



Architect Wilkins Studio Architects
Contract: Karen Wilkins, AIA
3793 Vernazza Ct,
Oakwood Shores
CA 95337

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

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ABBREVIATIONS table listing various construction and architectural terms and their abbreviations.

GENERAL NOTES

1. EXAMINATION OF SITE: The contractor shall thoroughly examine the site and satisfy him/herself as to the conditions under which the work is to be performed. The contractor shall verify at the site all the measurements affecting the work and shall be responsible for the correctness of the same. No extra expense shall be allowed to the Contractor for expenses due to his neglect to examine, or failure to discover, conditions which affect the work.

2. GENERAL OPERATION: The Contractor shall, after consulting with the Owner, schedule the work so as not to interfere unduly with the neighbors, etc. Contractor shall allow dust by approved means and minimize noise as much as practical. In no case shall the work interfere with existing streets, drives, walks, passageways, neighbors' property, improvements and the like. Protect all in-place construction in connection with the work.

3. CONTRACTOR USE OF THE PREMISES: Confine operations at the site to areas permitted by law, ordinances, permits, and these Contract Documents. Do not use unreasonably encumber premises with materials or equipment. Assume all responsibility for protection and safekeeping of all products stored on the premises. Move any stored products which interfere with the operations of the City or other contractor. Obtain and pay for use of additional storage or work area required for operations.

4. LIMITS OF WORK: Work zone limits are established on the drawings. All Contractors, Subcontractors, and Tradesman shall coordinate their work with one another within the established limits.

5. SEQUENCE OF WORK: In the event any special sequencing of the work is required by the Owner, the Contractor shall arrange a conference before any such work is begun. Contractor shall be responsible and liable for deviations from schedule unless delays are the result of failure of the Owner to abide by the Contractor by acts of nature or God.

Project Data table containing project description, address, assessor's parcel number, lot size, gross area, occupancy group, zoning, FAR, building area, footprint, and other key metrics.

Deck Footage table listing total landscape area, total outdoor living area, total paved area, non turf plan area, special landscape area, and total building units.

Sheet Index table listing sheet numbers and their corresponding titles, such as G1-0 Cover Sheet and Site Plan, A1-8 Building A & B Roof Plan, etc.

Framing Plan table listing details for various building components like Bldg. A Roof Framing Plan, Bldg. A First Floor Wind Bracing Plan, etc.

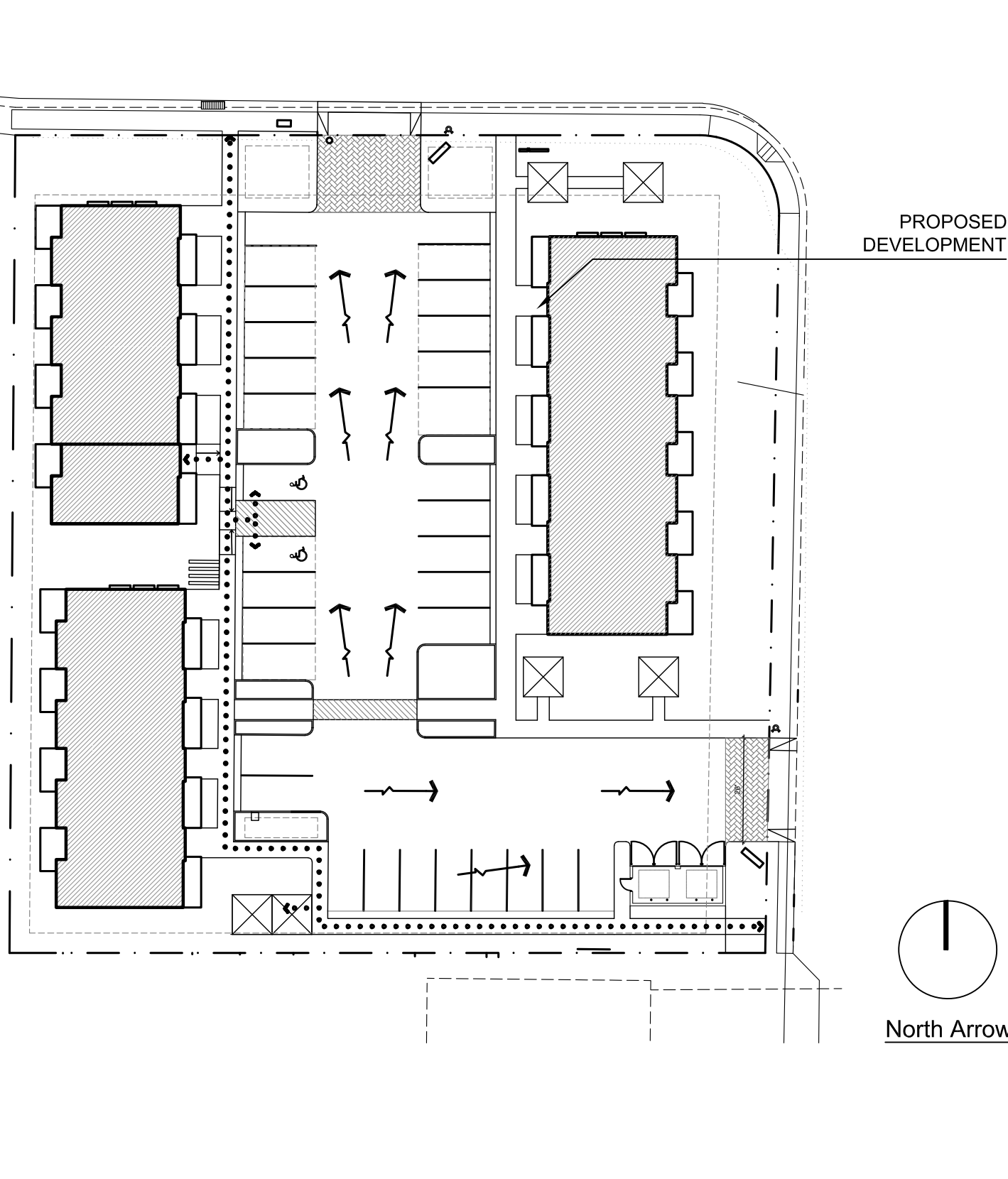
S0.10 Bldg. C Typical Frame Details table listing details for Bldg. C components like Bldg. C Typical Concrete, Bldg. C Shear Wall Details & Schedule, etc.

Regulating Codes table listing applicable codes such as 2019 California Building Code, 2019 California Mechanical Code, 2019 California Fire Code, etc.

