

W. ATHERTON DR.

S. MAIN ST.

LIMIT OF WORK
SEE SHEET A1.01

OVERALL SITE PLAN
SCALE: 1" = 30'-0"

PROJECT DESCRIPTION

CONSTRUCTION OF:
NEW CAR WASH FACILITY, INCLUDING BUT NOT LIMITED TO NEW CONCRETE WALKS, DRIVE AISLES, CURBS, LANDSCAPING, VACUUM STATIONS, UTILITIES, AND ALL ASSOCIATED FIXTURES, FURNISHINGS AND EQUIPMENT.

PROJECT INFORMATION

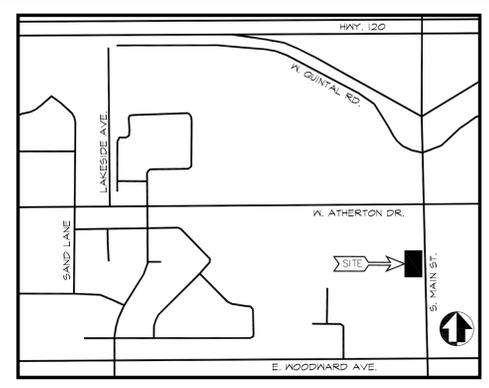
CONDITIONAL USE PERMIT
 PARCEL NUMBER: 224-021-470-000
 ZONING CLASSIFICATION: CG (GENERAL COMMERCIAL)
 LAND USE TYPE: COMMERCIAL
 JURISDICTION: CITY OF MANTECA
 PARCEL SIZE: ±1.151 ACRES

SHEET INDEX

SHEET LIST	DESCRIPTION
------------	-------------

ARCHITECTURAL	
A1.00	OVERALL SITE PLAN
A1.01	ARCHITECTURAL SITE PLAN
A2.00	FLOOR PLAN
A3.00	EXTERIOR ELEVATIONS
A3.01	EXTERIOR ELEVATIONS
A4.00	COLORED ELEVATIONS
A4.01	COLORED ELEVATIONS
A5.00	PAY CANOPY
A5.01	VACUUM CANOPY
A5.02	VACUUM CANOPY COLORED
A6.00	SITE ELEMENTS ENCLOSURES
A6.01	SITE ELEMENTS ENCLOSURES
LANDSCAPE	
L1	LANDSCAPE PLAN
L1	LANDSCAPE PLAN COLORED
CIVIL	
1	COVER SHEET
2	GENERAL NOTES
3	GENERAL NOTES CONTINUATION
4	PRELIMINARY SITE PLAN
5	PRELIMINARY GRADING PLAN
6	GENERAL NOTES CONTINUATION
7	PRELIMINARY SITE PLAN
8	PRELIMINARY GRADING PLAN
LIGHTING	
	LIGHTING PLAN / PHOTOMETRIC

VICINITY MAP



1380 LEAD HILL BLVD., STE. 260, ROSEVILLE, CA 95661

QUICK QUACK
STORE #: 24-138
ATHERTON DR. & MAIN ST.
MANTECA, CA 95337

REVISIONS

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		

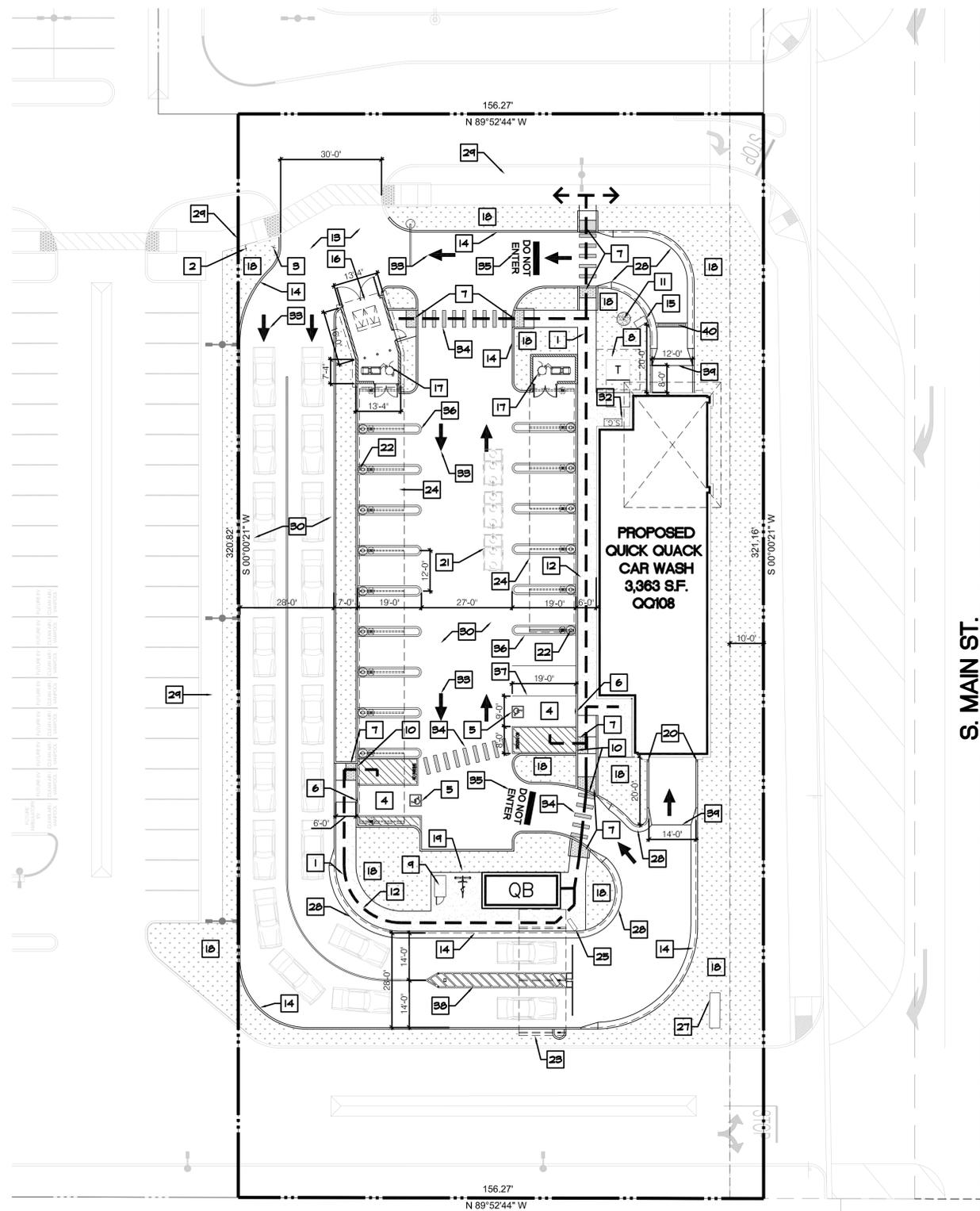


OVERALL SITE PLAN

DATE: JUNE 1, 2023
TAIT JOB #: QC0002

THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICES IS THE PROPERTY OF TAIT AND ASSOCIATES, INC AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF TAIT AND ASSOCIATES, INC.
PLANNING PACKAGE

A1.00



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"

PARKING ANALYSIS	
VACUUM STALLS	16 STALLS @ 11'-0" X 19'-0" (1 ADA VACUUM STALL @ 11'-0" X 19'-0")
PARKING STALLS	2 STAFF STALLS @ 9'-0" X 19'-0"
ADA STALLS	1 ADA STAFF STALL @ 17'-0" X 19'-0"

KEYNOTES

- 1 ADA PATH OF TRAVEL SHOWN DASHED.
- 2 NEW POLE MOUNTED INTERNATIONAL SYMBOL OF ACCESSIBILITY AT ACCESSIBLE PATH OF TRAVEL.
- 3 NEW TOW AWAY ACCESSIBILITY PARKING SIGN AT ENTRANCE (TYPICAL 2 PLACES)
- 4 NEW VAN ACCESSIBLE PARKING STALL - PAINT ACCESSIBLE LOADING ZONE WITH 4" WIDE STRIPING WITH TWO COATS OF HIGHWAY BLUE PAVEMENT MARKING PAINT. PAINT THE WORDS "NO PARKING" IN 12" HIGH LETTERS WITHIN THE LOADING ZONE.
- 5 NEW INTERNATIONAL SYMBOL AT PARKING STALL (TYPICAL 2 PLACES)
- 6 NEW ACCESSIBLE PARKING SIGN. (TYPICAL 2 PLACES)
- 7 NEW TRUNCATED DOMES (TYPICAL ALL PLACES)
- 8 PROPOSED ELECTRICAL TRANSFORMER LOCATION. FINAL APPROVED LOCATION PER UTILITY COMPANY
- 9 NEW LONG TERM BIKE LOCKER
- 10 NEW FLUSH SURFACE AT TRANSITION (TYPICAL)
- 11 FLAG POLE PROVIDED AND INSTALLED BY VENDOR. GC TO INSTALL FOOTINGS
- 12 NEW 4" THICK CONCRETE WALK, MEDIUM BROOM FINISH PERPENDICULAR TO PATH OF TRAVEL. SLOPE NOT TO EXCEED 3% IN DIRECTION OF TRAVEL. CROSS SLOPE NOT TO EXCEED 2%.
- 13 NEW CONCRETE DRIVE - SEE CIVIL DRAWINGS
- 14 NEW 6" CONCRETE CURB (TYPICAL)
- 15 NEW WAIT/GO SIGN.
- 16 NEW TRASH ENCLOSURE
- 17 NEW VACUUM EQUIPMENT ENCLOSURE
- 18 NEW LANDSCAPING
- 19 NEW BICYCLE RACK
- 20 NEW 4" CONCRETE FILLED PIPE BOLLARD AT ENTRANCE (TYPICAL 2 PLACES)
- 21 NEW UNDERGROUND GREASE INTERCEPTOR - SEE CIVIL DRAWINGS
- 22 NEW TRASH RECEPTACLES (TYPICAL 16 PLACES)
- 23 NEW PAY CANOPY.
- 24 NEW VACUUM CANOPY.
- 25 NEW MENU BOARD.
- 26 NOT USED
- 27 NEW MONUMENT SIGN - CONTRACTOR TO COORDINATE INSTALLATION OF MONUMENT SIGN FOOTINGS PRIOR TO LANDSCAPE WORK. MONUMENT SIGN AND BUILDING SIGNS UNDER A SEPARATE PERMIT
- 28 24" ROLLED CONCRETE CURB
- 29 EXISTING PUBLIC CONCRETE CURB, AND GUTTER TO REMAIN (REPAIR AS REQUIRED BY PUBLIC WORKS)
- 30 NEW DRIVE AISLE. REFER TO CIVIL DRAWINGS
- 31 NOT USED
- 32 ELECTRICAL SWITCH GEAR
- 33 NEW DIRECTIONAL ARROW (TYP)
- 34 NEW PEDESTRIAN STRIPING
- 35 NEW "DO NOT ENTER" PAVEMENT MARKING
- 36 NEW VACUUM PARKING STRIPING
- 37 NEW PARKING STRIPING PER CITY STANDARDS (TYP)
- 38 NEW DRIVEWAY LANE STRIPING
- 39 GRADE BREAK LINE - SEE CIVIL DRAWINGS
- 40 NEW TRENCH DRAIN



1380 LEAD HILL BLVD., STE. 260, ROSEVILLE, CA 95661

QUICK QUACK
STORE #: 24-138
ATHERTON DR. & MAIN ST.
MANTECA, CA 95337

REVISIONS
DATE DESCRIPTION

- △
- △
- △
- △
- △



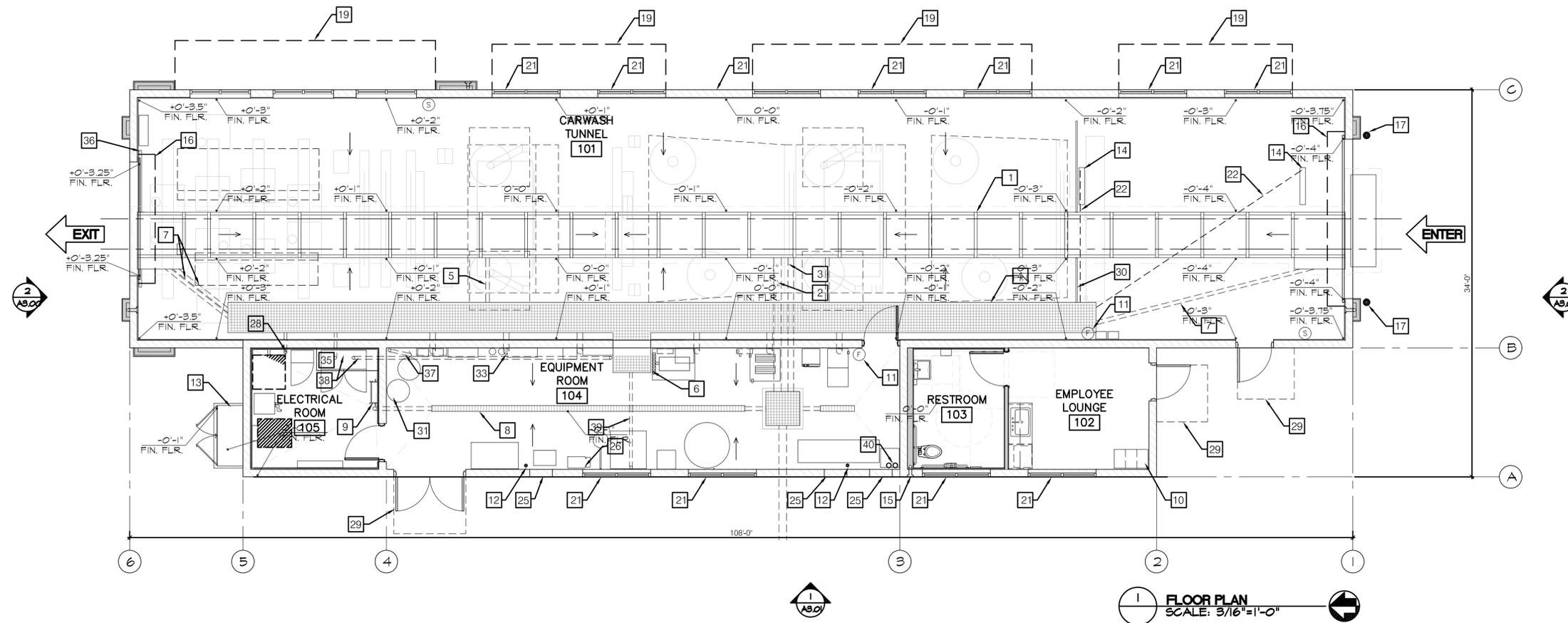
ARCHITECTURAL SITE PLAN

DATE: JUNE 1, 2023
TAIT JOB #: 000002

THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICES IS THE PROPERTY OF TAIT AND ASSOCIATES, INC AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF TAIT AND ASSOCIATES, INC.

PLANNING PACKAGE

A1.01



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

KEYNOTES

- | | |
|--|---|
| <p>1 CONVEYOR TRENCH. SLOPE AT 1/4" PER FOOT TO DRAIN.</p> <p>2 8" CONVEYOR TRENCH DRAIN PIPE.</p> <p>3 6" CONVEYOR TRENCH OVERFLOW.</p> <p>4 UTILITY TRENCH. SLOPE BOTTOM TO DRAIN.</p> <p>5 4" FLOOR DRAIN FROM UTILITY TRENCH TO THE CONVEYOR TRENCH (TYPICAL 2 PLACES)</p> <p>6 3'-4" WIDE X 2'-2" DEEP OPEN FOR ACCESS TO UTILITY TRENCH. CONTRACTOR TO PROVIDE COVER - MATCH UTILITY TRENCH</p> <p>7 4" PIPE CHASE FROM UTILITY TRENCH TO CONVEYOR TRENCH. (TYPICAL 6 PLACES)</p> <p>8 TRENCH DRAIN. SEE PLUMBING DRAWINGS PROVIDE 2 AT THE EXIT - EXTEND PAST WALL 1'-0" BEYOND OPENING</p> <p>9 ROOF ACCESS LADDER.</p> <p>10 EMPLOYEE LOCKERS. (TOTAL OF 3 - 1 ADA ACCESSIBLE) CONTRACTOR SUPPLIED AND INSTALLED</p> <p>11 WALL MOUNTED ENCLOSED FIRE EXTINGUISHER. - 2A-10BC (TYPICAL 2 PLACES)</p> <p>12 ROOF DRAIN LEADER (TYPICAL 3 PLACES)</p> <p>13 ELECTRICAL SERVICE SWITCHGEAR</p> <p>14 CUT RECESS IN SLAB FOR TIRE SENSOR SWITCH. (TYPICAL 2 PLACES) QQ TO CONFIRM LOCATION</p> <p>15 HOSE BIB IN RECESS BOX. PROVIDE WITH LOCKABLE DOOR AT EXTERIOR LOCATIONS. (TYPICAL 4 PLACES)</p> <p>16 COILING ROLL-UP DOOR. (TYPICAL 2 PLACES)</p> <p>17 4" CONCRETE FILLED PIPE BOLLARD AT ENTRANCE. (TYPICAL 2 PLACES)</p> <p>18 NOT USED</p> <p>19 WALL MOUNTED CANOPY ABOVE. (TYPICAL 4 PLACES)</p> <p>20 3'-0" X 3'-0" RECLAIM CLEAN-OUT</p> | <p>21 FAUX WINDOW - SEE EXTERIOR ELEVATIONS</p> <p>22 1/2" CONDUIT TO TIRE SWITCH TERMINATE AT END OF RECESS. CONDUIT TO GO UNDER CONVEYOR TRENCH (TYPICAL 2 PLACES)</p> <p>23 WALL MOUNTED IT CABINET</p> <p>24 KNOX BOX - CONTRACTOR TO COORDINATE WITH LOCAL FIRE DEPARTMENT FOR TYPE, SIZE AND PREFERRED LOCATION</p> <p>25 24" WIDE X 16" HIGH AIR VENT - SEE EXTERIOR ELEVATIONS (TYP. 3 PLACES)</p> <p>26 4" DRAIN PIPE STUBBED UP 12" AFF. (TYPICAL 2 PLACES)</p> <p>27 CONTRACTOR FURNISHED AND INSTALLED 20" X 54" X 84" TALL STORAGE CABINET WITH ADJUSTABLE SHELVING AND WHITE MELAMINE FINISH ON THE INSIDE AND GRAY OUTSIDE.</p> <p>28 3" CHASE (NEXT TO CONTROL PANEL TO UTILITY TRENCH)</p> <p>29 LEVEL LANDING PER CBC 11B-404.2.4 AND TABLE 11B404.2.4.1 (TYP) - 24" MIN STRIKE EDGE CLEARANCE FOR THE EXTERIOR DOOR LANDING</p> <p>30 3/4" x 1 1/2" WIDE RECESS IN SLAB FOR DRAINAGE (TYPICAL 2 PLACES)</p> <p>31 CONTRACTOR SUPPLIED AND INSTALLED EYE WASH STATION</p> <p>32 3/4" MAXIMUM A.F.F. COUNTER TOP.</p> <p>33 6" SWEEPS FROM UTILITY TRENCH TO EQUIPMENT ROOM (TYPICAL 6 PLACES) VERIFY WITH OWNER FOR EXACT LOCATIONS)</p> <p>34 CONTRACTOR FURNISHED AND INSTALLED 18" X 36" X 40" TALL POS CABINET</p> <p>35 2'-0" X 5'-6" X 4" TALL CONCRETE "HOUSE CLEANING PAD" FOR MCC PANEL</p> <p>36 3/4" x 2 1/2" WIDE RECESS IN SLAB FOR DRAINAGE (TYPICAL 2 PLACES) EXTEND PAST EXIT OPENING 1'-0" MINIMUM</p> <p>37 1" PVC CHASE TO BUS JUICE CONTROL PANEL. SWEEPS ONLY. NO 90 DEGREES.</p> <p>38 2 - 3" CHASE AT CENTER OF MCC PANEL "HOUSE KEEPING PAD". RUN ONE CHASE TO EQUIPMENT TRENCH AND ONE NEXT TO ACCESS OPENING</p> <p>39 3" CHASE FROM ACCESS OPENING TO FACE OF WALL</p> <p>40 NEED CHASES TO EACH VACUUM ENCLOSURES. SWEEPS ONLY. GC TO INSTALL AND PULL 3/4" PEX LINE FROM EQUIPMENT ROOM TO ENCLOSURES WOUND UP TO 10' COIL ON EACH END</p> |
|--|---|



1380 LEAD HILL BLVD., STE. 260, ROSEVILLE, CA 95661

QUICK QUACK
STORE # 24-138
ATHERTON DR. & MAIN ST.
MANTECA, CA 95337

REVISIONS	DATE	DESCRIPTION
1		
2		
3		
4		
5		



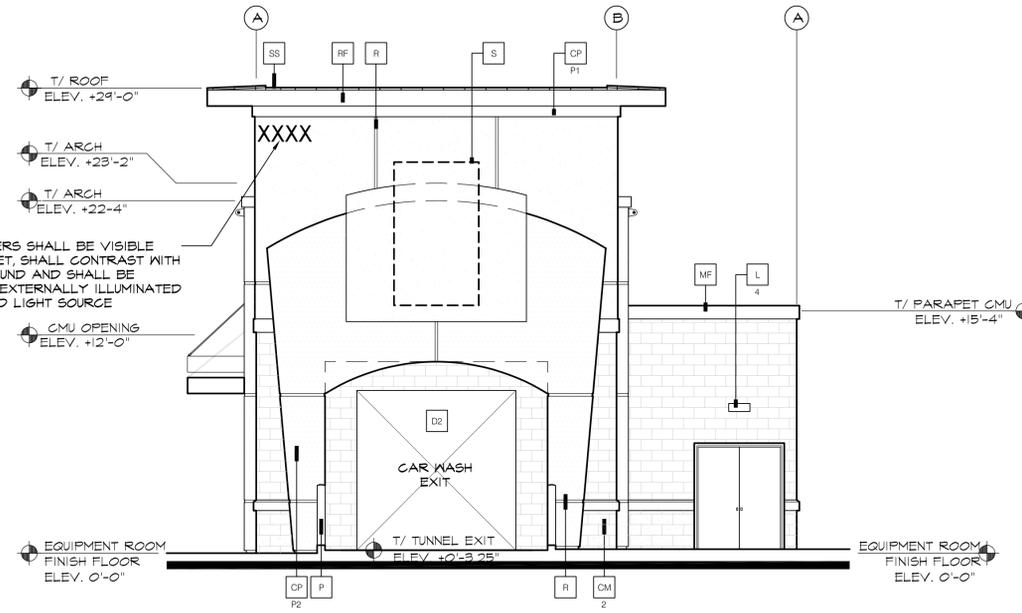
FLOOR PLAN

DATE: JUNE 1, 2023
TAIT JOB #: QO0002

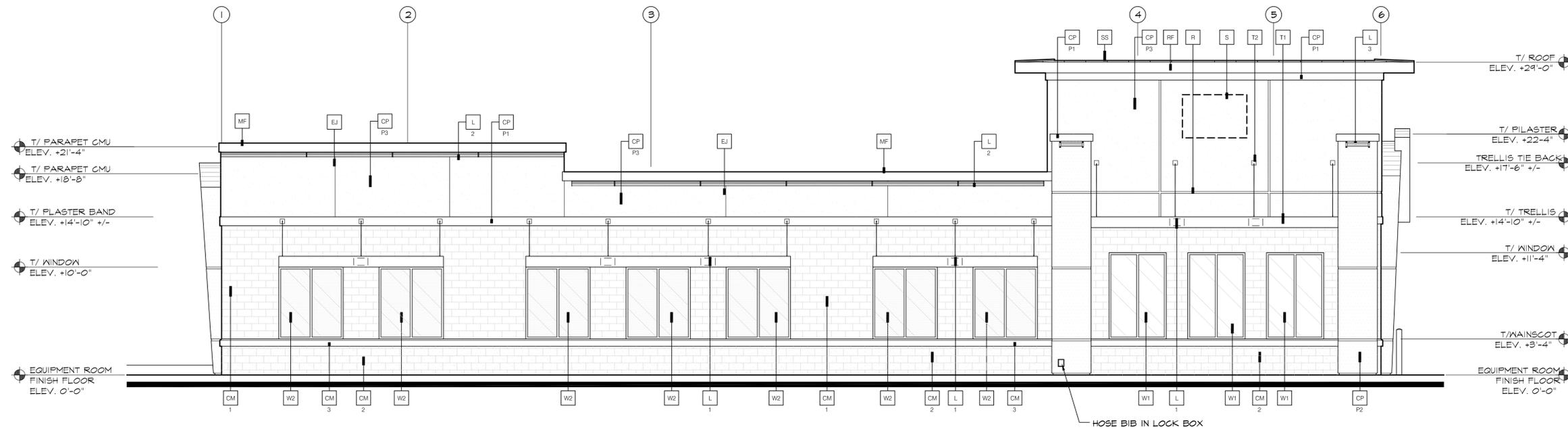
THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICES IS THE PROPERTY OF TAIT AND ASSOCIATES, INC AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF TAIT AND ASSOCIATES, INC.

