

MEDICAL OFFICE BUILDING 7

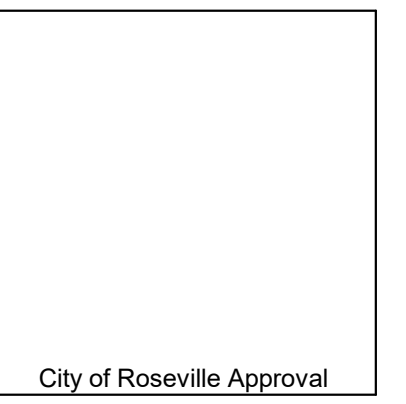
7 MEDICAL PLAZA
ROSEVILLE, CA 95661



ABBREVIATIONS

#	POUND/NUMBER	CPT.	CARPET	FLUOR.	FLUORESCENT	MTL.	METAL	SMS.	SHEET METAL SCREW
&	AND	CTSK.	COUNTERSINK	FRF.	FIREPROOF	MUL.	MULLION	SPEC.	SPECIFICATION
(E)	EXISTING			FT.	FOOT/FEET			SQ.	SQUARE
(N)	NEW	D.F.	DRINKING FOUNTAIN	FTG.	FOOTING	N.	NORTH	STA.	STATION
<	ANGLE	D.O.	DOOR OPENING	FURR.	FURRING	N.I.C.	NOT IN CONTRACT	STD.	STANDARD
@	AT	D.S.P.	DRY STANDPIPE	FUT.	FUTURE	N.T.S.	NOT TO SCALE	STL.	STEEL
CL	CENTERLINE	DBL.	DOUBLE	NO.	NUMBER			STOR.	STORAGE
P/L	PLATE/PROPERTY LINE	DEPT.	DEPARTMENT	G.B.	GRAB BAR/GRADE BREAK	NOM.	NOMINAL	STRUC.	STRUCTURAL
Ø/DIA.	DIAMETER/ROUND	DET.	DETAIL	G.F.R.G.	GLASS FIBER REINFORCED GYPSUM	O.A.	OVERALL	SUSP.	SUSPENDED
		DIA.	DIAMETER			O.C.	ON CENTER	SYM.	SYMMETRICAL
A.B.	AGGREGATE BASE	DISP.	DISPENSER	G.I.	GALVANIZED IRON	O.C.C.	ON CENTER	T.	TREAD
A.C.	ASHPHALT CONCRETE	DN.	DOWN	GA.	GAUGE	O.D.	OUTSIDE DIAMETER/DIMENSION	T.&B.	TOP AND BOTTOM
A.D.	AREA DRAIN	DR.	DOOR	GALV.	GALVANIZED	O.H.	OVERHEAD	T.&G.	TONGUE AND GROOVE
A.F.F.	ABOVE FINISHED FLOOR	DR.	DOOR	GL.	GLASS	OFF.	OVER	T.C.	TOP OF CURB
ACOUS.	ACOUSTICAL	DS.	DOWNSPOUT	GND.	GROUND	OPW.	OPENING	T.O.	TOP OF
ADJ.	ADJUSTABLE	DWG.	DRAWING	GR.	GRADE	OPW.	OPENING	T.O.F.	TOP OF FRAMING
AHU.	AIR HANDLING UNIT	DWR.	DRAWER	GYP.	GYPSUM	OPP.	OPPOSITE	T.O.S.	TOP OF STEEL
ALUM.	ALUMINIUM			H.B.	HOSE BIBB	P.C.	PRECAST	T.S.	TUBE STEEL
APPROX.	APPROXIMATE	E.	EACH	H.C.	HOLLOW CORE/ACCESSIBLE CURB RAMP	P.I.V.	POST INDICATOR VALVE	T.V.	TELEVISION
ARCH.	ARCHITECTURAL	E.J.	EXPANSION JOINT	H.C.	HOLLOW CORE/ACCESSIBLE CURB RAMP	P.M.	PRESSED METAL	T.W.	TOP OF WALL
ASB.	ASBESTOS	E.P.	ELECTRICAL PANELBOARD	H.G.	HARDWARE GROUP	P.O.C.	POINT OF CONNECTION	TEL.	TELEPHONE
AUTO.	AUTOMATIC	E.W.C.	ELECTRIC WATER COOLER	H.M.	HOLLOW METAL	P.T.	PRESSURE TREATED	TER.	TERAZZO
		EA.	EACH	HDWD.	HARDWOOD	PL	PLATE	THK.	THICK
B.D.F.	BUILDING DISTRIBUTION FACILITY	EL.	ELEVATION	HR.	HORIZONTAL	PLAS.	PLASTER/PLASTIC	TYP.	TYPICAL
B.F.P.	BACK FLOW PREVENTER	ELEC.	ELECTRICAL	HR.	HOUR	PLYWD.	PLYWOOD	U.O.N.	UNLESS OTHERWISE NOTED
BD.	BOARD	EMER.	EMERGENCY	HSS.	HOLLOW STEEL SECTION	PR.	PAIR	UR.	URNAL
BIT.	BITUMINOUS	ENCL.	ENCLOSURE	HT.	HEIGHT	PT.	POINT		
BLDG.	BUILDING	EQ.	EQUAL	I.D.	INSIDE DIAMETER/DIMENSION	PTN.	PARTITION	VECT.	VINYL COMPOSITION TILE
BLK.	BLOCK	EQUIP.	EQUIPMENT	I.D.F.	INTERMEDIATE DISTRIBUTION FACILITY	Q.T.	QUARRY TILE	VERT.	VERTICAL
BLKG.	BLOCKING	EXIST.	EXISTING	I.D.F.	INTERMEDIATE DISTRIBUTION FACILITY	R.	RISER/RADIUS	VEST.	VESTIBULE
BM.	BEAM	EXP.	EXPANSION	INSUL.	INSULATION	R.D.	ROUGH OPENING	VF	VENDOR FURNISHED
BTM.	BOTTOM	EXT.	EXTERIOR	INT.	INTERIOR	R.O.	ROUGH OPENING	VI	VENDOR INSTALLED
BW.	BACK OF WALK			F.A.	FIRE ALARM	R.W.L.	RAIN WATER LEADER	W.	WEST
		C.B.	CATCH BASIN	F.A.A.N.	FIRE ALARM REMOTE ANNUNCIATOR	REF.	REFRIGERATOR	W.C.	WATER CLOSET
		C.G.	CORNER GUARD	F.B.	FLAT BAR	REG.	REGISTER	W/O	WITHOUT
C.I.	CAST IRON	F.D.	FLOOR DRAIN	F.D.	FIRE DEPARTMENT CONNECTION	REINP.	REINFORCED	W/D	WOOD
C.I.D.	CLEAR INSIDE DIMENSION	F.D.C.	FIRE DEPARTMENT CONNECTION	F.E.	FIRE EXTINGUISHER	REQD.	REQUIRED	WP.	WATERPROOF/WORK POINT
C.J.	CONTROL JOINT	F.F.C.	FIRE EXTINGUISHER CABINET	F.F.	FINISH FLOOR	RESIL.	RESILIENT	WSCT.	WAINSCOT
C.L.	CENTERLINE	F.F.E.	FINISH FLOOR ELEVATION	F.H.	FIRE HYDRANT	RM.	ROOM	WT.	WEIGHT
C.M.U.	CONCRETE MASONRY UNIT	F.H.V.C.	FIRE HOSE VALVE CABINET	F.O.	FACE OF	RWD.	REDWOOD		
C.O.	CASED OPENING/CLEAN OUT	F.O.C.	FACE OF CONCRETE/CURB	F.O.C.	FACE OF CONCRETE/CURB	S.	SOUTH	S.	SOLID CORE
C/L	CENTERLINE	F.O.F.	FACE OF FINISH	F.O.F.	FACE OF FINISH	S.S.	STAINLESS STEEL	S.V.	SHEET VINYL
CAB.	CABINET	F.O.M.	FACE OF MASONRY	F.O.S.	FACE OF MASONRY	SCHED.	SCHEDULE	SECT.	SECTION
CER.	CERAMIC	F.R.T.	FIRE RETARDANT TREATED	F.S.	FULL SIZE	SH.	SHELF	SHT.	SHEET
CER.	CERAMIC	FDN.	FOUNDATION	FIN.	FINISH	SHWR.	SHOWER	SHW.	SHOWER
CLG.	CEILING	CONC.	CONCRETE	CONN.	CONNECTION	MIN.	MINIMUM	MIN.	MINIMUM
CLG.	CEILING	CONSTR.	CONSTRUCTION	CONSTR.	CONSTRUCTION	MIRR.	MIRROR	MISC.	MISCELLANEOUS
CLG.	CEILING	COORD.	COORDINATE	COORD.	COORDINATE	MTD.	MOUNTED		
CLO.	CLOSET								
CLR.	CLEAR								
CONTR.	COUNTER								
COL.	COLUMN								
CONC.	CONCRETE								
CONN.	CONNECTION								
CONSTR.	CONSTRUCTION								
CONT.	CONTINUOUS								
COORD.	COORDINATE								
CORR.	CORRIDOR								

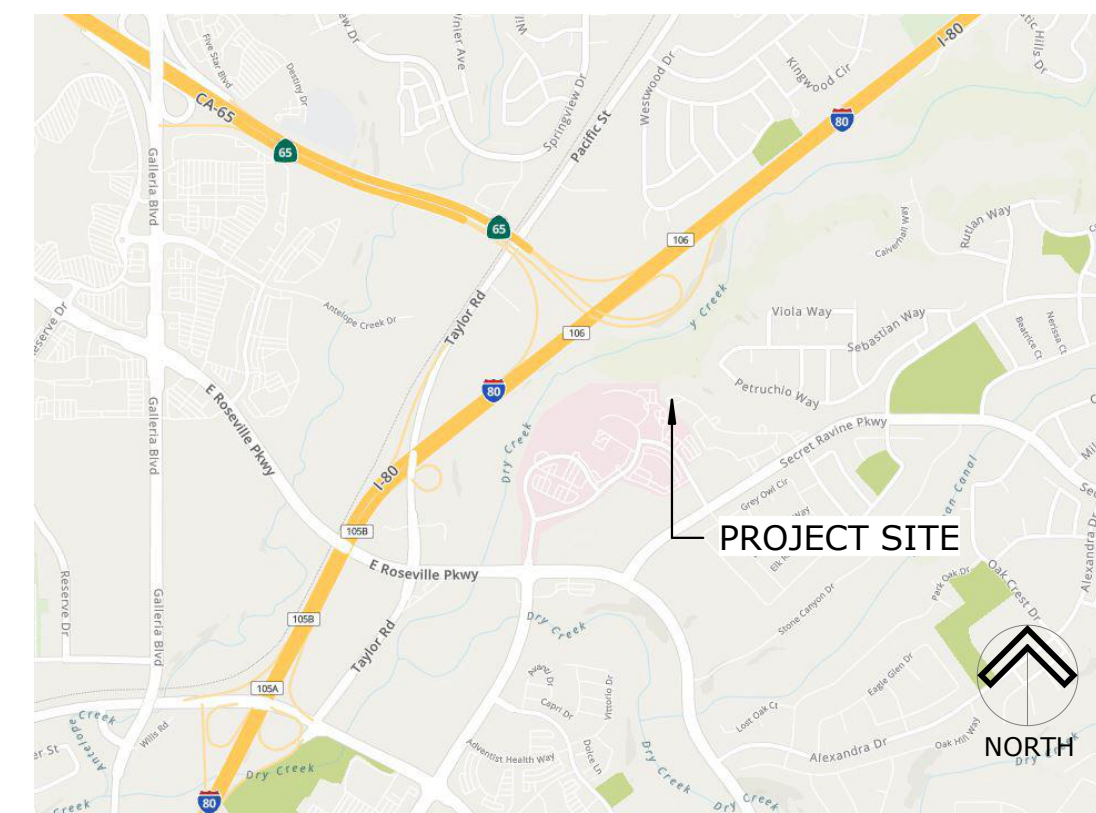
CITY APPROVAL STAMP



SYMBOLS

	GRID LINE TYPICAL
	WORK POINT, CONTROL POINT OR DATUM POINT
	ROOM NAME ROOM NUMBER
	KEYNOTE TAG - CSI PREFIX SEE NOTES ON SIDE OF SHEET
	DEMOLITION KEYNOTE TAG SEE NOTES ON SIDE OF SHEET
	DOOR TAG SEE DOOR SCHEDULE SHEET
	WINDOW TAG SEE WINDOW SCHEDULE SHEET
	EQUIPMENT DESIGNATION SEE EQUIPMENT SCHEDULE SHEET
	ACCESSORIES DESIGNATION SEE EQUIPMENT SCHEDULE SHEET
	WI NUMBER HEIGHT DEPTH WIDTH
	MILLWORK TYPE TAG
	FINISH MATERIAL TAG
	FINISH MATERIAL TAG (FLOOR)
	SIGNAGE TYPE TAG
	WALL TYPE TAG SEE DETAILS
	REVISION TAG
	REFERENCE NO. SHEET NO.
	REFERENCE NO. SHEET NO.
	REFERENCE NO. SHEET NO.
	REFERENCE NO. SHEET NO.

VICINITY MAP



PROJECT SUMMARY

PROJECT LOCATION: 7 MEDICAL PLAZA
ROSEVILLE, CA 95661

DESCRIPTION:
THE PROJECT INVOLVES CONSTRUCTION OF A NEW FOUR STORY MEDICAL OFFICE BUILDING ON AN EXISTING MEDICAL CENTER CAMPUS. THE SCOPE OF WORK INCLUDES BUILDING CORE AND SHELL, SITE IMPROVEMENTS, AND ASSOCIATED MECHANICAL, PLUMBING, AND ELECTRICAL UTILITIES. THIS PROJECT DOES NOT INCLUDE TENANT IMPROVEMENTS.

THE MOB DESIGN INCLUDES TWO PHASES:
PHASE 1 = 4 STORIES, 85,000 SF
PHASE 2 (FUTURE) = 2 STORIES, 15,000 SF

THE BUILDING OWNER AND SUTTER HEALTH INTEND TO COMPLETE DESIGN AND CONSTRUCTION OF PHASE 1 NOW. DETAILED DESIGN INFORMATION FOR PHASE 1 IS INCLUDED IN THIS SUBMITTAL. PHASE 2 MAY BE CONSTRUCTED IN THE FUTURE. SEE A1.1 FOR A PRELIMINARY PHASE 2 SITE PLAN.

TYPE OF CONSTRUCTION: IIA
OCCUPANCY: B; A-3

BUILDING AREA:	
LEVEL 01	= 21,400 SF
LEVEL 02	= 21,200 SF
LEVEL 03	= 21,200 SF
LEVEL 04	= 21,200 SF
TOTAL	= 85,000 SF

FIRE-RESISTANCE RATING REQUIREMENTS (CBC TABLE 601):

PRIMARY STRUCTURAL FRAME	= 1 HOUR
INTERIOR AND EXTERIOR BEARING WALLS	= 1 HOUR
NON-BEARING EXTERIOR WALLS	= 0 HOURS (PER CBC TABLES 602 & 705.8)
NON-BEARING INTERIOR WALLS	= 0 HOURS
FLOORS AND SECONDARY MEMBERS	= 1 HOUR
ROOF AND SECONDARY MEMBERS	= 1 HOUR

FIRE PROTECTION: BUILDING WILL BE FULLY SPRINKLERED
APN'S: 046-060-034-000 FOR 7 MEDICAL PLAZA (INCLUDES THE PROJECT SITE)

ALL WORK SHALL CONFORM TO THE FOLLOWING CODES:

2019	CBC	CALIFORNIA BUILDING CODE WITH CITY OF ROSEVILLE AMENDMENTS
2019	CEC	CALIFORNIA ELECTRIC CODE WITH CITY OF ROSEVILLE AMENDMENTS
2019	CMC	CALIFORNIA MECHANICAL CODE
2019	CPC	CALIFORNIA PLUMBING CODE
2019	CFC	CALIFORNIA ENERGY CODE
2019	CFC	CALIFORNIA FIRE CODE WITH CITY OF ROSEVILLE AMENDMENTS
2019	NFPA 13	CALIFORNIA GREEN BUILDING STANDARDS CODE STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS
2020	NFPA 25	CALIFORNIA EDITION - STANDARD OF WATER BASED FIRE PROTECTION SYSTEMS
2019	NFPA 72	NATIONAL FIRE ALARM SIGNALING CODE, AS AMENDED BY THE STATE OF CALIFORNIA

CFC SECTION 503 FIRE APPARATUS ACCESS ROAD:

PER CFC 903.1.1, EXCEPTION 1, THE FIRE CODE OFFICIAL IS AUTHORIZED TO INCREASE THE DIMENSION OF 150 FEET WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.1.1, 903.3.1.2, OR 903.3.1.3.

