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1990 LAKE WASHINGTON HOUSING

1990 LAKE
WASHINGTON BLVD
WEST SACRAMENTO

ENTITLEMENT SUBMISSION 01
01/26/2024

PROJECT NUMBER_PROJECT NAME_ISSUANCE_DATE

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04 - CIVIL		
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C-5.0	DRAINAGE PLAN	X
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8		
05 - LANDSCAPE		
L-1	LANDSCAPE CONCEPT PLAN	X
L-2	LANDSCAPE CONCEPT PLAN	X
2		
Grand total: 27		

PARKING ANALYSIS

CATAGORY	DEFINITION		APPLICATION IN THE PROJECT
	SOURCE	DESCRIPTION	CALCULATION
STALL SIZE AND DRIVE AISLE	**WEST SAC MUNICIPAL CODE:** 17.29.090.C.1 17.29.090.C.2 17.27.050 B	WHERE 90 DEGREE STALLS ARE USED THE FOLLOWING DIMS ARE TO BE MET: • 9' X 18' SPACE WITH 25' AISLE MOTORCYCLE PARKING = 4' X 7'	CAR STALLS 9' X 18' STANDARD STALL MOTORCYCLE STALLS 4' X 7' DRIVE AISLE 26' WIDE (WIDEN FROM 25' AT REQUEST OF FIRE)
OFF-STREET PARKING OVERALL	**WEST SAC MUNICIPAL CODE:** 17.27.0040 17.27.050 B	1 BR = 1 PARKING STALL 2 BR = 1.25 PARKING STALLS 3 BR = 1.5 PARKING STALLS GUEST = 1 PER 10 UNITS 25% OVERALL REDUCTION FOR AFFORDABLE HOUSING PROJECTS 5% OF OVERALL PARKING ALLOWED TO BE MOTORCYCLE STALLS	1 BR: (42 UNITS) X 1 = 42 STALLS 2 BR: (70 UNITS) X 1.25 = 87.5 STALLS 3 BR: (40 UNITS) X 1.5 = 60 STALLS Guest: 1 PER 10 UNITS = 15.2 STALLS **TOTAL BASE STALLS REQ: 204.7 STALLS** 25% AFFORDABLE HOUSING REDUCTION = MINUS 51.8 STALLS = 152.9 REQ 5% REPLACEMENT OF 204.7 CARS WITH MOTORCYCLES = 10.36 REQUIRED TOTAL: 152.9 REQUIRED MOTORCYCLE: 10 MAX REQUIRED CAR: 142.9 **PROVIDED TOTAL: 159** **PROVIDED MOTORCYCLE: 10** **PROVIDED CAR: 149** ---------- RESIDENTIAL / GUEST BREAKDOWN *(EFFECTS ACCESSIBLE SECTION)*: **PROVIDED GUEST AFTER REDUCTION: 15.2 - 25% = 11.4 = 12 GUEST** **PROVIDED RES: 159 - 12 = 147 RESIDENTIAL (137 CAR, 10 MOTORCYCLE)**
EV CAPABLE SPACES	**CALGREEN 2022:** SECTION 4.106.4.2.2	A VEHICLE SPACE WITH: • ELECTRICAL PANEL SPACE • LOAD CAPACITY TO SUPPORT A BRANCH CIRCUIT • NECESSARY RACEWAYS, BOTH UNDERGROUND AND/OR SURFACE MOUNTED, TO SUPPORT EV CHARGING. 10% OF THE TOTAL NUMBER OF PARKING SPACES SHALL BE CAPABLE OF SUPPORTING **FUTURE LEVEL 2 EVSE**	TOTAL STALLS = 159, 10% REQUIRED TO BE EV CAPABLE FOR FUTURE CHARGER INSTALL REQUIRED: 15.9 EV CAPABLE STALLS **PROVIDED: 16 EV CAPABLE STALLS**
EV READY SPACES	**CALGREEN 2022:** SECTION 4.106.4.2.2	A VEHICLE SPACE WITH: • WITH A BRANCH CIRCUIT • NECESSARY RACEWAYS BOTH UNDERGROUND AND/OR SURFACE MOUNTED TO ACCOMMODATE EV CHARGING TERMINATING IN A RECEPTACLE OR A CHARGER 25% OF THE TOTAL NUMBER OF PARKING SPACES SHALL BE **EQUIPPED WITH LOW POWER LEVEL 2 EV CHARGING RECEPTACLES**. FOR MULTIFAMILY PARKING FACILITIES, NO MORE THAN ONE RECEPTACLE IS REQUIRED PER DWELLING UNIT WHEN MORE THAN ONE PARKING SPACE IS PROVIDED FOR USE BY A SINGLE DWELLING UNIT.	TOTAL STALLS = 159, 25% REQUIRED TO BE EV READY WITH RECEPTACLE OR CHARGER REQUIRED: 39.75 EV READY STALLS MIN, 1/UNIT MAX **PROVIDED: 40 EV READY STALLS**
EV CHARGING SPACES	**CALGREEN 2022:** SECTION 4.106.4.2.2 SECTION 4.106.4.2.2.1.3	A VEHICLE SPACE WITH: • ALL EQUIPMENT NEEDED FOR AN EVSE 5% OF THE TOTAL NUMBER OF PARKING SPACES SHALL BE **EQUIPPED WITH LEVEL 2 EVSE**	TOTAL STALLS = 159, 5% REQUIRED TO BE EV CHARGING WITH L2 EVSE REQUIRED: 7.95 EV CHARGING STALLS **PROVIDED: 8 EV CHARGING STALLS** **(INCLUDING ACCESSIBLE EV AND GUEST EV BELOW**
BASIC ACCESSIBLE PARKING	**CALIFORNIA BUILDING CODE 2022:** 11A-2A/2B 1109A.4 - ASSIGNED PARKING 1109A.5 - UNASSIGNED PARKING	PARKING SPACES COMPLYING WITH SECTION 11A-2A/2B. 2% OF ASSIGNED SPACES REQUIRED TO ACCESSIBLE. 5% OF UNASSIGNED SPACES REQUIRED TO BE ACCESSIBLE. 1 IN EVERY 8 ACCESSIBLE SPACES (PER CATAGORY) SHALL BE A VAN	RESIDENT ASSIGNED ADA STALLS 147 STALLS X 2% ADA = 2.94 REQUIRED **PROVIDED: 3 STALLS (2 STANDARD, 1 VAN, IN ADDITION TO 2 EV BELOW)** GUEST UNASSIGNED ADA STALLS 12 STALLS X 5% ADA = 0.6 REQUIRED **PROVIDED: 1 STALL (1 VAN, COMBINED WITH EV BELOW)**
ADDITIONAL ACCESSIBLE PARKING **(EV CHARGING SPACES)**	**CALGREEN 2022:** 4.106.4.2.2.1.3 4.106.4.2.2.1.2 #3 1109A	PER CALGREEN, ALL EV CHARGING SPACES TO COMPLY WITH ACCESSIBILITY PROVISIONS IN CBC 11B. MULTI-FAMILY EV CHARGERS MUST ALSO MEET ACCESSIBILITY PROVISION IN CBC 1109A.	TOTAL EV CHARGING STALLS = 1 PER 25 EV STALLS PROVIDED: RES REQUIRED: 1 VAN EV CHARGING **RES PROVIDED: 1 VAN EV CHARGING**
GUEST EV CHARGING SPACES	**CALGREEN 2022:** 4.106.4.2.2 #3	WHERE COMMON USE PARKING IS PROVIDED, AT LEAST ONE EV SPACE SHALL BE LOCATED IN THE COMMON USE PARKING AREA AND SHALL BE AVAILABLE FOR USE BY ALL RESIDENTS.	REQUIRED: 1 **PROVIDED: 1**

ZONING INFO

SITE ADDRESS:	1990 LAKE WASHINGTON, WEST SACRAMENTO	
ASSESSORS PARCEL NUMBER:	046-010-037-000	
SITE AREA:	3.42 AC | 149,207 SF	
ZONING DISTRICT:	*MU-NC (MIXED USE NEIGHBORHOOD COMMERCIAL)*	
	REQUIRED:	**PROPOSED:**
DENSITY:	12-60 MAX UNITS / ACR NET 3.42 ACR X 12 = 41 UNITS MIN 3.42 ACR X 60 = 205 UNITS MAX	152 UNITS PROPOSED
LOT AREA:	MIN. AREA: 10,000 SF MIN. WIDTH: 80 FT MAX. DEPTH / WIDTH RATIO: 4:1	149,207 SF 389 FT 1:1 - 1 1/2:1
SETBACKS:	FRONT: 0 FT SIDE: 0 FT REAR: 10 FT	SETBACKS FROM EASEMENTS ARE GREATER THAN CITY MIN, SEE SITE PLAN
FLOOR AREA RATIO:	MIN = 0.3 = 44,762 SF MAX = 1.5 = 223,810 SF	GFA = 147,574 SF GFA PROPOSED < GFA MAX
HEIGHT + BULK LIMIT:	65' MAX BUILDING HEIGHT	54 FT
BICYCLE PARKING:	**SHORT TERM:** 5% OF REQUIRED AUTO PARKING (CGBC 5.106.4.1.2) **153 x (5%) = 7.65 BIKE SPACES** **LONG TERM:** 1 SPACE PER 5 UNITS **152 UNITS / 5 = 30.4 BIKE SPACES**	**SHORT TERM:** 8 BICYCLE SPACES **LONG TERM:** 31 BICYCLE SPACES
OPEN SPACE:	BALCONIES >6' EA DIRECTION PER UNIT ON GROUND FLOOR >8' EA DIRECTION PER UNIT COMMON OPEN SPACE >15' EA DIRECTION	

VICINITY MAP



APPLICABLE CODES AND AGENCIES

THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO CONSTRUCT REFERENCED PROJECT IN ACCORDANCE WITH CALIFORNIA CODE OF REGULATIONS TITLE 24.

PARTIAL LIST OF APPLICABLE CODES AS JANUARY 1, 2023

2022 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 CCR

2022 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 CCR

2022 CALIFORNIA ELECTRICAL CODE (CEC), part 3, TITLE 24 CCR

2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 CCR

2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 CCR

2022 CALIFORNIA ENERGY CODE, PART 6, TITLE 24 CCR

2022 CALIFORNIA FIRE CODE, PART 9, TITLE 24 CCR

2022 CALIFORNIA EXISTING BUILDING CODE, PART 10, TITLE 24 CCR

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 CCR

2022 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 CCR

2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

PROJECT DESCRIPTION

The Lake Washington Affordable Multifamily Housing project is a visionary development situated in the dynamic Southport Neighborhood of West Sacramento. Envisioned as a response to the growing need for affordable housing, this project harmoniously blends functionality, aesthetics, and community engagement.

Design Concept:
The project consists of two distinct L-shaped building blocks, creatively interconnected by two bridges, forming a central green courtyard that serves as a communal amenity for residents. The architectural layout includes (2) L-blocks with a four and five-story high wing each, offering a total of 152 affordable housing units. The 4-story tall blocks have been located on the East and West side to allow more lower morning and evening sun light into the central court yard. Balcony towers add a unique touch, providing exterior spaces for each unit while creating identifieable neighborhoods in the facade where residents can identify their home on the exterior of the building. This leads to a more friendly scale and a balanced expression of community versus individual space.

Community Focus:
One of the project's standout features is the expansive green space between the buildings and the street, featuring playing fields for residents. This area not only enhances the living experience for inhabitants but also serves as a green space that adds visual interest for the general public passing by.

Integration with the Neighborhood:
Nestled in the heart of the Southport Neighborhood, the Lake Washington project is designed to seamlessly integrate into the thriving community. The vibrant architecture and thoughtful landscaping contribute to the overall aesthetics of the neighborhood, establishing it as a positive and enriching addition to the area.

Benefits:
152 affordable housing units
Central green courtyard as a communal amenity
Expansive green space with playing fields for residents
Balcony towers for each unit, enhancing the pedestrian scale

The Lake Washington Affordable Multifamily Housing project aims to not only address the critical need for affordable housing but also to foster a sense of community and well-being among its residents and the broader neighborhood. Through thoughtful design and a commitment to creating a vibrant living environment, this project is poised to become a cornerstone of the Southport community in West Sacramento.

PROJECT DIRECTORY

CLIENT

DANCO GROUP
5251 ERICSON WAY STE A.
ARCATA, CA. 95521

CAMERON DART
T (707) 601-9963

ARCHITECT

FORM4 ARCHITECTURE
120 SECOND ST. 2ND FLOOR
SAN FRANCISCO, CA. 94105

GOETZ FRANK - PROJECT DIRECTOR
T (510) 717-2866

LANDSCAPE ARCHITECT

ENVIRONMENTAL FORESIGHT
2065 N. BROADWAY, SUITE 203
WALNUT CREEK, CA. 94596

KEVIN PROCTOR - PRINCIPAL
T (510) 283-8552

CIVIL ENGINEER

PACIFIC AFFILIATES
990 W. WATERFRONT DR
EUREKA, CA. 95501

ELIZABETH JURKOIC - PROJECT MANAGER
E EJURKOIC@PACAFF.COM

Form4 Architecture
120 Second St 2ndFloor
SanFrancisco,CA 94105
Tel: 415.775.8748
Fax: 415.775.8752
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CLIENT:

DANCO GROUP

521 ERICSON WAY STE A.
ARCATA, CA, 95521

ISSUANCE	DATE
ENTITLEMENT SUBMISSION 01	01.26.24

REVISIONS	Δ DELTA	DATE

KEY PLAN:

STAMP:



PROJECT NO: 23.026.00

SHEET NAME:

TITLE SHEET

PHASE:

SHEET NO:

A001

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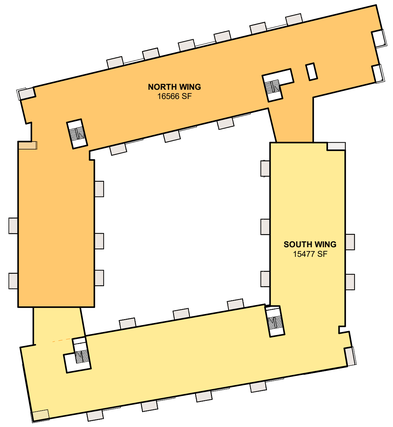
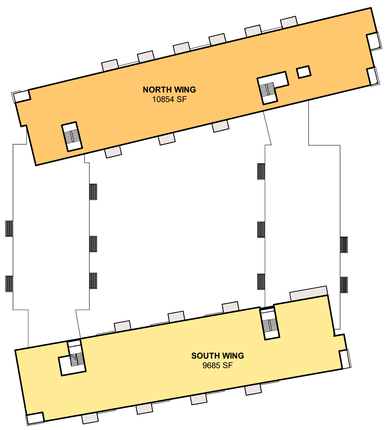
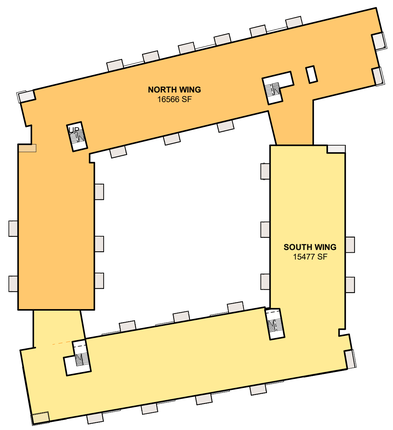


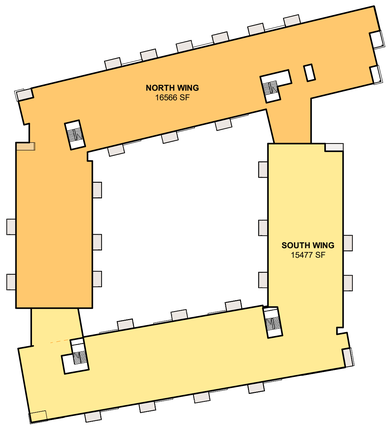
3 GROSS FLOOR AREA L3
1" = 40'-0"



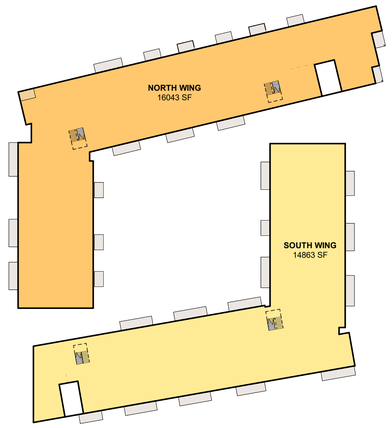
5 GROSS FLOOR AREA L5
1" = 40'-0"



2 GROSS FLOOR AREA L2
1" = 40'-0"



4 GROSS FLOOR AREA L4
1" = 40'-0"



1 GROSS FLOOR AREA L1
1" = 40'-0"

GFA-AREA SCHEDULE

Level	Area
NORTH WING	
LEVEL 1	16043 SF
LEVEL 2	16566 SF
LEVEL 3	16566 SF
LEVEL 4	16566 SF
LEVEL 5	10854 SF
	76594 SF
SOUTH WING	
LEVEL 1	14863 SF
LEVEL 2	15477 SF
LEVEL 3	15477 SF
LEVEL 4	15477 SF
LEVEL 5	9685 SF
	70980 SF
	147574 SF

PER ZONING CODE 17.02.030: RULES OF MEASUREMENT, GROSS BUILDING AREA FROM A PLANNING STANDPOINT SHALL BE DEFINED AS FOLLOWS:

- SUM OF ALL FLOORS MEASURED FROM THE OUTSIDE PERIMETER OF EXTERIOR WALLS AND OR CENTERLINE OF INTERIOR WALLS WHERE APPLICABLE.
- IN THE CASE OF MULTI-STORY BUILDINGS, HORIZONTAL AREAS OF STAIRWELLS AND ELEVATOR SHAFTS SHALL ONLY BE COUNTED ONCE AT THE LEVEL OF THEIR GREATEST AREA OF HORIZONTAL EXTENT.
- DOES NOT INCLUDE MECH, ELEC, OR COMMUNICATION EQUIPMENT ROOMS < 2% OF THE BUILDING'S GROSS FLOOR AREA
- DOES NOT INCLUDE BAY WINDOWS OR ARCHITECTURAL PROJECTIONS WHERE THE FLOOR SURFACE IS GREATER THAN 30" ABOVE THE TYPICAL BUILDING FLOOR.
- DOES NOT INCLUDE AREAS THAT QUALIFY AS USABLE OPEN SPACE SUCH AS BALCONIES AND OUTDOOR TERRACES.
- DOES NOT INCLUDE ROOMS SUBMERGED MORE THAN 50% BELOW FINISH GRADE.
- DOES NOT INCLUDE AREAS USED FOR OFF STREET PARKING OR LOADING SPACES.

