

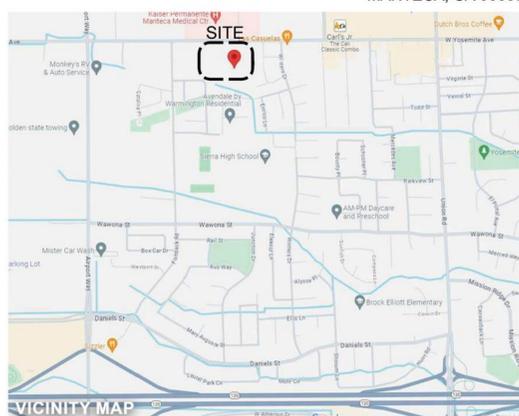
TPC WEST YOSEMITE | MANTECA, CA

PLANNING RE-SUBMITTAL | **SEPTEMBER 19, 2025**



CONCEPTUAL ELEVATION

1758 WEST YOSEMITE AVE
MANTECA, CA 95337



346.033 TPC West Yosemite
Manteca, CA
September 19, 2025

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CIVIL

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PROJECT DATA SUMMARY

ADDRESS: 1758 WEST YOSEMITE AVE
MANTECA, CA 94952

APN: 222-050-050
ZONING: CMU (MIXED USE COMMERCIAL)

PROPOSED DEVELOPMENT

SITE AREA : 446,908 S.F.

TYPE OF CONSTRUCTION : TYPE VA (APARTMENTS)
TYPE VB (CLUBHOUSE)

OCCUPANCY CLASSIFICATION: R-2
PROPOSED USE: RESIDENTIAL
PARKING SUMMARY : SEE SITE PLAN
BUILDING HEIGHT : SEE ELEVATIONS
SPRINKLERS : NFPA 13

PROJECT DIRECTORY

CLIENT
PACIFIC WEST COMMUNITIES, INC.
430 EAST STATE ST., SUITE 100
EAGLE, IDAHO 83616

ARCHITECTURE
SDG ARCHITECTS, INC.
3361 WALNUT BLVD., SUITE 120
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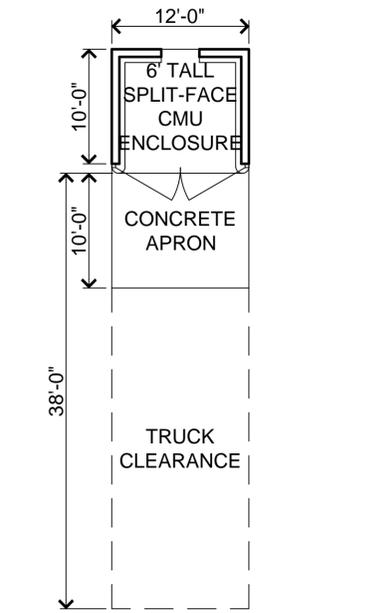
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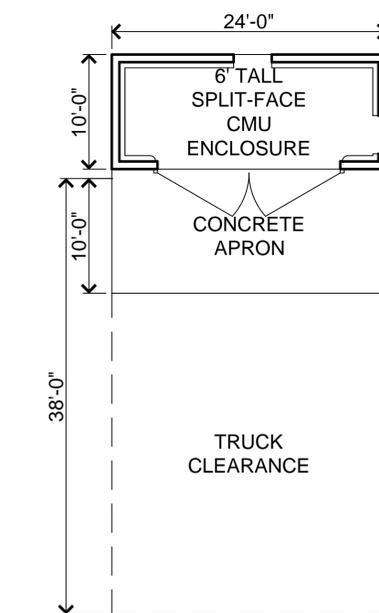
THOMAS H. PHELPS
PH: (208) 906-1300

TITLE SHEET
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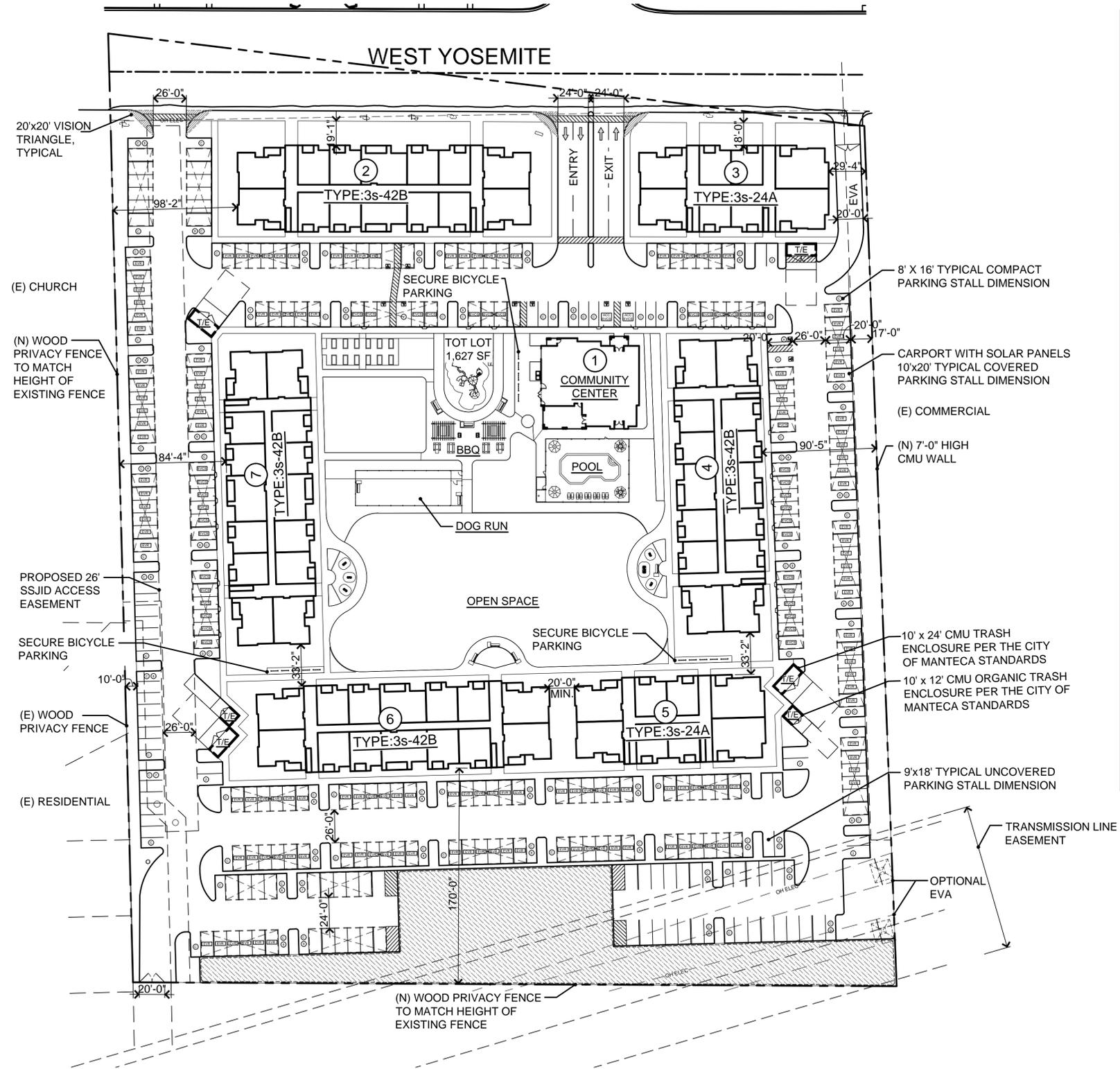




ORGANIC ENCLOSURE
SCALE: 1/8" = 1'-0"



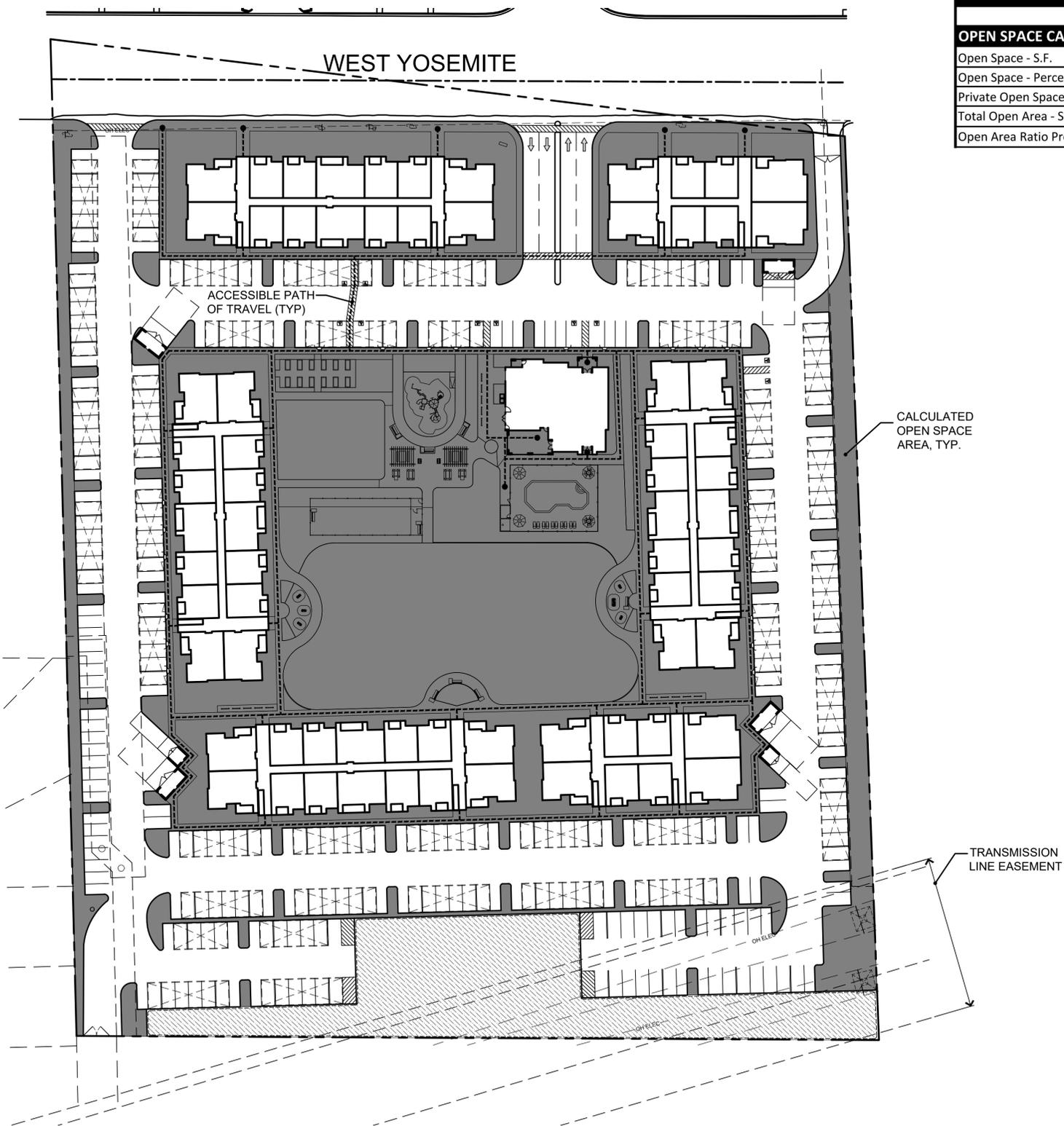
TRASH ENCLOSURE
SCALE: 1/8" = 1'-0"



SITE PLAN
SCALE: 1" = 50'

PROJECT DATA				
Jurisdiction	Manteca, CA			
APN: 222-050-050	1758 West Yosemite Ave.			
Current Zoning	CMU - Mixed Use Commercial			
Gross Land Area (Including Easements and Dedications)	446,908 S.F.	10.26 ACRES		
Net Land Area (Excluding Easements and Dedications)	401,919 S.F.	9.23 ACRES		
Total Units Proposed	216			
Product Type: Multi-Family				
Density Proposed (DU/AC.)	21.05			
Density Proposed per Net Acre (DU/AC.)	23.41			
PARKING SUMMARY				
Total Required MMC Table 17.52.050-1	1.5 SPACES PER UNIT 1 BED UNIT	1.5	120	180
	2 SPACES PER 2 & 3 BED UNIT	2	96	192
	Total before Parking Reduction	372		
Total Required with Parking Reduction				
MMC 17.52.060.A.1.b	2% max. reduction		365	
Total Covered Parking				
Standard Parking Stalls (10'x20')				221
Accessible Stalls - CBC 1109A.3	2%	5	4	
Accessible Stalls - Van			1	
Total Uncovered Parking				
Standard Parking Stalls (9'x18')				56
Compact Parking Stalls (8'x16') - 30% max.		25%	94	
Accessible Stalls - CBC 1109A.3	2%	3	2	
Accessible Stalls - Van			1	
Total Proposed				371
EV PARKING SUMMARY				
CalGreen 4.106.4.2.2	Required	Provided		
EV Ready (EVR) - 40% required	149	149		
EV Chargers (EVCS) - 10% required	38	38		
Standard Spaces	36			
Accessible Spaces - CalGreen 4.106.4.2.2.1.1	2			
Total				187
BICYCLE PARKING SUMMARY				
Bicycle Parking	Required	Provided		
MMC Table 17.52.110-1	9	21		30

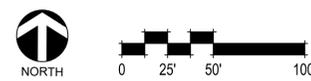
NOTE:
 1. LANDSCAPE AS SHOWN IS CONCEPTUAL FOR REFERENCE ONLY. SEE LANDSCAPE PLAN BY OTHERS FOR MORE INFORMATION.
 2. ALL FREESTANDING LIGHTING WILL NOT EXCEED 20 FEET IN HEIGHT.



SITE DATA	
OPEN SPACE CALCULATIONS	
Open Space - S.F.	151,715 S.F.
Open Space - Percentage of Net Acreage (30% required)	38%
Private Open Space: Patios & Decks - S.F. (40 S.F. per unit min.)	21,528 S.F.
Total Open Area - S.F.	173,243 S.F.
Open Area Ratio Proposed (includes Open Space and Private Open Space)	43%

NOTE: OPEN SPACE AS SHOWN IS CONCEPTUAL FOR REFERENCE ONLY. SEE LANDSCAPE PLAN BY OTHERS FOR MORE INFORMATION.