Allowable Height Diagram

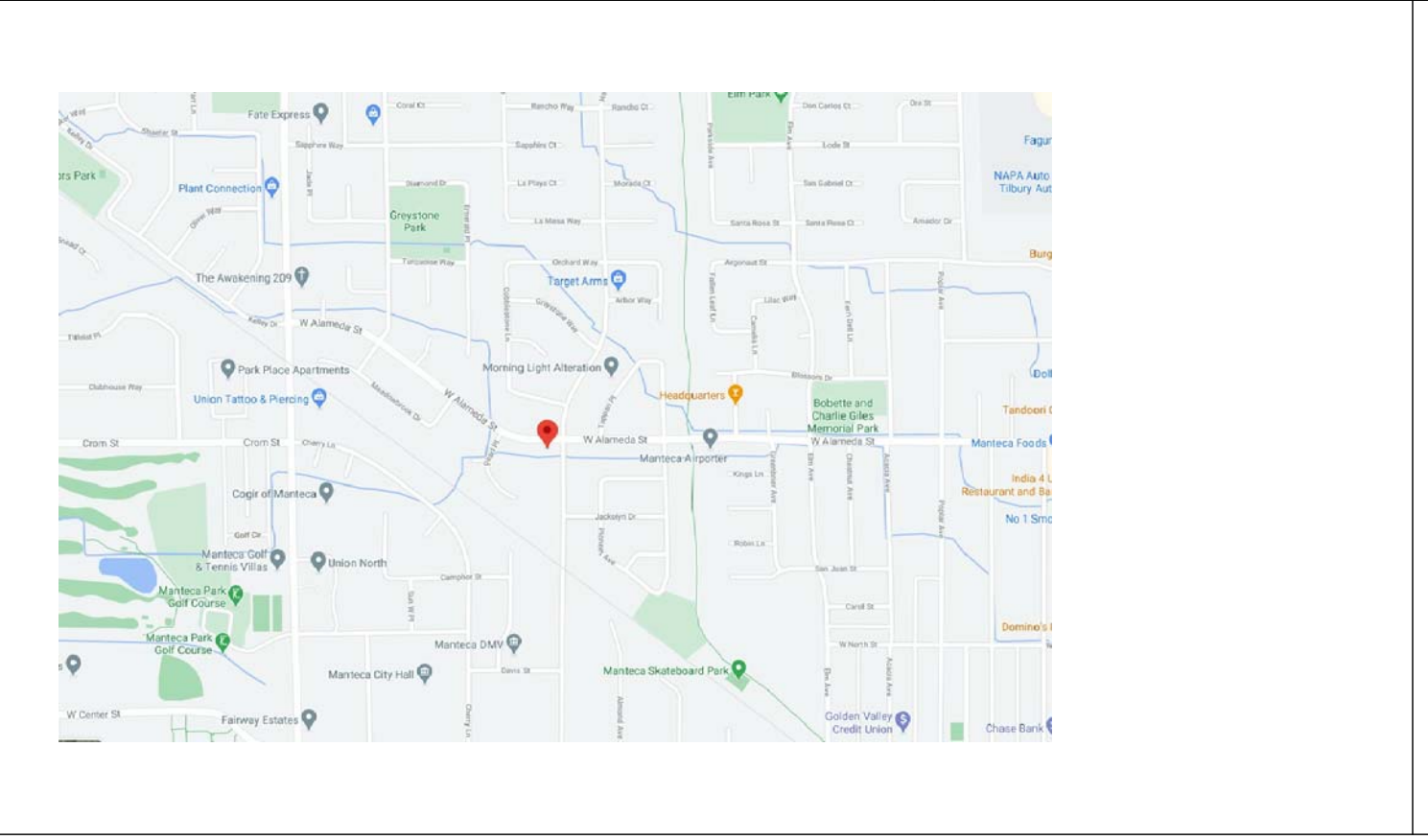
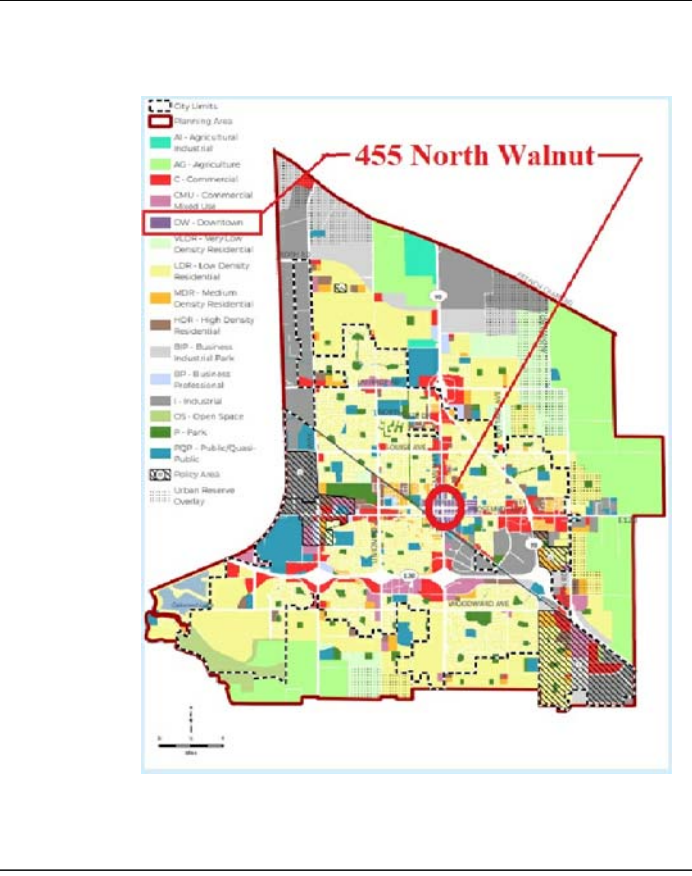
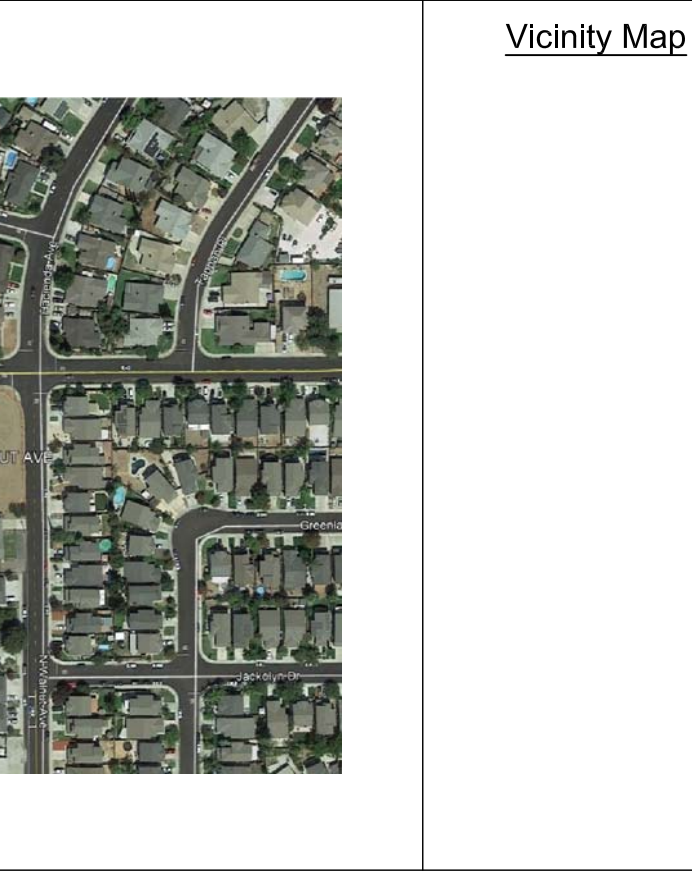
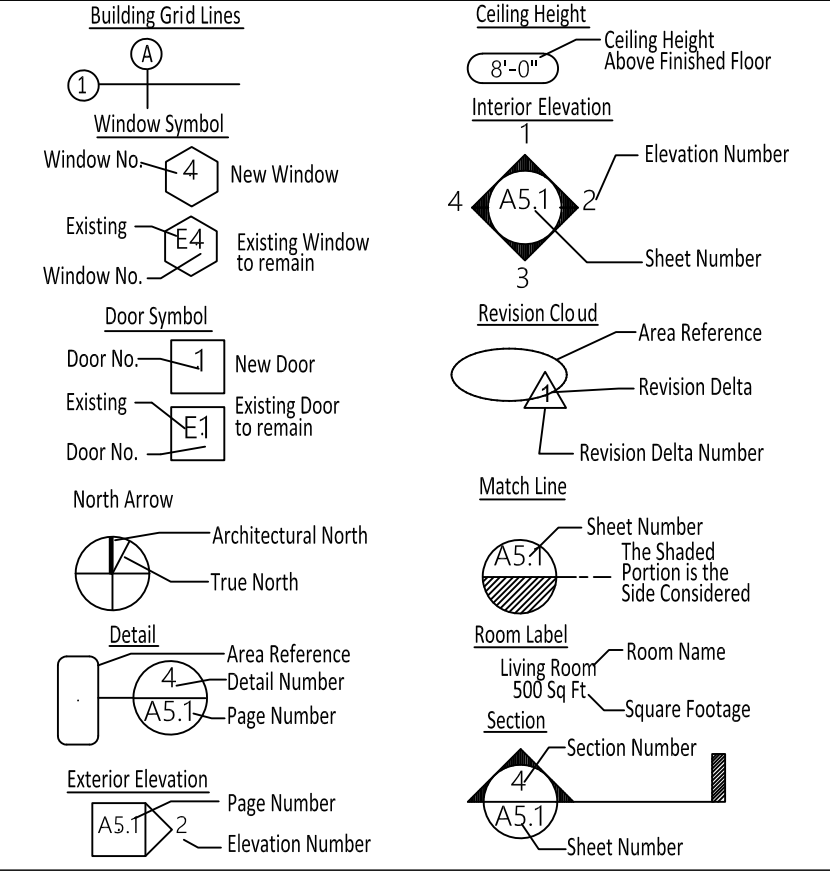


Site Plan



Site Drainage Notes

The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal for a minimum distance of 10 feet measured perpendicular to the face of the wall if physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5 percent slope shall be provided to an approved alternative method of diverting water away from the foundation.



Operation and Maintenance Manual

Operation and Maintenance Manual Shall be provided to the owners in accordance to residential mandatory measures 4.410.1

Deferred Submittal

- 1. Deferred submittal for fire Alarm, sprinkler & Fire Suppression System Plan is required and submit to Building and Safety for review and approval prior to installation City of Manteca Department for review and approval prior to installation.
2. Deferred submittal for Carpets, assembly to be submitted to the Manteca Building Department for review and approval prior to installation.
3. Deferred submittal for Awnings, assembly to be submitted to the Manteca Building Department for review and approval prior to installation.
4. Deferred submittal for Monument Signs, assembly to be submitted to the Manteca Building Department for review and approval prior to installation.

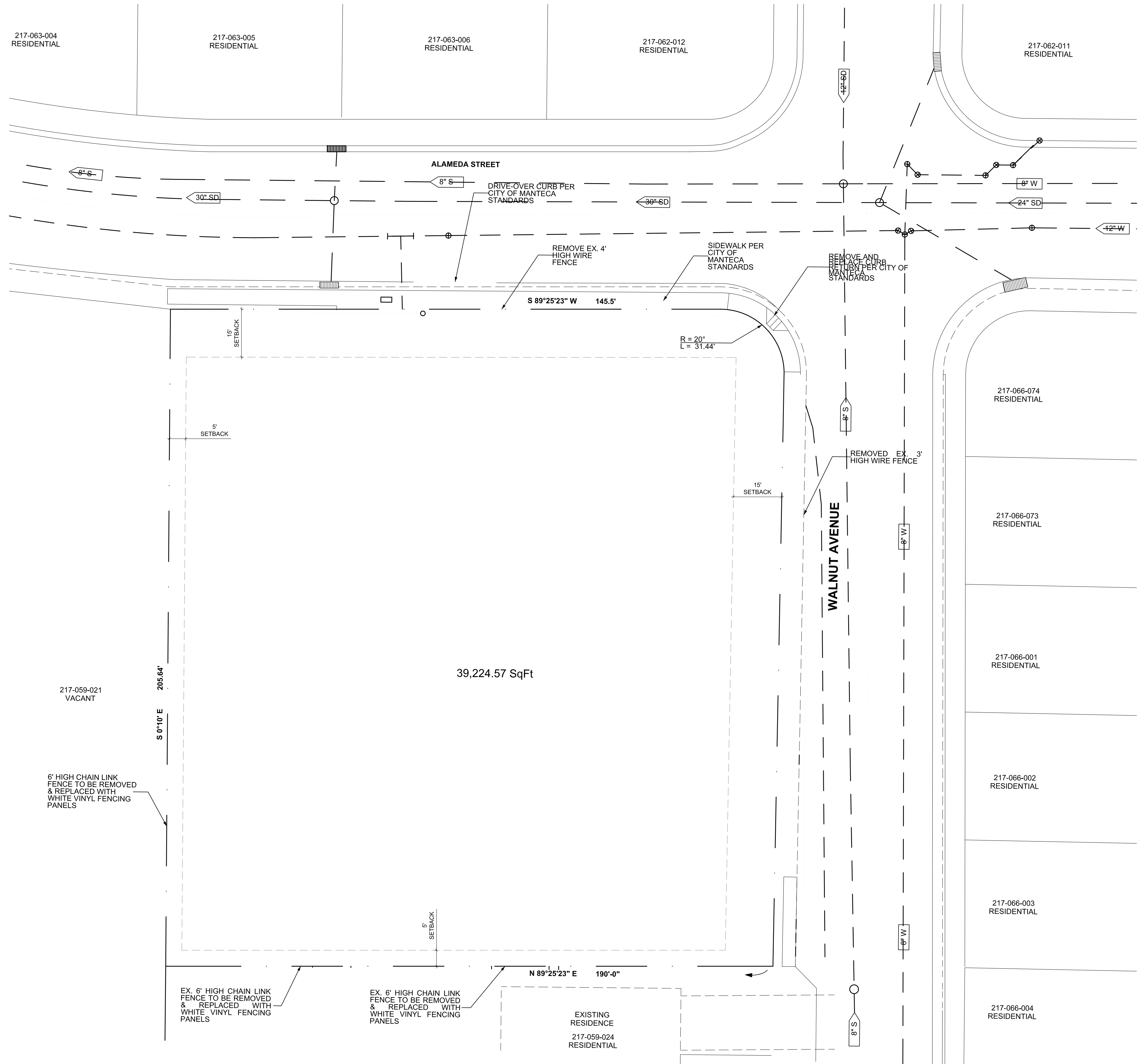
Table with columns: No., Description, Date. Includes entries for Submittal on 04/28/2022 and a Cover page.

