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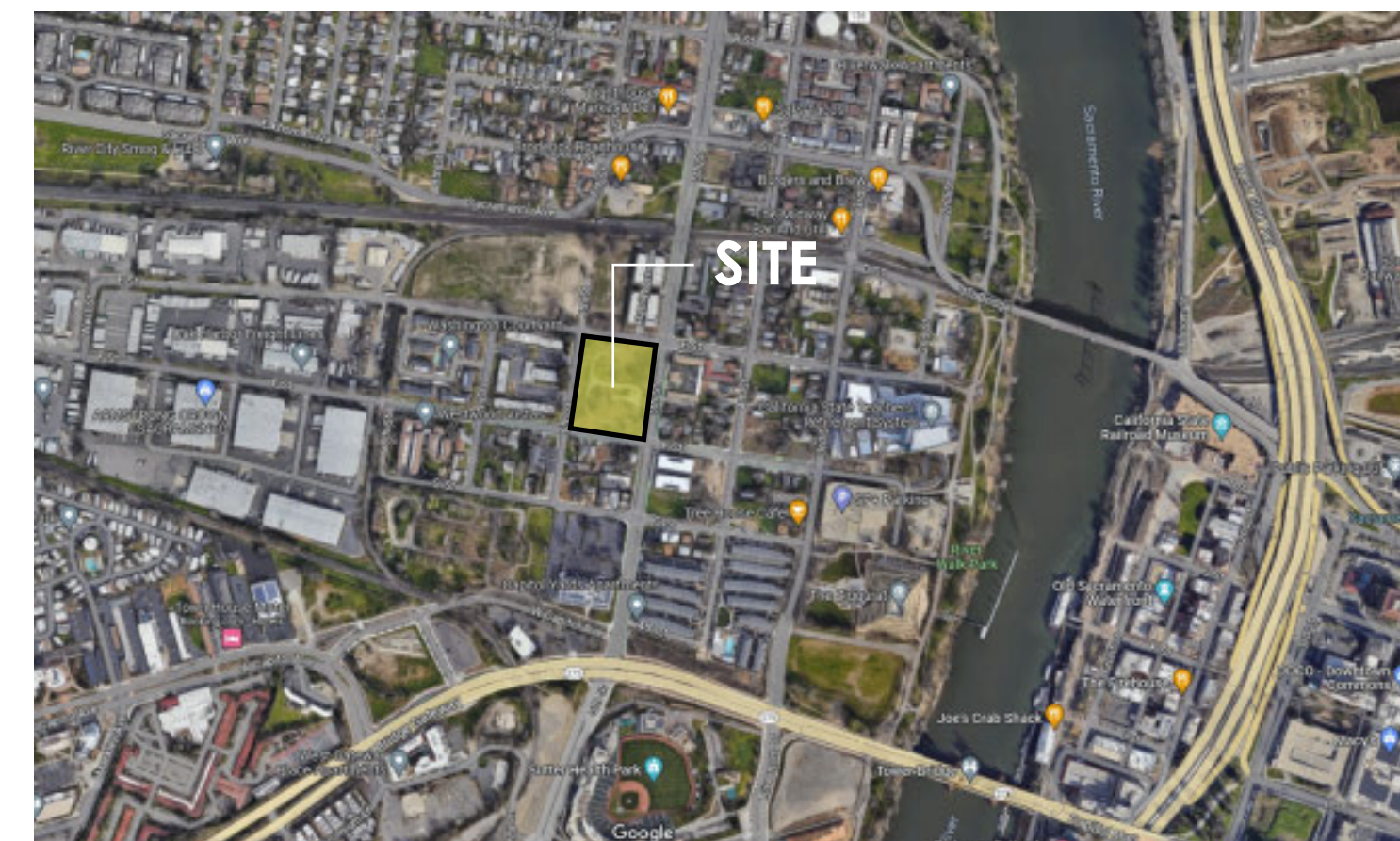
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VICINITY MAP

520 5th Street, West Sacramento, CA 95605



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five20fifth

May 10, 2024
 WASHINGTON DISTRICT, CITY OF WEST SACRAMENTO, CA

BLACKPINE
 COMMUNITIES

JZMK
 PARTNERS



PROJECT SUMMARY

SITE STATISTICS

GROSS SITE AREA: 3.33 AC
 (Land area to back of walk)

