

**CITY OF SACRAMENTO
COMMUNITY DEVELOPMENT DEPARTMENT
DIRECTOR HEARING**
300 Richards Blvd, 3rd Floor, Sacramento, CA 95811

STAFF RECOMMENDATION

Staff recommend the Design Director approve with conditions the Site Plan and Design Review for the **Piara Quarters** as file **DR24-212**. Draft Findings of Fact and Conditions of Approval for the project are included below.

REQUESTED ENTITLEMENTS

1. **Environmental Determination** project is exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 32, Section Number 15332, In-Fill Development.
2. **Site Plan and Design Review** for a previous approved entitlement (DR21-062) to construct three two level multifamily buildings consisting of 12 total dwelling units on a 0.76-acre parcel in the Multi Unit Dwelling Zone (R-2B-R) within the North Sacramento Design Review Area.
3. **Tree Permit** for the removal of two private protected trees.

PROJECT INFORMATION

Location: 1708 Kenwood Street, Sacramento, CA 95815 (District 2)

Assessor's Parcel Numbers: 265-0371-004-0000

Applicant/Property Owner: Kate Heath
Greyscale Homes, Inc
735 Sunrise Ave, Suite 106, Roseville, CA 95661

Project Planner: Armando Lopez Jr., Assoc. AIA, (916) 808-8239,
alopezjr@cityofsacramento.org

Land Use Information

General Plan Designation:	Residential Mixed Use
Community Plan Area:	North Sacramento
Design Review Area:	North Sacramento
Existing Land Use of Site:	Vacant
Existing Zoning:	Multi-Unit Dwelling Zone (R-2B-R)

Surrounding Zoning and Land Use

North (front):	(R-2A)	Residential
South (rear):	(R-2A)	Residential
West & East (interior):	(R-2B)	Residential

Site Characteristics

Existing Property Size:	Approx. 0.31-acres
Parking Required:	None; 2 proposed
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

ATTACHMENTS

Exhibit A: Project Plans
Exhibit B: Arborist Report

PROPOSED PROJECT AND ANALYSIS

Background

The project is in North Sacramento bordering the Hagginwood and Cannon Industrial Park neighborhoods along Kenwood Street and is currently a residentially zoned vacant parcel. The site is one of the larger undeveloped sites within the area and is surrounded by residential uses. The site has numerous mature trees on site which many are proposed for removal with two designated as private protected.

Project Analysis

The applicant is proposing to construct three two-story multi-unit buildings approximately 3,238 square feet each consisting of 4 dwelling units (10,524 square feet total per building). In addition, the project proposes to remove eight trees which two are deemed private-protected to accommodate the development.

Architectural Analysis

This project proposes the construction of three thoughtfully designed, two-story multi-family buildings that are architecturally consistent with the existing neighborhood character. The exterior features a blend of cement plaster and lap siding that complements nearby residences, while the façade is intentionally designed to promote street-level interaction with entryways and windows facing the street. A generous setback of over 30 feet enhances the streetscape, creating a visually appealing buffer that aligns with both single-family and multi-family homes in the area. Each building includes interior common spaces designed for informal activities, such as a shaded picnic area with seating, which are easily visible from unit windows and accessible via clear, welcoming pathways. Ground-floor units open directly onto these communal areas, encouraging neighborly engagement and a sense of community. The building scale remains consistent with surrounding structures, and varied rooflines, decorative window trims, and high-quality materials—such as porch railings—help reduce visual mass and add architectural interest. All unit entryways are clearly visible, not recessed, ensuring safety and visibility, and each is accessed via a small, shared porch that fosters casual interaction among residents. Altogether, this project reflects a respectful, community-forward approach to neighborhood development that emphasizes livability, aesthetic harmony, and social connection.

This request was previously approved under entitlement DR21-062 which has elapsed. No changes to the design have been proposed under this new entitlement from previously approved which meets heights and setbacks for the R-2B zone and the North Sacramento Design Review District. As designed, the project meets all applicable development standards for the R-2B zone and the architectural design standards for Citywide Multi-Unit Design Guidelines. Furthermore, the project is consistent with the North Sacramento design principles in relation to massing, and scale for multi-unit dwelling design. This project would have been approved at a Staff Level Review if a Tree Permit were not required.

Tree Permit

Pursuant to Sacramento City Code (SCC) chapter 12.56, the removal of private protected trees and City trees requires a tree permit. This project proposes to remove two private protected trees, Tree #2 a 15-inch California Sycamore and Tree #7 a 14-inch Valley Oak according to the Arborist report, by Eco Landscape and Tree Management Systems, dated 2/21/2025 and related exhibits.

The trees are proposed for removal because they conflict with the necessary site grading and the most reasonable placement of the CMU wall.

The applicant has provided a replacement plan that is consistent with the replacement requirement described in the Tree Planting, Maintenance and Conservation Ordinance.

PUBLIC / NEIGHBORHOOD OUTREACH AND COMMENTS

The project was notified to property owners, tenants, and neighborhood groups within 500 feet of the subject site, and the site was posted for the hearing on Tuesday, June 17, 2025. Staff have not received any comments as of the drafting of this report.

FLOOD HAZARD ZONE

“State Law (SB 5) and Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The purpose is to ensure that new development will have protection from a 200-year flood event or will achieve that protection by 2025. The project site is within a flood hazard zone and is an area covered by SAFCA’s Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the local flood management agency, SAFCA, has made adequate progress on the construction of a flood protection system that will ensure protection from a 200-year flood event or will achieve that protection by 2025. This is based on the SAFCA Urban level of flood protection plan, adequate progress baseline report, and adequate progress toward an urban level of flood protection engineer’s report that were accepted by City Council Resolution No. 2016-0226 on June 21, 2016 and the SAFCA 2024 Adequate Progress Annual Report accepted by City Council Resolution No. 2024-0311 on October 22, 2024.”

DRAFT FINDINGS OF FACT

Environmental Determination

The project is also determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 32, Section Number 15332, In-Fill Development.

Site Plan and Design Review

1. The design, layout, and physical characteristics of the proposed development are consistent with the general plan and any applicable specific plan or transit village plan in that the proposal adheres to the goals and policies of the general plan land use designation of Residential Mixed Use.
2. The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines and with all applicable development standards for the R-2B-R zone and the North Sacramento Design Review District along with the architectural design standards for multi-unit dwelling design guidelines. Furthermore, the project meets the citywide design principles in relation to massing and scale for multi-unit dwellings.
3. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards.
4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood in that the exterior design and massing of the project are compatible with the design of the adjacent residential dwellings.
5. The design, layout, and physical characteristics of the proposed development ensure energy consumption is minimized and use of renewable energy sources is encouraged.
6. The design, layout, and physical characteristics of the proposed development are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance and will not be a detriment to the neighborhood.

200-Year Flood Protection

The project site is within an area for which the local flood-management agency has made adequate progress (as defined in California Government Code section 65007) on the construction of a flood-protection system that, for the area intended to be protected by the system, will result in flood protection equal to or greater than the urban level of flood protection in urban areas for property located within a flood-hazard zone, as demonstrated by the SAFCA Urban Level of Flood Protection Plan and Adequate Progress Baseline Report and the SAFCA Adequate Progress Toward an Urban Level of Flood Protection Engineer's

Report, each accepted by the City Council on June 21, 2016 (Resolution No. 2016-0226), and the SAFCA 2024 Adequate Progress Annual Report accepted by the City Council on October 22, 2024 (Resolution No. 2024-0311).

Tree Permit

The Tree Permit for the removal of two private protected trees **is approved** based on the following Findings of Fact:

1. The location of the two City trees conflicts with necessary site grading and the placement of the CMU wall.
2. The replacement plan is consistent with the standards set forth in section 12.56.060 of the Tree Planting, Maintenance and Conservation Ordinance.

DRAFT CONDITIONS OF APPROVALS

Design Review / Planning – Armando Lopez Jr.

1. The proposed construction of the development is approved according to the attached plans and conditions of approval.
2. Any modifications to the approved project shall be subject to the review and approval of the Design Director (and may require additional entitlements).
3. Provide the following building materials on the development as indicated by the approved plans:
 - a. Minimum 30-year dimensional composition shingle roofing with gable ends on all elevations
 - b. Horizontal fiber cement lap siding
 - c. Smooth cement plaster with horizontal trim band on all the elevations
 - d. Horizontal cement plaster belly band as indicated
 - e. Exterior steel stairwell with steel ornamental guardrails
 - f. Steel ornamental guardrails at balconies
 - g. Fiber cement lap siding at patios
 - h. Vinyl windows with fiber cement trim
 - i. Shutters on the second story windows as indicated
4. Provide detached pergola, grills, park benches, and dog park on the south eastern portion of the site as indicated
5. All newly installed exterior wall-mounted and ground-mounted electrical service equipment, excluding transformers, must be completely concealed from all adjacent and approaching right-of-way views. Construction documents shall clearly illustrate compliance. Placement of all exterior electrical equipment, along with any necessary

screening and details, must be shown on site plans, floor plans, and exterior elevations, while maintaining all service clearance requirements. Permanently supported solid, slatted, or louvered metal panel material only may be used. Openings in slatted material shall be less than 10%. All material shall be painted to match elements of building exterior finish.

6. All newly installed ground-mounted and roof-mounted mechanical equipment must be completely concealed from all adjacent and approaching right-of-way views. Construction documents shall clearly illustrate compliance. Placement of all exterior mechanical equipment, along with any necessary screening and details, must be shown on site plans, roof plans, and exterior elevations. Permanently supported solid, slatted, or louvered metal panel material only may be used. Openings in slatted material shall be less than 10%. Louvered material shall be positioned so spacing does not align with line of sight views. All material shall be painted to match elements of building exterior finish.

7. A photometric plan shall be provided for all outdoor lighting in and around the site at the time of plan check. Any new building mounted lighting shall be subject to final review and approval by Planning staff.

8. Lighting:

The type and location of the outdoor and exterior lighting (buildings, parking areas, etc.) shall be approved by Planning and Design Review staff during building plan check. Lighting shall be provided at the ground-level on all sides of the building and at each building entry.

Per Section 17.612.030(B), exterior lighting shall reflect away from public streets. Fixtures shall be unobtrusive and complementary to the architectural design of the building. Lighting shall be designed so as not to produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public.

The design of the light fixtures within the surface parking area shall be reviewed and approved by Planning and Design Staff. A lighting and photometric plan shall be provided for review and approval as part of Building Permit documents.

9. Signs were not reviewed as part of the review and approval of the proposed project. All signs shall require review and approval by Design Review and shall conform to the sign ordinance and require sign permit issuance.
10. Planning In-progress inspections (93) shall be called for prior to the following Building Inspections: 10 Bldg-Foundation Forms, 12 Bldg-Concrete Slab Forms, and 19 Bldg-Frame. An 89 Planning Final shall be called for prior to 29 Building Final. Please coordinate with your assigned Planning Inspection Team reviewer.
11. Provide the required 2 short-term bicycle spaces and 6 long-term bicycle storage spaces as shown on the approved plans in accordance with Municipal Code section 17.608.040N.1 and 17.608.040N.2. Bicycle parking shall comply with the City's Bicycle Rack Design and Placement Design Standards.

12. Construct landscape improvements including all required irrigation, ground coverings, shrubs, and trees as shown on the final approved landscape plan exhibit.
13. The applicant shall obtain all necessary building and encroachment permits prior to commencing construction. No permits shall be issued within the 10-day appeal period.
14. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any work that differs from the final set of plans approved by the Planning staff shall be subject to review and approval prior to issuance of a building permit.
15. This approval shall expire in three (3) years from the approval date.

Department of Utilities – Saraí Ochoa Jimenez

16. Hagginwood Creek located adjacent to the Southeastern corner of the subject site is currently maintained by City Field Services. Utility records indicate that there is no existing easement for the portion of Hagginwood Creek running through the site, therefore, the applicant shall either 1) provide evidence of an existing easement or 2) if one does not exist, dedicate a 20-foot no-build drainage easement over the creek to the satisfaction of the DOU.
17. Per City Code Section, 13.04.070, multiple water service to a single lot or parcel may be allowed if approved by DOU Development Review and Operations and Maintenance staff. Any new water services (other than fire) shall be metered. Excess services shall be abandoned to the satisfaction of the DOU.
18. Concurrent with the submittal of improvement plans, prepare a project specific water study for review and approval by the DOU. The water distribution system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch, (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch. The water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test may be required for this project. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any water related requirements. Failure to submit the water study may delay review and approval.
19. Common landscaped areas greater than 5,000 square feet shall have a separate street tap for a metered irrigation service.
20. This project is served by the Separated Sewer System. Therefore, the developer/property owner will be required to pay the Separated Sewer System Development Fee prior to the issuance of building permit per City Council Resolution 2023-0338. The fee will be used to upsize City sewer mains and sewer pumps. The applicant is recommended to contact the Department of Utilities Development Services at 916-808-7890 for a separated sewer fee estimate.

21. The proposed development is not contiguous to an existing public drainage main. Therefore, the applicant shall (1) construct an off-site drainage main extension in Kenwood Street or (2) drain the site to Hagginwood Creek and shall be to the satisfaction of the Department of Utilities. (Note: The nearest City drainage main is located to the east at the intersection of Academy Way and Kenwood Street. The public drainage main shall be in the asphalt section of the proposed public right-of-way as specified in the City's Design and Procedure Manual.)
22. Prior to or concurrent with the submittal of the building permit application, the applicant shall prepare a project specific drainage study meeting the criteria specified in the current Onsite Design Manual and/or the Design and Procedures Manual, for review and approval by the DOU. Per the current DOU Onsite Manual, either a static or dynamic analysis for mitigating sizing and drainage system design may be used. Using the static analysis and per the DOU onsite project storage method, an estimated 12,800 cubic feet of detention must be provided per each additional acre of impervious area with a limited maximum discharge rate of 0.05 cfs/acre. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any drainage related requirements. Failure to submit the drainage study may delay review and approval. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.)
23. This project is in Drainage Basin 159 which is subject to the new Drainage Pumped Impact Fee per City Council Resolution 2023-0368.
24. The applicant shall contact the Central Valley Flood Protection Board (CVFPB) and the California Department of Fish and Wildlife (CDFW) to confirm if a permit is required. The applicant shall provide a letter from the CVFPB and CDFW confirming whether a permit is required.
25. The onsite water, sewer and storm drain systems shall be private systems maintained by the owner or other approved entity.
26. Finished floor elevations shall be a minimum of 6-inches above the 100-year HGL or 1-foot above the overland flow release elevation, whichever is higher or as approved by the DOU.
27. Per City Code, the applicant may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the DOU. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements, and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney.
28. No more than 6,000 square feet is allowed to sheet drain over a public sidewalk. If the area is larger than 6,000 square feet, then an on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm

drain service tap. All on-site systems shall be designed to the standard specified in the DOU onsite manual.

29. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the DOU.
30. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the construction drawings. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
31. Post construction (permanent), stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. The project is an area not served by an existing regional water quality control facility, however, since the project has less than one-acre of new or modified impervious area, only source control measures and certified full capture trash control devices will be required. Refer to "Stormwater Quality Design Manual for the Sacramento Region (July 2018)" Chapter 4 for appropriate source control measures.
32. A maintenance agreement may be required for full capture control devices. Contact DOU for a list of accepted proprietary devices considered for full capture trash control. Construction drawings must include all proposed source controls and on-site water quality measures selected for the site. Refer to the latest edition of the "Stormwater Quality Design Manual for the Sacramento Region" for appropriate measures.

Environmental Planning Services – Ron Bess

33. In the event that archaeological resources or human remains are encountered during construction, work within 100 feet of the discovery shall cease until a notice to proceed is issued by the City. The applicant shall notify the City of Sacramento Manager of Environmental Planning Services (phone 311 or (916) 799-1531; email tbuford@cityofsacramento.org) and shall comply with City direction, and federal and State regulations and guidelines regarding the treatment of cultural resources and human remains. The Coroner shall be notified in the event human remains are discovered; the applicant shall be responsible for the employment of a qualified archaeologist to advise regarding treatment of any artifacts.
34. Sacramento Metropolitan Air Quality Management District Basic Construction Emission Control Practices apply and compliance is required. See www.airquality.org. Other air district rules may apply and the air district should be consulted.

Fire Department – Morten Myers

35. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall

be installed and made serviceable prior to and during the time of construction. California Fire Code Section 501.4

36. Provide a water flow test. (Make arrangements with the Department of Utilities at 916-808-7890 or by email at DOUdevelopmentreview@cityofsacramento.org, California Fire Code Section 507.4
37. Provide the required fire hydrants in accordance with California Fire Code Section 507 and Appendix C, Section C102.1 as amended the Sacramento City Code Section 507.5.1.
38. Provide the required fire hydrants in accordance with California Fire Code Section 507 and Appendix C, Section C105.1. Hydrant spacing shall be decreased where T courts are used. Hydrants shall be provided halfway between each T court, on one side of the street, and to the satisfaction of the Fire Department.
39. Provide appropriate Knox access for site. California Fire Code Section 506
40. Locate and identify Fire Department Connections (FDCs) on address side of building no farther than 50 feet and no closer than 15 feet from a fire hydrant and not more than 30 feet from a paved roadway.
41. Provide a Site Safety Plan in compliance with Section 3303 of the California Fire Code. The plan shall identify at minimum, the following safety precautions during demolition and construction:
 - a. Name and contact information of the Owner's authorized agent (Site Safety Director) responsible for the development, implementation and maintenance of an approved written site safety plan.
 - b. Procedures for reporting emergencies.
 - c. Fire Department Access Routes.
 - d. Location of fire protection equipment, including type and size of fire extinguishers.
 - e. Smoking and cooking policies that include designated safe areas where smoking and cooking may occur with adequate signage in accordance with Section 3305.8
 - f. Location(s) and proper safety considerations for temporary heating and any associated equipment.
 - g. Hot Work Plan when any welding and/or cutting shall occur.
 - h. Means of providing safeguards to minimize the risk of unwanted releases, fires or explosions involving hazardous materials, such as ignitable liquids/vapors or other combustible materials and ignition sources (cutting and welding, etc).

- i. Designated smoking areas free of ignitable vapors and other combustible materials.

Park Planning and Development Services – Molivann Phlong

42. Maintenance District: The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district) or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Infrastructure Finance, Brent Mueller, (916)808-5715, bmueller@cityofsacramento.org).

Department of Public Works (Transportation) – Zarah Lacson

43. The applicant shall dedicate additional right-of-way (if needed) and construct full frontage improvements along Kenwood Street adjacent to the subject property to match existing improvements along Kenwood Street east of the subject property per City standards to the satisfaction of the Department of Public Works.

Note: The sidewalk shall be at least 5-ft in width.

44. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Department of Public Works. The center lines of such streets shall be aligned.
45. All new and existing driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works. The proposed gate shall be located at least 20-ft away from the right-of-way line.
46. This project will require the installation of streetlights on all public streets fronting this property to the satisfaction of Public Works. The number and locations of these lights will be determined when development plans are submitted for review.
47. The site plan shall conform to the parking requirements set forth in City Code 17.608.040 (Development standards for off-street parking facilities, Zoning Ordinance).
48. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Department of Public Works.

Department of Public Works (Lighting) – John Matoba

49. This project will require the installation of streetlights on all public streets to the satisfaction of Public Works. This will require the electrical design plans to be prepared and stamped by a registered civil or electrical engineer submitted with the major encroachment permit application. The Developer will determine the quantity and locations of streetlights based upon the City Lighting Standards. In general, the City

Lighting Standard for illumination is the following: the illumination levels are 0.10 footcandles minimum for residential applications. The illumination levels for crosswalks and signalized intersections shall meet the American National Standard Institute (ANSI)/Illuminating Engineering Society (IES) RP-8 guidelines. A photometric analysis is required for the first Cycle submission. Residential lighting shall be the City Standard ornamental streetlights. One or two ornamental streetlights are required on Kenwood Street. Developer will need to coordinate with SMUD to deliver streetlight power.

