

PROJECT DESCRIPTION

This Site Plan and Design Review Application is for a project that involves the development of a vacant parcel with 13 two-story attached townhomes. The proposed townhomes are 1,228 square feet with two bedrooms each. The site will contain 3 buildings. Buildings A and B on the western side of the parcel will contain 4 units each, while building C, adjacent to Walnut Ave, will contain 5 units. The proposed development includes one ADA compatible unit in building A. The site plan is below in Figure 2.

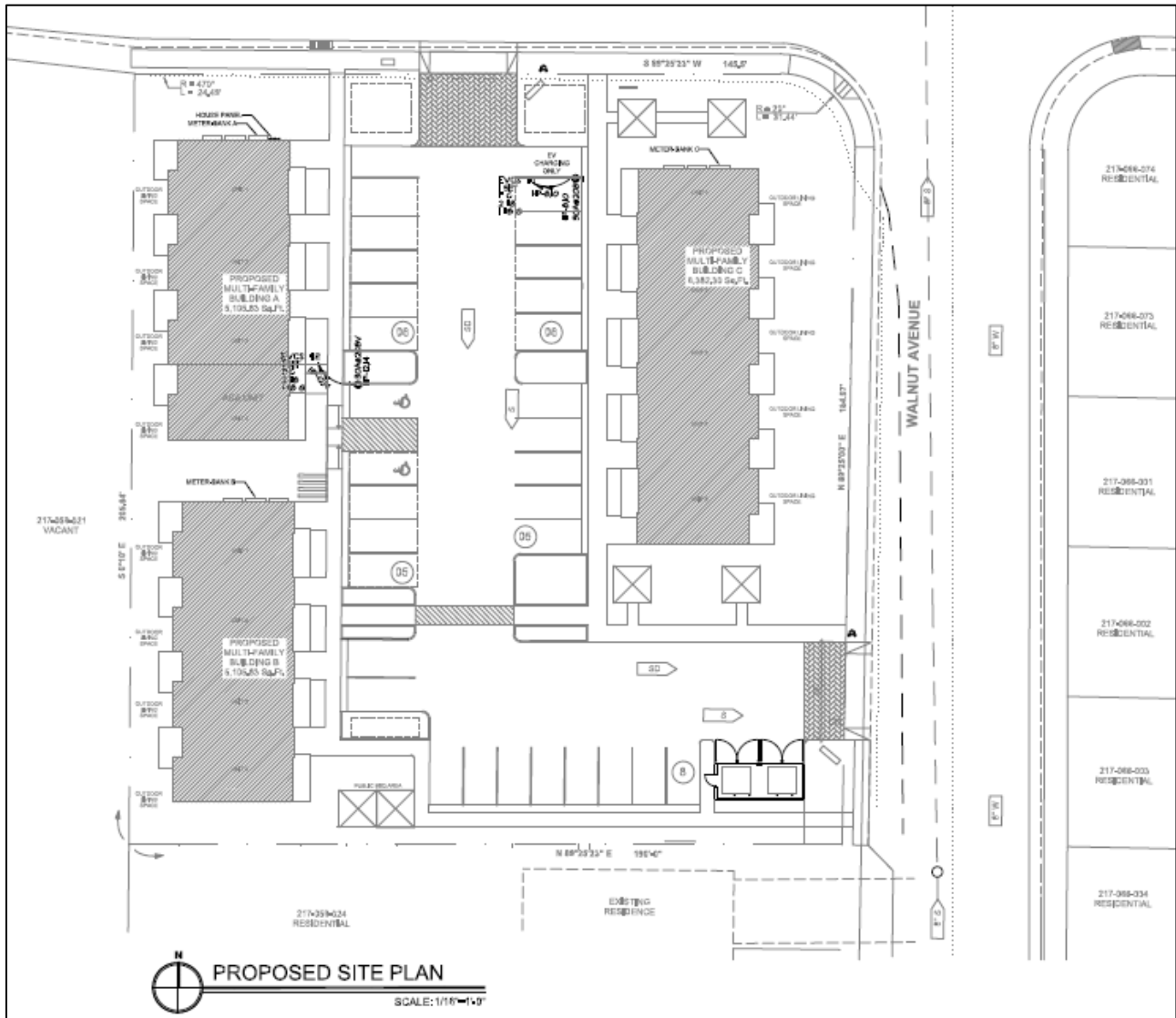


Figure 2: Site Plan

City water service is provided by connecting to an existing twelve (12) inch domestic water line located under South Main Street and East Atherton Drive. Waste water is provided by connection to an existing twelve (12) inch domestic wastewater line located under South Main Street and East Atherton Drive. Both water and waste water service connections are in conformance with the City's adopted Water Master Plan, Wastewater Collection System

ATTACHMENT 1

In addition to conforming to the density and use requirements, the proposed project is consistent with the following General Plan goals and policies:

- 1. Land Use Policy LU-P-49: The City shall give priority to in-fill development and new development contiguous to existing developed areas, whenever practical.**

Analysis: This project is considered infill in that the site is bordered by existing single-family residential to the north, south, and east, and two-family residential to the west. A site like this will create higher density residential options and expand the City's housing stock without having to expand the City's boundaries.

- 2. Community Design Goal CD-2: Maintain a memorable City identity characterized by distinctive, high-quality buildings and streetscapes.**

Analysis: The proposed development features a fresh, modern appearance and contemporary architecture. The developer has utilized a variety of materials, colors, and textures on all elevations, creating visual interest, side to side and top to bottom. The landscaping plan proposed will beautify not only the proposed development, but the existing streetscape as well.

- 3. Community Design Goal CD-8: Upgrade and enhance the visual quality of Manteca's arterial and collector streets.**

Analysis: Walnut and Alameda Avenues are both collector streets. This proposed development will upgrade and enhance a currently vacant lot devoid of vegetation. As discussed previously, the site and frontage improvements proposed will greatly enhance and beautify this corner of the intersection.

- 4. Community Design Policy CD-P-44: Provide minimal levels of street, parking, building, site and public area lighting to meet safety standards and provide direction.**

Community Design Policy CD-P-45: Provide directional shielding for all exterior lighting to minimize the annoyance of direct or indirect glare.

Analysis: This site is required to provide minimum levels of site lighting in compliance with the Zoning Ordinance. The lighting plan is compliant with the regulations regarding nearby sensitive users, and will avoid light-spillover onto the neighboring residential uses.

- 5. Circulation Policy C-P-24: New development shall provide an adequate number of off-street parking spaces to accommodate the typical parking demands of the type of development on the site.**

Analysis: This project consists of 13 residential townhome units. Townhomes require one covered space per dwelling plus one additional space per two or more bedroom apartments. The project will have 32 parking stalls, two for each unit.

ZONING CODE CONFORMANCE

ZONING ORDINANCE CONFORMANCE

The project site is currently zoned R-2 (Limited Multiple-Family Dwelling Zoning District). The stated purpose of the R-2 zone is to accommodate single-family homes and smaller-scale multi-family developments, including garden apartments, townhouses, and cluster housing. The project proposes a townhouse concept with 13 two-story multiple-family attached residential dwelling units.

Section 17.26.030, Additional Standards for Multi-Family Zoning Districts, states, "In addition to the development standards listed in Table 17.26.020-1 (Development Standards for Manteca's Base Zoning Districts), the following development standards apply to multi-family residential development."

- A. Minimum Project Open Space.** A minimum of 30 percent of the total project lot area shall be provided as improved and/or landscaped open space for general use.

Analysis: The gross lot area of the site is 39,227 square feet, which requires 11,768 square feet of improved and/or landscaped open space for general use. The project provides 11,907 square feet of improved/landscaped open space (Figure 4).

- B. Private Open Space.** Additionally, there shall be a minimum of 40 square feet of private open space per dwelling unit (e.g., porch, balcony, courtyard).

The proposed townhomes provide 429 square feet of private open space (Figure 4).

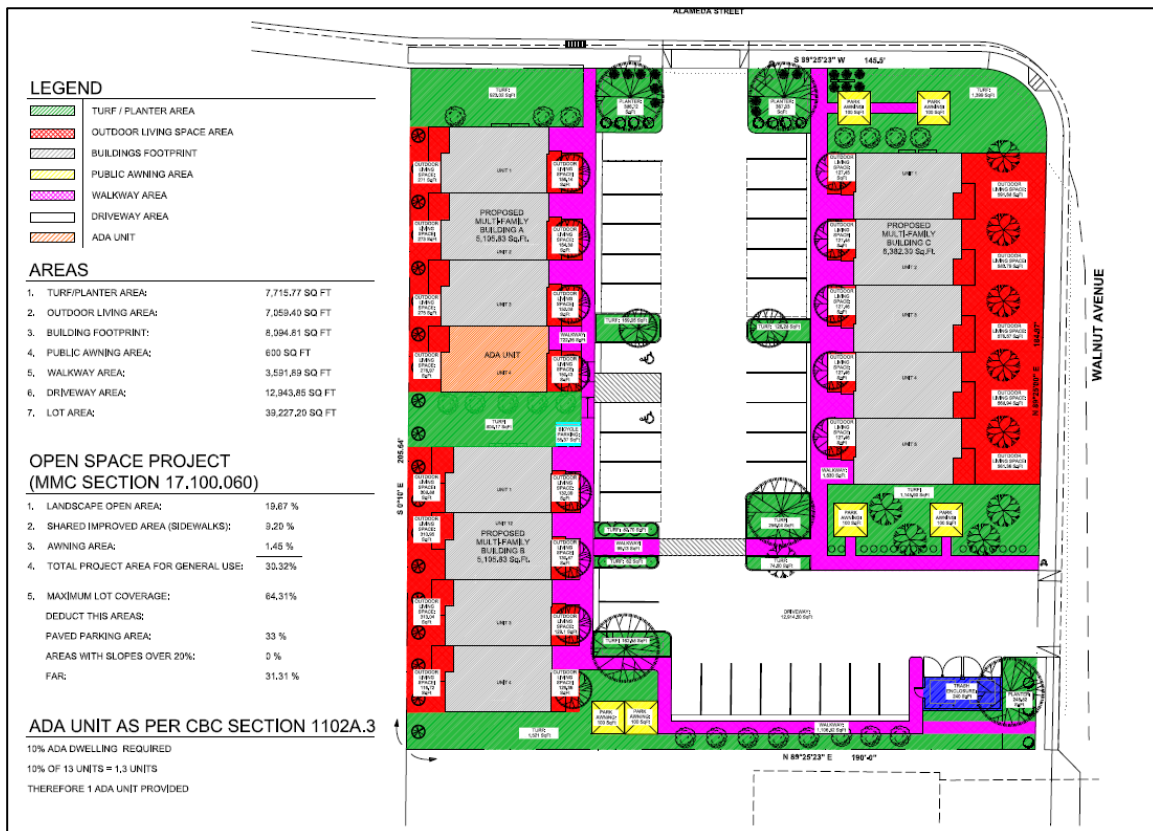


Figure 4: Site Open Space

SITE PLAN AND DESIGN REVIEW FINDINGS

In order to approve a Site Plan and Design Review application, Section 17.10.060 of the Zoning Ordinance requires that the Planning Commission must make the following findings:

- 1. The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Planned Development, Master Plan or Specific Plan provisions, Improvement Standards, and other applicable standards and regulations adopted by the City.**

Analysis: The proposed project is consistent with several General Plan policies as listed above. Further, the project conforms to the R-2 zoning district as it relates to use, density, height, landscaping, open space and setback requirements. The project will be conditioned to comply with all other applicable improvement standards and City regulations.

- 2. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.**

Analysis: The proposed project has been reviewed for appropriate ingress and egress for vehicular, bicycle, and pedestrian access. Moreover, the site design has been reviewed for appropriate internal circulation so as to avoid any conflicts on site between users as well.

- 3. The site layout (orientation and placement of buildings and parking areas), as well as the landscaping, lighting, and other development features, is compatible with and complements the existing surrounding environment and ultimate character of the area under the General Plan.**

Analysis: The proposed project was reviewed to ensure compatibility with the character, scale, and quality of the existing development in this district area of the City. The site design complies with all lighting and landscaping requirements and ultimately enhances the safety, access and overall aesthetic feel in the project area. The addition of townhomes to this site will be compatible with the existing two-family residences directly to the west.

- 4. The proposed architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing, and similar elements, establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.**

Analysis: The project architect developed a building design and massing scheme that provides a pleasant street presence, and that addresses ease of resident use. The architecture for this project is contemporary, with modulated façades and rooflines. The façade materials are primarily stucco, with some cedarmill siding accents. The developer has chosen an earth tone color palette including whites, grays, and browns. Variations in color and depth have been used to break up the visual mass of the structures.

ATTACHMENT 1

Windows and balconies are enhanced with steel awnings and railings, which are replicated on the carport structures.



Figure 5: Elevations

CLIMATE ACTION PLAN CONFORMANCE

On October 15, 2013, the Manteca City Council approved and adopted the Air Quality Element Update and Climate Action Plan in response to the passing of Assembly Bill AB32. The intent of this plan is to reduce overall greenhouse gas emissions in both private and public sector development. The proposed Site Plan conforms to the following Climate Action Plan strategies:

ATTACHMENT 1

- 1. Land Use Strategies, Compact Development LU -8: The City shall give priority to in-fill development and new development contiguous to existing developed areas, whenever practical.**

Analysis: The proposed development meets this requirement and is a prime infill project which embodies many smart growth principles.

- 1. Compact Design: The proposed project maximizes development potential taking advantage of density by going above the minimum requirement and still meeting all landscape, parking and driveway requirements.*
- 2. Range of Housing Opportunities and Choices: The proposed project creates a range of housing opportunities and choices as it townhome product which is different than other homes in the immediate vicinity. The adjoining neighborhoods are a mix of duplexes and single family homes.*
- 3. Create Walkable Neighborhoods: The proposed development is very walkable. There are nearby parks, schools and shopping/dining opportunities. In addition, access to the Tidewater Trail is merely a block away.*
- 4. Preserve Open Space and Farmland: The proposed infill development focuses more growth in a fully developed area which helps preserve open space and farmland on the City's perimeter.*
- 5. Direct Development Toward Existing Communities: The proposed infill development is an existing community.*
- 6. Make Development Decisions Predictable, Fair, and Cost Effective: The proposed infill development is more cost effective as this project is eligible for the City's newly created Infill Fee Reduction program, and it is eligible for development streamlining by qualifying for the CEQA Infill exemption.*

- 2. Urban Forestry UF-2: The City of Manteca will consider the following goals and actions when revising its urban forestry program: Increase public and private plantings citywide, use canopy shade trees along new major roadways and in new developments, retrofit existing developed major roadways with canopy shade trees, enhanced canopy tree installation with each new single-family dwelling, enhanced canopy tree installation with each new commercial/industrial site, proactive protection and enforcement of existing mature and new canopy shade trees.**

Analysis: The proposed development includes the planting of large, canopy trees both in the interior of the site as well as along street frontages where no shade trees exist (Figure 6). These trees will provide an aesthetic, biologic, and climatic benefit to the City.

- 3. CAP Strategies Water Conservation WC-1: The City shall continue to implement water conservation measures to comply with the Model Water Efficiency Landscape requirements that implement the Water Conservation in Landscaping Act of 2006 (Assembly Bill 1881, Laird).**

Analysis: A required part of the formal submittal package is a completed Model Water Efficient Landscape Ordinance (MWELO) Compliance Form. This document is to accompany their landscaping planting plan. Compliance with this checklist and water efficiency requirements will be determined during construction document review.

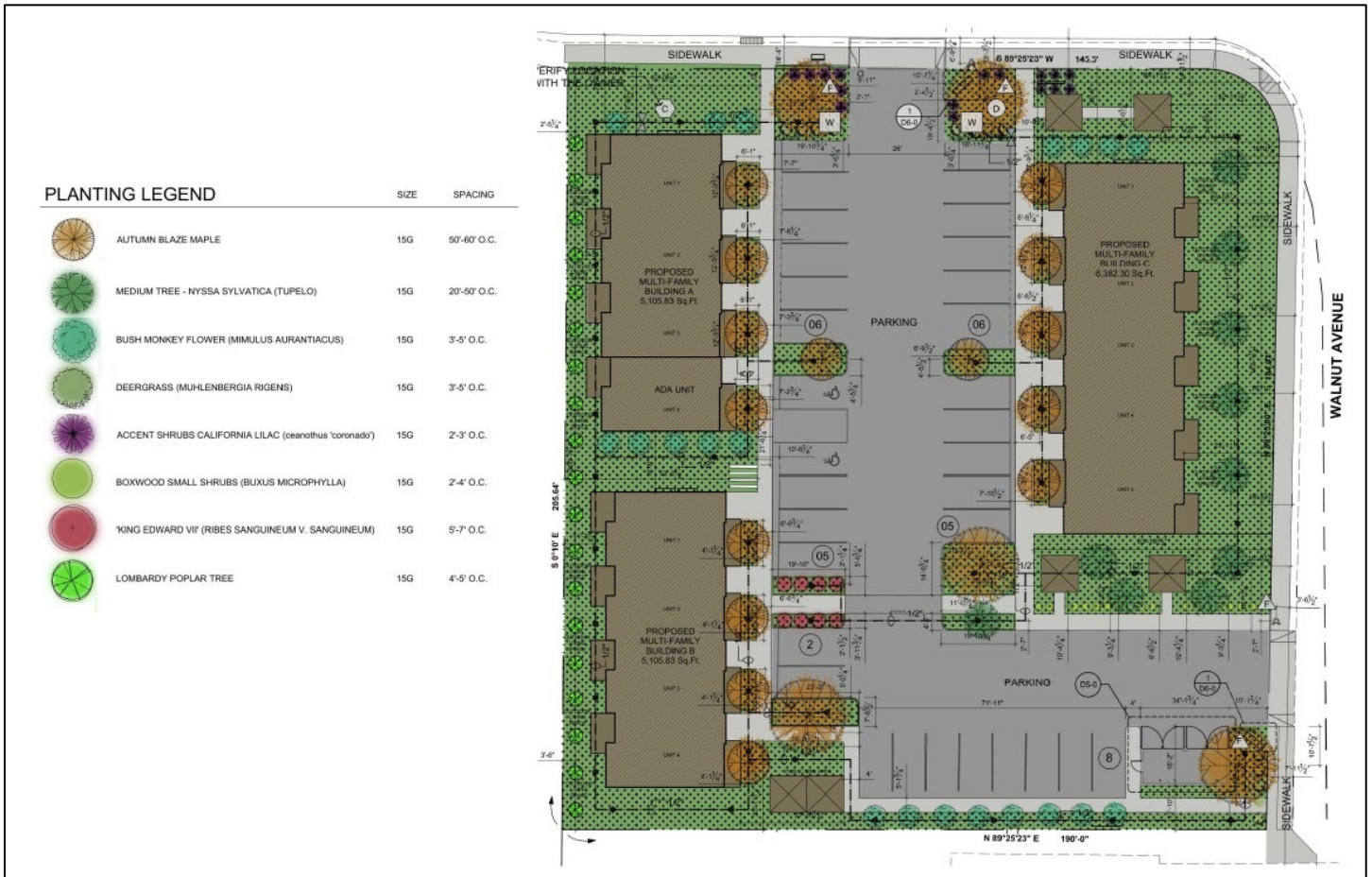


Figure 6: Landscape Plan

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act (CEQA) per §15332 of the CEQA Guidelines, Class 32, "In-Fill Development Projects." To qualify for this exemption, the project must meet the following findings:

- a) **The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.**

Analysis: As discussed above, the proposed project is consistent with the General Plan and Zoning Ordinance.

- b) **The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.**

Analysis: The site is 0.89 acres in size and is surrounded by other residential development.

- c) **The project site has no value as habitat for endangered, rare or threatened species.**



City of Manteca

PLANNING COMMISSION RESOLUTION NO. 1613

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA
FINDING THE PROJECT EXEMPT FROM CEQA AND MAKING FINDINGS AND
APPROVING THE SITE PLAN REVIEW FOR THE ADDRESS TOWNHOMES
(FILE NO. SPA 21-160)**

WHEREAS, the Manteca Planning Commission at its duly noticed public hearing of October 20, 2022, considered Site Plan and Design Review No. 21-160 for The Address Townhomes, as filed by Minhas Builders, 3793 Vernazza Ct., Manteca, CA 95337; and

WHEREAS, The Address Townhomes project is located at 445 North Walnut Avenue, identified by Assessor's Parcel Number (APN) 217-590-03; and

WHEREAS, the proposed project is a 13-unit attached townhome complex, consisting of three (3) two-story structures; and

WHEREAS, the current General Plan land use designation for the project site is Medium Density Residential (MDR) and the Zoning Designation is Limited Multiple-Family Dwelling (R-2); and

WHEREAS, the project is consistent with General Plan land use policy LU-P-49 in that it is in-fill development; and

WHEREAS, the project is consistent with multiple community design goals and policies of the General Plan in that the proposed development utilizes distinctive, high-quality buildings and streetscapes, upgrades and enhances the visual quality of the City's collector streets, and provides minimal lighting to meet safety standards; and

WHEREAS, the project is consistent with circulation policy C-P-24 of the General Plan in that it provides adequate off-street parking to meet the demands of the site; and,

WHEREAS, the approved project Plan Set is attached as Exhibit A and the approved Conditions of Approval are attached hereto as Exhibit B.

NOW, THEREFORE, BE IT RESOLVED that the Manteca Planning Commission finds that the proposed project is exempt from the California Environmental Quality Act (CEQA) based on the following evidence:

1. Pursuant to section 15332 of the CEQA Guidelines, this project is Categorically Exempt, Class 32, In-Fill Development in that it is consistent with applicable General Plan and Zoning policies and regulations, is under five acres within city limits, has no value as habitat for endangered, rare, or threatened species, does not result in any significant effects relating to traffic, noise, air quality, or water quality, and can be adequately served by all required utilities and public services.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Manteca Planning Commission, pursuant to the Manteca Municipal Code, upon evidence as set forth in the staff report and the project file makes the following findings to support the approval of this Site Plan and Design Review Application:

1. The proposed project is consistent with the objectives of the General Plan and, as conditioned, complies with applicable zoning regulations, Planned Development, Master Plan or Specific Plan provisions, Improvement Standards, and other applicable standards and regulations adopted by the City in that the proposed use has a density of 14.6 and is consistent with the MDR du/ac requirement of 8.1-15 dwelling units per acre.
2. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation in that the project layout has been reviewed for proper ingress and egress, and appropriate pedestrian connections have been made throughout the project site.
3. The site layout (orientation and placement of buildings and parking areas), as well as the landscaping, lighting and other development features as conditioned, is compatible with and compliments the existing surrounding environment and ultimate character of the area under the General Plan in that the site design complies with all lighting and landscaping requirements and ultimately enhances the safety, access and overall aesthetic feel in the project area. The addition of townhomes to this site will be compatible with the existing two-family residences directly to the west.
4. The proposed architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing, and similar elements as conditioned, establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties in that the project uses modern colors and materials and has appropriate landscaping and lighting throughout the site.