G1-0
Scale: As Noted
Sheet size: Arch D

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LEGEND

EXISTING	PROPOSED
WATER VALVE	N/A
FIRE HYDRANT	N/A
TEMP BLOWOFF	N/A
STANDARD MANHOLE	N/A
WATER LINE	N/A
SANITARY SEWER	N/A
STORM DRAIN	N/A
STANDARD DRIVEWAY	N/A
DIRECTION OF FLOW	N/A
GRADE ELEVATION	N/A
ORIGINAL ROUND	N/A
CURB GUTTER AND SIDEWALK	N/A
TYPICAL RETURN WITH HANDICAP RAMP	N/A



EXISTING SITE PLAN
SCALE: 1/16"=1'-0"

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LICENSED ARCHITECT
KAREN WILKINS
27950
04-30-2023
RENEWAL DATE
STATE OF CALIFORNIA

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Existing Site Plan

A0-0
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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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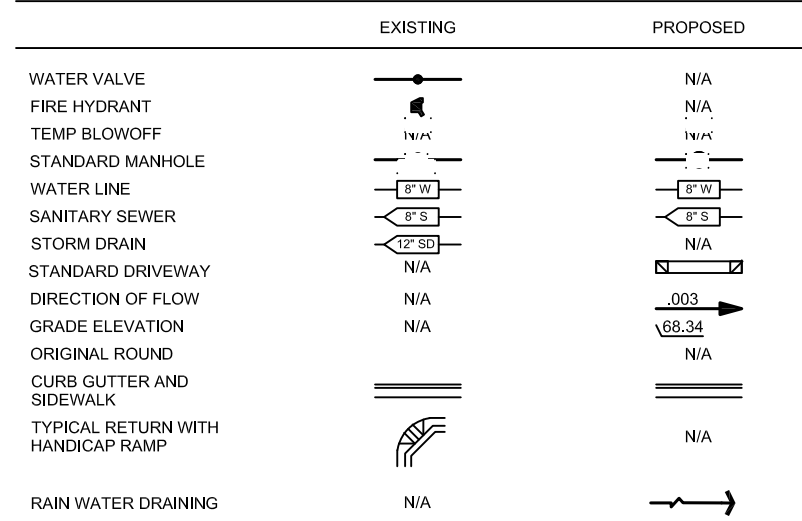
Area Calculation

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



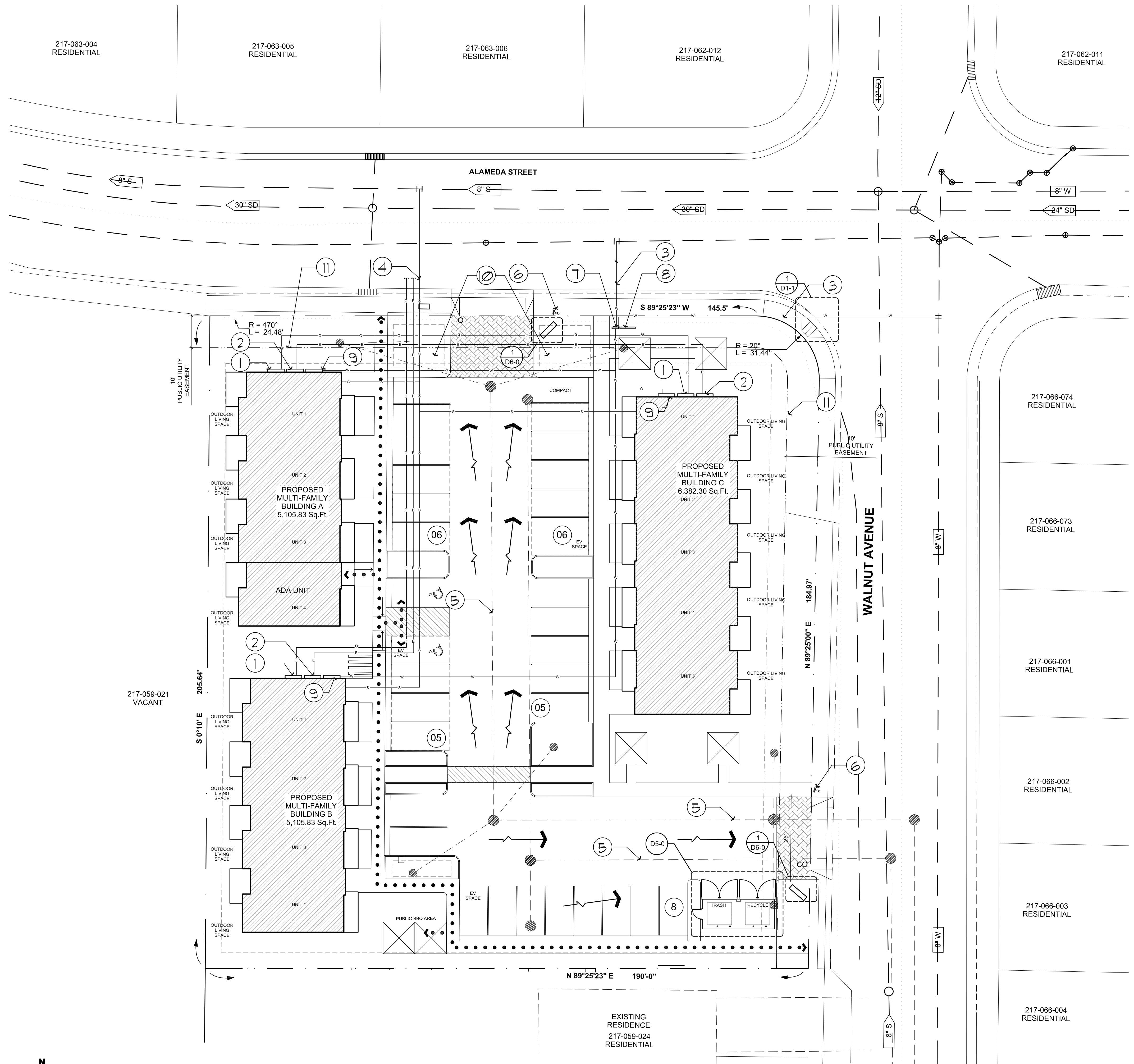
GAS METERS

SCALE: N/S



ELECTRICAL METERS

SCALE: N/S



UTILITIES SITE PLAN

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

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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. 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