Recycling and Solid Waste Division – Adam Roitman

50. Project must meet the requirements outlined in City Code Chapter 13.10 and City Code Chapter 17.616.
51. The trash enclosure must have sufficient space to accommodate bins for trash, recycling, and organics. Smaller containers may be used with an increase in collection frequency. Service level minimums for garbage, recycling, and organics can be found in Chapter 13.10.220, 13.10.320, and 13.10.420.
52. Solid waste trucks must be able to safely move about the project, with minimum backing, and able to empty the bins safely.

Sacramento Area Sewer District – Robb Armstrong

53. Before the ISSUANCE OF A BUILDING PERMIT: The owner must contact SacSewer Development Services at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if SacSewer impact fees are due. Fees must be paid before the issuance of building permits.

Sacramento Municipal Utility District – Sara Christian

54. SMUD has existing overhead 12kV facilities along the north side of Kenwood Street and just outside the southern perimeter of the project site that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.
55. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.
56. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.
57. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.

58. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.
59. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).
60. In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD.
61. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: <https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services>.
62. The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD.
63. The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways.
64. The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.

Sacramento Police Department – Sergeant Michael Mantsch

65. Applicant shall install a law enforcement “Knox Box” for police access to common areas on the premises, including, but not limited to the main entrance for EACH building, main entrance gate, etc. If elevators can only be operated via electronic access card, management shall ensure a card is placed in the exterior knox box.

During Construction:

66. The applicant shall enclose the entire perimeter of the project with a chain link fence with necessary construction gates to be locked after normal construction hours.
67. The location shall be monitored by security after normal construction hours during all phases of construction. This can be done via remote camera monitoring.
68. Adequate security lighting shall be provided to illuminate vulnerable equipment and materials. Lighting shall be white light with full cut off fixtures.

Tree Permit – Erica Allen

69. The Tree Permit for the removal of two private protected trees with a cumulative DSH of 29 inches is approved with the following conditions:
- The applicant shall provide for the planting and irrigation of 29 inches DSH in the form of landscape and parking lot shade trees according to the landscape plan and to the satisfaction of the City Urban Forester.
 - The applicant shall retain all trees permitted for removal until all fees associated with a building permit have been paid.

Urban Forestry – Erica Allen

70. **General Tree Protection** – The applicant shall include the following Tree Preservation Measures in the General Notes, Grading Plans, Utility Plans, Demolition Plan, Landscape Plan and the offsite plans if the trees will be impacted by work proposed on each sheet.

Required Tree Preservation Measures for City and Private Protected Trees

71. This project shall contract with a project arborist experienced with tree protection and construction that is required to:
- a. Attend the preconstruction meetings to approve of and inform contractors of all tree protection measures.
 - b. Visit the site before and after demolition, grading and landscaping as well as at least twice each month during construction to ensure that tree protection measures are implemented and maintained.
 - c. Be responsible for correcting any site conditions that may negatively impact the trees and revisit the site to ensure that corrective action was properly implemented.
 - d. The project arborist shall report in writing to Urban Forestry all violations and tree protection failures along with corrective action taken and expected outcomes.
72. All concrete sidewalks and driveways shall be retained throughout construction to protect the roots and soil from the impacts of construction activities.
- a. Existing driveways shall be used as the sole access to the site. Where there are no existing driveways, access shall be limited to a one or two locations outside the dripline of protected trees that have protection from soil compaction with the use of one or more of the following: A 6-inch layer of hardwood chips covered by $\frac{3}{4}$ -inch plywood or trench plates, geotextile fabric covered by a 6-inch layer of hardwood chips or an alternative that is approved by the City Arborist.
73. Right-of-way planters and City trees shall be separated from the construction site with a six- foot high chain link fence that shall remain throughout the duration of the project to protect trees and to prevent construction traffic from compacting the soil in the planters.

74. Construction trailers and port-a-potties shall be placed on existing hardscape or bridged over the tree protection zone or planter so as not to compact soil.
75. Any Regulated Work within the dripline or Tree Protection Zone of a protected tree shall be separately permitted prior to the start of construction and supervised by a Qualified Arborist. Submit a tree permit application and a tree protection plan created by a Qualified Arborist to UrbanForestry@cityofsacramento.org and refer to the planning project number or off-site project number.
76. All excavation, grading or trenching within the dripline of a protected tree for the purpose of utility installation, constructing foundations, footings, sidewalks, curbs, gutters, or any other reason shall employ one of the following methods: Hydro-excavation, pneumatic excavation or hand digging and shall be directly supervised by a qualified arborist.
77. There shall be no excavation deeper than the existing excavation for sidewalks within the dripline of protected trees.
78. There shall be no grade changes within the dripline of protected trees. All grade changes shall be accommodated onsite.
79. There shall be no soil compaction within the dripline of protected trees.
80. There shall be no non-native soil, non-organic matter or structural soil added to the right-of-way planter.
81. The following is a list of activities that require a tree permit if they are to occur or be used within the right-of-way planter and/or within the tree protection zone of protected trees: any regulated work as defined in SCC 12.56, excavation, grade changes, trenches, root or canopy pruning or boring.
82. The following is a list of activities that are prohibited within the right-of-way planter and/or tree protection zone of protected trees: pedestrian and equipment traffic that could compact the soil or physically damage roots, parking vehicles, equipment and/or port-a-potties, storing of soil, construction materials, petroleum products, water or building refuse, disposing of wash water, paint, cement, fuel or other potentially damaging liquids and any other activities that may have negative impacts on the trees and soil.
83. All trees shall be watered regularly according to the recommendation of the project arborist.
84. The applicant 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.

Advisory Notes

The following advisory notes are informational in nature:

- ADV.1. **BLDG: Alternate Water Systems Requirement.** Pursuant to Chapter 15.24.030, 15.24.040 and 15.24.050 of Sacramento City Code, beginning on July 1, 2023, new buildings that are 10,000 square feet or greater must include a gray water system to provide subsurface irrigation and buildings that are 50,000 square feet or greater must include installation of a separate, additional piping system for an on-site treated non-potable gray water system for water closets and urinals. Limited exceptions apply. Please see City webpage for more details.

Complete building permit applications (including payment of all required fees) filed with and accepted by the City's Building Division prior to July 1, 2023, will not be subject to Alternate Water Systems requirements. Applicants are advised to plan for alternate water systems beginning with initial early design. For more information, please visit the City's website:
https://www.cityofsacramento.org/Community-Development/Planning/Major-Projects/General-Plan/About-The-Project/Climate_Change/Onsite-Water-Reuse-Study

- ADV.2. BLDG: Update the code cycle reference to the current 2022 code cycle.
- ADV.3. BLDG: Projects must be submitted prior to December 12, 2025 to be reviewed under the 2022 CBC, otherwise they will be subject to the 2025 CBC. See <https://www.cityofsacramento.gov/content/dam/portal/cdd/Images/CodeAdoptionTimeline2025.jpg> for more important dates regarding 2025 CBC adoption.
- ADV.4. BLDG: If some of the structures will be classified as R-2 occupancies, please provide the following at the time these plans are submitted to the building department for permit issuance:

Please determine if the ownership, operation, program participation, or funding of this project, either in whole or in part, falls within the definition of "Public Housing" and/or "Public Use" as defined in CBC Section 202.

- a. If public housing or public use:
 - i. Indicate on the plans that the code standard for accessible access is CBC Chapter 11B.
 - ii. Specify the locations of all accessible unit entries on the plans and provide detailing for an accessible route of travel as required by CBC Sections 11B-233 and 11B-206.
 - iii. Include necessary details to demonstrate compliance with all applicable requirements of CBC Section 11B-233.
- b. If not public housing or public use:

Include language on the plans under the project information section stating, “Due to the ownership, operation, and nature of funding, this project is not considered public housing, and CBC Chapter 11A is the applicable standard for housing accessibility.”

- ADV.5. BLDG: All newly constructed Covered Multifamily Dwellings are subject to the requirements of CBC Section 11A, including site work.

Newly constructed covered multifamily dwellings, which can also be defined as public housing, shall be subject to the requirements of Chapter 11A and Chapter 11B.

- ADV.6. BLDG: Revise as necessary to demonstrate compliance with CBC Section 1104A.1, ensuring that all ground-floor dwelling units are adaptable and located on an accessible route.

- ADV.7. BLDG: If a building or portion of a building is required to be accessible or adaptable, an accessible route must be provided to all portions of the building, accessible building entrances, and between the building and the public way. The accessible route shall be the most practical direct route and, to the maximum extent feasible, coincide with the route for the general public and building residents. Please see Section 1110A.1 for further details.

- ADV.8. BLDG: Provide complete detailing to demonstrate that the exterior exit stairs will comply with Chapter 10 of the California Building Code.

- ADV.9. DOU: The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.

- ADV.10. DOU: The applicant is responsible for obtaining all necessary permits, easements, and approvals from federal, state, and local agencies for the construction of this project.

- ADV.11. DOU: Water meters shall be located at the point of service, which is back of walk for connected sidewalks.

- ADV.12. DOU: Beginning January 1, 2018 all new multi-family residential construction will require sub-metering of each residential unit pursuant to all requirements found in California Senate Bill 7 (SB7). These requirements at a minimum include installing sub meters, billing for water based on the sub meters, and long-term calibration and maintenance of the sub meter. The SB7 requirements are the responsibility of the property owner.

- ADV.13. PARKS: As per City Code, the applicant will be responsible to meet his/her obligations regarding:

- a. Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee is estimated at \$21,041.

The Park Development Impact Fee due for this project is based on the Housing Incentive Zone Rate of \$2.20 per square foot for residential projects, with a minimum rate of \$1,634 for units under 750 square feet and a maximum of \$4,360 for units over 2,000 square feet. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

- b. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

ADV.14. RSW: Standard Bin, Can, and Truck Dimensions

Standard Bin and Can Dimensions

Size	Height	Depth	Width
32 gal. can	39 in.	24 in.	19 in.
64 gal. can	40 in.	30 in.	28 in.
96 gal. can	47 in.	35 in.	29 in.
1 yd. bin	4 ft.	2 ft., 9 in.	6 ft., 10 in.
2 yd. bin	4 ft., 5 in.	4 ft.	6 ft., 10 in.
3 yd. bin	5 ft., 1 in.	3 ft., 7 in.	6 ft., 10 in.
4 yd. bin	5 ft., 9 in.	4 ft., 8 in.	6 ft., 10 in.
5 yd. bin	5 ft., 3 in.	5 ft., 9 in.	6 ft., 10 in.
6 yd. bin	6 ft.	5 ft., 10 in.	6 ft., 10 in.

Standard Truck Dimensions

Type	Height Clearance	Length	Width	Inside Turning Circle Diameter	Pickup Clearance
Side Loader	13 ft.	32 ft.	10 ft.	62 ft.	17 ft.
Rear Loader	13 ft.	35 ft.	10 ft.	47 ft.	13 ft.
Front Loader	14 ft.	33 ft.	10 ft.	49 ft.	25 ft.

ADV.15. SacSewer: The City of Sacramento (City) is responsible for providing local sewer service to the proposed project site via its local sanitary sewer collection system. SacSewer is responsible for conveying sewage from the City collection system to the EchoWater Resource Recovery Facility for treatment, resource recovery, and disposal.

ADV.16. SMAD: This project is within a quarter mile walk of the Marconi / Arcade Sacramento Regional Transit light rail station, and should support light rail and its air quality benefits. To best support light rail's air quality benefits, the project should support pedestrian transportation, to support convenient access to light rail without polluting motor vehicle transportation. Sac Metro Air District commends the project's pedestrian gate at its main street entrance. Sidewalks are not consistently provided in the project neighborhood, although it appears that sidewalks are being installed to meet City standards incrementally.

- a. The project should provide for separated sidewalks along its entire street frontage, as consistent with City standards, to contribute to overall sidewalk

coverage in the area, and facilitate a safe and convenient path of pedestrian travel to the nearby light rail station.

ADV.17. SMAD: We understand that the City provides project proponents with a Sac Metro Air District fact sheet on urban heat island effect impacts and measures to reduce these impacts (attached). These measures support policies in the City Climate Action & Adaptation Plan, associated with Goal A-2 to reduce the urban heat island effect. Due to the urban heat island effect, developed areas in Sacramento range 3 to 9 degrees Fahrenheit warmer than surrounding areas, which results in decreased air quality and associated public health impacts. The urban heat island results from the conversion of undeveloped land to developed land. Sac Metro Air District recommends incorporating measures from the attached fact sheet, such as tree shading and cool roofs, into the proposed project.

- a. Sac Metro Air District recommends that public sidewalks and internal walkways be tree-shaded to the full extent feasible, in addition to project compliance with the City's commendable parking lot shade requirements. This measure is particularly beneficial for the project location near a light rail station, as greater neighborhood tree canopy has been correlated to improvement of overall human health and supports healthy pedestrian and other active transportation.
- b. We recommend ensuring that roofing materials are certified "cool" as defined in the 2022 California Green Building Standards Code Title 24, Part 11 items A4.106.5 and A4.106.6. The Cool Roof Rating Council provides a product directory of roofs.

ADV.18. SMAD: Policies in the City Climate Action & Adaptation Plan call for transitioning buildings to all carbon-free energy such as renewable electricity, and away from energy such as natural gas. Further, buildings without natural gas provide substantial public health benefits. Using a gas stove and oven for just an hour generates indoor air pollutant levels that exceed California-based ambient air quality thresholds in 90% of modeled scenarios. High indoor air pollutant levels can cause respiratory effects. For example, in homes with gas stoves, children are at increased risk of having asthma by 42%.

- a. To develop a healthier project and ensure that the project is consistent with measure E-2 of the City's adopted Climate Action & Adaptation Plan, Sac Metro Air District recommends that it be designed and constructed without natural gas infrastructure.

ADV.19. SMAD: All projects are subject to Sac Metro Air District rules and regulations in effect at the time of construction. Please visit our website to find a list of the most common rules that apply at the construction phase of projects. Projects undergoing any CEQA review must implement Sac Metro Air District Basic Construction Emission Control Practices, also available on our website, to help avoid significant construction-related air quality impacts.

Respectfully Submitted:


[Armando Lopez \(Jun 23, 2025 15:34 PDT\)](#)

Armando Lopez Jr
Design Review Staff, Assoc. AIA

Recommendation Approved:


[Matthew Sites \(Jun 23, 2025 16:04 PDT\)](#)

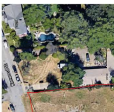
Matthew Sites
Senior Architect, AIA

The decision of the Design Director may be appealed to the Planning and Design Commission. An appeal must be filed within 10 days of the Design Director's hearing. If an appeal is not filed, the action of the Design Director is final.

									
ORTH OF	SECTION	DETAIL	ROOF	ARCHITECTURAL	ARCHITECTURAL	ARCHITECTURAL	ARCHITECTURAL	ARCHITECTURAL	ARCHITECTURAL
									
ROOM NAME	ROOM NAME	ROOM NAME	ROOM NAME	ROOM NAME	ROOM NAME	ROOM NAME	ROOM NAME	ROOM NAME	ROOM NAME
									
ROOM NAME	ROOM NAME	ROOM NAME	ROOM NAME	ROOM NAME	ROOM NAME	ROOM NAME	ROOM NAME	ROOM NAME	ROOM NAME
									
ROOM NAME	ROOM NAME	ROOM NAME	ROOM NAME	ROOM NAME	ROOM NAME	ROOM NAME	ROOM NAME	ROOM NAME	ROOM NAME
									
ROOM NAME	ROOM NAME	ROOM NAME	ROOM NAME	ROOM NAME	ROOM NAME	ROOM NAME	ROOM NAME	ROOM NAME	ROOM NAME

SYMBOLS		LAY PAVING
		ASPHALT OR BITUMINOUS
		STONE
		CONCRETE
		EARTH
		GRAVEL
		BRICK
		CONCRETE OR BRICK PAVING
		REINFORCEMENT
		PROJECT NORTH ARROW