PLANNING PACKAGE

A2.00



2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



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

KEY NOTES:

- CM 1 BASALITE SMOOTH HONED FACE CONCRETE MASONRY UNITS - INTEGRAL COLOR STANDARD #225 LIGHT GRAY, WITH INTEGRAL FACTORY "RAINLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.
- CM 2 BASALITE SPLIT FACE CONCRETE MASONRY UNITS INTEGRAL COLOR STANDARD #190 DARK GRAY WITH INTEGRAL FACTORY "RAINLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.
- CM 3 PRECISION FACE CONCRETE MASONRY UNIT SILL INTEGRAL COLOR TO MATCH DARK GRAY MAINSCOT WITH INTEGRAL FACTORY "RAINLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.

- CP ACRYLIC PLASTER COLOR COAT
COLOR DESIGNATION:
P1 = MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"
P2 = MATCH SHERWIN WILLIAMS #6902 "DECISIVE YELLOW"
P3 = MATCH SHERWIN WILLIAMS #1004 "SNOWBOUND"
PLASTER COLOR COAT TO BE SAND FINISH
- D1 HOLLOW METAL DOOR - PAINT TO MATCH SHERWIN WILLIAMS #1025 "BACKDROP"
- D2 OVERHEAD METAL DOOR - PAINT TO MATCH SHERWIN WILLIAMS #1025 "BACKDROP"
- D3 CLEAR ANODIZED ALUMINUM COMMERCIAL GRADE STOREFRONT GLASS DOOR

- DS 8" X 16" THROUGH WALL SCUPPER, COLLECTOR AND DOWNSPOUT. PAINT TO MATCH ADJACENT SURFACE
- EJ 1/4" DEEP REVEAL EXPANSION JOINT
- L LIGHT FIXTURE
TYPE:
L1 = LED RADIAL WALL SCONCE (DOWN ONLY)
L2 = LINEAR FACADE WALL LIGHT (DOWN ONLY)
L3 = 2 FOOT LED PILASTER LIGHT (DOWN ONLY)
L4 = WALL PACK (DOWN ONLY)
CONTACT STEVE FRIEDMAN 1.847.880.1444 WITH HERMITAGE LIGHTING FOR ORDERING LIGHTING. (NO EXCEPTIONS)

- MF METAL FASCIA - PAINT TO MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN" (GREEN)
- P 4" PIPE BOLLARD FILLED WITH CONCRETE SEE DETAIL #8/A1.05
- R 2" WIDE X 1/4" DEEP CLEAR ANODIZED ALUMINUM PLASTER REVEAL
- RF METAL ROOF FASCIA - MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN" (GREEN)
- RO 3" DIA PVC ROOF OVERFLOW SCUPPER - PAINT TO MATCH ADJACENT FINISH
- S SIGNAGE BY OTHERS SHOWN DASHED- FOR REFERENCE ONLY UNDER SEPARATE PERMIT. GENERAL CONTRACTOR TO COORDINATE WITH SIGN COMPANY.

- SS STANDING SEAM METAL ROOF FIRESTONE UCS - "DARK IVY".
- T1 METAL WALL CANOPY SYSTEM - COLOR TO MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"
- T2 WALL CANOPY TIE-BACK SYSTEM - COLOR TO MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"
- V 24" WIDE X 16" HIGH VENT - PAINT TO MATCH ADJACENT FINISH; LOUVERS NOT REQUIRED WHEN EQUIPMENT RM. IS AIR CONDITIONED
- W1 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS CLEAR ANODIZED ALUMINUM STOREFRONT
- W2 EXTERIOR FAUX WINDOW ASSEMBLY - WITH BLACK CERAMIC FRIT TEMPERED SPANDREL GLASS CLEAR ANODIZED ALUMINUM STOREFRONT



1380 LEAD HILL BLVD., STE. 260, ROSEVILLE, CA 95661

QUICK QUACK
STORE # 24-138
ATHERTON DR. & MAIN ST.
MANTECA, CA 95337

REVISIONS
DATE DESCRIPTION

- △ -
- △ -
- △ -
- △ -
- △ -



1801 Lampton Lane
Norco, CA 92860
P: 951/4753300
www.tait.com

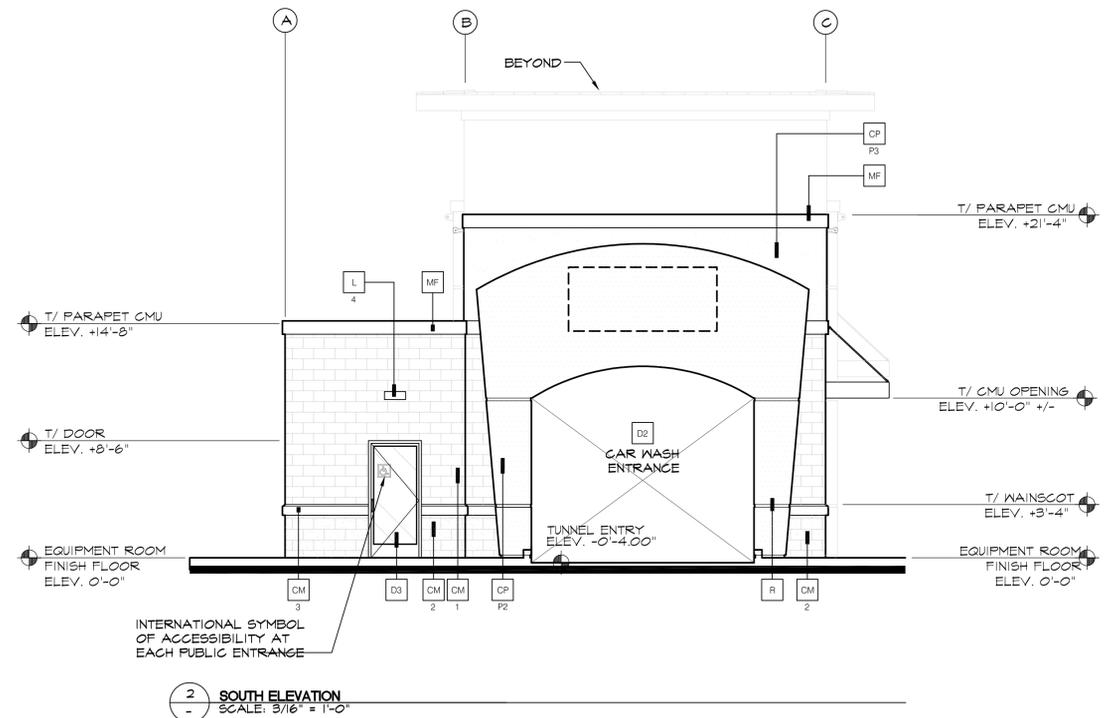
EXTERIOR ELEVATIONS

DATE: JUNE 1, 2023
TAIT JOB #: QO0002

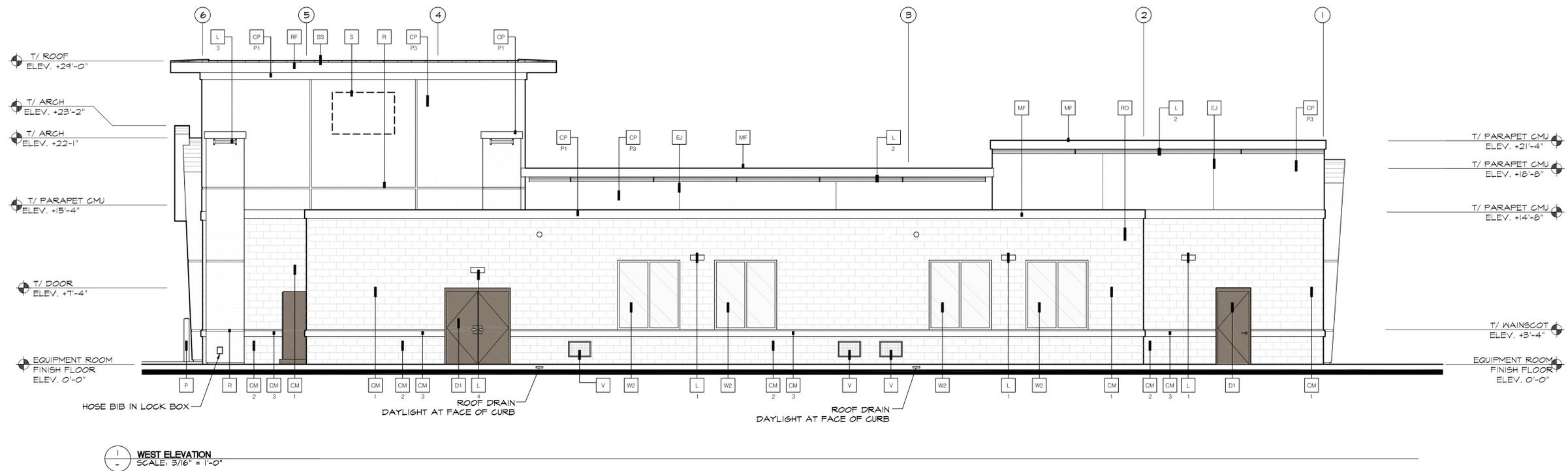
THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICES IS THE PROPERTY OF TAIT AND ASSOCIATES, INC AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF TAIT AND ASSOCIATES, INC.

PLANNING PACKAGE

A3.00



2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



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

KEY NOTES:

- CM 1 BASALITE SMOOTH HONED FACE CONCRETE MASONRY UNITS - INTEGRAL COLOR STANDARD #225 LIGHT GRAY, WITH INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.
- CM 2 BASALITE SPLIT FACE CONCRETE MASONRY UNITS INTEGRAL COLOR STANDARD #140 DARK GRAY WITH INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.
- CM 3 PRECISION FACE CONCRETE MASONRY UNIT SILL. INTEGRAL COLOR TO MATCH DARK GRAY MAINSCOT WITH INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.

- CP ACRYLIC PLASTER COLOR COAT
COLOR DESIGNATION:
P1 = MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"
P2 = MATCH SHERWIN WILLIAMS #6402 "DECISIVE YELLOW"
P3 = MATCH SHERWIN WILLIAMS #1004 "SNOWBOUND"
PLASTER COLOR COAT TO BE SAND FINISH
- D1 HOLLOW METAL DOOR - PAINT TO TO MATCH SHERWIN WILLIAMS #1025 "BACKDROP"
- D2 OVERHEAD METAL DOOR - PAINT TO TO MATCH SHERWIN WILLIAMS #1025 "BACKDROP"
- D3 CLEAR ANODIZED ALUMINUM COMMERCIAL GRADE STOREFRONT GLASS DOOR

- DS 8" X 16" THROUGH WALL SCUPPER, COLLECTOR AND DOWNSPOUT. PAINT TO MATCH ADJACENT SURFACE
- EJ 1/4" DEEP REVEAL EXPANSION JOINT
- L LIGHT FIXTURE
TYPE:
L1 = LED RADIAL WALL SCENCE (DOWN ONLY)
L2 = LINEAR FACADE WALL LIGHT (DOWN ONLY)
L3 = 2 FOOT LED PILASTER LIGHT (DOWN ONLY)
L4 = WALL PACK (DOWN ONLY)
- CONTACT STEVE FRIEDMAN 1.847.830.1444 WITH HERMITAGE LIGHTING FOR ORDERING LIGHTING. (NO EXCEPTIONS)

- MF METAL FASCIA - PAINT TO MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN" (GREEN)
- P 4" PIPE BOLLARD FILLED WITH CONCRETE SEE DETAIL #8/A1.05
- R 2" WIDE X 1/4" DEEP CLEAR ANODIZED ALUMINUM FLASTER REVEAL
- RF METAL ROOF FASCIA - MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN" (GREEN)
- RO 9" DIA PVC ROOF OVERFLOW SCUPPER - PAINT TO MATCH ADJACENT FINISH
- S SIGNAGE BY OTHERS SHOWN DASHED- FOR REFERENCE ONLY UNDER SEPARATE PERMIT. GENERAL CONTRACTOR TO COORDINATE WITH SIGN COMPANY.

- SS STANDING SEAM METAL ROOF FIRESTONE UCS - "DARK IVY".
- T1 METAL WALL CANOPY SYSTEM - COLOR TO MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"
- T2 WALL CANOPY TIE-BACK SYSTEM - COLOR TO MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"
- V 24" WIDE X 16" HIGH VENT - PAINT TO MATCH ADJACENT FINISH; LOUVERS NOT REQUIRED WHEN EQUIPMENT RM. IS AIR CONDITIONED
- W1 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS CLEAR ANODIZED ALUMINUM STOREFRONT
- W2 EXTERIOR FAUX WINDOW ASSEMBLY - WITH BLACK CERAMIC FRIT TEMPERED SPANDREL GLASS CLEAR ANODIZED ALUMINUM STOREFRONT



1380 LEAD HILL BLVD., STE. 260, ROSEVILLE, CA 95661

QUICK QUACK
STORE # 24-138
ATHERTON DR. & MAIN ST.
MANTECA, CA 95337

REVISIONS
DATE DESCRIPTION

- △ -
- △ -
- △ -
- △ -
- △ -

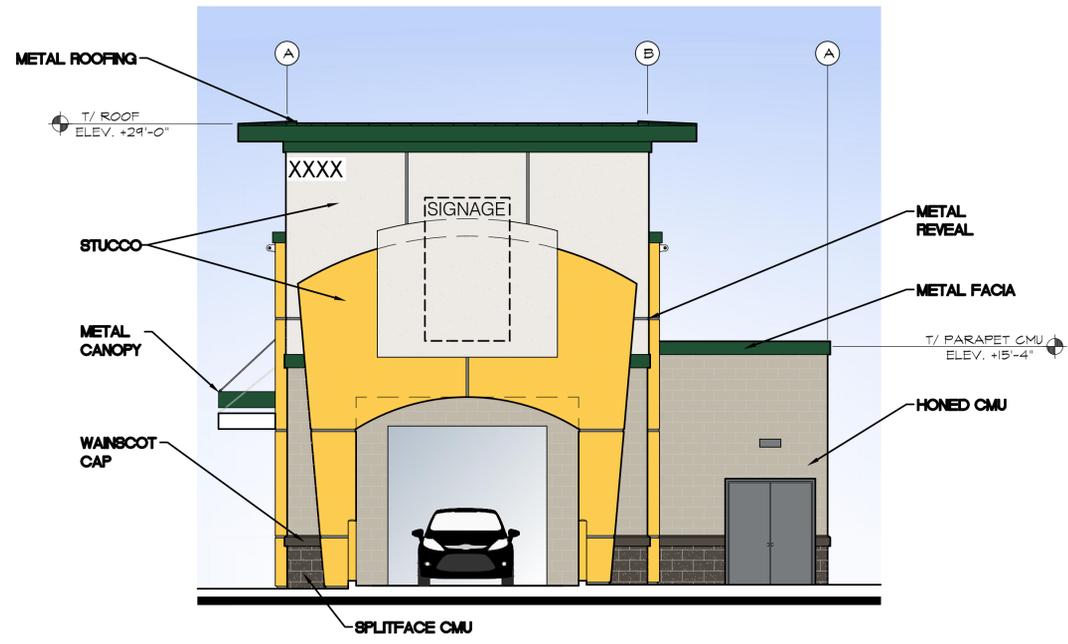


EXTERIOR ELEVATIONS

DATE: JUNE 1, 2023
TAIT JOB #: QO0002

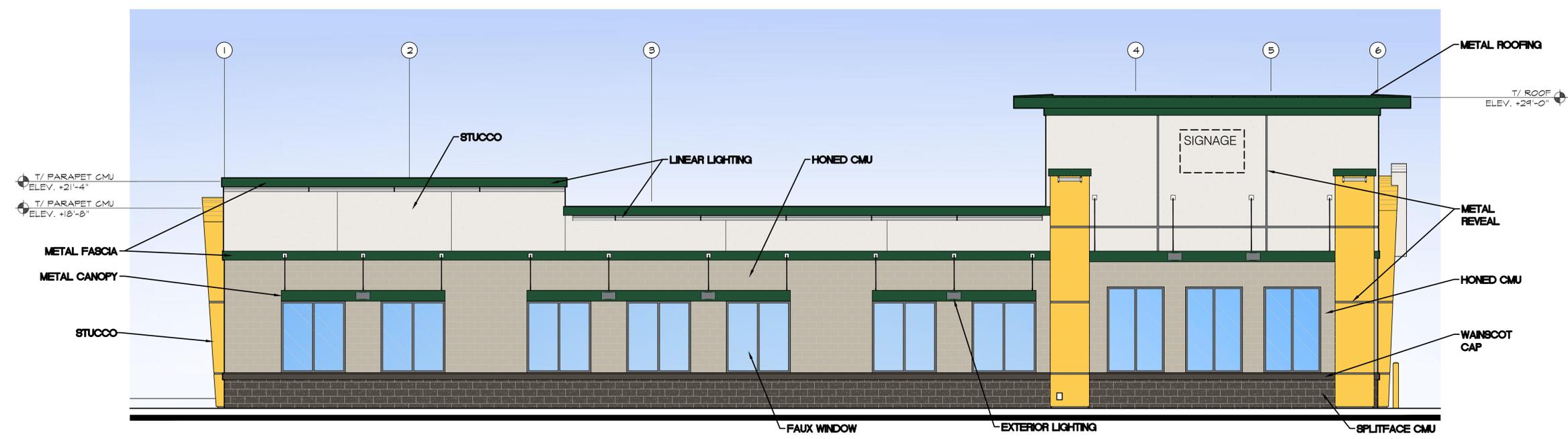
THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICES IS THE PROPERTY OF TAIT AND ASSOCIATES, INC AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF TAIT AND ASSOCIATES, INC.
PLANNING PACKAGE

A3.01



2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

FINISHES	
SHERWIN WILLIAMS "QUICK QUACK GREEN"	
SHERWIN WILLIAMS SW6902 - "DECISIVE YELLOW"	
SHERWIN WILLIAMS SAT004 - "SNOWBOUND"	
BASALITE SMOOTH HONED FACE CMU #225 "LIGHT GRAY"	
BASALITE SPLIT FACE CMU #190 "DARK GRAY"	
PRECISION FACE CONCRETE MASONRY UNIT SILL #190 "DARK GRAY"	
CLEAR ANODIZED ALUMINUM STOREFRONT	



