

GRANT LINE APARTMENTS

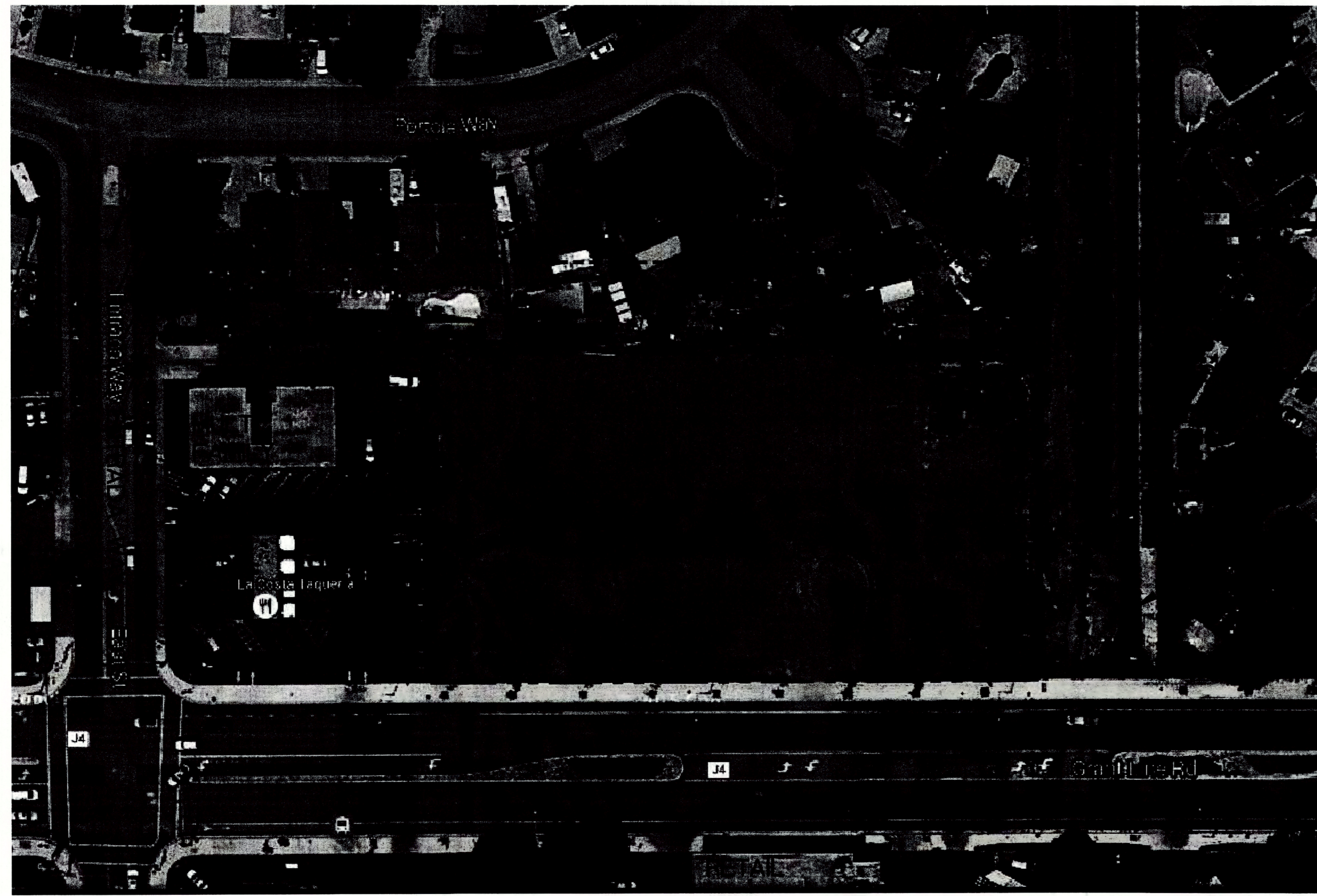
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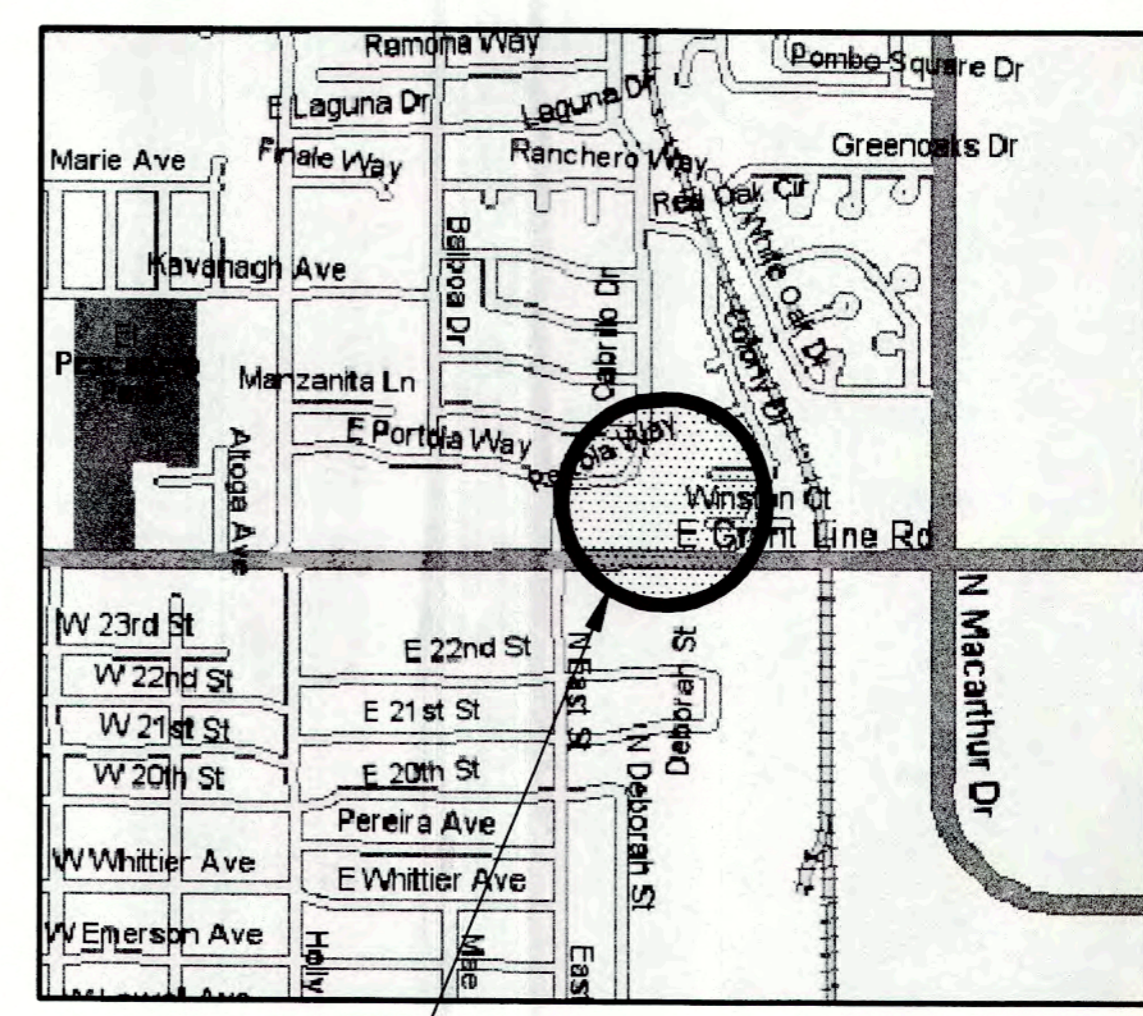


PROPERTY LINE
EX D OUTFALL DITCH

1 AERIAL PHOTO

NTS
NORTH

VICINITY MAP



PROJECT SITE
NTS
NORTH

PLANNING SUBMITTAL 06/27/16

ITEM	REVISIONS/ISSUE	DATE

KEY PLAN:

PROFESSIONAL STAMP:

APPROVALS:

PROJECT TITLE:

GRANT LINE APARTMENTS
321 E. GRANT LINE RD.
TRACY, CA. 95378

SHEET TITLE:

COVER SHEET

DATE:	SCALE:
03/23/15	AS NOTED
DRAWN/DESIGNED BY:	CHECKED BY:
DE / KJD	GMG
JOB NO:	
C6009	
CAD FILE:	
+PSO-02045COVER.dwg	
SHEET NO:	

0

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ITEM: REVISIONS/ISSUE: DATE:

REVISED PLAN PER PLANNING/	
ENGINEERING/BUILDING/FIRE	03/09/16
PLANNING DEPT REVIEW	05/17/16

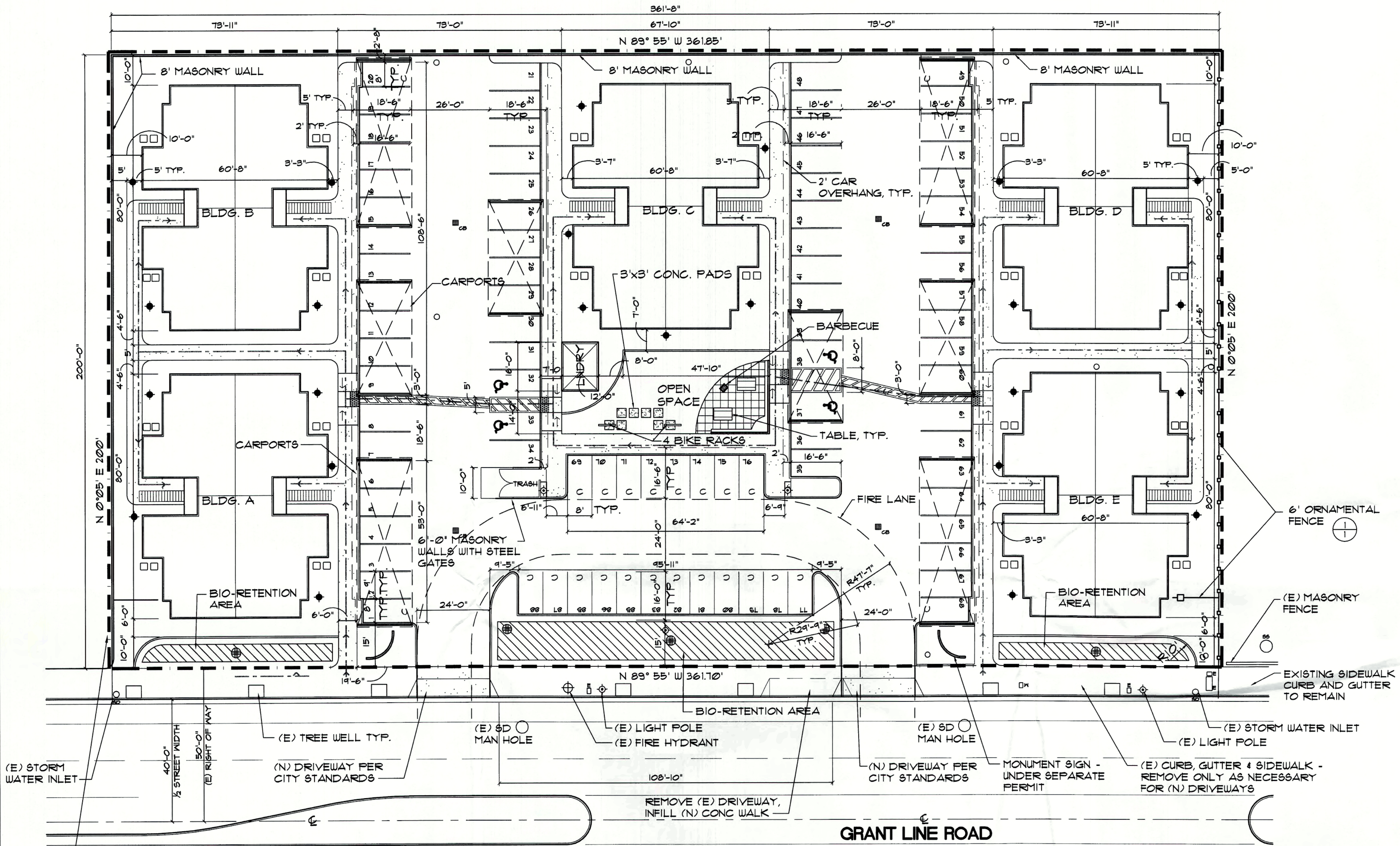
KEY PLAN:

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BUILDING CALCULATION

TOTAL AREA OF THE SITE (SF)	TOTAL AREA OF GROUND FLOOR	LOT COVERAGE PERCENTAGE
72,334	19,407	26.8%

PARKING SPACE CALCULATION

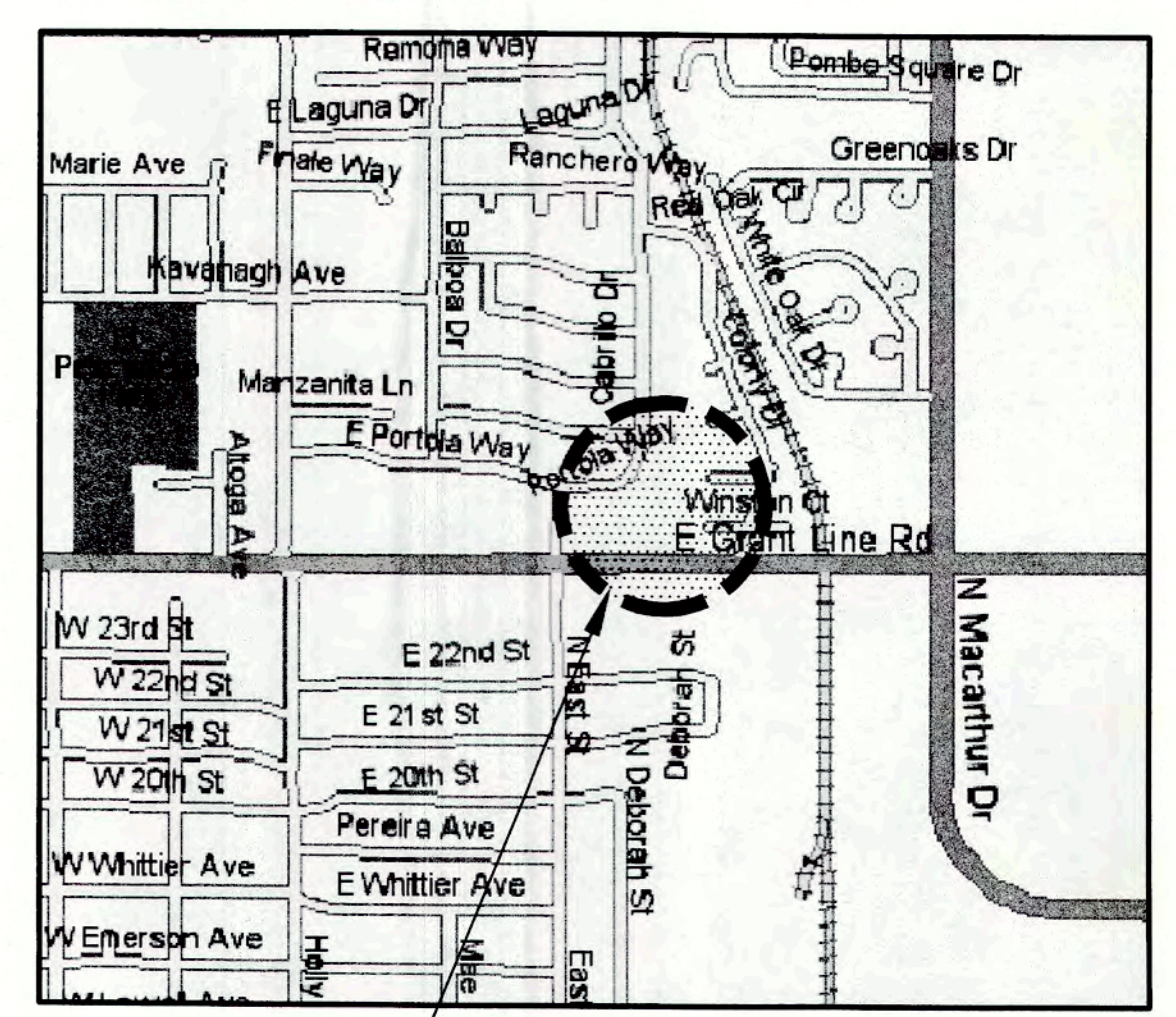
TYPES OF PARKING	NUMBERS (EA)	PERCENTAGE
COMPACT	24	22%
HANDICAP	4	5%
REGULAR	60	73%
TOTAL	88	100%

BICYCLE

TOTAL REQUIRED	4	5% OF TOTAL PARKING SPACES
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NUMBER OF COVERED PARKING SPACES PROVIDED	NUMBER OF COVERED PARKING SPACES REQ'D
40	40

VICINITY MAP



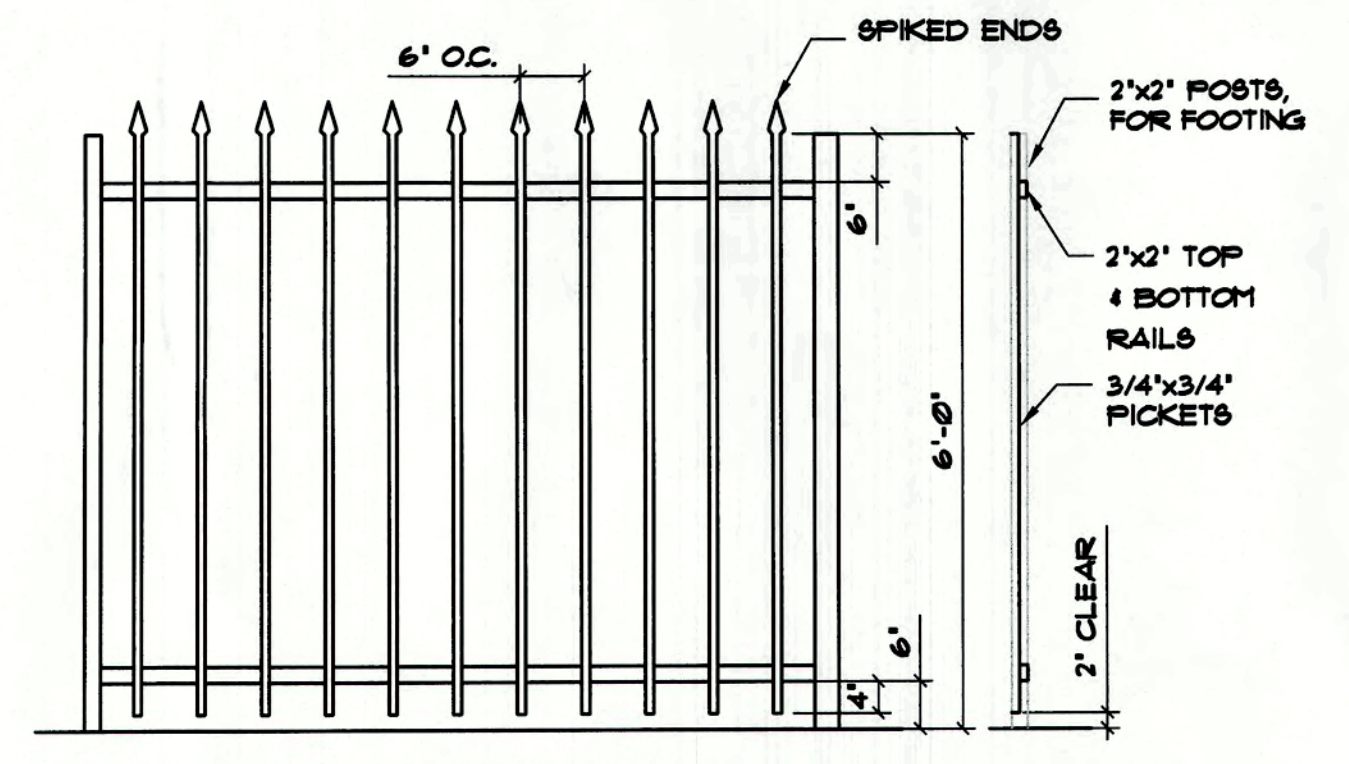
PROJECT SITE



1 SITE PLAN

SITE LEGEND

- LIMIT OF WORK
- BUILDING LIGHTS
- STREET LIGHTS
- CATCH BASIN
- STORM DRAIN
- OUTFALL AND BUBBLE UP GRATE
- MANUFACTURED CARPORTS
- BIO-RETENTION AREA (MAX. ALLOWABLE)
- PATH OF TRAVEL



GRANT LINE APARTMENTS

321 E. GRANT LINE RD.
TRACY, CA. 95376

SITE PLAN

DATE: 03/23/15 SCALE: AS NOTED

DRAWN/DESIGNED BY: RD, KJD CHECKED BY: GMG

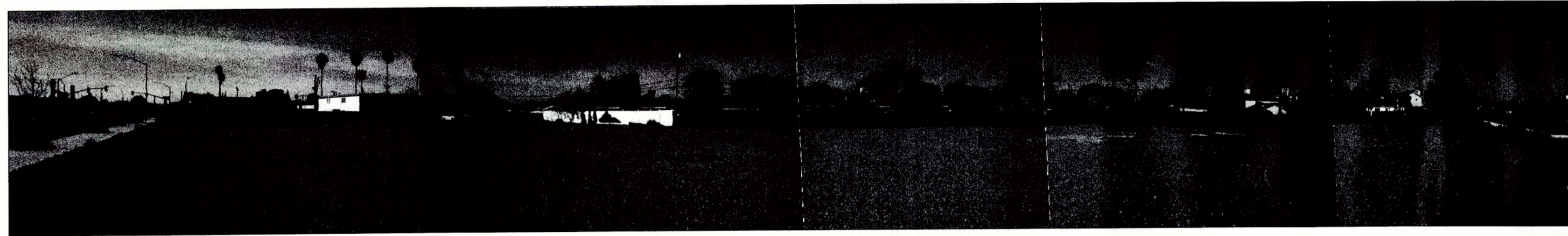
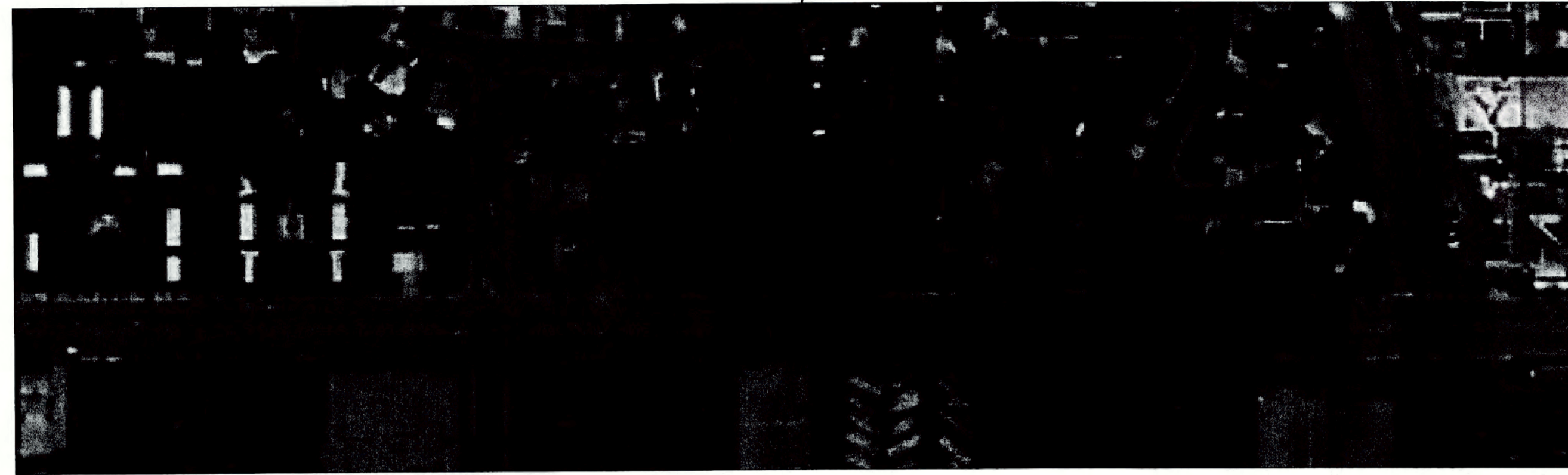
JOB NO: C6009

