



# SACRAMENTO CITY PLANNING DIVISION

1231 I Street, Room 200; Sacramento, CA 95814

(916) 264-5381

Application taken by: ~~Not Applicable~~

Project Location: 12<sup>th</sup> & E  
Assessor's Parcel No.: 002-0115-013 & 002-0015-014  
Owner: Al Baldini  
Address: 20 Acorn Dr. Hillsborough, CA  
Applicant: City of Sacramento Parking  
Address: 312 K St., Sacramento, CA 95814

**REQUESTED ENTITLEMENT(S):** Project withdrawn per letter of May 10, 2000.

**ACTIONS TAKEN:**

Sent to Applicant: May 16, 2000  
Date

By: Nel Penney  
Nel Penney, Secretary

**EXPIRATION**

**TENTATIVE MAP:** Failure to record a final map within two years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

**SPECIAL PERMIT:** A use for which a Special Permit is granted must be established within two years after such permit is issued. If such use is not so established, the Special Permit shall be deemed to have expired.

**VARIANCE:** Any variance involving an action which requires a building permit shall expire at the end of two years unless a building permit is obtained within the variance term.

**NOTE:** Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Original to Applicant  
Copies: File & Permit Book

**P99-038**

**REPUBLIC PARKING NORTHWEST, INC.**



WELCOME TO  
OUR *UNIQUE* STYLE  
OF SELF-PARK MANAGEMENT

*Presented to:*

**P00-038**

Received 3/10/00

# REPUBLIC PARKING NORTHWEST, INC.



## SELF PARK STATIONS

### Permit Description

Permit color changes monthly.

Permits are coded numerically to correspond with the verification tag, and customer information.

Verification tag registers customer information for company use.

Permits are stamped with the corresponding parking lot location number and the current month and year.

Permits hang from the customer's rearview mirror.

### Purchasing Permits

Permits may be purchased through Republic's main office or by mail. We do not invoice customers for monthly permits.

Permits are available for purchase beginning on the 20th of the preceding month.

Payment must be received and permit displayed by the 1st of every month.

After the 1st, a \$10.00 late fee will be added.

If payment is not received by the 5th, space is revoked and issued to the next person on our waiting list.

### Permit Violations

Permit must be displayed by the 1st of each month.

Without current permit displayed the vehicle is subject to being impounded without notice.

Permits are only valid for the parking lot in which they were issued.

### Violation Pay Envelopes

Tires are chalked each time parking lot is checked.

Any vehicle parked without payment, without a current permit or for an extended time on original payment, is issued a pay envelope for the posted all day rate.

Envelopes may be deposited directly into meter box on the parking lot or mailed to Republic Parking office.

If no payment is received within 14 days from the date of the violation, the envelope is forwarded to Ticket Track.

### Ticket Track

Ticket Track collects the unpaid parking fee and an additional collection charge for their services.

Ticket Track has an above 90% return rate on unpaid parking fees.

P00-038

Received 3/10/00

# REPUBLIC PARKING NORTHWEST, INC.



**Our distinctive graphic design of interchangeable signs ...**

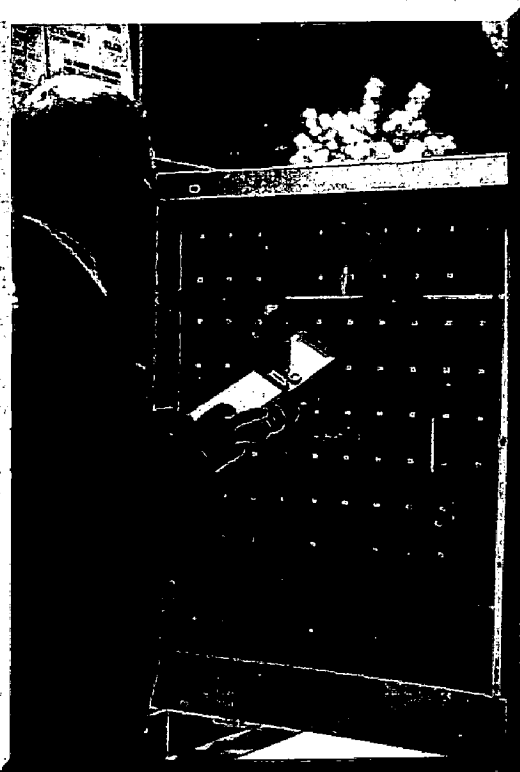
**attracts attention while remaining aesthetically pleasing.**

P00-038

Received 3/10/00



# REPUBLIC PARKING NORTHWEST, INC.



**Each attendant proof meter box is equipped with a clear polycarbonated interior shield, allowing payment of each stall to be verified without direct handling of any money.**

**After each check the shield tension is released to allow the money to drop into the locked meter box safe, which is then accessed exclusively by authorized management.**



P00-038

Received 3/10/00

# REPUBLIC PARKING NORTHWEST, INC.

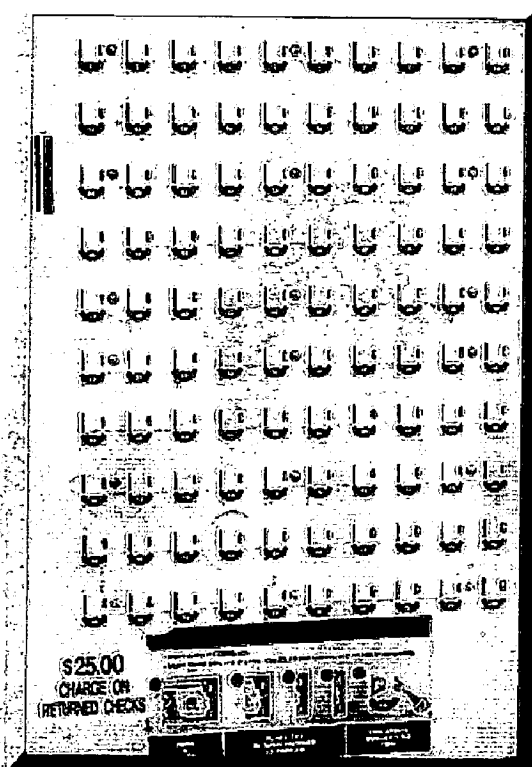


Republic Parking is proud to be the leader in utilizing a handheld computerized checking system, which is capable of generating daily auditing reports, issuing and tracking of violations and uses license plate numbers to search for any unpaid violations.

**Meter Box security features include, double slotted design to separate coin from currency, eliminating pilferage as well as a flush mounted locking system, eliminating all possible vandalism and theft.**

P00-038

Received 3/10/00



# **REPUBLIC PARKING NORTHWEST, INC.**



**Employees easily identifiable by the consistent uniform of button down shirt with tie and pleated slacks ...**

**exudes confidence and a professional appearance necessary to deliver the highest level of customer service.**



**P00-038**

Received 3/10/00

# REPUBLIC PARKING NORTHWEST, INC.



Our distinctive graphic design of interchangeable signs ...

attracts attention while remaining aesthetically pleasing.

P00-038

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SIGN #1

# PLEASE PARK & LOCK

WE CANNOT BE  
RESPONSIBLE  
FOR CAR  
OR CONTENTS

**REPUBLIC  
PARKING**  
**NORTHWEST**



P00-038

Received 3/10/00

SIGN #2

**NOTICE:  
PARKING MUST BE  
PAID IN ADVANCE**

**UNAUTHORIZED OR OVERTIME OR IMPROPERLY  
PARKED VEHICLES WILL BE CHARGED AN  
ADDITIONAL \$25 VIOLATION FEE PLUS SEARCH FEES  
24 HOURS A DAY**

**COLLECTED BY:**

**1-800-877-6211**

**TICKET TRACK**

P00-038

Received 3/10/00

SIGN #3

© 1994 TICKET TRACK

3'



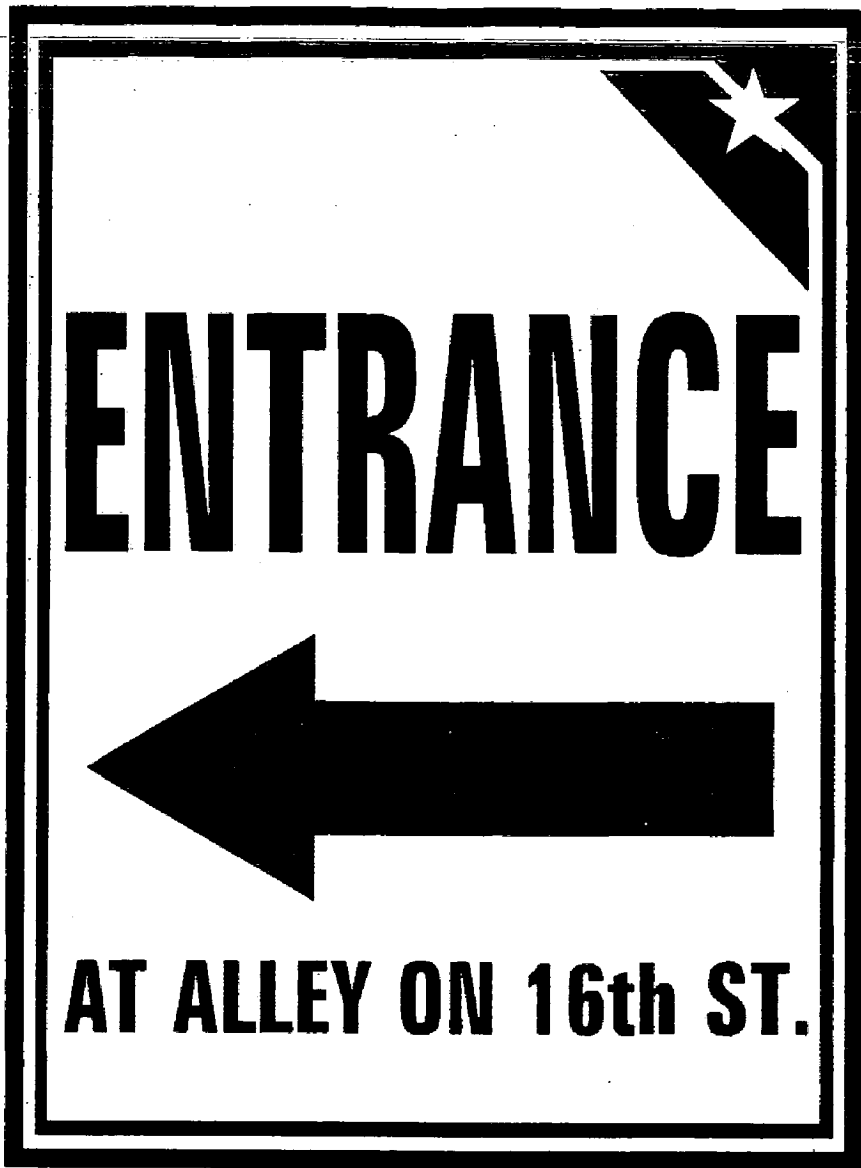
4'

