

LEGEND:

	PROPOSED	EXISTING
PROPERTY BOUNDARY		
EASEMENT LINE		
DOMESTIC WATER LINE	w <u>6" W</u>)w	——w————w——w—
FIRE WATER LINE	——	N/A
SEWER LINE W/ MANHOLE	—s— <u>8″S</u> —s—e—s—	—s—8"SS —s — s —
DRAIN LINE W/ MANHOLE	12"D	— — — — — — — — — — — — — — — — — — —
GAS LINE	N/A	G G
ELECTRIC LINE	N/A	———Е ————Е ————
OVERHEAD ELECTRIC LINE	N/A	OH OH OH
TELECOM LINE	N/A	тт
FENCE	N/A	—×———×——
FIRE HYDRANT	₩	\forall
FIRE DEPARTMENT CONNECTION	Y	N/A
WATER METER	M	M
WATER VALVE	•	•
BACKFLOW PREVENTER	00000	9 /1/ 9
SEWER CLEANOUT	▼	N/A

NOTES:

- 1. THIS CONCEPTUAL UTILITY EXHIBIT WAS PREPARED TO DEPICT PROPOSED UTILITY CONCEPTS AS REQUIRED FOR THE ENTITLEMENT PROCESS. ACTUAL FINAL DESIGN MAY VARY FROM THAT SHOWN HEREON AS THE DESIGN PROCESS PROGRESSES.
- 2. UTILITIES AND PIPE SIZES SHOWN ARE ESTIMATES ONLY. SIZES AND LOCATIONS MAY CHANGE DURING
- 3. BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY MORROW SURVEYING DATED JULY 2018.
- 4. EXISTING UTILITY IMPROVEMENTS ARE BASED ON AVAILABLE AS—BUILT IMPROVEMENT PLANS AND CITY BASE UTILITY MAPS. ACTUAL SIZES, TYPES AND LOCATIONS MAY VARY FROM INFORMATION SHOWN
- 5. SEE SITE PLAN FOR EXISTING EASEMENT LOCATIONS TO BE ABANDONED.
- 6. EXISTING SITE IMPROVEMENTS NOT SHOWN FOR CLARITY.

PUBLIC WATER KEYNOTES:

- (WI) CITY CREWS TO INSTALL A 12"x12" TEE WITH GATE VALVE NORTH.
- (W2) CONTRACTOR TO INSTALL 12" WATER MAIN PER CITY OF SACRAMENTO STANDARDS.
- CONTRACTOR TO REMOVE 2" BLOW OFF AND CONNECT 12" WATER MAIN TO EXISTING 8" WATER MAIN.

DOMESTIC WATER KEYNOTES:

- CITY CREWS TO PROVIDE 6" DOMESTIC WATER TAP AND GATE VALVE FOR A FEE. CONTRACTOR SHALL PROVIDE ALL EXCAVATION, BACKFILL, SURFACE REPAIR AND INSTALL NEW 6" DOMESTIC WATER SERVICE TO BACK OF WALK PER CITY OF SACRAMENTO STANDARDS.
- CONTRACTOR TO INSTALL A CITY APPROVED 6" DOMESTIC WATER RP DEVICE WITH METER PER CITY OF SACRAMENTO STANDARD DWG. NO. W-608.
- CONTRACTOR TO INSTALL A 6" PVC-C900 DOMESTIC WATER LINE PER CITY OF SACRAMENTO STANDARDS. MAINTAIN 36" MINIMUM COVER AND 12" MINIMUM SEPARATION FROM OTHER UTILITIES.
- CONTRACTOR TO PROVIDE A DOMESTIC WATER SERVICE TO WITHIN 5 FEET OF THE BUILDING WALL PER CITY OF SACRAMENTO STANDARDS.

FIRE WATER KEYNOTES:

- CITY CREWS TO PROVIDE 8" FIRE WATER TAP AND GATE VALVE FOR A FEE.
 CONTRACTOR SHALL PROVIDE ALL EXCAVATION, BACKFILL, SURFACE REPAIR AND INSTALL
 NEW 8" FIRE WATER SERVICE TO BACK OF WALK PER CITY OF SACRAMENTO
- (F2) CONTRACTOR TO INSTALL AN 8" AMES 2000 SS FIRE WATER DOUBLE CHECK VALVE ASSEMBLY (OR CITY APPROVED EQUIVALENT).
- CONTRACTOR TO INSTALL AN 8" PVC C900 / D.I.P. (PRESSURE RATING 200 PSI MINIMUM) FIRE WATER LINE PER CITY OF SACRAMENTO STANDARDS. MAINTAIN 12" (MINIMUM) SEPARATION FROM OTHER UTILITIES AND 36" (MINIMUM) COVER.
- CONTRACTOR TO INSTALL A 6" D.I.P. (PRESSURE RATING 200 PSI MINIMUM) FIRE WATER SERVICE AND RISER.
- (F5) CONTRACTOR TO INSTALL FIRE DEPARTMENT CONNECTION.
- (F6) CONTRACTOR TO INSTALL FIRE HYDRANT PER CITY OF SACRAMENTO STANDARDS.
- F7 EXISTING 8" FIRE WATER SERVICE AND BACKFLOW PREVENTER TO REMAIN.

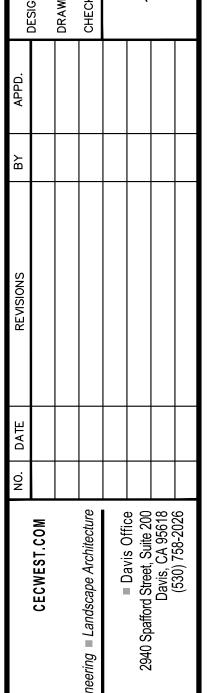
IRRIGATION KEYNOTES:

- CITY CREWS TO PROVIDE 2" IRRIGATION TAP AND SERVICE TO BACK OF WALK FOR A FEE. CONTRACTOR SHALL PROVIDE ALL EXCAVATION, BACKFILL AND SURFACE REPAIR PER CITY OF SACRAMENTO STANDARDS.
- $\langle 12 \rangle$ CITY CREWS TO INSTALL A 2" IRRIGATION METER FOR A FEE.
- CONTRACTOR TO INSTALL A CITY APPROVED 2" IRRIGATION BACKFLOW ASSEMBLY PER CITY OF SACRAMENTO STANDARD DWG. NO. W-505. PROVIDE 2" IRRIGATION STUB.
- (14) EXISTING 2" IRRIGATION SERVICE AND BACKFLOW PREVENTER TO REMAIN.

SEWER KEYNOTES:

NO. S-260 AND S-265.

- S1) CONTRACTOR TO CONNECT NEW SANITARY SEWER PIPE TO EXISTING MANHOLE.
- (\$2) CONTRACTOR TO INSTALL NEW SANITARY SEWER MANHOLE PER CITY OF SACRAMENTO STANDARDS.
- CONTRACTOR TO INSTALL PVC-SDR 35 SANITARY SEWER LINE @S=0.005 TO BACK OF WALK PER CITY OF SACRAMENTO STANDARDS. SIZE PER PLAN.
- CONTRACTOR TO INSTALL PVC-SDR 35 SANITARY SEWER LINE @S=0.005 PER CITY OF SACRAMENTO STANDARDS. SIZE AND LENGTH PER PLAN.
- CONTRACTOR TO PROVIDE SANITARY SEWER SERVICE @S=0.02 MINIMUM TO WITHIN 5 FEET OF BUILDING WALL PER CITY OF SACRAMENTO STANDARDS.
- (S6) CONTRACTOR TO INSTALL SANITARY SEWER CLEANOUT PER CITY OF SACRAMENTO STANDARD DWG.





SEWER EXHIBIT

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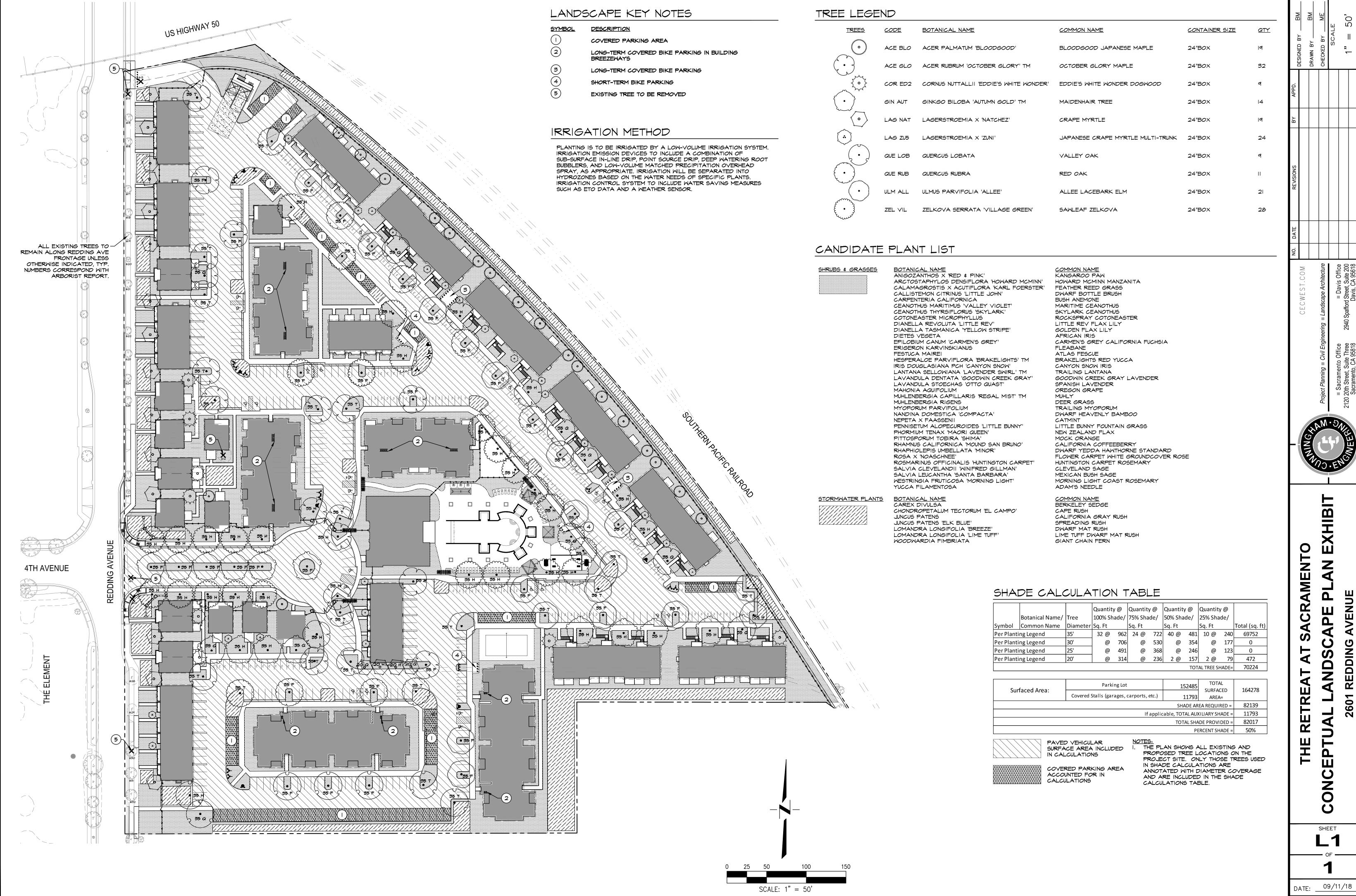
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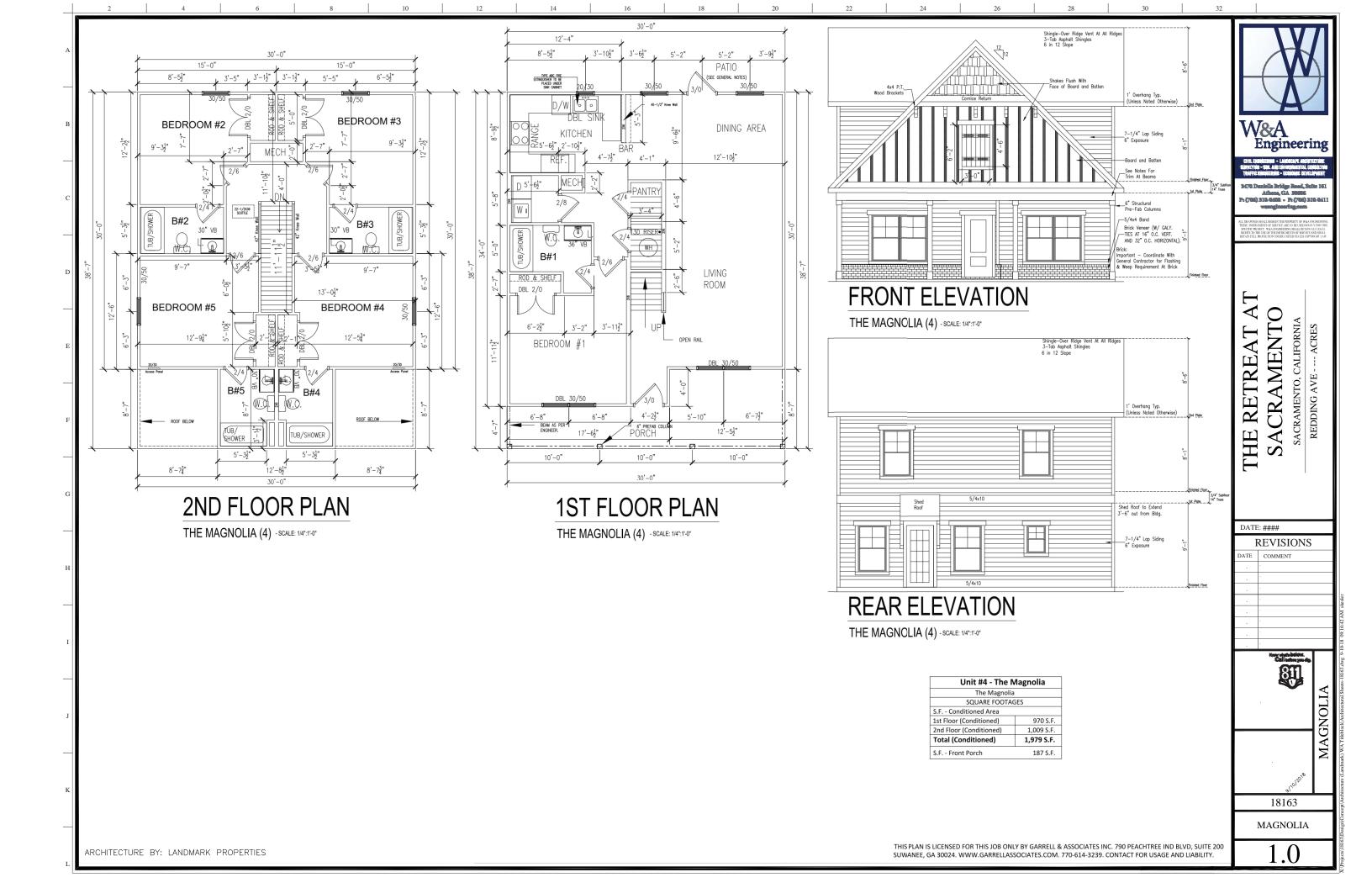
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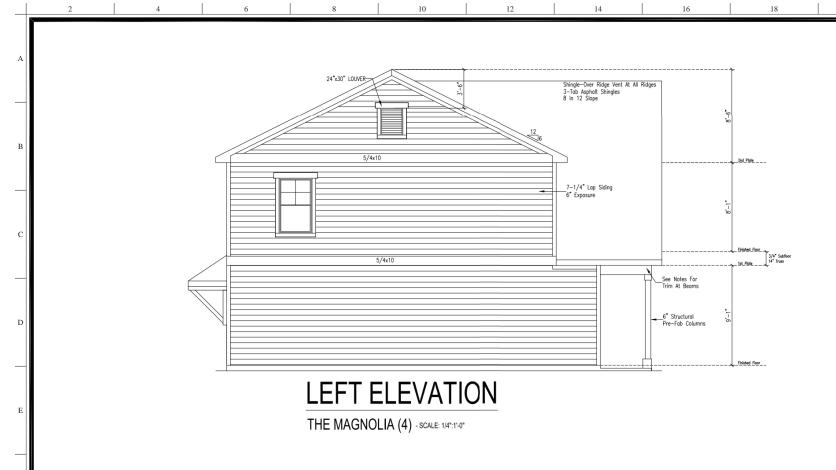


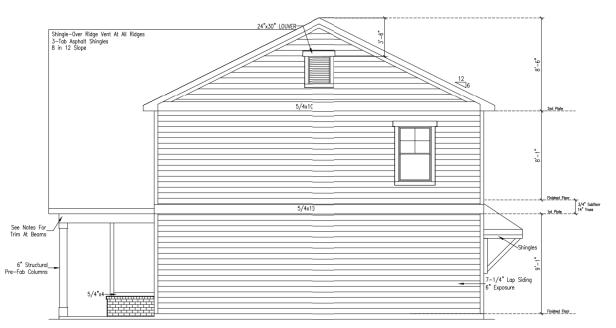


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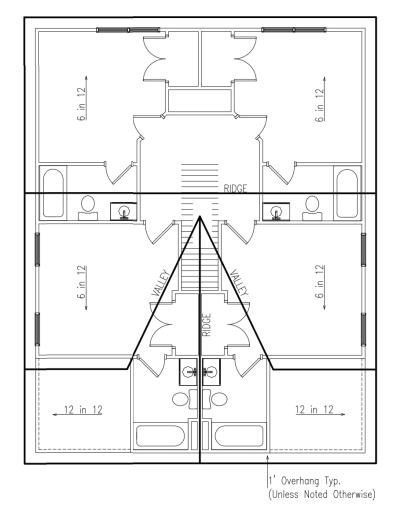




RIGHT ELEVATION

THE MAGNOLIA (4) - SCALE: 1/4":1'-0"

ARCHITECTURE BY: LANDMARK PROPERTIES



ROOF PLAN

THE MAGNOLIA (4) - SCALE: 1/4":1'-0"

EXTERIOR	SIDING	/	TRIM	NOTES

- ALL EXTERIOR SIDING/TRM COMPONENTS TO BE NON-ROT, CEMENT-FIBER TYPE.
- NOVENCY, CEMENT-FIGHT TIPE.

 2. CORNER BOARDS TO BE 5/4X4 & 5/4X6 PAIRED TOGETHER TO CREATE AN L-SHAPED CORNER, WITH 5/4X6 PLACED ON FRONT & REAR ELEVATIONS.

 3. WINDOW & DOOR TRIM TO
- BE 5/4X4 SIDES & BOTTOM, HEAD TRIM TO BE 5/4X6 EXTENDED 2".
- 4. FASCÍA TO BE 1X6, WITH EAVE DRIP FLASHING (WIDTH
- PER GEN CONTR). 5. FRIEZE BOARDS TO BE 1X4.
- 6. SOFFITS TO BE 5/16" PANELS, PERFORATED AT EAVES.
 7. BOARD&BATTEN TO BE 5/16"X4' WIDE PANELS
- 7. BOARD&BATIEN TO BE 5/16"X4' WIDE PANELS WITH 1X3 BATTENS 16" DC.

 8. PORCH CEILINGS TO BE 5/16"X4' WIDE PANELS WITH 1X3 BATTENS AT JOINTS & PERIMETER.

 9. COORDINATE WITH GENERAL CONTRACTOR FOR FLASHING PROFILES TO BE USED AT ALL LOCATIONS.

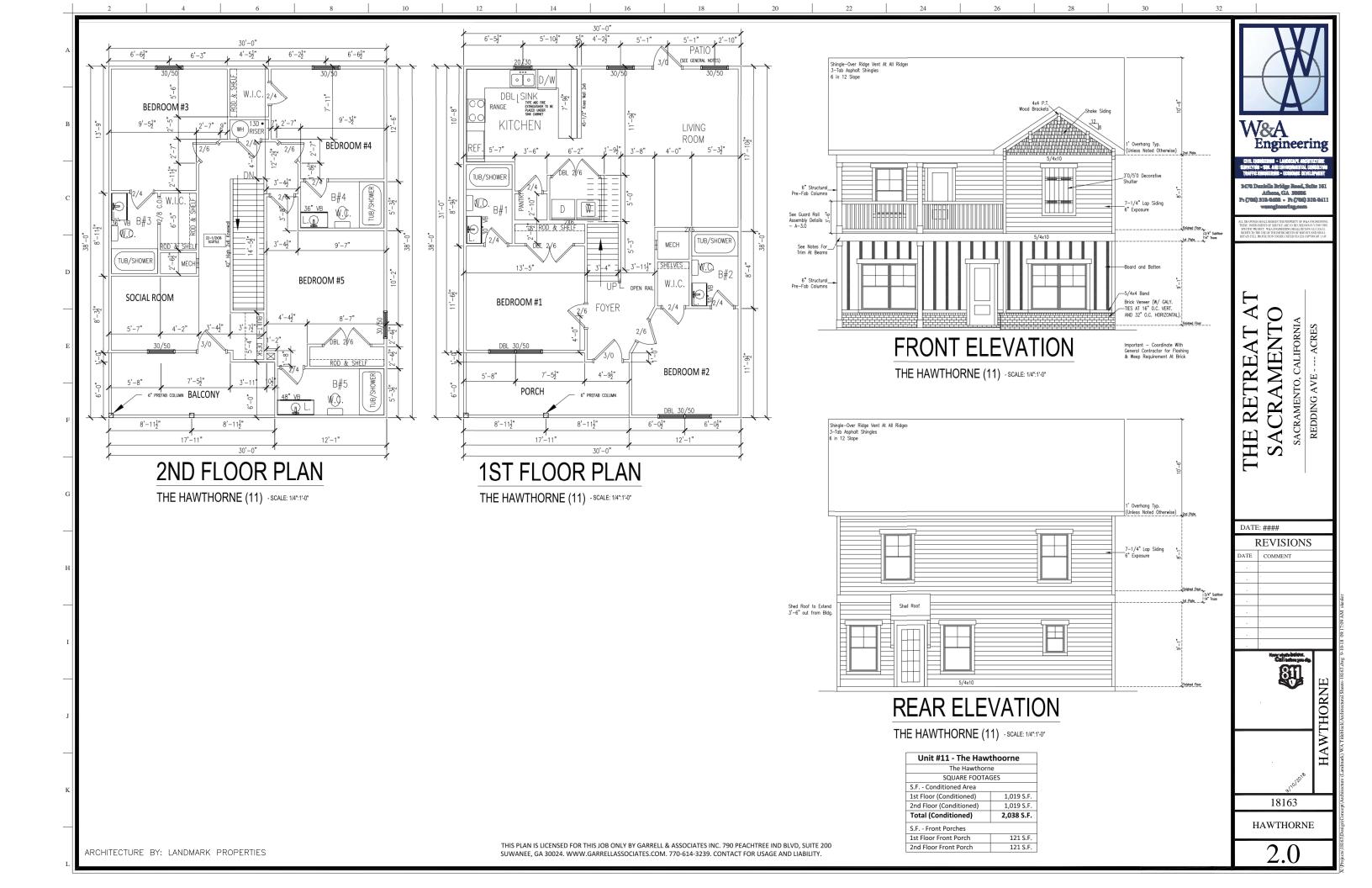
 10. COORDINATE WITH GENERAL CONTRACTOR FOR THE FOLLOWING DETAILS.
- FOLLOWING DETAILS: +SPECIFIC SIZES OF TRIM BOARDS TO WRAP EXTERIOR
- BEAMS PER SPECIFIC LOCATIONS. +SPECIFIC DESIGN OF BRACKETS AT GABLES & MISC LOCATIONS. ALL BRACKETS ARE P.T.
- +COLUMN TRIM DETAILS. +REAR PORCH ROOF DETAILS.