NET SITE AREA: 2.9 AC
 (Within PUE & E-Boundary line and omitting tree open space areas)

TOTAL RESIDENTIAL: 125 UNITS
 DENSITY: 43.1 DU/AC

ZONING

RMU (Riverfront Mixed-Use)

DENSITY

Allowed: 40 DU/AC Min, 120 DU/AC Max
 Provided: 43.1 DU/AC

FAR

Allowed: Min .5, Max 3
 Provided: .59

HEIGHT

Allowed: 75' Max
 Provided: +/- 40'

PARKING REQUIRED

STUDIO & 1 BD .5/UNIT X52 =32.5 SPACES
 2 BED .625/UNIT X60 =37.5 SPACES
 COMMERCIAL 1/400 SF X1,065 =3 SPACES
TOTAL =70 SPACES

PARKING PROVIDED

GARAGES: 98 (Incl. 2 accessible)
 SURFACE RESIDENT: 17 (Incl. 1 accessible)
 SURFACE GUEST: 7 (Incl. 1 accessible)
OFF-SITE (STREET): 39
 TOTAL: 161

RATIO: (1.29 STALLS/UNIT)

COMMERCIAL: 3 STALLS (Incl. 1 accessible)

OPEN SPACE STANDARDS

Open Space Required

Private: 3,125 sf
 (50 sf/unit, at least 50% of units, min. 6' Dimension)
 Common: 12,500 sf
 (100 sf/Unit, Min. 15' Dimension)
 Combined: 18,750 sf
 (150sf/unit)

Open Space Provided

Private: 6,250 SF
 Common: 12,557 SF
 Combined: 18,807 SF

MINIMUM REQUIRED SETBACKS

Front, Side, Rear, Alley = 0'
 Parking from front and street side lot line = 40'

RESIDENTIAL

PLAN #	TYPE	QTY	AREA	TOTAL
PLAN 1	STUDIO	48 (38.4%)	494 SF	23,712 SF
PLAN 2	STUDIO	2 (1.6%)	497 SF	994 SF
PLAN 3	1 BR	3 (2.4%)	588 SF	1,764 SF
PLAN 4	1 BR	10 (8.0%)	614 SF	6,140 SF
PLAN 5	2 BR	50 (40.0%)	709 SF	35,450 SF
PLAN 6	2 BR	10 (8.0%)	795 SF	7,950 SF
PLAN 7	STUDIO	2 (1.6%)	499 SF	998 SF
TOTAL:		125		77,008 SF

BUILDING AREA

COMMERCIAL

YOGA/FLEX ROOM: 2,140 SF
 CAFE: 1,065 SF
RETAIL/LEASING: 1,455 SF
 TOTAL: 4,660 SF

PRIVATE OPEN SPACE CALC'S				COMMON OPEN SPACE CALC'S	
PLAN #	QTY	PATIO/DECK	TOTAL	OPEN SPACE AREA 1	3,350 SF
PLAN 1	20	90 SF	1,800 SF	OPEN SPACE AREA 2	8,057 SF
PLAN 2	2	96 SF	192 SF	OPEN SPACE AREA 3	1,150 SF
PLAN 3	3	102 SF	306 SF	TOTAL:	12,557 SF
PLAN 4	10	78 SF	780 SF		
PLAN 5	25	90 SF	2,250 SF		
PLAN 6	10	66 SF	660 SF		
PLAN 7	2	132 SF	264 SF		
TOTAL:			6,250 SF		