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Tel : 415 . 775 . 8748
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521 ERICSON WAY STE A.
ARCATA, CA, 95521

ISSUANCE	DATE
ENTITLEMENT SUBMISSION 01	01.26.24

REVISIONS	Δ DELTA	DATE

KEY PLAN:

STAMP:

LICENSED ARCHITECT
PAUL ERIK FORCE
No. C-39809
Rene. 12-30-23
STATE OF CALIFORNIA

PROJECT NO: 23.026.00

SHEET NAME:
GFA AREAS

PHASE:

SHEET NO:
A002

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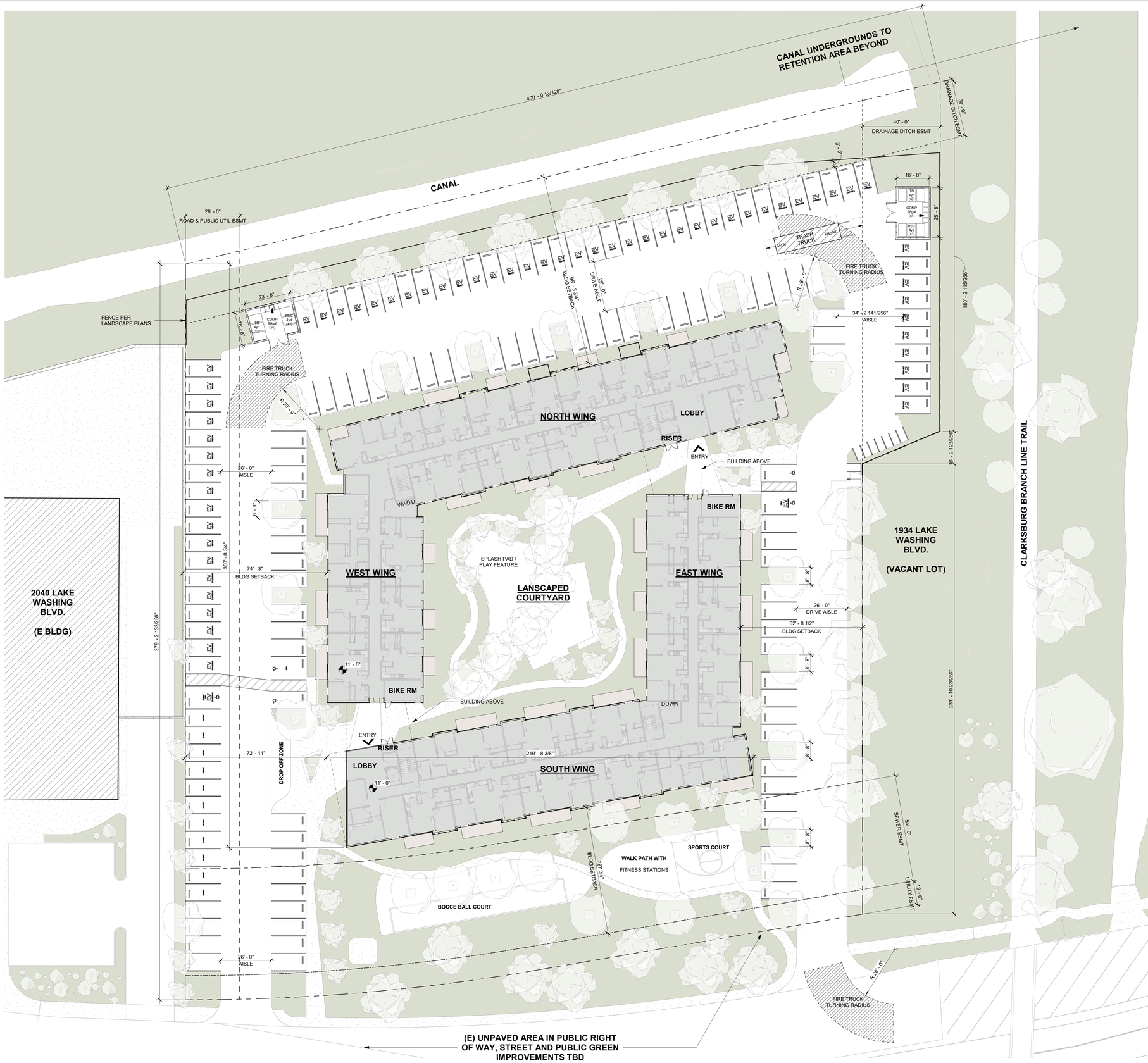


1 PROPOSED SITE PLAN
1" = 20'-0"

SCOPE OF WORK NOTES

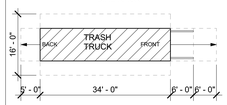
- THERE ARE CURRENTLY NO EXISTING STRUCTURES ON THE PROJECT SITE. FOR NEW SCOPE SEE THE PLAN ON THIS SHEET AS WELL AS CIVIL / LANDSCAPE DRAWINGS.
- THERE ARE CURRENTLY NO EXISTING TREES ON THE PROJECT SITE. FOR NEW TREES AND LANDSCAPING, SEE LANDSCAPE DRAWINGS.
- FOR FENCE TYPE AND HEIGHT REFER TO LANDSCAPE PLANS.
- FOR FLOOR AREA, SITE AREA, AND ZONING CLASSIFICATION SEE TITLE SHEET

PARKING SCHEDULE

Type	Count	Comments
GUEST		
STANDARD	11	
	11	
GUEST EV		
EV CHARGING - ADA VAN	1	LVL 2 EVSE (CHARGER)
	1	
RESIDENT		
MOTORCYCLE	10	
STANDARD	71	
ADA STANDARD	2	
ADA VAN	1	
	84	
RESIDENT EV		
EV CAPABLE	16	CONDUIT / PANEL FOR FUTURE
EV READY	40	LVL 2 RECEPTACLE
EV CHARGING	6	LVL 2 EVSE (CHARGER)
EV CHARGING - ADA VAN	1	LVL 2 EVSE (CHARGER)
	63	
GRAND TOTAL: 159	159	

LEGEND

- PROPERTY LINE
- DRAINAGE EASEMENT
- PUBLIC RIGHT OF WAY EASEMENT
- SEWER EASEMENT
- UTILITY EASEMENT
- (E) BUILDING
- PATH OF TRAVEL
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- BIKE RACK



TRASH TRUCK PER NEW ENCLOSURE STANDARDS:
- 5' BACKING
- 34' VEHICLE LENGTH
- 6' FORKS
- 6' CONTAINER LOADING
- 16' WIDE LATERAL

KEYNOTES

0' 10' 20' 40'

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KEY PLAN:

STAMP:

LICENSED ARCHITECT
JADE ERIK LEPORO
No. C-39009
Rev. 12-30-23
STATE OF CALIFORNIA

PROJECT NO: 23.026.00

SHEET NAME:
SITE PLAN

PHASE:

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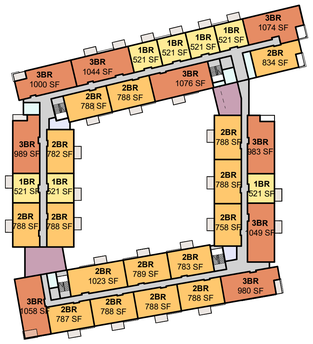
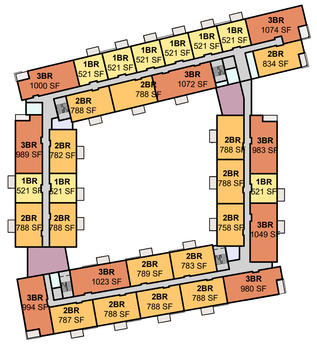


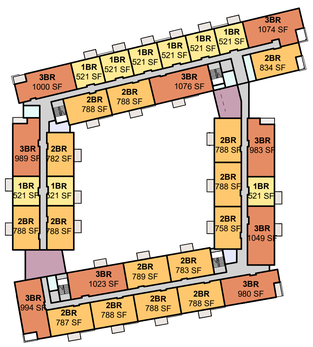
4 FLOOR PLAN / AREA DIAGRAM L4
1" = 50'-0"



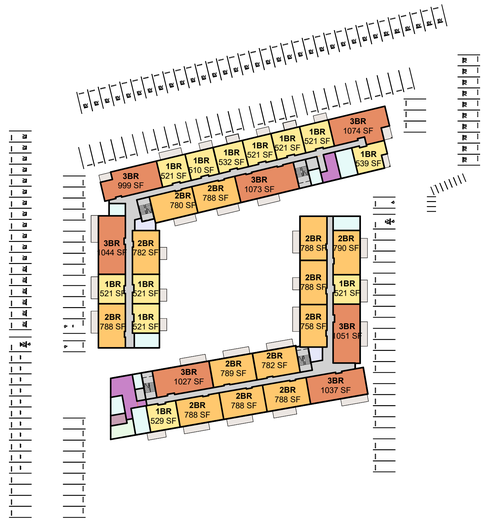
2 FLOOR PLAN / AREA DIAGRAM L2
1" = 50'-0"



5 FLOOR PLAN / AREA DIAGRAM L5
1" = 50'-0"



3 FLOOR PLAN / AREA DIAGRAM L3
1" = 50'-0"



1 FLOOR PLAN / AREA DIAGRAM L1
1" = 50'-0"

UNIT MIX

Name	Count	Unit Mix	Avg Area
1BR	42	28%	522 SF
2BR	70	46%	795 SF
3BR	40	26%	1028 SF
Grand total: 152			

UNITS - COUNTS / AREAS

Name	Count	Area
LEVEL 1		
1BR	12	6278 SF
2BR	13	10200 SF
3BR	7	7303 SF
	32	23781 SF
LEVEL 2		
1BR	9	4688 SF
2BR	15	11828 SF
3BR	9	9165 SF
	33	25681 SF
LEVEL 3		
1BR	9	4688 SF
2BR	15	11828 SF
3BR	9	9168 SF
	33	25685 SF
LEVEL 4		
1BR	7	3647 SF
2BR	16	12852 SF
3BR	9	9253 SF
	32	25751 SF
LEVEL 5		
1BR	5	2612 SF
2BR	11	8959 SF
3BR	6	6240 SF
	22	17811 SF
Grand total: 152	152	118709 SF

PARKING SCHEDULE

Type	Count	Comments
GUEST		
STANDARD	11	
	11	
GUEST EV		
EV CHARGING - ADA VAN	1	LVL 2 EVSE (CHARGER)
	1	
RESIDENT		
MOTORCYCLE	10	
STANDARD	71	
ADA STANDARD	2	
ADA VAN	1	
	84	
RESIDENT EV		
EV CAPABLE	16	CONDUIT / PANEL FOR FUTURE
EV READY	40	LVL 2 RECEPTACLE
EV CHARGING	6	LVL 2 EVSE (CHARGER)
EV CHARGING - ADA VAN	1	LVL 2 EVSE (CHARGER)
	63	
GRAND TOTAL: 159	159	

Area Legend

- 1BR
- 2BR
- 3BR
- Circulation
- Amenity
- LAUNDRY
- Lobby
- Offices
- Storage-BOH

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Rev. 12-30-23
STATE OF CALIFORNIA

PROJECT NO: 23.026.00

SHEET NAME:
FLOOR PLAN / AREA DIAGRAMS

PHASE:

SHEET NO:
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6



3



5



2

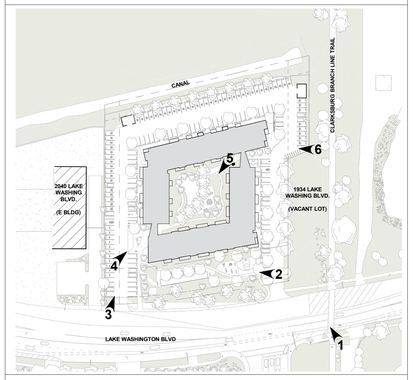


4



1

RENDERING KEYPLAN



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1990 LAKE WASHINGTON HOUSING

1990 LAKE WASHINGTON BLVD
WEST SACRAMENTO
CLIENT:

DANCO GROUP
521 ERICSON WAY STE A.
ARCATA, CA, 95521

ISSUANCE	DATE
ENTITLEMENT SUBMISSION 01	01.26.24

REVISIONS	Δ DELTA	DATE

KEY PLAN:

STAMP:

LICENSED ARCHITECT
ANDI ERIKA PEARCE
No. C-39809
Rev. 12-30-23
STATE OF CALIFORNIA

PROJECT NO: 23.026.00

SHEET NAME:
RENDERINGS

PHASE:

SHEET NO:
A005

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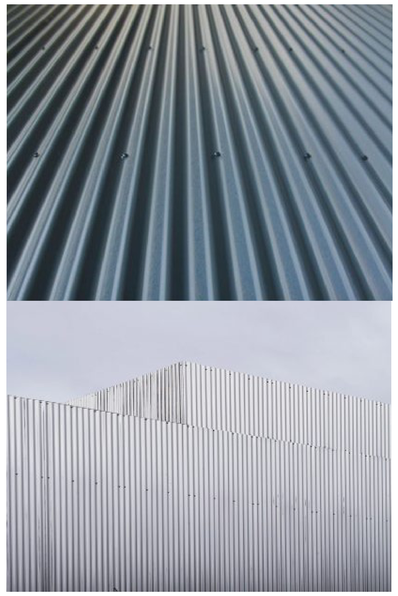
FACADE WALLS

VERTICAL CORRUGATED SIDING:



- LIGHT GREY

LOCATION:
- BALCONY TOWERS, CORNER BAYS, SEE ELEVATIONS

COMPOSITE WOOD PANELING:



- COMPOSITE WOOD SIDING
- LIGHT GREY-BROWN WOOD
- WARM TONE

LOCATION:
- EAST AND WEST WING FACADE
- SEE ELEVATIONS

CEMENT STUCCO:



- IVORY OFF-WHITE

LOCATION:
- NORTH AND SOUTH WING FACADE, SEE ELEVATIONS

DARK METAL PANEL:



- DARK GRAY

LOCATION:
- EAST AND WEST WING FACADE, FLOOR PLATE BANDS,
- SEE ELEVATIONS

OPENINGS / BALCONIES

WINDOWS:





- FRAME COLOR:
  1. BLUE GRAY AT NORTH AND SOUTH WING
  2. DARK GRAY TO MATCH DARK MT PANEL AT EAST/WEST WING
- CLEAR LOW-E, NON MIRRORED GLAZING

LOCATION:
- TYPICAL WINDOWS, SEE ELEVATIONS

BALCONY GUARD RAILS:



- PERFORATED METAL PANEL
- COLORS: DARK GREY TO MATCH METAL PANELING AT EAST / WEST WING. MEDIUM GREY AT NORTH/SOUTH WING BALCONIES

LOCATION:
- BALCONY RAILINGS TYPICAL

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KEY PLAN:

STAMP:

LICENSED ARCHITECT
BRADLEY HERRERA
No. C-39009
Rev. 12-30-23
STATE OF CALIFORNIA

PROJECT NO: 23.026.00

SHEET NAME:
MATERIALS BOARD

PHASE:

SHEET NO:
A006

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3 VIEW FROM SE



5 VIEW FROM CLARKSBURG BRANCH LINE TRAIL



2 VIEW FROM SOUTH

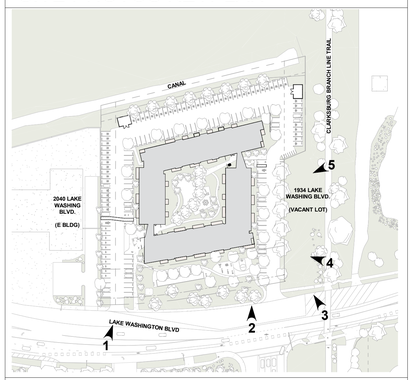


4 VIEW FROM EAST



1 VIEW FROM LAKE WASHINGTON FROM SW

SITE PHOTOS KEYPLAN



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1990 LAKE WASHINGTON HOUSING

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WEST SACRAMENTO

CLIENT:

DANCO GROUP
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ISSUANCE	DATE
ENTITLEMENT SUBMISSION 01	01.26.24

REVISIONS	Δ DELTA	DATE

KEY PLAN:

STAMP:

LICENSED ARCHITECT PAUL ERICSON No. C-29009 Ren. 12-30-23 STATE OF CALIFORNIA

PROJECT NO: 23.026.00

SHEET NAME:
SITE PHOTOS

PHASE:

SHEET NO:
A007

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1 FLOOR PLAN - LEVEL 1
3/32" = 1'-0"

SHEET NOTES:

LEGEND

KEYNOTES

0' 5' 11' 21'

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ENTITLEMENT SUBMISSION 01	01.26.24

REVISIONS	Δ DELTA	DATE
	1	10/19/2022

KEY PLAN:

STAMP:

LICENSED ARCHITECT
PAUL ERIC FORM
No. C-29009
Exp. 12-30-23
STATE OF CALIFORNIA

PROJECT NO: 23.026.00

SHEET NAME:
FLOOR PLAN
LEVEL-01

PHASE:

SHEET NO:
A101

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1 100_Floor Plan Level-02
3/32" = 1'-0"

SHEET NOTES:

LEGEND

KEYNOTES

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ENTITLEMENT SUBMISSION 01	01.26.24

REVISIONS	Δ DELTA	DATE
	1	10/19/2022

KEY PLAN:

STAMP:

LICENSED ARCHITECT
PAUL ERIC FRICK
No. C-29009
Ren. 12-30-23
STATE OF CALIFORNIA

PROJECT NO: 23.026.00

SHEET NAME:
FLOOR PLAN
LEVEL-02

PHASE:

SHEET NO:
A102

0' 5' 11' 21"

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1 100_Floor Plan Level-03
3/32" = 1'-0"

SHEET NOTES:

LEGEND

KEYNOTES

0' 5' 11' 21'

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KEY PLAN:

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LICENSED ARCHITECT PAUL ERIK FERRO No. C-28009 Rev. 12-30-23 STATE OF CALIFORNIA

PROJECT NO: 23.026.00

SHEET NAME:
FLOOR PLAN LEVEL-03

PHASE:

SHEET NO:
A103

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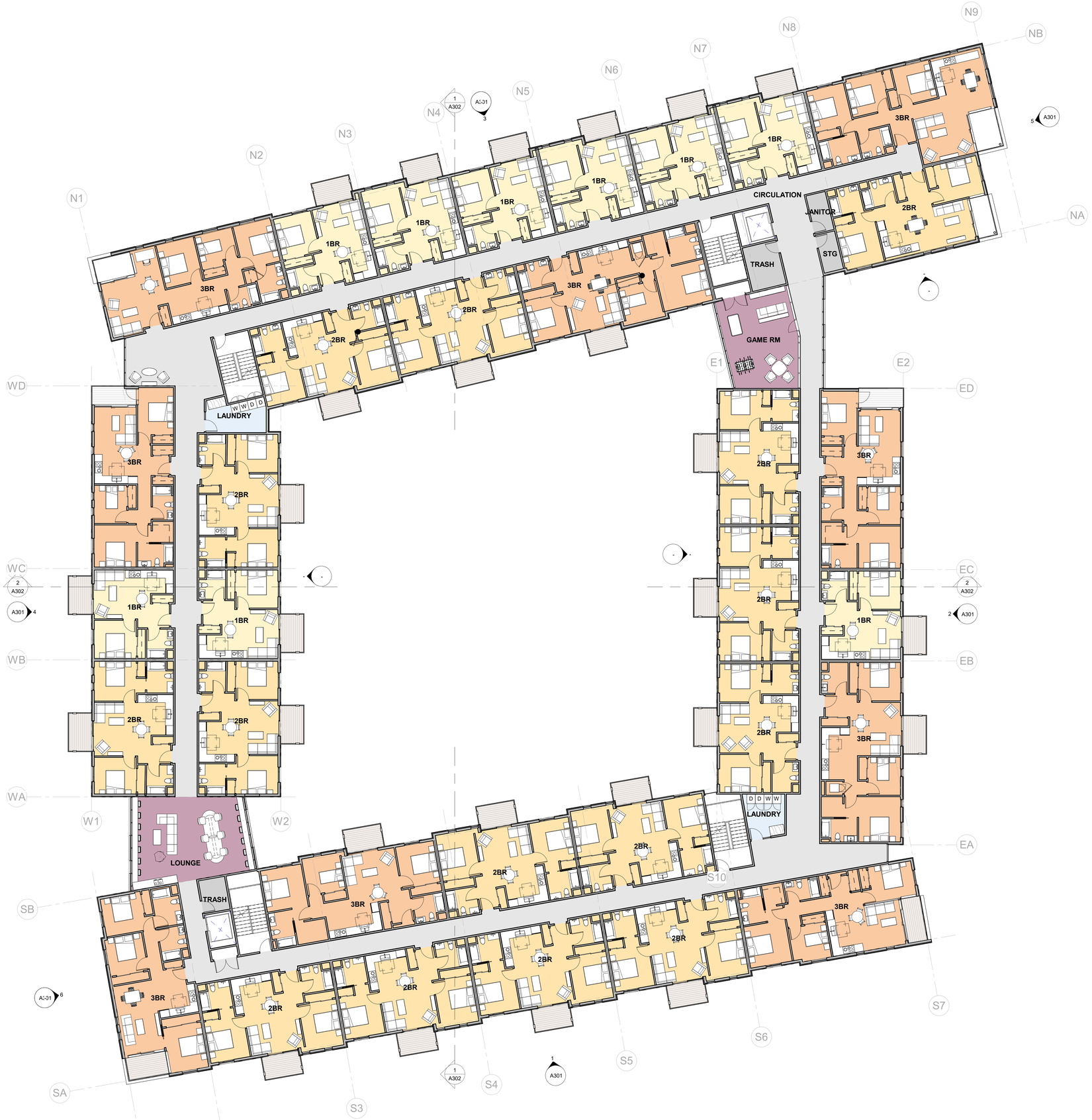

1 100_Floor Plan Level-04
3/32" = 1'-0"

SHEET NOTES:

LEGEND

KEYNOTES

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PROJECT NO: 23.026.00

SHEET NAME:
FLOOR PLAN
LEVEL-04

PHASE:

SHEET NO:
A104

0' 5' 11' 21"