ACCESSIBLE PATH OF TRAVEL -----



BUILDING TYPE SUMMARY							
3s-24A 3 STORY 24 UNITS	1 BED	U1	4	12	2	24	50%
	2 BED	U2A	0	0		0	0%
		U2B	2	6		12	25%
	3 BED	U3	2	6		12	25%
		TOTALS		8		24	48

3s-42B 3 STORY 42 UNITS	1 BED	U1	8	24	4	96	57%
	2 BED	U2A	2	6		24	14%
		U2B	4	12		48	29%
	3 BED	U3	0	0		0	0%
		TOTALS		14		42	168

PROJECT SUMMARY UNIT MIX				
1BED	U1	644 S.F.	120	55.56%
2 BED	U2A	898 S.F.	24	38.89%
	U2B	956 S.F.	60	
3 BED	U3	1,204 S.F.	12	5.56%
	TOTAL UNITS			

RENTABLE UNIT MIX TOTAL				
1BED	U1	644 S.F.	120	56.07%
2 BED	U2A	898 S.F.	24	39.25%
	U2B	956 S.F.	60	
3 BED	U3	1,204 S.F.	10	4.67%
	TOTAL RENTAL UNITS			

MANAGERS UNIT				
3 BED	U3	1,118 S.F.	2	1%
TOTAL MANAGER UNITS			2	1%

FLOOR AREA PROPOSED (Porches, Patios / Decks, and Breezeways Excluded)						
			3s-24A 3 STORY 24 Units	3s-42B 3 STORY 42 Units	Clubhouse Building with Laundry	Total
Level 1			6,896 S.F.	10,772 S.F.	4,412 S.F.	
Level 2			6,896 S.F.	10,772 S.F.	0 S.F.	
Level 3			6,896 S.F.	10,772 S.F.	0 S.F.	
Building Floor Area			20,688 S.F.	32,316 S.F.	4,412 S.F.	
Total Floor Area			41,376 S.F.	129,264 S.F.	4,412 S.F.	
Total Gross Floor Area Proposed						175,052 S.F.
Floor Area Ratio Proposed (With Easements)						0.39

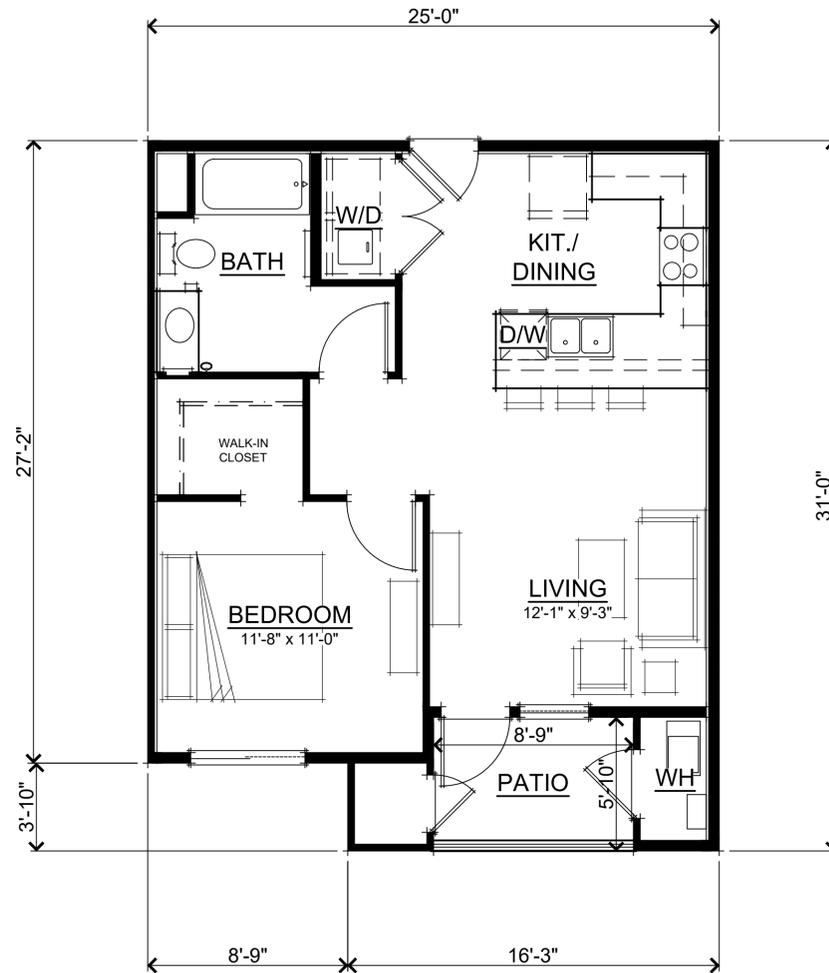
PATIOS & DECKS				
	1st FLOOR	2nd FLOOR	3rd FLOOR	
U1	87 S.F.	87 S.F.	87 S.F.	
U2A	138 S.F.	138 S.F.	138 S.F.	
U2B	106 S.F.	106 S.F.	106 S.F.	
U3	118 S.F.	118 S.F.	118 S.F.	
				TOTAL
3s-24A	796 S.F.	796 S.F.	796 S.F.	2,388 S.F.
3s-42B	1,396 S.F.	1,396 S.F.	1,396 S.F.	4,188 S.F.

ADDITIONAL BUILDING	
CLUBHOUSE with LAUNDRY	4,412 S.F.

SITE DATA	
OPEN SPACE CALCULATIONS	
Open Space - S.F.	151,715 S.F.
Open Space - Percentage of Net Acreage (30% required)	38%
Private Open Space: Patios & Decks - S.F. (40 S.F. per unit min.)	21,528 S.F.
Total Open Area - S.F.	173,243 S.F.
Open Area Ratio Proposed (includes Open Space and Private Open Space)	43%
SETBACKS AND HEIGHTS	
Zoning Setbacks	MMC Table 17.26.020-1 CMU - Mixed Use Commercial
Front	N/A
Side	10'-0"
Rear	10'-0"
Building Height Limit	75'-0"

LOT COVERAGE						
BUILDING FOOTPRINT PROPOSED						
			3s-24A 3 STORY 24 Units	3s-42B 3 STORY 42 Units	Clubhouse Building with Laundry	Total
Footprint (S.F.)			9,488 S.F.	14,586 S.F.	5,257 S.F.	
Count			2	4	1	7
Total			18,976 S.F.	58,344 S.F.	5,257 S.F.	82,577 S.F.
Lot Area						446,908 S.F.
Lot Coverage Proposed (With Easements)						18%

BEDROOMS PER NET ACRES		
UNITS	RENTABLE BEDS	RENTABLE BEDS PLUS MANAGERS
1 BED	120	120
2 BED	168	168
3 BED	30	36
TOTAL	318	324
RENTABLE BEDS PER NET ACRE		34.46
RENTABLE BEDS PLUS MANAGERS PER NET ACRE		35.12



UNIT 1 SQUARE FOOTAGES	
NET LIVING	612 SQ. FT.
GROSS LIVING	644 SQ. FT.
PATIO / DECK	87 SQ. FT.

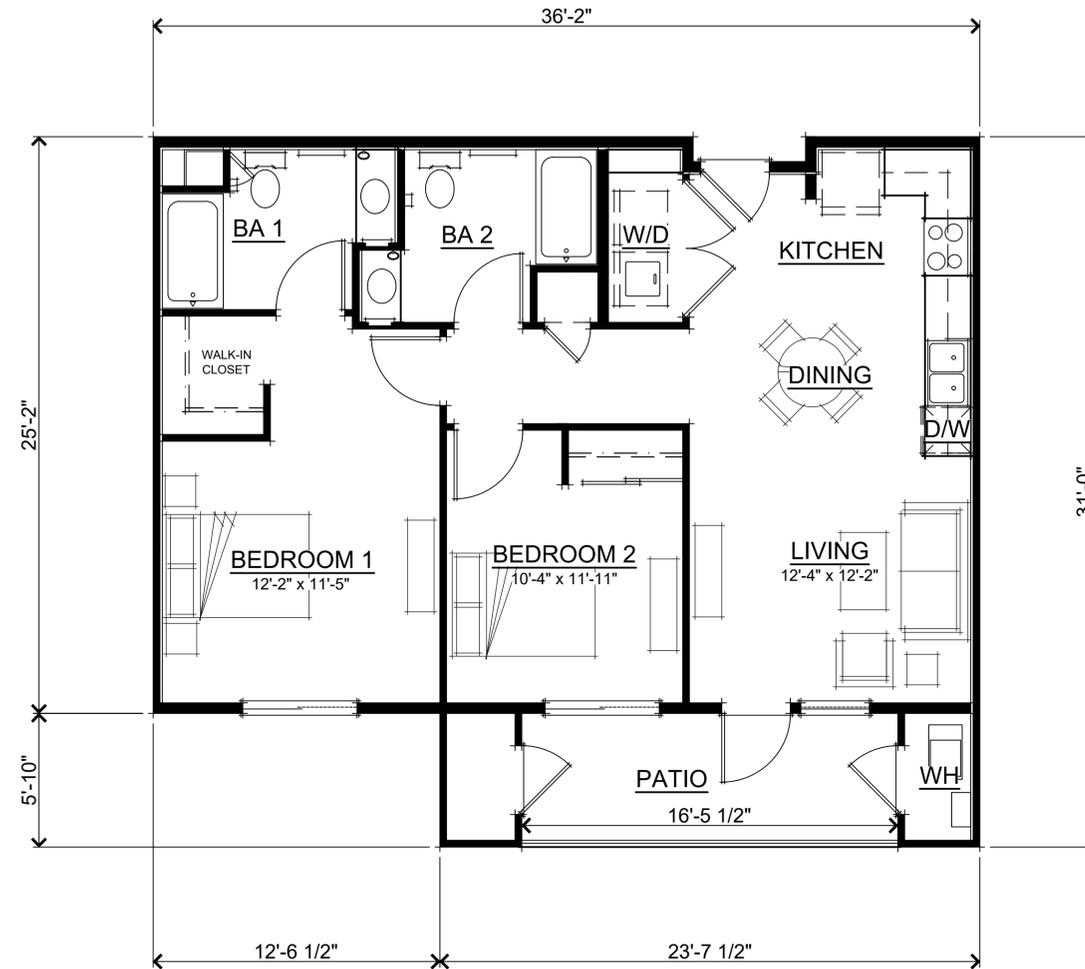


1 BEDROOM UNIT - FLOOR PLAN
A1

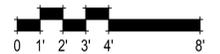
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Manteca, CA
September 19, 2025

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UNIT 2A SQUARE FOOTAGES	
NET LIVING	857 SQ. FT.
GROSS LIVING	898 SQ. FT.
PATIO / DECK	138 SQ. FT.

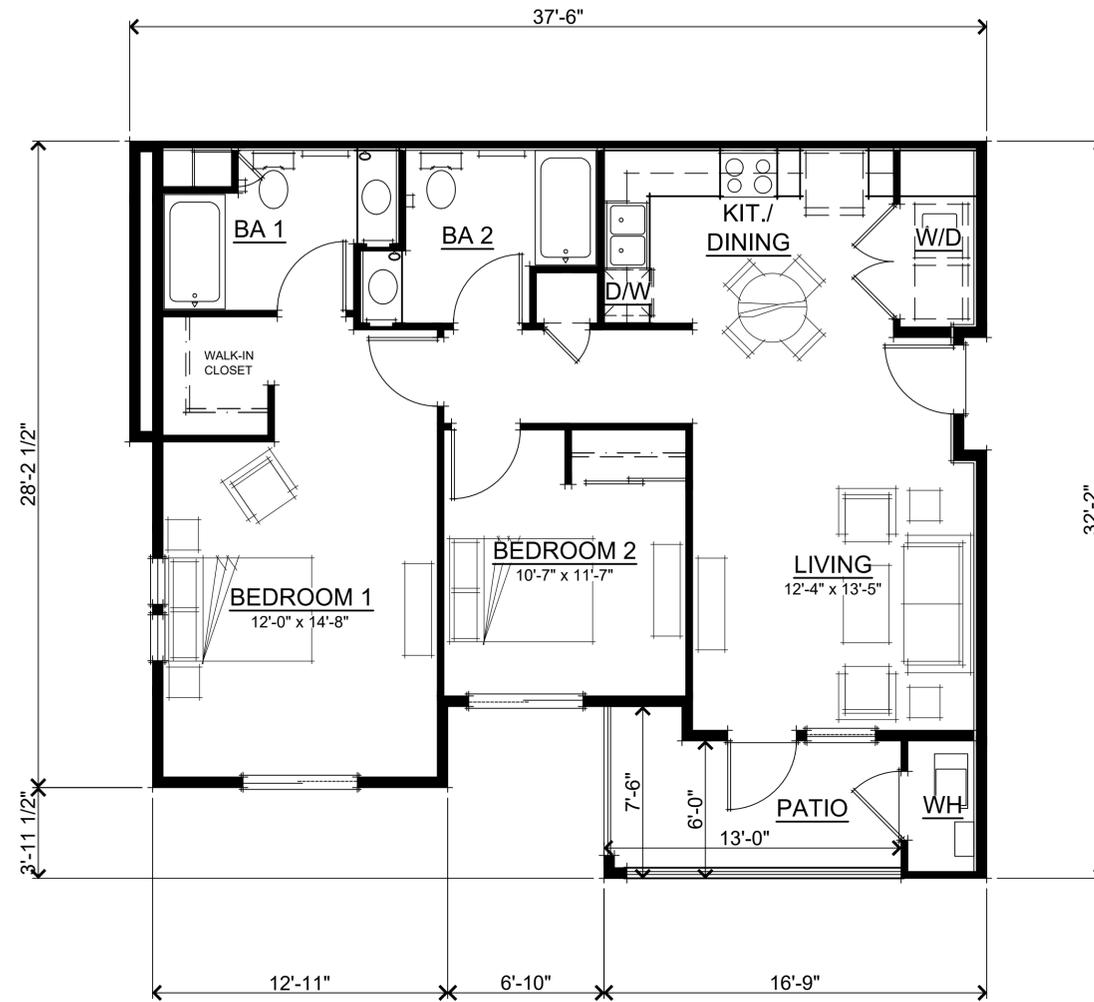


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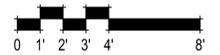
2 BEDROOM UNIT TYPE 2A - FLOOR PLAN
 A2

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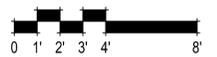
UNIT 2B SQUARE FOOTAGES	
NET LIVING	906 SQ. FT.
GROSS LIVING	956 SQ. FT.
PATIO / DECK	106 SQ. FT.





UNIT 3 SQUARE FOOTAGES

NET LIVING	1147 SQ. FT.
GROSS LIVING	1204 SQ. FT.
PATIO / DECK	118 SQ. FT.