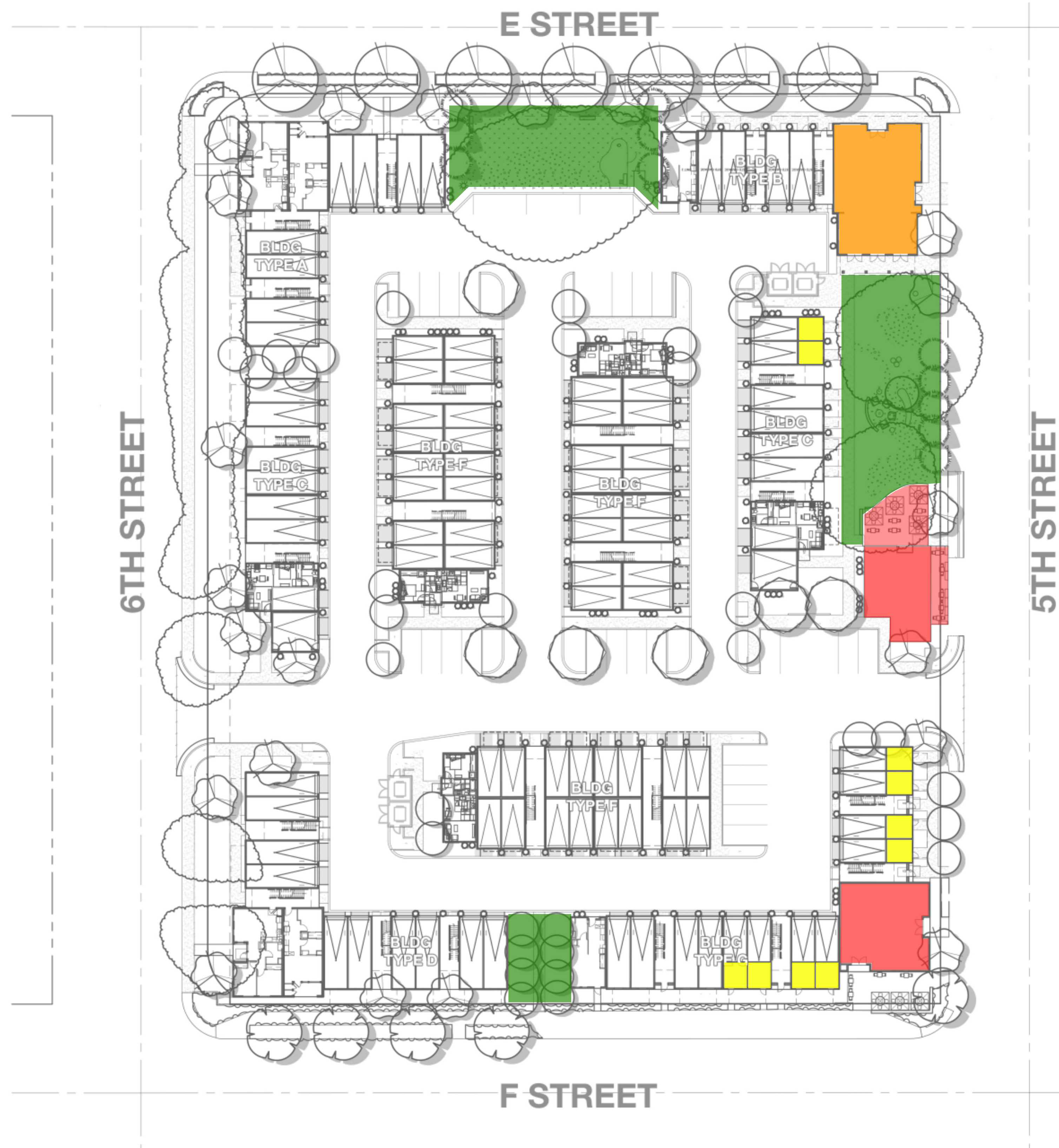


ARCHITECTURAL SITE PLAN



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A01



- RESIDENT WORK SPACE
- HEALTH & WELLNESS SPACE
- COMMERCIAL/F&B SPACE
- RECREATIONAL OPEN SPACE

The multifamily community is comprised of a mix of residential, commercial and open space uses. Residential building types are divided into two basic types of buildings. A WFH (Work From Home) building type, and a LW (Live/Work) building type. This design approach gives residents a choice of various work-from-home models best suited to their lifestyle and budget.

RESIDENT WORK SPACE	10 HOME OFFICES
HEALTH AND WELLNESS YOGA/FLEX ROOM	2,140 SF
COMMERCIAL/F&B SPACE CAFE RETAIL/LEASING	1,065 SF 1,455 SF
RECREATIONAL OPEN SPACE E STREET DOG PARK 5TH STREET PARK F STREET POCKET PARK	3,350 SF 8,057 SF 1,150 SF

LAND USE PLAN

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A02

2 LEVEL UNIT INCLUDES WFH SPACE FOR 2 PEOPLE IN UNIT PLUS STREET LEVEL 200 SF DEDICATED OFFICE SPACE

MAXIMUM 3-4 UNITS PER OPEN AIR MODULAR STAIR CORE - PROVIDES BETTER SOCIAL DISTANCING THAN ELEVATOR/CORRIDOR BUILDINGS OF SAME DENSITY