DEFERRED SUBMITTALS: T.B.D

VEHICLE PARKING CALCULATIONS

PARKING REQUIRED

PHASE 1:
4-STORY | 85,000 SF MOB
PER FEHR & PEERS 2022 TRAFFIC STUDY: 3.31 STALLS/1000 SF
(3.31 X 85,000)/1000 = 282 STALLS

PHASE 2:
2-STORY | 15,000 SF OF MOB
(3.31 X 15,000)/1000 = 50 STALLS

TOTAL STALLS REQUIRED AFTER PHASE II = 332

PARKING PROVIDED ON SITE

PHASE 1	
STANDARD STALLS	= 13
COMPACT STALLS (CLEAN AIR/EV)	= 6
ACCESSIBLE - VAN	= 4
ACCESSIBLE - STANDARD	= 2
ACCESSIBLE EV - VAN	= 6
TOTAL STALLS ON SITE	= 32

PHASE 2	
STANDARD STALLS	= 0
COMPACT STALLS	= 0
ACCESSIBLE - VAN	= 2
ACCESSIBLE - STANDARD	= 6
TOTAL STALLS ON SITE	= 8

PARKING STALLS NEEDED IN THE GARAGE

PHASE 1	
PARKING STALLS REQUIRED FOR MOB 7	= 282
PARKING STALLS PROVIDED ON SITE	= 32
PARKING STALLS NEEDED IN GARAGE	= 250

PHASE 2	
PARKING STALLS NEEDED FOR MOB 7	= 332
PARKING STALLS PROVIDED ON SITE	= 8
PARKING STALLS NEEDED IN GARAGE	= 324

PARKING GARAGE 12 EXPANSION

PARKING STALLS PROVIDED IN EXPANSION	= 551
PARKING GARAGE 12 SURFACE STALLS LOST	= - 93
SURFACE STALLS DISPLACED BY MOB 7	= - 99
EXISTING GARAGE STALLS DISPLACED BY EXPANSION	= - 14
NET GAIN OF PARKING STALLS	= 345

PARKING SURPLUS IN EXPANDED GARAGE

PHASE 1	
NET GAIN OF PARKING STALLS	= 345
PARKING STALLS USED BY MOB 7	= - 324
PARKING SURPLUS IN EXPANDED GARAGE	= 95

PHASE 2
NET GAIN OF PARKING STALLS = 345
PARKING STALLS USED BY MOB 7 = 324
PARKING SURPLUS IN EXPANDED GARAGE = 21

CLEAN AIR VEHICLES
CALIFORNIA GREEN BUILDING STANDARDS CODE 5.106.5.2
PARKING SPACES PROVIDED AT SURFACE LOT: 32
REQUIRED PARKING SPACES FOR CLEAN AIR VEHICLES: 6

ELECTRIC VEHICLE CHARGING
CALIFORNIA GREEN BUILDING STANDARDS CODE 5.106.5.3
PARKING SPACES PROVIDED AT SURFACE LOT: 32
REQUIRED PARKING SPACES FOR EV CHARGING: 4

ACCESSIBLE ELECTRIC VEHICLE CHARGING
CALIFORNIA BUILDING CODE TABLE 11B-228.3.2.1
TOTAL NUMBER OF EVCS PROVIDED: 7
MINIMUM NUMBER OF EVCS REQUIRED: 1 VAN ACCESSIBLE

BICYCLE PARKING CALCULATIONS

CALIFORNIA GREEN BUILDING STANDARDS CODE - 5.106.4 BICYCLE PARKING

THIS PROJECT INTENDS TO PROVIDE ENOUGH SHORT-TERM AND LONG-TERM BICYCLE PARKING SPACES FOR PHASE 1 AND PHASE 2 OF MOB 7.
SHORT-TERM: 5% OF NEW VISITOR PARKING SPACES (PARKING TO BE LOCATED WITHIN 200 FEET OF VISITORS' ENTRANCE, READILY VISIBLE TO PASSERS-BY, WITH A MINIMUM OF TWO-BIKE CAPACITY RACK.)

PHASE 1 + PHASE 2 = 332 PARKING SPACES REQUIRED
5% OF 332 = 17 SHORT-TERM BICYCLE PARKING SPACES*

LONG-TERM: 5% OF PARKING SPACES WITH MINIMUM OF ONE BICYCLE PARKING FACILITY.
PHASE 1 + PHASE 2 = 332 PARKING SPACES REQUIRED
5% OF 332 = 17 LONG-TERM BICYCLE PARKING SPACES*

*THE PARKING GARAGE 12 EXPANSION INCLUDES 24 LONG-TERM BICYCLE PARKING SPACES. 17 OF THESE SPACES WILL BE DEDICATED TO SUPPORT MOB 7.

THIS DRAWING IS NOT FINAL. DO NOT BE USED FOR CONSTRUCTION UNTIL IT IS SIGNED BY THE ARCHITECT/ENGINEER

ENTITLEMENT PACKAGE

REVISION BY DATE

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SUTTER ROSEVILLE MEDICAL CENTER
MEDICAL OFFICE
BUILDING 7

7 MEDICAL PLAZA
ROSEVILLE, CA 95661

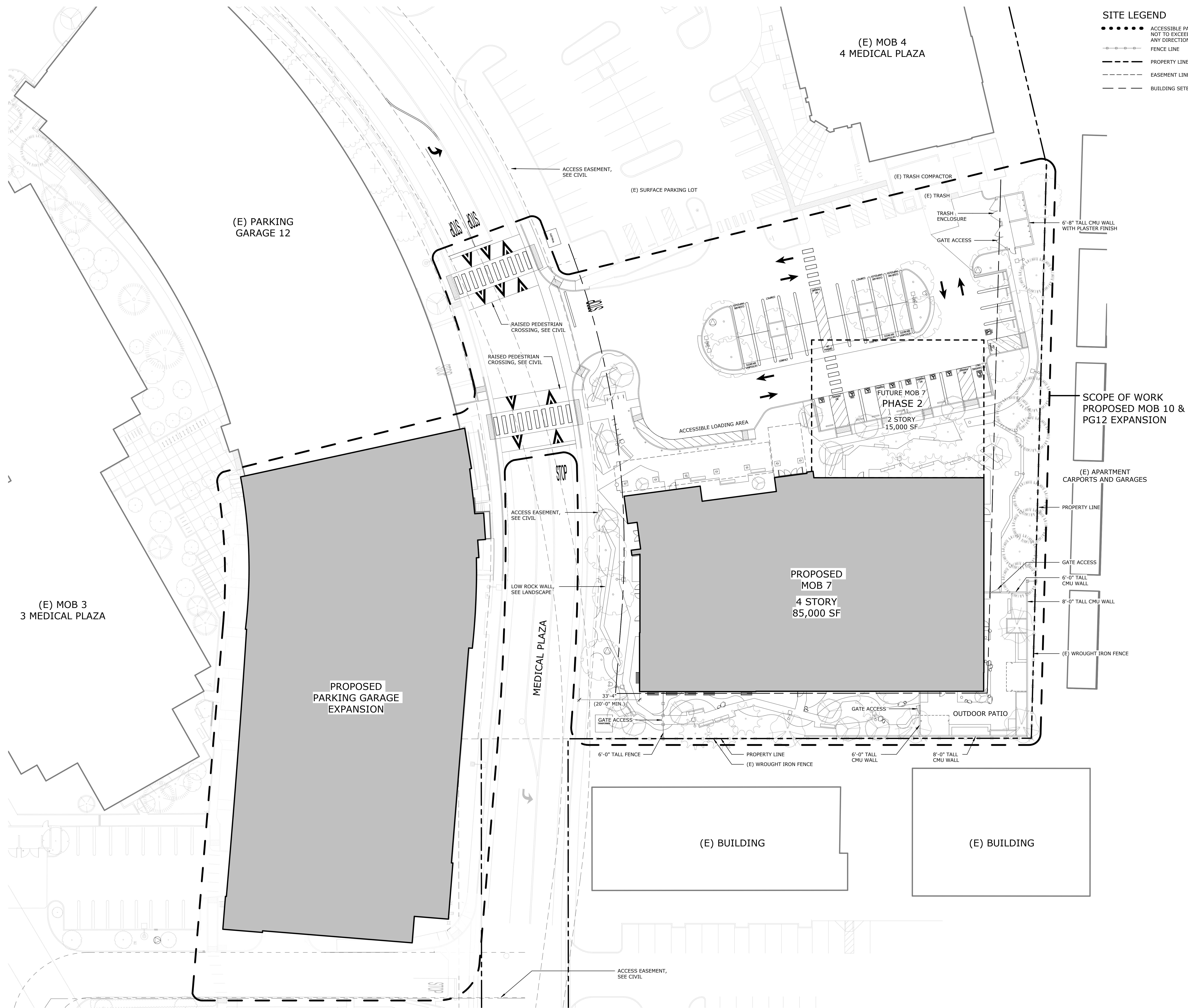
COVER SHEET

C1014.00

2 MAY 2022

G0.0

- SITE LEGEND**
- ACCESSIBLE PATH OF TRAVEL NOT TO EXCEED 2% CROSS SLOPE IN ANY DIRECTION.
 - FENCE LINE
 - — — — — PROPERTY LINE
 - · — · — EASEMENT LINE
 - — — — — BUILDING SETBACK LINE



CITY APPROVAL STAMP



SCOPE OF WORK
PROPOSED MOB 10 &
PG12 EXPANSION

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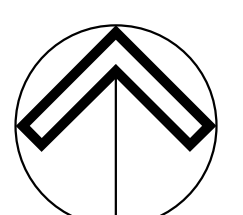
ENTITLEMENT PACKAGE

REVISION BY DATE

SUTTER ROSEVILLE MEDICAL CENTER
MEDICAL OFFICE
BUILDING 7

7 MEDICAL PLAZA
ROSEVILLE, CA 95661

CEQA SITE PLAN - PROPOSED
MOB & PARKING GARAGE



PROJECT
NORTH

C1014.00
AS SHOWN
2 MAY 2022

G0.1

GENERAL NOTES

- ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE CITY OF ROSEVILLE STANDARD SPECIFICATIONS AND PLANS, LATEST EDITION, AND ALL AMENDMENTS THERE TO-DATE.
- FOR ELEVATIONS REFER TO BENCHMARK REFERENCED ON SHEET C2.01.
- PRIOR TO AND DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BEING FAMILIAR WITH THE CURRENT CITY OF ROSEVILLE STANDARDS AND ALL UPDATES AND REVISIONS MADE TO ANY OF THE CITY OF ROSEVILLE STANDARD DETAILS SHOWN ON THESE PLANS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR BEING FAMILIAR WITH THE WRITTEN SPECIFICATIONS AND/OR OTHER STANDARD DETAILS NOT SHOWN BUT WHICH ARE INCLUDED IN THE CITY OF ROSEVILLE STANDARD SPECIFICATIONS AND PLANS.
- DRAWING NUMBERS SHOWN ON THE PLANS REFER TO CITY OF ROSEVILLE STANDARD PLANS, SHOWN THUS: C.O.R. DETAIL NO.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING FROM DAMAGE ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN. SUCH IMPROVEMENTS THAT ARE DAMAGED BY THE CONTRACTOR SHALL BE REPLACED AT HIS EXPENSE.
- ALL TRENCH EXCAVATION SHALL BE IN ACCORDANCE WITH CITY OF ROSEVILLE STANDARD SPECIFICATIONS.
- EXCAVATION OF 5 FEET OR MORE IN DEPTH WILL REQUIRE AN EXCAVATION PERMIT FROM THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL SAFETY.
- THE CONTRACTOR SHALL DEMOLISH, EXCAVATE, REMOVE AND DISPOSE OF ALL EXISTING CONCRETE CURB, GUTTER OR SIDEWALK, ASPHALT CONCRETE PAVING, AND DELETERIOUS MATERIAL AS REQUIRED TO CONSTRUCT THE CONTRACT WORK. ALL SUCH EXCESS MATERIAL GENERATED SHALL BE DISPOSED OF FROM THE SITE BY THE CONTRACTOR.
- THE CONTRACTOR SHALL OBTAIN AN ENCRoACHMENT PERMIT FOR ANY WORK DONE WITHIN THE CITY RIGHT-OF-WAY FROM THE CITY OF ROSEVILLE PUBLIC WORKS DEPARTMENT, AND NOTIFY THE CITY 48 HOURS IN ADVANCE OF STARTING ANY WORK TO BE ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE CITY OF ROSEVILLE.
- EXISTING UTILITIES ARE SHOWN AS THEY ARE BELIEVED TO EXIST. THE OWNER AND THE ENGINEER DO NOT ACCEPT RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO COMMENCING ANY WORK, THE CONTRACTOR SHALL HAVE EACH UTILITY COMPANY ACCURATELY LOCATE IN THE FIELD THEIR MAINS AND SERVICE LINES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES.
- ATTENTION IS CALLED TO: SECTION 1540 (A) (1) OF THE CONSTRUCTION SAFETY ORDERS (TITLE 8 CALIFORNIA ADMINISTRATION CODE SECTION 1540), ISSUED BY THE OCCUPATIONAL SAFETY AND HEALTH STANDARDS BOARD PURSUANT TO THE CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT OF 1973, AS AMENDED, WHICH STATES:

"PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATION I.E., SEWER, WATER, FUEL, ELECTRIC LINES, ETC., WILL BE ENCOUNTERED AND, IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING AND WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION."
- THE CONTRACTOR SHALL CONTACT THE CITY OF ROSEVILLE AT LEAST 72 HOURS IN ADVANCE OF THE CONTRACTOR'S INTENT TO CONNECT TO PUBLIC UTILITIES TO COORDINATE THE CONNECTION TO PUBLIC WATER, SEWER AND STORM DRAINAGE SYSTEMS.
- PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD THEIR MAIN SERVICE LINES. THE CONTRACTOR SHALL NOTIFY MEMBERS OF THE UNDERGROUND SERVICE ALERT (U.S.A.) 48 HOURS IN ADVANCE OF PERFORMING EXCAVATION WORK BY CALLING THE TOLL-FREE NUMBER (909-227-2600).
- THE CONTRACTOR SHALL CHECK WITH THE UTILITY COMPANIES AND VERIFY ALL UTILITY LOCATIONS. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF HIS CONTRACT. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICES TO THE DEVELOPMENT.
- WHENEVER EXISTING PAVEMENT IS BROKEN OR CUT DURING THE INSTALLATION OF THE WORK COVERED BY THESE PLANS AND SPECIFICATIONS, THE PAVEMENT SHALL BE REPLACED WITH PAVEMENT MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL PAVING. THE FINISHED PAVEMENT SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER IF LOCATED WITHIN CITY RIGHT-OF-WAY.
- PAYMENT FOR PAVEMENT WILL BE MADE FOR THE AREAS SHOWN ON THE PLANS. REPLACEMENT OF PAVEMENT WHICH IS BROKEN OR CUT IN THE INSTALLATION OF THE IMPROVEMENTS COVERED BY THESE PLANS AND SPECIFICATIONS, AND WHICH LIES OUTSIDE OF SAID AREAS, SHALL BE INCLUDED IN THE STREET CONTRACTOR'S UNIT PRICE FOR PAVEMENT, AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR SUCH WORK.
- THE CONTRACTOR SHALL EXPOSE EXISTING STORM DRAINS, WATER MAINS, AND SANITARY SEWERS WHERE CONNECTIONS AND CROSSINGS ARE TO BE MADE SO EXISTING FLOWLINES AND LOCATIONS CAN BE VERIFIED BEFORE THE START OF CONSTRUCTION.
- THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- CONSTRUCTION STAKING: CONSTRUCTION STAKING IS NORMALLY PERFORMED BY THE ENGINEER WHO PREPARED THE PLAN. THIS PERMITS APPROPRIATE ON-SITE INTERPRETATION AND ADJUSTMENT OF THE PLANS. IF NECESSARY, CONTRACTOR SHALL NOTIFY THE ENGINEER FORTY-EIGHT (48) HOURS PRIOR TO THE ACTUAL NEED FOR STAKING. ANY STAKING REQUESTED BY THE CONTRACTOR OR HIS SUBCONTRACTORS WHICH EXTENDS BEYOND THE ORIGINAL SCOPE OF WORK DEFINED IN THESE PLANS SHALL BE SUBJECT TO AN EXTRA WORK CHARGE TO THE CONTRACTOR. THIS NOTE GIVES FORMAL NOTICE THAT THE FIRM OF SIEGFRIED ENGINEERING, INC. CANNOT, AND WILL NOT, TAKE RESPONSIBILITY FOR ERRORS OR OMISSIONS, IF ANY, WHICH MIGHT OCCUR AND WHICH COULD HAVE BEEN AVOIDED OR DETECTED AND/OR CORRECTED OR MITIGATED HAD SIEGFRIED ENGINEERING, INC. PERFORMED THE CONTRACT STAKING WORK.
- THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE CITY OF ROSEVILLE FOR USE OF WATER FROM FIRE HYDRANTS FOR CONSTRUCTION PURPOSES. THE PERMIT SHALL BE APPROVED BY THE CITY OF ROSEVILLE FIRE DEPARTMENT.
- THE PROPERTY OWNERS, DEVELOPERS, AND/OR SUCCESSORS IN INTEREST SHALL COMPLY WITH THE PROVISIONS OF THE CALIFORNIA GENERAL CONSTRUCTION ACTIVITY STORM WATER PERMIT AND STATE WATER RESOURCES CONTROL BOARD ORDER NUMBER 99-08-DWQ COMPLIANCE IS MANDATORY PER THE CITY OF ROSEVILLE'S GRADING AND EROSION CONTROL STANDARDS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL OBTAIN AN ENCRoACHMENT PERMIT AND A GRADING AND EROSION CONTROL PERMIT PRIOR TO STARTING ANY WORK, UNLESS OTHERWISE APPROVED BY THE CITY.
- DUST CONTROL SHALL BE PERFORMED AT ALL TIMES, AT THE CONTRACTORS' EXPENSE, TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH SECTION 10 OF CALTRANS STANDARD SPECIFICATIONS AND THE REQUIREMENTS OF THE CITY OF ROSEVILLE.
- THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE AND MAINTAIN ALL MACHINERY, APPLIANCES AND EQUIPMENT TO MAINTAIN ALL EXCAVATIONS FREE FROM WATER DURING CONSTRUCTION, AND SHALL DEWATER AND DISPOSE OF THE WATER SO AS TO NOT CAUSE INJURY TO PUBLIC OR PRIVATE PROPERTY, OR TO CAUSE A NUISANCE OR MENACE TO THE PUBLIC. THE DEWATERING SYSTEM SHALL BE INSTALLED AND OPERATED SO THE GROUNDWATER LEVEL OUTSIDE THE EXCAVATION IS NOT REDUCED TO THE EXTENT WHICH WOULD CAUSE DAMAGE OR ENDANGER ADJACENT STRUCTURES OR PROPERTY. ALL COSTS FOR DEWATERING SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ALL PIPE CONSTRUCTION. THE STATIC WATER LEVEL SHALL BE DRAWN DOWN A MINIMUM OF 1 FOOT BELOW THE BOTTOM OF EXCAVATION OF ANY FILL TO THE SPECIFIED DENSITY. DISPOSAL OF WATER SHALL BE IN ACCORDANCE WITH THE APPROVED SWPPP AND SHALL NOT DAMAGE PROPERTY, CREATE A PUBLIC NUISANCE OR VIOLATE THE LAW. THE CONTRACTOR SHALL HAVE ON HAND, PUMPING EQUIPMENT AND MACHINERY IN GOOD WORKING CONDITION FOR EMERGENCIES AND SHALL HAVE WORKMEN AVAILABLE FOR ITS OPERATION. THE DEWATERING SYSTEM SHALL OPERATE CONTINUOUSLY UNTIL BACK-FILL HAS BEEN COMPLETED TO 1 FOOT ABOVE THE NORMAL STATIC GROUNDWATER LEVEL.
- SITE PREPARATION SHALL INCLUDE STRIPPING AND REMOVAL OF ALL VEGETATION AND ANY DEBRIS FROM THE CONSTRUCTION AREAS. THE DEPTH OF STRIPPING ONSITE SHALL BE EVALUATED BY THE OWNER'S SOILS ENGINEER.

- ANY VOIDS LEFT BY THE REMOVAL OF UNDERGROUND UTILITIES OR OTHER BURIED OBJECTS SHALL BE CLEANED OF ALL LOOSE SOILS AND SHALL BE PROPERLY BACKFILLED WITH ENGINEERED FILL THAT THE OWNER'S SOIL ENGINEER APPROVES, MONITORS, TESTS, AND APPROVES.
- THE SUBGRADE SOILS BENEATH ALL PAVING AREAS SHOULD BE COMPACTED TO A MINIMUM OF 95% OF THE DRY DENSITY WHICH THE OWNER'S SOIL ENGINEER SPECIFIES.
- ANY SOFT OF LOOSE SOIL POCKETS FOUND ONSITE DURING THE STRIPPING OR RECOMPACTMENT PROCESS, THEY SHALL BE OVER EXCAVATED AND RECOMPACTED.
- ENGINEERED FILL SHALL BE PLACED IN HORIZONTAL LAYERS A MAXIMUM OF 8 INCHES IN LOOSE THICKNESS AND BE COMPACTED TO A MINIMUM OF 90 PERCENT OF MAXIMUM DRY DENSITY AS DETERMINED BY THE OWNER'S SOIL ENGINEER.
- SUBGRADE SOILS UNDER EXTERIOR CONCRETE SHALL BE MOISTURE CONDITIONED AS APPROVED, TESTED AND INSPECTED BY THE OWNER'S SOIL ENGINEER.
- CONTRACTOR SHALL MAINTAIN MOISTURE CONDITION RIGHT UP TO POURING OF CONCRETE.

GRADING NOTES

- GRADING AND LAND STABILIZATION SHALL INCLUDE EXCAVATION AND FILL OF STREETS IN ACCORDANCE WITH THE SPECIFICATIONS OF THE SOILS ENGINEER AND UNDER THE DIRECTION, SUPERVISION, MONITORING, TESTING AND APPROVAL OF THE OWNER AND OWNER'S SOILS ENGINEER.
- GRADING AND LAND STABILIZATION SHALL INCLUDE COST OF DEWATERING; REMOVING FROM THE SITE ALL STRIPPED VEGETATION, DEBRIS, STRUCTURES, POWER POLES, EXISTING PAVEMENT, BUILDINGS, TREES, AND OTHER DELETERIOUS MATERIALS.
- STOCKPILES OF EXISTING DELETERIOUS MATERIAL SHALL BE DISPOSED OF UNDER THE DIRECTION AND SUPERVISION OF THE OWNER AND OWNER'S SOILS ENGINEER.
- ALL IMPORTED FILL SHALL BE APPROVED BY THE SOILS ENGINEER.
- TOPOGRAPHICAL INFORMATION SHOWN REFLECTS A TOPOGRAPHY SURVEY PERFORMED BY SIEGFRIED ENGINEERING AND RECORD INFORMATION. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION.
- ANY AND ALL SEDIMENT AND/OR EROSION CONTROL DETAILS CONTAINED WITHIN THESE PLANS ARE TO BE CONSIDERED AS "REFERENCE DETAILS" ONLY AND THE CITY'S APPROVAL OF THESE PLANS AND "REFERENCE DETAILS" DOES NOT RELIEVE THE OWNER/DEVELOPER FROM COMPLIANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN AS APPROVED BY THE CITY'S STORM WATER DIVISION.

UTILITY NOTES

- WATER**
- ALL WATER LINES SHALL BE PRESSURE-TESTED, DISINFECTED, FLUSHED, AND TESTED FOR BACTERIA IN CONFORMANCE WITH THE CITY OF ROSEVILLE SPECIFICATIONS PRIOR TO FINAL ACCEPTANCE BY THE CITY.
 - ALL WATER SERVICES SHALL BE 1" MINIMUM. WATER SERVICE SHALL BE CONNECTED TO WATER MAINS WITH TWO-STRAP BRONZE SADDLES. CITY SHALL MAKE ALL TAPS ON EXISTING WATER MAINS ONLY.
 - ALL VALVES, TEES AND CROSSES TO BE FLANGED TO THEIR RESPECTIVE FITTINGS. WATER VALVES TO BE RESILIENT SEAT ONLY.
 - WATER LINES, VALVES, BACKFLOW PREVENTER DEVICES, FIRE HYDRANTS, ETC. SHALL BE IN ACCORDANCE WITH CITY OF ROSEVILLE STANDARDS.
 - ALL VALVE STEMS MUST BE BROUGHT TO A MINIMUM OF 4' BELOW FINISH GRADE WITH STEM EXTENSION UNITS.
 - THRUST BLOCKS SHALL BE PROVIDED AT ALL REQUIRED LOCATIONS ON WATER LINE IN ACCORDANCE WITH THE CITY OF ROSEVILLE SPECIFICATIONS AND DETAILS.
- STORM DRAIN**
- STORM DRAIN PIPE SIZES SHALL NOT BE CHANGED WITHOUT THE APPROVAL OF THE CITY ENGINEER AND THE DESIGN ENGINEER.
 - STORM DRAIN PIPE ALTERNATIVES:
 a. PRECAST REINFORCED CONCRETE PIPE (RPC), PER CITY OF ROSEVILLE STANDARD
 b. HIGH DENSITY POLYETHYLENE PIPE (HDPE), PER CITY OF ROSEVILLE STANDARD
 c. POLYVINYL CHLORIDE PIPE (PVC), PER CITY OF ROSEVILLE STANDARD
 d. STEEL REINFORCED HIGH DENSITY POLYETHYLENE PIPE (SRHDPE), PER CITY OF ROSEVILLE STANDARD
 e. CAST-IN-PLACE CONCRETE PIPE, PER CITY OF ROSEVILLE STANDARD
 - CATCH BASINS TO BE CONSTRUCTED PER CITY STANDARD DETAILS.
 - ALL CONSTRUCTION SITE ACTIVITIES, REGARDLESS OF PROJECT SIZE, SHALL CONFORM TO CHAPTER 16 OF THESE STANDARDS. PROJECTS GREATER THAN ONE (1) ACRE SHALL ALSO CONFORM TO THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) GENERAL CONSTRUCTION ACTIVITY STORM WATER PERMIT.
- SANITARY SEWER**
- SANITARY SEWER MANHOLES AND PIPE SHALL BE IN ACCORDANCE WITH CITY OF ROSEVILLE STANDARDS.

ABBREVIATION

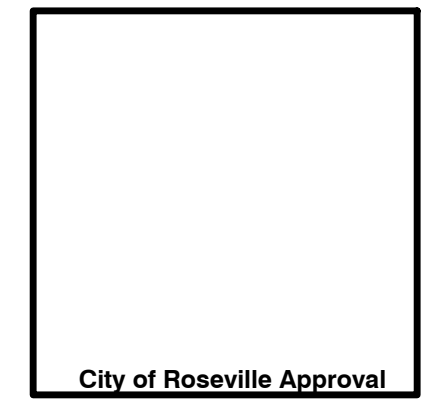
@	AT
AB	AGGREGATE BASE
ABS	ACRYLONITRILE-BUTADIENE-STYRENE
AC	ASPHALT CONCRETE
BCR	BEGINNING OF CURB RETURN
BO	BLOWOFF
BOC	BACK OF CURB
BOW	BACK OF WALK
C & G	CURB AND GUTTER
C.G. & SW	CURB, GUTTER, AND SIDEWALK
CL	CENTERLINE
CB	CATCH BASIN
CJ	CONSTRUCTION JOINT
CO	CLEANOUT
COR	CITY OF ROSEVILLE
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DWG	DRAWING
EBOW	EXISTING BACK OF WALK
ECR	END OF CURB RETURN
EL	ELEVATION
EG	EXISTING GROUND
EP	EDGE OF PAVEMENT, EXISTING PAVEMENT
ESMT	EASEMENT
EX	EXISTING
FL	FLOWLINE
FI	FIRE HYDRANT
FDC	FACE OF CURB
FT	FEET
G	GROUND
GB	GRADE BREAK
HP	HIGH POINT
ID	INSIDE DIAMETER
IN	INCH
LF	LINEAL FEET
LH	LAMP HOLE
LP	LOW POINT
LT	LEFT
LTS	LIME TREATED SUB-BASE
MAX	MAXIMUM
MH	MAINTENANCE HOLE
MIN	MINIMUM
NRCP	NON-REINFORCED CONCRETE PIPE
NTS	NOT TO SCALE
OD	OUTSIDE DIAMETER
P	PAVEMENT
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
POT	POINT OF TANGENCY
PP	POWER POLE
PRC	POINT OF REVERSE CURVATURE
PT	POINT
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
PL	PROPERTY LINE
R	RADIAL OR RADIUS
RW	RIGHT-OF-WAY
RC	ROLL-CURB
RCP	REINFORCED CONCRETE PIPE
RP	RADIUS POINT
RT	RIGHT
SD	STORM DRAIN
SS	SANITARY SEWER
SL	STREET LIGHT
SW	SIDEWALK
SDMH	STORM DRAIN MAINTENANCE HOLE
SHT	SHEET
SSMH	SANITARY SEWER MAINTENANCE HOLE
STA	STATION
STD	STANDARD
TC	TOP OF CURB
TOW	TOP OF WALL
THRU	THROUGH
TI	TRAFFIC INDEX
TYP	TYPICAL
VERT	VERTICAL
W	WATER
WP	WEAKENED PLANE
(W)	WEST
(E)	EAST
(S)	SOUTH
(N)	NORTH
±	PLUS OR MINUS

DESCRIPTION

LEGEND

EXISTING		PROPOSED
-100-	CONTOUR MAJOR	-100-
-95-	CONTOUR MINOR	-95-
11.93EC	CONCRETE ELEVATION	11.93C
11.93ETC	TOP OF CURB ELEVATION	11.93TC
11.43EP	PAVEMENT ELEVATION	11.43P
12.05EP	PAVEMENT ELEVATION	12.05P
11.93ETC	TOP OF CURB ELEVATION	11.93TC
11.43EFL	FLOW LINE ELEVATION	11.43FL
12.05EFL	FLOWLINE ELEVATION	12.05FL
12.05EFG	FINISHED GRADE ELEVATION	12.05FG
---	PROPERTY & RW LINE	---
---	EASEMENT LINE	---
⊗	FIRE HYDRANT	⊗
⊗	SANITARY SEWER LINE	⊗
⊗	STORM DRAIN LINE	⊗
⊗	WATER LINE	⊗
⊗	FIRE SERVICE LINE	⊗
⊗	AREA DRAIN	⊗
⊗	DRAIN INLET	⊗
⊗	CATCH BASIN	⊗
⊗	CONCRETE WALK	⊗
⊗	6" VERTICAL CURB	⊗
⊗	GATE VALVE	⊗
⊗	SITE LIGHT	⊗
⊗	FIRE HYDRANT	⊗
⊗	UTILITY POLE	⊗
⊗	ANCHOR GUY	⊗
⊗	SIGN	⊗
⊗	BOLLARD	⊗
⊗	TREE	⊗
⊗	BACKFLOW PREVENTER	⊗
⊗	FIRE DEPARTMENT CONNECTION	⊗
⊗	ELECTRICAL BOX	⊗
⊗	WATER METER	⊗
⊗	MAINTENANCE HOLE PER COR STD DETAIL NO. DR-4	⊗
⊗	TRAFFIC SIGNAL BOX/Vault	⊗
⊗	CABLE BOX	⊗

CITY APPROVAL STAMP



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SUTTER ROSEVILLE MEDICAL CENTER
MEDICAL OFFICE
BUILDING 7

7 MEDICAL PLAZA
ROSEVILLE, CA 95661

GENERAL NOTES

C1014.00

:2 MAY 2022

C1.1



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Call before you dig.