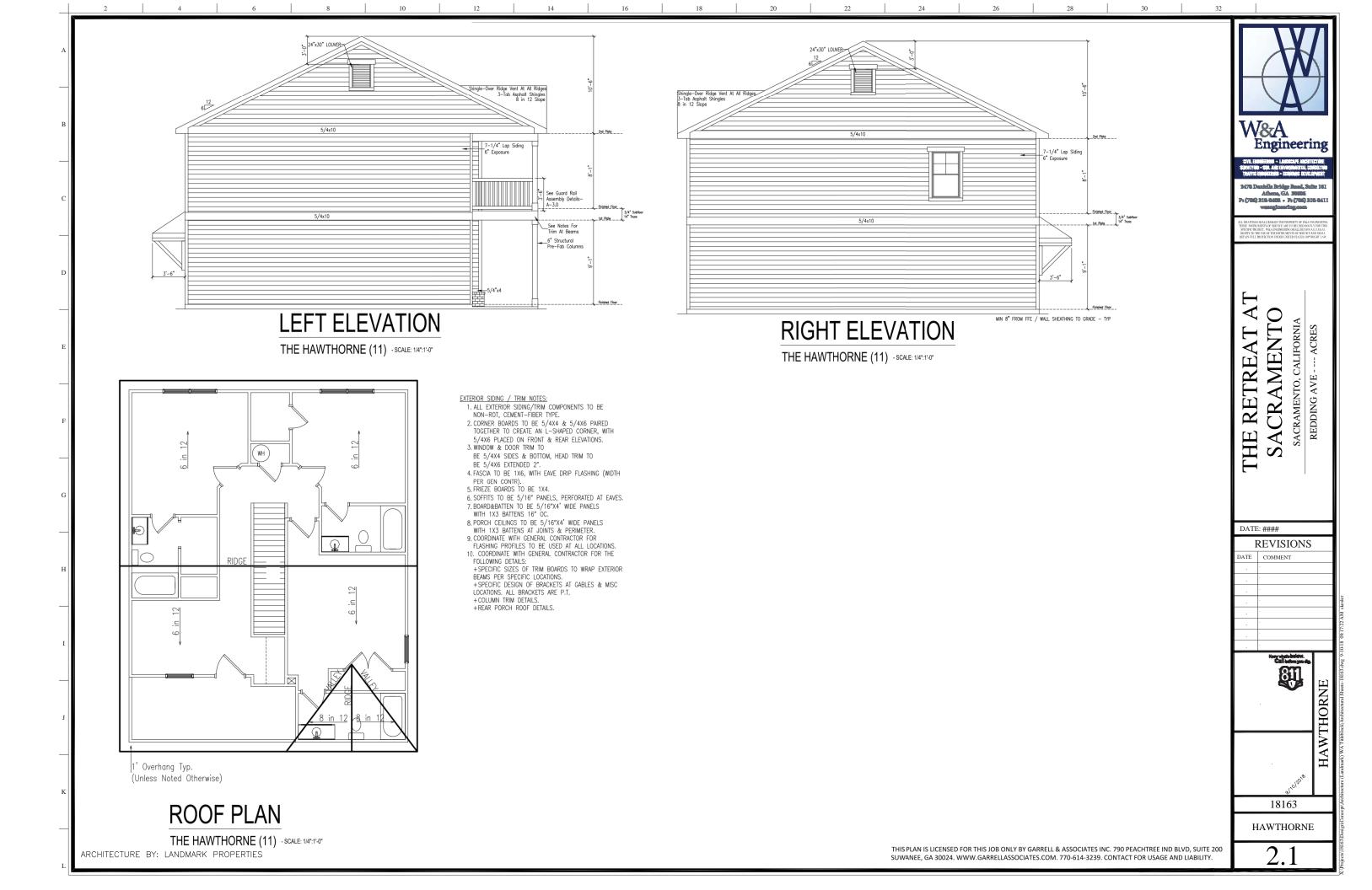


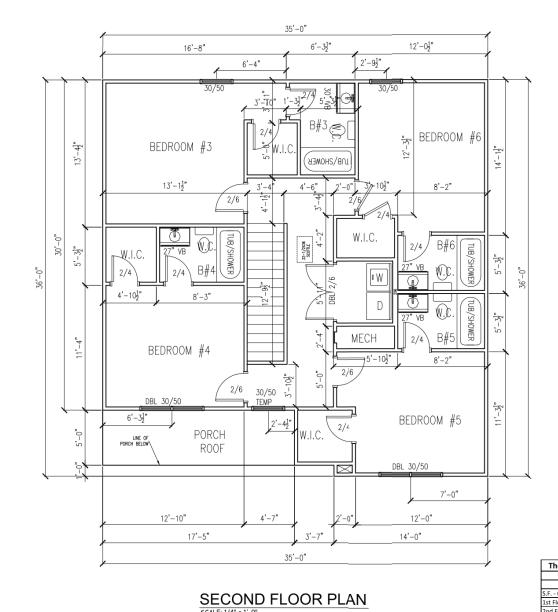
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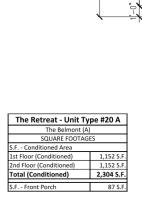
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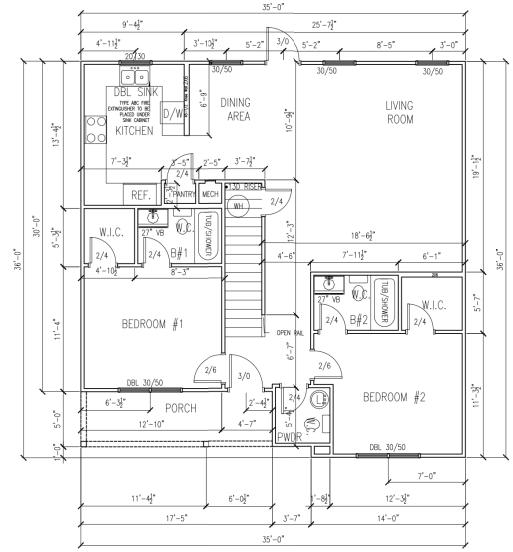
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FIRST FLOOR PLAN

THE RETREAT AT

SACRAMENTO, CALIFORNIA

SACRAMENTO, CALIFORNIA

REDDING AVE ---- ACRES

DATE: ####

W&A Engineering

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DATE COMMENT

BETMONT

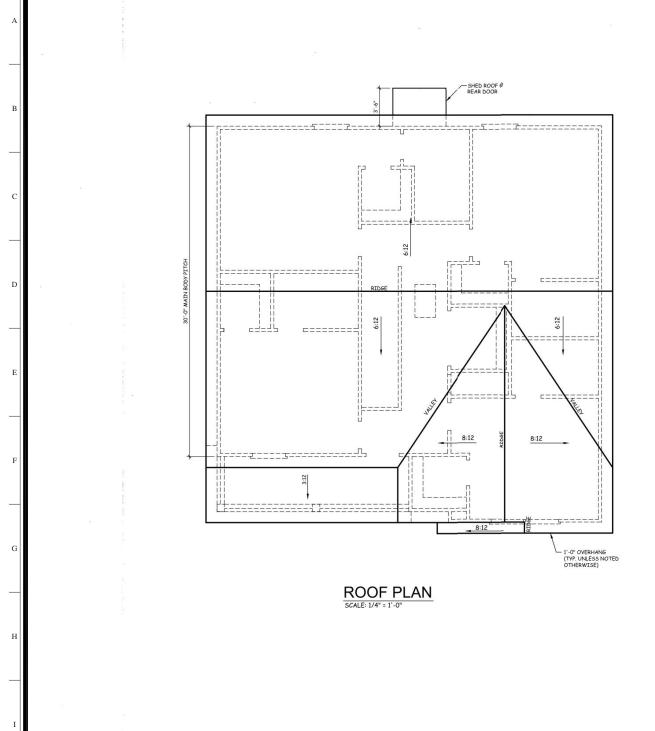
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BELMONT



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BELMONT

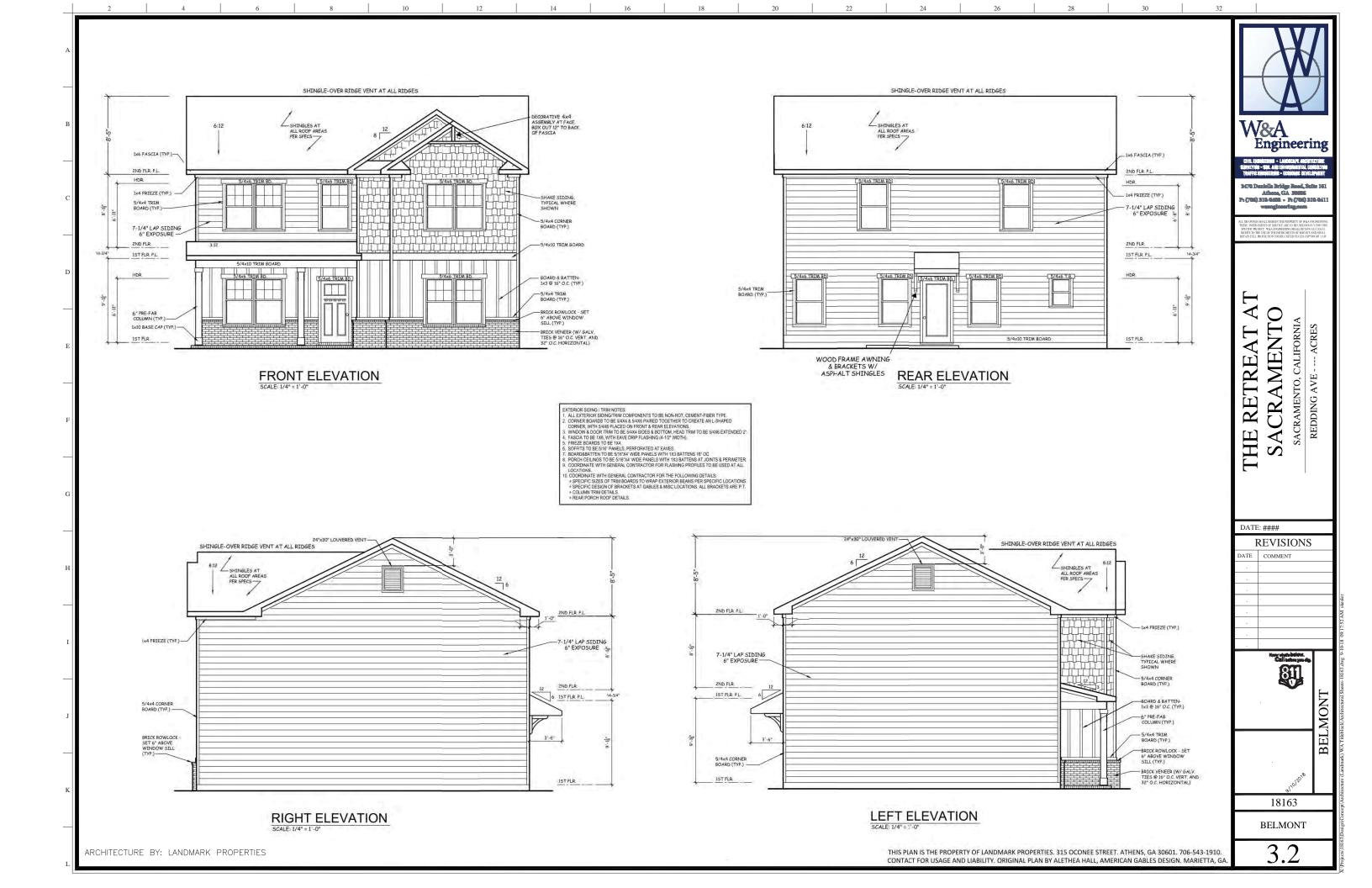
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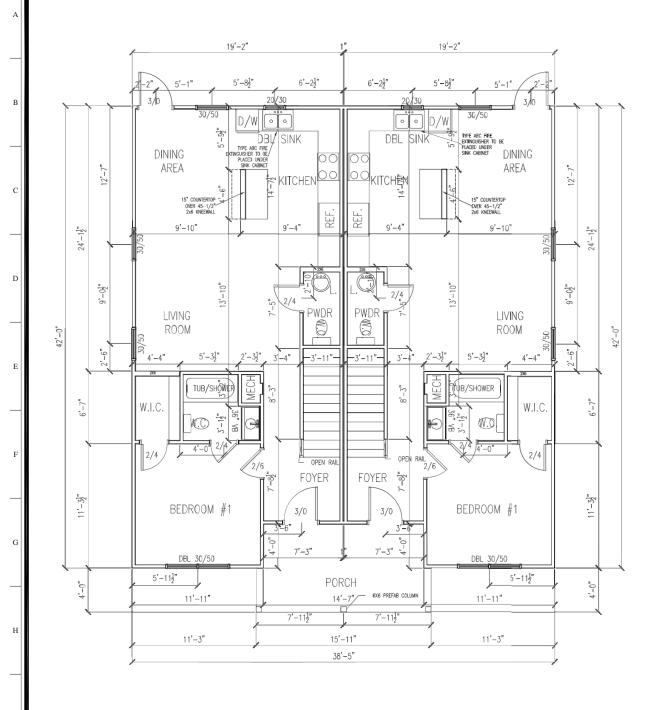
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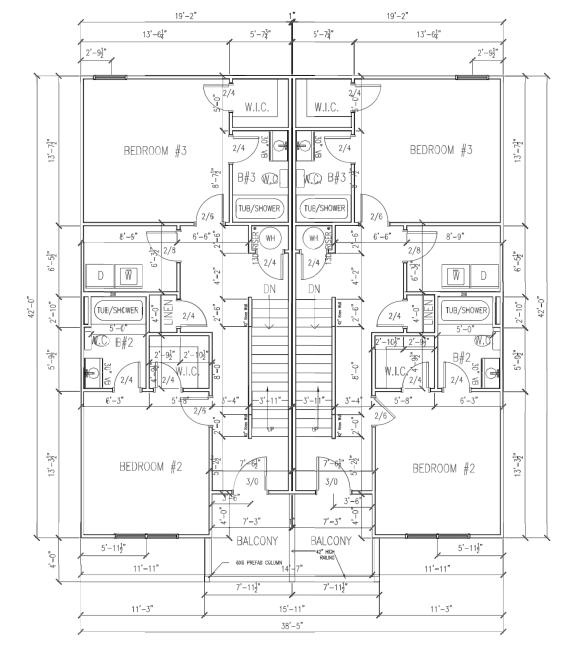
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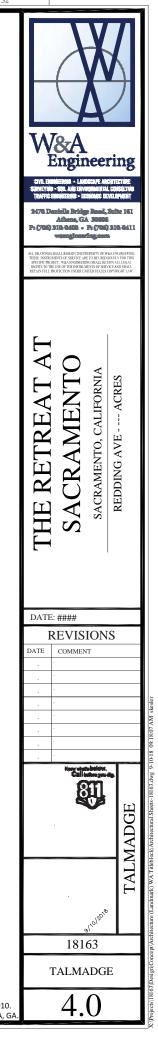
1ST FLOOR PLAN

THE TALMADGE (27) -SCALE: 1/4":1'-0"

2ND FLOOR PLAN

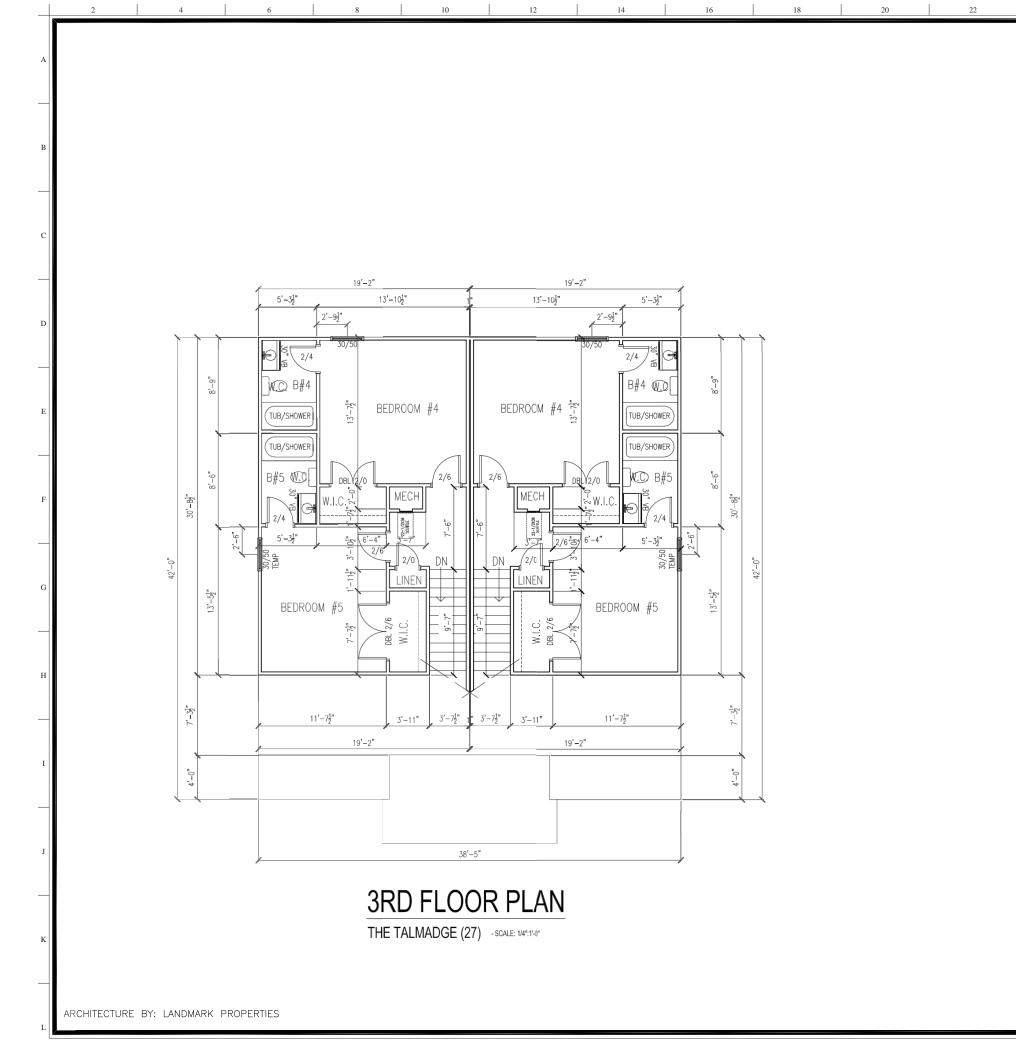
THE TALMADGE (27) -SCALE: 1/4":1"-0"

Unit #27- The Oakview			
(Single Dwelling - 2 S	tory) - 2x4 Ext \	Walls	
S.F Conditioned Area	Left - 5 BR	Right - 5 BR	
1st Floor (Conditioned)	776 S.F	776 S.F	
2nd Floor (Conditioned)	776 S.F	776 S.F	
3rd Floor (Conditioned)	589 S.F.	589 S.F.	
Sub-Total (Conditioned)	2,141 S.F.	2,141 S.F.	
S.F Front Porch 1st Floor 122 S.F.			
S.F Front Porch 2nd Floor	122 S.F.		
Total Condition	ned: 4,282 S.F		
Total Porcl	nes: 244 S.F.		



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TALMADGE

18163 TALMADGE

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<u>-----</u> 12:12 1'-0' OVERHANG (TYP. UNLESS NOTED OTHERWISE) ROOF PLAN

SCALE: 1/4" = 1'-0" ARCHITECTURE BY: LANDMARK PROPERTIES

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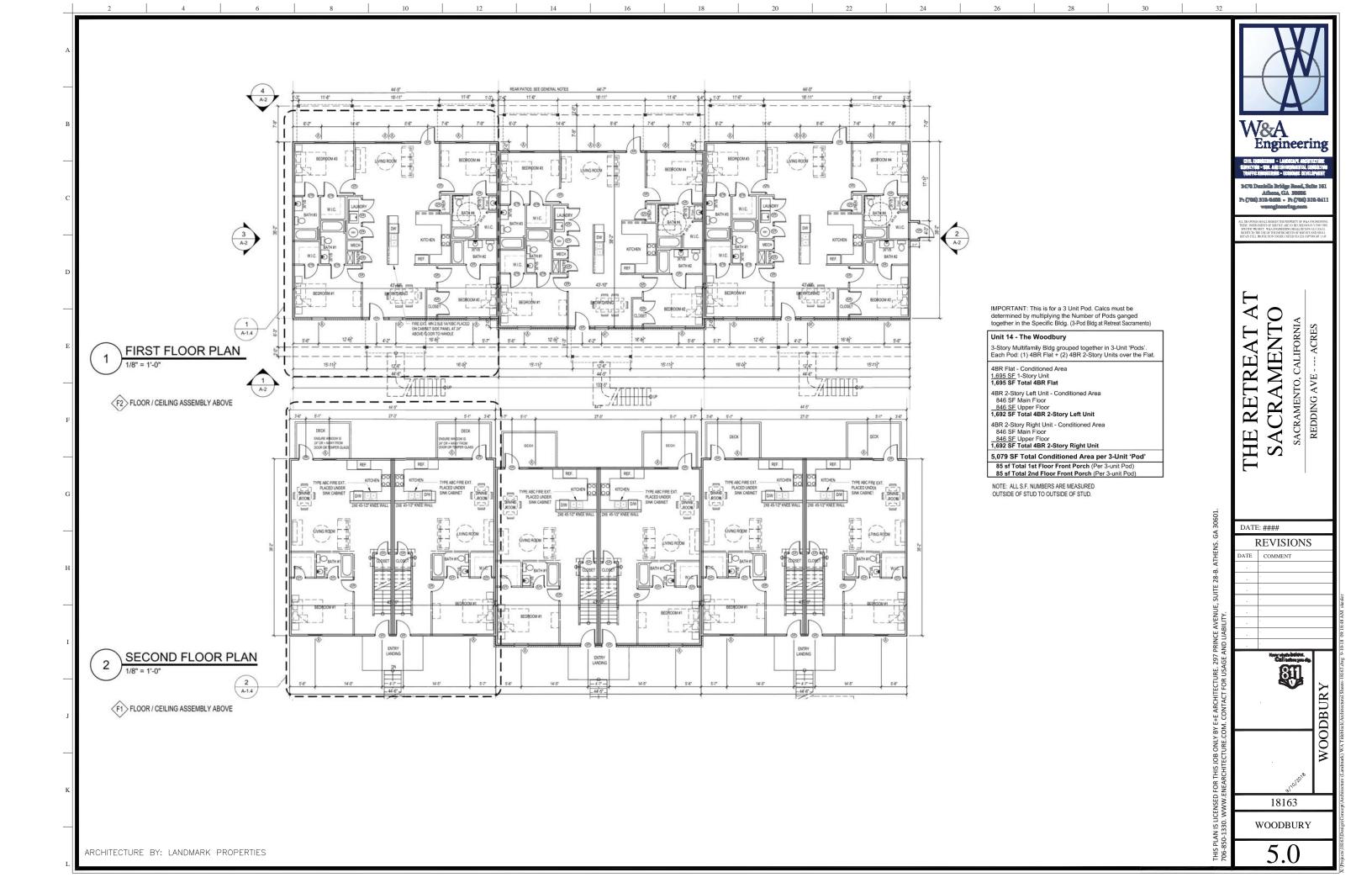
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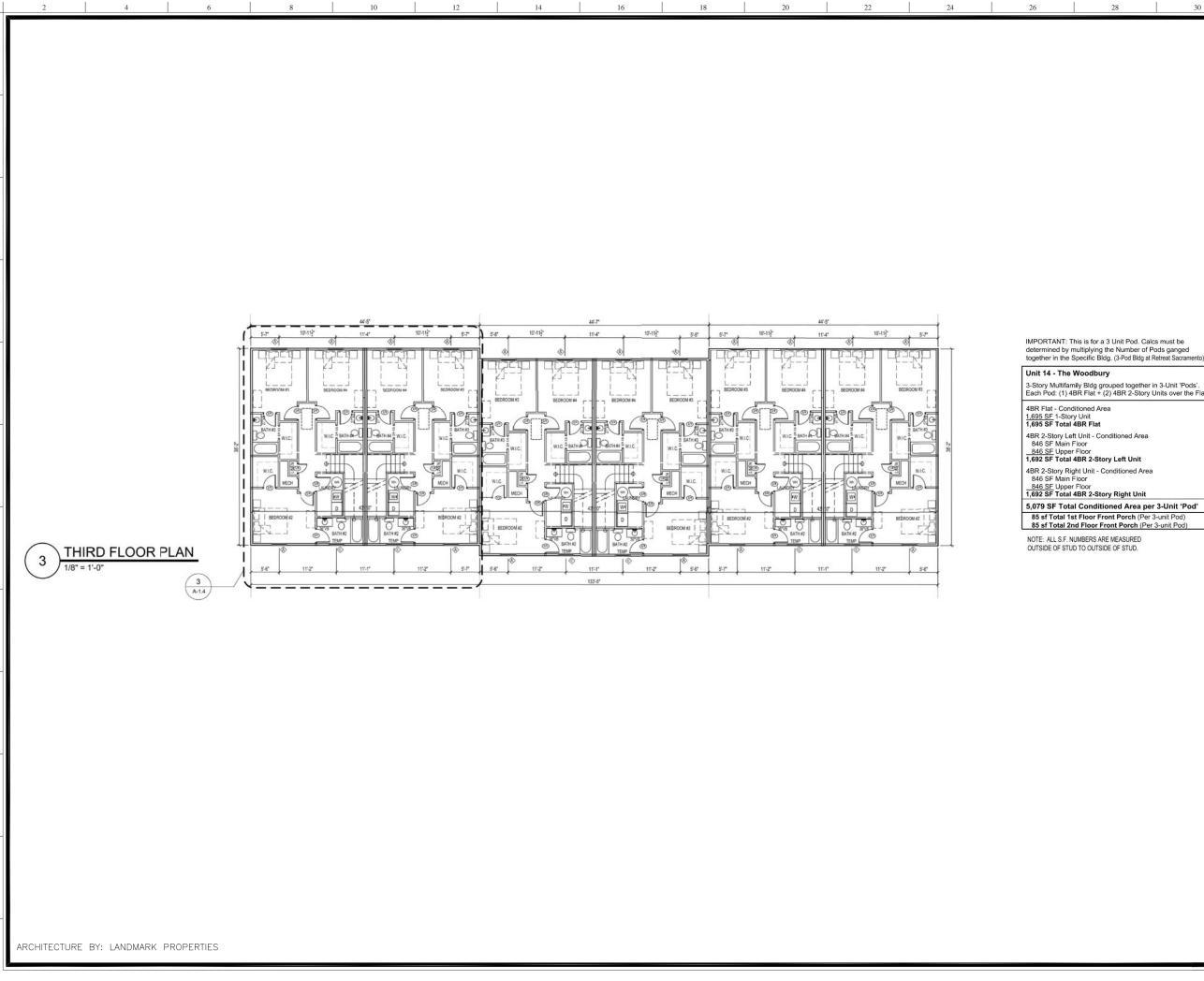
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18163 TALMADGE

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IMPORTANT: This is for a 3 Unit Pod. Calcs must be determined by multiplying the Number of Pods ganged together in the Specific Bldg. (3-Pod Bldg at Retreat Sacramento)

3-Story Multifamily Bldg grouped together in 3-Unit 'Pods'. Each Pod: (1) 4BR Flat + (2) 4BR 2-Story Units over the Flat.

4BR 2-Story Left Unit - Conditioned Area 846 SF Main Floor 846 SF Upper Floor 1,692 SF Total 4BR 2-Story Left Unit

NOTE: ALL S.F. NUMBERS ARE MEASURED OUTSIDE OF STUD TO OUTSIDE OF STUD.