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



QUICK QUACK
STORE # 24-138
ATHERTON DR. & MAIN ST.
MANTECA, CA 95337

REVISIONS	DATE	DESCRIPTION
△		
△		
△		
△		
△		

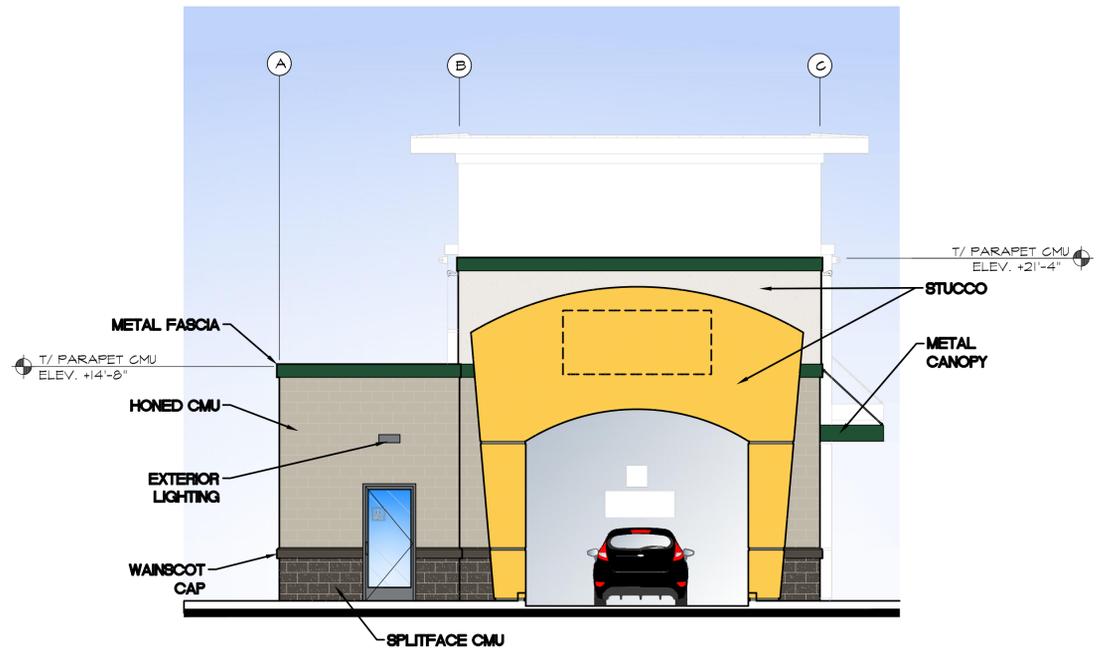


COLORED ELEVATIONS

DATE: JUNE 1, 2023
TAIT JOB #: QO0002

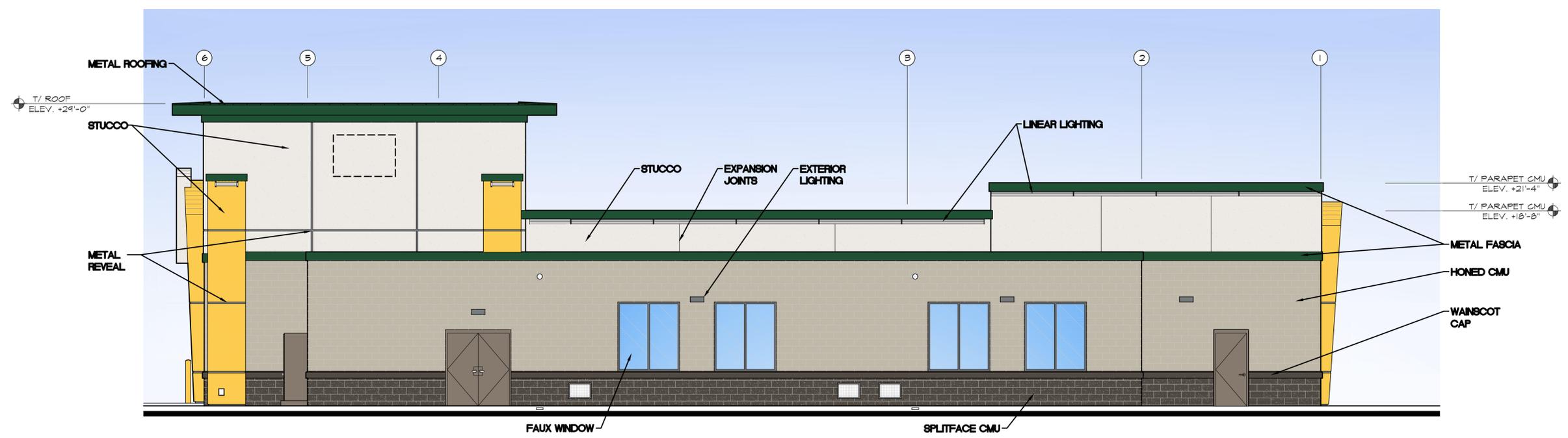
THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICES IS THE PROPERTY OF TAIT AND ASSOCIATES, INC AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF TAIT AND ASSOCIATES, INC.
PLANNING PACKAGE

A4.00



2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

FINISHES	
SHERWIN WILLIAMS "QUICK QUACK GREEN"	
SHERWIN WILLIAMS SW6902 - "DECISIVE YELLOW"	
SHERWIN WILLIAMS SW7004 - "SNOWBOUND"	
BASALITE SMOOTH HONED FACE CMU #225 "LIGHT GRAY"	
BASALITE SPLIT FACE CMU #190 "DARK GRAY"	
PRECISION FACE CONCRETE MASONRY UNIT SILL #190 "DARK GRAY"	
CLEAR ANODIZED ALUMINUM STOREFRONT	



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



QUICK QUACK
STORE #: 24-138
ATHERTON DR. & MAIN ST.
MANTECA, CA 95337

REVISIONS	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

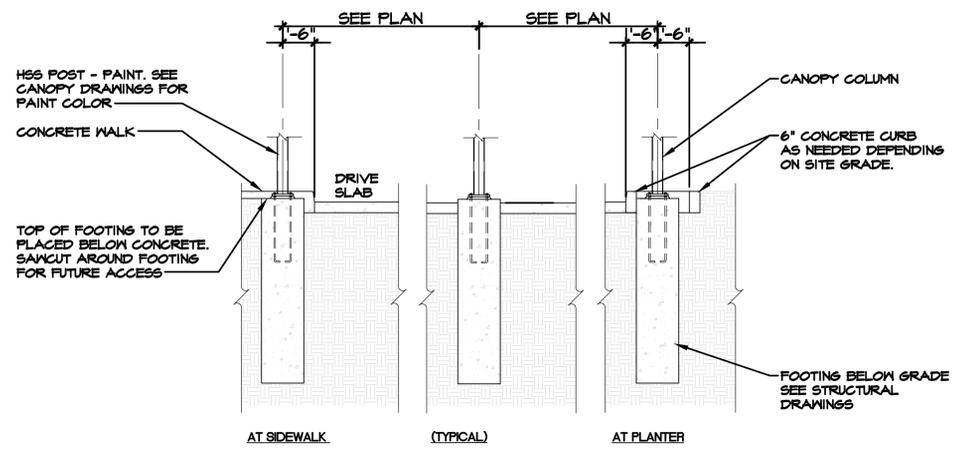


COLORED ELEVATIONS

DATE: JUNE 1, 2023
TAIT JOB #: 000002

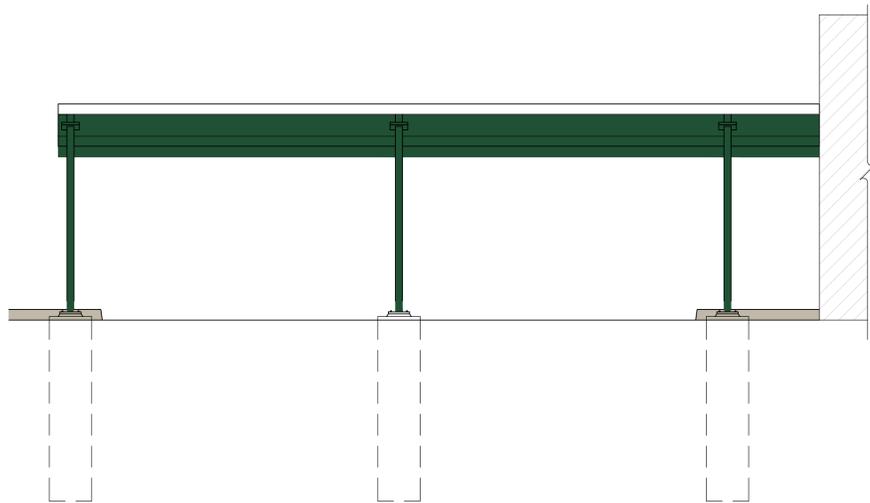
THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICES IS THE PROPERTY OF TAIT AND ASSOCIATES, INC AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF TAIT AND ASSOCIATES, INC.
PLANNING PACKAGE

A4.01

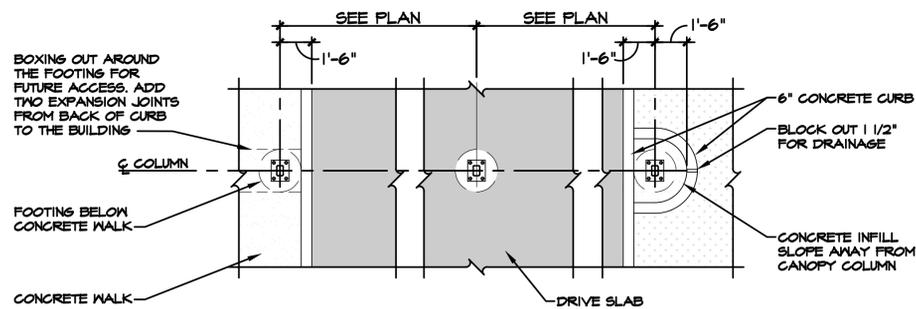


- CANOPY FOOTING NOTES:**
- FOR EACH CANOPY (PAY OR VACUUM), THE TOP OF EACH FOOTING SHALL BE THE SAME ELEVATION.
 - THE ELEVATION OF EACH SET OF FOOTINGS WILL BE DETERMINED BY THE HIGHEST GRADE ADJACENT TO THE CONTROL FOOTINGS.
 - THE CONTROL FOOTING IS SET 2" ABOVE THE HIGHEST ADJACENT FINISHED CONCRETE PAVEMENT GRADE.

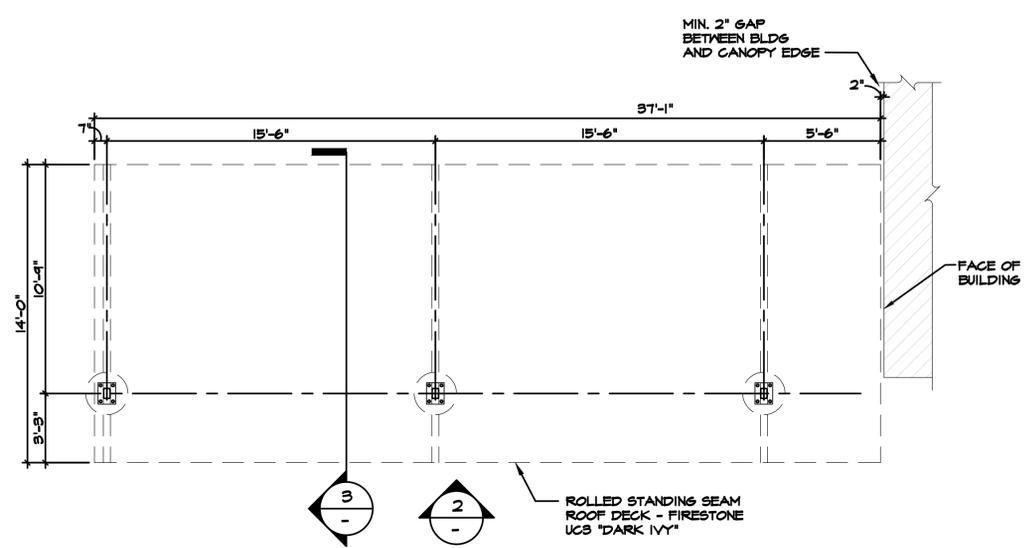
5 TYPICAL CANOPY CROSS SECTION
SCALE: 1/4" = 1'-0"



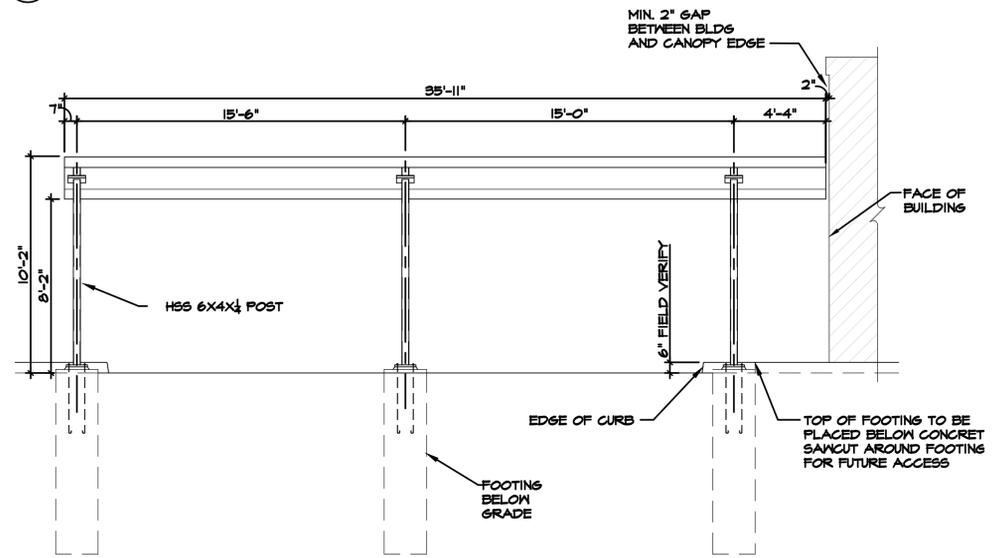
6 PAY STATION CANOPY ELEVATION
SCALE: 1/4" = 1'-0"



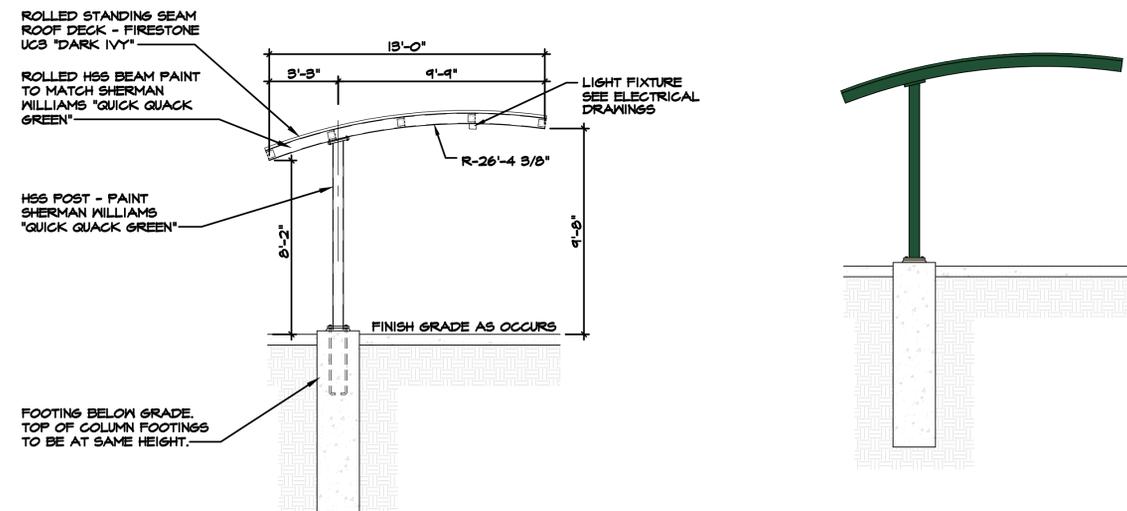
4 TYPICAL CANOPY CROSS SECTION PLAN VIEW
SCALE: 1/4" = 1'-0"



1 PAY STATION CANOPY PLAN
SCALE: 1/4" = 1'-0"



2 PAY STATION CANOPY ELEVATION
SCALE: 1/4" = 1'-0"



4 TYPICAL CANOPY SIDE COLOR ELEVATION
SCALE: 1/4" = 1'-0"



1380 LEAD HILL BLVD., STE. 260, ROSEVILLE, CA 95661

QUICK QUACK
STORE # 24-138
ATHERTON DR. & MAIN ST.
MANTECA, CA 95337

REVISIONS
DATE DESCRIPTION

- △ -
- △ -
- △ -
- △ -
- △ -

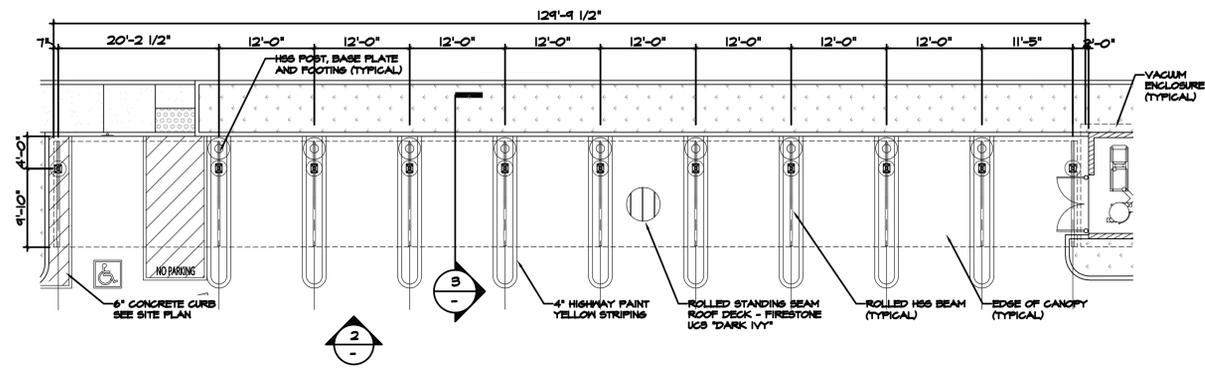


PAY CANOPY

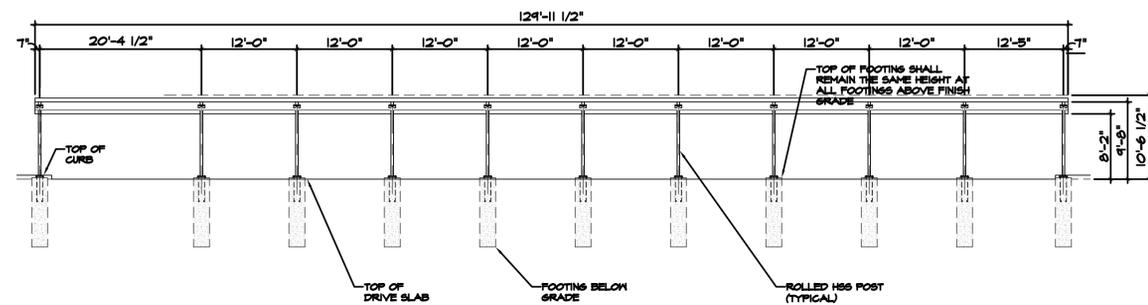
DATE: JUNE 1, 2023
TAIT JOB #: QC0002

THIS DOCUMENT AND THE DEAR AND DESIGN INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICES IS THE PROPERTY OF TAIT AND ASSOCIATES, INC AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF TAIT AND ASSOCIATES, INC.
PLANNING PACKAGE

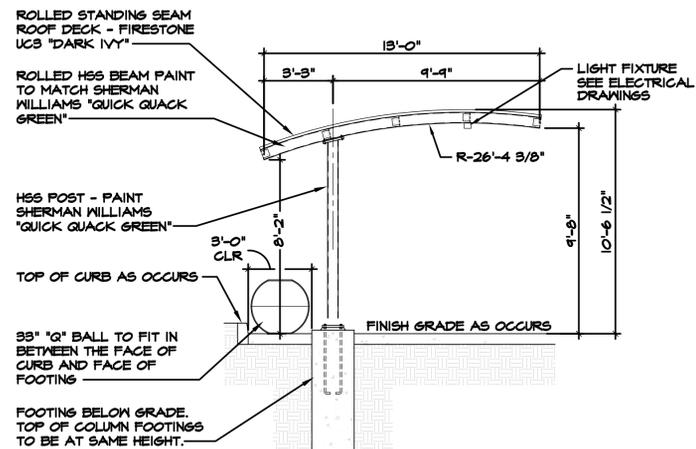
A5.00



1 VACUUM CANOPY PLAN
SCALE: 3/32" = 1'-0"



2 VACUUM CANOPY ELEVATION
SCALE: 3/32" = 1'-0"



3 TYPICAL CANOPY SECTION
SCALE: 1/4" = 1'-0"



1380 LEAD HILL BLVD., STE. 260, ROSEVILLE, CA 95661

QUICK QUACK
STORE #: 24-138
ATHERTON DR. & MAIN ST.
MANTECA, CA 95337

REVISIONS	DATE	DESCRIPTION
-----------	------	-------------

- △
- △
- △
- △
- △



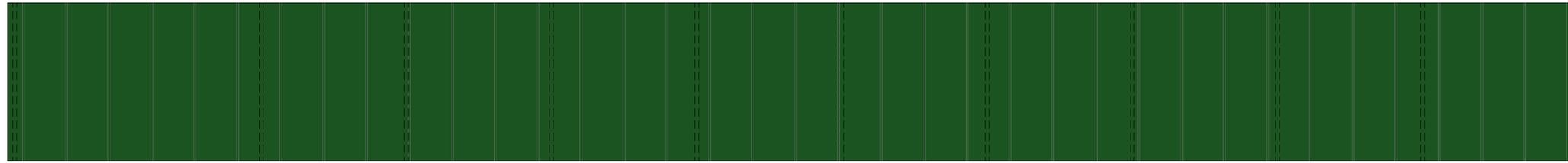
VACUUM CANOPY

DATE: JUNE 1, 2023
TAIT JOB #: QO0002

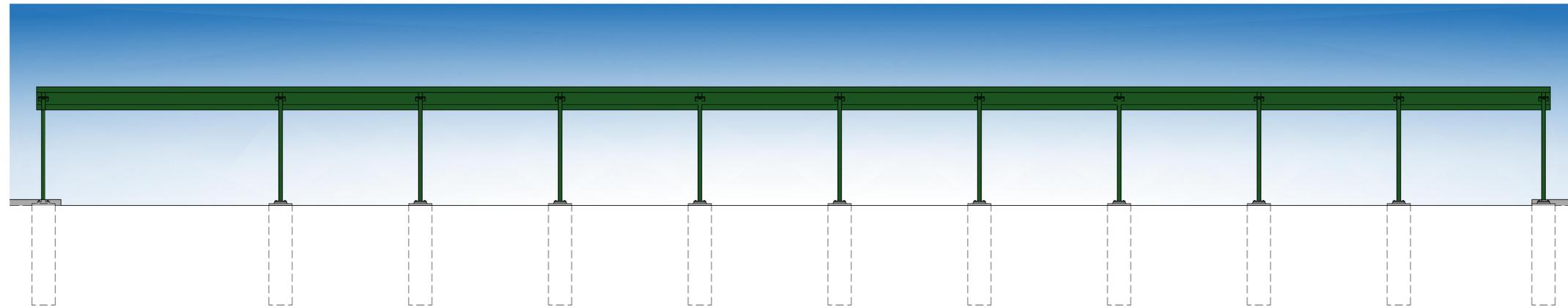
THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN ARE AN INSTRUMENT OF PROFESSIONAL SERVICES BY THE PROPERTY OF TAIT AND ASSOCIATES, INC AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF TAIT AND ASSOCIATES, INC.

