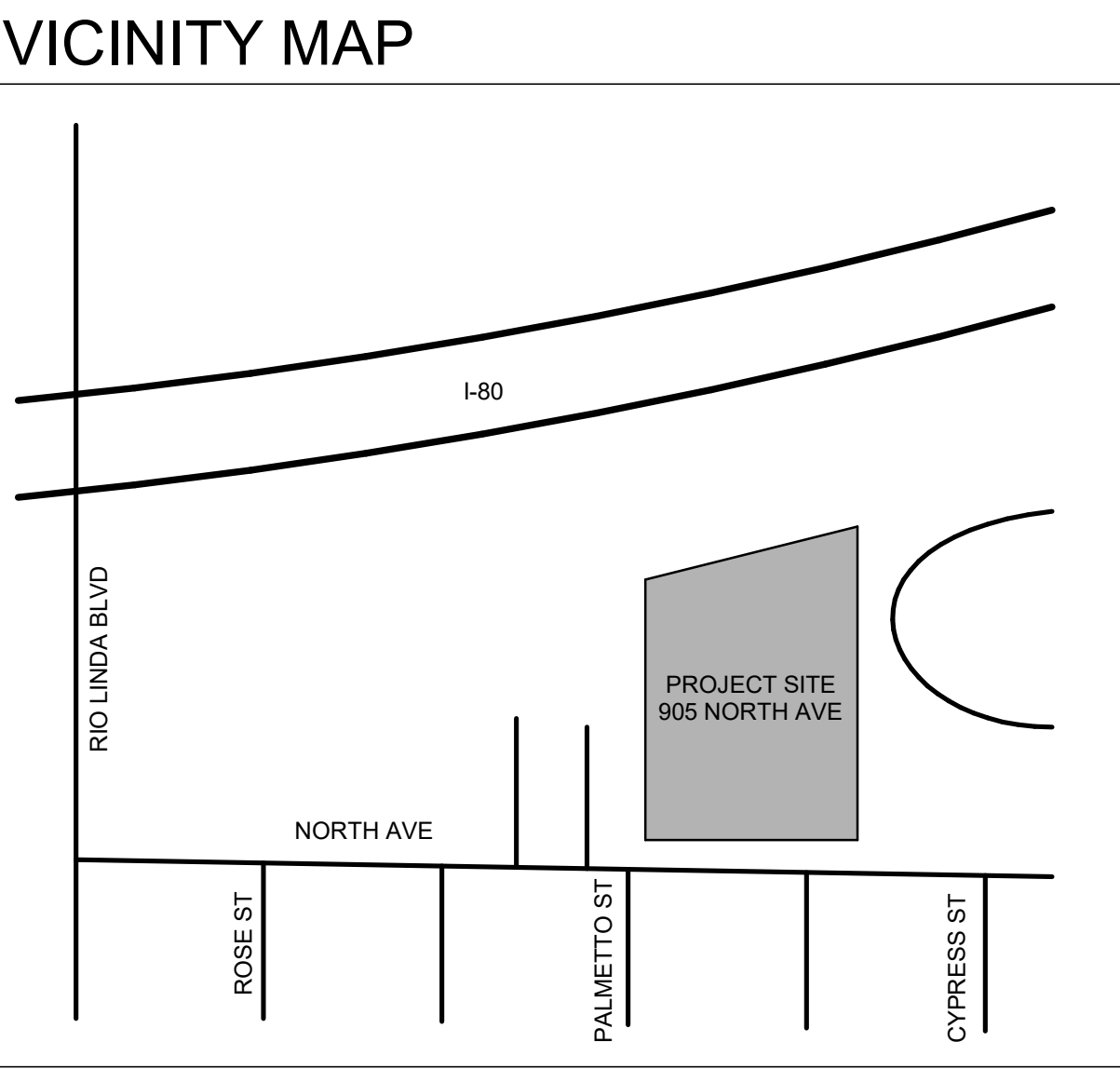


IF THIS SHEET IS NOT 24" x 36", IT IS A REDUCED PRINT - SCALE ACCORDINGLY

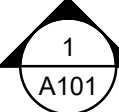
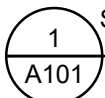
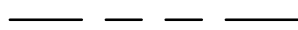
ABBREVIATIONS											
& Ø #	AND DIAMETER NUMBER	G. GA. GLU. LAM. GYP.	GAS GAGE GALVANIZED GLUED LAMINATED WOOD GYPSUM	R. R. R. R.D. REBAR. REF. REINF. REQ'D. RM. R.O. R.W.L.	RADIUS RISER REFRIGERATOR ROOF DRAIN REINFORCING STEEL BAR REFERENCE REINFORCED REQUIRED ROOM ROUGH OPENING RAIN WATER LEADER						
A/C UNIT A.C. A.D. ADD'L. A.F.F. A.F.G. A.H.U. ALUM. ARCH.	AIR CONDITIONING UNIT ASPHALTIC CONCRETE AREA DRAIN ADDITIONAL ABOVE FINISHED FLOOR ABOVE FINISHED GRADE AIR HANDLING UNIT ALUMINUM ARCHITECTURAL	H.B. H.C. HDWD. HDW. H.M. HORIZ. HT.	HOSE BIBB HOLLOW CORE HARDWOOD HARDWARE HOLLOW METAL HORIZONTAL HEIGHT	S.C. SCHED. S.D. SDST SEC. SHT. SHTHG. SIM. S.M. SPEC. SQ. S.S. S.ST. STL. ST. STRUCT. SUSP. SUSP. CLG. SYS.	SOLID CORE SCHEDULE STORM DRAIN SELF DRIVING SELF TAPPING SECURITY SHEET SHEATHING SIMILAR SHEET METAL SPECIFICATION SQUARE SANITARY SEWER STAINLESS STEEL STEEL STORAGE STRUCTURAL SUSPENDED SUSPENDED CEILING SYSTEM						
BD. BKG. BLDG. BOT. BTWN.	BOARD BACKING BUILDING BOTTOM BETWEEN	INSUL. INT. KIT.	INSULATION INTERIOR KITCHEN	T T&G T.B.R. THK. T.O. T.O.C. T.O.P. T.O.P. TOPO. T.O.S. T.O.W. TYP.	TREAD TONGUE & GROOVE TO BE REMOVED THICK(NESS) TOP OF TOP OF CURB TOP OF PARAPET TOP OF PLATE TOPOGRAPHY TOP OF STEEL TOP OF WALL TYPICAL						
CAB. CEM. CEM. PLAS. C.J. CLG. CLR. CL. C.M.U. CONC. CPT. CSWK. CTR.	CABINET CEMENT CEMENT PLASTER CONSTRUCTION JOINT CEILING CLEAR CLOSET CONCRETE MASONRY UNIT CONCRETE CARPET CASEWORK CENTER	MAX. MECH. MEMB. MFR. MIN. MISC. MTD. MTL.	MAXIMUM MECHANICAL MEMBRANE MANUFACTURER MINIMUM MISCELLANEOUS MOUNTED METAL	U.N.O. VERT. V.I.F. W/ W/O W.C. WD. W.I.C. W.H. WT. WTR.	UNLESS NOTED OTHERWISE VERTICAL VERIFY IN FIELD WITH WITHOUT WATER CLOSET WOOD WALK IN CLOSET WATER HEATER WEIGHT WATER						
DBL. DET. D.F. DIA. DIM. DS. DWG.	DOUBLE DETAIL DRINKING FOUNTAIN DIAMETER DIMENSION DOWNSPOUT DRAWING	N.I.C. NO. N.T.S. O/ O.C. O.D. O.F.C.I.	NOT IN CONTRACT NUMBER NOT TO SCALE OVER ON CENTER OUTSIDE DIAMETER OWNER FURNISHED CONTRACTOR INSTALLED								
(E) EA. E.J. ELECT. ELEV. EQ. EQUIP. E.W. EXP. EXT.	EXISTING EACH EXPANSION JOINT ELECTRIC ELEVATOR EQUAL EQUIPMENT EACH WAY EXPANSION EXTERIOR	OPP.H. OPNG. OPP. P.L. P.LAM. PLUMB. PLYWD. PNT. PROP. P.S.F. P.S.I.	OPPOSITE HAND OPENING OPPOSITE PROPERTY LINE PLASTIC LAMINATE PLUMBING PLYWOOD PAINT PROPERTY POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH								
F.D. F.E. F.E.C. FIN. FLG. FLR. F.O.C. F.O.F. F.O.M. F.O.S. F.O.W. FP F.R.P. FT. FTG.	FLOOR DRAIN FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FINISH FLOORING FLOOR FACE OF CONCRETE FACE OF FINISH FACE OF MASONRY FACE OF STUD FACE OF WALL FIREPROOF FIBERGLASS REINFORCED PANEL FOOT OR FEET FOOTING										

GENERAL NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL NOTES AND DETAILS IN THIS SET OF DRAWINGS AND INCORPORATE IN THE CONSTRUCTION OF STRUCTURE(S).	11. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL VERIFY THE TYPE, EXTENT, AND LOCATION OF ALL UTILITY LINES ALREADY INSTALLED.
2. CONSTRUCTION MUST CONFORM TO THE DESIGN APPROVED BY THE PLANNING DEPARTMENT IN THE CONDITIONS OF APPROVAL.	12. IF ARTIFACTS OR SKELETAL REMAINS ARE ENCOUNTERED DURING CONSTRUCTION, ALL WORK IS TO BE STOPPED AND THE LOCAL COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE NOTIFIED IN ORDER THAT THE FIND MAY BE ASSESSED.
3. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT CALIFORNIA CODE OF REGULATIONS AND ALL LOCAL CODES AND AUTHORITIES.	13. NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMITTAL SHALL COMMENCE UNTIL THE SUBMITTAL HAS BEEN REVIEWED BY THE ARCHITECT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF THE BUILDINGS ON THE SITE.	14. NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK.	15. SUBSTITUTIONS SHALL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM BOTH THE ARCHITECT AND THE OWNER, CONSIDERATION WILL BE GIVEN TO LIFE SAFETY, FIRE RATING, ACOUSTICS, WATERPROOFING, STRUCTURAL INTEGRITY, ACCESSIBILITY, AND AESTHETICS WHEN ASSESSING PROPOSED SUBSTITUTIONS.
6. SHOULD ANY CONDITION ARISE WHERE THE INTENT OF THE DRAWINGS IS IN DOUBT, OR WHERE THERE IS A DISCREPENCY BETWEEN THE CONSTRUCTION DOCUMENTS AND THE FIELD CONDITIONS, THE ARCHITECT SHALL BE NOTIFIED AS SOON AS POSSIBLE FOR INSTRUCTIONS ON HOW TO PROCEED.	16. DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE UNLESS OTHERWISE NOTED.
7. SEE CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL SITE WORK, AND IMPROVEMENTS WITHIN THE RIGHT OF WAY.	17. ALL EXTERIOR METAL SHALL BE PRIMED AND PAINTED, U.N.O.
8. PROVIDE AND INSTALL D-ELECTRIC FITTINGS ON PIPING	18. THE CONTRACTOR SHALL PROTECT FROM DAMAGE DUE TO CONSTRUCTION INCLUDING ADJACENT PROPERTIES, ON- AND OFF-SITE WORK.
9. WHERE DISSIMILAR MATERIALS ARE JOINED, ALL FLASHINGS ARE TO BE INSTALLED PER SMACNA STANDARDS.	
10. PREPARE THE SITE IN ACCORDANCE WITH THE SOILS REPORT RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.	



DRAFTING SYMBOLS

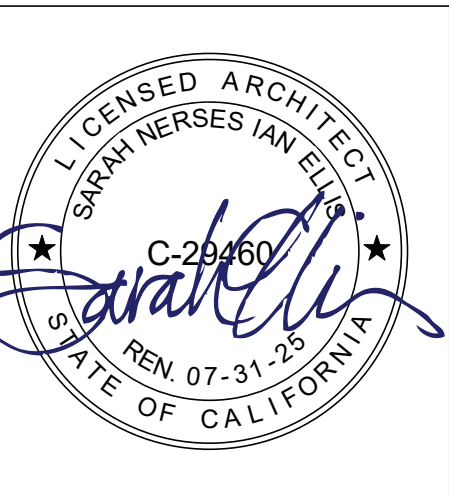
	SIM	SECTION BUBBLE		TEXT	KEYNOTE
	SIM	DETAIL BUBBLE		1	GENERAL NOTE
				22	WINDOW TYPE
				101	DOOR TYPE
				1	REVISIONS
					DATUM POINT
					PROPERTY LINE

APPLICABLE CODES											
ALL WORK SHALL COMPLY WITH THE LOCAL ORDINANCES AND THE BUILDING CODES AS ADOPTED BY THE CITY OF SACRAMENTO.											
2022 CRC (CALIFORNIA RESIDENTIAL CODE) 2022 CBC (CALIFORNIA BUILDING CODE) 2022 CPC (CALIFORNIA PLUMBING CODE) 2022 CMC (CALIFORNIA MECHANICAL CODE) 2022 CEC (CALIFORNIA ELECTRICAL CODE) 2022 CAL GREEN (CALIFORNIA GREEN BUILDING STANDARDS CODE) 2022 CALIFORNIA ENERGY CODE											

PROJECT DESCRIPTION											
SCOPE OF WORK: SUBDIVISION OF (3) EXISTING PARCELS INTO (8) SINGLE FAMILY LOTS, CONSTRUCTION OF (8) STRUCTURALLY INDEPENDENT HALF-PLEX UNITS AND (1) SINGLE FAMILY UNIT. ONSITE AND OFFSITE IMPROVEMENTS UNDER SEPARATE APPLICATION.											
CONSTRUCTION TYPE: TYPE VB											
OCCUPANCY TYPE: R-3/U [SINGLE FAMILY RESIDENTIAL (R-3) / GARAGE (U)]											
ZONING: R-2A											

SHEET INDEX											
ARCHITECTURAL G0.21. GENERAL INFORMATION											
ARCHITECTURAL SITE (FOR REFERENCE ONLY) A1.11 (FRO) OVERALL SITE PLAN (FOR REFERENCE ONLY)											
CIVIL OFFSITE (FOR REF. ONLY) C1. TITLE SHEET C2.1. GENERAL NOTES 1 C2.2. GENERAL NOTES 2 C3. EXISTING CONDITIONS C4. OFFSITE DEMOLITION PLAN C5. NORTH AVENUE PLAN AND PROFILE C6. OFFSITE UTILITY PLAN C7. OFFSITE GRADING, EROSION AND SEDIMENT CONTROL PLAN C8. OFFSITE EROSION AND SEDIMENT CONTROL NOTES AND DETAILS C9. CONSTRUCTION DETAILS C10. SIGNING AND STRIPING PLAN											
CIVIL ONSITE C1. TITLE SHEET C2.1. GENERAL NOTES C2.2. GENERAL NOTES 2 C3. EXISTING CONDITIONS C4. DEMOLITION PLAN C5. HORIZONTAL CONTROL PLAN C6.1. GRADING, DRAINAGE AND PAVING PLAN C6.2. GRADING AND DRAINAGE DETAILS C7. UTILITY PLAN C8. EROSION AND SEDIMENT CONTROL PLAN C9. EROSION AND SEDIMENT CONTROL NOTES AND DETAILS C10.1. CONSTRUCTION DETAILS 1 C10.2. CONSTRUCTION DETAILS 2 C10.3. CONSTRUCTION DETAILS 3											
OFFSITE SITE ELECTRICAL (FOR REF. ONLY) CE0. ELECTRICAL POWER OFFSITE PLAN											
ONSITE SITE ELECTRICAL E0. PHOTOMETRIC SITE PLAN E1. ELECTRICAL POWER SITE PLAN EN0. SITE LIGHTING ENERGY REPORT											

PROJECT DIRECTORY											
OWNER: CONTACT: DARREN BROWN 4010 FOOTHILLS BLVD, STE. 103 ROSEVILLE, CA 95747 PH: 916.300.7962 EMAIL: darrenbrown@comcast.net CIVIL ENGINEER: CWE CONTACT: BOB EYNCK 2260 DOUGLAS BLVD, STE. 160 ROSEVILLE, CA 95661 PH: 916.772.7800 EMAIL: reynck@cwecorp.com ARCHITECT: ELLIS ARCHITECTS, INC. CONTACT: SARAH ELLIS 4132 C STREET SACRAMENTO, CA 95819 PH 916-440-6765 EMAIL sarah@ellis-architects.com SITE ELECTRICAL: OPTIMIZED ENERGY CONTACT: ALEXANDER NELKEN PH: 916.626.5518 EMAIL: ajn@oefinc.com											



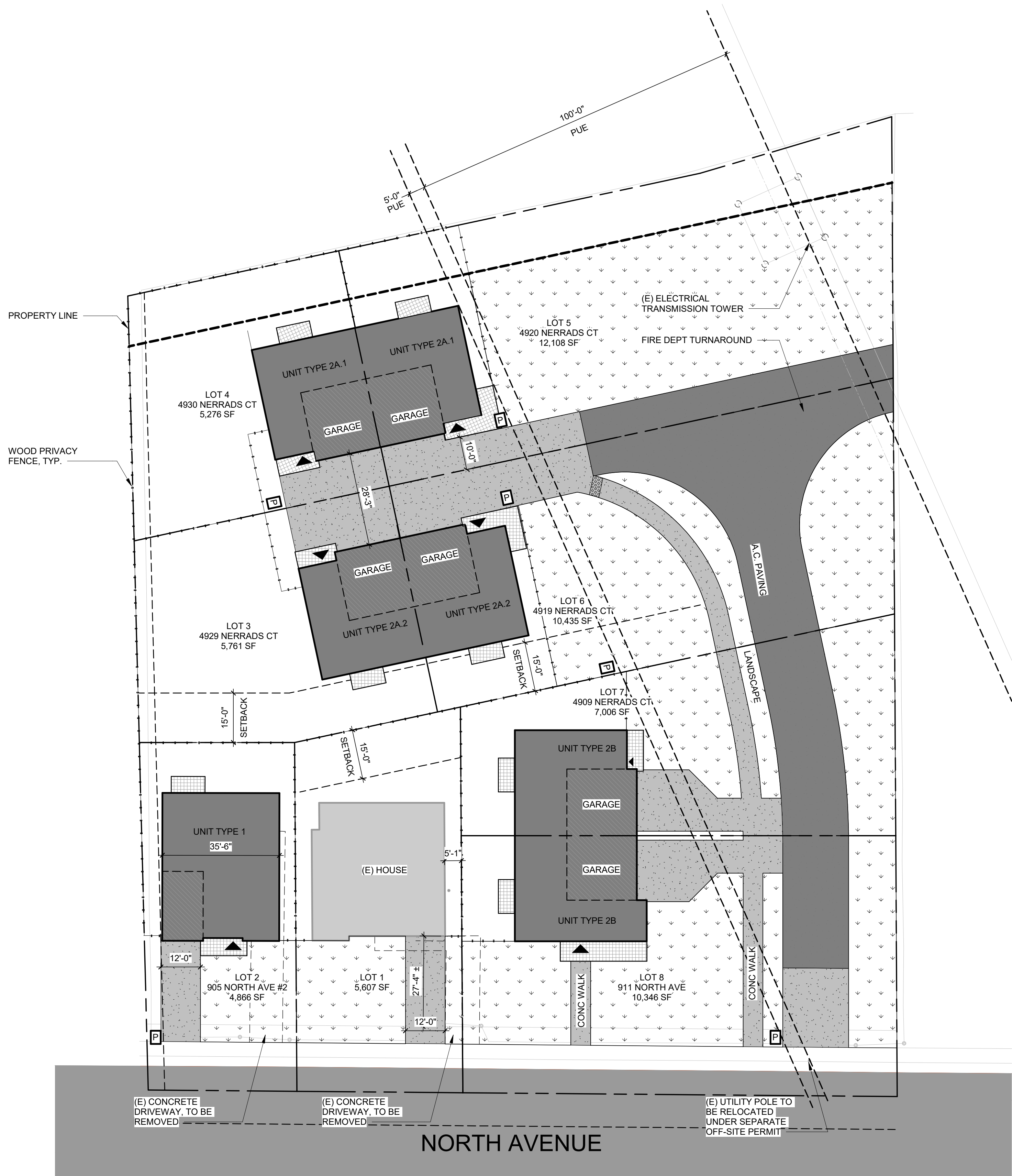
NORTH AVENUE HALF-PLEXES

DARREN BROWN

905 NORTH AVENUE, SACRAMENTO, CALIFORNIA
APN # 237-0020-092

PLAN CHECK SET											
DATE: 06/02/2022											
REVISIONS: A/ ONSITE CYC4 09.20.2023											
SHEET TITLE GENERAL INFORMATION											
SHEET NO. G0.21.											

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1 SITE PLAN
1" = 20'-0"

PROJECT DATA

ADDRESS:	905 NORTH AVE
APN #:	237-0020-092
FPM#:	FPM22-0037
ZONING:	R-2A MULTI-FAMILY RESIDENTIAL
LAND USE & URBAN FORM DESIGNATION:	TRADTL NEIGHBORHOOD MEDIUM DENSITY
AREA OF PARCEL:	1.41 ACRES (61,420 SF)
MAX DWELLING UNITS / ACRE	17
MAXIMUM # OF DWELLING UNITS:	23
PROPOSED USE:	SINGLE FAMILY
# OF DWELLING UNITS PROPOSED:	7
MAX FLOOR AREA RATIO:	N/A
ALLOWABLE FLOOR AREA:	N/A
MAX BUILDING HEIGHT:	35'-0"
PROPOSED HEIGHT:	24'-3 1/2"
MAX NUMBER OF STORIES:	3
PROPOSED NUMBER OF STORIES:	2
PARKING DISTRICT:	TRADITIONAL
REQUIRED # OF ONSITE PARKING SPACES:	7
PROVIDED # OF ONSITE PARKING SPACES:	13
ONSTREET PARKING SPACES:	0

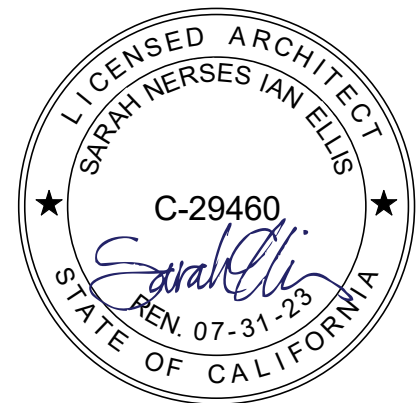
SITE PLAN GEN. NOTES

1. PROJECT HAS RECEIVED DESIGN REVIEW APPROVAL FROM THE CITY OF SACRAMENTO. ROD#P19-036, DATED 07/09/2020.
2. GRADE SITE AS INDICATED ON CIVIL PLANS. GRADE TO AVOID ON-SITE WATER RETENTION AND DRAINAGE ONTO ADJACENT SITE. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
3. GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10'-0" MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF OBSTACLE OR LOT LINE PROHIBIT 10'-0" HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN 10'-0" OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING. (CBC 1804.4, CRC R401.3)
4. ANY SURVEY MONUMENT WITHIN THE AREAS OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR.
5. VERIFY, LOCATE, AND INDICATE ALL PROPERTY CORNERS, SETBACKS, EASEMENTS, AND BUILDING LOCATION CORNERS PRIOR TO FOUNDATION INSPECTION.
6. ALL FOOTINGS SHALL REST ON FIRM NATURAL SOIL OR COMPACTED FILL.
7. VERIFY MINIMUM REQUIRED 'WATER' PIPE SIZE OF 1.5" AND MINIMUM REQUIRED 'WASTE' PIPE SIZE OF 4". NOTIFY CITY INSPECTOR OF ANY DISCREPANCY.
8. MAINTAIN SAFETY CLEARANCE AT (E) POWER LINES PER CAL OSHA AND CALIFORNIA PUBLIC UTILITY COMMISSION GENERAL ORDER 95.
9. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
10. AT LOTS 3 & 6, THERE WILL BE NO REAR COVERED PORCH

SITE PLAN LEGEND

	LANDSCAPE AREA
	CONCRETE PORCH
	CONCRETE WALK / DRIVEWAY
	DETECTABLE WARNING, TRUNCATED DOMES
	6' H. WOOD PRIVACY FENCE
	PRIMARY ENTRANCE LOCATION
	TRASH / RECYCLING CAN
	PROPOSED PULL BOX LOCATION, REFER TO JOINT TRENCH DRAWINGS UNDER SEPARATE APPLICATION

4132 C Street
Sacramento, CA 95819
916.440.6765
ellis-architects.com



NORTH AVENUE HALF-PLEXES
DARREN BROWN
905 NORTH AVENUE, SACRAMENTO, CALIFORNIA
APN # 237-0020-092

PLAN CHECK SET

DATE:
06/02/2022

REVISIONS:

SHEET TITLE
OVERALL SITE PLAN

SHEET NO.

A1.11

FOR REFERENCE ONLY

\\A\2021 Projects\21-189_905_North_Ave_San_Working_CAD\ONSITE_C2_NOTES.dwg, Sep. 14, 2023-04:34, pm

CITY OF SACRAMENTO GENERAL NOTES:

1.

ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF SACRAMENTO STANDARD SPECIFICATIONS, DATED NOVEMBER 2020. THE CONTRACTOR SHALL OBTAIN AND USE ALL APPLICABLE ADDENDUMS.
2.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES AND FOR THE PROTECTION OF AND REPAIR OF DAMAGE TO THEM. CONTACT UNDERGROUND SERVICE ALERT 1-800-642-2444, 48 HOURS BEFORE WORK IS TO BEGIN.
3.

FOR ALL TRENCH EXCAVATIONS 5 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF INDUSTRIAL SAFETY (2422 ARDEN WAY, SUITE 165, SACRAMENTO, PHONE 263-2800) PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
4.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND FURNISH, INSTALL, AND MAINTAIN TEMPORARY SIGNS, BRIDGES, BARRICADES, FLAGMEN, AND OTHER FACILITIES TO ADEQUATELY SAFEGUARD THE GENERAL PUBLIC AND WORK, AND TO PROVIDE FOR THE PROPER ROUTING OF VEHICULAR AND PEDESTRIAN TRAFFIC. CONSTRUCTION OPERATIONS SHALL COMPLY WITH THE WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH).
5.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MONUMENTS OR MARKERS DURING CONSTRUCTION.
6.

THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE AND SEWER FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL NEW DRAINAGE AND SEWER IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
7.

IF UNUSUAL AMOUNTS OF BONE, STONE OR ARTIFACTS ARE UNCOVERED, WORK WITHIN 50 METERS OF THE AREA SHALL CEASE IMMEDIATELY AND A QUALIFIED ARCHEOLOGIST AND A REPRESENTATIVE OF THE NATIVE AMERICAN HERITAGE COMMISSION SHALL BE CONSULTED TO DEVELOP, IF NECESSARY, MITIGATION MEASURES TO REDUCE ANY ARCHAEOLOGICAL IMPACT TO A LESS THAN SIGNIFICANT EFFECT BEFORE CONSTRUCTION RESUMES IN THE AREA.
8.

COST TO REMOVE AND REPLACE EXISTING PAVEMENT OVER THE WATER, STORM AND SANITARY LINE TRENCHES SHALL BE INCLUDED IN THE PRICE BID FOR PIPE IN PLACE. REPLACEMENT SHALL BE 4" AC AND 12" AB, MINIMUM, OR INDICATED ON THE PLANS.
9.

PIPE AND MANHOLE DIMENSIONS ARE TO THE CENTERLINE, UNLESS OTHERWISE NOTED.
10.

ALL TAPS 24 INCHES AND SMALLER INTO SEWER & DRAIN MANHOLES SHALL BE CORE BORED WITH KOR-N-SEAL TAPS OR APPROVED EQUAL.11. ANY WATER ENTERING THE SANITARY SEWER SYSTEM TO BE CONSTRUCTED UNDER THESE PLANS SHALL NOT BE DISCHARGED TO THE EXISTING SYSTEM. PLUGS MUST BE INSTALLED IN EXISTING MANHOLES AS NECESSARY TO PERMIT PUMPING THE NEW SYSTEM CLEAR OF WATER AND DEBRIS PRIOR TO ACCEPTANCE. CARE SHALL BE EXERCISED IN LOCATING PLUGS TO AVOID INTERRUPTING SERVICES TO EXISTING CONNECTIONS. MORTAR OR BRICK PLUGS MUST BE USED, INFLATABLE DEVICES ARE NOT SATISFACTORY.
12.

DRAIN PIPE MATERIAL SHALL BE REINFORCED CONCRETE PIPE C-76 CL III, NON-REINFORCED CONCRETE PIPE C-14 CL III, PVC SDR 35, OR AS SPECIFIED ON PLANS. IN ALL CASES, JOINTS FOR CONCRETE PIPE SHALL BE RUBBER GASKETED JOINTS.
13.

DRAIN INLET LEADS SHALL BE PVC C-900 CL 150, RCP C-76 CL III, OR NON-REINFORCED CONCRETE C-14 CL III.
14.

SANITARY SEWER PIPE MAINS SHALL BE CONSTRUCTED OF V.C.P., A.B.S. OR P.V.C. UNLESS OTHERWISE SPECIFIED ON THE PLANS.
15.

AGGREGATE SUBBASE SHALL CONFORM TO CALTRANS SPECIFICATIONS DATED: JULY, 1992 A.S.B., SECTION 25.
16.

A STORMWATER PERMIT MUST BE OBTAINED WHEN CONSTRUCTION ACTIVITY RESULTS IN SOIL DISTURBANCE OF ONE (1) OR MORE ACRES. THE STATE WATER RESOURCES CONTROL BOARD, DIVISION OF WATER QUALITY, STORMWATER PERMIT, P.O. BOX 1977, SACRAMENTO, CA 95812-1977, SHALL BE CONTACTED TO OBTAIN THE PERMIT PRIOR TO BEGINNING CONSTRUCTION.
17.

IF WORK SHOWN ON THESE PLANS HAS NOT COMMENCED WITHIN TWO YEARS FROM THE DATE OF THE CITY'S ACCEPTANCE OF THE PLANS, A SUBSEQUENT PLAN REVIEW AT THE CITY'S DISCRETION AND THE DEVELOPER'S EXPENSE MAY BE NECESSARY.
18.