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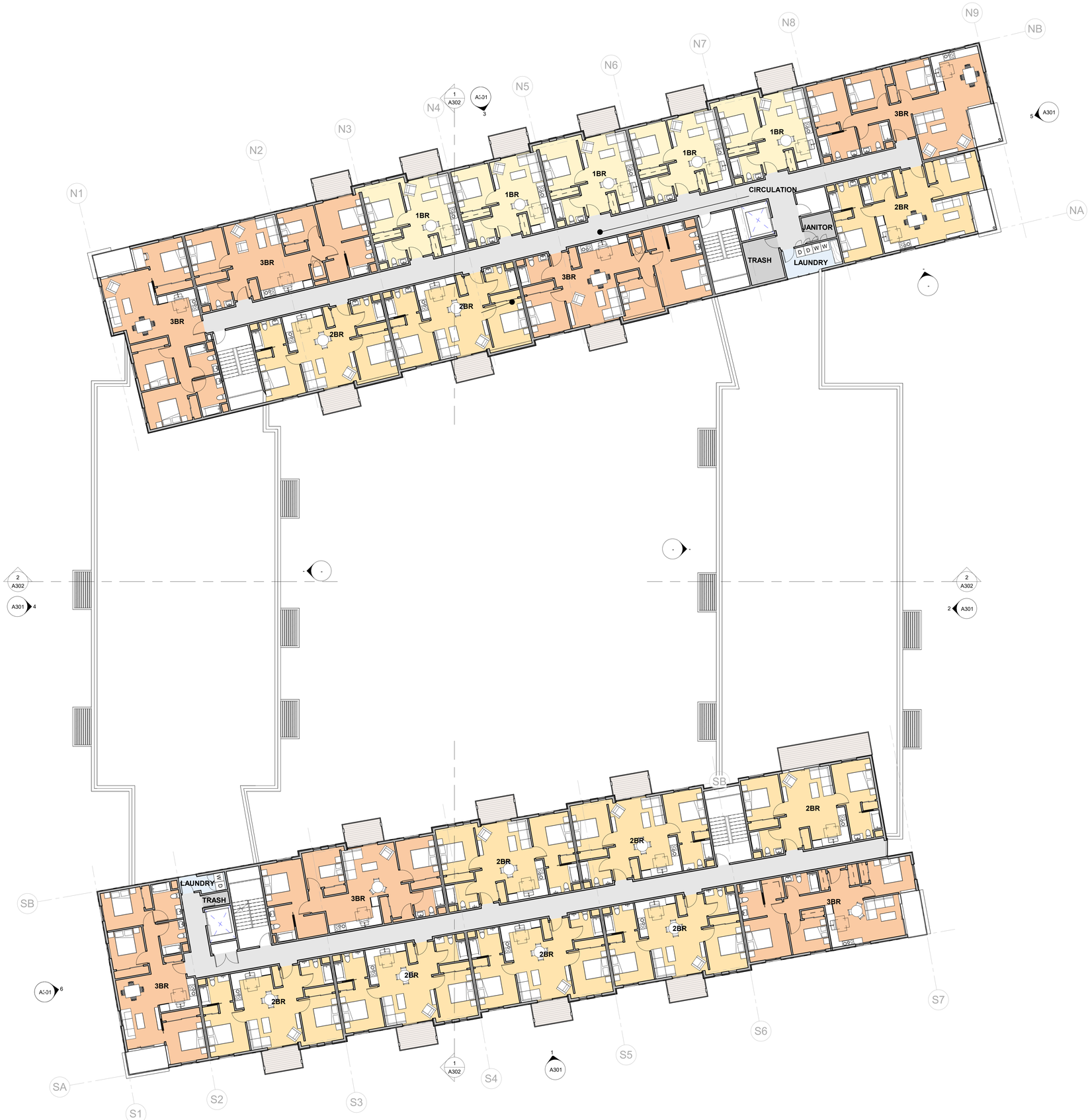

1 100_Floor Plan Level-05
3/32" = 1'-0"

SHEET NOTES:

LEGEND

KEYNOTES

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PROJECT NO: 23.026.00

SHEET NAME:
FLOOR PLAN LEVEL-05

PHASE:

SHEET NO:
A105

0' 5' 11' 21'

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1 ROOF PLAN
3/32" = 1'-0"

SHEET NOTES:

LEGEND

KEYNOTES

0' 5' 11' 21'

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LICENSED ARCHITECT
PAUL ERIC FORM
No. C-34009
Rene. 12-30-23
STATE OF CALIFORNIA

PROJECT NO: 23.026.00

SHEET NAME:
ROOF PLAN

PHASE:

SHEET NO:
A106

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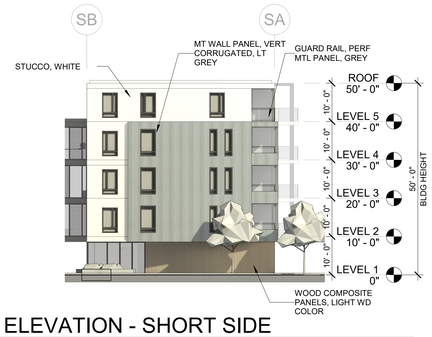
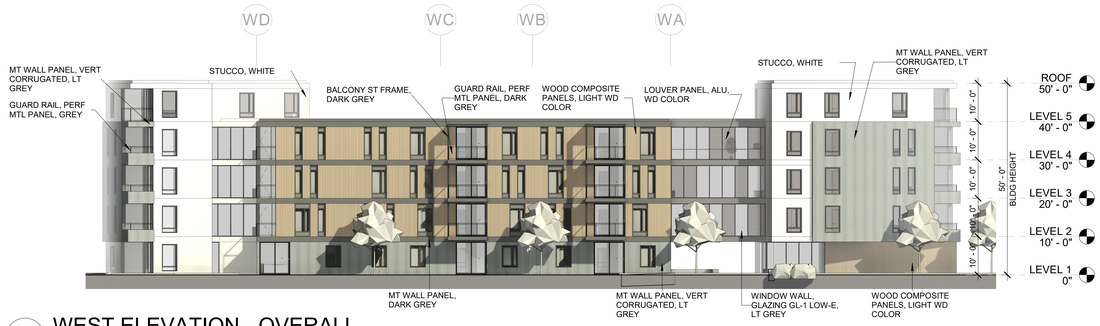
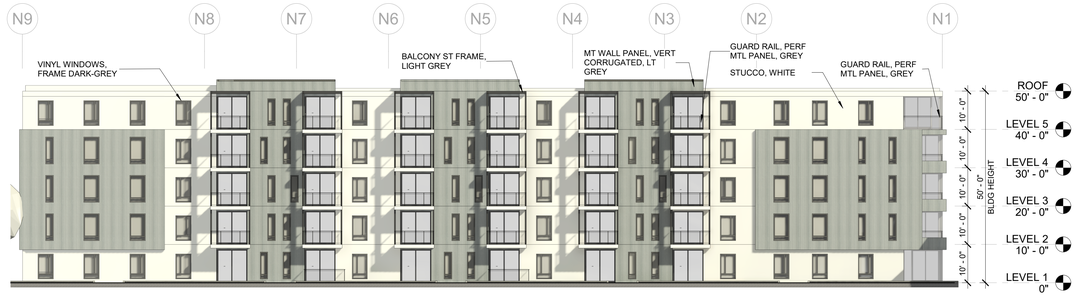


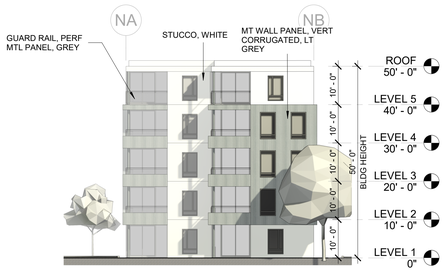
6 WEST ELEVATION - SHORT SIDE
1/16" = 1'-0"



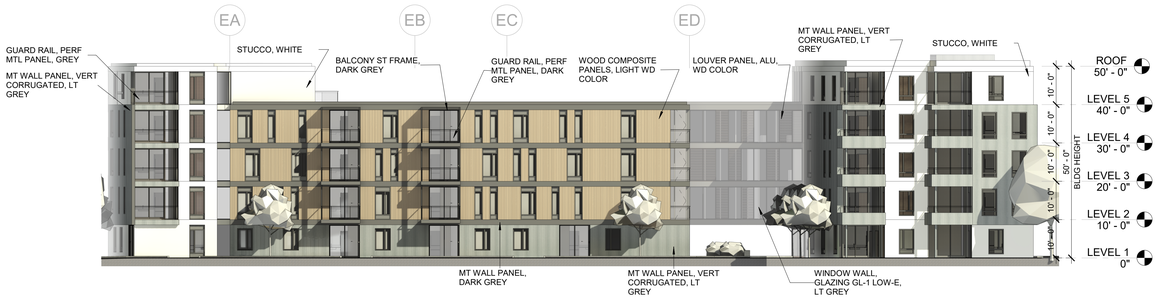
4 WEST ELEVATION - OVERALL
1/16" = 1'-0"



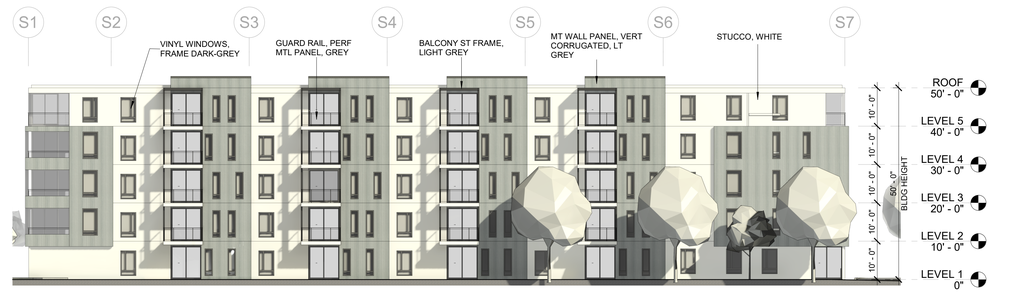
3 NORTH ELEVATION
1/16" = 1'-0"



5 EAST ELEVATION - SHORT SIDE
1/16" = 1'-0"



2 EAST ELEVATION - OVERALL
1/16" = 1'-0"



1 SOUTH ELEVATION
1/16" = 1'-0"

SHEET NOTES

1. ALL DIMENSIONS AND NOTES ARE TYPICAL UON.
2. SEE WALL SECTIONS FOR VERTICAL DIMENSIONS NOT SHOWN.
3. SEE EXTERIOR DOOR SCHEDULE FOR ADDITIONAL INFORMATION AND DIMENSIONS.
4. SEE WINDOW SCHEDULE FOR ADDITIONAL INFORMATION AND DIMENSION.

LEGEND

KEYNOTES

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CLIENT:

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ARCATA, CA, 95521

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LICENSED ARCHITECT PAUL ERIC FERGUSON No. C-29009 Rev. 12-30-23 STATE OF CALIFORNIA

PROJECT NO: 23.026.00

SHEET NAME:
BUILDING ELEVATIONS

PHASE:

SHEET NO:
A301

0' 8' 16' 32'

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2 BUILDING SECTION - E/W

1/8" = 1'-0"



1 BUILDING SECTION - N/W

1/8" = 1'-0"

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1990 LAKE WASHINGTON BLVD
WEST SACRAMENTO

CLIENT:

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521 ERICSON WAY STE A.
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KEY PLAN:

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LICENSED ARCHITECT
PAUL ERIK FERRO
No. C-28009
Ren. 12-30-23
STATE OF CALIFORNIA

PROJECT NO: 23.026.00

SHEET NAME:
BUILDING SECTIONS

PHASE:

SHEET NO:
A302

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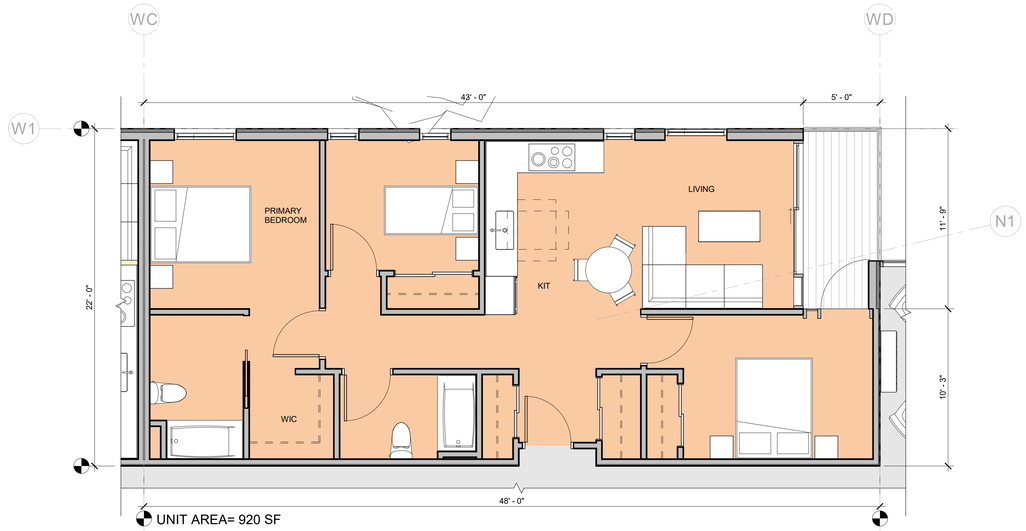


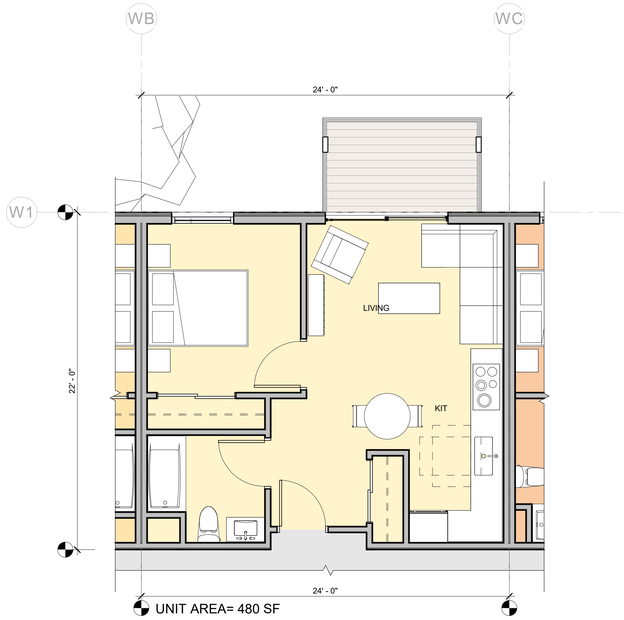
UNIT AREA= 920 SF

3 UNIT PLAN 3BR
1/4" = 1'-0"



UNIT AREA= 732 SF

2 UNIT PLAN 2BR
1/4" = 1'-0"



UNIT AREA= 480 SF

1 UNIT PLAN 1BR
1/4" = 1'-0"

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1990 LAKE WASHINGTON HOUSING

1990 LAKE WASHINGTON BLVD
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CLIENT:
DANCO GROUP
521 ERICSON WAY STE A.
ARCATA, CA, 95521

ISSUANCE	DATE
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KEY PLAN:

STAMP:

LICENSED ARCHITECT
PAUL ERIK FEARCE
No. C-39809
Rev. 12-30-23
STATE OF CALIFORNIA

PROJECT NO: 23.026.00

SHEET NAME:
TYP UNIT PLANS

PHASE:

SHEET NO:
A500

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GENERAL NOTES

1. CONTRACTOR SHALL PERFORM ALL SITE WORK IN ACCORDANCE WITH 2019 CBC, AISC, AWS, OSHA AND OTHER APPLICABLE BUILDING CODES, STANDARDS AND ORDINANCES. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 318 FOR MATERIALS, QUALITY, MIXING, PLACING, FORMWORK AND DETAILING.

2. THE DRAWINGS SHALL NOT BE SCALED. ALL WORK SHALL BE GOVERNED BY THE DIMENSIONS SHOWN ON THE DRAWINGS. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK.

3. PLANS PREPARED BASED ON SURVEY COMPLETED BY BKF ENGINEERS DATED, NOVEMBER 13, 2023 AND ARCHITECTURAL DRAWINGS PREPARED BY FORM 4 ARCHITECTURE DATED, NOVEMBER 13, 2023.

4. UNAUTHORIZED CHANGES AND USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

5. ALL ACCESS OPENINGS (EXISTING AND PROPOSED) SHALL CONFORM TO DEL NORTE COUNTY CODE REGARDING VISIBILITY.

6. EROSION AND SEDIMENT CONTROL SHALL BE PERFORMED IN ACCORDANCE WITH THE DEL NORTE COUNTY LAND USE AND DEVELOPMENT ORDINANCE, CHAPTER 17.

7. NOTIFY U.S.A. 48 HOURS PRIOR TO ANY EXCAVATION (1-800-227-2600).

8. NO CONSTRUCTION SHALL OCCUR BETWEEN OCTOBER 15TH AND APRIL 15TH WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF PUBLIC WORKS.

9. HOURS OF OPERATION SHALL BE LIMITED TO MONDAY THROUGH FRIDAY FROM 7:00 AM TO 6:00 PM, SATURDAY FROM 9:00 AM TO 5:00 PM WITH NO CONSTRUCTION ACTIVITY ON SUNDAY.

10. ANY TRAFFIC CONTROL SHALL ADHERE TO THE CURRENT VERSION OF THE MUTCD.

11. AN ENCROACHMENT PERMIT IS REQUIRED BY THE DEPARTMENT OF PUBLIC WORKS FOR ALL IMPROVEMENT WORK WITHIN THE CITY OF WEST SACRAMENTO RIGHT OF WAY.

10. THE PROJECT SITE IS NOT LOCATED WITHIN AN AREA WHERE KNOWN CULTURAL RESOURCES HAVE BEEN LOCATED. HOWEVER, AS THERE EXISTS THE POSSIBILITY THAT UNDISCOVERED CULTURAL RESOURCES MAY BE ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE FOLLOWING MITIGATION MEASURES ARE REQUIRED UNDER STATE AND FEDERAL LAW:

IF ARCHAEOLOGICAL RESOURCES ARE ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR ON SITE SHALL CEASE ALL WORK IN THE IMMEDIATE AREA AND WITHIN A 50 FOOT BUFFER OF THE DISCOVERY LOCATION. A QUALIFIED ARCHAEOLOGIST AS WELL AS THE APPROPRIATE TRIBAL HISTORIC PRESERVATION OFFICER(S) ARE TO BE CONTACTED TO EVALUATE THE DISCOVERY AND, IN CONSULTATION WITH THE APPLICANT AND LEAD AGENCY, DEVELOP A TREATMENT PLAN IN ANY INSTANCE WHERE SIGNIFICANT IMPACTS CANNOT BE AVOIDED.

THE NATIVE AMERICAN HERITAGE COMMISSION (NAHC) CAN PROVIDE INFORMATION REGARDING THE APPROPRIATE TRIBAL POINT(S) OF CONTACT FOR A SPECIFIC AREA; THE NAHC CAN BE REACHED AT 916-653-4082. PREHISTORIC MATERIALS MAY INCLUDE OBSIDIAN OR CHERT FLAKES, TOOLS, LOCALLY DARKENED MIDDEN SOILS, GROUNDSTONE ARTIFACTS, SHELLFISH OR FAUNAL REMAINS, AND HUMAN BURIALS. IF HUMAN REMAINS ARE FOUND, CALIFORNIA HEALTH AND SAFETY CODE 7050.5 REQUIRES THAT THE COUNTY CORONER BE CONTACTED IMMEDIATELY AT 707-464-4191. IF THE CORONER DETERMINES THE REMAINS TO BE NATIVE AMERICAN, THE NAHC WILL THEN BE CONTACTED BY THE CORONER TO DETERMINE APPROPRIATE TREATMENT OF THE REMAINS PURSUANT TO PRC 5097.98. VIOLATORS SHALL BE PROSECUTED IN ACCORDANCE WITH PRC SECTION 5097.99.

THE APPLICANT AND SUCCESSORS IN INTEREST ARE ULTIMATELY RESPONSIBLE FOR ENSURING COMPLIANCE WITH THIS CONDITION.

11. ANY BRUSH CLEARING OR TREE REMOVAL MUST BE CONDUCTED OUTSIDE OF THE BIRD BREEDING SEASON (MARCH 1 - AUGUST 15) IN ORDER TO AVOID A "TAKE" AS DEFINED AND PROHIBITED BY FISH AND GAME CODE (FGC) §3503, 3503.5, 3513, AND BY THE FEDERAL MIGRATORY BIRD TREATY ACT (16 U.S.C. CODE 703 ET SEQ.). IF ANY BRUSH OR TREES MUST BE REMOVED WITHIN THE BREEDING SEASON, THE PROJECT PROPONENT SHALL CONSULT WITH CDFW PRIOR TO REMOVAL IN ORDER TO ASSESS THE POTENTIAL FOR TAKE OF ACTIVE BIRD NESTS.