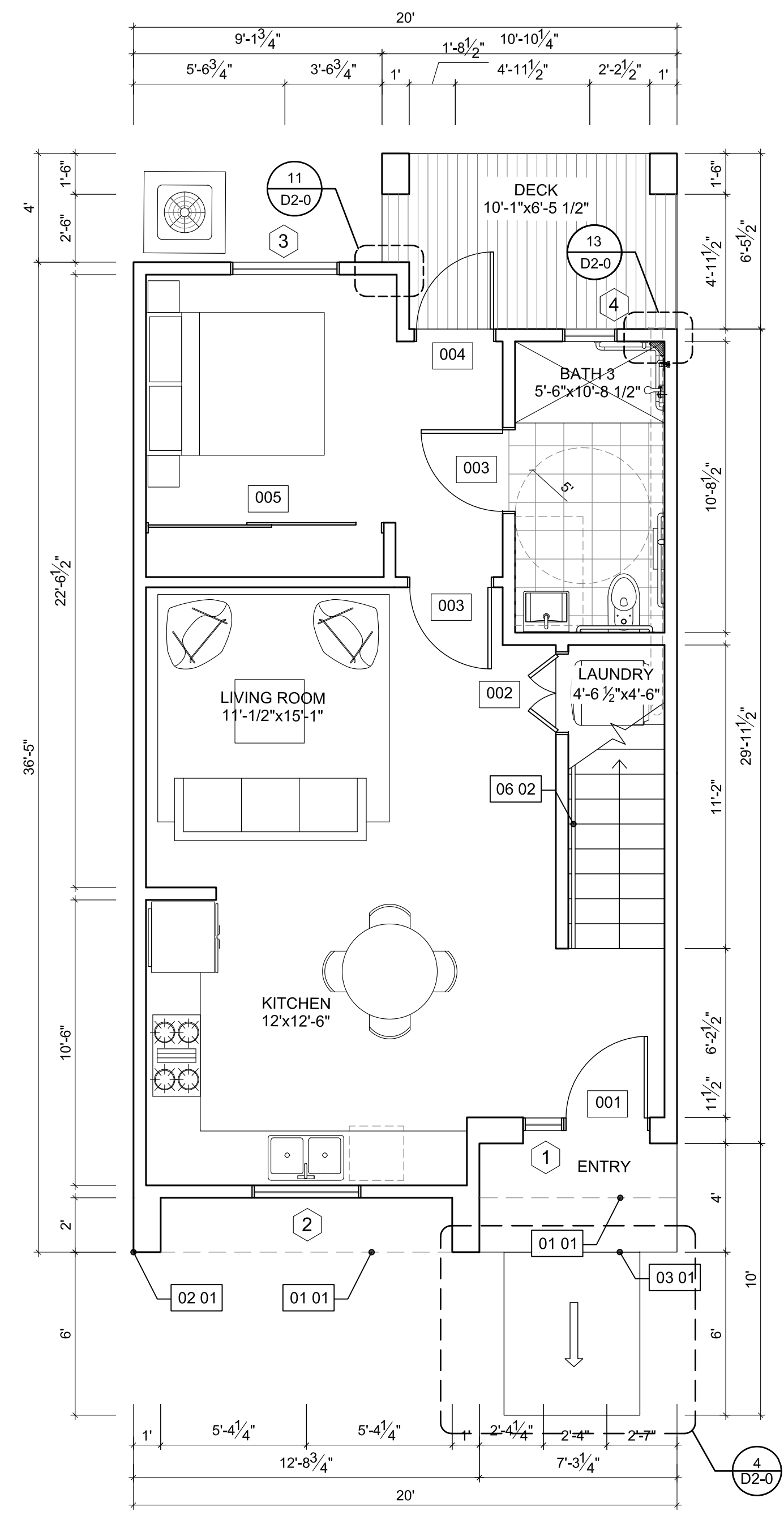
NO.	WIDTH	HEIGHT	QTY	COMMENTS
1	1'-6"	7'-0"	1	FIXED
2	4'-0"	3'-6"	1	DOUBLE HUNG
3	4'-0"	4'-0"	1	DOUBLE HUNG
4	2'-0"	2'-0"	1	AWNING
5	3'-0"	6'-0"	1	FIXED
6	3'-0"	2'-0"	1	AWNING
7	7'-2"	7'-0"	1	SLIDING WINDOW / DOOR
8	7'-2"	2'-0"	1	FIXED

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	

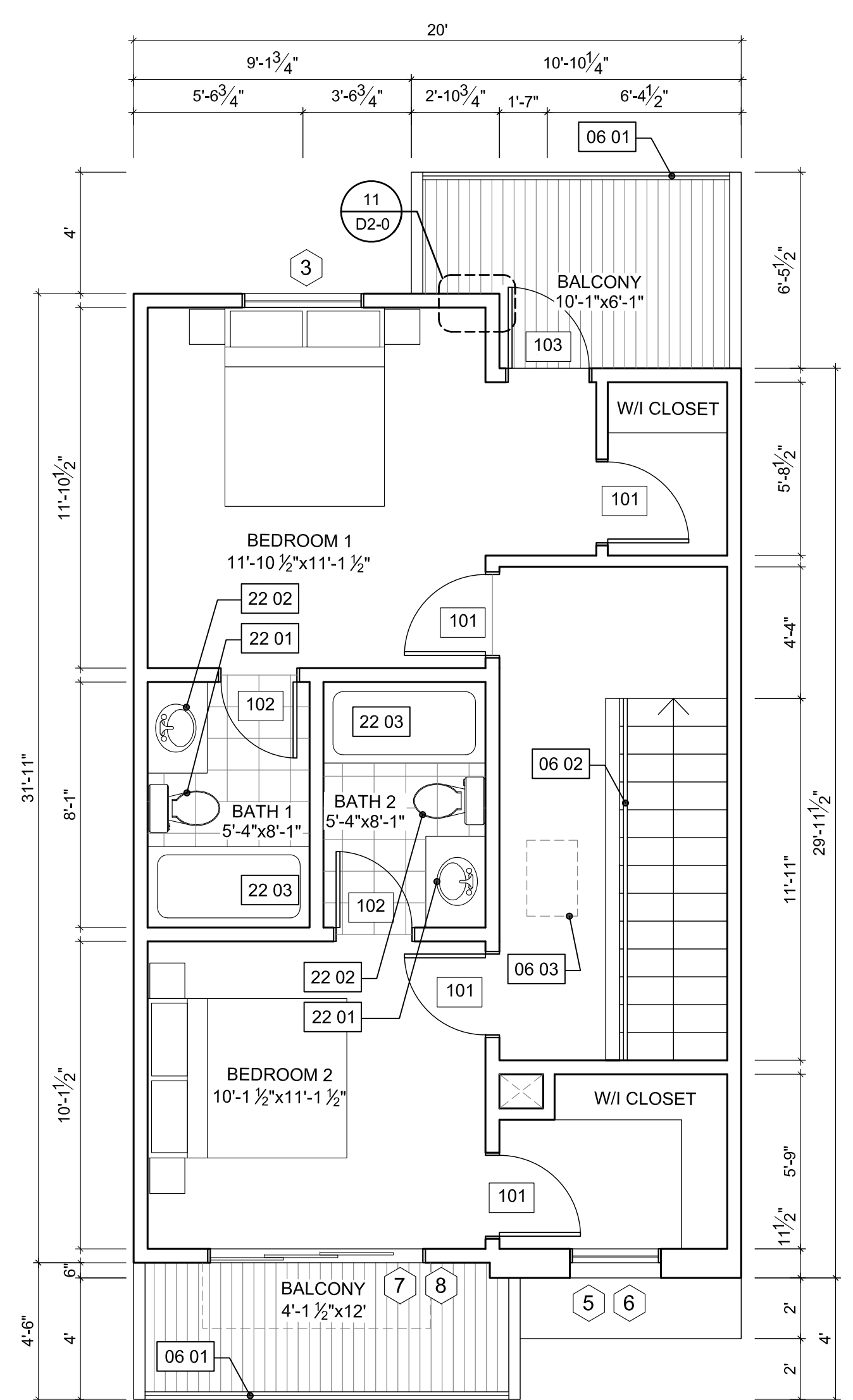
DOORS AND WINDOWS NOTES

- 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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ADA Unit Floor Plan
A1-3
Scale: As Noted
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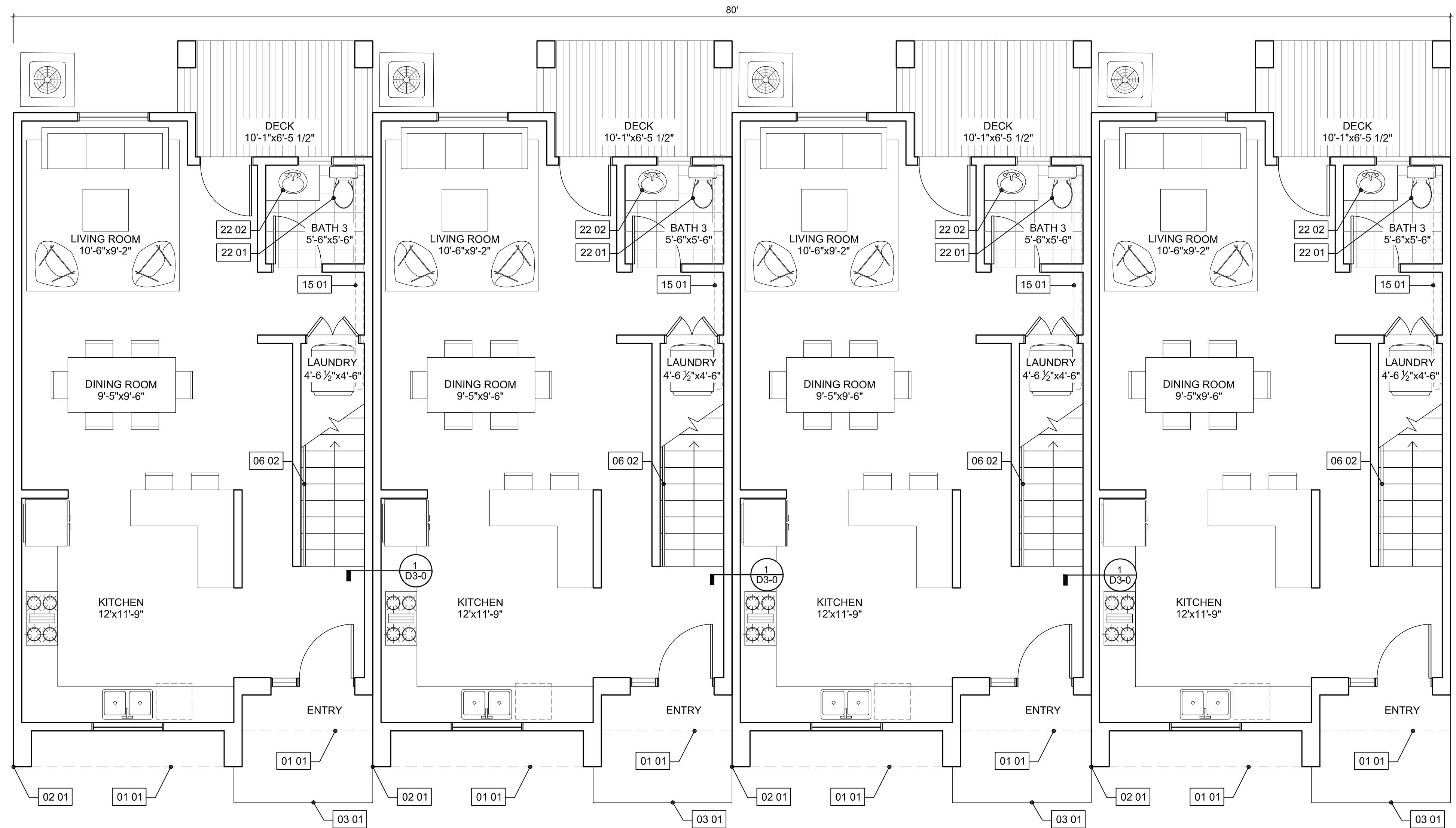
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FLOOR PLAN NOTES & SYMBOL LEGEND