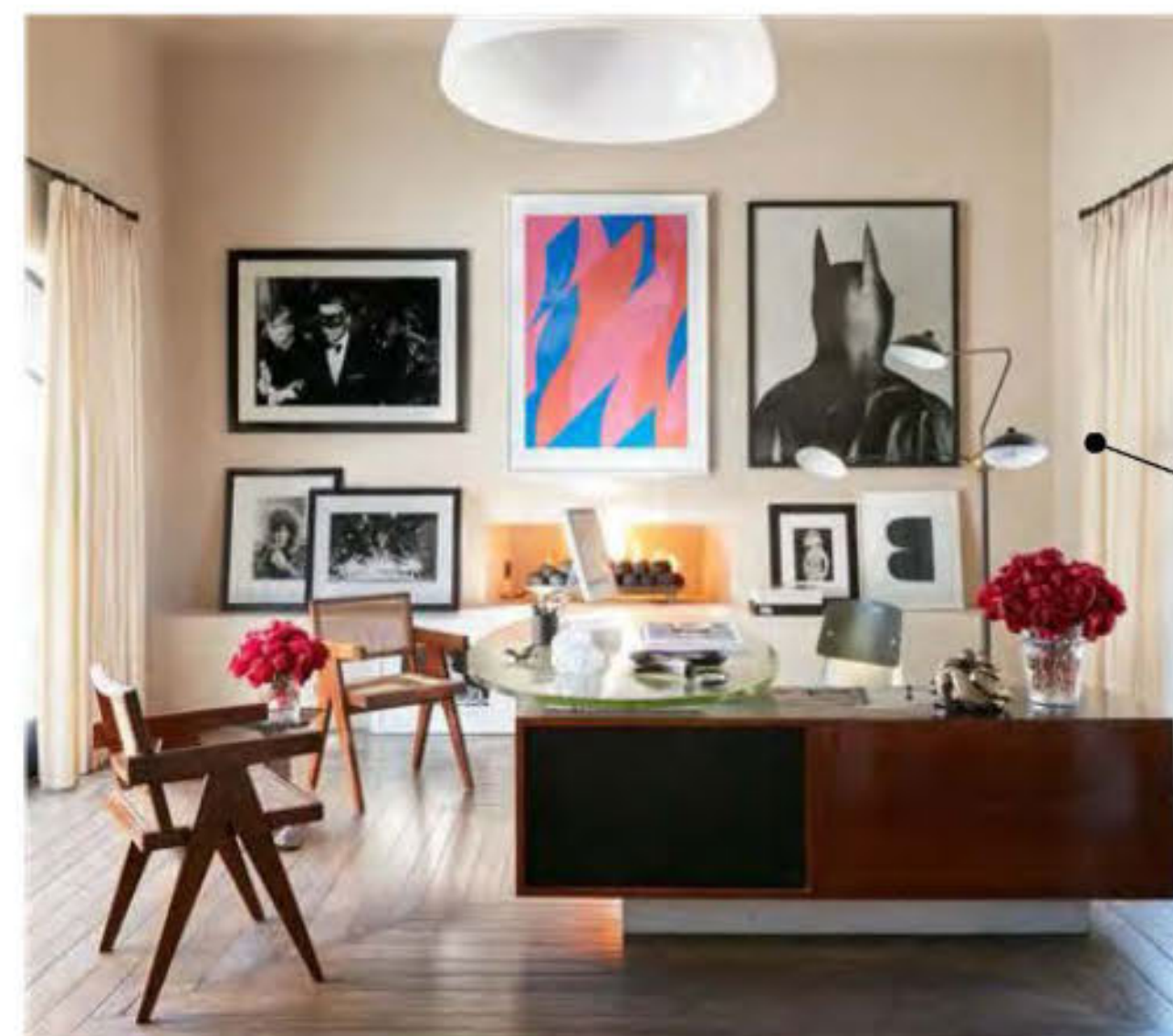
TWO SINGLE-LEVEL STACKED UNITS INCLUDE WFH SPACE FOR ONE PERSON PER UNIT PLUS STREET LEVEL 100 SF DEDICATED OFFICE SPACE PER UNIT