APPLICABLE CODES

2022 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R
2022 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.
2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
2022 MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
2022 CALIFORNIA ENERGY CODE, PART 6, TITLE 24 C.C.R
2022 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R.
2022 CA GREEN BUILDING STANDARDS CODE (CALGREEN), PART 11, TITLE 24 C.C.R.
2022 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R
TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS
NFPA 13 AUTOMATIC SPRINKLER SYSTEMS W/ CA AMENDMENTS 2016 EDITION

GRADING AND ACCESSIBILITY NOTES

1. CROSS SLOPES SHALL NOT EXCEED 1.5% FOR ALL WALKS. CHANGES IN DIRECTION SHALL BE MAX 1.5% IN ANY DIRECTION.
2. ALL CONCRETE WALKS AND RAMP SURFACES SHALL BE BROOM FINISHED OR OTHER SLIP RESISTANT FINISH.
3. CHANGES IN LEVEL ALONG ACCESSIBLE PATHS OF ½" HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL WITHOUT EDGE TREATMENT. CHANGES IN LEVEL BETWEEN ¼" AND ½" HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 2:1. NO CHANGES IN LEVEL OF GREATER THAN ½" VERTICAL SHALL BE ALLOWED.
4. RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 8.3%
5. THRESHOLD AT DOORWAYS SHALL BE ½" HIGH MAXIMUM.
6. LANDINGS AT EXTERIOR DOORS MAX SLOPE 1.5% IN ALL DIRECTIONS.
7. OPENINGS IN GROUND SURFACE OF ACCESSIBLE PATHS SHALL NOT ALLOW PASSAGE OF A SPHERE MORE THAN ½" DIAMETER.
8. ALL TESTS AND INSPECTIONS (I.E. FILL) SHALL BE PERFORMED BY A CALIFORNIA REGISTERED CIVIL ENGINEER OR AN INDEPENDENT INSPECTION AGENCY.
9. GRADING AND BUILDING FOUNDATION SUBGRADE SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SOILS REPORT AND PROJECT SPECIFICATIONS, AS APPLICABLE.
10. FOOTINGS ARE TO BE INSPECTED BY A REGISTERED CIVIL ENGINEER PRIOR TO PLACEMENT OF CONCRETE.
11. NET CUT/FILL ESTIMATED TO BE LESS THAN 50 CUBIC YARDS. ALL SPOILS TO REMAIN ON SITE.

INSPECTIONS AND TESTING NOTES

1. THE CONTRACTOR SHALL MAKE ALL NECESSARY EXCAVATIONS FOR COMPACTION TESTS. COSTS OF EXCAVATION, BACKFILLING, AND COMPACTING IN CONNECTION WITH COMPACTION TESTING SHALL BE BORNE BY THE CONTRACTOR.
2. A FAILING COMPACTION TEST INDICATES THAT THE REQUIRED COMPACTION STANDARDS HAVE NOT BEEN ACHIEVED. ANY FILL MATERIAL OR PORTION OF FILL MATERIAL THAT DOES NOT MEET THE SPECIFICATION REQUIREMENTS SHALL BE REMOVED AND RECOMPACTED UNTIL THE REQUIREMENTS ARE SATISFIED.
3. EXCAVATIONS FOR COMPACTION TESTS SHALL BE BACKFILLED WITH MATERIAL SIMILAR TO THAT EXCAVATED AND COMPACTED TO THE SPECIFIED DENSITY BY THE CONTRACTOR.
4. COMPACTION REQUIREMENTS AS SPECIFIED WILL BE BY PERCENT OF THE MAXIMUM WET DENSITY AND AS DETERMINED PER CALTRANS STANDARD SPECIFICATIONS CAL 216 AND CAL 231.
5. IN PAVED AND SHOULDER AREAS, SUBGRADE WITHIN 30 INCHES OF FINAL GRADE SHALL BE COMPACTED TO 95% AND BACKFILLS AND FILLS MORE THAN 30 INCHES BELOW FINAL GRADE SHALL BE COMPACTED TO 90%
6. IN NON-PAVED AREAS OUTSIDE COUNTY ROAD RIGHT OF WAY, BACKFILLS AND FILLS SHALL BE COMPACTED TO 90%.
7. BACKFILL AND FILLS CONTAINED WITHIN 5 FEET OF BUILDING FOOTPRINT SHALL BE COMPACTED TO 95% RC PER CALTRANS METHODS ASSUMING GRANULAR FILL IS USED
8. PLACE BACKFILL AND FILL SOIL MATERIALS IN LOOSE LIFTS OF NOT MORE THAN 8 INCHES FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 6 INCHES FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
9. THE GROUND SURFACE IN AREAS TO RECEIVE FILL SHALL BE PREPARED AS FOLLOWS:
   - 9.1. ALL ORGANIC MATERIAL AND TOPSOIL SHALL BE REMOVED.
   - 9.2. ON SLOPES GREATER THAN 1V:4H, HORIZONTAL BENCHES SHALL BE CUT INTO THE SOIL TO PROVIDE LEVEL BEARING SURFACE FOR THE FILL MATERIAL. THE MINIMUM WIDTH OF THE BENCHES SHALL BE FOUR FEET.
   - 9.3. AREAS SHALL BE PROOF-ROLLED TO ACHIEVE 90% RC, WITH NO PUMPING OBSERVED.
10. CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 2,500 PSI.
11. ALL TESTS AND INSPECTIONS SHALL BE PERFORMED BY A CALIFORNIA REGISTERED CIVIL ENGINEER OR AN INDEPENDENT INSPECTION AGENCY.

GENERAL CONSTRUCTION NOTES

1. ALL MATERIAL, WORKMANSHIP AND CONSTRUCTION DETAILS SHALL CONFORM TO THE DISTRICT WATER AND SEWER DESIGN AND CONSTRUCTION STANDARDS INCLUDING ALL ADDENDA, STANDARD PLAN REVISIONS AND SPECIAL PROVISIONS.
2. THE CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND CONSTRUCTION CONTRACTOR SHALL AGREE TO DEFEND, INDEMNIFY AND HOLD DISTRICT AND DISTRICT ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL OR DISTRICT.
3. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING UNDERGROUND SERVICE ALERT, IN ADVANCE, OF ALL APPLICABLE EXCAVATIONS IN ACCORDANCE WITH THE LAW. TOLL FREE NUMBER IS 1-800-642-2444.
4. THE CONTRACTOR SHALL SECURE A TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO EXCAVATING ANY TRENCH OVER 5 FEET IN DEPTH.
5. THE CONTRACTOR SHALL PROVIDE ALL THE NECESSARY EQUIPMENT, LABOR AND MATERIAL REQUIRED FOR SHEETING, SHORING AND BRACING FOR THE PROTECTION OF LIFE AND LIMB WHICH SHALL CONFORM TO THE INDUSTRIAL SAFETY ORDER. NOTHING IN THESE SPECIFICATIONS SHALL BE CONSTITUTED TO IMPOSE TORT LIABILITY ON THE DISTRICT.
6. THE CONTRACTOR SHALL COORDINATE ALL WATER AND SEWER MAIN CONNECTION WORK WITH THE DISTRICT, (707) 464-7229, AND SHALL GIVE PROPER NOTICE.
7. ONLY CITY OF WEST SACRAMENTO ENGINEERING DEPARTMENT PERSONNEL SHALL OPERATE VALVES ON EXISTING WATER MAINS OR WATER SERVICES.
8. ALL TRENCHING, BACKFILL AND RESURFACING REQUIRED FOR INSTALLATION OF WATER SYSTEM AND SEWER SYSTEM FACILITIES SHALL BE PER DISTRICT STANDARD DETAILS AND COUNTY ENCROACHMENT PERMIT REQUIREMENTS.
9. MINIMUM DEPTH OF COVER FROM FINISHED GRADE FOR WATER MAINS SHALL BE 36", 4", AND 10" MAIN DIAMETER MUST BE SPECIFICALLY APPROVED BY THE GENERAL MANAGER. 2" THROUGH 16" MAIN LINE VALVES SHALL BE RESILIENT SEAT-WEDGE GATE. 18" OR LARGER MAINLINE VALVES SHALL BE BUTTERFLY VALVES. BLOW OFF VALVES SHALL BE A 2" GATE VALVE WITH SQUARE OPERATING NUT.
10. NO. 12 COATED COPPER WIRE SHALL BE LAID ON TOP OF AND ALONG ENTIRE LENGTH OF ALL NON-METALLIC MAINS AND SHALL BE EXTENDED TO THE SURFACE AT ALL VALVE LOCATIONS, BLOW-OFF'S, METER BOXES, MANHOLES, AND CLEANOUTS SUFFICIENT FOR LOCATOR EQUIPMENT TO BE ATTACHED. TRACER WIRE SHALL BE INSTALLED ON ALL SERVICES NOT PERPENDICULAR TO THE MAIN. FASTEN WIRE TO THE TOP OF THE PIPE SO AS NOT TO BE DISPLACED BY BACKFILLING PROCEDURE (ONE METHOD OF ACCOMPLISHING THIS IS TO AFFIX THE WIRE TO THE TOP OF THE PIPE WITH STRAPPING TAPE AT APPROXIMATELY 10 FEET INTERVALS).
11. WATER MAINS TO BE CONSTRUCTED WITHIN 10' OF SEWER PIPE REQUIRE SPECIAL INSTALLATION AND DESIGN MUST BE SPECIFICALLY APPROVED BY THE GENERAL MANAGER.
12. PRIVATE WATER AND SEWER SERVICE LATERALS BEYOND THE PUBLIC RIGHT OF WAY SHALL CONFORM TO SECTION 609 OF THE UNIFORM PLUMBING CODE INCLUDING; (A) THE BOTTOM OF THE WATER PIPE, AT ALL POINTS, SHALL BE AT LEAST 12 INCHES ABOVE THE TOP OF THE SEWER LATERAL; AND (B) THE WATER PIPE SHALL BE PLACED ON A SOLID SHELF EXCAVATED TO ONE SIDE OF THE COMMON TRENCH WITH A MINIMUM CLEAR HORIZONTAL DISTANCE OF AT LEAST 12 INCHES FROM THE SEWER LATERAL.
13. THERE SHALL BE NO UN-METERED CONNECTIONS TO THE DISTRICT SYSTEM, INCLUDING CONNECTION BYPASSING METER FOR TESTING ON-SITE PLUMBING OR FOR OBTAINING CONSTRUCTION WATER. PRESSURE TESTING AGAINST VALVES SHALL NOT BE ALLOWED. WHEN A SUBDIVISION MAIN HAS BEEN ACCEPTED AND TIED-IN, THE INDIVIDUAL CURB STOPS WILL BE LOCKED OFF WITH CABLE TIES. CUTTING OR TAMPERING WITH THE CABLE TIES WILL CONSTITUTE A STRAIGHT TIE-IN CONNECTION. SUCH CONNECTIONS WILL BE SEVERED BY THE DISTRICT AND COULD RESULT IN SUBSTANTIAL PENALTIES.
14. START EXCAVATION BY EXPOSING END OF EXISTING WATER MAIN TO DETERMINE ITS LINE AND GRADE. START NEW MAIN 8-10 FEET FROM AND ON SAME LINE AND GRADE AS EXISTING MAIN. PIPE LAYING SHALL THEN BE ADJUSTED SO DEPTH OF NEW MAIN CONFORMS TO EXISTING MAIN.
15. ALL POLYETHYLENE WATER SERVICE TUBING SHALL BE SDR-9, 200 PSI CONFORMING TO ASTM D-2737.
16. FOR SERVICES LARGER THAN 1", IF EITHER THE WATER SERVICE LATERAL OR THE ON-SITE BUILDING LINE IS ALREADY EXISTING WITHIN THE TOLERANCES SPECIFIED ON THE STANDARD DETAILS, THE LAST ONE INSTALLED SHALL BE ON THE SAME LINE AND GRADE AS THE EXISTING ONE.
17. ALL METER BOXES, VAULTS AND PITS SHALL BE BEDDED ON A 311 MINIMUM THICK, 3/411 DRAIN ROCK, CL 2 AGGREGATE BASE, OR OTHER CLEAN MATERIAL WITH TYPICAL SAND EQUIVALENT OF 20 MINIMUM, UNCONTAMINATED BY NATIVE SOIL, AGAINST COMPACTED OR UNDISTURBED BASE. THE GRAVEL BED SHALL EXTEND TO A 411 MINIMUM BEYOND ALL SIDES OF THE METER BOX. BOX SHALL BE SET FLUSH WITH TOP OF CURB, SIDEWALK OR GROUND, WHICHEVER IS APPLICABLE. IN NEW SUBDIVISIONS LOT NUMBERS MUST BE NOTED ON INSIDE OF METER BOX LID WITH A PERMANENT MARKING PEN.
18. METER BOXES SHALL BE LOCATED OUT OF TRAFFIC LOADING AREAS WHENEVER POSSIBLE.
19. UPON APPLICATION, DISTRICT WILL ALLOW THE INSTALLATION OF A TEMPORARY CHECK VALVE ON THE END OF THE EXISTING MAIN FOR CONSTRUCTION WATER.
20. WHEN A CONNECTION IS REQUIRED TO AN EXISTING WATER MAIN, THE CONTRACTOR SHALL PROVIDE ALL EXCAVATION, SHORING, BACKFILL AND TRENCH RESURFACING. WHERE THE CONNECTION IS TO BE A "HOT TAP", THE DISTRICT SHALL MAKE THE TAP, AT DEVELOPER EXPENSE. NO HOT TAP SHALL BE MADE WITHIN 12 INCHES OF THE NOMINAL DIAMETER OF A PIPE JOINT (I.E.: BEYOND THE PIPE BELL JOINT TAPER). IF NECESSARY THE JOINT SHALL BE REMOVED, AND THE PROPOSED HOT TAP SHALL BE REPLACED WITH A "CUT-IN" TEE. WHEN A 11CUT-IN11 TEE AND VALVE(S) ASSEMBLY IS REQUIRED ON THE PLANS, THE CONTRACTOR SHALL PROVIDE AND INSTALL THE ENTIRE ASSEMBLY (INCLUDING VALVES), AND ANY OTHER HARDWARE NECESSARY UNDER DISTRICT INSPECTION, AND SHALL PROVIDE ALL OTHER WORK AND MATERIALS NECESSARY TO COMPLETE THE INSTALLATION TO DISTRICT STANDARDS.
21. UPON COMPLETION OF CONSTRUCTION, FINAL CONNECTION WILL BE MADE BY THE CONTRACTOR AT THE DEVELOPER'S EXPENSE UNDER INSPECTION BY THE DISTRICT'S INSPECTOR, UNLESS OTHERWISE SPECIFIED ON THE PLANS.
22. AFTER A STREET HAS BEEN OVERLAID, ALL UTILITY STRUCTURES WILL BE MARKED IN WHITE PAINT OR "DIMPLE" ASPHALT BEFORE THE CLOSE OF THAT WORKDAY.
23. WITHIN 5 DAYS OF PAVING, ALL UTILITY STRUCTURES AND BOXES WILL BE BROUGHT TO GRADE AND INSPECTED.

SOIL QUALITY IMPROVEMENT & MAINT.

1. IN AREAS SUBJECT TO GRADING/CLEARING NOT COVERED BY IMPERVIOUS SURFACE, CREATE/AMEND PERVIOUS AREAS WITH A 12" LAYER OF TOPSOIL. SOIL QUALITY IMPROVEMENT OPTIONS INCLUDE THE FOLLOWING:

   A. OPTION 1: LEAVE NATIVE VEGETATION AND SOIL UNDISTURBED AND PROTECT FROM COMPACTION DURING CONSTRUCTION IDENTIFY AREAS OF THE SITE THAT WILL NOT BE STRIPPED, LOGGED, GRADED, OR DRIVEN ON, AND FENCE OFF THOSE AREAS TO PREVENT IMPACTS DURING CONSTRUCTION. IF NEITHER SOILS NOR VEGETATION ARE DISTURBED, THESE AREAS DO NOT REQUIRE AMENDMENT.

   B. OPTION 2: AMEND EXISTING SITE TOPSOIL OR SUBSOIL SCARIFY OR TILL SUBGRADE TO 8 INCH DEPTH (OR TO DEPTH NEEDED TO ACHIEVE A TOTAL DEPTH OF 12 INCHES OF UN COMPACTED SOIL AFTER CALCULATED AMOUNT OF AMENDMENT IS ADDED), ENTIRE SURFACE SHOULD BE DISTURBED BY SCARIFICATION. AMEND SOIL TO MEET DESIRED ORGANIC CONTENT.

   C. OPTION 3: STOCKPILE EXISTING TOPSOIL DURING GRADING. REPLACE TOPSOIL BEFORE PLANTING. STOCKPILE AND COVER SOIL WITH WEED BARRIER MATERIAL THAT SHEDS MOISTURE YET ALLOWS AIR TRANSMISSION. REPLACE STOCKPILED TOPSOIL PRIOR TO PLANTING AND ENSURE THAT REPLACED SOIL PLUS ADDITIONAL COMPOST AS NEEDED WILL AMOUNT TO AT LEAST 12 INCHES OF DEPTH.

5. COMPOST/AMENDMENT SHALL BE MATURE, STABLE, WEED FREE, AND PRODUCED BY AEROBIC DECOMPOSITION OF ORGANIC MATTER.

6. DURING PLACEMENT OF AMENDED SOIL, DO NOT UNDERMINE STRUCTURAL FILL BENEATH ADJACENT STRUCTURES (BUILDINGS, SIDEWALKS, ASPHALT PAVEMENT, ETC.)

EXTERIOR WILDFIRE EXPOSURE

1. PROJECT TO BE IN CONFORMANCE WITH CBC 7A.
2. PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CFC 4906, INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291 OR CALIFORNIA GOVERNMENT CODE 51182.
3. ROOFS SHALL COMPLY WITH CBC 7A AND CHAPTER 15. ROOF VALLEYS WITH FLASHING SHALL BE NOT LESS THAN 0.019-INCH NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D3903, AT LEAST 36 INCH WIDE RUNNING THE FULL LENGTH OF THE VALLEY.
4. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER PER CBC 705A.4.
5. UNDERSIDE OF EAVES SHALL BE IGNITION RESISTANT OR NON-COMBUSTIBLE PER CBC 706A.2.
6. EAVE AND SOFFIT VENTS SHALL BE FIRE RATED TO PRECLUDE EMBER AND FLAME ENTRANCE PER CBC 706A.
7. EXTERIOR WINDOWS SHALL BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF CBC 2406 OR HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES ACCORDING TO NFPA 257.

EROSION CONTROL NOTES

1. SEDIMENT AND EROSION CONTROL WILL BE CONFIGURED, AS APPROVED BY THE DISTRICT IN CONSTRUCTION TO BEST FIT THE CURRENT STATE OF THE PROJECT.

2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED BY THE ENGINEER OF RECORD. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING ALL EROSION AND SEDIMENT CONTROL MEASURES.

3. THE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE, AT A MINIMUM, OPERABLE DURING THE RAINY SEASON (OCTOBER 15-APRIL 15).

4. ALL SURFACE WATER DRAINAGE SHOULD BE CONTROLLED TO FLOW AWAY FROM THE ADJACENT PROPERTIES. ALL GRADING, EROSION AND SEDIMENT CONTROL SHALL BE IN ACCORDANCE WITH HUMBOLDT COUNTY LAND USE AND DEVELOPMENT ORDINANCE, SECTION 331-14. TRUCKS AND EQUIPMENT SHALL BE CLEANED BEFORE LEAVING THE SITE SO AS NO DIRT IS TRACKED OFF THE SITE. THE SITE SHALL BE CLEANED UP DAILY. BEST MANAGEMENT PRACTICES SHALL BE EMPLOYED AS NECESSARY TO PROTECT ADJACENT PROPERTIES, ROADWAYS AND DRAINAGE STRUCTURES FROM SEDIMENT INTRUSION.

5. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND DAILY THEREAFTER AS DIRECTED BY THE INSPECTOR. ALL ENTRANCES SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY.

6. AFTER SEWER AND UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDED SLIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA.

7. APPLY VEGATATIVE STABILIZATION (I.E. MULCH AND/OR TEMPORARY SEEDING AS APPROVED BY ENGINEER) WITHIN 7 DAYS OF LAND CLEARING OR GRADING THAT EXPOSES THE SITE THAT IS PLANNED TO BE IDLE FOR MORE THAN 45 DAYS.

8. THE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PER THE DETAILS SHOWN ON THESE PLANS, AND MAINTAINED IN WORKING CONDITION.

9. DURING THE RAINY SEASON, ALL PAVED AREAS WILL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE WILL BE MAINTAINED SO THAT SEDIMENT-LADEN RUNOFF DOESN'T ENTER THE STORM DRAINAGE SYSTEM.

10. CONTRACTOR SHALL HAVE TOOLS, EQUIPMENT, AND MATERIALS TO PROVIDE EROSION CONTROL MEASURES MADE NECESSARY BY A CONSTRUCTION OPERATION, ON THE JOB SITE BEFORE BEGINNING THAT OPERATION.

11. ADJACENT PROPERTIES SHALL BE PROTECTED FROM STORM WATERS, MUD, SILT, ETC. ON A DAILY BASIS.

12. FUGITIVE DUST SHALL BE CONTROLLED AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION. THE CONTRACTOR, WHEN HE/SHE OR HIS/HERS SUBCONTRACTOR ARE OPERATING EQUIPMENT ON SITE, SHALL PREVENT FORMATION OF EXCESSIVE AIRBORNE NUISANCES BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFIRM DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY DUST FROM HIS OWN ACTIVITIES OR HIS SUBCONTRACTORS ACTIVITIES IN PERFORMING THE WORK UNDER THIS CONTRACT AND SHALL BE RESPONSIBLE FOR ANY CITATIONS, FINES, OR CHARGES RESULTING FROM DUST NUISANCES. DUST CONTROL WILL BE DONE ON A DAILY BASIS.