THE CONTRACTOR SHALL COMPLY WITH THE CITY OF SACRAMENTO ADMINISTRATIVE AND TECHNICAL MANUAL FOR GRADING/EROSION AND SEDIMENT CONTROL. CONTRACTOR SHALL HAVE ALL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES IN PLACE FOR THE WINTER MONTHS PRIOR TO OCTOBER 1AND MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM.

CITY OF SACRAMENTO WATER NOTES:

REVISED 03/25/2021

1.

ALL CONSTRUCTION AND MATERIAL ASSOCIATED WITH THIS PLAN SHALL BE IN ACCORDANCE WITH THE CITY OF SACRAMENTO STANDARD SPECIFICATIONS, DATED NOVEMBER 2020 AND ALL APPLICABLE ADDENDA AND STANDARD DRAWINGS.
2.

CONTRACTOR SHALL CALL 808-6810 FOR A PUBLIC WORKS CONSTRUCTION INSPECTOR A MINIMUM OF 48 HRS PRIOR TO BEGINNING OF WORK WITHIN THE RIGHT-OF-WAY.
3.

THE CITY OF SACRAMENTO STANDARD DRAWINGS HAVE BEEN MODIFIED. THE CONTRACTOR SHALL BE IN POSSESSION OF CURRENT STANDARD DRAWINGS (W). COPIES OF THESE DRAWINGS CAN BE DOWNLOADED FROM [HTTP://WWW.CITYOFSACRAMENTO.ORG/UTILITIES/RESOURCES](http://www.cityofsacramento.org/utilities/resources).
4.

THE CONTRACTOR SHALL PAY ALL FEES FOR TAPS, TIE-IN CONNECTIONS, AND METER INSTALLATION IN ADVANCE AT THE COMMUNITY DEVELOPMENT DEPARTMENT OFFICE AT 300 RICHARDS BLVD., THIRD FLOOR PUBLIC COUNTER. FEES ARE SUBJECT TO CHANGE EVERY JULY 1ST OR AT ANY TIME. FOR CURRENT FEES VISIT [HTTPS://WWW.CITYOFSACRAMENTO.ORG/ONLINE-SERVICES/FEECHARGESEARCH](https://www.cityofsacramento.org/online-services/feechargesearch). THE PUBLIC COUNTER IS CURRENTLY CLOSED DUE TO COVID-19. FOR PAYMENT OF METER AND/OR TAP FEES ONLINE OR MAIL CONTACT A UTILITIES REPRESENTATIVE AT DODVELOPMENTREVIEW@CITYOFSACRAMENTO.ORG OR 916-808-7990 FOR PAYMENT INSTRUCTION.
5.

AT THE TIME OF FEE PAYMENT THE CONTRACTOR SHALL PROVIDE A COPY OF ALL APPROVED PLAN SHEETS SHOWING DEPARTMENT OF UTILITIES APPROVAL STAMPS.
6.

THE DEPARTMENT OF UTILITIES WILL NOT INSTALL TAPS OR METERS UNLESS (A) ALL FEES HAVE BEEN PAID AND (B) PRIVATE ON-SITE PIPING HAS SUCCESSFULLY PASSED THE PLUMBING INSPECTIONS.
7.

METERS WILL BE INSTALLED BY THE CITY AFTER PAYMENT OF FEES. CALL 808-4027 FOR METER ARRANGEMENT.
8.

CONTRACTOR SHALL FURNISH, INSTALL AND TEST APPROVED R.P ASSEMBLIES, AND DOUBLE CHECK VALVES PER APPLICABLE W DRAWINGS
9.

THE CONTRACTOR SHALL SCHEDULE ALL WATER TAPS, METER INSTALLATIONS AND SHUT DOWNS WITH THE PUBLIC WORKS INSPECTOR. CALL 808-6810 AT LEAST 14 DAYS ADVANCE FOR SCHEDULING A TAP OR METER INSTALLATION.
10.

WITHOUT EXCEPTION, CONTRACTOR SHALL NOT OPEN/CLOSE ANY VALVES ON EXISTING CITY WATER MAINS.
11.

ALL WATER SERVICE CONNECTIONS HAVE BEEN SET UP AS:

•

FULL SERVICE TAP- CITY WILL EXCAVATE TRENCH, INSTALL TAP, GATE VALVE AND SERVICE CONNECTION FROM MAIN LINE TO THE POINT OF SERVICE. THE CITY WILL ALSO BACKFILL THE TRENCH AND RESTORE THE SURFACE/PAVEMENT. IF THE FULL SERVICE IS FOR THE INSTALLATION OF A PUBLIC FIRE HYDRANT, THE FIRE HYDRANT ASSEMBLY IS INCLUDED.

•

EASEMENT TAP (4" AND LARGER SERVICE) - THE CONTRACTOR SHALL PROVIDE EXCAVATION AND EXPOSE THE MAIN LINE FOR THE CITY CREW TO INSTALL A TAP AND A GATE VALVE ONLY. CONTRACTOR IS REQUIRED TO INSTALL SERVICE CONNECTION FROM THE GATE VALVE TO THE POINT OF SERVICE AND ALL NECESSARY APPURTENANCES. THE CONTRACTOR ALSO IS REQUIRED TO BACKFILL THE TRENCH AND RESTORE THE SURFACE /PAVEMENT.

•

EASEMENT TAP (2" AND SMALLER SERVICE) - THE CONTRACTOR SHALL PROVIDE EXCAVATION AND EXPOSE THE MAIN LINE FOR THE CITY CREW TO INSTALL A TAP, A CORPORATION STOP AND A SERVICE CONNECTION. CONTRACTOR SHALL BACKFILL THE TRENCH AND RESTORE THE SURFACE/PAVEMENT.
12.

IF CONSTRUCTION WATER IS NEEDED, THE CONTRACTOR MAY REQUEST FOR A TEMPORARY PUBLIC FIRE HYDRANT USE PERMIT. CALL 808-5454.

CITY OF SACRAMENTO EROSION AND SEDIMENT CONTROL NOTES:

1.

THE CONTRACTOR SHALL FOLLOW THE GUIDELINES FOR THE CITY OF SACRAMENTO'S "ADMINISTRATIVE AND TECHNICAL PROCEDURES MANUAL FOR GRADING AND EROSION AND SEDIMENT CONTROL" FOR THE MEASURES SHOWN OR STATED ON THESE PLANS.
2.

CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM. CONTRACTOR SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES IN PLACE FOR THE WINTER MONTHS PRIOR TO OCTOBER 1.
3.

ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE DEPARTMENT OF UTILITIES.
4.

THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE DEPARTMENT OF UTILITIES.
5.

ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
6.

CONTRACTOR SHALL MAINTAIN A LOG AT THE SITE OF ALL INSPECTIONS OR MAINTENANCE OF BMPS, AS WELL AS, ANY CORRECTIVE CHANGES TO THE BMPS OR EROSION AND SEDIMENT CONTROL PLAN.
7.

IN AREAS WHERE SOIL IS EXPOSED, PROMPT REPLANTING WITH NATIVE COMPATIBLE, DROUGHT-RESISTANT VEGETATION SHALL BE PERFORMED. NO AREAS WILL BE LEFT EXPOSED OVER THE WINTER SEASON.
8.

THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE. THE STABILIZED CONSTRUCTION ENTRANCE SHALL REMAIN IN PLACE UNTIL THE ROAD BASE ROCK COURSE IS COMPLETED.
9.

ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEEP AT THE END OF EACH WORKING DAY OR AS NECESSARY.

CONTRACTOR SHALL PLACE _____ AROUND ALL NEW DRAINAGE STRUCTURE OPENINGS IMMEDIATELY AFTER THE STRUCTURE OPENING IS CONSTRUCTED. THESE _____ SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED.
10.

CONTRACTOR SHALL IMPLEMENT HOUSEKEEPING PRACTICES AS FOLLOWS:

A. SOLID WASTE MANAGEMENT:

PROVIDE DESIGNATED WASTE COLLECTION AREAS AND CONTAINERS. ARRANGE FOR REGULAR REMOVAL AND DISPOSAL. CLEAR SITE OF TRASH INCLUDING ORGANIC DEBRIS, PACKAGING MATERIALS, SCRAP OR SURPLUS BUILDING MATERIALS AND DOMESTIC WASTE DAILY.

B. MATERIAL DELIVERY AND STORAGE:

PROVIDE A DESIGNATED MATERIAL STORAGE AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. STORE MATERIAL ON PALLETS AND PROVIDE COVERING FOR SOLUBLE MATERIALS. RELOCATE STORAGE AREA INTO BUILDING SHELL WHEN POSSIBLE. INSPECT AREA WEEKLY.

C. CONCRETE WASTE:

PROVIDE A DESIGNATED AREA FOR A TEMPORARY PIT TO BE USED FOR CONCRETE TRUCK WASH-OUT. DISPOSE OF HARDENED CONCRETE OFFSITE. AT NO TIME SHALL A CONCRETE TRUCK DUMP ITS WASTE AND CLEAN ITS TRUCK INTO THE CITY STORM DRAINS VIA CURB AND GUTTER. INSPECT DAILY TO CONTROL RUNOFF, AND WEEKLY FOR REMOVAL OF HARDENED CONCRETE.

D. PAINT AND PAINTING SUPPLIES:

PROVIDE INSTRUCTION TO EMPLOYEES AND SUBCONTRACTORS REGARDING REDUCTION OF POLLUTANTS INCLUDING MATERIAL STORAGE, USE, AND CLEAN UP. INSPECT SITE WEEKLY FOR EVIDENCE OF IMPROPER DISPOSAL.

E. VEHICLE FUELING, MAINTENANCE AND CLEANING:

PROVIDE A DESIGNATED FUELING AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. DO NOT ALLOW MOBILE FUELING OF EQUIPMENT. PROVIDE EQUIPMENT WITH DRIP PANS. RESTRICT ONSITE MAINTENANCE AND CLEANING OF EQUIPMENT TO A MINIMUM. INSPECT AREA WEEKLY.

F. HAZARDOUS WASTE MANAGEMENT:

PREVENT THE DISCHARGE OF POLLUTANTS FROM HAZARDOUS WASTES TO THE DRAINAGE SYSTEM THROUGH PROPER MATERIAL USE, WASTE DISPOSAL AND TRAINING OF EMPLOYEES. HAZARDOUS WASTE PRODUCTS COMMONLY FOUND ON-SITE INCLUDE BUT ARE NOT LIMITED TO PAINTS & SOLVENTS, PETROLEUM PRODUCTS, FERTILIZERS, HERBICIDES & PESTICIDES, SOIL STABILIZATION PRODUCTS, ASPHALT PRODUCTS AND CONCRETE CURING PRODUCTS.

TREE PRESERVATION MEASURES FOR PROTECTED TREES

1.

TREE PROTECTION ZONE (TPZ) - THE AREA AROUND A TREE WITHIN THE OUTERMOST CIRCUMFERENCE OF THE CANOPY OR AS SET FORTH IN A TREE PROTECTION PLAN.
2.

TREES TO BE PRESERVED WITHIN OR ADJACENT TO THE CONSTRUCTION AREA SHALL BE PROTECTED FROM DISTURBANCE PRIOR TO AND THROUGHOUT CONSTRUCTION BY THE FOLLOWING METHODS OR AS APPROVED BY THE CITY ARBORIST:

a.

PLACING CHAIN LINK FENCING AT THE EDGE OF THE TPZ. MINIMUM FENCING HEIGHT IS 60 INCHES.

b.

WHEN THE FULL TPZ CANNOT BE ENCLOSED BY CHAIN LINK FENCING, THE APPLICANT SHALL PROVIDE PROTECTION FOR THE TRUNK AND THE SOIL WITHIN THE ROOT ZONE AS APPROVED BY THE CITY ARBORIST. ACCEPTED PRACTICES MAY BE TO WRAP FOAM AROUND THE TRUNK AND SECURING 2X4S VERTICALLY AROUND ALL SIDES IN ADDITION TO 4-6" OF WOOD CHIP MULCH, ¼ INCH PLYWOOD OR TRENCH PLATES ON THE GROUND WITHIN THE TPZ.
3.

PROTECTION MEASURES SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT, INCLUDING LANDSCAPE INSTALLATION.
4.

ANY NECESSARY TREE PRUNING, INCLUDING PRUNING FOR CLEARANCE FOR EQUIPMENT OR FOR STRUCTURES SHALL BE SUPERVISED OR PERFORMED BY THE PROJECT ARBORIST WHO SHALL BE AN INTERNATIONAL SOCIETY OF ARBORICULTURE CERTIFIED ARBORIST OR AN ASCA REGISTERED CONSULTING ARBORIST. IF THE PRUNING WILL OCCUR ON A CITY STREET TREE OR A PRIVATE PROTECTED TREE, A SEPARATE TREE PERMIT FROM URBAN FORESTRY WILL BE REQUIRED.
5.

EXCAVATION, GRADING OR TRENCHING WITHIN THE TPZ TREE SHALL EMPLOY ONE OF THE FOLLOWING METHODS: HYDRO-EXCAVATION, PNEUMATIC EXCAVATION OR HAND DIGGING.
6.

GRADING OPERATIONS, INCLUDING CUTS, FILLS, TRENCHING OR OTHER EXCAVATIONS ARE NOT ALLOWED UNLESS SEPARATELY PERMITTED BY URBAN FORESTRY AND SUPERVISED BY THE PROJECT ARBORIST.
7.

WHERE GRADING IS NECESSARY WITHIN THE TREE PROTECTION ZONE AND PERMITTED, THE WORK SHALL BE DONE UNDER THE SUPERVISION OF THE PROJECT ARBORIST WITH PRIOR APPROVAL BY THE CITY ARBORIST. IN SOME CASES, BORING OR DRILLING MAY BE REQUIRED. WHERE GRADING IS APPROVED, THE NATURAL TOPOGRAPHY SHALL REMAIN AS UNDISTURBED AS POSSIBLE.
8.

STORAGE OF ANY MATERIALS, PARKING VEHICLES OR EQUIPMENT, FUELING AND OTHER ACTIONS DETRIMENTAL TO THE CONDITION OF THE TREE ARE NOT ALLOWED WITHIN THE TPZ.
9.

ALL STREET TREES SHALL BE WATERED REGULARLY THROUGHOUT THE CONSTRUCTION PROCESS PER PROJECT ARBORIST'S RECOMMENDATIONS.
10.

ALL WORK WITHIN THE DRIPLINE OF A CITY TREE OR A PRIVATE PROTECTED TREE SHALL BE SEPARATELY PERMITTED AND SUPERVISED BY AN ISA CERTIFIED ARBORIST WHO SHALL MAKE RECOMMENDATIONS TO MINIMIZE THE IMPACT OF APPROVED WORK ON THE TREES.
11.

THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR ANY DAMAGE TO THE CITY TREES ASSOCIATED WITH THE PROJECT. ACCIDENTAL OR NEGLIGENT ACTIONS THAT DAMAGE CITY TREES MAY RESULT IN A PENALTY. THE MONETARY VALUE OF ANY SUCH DAMAGES WILL BE APPRAISED BY THE CITY URBAN FORESTER OR HIS AUTHORIZED REPRESENTATIVE AND SHALL BE EXPRESSED AS THE MONETARY EQUIVALENT OF ALL LABOR AND MATERIALS REQUIRED TO BRING THE TREE IN QUESTION TO A STATE OF COMPARABLE UTILITY WITH REGARDS TO ITS CONDITION AND FUNCTION PRIOR TO THE BEGINNING OF THE PROJECT.

CITY OF SACRAMENTO GRADING NOTES:

1.

ALL CONSTRUCTION SHALL CONFORM TO THESE PLANS AND THE LATEST EDITION OF THE CITY OF SACRAMENTO STANDARD SPECIFICATIONS NOVEMBER 2020, WHICH IS AT CITY WEB-SITE: [HTTP://WWW.CITYOFSACRAMENTO.ORG/UTILITIES/RESOURCES/SPECS-AND-DRAWINGS](http://www.cityofsacramento.org/utilities/resources/specs-and-drawings)
2.

THE CONTRACTOR SHALL OBTAIN AND USE ALL APPLICABLE ADDENDUMS.
3.

ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH FHA STANDARDS.
4.

ALL GRADING SHALL BE IN CONFORMANCE WITH THE CITY OF SACRAMENTO GRADING, EROSION AND SEDIMENT CONTROL ORDINANCE (ORD. NO. 93-098).
5.

ALL GRADING SHALL COMPLY WITH THE RECOMMENDATIONS OF THE SOIL AND GEOLOGICAL INVESTIGATION PREPARED BY: _____
6.

ALL APPLICABLE FEES TO BE PAID AND PERMITS REQUIRED SHALL BE OBTAINED BY THE CONTRACTOR BEFORE COMMENCEMENT OF CONSTRUCTION.
7.

ALL SLOPE BANKS ARE 2:1 MAXIMUM UNLESS OTHERWISE NOTED.
8.

MAXIMUM TOLERANCE FROM PAD ELEVATIONS SHALL BE +/- 0.2 FEET.
9.

THE CONTRACTOR IS HERBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND REQUESTING A VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF THEIR UNDERGROUND UTILITIES WHERE SUCH FACILITIES MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF IMPROVEMENTS AS SHOWN ON THESE IMPROVEMENT PLANS. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS PROJECT WILL BE REQUIRED TO NOTIFY MEMBERS OF UNDERGROUND SERVICE ALERT 48 HOURS IN ADVANCE OF PERFORMING WORK. BY CALLING THE TOLL FREE NUMBER 1-800-642-2444. EXCAVATIONS FOR THE PURPOSE OF THESE REQUIREMENTS SHALL BE DEFINED AS BEING 18" (INCHES) OR MORE IN DEPTH.
10.

ALL FILL WITHIN PAVED AREAS SHALL BE 95% COMPACTION. ALL OTHER FILL SHALL BE 90% COMPACTION. UNLESS OTHERWISE NOTED IN THE GEOTECHNICAL REPORT.
11.

SOIL DENSITIES SHALL BE CERTIFIED BY THE GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL SUBMIT WRITTEN CERTIFICATION TO THE CONSULTING ENGINEER, THE OWNER AND THE CITY ENGINEER.
12.

THE CONTRACTOR IS RESPONSIBLE FOR TEMPORARY EROSION CONTROL. SHOULD THE PROJECT BE UNDER CONSTRUCTION BETWEEN OCTOBER 1 AND APRIL 15. TEMPORARY EROSION CONTROL SHALL CONSIST OF, BUT NOT BE LIMITED TO, CONSTRUCTING SUCH FACILITIES AND TAKING SUCH MEASURES AS ARE NECESSARY TO PREVENT, CONTROL, AND ABATE WATER, MUD AND EROSION DAMAGE TO PUBLIC AND PRIVATE PROPERTY AS A RESULT OF THE CONSTRUCTION OF THIS PROJECT. BY OCTOBER 1ST OF EACH YEAR, SUCH TEMPORARY EROSION CONTROL FEATURES AS ARE NECESSARY TO PREVENT DAMAGE DURING THE FORTHCOMING WINTER SEASON SHALL BE CONSTRUCTED AND FUNCTIONING. MUD AND SILT SHALL BE SETTLED OUT OF THE STORM RUNOFF BEFORE SAID RUNOFF LEAVES THE CONSTRUCTION SITE, ENTERS STORM DRAIN SYSTEMS, OR ENTERS A NATURAL CHANNEL.
13.

SHOULD ANY PREHISTORIC (ARROWHEADS, MORTAR, HUMAN BONES) OR HISTORIC ARTIFACTS (GLASS, CERAMICS, METALS, NAIL S) BE EXPOSED DURING EXCAVATION, GRADING OR CONSTRUCTION OPERATIONS, ALL WORK SHALL CEASE IMMEDIATELY WITHIN 50 METERS OF THE FOUND MATERIAL(S) AND THE COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE IMMEDIATELY NOTIFIED. A QUALIFIED ARCHAEOLOGIST SHALL BE CONSULTED TO DETERMINE WHETHER ANY SUCH MATERIAL(S) ARE SIGNIFICANT PRIOR TO CONTINUING EXCAVATION, GRADING OR CONSTRUCTION ACTIVITIES AT THE ARCHAEOLOGICAL SITE. IF NECESSARY, FURTHER MITIGATION MEASURES MAY BE REQUIRED TO FURTHER REDUCE ANY ARCHAEOLOGICAL IMPACT TO A LESS THAN SIGNIFICANT LEVEL BEFORE CONSTRUCTION CONTINUES. STANDARDIZED PROCEDURES FOR EVALUATION OF ACCIDENTAL FINDS AND DISCOVERY OF HUMAN REMAINS SHALL BE FOLLOWED AS PRESCRIBED IN APPENDIX K OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.
14.

GRADING, TRENCHING, CUTTING AND/OR FILLING WITHIN THE DRIP LINE OF THOSE TREES, DESIGNATED ON THE SITE PLAN FOR PRESERVATION, SHALL NOT OCCUR. NO ACTIONS SHALL BE TAKEN THAT WILL HARM THE HEALTH, VITALITY OR LONGEVITY OF THOSE TREES IDENTIFIED ON THE SITE PLAN FOR PRESERVATION.
15.

NO REFUELING, LUBRICANTION OR MAINTENANCE OF EARTHMOVING OR OTHER CONSTRUCTION VEHICLES SHALL BE DONE ANYWHERE ON THE SITE EXCEPT WITHIN APPROVED CONSTRUCTION STAGING AREAS.
16.

ANY GRADING OPERATIONS OUTSIDE OF SUBDIVISION BOUNDARY SHALL REQUIRE A RIGHT-OF-ENTRY.

GENERAL PROTECTION GUIDELINES FOR TREES PLANNED FOR PRESERVATION

1.

GREAT CARE MUST BE EXERCISED WHEN WORK IS CONDUCTED UPON OR AROUND PROTECTED TREES. THE PURPOSE OF THESE GENERAL PROTECTION MEASURES IS TO PROVIDE GUIDELINES TO PROTECT THE HEALTH OF THE AFFECTED PROTECTED TREES. THESE GUIDELINES APPLY TO ALL ENCROACHMENTS INTO THE PROTECTED ZONE OF A PROTECTED TREE, AND MAY BE INCORPORATED INTO TREE PERMITS AND/OR OTHER CONDITIONS OF APPROVAL AS DEEMED APPROPRIATE BY THE APPLICABLE GOVERNING BODY.
2.

A CIRCLE WITH A RADIUS MEASUREMENT FROM THE TRUNK OF THE TREE TO THE TIP OF ITS LONGEST LIMB, PLUS ONE FOOT, SHALL CONSTITUTE THE CRITICAL ROOT ZONE PROTECTION AREA OF EACH PROTECTED TREE. LIMBS MUST NOT BE CUT BACK IN ORDER TO CHANGE THE DRIPLINE. THE AREA BENEATH THE DRIPLINE IS A CRITICAL PORTION OF THE ROOT ZONE AND DEFINES THE EACH PROTECTED AREA OF EACH PROTECTED TREE. REMOVING LIMBS THAT MAKE UP THE DRIPLINE DOES NOT CHANGE THE PROTECTED AREA.
3.

ANY PROTECTED TREES ON SITE WHICH REQUIRE PRUNING SHALL BE PRUNED BY AN ISA CERTIFIED ARBORIST PRIOR TO THE START OF CONSTRUCTION WORK. ALL PRUNING SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 PRUNING STANDARDS, ANSI STANDARD 2133.1-2000 REGARDING SAFETY PRACTICES, AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) "TREE PRUNING GUIDELINES" AND BEST MANAGEMENT PRACTICES.
4.

PRIOR TO INITIATING CONSTRUCTION OR DEMOLITION, TEMPORARY CHAINLINK FENCING SHALL BE INSTALLED AT THE PERIMETER OF THE PROTECTED TREE. PROTECTION ZONE OF THE PROTECTED TREES IN ORDER TO AVOID DAMAGE TO THE TREE CANOPIES AND ROOT SYSTEMS. FENCING SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED FENCING PLAN PRIOR TO THE COMMENCEMENT OF ANY GRADING OPERATIONS OR SUCH OTHER TIME AS DETERMINED BY THE REVIEW BOARD. THE DEVELOPER SHALL CONTACT THE PROJECT ARBORIST AND THE PLANNING DEPARTMENT FOR AN INSPECTION OF THE FENCING PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES ON SITE.
5.

SIGNS SHALL BE INSTALLED ON THE PROTECTIVE FENCE IN FOUR (4) EQUIDISTANT LOCATIONS AROUND EACH INDIVIDUAL PROTECTED TREE. THE SIZE OF EACH SIGN MUST BE A MINIMUM OF TWO (2) FEET BY TWO (2) FEET AND MUST CONTAIN THE FOLLOWING LANGUAGE:
WARNING- THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE CITY OF SACRAMENTO.
6.

ONCE APPROVAL HAS BEEN OBTAINED BY THE CITY OF SACRAMENTO PROTECTIVE FENCING SHALL REMAIN IN PLACE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD AND SHALL NOT BE REMOVED, RELOCATED, TAKEN DOWN OR OTHERWISE MODIFIED IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE AGENCY, OR AS DEEMED NECESSARY BY THE PROJECT ARBORIST TO FACILITATE APPROVED ACTIVITIES WITHIN THE ROOT PROTECTION ZONE.
7.

ANY REMOVAL OF PAVING OR STRUCTURES (I.E. DEMOLITION) THAT OCCURS WITHIN THE DRIPLINE OF A PROTECTED TREE SHALL BE DONE UNDER THE DIRECT SUPERVISION OF THE PROJECT ARBORIST. TO THE MAXIMUM EXTENT FEASIBLE, DEMOLITION WORK WITHIN THE DRIPLINE PROTECTION AREA OF THE PROTECTED TREE SHALL BE PERFORMED BY HAND. IF THE PROJECT ARBORIST DETERMINES THAT IT IS NOT FEASIBLE TO PERFORM SOME PORTION(S) OF THIS WORK BY HAND, THEN THE CONTRACTOR SHALL USE HEAVY EQUIPMENT THAT WILL ADEQUATELY PERFORM THE DEMOLITION WORK SHALL BE USED.
8.

NO SIGNS, ROPES, CABLES (EXCEPT THOSE WHICH MAY BE INSTALLED BY AN ISA CERTIFIED ARBORIST TO PROVIDE LIMB SUPPORT) OR ANY OTHER ITEMS SHALL BE ATTACHED TO THE PROTECTED TREES. SMALL METALLIC NUMBERING TAGS FOR THE PURPOSE OF IDENTIFICATION IN PREPARING TREE REPORTS AND INVENTORIES SHALL BE ALLOWED.
9.

NO VEHICLES, CONSTRUCTION EQUIPMENT, MOBILE HOMES/OFFICE, SUPPLIES, MATERIALS OR FACILITIES SHALL BE DRIVEN, PARKED, STOCKPILED OR LOCATED WITHIN THE DRIPLINES OF PROTECTED TREES.
10.

DRAINAGE PATTERNS ON THE SITE SHALL NOT BE MODIFIED SO THAT WATER COLLECTS, STANDS OR IS DIVERTED ACROSS THE DRIPLINE OF ANY PROTECTED TREE.
11.

NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIPLINES OF PROTECTED TREES, EXCEPT AS SPECIFICALLY APPROVED BY THE PLANNING DEPARTMENT AS SET FORTH IN THE PROJECT'S CONDITIONS OF APPROVAL AND/OR APPROVED TREE PERMIT. IF IT IS ABSOLUTELY NECESSARY TO INSTALL UNDERGROUND UTILITIES WITHIN THE DRIPLINE OF A PROTECTED TREE, THE UTILITY LINE WITHIN THE PROTECTED ZONE SHALL BE "BORED AND JACKED" OR PERFORMED UTILIZING HAND TOOLS TO AVOID ROOT INJURY UNDER THE DIRECT SUPERVISION OF THE PROJECT ARBORIST.
12.

GRADING WITHIN THE PROTECTED ZONE OF A PROTECTED TREE SHALL BE MINIMIZED. CUTS WITHIN THE PROTECTED ZONE SHALL BE MAINTAINED AT LESS THAN 20% OF THE CRITICAL ROOT ZONE AREA. GRADE CUTS SHALL BE MONITORED BY THE PROJECT ARBORIST. ANY DAMAGED ROOTS ENCOUNTERED SHALL BE ROOT PRUNED AND PROPERLY TREATED AS DEEMED NECESSARY BY THE PROJECT ARBORIST.
13.

MINOR ROOTS LESS THAN ONE (1) INCH IN DIAMETER ENCOUNTERED DURING APPROVED EXCAVATION AND/OR GRADING ACTIVITIES MAY BE CUT, BUT DAMAGED ROOTS SHALL BE TRACED BACK AND CLEANLY CUT BEHIND ANY SPLIT, CRACKED OR DAMAGED AREA AS DEEMED NECESSARY BY THE PROJECT ARBORIST.
14.

MAJOR ROOTS GREATER THAN ONE (1) INCH IN DIAMETER ENCOUNTERED DURING APPROVED EXCAVATION AND/OR GRADING ACTIVITIES MAY NOT BE CUT WITHOUT APPROVAL OF THE PROJECT ARBORIST. BEFORE ANY GRADING OR IMPROVEMENT BEGINS, THE PROJECT ENGINEER, TECHNIQUES OR A NEW SITE DESIGN MAY NEED TO BE EMPLOYED TO PROTECT THE ROOTS AND THE TREE.
15.

CUT FACES, WHICH WILL BE EXPOSED FOR MORE THAN 2-3 DAYS, SHALL BE COVERED WITH DENSE BURLAP FABRIC AND WATERED TO MAINTAIN SOIL MOISTURE AT LEAST ON A DAILY BASIS (OR POSSIBLY MORE FREQUENTLY DURING SUMMER MONTHS). IF ANY NATIVE GROUND SURFACE FABRIC WITHIN THE PROTECTED ZONE MUST BE REMOVED FOR ANY REASON, IT SHALL BE REPLACED WITHIN FORTY-EIGHT (48) HOURS.
16.

IF FILLS EXCEED 1 FOOT IN DEPTH UP TO 20% OF THE CRITICAL ROOT ZONE AREA, AERATION SYSTEMS MAY SERVE TO MITIGATE THE PRESENCE OF THE FILL MATERIALS AS DETERMINED BY THE PROJECT ARBORIST.
17.