P00-038  
Received 3/10/00

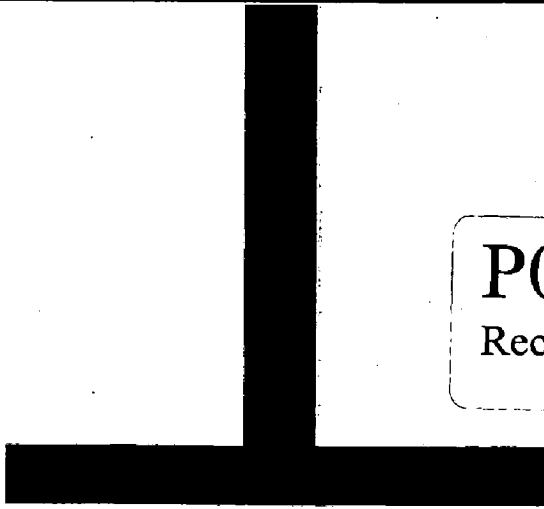
D/F FREESTANDING SIGN  
LEXAN PANEL  
VINYL COPY

WEIGHTED STEEL FRAME

3'



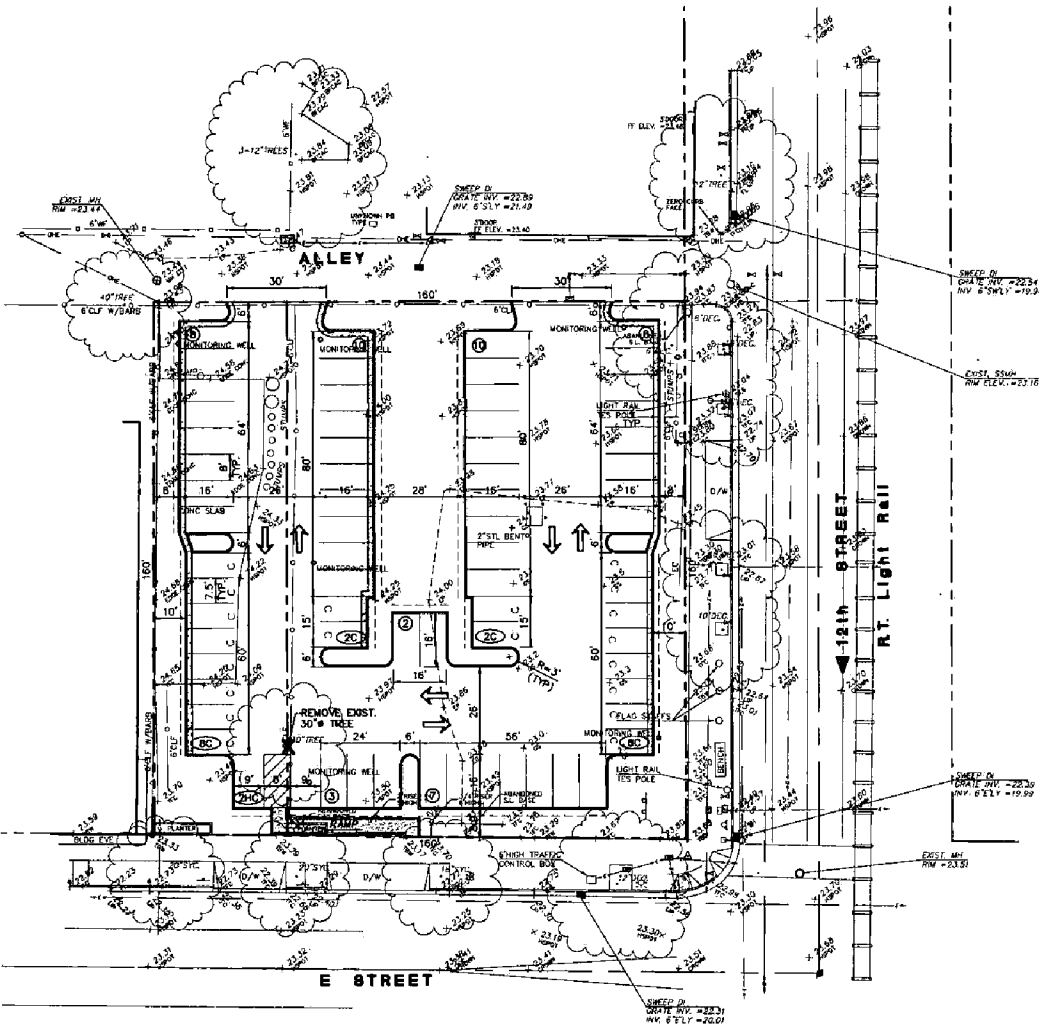
4'



P00-038  
Received 3/10/00

S/F. FREE-STANDING SIGN  
LEXAN FACE  
VINYL COPY

WEIGHTED STEEL FRAME



**LEGEND**

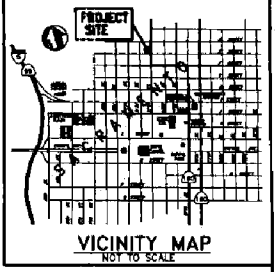
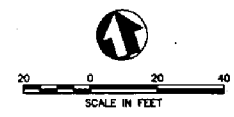
- Tree to be Removed
- Existing Electroler
- Existing Street Light Pullbox
- Existing Gas Valve
- Existing Gas Line
- Existing Electric Line
- Existing Traffic Signal
- Existing Drain Inlet
- Existing Telephone Manhole
- Existing Monitoring Well
- Parking Stall Count (Std.)
- Parking Stall Count (Compact)
- Parking Stall Count (Handicap)
- Proposed Traffic Flow



**NOTE:**  
Existing monitoring wells to be removed prior to construction and replaced after construction by others.

**PARKING ANALYSIS**

|                      |           |
|----------------------|-----------|
| Standard Stalls..... | 47        |
| Compact Stalls.....  | 20 (30%)  |
| Handicapped Stalls.. | 2         |
| <b>Total.....</b>    | <b>69</b> |



**GENERAL NOTES**

**Owners**  
APN: 002-0115-013  
Century 21 Baldini Real, Inc.  
C/O Al Baldini  
4977 Mission Street  
San Francisco, CA 94112-3415

APN: 002-0115-014  
Robert S. Swanson Tr/Es  
C/O Karen Dedman  
840 El Chorro Way  
Sacramento, CA 95864-5244

**Owner Contact**  
Grup & Ellis  
Attn: Kira Ralley  
1810 Arden Way, Suite 195  
Sacramento, CA 95414  
Phone: (916) 418-6037  
Fax: (916) 418-0231

**Applicant**  
City of Sacramento  
Attn: Bonnie Wiltonson  
312 K Street  
Sacramento, CA 95814  
Phone: (916) 284-5870  
Fax: (916) 284-5115  
E-mail: b.wiltonson@cityofsacramento.org

**Engineer**  
Pasomas  
Attn: Sioux Williams  
2228 Gateway Oaks Drive, Suite 250  
Sacramento, CA 95833  
Phone: (916) 929-7100  
Fax: (916) 929-6360  
E-mail: swilliams@pasomas.com

**Landscape Architect**  
M&D  
Attn: Cheryl Sullivan  
613 G Street  
Davis, CA 95618  
Phone: (530) 758-0172  
Fax: (530) 753-8600  
E-mail: cheryl@mgic.com

**Electrical Engineer**  
Interface Engineering  
Attn: Connie Buchan  
707 Converse Commons Drive, Suite 200  
Sacramento, CA 95828  
Phone: (916) 587-3700  
Fax: (916) 587-3737  
E-mail: connieb@ieice.com