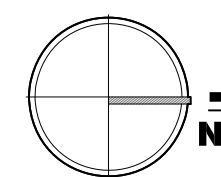
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01 01	EAVE ABOVE
02 00	SITE
02 01	SLOPE FINISH GRADE 5% OF 10'-0" AWAY FROM STRUCTURE ALL AROUND U.O.N. ON GRADING PLAN LANDSCAPE AREA
03 00	CONCRETE
03 01	CONCRETE LANDING
06 00	WOOD
06 01	6.1. INSTALL FIRE (BLOCKING) STOPPING PER CBC CHAPTER 7 IN 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.
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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	HEATING, VENTILATION & AIR CONDITIONING
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	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"



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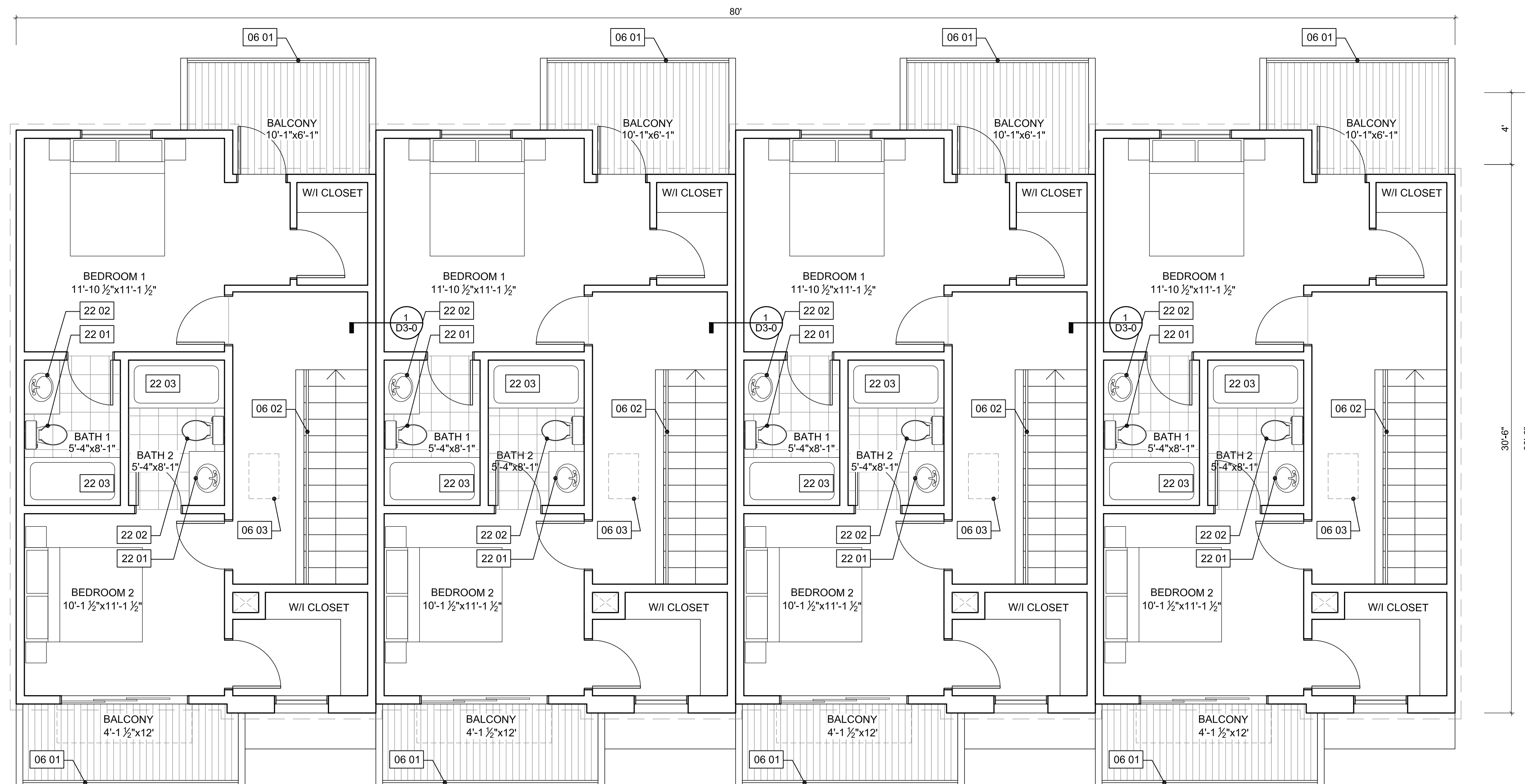
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FLOOR PLAN NOTES & SYMBOL LEGEND

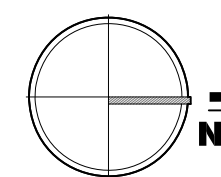
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03 01	CONCRETE LANDING
06 00	WOOD
06 01	6.1. INSTALL FIRE (BLOCKING) STOPPING PER CBC CHAPTER 7 IN THE FOLLOWING LOCATIONS: a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES SUCH AS AT THE CEILING AND FLOOR LEVELS AND AT 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. +42" HALL 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
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
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

- 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
UPPER 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

Buildings A & B
Upper Floor Plan

A1-5
Scale: As Noted
Sheet size: Arch D

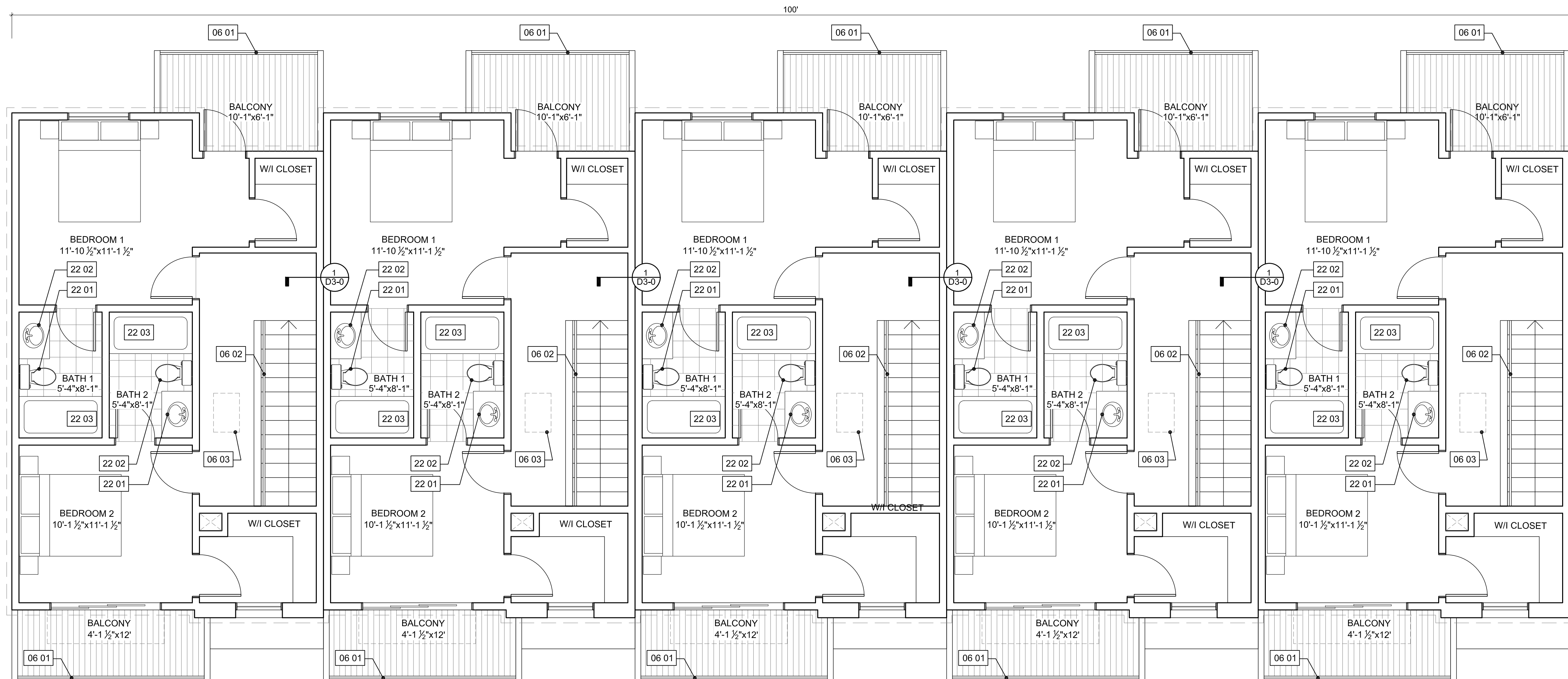
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FLOOR PLAN NOTES & SYMBOL LEGEND

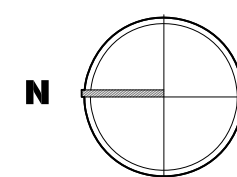
SYMBOL	DESCRIPCION (NOT ALL SYMBOLS NECESSARY ON THIS SHEET)
01 00	GENERAL
01 01	EAVE ABOVE
02 00	SITE
02 01	SLOPE FINISH GRADE 5% OF 10'-0" AWAY FROM STRUCTURE ALL AROUND U.O.N. ON GRADING PLAN LANDSCAPE AREA
03 00	CONCRETE
03 01	CONCRETE LANDING
06 00	WOOD
06 01	6.1. INSTALL FIRE (BLOCKING) STOPPING 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" HALL 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
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
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