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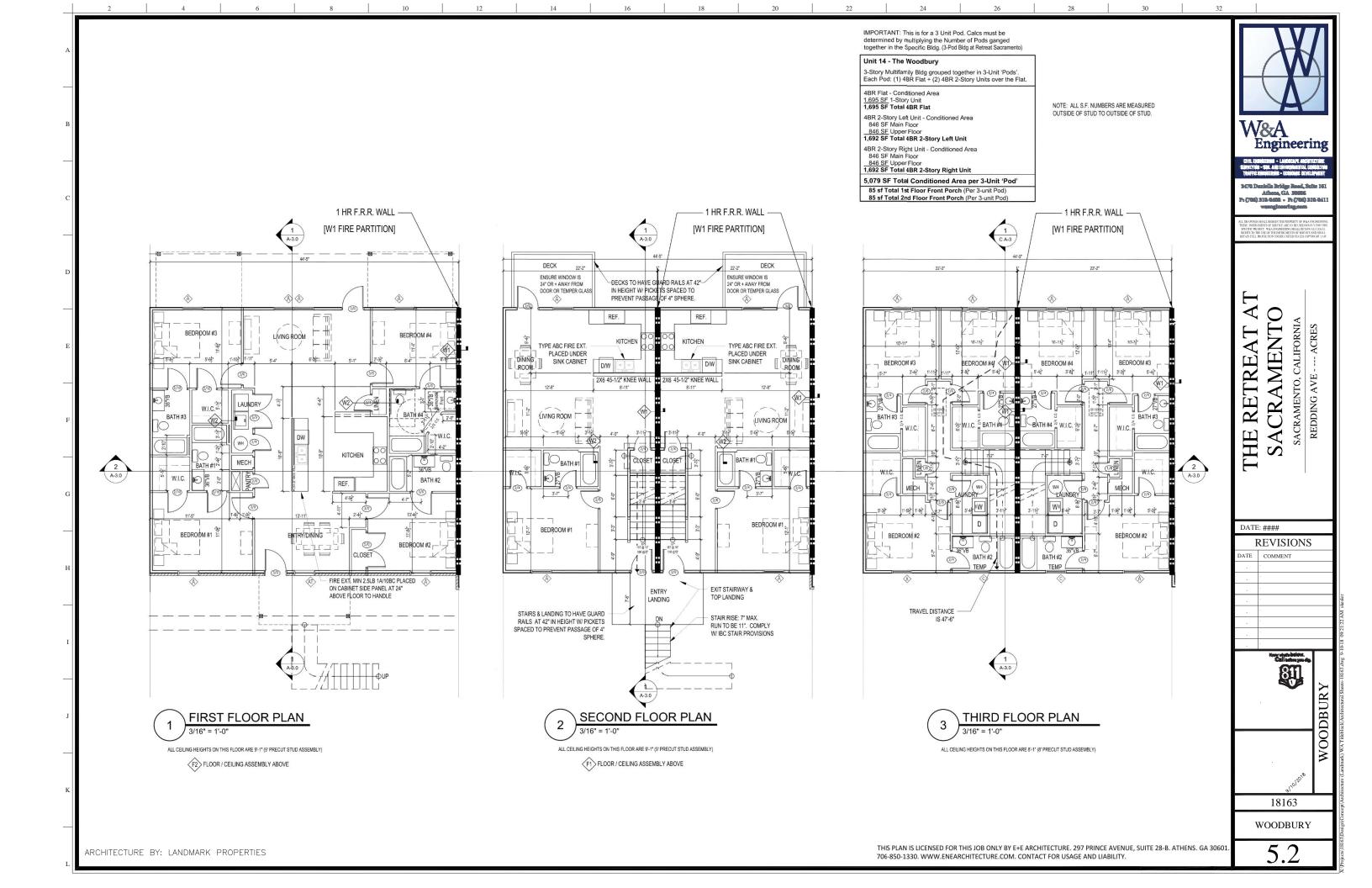
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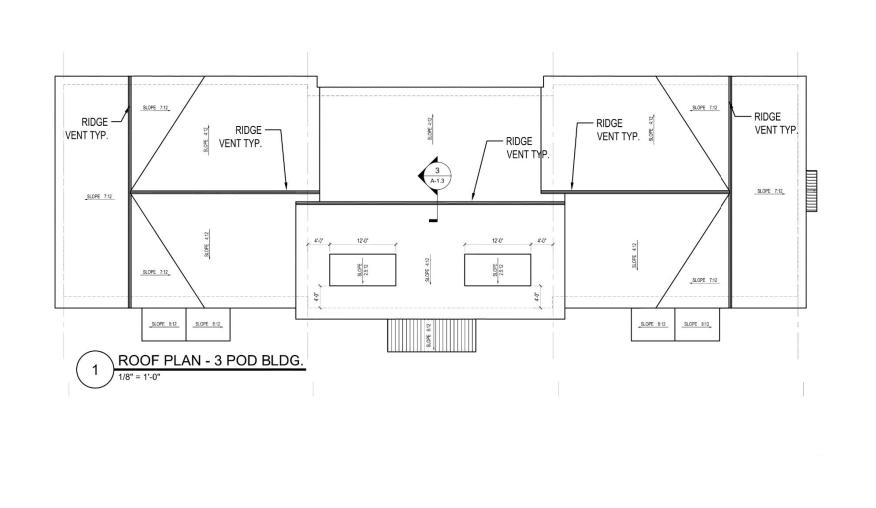
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WOODBURY

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WOODBURY







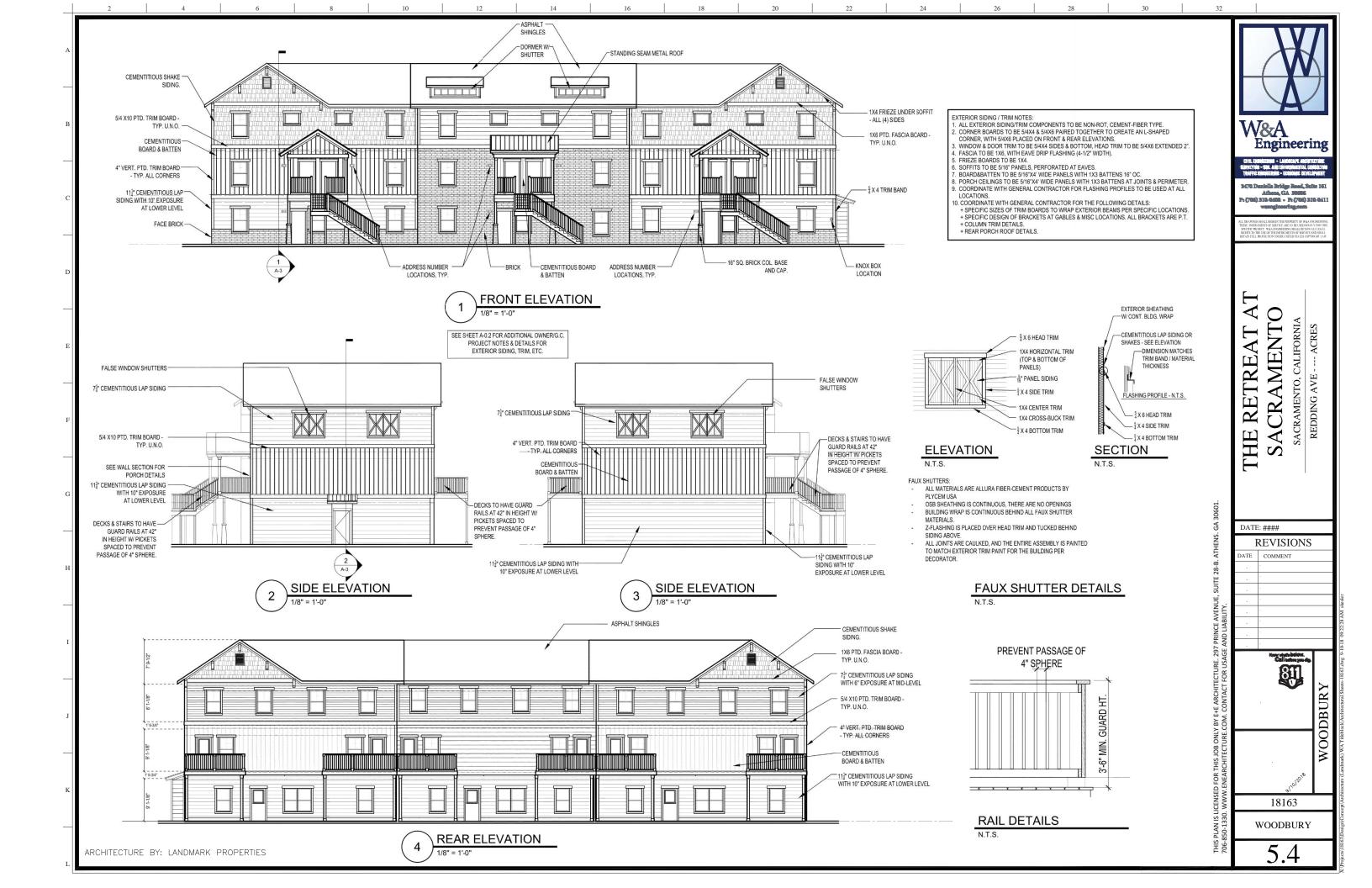
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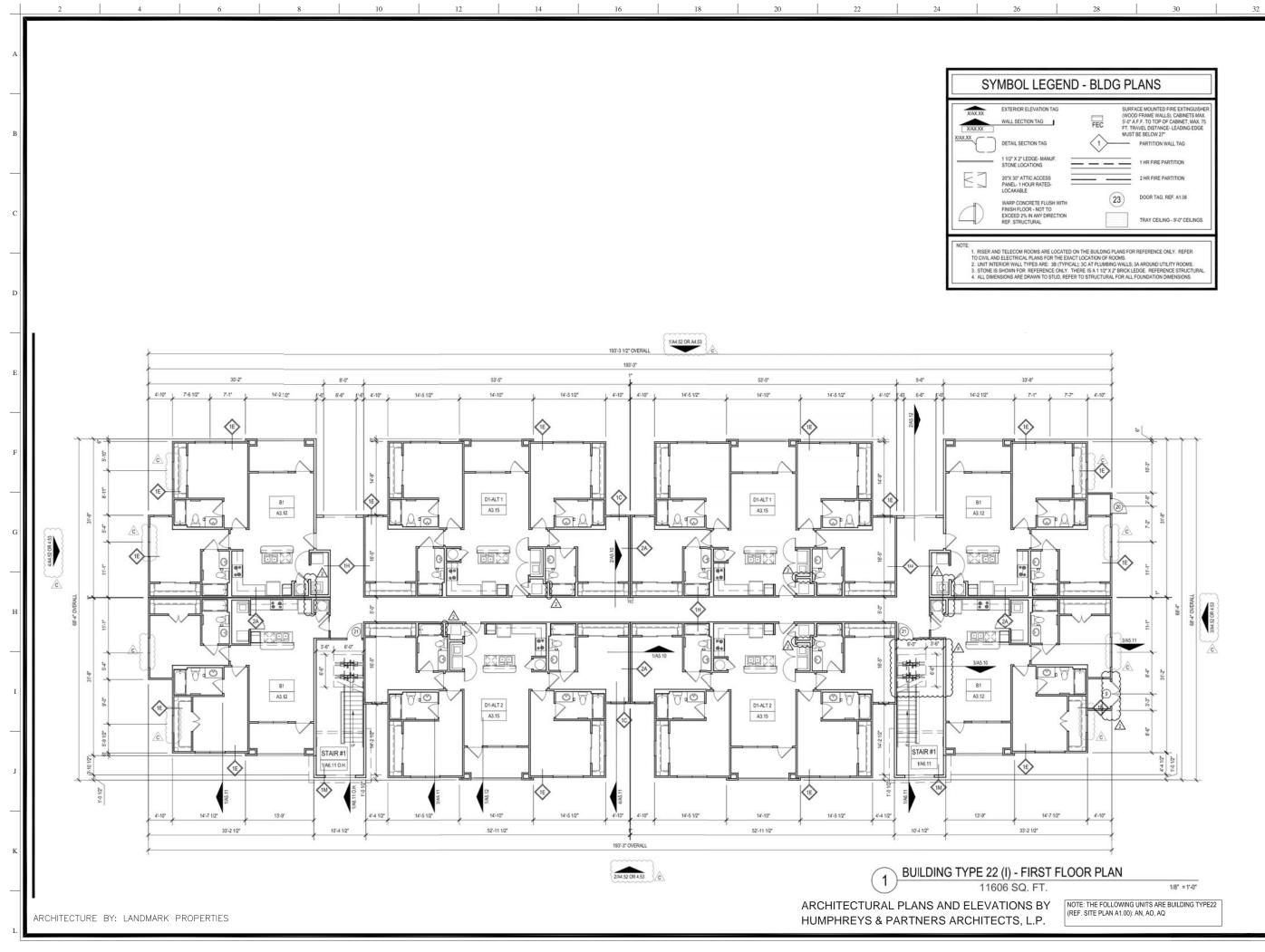
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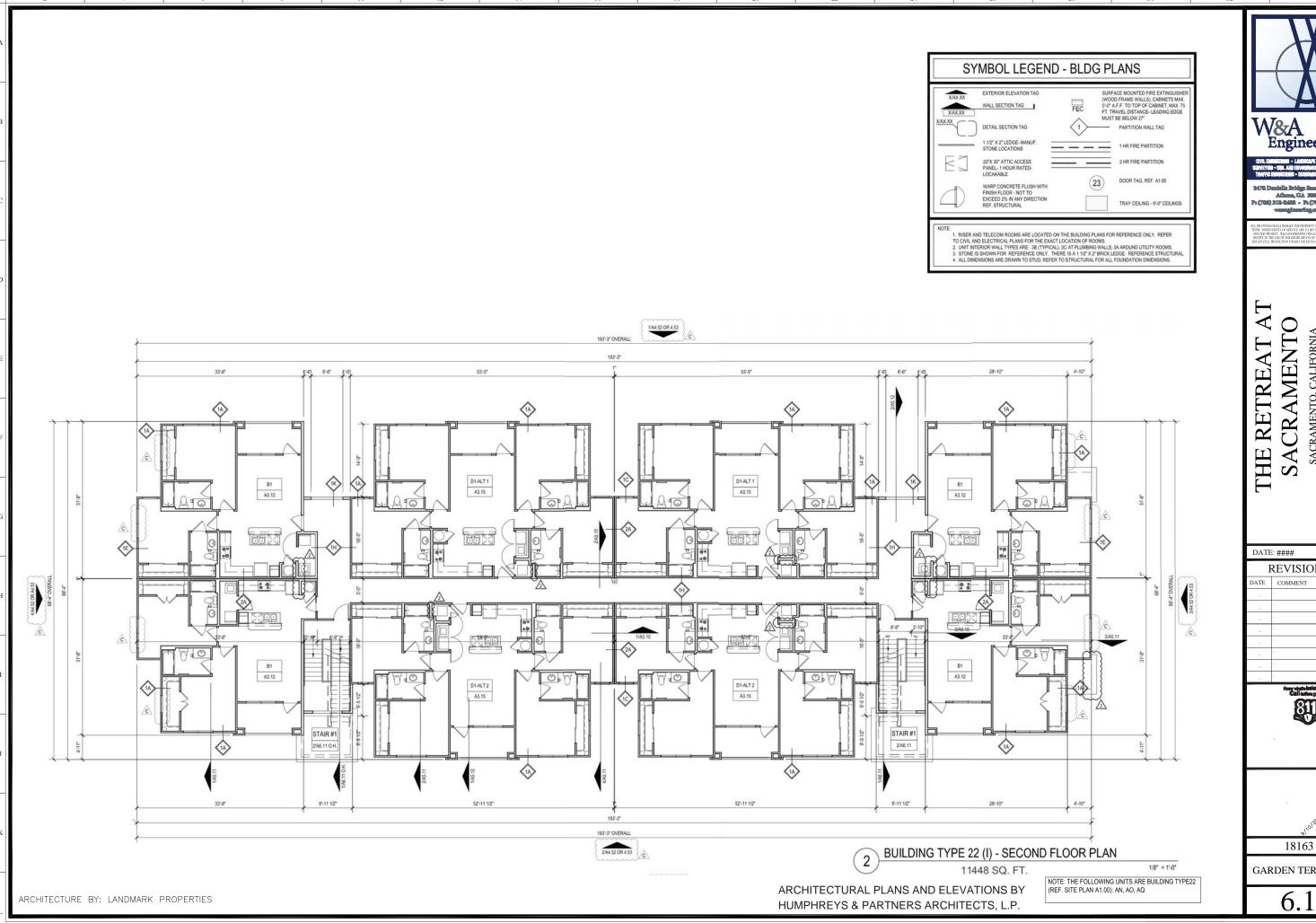
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GARDEN TERRACE