80 SF WFH SPACE



WFH DESK SPACE



236 SF LIVE/WORK SPACE

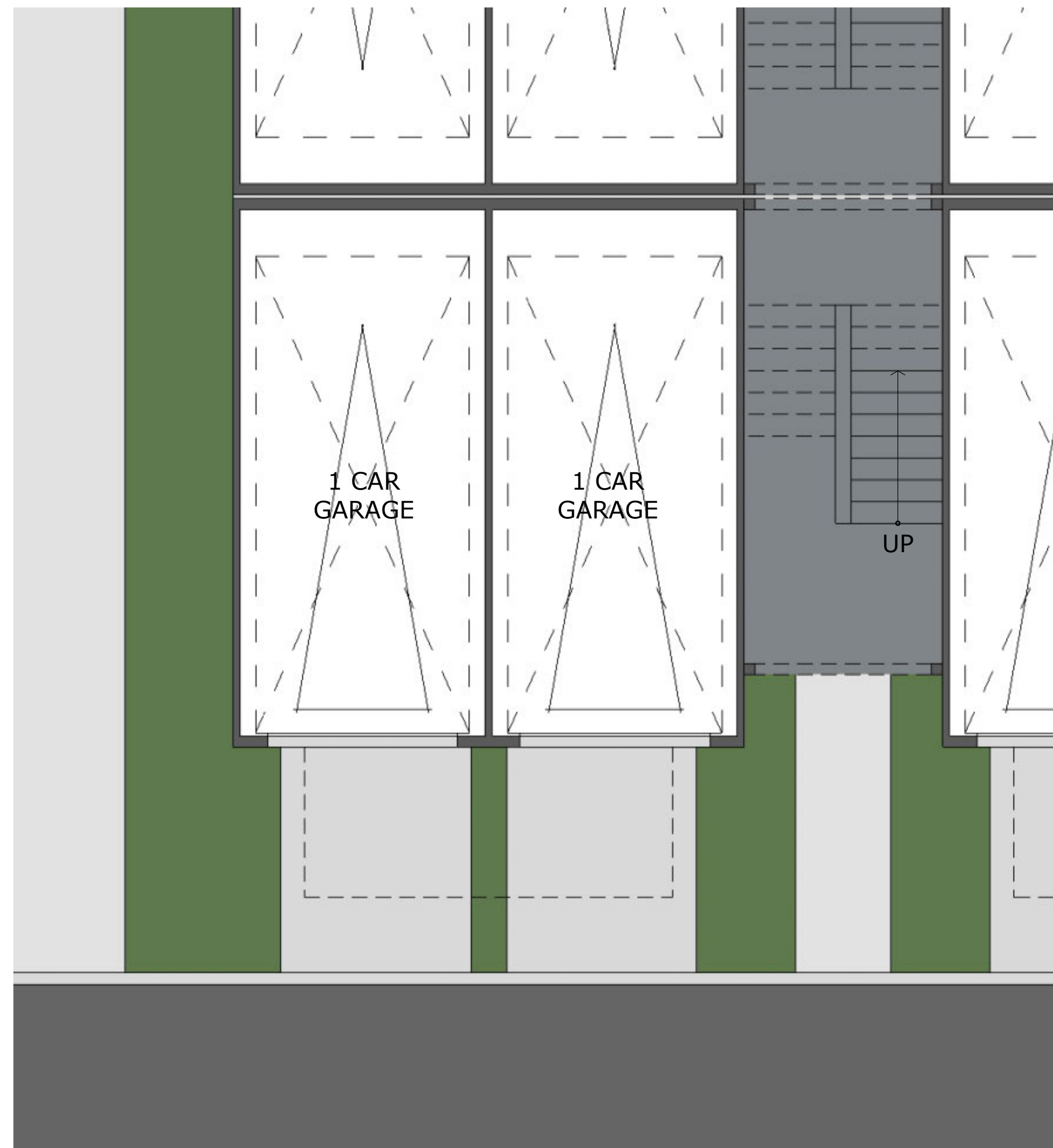


116 SF LIVE/WORK SPACE