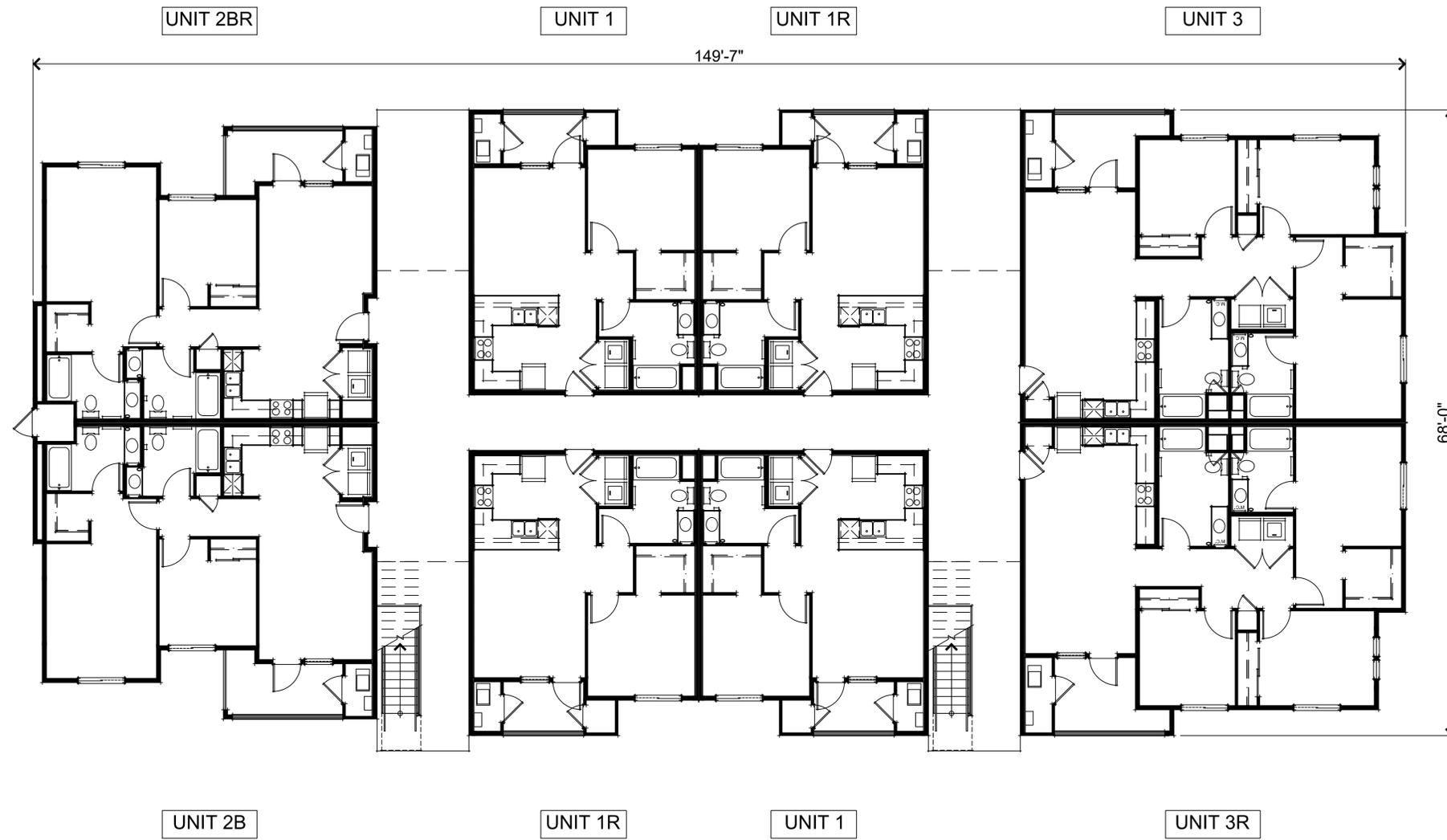


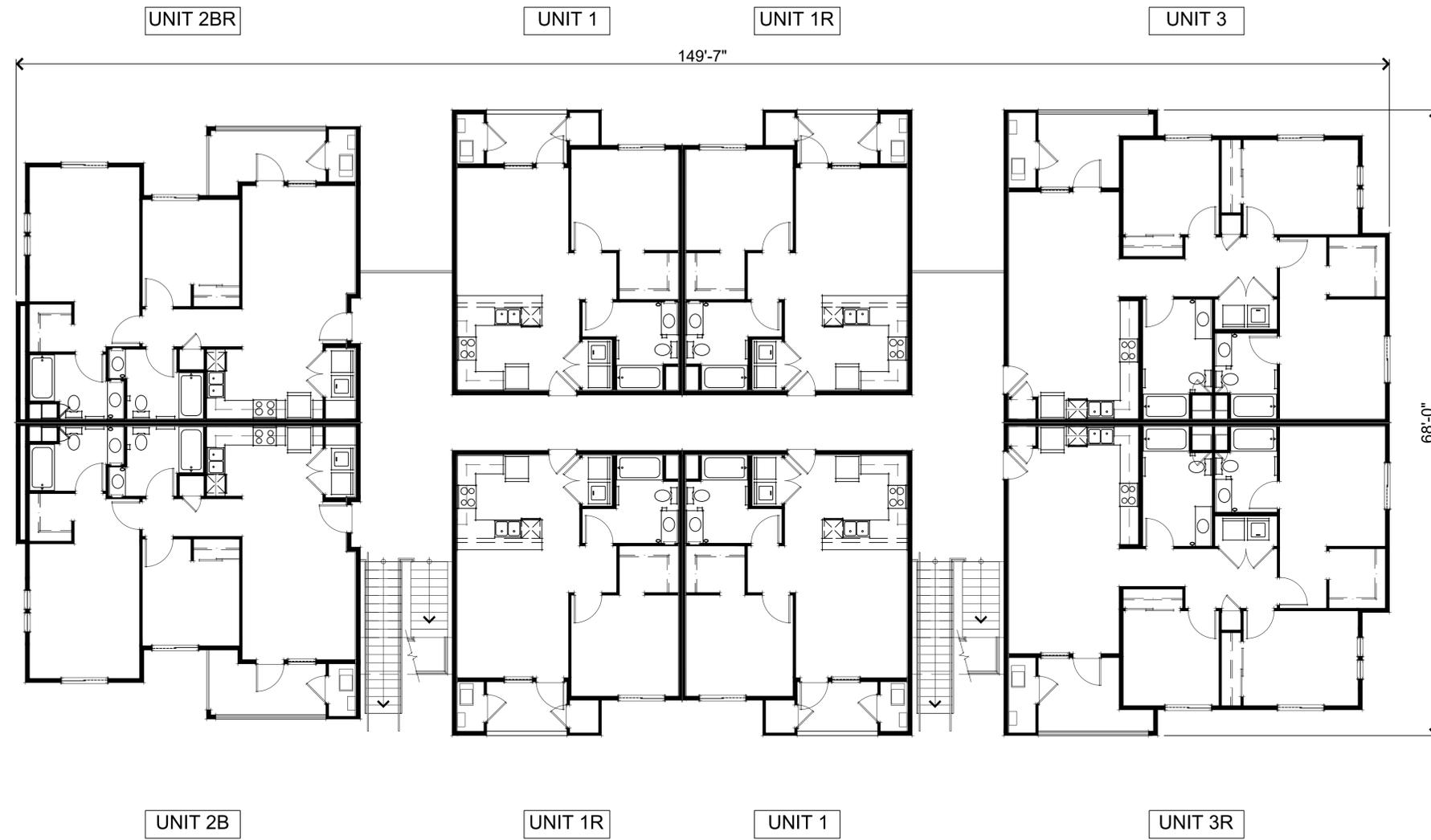
3 BEDROOM UNIT - FLOOR PLAN
A4

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UNIT 2BR

UNIT 2B

LEFT ELEVATION



UNIT 3R

UNIT 3

RIGHT ELEVATION



UNIT 2B

UNIT 1R

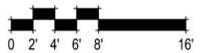
UNIT 1

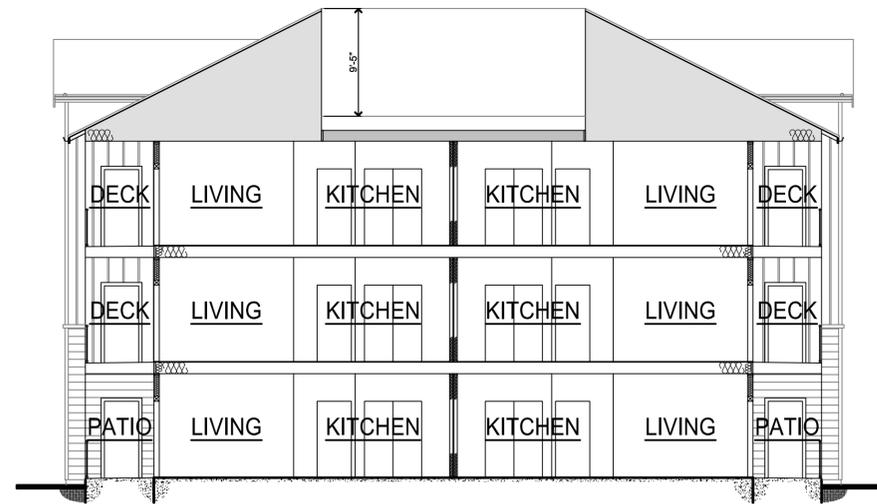
UNIT 3R

EXTERIOR PRIVATE DECKS w/ METAL RAILING, TYP

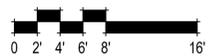
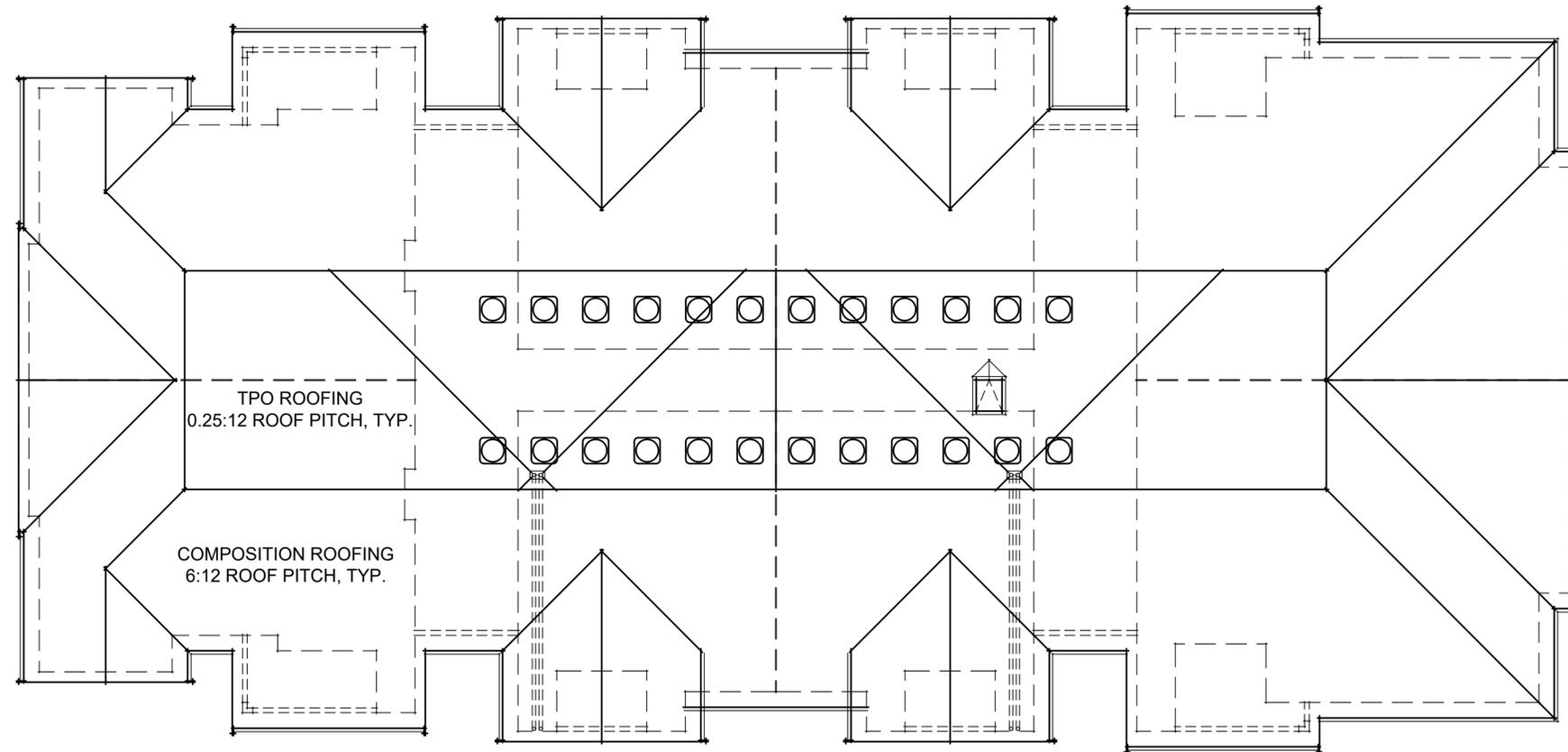
FRONT ELEVATION

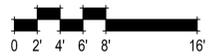
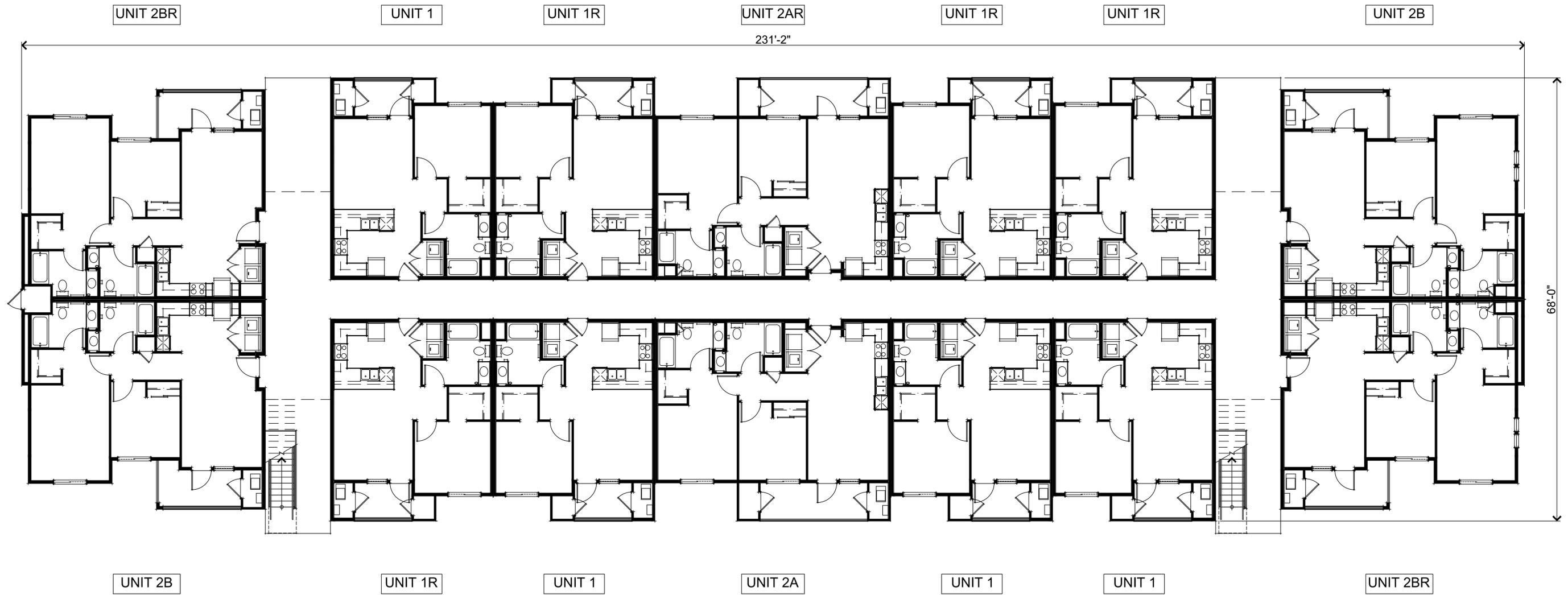
NOTE: REAR ELEVATION IS SIMILAR