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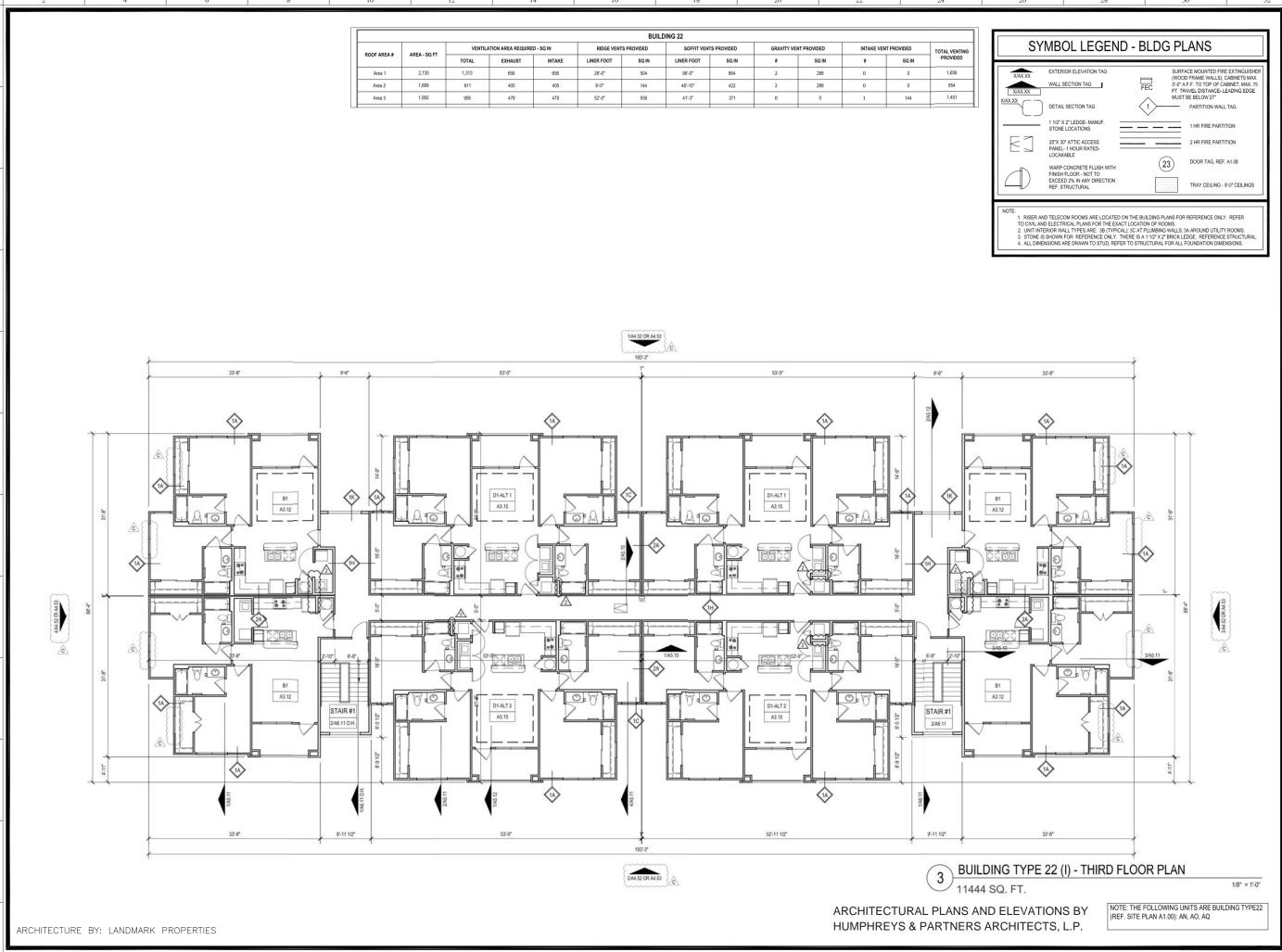
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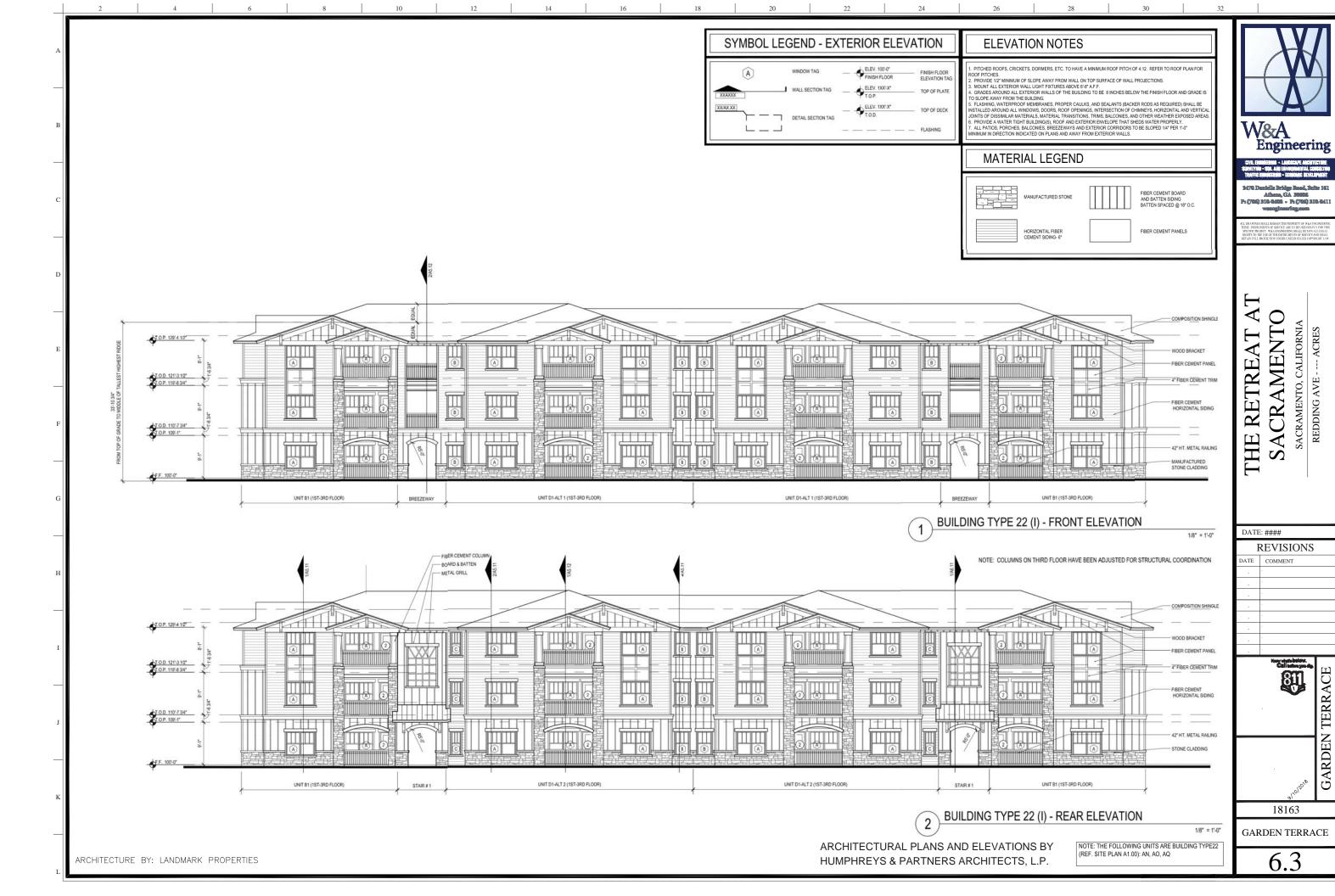
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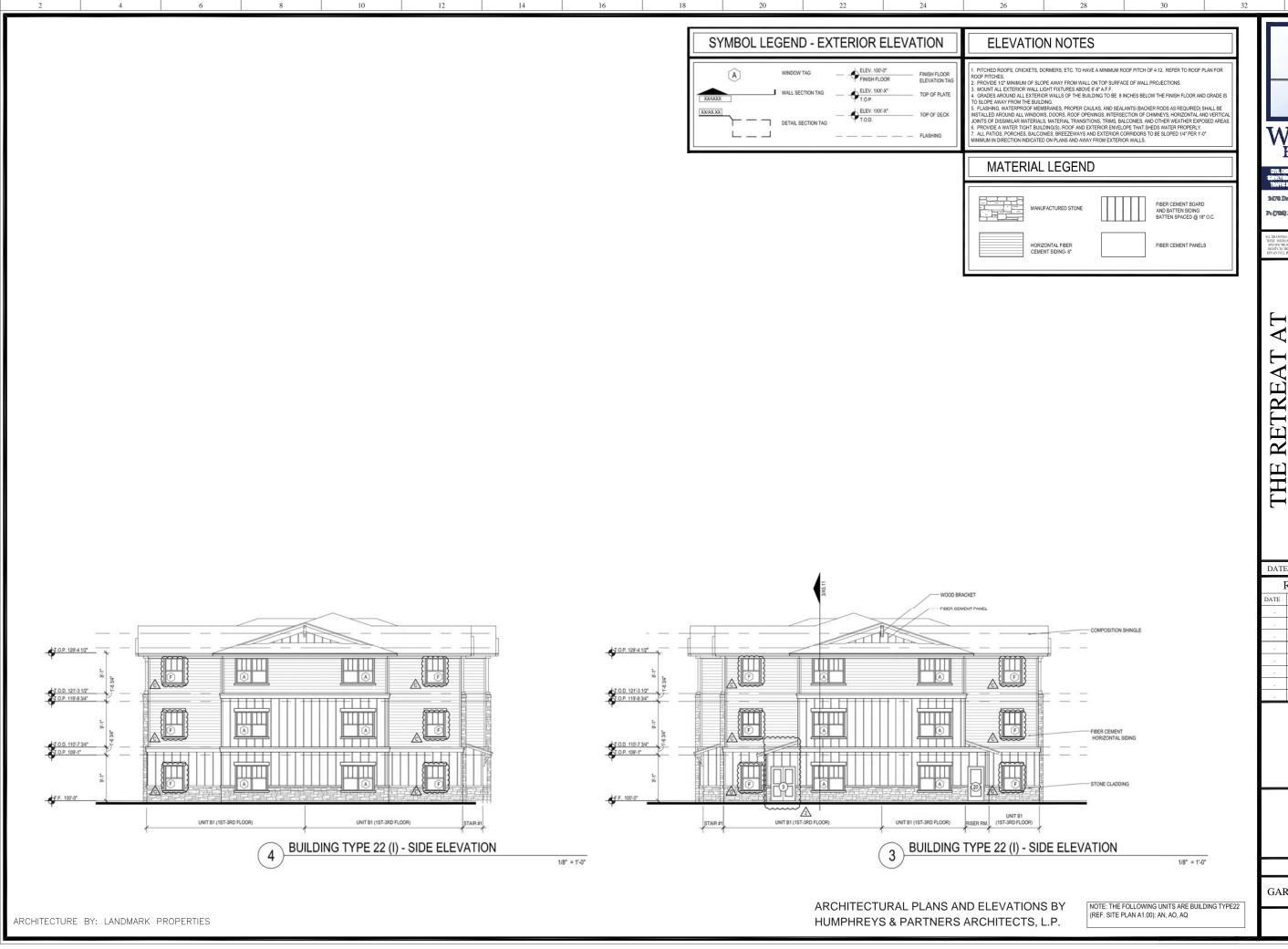
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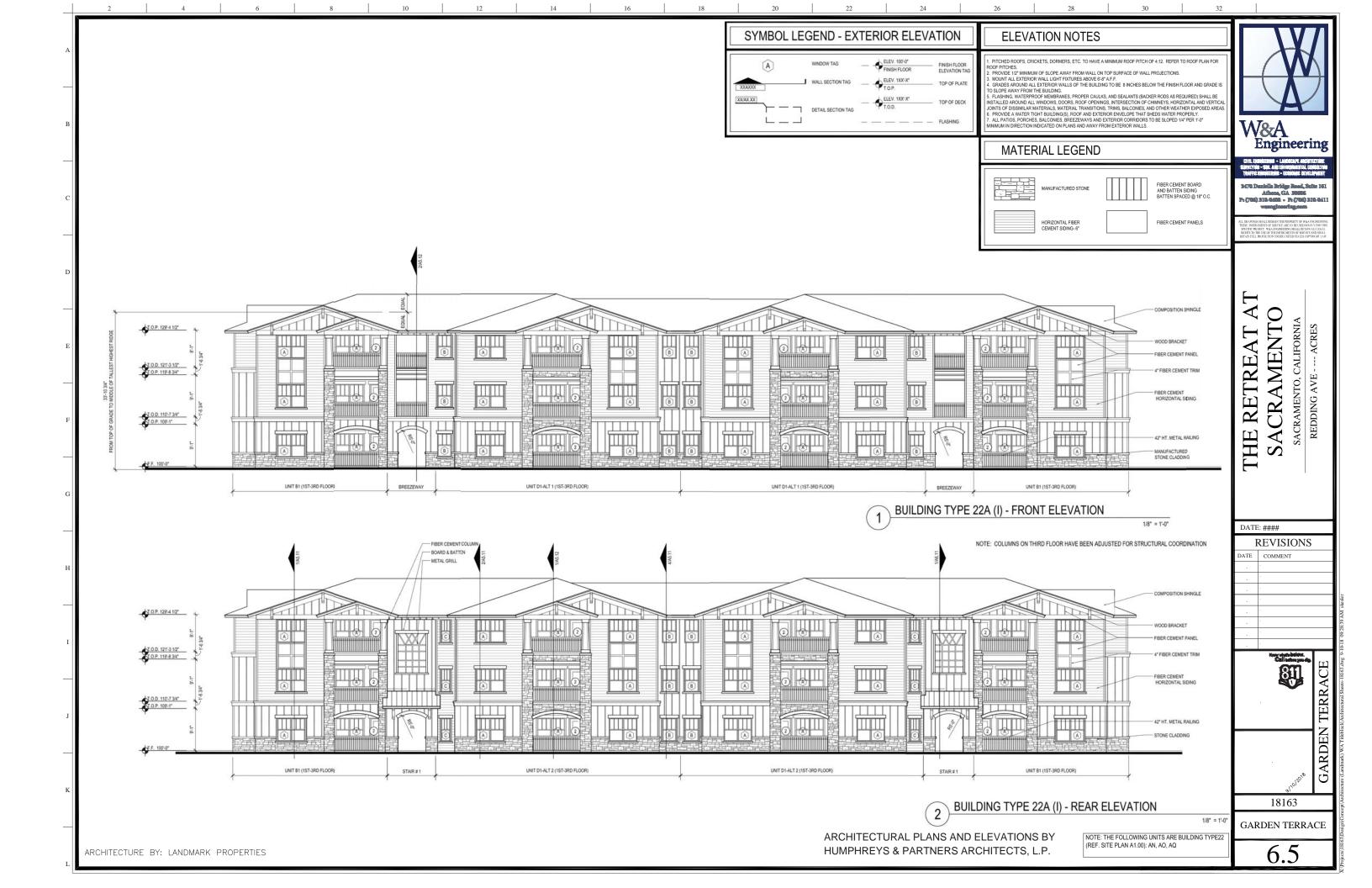
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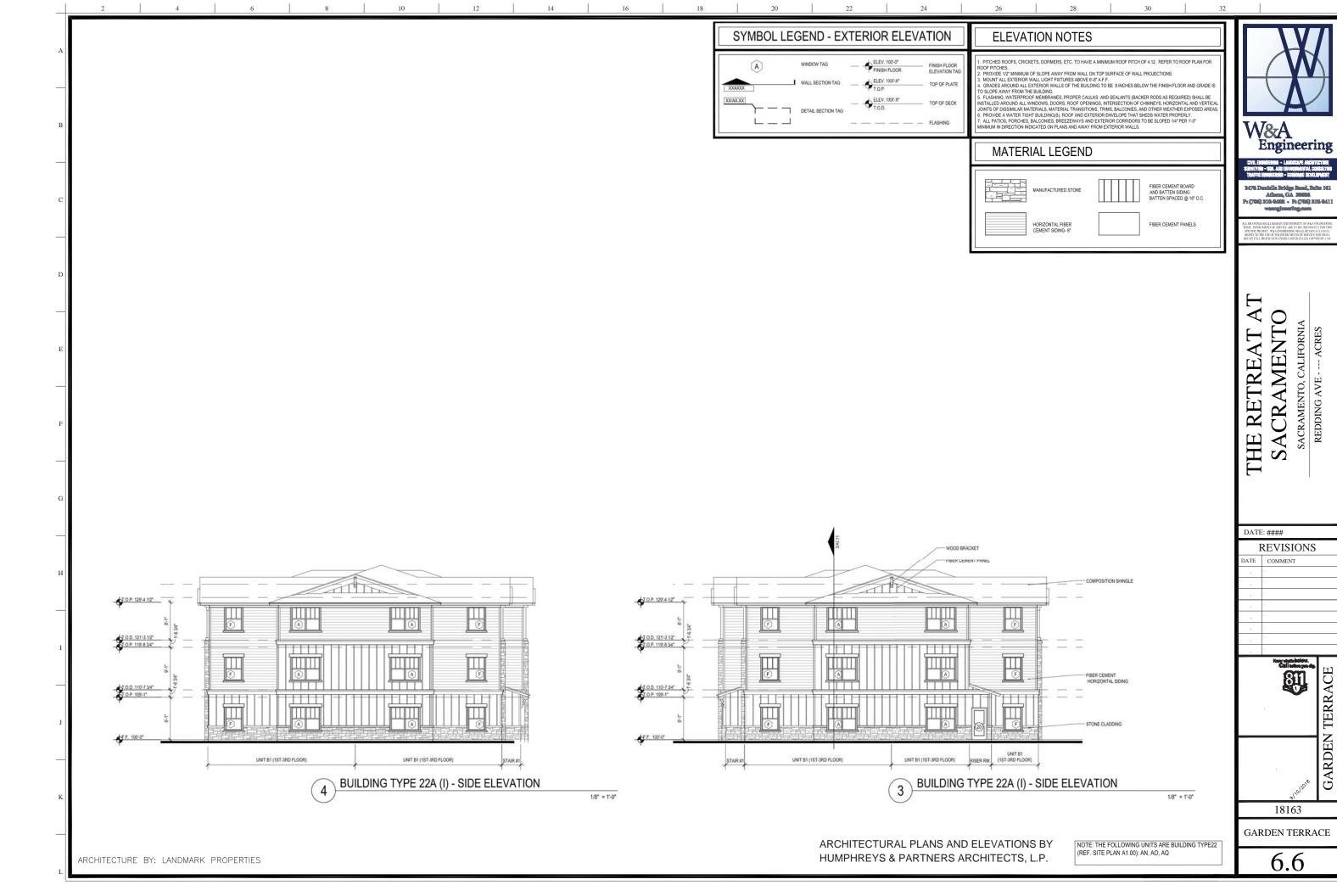
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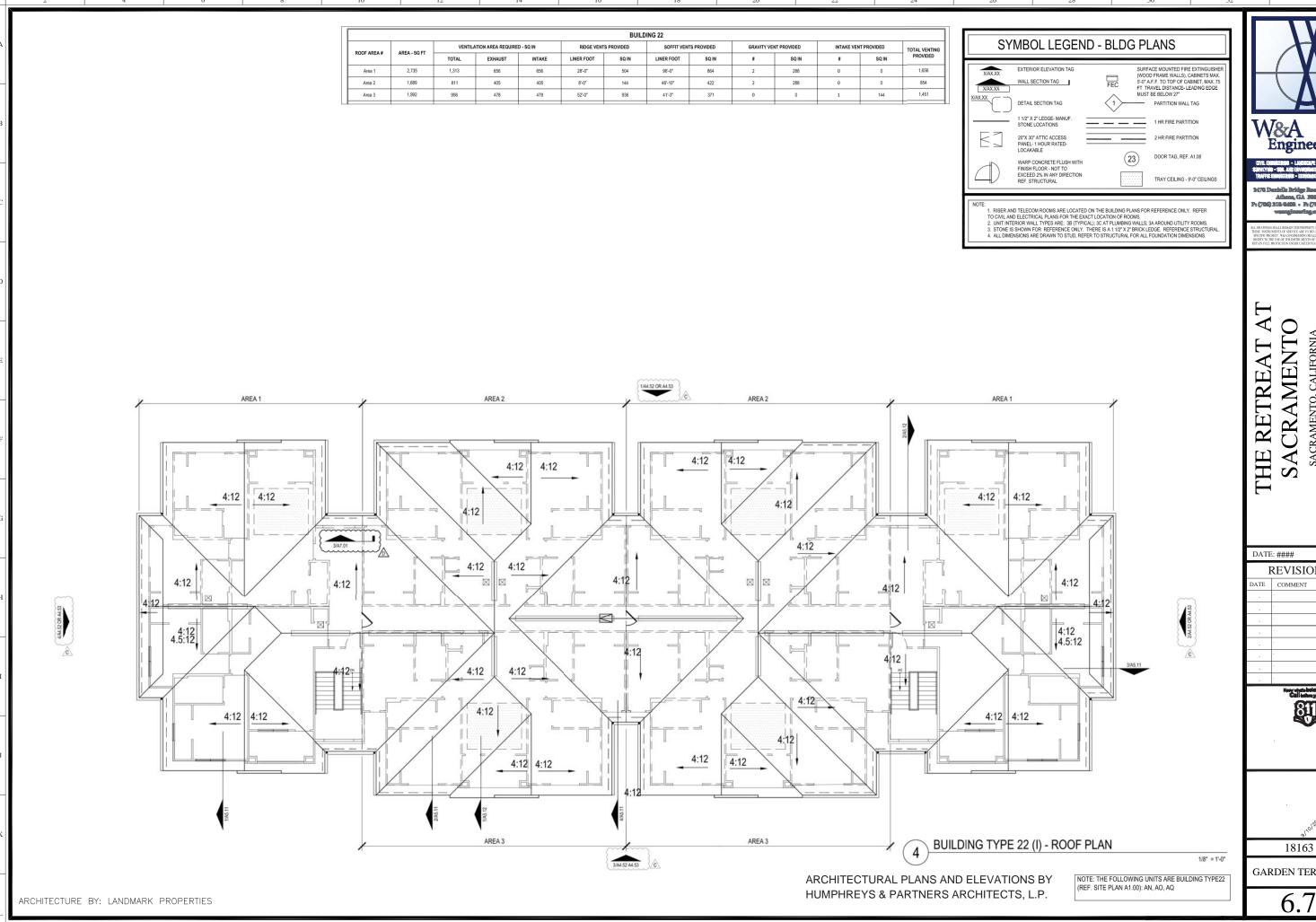
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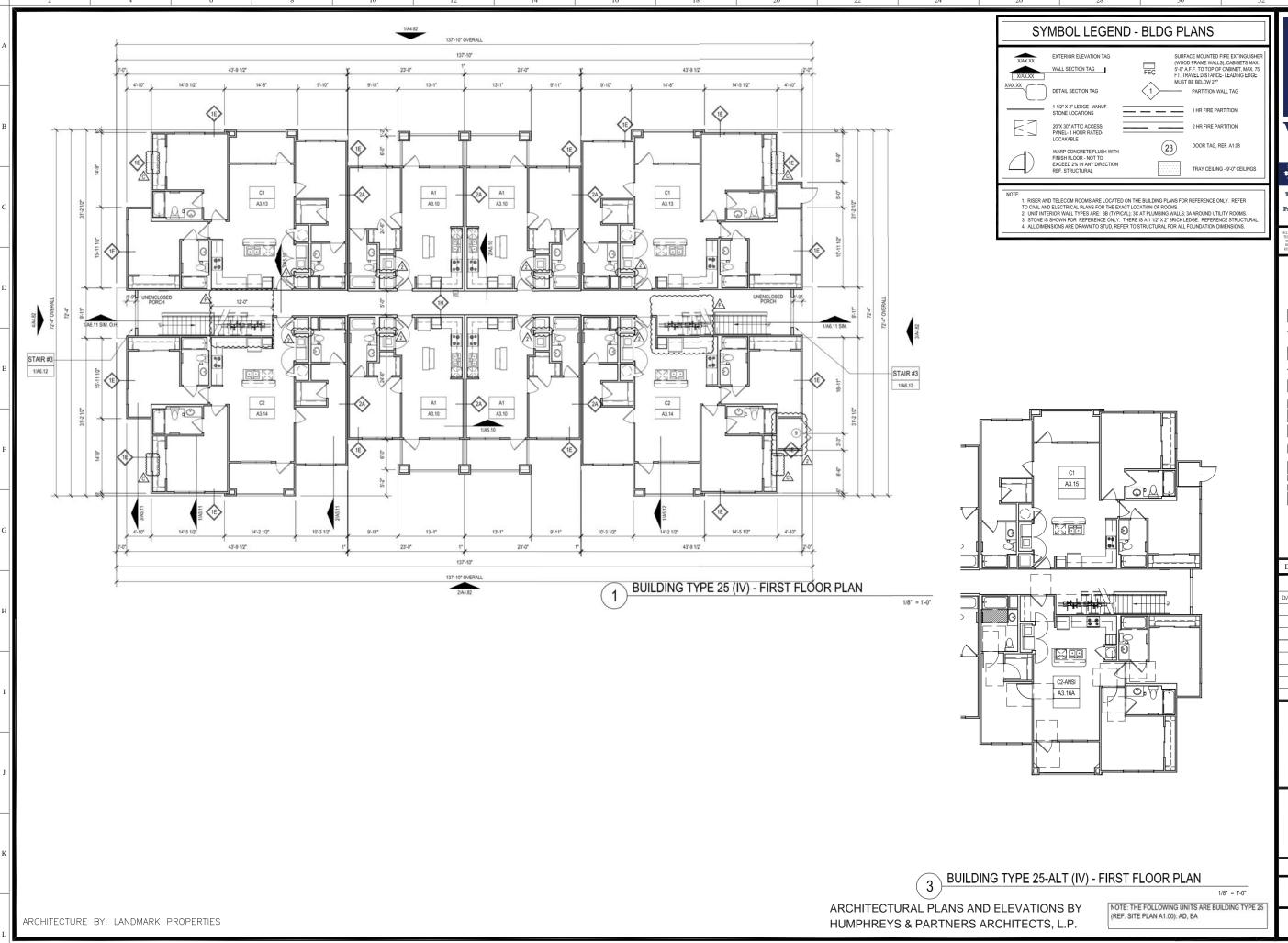
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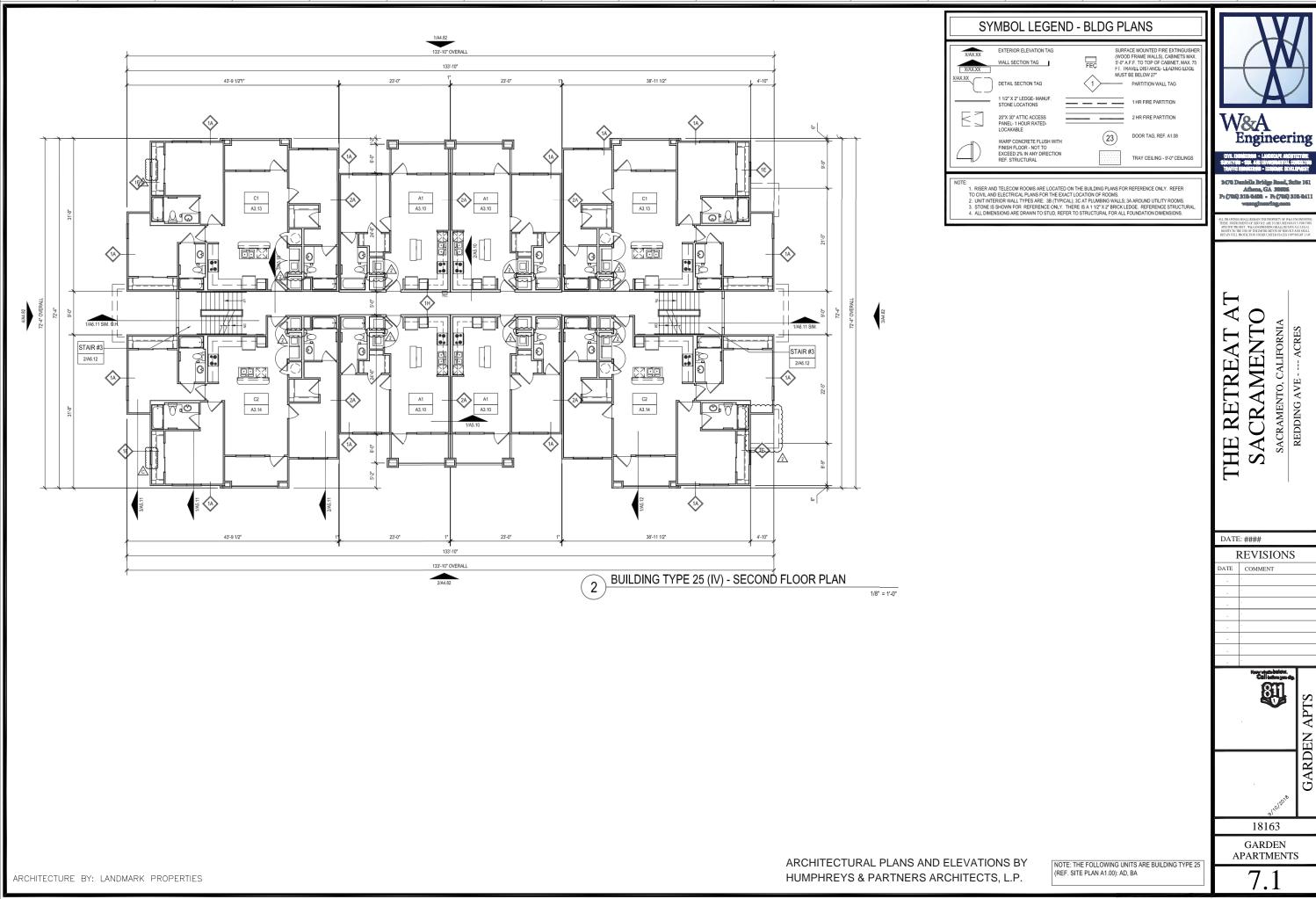
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GARDEN APTS