I hereby certify that Resolution No. 1613 was passed and adopted by the Planning Commission of the City of Manteca at a regularly scheduled public hearing held on October 20, 2022, by the following vote:

Roll Call:

AYES:Laffranchi, Blumhorst, Randall, Smith, Fiore


NOES:

ABSTAIN:

ABSENT:



Ron Laffranchi, Chairman



Date:

Attachments:

Exhibit A- Project Plan Set

Exhibit B- Conditions of Approval for File No. SPA 21-160

LEGEND

- TURF / PLANTER AREA
- OUTDOOR LIVING SPACE AREA
- BUILDINGS FOOTPRINT
- PUBLIC AWNING AREA
- WALKWAY AREA
- DRIVEWAY AREA
- ADA UNIT

AREAS

1. TURF/PLANTER AREA:	7,715.77 SQ FT
2. OUTDOOR LIVING AREA:	7,059.40 SQ FT
3. BUILDING FOOTPRINT:	8,094.81 SQ FT
4. PUBLIC AWNING AREA:	600 SQ FT
5. WALKWAY AREA:	3,591.89 SQ FT
6. DRIVEWAY AREA:	12,943.85 SQ FT
7. LOT AREA:	39,227.20 SQ FT

**OPEN SPACE PROJECT
(MMC SECTION 17.100.060)**

1. LANDSCAPE OPEN AREA:	19.67 %
2. SHARED IMPROVED AREA (SIDEWALKS):	9.20 %
3. AWNING AREA:	1.45 %
4. TOTAL PROJECT AREA FOR GENERAL USE:	30.32%
5. MAXIMUM LOT COVERAGE:	64.31%
DEDUCT THIS AREAS:	
PAVED PARKING AREA:	33 %
AREAS WITH SLOPES OVER 20%:	0 %
FAR:	31.31 %

ADA UNIT AS PER CBC SECTION 1102A.3

10% ADA DWELLING REQUIRED

10% OF 13 UNITS = 1.3 UNITS

THEREFORE 1 ADA UNIT PROVIDED

UNITS AREAS

ALL MEASUREMENTS ARE IN SQ FT

BUILDING	UNIT NUMBER	FIRST FLOOR	SECOND FLOOR	TOTAL 1ST & 2ND FLOOR	REAR PORCHE	FRONT BALCONY	REAR BALCONY	LANDSCAPE AREA	TOTAL OUTDOOR SPACE
A	1	653.55	575.23	1,228.78	67.66	56.77	63	244.43	431.86
	2	653.55	575.23	1,228.78	67.66	56.77	63	244.61	432.04
	3	653.55	575.23	1,228.78	67.66	56.77	63	244.30	431.73
	4	653.55	575.23	1,228.78	67.66	56.77	63	243.66	431.09
B	1	653.55	575.23	1,228.78	67.66	56.77	63	258.20	445.63
	2	653.55	575.23	1,228.78	67.66	56.77	63	259.06	446.49
	3	653.55	575.23	1,228.78	67.66	56.77	63	259.37	446.80
	4	653.55	575.23	1,228.78	67.66	56.77	63	263.31	450.74
C	1	653.55	575.23	1,228.78	67.66	56.77	63	536.37	723.80
	2	653.55	575.23	1,228.78	67.66	56.77	63	528.50	716.04
	3	653.55	575.23	1,228.78	67.66	56.77	63	521.17	708.71
	4	653.55	575.23	1,228.78	67.66	56.77	63	513.57	701.00
	5	653.55	575.23	1,228.78	67.66	56.77	63	506.04	693.47



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Morro Bay, CA 93442
(415) 273-9054

Owner
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3793 Vernazza Ct.
Oakwood Shores
CA 95337

THE ADDRESS TOWNHOMES
455 North Walnut Avenue, Manteca, CA 95336
APN: 217-059-003

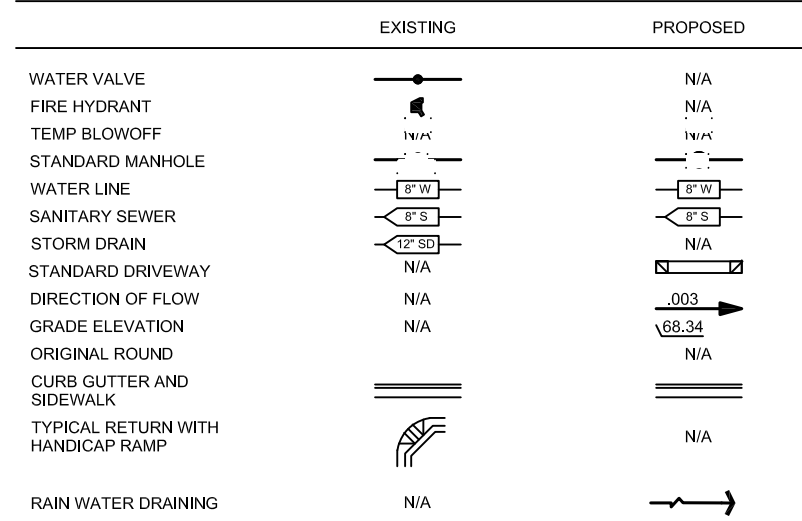
No.	Description	Date
	Submittal	04/28/2022

Area Calculation
A0-2
Scale: As Noted
Sheet size: Arch D

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LEGEND

- 1 GAS METERS
- 2 ELECTRICAL METERS
- 3 BUILDINGS SEWER
- 4 WATER SUPPLY
- 5 STORM DRAINAGE SYSTEM
- 6 FIRE HYDRANTS
- 7 WATER METERS (TWO CONNECTIONS)
- 8 BLACKFLOW PREVENTION DEVICE
- 9 WATER DISTRIBUTION POINT
- 10 BIORETENTION AREA
- 11 PUBLIC UTILITY EASEMENT 10'



GENERAL NOTES

- Designated parking for clean air vehicles, in new projects or additions or alterations that add 10 or more vehicular parking spaces, provide designated parking for any combination of low-emitting, fuel-efficient and carpool/van pool vehicles as follows: CCBSC 5.106.5.2 *10 to 25 parking spaces require one (1) clean air vehicle parking space.
- Adequate sanitary facilities shall be provided per the requirements of Chapter 4 of the California Plumbing Code and CPC Table 422.1.
- The Developer shall submit a pad elevation certification prepared by a licensed land surveyor or registered civil engineer to the Chief Building Official, certifying that the pad elevations and building location (setbacks) are pursuant to the approved plans prior to receiving a foundation inspection.
- The project shall comply with the more restrictive of the outdoor potable water reduction requirements of the California Green Building Standards Code 4.304 and the Manteca Water Efficient Landscape Ordinance. Please note this on the plans.
- The final utility layout will be finalized during the Improvement Plan/Building Permit Plan review.
- All the utilities lines on the project are new proposed.
- The final utility layout will be finalized during the Improvement Plan/Building Permit Plan review Streets.

BIORETENTION SIZING

PARKING LOT AREA: 12,137.43 Sq.Ft
 4% BIORETENTION AREA REQUIRED: 485.50 Sq.Ft
 BIORETENTION AREA PROPOSED: 753.74 Sq.Ft



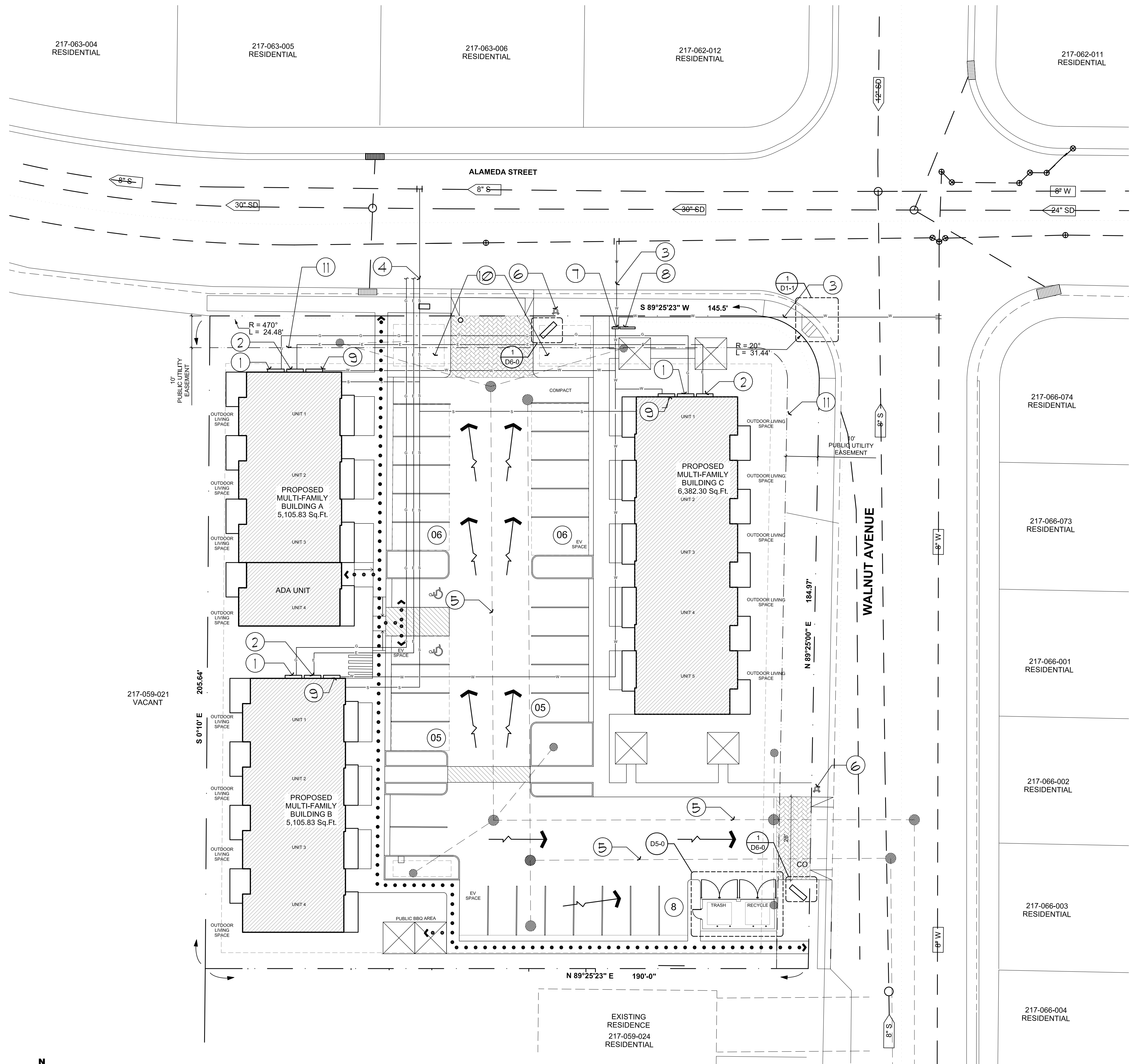
GAS METERS

SCALE: N/S



ELECTRICAL METERS

SCALE: N/S



UTILITIES SITE PLAN

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



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 Morro Bay, CA 93442
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FLOOR PLAN NOTES & SYMBOL LEGEND

SYMBOL	DESCRIPTION	(NOT ALL SYMBOLS NECESSARY ON THIS SHEET)
01 00	GENERAL	
01 01	EAVE ABOVE	
02 00	SITE	
02 01	SLOPE FINISH GRADE 5% OF 10'-0" AWAY FROM STRUCTURE ALL AROUND U.O.N. ON GRADING PLAN LANDSCAPE AREA	
03 00	CONCRETE	
03 01	CONCRETE LANDING	
06 00	WOOD	
06 01	6.1. INSTALL FIRE (BLOCKING) STOPPING PER CBC CHAPTER 7 IN THE FOLLOWING LOCATIONS: a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES SUCH AS AT THE CEILING AND FLOOR LEVELS AND AT 10' INTERVALS BOTH VERTICAL AND HORIZONTAL. b. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS. c. IN CONCEALED SPACES BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED. d. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS. 6.2. PROVIDE 2X BACKING FOR TOWEL BARS, TOILET PAPER HOLDERS, WINDOW COVERINGS ETC. COORDINATE FINAL LOCATIONS IN WITH OWNER. +42" HALF WALLS OR GUARDRAIL W/ BALUSTERS SPACED SUCH THAT A 4" SPHERE SHALL NOT PASS. HANDRAILS SHALL MEET MINIMUM REQUIREMENTS OF THE 2019 CRC SECTION R311. MOUNTING HEIGHT OF HANDRAIL TO BE BETWEEN 34" AND 38" ABOVE STAIR NOSING 20X30 MIN. ATTIC ACCESS	
15 00	MECHANICAL	
15 01	DRYER DUCT: VTS (VENT THROUGH SIDE)	
15 02	HVAC UNIT	
22 00	PLUMBING	
22 01	22.1 PLUMBING SHEETS FOR REQUIREMENTS AND NOTES	
22 02	TOILET	
22 03	VANITY WITH FAUCET 1.5 GPF	
22 03	BATHTUB FAUCET [1.75 GPF] W/ SEAT @ 16" FINAL LAYOUT WITH CONTRACTOR.	
23 00	HEATING, VENTILATION & AIR CONDITIONING	
23 01	23.1 SEE MECHANICAL SHEETS FOR REQUIREMENTS AND NOTES	
23 02	MINI-SPLIT SYSTEM (SEE MECHANICAL PLAN)	
23 03	PLENUM SPACE	

WALL LEGEND

	FIRE RATED WALL
	2x6 EXTERIOR WALL
	2x4 INTERIOR WALL
	MECHANICAL CHASE

GENERAL NOTES

- ALL PENETRATIONS WITHIN FIRE RATED WALLS SEE DETAIL NUMBER 2 ON SHEET D2-0
- FOR SUB-PANEL INSTALLATION IN FIRE-RATED WALLS SEE DETAIL NUMBER 3 ON SHEET D2-0

WINDOW SCHEDULE

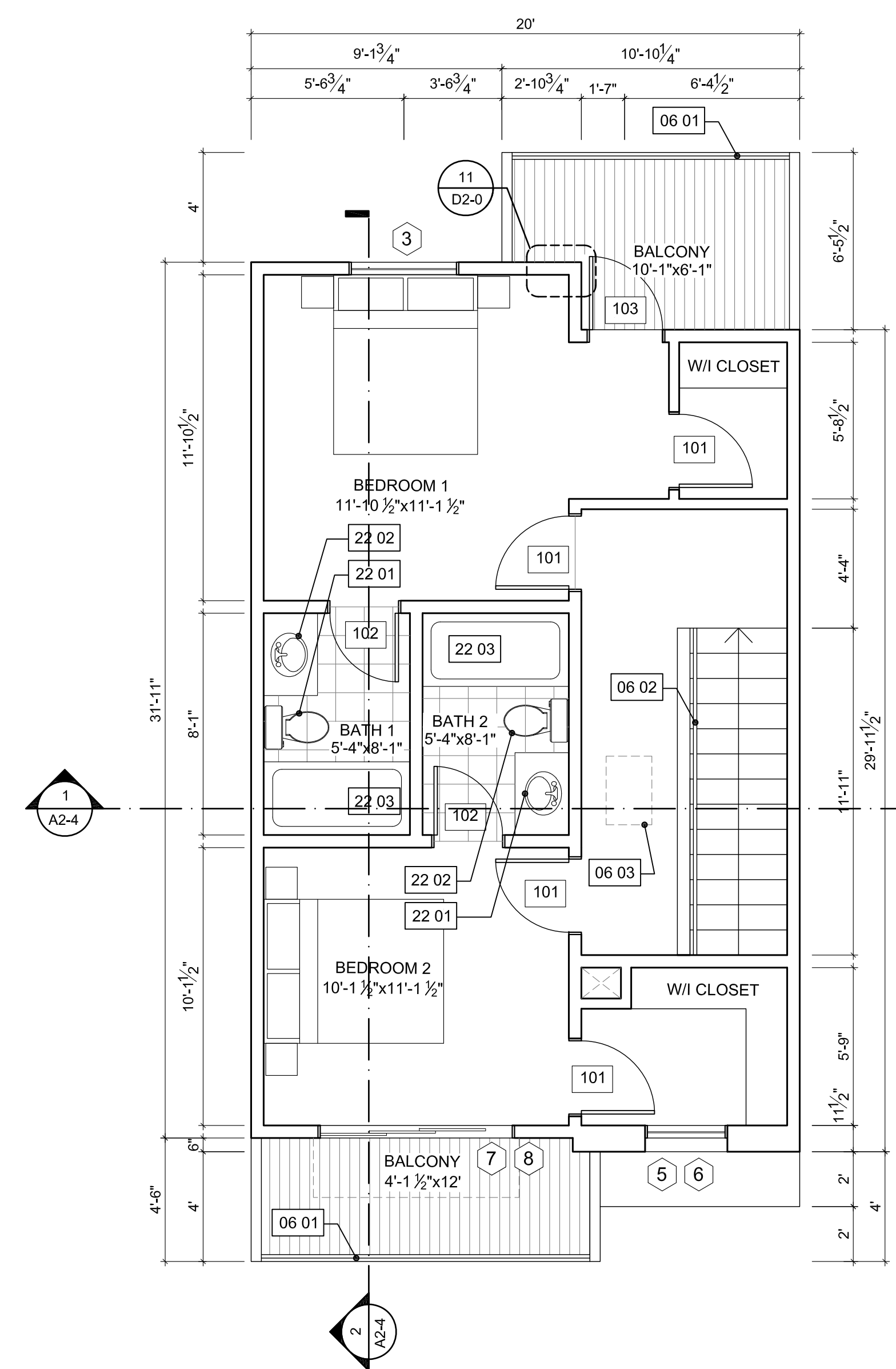
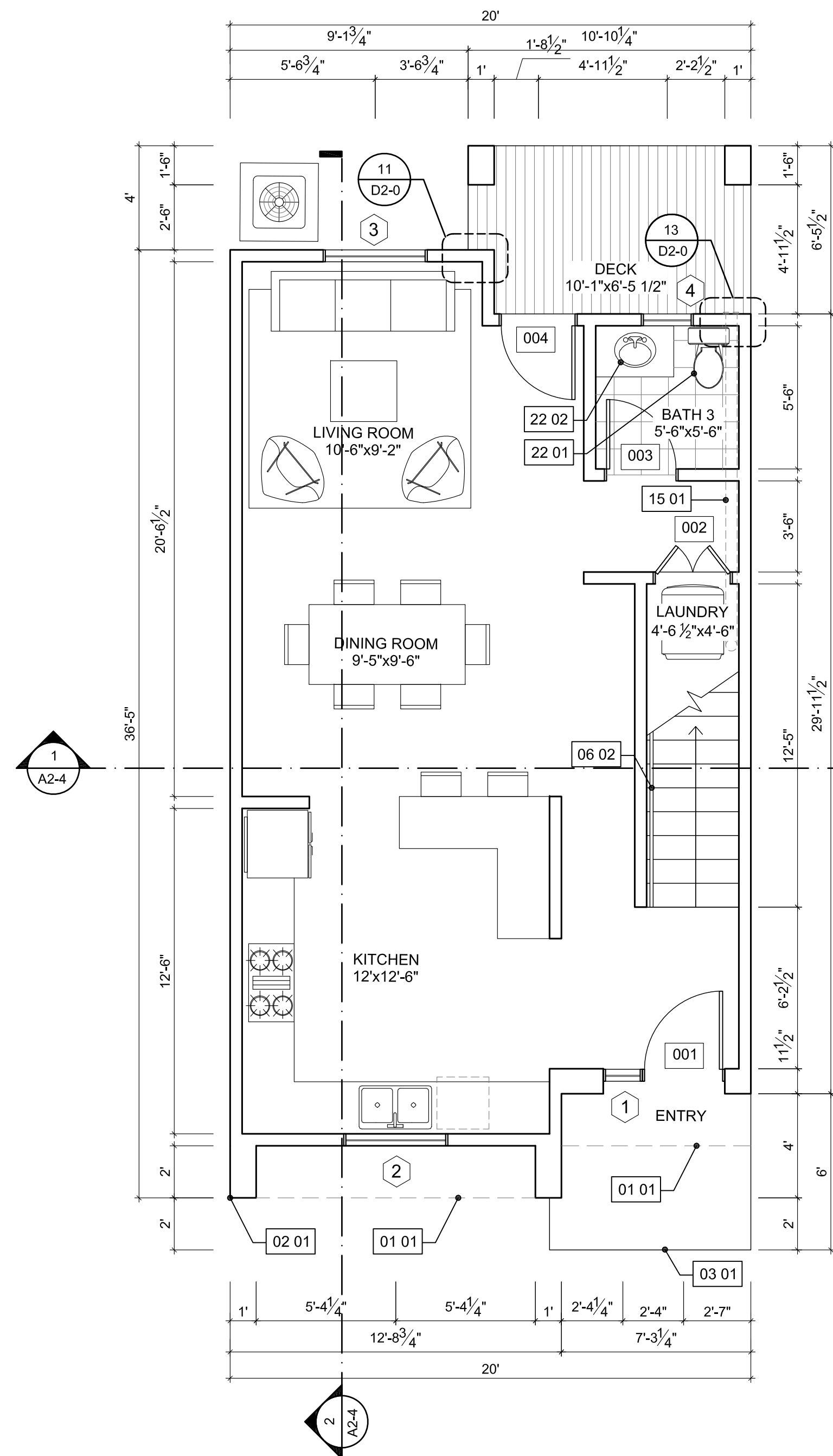
NO.	WIDTH	HEIGHT	QTY	COMMENTS
1	1'-6"	7'-0"	1	FIXED
2	4'-0"	3'-6"	1	DOUBLE HUNG
3	4'-0"	4'-0"	1	DOUBLE HUNG
4	2'-0"	2'-0"	1	AWNING
5	3'-0"	6'-0"	1	FIXED
6	3'-0"	2'-0"	1	AWNING
7	7'-2"	7'-0"	1	SLIDING WINDOW / DOOR
8	7'-2"	2'-0"	1	FIXED

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	FRAME MATERIAL	DOOR MATERIAL	QTY	COMMENTS
001	3'-0"	6'-8"	ALUM	WD	1	EXTERIOR DOOR
002	2'-10"	6'-8"	WD	WD	1	
003	2'-8"	6'-8"	WD	WD	1	DOUBLE DOOR
004	2'-10"	6'-8"	WD	WD	1	
101	2'-8"	6'-8"	WD	WD	4	DOUBLE DOOR
102	2'-6"	6'-8"	WD	WD	2	DOUBLE DOOR
103	2'-8"	6'-8"	ALUM	WD	1	

DOORS AND WINDOWS NOTES

- ALL EXTERIOR DOOR U - VALUE MAX. 0.32.
- ALL WINDOWS AND PATIO DOORS TO BE LOW E & U - VALUE 0.32. MANUFACTURE SELECTED BY OWNER.
- ALL SIZES TO BE VERIFIED w/ MANUFACTURE.
- ALL WINDOWS IN BATHROOMS, STAIRS AREA, AND WITH SILL LOCATION LOWER THAN 18" A.F.F. TO HAVE SAFETY GLASS.
- ALL EGRESS WINDOWS SILL TO BE MAX 44" A.F.F. AND MIN. OPENING SIZE TO BE NOT LESS THAN 5.7 SF FT WITH MIN. CLEAR OPENING HT OF 24" & MIN. CLEAR OPENING.
- WIDTH 20". ALL EMERGENCY ESCAPE WINDOWS TO COMPLY WITH IRC Section R310.
- PROVIDE FALL PREVENTION DEVICES (IN ACCORDANCE w/ ASTM F 2090) FOR ALL OPERABLE WINDOWS w/ SILL BELOW 24" A.F.F.