PLANNING PACKAGE

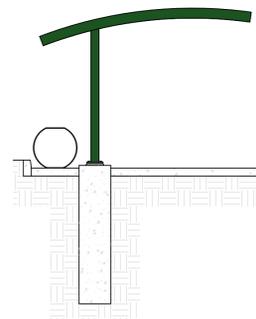
A5.01



1 VACUUM CANOPY COLOR PLAN
SCALE: 3/16"=1'-0"



2 VACUUM CANOPY COLOR ELEVATION
SCALE: 3/16"=1'-0"



3 TYPICAL VACUUM CANOPY SIDE ELEVATION
SCALE: 3/16"=1'-0"

FINISHES	
SHERWIN WILLIAMS "QUICK QUACK GREEN"	
ROOF DECK - FIRESTONE UCB "DARK IVY"	



1380 LEAD HILL BLVD., STE. 260, ROSEVILLE, CA 95661

QUICK QUACK
STORE # 24-138
ATHERTON DR. & MAIN ST.
MANTECA, CA 95337

REVISIONS
DATE DESCRIPTION

- △ -
- △ -
- △ -
- △ -
- △ -



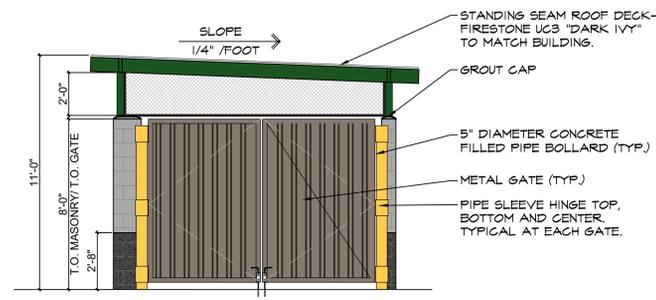
TYPICAL COLOR
VACUUM CANOPY

DATE: JUNE 1, 2023
TAIT JOB #: QC0002

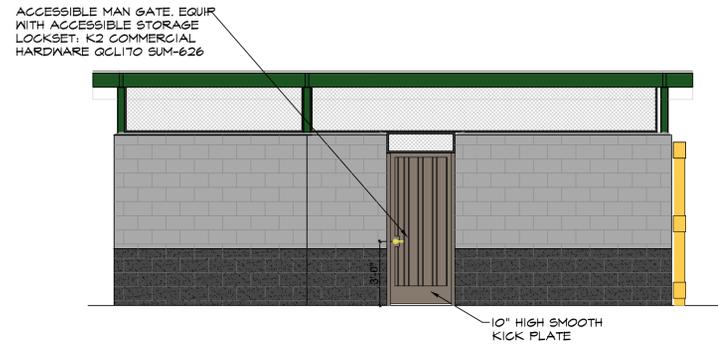
THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICES IS THE PROPERTY OF TAIT AND ASSOCIATES, INC AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF TAIT AND ASSOCIATES, INC.

PLANNING PACKAGE

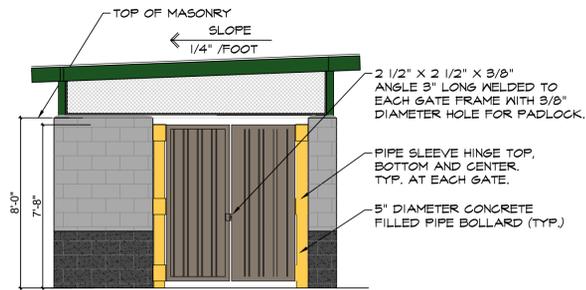
A5.02



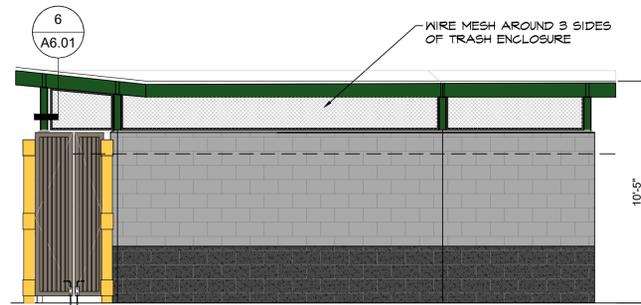
TRASH ENCLOSURE FRONT ELEVATION



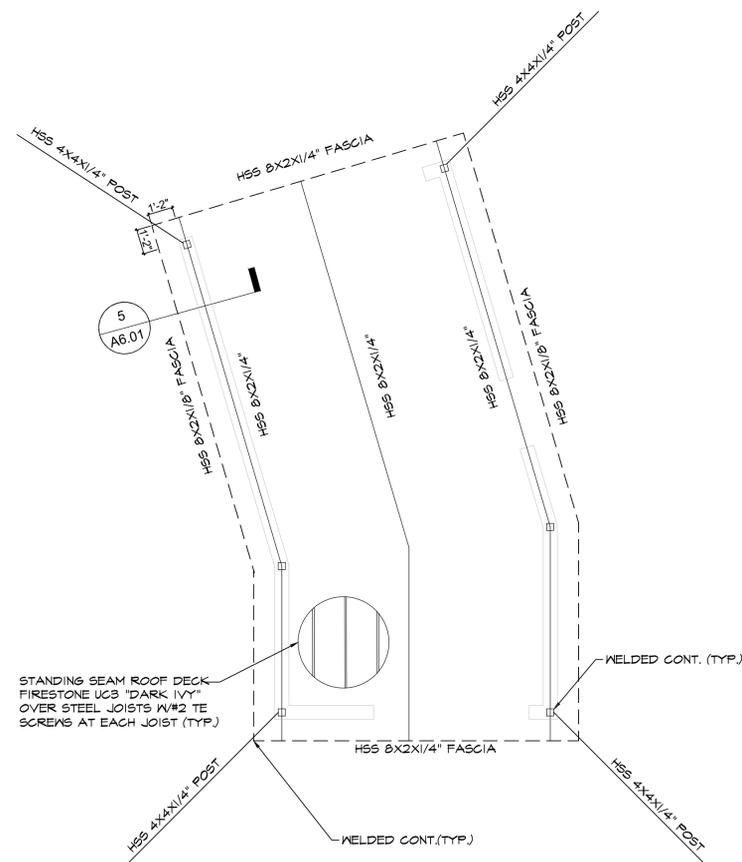
TRASH ENCLOSURE BACK ELEVATION



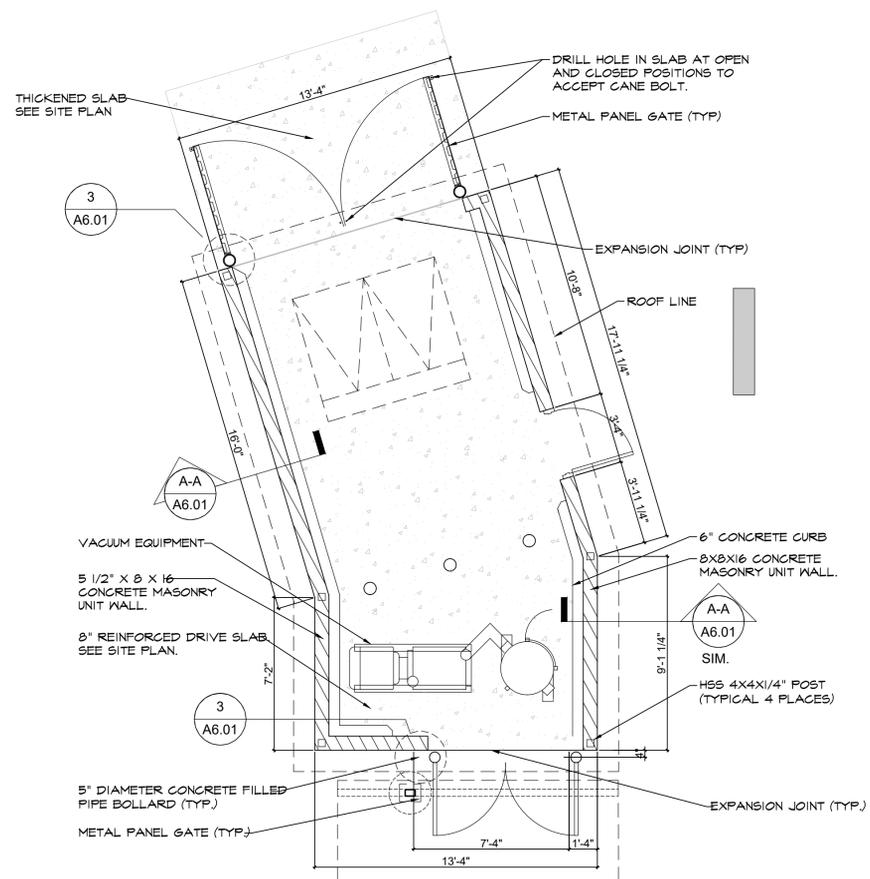
VACUUM ENCLOSURE FRONT ELEVATION



TRASH ENCLOSURE SIDE ELEVATION



2 DOUBLE TRASH ENCLOSURE ROOF PLAN
SCALE: 1/4" = 1'-0"

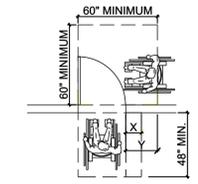


1 MASONRY TRASH + VACUUM ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

FINISHES

SHERWIN WILLIAMS 'QUICK QUACK GREEN'	
SHERWIN WILLIAMS SW6902 - 'DECISIVE YELLOW'	
BASALITE SMOOTH HONED FACE CMU #225 'LIGHT GRAY'	
BASALITE SPLIT FACE CMU #790 'DARK GRAY'	
SHERWIN WILLIAMS SW7025 - 'BACKDROP' ACCESS NOTES	

- ACCESS GATE SHALL BE EQUIPPED WITH SINGLE-EFFORT, NON-GRASP HARDWARE CENTERED BETWEEN 34" AND 44" ABOVE FLOOR.
- THE OPENING FORCE FOR ACCESS GATE SHALL NOT EXCEED 5 LBS.
- IF THE ACCESS GATE HAS A CLOSER, THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION 90 DEGREES THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM PER 2016 IBC.
- ACCESS GATE LANDING SHALL HAVE A MAXIMUM SLOPE NOT TO EXCEED 2% IN ANY DIRECTION.
- BOTTOM 10" OF ACCESS SHALL BE OF A SMOOTH SURFACE.
- PROVIDE LOCK FOR ACCESS GATE AS REQUESTED BY OWNER.
- PROVIDE CLEARANCES FOR ACCESS GATE AS SHOWN BELOW:
- OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST PER 2016 IBC.
- SWINGING DOOR AND GATE SURFACES WITHIN 10" OF FLOOR OR GROUND MEASURED VERTICAL SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING FULL WIDTH OF THE DOOR OR GATE PER 2016 IBC.



X = 12" CLEAR SPACE
Y = 24" CLEAR SPACE



1380 LEAD HILL BLVD., STE. 260, ROSEVILLE, CA 95661

QUICK QUACK
STORE # 24-138
ATHERTON DR. & MAIN ST.
MANTECA, CA 95337

REVISIONS
DATE DESCRIPTION

1		
2		
3		
4		
5		
6		



SITE ELEMENTS ENCLOSURES

DATE: JUNE 1, 2023
TAIT JOB #: QC0002

THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN ARE AN INSTRUMENT OF PROFESSIONAL SERVICES BY THE PROPERTY OF TAIT AND ASSOCIATES, INC AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF TAIT AND ASSOCIATES, INC.
PLANNING PACKAGE

A6.00



1380 LEAD HILL BLVD., STE. 260, ROSEVILLE, CA 95661

QUICK QUACK
STORE #: 24-138
ATHERTON DR. & MAIN ST.
MANTECA, CA 95337

REVISIONS
DATE DESCRIPTION

- △ -
- △ -
- △ -
- △ -
- △ -
- △ -



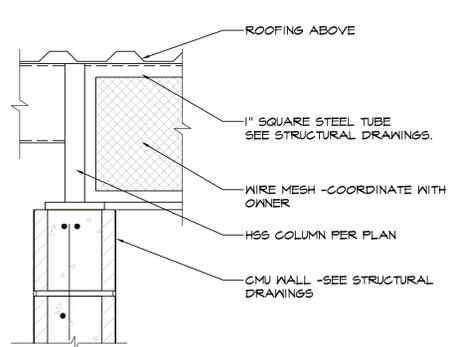
SITE ELEMENTS ENCLOSURES

DATE: JUNE 1, 2023
TAIT JOB #: QO0002

THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICES IS THE PROPERTY OF TAIT AND ASSOCIATES, INC AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF TAIT AND ASSOCIATES, INC.

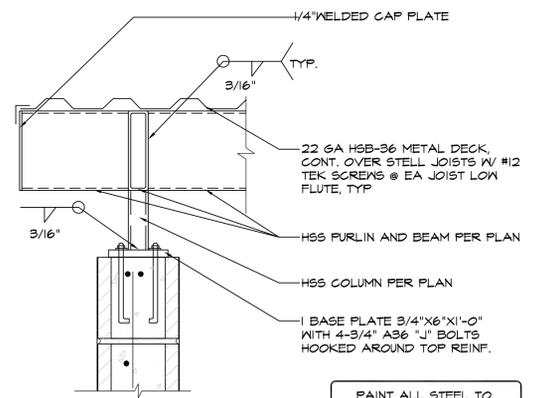
PLANNING PACKAGE

A6.01



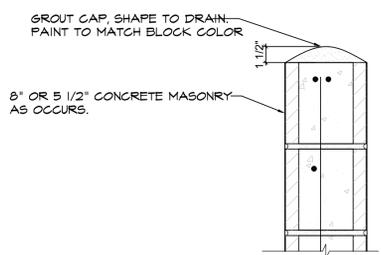
6 MESH DETAIL
SCALE: 1/2"=1'-0"

SEE DETAIL #5 FOR ADDITIONAL INFORMATION

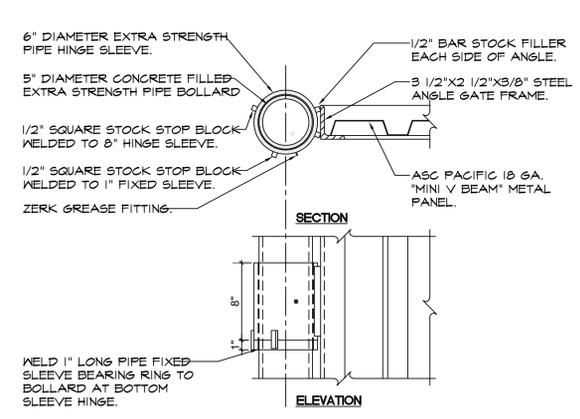


5 COLUMN TO WALL
SCALE: 1/2"=1'-0"

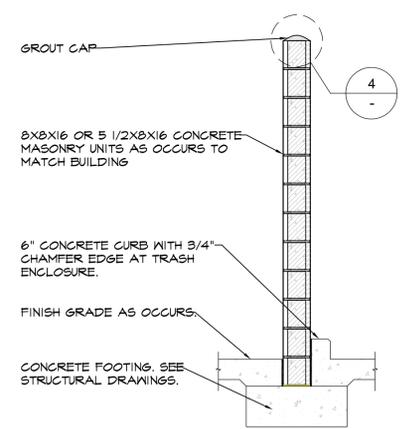
PAINT ALL STEEL TO MATCH ADJACENT BUILDING COLORS, TYP.



4 WALL CAP DETAIL
SCALE: 1/2"=1'-0"



3 SLEEVE HINGE DETAIL
SCALE: 1/2"=1'-0"



A-A WALL SECTION
SCALE: 1/2"=1'-0"

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	
	6	Cercis canadensis texensis 'Oklahoma' / Oklahoma Texas Redbud	15 gal.	Low	
	4	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Maidenhair Tree	15 gal.	Moderate	
	10	Lagerstroemia indica 'Cherokee' / Cherokee Crape Myrtle	15 gal.	Low	
	2	Zelkova serrata 'Village Green' / Village Green Japanese Zelkova	15 gal.	Moderate	
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	
	167	Callistemon viminalis 'LJ1' TM / Better John Bottlebrush	5 gal.	Low	
	117	Dietes bicolor / Fortnight Lily	1 gal.	Low	
	163	Lomandra longifolia 'Baby Breeze' / Dwarf Mat Rush	1 gal.	Low	
	63	Phormium tenax 'Dark Delight' / New Zealand Flax	5 gal.	Low	
	91	Westringia fruticosa 'Morning Light' / Morning Light Coast Rosemary	5 gal.	Low	
	13	Westringia x 'Wynabbie Gem' / Wynabbie Gem Coast Rosemary	5 gal.	Low	
	75	Yucca x 'Bright Star' / Variegated Spanish Dagger	5 gal.	Low	
VINES/ESPALLIERS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	
	9	Magnolia grandiflora 'Little Gem' / Espallier Little Gem Dwarf Southern Magnolia	15 gal.	Moderate	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	SPACING
	80	Festuca ovina glauca 'Elijah Blue' / Elijah Blue Fescue	1 gal.	Low	24" o.c.
	159	Rosa x 'Meisentrill' TM / Lemon Drift Rose	1 gal.	Low	36" o.c.
	155	Rosmarinus officinalis 'Irene' / Irene Trailing Rosemary	1 gal.	Low	48" o.c.

GENERAL NOTES

- All landscape areas shall receive a minimum 3" layer of organic mulch.
- Irrigation to new plant material shall be low volume drip. Irrigation shall conform to City of Manteca water conservation standards.
- Onsite trees within 5' of pavement or a permanent structure shall have a root barrier.

COMPLIANCE STATEMENT

The project will comply with the criteria of the California Green Building Standards Code 5.304 and the Manteca Water Efficient Landscape Ordinance and applied them accordingly for the efficient use of water in the landscape plan.

Rodney Deccalon 7-31-23

Water Efficient Landscape Worksheet

HYDROZONE/PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIG. METHOD	IRRIG. EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (Sq. Ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREA							
LOW WATER USE -SHRUBS	.3	DRIP	.81	.37	8,689	3,215	102,057 GAL.
MODERATE WATER USE -TREE/VINES	.5	DRIP	.81	.62	530	329	10,444 GAL.
TOTALS					(A) 9,219	(B) 3,544	

ETWU Total 112,501 GAL.

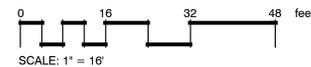
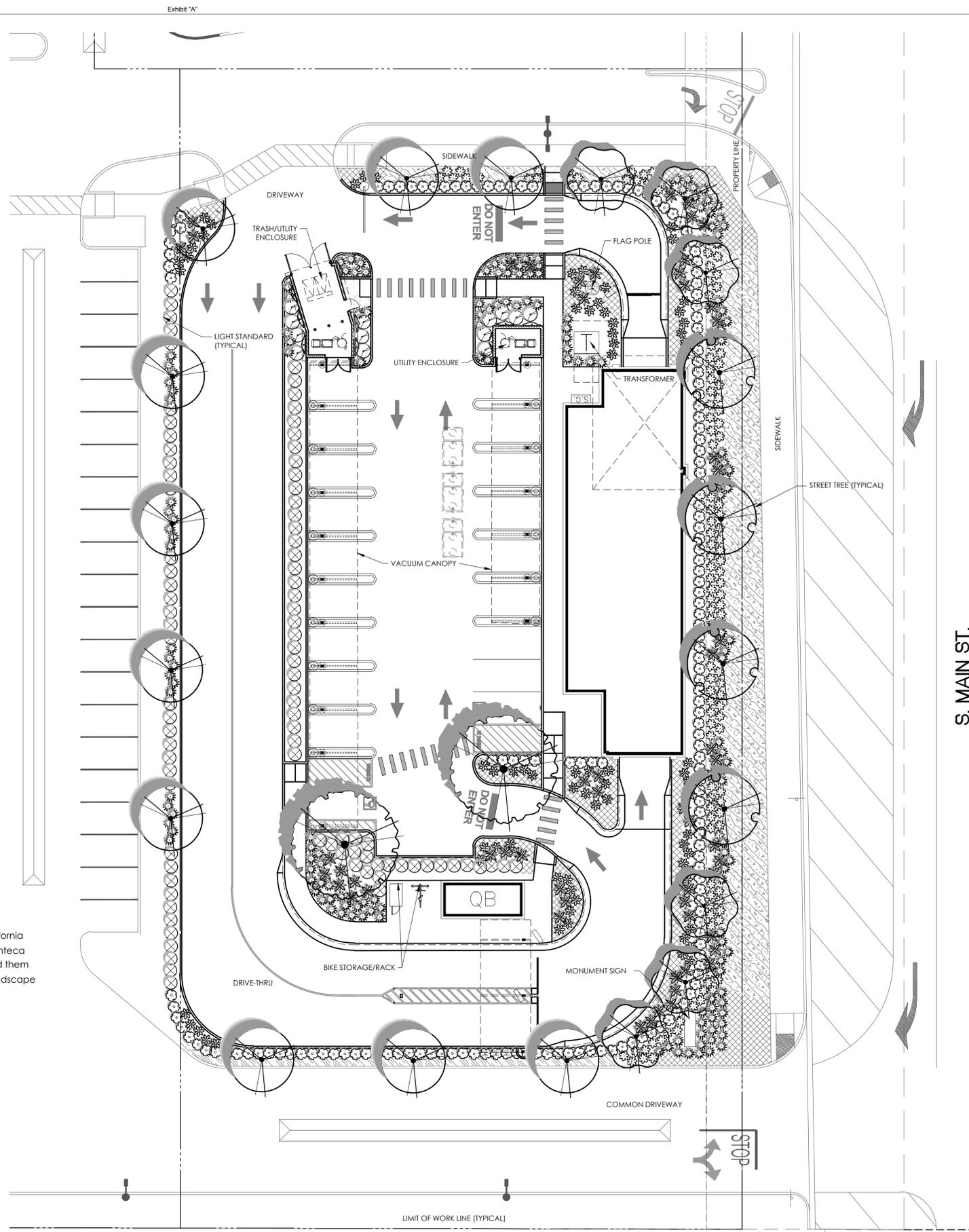
Maximum Applied Water Allowance (MAWA). $MAWA = \frac{[ET_o] [Conversion\ factor]}{[51.2] [0.62]} \frac{([ETAF] [Landscape\ Area])}{(.45 \times 9,219)} + \frac{([1-ETAF] \times SLA)}{[1-.45] \times 0} = 131,692 \text{ GALLONS}$

Estimated Total Water use (ETWU). $ETWU = \frac{[ET_o] [Conversion\ factor]}{[51.2] [0.62]} \frac{([ETAF] [Area])}{[3,544]} = 112,501 \text{ GALLONS}$

ETAF Calculations

Regular Landscape Areas	Total ETAF x Area	(B) 3,544
Total Area	(A) 9,219	
Average ETAF	(B / A) .38	

Note:
1. Average ETAF for Regular Landscape Areas must be below .55 for residential areas and .45 for non-residential areas.