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GARDEN APARTMENTS

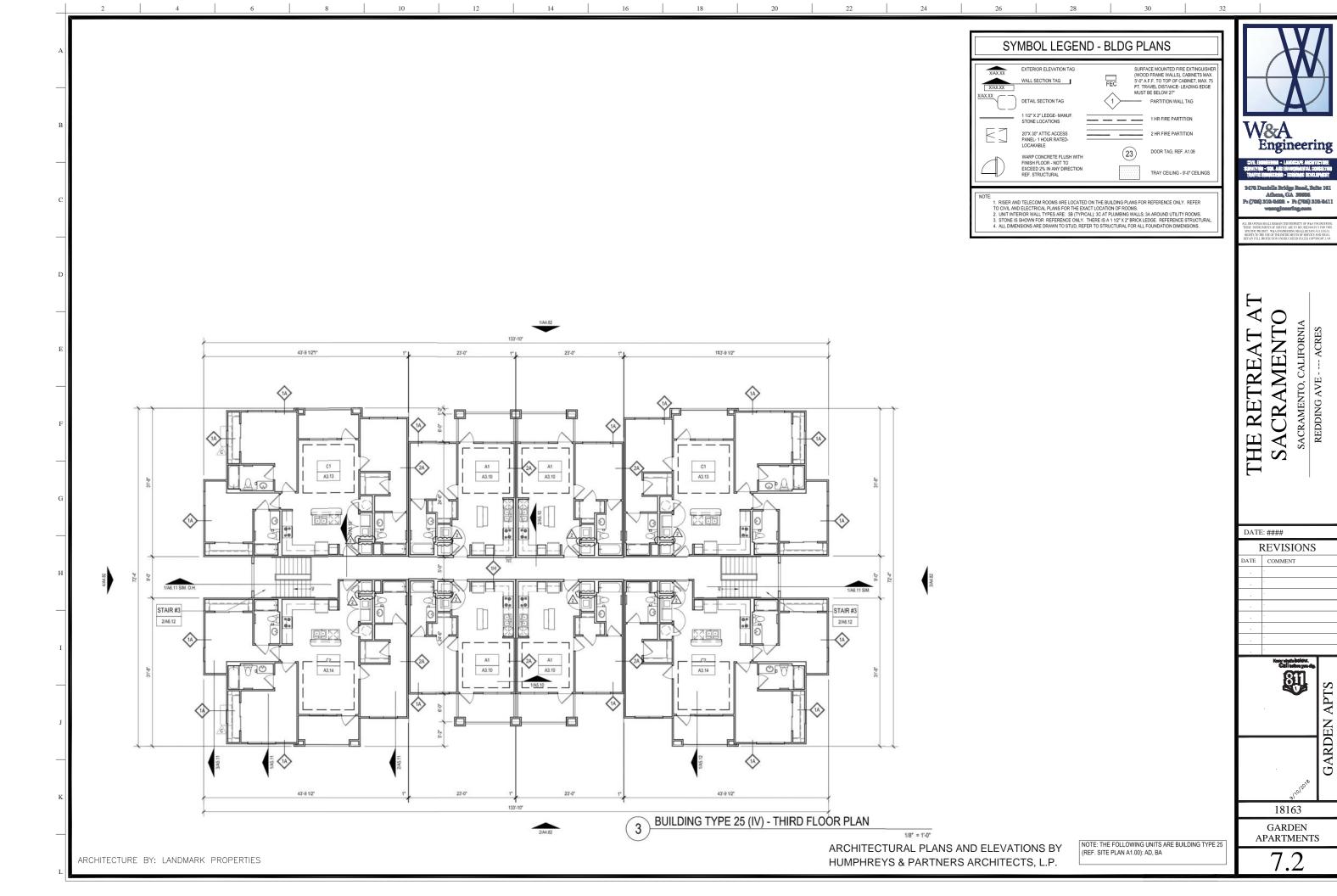


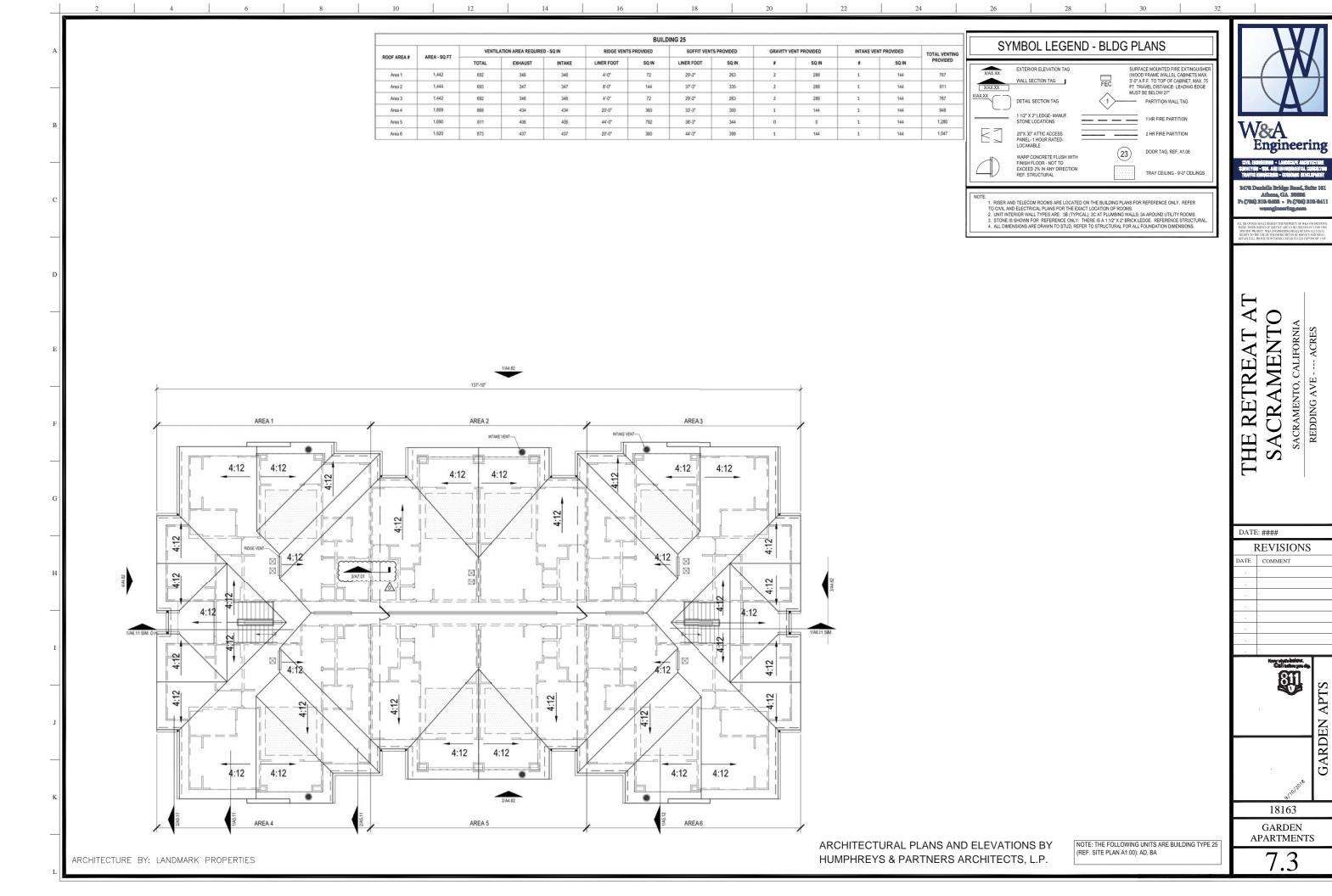
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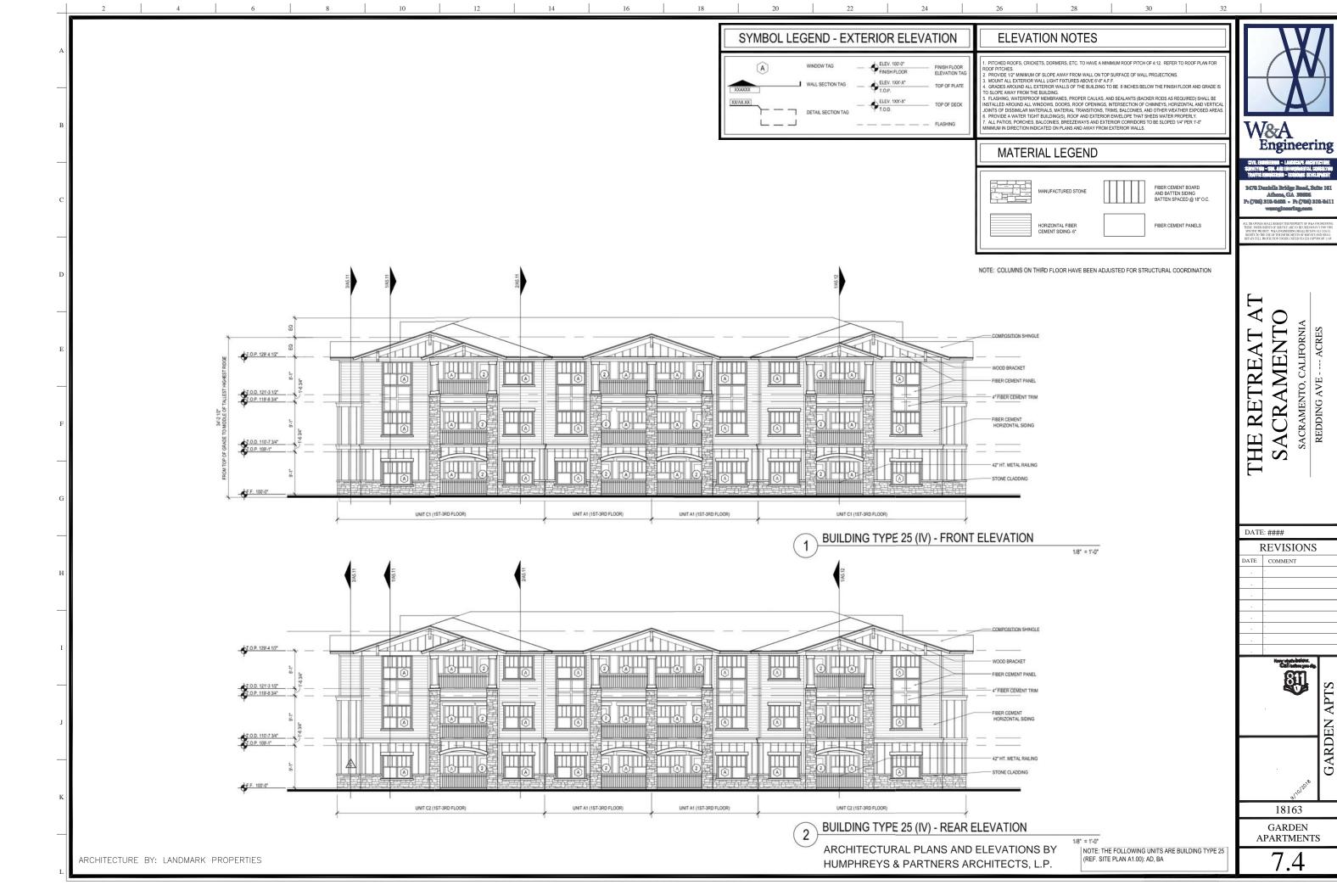
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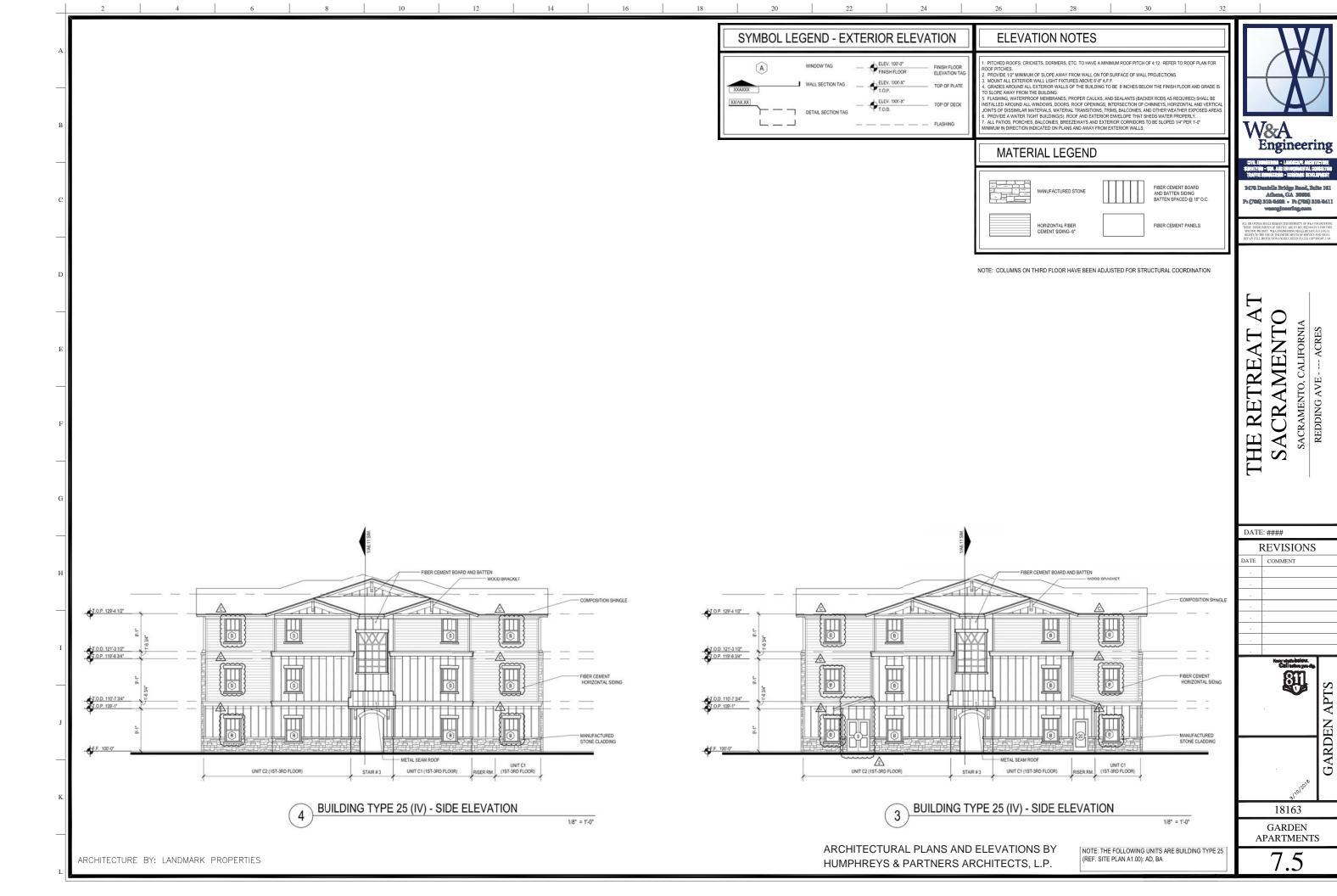
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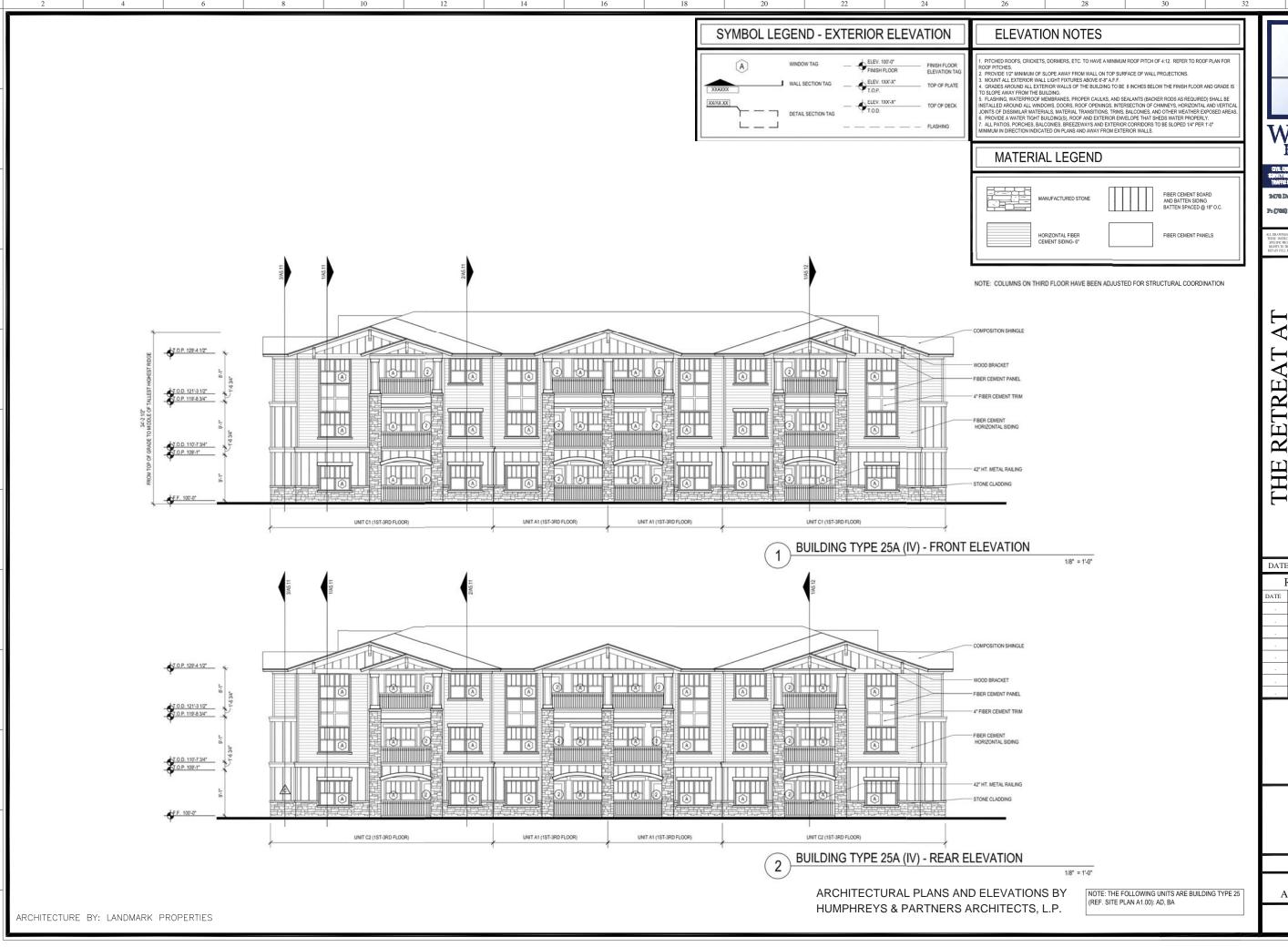
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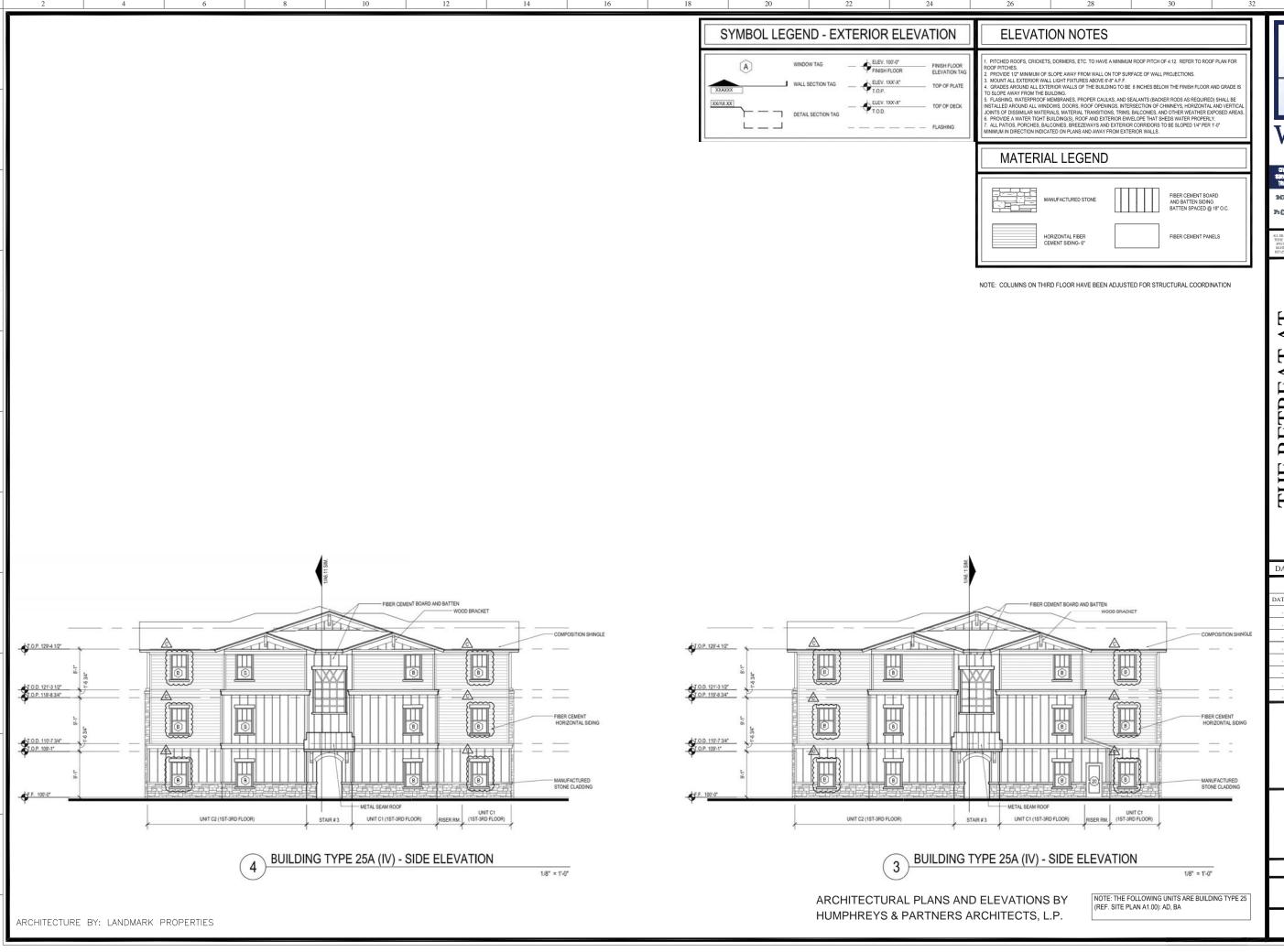