AERIAL VIEW



1701 N WOODCOCK STREET
SACRAMENTO, CA 95815

PROJECT: CDS 18-001
APN: 265-0371-004

TOTAL COVERED AREA		0 SF	0 SF	A7.14	ADA TYPICAL DETAILS	DESIGN
TOTAL BUILDING AREA:		0 SF	9734 SF	A7.15	ADA TYPICAL DETAILS	DESIGN
STRUCTURE UP COVERAGE		0 SF	10094 SF	C1	GENERAL NOTES	CIVIL
STRUCTURE DOWN COVERAGE		0 SF	10564 SF	C2	GENERAL NOTES	CIVIL
LANDSCAPE UP COVERAGE		UNCOVERED	UNCOVERED	C3	EROSION CONTROL	CIVIL
LANDSCAPE DOWN COVERAGE		UNCOVERED	UNCOVERED	C4	ROAD PROTECTION PLAN	CIVIL
WALKWAY/OTHER COVERAGE		33.0	2,732 SF	C5	ROAD PROTECTION DETAILS	CIVIL
				C6	EROSION CONTROL	CIVIL
				C7	COVER SHEET	CIVIL
				C8	SURVEY	CIVIL
				C9	EROSION CONTROL PLAN	CIVIL
				C10	UTILITY PLAN	CIVIL
				C11	PROTECTION PLAN	CIVIL
				C12	PROTECTION PLAN	CIVIL
				C13	LAUNCH DETAILS	CIVIL
				C14	MATERIALS, SIGNAGE, AND STRIPING	CIVIL
				C15	PLAN	CIVIL
				C16	MATERIALS, SIGNAGE, AND STRIPING	CIVIL
				C17	EROSION CONTROL	CIVIL
				C18	EROSION CONTROL	CIVIL
				C19	EROSION CONTROL	CIVIL
				C20	EROSION CONTROL	CIVIL
				C21	EROSION CONTROL	CIVIL
				C22	EROSION CONTROL	CIVIL
				C23	EROSION CONTROL	CIVIL
				C24	EROSION CONTROL	CIVIL
				C25	EROSION CONTROL	CIVIL
				C26	EROSION CONTROL	CIVIL
				C27	EROSION CONTROL	CIVIL
				C28	EROSION CONTROL	CIVIL
				C29	EROSION CONTROL	CIVIL
				C30	EROSION CONTROL	CIVIL
				C31	EROSION CONTROL	CIVIL
				C32	EROSION CONTROL	CIVIL
				C33	EROSION CONTROL	CIVIL
				C34	EROSION CONTROL	CIVIL
				C35	EROSION CONTROL	CIVIL
				C36	EROSION CONTROL	CIVIL
				C37	EROSION CONTROL	CIVIL
				C38	EROSION CONTROL	CIVIL
				C39	EROSION CONTROL	CIVIL
				C40	EROSION CONTROL	CIVIL
				C41	EROSION CONTROL	CIVIL
				C42	EROSION CONTROL	CIVIL
				C43	EROSION CONTROL	CIVIL
				C44	EROSION CONTROL	CIVIL
				C45	EROSION CONTROL	CIVIL
				C46	EROSION CONTROL	CIVIL
				C47	EROSION CONTROL	CIVIL
				C48	EROSION CONTROL	CIVIL
				C49	EROSION CONTROL	CIVIL
				C50	EROSION CONTROL	CIVIL
				C51	EROSION CONTROL	CIVIL
				C52	EROSION CONTROL	CIVIL
				C53	EROSION CONTROL	CIVIL
				C54	EROSION CONTROL	CIVIL
				C55	EROSION CONTROL	CIVIL
				C56	EROSION CONTROL	CIVIL
				C57	EROSION CONTROL	CIVIL
				C58	EROSION CONTROL	CIVIL
				C59	EROSION CONTROL	CIVIL
				C60	EROSION CONTROL	CIVIL
				C61	EROSION CONTROL	CIVIL
				C62	EROSION CONTROL	CIVIL
				C63	EROSION CONTROL	CIVIL
				C64	EROSION CONTROL	CIVIL
				C65	EROSION CONTROL	CIVIL
				C66	EROSION CONTROL	CIVIL
				C67	EROSION CONTROL	CIVIL
				C68	EROSION CONTROL	CIVIL
				C69	EROSION CONTROL	CIVIL
				C70	EROSION CONTROL	CIVIL
				C71	EROSION CONTROL	CIVIL
				C72	EROSION CONTROL	CIVIL
				C73	EROSION CONTROL	CIVIL
				C74	EROSION CONTROL	CIVIL
				C75	EROSION CONTROL	CIVIL
				C76	EROSION CONTROL	CIVIL
				C77	EROSION CONTROL	CIVIL
				C78	EROSION CONTROL	CIVIL
				C79	EROSION CONTROL	CIVIL
				C80	EROSION CONTROL	CIVIL
				C81	EROSION CONTROL	CIVIL
				C82	EROSION CONTROL	CIVIL
				C83	EROSION CONTROL	CIVIL
				C84	EROSION CONTROL	CIVIL
				C85	EROSION CONTROL	CIVIL
				C86	EROSION CONTROL	CIVIL
				C87	EROSION CONTROL	CIVIL
				C88	EROSION CONTROL	CIVIL
				C89	EROSION CONTROL	CIVIL
				C90	EROSION CONTROL	CIVIL
				C91	EROSION CONTROL	CIVIL
				C92	EROSION CONTROL	CIVIL
				C93	EROSION CONTROL	CIVIL
				C94	EROSION CONTROL	CIVIL
				C95	EROSION CONTROL	CIVIL
				C96	EROSION CONTROL	CIVIL
				C97	EROSION CONTROL	CIVIL
				C98	EROSION CONTROL	CIVIL
				C99	EROSION CONTROL	CIVIL
				C100	EROSION CONTROL	CIVIL
				C101	EROSION CONTROL	CIVIL
				C102	EROSION CONTROL	CIVIL
				C103	EROSION CONTROL	CIVIL
				C104	EROSION CONTROL	CIVIL
				C105	EROSION CONTROL	CIVIL
				C106	EROSION CONTROL	CIVIL
				C107	EROSION CONTROL	CIVIL
				C108	EROSION CONTROL	CIVIL
				C109	EROSION CONTROL	CIVIL
				C110	EROSION CONTROL	CIVIL
				C111	EROSION CONTROL	CIVIL
				C112	EROSION CONTROL	CIVIL
				C113	EROSION CONTROL	CIVIL
				C114	EROSION CONTROL	CIVIL
				C115	EROSION CONTROL	CIVIL
				C116	EROSION CONTROL	CIVIL
				C117	EROSION CONTROL	CIVIL
				C118	EROSION CONTROL	CIVIL
				C119	EROSION CONTROL	CIVIL
				C120	EROSION CONTROL	CIVIL
				C121	EROSION CONTROL	CIVIL
				C122	EROSION CONTROL	CIVIL
				C123	EROSION CONTROL	CIVIL
				C124	EROSION CONTROL	CIVIL
				C125	EROSION CONTROL	CIVIL
				C126	EROSION CONTROL	CIVIL
				C127	EROSION CONTROL	CIVIL
				C128	EROSION CONTROL	CIVIL
				C129	EROSION CONTROL	CIVIL
				C130	EROSION CONTROL	CIVIL
				C131	EROSION CONTROL	CIVIL
				C132	EROSION CONTROL	CIVIL
				C133	EROSION CONTROL	CIVIL
				C134	EROSION CONTROL	CIVIL
				C135	EROSION CONTROL	CIVIL
				C136	EROSION CONTROL	CIVIL
				C137	EROSION CONTROL	CIVIL
				C138	EROSION CONTROL	CIVIL
				C139	EROSION CONTROL	CIVIL
				C140	EROSION CONTROL	CIVIL
				C141	EROSION CONTROL	CIVIL
				C142	EROSION CONTROL	CIVIL
				C143	EROSION CONTROL	CIVIL
				C144	EROSION CONTROL	CIVIL
				C145	EROSION CONTROL	CIVIL
				C146	EROSION CONTROL	CIVIL
				C147	EROSION CONTROL	CIVIL
				C148	EROSION CONTROL	CIVIL
				C149	EROSION CONTROL	CIVIL
				C150	EROSION CONTROL	CIVIL
				C151	EROSION CONTROL	CIVIL
				C152	EROSION CONTROL	CIVIL
				C153	EROSION CONTROL	CIVIL
				C154	EROSION CONTROL	CIVIL
				C155	EROSION CONTROL	CIVIL
				C156	EROSION CONTROL	CIVIL
				C157	EROSION CONTROL	CIVIL
				C158	EROSION CONTROL	CIVIL
				C159	EROSION CONTROL	CIVIL
				C160	EROSION CONTROL	CIVIL
				C161	EROSION CONTROL	CIVIL
				C162	EROSION CONTROL	CIVIL
				C163	EROSION CONTROL	CIVIL
				C164	EROSION CONTROL	CIVIL
				C165	EROSION CONTROL	CIVIL
				C166	EROSION CONTROL	CIVIL
				C167	EROSION CONTROL	CIVIL
				C168	EROSION CONTROL	CIVIL
				C169	EROSION CONTROL	CIVIL
				C170	EROSION CONTROL	CIVIL
				C171	EROSION CONTROL	CIVIL
				C172	EROSION CONTROL	CIVIL
				C173	EROSION CONTROL	CIVIL
				C174	EROSION CONTROL	CIVIL
				C175	EROSION CONTROL	CIVIL
				C176	EROSION CONTROL	CIVIL
				C177	EROSION CONTROL	CIVIL
				C178	EROSION CONTROL	CIVIL
				C179	EROSION CONTROL	CIVIL
				C180	EROSION CONTROL	CIVIL
				C181	EROSION CONTROL	CIVIL
				C182	EROSION CONTROL	CIVIL
				C183	EROSION CONTROL	CIVIL
				C184	EROSION CONTROL	CIVIL
				C185	EROSION CONTROL	CIVIL
				C186	EROSION CONTROL	CIVIL
				C187	EROSION CONTROL	CIVIL
				C188	EROSION CONTROL	CIVIL
				C189	EROSION CONTROL	CIVIL
				C190	EROSION CONTROL	CIVIL
				C191	EROSION CONTROL	CIVIL
				C192	EROSION CONTROL	CIVIL
				C193	EROSION CONTROL	CIVIL
				C194	EROSION CONTROL	CIVIL
				C195	EROSION CONTROL	CIVIL
				C196	EROSION CONTROL	CIVIL
				C197	EROSION CONTROL	CIVIL
				C198	EROSION CONTROL	CIVIL
				C199	EROSION CONTROL	CIVIL
				C200	EROSION CONTROL	CIVIL
				C201	EROSION CONTROL	CIVIL
				C202	EROSION CONTROL	CIVIL
				C203	EROSION CONTROL	CIVIL
				C204	EROSION CONTROL	CIVIL
				C205	EROSION CONTROL	CIVIL
				C206	EROSION CONTROL	CIVIL
				C207	EROSION CONTROL	CIVIL
				C208	EROSION CONTROL	CIVIL
				C209	EROSION CONTROL	CIVIL
				C210	EROSION CONTROL	CIVIL
				C211	EROSION CONTROL	CIVIL
				C212	EROSION CONTROL	CIVIL
				C213	EROSION CONTROL	CIVIL
				C214	EROSION CONTROL	CIVIL
				C215	EROSION CONTROL	CIVIL
				C216	EROSION CONTROL	CIVIL
				C217	EROSION CONTROL	CIVIL
				C218	EROSION CONTROL	CIVIL
				C219	EROSION CONTROL	CIVIL
				C220	EROSION CONTROL	CIVIL
				C221	EROSION CONTROL	CIVIL
				C222	EROSION CONTROL	CIVIL
				C223	EROSION CONTROL	CIVIL
				C224	EROSION CONTROL	CIVIL
				C225	EROSION CONTROL	CIVIL
				C226	EROSION CONTROL	CIVIL
				C227	EROSION CONTROL	CIVIL
				C228	EROSION CONTROL	CIVIL
				C229	EROSION CONTROL	CIVIL
				C230	EROSION CONTROL	CIVIL
				C231	EROSION CONTROL	CIVIL
				C232	EROSION CONTROL	CIVIL
				C233	EROSION CONTROL	CIVIL
				C234	EROSION CONTROL	CIVIL
				C235	EROSION CONTROL	CIVIL
				C236	EROSION CONTROL	CIVIL
				C237	EROSION CONTROL	CIVIL
				C238	EROSION CONTROL	CIVIL
				C239	EROSION CONTROL	CIVIL
				C240	EROSION CONTROL	CIVIL
				C241	EROSION CONTROL	CIVIL
				C242	EROSION CONTROL	CIVIL
				C243	EROSION CONTROL	CIVIL
				C244	EROSION CONTROL	CIVIL
				C245	EROSION CONTROL	CIVIL
				C246	EROSION CONTROL	CIVIL
				C247	EROSION CONTROL	CIVIL
				C248	EROSION CONTROL	CIVIL
				C249	EROSION CONTROL	CIVIL
				C250	EROSION CONTROL	CIVIL
				C251	EROSION CONTROL	CIVIL
				C252	EROSION CONTROL	CIVIL
				C253	EROSION CONTROL	CIVIL
				C254	EROSION CONTROL	CIVIL
				C255	EROSION CONTROL	CIVIL
				C256	EROSION CONTROL	CIVIL
				C257	EROSION CONTROL	CIVIL
				C258	EROSION CONTROL	CIVIL
				C259	EROSION CONTROL	CIVIL
				C260	EROSION CONTROL	CIVIL
				C261	EROSION CONTROL	CIVIL
				C262	EROSION CONTROL	CIVIL
				C263	EROSION CONTROL	CIVIL
				C264	EROSION CONTROL	CIVIL
				C265	EROSION CONTROL	CIVIL
				C266	EROSION CONTROL	CIVIL
				C267	EROSION CONTROL	CIVIL
				C268	EROSION CONTROL	CIVIL
				C269	EROSION CONTROL	CIVIL
				C270	EROSION CONTROL	CIVIL
				C271	EROSION CONTROL	CIVIL
				C272	EROSION CONTROL	CIVIL
				C273	EROSION CONTROL	CIVIL
				C274	EROSION CONTROL	CIVIL
				C275	EROSION CONTROL	CIVIL
				C276	EROSION CONTROL	CIVIL
				C277	EROSION CONTROL	CIVIL
				C278	EROSION CONTROL	CIVIL
				C279	EROSION CONTROL	CIVIL
				C280	EROSION CONTROL	CIVIL
				C281	EROSION CONTROL	CIVIL
				C282	EROSION CONTROL	CIVIL
				C283	EROSION CONTROL	CIVIL
				C284	EROSION CONTROL	CIVIL
				C285	EROSION CONTROL	CIVIL
				C286	EROSION CONTROL	CIVIL</



1708 KENWOOD STREET,
SACRAMENTO, CA 95815

STATE

NEW 12-UNIT MULTIFAMILY:

PARA QUARTERS

APN: 265-0371-004

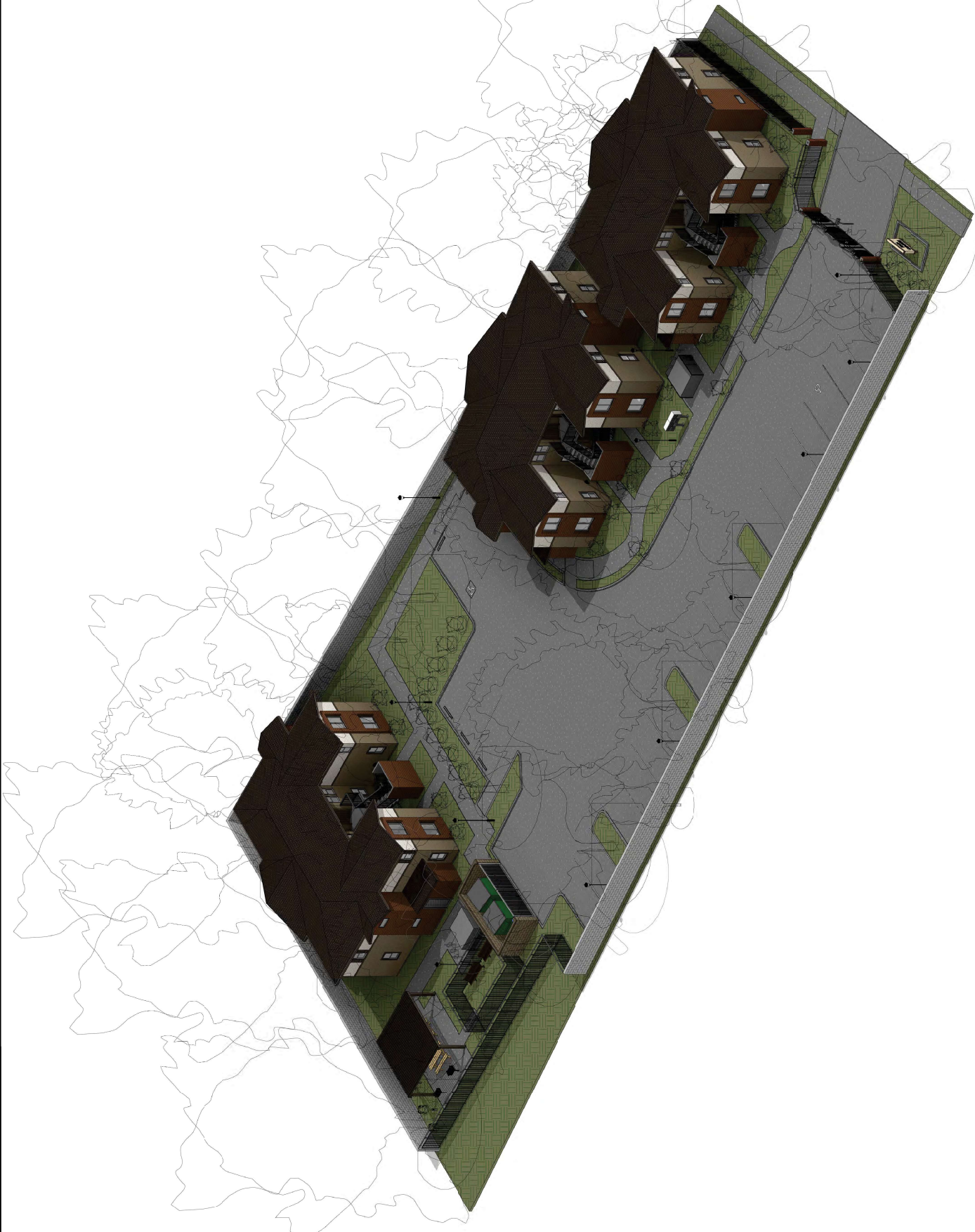
ELWOOD INVESTMENT INC.
C/O BHANDAL CONSTRUCTION
1883 MARKOFF DR.,
YUBA CITY, CA 95993
TEL: 530-415-0265
EMAIL: bhandal@bhandal.com

CONTRACT NO.

PROJECT NO.

DATE OF DESIGN

DATE OF CONSTRUCTION



TREE SHADING FOR PARKING NOTES



THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF GREYSKALE ARCHITECTURE INC. ALL DESIGN INFORMATION CONTAINED IN THESE DRAWINGS ARE FOR USE ON THE SPECIFIED PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESSED WRITTEN PERMISSION OF GREYSKALE ARCHITECTURE INC. © 2015-2024

OWNER INFO

ELWOOD INVESTMENT INC.
C/O BHANDAL CONSTRUCTION
1883 MARJORIE DR.,
YUBA CITY, CA 95993
TEL: 530-415-0265
EMAIL: KAY@ELWOODINVEST.COM