WHEN FILL MATERIALS ARE DEEMED NECESSARY ON TWO OR THREE SIDES OF A TREE IT IS CRITICAL TO PROVIDE FOR DRAINAGE AWAY FROM THE CRITICAL ROOT ZONE AREA OF THE TREE (PARTICULARLY WHEN CONSIDERING HEAVY WINTER RAINFALLS). OVERLAND RELEASES AND SUBTERRANEAN DRAINS DUG OUTSIDE THE CRITICAL ROOT ZONE AREA AND TIED DIRECTLY TO THE MAIN STORM DRAIN SYSTEM ARE TWO OPTIONS.
18.

IN CASES WHERE A PERMIT HAS BEEN APPROVED FOR CONSTRUCTION OF A RETAINING WALL(S) WITHIN THE PROTECTED ZONE OF A PROTECTED TREE THE APPLICANT WILL BE REQUIRED TO PROVIDE FOR IMMEDIATE PROTECTION OF EXPOSED ROOTS FROM MOISTURE LOSS DURING THE TIME PRIOR TO COMPLETION OF THE WALL. THE RETAINING WALL WITHIN THE PROTECTED ZONE OF THE PROTECTED TREE SHALL BE CONSTRUCTED WITHIN SEVENTY-TWO (72) HOURS AFTER COMPLETION OF GRADING WITHIN THE ROOT PROTECTION ZONE.
19.

THE CONSTRUCTION OF IMPERVIOUS SURFACES WITHIN THE DRIPLINE OF A PROTECTED TREE SHALL BE MINIMIZED. WHEN NECESSARY, A PIPED AERATION SYSTEM SHALL BE INSTALLED UNDER THE DIRECT SUPERVISION OF THE PROJECT ARBORIST.
20.

PRESERVATION DEVICES SUCH AS AERATION SYSTEMS, TREE WELLS, DRAINS, SPECIAL PAVING AND CABLEING SYSTEMS MUST BE INSTALLED IN CONFORMANCE WITH APPROVED PLANS AND CERTIFIED BY THE PROJECT ARBORIS.
21.

NO SPRINKLER OR IRRIGATION SYSTEM SHALL BE INSTALLED IN SUCH A MANNER THAT SPRAYS WATER OR REQUIRES TRENCHING WITHIN THE DRIPLINE OF A PROTECTED TREE. AN ABOVE GROUND DRIP IRRIGATION SYSTEM IS RECOMMENDED. AN INDEPENDENT LOW-FLOW DRIP IRRIGATION SYSTEM MAY BE USED FOR ESTABLISHING DROUGHT-TOLERANT PLANTS WITHIN THE PROTECTED ZONE OF A PROTECTED TREE. IRRIGATION SHALL BE GRADUALLY REDUCED AND DISCONTINUED AFTER A TWO (2) YEAR PERIOD.
22.

ALL PORTIONS OF PERMANENT FENCING THAT WILL ENCVROACH INTO THE PROTECTED ZONE OF A PROTECTED TREE SHALL BE CONSTRUCTED USING POSTS SET NO CLOSER THAN TEN (10) FEET ON CENTER. POSTS SHALL BE SPACED IN SUCH A MANNER AS TO MAXIMIZE THE SEPARATION BETWEEN THE TREE TRUNKS AND THE POSTS IN ORDER TO REDUCE IMPACTS TO THE TREE(S).

APPROVED

BY

DATE

REVISION

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NO

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DESIGN

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ORIGINAL SCALE IS IN INCHES

PROFESSIONAL SEAL

No. C040866

Exp. 4-31-25

9/15/2023

CIVIL

STATE OF CALIFORNIA

PROPERTY OWNER / DEVELOPER

NERRADSCALI CORPORATION

3960 KINGSBARRYS DRIVE

ROSEVILLE, CA 95747

CONTACT: DAFREN BROWN

PH: (916) 300-7962

EMAIL: DAFRENBROWN@COMCAST.NET

ON-SITE IMPROVEMENT PLANS FOR

NERRADSCALI SUBDIVISION

SACRAMENTO, CA 95836

APN: 231-0200-092

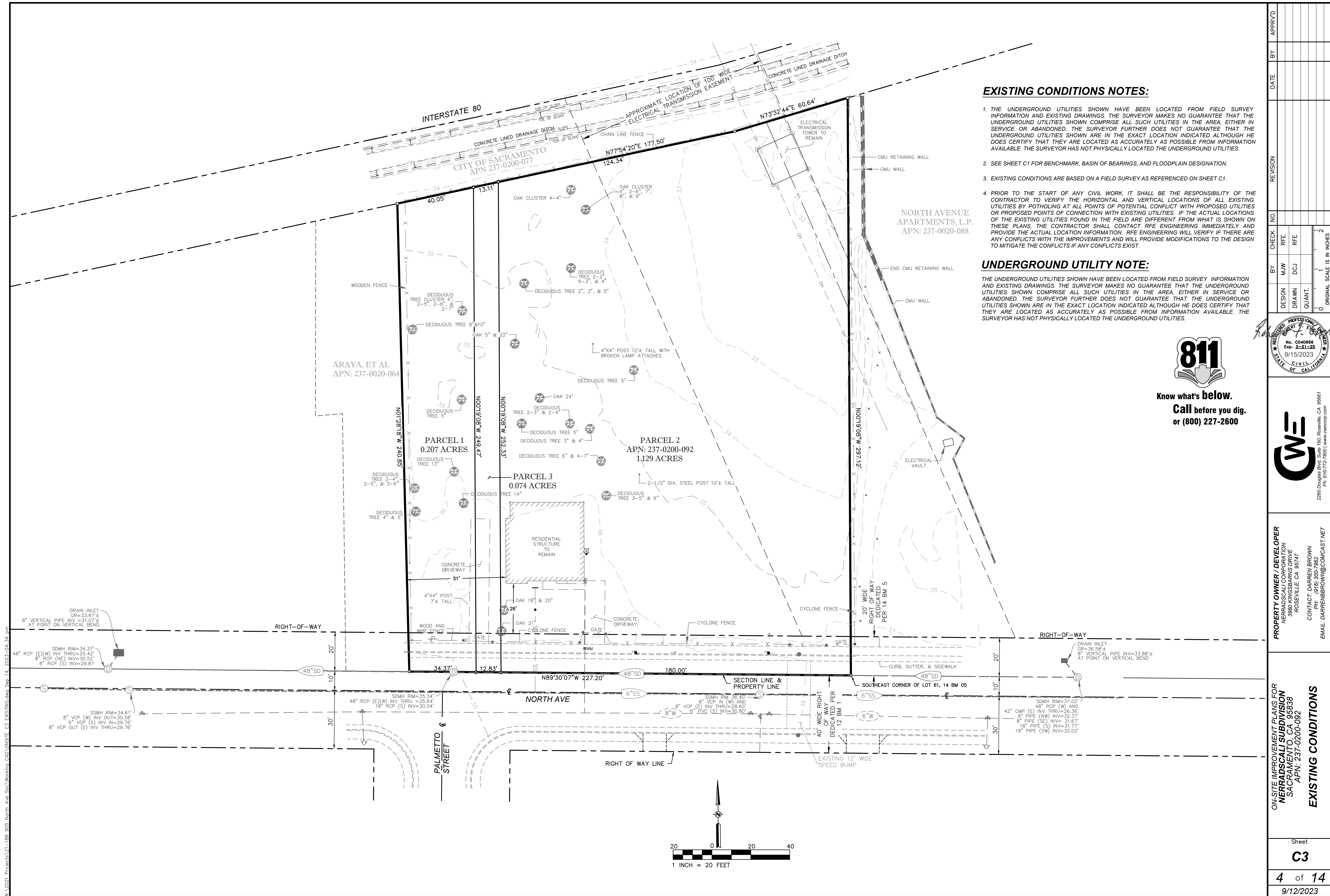
GENERAL NOTES 2

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EXISTING CONDITIONS NOTES:

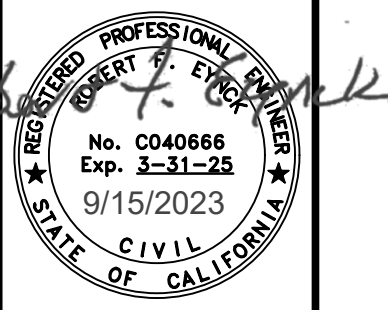
1. THE UNDERGROUND/UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. SEE SHEET C1 FOR BENCHMARK, BASIN OF BEARINGS, AND FLOODPLAIN DESIGNATION.
3. EXISTING CONDITIONS ARE BASED ON A FIELD SURVEY AS REFERENCED ON SHEET C1.
4. PRIOR TO THE START OF ANY CIVIL WORK, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES BY POT-HOLING AT ALL POINTS OF POTENTIAL CONFLICT WITH PROPOSED UTILITIES OR PROPOSED POINTS OF CONNECTION WITH EXISTING UTILITIES. IF THE ACTUAL LOCATIONS OF THE EXISTING UTILITIES FOUND IN THE FIELD ARE DIFFERENT FROM WHAT IS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL CONTACT RFE ENGINEERING IMMEDIATELY AND PROVIDE THE ACTUAL LOCATION INFORMATION. RFE ENGINEERING WILL VERIFY IF THERE ARE ANY CONFLICTS WITH THE IMPROVEMENTS AND WILL PROVIDE MODIFICATIONS TO THE DESIGN TO MITIGATE THE CONFLICTS IF ANY CONFLICTS EXIST.

UNDERGROUND UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY. INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



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ON-SITE IMPROVEMENT PLANS FOR
NERRADSCALI SUBDIVISION
SACRAMENTO, CA 95838
APN: 237-0200-092

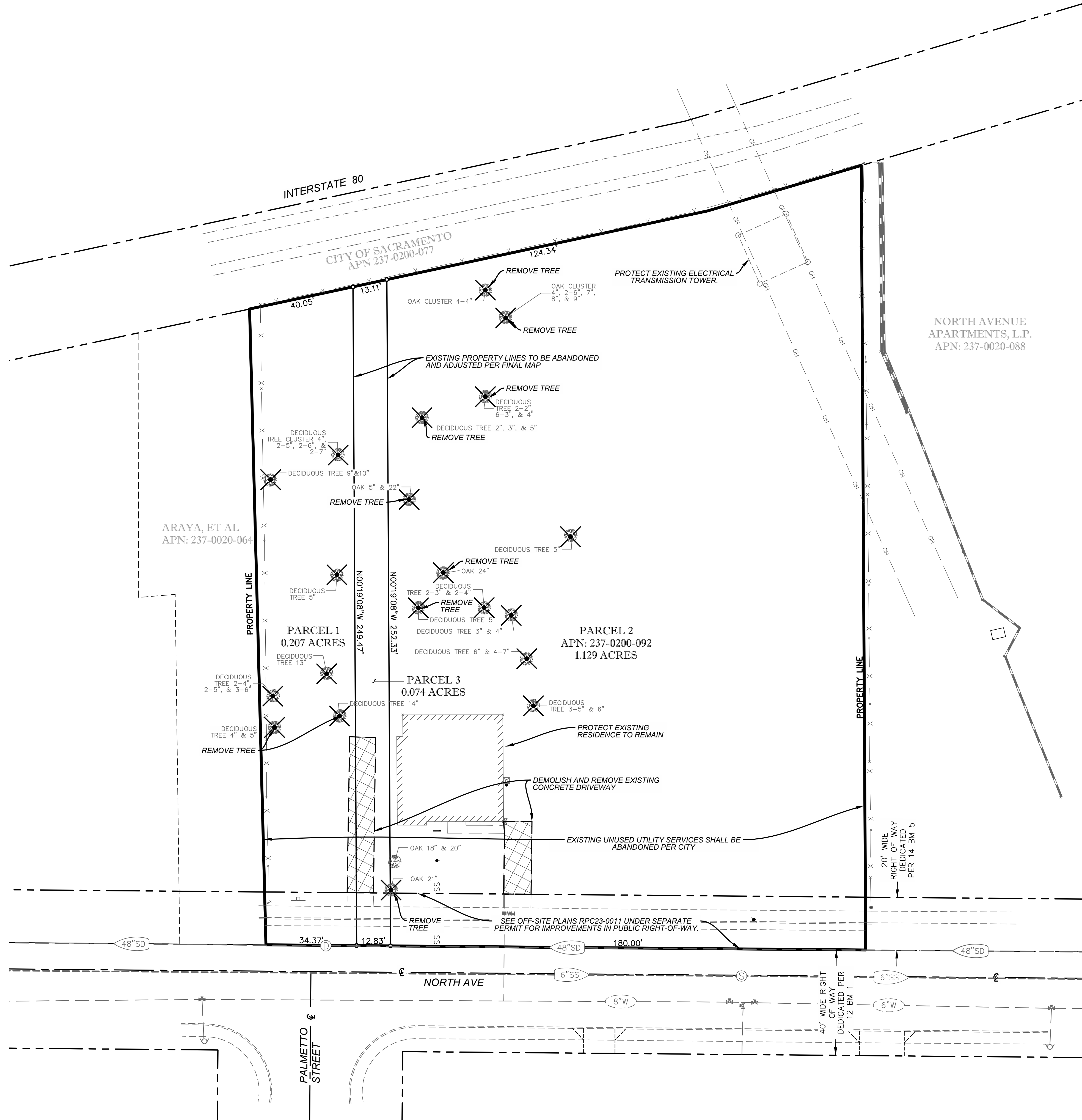
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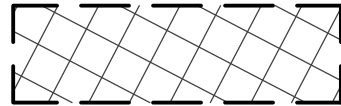
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DEMOLITION LEGEND:

DEMOLISH AND REMOVE

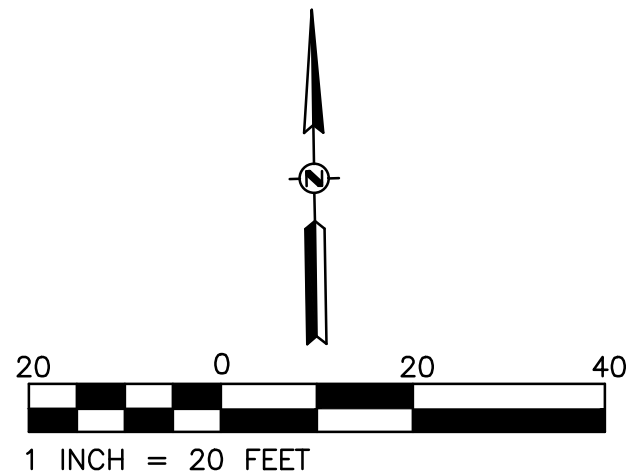


TREE TO BE REMOVED



DEMOLITION PLAN NOTES:

- SAWCUT AND REMOVE EXISTING ASPHALT PAVEMENT AND PORTLAND CEMENT CONCRETE SIDEWALKS AND CURB AND GUTTERS WITHIN THE LIMITS OF DEMOLITION. ENGINEER SHALL VERIFY LIMITS OF DEMOLITION. PROTECT EXISTING PAVEMENTS AND IMPROVEMENTS TO REMAIN.
- THE DISPOSAL OF ALL DEBRIS IS THE RESPONSIBILITY OF THE CONTRACTOR AND IT SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CITY, COUNTY, STATE AND FEDERAL REGULATIONS. ANY PERMITS REQUIRED FOR SUCH DISPOSAL ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- SAWCUT ASPHALT 2' MIN FROM (E) CURB, (P) CURB OR AS OTHERWISE SHOWN ON PLANS.
- REMOVE EXISTING VEGETATION, MULCH, IRRIGATION, AND OTHER AS REQUIRED IN AREA OF PROJECT IMPROVEMENTS. CAP AND RELOCATE IRRIGATION AS NEEDED. SEE LANDSCAPE PLANS.
- EXISTING FACILITIES (e.g. IRRIGATION, ELECTRICAL) TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. SEE APPLICABLE LANDSCAPE, ELECTRICAL AND ARCHITECTURAL PLANS.
- REMOVE EXISTING PCC TO LIMITS SHOWN. SAWCUT AT EXISTING SCORE AND/OR EXPANSION JOINTS WHEN POSSIBLE.
- ANY WORK IN THE CITY ROW SHALL REQUIRE A TRAFFIC CONTROL PLAN PRIOR TO THE ISSUANCE OF ANY PERMIT.
- ANY PAVEMENT CUT AND REPAIR WITHIN THE CITY ROW SHALL BE REPAIRED PER CITY OF SACRAMENTO STANDARDS.
- THE CONTRACTOR SHALL COMPLY WITH PROVISIONS OF THE SAFETY AND HEALTH REGULATION FOR CONSTRUCTION, PROMULGATED BY THE SECRETARY OF LABOR UNDER SECTION 107 OF THE CONTRACT WORK HOURS AND SAFETY STANDARDS ACT (40 USC 327 ET SEQ.) AS SET FORTH IN TITLE 29, C.F.R., CAL/OSHA, AND THE REGULATIONS ISSUED THEREUNDER. COMPLIANCE SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY.
- THE CONTRACTOR SHALL COMPLY WITH CURRENT CALIFORNIA FIRE CODE (CFC), CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24, PART 9, ARTICLE 87 - FIRE SAFETY DURING CONSTRUCTION ALTERATION OR DEMOLITION OF A BUILDING, SECTION 8706 - FIRE SAFETY DURING DEMOLITION.
- THE CONTRACTOR SHALL PROVIDE 72 HOUR NOTICE TO THE OWNER AND ANY AFFECTED UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY DEMOLITION ACTIVITIES.
- EXISTING UTILITIES: LOCATE, IDENTIFY, DISCONNECT AND SEAL OR CAP OFF INDICATED UTILITIES TO BE DEMOLISHED. EXISTING UNUSED SERVICES SHALL BE ABANDONED.
- PROTECT EXISTING LANDSCAPING MATERIALS, APPURTENANCES, AND STRUCTURES WHICH ARE NOT TO BE DEMOLISHED. PROVIDE TEMPORARY IRRIGATION WHEN IRRIGATION SUPPLY TO BE DISRUPTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES, AND PROTECTION OF ADJACENT UNDERGROUND UTILITIES. CONTRACTOR SHALL PROVIDE BRACING AND SHORING WHEN REQUIRED.
- EXISTING UTILITIES TO BE REMOVED: DEMOLISH AND REMOVE EXISTING BELOW GRADE UTILITIES UNLESS OTHERWISE NOTED.
- REMOVE MATERIALS TO BE RE-INSTALLED OR RETAINED IN MANNER TO PREVENT DAMAGE. STORE AND PROTECT.
- BACKFILL OPEN PITS AND HOLES CAUSED AS A RESULT OF DEMOLITION WITH EXCESS SOIL ON SITE PER RECOMMENDATIONS CONTAINED IN THE SOILS REPORT FOR BACKFILL MATERIAL.
- UNIFORMLY ROUGH GRADE AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE GRADES AND CONTOURS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF CONSTRUCTION AREA AND PROTECTION OF PUBLIC SAFETY DURING ALL TIMES DURING DEMOLITION WORK.
- HAZARDOUS MATERIALS:
 - THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS, PROCEDURES, AND ABATEMENT SPECIFICATIONS FOR THE SAFE REMOVAL OF HAZARDOUS WASTE MATERIALS.
 - IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB. NOTIFY ENGINEER & ARCHITECT.
 - CONFORM TO APPLICABLE REGULATORY PROCEDURES WHEN DISCOVERING HAZARDOUS OR CONTAMINATED MATERIALS.
- PROTECT (E) IRRIGATION AND MAINTAIN TO ALL LANDSCAPE AREAS NOT DISTURBED BY THE PROJECT DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH APPLICABLE DRY UTILITY AGENCIES FOR ABANDONMENT OR REMOVAL OF EXISTING SERVICES PRIOR TO COMMENCEMENT OF SITE DEMOLITION. THE OWNER AND ENGINEER WILL NOT BE HELD RESPONSIBLE FOR ANY DAMAGES OR CLAIMS RESULTING FROM FAILURE TO PROPERLY COORDINATE WITH DRY UTILITY AGENCIES.
- CONTRACTOR SHALL IMPLEMENT CITY OF SACRAMENTO TREE PRESERVATION REQUIREMENTS. SEE NOTES ON SHEET C2.2.
- INSTALL 20'X10' CHAIN LINK FENCING AROUND EXISTING TREES TO REMAIN PRIOR TO DEMOLITION. COMPLY WITH TREE PROTECTION MEASURES IN GENERAL NOTES. SEE SHEET C2.2.
- EXISTING IMPROVEMENTS THAT ARE DETERMINED DETERIORATED BY THE PUBLIC WORKS INSPECTOR DURING CONSTRUCTION OR AT FINAL WALK THRU INSPECTION SHALL BE RECONSTRUCTED TO THE SATISFACTION OF PUBLIC WORKS. CONSTRUCTION SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF NOTICE OF COMPLETION (NOC). ALL COSTS ASSOCIATED WITH THIS RECONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.



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ON-SITE IMPROVEMENT PLANS FOR
NERRAUSCALI SUBDIVISION
SACRAMENTO, CA 95838
APN: 237-0200-092

DEMOLITION PLAN

Sheet
C4

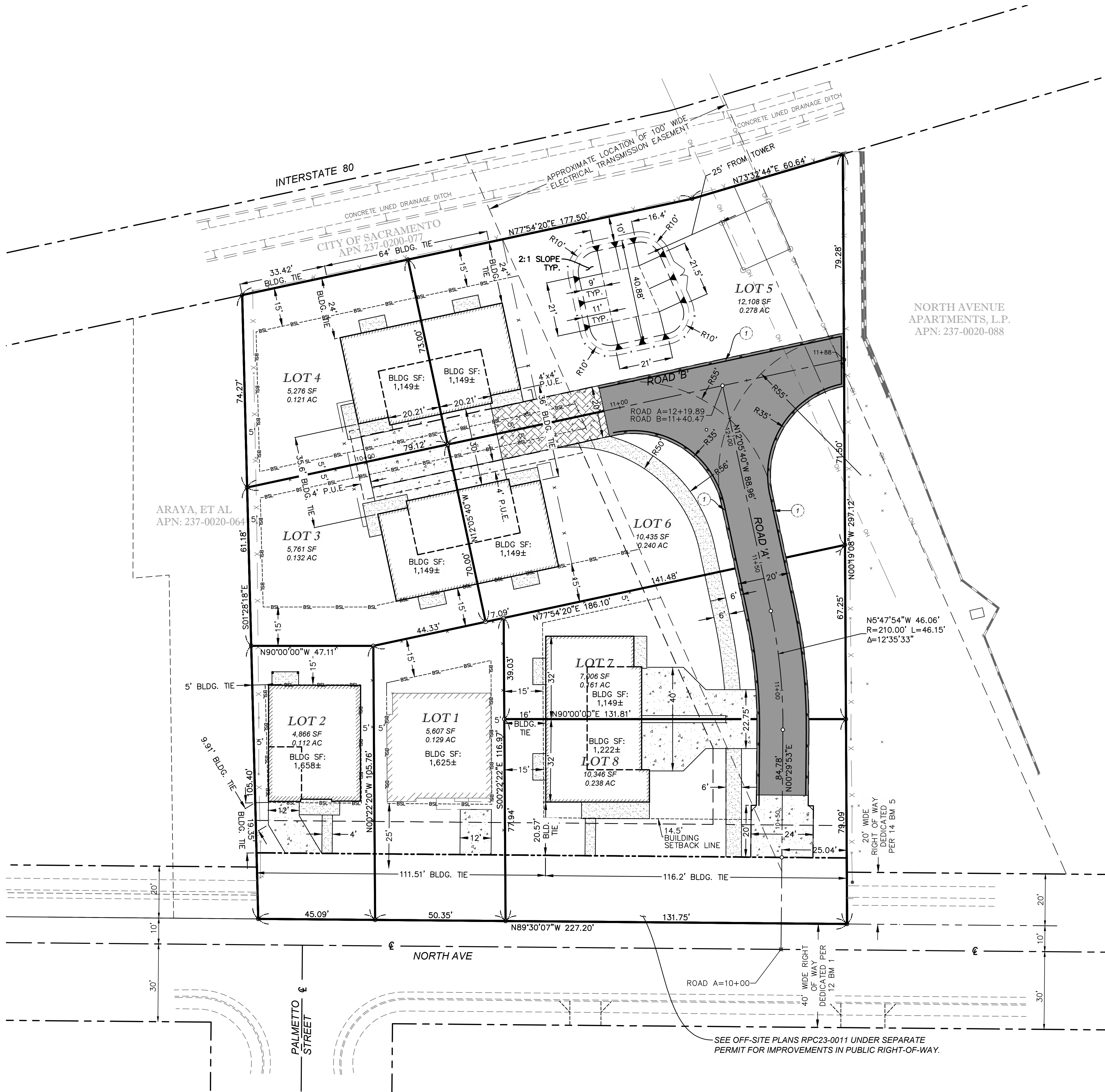
5 of 14
9/12/2023

PROPERTY OWNER / DEVELOPER
NERRAUSCALI CORPORATION
3960 KINGSBARY DRIVE
ROSEVILLE, CA 95747
CONTACT: DAPREN BROWN
PH: (916) 300-7962
EMAIL: DAPRENBROWN@COMCAST.NET

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NOTES:

DIMENSIONS ARE TO BOTTOM FACE OF CURB UNLESS SPECIFIED OTHERWISE. BUILDING OUTLINE REPRESENT THE OUTER-MOST ELEMENT OF BUILDINGS. CONTRACTOR SHALL REFER TO FOUNDATION PLANS FOR CONSTRUCTION OF FOUNDATION AND BUILDING SLAB.

UNDERGROUND UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

NOTICE TO CONTRACTOR - ORDER OF WORK:

PRIOR TO THE START OF ANY CIVIL WORK, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES BY POTHOLES AT ALL POINTS OF POTENTIAL CONFLICT WITH PROPOSED UTILITIES OR PROPOSED POINTS OF CONNECTION WITH EXISTING UTILITIES. IF THE ACTUAL LOCATIONS OF THE EXISTING UTILITIES FOUND IN THE FIELD ARE DIFFERENT FROM WHAT IS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL CONTACT RFE ENGINEERING IMMEDIATELY AND PROVIDE THE ACTUAL LOCATION INFORMATION. RFE ENGINEERING WILL VERIFY IF THERE ARE ANY CONFLICTS WITH THE IMPROVEMENTS AND WILL PROVIDE MODIFICATIONS TO THE DESIGN TO MITIGATE THE CONFLICTS IF ANY CONFLICTS EXIST.

LEGEND:

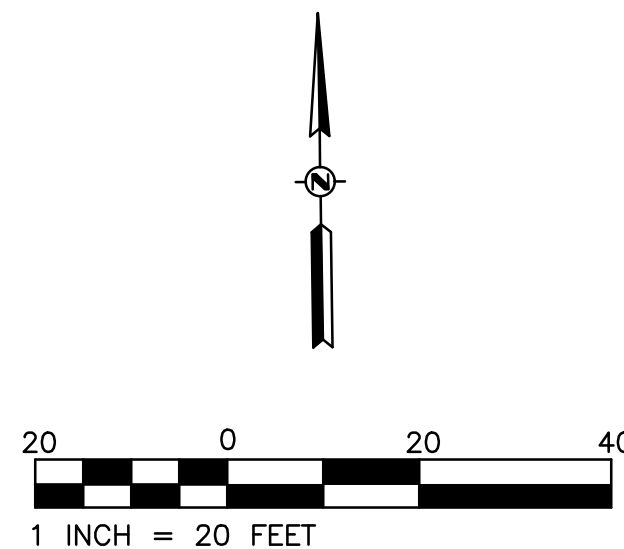
BUILDING SETBACK

FIRE LANE STRIPING

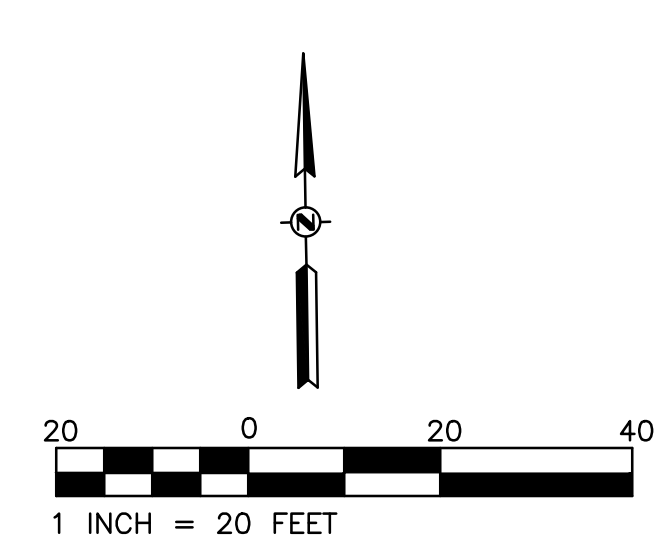
FIRE STRIPING KEY NOTE:

① FIRE LANE DESIGNATION STRIPE AS DELINEATED ON THE DRAWINGS. CURBS SHALL BE PAINTED RED MARKED BY WHITE LETTERING "FIRE LANE - NO PARKING" A MINIMUM OF THREE INCHES TALL WITH A 1/2 INCH WIDE MINIMUM STROKE. THE INTERVAL BETWEEN STENCILED LETTERING SHALL BE ADEQUATE TO INFORM THE PUBLIC OF THE EXISTENCE OF THE FIRE LANE BUT IN NO EVENT SHALL THE INTERVAL EXCEED 50 FEET.