WFH + LIVE/WORK SPACES + SOUND PRIVACY = BETTER WORK FUNCTIONALITY

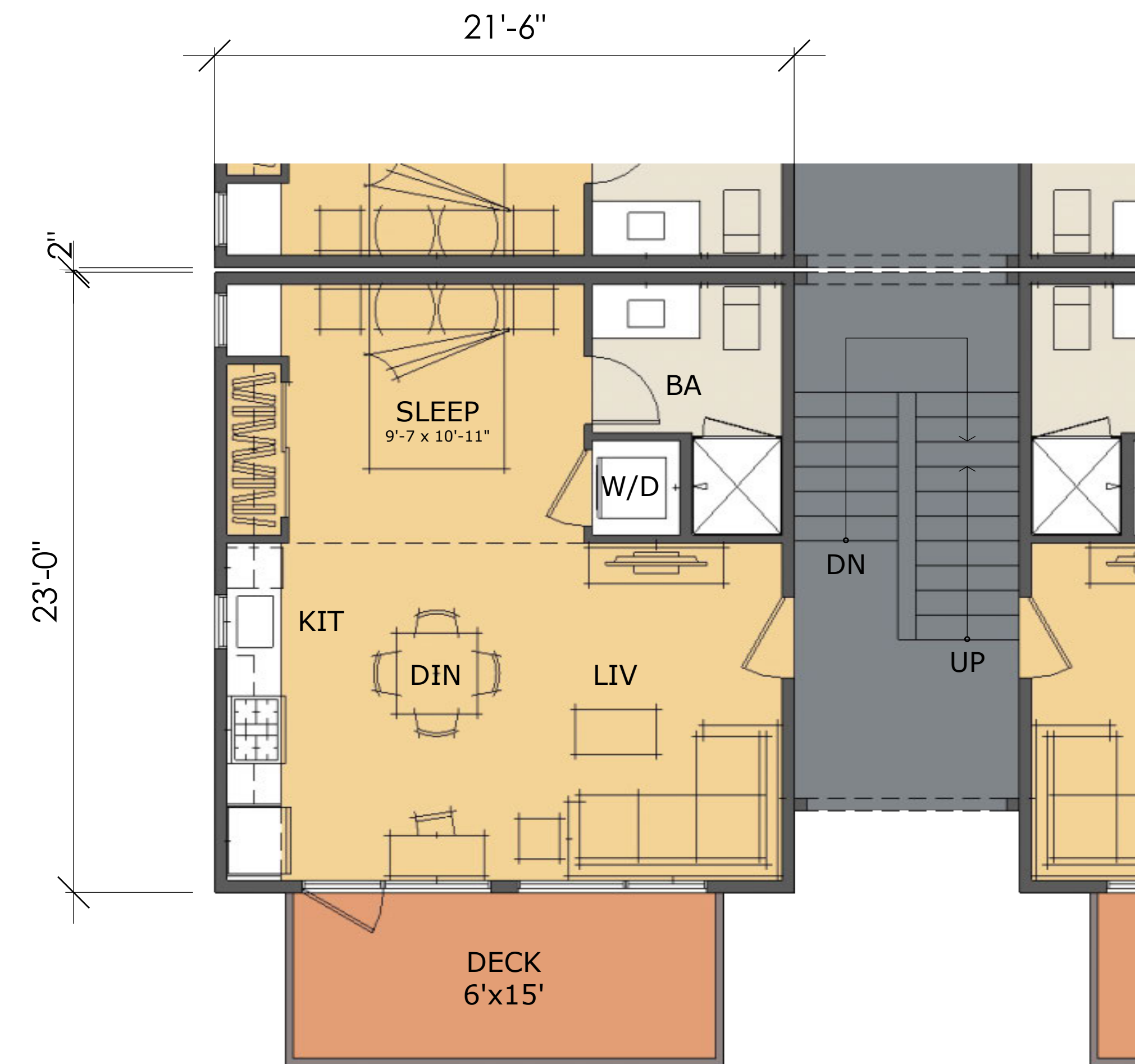
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A03