APN:265-0371-004

PIARA QUARTERS
NEW 12-UNIT MULTIFAMILY;
1708 KENWOOD STREET,
SACRAMENTO, CA 95815



LANDSCAPE PLAN

A1.11

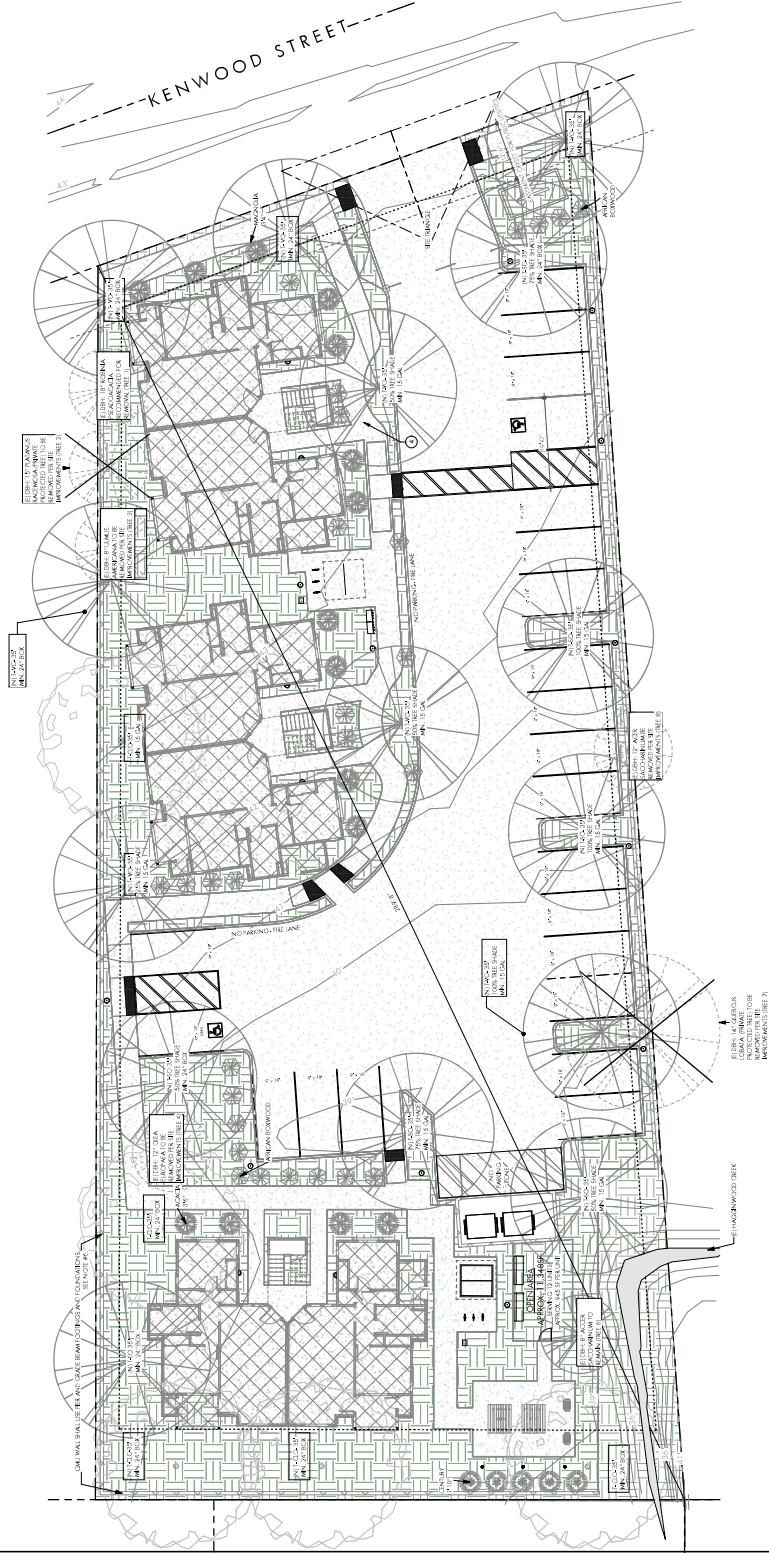
TREE SHADING FOR PARKING NOTES

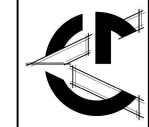
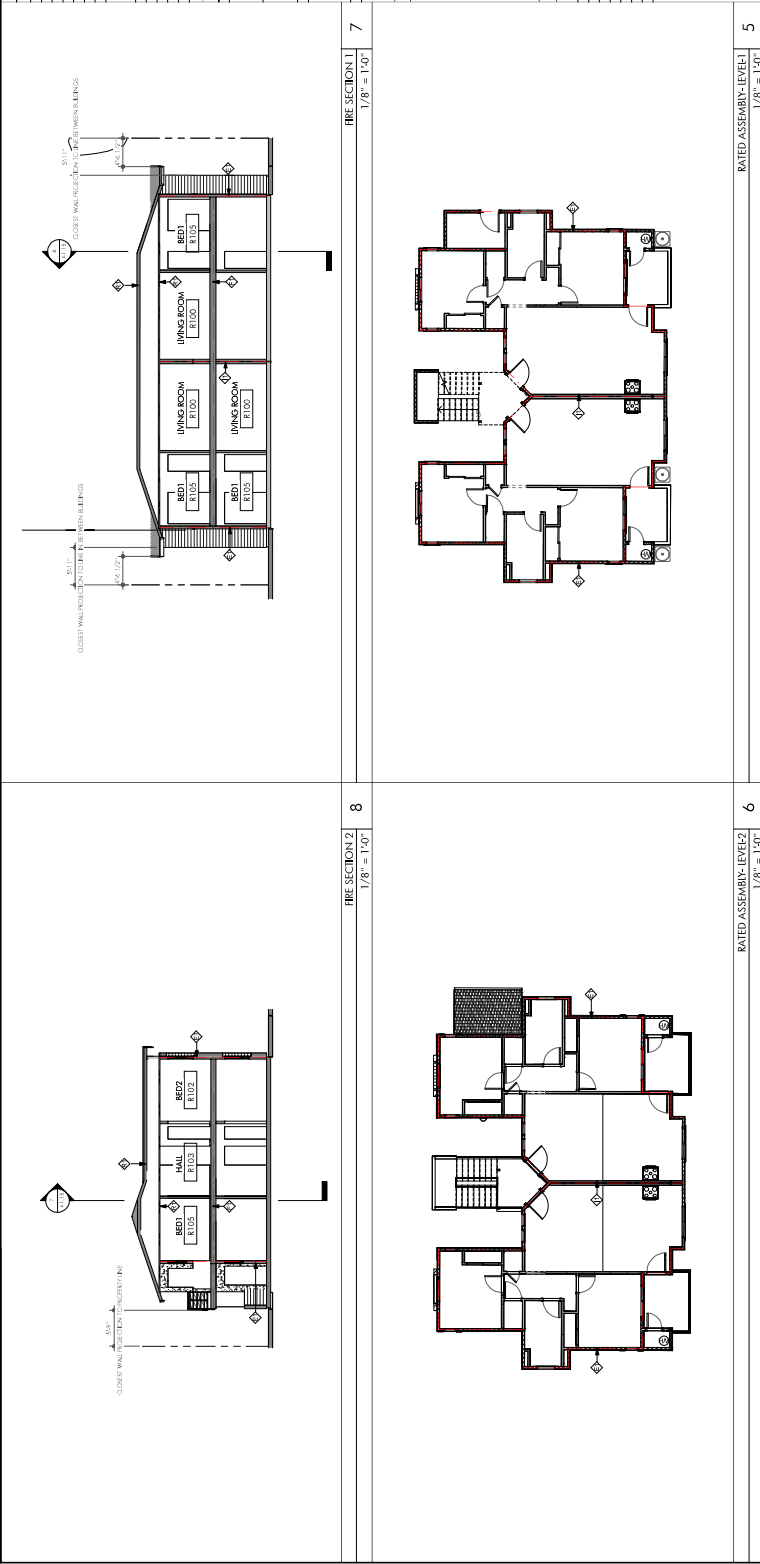
1. The authors thank the referees for their comments and suggestions. The authors also thank the referees for their comments and suggestions.
2. The authors thank the referees for their comments and suggestions. The authors also thank the referees for their comments and suggestions.
3. The authors thank the referees for their comments and suggestions. The authors also thank the referees for their comments and suggestions.
4. The authors thank the referees for their comments and suggestions. The authors also thank the referees for their comments and suggestions.
5. The authors thank the referees for their comments and suggestions. The authors also thank the referees for their comments and suggestions.

TREE SCHEDULE & PRICING						
TYPE OF TREE	TREE TYPE & SIZE (CROWN DIAMETER)	QUANTITY	QUANTITY (±5%)	SHADE PERCENT	SHADE COST	ADJUSTED SHADE COST
SO	SPRING GREEN 12" DIA	811	6	540 SF	SEE BELOW	4810 SF
SO	SPRING GREEN 18" DIA	811	6	540 SF	SEE BELOW	4810 SF
SO	SPRING GREEN 24" DIA	811	6	540 SF	SEE BELOW	4810 SF
SO	SPRING GREEN 30" DIA	811	6	540 SF	SEE BELOW	4810 SF
SO	SPRING GREEN 36" DIA	811	6	540 SF	SEE BELOW	4810 SF
SO	SPRING GREEN 42" DIA	811	6	540 SF	SEE BELOW	4810 SF
SO	SPRING GREEN 48" DIA	811	6	540 SF	SEE BELOW	4810 SF
SO	SPRING GREEN 54" DIA	811	6	540 SF	SEE BELOW	4810 SF
SO	SPRING GREEN 60" DIA	811	6	540 SF	SEE BELOW	4810 SF
SO	SPRING GREEN 66" DIA	811	6	540 SF	SEE BELOW	4810 SF
SO	SPRING GREEN 72" DIA	811	6	540 SF	SEE BELOW	4810 SF
SO	SPRING GREEN 78" DIA	811	6	540 SF	SEE BELOW	4810 SF
SO	SPRING GREEN 84" DIA	811	6	540 SF	SEE BELOW	4810 SF
SO	SPRING GREEN 90" DIA	811	6	540 SF	SEE BELOW	4810 SF
SO	SPRING GREEN 96" DIA	811	6	540 SF	SEE BELOW	4810 SF
SO	SPRING GREEN 102" DIA	811	6	540 SF	SEE BELOW	4810 SF
SO	SPRING GREEN 108" DIA	811	6	540 SF	SEE BELOW	4810 SF
SO	SPRING GREEN 114" DIA	811	6	540 SF	SEE BELOW	4810 SF
SO	SPRING GREEN 120" DIA	811	6	540 SF	SEE BELOW	4810 SF
SO	SPRING GREEN 126" DIA	811	6	540 SF	SEE BELOW	4810 SF
SO	SPRING GREEN 132" DIA	811	6	540 SF	SEE BELOW	4810 SF
SO	SPRING GREEN 138" DIA	811	6	540 SF	SEE BELOW	4810 SF
SO	SPRING GREEN 144" DIA	811	6	540 SF	SEE BELOW	4810 SF
SO	SPRING GREEN 150" DIA	811	6	540 SF	SEE BELOW	4810 SF
SO	SPRING GREEN 156" DIA	811	6	540 SF	SEE BELOW	4810 SF
SO	SPRING GREEN 162" DIA	811	6	540 SF	SEE BELOW	4810 SF
SO	SPRING GREEN 168" DIA	811	6	540 SF	SEE BELOW	4810 SF
SO	SPRING GREEN 174" DIA	811	6	540 SF	SEE BELOW	4810 SF
SO	SPRING GREEN 180" DIA	811	6	540 SF	SEE BELOW	4810 SF
SO	SPRING GREEN 186" DIA	811	6	540 SF	SEE BELOW	4810 SF
SO	SPRING GREEN 192" DIA	811	6	540 SF	SEE BELOW	4810 SF
SO	SPRING GREEN 198" DIA	811	6	540 SF	SEE BELOW	4810 SF
SO	SPRING GREEN 204" DIA	811	6	540 SF	SEE BELOW	4810 SF
SO	SPRING GREEN 210" DIA	811	6	540 SF	SEE BELOW	4810 SF
SO	SPRING GREEN 216" DIA	811	6	540 SF	SEE BELOW	4810 SF
SO	SPRING GREEN 222" DIA	811	6	540 SF	SEE BELOW	4810 SF
SO	SPRING GREEN 228" DIA	811	6	540 SF	SEE BELOW	4810 SF
SO	SPRING GREEN 234" DIA	811	6	540 SF	SEE BELOW	4810 SF
SO	SPRING GREEN 240" DIA	811	6	540 SF	SEE BELOW	4810 SF
SO	SPRING GREEN 246" DIA	811	6	540 SF	SEE BELOW	4810 SF
SO	SPRING GREEN 252" DIA	811	6	540 SF	SEE BELOW	4810 SF
SO	SPRING GREEN 258" DIA	811	6	540 SF	SEE BELOW	4810 SF
SO	SPRING GREEN 264" DIA	811	6	540 SF	SEE BELOW	4810 SF
SO	SPRING GREEN 270" DIA	811	6	540 SF	SEE BELOW	4810 SF
SO	SPRING GREEN 276" DIA	811	6	540 SF	SEE BELOW	4810 SF
SO	SPRING GREEN 282" DIA	811	6	540 SF	SEE BELOW	4810 SF
SO	SPRING GREEN 288" DIA	811	6	540 SF	SEE BELOW	4810 SF
SO	SPRING GREEN 294" DIA	811	6	540 SF	SEE BELOW	4810 SF
SO	SPRING GREEN 300" DIA	811	6	540 SF	SEE BELOW	4810 SF
SO	SPRING GREEN 306" DIA	811	6	540 SF	SEE BELOW	4810 SF
SO	SPRING GREEN 312" DIA	811	6	540 SF	SEE BELOW	4810 SF
SO	SPRING GREEN 318" DIA	811	6	540 SF	SEE BELOW	4810 SF
SO	SPRING GREEN 324" DIA	811	6	540 SF	SEE BELOW	4810 SF
SO	SPRING GREEN 330" DIA	811	6	540 SF	SEE BELOW	48

PASS 123 TIME SOURCE CALCULATION

- [illegible]





THESE DRAWINGS ARE INSTRUMENTS
OF SERVICE AND ARE THE PROPERTY
OF GREYSCALE ARCHITECTURE INC.
ALL DESIGN INFORMATION
CONTAINED IN THESE DRAWINGS ARE
FOR USE ON THE SPECIFIED PROJECT
AND SHALL NOT BE USED OTHERWISE
WITHOUT THE EXPRESSED WRITTEN
PERMISSION OF GREYSCALE
ARCHITECTURE, INC. © 2015-2024

OWNER INFO:

ELWOOD INVESTMENT INC.
C/O BHANDAL CONSTRUCTION
1883 MARJORIE DR.,
YUBA CITY, CA 95993
TEL: 530-415-0265
EMAIL: KANDAS@YUBA.COM

APN:265-0371-004

S
:

ER
T,
15

58.75

AR
STH
A 9

UW

TO
FROM
DATE

UN-2

7/12/2017

EWA
IA
708
ACR

STAMP.

17 ★
INCHES
C-40932
OFF
★

STATE OF VIRGINIA
JULY 27 2025
RECEIVED
CLERK

Notes:

SITE- LIFE SAFETY ELEVATIONS

STAN CHECK FOR:

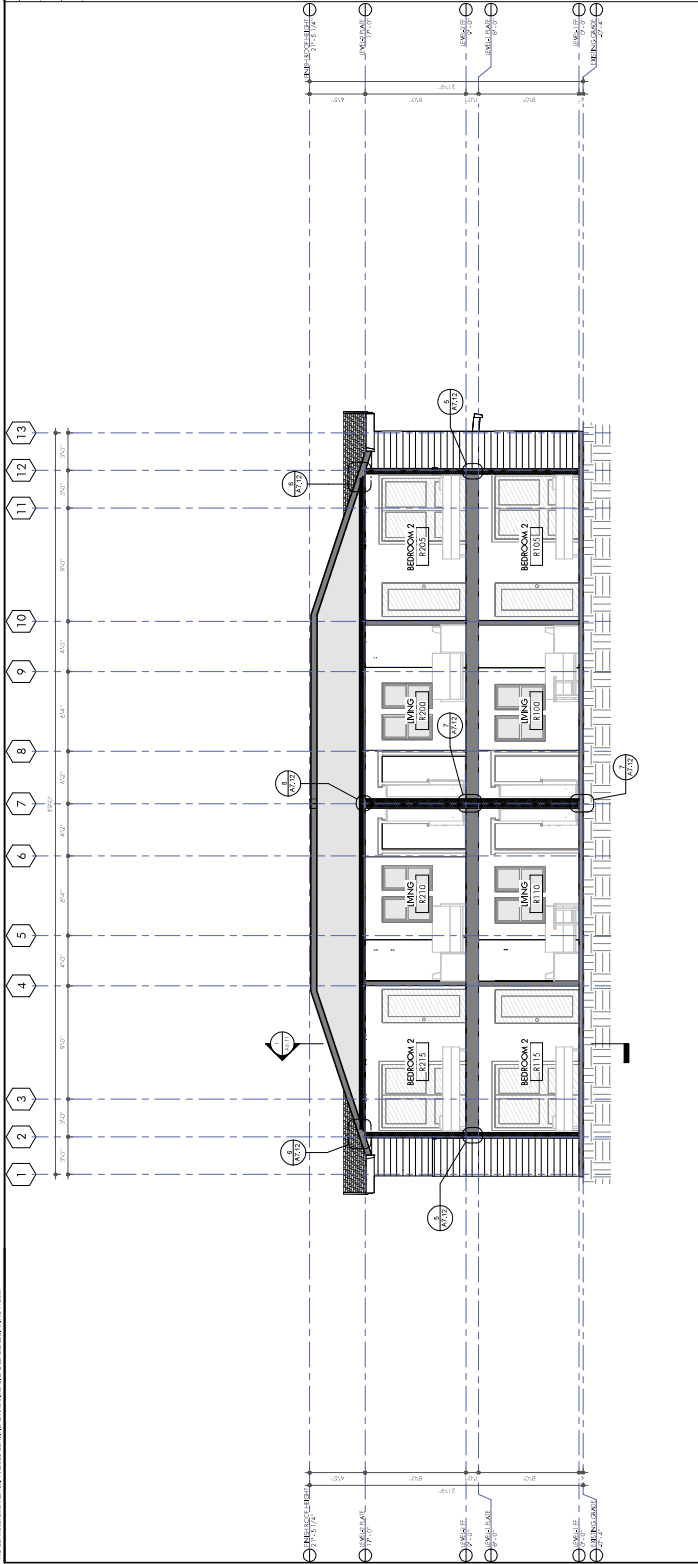
PROJECT DATE/FILE	3/10/2023	10.27.06.ARM
SCHEMATIC DESIGN	10/19/2020	
CONCEPT DOCUMENTS	10/19/2021	

SHEET:

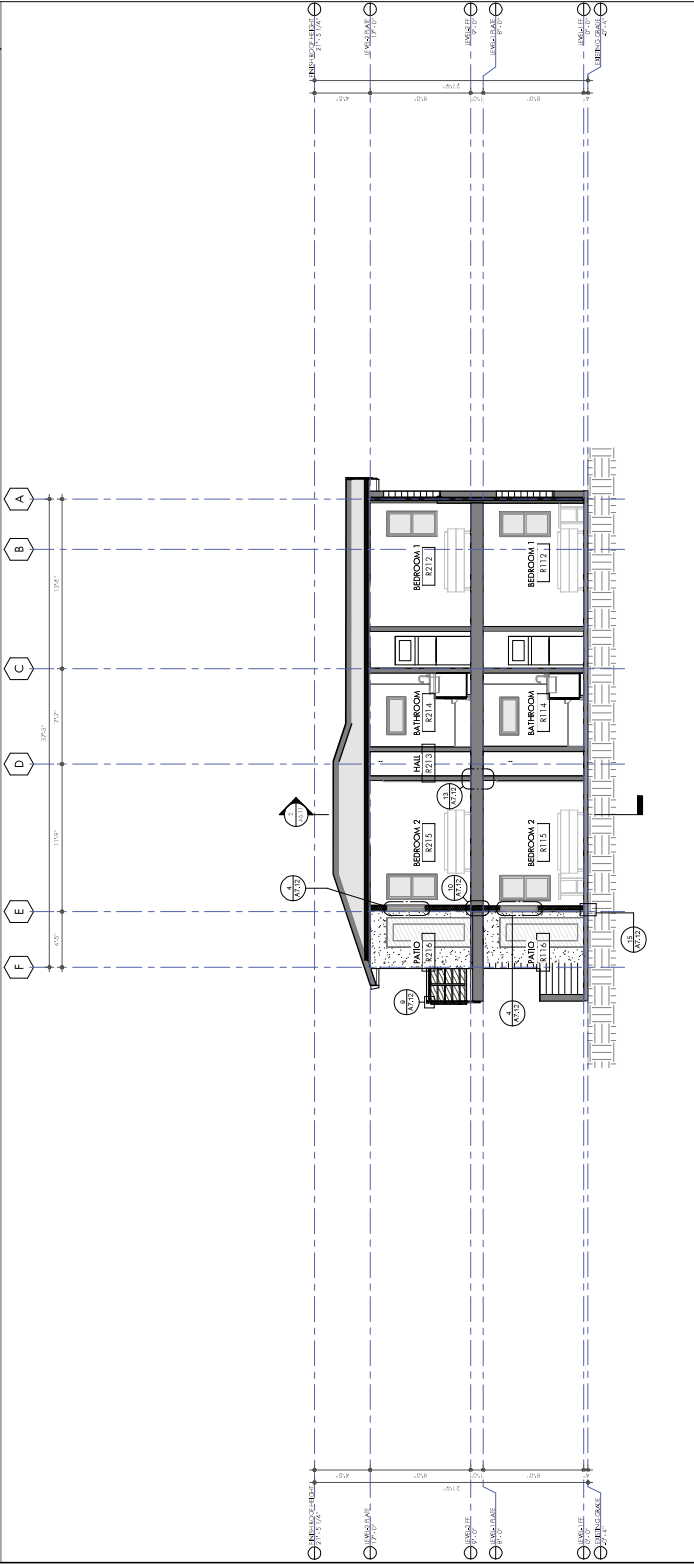
A 775

AI.15

LEGEND: BUILDING SECTION

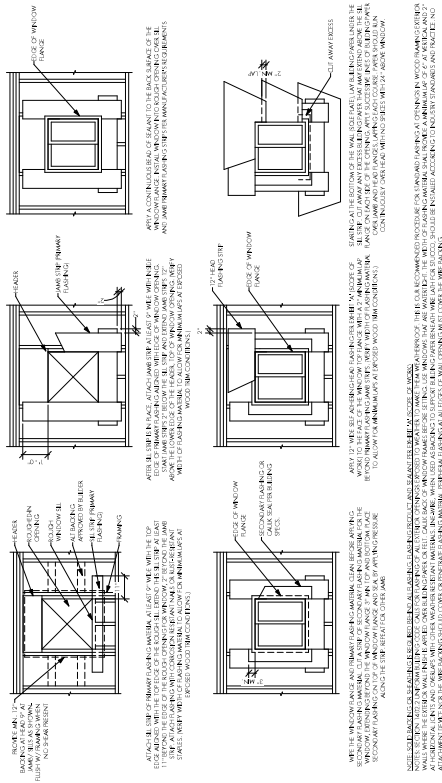


SECTION 2
1/4" = 1'-0"
2

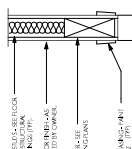
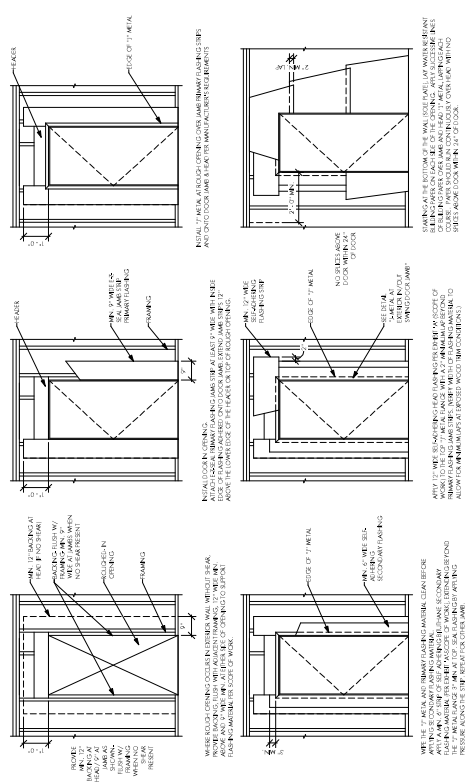