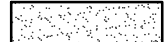
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2280 Douglas Blvd, Suite 100, Roseville, CA 95661 PH: 916-772-7800 www.cwecorp.com												
PROPERTY OWNER / DEVELOPER NERRASCALI CORPORATION 3960 KINGSBARN DRIVE ROSEVILLE, CA 95747 CONTACT: DARREN BROWN PH: (916) 300-7962 EMAIL: DARRENBROWN@COMCAST.NET												
ON-SITE IMPROVEMENT PLANS FOR NERRASCALI SUBDIVISION SACRAMENTO, CA 95838 APN: 237-0200-092 HORIZONTAL PLAN CONTROL PLAN												
Sheet C5												
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9/12/2023												



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LEGEND:

OVERLAND RELEASE	
DRAINAGE FLOW DIRECTION	
GATE AND FENCING - SEE ARCHITECTURAL PLANS	— X —
AC DRIVE AISLE (TI=6.0) 4" HMA / 12" CL 2 AB	
HEAVY DUTY PCC (4,000 PSI) 6" PCC / 7" CL 2 AB NO. 4 REBAR @ 12" OCEW	
PEDESTRIAN PCC (4,000 PSI) 4" PCC / 6" CL 2 AB NO. 4 REBAR @ 18" OCEW	
LANDSCAPING SEE LANDSCAPE PLANS	

- (1) CONSTRUCT 6" STAMPED CONCRETE DRIVEWAY. SEE ARCHITECTURAL AND LANDSCAPE PLANS FOR PATTERN DETAILS.
- (2) CONSTRUCT STORMWATER DETENTION / SEDIMENT POND.
- (3) PLACE 6" HIGH SECURITY FENCE AROUND PERIMETER OF DETENTION BASIN WITH ACCESS GATE. SEE ARCHITECTURAL PLANS FOR DETAILS.
- (4) CONSTRUCT CONCRETE DRIVEWAY.
- (5) CONSTRUCT VEGETATED DRAINAGE SWALE AT A MIN. 1.0% SLOPE. SEE DETAIL 3, SHEET C10.2 FOR SWALE DETAILS.
- (6) CONSTRUCT CONCRETE PATIOS, PORCH. WITH 4" PCC / 6" CLASS 2 AB. CONCRETE TO BE 4" BELOW HOUSE ELEVATION AT DOOR THRESHOLD AND 4" ABOVE ADJACENT FINISHED GRADE. CONTRACTOR TO SLOPE CONCRETE A MAXIMUM 2% AWAY FROM HOUSE.
- (7) CONSTRUCT ON-SITE CONCRETE PEDESTRIAN SIDEWALK PER DETAIL 1, SHEET C10.2.
- (8) CONSTRUCT DITCH BOX PER SACRAMENTO CITY STANDARD DETAIL S-30, REFERENCED ON SHEET C10.2.

D1 INSTALL DRAIN INLET TYPE 1 OR APPROVED EQUIV. (EXCLUDING LANDSCAPE AND DRAINAGE INLET) PER DETAIL 5, SEE SHEET C10.2.

D2 INSTALL 24" NYLOPLAST DRAIN BASIN WITH DOME GRATE (OR APPROVED EQUIVALENT).

D3 INSTALL FLARED END SECTION WITH ROCK SLOPE PROTECTION PER DETAIL 7, SEE SHEET C10.2. - REF. CASQA BMP EC-10.

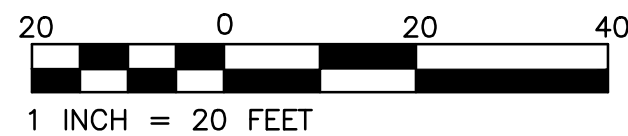
D4 INSTALL STORM DRAIN MANHOLE PER SACRAMENTO CITY STANDARD DWG. NO. S-80; REFERENCED ON SHEET C10.2.

1. ALL VALVES, MANHOLES, CLEANOUTS, D/S, ETC. WITHIN LIMITS OF CONSTRUCTION TO BE ADJUSTED TO FINISH GRADE AS NEEDED.
2. SEE PAVEMENT SECTIONS ON REFERENCED ON LEGENDS.
3. GRADING AND PAVING SHALL BE IN ACCORDANCE WITH PROJECT GEOTECHNICAL REPORT.
4. VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
5. SEE SHEET C1 FOR APPROXIMATE EARTHWORK SUMMARY.
6. SEE SHEET C2 FOR CITY MANDATORY GRADING NOTES.
ALL 6", 8", AND 12" PIPING SHOWN HEREON LEADING TO LANDSCAPE DRAINS AND ROOT LEADERS SHALL BE INSTALLED AT MINIMUM SLOPES OF 1.0%, 0.50%, AND 0.35%, RESPECTIVELY.
7. STRUCTURAL SECTIONS ASSUME LIME TREATED SUBGRADE PER GEOTECHNICAL REPORT. REFERENCE GEOTECHNICAL REPORT LIME TREATMENT RECOMMENDATIONS.
8. PRIOR TO PLACEMENT OF PAVING/CONCRETE, UPPER 8" OF LIME TREATED SUBGRADE SOILS SHALL BE COMPACTED TO 95% RC AT OPTIMUM MOISTURE CONTENT.
9. COMPACT ALL AGGREGATE BASE TO 95% RC.
10. ALL PAVING/CONCRETE SHALL BE PER THE GEOTECHNICAL REPORT REFERENCED ON SHEET C1.
- 11.

CA LICENSED CIVIL ENGINEER OR LAND SURVEYOR SHALL PREPARE AND SUBMIT A GRADING CERTIFICATION LETTER TO THE CITY BUILDING INSPECTOR CERTIFYING THE PAD ELEVATIONS PRIOR TO FOOTING INSPECTION AND CERTIFYING FINAL GRADING PRIOR TO THE PROJECT'S FINAL INSPECTION.

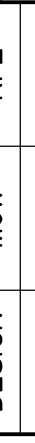
"I HAVE COMPLIED WITH THE CRITERIA OF SACRAMENTO CITY CODE CHAPTER 15.92 AND APPLIED THEM ACCORDING FOR THE EFFICIENT USE OF WATER IN THE GRADING DESIGN PLAN."

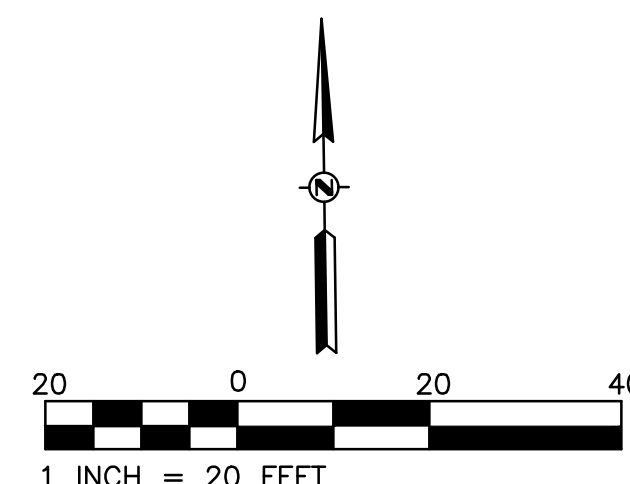
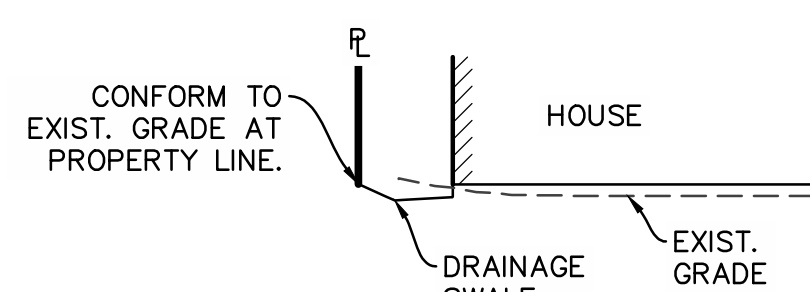
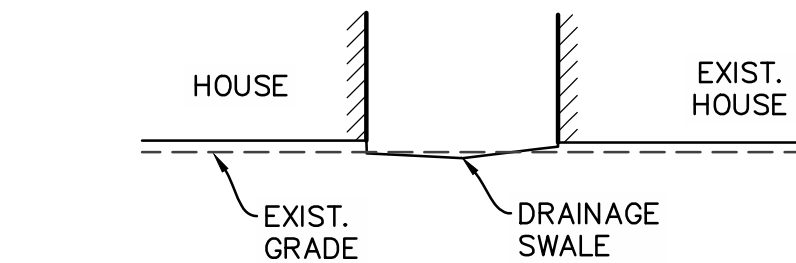
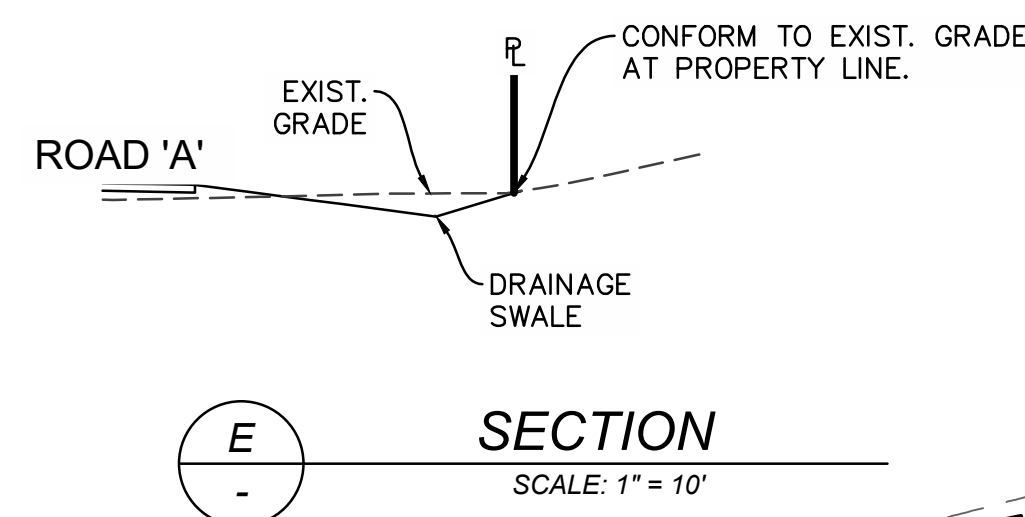
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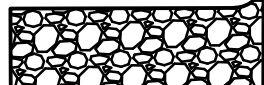


NOTE:
ALL CONSTRUCTION WITHIN PUBLIC RIGHT
OF WAY AND WITHIN P.U.E. SHALL HAVE
ENCROACHMENT PERMIT FROM DEPT. OF
TRANSPORTATION - DEV. ENGINEERING.



9 of 14	9/12/2023	ON SITE IMPROVEMENT PLANS FOR NERRASCALI SUBDIVISION NERRASCALI CANYON SACRAMENTO CA 95838 APN: 237-0200-092	PROPERTY OWNER / DEVELOPER NERRASCALI CANYON 3960 KINGSBARN DRIVE ROSEVILLE, CA 95747 CONTACT: DARREN BROWN (916) 300-7965 EMAIL: DARBROWN@NCA.COM/CAST.NET	 2260 Douglas Blvd, Suite 160, Roseville, CA 95681 Ph. 916-772-7800 www.cwecorp.com		REVISION NO.	CHECK NO.	DATE BY APPROVD
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|--|---|
| FIBER ROLL |  |
| SURFACE FLOW |  |
| GRAVEL BAG AND INLET FILTER |  |
| TEMPORARY STABILIZED CONSTRUCTION ENTRANCE |  |
| OVERLAND RELEASE |  |
| CULVERT CHECK DAM |  |
| CONCRETE WASHOUT |  |

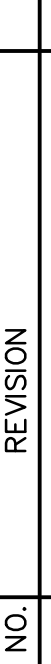
1. THE CONTRACTOR SHALL FOLLOW THE GUIDELINES FOR THE CITY OF SACRAMENTO'S "ADMINISTRATIVE AND TECHNICAL PROCEDURES MANUAL FOR GRADING AND EROSION AND SEDIMENT CONTROL" FOR THE MEASURES SHOWN OR STATED ON THESE PLANS.
2. CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM. CONTRACTOR SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES IN PLACE FOR THE WINTER MONTHS PRIOR TO OCTOBER 1.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE DEPARTMENT OF UTILITIES.
4. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE DEPARTMENT OF UTILITIES.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
6. CONTRACTOR SHALL MAINTAIN A LOG AT THE SITE OF ALL INSPECTIONS OR MAINTENANCE OF BMPs AS WELL AS, ANY CORRECTIVE CHANGES TO THE BMPs OR EROSION AND SEDIMENT CONTROL PLAN.
7. IN AREAS WHERE SOIL IS EXPOSED, PROMPT REPLANTING WITH NATIVE COMPATIBLE, DROUGHT-RESISTANT VEGETATION SHALL BE PERFORMED. NO AREAS WILL BE LEFT EXPOSED OVER THE WINTER SEASON.
8. THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE. THE STABILIZED CONSTRUCTION ENTRANCE SHALL REMAIN IN PLACE UNTIL THE ROAD BASE ROCK COURSE IS COMPLETED.
9. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY OR AS NECESSARY.
10. CONTRACTOR SHALL PLACE AROUND ALL NEW DRAINAGE STRUCTURE OPENINGS IMMEDIATELY AFTER THE STRUCTURE OPENING IS CONSTRUCTED. THESE SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED.
11. CONTRACTOR SHALL IMPLEMENT HOUSEKEEPING PRACTICES AS FOLLOWS:
 - A. SOLID WASTE MANAGEMENT:
PROVIDE DESIGNATED WASTE COLLECTION AREAS AND CONTAINERS. ARRANGE FOR REGULAR REMOVAL AND DISPOSAL. CLEAR SITE OF TRASH INCLUDING ORGANIC DEBRIS, PACKAGING MATERIALS, SCRAP OR SURPLUS BUILDING MATERIALS AND DOMESTIC WASTE DAILY.
 - B. MATERIAL DELIVERY AND STORAGE:
PROVIDE A DESIGNATED MATERIAL STORAGE AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. STORE MATERIAL ON PALLETS AND PROVIDE COVERING FOR SOLUBLE MATERIALS. RELOCATE STORAGE AREA INTO BUILDING SHELL WHEN POSSIBLE. INSPECT AREA WEEKLY.
 - C. CONCRETE WASTE:
PROVIDE A DESIGNATED AREA FOR A TEMPORARY PIT TO BE USED FOR CONCRETE TRUCK WASH-OUT. DISPOSE OF HARDENED CONCRETE OFFSITE. AT NO TIME SHALL A CONCRETE TRUCK DUMP ITS WASTE AND CLEAN ITS TRUCK INTO THE CITY STORM DRAINS VIA CURB AND GUTTER. INSPECT DAILY TO CONTROL RUNOFF, AND WEEKLY FOR REMOVAL OF HARDENED CONCRETE.
 - D. PAINT AND PAINTING SUPPLIES:
PROVIDE INSTRUCTION TO EMPLOYEES AND SUBCONTRACTORS REGARDING REDUCTION OF POLLUTANTS INCLUDING MATERIAL STORAGE, USE, AND CLEAN UP. INSPECT SITE WEEKLY FOR EVIDENCE OF IMPROPER DISPOSAL.
 - E. VEHICLE FUELING, MAINTENANCE AND CLEANING:
PROVIDE A DESIGNATED FUELING AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. DO NOT ALLOW MOBILE FUELING OF EQUIPMENT. PROVIDE EQUIPMENT WITH DRIP PANS. RESTRICT ONSITE MAINTENANCE AND CLEANING OF EQUIPMENT TO A MINIMUM. INSPECT AREA WEEKLY.
 - F. HAZARDOUS WASTE MANAGEMENT:
PREVENT THE DISCHARGE OF POLLUTANTS FROM HAZARDOUS WASTES TO THE DRAINAGE SYSTEM THROUGH PROPER MATERIAL USE, WASTE DISPOSAL AND TRAINING OF EMPLOYEES. HAZARDOUS WASTE PRODUCTS COMMONLY FOUND ON-SITE INCLUDE BUT ARE NOT LIMITED TO PAINTS & SOLVENTS, PETROLEUM PRODUCTS, FERTILIZERS, HERBICIDES & PESTICIDES, SOIL STABILIZATION PRODUCTS, ASPHALT PRODUCTS AND CONCRETE CURING PRODUCTS.

- ① PLACE FIBER ROLL AT TOP BACK OF WALK AND TOP BACK OF CURB PER CITY OF SACRAMENTO STD DWG Q-40, SHEET C9.
- ② INSTALL STORM DRAIN SEDIMENT BARRIER AND INLET FILTER PER CITY OF SACRAMENTO STD DWG Q-20 AND Q-30, SHEET C9.
- ③ INSTALL TEMPORARY STABILIZED CONSTRUCTION ENTRANCE PER CITY OF SACRAMENTO STD DWG Q-10, SHEET C9.
- ④ CONCRETE WASHOUT PER DETAIL 2, SEE SHEET C9 - REF. CASQA BMP WM-8.
- ⑤ PLACE PORTABLE TOILET FOR USE DURING CONSTRUCTION. ANCHOR TO PREVENT OVERTURNING - REF. CASQA BMP WM-9.
- ⑥ INSTALL TEMPORARY 6' HIGH CHAINLINK SECURITY FENCE.
- ⑦ STAGING AREA, MATERIAL STORAGE, TEMPORARY STOCKPILE STORAGE AREA, FUELING AREA.
- ⑧ PLACE TEMPORARY CULVERT EROSION SEDIMENT CHECK DAM PER DETAIL 1, ON SHEET C9.

THE CONTRACTOR SHALL COMPLY WITH THE CITY OF SACRAMENTO ADMINISTRATIVE AND TECHNICAL MANUAL FOR GRADING/EROSION AND SEDIMENT CONTROL. CONTRACTOR SHALL HAVE ALL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES IN PLACE FOR THE WINTER MONTHS PRIOR TO OCTOBER 1ST AND MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED FOR THE ONSET OF ANY STORM.



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9/12/2023	10 of 14	Sheet C8	ON-SITE IMPROVEMENT PLANS FOR NARRADACALI SUBDIVISION SACRAMENTO, CA 95638 APN: 237-0200-092	PROPERTY OWNER / DEVELOPER NERRADACALI CORPORATION 398 UNIVERSITY AVENUE ROSEVILLE, CA 95747 CONTACT: DAREN BROWN PH: (916) 300-7962 EMAIL: DARENBROWN@COMCAST.NET	 2260 Douglas Blvd., Suite 160, Roseville, CA 95661 Ph: 916-772-7800 www.cwcorp.com		<table><tr><th>DESIGN</th><th>MJW</th><th>BY</th><th>CHECK</th><th>NO.</th><th>REVISION</th><th>DATE</th><th>BY</th><th>APPROVD</th></tr><tr><td>DRAWN</td><td>DCJ</td><td></td><td>RFE</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>QUANT.</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table> ORIGINAL SCALE IS IN INCHES 0 1 2	DESIGN	MJW	BY	CHECK	NO.	REVISION	DATE	BY	APPROVD	DRAWN	DCJ		RFE						QUANT.								
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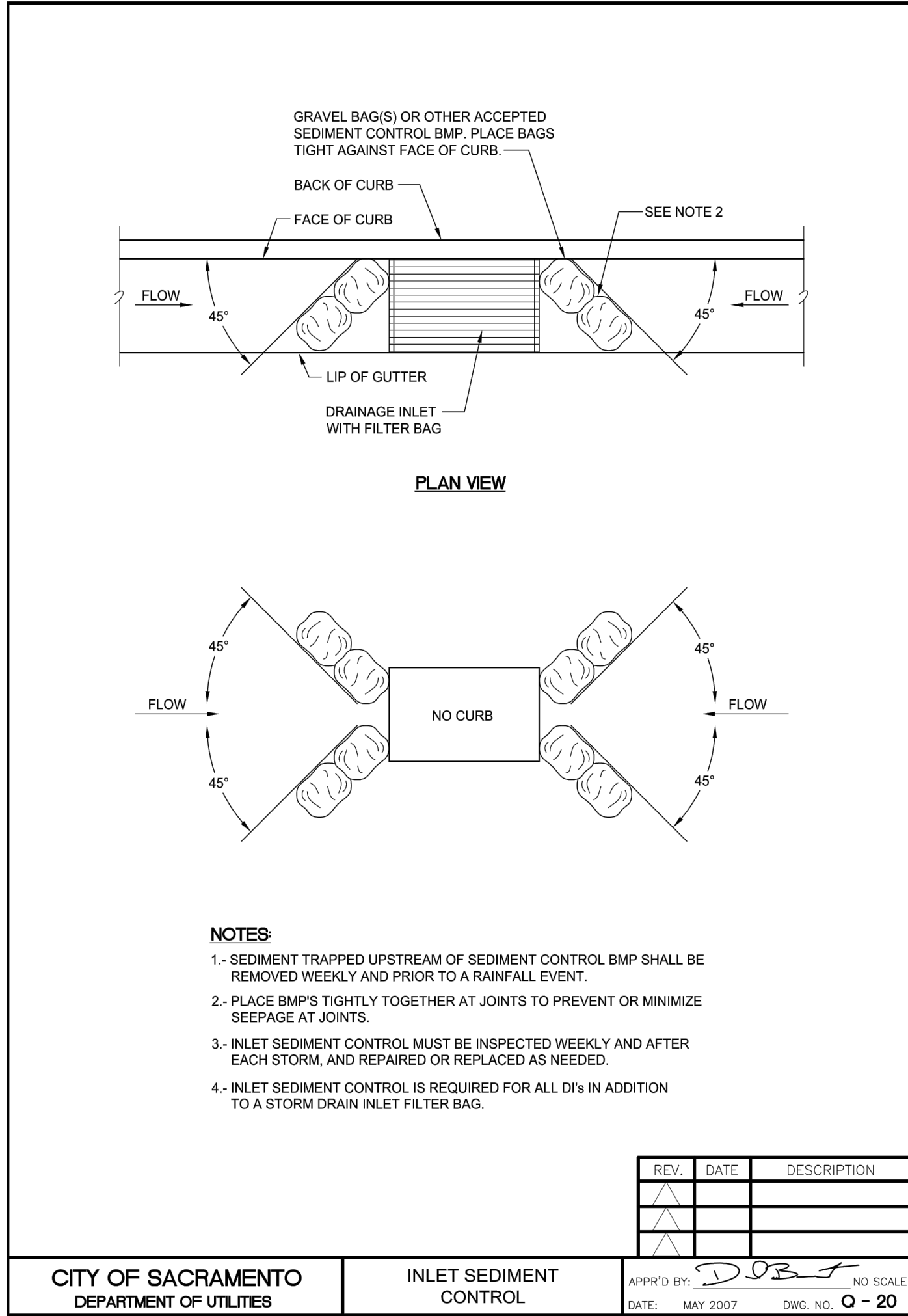
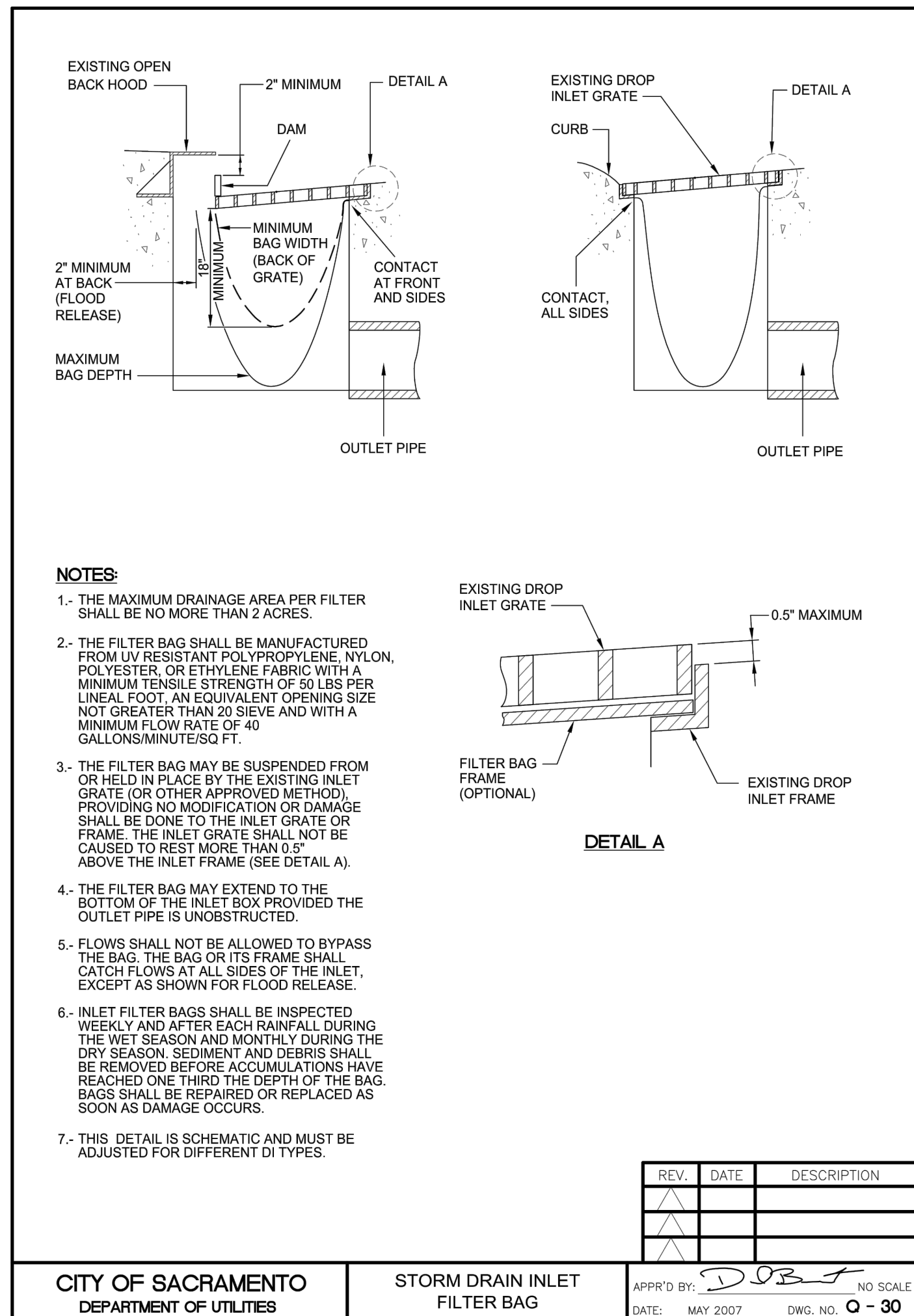
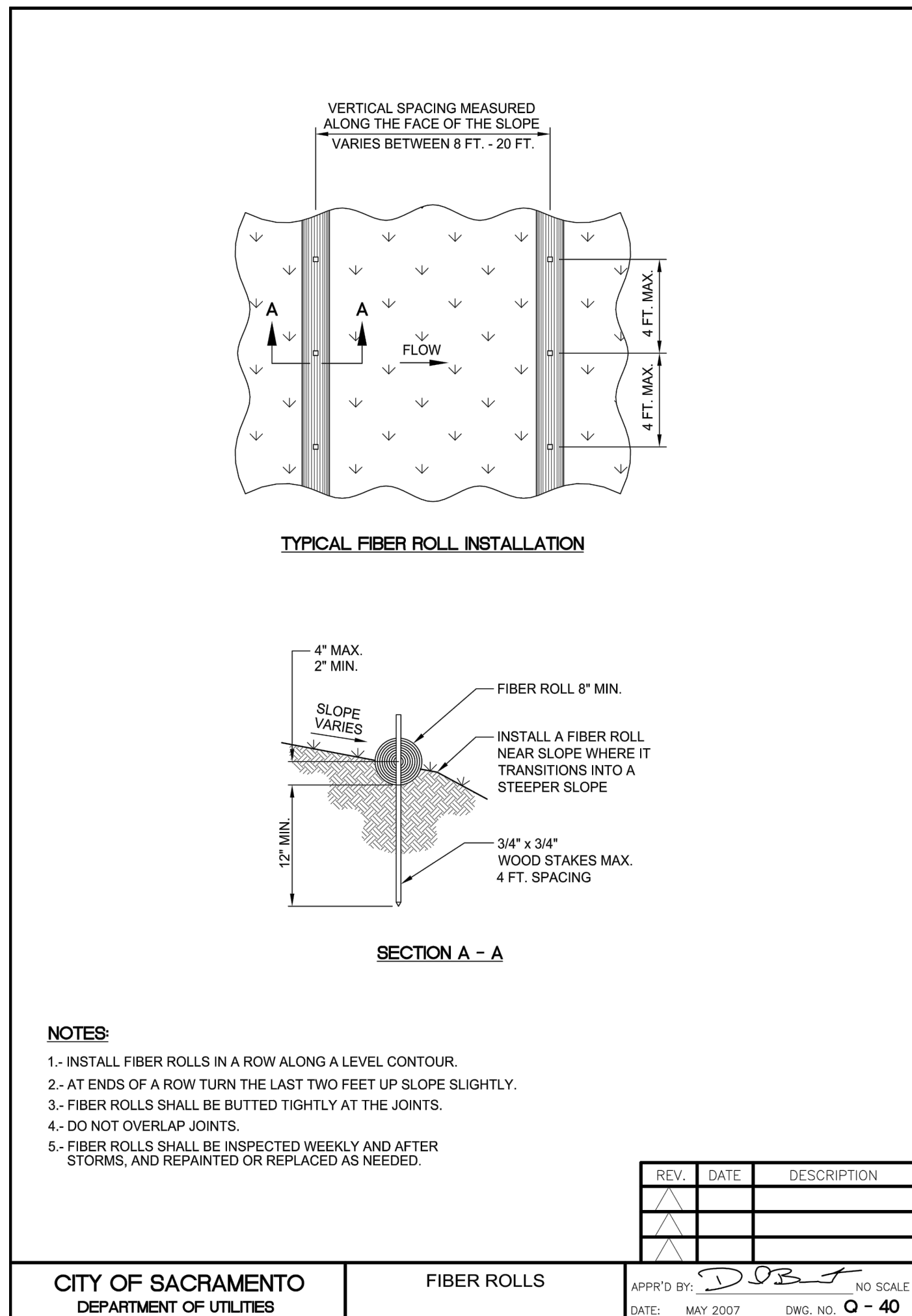
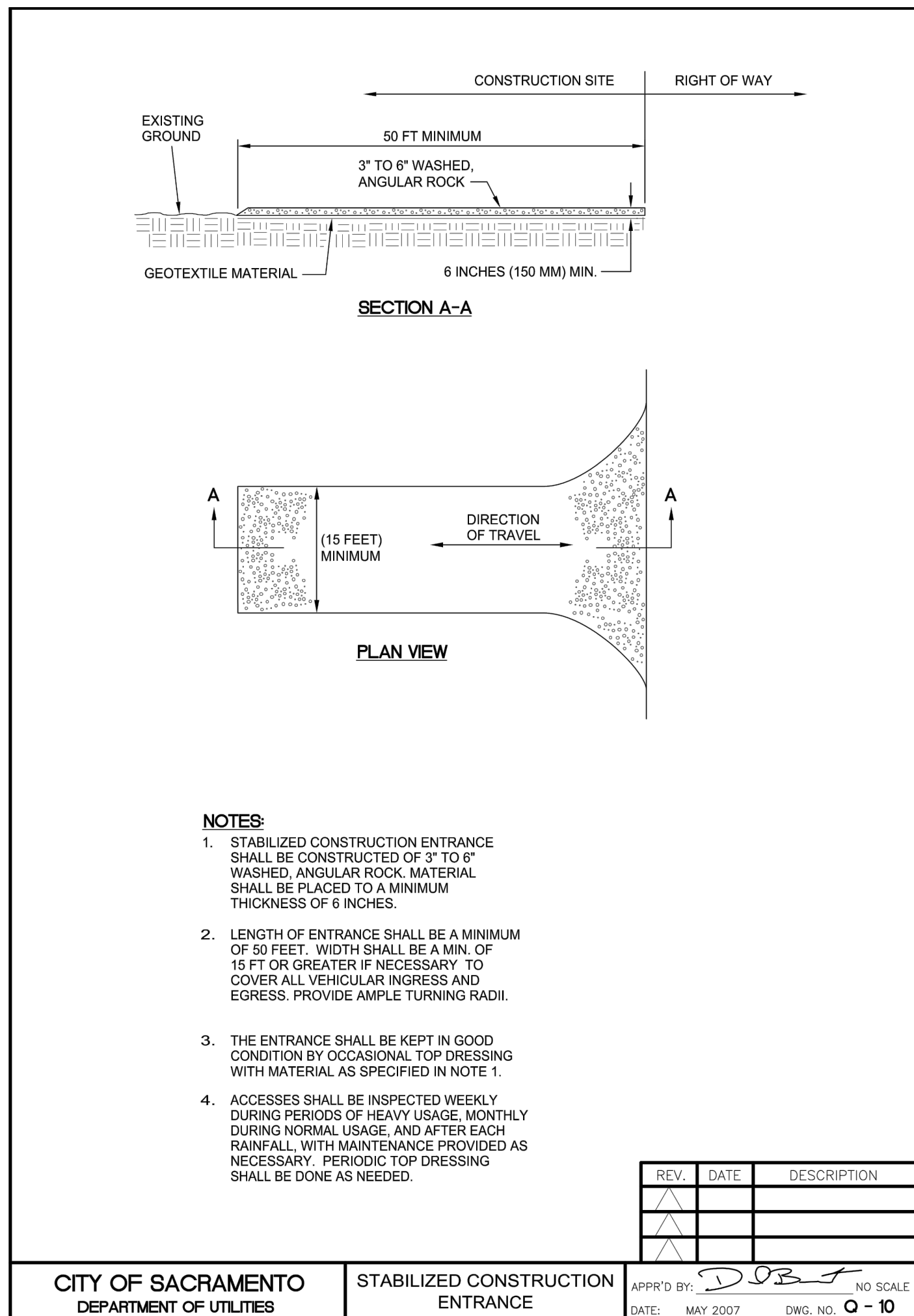
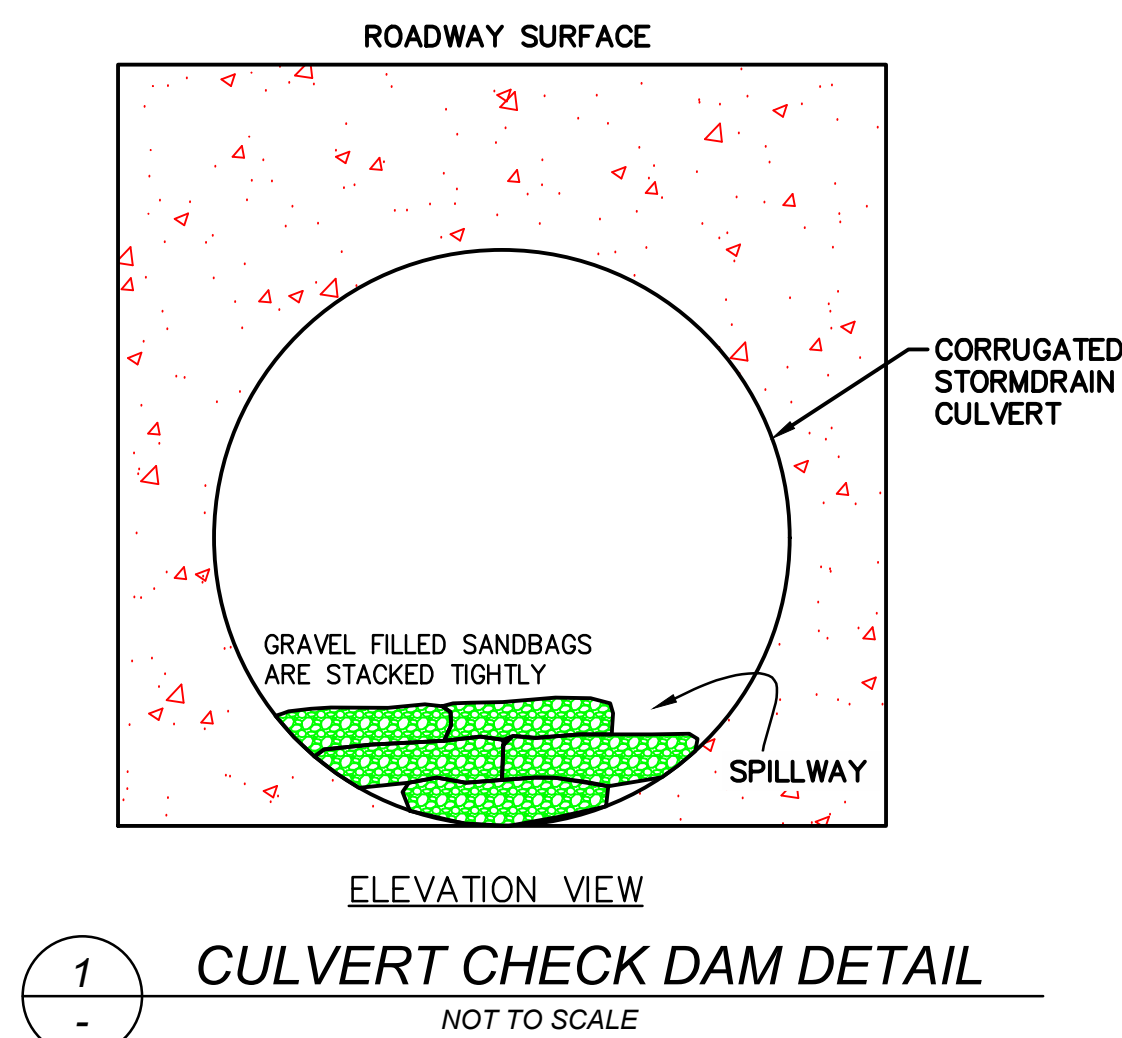
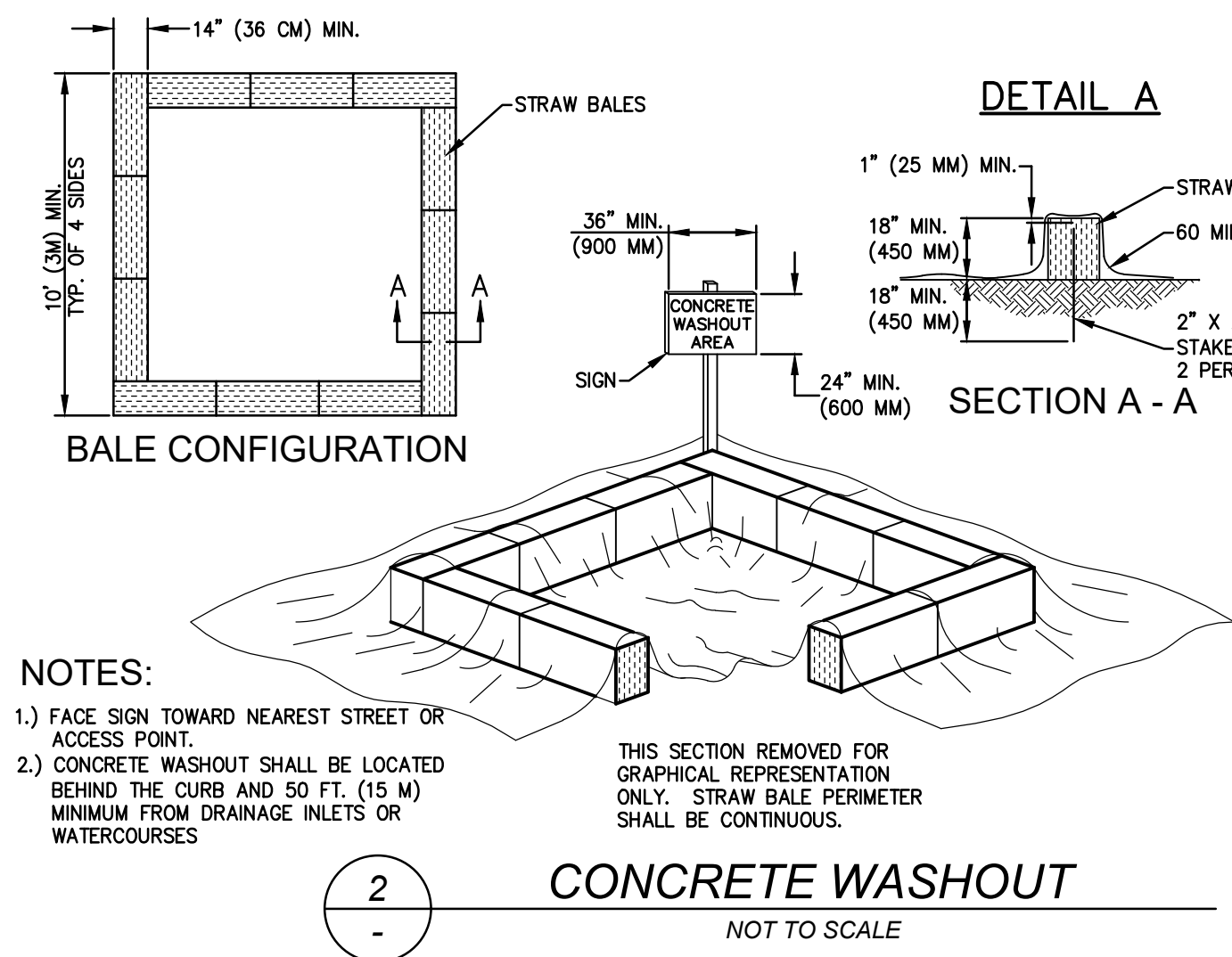
- THE CONTRACTOR SHALL FOLLOW ALL JURISDICTIONAL GUIDELINES FOR GRADING AND THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN OR STATED ON THESE PLANS.
- CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM. CONTRACTOR SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES IN PLACE FOR THE WINTER MONTHS PRIOR TO OCTOBER 1.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE DEPARTMENT OF UTILITIES.
- THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE DEPARTMENT OF UTILITIES.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
- CONTRACTOR SHALL MAINTAIN A LOG AT THE SITE OF ALL INSPECTIONS OR MAINTENANCE OF BMPs, AS WELL AS, ANY CORRECTIVE CHANGES TO THE BMPs OR EROSION AND SEDIMENT CONTROL PLAN.
- IN AREAS WHERE SOIL IS EXPOSED, PROMPT REPLANTING WITH NATIVE COMPATIBLE, DROUGHT-RESISTANT VEGETATION SHALL BE PERFORMED. NO AREAS WILL BE LEFT EXPOSED OVER THE WINTER SEASON.
- THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE. THE STABILIZED CONSTRUCTION ENTRANCE SHALL REMAIN IN PLACE UNTIL THE ROAD BASE ROCK COURSE IS COMPLETED.
- ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEEP AT THE END OF EACH WORKING DAY OR AS NECESSARY.
- CONTRACTOR SHALL PLACE GRAVEL BAG BARRIERS AROUND ALL NEW DRAINAGE STRUCTURE OPENINGS IMMEDIATELY AFTER THE STRUCTURE OPENING IS CONSTRUCTED. THESE GRAVEL BAG BARRIERS SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED.