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Typical Unit Floor Plan
A1-2
Scale: As Noted
Sheet size: Arch D

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03 01	CONCRETE LANDING
06 00	WOOD
06 01	6.1. INSTALL FIRE (BLOCKING) STOPPING PER CBC CHAPTER 7 IN THE FOLLOWING LOCATIONS: a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES SUCH AS AT THE CEILING AND FLOOR LEVELS AND AT 10' INTERVALS BOTH VERTICAL AND HORIZONTAL. b. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS. c. IN CONCEALED SPACES BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED. d. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS. 6.2. PROVIDE 2X BACKING FOR TOWEL BARS, TOILET PAPER HOLDERS, WINDOW COVERINGS ETC. COORDINATE FINAL LOCATIONS IN WITH OWNER. 4"x2" WALK WALLS OR GUARDRAIL W/ BALUSTERS SPACED SUCH THAT A 4" SPHERE SHALL NOT PASS. HANDRAILS SHALL MEET MINIMUM REQUIREMENTS OF THE 2019 CRC SECTION R311. MOUNTING HEIGHT OF HANDRAIL TO BE BETWEEN 34" AND 38" ABOVE STAIR NOSING 20X30 MIN. ATTIC ACCESS
15 00	MECHANICAL
15 01	DRYER DUCT: VTS (VENT THROUGH SIDE)
15 02	HVAC UNIT
22 00	PLUMBING
22 01	22.1 PLUMBING SHEETS FOR REQUIREMENTS AND NOTES
22 02	TOILET
22 03	VANITY WITH FAUCET 1.5 GPF BATHTUB FAUCET [1.75 GPF] W/ SEAT @ 16" FINAL LAYOUT WITH CONTRACTOR. HEATING, VENTILATION & AIR CONDITIONING
23 01	23.1 SEE MECHANICAL SHEETS FOR REQUIREMENTS AND NOTES
	MINI-SPLIT SYSTEM (SEE MECHANICAL PLAN)
	PLENUM SPACE

WALL LEGEND

- FIRE RATED WALL
- 2x6 EXTERIOR WALL
- 2x4 INTERIOR WALL
- MECHANICAL CHASE

GENERAL NOTES

- ALL PENETRATIONS WITHIN FIRE RATED WALLS SEE DETAIL NUMBER 2 ON SHEET D2-0
- FOR SUB-PANEL INSTALLATION IN FIRE-RATED WALLS SEE DETAIL NUMBER 3 ON SHEET D2-0

WINDOW SCHEDULE

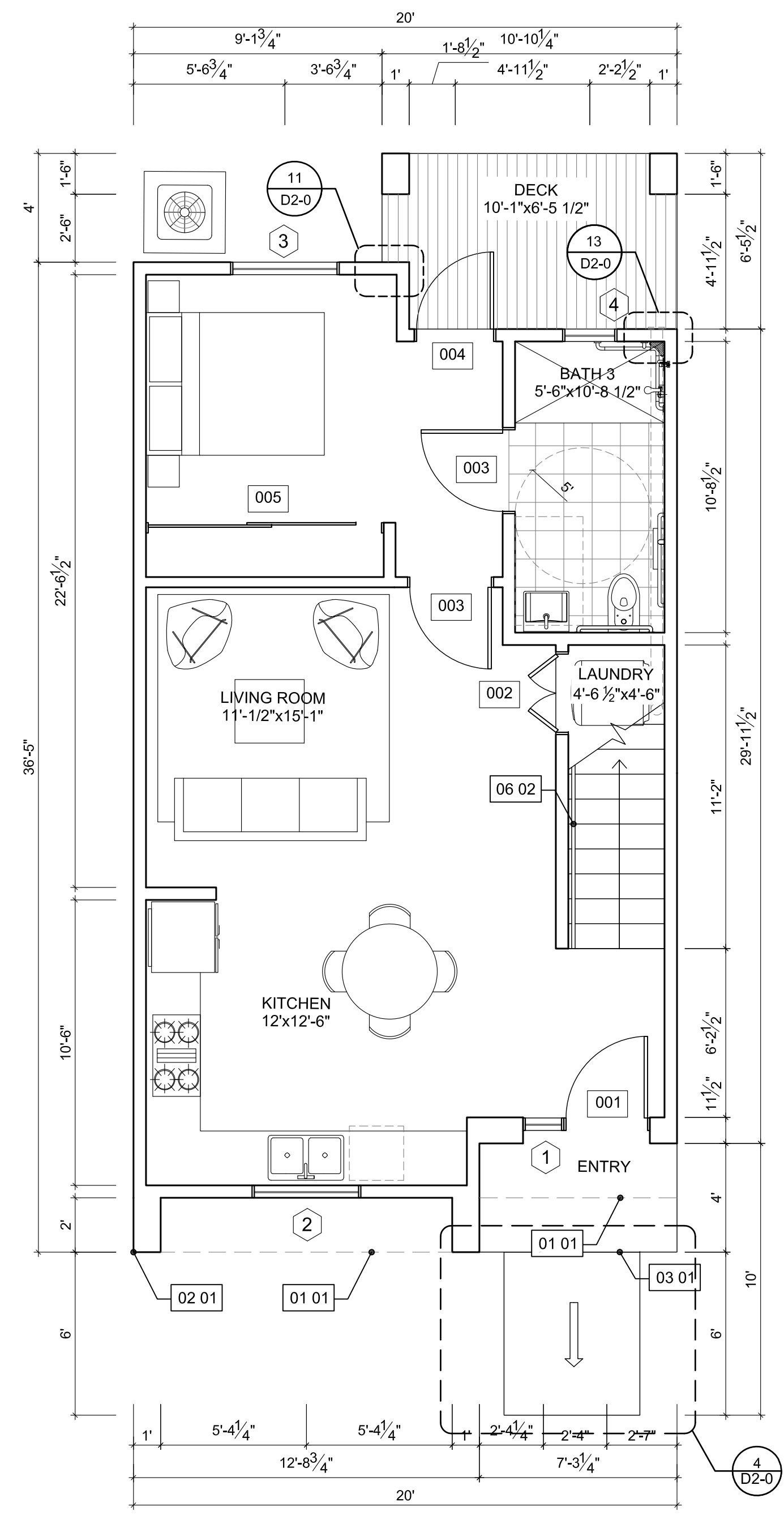
NO.	WIDTH	HEIGHT	QTY	COMMENTS
1	1'-6"	7'-0"	1	FIXED
2	4'-0"	3'-6"	1	DOUBLE HUNG
3	4'-0"	4'-0"	1	DOUBLE HUNG
4	2'-0"	2'-0"	1	AWNING
5	3'-0"	6'-0"	1	FIXED
6	3'-0"	2'-0"	1	AWNING
7	7'-2"	7'-0"	1	SLIDING WINDOW / DOOR
8	7'-2"	2'-0"	1	FIXED

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	FRAME MATERIAL	DOOR MATERIAL	QTY	COMMENTS
001	3'-0"	6'-8"	ALUM	WD	1	EXTERIOR DOOR
002	2'-10"	6'-8"	WD	WD	1	DOUBLE DOOR
003	3'-0"	6'-8"	WD	WD	1	DOUBLE DOOR
004	2'-10"	6'-8"	WD	WD	1	DOUBLE DOOR
005	8'-9"	6'-8"	WD	WD	1	SLIDING CLOSET DOOR
101	2'-8"	6'-8"	WD	WD	4	DOUBLE DOOR
102	2'-6"	6'-8"	WD	WD	2	DOUBLE DOOR
103	2'-8"	6'-8"	ALUM	WD	1	

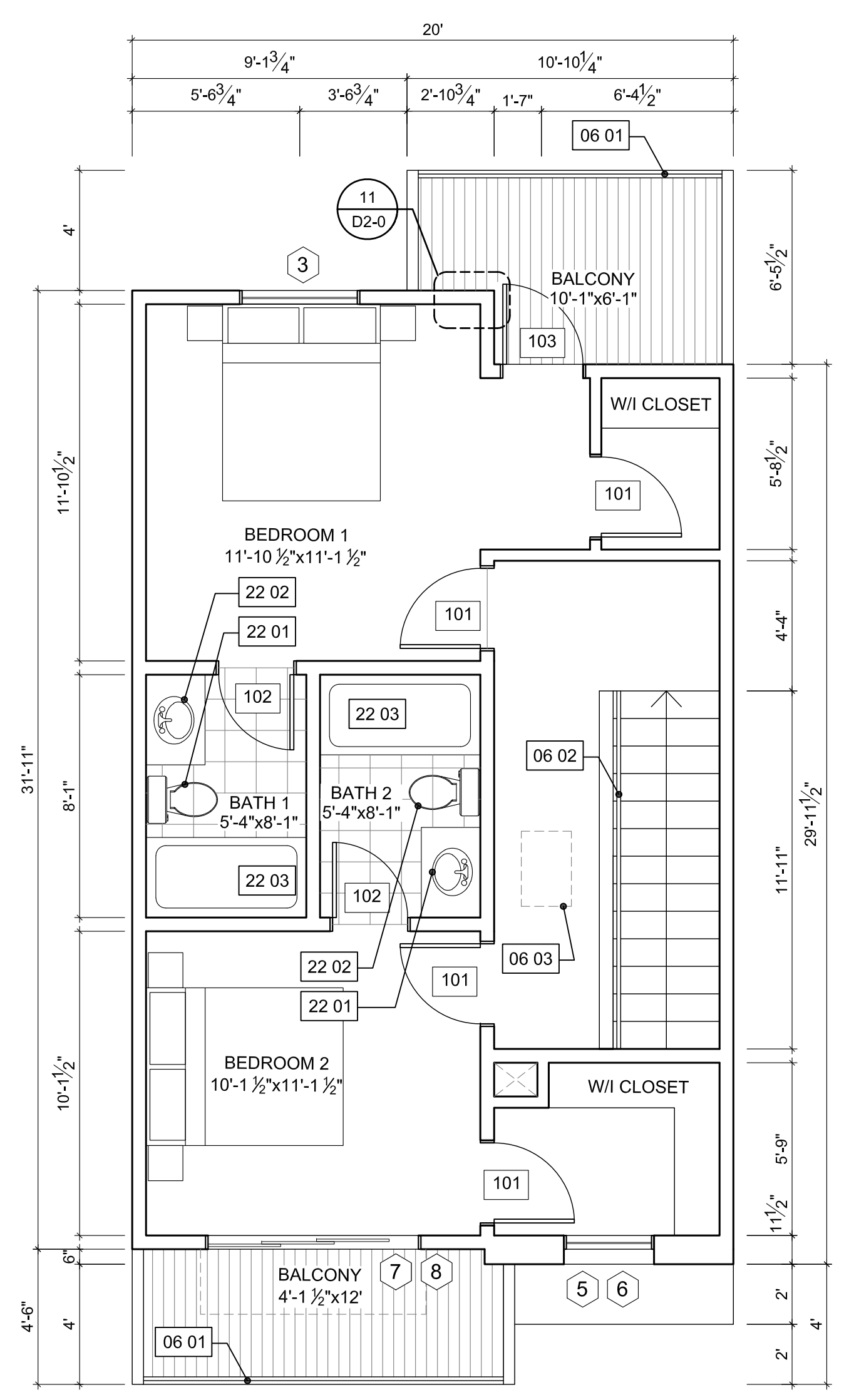
DOORS AND WINDOWS NOTES

- ALL EXTERIOR DOOR U - VALUE MAX. 0.32.
- ALL WINDOWS AND PATIO DOORS TO BE LOW E & U - VALUE 0.32. MANUFACTURE SELECTED BY OWNER.
- ALL SIZES TO BE VERIFIED w/ MANUFACTURE.
- ALL WINDOWS IN BATHROOMS, STAIRS AREA, AND WITH SILL LOCATION LOWER THAN 18" A.F.F. TO HAVE SAFETY GLASS.
- ALL EGRESS WINDOWS SILL TO BE MAX 44" A.F.F. AND MIN. OPENING SIZE TO BE NOT LESS THAN 5.7 SF FT WITH MIN. CLEAR OPENING HT OF 24" & MIN. CLEAR OPENING.
- WIDTH 20". ALL EMERGENCY ESCAPE WINDOWS TO COMPLY WITH IRC Section R310.
- PROVIDE FALL PREVENTION DEVICES (IN ACCORDANCE w/ ASTM F 2090) FOR ALL OPERABLE WINDOWS w/ SILL BELOW 24" A.F.F.



ADA UNIT GROUND FLOOR PLAN

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



ADA UNIT UPPER FLOOR PLAN

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



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APN: 217-059-003

No.	Description	Date
	Submital	04/28/2022

ADA Unit Floor Plan
A1-3
Scale: As Noted
Sheet size: Arch D

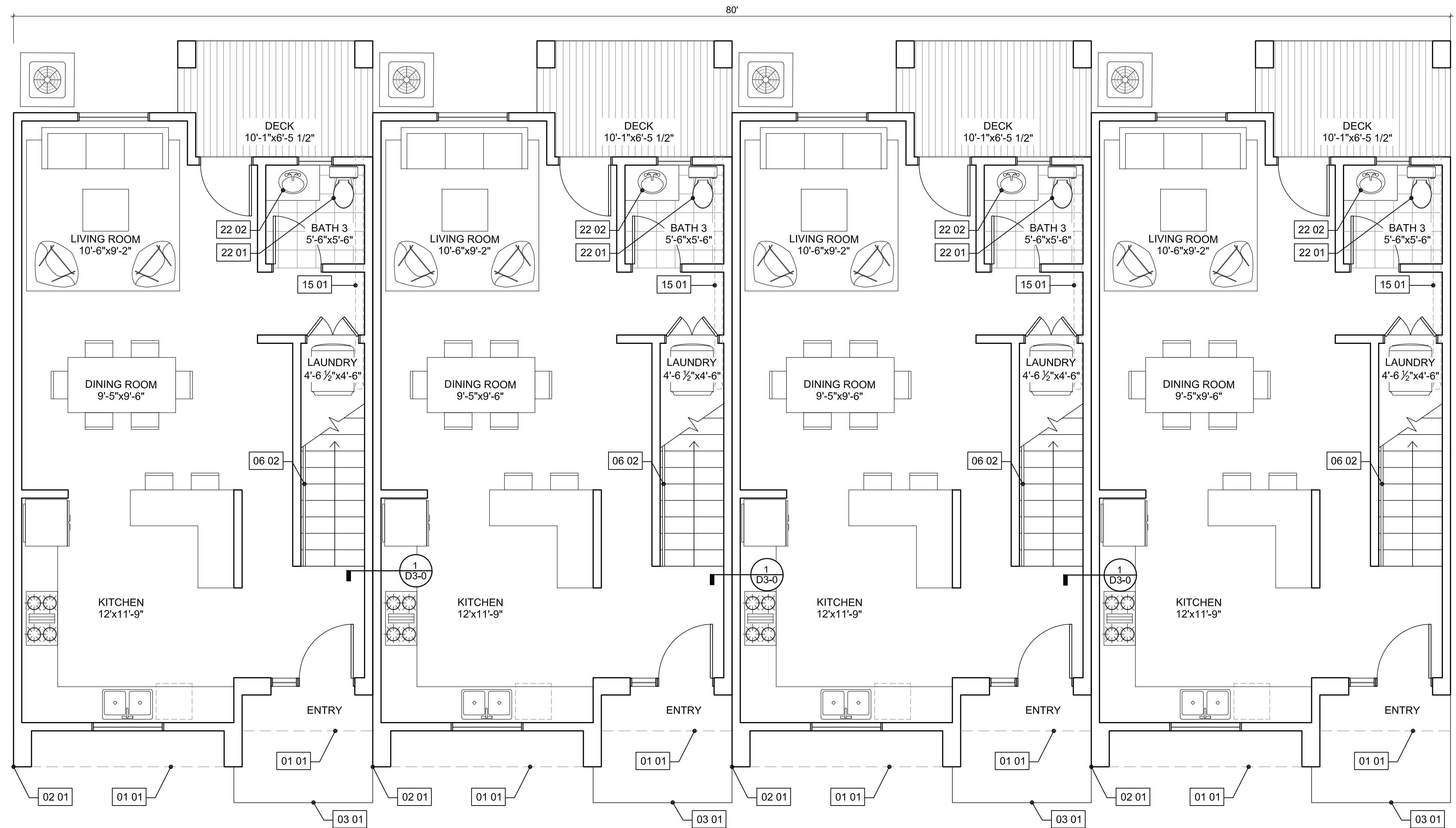
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FLOOR PLAN NOTES & SYMBOL LEGEND

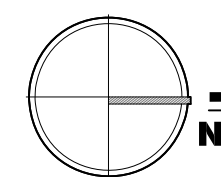
SYMBOL	DESCRIPTION (NOT ALL SYMBOLS NECESSARY ON THIS SHEET)
01 00	GENERAL
01 01	EAVE ABOVE
02 00	SITE
02 01	SLOPE FINISH GRADE 5% OF 10'-0" AWAY FROM STRUCTURE ALL AROUND U.O.N. ON GRADING PLAN LANDSCAPE AREA
03 00	CONCRETE
03 01	CONCRETE LANDING
06 00	WOOD
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06 02	6.2. PROVIDE 2X BACKING FOR TOWEL BARS, TOILET PAPER HOLDERS, WINDOW COVERINGS ETC. COORDINATE FINAL LOCATIONS IN WITH OWNER.
06 03	4x2" W/ALL WALLS OR GUARDRAIL W/ BALUSTERS SPACED SUCH THAT A 4" SPHERE SHALL NOT PASS. HANDRAILS SHALL MEET MINIMUM REQUIREMENTS OF THE 2019 CRC SECTION R311. MOUNTING HEIGHT OF HANDRAIL TO BE BETWEEN 34" AND 38" ABOVE STAIR NOSING 20x30 MIN. ATTIC ACCESS
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15 02	HVAC UNIT
22 00	PLUMBING
22 01	22.1 PLUMBING SHEETS FOR REQUIREMENTS AND NOTES
22 02	TOILET
22 03	VANITY WITH FAUCET 1.5 GPF BATHTUB FAUCET [1.75 GPF] W/ SEAT @ 16" FINAL LAYOUT WITH CONTRACTOR.
	HEATING, VENTILATION & AIR CONDITIONING
23 01	23.1 SEE MECHANICAL SHEETS FOR REQUIREMENTS AND NOTES
	MINI-SPLIT SYSTEM (SEE MECHANICAL PLAN)
	PLENUM SPACE

GENERAL NOTES

- UNITS 1 TO 4 FOR BUILDING A.
- UNIT 4 ON BUILDING A WOULD BE THE ADA UNIT. (SEE PROPOSED SITE PLAN).
- UNITS 5 TO 8 FOR BUILDING B. (SEE PROPOSED SITE PLAN).



**BUILDINGS A & B
GROUND FLOOR PLAN**



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



THE ADDRESS TOWNHOMES
455 North Walnut Avenue, Manteca, CA 95336
APN: 217-059-003

No.	Description	Date
	Submital	04/28/2022

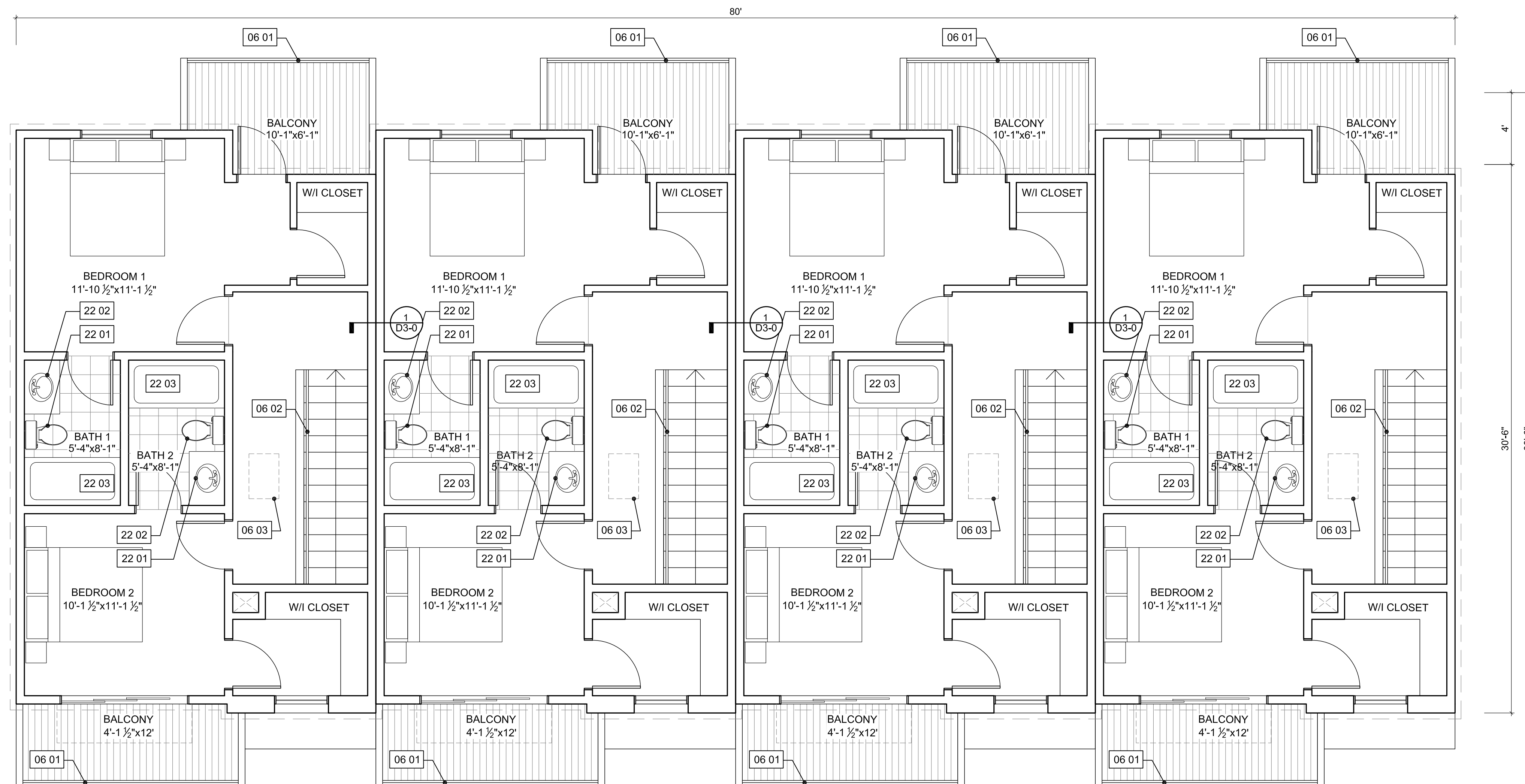
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FLOOR PLAN NOTES & SYMBOL LEGEND

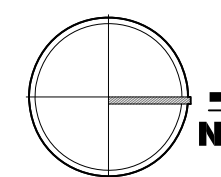
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06 02	
06 03	
15 00	MECHANICAL
15 01	DRYER DUCT: VTS (VENT THROUGH SIDE)
15 02	HVAC UNIT
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22 01	22.1 PLUMBING SHEETS FOR REQUIREMENTS AND NOTES
22 02	TOILET
22 03	VANITY WITH FAUCET 1.5 GPF BATHTUB FAUCET [1.75 GPF] W/ SEAT @ 16" FINAL LAYOUT WITH CONTRACTOR.
	HEATING, VENTILATION & AIR CONDITIONING
	23.1 SEE MECHANICAL SHEETS FOR REQUIREMENTS AND NOTES
	MINI-SPLIT SYSTEM (SEE MECHANICAL PLAN)
	PLENUM SPACE

GENERAL NOTES

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- UNIT 4 ON BUILDING A WOULD BE THE ADA UNIT. (SEE PROPOSED SITE PLAN).
- UNITS 5 TO 8 FOR BUILDING B. (SEE PROPOSED SITE PLAN).