SECTION 1	J
1/4" = 1'-0"	

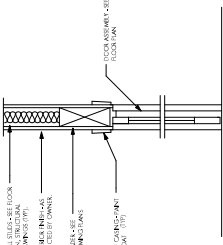
WINDOW FLASHING



DOOR FLASHING

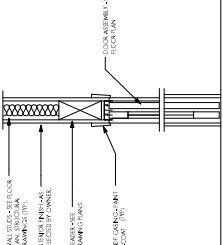


A - INTR OPENING

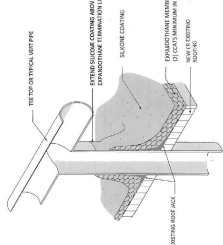


A - INTR DOOR

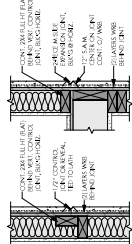
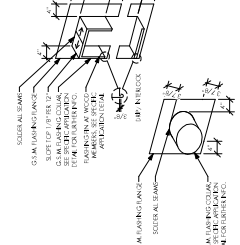
$\frac{1}{2}$



A - INTR BYPASS



EXPAND. PENETRATION

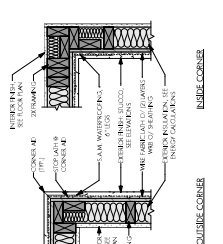


CONTROL JOINT / REVEAL EXPANSION JOINT

NOTE:

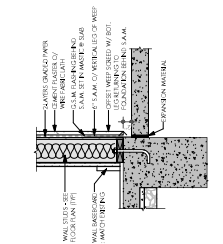
- PROMOTE CONNECTIONS FOR EXTERIOR ELEVATIONS, WHERE NOT SHOWN, FROM 0" TO MAX 1/4" TO MAX HORIZ. & VERT.
- PROMOTE EXPANSION JOINTS FOR EXTERIOR ELEVATIONS, WHERE NOT SHOWN,

5
STUCCO @ JOINTS



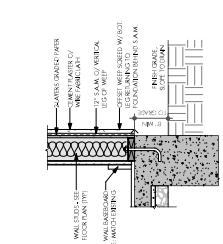
UCCO @ CORNERS 4

DEGREE OF BEHAVIOR DIFFERENCE

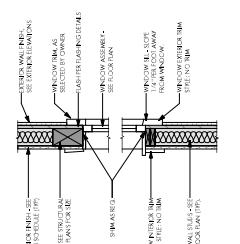


- STUCCO @ WALK	3
-----------------	---

2) BEADS OF SEALANT BETWEEN LAPS



STUCCO @ GRADE



IMPROVEMENT PLANS FOR KENWOOD APARTMENTS 1708 KENWOOD ST, CITY OF SACRAMENTO

CONTACTS

SEWER:
CITY OF SACRAMENTO
PHONE: 916-808-5636

WATER:
CITY OF SACRAMENTO
PHONE: 916-808-5636

POWER:
S.M.U.D.
PHONE: 916-732-6716

GAS:
P.G. & E.
PHONE: 916-386-5009

PHONE:
PACIFIC BELL
PHONE: 916-453-6136

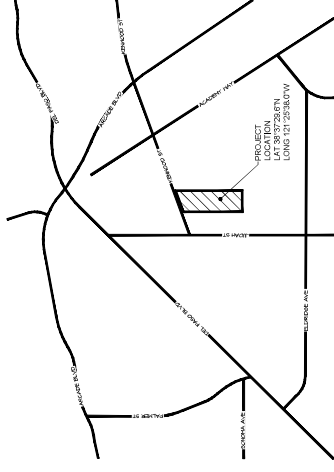
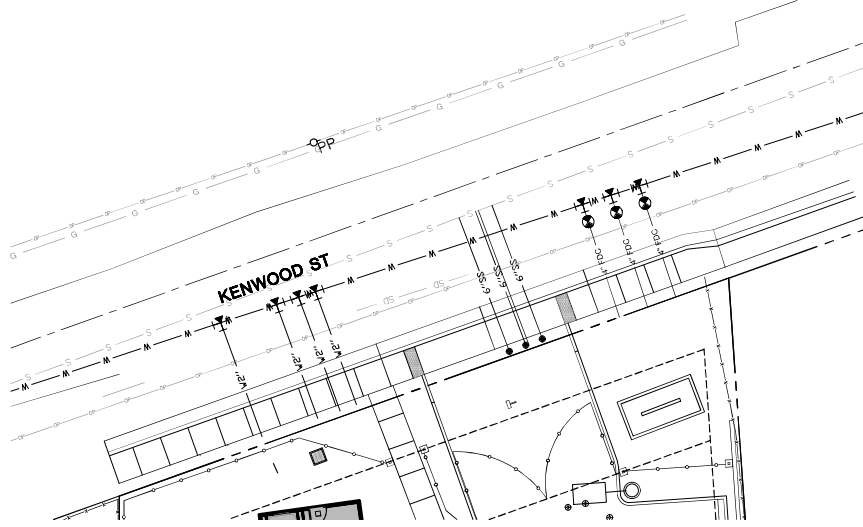
CABLE:
AT&T BROADBAND
PHONE: 916-448-3324

SURVEYOR:
CONTI & ASSOCIATES
PHONE: 209-712-7011

DESIGN PROFESSIONAL/CIVIL
ENGINEER:
BRECKON LAND DESIGN
PHONE: 209-376-5153

PROJECT DESCRIPTION:
THESE OFF-SITE IMPROVEMENTS WILL SUPPORT
THESE ON-SITE IMPROVEMENTS FOR RESIDENTIAL
INFRASTRUCTURE PER PLANNING APPROVAL
DAS 1462

TOTAL PROJECT AREA: 3.32 S.F. 0.07 AC.
DISTURBED AREA: 3.32 S.F. 0.07 AC.
FLOOD ZONE: ZONE X



- SHEET LIST TABLE
SHEET NUMBER SHEET TITLE
C1 COVER SHEET
C2 GENERAL NOTES
C3 DEMOLITION PLAN
C4 ROAD FRONTAGE PLAN
C5 ROAD FRONTAGE DETAILS
C6 UTILITIES PLAN



SUBMITTED BY: ANTONIO M. CONTI, RISE ENGINEERING & ASSOC., INC.
DATE: 10/4/2024
ACCEPTED BY: CHAD COOPER, RISE ENGINEERING & ASSOC., INC.
DATE: 10/4/2024
ACCEPTED BY: VICTORIA DEWITT
DATE: 10/4/2024



IMPROVEMENT PLANS FOR
KENWOOD APARTMENTS
1708 KENWOOD ST, CITY OF SACRAMENTO
COVER SHEET

CITY OF SACRAMENTO
DEPARTMENT OF PUBLIC WORKS
DESIGN BY: BRANDOT ELMELL
R.C.E. #5009
DATE: OCTOBER 2024
CHECKED BY: ANTONIO M. CONTI
R.C.E. #5009
DATE: OCTOBER 2024

FIELD BOOK
BENCH MARK
DESCRIPTION: ELEV. 44.131 M (145)
SANITARY SEWER MAINS AT INTERSECTION
KENWOOD STREET AND ALAMEDA STREET

NO.	DESCRIPTION	DATE	BY
1			
2			
3			

[illegible][illegible][illegible]

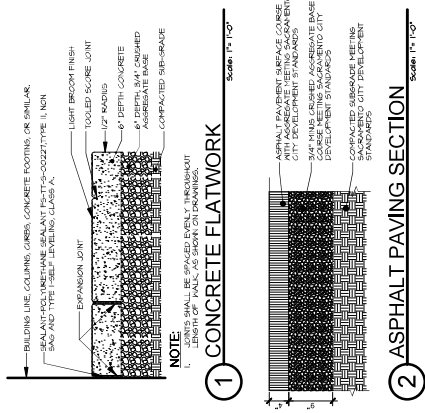
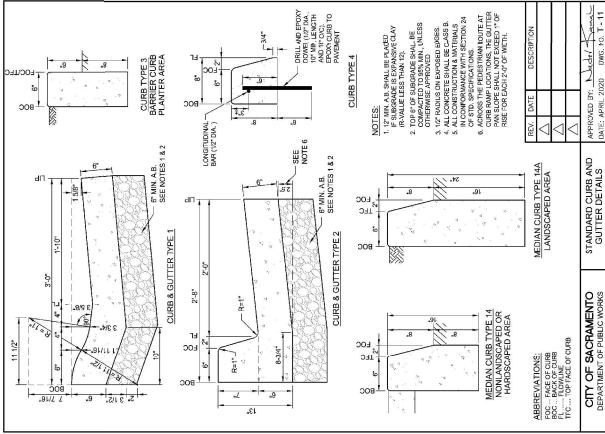
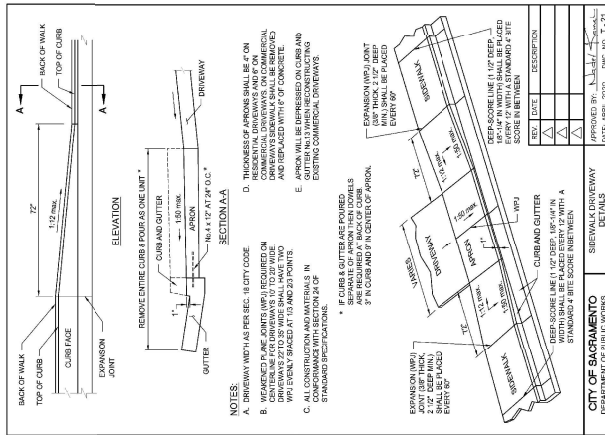
DEMOLITION PLAN

[illegible]

[illegible][illegible]

- ① PATCH BACK ASPHALT TO MATCH EXISTING
- ② VERTICAL CURB AND GUTTER TYPE 2 PER SACRAMENTO DEPARTMENT OF PUBLIC WORKS DRAWING T-11
- ③ SIDEWALK AND DRIVEWAY PER SACRAMENTO DEPARTMENT OF PUBLIC WORKS DRAWING T-21
- ④ SEE ON SITE PLANS FOR REQUIREMENTS

[illegible]

[illegible]

- i. WATER MAINS, FITTINGS, GATE VALVES, FIRE HYDRANTS AND WATER SERVICES SHALL CONFORM TO AND BE INSTALLED IN ACCORDANCE WITH THE CITY OF SACRAMENTO STANDARD SPECIFICATIONS DATED NOVEMBER, 2020.

- [illegible]

ITEM	QUANTITY
------	----------

6" SEWER SERVICE	3 @ 24" = 72 LF
2" DOMESTIC SERVICE	3 @ 20" = 60 LF
1" DOMESTIC SERVICE	1 @ 20" = 20 LF
4" FIRE SERVICE	3 @ 20" = 60 LF
4" WATER VALVE	3 EACH
UNDER CLEANSUIT	3 EACH

CONTRACTOR: _____ INSTALL DATE: _____

SEWER MAIN MATERIAL: _____ PIPE MFG: _____

SERVICE LATERAL MATERIAL: _____ PIPE MFG: _____

DRAINAGE MAIN MATERIAL: _____ PIPE MFG: _____

DRAIN INLET LEAD MATERIAL: _____ PIPE MFG: _____

☐ SEWER/LATERAL LOCATIONS SUBMITTED

INFORMATION PROVIDED BY COUNTY: _____

INFORMATION ACCEPTED BY (CITY): _____

CONTRACTOR: _____ INSTALL DATE: _____

DISTRIBUTION MAIN MATERIAL: _____ PIPE MFG: _____

TRANSMISSION MAIN MATERIAL: _____ PIPE MFG: _____

GATE VALVE MFG: _____

AIR & VACUUM RELEASE VALVE MFG: _____

HYDRANT LEAD MATERIAL: _____ PIPE MFG: _____

HYDRANT MFG: _____

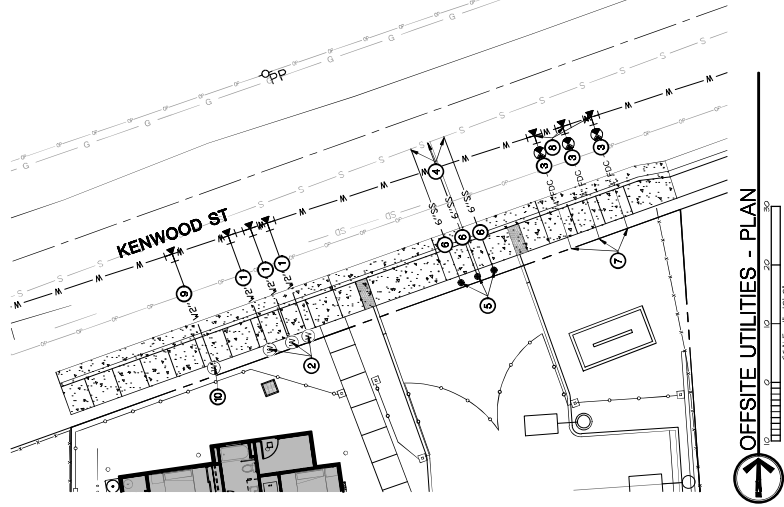
☐ WATER SERVICES LOCATIONS SUBMITTED

INFORMATION APPROVED BY (CONTRACTOR): _____

INFORMATION ACCEPTED BY (CITY): _____

	PROPERTY LINE
	EXISTING WATER LINE
	WATER SERVICE LINE
	EXISTING SEWER LINE
	SEWER MAIN
	SAN CUT LINE
	SINGLE METER & SERVICE
	WATER SERVICE VALVE
	SANITARY SERIES MANHOLE
	SANITARY SERIES CLEANOUT

- 1 INSTALL 20' x 8" CORRUGATED METAL LINE FROM CITY STD DING HOLE TO WATER MAIN. REFER TO BIDDING DRAWINGS FOR CONNECTION AT BIDDING (TYPICAL OF 3).
- 2 INSTALL 1/2" WATER MAIN PER CITY STD DING HOLE. NOT CITY STD DING HOLE. BACULON INVENTION. PER BIDDING DRAWINGS. SEE BIDDING DRAWINGS SHEET 20 - UTILITIES (TYPICAL OF 3).
- 3 CITY CREWS WILL INSTALL 6" (OR SERVICE TAP ON 8" SIZES) CONDUCTOR WITH INITIAL 24" L.F. OF 1/2" SIZES. CITY CREWS WILL PROVIDE ALL MATERIALS AND LABOR. CONTRACTOR SHALL PROVIDE ALL EXCAVATION, BACKFILL, AND TAMPING RESTRICTION. DRAWING 5-300.
- 4 CITY CREWS REMOVE KILN PER CITY STD DING HOLE. DRAWING 5-300.
- 5 INSTALL 24" x 6" PVC SINK 30" SANITARY SEWER. KILN SHALL BE REMOVED. SEE BIDDING DRAWINGS FOR CONNECTION AT BIDDINGS.
- 6 CLEANOUT OFFERED TO CITY CREWS. SEE BIDDING DRAWINGS FOR POINT OF CONNECTION AT BIDDINGS.
- 7 REFER TO DIGEST BIDDING DRAWINGS FOR POINT OF CONNECTION AT BIDDINGS. SEE BIDDING DRAWING ASSEMBLY (TYPICAL OF 3).
- 8 CITY CREWS WILL INSTALL 4" IN TIE TAP AND 4" IN SIZES. CONTRACTOR SHALL PROVIDE ALL EXCAVATION, BACKFILL, AND TAMPING RESTRICTION. DRAWING 5-300. CONTRACTOR SHALL PROVIDE ALL EXCAVATION, BACKFILL, AND TAMPING RESTRICTION. DRAWING 5-300.
- 9 CITY CREWS WILL PROVIDE ALL EXCAVATION, BACKFILL, AND TAMPING RESTRICTION. DRAWING 5-300.
- 10 INSTALL 1/2" WATER MAIN PER CITY STD DING HOLE. NOT CITY STD DING HOLE. BACULON INVENTION. ASSEMBLY TIE. CONTRACTOR SHALL PROVIDE ALL EXCAVATION, BACKFILL, AND TAMPING RESTRICTION. DRAWING 5-300.