13. DUST CONTROL DURING CONSTRUCTION. (FROM CITY DOCUMENT)
   - A. WATER ALL ACTIVE CONSTRUCTION AREAS TWICE PER DAY AND USE EROSION CONTROL MEASURES TO PREVENT WATER RUNOFF CONTAINING SILT AND DEBRIS FROM ENTERING THE STORM DRAIN SYSTEM.
   - B. COVER TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIAL.
   - C. PAVE, WATER, OR APPLY NON-TOXIC SOIL STABILIZERS ON UNPAVED ACCESS ROADS AND PARKING AREAS.
   - D. SWEEP PAVED ACCESS ROADS AND PARKING AREAS DAILY.
   - E. SWEEP STREETS DAILY IF VISIBLE MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS.
   - F. REUSE ONSITE CONSTRUCTION MATERIALS AS PERMITTED TO REDUCE OFFSITE VEHICLE TRIPS TO LANDFILLS.
   - G. CONSTRUCTION EQUIPMENT POWERED BY INTERNAL COMBUSTION ENGINES SHALL BE KEPT TUNED AND SHALL USE BIOFUELS WHERE FEASIBLE TO MINIMIZE EMISSIONS.

12. RUMBLE AND VEHICLE WASHDOWN ARE RECOMMENDED AT ALL EXITS FROM SITE.

13. ASBESTOS AND LEAD CONTAMINATED MATERIALS ENCOUNTERED DURING DEMOLITION OF EXISTING STRUCTURES SHALL BE HAULED TO A FACILITY THAT ACCEPTS SAID MATERIALS.

14. ANY WASH DOWN LIQUIDS USED SHALL BE PREVENTED FROM FLOWING OFF SITE WITH APPROPRIATE MEANS.

DOORS, STAIRS, AND LANDINGS

1. A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE GREATER THAN 12 FEET BETWEEN FLOOR LEVELS OR LANDINGS (CBC 1011.8).
2. STAIR RISER HEIGHTS SHALL BE 7 INCHES MAXIMUM AND 4 INCHES MINIMUM. THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE NOSINGS OF ADJACENT TREADS. RECTANGULAR TREAD DEPTHS SHALL BE 11 INCHES MINIMUM MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S NOSING (CBC 1011.5.2).
3. THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY (CBC 1011.3).
4. A CONTINUOUS HANDRAIL SHALL BE PROVIDED ON BOTH SIDES OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS (CBC 1011.11, 1014.1).
5. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FINISH SURFACE OF RAMP SLOPE, SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38". HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF AT LEAST 1-1/2" BETWEEN THE WALL AND THE HANDRAIL (CBC 1014.2).
6. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL BE PROTECTED BY 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION OR THE FIRE-RESISTANCE RATING OF THE STAIRWAY ENCLOSURE, WHICHEVER IS GREATER. ACCESS TO THE ENCLOSED SPACE SHALL NOT BE DIRECTLY FROM WITHIN THE STAIRWAY ENCLOSURE (CBC 1011.7.3).
7. LANDINGS SHALL BE AT LEAST AS WIDE AS THE DOOR OR STAIRWAY SERVED AND SHALL BE 36" MINIMUM IN THE DIRECTION OF TRAVEL (CBC 1010.1.6).
8. LATCH-SIDE APPROACH: DOORS WITH PUSH SIDE APPROACH SHALL HAVE A LEVEL FLOOR OR LANDING NOT LESS THAN 44 INCHES IN DEPTH, AND SHALL BE PROVIDED WITH A CLEAR AND LEVEL AREA EXTENDING A MINIMUM OF 24 INCHES PAST THE STRIKE EDGE ON THE APPROACH SIDE OF THE DOOR. DOORS WITH A CLOSER SHALL HAVE A LEVEL FLOOR OR LANDING NOT LESS THAN 48 INCHES DEPTH AT THE PUSH SIDE OF THE DOOR PER CBC 1126A.3.2.3.
9. LATCHING AND LOCKING DOORS ON ACCESSIBLE ROUTES OF TRAVEL THAT ARE HAND ACTIVATED SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL BARS PADDLES, OR OTHER HARDWARE DESIGNED TO ALLOW PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
10. THE FLOOR OR LANDING ON EITHER SIDE OF DOORWAYS SHALL NOT BE MORE THAN ½" LOWER THAN THE THRESHOLD OF THE DOORWAY.
11. 10" BOTTOM RAIL OR KICKPLATE ON GLASS DOORS AND DOORS WITH RECESSED PANELS PER CBC 11B-404.2.10.
12. ACCESSIBLE DOOR HARDWARE SHALL BE CENTERED BETWEEN 34" AND 44" ABOVE THE FLOO

SITE NOTES

1. PUBLIC IMPROVEMENT REQUIREMENTS TO INCLUDE REMOVAL AND/OR REPAIR OF SIDEWALKS ALONG H, I, AND 7TH STREETS.
2. SEE ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR RAMP, STAIRS, AND HANDRAIL DETAILS.

KEYNOTES

1 NEW TRASH ENCLOSURE.

2 NEW 6'-0" SECURITY FENCE, SEE ARCHITECTURAL PLANS.

3 VISION TRIANGLE.

4 NEW VAN ACCESSIBLE PARKING, SEE DETAIL C, SHEET 7.2.

5 NEW ACCESSIBLE PARKING, SEE DETAIL C , SHEET 7.2.

6 NEW ACCESSIBLE SIGNAGE, SEE DETAIL E, SHEET 7.2.

7 NEW WHEEL BUMPER, SEE DETAIL D, SHEET 7.2.

8 NEW ACCESSIBLE WALKWAY

PARKING CALCULATIONS

REQUIRED
1 BR: (42 UNITS)X1 = 42 STALLS
2 BR: (70 UNITS)X1.25 = 87.5 STALLS
3 BR: (40 UNITS)X1.5 = 60 STALLS
GUEST: 1 PER 10 UNITS = 15.2 STALLS

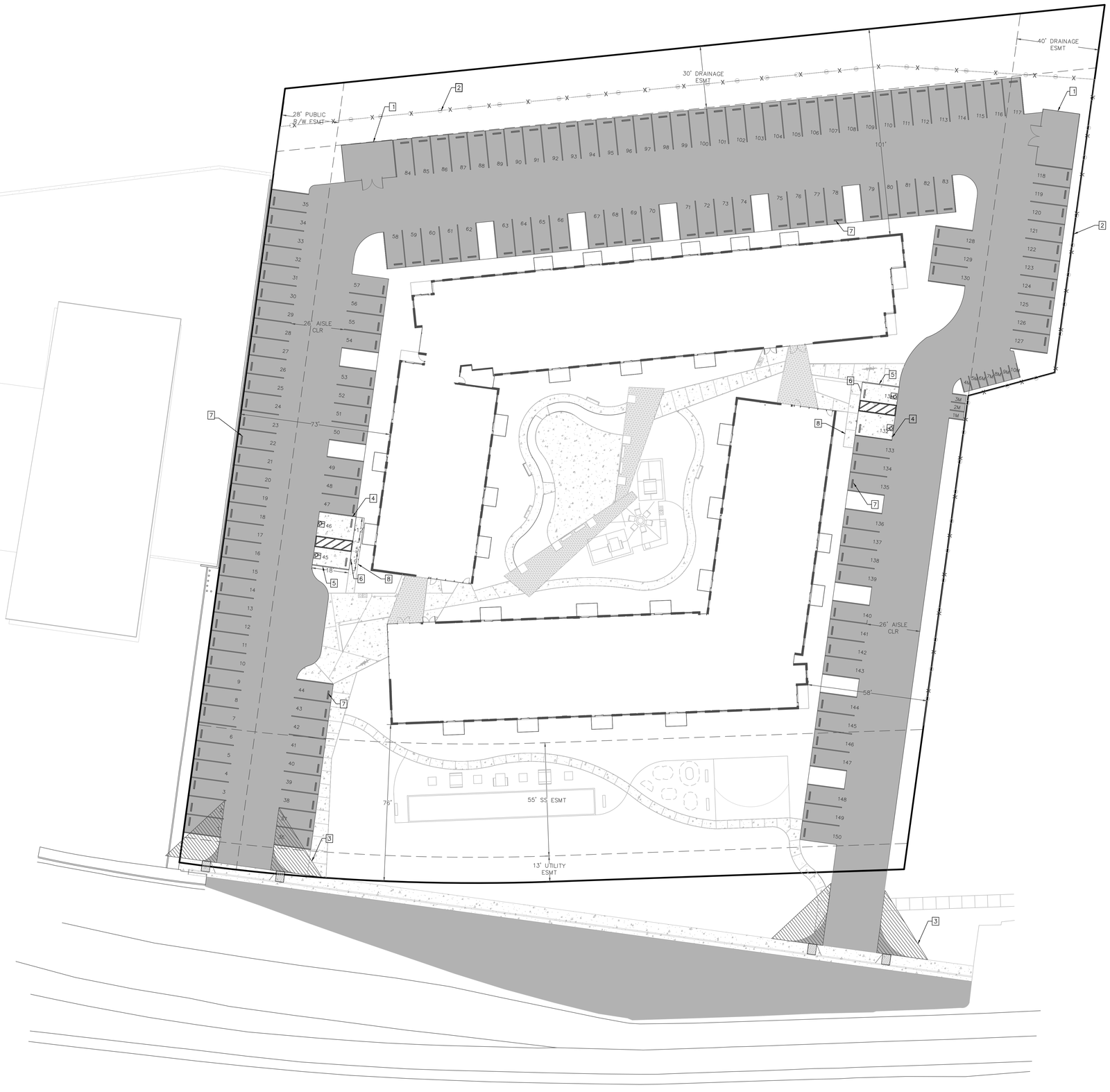
TOTAL PARKING REQUIRED
SPACES: 204.7 STALLS

25% AFFORDABLE HOUSING
REDUCTION = (0.25)X204.7 STALLS = 51.2 STALLS

5% REPLACEMENT OF CARS STALLS WITH
MOTORCYLES (MC 17.27.050 B)
REPLACEMENT (0.05)(204.7) = 10.24

TOTAL PARKING REQUIRED
STANDARD: 204.7-51.2-10.2 = 143.3 STALLS
MOTORCYCLE: 10 STALLS

TOTAL PARKING PROVIDED
STD: 150 CAR STALLS
MOTORCYCLE: 10 STALLS
VAN ADA: 2
STD ADA: 2



SCALE IN FEET
1" = 20'
NOTE: IF SCALE BAR DOES NOT MEASURE 1 INCH PLANS ARE NOT TO SCALE

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120 Second St 2ndFloor
SanFrancisco,CA 94105
Tel:415.775.8748
Fax:415.775.8752
www.Form4inc.com

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521 ERICSON WAY STE A.
ARCATA, CA, 95521

ISSUANCE	DATE
ENTITLEMENT SUBMISSION 01	01.26.24

REVISIONS	Δ DELTA	DATE

KEY PLAN:

STAMP:

PROJECT NO: 23.026.00

SHEET NAME:
SITE PLAN

PHASE:
NOT FOR CONSTRUCTION

SHEET NO:
C-1.0

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UTILITY NOTES

1. MAINTAIN A MINIMUM OF FIVE FEET BETWEEN DRY UTILITIES (POWER, GAS, CABLE, PHONE) AND WET UTILITIES (WATER, SEWER, STORM DRAIN) WHERE POSSIBLE.
2. ALL SANITARY SEWER LINES SHALL BE INSTALLED AT 2% SLOPE MINIMUM.
3. ALL VALVES AND CLEANOUTS NOT PLACED IN SIDEWALK SHALL BE RAISED INTO A CONCRETE COLLAR PER PUBLIC WORKS STANDARD DETAILS.
5. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WILL REQUIRE A SEPARATE ENCROACHMENT PERMIT.

UTILITY KEYNOTES

SEWER

1 NEW 6" PVC SEWER LINE.

2 EXISTING SEWER MAIN.

3 NEW SANITARY SEWER CLEANOUT, SEE DETAIL A, SHEET 7.4.

WATER

4 1" DOMESTIC WATER SERVICE METER.

5 NEW 3" PVC DOMESTIC WATER SERVICE LINE, SEE DETAIL B, SHEET 7.4.

6 EXISTING WATER MAIN.

7 NEW 4" FIRE WATER SERVICE LINE WITH BACKFLOW PREVENTER, SEE DETAIL F, SHEET 7.5.

8 ¾" DOMESTIC COLD WATER LINE TO HOSE BIB.

ELECTRIC, GAS, CABLE, PHONE

9 EXISTING OVERHEAD ELECTRIC LINE.

10 PG&E TRANSFORMER, SEE ELECTRICAL PLANS.

11 UNDERGROUND CONDUITS NOT SHOWN, SEE ELECTRICAL PLANS.

12 EXISTING UTILITY POLE TO BE RELOCATED.

13 NEW UTILITY POLE.

STORM DRAIN

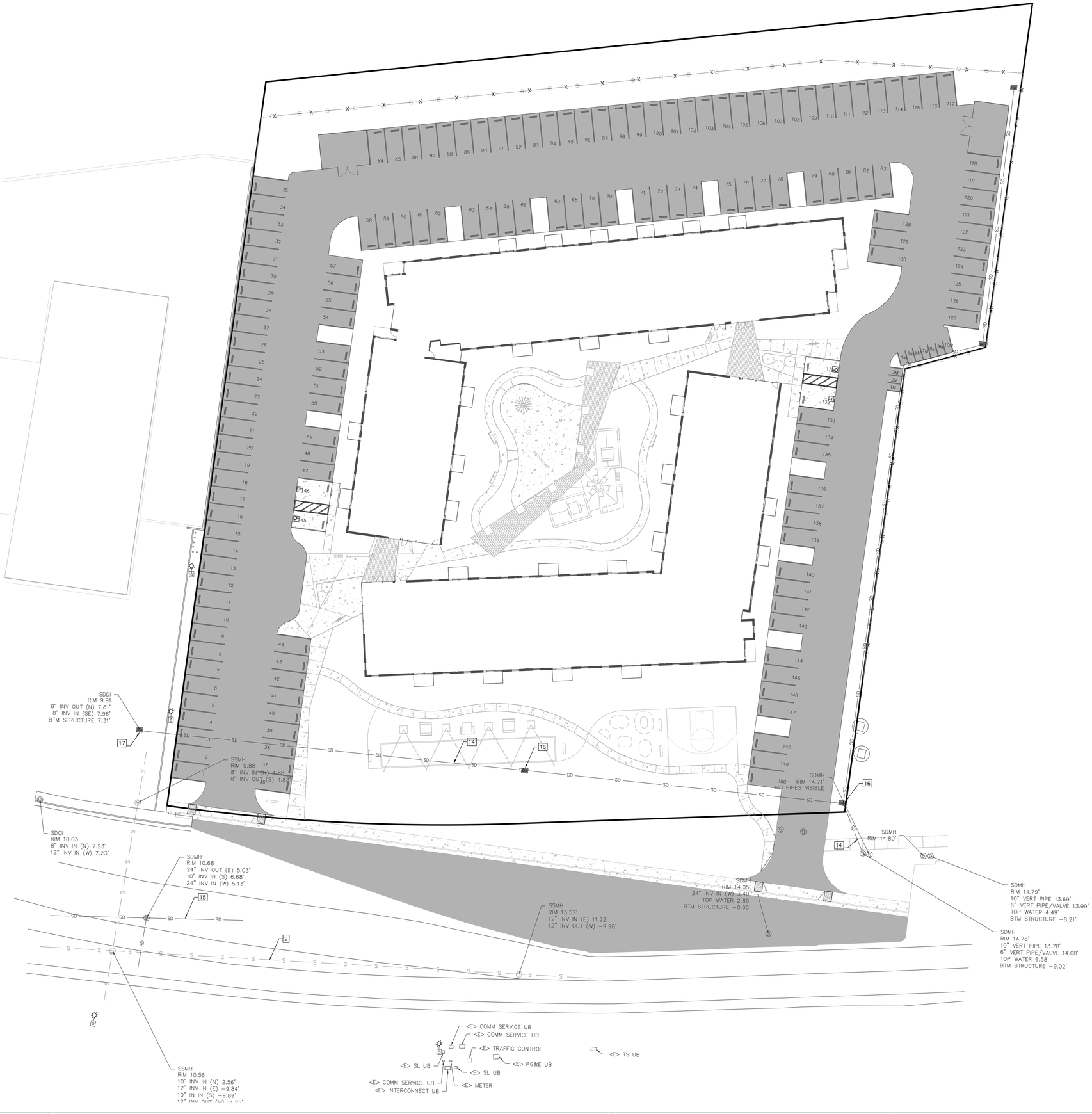
14 NEW 8" SDR STORM DRAIN PIPE.

15 EXISTING 12" SDR STORM DRAIN PIPE.

16 NEW TYPE G1 DRAIN INLET, SEE DETAIL A, SHEET C-7.3.

17 EXISTING TYPE G1 DRAIN INLET.

18 NEW 8" OVERFLOW DRAIN.



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CLIENT:

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ISSUANCE	DATE
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REVISIONS	Δ DELTA	DATE

KEY PLAN:

STAMP:

PROJECT NO: 23.026.00

SHEET NAME:
UTILITY PLAN

PHASE:
NOT FOR CONSTRUCTION

SHEET NO:
C-2.0

0 10 20
SCALE IN FEET
1" = 20'
NOTE: IF SCALE BAR DOES NOT MEASURE 1 INCH PLANS ARE NOT TO SCALE

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GRADING NOTES

1. CROSS SLOPES SHALL NOT EXCEED 1.5% FOR ALL WALKS. CHANGES IN DIRECTION SHALL BE MAX 1.5% IN ANY DIRECTION.

2. CHANGES IN GRADE ALONG ACCESSIBLE PATHS ¼" HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL WITHOUT EDGE TREATMENT. CHANGES IN LEVEL BETWEEN ¼" AND ½" HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 2:1. NO CHANGES IN LEVEL OF GREATER THAN ½" VERTICAL SHALL BE ALLOWED.

3. ALL TESTS AND INSPECTIONS (I.E. FILL) SHALL BE PERFORMED BY A CALIFORNIA REGISTERED CIVIL ENGINEER OR AN INDEPENDENT INSPECTION AGENCY.

4. GRADING AND BUILDING FOUNDATION SUBGRADE SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SOILS REPORT AND PROJECT SPECIFICATIONS, AS APPLICABLE.

5. FOOTINGS ARE TO BE INSPECTED BY A REGISTERED CIVIL ENGINEER PRIOR TO PLACEMENT OF CONCRETE.

6. LANDINGS AT EXTERIOR DOORS MAX SLOPE 1.5% IN ALL DIRECTIONS.

KEYNOTES

1 STD CURB, SEE DETAIL A, SHEET 7.1.

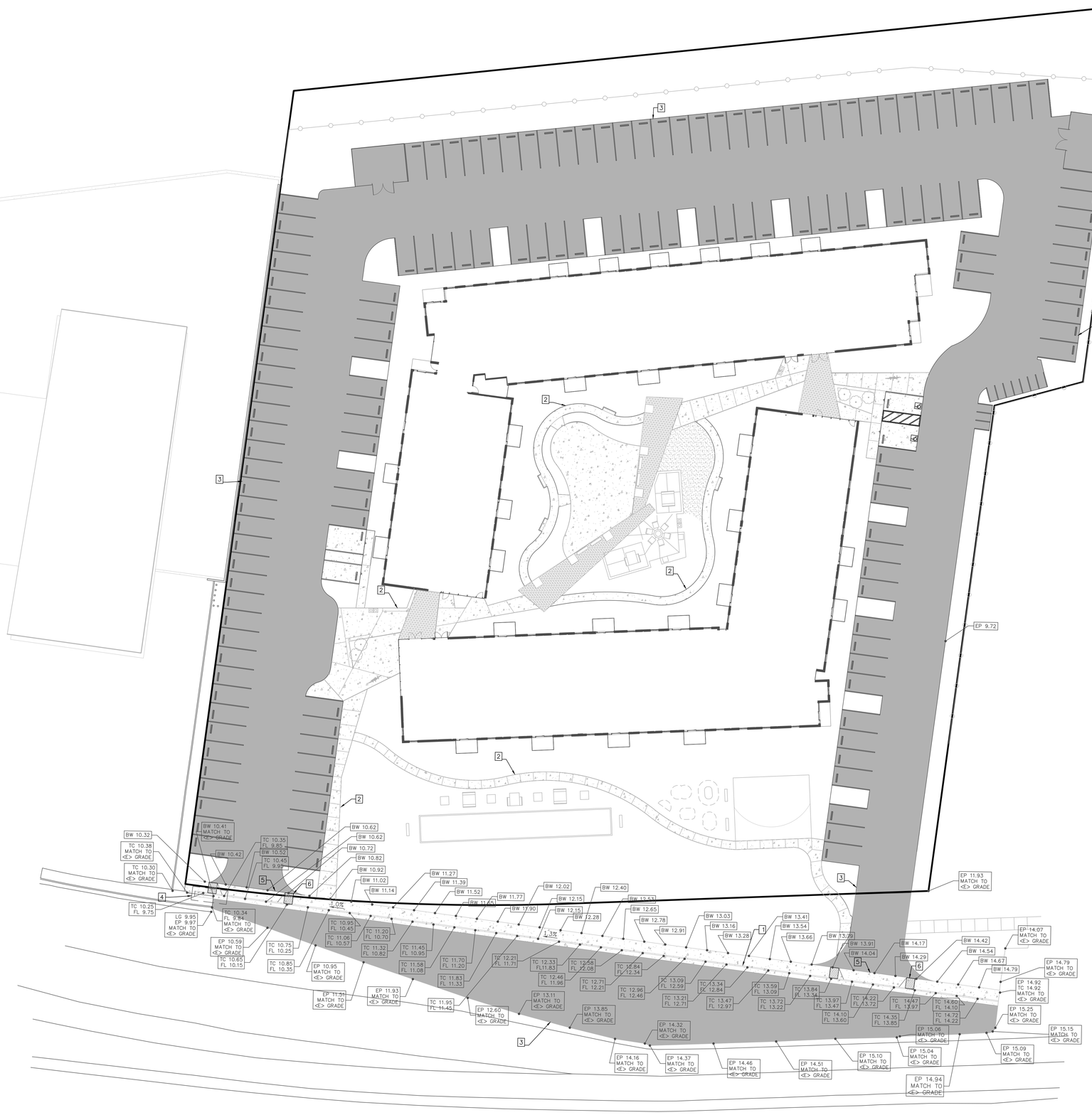
2 CONCRETE WALK, SEE DETAIL C, SHEET 7.1.

