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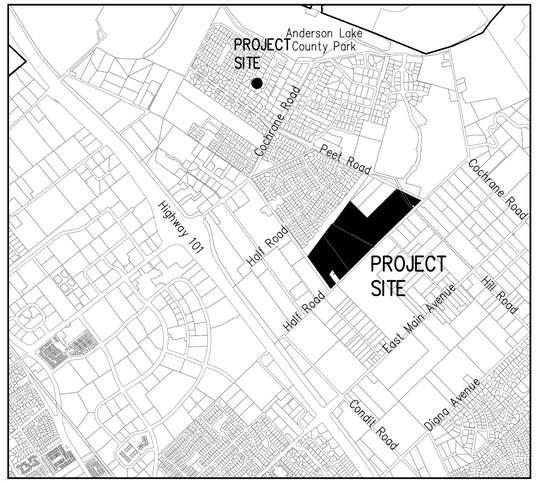
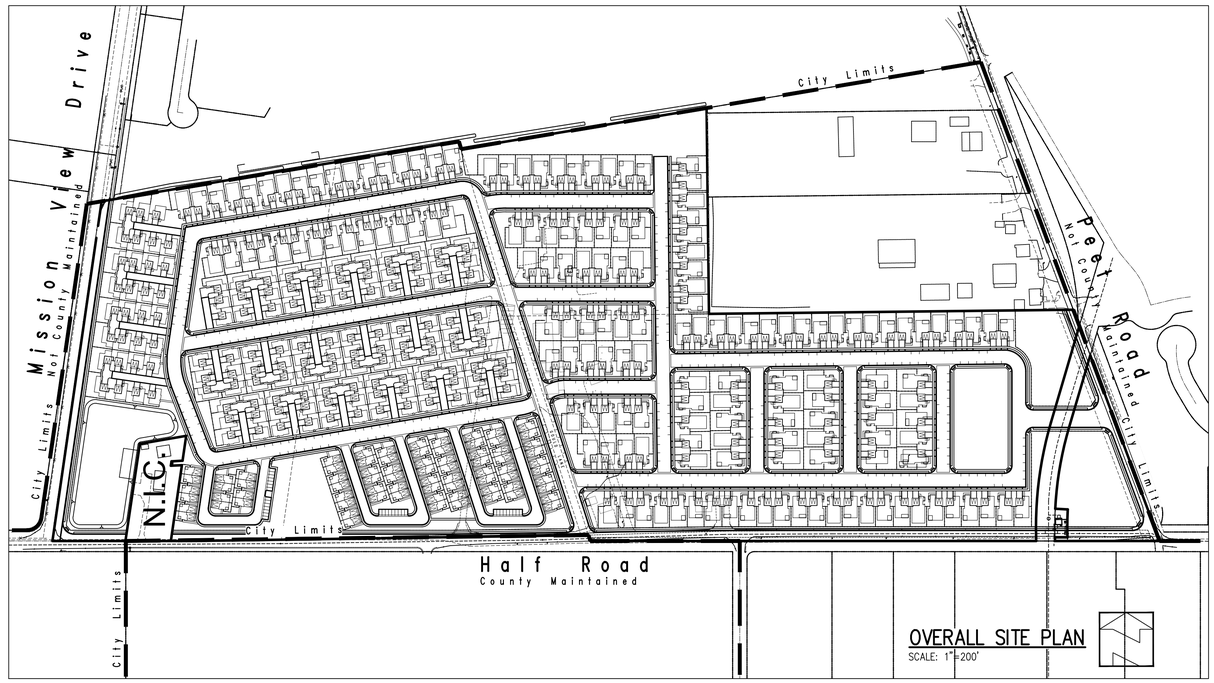
Tentative
Development Plans
for
Mariani Ranch

Half Road - apn 728-33-008, -009 & -011

Portion of the 'Peet Subdivision' - Recorded in Book 'M' of Maps, at Page 60
in the
City of Morgan Hill
Santa Clara County, California



VICINITY MAP
NO SCALE



OVERALL SITE PLAN
SCALE: 1"=200'

ABBREVIATIONS

AC	ASPHALT CONCRETE	EP	EDGE OF PAVEMENT	P.S.E.	PUBLIC SERVICE EASEMENT
AB	AGGREGATE BASE	ER	END OF RETURN	P.S.D.E.	PRIVATE STORM DRAIN EASEMENT
AD	AREA DRAIN	ESMT	EASEMENT	P.S.S.E.	PRIVATE SANITARY SEWER EASEMENT
AGG	AGGREGATE	(E)	EXISTING	P.U.E.	PUBLIC UTILITY EASEMENT
BC	BEGINNING OF CURVE	EX.	EXISTING	PVI	POINT OF VERTICAL INTERSECTION
BPD	BACKFLOW PREVENTER DEVICE	FF	FINISH FLOOR	PVC	POLYVINYL CHLORIDE PIPE
BLDG	BUILDING	FG	FINISH GRADE	R	RADIUS
BOC	BACK OF CURB	FH	FIRE HYDRANT	RCP	REINFORCED CONCRETE PIPE
BO	BLOW OFF	FL	FLOWLINE	R/W	RIGHT OF WAY
BOT	BOTTOM	FOC	FACE OF CURB	RWL	RAINWATER LEADER
BOW	BACK OF WALK	G	GAS LINE	S	SLOPE
BW	BOTTOM OF WALL	GM	GAS METER	SD	STORM DRAIN PIPE
BWF	BARBWIRE FENCE	GB	GRADE BREAK	SS	SANITARY SEWER PIPE
CATV	CABLE TELEVISION	GUY	GUY WIRE FOR POLE	STM	STORM DRAIN MANHOLE
CB	CATCH BASIN	GV	GATE VALVE	SS MH	SANITARY SEWER MANHOLE
C&G	CURB & GUTTER	HDPE	HIGH DENSITY POLYETHYLENE	SP	SERVICE POLE
CI	CURB INLET	HMA	HOT MIX ASPHALT	STD	STANDARD
CL	CENTERLINE	HP	HIGH POINT	SQ	SQUARE
CMP	CORRUGATED METAL PIPE	INV	INVERT OF PIPE	SW	SIDEWALK
CMU	CONCRETE MASONRY UNIT	IP	IRON PIPE	T	TELEPHONE LINE
CO	CLEAN OUT	JP	JOINT POLE	TBM	TEMPORARY BENCHMARK
CONC	CONCRETE	JT	JOINT TRENCH	TC	TOP OF CURB
CONST	CONSTRUCTION	LF	LINEAR FEET	TCM	TREATMENT CONTROL MEASURES
DDCV	DOUBLE DETECTOR CHECK VALVE ASSEMBLY	LP	LOW POINT	TFC	TOP FACE OF CURB
		MAX	MAXIMUM	TG	TOP OF GRATE
DI	DROP INLET	MIN	MINIMUM	TOB	TOP OF BANK
DIP	DUCTILE IRON PIPE	N.I.C.	NOT IN CONTRACT	TOE	TOE OF BANK
DMA	DRAINAGE MANAGEMENT AREA	(N)	NEW	TW	TOP OF WALL
DS	DOWNSPOUT	OHU	OVERHEAD UTILITY	TYP	TYPICAL
DWY	DRIVEWAY	(P)	PROPOSED	W	WATER LINE
E	ELECTRIC LINE	PB	PULL BOX	WM	WATER METER
EC	END OF CURVE	PCC	PORTLAND CONCRETE CEMENT	WV	WATER VALVE
EG	EXISTING GRADE	PL	PROPERTY LINE		
ELEV	ELEVATION	PRC	POINT REVERSE CURVE		

LEGEND

EXISTING	PROPOSED	
450	454	CONTOUR ELEVATION
(W) (W)		WATER MAIN
(SD) (SD)	(length) LF (size) SD @ S=(grade)	STORM DRAIN
(SS) (SS)	(length) LF (size) SS @ S=(grade)	SANITARY SEWER
		ELECTROLIER
		FLOW DIRECTION
		DROP INLET
		MANHOLE
		CURB INLET
		WATER METER SERVICE
		FIRE HYDRANT
		WATER VALVE
		SIDEWALK
		VERTICAL CURB
		CURB & GUTTER
		JOINT TRENCH
		RETAINING WALL
		DRAINAGE SWALE
SS	SS	SEWER LATERAL
		TREE TO BE REMOVED
	MON	MONUMENT
		ROCK RIP-RAP

Density Calcs: Total Project

Total Project Area:	58.62 acres
Dedicated Public Right of Way (offsite):	3.30 acres
Dedicated Public Right of Way:	15.50 acres
Private Open Space:	6.58 acres
Project Net Acreage:	33.24 acres
Number Units Allowed:	–
Number Units Proposed:	374 units

Density Calcs: Phase 1

Total Project Area:	16.49 acres
Dedicated Public Right of Way (offsite):	2.32 acres
Dedicated Public Right of Way:	4.36 acres
Private Open Space:	4.77 acres
Project Net Acreage:	5.04 acres
Number Units Allowed:	–
Number Units Proposed:	29 units

Density Calcs: Phase 2

Total Project Area:	13.99 acres
Dedicated Public Right of Way:	4.22 acres
Private Open Space:	0.13 acres
Project Net Acreage:	9.63 acres
Number Units Allowed:	–
Number Units Proposed:	97 units

Density Calcs: Phase 3

Total Project Area:	11.41 acres
Dedicated Public Right of Way:	3.20 acres
Private Open Space:	0.29 acres
Project Net Acreage:	7.92 acres
Number Units Allowed:	–
Number Units Proposed:	91 units

Project Description:

Planned Development for proposed 374 lots, 162 Single Family, 136 Cluster, 76 Duet. The proposed 76 Duet homes sold at a Low-Income Level. Project site includes approximately 29,610 square feet of existing buildings to be demolished. Proposed project to include 1,036,692 square feet of buildings.

Density Calcs: Phase 4

Total Project Area:	7.97 acres
Dedicated Public Right of Way:	2.14 acres
Private Open Space:	0.11 acres
Project Net Acreage:	5.72 acres
Number Units Allowed:	–
Number Units Proposed:	50 units

Density Calcs: Phase 5

Total Project Area:	3.07 acres
Dedicated Public Right of Way (offsite):	0.40 acres
Project Net Acreage:	2.67 acres
Number Units Allowed:	–
Number Units Proposed:	31 units

Density Calcs: Phase 6

Total Project Area:	6.42 acres
Dedicated Public Right of Way (offsite):	0.58 acres
Dedicated Public Right of Way:	1.58 acres
Private Open Space:	1.28 acres
Project Net Acreage:	2.98 acres
Number Units Allowed:	–
Number Units Proposed:	76 units

Fire Notes:

1. Fire Sprinklers shall be a deferred submittal.
2. Property is located in the Local Response Area.
3. Property is not in the Wildland Urban Interface (WUI).
4. All proposed driveways to be made of an all weather surface capable of supporting 75,000 lbs.
5. All proposed driveways shall have a maximum slope of 15%.
6. Property is not in "very high fire hazard" zone.

Building Notes:

1. Number of Buildings being demolished: 15
2. Type of construction: V-B
3. Occupancy Class: R-3/U

Proposed Setbacks:

	SFD	Cluster	Duets
Front	12'	10'	3'
Sideyard	5'	4.5'	4'
Rear	10'	5'	8'

Project Summary:

Assessor's Parcel Number:	728-33-008, -009 & -011
Present Use:	Agriculture Large Scale
Proposed Use:	Residential
Present Zoning:	A-40ac
Proposed Zoning:	A-20ac
Sanitary Sewer:	Private
Gas & Electric:	Pacific Gas & Electric Company
Water:	Private
Telephone:	Frontier
Existing Improvements:	as shown
Fire Responsibility Area:	LRA
Wildland Urban Interface:	No

Grading Quantities

Earthwork Quantities					
Location	Cut (CY)	Fill (CY)	Net (CY)	Max Cut	Max Fill
Off-site Street	±4,081	±58	±4,023	±2.5'	±1.8'
Streets	±29,559	±2,638	±26,921	±4'	±3.4'
Lots	±8,591	±58,468	(±49,877)	±2.6'	±5.8'
Parks	±500	±3,076	(±2,576)	±1.5'	±4.5'
Pond	±10,533	–	±10,533	±6.4'	–
Storm Chambers	±7,689	–	±7,689	±5'	–
Total	±60,953	±64,240	(±3,287)		

TABLE OF PROPOSED PERVIOUS AND IMPERVIOUS AREAS

a. TOTAL SITE AREA: 2,611,655 (ft^2)

b. Total Land Area Disturbed During Construction: 2,611,655 (ft^2) *(including clearing, grading, stockpiling, or excavating)*

Project Totals	Total Existing (Pre-project) Area (ft^2)	Existing Area Retained[1] (ft^2)	Existing Area Replaced[2] (ft^2)	New Area Created[3] (ft^2)	Total Post-Project Area (ft^2)
Impervious Area (IA)					
c. Total on-site IA	216,702	0	216,702	1,412,543	1,629,245
d. Total off-site IA[3]	0	0	0	0	0
e. Total project IA	216,702	0	216,702	1,412,543	1,629,245
f. Total new and replaced IA			1,629,245		
Pervious Area (PA)[4]					
g. Total on-site PA	2,369,953				940,900
h. Total off-site PA[3]	0				0
i. Total project PA	2,369,953				940,900
j. Total Project Area (2.e.+2.i.)	2,586,655				2,570,145

k. Percent Replacement of IA in Redevelopment Projects: (Existing on-site IA Replaced ÷ Existing Total on-site IA) x 100% *100%*

DATE: _____
HANNA – BRUNETTI

AMANDA JOY MUSY–VERDEL
RCE 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
CIVIL
STATE OF CALIFORNIA

BASIS OF BEARINGS:

THE BEARINGS SHOWN ON THIS TOPOGRAPHIC SURVEY IS BASED ON THE FOUND MONUMENTS AS FILED IN THE 'RECORD OF SURVEY' ON APRIL 10th, 2002; RECORDED IN BOOK 747 OF MAPS AT PAGE 50. RECORDER OF SANTA CLARA COUNTY.

BENCHMARK:

BENCHMARK ID: BM391
ELEVATION: 414.73 FEET (NAVD88)
ORGANIZATION: VALLEY WATER

DESCRIPTION:
BRASS DISK IN COYOTE PUMP STATION (SCVWD's FACILITY) AT 18315 PEET ROAD; BEGINNING AT COCHRANE ROAD AND PEET ROAD; 0.5 MILES SOUTHEAST ALONG PEET ROAD; 89 FEET NORTHEAST FROM CENTERLINE PEET ROAD TO MOST SOUTHEAST ENTRANCE GATE (MAIN ENTRANCE); ONCE INSIDE FACILITY; 240 FEET NORTHWEST ALONG 6 FEET TALL CHAINLINK FENCE TO THE SOUTHEAST CORNER OF 20 FEET x 20 FEET x 1 FOOT TALL CONCRETE STRUCTURE; DISK IS ON TOP OF THE SOUTHEAST CORNER OF SUCH STRUCTURE. NOTE: SECURED FACILITY. SPECIAL PERMIT MUST BE OBTAINED PRIOR TO VISIT. CITY OF MORGAN HILL.

FLOOD ZONE:

PANEL NUMBER: 060337–06085C0444H
REVISION DATE: MAY 18th, 2009
COMMUNITY NAME: SANTA CLARA COUNTY

ZONE D
AN AREA OF UNDETERMINED BUT POSSIBLE FLOOD HAZARDS

SCOPE OF WORK

1. DEMOLISH EXISTING STRUCTURES, WELLS, TREES.
2. ROUGH GRADE FOR NEW STREETS AND BUILDING PADS PER PHASING PLAN.
3. INSTALL WET AND DRY UTILITIES.
4. INSTALL PRIVATE WATER SYSTEM
5. INSTALL PRIVATE WASTE WATER TREATMENT SYSTEM AND DISPOSAL FIELDS
6. INSTALL STORMWATER TREATMENT AND DETENTION SYSTEM
7. INSTALL OUTLET FROM DETENTION FACILITY TO CITY STORM DRAIN SYSTEM
8. SAWCUT AND REMOVE PAVEMENT AS NECESSARY TO CONFORM ON PEET, HALF AND MISSION VIEW ROADS (PUBLIC)
9. INSTALL STANDARD STREET IMPROVEMENTS PER TYPICAL SECTION FOR PEET, HALF AND MISSION VIEW ROADS
10. INSTALL PRIVATE STREETS A THRU O PER PHASING PLAN WITH STANDARD PUBLIC IMPROVEMENTS PER TYPICAL DETAIL

OWNER

MARIANI
1615 HALF ROAD
MORGAN HILL, CA 95037

DEVELOPER

MANA CAMDEN FUND, LLC
5927 BALFOUR COURT, SUITE 208
CARLSBAD, CA 92008

OFFICE: 408 406–6000

ARCHITECT

BASSENIAN–LAGONI
2031 ORCHARD DRIVE, SUITE 100
NEWPORT BEACH, CA 92660

OFFICE: 949 553–9100

CIVIL ENGINEER

HANNA–BRUNETTI
7651 EIGLEBERRY STREET
GILROY, CA 95020

OFFICE: 408 842–2173
EMAIL: ENGINEERING@HANNABRUNETTI.COM

GEOTECHNICAL ENGINEER

QUANTUM GEOTECHNICAL, INC.
6288 SAN IGNACIO AVENUE, SUITE A
SAN JOSE, CA 95119

OFFICE: 408 629–3822

PROJECT NO. L054.G
DATED: JULY 31, 2024

SHEET INDEX

1	COVER SHEET
2a	EXISTING CONDITIONS
2b–2c	EXISTING BUILDING FLOOR PLAN
3a	DEMOLITION PLAN
3b	EXISTING TREE REMOVAL PLAN
4	SITE DEVELOPMENT PLAN
5a–5c	BUILDING SETBACK PLAN
6a–6b	VESTING PHASED TENTATIVE MAP
7	PHASING PLAN
8a–8b	GRADING & DRAINAGE PLAN
8c	TYPICAL LOT GRADING & SECTIONS
9a–9b	UTILITY PLAN
9c	FIRE HYDRANT LAYOUT PLAN
10a–10c	STORMWATER CONTROL PLAN
11	PARKING PLAN
12	LINE OF SIGHT PLAN

WATER & WASTEWATER PLANS

WW1	OVERALL WATER & WASTE WATER FACILITIES SITE PLAN
WW2	LEACHFIELDS B & C
WW3	WASTEWATER TREATMENT SITE & LEACHFIELD AREA A
WW4	WASTEWATER DISPOSAL DETAILS

ARCHITECTURAL PLANS

28–48	SFD ARCHITECTURAL PLANS
49–92	CLUSTER ARCHITECTURAL PLANS
93–98	DUET ARCHITECTURAL PLANS
99–103	ENERGY CONSERVATION PLANS

LANDSCAPE PLANS

104–113	LANDSCAPE PLANS

Development Plans
Mariani Ranch - apn 728-33-008, -009 & -011
CITY OF MORGAN HILL — SANTA CLARA COUNTY — CALIFORNIA
AUGUST 2024

REFERENCES

DATE: AUGUST 1/2/24
HORIZ. SCALE: NONE
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: T.M.
DRAWN BY: _____

HANNA-BRUNETTI EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

REVISIONS:

DATE	DESCRIPTION	BY:

SHEET 1 OF 113

JOB NO. 23060

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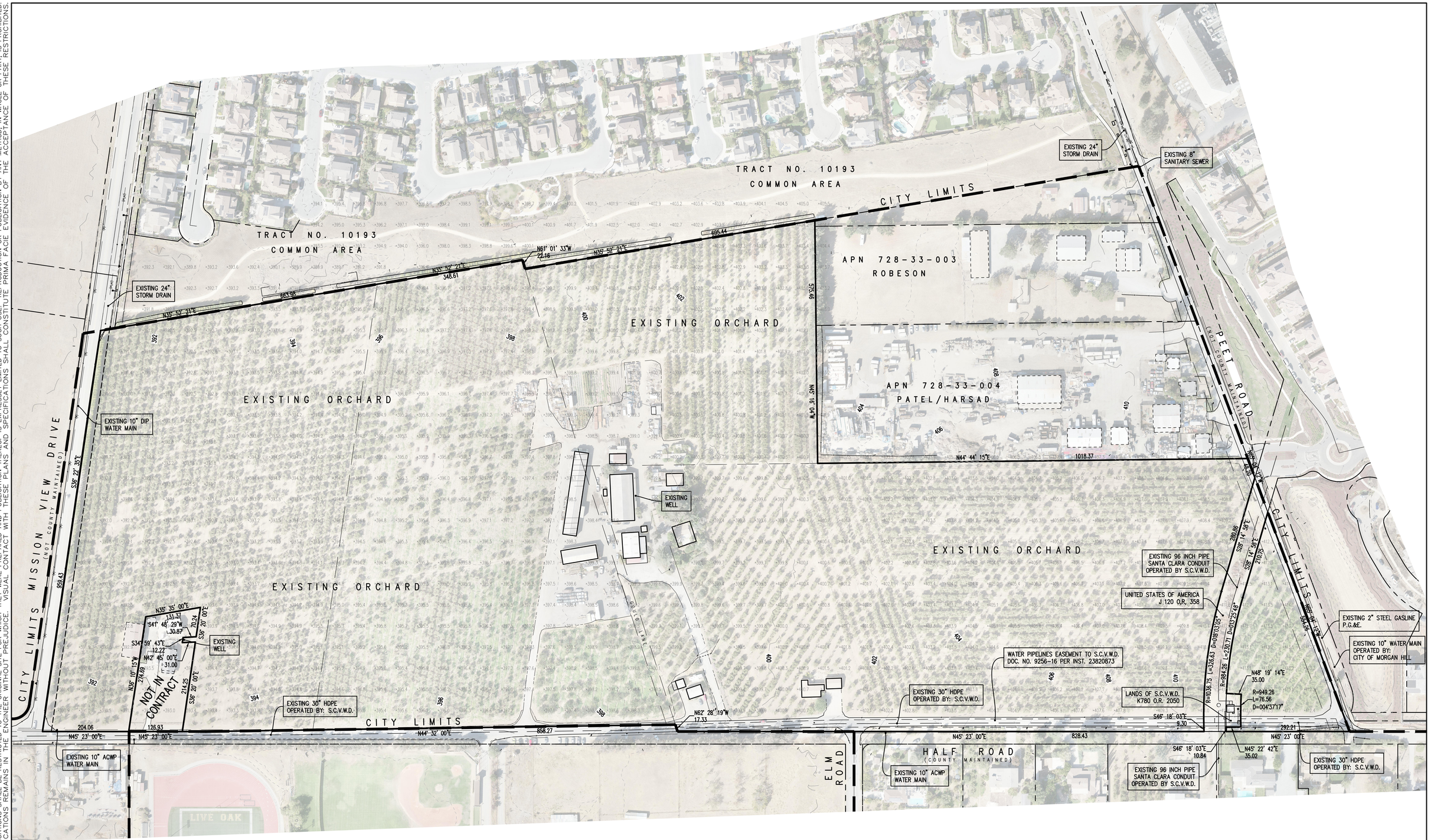

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

PLAN # ____
SHEET ____ OF ____

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1919
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: AUGUST 2024
HORIZ. SCALE: 1"=100'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: ____
DRAWN BY: T.M.

date: ____
Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Existing Conditions

Mariani Ranch - Half Road - apn 728-33-008, -009 & -011

UNINCORPORATED
AUGUST 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET
2a
OF 16

JOB NO.
23060

APPLICANT: MANA CAMDEN FUND, LLC
ROAD: HALF ROAD
COUNTY FILE NO.:
JOB NO. 23060

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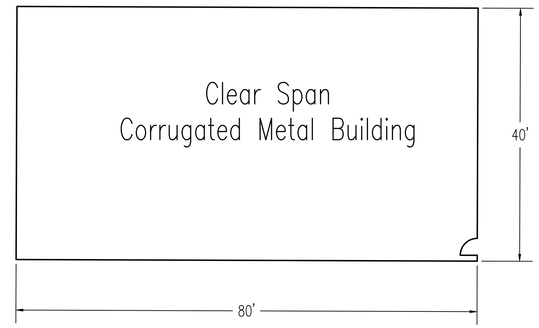
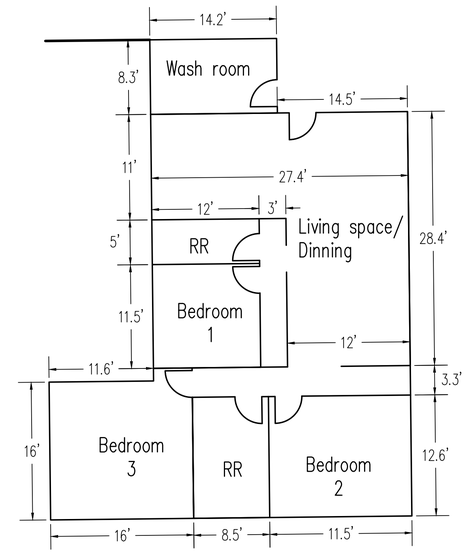
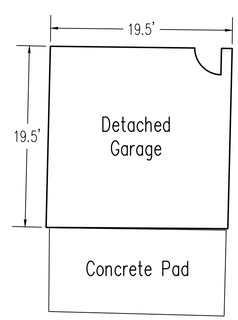
Building 1A
(To Be Demolished) Floor Plan
(3,200 SF) N.T.S



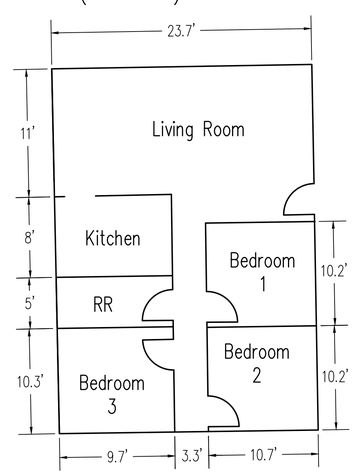
Building 10A
(To Be Demolished) Floor Plan
(1597 SF) N.T.S



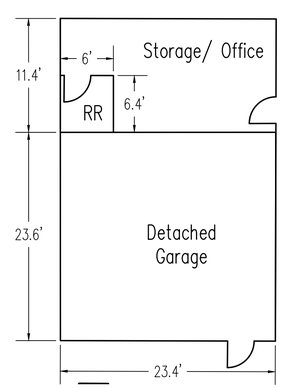
Building 9A
(To Be Demolished) Floor Plan
(380.25 SF) N.T.S



Building 9B
(To Be Demolished) Floor Plan
(813 SF) N.T.S



Building 10B
(To Be Demolished) Floor Plan
(819 SF) N.T.S



Type	Number	Area (Ft^2)
Barn	1A	3,200
Barn	2A	6,474
Barn	3A	2,746
Barn	4A	920
Barn	5A	5,994
Store	6A	3,025
House/ Office	7A	1,204
House	8A	1,697
Garage	9A	380.25
House	9B	813
House	10A	1,597
Garage	10B	819
Carport	11A	426.12
Studio	11B	315.8

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1970
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: AUGUST 2024
HORIZ. SCALE: 1"=20'
VERT. SCALE: NONE
DESIGNED BY: A.M.
CHECKED BY:
DRAWN BY: T.M.

date:
Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Existing Floor Plan

Mariani Ranch - Half Road - apn 728-33-008, -009 & -011

UNINCORPORATED
AUGUST 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET
2b
OF

JOB NO.
23060

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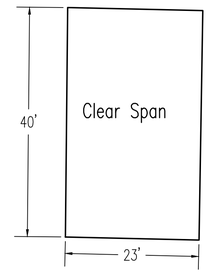
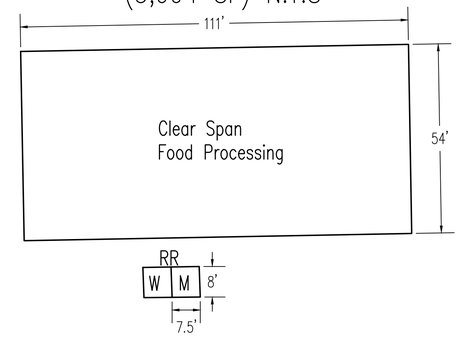
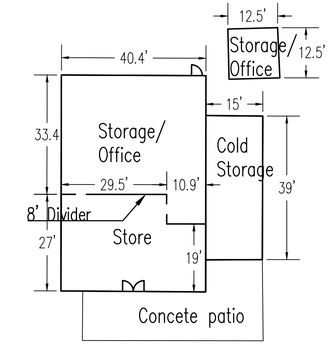
Building 4A (To Be Demolished) Floor Plan (920 SF) N.T.S



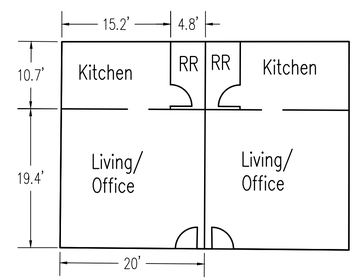
Building 5A (To Be Demolished) Floor Plan (5,994 SF) N.T.S



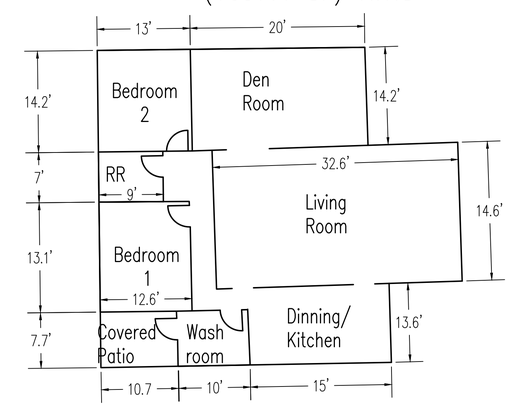
Building 6A (To Be Demolished) Floor Plan (3025.2 SF) N.T.S



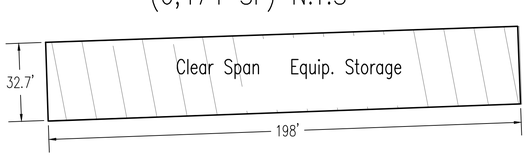
Building 7A (To Be Demolished) Floor Plan (1,204 SF) N.T.S



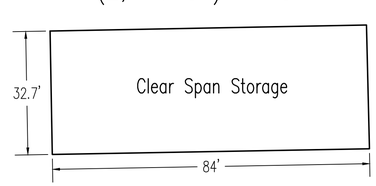
Building 8A (To Be Demolished) Floor Plan (1697.4 SF) N.T.S

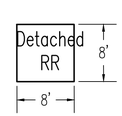


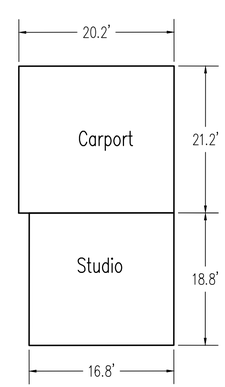
Building 2A (To Be Demolished) Floor Plan (6,474 SF) N.T.S



Building 3A (To Be Demolished) Floor Plan (2,746 SF) N.T.S







Building 11A (To Be Demolished) Floor Plan (426.12 SF) N.T.S

Building 11B (To Be Demolished) Floor Plan (315.8 SF) N.T.S

NOTE: ALL STORAGE/ TOOLSHEDS SMALLER THAN 500 SF AND STORED RECREATION VEHICLES DO NOT NEED BUILDING/DEMOLITION PERMITS AND ARE NOT SHOWN.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REVISIONS:		
DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: AUGUST 2024
HORIZ. SCALE: 1"=20'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY:
DRAWN BY: T.M.

date:
Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Existing Floor Plans

Mariani Ranch - Half Road - apn 728-33-008, -009 & -011

UNINCORPORATED
AUGUST 2024

SANTA CLARA COUNTY
CALIFORNIA

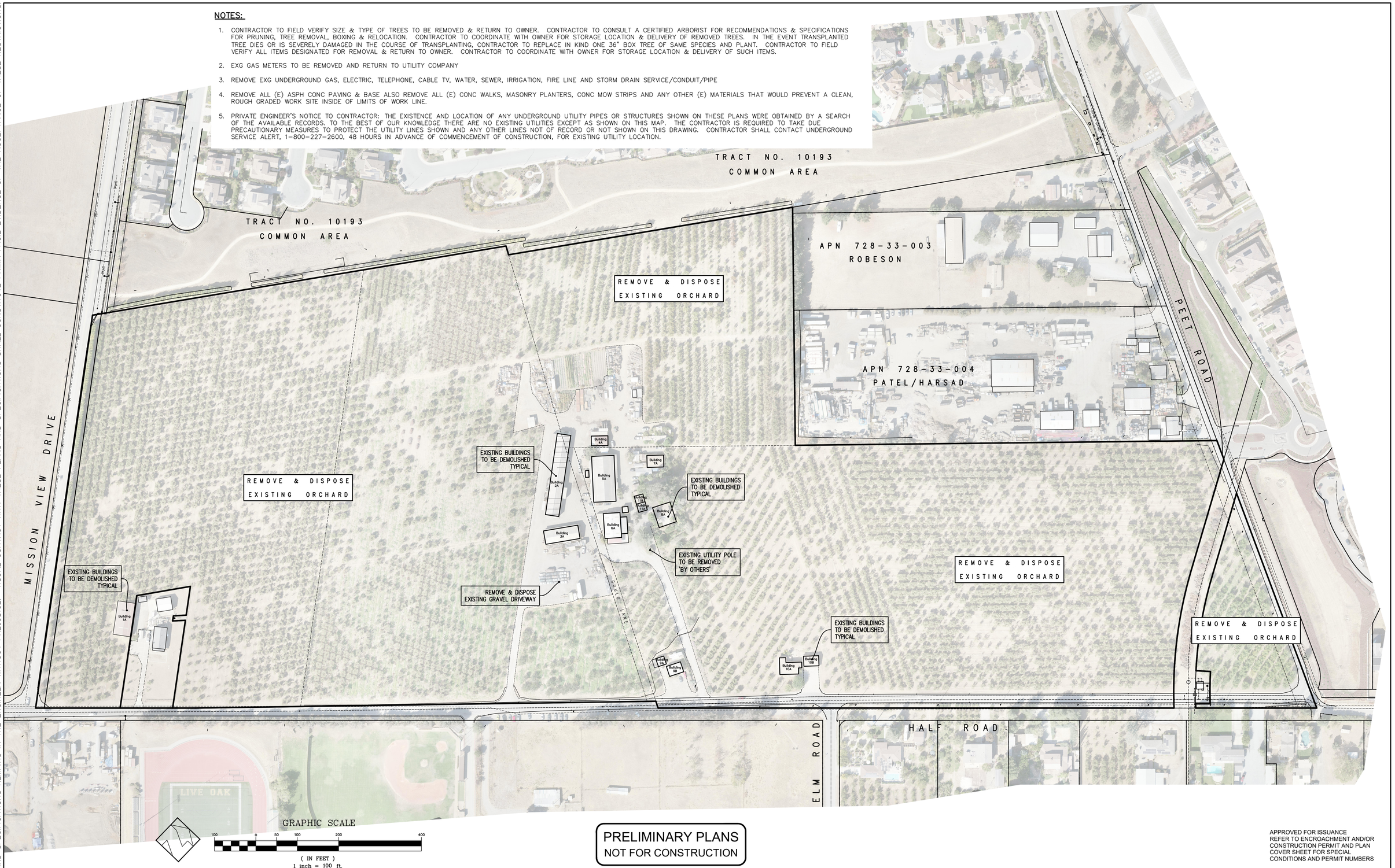
SHEET 2c OF

JOB NO. 23060

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

NOTES:

1. CONTRACTOR TO FIELD VERIFY SIZE & TYPE OF TREES TO BE REMOVED & RETURN TO OWNER. CONTRACTOR TO CONSULT A CERTIFIED ARBORIST FOR RECOMMENDATIONS & SPECIFICATIONS FOR PRUNING, TREE REMOVAL, BOXING & RELOCATION. CONTRACTOR TO COORDINATE WITH OWNER FOR STORAGE LOCATION & DELIVERY OF REMOVED TREES. IN THE EVENT TRANSPLANTED TREE DIES OR IS SEVERELY DAMAGED IN THE COURSE OF TRANSPLANTING, CONTRACTOR TO REPLACE IN KIND ONE 36" BOX TREE OF SAME SPECIES AND PLANT. CONTRACTOR TO FIELD VERIFY ALL ITEMS DESIGNATED FOR REMOVAL & RETURN TO OWNER. CONTRACTOR TO COORDINATE WITH OWNER FOR STORAGE LOCATION & DELIVERY OF SUCH ITEMS.
2. EXG GAS METERS TO BE REMOVED AND RETURN TO UTILITY COMPANY
3. REMOVE EXG UNDERGROUND GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER, SEWER, IRRIGATION, FIRE LINE AND STORM DRAIN SERVICE/CONDUIT/PIPE
4. REMOVE ALL (E) ASPH CONC PAVING & BASE ALSO REMOVE ALL (E) CONC WALKS, MASONRY PLANTERS, CONC MOW STRIPS AND ANY OTHER (E) MATERIALS THAT WOULD PREVENT A CLEAN, ROUGH GRADED WORK SITE INSIDE OF LIMITS OF WORK LINE.
5. PRIVATE ENGINEER'S NOTICE TO CONTRACTOR: THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THIS MAP. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THIS DRAWING. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT, 1-800-227-2600, 48 HOURS IN ADVANCE OF COMMENCEMENT OF CONSTRUCTION, FOR EXISTING UTILITY LOCATION.



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

PLAN # ____
SHEET ____ OF ____

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: AUGUST 2024
HORIZ. SCALE: 1"=100'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: ____
DRAWN BY: T.M.

date: ____
Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEZ
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Demolition Plan

Mariani Ranch - Half Road - apn 728-33-008, -009 & -011

UNINCORPORATED
AUGUST 2024

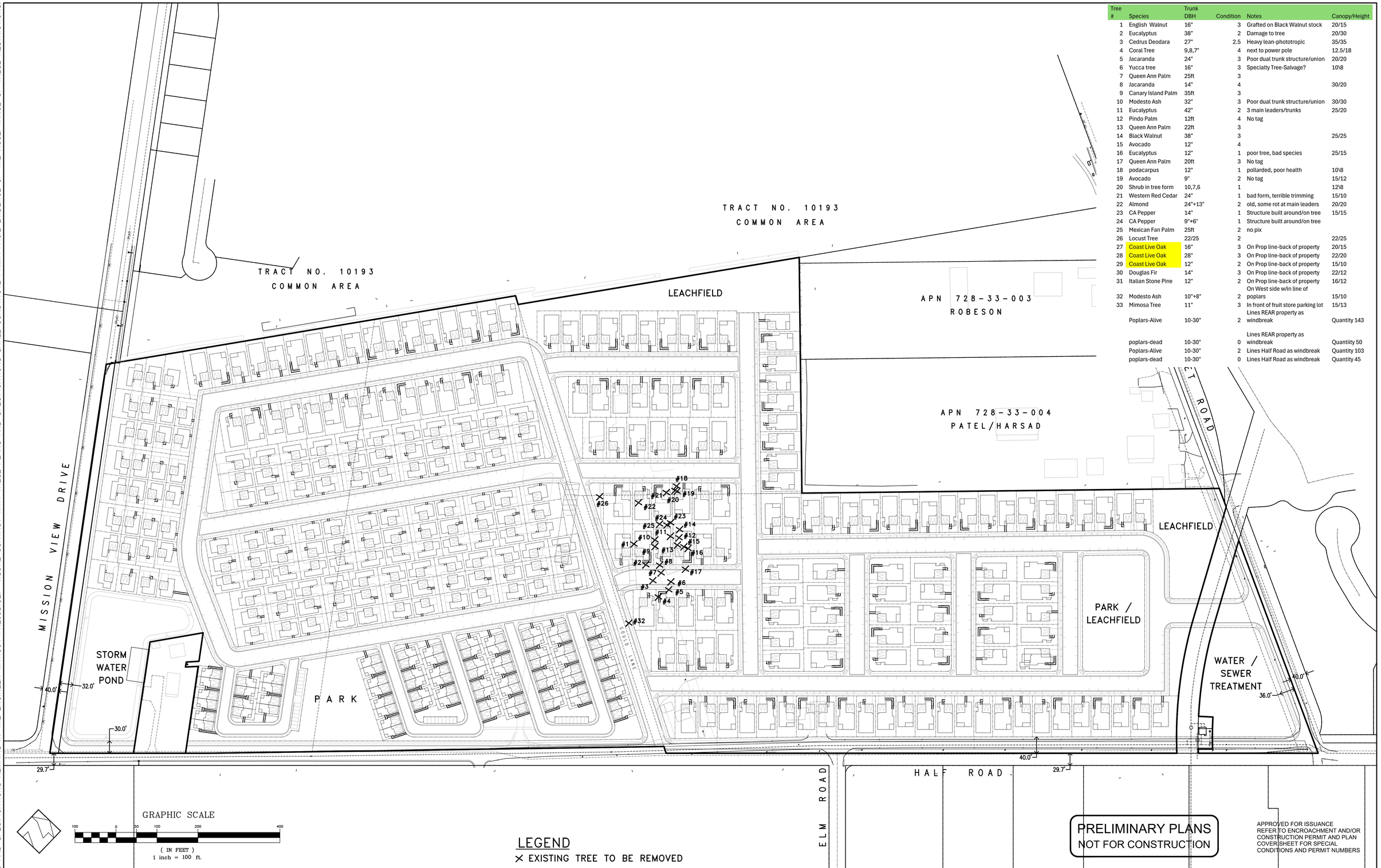
SANTA CLARA COUNTY
CALIFORNIA

SHEET
3a
OF 16

JOB NO.
23060

APPLICANT: MANA CAMDEN FUND, LLC
ROAD: HALF ROAD
COUNTY FILE NO.:
JOB NO. 23060

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



Tree #	Species	Trunk DBH	Condition	Notes	Canopy/Height
1	English Walnut	16"	3	Grafted on Black Walnut stock	20/15
2	Eucalyptus	38"	2	Damage to tree	20/30
3	Cedrus Deodara	27"	2.5	Heavy lean-phototropic	35/35
4	Coral Tree	9,8,7"	4	next to power pole	12.5/18
5	Jacaranda	24"	3	Poor dual trunk structure/union	20/20
6	Yucca tree	16"	3	Specialty Tree-Salvage?	10\8
7	Queen Ann Palm	25ft	3		
8	Jacaranda	14"	4		30/20
9	Canary Island Palm	35ft	3		
10	Modesto Ash	32"	3	Poor dual trunk structure/union	30/30
11	Eucalyptus	42"	2	3 main leaders/trunks	25/20
12	Pindo Palm	12ft	4	No tag	
13	Queen Ann Palm	22ft	3		
14	Black Walnut	38"	3		25/25
15	Avocado	12"	4		
16	Eucalyptus	12"	1	poor tree, bad species	25/15
17	Queen Ann Palm	20ft	3	No tag	
18	podacarpus	12"	1	pollarded, poor health	10\8
19	Avocado	9"	2	No tag	15/12
20	Shrub in tree form	10,7,6	1		12\8
21	Western Red Cedar	24"	1	bad form, terrible trimming	15/10
22	Almond	24"+13"	2	old, some rot at main leaders	20/20
23	CA Pepper	14"	1	Structure built around/on tree	15/15
24	CA Pepper	9"+6"	1	Structure built around/on tree	
25	Mexican Fan Palm	25ft	2	no pix	
26	Locust Tree	22/25	2		22/25
27	Coast Live Oak	16"	3	On Prop line-back of property	20/15
28	Coast Live Oak	28"	3	On Prop line-back of property	22/20
29	Coast Live Oak	12"	2	On Prop line-back of property	15/10
30	Douglas Fir	14"	3	On Prop line-back of property	22/12
31	Italian Stone Pine	12"	2	On Prop line-back of property	16/12
32	Modesto Ash	10"+8"	2	On West side w/in line of poplars	15/10
33	Mimosa Tree	11"	3	In front of fruit store parking lot	15/13
	Poplars-Alive	10-30"	2	Lines REAR property as windbreak	Quantity 143
	poplars-dead	10-30"	0	Lines REAR property as windbreak	Quantity 50
	Poplars-Alive	10-30"	2	Lines Half Road as windbreak	Quantity 103
	poplars-dead	10-30"	0	Lines Half Road as windbreak	Quantity 45

LEGEND

✕ EXISTING TREE TO BE REMOVED

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

PLAN # ____
SHEET ____ OF ____

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1910
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Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEZ
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

ExistingTree Removal Plan

Mariani Ranch - Half Road - apn 728-33-008, -009 & -011

UNINCORPORATED
AUGUST 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 3b OF 13

JOB NO. 23060

APPLICANT: MANA CAMDEN FUND, LLC
ROAD: HALF ROAD
COUNTY FILE NO.:
JOB NO. 23060

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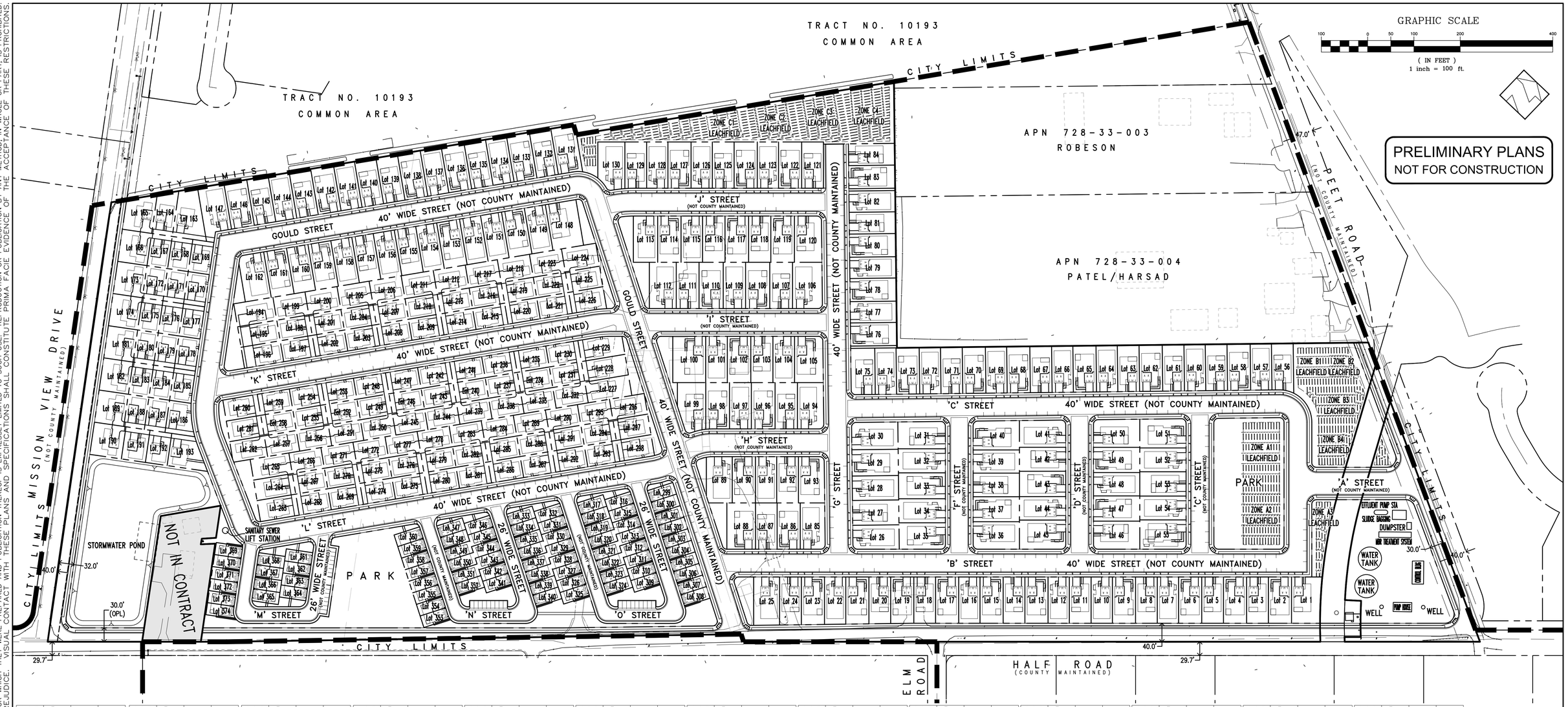

Lot #	Type	Plan	Elev.
1	SFD	3	A
2	SFD	2	C
3	SFD	3	B
4	SFD	2	A
5	SFD	3	C
6	SFD	2	B
7	SFD	1	A
8	SFD	3	B
9	SFD	2	C
10	SFD	1	B
11	SFD	3	A
12	SFD	1	C
13	SFD	2	A
14	SFD	3	B
15	SFD	2	C
16	SFD	1	B
17	SFD	2	A
18	SFD	3	C
19	SFD	2	B
20	SFD	3	A
21	SFD	2	C
22	SFD	1	B
23	SFD	2	A
24	SFD	3	B
25	SFD	1	C
26	SFD	1	C
27	SFD	3	B
28	SFD	1	A
29	SFD	2	C
30	SFD	1	B

Lot #	Type	Plan	Elev.
31	SFD	3	C
32	SFD	1	A
33	SFD	2	C
34	SFD	1	B
35	SFD	2	A
36	SFD	1	B
37	SFD	2	A
38	SFD	3	A
39	SFD	1	C
40	SFD	2	B
41	SFD	1	A
42	SFD	3	C
43	SFD	2	A
44	SFD	1	B
45	SFD	2	C
46	SFD	3	A
47	SFD	2	B
48	SFD	1	C
49	SFD	2	A
50	SFD	3	B
51	SFD	2	C
52	SFD	1	A
53	SFD	3	B
54	SFD	1	C
55	SFD	2	B
56	SFD	3	B
57	SFD	1	C
58	SFD	2	A
59	SFD	3	C
60	SFD	1	B

Lot #	Type	Plan	Elev.
61	SFD	3	A
62	SFD	2	C
63	SFD	3	B
64	SFD	1	C
65	SFD	2	A
66	SFD	1	B
67	SFD	3	A
68	SFD	2	C
69	SFD	1	A
70	SFD	2	B
71	SFD	3	C
72	SFD	1	B
73	SFD	2	A
74	SFD	1	C
75	SFD	3	B
76	SFD	2	C
77	SFD	1	A
78	SFD	2	B
79	SFD	1	C
80	SFD	3	A
81	SFD	3	C
82	SFD	1	A
83	SFD	2	C
84	SFD	3	A
85	SFD	1	C
86	SFD	2	A
87	SFD	3	C
88	SFD	1	B
89	SFD	3	A
90	SFD	2	C

Lot #	Type	Plan	Elev.
91	SFD	1	B
92	SFD	3	C
93	SFD	2	B
94	SFD	1	A
95	SFD	3	B
96	SFD	2	A
97	SFD	1	C
98	SFD	2	B
99	SFD	3	C
100	SFD	2	A
101	SFD	1	C
102	SFD	2	B
103	SFD	3	A
104	SFD	1	B
105	SFD	2	C
106	SFD	1	A
107	SFD	3	B
108	SFD	2	C
109	SFD	1	A
110	SFD	2	B
111	SFD	3	C
112	SFD	1	B
113	SFD	1	C
114	SFD	2	A
115	SFD	1	B
116	SFD	3	C
117	SFD	2	B
118	SFD	3	A
119	SFD	2	C
120	SFD	3	B

Lot #	Type	Plan	Elev.
121	SFD	3	C
122	SFD	2	B
123	SFD	1	C
124	SFD	2	A
125	SFD	3	B
126	SFD	1	A
127	SFD	2	C
128	SFD	1	B
129	SFD	3	C
130	SFD	1	A
131	SFD	2	B
132	SFD	3	A
133	SFD	2	C
134	SFD	1	B
135	SFD	3	C
136	SFD	2	A
137	SFD	1	C
138	SFD	2	B
139	SFD	3	A
140	SFD	3	C
141	SFD	1	B
142	SFD	2	A
143	SFD	3	B
144	SFD	1	A
145	SFD	3	C
146	SFD	2	A
147	SFD	3	B
148	SFD	1	A
149	SFD	1	A
150	SFD	2	B

Lot #	Type	Plan	Elev.
151	SFD	1	C
152	SFD	1	B
153	SFD	2	A
154	SFD	1	C
155	SFD	3	B
156	SFD	1	A
157	SFD	3	C
158	SFD	1	B
159	SFD	2	C
160	SFD	3	A
161	SFD	2	B
162	SFD	1	C
163	Cluster	1	A
164	Cluster	2	C
165	Cluster	4	B
166	Cluster	4	A
167	Cluster	2	B
168	Cluster	1	C
169	Cluster	3	A
170	Cluster	3	C
171	Cluster	1	A
172	Cluster	2	B
173	Cluster	4	C
174	Cluster	4	B
175	Cluster	2	C
176	Cluster	1	A
177	Cluster	3	B
178	Cluster	3	A
179	Cluster	1	C
180	Cluster	2	B

Lot #	Type	Plan	Elev.
181	Cluster	4	A
182	Cluster	4	C
183	Cluster	2	A
184	Cluster	1	B
185	SFD	3	C
186	SFD	3	B
187	Cluster	1	A
188	Cluster	2	C
189	Cluster	4	B
190	Cluster	4	A
191	Cluster	2	B
192	Cluster	1	C
193	SFD	3	A
194	Cluster	4	A
195	Cluster	1	C
196	Cluster	3	B
197	Cluster	3	A
198	Cluster	2	B
199	Cluster	4	C
200	Cluster	4	B
201	Cluster	1	A
202	Cluster	3	C
203	Cluster	3	A
204	Cluster	2	C
205	Cluster	4	C
206	Cluster	4	B
207	Cluster	1	A
208	Cluster	3	B
209	Cluster	3	C
210	Cluster	2	B

Lot #	Type	Plan	Elev.
211	Cluster	4	B
212	Cluster	4	A
213	Cluster	1	C
214	Cluster	3	A
215	Cluster	3	B
216	Cluster	2	A
217	Cluster	4	A
218	Cluster	4	C
219	Cluster	1	B
220	Cluster	3	C
221	Cluster	3	A
222	Cluster	2	C
223	Cluster	4	C
224	Cluster	4	B
225	Cluster	1	A
226	Cluster	3	B
227	Cluster	4	B
228	Cluster	2	A
229	Cluster	3	C
230	Cluster	3	B
231	Cluster	1	C
232	Cluster	4	A
233	Cluster	4	C
234	Cluster	2	A
235	Cluster	3	A
236	Cluster	3	C
237	Cluster	1	A
238	Cluster	4	B
239	Cluster	4	A
240	Cluster	2	C

Lot #	Type	Plan	Elev.
241	Cluster	3	B
242	Cluster	3	A
243	Cluster	1	B
244	Cluster	4	C
245	Cluster	4	B
246	Cluster	2	A
247	Cluster	3	C
248	Cluster	3	B
249	Cluster	1	C
250	Cluster	4	A
251	Cluster	4	C
252	Cluster	2	B
253	Cluster	3	A
254	Cluster	3	C
255	Cluster	1	A
256	Cluster	4	B
257	Cluster	4	B
258	Cluster	2	C
259	Cluster	3	A
260	Cluster	3	B
261	Cluster	1	A
262	Cluster	4	C
263	Cluster	3	V
264	Cluster	2	A
265	Cluster	4	B
266	Cluster	4	A
267	Cluster	1	C
268	Cluster	3	B
269	Cluster	3	A
270	Cluster	2	B

Lot #	Type	Plan	Elev.
271	Cluster	4	C
272	Cluster	4	B
273	Cluster	1	A
274	Cluster	3	C
275	Cluster	3	B
276	Cluster	2	C
277	Cluster	4	A
278	Cluster	4	C
279	Cluster	1	B
280	Cluster	3	A
281	Cluster	3	C
282	Cluster	2	A
283	Cluster	4	B
284	Cluster	4	A
285	Cluster	1	C
286	Cluster	3	B
287	Cluster	3	A
288	Cluster	2	B
289	Cluster	4	C
290	Cluster	4	B
291	Cluster	1	A
292	Cluster	3	C
293	Cluster	3	B
294	Cluster	2	A
295	Cluster	4	A
296	Cluster	4	C
297	Cluster	1	B
298	Cluster	3	A
299	Duet	1	A
300	Duet	1	A

Lot #	Type	Plan	Elev.
301	Duet	1	B
302	Duet	1	B
303	Duet	1	A
304	Duet	1	A
305	Duet	1	B
306	Duet	1	B
307	Duet	1	A
308	Duet	1	A
309	Duet	1	B
310	Duet	1	B
311	Duet	1	B
312	Duet	1	B
313	Duet	1	A
314	Duet	1	A
315	Duet	1	B
316	Duet	1	B
317	Duet	1	A
318	Duet	1	A
319	Duet	1	B
320	Duet	1	B
321	Duet	1	A
322	Duet	1	A
323	Duet	1	B
324	Duet	1	B
325	Duet	1	A
326	Duet	1	B
327	Duet	1	B
328	Duet	1	B
329	Duet	1	A
330	Duet	1	A

Lot #	Type	Plan	Elev.
331	Duet	1	B
332	Duet	1	B
333	Duet	1	B
334	Duet	1	A
335	Duet	1	B
336	Duet	1	B
337	Duet	1	A
338	Duet	1	A
339	Duet	1	B
340	Duet	1	A
341	Duet	1	B
342	Duet	1	B
343	Duet	1	A
344	Duet	1	A
345	Duet	1	B
346	Duet	1	B
347	Duet	1	A
348	Duet	1	A
349	Duet	1	B
350	Duet	1	B
351	Duet	1	A
352	Duet	1	A
353	Duet	1	A
354	Duet	1	A
355	Duet	1	B
356	Duet	1	B
357	Duet	1	A
358	Duet	1	A
359	Duet	1	B
360	Duet	1	B

Lot #	Type	Plan	Elev.
361	Duet	1	A
362	Duet	1	A
363	Duet	1	B
364	Duet	1	B
365	Duet	1	A
366	Duet	1	A
367	Duet	1	B
368	Duet	1	B
369	Duet	1	A
370	Duet	1	A
371	Duet	1	B
372	Duet	1	B
373	Duet	1	A
374	Duet	1	A

Plan	No. Units	Living SF	Garage SF	Patio Area SF	Height
SFD – Plan 1	56	2,052	430	50	23'-8"
SFD – Plan 2	58	2,346	440	232	27'-10"
SFD – Plan 3	48	3,178	431	235	27'-1"
Cluster – Plan 1	26	1,845	448	8	27'-2"
Cluster – Plan 2	25	1,924	442	37	26'-5"
Cluster – Plan 3	42	2,115	441	8	29'-1"
Cluster – Plan 4	43	2,213	441	11	26'-7"
Duet – 1	76	1,240	460	116	28'-2"

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR
CONSTRUCTION PERMIT AND PLAN
COVER SHEET FOR SPECIAL
CONDITIONS AND PERMIT NUMBERS

PLAN # ____
SHEET ____ OF ____

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: AUGUST 2024
HORIZ. SCALE: 1"=100'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY:
DRAWN BY: T.M.

date: ____
Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEZ
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Site Development Plan

Mariani Ranch - Half Road - apn 728-33-008, -009 & -011

UNINCORPORATED
AUGUST 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 4 OF 6

JOB NO. 23060

APPLICANT: MANA CAMDEN FUND, LLC
ROAD: HALF ROAD
COUNTY FILE NO.:
JOB NO. 23060

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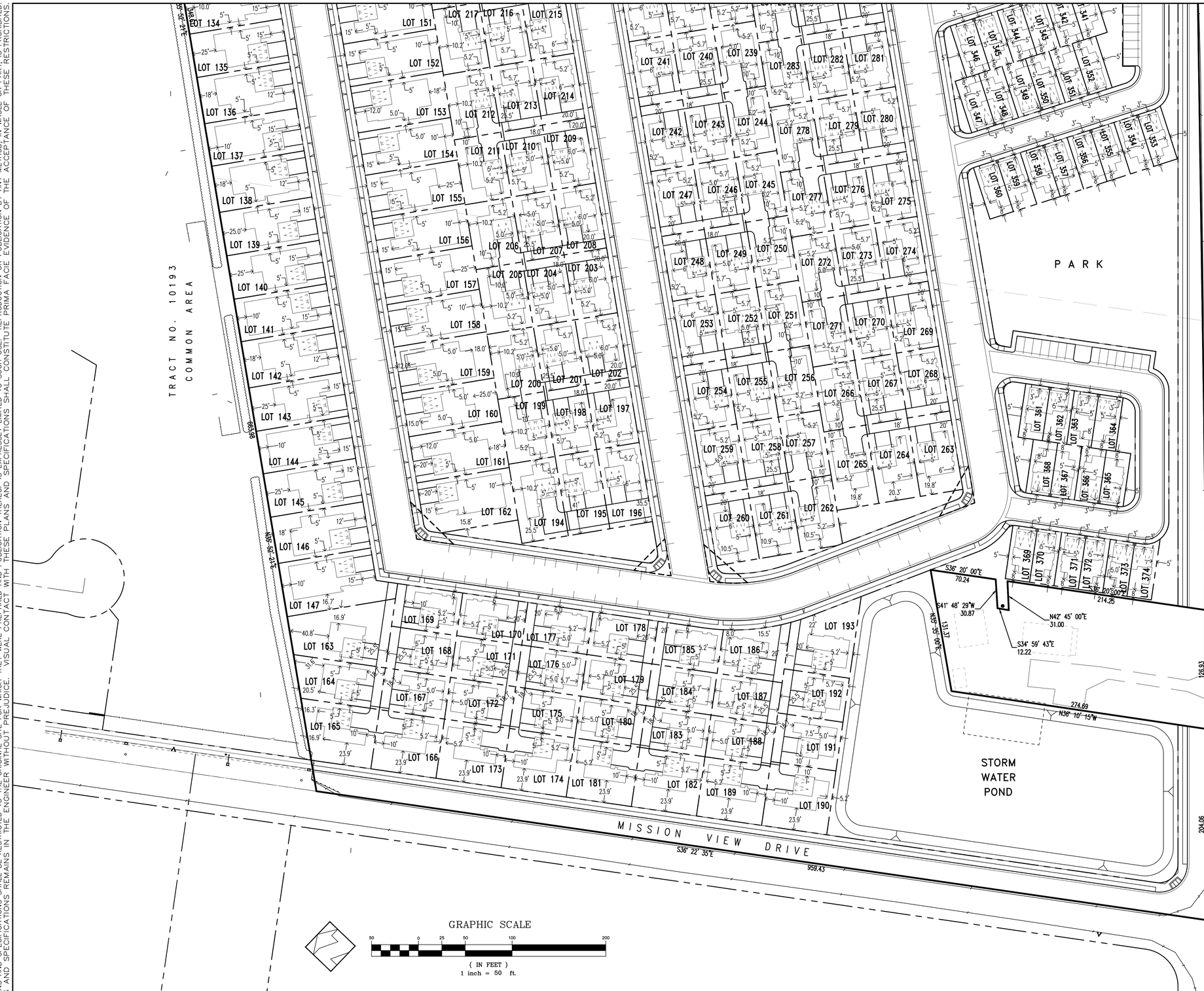


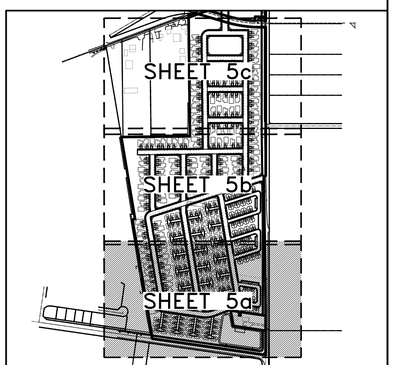
Legend

40'

Vision Triangle, no obstructions 40' per County Ordinances B17-68 and B17-69

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS



SHEET KEY MAP

PLAN # ____
SHEET ____ OF ____

REVISIONS:		
DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1919
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
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DATE: AUGUST 2024
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date: ____
Hanna – Brunetti

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R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEZ
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Building Setback Plan

Mariani Ranch - Half Road - apn 728-33-008, -009 & -011

UNINCORPORATED
AUGUST 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 5a OF 6

JOB NO. 23060

APPLICANT: MANA CAMDEN FUND, LLC
ROAD: HALF ROAD
COUNTY FILE NO.:
JOB NO. 23060

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TRACT NO. 10193
COMMON AREA

PLAN # _____
SHEET _____ OF _____

REVISIONS:

DATE	DESCRIPTION	BY:

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CIVIL
STATE OF CALIFORNIA

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Building Setback Plan

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UNINCORPORATED
AUGUST 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 5b OF 6

JOB NO. 23060

APPLICANT: MANA CAMDEN FUND, LLC
ROAD: HALF ROAD
COUNTY FILE NO.:
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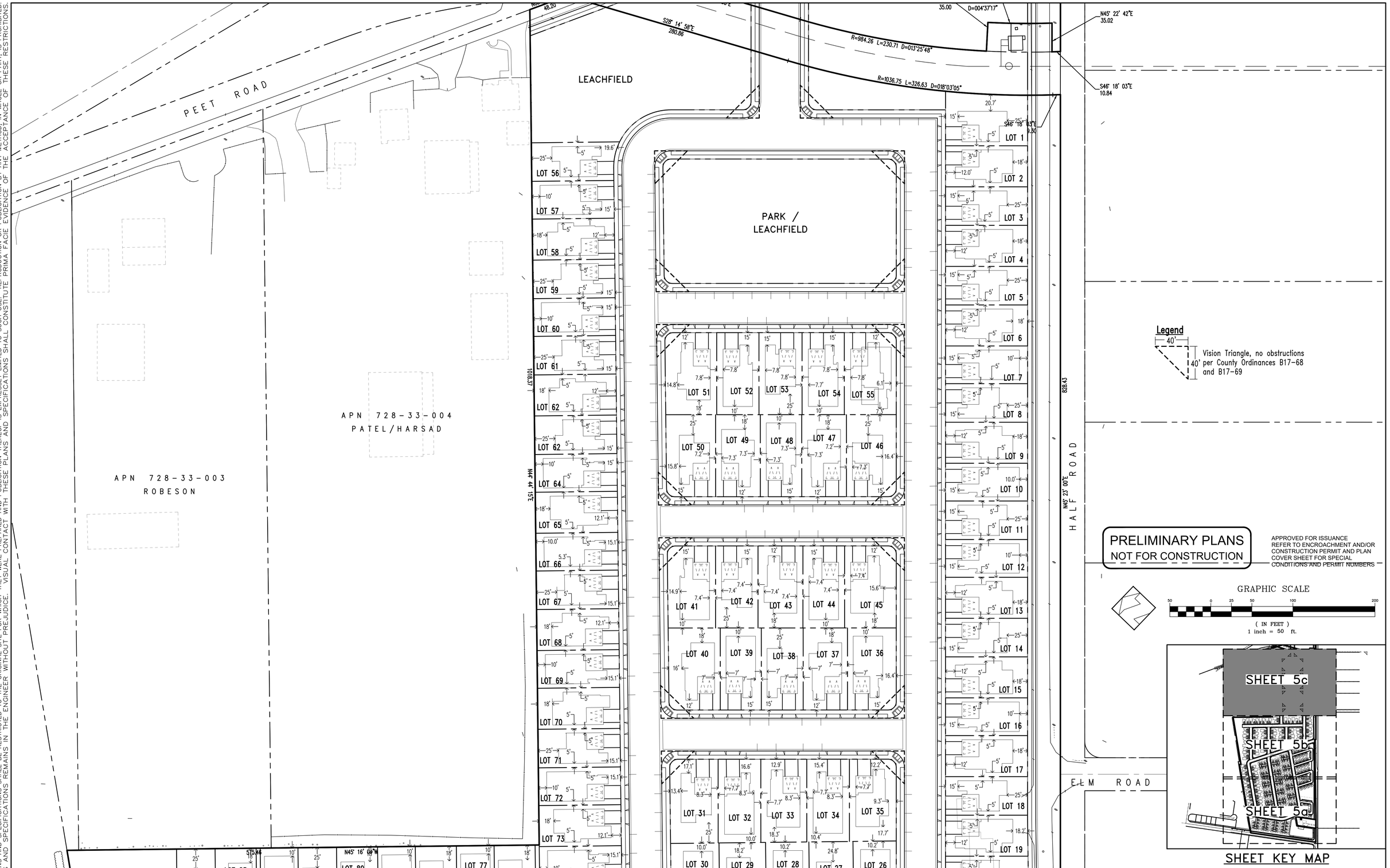