TYPICAL SECTION



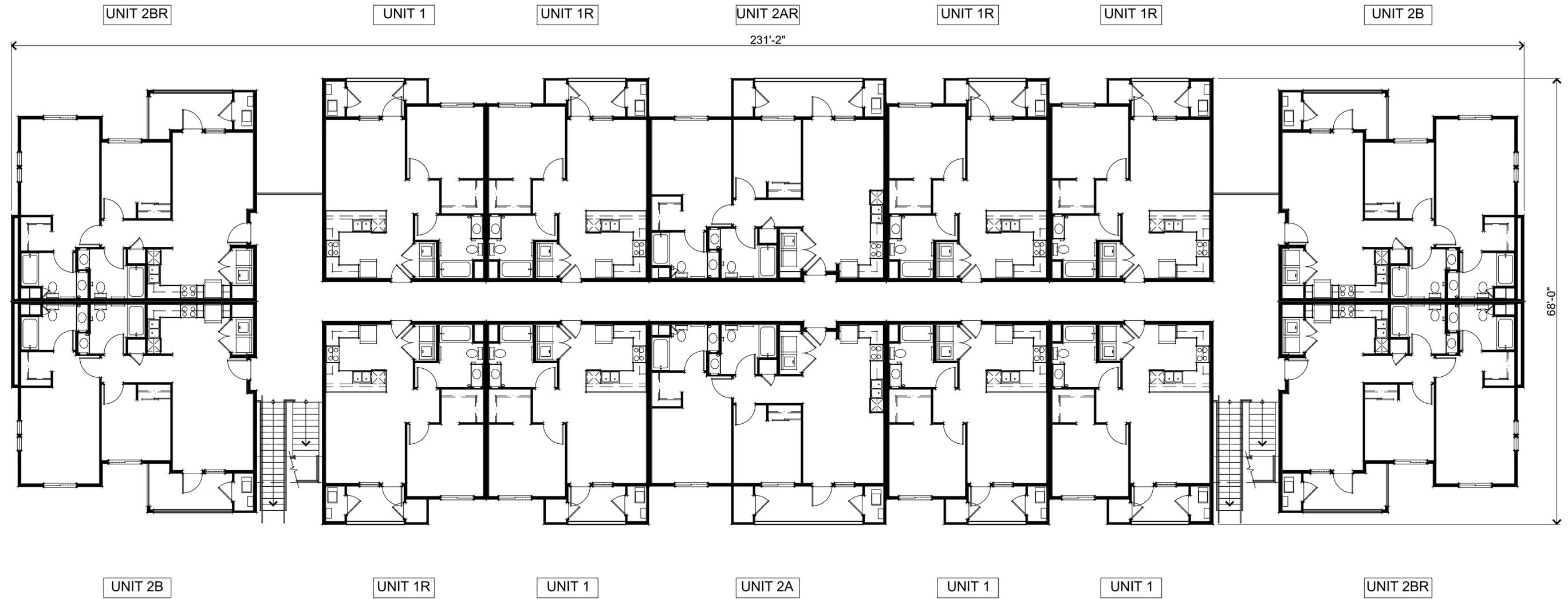


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42 UNIT BUILDING - FIRST FLOOR PLAN
 A9

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42 UNIT BUILDING - SECOND & THIRD FLOOR PLANS
 A10

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UNIT 2BR

UNIT 2B

LEFT ELEVATION



UNIT 2BR

UNIT 2B

RIGHT ELEVATION



UNIT 2B

UNIT 1R

UNIT 1

UNIT 2A

UNIT 1

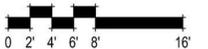
UNIT 1

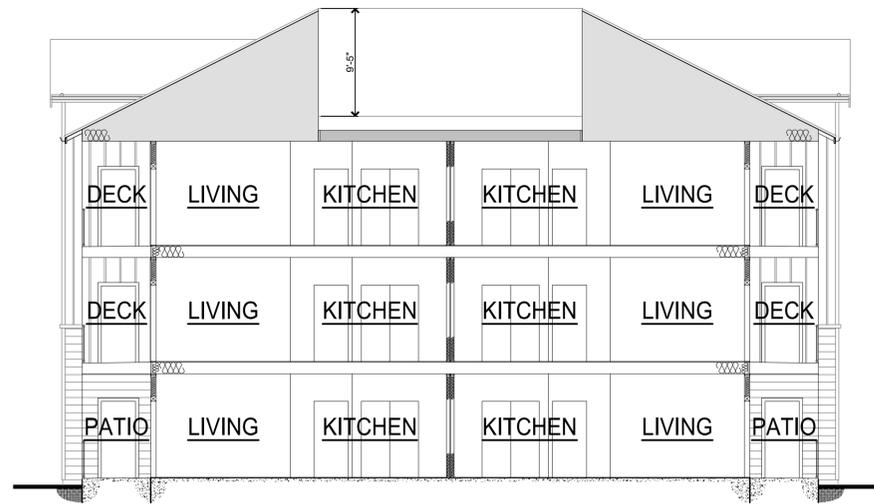
EXTERIOR PRIVATE DECKS w/ METAL RAILING, TYP

UNIT 2BR

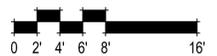
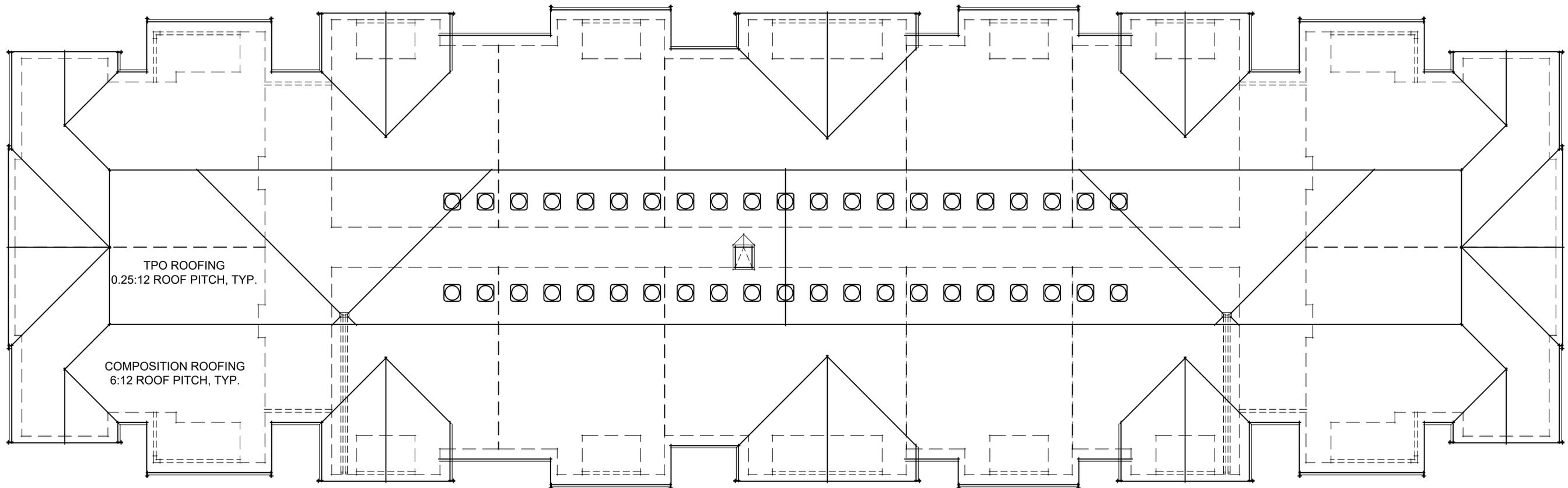
FRONT ELEVATION

NOTE: REAR ELEVATION IS SIMILAR



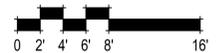


TYPICAL SECTION





CLUBHOUSE BUILDING SQUARE FOOTAGES	
CLUBHOUSE	3325 SQ. FT.
LAUNDRY ROOM	542 SQ. FT.
UTILITIES	545 SQ. FT.
TOTAL	4412 SQ. FT.