**Assessor's Parcel Numbers**  
002-0115-013 & 014

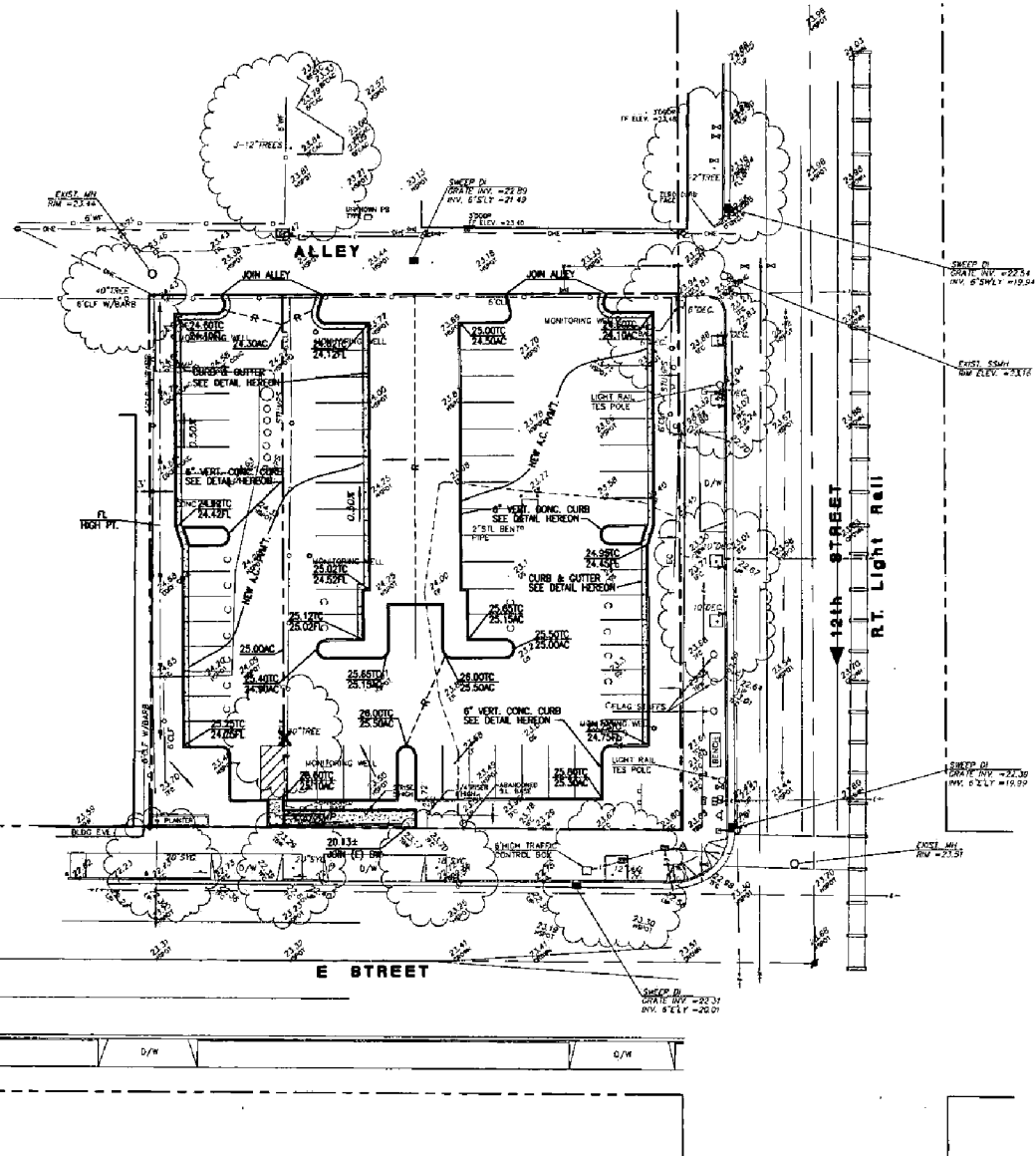
**Area**  
Gross/Net: 25,600± Sq. Ft. / 0.59± Acres

**SITE PLAN**

**Monthly Stand Alone Parking Lot**  
**N.W. Corner of 12th and E Streets**  
**APN's 002-0115-013 and 014**  
City of Sacramento - Sacramento County - California  
Scale: 1" = 20' March 6, 2000

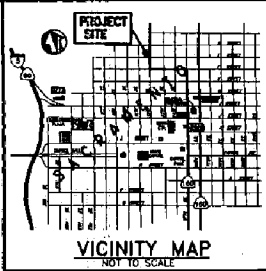
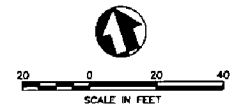
**PSOMAS**  
2228 Gateway Oaks Drive, Suite 250  
Sacramento, CA 95833  
(916) 929-7100 (PH) 929-6360 (FAX)

XREF LIST: 22/0208R | C-102-011 | M-22-1P | D-VCANTN | D-VEGRS | D-12-1R



**LEGEND**

- Tree to be Removed
- Existing Electrieller
- Existing Street Light Fixture
- Existing Gas Valve
- Existing Gas Line
- Existing Electric Line
- Existing Traffic Signal
- Existing Drain Inlet
- Existing Telephone Manhole
- Existing Monitoring Well
- Proposed Drainage Flow



**GENERAL NOTES**

**Owners**  
 APN: 002-0115-013  
 Century 21 Boldini Realty, Inc.  
 C/O Al Boldini  
 4977 Mission Street  
 San Francisco, CA 94112-3415

APN: 002-0115-014  
 Robert S. Swanson Tr/Co  
 C/O Karen Dedman  
 840 El Dorado Way  
 Sacramento, CA 95864-5244

**Owner Contact**  
 Grup & Ellis  
 Attn: Kris Ralley  
 1810 Arden Way, Suite 195  
 Sacramento, CA 95814  
 Phone: (916) 418-6037  
 Fax: (916) 418-0231

**Applicant**  
 City of Sacramento  
 Attn: Bonnie Williamson  
 312 K Street  
 Sacramento, CA 95814  
 Phone: (916) 264-5870  
 Fax: (916) 264-5115  
 E-mail: b.williamson@cityofsacramento.org

**Engineer**  
 Pflanz  
 Attn: Sioux Williams  
 2295 Gateway Oaks Drive, Suite 250  
 Sacramento, CA 95833  
 Phone: (916) 929-7100  
 Fax: (916) 929-6380  
 E-mail: swilliams@pflanz.com

**Landscape Architect**  
 MIC  
 Attn: Cheryl Sullivan  
 813 G Street  
 Davis, CA 95618  
 Phone: (530) 758-0172  
 Fax: (530) 753-9600  
 E-mail: cheryl@micgroup.com

**Electrical Engineer**  
 Interface Engineering  
 Attn: Connie Buchan  
 707 Campus Commons Drive, Suite 200  
 Sacramento, CA 95825  
 Phone: (916) 567-3700  
 Fax: (916) 567-3737  
 E-mail: connieb@ieice.com

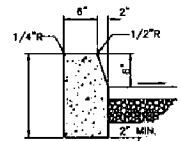
**Assessor's Parcel Numbers**  
 002-0115-013 & 014

**Area**  
 Gross/Net: 25,8004 Sq. Ft. / 0.591 Acres

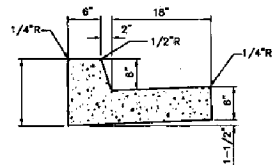
**NOTE:**  
 Existing monitoring wells to be removed prior to construction and replaced after construction by others.

**PARKING ANALYSIS**

Standard Stalls.....47  
 Compact Stalls.....20 (30%)  
 Handicapped Stalls... 2  
 Total.....69



**1 VERTICAL CURB DETAIL**  
 NOT TO SCALE



**2 VERTICAL CURB AND GUTTER**  
 NOT TO SCALE

**PRELIMINARY GRADING PLAN**

**Monthly Stand Alone Parking Lot**  
**N.W. Corner of 12th and E Streets**  
**APN's 002-0115-013 and 014**

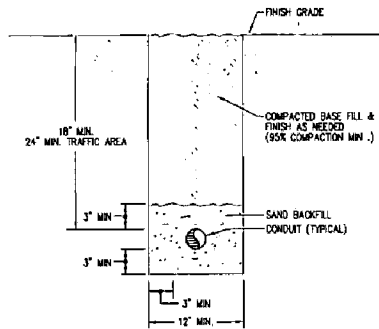
City of Sacramento - Sacramento County - California  
 Scale: 1" = 20' March 6, 2000

**PSOMAS**  
 2295 Gateway Oaks Drive, Suite 250  
 Sacramento, CA 95833  
 (916) 929-7100 (916) 929-6380 (FAX)

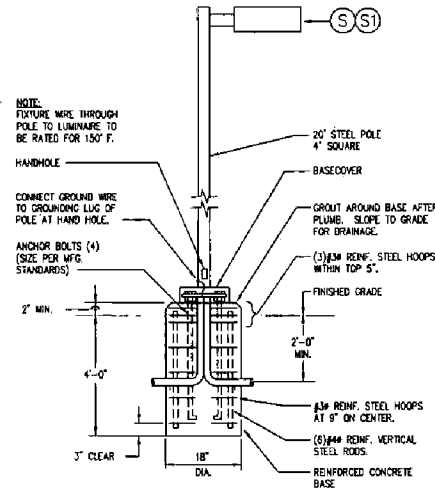
| FIXTURE SCHEDULE |   |  |              |     |      |                                  |
|------------------|---|--|--------------|-----|------|----------------------------------|
| TYPE             | DESCRIPTION                                     | MANUFACTURER & CATALOG NUMBER  | LAMPS        | VA  | VOLT | MOUNTING                         |
| S                | SHOEBOX HD CUT-OFF                              | EMCO #EC A 14 1 3H 250HPS<br>120 BRP PCT<br>POLE: #SSS 20 4 11 D2 BRP    | 1 - 250 HPS  | 310 | 120  | POLE, SEE DETAIL                 |
| S1               | SHOEBOX HD CUT-OFF WITH HOUSE SIDE SHIELD       | EMCO #EC A 14 1 3H 250HPS<br>120 BRP HS PCT<br>POLE: #SSS 20 4 11 D2 BRP | 1 - 250W HPS | 310 | 120  | POLE, SEE DETAIL w/ HOUSE SHIELD |
| S2               | HD FLOOD LUMINAIRE WITH HORIZONTAL DISTRIBUTION | CARDCO #07-SP-NFL-100HPS-120-BRP-POLY<br>STANCHION MOUNT: #ST-18-BRP     | 1 - 100W HPS | 135 | 120  | 18" STANCHION IN CONCRETE BASE   |

| SYMBOL LIST |   |
|-------------|---|
| SYMBOL      | DESCRIPTION   |
| ⊙           | POST TOP HD PARKING LOT LIGHT FIXTURE. SEE FIXTURE SCHEDULE AND DETAIL. |
| △           | GROUND MOUNTED HD FLOOD LIGHT FIXTURE                                   |
| □           | UNDERGROUND PULLBOX, SIZE AS REQUIRED.                                  |
| (S1)        | FIXTURE IDENTIFICATION TAG  |
| —           | PANEL BOARD/SERVICE PEDESTAL  |
| ---         | UNDERGROUND CONDUIT   |
| —           | HOME RUN  |
| →           | INDICATED (2) #10 CU & (1) #10 GROUND                                   |
| □           | TERMINAL CABINET AS REQUIRED  |