**BUILDINGS A & B
UPPER FLOOR PLAN**



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



No.	Description	Date
	Submital	04/28/2022

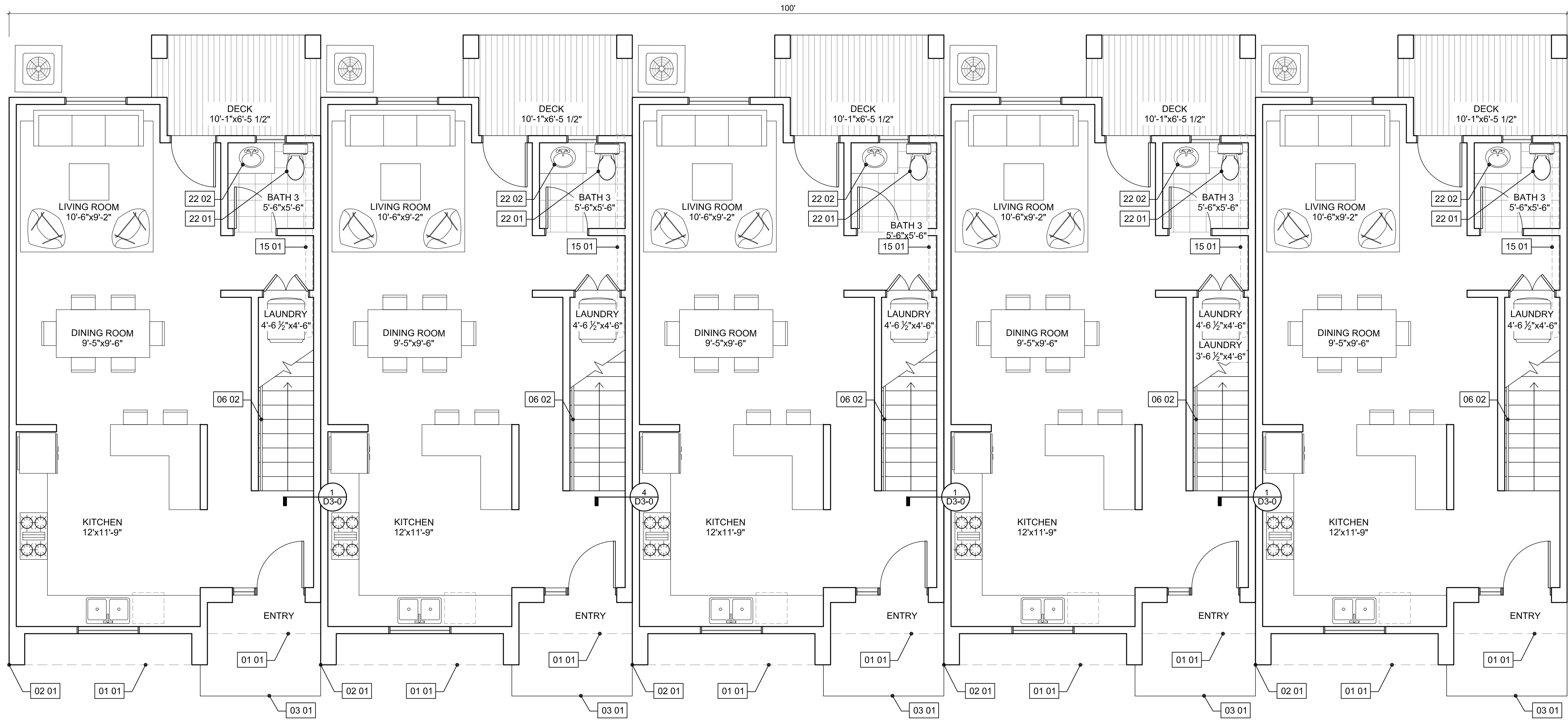
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FLOOR PLAN NOTES & SYMBOL LEGEND

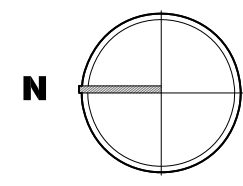
SYMBOL	DESCRIPCION (NOT ALL SYMBOLS NECESSARY ON THIS SHEET)
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01 01	EAVE ABOVE
02 00	SITE
02 01	SLOPE FINISH GRADE 5% OF 10'-0" AWAY FROM STRUCTURE ALL AROUND U.O.N. ON GRADING PLAN LANDSCAPE AREA
03 00	CONCRETE
03 01	CONCRETE LANDING
06 00	WOOD
06 01	6.1. INSTALL FIRE (BLOCKING) STOPPING PER CBC CHAPTER 7 IN THE FOLLOWING LOCATIONS: a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES SUCH AS AT THE CEILING AND FLOOR LEVELS AND AT 10' INTERVALS BOTH VERTICAL AND HORIZONTAL. b. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS. c. IN CONCEALED SPACES BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED. d. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS. 6.2. PROVIDE 2X BACKING FOR TOWEL BARS, TOILET PAPER HOLDERS, WINDOW COVERINGS ETC. COORDINATE FINAL LOCATIONS IN WITH OWNER. +42" HALE WALLS OR GUARDRAIL W/ BALUSTERS SPACED SUCH THAT A 4" SPHERE SHALL NOT PASS. HANDRAILS SHALL MEET MINIMUM REQUIREMENTS OF THE 2019 CRC SECTION R511. MOUNTING HEIGHT OF HANDRAIL TO BE BETWEEN 34" AND 38" ABOVE STAIR NOSING 20X30 MIN. ATTIC ACCESS
06 02	
06 03	
15 00	MECHANICAL
15 01	DRYER DUCT: VTS (VENT THROUGH SIDE)
15 02	HVAC UNIT
22 00	PLUMBING
22 01	22.1 PLUMBING SHEETS FOR REQUIREMENTS AND NOTES TOILET
22 02	VANITY WITH FAUCET 1.5 GPF
22 03	BATH/TUB FAUCET [1.75 GPF] W/ SEAT @ 16" FINAL LAYOUT WITH CONTRACTOR. HEATING, VENTILATION & AIR CONDITIONING
	23.1 SEE MECHANICAL SHEETS FOR REQUIREMENTS AND NOTES MINI-SPLIT SYSTEM (SEE MECHANICAL PLAN) PLENUM SPACE

GENERAL NOTES

- UNITS 9 TO 13 FOR BUILDING C. (SEE PROPOSED SITE PLAN).



**BUILDING C
GROUND FLOOR PLAN**



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



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Owner
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3793 Vernazza Ct.
Oakwood Shores
CA 95337

THE ADDRESS TOWNHOMES
455 North Walnut Avenue, Manteca, CA 95336
APN: 217-059-003

No.	Description	Date
	Submital	04/28/2022

Building C
Ground Floor
Plan
A1-6
Scale: As Noted
Sheet size: Arch D

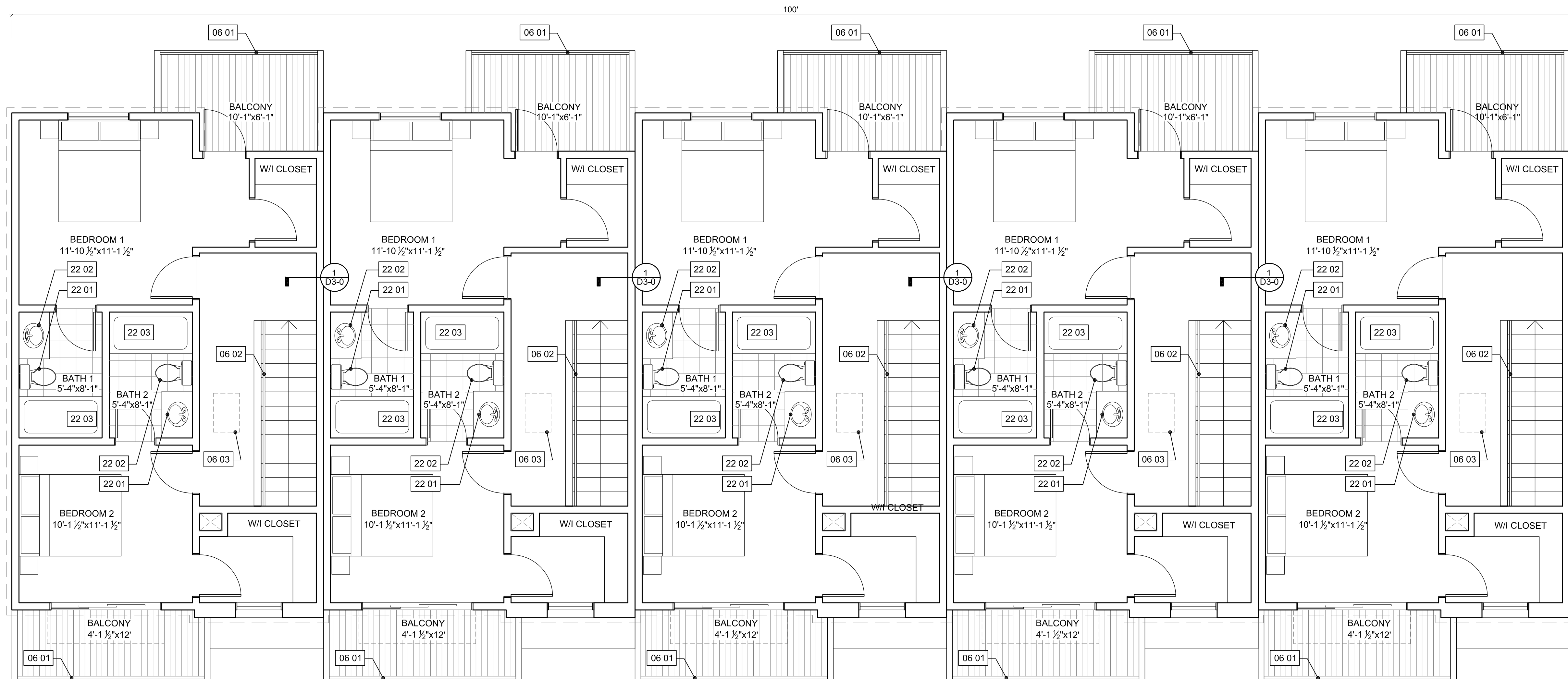
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FLOOR PLAN NOTES & SYMBOL LEGEND

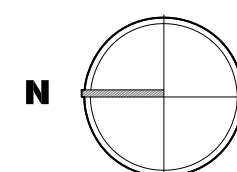
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03 01	CONCRETE LANDING
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06 02	
06 03	
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	23.1 SEE MECHANICAL SHEETS FOR REQUIREMENTS AND NOTES MINI-SPLIT SYSTEM (SEE MECHANICAL PLAN) PLENUM SPACE

GENERAL NOTES

- UNITS 9 TO 13 FOR BUILDING C. (SEE PROPOSED SITE PLAN).



**BUILDING C
UPPER FLOOR PLAN**



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



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No.	Description	Date
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Building C Upper
Floor Plan

A1-7
Scale: As Noted
Sheet size: Arch D

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ELEVATION NOTES & KEYNOTES

See outline specifications on sheet A0.4 for additional information in each category.

SYMBOL	DESCRIPTION (NOT ALL SYMBOLS NECESSARY ON THIS SHEET)
02 00	SITE
02 04	FINISH GRADE / SURFACE - SLOPE 5% FOR 10' AWAY FROM STRUCTURE
03 00	CONCRETE
03 01	CONCRETE LANDING / SIDEWALK, FOR MINIMUM SIZE REQUIREMENTS
05 00	METALS
05 01	FLAT METAL ROOF WITH STEEL ROD MOUNTING PLATE SUPPORTS, COLOR DARK GRAY SIMILAR TO WINDOWS AND DOORS FRAMES
05 02	+42" HALF WALLS OR GUARDRAIL W/ BALUSTERS SPACED SUCH THAT A 4" SPHERE SHALL NOT PASS. HANDRAILS SHALL MEET MINIMUM REQUIREMENTS OF THE 2019 IRC SECTION R311. MOUNTING HEIGHT OF HANDRAIL TO BE BETWEEN 34" AND 38" ABOVE STAIR NOSING. STEEL COLOR DARK GRAY
07 00	THERMAL & MOISTURE PROTECTION
7.1	2 LAYERS OF TYVEK AIR AND WATER BARRIER PROTECTION BUILDING PAPER
08 00	OPENINGS
8.1	USE TYVEK "FLEXWRAP" FLASHING AT ALL EXTERIOR OPENINGS
8.2	METAL FRAMES FOR WINDOWS AND DOORS WOULD BE GRAY DARK COLOR
8.3	METAL FRAME MAIN FRENCH DOOR WOULD BE IN COLOR WHITE OFF
09 00	FINISHES
09 01	HARDIETRIM® BOARDS (JAMES HARDIE), SMOOTH, COLOR WHITE HOUSE OR SIMILAR
09 02	HARDIETRIM® BOARDS (JAMES HARDIE), RUSTIC, COLOR TIMBERLINE BROWN OR SIMILAR
09 03	HARDIETRIM® BOARDS (JAMES HARDIE), CEDARMILL, HONEST BEIGE OR SIMILAR
09 04	FASCIA BOARD ON WHITE COLOR 9.1 WINDOWS AND DOORS TRIMS WOULD BE ALUMINUM SIMILAR COLOR TO GUARDRAIL
10 00	SPECIALITIES
10 01	ELECTRICAL SWITCH GEAR/PANELS/METERS (SEE ELECTRICAL PLANS) PAINT TO MATCH STUCCO AND/OR SIDING

SMOOTH STUCCO WHITE HOUSE
 RUSTIC STUCCO TIMBERLINE BROWN
 CEDARMILL SIDING HONEST BEIGE
 WINDOWS & DOORS TRIMS DARK GRAY



2
**BUILDINGS A & B
REAR ELEVATION**
 SCALE: 1/4"=1'-0"



1
**BUILDINGS A & B
FRONT ELEVATION**
 SCALE: 1/4"=1'-0"


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 CA 95337

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No.	Description	Date
	Submittal	04/28/2022

Buildings A & B
 Elevations
A2-1
 Scale: As Noted
 Sheet size: Arch D

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10 00	SPECIALITIES	
10 01	ELECTRICAL SWITCH GEAR/PANELS/METERS (SEE ELECTRICAL PLANS) PAINT TO MATCH STUCCO AND/OR SIDING	



2 BUILDING C REAR ELEVATION
SCALE: 1/4"=1'-0"



1 BUILDING C FRONT ELEVATION
SCALE: 1/4"=1'-0"



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Oakwood Shores
CA 95337

THE ADDRESS TOWNHOMES
455 North Walnut Avenue, Manteca, CA 95336
APN: 217-059-003

No.	Description	Date
	Submital	04/28/2022

Building C Front & Rear Elevations
A2-2
Scale: As Noted
Sheet size: Arch D

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ELEVATION NOTES & KEYNOTES

See outline specifications on sheet A0.4 for additional information in each category.

SYMBOL	DESCRIPTION	(NOT ALL SYMBOLS NECESSARY ON THIS SHEET)
02 00	SITE	
02 04	FINISH GRADE / SURFACE - SLOPE 5% FOR 10' AWAY FROM STRUCTURE	
03 00	CONCRETE	
03 01	CONCRETE LANDING / SIDEWALK, FOR MINIMUM SIZE REQUIREMENTS	
05 00	METALS	
05 01	FLAT METAL ROOF WITH STEEL ROD/ MOUNTING PLATE SUPPORTS, COLOR DARK GRAY SIMILAR TO TO WINDOWS AND DOORS FRAMES	
05 02	42" HALF WALLS OR GUARDRAIL W/ BALUSTERS SPACED SUCH THAT A 4" SPHERE SHALL NOT PASS. HANDRAILS SHALL MEET MINIMUM REQUIREMENTS OF THE 2019 IRC SECTION R311 MOUNTING HEIGHT OF HANDRAIL TO BE BETWEEN 34" AND 38" ABOVE STAIR NOSING. STEEL COLOR DARK GRAY	
05 01	METAL CARPORTS STRUCTURE IN COLOR WHITE OFF FOR FINISHING.	
05 02	CORRUGATED METAL FOR CARPORT'S ROOFS COLOR WHITE OFF OR LIGHT GRAY	
07 00	THERMAL & MOISTURE PROTECTION	
07 01	2 LAYERS OF TYVEK AIR AND WATER BARRIER PROTECTION BUILDING PAPER	
08 00	OPENINGS	
08 01	USE TYVEK "FLEXWRAP" FLASHING AT ALL EXTERIOR OPENINGS	
08 02	METAL FRAMES FOR WINDOWS AND DOORS WOULD BE GRAY DARK COLOR	
08 03	METAL FRAME MAIN FRENCH DOOR WOULD BE IN COLOR WHITE OFF	
09 00	FINISHES	
09 01	HARDI TRIM® BOARDS (JAMES HARDIE). SMOOTH, COLOR WHITE HOUSE OR SIMILAR	
09 02	HARDI TRIM® BOARDS (JAMES HARDIE). RUSTIC, COLOR TIMBERLINE BROWN OR SIMILAR	
09 03	HARDI TRIM® BOARDS (JAMES HARDIE). CEDARMILL, HONEST BEIGE OR SIMILAR	
09 04	FASCIA BOARD ON WHITE COLOR	
09 01	WINDOWS AND DOORS TRIMS WOULD BE ALUMINUM SIMILAR COLOR TO GUARDRAIL	
10 00	SPECIALITIES	
10 01	ELECTRICAL SWITCH GEAR/PANELS/METERS (SEE ELECTRICAL PLANS) PAINT TO MATCH STUCCO AND/OR SIDING	