Quick Quack
CAR WASH

1380 LEAD HILL BLVD., STE. 260, ROSEVILLE, CA 95661

QUICK QUACK
STORE # 24-138
ATHERTON DR. & MAIN ST.
MANTECA, CA 95337

REVISIONS

#	DATE	DESCRIPTION
1	7-31-23	PLAN CHECK COMMENTS



1801 Lampton Lane
Norco, CA 92860
P: 9514753500
www.tait.com

OLIVE STREET

LANDSCAPE ARCHITECTURE
P.O. Box 2083
Petaluma CA 94952
707-280-8990
OliveStreetLandscape.com
rod@olivestreetlandscape.com



LANDSCAPE PLAN

DATE: MARCH 2023
TAIT JOB #: QQ0002

THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN ARE AN INSTRUMENT OF PROFESSIONAL SERVICES IN THE PROPERTY OF TAIT AND ASSOCIATES, INC AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN AUTHORIZATION OF TAIT AND ASSOCIATES, INC.



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	
	6	Cercis canadensis texensis 'Oklahoma' / Oklahoma Texas Redbud	15 gal.	Low	
	4	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Maidenhair Tree	15 gal.	Moderate	
	10	Lagerstroemia indica 'Cherokee' / Cherokee Crape Myrtle	15 gal.	Low	
	2	Zelkova serrata 'Village Green' / Village Green Japanese Zelkova	15 gal.	Moderate	
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	
	167	Callistemon viminalis 'LJ1' TM / Better John Bottlebrush	5 gal.	Low	
	117	Dietes bicolor / Fortnight Lily	1 gal.	Low	
	163	Lomandra longifolia 'Baby Breeze' / Dwarf Mat Rush	1 gal.	Low	
	63	Phormium tenax 'Dark Delight' / New Zealand Flax	5 gal.	Low	
	91	Westringia fruticosa 'Morning Light' / Morning Light Coast Rosemary	5 gal.	Low	
	13	Westringia x 'Wynabbie Gem' / Wynabbie Gem Coast Rosemary	5 gal.	Low	
	75	Yucca x 'Bright Star' / Variegated Spanish Dagger	5 gal.	Low	
VINES/ESPALLIERS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	
	9	Magnolia grandiflora 'Little Gem' / Espallier Little Gem Dwarf Southern Magnolia	15 gal.	Moderate	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	SPACING
	80	Festuca ovina glauca 'Elijah Blue' / Elijah Blue Fescue	1 gal.	Low	24" o.c.
	159	Rosa x 'Meisentrill' TM / Lemon Drift Rose	1 gal.	Low	36" o.c.
	155	Rosmarinus officinalis 'Irene' / Irene Trailing Rosemary	1 gal.	Low	48" o.c.

GENERAL NOTES

- All landscape areas shall receive a minimum 3" layer of organic mulch.
- Irrigation to new plant material shall be low volume drip. Irrigation shall conform to City of Manteca water conservation standards.
- Onsite trees within 5' of pavement or a permanent structure shall have a root barrier.

COMPLIANCE STATEMENT

The project will comply with the criteria of the California Green Building Standards Code 5.304 and the Manteca Water Efficient Landscape Ordinance and applied them accordingly for the efficient use of water in the landscape plan.

Rodney Deccalon 7-31-23

Water Efficient Landscape Worksheet

HYDROZONE/PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIG. METHOD	IRRIG. EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (Sq. Ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREA							
LOW WATER USE -SHRUBS	.3	DRIP	.81	.37	8,689	3,215	102,057 GAL.
MODERATE WATER USE -TREE/VINES	.5	DRIP	.81	.62	530	329	10,444 GAL.
TOTALS					(A) 9,219	(B) 3,544	

ETWU Total 112,501 GAL.

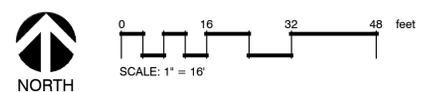
Maximum Applied Water Allowance (MAWA). $MAWA = \frac{[ET_o] [Conversion\ factor]}{[51.2] [0.62]} \frac{[ETAF] [Landscape\ Area]}{[0.45 \times 9,219]} + \frac{[1-ETAF] \times SLA}{[1-.45] \times 0} = 131,692 \text{ GALLONS}$

Estimated Total Water use (ETWU). $ETWU = \frac{[ET_o] [Conversion\ factor]}{[51.2] [0.62]} \frac{[ETAF] [Area]}{[3,544]} = 112,501 \text{ GALLONS}$

ETAF Calculations

Regular Landscape Areas	Total ETAF x Area	(B) 3,544
Total Area	(A) 9,219	
Average ETAF	(B / A) .38	

Note:
1. Average ETAF for Regular Landscape Areas must be below .55 for residential areas and .45 for non-residential areas.



Quick Quack CAR WASH

1380 LEAD HILL BLVD., STE. 260, ROSEVILLE, CA 95661

QUICK QUACK
STORE # 24-138
ATHERTON DR. & MAIN ST.
MANTECA, CA 95337

REVISIONS

#	DATE	DESCRIPTION
1	7-31-23	PLAN CHECK COMMENTS

TAIT SINCE 1964
1801 Lampton Lane
Norco, CA 92860
P: 9514753300
www.tait.com

OLIVE STREET LANDSCAPE ARCHITECTURE
P.O. Box 2083
Petaluma CA 94952
No. 4452
707-280-8990
Exp. 05/31/24
OliveStreetLandscape.com
rod@olivestreetlandscape.com

LANDSCAPE PLAN

DATE: MARCH 2023
TAIT JOB #: QQ0002

THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN ARE AN INSTRUMENT OF PROFESSIONAL SERVICES IN THE PROPERTY OF TAIT AND ASSOCIATES, INC AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN AUTHORIZATION OF TAIT AND ASSOCIATES, INC.

CITY OF MANTECA GENERAL NOTES

- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER, ENGINEER AND THE CITY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- UNLESS OTHERWISE STATED, ALL STATIONS INDICATED ON THE IMPROVEMENT PLANS ARE REFERENCED TO THE CENTER LINE OF THE STREET. ALL STATIONS ON THE CURBS ARE PERPENDICULAR TO OR RADIIALLY OPPOSITE CENTER LINE STATIONS, UNLESS OTHERWISE NOTED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL EXISTING FACILITIES.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT WRITTEN AUTHORIZATION FROM THE CITY ENGINEER.
- THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY IN ACCORDANCE WITH THE CURRENT ISSUE OF "MANUAL OF TRAFFIC CONTROLS WARNING SIGNS, LIGHTS AND DEVICES FOR USE IN PERFORMANCE OF WORK UPON HIGHWAYS" PUBLISHED BY THE STATE OF CALIFORNIA BUSINESS AND TRANSPORTATION AGENCY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY MARKING THE INSTALLED LOCATION OF ALL SANITARY AND WATER SERVICES (STAMPED WITH AN "S" AND "W" RESPECTIVELY) AT THE TIME OF INSTALLATION. CONTRACTOR SHALL REMOVE ALL EXISTING BERMS, STRUCTURES AND BARRICADES, PAVING AND/OR OIL SCREENINGS WITHIN SPECIFIC AREAS INDICATED TO BE IMPROVED.
- THE OFFICE OF CITY ENGINEER SHALL BE NOTIFIED AT LEAST 24 HOURS IN ADVANCE OF ANY WORK.
- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF MANTECA, DEPARTMENT OF PUBLIC WORKS STANDARD PLANS AND SPECIFICATIONS; AND THE LATEST EDITION OF THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS.
- P.G.&E., TELEPHONE AND CABLE UNDERGROUND WORK SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF THE CURE, GUTTER, SIDEWALK AND PAVING.
- IF REQUIRED, THE CONTRACTOR SHALL DETERMINE THE PROPER WELL PLACEMENTS TO ADEQUATELY DEWATER THE AREA FOR TRENCHING.
- THE CITY OF MANTECA OR ASSOCIATED UTILITY COMPANY AND RESIDENCES TO BE AFFECTED SHALL BE NOTIFIED IMMEDIATELY UPON ANY UTILITY SERVICE DISRUPTION OTHER THAN SPECIFIED ON THESE IMPROVEMENT PLANS AND A 24 HOUR NOTICE SHALL BE GIVEN FOR ANY PLANNED DISRUPTION.
- DUST SHALL BE CONTROLLED AS PER SECTION 10 OF THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS AND THE CITY OF MANTECA'S SPECIFICATIONS.
- LOTS SHALL BE GRADED TO ESTABLISH IDENTICAL ELEVATIONS (MATCH GRADES) WITH ADJACENT LOTS AND SURROUNDING PROPERTY UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
- AN ENCROACHMENT PERMIT SHALL BE OBTAINED FROM THE CITY OF MANTECA, DEPARTMENT OF PUBLIC WORKS OR ANY OTHER APPLICABLE AGENCIES PRIOR TO COMMENCEMENT OF WORK WITHIN EXISTING CITY RIGHT-OF-WAY.
- STREET SIGNS, TRAFFIC CONTROL SIGNS, AND PAVEMENT MARKINGS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR AT LOCATIONS ESTABLISHED BY THE CITY ENGINEER.
- THE CONTRACTOR SHALL SECURE A TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO EXCAVATION OF ANY TRENCH OVER FIVE FEET IN DEPTH.
- ASPHALT CONCRETE SHALL BE PLACED ONLY WHEN THE ATMOSPHERIC TEMPERATURE ABOVE 50°F.
- ALL STREET LIGHTING SHALL BE CONSTRUCTED BY AND AT A COST TO THE DEVELOPER SUCH THAT OWNERSHIP OF THE STREET LIGHTS ARE TO BE PROVIDED TO THE CITY (LS-2C SCHEDULE).
- THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES AND SHALL CONTACT THE RESPECTIVE UTILITY COMPANIES PRIOR TO COMMENCEMENT OF WORK. HE SHALL BE RESPONSIBLE FOR LOCATION AND PRESERVATION OF ALL SUCH FACILITIES IN THE AREA OF CONSTRUCTION AND SHALL NOTIFY UTILITIES FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF THE REMOVAL OR RELOCATION OF ALL EXISTING UTILITIES WITH RESPECTIVE UTILITY COMPANIES.
- THE CONTRACTOR IS TO PROVIDE COMPACTED BUILDING PADS AT THE ELEVATIONS SHOWN ON THE GRADING PLAN.
- ALL SERVICE LATERALS SHALL BE EXTENDED PAST THE PROPERTY LINE AND PLUGGED.
- MANHOLE CASTINGS AND COVERS SHALL BE ADJUSTED TO FINAL GRADES BY THE PAVING CONTRACTOR AFTER STREET IMPROVEMENTS ARE COMPLETED.
- ALL WATER LINES SHALL BE TESTED AND DISINFECTED IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF MANTECA'S STANDARD PLANS AND SPECIFICATIONS, PRIOR TO FINAL ACCEPTANCE.
- AFTER CONSTRUCTION OF ALL IMPROVEMENTS, THE ENGINEER SHALL SUBMIT ONE SET OF REPRODUCIBLE "AS BUILT" PLANS, FINAL INVERT ELEVATIONS FOR SEWER AND STORM DRAIN LINES THAT ARE TO BE EXTENDED FOR FUTURE CONSTRUCTION SHALL ALSO BE SHOWN ON THE "AS BUILT" PLANS.
- ALL TRENCHES ON MAJOR AND COLLECTOR STREETS AND CROSS TRENCHES ON ALL STREETS SHALL BE PAVED WITH TEMPORARY PAVING THE SAME DAY THE PAVEMENT CUT IS MADE.
- CONTRACTOR SHALL PROVIDE CITY WITH A CERTIFICATE SIGNED BY A REGISTERED CIVIL ENGINEER STATING THAT ALL BUILDING PAD ELEVATIONS ARE IN CONFORMANCE WITH APPROVED GRADING PLAN.

DESIGN ENGINEER'S NOTES

- THE TERM "DESIGN ENGINEER" USED HEREIN SHALL MEAN THE ENGINEER WHO HAS SIGNED AND SEALED THESE PLANS AND IS IN RESPONSIBLE CHARGE OF THE ENGINEERING DESIGN. THE TERM "CONTRACTOR" USED HEREIN SHALL MEAN ANY GENERAL CONTRACTOR OR SUBCONTRACTOR USING THESE PLANS. ANY AGENCY SIGNATURE OR APPROVAL ON THESE PLANS DOES NOT CONSTITUTE APPROVAL OF ANY OF THESE NOTES.
- THE DESIGN ENGINEER WILL NOT PROVIDE, OBSERVE, COMMENT ON NOR ENFORCE ANY SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY MEASURES AND SHALL BE SOLELY RESPONSIBLE FOR SAME AND COMPLYING WITH ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS. THE CONTRACTOR AGREES THAT SHE/HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- THE DESIGN ENGINEER SHALL HAVE NO RESPONSIBILITY FOR ANY OF THE CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION, TECHNIQUES, EQUIPMENT CHOICE AND USAGE, SEQUENCE, SCHEDULE, SAFETY PROGRAMS, OR SAFETY PRACTICES, NOR SHALL THE DESIGN ENGINEER HAVE ANY AUTHORITY OR RESPONSIBILITY TO STOP OR DIRECT THE WORK OF ANY CONTRACTOR.
- THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE DESIGN ENGINEER AND OWNER, THEIR AGENTS AND EMPLOYEES, HARMLESS FROM ANY AND ALL CLAIMS, DEMANDS, JUDGMENTS, LOSS, DAMAGES, COSTS, EXPENSES, FEES OR LIABILITY WHATSOEVER, REAL OR ALLEGED, IN CONNECTION WITH, IN WHOLE OR IN PART, DIRECTLY OR INDIRECTLY, THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE DESIGN ENGINEER.
- IF THERE ARE ANY QUESTIONS REGARDING THESE PLANS, THE CONTRACTOR SHALL REQUEST IN WRITING FROM THE DESIGN ENGINEER AND THE OWNER, AN INTERPRETATION BEFORE DOING ANY RELATED OR IMPACTED WORK.
- THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO PROTECT THE PROPERTY FROM ANY EROSION AND SILTATION THAT RESULT FROM CONTRACTOR OPERATIONS BY APPROPRIATE MEANS UNTIL SUCH TIME THAT THE PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY WHOMEVER IS TO BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO STARTING WORK NEAR THEIR FACILITIES AND SHALL COORDINATE WORK WITH UTILITY COMPANY REPRESENTATIVES.
- THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM A SEARCH OF READILY AVAILABLE RECORDS. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS. ALL DAMAGES THERETO CAUSED BY THE CONTRACTOR SHALL BE REPAIRED TO THE APPROPRIATE SPECIFICATIONS AND STANDARDS AT THE SOLE EXPENSE OF THE CONTRACTOR.
- THE LOCATION, ELEVATIONS, SIZE, TYPE AND CONDITION OF EXISTING IMPROVEMENTS ADJACENT TO THE PROPOSED WORK INDICATED ON THESE PLANS SHALL BE CONFIRMED BY THE CONTRACTOR BY FIELD MEASUREMENTS AND OBSERVATIONS PRIOR TO CONSTRUCTION OF NEW WORK. THE CONTRACTOR WILL IMMEDIATELY INFORM THE DESIGN ENGINEER IN WRITING IF ANY DISCREPANCIES OR CONFLICTING INFORMATION IS FOUND.
- THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES AS NEEDED, SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY DUE TO THE ACTUAL LOCATION, SIZE, TYPE, OR CONDITION OF EXISTING FACILITIES DIFFERING FROM WHAT IS SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY DAMAGE TO THE EXISTING IMPROVEMENTS AND REPLACEMENT TO THE SATISFACTION OF THE OWNER.
- SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IN WRITING IMMEDIATELY BEFORE PROCEEDING WITH THE WORK IN QUESTION.
- ANYTHING MENTIONED IN THE SPECIFICATIONS, IF ANY, AND NOT SHOWN ON THE DRAWINGS, OR SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS, SHALL BE OF LIKE EFFECT AS IF SHOWN OR MENTIONED IN BOTH.