CLUBHOUSE FLOOR PLAN
A13

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REAR ELEVATION



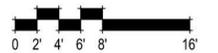
RIGHT ELEVATION



LEFT ELEVATION

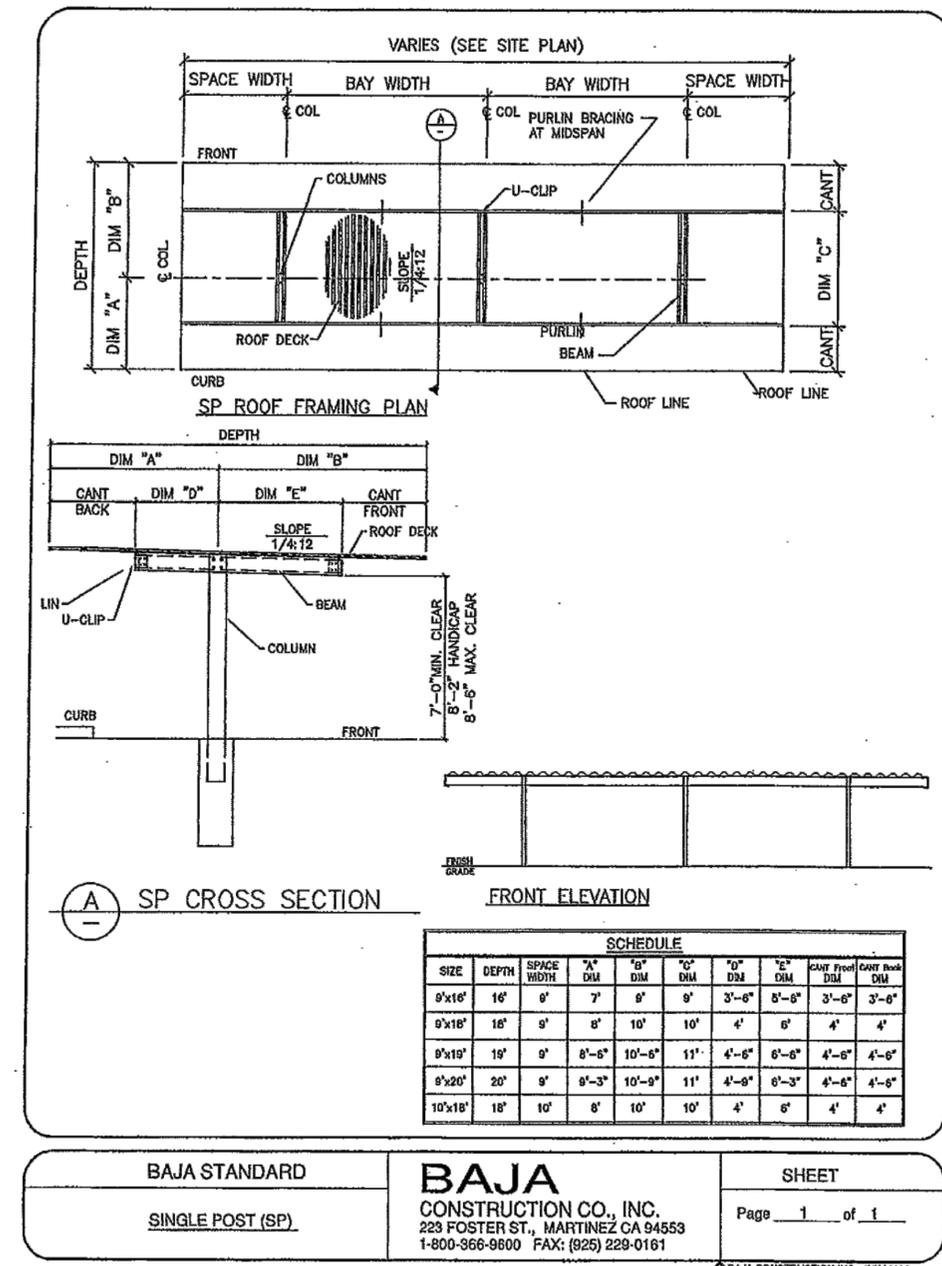


FRONT ELEVATION

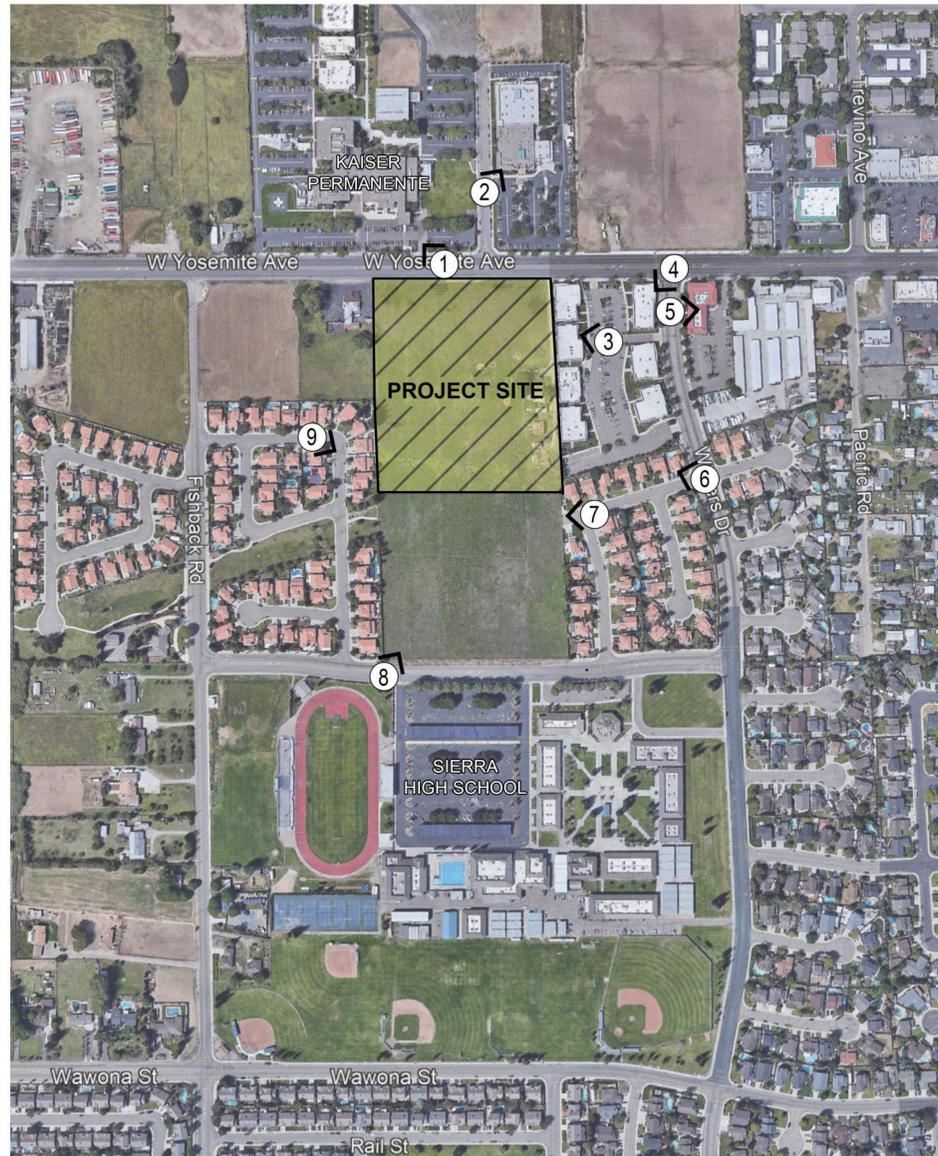




CARPORT EXAMPLE PHOTO



CARPORT TYPICAL DETAIL

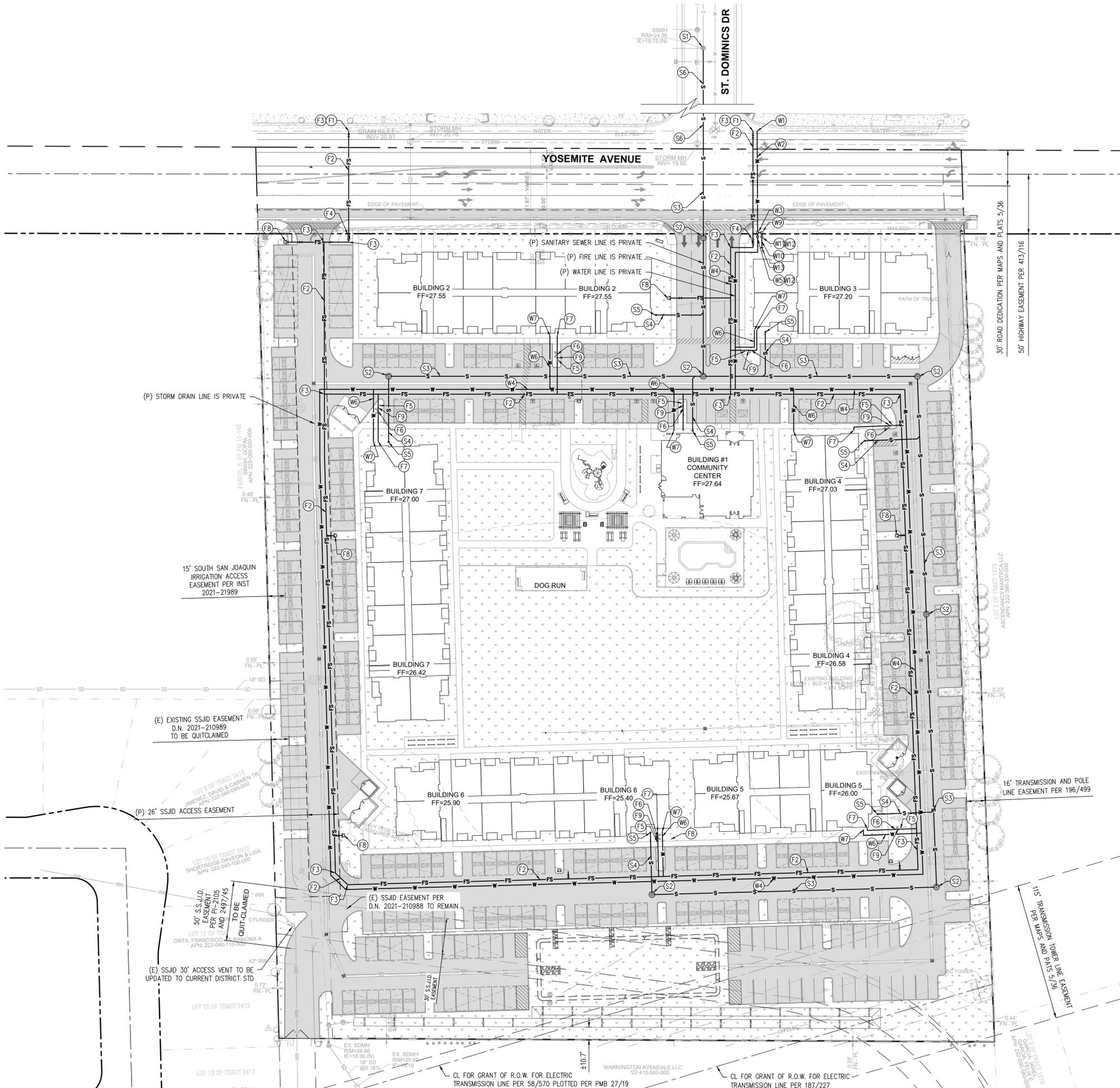


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EXISTING SITE PHOTOS
A17

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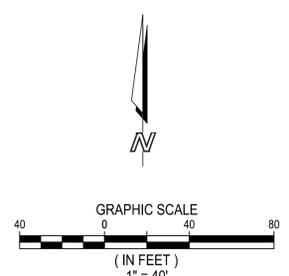


- ### WATER CONSTRUCTION NOTES
- W1 CONNECT TO EXISTING WATER MAIN, INSTALL GATE VALVE.
 - W2 INSTALL 4" DOMESTIC WATER SERVICE.
 - W3 INSTALL 4" WATER METER FOR DOMESTIC SERVICE.
 - W4 INSTALL 4" PVC PIPE.
 - W5 INSTALL 4" REDUCED PRESSURE BACKFLOW ASSEMBLY FOR DOMESTIC SERVICE.
 - W6 INSTALL 2" PVC PIPE.
 - W7 CONTINUATION PER PLUMBING PLAN.
 - W8 INSTALL 1" FOR IRRIGATION SERVICE.
 - W9 INSTALL 1" WATER METER FOR IRRIGATION SERVICE.
 - W10 INSTALL 1" PVC PIPE.
 - W11 INSTALL 1" REDUCED PRESSURE BACKFLOW ASSEMBLY FOR IRRIGATION SERVICE.
 - W12 INSTALL STANDARD GUARDSHACK ENCLOSURE (MODEL GS-1 OR APPROVED EQUAL).
 - W13 CONTINUATION PER LANDSCAPE AND IRRIGATION PLANS.

- ### FIRE CONSTRUCTION NOTES
- F1 CONNECT TO EXISTING WATER MAIN, INSTALL GATE VALVE.
 - F2 INSTALL 8" CL200 C900 AWWA PVC PIPE.
 - F3 INSTALL CONCRETE THRUST BLOCK.
 - F4 INSTALL 8" DOUBLE DETECTOR CHECK ASSEMBLY.
 - F5 INSTALL POST INDICATOR VALVE.
 - F6 INSTALL FIRE DEPARTMENT CONNECTION.
 - F7 CONTINUE TO FIRE RISER ROOM PER MECHANICAL PLANS.
 - F8 INSTALL FIRE HYDRANT ASSEMBLY.
 - F9 INSTALL SINGLE CHECK VALVE.

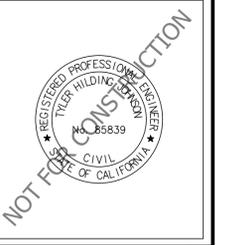
- ### SEWER CONSTRUCTION NOTES
- S1 CONNECT TO EXISTING SANITARY SEWER MANHOLE.
 - S2 CONSTRUCT PRECAST 48" SEWER MANHOLE.
 - S3 INSTALL 8" PVC SEWER PIPE.
 - S4 INSTALL 4" PVC SEWER PIPE.
 - S5 INSTALL 4" SEWER CLEANOUT.
 - S6 INSTALL 12" PVC SEWER PIPE.

- ### UTILITY GENERAL NOTES
1. ALL ON-SITE WATER, SANITARY SEWER, FIRE, AND STORM DRAIN LINES WILL BE PRIVATELY MAINTAINED.
 2. THE UNDERGROUND UTILITIES AS SHOWN HEREON HAVE BEEN LOCATED FROM OBSERVED FIELD SURVEY EVIDENCE AND EXISTING DRAWINGS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: PLANS PROVIDED BY THE CLIENT, UTILITY COMPANIES, AND MUNICIPAL AGENCIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES NOT CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



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DATE	REVISIONS	BY

YOSEMITE AVENUE
 1758 WEST YOSEMITE AVENUE
 CITY OF MANTECA, CA
 PRELIMINARY UTILITY PLAN

PROJECT NUMBER: 23-063
PREPARED ON:
REVISED ON: 9/19/25
PREPARED BY: GMH
CHECKED BY: THJ
SHEET 2 OF 5

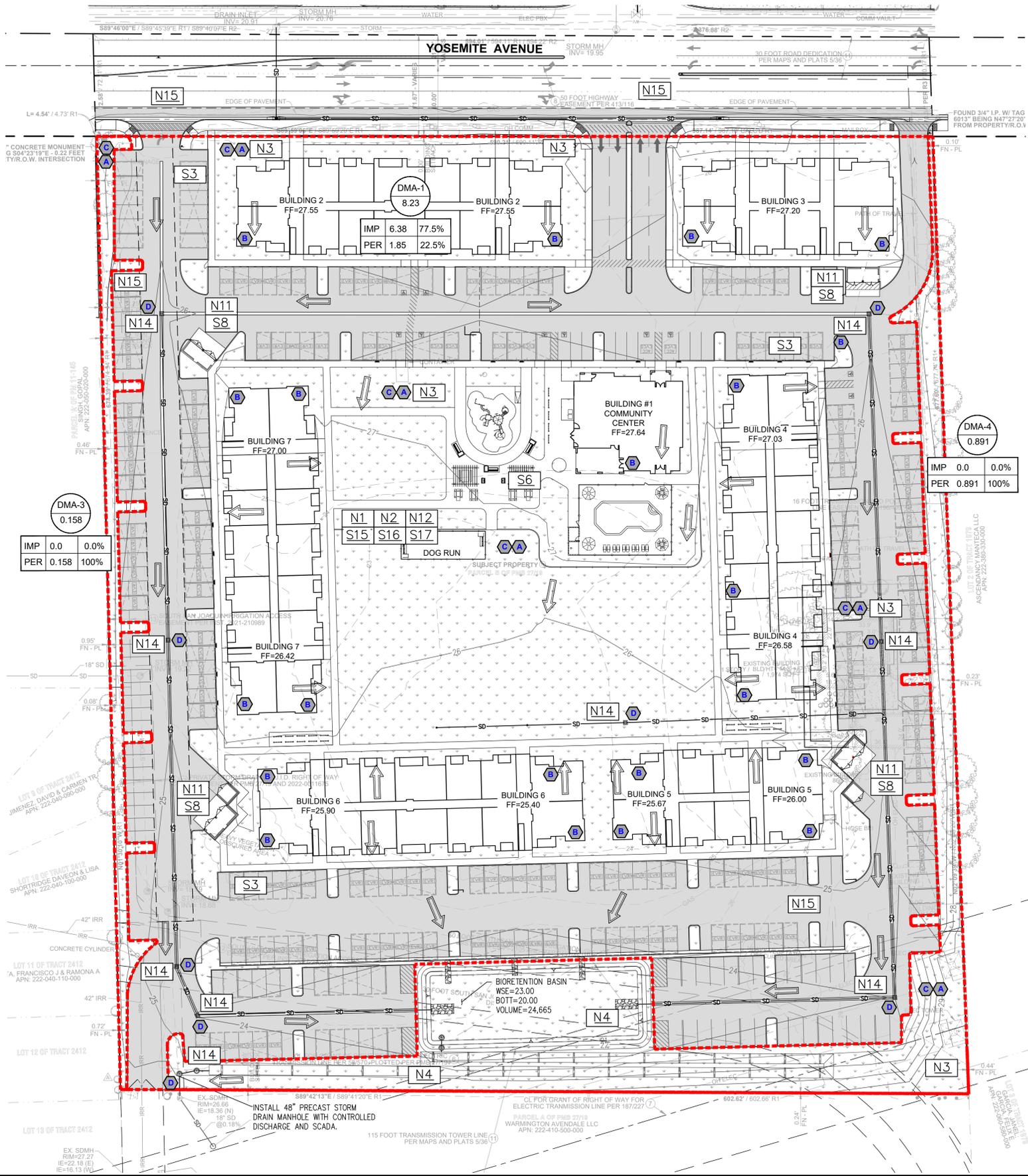
A:\SHARED\2023\23-063 MANTECA, YOSEMITE MULTIFAMILY CIVIL\DWG\IMPROVEMENT PLANS\23-063_1 PRELIMINARY UTILITY PLANNING - PLOT DATE: September 19, 2025

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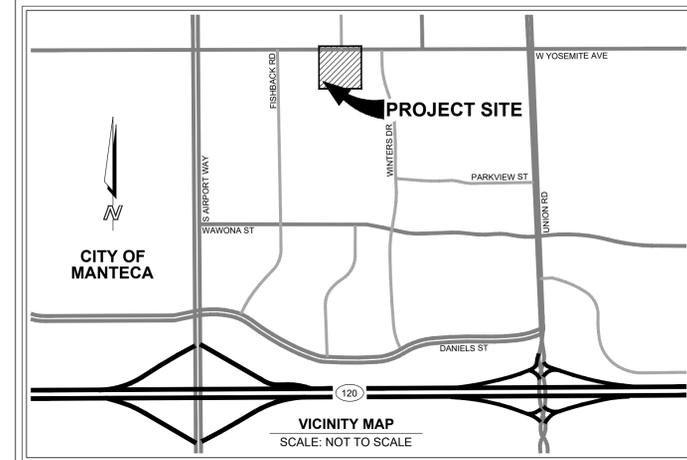
PRELIMINARY STORMWATER PLAN

1758 WEST YOSEMITE AVENUE

CITY OF MANTECA, COUNTY OF SAN JOAQUIN
STATE OF CALIFORNIA



LAND USE:
RESIDENTIAL



BEST MANAGEMENT PRACTICES:

SOURCE CONTROL

- A** SITE DESIGN AND LANDSCAPING PLANNING (SD-10)
- B** ROOF RUNOFF CONTROLS (SD-11)
- C** EFFICIENT IRRIGATION (SD-12)
- D** STORM DRAIN STENCILING (SD-13)

NON STRUCTURAL SOURCE CONTROL

- N1, N2, N12** - EDUCATION FOR OWNERS
- N3** - COMMON AREA LANDSCAPE MANAGEMENT
- N4** - BMP MAINTENANCE
- N11** - COMMON AREA LITTER CONTROL
- N14** - COMMON AREA CATCH BASIN INSPECTION
- N15** - STREET SWEEPING PRIVATE STREET AND PARKING LOTS
- S1** - ACCIDENTAL SPILLS AND LEAKS
- S3** - PARKING AND STORAGE AREAS AND MAINTENANCE
- S5** - LANDSCAPE AND OUTDOOR PESTICIDE USE
- S6** - POOLS, SPAS, PONDS, FOUNTAINS, AND OTHER WATER FEATURES
- S8** - REFUSE AREAS
- S15** - FIRE SPRINKLER TEST WATER
- S16** - DRAIN OR WASH WATER
- S17** - UNAUTHORIZED NON-STORMWATER DISCHARGES
- S18** - BUILDING AND GROUNDS MAINTENANCE

NOTE

THIS SITE WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD SANTA ANA REGION ORDER NO. R8-2009-0030 DISCHARGE REQUIREMENTS (MS4 PERMIT).