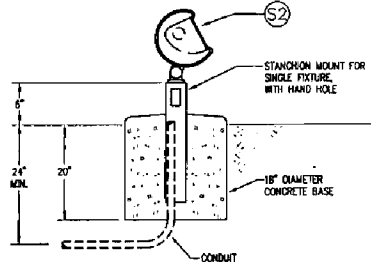
- ### GENERAL NOTES
- GENERAL ELECTRICAL NOTES ARE INTENDED TO ASSIST THE CONTRACTOR DURING EXECUTION OF THE WORK, HOWEVER, THEY DO NOT COVER ALL OF THE SPECIFICATION REQUIREMENTS.
  - INSTALL ALL EQUIPMENT, CONDUITS, OUTLETS, AND FIXTURES IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, (NEC, CITY, AND COUNTY).
  - DO NOT SCALE ELECTRICAL PLANS FOR FIXTURES, OR DEVICES, OR APPLIANCE LOCATIONS. USE FIGURED DIMENSIONS IF GIVEN OR CHECK CIVIL AND LANDSCAPE PLANS.
  - ALL MATERIAL AND EQUIPMENT IS TO BE LISTED AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND NEC 110-3.
  - ALL OUTDOOR ELECTRICAL EQUIPMENT SHALL BE WEATHERPROOF.
  - PROVIDE WORKING CLEARANCE PER NEC 110-16.
  - SERVICE AND SUBPANELS TO COMPLY WITH NEC 110-9 AND 10 INTERRUPTING RATING AND BRACING. PROVIDE A.I.C. CALCULATIONS FOR SUBPANELS IF INTERRUPTING RATING TO BE USED IS LOWER THAN MAIN SERVICE RATING.
  - ELECTRICAL CONTRACTOR SHALL PROVIDE ALL FINAL RUNS AND CONNECTORS TO EQUIPMENT, U.O.N. UNLESS OTHERWISE NOTED.
  - WORKMANSHIP SHALL BE OF THE HIGHEST GRADE. DEFECTIVE EQUIPMENT OR EQUIPMENT DAMAGED IN THE COURSE OF INSTALLATION OR TEST SHALL BE REPLACED OR REPAIRED IN A MANNER MEETING WITH THE APPROVAL OF THE OWNER.
  - PROCURE PERMITS AND LICENSES REQUIRED, PAY ALL NECESSARY FEES AND ARRANGE FOR INSPECTIONS REQUIRED BY LOCAL CODES AND ORDINANCES.
  - ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR REVIEWING LANDSCAPE DRAWINGS AND PROVIDING ALL CONTROL AND POWER WIRING SHOWN ON LANDSCAPE DRAWINGS NOT SHOWN ON ELECTRICAL PLANS.
  - COORDINATE ELECTRIC SERVICE WITH UTILITY COMPANIES. PROVIDE ALL TRENCHING, CONDUITS, CONDUCTORS, METER CABINETS, AND OUTLETS REQUIRED BY THE UTILITY COMPANY.
  - TRENCHING AND BACKFILLING SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES (CITY, AND COUNTY), PRIOR TO INSTALLATION, TRENCHING, ETC. FOR ELECTRICAL DISTRIBUTION SYSTEM; ALL WORK SHALL BE STAKED OUT FOR APPROVAL BY THE OWNER. NO SITE WORK SHALL START UNTIL STAKE-OUT IS APPROVED BY THE OWNER.



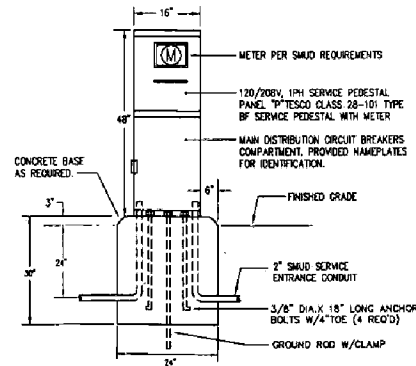
**3 TYPICAL TRENCHING DETAIL**  
NOT TO SCALE



**2 POLE MOUNTED FIXTURE DETAIL**  
NOT TO SCALE



**4 FLOOD LIGHT MOUNTING DETAIL**  
NO SCALE



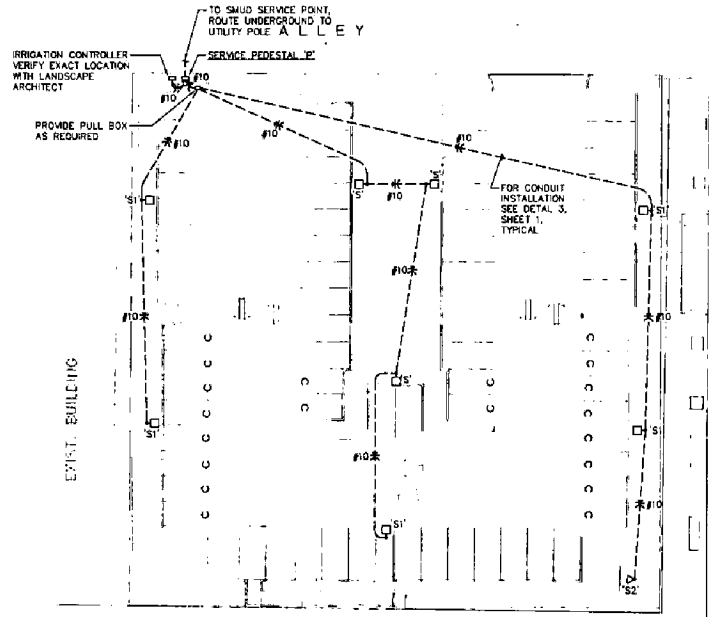
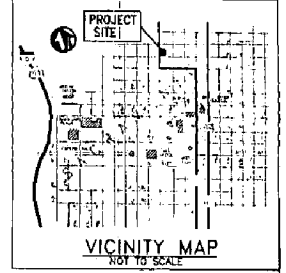
**1 EQUIPMENT ELEVATION**  
NOT TO SCALE



**INTERFACE ENGINEERING**  
Consulting Engineers  
Contact: J. LISINSKI  
Project: 2000-XXXX

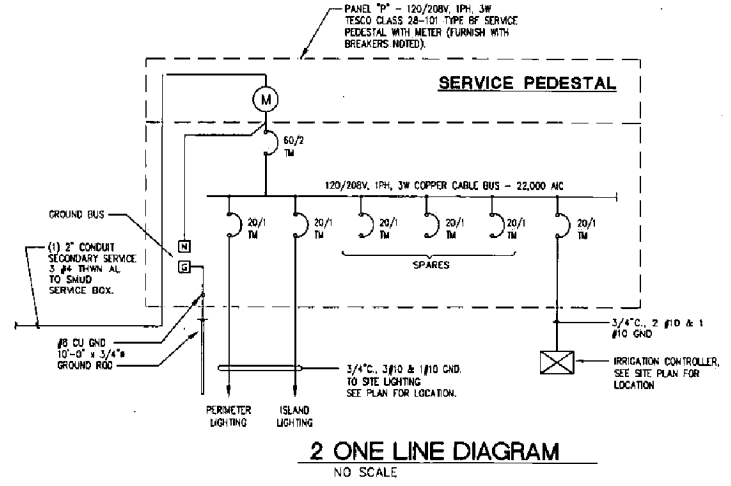
ELECTRICAL PLAN  
Monthly Stand Alone Parking Lot  
N.W. Corner of 12th and E Streets  
APN's 002-0115-013 and 014  
City of Sacramento - Sacramento County - California  
Scale: 1"=20' March 7, 2000

**PSOMAS**  
Professional Services  
2000-XXXX



1 SITE PLAN - ELECTRICAL  
SCALE IN FEET  
1" = 20'

12th STREET  
REGIONAL TRANSIT  
SACRAMENTO



2 ONE LINE DIAGRAM  
NO SCALE

**LOAD CALCULATIONS**

**SITE LOADS**

**PANEL 1"**

|                        |   |                |
|------------------------|---|----------------|
| SITE LIGHTING          | = | 2615 VA        |
| IRRIGATION CONTROLLERS | = | 600 VA         |
| 25% CONTINUOUS LOAD    | = | 654 VA         |
| <b>TOTAL</b>           | = | <b>3869 VA</b> |

3869 VA ÷ 208V, 1φ = 18.6 AMPS

THEREFORE 60A MAIN/METER SECTION  
120/208V, 1φ, 3W

**SMUD CONTACTS**

**SMUD**  
DAVE SMITH  
1708 59TH STREET  
SACRAMENTO, CA 95852  
(916) 732-5776

THE INFORMATION CONTAINED IN THESE SPECS AND DRAWINGS HAS BEEN ASSEMBLED WITHOUT FINAL SMUD INFORMATION. CONTACT SMUD REPRESENTATIVE, PRIOR TO BID, AND ASCERTAIN ALL SMUD REQUIREMENTS.