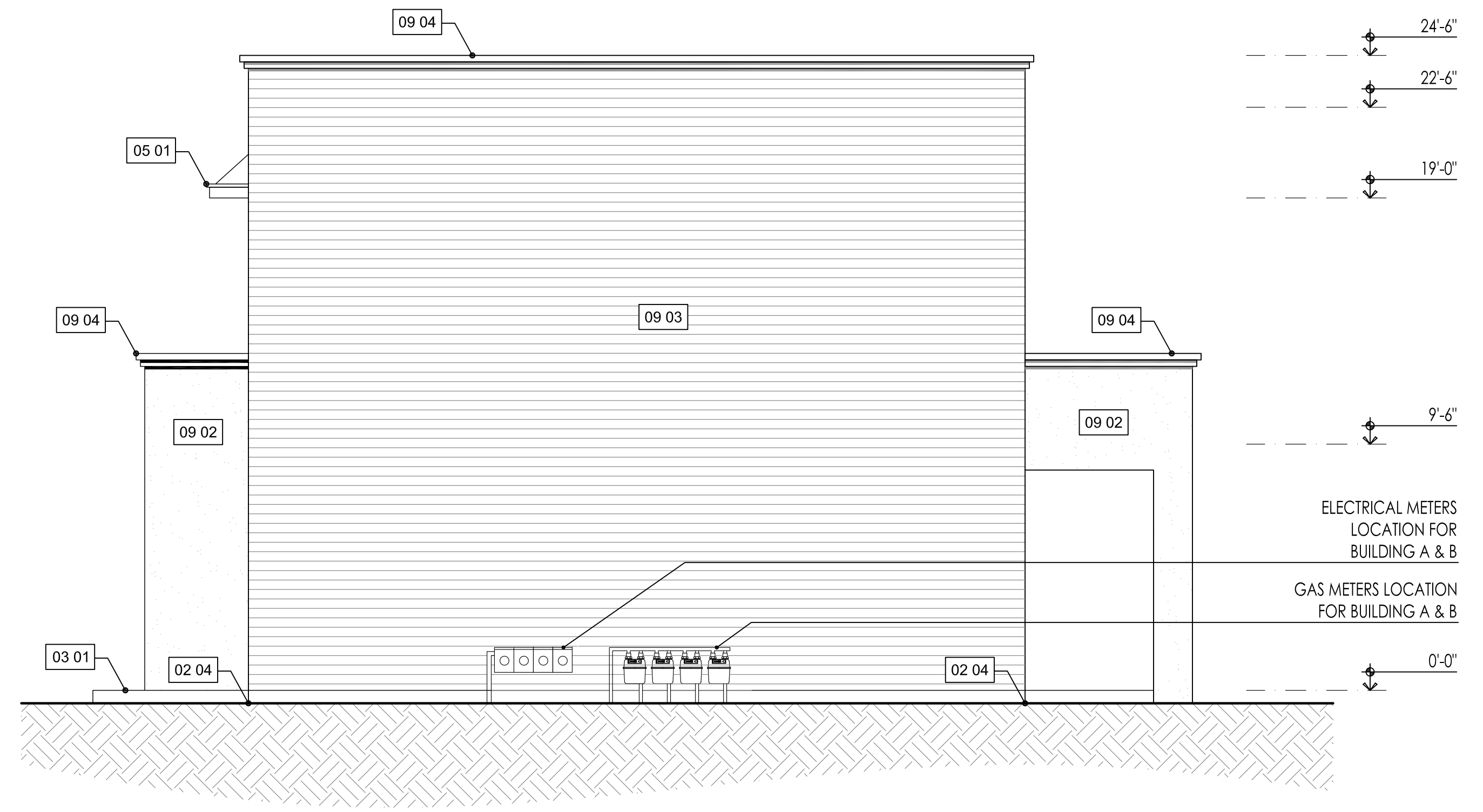
2 GAS METERS

SCALE: N/S



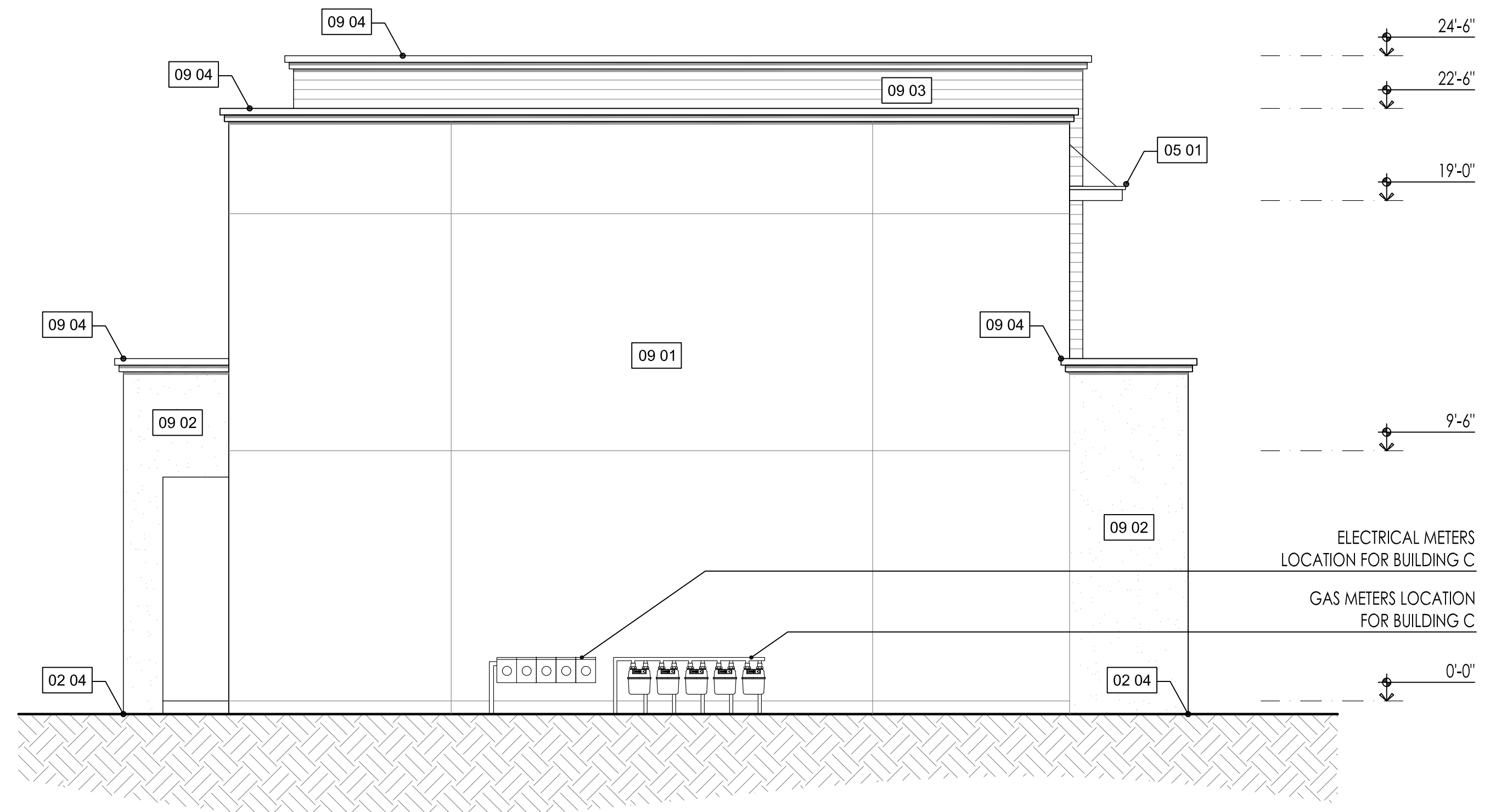
1 ELECTRICAL METERS

SCALE: N/S



BUILDINGS A, B & C RIGHT ELEVATION

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



BUILDINGS A, B & C LEFT ELEVATION

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

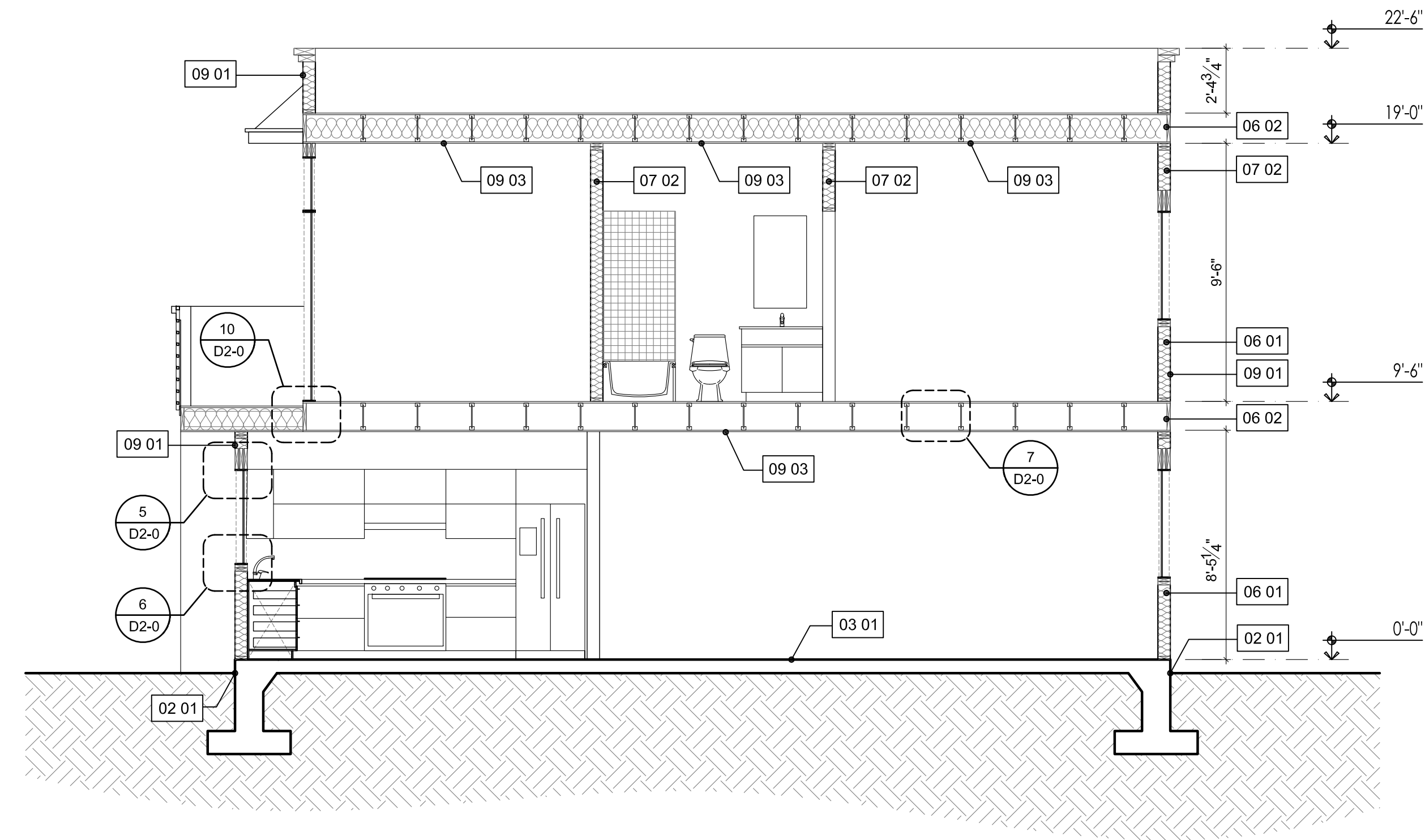


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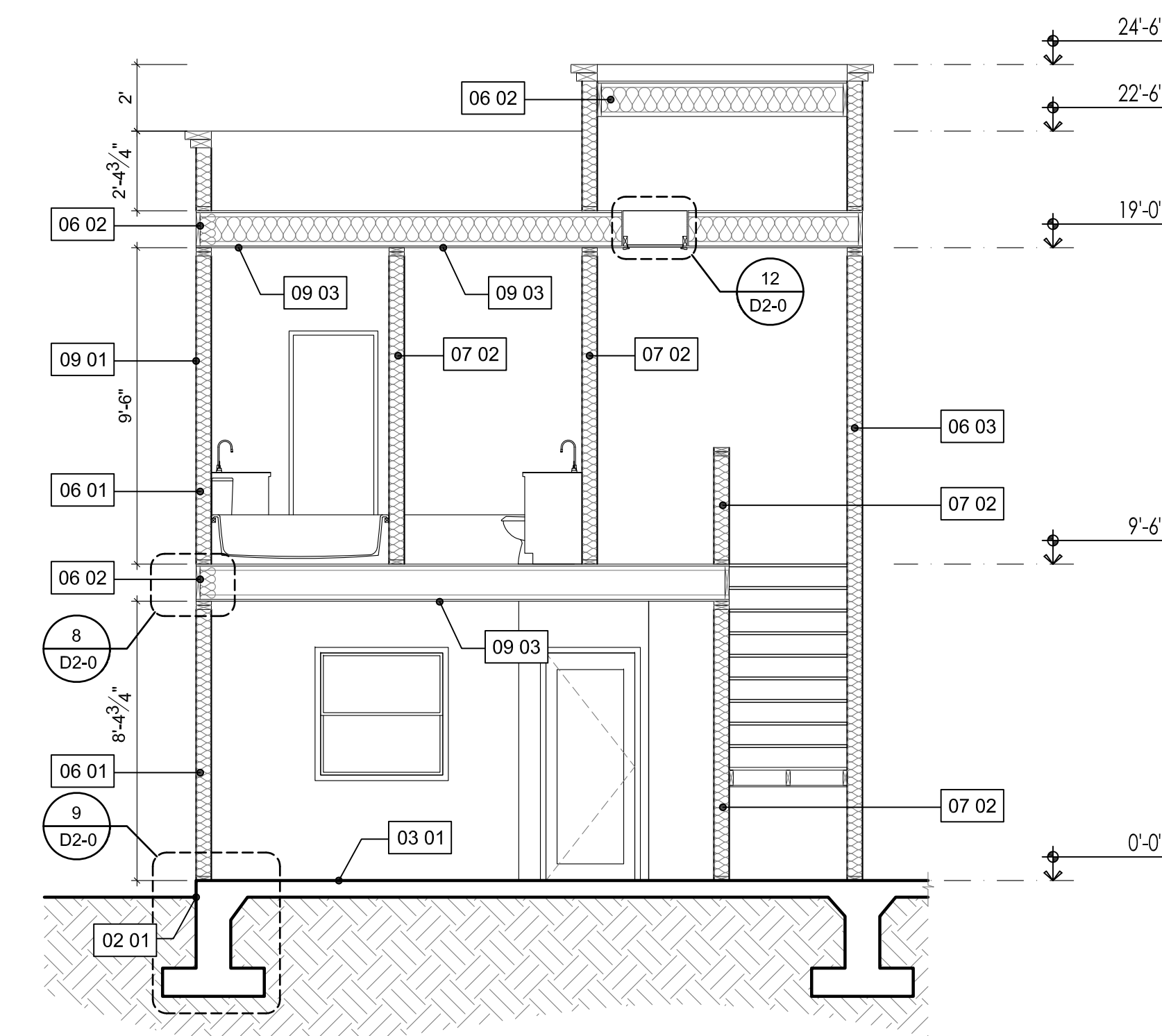
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SECTION NOTES & KEYNOTES

SYMBOL	DESCRIPTION (NOT ALL SYMBOLS NECESSARY ON THIS SHEET)
02 00	SITE
02 01	FINISH GRADE / SURFACE - SLOPE 5% FOR 10' AWAY FROM STRUCTURE
03 00	CONCRETE
03 01	CONCRETE SLAB
06 00	WOOD
06 01	2x FRAMING PER STRUCTURAL DRAWINGS
06 02	FLOOR JOIST PER STRUCTURAL DRAWINGS
06 03	1 HOUR FIRE-RATED WALL ASSEMBLY
06 04	WHERE THERE IS AN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACE, FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED, WITH SIGNS OR STENCILING IN THE CONCEALED SPACE, SUCH IDENTIFICATION SHALL: 1. BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION. 2. INCLUDE LETTERING NOT LESS THAN 3" IN HEIGHT WITH A MIN. 3/8" STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING, "FIRE AND/OR SMOKE BARRIER PROTECT ALL OPENINGS", OR OTHER WORDING. (CBS 703.7)
07 00	THERMAL & MOISTURE PROTECTION
07 01	5" FASCIA GUTTER "DS" INDICATES RECTANGULAR DOWNSPOUT, TYPICAL (TERMINATE PER SOILS REPORT) "DTR" INDICATES DOWNSPOUT TO ROOF OR GUTTER BELOW
07 02	WALL INSULATION PER T-24 7.1 PLACE PLUMBING AND ATTIC VENTS ON FAR SIDE OF ROOF FROM STREET VIEW AS PRACTICAL. COORDINATE IN FIELD. 7.2 QUALITY INSULATION HERS VERIFIED PER T-24 7.3 EXHAUST VENTILATION W/ATTIC MOUNTED INLINE FAN PANASONIC WHISPER COMFORT ERV 30 cfm/RE = 50% SEE SPECS
08 00	OPENINGS
08 01	USE TYVEK "FLEXWRAP" FLASHING AT ALL EXTERIOR OPENINGS, SEE A2-01 WINDOW FLASHING DETAIL
09 00	FINISHES
09 01	1 COAT STUCCO SYSTEM PER ELEVATIONS - PAINTED (*2 LAYERS OF TYPE "D" PAPER) 20/30 SAND FINISH.
09 02	WEEK SCREED o/z FLASHING AT BELLY TRIM
09 03	GYP BD @ WALLS & CEILINGS. USE 1/2" AT FRAMING UP TO 16" O.C. USE 5/8" AT FRAMING GREATER THAN 12" O.C.



SECTION 2
SCALE: 1/4"=1'-0"



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



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Section
A2-4
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Renderings
A2-5
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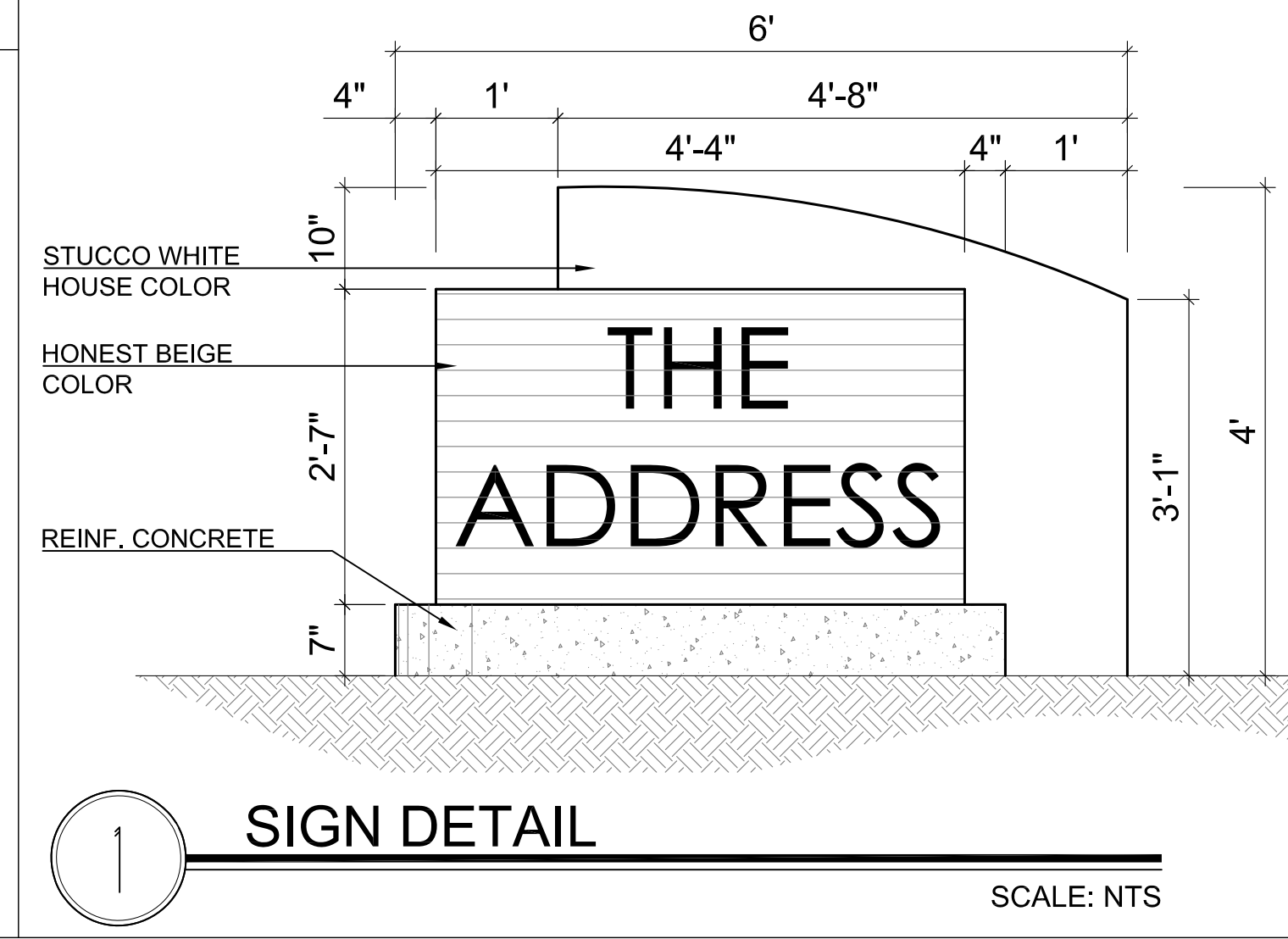
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Details

D6-0
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IRRIGATION LEGEND

APPLICANT CHECK-OFF COMPONENTS	SYMBOL	COMPONENT	MANUFACTURER	MODEL	NOTES/ SIZE/ COLOR
	W	WATER METER			
	C	CONTROLLER	HUNTER	PRO-C	INDOOR
	WS	WEATHER SENSOR	HUNTER	SOLAR-SYNC-SEN	WIRED
	FB	FULL PORT BALL VALVE	NIBCO	585	LINE SIZE
	S	SLEEVE		PVC SCH 40	
	M	MAINLINE		PVC SCH 40 WITH SCH 40 SOLVENT WELD FITTING	
	L	LATERAL PIPE (COLOR VARIES PER ZONE)		PVC SCH 40 WITH SCH 40 SOLVENT WELD FITTINGS	PIPE SIZE: 0-6 GPM, 1/2" PIPE, 7-12 GPM: 1" PIPE,

APPLICANT INSTRUCTIONS:

- ADJUST LAYOUT OF PLANTING BEDS IF CHANGED ON LAYOUT SHEET.
- REVIEW IRRIGATION VALVE TABLE TO ADJUST SF AREAS OF VALVE ZONES.
- IF AREAS EXCEED MAX SUBZONE FLOW (3GPM) DIVIDE INTO ADDITIONAL SUBZONES AND ENTER UNDER SUBZONE COLUMN
- IF AREAS EXCEED MAX ZONE FLOW (7 GPM) ADD A VALVE AND ENTER SF AREA NEXT TO NEW VALVE NUMBER ("B" OR "C")
- DRAW OUT NEW SUBZONE AND/OR VALVE ZONE AREA ON PLAN IN NEW COLOR.
- ADD VALVE S NEEDED TO VALVE MANIFOLD.
- REVIEW IRRIGATION LEGEND AND CHECK OFF THAT ALL COMPONENTS ARE SHOWN ON ADJUSTED PLAN
- NOTE ANY EQUIPMENT SUBSTITUTIONS.

IRRIGATION VALVE TABLE

HYDRO ZONE	WATER USE	VALVE	PLAN SF	SUB - ZONES (FILL IN)	PERMIT SF (FILL IN)	SUB-ZONES (FILL IN)	SUB-ZONES (FILL IN)	SOIL TYPE (CLAY/ LOAM/ SAND) (FILL IN)
1	LOW	1A	857 SF	5				
		1B						
2	MED	2A	229 SF	2				
		2B						
3	TREES	4A	126 SF	2				
		4B						

CLAY SOIL: DO NOT EXCEED 1600 SF / 3 GPM PER SUBZONE. IF TOTAL AREA OF ZONE EXCEEDS 3500 SF, ADD A VALVE
 LOAM SOIL: DO NOT EXCEED 1100 SF / 3 GPM PER SUBZONE. IF TOTAL AREA OF ZONE EXCEEDS 2200 SF, ADD A VALVE
 SANDY SOIL: DO NOT EXCEED 500 SF / 3 GPM PER SUBZONE. IF TOTAL AREA OF ZONE EXCEEDS 1000 SF, ADD A VALVE
 TREES: DO NOT EXCEED 200 LF PER SUBZONE
 FOR EMITTER FLOW, EMITTER SPACING & ROW SPACING PER SOIL TYPE SEE LEGEND

PLANTING LEGEND

PLANT	SIZE	SPACING
AUTUMN BLAZE MAPLE	15G	50'-60" O.C.
MEDIUM TREE - NYSSA SYLVATICA (TUPELO)	15G	20'-50" O.C.
BUSH MONKEY FLOWER (MIMULUS AURANTIACUS)	15G	3'-5" O.C.
DEERGRASS (MUHLENBERGIA RIGENS)	15G	3'-5" O.C.
ACCENT SHRUBS CALIFORNIA LILAC (ceanothus 'coronado')	15G	2'-3" O.C.
BOXWOOD SMALL SHRUBS (BUXUS MICROPHYLLA)	15G	2'-4" O.C.
'KING EDWARD VII' (RIBES SANGUINEUM V. SANGUINEUM)	15G	5'-7" O.C.
LOMBARDY POPLAR TREE	15G	4'-5" O.C.

GENERAL NOTES

- INCORPORATE COMPOST AT A RATE OF AT LEAST FOUR (4) CUBIC YARDS PER 1000 SQFT TO A DEPTH OF 6 INCHES INTO LANDSCAPE AREA. (UNLESS CONTRA INDICATED BY A SOILS TEST.
- INSTALL CLIMATE ADAPTED PLANTS THAT REQUIRE OCCASIONAL, LITTLE OR NO SUMMER WATER (AVERAGE WUCOLS PLANT FACTOR 0.3) FOR 75% OF THE PLANT AREA EXCLUDING EDIBLES AND AREAS USING RECYCLED WATER.
- A MINIMUM 3-INCH LAYER OF MULCH SHOULD BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS, EXCEPT IN AREAS OF TURF OR CREEPING OR ROOTING GROUNDCOVERS.
- TOTAL TURF AREA SHALL NOT EXCEED 25% OF THE LANDSCAPE AREA. FOR THIS WE NEED A CALCULATION TOTAL TURF OF PROPERTY DIVIDED BY TOTAL SQFT OF PROPERT. SHOULD NOT EXCEED 26%.
- THE PROJECT SHALL COMPLY WITH THE MORE RESTRICTIVE OF THE OUTDOOR POTABLE WATER REDUCTION REQUIREMENTS OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE 4.304 AND THE MANTECA WATER EFFICIENT LANDSCAPE ORDINANCE.

APPLICANT CHECK-OFF COMPONENTS	SYMBOL	COMPONENT	MANUFACTURER	MODEL	NOTES/ SIZE/ COLOR
		DRIP IRRIGATION CONTROL VALVE ASSEMBLY TO INCLUDE			
		ASSEMBLY		ACZ-075-40	ALL-IN-ONE KIT INCLUDES BACKFLOW PREVENTION, FILTER AND PRESSURE REGULATOR
	#	ANTI-SIPHON VALVE (COLOR VARIES PER ZONE)	HUNTER	PGV-ASV, INCLUDED IN KIT	3/4 INCH ANTI-SIPHON VALVE PROVIDES BACKFLOW PREVENTION
		DRIP FILTER		INCLUDED IN KIT	150 MESH STAINLESS STEEL SCREEN
		PRESSURE REGULATION		INCLUDED IN KIT	40 PSI
		NIPPLE			PVC SCH 80 UV RESISTANT
	D	TRANSITION TO DRIP ZONE			SEE DETAIL
	⊗	SPRINKERS			

APPLICANT CHECK-OFF COMPONENTS	SYMBOL	COMPONENT	MANUFACTURER	MODEL	NOTES/ SIZE/ COLOR
		DRIP LAYOUT			
		PLANTING BEDS			
	O	TREES			
		INLINE EMITTER TURBING	NETAFIM	TLCV4-1801	CLAY SOIL: EMITTER FLOW, 0.26 GPH, EMITTER SPACING: 18" ROW SPACING: 18"
				TLCV6-1801	LOAM SOIL: EMITTER FLOW, 0.4 GPH, EMITTER SPACING: 18" ROW SPACING: 18"
				TLCV6-1801	SANDY SOIL: EMITTER FLOW, 0.6 GPH, EMITTER SPACING: 12" ROW SPACING: 18"
	△	DRIP FLUSHOUT	NETAFIM	TFLIG8	

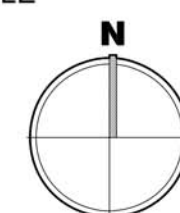
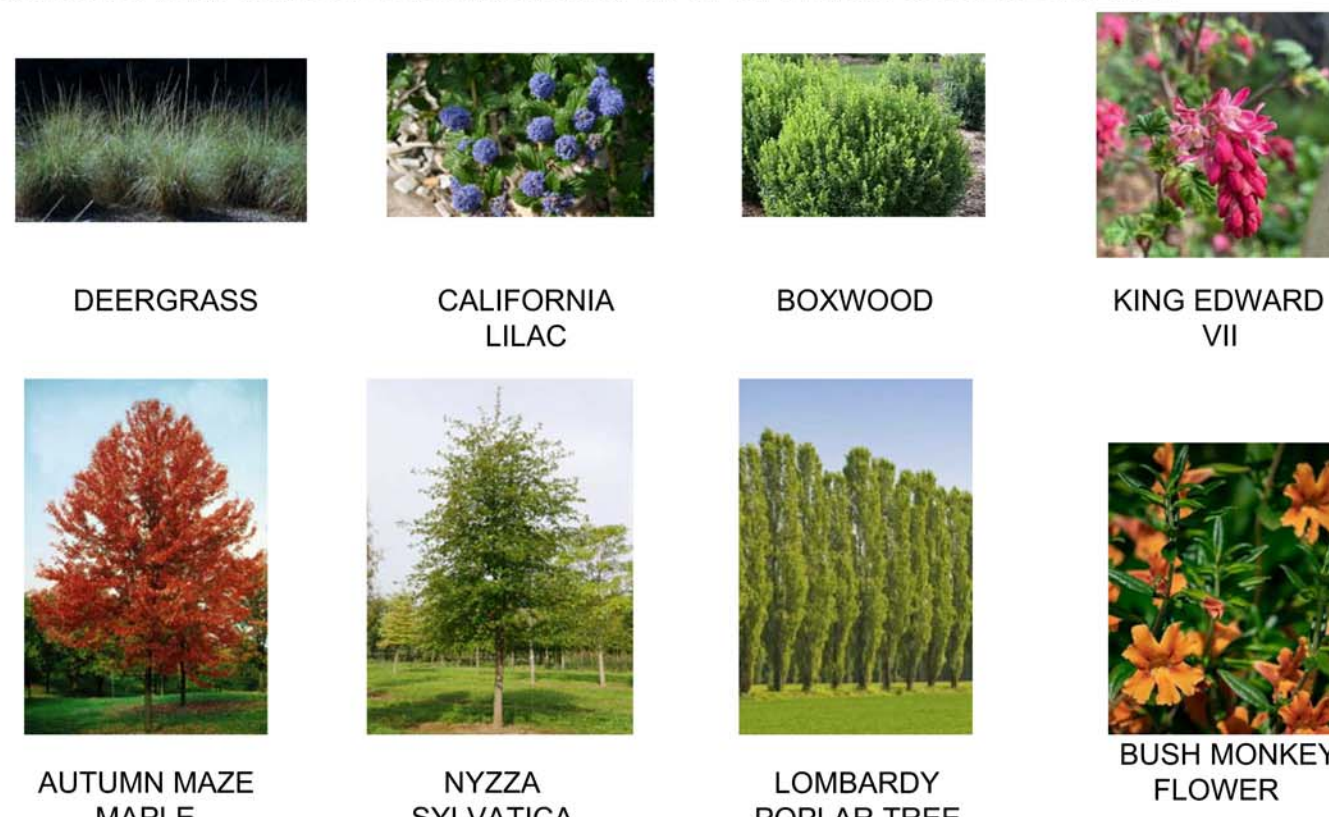
SYMBOLS FOR COMPONENTS ARE LARGER THAN ACTUAL SIZE AND MAY BE SHOWN IN PAVED AREAS FOR GRAPHIC CLARITY. COORDINATE LOCATION OF EQUIPMENT WITH PLUMBER.
 ALL PIPE RUNS UNDER PAVING ARE IN SLEEVES, INSTALL SLEEVES PRIOR TO POURING CONCRETE