BMP BASIN LOCATIONS

BASIN: BMP 2: LAT: 37.795445
LONG: -121.245243
CMP BMP 1: LAT: 37.795971
LONG: -121.245039

LEGEND

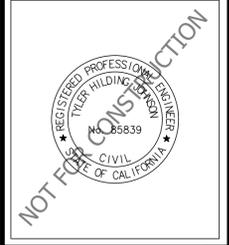
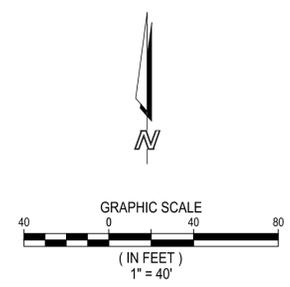
- PROPERTY BOUNDARY LINE
- CENTERLINE
- LINE EASEMENT LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- X X CHAIN LINK FENCE
- WROUGHT IRON FENCE
- SD STORM DRAIN
- PROPOSED CONCRETE
- LIGHT DUTY AC PAVEMENT
- PROPOSED LANDSCAPE
- STORM DRAIN STRUCTURES
- N16 MAINTENANCE BMP'S (SEE SECTION V OF WQMP REPORT)
- ← RUNOFF FLOW DIRECTION
- DRAINAGE MANAGEMENT AREA BOUNDARY
- DMA# DRAINAGE AREA
- AREA IN ACRE
- IMP 0.52 100% IMPERVIOUS AREA
- PER 0.00 0% PERVIOUS AREA

LID REQUIREMENT (PRIORITY AND NON-PRIORITY PROJECTS)

DATE OF MAINTENANCE AGREEMENT: _____
 PROPOSED IMPERVIOUS AREA: 310,235 SF SQ.FT.
 DESIGN STORM: 2 YR - 24 HR 0.7-INCH
 SWQDV: 22,646 CU.FT. 100 % TO RETAIN ONSITE
 LID SOLUTION: INFILTRATION BIOFILTRATION

HYDROLOGIC DATA:

AREA A	DETAILS
AREA AC (DMA A1, A2, A3 - PRIVATE)	10.26 ACRES
GROUNDWATER	20 FEET OR LOWER
DESIGN FREQUENCY	10 YR - 48 HR
85TH PERCENTILE STORM	2.82
PERCENT IMPERVIOUS	69%
Q ₂₅ (CFS)	7.26 CFS
10 YR - 48 HR	55,945 CF
MAX DEPTH OF SYSTEM	10'
BMP	TOTAL VOLUME CAPACITY (CU-FT)
ADS 84" CMP (INFILTRATION):	33,767
BIO-RETENTION BASIN (INFILTRATION):	24,665
TOTAL BMP VOLUME CAPACITY	58,482
10 YR - 48 HR (REQUIRED)	55,945 CF
VOLUME CHECK:	55,945 CF < 58,482 (PROVIDED-VOLUME) ✓



DATE	REVISIONS	BY

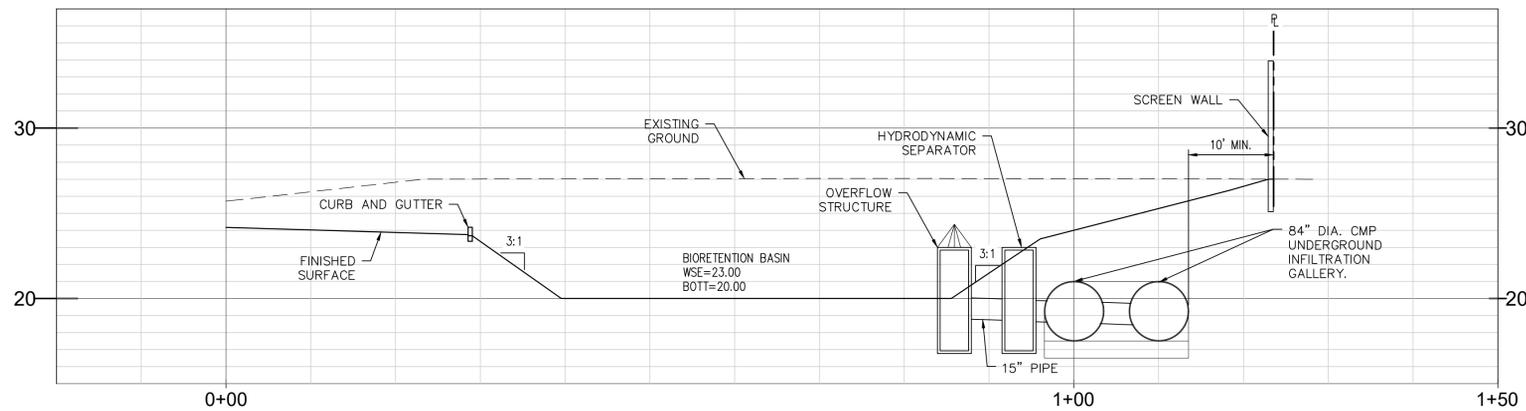
YOSEMITE AVENUE
1758 WEST YOSEMITE AVENUE
CITY OF MANTECA, CA
PROJECT STORMWATER PLAN

PROJECT NUMBER: 23-063
 PREPARED ON: _____
 REVISED ON: 9/19/25
 PREPARED BY: GMH
 CHECKED BY: THJ
 SHEET 3 OF 5

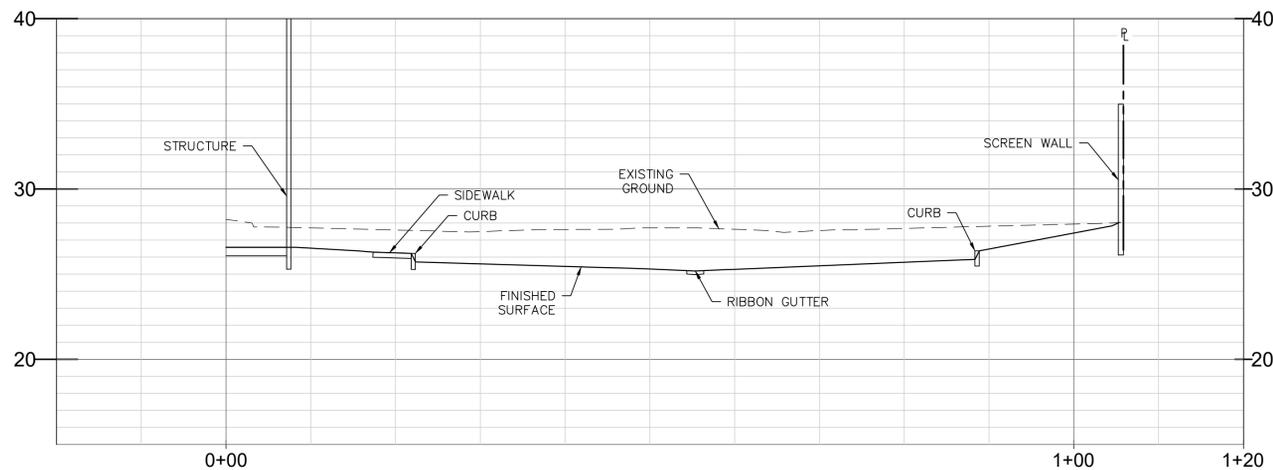
A:\SHAREN\2023\23-063 MANTECA YOSEMITE MULTIFAMILY CIVIL\DWG\PRELIMINARY IMPROVEMENT PLANS\23-063.1 PRELIMINARY STORMWATER MANAGEMENT PLANNING - PLOT DATE: September 19, 2025

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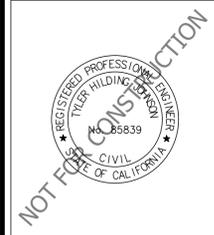
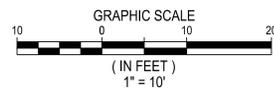
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PROFILE: A-A
HOR SCALE: 1"=10'
VERT SCALE: 1"=5'



PROFILE: B-B
HOR SCALE: 1"=10'
VERT SCALE: 1"=5'



NOT FOR CONSTRUCTION

DATE	BY	REVISIONS

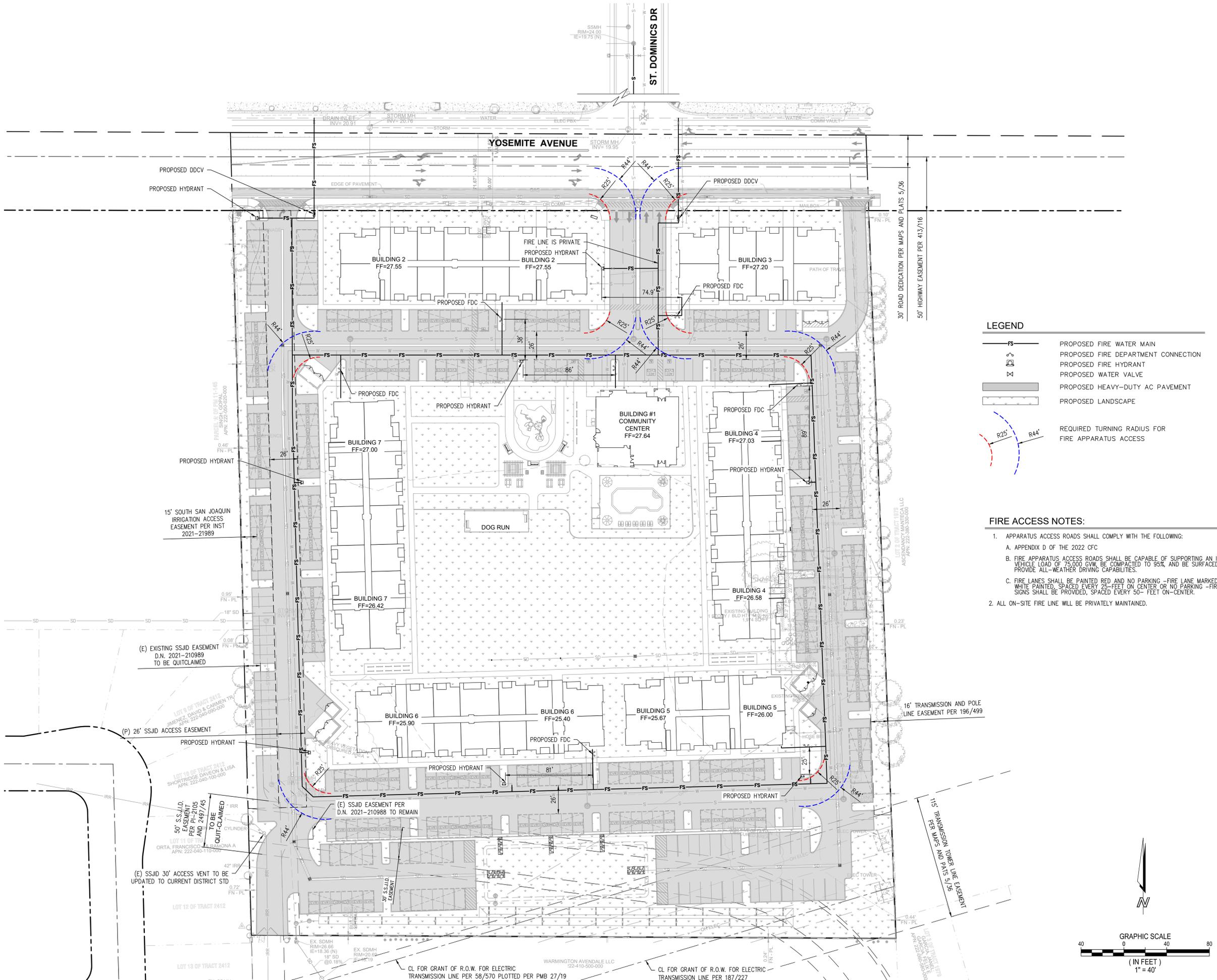
YOSEMITE AVENUE
1758 WEST YOSEMITE AVENUE
CITY OF MANTECA, CA
PRELIMINARY CROSS SECTIONS

PROJECT NUMBER: 23-063
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Z:\SHARE\2023\23-063 MANTECA YOSEMITE MULTIFAMILY CIVIL\DWG\PRELIMINARY IMPROVEMENT PLANS\23-063 4 CROSS SECTIONS.DWG - PLOT DATE: September 19, 2025

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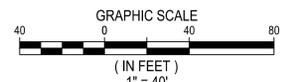
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LEGEND

- FS — PROPOSED FIRE WATER MAIN
- FDC — PROPOSED FIRE DEPARTMENT CONNECTION
- ⊗ PROPOSED FIRE HYDRANT
- ⊕ PROPOSED WATER VALVE
- ▨ PROPOSED HEAVY-DUTY AC PAVEMENT
- ▨ PROPOSED LANDSCAPE
- R25' — REQUIRED TURNING RADIUS FOR FIRE APPARATUS ACCESS
- R44' —

- FIRE ACCESS NOTES:**
- APPARATUS ACCESS ROADS SHALL COMPLY WITH THE FOLLOWING:
 - APPENDIX D OF THE 2022 CFC
 - FIRE APPARATUS ACCESS ROADS SHALL BE CAPABLE OF SUPPORTING AN IMPOSED VEHICLE LOAD OF 75,000 GVM, BE COMPACTED TO 95%, AND BE SURFACED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.
 - FIRE LANES SHALL BE PAINTED RED AND NO PARKING - FIRE LANE MARKED IN WHITE PAINTED, SPACED EVERY 25- FEET ON CENTER OR NO PARKING - FIRE LANE SIGNS SHALL BE PROVIDED, SPACED EVERY 50- FEET ON-CENTER.
 - ALL ON-SITE FIRE LINE WILL BE PRIVATELY MAINTAINED.



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SHEET 5 OF 5

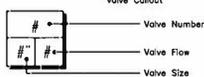
2:\SHARE\2023\23-063 MANTECA, YOSEMITE MULTIFAMILY CIVIL\PRELIMINARY IMPROVEMENT PLANS\23-063.5 PRELIMINARY FIRE ACCESS PLAN.DWG - PLOT DATE: September 19, 2025

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IRRIGATION SCHEDULE

2025-11-06 13:26

SYMBOL	DESCRIPTION	QTY	PRECIP	PSI	GPM
	LOW - SHRUB DRIPLINE 0.9 GPH @ 18" O.C. DRIPLINE WITH 0.90 GPH EMITTERS AT 18" O.C., ROW SPACING AT 18" O.C. LOW WATER USE PLANTINGS	82,115 SF	0.64 IN/H	25	546
	MED - SHRUB DRIPLINE 0.9 GPH @ 18" O.C. DRIPLINE WITH 0.90 GPH EMITTERS AT 18" O.C., ROW SPACING AT 18" O.C.	1,561 SF	0.64 IN/H	25	50
	SHRUB ROTATOR (HUNTER) STORM WATER TREATMENT PLANTER 12' TO 30' RADIUS, TRIANGULAR SPACED, HEAD TO HEAD COVERAGE	1,933 SF	0.45 IN/H	40	31
	TREE BUBBLERS TWO ROOT WATERING ZONES DEEP ROOT IRRIGATION BUBBLERS AT EACH TREE. MEDIUM & LOW WATER USE	1,646 SF	1 IN/H	30	11
	TURF ROTATOR (HUNTER) 12' TO 30' RADIUS, TRIANGULAR SPACED, HEAD TO HEAD COVERAGE	34,416 SF	0.45 IN/H	40	161



MUELO WATER USE CALCULATIONS

Job Name: West Yosemite Apartments

Date: 07/9/25

California Water Efficient Landscape Worksheet									
Reference Evapotranspiration (E _t)		51.2		Project Type		Residential		0.55	
Rain Fall (Inches)		Usable Rain Fall (Inches)		0					
Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d	% Landscape Area	
Zone# Regular Landscape Areas									
1 SHRUBS-LOW	0.2	Drip	0.9	0.22	75,411	16,758	5,319.66	59.20%	
2 SHRUBS - M	0.4	Drip	0.9	0.44	6,950	3,089	980.54	5.46%	
3 TREES- MED	0.4	Bubblers	0.9	0.44	2,679	1,191	3,779.7	2.10%	
4 TURF -H	0.8	Rotary Nozzle	0.75	1.07	7,933	8,462	26,861.3	6.23%	
4 BIOFILTRATION - M	0.6	Rotary Nozzle	0.75	0.80	34,416	27,533	87,400.1	27.02%	
Totals					127,389	5,7032	181,043.1	100.00%	
ETWU Total							181,043.1		
Maximum Allowed Water Allowance (MAWA) ^e							222,411.0		