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REDDING AVE

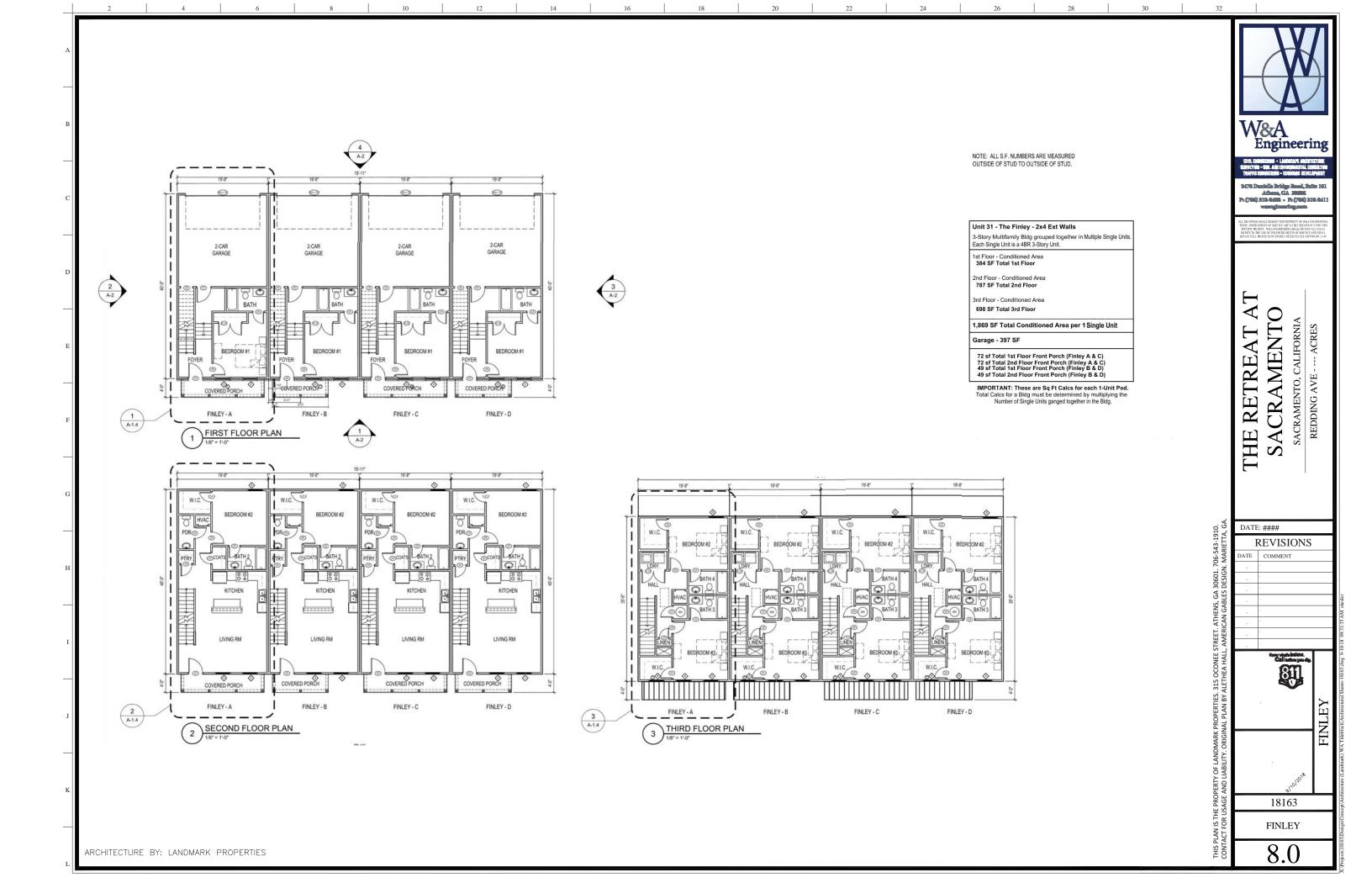
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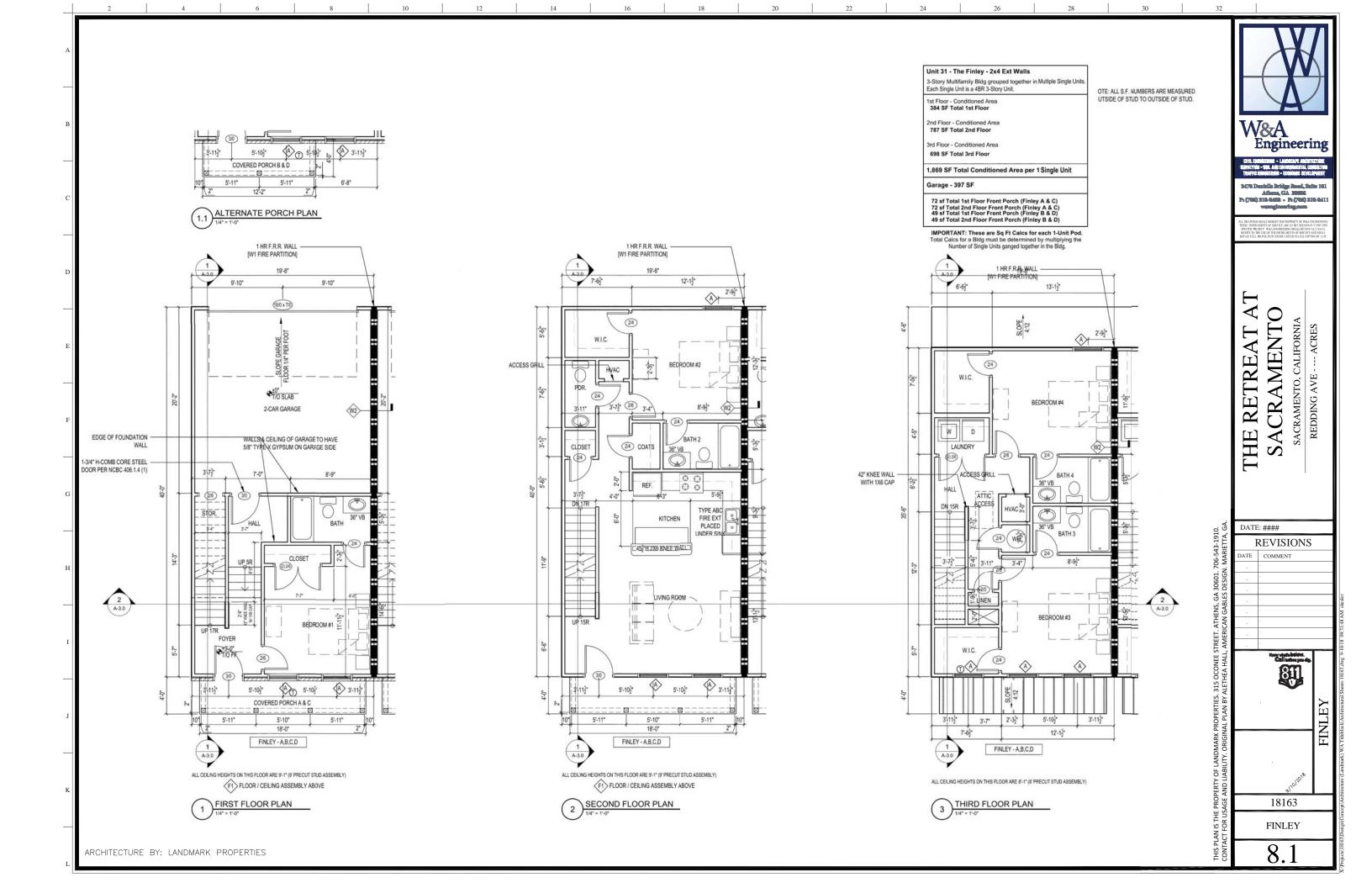
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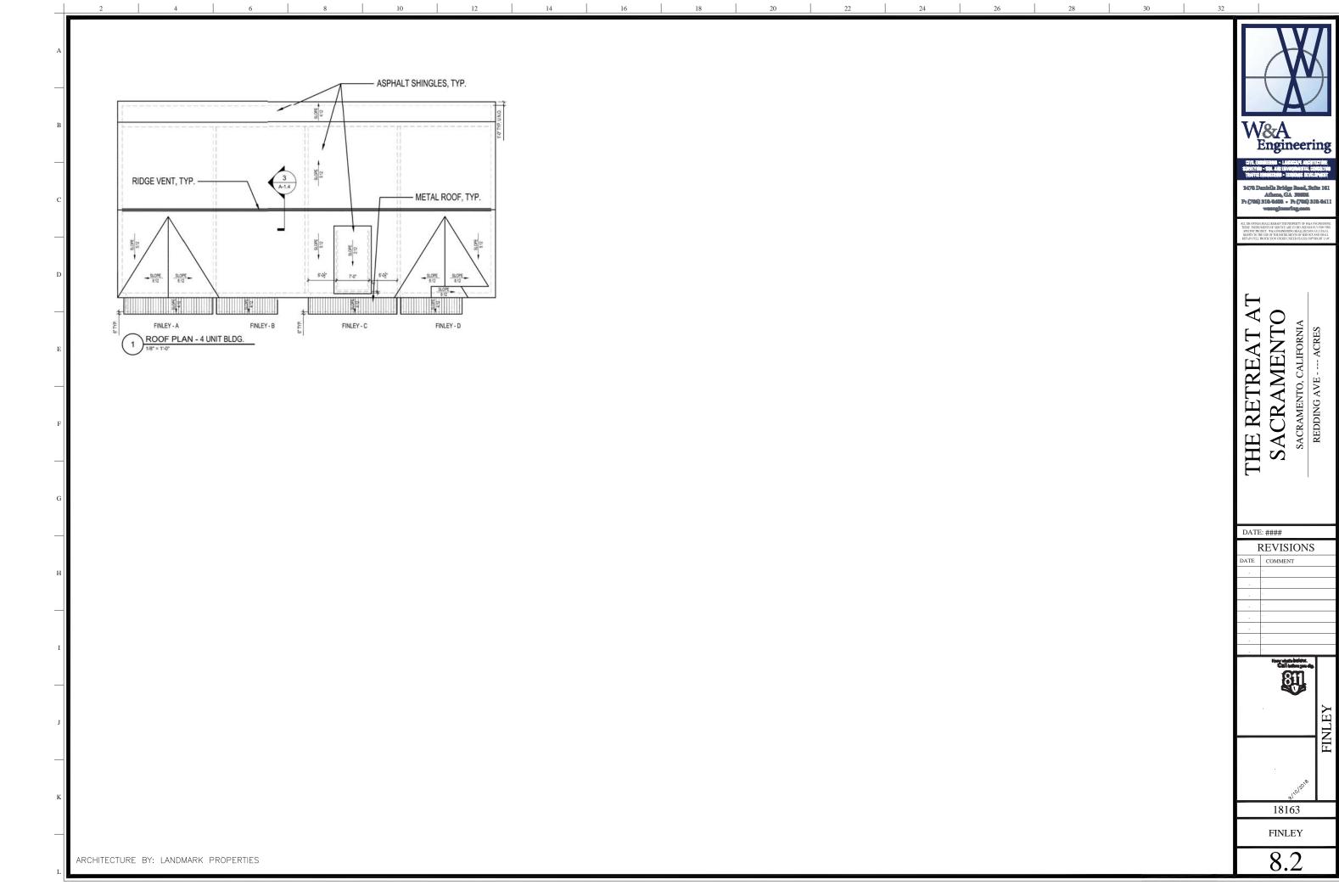
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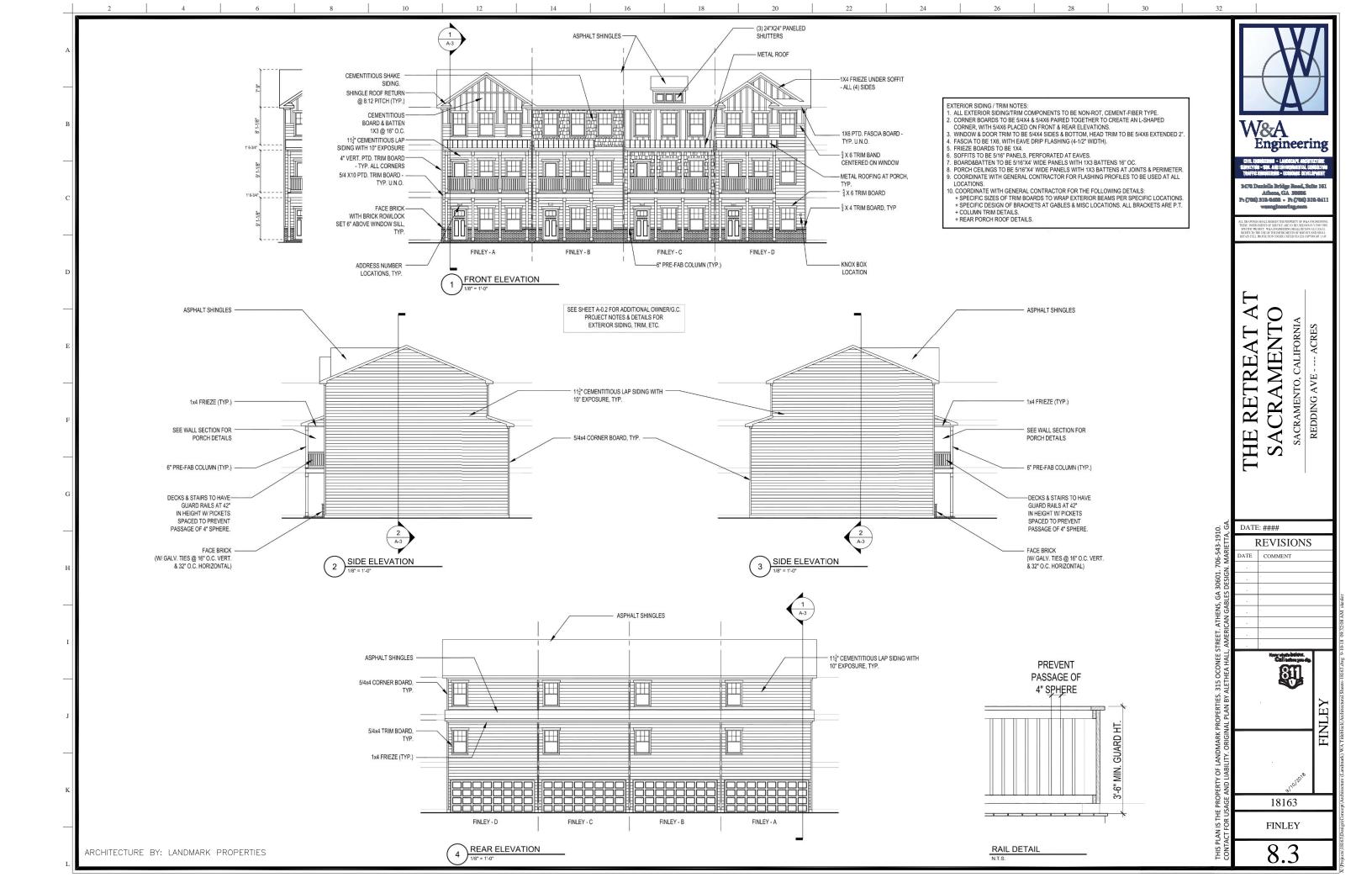
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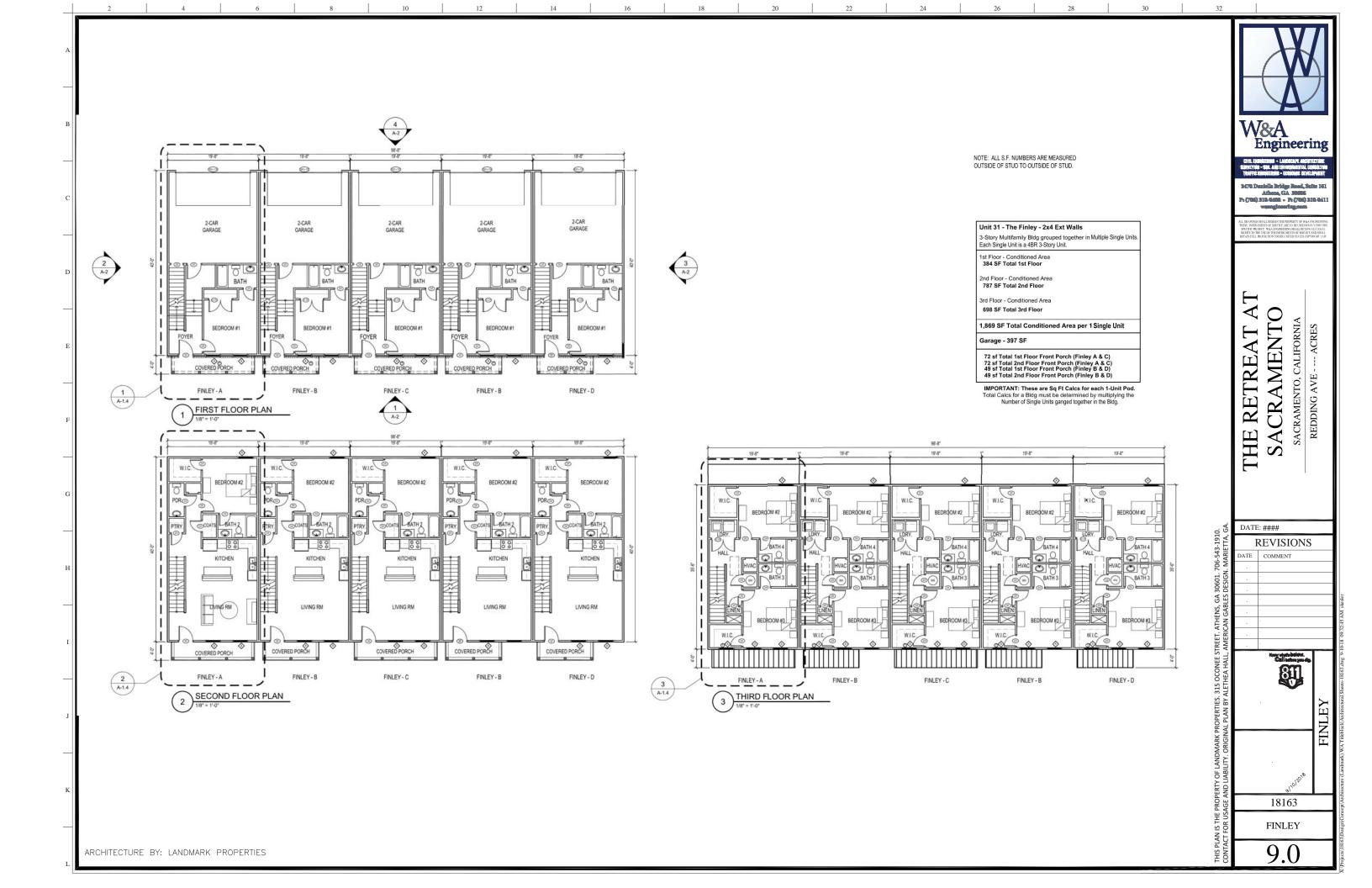
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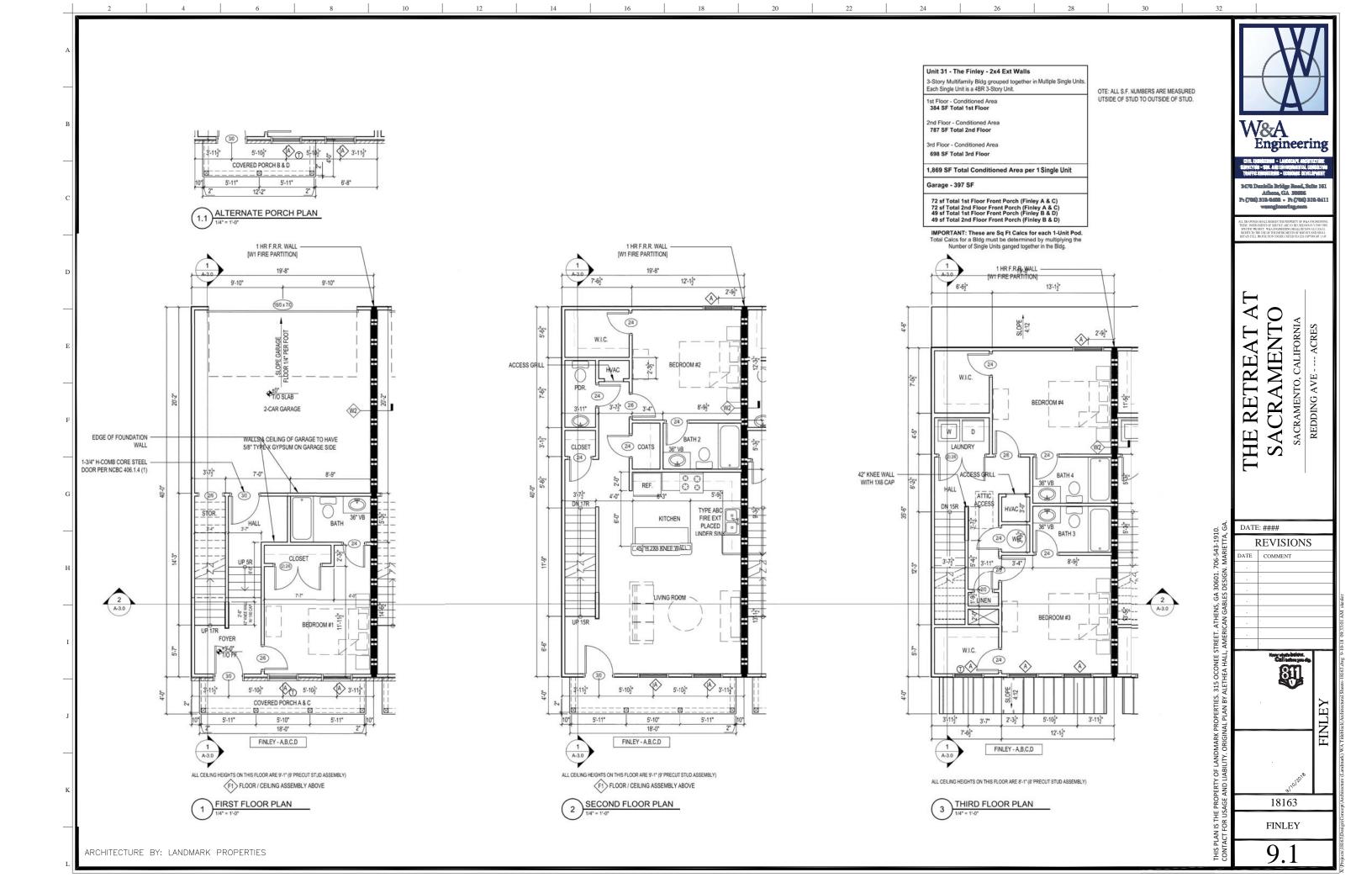