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ROSEVILLE, CA 95661

PAVING & DIMENSIONING
PLAN

C1014.00

2 MAY 2022

C3.0

PAVING LEGEND:

- CONCRETE
- ASPHALT PAVEMENT
- PAVERS
- COBBLE
- TRUNCATED DOMES
TRUNCATED DOMES COMPLYING WITH CBC 11B-705.
- EXISTING CONCRETE
CONCRETE TO REMAIN

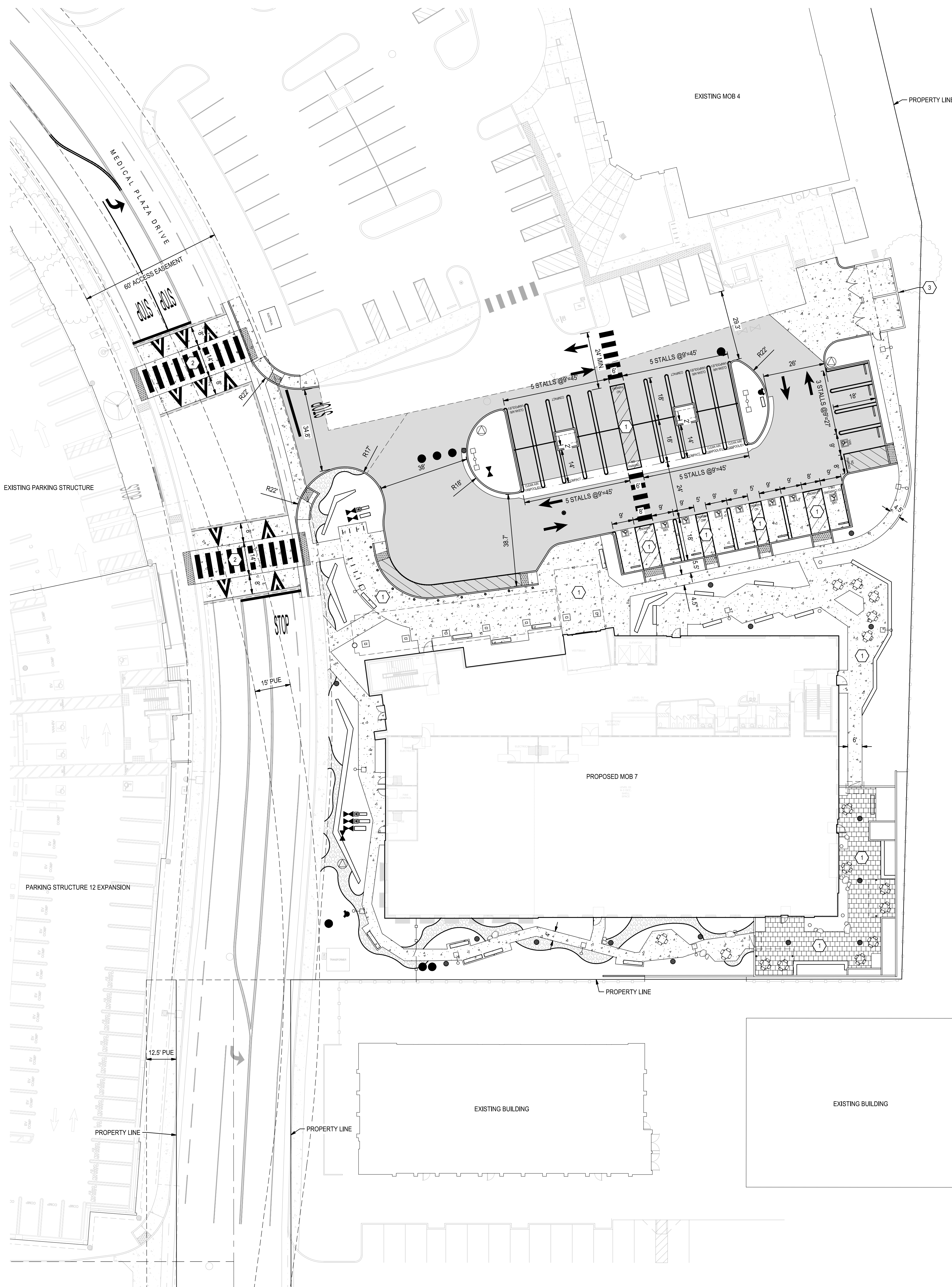
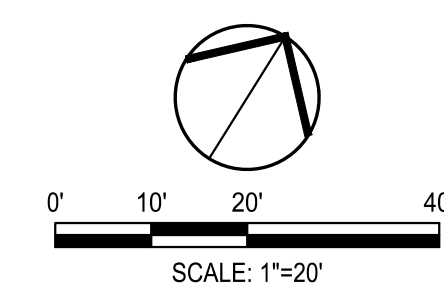
PAVING KEY NOTES:

- 1 1.5% MAX SLOPES IN ALL DIRECTIONS
- 2 PROPOSED SPEED TABLE CROSSWALK; SEE DETAIL 1 & 2, SHEET C8.0
- 3 PROPOSED TRASH ENCLOSURE

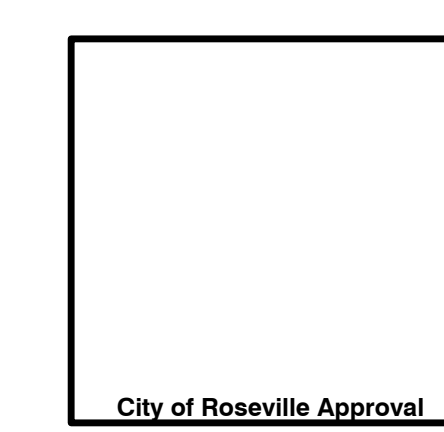
GENERAL PAVING AND DIMENSIONING NOTES:

ALL MATERIAL AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THE PROJECT SHALL CONFORM TO ALL APPLICABLE CITY OF ROSEVILLE STANDARD SPECIFICATIONS (LATEST EDITION).

1. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY QUESTION THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
2. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, CENTER OF PAINT STRIPING OR PERPENDICULAR TO THE PROPERTY LINE. CONTRACTOR SHALL VERIFY DIMENSIONS MATCH STRUCTURAL AND ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
3. ALL COORDINATE POINTS ARE AT FACE OF CURB OR RADIUS POINT. BUILDING CONTROL POINTS ARE AT THE OUTER MOST EDGE OF THE BUILDING ENVELOPE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITIONS, ANY DAMAGE DONE TO EXISTING UTILITIES, FENCE, PAVEMENT, CURBS, DRIVEWAYS OR SIDEWALKS TO REMAIN (NO SEPARATE PAY ITEM).
7. THE CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT, CURBS, AND SIDEWALKS AT NEW PAVEMENT, CURB AND SIDEWALK JUNCTURES. NO JAGGED OR IRREGULAR CUTS WILL BE ALLOWED OR ACCEPTED.
8. REFER TO SITE PAVING PLAN, ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, IRRIGATION AND LANDSCAPING PLANS FOR ADDITIONAL INFORMATION.
9. SEE CIVIL DETAIL SHEET FOR APPLICABLE DETAILS.
10. REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION.
11. THE CONTRACTOR SHALL VERIFY ELEVATIONS AND LOCATIONS OF EXISTING FACILITIES AND NOTIFY THE ENGINEER OF ANY CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
12. ALL PAINT SHALL BE 4" WIDE REFLECTIVE PAINT: WHITE ON ASPHALT PAVING AND WHITE ON TOP OF 6" WIDE BLACK STRIPE ON CONCRETE UNLESS OTHERWISE NOTED ON THE DRAWINGS.
13. ALL PAVEMENT MARKINGS SHALL RECEIVE TWO COATS OF PAINT.
14. NO WORK SHALL BE PERFORMED IN A PUBLIC RIGHT-OF-WAY WITHOUT A PERMIT.
15. ALL SIGNS SHALL CONFORM TO MUTCD, LATEST EDITION.
16. ALL CONCRETE SIDEWALK SHALL BE 5' MIN. WIDTH UNLESS OTHERWISE SPECIFIED. SLOPED AT 1.25% TOWARDS CURB.
17. ALL CURBS ARE 6" HIGH UNLESS OTHERWISE NOTED.
18. FOR ACCESSIBLE PATH OF TRAVEL, SEE SHEET C4.0, OVERALL GRADING PLAN.



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SUTTER ROSEVILLE MEDICAL CENTER
MEDICAL OFFICE
BUILDING 7

7 MEDICAL PLAZA
ROSEVILLE, CA 95661

GRADING PLAN

C1014.00

2 MAY 2022

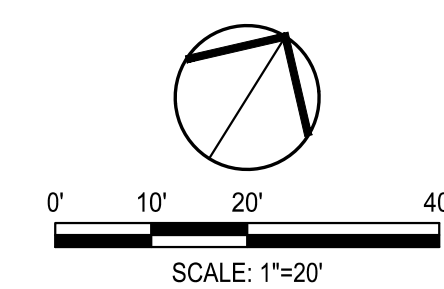
C4.0

LEGEND

	GRADE SLOPE PERCENTAGE
	EXISTING GROUND CONTOUR
	PROPOSED GROUND CONTOUR
	GRADE BREAK
	RIDGE

GRADING LEGEND

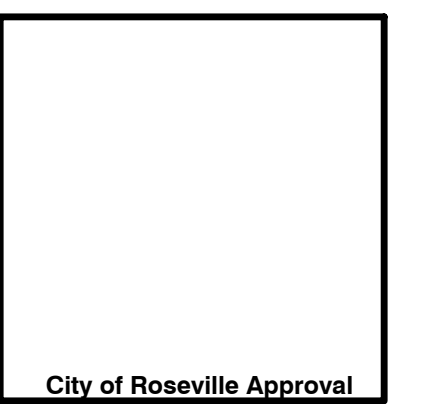
ABBREVIATION	DESCRIPTION
BW	BACK OF WALK
BOW	BOTTOM OF WALL
C	CONCRETE
DG	DECOMPOSED GRANITE
EC	EXISTING CONCRETE
EFL	EXISTING FLOWLINE
EG	EXISTING GROUND ELEVATION
EL	EXISTING PAVEMENT
EP	EXISTING
EX	EXISTING
FF	FINISHED FLOOR ELEVATION
FG	FINISH GROUND
FP	FINISH PAD ELEVATION
FL	FLOWLINE
G	GROUND
GB	GRADE BREAK
HP	HIGH POINT
LB	LIGHT BASE
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
P	PAVEMENT
TC	TOP OF CURB
TOW	TOP OF WALL
TYP	TYPICAL



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UTILITY PLAN

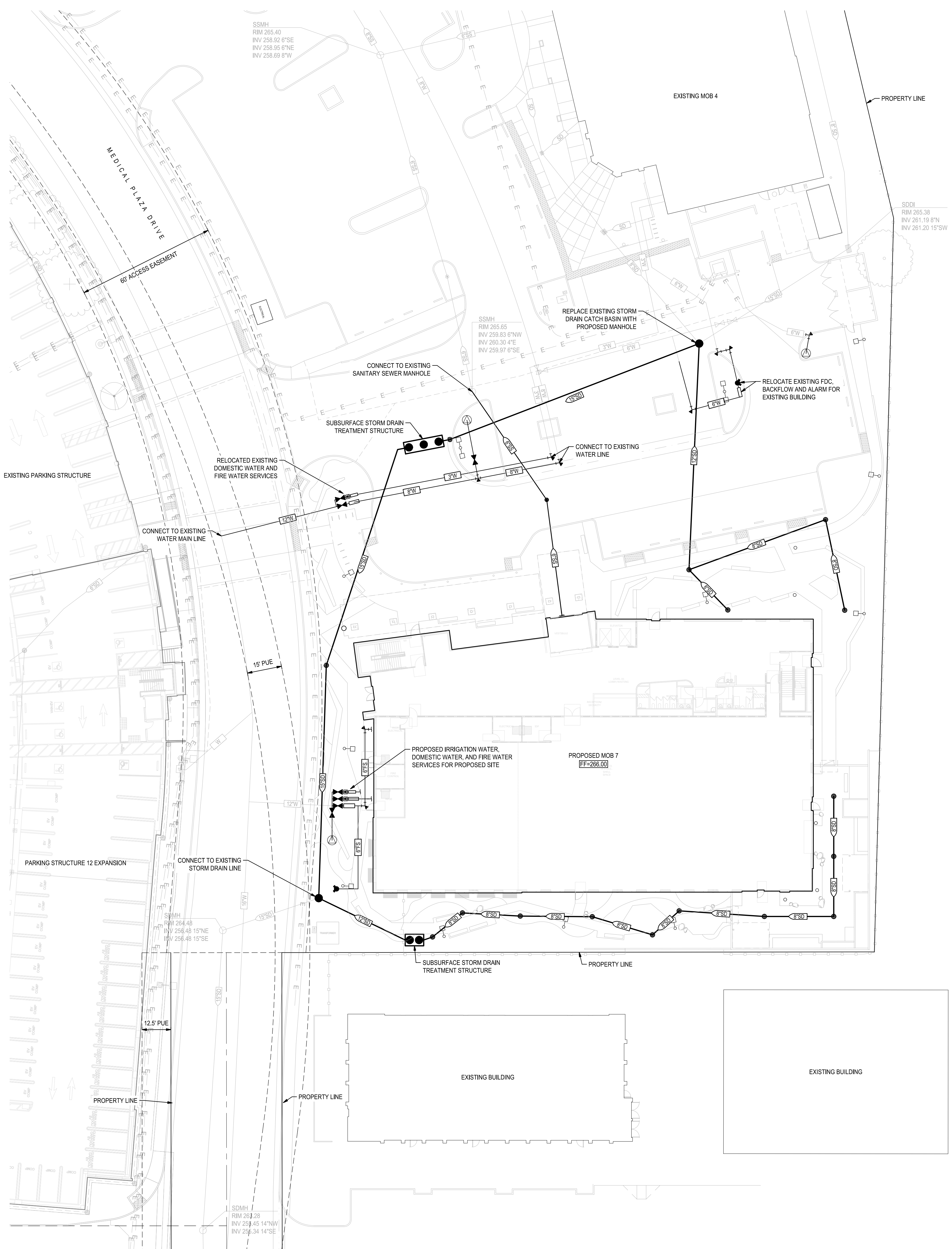
C1014.00

2 MAY 2022

C5.0

UTILITY LEGEND

- PROPOSED MANHOLE
- EXISTING MANHOLE
- PROPOSED DRAIN INLET
- EXISTING UTILITY BOX/VAULT
- ▲ SHUT OFF VALVE
- ▲ PROPOSED FIRE DEPARTMENT CONNECTION
- ▲ PROPOSED FIRE HYDRANT
- PROPOSED BACKFLOW PREVENTION DEVICE
- EXISTING STORM DRAIN INLET
- SS— PROPOSED SANITARY SEWER LINE
- SD— PROPOSED STORM DRAIN PIPE
- W— PROPOSED WATER LINE
- FS— PROPOSED FIRE SERVICE LINE
- FH— PROPOSED FIRE HYDRANT LINE
- IR— PROPOSED IRRIGATION LINE
- SD— EXISTING STORM DRAIN PIPE
- SS— EXISTING SANITARY SEWER PIPE
- W— EXISTING WATER LINE
- OH— EXISTING OVERHEAD LINE
- AT&T— EXISTING AT&T LINE
- PG&E— EXISTING PG&E LINE