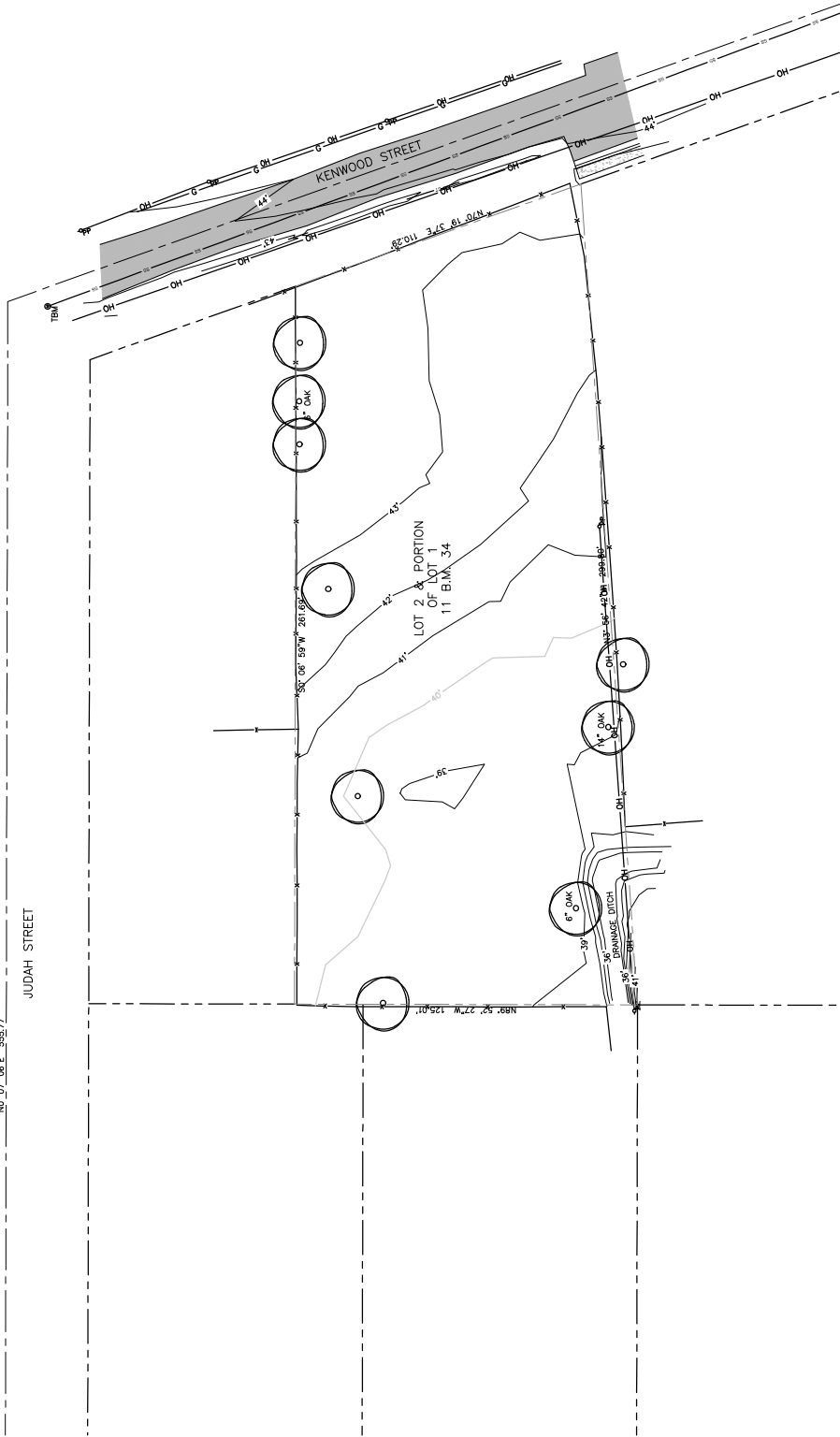


NO.		REVISIONS		FIELD BOOK		CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORKS		IMPROVEMENT PLANS FOR KENWOOD APARTMENTS 1708 KENWOOD ST. CITY OF SACRAMENTO OFF-SITE UTILITIES		1. All work to be done in accordance with the City of Sacramento Specifications for Public Works. 2. All work to be done in accordance with the City of Sacramento Specifications for Public Works. 3. All work to be done in accordance with the City of Sacramento Specifications for Public Works. 4. All work to be done in accordance with the City of Sacramento Specifications for Public Works. BREC-KON CONSTRUCTION 1000 N. 10TH ST. SUITE 100 SACRAMENTO, CA 95811 (916) 441-1111 www.breckon.com SHEET C6 6 of 6	
DESCR. / PROJ.		DATE		ELEV. 42.001 (NAVD83)		DESIGN BY: ANTONIO M. CONTI		CHECKED BY: ANTONIO M. CONTI			
SAINTARY SEWER MAINHOLE AT INTERSECTION KENWOOD STREET AND JARVIS STREET				SCALE		DRAWN BY: BRANDY ELMELL		R.C.E. 62009		DATE: OCTOBER 2024	
				HORIZ. _____		DATE: OCTOBER 2024		DATE: OCTOBER 2024			
				VERT. _____							



N0° 07' 06"E 555.77'

JUDAH STREET



BENCHMARKS:
CITY OF SACRAMENTO No. 278-A59
ELEV. 44.763' NAVD88
TEMPORARY BENCHMARK (TBM):
TOP OF SANITARY SEWER MANHOLE AT
INTERSECTION OF KENWOOD STREET
AND JUDAH STREET
ELEV. 43.54' NAVD88
BASIS OF BEARING:
MAGNETIC NORTH OF JUDAH STREET
N00°07'06"E

Design	AMC
Check	AMC
Date	02/15/2021
Scale	1" = 20'
Original Drawing Scale	0 1/4" = 1'
Sheet Number	1
Of	1
Project File No.	21-002

BHANDAL CONSTRUCTION
1708 KENWOOD ST., SACRAMENTO, CA
APN: 0265-0371-004
TOPOGRAPHY SURVEY

CONTE & ASSOCIATES, INC.
ENGINEERING SERVICES
071 N. Constance View Way, Eureka, ID 83616
208.771.2701 | conter@conterinc.com

ORIGINAL SURVEY ON FILE AT CONTI & ASSOCIATES

100% CONSTRUCTION DOCUMENTS

DEMOLITION PLAN

SACRAMENTO, CALIFORNIA 95815

1708 KENWOOD ST

KENWOOD APARTMENTS

PROJECT NO. 24001

DATE: 10/4/2024

SHEET NUMBER: C2.1

100% CONSTRUCTION DOCUMENTS

DEMOLITION PLAN

SACRAMENTO, CALIFORNIA 95815

1708 KENWOOD ST

KENWOOD APARTMENTS

PROJECT NO. 24001

DATE: 10/4/2024

SHEET NUMBER: C2.1

100% CONSTRUCTION DOCUMENTS

DEMOLITION PLAN

SACRAMENTO, CALIFORNIA 95815

1708 KENWOOD ST

KENWOOD APARTMENTS

PROJECT NO. 24001

DATE: 10/4/2024

SHEET NUMBER: C2.1

100% CONSTRUCTION DOCUMENTS

DEMOLITION PLAN

SACRAMENTO, CALIFORNIA 95815

1708 KENWOOD ST

KENWOOD APARTMENTS

PROJECT NO. 24001

DATE: 10/4/2024

SHEET NUMBER: C2.1

100% CONSTRUCTION DOCUMENTS

DEMOLITION PLAN

SACRAMENTO, CALIFORNIA 95815

1708 KENWOOD ST

KENWOOD APARTMENTS

PROJECT NO. 24001

DATE: 10/4/2024

SHEET NUMBER: C2.1

100% CONSTRUCTION DOCUMENTS

DEMOLITION PLAN

SACRAMENTO, CALIFORNIA 95815

1708 KENWOOD ST

KENWOOD APARTMENTS

PROJECT NO. 24001

DATE: 10/4/2024

SHEET NUMBER: C2.1

100% CONSTRUCTION DOCUMENTS

DEMOLITION PLAN

SACRAMENTO, CALIFORNIA 95815

1708 KENWOOD ST

KENWOOD APARTMENTS

PROJECT NO. 24001

DATE: 10/4/2024

SHEET NUMBER: C2.1

100% CONSTRUCTION DOCUMENTS

DEMOLITION PLAN

SACRAMENTO, CALIFORNIA 95815

1708 KENWOOD ST

KENWOOD APARTMENTS

PROJECT NO. 24001

DATE: 10/4/2024

SHEET NUMBER: C2.1

100% CONSTRUCTION DOCUMENTS

DEMOLITION PLAN

SACRAMENTO, CALIFORNIA 95815

1708 KENWOOD ST

KENWOOD APARTMENTS

PROJECT NO. 24001

DATE: 10/4/2024

SHEET NUMBER: C2.1

100% CONSTRUCTION DOCUMENTS

DEMOLITION PLAN

SACRAMENTO, CALIFORNIA 95815

1708 KENWOOD ST

KENWOOD APARTMENTS

PROJECT NO. 24001

DATE: 10/4/2024

SHEET NUMBER: C2.1

100% CONSTRUCTION DOCUMENTS

DEMOLITION PLAN

SACRAMENTO, CALIFORNIA 95815

1708 KENWOOD ST

KENWOOD APARTMENTS

PROJECT NO. 24001

DATE: 10/4/2024

SHEET NUMBER: C2.1

100% CONSTRUCTION DOCUMENTS

DEMOLITION PLAN

SACRAMENTO, CALIFORNIA 95815

1708 KENWOOD ST

KENWOOD APARTMENTS

PROJECT NO. 24001

DATE: 10/4/2024

SHEET NUMBER: C2.1

100% CONSTRUCTION DOCUMENTS

DEMOLITION PLAN

SACRAMENTO, CALIFORNIA 95815

1708 KENWOOD ST

KENWOOD APARTMENTS

PROJECT NO. 24001

DATE: 10/4/2024

SHEET NUMBER: C2.1

100% CONSTRUCTION DOCUMENTS

DEMOLITION PLAN

SACRAMENTO, CALIFORNIA 95815

1708 KENWOOD ST

KENWOOD APARTMENTS

PROJECT NO. 24001

DATE: 10/4/2024

SHEET NUMBER: C2.1

TREE PROTECTION NOTES:

1. PROTECT THE LATERAL ROOT ZONE OF THE AREA DIRECTLY BELOW THE DRYLINE OF THE TREE TO REMAIN.
2. CONSTRUCT A TEMPORARY CHAIN LINK FENCE AROUND THE LATERAL ROOT ZONE OF THE TREE TO REMAIN.
3. NOT ALLOWING CONSTRUCTION EQUIPMENT TRAFFIC TO ENTER THE PROTECTED AREA.
4. NOT ALLOWING CONSTRUCTION EQUIPMENT TRAFFIC TO ENTER THE PROTECTED AREA.
5. NOT ALLOWING CONSTRUCTION EQUIPMENT TRAFFIC TO ENTER THE PROTECTED AREA.
6. NOT ALLOWING CONSTRUCTION EQUIPMENT TRAFFIC TO ENTER THE PROTECTED AREA.
7. NOT ALLOWING CONSTRUCTION EQUIPMENT TRAFFIC TO ENTER THE PROTECTED AREA.
8. NOT ALLOWING CONSTRUCTION EQUIPMENT TRAFFIC TO ENTER THE PROTECTED AREA.
9. NOT ALLOWING CONSTRUCTION EQUIPMENT TRAFFIC TO ENTER THE PROTECTED AREA.
10. NOT ALLOWING CONSTRUCTION EQUIPMENT TRAFFIC TO ENTER THE PROTECTED AREA.

DEMOLITION LEGEND

- 1. REMOVE EXISTING TREE AND GRADE STUMP
- 2. REMOVE EXISTING FENCE
- 3. REMOVE EXISTING POWER POLE AND OVERHEAD POWER LINES
- 4. SAVE AND PROTECT EXISTING TREE. SEE DETAIL
- 5. SAVE AND PROTECT EXISTING SIGNAGE. SEE DETAIL
- 6. SAVE AND PROTECT EXISTING DRIVEWAY. SEE DETAIL
- 7. SAVE AND PROTECT EXISTING LAND FOR DEMOLITION. SEE DETAIL

CALLOUT LEGEND

- 1. REMOVE EXISTING TREE AND GRADE STUMP
- 2. REMOVE EXISTING FENCE
- 3. REMOVE EXISTING POWER POLE AND OVERHEAD POWER LINES
- 4. SAVE AND PROTECT EXISTING TREE. SEE DETAIL
- 5. SAVE AND PROTECT EXISTING SIGNAGE. SEE DETAIL
- 6. SAVE AND PROTECT EXISTING DRIVEWAY. SEE DETAIL
- 7. SAVE AND PROTECT EXISTING LAND FOR DEMOLITION. SEE DETAIL

DEMOLITION NOTES

1. CONTRACTOR SHALL REFER TO SPECIFICATIONS FOR DEMOLITION REQUIREMENTS.
2. CONTRACTOR SHALL REFER TO SPECIFICATIONS FOR DEMOLITION REQUIREMENTS.
3. CONTRACTOR SHALL REFER TO SPECIFICATIONS FOR DEMOLITION REQUIREMENTS.
4. CONTRACTOR SHALL REFER TO SPECIFICATIONS FOR DEMOLITION REQUIREMENTS.
5. CONTRACTOR SHALL REFER TO SPECIFICATIONS FOR DEMOLITION REQUIREMENTS.
6. CONTRACTOR SHALL REFER TO SPECIFICATIONS FOR DEMOLITION REQUIREMENTS.
7. CONTRACTOR SHALL REFER TO SPECIFICATIONS FOR DEMOLITION REQUIREMENTS.
8. CONTRACTOR SHALL REFER TO SPECIFICATIONS FOR DEMOLITION REQUIREMENTS.
9. CONTRACTOR SHALL REFER TO SPECIFICATIONS FOR DEMOLITION REQUIREMENTS.
10. CONTRACTOR SHALL REFER TO SPECIFICATIONS FOR DEMOLITION REQUIREMENTS.

DEMOLITION PLAN

1. DEMOLITION PLAN
2. DEMOLITION PLAN
3. DEMOLITION PLAN
4. DEMOLITION PLAN
5. DEMOLITION PLAN
6. DEMOLITION PLAN
7. DEMOLITION PLAN
8. DEMOLITION PLAN
9. DEMOLITION PLAN
10. DEMOLITION PLAN

TEMPORARY CHAIN LINK FENCE

1. TEMPORARY CHAIN LINK FENCE
2. TEMPORARY CHAIN LINK FENCE
3. TEMPORARY CHAIN LINK FENCE
4. TEMPORARY CHAIN LINK FENCE
5. TEMPORARY CHAIN LINK FENCE
6. TEMPORARY CHAIN LINK FENCE
7. TEMPORARY CHAIN LINK FENCE
8. TEMPORARY CHAIN LINK FENCE
9. TEMPORARY CHAIN LINK FENCE
10. TEMPORARY CHAIN LINK FENCE

TREE PROTECTION DETAIL

1. TREE PROTECTION DETAIL
2. TREE PROTECTION DETAIL
3. TREE PROTECTION DETAIL
4. TREE PROTECTION DETAIL
5. TREE PROTECTION DETAIL
6. TREE PROTECTION DETAIL
7. TREE PROTECTION DETAIL
8. TREE PROTECTION DETAIL
9. TREE PROTECTION DETAIL
10. TREE PROTECTION DETAIL

ORIGINAL SURVEY ON FILE AT CONTI & ASSOCIATES

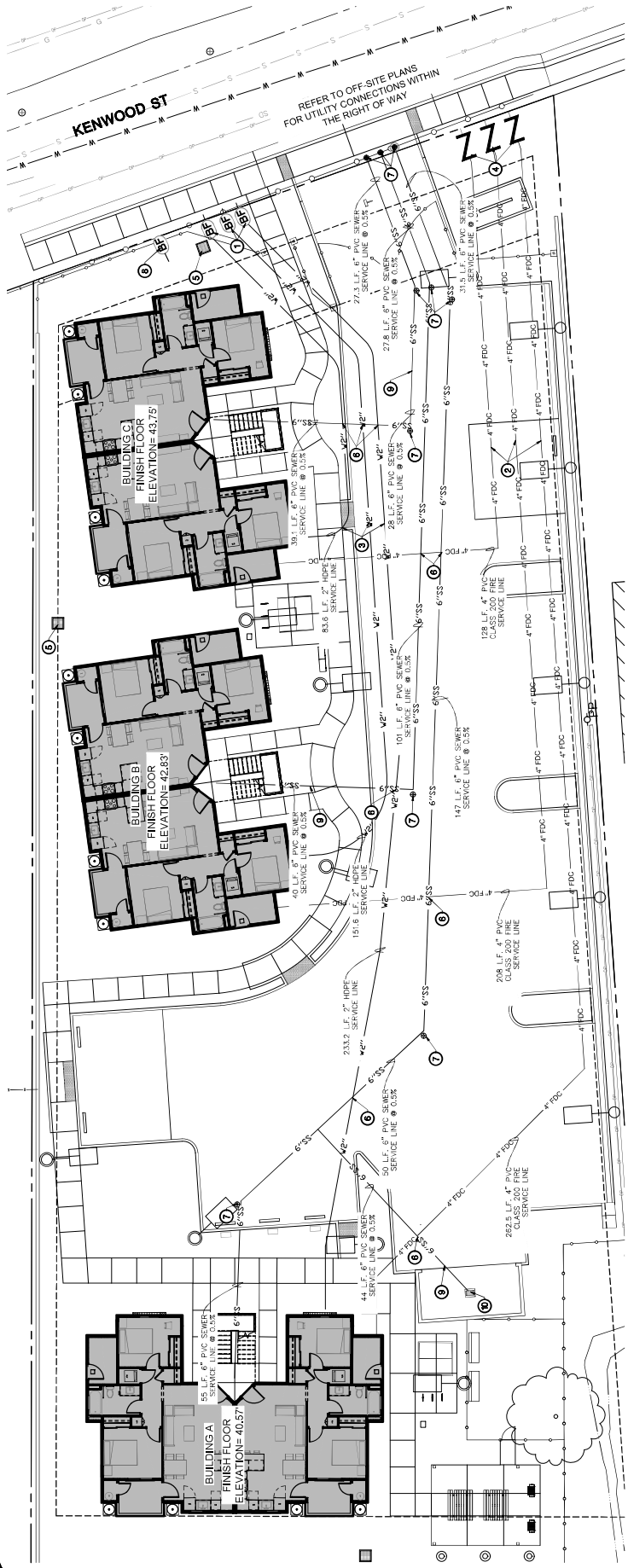


California State Board of Civil Engineers
BRECKON
No. 65009
State of California
Civil Engineering

KENWOOD APARTMENTS 1708 KENWOOD ST SACRAMENTO, CALIFORNIA 95815 UTILITY PLAN

100% CONSTRUCTION DOCUMENTS

PROJECT NO.	24001
DATE	10/4/2024
CHECKED BY	AC
SHEET NUMBER	C3.1



GENERAL WATER NOTES

1. WATER MAINS, FITTINGS, GATE VALVES, FIRE HYDRANTS, AND WATER SERVICES SHALL CONFORM TO AND BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER MAINS, FITTINGS, GATE VALVES, FIRE HYDRANTS, AND WATER SERVICES, LATEST EDITION, DATED NOVEMBER, 2022.
2. THE CITY OF SACRAMENTO STANDARD DRAWINGS HAVE BEEN REFERENCED BY NUMBER IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL CONTACT THE CITY OF SACRAMENTO ENGINEERING DEPARTMENT FOR A COPY OF THE STANDARD DRAWINGS.
3. PRIOR TO BEGINNING ANY FIELD WORK, THE CONTRACTOR SHALL OBTAIN A COPY OF THE STANDARD SPECIFICATIONS FOR WATER MAINS, FITTINGS, GATE VALVES, FIRE HYDRANTS, AND WATER SERVICES, LATEST EDITION, DATED NOVEMBER, 2022.
4. THE CONTRACTOR SHALL OBTAIN A COPY OF THE STANDARD SPECIFICATIONS FOR WATER MAINS, FITTINGS, GATE VALVES, FIRE HYDRANTS, AND WATER SERVICES, LATEST EDITION, DATED NOVEMBER, 2022.
5. THE CONTRACTOR SHALL OBTAIN A COPY OF THE STANDARD SPECIFICATIONS FOR WATER MAINS, FITTINGS, GATE VALVES, FIRE HYDRANTS, AND WATER SERVICES, LATEST EDITION, DATED NOVEMBER, 2022.
6. THE CONTRACTOR SHALL OBTAIN A COPY OF THE STANDARD SPECIFICATIONS FOR WATER MAINS, FITTINGS, GATE VALVES, FIRE HYDRANTS, AND WATER SERVICES, LATEST EDITION, DATED NOVEMBER, 2022.
7. THE CONTRACTOR SHALL OBTAIN A COPY OF THE STANDARD SPECIFICATIONS FOR WATER MAINS, FITTINGS, GATE VALVES, FIRE HYDRANTS, AND WATER SERVICES, LATEST EDITION, DATED NOVEMBER, 2022.
8. THE CONTRACTOR SHALL OBTAIN A COPY OF THE STANDARD SPECIFICATIONS FOR WATER MAINS, FITTINGS, GATE VALVES, FIRE HYDRANTS, AND WATER SERVICES, LATEST EDITION, DATED NOVEMBER, 2022.
9. THE CONTRACTOR SHALL OBTAIN A COPY OF THE STANDARD SPECIFICATIONS FOR WATER MAINS, FITTINGS, GATE VALVES, FIRE HYDRANTS, AND WATER SERVICES, LATEST EDITION, DATED NOVEMBER, 2022.
10. THE CONTRACTOR SHALL OBTAIN A COPY OF THE STANDARD SPECIFICATIONS FOR WATER MAINS, FITTINGS, GATE VALVES, FIRE HYDRANTS, AND WATER SERVICES, LATEST EDITION, DATED NOVEMBER, 2022.