PLANT WATER USE TABLE

ZONE	WATER USE	PLAN SQ. FT.	PERMIT SQ FT (FILL IN)
1	LOW	3,633.40- 62.53%	
2	MED	2,177.22- 37.47%	
TOTAL		5,810.62- 100%	

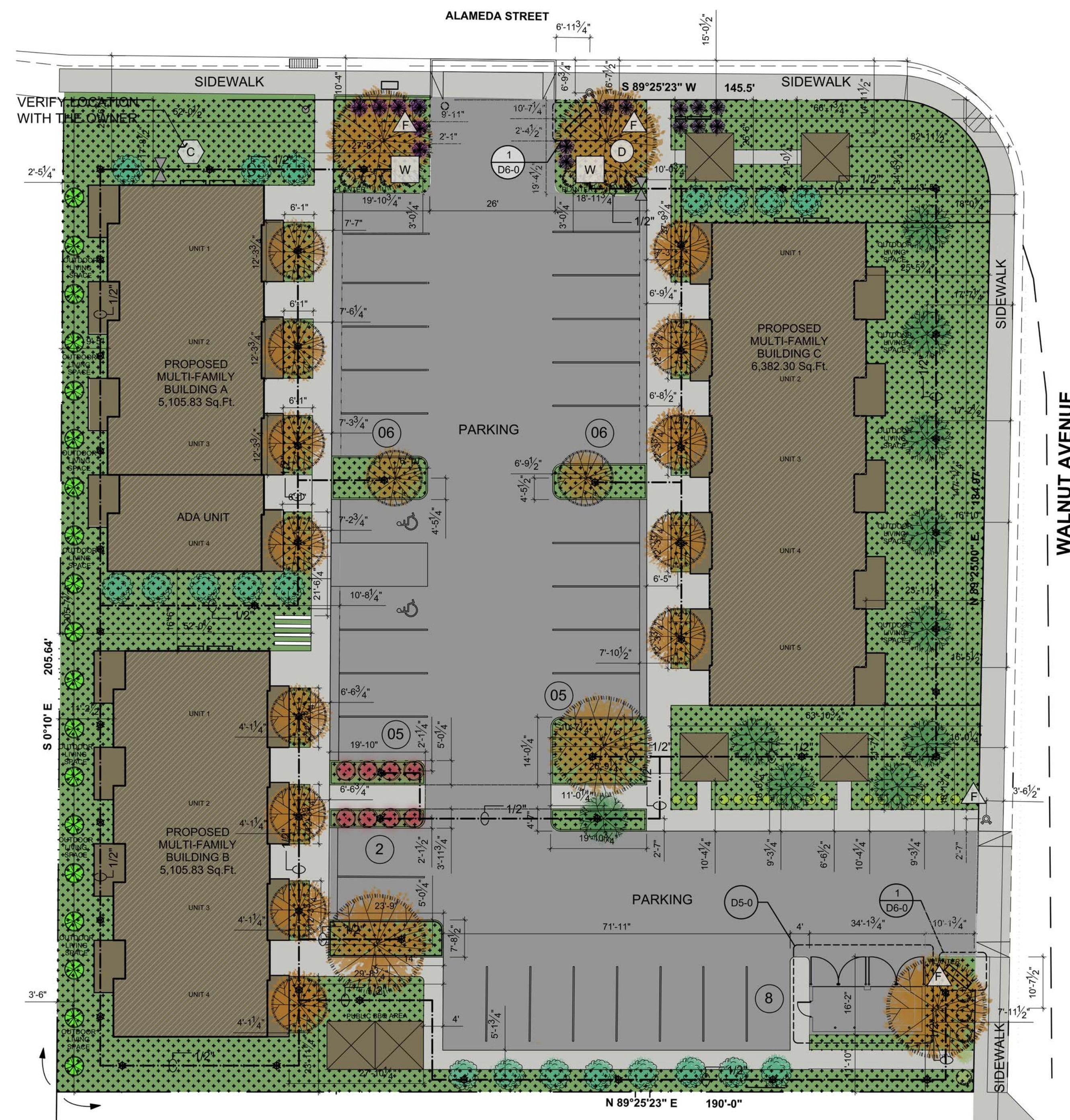
APPLICANT INSTRUCTIONS:

- MEASURE ENTIRE FRONT YARD AREA. SUBTRACT HARDSCAPE AREAS TO GET THE TOTAL SQUARE FEET OF PLANTED AND IRRIGATED AREA, ENTER THIS NUMBER IN THE PLANT WATER USE TABLE ON THIS SHEET.
- IF NEEDED USE A RED PEN TO ADJUST THE LAYOUT OF DRIVEWAY, PATHS AND PLANTING AREAS TO FIT YOUR YARD.
- ADJUST ORIENTATION OF NORTH ARROW TO SITE CONDITION.
- ADD ANY EXISTING TREES IN RED ON THE PLAN. ADJUST TREE LOCATIONS IF NEEDED TO FIT YOUR SITE.
- FILL IN PLANT WATER USE TABLE.
- INSURE LESS THAN 25% OF PLANTED AREA IS MEDIUM WATER USE PLANTINGS.
- IN THE LEGEND, CIRCLE THE HARDSCAPE MATERIALS YOU WILL BE USING AND ON DETAIL SHEETS L5-0
- INDICATE ANY SUBSTITUTIONS TO THE PLANTINGS BY CROSSING OUT THE LISTED PLANTS AND WRITING THE SUBSTITUTION BELOW IN RED INK. MAKE SURE THE PLANTS USED HAVE MATCHING WATER USE AND ARE ROUGHLY THE SAME SIZE (SEE SONOMA-MARIN SAVING WATER PARTNERSHIP THE DESIGN OF THE LANDSCAPING SHALL COMPLY WITH CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) GUIDELINES. LOW-LYING PLANTS SHALL NOT EXCEED 2' IN HEIGHT AT MATURITY, OR MUST BE MAINTAINED TO 2' IN HEIGHT. MATURE TREE CANOPIES SHALL BE A MINIMUM OF 6' FROM GRADE, OR BE MAINTAINED TO A MINIMUM OF 6' FROM GRADE.
- PURSUANT TO MMC 17.26.030.A, "A MINIMUM OF 30 PERCENT OF THE TOTAL PROJECT LOT AREA SHALL BE PROVIDED AS IMPROVED AND/OR LANDSCAPED OPEN SPACE FOR GENERAL USE.



IRRIGATION PLAN NATURAL MED

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





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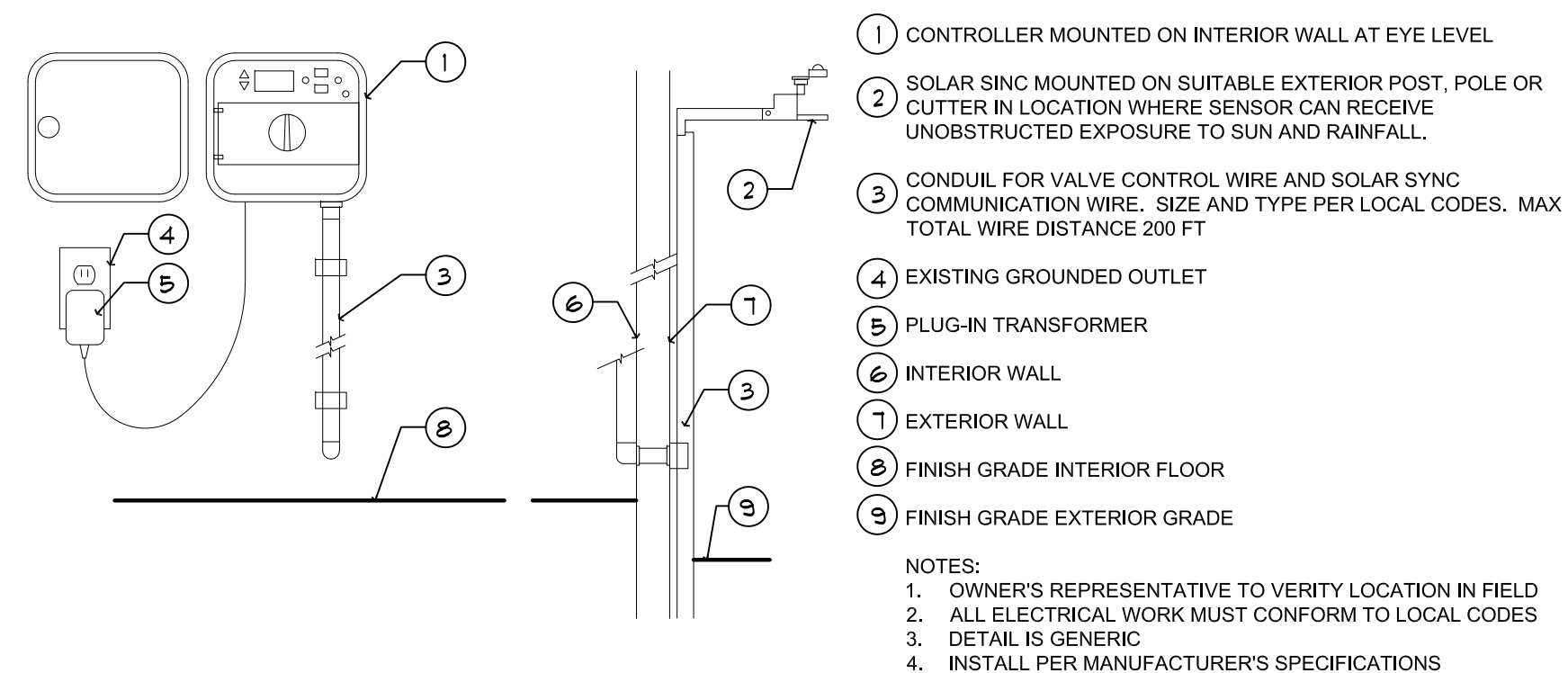
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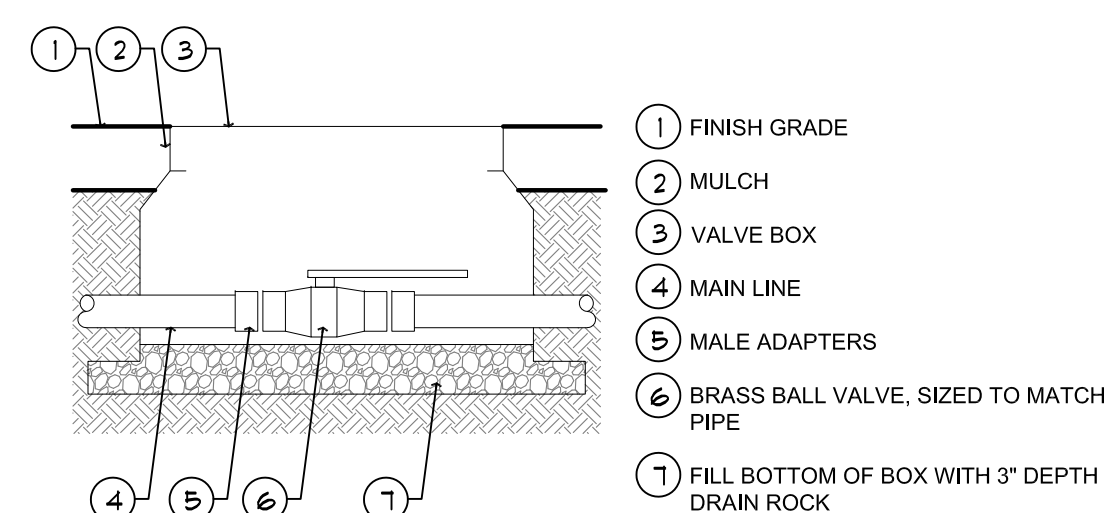
Irrigation Plan
Natural MED