UTILITY CONSTRUCTION NOTES:

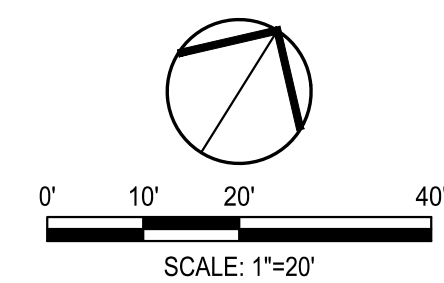
- ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT SHALL CONFORM TO ALL APPLICABLE CITY OF ROSEVILLE STANDARD SPECIFICATIONS (LATEST EDITION) AND THE CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS (LATEST EDITION).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
- CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UNDERGROUND UTILITIES AND DRAINAGE SYSTEMS WHETHER SHOWN ON PLANS OR NOT.
- ALL UTILITIES SHALL BE INSTALLED PRIOR TO PAVEMENT CONSTRUCTION.
- DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181, CITY PUBLIC SERVICE MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
- ALL SPOIL AND OTHER UNSUITABLE MATERIAL FROM THIS WORK SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR, AT HIS EXPENSE.
- EXTREME CAUTION SHALL BE USED WHEN NEAR PG&E FACILITIES. EXACT DEPTH AND LOCATION OF PG&E GAS MAIN UNKNOWN
- WATER SERVICES NOT USED SHALL BE REMOVED AT THE MAIN. CONTRACTOR SHALL OBTAIN ENCROACHMENT PERMIT FROM CITY OF STOCKTON FOR THIS WORK.
- PROVIDE AN 18 GAUGE (BLUE) TRACER WIRE WITH SITE PVC PIPING

EXISTING UTILITIES:

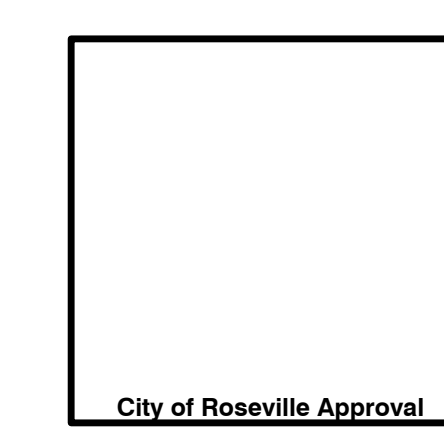
- EXISTING UTILITY DATA SHOWN ON THIS LAYOUT WAS OBTAINED FROM A SURVEY OF THE VISIBLE FEATURES AT THE SITE AND PUBLIC RECORD MAPS OBTAINED FROM UTILITY COMPANIES.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES WITHIN 48 HOURS PRIOR OF CONSTRUCTION TO LOCATE AND TAG THEIR UNDERGROUND FACILITIES PRIOR TO EXCAVATION.
- THE CONTRACTOR NEEDS TO ALLOW FOR THE POSSIBILITY OF UNDETECTED UNDERGROUND UTILITIES. ALSO, THE CONTRACTOR MUST ALLOW FOR CHANGES DUE TO UTILITIES BEING IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE UTILITY RECORD DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING CONFLICTS PRIOR TO CONSTRUCTION.
- THE LOCATIONS AND DEPTHS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS OF UTILITIES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITY SERVICE LINES AS REQUIRED FOR CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY CONFLICTS IMMEDIATELY. ANY DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR, AT HIS EXPENSE.

TRENCH EXCAVATION SAFETY PROTECTION:

CONTRACTOR AND / OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN / GEOTECHNICAL / SAFETY / EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS, AND / OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND / OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND / OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.



CITY APPROVAL STAMP



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BUILDING 7

7 MEDICAL PLAZA
ROSEVILLE, CA 95661

FIRE PROTECTION PLAN

C1014.00

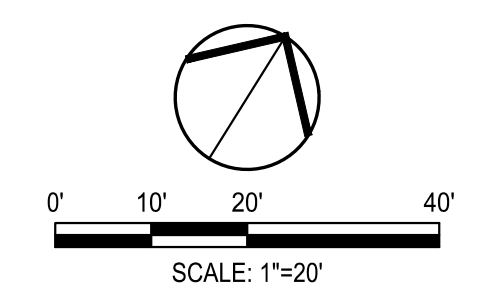
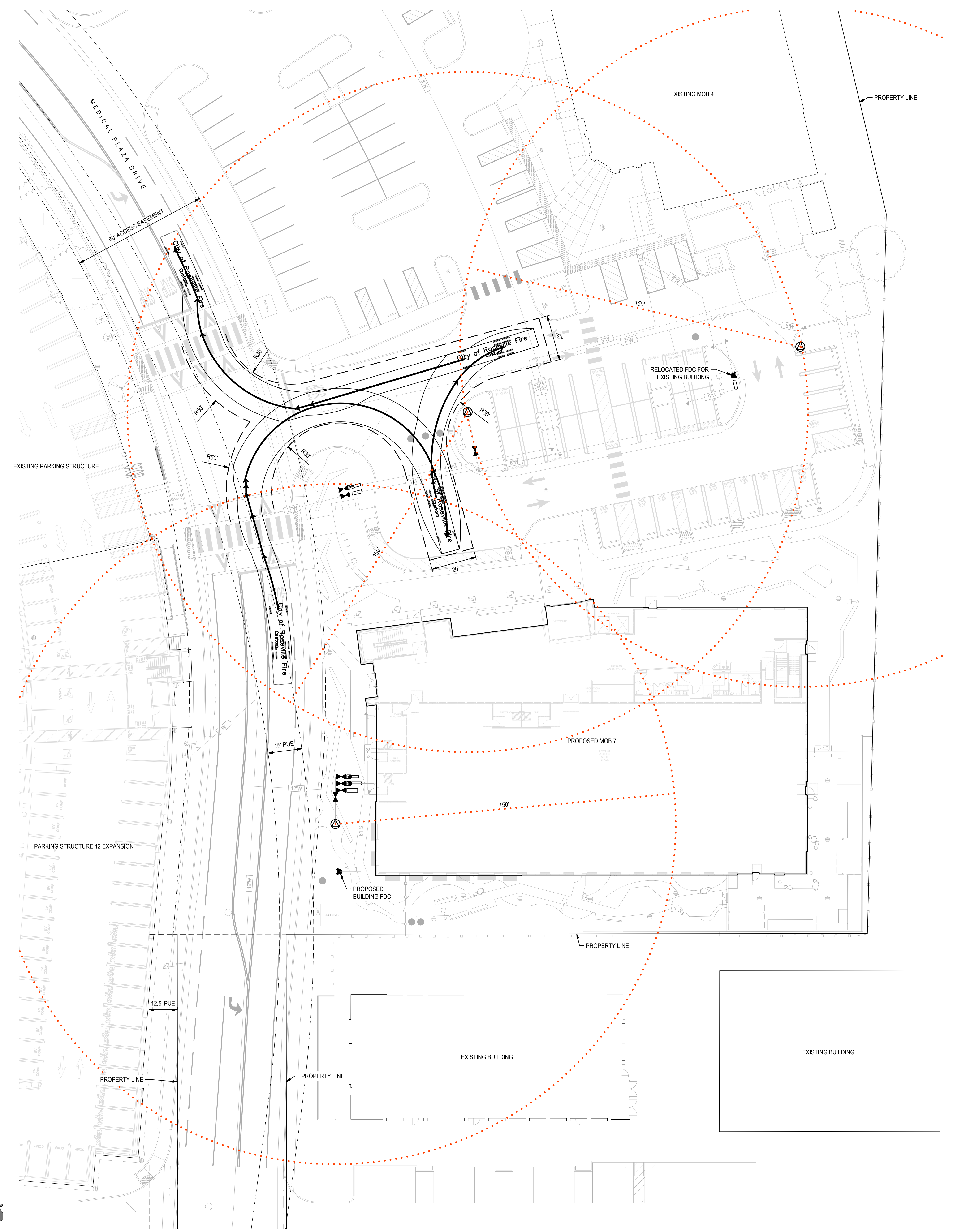
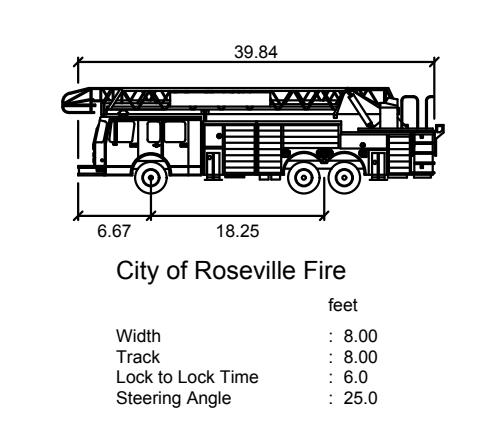
2 MAY 2022

C6.0

LEGEND:

- SHUT OFF VALVE
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED FIRE HYDRANT WITH 150' HOSE SWEEP

TRUCK USED:



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CITY APPROVAL STAMP



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ENTITLEMENT PACKAGE

REVISION BY DATE

SUTTER ROSEVILLE MEDICAL CENTER
MEDICAL OFFICE
BUILDING 7

7 MEDICAL PLAZA
ROSEVILLE, CA 95661

EROSION CONTROL PLAN

C1014.00

2 MAY 2022

C7.0

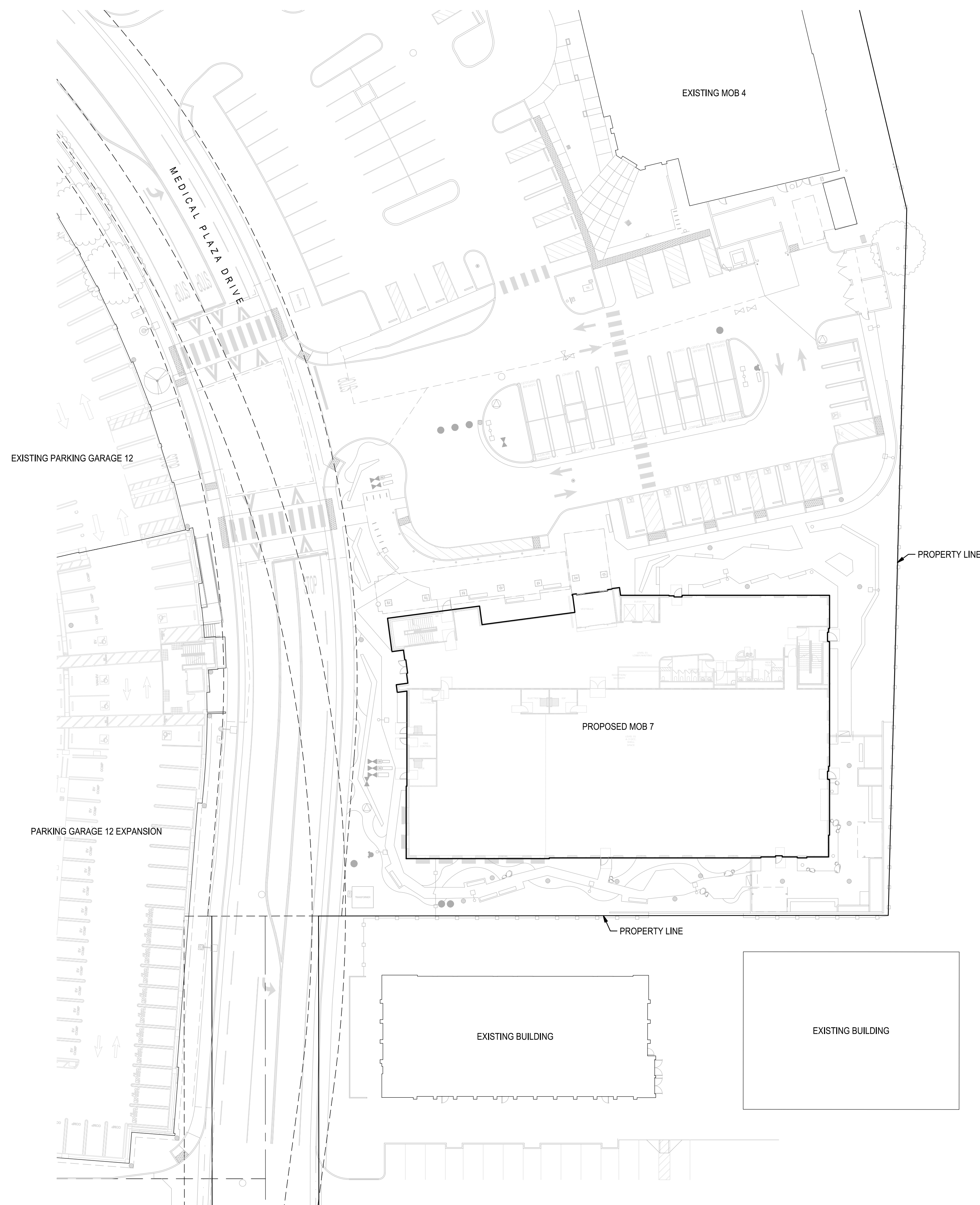
EROSION CONTROL GENERAL NOTES:

- PLANS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO SHOW ALL OFFSETS. THE SITE IS DYNAMIC AND CHANGES ON A DAILY BASIS. CHANGES SHOULD BE MADE ACCORDING TO EXISTING CONDITIONS, BECAUSE IT IS IMPOSSIBLE TO PREDICT ALL POSSIBLE SITUATIONS. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES TO ENSURE QUALITY CONTROL.
- THE CONTRACTOR SHALL REVIEW THE CURRENT STORM WATER POLLUTION PREVENTION PLAN (SWPPP). IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY FOR CONDUCTING HISHER OPERATIONS IN ADHERENCE TO THE SWPPP. THE CONTRACTOR IS RESPONSIBLE FOR ANY FINES, DELAYS, AND/OR DAMAGES RESULTING FROM ANY STATE WATER QUALITY CONTROL BOARD SANCTIONS CAUSED BY THE OPERATION OF THE CONTRACTOR OF HISHER SUBCONTRACTORS.
- THE FOLLOWING PLANS ARE ACCURATE FOR EROSION CONTROL PURPOSES ONLY. THE CONTRACTOR SHALL FOLLOW THESE PLANS UNLESS FIELD CONDITIONS DICTATE MODIFICATION. IF MODIFICATION IS NECESSARY, A SWPPP AMENDMENT MUST BE DONE. THIS MAY REQUIRE MODIFICATION TO THESE DRAWINGS AND ENGINEER CONCURRENCE.
- INSPECT AND REPAIR FILTERS AFTER EACH STORM EVENT. REMOVE SEDIMENT WHEN 1/2 OF THE FILTER DEPTH HAS BEEN FILLED. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA TRIBUTARY TO A SEDIMENT BASIN OR OTHER FILTERING MEASURE. SEDIMENT AND GRAVEL SHALL BE IMMEDIATELY REMOVED FROM PAVEMENT OF ROAD.
- UNFINISHED AND DISTURBED AREAS ARE TO BE PROTECTED WITH AN APPLICATION OF BLOWN STRAW AND ORGANIC BINDER.