PLAN # SHEET ___ OF ___

REVISIONS:

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STATE OF CALIFORNIA

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UNINCORPORATED
AUGUST 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 5c OF 6

JOB NO. 23060

APPLICANT: MANA CAMDEN FUND, LLC ROAD: HALF ROAD COUNTY FILE NO.: JOB NO. 23060

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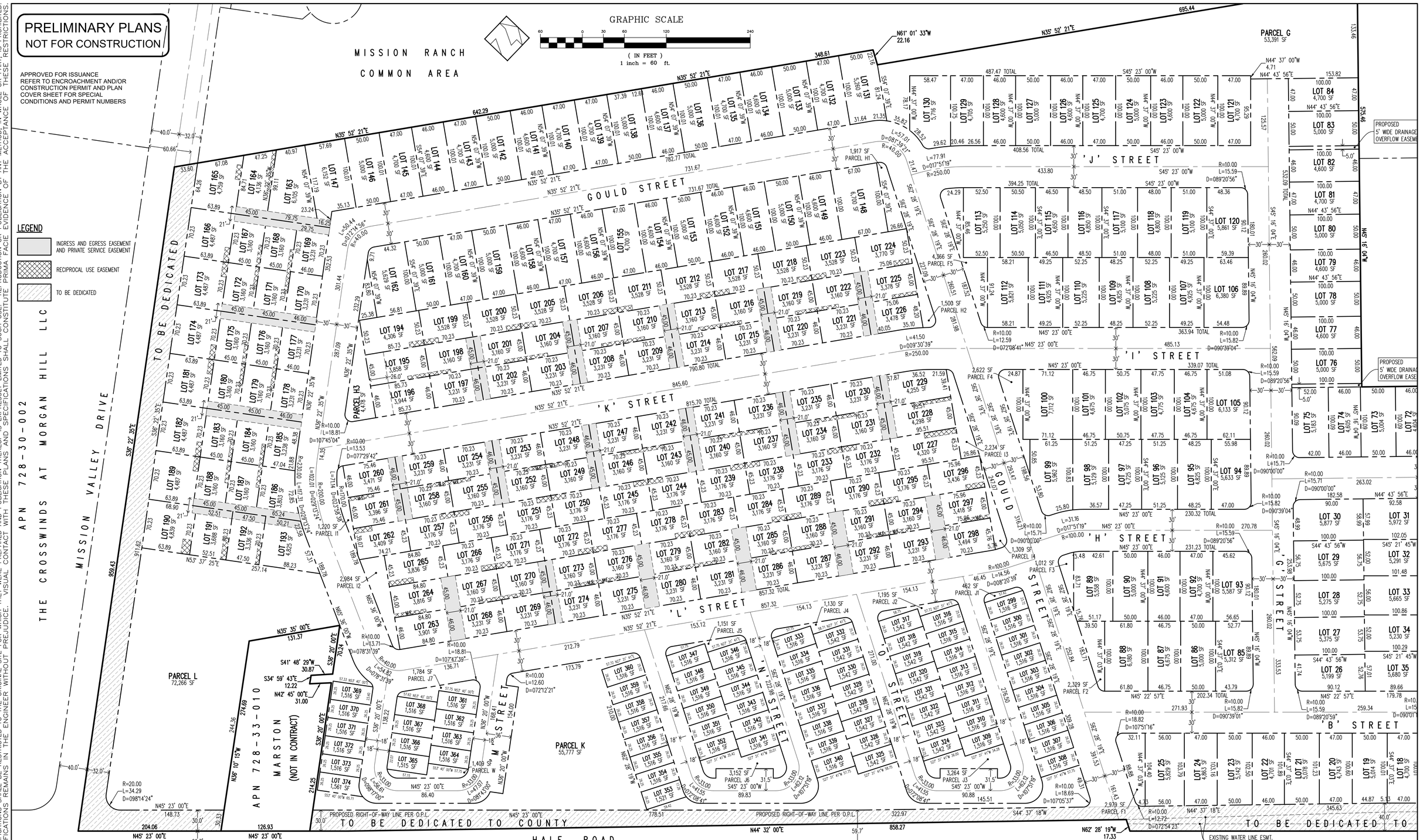
PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS



LEGEND

- INGRESS AND EGRESS EASEMENT AND PRIVATE SERVICE EASEMENT
- RECIPROCAL USE EASEMENT
- TO BE DEDICATED

PLAN # ____
SHEET ____ OF ____

REVISIONS:

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Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEZ
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Vesting Phased Tentative Map

Mariani Ranch - Half Road - apn 728-33-008, -009 & -011

UNINCORPORATED
AUGUST 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 6a OF 16

JOB NO. 23060

APPLICANT: MANA CAMDEN FUND, LLC | ROAD: HALF ROAD | COUNTY FILE NO.: | JOB NO. 23060

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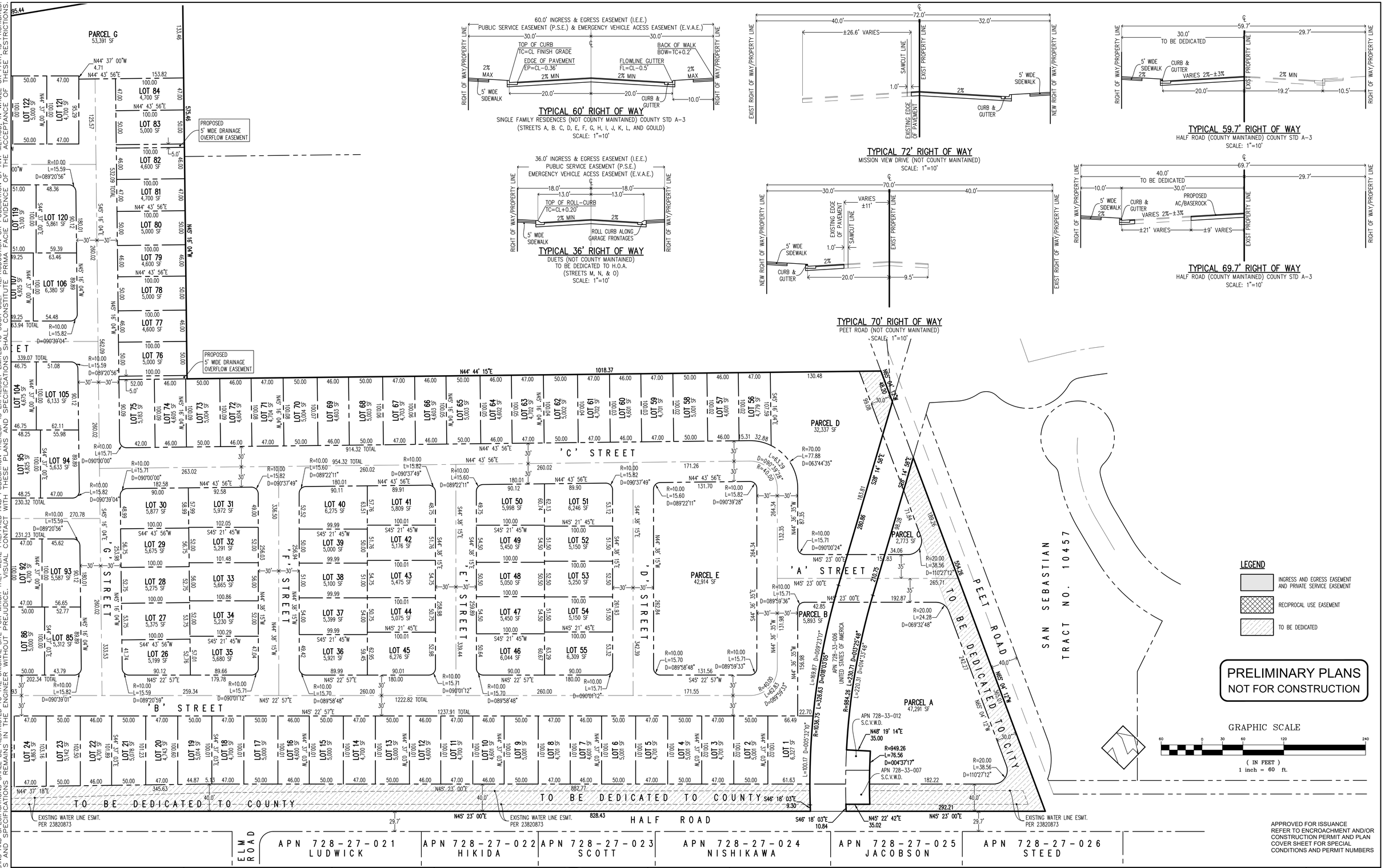

APPROVED FOR ISSUANCE
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PLAN # ____
SHEET ____ OF ____

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R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEZ
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Vesting Phased Tentative Map

Mariani Ranch - Half Road - apn 728-33-008, -009 & -011

UNINCORPORATED
AUGUST 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 6b OF 16

JOB NO. 23060

APPLICANT: MANA CAMDEN FUND, LLC
ROAD: HALF ROAD
COUNTY FILE NO.:
JOB NO. 23060

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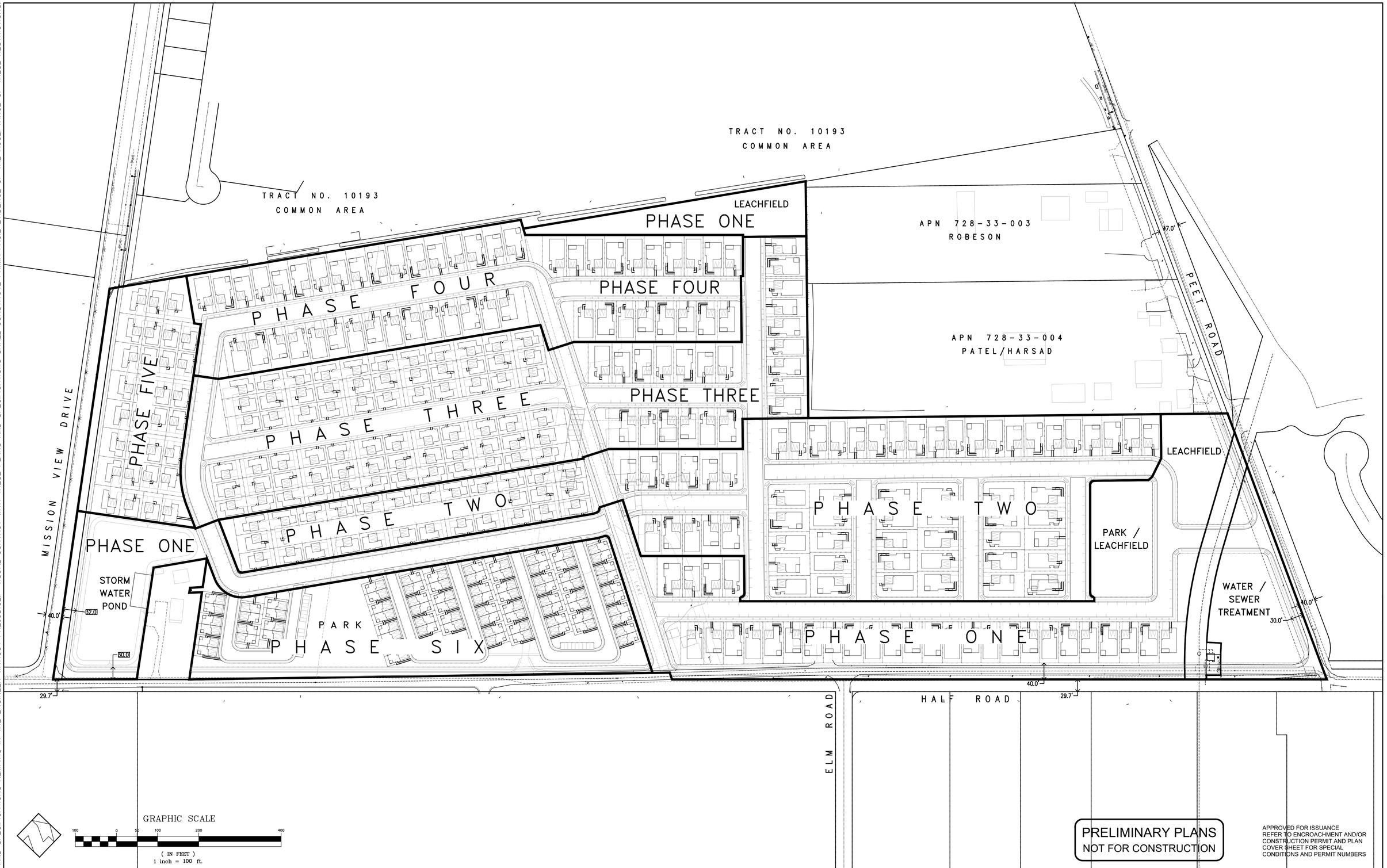

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

PLAN # SHEET ___ OF ___

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1970
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: AUGUST 2024
HORIZ. SCALE: 1"=100'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY:
DRAWN BY: T.M.

date: ___
Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEZ
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Phasing Plan

Mariani Ranch - Half Road - apn 728-33-008, -009 & -011

UNINCORPORATED
AUGUST 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 7 OF 16

JOB NO. 23060

APPLICANT: MANA CAMDEN FUND, LLC ROAD: HALF ROAD COUNTY FILE NO.: JOB NO. 23060

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TYPICAL LOT GRADING – SEE SHEET 8c

PLAN # ____
SHEET ____ OF ____

REVISIONS:		
DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
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Amanda Joy Musy–Verdel
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AMANDA JOY MUSY-VERDEZ
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Preliminary Grading & Drainage Plan

Mariani Ranch - Half Road - apn 728-33-008, -009 & -011

UNINCORPORATED
AUGUST 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 8a OF 16

JOB NO. 23060

APPLICANT: MANA CAMDEN FUND, LLC | ROAD: HALF ROAD | COUNTY FILE NO.: | JOB NO. 23060

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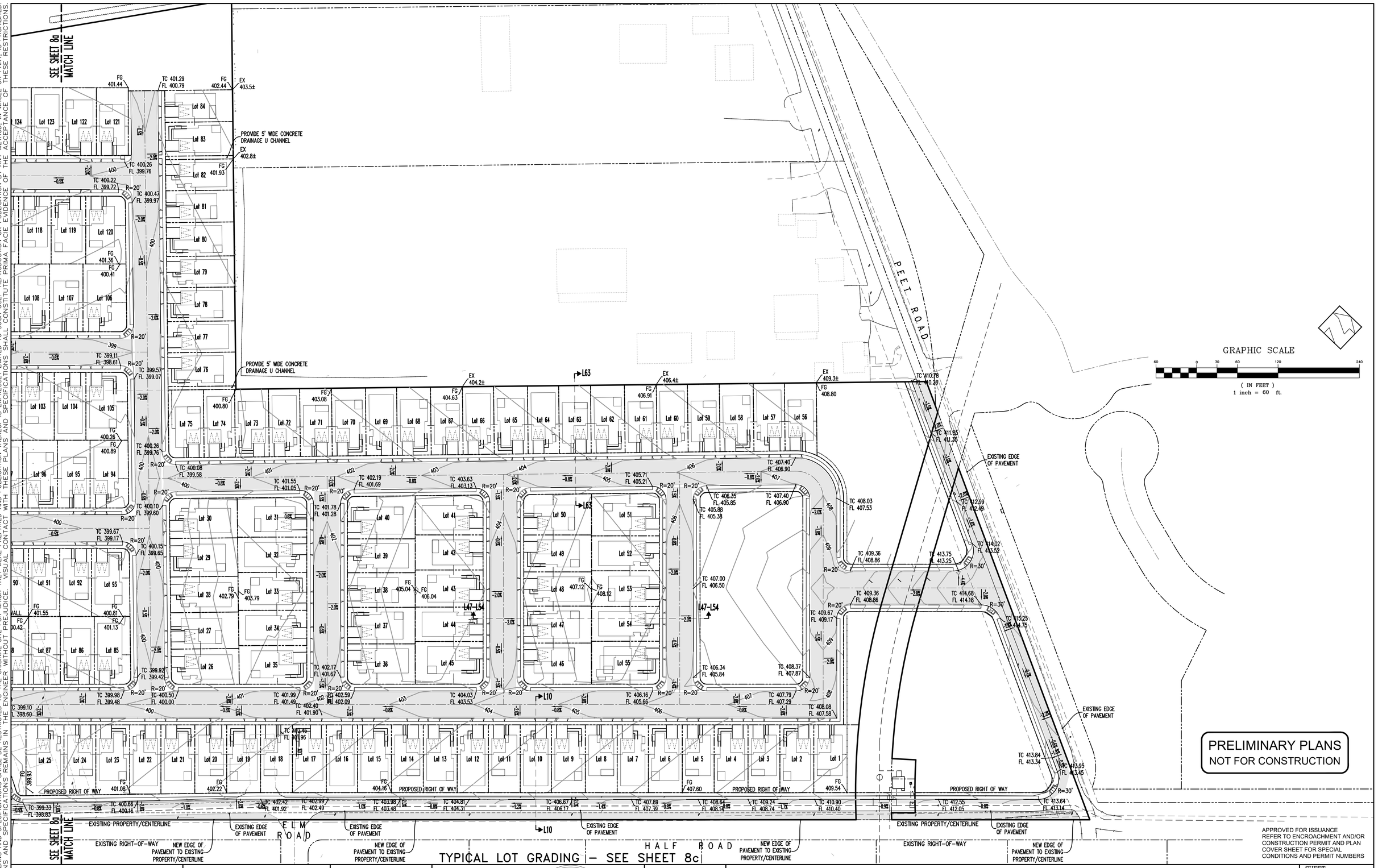

TYPICAL LOT GRADING – SEE SHEET 8c

APPROVED FOR ISSUANCE
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PLAN # ____
SHEET ____ OF ____

REVISIONS:

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UNINCORPORATED
AUGUST 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 8b OF 16

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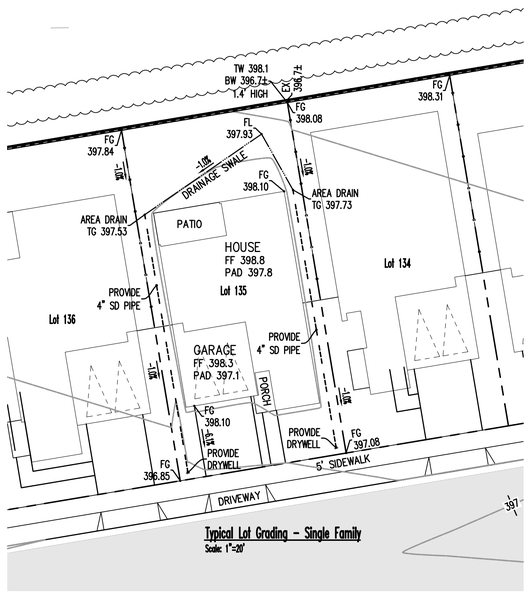
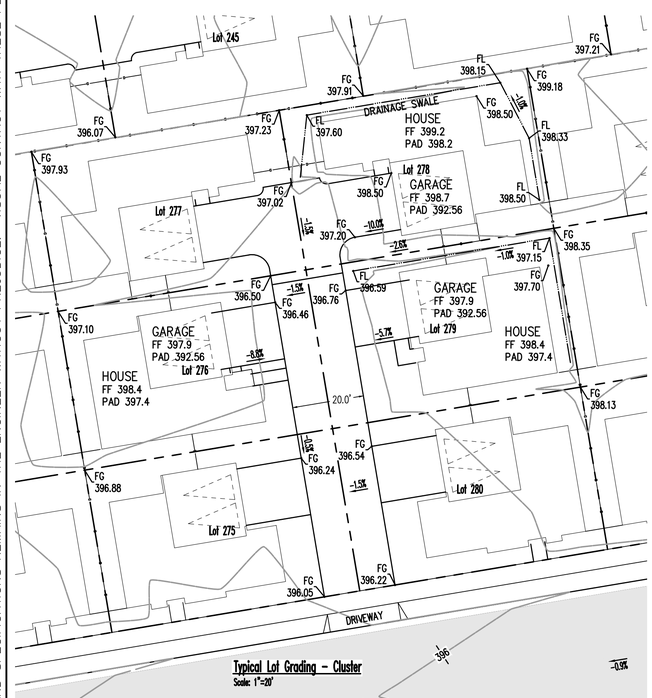
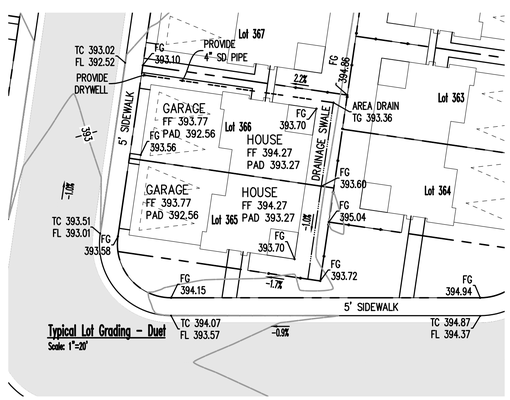


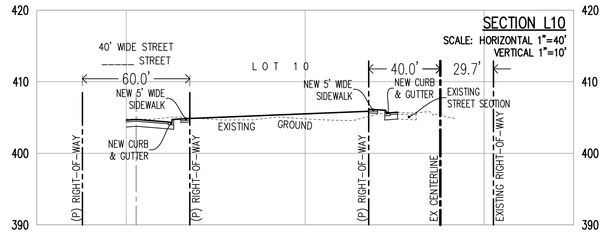
Typical Lot Grading - Single Family
Scale: 1"=20'



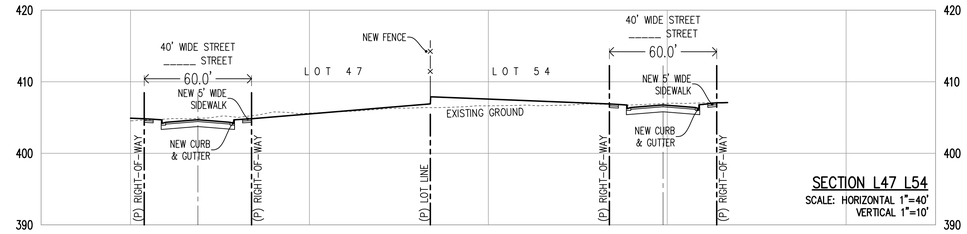
Typical Lot Grading - Cluster
Scale: 1"=20'



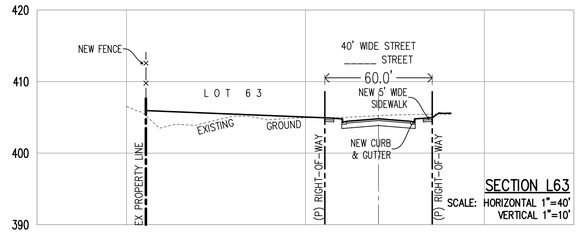
Typical Lot Grading - Duet
Scale: 1"=20'



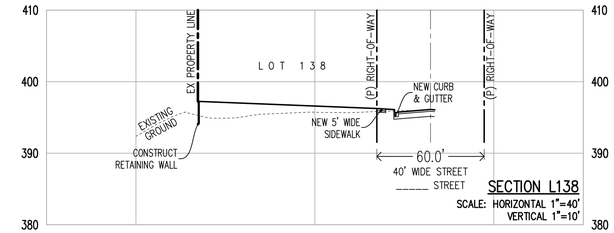
SECTION L10
SCALE: HORIZONTAL 1"=40'
VERTICAL 1"=10'



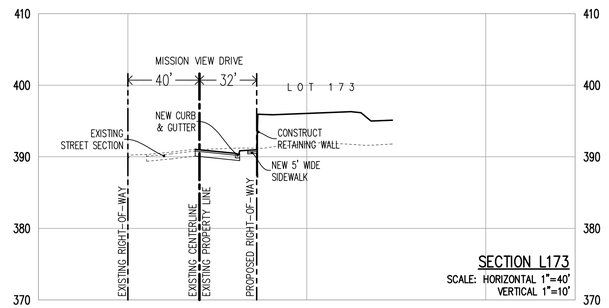
SECTION L47 L54
SCALE: HORIZONTAL 1"=40'
VERTICAL 1"=10'



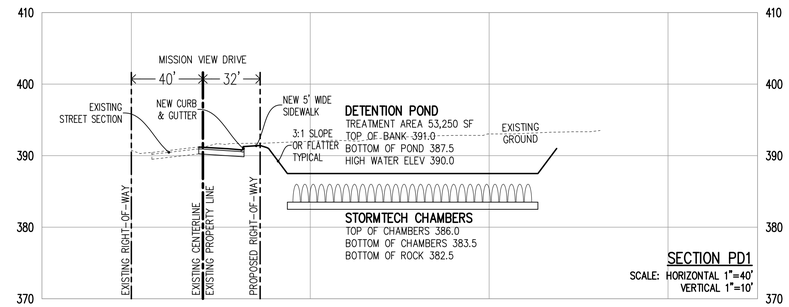
SECTION L63
SCALE: HORIZONTAL 1"=40'
VERTICAL 1"=10'



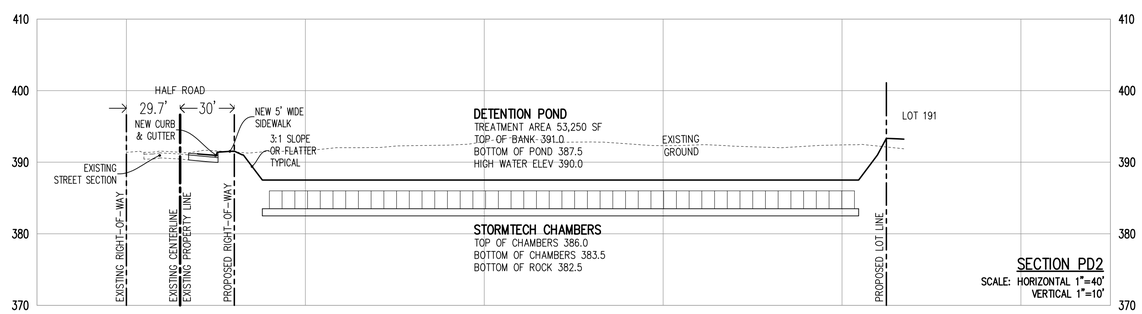
SECTION L138
SCALE: HORIZONTAL 1"=40'
VERTICAL 1"=10'



SECTION L173
SCALE: HORIZONTAL 1"=40'
VERTICAL 1"=10'



SECTION PD1
SCALE: HORIZONTAL 1"=40'
VERTICAL 1"=10'



SECTION PD2
SCALE: HORIZONTAL 1"=40'
VERTICAL 1"=10'

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

PLAN # ____
SHEET ____ OF ____

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING@HANNABRUNETTI.COM

DATE: AUGUST 2024
HORIZ. SCALE: AS SHOWN
VERT. SCALE: AS SHOWN
DESIGNED BY: AM
CHECKED BY: ____
DRAWN BY: T.M.

date: ____
Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Typical Lot Grading & Cross Sections

Mariani Ranch - Half Road - apn 728-33-008, -009 & -011

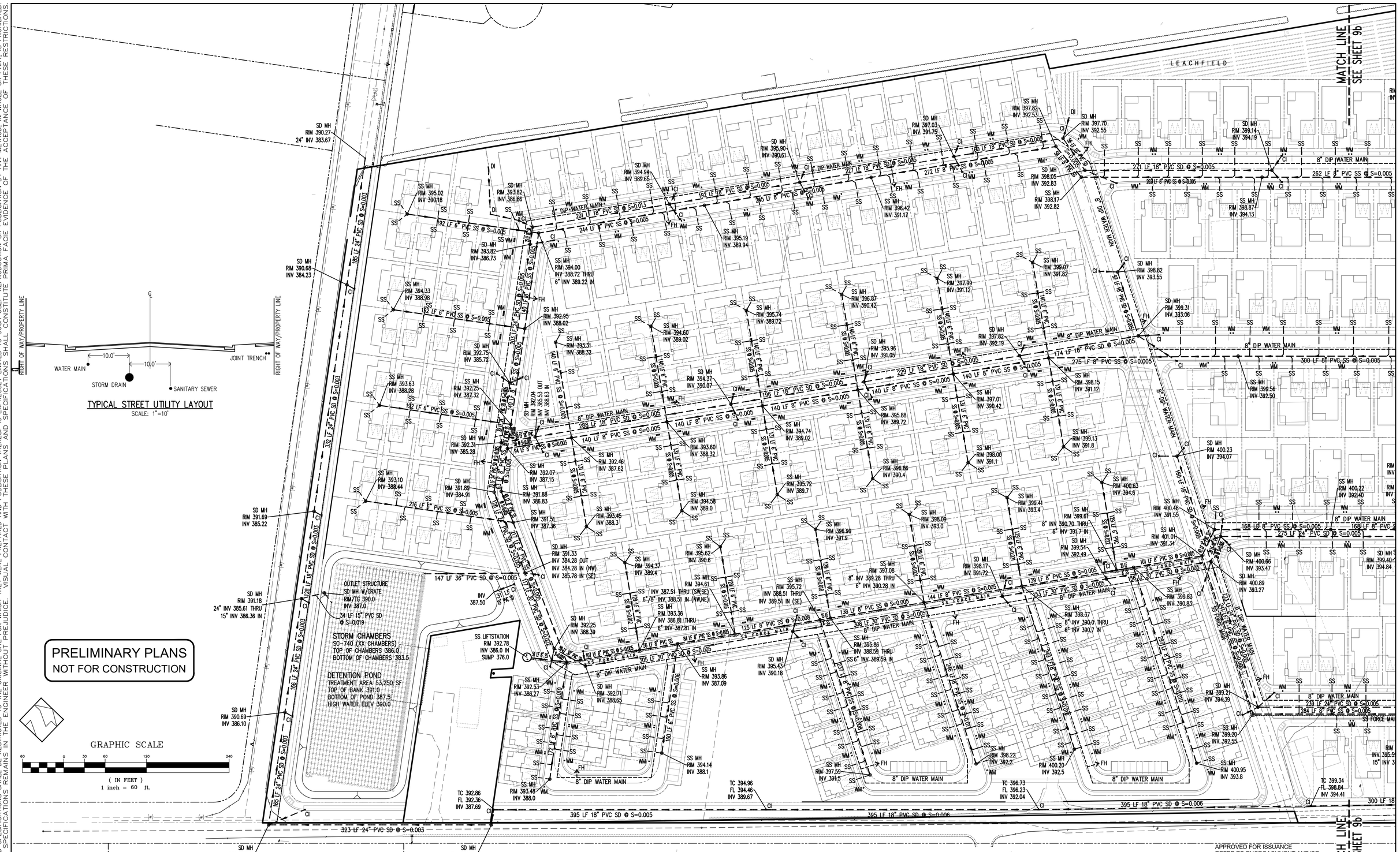
UNINCORPORATED
AUGUST 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 8c OF 16
JOB NO. 23060

APPLICANT: MANA CAMDEN FUND, LLC
ROAD: HALF ROAD
COUNTY FILE NO.:
JOB NO. 23060

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

PLAN # ____ OF ____
SHEET ____

REVISIONS:		
DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
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EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: AUGUST 2024
HORIZ. SCALE: 1"=60
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CHECKED BY: ____
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date: ____
Hanna – Brunetti
Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEZ
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Preliminary Utility Plan

Mariani Ranch - Half Road - apn 728-33-008, -009 & -011

UNINCORPORATED
AUGUST 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 9a OF 16

JOB NO. 23060

APPLICANT: MANA CAMDEN FUND, LLC | ROAD: HALF ROAD | COUNTY FILE NO.: | JOB NO. 23060

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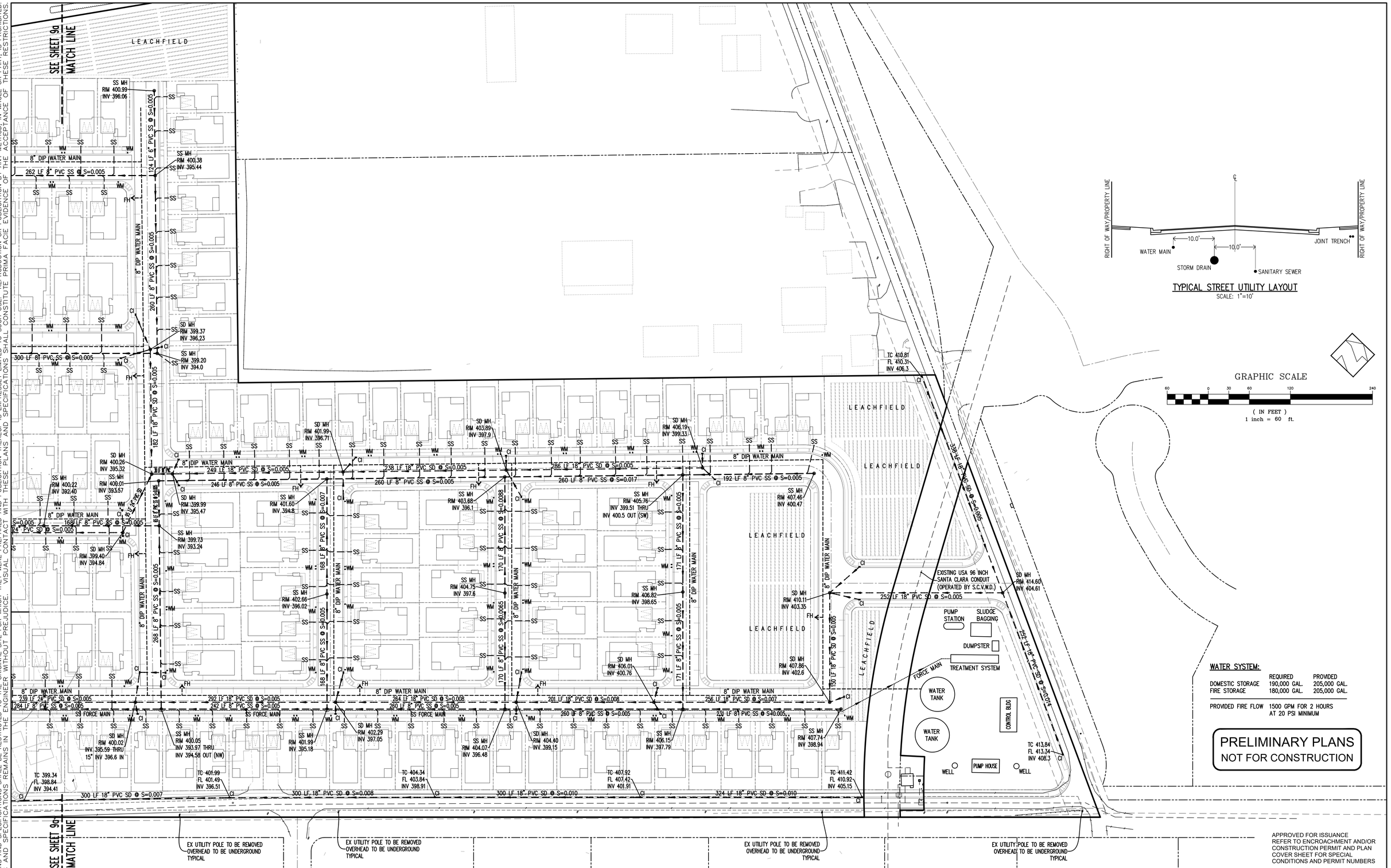

PLAN # ____ OF ____
SHEET ____

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
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DATE: AUGUST 2024
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DRAWN BY: T.M.

date: Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEZ
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Preliminary Utility Plan

Mariani Ranch - Half Road - apn 728-33-008, -009 & -011

UNINCORPORATED
AUGUST 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 9b OF 6

JOB NO. 23060

APPLICANT: MANA CAMDEN FUND, LLC ROAD: HALF ROAD COUNTY FILE NO.: JOB NO. 23060

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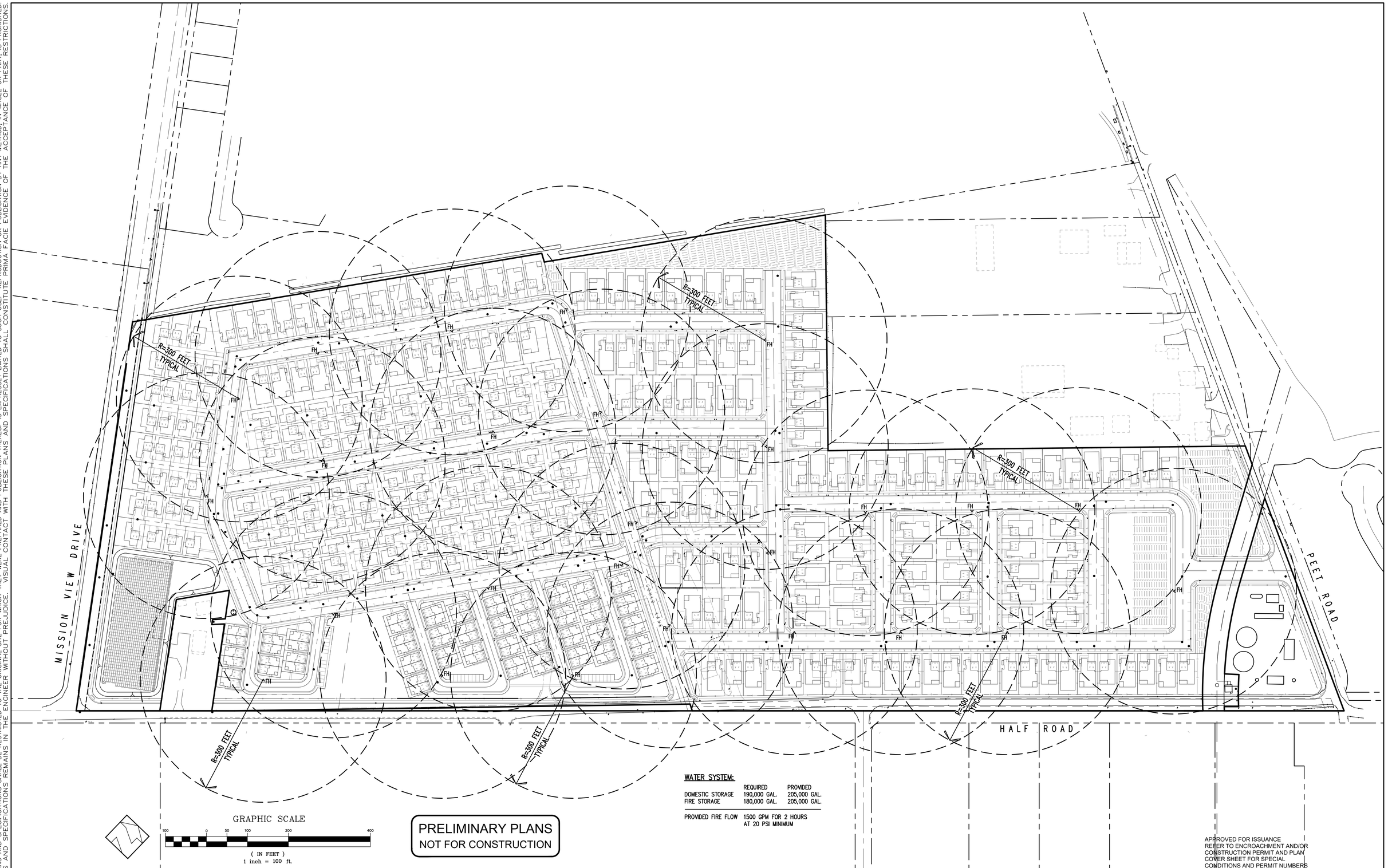

WATER SYSTEM:

	REQUIRED	PROVIDED
DOMESTIC STORAGE	190,000 GAL.	205,000 GAL.
FIRE STORAGE	180,000 GAL.	205,000 GAL.

PROVIDED FIRE FLOW 1500 GPM FOR 2 HOURS AT 20 PSI MINIMUM

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

PLAN # ____
SHEET ____ OF ____

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
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CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
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DATE: AUGUST 2024
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Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEZ
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Fire Hydrant Layout Plan

Mariani Ranch - Half Road - apn 728-33-008, -009 & -011

UNINCORPORATED
AUGUST 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 9c OF 16

JOB NO. 23060

APPLICANT: MANA CAMDEN FUND, LLC
ROAD: HALF ROAD
COUNTY FILE NO.:
JOB NO. 23060

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PROJECT SITE INFORMATION

1. SOILS TYPE: SANDY AND GRAVELLY
2. GROUND WATER DEPTH: 50'+
3. NAME OF RECEIVING BODY: N/A
4. FLOOD ZONE: N/A
5. FLOOD ELEVATION (IF APPLICABLE): N/A

SOURCE CONTROL MEASURES

1. BENEFICIAL LANDSCAPING.
2. USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
3. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
4. STORM DRAIN LABELING.

SITE DESIGN MEASURES

1. DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPE AREAS.
2. PLANT TREES ADJACENT TO AND IN PARKING AREAS AND ADJACENT TO OTHER IMPERVIOUS AREA.

OPERATION AND MAINTENANCE INFORMATION

I. PROPERTY INFORMATION:

I.A. PROPERTY ADDRESS:
HALF RD, MORGAN HILL, CA

I.B. PROPERTY OWNER:
MANA CAMDEN FUND, LLC

II. RESPONSIBLE PARTY FOR MAINTENANCE:

II.A. CONTACT:
SCOTT MURRAY

II.B. PHONE NUMBER OF CONTACT:
408-406-6000

II.C. EMAIL:
SM@MANAINV.COM

II.D. ADDRESS:
927 BALFOUR CT, SUITE 209
CARLSBAD, CA 92008

GENERAL NOTES

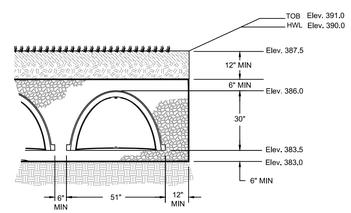
1. THE PROJECT SITE IS IN THE 100-YEAR FLOOD PLAIN.
2. PER SOILS REPORT PROVIDED BY QUANTUM GEOTECHNICAL INC. DATED 07/31/24, "THE NEAR SURFACE SOIL IS SANDY AND GRAVELLY AND IS LOW TO MODERATE EXPANSION POTENTIAL."
3. PER SOILS REPORT, GROUNDWATER WAS NOT ENCOUNTERED NEAR SITE VICINITY. HOWEVER, HISTORIC HIGH GROUNDWATER WAS RECORDED TO A DEPTH BETWEEN 50-FT TO 60-FT. AS DETERMINED BY THE SOILS ENGINEER, GROUNDWATER WAS NOT ENCOUNTERED IN THE DEEPEST BORINGS DRILLED TO MAXIMUM DEPTHS OF 35-FT AND 40-FT.
4. THE PROJECT WILL IMPLEMENT HYDROMODIFICATION MANAGEMENT (HM) THROUGH OUTLET CONTROL.

STANDARD STORMWATER CONTROL NOTES:

- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.

SCM No. 1

321' LONG X 130' WIDE, 41,510 SF INFILTRATION TRENCH WITH 1,181 STORMTECH SC-740 CHAMBERS WITH 6" ROCK BASE LAYER AND 6" ROCK COVER.



SCM #1 INFILTRATION PIT AND CHAMBER ELEVATIONS DETAIL

NO SCALE. SEE SHEET 9 FOR MANUFACTURER'S SPECIFICATIONS FOR ADS SC-740 STORMTECH CHAMBER.
FOLLOW ALL MANUFACTURER'S INSTALLATION INSTRUCTIONS.

TABLE OF PROPOSED PERVIOUS AND IMPERVIOUS AREAS

a. TOTAL SITE AREA: 2,611,655 (ft^2)		b. Total Land Area Disturbed During Construction: 2,611,655 (ft^2) *(including clearing, grading, stockpiling, or excavating)*			
Project Totals	Total Existing (Pre-project) Area (ft^2)	Existing Area Retained[1] (ft^2)	Existing Area Replaced[2] (ft^2)	New Area Created[3] (ft^2)	Total Post-Project Area (ft^2)
Impervious Area (IA)					
c. Total on-site IA	216,702	0	216,702	1,412,543	1,629,245
d. Total off-site IA[3]	0	0	0	0	0
e. Total project IA	216,702	0	216,702	1,412,543	1,629,245
f. Total new and replaced IA		1,629,245			
Pervious Area (PA)[4]					
g. Total on-site PA	2,369,953				940,900
h. Total off-site PA[3]	0				0
i. Total project PA	2,369,953				940,900
j. Total Project Area (2.e.+2.i.)	2,586,655				2,570,145
k. Percent Replacement of IA in Redevelopment Projects: (Existing on-site IA Replaced ÷ Existing Total on-site IA) x 100% *100%*					

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

PLAN # ____
SHEET ____ OF ____

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
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CONSTRUCTION MANAGERS
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date: ____
Hanna – Brunetti

Amanda Joy Musy-Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Stormwater Control Plan

Mariani Ranch - Half Road - apn 728-33-008, -009 & -011

UNINCORPORATED
AUGUST 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 10a OF

JOB NO. 23060

APPLICANT: MANA CAMDEN FUND, LLC ROAD: HALF ROAD COUNTY FILE NO.: JOB NO. 23060

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Central Coast Region Stormwater Control Measure Sizing Calculator

1. Project Information

Project name:	23060 Half Road - Mana Camden
Project location:	Half Road
Tier 2/Tier 3:	Tier 3 - Retention
Design rainfall depth (in):	1.7
Total project area (ft2):	2611655
Total DMA area (ft2):	2570145
Total new impervious area (ft2):	1412543
Total replaced impervious within a USA (ft2):	
Total replaced impervious not in a USA (ft2):	216702
Total pervious/landscape area (ft2):	940900
Total SCM area (ft2):	41510

2. DMA Characterization

Name	DMA Type	Area (ft2)	Surface Type	New, Replaced?	Connection
DMA #1	Drains to SCM	945233	Concrete or asphalt	New	scm
DMA #1	Drains to SCM	216702	Concrete or asphalt	Replaced	scm
DMA #1	Drains to SCM	467310	Roof	New	scm
DMA #1	Drains to SCM	940900	Landscape	New	scm

DMA Summary Area	
Total assigned DMA area (ft2):	2570145
New impervious area (ft2):	1412543
Replaced impervious within a USA (ft2):	0
Replaced impervious not in a USA (ft2):	216702
Total pervious/landscape area (ft2):	940900

3. SCM Characterization

Name	SCM Type	Safety Factor	SCM Soil Type	Infilt. Rate (in/hr)	Area (ft2)
scm	Direct Infiltration	2	Site-Specific	4	41510

4. Run SBUH Model

5. SCM Minimum Sizing Requirements

SCM Name	Min. Required Storage Vol. (ft3)	Depth Below Underdrain (ft)	Drain Time (hours)	Orifice Diameter (in)
scm	81554	4.91	10.1	

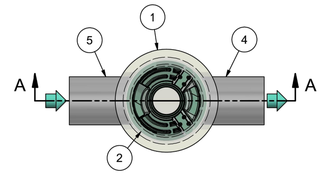
Project: **Half Rd**

Chamber Model -	SC-740	
Units -	Imperial	
Number of Chambers -	1181	
Number of End Caps -	54	
Voids in the stone (porosity) -	40	%
Base of Stone Elevation -		ft
Amount of Stone Above Chambers -	6	in
Amount of Stone Below Chambers -	6	in
Area of system -	41510	sf Min. Area - 40385 sf min. area

ADS StormTech

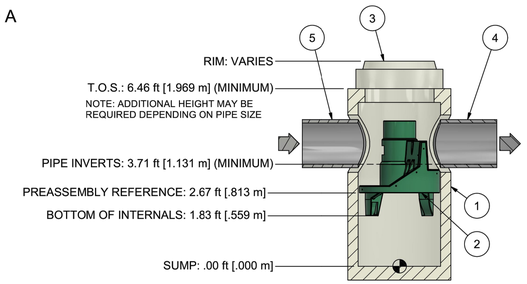
StormTech SC-740 Cumulative Storage Volumes

Height of System (inches)	Incremental Single Chamber (cubic feet)	Incremental Single End Cap (cubic feet)	Incremental Chambers (cubic feet)	Incremental End Cap (cubic feet)	Incremental Stone (cubic feet)	Incremental Ch, EC and Stone (cubic feet)	Cumulative System (cubic feet)	Elevation (feet)
42	0.00	0.00	0.00	0.00	1383.66	1383.66	90760.63	3.50
41	0.00	0.00	0.00	0.00	1383.66	1383.66	89376.97	3.42
40	0.00	0.00	0.00	0.00	1383.66	1383.66	87993.31	3.33
39	0.00	0.00	0.00	0.00	1383.66	1383.66	86609.64	3.25
38	0.00	0.00	0.00	0.00	1383.66	1383.66	85225.98	3.17
37	0.00	0.00	0.00	0.00	1383.66	1383.66	83842.32	3.08
36	0.05	0.00	64.95	0.00	1357.68	1422.63	82458.66	3.00
35	0.16	0.00	192.41	0.00	1306.70	1499.11	81036.02	2.92
34	0.28	0.00	332.97	0.22	1250.39	1583.58	79536.92	2.83
33	0.60	0.01	713.28	0.32	1098.22	1811.83	77953.34	2.75
32	0.80	0.01	946.82	0.59	1004.70	1952.11	76141.51	2.67
31	0.95	0.02	1122.74	1.03	934.16	2057.92	74189.40	2.58
30	1.07	0.03	1269.00	1.51	875.46	2145.97	72131.47	2.50
29	1.18	0.04	1394.16	2.00	825.20	2221.36	69985.50	2.42
28	1.27	0.04	1494.74	2.32	784.84	2281.90	67764.15	2.33
27	1.36	0.06	1600.27	2.97	742.37	2345.61	65482.24	2.25
26	1.45	0.06	1717.29	3.46	695.36	2416.11	63136.64	2.17
25	1.52	0.07	1800.70	3.89	661.83	2466.42	60720.53	2.08
24	1.58	0.08	1868.73	4.32	634.44	2507.49	58254.11	2.00
23	1.64	0.09	1939.53	4.81	605.93	2550.27	55746.62	1.92
22	1.70	0.09	2007.13	4.81	578.89	2590.82	53196.35	1.83
21	1.75	0.10	2070.21	5.40	553.42	2629.03	50605.53	1.75
20	1.80	0.10	2129.12	5.62	529.77	2664.51	47976.50	1.67
19	1.85	0.11	2190.75	6.16	504.90	2701.81	45312.00	1.58
18	1.89	0.12	2235.74	6.53	486.75	2729.03	42610.19	1.50
17	1.93	0.11	2284.06	6.16	467.58	2757.79	39881.16	1.42
16	1.97	0.13	2332.47	7.24	447.78	2787.49	37123.37	1.33
15	2.01	0.14	2373.72	7.51	431.17	2812.40	34335.88	1.25
14	2.04	0.15	2415.13	7.83	414.48	2837.44	31523.48	1.17
13	2.07	0.15	2450.53	8.15	400.19	2858.87	28686.04	1.08
12	2.10	0.15	2485.90	7.99	386.11	2880.00	25827.17	1.00
11	2.13	0.16	2517.65	8.69	373.12	2899.47	22947.17	0.92
10	2.15	0.17	2543.70	8.96	362.60	2915.26	20047.70	0.83
9	2.18	0.17	2571.11	9.18	351.55	2931.84	17132.43	0.75
8	2.20	0.18	2596.26	9.45	341.38	2947.09	14200.60	0.67
7	2.21	0.12	2606.85	6.26	338.42	2951.53	11253.51	0.58
6	0.00	0.00	0.00	0.00	1383.66	1383.66	8301.98	0.50
5	0.00	0.00	0.00	0.00	1383.66	1383.66	6918.31	0.42
4	0.00	0.00	0.00	0.00	1383.66	1383.66	5534.65	0.33
3	0.00	0.00	0.00	0.00	1383.66	1383.66	4150.99	0.25
2	0.00	0.00	0.00	0.00	1383.66	1383.66	2767.33	0.17
1	0.00	0.00	0.00	0.00	1383.66	1383.66	1383.66	0.08



PLAN VIEW

HYDRO FRAME AND COVER (INCLUDED)
GRADE RINGS BY OTHERS AS REQUIRED



SECTION A-A

1. MANHOLE WALL AND SLAB THICKNESSES ARE NOT TO SCALE.

2. CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING FIRST DEFENSE MANHOLE.

3. CONTRACTOR TO CONFIRM RIM, PIPE INVERTS, PIPE DIA. AND PIPE ORIENTATION PRIOR TO RELEASE OF UNIT TO FABRICATION.

PROJECTION

IF IN DOUBT ASK

DATE: 11/2/2021	SCALE: 1:30
DRAWN BY: ER	CHECKED BY: MRJ
APPROVED BY	

Title: 3-ft DIAMETER FIRST DEFENSE

GENERAL ARRANGEMENT

Hydro International
hydro-int.com
HYDRO INTERNATIONAL

WEIGHT: MATERIAL:
STOCK NUMBER:
DRAWING NO.: FD GA-3
SHEET SIZE: B SHEET: 1 OF 1 Rev: -

PRODUCT SPECIFICATION:

1. Peak Hydraulic Flow: 15.0 cfs (424 l/s)
2. Min Sediment Storage Capacity: 0.4 cu. yd. (0.3 cu. m.)
3. Maximum Inlet/Outlet Pipe Diameters: 18 in. (450 mm)
4. The treatment system shall use an induced vortex to separate pollutants from stormwater runoff.
5. For more product information including regulatory acceptances, please visit https://hydro-int.com/en/products/first-defense

GENERAL NOTES:
1. General Arrangement drawings only. Contact Hydro International for site specific drawings.
2. The diameter of the inlet and outlet pipes may be no more than 18".
3. Multiple inlet pipes possible (refer to project plan).
4. Inlet/outlet pipe angle can vary to align with drainage network (refer to project plans).
5. Peak flow rate and minimum height limited by available cover and pipe diameter.
6. Larger sediment storage capacity may be provided with a deeper sump depth.

PARTS LIST

ITEM	QTY	SIZE (in)	SIZE (mm)	DESCRIPTION
1	1	36	900	I.D. PRECAST MANHOLE
2	1			INTERNAL COMPONENTS (PRE-INSTALLED)
3	1	30	750	FRAME AND COVER (ROUND)
4	1	18 (MAX)	450 (MAX)	OUTLET PIPE (BY OTHERS)
5	1	18 (MAX)	450 (MAX)	INLET PIPE (BY OTHERS)

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

PLAN # ____
SHEET ____ OF ____

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI EST. 1975
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE: AUGUST 2024
HORIZ. SCALE: NONE
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: ____
DRAWN BY: T.M.

date: ____
Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEZ
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Stormwater Control Details

Mariani Ranch - Half Road - apn 728-33-008, -009 & -011

UNINCORPORATED
AUGUST 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 10b OF

JOB NO. 23060

APPLICANT: MANA CAMDEN FUND, LLC ROAD: HALF ROAD COUNTY FILE NO.: JOB NO. 23060

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PROPOSED LAYOUT

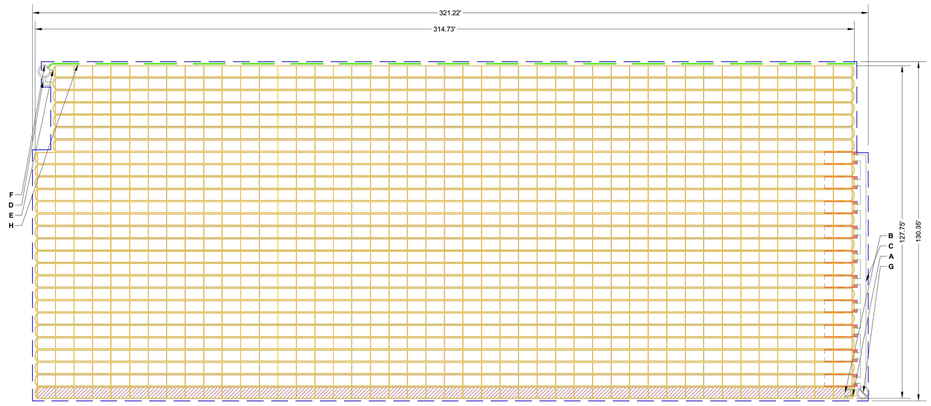
1181	STORMTECH SC-740 CHAMBERS
54	STORMTECH SC-740 END CAPS
6	STONE ABOVE (in)
6	STONE BELOW (in)
40	STONE VOID
90781	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)
41510	SYSTEM AREA (SF)
910.7	SYSTEM PERIMETER (ft)

CONCEPTUAL ELEVATIONS:

MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	11.00
MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	5.00
MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	4.50
MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	4.50
MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	4.50
TOP OF STONE:	3.50
TOP OF SC-740 CHAMBER:	3.00
12" x 12" BOTTOM MANIFOLD INVERT:	0.60
12" BOTTOM CONNECTION INVERT:	0.63
24" x 24" BOTTOM MANIFOLD INVERT:	0.51
24" ISOLATOR ROW PLUS INVERT:	0.51
BOTTOM OF SC-740 CHAMBER:	0.50
UNDERDRAIN INVERT:	0.00
BOTTOM OF STONE:	0.00

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM OR LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED EZ END CAP	A	24" BOTTOM PREFABRICATED EZ END CAP. PART#: SC740ECEZ / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	0.10"	
FLAMP	B	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: SC74024RAMP		
MANIFOLD	C	24" x 24" BOTTOM MANIFOLD, ADS N-12	0.10"	
MANIFOLD	D	12" x 12" BOTTOM MANIFOLD, ADS N-12	1.20"	
PIPE CONNECTION	E	12" BOTTOM CONNECTION	1.20"	
CONCRETE STRUCTURE	F	OCS (DESIGN BY ENGINEER / PROVIDED BY OTHERS)		4.0 CFS OUT
CONCRETE STRUCTURE	G	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		26.7 CFS IN
WIR/WEIR				
UNDERDRAIN	H	6" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		



ISOLATOR ROW PLUS (SEE DETAIL)

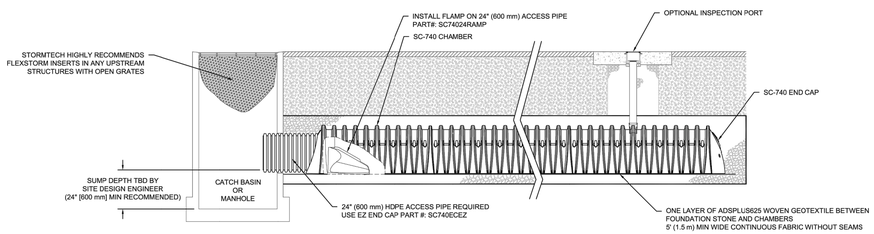
PLACE MINIMUM 12.50' OF ADSPLUS625 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

NOTES

* MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
* DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
* THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
* THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING:
THE STABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
* **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

3 SC-740 ISOLATOR ROW PLUS DETAIL



SC-740 ISOLATOR ROW PLUS DETAIL
NTS

SPACE INTENTIONALLY LEFT BLANK

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
A. INSPECTION PORTS (IF PRESENT)
A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
B. ALL ISOLATOR PLUS ROWS
B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE.
B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
C. VACUUM STRUCTURE SUMP AS REQUIRED

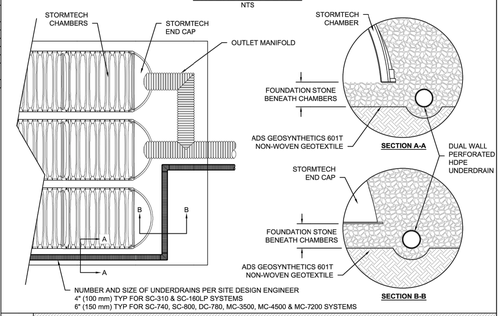
STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

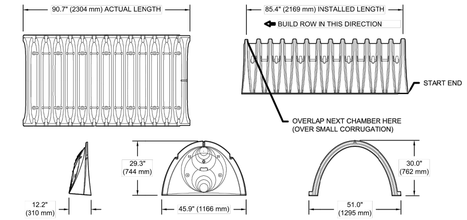
UNDERDRAIN DETAIL
NTS



4 UNDERDRAIN DETAIL

SPACE INTENTIONALLY LEFT BLANK

SC-740 TECHNICAL SPECIFICATION
NTS



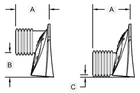
NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 30.0" X 85.4"	(1295 mm X 762 mm X 2169 mm)
CHAMBER STORAGE	45.9 CUBIC FEET	(1.30 m^3)
MINIMUM INSTALLED STORAGE*	74.9 CUBIC FEET	(2.12 m^3)
WEIGHT	75.0 lbs.	(33.6 kg)

NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	45.9" X 29.3" X 9.6"	(1166 mm X 744 mm X 244 mm)
END CAP STORAGE	2.6 CUBIC FEET	(0.07 m^3)
MINIMUM INSTALLED STORAGE**	13.5 CUBIC FEET	(0.38 m^3)
WEIGHT	11.7 lbs.	(5.3 kg)

* ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS
**ASSUMES 6" (152 mm) STONE ABOVE AND BELOW END CAPS, 6" (152 mm) BETWEEN ROWS, 12" (305 mm) BEYOND END CAPS



PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
PRE-CORED END CAPS END WITH "PC"

PART #	STUB	A	B	C
SC740EPE06T / SC740EPE06TPC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	---
SC740EPE06B / SC740EPE06BPC			---	0.5" (13 mm)
SC740EPE08T / SC740EPE08TPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	---
SC740EPE08B / SC740EPE08BPC			---	0.6" (15 mm)
SC740EPE10T / SC740EPE10TPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	---
SC740EPE10B / SC740EPE10BPC			---	0.7" (18 mm)
SC740EPE12T / SC740EPE12TPC	12" (300 mm)	14.7" (373 mm)	12.5" (316 mm)	---
SC740EPE12B / SC740EPE12BPC			---	1.2" (30 mm)
SC740EPE15T / SC740EPE15TPC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	---
SC740EPE15B / SC740EPE15BPC			---	1.3" (33 mm)
SC740EPE18T / SC740EPE18TPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	---
SC740EPE18B / SC740EPE18BPC			---	1.6" (41 mm)
SC740ECEZ*	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)

ALL STUBS, EXCEPT FOR THE SC740ECEZ ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC740ECEZ THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

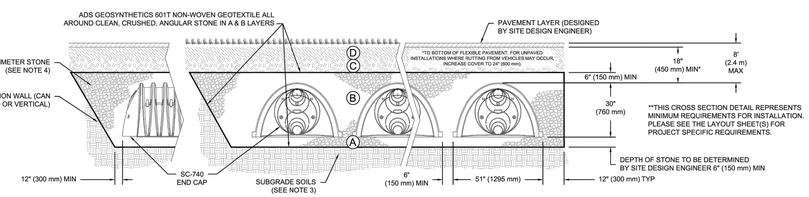
NOTE: ALL DIMENSIONS ARE NOMINAL

2 SC-740 TECHNICAL SPECIFICATION

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 550 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

1 SC-740 CROSS SECTION DETAIL

DATE:
PROJECT #:
DRAWN: AR
CHECKED: N/A
NOT TO SCALE
REV:

HALF RD
MORGAN HILL, CA, USA

StormTech®
Chamber System
888-892-2694 | WWW.STORMTECH.COM

4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

SHEET 1 OF 1

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

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REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

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Amanda Joy Musy–Verdel
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEZ
NO. 69278
CIVIL
STATE OF CALIFORNIA

REFERENCES

Stormwater Control Details

Mariani Ranch - Half Road - apn 728-33-008, -009 & -011

UNINCORPORATED
AUGUST 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 10c OF
JOB NO. 23060

APPLICANT: MANA CAMDEN FUND, LLC
ROAD: HALF ROAD
COUNTY FILE NO.:
JOB NO. 23060

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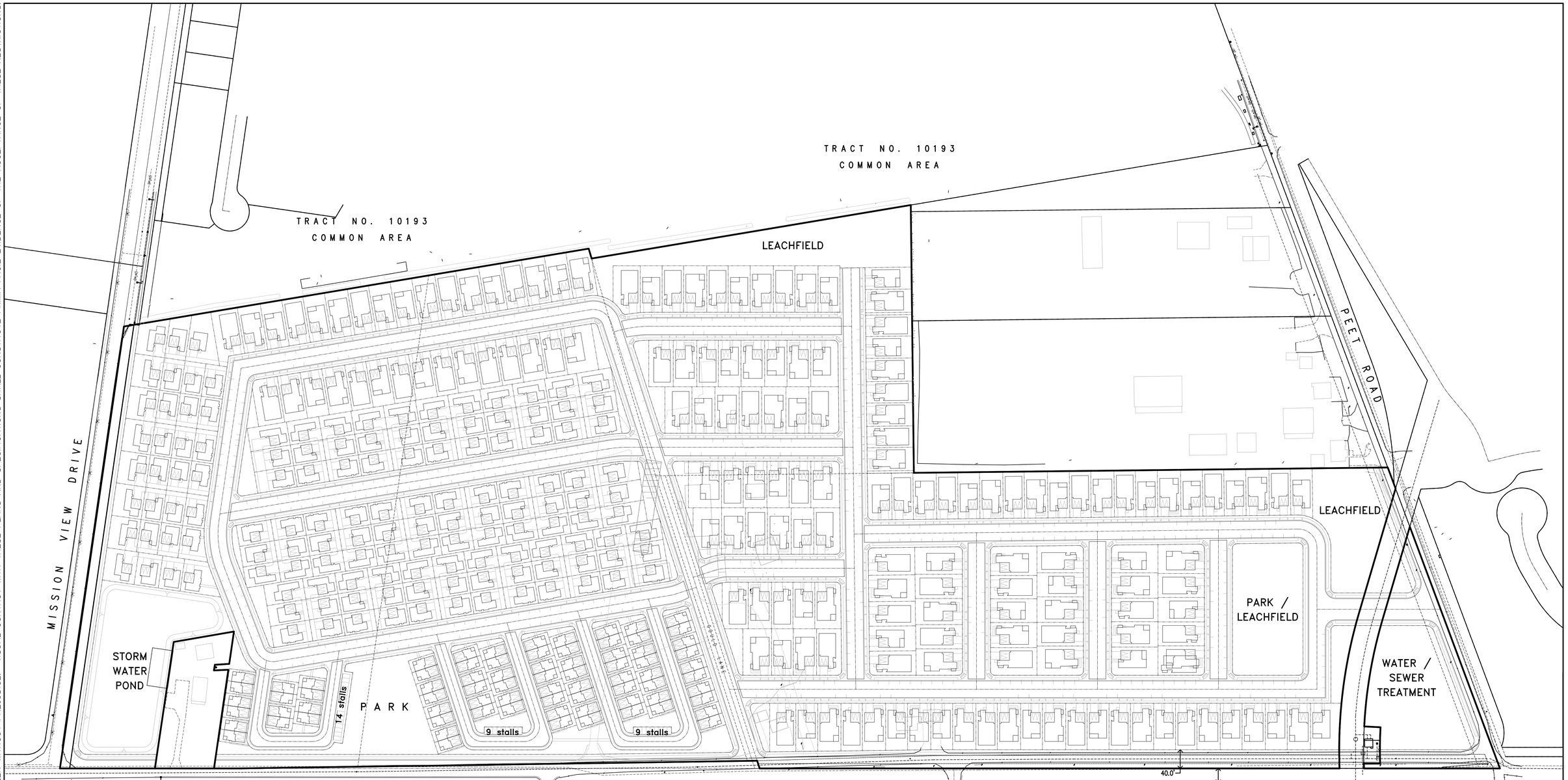

