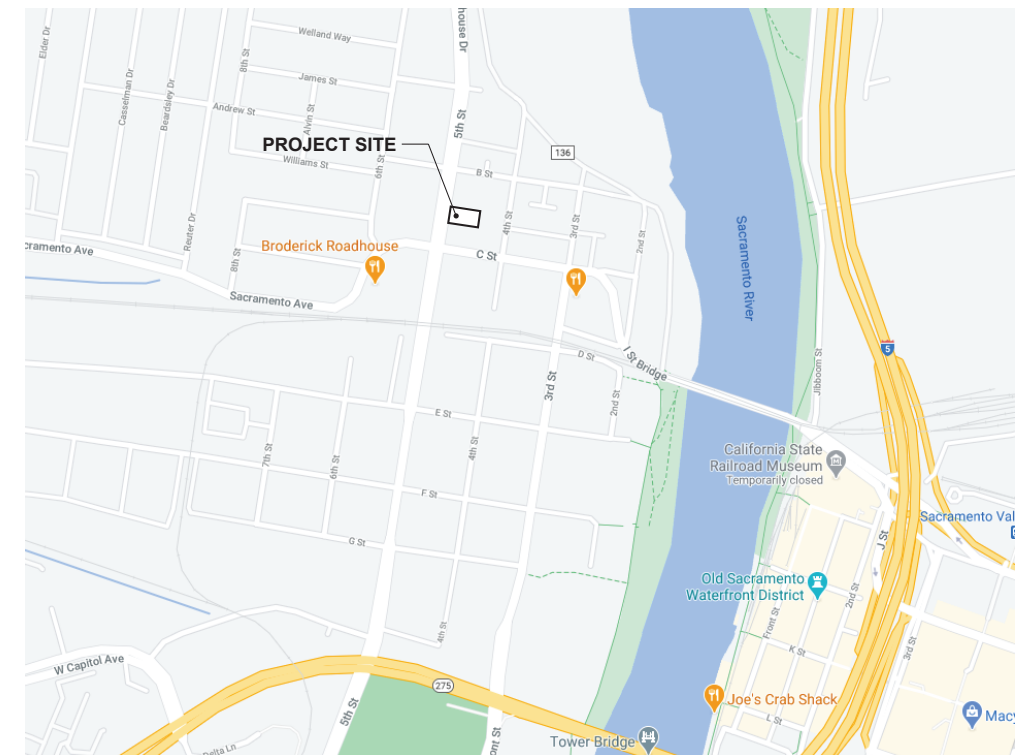




VICINITY MAP

PROJECT INFORMATION

DESCRIPTION:	NEW 18 UNIT, 3 STORY APARTMENT BUILDING	TOTAL UNITS:	18 ONE-BEDROOMS (6 PER FLOOR)
PROJECT LOCATION:	219-221 5TH STREET WEST SACRAMENTO, CA 95605	TOTAL PARKING:	9 STALLS
APN:	010-495-023-000 010-495-024-000	DENSITY:	72 UNITS PER ACRE
DESIGN OVERLAY ZONE:	WASHINGTON SPECIFIC PLAN	PROPOSED HEIGHT:	40'-0"
GENERAL PLAN:	HIGH-DENSITY RESIDENTIAL	STORIES:	3
EXISTING USE:	VACANT LOT	FRONT YARD SETBACK:	0'-0"
PROPOSED USE:	MULTI-FAMILY DWELLING UNITS	REAR YARD SETBACK:	8'-0"
ZONING:	R-3 RESIDENTIAL - MULTIFAMILY	SIDE YARD SETBACK (RESID.):	8'-0"
CONSTRUCTION TYPE:	V-B	SIDE YARD SETBACK (ALLEY):	5'-0"
OCCUPANCY CLASS.:	R-2	OPEN SPACE:	2,600 SF PRIVATE OPEN SPACE
LOT AREA:	11,120 SF // .25 ACRES	DEVIATIONS:	1. REDUCTION OF REQUIRED FRONT YARD SETBACK FROM 20'-0" TO 0'-0" IN ACCORDANCE WITH PROPOSED WASH. SPECIFIC PLAN UPDATE. SECTION 17.08.030 2. REDUCTION OF OPEN SPACE REQUIREMENT FROM 2,700 SF TO 2,600 SF, ALL OF WHICH CAN BE PROVIDED AS PRIVATE OPEN SPACE. SECTION 17.08.030
TOTAL BUILDING SF:	16,000 SF		



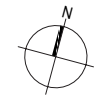
AREA MAP



20' PUBLIC ALLEY

GROUND LEVEL UNIT INFO.

UNIT 1: 785 SF INTERNAL FLOOR AREA	348 SF PRIVATE OPEN SPACE
UNIT 2: 765 SF INTERNAL FLOOR AREA	195 SF PRIVATE OPEN SPACE
UNIT 3: 760 SF INTERNAL FLOOR AREA	195 SF PRIVATE OPEN SPACE
UNIT 4: 760 SF INTERNAL FLOOR AREA	195 SF PRIVATE OPEN SPACE
UNIT 5: 760 SF INTERNAL FLOOR AREA	195 SF PRIVATE OPEN SPACE
UNIT 6: 760 SF INTERNAL FLOOR AREA	580 SF PRIVATE OPEN SPACE
TOTAL: 4,590 SF	TOTAL: 1,708 SF





SECOND LEVEL UNIT INFO.

UNIT 7: 815 SF INTERNAL FLOOR AREA	78 SF PRIV. OPEN SPACE
UNIT 8: 785 SF INTERNAL FLOOR AREA	78 SF PRIV. OPEN SPACE
UNIT 9: 785 SF INTERNAL FLOOR AREA	78 SF PRIV. OPEN SPACE
UNIT 10: 785 SF INTERNAL FLOOR AREA	78 SF PRIV. OPEN SPACE
UNIT 11: 785 SF INTERNAL FLOOR AREA	78 SF PRIV. OPEN SPACE
UNIT 12: 785 SF INTERNAL FLOOR AREA	78 SF PRIV. OPEN SPACE

TOTAL: 5,555 SF

TOTAL: 468 SF





THIRD LEVEL UNIT INFO.

UNIT 13: 815 SF INTERNAL FLOOR AREA	78 SF PRIV. OPEN SPACE
UNIT 14: 785 SF INTERNAL FLOOR AREA	78 SF PRIV. OPEN SPACE
UNIT 15: 785 SF INTERNAL FLOOR AREA	78 SF PRIV. OPEN SPACE
UNIT 16: 785 SF INTERNAL FLOOR AREA	78 SF PRIV. OPEN SPACE
UNIT 17: 785 SF INTERNAL FLOOR AREA	78 SF PRIV. OPEN SPACE
UNIT 18: 785 SF INTERNAL FLOOR AREA	78 SF PRIV. OPEN SPACE

TOTAL: 5,555 SF

TOTAL: 468 SF





West Elevation



South Elevation



East Elevation



North Elevation