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	57032
Total Area	127389
Average ETAF	0.31

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

ETWU CCF 2420
MAWA CCF 2973

% ETWU OF MAWA 0.81
PASS: YES

All Landscape Areas

Total ETAF x Area	57032
Total Area	127389
Average ETAF	0.31

SUMMARY HYDROZONE		
HYDROZONE		GAL PER HYDRO ZONE
HIGH WATER USE		0
MODERATE WATER USE	44,045	911,798
LOW WATER USE		898,633
VERY LOW WATER USE		

WATER EFFICIENT LANDSCAPE ORDINANCE NOTES:

- A. THE LANDSCAPE PLANS WILL COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE (MUELO) ELEMENTS OF THE LANDSCAPE DOCUMENTATION PACKAGE:
 - (A) THE LANDSCAPE DOCUMENTATION PACKAGE SHALL INCLUDE THE FOLLOWING SIX (6) ELEMENTS:
 - (1) PROJECT INFORMATION:
 - (A) DATE
 - (B) PROJECT APPLICANT
 - (C) PROJECT ADDRESS (IF AVAILABLE, PARCEL AND/OR LOT NUMBER(S))
 - (D) TOTAL LANDSCAPE AREA (SQUARE FEET)
 - (E) PROJECT TYPE (E.G., NEW, REHABILITATED, PUBLIC, PRIVATE, CEMETERY, HOMEOWNER-INSTALLED)
 - (F) WATER SUPPLY TYPE (E.G., POTABLE, RECYCLED, WELL) AND IDENTIFY THE LOCAL RETAIL WATER PURVEYOR IF THE APPLICANT IS NOT SERVED BY A PRIVATE WELL
 - (G) CHECKLIST OF ALL DOCUMENTS IN LANDSCAPE DOCUMENTATION PACKAGE
 - (H) PROJECT CONTACTS TO INCLUDE CONTACT INFORMATION FOR THE PROJECT APPLICANT AND PROPERTY OWNER
 - (2) APPLICANT SIGNATURE AND DATE WITH STATEMENT, "I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE"
 - (2) WATER EFFICIENT LANDSCAPE WORKSHEET:
 - (A) HYDROZONE INFORMATION TABLE
 - (B) WATER BUDGET CALCULATIONS
 1. MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
 2. ESTIMATED TOTAL WATER USE (ETWU)
 - (3) SOIL MANAGEMENT REPORT;
 - (4) LANDSCAPE DESIGN PLAN;
 - (5) IRRIGATION DESIGN PLAN; AND
 - (6) GRADING DESIGN PLAN.

PLANT SCHEDULE

2025-11-06 13:24

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	MATURE HEIGHT	MATURE WIDTH
TREES						
	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR TREE	24"	11	40 - 65FT. HT.	15 - 25FT. W.
	LAGERSTROEMIA X 'TUSCARORA'	CRAPE MYRTLE CORAL PINK	15 GAL	19	10 - 15FT. HT.	10 - 15FT. W.
	LIRIODENDRON TULIPIFERA 'FASTIGIATA'	COLUMNAR TULIP POPLAR	15 GAL	2	40 - 65FT. HT.	10 - 15FT. W.
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' EVERGREEN SPECIES	DWARF SOUTHERN MAGNOLIA	24"	6	10 - 15FT. HT.	10 - 15FT. W.
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	24"	19	25 - 40FT. HT.	25 - 40FT. W.
	QUERCUS LOBATA	VALLEY OAK	15 GAL	4	40 - FFT. HT.	40 - 65FT. W.
	ULMUS PARVIFOLIA 'TRUE GREEN' EVERGREEN SPECIES	TRUE GREEN LACEBARK ELM	24"	19	40 - 65FT. HT.	40 - 65FT. W.
	ZELKOVA SERRATA 'VILLAGE GREEN'	SAWLEAF ZELKOVA	15 GAL	41	40 - 65FT. HT.	40 - 65FT. W.

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	MATURE HEIGHT	MATURE WIDTH
SHRUB AREAS					
	DECOMPOSED GRANITE	4" DEPTH	2,010 SF		
	FALL ZONE MATERIAL ARTIFICIAL TURF TYPE	FALL ZONE	2,146 SF		
	SHRUB & GROUND COVER	PLANTING AREA	121,150 SF		
	STORM WATER TREATMENT CAREX SPP.		15,920 SF		
	TURF SOD	DROUGHT TOLERANT FESCUE BLEND	32,211 SF	< 6IN. HT.	

SOIL PREPARATION NOTES

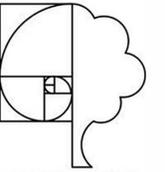
- A. SOIL PREPARATION AND AMENDING:
 - 1) AFTER ROUGH GRADING OPERATIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A SOILS REPORT THAT PROVIDES AN ANALYSIS OF THE EXISTING SOIL THAT STATES WHAT SOIL AMENDMENTS ARE REQUIRED FOR OPTIMUM PLANTING GROWTH. THE CONTRACTOR SHALL INCORPORATE THE RECOMMENDED QUANTITIES BY THOROUGHLY CULTIVATING ALL PLANTING AREAS TO A DEPTH OF EIGHT (8) INCHES. ROUGH FINISH GRADE ALL AREAS.
 - 1) BROADCAST THE FOLLOWING SOIL AMENDMENTS. QUANTITIES GIVEN ARE PER 1,000 SQUARE FEET OF AREA. NITROGEN STABILIZED AND IRON FORTIFIED COMPOST: PER SOIL ANALYSIS RECOMMENDATIONS, OR 4 CY FOR BID PURPOSES. PELLETIZED FERTILIZER (21-0-0) 10LBS. OR AS PER SOIL ANALYSIS RECOMMENDATIONS. SOIL SULFUR: PER SOIL ANALYSIS RECOMMENDATIONS.
 - 2) CULTIVATE AND THOROUGHLY INCORPORATE THE AMENDMENTS INTO THE TOP EIGHT (8) INCHES OF SOIL.
 - 3) DE-ROCK AREA TO BE PLANTED BY USING A MECHANICAL ROCK PICKER. ALL ROCKS LARGER THAN 1 INCH IN DIAMETER ARE TO BE REMOVED.
 - 4) INSTALL WEED BARRIER FILTER FABRIC OVER DRIP IRRIGATION COMPONENTS; LANDSCAPE FABRIC TO BE 'DEWITT ROC-KLOTH BROWN 3.5OZ SECURE WITH HEAVY DUTY 'U' STAPLES EVERY 4', OR EQUAL. SECURE FABRIC SEGMENTS, TO SOIL, WITH 6"x1"x6" STEEL 'U' SHAPE PINS. OVERLAP ADJACENT FABRIC SEGMENTS A MINIMUM OF SIX (6) INCHES AND SECURE WITH PINS AT TWENTY FOUR (24) INCHES ON CENTER.
- B. INSTALL ROCK MULCH AS PER THE PLAN NOTES, OR 3" DEPTH FIR BARK MULCH OVER THE FILTER FABRIC ON ALL SHRUB AND GROUND COVER PLANTING AREAS. BARK MULCH SHALL BE WOOD RESIDUAL DERIVED AND MANUFACTURED FROM PINE, WHITE AND/OR RED FIR TREE BARK. THE MATERIAL SHALL BE EQUAL TO THAT REFERRED TO AS 'WALK ON BARK' IN THE TRADE.

GENERAL NOTES:

- ALL LANDSCAPE PLANTING AT DRIVEWAY ENTRANCES/EXITS SHALL BE MAINTAINED TO A MAXIMUM HEIGHT OF THREE AND ONE-HALF FEET (3.5').
- ALL LANDSCAPING INSTALLED BETWEEN BACK OF SIDEWALK AND PROPERTY LINE SHALL BE PART OF THE ON-SITE LANDSCAPE, BE CONTROLLED BY ITS IRRIGATION SYSTEM AND BE MAINTAINED BY THE PROPERTY OWNER.
- ALL LANDSCAPE SHALL COMPLY WITH CURRENT MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MUELO) REQUIREMENTS.
- THE CODE REQUIRES THAT 30% OF THE TREES SHALL BE AN EVERGREEN SPECIES. 122 TREES TOTAL * 30% = 31 EVERGREEN TREES REQUIRED. (1) QUERCUS ILEX AND (20) MAGNOLIA 'LITTLE GEM' TREES ARE EVERGREEN SPECIES.

SHADE OVER WALKWAY CALCULATION

SHADE TREES	@	CANOPY % SHADE	SHADE
MED	53	480	50% 12,720
LRG	29	1256	25% 9,106
			21,826 SHADE OVER THE WALKWAYS
			31,056 TOTAL WALKWAY AREA
			70.3% % OF SHADE OVER THE WALKWAYS



THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE
IDLA, INC.
California Landscape Architect #4122
IO #LA-16771 * HI #LA-16112
AZ #76633

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Boise, Idaho 83717
thp@idlainc.net
(208) 906-1300

WEST YOSEMITE APARTMENTS
PACIFIC WEST COMMUNITIES, INC
MANTECA, CALIFORNIA

See Analysis on Attachment 4 and 5 on the property of Thomas H. Phelps Landscape Architecture. All designs and other documents on this drawing are for the use on the specified project and shall not be used otherwise without the express written approval of Thomas H. Phelps Landscape Architecture.

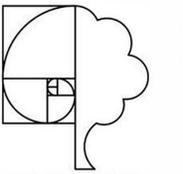
Sheet Title
PLANT SCHEDULE & NOTES



No.	Date	Revision
▲		
▲		
▲		
▲		
▲		

Project Mgr.: THP
Drawn By: THP
Scale: 1"=20'
Date: 11/06/25
File Name: 23-044 of sheets

ENTITLEMENT SUBMISSION - 07/09/25



THOMAS H. PHELPS
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 California Landscape Architect #4122
 ID #LA-16771 * HI #LA-16112
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WEST YOSEMITE APARTMENTS
PACIFIC WEST COMMUNITIES, INC
MANTECA, CALIFORNIA

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Sheet Title
 LANDSCAPE PLAN A

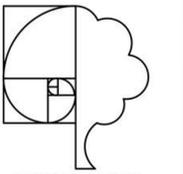


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Project Mgr.: THP
 Drawn By: THP
 Scale: 1"=20'
 Date: 11/6/25
 File Name: 23-O44

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ENTIREMENT SUBMISSION - 07/09/25

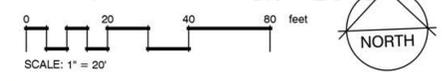


THOMAS H. PHELPS
 LANDSCAPE ARCHITECTURE
 IDLA, INC.
 California Landscape Architect #4122
 ID #LA-16771 * HI #LA-16112
 AZ #76633
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 Boise, Idaho 83717
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 (208) 906-1300

WEST YOSEMITE APARTMENTS
 PACIFIC WEST COMMUNITIES, INC
 MANTECA, CALIFORNIA

2025-07-09 14:44
REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
1	HATCHED AREAS INDICATE WHERE NO TREES CAN BE LOCATED WITHIN UTILITY EASEMENTS
2	PICNIC TABLE - 6' RECTANGLE 'ULINE #H-2128' BLACK COLOR
3	TRASH RECEPTACLE - 'ULINE TERRACE RECPATACLE #H-1234' BLACK COLOR
4	BENCH - 6' WITH BACK 'ULINE #H-2294' BLACK COLOR
5	WAVE BICYCLE RACK - 'ULINE 5-LOOP #H2544' 1 BIKE CAPACITY, BLACK COLOR. LOCATION MAY VARY, VERIFY IN FIELD
6	BARBEQUE - 'ULINE #H-4419'
7	POOL LOUNGE - FURNITURE LEISURE 1-300-213-2401 ST. MAARTEN VINYL STRAP CHAISE LOUNGE WITH COMMERCIAL ALUMINUM FRAME, CAMEL FRAME COLOR, CAMEL STRAPS, ADOBE ACCENTS.
8	PICNIC SHADE STRUCTURE - SMALL -SUBMIT SHOP DRAWINGS FOR APPROVAL
9	'CLEANLINE' ALUMINUM EDGING BETWEEN THE LAWN AREA AND ADJACENT SHRUB BEDS. STAKE AT EVERY PRE-FORMED LOOP. NOTE THAT THE MANUFACTURER DOES NOT SUPPLY ALL STAKES FOR EACH LOOP.
10	2-5 & 5-12 YR OLD USER PLAYGROUND EQUIPMENT. DEFERRED SUBMITTAL FOR OWNER APPROVAL
11	5' HIGH TUBULAR STEEL FENCE WITH SELF CLOSING GATES. BLACK COLOR. SEE DETAIL ON ARCH DWGS
12	DOG WASTE SYSTEM DISPENSER - 'ULINE #H-2891' WITH DOG WASTE SYSTEM SIGN #H-5942
13	POOL LIFT - ADA COMPLIANT. DEFERRED SUBMITTAL FOR OWNER APPROVAL
14	POOL EQUIPMENT LOCATION.
15	6' HIGH CMU WALL, MATCH TRASH ENCLOSURE
16	OUTDOOR SHOWER LOCATION.
17	EXISTING TREE TO BE REMOVED, TYP.
18	OUTDOOR EXERCISE EQUIPMENT
19	SEATING AREA
20	RECREATIONAL OPEN SPACE
21	COMMUNITY GARDEN AREA



12" IRR

Dodonaea viscosa 'Purpurea'

Cistus salvifolius 'Prostratus'

Prunus caroliniana 'compacta'

Rhampholepis umbellata 'Minor'

See drawings and schedule of materials and on the project of Thomas H. Phelps Landscape Architecture, IDLA, Inc. for the project of Pacific West Communities, Inc. for the West Yosemite Apartments. All drawings and schedules are the property of Thomas H. Phelps Landscape Architecture, IDLA, Inc. and shall remain confidential. No part of this drawing shall be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Thomas H. Phelps Landscape Architecture, IDLA, Inc.