- 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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Building C Upper
Floor Plan

A1-7
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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

Color key for finishes:

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



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



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

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LICENSED ARCHITECT
KAREN WILKINS
C-27950
04-30-2023
RENEWAL DATE
STATE OF CALIFORNIA

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No.	Description	Date
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Buildings A & B Elevations
A2-1
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03 00	CONCRETE	
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05 00	METALS	
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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	
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	
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09 00	FINISHES	
09 01	HARDIETRIM® BOARDS (JAMES HARDIE). SMOOTH, COLOR WHITE HOUSE OR SIMILAR	
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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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No.	Description	Date
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Building C Front & Rear Elevations
A2-2
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ELEVATION NOTES & KEYNOTES

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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	
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05 01	5.1 METAL CARPORTS STRUCTURE IN COLOR WHITE OFF FOR FINISHING.	
05 02	5.2 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	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	



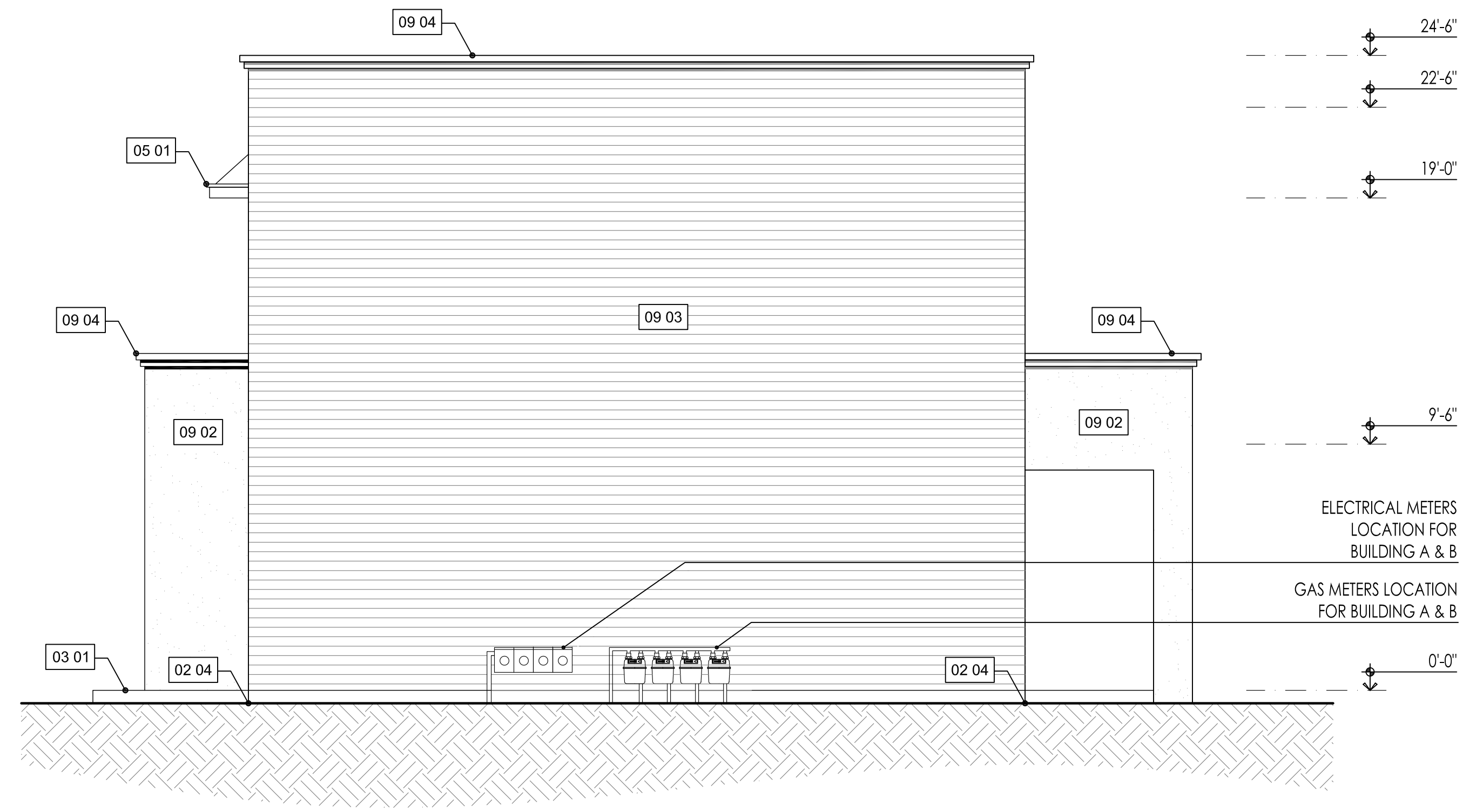
2 GAS METERS

SCALE: N/S



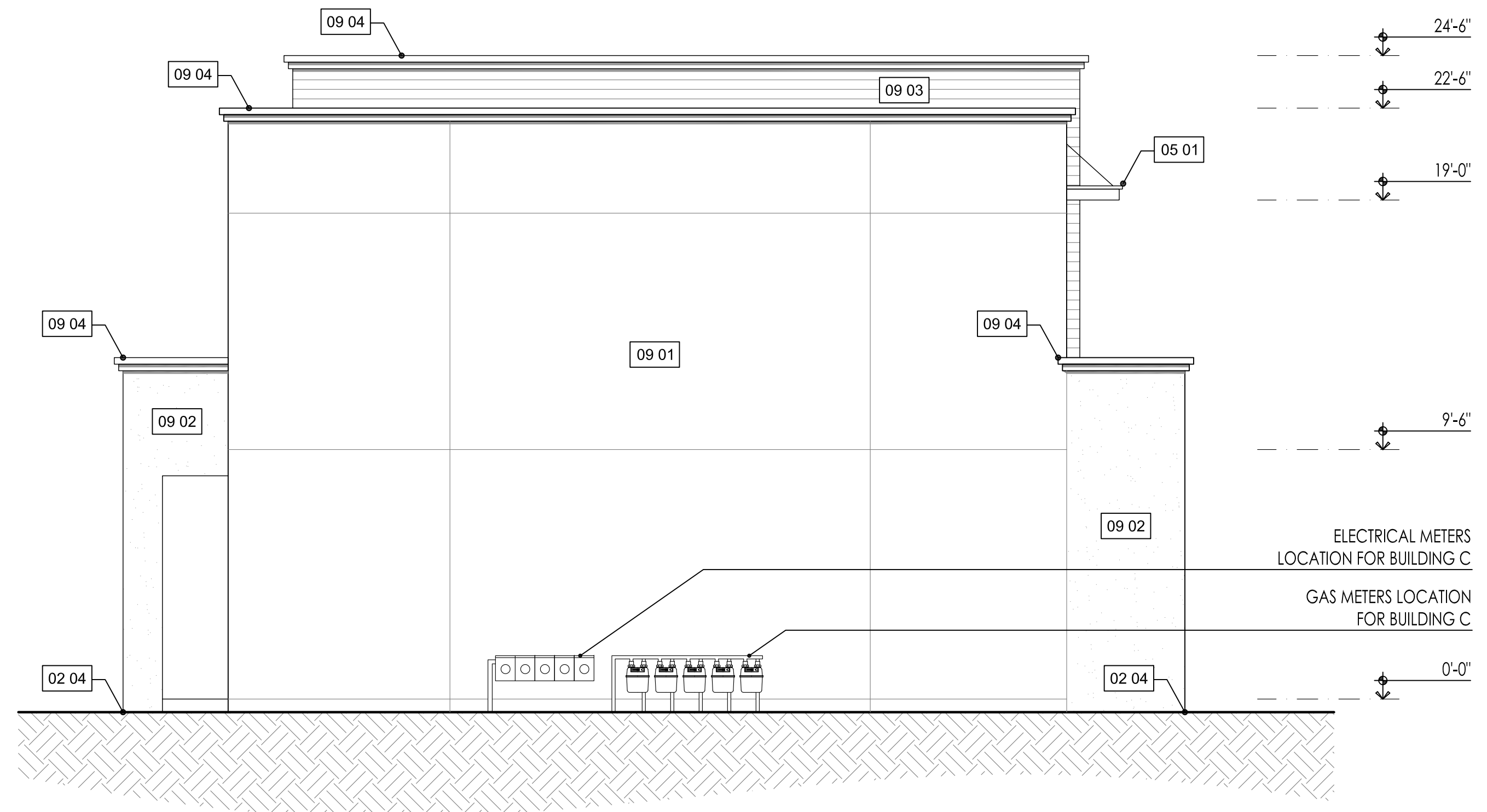
1 ELECTRICAL METERS

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"