CAD FILE: +PS1-02045sc.dwg

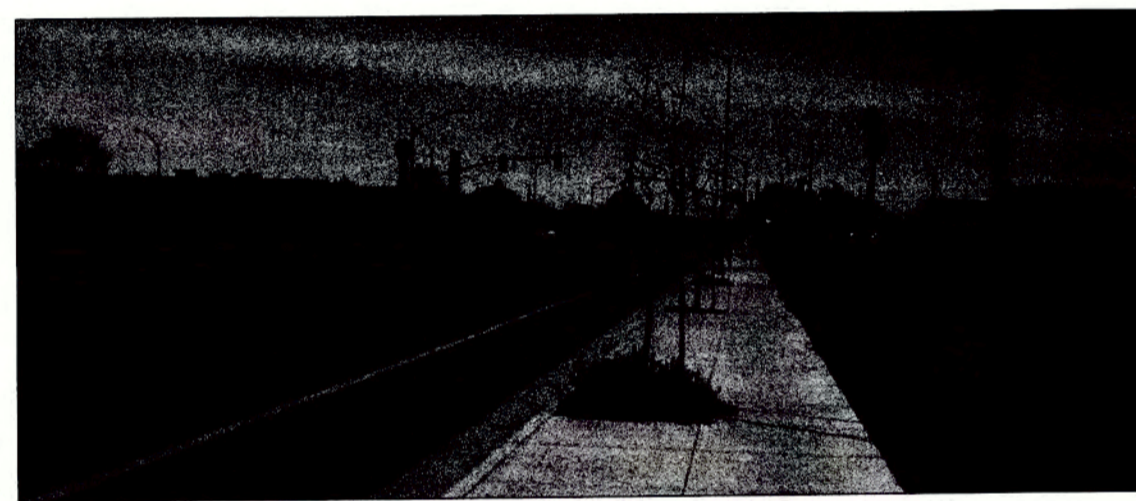
SHEET NO:

LOCATION MAP

PROJECT SITE



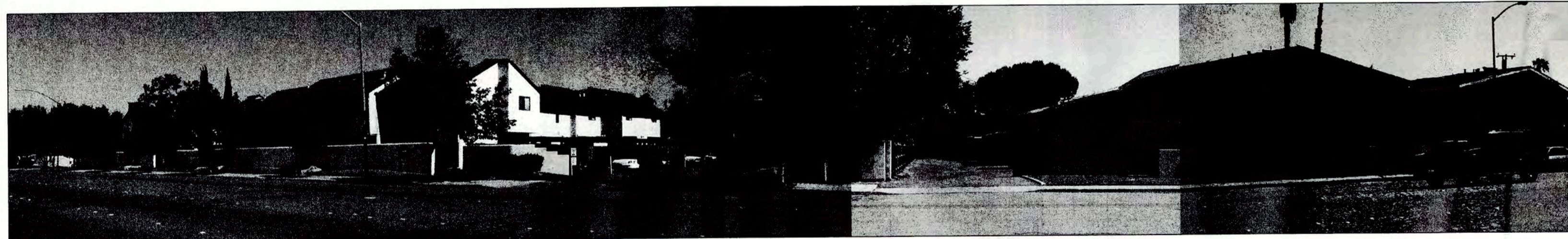
A
2 ON SITE LOOKING NORTH



B
2 COMMERCIAL AREA, SOUTHWEST OF PROJECT SITE



COMMERCIAL AREA, WEST OF PROJECT SITE **C**
2



D
2 RESIDENTIAL AREA, EAST OF PROJECT SITE



INDUSTRIAL AREA, EAST OF PROJECT SITE **E**
2



F
2 RESIDENTIAL AREA, SOUTHEAST OF PROJECT SITE



G
2 INDUSTRIAL AREA, SOUTHEAST OF PROJECT SITE



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 321 E. GRANT LINE RD.
 TRACY, CA. 95376

SHEET TITLE:
EXISTING CONDITIONS

DATE: 03/23/15 SCALE: AS NOTED
 DRAWN/DESIGNED BY: RD, KJD CHECKED BY: GMG
 JOB NO: C6009
 CAD FILE: +PS2-02045existing.dwg
 SHEET NO:

PLANNING SUBMITTAL 06/27/16

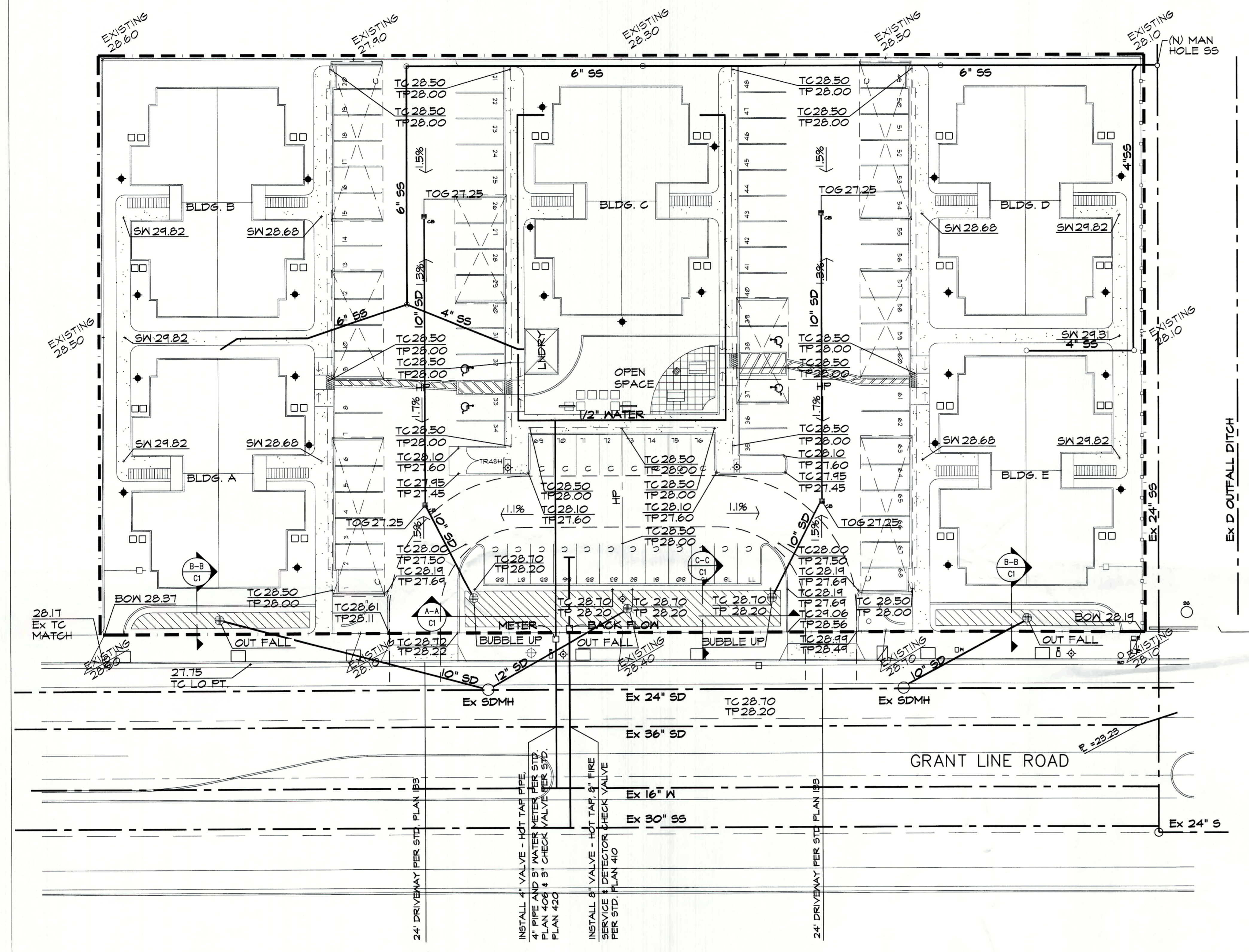
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GRADING, DRAINAGE AND UTILITY NOTES

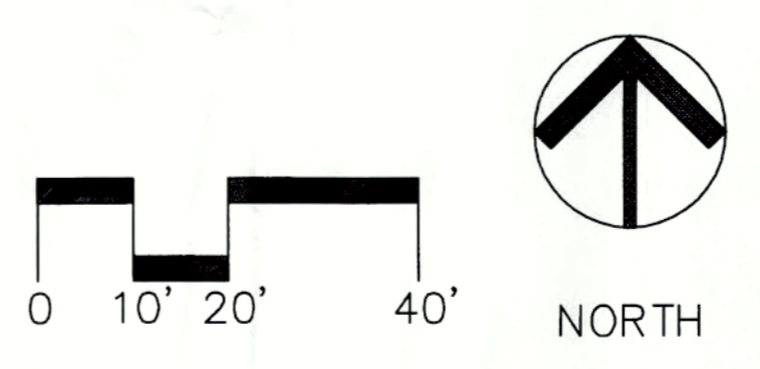
- GRADING AND DRAINAGE:** ALL PROPOSED PAVING, CURBS, WALLS, AND PLANTING AREAS SHALL SMOOTHLY CONFORM TO EXISTING ADJACENT FEATURES TO REMAIN. PROVIDE POSITIVE DRAINAGE ON ALL PAVING AND THROUGHOUT ALL PLANTING AREAS. CONTRACTOR SHALL FLOOD PAVED AREAS UPON COMPLETION AND RECONSTRUCT ANY LOW SPOTS AS DIRECTED.
- TOPSOIL STOCKPILE:** STRIP AND STOCKPILE NATIVE TOPSOIL IN AN AMOUNT SUFFICIENT TO INSTALL A 6" LAYER OF TOPSOIL IN ALL PROPOSED PLANTING AREAS; NO TOPSOIL SHALL BE STOCKPILED FROM BENEATH EXISTING PAVED AREAS TO BE REMOVED. STOCKPILE LOCATION(S) TO BE DETERMINED DURING CONSTRUCTION. SEE SPECS.
- SUBSOIL:** TWELVE INCHES OF SUBSOIL SHALL BE REMOVED FROM ALL EXISTING PAVED AREAS TO BE REMOVED WHERE NEW PLANTING OR LAWN AREA ARE SHOWN.
- TOPSOIL PLACEMENT:** CROSS-RIP ALL ROUGH-GRADED PLANTING AREAS TO A DEPTH OF 8" PRIOR TO TOPSOIL PLACEMENT. SEE SPECS.
- BACKFILL:** EXCAVATED MATERIAL NOT SUITABLE FOR BACKFILLING SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF-SITE.
- GRADING:** CONTRACTOR SHALL PERFORM ALL EARTHWORK AND GRADING PER GEOTECHNICAL ENGINEER'S SPECIFICATIONS.