ITEM	LB/ACRE
STRAW	4,000
ORGANIC BINDER	200
- ALTERNATE INLET PROTECTION SHALL BE USED ON ROADS OPEN TO THE PUBLIC IF ANY HAZARDOUS MATERIALS OR WASTES WHICH HAVE BEEN TREATED, STORED, DISPOSED, SPILLED, OR LEAKED IN SIGNIFICANT QUANTITIES ONTO THE CONSTRUCTION SITE. THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE THEM FROM THE SITE AND DISPOSE OF PROPERLY.
- CHLORINATED OR DECHLORINATED WATER SHALL NOT BE DISCHARGED INTO THE STORM DRAIN SYSTEM. THE CONTRACTOR MAY DISPOSE THIS WATER INTO THE SANITARY SEWER SYSTEM UPON APPROVAL BY THE GOVERNING AGENCY.
- THE CONTRACTOR SHALL KEEP MAINTENANCE, INSPECTION, AND REPAIR PROCEDURES TO ENSURE THAT ALL GRADED SURFACES, WALLS, BERMS, DRAINAGE STRUCTURES, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES, AND OTHER CONTROLS ARE MAINTAINED IN GOOD AND EFFECTIVE CONDITION AND ARE PROMPTLY REPAIRED OR RESTORED WHEN NECESSARY. ANY DEWATERING WATER SHALL NOT BE DISCHARGED DIRECTLY INTO THE STORM WATER SYSTEM, AND SHALL NOT BE DISCHARGED INTO THE SEWER SYSTEM.
- ALL DEWATERING WATER MUST BE CHanneled THROUGH AN APPROVED SEDIMENT BARRIER PRIOR TO THE WATER ENTERING THE STORM SYSTEM.
- PAVEMENT CLEANING- FLUSHING OF STREETS/ PARKING LOTS TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED UNLESS PROPER SEDIMENT CONTROLS ARE USED. PREFERABLY, AREAS REQUIRING CLEANING SHOULD BE SWEEPED.
- ALL STOCKPILES OF MATERIALS THAT ARE NOT GOING TO BE USED FOR 14 DAYS SHALL BE COVERED.
- CONTRACTOR TO USE BEST MANAGEMENT PRACTICES (BMPs) THROUGHOUT CONSTRUCTION. USE ALL BMPs THAT APPLY TO THE PROJECT, INCLUDING BUT NOT LIMITED TO THE FOLLOWING BMPs:
 - DRAIN INLET PROTECTION - CALIFORNIA STORMWATER BMP HANDBOOK SECTION SE-10
 - SOLID WASTE MANAGEMENT - CALIFORNIA STORMWATER BMP HANDBOOK SECTION WM-5
 - MATERIAL STORAGE - CALIFORNIA STORMWATER BMP HANDBOOK SECTION WM-1
 - PAVING - CALIFORNIA STORMWATER BMP HANDBOOK SECTION NS-3
 - DUST CONTROL, SEDIMENT CONTROL, EROSION CONTROL AND CONCRETE WASHOUT AREAS - SHOWN ON THIS SHEET WITH DETAILS.

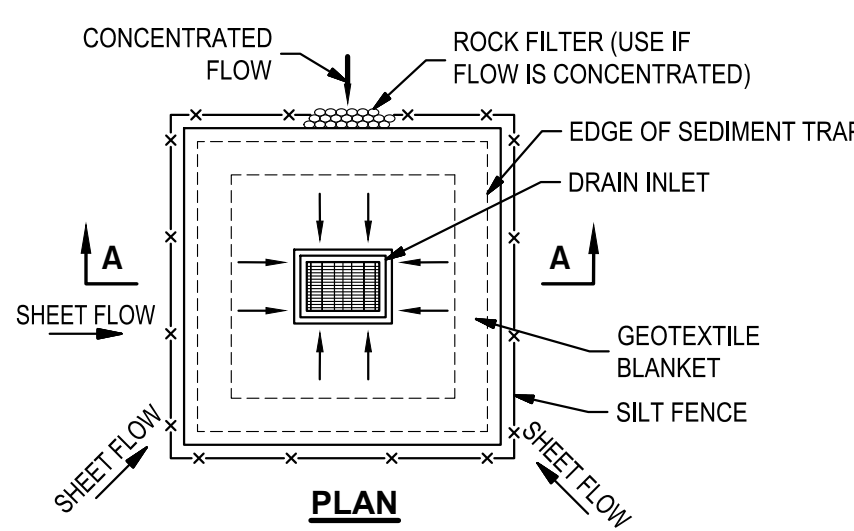
EROSION CONTROL LEGEND:

SYMBOL	DESCRIPTION
	FIBER ROLLED WATTLE, SEE DETAIL THIS SHEET
	CONSTRUCTION FENCE
	SILT FENCE, SEE DETAIL THIS SHEET
	DRAIN INLET PROTECTION, SEE DETAIL THIS SHEET
	STABILIZED CONSTRUCTION ENTRANCE/EXIT, SEE DETAIL THIS SHEET
	CONCRETE WASHOUT, CONTRACTOR TO DETERMINE LOCATION, SEE DETAIL THIS SHEET
	FLOW DIRECTION (EXISTING)
	FLOW DIRECTION (PROPOSED)
	GRAVEL BAGS



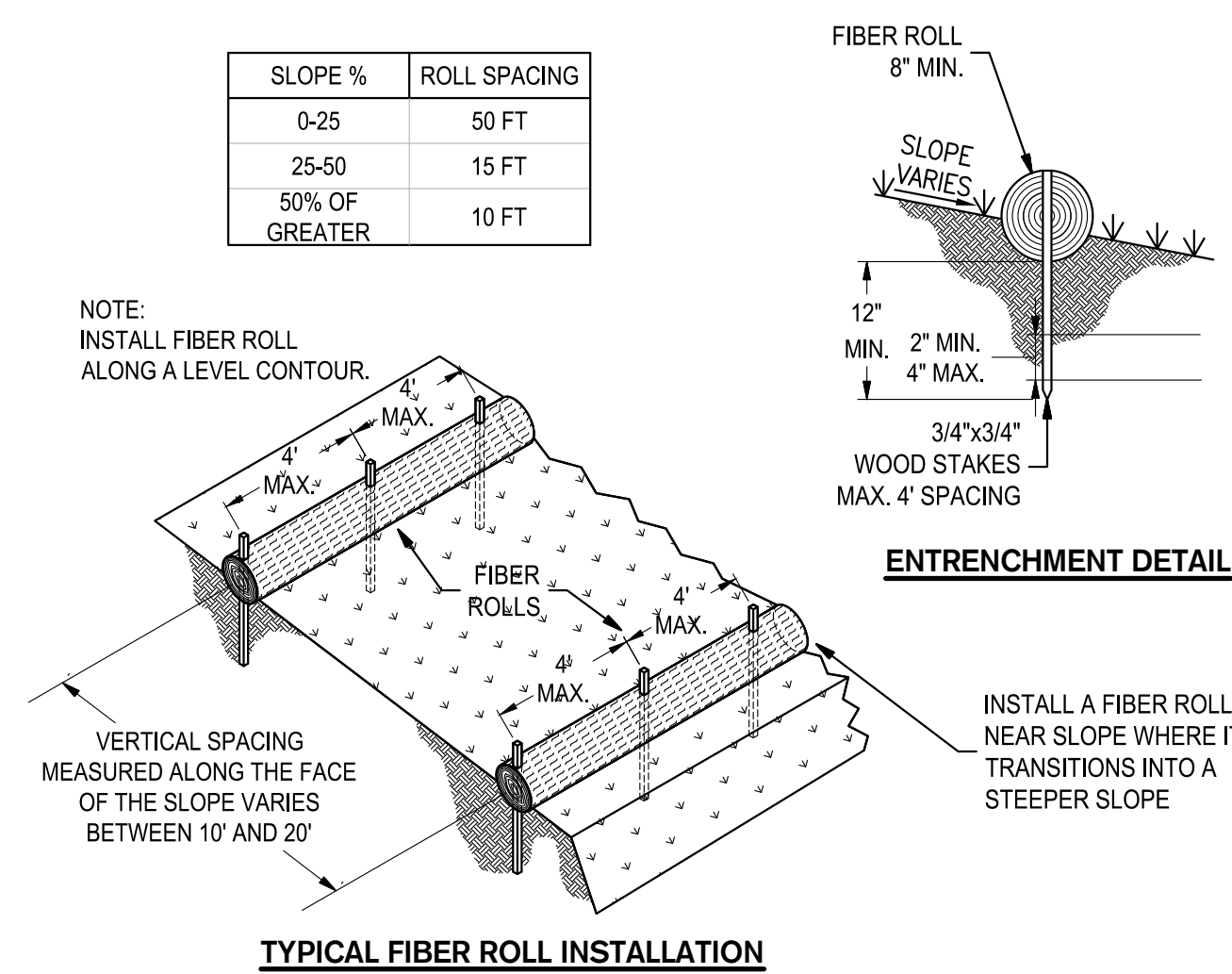
EROSION CONTROL PLAN

SCALE: 1" = 30'



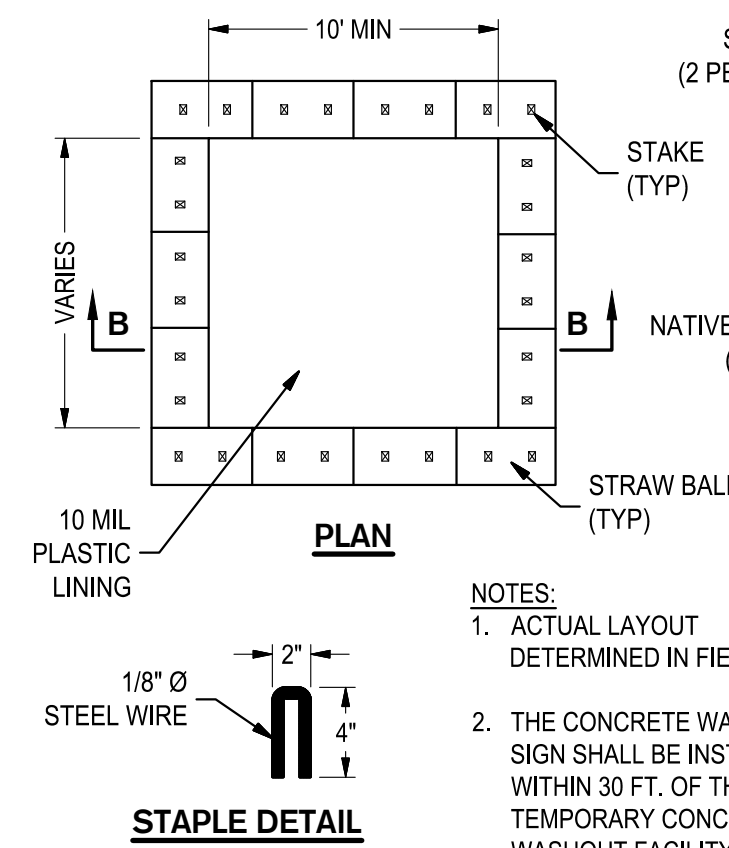
- NOTES:
- FOR USE IN CLEARED AND GRUBBED AND IN GRADED AREAS.
 - SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP.
 - FOR CONCENTRATED FLOWS, SHAPE BASIN IN 2:1 RATION WITH LENGTH ORIENTED TOWARDS DIRECTION OF FLOW.