1. CONTRACTOR SHALL FOLLOW DUST CONTROL METHODS INCLUDING:
 - A. WATERING THE SOIL OF THE SITE AND THE ADJACENT STREETS BEING USED IN CONNECTION WITH SOIL DISTURBANCE OPERATIONS ON THE SITE.
 - B. COMPLETELY COVER GRAVEL OR ROCK LANDSCAPING UNTIL STABILIZED.
 - D. WATER GRASSES AND LANDSCAPING UNTIL STABILIZED.
12. CONTRACTOR SHALL IMPLEMENT HOUSEKEEPING PRACTICES AS FOLLOWS:
 - A. SOLID WASTE MANAGEMENT:
 - PROVIDE DESIGNATED WASTE COLLECTION AREAS AND CONTAINERS. ARRANGE FOR REGULAR REMOVAL AND DISPOSAL. CLEAR SITE OF TRASH INCLUDING ORGANIC DEBRIS, PACKAGING MATERIALS, SCRAP OR SURPLUS BUILDING MATERIALS AND DOMESTIC WASTE DAILY.
 - B. MATERIAL DELIVERY AND STORAGE:
 - PROVIDE A DESIGNATED MATERIAL STORAGE AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. STORE MATERIAL ON PALLETS AND PROVIDE COVERING FOR SOLUBLE MATERIALS. RELOCATE STORAGE AREA INTO BUILDING SHELL WHEN POSSIBLE. INSPECT AREA WEEKLY.
 - C. CONCRETE WASTE:
 - PROVIDE A DESIGNATED AREA FOR A TEMPORARY PIT TO BE USED FOR CONCRETE TRUCK WASH-OUT. DISPOSE OF HARDENED CONCRETE OFFSITE. AT NO TIME SHALL A CONCRETE TRUCK DUMP ITS WASTE AND CLEAN ITS TRUCK INTO THE CITY STORM DRAINS VIA CURB AND GUTTER. INSPECT DAILY TO CONTROL RUNOFF, AND WEEKLY FOR REMOVAL OF HARDENED CONCRETE.
 - D. PAINT AND PAINTING SUPPLIES:
 - PROVIDE INSTRUCTION TO EMPLOYEES AND SUBCONTRACTORS REGARDING REDUCTION OF POLLUTANTS INCLUDING MATERIAL STORAGE, USE, AND CLEAN UP. INSPECT SITE WEEKLY FOR EVIDENCE OF IMPROPER DISPOSAL.
 - E. VEHICLE FUELING, MAINTENANCE AND CLEANING:
 - PROVIDE A DESIGNATED FUELING AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. DO NOT ALLOW MOBILE FUELING OF EQUIPMENT. PROVIDE EQUIPMENT WITH DRIP PANS. RESTRICT ON-SITE MAINTENANCE AND CLEANING OF EQUIPMENT TO A MINIMUM. INSPECT AREA WEEKLY.
 - F. HAZARDOUS WASTE MANAGEMENT:
 - PREVENT THE DISCHARGE OF POLLUTANTS FROM HAZARDOUS WASTES TO THE DRAINAGE SYSTEM THROUGH PROPER MATERIAL USE, WASTE DISPOSAL AND TRAINING OF EMPLOYEES. HAZARDOUS WASTE PRODUCTS COMMONLY FOUND ON-SITE INCLUDE BUT ARE NOT LIMITED TO PAINTS & SOLVENTS, PETROLEUM PRODUCTS, FERTILIZERS, HERBICIDES & PESTICIDES, SOIL STABILIZATION STABILIZATION PRODUCTS, ASPHALT PRODUCTS AND CONCRETE CURING PRODUCTS.

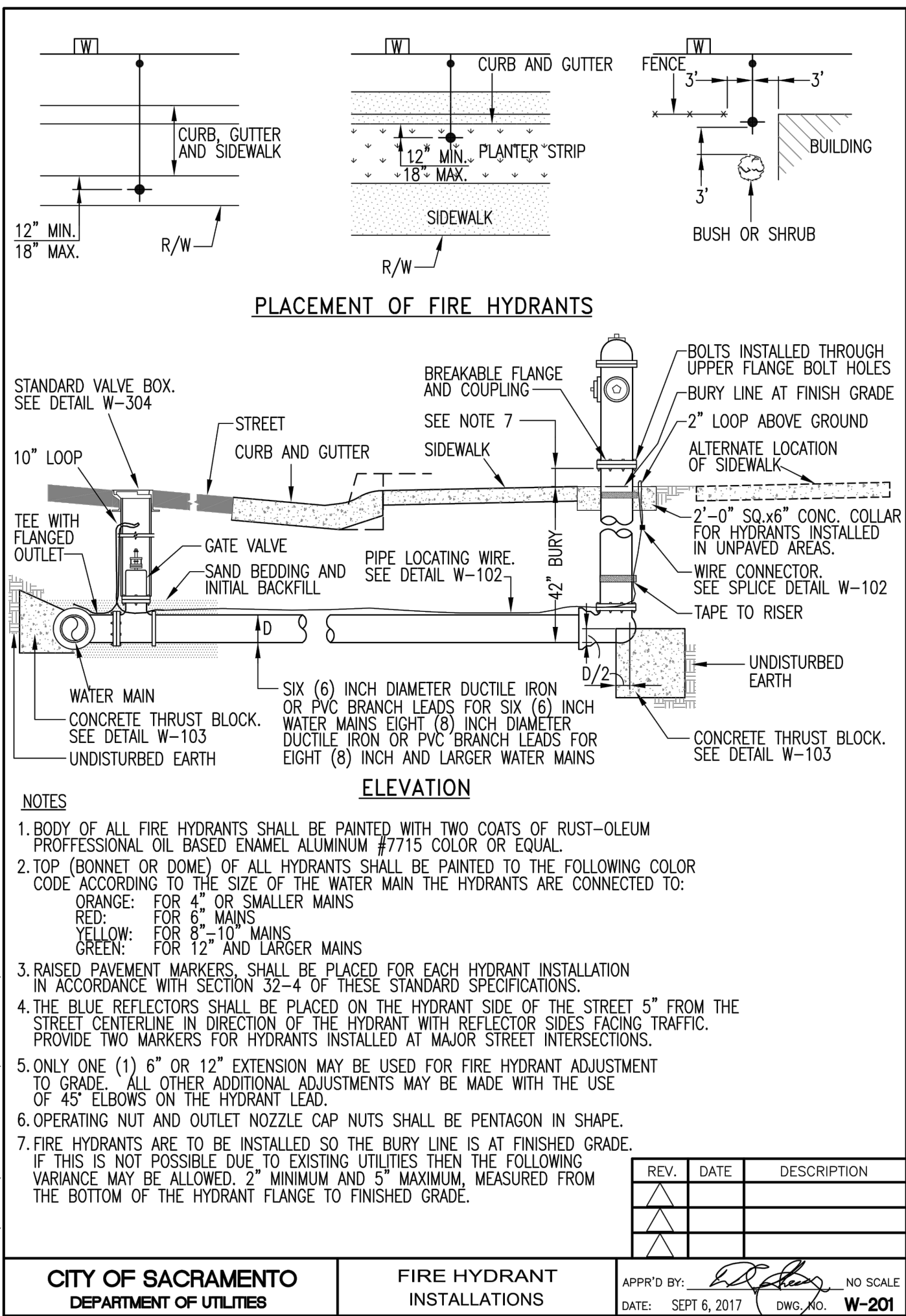
PHASE OF CONSTRUCTION	EROSION AND SEDIMENT CONTROL MEASURES												
	(WET SEASON)				(WET AND DRY SEASON)								
	HYDRO-SEEDING	STRAW MULCHING & TACTIFIER	PRESERVATION OF EXISTING VEGETATION	SOIL BINDERS	FIBER ROLLS	OUTLET PROTECTION	STORM DRAIN INLET PROTECTION	DEWATERING	STABILIZED CONSTRUCTION ENTRANCE	MATERIAL & WASTE DISPOSAL LOCATION	CONCRETE WASHOUT	DUST CONTROL	SEDIMENT TRAP
PRE-GRADING			●		●		●		●	●		●	●
CUT AND FILL ACTIVITIES	●	●		●				●				●	●
UNDERGROUND WORK												●	
STORM DRAIN IMPROVEMENTS						●					●	●	
CURB & GUTTER							●					●	
STREET IMPROVEMENTS					●							●	
POST CONSTRUCTION	●	●	●										

NOTES:

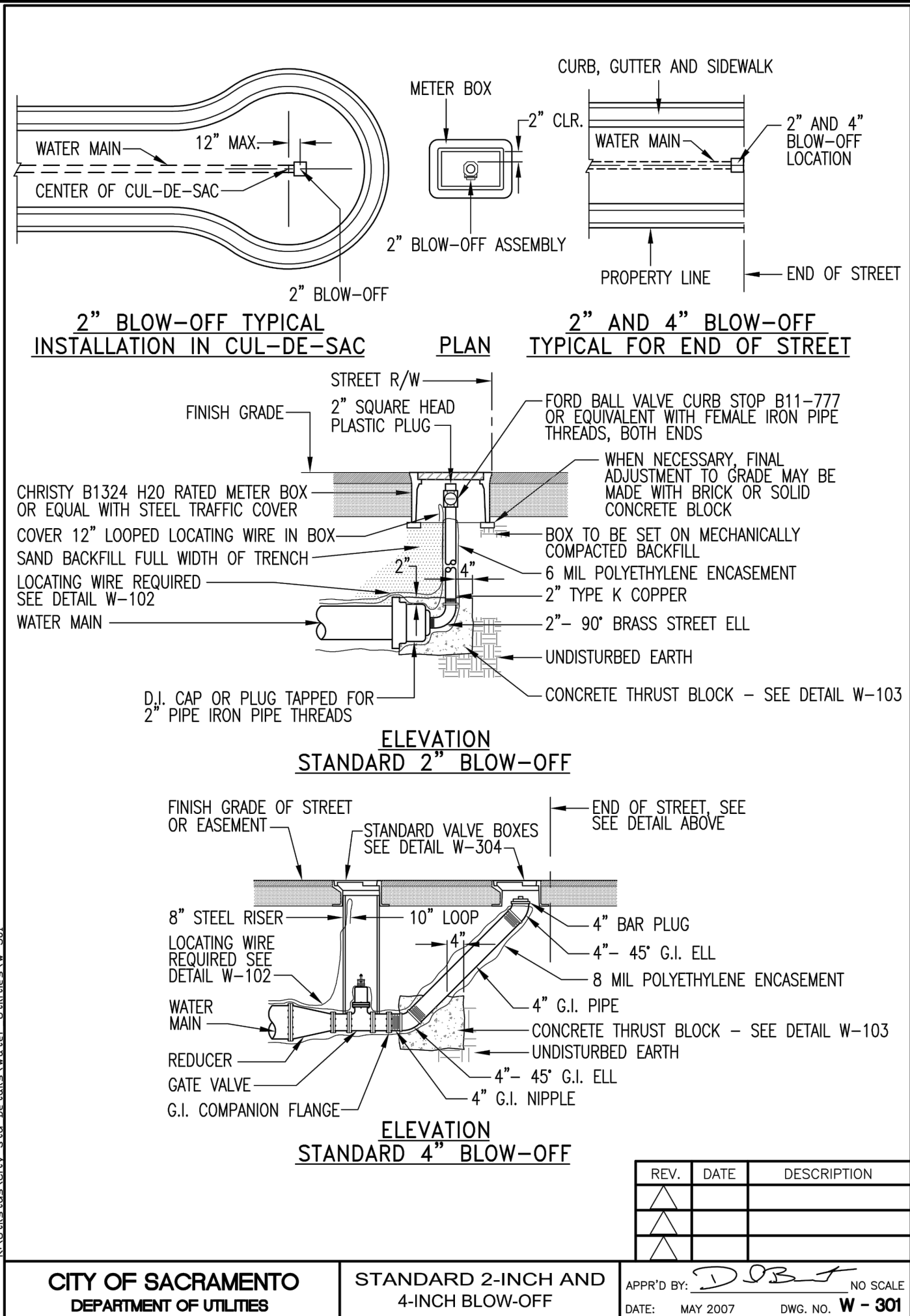
- ALL EROSION BMPs SHALL BE IN PLACE PRIOR TO STORM EVENTS AND IN ACCORDANCE WITH THE LATEST EDITION OF SECTION II OF THE IMPROVEMENT STANDARDS AND THE CALIFORNIA STORM WATER HANDBOOK.
- MAINTAIN BMP'S AS NECESSARY.



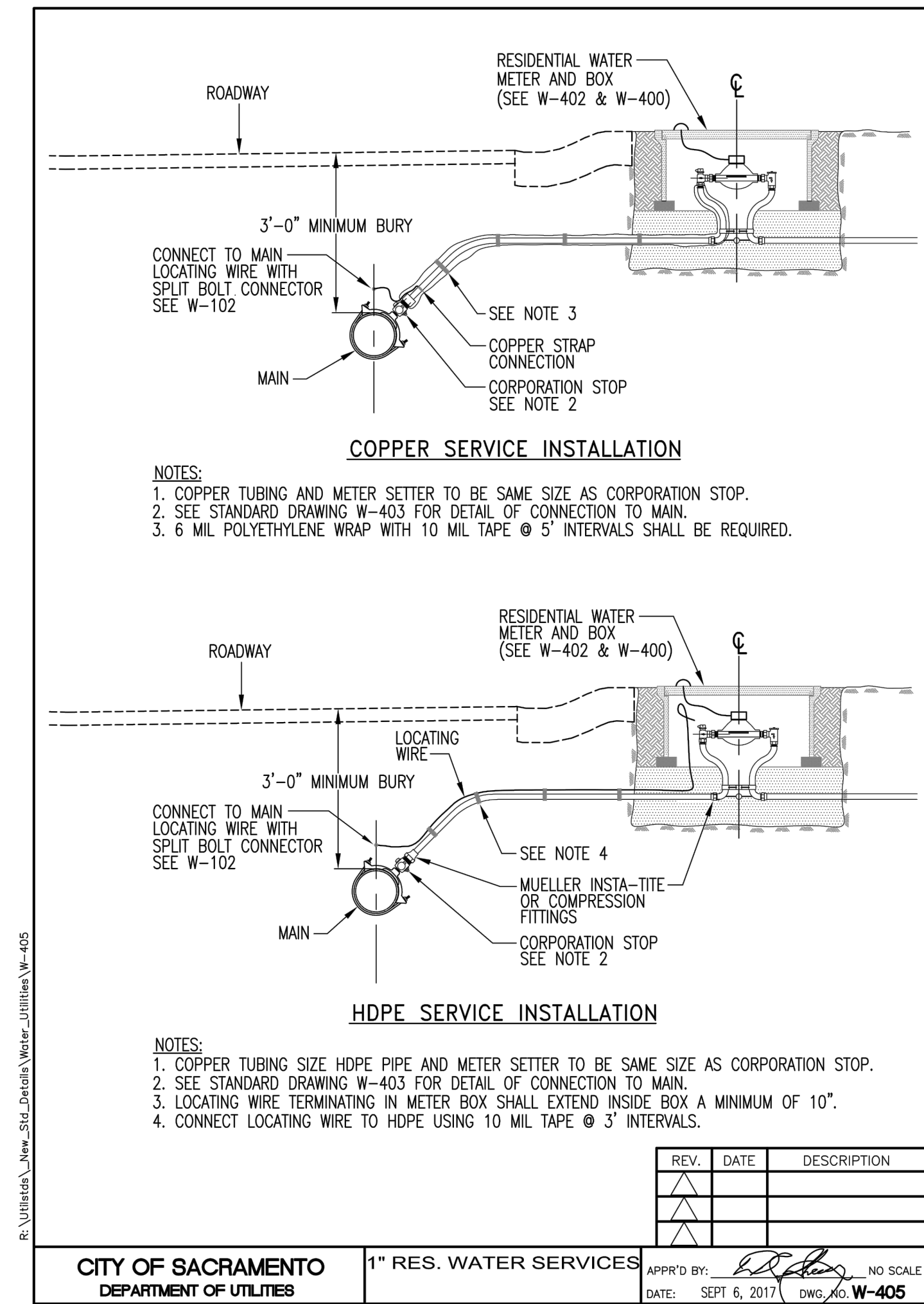
\\s\2021 Projects\21-188 905 North Ave. San Jose, CA\CONSTRUCTION\DWG\W-201 CONSTRUCTION DETAILS\W-201
R:\Utilities\New_Sid_Drains\Water_Utility\W-201