GRADING AND DRAINAGE LEGEND

- ▣ CB PROPOSED CATCH BASIN
- TOW TOP OF WALL
- BOW BOTTOM OF WALL
- TC TOP OF CURB
- TP BOTTOM OF CURB
- SW SIDEWALK
- 2% → SURFACE SLOPE DIRECTION
- HP HIGH POINT
- + 63.50 SPOT ELEVATION
- FLOWLINE
- ⊕ OUTFALL AND BUBBLE UP GRATE
- ▨ BIO-RETENTION BASINS SEE SHEET C1
- EXISTING
- + 21.50 EXISTING SPOT ELEVATION



GRADING, DRAINAGE, & UTILITY PLAN



PLANNING SUBMITTAL 06/27/16

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GRANT LINE APARTMENTS
 321 E. GRANT LINE RD.
 TRACY, CA. 95376

GRADING, DRAINAGE & UTILITY PLAN

DATE:	SCALE:
03/23/15	AS NOTED
DRAWN/DESIGNED BY: RD, KJD	CHECKED BY: GMG
JOB NO: C6009	
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**GRANT LINE
APARTMENTS**

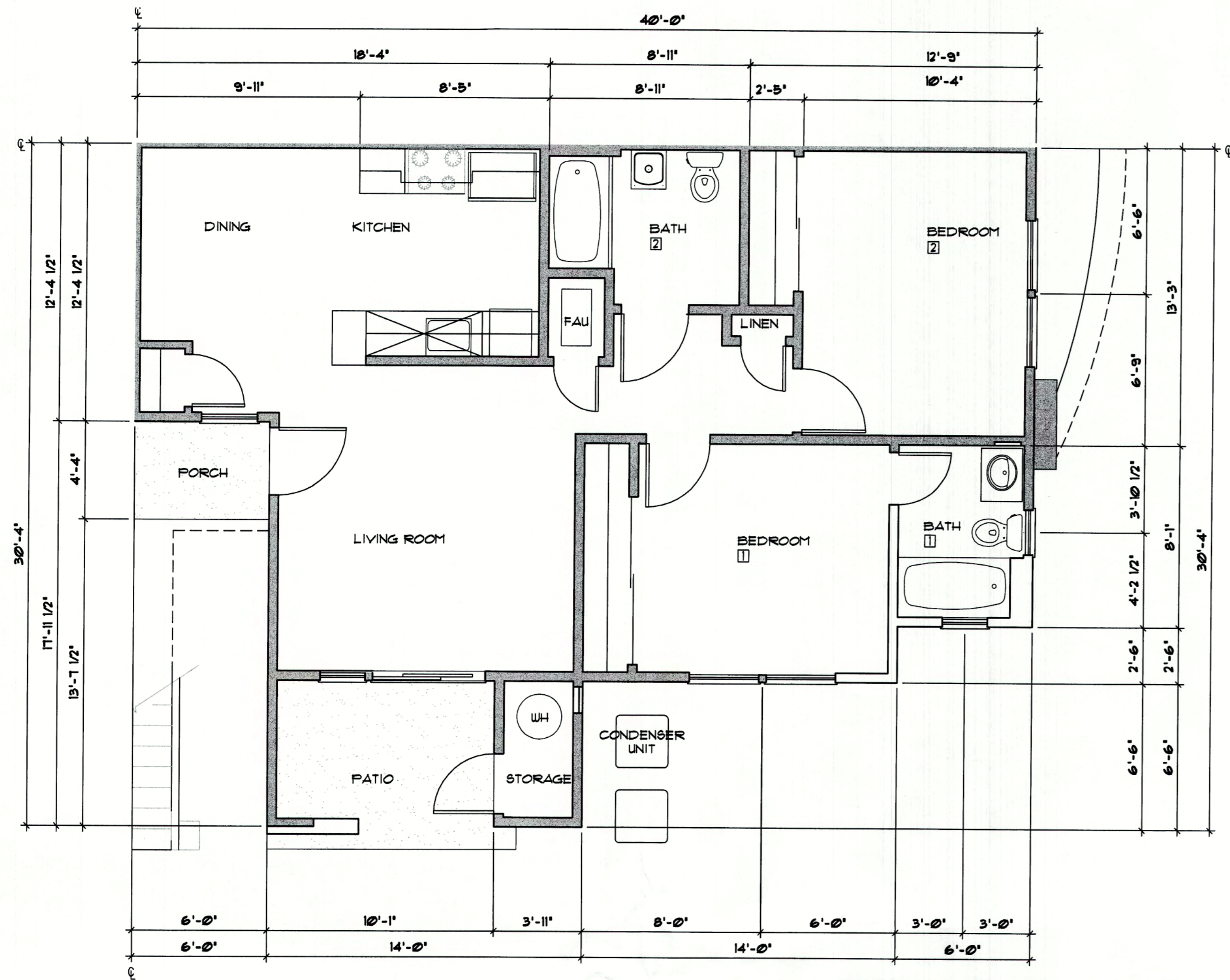
**321 E. GRANT LINE RD.
TRACY, CA. 95376**

SHEET TITLE:

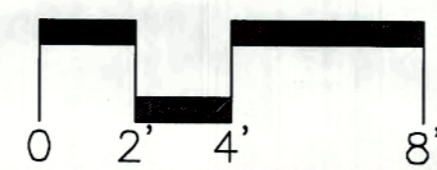
**BUILDING
PLANS**

DATE: 03/23/15 SCALE: AS NOTED
DRAWN/DESIGNED BY: RD, KJD CHECKED BY: GMG
JOB NO: C6009
CAD FILE: +PS4-02045pp.dwg
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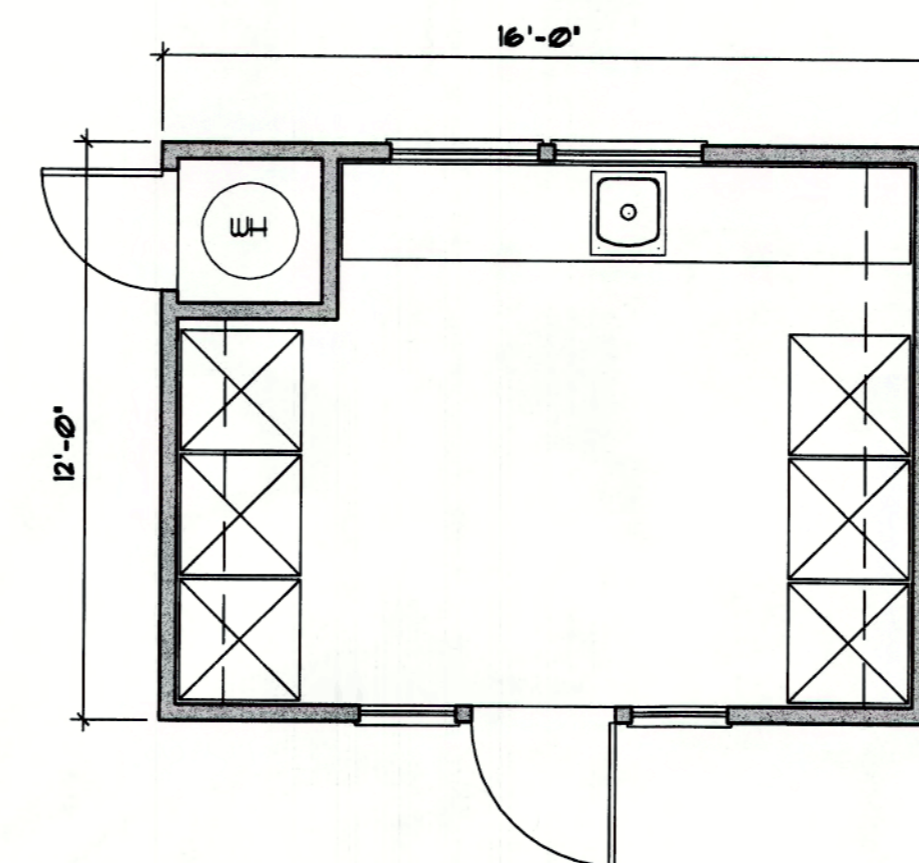
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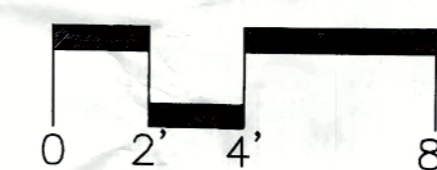
1 FIRST FLOOR PLAN



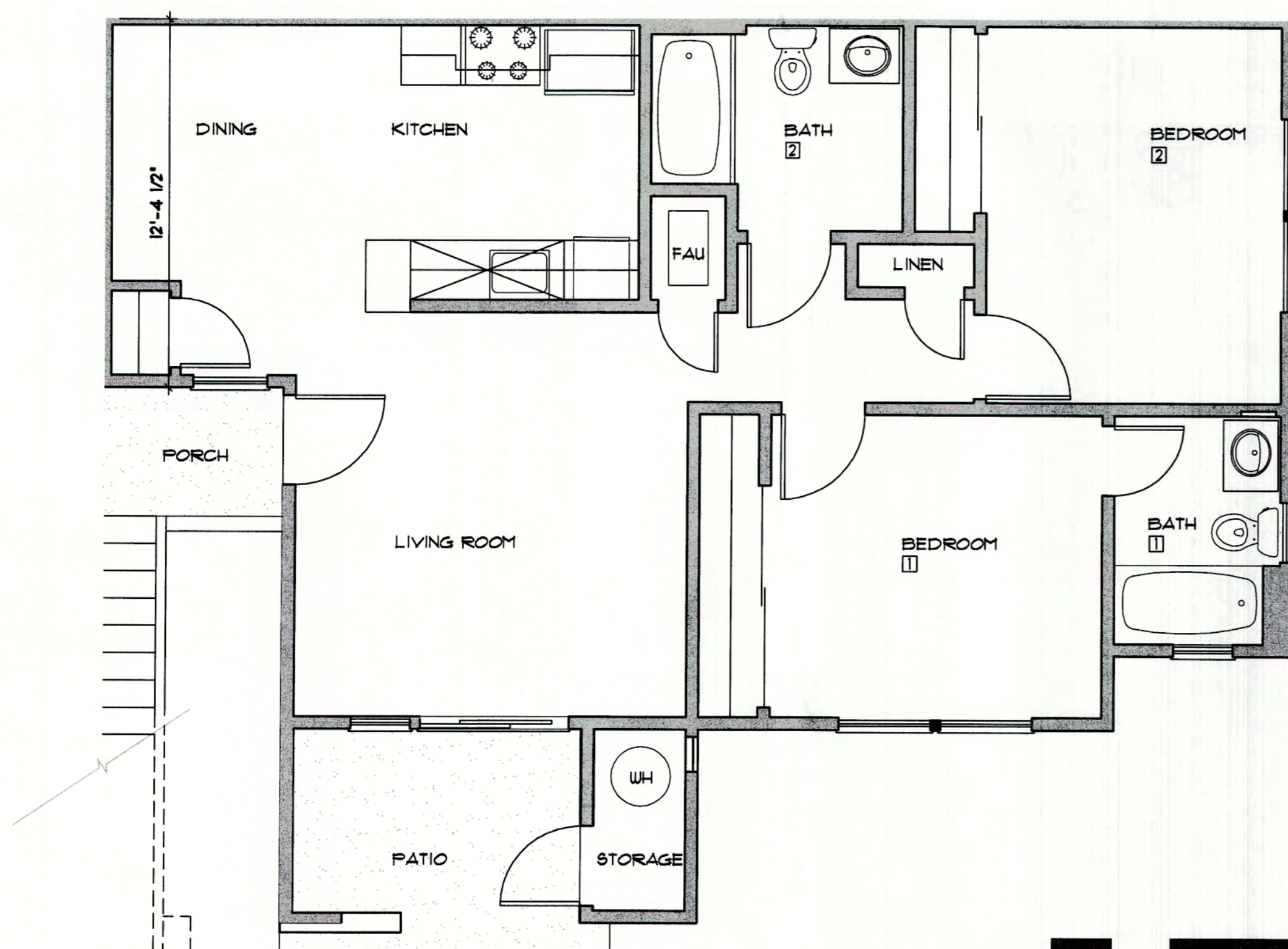
921 SQ. FT.