Parking Summary

Proposed Parking On–Site
32 stalls – Common Area

Street Parallel Parking Provided
748 spaces – All homes provide 2 car garage
596 spaces – SFD and Cluster home driveways

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

PRELIMINARY PLANS
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PLAN # ____
SHEET ____ OF ____

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Parking Plan

Mariani Ranch - Half Road - apn 728-33-008, -009 & -011

UNINCORPORATED
AUGUST 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 11 OF 13

JOB NO. 23060

APPLICANT: MANA CAMDEN FUND, LLC
ROAD: HALF ROAD
COUNTY FILE NO.:
JOB NO. 23060

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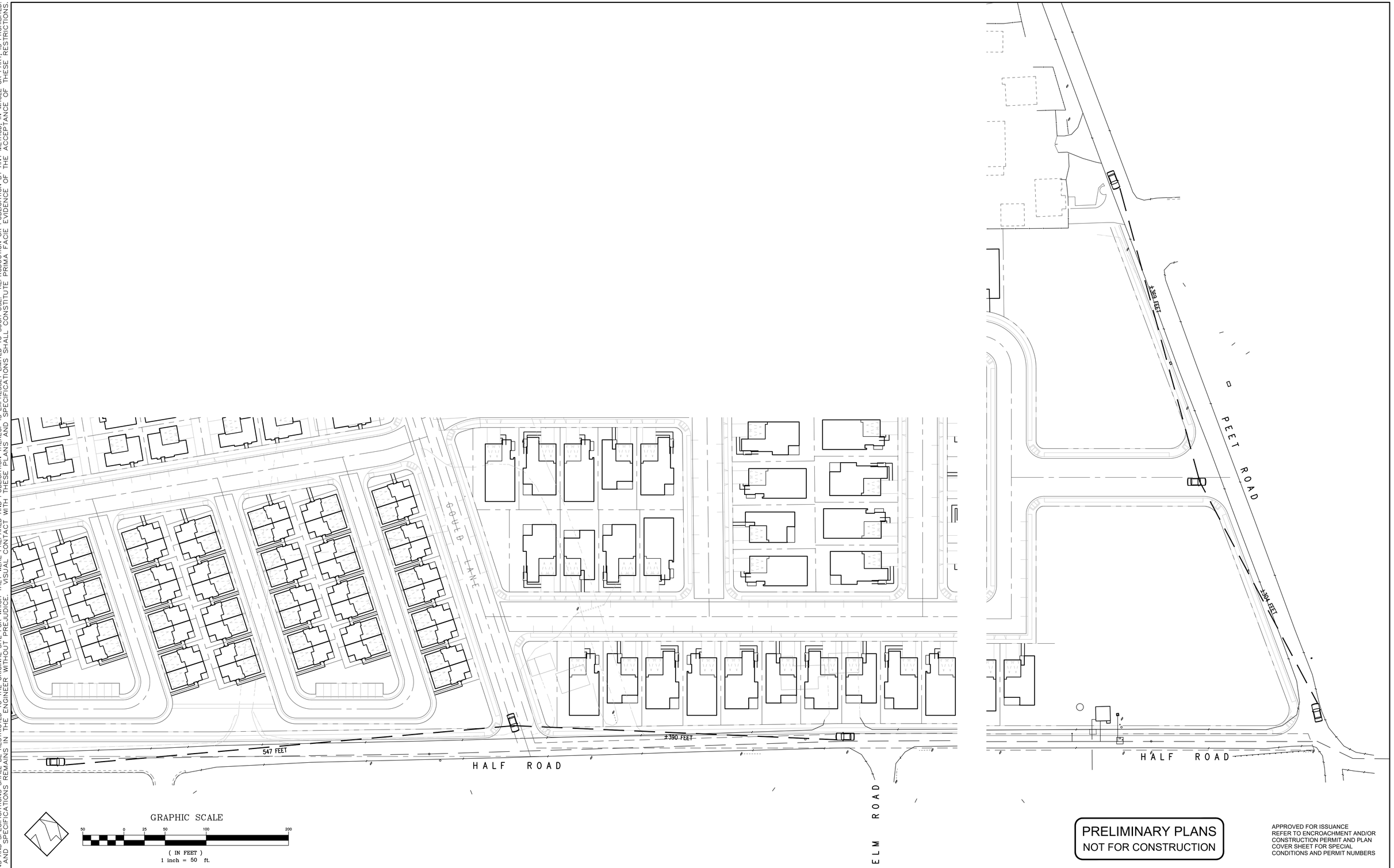

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STATE OF CALIFORNIA

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Line of Sight Plan

Mariani Ranch - Half Road - apn 728-33-008, -009 & -011

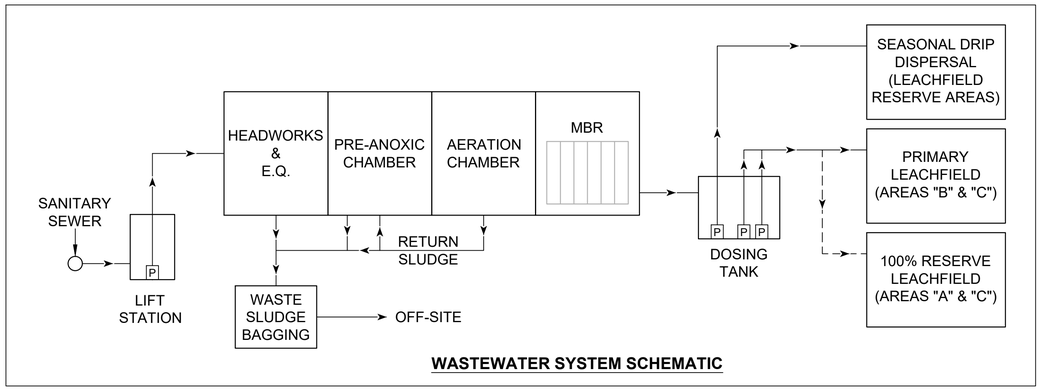
UNINCORPORATED
AUGUST 2024

SANTA CLARA COUNTY
CALIFORNIA

SHEET 12 OF 13

JOB NO. 23060

APPLICANT: MANA CAMDEN FUND, LLC
ROAD: HALF ROAD
COUNTY FILE NO.:
JOB NO. 23060



WASTEWATER SYSTEM SCHEMATIC

MARIANI RANCH WASTEWATER FACILITIES SUMMARY

DESIGN FLOW, 30-DAY AVERAGE:	64,000 GPD
WASTEWATER COLLECTION:	CONVENTIONAL GRAVITY SEWERS W/ MAIN LIFT STATION & FORCE MAIN
WASTEWATER TREATMENT:	MEMBRANE BIOREACTOR (MBR) PACKAGE PLANT, CLOACINA MEMPAC-M1:
	- INFLUENT HEADWORKS & FLOW EQUALIZATION
	- BIOLOGICAL NUTRIENT REMOVAL
	- SECONDARY ACTIVATED SLUDGE PROCESS
	- MEMBRANE CLARIFICATION
	- WASTE SLUDGE BAGGING AND HAULING
EFFLUENT OBJECTIVES:	- BOD: 20 MG/L; TSS: 20 MG/L; TOTAL N: 20 MG/L
DOSING SYSTEM:	15,000-GAL DOSING TANK, W/DUPLEX LEACHFEILD AND DRIP FIELD PUMPS
EFFLUENT DISPERSAL:	- PRIMARY LEACHFIELD: 8,110 LF, 36"W X 30"D TRENCH @ 8.4 GPD/LF = 68,124 GPD
	- 100% RESERVE LEACHFIELD AREA: CAPACITY FOR FUTURE 7,197 LF OF TRENCH
	- TOTAL LEACHFIELD CAPACITY: 128,580 GPD (200%)
	- SUPPLEMENTAL DRIP DISPERSAL-IRRIGATION IN ADJACENT LANDSCAPE AREA; UP TO 30,000 GPD
EMERGENCY POWER:	ONSITE STANDBY GENERATOR
MONITORING AND ALARMS:	REMOTE TELEMETRY MONITORING AND CONTROL SYSTEM (SCADA)
SYSTEM OPERATIONS:	CALIFORNIA AMERICAN WATER; MINIMUM GRADE II OPERATOR

P:\2023\2300123 MARIANI WATER & WASTEWATER\CAD\SHEETS\2300123_MARIANI_WW OVERALL.DWG PLOT STYLE: QUESTA-GRAYSCALE.CTB PLOT DATE: 7/31/2024 LAST SAVED: 7/31/2024 PLOT SCALE: 1" DRAWING IS NOT TO SCALE - ADJUST ACCORDINGLY

MARIANI RANCH
WASTEWATER TREATMENT SYSTEM

MORGAN HILL, CALIFORNIA

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& Water Resources
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questa@questaec.com
P.O. Box 70356 1220 Brickyard Cove Road Point Richmond, CA 94807

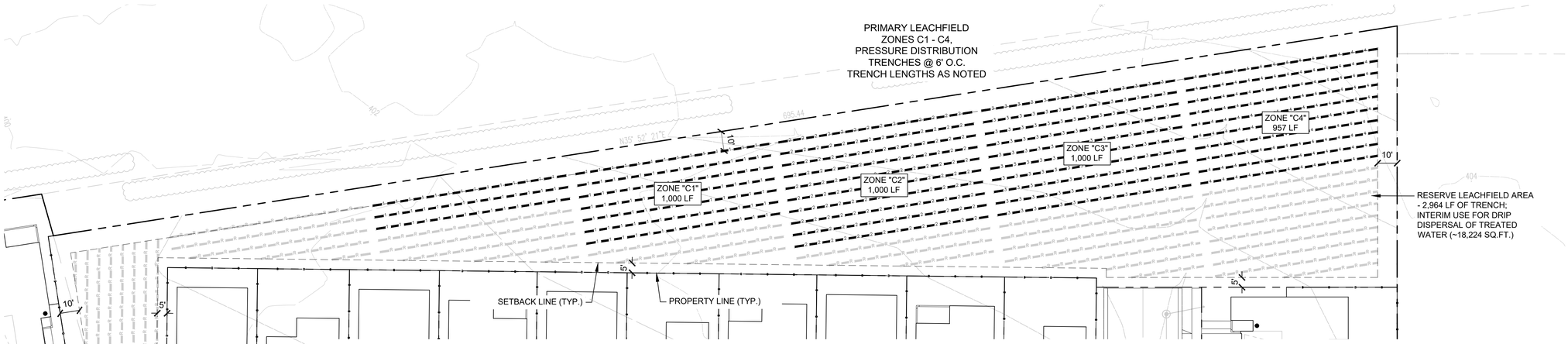
Sht:	Rev:	Date:	By:	Description:	App'd:

Design: NH
Drawn: MN
Checked: NH
Appr'd: NH

OVERALL WATER & WASTEWATER FACILITIES SITE PLAN

MORGAN HILL, CALIFORNIA

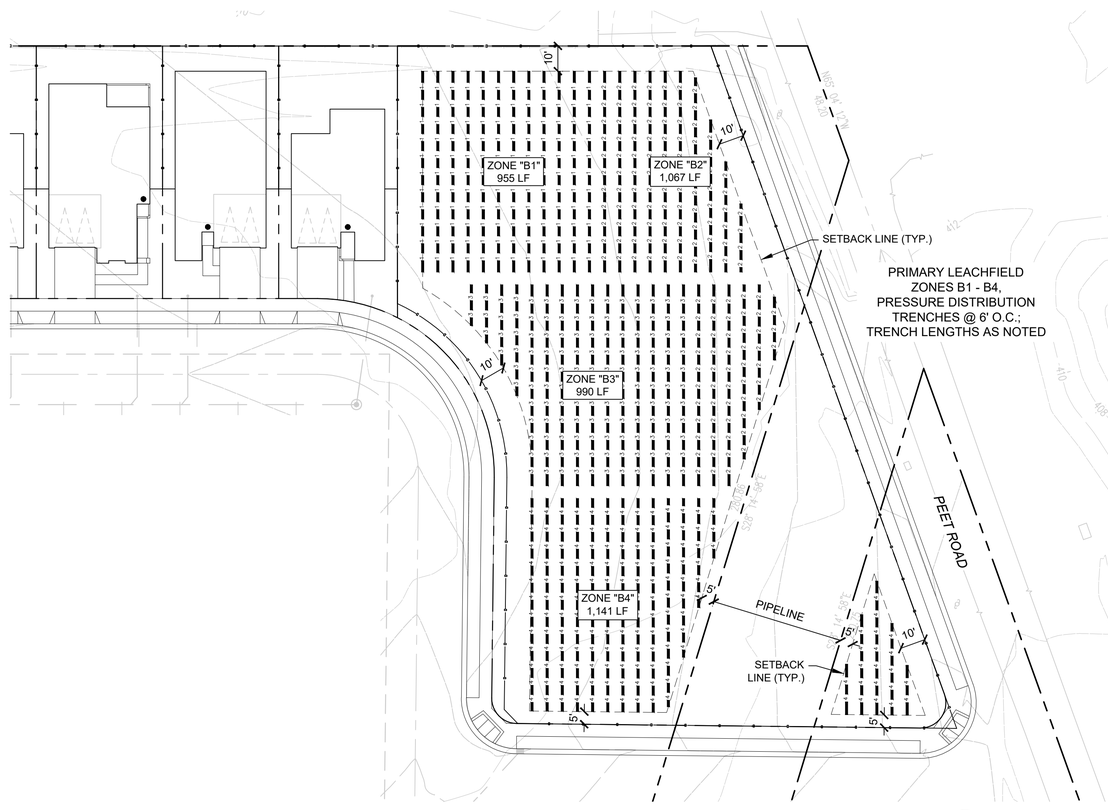
Size: D
Project: 2300123
Scale: AS NOTED
Date: 6/25/2024
Sheet: WW1



1 **LEACHFIELD AREA "C"**

Scale: 1"=30'-0"

0 30 60 Feet



2 **LEACHFIELD AREA "B"**

Scale: 1"=30'-0"

0 30 60 Feet

LAST SAVED: 7/31/2024 PLOT DATE: 7/31/2024 PLOT STYLE: QUESTA-GRAYSCALE-255.CTB IF BAR DOES NOT MEASURE 1" DRAWING IS NOT TO SCALE - ADJUST ACCORDINGLY

P:\2023\2300123 MARIANI WATER & WASTEWATER\CAD\SHEETS\2300123_MARIANI_WW LEACHFIELD.DWG

MARIANI RANCH
WASTEWATER TREATMENT SYSTEM

MORGAN HILL, CALIFORNIA

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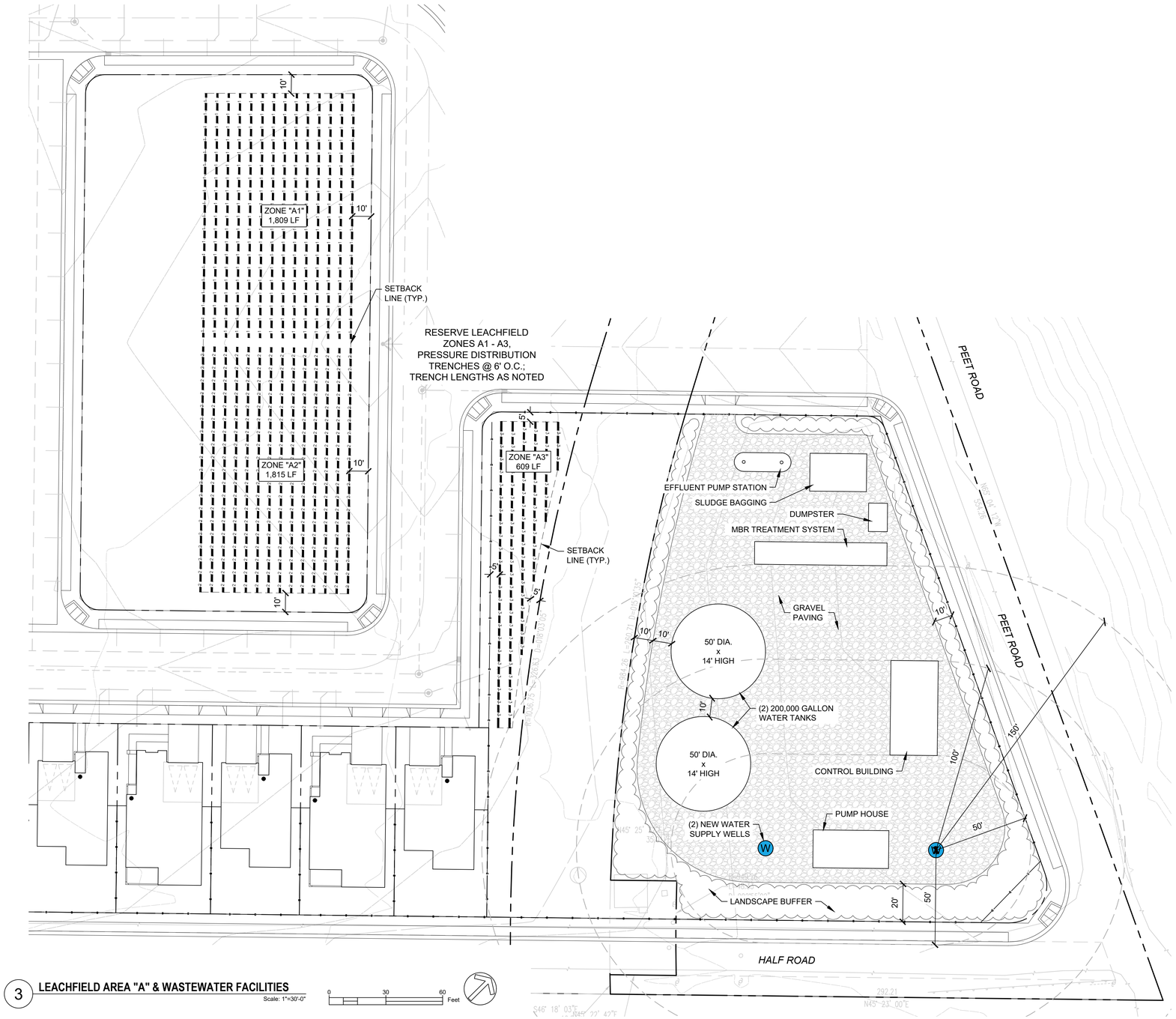
Drawn: MN
Checked: NH
Appr'd: NH

LEACHFIELDS B & C

MORGAN HILL, CALIFORNIA

Size: D
Project: 2300123
Scale: AS NOTED
Date: 6/25/2024
Sheet: WW2



3 **LEACHFIELD AREA "A" & WASTEWATER FACILITIES**

Scale: 1"=30'-0"

0 30 60 Feet

MARIANI RANCH
WASTEWATER TREATMENT SYSTEM

MORGAN HILL, CALIFORNIA

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Design: NH
Drawn: MN
Checked: NH
Appr'd: NH

WASTEWATER TREATMENT SITE & LEACHFIELD AREA A

MORGAN HILL, CALIFORNIA

Size: D
Project: 2300123
Scale: AS NOTED
Date: 6/25/2024
Sheet: WW3

LAST SAVED: 7/31/2024 PLOT DATE: 7/31/2024 PLOT STYLE: QUESTA-GRAYSCALE-255.CTB
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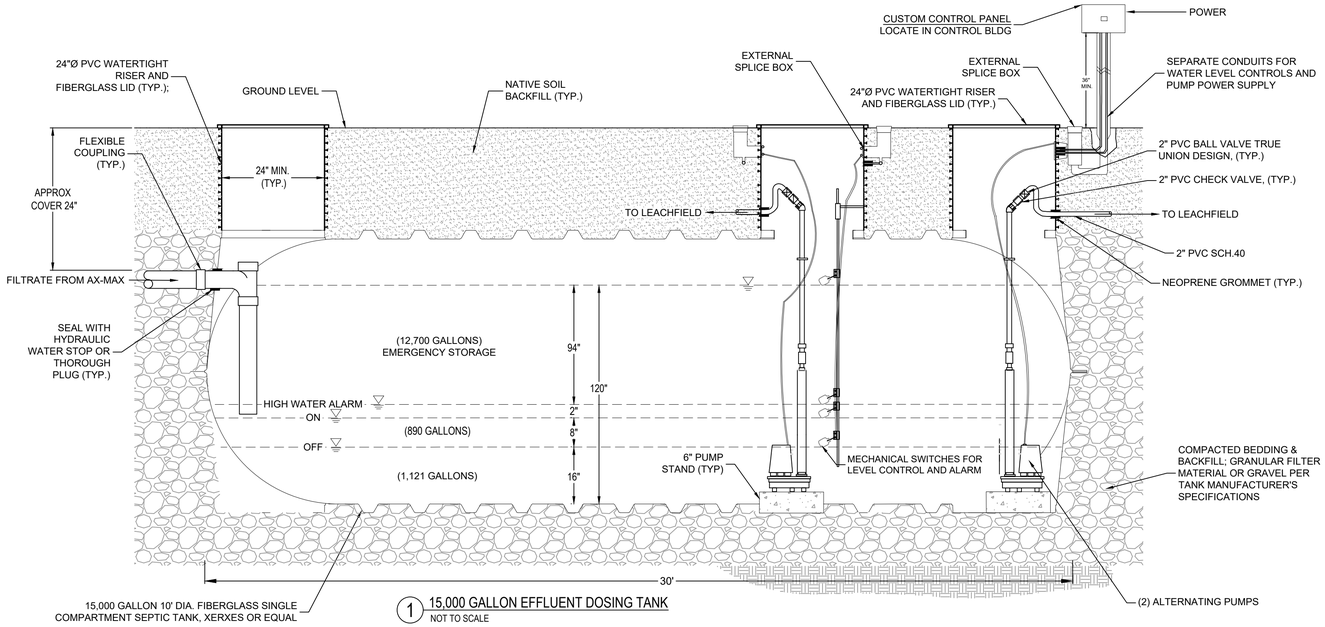
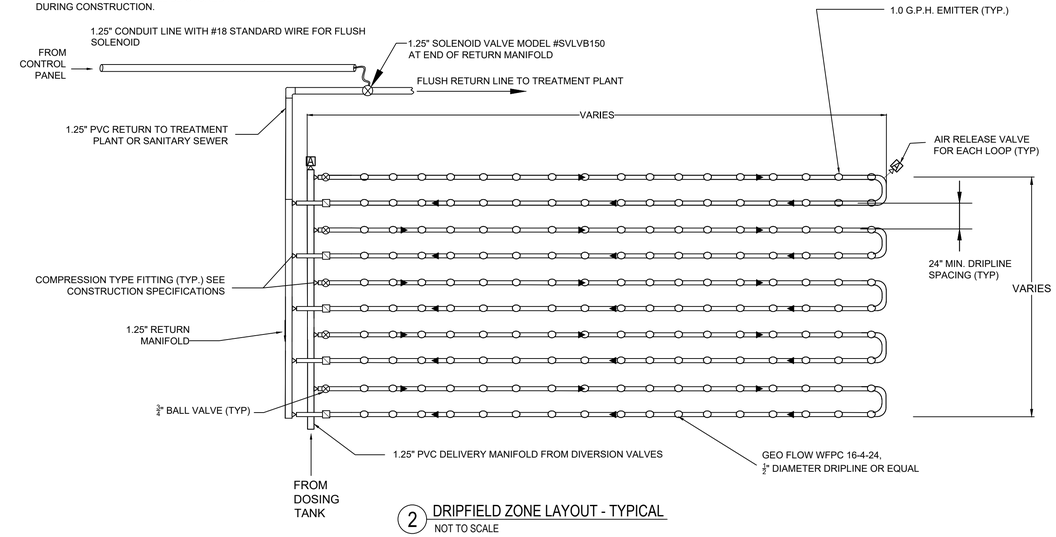
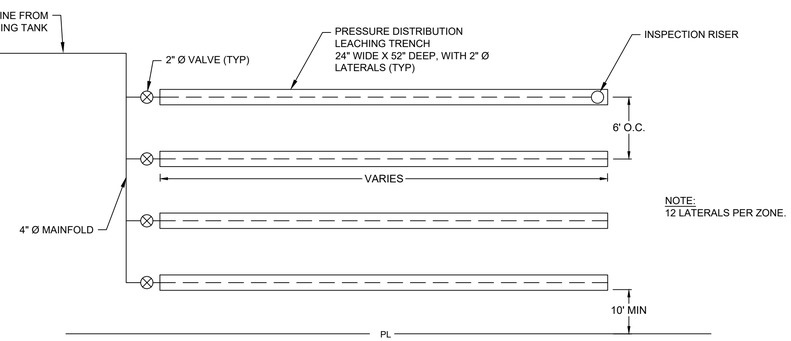


1 15,000 GALLON EFFLUENT DOSING TANK
NOT TO SCALE

NOTE:
1. INSTALL VACUUM/AIR RELIEF VALVES AT HIGH POINTS OF DRIP LINE AND BEFORE EACH CHECK VALVE.
2. THE ROOT INTRUSION INHIBITOR IS TEMPERATURE SENSITIVE. DRIPLINE SHALL BE STORED IN SHADE DURING CONSTRUCTION.

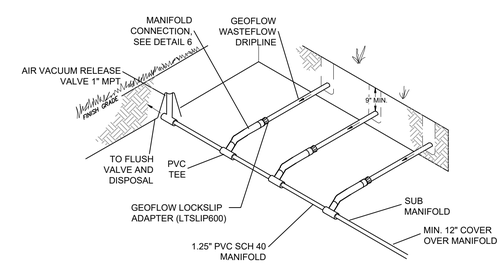


2 DRIPFIELD ZONE LAYOUT - TYPICAL
NOT TO SCALE

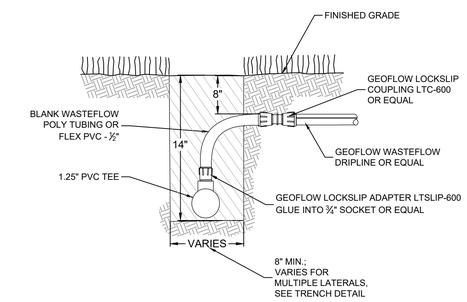


NOTE:
12 LATERALS PER ZONE.

2 TYPICAL LEACHFIELD ZONE
NOT TO SCALE



4 END FEED/FLUSH MANIFOLD DETAIL
NOT TO SCALE



5 MANIFOLD CONNECTION
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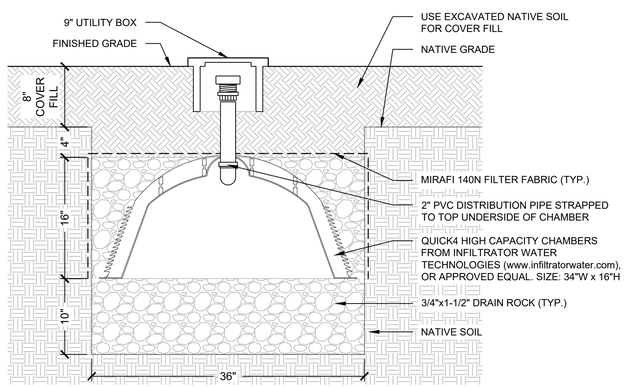

3 PRESSURE-DISTRIBUTION TRENCH DETAIL
NOT TO SCALE

WASTEWATER DISPOSAL SYSTEM DESIGN

PRESSURE DISTRIBUTION LEACHING TRENCHES:

- SYSTEM DESIGN FLOW (30-DAY AVE): 64,000 GPD
- TRENCH DIMENSIONS: 3' W X 2.5' D (24" EFFECTIVE SIDEWALL)
- EFFECTIVE INFILTRATIVE AREA: 7.0 SF PER LF
- APPLICATION RATE: 1.2 GPD/SF FOR SECONDARY WASTEWATER, <10 MPI
- TRENCH LOADING RATE: (7.0)*(1.2) = 8.4 GPD PER LF
- TOTAL REQUIRED TRENCH LENGTH PER FIELD: 64,000 GPD/8.4 GPD/LF = 7620 LF
- PRIMARY LEACHFEILD: 8,110 LF
- PRIMARY 100% LEACHFIELD CAPACITY: (8,110 LF)*(8.4 GPD/LF) = 68,124 GPD
- 100% RESERVE FIELD CAPACITY: 7,197 LF; (7,197 LF)*(8.4 GPD/lf) = 60,455 GPD
- TOTAL PRIMARY AND RESERVE DISPOSAL CAPACITY: 128,578 GPD

SUPLLEMENTAL DRIP DISPERSAL FIELD

- INSTALL AND OPERATE SUBSURFACE DRIP DISPERSAL FIELD IN OPEN SPACE AREA ADJACENT TREATMENT PLANT
- SEASONAL OPERATION FROM APRIL-OCTOBER (7-MONTH GROWING SEASON)
- BENEFITS:
  - ✓ SUB-IRRIGATION OF GRASS OPEN SPACE AREA W/TREATED WASTEWATER
  - ✓ ENHANCED NITROGEN UPTAKE/REMOVAL BY VEGETATION & DENITRIFICATION
- DRIP TUBING INSTALLED AT 8-INCH DEPTH
- DRIP DISPERSAL AREA AVAILABLE: ~30,000 FT^2
- WASTEWATER LOADING RATE FOR SILT CLAY FOAM MPI: 1.0 GPD/FT^2
- TOTAL POTENTIAL WASTEWATER DRIP DISPOSAL: 30,000 GPD
- ANNUAL VOL. OF WASTEWATER TO DRIP FIELD: 25% OF FLOW (6.0 MGALS)

MARIANI RANCH
WASTEWATER TREATMENT SYSTEM
MORGAN HILL, CALIFORNIA

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Design: NH
Drawn: MN
Checked: NH
Appr'd: NH

WASTEWATER DISPOSAL DETAILS
MORGAN HILL, CALIFORNIA

Size D | Project 2300123
Scale: AS NOTED
Date: 6/25/2024
Sheet: WW4

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FARMHOUSE

CONTEMPORARY RANCH

PROGRESSIVE CRAFTSMAN

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PLAN I

Front Elevations

MARIANI RANCH - SFD

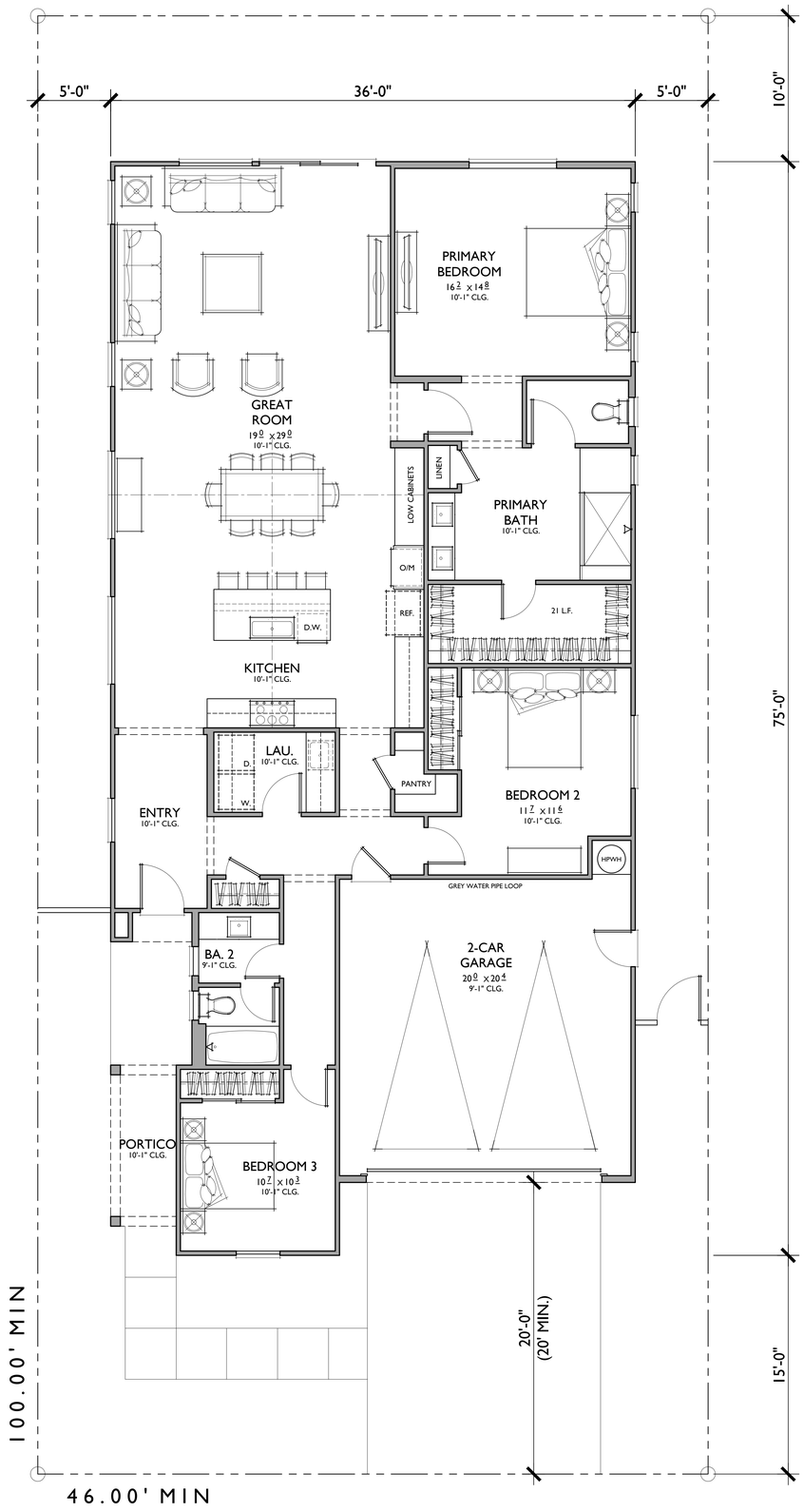
Morgan Hill , California

0 4 8 16

830.24036

07.30.24

MANA Investments



FIRST FLOOR

PLAN 1A

3 BEDROOMS / 2 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
TOTAL LIVING	**2,052 SQ. FT.**
ATTIC SPACE (7'-0" x 7'-0" MIN.)	1,061 SQ. FT.
TOTAL LIVING (GROSS)	**3,112 SQ. FT.**
2 - CAR GARAGE	430 SQ. FT.
PORTICO	50 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1A

Reflects Farmhouse Elevation

MARIANI RANCH - SFD

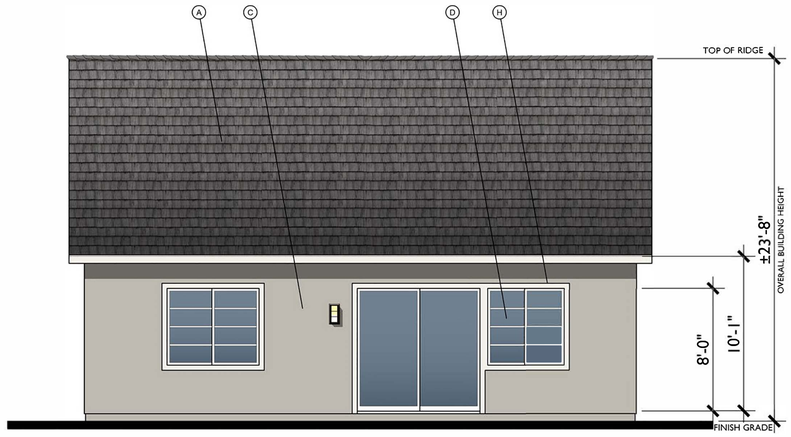
Morgan Hill , California

0 4 8 16

830.24036

07.30.24

MANA Investments

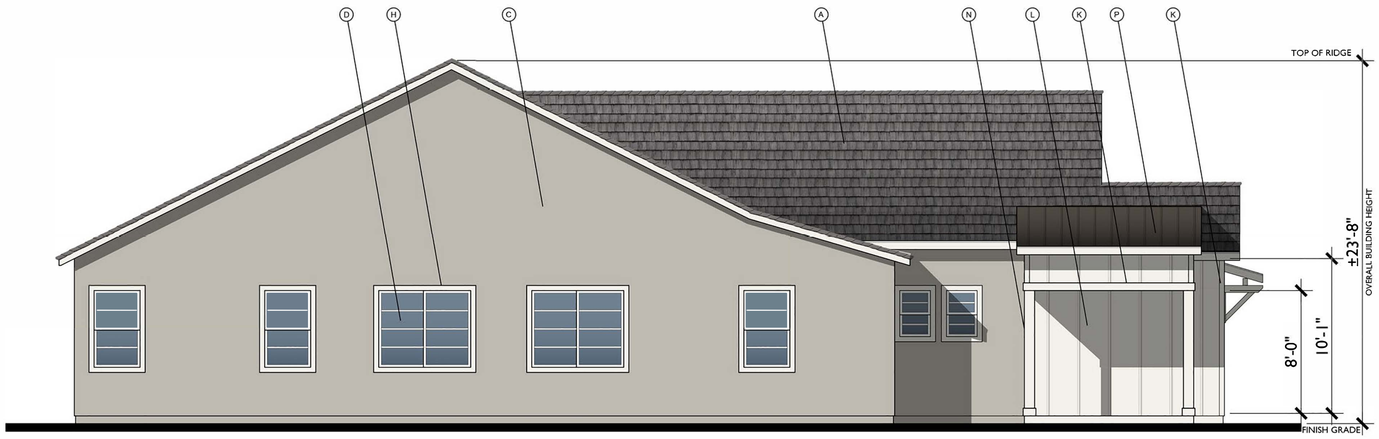


REAR

FRONT

A - FARMHOUSE

1/4"=1'-0"



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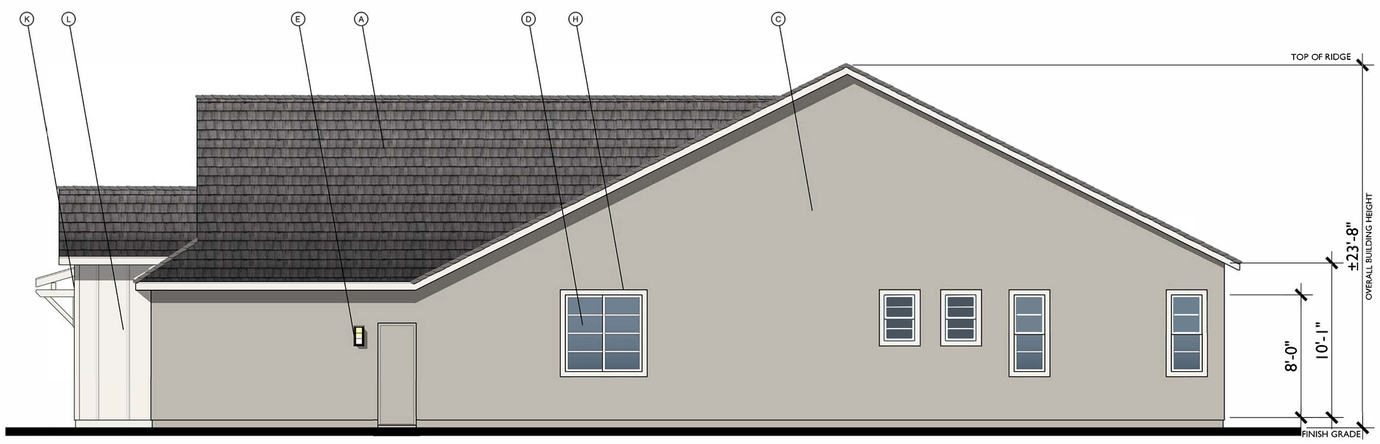


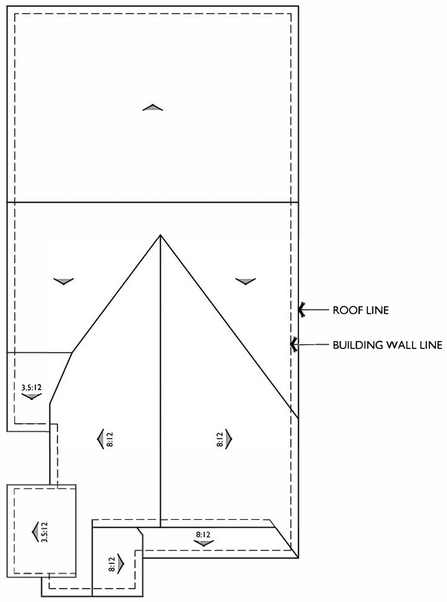
RIGHT

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. METAL ROLL UP GARAGE DOOR
C. STUCCO FINISH
D. VINYL WINDOW
E. LIGHT FIXTURE
F. WOOD OR FIBER GLASS DOOR PER BUILDER SPEC.
G. STONE VENEER
H. FOAM TRIM, REFER TO NUMBERED DESCRIPTION BELOW
I. HARDIE CEDARMILL 4" LAP SIDING
J. HARDIE CEDARMILL 8" LAP SIDING
K. HARDIE TRIM
L. HARDIE BOARD AND BATTEN VERTICAL SIDING
M. WOOD BRACKET
N. WOOD POST
O. METAL AWING
P. METAL ROOF

FOAM TRIM SPECIFICATIONS

1. 1 $\frac{3}{4}$" X 4" FOAM TRIM AT HEAD, SILL, AND JAMB
2. 1" X 4" FOAM TRIM AT HEAD AND JAMB. 1 $\frac{1}{2}$" X 4" FOAM TRIM AT SILL
3. 1 $\frac{3}{4}$" X 4" FOAM TRIM AT HEAD AND SILL. 1" X 4" FOAM TRIM AT JAMB



ROOF PLAN A

1/8"=1'-0"

PITCH: 6:12 U.N.O.
RAKE: 12"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE

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PLAN 1A

Farmhouse Elevation

MARIANI RANCH - SFD

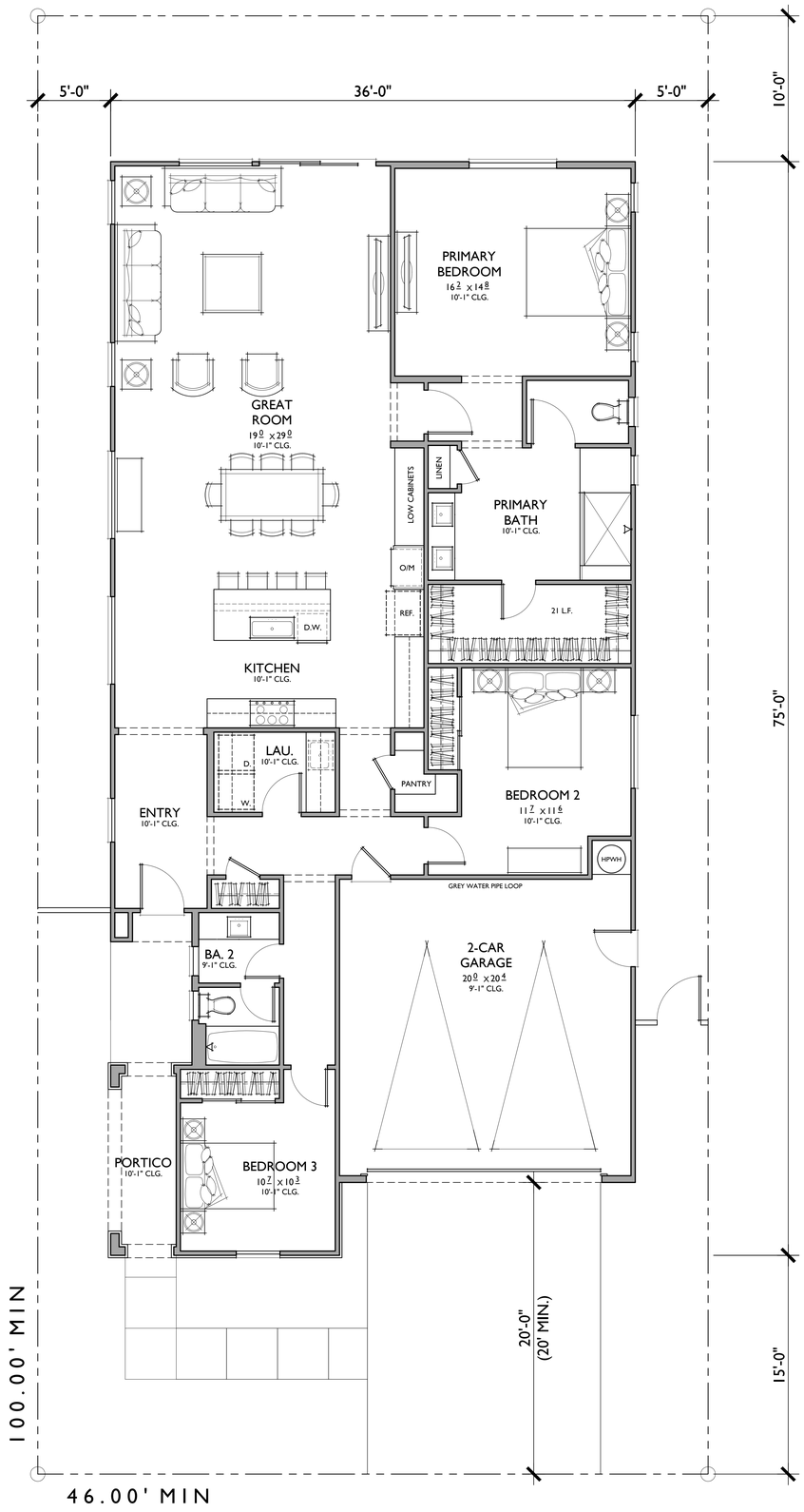
Morgan Hill , California

0 4 8 16

830.24036

07.30.24

MANA Investments



FIRST FLOOR

PLAN 1B

3 BEDROOMS / 2 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
TOTAL LIVING	**2,052 SQ. FT.**
ATTIC SPACE (7'-0" x 7'-0" MIN.)	376 SQ. FT.
TOTAL LIVING (GROSS)	**2,428 SQ. FT.**
2 - CAR GARAGE	430 SQ. FT.
PORTICO	59 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1B

Reflects Contemporary Ranch Elevation

MARIANI RANCH - SFD

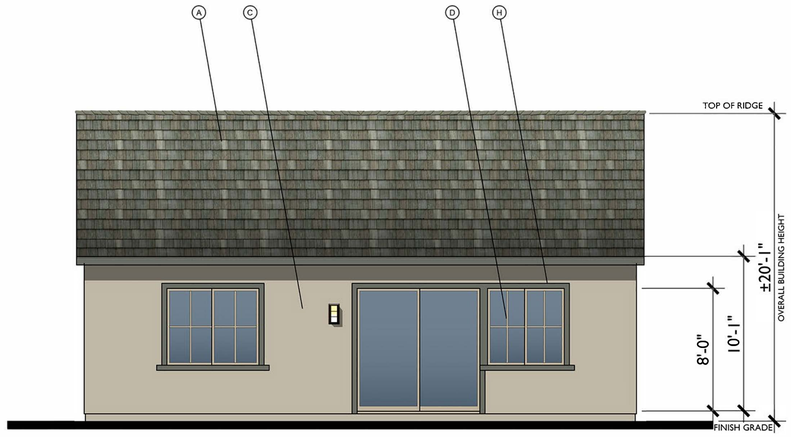
Morgan Hill , California

0 4 8 16

830.24036

07.30.24

MANA Investments

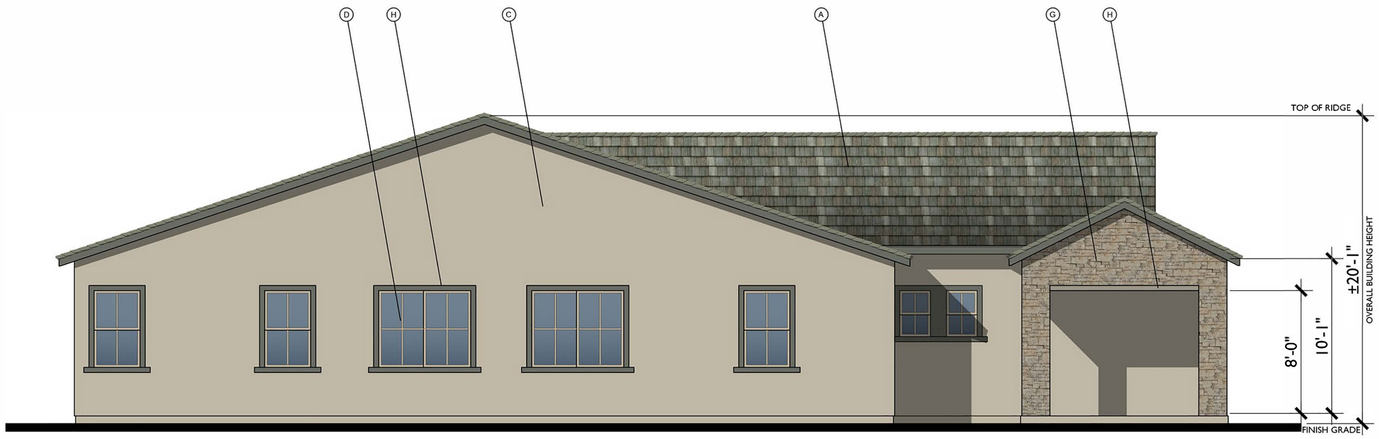


REAR

FRONT

B - RANCH

1/4"=1'-0"



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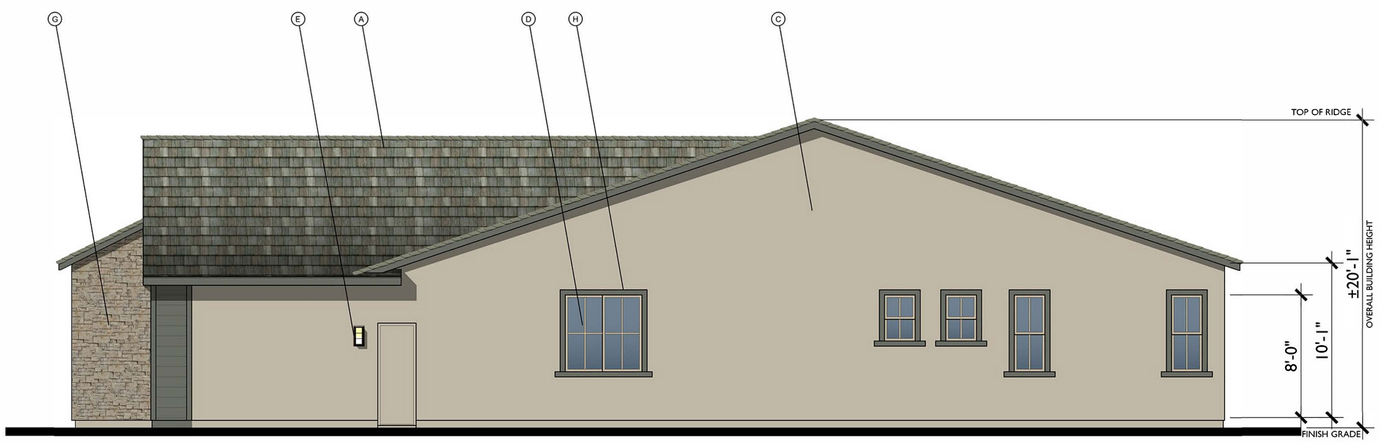

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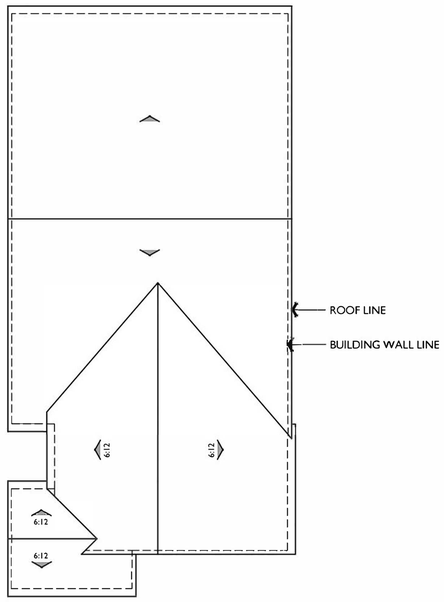

ROOF PLAN B

1/8"=1'-0"

PITCH: 4:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. METAL ROLL UP GARAGE DOOR
C. STUCCO FINISH
D. VINYL WINDOW
E. LIGHT FIXTURE
F. WOOD OR FIBER GLASS DOOR PER BUILDER SPEC.
G. STONE VENEER
H. FOAM TRIM, REFER TO NUMBERED DESCRIPTION BELOW
I. HARDIE CEDARMILL 4" LAP SIDING
J. HARDIE CEDARMILL 8" LAP SIDING
K. HARDIE TRIM
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O. METAL AWING
P. METAL ROOF

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2. 1" X 4" FOAM TRIM AT HEAD AND JAMB. 1 $\frac{1}{2}$" X 4" FOAM TRIM AT SILL
3. 1 $\frac{3}{4}$" X 4" FOAM TRIM AT HEAD AND SILL. 1" X 4" FOAM TRIM AT JAMB

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PLAN 1B

Contemporary Ranch Elevation

MARIANI RANCH - SFD

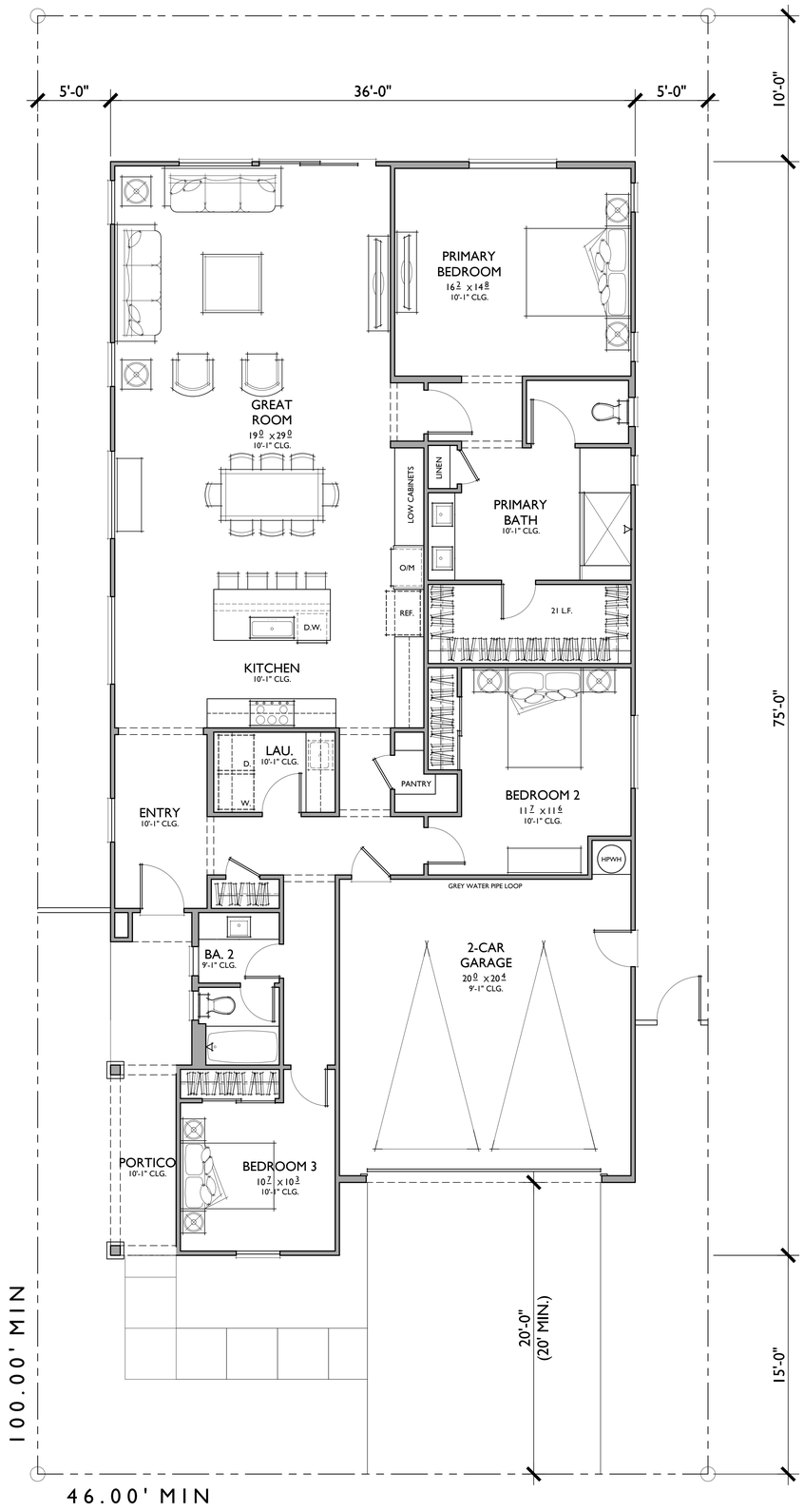
Morgan Hill , California

0 4 8 16

830.24036

07.30.24

MANA Investments



FIRST FLOOR

PLAN 1C

3 BEDROOMS / 2 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE

TOTAL LIVING	**2,052 SQ. FT.**
2 - CAR GARAGE	430 SQ. FT.
PORTICO	59 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1C

Reflects Progressive Craftsman Elevation

MARIANI RANCH - SFD

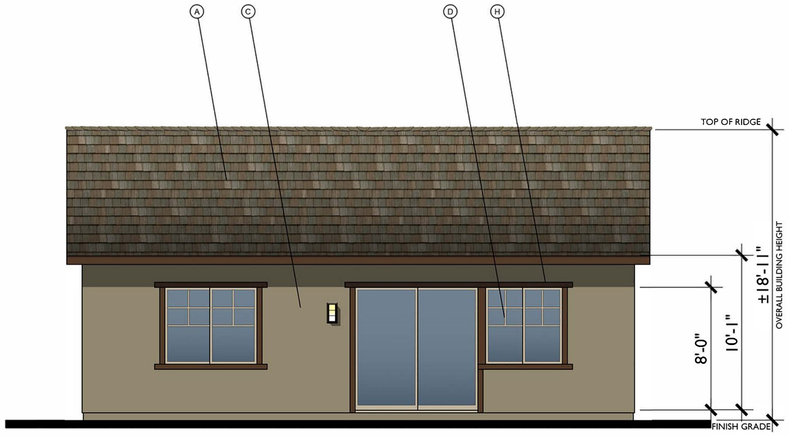
Morgan Hill , California

0 4 8 16

830.24036

07.30.24

MANA Investments



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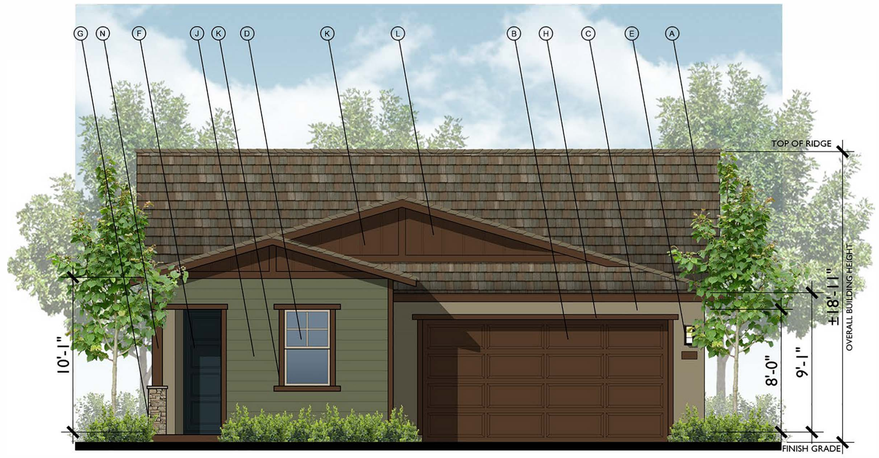
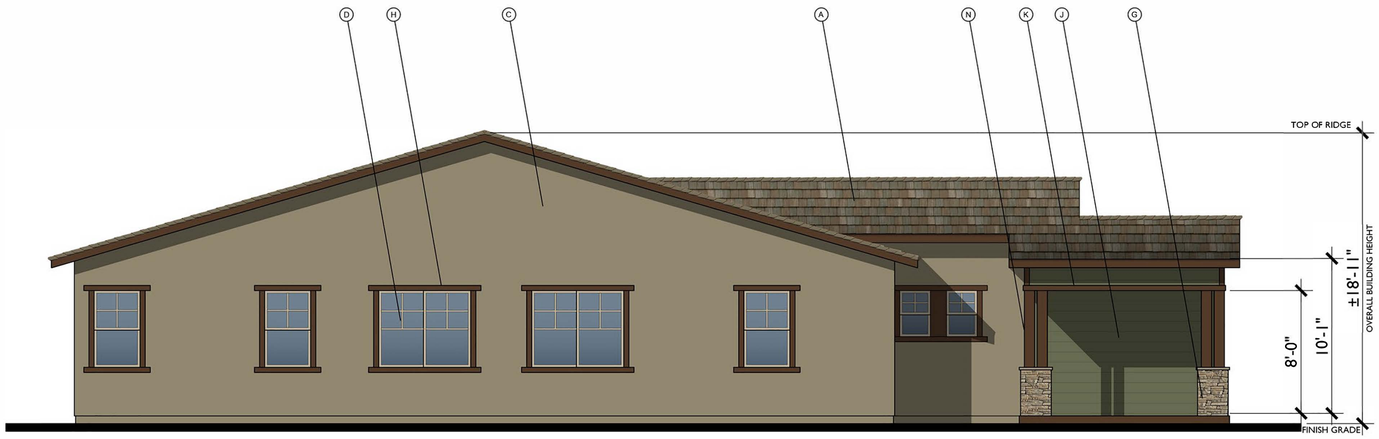


FRONT

C - CRAFTSMAN

1/4"=1'-0"



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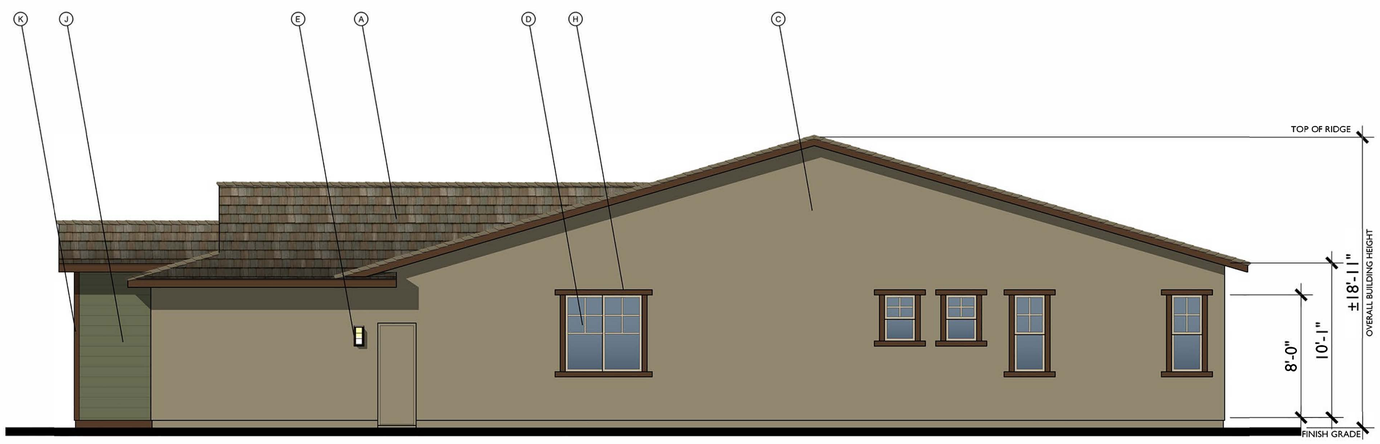

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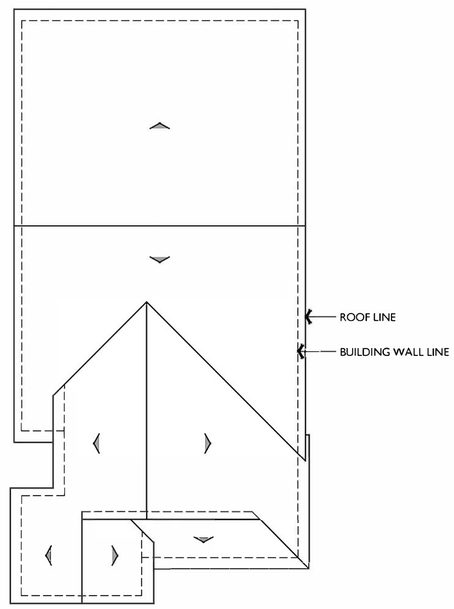

ROOF PLAN C

1/8"=1'-0"

PITCH: 3.5:12
RAKE: 12"
EAVE: 18"
ROOF MATERIAL: FLAT CONCRETE TILE

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. METAL ROLL UP GARAGE DOOR
C. STUCCO FINISH
D. VINYL WINDOW
E. LIGHT FIXTURE
F. WOOD OR FIBER GLASS DOOR PER BUILDER SPEC.
G. STONE VENEER
H. FOAM TRIM, REFER TO NUMBERED DESCRIPTION BELOW
I. HARDIE CEDARMILL 4" LAP SIDING
J. HARDIE CEDARMILL 8" LAP SIDING
K. HARDIE TRIM
L. HARDIE BOARD AND BATTEN VERTICAL SIDING
M. WOOD BRACKET
N. WOOD POST
O. METAL AWING
P. METAL ROOF

FOAM TRIM SPECIFICATIONS

1. 1 $\frac{3}{4}$" X 4" FOAM TRIM AT HEAD, SILL, AND JAMB
2. 1" X 4" FOAM TRIM AT HEAD AND JAMB. 1 $\frac{1}{2}$" X 4" FOAM TRIM AT SILL
3. 1 $\frac{3}{4}$" X 4" FOAM TRIM AT HEAD AND SILL. 1" X 4" FOAM TRIM AT JAMB