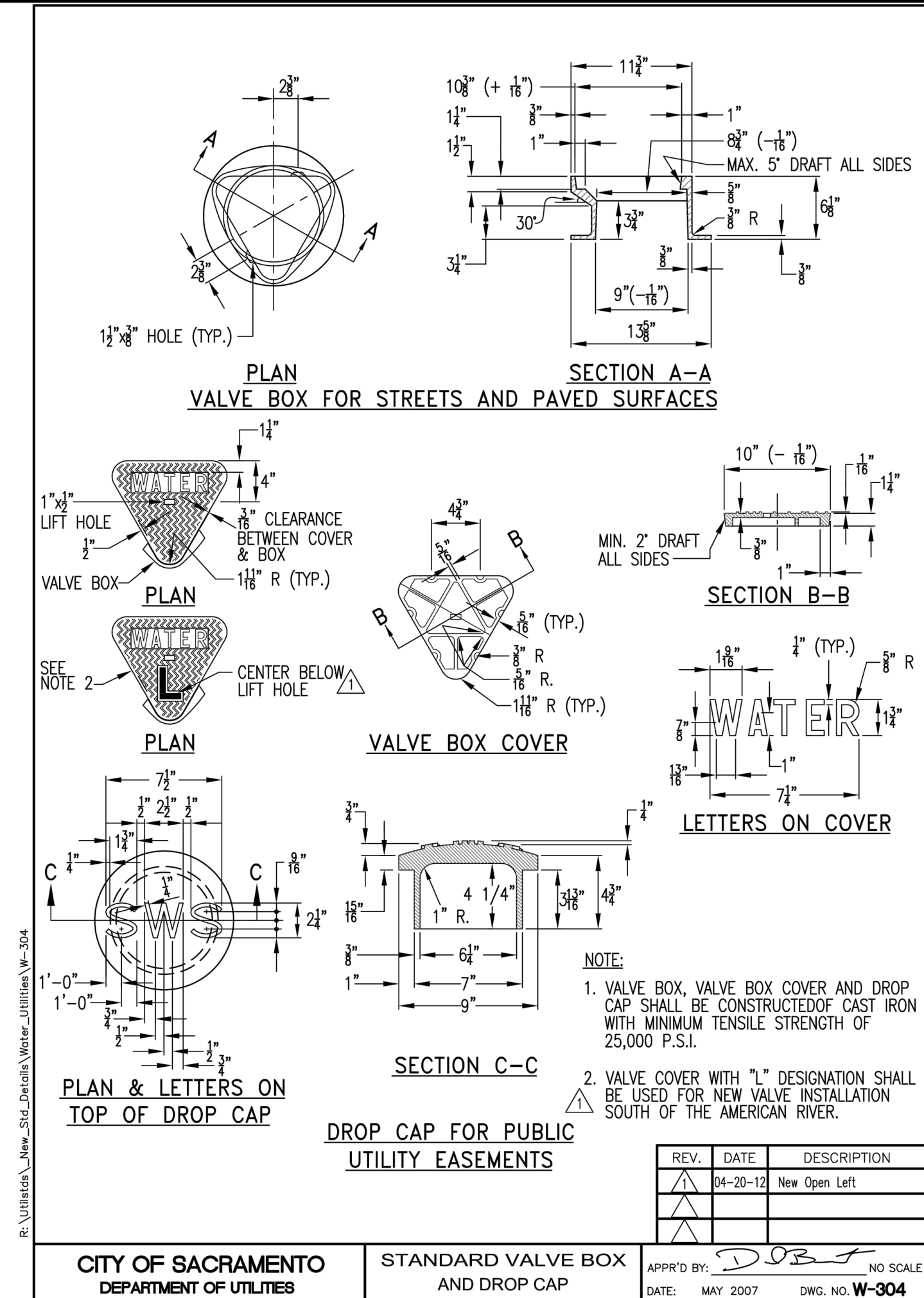
8 NTS 2" BLOW-OFF VALVE



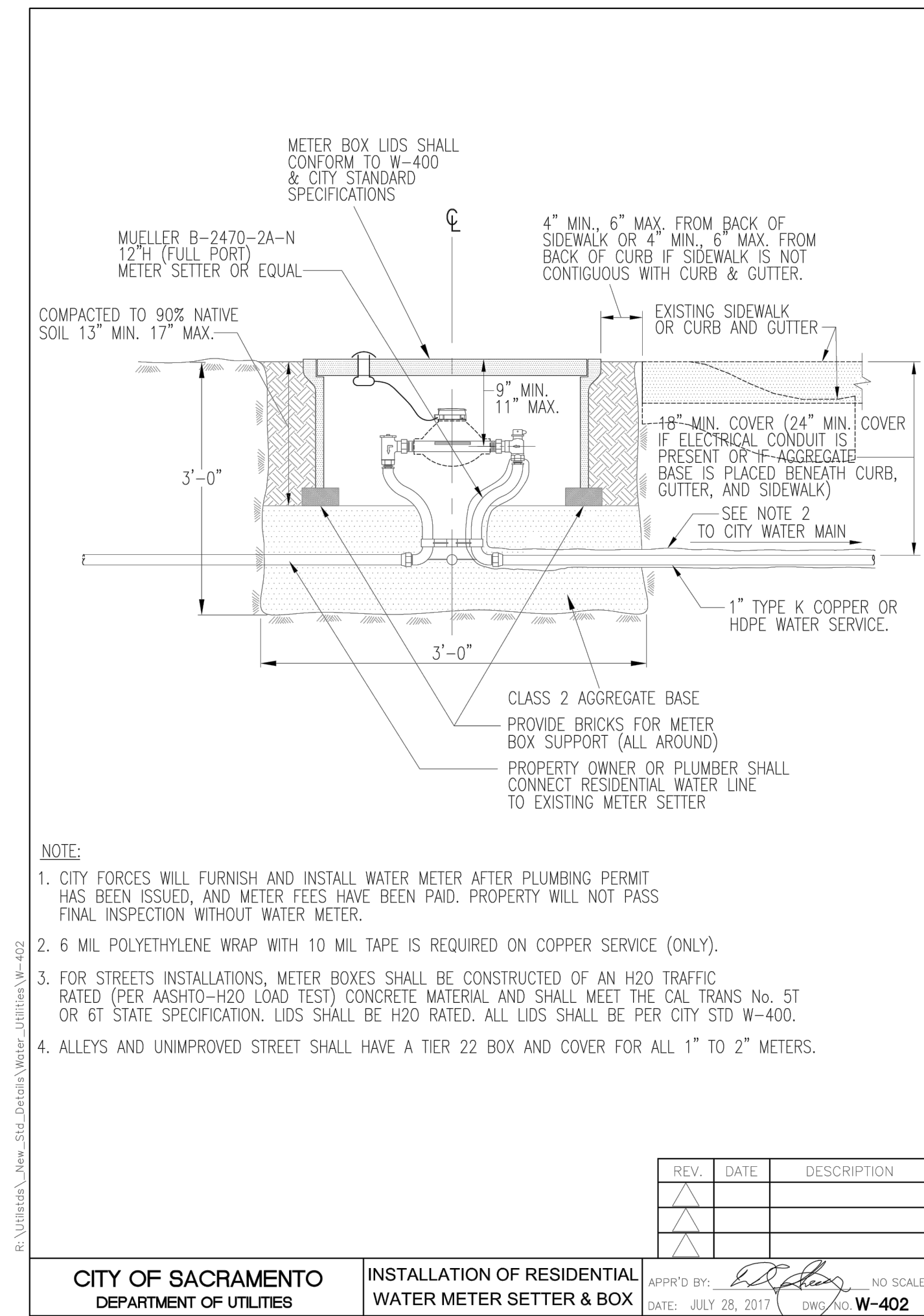
4 NTS FIRE HYDRANT INSTALLATIONS



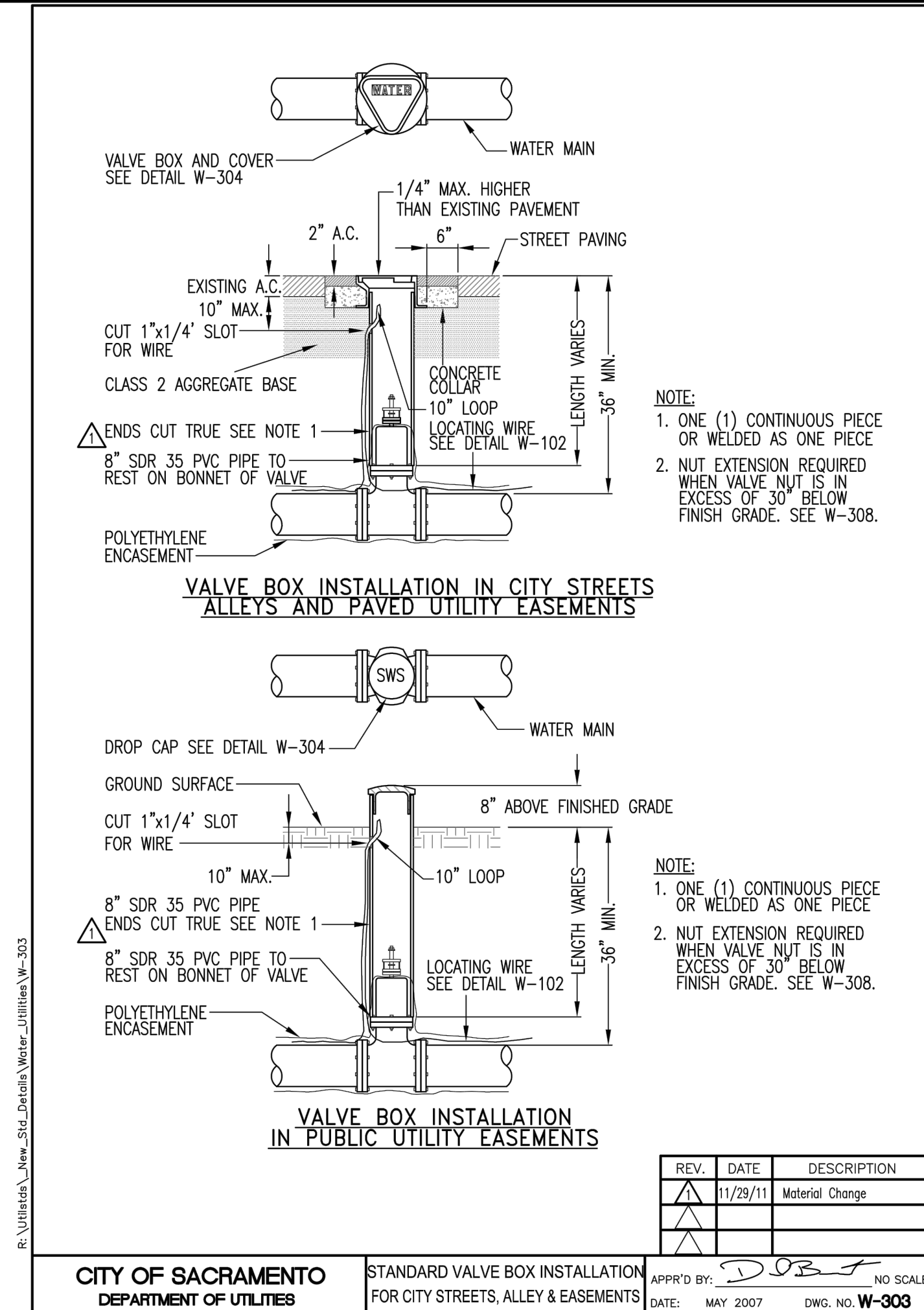
7 NTS VALVE BOX AND DROP CAP DETAIL



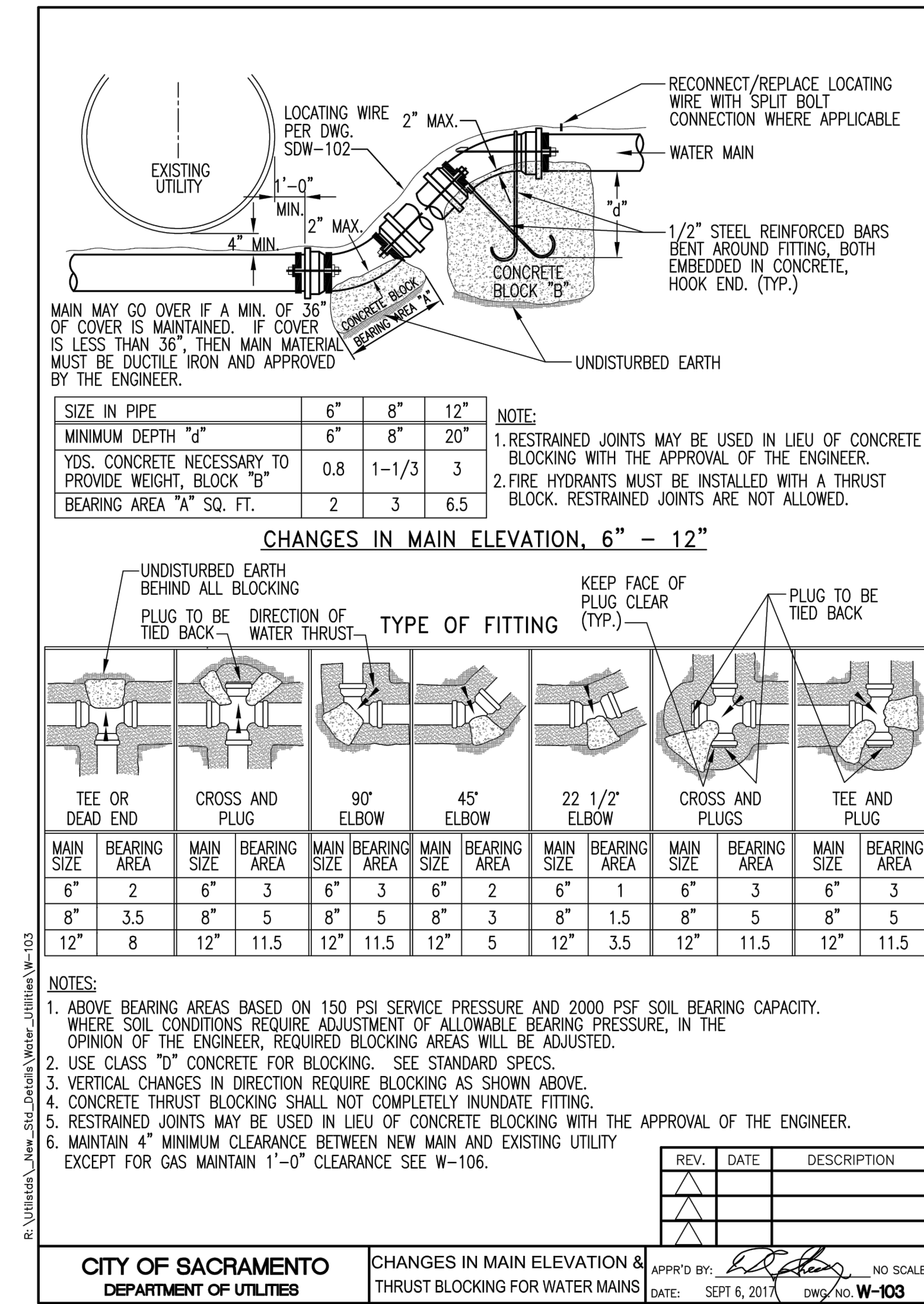
3 NTS 1" RESIDENTIAL WATER SERVICE DETAIL



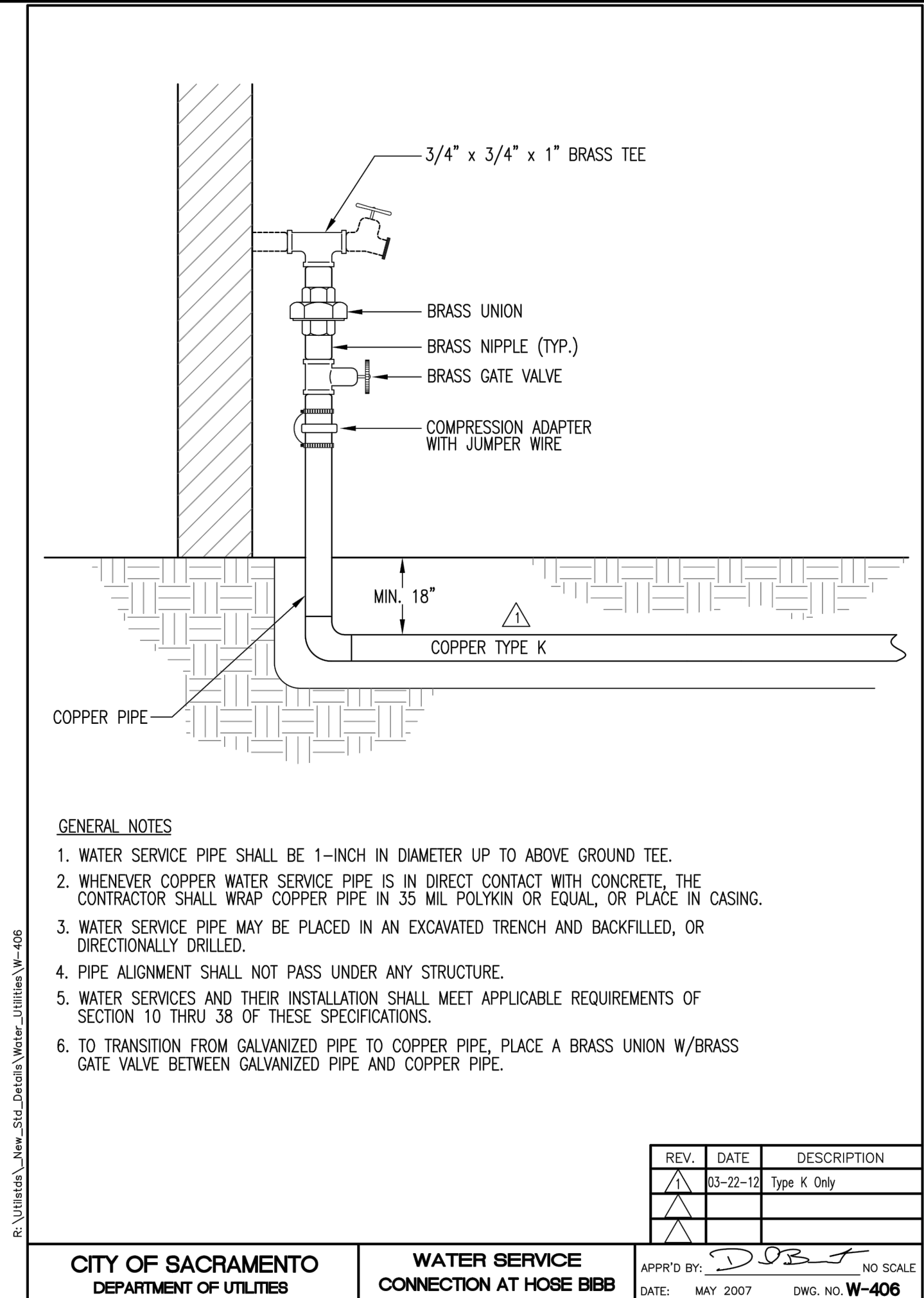
6 NTS VALVE BOX INSTALLATION DETAIL



2 NTS WATER METER SETTER & BOX DETAIL



5 NTS WATER SERVICE CONNECTION



1 NTS THRUST BLOCKING DETAIL

CONSTRUCTION DETAILS 1

Sheet C10.1

12 of 14

9/12/2023

PROPERTY OWNER / DEVELOPER
NERRASCALI CORPORATION
3960 KINGSBARN DRIVE
ROSEVILLE, CA 95747
CONTACT: DAPREN BROWN
PH: (916) 300-7962
EMAIL: DAPRENBROWN@COMCAST.NET

ON-SITE IMPROVEMENT PLANS FOR NERRASCALI SUBDIVISION
SACRAMENTO, CA 95838
APN: 231-0200-092

CONSTRUCTION DETAILS 1

Sheet
C10.1
12 of 14
9/12/2023

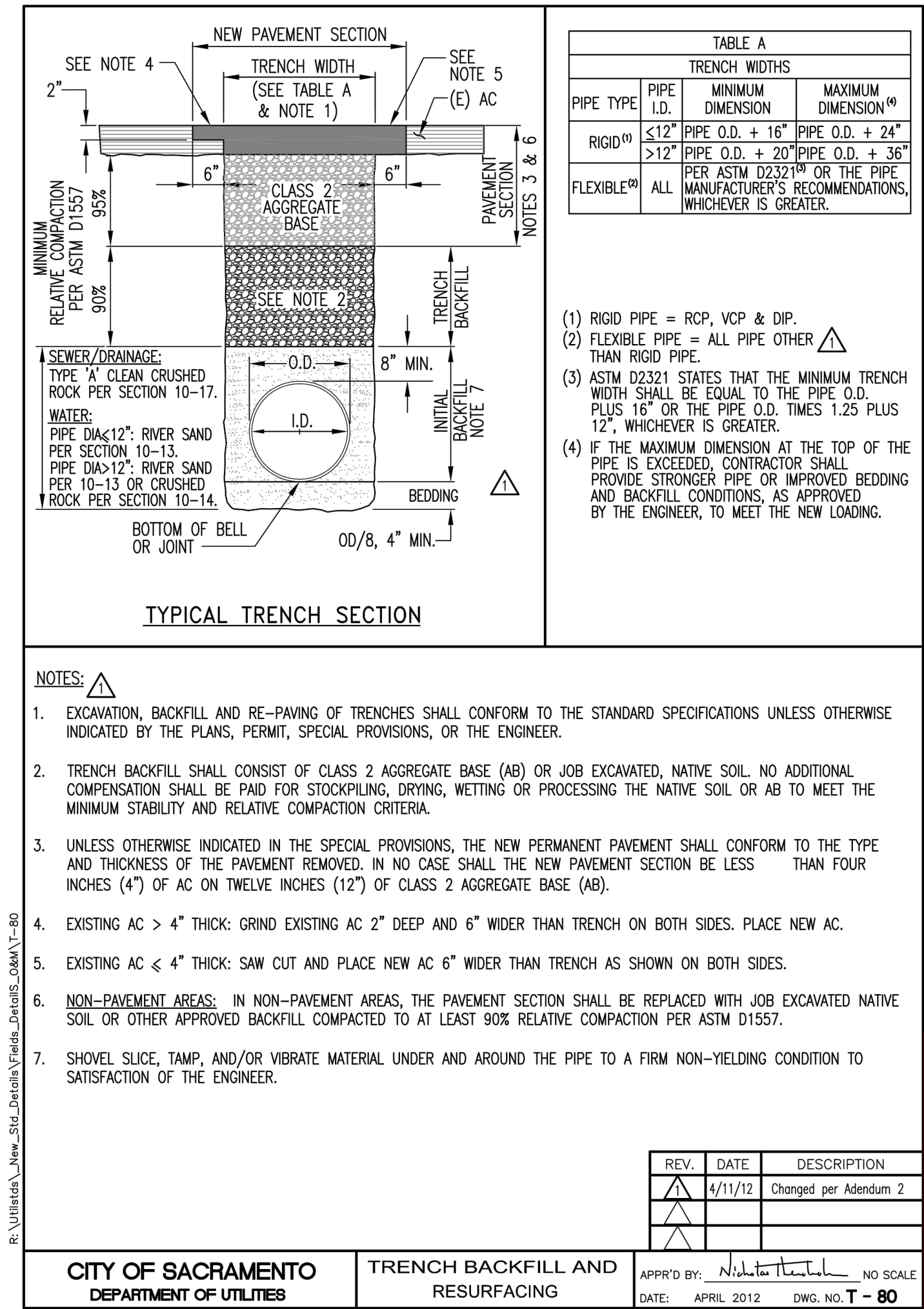
2280 Douglas Blvd, Suite 100, Roseville, CA 95661
PH: 916-772-7800 | www.cseinc.com