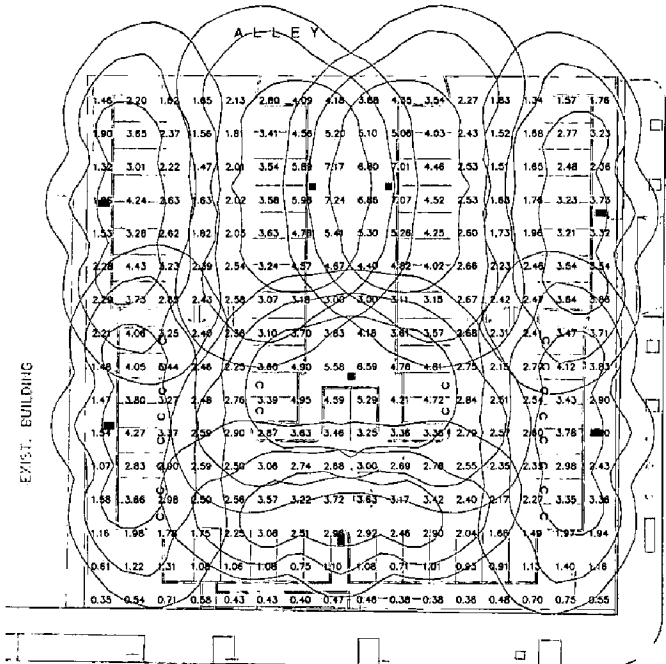
**INTERFACE ENGINEERING**  
Consulting Engineers

707 Commons Drive,  
Suite 200  
Sacramento, CA 95815  
916.267.3788 office  
916.267.2222 fax

Contact: J. LISINSKI  
Project: 2000-XXXX

ELECTRICAL PLAN  
Monthly Stand Alone Parking Lot  
N.W. Corner of 12th and E Streets  
APN's 002-0115-013 and 014  
City of Sacramento - Sacramento County - California  
Scale: 1"=20' March 7, 2000

**PSOMAS**  
2280 Gateway Drive, Suite 220  
Sacramento, CA 95825  
(916) 552-7122 (fax) 552-8380 (fax)



LUMINAIRE : S  
 SHOEBOX - 250HPS  
 CAD SYMBOL : SBOX.SYM  
 CAD SYMBOL SIZE : 3  
 FILENAME : H:\PHOTODATA\THOMAS\EMCO\EC3HSH.IES  
 LUMENS = 27500  
 LLF = .72  
 SPIN = 0  
 91-4475 EMCO LIGHTING EC3HSH.IES 4/1/91  
 ECOLINE ECA 1813H/250HPS  
 CLEAR 250 HPS RATED 1000 LUMENS  
 STANDARD TYPE III OPTICS (18°)  
 CLEAR FLAT TEMPERED GLASS IN EMCO ECOLINE DOOR FRAME  
 TILT=NONE  
 LAMPS = 1 LUMENS/LAMP = 1000 PHOTOMETRIC TYPE = 1 WATTS = 310  
 LUMINOUS DIMENSIONS (FEET) WIDTH = 1.32 LENGTH = 1.32 HEIGHT = 0  
 FACTORS : MULTIPLIER = 1 BALLAST = 1 BALLAST-LAMP = 1  
 NUMBER OF VERTICAL ANGLES = 29 0 TO 90 DEGREES  
 NUMBER OF HORIZONTAL ANGLES = 21 0 TO 180 DEGREES

LUMINAIRE : S1  
 SHOEBOX - 250HPS - HOUSE SHIELD  
 CAD SYMBOL : SRECT.SYM  
 CAD SYMBOL SIZE : 3  
 FILENAME : H:\PHOTODATA\THOMAS\EMCO\EC3H4HS.IES  
 LUMENS = 27500  
 LLF = .72  
 SPIN = 0  
 93-4957 EMCO LIGHTING EC3H4HS.IES 05/04/93  
 ECOLINE ECA 1813H/400HPS/HS W/INTERNAL H.S.S.  
 CLEAR 400 HPS RATED 1000 LUMENS  
 STANDARD TYPE III OPTICS (18°) W/INTERNAL HOUSE SIDE SHIELD  
 CLEAR FLAT TEMPERED GLASS IN EMCO ECOLINE DOOR FRAME  
 TILT=NONE  
 LAMPS = 1 LUMENS/LAMP = 1000 PHOTOMETRIC TYPE = 1 WATTS = 465  
 LUMINOUS DIMENSIONS (FEET) WIDTH = 1.32 LENGTH = 1.32 HEIGHT = 0  
 FACTORS : MULTIPLIER = 1 BALLAST = 1 BALLAST-LAMP = 1  
 NUMBER OF VERTICAL ANGLES = 29 0 TO 90 DEGREES  
 NUMBER OF HORIZONTAL ANGLES = 21 0 TO 180 DEGREES

LUMINAIRE LOCATION SUMMARY  
 COORDINATES IN FEET

| NO. | LUMINAIRE LABEL | X-COORD | Y-COORD | Z-COORD | ORIENT | TILT | AIMING COORDINATES X | Y    | Z |
|-----|-----------------|---------|---------|---------|--------|------|----------------------|------|---|
| 1   | S               | 5803    | 5158    | 20      | 180    | 0    | 5803                 | 5158 | 0 |
| 2   | S               | 5824    | 5158    | 20      | 0      | 0    | 5824                 | 5158 | 0 |
| 3   | S               | 5813    | 5101    | 20      | 270    | 0    | 5813                 | 5101 | 0 |
| 4   | S1              | 5740    | 5086    | 20      | 0      | 0    | 5740                 | 5086 | 0 |
| 5   | S1              | 5810    | 5052    | 20      | 90     | 0    | 5810                 | 5052 | 0 |
| 6   | S1              | 5887    | 5084    | 20      | 180    | 0    | 5887                 | 5084 | 0 |
| 7   | S1              | 5888    | 5150    | 20      | 180    | 0    | 5888                 | 5150 | 0 |
| 8   | S1              | 5738    | 5153    | 20      | 0      | 0    | 5738                 | 5153 | 0 |

S: TOTAL NUMBER OF LOCATIONS = 3  
 S1: TOTAL NUMBER OF LOCATIONS = 5  
 AVERAGE TILTED LAMP CORRECTION FACTOR APPLIED = 1

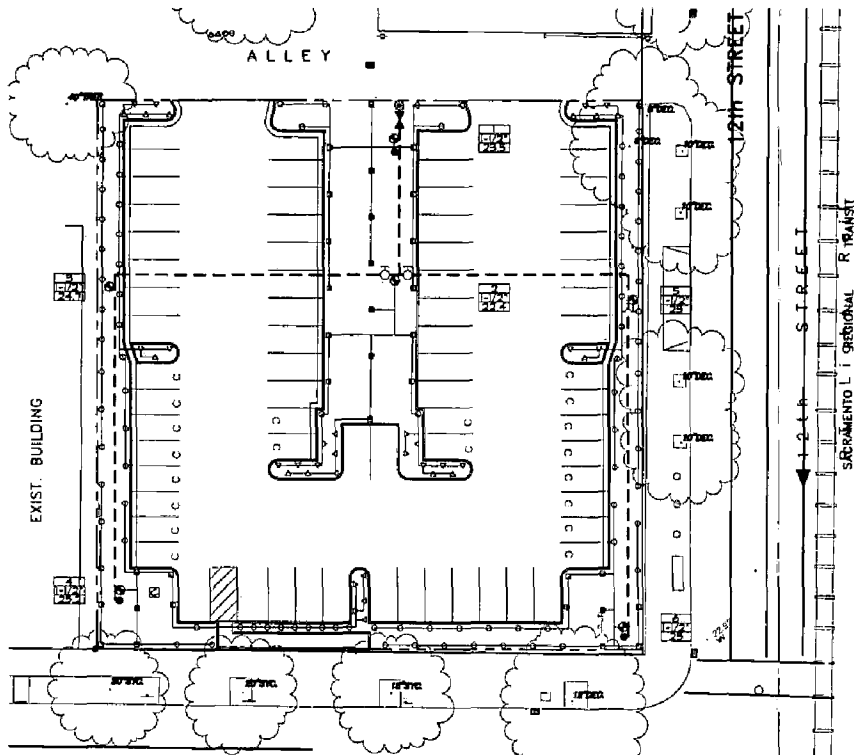
PLANE : GROUND  
 POINT SPACING LEFT-TO-RIGHT = 10 FT  
 POINT SPACING TOP-TO-BOTTOM = 10 FT  
 LOWER LEFTHAND CORNER OF PLANE:  
 X = 5735 Y = 5033 Z = 0  
 UPPER RIGHTHAND CORNER OF PLANE:  
 X = 5893 Y = 5190 Z = 0  
 LIGHT METER IS NORMAL TO PLANE  
 AVERAGE Fc = 8.84  
 MAXIMUM Fc = 7.84  
 MINIMUM Fc = .35  
 AVERAGE/MINIMUM = 22.11  
 MAXIMUM/MINIMUM = 20.69  
 TOTAL NUMBER OF POINTS = 256



**INTERFACE ENGINEERING**  
 Consulting Engineers  
 201 California Drive  
 Sacramento, CA 95825  
 Contact: J. LISINSKI 916-587-5700  
 Project: 2000-KXXX 916-587-5737 fax