L1-0
Scale: As Noted
Sheet size: Arch D



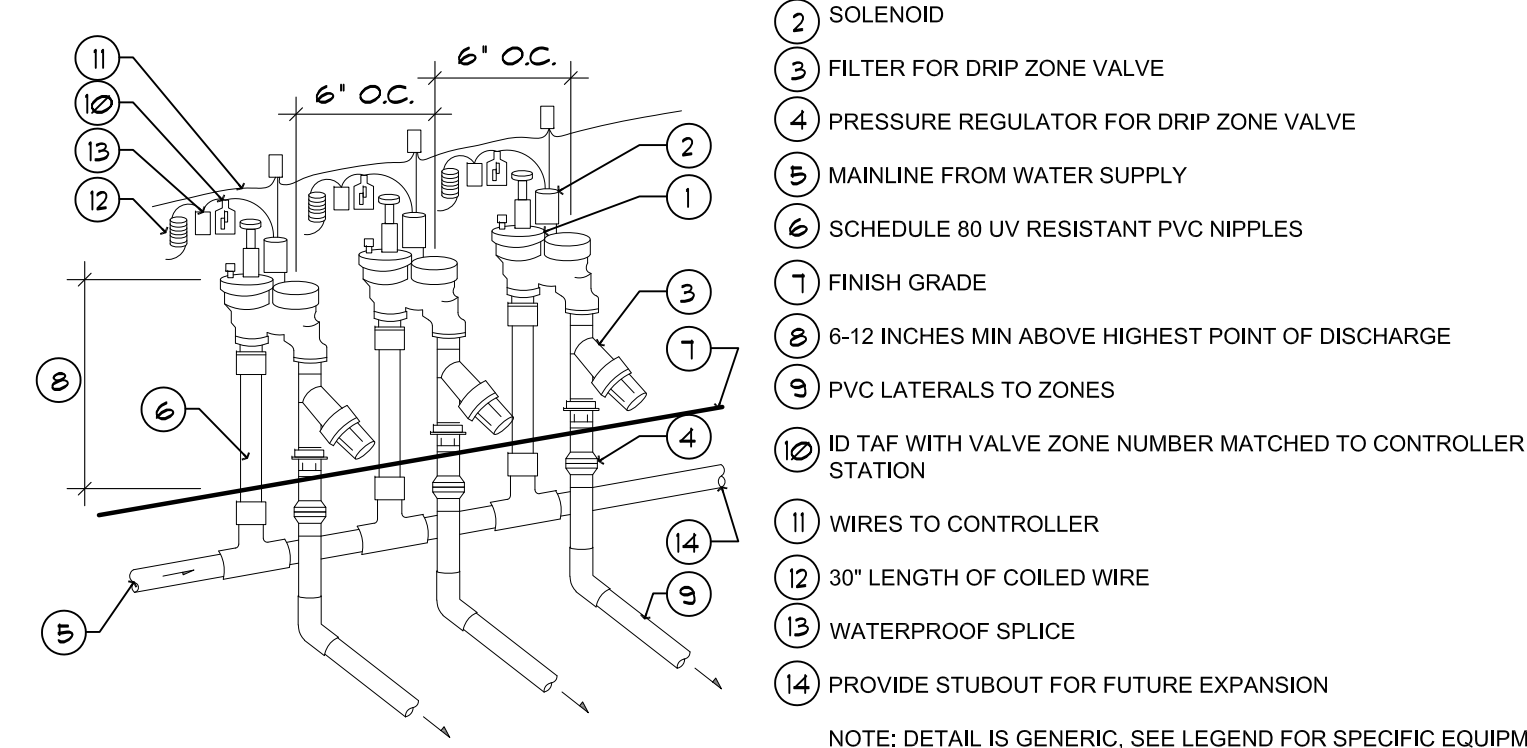
1 SMART CONTR5OLLER INTERIOR

SCALE: NTS



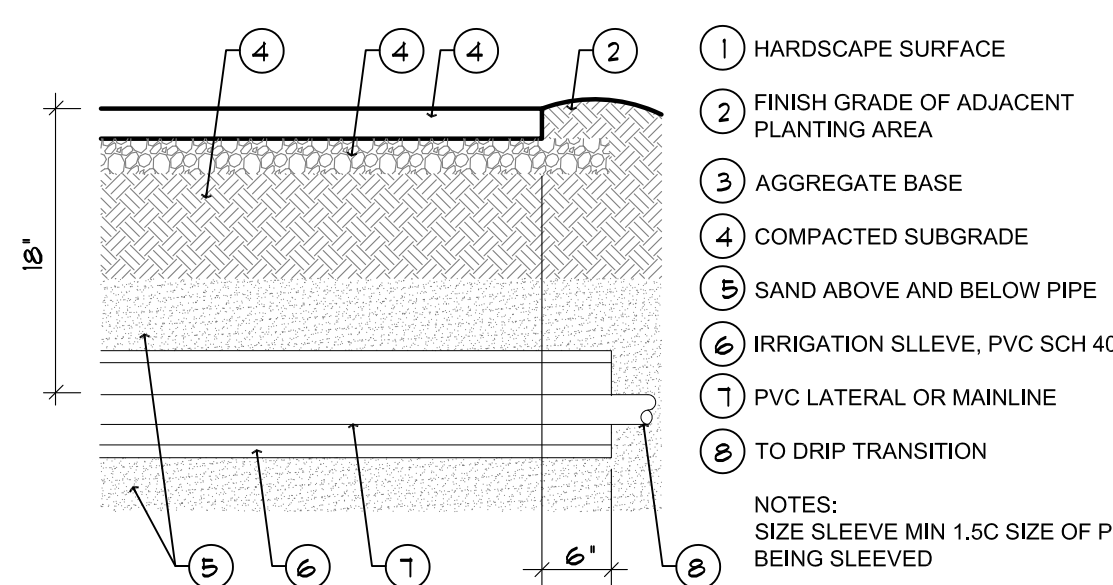
2 ISOLATION VALVE BALL VALVE

SCALE: NTS



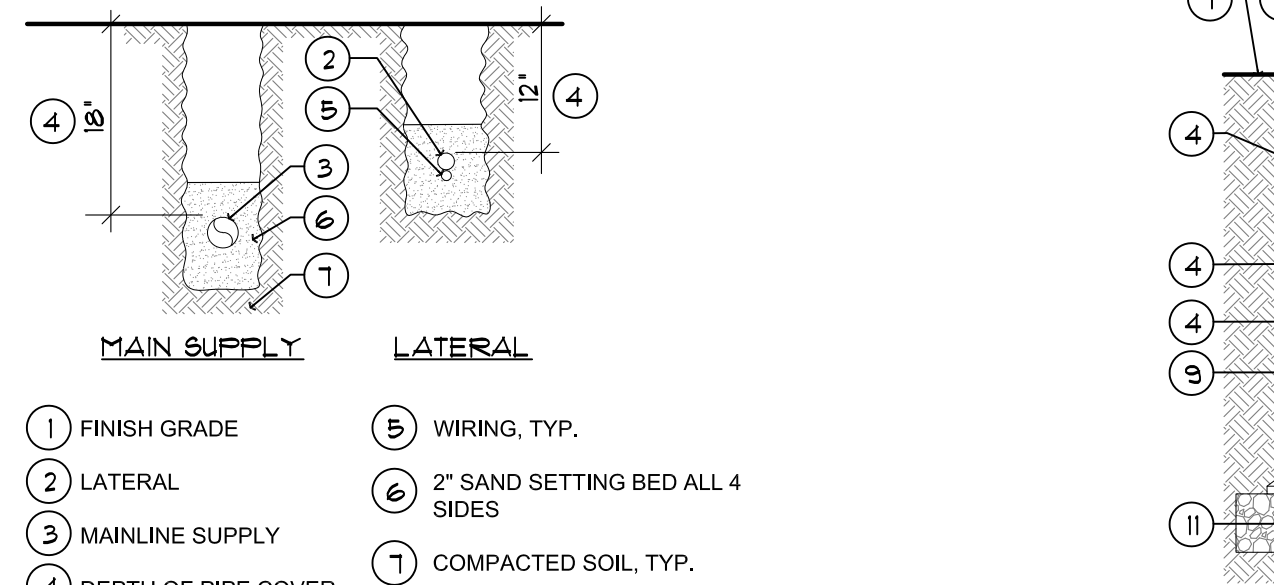
3 ANTI-SIPHON VALVE MANIFOLD

SCALE: NTS



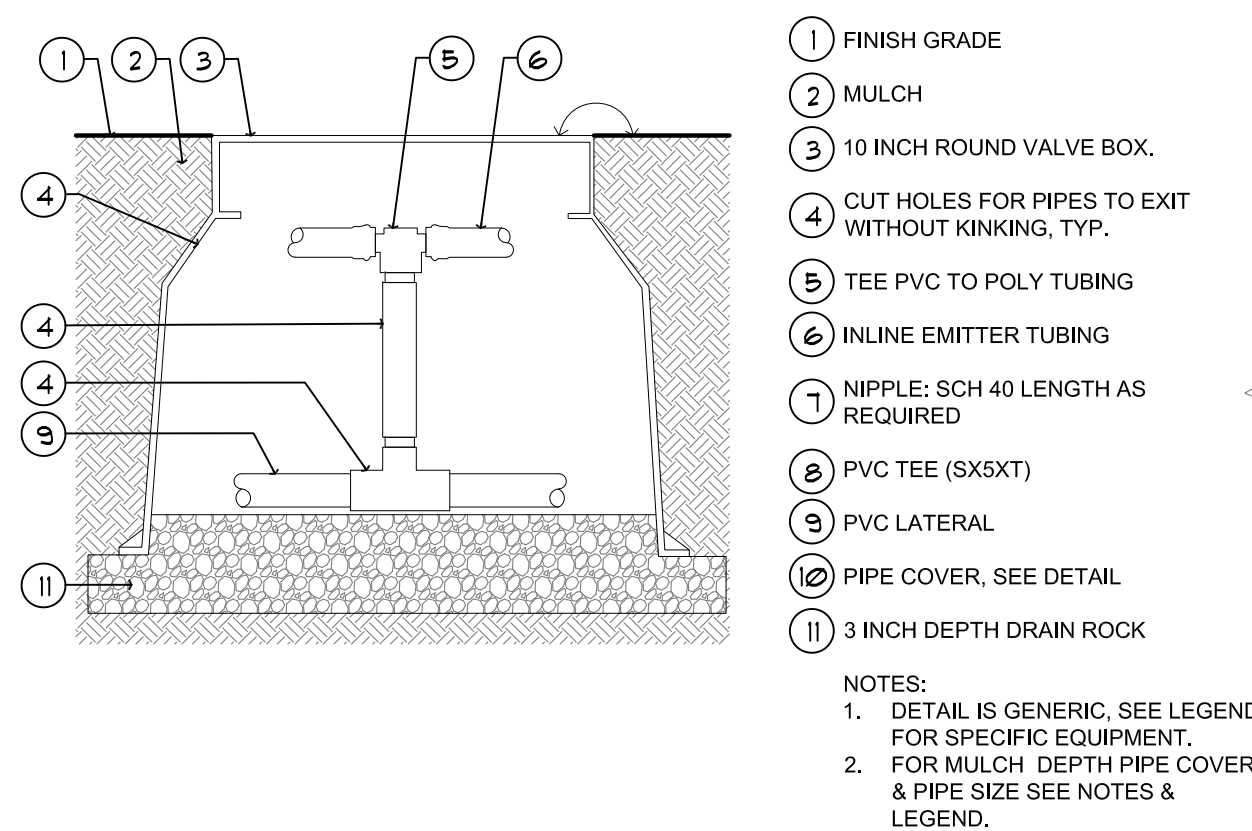
4 IRRIGATION SLEEVING

SCALE: NTS



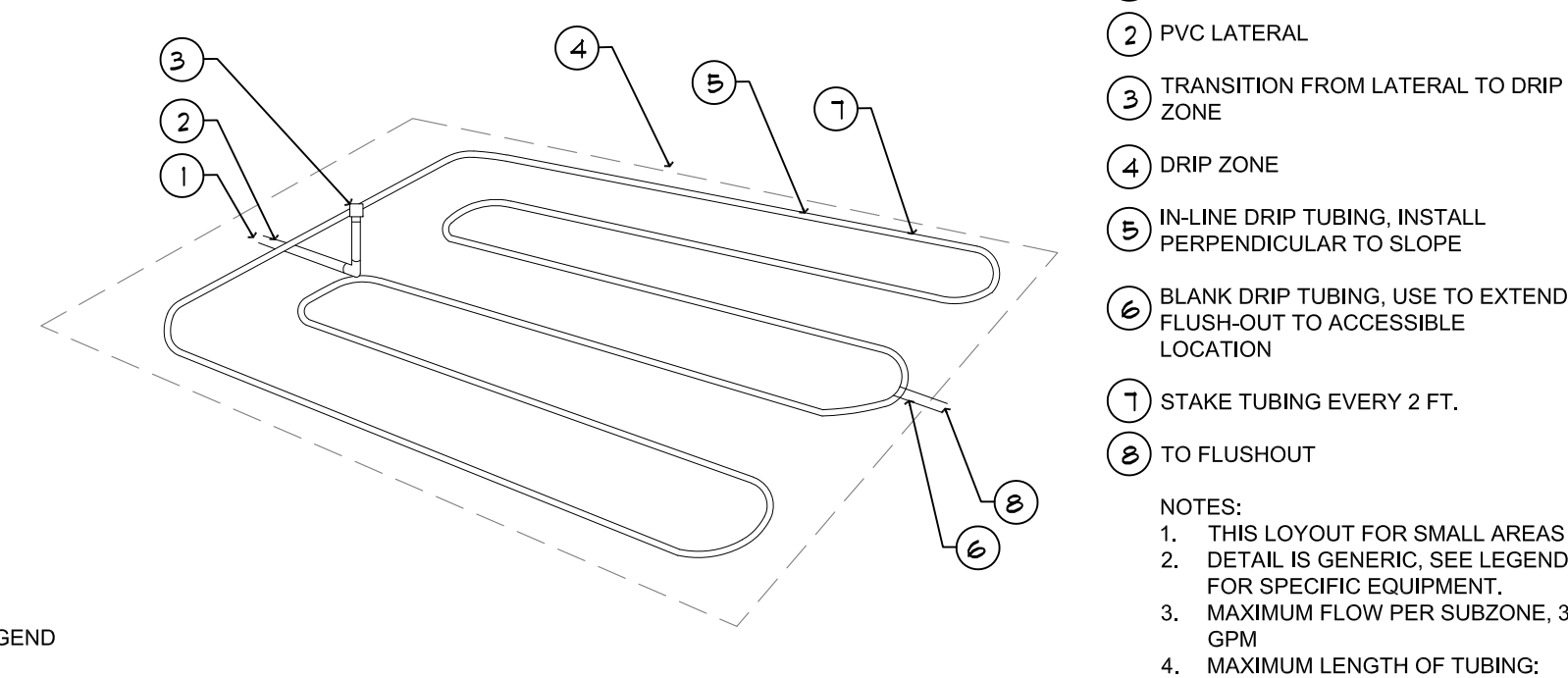
5 TRENCH-ING & PIPE COVER

SCALE: NTS



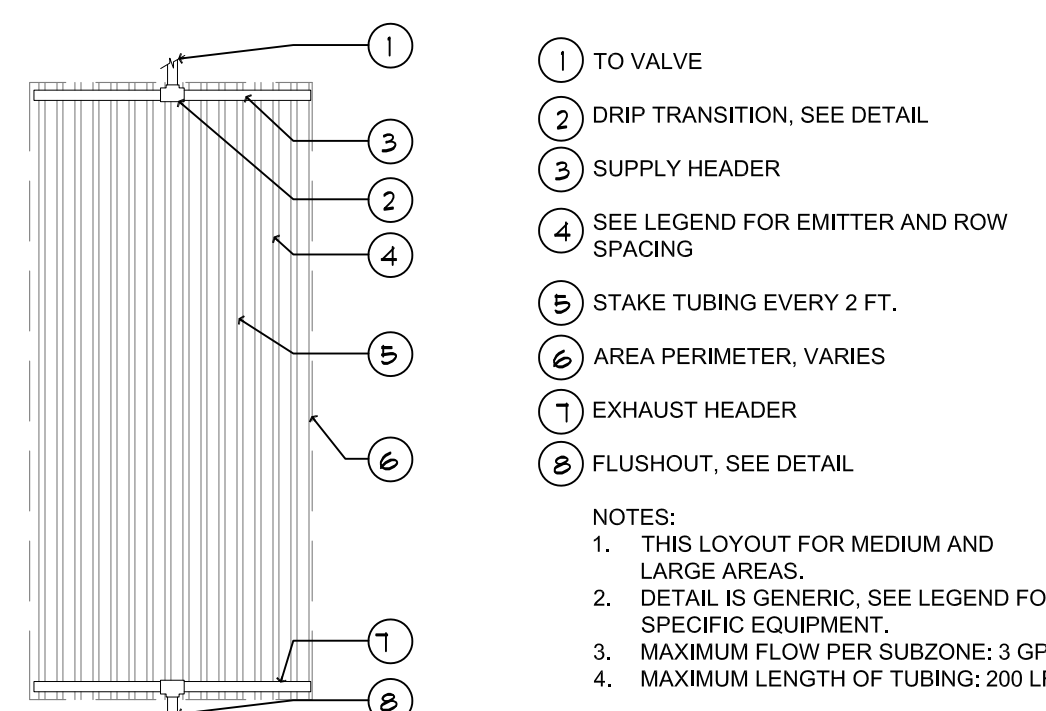
6 DRIP TRANSITION

SCALE: NTS



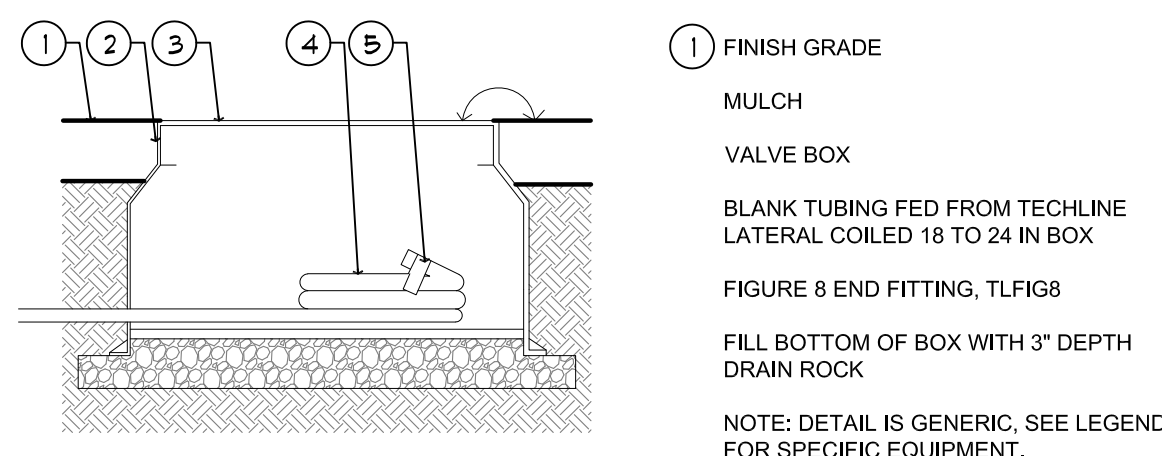
7 DRIP ZONE LAYOUT - LITE

SCALE: NTS



8 DRIP LAYOUT MULTI-LINE

SCALE: NTS



9 DRIP FLUSH VALVE

SCALE: NTS

IRRIGATION NOTES

- INSTALLATION TO BE BY CONTRACTOR WITH A VALID CURRENT CALIFORNIA C-27 LICENSE OR BY HOMEOWNER WITH RELEVANT KNOWLEDGE, SKILLS & EXPERIENCE.
- THE IRRIGATION PLAN IS DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE COMPLETED. IRRIGATION EQUIPMENT OR PIPING MAY BE SHOWN IN PAVED AREAS FOR GRAPHIC CLARITY. OBTAIN APPROVAL OF LAYOUT FROM OWNER'S REPRESENTATIVE PRIOR TO FINAL INSTALLATION.
- VERIFY LOCATION OF SUBSURFACE UTILITIES, PIPES AND STRUCTURES. NOTIFY THE OWNER'S REPRESENTATIVE SHOULD UTILITIES OR OTHER WORK NOT SHOWN ON THE PLANS BE FOUND DURING EXCAVATIONS.
- CAREFULLY INSTIGATE EXISTING FIELD CONDITIONS AND NOTIFY OWNER'S REPRESENTATIVE OF ANY POTENTIAL CONFLICT WITH DESIGN.
- CONFIRM ADEQUATE GPM AT POINT OF CONNECTION PRIOR TO START OF WORK.
- CONFIRM MINIMUM STATIC PRESSURE AT THE POINT OF CONNECTION PRIOR TO START OF WORK.
- NOTIFY OWNER'S REPRESENTATIVE IF STATIC PRESSURE IS LOWER THAN REQUIRED. IF STATIC PRESSURE IS HIGHER THAN 75 PSI, INSTALL A WILKINS #600 PRESSURE REGULATOR DOWNSTREAM OF BACKFLOW PREVENTER, ADJUST OUTLET PRESSURE TO 65 PSI.
- MAKE IRRIGATION POINT OF CONNECTION AS INDICATED ON PLAN AND COORDINATE WITH OTHER WORK AS REQUIRED. EXACT LOCATION OF TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- INSTALL IRRIGATION CONTROLLER IN LOCATION APPROVED BY OWNER'S REPRESENTATIVE. ENSURE 120 VOLT A.C. ELECTRICAL SUPPLY IS PROVIDED FOR IN IMMEDIATE VICINITY. INSTALL AS DETAILED AND PER MANUFACTURER'S INSTRUCTIONS. GROUND CONTROLLER AND CONFORM TO LOCAL CODES.
- MOUNT WEATHER SENSOR ON EXTERIOR WALL OR GUTTER WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- BACKFLOW PREVENTION IS REQUIRED. IF NOT PROVIDED BY ANTI-SIPHON VALVE THEN CODE APPROVED BACKFLOW PREVENTION DEVICE MUST BE INSTALLED.
- INSTALL ISOLATION VALVE AT POC UPSTREAM OF BACKFLOW PREVENTION (ANTI-SIPHON VALVES).
- ENSURE THAT ALL COMPONENTS ARE CONNECTED AND OPERATIONAL.
- PROVIDE PVC SCH 40 SLEEVES FOR ALL PIPING AND WIRE UNDER PAVING. COORDINATE WITH CONCRETE CONTRACTOR INSTALL SLEEVES PRIOR TO POURING CONCRETE. EXTEND SLEEVES 6 INCHES BEYOND EDGE OF PAVING. ENSURE THAT SLEEVES ARE SIZED ADEQUATELY TO CONTAIN PIPES BEING SLEEVED.
- PIPE COVER. SEE DETAIL
- PIPE SIZE: 0-6 GPM: 3/4" PIPE; 7-12 GPM: 1" PIPE;
- INSTALL ALL PLASTIC PIPING IN TRENCHES IN A SERPENTINE MANNER.
- PROVIDE VALVE BOXES FOR: ISOLATION VALVE, DRIP TRANSITION AND FLUSHOUT VALVE.
- VALVE BOXES; SET PARALLEL TO EACH OTHER AND PERPENDICULAR TO ADJACENT EDGE. SET WITH SUFFICIENT CLEARANCE ABOVE GRADE SO THAT FINAL MULCH GRADE IS FLUSH WITH EDGES OF BOXES. PROVIDE BOLT DOWN LIDS FOR EACH BOX.
- INSTALL ALL WIRING IN ACCORDANCE WITH ALL APPLICABLE CODES.
- USE COPPER WIRE WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND. USE WHITE INSULATING JACKET FOR COMMON GROUND WIRE. USE INSULATING JACKET OF COLOR OTHER THAN WHITE FOR CONTROL WIRE. TAPE AND BUNDLE WIRING AT 10 FOOT INTERVALS.
- CHECK VALVES: INSTALL CHECK VALVES ON LATERAL LINES AS REQUIRED TO PREVENT LOW HEAD DRAINAGE. ENSURE THAT IN-LINE DRIP TUBING HAS CHECK VALVES EMBEDDED INTO EMITTERS.
- ENSURE THAT ALL EQUIPMENT IS SIZED CORRECTLY BASED ON EXISTING SITE CONDITIONS AND HYDRAULICS.
- VERIFY SOIL TYPE AND USE APPROPRIATE EMITTER SIZE AND SPACING.
- INSTALL DRIP TUBING AS SHOWN IN DETAIL AND PER MANUFACTURER'S SPECIFICATIONS.
- DO NOT USE SMALL DIAMETER DISTRIBUTION TUBING.
- DO NOT INSTALL POST MANUFACTURED BUTTON EMITTERS INTO IN-LINE TUBING.
- REVIEW DRIP LAYOUT WITH OWNER'S REPRESENTATIVE PRIOR TO COVERING WITH MULCH
- STAKE DRIP TUBING IN PLACE @ 2 FT O.C. MAX
- MAINTAIN A 3" MIN. DEPTH OF MULCH COVER OVER DRIP TUBING.
- MAXIMUM LENGTH OF DRIP TUBING IS 200' IN ANY DIRECTION FROM WATER SOURCE.
- OPEN LINE ENDS AND FLUSH THOROUGHLY BEFORE INSTALLATION OF END FLUSH CAPS.
- FLUSH MAINLINES AFTER INSTALLING RISERS AND PRIOR TO INSTALLING OR RECONNECTING TO VALVES.
- FLUSH LATERALS AFTER INSTALLING RISERS AND PRIOR TO INSTALLING TUBING.
- PRESSURE TEST PRIOR TO BACKFILLING, PROVIDE RESULTS TO OWNER'S REPRESENTATIVE .
- FILL ALL EXCAVATIONS WITH COMPACTED BACKFILL, IN TWO MECHANICALLY COMPACTED LIFTS. REPAIR ALL SETTLED TRENCHES.
- PERFORM COVERAGE TEXT. ADJUST SYSTEM AS NEEDED TO PROVIDE FULL COVERAGE AND TO AVOID RUNOFF.
- AFTER COMPLETION PROVIDE AS-BUILT PLANS.
- PROVIDE CONTROLLER SCHEDULE.
- SCHEDULE THE TREE ZONE TO RUN AT A LOW FREQUENCY AND LONG DURATION TO PROVIDE DEEP WATERING FOR THE TREES. ADJUST SCHEDULE PER WEATHER AND SEASON.
- SCHEDULE THE SHRUB ZONES TO RUN AT A HIGH FREQUENCY AND SHORT DURATION TO ESTABLISH THE NEW SHRUBS. ADJUST THE SCHEDULE AS THE SHRUBS BECOME ESTABLISHED AND PER WEATHER AND SEASON.
- THE DESIGN INTENT IS TO PROVIDE THE MINIMUM AMOUNT OF WATER TO SUSTAIN HEALTHY PLANT GROWTH AND TO AVOID RUN-OFF, LOW HEAD DRAINAGE AND OVERSPRAY.
- ENSURE THAT CONTROLLER SCHEDULE IS ADJUSTED SEASONALLY AT A MINIMUM
- RUN SYSTEM TO CHECK FOR LEAKS AND REPAIR THEM SEASONALLY AT A MINIMUM.

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Owner
Minhas Builders
3793 Vernazza Ct.
Oakwood Shores
CA 95337

THE ADDRESS TOWNHOMES
455 North Walnut Avenue, Manteca, CA 95336
APN: 217-059-003

Overship of Document: This Document and the ideas incorporated herein, as an instrument of professional service are the property of Wilkins Studio Architects and are not to be used in whole or in part for any other project without the written authorization of Wilkins Studio Architects and Karen Wilkins, Architect

No.	Description	Date
	Submitted	04/28/2022

Irrigation Details & Notes

L3-0
Scale: As Noted
Sheet size: Arch D



**City of Manteca
Development Services Department**

**Conditions of Approval
The Address Townhomes
Site Plan Review SPA-21-160
October 20, 2022**

Project Name: The Address Townhomes
Project File: Site Plan Review SPA-21-160
Applicant: Minhas Builders
3793 Vernazza Ct.
Manteca, CA 95337
Project Location: 455 North Walnut Ave.
Manteca, CA 95337
(APN: 217-059-003)

This list of conditions is not intended to be a comprehensive list of City regulations. All conditions are referenced to the plans dated April 28, 2022 which are on file with the City of Manteca, Development Services Department.

Development Services Department: Planning

- 1) **Approval.** This Site Plan Review and Planned Development is approved subject to these specific conditions. Any variation from the approved plans, proposals, supporting documents or presentations is subject to review and approval prior to implementation.
- 2) **Conformance to Plans.** This approval is dependent upon and limited to the proposals and plans contained, supporting documents submitted, and presentations made to staff, the Planning Commission, and/or City Council as affirmed to by the applicant and presented on the plans dated April 28, 2022. Any variation from these plans, proposals, supporting documents or presentations is subject to review and approval prior to implementation.
- 3) **Expiration.** The Site Plan Review and Planned Development shall expire two years from this date on **October 20, 2024**, unless altered and/or extended per State law. Prior to expiration, the owner/developer may apply for an extension, to

be approved by the Development Services Director, not to exceed a total of one (1) year from the original date of expiration.

- 4) **Owner Obligation.** All conditions of approval shall be satisfied by the owner/developer. If at any time, any of the Conditions of Approval are found to be in non-compliance, City enforcement action may be implemented pursuant to Manteca Municipal Code, Article 1, Chapter 1.10. All costs associated with compliance with the conditions shall be at the owner/developer's expense.
- 5) **Fees.** The developer shall pay all applicable processing fees, permit fees, City development fees, fire fees, school fees, drainage fees, habitat conservation fees and other public entity fees in effect at the time of the issuance of the applicable permit.
- 6) **CFD.** CFD or other approved funding source shall be formed, at the developer's expense, to provide for the maintenance of any park/basin, streetlights, open spaces and all streetscape/median landscape improvements and the negative fiscal impacts associated with the provision of police protection, fire suppression and road maintenance services for new development. Said CFD, or other funding sources, shall be in place prior to the issuance of the first building permit as further defined in the City of Manteca Parkland Construction Policy. Developer shall be responsible for maintenance of improvements until sufficient funding through the collection of full special tax revenue is available/collected for City to maintain. This may be accomplished through a maintenance agreement, direct payment to City or other means.
- 7) **Utility Companies.** The applicant is responsible for contacting all appropriate utility companies to obtain agreements for extension and/or relocation of services necessary for the proposed development.
- 8) **Signs.** No business identification signs or any advertising signs shall be installed or displayed without the review and approval of the Development Services Department, and all proposed advertising signs shall comply with Section 20.14.20 of the Zoning Ordinance.
- 9) **Vested Rights.** This approval does not vest applicant's rights regarding future development. All ordinances, resolutions, rules, regulations and official policies governing design, improvement and construction standards and specifications applicable to the project and public improvements to be constructed by the Developer shall be those in force and effect at the time the applicable plan or permit approval is granted.
- 10) **Responsible Agencies.** The Developer is responsible for contacting all responsible and commenting agencies and ensuring compliance with any applicable fees and/or rules. This project is subject to the requirements of other agencies including but not limited to San Joaquin County Multi-Species Habitat Conservation & Open Space Plan, San Joaquin Valley Air Pollution Control District, and PG&E.
- 11) **Subsequent Development.** All activities undertaken in accordance with this approval shall comply with the City's General Plan and Municipal Code. In cases of

conflict between the City's Municipal Code or map-specific conditions of approval, the governing priority shall be, to the extent legally permitted, as follows: 1) Municipal Code regulations, 2) project-specific conditions, and 3) standard conditions. The applicant shall comply with all regulations and code requirements of the Development Services Director, City Engineer, and Building Official, the Fire Chief, the Police Chief, and any other agencies requiring review of the project. If required, these agencies shall be supplied copies of the final maps, site plans, public improvement plans, grading plans, and building plans.

- 12) **Building Plans.** The project developer shall write all conditions of approval for this project on all building permit plan check sets submitted for review and approval. These conditions of approval shall be on, at all times, all grading and construction plans kept on the project site. It is the responsibility of the building developer to ensure that the project contractor is aware of, and abides by, all conditions of approval. Prior approval from the Planning Manager must be received before any changes are constituted in site design, grading, building design, building colors or materials, etc.
- 13) **Failure to Comply.** Should the project be found, at any time, not to comply with any of the Conditions of Approval, or should the applicant construct or operate this development in any way other than as specified in the Application or Supporting documents or presentations to staff, the Planning Commission, or City Council, as modified by the Conditions of this Approval, then the terms of this Approval shall be considered to be violated.
- 14) **Indemnification.** The applicant shall indemnify and hold harmless the City, its council members and commissioners, officers, agents, employees, and representatives from liability for any award, damages, costs and fees, including without limitation attorneys' fees, incurred by the City and/or awarded to any plaintiff in any action related to or arising out of the City's approval of this project or subdivision Map or any environmental or other documentation related to this project or subdivision Map. The applicant further agrees to provide a defense for the City in any such action.
- 15) **Limits of Approval.** Approval of this application does not constitute approval of any other entitlement or any other necessary permit, license, or approval.
- 16) **Compliance with Local and State Laws.** The subject use shall be conducted in full compliance with all local and state laws. No part of this approval shall be construed to permit a violation of any part of the Manteca Municipal Code. This Site Plan and design Review shall be subject to revocation if the subject use is conducted in such a manner as to cause a nuisance.
- 17) **Changes in Law.** This approval shall not preclude the application to development of the property of changes in City laws, regulations, plans or policies, the term of which are specifically mandated and required by changes in State or Federal laws or regulations.
- 18) **Other entitlements.** Approval of this application does not constitute approval of any other entitlement or any other necessary permit, license, or approval.

- 19) **Performance Standards.** Developer shall ensure ongoing compliance with City of Manteca Performance Standards, pursuant to Manteca Municipal Code Chapter 17.58.
- 20) **Parking, Loading Areas, On-Site Circulation.** All on-site parking, loading areas, and on-site circulation shall conform to the approved plans dated May 18, 2022.
- 21) **Landscaping.** On-site landscaping shall conform to the approved plans dated April 28, 2022, and conform to the Manteca Municipal Code. Required planting areas shall be permanently maintained by water, clearing debris and litter, weeding, pruning, insect control, and replacement of plant materials and irrigation equipment as needed to preserve the health and appearance of plant materials. All landscaping shall be maintained in such a manner as to not restrict designated pedestrian access. All trees, shrubs, and plants which, due to accident, damage, disease, or other cause, fail to show a healthy growth shall be replaced, in kind, pursuant to the approved landscape plans within 30 days from the identified damage date.
- 22) **Storage, Screening, and Fencing.** All storage, screening, and fencing shall conform to the approved plans dated April 28, 2022, and conform to the Manteca Municipal Code.
- 23) **Roof-mounted Equipment.** Applicant/developer shall ensure all roof-mounted equipment shall remain screened from public street view.
- 24) **Lighting.** All on-site lighting for parking areas, pedestrian areas, and vehicular or pedestrian paths of travel shall be LED lighting. Any new lighting is required to submit a photometric plan for review showing it complies with section 17.50.060.D. of the Manteca Municipal Code.
- 25) **Site maintenance.** The site shall be permanently maintained in a neat and clean manner free of weeds, trash, and debris.
- 26) **CPTED.** Landscaping and lighting shall be maintained to compliance with Crime Prevention through Environmental Design (CPTED) guidelines. Shrubs shall be limited to two feet in height, and mature trees shall be limbed up to six feet above the ground. Dead or dying plants shall be replaced with materials of equal size and similar variety.

Development Services Department: Building Safety Division

- 1) At least one accessible route within the boundary of the site shall be provided from public transportation stops, accessible parking and accessible passenger loading and unloading zones, and public streets or sidewalks to the accessible building entrance they serve. Where more than one route of travel is provided, all routes shall be accessible. CBC Section 1110A.1.1.
- 2) At least one accessible route shall connect accessible buildings, facilities, elements and spaces that are on the same site, including the shade structures (Park Awnings) and trash enclosure. CBC Section 1110A.1.2.