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PLAN 1C

Progressive Craftsman Elevation

MARIANI RANCH - SFD

Morgan Hill , California

0 4 8 16

830.24036

07.30.24

MANA Investments

FARMHOUSE

CONTEMPORARY RANCH

PROGRESSIVE CRAFTSMAN

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PLAN 2

Front Elevations

MARIANI RANCH - SFD

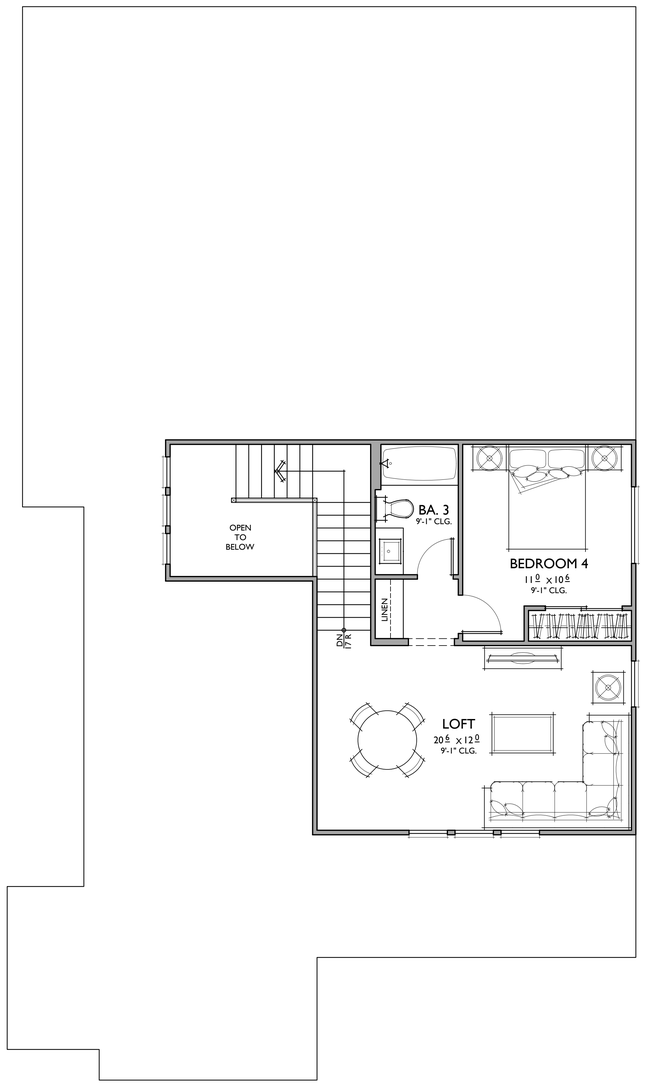
Morgan Hill , California

0 4 8 16

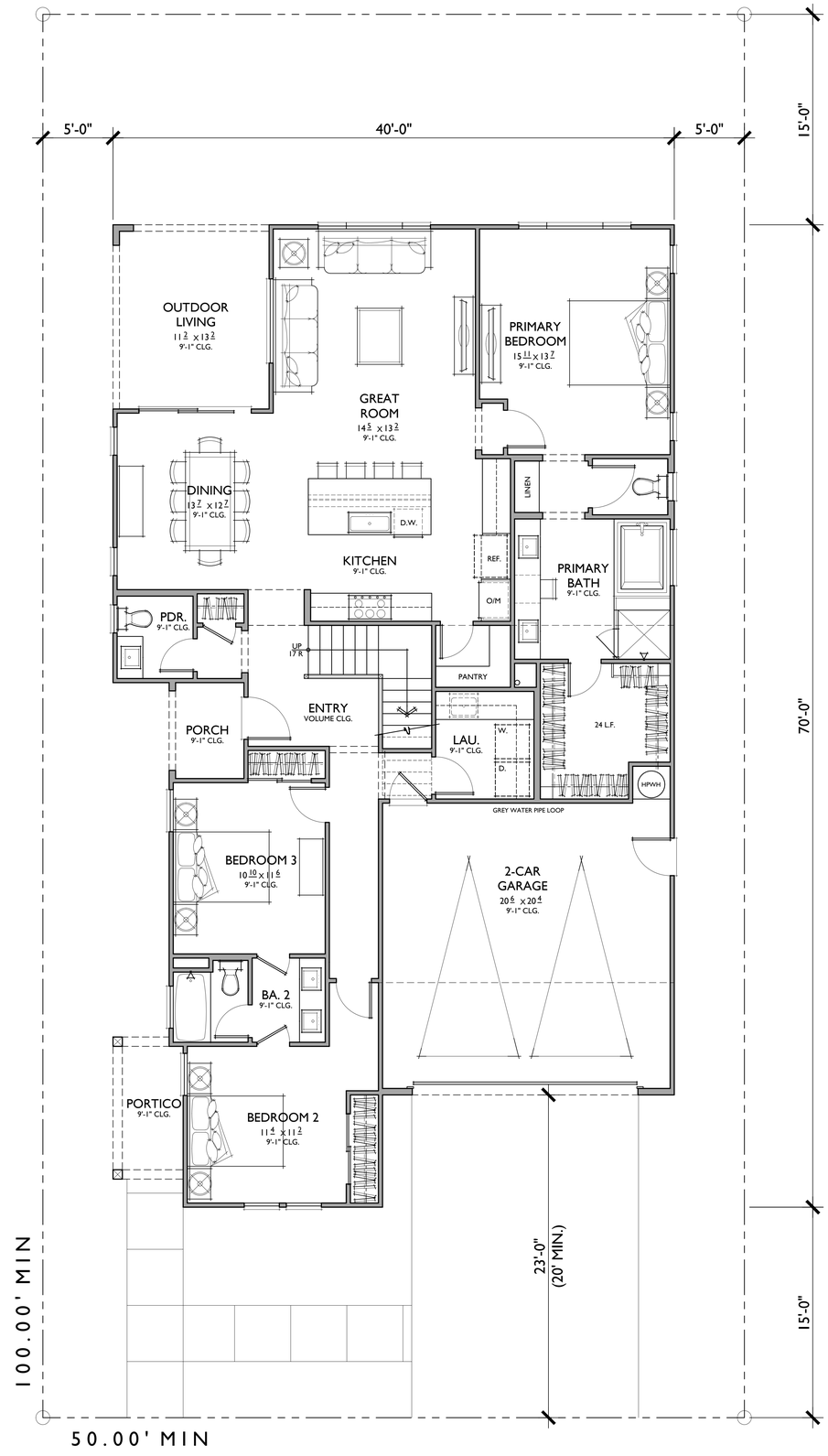
830.24036

07.30.24

MANA Investments



SECOND FLOOR



FIRST FLOOR

PLAN 2A

4 BEDROOMS / 3.5 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,850 SQ. FT.
2ND FLOOR	496 SQ. FT.
TOTAL LIVING	**2,346 SQ. FT.**
VOLUME (EXCEEDING 15'-0")	135 SQ. FT.
ATTIC SPACE (7'-0" x 7'-0" MIN.)	253 SQ. FT.
TOTAL LIVING (GROSS)	**2,734 SQ. FT.**
2 - CAR GARAGE	440 SQ. FT.
OUTDOOR LIVING	146 SQ. FT.
PORCH	36 SQ. FT.
PORTICO	50 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2A

Reflects Farmhouse Elevation

MARIANI RANCH - SFD

Morgan Hill , California

0 4 8 16

830.24036

07.30.24

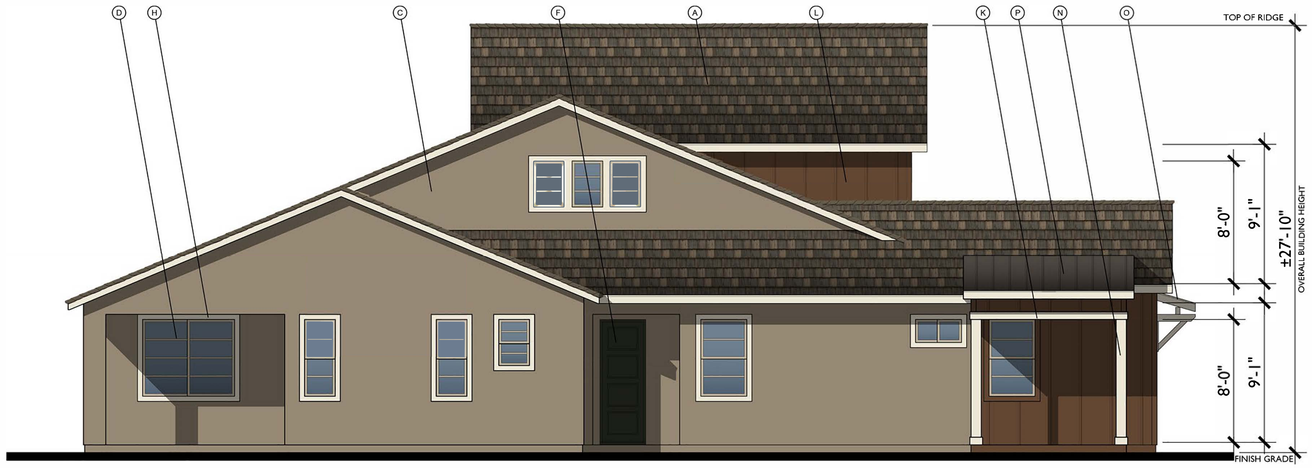
MANA Investments

REAR

FRONT

A - FARMHOUSE

1/4"=1'-0"



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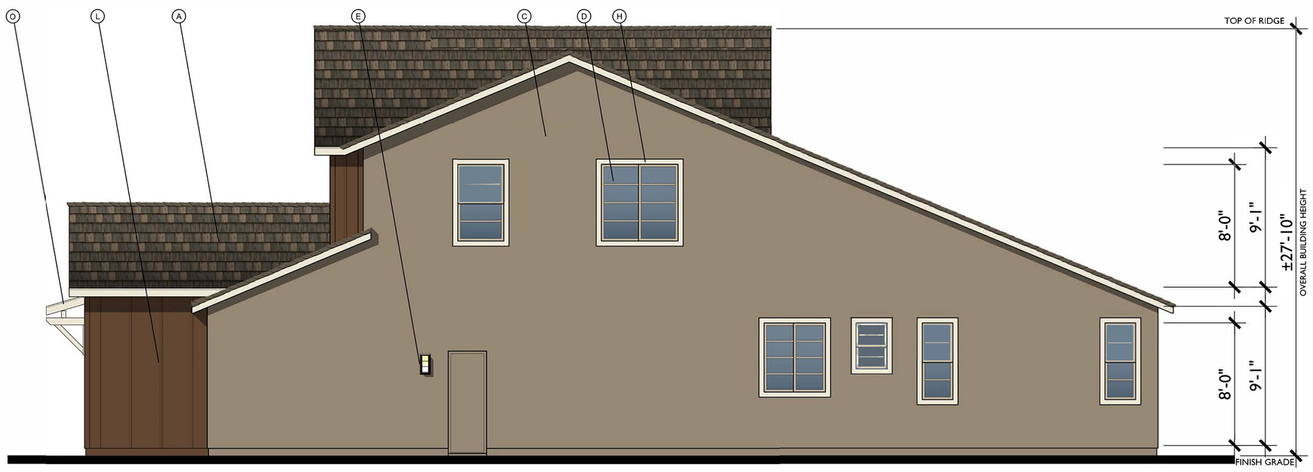


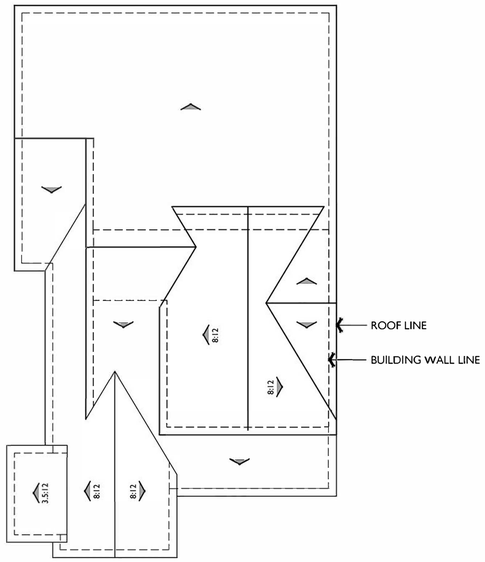
RIGHT

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. METAL ROLL UP GARAGE DOOR
C. STUCCO FINISH
D. VINYL WINDOW
E. LIGHT FIXTURE
F. WOOD OR FIBER GLASS DOOR PER BUILDER SPEC.
G. STONE VENEER
H. FOAM TRIM, REFER TO NUMBERED DESCRIPTION BELOW
I. HARDIE CEDARMILL 4" LAP SIDING
J. HARDIE CEDARMILL 8" LAP SIDING
K. HARDIE TRIM
L. HARDIE BOARD AND BATTEN VERTICAL SIDING
M. WOOD BRACKET
N. WOOD POST
O. METAL AWING
P. METAL ROOF

FOAM TRIM SPECIFICATIONS

1. 1 3/4" X 4" FOAM TRIM AT HEAD, SILL, AND JAMB
2. 1" X 4" FOAM TRIM AT HEAD AND JAMB. 1 3/4" X 4" FOAM TRIM AT SILL
3. 1 3/4" X 4" FOAM TRIM AT HEAD AND SILL. 1" X 4" FOAM TRIM AT JAMB



ROOF PLAN A

1/8"=1'-0"

PITCH: 5:12 U.N.O.
RAKE: 12"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE

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PLAN 2A

Farmhouse Elevation

MARIANI RANCH - SFD

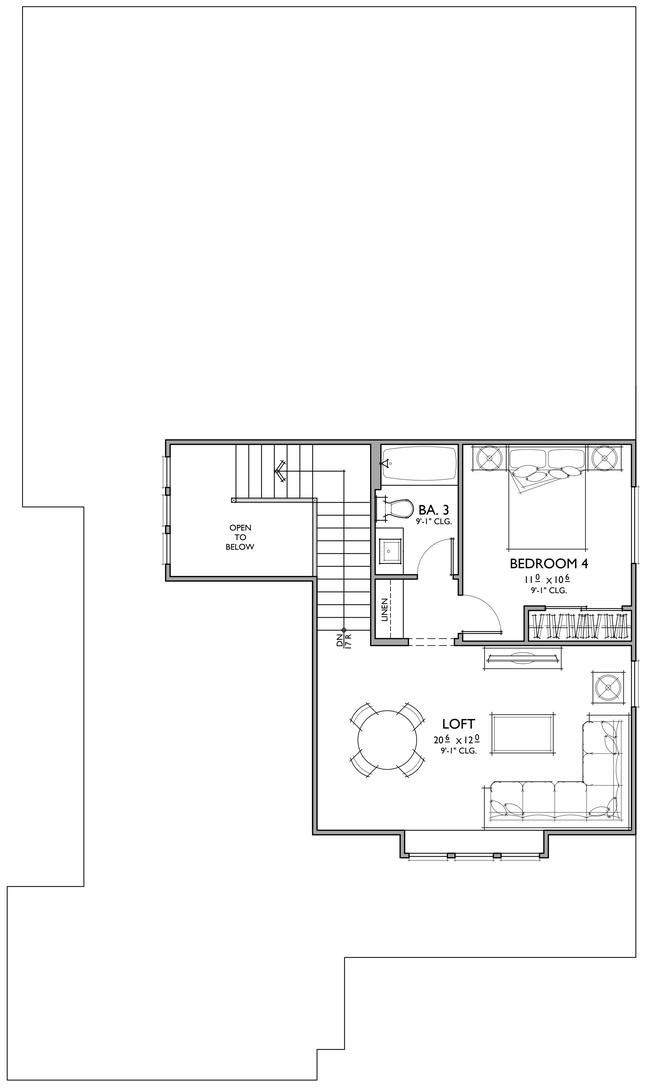
Morgan Hill , California

0 4 8 16

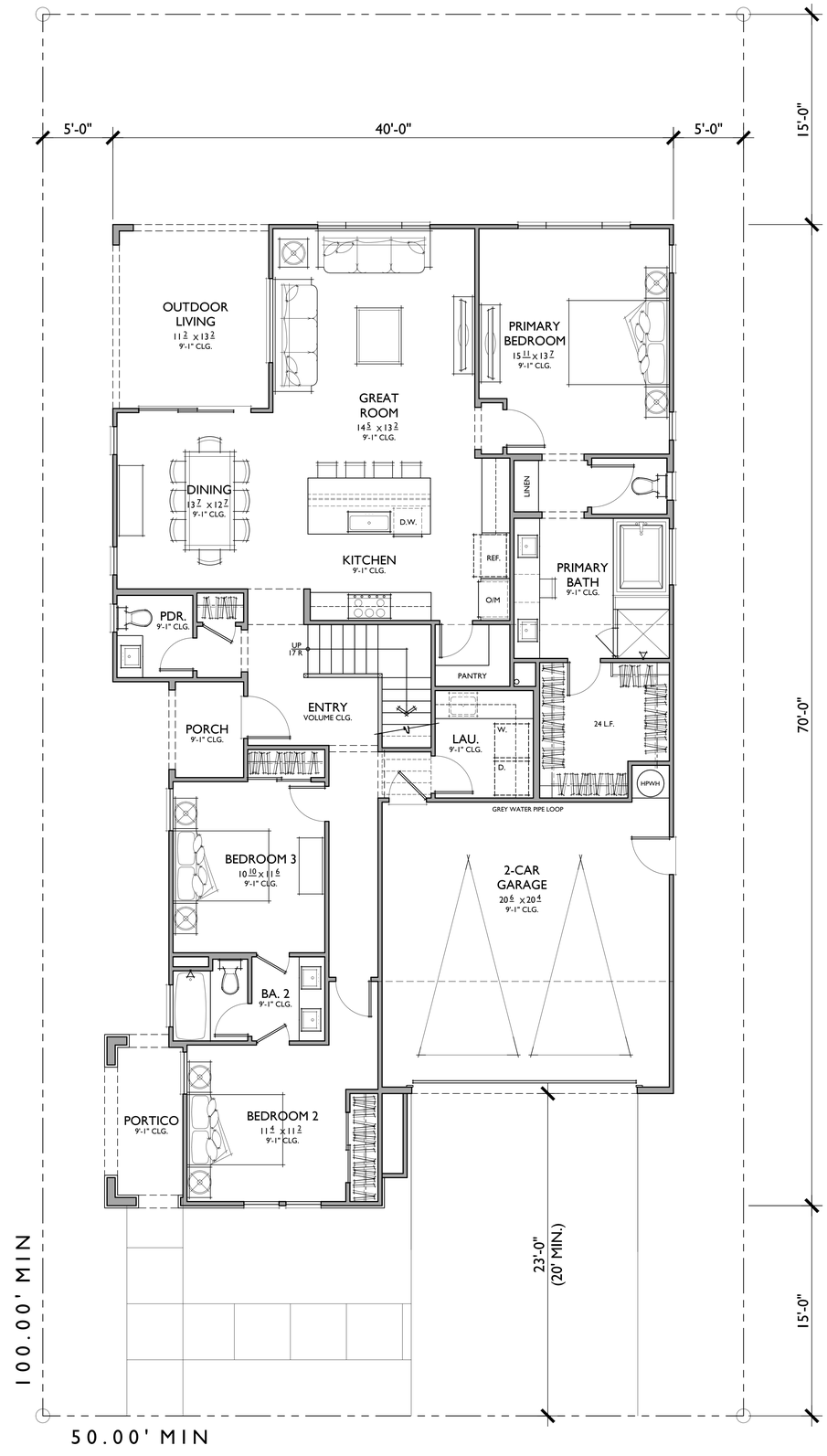
830.24036

07.30.24

MANA Investments



SECOND FLOOR



FIRST FLOOR

PLAN 2B

4 BEDROOMS / 3.5 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,850 SQ. FT.
2ND FLOOR	510 SQ. FT.
TOTAL LIVING	**2,361 SQ. FT.**
VOLUME (EXCEEDING 15'-0")	135 SQ. FT.
ATTIC SPACE (7'-0" x 7'-0" MIN.)	253 SQ. FT.
TOTAL LIVING (GROSS)	**2,749 SQ. FT.**
2 - CAR GARAGE	440 SQ. FT.
OUTDOOR LIVING	146 SQ. FT.
PORCH	36 SQ. FT.
PORTICO	65 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2B

Reflects Contemporary Ranch Elevation

MARIANI RANCH - SFD

Morgan Hill , California

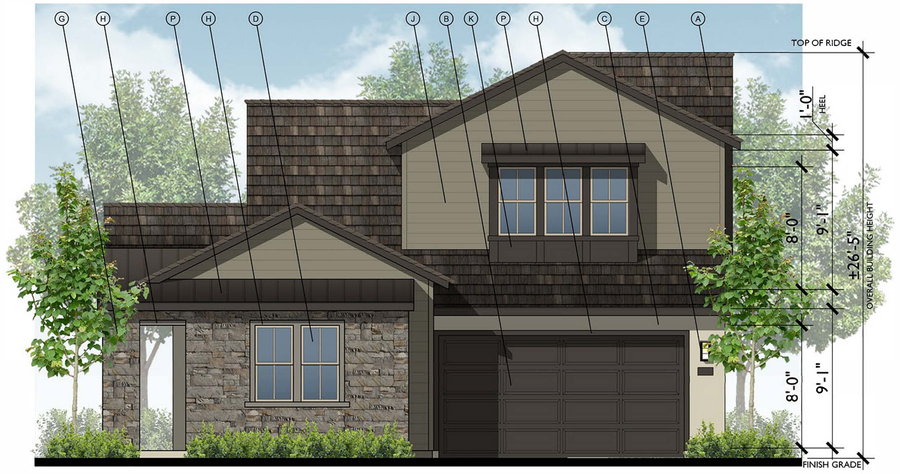
0 4 8 16

830.24036

07.30.24

MANA Investments

REAR



FRONT

B - RANCH

1/4"=1'-0"

LEFT

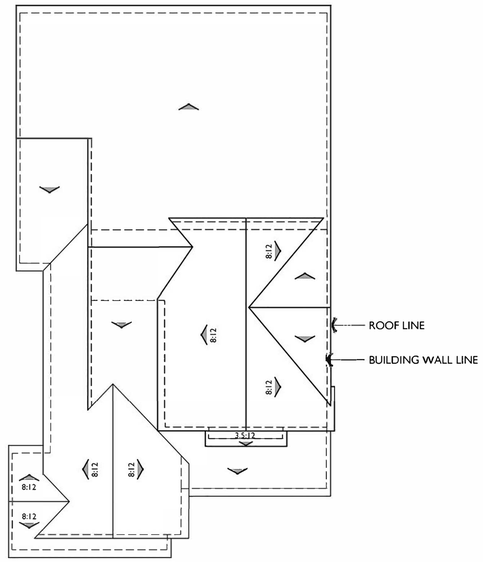
RIGHT

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. METAL ROLL UP GARAGE DOOR
C. STUCCO FINISH
D. VINYL WINDOW
E. LIGHT FIXTURE
F. WOOD OR FIBER GLASS DOOR PER BUILDER SPEC.
G. STONE VENEER
H. FOAM TRIM, REFER TO NUMBERED DESCRIPTION BELOW
I. HARDIE CEDARMILL 4" LAP SIDING
J. HARDIE CEDARMILL 8" LAP SIDING
K. HARDIE TRIM
L. HARDIE BOARD AND BATTEN VERTICAL SIDING
M. WOOD BRACKET
N. WOOD POST
O. METAL AWING
P. METAL ROOF

FOAM TRIM SPECIFICATIONS

1. 1 $\frac{3}{4}$" X 4" FOAM TRIM AT HEAD, SILL, AND JAMB
2. 1" X 4" FOAM TRIM AT HEAD AND JAMB. 1 $\frac{3}{4}$" X 4" FOAM TRIM AT SILL
3. 1 $\frac{3}{4}$" X 4" FOAM TRIM AT HEAD AND SILL. 1" X 4" FOAM TRIM AT JAMB



ROOF PLAN B

1/8"=1'-0"

PITCH: 5:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE

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PLAN 2B

Contemporary Ranch Elevation

MARIANI RANCH - SFD

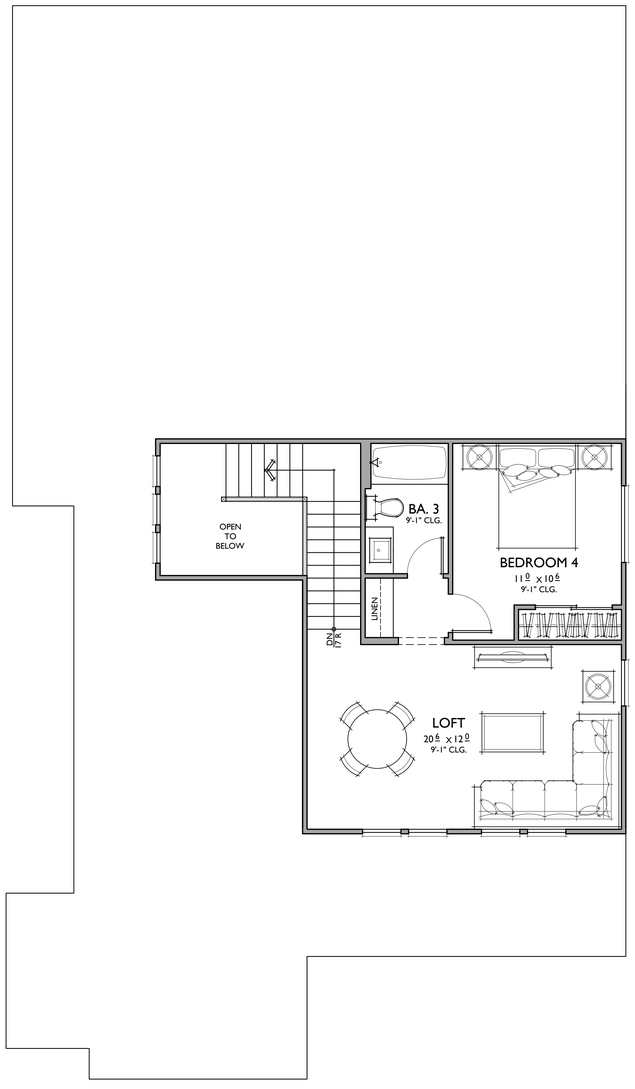
Morgan Hill , California

0 4 8 16

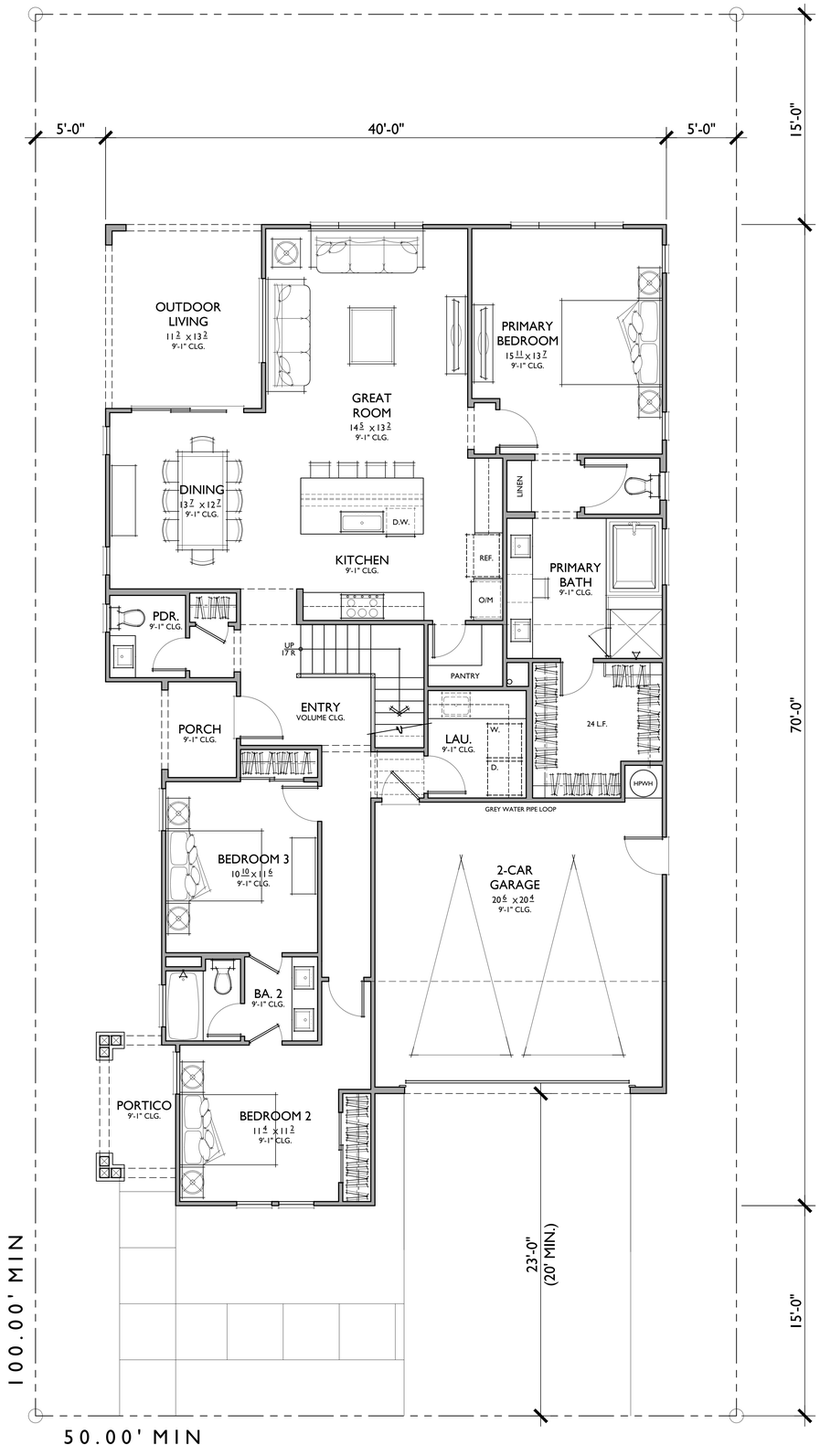
830.24036

07.30.24

MANA Investments



SECOND FLOOR



FIRST FLOOR

PLAN 2C

4 BEDROOMS / 3.5 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,850 SQ. FT.
2ND FLOOR	496 SQ. FT.
TOTAL LIVING	**2,346 SQ. FT.**
VOLUME (EXCEEDING 15'-0")	135 SQ. FT.
ATTIC SPACE (7'-0" x 7'-0" MIN.)	253 SQ. FT.
TOTAL LIVING (GROSS)	**2,734 SQ. FT.**
2 - CAR GARAGE	440 SQ. FT.
OUTDOOR LIVING	146 SQ. FT.
PORCH	36 SQ. FT.
PORTICO	54 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2C

Reflects Progressive Craftsman Elevation

MARIANI RANCH - SFD

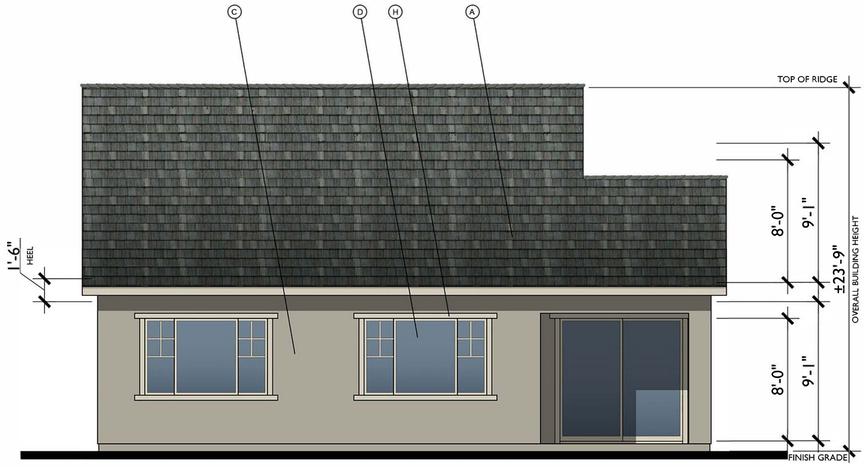
Morgan Hill , California

0 4 8 16

830.24036

07.30.24

MANA Investments

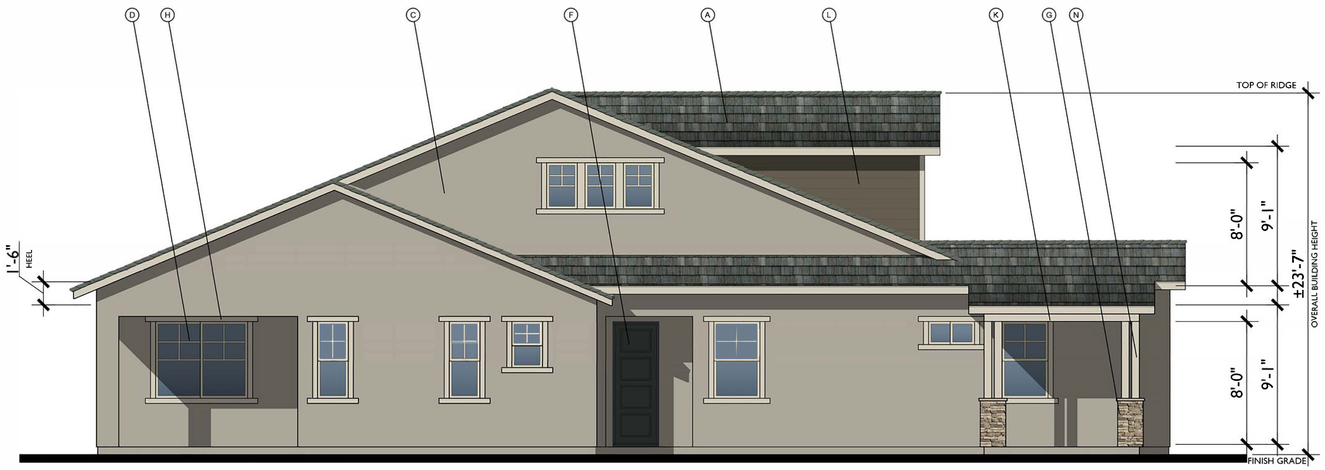


REAR

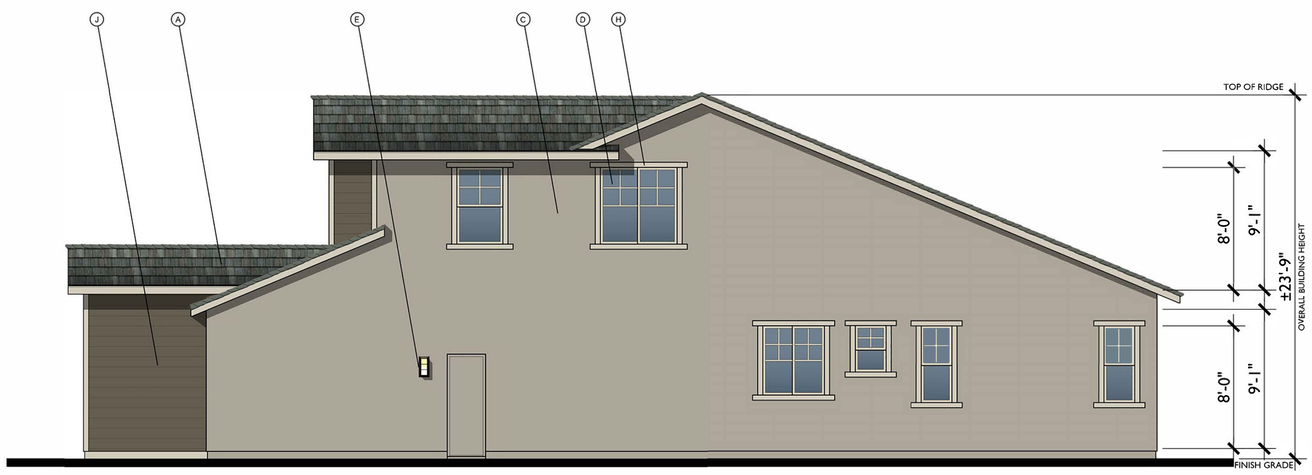
FRONT

C - CRAFTSMAN

1/4"=1'-0"



LEFT



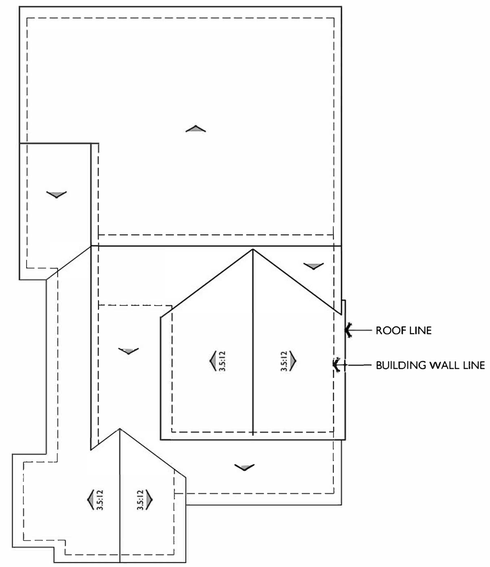
RIGHT

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. METAL ROLL UP GARAGE DOOR
C. STUCCO FINISH
D. VINYL WINDOW
E. LIGHT FIXTURE
F. WOOD OR FIBER GLASS DOOR PER BUILDER SPEC.
G. STONE VENEER
H. FOAM TRIM, REFER TO NUMBERED DESCRIPTION BELOW
I. HARDIE CEDARMILL 4" LAP SIDING
J. HARDIE CEDARMILL 8" LAP SIDING
K. HARDIE TRIM
L. HARDIE BOARD AND BATTEN VERTICAL SIDING
M. WOOD BRACKET
N. WOOD POST
O. METAL AWING
P. METAL ROOF

FOAM TRIM SPECIFICATIONS

1. 1 $\frac{3}{4}$" X 4" FOAM TRIM AT HEAD, SILL, AND JAMB
2. 1" X 4" FOAM TRIM AT HEAD AND JAMB. 1 $\frac{3}{4}$" X 4" FOAM TRIM AT SILL
3. 1 $\frac{3}{4}$" X 4" FOAM TRIM AT HEAD AND SILL. 1" X 4" FOAM TRIM AT JAMB



ROOF PLAN C

1/8"=1'-0"

PITCH: 5:12 U.N.O.
RAKE: 12"
EAVE: 18"
ROOF MATERIAL: FLAT CONCRETE TILE

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PLAN 2C

Progressive Craftsman Elevation

MARIANI RANCH - SFD

Morgan Hill , California

0 4 8 16

830.24036

07.30.24

MANA Investments

FARMHOUSE

CONTEMPORARY RANCH

PROGRESSIVE CRAFTSMAN

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PLAN 3

Front Elevations

MARIANI RANCH - SFD

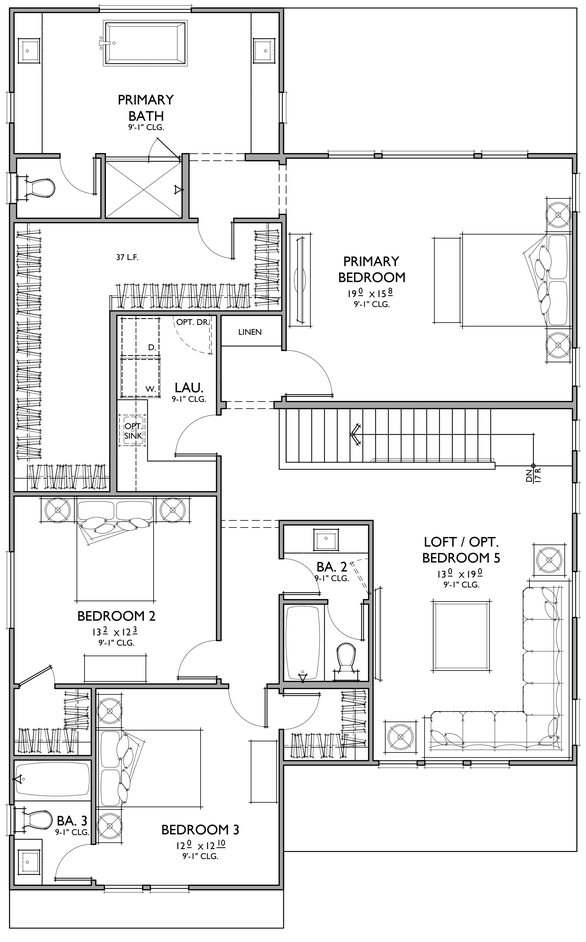
Morgan Hill , California

0 4 8 16

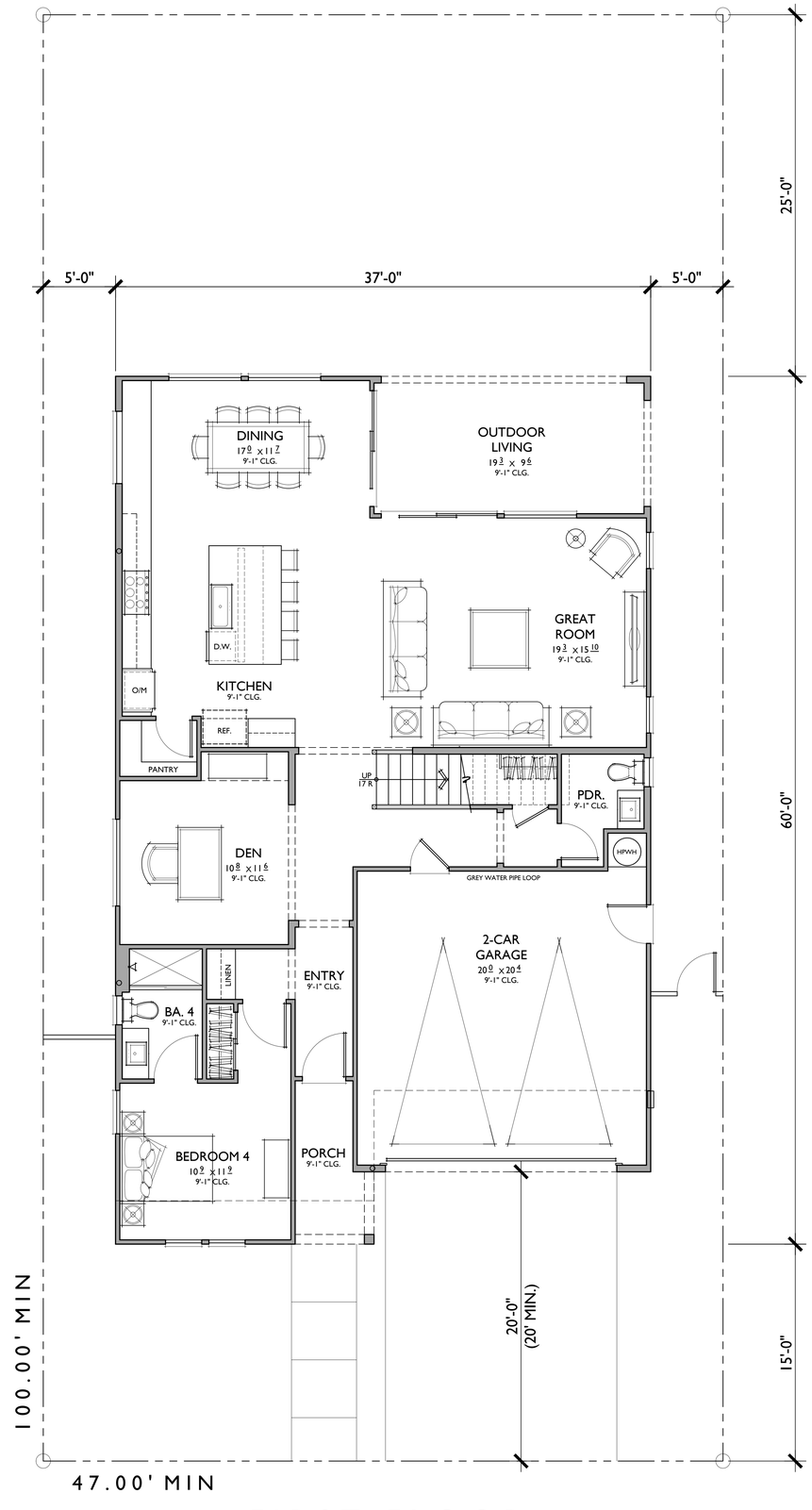
830.24036

07.30.24

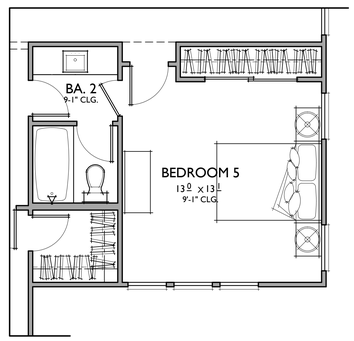
MANA Investments



SECOND FLOOR



FIRST FLOOR



OPTIONAL BEDROOM 5

IN LIEU OF LOFT

PLAN 3A

4 BEDROOMS / 3.5 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,457 SQ. FT.
2ND FLOOR	1,721 SQ. FT.
TOTAL LIVING	**3,178 SQ. FT.**
VOLUME (EXCEEDING 15'-0")	47 SQ. FT.
TOTAL LIVING (GROSS)	**3,225 SQ. FT.**
2 - CAR GARAGE	431 SQ. FT.
OUTDOOR LIVING	183 SQ. FT.
PORCH	52 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3A

Reflects Farmhouse Elevation

MARIANI RANCH - SFD

Morgan Hill , California

0 4 8 16

830.24036

07.30.24

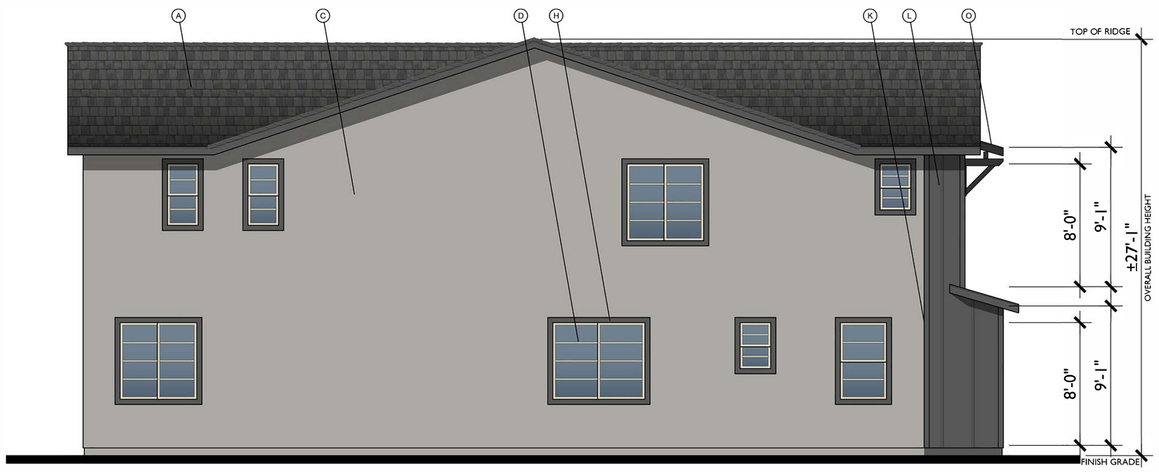
MANA Investments

REAR

FRONT

A - FARMHOUSE

1/4"=1'-0"



LEFT

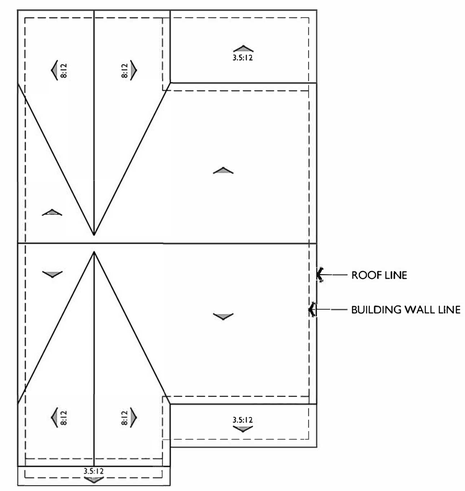
RIGHT

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. METAL ROLL UP GARAGE DOOR
C. STUCCO FINISH
D. VINYL WINDOW
E. LIGHT FIXTURE
F. WOOD OR FIBER GLASS DOOR PER BUILDER SPEC.
G. STONE VENEER
H. FOAM TRIM, REFER TO NUMBERED DESCRIPTION BELOW
I. HARDIE CEDARMILL 4" LAP SIDING
J. HARDIE CEDARMILL 8" LAP SIDING
K. HARDIE TRIM
L. HARDIE BOARD AND BATTEN VERTICAL SIDING
M. WOOD BRACKET
N. WOOD POST
O. METAL AWING
P. METAL ROOF

FOAM TRIM SPECIFICATIONS

1. 1 $\frac{3}{4}$" X 4" FOAM TRIM AT HEAD, SILL, AND JAMB
2. 1" X 4" FOAM TRIM AT HEAD AND JAMB. 1 $\frac{3}{4}$" X 4" FOAM TRIM AT SILL
3. 1 $\frac{3}{4}$" X 4" FOAM TRIM AT HEAD AND SILL. 1" X 4" FOAM TRIM AT JAMB



ROOF PLAN A

1/8"=1'-0"

PITCH: 4:12 U.N.O.
RAKE: 12"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE

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PLAN 3A

Farmhouse Elevation

MARIANI RANCH - SFD

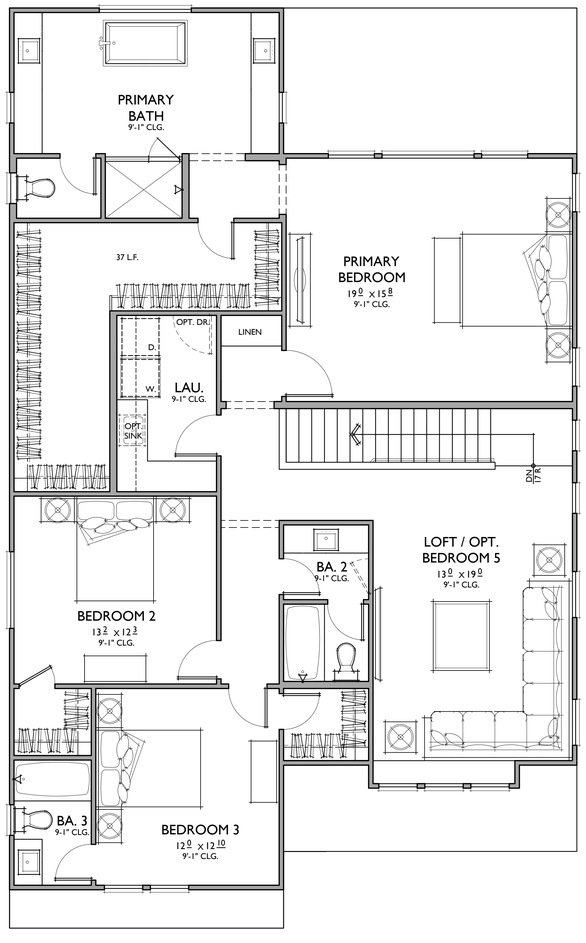
Morgan Hill , California

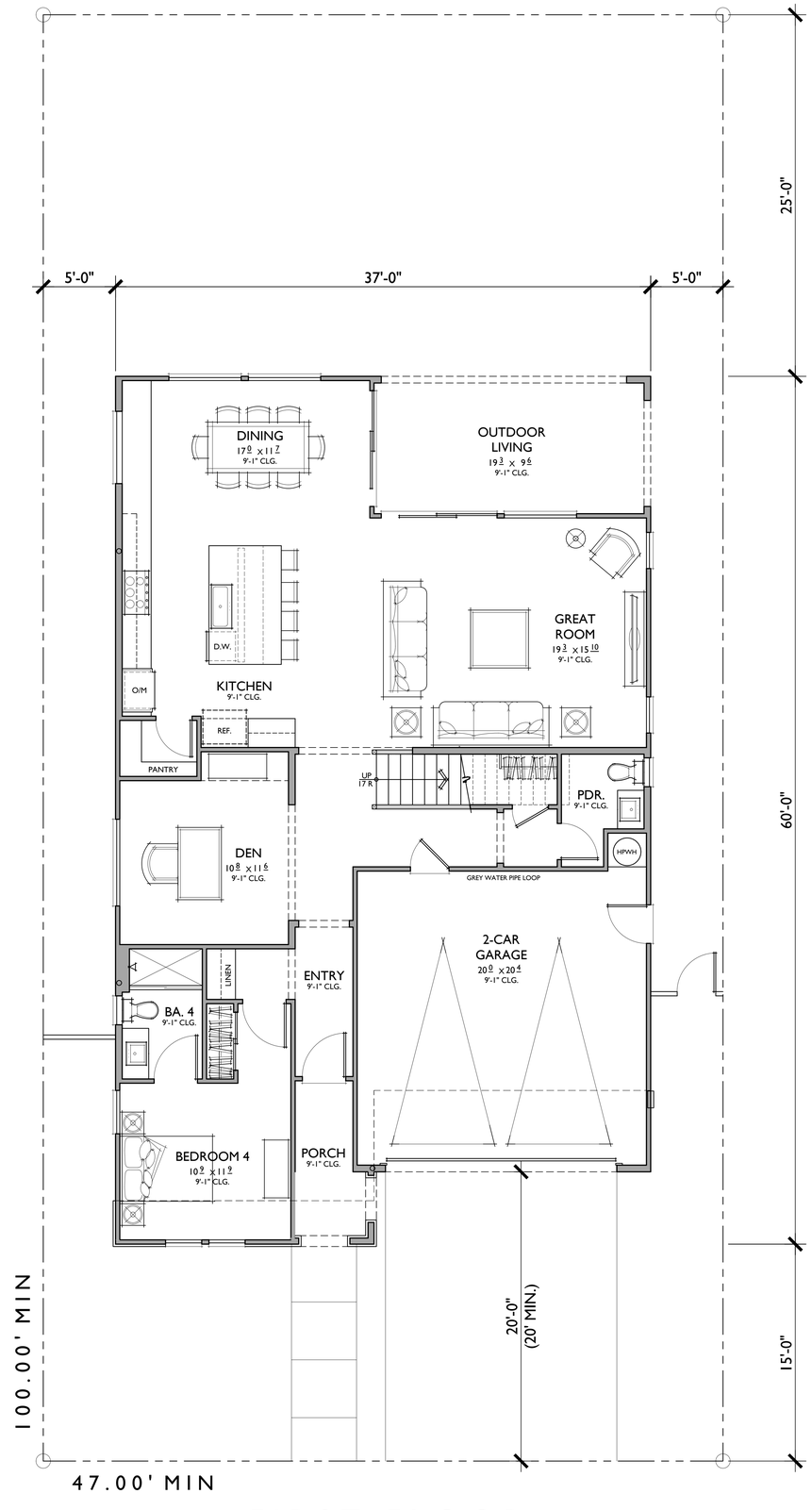
0 4 8 16

830.24036

07.30.24

MANA Investments





FIRST FLOOR

PLAN 3B

4 BEDROOMS / 3.5 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,457 SQ. FT.
2ND FLOOR	1,736 SQ. FT.
TOTAL LIVING	**3,193 SQ. FT.**
VOLUME (EXCEEDING 15'-0")	47 SQ. FT.
TOTAL LIVING (GROSS)	**3,240 SQ. FT.**
2 - CAR GARAGE	431 SQ. FT.
OUTDOOR LIVING	183 SQ. FT.
PORCH	52 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3B

Reflects Contemporary Ranch Elevation

MARIANI RANCH - SFD

Morgan Hill , California

0 4 8 16

830.24036

07.30.24

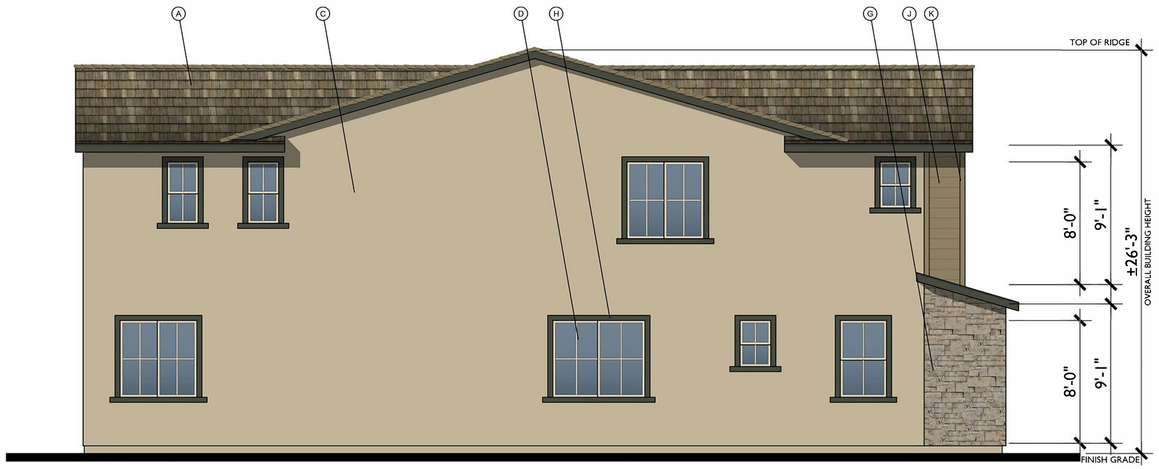
MANA Investments

REAR

FRONT

B - RANCH

1/4"=1'-0"



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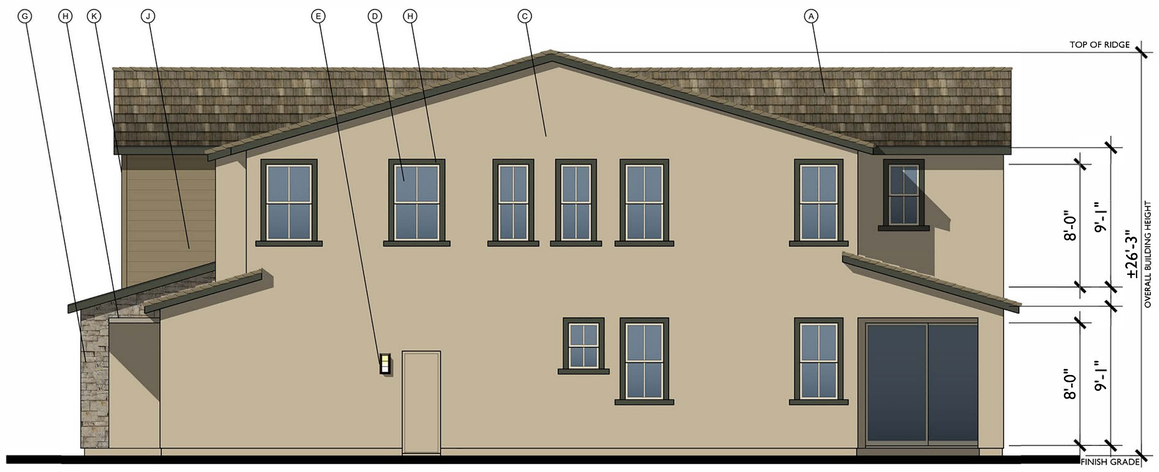


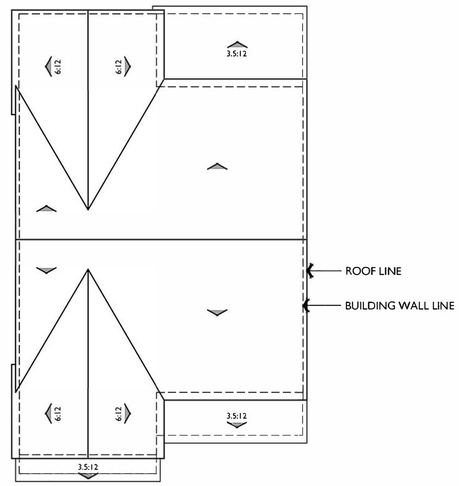
RIGHT

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. METAL ROLL UP GARAGE DOOR
C. STUCCO FINISH
D. VINYL WINDOW
E. LIGHT FIXTURE
F. WOOD OR FIBER GLASS DOOR PER BUILDER SPEC.
G. STONE VENEER
H. FOAM TRIM, REFER TO NUMBERED DESCRIPTION BELOW
I. HARDIE CEDARMILL 4" LAP SIDING
J. HARDIE CEDARMILL 8" LAP SIDING
K. HARDIE TRIM
L. HARDIE BOARD AND BATTEN VERTICAL SIDING
M. WOOD BRACKET
N. WOOD POST
O. METAL AWING
P. METAL ROOF

FOAM TRIM SPECIFICATIONS

1. 1 $\frac{3}{4}$" X 4" FOAM TRIM AT HEAD, SILL, AND JAMB
2. 1" X 4" FOAM TRIM AT HEAD AND JAMB. 1 $\frac{3}{4}$" X 4" FOAM TRIM AT SILL
3. 1 $\frac{3}{4}$" X 4" FOAM TRIM AT HEAD AND SILL. 1" X 4" FOAM TRIM AT JAMB



ROOF PLAN B

1/8"=1'-0"

PITCH: 3.5:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE

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PLAN 3B

Contemporary Ranch Elevation

MARIANI RANCH - SFD

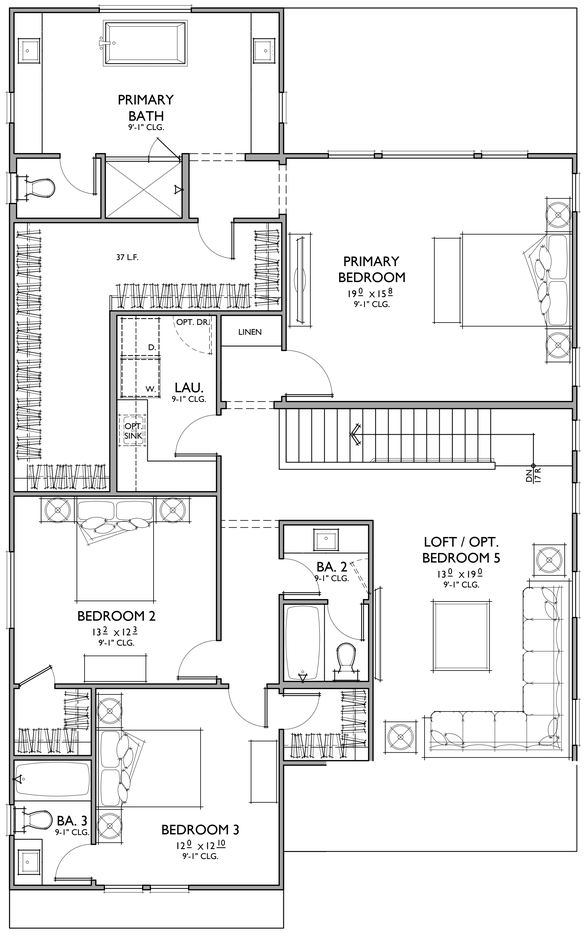
Morgan Hill , California

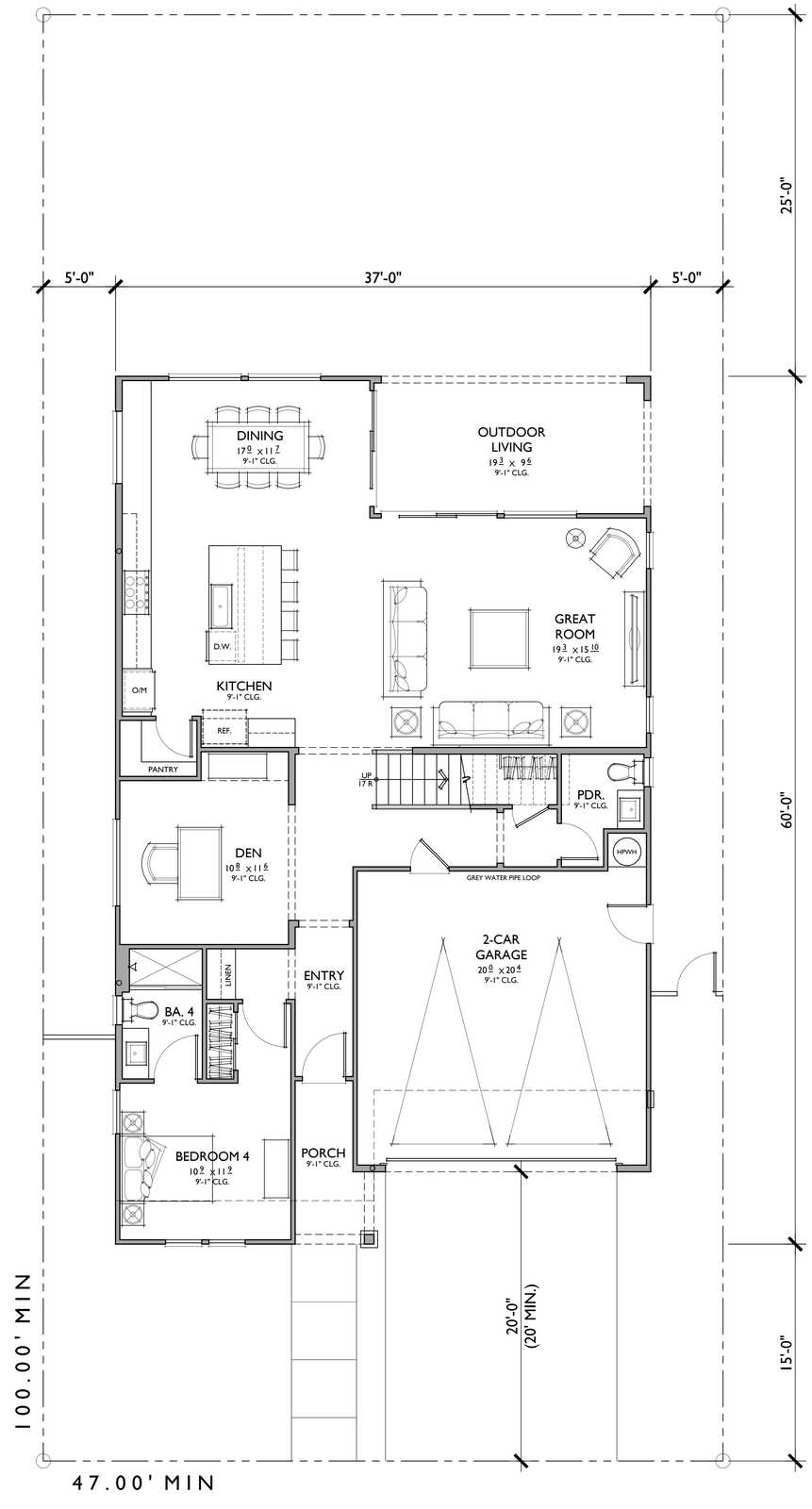
0 4 8 16

830.24036

07.30.24

MANA Investments





FIRST FLOOR

PLAN 3C

4 BEDROOMS / 3.5 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,457 SQ. FT.
2ND FLOOR	1,721 SQ. FT.
TOTAL LIVING	**3,178 SQ. FT.**
VOLUME (EXCEEDING 15'-0")	47 SQ. FT.
TOTAL LIVING (GROSS)	**3,225 SQ. FT.**
2 - CAR GARAGE	431 SQ. FT.
OUTDOOR LIVING	183 SQ. FT.
PORCH	52 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3C

Reflects Progressive Craftsman Elevation

MARIANI RANCH - SFD

Morgan Hill , California

0 4 8 16

830.24036

07.30.24

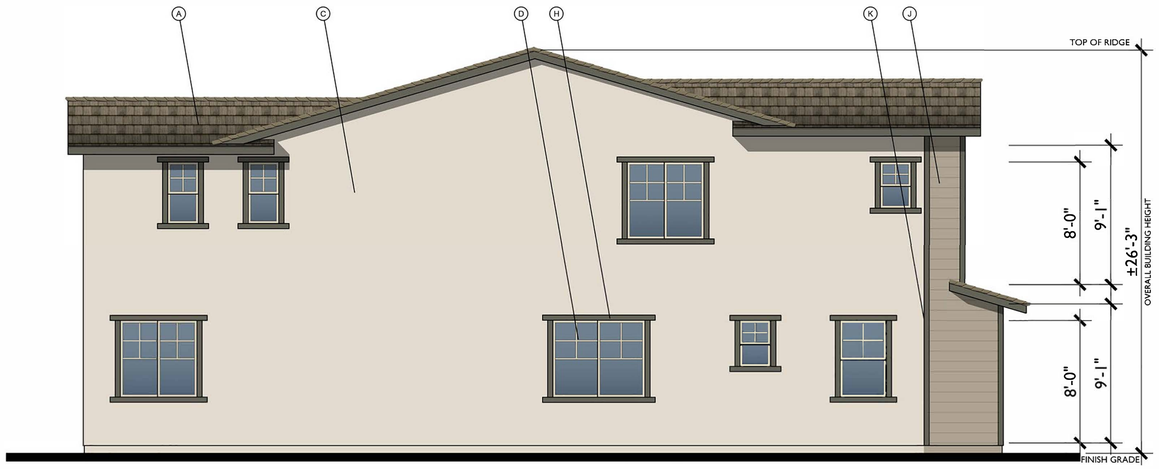
MANA Investments

REAR

FRONT

C - CRAFTSMAN

1/4"=1'-0"