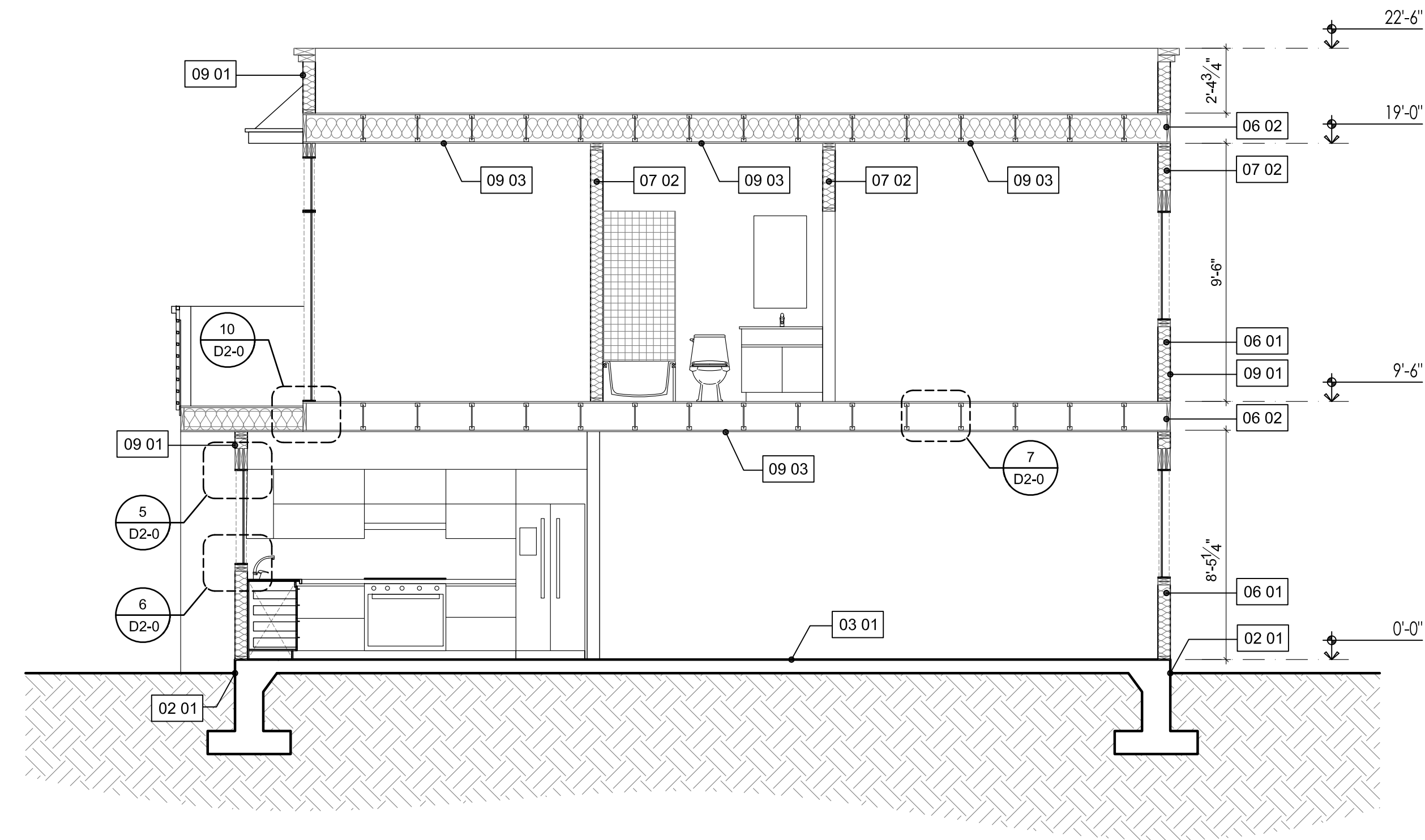


No.	Description	Date
	Submital	04/28/2022

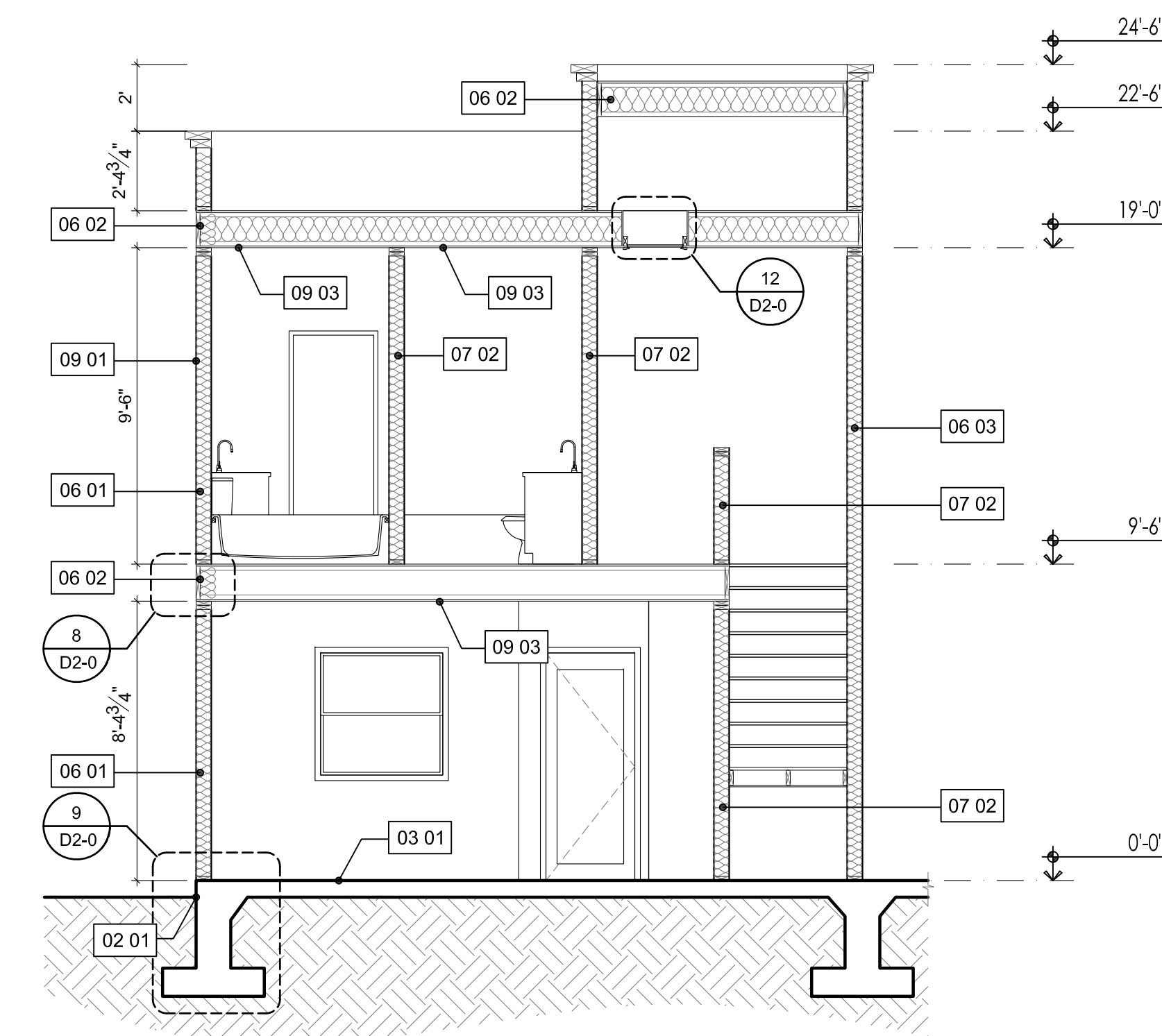
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SECTION NOTES & KEYNOTES

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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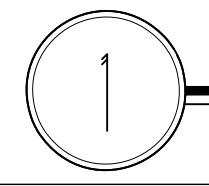
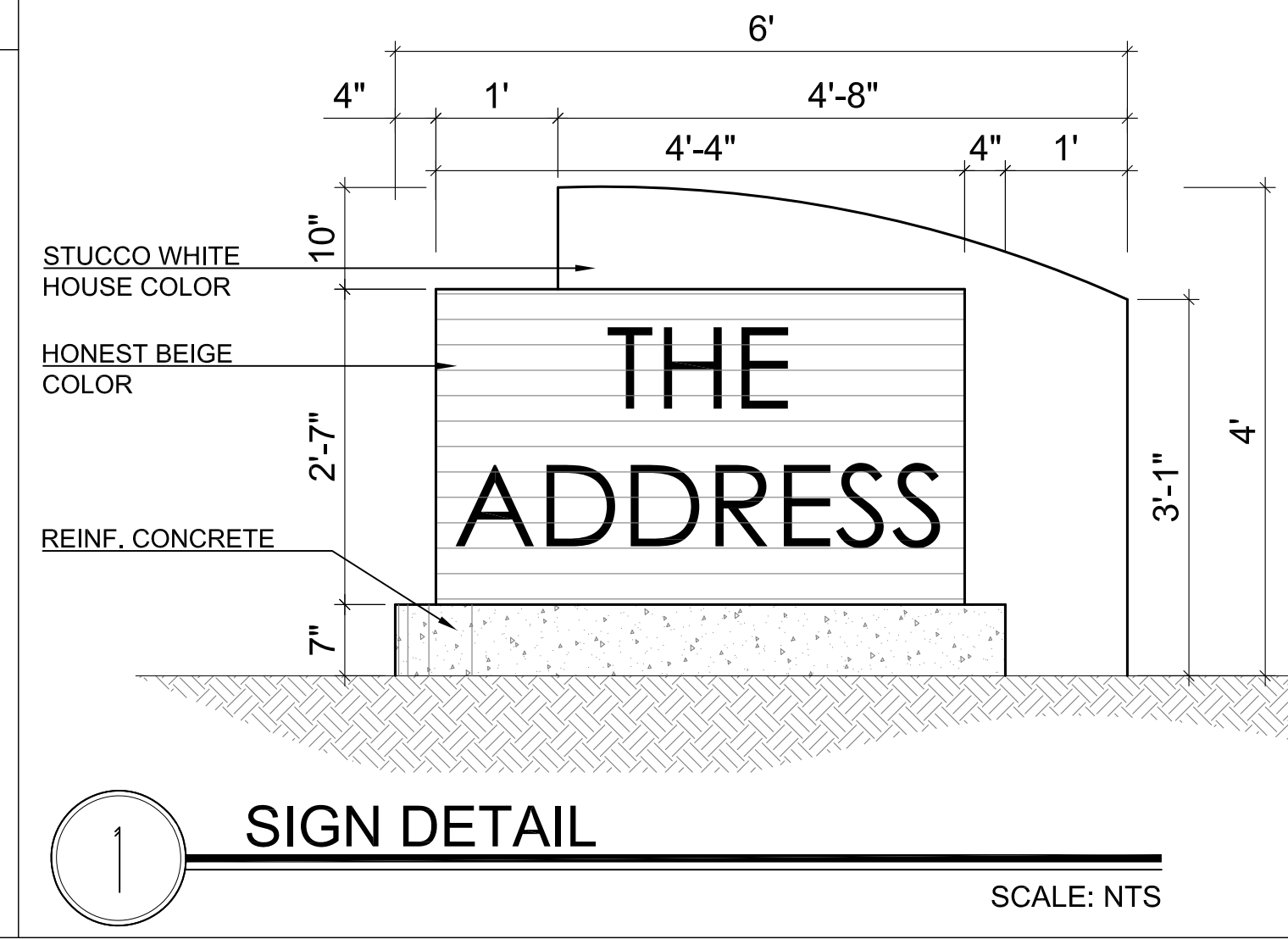
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Details