CSE

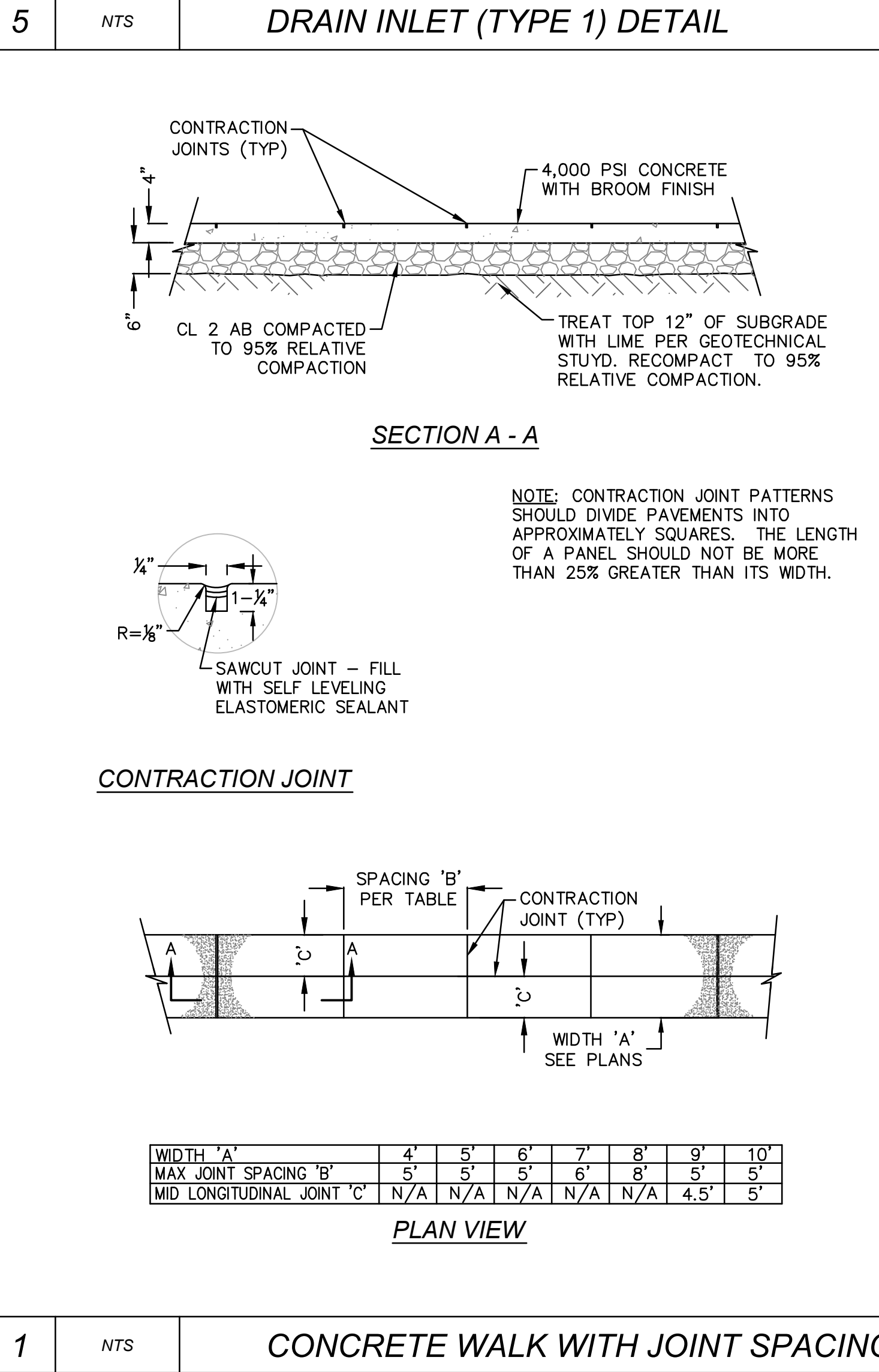
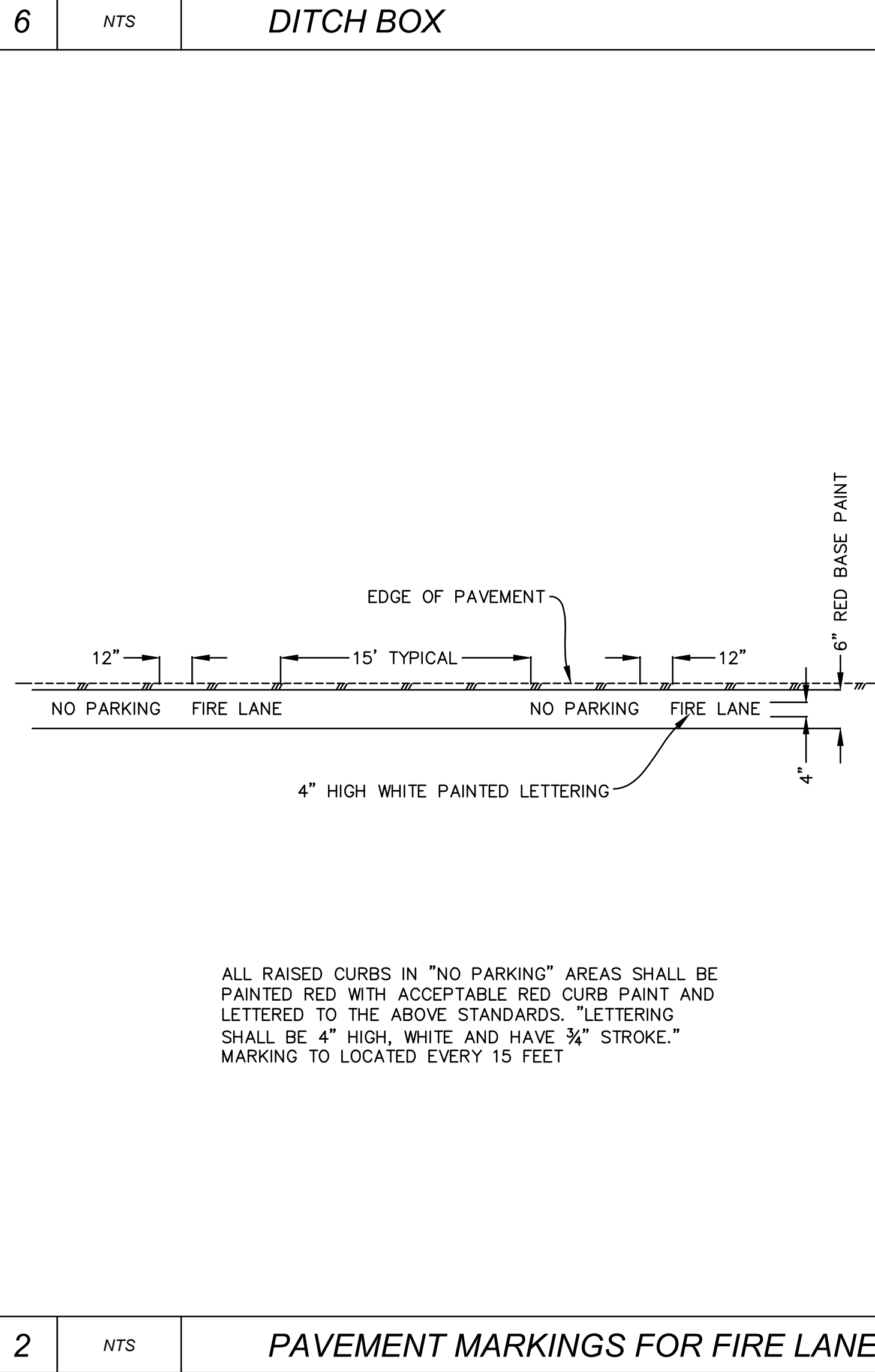
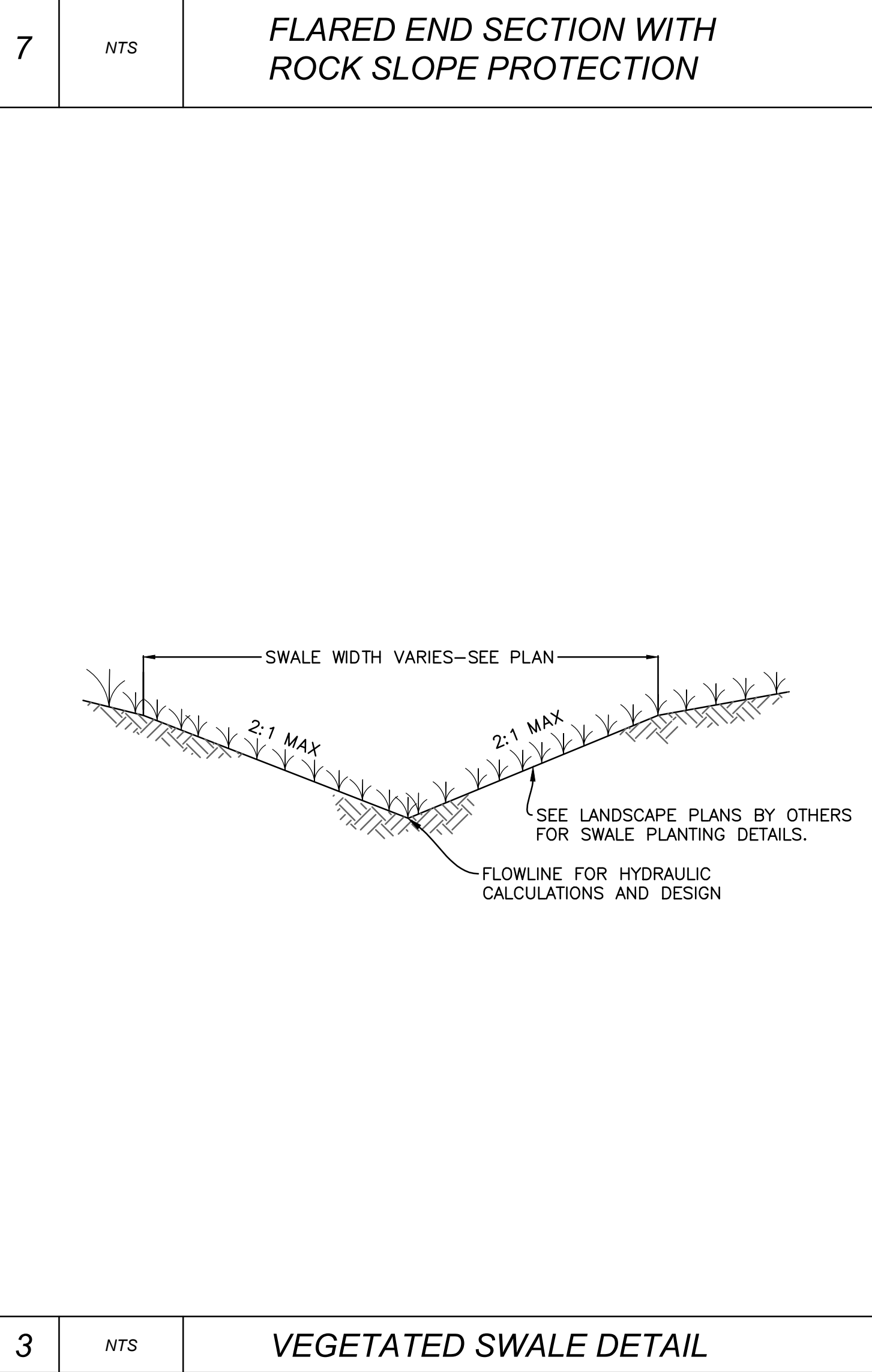
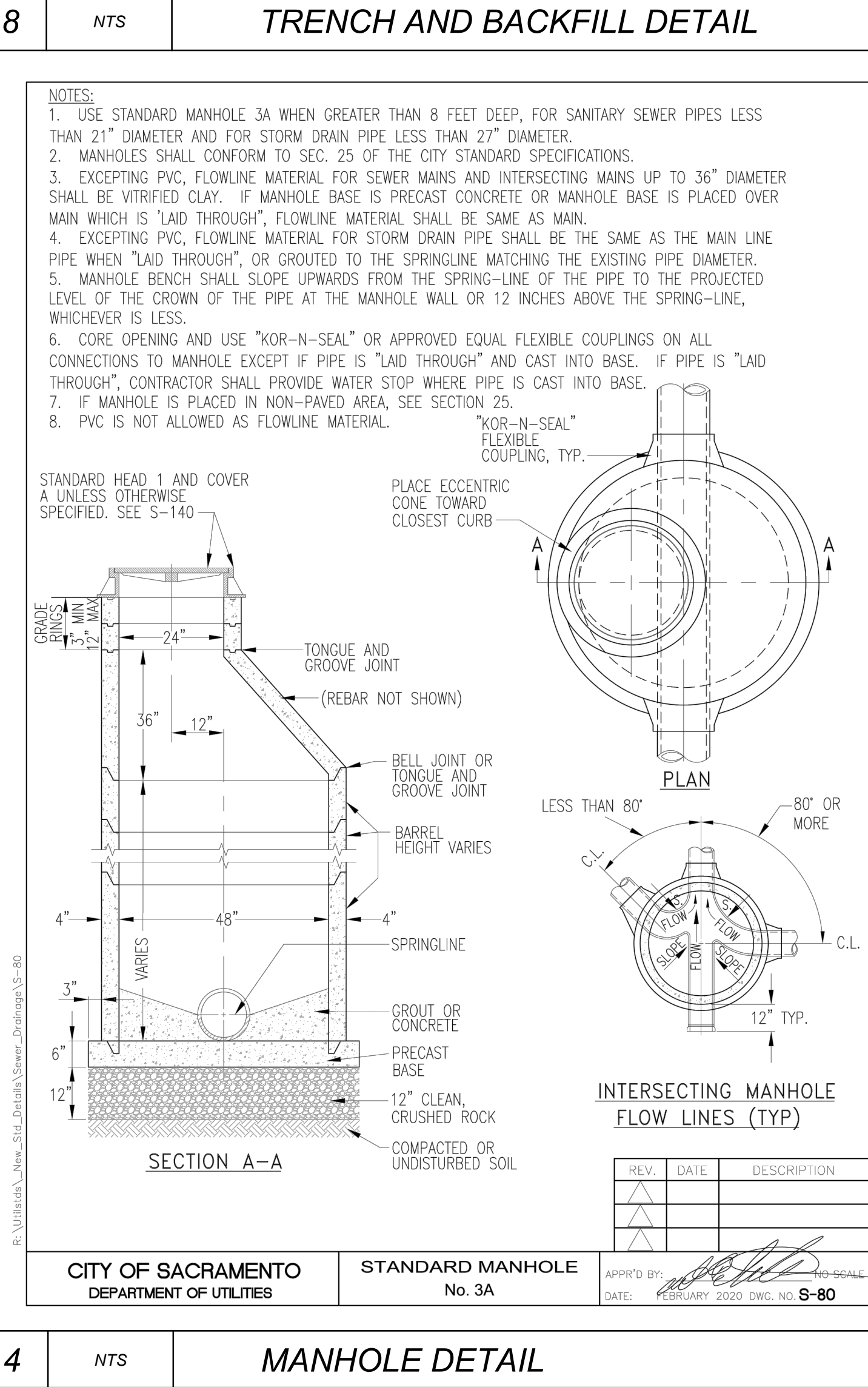
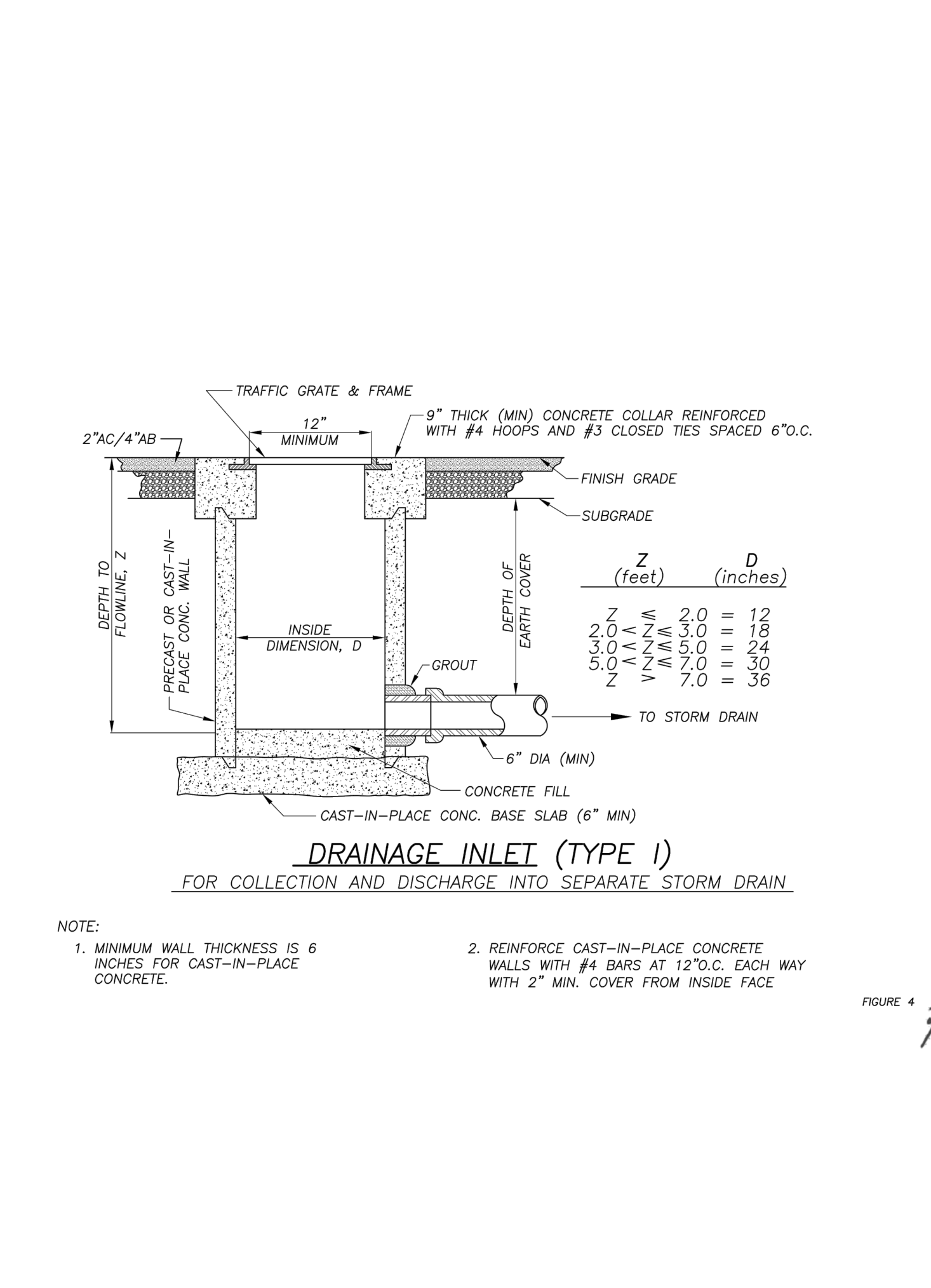
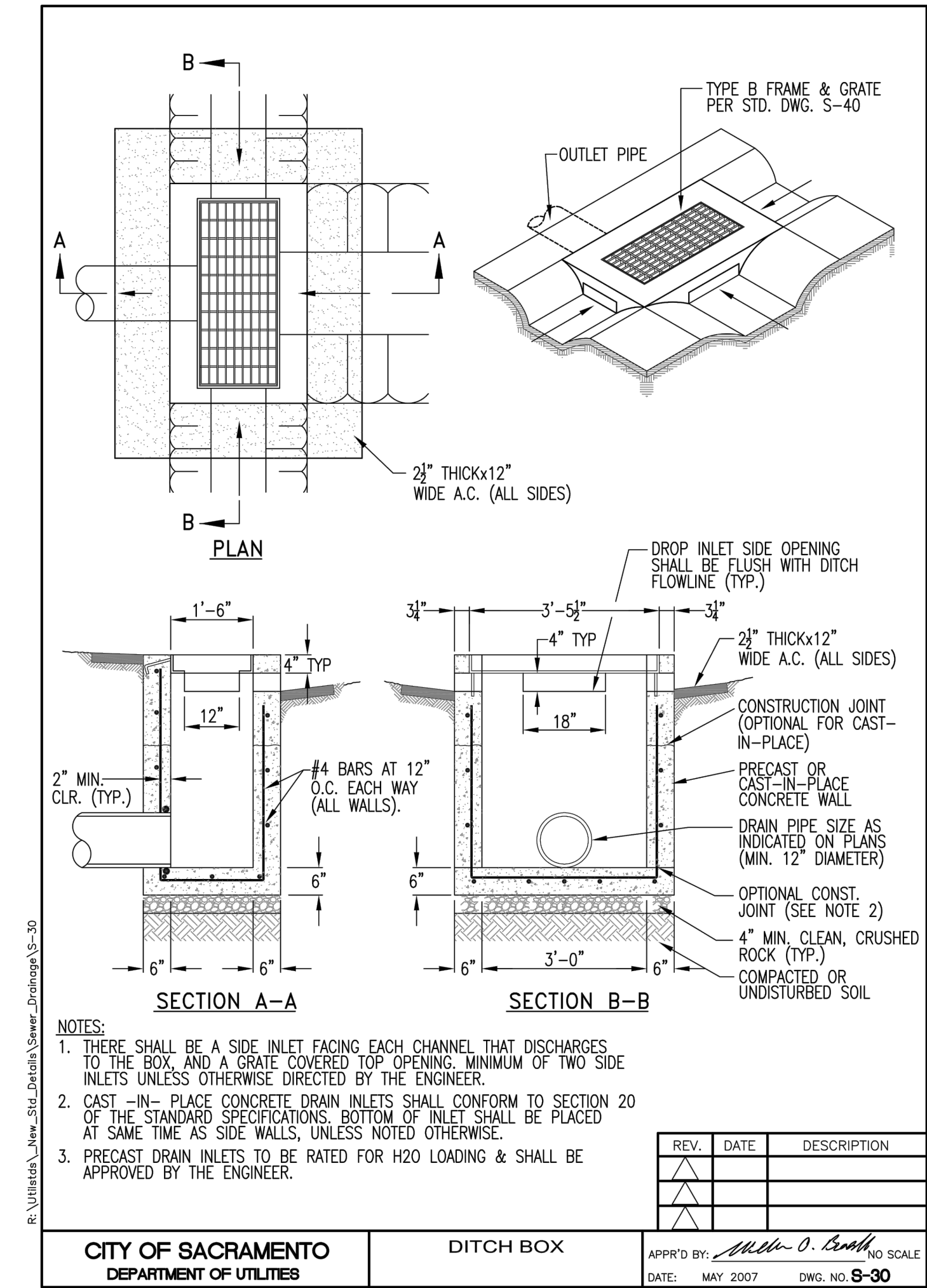
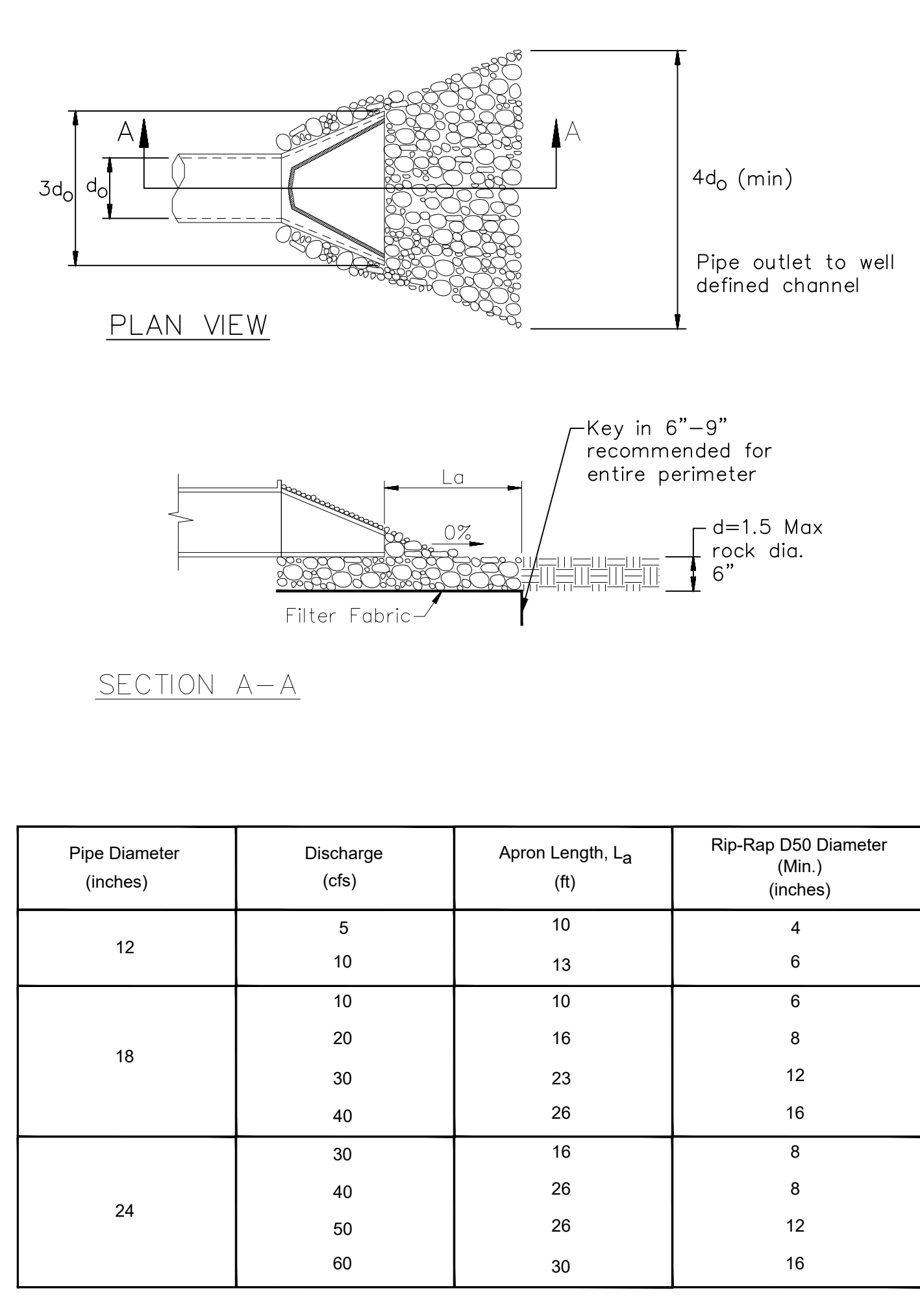
APPRO'D BY: *[Signature]* NO SCALE
DATE: MAY 2007 DWG. NO. **W-406**

\\A\2021 Projects\21-188 905 North Ave San Working CAD\ON SITE C10 & C101 CONST DTLs.dwg Sep 14, 2023-04:35 pm

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Addendum #2, Page 41 of 81



BY: _____ DATE: _____ REVISION: _____

CHECK NO. _____

BY: _____ CHECK: _____

DESIGN: _____ DRAWN: _____ QUANT.: _____

ORIGINAL SCALE IS IN INCHES

2

1

0

PROFESSIONAL ENGINEER

No. C040666

Exp. 4-31-25

9/15/2023

CIVIL

STATE OF CALIFORNIA

2280 Douglas Blvd, Suite 400, Roseville, CA 95661

PH: 916-772-7800 | www.cwecorp.com

PROPERTY OWNER / DEVELOPER

NERRASCALI CORPORATION

3960 KINGSBARN DRIVE

ROSEVILLE, CA 95747

CONTACT: DAPREN BROWN

PH: (916) 300-7962

EMAIL: DAPRENBROWN@COMCAST.NET

ON-SITE IMPROVEMENT PLANS FOR

NERRASCALI SUBDIVISION

SACRAMENTO, CA 95638

APN: 237-0200-092

CONSTRUCTION DETAILS 2

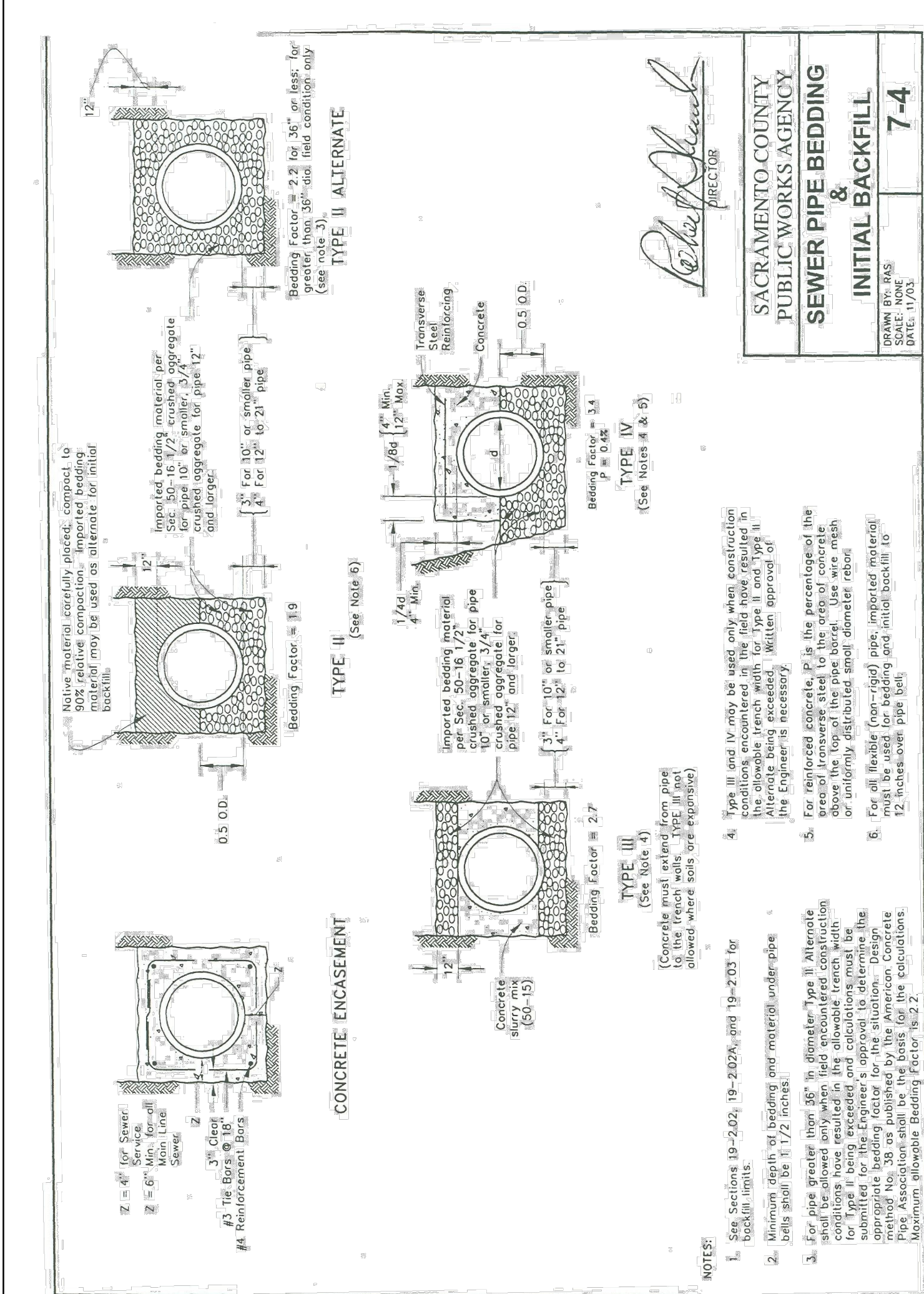
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C10.2

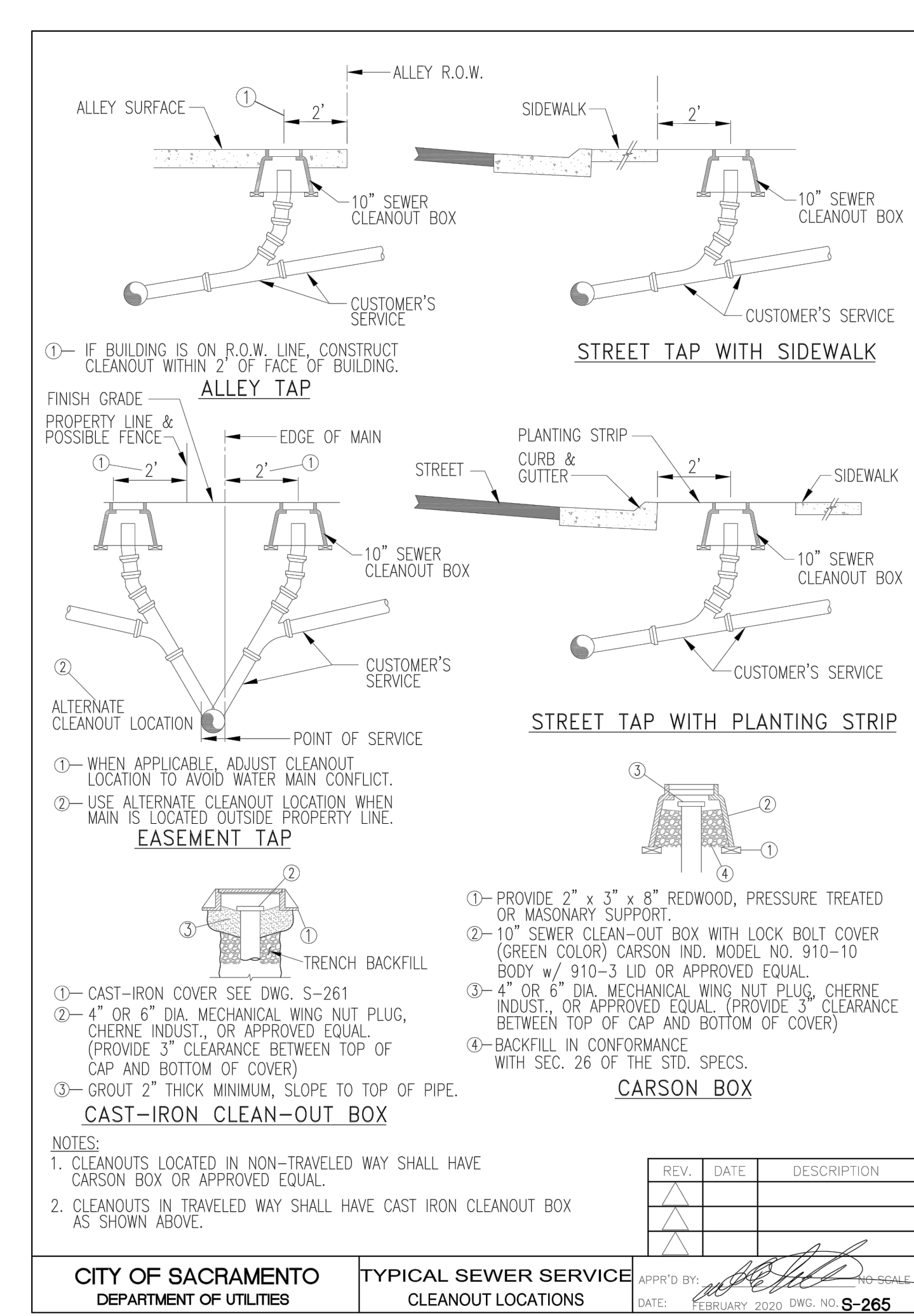
13 of 14

9/12/2023

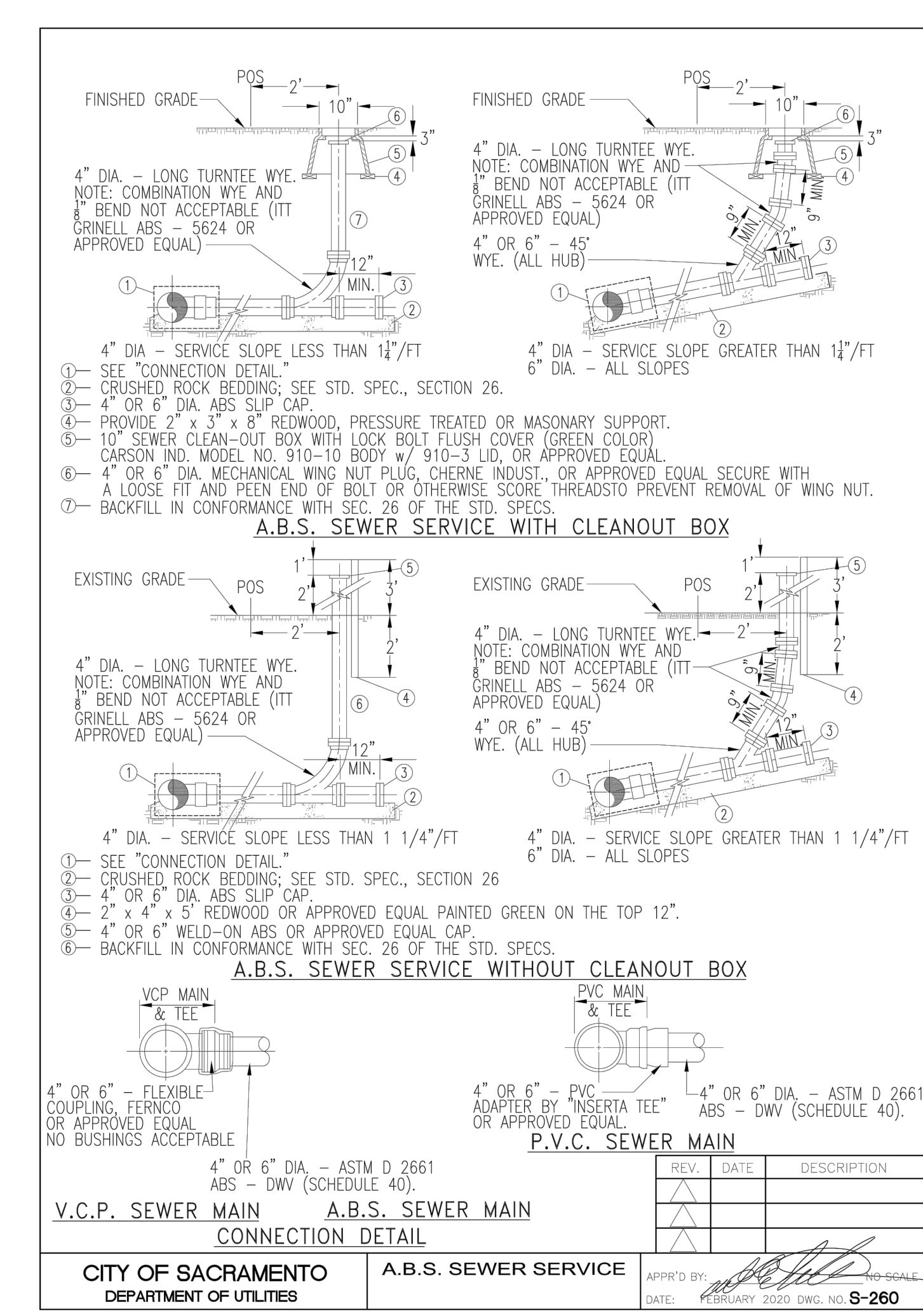
3 NTS SEWER PIPE BEDDING



2 NTS TYP. SSCO LOCATIONS



1 NTS ABS SEWER SERVICE



14 of 14

9/12/2023

ON SITE IMPROVEMENT PLANS FOR
NERRASCALI SUBDIVISION
SACRAMENTO, CA 95838
APN: 231-0200-092

PROPERTY OWNER / DEVELOPER
NERRASCALI CORPORATION
3980 KINGSBARY DRIVE
ROSEVILLE, CA 95747
CONTACT: DAPREN BROWN
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EMAIL: DAPRENBROWN@COMCAST.NET

CWE
2280 Douglas Blvd, Suite 400, Roseville, CA 95661
PH: 916-772-7800 | www.cweinc.com

DESIGN
DRAWN
QUANT.