ELECTRICAL PLAN  
 Monthly Stand Alone Parking Lot  
 N.W. Corner of 12th and E Streets  
 APN's 002-0115-013 and 014  
 City of Sacramento - Sacramento County - California  
 Scale: 1"=20' March 7, 2000

**PSOMAS**  
 2255 Delmar, Suite 200, San Diego, CA 92108  
 (619) 434-7600 (619) 434-4300 (760)



**Burdick Analytical Lab, Inc.**  
 520 Hwy. No. 1  
 Yuba City, CA 95991  
 Tel: 825-652

For future reference to this analysis please use  
 Sun no. 19115-42545

|                                   |               |                  |       |
|-----------------------------------|---------------|------------------|-------|
| Saturation Percent (SP)           | 48            | Soil Texture     | Loam  |
| pH                                | 6.3           | mmho/cm          | 305.6 |
| E.C.                              | 0.79          | ppm              | 3.9   |
| Tot. Dissolved Solts              | 305.6         | mg/1000 sq. ft.  | 1.8   |
| Infiltration Rate (10% Slope)     | 0.54          | in/hr            | 1.3   |
| % Organic Matter                  | 3.9           | meq/100g         | 2.6   |
| C.E.C.                            | 10.3          |                  |       |
| Sodium Absorption Ratio (SAR)     | 1.8           |                  |       |
| Exchangeable Sodium Percent (ESP) | 1.3           |                  |       |
| Gypsum Req. (CaSO4*2H2O)          | None Required |                  |       |
| Est. Nitrogen Release             | 2.6           | no./1000 sq. ft. |       |

|            |         |     |  |
|------------|---------|-----|--|
| Nitrate    | 0.30    | ppm |  |
| Phosphorus | 50.60   | ppm |  |
| Potassium  | 103.68  | ppm |  |
| Sulfur     | 10.63   | ppm |  |
| Chloride   | 112.70  | ppm |  |
| Carbonates | No Test |     |  |
| Sodium     | 31.02   | ppm |  |
| Calcium    | 1628.40 | ppm |  |
| Magnesium  | 215.07  | ppm |  |
| Boron      | 0.17    | ppm |  |
| Copper     | No Test |     |  |
| Iron       | No Test |     |  |
| Manganese  | No Test |     |  |
| Zinc       | No Test |     |  |

**SOIL RECOMMENDATIONS FOR LANDSCAPE GARDENING**  
 SOIL MACRONUTRIENTS: NITROGEN-PHOSPHORUS-POTASSIUM (N-P-K)  
 GENERAL N-P-K RECOMMENDATIONS

Use one of these NPK preparations for the first fertilizer application.  
 Standard NPK Fertilizer

**GRASSES OR SOIL PREPARATION**  
 Till in organic matter, NPK and micro nutrients in addition to any lime, gypsum or sulfur as directed above. Smooth soil surface and follow seed or sod producers' directions for moisture and product application.

**TREES AND SHRUBS**  
 Excavate holes for planting shrubs and trees to at least twice the volume of the container. Prepare backfill for trees and shrub planting holes by mixing three parts of native soil (or imported top soil) with one part organic amendment (preferably nitrogen and iron fortified) and 2.5 pounds of 6-20-20 per yard of mix. For extended fertilization, place slow release fertilizer tablets in each hole per manufacturer's instructions. If 6-20-20 was not directly added to backfill mix, during backfill apply uniformly 1/2 oz. of 6-20-20 per gallon container, 2.5 oz. per 5 gallons, 5 oz. per 24 inch boxes.

**Summary and Suggested Sequence of Soil Improvements (No./1000 sq.ft.)**

- Lime 12
- Organic Amendment 3
- N-P-K Fertilizer 1
- Boron 0.5
- Sulfate-Sulfur 1

**MAINTENANCE FERTILIZATION**  
 Apply 5 pounds of Ammonium Sulfate (21-0-0) per 1000 sq. ft. every month until plants become established. After established, apply 28-3-4 (or similar preparation) to provide desired growth rate and color.

**SOIL pH (Acidity and Alkalinity)**  
 The pH of this sample indicates the soil is moderately acid and should be modified for non acid-tolerant plants. Apply 12 pounds of dolomite lime per 1000 sq. ft. and work into ground before planting.

**DISSOLVED SALTS (indicated by E.C. and T.D.S.)**  
 These conditions are in the normal range for plant growth.

**SOIL TEXTURE AND RATE OF WATER INFILTRATION**  
 The infiltration rate for all soil textures decreases with increasing ground slope. At a 4% to 5% to 12% to 13% to 16% and above 16% the infiltration rate of this sample decreases from 0.54 to 0.43, 0.32. Infiltration rate also decreases with percent of ground cover by compaction.

**WATER PENETRATION OF SOIL DUE TO CHEMICAL CHARACTERISTICS**  
 When exchangeable Sodium increases in the soil, water penetration decreases. Based on SAR and ESP values this sample has no penetration due to Soil Sodium. No Gypsum required.

**ORGANIC MATTER**  
 Organic matter provides a slow nitrogen release and aids water retention. This sample has a moderate Organic Matter content. To maintain moisture and provide sustained nitrogen release a level of 10% organic matter is recommended. Use amending material that is approximately 75% organic matter (i.e. many ground (fl. bark). Based on the analysis of this soil sample and apply 3 yards per 100 sq. ft. Spread evenly and blend into the top six inches of soil. It is a reasonable practice to apply a top dressing of 3 inches of organic mulches to aid water penetration and retention.

**SOIL BORON**  
 Boron concentration is in a range that allows plant growth.

**ESTABLISHMENT IRRIGATION SCHEDULE**

Schedule Type: Monthly  
 Date Created: March 2, 2000  
 Site Name: C.S. Sullivan  
 Contractor: 505.231-9508

| Station          | Jan | Feb | Mar | Apr | May | June | July | Aug | Sept | Oct | Nov | Dec |
|------------------|-----|-----|-----|-----|-----|------|------|-----|------|-----|-----|-----|
| Station 1        | 0   | 0   | 1   | 5   | 6   | 6    | 6    | 5   | 3    | 0   | 0   | 0   |
| Days/clock cycle | 0   | 0   | 1   | 5   | 6   | 6    | 6    | 5   | 3    | 0   | 0   | 0   |
| Station run time | 0   | 0   | 3   | 3   | 4   | 4    | 4    | 3   | 0    | 0   | 0   | 0   |
| Start cycles/day | 0   | 0   | 3   | 3   | 3   | 3    | 3    | 3   | 0    | 0   | 0   | 0   |

**MAINTENANCE IRRIGATION SCHEDULE**

| Station          | Jan | Feb | Mar | Apr | May | June | July | Aug | Sept | Oct | Nov | Dec |
|------------------|-----|-----|-----|-----|-----|------|------|-----|------|-----|-----|-----|
| Station 1        | 0   | 0   | 1   | 5   | 6   | 6    | 6    | 5   | 3    | 0   | 0   | 0   |
| Days/clock cycle | 0   | 0   | 1   | 5   | 6   | 6    | 6    | 5   | 3    | 0   | 0   | 0   |
| Station run time | 0   | 0   | 3   | 3   | 4   | 4    | 4    | 3   | 0    | 0   | 0   | 0   |
| Start cycles/day | 0   | 0   | 3   | 3   | 3   | 3    | 3    | 3   | 0    | 0   | 0   | 0   |

**IRRIGATION EQUIPMENT LEGEND**

| SYMBOL | MANUF. / MODEL      | DESCRIPTION   | SIZE   | DETAIL |
|--------|---------------------|---|--------|--------|
| ⊕      | PERCO B25Y BY       | REDUCED PRESSURE BACKFLOW PREVENTER INSTALL AS PER DETAIL AND LOCAL CODE (1-1/2")                                   | 1-1/2" | 4/3    |
| ⊙      | BARNBIRD PQA SERIES | REMOTE CONTROL VALVE. INSTALL IN RECTANGULAR 12"x16" PLASTIC VALVE BOX BY BROOKS OR EQUAL. ONE VALVE PER VALVE BOX. | 3/4"   | 7/3    |
| ⊖      | NIBCO S10 SERIES    | QUICK COUPLER   | 5/8"   | 5/3    |
| ⊗      | BARNBIRD S2-DNF     | CONTROLLER WITH HARDIE PEDESTAL P-28  | 5/8"   | 6/3    |
| ⊘      | LASCO               | 1-1/2" SPC. 40 PVC PRESSURE MAIN LINE, 18" DEPTH  | 1-1/2" | 6/3    |
| ⊚      | LASCO               | CLASS 300 LATERAL LINES. INSTALL AT 12" SIZE PER CHART PVC LINES UNDER PAVING                                       |        |        |

**SLEEVING CHART**

| PIPE SIZE    | SLEEVE SIZE AND SCHEDULE  |
|--------------|---------------------------|
| 1" PIPE      | 2" Sch. 40 PVC sleeve     |
| 1-1/2" PIPE  | 2-1/2" Sch. 40 PVC sleeve |
| 1-1/2" PIPE  | 3" Sch. 40 PVC sleeve     |
| 2" PIPE      | 4" Sch. 40 PVC sleeve     |
| 2-1/2" PIPE  | 4" Sch. 40 PVC sleeve     |
| 3" PIPE      | 4" Sch. 40 PVC sleeve     |
| 1-1/2" WIRES | 1-1/2" Sch. 40 PVC sleeve |
| 11-20 WIRES  | 2" Sch. 40 PVC sleeve     |
| 21-40 WIRES  | 3" Sch. 40 PVC sleeve     |
| 41-60 WIRES  | 4" Sch. 40 PVC sleeve     |