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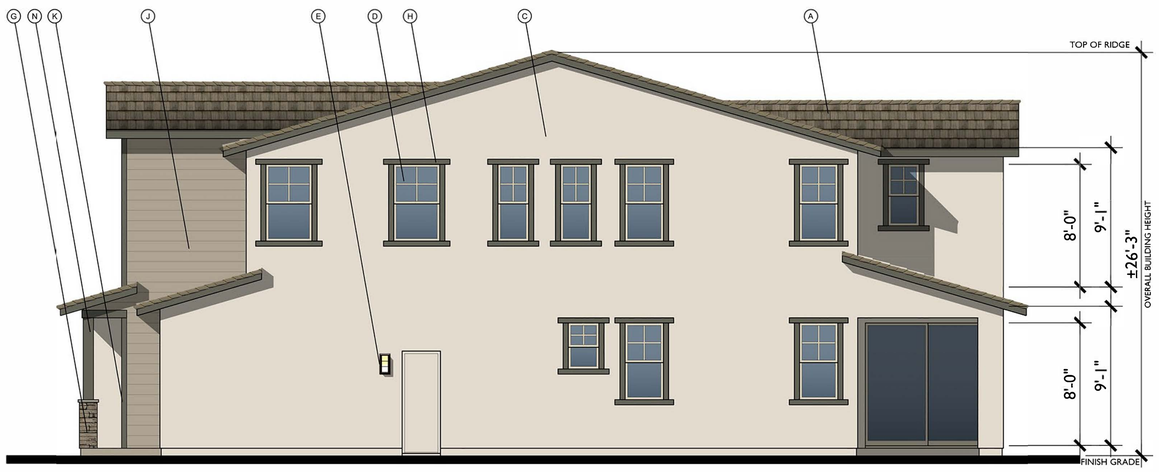


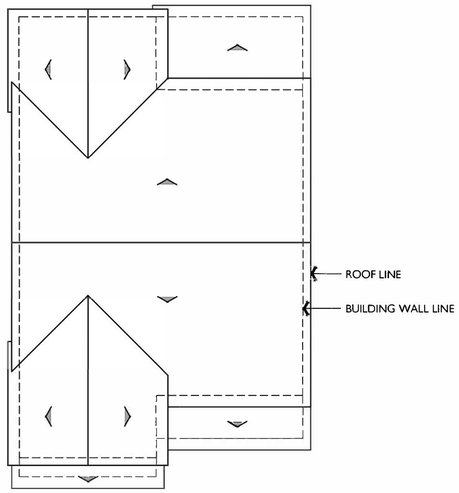
RIGHT

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. METAL ROLL UP GARAGE DOOR
C. STUCCO FINISH
D. VINYL WINDOW
E. LIGHT FIXTURE
F. WOOD OR FIBER GLASS DOOR PER BUILDER SPEC.
G. STONE VENEER
H. FOAM TRIM, REFER TO NUMBERED DESCRIPTION BELOW
I. HARDIE CEDARMILL 4" LAP SIDING
J. HARDIE CEDARMILL 8" LAP SIDING
K. HARDIE TRIM
L. HARDIE BOARD AND BATTEN VERTICAL SIDING
M. WOOD BRACKET
N. WOOD POST
O. METAL AWING
P. METAL ROOF

FOAM TRIM SPECIFICATIONS

1. 1 $\frac{3}{4}$" X 4" FOAM TRIM AT HEAD, SILL, AND JAMB
2. 1" X 4" FOAM TRIM AT HEAD AND JAMB. 1 $\frac{3}{4}$" X 4" FOAM TRIM AT SILL
3. 1 $\frac{3}{4}$" X 4" FOAM TRIM AT HEAD AND SILL. 1" X 4" FOAM TRIM AT JAMB



ROOF PLAN C

1/8"=1'-0"

PITCH: 3.5:12
RAKE: 12"
EAVE: 18"
ROOF MATERIAL: FLAT CONCRETE TILE

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PLAN 3C

Progressive Craftsman Elevation

MARIANI RANCH - SFD

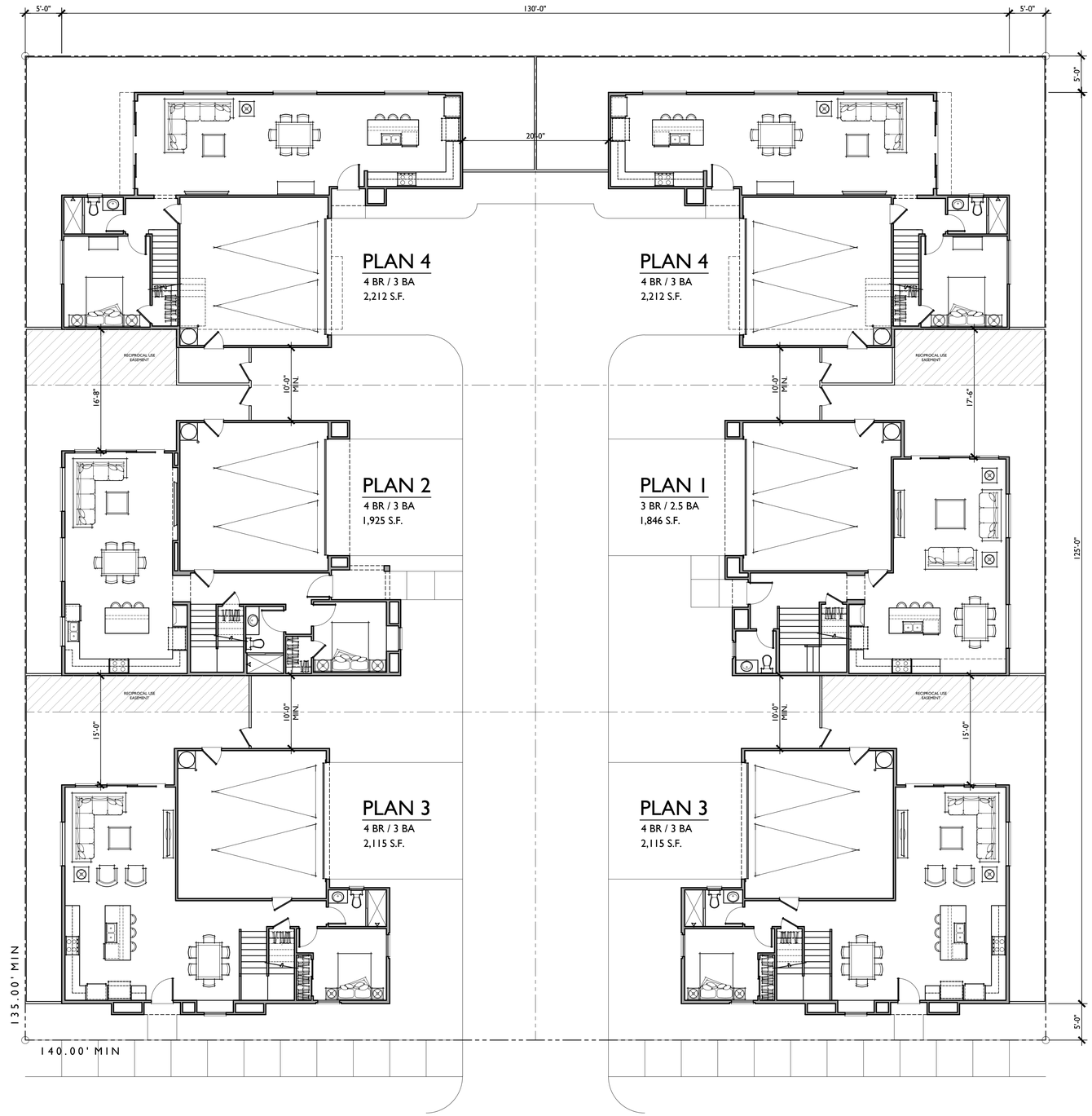
Morgan Hill , California

0 4 8 16

830.24036

07.30.24

MANA Investments



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TYPICAL 6-PACK CLUSTER

First Floors

MARIANI RANCH - CLUSTER

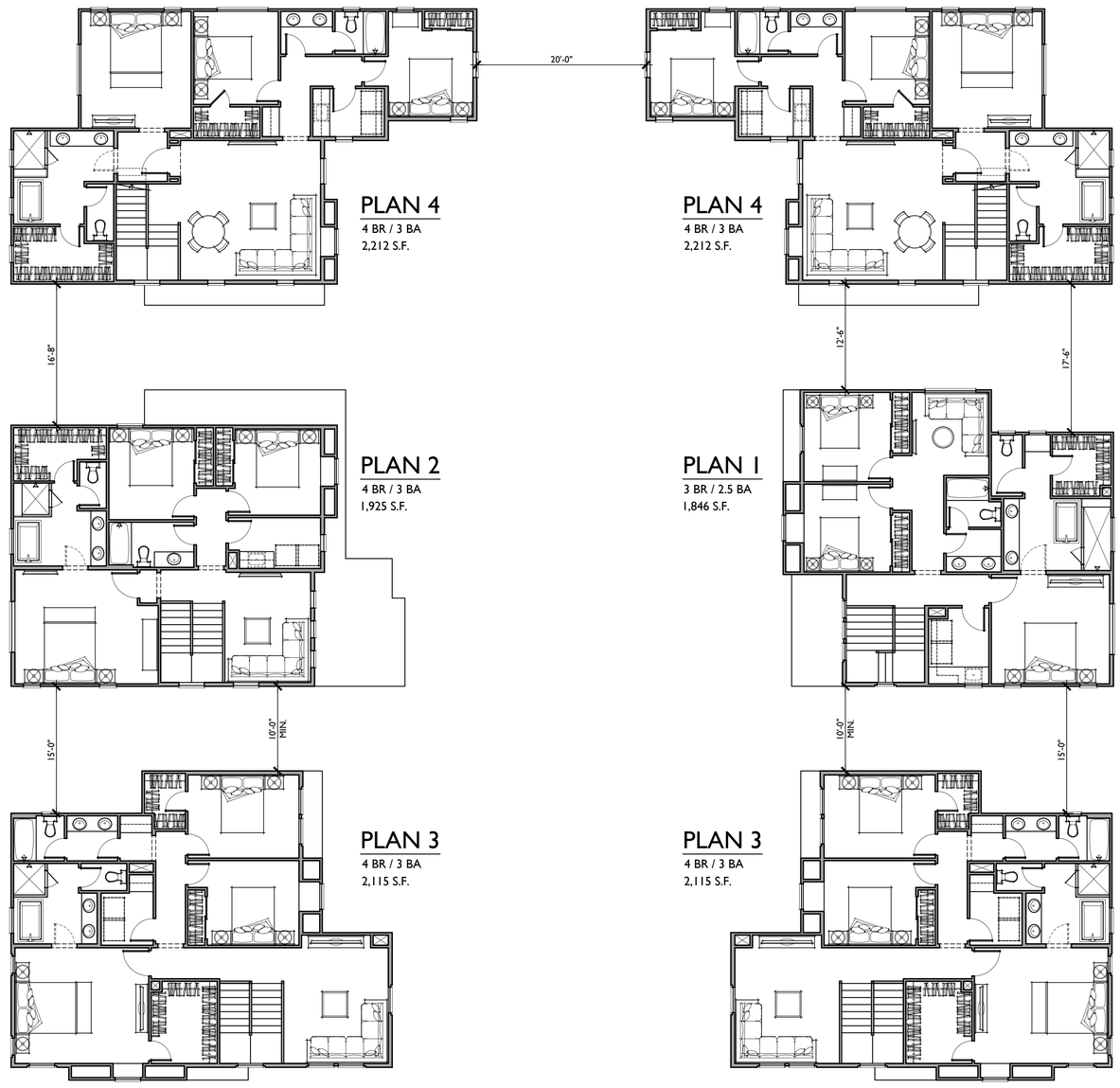
Morgan Hill , California

0 4 8 16

830.24037

07.30.24

MANA Investments



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TYPICAL 6-PACK CLUSTER

Second Floors

MARIANI RANCH - CLUSTER

Morgan Hill , California

0 4 8 16

830.24037

07.30.24

MANA Investments

FARMHOUSE

CONTEMPORARY RANCH

PROGRESSIVE CRAFTSMAN

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PLAN I

Front Elevations

MARIANI RANCH - CLUSTER

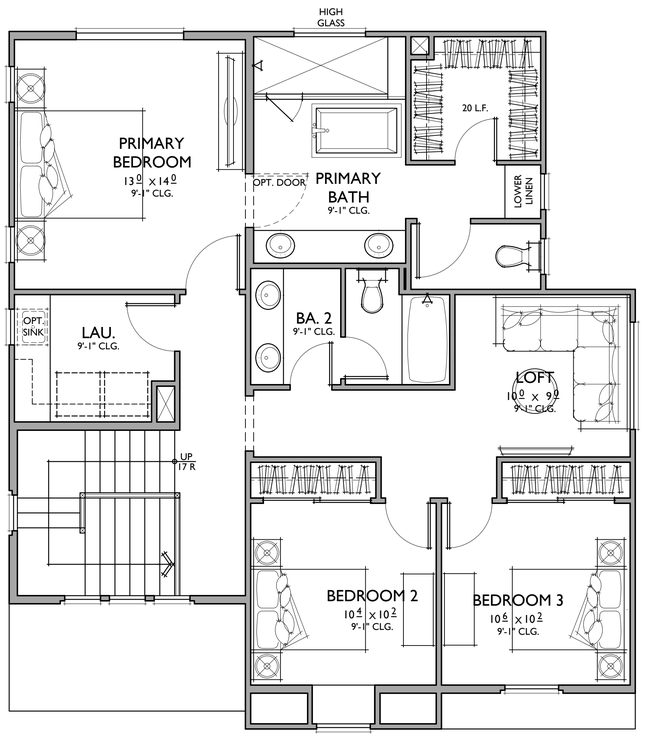
Morgan Hill , California

0 4 8 16

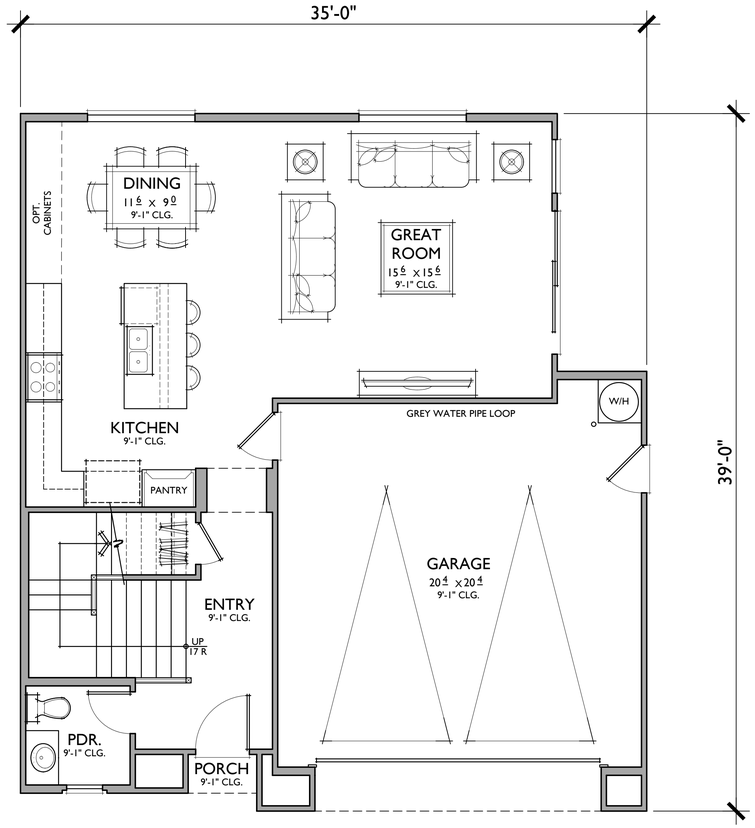
830.24037

07.30.24

MANA Investments



SECOND FLOOR



FIRST FLOOR

PLAN 1

3 BEDROOMS / 2.5 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	778 SQ. FT.
2ND FLOOR	1,067 SQ. FT.
TOTAL LIVING	**1,845 SQ. FT.**
VOLUME (EXCEEDING 15'-0")	90 SQ. FT.
TOTAL LIVING (GROSS)	**1,935 SQ. FT.**
2 - CAR GARAGE	448 SQ. FT.
PORCH	8 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1A

Reflects Farmhouse Elevation

MARIANI RANCH - CLUSTER

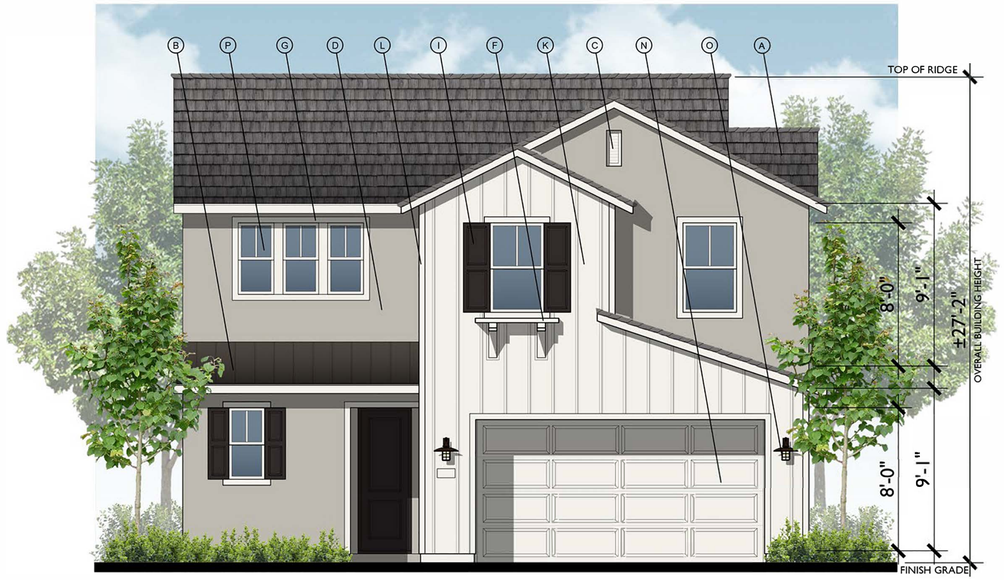
Morgan Hill , California

0 4 8 16

830.24037

07.30.24

MANA Investments



FRONT

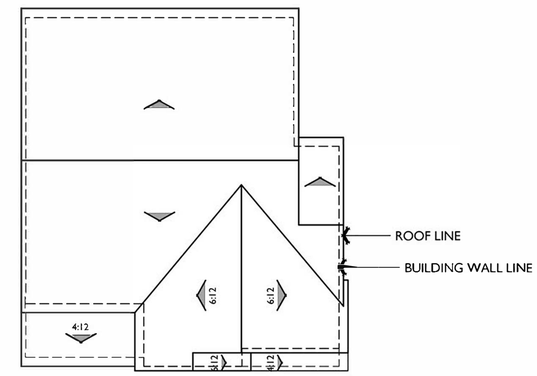
A - FARMHOUSE

1/4"=1'-0"

REAR

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. METAL ROOFING
C. GABLE END DETAIL
D. STUCCO
E. STUCCO AWNING
F. POTSHELF
G. FOAM TRIM
H. RECESS HEADER
I. COMPOSITE SHUTTER
J. HORIZONTAL SIDING
K. BOARD AND BATTEN
L. CEMENTITIOUS TRIM
M. STONE VENEER
N. ROLL UP GARAGE DOOR
O. LIGHT FIXTURE
P. VINYL WINDOW



ROOF PLAN A

1/8"=1'-0"

PITCH: 5:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: COMPOSITE SHINGLE & S.S.M.R.

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PLAN 1A

Farmhouse Elevation

MARIANI RANCH - CLUSTER

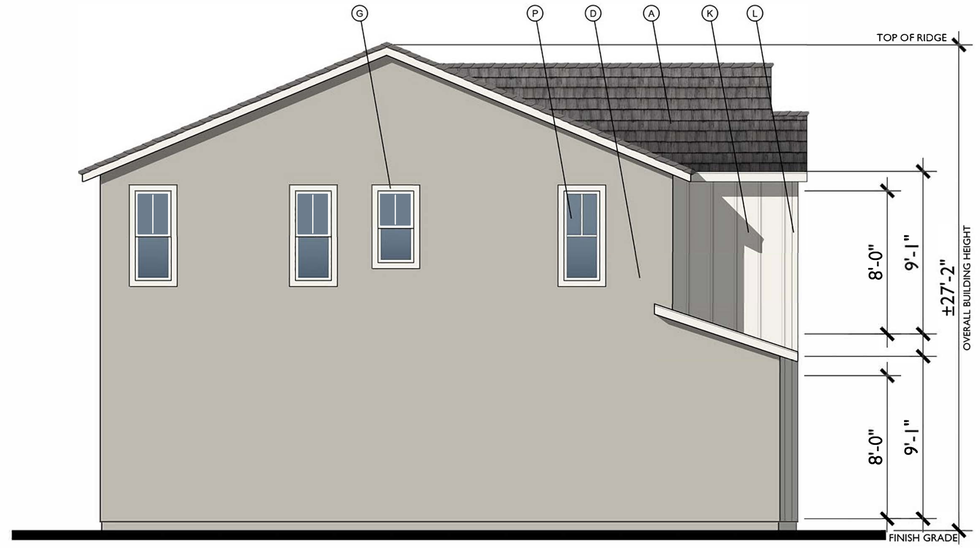
Morgan Hill , California

0 4 8 16

830.24037

07.30.24

MANA Investments



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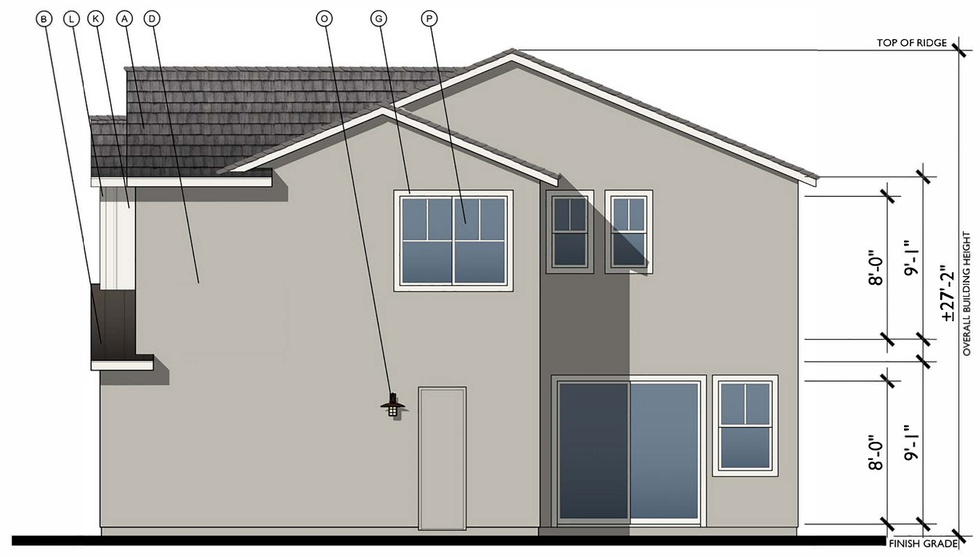

RIGHT

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. METAL ROOFING
C. GABLE END DETAIL
D. STUCCO
E. STUCCO AWNING
F. POTSHELF
G. FOAM TRIM
H. RECESS HEADER
I. COMPOSITE SHUTTER
J. HORIZONTAL SIDING
K. BOARD AND BATTEN
L. CEMENTITIOUS TRIM
M. STONE VENEER
N. ROLL UP GARAGE DOOR
O. LIGHT FIXTURE
P. VINYL WINDOW

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PLAN 1A

Farmhouse Elevation

MARIANI RANCH - CLUSTER

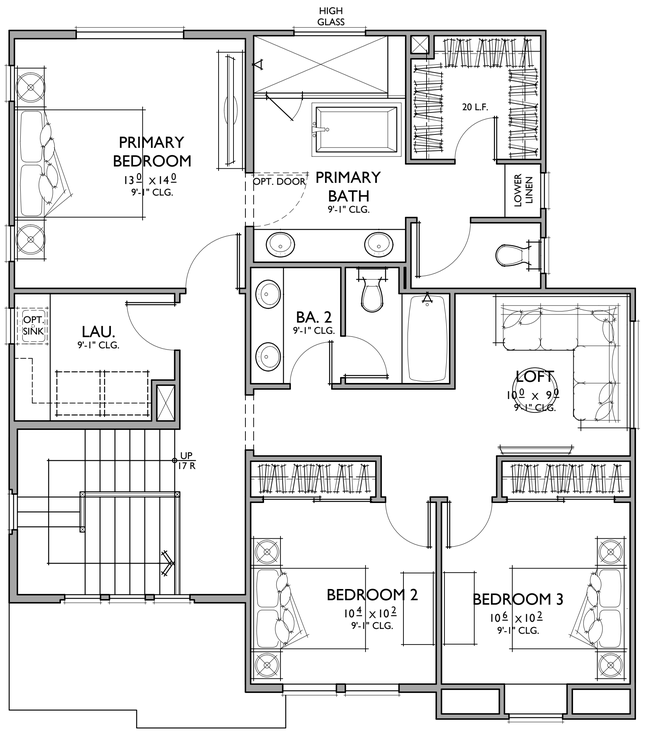
Morgan Hill , California

0 4 8 16

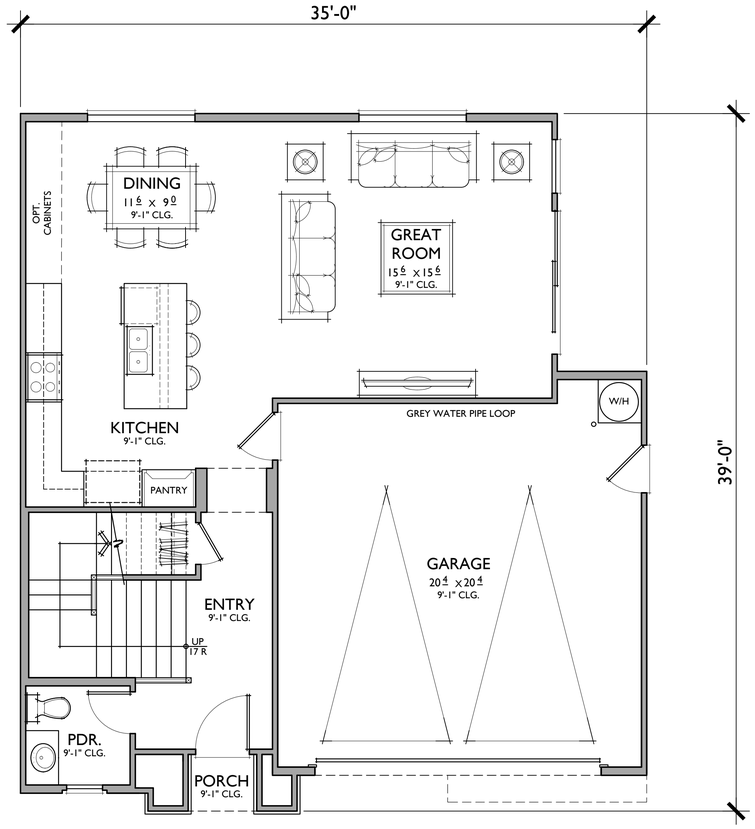
830.24037

07.30.24

MANA Investments



SECOND FLOOR



FIRST FLOOR

PLAN 1

3 BEDROOMS / 2.5 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	778 SQ. FT.
2ND FLOOR	1,067 SQ. FT.
TOTAL LIVING	**1,845 SQ. FT.**
VOLUME (EXCEEDING 15'-0")	90 SQ. FT.
TOTAL LIVING (GROSS)	**1,935 SQ. FT.**
2 - CAR GARAGE	448 SQ. FT.
PORCH	12 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1B

Reflects Contemporary Ranch Elevation

MARIANI RANCH - CLUSTER

Morgan Hill , California

0 4 8 16

830.24037

07.30.24

MANA Investments

FRONT

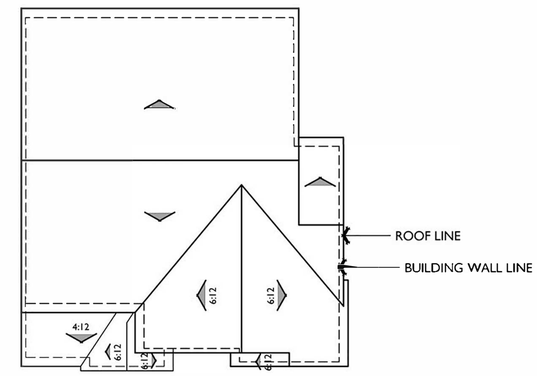
B - CONTEMPORARY RANCH

1/4"=1'-0"

REAR

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. METAL ROOFING
C. GABLE END DETAIL
D. STUCCO
E. STUCCO AWNING
F. POTSHELF
G. FOAM TRIM
H. RECESS HEADER
I. COMPOSITE SHUTTER
J. HORIZONTAL SIDING
K. BOARD AND BATTEN
L. CEMENTITIOUS TRIM
M. STONE VENEER
N. ROLL UP GARAGE DOOR
O. LIGHT FIXTURE
P. VINYL WINDOW



ROOF PLAN B

1/8"=1'-0"

PITCH: 5:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: COMPOSITE SHINGLE

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PLAN 1B

Contemporary Ranch Elevation

MARIANI RANCH - CLUSTER

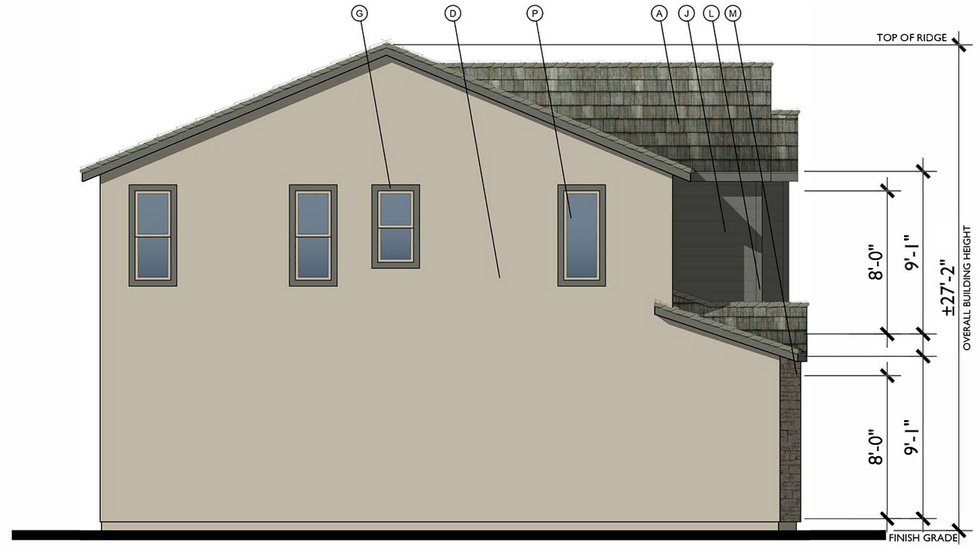
Morgan Hill , California

0 4 8 16

830.24037

07.30.24

MANA Investments



LEFT

RIGHT

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. METAL ROOFING
C. GABLE END DETAIL
D. STUCCO
E. STUCCO AWNING
F. POTSHELF
G. FOAM TRIM
H. RECESS HEADER
I. COMPOSITE SHUTTER
J. HORIZONTAL SIDING
K. BOARD AND BATTEN
L. CEMENTITIOUS TRIM
M. STONE VENEER
N. ROLL UP GARAGE DOOR
O. LIGHT FIXTURE
P. VINYL WINDOW

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PLAN 1B

Contemporary Ranch Elevation

MARIANI RANCH - CLUSTER

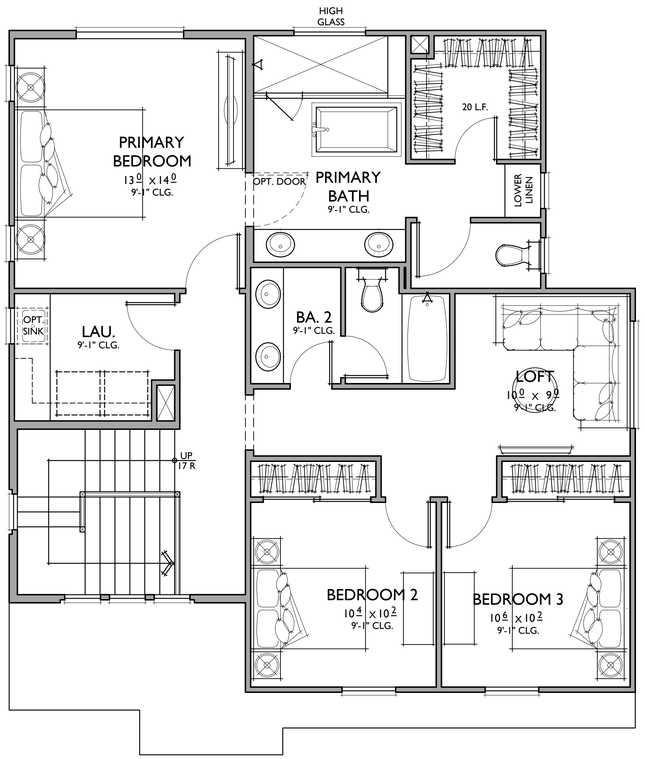
Morgan Hill , California

0 4 8 16

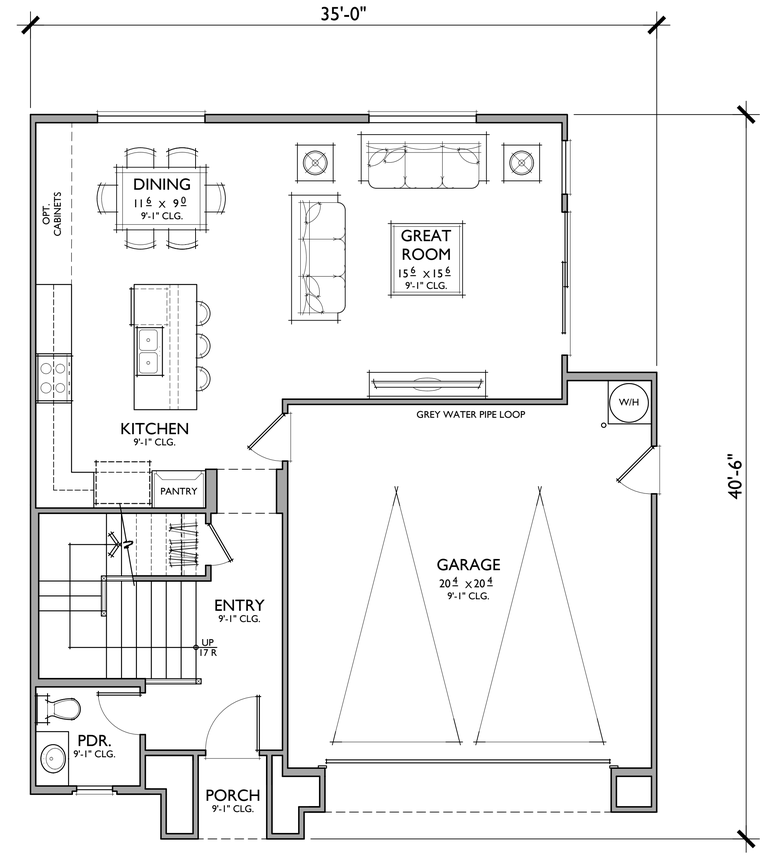
830.24037

07.30.24

MANA Investments



SECOND FLOOR



FIRST FLOOR

PLAN 1

3 BEDROOMS / 2.5 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	778 SQ. FT.
2ND FLOOR	1,067 SQ. FT.
TOTAL LIVING	**1,845 SQ. FT.**
VOLUME (EXCEEDING 15'-0")	90 SQ. FT.
TOTAL LIVING (GROSS)	**1,935 SQ. FT.**
2 - CAR GARAGE	448 SQ. FT.
PORCH	18 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1C

Reflects Progressive Craftsman Elevation

MARIANI RANCH - CLUSTER

Morgan Hill , California

0 4 8 16

830.24037

07.30.24

MANA Investments

FRONT

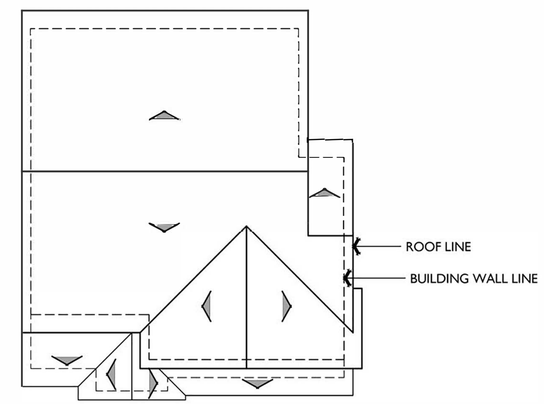
C - PROGRESSIVE CRAFTSMAN

1/4"=1'-0"

REAR

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. METAL ROOFING
C. GABLE END DETAIL
D. STUCCO
E. STUCCO AWNING
F. POTSHELF
G. FOAM TRIM
H. RECESS HEADER
I. COMPOSITE SHUTTER
J. HORIZONTAL SIDING
K. BOARD AND BATTEN
L. CEMENTITIOUS TRIM
M. STONE VENEER
N. ROLL UP GARAGE DOOR
O. LIGHT FIXTURE
P. VINYL WINDOW



ROOF PLAN C

1/8"=1'-0"

PITCH: 3.5:12 U.N.O.
RAKE: 12"
EAVE: 24"
ROOF MATERIAL: COMPOSITE SHINGLE

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PLAN 1C

Progressive Craftsman Elevation

MARIANI RANCH - CLUSTER

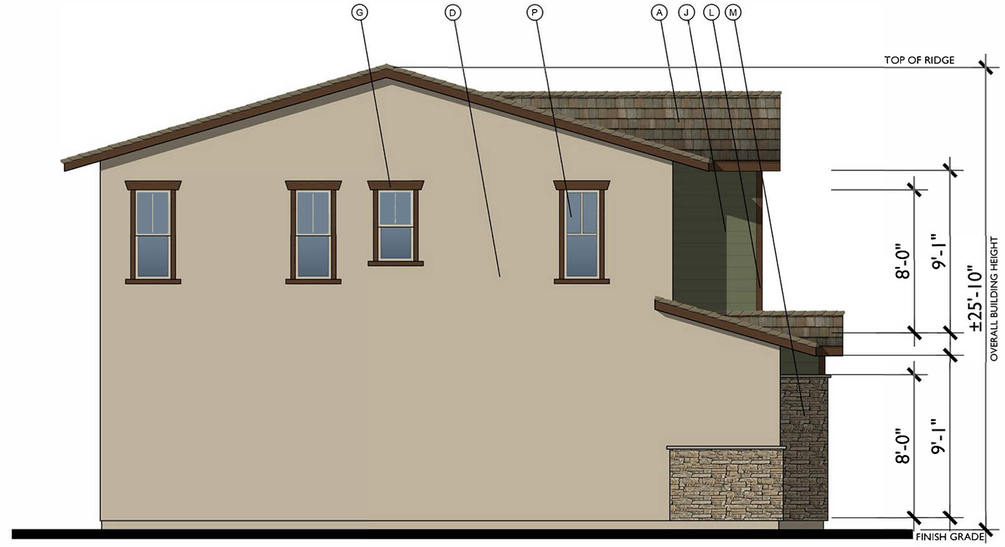
Morgan Hill , California

0 4 8 16

830.24037

07.30.24

MANA Investments



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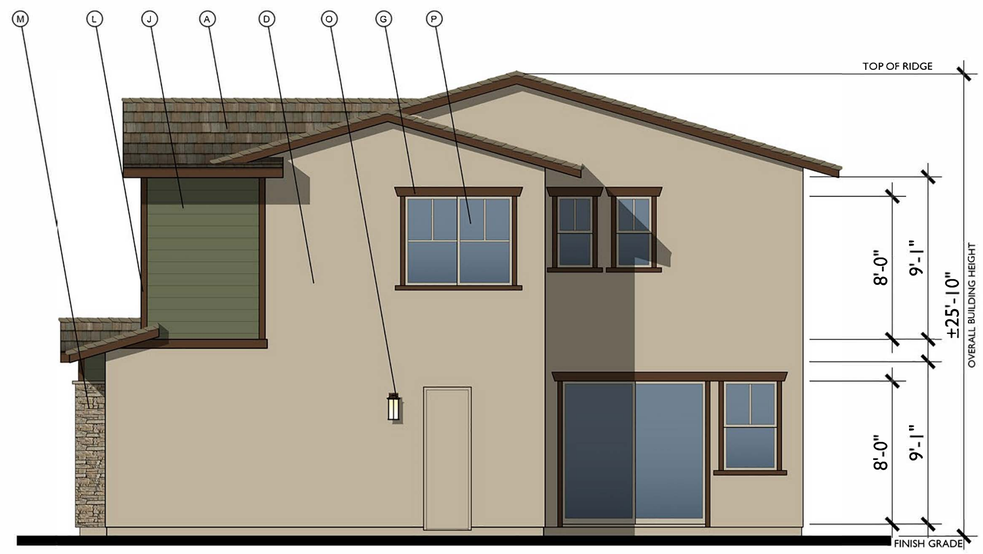

RIGHT

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. METAL ROOFING
C. GABLE END DETAIL
D. STUCCO
E. STUCCO AWNING
F. POTSHELF
G. FOAM TRIM
H. RECESS HEADER
I. COMPOSITE SHUTTER
J. HORIZONTAL SIDING
K. BOARD AND BATTEN
L. CEMENTITIOUS TRIM
M. STONE VENEER
N. ROLL UP GARAGE DOOR
O. LIGHT FIXTURE
P. VINYL WINDOW

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PLAN 1C

Progressive Craftsman Elevation

MARIANI RANCH - CLUSTER

Morgan Hill , California

0 4 8 16

830.24037

07.30.24

MANA Investments

FARMHOUSE

CONTEMPORARY RANCH

PROGRESSIVE CRAFTSMAN

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PLAN 2

Front Elevations

MARIANI RANCH - CLUSTER

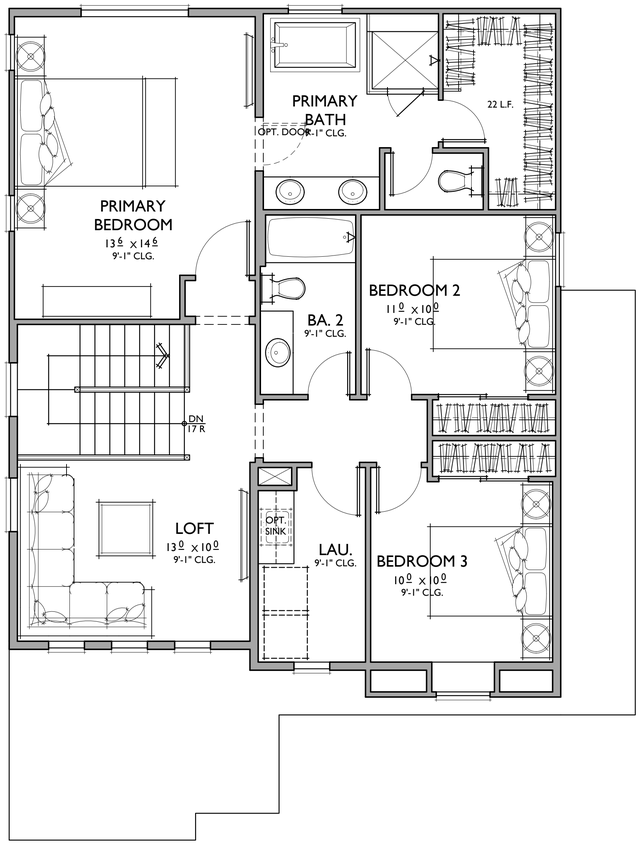
Morgan Hill , California

0 4 8 16

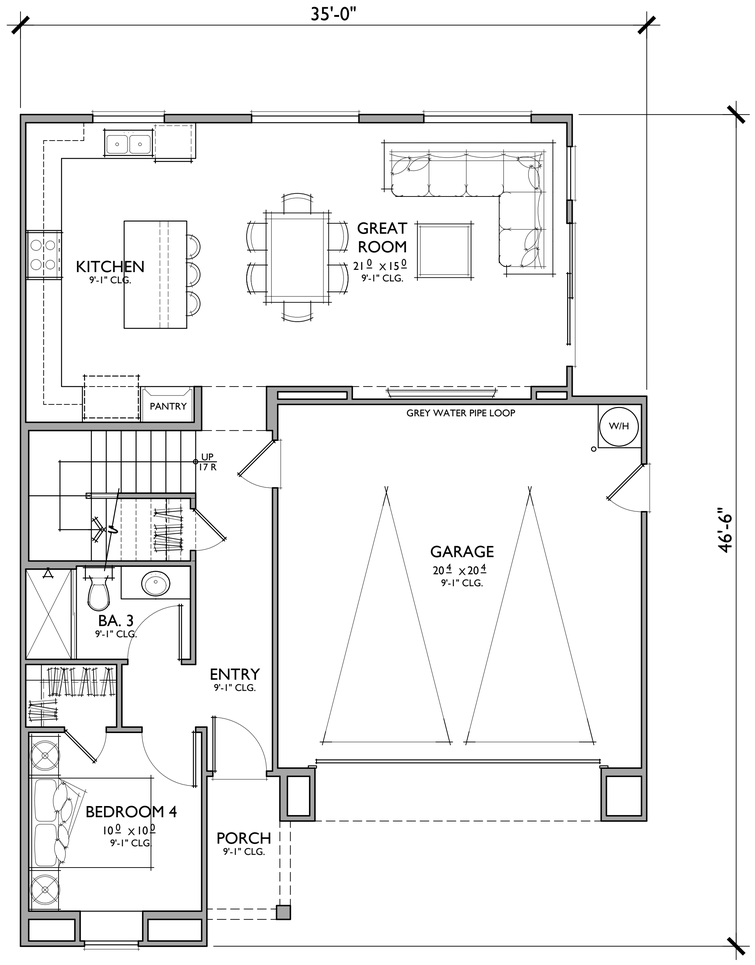
830.24037

07.30.24

MANA Investments



SECOND FLOOR



FIRST FLOOR

PLAN 2

4 BEDROOMS / 3 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	871 SQ. FT.
2ND FLOOR	1,053 SQ. FT.
TOTAL LIVING	**1,924 SQ. FT.**
VOLUME (EXCEEDING 15'-0")	72 SQ. FT.
TOTAL LIVING (GROSS)	**1,997 SQ. FT.**
2 - CAR GARAGE	442 SQ. FT.
PORCH	37 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2A

Reflects Farmhouse Elevation

MARIANI RANCH - CLUSTER

Morgan Hill , California

0 4 8 16

830.24037

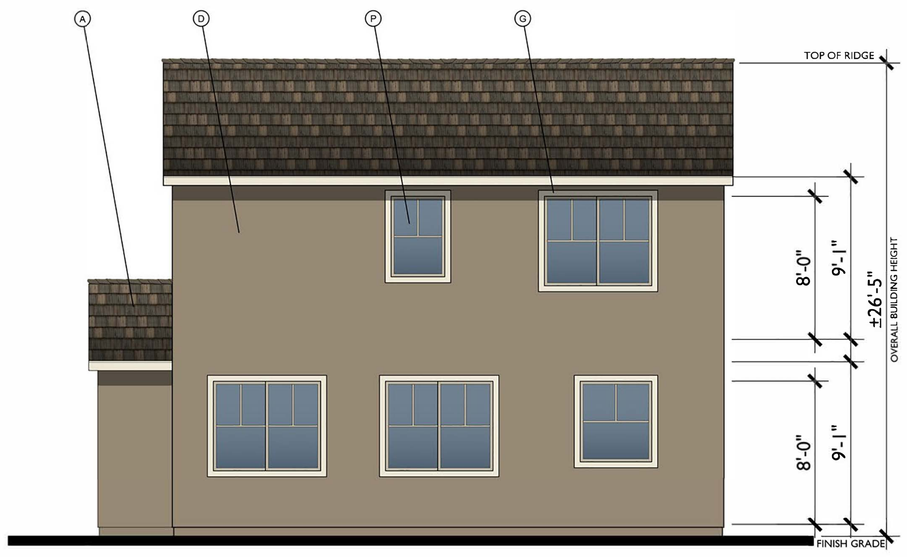
07.30.24

MANA Investments

FRONT

A - FARMHOUSE

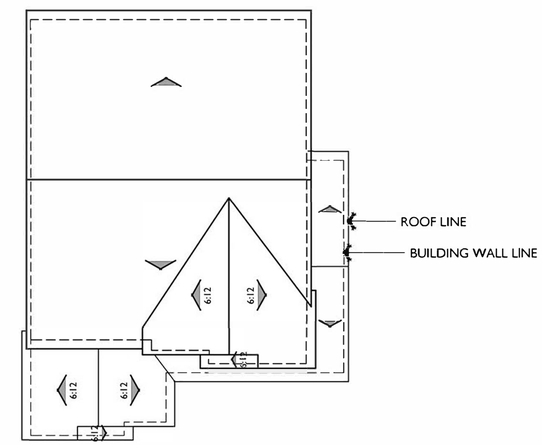
1/4"=1'-0"



REAR

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. METAL ROOFING
C. GABLE END DETAIL
D. STUCCO
E. STUCCO AWNING
F. POTSHELF
G. FOAM TRIM
H. RECESS HEADER
I. COMPOSITE SHUTTER
J. HORIZONTAL SIDING
K. BOARD AND BATTEN
L. CEMENTITIOUS TRIM
M. STONE VENEER
N. ROLL UP GARAGE DOOR
O. LIGHT FIXTURE
P. VINYL WINDOW



ROOF PLAN A

1/8"=1'-0"

PITCH: 4:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: COMPOSITE SHINGLE

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PLAN 2A

Farmhouse Elevation

MARIANI RANCH - CLUSTER

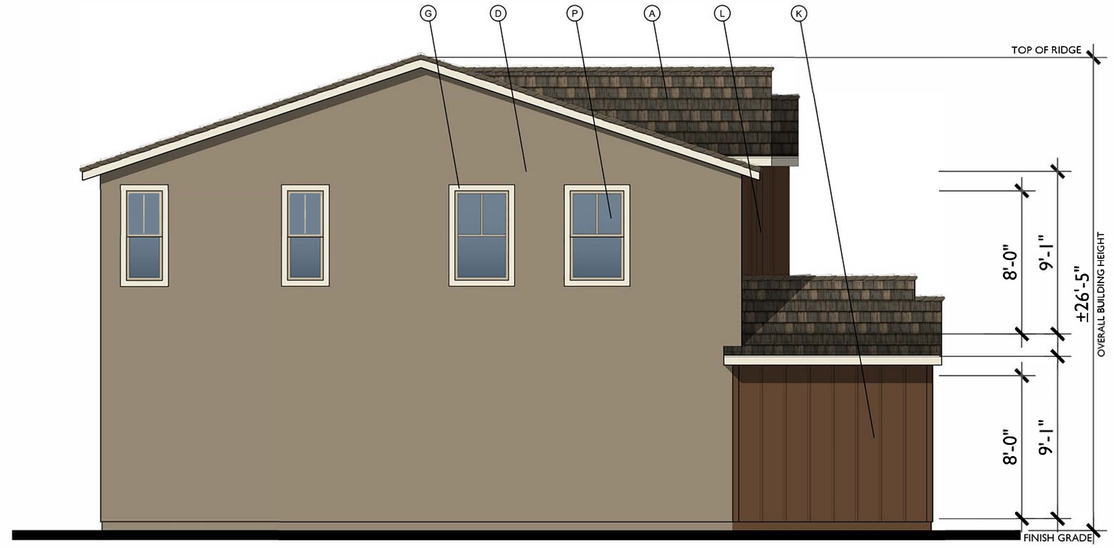
Morgan Hill , California

0 4 8 16

830.24037

07.30.24

MANA Investments



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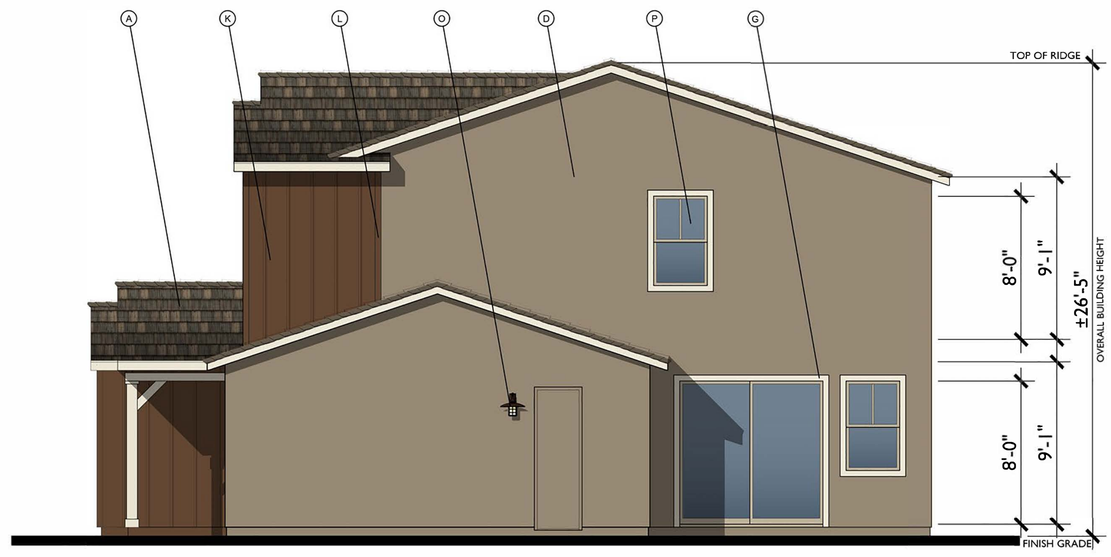

RIGHT

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. METAL ROOFING
C. GABLE END DETAIL
D. STUCCO
E. STUCCO AWNING
F. POTSHELF
G. FOAM TRIM
H. RECESS HEADER
I. COMPOSITE SHUTTER
J. HORIZONTAL SIDING
K. BOARD AND BATTEN
L. CEMENTITIOUS TRIM
M. STONE VENEER
N. ROLL UP GARAGE DOOR
O. LIGHT FIXTURE
P. VINYL WINDOW

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PLAN 2A

Farmhouse Elevation

MARIANI RANCH - CLUSTER

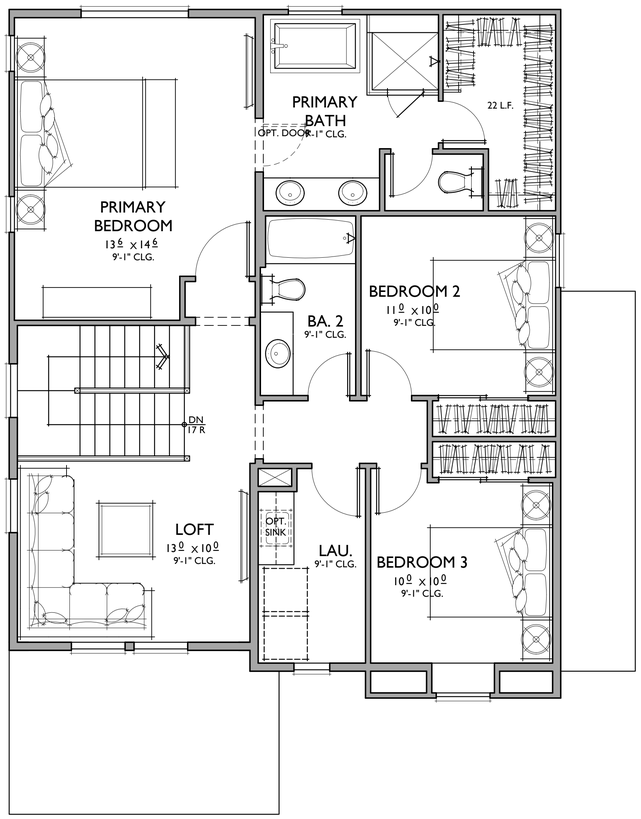
Morgan Hill , California

0 4 8 16

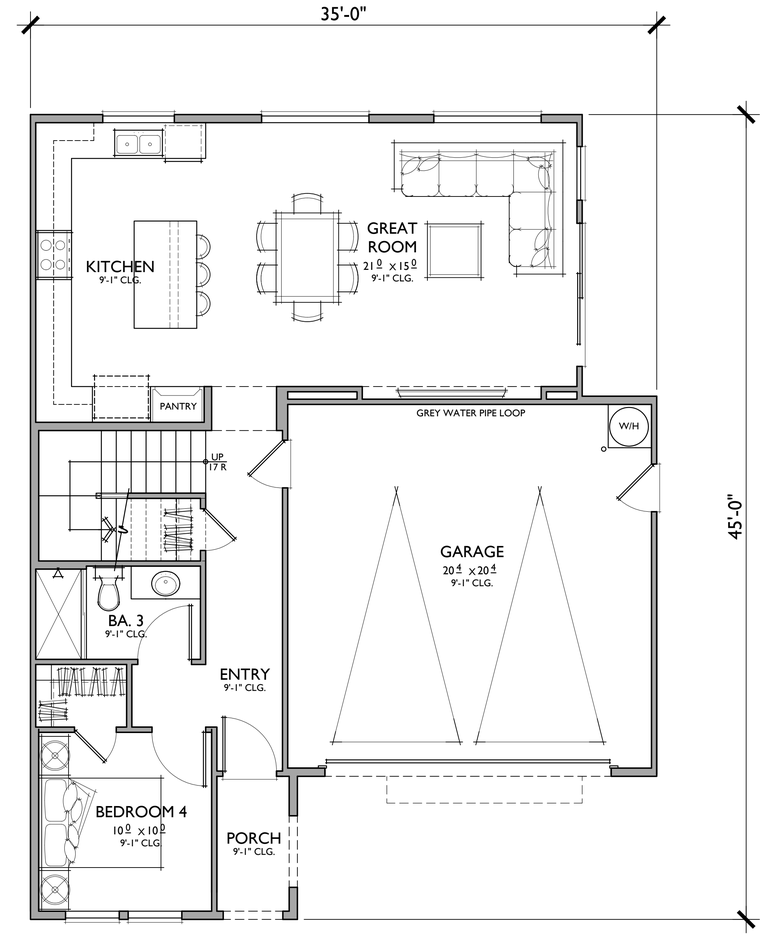
830.24037

07.30.24

MANA Investments



SECOND FLOOR



FIRST FLOOR

PLAN 2

4 BEDROOMS / 3 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	871 SQ. FT.
2ND FLOOR	1,053 SQ. FT.
TOTAL LIVING	**1,924 SQ. FT.**
VOLUME (EXCEEDING 15'-0")	72 SQ. FT.
TOTAL LIVING (GROSS)	**1,997 SQ. FT.**
2 - CAR GARAGE	442 SQ. FT.
PORCH	36 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2B

Reflects Contemporary Ranch Elevation

MARIANI RANCH - CLUSTER

Morgan Hill , California

0 4 8 16

830.24037

07.30.24

MANA Investments

FRONT

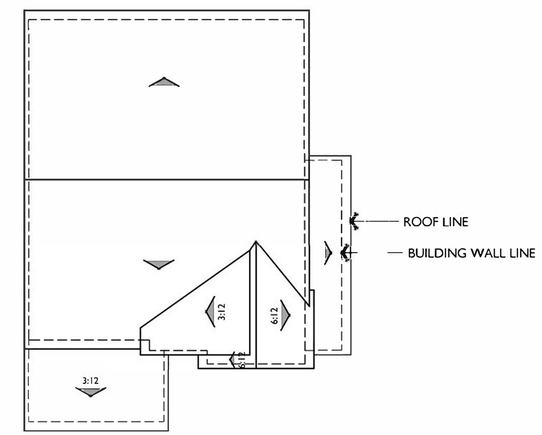
B - CONTEMPORARY RANCH

1/4"=1'-0"

REAR

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. METAL ROOFING
C. GABLE END DETAIL
D. STUCCO
E. STUCCO AWNING
F. POTSHELF
G. FOAM TRIM
H. RECESS HEADER
I. COMPOSITE SHUTTER
J. HORIZONTAL SIDING
K. BOARD AND BATTEN
L. CEMENTITIOUS TRIM
M. STONE VENEER
N. ROLL UP GARAGE DOOR
O. LIGHT FIXTURE
P. VINYL WINDOW



ROOF PLAN B

1/8"=1'-0"

PITCH: 4:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: COMPOSITE SHINGLE & S.S.M.R.

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PLAN 2B

Contemporary Ranch Elevation

MARIANI RANCH - CLUSTER

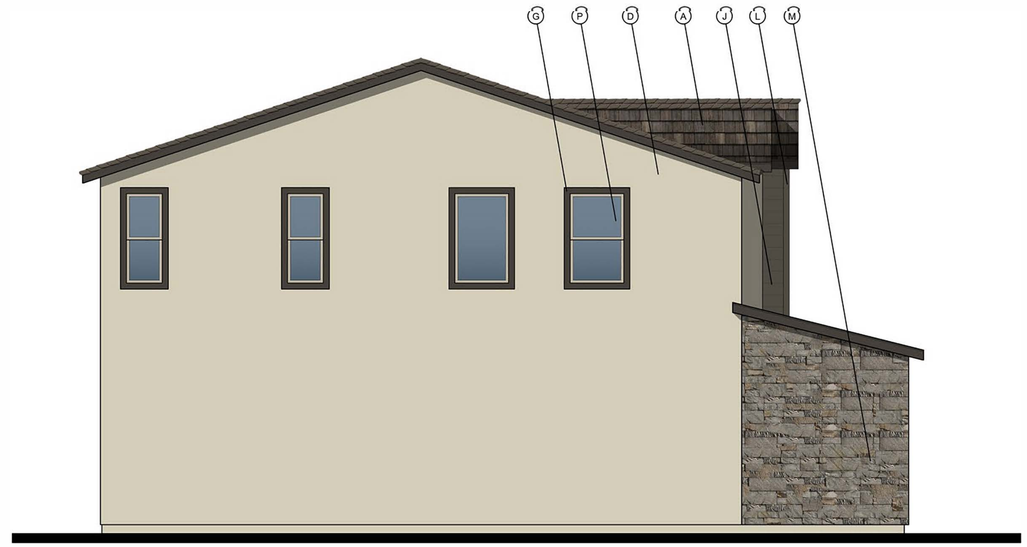
Morgan Hill , California

0 4 8 16

830.24037

07.30.24

MANA Investments



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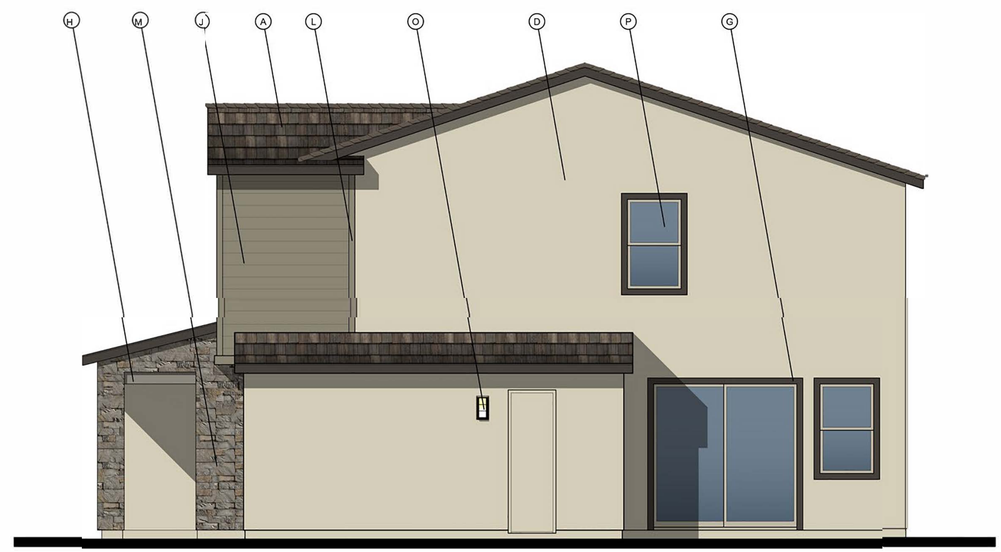

RIGHT

MATERIAL LEGEND.