3 NEW ASPHALT PAVING, SEE DETAIL H, SHEET 7.1.

4 SAWCUT BOUNDARY.

5 COMMERCIAL DRIVEWAY, SEE DETAIL A, SHEET C-7.1.

6 DETECTABLE WARNING SURFACE, SEE DETAIL B, SHEET C-7.1.



0 10 20
SCALE IN FEET
1" = 20'
NOTE: IF SCALE BAR DOES NOT MEASURE 1 INCH PLANS ARE NOT TO SCALE

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KEY PLAN:

STAMP:

PROJECT NO: 23.026.00

SHEET NAME:
GRADING PLAN

PHASE:
NOT FOR CONSTRUCTION

SHEET NO:
C-3.1

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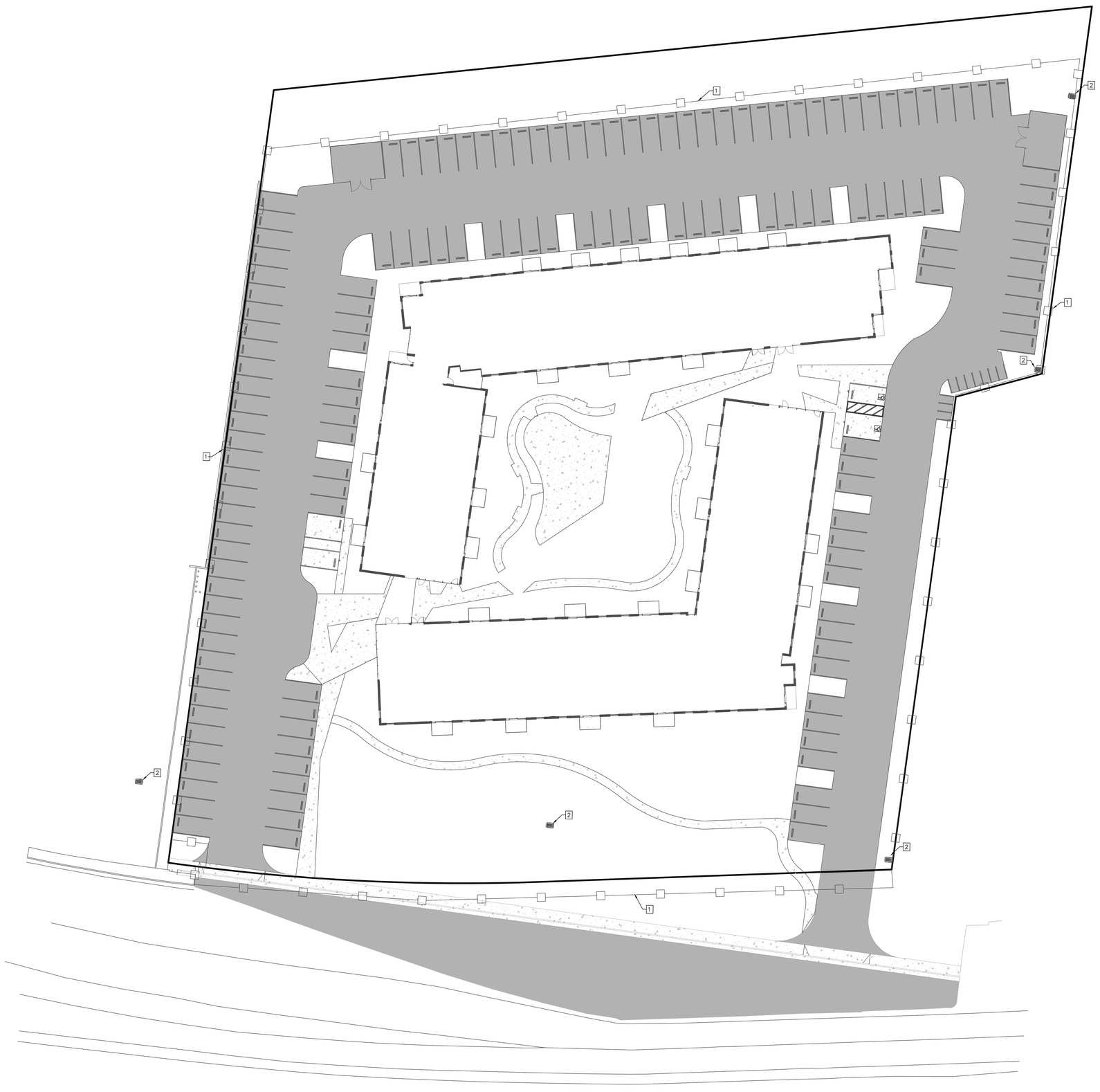
KEYNOTES

[1] FIBER ROLL, SEE DETAIL F, SHEET C-7.3.

[2] DRAIN INLET PROTECTION, SEE DETAIL E, SHEET C-7.3.

REFER TO SHEET G-1.1
FOR DRAINAGE CONTROL
PROVISIONS



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KEY PLAN:

STAMP:

PROJECT NO: 23.026.00

SHEET NAME:
EROSION CONTROL PLAN

PHASE:
NOT FOR CONSTRUCTION

SHEET NO:
C-4.0

0 10 20
SCALE IN FEET
1" = 20'
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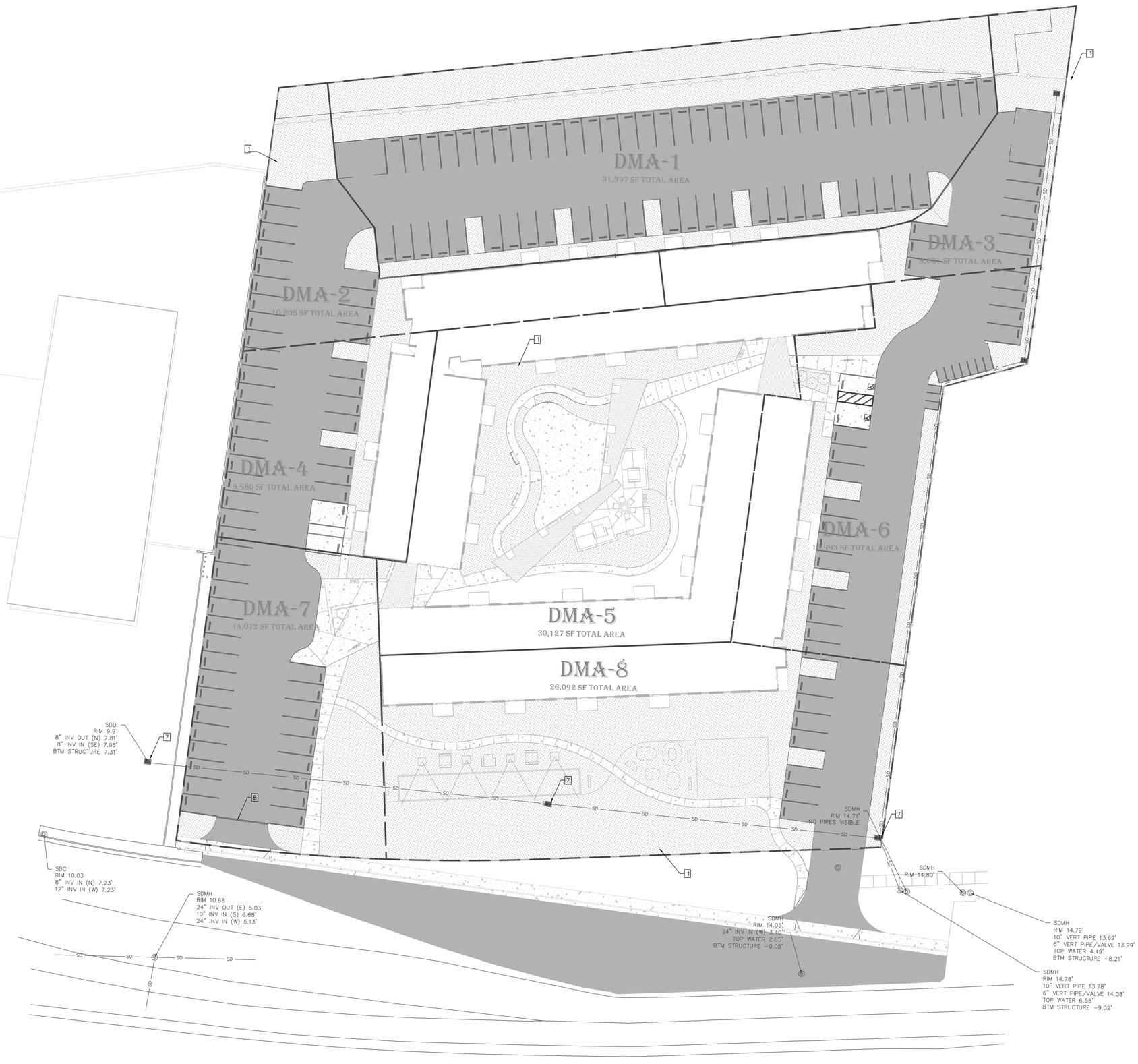
NOTES

1. DURING ROUGH GRADING, ALL TOPSOIL SHALL BE STOCKPILED FOR USE IN LANDSCAPED AREAS. SEE SOIL QUALITY IMPROVEMENT AND MAINTENANCE NOTES.
2. PLACE FIBER ROLL ON DOWNHILL SIDE OF ANY GROUND DISTURBING ACTIVITIES DURING CONSTRUCTION.
3. ALL DRAIN INLETS IN VICINITY OF PROJECT SHALL BE PROTECTED DURING THE COURSE OF CONSTRUCTION.

KEYNOTES

1. BIO-RETENTION AREA, SEE DETAIL C, SHEET C-7.3.
2. VEGETATED SWALE, SEE DETAIL G, SHEET C-7.3.
3. POP-UP DRAINAGE EMITTER, SEE DETAIL H, SHEET C-7.3.
4. TIGHTLINE DOWNSPOUTS.
5. LANDSCAPED AREA WITH 12" LAYER OF AMENDED TOPSOIL, GRADE SUCH THAT AREA IS SLIGHTLY CONCAVE, SEE DETAIL B, SHEET C-7.3.
6. BIORETENTION OVERFLOW DRAIN, SEE DETAIL C, SHEET C-7.3.
7. TYPE G1 DRAIN INLET, SEE DETAIL A, SHEET C-7.3.
8. THROUGH SIDEWALK PIPE DRAIN, SEE DETAIL E, SHEET C-7.3



0 10 20
SCALE IN FEET
1" = 20'
NOTE: IF SCALE BAR DOES NOT MEASURE 1 INCH PLANS ARE NOT TO SCALE

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KEY PLAN:

STAMP:

PROJECT NO: 23.026.00

SHEET NAME:
DRAINAGE PLAN

PHASE:
NOT FOR CONSTRUCTION

SHEET NO:
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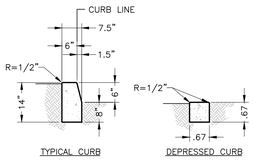
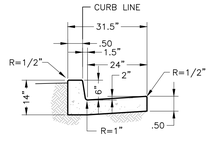
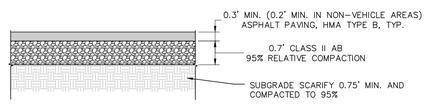


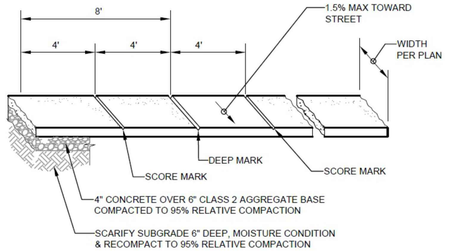
A A1-6 CURB
SCALE: 1"=2'



B A2-6 CURB
SCALE: 1"=2'

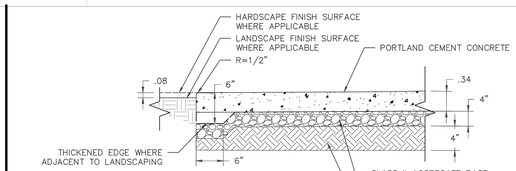


C TYPICAL PAVING STRUCTURAL SECTION
SCALE: 1"=2'



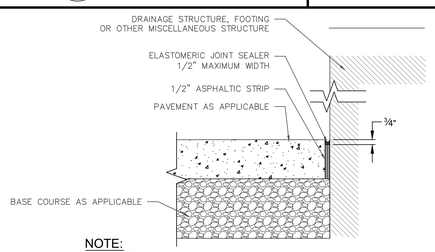
NOTES:
1. DEEP SCORE MARK OR WEAKENED PLANE-DEPTH EQUAL TO 1/5 OF SLAB THICKNESS OR 1", WHICHEVER IS GREATER.
2. SIDEWALK SHALL BE BROOM FINISHED. DIRECTION OF BROOMING SHALL BE PERPENDICULAR TO DIRECTION OF TRAVEL.
3. CONTRACTOR TO DRILL AND DOWEL #4 BARS AT 24" O.C. 6" INTO EXISTING SIDEWALK AT JUNCTIONS TO EXISTING SIDEWALK, AND BACK OF CURBS AS POSSIBLE.
4. REPAIR SHALL BE MADE BY REMOVING AND REPLACING THE ENTIRE UNIT BETWEEN SCORING LINES OR JOINTS.
5. REFER TO PUBLIC WORKS STANDARD PLANS AND SPECIFICATIONS FOR CURBS AND SIDEWALKS FOR ADDITIONAL INFORMATION. WHERE IN CONFLICT WITH THESE PLANS, THE MORE STRINGENT REQUIREMENT SHALL APPLY.

D TYPICAL SIDEWALK
SCALE: N.T.S.



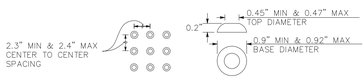
NOTES:
1. ALL TREAD SURFACES SHALL BE SLIP RESISTANT.
2. REFER TO [ARCHITECTURAL,LANDSCAPE,ETC.] DRAWINGS/ SPECIFICATIONS FOR COLOR, PATTERN, TEXTURE AND FINISH.
3. SEE PLAN FOR LOCATION OF JOINTS.

E PEDESTRIAN CONCRETE SECTION
SCALE: N.T.S.



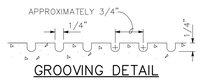
NOTE:
1. REFER TO APPROPRIATE PAVEMENT DETAIL FOR INFORMATION ON PAVEMENT SECTION AND SUBGRADE PREPARATION.

F ISOLATION JOINT AT STRUCTURE
SCALE: N.T.S.



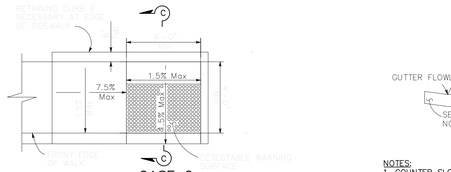
RAISED TRUNCATED DOME PATTERN (IN-LINE)

NOTE:
CURB RAMPS SHALL HAVE A DETECTABLE WARNING SURFACE THAT EXTENDS THE FULL WIDTH AND 3'-0" DEPTH OF THE RAMP. A 4'-0" WIDE DETECTABLE WARNING SURFACE MAY BE USED ON A 4'-2" WIDE CURB RAMP. DETECTABLE WARNING SURFACES SHALL CONFORM TO THE REQUIREMENTS IN CBC 11B-705.

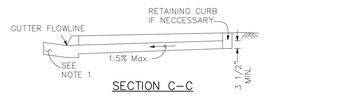


GROOVING DETAIL

B DETECTABLE WARNING SURFACE
NOT TO SCALE



CASE C

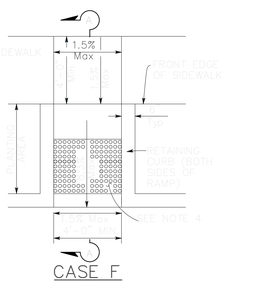


SECTION C-C

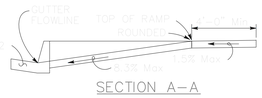
NOTES:
1. COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO AND WITHIN 24 INCHES OF THE CURB RAMP SHALL NOT BE STEEPER THAN 1V:20H (5.0%). GUTTER PAN SLOPE SHALL NOT EXCEED 1" OF DEPTH FOR EACH 2'-0" OF WIDTH.

A CASE C CURB RAMP DETAIL
NOT TO SCALE

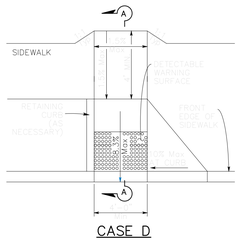
CURB RAMP NOTES:
1. THE ADJACENT SURFACES AT TRANSITIONS AT CURB RAMPS TO WALKS, GUTTERS, AND STREETS SHALL BE AT THE SAME LEVEL.
2. COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO AND WITHIN 24 INCHES OF THE CURB RAMP SHALL NOT BE STEEPER THAN 1V:20H (5.0%). GUTTER PAN SLOPE SHALL NOT EXCEED 1" OF DEPTH FOR EACH 2'-0" OF WIDTH.
3. TRANSITION GUTTER PAN SLOPE FROM 1" OF DEPTH FOR EACH 2'-0" OF WIDTH TO MATCH TYPICAL GUTTER PAN SLOPE PER STANDARD PLAN A87A.
4. THE DETECTABLE WARNING SURFACE WILL BE A RECTANGLE AS SHOWN AT BACK OF CURB, UNLESS MODIFIED IN THE PROJECT PLANS. CURB RAMPS SHALL HAVE A DETECTABLE WARNING SURFACE THAT EXTENDS THE FULL WIDTH AND 3'-0" DEPTH OF THE RAMP. DETECTABLE WARNING SURFACES SHALL EXTEND THE FULL WIDTH OF THE RAMP EXCEPT A MAXIMUM GAP OF 1 INCH IS ALLOWED ON EACH SIDE OF THE RAMP. DETECTABLE WARNING SURFACES SHALL CONFORM TO THE REQUIREMENTS IN THE STANDARD SPECIFICATIONS.



CASE F

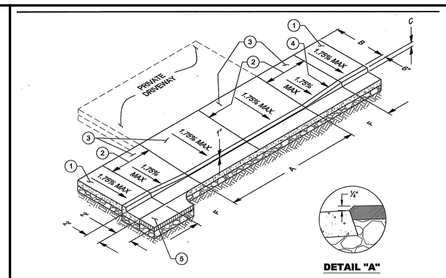


SECTION A-A



CASE D

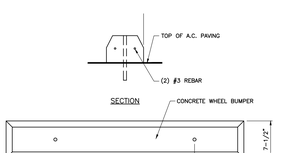
G CURB RAMPS
SCALE: N.T.S.