CALLOUT LEGEND

1. INSTALL A 2" DOMESTIC WATER SERVICE LINE FROM THE CITY STANDARD DRAWING H-505 (TYPICAL OF 3).
2. INSTALL A 4" PVC CLASS 200 FIRE SERVICE LINE FROM THE CITY STANDARD DRAWING H-505 (TYPICAL OF 3).
3. POINT OF CONNECTION AT BUILDING TYPICAL OF 3).
4. CONTRACTOR SHALL INSTALL, TEST, AND SEAL A 2" DOMESTIC WATER SERVICE LINE FROM THE CITY STANDARD DRAWING H-505 (TYPICAL OF 3).
5. CONTRACTOR SHALL INSTALL, TEST, AND SEAL A 4" DOMESTIC WATER SERVICE LINE FROM THE CITY STANDARD DRAWING H-505 (TYPICAL OF 3).
6. CONTRACTOR SHALL INSTALL, TEST, AND SEAL A 6" DOMESTIC WATER SERVICE LINE FROM THE CITY STANDARD DRAWING H-505 (TYPICAL OF 3).
7. CONTRACTOR SHALL INSTALL, TEST, AND SEAL A 8" DOMESTIC WATER SERVICE LINE FROM THE CITY STANDARD DRAWING H-505 (TYPICAL OF 3).
8. CONTRACTOR SHALL INSTALL, TEST, AND SEAL A 10" DOMESTIC WATER SERVICE LINE FROM THE CITY STANDARD DRAWING H-505 (TYPICAL OF 3).
9. CONTRACTOR SHALL INSTALL, TEST, AND SEAL A 12" DOMESTIC WATER SERVICE LINE FROM THE CITY STANDARD DRAWING H-505 (TYPICAL OF 3).
10. CONTRACTOR SHALL INSTALL, TEST, AND SEAL A 14" DOMESTIC WATER SERVICE LINE FROM THE CITY STANDARD DRAWING H-505 (TYPICAL OF 3).

UTILITY LEGEND

- PROPERTY LINE
- EXISTING WATER LINE
- WATER SERVICE LINE
- 4" FIRE SERVICE LINE
- 6" FIRE SERVICE LINE
- 8" FIRE SERVICE LINE
- 10" FIRE SERVICE LINE
- 12" FIRE SERVICE LINE
- 14" FIRE SERVICE LINE
- 16" FIRE SERVICE LINE
- 18" FIRE SERVICE LINE
- 20" FIRE SERVICE LINE
- 22" FIRE SERVICE LINE
- 24" FIRE SERVICE LINE
- 26" FIRE SERVICE LINE
- 28" FIRE SERVICE LINE
- 30" FIRE SERVICE LINE
- 32" FIRE SERVICE LINE
- 34" FIRE SERVICE LINE
- 36" FIRE SERVICE LINE
- 38" FIRE SERVICE LINE
- 40" FIRE SERVICE LINE
- 42" FIRE SERVICE LINE
- 44" FIRE SERVICE LINE
- 46" FIRE SERVICE LINE
- 48" FIRE SERVICE LINE
- 50" FIRE SERVICE LINE
- 52" FIRE SERVICE LINE
- 54" FIRE SERVICE LINE
- 56" FIRE SERVICE LINE
- 58" FIRE SERVICE LINE
- 60" FIRE SERVICE LINE
- 62" FIRE SERVICE LINE
- 64" FIRE SERVICE LINE
- 66" FIRE SERVICE LINE
- 68" FIRE SERVICE LINE
- 70" FIRE SERVICE LINE
- 72" FIRE SERVICE LINE
- 74" FIRE SERVICE LINE
- 76" FIRE SERVICE LINE
- 78" FIRE SERVICE LINE
- 80" FIRE SERVICE LINE
- 82" FIRE SERVICE LINE
- 84" FIRE SERVICE LINE
- 86" FIRE SERVICE LINE
- 88" FIRE SERVICE LINE
- 90" FIRE SERVICE LINE
- 92" FIRE SERVICE LINE
- 94" FIRE SERVICE LINE
- 96" FIRE SERVICE LINE
- 98" FIRE SERVICE LINE
- 100" FIRE SERVICE LINE

NOTES

1. ALL UTILITIES ARE SHOWN FOR REFERENCE ONLY. REFER TO ALL UTILITIES DRAWINGS FOR EXISTING UTILITIES.
2. REFER TO ALL UTILITIES DRAWINGS FOR EXISTING UTILITIES.
3. CITY CENSUS MAP, INSTALL A 2" DOMESTIC WATER SERVICE LINE FROM THE CITY STANDARD DRAWING H-505 (TYPICAL OF 3).
4. CITY CENSUS MAP, INSTALL A 4" DOMESTIC WATER SERVICE LINE FROM THE CITY STANDARD DRAWING H-505 (TYPICAL OF 3).
5. CITY CENSUS MAP, INSTALL A 6" DOMESTIC WATER SERVICE LINE FROM THE CITY STANDARD DRAWING H-505 (TYPICAL OF 3).
6. CITY CENSUS MAP, INSTALL A 8" DOMESTIC WATER SERVICE LINE FROM THE CITY STANDARD DRAWING H-505 (TYPICAL OF 3).
7. CITY CENSUS MAP, INSTALL A 10" DOMESTIC WATER SERVICE LINE FROM THE CITY STANDARD DRAWING H-505 (TYPICAL OF 3).
8. CITY CENSUS MAP, INSTALL A 12" DOMESTIC WATER SERVICE LINE FROM THE CITY STANDARD DRAWING H-505 (TYPICAL OF 3).
9. CITY CENSUS MAP, INSTALL A 14" DOMESTIC WATER SERVICE LINE FROM THE CITY STANDARD DRAWING H-505 (TYPICAL OF 3).
10. CITY CENSUS MAP, INSTALL A 16" DOMESTIC WATER SERVICE LINE FROM THE CITY STANDARD DRAWING H-505 (TYPICAL OF 3).

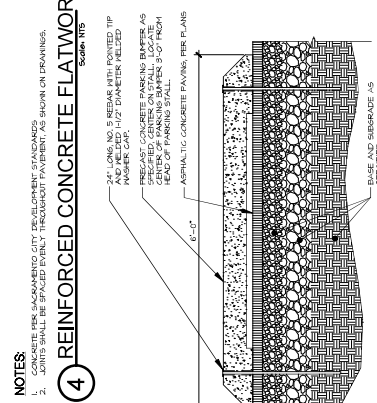
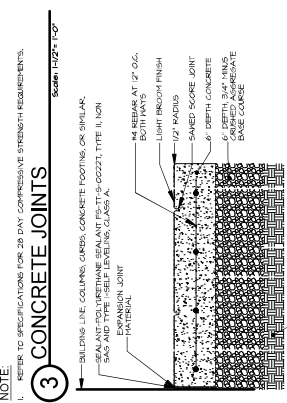
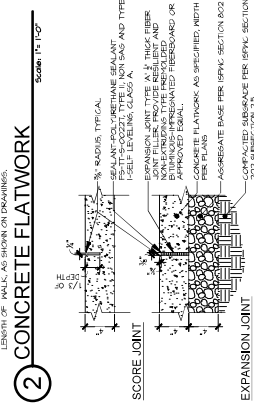
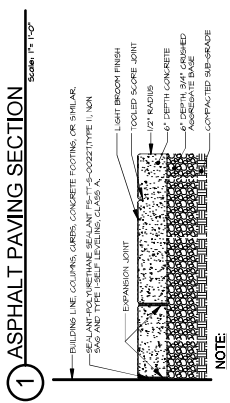
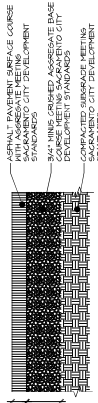
SHEET NUMBER
C4.1

- 1 PROPOSED BUILDING FOR ARCHITECTURAL PLANS
- 2 TYPICAL ELEVATIONS FOR ARCHITECTURAL PLANS
- 3 FLOOR PLAN FOR ARCHITECTURAL PLANS
- 4 BARRICADES FOR ARCHITECTURAL PLANS
- 5 BUILDING FOR ARCHITECTURAL PLANS
- 6 LONG TERM DESIGN FOR ARCHITECTURAL PLANS
- 7 SHORT TERM DESIGN FOR ARCHITECTURAL PLANS
- 8 MONUMENTAL FOR ARCHITECTURAL PLANS
- 9 CONCRETE VERTICAL CURB TYPE 8 PER AGREEMENT
- 10 CONCRETE VERTICAL CURB TYPE 9 PER AGREEMENT
- 11 CONCRETE VERTICAL CURB TYPE 10 PER AGREEMENT
- 12 DEPARTMENT OF HIGHWAYS DIVISION 7-11
- 13 VERTICAL CURB AND OTHER TYPES PER AGREEMENT
- 14 RAILROAD TRACKS PER AGREEMENT DEPARTMENT OF
- 15 RAILROAD TRACKS PER AGREEMENT DEPARTMENT OF
- 16 RAILROAD TRACKS PER AGREEMENT DEPARTMENT OF
- 17 RAILROAD TRACKS PER AGREEMENT DEPARTMENT OF
- 18 6" X 6" HIGH CHAIN BLOCK MAJOR STRUCTURAL PLANS
- 19 6" X 6" HIGH CHAIN BLOCK SMALL STRUCTURAL PLANS
- 20 6" X 6" HIGH CHAIN BLOCK SMALL STRUCTURAL PLANS
- 21 6" X 6" HIGH CHAIN BLOCK SMALL STRUCTURAL PLANS
- 22 6" X 6" HIGH CHAIN BLOCK SMALL STRUCTURAL PLANS
- 23 6" X 6" HIGH CHAIN BLOCK SMALL STRUCTURAL PLANS
- 24 6" X 6" HIGH CHAIN BLOCK SMALL STRUCTURAL PLANS
- 25 SITE LIGHTING FOR ELECTRICAL PLANS
- 26 SITE OFFICE FOR ELECTRICAL PLANS
- 27 SITE OFFICE FOR ELECTRICAL PLANS
- 28 SITE OFFICE FOR ELECTRICAL PLANS
- 29 SITE OFFICE FOR ELECTRICAL PLANS
- 30 SITE OFFICE FOR ELECTRICAL PLANS
- 31 SITE OFFICE FOR ELECTRICAL PLANS
- 32 SITE OFFICE FOR ELECTRICAL PLANS
- 33 SITE OFFICE FOR ELECTRICAL PLANS
- 34 SITE OFFICE FOR ELECTRICAL PLANS
- 35 SITE OFFICE FOR ELECTRICAL PLANS
- 36 SITE OFFICE FOR ELECTRICAL PLANS
- 37 SITE OFFICE FOR ELECTRICAL PLANS
- 38 SITE OFFICE FOR ELECTRICAL PLANS
- 39 SITE OFFICE FOR ELECTRICAL PLANS
- 40 SITE OFFICE FOR ELECTRICAL PLANS
- 41 SITE OFFICE FOR ELECTRICAL PLANS
- 42 SITE OFFICE FOR ELECTRICAL PLANS
- 43 SITE OFFICE FOR ELECTRICAL PLANS
- 44 SITE OFFICE FOR ELECTRICAL PLANS
- 45 SITE OFFICE FOR ELECTRICAL PLANS
- 46 SITE OFFICE FOR ELECTRICAL PLANS
- 47 SITE OFFICE FOR ELECTRICAL PLANS
- 48 SITE OFFICE FOR ELECTRICAL PLANS
- 49 SITE OFFICE FOR ELECTRICAL PLANS
- 50 SITE OFFICE FOR ELECTRICAL PLANS
- 51 SITE OFFICE FOR ELECTRICAL PLANS
- 52 SITE OFFICE FOR ELECTRICAL PLANS
- 53 SITE OFFICE FOR ELECTRICAL PLANS
- 54 SITE OFFICE FOR ELECTRICAL PLANS
- 55 SITE OFFICE FOR ELECTRICAL PLANS
- 56 SITE OFFICE FOR ELECTRICAL PLANS
- 57 SITE OFFICE FOR ELECTRICAL PLANS
- 58 SITE OFFICE FOR ELECTRICAL PLANS
- 59 SITE OFFICE FOR ELECTRICAL PLANS
- 60 SITE OFFICE FOR ELECTRICAL PLANS
- 61 SITE OFFICE FOR ELECTRICAL PLANS
- 62 SITE OFFICE FOR ELECTRICAL PLANS
- 63 SITE OFFICE FOR ELECTRICAL PLANS
- 64 SITE OFFICE FOR ELECTRICAL PLANS
- 65 SITE OFFICE FOR ELECTRICAL PLANS
- 66 SITE OFFICE FOR ELECTRICAL PLANS
- 67 SITE OFFICE FOR ELECTRICAL PLANS
- 68 SITE OFFICE FOR ELECTRICAL PLANS
- 69 SITE OFFICE FOR ELECTRICAL PLANS
- 70 SITE OFFICE FOR ELECTRICAL PLANS
- 71 SITE OFFICE FOR ELECTRICAL PLANS
- 72 SITE OFFICE FOR ELECTRICAL PLANS
- 73 SITE OFFICE FOR ELECTRICAL PLANS
- 74 SITE OFFICE FOR ELECTRICAL PLANS
- 75 SITE OFFICE FOR ELECTRICAL PLANS
- 76 SITE OFFICE FOR ELECTRICAL PLANS
- 77 SITE OFFICE FOR ELECTRICAL PLANS
- 78 SITE OFFICE FOR ELECTRICAL PLANS
- 79 SITE OFFICE FOR ELECTRICAL PLANS
- 80 SITE OFFICE FOR ELECTRICAL PLANS
- 81 SITE OFFICE FOR ELECTRICAL PLANS
- 82 SITE OFFICE FOR ELECTRICAL PLANS
- 83 SITE OFFICE FOR ELECTRICAL PLANS
- 84 SITE OFFICE FOR ELECTRICAL PLANS
- 85 SITE OFFICE FOR ELECTRICAL PLANS
- 86 SITE OFFICE FOR ELECTRICAL PLANS
- 87 SITE OFFICE FOR ELECTRICAL PLANS
- 88 SITE OFFICE FOR ELECTRICAL PLANS
- 89 SITE OFFICE FOR ELECTRICAL PLANS
- 90 SITE OFFICE FOR ELECTRICAL PLANS
- 91 SITE OFFICE FOR ELECTRICAL PLANS
- 92 SITE OFFICE FOR ELECTRICAL PLANS
- 93 SITE OFFICE FOR ELECTRICAL PLANS
- 94 SITE OFFICE FOR ELECTRICAL PLANS
- 95 SITE OFFICE FOR ELECTRICAL PLANS
- 96 SITE OFFICE FOR ELECTRICAL PLANS
- 97 SITE OFFICE FOR ELECTRICAL PLANS
- 98 SITE OFFICE FOR ELECTRICAL PLANS
- 99 SITE OFFICE FOR ELECTRICAL PLANS
- 100 SITE OFFICE FOR ELECTRICAL PLANS

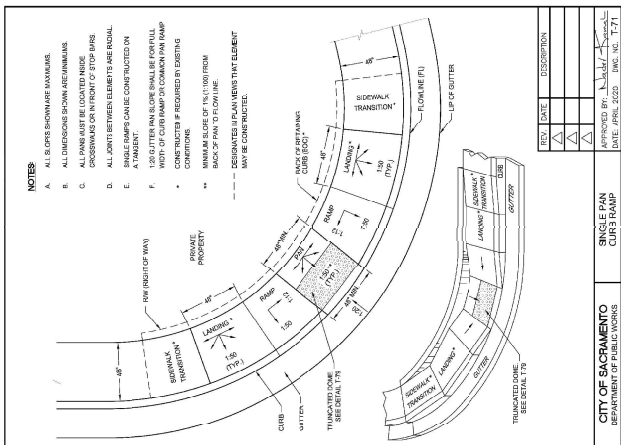
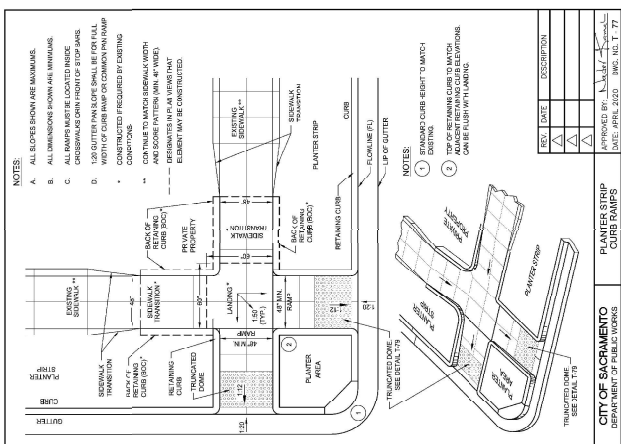
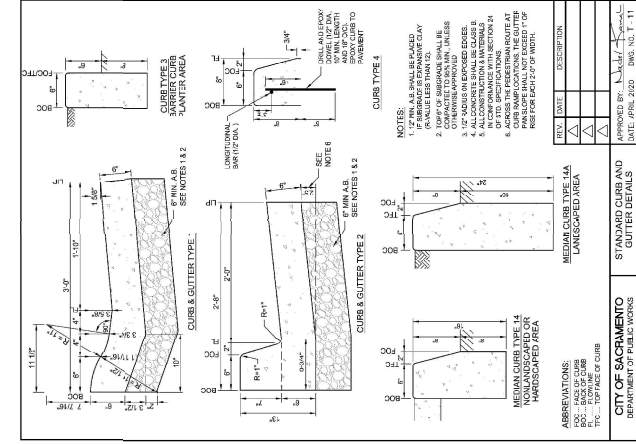


KENWOOD APARTMENTS
1708 KENWOOD ST
SACRAMENTO, CALIFORNIA 95815
LAYOUT DETAILS

PROJECT NO.		20001
SHEET NO.		10/4/2024
SHEET NUMBER		C4.5
CHECKED BY		
DATE		
PROJECT NO.		20001
SHEET NO.		10/4/2024
SHEET NUMBER		C4.5
CHECKED BY		
DATE		