A. COMPOSITE SHINGLES
B. METAL ROOFING
C. GABLE END DETAIL
D. STUCCO
E. STUCCO AWNING
F. POTSHELF
G. FOAM TRIM
H. RECESS HEADER
I. COMPOSITE SHUTTER
J. HORIZONTAL SIDING
K. BOARD AND BATTEN
L. CEMENTITIOUS TRIM
M. STONE VENEER
N. ROLL UP GARAGE DOOR
O. LIGHT FIXTURE
P. VINYL WINDOW

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PLAN 2B

Contemporary Ranch Elevation

MARIANI RANCH - CLUSTER

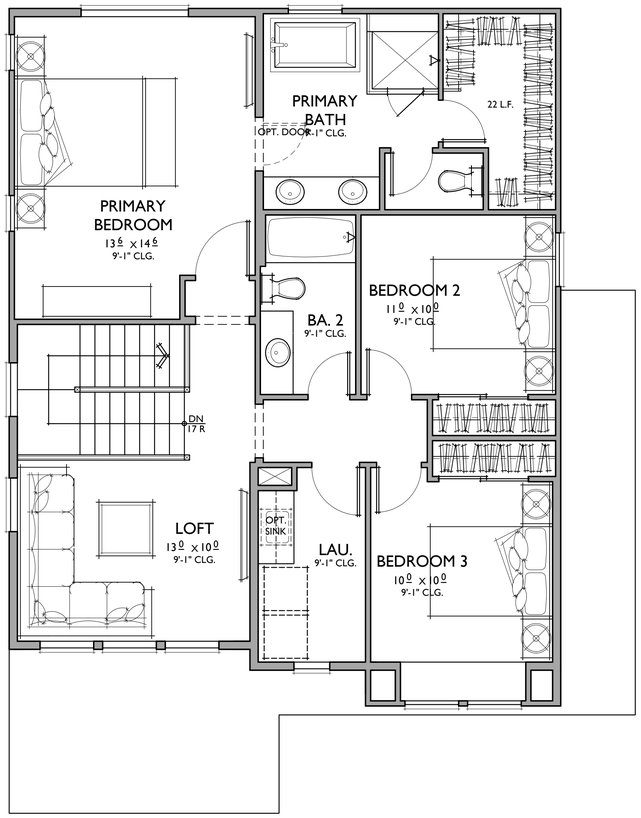
Morgan Hill , California

0 4 8 16

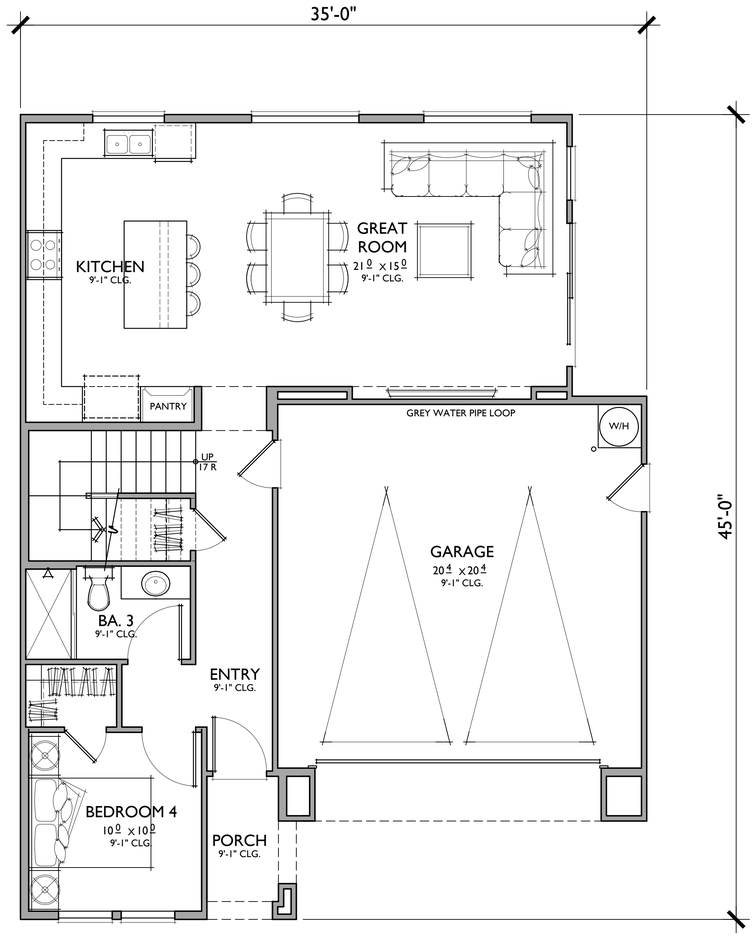
830.24037

07.30.24

MANA Investments



SECOND FLOOR



FIRST FLOOR

PLAN 2

4 BEDROOMS / 3 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	871 SQ. FT.
2ND FLOOR	1,053 SQ. FT.
TOTAL LIVING	**1,924 SQ. FT.**
VOLUME (EXCEEDING 15'-0")	72 SQ. FT.
TOTAL LIVING (GROSS)	**1,997 SQ. FT.**
2 - CAR GARAGE	442 SQ. FT.
PORCH	40 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2C

Reflects Progressive Craftsman Elevation

MARIANI RANCH - CLUSTER

Morgan Hill , California

0 4 8 16

830.24037

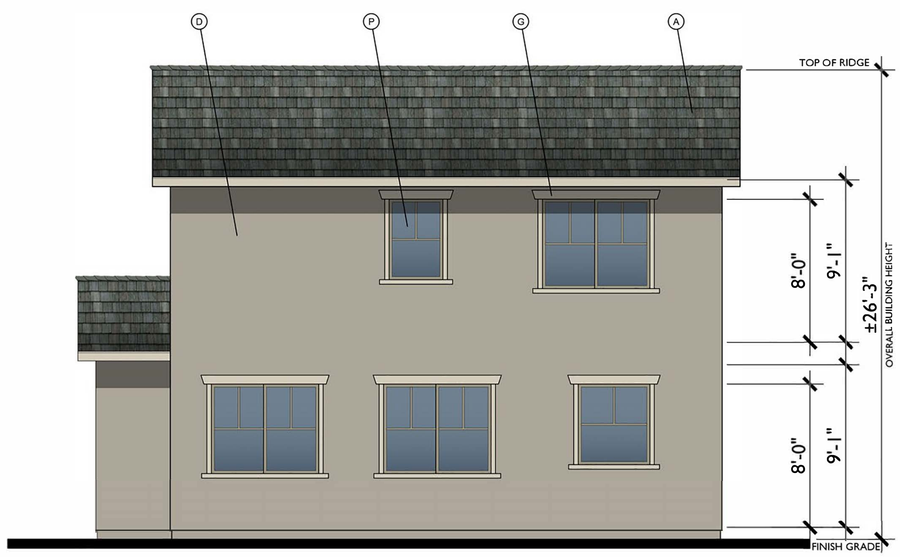
07.30.24

MANA Investments

FRONT

C - PROGRESSIVE CRAFTSMAN

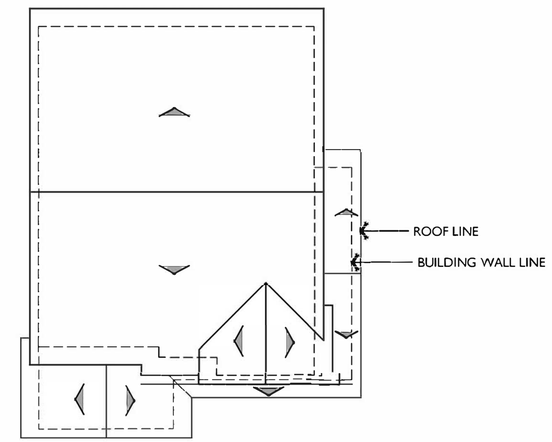
1/4"=1'-0"



REAR

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. METAL ROOFING
C. GABLE END DETAIL
D. STUCCO
E. STUCCO AWNING
F. POTSHELF
G. FOAM TRIM
H. RECESS HEADER
I. COMPOSITE SHUTTER
J. HORIZONTAL SIDING
K. BOARD AND BATTEN
L. CEMENTITIOUS TRIM
M. STONE VENEER
N. ROLL UP GARAGE DOOR
O. LIGHT FIXTURE
P. VINYL WINDOW



ROOF PLAN C

1/8"=1'-0"

PITCH: 3.5:12 U.N.O.
RAKE: 12"
EAVE: 24"
ROOF MATERIAL: COMPOSITE SHINGLE

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PLAN 2C

Progressive Craftsman Elevation

MARIANI RANCH - CLUSTER

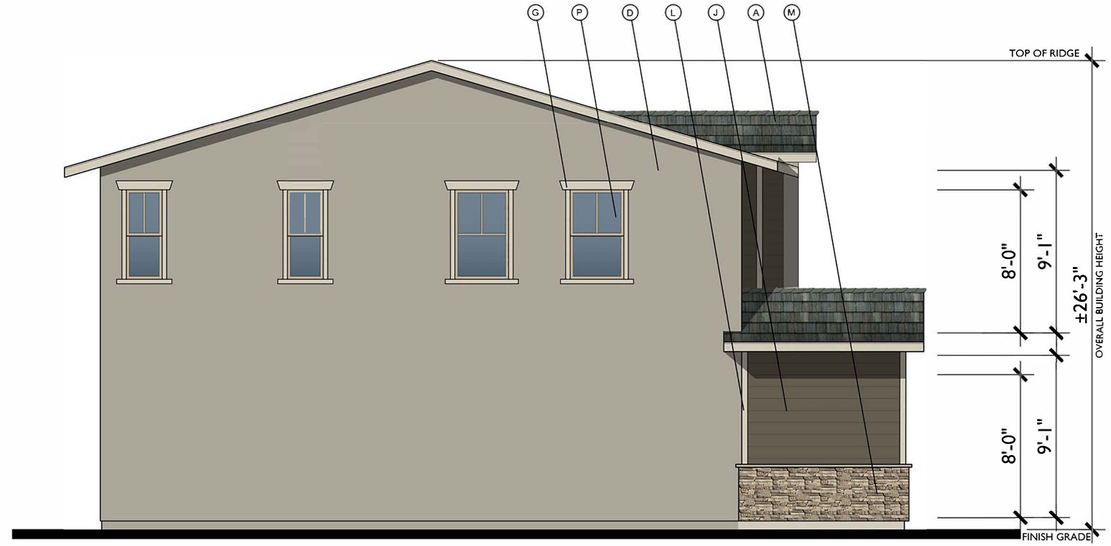
Morgan Hill , California

0 4 8 16

830.24037

07.30.24

MANA Investments



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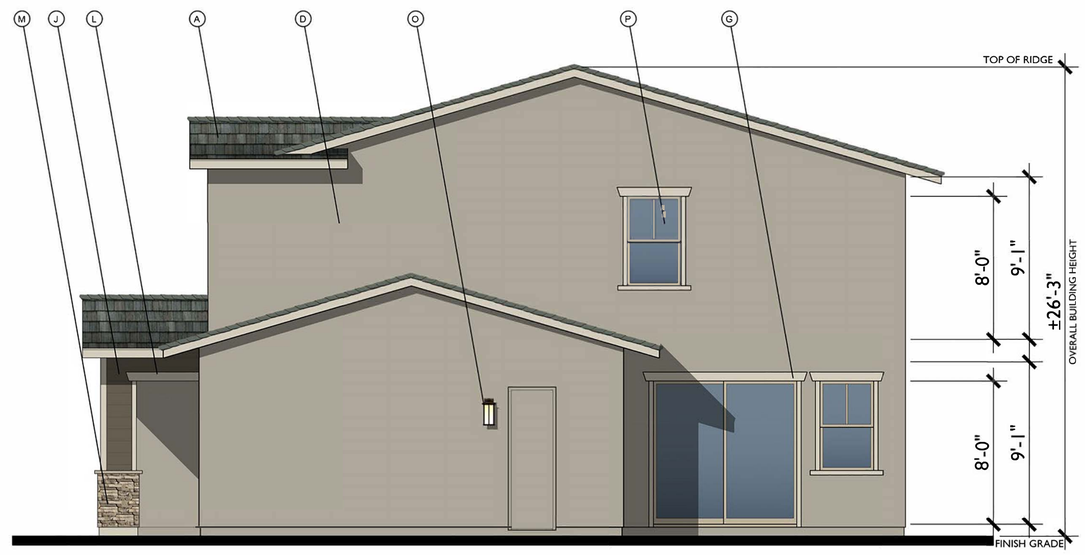

RIGHT

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. METAL ROOFING
C. GABLE END DETAIL
D. STUCCO
E. STUCCO AWNING
F. POTSHELF
G. FOAM TRIM
H. RECESS HEADER
I. COMPOSITE SHUTTER
J. HORIZONTAL SIDING
K. BOARD AND BATTEN
L. CEMENTITIOUS TRIM
M. STONE VENEER
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O. LIGHT FIXTURE
P. VINYL WINDOW

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PLAN 2C

Progressive Craftsman Elevation

MARIANI RANCH - CLUSTER

Morgan Hill , California

0 4 8 16

830.24037

07.30.24

MANA Investments

FARMHOUSE

CONTEMPORARY RANCH

PROGRESSIVE CRAFTSMAN

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PLAN 3

Motor Court Elevations

MARIANI RANCH - CLUSTER

Morgan Hill , California

0 4 8 16

830.24037

07.30.24

MANA Investments

FARMHOUSE

CONTEMPORARY RANCH

PROGRESSIVE CRAFTSMAN

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PLAN 3

Street View Elevations

MARIANI RANCH - CLUSTER

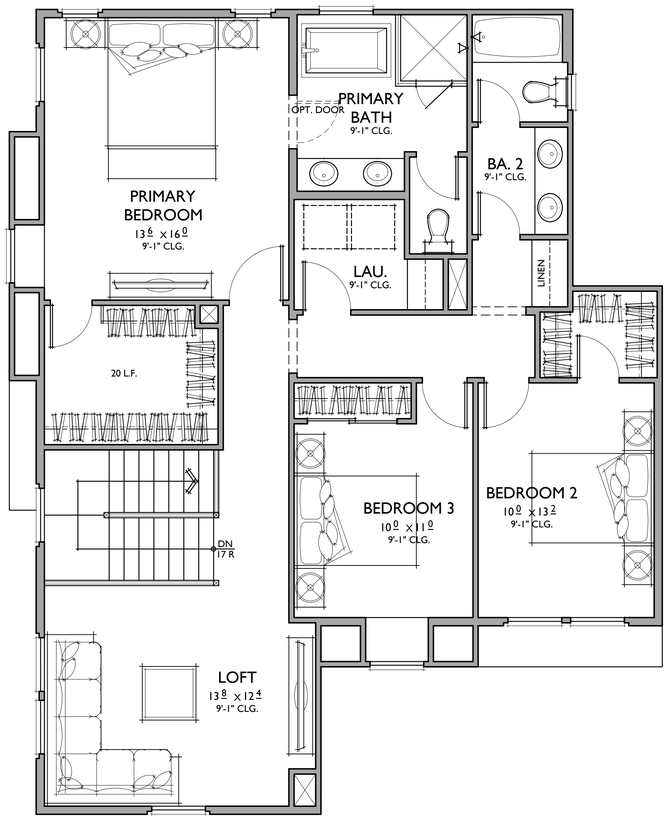
Morgan Hill , California

0 4 8 16

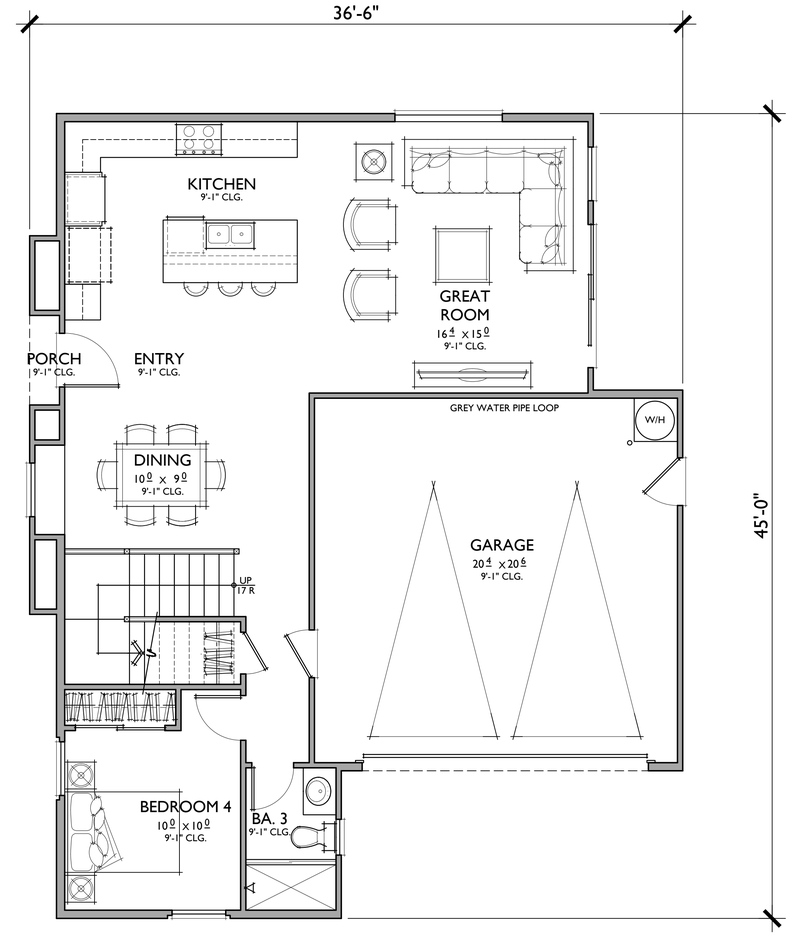
830.24037

07.30.24

MANA Investments



SECOND FLOOR



FIRST FLOOR

PLAN 3

4 BEDROOMS / 3 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	895 SQ. FT.
2ND FLOOR	1,221 SQ. FT.
TOTAL LIVING	**2,115 SQ. FT.**
VOLUME (EXCEEDING 15'-0")	72 SQ. FT.
TOTAL LIVING (GROSS)	**2,188 SQ. FT.**
2 - CAR GARAGE	441 SQ. FT.
PORCH	8 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3A

Reflects Farmhouse Elevation

MARIANI RANCH - CLUSTER

Morgan Hill , California

0 4 8 16

830.24037

07.30.24

MANA Investments

FRONT

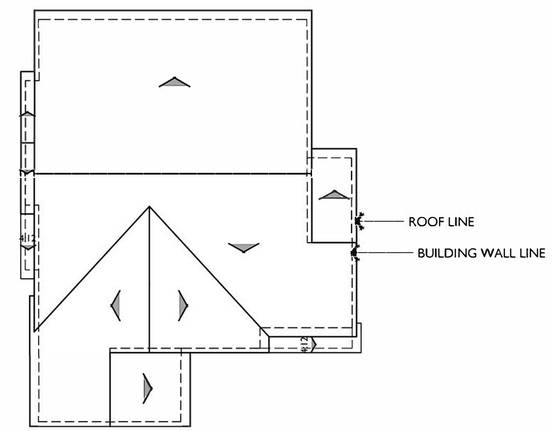
A - FARMHOUSE

1/4"=1'-0"

REAR

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. METAL ROOFING
C. GABLE END DETAIL
D. STUCCO
E. STUCCO AWNING
F. POTSHELF
G. FOAM TRIM
H. RECESS HEADER
I. COMPOSITE SHUTTER
J. HORIZONTAL SIDING
K. BOARD AND BATTEN
L. CEMENTITIOUS TRIM
M. STONE VENEER
N. ROLL UP GARAGE DOOR
O. LIGHT FIXTURE
P. VINYL WINDOW



ROOF PLAN A

1/8"=1'-0"

PITCH: 6:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: COMPOSITE SHINGLE

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PLAN 3A

Farmhouse Elevation

MARIANI RANCH - CLUSTER

Morgan Hill , California

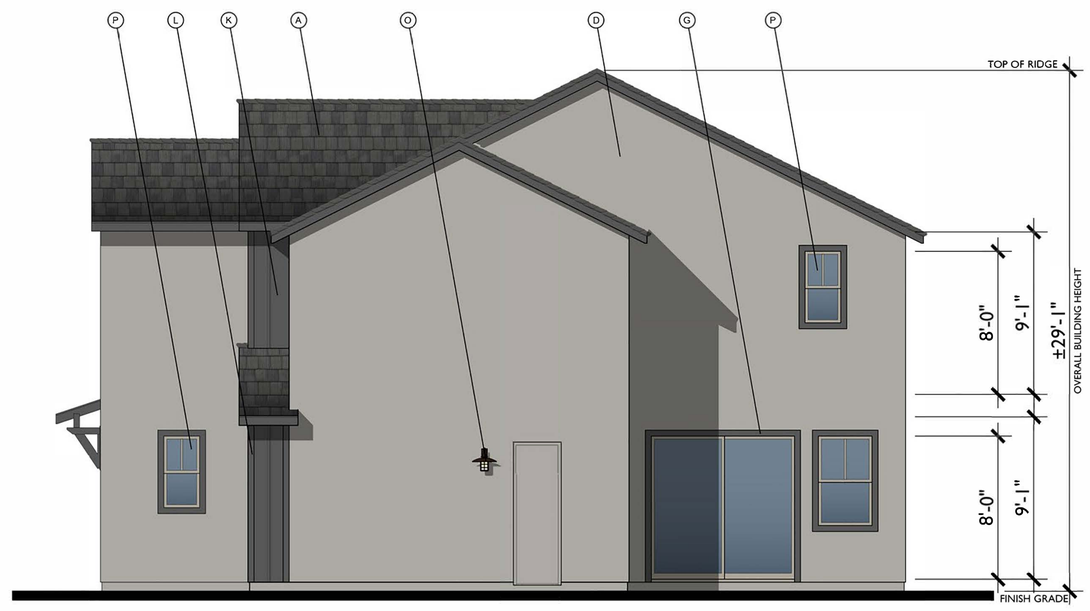
0 4 8 16

830.24037

07.30.24

MANA Investments

LEFT



RIGHT

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. METAL ROOFING
C. GABLE END DETAIL
D. STUCCO
E. STUCCO AWNING
F. POTSHELF
G. FOAM TRIM
H. RECESS HEADER
I. COMPOSITE SHUTTER
J. HORIZONTAL SIDING
K. BOARD AND BATTEN
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M. STONE VENEER
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O. LIGHT FIXTURE
P. VINYL WINDOW

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PLAN 3A

Farmhouse Elevation

MARIANI RANCH - CLUSTER

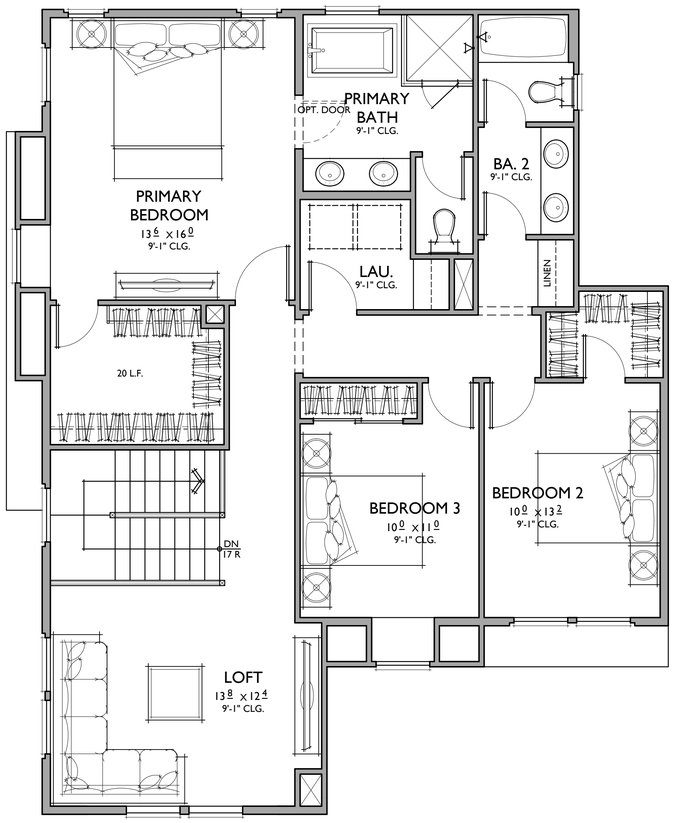
Morgan Hill , California

0 4 8 16

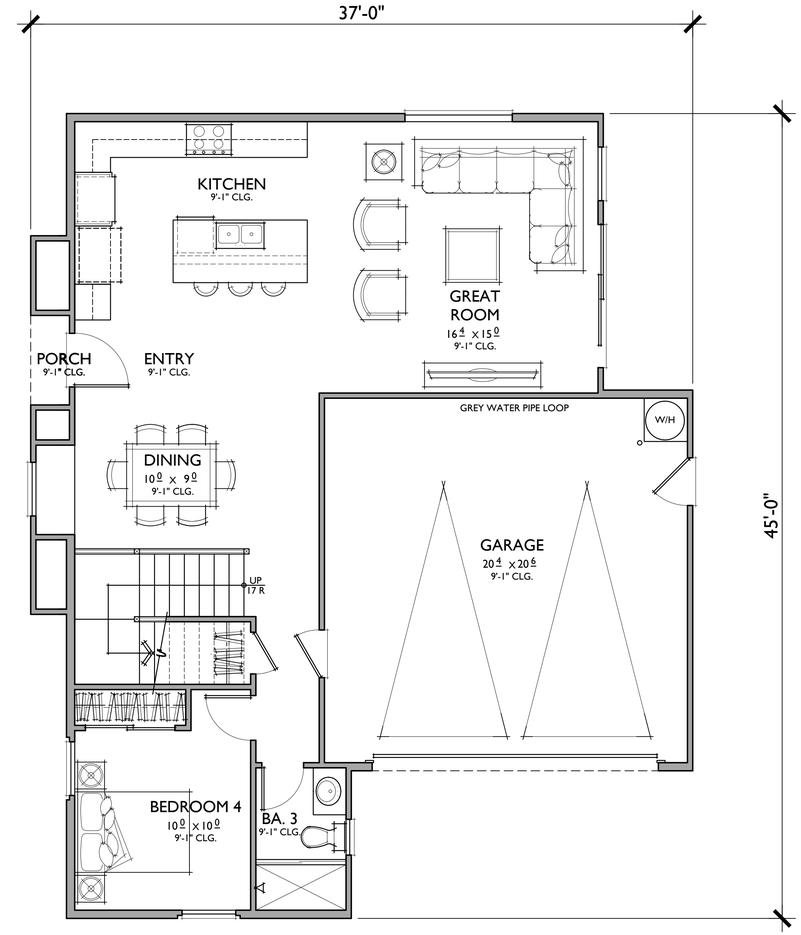
830.24037

07.30.24

MANA Investments



SECOND FLOOR



FIRST FLOOR

PLAN 3

4 BEDROOMS / 3 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	895 SQ. FT.
2ND FLOOR	1,221 SQ. FT.
TOTAL LIVING	**2,115 SQ. FT.**
VOLUME (EXCEEDING 15'-0")	72 SQ. FT.
TOTAL LIVING (GROSS)	**2,188 SQ. FT.**
2 - CAR GARAGE	441 SQ. FT.
PORCH	11 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3B

Reflects Contemporary Ranch Elevation

MARIANI RANCH - CLUSTER

Morgan Hill , California

0 4 8 16

830.24037

07.30.24

MANA Investments

FRONT

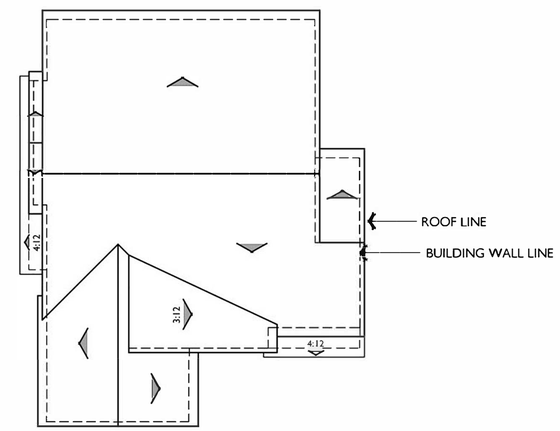
B - CONTEMPORARY RANCH

1/4"=1'-0"

REAR

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. METAL ROOFING
C. GABLE END DETAIL
D. STUCCO
E. STUCCO AWNING
F. POTSHELF
G. FOAM TRIM
H. RECESS HEADER
I. COMPOSITE SHUTTER
J. HORIZONTAL SIDING
K. BOARD AND BATTEN
L. CEMENTITIOUS TRIM
M. STONE VENEER
N. ROLL UP GARAGE DOOR
O. LIGHT FIXTURE
P. VINYL WINDOW



ROOF PLAN B

1/8"=1'-0"

PITCH: 6:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: COMPOSITE SHINGLE

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PLAN 3B

Contemporary Ranch Elevation

MARIANI RANCH - CLUSTER

Morgan Hill , California

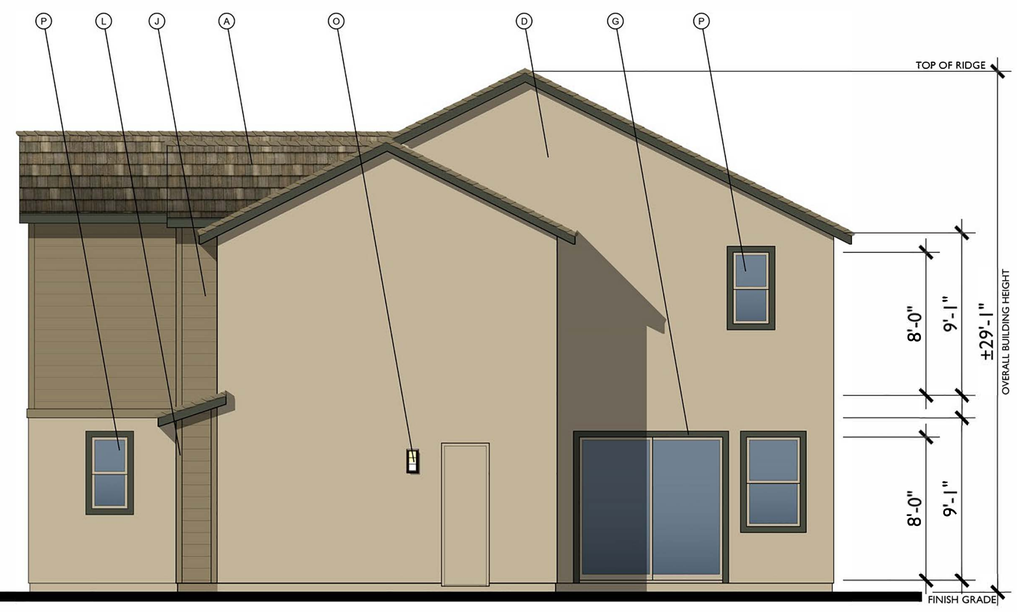
0 4 8 16

830.24037

07.30.24

MANA Investments

LEFT



RIGHT

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. METAL ROOFING
C. GABLE END DETAIL
D. STUCCO
E. STUCCO AWNING
F. POTSHELF
G. FOAM TRIM
H. RECESS HEADER
I. COMPOSITE SHUTTER
J. HORIZONTAL SIDING
K. BOARD AND BATTEN
L. CEMENTITIOUS TRIM
M. STONE VENEER
N. ROLL UP GARAGE DOOR
O. LIGHT FIXTURE
P. VINYL WINDOW

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PLAN 3B

Contemporary Ranch Elevation

MARIANI RANCH - CLUSTER

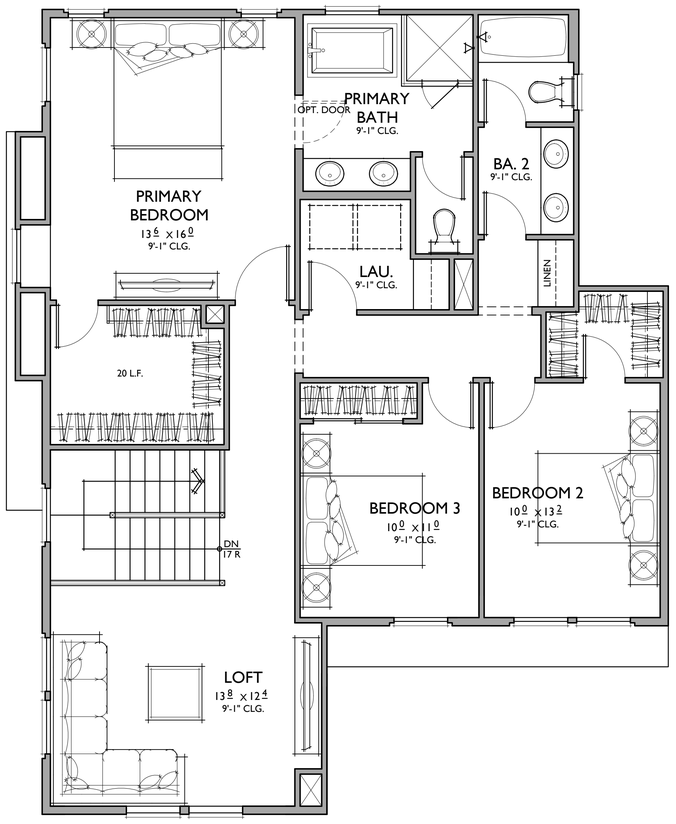
Morgan Hill , California

0 4 8 16

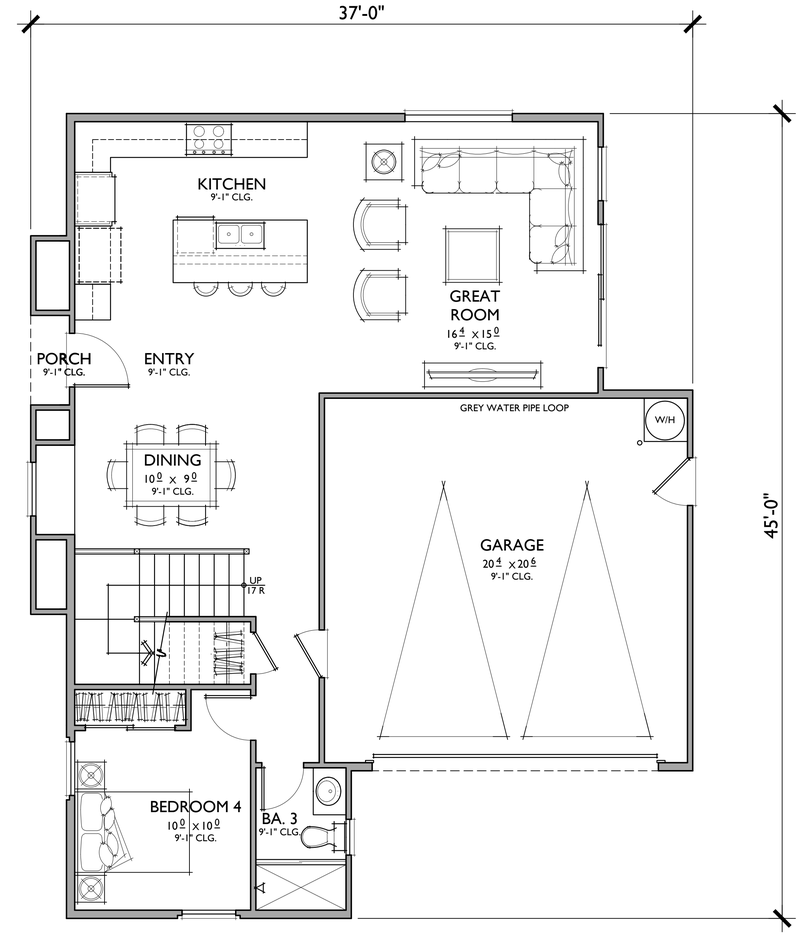
830.24037

07.30.24

MANA Investments



SECOND FLOOR



FIRST FLOOR

PLAN 3

4 BEDROOMS / 3 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	895 SQ. FT.
2ND FLOOR	1,221 SQ. FT.
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2 - CAR GARAGE	441 SQ. FT.
PORCH	11 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3C

Reflects Progressive Craftsman Elevation

MARIANI RANCH - CLUSTER

Morgan Hill , California

0 4 8 16

830.24037

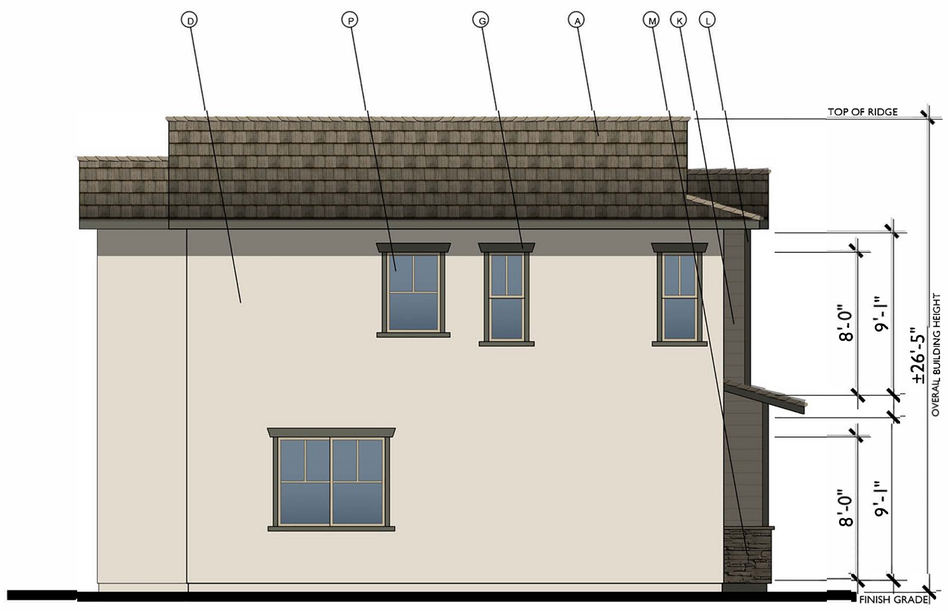
07.30.24

MANA Investments

FRONT

C - PROGRESSIVE CRAFTSMAN

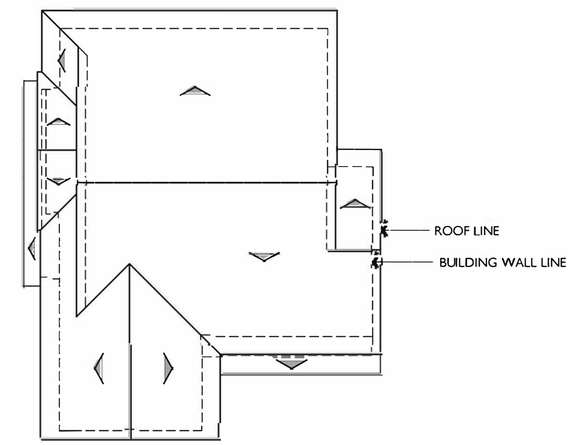
1/4"=1'-0"



REAR

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. METAL ROOFING
C. GABLE END DETAIL
D. STUCCO
E. STUCCO AWNING
F. POTSHELF
G. FOAM TRIM
H. RECESS HEADER
I. COMPOSITE SHUTTER
J. HORIZONTAL SIDING
K. BOARD AND BATTEN
L. CEMENTITIOUS TRIM
M. STONE VENEER
N. ROLL UP GARAGE DOOR
O. LIGHT FIXTURE
P. VINYL WINDOW



ROOF PLAN C

1/8"=1'-0"

PITCH: 3.5:12 U.N.O.
RAKE: 12"
EAVE: 24"
ROOF MATERIAL: COMPOSITE SHINGLE

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PLAN 3C

Progressive Craftsman Elevation

MARIANI RANCH - CLUSTER

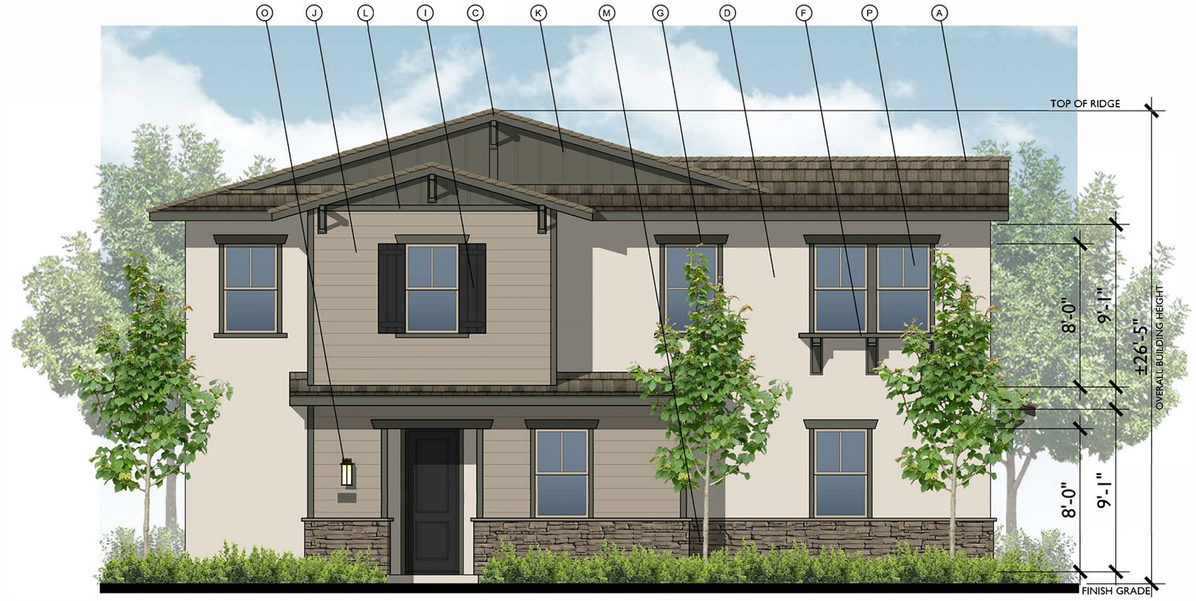
Morgan Hill , California

0 4 8 16

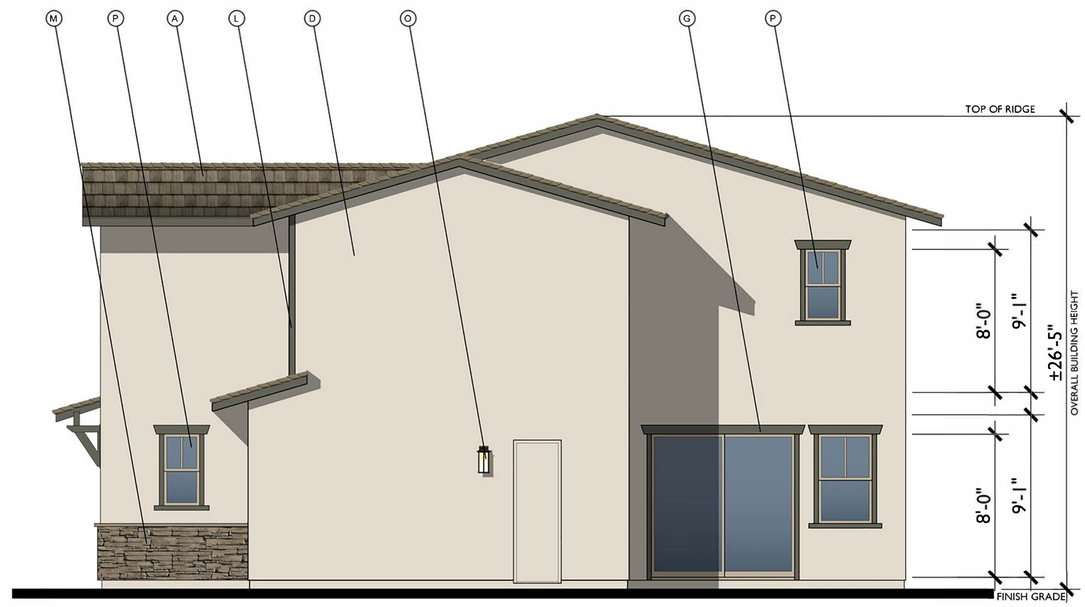
830.24037

07.30.24

MANA Investments



LEFT



RIGHT

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. METAL ROOFING
C. GABLE END DETAIL
D. STUCCO
E. STUCCO AWNING
F. POTSHELF
G. FOAM TRIM
H. RECESS HEADER
I. COMPOSITE SHUTTER
J. HORIZONTAL SIDING
K. BOARD AND BATTEN
L. CEMENTITIOUS TRIM
M. STONE VENEER
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PLAN 3C

Progressive Craftsman Elevation

MARIANI RANCH - CLUSTER

Morgan Hill , California

0 4 8 16

830.24037

07.30.24

MANA Investments

FARMHOUSE

CONTEMPORARY RANCH

PROGRESSIVE CRAFTSMAN

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PLAN 4

Motor Court Elevations

MARIANI RANCH - CLUSTER

Morgan Hill , California

0 4 8 16

830.24037

07.30.24

MANA Investments

FARMHOUSE

CONTEMPORARY RANCH

PROGRESSIVE CRAFTSMAN

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PLAN 4

Street View Elevations

MARIANI RANCH - CLUSTER

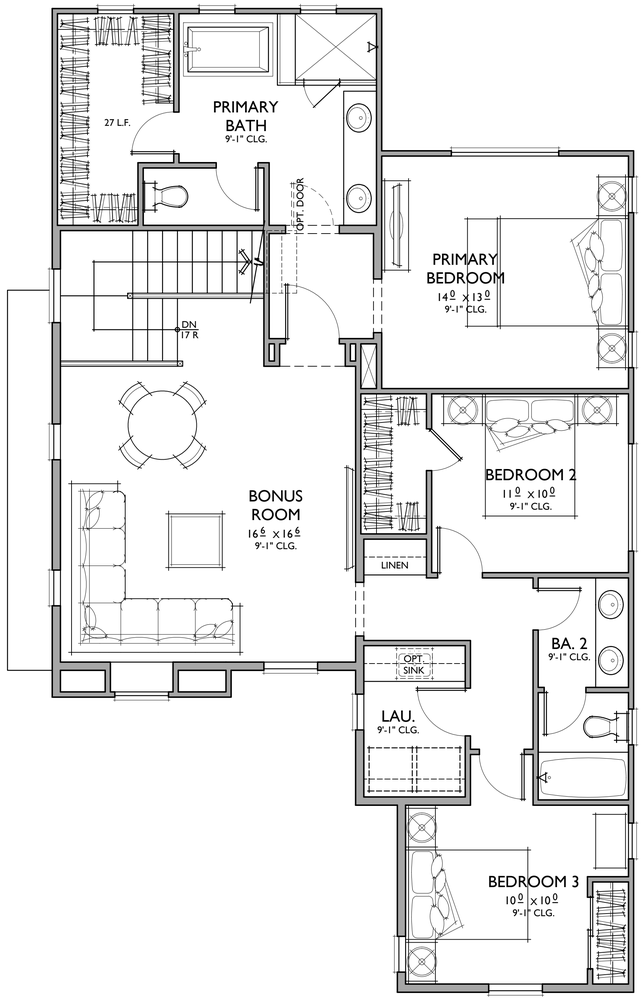
Morgan Hill , California

0 4 8 16

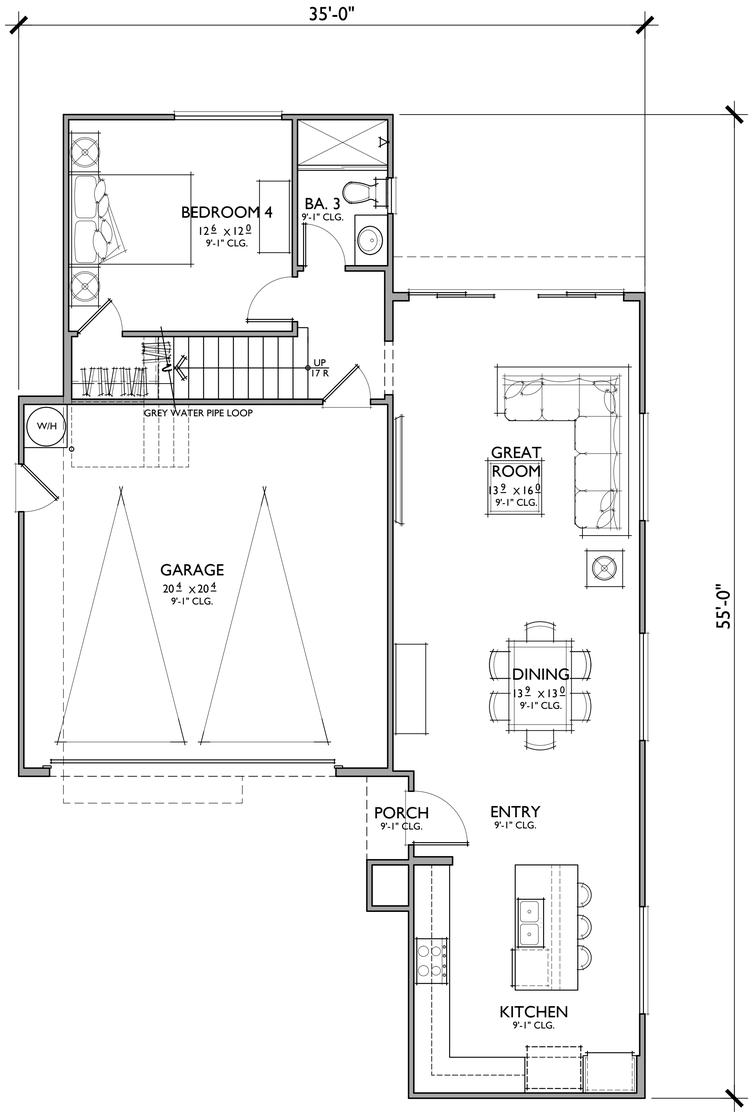
830.24037

07.30.24

MANA Investments



SECOND FLOOR



FIRST FLOOR

PLAN 4

4 BEDROOMS / 3 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	912 SQ. FT.
2ND FLOOR	1,301 SQ. FT.
TOTAL LIVING	**2,213 SQ. FT.**
VOLUME (EXCEEDING 15'-0")	45 SQ. FT.
TOTAL LIVING (GROSS)	**2,257 SQ. FT.**
2 - CAR GARAGE	441 SQ. FT.
PORCH	11 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 4A

Reflects Farmhouse Elevation

MARIANI RANCH - CLUSTER

Morgan Hill , California

0 4 8 16

830.24037

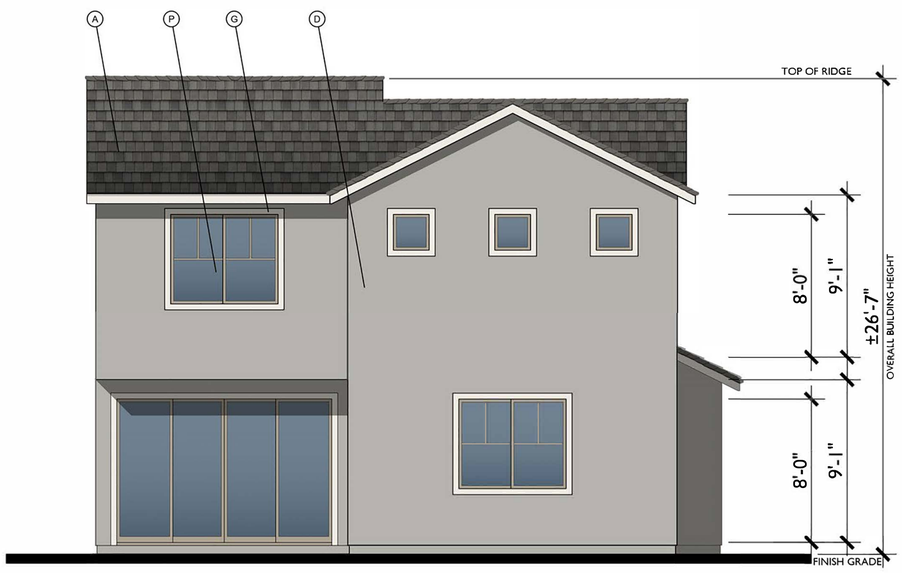
07.30.24

MANA Investments

FRONT

A - FARMHOUSE

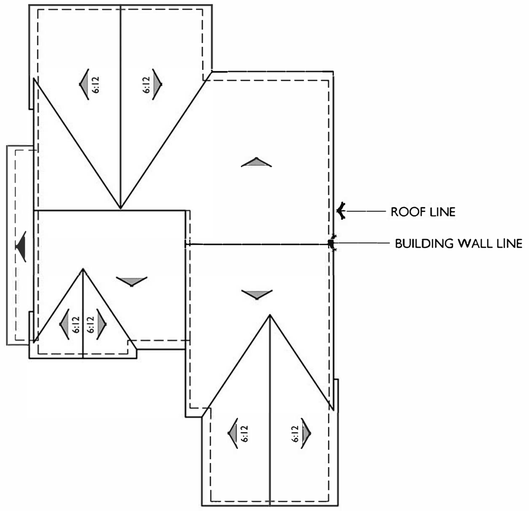
1/4"=1'-0"



REAR

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. METAL ROOFING
C. GABLE END DETAIL
D. STUCCO
E. STUCCO AWNING
F. POTSHELF
G. FOAM TRIM
H. RECESS HEADER
I. COMPOSITE SHUTTER
J. HORIZONTAL SIDING
K. BOARD AND BATTEN
L. CEMENTITIOUS TRIM
M. STONE VENEER
N. ROLL UP GARAGE DOOR
O. LIGHT FIXTURE
P. VINYL WINDOW



ROOF PLAN A

1/8"=1'-0"

PITCH: 4:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: COMPOSITE SHINGLE

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PLAN 4A

Farmhouse Elevation

MARIANI RANCH - CLUSTER

Morgan Hill , California

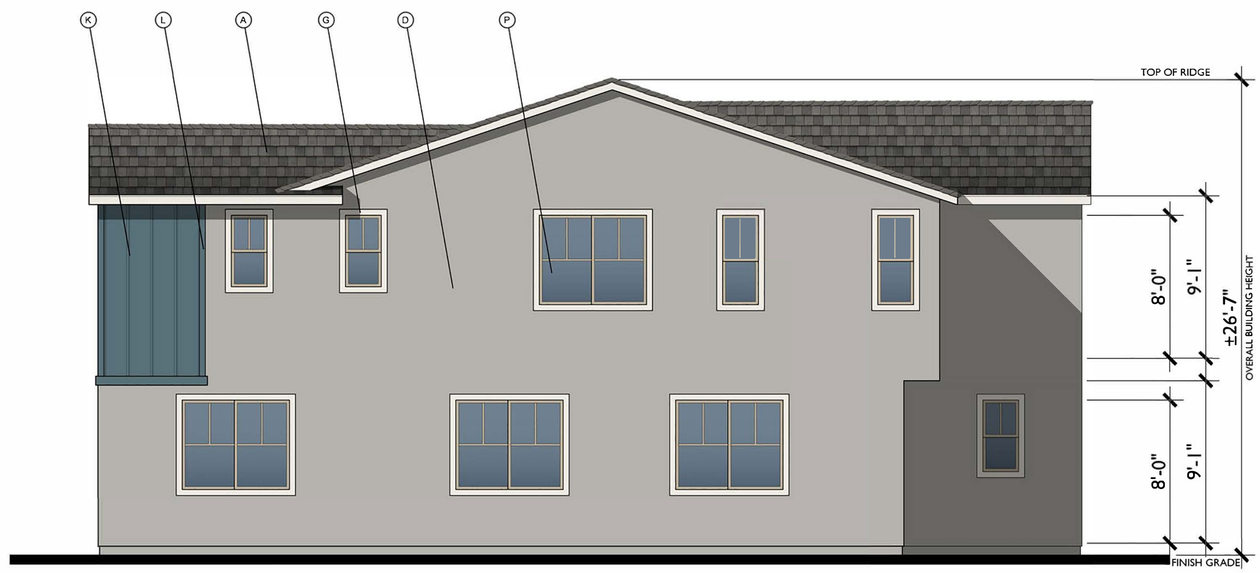
0 4 8 16

830.24037

07.30.24

MANA Investments

LEFT



RIGHT

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. METAL ROOFING
C. GABLE END DETAIL
D. STUCCO
E. STUCCO AWNING
F. POTSHELF
G. FOAM TRIM
H. RECESS HEADER
I. COMPOSITE SHUTTER
J. HORIZONTAL SIDING
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M. STONE VENEER
N. ROLL UP GARAGE DOOR
O. LIGHT FIXTURE
P. VINYL WINDOW

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PLAN 4A

Farmhouse Elevation

MARIANI RANCH - CLUSTER

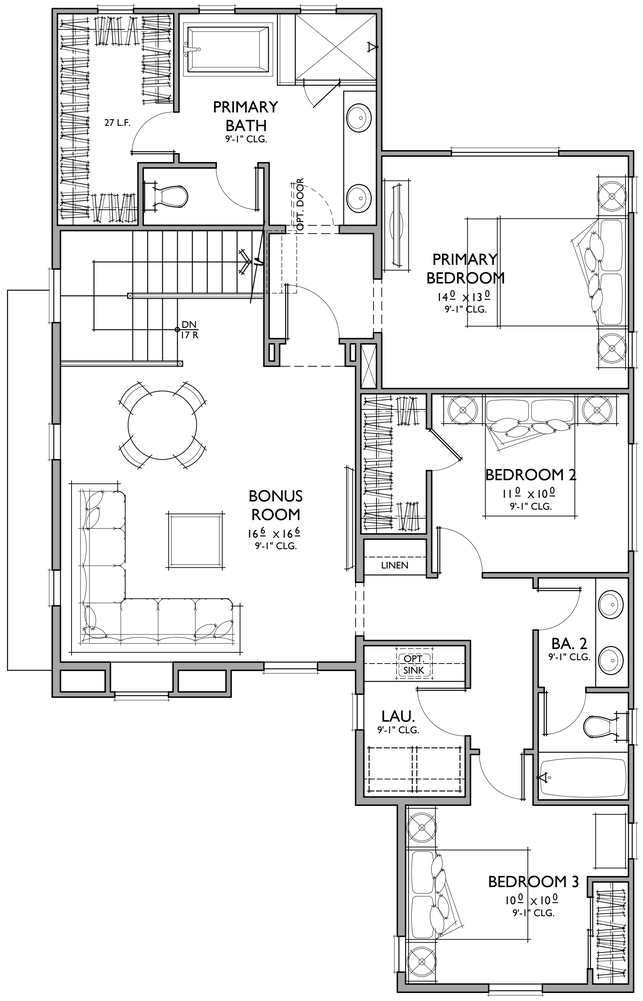
Morgan Hill , California

0 4 8 16

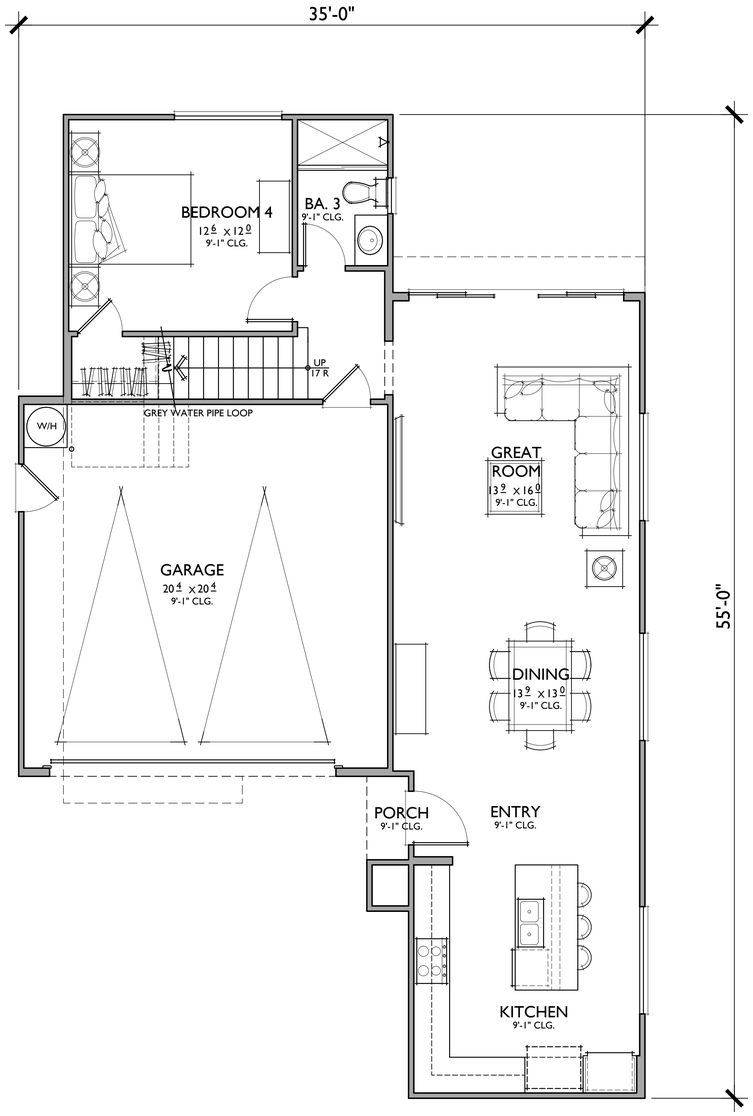
830.24037

07.30.24

MANA Investments



SECOND FLOOR



FIRST FLOOR

PLAN 4

4 BEDROOMS / 3 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	912 SQ. FT.
2ND FLOOR	1,301 SQ. FT.
TOTAL LIVING	**2,213 SQ. FT.**
VOLUME (EXCEEDING 15'-0")	45 SQ. FT.
TOTAL LIVING (GROSS)	**2,257 SQ. FT.**
2 - CAR GARAGE	441 SQ. FT.
PORCH	11 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 4B

Reflects Contemporary Ranch Elevation

MARIANI RANCH - CLUSTER

Morgan Hill , California

0 4 8 16

830.24037

07.30.24

MANA Investments

FRONT

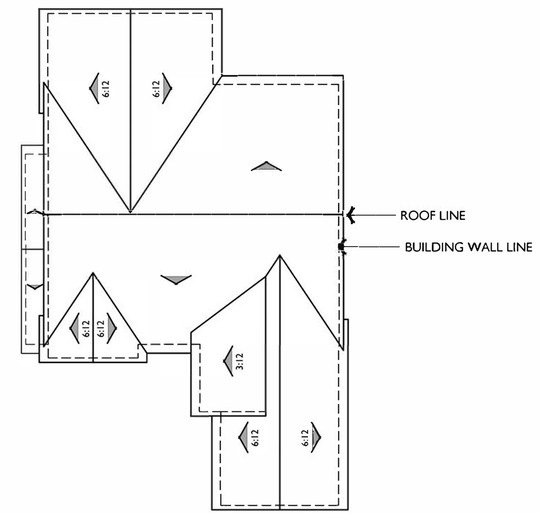
B - CONTEMPORARY RANCH

1/4"=1'-0"

REAR

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. METAL ROOFING
C. GABLE END DETAIL
D. STUCCO
E. STUCCO AWNING
F. POTSHELF
G. FOAM TRIM
H. RECESS HEADER
I. COMPOSITE SHUTTER
J. HORIZONTAL SIDING
K. BOARD AND BATTEN
L. CEMENTITIOUS TRIM
M. STONE VENEER
N. ROLL UP GARAGE DOOR
O. LIGHT FIXTURE
P. VINYL WINDOW



ROOF PLAN B

1/8"=1'-0"

PITCH: 4:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: COMPOSITE SHINGLE

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PLAN 4B

Contemporary Ranch Elevation

MARIANI RANCH - CLUSTER

Morgan Hill , California

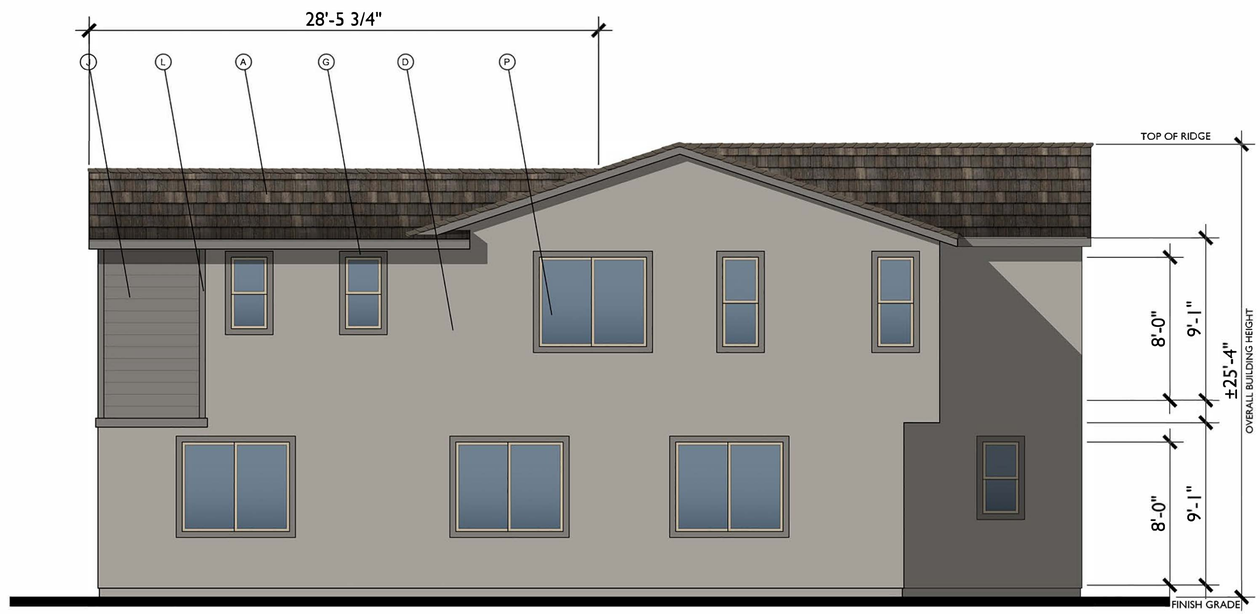
0 4 8 16

830.24037

07.30.24

MANA Investments

LEFT



RIGHT

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. METAL ROOFING
C. GABLE END DETAIL
D. STUCCO
E. STUCCO AWNING
F. POTSHELF
G. FOAM TRIM
H. RECESS HEADER
I. COMPOSITE SHUTTER
J. HORIZONTAL SIDING
K. BOARD AND BATTEN
L. CEMENTITIOUS TRIM
M. STONE VENEER
N. ROLL UP GARAGE DOOR
O. LIGHT FIXTURE
P. VINYL WINDOW

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PLAN 4B

Contemporary Ranch Elevation

MARIANI RANCH - CLUSTER

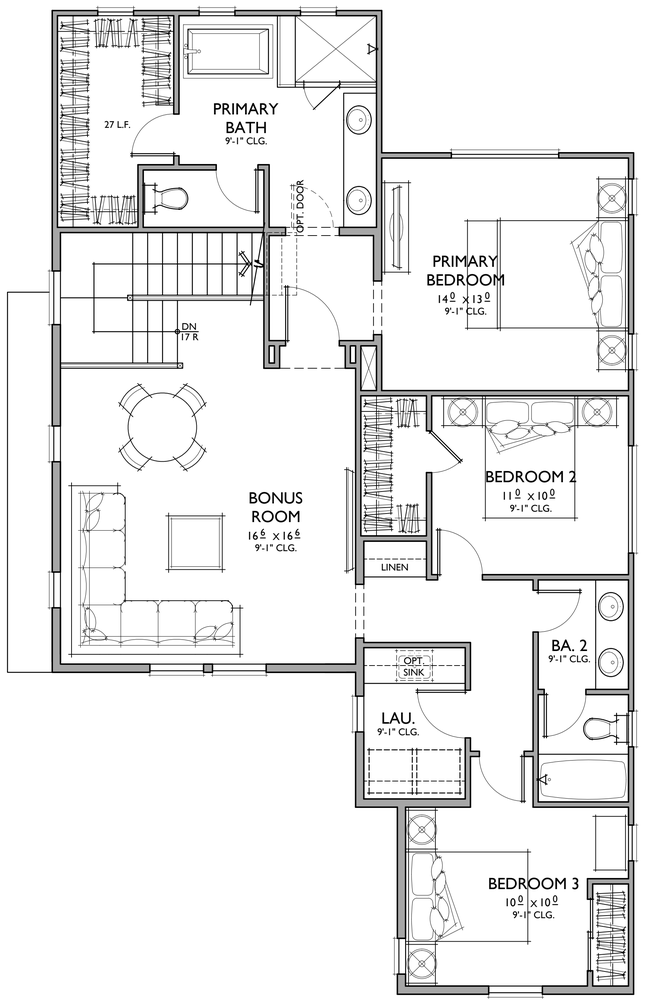
Morgan Hill , California

0 4 8 16

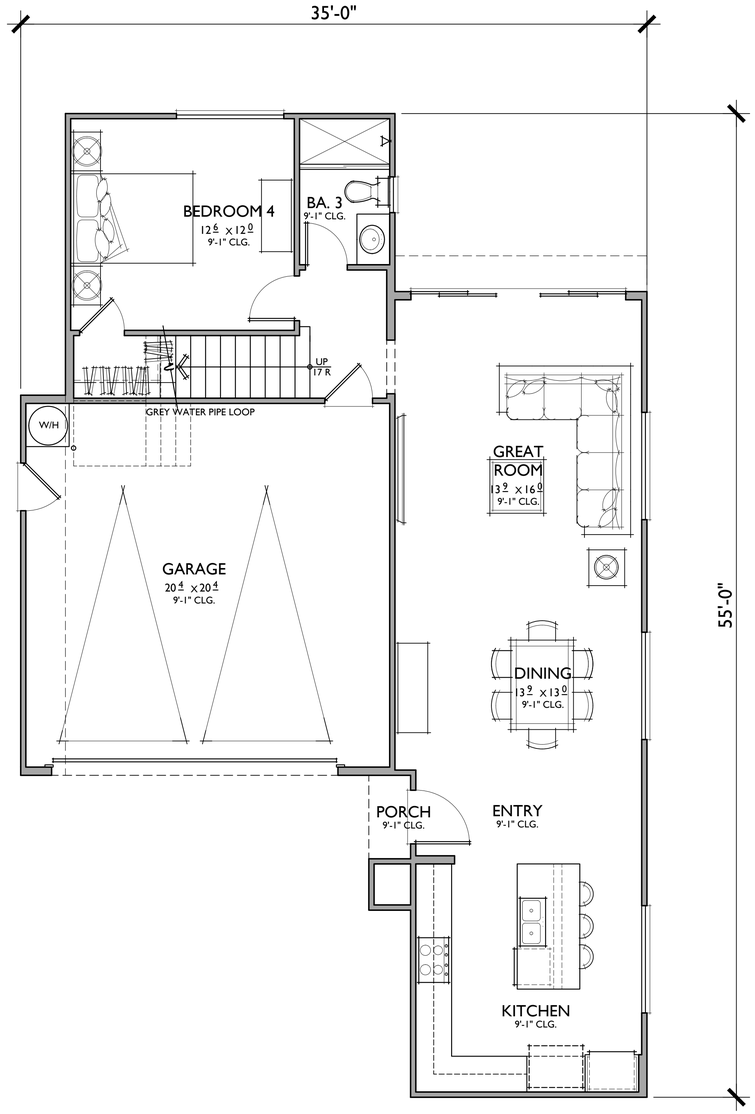
830.24037

07.30.24

MANA Investments



SECOND FLOOR



FIRST FLOOR

PLAN 4

4 BEDROOMS / 3 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	912 SQ. FT.
2ND FLOOR	1,301 SQ. FT.
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PORCH	11 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 4C