SLOPE %	ROLL SPACING
0-25	50 FT
25-50	15 FT
50% OF GREATER	10 FT



FIBER ROLLS

SCALE: NTS

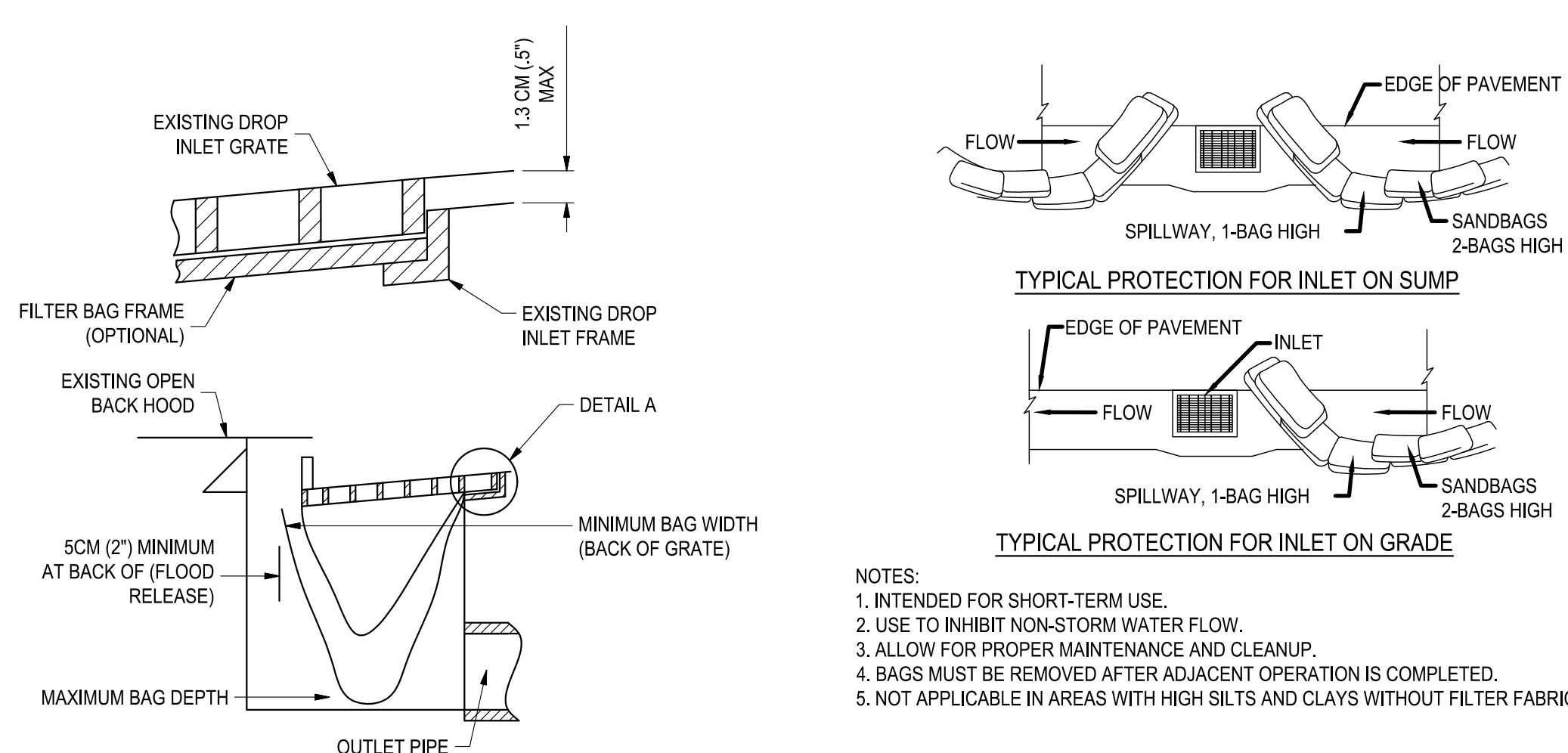


CONCRETE WASHOUT

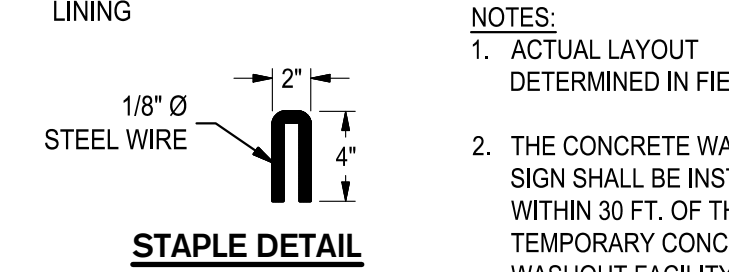
SCALE: NTS

CATCH BASIN FILTER BAGS & PROTECTION

NO SCALE

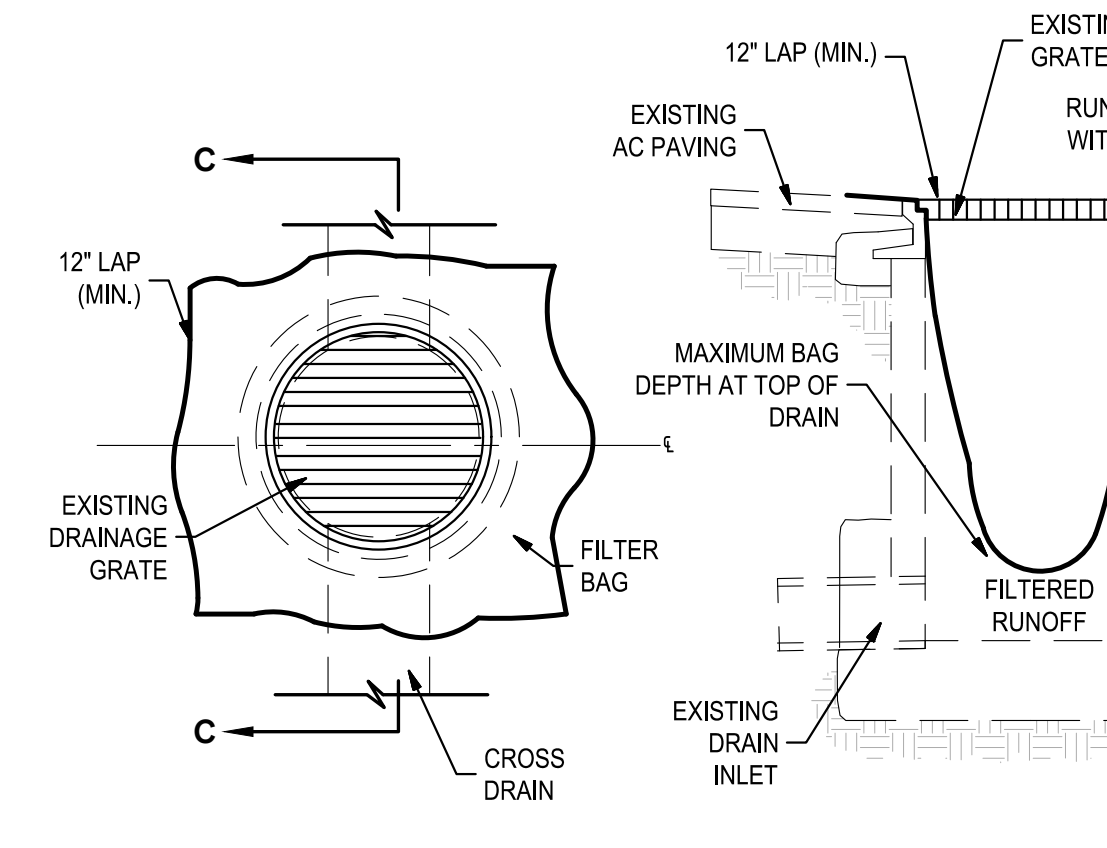


- NOTES:
- INTENDED FOR SHORT-TERM USE.
 - USE TO INHIBIT NON-STORM WATER FLOW.
 - ALLOW FOR PROPER MAINTENANCE AND CLEANUP.
 - BAGS MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETED.
 - NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRIC.



TEMPORARY GRAVEL BAG FILTER AT DROP INLET

SCALE: NTS



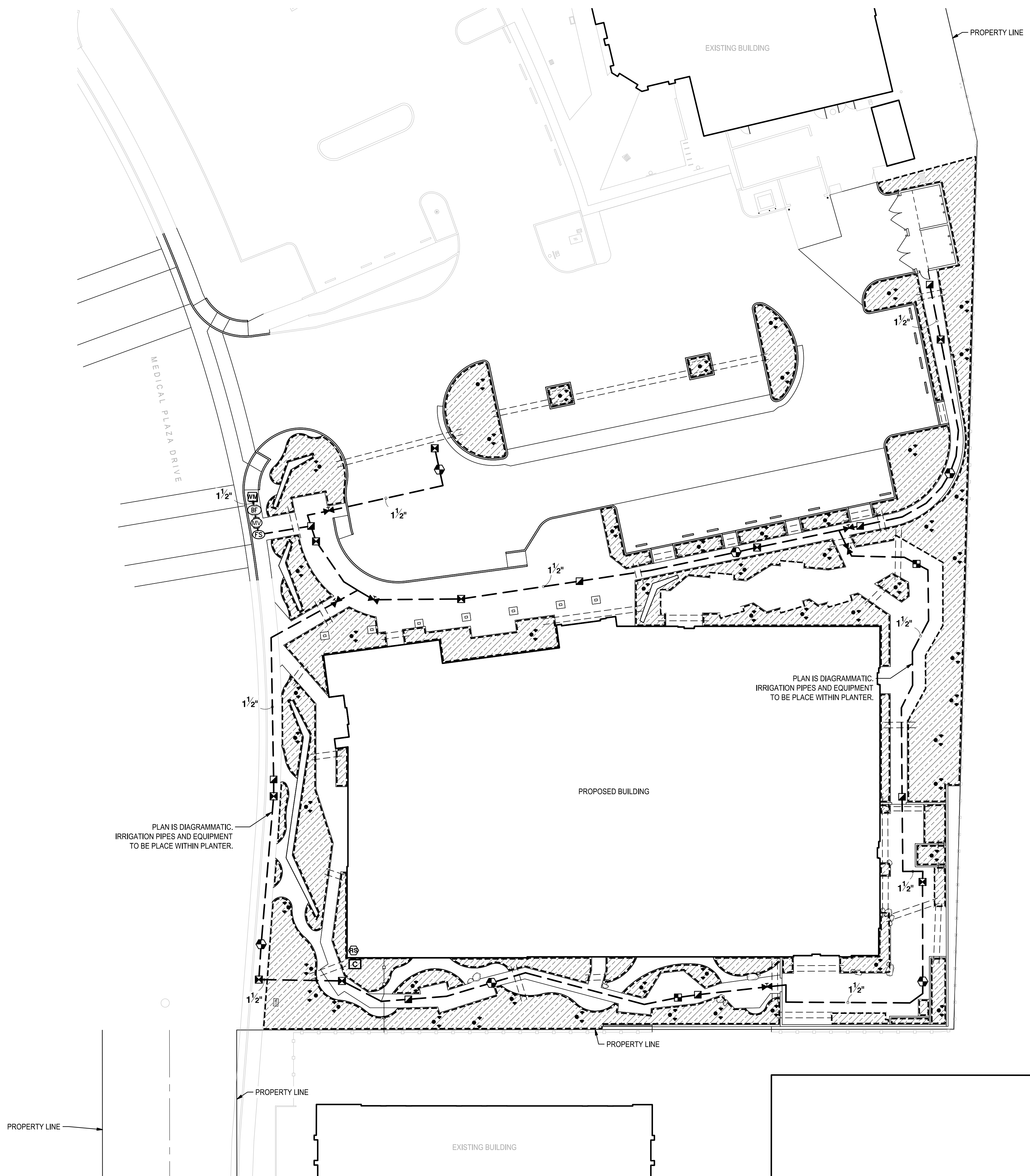
TEMPORARY GRAVEL BAG FILTER AT DROP INLET

SCALE: NTS

- NOTES:
- THE MAXIMUM DRAINAGE AREA PER FILTER SHALL BE NO MORE THAN .06 HECTARES (2 ACRES).
 - THE FILTER BAG SHALL BE MANUFACTURED FROM UV RESISTANT POLYPROPYLENE NYLON, POLYESTER, OR ETHYLENE FABRIC WITH A MINIMUM TENSILE STRENGTH OF 50 LBS PER LINEAL FOOT. AN EQUIVALENT OPENING SIZE NOT GREATER THAN A 20 Sieve AND WITH A MINIMUM FLOW RATE OF 40 GALLONS/FT.
 - THE FILTER BAG MAY BE SUSPENDED FROM OR HELD IN PLACE BY EXISTING INLET GRATE (OR OTHER APPROVED METHOD), PROVIDING NO MODIFICATION OR DRAINAGE SHALL BE DONE TO THE INLET GRATE OR FRAME. THE INLET GRATE SHALL NOT BE CAUSED TO REST MORE THAN 1.3CM (.5") ABOVE THE INLET FRAME (SEE DETAIL A).
 - THE FILTER BAG MAY EXTEND TO THE BOTTOM OF THE INLET BOX PROVIDED THE OUTLET PIPE IS UNOBSTRUCTED.
 - FLOWS SHALL NOT BE ALLOWED TO BYPASS THE BAG. THE BAG OR ITS FRAME SHALL CHALL FLOWS AT ALL SIDES OF THE INLET EXCEPT AS SHOWN FOR FLOOD RELEASE.
 - INLET FILTER BAGS SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL DURING THE WET SEASON AND MONTHLY DURING THE DRY SEASON. SEDIMENT AND DEBRIS SHALL BE REMOVED BEFORE ACCUMULATIONS HAVE REACHED ONE THIRD THE DEPTH OF THE BAG. BAGS SHALL BE REPAIRED OR REPLACED AS SOON AS DAMAGE OCCURS.



Know what's below.
Call before you dig.



IRRIGATION LEGEND

SYMBOL	DESCRIPTION
	SHRUB DRIPLINE 0.8 GPH @ 12" O.C. Dripline with 0.80 gph emitters at 12" O.C., row spacing at 12" O.C.
	MANUFACTURER/MODEL/DESCRIPTION Rain Bird RWS-B-C-SOCK Root Watering System with 4" diameter x 36" long with locking grate, semi-rigid mesh tube, Check Valve and Sand Sock. Rain Bird bubbler: 1402 0.5 GPM, 2 per tree, typical.
	MANUFACTURER/MODEL/DESCRIPTION Rain Bird XCZ-100-PRF Medium Flow Drip Control Kit, 1" DV valve, 1" pressure regulating filter, 40psi pressure regulator, 3 GPM-15 GPM.
	MANUFACTURER/MODEL/DESCRIPTION Rain Bird XCZ-150-PRB-COM High Flow Control Zone Kit, for Large Commercial Drip Zones, 1-1/2" PESB Valve with two 1" Pressure Regulating 40psi Quick-Check Basket Filters. Flow range: 15-40 GPM.
	Rain Bird MDCFCAP Dripline Flush cap.
	Rain Bird ARV050 1/2" Air Relief Valve.
	Rain Bird OPERIND Drip System Operation Indicator, stem rises 6" for clear visibility when drip system is charged to a minimum of 20psi.
	MANUFACTURER/MODEL/DESCRIPTION Introl 700 (1) Electric Remote Control Valve
	Rain Bird 44-LRC 1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.
	Nibco T-113 Class 125 bronze gate shut off valve with wheel handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"
	Buckner-Superior 3100-PRS 1-1/2" Normally Open Brass Master Valve, Pressure Regulation Feature.
	Zurn 375 1-1/2" Backflow prevention device.
	Rain Bird ESP12LXMEF-LXMM-LXMPED 24 Station, Traditionally-Wired, Flow Smart (Module Included), Commercial Controller. Install in LXMM-LXMPED Powder Coated, Metal Wall-Mounted Cabinet w/Pedestal.
	Rainbird NCC-4GUSA 4G cellular communications cartridge.
	Rain Bird WR2-RFS Wireless Rain/Freeze Sensor.
	Rain Bird FS-150-B 1-1/2" Flow Sensor for use with Rain Bird Maxicom, SiteControl, and ESP-LXD Control Control Systems. Brass Model. Suggested Operating Range of 4.0 GPM to 80.0 GPM.
	Water Meter 1-1/2" Point of connection at new 1-1/2" water meter. See civil plans.
	Irrigation Lateral Line: PVC Schedule 40
	Irrigation Mainline: PVC Schedule 40 (1 1/2")
	Pipe Sleeve: PVC Schedule 40 Typical pipe sleeve for irrigation pipe. Min. size 2x diameter of pipe being sleeved. Extend sleeves 24" beyond edges of paving or construction.
	Valve Cabinet Valve Number Valve Flow Valve Size
	TREE LOCATION (PROPOSED) Layout reference of proposed trees. See sheet L2.0

CITY APPROVAL STAMP



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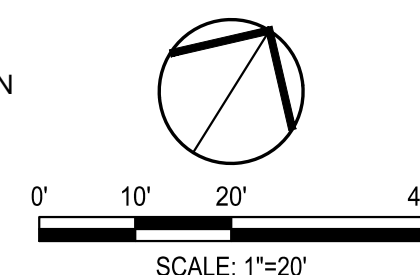
SUTTER ROSEVILLE MEDICAL CENTER
MEDICAL OFFICE
BUILDING 7

7 MEDICAL PLAZA
ROSEVILLE, CA 95661

IRRIGATION PLAN

LANDSCAPE SUMMARY	
TOTAL IRRIGATED AREA	12,835 SF
MAXIMUM APPLIED WATER ALLOWANCE (MAWA)	XXX GALLON/YR
ESTIMATED TOTAL WATER USE (ETWU)	XXX GALLON/YR

I SHALL COMPLY WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLANS.



ROBERT J. NORBUTAS, JR., RLA 5595

GENERAL IRRIGATION NOTES

- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND STANDARDS.
- THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH. LANDSCAPE SUBCONTRACTOR SHALL GUARANTEE 100% COVERAGE OF SYSTEM.
- INSTALL NEW REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, EQUIPMENT, OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, ETC. AND EACH BOX SHALL BE 12" APART. SHORT SIDE OF RECTANGULAR VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, LAWN, ETC.
- ALL PVC SLEEVES UNDER PAVEMENT AND ROADWAYS TO BE SCH. 40 SLEEVES TO BE TWICE THE DIAMETER OF PIPE OR WIRE BUNDLE THAT WILL PASS THROUGH SLEEVE. CHANGE ALL RING-TITE PIPE THAT WOULD PASS THROUGH SLEEVES TO CLASS 315 SOLVENT WELD PIPE OF SAME SIZE.
- THE IRRIGATION CONTRACTOR SHALL NOT WILLFULLY INSTALL THE SYSTEM AS DESIGNED WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT WERE NOT IDENTIFIED IN THE DRAWINGS. SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. OTHERWISE, THE CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.

IRRIGATION DESIGN SUMMARY

- NEW IRRIGATION CONNECTION AND ISOLATED LANDSCAPE WATER METER.
- NEW PEDESTAL, WEATHER-BASED IRRIGATION CONTROLLER WITH RAIN SENSOR.
- IRRIGATION SHALL CONSIST OF DRIPLINE FOR SHRUBS AND GROUNDCOVERS AND AN ISOLATED VALVE WITH DRIP BUBBLERS FOR TREES.