PRIVATE ENGINEER'S CIVIL CONSTRUCTION NOTES

- STANDARDS AND PLANS: ALL CONSTRUCTION AND PLANS SHALL BE IN ACCORDANCE WITH THE LATEST REVISION OF THE COUNTY OF RIVERSIDE, STANDARD SPECIFICATIONS AND DETAILS, WITH THESE PLANS, THE PROJECT SPECIFICATIONS, AND UNLESS SHOWN OR SPECIFIED OTHERWISE, WITH THE LATEST EDITIONS OF THE STATE (CALTRANS) STANDARD SPECIFICATIONS AND STANDARD PLANS, SIGN SPECIFICATION SHEETS AND TRAFFIC MANUAL. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION OR CORRECTION THEREOF SHALL BE CONCLUSIVE. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- EXISTING UTILITIES AND COORDINATION OF WORK: THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. KIMLEY-HORN AND ASSOCIATES, INC., HERINAFTER DESIGNATED AS THE ENGINEER, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH ARE NOT SHOWN ON THESE DRAWINGS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND REQUESTING A VISUAL VERIFICATION OF THE LOCATIONS OF THEIR UNDERGROUND FACILITIES. THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR OF THE SCHEDULED TIME AND PLACE OF SUCH VISUAL VERIFICATION TO ENABLE SAID FIRM TO HAVE A REPRESENTATIVE PRESENT. THE CITY IS A MEMBER OF THE UNDERGROUND SERVICE ALERT (U.S.A.) ONE-CALL PROGRAM. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT SHALL NOTIFY MEMBERS OF U.S.A. 48 HOURS IN ADVANCE OF PERFORMING EXCAVATION WORK BY CALLING THE TOLL-FREE NUMBER 800-642-2444.
- CONFLICTS: THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PERFORMING ANY CORRECTIVE ACTION REQUIRED DUE TO UNFORESEEN CONFLICTS IN THE IMPROVEMENT PLANS OR DUE TO POSSIBLE STAKING ERRORS. THE ENGINEER ASSUMES NO LIABILITY FOR THE COST OR DESIGN OF ANY MODIFICATION PERFORMED WITHOUT SUCH NOTIFICATION, AND ALSO ASSUMES NO LIABILITY FOR STAKING PROVIDED BY OTHERS.
- CONTROL POINTS AND SURVEY MONUMENTS: CERTAIN CONTROL POINTS WILL BE SET BY THE OWNER'S SURVEYOR, OR ITS REPRESENTATIVE, WHICH ARE CRITICAL TO THE CONSTRUCTION STAKING OF THE PROJECT. THESE POINTS WILL BE DESIGNATED AT A PRE-CONSTRUCTION CONFERENCE BETWEEN REPRESENTATIVES OF THE ENGINEER AND THE CONTRACTOR. THE CONTROL POINTS WILL BE CLEARLY MARKED ON THE JOB SITE. THE CONSTRUCTION SHALL NOT DISTURB THE CONTROL POINTS IN ANY MANNER. IF IT BECOMES NECESSARY TO REMOVE SAID CONTROL POINTS DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS IN ADVANCE OF SAID REMOVAL TO ALLOW FOR REFERENCING SAID CONTROL POINTS AND THEIR EVENTUAL REPLACEMENT. IF CONTROL POINTS ARE REMOVED OR DESTROYED WITHOUT SAID NOTIFICATION, THE COST OF REPLACEMENT SHALL BE DEDUCTED FROM THE CONTRACTOR'S PAYMENT, AND PAYMENT SHALL BE MADE BY OWNER TO THE ENGINEER.
- OBSTRUCTIONS: THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS, BOTH ABOVE GROUND AND UNDERGROUND, EXCEPT AS NOTED IN ITEM 2 ABOVE, AS NECESSARY FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENT. ALL UNSUITABLE AND SURPLUS MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE UNLESS SPECIFIED OTHERWISE. TREE AND STUMP REMOVAL SHALL INCLUDE REMOVAL OF THE MAJOR ROOT SYSTEM TO THE SATISFACTION OF THE CITY ENGINEER. SUCH REMOVAL SHALL BE PERFORMED WITHOUT DAMAGE TO ADJACENT TREES THAT ARE TO BE PRESERVED. STUMP REMOVAL WITH THE DRIP LINE OF A TREE TO BE PRESERVED SHALL BE BY GRINDING METHOD TO A DEPTH OF 0.5 FEET BELOW ADJACENT GRADE. ALL WELLS AND SEPTIC SYSTEMS FOUND ON THE SITE SHALL BE ABANDONED IN ACCORDANCE WITH COUNTY HEALTH DEPARTMENT STANDARDS.
- PUBLIC SAFETY AND TRAFFIC CONTROL: CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION AREA INCLUDING WORK IN PUBLIC RIGHT-OF-WAY. FOR ALL TRENCH EXCAVATIONS 5 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF INDUSTRIAL SAFETY, PRIOR TO BEGINNING ANY EXCAVATION. PUBLIC SAFETY AND TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH THE CALTRANS TRAFFIC MANUAL (SEE CHAPTER 5: MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES). SAFE VEHICULAR AND PEDESTRIAN ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONALS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
- ENCROACHMENT PERMITS: UNLESS SPECIFIED OTHERWISE, THE CONTRACTOR SHALL OBTAIN THE NECESSARY ENCROACHMENT PERMITS FROM THE CITY, COUNTY, CALTRANS AND ALL OTHER AGENCIES HAVING JURISDICTION PRIOR TO COMMENCING ANY WORK. THE CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO THE INTENT TO COMMENCE WORK.
- EARTHWORK:
 - ALL EARTHWORK ACTIVITIES, INCLUDING EXCAVATION, GRADING, SCARIFYING, MOUNDING, FILL PLACEMENT, COMPACTION, LIME TREATMENT, ETC., SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS PER THE GEOTECHNICAL INVESTIGATION REPORT TITLED PROPOSED QUICK QUACK CAR WASH 24-138 W. ATHERTON DR. AND S. MAIN ST., MANTECA, CALIFORNIA PREPARED BY KRAZAN & ASSOCIATES, INC. PROJECT NUMBER 072-22092, DATED FEBRUARY 27, 2022, AND ALL ADDENDUMS, AND IN CONFORMANCE WITH THE CITY STANDARD SPECIFICATIONS AND WITH THE GRADING PLAN.
 - THE GEOTECHNICAL ENGINEER SHALL OBSERVE THE GRADING ACTIVITIES AND PERFORM COMPACTION TESTING FOR THIS PROJECT. THE CONTRACTOR SHALL PROVIDE AT LEAST 24 HOURS NOTICE TO THE GEOTECHNICAL ENGINEER OF THE NEED FOR OBSERVATION AND TESTING SERVICES.
 - EARTHWORK SHALL INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO CONSTRUCT THE SITE TO THE GRADES SHOWN. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR THE DISPOSAL OF EXCESS EXCAVATED MATERIAL OR FOR THE IMPORT OF MATERIAL. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN ADVANCE OF ANY CHANGES HE MAY DEEM NECESSARY TO OBTAIN BALANCED CUT-FILL DEGRADING.
 - ALL CUT SLOPES SHALL BE ROUNDED AT THE "BREAK" SO THAT THEY BLEND WITH THE NATURAL GROUND CONTOUR.
 - THE CONTRACTOR SHALL UTILIZE DUST CONTROL STANDARDS CONSISTENT WITH COUNTY OF MANTECA STANDARDS.
 - EXCAVATION AND EMBANKMENT SIDE SLOPES SHOWN ON THE PLANS AS A RATIO, E.G. 4:1, REFER TO THE RATION OF HORIZONTAL TO VERTICAL DISTANCES. MINIMUM SLOPE MEANS NOT FLATTER THAN; AND MAXIMUM SLOPE MEANS NOT STEEPER THAN; ALL EMBANKMENT AND EXCAVATION SLOPES SHALL BE 4:1 UNLESS NOTED OTHERWISE.
 - TO ACCOMMODATE TRENCH SPOIL, THE CONTRACTOR'S GRADING SHALL INCLUDE UNDERCUTTING OF STREETS AS APPROPRIATE, OR SOME OTHER METHOD APPROVED BY THE CITY.
 - ALLOWABLE GRADING TOLERANCE IS PLUS OR MINUS 0.10 FOOT OF THE ELEVATIONS SHOWN HEREON.
 - EROSION CONTROL MEASURES SHALL BE IMPLEMENTED DURING PROJECT CONSTRUCTION. COMPLY WITH EROSION AND SEDIMENTATION CONTROL PLAN. IF GRADING AND DRAINAGE CONSTRUCTION IS NOT COMPLETE PRIOR TO RAINY SEASON, THEN THE CONTRACTOR SHALL:
 - PROVIDE EROSION PROTECTION ON SLOPES THAT ARE 10:1 OR STEEPER AND IN SWALES THAT ARE 2% OR STEEPER.
 - GRADE GUTTER SAG POINTS TO DRAIN.
 - PROVIDE SILT COLLECTIONS TO PREVENT SEDIMENTATION IN EXISTING STORM DRAIN SYSTEMS.
 - CLEAN DOWNSTREAM PIPES AS DIRECTED BY THE CITY ENGINEER.
 - CLEAN AND MAINTAIN ALL STREETS AND SIDEWALKS AS DIRECTED BY THE CITY ENGINEER.
 - THE TOP 6 INCHES (MINIMUM) OF ALL LANDSCAPED AREAS SHALL BE CLEAN SOIL.
 - EXISTING ASPHALT PAVEMENT MAY BE USED AS FILL MATERIAL ONLY AS SPECIFIED BY THE GEOTECHNICAL ENGINEER OF RECORD. ALL DELETERIOUS MATERIAL AND REBAR MUST BE REMOVED. AC PLACEMENT IN FILL CAN ONLY BE PLACED UNDERNEATH PARKING AREAS AND CANNOT BE PLACED UNDERNEATH OR DOWNSTREAM OF INFILTRATION BASIN.
- PIPELINES: ANY EXISTING UTILITY, WHICH IS TO BE EXTENDED, WHICH IS THE CONNECTION POINT FOR NEW UNDERGROUND UTILITIES, OR WHICH NEW FACILITIES CROSS, SHALL BE EXPOSED BY THE CONTRACTOR PRIOR TO PLACEMENT OF THE NEW UTILITIES. COST OF SUCH EXCAVATION AND SUBSEQUENT BACKFILL SHALL BE INCLUDED IN THE PRICES PAID FOR THE VARIOUS ITEMS OF WORK. THE ELEVATIONS AND LOCATIONS OF THE EXISTING FACILITIES WILL BE CHECKED BY THE PUBLIC WORKS INSPECTOR AND THE ENGINEER. IF IN THE OPINION OF THE INSPECTOR A CONFLICT EXISTS, THEN THE ENGINEER SHALL MAKE ANY NEEDED GRADE AND/OR ALIGNMENT ADJUSTMENTS AND REVISE THE PLANS ACCORDINGLY. ALL GRAVITY FLOW PIPES TO BE LAID UPGRADE FROM THE LOWEST POINT STARTING AT THE END OF EXISTING IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 24 HOURS PRIOR TO BACKFILLING OF ANY PIPE WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS.
- ADJUSTING MANHOLES, VALVE AND MONUMENT BOXES: THE CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT TO GRADE, ALL EXISTING UTILITY STRUCTURES, INCLUDING MANHOLES AND VALVE BOXES AND MONUMENT BOXES, WITHIN THE WORK AREA UNLESS NOTED OTHERWISE.
- SANITARY SEWER SYSTEM:
 - SEWER PIPE SHALL BE PVC GRAVITY SEWER PIPE (VCP WITHIN PUBLIC RIGHT-OF-WAY), AND FITTINGS INSTALLED IN ACCORDANCE WITH THESE PLANS AND THE MANUFACTURER'S RECOMMENDATIONS.
 - MAINS SHALL BE BALLED AND FLUSHED PER CITY STANDARDS. PRIOR TO STARTING THE CLEANING OPERATION, A FINE MESH WIRE SCREEN SHALL BE PLACED AT THE EXTREME DOWNSTREAM MANHOLE TO PREVENT DEBRIS FROM ENTERING THE EXISTING CITY SEWER SYSTEM.
 - TRENCH EXCAVATION, BEDDING AND BACKFILL SHALL COMPLY WITH CITY STANDARDS AND PROJECT GEOTECHNICAL REPORT.
 - PIPES WITH LESS THAN MINIMUM 10' HORIZONTAL SEPARATION FROM WATER SHALL BE SDR-35 WITH GASKET JOINTS PER ASTM D3034.

PRIVATE ENGINEER'S CIVIL CONSTRUCTION NOTES (CONT.)

- STORM DRAIN SYSTEM:
 - THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING AND ACCEPTED BY THE CITY.
 - STORM DRAIN PIPE SHALL BE HDPE, UNLESS OTHERWISE SHOWN ON PLAN, AND FITTINGS INSTALLED IN ACCORDANCE WITH THESE PLANS AND THE MANUFACTURER'S RECOMMENDATIONS.
 - EACH STUB END PIPE SHALL BE PLUGGED WITH A PREFABRICATED, WATERTIGHT PLUG.
 - TRENCH EXCAVATION, BEDDING AND BACKFILL SHALL COMPLY WITH CITY STANDARDS AND PROJECT GEOTECHNICAL REPORT.
- WATER SYSTEMS: WATER LINE INSTALLATION SHALL ACCOMMODATE GRAVITY FLOW PIPELINES INCLUDING SEWER SERVICES AND SHALL MAINTAIN A MINIMUM COVER OF 3.5 FEET FROM FINISHED GRADE IN ALL STREET SECTIONS AND 3 FEET IN ALL OTHER AREAS. SHOULD WATER LINE JOINT DEFLECTION EXCEED MANUFACTURER'S SPECIFICATIONS THE JOINT SHALL BE RESTRAINED WITH THRUST BLOCKS OR RESTRAINING JOINTS; METHOD SUBJECT TO CITY ENGINEER APPROVAL. BACKFLOW PREVENTION DEVICES FOR EACH LANDSCAPE IRRIGATION WATER SERVICE WILL BE INSTALLED BY THE LANDSCAPE IRRIGATION CONTRACTOR.
- WATER PIPELINES AND FITTINGS SHALL BE EITHER PVC OR DIP:
 - 4 THROUGH 12 INCH PVC PIPE SHALL BE IN CONFORMANCE WITH PIPE MANUFACTURER'S RECOMMENDATIONS, AND SHALL CONFORM TO AWWA C900. PIPE OD SHALL BE OF EQUIVALENT, 20 FOOT MINIMUM STANDARD PIPE LENGTHS. PVC SHALL HAVE INTEGRAL WALL-THICKENED BELL ENDS DESIGNED FOR JOINT ASSEMBLY USING ELASTOMETRIC-GASKET SEALS. THE MINIMUM WALL THICKNESS OF THE INTEGRAL WALL-THICKENED BELL, AT ANY POINT BETWEEN THE RING GROOVE AND THE PIPE BARREL, SHALL CONFORM WITH DR REQUIREMENTS FOR THE PIPE BARREL, THE MINIMUM WALL THICKNESS IN THE RING-GROOVE AND BELL-ENTRY SECTIONS SHALL EQUAL OR EXCEED THE MINIMUM WALL THICKNESS OF THE PIPE BARREL. THE ELASTOMETRIC-GASKET SEALS SHALL CONFORM TO ASTM F477, OR PIPE MANUFACTURER'S RECOMMENDATIONS. THE PIPE SHALL HAVE A PIPE STOP INDICATED ON THE BARREL THAT WILL ACCURATELY POSITION THE PIPE END WITH THE JOINT. THE PIPE IN PLACE SHALL PERMIT THERMAL EXPANSION AND CONTRACTION OF THE PIPE ENDS. FITTINGS FOR PVC SHALL BE THOSE SPECIFIED BY THE PIPE MANUFACTURER. ALL PRESSURE PIPE FITTINGS FOR 12 INCH DIAMETER AND SMALLER PVC SHALL BE DUCTILE IRON COMPACT FITTINGS CONFORMING TO AWWA C153 CLASS 350 AND AWWA C104.
 - 4 THROUGH 12 INCH DIP SHALL CONFORM TO AWWA C151; 200 PSI MINIMUM WORKING PRESSURE UNLESS NOTED OTHERWISE. MINIMUM THICKNESS CLASS 4 INCH - CLASS 51; 6 THROUGH 12 INCH - CLASS 50. DIP LAYING LENGTH SHALL BE THE MANUFACTURER'S STANDARD LENGTH, NORMALLY 18 FEET. SHORTER LENGTHS MAY BE USED WHEN REQUIRED FOR CLOSURES AND PROPER LOCATION OF SPECIAL SECTIONS. THE INTERIOR SURFACE OF ALL DIP SHALL BE CEMENT-MORTAR LINED AND SEAL COATED IN CONFORMANCE WITH AWWA C104 AND THE EXTERIOR SURFACE SHALL HAVE A BITUMINOUS COATING OF EITHER COAL TAR OF ASPHALT BASE, APPROXIMATELY 1 ML THICK. DIP FITTINGS SHALL BE PUSH-ON, MECHANICAL, OR FLANGED-TYPE DUCTILE IRON AND SHALL CONFORM TO AWWA C110 OR AWWA C153. COATING AND LINING REQUIREMENTS SHALL BE THE SAME AS SPECIFIED FOR DIP. JOINTS SHALL BE PUSH-ON OR MECHANICAL TYPE AND SHALL CONFORM TO AWWA C111 WITH RUBBER GASKETS UNLESS OTHERWISE SPECIFIED.
- PRESERVATION OF PROPERTY: TREES AND SHRUBBERY THAT ARE NOT TO BE REMOVED, AND POLE LINES, FENCES, SIGNS, SURVEY MARKERS AND MONUMENTS, BUILDINGS AND STRUCTURES, CONDUITS, PIPELINES, ALL STREET FACILITIES, AND ANY OTHER IMPROVEMENTS OR FACILITIES WITHIN OR ADJACENT TO THE STREET OR CONSTRUCTION AREA SHALL BE PROTECTED FROM INJURY OR DAMAGE, AND UPON ORDER BY THE CITY ENGINEER, THE CONTRACTOR SHALL PROVIDE AND INSTALL SAFE-GUARDS APPROVED BY THE CITY ENGINEER TO PROTECT SUCH OBJECTS FROM INJURY OR DAMAGE. IF SUCH OBJECTS ARE INJURED OR DAMAGED BY REASON OF THE CONTRACTOR'S OPERATIONS, THEY SHALL BE REPLACED OR RESTORED AT THE CONTRACTOR'S EXPENSE. THE FACILITIES SHALL BE REPLACED OR RESTORED TO A CONDITION AS GOOD AS WHEN THE CONTRACTOR ENTERED UPON THE WORK, OR AS GOOD AS REQUIRED BY THE SPECIFICATION ACCOMPANYING THE CONTRACT, IF ANY SUCH OBJECTS ARE A PART OF THE WORK BEING PERFORMED UNDER CONTRACT. THE CITY ENGINEER MAY MAKE OR CAUSE TO BE MADE SUCH TEMPORARY REPAIRS AS ARE NECESSARY TO RESTORE TO SERVICE ANY DAMAGED FACILITY. THE COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR.
- DEMOLITION: EXISTING FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION AREA ARE INTENDED TO BE SHOWN AND SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO COMMENCING CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES AND FIELD VERIFY ALL UNDERGROUND UTILITIES. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.

DRAINAGE, EROSION, AND DUST CONTROL NOTES

- DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. EROSION OF THE GROUND IN THE AREA OF DISCHARGE SHALL BE PREVENTED BY INSTALLATION OF NON-EROSIVE DOWN DRAINS OR OTHER DEVICES.
- PROVIDE A PAVED SLOPE INTERCEPTOR DRAIN ALONG THE TOP OF CUT SLOPES WHERE THE DRAINAGE PATH IS GREATER THAN 40 FEET TOWARDS THE CUT SLOPE.
- PROVIDE 5' WIDE BY 1' HIGH BERM ALONG THE TOP OF ALL FILL SLOPES STEEPER THAN 3:1 (HORIZONTAL TO VERTICAL).
- THE GROUND SURFACE IMMEDIATELY ADJACENT TO THE BUILDING FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5-PERCENT SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE FOUNDATION.
- NO OBSTRUCTION OF NATURAL WATER COURSES SHALL BE PERMITTED.
- DURING ROUGH GRADING OPERATIONS AND PRIOR TO CONSTRUCTION OF PERMANENT DRAINAGE STRUCTURES, TEMPORARY DRAINAGE CONTROL (BEST MANAGEMENT PRACTICES, BMPs) SHALL BE PROVIDED TO PREVENT PONDING WATER AND DRAINAGE TO ADJACENT PROPERTIES.
- FUGITIVE DUST CONTROL: CONSTRUCTION STOPS SUBJECT TO PM10 FUGITIVE DUST MITIGATION SHALL COMPLY WITH AQMD RULE 403.1.
- ALL EXISTING DRAINAGE COURSES AND STORM DRAIN FACILITIES ON THE PROJECT SITE SHALL CONTINUE TO FUNCTION. PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING OPERATIONS.
- FOR ALL SLOPES STEEPER THAN 3 TO 1 (H/V): ALL SLOPES EQUAL TO OR GREATER THAN 3' IN VERTICAL HEIGHT ARE REQUIRED TO BE PLANTED WITH AN APPROVED DROUGHT-TOLERANT GRASS COVER AT A MINIMUM SPACING OF 12' ON CENTER OR AS APPROVED BY THE ENGINEER OF RECORD OR THE REGISTERED LANDSCAPE ARCHITECT. SLOPES EXCEEDING 15' IN VERTICAL HEIGHT SHALL BE PLANTED WITH APPROVED SHRUBS NOT TO EXCEED 10' ON CENTER, OR TREES SPACED NOT TO EXCEED 20' ON CENTER, OR A COMBINATION OF SHRUBS AND TREES NOT TO EXCEED 15' IN ADDITION TO THE GRASS OR GROUND COVER. SLOPES THAT REQUIRE PLANTING SHALL BE PROVIDED WITH AN IN-GROUND IRRIGATION SYSTEM EQUIPPED WITH AN APPROPRIATE BACKFLOW DEVICE PER U.P.C. CHAPTER 10. THE SLOPE PLANTING AND IRRIGATION SYSTEM SHALL BE INSTALLED AS SOON AS POSSIBLE UPON COMPLETION OF ROUGH GRADING. ALL PERMANENT SLOPE PLANTING SHALL BE ESTABLISHED AND IN GOOD CONDITION PRIOR TO SCHEDULING FINAL PRESSURE GRADE INSPECTION.

PRIVATE ENGINEER'S CIVIL UTILITY NOTES

- ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- CONTRACTOR SHALL NOTIFY THE UTILITIES AUTHORITY INSPECTOR 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
- UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
- DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING WATER MAINS, FORCE MAINS, SANITARY SEWER AND STORM MAIN AND MAINTAIN MINIMUM CLEARANCES BETWEEN WATER MAINS AND OTHER UTILITIES AT ALL POINTS ALONG THEIR LENGTH AS REQUIRED IN THE PLANS, DETAILS AND SPECIFICATIONS.
- THE CONTRACTOR IS SPECIALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARD TO MATERIALS AND INSTALLATION OF WATER AND SEWER LINES.
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
- THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
- WATER FOR FIREFIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE. ALL ONSITE FIRE HYDRANTS WILL BE OPERATIONAL PRIOR TO COMBUSTIBLES BEING DELIVERED TO THE SITE.
- ALL MANHOLE TOP ELEVATIONS ARE APPROXIMATE. CONTRACTOR SHALL SET MANHOLE TOPS LEVEL WITH FINISH GRADES IN PAVED AND UNPAVED AREAS.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, BUILDING UTILITY ENTRANCE LOCATIONS/INVERTS, EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, TRUCK DOCKS, DOWNSPOUTS AND BOLLARDS.
- TRACER WIRE SHALL BE INSTALLED ON ALL WATER, SEWER AND RECLAIMED WATER MAINS. CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING THE CONTINUITY OF THE WIRE.

Underground Service Alert



Call: TOLL FREE

1-800
422-4133

TWO WORKING DAYS BEFORE YOU DIG



Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.

3801 UNIVERSITY AVENUE, SUITE 300, RIVERSIDE, CA 92501

PHONE: 951-335-8272

WWW.KIMLEY-HORN.COM

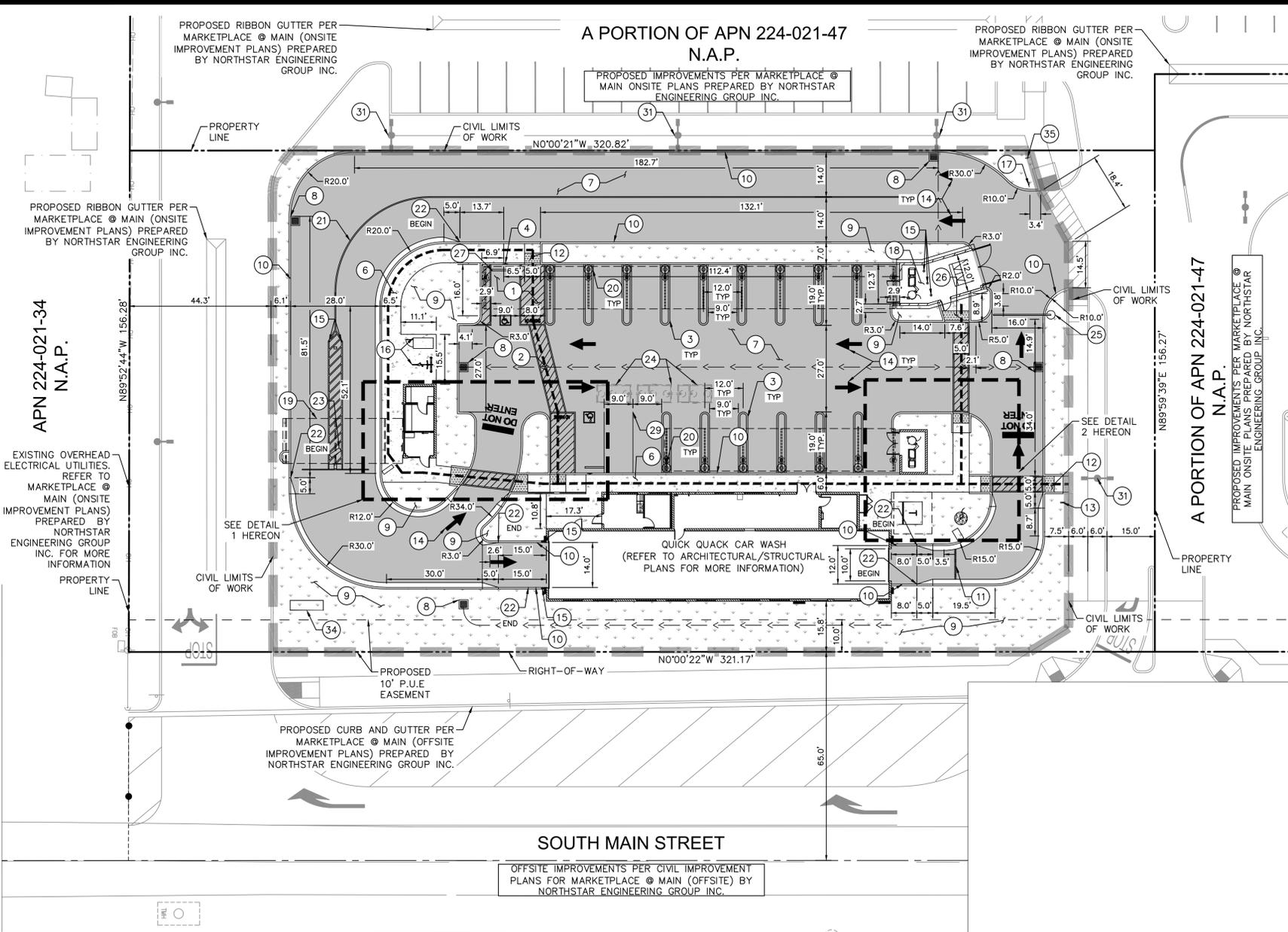
LETICIA ALVAREZ
REGISTERED CIVIL ENGINEER 94675

G1	GRADING REVISION 1	SMRA	SMRA	10/1/20
MARK	REVISIONS	BY	APPR.	DATE
BENCH MARK: CITY OF MANTECA BENCHMARK "96"; BRASS DISK SET IN TOP OF CURB EAST RETURN SOUTHEAST CORNER MAIN STREET AND WOODWARD AVENUE.				
ELEVATION: 36.268 FEET				

APPROVED BY:	CITY OF MANTECA
KEVIN JORGENSEN, P.E. DIRECTOR/CITY ENGINEER R.C.E. NO. 77243	DATE EXP DATE 06-30-23
DRAWN BY:	JY
CHECKED BY:	LA
RECOMMENDED BY:	LA

CITY OF MANTECA DEVELOPMENT SERVICES		DRAWING NO.
QUICK QUACK CAR WASH #24-138 ATHERTON AND MAIN		2
PRIVATE GENERAL NOTES		OF 9 SHEETS
FOR CITY USE ONLY: FILE NO.		