- 3) At least 10 percent but not less than one of the multi-story dwellings in apartment buildings with 3 or more dwelling units and/or condominiums with 4 or more dwelling units shall comply with CBC Section 1102A.3.
- 4) The separation of buildings shall all comply with California Building Code Section 705, Section 706 and the requirements of Chapter 7 regarding separation, openings, projections, roof coverings, etc. (CBC 705 and 706).
- 5) Separate building permits shall be required for each structure (Apartment buildings, Carports, Shade Structures (Park Awnings), Monument Sign signs, etc. per CBC Admin 104.
- 6) The Developer shall submit a certification prepared by a licensed land surveyor or registered civil engineer to the Chief Building Official, certifying that the building location (setbacks) are pursuant to the approved plans prior to receiving a foundation inspection.
- 7) Developer shall provide parking for EVCS in accordance with California Green Building Standards Code 4.106.4.2.
 - a) Ten (10) percent of the total number of parking spaces on a building site shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.
 - b) The EV space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.
 - c) One in every 25 EV spaces, but not less than one, shall also have an 8-foot wide minimum aisle. A 5-foot wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet.
- 8) The project shall comply with the more restrictive of the outdoor potable water reduction requirements of the California Green Building Standards Code 4.304 and the Manteca Water Efficient Landscape Ordinance. Please note this on the plans.
- 9) At time of building permit, submittal the developer shall incorporate all Conditions of Approvals from all departments and imprint into the submittal set of construction documents/plans.

City of Manteca Engineering Department

General

- 1) All improvements shall comply with the City of Manteca Standard Plans and Specifications. Improvement plans shall be submitted to the City Engineer for approval. An encroachment permit is required for all work within the public right-of-way.
- 2) Developer shall dedicate ten-foot (10') wide public utility easements on all street frontages for underground facilities and appurtenances.

- 3) Developer shall indicate on the improvement plans topographical information which shall include one-foot (1') contour intervals and benchmark data based on City datum.
- 4) During all construction phases, Developer shall comply with City Laws regarding dust control. Developer shall also comply with San Joaquin Valley Unified Air Pollution Control District Regulation VIII (Fugitive Dust Prohibitions) in an effort to reduce the amount of fine particulate matter (PM10) entrained into the ambient air from man-made sources.
- 5) Prior to the start of construction, all survey monuments that have the possibility of being damaged, destroyed or covered over during the course of construction for this project, shall be located and referenced by a licensed land surveyor and a corner record or record of survey shall be filed with the county surveyor. Survey monuments which are damaged, destroyed or covered over during the course of construction must be re-set at the original location with a new monument and monument box and another corner record or record of survey shall be filed with the county surveyor. All work in this condition shall be done by a licensed land surveyor.
- 6) Prior to or with the Building Permit plan set the following shall be submitted. Review and approval of these items by the Engineering Department must occur prior to or with the issuance of the first building permit associated with this project.
 - a) On-site grading and drainage plan,
 - b) On-site utility (sanitary sewer, water and storm drain) plan,
 - c) Off-site improvement plan,
 - d) Erosion control plans,
 - e) Stormwater Pollution Prevention Plan (SWPPP),
 - f) Documentation, as required in the Post-Construction Stormwater Standards Manual, showing compliance with WQO NPDES 2013-0001-DWQ,
 - g) Joint Trench Intent plans, and
 - h) Dedication of required rights-of-way and easements to the City.
 - i) The plans specified in (a), (b) and (c) above shall be prepared by a Registered Civil Engineer.
 - j) The items in (d), (e) and (f) above shall be prepared by a Qualified SWPPP Developer (QSD).
- 7) Joint trench utility installation shall be in accordance with Manteca Municipal Code Chapter 13.34 and City Standards.
- 8) All address numbers shall be plainly visible from the street fronting the property. Said numbers/letters shall contrast with background.
- 9) Developer shall install a benchmark on the North American Vertical Datum of 1988 vertical control system with this project. Final location shall be approved by the City Engineer and shown on the Improvement Plans. Developer shall obtain a

benchmark from the City of Manteca and it shall be punched with the elevation, datum reference and benchmark number, which will be assigned by the City. A corner record shall be filed with the San Joaquin County Surveyor's Office and shall include the language that the benchmark is being added to the City of Manteca Vertical Control Network.

- 10) This project is a beneficiary of the Walnut Place Storm Drain Area of Benefit. Developer shall pay the required assessment, per the approved Area of Benefit report. This must be paid prior to issuance of the building permit.
- 11) The Engineering elements for this project shall be reviewed and finalized during the Building Permit review process. Designs/layouts presented with the proposed Site Plan are preliminary to support its approval and are not being approved with this action.

Site

- 12) On-site parking area pavement surface drainage slope shall be as follows: Minimum cross-slope on asphalt concrete is 2% or concrete is 1% with a maximum of 5%. Concrete valley or curb gutters shall have a minimum slope of 0.25%. The pavement slope in ADA areas shall be in accordance with the California Building Code, Chapter 11B.
- 13) Provide City Standard Refuse/Recycling Enclosures on-site at the locations shown on the site plan. Sizing shall be in accordance with City Standards.
- 14) The refuse enclosure shall be graded so there is no storm drain or other flow run-on or run-off from the enclosure area. The enclosure area shall have a connection to the sanitary sewer system or a connection to the storm system, in compliance with the City's Post-Construction Manual.
- 15) On-site curbing shall conform to City of Manteca Standard ST-35, "Parking Area Curbs".
- 16) Curbing along the sides of lots, where there are no driveways, shall be painted red to restrict parking. Signage along these portions of the project may also be installed instead of the red paint.
- 17) Developer shall ensure no buildings are constructed across property lines.
- 18) Developer shall enter into an agreement with the City which stipulates the ownership and maintenance responsibility of the development's infrastructure, as follows. Division of maintenance for the development's infrastructure shall be noted in the notes section of the Final Map.
 - a) The roadway system within the development is private. The development shall be responsible for the maintenance of the roadway network, including street, sidewalk, curbs, gutters and electroliers within the development. Where the City has to open the roadway system to access the water system, the development shall be responsible for repair of the roadway system.
 - b) The City shall be granted ownership of and is responsible for maintenance of the water system up to the meters.

- c) The sanitary sewer system and the storm drain system will be maintained by the City only within the City's right-of-way. The system is the developments responsibility beginning where the systems leave the City right-of-way and enter the private streets.
- 19) Landscape planting at driveway entrances/exits shall be maintained to a maximum height of three and one-half feet (3.5').
- 20) Developer shall sign and stripe both sides of the drive aisle as No Parking.
- 21) Developer shall complete a lot line adjustment to merge the properties covered by this site plan application. The lot line adjustment shall record prior to the issuance of the building permit for the site work.
- 22) Egress points from this project to public right-of-way shall be stop controlled. Developer shall install signage and striping at egress points on the project's property to meet this condition.

Streets

- 23) No driveway shall be closer than twenty-feet (20') to a curb return. Driveway locations shall be shown on Improvement Plan submittals. Vertical curb shall be installed for 20' past the curb return and the vertical curb shall be painted red and marked as No Parking.
- 24) Existing driveways which are not to be used by this project shall be removed and replaced with sidewalk, vertical curb and gutter.
- 25) Street improvements and City easement dedications shall be completed as a condition of the first final inspection of a building permit for this development. This shall be noted on the cover of the building permit submittal.
- 26) Developer shall remove and replace the sidewalk, curb, gutter and accessible ramps, if any, along the frontage of this project.
- 27) Developer shall install a barricade in accordance with City Standard ST-20 at all streets stubbed to undeveloped land.
- 28) Developer shall contact the local post office for direction regarding placement of mail receptacles or any other type of mail delivery proposed.
- 29) Developer shall relocate existing mailboxes, per the direction of the City Engineer and the United States Postal Service. Mailboxes shall be constructed in conformance with the standards of the United States Postal Service.
- 30) Developer shall ensure the structural sections of the existing roadways which are adjacent to this project are in accordance with the traffic indices in these conditions. The developer may remove and replace the existing pavement with a new structural section, in accordance with the specified traffic index or the Developer may core the existing pavement and submit the results to the City Engineer for approval to leave the existing structural section in place. The surface of the roadway where the existing pavement structural section is approved to remain shall be removed and replaced with an overlay, which is done at the same time as the adjacent new pavement.

- 31) Developer shall install sidewalk, curb, gutter, driveways and street pave-out along Walnut Avenue frontage of 435 N Walnut Avenue and the Alameda frontage of 439 N Walnut, will be required with this project. Installation of these improvements shall include the undergrounding of utility facilities on 435 N Walnut Avenue. The cost of these improvements can be put into an Area of Benefit to provide reimbursement to the Developer.
- 32) Street lights along the project's frontage shall maintain an average foot candle coverage of 0.40, with a minimum allowable foot candle at any location of 0.07 within the public right-of-way. Electrolier photometric plan, showing the foot candle coverage, shall be submitted with the Improvement Plans showing this requirement is met with the existing street lights. If not, the project shall install street lights or modify the existing street lights so this requirement is met.
- 33) The electrolier locations shall be finalized during the Improvement Plan review process. Electroliers shall maintain an average foot candle coverage of 0.40 throughout the project, with a minimum allowable foot candle at any location of 0.07. Electrolier photometric plan, showing the foot candle coverage, shall be submitted with the Improvement Plans.
- 34) If Developer installs electrolier poles other than the City's standard cobra head fixture on a galvanized pole, the Developer shall supply the City with one extra complete light fixture and pole, per phase/unit of the project. If applicable, this will be a condition of final acceptance of the subdivision.
- 35) The thickness of all sidewalks installed with the project shall be six inches (6").
- 36) The existing curb and gutter along the street frontages of this project will be inspected prior to the final inspection of the site work building permit, once construction traffic is limited to project's proposed driveway. The Developer shall remove and replace damaged or dilapidated sections of the curb and gutter, as instructed by the City.
- 37) Driveway(s) and accessibility ramps installed with this project shall be in compliance with the latest revision of the California Building Code, Chapter 11B.

Water

- 38) Improvements shall be constructed in conformance with the latest version of the City Water Master Plan.
- 39) The update of the City's Water Master Plan, Reclaimed Water Master Plan and Groundwater Sustainability Plan, including the evaluation of a Direct/Indirect Potable Reuse Facility are currently underway. This project will be required to participate in expansion of the infrastructure or facilities identified in the updated Master Plans and any correlating funding programs.
- 40) Water mains installed in stubbed streets shall extend to the property line and shall have a blowoff per City Std. Plan No. W-7.
- 41) A minimum ten foot (10') separation, from outside of pipe to outside of pipe, shall be maintained between water mains and parallel sanitary sewer, storm drain, and irrigation lines.

- 42) Existing wells within the boundary of the proposed development which are not approved for use by the City, shall be abandoned in accordance with San Joaquin County Public Health Services requirements.
- 43) Existing wells within the boundary of the proposed development which are not approved for use by the City, shall be abandoned in accordance with San Joaquin County Public Health Services requirements. Use of existing irrigation wells as landscape irrigation wells will be evaluated on a case-by-case basis and shall be approved by the Public Works Director. If conversion of the existing on-site irrigation wells are approved for use as landscape irrigation wells, or for use as construction water, the proposed improvements shall be in strict accordance with City of Manteca plans, standards and specifications and in accordance with the requirements of the San Joaquin County Health Department.
- 44) Fire hydrant locations shall be as approved by the Fire Department and finalized during the Improvement Plan Building Permit review process. Developer shall provide and install fire hydrant "blue dot" reflective markers prior to issuance of the first building permit.
- 45) The eight inch (8") onsite water line will be maintained by the City of Manteca. Developer shall dedicate this waterline to the City and shall dedicate a waterline access and maintenance easement, over the site to the City of Manteca.
- 46) Developer shall install double check detector check valves (DCDCV) where the fire service line tees off of the onsite public water main. The DCDCV shall be maintained by the property owner.
- 47) Water meters for each building shall be placed at the front of each building directly adjacent to the access easements dedicated to the City.
- 48) Developer shall install double check detector check valves (DCDCV) where the fire hydrant/fire service line enters the site from the public water system. The DCDCV shall be installed on private property immediately adjacent to the City right-of-way or a dedicated City access easement and shall be maintained by the property owner.
- 49) Developer shall install a backflow prevention device immediately downstream of the water meters. The backflow prevention device shall be maintained by the Property Owner.
- 50) Landscape irrigation water shall be supplied by the private water well.
- 51) The onsite water system will be maintained by the City of Manteca. Developer shall dedicate this waterline to the City and shall dedicate a waterline access and maintenance easement, over the site to the City of Manteca.
- 52) Developer shall install a backflow prevention device immediately downstream of the water meters. The backflow prevention device shall be maintained by the Property Owner.

Storm Drainage

- 53) Improvements shall be constructed in conformance with the latest edition of the Storm Drain Master Plan, the City's Post-Construction Manual and City Standards.
- 54) A preliminary storm drainage plan shall be submitted to the City Engineer for approval concurrently with the first improvement plan submittal. The plan shall be accompanied by calculations for peak flows, total runoff, pipe sizes, detention basin volume and evidence of groundwater depth.
- 55) This project shall submit calculations, per Chapter 3, Section 3.1 of the City's Storm Drain Master Plan, showing attenuation of the storm drain flows for this project is not required.
- 56) All drain inlets shall be marked "No Dumping - Drains to River". Drain markers shall be purchased from the City of Manteca at cost plus 15% administrative charge, and installed by the Developer prior to acceptance of the improvements.
- 57) Developer shall construct the storm drain attenuation system in accordance with the current Storm Drain Master Plan.
- 58) Developer shall incorporate appropriate site design measure(s) and submit the results of the Post-Construction Runoff Standards Manual. The City of Manteca approval of the proposed measures is precedent to issuance of any building, grading or construction permits.
- 59) Developer shall develop and submit a Project Stormwater Plan that identifies the methods to be employed to reduce or eliminate stormwater pollutant discharges through the construction, operation and maintenance of source control measures, low impact development design, site design measures, stormwater treatment control measures, and hydromodification control measures. Design and sizing requirements shall comply with the 2015 Post – Construction Stormwater Standards Manual. City of Manteca approval of the Project Stormwater Plan is precedent to issuance of any building, grading, or construction permits. Two paper copies and an electronic copy of the Project Stormwater Plan shall be provided to the City of Manteca
- 60) Developer shall develop a hydromodification management plan to ensure the post-project stormwater runoff flow rate shall not exceed estimated pre-project flow rate for the 2-year, 24-hour storm. The hydromodification management plan shall be incorporated into the Project Stormwater Plan.
- 61) Developer shall develop and submit an Operations and Maintenance Plan that identifies the operations, maintenance, and inspection requirements of all stormwater treatment and baseline hydromodification control measures identified in the approved Project Stormwater Plan. City of Manteca approval of the preliminary Operations and Maintenance Plan is precedent to issuance of any building, grading, or construction permits. Two paper copies and an electronic copy of the Maintenance Plan shall be provided to the City of Manteca.
- 62) City of Manteca approval of the final Operations and Maintenance Plan and recordation of the Maintenance Access Agreement is precedent to first building

final inspection for this project. Two paper copies and an electronic copy of the final Operations and Maintenance Plan shall be provided to the City of Manteca.

- 63) Post-Construction Management Practices shall conform to the City's adopted Multi-Agency Post Construction Stormwater Standards Manual.
- 64) Where conflict between standards arises, the standard most-protective to water quality, to public health and safety, and against flooding shall be utilized.
- 65) Prior to any land disturbing construction activities occurring on a project, Developer shall meet the requirements of NPDES. For sites exceeding 1 acre of disturbance area that are deemed non-exempt, contractor shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) and apply for a permit under the California General Construction NPDES permit. SWPPP shall be prepared and signed by a Qualified SWPPP Developer (QSD) certified by the State Water Resources Control Board. All modifications to SWPPP shall be implemented by a QSD in responsible charge for the project. The SWPPP shall be implemented under the supervision of a Qualified SWPPP Practitioner (QSP). For permit information, contact the State Water Resources Control Board (SWRCB) at:

State Water Resources Control Board
PO Box 1977, Sacramento, CA 95812-1977
Attn: Storm Water Permitting Section
Telephone: (916) 341-5537

To log in to the SWRCB Storm Water Multiple Application and Report Tracking System (SMARTS) to enter site information and apply for permit, please contact the City of Manteca Engineering Department to establish a project and authorize data entry access.

All other sites shall conform to the City of Manteca Standards, the California Green Building Standards, and Section E.10 of the NPDES permit 2013-0001-DWQ. All construction involving land disturbing activities shall submit for approval an Erosion Control and Sedimentation Plan (ESCP) prepared and signed by a QSD. All ESCP treatment measures and BMPs must be maintained at all times until construction is completed and the site is stabilized as defined under the Construction General NPDES permit.

Prior to issuance of the first grading or building permit for a project, a copy of the SWPPP or ESCP shall be submitted by the developer and approved by Authorized Signatory or Legally Responsible Person (LRP) for the City's NPDES program. Contact the City of Manteca Engineering Department to identify appropriate person for review and approval of plans and documents.

- 66) It is recognized that the design and calculations which have been submitted thus far to demonstrate this project's compliance with the City's Post-Construction Stormwater Standards Manual is approved for project entitlements but may require further refinement for final approval, which is precedent to issuance of any building, grading, or construction permits.

- 67) Bioretention areas which are adjacent to the City sidewalk shall include a one-foot (1') wide flat area behind the sidewalk prior to the start of the bioretention area side slope.
- 68) Developer shall pay fair-share costs for storm drainage improvements, including improvements downstream to improve capacity or water quality treatments needed to conform to current Storm Drain Master Plan, City standards and support the development.
- 69) Developer shall complete the CDD development memorandum, required by Storm Drainage Agreement Amendment No. 1, and submit it to SSJID for review.
- 70) Developer shall enter into an agreement with the City for maintenance of the storm drain attenuation system. With this agreement, Developer shall dedicate an easement to the City of the entirety of the system.

Sanitary Sewer

- 71) Improvements shall be constructed in conformance with the latest version of the City Wastewater Collection System Master Plan and City Standards.
- 72) The update of the City's Wastewater Master Plan is currently underway. This project will be required to participate in expansion of the infrastructure or facilities, including at the City's Water Quality Control Facility, identified in the updated Master Plan and any correlating funding programs.
- 73) A manhole shall be located at the back of the sidewalk, adjacent to City right-of-way, where the sanitary sewer main enters the development. This manhole shall be the end of the City's maintenance responsibility for the sanitary sewer system.
- 74) Any existing septic tank(s) on the property that will not be approved by the City shall be abandoned in accordance with the permitting requirements of the San Joaquin County Environmental Health Department prior to issuance of the first building permit.
- 75) A preliminary sewer plan shall be submitted to the City Engineer for approval concurrently with the first improvement plan submittal. The plan shall be accompanied by calculations for peak wet weather flows showing pipe sizes and slopes for the entire development.

City of Manteca Public Works, Park Planning and Projects

- 1) Developer/Owner shall be required to pay Fees as specified in the current Park Acquisition and Improvement Fee Policy.
- 2) Trees along West Alameda Street and North Walnut Avenue shall be planted outside of the City right-of-way.
- 3) Any landscape needs to comply with current Model Water Efficient Landscape Ordinance (MWELO) requirements.

City of Manteca Fire Department, Office of the Fire Marshal

- 1) Site Address: Building address numbers shall be plainly visible from the street fronting the property. Said building address numbers shall contrast with their background and be a minimum of 12" in height.
 - a) Building Numbers for rear buildings shall be visible from Main drive aisle. Building numbers will be placed in a uniform position on the building façade.
 - b) Individual units shall be numbered consecutively according to their floor. All units on the first floor shall be in the 100 series, second floor in the 200 series and third floor units in the 300 series.
 - c) Each building shall have a durable, all-weather sign listing the building designator and the units contained within.

- 2) Fire Department Access:
 - a) Provide a diagram showing a minimum of 44' external radius and internal radius of 25' on all main entries, drive aisle and parking lot areas. The main drive aisle shall be designated Emergency Vehicle Access Lane and be a minimum of 26' wide.
 - b) A diagram showing proposed "Fire Lane" shall be submitted for approval to the Office of the Fire Marshal. Fire Lanes shall be marked in accordance with California Fire Code (Appendix D103.6 SIGNS and Manteca Fire Code 15.24

- 3) Fire Hydrants: Plans and specifications for fire hydrant systems shall be submitted for review and approval prior to construction.
 - a) Fire hydrants shall be installed on a minimum 8-inch looped water main.
 - b) Fire hydrants shall be installed around all buildings at a maximum spacing of 300 feet in accordance with the City of Manteca Standards and California Fire Code. Corners should be utilized for hydrant locations when possible.
 - c) Hydrants subject to vehicular damage shall be protected in an approved manner and not be obstructed by vehicles or other obstructions.
 - d) Provide 15 feet of clearance on either side of fire hydrant from stopped or parked vehicles.
 - e) Additional fire hydrants may be required to meet the minimum spacing requirement of hydrants within 90 feet of Fire Department Connections, (FDC) for Fire Sprinkler Systems.
 - f) The on-site fire protection system (fire hydrants and associated water mains) shall be installed prior to the issuance of building permits.
 - g) Total Fire Flow (appendix B of CFC) shall be calculated and submitted as part of the permit submittal.

- 4) Underground piping for the fire sprinkler shall be approved by the Fire Department prior to permit issuance.
- 5) All above ground gas meter, regulators, and piping exposed to vehicular damage shall be protected in an approved manner.
- 6) Fire Suppression Systems: All buildings must be protected by an approved monitored automatic sprinkler system in accordance to NFPA 13, CFC, CBC, and Manteca Municipal Code Section 15.24.
 - a) Fire Alarm/Sprinkler monitoring shall be point ID.
- 7) Fire Suppression Approval. Plans and specifications for fire suppression systems shall be submitted for review and approval prior to construction. If work differs from approved plans, a set of "as built" shall be submitted to the Fire Department prior to final inspection.
- 8) Plans proposed to be listed as deferred submittals shall be clearly labeled on the cover building permit plan submittal cover sheet.
- 9) Inspections. Fire protection systems (fire hydrants, water mains, etc.) shall be installed, tested and approved by the City prior to the issuance of any building permits. The Fire Department shall witness all system and acceptance tests. Please provide 24-hour notice prior to any system or acceptance tests. 209-456-8340.
- 10) A Fire Department approved "key lock box" shall be properly installed near the main entrance. A 3200 series lock box(s) can be order online directly from KNOXBOX.COM. Contact the Office of the Fire Marshal at FireMarshal@mantecafire.org for additional information.
- 11) All above ground gas meters, regulators, and piping exposed to vehicular damage shall be protected in an approved manner.
- 12) Trash enclosures/dumpsters shall not be allowed within 5 feet of any combustible walls, openings, or combustible roof eaves, unless protected by an automatic fire sprinklers.
- 13) Operations that require operational permits (High Piled Storage, Hot Work, Compressed Gas, Battery Storage and all others listed in CFC 105) shall be identified on the plan submittal.
- 14) All above comments shall be listed in the Building Permit Plan Submittal in a section designated for Fire Comments. Additionally, the Authority Having Jurisdiction should be listed as:

Authority having Jurisdiction:

City of Manteca Fire Department,
Office of the Fire Marshal
Fire Inspector II Luis "Art" Salas
1154 S. Union Road, Manteca CA 95337
Firemarshal@Mantecafire.org

San Joaquin County Environmental Health Department

- 1) Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department (San Joaquin County Development Title, Section 9-1115.3 and 9-1115.6).

**ACKNOWLEDGEMENT OF TERMS AND CONDITIONS
MUST BE CERTIFIED BY A NOTARY PUBLIC**

The City reserves the right to withhold the finalization of the structure(s) and/or terminate City utilities (i.e., shut off water and sewer) until all conditions of the City-approved site plan have been completed. Please contact the Development Services Department if you are unable to complete the site plan improvements prior to occupancy of the project.

The fees associated with this project are payable at the time of building permit issuance. For information on fees associated with the project, please contact the Building Safety Division at 209-456-8550.

I, as the site plan applicant, or authorized agent for the site plan applicant, have read and understand the conditions of approval and requirements for this development project. I, further, understand that this site plan runs with the ownership of the land and any transfer of ownership must include all uncompleted site plan requirements. I hereby acknowledge all conditions and requirements of the site plan approval.

Date

Authorized Signature

Date

Authorized Signature