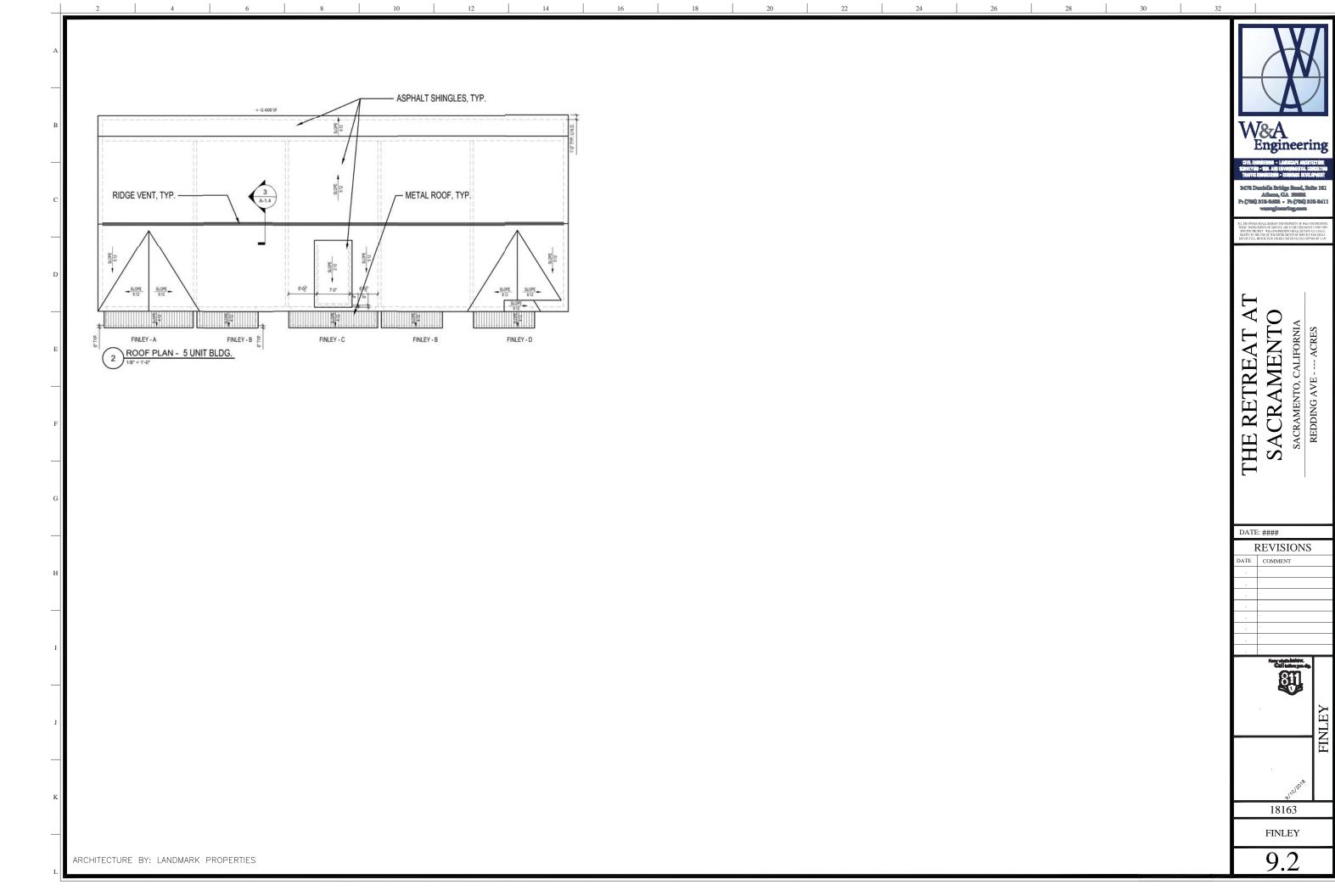


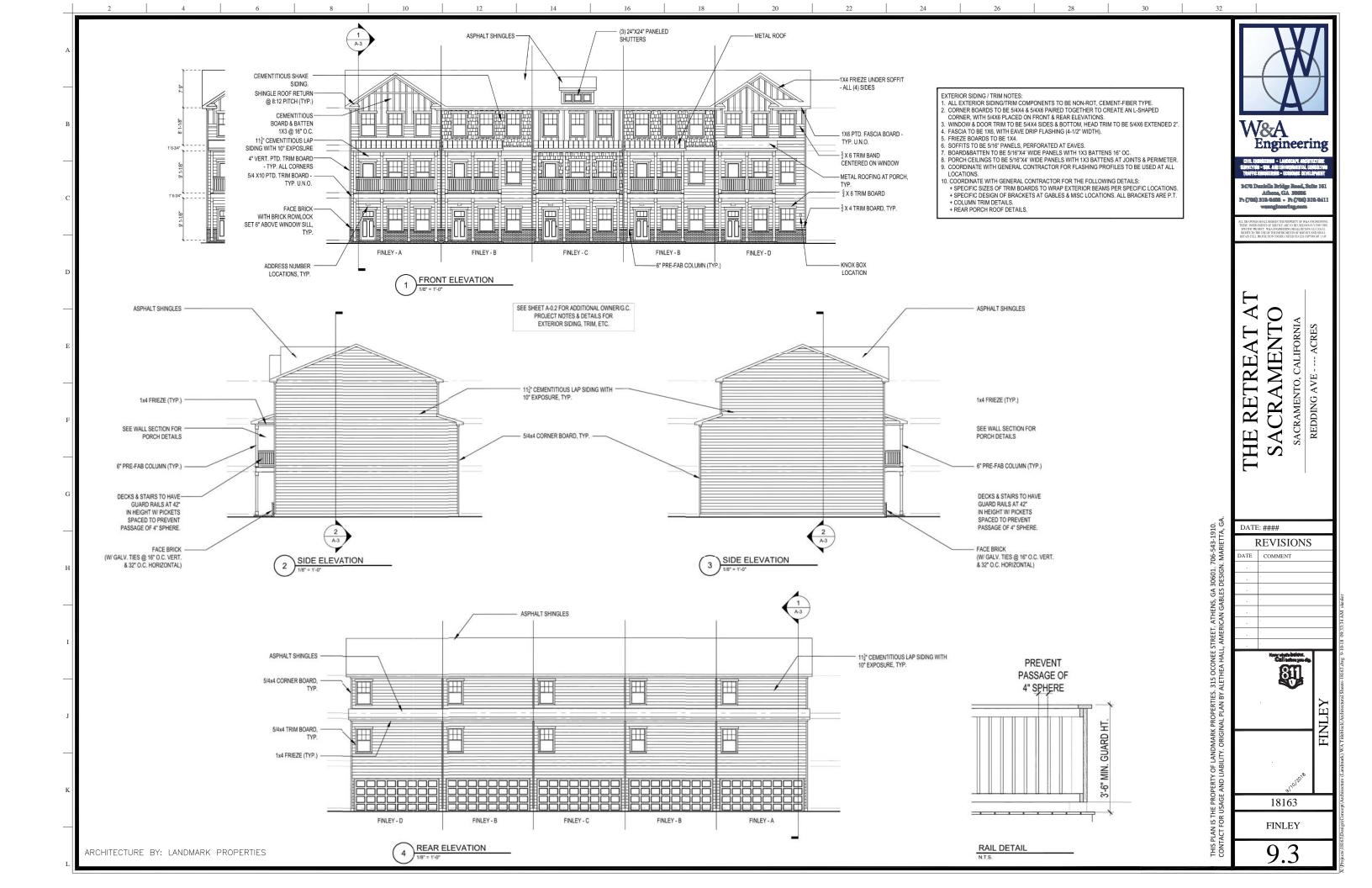


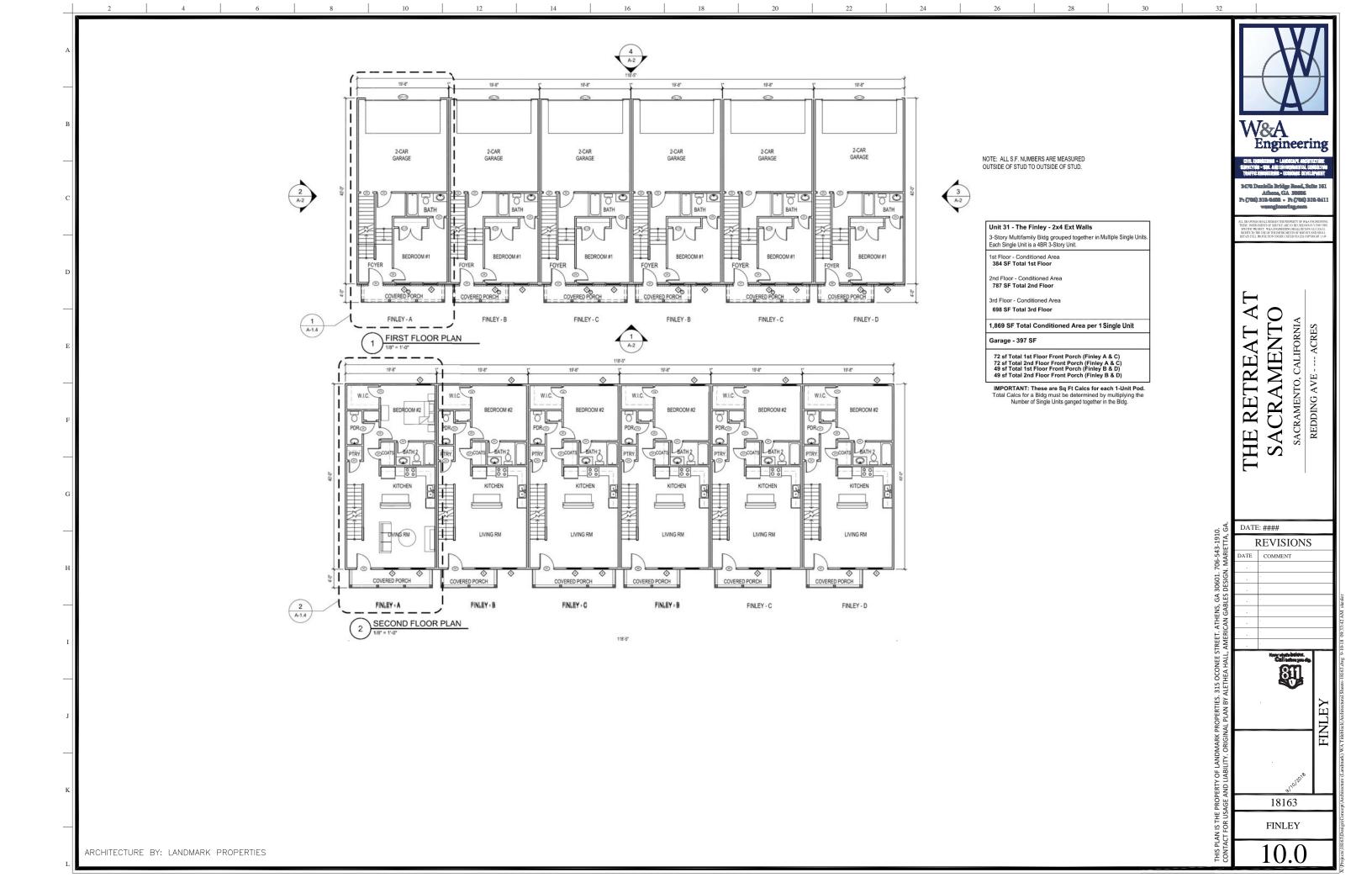


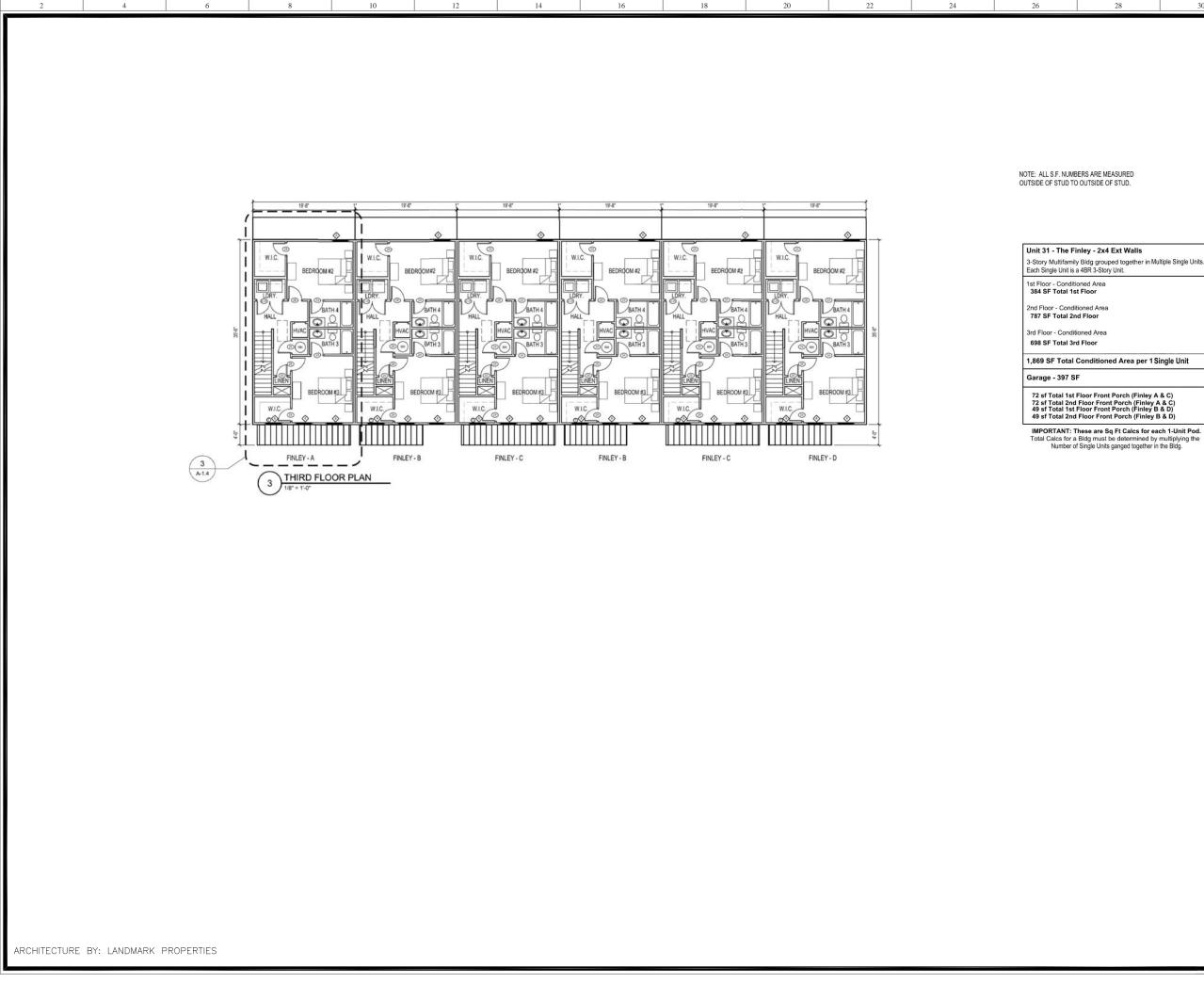












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SACRAMENTO SACRAMENTO, CALIFORNIA - ACRES REDDING AVE --

THE RETREAT

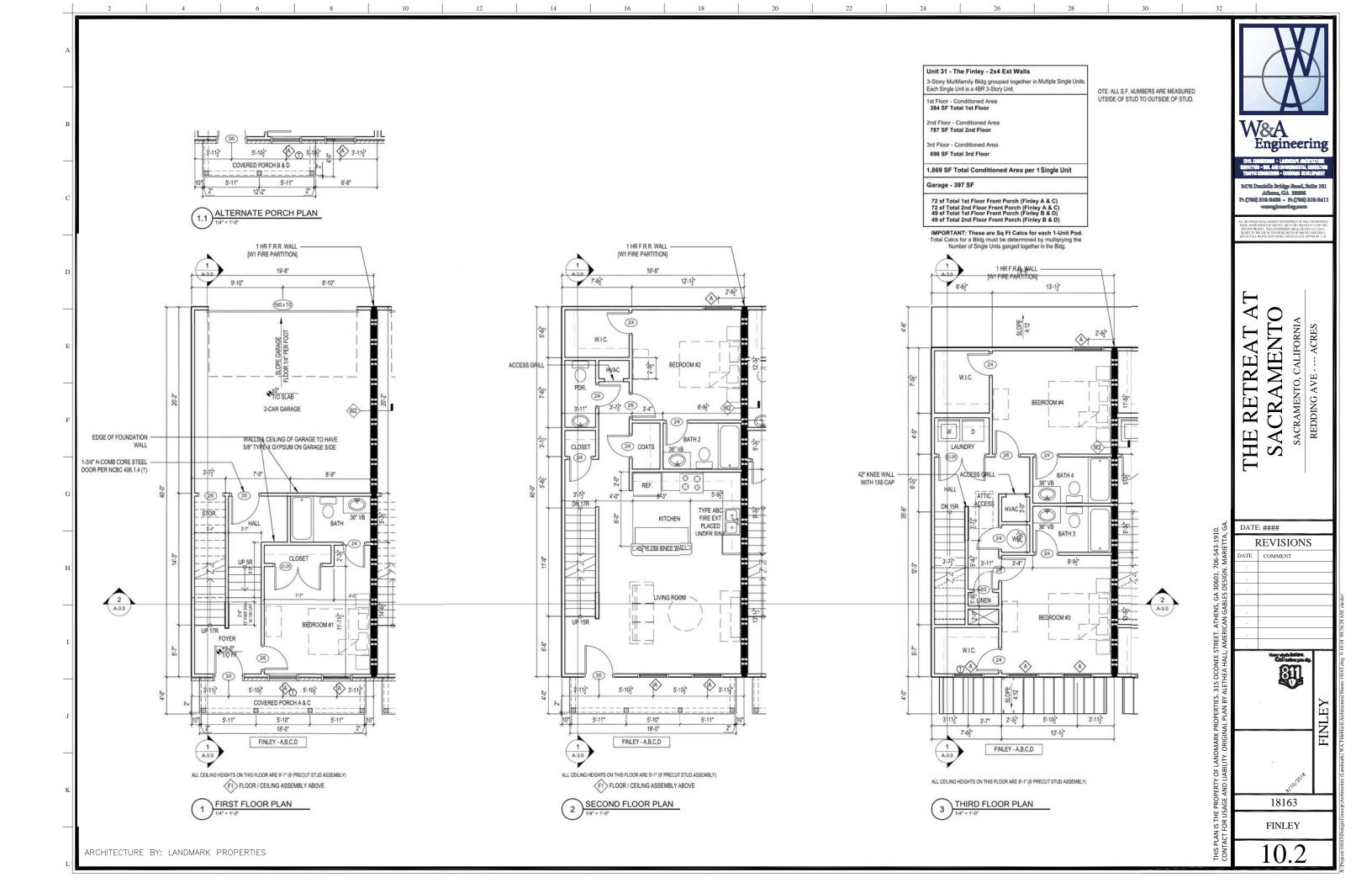
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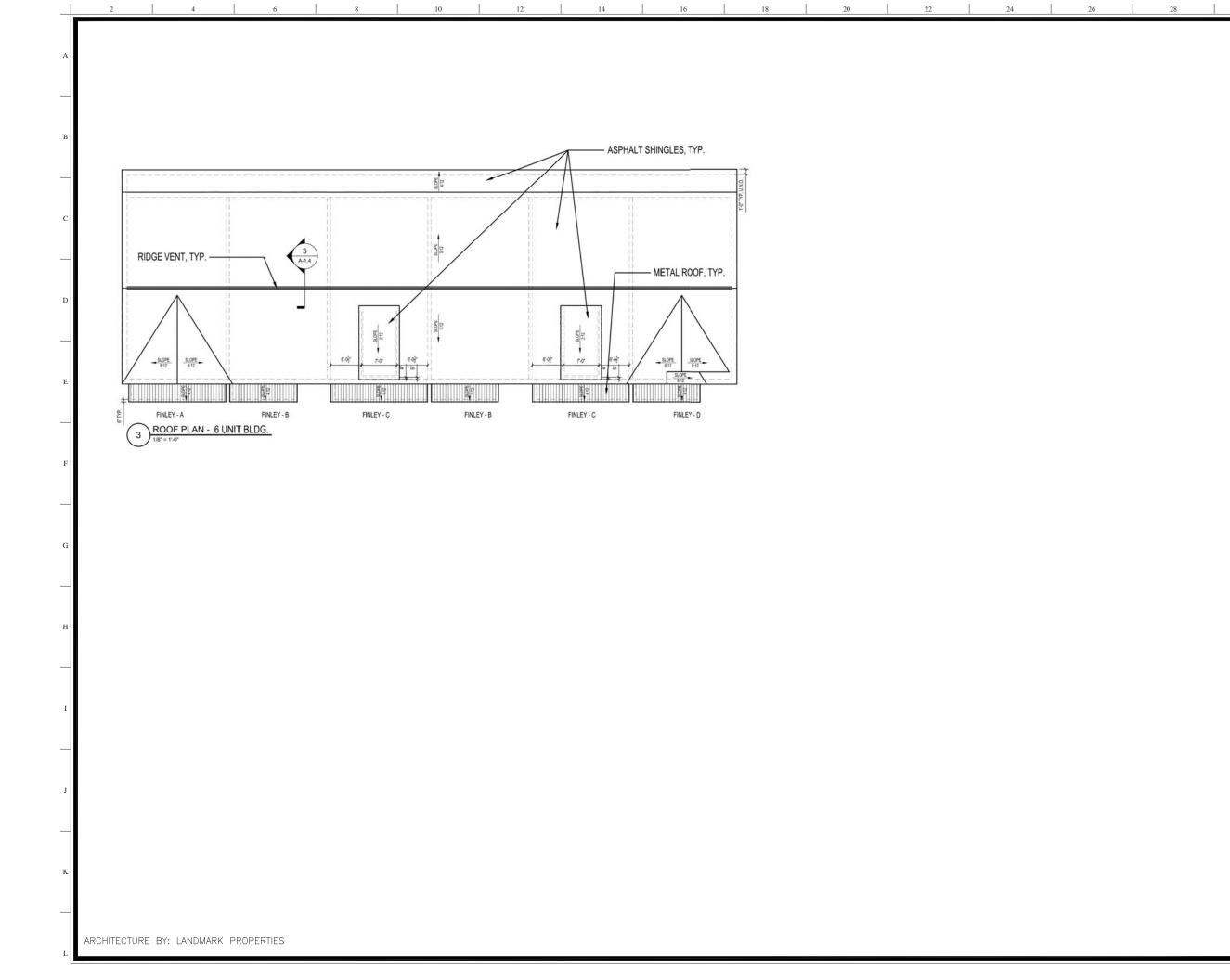
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THE RETREAT AT SACRAMENTO SACRAMENTO SACRAMENTO, CALIFORNIA REDDING AVE - --- ACRES

DATE: ####

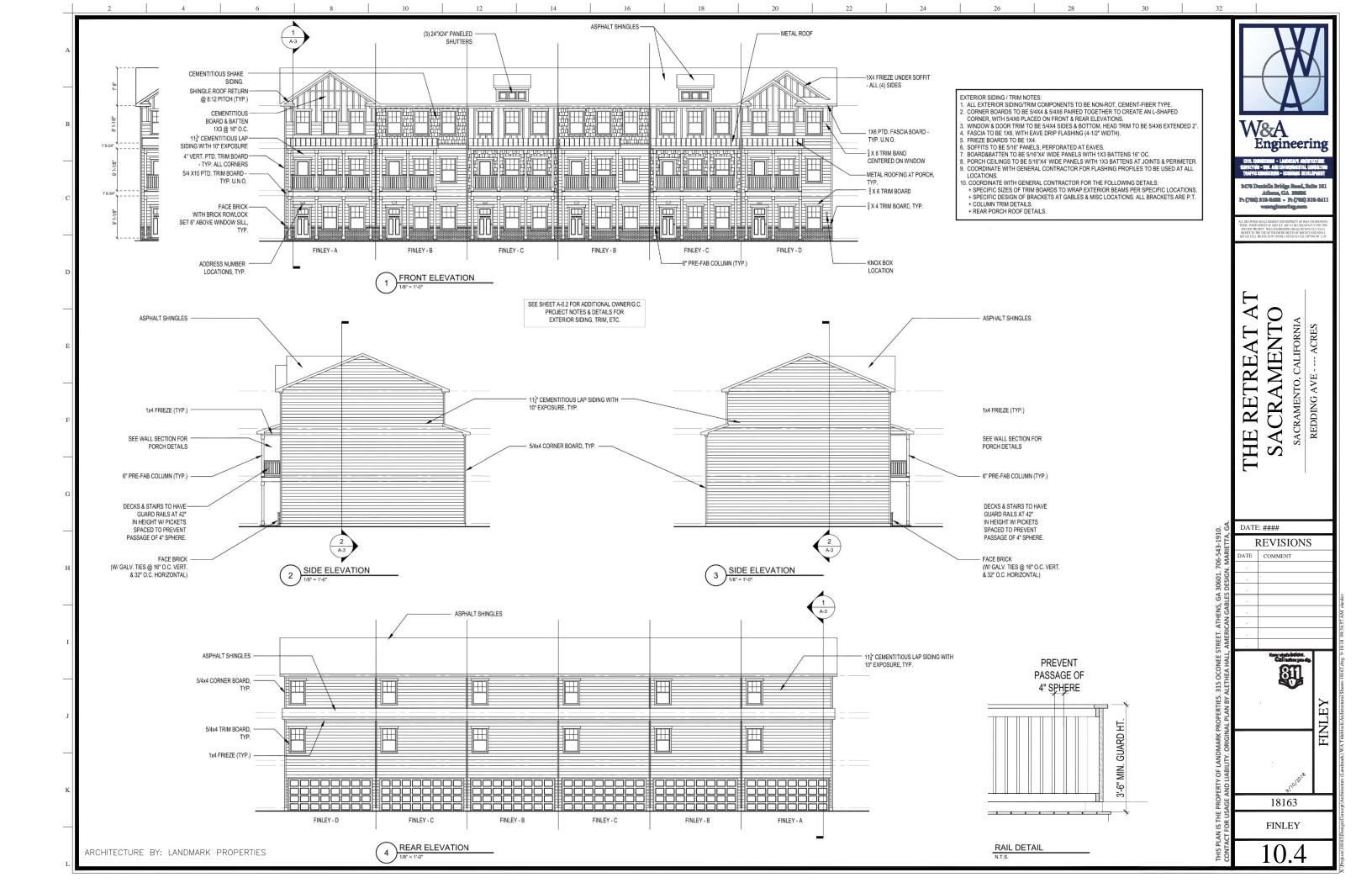
REVISIONS

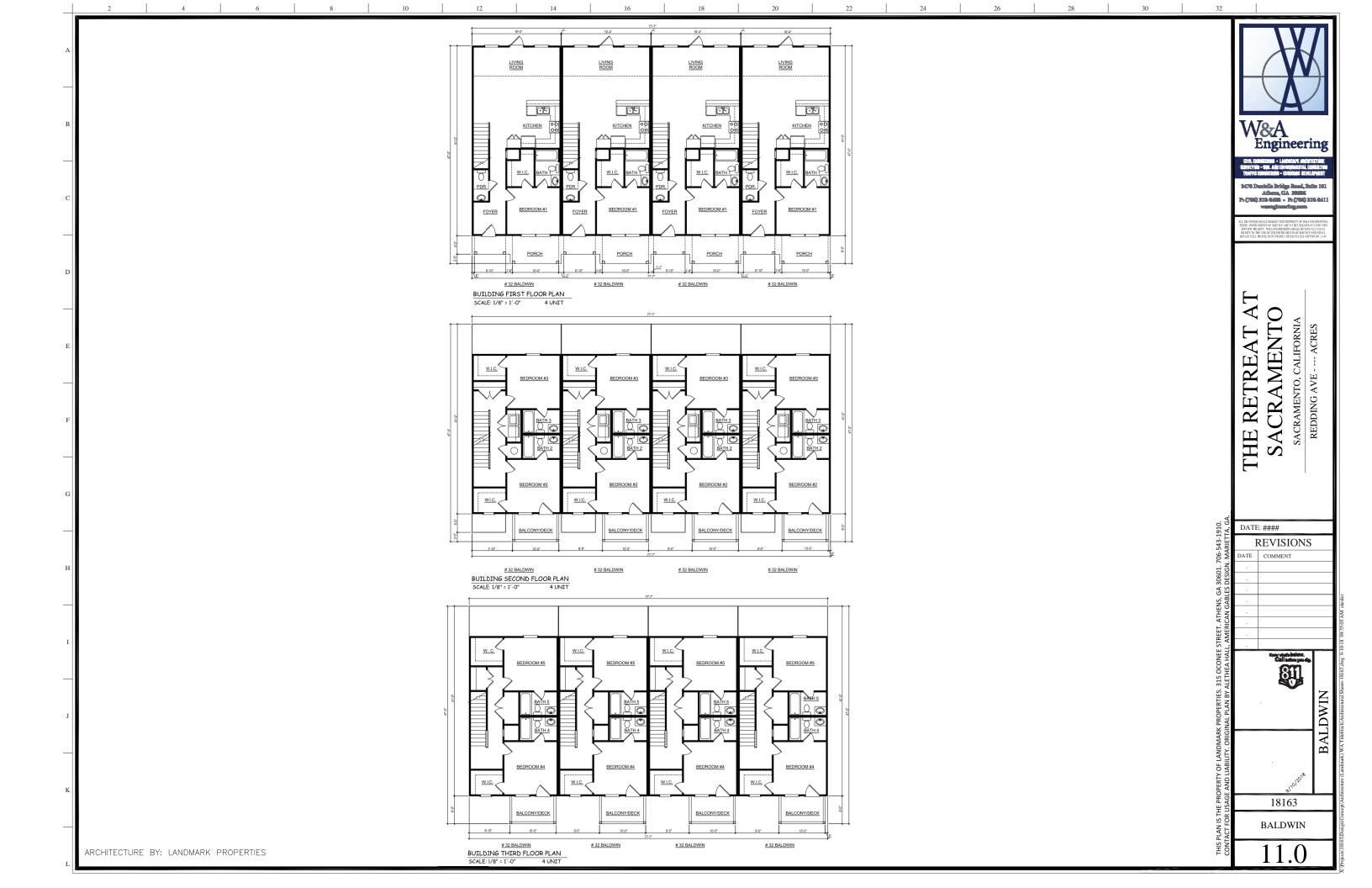
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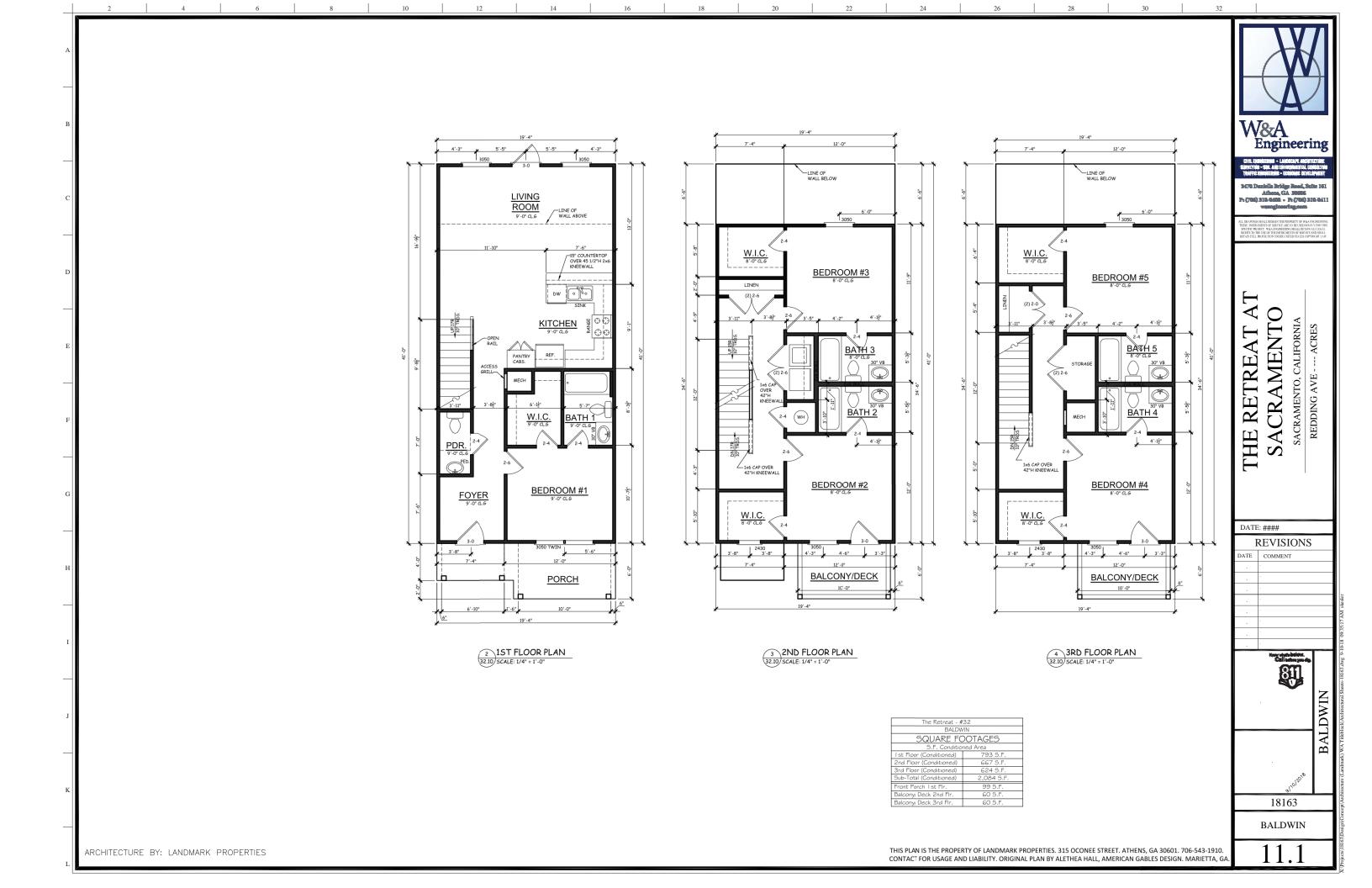
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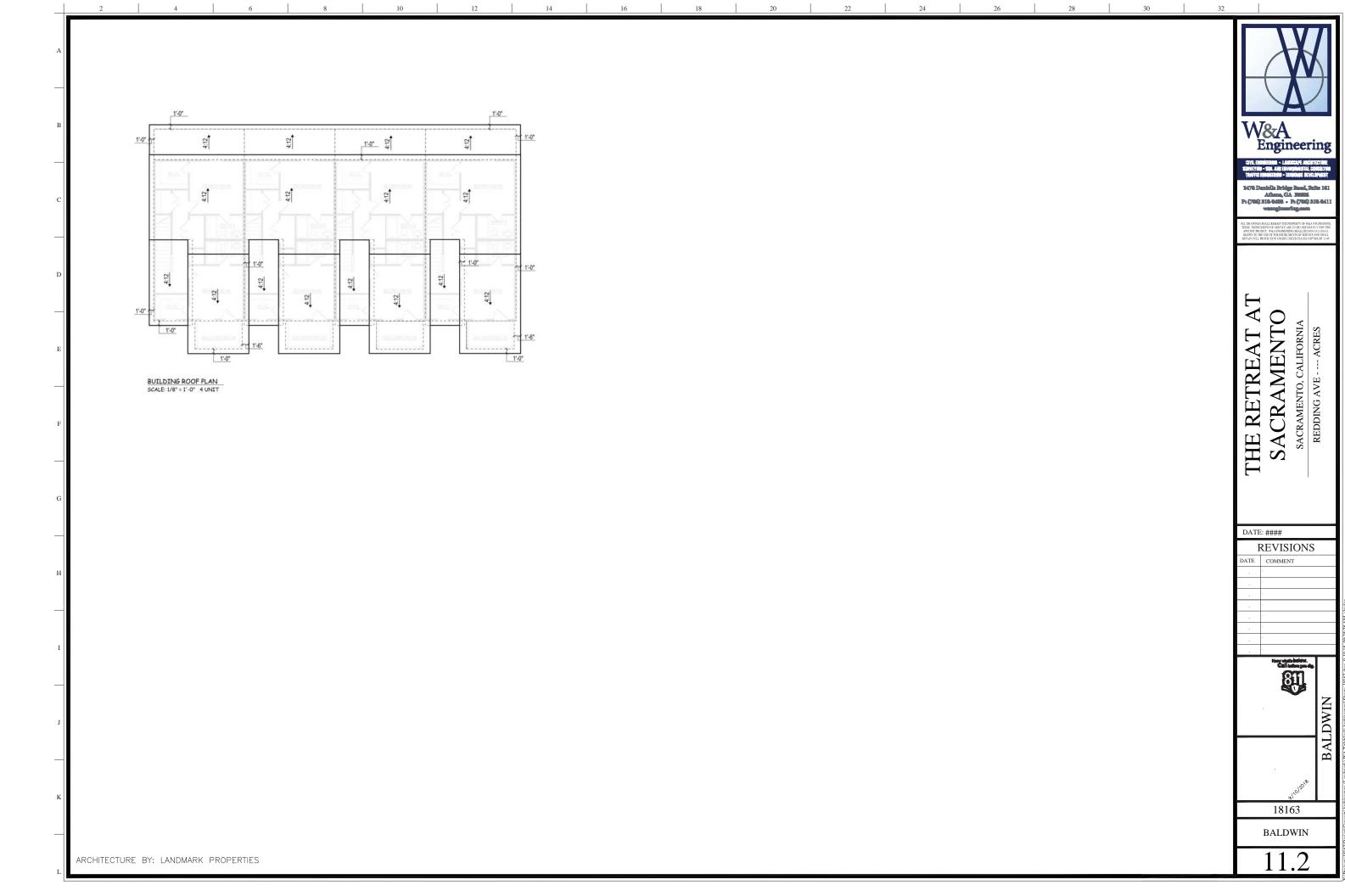
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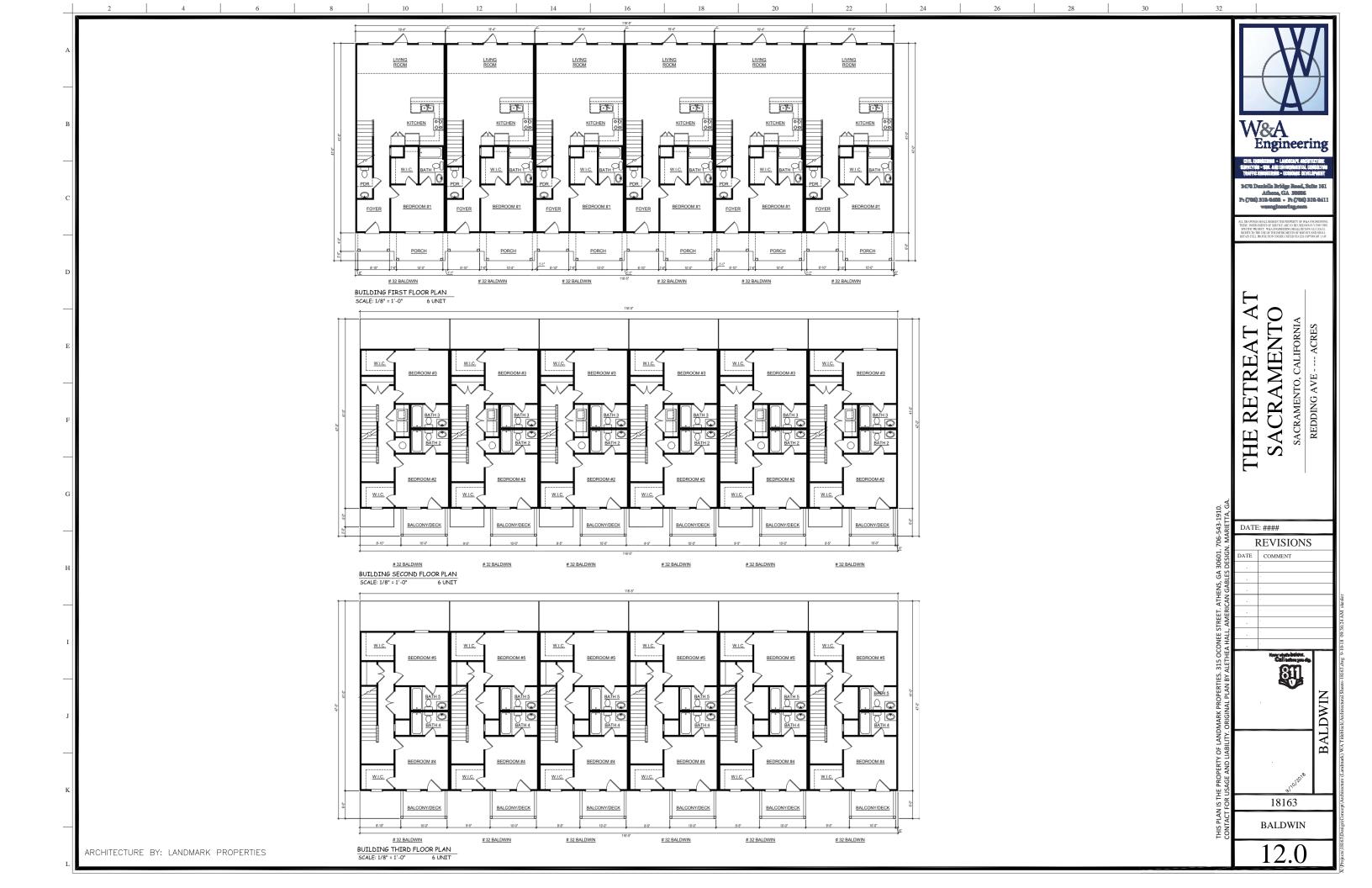