Drawing name: K:\VA_LIVE\Drawings\24-138\QUICK\QUICK\Site Plan.dwg SITE PLAN Aug 30, 2023 2:37pm by Leticia Alvarez
 This document, together with the contracts and design presentation forms, is prepared only for the specific purpose and client for which it was prepared. Review of and improper reliance on this document without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SITE DATA

LIMITS OF DISTURBANCE: ± 38,661 S.F. (±0.88 AC)
 PROPOSED IMPERVIOUS AREA: ± 29,502 S.F.
 PROPOSED PERVIOUS AREA: ± 9,159 S.F.

EXISTING USE: VACANT
 PROPOSED USE: CAR WASH

PARKING DATA

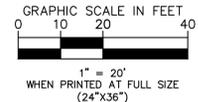
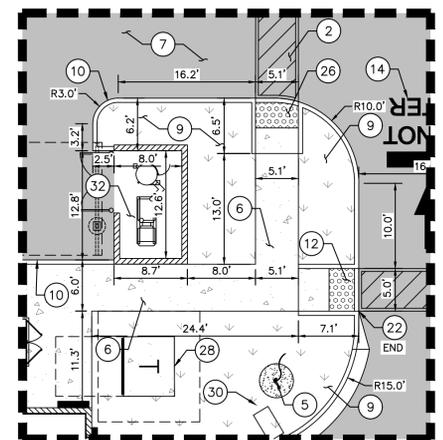
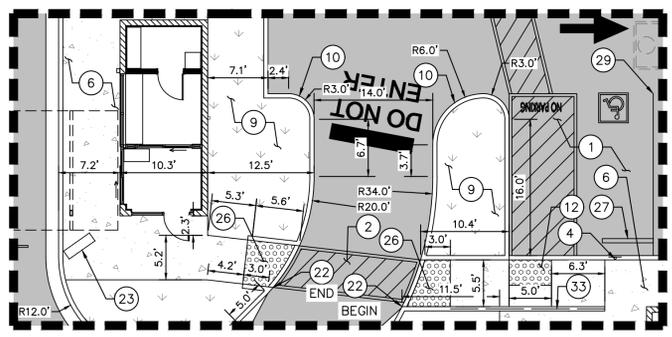
STANDARD SPACE	=	2
ACCESSIBLE SPACE	=	1
TOTAL SPACES PROVIDED	=	3 SPACES
STANDARD VACUUM SPACE	=	15
ACCESSIBLE VACUUM SPACE	=	1
TOTAL VACUUM SPACES PROVIDED	=	16 SPACES

LEGEND

- PROPERTY LINE
- CIVIL LIMITS OF WORK
- - - EASEMENT
- SIGN POST
- - - ACCESSIBLE ROUTE (LOCATION PURPOSES ONLY, DO NOT PAINT)
- STANDARD DUTY CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED LANDSCAPE AREA
- DETECTABLE WARNINGS

CONSTRUCTION NOTES

1. INSTALL ACCESSIBLE PARKING STALL STRIPING AND ACCESSIBLE PARKING SYMBOL PER DETAIL 10, SHEET 7.
2. INSTALL PATH OF TRAVEL STRIPING PER DETAIL 9, SHEET 7.
3. INSTALL 90° VACUUM PARKING STALL STRIPING WITH THE FOLLOWING DIMENSIONS: 4" WIDE WHITE STRIP, 20 MILL MIN THICKNESS, METHYL METHACRYLATE PAINT OR APPROVED EQUAL.
4. INSTALL VAN ACCESSIBLE PARKING STALL SIGN PER DETAIL 5, SHEET 7. SINGLE BASE SIGN POST PER DETAIL 4, SHEET 7.
5. INSTALL FLAG POLE PER ARCH PLANS UNDER SEPARATE PERMIT.
6. CONSTRUCT STANDARD DUTY SIDEWALK CONCRETE PER DETAIL 1, SHEET 7.
7. CONSTRUCT HEAVY DUTY CONCRETE PAVEMENT PER DETAIL 1, SHEET 7.
8. INSTALL 24" BY 24" JENSEN CATCH BASIN WITH FLEXSTORM INSERTS AND NO DUMPING STENCIL. REFER TO UTILITY PLAN SHEET 6 FOR MORE INFORMATION.
9. LANDSCAPE/PLANTER AREA. REFER TO LANDSCAPE PLANS FOR MORE INFORMATION.
10. CONSTRUCT CURB PER DETAIL 2, SHEET 7. HEIGHT PER GRADING PLAN, SHEET 5.
11. PROPOSED TRENCH DRAIN PER DETAIL 4, SHEET SHEET 8.
12. INSTALL ACCESSIBLE RAMP PER DETAIL 7, SHEET 7. INSTALL CAST-IN-PLACE DETECTABLE WARNING SYSTEM (TRUNCATED DOMES) PER ARMOR TILE - 36" X 48" PANEL. PRODUCT NO. ADA-C-3648W PER DETAIL 8, SHEET 7.
13. CONSTRUCT DOUBLE SIDED ACCESSIBLE PATH SIGN PER DETAIL 1, SHEET 8.
14. INSTALL PAVEMENT MARKINGS AS SHOWN, PAINT SHALL BE WHITE IN COLOR, 20 MILL MIN THICKNESS, METHACRYLATE PAINT OR APPROVED EQUAL. LIMIT LINES SHALL BE 12" WIDE (SPWV STD. PLAN 172-0) AND ALL MARKINGS, ARROWS AND SYMBOLS SHALL BE PER SPWV STD. PLAN 171-0.
15. INSTALL NEW 4" BOLLARD PER DETAIL 12, SHEET 7.
16. INSTALL NEW BIKE RACK/LOCKER PER ARCHITECTURAL PLANS UNDER SEPARATE PERMIT.
17. INSTALL "UNAUTHORIZED VEHICLE" PARKING SIGN PER DETAIL 3, SHEET 8.
18. INSTALL NEW VACUUM AND TRASH ENCLOSURE. REFER TO ARCHITECTURAL PLANS UNDER SEPARATE PERMIT.
19. PAY STATION CANOPY PER ARCHITECTURAL PLANS UNDER SEPARATE PERMIT.
20. QUICK QUACK SPECIFIC TRASH CAN, REFER TO ARCHITECTURAL PLANS UNDER SEPARATE PERMIT.
21. INSTALL QUICK QUACK QUEUE STRIPING AS FOLLOWS: 4" WIDE WHITE STRIP, 20 MILL MIN THICKNESS, METHYL METHACRYLATE PAINT OR APPROVED EQUAL.
22. CONSTRUCT 6" ROLLED CURB PER DETAIL 11, SHEET 7.
23. PROPOSED MENU BOARD. REFER TO SIGN DRAWINGS UNDER SEPARATE PERMIT.
24. PROPOSED CLARIFIER. REFER TO UTILITY SHEET 6 FOR MORE INFORMATION.
25. INSTALL GATE PER ARCHITECTURAL PLANS.
26. INSTALL CAST-IN-PLACE DETECTABLE WARNING SYSTEM (TRUNCATED DOMES) PER ARMOR TILE - 36" X 48" PANEL. PRODUCT NO. ADA-C-3648W PER DETAIL 8, SHEET 7.
27. INSTALL WHEEL STOP PER DETAIL 6, SHEET 7.
28. PROPOSED TRANSFORMER.
29. INSTALL 90 DEGREE PARKING STRIPING PER DIMENSIONS SHOWN. SEE DETAIL 2, SHEET 8.
30. INSTALL SIGN. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.
31. PROPOSED SITE LIGHTING PER MARKETPLACE @ MAIN IMPROVEMENT PLANS.
32. INSTALL NEW VACUUM ENCLOSURE. REFER TO ARCHITECTURAL PLANS UNDER SEPARATE PERMIT.
33. INSTALL GUARDRAIL.
34. INSTALL MONUMENT SIGN. REFER TO ARCHITECTURAL PLANS UNDER SEPARATE PERMIT.
35. CONSTRUCT ACCESSIBLE PATH SIGN PER DETAIL 1, SHEET 8.



Underground Service Alert

CALL BEFORE YOU DIG

Call: TOLL FREE
1-800-422-4133

TWO WORKING DAYS BEFORE YOU DIG



Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 3801 UNIVERSITY AVENUE, SUITE 300, RIVERSIDE, CA 92501
 PHONE: 951-335-8272
 WWW.KIMLEY-HORN.COM

LETICIA ALVAREZ
 REGISTERED CIVIL ENGINEER 94675

G1	GRADING REVISION 1	SMRA	SMRA	10/1/20
MARK	REVISIONS	BY	APPR.	DATE
BENCH MARK: CITY OF MANTECA BENCHMARK "96", BRASS DISK SET IN TOP OF CURB EAST RETURN SOUTHEAST CORNER MAIN STREET AND WOODWARD AVENUE. ELEVATION: 36.268 FEET				

APPROVED BY:	CITY OF MANTECA	DATE:	
KEVIN JORGENSEN, P.E. DIRECTOR/CITY ENGINEER R.C.E. NO. 77243		EXP DATE 06-30-23	
DRAWN BY:	JY	CHECKED BY:	LA
RECOMMENDED BY:	LA		

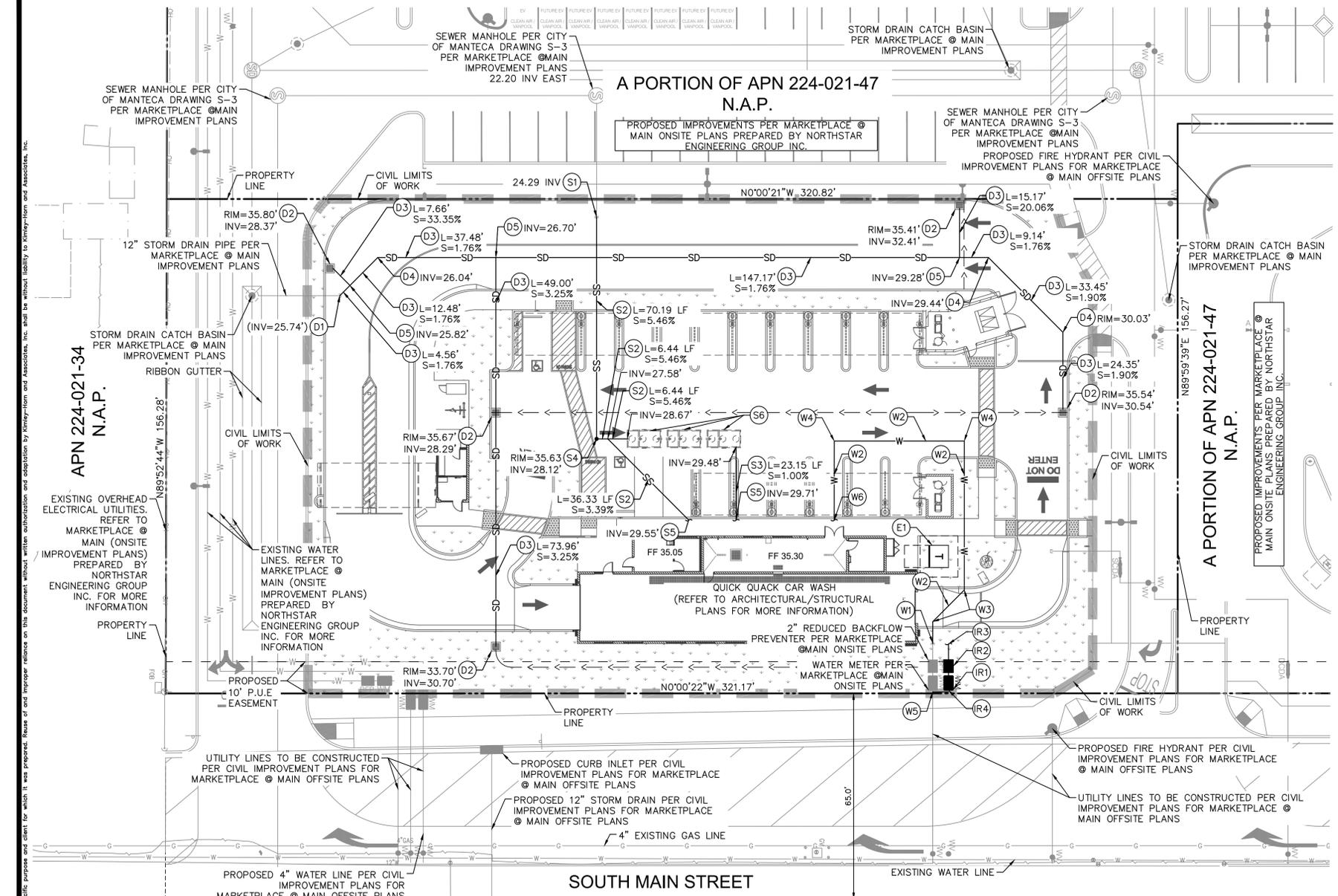
CITY OF MANTECA
DEVELOPMENT SERVICES

QUICK QUACK CAR WASH #24-138
ATHERTON AND MAIN

PRELIMINARY SITE PLAN

FOR CITY USE ONLY: FILE NO.

DRAWING NO.	4
OF SHEETS	9



LEGEND

---	PROPERTY LINE
---	CIVIL LIMITS OF WORK
---	EASEMENT
SS	PROPOSED SANITARY SEWER PIPE
W	PROPOSED DOMESTIC WATER PIPE
SD	PROPOSED STORM DRAIN PIPE
⊙	POINT OF CONNECTION (⊙ BLDG)
⊙	POINT OF CONNECTION (TO EXISTING)
W	EXISTING DOMESTIC WATER PIPE
SS	EXISTING SANITARY SEWER PIPE

- NOTES**
1. STUB POINT OF CONNECTION 5' FROM BUILDING. REFER TO MEP PLANS FOR CONTINUATION OF BUILDING.
 2. DOMESTIC WATER TO HAVE A MINIMUM 3' COVER.
 3. ALL UTILITY CROSSINGS SHOULD HAVE A MINIMUM OF 1' VERTICAL SEPARATION FROM OUTSIDE DIAMETER OF PIPES AND SHALL COMPLY WITH THE MOST CURRENT STATE HEALTH CODE AND CALIFORNIA BUILDING AND PLUMBING CODE STANDARDS.
 4. BALL VALVES/ CORP STOPS SHOULD BE INSTALLED ON 3" WATER PIPES OR SMALLER.

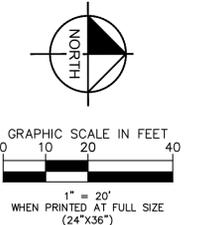
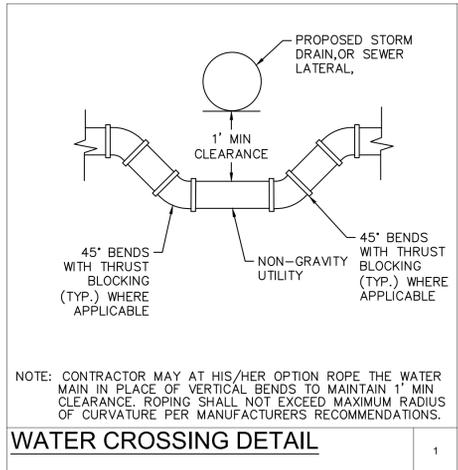
- DOMESTIC WATER**
- (W1) REMOVE EXISTING CAP AND PLUG. CONNECT TO EXISTING 2" DOMESTIC WATER STUB. GENERAL CONTRACTOR TO COORDINATE WITH CITY OF MANTECA WATER UTILITY PURVEYOR PRIOR TO CONNECTION.
 - (W2) INSTALL 2" DOMESTIC WATER PIPE.
 - (W3) INSTALL 45° DOMESTIC WATER BEND.
 - (W4) INSTALL 90° DOMESTIC WATER BEND.
 - (W5) INSTALL WATER SERVICE MANIFOLD PER CITY OF MANTECA STANDARDS AND SPECIFICATIONS.
 - (W6) BUILDING POINT OF CONNECTION (5-FT FROM BUILDING FACE). REFER TO PLUMBING PLANS FOR CONTINUATION.

- IRRIGATION WATER**
- (IR1) INSTALL 1" IRRIGATION METER PER CITY OF MANTECA STANDARDS.
 - (IR2) INSTALL 1" IRRIGATION WATER BACKFLOW ASSEMBLY FEBCO (OR APPROVED EQUAL) WITH GUARDSHACK COVER.
 - (IR3) INSTALL 1.5" PVC SCH40 IRRIGATION WATER PIPE. REFER TO IRRIGATION PLANS FOR CONTINUATION.
 - (IR4) CONNECT TO EXISTING 1" IRRIGATION STUB.

- SANITARY SEWER**
- (S1) CONNECT TO SANITARY SEWER STUB (BY OTHERS). CONTRACTOR TO POTHOLE AND VERIFY LOCATION OF EXISTING LATERAL PRIOR TO TRENCHING AND SEWER INSTALLATION. IF DISCREPANCIES ARE FOUND, NOTIFY ENGINEER FOR FURTHER DIRECTION.
 - (S2) INSTALL 6" SDR-35 PVC SEWER AT MINIMUM 1.0% SLOPE. TRENCH AND BACKFILL PER DETAIL 6, SHEET 8.
 - (S3) INSTALL 8" SDR-35 PVC SEWER AT MINIMUM 1.0% SLOPE. TRENCH AND BACKFILL PER DETAIL 6, SHEET 8.
 - (S4) INSTALL SEWER CLEANOUT PER DETAIL 5, SHEET 8.
 - (S5) BUILDING POINT OF CONNECTION. REFER TO PLUMBING PLANS FOR CONTINUATION.
 - (S6) INSTALL CLARIFIER. REFER TO MEP PLANS FOR MORE INFORMATION.

- DRAINAGE**
- (D1) CONNECT TO STORM DRAIN STUB (BY OTHERS). CONTRACTOR TO POTHOLE AND VERIFY LOCATION OF EXISTING LATERAL PRIOR TO TRENCHING AND STORM DRAIN INSTALLATION. IF DISCREPANCIES ARE FOUND, NOTIFY ENGINEER FOR FURTHER DIRECTION.
 - (D2) STALL 24" BY 24" JENSEN CATCH BASIN WITH FLEXSTORM INSERTS AND NO DUMPING STENCIL PER DETAILS ON SHEET 8.
 - (D3) INSTALL 12" HDPE STORM DRAIN PIPE.
 - (D4) INSTALL 12" HDPE 45° BEND.
 - (D5) INSTALL 12" HDPE TEE.

- ELECTRICAL**
- (E1) ELECTRICAL TRANSFORMER.



Drawing name: R:\VIA_LIVE\Draws\24-138\QUICK QUACK\Utility\UT.dwg UTILITY PLAN Aug 30, 2023 2:57pm by: Leticia Alvarez
 This document, together with the contracts and design presentation herein, is intended only for the specific purpose and client for which it was prepared. Review of and improper reliance on this document without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Underground Service Alert

CALL BEFORE YOU DIG

Call: TOLL FREE
1-800-422-4133

TWO WORKING DAYS BEFORE YOU DIG



Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.

3801 UNIVERSITY AVENUE, SUITE 300, RIVERSIDE, CA 92501
PHONE: 951-335-8272
WWW.KIMLEY-HORN.COM

LETICIA ALVAREZ
REGISTERED CIVIL ENGINEER 94675

G1	GRADING REVISION 1	SMRA	SMRA	10/1/20
MARK	REVISIONS	BY	APPR.	DATE
BENCH MARK: CITY OF MANTECA BENCHMARK "96", BRASS DISK SET IN TOP OF CURB EAST RETURN SOUTHEAST CORNER MAIN STREET AND WOODWARD AVENUE. ELEVATION: 36.268 FEET				

APPROVED BY:	CITY OF MANTECA
DATE:	
KEVIN JORGENSEN, P.E. DIRECTOR/CITY ENGINEER R.C.E. NO. 77243	EXP DATE 06-30-23
DRAWN BY:	JY
CHECKED BY:	LA
RECOMMENDED BY:	LA

CITY OF MANTECA
DEVELOPMENT SERVICES

QUICK QUACK CAR WASH #24-138
ATHERTON AND MAIN

PRELIMINARY UTILITY PLAN

FOR CITY USE ONLY: FILE NO.

DRAWING NO.	6
SHEETS	9

ACCESSIBLE PATH SIGN
N.T.S.

1

STANDARD 90° PARKING STALL STRIPING
N.T.S.

2

PARKING SIGN
N.T.S.

3

TRENCH DRAIN DETAIL
N.T.S.