5 CONCRETE PARKING BUMPER
Scale: 1\"/>

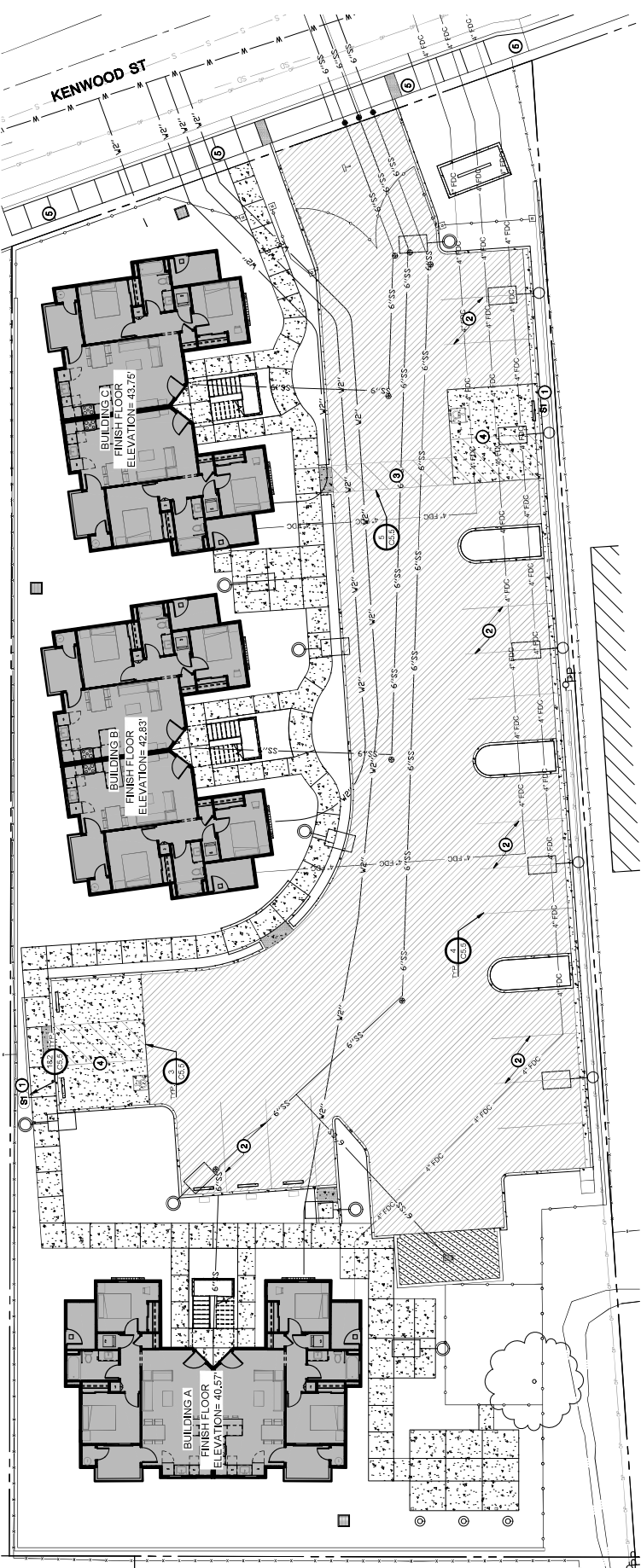


6 CURB & GUTTER TYPE 1
Scale: 1\"/>

7 CURB & GUTTER TYPE 2
Scale: 1\"/>

8 CURB & GUTTER TYPE 3
Scale: 1\"/>

9 CURB & GUTTER TYPE 4
Scale: 1\"/>



MATERIALS, SIGNAGE, AND STRIPING PLAN

MATERIAL NOTES

1. REFER TO DETAIL DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL CONSTRUCTION REQUIREMENTS.
2. ALL ACCESSIBLE PARKING STALLS AND STAIRS SHALL CONFORM TO ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS FOR ACCESSIBLE PARKING.
3. REFER TO PLANTING PLANS FOR SOFT MATERIAL LOCATIONS.
4. IN THE EVENT OF A DISCREPANCY, IMMEDIATELY NOTIFY DESIGN PROFESSIONAL.

PAINTED STRIPING

MEETING FEDERAL SPECIFICATIONS TYP 982 TYPES 1 AND 2.

MATERIALS LEGEND

- | | | | | | | | |
|---------------|---------------------------------------|-----------------------------|---------------------------------|--|--|---|------------------------------------|
| PROPERTY LINE | CONCRETE REIN. STEEL SEE DETAIL 504.5 | SITE SIGNAGE IDENTIFICATION | ASPHALT PAVING SEE DETAIL 504.5 | CONCRETE SLAB WITH AGGREGATE BASE PER DETAIL 204.5 | CONCRETE SLAB WITH AGGREGATE BASE PER DETAIL 204.5 | REINFORCED CONCRETE SLAB PER DETAIL 404.5 | SAVE AND PROTECT EXISTING BUILDING |
| | | 51 | | | | | |

CALLOUT LEGEND

- ① CONTRACTOR TO MOUNT ADA ACCESSIBLE STALL SIGN ON POST. INSTALL SIGN AT CENTER OF STALL. SEE DETAILS 1 AND 2/055
- ② 4" WIDE WHITE PARKING LOT STRIPING. SEE DETAIL 4/C5.5
- ③ CROSSWALK STRIPING. SEE DETAIL 5/C5.5
- ④ ACCESSIBLE PARKING STALL LAYOUT. SEE DETAIL 3/C5.5
- ⑤ SEE OFF SITE PLANS FOR IMPROVEMENT REQUIREMENTS

SIGNAGE LEGEND

-



KENWOOD APARTMENTS
1708 KENWOOD ST
SACRAMENTO, CALIFORNIA 95815
MATERIALS, SIGNAGE, AND STRIPING DETAILS

PROJECT INFORMATION

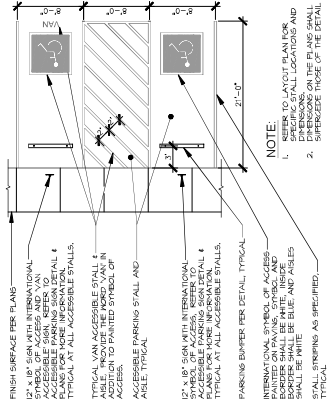
PROJECT NO.	24001
DRAWN BY	AC
CHECKED BY	AC
DATE	10/14/2024
SHEET NUMBER	C5.5

REVISIONS

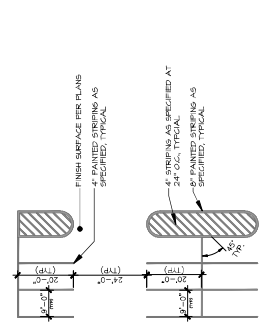
NO.	DATE	DESCRIPTION
1		ISSUED FOR PERMIT

PROJECT LOCATION

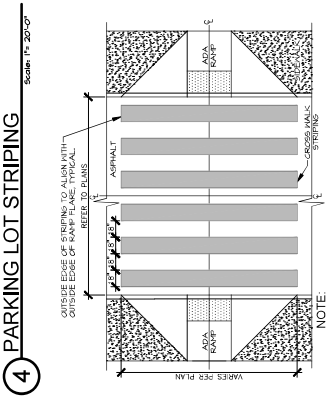
1708 KENWOOD ST, SACRAMENTO, CA 95815



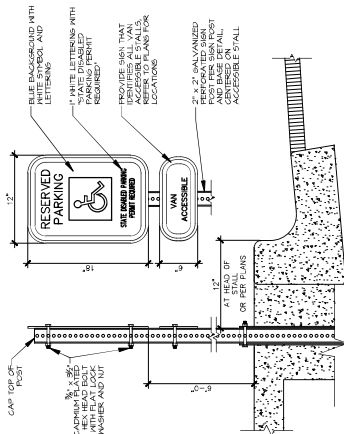
3 ACCESSIBLE PARKING STALL LAYOUT
Scale: 1/8" = 1'-0"



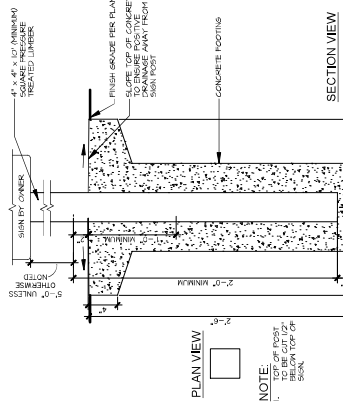
4 PARKING LOT STRIPING
Scale: 1/8" = 1'-0"



5 CROSSWALK STRIPING
Scale: 3/16" = 1'-0"



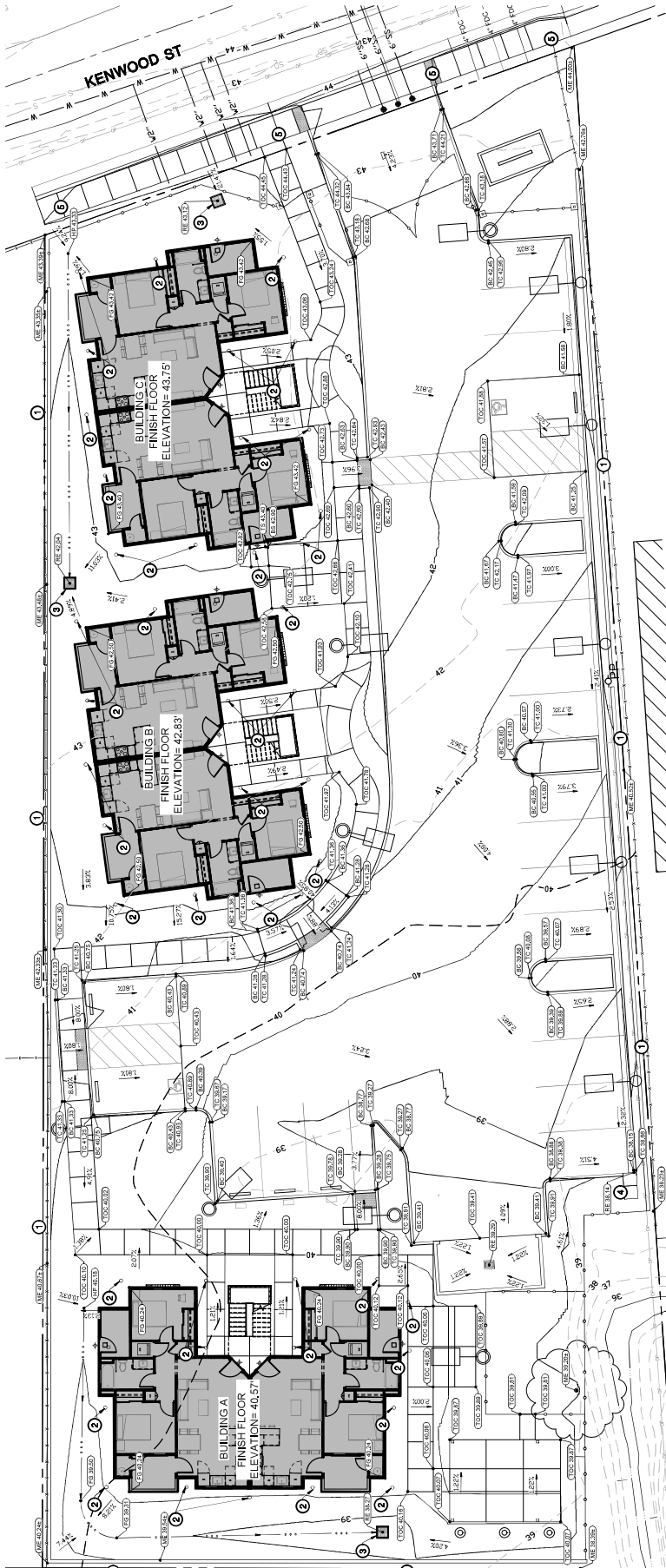
1 ACCESSIBLE PARKING SIGN
Scale: 1/16" = 1'-0"



2 SIGN POST AND FOOTING
Scale: 1/16" = 1'-0"



	Please return to: Robert Call 2 business days in advance before you can cancel or evaluate for the moving or underground number utilities		PROJECT NO.: 24061	
	1. LxH ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐ 7 ☐ 8 ☐ 9 ☐ 10	Drawn by: John ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐ 7 ☐ 8 ☐ 9 ☐ 10	DRAWN BY: EB, BC	
		CHECKED BY: AC		
		DATE: 10/4/2024		
		SHEET NUMBER		

 GRADING AND DRAINAGE PLAN

GRADING NOTES

- [illegible]

STORM DRAIN NOTES

- [illegible]

GRADING LEGEND

-

CALLOUT LEGEND

- ① PROVIDE SMOOTH TRANSITIONS BETWEEN NEW AND EXISTING GRADINGS
- ② DISCONNECT CONNECTION. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS
- ③ DRAIN INLET. CONNECT TO STORM DRAIN SYSTEM
- ④ CONTECH CONCRETE CATCH BASIN STORAGE. SEE DETAIL U66.5
- ⑤ SEE OFF SITE PLANS FOR GRADING REQUIREMENTS

A LICENSED CIVIL ENGINEER OR LAND SURVEYOR SHALL PREPARE AND SUBMIT A GRADING CERTIFICATION LETTER TO THE CITY BUILDING INSPECTOR, IDENTIFYING PAID ELEVATIONS PRIOR TO FOOTING INSPECTION AND IDENTIFYING FINAL GRADING PRIOR TO THE PROJECT'S FINAL INSPECTION. PRIOR TO THE INSTALLATION OF THE ONSITE WATER, SEWER, AND GAS SYSTEMS, THE CONTRACTOR SHALL PROVIDE THE ELEVATION AND DRY FOOTING OF THE EXISTING STRUCTURE TO THE CITY BUILDING INSPECTOR. THE CONTRACTOR SHALL SUBMIT TO THE CITY BUILDING INSPECTOR THE LOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE CONTACT WITH THE CITY ENGINEER FOR ANY CONFLICTS OR DISCREPANCIES SHOWN ON THESE PLANS.

ALL WORK WITHIN THE RIGHT OF WAY SHALL REQUIRE AN ENCROACHMENT PERMIT OR PUBLIC IMPROVEMENT PLANS.



Copyright © 2024
All rights reserved. Reproduction or use in any form
or by any means without written permission of
Jackson Land Design, Inc. is unlawful and subject to
penalties for violations.

KENWOOD APARTMENTS
1708 KENWOOD ST
SACRAMENTO, CALIFORNIA 95815
GRADING AND DRAINAGE DETAILS



REVISING	
No.	Description
1	2
2	3
3	4
4	5
5	6

PROJECT NO.: 24061

DRAWN BY: EB, BE

CHECKED BY: AC

DATE: 10/4/2024

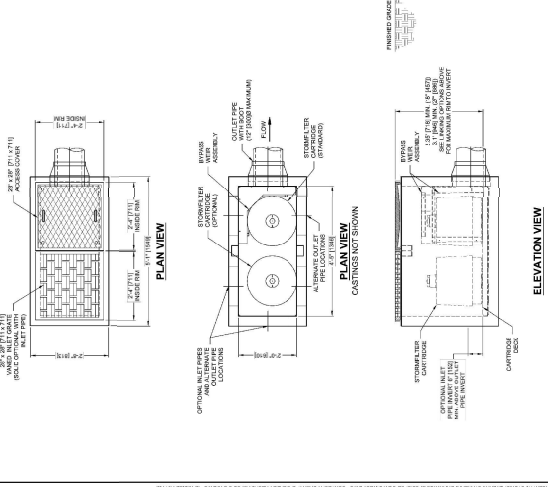
SHEET NUMBER C6.5

2

100% CONSTRUCTION DOCUMENTS

[illegible]

CONTECH[®]
ENGINEER SOLUTIONS LLC
11915 NE CLINT WALKER DRIVE, PORTLAND, OR 97220
503.446.4667 503.446.4266 503.446.1077 FAX



 The Hurricane Protection
StormFilter[®]
The Hurricane Protection Experts
1-800-368-3683
www.stormfilter.com
STORM FILTER CORPORATION • 10000 W. 10TH AVENUE • SUITE 100 • DENVER, CO 80231

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621
622
623
624
625
626
627
628
629
630
631
632
633
634
635
636
637
638
639
640
641
642
643
644
645
646
647
648
649
650
651
652
653
654
655
656
657
658
659
660
661
662
663
664
665
666
667
668
669
670
671
672
673
674
675
676
677
678
679
680
681
682
683
684
685
686
687
688
689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731
732
733
734
735
736
737
738
739
740
741
742
743
744
745
746
747
748
749
750
751
752
753
754
755
756
757
758
759
760
761
762
763
764
765
766
767
768
769
770
771
772
773
774
775
776
777
778
779
780
781
782
783
784
785
786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820
821
822
823
824
825
826
827
828
829
830
831
832
833
834
835
836
837
838
839
840
84



1708 Kenwood Street – Sacramento, CA 95815

2 -21 - 2025

Located on the lot of 1708 Kenwood Street there are various smaller to medium sized trees of varying species. With the exception of 1 oak, the remaining trees on site are non native. Some of the trees have fallen over or been removed since our last site visit from four years ago, so the list and map has been updated.

**Robinia pseudoacacia* (tree #1) – 18 inch dbh. Canopy radius of 17ft. Tree is in a severe decline with major dieback, broken limbs and poor structure. This Tree is recommended for removal

**Platanus racemosa* (Tree #2) – 15inch dbh. Canopy radius of 18ft. Tree is in avg health. Tree is in need of structure pruning, tip weight reduction. As this tree is going to be in the landscape planting area, minimum is needed to keep the tree healthy. A drip line fence prior to constructed will be required to ensure no heavy equipment, soil compaction, soil pollution takes place if this tree is to remain through construction. If any root pruning is needed inside of the drip line for foundation work it is recommended an arborist be called on site to inspect before severing roots.

**Ulmus Americana* (Tree #3) – DL 10 inch, 8 inch dbh. Canopy radius of 15ft. Tree is in avg health. Tree is in need of structure pruning and deadwood removal. A drip line fence prior to constructed will be required to ensure no heavy equipment, soil compaction, soil pollution takes place if this tree is to remain through construction. If any root pruning is needed inside of the drip line for foundation work it is recommended an arborist be called on site to inspect before severing roots.

**Olea europaea* (Tree #4) – DL, 11inch , 12 inch dbh. Canopy radius of 16ft. Tree has a lean to it, but otherwise health is typical for species. Deadwood and structure pruning is recommended. A drip line fence prior to constructed will be required to ensure no heavy equipment, soil compaction, soil pollution takes place if this tree is to remain through construction. If any root pruning is needed inside of the drip line for foundation work it is recommended an arborist be called on site to inspect before severing roots.

**Juglans nigra* (Tree #5) – DL 12 inches, 12 inches. 10ft radius. Tree is located under utility lines and has been heavily pruned as a result. Between the structure and declining health this tree is recommended for removal.

**Acer saccharinum* (tree #6) – 8 inch DBH. 10 ft radius. Tree is in avg health. Structure pruning, tip weight and deadwood removal is recommended. A drip line fence prior to constructed will be required

to ensure no heavy equipment, soil compaction, soil pollution takes place if this tree is to remain through construction. If any root pruning is needed inside of the drip line for foundation work it is recommended an arborist be called on site to inspect before severing roots.

**Quercus* sp (tree #7) – 14 inch DBH, 12 ft radiu. Tree is in good health, structure is typical for species. Prior to construction a fence will need to be placed around the drip line to eliminate possible disturbance to the tree. A drip line fence prior to constructed will be required to ensure no heavy equipment, soil compaction, soil pollution takes place if this tree is to remain through construction. If any root pruning is needed inside of the drip line for foundation work it is recommended an arborist be called on site to inspect before severing roots. It is recommended the two parking spaces slated nearest the tree be removed from the plans to allow for a larger growing area that better matches the existing drip line of the tree.

**Acer saccharinum* (Tree #8) – 12 inch dbh, 16ft canopy radius. Tree is located directly on the fence line with the existing wooded fence being built around it. Utility lines run through the canopy of the tree. Clearance pruning, deadwood pruning is recommended. A drip line fence prior to constructed will be required to ensure no heavy equipment, soil compaction, soil pollution takes place if this tree is to remain through construction. If any root pruning is needed inside of the drip line for foundation work it is recommended an arborist be called on site to inspect before severing roots.

Kory Burton

ISA #we6714A