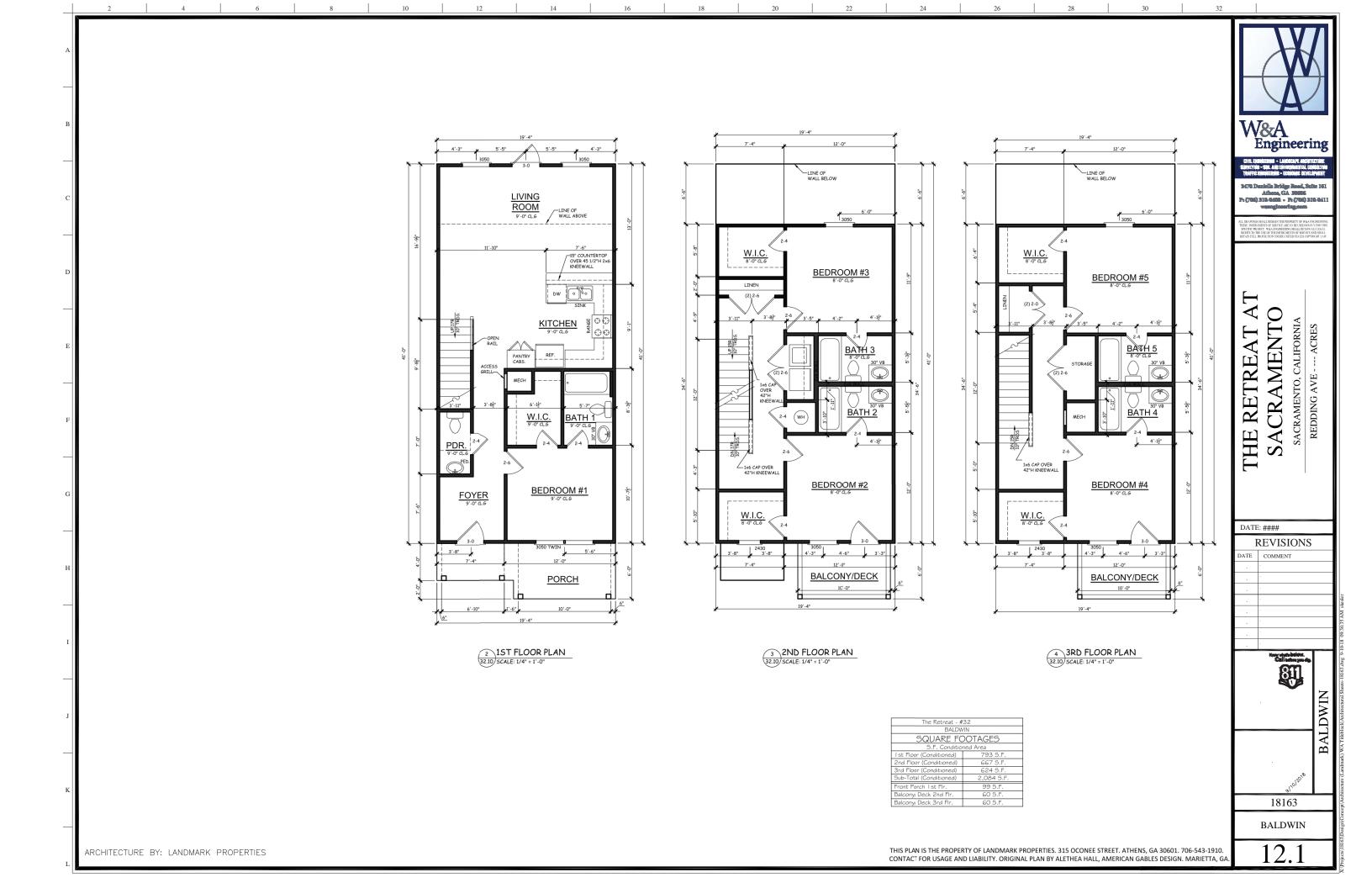


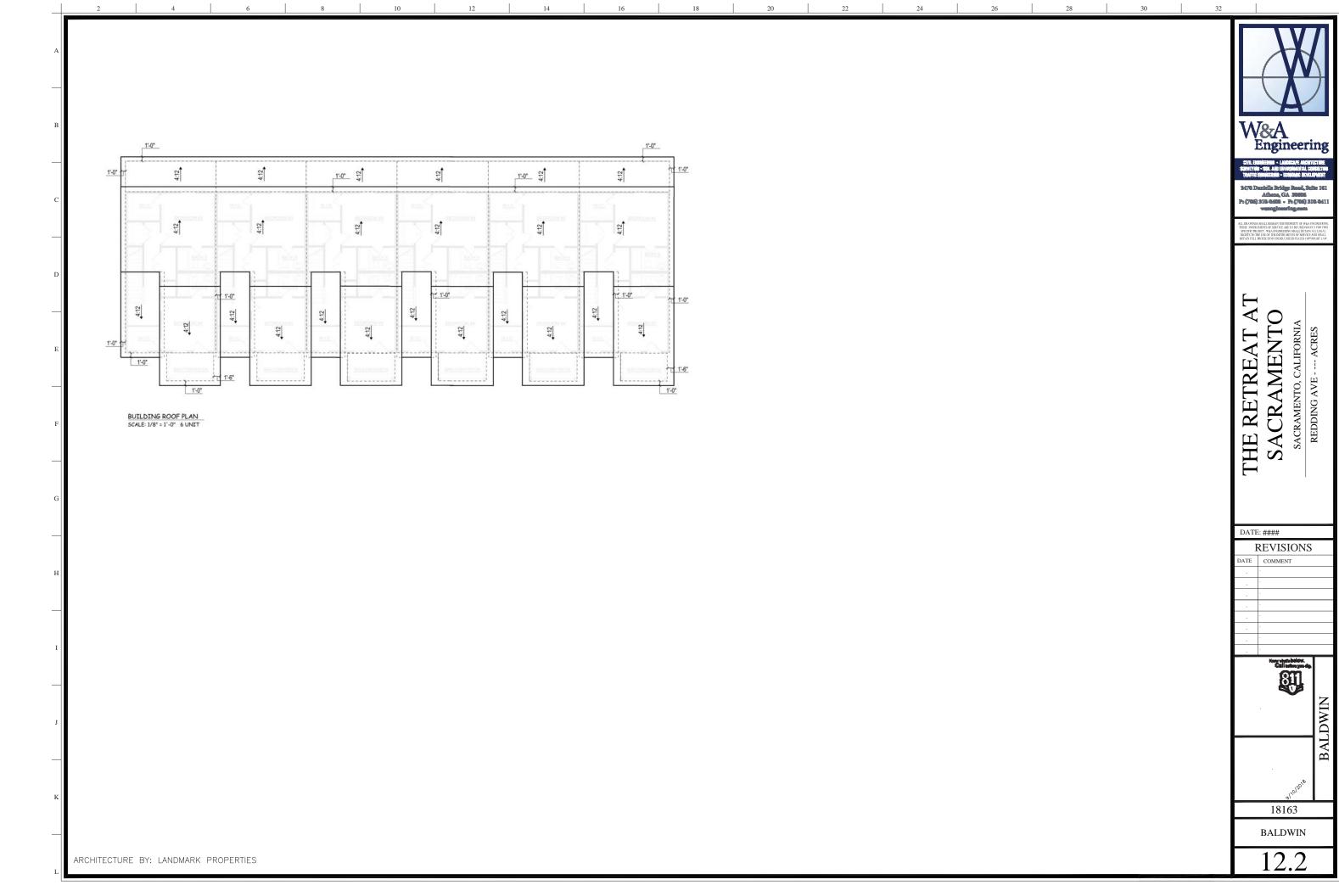






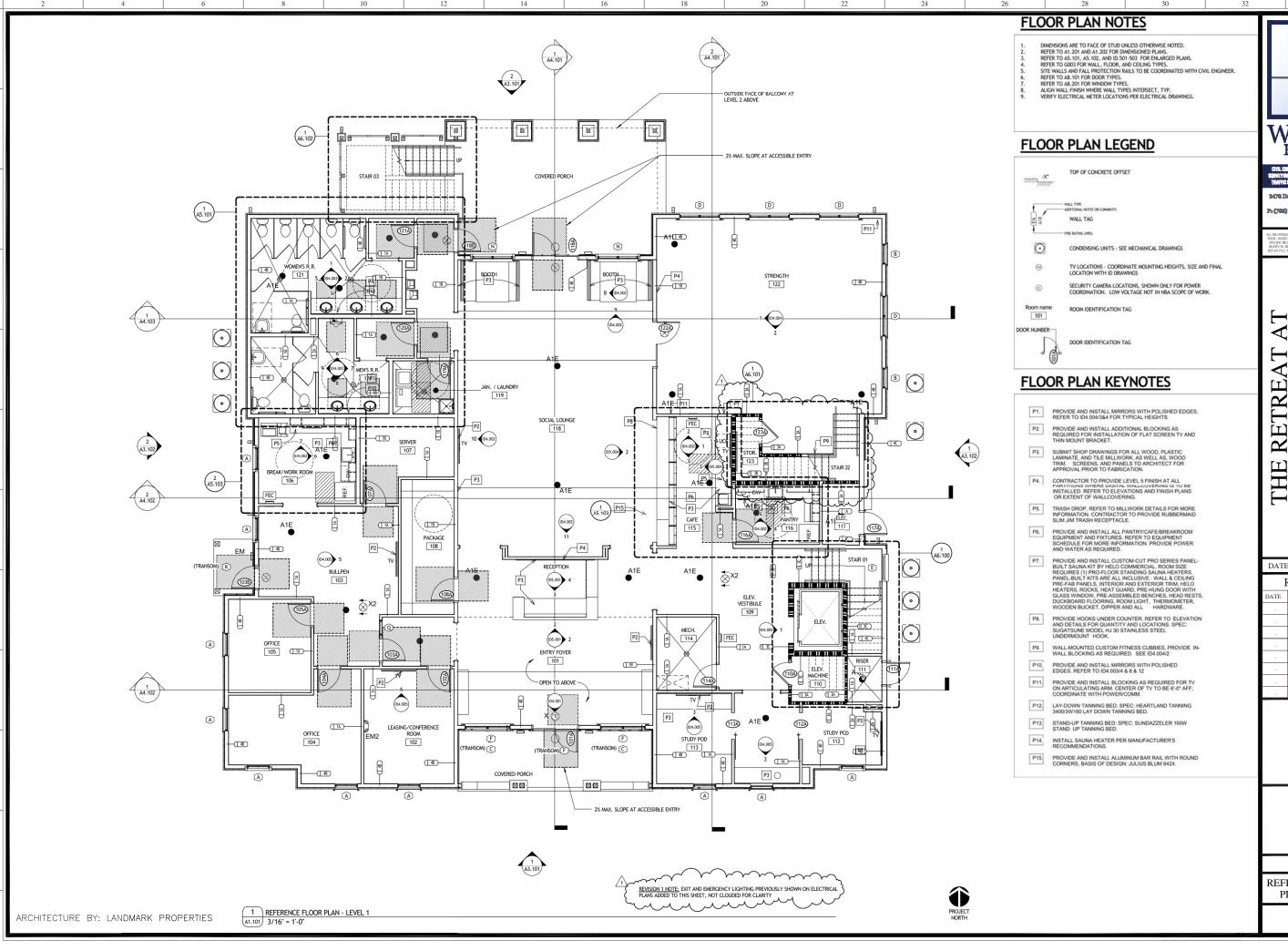












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CALIFORNIA ACRES REDDING AVE SACRAMENTO, \triangleleft

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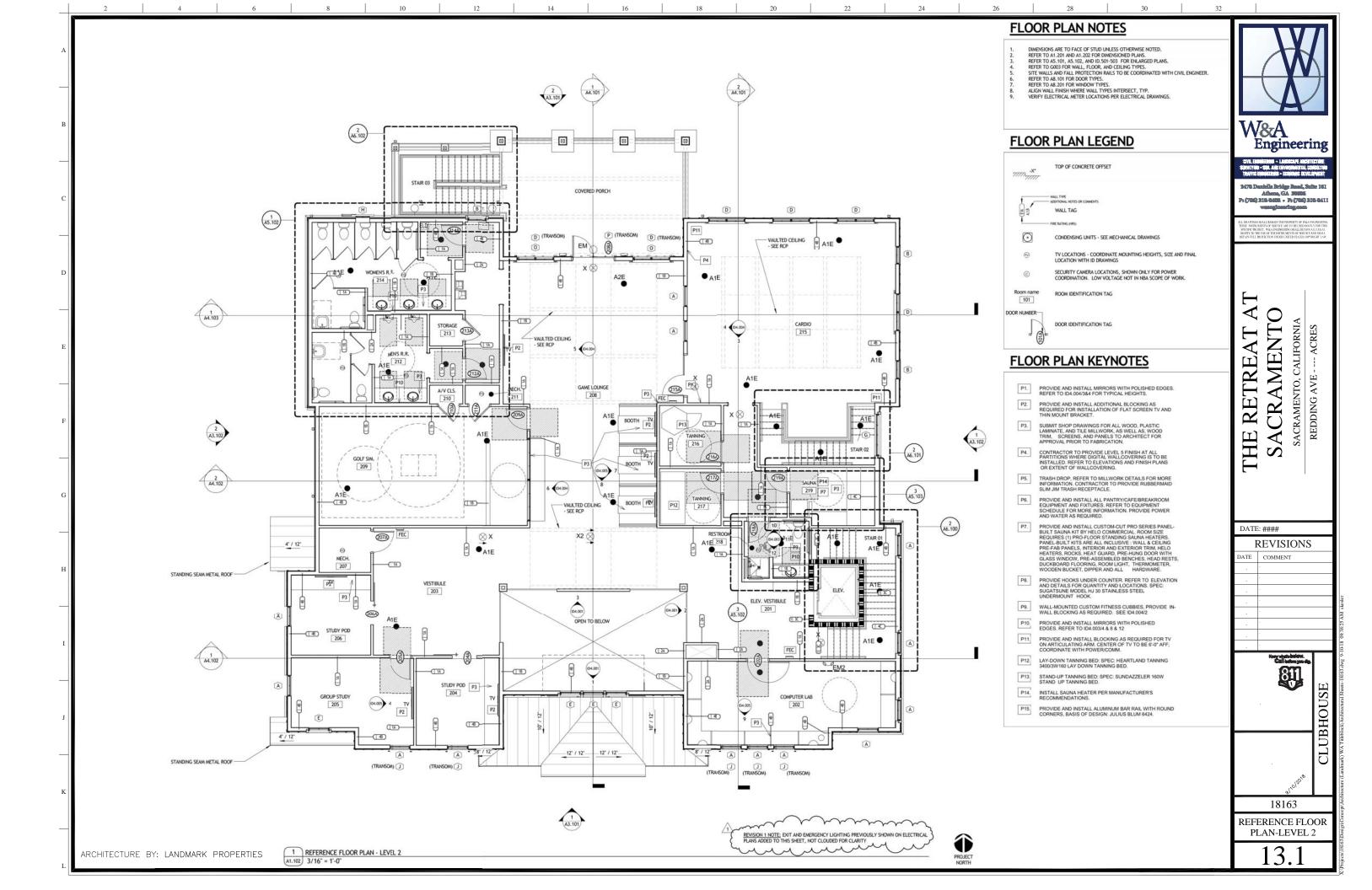
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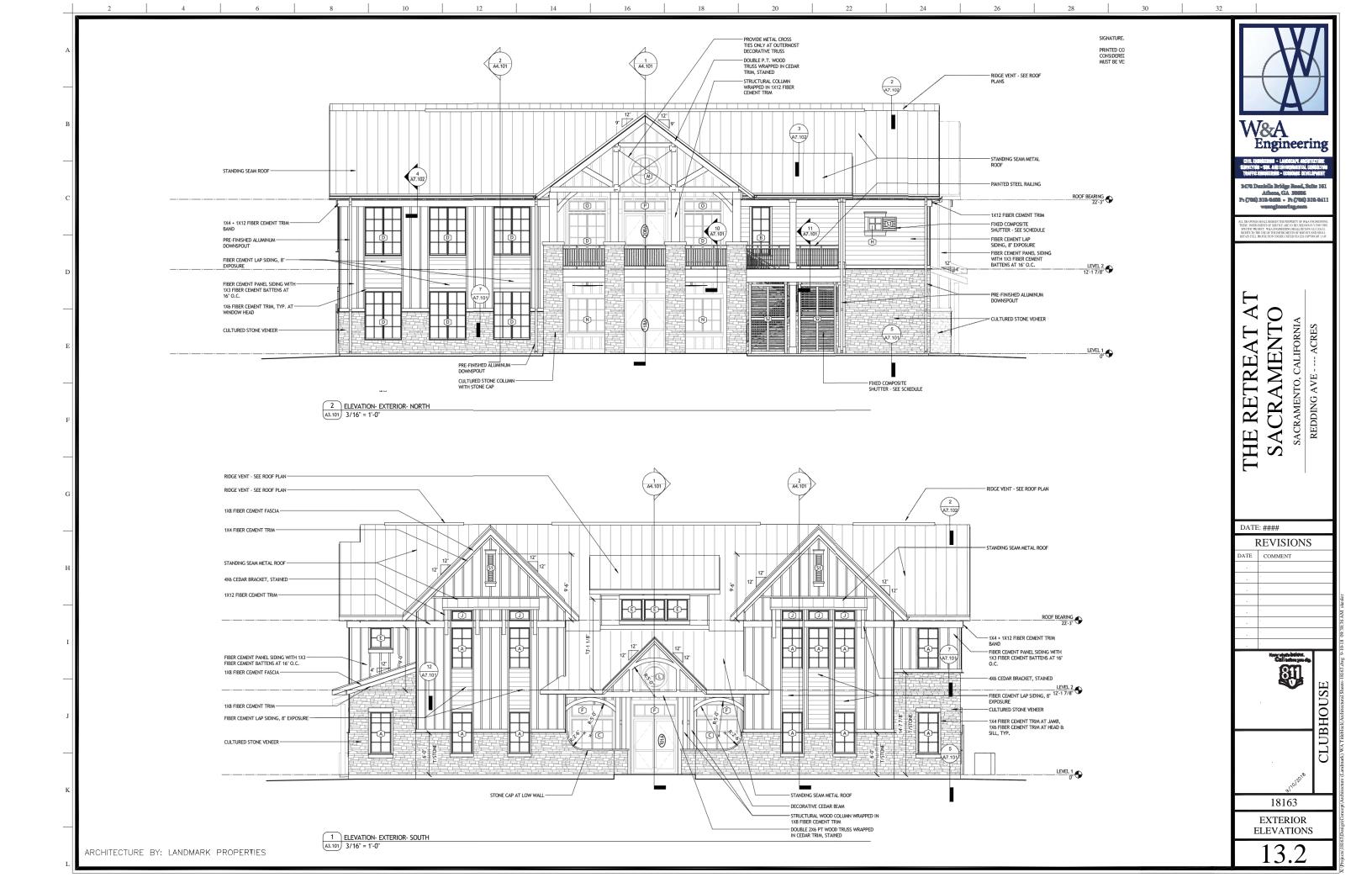
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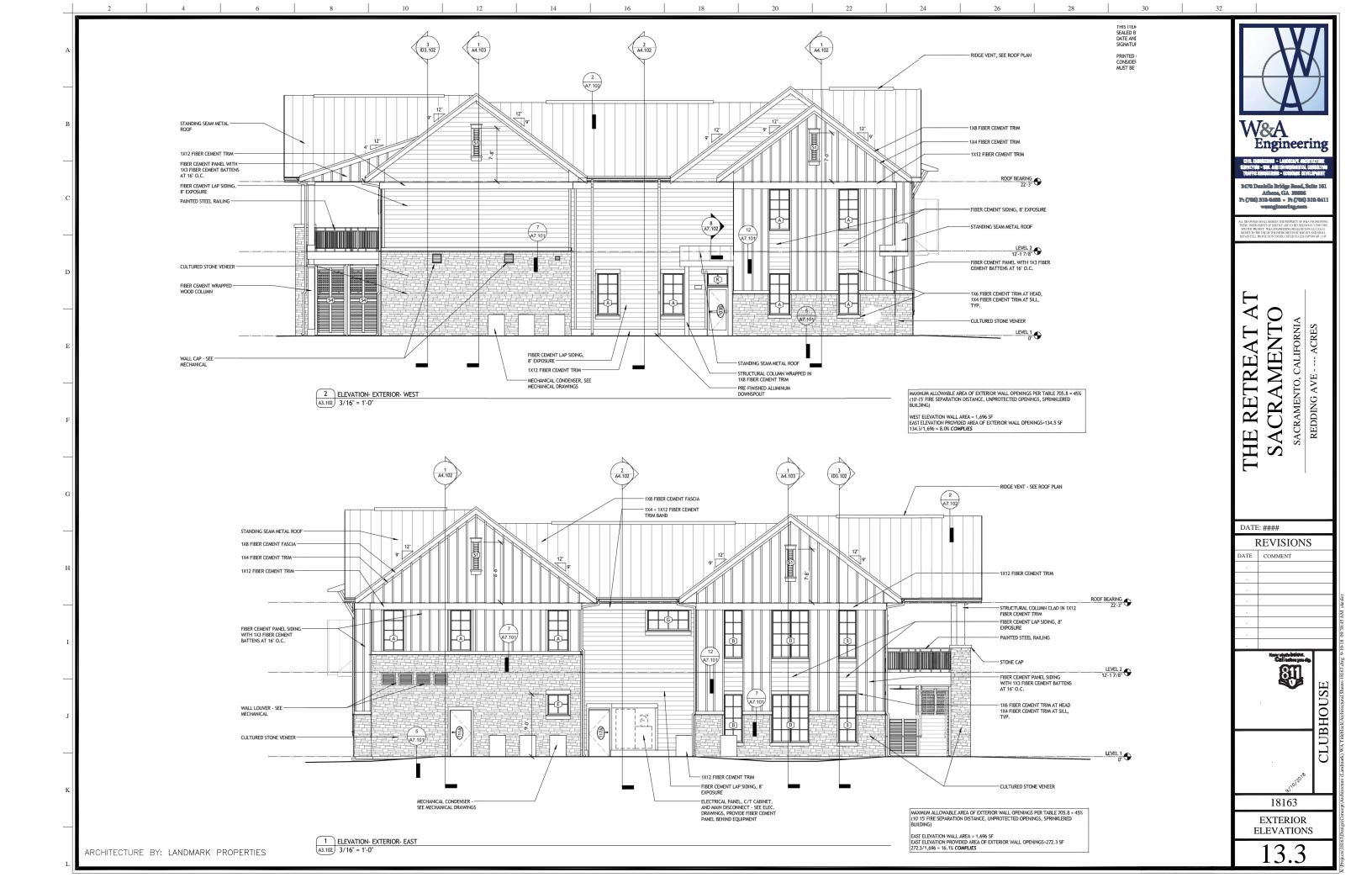
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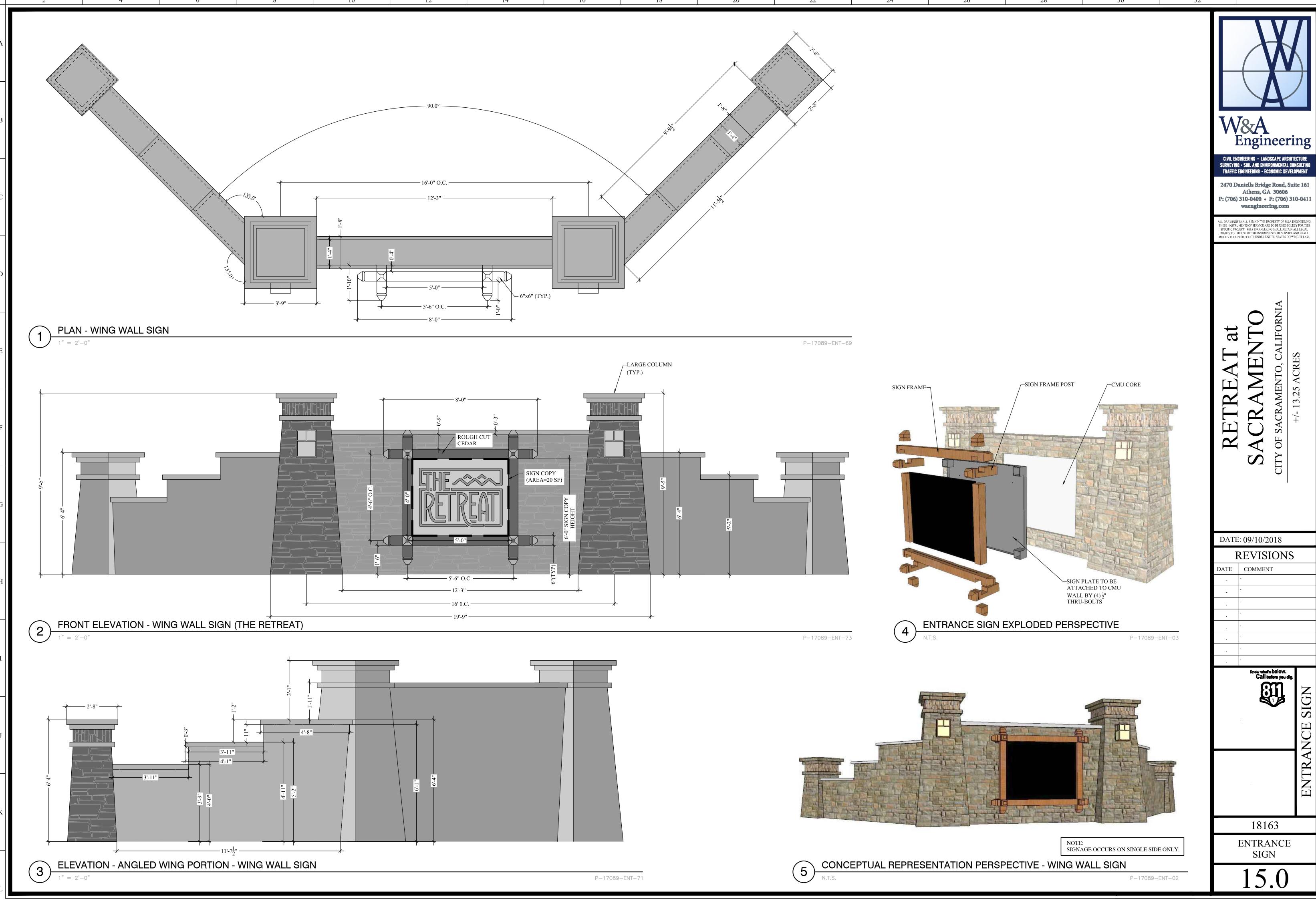
REFERENCE FLOOR PLAN-LEVEL 1

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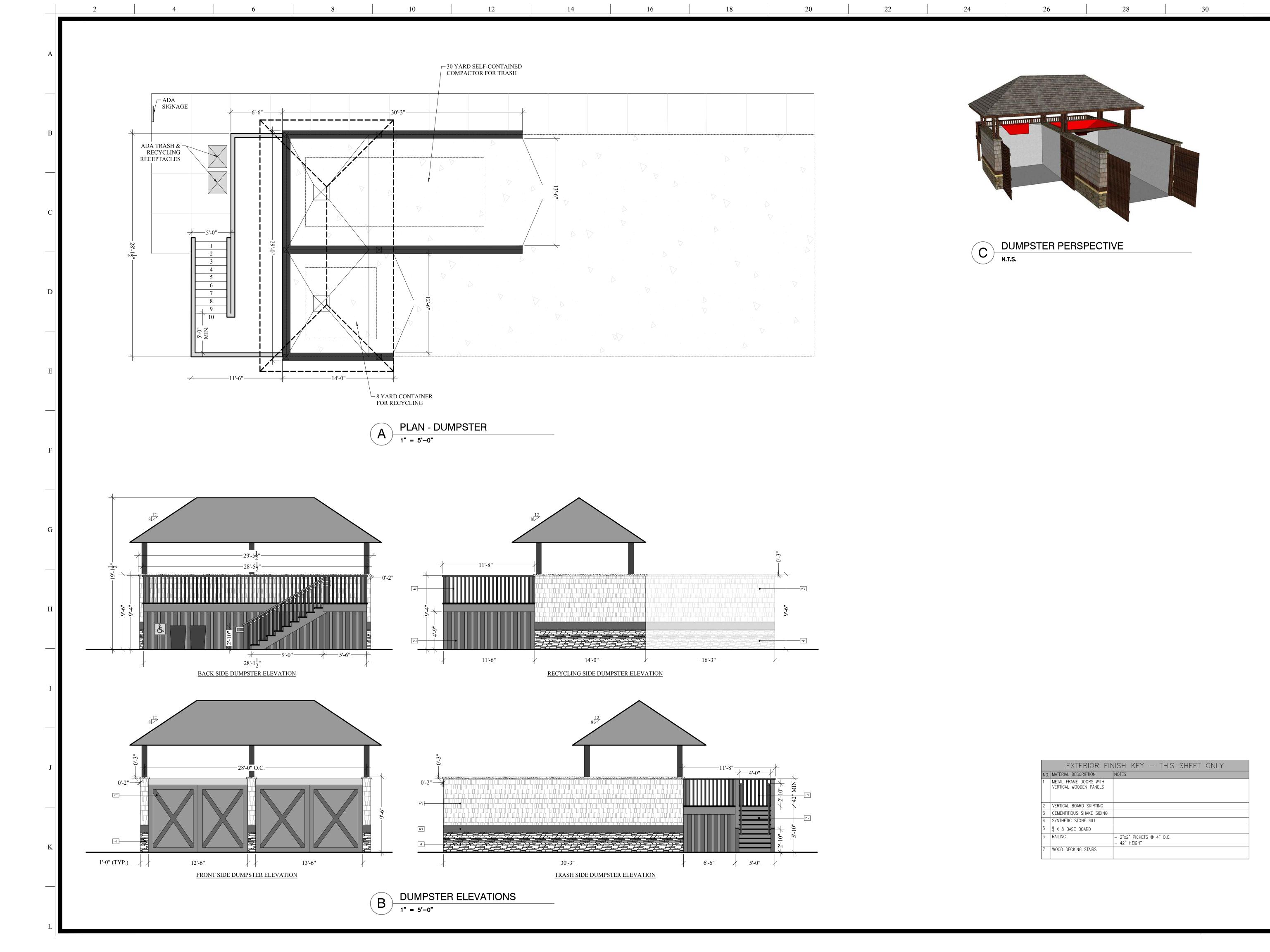
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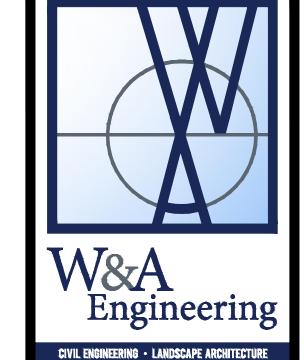
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18163 ENTRANCE

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TRASH/RECYCLING