Reflects Progressive Craftsman Elevation

MARIANI RANCH - CLUSTER

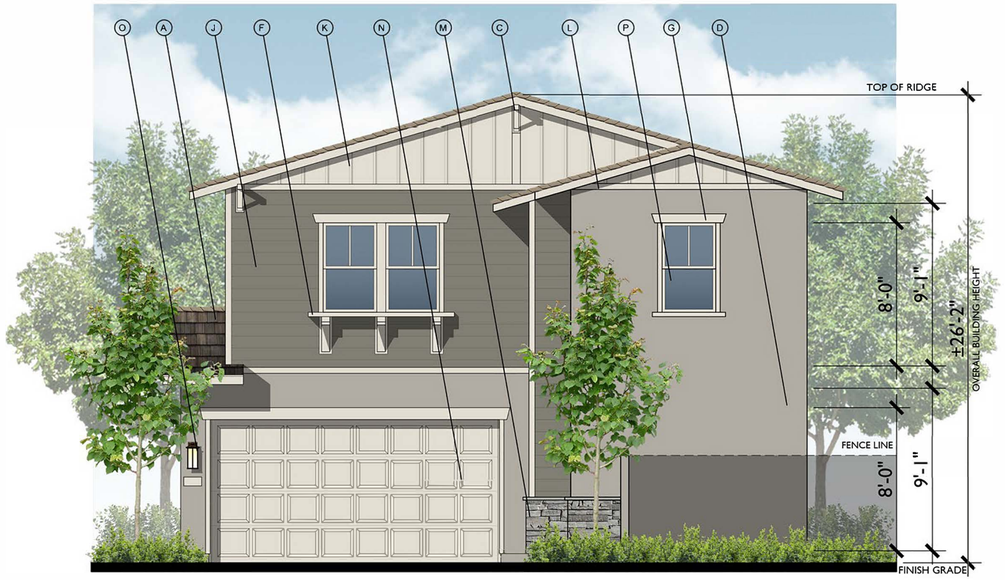
Morgan Hill , California

0 4 8 16

830.24037

07.30.24

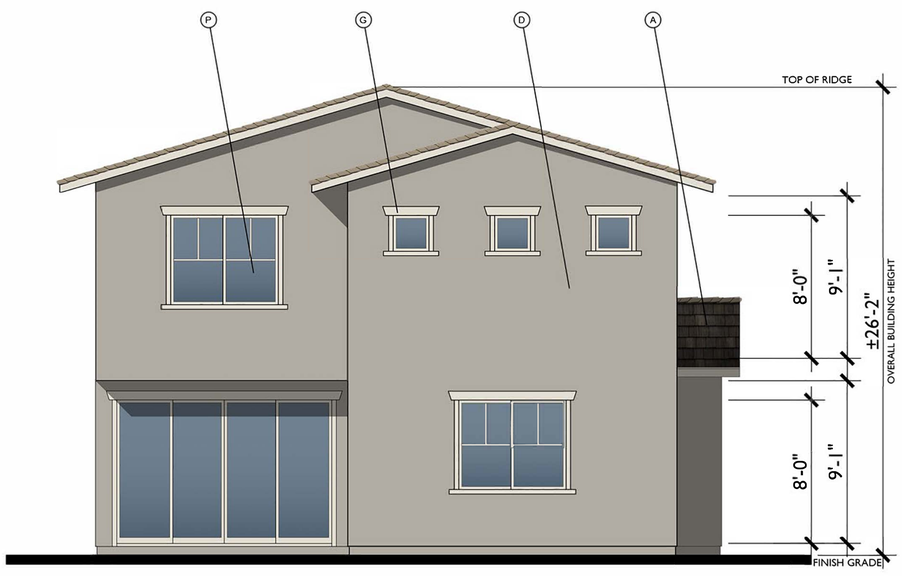
MANA Investments



FRONT

C - PROGRESSIVE CRAFTSMAN

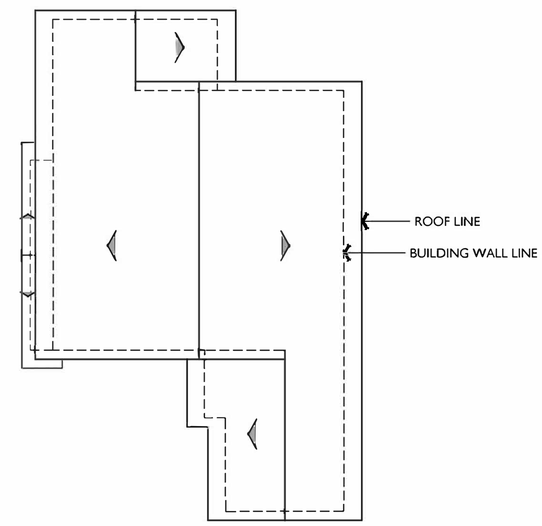
1/4"=1'-0"



REAR

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. METAL ROOFING
C. GABLE END DETAIL
D. STUCCO
E. STUCCO AWNING
F. POTSHELF
G. FOAM TRIM
H. RECESS HEADER
I. COMPOSITE SHUTTER
J. HORIZONTAL SIDING
K. BOARD AND BATTEN
L. CEMENTITIOUS TRIM
M. STONE VENEER
N. ROLL UP GARAGE DOOR
O. LIGHT FIXTURE
P. VINYL WINDOW



ROOF PLAN C

1/8"=1'-0"

PITCH: 3.5:12 U.N.O.
RAKE: 12"
EAVE: 24"
ROOF MATERIAL: COMPOSITE SHINGLE

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PLAN 4C

Progressive Craftsman Elevation

MARIANI RANCH - CLUSTER

Morgan Hill , California

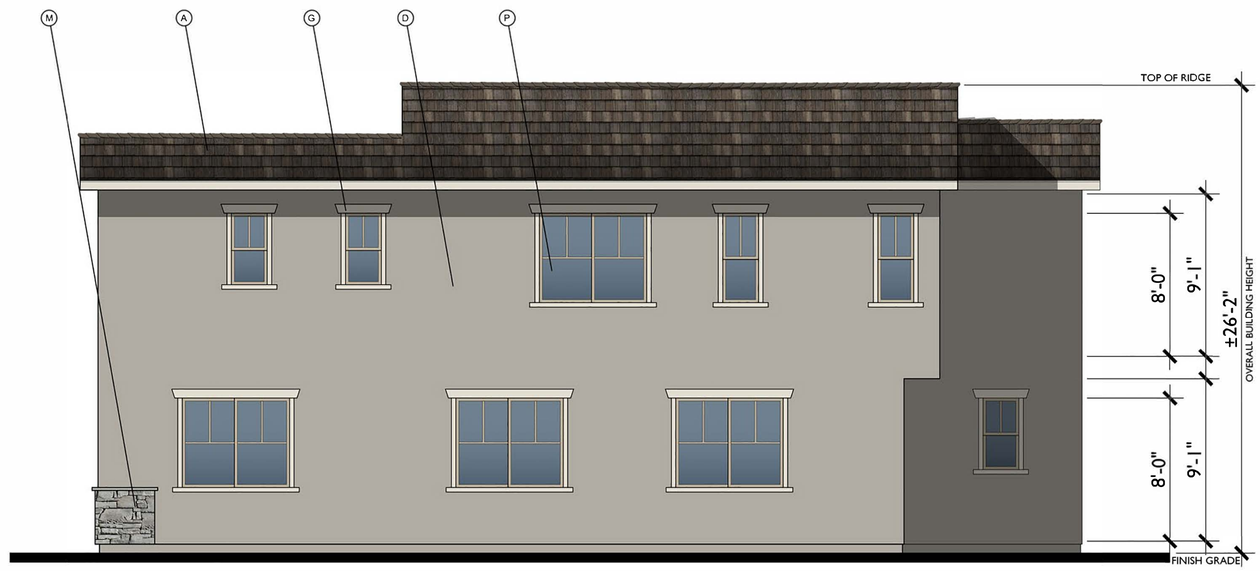
0 4 8 16

830.24037

07.30.24

MANA Investments

LEFT



RIGHT

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. METAL ROOFING
C. GABLE END DETAIL
D. STUCCO
E. STUCCO AWNING
F. POTSHELF
G. FOAM TRIM
H. RECESS HEADER
I. COMPOSITE SHUTTER
J. HORIZONTAL SIDING
K. BOARD AND BATTEN
L. CEMENTITIOUS TRIM
M. STONE VENEER
N. ROLL UP GARAGE DOOR
O. LIGHT FIXTURE
P. VINYL WINDOW

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PLAN 4C

Progressive Craftsman Elevation

MARIANI RANCH - CLUSTER

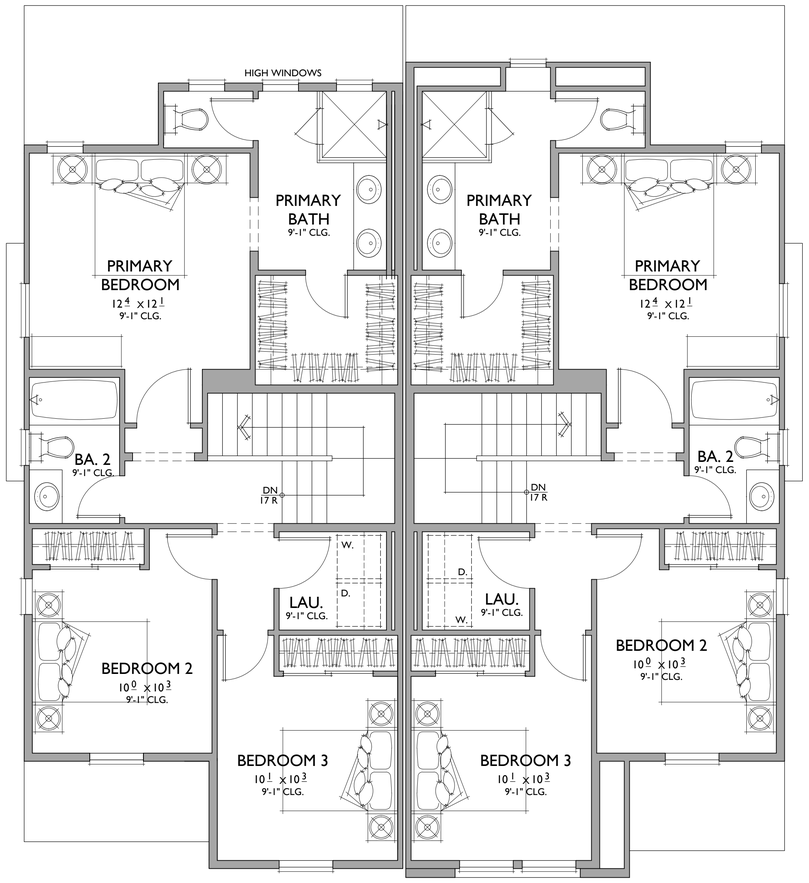
Morgan Hill , California

0 4 8 16

830.24037

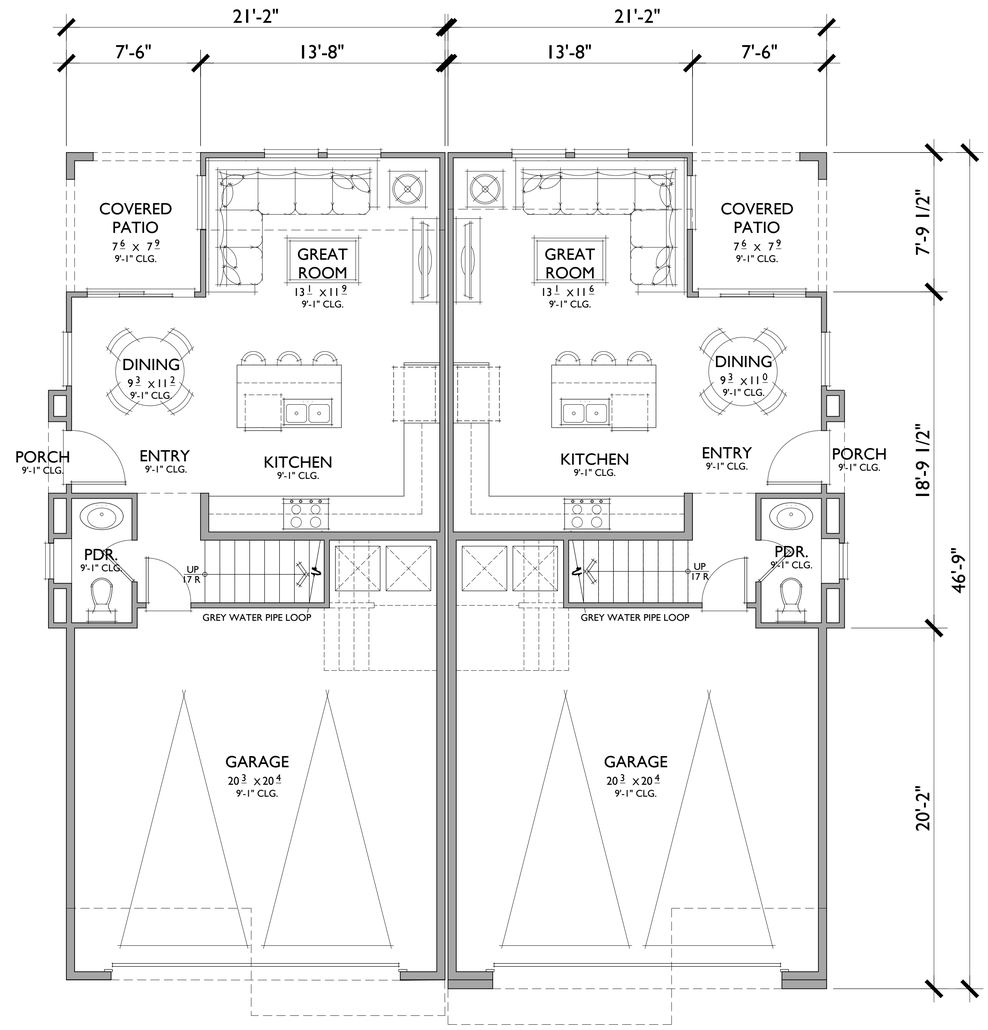
07.30.24

MANA Investments



Unit 1B
3 BR / 2.5 BA
1,242 S.F.

Unit 1A
3 BR / 2.5 BA
1,240 S.F.



Unit 1B
3 BR / 2.5 BA
1,242 S.F.

Unit 1A
3 BR / 2.5 BA
1,240 S.F.

PLAN 1A

3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	460 SQ. FT.
2ND FLOOR	779 SQ. FT.
TOTAL LIVING	**1,240 SQ. FT.**
VOLUME (EXCEEDING 15'-0")	60 SQ. FT.
TOTAL LIVING (GROSS)	**1,300 SQ. FT.**
2 - CAR GARAGE	460 SQ. FT.
COVERED PATIO	58 SQ. FT.
PORCH	6 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 1B

3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	460 SQ. FT.
2ND FLOOR	782 SQ. FT.
TOTAL LIVING	**1,242 SQ. FT.**
VOLUME (EXCEEDING 15'-0")	60 SQ. FT.
TOTAL LIVING (GROSS)	**1,302 SQ. FT.**
2 - CAR GARAGE	460 SQ. FT.
COVERED PATIO	58 SQ. FT.
PORCH	6 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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BUILDING 1A

Reflects Farmhouse Elevation

MARIANI RANCH - DUETS

Morgan Hill , California

0 4 8 16

830.24038

07.30.24

MANA Investments

FRONT

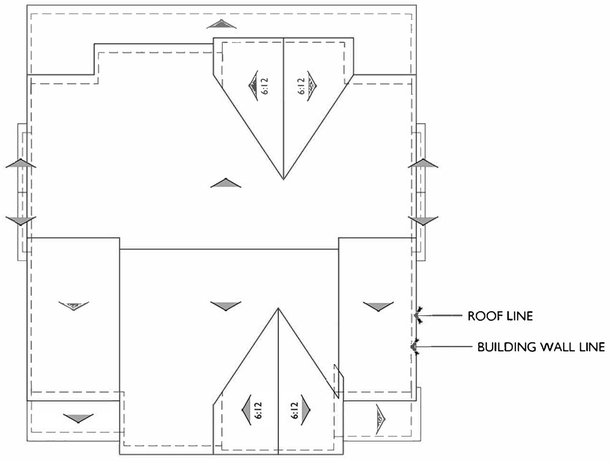
A - FARMHOUSE

1/4"=1'-0"

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. GABLE END DETAIL
C. STUCCO
D. STUCCO AWNING
E. POTSHELF
F. FOAM TRIM
G. RECESS HEADER
H. COMPOSITE SHUTTER
I. HORIZONTAL SIDING
J. BOARD AND BATTEN
K. CEMENTITIOUS TRIM
L. ROLL UP GARAGE DOOR
M. LIGHT FIXTURE
N. VINYL WINDOW

REAR



ROOF PLAN 1A

1/8"=1'-0"

PITCH: 4:12 UNO
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: COMPOSITE SHINGLE

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BUILDING 1A

Farmhouse Elevations

MARIANI RANCH - DUETS

Morgan Hill , California

0 4 8 16

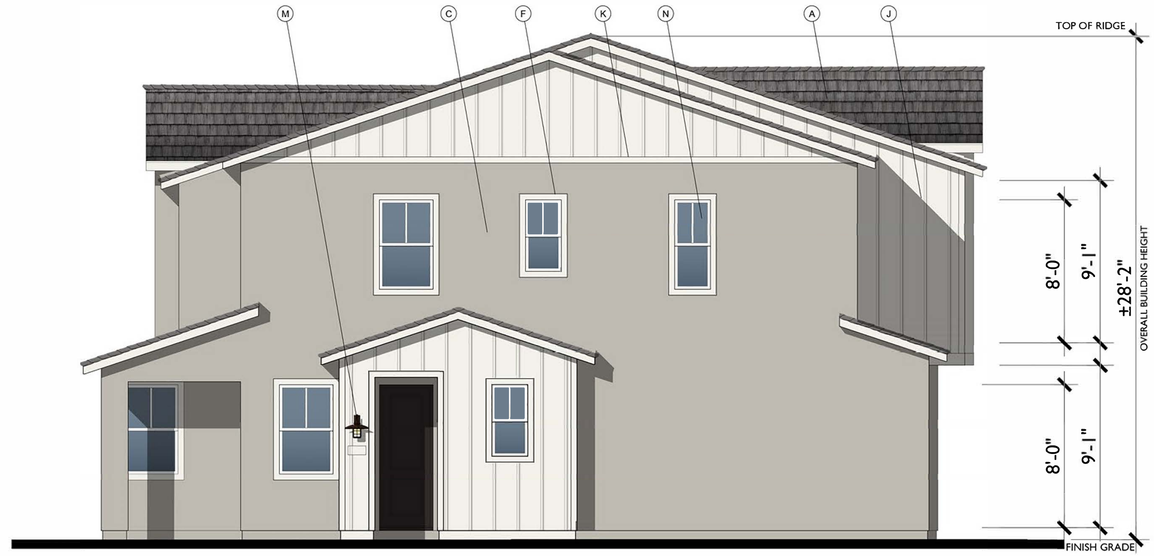
830.24038

07.30.24

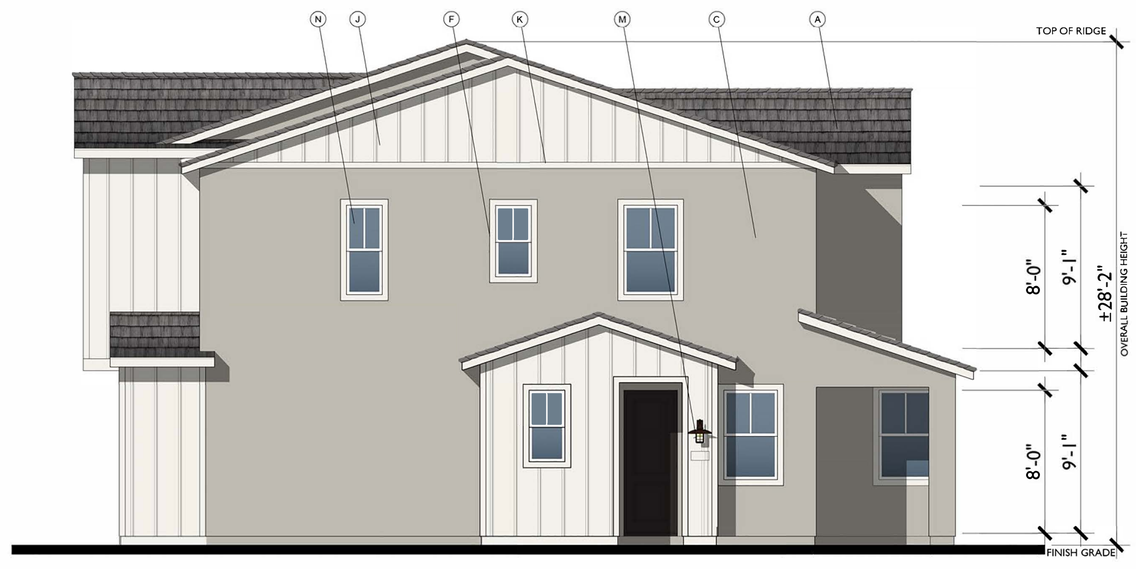
MANA Investments

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. GABLE END DETAIL
C. STUCCO
D. STUCCO AWNING
E. POTSHELF
F. FOAM TRIM
G. RECESS HEADER
H. COMPOSITE SHUTTER
I. HORIZONTAL SIDING
J. BOARD AND BATTEN
K. CEMENTITIOUS TRIM
L. ROLL UP GARAGE DOOR
M. LIGHT FIXTURE
N. VINYL WINDOW



LEFT



RIGHT

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BUILDING IA

Farmhouse Elevations

MARIANI RANCH - DUETS

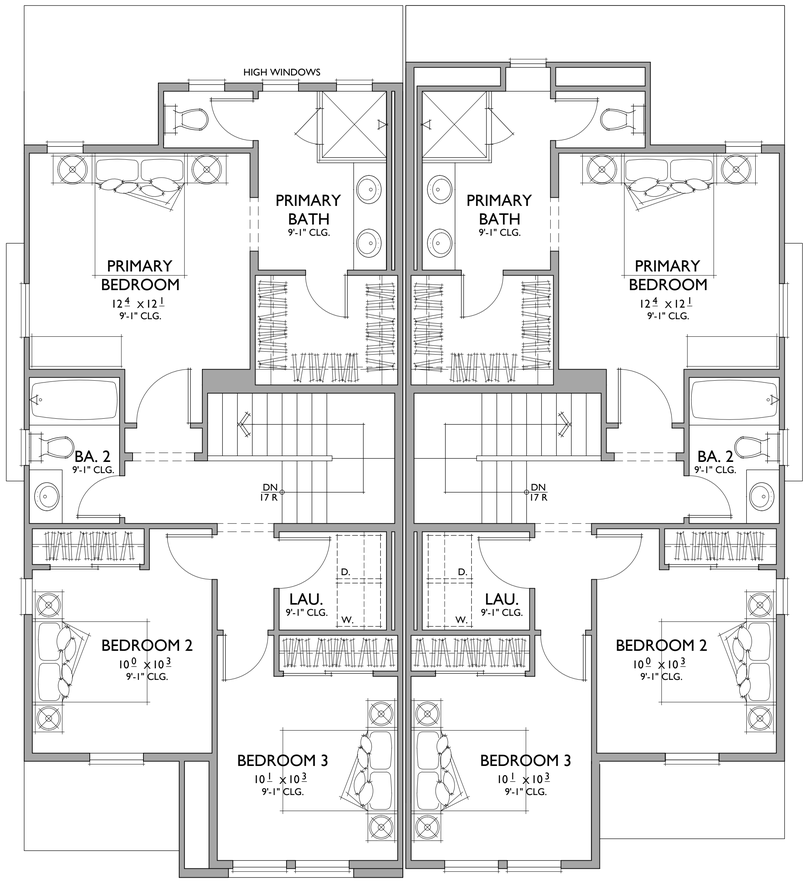
Morgan Hill , California

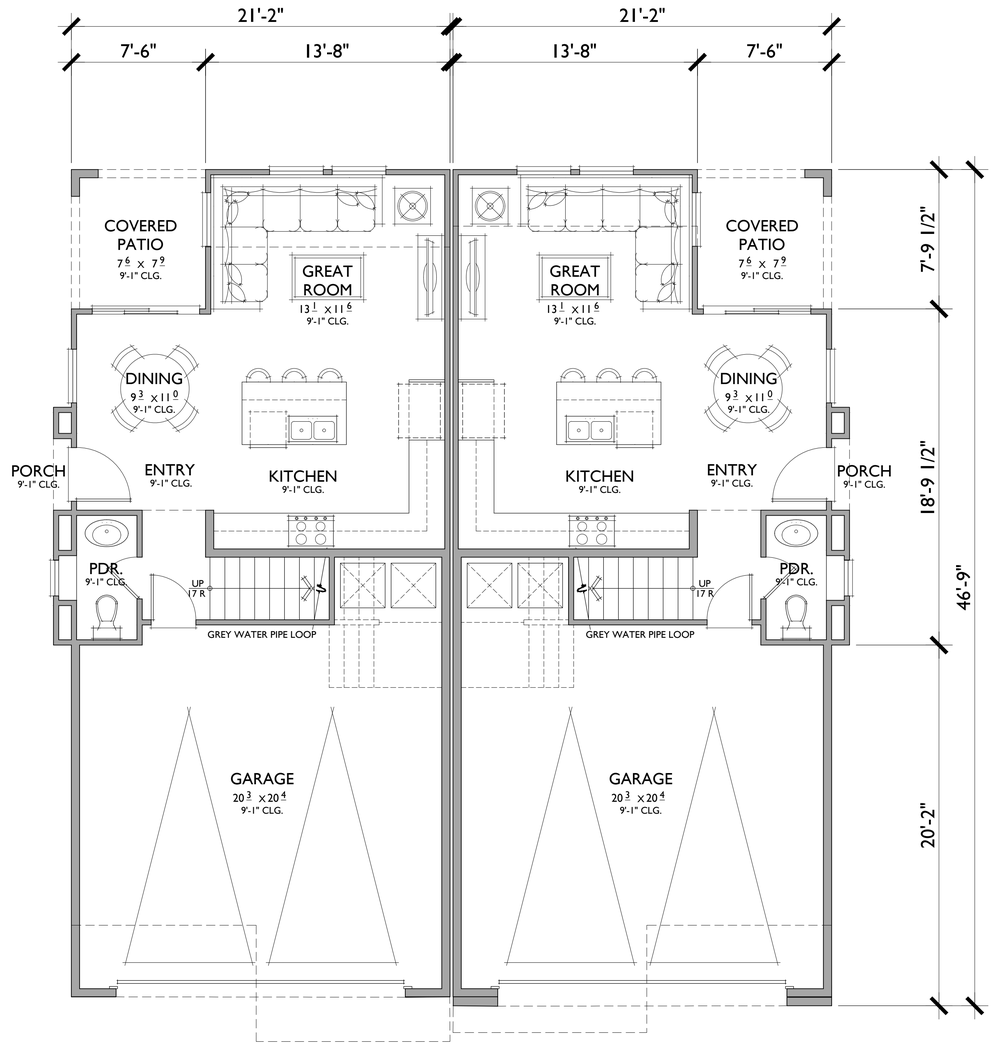
0 4 8 16

830.24038

07.30.24

MANA Investments





PLAN 1C

3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	460 SQ. FT.
2ND FLOOR	779 SQ. FT.
TOTAL LIVING	**1,240 SQ. FT.**
VOLUME (EXCEEDING 15'-0")	60 SQ. FT.
TOTAL LIVING (GROSS)	**1,300 SQ. FT.**
2 - CAR GARAGE	460 SQ. FT.
COVERED PATIO	58 SQ. FT.
PORCH	6 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 1D

3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	460 SQ. FT.
2ND FLOOR	782 SQ. FT.
TOTAL LIVING	**1,242 SQ. FT.**
VOLUME (EXCEEDING 15'-0")	60 SQ. FT.
TOTAL LIVING (GROSS)	**1,302 SQ. FT.**
2 - CAR GARAGE	460 SQ. FT.
COVERED PATIO	58 SQ. FT.
PORCH	6 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

Unit 1D
3 BR / 2.5 BA
1,242 S.F.

Unit 1C
3 BR / 2.5 BA
1,240 S.F.

Unit 1D
3 BR / 2.5 BA
1,242 S.F.

Unit 1C
3 BR / 2.5 BA
1,240 S.F.

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BUILDING 1B

Reflects Contemporary Ranch Elevation

MARIANI RANCH - DUETS

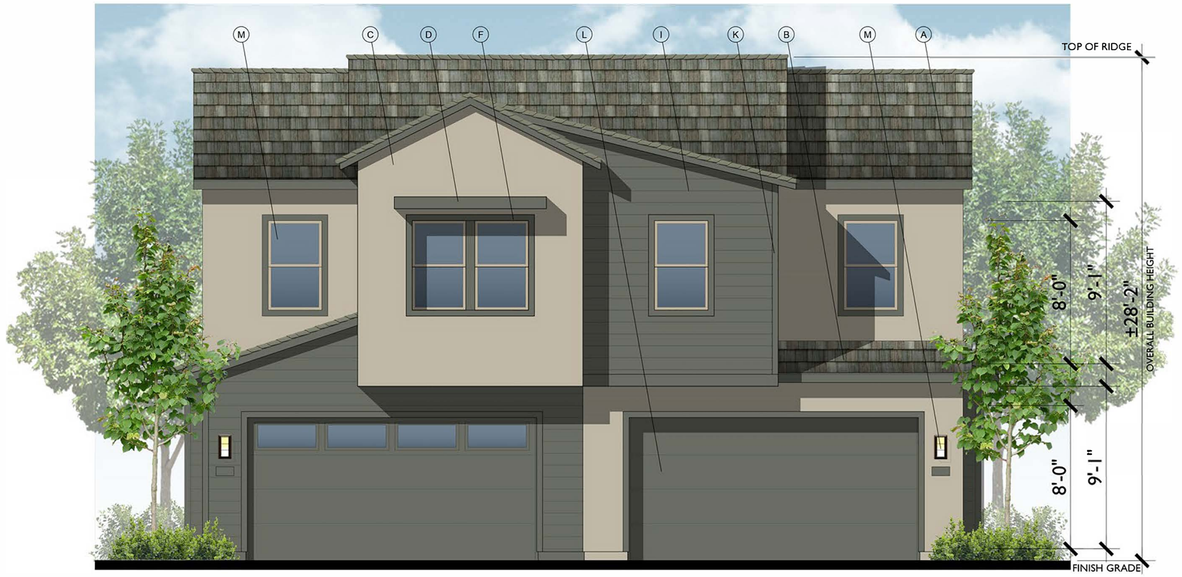
Morgan Hill , California

0 4 8 16

830.24038

07.30.24

MANA Investments



FRONT

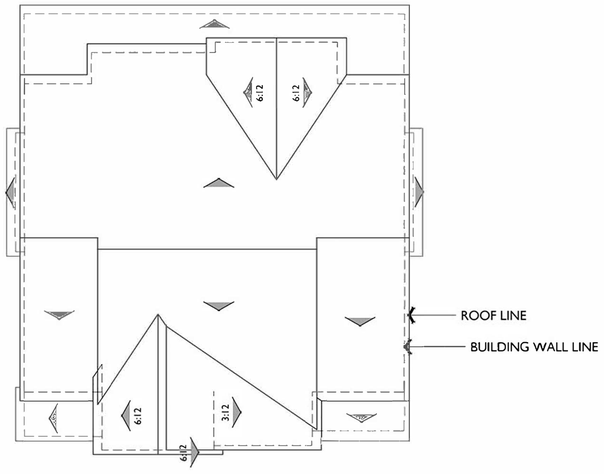
B - CONTEMPORARY RANCH

1/4"=1'-0"

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. GABLE END DETAIL
C. STUCCO
D. STUCCO AWNING
E. POTSHELF
F. FOAM TRIM
G. RECESS HEADER
H. COMPOSITE SHUTTER
I. HORIZONTAL SIDING
J. BOARD AND BATTEN
K. CEMENTITIOUS TRIM
L. ROLL UP GARAGE DOOR
M. LIGHT FIXTURE
N. VINYL WINDOW

REAR



ROOF PLAN 1B

1/8"=1'-0"

PITCH: 4:12 UNO
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

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BUILDING 1B

Contemporary Ranch Elevations

MARIANI RANCH - DUETS

Morgan Hill , California

0 4 8 16

830.24038

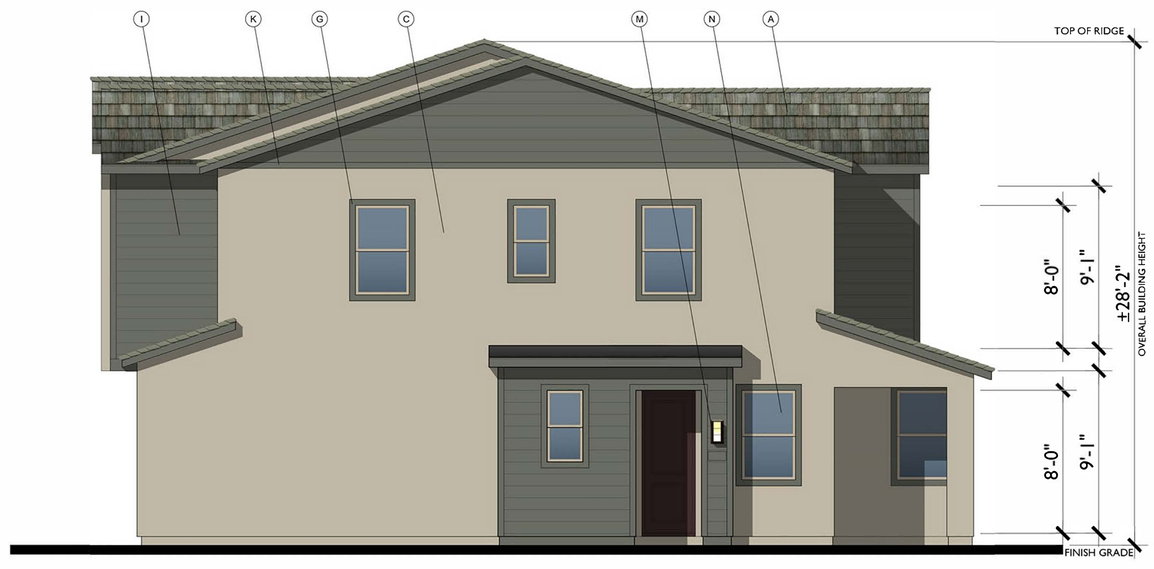
07.30.24

MANA Investments

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. GABLE END DETAIL
C. STUCCO
D. STUCCO AWNING
E. POTSHELF
F. FOAM TRIM
G. RECESS HEADER
H. COMPOSITE SHUTTER
I. HORIZONTAL SIDING
J. BOARD AND BATTEN
K. CEMENTITIOUS TRIM
L. ROLL UP GARAGE DOOR
M. LIGHT FIXTURE
N. VINYL WINDOW

LEFT



RIGHT

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BUILDING 1B

Contemporary Ranch Elevations

MARIANI RANCH - DUETS

Morgan Hill , California

0 4 8 16

830.24038

07.30.24

MANA Investments

APPROXIMATE SHADING PATTERN

December 21st at 9:00 AM
(127° Azimuth, 6° Altitude)

For this Energy Conservation Plan, a three-dimensional massing illustration of the site plan shows proposed building massing/footprints and **approximate shading pattern onto adjacent lots at *9:00 AM on December 21st***. There are (3) product types in the Mariani Ranch community: one & two-story SFD product, two-story Cluster product, and two-story Duet product.

The SFD & Cluster products will have light & ventilation on (4) walls and Duet product will have light and ventilation on (3) walls. Thoughtful design efforts will be made in regards to window placement in order to provide opportunities for cross-ventilation (passive cooling) to cut down on energy used for air conditioning needs.

There is no assumed existing vegetation on the site or adjacent to this site which would cast additional shadow on the project. This exhibit represents the homes and their shadows only. Special consideration will need to be made in respect to future landscaping plans in order to preserve energy conservation opportunities.

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ENERGY CONSERVATION PLAN
MARIANI RANCH
Morgan Hill , California

0 25 50 100
SCALE: 1" = 100'

830.24036

07 . 26 . 2024

APPROXIMATE SHADING PATTERN

December 21st at 3:00 PM
(209° Azimuth, 21° Altitude)

For this Energy Conservation Plan, a three-dimensional massing illustration of the site plan shows proposed building massing/footprints and **approximate shading pattern onto adjacent lots at *3:00 PM on December 21st***. There are (3) product types in the Mariani Ranch community: one & two-story SFD product, two-story Cluster product, and two-story Duet product.

The SFD & Cluster products will have light & ventilation on (4) walls and Duet product will have light and ventilation on (3) walls. Thoughtful design efforts will be made in regards to window placement in order to provide opportunities for cross-ventilation (passive cooling) to cut down on energy used for air conditioning needs.

There is no assumed existing vegetation on the site or adjacent to this site which would cast additional shadow on the project. This exhibit represents the homes and their shadows only. Special consideration will need to be made in respect to future landscaping plans in order to preserve energy conservation opportunities.

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ENERGY CONSERVATION PLAN
MARIANI RANCH
Morgan Hill , California

0 25 50 100
SCALE: 1" = 100'

830.24036

07 . 26 . 2024

APPROXIMATE SHADING PATTERN

June 21st at 3:00 PM
(237° Azimuth, 64° Altitude)

For this Energy Conservation Plan, a three-dimensional massing illustration of the site plan shows proposed building massing/footprints and **approximate shading pattern onto adjacent lots at *3:00 PM on June 21st***. There are (3) product types in the Mariani Ranch community: one & two-story SFD product, two-story Cluster product, and two-story Duet product.

The SFD & Cluster products will have light & ventilation on (4) walls and Duet product will have light and ventilation on (3) walls. Thoughtful design efforts will be made in regards to window placement in order to provide opportunities for cross-ventilation (passive cooling) to cut down on energy used for air conditioning needs.

There is no assumed existing vegetation on the site or adjacent to this site which would cast additional shadow on the project. This exhibit represents the homes and their shadows only. Special consideration will need to be made in respect to future landscaping plans in order to preserve energy conservation opportunities.

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ENERGY CONSERVATION PLAN
MARIANI RANCH
Morgan Hill , California

0 25 50 100
SCALE: 1" = 100'

830.24036

07 . 26 . 2024

APPROXIMATE SHADING PATTERN

June 21st at 9:00 AM
(89° Azimuth, 37° Altitude)

For this Energy Conservation Plan, a three-dimensional massing illustration of the site plan shows proposed building massing/footprints and **approximate shading pattern onto adjacent lots at *9:00 AM on June 21st***. There are (3) product types in the Mariani Ranch community: one & two-story SFD product, two-story Cluster product, and two-story Duet product.

The SFD & Cluster products will have light & ventilation on (4) walls and Duet product will have light and ventilation on (3) walls. Thoughtful design efforts will be made in regards to window placement in order to provide opportunities for cross-ventilation (passive cooling) to cut down on energy used for air conditioning needs.

There is no assumed existing vegetation on the site or adjacent to this site which would cast additional shadow on the project. This exhibit represents the homes and their shadows only. Special consideration will need to be made in respect to future landscaping plans in order to preserve energy conservation opportunities.

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ENERGY CONSERVATION PLAN
MARIANI RANCH
Morgan Hill , California

0 25 50 100
SCALE: 1" = 100'

830.24036

07 . 26 . 2024

ROOF PLANE SOLAR ORIENTATION

- *17° of due Southwest*
- *9° of due Southwest*
- *Due Southwest*
- *36° of due West*
- *36° of due South*
- *Due Southeast*
- *9° of due Southeast*
- *17° of due Southeast*

For this Energy Conservation Plan, a three-dimensional massing illustration of the site plan shows proposed building massing/footprints with **highlighted roof planes showing orientation (South, Southwest, and Southeast) for optimal solar gain**. There are (3) product types in the Mariani Ranch community: one & two-story SFD product, two-story Cluster product, and two-story Duet product.

As shown in the Shading Pattern Exhibits, the majority of roofs will maintain ample access to solar gains with the use of roof-mounted photovoltaics, even on the least optimal day for solar exposure (December 21st).

There is no assumed existing vegetation on the site or adjacent to this site which would cast additional shadow on the project. This exhibit represents the homes and their shadows only. Special consideration will need to be made in respect to future landscaping plans in order to preserve energy conservation opportunities.

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ENERGY CONSERVATION PLAN

MARIANI RANCH

Morgan Hill , California

0 25 50 100
SCALE: 1" = 100'

830.24036

07 . 26 . 2024

CONCEPTUAL LANDSCAPE STATEMENT

REGIONAL AND MICRO-CLIMATE CONDITIONS, SOLAR ORIENTATION AND SOIL CONDITIONS WILL BE TAKEN INTO ACCOUNT WITH REGARDS TO PLANT SELECTION AND PLACEMENT. THE PLANT PALETTE PROVIDES MANY PLANTS WITH VARYING GROWTH HABITS, PREFERENCES AND TOLERANCES, SO SELECTION OF JUST THE RIGHT PLANT SHOULD NOT BE DIFFICULT. ALL PROPOSED SHRUBS AND GROUNDCOVER PLANTS ARE RATED AS LOW WATER USE TO PROMOTE THE DROUGHT TOLERANT DESIGN.

BY SPECIFYING PLANTS WHICH REQUIRE LITTLE TO NO PRUNING, THE GREEN WASTE WILL BE REDUCED. PLANTS SELECTED WILL COMPLEMENT THE ARCHITECTURE.

ENTRYWAYS AND PICTURE WINDOWS WILL BE FRAMED BY SPECIMEN SHRUBS AND NODES WILL HAVE ACCENT PLANTINGS. PLANT SPECIES WHICH ENHANCE THE ARCHITECTURAL ELEVATIONS SHALL BE USED. FOR EXAMPLE, NARROW UPRIGHT SHRUBS ARE PROPOSED AT THE SIDES OF THE GARAGE DOOR. TALLER SHRUBS WILL ALSO BE LOCATED AT SOLID BUILDING SURFACES AND FENCES, WHILE LOWER SHRUBS WILL BE LOCATED WHERE GROUND LEVEL WINDOWS AND ARCHITECTURAL FEATURES OCCUR, AND AT CORNERS TO MAINTAIN SITE LINE DISTANCES. A DIVERSE USE OF PLANT SPECIES WILL DISPLAY VARIOUS TEXTURES, FORMS, FOLIAGE COLOR, AND FLOWERS; WILL CREATE A BEAUTIFUL LANDSCAPE TO CONTRIBUTE AESTHETICALLY TO THE SURROUNDING NEIGHBORHOODS.

A MAJORITY OF TREE'S THROUGHOUT THE PROJECT ARE PLACED TO MINIMIZE BUILDING BULK AND MASS. THE TREES HAVE BEEN SELECTED TO HAVE NON-INVASIVE ROOT SYSTEMS, AND PLACED WITH ADEQUATE SETBACKS TO ENSURE NO CONFLICT WITH UTILITIES AND HARDSCAPE, OR CONFLICT WITH ANY SITE LINE DISTANCES. ROOT BARRIERS WILL BE INSTALLED ON ALL TREES NEAR PAVING AND UTILITIES. WHERE FEASIBLE, TREES HAVE BEEN PLACED TO MITIGATE SOLID BUILDING SURFACES AND FENCES.

THE IRRIGATION SYSTEM WILL USE WEATHER-BASED CONTROLLERS TO CONSERVE THE USE OF WATER. THE PLANTING AREAS WILL BE IRRIGATED USING DRIP IRRIGATION METHODS. THE TREES WILL BE ON SEPARATE VALVES AND WILL BE IRRIGATED WITH BUBBLERS. SHRUBS WILL BE HYDROZONED ACCORDING TO THEIR WATER REQUIREMENTS AND MICROCLIMATES.

IT IS OUR INTENT TO SPECIFY IN THE LANDSCAPE CONSTRUCTION DOCUMENTS THE USE OF RECYCLED MATERIALS SUCH AS RECYCLED WOOD MULCH, INGREDIENTS WITHIN THE CONCRETE, FORMWORK, SITE FURNITURE, ETC. IT IS OUR INTENT TO STOCKPILE THE TOPSOIL FOR RE-USE, UNLESS SOIL TESTS DEEM THE SOIL INADEQUATE AND RECOMMEND IMPORTED SOIL. WE INTEND TO RECYCLE A MINIMUM OF 50% OF THE LANDSCAPE CONSTRUCTION AND GREEN WASTES.

GENERAL NOTES

- THIS PLAN IS SUBMITTED FOR REVIEW AND COMMENTS TO THE CITY OF SANTA CLARA'S GOVERNING AGENCIES. THE PLAN INDICATES A TEMPORARY USE OF THE PROPOSED MODEL UNITS FOR THE MARKETING OF THIS COMMUNITY'S PROPOSED PRODUCTION UNITS.

- THIS PLAN IS FOR INFORMATIONAL USE ONLY AND IS NOT INTENDED AS A DOCUMENT TO APPLY FOR FULL ACCEPTANCE OR TO CIRCUMVENT ANY REQUIREMENTS, STANDARDS, CODES OR GUIDELINES THAT THE CITY OF SANTA CLARA'S MAY HAVE ADOPTED FOR LOW DENSITY RESIDENTIAL DEVELOPMENTS OF THIS TYPE.

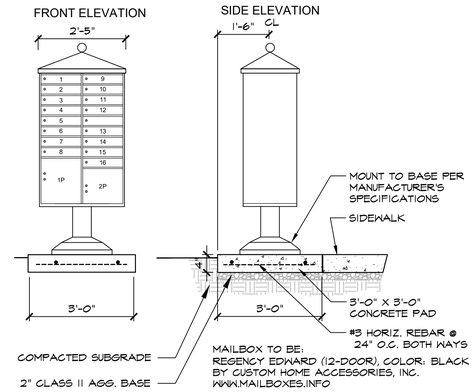
- THIS PLAN IS SPECIFIC TO THE LOCATION OF THE PROPOSED TEMPORARY USE OF THIS PORTION OF THE RECORDED AND APPROVED TRACT. THE PLAN INDICATES SOME TEMPORARY ELEMENTS THAT WILL BE REMOVED WHEN THE MODEL COMPLEX IS NO LONGER NEEDED AS A SALES CENTER FOR THE PROPOSED HOMES IN THIS TRACT. TEMPORARY ELEMENTS MAY INCLUDE ASPHALT PARKING LOT, SALES TRAILER, PENDANT FLAGS, TEMPORARY INFORMATIONAL SIGNAGE, TRAP FENCES AND GATES.

- THIS PLAN REFLECTS A GENERAL DESCRIPTION OF THE INTENDED USE AND TYPE OF DEVELOPMENT FOR THE MODEL COMPLEX. ALL REQUIREMENTS FOR THE ISSUANCE OF ANY PERMITS WILL BE MET AND PLANS WILL BE SUBMITTED TO THE CITY OF SSANTA CLARA'S FOR APPROVAL AS MAY BE REQUIRED FOR ANY STRUCTURES SUCH AS TRELLIS ELEMENTS, WALLS AND FENCES.

- ALL LANDSCAPED AREAS ARE TO BE AUTOMATICALLY IRRIGATED BY MEANS OF SPRINKLER SYSTEMS WITH COMPUTERIZED, MULTI-PROGRAMMABLE CONTROLLERS AND MATCHED PRECIPITATION RATE HEADS.

- FINAL LANDSCAPE AND IRRIGATION CONSTRUCTION DOCUMENTS WILL BE SUBMITTED FOR APPROVAL UNDER SEPARATE COVER AND CONFORM TO THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE.

- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM WITH ALL GOVERNING CODES AND ORDINANCES AND ANY APPLICABLE DESIGN GUIDELINES AND/OR C.C. & R's.



A COMMUNITY MAILBOXES

PRELIMINARY PROPOSED TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WIDTH / HEIGHT	WATER USE
STREET TREES				
ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	24" BOX	25'/40'	MOD
GINKGO BILOBA 'FASTIGIATA'	MAIDENHAIR TREE	24" BOX	15'/50'	MOD
PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	30'/30'	MOD
ULMUS PARVIFOLIA 'DYNASTY'	CHINESE ELM	24" BOX	40'/35'	MOD
QUERCUS LOBATA	VALLEY OAK	24" BOX	50'/50'	LOW
NEIGHBORHOOD STREET TREES				
ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	24" BOX	25'/40'	MOD
ARBUTUS MARINA	MARINA STRAWBERRY TREE	24" BOX	20'/20'	LOW
FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH	24" BOX	30'/50'	MOD
MAGNOLIA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	24" BOX	15'/25'	MOD
MAYTENUS BOARIA	MAYTEN	24" BOX	30'/50'	MOD
PYRUS CALLERYANA 'BRADFORD'	BRADFORD PEAR	24" BOX	35'/50'	MOD
ULMUS PARVIFOLIA 'DYNASTY'	CHINESE ELM	24" BOX	40'/35'	MOD
STORMWATER POND, OPEN AREA & PARK PARCEL TREES				
CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	18'/18'	LOW
GINKGO BILOBA 'FASTIGIATA'	MAIDENHAIR TREE	24" BOX	15' /50'	MOD
LAURUS N. 'SARATOGA'	SARATOGA LAUREL	24" BOX	25' / 25'	LOW
PLATANUS A. 'BLOODGOOD'	LONDON PLANE TREE	24" BOX	30' /60'	MOD
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	50'/50'	LOW
TRISTANIA LAURINA 'ELEGANT'	ELEGANT WATER GUM	24" BOX	35'/45'	MOD

FENCE LEGEND

SYMBOL	FENCE TYPE
	3'-0" FENCE W/ WOOD POST AND RAIL
	4'-0" VINYL CLAD CHAIN-LINK FENCE
	6'-0" HIGH WOOD FENCE

GENERAL NOTES

1. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
2. TREES BE PLANTED WITHIN 5' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
4. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
5. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".

GRAPHIC SCALE

0 100 200 250

(IN FEET)
1 inch = 100 ft.

RIPLEY DESIGN GROUP

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Landscape Architecture
Land Planning

1615 Bonanza St., Suite 314
Walnut Creek
California 94596
Tel 925.938.7377
Fax 925.938.7436

CLIENT:

MANA CAMDEN FUND, LLC

5927 BALFOUR CT SUITE 208
CARLSBAD, CA 92008
415-310-9195

PROJECT:

MARIANI

LANDS OF MANA CAMDEN FUND, LLC - HALF ROAD - APN 728-33-008, -009, -010 & -011

CONCEPTUAL LANDSCAPE SITE PLAN

LICENSED LANDSCAPE ARCHITECT
ANITA M. CARPENTER
3684
8-01-2024
State of California

DATE: AUGUST, 2024
SCALE: 1"=40'
DRAWN BY: ATP
CHECKED BY:

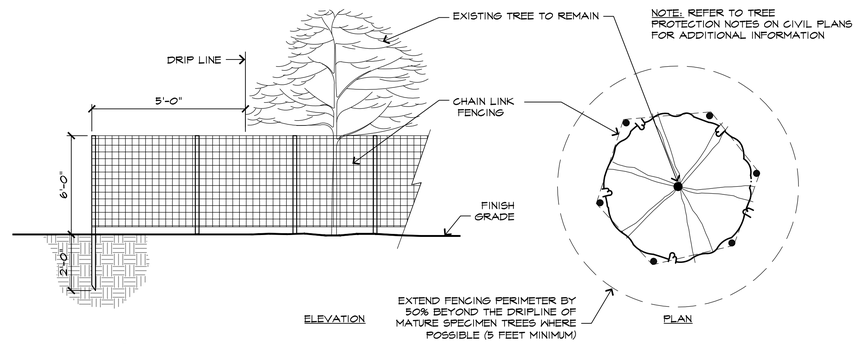
REVISIONS:

SHEET

L1

OF 10 SHEETS

Tree #	Species	Trunk DBH	Protected	Condition	Preservation	Notes	Canopy/Height
1	English Walnut	16"	Yes	3	Remove	Grafted on Black Walnut stock	20/15
2	Eucalyptus	38"	no	2	Remove	Damage to tree	20/30
3	Cedrus Deodara	27"	no	2.5	Remove	Heavy lean-phototropic	35/35
4	Coral Tree	9,8,7"	no	4	Remove	next to power pole	12.5/18
5	Jacaranda	24"	no	3	Remove	Poor dual trunk structure/union	20/20
6	Yucca tree	16"	no	3	Remove	Specialty Tree-Salvage?	10\8
7	Queen Ann Palm	25ft	no	3	Remove		
8	Jacaranda	14"	no	4	Remove		30/20
9	Canary Island Palm	35ft	no	3	Remove		
10	Modesto Ash	32"	no	3	Remove	Poor dual trunk structure/union	30/30
11	Eucalyptus	42"	no	2	Remove	3 main leaders/trunks	25/20
12	Pindo Palm	12ft	no	4	Remove	No tag	
13	Queen Ann Palm	22ft	no	3	Remove		
14	Black Walnut	38"	no	3	Remove		25/25
15	Avocado	12"	no	4	Remove		
16	Eucalyptus	12"	no	1	Remove	poor tree, bad species	25/15
17	Queen Ann Palm	20ft	no	3	Remove	No tag	
18	podacarpus	12"	no	1	Remove	pollarded, poor health	10\8
19	Avocado	9"	no	2	Remove	No tag	15/12
20	Shrub in tree form	10,7,6	no	1	Remove		12\8
21	Western Red Cedar	24"	yes	1	Remove	bad form, terrible trimming	15/10
22	Almond	24"+13"	no	2	Remove	old, some rot at main leaders	20/20
23	CA Pepper	14"	no	1	Remove	Structure built around/on tree	15/15
24	CA Pepper	9"+6"	no	1	Remove	Structure built around/on tree	
25	Mexican Fan Palm	25ft	no	2	Remove	no pix	
26	Locust Tree	22/25	no	2	Remove		22/25
27	Coast Live Oak	16"	Yes	3	?	On Prop line-back of property	20/15
28	Coast Live Oak	28"	Yes	3	?	On Prop line-back of property	22/20
29	Coast Live Oak	12"	Yes	2	?	On Prop line-back of property	15/10
30	Douglas Fir	14"	no	3	?	On Prop line-back of property	22/12
31	Italian Stone Pine	12"	no	2	?	On Prop line-back of property	16/12
32	Modesto Ash	10"+8"	no	2	Remove	On West side w/in line of poplars	15/10
33	Mimosa Tree	11"	no	3	Remove	In front of fruit store parking lot	15/13
	Poplars-Alive	10-30"	no	2	Remove	Lines REAR property as windbreak	Quantity 143
	poplars-dead	10-30"	no	0	Remove	Lines REAR property as windbreak	Quantiity 50
	Poplars-Alive	10-30"	no	2	Remove	Lines Half Road as windbreak	Quantity 103
	poplars-dead	10-30"	no	0	Remove	Lines Half Road as windbreak	Quantity 45



A **TREE PROTECTION FENCING DETAIL** SCALE : 1/2" = 1'-0"

024 - Treefencing

EXISTING TREE LEGEND

EXISTING TREE TO REMAIN
XXX SEE ARBORIST REPORT

EXISTING TREE TO BE REMOVED
#XXX SEE ARBORIST REPORT

PRELIMINARY PROPOSED TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WIDTH / HEIGHT	WATER USE
STREET TREES				
ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	24" BOX	25'/40'	MOD
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TRISTANIA LAURINA 'ELEGANT'	ELEGANT WATER GUM	24" BOX	35'/45'	MOD

NOTES:

NO CUTTING OF ANY PART OF PRIVATE TREES OR PUBLIC TREES, INCLUDING ROOTS, SHALL BE DONE WITHOUT SECURING PRIOR APPROVAL OF THE CITY ARBORIST. TREE TRIMMING/REMOVAL SHALL BE DONE IN ACCORDANCE TO THE CITY OF SANTA CLARA TREE PRESERVATION/CITY ARBORIST SPECIFICATIONS AND WITH DIRECT SUPERVISION OF A CERTIFIED ARBORIST (CERTIFICATION OF INTERNATIONAL SOCIETY OF ARBORICULTURE).

TREE MITIGATION NOTE:

TOTAL OF (769) MITIGATION TREES ARE PROPOSED TO MITIGATE TOTAL OF (363) EXISTING TREES TO BE REMOVED,

* REQUIRED TREE PLACEMENT RATIO 2:1 FOR GOOD OR MEDIUM CONDITION TREES (3-4), RATIO 1:1 FOR POOR CONDITION TREES (0-2). (6) EXISTING TREES ARE IN GOOD OR MEDIUM CONDITION, (357) TREES ARE IN POOR CONDITION. ANY DIFFERENCE SHALL BE SATISFIED BY IN-LIEU FEES.

REQUIRED TOTAL MITIGATION TREES: (6 X 2) +357 = 369
TOTAL PROPOSED TREES: 769 24" BOX
769 / 369 = 208% MITIGATION

TREE PROTECTION FENCING

SYMBOL	FENCE TYPE
	TEMPORARY 6'-0" TREE PROTECTION FENCING- SEE DETAIL B, THIS SHEET

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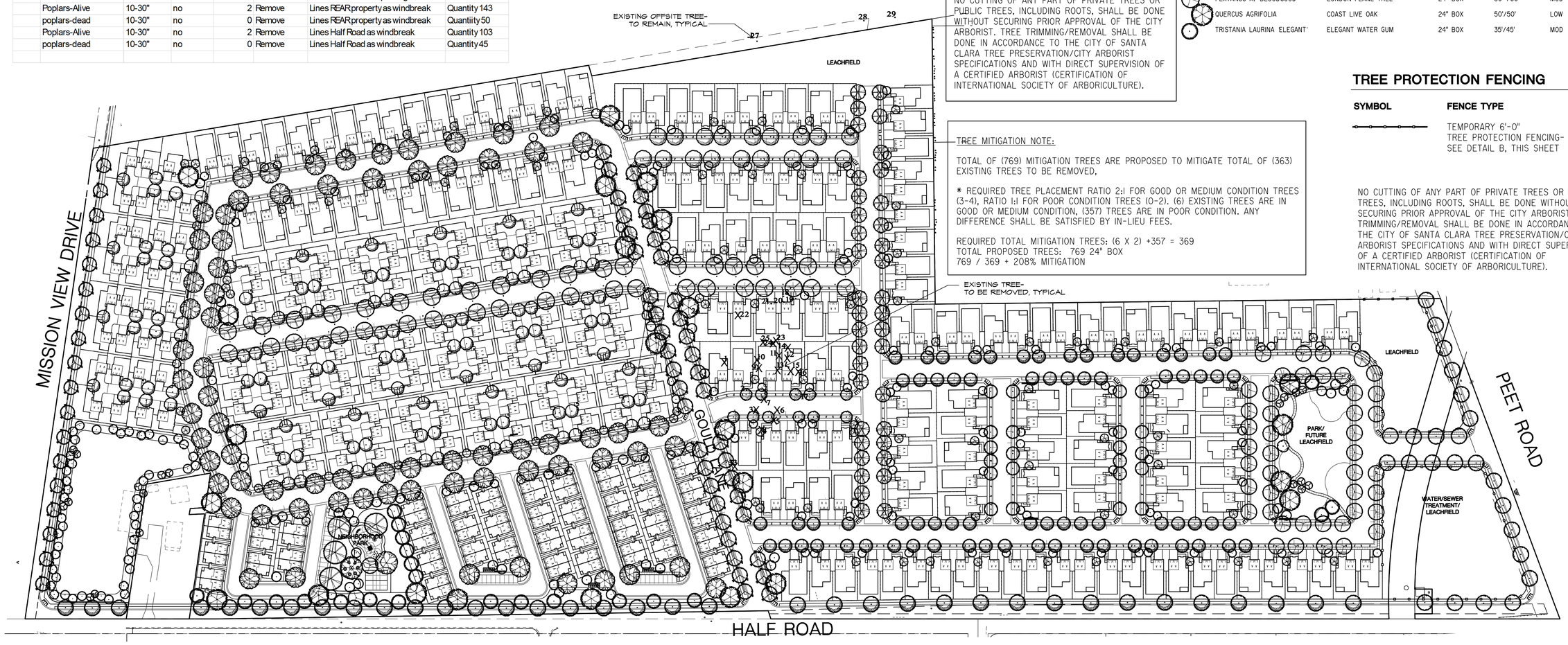

GRAPHIC SCALE
0 100 200 250
(IN FEET)
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PROJECT:

MARIANI

LANDS OF MANA CAMDEN FUND, LLC - HALF ROAD - APN 728-33-008, -009, -010 & -011

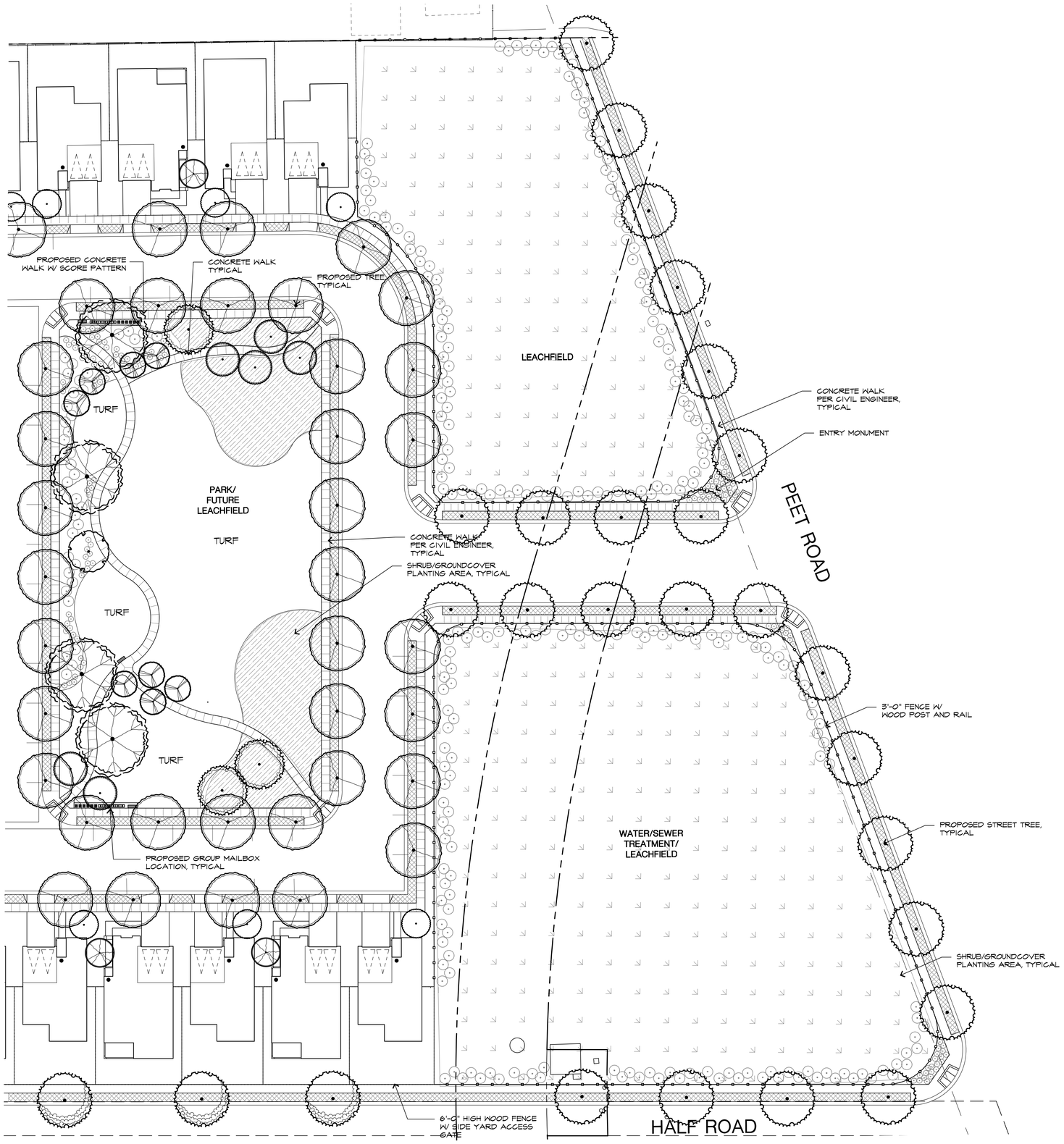
CONCEPTUAL TREE DISPOSITION PLAN

LICENSED LANDSCAPE ARCHITECT
ANIKA M. CARPENTER
3684
SIGNATURE
RENEWAL DATE 02-28-2025
8-01-2024
DATE
State of California

DATE: AUGUST, 2024
SCALE: 1"=100'
DRAWN BY: ATP
CHECKED BY:

REVISIONS:

SHEET
L2
OF 10 SHEETS



PRELIMINARY PROPOSED TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WIDTH / HEIGHT	WATER USE
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TRISTANIA LAURINA ELEGANT'	ELEGANT WATER GUM	24" BOX	35'/45'	MOD

PRELIMINARY PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
SHRUBS			
ARBUTUS U. 'COMPACTA'	COMPACT STRAWNERRY TREE	5 GALLON	LOW
ARCTOSTAPHYLOS 'HOWARD MCMINN'	MANZANITA	5 GALLON	LOW
ARCTOSTAPHYLOS 'PACIFIC MIST'	MANZANITA	5 GALLON	LOW
BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BRUSH	5 GALLON	LOW
CEANOTHUS 'JOYCE COULTER'	CALIFORNIA LILAC	5 GALLON	LOW
CISTUS S. 'PROSTRATUS'	SAGELEAF ROCKROSE	5 GALLON	LOW
CISTUS P. 'SUNSET'	MAGENTA ROCKROSE	5 GALLON	LOW
FREMONTODENDRON 'KEN TAYLOR'	FLANNEL BUSH	5 GALLON	LOW
GREVILLEA 'NOELLI'	WOOLY GREVILLEA	5 GALLON	LOW
MUHLENBERGIA RIGENS	DEER GRASS	5 GALLON	LOW
RHAMNUS C. MOUND SAN BRUNO'	COFFEBERRY	5 GALLON	LOW
ROMNEYA COULTERI	MATILIJA POPPY	5 GALLON	LOW
ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GALLON	LOW
SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	5 GALLON	LOW
SOLLYA HETEROPHYLLA	BLUEBELL CREEPER	5 GALLON	LOW
SYRINGA VULGARIS	COMMON LILAC	5 GALLON	LOW
GROUNDCOVERS			
ARCTOSTAPHYLOS 'EMERALD CARPET' 1 GALLON @ 36" O.C.	BEARBERRY		LOW
CAREX TUMULICOLA 1 GALLON @ 36" O.C.	BERKELEY SEDGE		MEDIUM
MYOPORUM PARVIFOLIUM 1 GALLON @ 36" O.C.	MYOPORUM		LOW
LANTANA 'CONFETTI' 1 GALLON @ 36" O.C.	LANTANA		LOW
HYDROSEED - REFER TO SF BAY HABITAT MIX SEED			LOW
WETLAND - REFER TO SF BAY HABITAT MIX HYDROSEED			LOW
NO MOW — NATIVE FESCUE SODDED-AVAILABLE AT DELTA BLUEGRASS	NO MOW TURF		LOW
TURF — BOLERO - SODDED TURF AVAILABLE FROM DELTA BLUE GRASS	TALL FESCUE TURF		HIGH

GENERAL NOTES

1. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
2. TREES BE PLANTED WITHIN 5' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
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5. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".