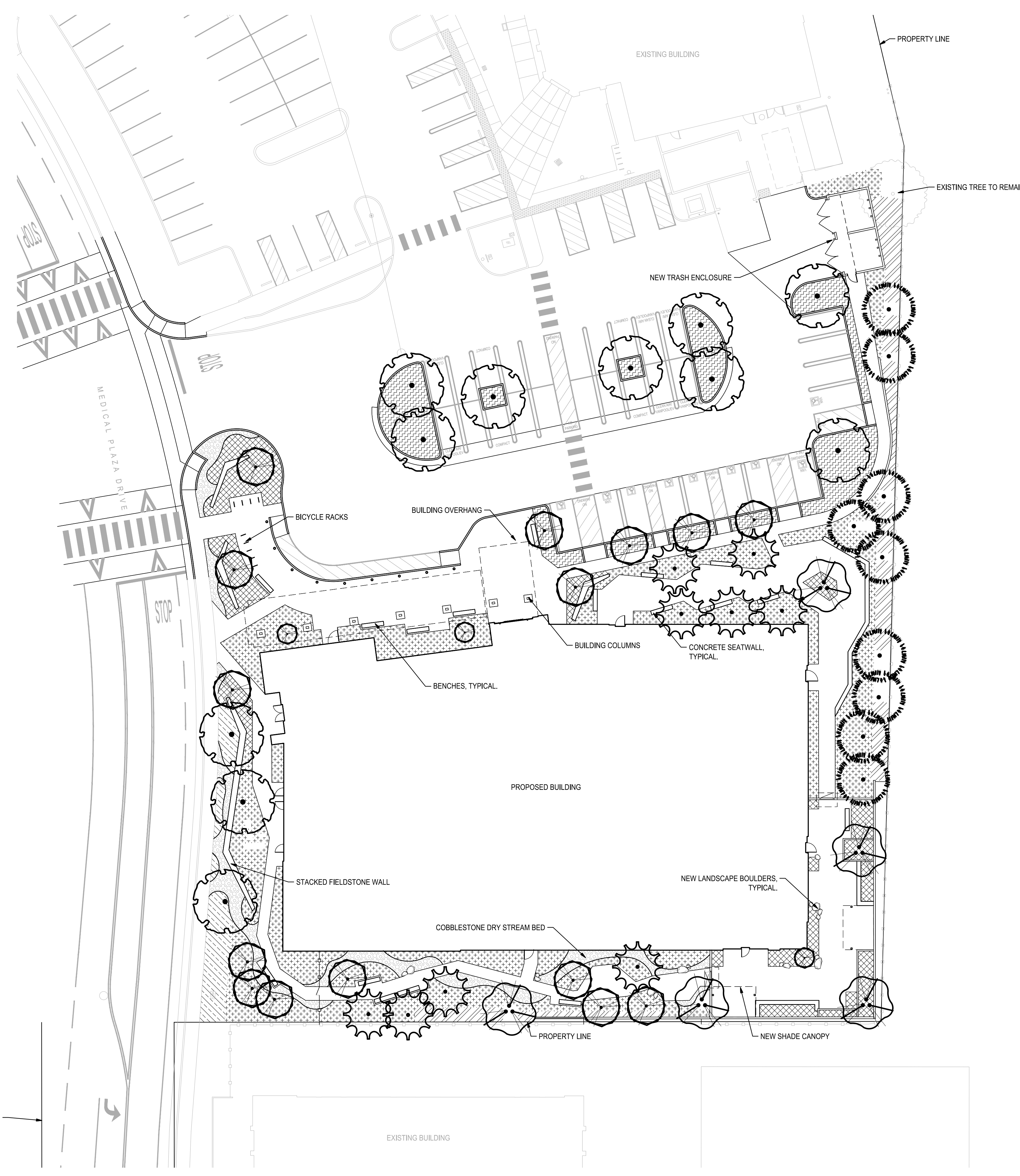
IRRIGATION SCHEDULING NOTE

- PROJECT INCLUDES A NEW IRRIGATION SYSTEM AND REQUIRES THE FOLLOWING MEASURES TO BE MET:
- IRRIGATION MUST BE SCHEDULED BETWEEN 9:00 P.M. AND 6:00 A.M. UNLESS WEATHER CONDITIONS PREVENT IT.
 - OPERATION OF THE IRRIGATION SYSTEM OUTSIDE THE NORMAL WATERING WINDOW IS ALLOWED FOR AUDITING AND SYSTEM MAINTENANCE.
 - TOTAL ANNUAL APPLIED WATER SHALL BE LESS THAN OR EQUAL TO MAXIMUM APPLIED WATER ALLOWANCE (MAWA) AS CALCULATED PER THE POTABLE WATER USE REDUCTION REQUIREMENTS.

EXISTING IRRIGATION NOTES

- EXISTING LAYOUT MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- MAINLINE AND LATERAL LAYOUT IS TO BE FIELD VERIFIED BY CONTRACTOR.
- CONTRACTOR RESPONSIBLE FOR MODIFICATIONS TO EXISTING IRRIGATION ADJACENT TO PROJECT AREA. CONTRACTOR TO REMOVE IRRIGATION SYSTEM AND VALVES WITHIN PROJECT AREA AND CAP MAINLINE SYSTEM ACCORDINGLY. EXISTING IRRIGATION TO BE MODIFIED TO MAINTAIN IRRIGATION TO EXISTING PLANT MATERIAL. CONTRACTOR TO COORDINATE EXISTING MAINLINE SYSTEM, SHUT-OFF AND CONTROLLER WITH OWNER.

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- ### GENERAL PLANTING NOTES
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH LOCAL AND STATE STANDARDS AND CODES.
 - ALL ASPHALT, BASE COURSE AND OTHER DEBRIS ARE TO BE REMOVED COMPLETELY BELOW PLANTING AREAS TO NATIVE SOIL LEVEL.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE SURFACE DRAINAGE AT 2% MINIMUM IN PLANTING AREAS EXCEPT WHERE SHOWN.
 - THE CONTRACTOR SHALL FURNISH AND APPLY THE APPROPRIATE PRE-EMERGENT HERBICIDE AT RATES PRESCRIBED BY LAW AND THE MANUFACTURER'S RECOMMENDATIONS. ALL PRE-EMERGENT HERBICIDES SHALL BE APPLIED BY LICENSED OPERATORS UNDER FAVORABLE WEATHER CONDITIONS.
 - THE CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING A SOILS TEST AND PROVIDING THE APPROPRIATE AMENDMENTS BASED ON THE TEST RESULTS.
 - FINISH GRADE OF PLANTED AREAS TO BE ONE (1) INCH BELOW PAVING WATER SOIL THOROUGHLY BEFORE PLANTING. ALL PLANTS SHALL BE SET AT SUCH A LEVEL THAT AFTER SETTLING THEY BEAR THE SAME RELATIONSHIP TO THE SURROUNDING FINISH GRADE AS THEY BORE TO THE SOIL LINE GRADE IN THE CONTAINER. UNLESS OTHERWISE NOTED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADEQUATE DRAINAGE OF ALL PLANTINGS, SUFFICIENT TO INSURE HEALTHY GROWTH.

- ### TREE NOTES
- EXISTING TREES TO REMAIN AND BE PROTECTED DURING CONSTRUCTION. CARE SHOULD BE TAKEN WHEN GRADING OCCURS WITHIN THE DRIPLINE OF THE TREE.
 - CONTRACTOR TO NOTIFY OWNER IMMEDIATELY IF ANY DISCREPANCIES OR QUESTIONS REGARDING TREE PROTECTION OCCUR AT TIME CONSTRUCTION.
 - ALL WORK WITHIN THE EXISTING TREE ROOT ZONES SHALL BE DONE USING ALL POSSIBLE CARE TO AVOID INJURY TO ROOTS.
 - NO ROOTS LARGER THAN 2" SHALL BE CUT WITHOUT APPROVAL. CONTACT LANDSCAPE ARCHITECT IF PLANT MATERIAL PLACEMENT IS IN CONFLICT WITH EXISTING ROOTS.
 - ROOT BARRIER, 10 LINEAL FEET CENTERED ON TREES, TO BE INSTALLED WHEN TREE IS WITHIN 8' OF SIDEWALKS, ROADWAYS, BUILDING OR CURBS.

PRELIMINARY TREE SHADE CALCULATIONS

(GREEN BUILDING CODE 5.106.12.2)

HARDSCAPE SHADED:	41%
20% SHADED REQUIRED	
PARKING LOT SHADED:	58%
50% SHADED REQUIRED	

LANDSCAPE SUMMARY

TOTAL IRRIGATED AREA	12,835 SF
MAXIMUM APPLIED WATER ALLOWANCE (MAWA)	XXX GALLON/YR
ESTIMATED TOTAL WATER USE (ETWU)	XXX GALLON/YR

I SHALL COMPLY WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLANS.

R. J. Norbutas, Jr.
ROBERT J. NORBUTAS, JR., RLA 5595

CONCEPT PLANT LEGEND

Symbol	Plant Name	Quantity	Water Use	Mature Size
	MEDIUM SHADE TREES 15 gallon trees. Low water use plants. Install medium sized trees in the street frontage areas. Drip bubbler irrigation. Laurus nobilis / Sweet Bay Platanus chinensis / Keth Davey / Chinese Pistache Quercus rubra / Red Oak Robinia pseudoacacia 'Purple Robe' / Black Locust Ulmus wilsoniana 'Prospector' / Prospector Elm	11	WATER USE	MATURE SIZE
	NARROW SCREEN TREES 15 gallon trees. Low/medium water use trees. Perimeter areas requiring narrow, upright growth and screening. Drip bubbler irrigation. Acer platanoides / Columnare / Norway Maple Cedrus atlantica 'Fastigiata' / Columnar Atlas Cedar Ginkgo biloba 'Autumn Gold' / Maidenhair Tree Podocarpus gracilior / Fem Pine	9	WATER USE	MATURE SIZE
	CONIFER TREES 24" box trees. Low/medium water use trees. Evergreen conifer trees planted at back of building for shade and screening. Drip bubbler irrigation. Calocedrus decurrens / Incease Cedar Cedrus atlantica / Atlas Cedar Pinus canariensis / Canary Island Pine Pinus nigra / Austrian Pine	9	WATER USE	MATURE SIZE
	ACCENT - SMALL TREES 15 gallon trees. Small space planting areas, entry and building accent. Spacing per plan. Drip bubbler irrigation. Acer palmatum / Japanese Maple Cercis occidentalis / Western Redbud Lagerstroemia x 'Tuscarora' / Crape Myrtle Coral Pink Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia Prunus cerasifera 'Atropurpurea' / Purple-leaf Plum	18	WATER USE	MATURE SIZE
	MULTI-TRUNK ACCENT TREES 48" box trees. Accent planting locations within site. Spacing per plan. Drip bubbler irrigation. Arbutus unedo / Strawberry Tree Multi-Trunk Lagerstroemia indica 'Pink' / Crape Myrtle Multi-Trunk Olea europaea 'Swan Hill' / Swan Hill Olive	5	WATER USE	MATURE SIZE
	EXISTING TREES TO REMAIN			
	SITE SHRUBS AND GROUNDCOVERS 5 gallon and 1 gallon shrubs. Install interior shrubs (6"-4" high) in interior planter areas. Medium and small sized shrubs, groundcovers and grasses. Drip irrigation. Ceanothus griseus horizontalis 'Yankee Point' / Carmel Creeper Cistus pulchellus / Rockrose Coleonema pulchrum 'Sunset Gold' / Golden Breath Of Heaven Dietsia vegeta / African Iris Eriogon karwinskianus 'Profusion' / Profusion Santa Barbara Daisy Leymus condensatus 'Canyon Prince' / Giant Wild Rye Lomandra longifolia 'Platinum Beauty' / Dwarf Mat Rush Loropetalum chinense rubrum 'Ruby' / Fringe Flower Mahonia aquifolium 'Compacta' / Oregon Grape Muhlenbergia capillaris 'Lenco' / Royal Mat Pink Muhly Grass Myoporum parvifolium / Trailing Myoporum Nandina domestica / Heavenly Bamboo Osteospermum fruticosum 'African Queen' / Trailing Daisy Salvia greggii / Autumn Sage Trachelospermum jasminoides / Chinese Star Jasmine	6,344 sf	WATER USE	MATURE SIZE
	ENTRY ACCENT AND GARDEN PATIO SHRUBS 5 gallon and 1 gallon shrubs. Install accent (6"-4" high) in entry perimeter planter areas. Medium and small sized shrubs, groundcovers and grasses. Drip irrigation. Achillea x 'Moonshine' / Moonshine Yarrow Acolytophylos x 'Emerald Carpet' / Manzanita Bouteloua gracilis / Blue Grama Grass Coleonema pulchrum 'Sunset Gold' / Golden Breath Of Heaven Festuca arnethystina 'Superba' / Rainbow Fescue Festuca glauca 'Elijah Blue' / Elijah Blue Fescue Gazania rigens leucolaena / Trailing Gazania Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily Hesperaloe parviflora 'Papa' / Brakelights Red Yucca Lantana camara 'Corlette' / Corlette Lantana Limonium pereni / Statice Lomandra longifolia 'Platinum Beauty' / Dwarf Mat Rush Penstemon heterophyllus 'Margarita BOP' / Penstemon Promium tenax 'Amazing Red' / Dwarf Red Flax Salvia spathacea / Hummingbird Sage	1,867 sf	WATER USE	MATURE SIZE
	STREETSCAPE SHRUBS AND GROUNDCOVERS 1 and 5 gallon shrubs. Drought tolerant, low water-use plants. Install streetscape shrubs (16"-4" high) in streetscape planter areas and at back of walk. Drip irrigation. Acolytophylos x 'Emerald Carpet' / Manzanita Baccharis pilularis 'Pigeon Point' / Coyote Brush Berberis aquifolium 'Compacta' / Oregon Grape Holly Ceanothus griseus horizontalis 'Yankee Point' / Carmel Creeper Coleonema pulchrum 'Sunset Gold' / Sunset Gold Breath of Heaven Eriogon karwinskianus 'Profusion' / Santa Barbara Daisy Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper Rhapidolep sis indica 'Ballerna' / Ballerna Indian Hawthorn Salvia leucantha / Mexican Bush Sage	636 sf	WATER USE	MATURE SIZE
	PARKING LOT SHRUBS 5 gallon and 1 gallon shrubs. Install parking lot shrubs (6"-4" high) in parking planter areas. Medium and small sized shrubs, groundcovers and grasses. Drip irrigation. Artemisia x 'Powis Castle' / Powis Castle Artemisia Callistemon viminalis 'Little John' / Weeping Bottlebrush Eriogon karwinskianus 'Profusion' / Profusion Santa Barbara Daisy Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily Lantana x 'New Gold' / New Gold Lantana Lomandra longifolia 'Platinum Beauty' / Dwarf Mat Rush Mahonia aquifolium 'Compacta' / Oregon Grape Pennisetum setaceum 'Eaton Canyon' / Fountain Grass Salvia greggii / Autumn Sage Westringia fruticosa / Coast Rosemary	2,214 sf	WATER USE	MATURE SIZE
	SCREENING SHRUBS 5 and 15 gallon shrubs. Drought tolerant, low water-use plants. Install foundation shrubs (4'-8" high) at fence-line. Drip irrigation. Dodonaea viscosa 'Purpurea' / Purple Hopsseed Bush Heteromeles aethioloia / Toyon Xylocma congestum / Shiny Xylocma	1,295 sf	WATER USE	MATURE SIZE
	BARK MULCH Natural chip bark mulch, 3" thick layer minimum. Landscape planting areas within the project site to receive chip bark mulch.	530 sf		

Dreyfuss + Blackford
architecture

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916-520-2777 www.siegfriedeng.com Fx: 209-949-0214

CIVIL
STRUCTURAL
LANDSCAPE ARCHITECTURE
SURVEYING
PLANNING
ATHLETIC FACILITY DESIGN

CITY APPROVAL STAMP

City of Roseville Approval

ENTITLEMENT PACKAGE

REVISION	BY	DATE

SUTTER ROSEVILLE MEDICAL CENTER
MEDICAL OFFICE
BUILDING 7
7 MEDICAL PLAZA
ROSEVILLE, CA 95661

PLANTING PLAN

C1014.00

2 MAY 2022

L2.0