4

NOTES:

- SIGNS SHALL CONFORM WITH THE MOST CURRENT CALIFORNIA MUTCD STANDARDS.
- SIGNS SHALL BE MOUNTED PER SIGN POST DETAIL SPECIFIED.
- SIGN SHALL HAVE WHITE (REFLECTORIZED) SYMBOLS & BLUE BACKGROUND.
- SIGNS SHALL BE MOUNTED SO THEY DO NOT PROJECT INTO THE PATH OF TRAVEL.
- THE SIGN SHALL BE MOUNTED 80" MIN. ABOVE THE FINISHED SURFACE.

AT EACH LOT ENTRANCE 17X22" SIGN WITH VERBIAGE AS INDICATED

UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT OWNERS EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT:

OR BY TELEPHONING: OWNER TO PROVIDE INFORMATION CONTRACTOR TO COORDINATE

NOTE: + Actual Channel length is 81 1/4 [2064] to allow for overlap.

MANUFACTURE: ZURN
MODEL: Z886-HD

CLEANOUT DETAIL
N.T.S.

5

SOLID PIPE TRENCH AND BEDDING DETAIL
N.T.S.

6

NOTES:

- PIPE BEDDING SHOULD BE PCC WASHED SAND AND CONFORM TO SECTION 200-1.5.5 OF THE SSPWC.
- PIPE MATERIAL SHALL BE ASTM A-53, TYPE E OR S, GRADE B, SCHEDULE 40 STD, CARBON STEEL, UNLESS NOTED OTHERWISE.

STENCIL DETAIL
N.T.S.

7

THICKENED EDGE
N.T.S.

8

NOTES:

- APPROVED BONDING AGENT SHALL BE APPLIED AT CONSTRUCTION JOINT.
- SEE DETAIL 1, SHEET 7 FOR PAVEMENT SECTION AND THICKNESS (1).
- DETAIL APPLIES AT ALL SIDEWALK EDGE CONDITIONS AND PAVEMENT TRANSITIONS.

FLEXSTORM P/Ns FOR NYLOPLAST ROUND FRAME AND GRATE
INLET TYPE NYLO-ROUND IN NYLOPLAST BASIN

Casting Size	FX Bag			Flexstorm Ratings (Flow at 50% of max)			FX+ Bag
	ADS PIN	Bag Depth	Bag Capacity (ft³)	FXFX+ Flow Rate (CFP)	Total Bypass (CFP)	ADS PIN	
12" Round	6212NYFX	22"	0.3	1.4	4.9	6212NYFXP	
15" Round	6215NYFX	22"	0.6	1.7	5.9	6215NYFXP	
18" Round	6218NYFX	22"	0.9	2.1	7.3	6218NYFXP	
24" Round	6224NYFX	22"	1.6	2.8	10.1	6224NYFXP	
30" Round	6230NYFX	22"	2.8	3.6	13.1	6230NYFXP	

Casting Size	FX Short Bag			Flexstorm Ratings (Flow at 50% of max)			FX+ Short Bag
	ADS PIN	Bag Depth	Bag Capacity (ft³)	FXFX+ Flow Rate (CFP)	Total Bypass (CFP)	ADS PIN	
12" Round	6212NYFXS	6"	0.2	0.7	4.6	6212NYFXPS	
15" Round	6215NYFXS	12"	0.3	0.8	5.9	6215NYFXPS	
18" Round	6218NYFXS	12"	0.4	1.0	7.3	6218NYFXPS	
24" Round	6224NYFXS	12"	0.8	1.4	10.1	6224NYFXPS	
30" Round	6230NYFXS	12"	1.4	1.8	13.1	6230NYFXPS	

Casting Size	PC Bag			Flexstorm Ratings (Flow at 50% of max)			PC+ Short Bag
	ADS PIN	Bag Depth	Bag Capacity (ft³)	PCPC+ Flow Rate (CFP)	Total Bypass (CFP)	ADS PIN	
12" Round	6212NYPC	22"	0.3	0.8	4.9	6212NYPCP	
15" Round	6215NYPC	22"	0.6	1.2	5.9	6215NYPCP	
18" Round	6218NYPC	22"	0.9	1.4	7.3	6218NYPCP	
24" Round	6224NYPC	22"	1.6	1.9	10.1	6224NYPCP	
30" Round	6230NYPC	22"	2.8	2.5	13.1	6230NYPCP	

Casting Size	PC Short Bag			Flexstorm Ratings (Flow at 50% of max)			PC+ Bag
	ADS PIN	Bag Depth	Bag Capacity (ft³)	PCPC+ Flow Rate (CFP)	Total Bypass (CFP)	ADS PIN	
12" Round	6212NYPCS	6"	0.2	0.5	4.6	6212NYPCPS	
15" Round	6215NYPCS	12"	0.3	0.6	5.9	6215NYPCPS	
18" Round	6218NYPCS	12"	0.4	0.7	7.3	6218NYPCPS	
24" Round	6224NYPCS	12"	0.8	1.0	10.1	6224NYPCPS	
30" Round	6230NYPCS	12"	1.4	1.2	13.1	6230NYPCPS	

EXTENSION

MODEL NO.	RATING	D	WEIGHT
RS242408	6"	3"	300 LBS.
RS242412	12"	3"	600 LBS.

24" X 24" DRAIN INLET
D12424

DROP INLET

MODEL NO.	A	B	*WEIGHT
D1242436	36"	42"	1900 LBS.
D1242448	48"	54"	2350 LBS.

FRAME AND GRATE:

MODEL NO.	RATING	D	WEIGHT
SQ2424-DP	PEDESTRIAN	1/2"	41 LBS.
SQ2424-DT	TRAFFIC	3"	120 LBS.

NOTES:

- FRAME AND GRATE ASSEMBLY AVAILABLE IN TRAFFIC OR PEDESTRIAN MODELS.
- DESIGN FOR H-20-44 BRIDGE LOADING.
- ASSEMBLY TO BE PLACED ON A 6" BASE OF CRUSHER RUN FOR EASE OF INSTALLATION AND EVEN LOAD DISTRIBUTION.
- FOR COMPLETE DESIGN AND PRODUCT INFORMATION, CONTACT JENSEN PRECAST.

SITE SPECIFIC DATA

PROJECT NUMBER	
PROJECT NAME	
PROJECT LOCATION	
STRUCTURE ID	
TREATMENT REQUIRED	
FLOW BASED (CFP)	
PEAK BYPASS REQUIRED (CFP) - IF APPLICABLE	
PIPE DATA	
INLET PIPE 1	
INLET PIPE 2	
OUTLET PIPE	
RIM ELEVATION	
SURFACE LOAD	

INSTALLATION NOTES:

- CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INDEMNITIES REQUIRED TO OPERATE AND INSTALL THE SYSTEM AND APPLICANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURER'S CONTRACT.
- UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 4" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PROJECT ENGINEER'S RECOMMENDED BASE SPECIFICATIONS.
- CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES. ALL PIPES MUST BE FLUSH WITH ROSE SURFACE OF CONCRETE (PIPES CANNOT INTRUDE BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL PIPES SHALL BE SIZED IN ACCORDANCE WITH MANUFACTURER'S STANDARD CONNECTION DETAIL.
- CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL PIPES, RISERS, MANHOLES, AND HATCHES. CONTRACTOR TO USE GROUT AND/OR BRICKS TO MATCH COVERS WITH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE.
- VEGETATION SUPPLIED AND INSTALLED BY OTHERS. ALL UNITS WITH VEGETATION MUST HAVE DEEP OR SHALLOW IRRIGATION SUPPLIED AND INSTALLED BY OTHERS.
- CONTRACTOR RESPONSIBLE FOR CONTACTING CONTEXT FOR ACTIVATION OF UNIT. MANUFACTURER'S WARRANTY IS VOID WITHOUT PROPER ACTIVATION BY A CONTEXT REPRESENTATIVE.

GENERAL NOTES:

- MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE FOR PROJECT SPECIFIC DRAWINGS. OBTAIN EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT CONTEXT.

WETLAND MEDIA

TREATMENT FLOW (CFP)	0.952
OPERATING HEAD (FT)	3.4
PRETREATMENT LOADING RATE (GPM/FT)	1.8
WETLAND MEDIA LOADING RATE (GPM/FT)	1.0

MWS-L-4-V-UG STORMWATER BIOFILTRATION SYSTEM STANDARD DETAIL

Drawing name: R:\VIA_LIVE\Draw\Draw\114077008 - Manatee Station and Sub-24-138\CD\DWG\DWG\CD\CONSTRUCTION DETAILS\CONSTRUCTION DETAILS.dwg
 Date: 03/30/2023 2:57pm by: Leticia Alvarez
 This document, together with the records and design prepared hereon, is intended only for the specific purpose and client for which it was prepared. Review of and improper reliance on this document without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Underground Service Alert

Call: TOLL FREE
1-800-422-4133

CALL BEFORE YOU DIG
TWO WORKING DAYS BEFORE YOU DIG

Leticia Alvarez
REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA
RCE NO. 94675

Kimley-Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
3801 UNIVERSITY AVENUE, SUITE 300, RIVERSIDE, CA 92501
PHONE: 951-335-8272
WWW.KIMLEY-HORN.COM

LETICIA ALVAREZ
REGISTERED CIVIL ENGINEER 94675

GI	GRADING REVISION 1	SMRA	SMRA	10/1/20
MARK	REVISIONS	BY	APPR.	DATE
BENCH MARK: CITY OF MANTECA BENCHMARK "96", BRASS DISK SET IN TOP OF CURB EAST RETURN SOUTHEAST CORNER MAIN STREET AND WOODWARD AVENUE. ELEVATION: 36.268 FEET				

APPROVED BY:	CITY OF MANTECA
KEVIN JORGENSEN, P.E. DIRECTOR/CITY ENGINEER R.C.E. NO. 77243	DATE EXP DATE 06-30-23
DRAWN BY: JY	
CHECKED BY: LA	
RECOMMENDED BY: LA	

CITY OF MANTECA
DEVELOPMENT SERVICES

QUICK QUACK CAR WASH #24-138
ATHERTON AND MAIN

CONSTRUCTION DETAILS

FOR CITY USE ONLY: FILE NO.

DRAWING NO. **8**

OF **9** SHEETS

LEGEND

- PROPERTY LINE
- CENTERLINE
- FIRE WATER LINE BY OTHERS
- RED CURB MARKING BY OTHERS
- FIRE HYDRANT BY OTHERS
- FIRE ACCESS LANE

FIRE NOTES

- NOTE:
1. KNOX KEY SHALL BE PROVIDED ONSITE NEAR THE MAIN ENTRANCE.
 2. ERCC REPORT OR ERCC SYSTEM REQUIRES A SEPARATE PERMIT AND SUBMITTAL.
 3. UNDERGROUND FIRE SERVICE TO BE IN ACCORDANCE WITH THE 2016 NFPA 24.
 4. FIRE LANES SHALL BE MARKED IN ACCORDANCE WITH CALIFORNIA FIRE CODE (APPENDIX D103.6 SIGNS AND MANTECA FIRE CODE 15.24)
 5. 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 TEST AT 209-456-8340

FIRE FLOW INFORMATION

- ① CITY APPROVED FIRE HYDRANT PER CITY STANDARD W-8A BY OTHERS.
- ② FIRE WATER LINE BY OTHERS.

TYPE OF CONSTRUCTION PER BUILDING CODE: TYPE VB
 FIRE-FLOW CALCULATION AREA: AREA: XXX S.F.

REQUIRED
 FIRE-FLOW BASED ON FIRE FLOW CALCULATION AREA: 2,000 GPM
 REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%): 0 GPM
 TOTAL FIRE FLOW REQUIRED: 2,000 GPM @20PSI

AVAILABLE
 TOTAL FIRE FLOW AVAILABLE: 2,333 GPM @20PSI

*REFER TO FIRE FLOW TEST RESULTS HEREON FOR AVAILABLE FIRE FLOW.

SUMMARY
 TOTAL FLOW AVAILABLE: 2,333 GPM @20PSI
 TOTAL FLOW REQUIRED: 2,000 GPM @20PSI
 FLOW SURPLUS: + 333 GPM @20PSI

DESIGN CODES

BUILDING CODE: 2023 CALIFORNIA BUILDING CODE
 FIRE CODE: 2023 CALIFORNIA FIRE CODE
 MANTECA MUNICIPAL CODE

DESIGN CODES

2023. NFPA 13 & 14



CITY OF MANTECA - FIRE DEPARTMENT
 FIRE PREVENTION BUREAU
 1154 S. UNION ROAD · MANTECA, CA 95337
 (209) 456-8340 · FAX (209) 923-8936

Hydrant Flow Data

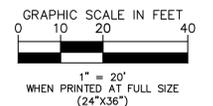
Project: Marketplace @ Main
 Address: 1601 S. Main Street
 Location of Fire Hydrant: W. Atherton and S. Main Street
 Date Hydrant Tested: 02/10/2022

Results of Test

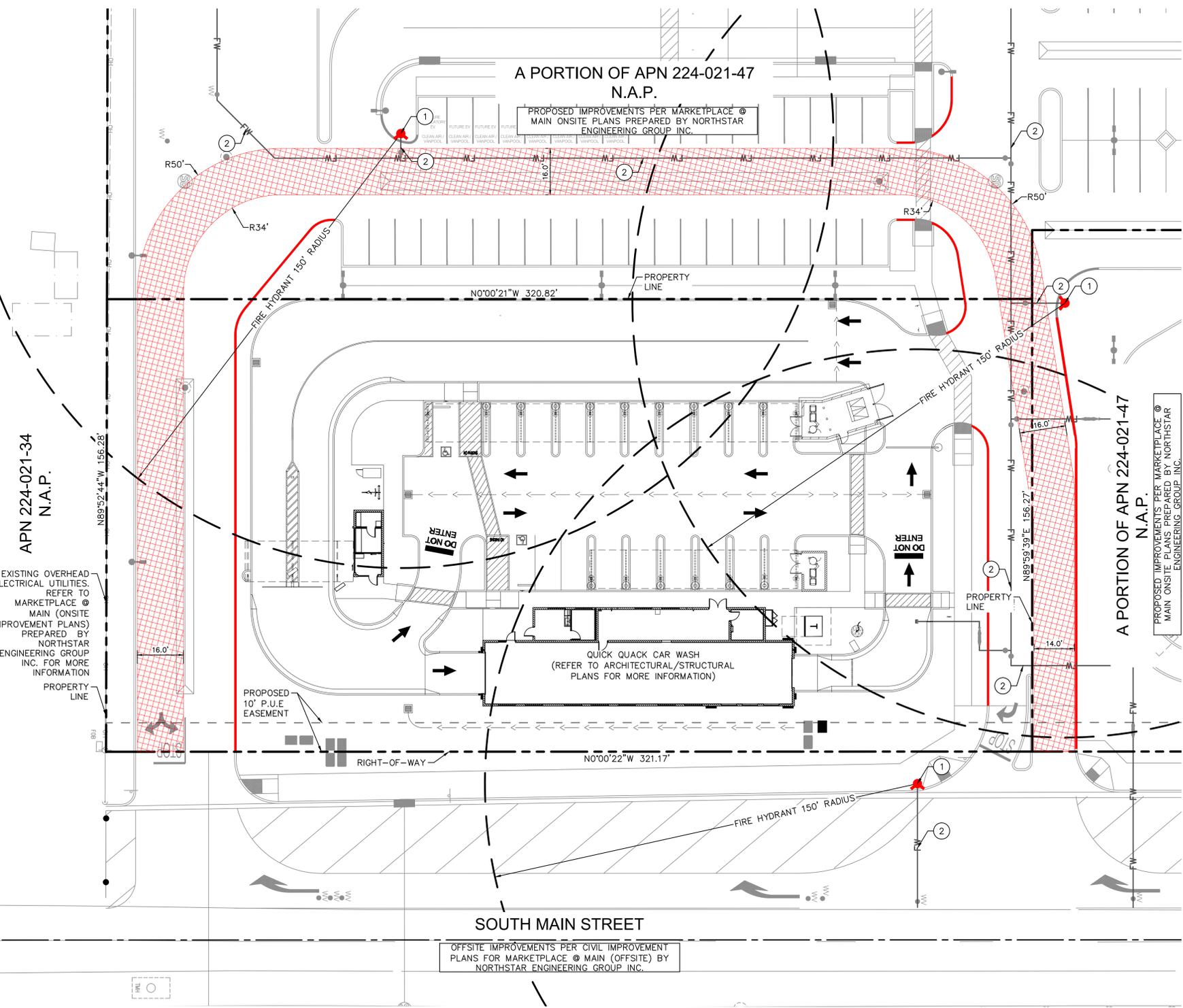
- Static: 50 psi
- Pitot: 34 psi
- Residual: 44 psi
- G.P.M.: 978

Comments: Projected results @ 20psi - 2333 gpm
 Calculated with a 2.5" nozzle and a 0.9 discharge Coefficient.

Tested By: Fire Inspector Salas
 Fire Marshal 24-1



Think of fire before it starts!



Drawing name: K:\VA_L\J\Draw\004\14077008 - Manteca Station and Main - 14-18\CD\Marketplace@Main.dwg SITE PLAN Aug 30, 2022 2:56pm by: Leticia Alvarez
 This document, together with the contracts and design presentation herein, is intended only for the specific purpose and client for which it was prepared. Review of and improper reliance on this document without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Underground Service Alert

Call: TOLL FREE
 1-800-422-4133

TWO WORKING DAYS BEFORE YOU DIG

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 3801 UNIVERSITY AVENUE, SUITE 300, RIVERSIDE, CA 92501
 PHONE: 951-335-8272
 WWW.KIMLEY-HORN.COM

LETICIA ALVAREZ
 REGISTERED CIVIL ENGINEER 94675

G1	GRADING REVISION 1	SMRA	SMRA	10/1/20
MARK	REVISIONS	BY	APPR.	DATE
BENCH MARK: CITY OF MANTECA BENCHMARK "96", BRASS DISK SET IN TOP OF CURB EAST RETURN SOUTHEAST CORNER MAIN STREET AND WOODWARD AVENUE. ELEVATION: 36.268 FEET				

APPROVED BY:	CITY OF MANTECA
DATE:	
KEVIN JORGENSEN, P.E. DIRECTOR/CITY ENGINEER R.C.E. NO. 77243	EXP DATE 06-30-23
DRAWN BY: JY	
CHECKED BY: LA	
RECOMMENDED BY: LA	

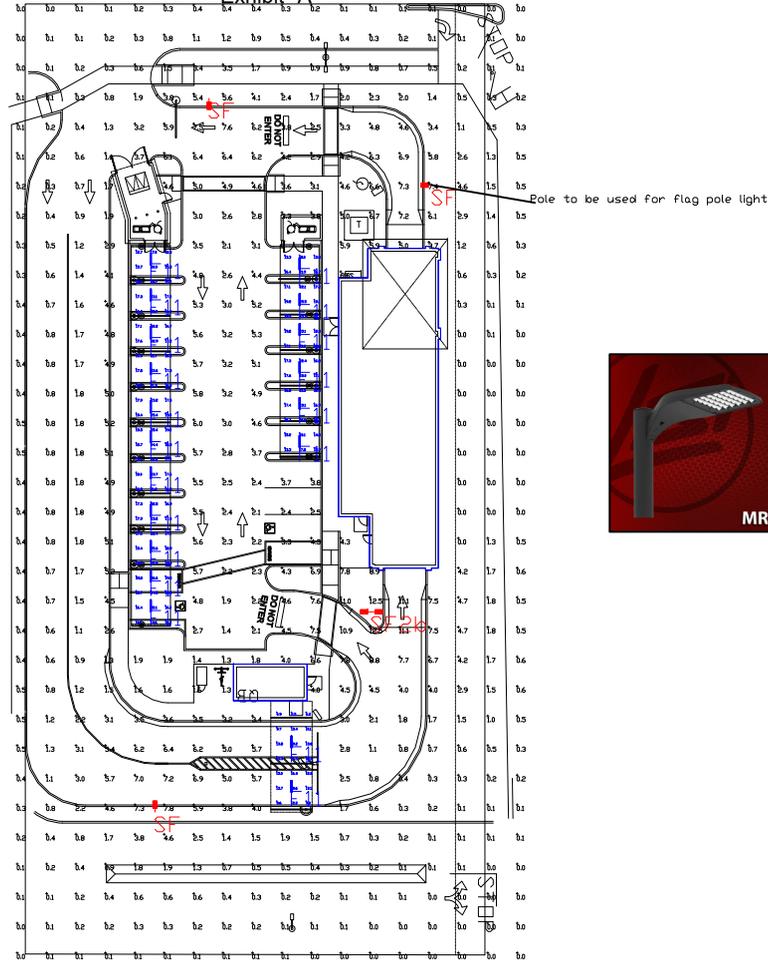
CITY OF MANTECA
 DEVELOPMENT SERVICES

QUICK QUACK CAR WASH #24-138
 ATHERTON AND MAIN
 FIRE ACCESS PLAN

FOR CITY USE ONLY: FILE NO.

DRAWING NO.	9
OF SHEETS	9

Exhibit "A"



Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PAY CANDY	Illuminance	Fc	12.21	19.2	4.9	2.49	3.92
VACUUM CANDY 1	Illuminance	Fc	18.91	26.6	10.3	1.84	2.58
VACUUM CANDY 2	Illuminance	Fc	18.41	25.5	12.9	1.43	1.98
PAVED AREA	Illuminance	Fc	3.64	11.1	0.2	18.20	35.50

NOTE: STANDARD 120-277v UNLESS OTHERWISE SPECIFIED

Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	App. Lum. Lumens	App. Watts
	19	FH	SINGLE	V73204HUV50 (FITURE SUPPLIED BY HERMITAGE)	QUICK QUACK	1,000	1,000	6778	51.95
	3	SF	SINGLE	MRS-LED-1BL-SIL-FT-50-70CRI-SINGLE	16' POLE+2" BASE	1,000	1,000	16690	135
	1	SF6b	DIB0	MRS-LED-1BL-SIL-FT-50-70CRI-DIB0	16' POLE+2" BASE	1,000	1,000	33780	270

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions. This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with the Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Total Project Watts
Total Watts = 166295



LIGHTING PROPOSAL LD-157655

BLICK BUCK #24-138

MANTERCA

PROGRAMED DATE: 9/23 REV. SHEET 1 OF 1

SCALE: 1"=20' 0 20