Sheet Title
 LANDSCAPE PLAN B

Seal

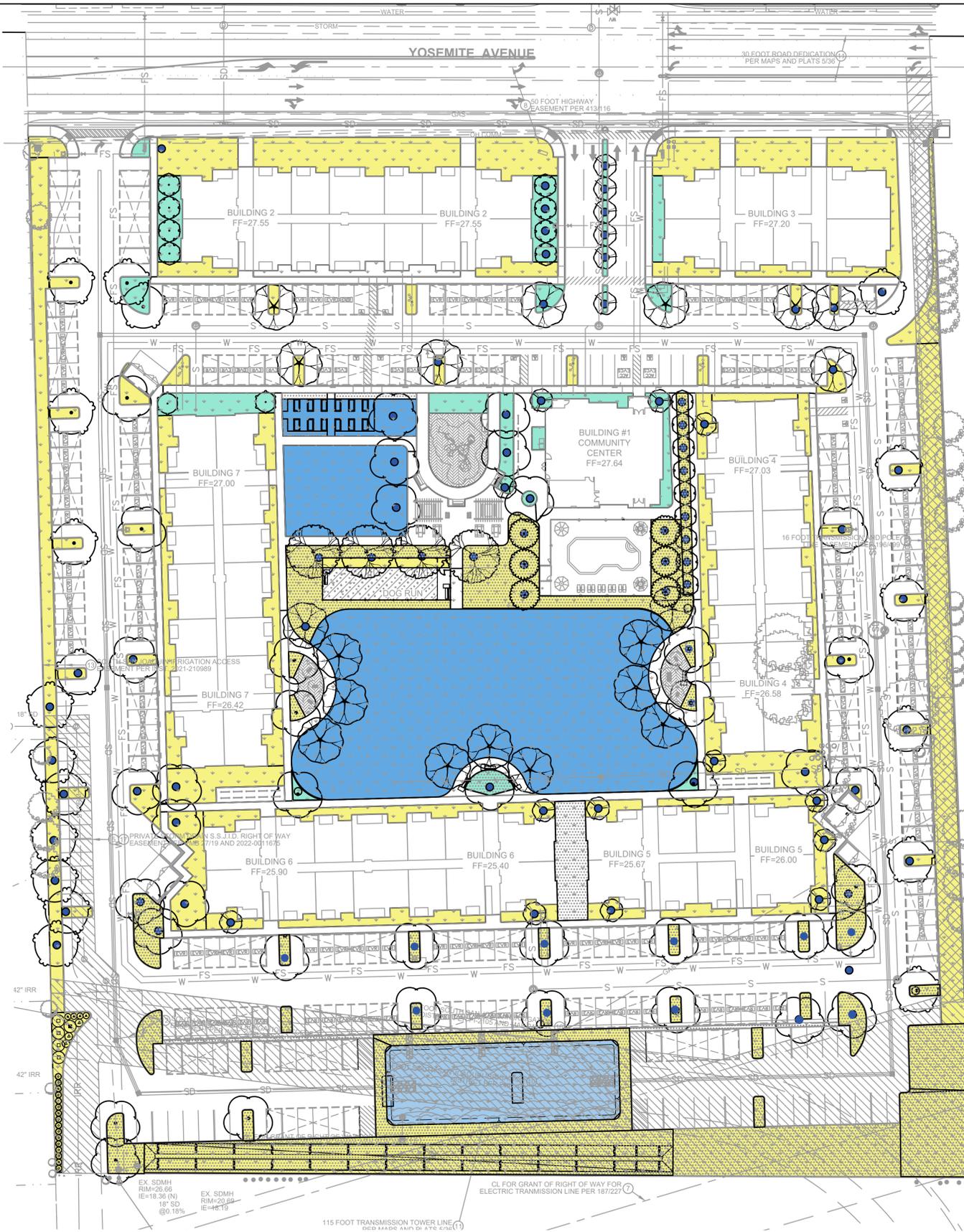
 THOMAS H. PHELPS ARCHITECT
 LICENSED LANDSCAPE ARCHITECT
 #4122
 06/31/26
 STATE OF CALIFORNIA

No.	Date	Revision
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 Drawn By: THP
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 Date: 11/6/25
 File Name: 23-044 of sheets

Sheet No.:
L3

ENTITLEMENT SUBMISSION - 07/09/25



IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY	PRECIP	FSI	GPM
[Yellow Box]	LOW - SHRUB DRIFLINE 0.9 GPH @ 18" O.C. DRIFLINE WITH 0.90 GPH EMITTERS AT 18" O.C., ROW SPACING AT 18" O.C. LOW WATER USE PLANTINGS	82,115 SF	0.64 IN/H	25	546
[Light Green Box]	MED - SHRUB DRIFLINE 0.9 GPH @ 18" O.C. DRIFLINE WITH 0.90 GPH EMITTERS AT 18" O.C., ROW SPACING AT 18" O.C.	1,561 SF	0.64 IN/H	25	50
[Light Blue Box]	SHRUB ROTATOR (HUNTER) STORM WATER TREATMENT PLANTER 12' TO 30' RADIUS, TRIANGULAR SPACED, HEAD TO HEAD COVERAGE.	1,933 SF	0.45 IN/H	40	31
[Dark Blue Box]	TREE BUBBLERS TWO ROOT WATERING ZONES DEEP ROOT IRRIGATION BUBBLERS AT EACH TREE. MEDIUM & LOW WATER USE	1,646 SF	1 IN/H	30	17
[Blue Box]	TURF ROTATOR (HUNTER) 12' TO 30' RADIUS, TRIANGULAR SPACED, HEAD TO HEAD COVERAGE.	34,416 SF	0.45 IN/H	40	161

Valve Callout

Valve Number
Valve Flow
Valve Size

MWELO WATER USE CALCULATIONS

Job Name: West Yosemite Apartments
Date: 07/9/25

California Water Efficient Landscape Worksheet							
Reference Evapotranspiration (ET _a)	51.2	Project Type	Residential	0.55			
Rain Fall (Inches)		Usable Rain Fall (Inches)	0				
Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE) ²	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ³
Zone# Regular Landscape Areas							
1 SHRUBS-LOW	0.2 Drip		0.9	0.22	75,411	16758	531966
2 SHRUBS-M	0.4 Drip		0.9	0.44	6,950	3089	98054
3 TREES-MED	0.4 Bubblers		0.9	0.44	2,679	1191	37797
4 TURF-H	0.8 Rotary Nozzle		0.75	1.07	7,933	8462	268613
4 BIOFILTRATION-M	0.6 Rotary Nozzle		0.75	0.80	34,416	27533	874001
					Totals	127389	57032
					Totals	0	0
					ETWU Total		1810431
					Maximum Allowed Water Allowance (MAWA) ⁴		2224110

ETAF Calculations

Regular Landscape Areas		Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.	ETWU CCF	2420
Total ETAF x Area	57032		MAWA CCF	2973
Total Area	127389		% ETWU OF MAWA	0.81
Average ETAF	0.31		PASS:	YES

All Landscape Areas

Total ETAF x Area	57032
Total Area	127389
Average ETAF	0.31

SUMMARY HYDROZONE

HYDROZONE	GAL PER HYDRO ZONE
HIGH WATER USE	0
MODERATE WATER USE	44,045
LOW WATER USE	911,798
VERY LOW WATER USE	898,633

CONTENTS OF THE LANDSCAPE DOCUMENTATION PACKAGE:

- THE LANDSCAPE DOCUMENTATION PACKAGE INCLUDES THE FOLLOWING SIX (6) ELEMENTS:
- PROJECT INFORMATION:
 - (A) DATE: 08 MAR 2023
 - (B) PROJECT APPLICANT: MANTECA PACIFIC ASSOCIATES II, CA LP, 430 E STATE ST., STE. 100, EAGLE, ID 83616
 - (C) PROJECT ADDRESS: YOSEMITE AVE, MANTECA, CA
 - (D) TOTAL LANDSCAPE AREA (SQUARE FEET): 117,598 SF
 - (E) PROJECT TYPE: MULTI-FAMILY APARTMENTS
 - (F) WATER SUPPLY TYPE: POTABLE WATER, THE MAJORITY OF THIS WATER IS SURFACE WATER FROM 565J'S WATER TREATMENT PLANT, THE BALANCE IS SUPPLIED BY CITY OWNED GROUNDWATER WELLS.
 - WATER SOURCES: THE CITY OF MANTECA, CA PUBLIC WORKS DEPT. WATER DIVISION
 - CHECKLIST OF ALL DOCUMENTS IN LANDSCAPE DOCUMENTATION PACKAGE
 - PROJECT CONTACTS AND PROPERTY OWNER: DON SLATTERY, PROJECT MANAGER, SANGER PACIFIC ASSOCIATES II, CA LP, 430 E STATE ST., STE. 100, EAGLE, ID 83616. CONTACT: DON SLATTERY, (208) 908-4873, (208) 461-0933, DON@TPCHOUSING.COM

APPLICANT SIGNATURE AND DATE WITH STATEMENT, "I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN"

APPLICANT _____ DATE _____

CHECKLIST OF ALL DOCUMENTS IN LANDSCAPE DOCUMENTATION PACKAGE:

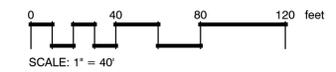
WATER EFFICIENT LANDSCAPE WORKSHEET _____

SOIL MANAGEMENT REPORT _____

LANDSCAPE DESIGN PLAN _____

IRRIGATION DESIGN PLAN _____

GRADING DESIGN PLAN _____



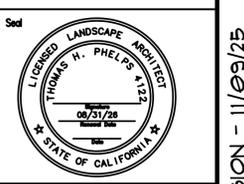
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ID #LA-16771 * HI #LA-16112
AZ #76633

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WEST YOSEMITE APARTMENTS
PACIFIC WEST COMMUNITIES, INC
MANTECA, CALIFORNIA

These drawings are preliminary in nature and are the property of Thomas H. Phelps Landscape Architecture. All designs and their dimensions are the design of the user on the specified project and shall not be used elsewhere without the express written permission of Thomas H. Phelps Landscape Architecture.

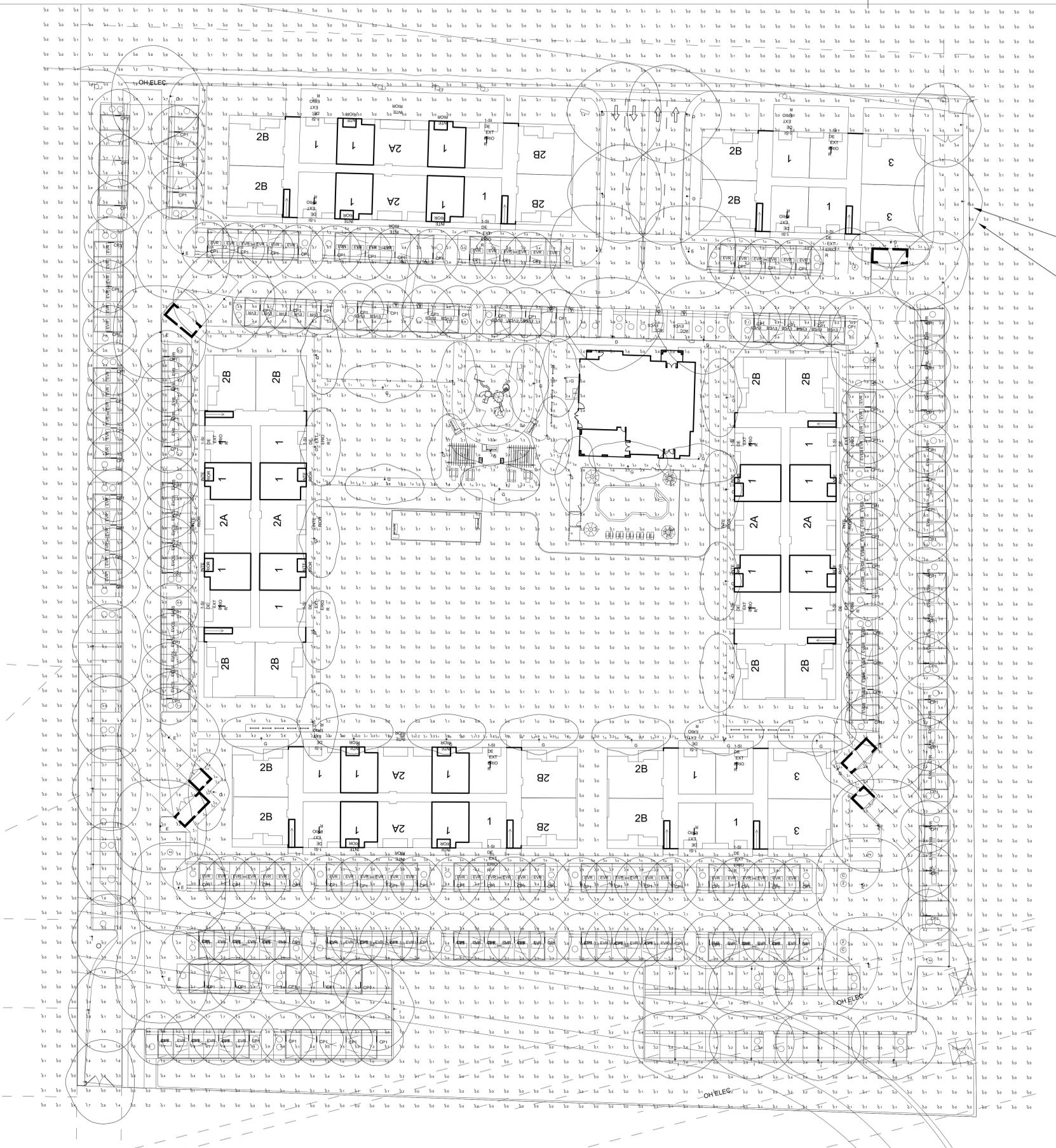
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Drawn By: THP
Scale: 1"=20'
Date: 11/6/25
File Name: 23-044 of _____ sheets

Sheet No.: L4



1.0FC. TYP.
0.5FC. TYP.

Luminaire Schedule - LED
Project: TPC WEST YOSEMITE WAY - MANTECA

Symbol	Qty	Label	Arrangement	LLF	Luminaire Lumens	Luminaire Watts	Description	Filename
—	137	CP1	Single	0.900	3368	22.9	DAYBRITE V3W435L840-UNV-DIM	V3W435L840-UNV-DIM.ies
○	7	D	Single	0.900	7868	61.5	STERNBERG GL1960-24L40T4-MDL010-SV1 @ 18'	GL1960-24L40T4-MDL010-SV1.IES
○	14	E	Single	0.900	8121	61.6	STERNBERG GL1960-12L40T5-MDL010-SV1 @ 18'	GL1960-12L40T5-MDL010-SV1.IES
○	32	G	Single	0.900	2677	19.8	STERNBERG GL1960-12L40T2-MDL006-SV1 @ 14'	GL1960-12L40T2-MDL006-SV1.IES
○	20	I	Single	0.900	5607	61.5	STERNBERG GL1960-24L40T4-MDL010-SV1-BLOC @ 14'	GL1960-24L40T4-MDL010-SV1-BLOC.IES

Calculation Summary
Project: TPC WEST YOSEMITE WAY - MANTECA

Description	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
TYP PATHWAYS	Illuminance	Fc	1.88	7.9	0.5	3.76	15.80
TYPICAL PARKING AREAS, DRIVEWAYS AND TRASH AREAS	Illuminance	Fc	3.71	12.80	1.00	3.71	12.80

ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP RATINGS. FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

AR Associated Lighting Representatives, Inc.

ASSOCIATED LIGHTING REPRESENTATIVES, INC.
777 PARDEE LANE
P.O. BOX 2265
OAKLAND, CA 94621
PHONE: (510) 638-0158 - FAX (510) 638-2908

REPORT FOR: SDG ARCHITECTS
BY: APPLICATIONS ENGINEERING; RAMON ZAPATA
SALES REPRESENTATIVE: ALR; KRISTIAN REYES



AG32 VERSION 20.1
AGI (C) 2021 LIGHTING ANALYSTS, INC.
10288 W. CENTENNIAL ROAD, SUITE 202
LITTLETON, CO 80127

PROJECT DESCRIPTION
TPC WEST YOSEMITE WAY
CITY OF MANTECA

DRAWING NO. / INPI FILE
22497REY-R7.DWG / 22497REY-R7.A32

SCALE 1" = 30'	SHEET 1 OF 1	DATE 07.01.2025	REV 7
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