D6-0
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SIGN DETAIL

SCALE: NTS

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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
	☼	WEATHER SENSOR	HUNTER	SOLAR-SYNC-SEN	WIRED
	⋈	FULL PORT BALL VALVE	NIBCO	585	LINE SIZE
	▭	SLEEVE		PVC SCH 40	
	—	MAINLINE		PVC SCH 40 WITH SCH 40 SOLVENT WELD FITTING	
	▬▬▬	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			

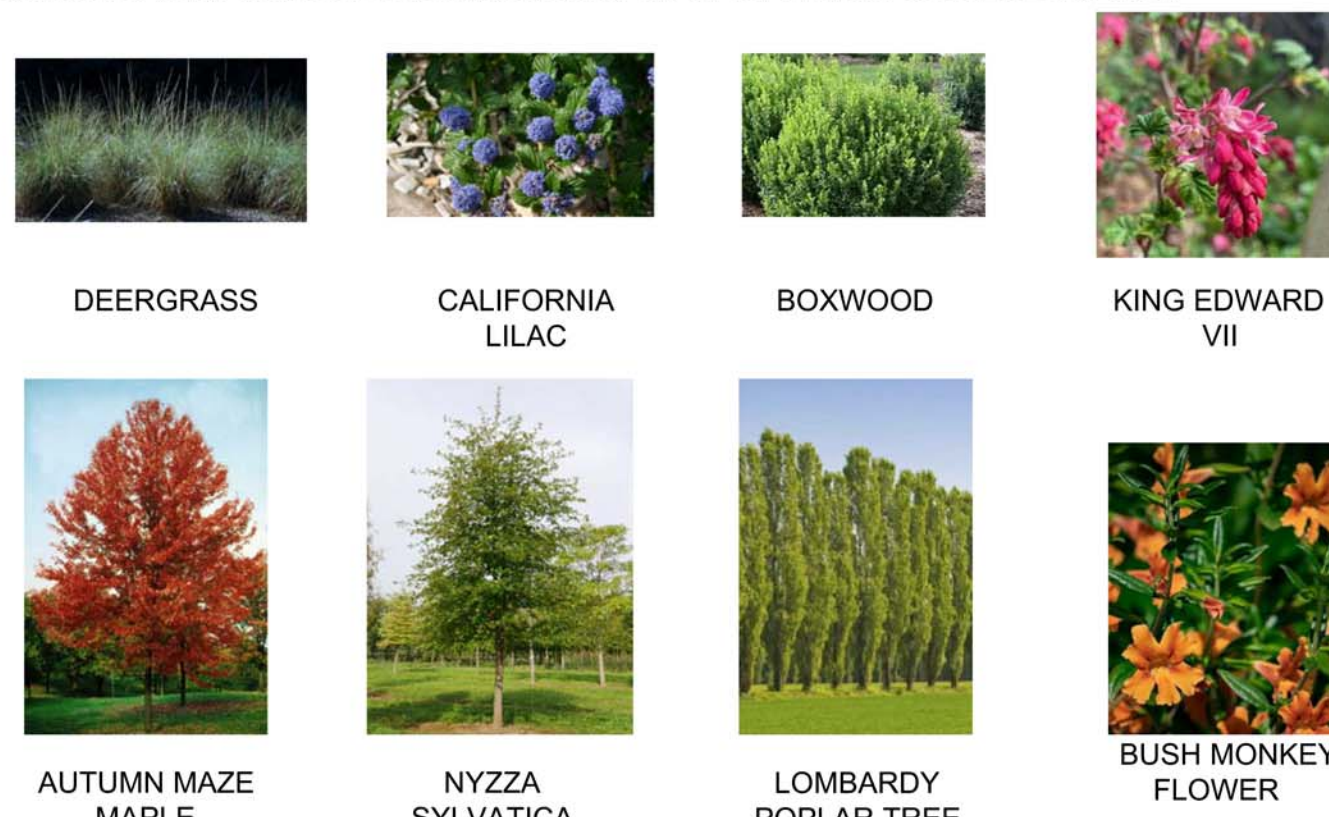
APPLICANT CHECK-OFF COMPONENTS	SYMBOL	COMPONENT	MANUFACTURER	MODEL	NOTES/ SIZE/ COLOR
		DRIP LAYOUT			
		PLANTING BEDS			
	○	TREES			
		INLINE EMITTER TURBING	NETAFIM	TLCV4-1801	CLAY SOIL: EMITTER FLOW, 0.26 GPH, EMITTER SPACING: 18" ROW SPACING: 18"
				TLCV6-1801	LOAM SOIL: EMITTER FLOW, 0.4 GPH, EMITTER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

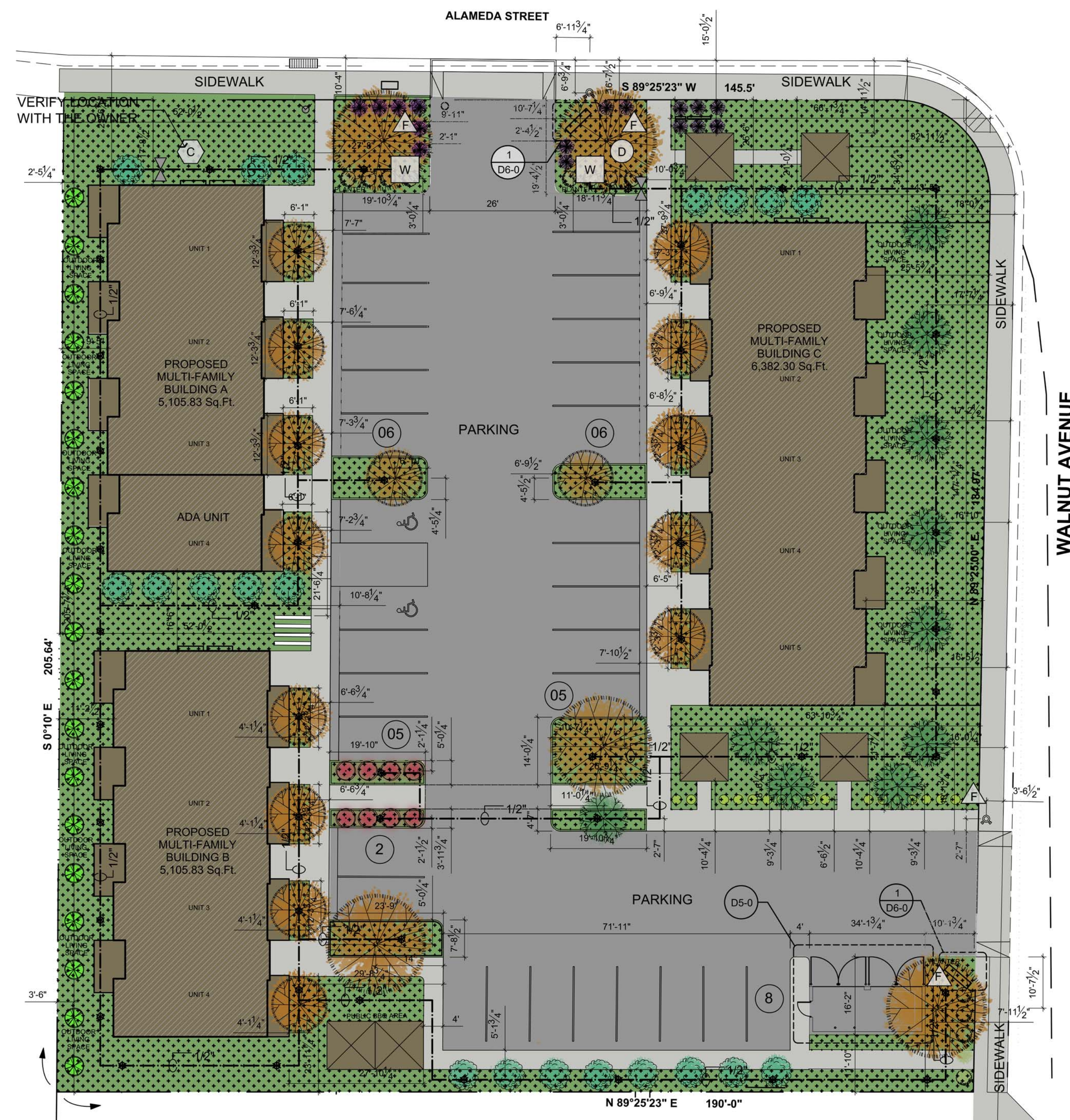
ZONE	WATER USE	PLAN SQ. FT.	PERMIT SQ FT (FILL IN)
1	LOW	3,633.40- 62.53%	
2	MED	2,177.22- 37.47%	
TOTAL		5,810.62- 100%	

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.



DEERGRASS CALIFORNIA LILAC BOXWOOD KING EDWARD VII
 AUTUMN MAZE MAPLE NYSSA SYLVATICA LOMBARDY POPLAR TREE BUSH MONKEY FLOWER



IRRIGATION PLAN NATURAL MED
 SCALE: 1/16"=1'-0"

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No.	Description	Date
	Submittal	04/28/2022

Irriigation Plan
 Natural MED
L1-0
 Scale: As Noted
 Sheet size: Arch D