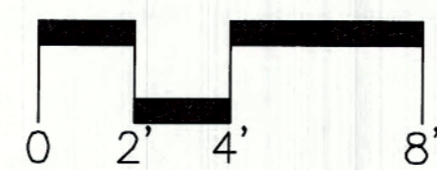
3 LAUNDRY ROOM



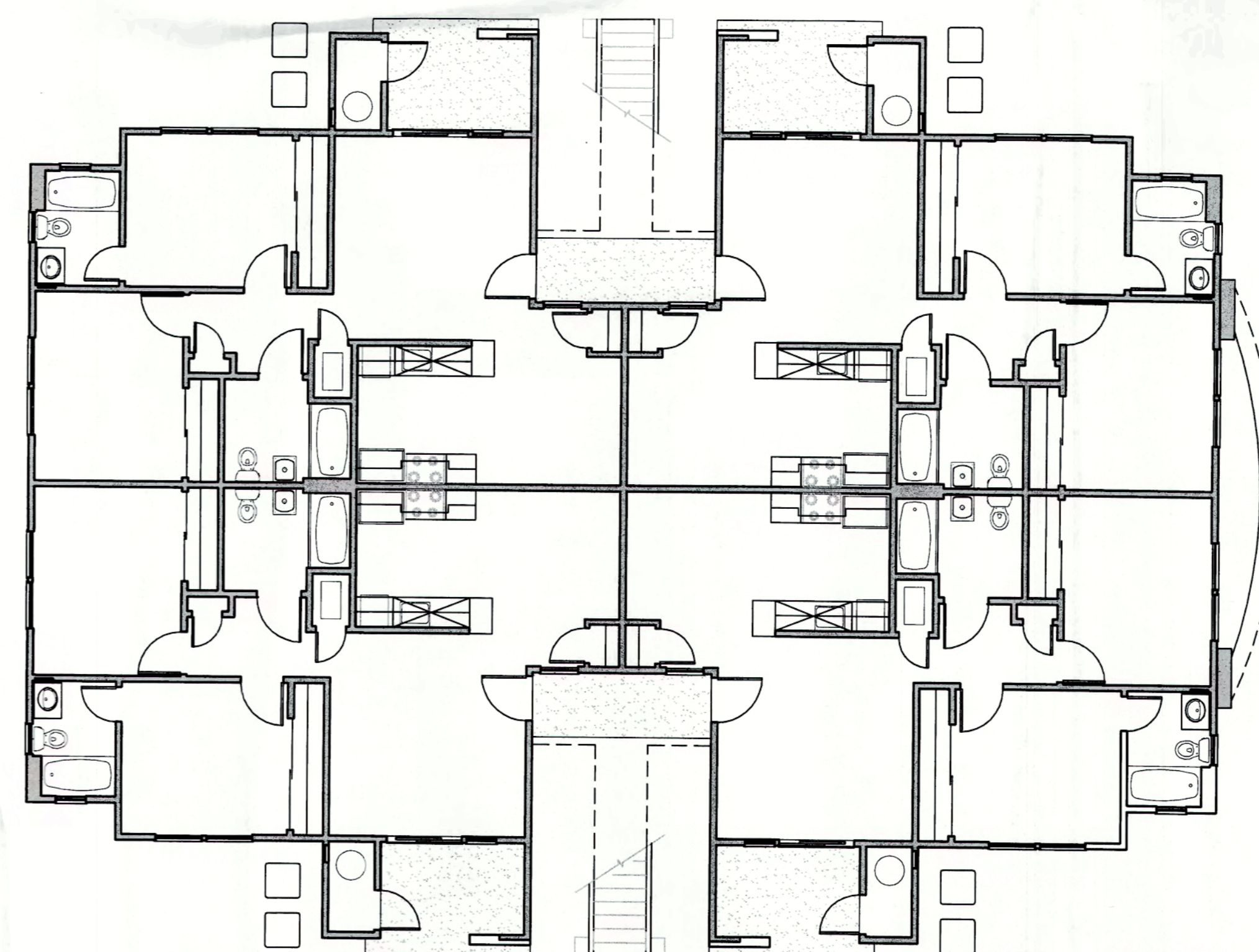
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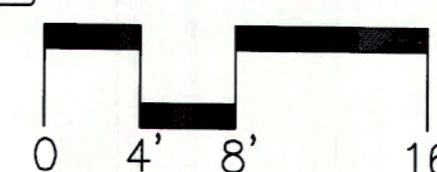
2 SECOND FLOOR PLAN



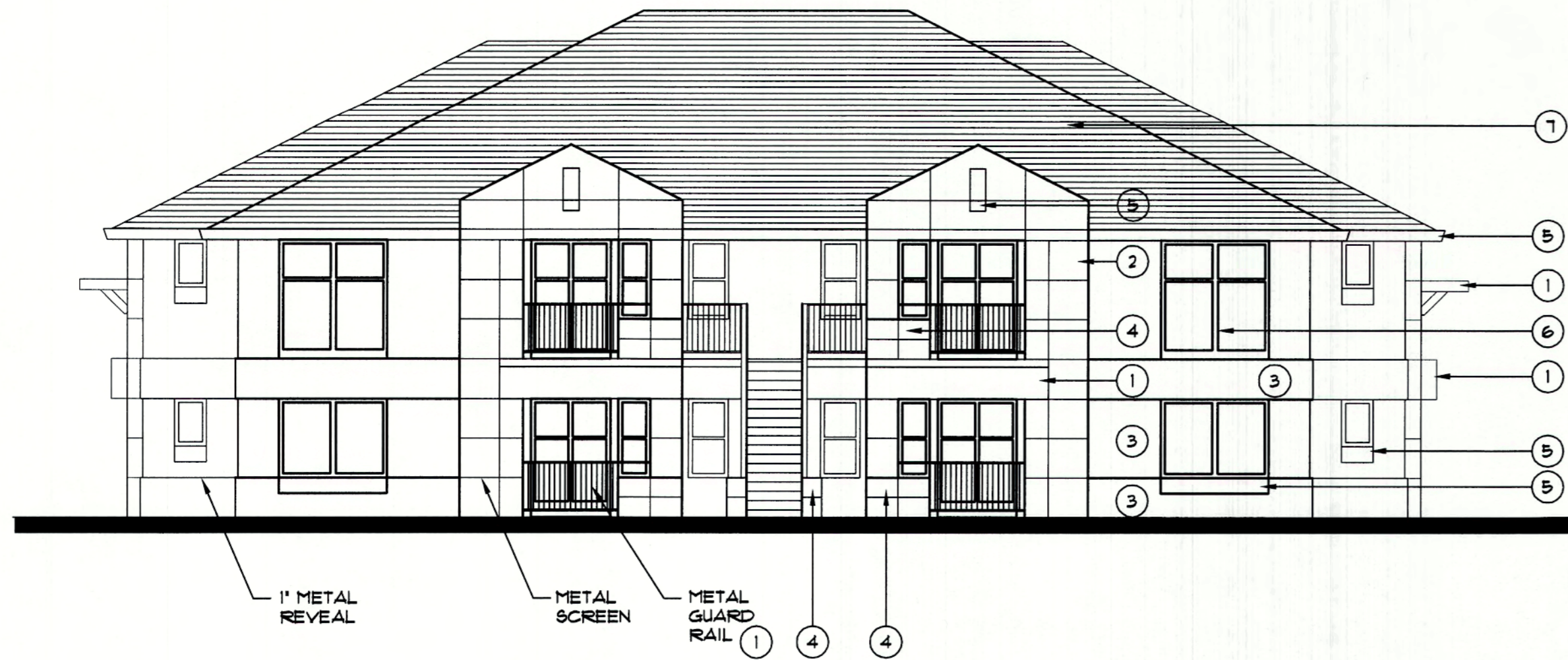
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4 4-PLEX FLOOR PLAN



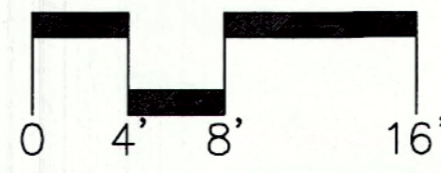
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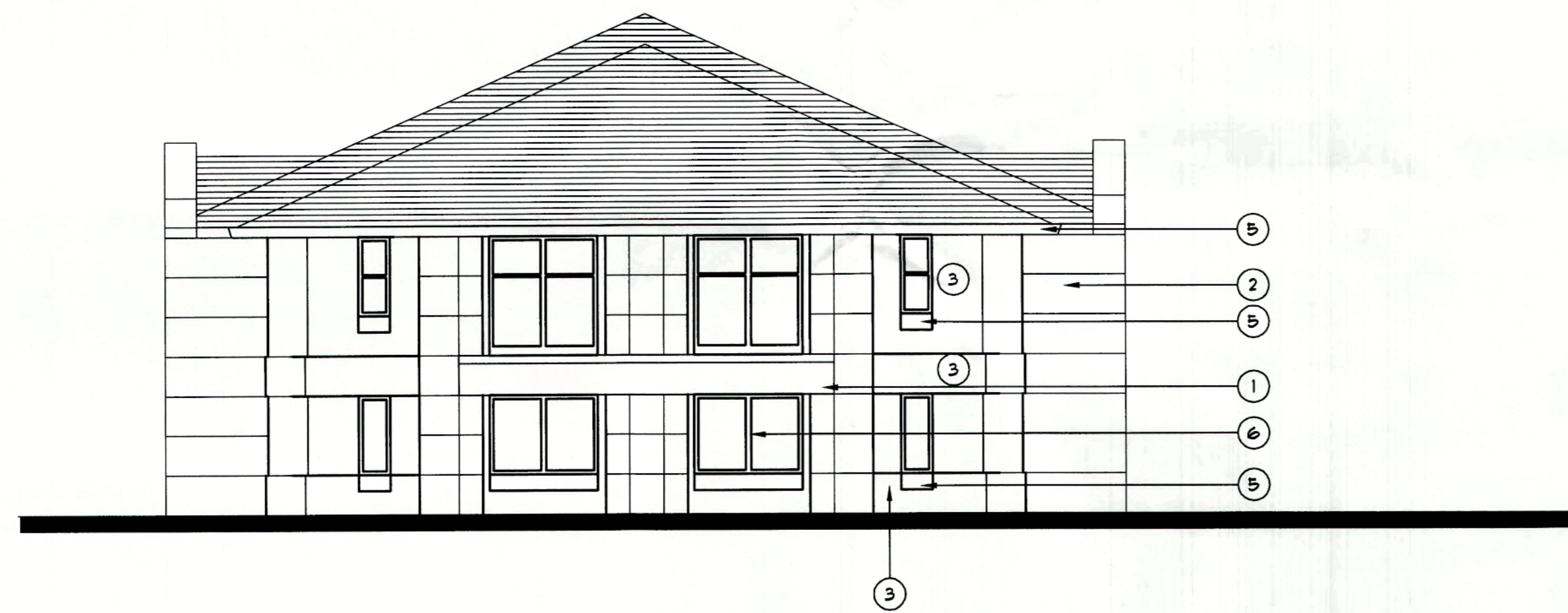
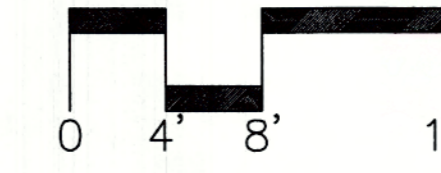
A ENTRY ELEVATION