**IRRIGATION HEAD LEGEND**  
 RAINBIRD 6" POP-UPS FOR SHRUB AND GROUND COVER AREAS.

| SYMBOL | MODEL #           | DESCRIPTION                | NOZZLE/RADIUS | GPM | PSI  | DETAIL |
|--------|-------------------|----------------------------|---------------|-----|------|--------|
| ■      | 1800-16-F-SLA-SAM | 16 SERIES POP-UP SPRINKLER | PCJ-260       | 14" | 2.60 | 30     |
| ■      | 1800-16-H-SLA-SAM | 16 SERIES POP-UP SPRINKLER | PCJ-125       | 12" | 1.23 | 30     |
| ■      | 1800-22-Q-SLA-SAM | 22 SERIES POP-UP SPRINKLER | PCJ-040       | 19" | 0.40 | 30     |
| ■      | 1800-16-H-SLA-SAM | 16 SERIES POP-UP SPRINKLER | PCJ-090       | 10" | 0.80 | 30     |
| ■      | 1800-22-Q-SLA-SAM | 22 SERIES POP-UP SPRINKLER | PCJ-040       | 10" | 0.40 | 30     |
| ■      | 1800-16-G-SLA-SAM | 16 SERIES POP-UP SPRINKLER | PCJ-040       | 9"  | 0.40 | 30     |
| ■      | 1800-16-H-SLA-SAM | 16 SERIES POP-UP SPRINKLER | PCJ-040       | 9"  | 0.40 | 30     |
| ■      | 1800-16-G-SLA-SAM | 16 SERIES POP-UP SPRINKLER | PCJ-030       | 9"  | 0.30 | 30     |
| ○      | 1800-6-A-B        | 6 SERIES STREAM BUBBLER    | PCJ-090       | 2"  | 0.90 | 30     |

**PIPE SIZING FOR LATERALS**

PIPE SIZING FOR LATERALS SHALL BE BY CONTRACTOR ACCORDING TO THE FOLLOWING SCHEDULE:

| GPM       | PIPE SIZE   |
|-----------|-------------|
| 0-8 GPM   | 1" PIPE     |
| 8-14 GPM  | 1-1/4" PIPE |
| 14-22 GPM | 1-1/2" PIPE |
| 22-40 GPM | 2" PIPE     |
| 40-30 GPM | 2-1/2" PIPE |

NO PIPE TO EXCEED A MAXIMUM VELOCITY OF 5 FEET PER SECOND IN ANY PIPE.

- IRRIGATION NOTES**
- See Irrigation details as part of these construction documents.
  - Plans are diagrammatic. All field conditions, dimensions, and area configurations are to be verified by contractor before beginning work.
  - Prior to any trenching the contractor shall ascertain the location of all underground utility lines. Call USA 1-800-642-2444.
  - Install only one valve per valve box (if below grade installation).
  - Systems are designed for 30 psi/30 gpm maximum at the control valve. Verify conditions and notify Landscape Architect if any discrepancies before beginning any work under this contract.
  - All irrigation work shall be as per City of Sacramento standards for commercial installations.
  - Install all piping at the outer edge of planters at all times. Avoid planting trees or shrubs over irrigation piping.
  - Prior to planting the contractor shall conduct a test to determine that the irrigation system is providing proper coverage at all plant areas.
  - Adjust all spray heads to minimize spray onto walks, walls, and other landscape features.
  - Valve numbering sequence shall be observed in the controller.
  - Locations of mainlines are shown schematically. Verify locations.
  - Sprinkler spacing shall not exceed the manufacturer's recommendations.
  - Install Rainbird 1800-SAM pop-up heads at all low elevation locations on lateral lines.
  - Install controller as per manufacturer's instructions and where indicated on plans. Coordinate power supply with electrical contractor.
  - Pipe sizing for laterals shall be by Contractor according to the table.
  - Contractor to prepare As-Built drawings. A reduced size (8.5X11) colored drawing shall be laminated and placed permanently in controller enclosure.

**WATER CONSERVATION CALCULATION**

| WATER USE    | PLANT KEY                | S.F. WATER USE FACTORS |
|--------------|--------------------------|------------------------|
| HIGH         |                          | ---                    |
| MEDIUM       | CP, PFM, RL, RP, AM, PPH | ---                    |
| LOW          |                          | ---                    |
| <b>TOTAL</b> |                          | ---                    |

**WATER CONSERVATION CALCULATION**

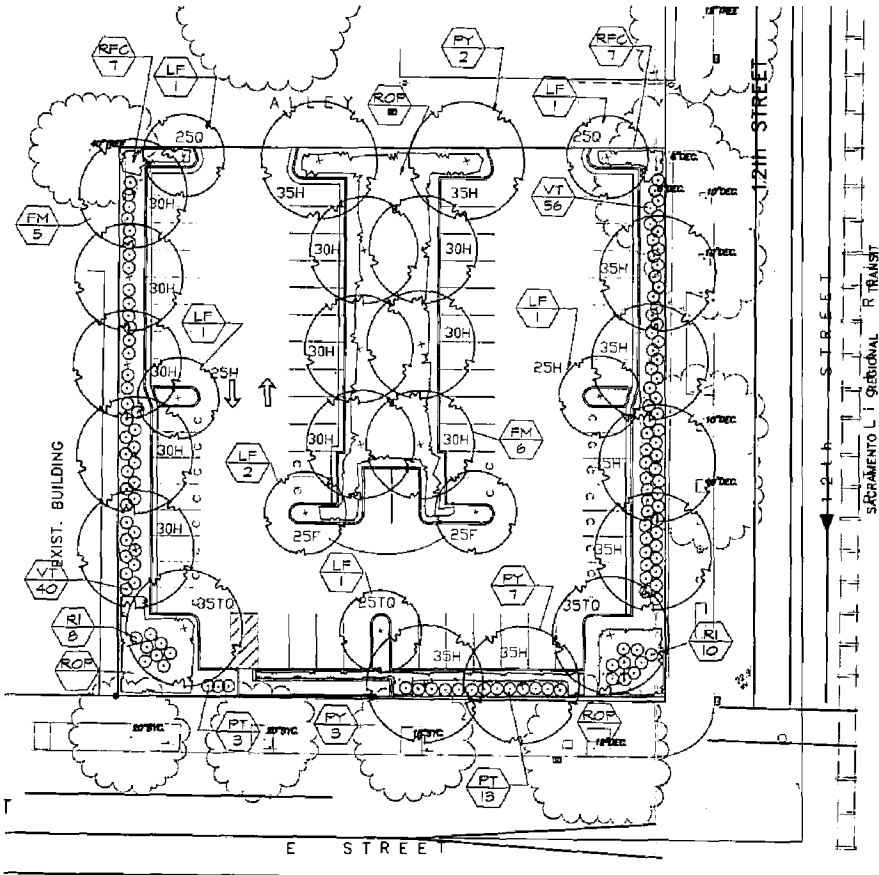
MAWA = (ET0) (0.08) (PA) (0.62)  
 = (---) INCHES (0.08) (---) (S.F.) (0.62)



**LANDSCAPE IRRIGATION PLAN**  
 Special Permit  
 Monthly Stand Alone Parking Lot  
 N.W. Corner of 12th and E Streets  
 APNs 002-015-013 and 014  
 City of Sacramento - Sacramento County - California  
 Scale: 1" = 20', March 6, 2000

**PSOMAS MIG**  
 2295 Gateway Oaks Drive, Suite 250  
 Sacramento, CA 95833  
 (916) 938-7135 (916) 938-4350 (FAX)

CHECKED BY: CHS  
 DRAWN BY: J.E.  
 FOR NO. 4444  
 1 OF 3 SHEETS



### PLANT LEGEND

| SYMBOL             | BOTANICAL NAME/Common Name                   | QTY | SIZE    | NOTES    |
|--------------------|--|-----|---------|----------|
| <b>TREES</b>       |  |     |         |          |
| FM                 | Fraxinus Morandii / Moraine Ash              | 11  | 15 gal. | Standard |
| PY                 | Platanus occidentalis / London Plane Tree    | 10  | 15 gal. | Standard |
| LT                 | Lagotis arvensis / Coastal/Crooks Myrtle     | 7   | 15 gal. | Standard |
| PTM                | Photinia fraxinifolia / New Zealand Flax     | 10  | 5 gal.  |          |
| VT                 | Viburnum tinus / Dwarf/Laurel                | 10  | 5 gal.  |          |
| RI                 | Rosa laurbergii / White Shrub Rose           | 10  | 2 gal.  |          |
| RP                 | Rosa 'Pink Flower Carpet' / Groundcover Rose | 10  | 2 gal.  | 3 o.c.   |
| ROP                | Rosa 'Rosa officinalis' / Prostrata /        | 10  | 5 gal.  | 4 o.c.   |
|                    | Prostrate Rosemary                           |     |         |          |
| <b>GROUNDCOVER</b> |  |     |         |          |
| VM                 | Vincetoxicum / Periwinkle                    | 1   | gal.    | 2 o.c.   |

### SHADE ANALYSIS (Expressed in feet)

(All trees used in shading parking lots and driveways, from the Approved Shade Tree List, to be 35, 30, or 25' in diameter at 15 year maturity.)

| CANOPY SIZE | SYMBOL | FULL (F) | 3/4 (F) | 1/2 (F)  | 1/4 (F) | TOTAL |
|-------------|--------|----------|---------|----------|---------|-------|
| 35 Diameter | PY     | 0 @ 962  | 2 @ 721 | 8 @ 481  | 0 @ 240 | 5,790 |
|             |        |          | 1,442   | 3,848    |         |       |
| 30 Diameter | FM     | 0 @ 707  | 0 @ 531 | 11 @ 354 | 0 @ 177 | 3,894 |
|             |        |          |         | 3,894    |         |       |
| 25 Diameter | LF     | 2 @ 707  | 1 @ 531 | 2 @ 354  | 2 @ 177 | 3,007 |
|             |        | 1,414    | 531     | 708      | 354     |       |