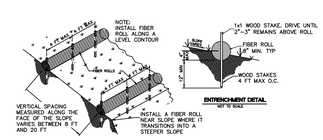
1. STANDARD CITY SIDEWALK.
2. DEEP TOOL JOINT. (MAX. SPACING 12 FEET)
3. CLASS "A" CONCRETE, 6 INCHES THICK FOR RESIDENTIAL, 8 INCHES THICK FOR COMMERCIAL/INDUSTRIAL WITH #4 REBAR, 12 INCHES O.C., PLACED ON 4" COMPACTED CLASS II AB OVER 6 INCHES OF SUBGRADE OR CLASS II AB. ALL AB AND/OR SUBGRADE SHALL BE PROCESSED TO 95% RELATIVE COMPACTION.
4. SCORE MARK, TYPICAL.
5. RETROFIT: SAW CUT AND REMOVE EXISTING STREET SECTION. PLACE 6" THICK ASPHALT CONCRETE PATCH OR MATCH EXISTING, WHICHEVER IS GREATER. STREET SECTION SHALL BE 1/4" ABOVE LIP OF GUTTER. SEE DETAIL "A".

NOTES AND DIMENSIONS:
A. PER DESIGN STANDARDS.
B. MATCH EXISTING, OR SEE DIVISION I, SECTION 3, TABLE 3.01 OF THESE STANDARDS.
C. CURB HEIGHT VARIES FOR EXISTING; STANDARD IS 6 INCHES.
D. WHEN DRIVEWAY IS CONSTRUCTED WITHIN EXISTING SIDEWALK AREAS, THE NEW DRIVEWAY SECTION, INCLUDING THE CURB AND GUTTER, SHALL BE DOWELED INTO THE EXISTING CONCRETE WITH 12 INCH LENGHTS OF #4 REBARS AT 18 INCH CENTERS. THE #4 REBARS SHALL BE RETROFITTED BY CORING AND DRILLING EXISTING CONCRETE (4" MIN.), INSTALLING REBARS, AND FILLING ANNULAR VOIDS WITH EPOXY.
E. LIGHT BROOM FINISH PERPENDICULAR TO STREET CENTERLINE ON CURB, GUTTER & SIDEWALK.
F. LENGTH VARIES WITH CURB HEIGHT. MAXIMUM RUNNING SLOPE SHALL BE 7.5%

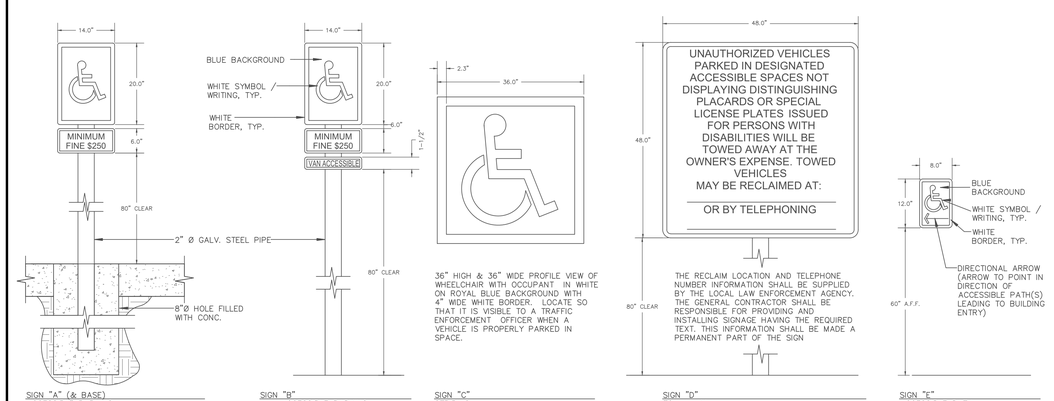
H DRIVEWAY APPROACH
SCALE: N.T.S.



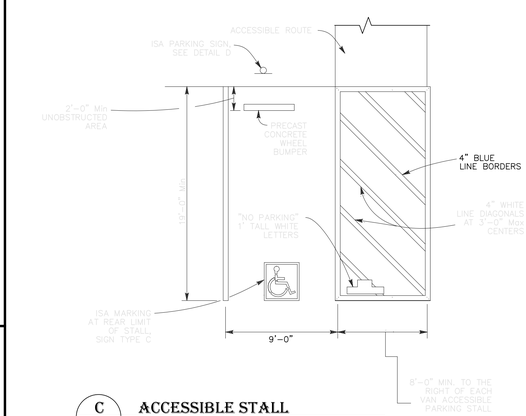
D WHEEL BUMPER DETAIL
NOT TO SCALE



F FIBER ROLL
NOT TO SCALE



E ACCESSIBLE SIGNAGE
SCALE: N.T.S.



1. VAN ACCESSIBLE SPACES SHALL BE 12 FEET WIDE OR HAVE 8 FEET WIDE ACCESS AISLE LOCATED ON PASSENGER SIDE.
2. ACCESS AISLE SHALL BE CONTINUOUSLY ACCESSIBLE AND ADJOIN AN ACCESSIBLE ROUTE.
3. ACCESS AISLE SHALL BE MARKED WITH A BLUE PAINTED BORDERLINE AROUND THEIR PERIMETER. THE AREA WITHIN SHALL BE MARKED WITH BLUE HATCHED LINES AT 36 INCHES ON CENTER.
4. THE WORDS "NO PARKING" SHALL BE PAINTED WITHIN EACH ACCESS AISLE IN WHITE LETTERS A MINIMUM OF 12 INCHES IN HEIGHT AND LOCATED TO BE VISIBLE FROM THE ADJACENT VEHICULAR WAY.
5. ACCESS AISLES SHALL EXTEND THE FULL REQUIRED LENGTH OF THE PARKING SPACE AND SHALL NOT OVERLAP VEHICULAR WAY. ACCESS AISLES MAY BE PERMITTED ON EITHER SIDE OF PARKING SPACE EXCEPT VAN PARKING SPACES SHALL HAVE ACCESS AISLE ON PASSENGER SIDE.
6. PARKING SPACES AND ACCESS AISLES SHALL HAVE GROUND SURFACES COMPLYING WITH CBC 11B-302. CHANGES IN LEVEL NOT PERMITED EXCEPT ¼" MAX VERTICAL AND SLOPE NOT STEEPER THAN 1:48.
7. PARKING SPACE SHALL BE MARKED WITH AN INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH CBC 11B-703.7.2.1 IN WHITE ON BLUE BACKGROUND A MINIMUM OF 36 INCHES WIDE AND 36 INCHES HIGH. CENTERLINE OF SYMBOL SHALL BE MAXIMUM 6 INCHES FROM CENTERLINE OF PARKING SPACE, ITS SIDES PARALLEL TO LENGTH OF PARKING SPACE AND LOWER SIDE ALIGNED WITH END OF PARKING SPACE.
8. ADDITIONAL SIGN PER DETAIL C SHALL BE POSTED IMMEDIATELY ADJACENT TO ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE.

C ACCESSIBLE STALL
NOT TO SCALE

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ISSUANCE	DATE
ENTITLEMENT SUBMISSION 01	01.26.24

REVISIONS	Δ DELTA	DATE

KEY PLAN:

STAMP:

PROJECT NO: 23.026.00
SHEET NAME:
CURB, SIDEWALK, DRIVEWAY DETAILS

PHASE:
NOT FOR CONSTRUCTION

SHEET NO:
C-6.1

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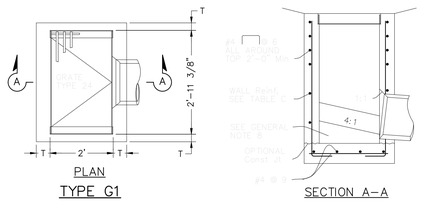


TYPE G1

TABLE A

CONCRETE QUANTITIES				
TYPE	H=3'-0" TO 8'-0" (T=6")		H=8'-1" TO 20'-0" (T=8")	
	H=3'-0" (CY)	ADDITIONAL PCC PER FOOT (CY)	H=8'-1" (CY)	ADDITIONAL PCC PER FOOT (CY)
G-0	1.24	0.245	3.39	0.346
G-1	0.95	0.220	*	*

TABLE BASED ON 8" FLOOR SLAB. NO DEDUCTIONS ARE TO BE MADE TO THESE QUANTITIES BECAUSE OF PIPE OPENINGS, DIFFERENT FLOOR ALTERNATIVES OR DIFFERENT CURB TYPES.

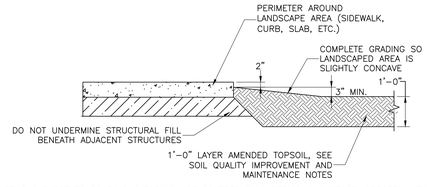
*MAXIMUM ALLOWABLE HEIGHT 6'-0"

TABLE B

CURB TYPE	NORMAL CURB HEIGHT	CURB BATTER	"a" DIMENSION	"b" DIMENSION
A1-6/A2-6	6"	1-1/2"	T+7-1/2"	T+6-1/2"

A TYPE G1 INLET

NOT TO SCALE



IN AREAS SUBJECT TO GRADING/CLEARING NOT COVERED BY IMPERVIOUS SURFACE, CREATE/AMEND PERVIOUS AREAS WITH A 12" LAYER OF TOPSOIL. SOIL QUALITY IMPROVEMENT OPTIONS INCLUDE THE FOLLOWING:

OPTION 1: LEAVE NATIVE VEGETATION AND SOIL UNDISTURBED AND PROTECT FROM COMPACTION DURING CONSTRUCTION IDENTIFY AREAS OF THE SITE THAT WILL NOT BE STRIPPED, LOGGED, GRADED, OR DRIVEN ON, AND FENCE OFF THOSE AREAS TO PREVENT IMPACTS DURING CONSTRUCTION. IF NEITHER SOILS NOR VEGETATION ARE DISTURBED, THESE AREAS DO NOT REQUIRE AMENDMENT.

OPTION 2: AMEND EXISTING SITE TOPSOIL OR SUBSOIL SCARIFY OR TILL SUBGRADE TO 8 INCH DEPTH (OR TO DEPTH NEEDED TO ACHIEVE A TOTAL DEPTH OF 12 INCHES OF UN COMPACTED SOIL AFTER CALCULATED AMOUNT OF AMENDMENT IS ADDED). ENTIRE SURFACE SHOULD BE DISTURBED BY SCARIFICATION. AMEND SOIL TO MEET DESIRED ORGANIC CONTENT.

OPTION 3: STOCKPILE EXISTING TOPSOIL DURING GRADING. REPLACE TOPSOIL BEFORE PLANTING. STOCKPILE AND COVER SOIL WITH WEED BARRIER MATERIAL THAT SHEDS MOISTURE YET ALLOWS AIR TRANSMISSION. REPLACE STOCKPILED TOPSOIL PRIOR TO PLANTING AND ENSURE THAT REPLACED SOIL PLUS ADDITIONAL COMPOST AS NEEDED WILL AMOUNT TO AT LEAST 12 INCHES OF DEPTH.

COMPOST/AMENDMENT SHALL BE MATURE, STABLE, WEED FREE, AND PRODUCED BY AEROBIC DECOMPOSITION OF ORGANIC MATTER.

DURING PLACEMENT OF AMENDED SOIL, DO NOT UNDERMINE STRUCTURAL FILL BENEATH ADJACENT STRUCTURES (BUILDINGS, SIDEWALKS, ASPHALT PAVEMENT, ETC.)

B LANDSCAPE AREA GRADING

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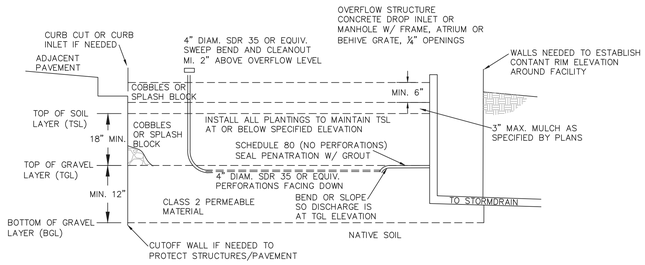

C BIOSWALE DETAIL

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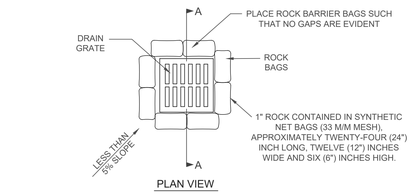
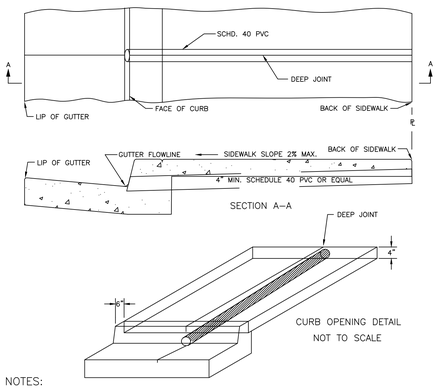


D DROP INLET PROTECTION

SCALE: AS NOTED



NOTES:

1. ON SITE DRAINAGE AND LOCATION OF CURB OUTLETS SHALL BE BY OWNER AS APPROVED BY THE CITY ENGINEER.
2. DRAIN PIPE SHALL BE INSTALLED SO THAT TOP OF PIPE IS 2" MINIMUM BELOW TOP OF SIDEWALK.
3. FLOOD LINE OF PIPE TO BE INSTALLED BELOW FLOOD LINE OF GUTTER
4. SIDEWALK DRAIN TO BE 4" OR LARGER SCHEDULE 40 RIDGID POLYVINYL CHLORIDE PIPE OR APPROVED EQUAL.
5. DEEP JOINTS TO BE PLACED OVER FULL LENGTH OF PIPE TO GUTTER MULTI-LINES TO BE APPROVED BY THE CITY ENGINEER.
6. SMOOTH FACE OF GUTTER AT PIPE SHALL BE MAINTAINED WITH NO GAPS.

E THROUGH SWK PIPE DRAIN

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Fax: 415.775.8752
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CLIENT:

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ARCATA, CA, 95521

ISSUANCE	DATE
ENTITLEMENT SUBMISSION 01	01.26.24

REVISIONS	Δ DELTA	DATE

KEY PLAN:

STAMP:

PROJECT NO: 23.026.00

SHEET NAME:
DRAINAGE DETAILS

PHASE:
NOT FOR CONSTRUCTION

SHEET NO:
C-6.2

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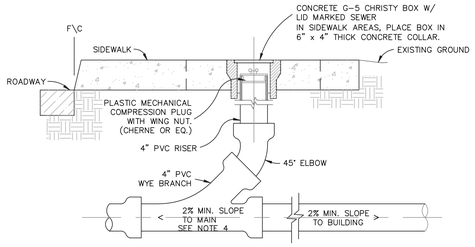
NOTES:

1. THE SEWER SERVICE LATERAL SHALL BE OF SUFFICIENT DEPTH TO ADEQUATELY SERVE THE BUILDING SITE, AND IN NO CASE SHALL BE LESS THAN 3 FT. IN DEPTH AT THE BACK OF THE P.U.E. UNLESS OTHERWISE AUTHORIZED BY THE DISTRICT.
2. WHERE PROBLEMS ARE ANTICIPATED IN PROVIDING SEWER SERVICE TO A GIVEN BUILDING SITE, THE LATERAL INVERT AT THE BACK OF THE P.U.E. SHALL BE STAKED BY THE OWNER'S ENGINEER.
3. WHERE SERVICE LATERAL IS LOCATED IN DRIVEWAY APPROACH, THE CLEANOUT IS TO BE LOCATED 18" BEHIND APRON.
4. MINIMUM 2% EXCEPT WHERE A VARIATION IS SPECIFICALLY APPROVED BY THE DISTRICT.



A GRAVITY SEWER CLEANOUT

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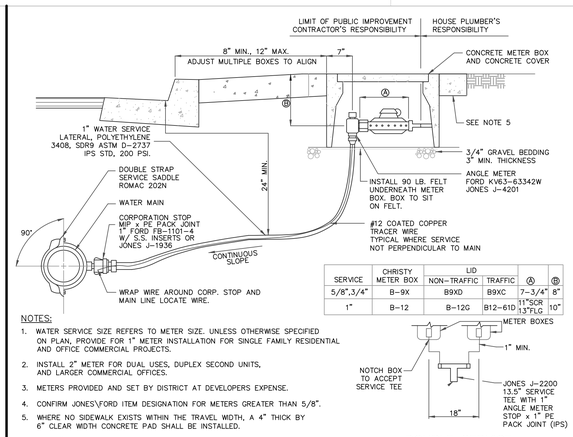


SERVICE	CHRISTY METER BOX	LID NON-TRAFFIC	LID TRAFFIC	Ⓐ	Ⓑ
5/8",3/4"	B-9X	B9XD	B9XC	7-3/4"	8"
1"	B-12	B-12G	B12-61D	11"SQR 13"T/G	10"

NOTES:

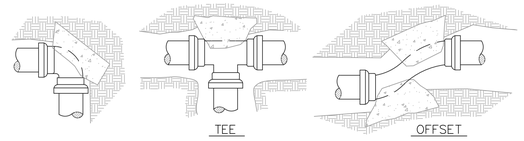
1. WATER SERVICE SIZE REFERS TO METER SIZE. UNLESS OTHERWISE SPECIFIED ON PLAN, PROVIDE FOR 1" METER INSTALLATION FOR SINGLE FAMILY RESIDENTIAL AND OFFICE COMMERCIAL PROJECTS.
2. INSTALL 2" METER FOR DUAL USES, DUPLEX SECOND UNITS, AND LARGER COMMERCIAL OFFICES.
3. METERS PROVIDED AND SET BY DISTRICT AT DEVELOPERS EXPENSE.
4. CONFIRM JONES\FORD ITEM DESIGNATION FOR METERS GREATER THAN 5/8".
5. WHERE NO SIDEWALK EXISTS WITHIN THE TRAVEL WIDTH, A 4" THICK BY 6" CLEAR WIDTH CONCRETE PAD SHALL BE INSTALLED.

1" DOMESTIC WATER SERVICE

DOUBLE SERVICE

B DOMESTIC WATER SERVICE

NOT TO SCALE



TYPICAL CONC. BLOCKING SHOWN IN PERSPECTIVE



NOTES:

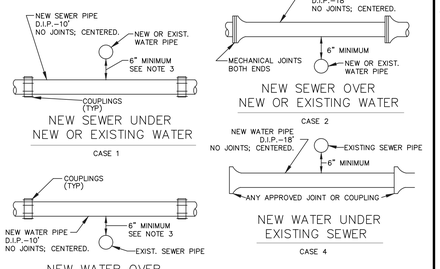
1. SAFE BEARING LOAD OF SOIL FOR HORIZONTAL THRUST SHALL NOT BE EXCEEDED.
2. CONCRETE BLOCKING, CAST-IN-PLACE, TO EXTEND FROM BELLS OF FITTINGS TO UNDISTURBED SOIL AND ENTIRE BEARING AREA MUST BE AGAINST UNDISTURBED SOIL.
3. IN USING THE THRUST BLOCKING TABLE BELOW, ASSUME 2000 P.S.F. BEARING CAPACITY UNLESS OTHERWISE SHOWN ON THE PLANS. THE DESIGN ENGINEER SHALL SPECIFY THRUST BLOCKING REQUIREMENTS FOR ALL OTHER SOIL BEARING CONDITIONS.
4. FOR PLUGGED LEG(S) OF TEE OR CROSS, USE HARNESS TYPE BLOCKING AS SHOWN ON THE STD DETAILS AND CONCRETE BLOCKING INDICATED IN THE TABLE BELOW.

	MIN REQ'D BEARING AREA IN SF PER 100 P.S.I. TEST PRESSURE *					
	SOIL BRG CAPACITY	HARNESS BLOCKS	TEES & DEAD ENDS	90° BENDS	45° BENDS	22-1/2° BENDS
4"	1000 2000	2 1	2 1	3 1.5	2 1	1 0.5
6"	1000 2000	4 2	4 2	6 3	3 2	2 1
8"	1000 2000	7 4	7 4	10 5	5 3	3 2
10"	1000 2000	12 6	12 6	17 8.5	10 5	5 25
12"	1000 2000	16 8	16 8	22 11	12 6	6 3

* MULTIPLY NO. IN TABLE BY TEST PRESSURE & DIVIDE BY 100

C CONCRETE THRUST BLOCKING

NOT TO SCALE



NOTES

1. THIS STANDARD APPLIES TO PIPES UP TO AND INCLUDING 16" DIAMETER. ALL CROSSINGS OF LARGER DIAMETER SHALL BE AS APPROVED BY THE DISTRICT.
2. ALL NEW DUCTILE IRON SHALL BE WRAPPED IN POLYETHYLENE FILM IN TUBE FORM PER DISTRICT CONSTRUCTION SPECIFICATIONS.
3. WHERE SEWER CROSSES BELOW A WATER MAIN, WITH 1' OR MORE OF VERTICAL CLEARANCE, NO SPECIAL INSTALLATION IS REQUIRED.
4. NEW PIPE UNDER EXISTING--CASE 5 SHALL BE USED WHEN THE EXISTING PIPE HAS A JOINT OVER OR WITHIN 2' OF THE NEW TRENCH.
5. ANY PIPE-PIPE CROSSING WITH LESS THAN 6" VERTICAL CLEARANCE SHALL NOT BE INSTALLED WITHOUT APPROVAL OF THE DISTRICT.
6. WATER MAIN LOWERING PER STD. DETAIL.
7. SEE ENGINEER'S APPROVED LIST FOR APPROVED COUPLINGS.