N

GRAPHIC SCALE

0 30 60 90

(IN FEET)
1 inch = 30 ft.

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PROJECT:

MARIANI

LANDS OF MANA CAMDEN FUND, LLC - HALF ROAD - APN 728-33-008, -009, -010 & -011

CONCEPTUAL ENTRY / OPEN SPACE ENLARGEMENT

LICENSED LANDSCAPE ARCHITECT
ANIKA M. CARPENTER
3684
SIGNATURE
SEAL DATE 30 DAYS FROM
8-01-2024
DATE
State of California

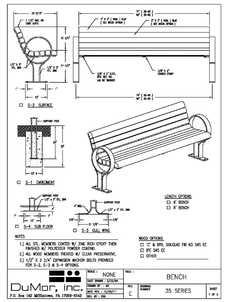
DATE: AUGUST, 2024
SCALE: 1"=30'
DRAWN BY: ATP
CHECKED BY:

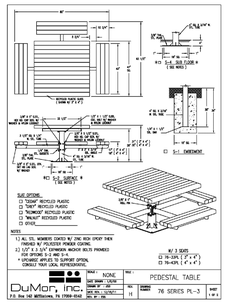
REVISIONS:

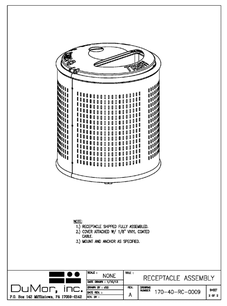
SHEET

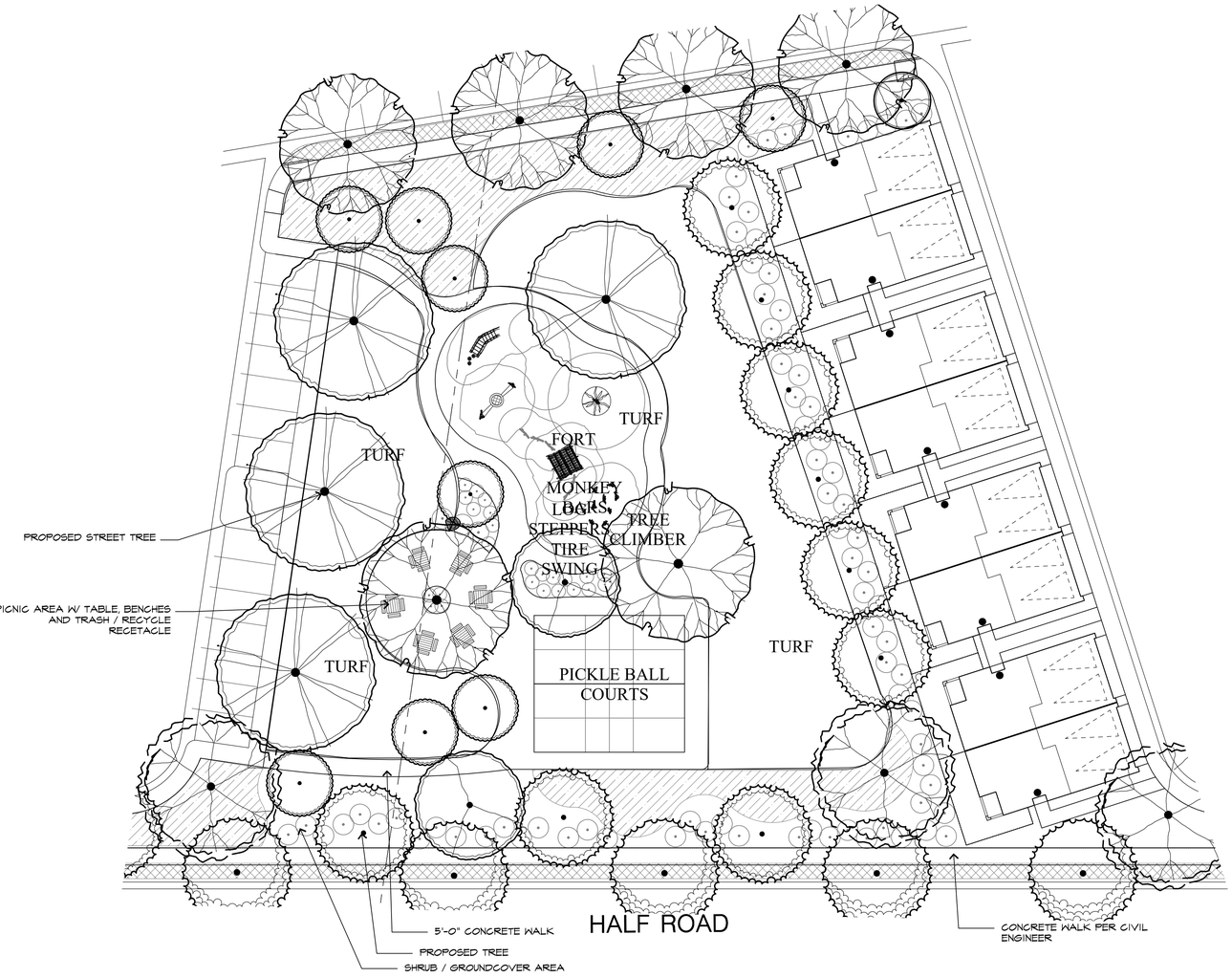
L3

OF 10 SHEETS









PRELIMINARY PROPOSED TREE PALETTE

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PRELIMINARY PROPOSED PLANT PALETTE

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SOLLYA HETEROPHYLLA	BLUEBELL CREEPER	5 GALLON	LOW
SYRINGA VULGARIS	COMMON LILAC	5 GALLON	LOW

GROUNDCOVERS

ARCTOSTAPHYLOS 'EMERALD CARPET'	I GALLON @ 36" O.C.	BEARBERRY	LOW
CAREX TUMULICOLA	I GALLON @ 36" O.C.	BERKELEY SEDGE	LOW
MYOPORUM PARVIFOLIUM	I GALLON @ 36" O.C.	MYOPORUM	LOW
LANTANA 'CONFETTI'	I GALLON @ 36" O.C.	LANTANA	LOW
HYDROSEED - REFER TO SF BAY HABITAT MIX SHOWN THIS SHEET	SEED		LOW
WETLAND - REFER TO SF BAY HABITAT MIX SHOWN THIS SHEET	HYDROSEED		LOW
NO MOW	NATIVE FESCUE SODDED-AVAILABLE AT DELTA BLUEGRASS	NO MOW TURF	LOW
TURF	BOLERO - SODDED TURF AVAILABLE FROM DELTA BLUE GRASS	TALL FESCUE TURF	HIGH

TIRE SWING

TREE CLIMBER

FORT AND MONKEY BARS

LOG STEPPERS

GRAPHIC SCALE

0 20 30 40

(IN FEET)
1 inch = 20 ft.

RIPLEY DESIGN GROUP, INC.
Landscape Architecture
Land Planning

1615 Bonanza St., Suite 314
Walnut Creek
California 94596
Tel 925.938.7377
Fax 925.938.7436

CLIENT:

MANA CAMDEN FUND, LLC

5927 BALFOUR CT SUITE 208
CARLSBAD, CA 92008
415-310-9195

PROJECT:

MARIANI

LANDS OF MANA CAMDEN FUND, LLC - HALF ROAD - APN 728-33-008, -009, -010 & -011

CONCEPTUAL NEIGHBORHOOD PARK ENLARGEMENT

LICENSED LANDSCAPE ARCHITECT
ANNIKA M. CARPENTER
3684
SIGNATURE
RENEWAL DATE 02-28-2025
8-01-2024
DATE
State of California

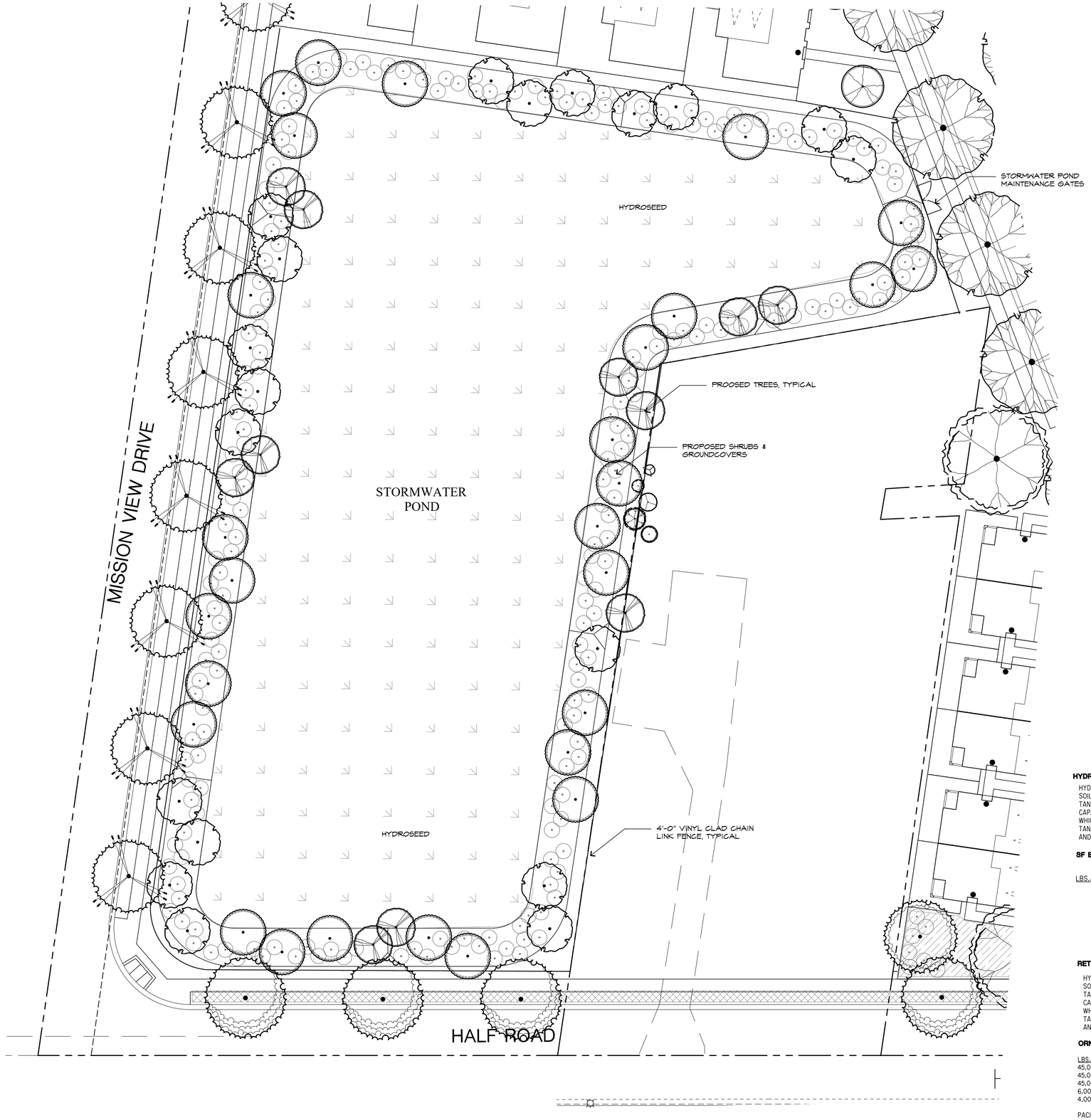
DATE: AUGUST, 2024
SCALE: 1"= 20'
DRAWN BY: ATP
CHECKED BY:

REVISIONS:

SHEET

L4

OF 10 SHEETS



PRELIMINARY PROPOSED TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WIDTH / HEIGHT	WATER USE
STREET TREES				
ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	24" BOX	25'/40'	MOD
GINKGO BILOBA 'FASTIGIATA'	MAIDENHAIR TREE	24" BOX	15'/50'	MOD
PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	30'/30'	MOD
ULMUS PARVIFOLIA 'DYNASTY'	CHINESE ELM	24" BOX	40'/35'	MOD
QUERCUS LOBATA	VALLEY OAK	24" BOX	50'/50'	LOW
NEIGHBORHOOD STREET TREES				
ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	24" BOX	25'/40'	MOD
CELTIS SINENSIS	CHINESE HACKBERRY	24" BOX	40'/40'	MOD
FRAXINUS OXYCARPA RAYWOOD'	RAYWOOD ASH	24" BOX	30'/50'	MOD
MAGNOLIA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	24" BOX	15'/25'	MOD
MAYTENUS BOARIA	MAYTEN	24" BOX	30'/50'	MOD
PYRUS CALLERYANA BRADFORD'	BRADFORD PEAR	24" BOX	35'/50'	MOD
PYRUS KAWAKAMII	EVERGREEN PEAR	24" BOX	30'/30'	MOD
ULMUS PARVIFOLIA 'DYNASTY'	CHINESE ELM	24" BOX	40'/35'	MOD
STORMWATER POND, OPEN AREA & PARK PARCEL TREES				
CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	18'/18'	LOW
GINKGO BILOBA 'FASTIGIATA'	MAIDENHAIR TREE	24" BOX	15' /50'	MOD
LAURUS N. 'SARATOGA'	SARATOGA LAUREL	24" BOX	25' / 25'	LOW
PLATANUS A. BLOODGOOD'	LONDON PLANE TREE	24" BOX	30' /60'	MOD
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	50'/50'	LOW
TRISTANIA LAURINA ELEGANT'	ELEGANT WATER GUM	24" BOX	35'/45'	MOD

SHRUBS

ARBUTUS U. 'COMPACTA'	COMPACT STRAWNERRY TREE	5 GALLON	LOW
ARCTOSTAPHYLOS 'HOWARD MCMINN'	MANZANITA	5 GALLON	LOW
ARCTOSTAPHYLOS 'PACIFIC MIST'	MANZANITA	5 GALLON	LOW
BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BRUSH	5 GALLON	LOW
CEANOTHUS CUNEATUS	WEDGE EAF BUCKBRUSH	5 GALLON	LOW
CEANOTHUS 'JOYCE COULTER'	CALIFORNIA LILAC	5 GALLON	LOW
CISTUS S. 'PROSTRATUS'	SAGELEAF ROCKROSE	5 GALLON	LOW
CISTUS P. 'SUNSET'	MAGENTA ROCKROSE	5 GALLON	LOW
FRANGULA CALIFORNICA	CAL. FALSE BUCKTHORN	5 GALLON	LOW
FREMONTODENDRON 'KEN TAYLOR'	FLANNEL BUSH	5 GALLON	LOW
GREVILLEA 'NOELLI'	WOOLY GREVILLEA	5 GALLON	LOW
HETEROMELES ARBUTIFOLIA	CALIFORNIA CHRISTMS BERRY	5 GALLON	LOW
LUPINUS ALBIFRONS	WHITE LEAF LUPINE	5 GALLON	LOW
MIMULUS CARDINALIS	SCARLET MONKEYFLOWER	5 GALLON	LOW
MUHLENBERGIA RIGENS	DEER GRASS	5 GALLON	LOW
RHAMNUS C. MOUND SAN BRUNO'	COFFEEBERRY	5 GALLON	LOW
ROMNEYA COULTERI	MATILIJA POPPY	5 GALLON	LOW
ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GALLON	LOW
SALVIA COLUMBARIAE	CALIFORNIA SAGE	5 GALLON	LOW
SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	5 GALLON	LOW
SOLLYA HETEROPHYLLA	BLUEBELL CREEPER	5 GALLON	LOW
SYRINGA VULGARIS	COMMON LILAC	5 GALLON	LOW
VACCINIUM OVATUM	EVERGREEN BLUEBERRY	5 GALLON	LOW

GROUNDCOVERS

	ARCTOSTAPHYLOS 'EMERALD CARPET' 1 GALLON @ 36" O.C.	BEARBERRY	LOW
	CAREX TUMULICOLA 1 GALLON @ 36" O.C.	BERKELEY SEDGE	LOW
	MYOPORUM PARVIFOLIUM 1 GALLON @ 36" O.C.	MYOPORUM	LOW
	LANTANA 'CONFETTI' 1 GALLON @ 36" O.C.	LANTANA	LOW
	HYDROSEED - REFER TO SF BAY HABITAT MIX SHOWN THIS SHEET SEED		LOW
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NO MOW	NATIVE FESCUE SODDED-AVAILABLE AT DELTA BLUEGRASS	NO MOW TURF	LOW
TURF	BOLERO - SODDED TURF AVAILABLE FROM DELTA BLUE GRASS	TALL FESCUE TURF	HIGH

HYDROSEEDING SPECIFICATIONS

HYDROSEED SHALL CONSIST OF MIXING AND APPLYING SEED, FERTILIZER AND SOIL BINDER WITH FIBER AND WATER. MIXING SHALL BE PERFORMED IN A TANK WITH A BUILT-IN CONTINUOUS AGITATION SYSTEM, WITH AN OPERATING CAPACITY TO PRODUCE A HOMOGENEOUS MIXTURE AND DISCHARGE SYSTEM WHICH WILL APPLY THE MIXTURE AT A CONTINUOUS AND UNIFORM RATE. THE TANK SHALL HAVE A MINIMUM CAPACITY OF 1,000 GALLONS. THE MATERIALS AND QUANTITIES TO BE MIXED ARE AS FOLLOWS:

SF BAY HABITAT MIX- 2014

LBS./ACRE	SPECIES/COMMON NAME - 48 TOTAL LBS.
10	BROMUS CARINATUS/NATIVE CALIFORNIA BROME
8	ELYMUS GLAUCUS/BLUE WILDRYE
8	HORDEUM CALIFORNICUM/CALIFORNIA BARLEY
5	FESTUCA IDAHOENSIS/IDAHO FESCUE
5	NASSELLA PULCHRA/PURPLE NEEDLEGRASS
4	POA SECUNDA/NATIVE PINE BLUEGRASS
8	BAY NATIVE WILDFLOWER LEEDS MIX 2013 BY PACIFIC COAST SEED:

ACHILLEA MILLEFOLIUM/NATIVE YARROW
CASTILLEJA EXERTA/PURPLE OWLS CLOVER
CLARKIA PURPUREA/WINE CUP CLARKIA
ERIOGONUM NUDUM/NAKED BUCKWHEAT
ERIOPHYLLUM CONFERTIFLOIUM/GOLDEN YARROW
ESCHSCHOLZIA CALIFORNICA/CALIFORNIA POPPY
EUTHAMNIA OCCIDENTALIS/WESTERN GOLDENROD
GRINDELIA CAMPORUM/GUMPLANT
LUPINUS NANUS/SKY LUPINE
PHACELIA CALIFORNICA/PERENNIAL BLUEBELL
RANUNCULUS CALIFORNICA/CALIFORNIA BUTTERCUPS
SISYRINCHIUM BELLUM/BLUE EYED GRASS
TRIPHYSARIA/YELLOW OWLS CLOVER
WYETHIA ANGUSTIFOLIA/MULE EARS

PACIFIC COAST SEED
533 HAWTHORNE PLACE,
LIVERMORE CA 94550
PH: (925) 373-4417
FAX: (925) 373-6855

RETENTION BASIN HYDROSEEDING SPECIFICATIONS

HYDROSEED SHALL CONSIST OF MIXING AND APPLYING SEED, FERTILIZER AND SOIL BINDER WITH FIBER AND WATER. MIXING SHALL BE PERFORMED IN A TANK WITH A BUILT-IN CONTINUOUS AGITATION SYSTEM, WITH AN OPERATING CAPACITY TO PRODUCE A HOMOGENEOUS MIXTURE AND DISCHARGE SYSTEM WHICH WILL APPLY THE MIXTURE AT A CONTINUOUS AND UNIFORM RATE. THE TANK SHALL HAVE A MINIMUM CAPACITY OF 1,000 GALLONS. THE MATERIALS AND QUANTITIES TO BE MIXED ARE AS FOLLOWS:

ORNAMENTAL BIOSWALE MIX

LBS./AC	SPECIES
45.00	FESTUCA LONGIFOLIA
45.00	FESTUCA OVINA
45.00	FESTUCA GLAUCA GLAUCA
6.00	AGROSTIS PALLENS
4.00	CAREX DIVULSA

PACIFIC COAST SEED
533 HAWTHORNE PLACE,
LIVERMORE CA 94550
PH: (925) 373-4417
FAX: (925) 373-6855

N

GRAPHIC SCALE

0 20 30 40

(IN FEET)
1 inch = 20 ft.

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PROJECT:

MARIANI

LANDS OF MANA CAMDEN FUND, LLC - HALF ROAD - APN 728-33-008, -009, -010 & -011

CONCEPTUAL STORM ENLARGEMENT

LICENSED LANDSCAPE ARCHITECT
JANIKA M. CARPENTER
3684
SIGNATURE
SIGNING DATE 22-08-2024
DATE
State of California

DATE: AUGUST, 2024
SCALE: 1"= 20'
DRAWN BY: ATP
CHECKED BY:

REVISIONS:

SHEET

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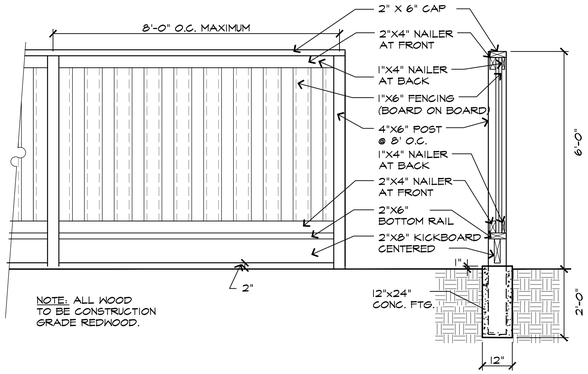
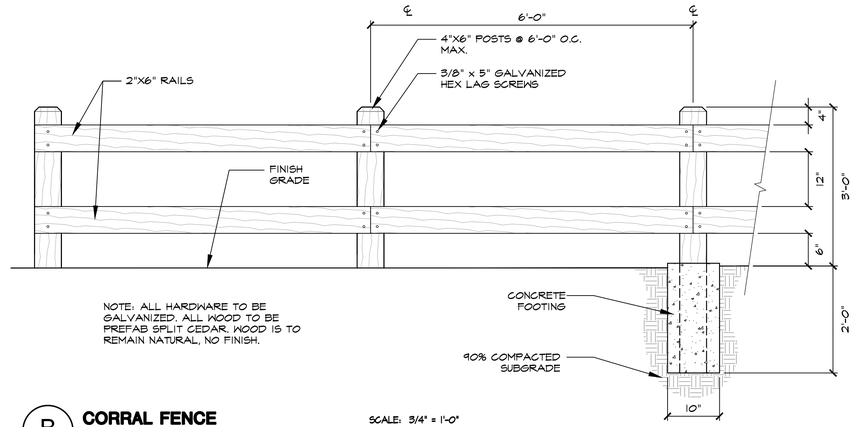
OF 10 SHEETS



WOOD FENCE W/KICKERBOARD

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

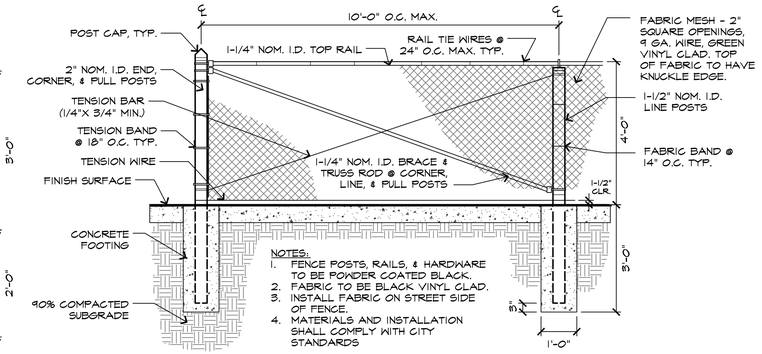
024 - FncRur



B CORRAL FENCE

SCALE: 3/4" = 1'-0"

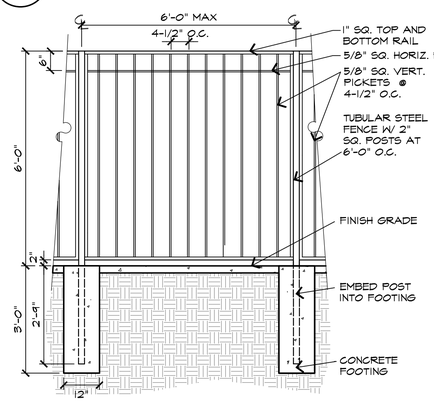
016 -



C 4' VINYL CLAD CHAIN LINK FENCE

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

024 - FncChnLnk-3



NOTE: CONTRACTOR TO SUBMIT SHOP DRAWINGS TO BUILDER FOR APPROVAL, INCLUSIVE OF ALL MEMBER SIZES, & STEEL GAUGE. COLOR: (1) COAT PRIMER/(2) COATS SEMI-GLOSS BLACK ENAMEL.

D TUBULAR STEEL FENCE

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

024 - FncMtm

Standard
Specifications

Model: 537-1052

thepark

Product Details:

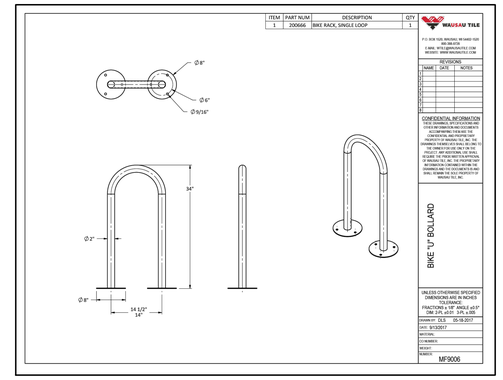
Capacity	1 door/1 Bike
Materials	• Locker shall be manufactured of molded fiberglass reinforced plastic composite with a smooth "X" and "Y" pattern on stippled walls and top, with smooth door frame and stippled door. Material shall be UV stabilized polyester resin (ISO 14001). • Tensile Strength: 18,000 psi. Locker shall be one piece with no external or internal frame and no seams or joints on tops or side walls. Material shall withstand over 300 lb/sqft on roof and 200 lb/sqft on walls/doors. **No On Site Assembly Required.** • Roof shall be crowned for water run-off and all corners shall have a smooth radiused finish. Finish of UV stabilized gelcoat does not need painting, allows solvent removal of graffiti and is resistant to impact and UV damage.
Setback:	Please allow 5ft clearance for door
Hardware:	High quality custom continuous door hinge will not rust. All fasteners on locking system shall be zinc plated or better. Locker shall anchor in all four corners through base flanges using expansion anchors. See last page for anchoring details.
Locks:	**2 Standard Lock Options (No Charge)** • Fort Lock 7 pin tumbler Pop Out "T" handle locks with three keys and removable lock cylinders. Internal locking hardware consists of three steel hardened steel cams controlling an extruded aluminum locking bar with two nylon guides. Lock is rated for 5,000 cycles. • Heavy duty stainless steel Padlock/U-Lock handle well accommodate High security Padlocks and U-Locks. For U-Locks from ½" to ¾" Diameter. Padlocks and U-Locks not included.

*Subject to change without notice

E BIKE LOCKER

SCALE : NTS

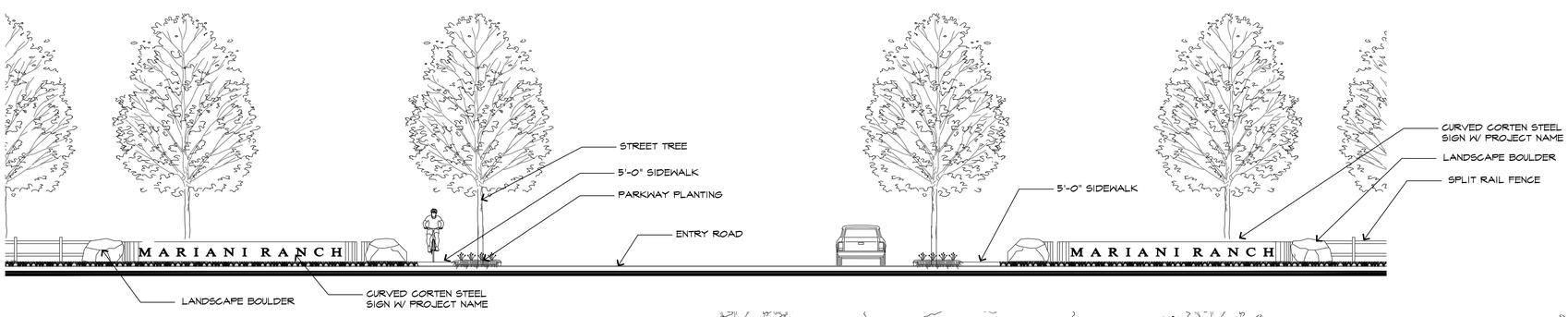
000 - BIKE LOCKER



F BIKE LOCKER

SCALE : NTS

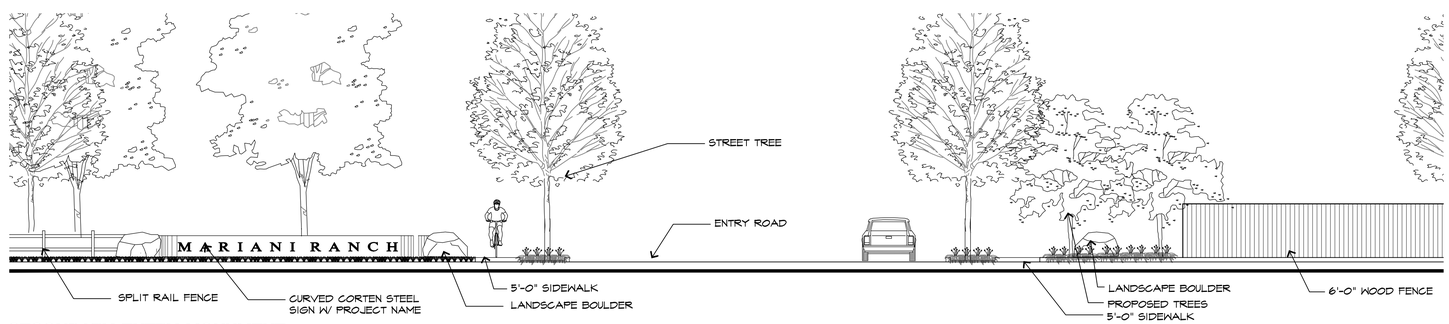
000 - BIKE LOCKER



G MAIN ENTRY MONUMENT

SCALE : 1"=8'-0"

000 - ENTRY MONUMENT



H SECONDARY ENTRY MONUMENT

SCALE : 1"=8'-0"

000 - ENTRY MONUMENT

RIPLEY DESIGN GROUP

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Landscape Architecture
Land Planning

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PROJECT:

MARIANI

LANDS OF MANA CAMDEN FUND, LLC - HALF ROAD - APN 728-33-008, -009, -010 & -011

CONCEPTUAL LANDSCAPE DETAILS

LICENSED LANDSCAPE ARCHITECT
ANNIKA M. CARPENTER
3684
SIGNATURE
RENEWAL DATE 02-08-2025
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SCALE: AS SHOWN
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REVISIONS:

SHEET

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OF 10 SHEETS

PLANTING NOTES

1. THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PICK-UP WORK.

2. THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL FORMS OF PLANT MATERIALS AND SPECIFIED INSTALLATIONS, INCLUDING FLATTED GROUNDCOVER.

3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND STAKING ALL SEWER, UTILITY AND WATER MAIN LINES PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES. CALL COMMON GROUND ALLIANCE (CGA) AT 811 TO LOCATE AND MARK UTILITIES PRIOR TO EXCAVATION.

4. SOIL PREPARATIONS: GROUNDCOVER AND TURF AREAS SHALL BE CROSSRIPPED OR TILLED TO A DEPTH OF NINE (9) INCHES. THE AMENDMENT SHALL BE UNIFORMLY BROADCAST PER 1,000 S.F. AND THOROUGHLY INCORPORATED TO A DEPTH OF 9" BY MEANS OF ROTOTILLER OR EQUAL. THE FOLLOWING FORMULA SHALL BE USED FOR BIDDING PURPOSES ONLY:
   - 6 CU.YDS. ORGANIC COMPOST
   - 35 LBS. 6-20-20 COMMERCIAL FERTILIZER
   - 50 LBS. IRON SULFATE (20% Fe)

5. BACKFILL FOR SHRUBS: THE PLANTING PITS FOR TREES AND SHRUBS SHALL BE EXCAVATED TO TWICE THE DIAMETER AND TO THE DEPTH OF THE ROOTBALL. ON SITE SOIL SHALL BE USED FOR BACKFILL PURPOSES. THE FOLLOWING MIX SHALL BE USED FOR BIDDING PURPOSES ONLY:
   - 6 PARTS BY VOLUME ON SITE SOIL
   - 4 PARTS BY VOLUME ORGANIC AMENDMENT PER ABOVE
   - 2LB./CU.YD. OF MIX 6-20-20
   - 2LB./CU.YD. OF MIX IRON SULFATE PER CU.YD. OF MIX

6. ALL SOIL AMENDMENTS SPECIFIED ARE FOR BIDDING PURPOSES ONLY. ONCE SITE HAS BEEN ROUGH GRADED, CONTRACTOR SHALL OBTAIN A SOILS REPORT FROM WAYPOINT ANALYTICAL CALIFORNIA, INC. (408-727-0330) FOR SOIL AMENDMENTS. CONTRACTOR TO SUBMIT ONE COPY OF THE SOILS REPORT TO THE CITY, ONE COPY TO THE OWNER, AND ONE COPY TO THE LANDSCAPE ARCHITECT FOR USE IN PROVIDING UPDATED IRRIGATION SCHEDULING RECOMMENDATIONS TO BE INCLUDED PRIOR TO APPROVAL OF CERTIFICATE OF COMPLIANCE. CONTRACTOR SHALL

   FOLLOW THE SOIL PREPARATION AND BACKFILL MIX PER THE REPORT.

7. ALL 5 GALLON SHRUBS SHALL RECEIVE TWO (2) 21 GRAM AGRIFORM PLANTING TABLETS

8. ALL SHRUB AND GROUNDCOVER PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3". MULCH TO BE RECYCLED WOOD WASTE, COLOR TO BE BLACK, (916-452-0142).

9. CONTRACTOR SHALL SPRAY ALL EXISTING WEEDS IN PLANTING AREAS PRIOR TO RIPPING AND APPLY PRE-EMERGENT TO ALL SHRUB AREAS AFTER PLANTING.

10. CONTRACTORS SHALL APPLY FERTILIZER AND PRE-EMERGENT AT END OF MAINTENANCE PERIOD.

11. LANDSCAPE ARCHITECT AND/ OR OWNER RESERVES THE RIGHT TO SELECT OR REJECT ANY OR ALL PLANT MATERIAL.

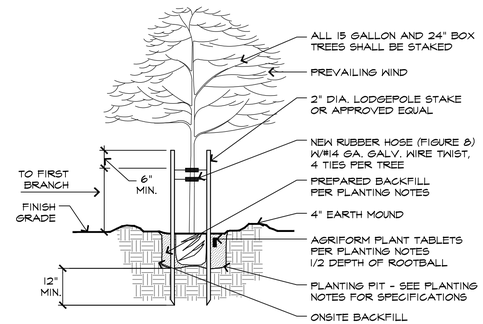
12. THIS PLAN COMPLIES WITH THE CRITERIA OF THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIES THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

13. PER CITY STANDARD 3 - DESIGNATE 700 CUBIC FEET OF NONCOMPACTED SOIL FOR SMALL TREES, 1400 CUBIC FEET OF NON-COMPACTED SOIL FOR MEDIUM TREES, AND 2100 CUBIC FEET OF NONCOMPACTED SOIL FOR LARGE TREES TO ALLOW TREES TO REACH THEIR MATURITY.

14. STREET TREES SHOWN IN THE PUBLIC RIGHT-OF-WAY ARE FOR INFORMATION ONLY. THE PLANNING PERMIT DOES NOT AUTHORIZE THE INSTALLATION OR REMOVAL OF TREES IN THE PUBLIC RIGHT OF WAY. ACTUAL STREET TREE LOCATION WILL BE DETERMINED BY PUBLIC WORKS AT THE IMPLEMENTATION STAGE ON THE PUBLIC IMPROVEMENT PLAN. THE INSTALLATION OR REMOVAL OF THE STREET TREES REQUIRES A PERMIT FROM THE DEPARTMENT OF TRANSPORTATION. THE CITY ARBORIST WILL SPECIFY THE SPECIES

15.PROJECT WILL NOT LOCATE TREES WITHIN THE BASIN OR BANK PLANTING ZONES OF BIORETENTION AREAS, BUT RATHER ON THE UPLAND PLANTING ZONES PER APPENDIX D OF THE SCVURPPP C.3 STORMWATER HANDBOOK. TREES WILL ALSO NOT BE LOCATED DIRECTLY IN LINE WITH OR NEXT TO STORMWATER INLETS (CURB OPENINGS, BUBBLE BOX EMITTERS, ETC.) AND WILL OFFSET OR RELOCATE TREES WHERE NECESSARY OUTSIDE OF THE BIORETENTION AREA BASIN AND BANK PLANTING ZONES TO MAXIMIZE RUNOFF DISPERSAL THROUGHOUT BIORETENTION AREA

16. INCLUDE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER TREATMENT PLANTINGS



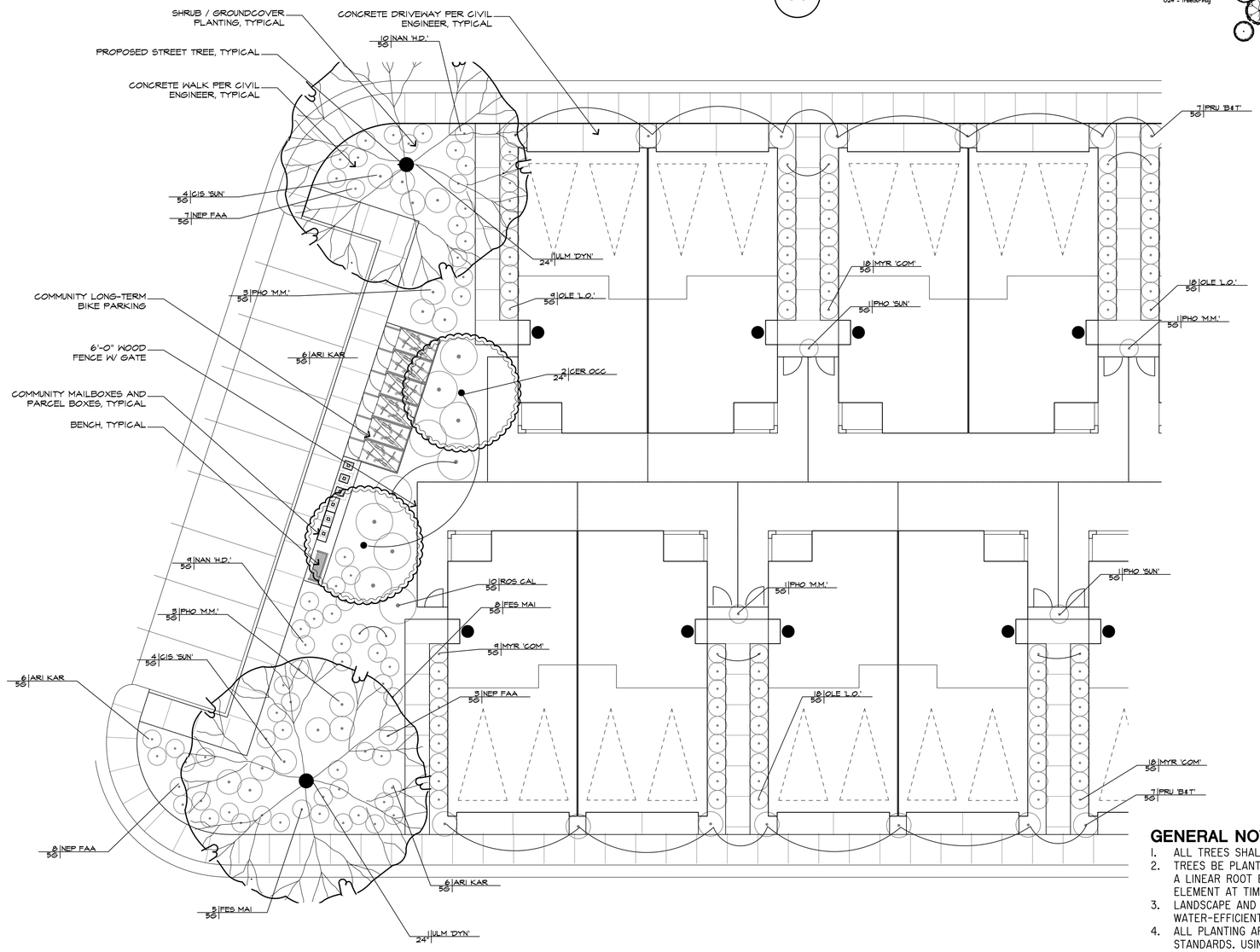
NOTE:
1. ROOT CONTROL BARRIER PANELS SHALL BE REQUIRED WHERE TREES IS WITHIN 5' FROM PAVING. ROOT SOLUTIONS ROOT BARRIER OR EQUAL MAY BE USED. LENGTH OF BARRIER TO BE CENTERED ON TREE.

A **TREE PLANTING AND STAKING DETAIL** SCALE : 1/2" = 1'-0"

024 - TreeDtlPktg

PRELIMINARY PROPOSED TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WIDTH / HEIGHT	WATER USE
STREET TREES				
ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	24" BOX	25'/40'	MOD
GINKGO BILOBA 'FASTIGIATA'	MAIDENHAIR TREE	24" BOX	15'/50'	MOD
PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	30'/30'	MOD
ULMUS PARVIFOLIA 'DYNASTY'	CHINESE ELM	24" BOX	40'/35'	MOD
QUERCUS LOBATA	VALLEY OAK	24" BOX	50'/50'	LOW
NEIGHBORHOOD STREET TREES				
ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	24" BOX	25'/40'	MOD
ARBUTUS MARINA	MARINA STRAWBERRY TREE	24" BOX	20'/20'	
FRAXINUS OXYCARPA RAYWOOD'	RAYWOOD ASH	24" BOX	30'/50'	MOD
MAGNOLIA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	24" BOX	15'/25'	MOD
MAYTENUS BOARIA	MAYTEN	24" BOX	30'/50'	MOD
PYRUS CALLERYANA 'BRADFORD'	BRADFORD PEAR	24" BOX	35'/50'	MOD
ULMUS PARVIFOLIA 'DYNASTY'	CHINESE ELM	24" BOX	40'/35'	MOD
STORMWATER POND, OPEN AREA & PARK PARCEL TREES				
CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	18'/18'	LOW
GINKGO BILOBA 'FASTIGIATA'	MAIDENHAIR TREE	24" BOX	15' /50'	MOD
LAURUS N. 'SARATOGA'	SARATOGA LAUREL	24" BOX	25' / 25'	LOW
PLATANUS A. BLOODGOOD'	LONDON PLANE TREE	24" BOX	30' /60'	MOD
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	50'/50'	LOW
TRISTANIA LAURINA ELEGANT'	ELEGANT WATER GUM	24" BOX	35'/45'	MOD



PRELIMINARY PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
SHRUBS				
ABE 'PRO'	ABELIA G. 'PROSTRATA'	DWARF GLOSSY ABELIA	5 GALLON	LOW
ARB COM	ARBUTUS U. 'COMPACTA'	COMPACT STRAWNERRY TREE	5 GALLON	LOW
ARC 'H.M.'	ARCTOSTAPHYLOS 'HOWARD MCMINN'	MANZANITA	5 GALLON	LOW
ARC 'P.M.'	ARCTOSTAPHYLOS 'PACIFIC MIST'	MANZANITA	5 GALLON	LOW
BAC 'T.P.'	BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BRUSH	5 GALLON	LOW
BOU GRA	BOUTALOUA GRACILIS ' BLONDE AMBITION'	BLUE GRAMA GRASS	5 GALLON	LOW
BUD 'DAV'	BUDDLEJA DAVIDII	BUTTERFLY BUSH	5 GALLON	LOW
CEA 'L.C.'	CEANOTHUS 'JOYCE COULTER'	CALIFORNIA LILAC	5 GALLON	LOW
CIS 'PRO'	CISTUS S. 'PROSTRATUS'	SAGELEAF ROCKROSE	5 GALLON	LOW
CIS 'SUN'	CISTUS P. 'SUNSET'	MAGENTA ROCKROSE	5 GALLON	LOW
DIE BIC	DIETES BICOLOR	FORTNIGHT LILY	5 GALLON	LOW
DIE IRI	DIETES IRIDIODES	FORTNIGHT LILY	5 GALLON	LOW
ERI KAR	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	5 GALLON	LOW
FES MAI	FESTUCA MAIREII	GREEN FESCUE	5 GALLON	LOW
FRE 'K.T.'	FREMONTODENDRON 'KEN TAYLOR'	FLANNEL BUSH	5 GALLON	LOW
GRE 'NOE'	GREVILLEA 'NOELLI'	WOOLY GREVILLEA	5 GALLON	LOW
LAN MON	LANTANA MONTEVIDENSIS	TRAILING LANTANA	5 GALLON	LOW
LAV MAR	LAVATERA MARITIMA	TREE MALLOW	5 GALLON	LOW
LAV 'MUN'	LAVANDULA A. 'MUNSTEAD'	ENGLISH LAVANDER	5 GALLON	LOW
LOR CHI	LOROPETALUM CHINENSE	CHINESE FRINGE FLOWER	5 GALLON	LOW
LOR 'RAZ'	LOROPETALUM C. 'RAZZLEBERRI'	RED FRINGE FLOWER	5 GALLON	LOW
MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	5 GALLON	LOW
MYR 'COM'	MYRTUS C. 'COMPACTA'	DWARF MYRTLE	5 GALLON	LOW
NAN 'H.D.'	NANDINA 'HARBOUR DWARF	DWARF HEAVENLY BAMBOO	5 GALLON	LOW
NEP FASS	NEPETA FAASSENNII	CATMINT	5 GALLON	LOW
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PEN HAM	PENNISETUM 'HAMELN'	DWARF FOUNTAIN GRASS	5 GALLON	LOW
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RHA 'BAL'	RHAPHIOLEPIS I. 'BALLERINA'	INDIA HAWTHORN	5 GALLON	LOW
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SYM ALB	SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	5 GALLON	LOW
SYR VUL	SYRINGA VULGARIS	COMMON LILAC	5 GALLON	LOW

GROUNDCOVERS

	ARCTOSTAPHYLOS 'EMERALD CARPET' 1 GALLON @ 36" O.C.	BEARBERRY	LOW
	CAREX TUMULICOLA 1 GALLON @ 36" O.C.	BERKELEY SEDGE	LOW
	MYOPORUM PARVIFOLIUM 1 GALLON @ 36" O.C.	MYOPORUM	LOW
	LANTANA 'CONFETTI' 1 GALLON @ 36" O.C.	LANTANA	LOW
	HYDROSEED - REFER TO SF BAY HABITAT MIX SHOWN THIS SHEET SEED		LOW
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NO MOW	NATIVE FESCUE SODDED-AVAILABLE AT DELTA BLUEGRASS	NO MOW TURF	LOW
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GENERAL NOTES

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GRAPHIC SCALE

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(IN FEET)
1 inch = 10 ft.

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MARIANI

LANDS OF MANA CAMDEN FUND, LLC - HALF ROAD - APN 728-33-008, -009, -010 & -011

DUET HOMES TYPICAL PLANTING

LICENSED LANDSCAPE ARCHITECT
ANNIKA M. CARPENTER
3684
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RENEWAL DATE 02-28-2025
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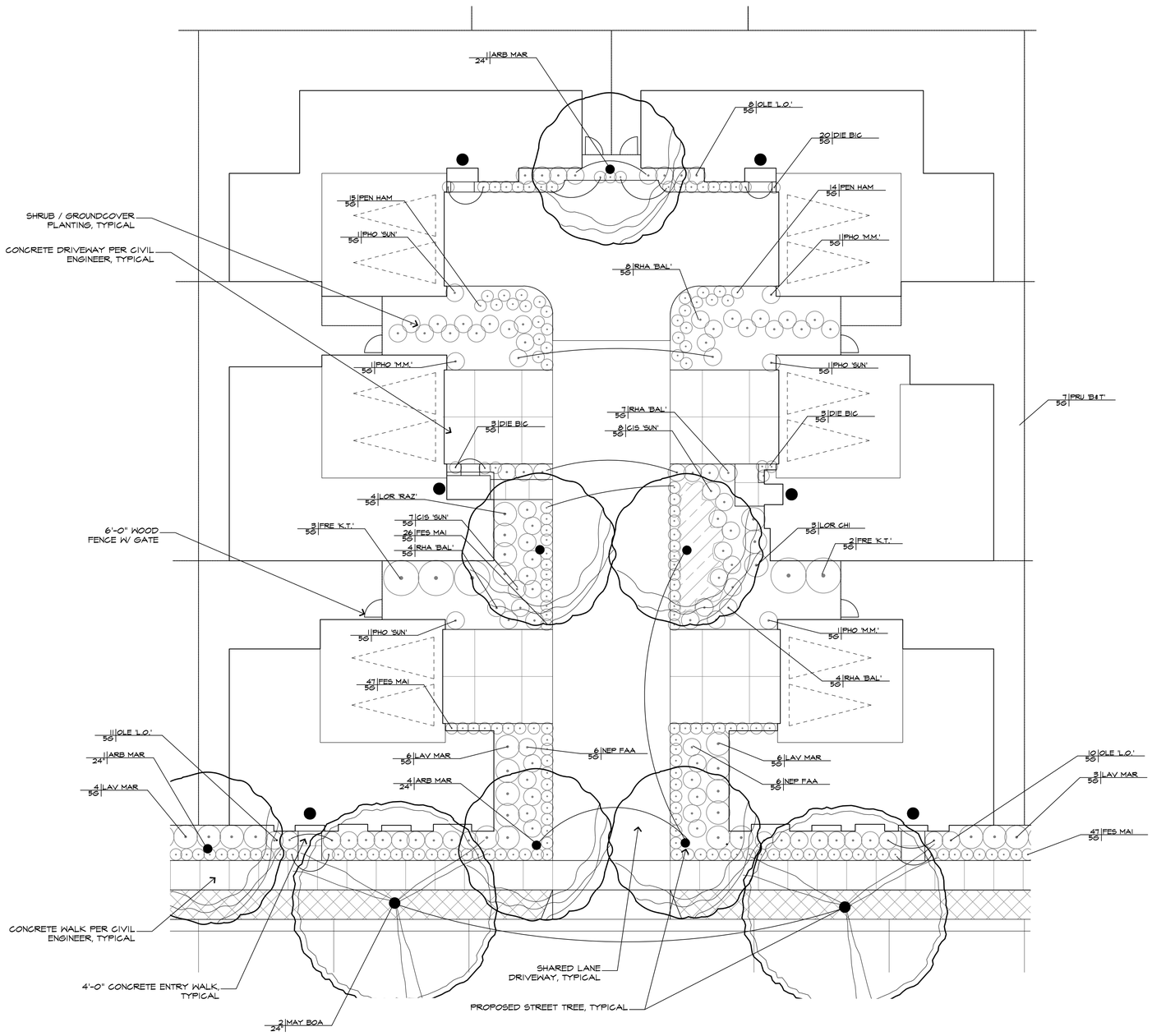

PRELIMINARY PROPOSED TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WIDTH / HEIGHT	WATER USE
STREET TREES				
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PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	30'/30'	MOD
ULMUS PARVIFOLIA 'DYNASTY'	CHINESE ELM	24" BOX	40'/35'	MOD
QUERCUS LOBATA	VALLEY OAK	24" BOX	50'/50'	LOW
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MAGNOLIA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	24" BOX	15'/25'	MOD
MAYTENUS BOARIA	MAYTEN	24" BOX	30'/50'	MOD
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LANE HOMES TYPICAL PLANTING

LICENSED LANDSCAPE ARCHITECT
ANIKA M. CARPENTER
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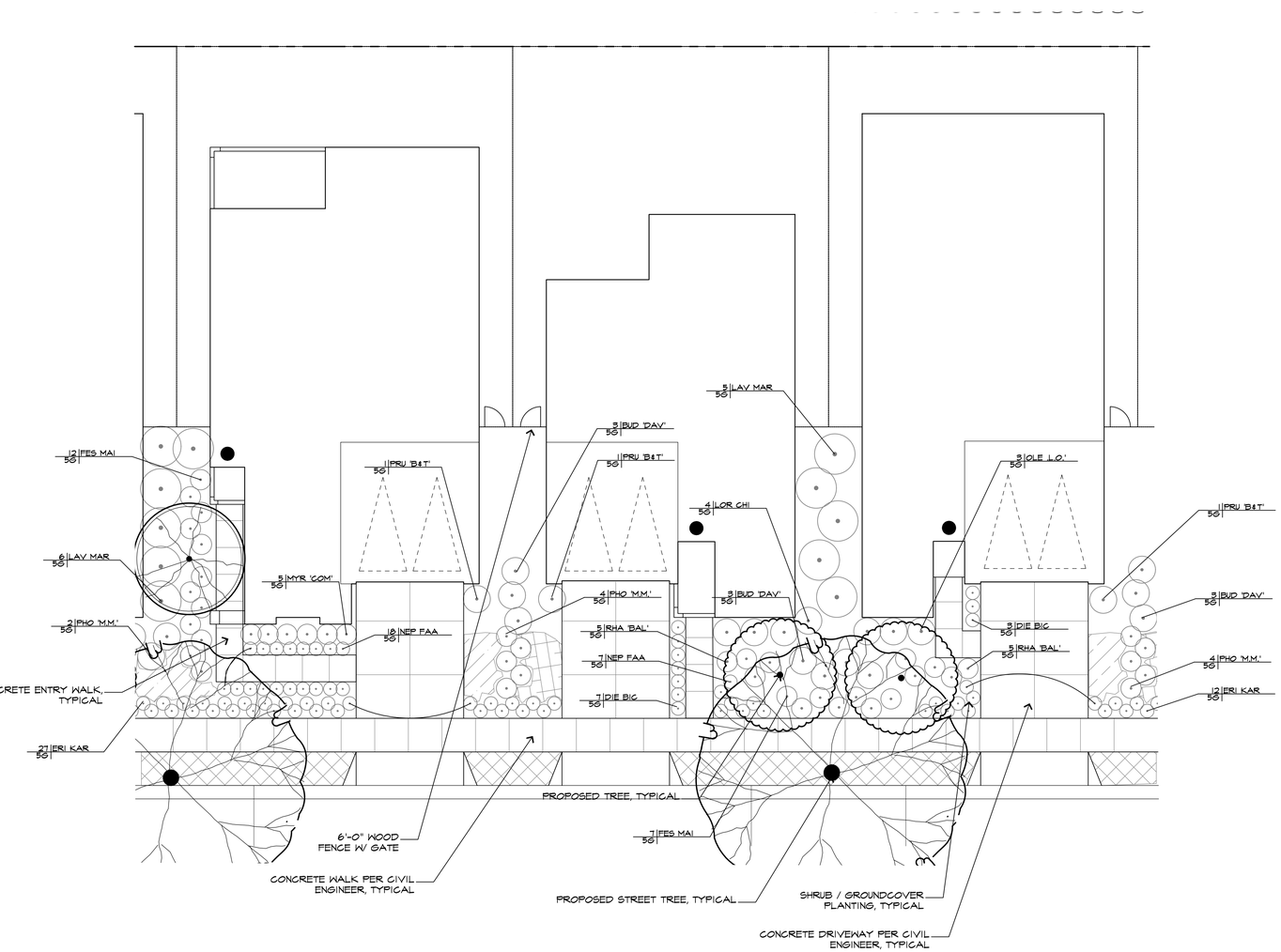

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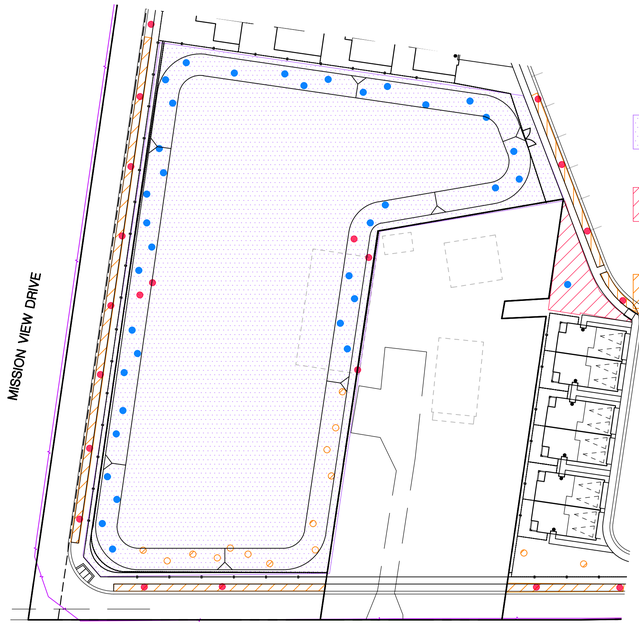
OF 10 SHEETS

HYDROZONE KEY - STORMWATER POND

SYMBOL	DESCRIPTION
	A-1 TREE EMITTER 350 SF LOW WATER USE TREES
	A-2 TREE EMITTER 161 SF MODERATE WATER USE TREES
	A-3 DRIP 72,100 SF LOW WATER USE SHRUBS / HYDROSEED
	A-4 DRIP 1793 SF LOW WATER USE SHRUBS & GROUNDCOVER PLANTING COMMON PLANTING AREAS
	A-5 DRIP 3,419 SF LOW WATER USE PARKWAY STRIP PLANTING

TOTAL LANDSCAPE AREA 77,823 SF



STORMWATER POND

GRAPHIC SCALE

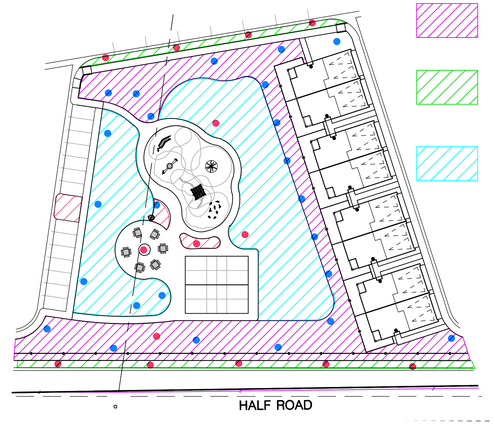
0 50 100 150

(IN FEET)
1 inch = 50 ft.

HYDROZONE KEY - NEIGHBORHOOD PARK

SYMBOL	DESCRIPTION
	A-6 TREE EMITTER 168 SF LOW WATER USE TREES
	A-7 TREE EMITTER 91 SF MODERATE WATER USE TREES
	A-8 DRIP 13,205 SF LOW WATER USE SHRUBS
	A-9 DRIP 2,508 SF LOW WATER USE PARKWAY STRIP PLANTS
	A-10 SPRAY 13484 HIGH WATER USE TURF

TOTAL LANDSCAPE AREA 29,456



NEIGHBORHOOD PARK

GRAPHIC SCALE

0 50 100 150

(IN FEET)
1 inch = 50 ft.

WATER USE CALCULATIONS:

THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) IN GALLONS PER YEAR IS BASE ON THE FOLLOWING FORMULA:

MAWA = (ETO)(0.62)(0.55 X LA)

THE ESTIMATED TOTAL WATER USE (ETWU) IS THE SUM TOTAL OF ESTIMATED WATER USE FOR EACH HYDROZONE IN GALLONS PER YEAR AND IS BASED ON THE FOLLOWING FORMULA:

$$ETWU = (ETO)(0.62)\left[\left(\frac{PF \times HA}{IE}\right) + SLA\right]$$

ETO = REFERENCE EVAPOTRANSPIRATION (INCHES PER YEAR)
LA = LANDSCAPE AREA
HA = HYDROZONE AREA (SQUARE FEET)
PF = PLANT FACTOR FROM WUCOLS
IE = IRRIGATION EFFICIENCY (0.81)
0.55 = ET ADJUSTMENT FACTOR
0.62 = CONVERSION FACTOR (TO GALLONS)

REFERENCE EVAPOTRANSPIRATION (ETO) : 42.0

MAXIMUM APPLIED WATER ALLOWANCE:

MAWA = (42.0) X (0.62) X (0.55 X 116,372) = **1,666,680 GAL/YR**

ESTIMATED TOTAL WATER USE: = **1,010,209 GAL/YR**

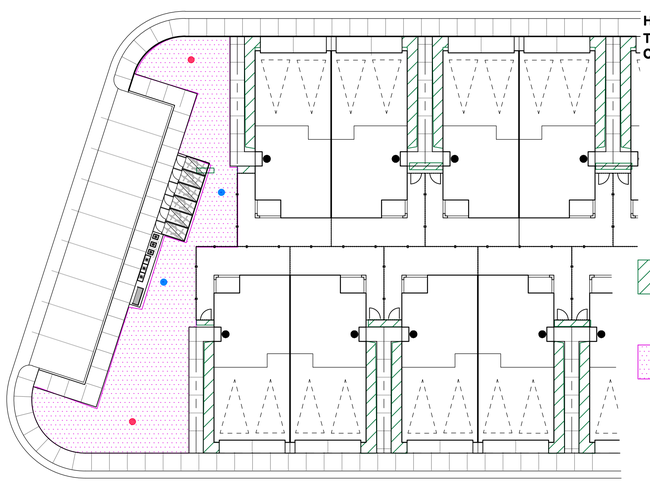
LOW ETWU = (42.0) X (0.62) X (0.20 X 102,594) / 0.81 = 659,641 GAL/YR

MED ETWU = (42.0) X (0.62) X (0.40 X 294) / 0.81 = 3,780 GAL/YR

HIGH ETWU = (42.0) X (0.62) X (0.80 X 13,484) / 0.81 = 346,788 GAL/YR

HYDROZONE INFORMATION TABLE

HYDROZONE (WATER USE)	ZONE/ VALVE	IRRIG. METHOD	AREA	% OF LANDSCAPE AREA
LOW	A-1	BUBBLER	350 SF	.3 %
MOD	A-2	BUBBLER	161 SF	.1 %
LOW	A-3	DRIP	72,100 SF	61 %
LOW	A-4	DRIP	1793 SF	1.5 %
LOW	A-5	DRIP	3419 SF	2.9
LOW	A-6	BUBBLER	168	.1
MOD	A-7	BUBBLER	91	0 %
LOW	A-8	DRIP	15,205	13 %
LOW	A-9	DRIP	2508	2 %
HIGH	A-10	SPRAY	13484	11.5
LOW	A-11	BUBBLER	14	0 %
MOD	A-12	BUBBLER	14	0 %
LOW	A-13	DRIP	989	0 %
LOW	A-14	DRIP	2206	1.8 %
LOW	A-15	BUBBLER	42	0 %
MOD	A-16	BUBBLER	14	0 %
LOW	A-16	DRIP	2777	2.3 %
LOW	A-18	DRIP	611	.5 %
LOW	A-19	BUBBLER	21	0 %
MOD	A-20	BUBBLER	14	0 %
LOW	A-21	DRIP	1975	1.6 %
LOW	A-22	DRIP	408	.3 %
TOTAL			116372	100%



HYDROZONE KEY - TYPICAL DUET & COMMON AREA PLANTING

SYMBOL	DESCRIPTION
	A-11 TREE EMITTER 14 SF LOW WATER USE TREES
	A-12 TREE EMITTER 14 SF MODERATE WATER USE TREES
	A-13 DRIP 989 SF LOW WATER USE SHRUBS DUET HOMES
	A-14 DRIP 2206 SF LOW WATER PLANTING COMMONA AREA PLANTING

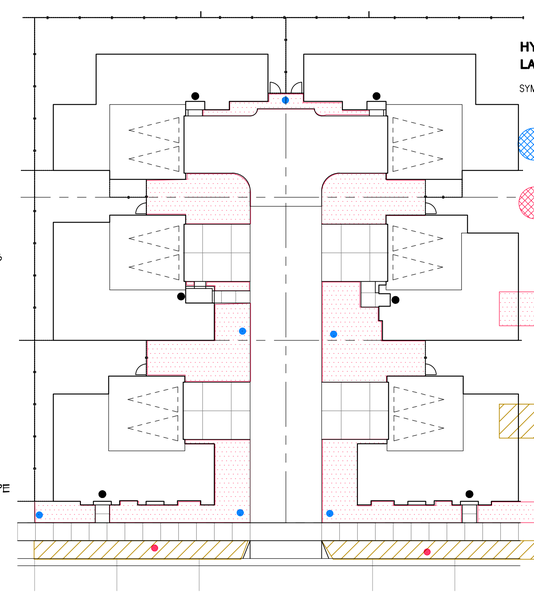
TOTAL LANDSCAPE AREA 3,223

DUET & COMMON AREA

GRAPHIC SCALE

0 20 40 60

(IN FEET)
1 inch = 20 ft.



HYDROZONE KEY - LANE HOMES

SYMBOL	DESCRIPTION
	A-15 TREE EMITTER 42 SF LOW WATER USE TREES
	A-16 TREE EMITTER 14 SF MODERATE WATER USE TREES
	A-17 DRIP 2,777 SF LOW WATER USE SHRUBS & GROUNDCOVER PLANTING
	A-18 DRIP 611 SF LOW WATER PLANTING PARKWAY STRIP

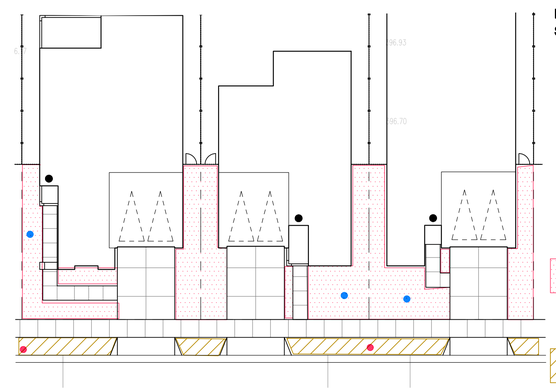
TOTAL LANDSCAPE AREA 3,444

LANE HOMES

GRAPHIC SCALE

0 20 40 60

(IN FEET)
1 inch = 20 ft.



HYDROZONE KEY - SINGLE FAMILY HOMES

SYMBOL	DESCRIPTION
	A-15 TREE EMITTER 21 SF LOW WATER USE TREES
	A-16 TREE EMITTER 14 SF MODERATE WATER USE TREES
	A-17 DRIP 1875 SF LOW WATER USE SHRUBS & GROUNDCOVER PLANTING
	A-18 DRIP 406 SF LOW WATER PLANTING PARKWAY STRIP

TOTAL LANDSCAPE AREA 2416

SINGLE FAMILY HOMES

GRAPHIC SCALE

0 20 40 60

(IN FEET)
1 inch = 20 ft.

RIPLEY DESIGN GROUP

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CLIENT:

MANA CAMDEN FUND, LLC

5927 BALFOUR CT SUITE 208
CARLSBAD, CA 92008
415-310-9195

PROJECT:

MARIANI

LANDS OF MANA CAMDEN FUND, LLC - HALF ROAD - APN 728-33-008, -009, -010 & -011

CONCEPTUAL LANDSCAPE SITE DATA

LICENSED LANDSCAPE ARCHITECT
ANNIKA M. CARPENTER
3684
SIGNATURE
RENEWAL DATE 02-29-2025
8-01-2024
DATE
State of California

DATE: AUGUST, 2024
SCALE: AS SHOWN
DRAWN BY: ATP
CHECKED BY:

REVISIONS:

SHEET

L10

OF 10 SHEETS