EXTERIOR COLORS: **SHERWIN WILLIAMS**

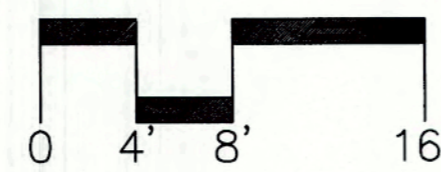
- | | | | |
|---|--|---|---|
| ① | 2424 FISHPOND
(CEMENT PLASTER ACCENT COLOR) | ⑤ | 2421 ALPINE WHITE
(CEMENT PLASTER WINDOW SILL) |
| ② | 2173 SHAKER RED
(CEMENT PLASTER TOWER COLOR) | ⑥ | WHITE
(VINYL WINDOWS) |
| ③ | 2199 AUGUST MOON
(CEMENT PLASTER BASE COLOR) | ⑦ | ROOFING
CELOTEX PRESIDENTIAL SHAKE
SHINGLE - 'WEATHERED WOOD' |
| ④ | 2334 LUXURIANT GOLD
(CEMENT PLASTER ACCENT COLOR) | | |



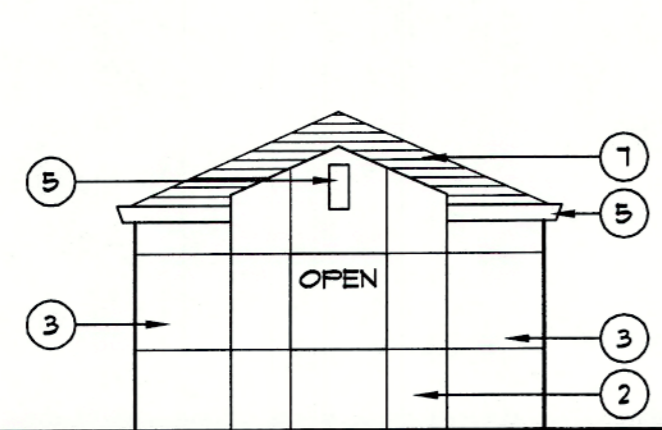
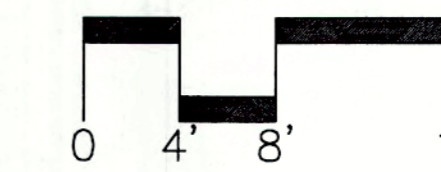
B STREET VIEW



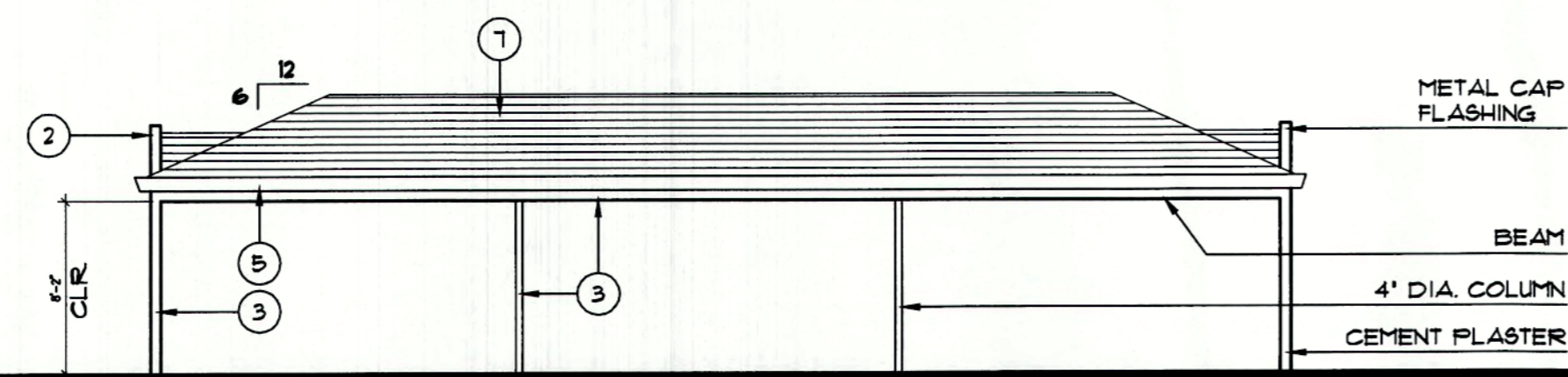
C REAR ELEVATION



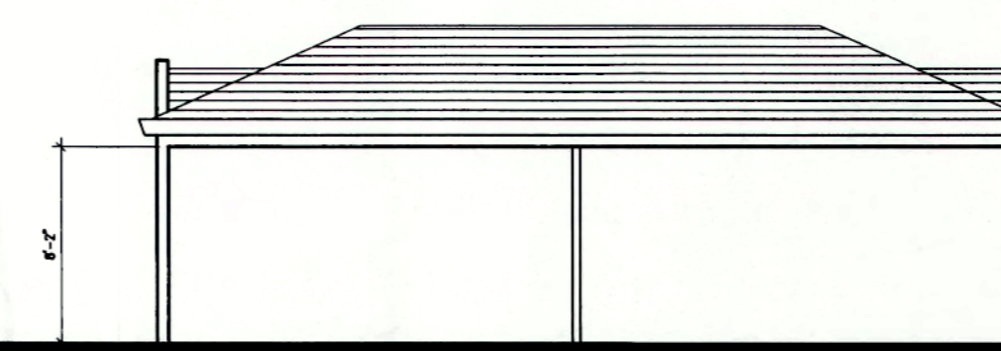
D ENTRY ELEVATION



TYP END ELEVATION

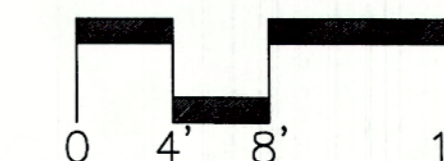


SIX SPACE FRONT/BACK ELEVATION



FOUR SPACE FRONT/BACK ELEVATION

E CARPORT ELEVATIONS



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ITEM	REVISIONS/ISSUE	DATE
	PLANNING DEPT REVIEW	05/17/16

KEY PLAN:

PROFESSIONAL STAMP:

APPROVALS:

PROJECT TITLE:

GRANT LINE APARTMENTS

321 E. GRANT LINE RD. TRACY, CA. 95376

SHEET TITLE:

EXTERIOR ELEVATIONS

DATE:	SCALE:
03/23/15	AS NOTED
DRAWN/DESIGNED BY:	CHECKED BY:
RD, KJD	GMG
JOB NO:	
C6009	
CAD FILE:	
+PSS-02045ee.dwg	
SHEET NO:	

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GRANT LINE APARTMENTS

**321 E. GRANT LINE RD.
TRACY, CA. 95376**

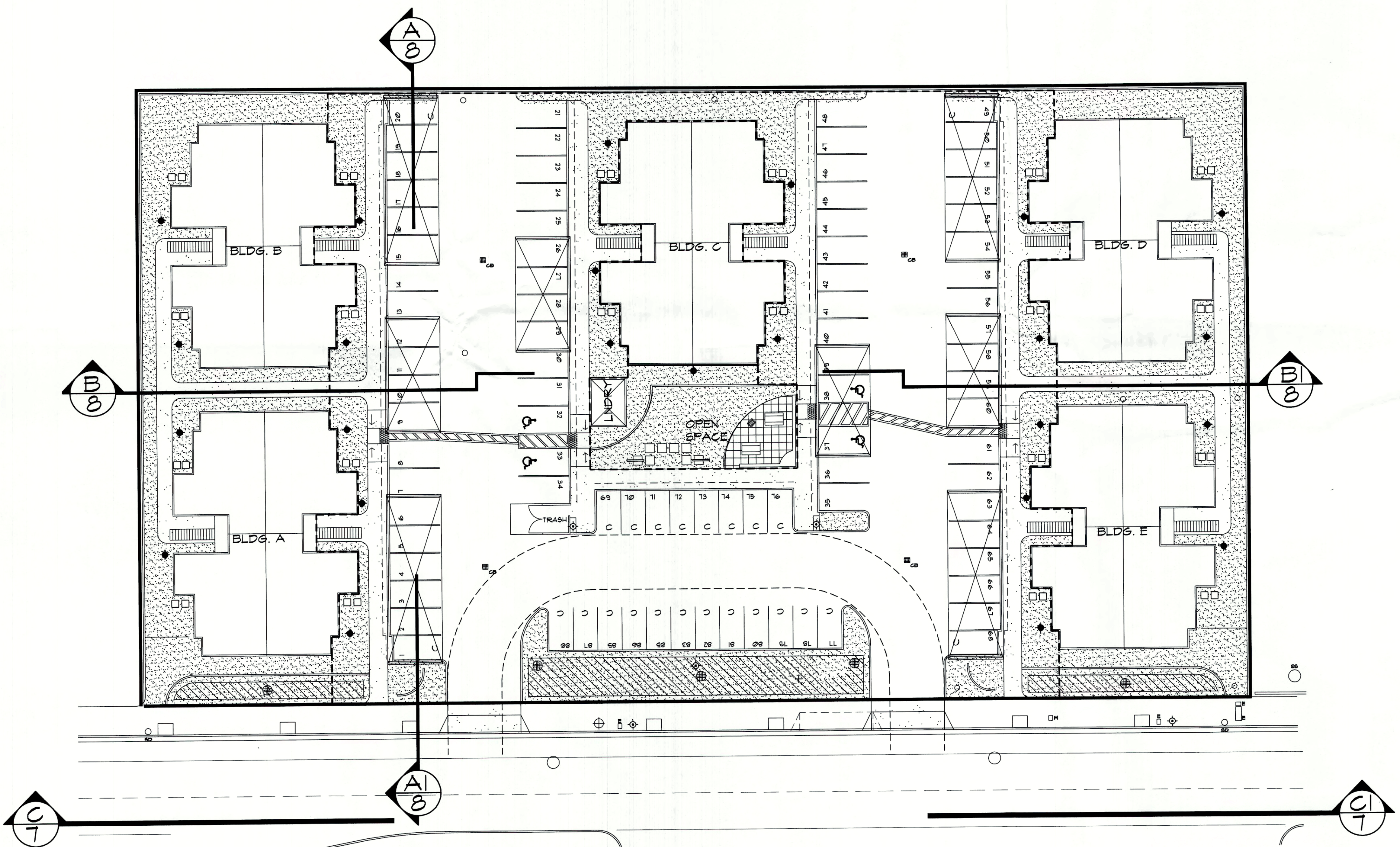
SHEET TITLE:

LANDSCAPING CALCULATION

DATE:	SCALE:
03/23/15	1" = 20'-0"
DRAWN/DESIGNED BY:	CHECKED BY:
RD, KJD	GMG
JOB NO:	
C6009	
CAD FILE:	
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SHEET NO:	

PLANNING SUBMITTAL 06/27/16

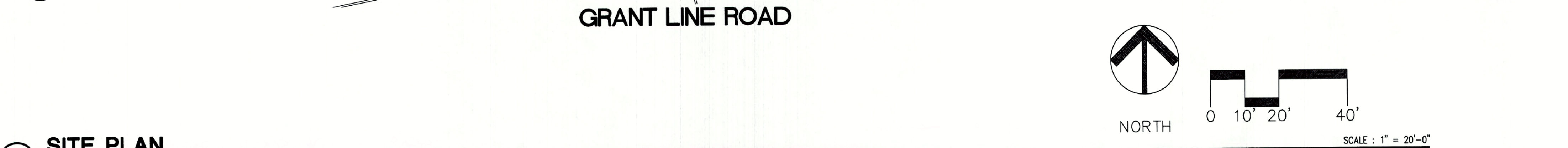
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LANDSCAPING CALCULATION

- LANDSCAPING COVERAGE
- LIMIT OF PARKING LOT AREA

USABLE OPEN SPACE REQ'D	2,000 SF
USABLE OPEN SPACE PROVIDED	2,041 SF
TOTAL PARKING AREA	39,685 SF
TOTAL LANDSCAPING COVERAGE WITHIN PARKING AREA	9,281 SF
LANDSCAPING % OF PARKING LOT REQUIRED	20%
LANDSCAPING % OF PARKING LOT PROVIDED	23.3%



1 SITE PLAN

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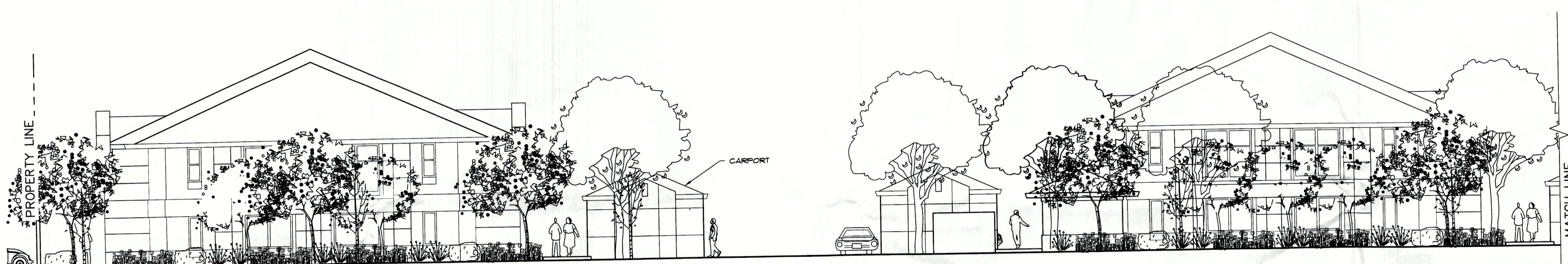
GRANT LINE RD. ELEVATION

DATE: 03/23/15
DRAWN/DESIGNED BY: DE / KJD
JOB NO: C6009
CAD FILE: +PS7.dwg
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CHECKED BY: GMG

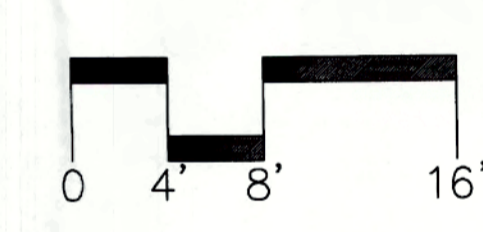
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PLANNING SUBMITTAL 06/27/16

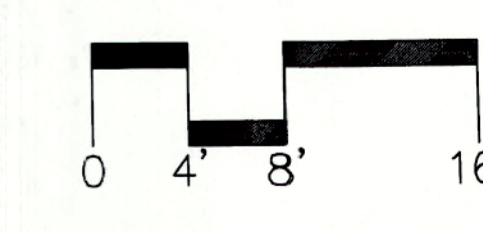
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C SECTION C-C1



C SECTION C-C1



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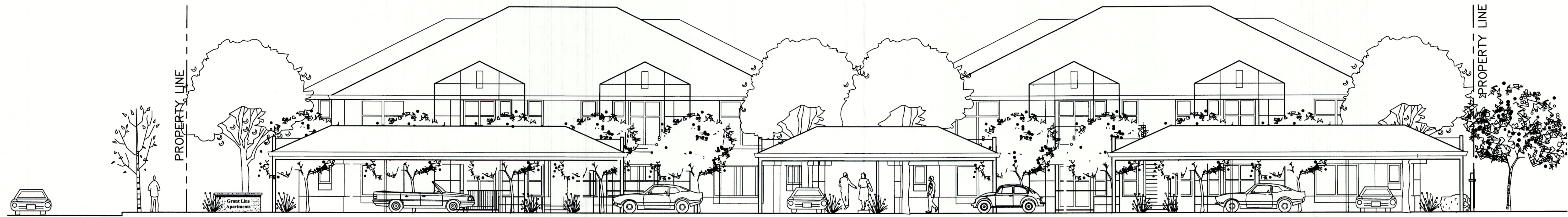
SITE ELEVATIONS

DATE: 03/23/15
DRAWN/DESIGNED BY: DE / KJD
JOB NO: C6009
CAD FILE: +PS8.dwg
SHEET NO:

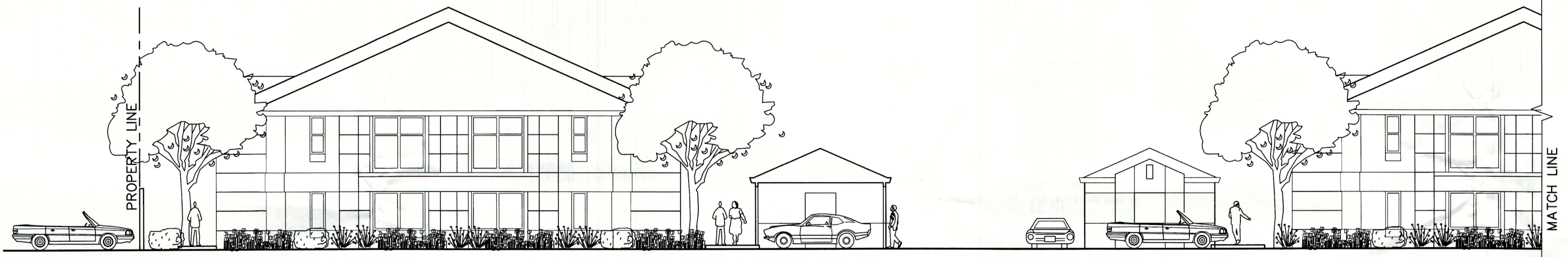
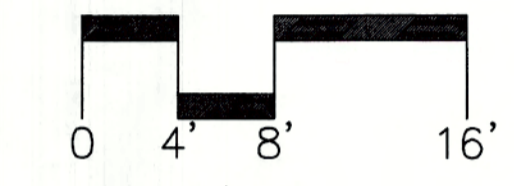
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CHECKED BY: GMG

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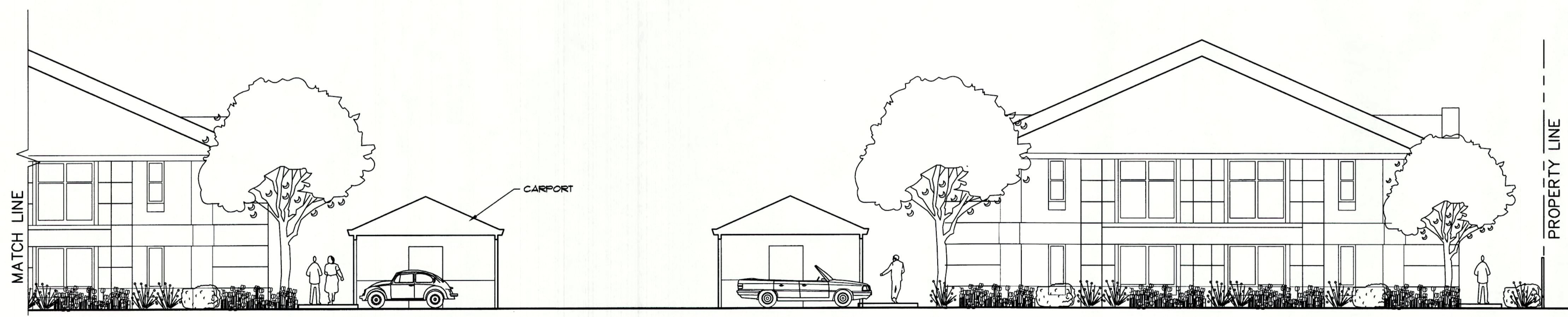
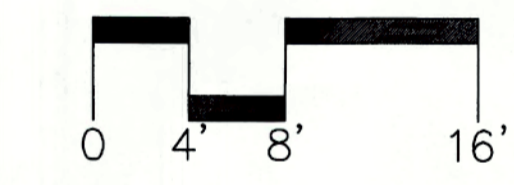
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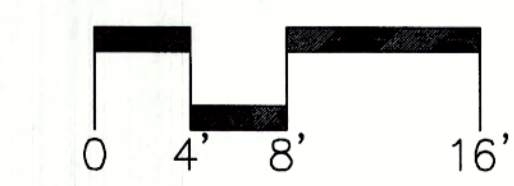
A SECTION A-A1