D PIPE CROSSING DETAIL

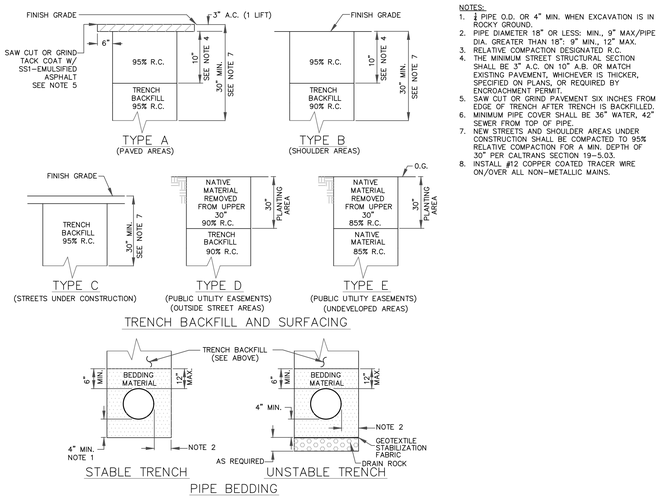
NOT TO SCALE

I. MATERIAL SPECIFICATIONS:

1. BEDDING MATERIAL:
   - A.) PEA GRAVEL– CONFORMING TO CALTRANS SECTION 68-1.025, PERMEABLE MATERIAL, CLASS 1, TYPE B.
   - B.) CL 2 AB. – CONFORMING TO CALTRANS SECTION 26-1.02A, CLASS 2 AGGREGATE BASE, 3/4" MAXIMUM.
   - C.) PERMEABLE – CONFORMING TO CALTRANS SECTION 68-1.025 CLASS 2 PERMEABLE MATERIAL.
2. AGGREGATE BASE:
   - A.) CL 2 AB. – CONFORMING TO CALTRANS SECTION 26-1.02A, CLASS 2 AGGRIGATE BASE, 3/4" MAXIMUM.
3. DRAIN ROCK:
   - A.) NO. 3 ROCK– SHALL BE A WASHED ROCK OF THE NOMINAL SIZE DESIGNATED AS 1" TO 2".
4. GABION ROCK:
   - A.) GABION ROCK– SHALL BE A WASHED OR NON-WASHED ROCK OF THE NOMINAL SIZE DESIGNATED AS 4" TO 12".
5. NATIVE MATERIAL:
   - A.) NATIVE MATERIAL– NATIVE MATERIAL USED AS BACKFILL SHALL BE FREE OF ORGANIC MATTER, REFUSE OR OTHER UNSATISFACTORY MATERIALS, STONES, OR LUMPS GREATER THAN OR EXCEEDING 3" IN GREATEST DIMENSION.
6. SHALE MATERIAL:
   - A.) SHALE MATERIAL– SHALE MATERIAL SHALL MEET THE QUALITY REQUIREMENTS FOR CL 2 AB AND CONTAIN ENOUGH FINE MATERIALS TO BE ABLE TO BE COMPACTED TO 95% RC IN A TIGHT SUSTAINABLE MATRIX.

II. COMPACTION REQUIREMENTS:

1. BEDDING MATERIAL:
   - A.) PEA GRAVEL SHALL EITHER BE HAND TAMPED UNDER AND AT THE SIDES OF THE PIPES IN LIFTS NOT GREATER THAN 6" OR SHAPED AND COMPACTED PRIOR TO PIPE INSTALLATION.
   - B.) CL 2 AB SHALL MEET THE ABOVE REQUIREMENTS AND SHALL ADDITIONALLY BE COMPACTED UNDER THE PIPE TO 90% RC AND UP TO THE SPRING LINE OF THE PIPE TO 90% RC IN TWO SEPERATE LIFTS RESULTING IN A FIRM UNYIELDING BEDDED TRENCH. JETTING SHALL NOT BE ALLOWED.
2. AGGREGATE BASE:
   - A.) AGGREGATE BASE SHALL BE COMPACTED WITH MECHANICAL HAND OPERATED, OR EQUIPMENT MOUNTED OR TOWED METHODS TO ACHIEVE THE REQUIRED COMPACTION. IN ANY EVENT, COMPACTION METHODS SHALL NOT DAMAGE THE PIPE, EXCEED THE LOADING CAPACITY OF THE PIPE, OR RESULT IN A CHANGE TO THE DESIGN PIPE SLOPE REQUIRED OR DEFLECTION UNITS. JETTING SHALL NOT BE ALLOWED.
3. DRAIN ROCK:
   - A.) DRAIN ROCK SHALL BE CONSOLIDATED WITH A SURFACE VIBRATOR.
4. SHALE MATERIAL:
   - A.) SHALE SHALL MEET THE COMPACTION REQUIREMENTS FOR CL 2 AB.
5. NATIVE MATERIAL:
   - A.) NATIVE MATERIAL COMPACTED TO 90% RC SHALL MEET THE COMPACTION REQUIREMENTS OF CL 2 AB. NATIVE MATERIAL COMPACTED TO LESS THAN 90% RC MAY BE COMPACTED BY WHEEL ROLLING.



NOTES:

1. 1 PIPE O.D. OR 4" MIN. WHEN EXCAVATION IS IN ROCKY GROUND.
2. PIPE DIAMETER 18" OR LESS: MIN., 9" MAX/PIPE DIA. GREATER THAN 18": 9" MIN., 12" MAX.
3. RELATIVE COMPACTION DESIGNATED R.C.
4. THE MINIMUM STREET STRUCTURAL SECTION SHALL BE 3" A.C. ON 10" A.B. OR MATCH EXISTING PAVEMENT, WHICHEVER IS THICKER, SPECIFIED ON PLANS, OR REQUIRED BY ENCROACHMENT PERMIT.
5. SAW CUT OR GRIND PAVEMENT SIX INCHES FROM EDGE OF TRENCH AFTER TRENCH IS BACKFILLED.
6. MINIMUM PIPE COVER SHALL BE 36" WATER, 42" SEWER FROM TOP OF PIPE.
7. NEW STREETS AND SHOULDER AREAS UNDER CONSTRUCTION SHALL BE COMPACTED TO 95% RELATIVE COMPACTION FOR A MIN. DEPTH OF 30" PER CALTRANS SECTION 19-5.03.
8. INSTALL #12 COPPER COATED TRACER WIRE ON/OVER ALL NON-METALLIC MAINS.

E TYPICAL TRENCH DETAILS

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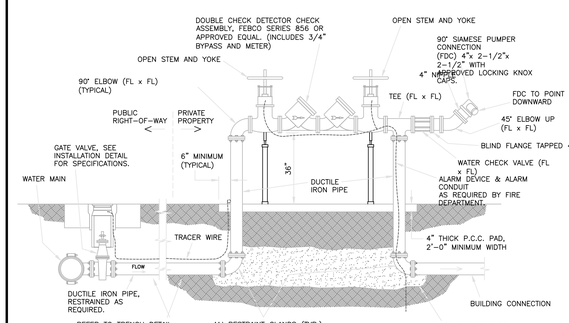

NOTES:

1. THE DOUBLE CHECK DETECTOR CHECK ASSEMBLY SHALL BE REQUIRED FOR USE IN CLASS I AND CLASS II FIRE SPRINKLER SYSTEMS ONLY. CLASS I AND II AUTOMATIC FIRE SPRINKLER SYSTEMS ARE THOSE WITH DIRECT CONNECTION TO THE PUBLIC WATER MAIN ONLY; NO RESERVOIRS OR AUXILIARY SOURCES, NO ANTIFREEZE OR ADDITIVES OF ANY KIND, AND ALL SPRINKLER DRAINS DISCHARGE TO THE ATMOSPHERE OR OTHER SAFE OUTLETS (AWWA MANUAL NO. M-14).
2. THE FIRE DEPARTMENT CONNECTION (FDC) SHALL BE INSTALLED AT A LOCATION ACCEPTABLE TO THE LOCAL FIRE AUTHORITY HAVING JURISDICTION, AND APPROVED BY THE THE CITY. WHEN SPACE ALLOWS, THE "FDC" SHALL BE LOCATED REMOTE FROM THE PROTECTED BUILDING, AT A LOCATION ACCESSIBLE TO A FIRE ENGINE, AND NEAR A FIRE HYDRANT ACCEPTABLE TO THE FIRE DEPARTMENT.
3. THE "FDC" SHALL BE WITHIN 200 FEET OF THE PROTECTED STRUCTURE AND WITHIN 50 FEET OF A FIRE HYDRANT. WHEN NOT READILY VISIBLE FROM FROM THE STREET, ADDITIONAL MARKINGS, ("FDC"), MAY BE REQUIRED.
4. ASSEMBLY SHALL BE PROTECTED FROM DAMAGE BY VEHICLES AND MAY REQUIRE BOLLARDS.
5. FIRE SPRINKLER SYSTEM ALARM MONITORING SHALL BE PER CURRENT STATE AND LOCAL FIRE CODES.

ADDITIONAL SPECIFICATIONS AND REQUIREMENTS AVAILABLE FROM ARCATA FIRE DEPARTMENT

F FIRE SERVICE DOUBLE CHECK VALVE DETECTOR ASSEMBLY

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PROGRAM LEGEND

1. LINEAR PAVER "WEDGE" W/ LARGE SHADE TREES IN TREE GRATES AND BENCH SEATING
2. DECOMPOSED GRANITE GARDEN PATHWAY LOOP W/ BENCH SEATING
3. DINING/LOUNGE SEATING AREA W/ PROPANE BBQ COUNTER & STEEL COFFEE TABLE W/ SUCCULENT PLANTING
4. CONTEMPORARY CANTILEVER TRELLIS W/ PICNIC TABLE GATHERING AREA
5. SHRUB PLANTING & BIO-RETENTION BASINS TO BUFFER SEMI-PRIVATE PATIOS
6. SPLASH PAD PLAY AMENITY
7. FLOWERING ACCENT TREES HIGHLIGHTING ENTRY AREAS
8. PEDESTRIAN CONCRETE PAVING (INTEGRAL COLOR W/ SAND FINISH)
9. LAWN AREA IN SUNNY COURTYARD QUADRANT FOR INFORMAL PLAY
10. LOBBY ENTRY COURTYARD:
    - LINEAR PAVERS
    - SEAT WALL
    - TRASH / RECYCLING RECEPTACLES
    - SHORT-TERM BICYCLE PARKING (8 BIKES TOTAL)
11. DROP-OFF PLAZA:
    - SEAT WALL W/ FEATURE PLANTING
    - INTEGRAL COLOR CONCRETE
12. ENTRY SIGN MONUMENTATION WITH LOW ACCENT PLANTING
13. SHRUB & GROUNDCOVER PLANTING, TYPICAL
14. REGULATION BOCCE COURT (13' X 91')
    - TEAM PICNIC TABLES/BENCHES
    - DECOMPOSED GRANITE PAVING W/ LARGE SHADE TREES IN TREE GRATES
    - STRING LIGHTS
15. STREET TREES ALONG RIGHT-OF-WAY - TBD
16. EXERCISE AREA W/ OUTDOOR FITNESS EQUIPMENT ON DECOMPOSED GRANITE PAVING
17. SHORT-TERM BICYCLE RACKS (4 BIKES @ EACH LOBBY ENTRY)
18. 36'x30' SPORTS COURT W/ BENCH SEATING
19. SHADE TREE PLANTING AT PARKING LOT
20. 6' HT. WIRE MESH VIEW FENCE
21. EXISTING MASONRY WALL @ ADJACENT PROPERTY TO REMAIN
22. PEDESTRIAN CONNECTION TO CLARKSBURG BRANCH LINE TRAIL
23. POTENTIAL STORMWATER TREATMENT AREAS PENDING CIVIL DESIGN

LANDSCAPE CONCEPT PLAN

1990 LAKE WASHINGTON BOULEVARD

WEST SACRAMENTO, CA 95691

ENTITLEMENT SUBMISSION #1

NOT FOR CONSTRUCTION

0 10 20 40 FT.

DATE: 01/26/24
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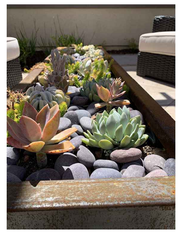
Landscape Architecture
2065 N. Broadway, Suite 203
Walnut Creek, CA 94596
T (925) 945-0300
www.environmentalforesight.com

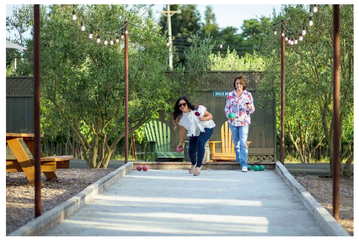
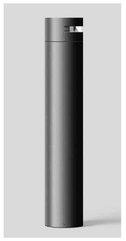





















PRELIMINARY PLANT MATERIAL KEY

KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS * (1)
	TREES				
ACE AUT	Acer r. 'Autumn Blaze'	Autumn Blaze Maple	24" BOX-STD.	SEE PLANS	M
CER OCC	Cercis occidentalis	Western Redbud	36" BOX-MULTI	SEE PLANS	VL
LAG MUS	Lagerstroemia i. 'Muskogee'	Crape Myrtle	15 GAL-STD.	SEE PLANS	L
OLE MAJ	Olea e. 'Majestic Beauty-Fruitless'	Fruitless Olive	24" BOX-STD.	SEE PLANS	VL
PIS KEI	Pistachia c. 'Keith Davey'	Fruitless Chinese Pistache	24" BOX-STD.	SEE PLANS	L
PLA COL	Platanus a. 'Columbia'	London Plane Tree	24" BOX-STD.	SEE PLANS	M
PRU KRA	Prunus c. 'Krauter Vesuvius'	Flowering Plum	15 GAL-STD.	SEE PLANS	L
ULM PAR	Ulmus parvifolia	Chinese Elm	24" BOX-STD.	SEE PLANS	L
ZEL VIL	Zelkova serrata 'Village Green'	Sawleaf Zelkova	24" BOX-STD.	SEE PLANS	M
	SHRUBS, GROUNDCOVERS & GRASSES				
ACH MOO	Achillea x. 'Moonshine'	Fern Leaf Yarrow	1 GAL	30" O.C.	L
ANI RAN	Anigozanthos x. 'Bush Ranger'	Red Kangaroo Paw	1 GAL	24" O.C.	L
ARC HON	Arctostaphylos d. 'Howard McMinn'	Manzanita	5 GAL	60" O.C.	L
AZA ALA	Azalea x. 'Alaska'	White Azalea	15 GAL	60" O.C.	M
BOU BLO	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	1 GAL	30" O.C.	L
CAR DIV	Carex divulsa	Berkeley Sedge	1 GAL	24" O.C.	L
CHO TEC	Chondropetalum tectorum	Small Cape Rush	5 GAL	36" O.C.	L
DIE VEG	Dietes vegeta	Fortnight Lily	5 GAL	42" O.C.	L
FES SIS	Festuca idahoensis x 'Siskiyou Blue'	Siskiyou Blue Hybrid Fescue	1 GAL	18" O.C.	VL
JUN ELK	Juncus patens 'Elk's Blue'	California Blue Rush	1 GAL	24" O.C.	L
LIR VAR	Liriope m. 'Variegata''	Variegated Lilly Turf	1 GAL	24" O.C.	M
LOR PIX	Loropetalum chinense 'Purple Pixie'	Fringe Flower	5 GAL	42" O.C.	L
MYO PAR	Myoporum parvifolium	Myoporum	5 GAL	48" O.C.	L
MUH DUB	Muhlenbergia dubia	Pine Muhly	5 GAL	30" O.C.	L
NAN FIR	Nandina domestica 'Fire Power'	Dwarf Heavenly Bamboo	5 GAL	24" O.C.	L
NAN GUL	Nandina d. 'Gulf Stream'	Dwarf Heavenly Bamboo	1 GAL	18" O.C.	L
PHO DUE	Phormium x. 'Duet'	Var. New Zealand Flax	5 GAL/15 GAL	30" O.C.	L
PHO PLA	Phormium x. 'Platt's Black'	New Zealand Flax	5 GAL	42" O.C.	L
POD MAK	Podocarpus m. 'Maki'	Shrubby Yew Pine	15 GAL	36" O.C.	M
POL MUN	Polystichum munitum	Western Sword Fern	5 GAL	36" O.C.	M
PRU COL	Prunus c. 'Compacta' Column	Compact Column Cherry Laurel	15 GAL	36" O.C.	L
ROS HUN	Rosmarinus o. 'Huntington Carpet'	Trailing Rosemary	1 GAL	42" O.C.	L
SAL HOT	Salvia microphylla 'Hot Lips'	Hot Lips Sage	5 GAL	36" O.C.	L
SAL WIN	Salvia clevelandii 'Winnifred Gilman'	Cleveland Sage	5 GAL	36" O.C.	L
TAX HIC	Taxus x. media 'Hicksii'	Upright Yew	15 GAL	36" O.C.	M
	VINES/ESPALIERS				
FIC PUM	Ficus pumila	Creeping Fig	1 GAL	SEE PLANS	M
GEL SEM	Gelsemium sempervirens	Carolina Jessamine	5 GAL	SEE PLANS	L
	LAWN				
	Lawn (Sod) - 'Bolero Plus' Dwarf Fescue Blend Available: Delta Bluegrass Company (800) 637-8873				M

NOTES:
1. WUCOLS IV RATING IS AN INDUSTRY STANDARD FOR IRRIGATION WATER NEEDS OF LANDSCAPE PLANTINGS IN SPECIFIC CALIFORNIA REGIONS. THE MAJORITY OF PLANTS FOR THIS REGION ARE VERY LOW (VL) TO Medium (M) WATER REQUIREMENTS AND PLANTED IN SPECIFIC HYDROZONES. ABBREVIATIONS FOR WUCOLS WATER NEEDS ARE: VL - VERY LOW, L - LOW, M - MEDIUM, H - HIGH.

LANDSCAPE CONCEPT STATEMENT

THE LANDSCAPE DESIGN CONSISTS OF CONTEMPORARY FORMS AND MATERIALS TO MATCH THE STYLING OF THE ARCHITECTURE. ANGLED 'WEDGE' PATHWAYS OF LINEAR PAVERS AND CONCRETE DIRECT PEDESTRIANS TO THE BUILDING ENTRIES AND INTO THE COURTYARD SPACE. THE AMENITIES IN THE COURTYARD INCLUDE CONTEMPORARY OVERHEAD TRELLISES WITH PICNIC TABLES AND A DINING/LOUNGE SEATING AREA WITH A BARBEQUE COUNTER & STEEL COFFEE TABLE (W/ SUCCULENT PLANTING ACCENTS) . THE COURTYARD ALSO CONTAINS A SPLASH PAD PLAY FEATURE, A 750 SQUARE FOOT LAWN FOR FLEXIBLE PLAY AND A CURVILINEAR DECOMPOSED GRANITE PERIMETER GARDEN PATH. SHADE TREES IN TREE GRATES LINE THE INNER 'WEDGE' PATHS AND ACCENT TREES OFFER ATTRACTIVE COLOR AND PRIVACY FOR THE COURTYARD USERS. THE MAJORITY OF THE PLANT MATERIAL USED WILL BE LOW WATER USE (DESIGN WILL COMPLY WITH ALL WATER USE REGULATIONS) AND WILL FIT WITH THE STYLING OF THE ARCHITECTURE.
THE ACTIVITY AREA SOUTH OF THE SOUTH WING BUILDING CONSISTS OF A 91'X13' BOCCE COURT WITH STRING LIGHTS, BENCHES & PICNIC TABLES, AN OUTDOOR FITNESS AREA SET IN DECOMPOSED GRANITE AND A 36'X30' SPORTS COURT WITH COLORFUL TILE SURFACING. THE WINDING PATHWAY CONNECTS ACROSS THE ENTRY DRIVE EASTWARD TO THE CLARKSBURG BRANCH LINE TRAIL.
THE FRONTAGE IMPROVEMENTS INCLUDE A ENTRY MONUMENT SIGN AT THE WEST ENTRY DRIVE WITH NEW ACCENT PLANTING AND STREET TREES/UNDERSTORY AT THE NEW ROAD RIGHT-OF-WAY.

LANDSCAPE CONCEPT PLAN

1990 LAKE WASHINGTON BOULEVARD

WEST SACRAMENTO, CA 95691

ENTITLEMENT SUBMISSION #1

NOT FOR CONSTRUCTION

ENVIRONMENTAL FORESIGHT, INC.
Landscape Architecture
2065 N. Broadway, Suite 203
Walnut Creek, CA 94596
T (925) 945-0300
www.environmentalforesight.com

LICENSED LANDSCAPE ARCHITECT · SCOTT E. FRUHT NO. 4574 · STATE OF CALIFORNIA · SIGNATURE 08/31/2025 RENEWAL DATE

DATE: 01/16/24
JOB# 23020.01