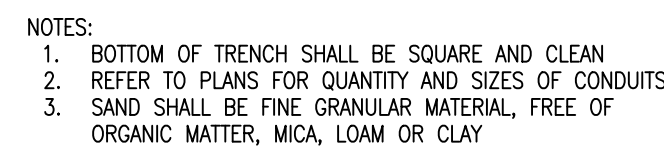
REVISION

DATE

BY

APPRVD

PROFESSIONAL ENGINEER
No. C040666
Exp. 4-31-26
9/15/2023
STATE OF CALIFORNIA



1
CEO

- SHEET NOTES:
1. (E) EXISTING
(N) NEW
(R) RELOCATED
(D) DEMO
 2. ALL LIGHT FIXTURES/CONTROLS SHOWN
ARE (N) U.O.N.
 3. ALL UNDERGROUND CONDUIT SHALL BE
PVC U.O.N. AND HAVE A MINIMUM
BURIAL DEPTH PER CEC TABLE 300.5



FOR REFERENCE ONLY

SHEET TITLE		SHEET NO.	
905 NORTH AVENUE - OFFSITE 905 NORTH AVENUE SACRAMENTO, CALIFORNIA 95838		CEO	
ELECTRICAL POWER OFFSITE PLAN		CE0	

LIGHTING FIXTURE SCHEDULE													
TAG	TYPE	MANU.	SERIES	MODEL	QTY.	MOUNTING	VOLT.	WATTAGE	SOURCE	LUMENS	CCT	WEIGHT (LBS)	REMARKS
01	OUTDOOR SCONCE	COOPER	INVUE	ENC-SA1A-740-U-SL2-DP-HSS	4	WALL @10' ABOVE GRADE	120	20.1	LED	2210	4000K	29.1	INSTALL WITH HOUSE SIDE SHIELDS
02	OUTDOOR POLE	COOPER	STREETWORKS	MPB-AF-D-U-SYM	4	POLE @12' ABOVE GRADE	120	58	LED	5096	4000K	34.0	
03	OUTDOOR POLE	COOPER	LUMARK	LDRL-SL2-E02-E-HSS	4	POLE @15' ABOVE GRADE	120	52	LED	5856	4000K	35.0	INSTALL WITH HOUSE SIDE SHIELDS
NOTES: COORDINATE ALL ARCHITECTURAL TRIM AND ACCESSORY OPTIONS WITH OWNER EQUIVALENT FIXTURES ACCEPTABLE CONTINGENT ON OWNER APPROVAL													

LIGHTING ZONE STATISTICS				
ZONE	NAME	AVERAGE FC	MAXIMUM FC	MINIMUM FC
A	SHARED DRIVEWAY	1.9	3.9	0.6
B	WALKWAYS	2.3	3.9	0.8
C	ADJACENT RESIDENTIAL PROPERTY	0.0	0.1	0.0

SHEET NOTES:

- (E) EXISTING
(N) NEW
(R) RELOCATED
(D) DEMO
- ALL LIGHT FIXTURES/CONTROLS SHOWN ARE (N) U.O.N.
- ALL POLE MOUNTED LIGHT FIXTURES TO HAVE CONCRETE POLE BASE
- ALL EXTERIOR LIGHT FIXTURES TO BE CONTROLLED BY PHOTOCONTROL AND AUTOMATIC SCHEDULE CONTROL
- LIGHT FIXTURES 02 & 03 TO BE CONTROLLED BY MOTION SENSOR CAPABLE OF DIMMING THE FIXTURE BY 50-90%, AND SEPARATELY CAPABLE OF TURNING THE FIXTURE OFF DURING UNOCCUPIED HOURS
- FIXTURES MOUNTED ON THE BUILDINGS WILL BE UNDER SEPARATE PERMIT AND ARE SHOWN FOR PHOTOMETRIC PURPOSES ONLY

KEY NOTES:

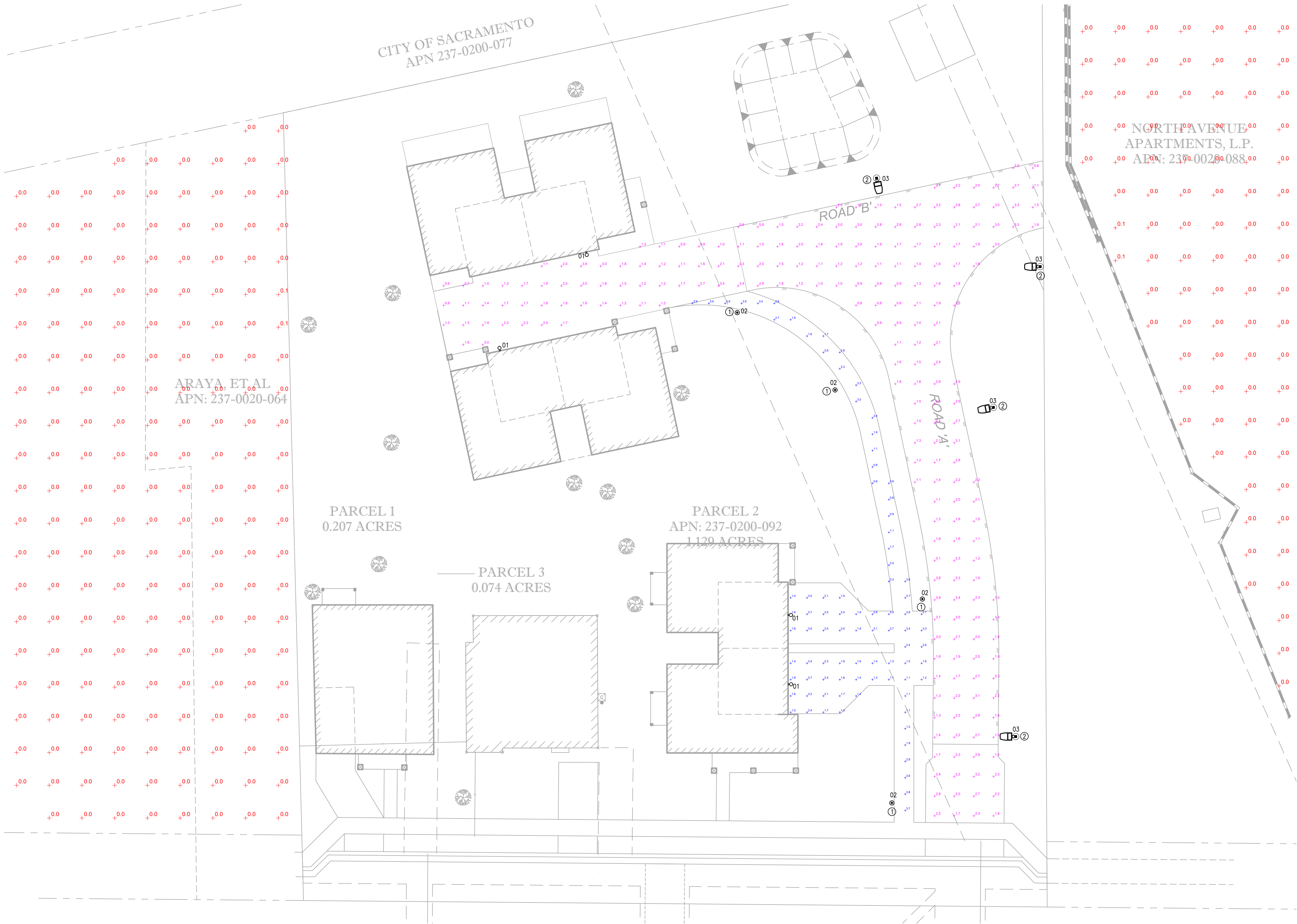
- FIXTURE 02 IS MOUNTED AT 12' AND IS AT A DISTANCE BETWEEN 1-2 MOUNTING HEIGHTS FROM THE PROPERTY LINE.

FIXTURE 02 HAS A BUG RATING OF B2-U4-G2, AND HAS A LUMEN OUTPUT LESS THAN 6,200 LUMENS.

FIXTURE 02 IS EXEMPT FROM CALIFORNIA GREEN BUILDING STANDARDS CODE BUG RATINGS LISTED ON TABLE 5.106.8 PER CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS SECTION 130.2(s)
- FIXTURE 03 IS MOUNTED AT 15' AND IS AT A DISTANCE BETWEEN 1-2 MOUNTING HEIGHTS FROM THE PROPERTY LINE.

FIXTURE 03 HAS A BUG RATING OF B1-U0-G2, AND HAS A LUMEN OUTPUT LESS THAN 6,200 LUMENS.

FIXTURE 03 IS EXEMPT FROM CALIFORNIA GREEN BUILDING STANDARDS CODE BUG RATINGS LISTED ON TABLE 5.106.8 PER CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS SECTION 130.2(s)



A ELECTRICAL PLAN - SITE PHOTOMETRIC
SCALE: 1/16"=1'-0"

NORTH

905 NORTH AVENUE
905 NORTH AVENUE
SACRAMENTO, CALIFORNIA 95838

PHOTOMETRIC
SITE PLAN

SHEET NO.

E0

OPTIMIZEDENERGY
& FACILITIES CONSULTING, INC.
5734 LoneTree Boulevard, Rocklin, CA 95765
Office: (916) 626-5518 www.oefinc.com

ISSUED FOR: PERMIT DATE: 05-23-2023

REGISTERED PROFESSIONAL ENGINEER
ALEXANDRE M. BASTIA
No E23735
EXP 12-31-2023
STATE OF CALIFORNIA

JOB NO. 22161
DRAWN AUN
CHECKED
ORIGINAL DATE 06-06-2022

REVISION
DESCRIPTION
PC COMMENTS
DATE
05-17-2023

NEW SERVICE - SINGLE LINE DIAGRAM

120/240V, 1Ø, 3W
LOW PROFILE SWITCHGEAR IN LOCKABLE NEMA 3R ENCLOSURE

UTILITY TX MOUNTED ON PAD

50A BUS

NEUTRAL BUS

GROUND BUS

NEUTRAL DISCONNECT LINK

20A 1P

POLE LIGHTS CKT #1

ONE-LINE NOTES:

- (N) - NEW
(E) - EXISTING
(R) - REPLACED
(F) - FUTURE
- ALL EQUIPMENT/WIRING IS (N) U.O.N.
- ALL WIRING INSULATION SHALL BE THWN-2, U.O.N.
- THE SERVICE DISCONNECT SHALL BE PERMANENTLY MARKED PER CEC 230.70(B)
- POST A DATED AVAILABLE FAULT CURRENT CALCULATION AT THE SERVICE EQUIPMENT PER CEC 110.24
- SWITCHBOARDS, PANELBOARDS, INDUSTRIAL CONTROLS PANELS, ETC. SHALL BE FIELD OR FACTORY MARKED TO WARN QUALIFIED PERSONS OF POTENTIAL ELECTRIC ARC FLASH HAZARDS. MARKING SHALL MEET 110.21(B) AND BE CLEARLY VISIBLE PER CEC 110.16

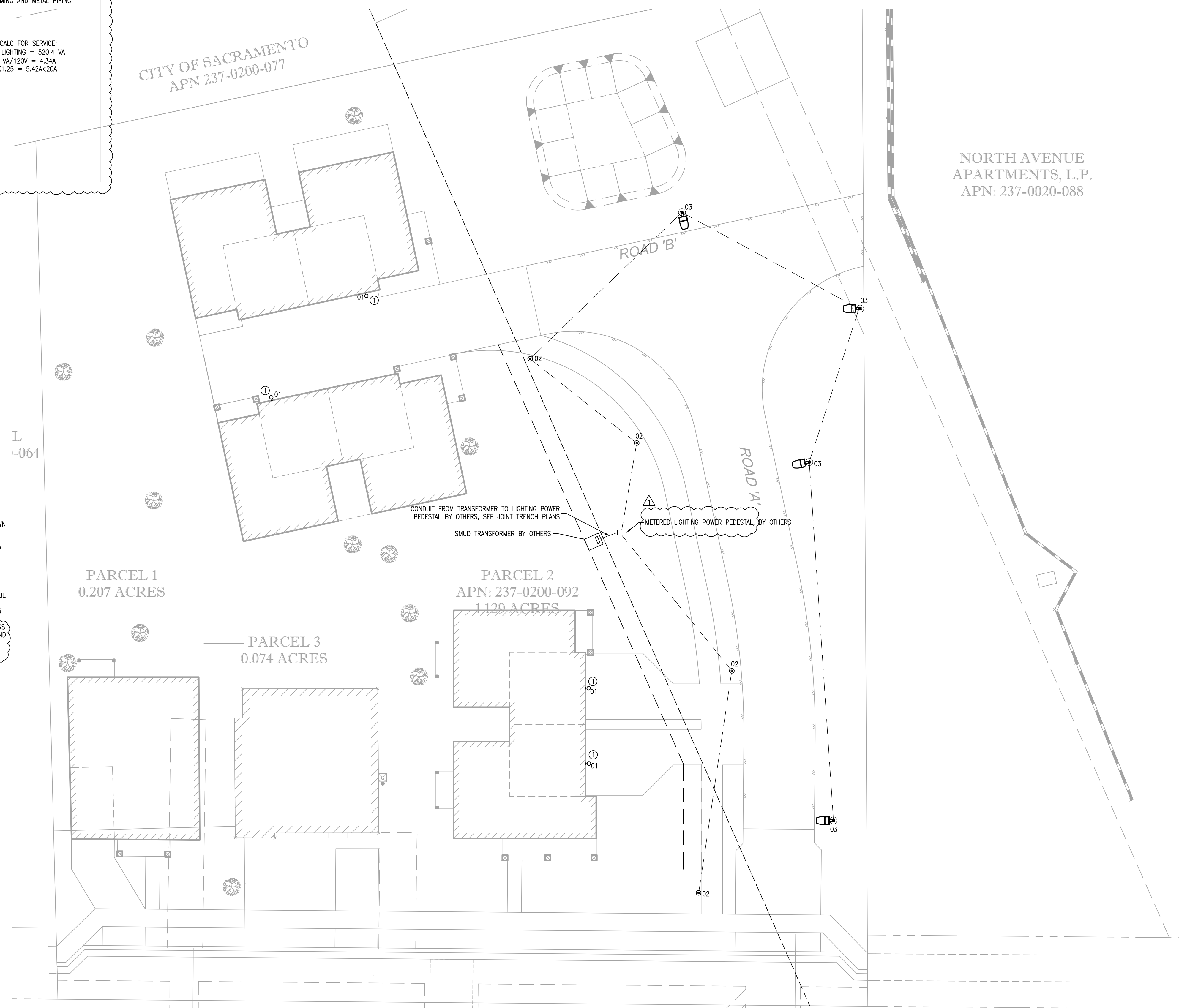
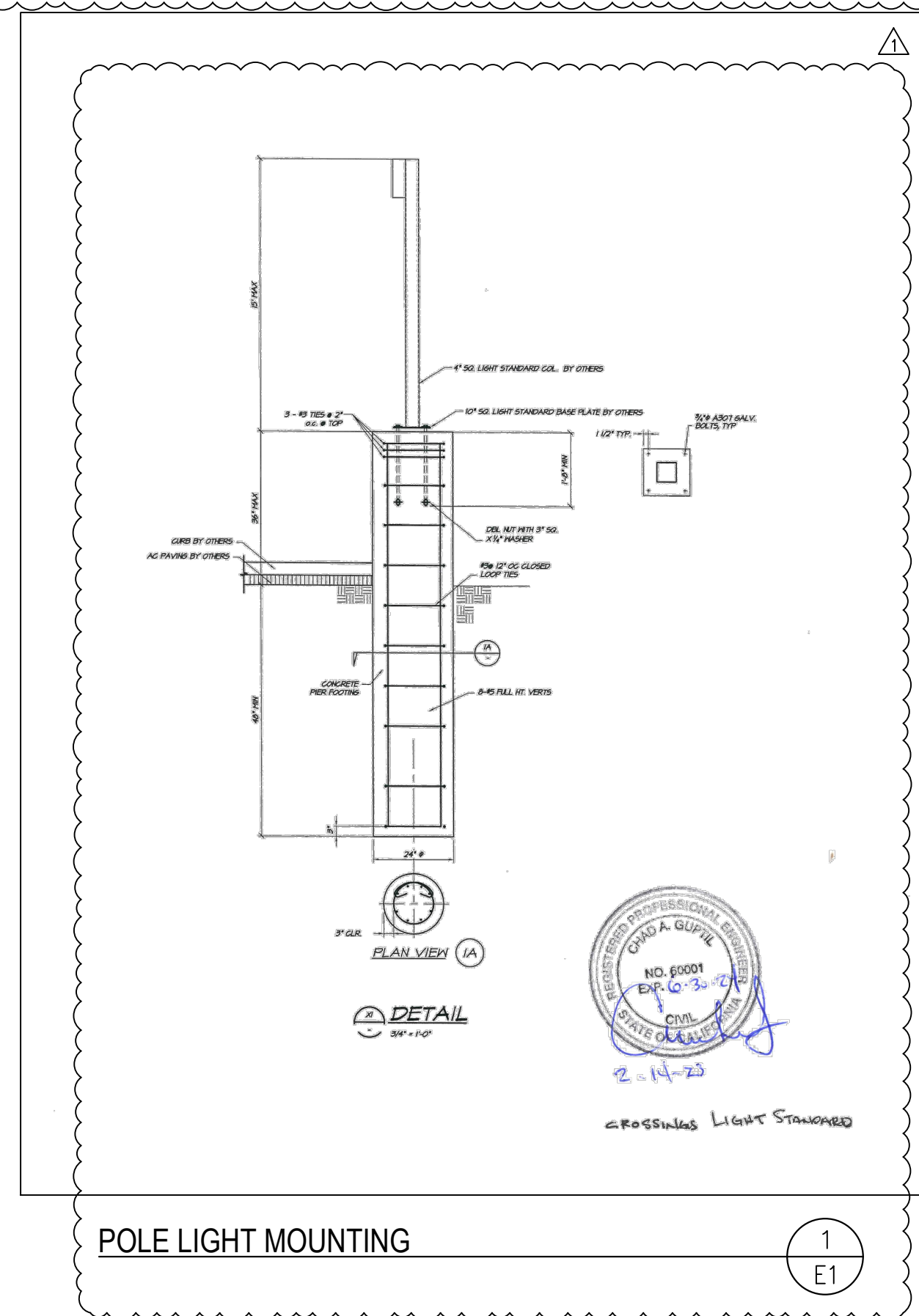
ONE-LINE KEY NOTES:

- GROUND ELECTRODE SYSTEM: MINIMUM #8 AWG CU GEC CONNECTED TO GROUND ELECTRODE PER CEC 250.52(A), AND WHERE NOT EXPOSED TO PHYSICAL DAMAGE, A BARE #6, OR LARGER, CU GEC SHALL BE PERMITTED PER CEC 250.64
- MINIMUM #8 BARE COPPER BOND TO METAL FRAMING AND METAL PIPING

LOAD CALC FOR SERVICE:
(N) SITE LIGHTING = 520.4 VA
520.4 VA/120V = 4.34A
4.34AX1.25 = 5.42A<20A

FEEDER SCHEDULE

TAG	# OF SETS	CONDUIT (PER SET)	CONDUCTORS (PER SET)		REMARKS
			PHASE/NEUTRAL	GROUND	
E-01	1	1"ø	(3) #8 AWG CU	-	-
E-02	1	1"ø	(2) #10 AWG CU	(1) #10 AWG CU	-



A ELECTRICAL PLAN - SITE POWER
SCALE: 1/16"=1'-0"



905 NORTH AVENUE 905 NORTH AVENUE SACRAMENTO, CALIFORNIA 95838		SHEET TITLE		ELECTRICAL POWER SITE PLAN		SHEET NO.		E1	

STATE OF CALIFORNIA

Outdoor Lighting

CALIFORNIA ENERGY COMMISSION

NRCCLTO-4		NRCCLTO-4	
CERTIFICATE OF COMPLIANCE		NRCCLTO-4	
Project Name:	905 North Avenue	Report Page:	(Page 1 of 7)
Project Address:	905 North Avenue	Date Prepared:	6/2/2022

A. GENERAL INFORMATION			
01 Project Location (city)	Sacramento	04 Total Illuminated Hardscape Area (ft ²)	11090
02 Climate Zone	12		
03 Outdoor Lighting Zone per Title 24 Part 1 §10.114 or as designated by Authority Having Jurisdiction (AHJ):			
☐ L-0: Very Low - Undeveloped Parkland	☐ L-2: Moderate - Rural Areas	☐ L-4: High - Must be reviewed by CA Energy Commission for Approval	
☐ L-1: Low - Developed Parkland	☒ L-3: Moderately High - Urban Areas		

B. PROJECT SCOPE

This table includes outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.2 or §141.0(b)(2), for alterations.

My Project Consists of:

01	02
☒ New Lighting System	Must Comply with Allowances from §140.2
☐ Altered Lighting System	Is your alteration increasing the connected lighting load (Watts)? ☐ Yes ☒ No
03	04
% of Existing Luminaires Being Altered ¹	Sum Total of Luminaires Being Added or Altered
☐ < 10% ☐ ≥ 10% and < 50% ☐ ≥ 50%	Calculation Method

Please proceed to Table F, Outdoor Lighting Fixture Schedule to define the project's luminaires.

¹ FOOTNOTES: % of Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100.

Registration Number:

Registration Date/Time:

Registration Provider: Energysoft

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance

Report Version: 2019.1.003
Schema Version: rev 20200601

Report Generated: 2022-06-02 15:55:09

STATE OF CALIFORNIA

Outdoor Lighting

CALIFORNIA ENERGY COMMISSION

NRCCLTO-4		NRCCLTO-4	
CERTIFICATE OF COMPLIANCE		NRCCLTO-4	
Project Name:	905 North Avenue	Report Page:	(Page 4 of 7)
Project Address:	905 North Avenue	Date Prepared:	6/2/2022

H. OUTDOOR LIGHTING CONTROLS

This table demonstrates compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouches) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application. When an option having a * is selected, the notes section of this table must be completed. The lighting controls section of the Compliance Summary Table on the first page will show "YES/NOT COMPLY" if the notes are left blank.

Mandatory Controls

01	02	03	04	05
Area Description	Shut-Off §130.2(c)(1)	Auto-Schedule §130.2(c)(2)	Motion Sensor §130.2(c)(3)	Field Inspector
				Pass Fail
Walkways	Photocontrol	Yes	Yes	☐
Driveways	Photocontrol	Yes	Yes	☐

¹ NOTES: Controls with a * require a note in the space below explaining how compliance is achieved.
EC: Not permitted by health & safety to be turned off. EXCEPTED IN §130.2(c)(1).

Registration Number:

Registration Date/Time:

Registration Provider: Energysoft

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STATE OF CALIFORNIA

Outdoor Lighting

CALIFORNIA ENERGY COMMISSION

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CERTIFICATE OF COMPLIANCE		NRCCLTO-4	
Project Name:	905 North Avenue	Report Page:	(Page 7 of 7)
Project Address:	905 North Avenue	Date Prepared:	6/2/2022

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Alex Batista	Documentation Author Signature: 
Company: Optimized Energy & Facilities Consulting	Signature Date: 2022-06-02
Address: 5734 Lonetree Blvd City/State/Zip: Rocklin CA 95765	CSA/ HERS Certification Identification (if applicable): Phone: (916) 626-5518

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

- The information provided on this Certificate of Compliance is true and correct.
- I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
- The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
- The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
- I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Alex Batista	Responsible Designer Signature: 
Company: Optimized Energy & Facilities Consulting, Inc	Date Signed: 2022-06-02
Address: 5734 Lonetree Blvd City/State/Zip: Rocklin CA 95765	License: E23735 Phone: (916) 626-5518

Registration Number:

Registration Date/Time:

Registration Provider: Energysoft

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C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through I. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D, Exceptional Conditions for guidance or see applicable Table referenced below.

Calculations of Total Allowed Lighting Power (Watts) §140.2 or §141.0(b)(2)									
01	02	03	04	05	06	07	08	09	
General Hardscape Allowance §140.7(d)(1) (See Table I)	+ Per Application §140.7(d)(2) (See Table J)	+ Sales Frontage §140.7(d)(2) (See Table K)	+ Ornamental §140.7(d)(2) (See Table L)	+ Per Specific Area §140.7(d)(2) (See Table M)	OR Existing Power Allowance §141.0(b)(2) (See Table N)	=	Total Allowed (Watts)	≥	Total Actual (Watts)
1,061.69	+ ---	+ ---	+ ---	+ ---	OR ---	=	1,061.69	≥	520.4
Cutoff Compliance (See Table G for Details)									N/A
Controls Compliance (See Table H for Details)									COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

See plan sheet E0

Registration Number:

Registration Date/Time:

Registration Provider: Energysoft

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I. LIGHTING POWER ALLOWANCE (per §140.2)

This table includes areas using allowance calculations per §140.2. General Hardscape Allowance is per Table 140.7-A while "Use it or lose it" Allowances are per Table 140.7-B. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance.

General Hardscape Allowance Table I (below)									
Calculated General Hardscape Lighting Power Allowance per Table 140.7-A (L2, L3 & L4)									
Calculated General Hardscape Lighting Power Allowance per Table 140.7-A (L2, L3 & L4)									
02	03	04	05	06	07	08	09	10	
Area Description	Surface Type	Illuminated Area (ft ²)	Allowed Density (W/ft ²)	Area Allowance (Watts)	Perimeter Length (ft)	Allowed Density (W/ft)	Linear Allowance (Watts)	Total General AWA + LWA (Watts)	
Walkways	Concrete	3058	0.03	91.7	581	0.4	232.4	324	
Driveway	Asphalt	8032	0.025	200.8	747	0.2	149.4	350	
Initial Wattage Allowance for Entire Site (Watts):									1062

J. LIGHTING ALLOWANCE: PER APPLICATION

This section does not apply to this project.

K. LIGHTING ALLOWANCE: SALES FRONTAGE

This section does not apply to this project.

L. LIGHTING ALLOWANCE: ORNAMENTAL

This section does not apply to this project.

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This section does not apply to this project.

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Registration Date/Time:

Registration Provider: Energysoft

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F. OUTDOOR LIGHTING FIXTURE SCHEDULE

For new or altered lighting systems demonstrating compliance with §140.2, all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per §141.0(b)(2), only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (ie, existing luminaires remaining or existing luminaires being moved are not included).

Designed Wattage:

01	02	03	04	05	06	07	08	09	10
Name or Item Tag	Complete Luminaire Description	Watts per luminaire ^{1,2}	How is Wattage determined	Total number luminaires ²	Luminaire Status ³	Excluded per §140.7(a)	Design Watts	Cutoff Req. > 6,200 initial lumen output §130.2(b) ⁴	Field Inspector
O1	O1	☐ Linear	20.1	Mfr. Spec.	4	New	☐	80.4	NA: < 6200 lumens ☐ Pass ☐ Fail
O2	O2	☐ Linear	58	Mfr. Spec.	4	New	☐	232	NA: < 6200 lumens ☐ Pass ☐ Fail
O3	O3	☐ Linear	52	Mfr. Spec.	4	New	☐	208	NA: < 6200 lumens ☐ Pass ☐ Fail
Total Design Watts:								520.4	

¹ NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.

² (Footnote): Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per §130.2(c)(1).

³ For linear luminaires, wattage should be indicated as W/ft instead of Watts/luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires.

⁴ Select "New" for new luminaires in a new outdoor lighting project, or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope.

⁵ Compliance with mandatory cutoff requirements is required for luminaires with initial lumen output ≥ 6,200 unless exempted by §130.2(b).

G. CUTOFF REQUIREMENTS (BUG)

This section does not apply to this project.

Registration Number:

Registration Date/Time:

Registration Provider: Energysoft

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N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)

This section does not apply to this project.

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/titles24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRC/

Form/Title		Field Inspector	
		Pass	Fail
NRCI-LTO-01-E - Must be submitted for all buildings		☐	☐
NRCI-LTO-02-E - Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS), to be recognized for compliance.		☐	☐

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: <http://www.energy.ca.gov/titles24/attcp/providers.html>

Form/Title		Systems/Spaces To Be Field Verified		Field Inspector	
				Pass	Fail
NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls are added to <= 20 luminaires.				☐	☐

Registration Number:

Registration Date/Time:

Registration Provider: Energysoft

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JOB NO.	REVISION	DESCRIPTION	DATE
22161	Δ	PC COMMENTS	05-17-2023
DRAWN			
AUN			
CHECKED			
ORIGINAL DATE			
06-06-2022			



ISSUED FOR	DATE
PERMIT	05-23-2023



905 NORTH AVENUE
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SACRAMENTO, CALIFORNIA 95838