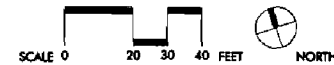
| TOTALS (SQUARE FEET)          |           |
|-------------------------------|-----------|
| Total Shaded Area by Tree     | 12,191 SF |
| Total Paved Area to be Shaded | 17,504    |
| Percentage of Shade           | 69%       |

### PLANT NOTES

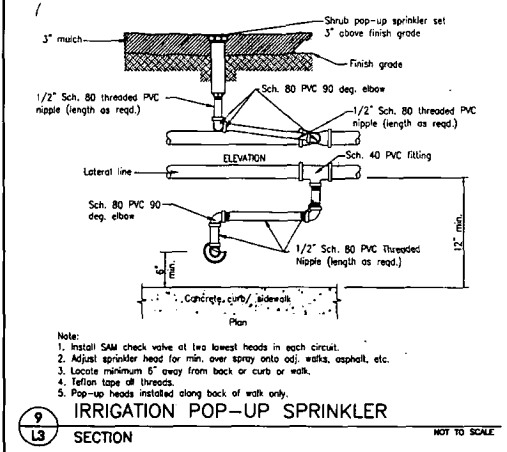
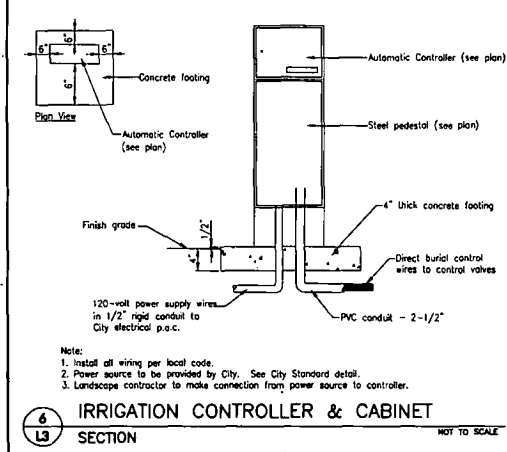
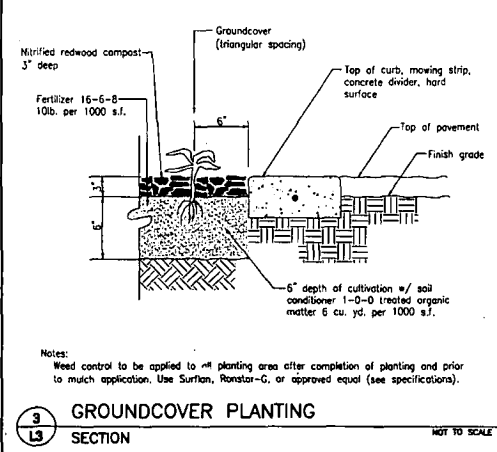
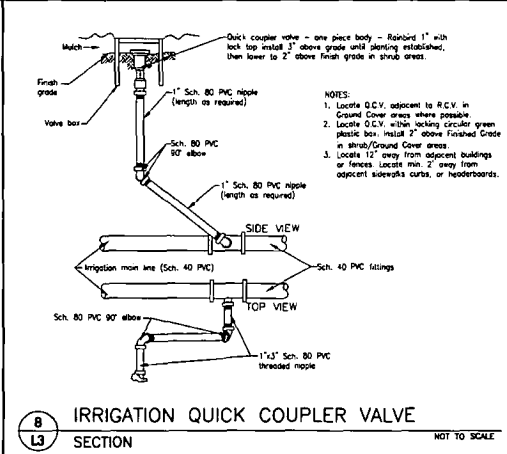
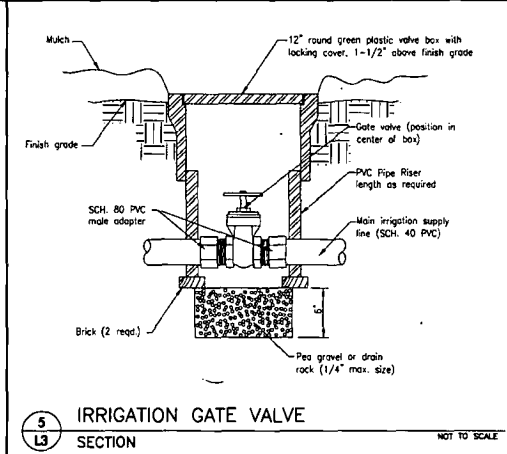
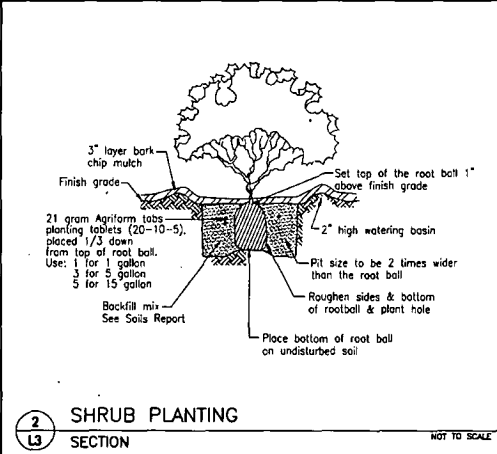
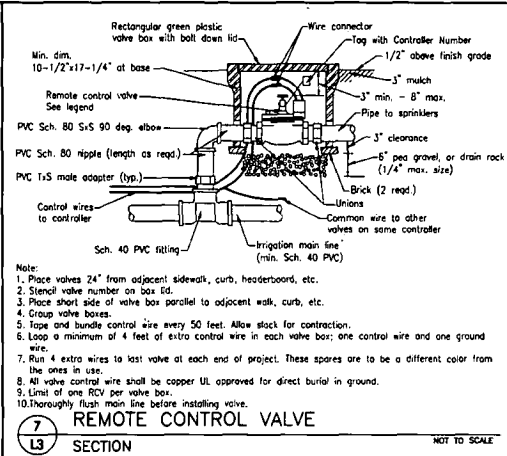
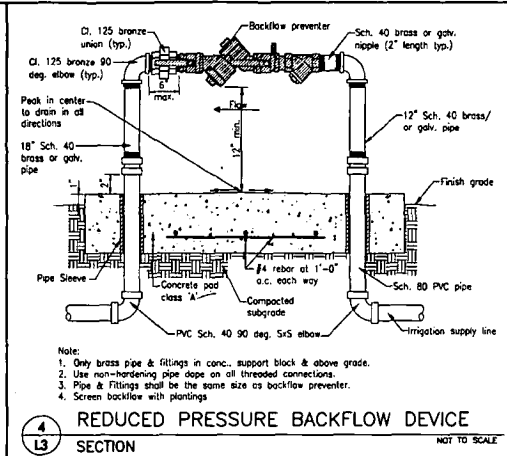
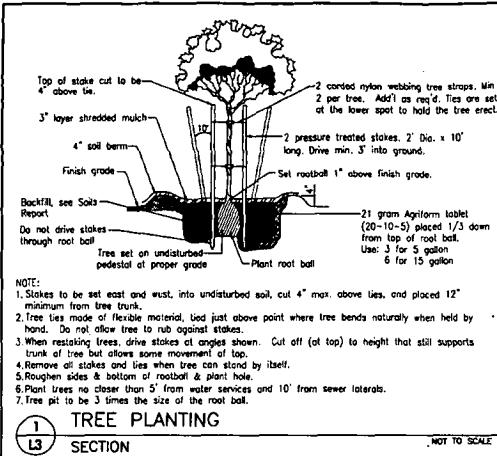
- All construction shall be as per plans, details, specifications and notes. (See Sheet L-1 for Irrigation Plan, and see Sheet L-3 for Construction details and Notes.)
- Soil amendments shall be as per soil report recommendations. (See Sheet L-3, #5)
- Apply a 3" layer of 2" shredded mulch to all planter surfaces.
- Prior to cultivation all areas shall be cleared of rocks, weeds, and other debris. Cultivation shall be to a depth of 6" with soil conditioner as per soil report.



LANDSCAPE PLANTING PLAN  
 Design/Review  
 Monthly Stand Alone Parking Lot  
 N.W. Corner of 12th and E Streets  
 APN's 002-015-013 and 014  
 City of Sacramento - Sacramento County - California.  
 Scale: 1" = 20' March 6, 2000



|   |            |          |                                 |
|---|------------|----------|---------------------------------|
| <b>PSOMAS MIG</b><br>2295 Colony Oaks Drive, Suite 250<br>Sacramento, CA 95833<br>(916) 927-7100 (916) 925-6383 (FAX) | CHECKED BY | OS       | <b>L2</b><br>3446 2 of 3 sheets |
|   | DRAWN BY   | AL       |                                 |
|   | DATE       | 3/6/00   |                                 |
|   | SCALE      | 1" = 20' |                                 |



LANDSCAPE CONSTRUCTION DETAILS  
Special Permit  
Monthly Stand Alone Parking Lot  
N.W. Corner of 12th and E Streets  
APN's 002-0115-013 and 014  
City of Sacramento - Sacramento County - California  
Scale: As Noted March 6, 2000

|  |                   |                  |                            |
|--|-------------------|------------------|----------------------------|
| <b>PSOMAS MIG</b><br>2295 Gateway Oaks Drive, Suite 200<br>Sacramento, CA 95833<br>(916) 929-7100 (916) 929-6380 (FAX) | CHECKED BY<br>CHS | DRAWN BY<br>JAL  | <b>L3</b><br>3 OF 3 SHEETS |
|  | DATE<br>02/06/01  | FOR P.O.<br>0444 |                            |