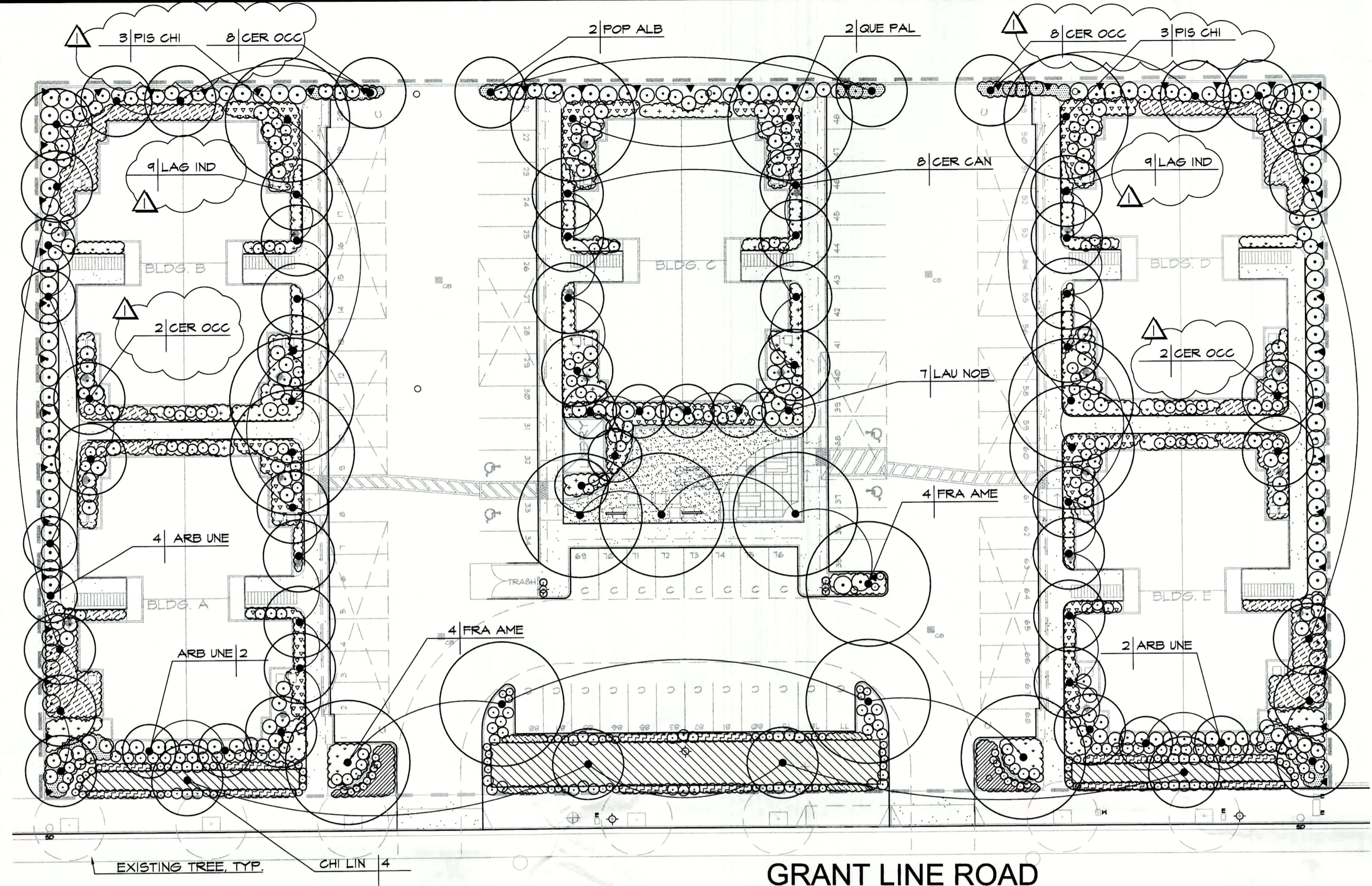


B SECTION B-B1



B SECTION B-B1





PLANTING NOTES

- 1. SOIL AMENDMENT:** ALL PLANTING AREA SOILS ARE TO BE AMENDED PER THE REQUIREMENTS OF THE SOIL PREPARATION SPECIFICATIONS. SEE SPECIFICATIONS FOR SOILS AND AMENDMENT LAB TESTING REQUIREMENTS.
- 2. MULCH:** INSTALL A UNIFORM TWO INCH COVERING OF SMALL DECORATIVE BARK, 3 INCH PARTICLE SIZE, IN ALL PLANTING AREAS. MATERIAL AVAILABLE FROM HYPONEX CORPORATION, (800) 621-8557.
- 3. GROUNDCOVER:** PROVIDE GROUNDCOVER AT INDICATED ON-CENTER SPACING THROUGHOUT ALL PLANTING AREAS. GROUNDCOVER SHALL BE PROVIDED UP TO THE WATERING BASIN OF ALL TREES AND SHRUBS.
- 4. SOD INSTALLATION:** ALL SOD SHALL BE INSTALLED IN ACCORDANCE WITH THE GROWER'S RECOMMENDATIONS.

I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (2010 REVISION) AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

Benjamin W. Woodside
SIGNATURE BENJAMIN W. WOODSIDE



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3050 Pullman Street Costa Mesa, CA 92626 T 714.338.1600

ITEM	REVISIONS/ISSUE	DATE
1	MWEL REV. 2010	04/15/2016

KEY PLAN:

Callander Associates
Landscape Architecture
12150 Tributary Point Drive, Suite 140
Cold River, CA 95670
T 916.985.4366
F 916.985.4391

PROFESSIONAL STAMP:

APPROVALS:

PROJECT TITLE:

PLANNING SUBMITTAL 06/27/16

PLANT LIST

ABBREY.	BOTANICAL NAME	COMMON NAME	SIZE	SHRUBS	
TREES					
ACE PAL	ACER PALMATUM	JAPANESE MAPLE	24" BOX	MAH AQU MAHONIA AQUIFOLIUM OREGON GRAPE 5 GAL.	
ARB UNE	ARBUTUS UNEDO	STRAWBERRY TREE	24" BOX	MYR AFR MYRSINE AFRICANA AFRICAN BOXWOOD 5 GAL.	
CEL SIN	CELTIS SINENSIS	CHINESE HACKBERRY	24" BOX	NAN DOM NANDINA DOMESTICA HEAVENLY BAMBOO 5 GAL.	
CER CAN	GERGIS CANADENSIS	EASTERN REDBUD	24" BOX	RHA CAL RHAMNUS CALIFORNICA 'LEATHERLEAF' COFFEEBERRY 5 GAL.	
CER OCC	CELTIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	SAL MIN SALVIA MINIATA BELIZE SAGE 5 GAL.	
CHI LIN	CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX	VINES	
FRA AME	FRAXINUS AMERICANA "AUTUMN PURPLE"	AUTUMN PURPLE ASH	24" BOX	PAR TRI PARTHENOISSUS TRICUSPIDATA BOSTON IVY 5 GAL.	
LAG IND	LAGERSTROEMIA INDICA 'WHIT III'	PINK VELOUR CRAPE MYRTLE	24" BOX	CEL SEM GELSEMIUM SEMPERVIRENS CAROLINA JESSAMINE 5 GAL.	
LAU NOB	LAURUS NOBILIS "SARATOGA"	SWEET BAY	24" BOX	GROUND COVER/GRASSES	
PIS CHI	PISTACIA CHINENSIS 'KEITH DAVEY'	CHINESE PISTACHIO	24" BOX	COT DAM COTONEASTER DAMMERI BEARBERRY COTONEASTER 5 GAL.	
POP ALB	POPULUS ALBA	WHITE POPLAR	24" BOX	FRA CHI FRAGERIA CHILONSIS WILD STRAWBERRY 5 GAL.	
QUE PAL	QUERCUS PALUSTRIS	PIN OAK	24" BOX	HEL SEM HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS 5 GAL.	
SHRUBS					
ABE GRA	ABELIA GRANDIFLORA	GLOSSY ABELIA	5 GAL.	HEU MIC HEUCHERA MICRANTHA CREVICE ALUM ROOT 5 GAL.	
ARC LAP	ARCTOSTAPHYLOS 'LA PANZA'	LA PANZA MANZANITA	5 GAL.	HYP REP HYPERICUM REPTANS ST. JOHNSWORT 5 GAL.	
CEA DOM	CEANOTHUS 'FROSTY BLUE'	FROST BLUE CEANOTHUS	5 GAL.	CAR FRA CAREX PRAEGRACILIS CALIFORNIA FIELD SEDGE 5 GAL.	
CIS PUR	CISTUS PURPUREUS	ORCHID ROCKROSE	5 GAL.	TRA JAS TRACHELOSPERMUM JASMINOIDES STAR JASMINE 5 GAL.	
ESC EXO	ESCALLONIA EXONIENSIS 'FRADES'	COMPACT PINK ESCALLONIA	5 GAL.	VIN MIN VINCA MINOR DWARF PERIWINKLE 5 GAL.	
FIG PUM	FIGUS PUMILA	CREEPING FIG	5 GAL.	TURF	
GAR JAS	GARDENIA JASMINOIDES	GARDENIA	5 GAL.	TURF	
HET ARB	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL.	BIO-RETENTION AREA: BIO-FILTRATION SOD AS PROVIDED BY DELTA BLUEGRASS	
LAV ANG	LAVANDULA ANGUSTIFOLIA	LAVENDER	5 GAL.		

SHADE CALCULATION

MATURE CANOPY SIZE	FULL	3/4	2/3	1/2	1/4	TOTAL
30-35' (962 SQ. FT.)	3	2	0	11	0	1620
25-30' (707 SQ. FT.)	0	0	0	0	0	0
20-25' (314 SQ. FT.)	2	0	0	18	2	3611
TOTAL SHADE COVERAGE						
13,231						
TOTAL PARKING LOT AREA						
26,140						
SHADE PERCENTAGE						
50.6%						
NUMBERS OF TREES		NUMBERS OF PARKING SPACES		RATIO		
83		88		1:1.06		

TURF CALCULATION

TOTAL LANDSCAPING AREA	16,400 SF
TOTAL TURF COVERAGE	980 SF
TURF PERCENTAGE	6%

GRANT LINE APARTMENTS
321 E. GRANT LINE RD.
TRACY, CA. 95376

PLANTING PLAN

DATE: 03/17/16
DRAWN/DESIGNED BY: NO / DM
JOB NO: C6009
CAD FILE: 15033-PL.dwg
SHEET NO: 9

WATER CALCULATIONS

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

MAWA = (ETo) (0.62) [(0.7 x LA) + (0.3 x SLA)]
 MAWA = (48.5) (0.62) [(0.7 x 16,400) + (0.3 x 0)]
 MAWA = 345,204

ESTIMATED TOTAL WATER USE (ETWU)

ETWU = (ETo) (0.62) [(PF x HA) / IE + SLA]
 ETWU = (48.5 x 0.62) [(9,444.5) / 0.84 + 0]
 ETWU = 339,028

ETWU DOES NOT EXCEED MAWA

MAWA = (ETo) (0.62) [(0.7 x LA) + (0.3 x SLA)]

WHERE:
 MAWA = Maximum Allowed Water Allowance
 ETo = Reference Evapotranspiration (inches per year)
 0.7 = ET Adjustment Factor
 LA = Landscaped Area (square feet, including SLA)
 SLA = Special Landscape Area (square feet)
 0.62 = Conversion factor (to gallons per square foot)

ETWU = (ETo x 0.62) [(PF x HA) / IE + SLA]

WHERE:
 EMU = Estimated Water Use (gals/yr)
 ETo = Reference Evapotranspiration (inches per year)
 PF = Plant Factor
 HA = Hydrozone area (s.f.)
 0.62 = Conversion factor (from inches to gals/s.f.)
 IE = Irrigation efficiency
 SLA = Special Landscape Area

HYDROZONE INFORMATION TABLE

HYDROZONE	PLANT WATER USE	IRRIGATION METHOD	HYDROZONE AREA	% LANDSCAPE AREA
1	LOW	DRIP	9,664	58.9%
2	MED	DRIP	5,762	35.1%
3	HIGH	SPRAY	974	5.9%
TOTALS			16,400	100%

HYDROZONE TABLE FOR CALCULATING ETWU

HYDROZONE #	PF	IE	HA	PF*HA/IE
1	.45	.85	9,664	4348.8
2	.75	.85	5,762	4322.5
3	.80	.65	974	779.2
TOTALS			16,400	9449.5

I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (2010 REVISION) AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

Benjamin W. Woodside
 BENJAMIN W. WOODSIDE
 SIGNATURE



www.atiae.com
 3860 Blackhawk Road Danville, CA 94506 T 925.648.8800
 2510 Douglas Boulevard Roseville, CA 95661 T 916.772.1800
 3050 Pullman Street Costa Mesa, CA 92626 T 714.338.1800

ITEM	REVISIONS/ISSUE	DATE
△	MWEL REV. 2010	04/15/2016

KEY PLAN:

Callander Associates
 Landscape Architecture
 12150 Tributary Point Drive, Suite 140
 Cold River, CA 95670
 T 916.985.4366
 F 916.985.4391

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GRANT LINE APARTMENTS

321 E. GRANT LINE RD.
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PLANTING PLAN

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