2 GARAGES

FIRST FLOOR

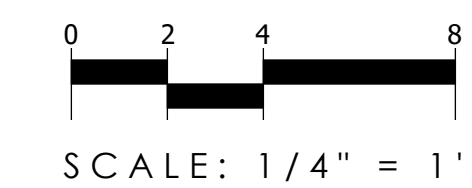


PLAN 1

STUDIO 494 SF

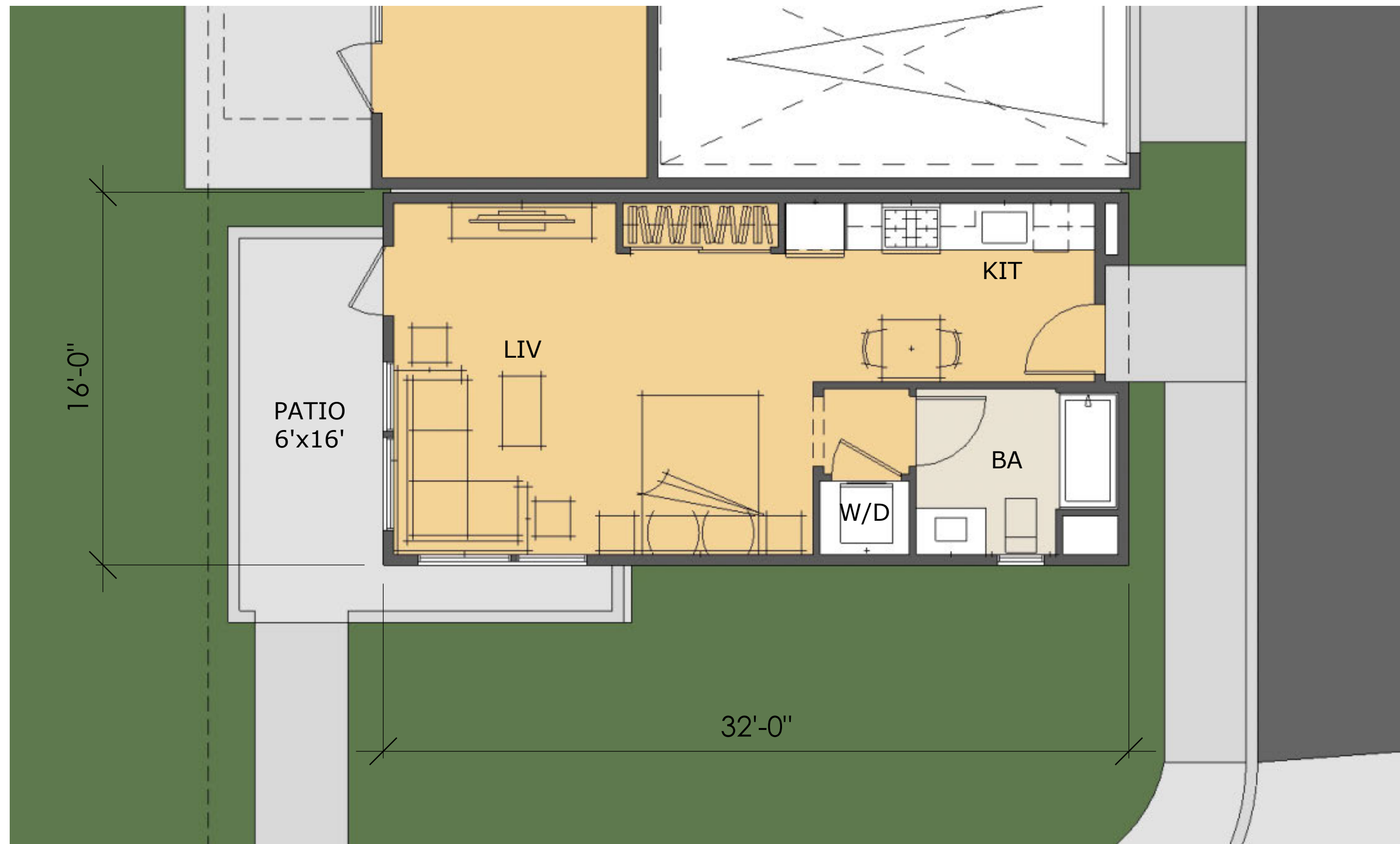
SECOND/THIRD FLOORS

UNIT PLANS: PLAN 1

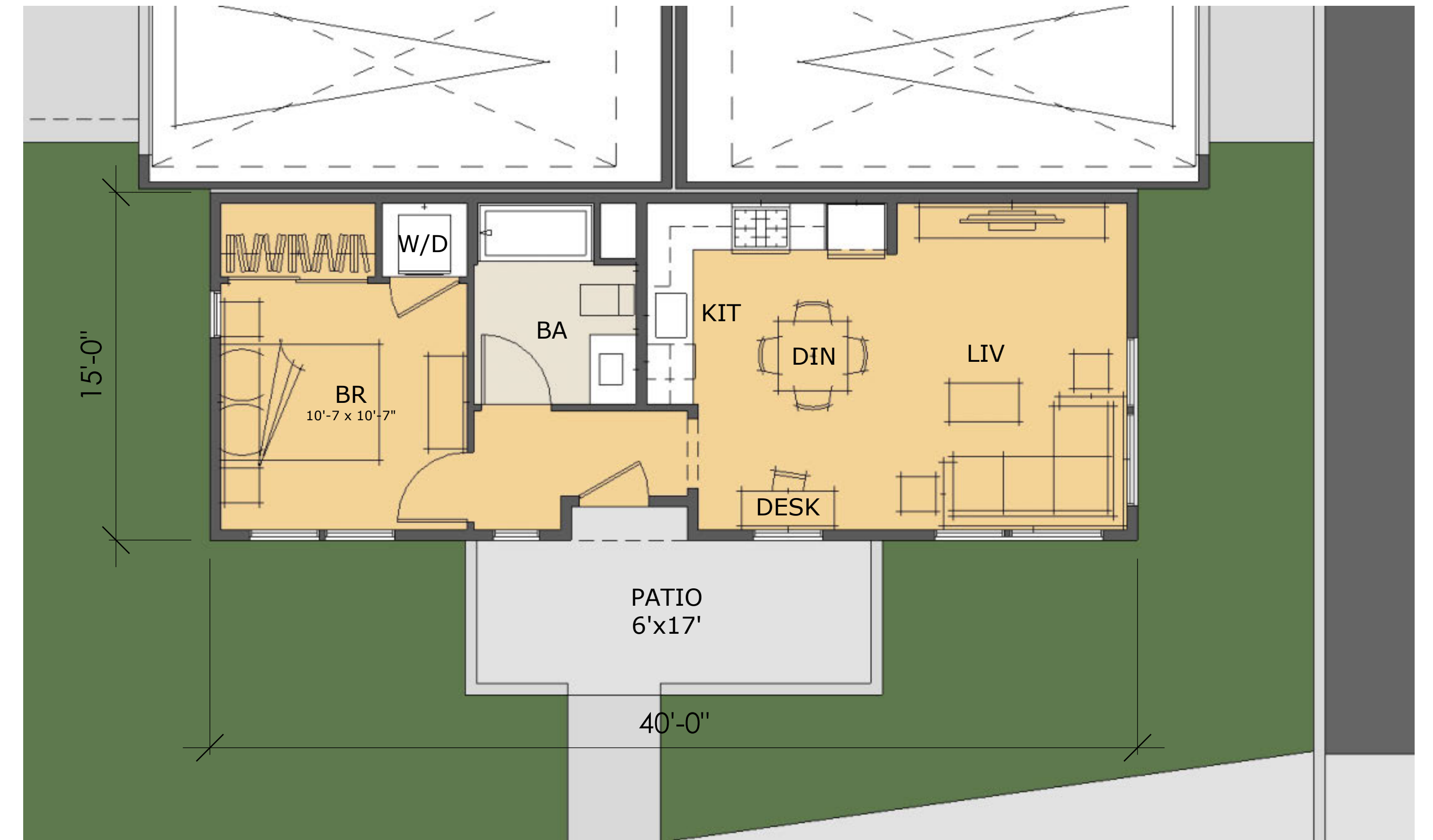


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A04

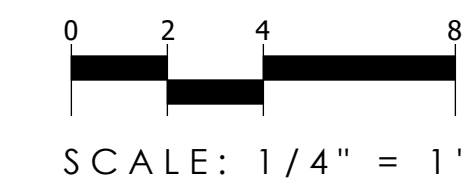


PLAN 2
STUDIO 497 SF
GROUND LEVEL UNIT



PLAN 3
1BR/1BA 588 SF
GROUND LEVEL UNIT

UNIT PLANS: PLANS 2 AND 3



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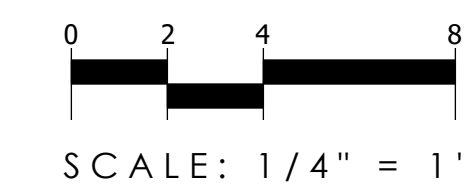
A05



PLAN 6
2BR/1BA 795 SF

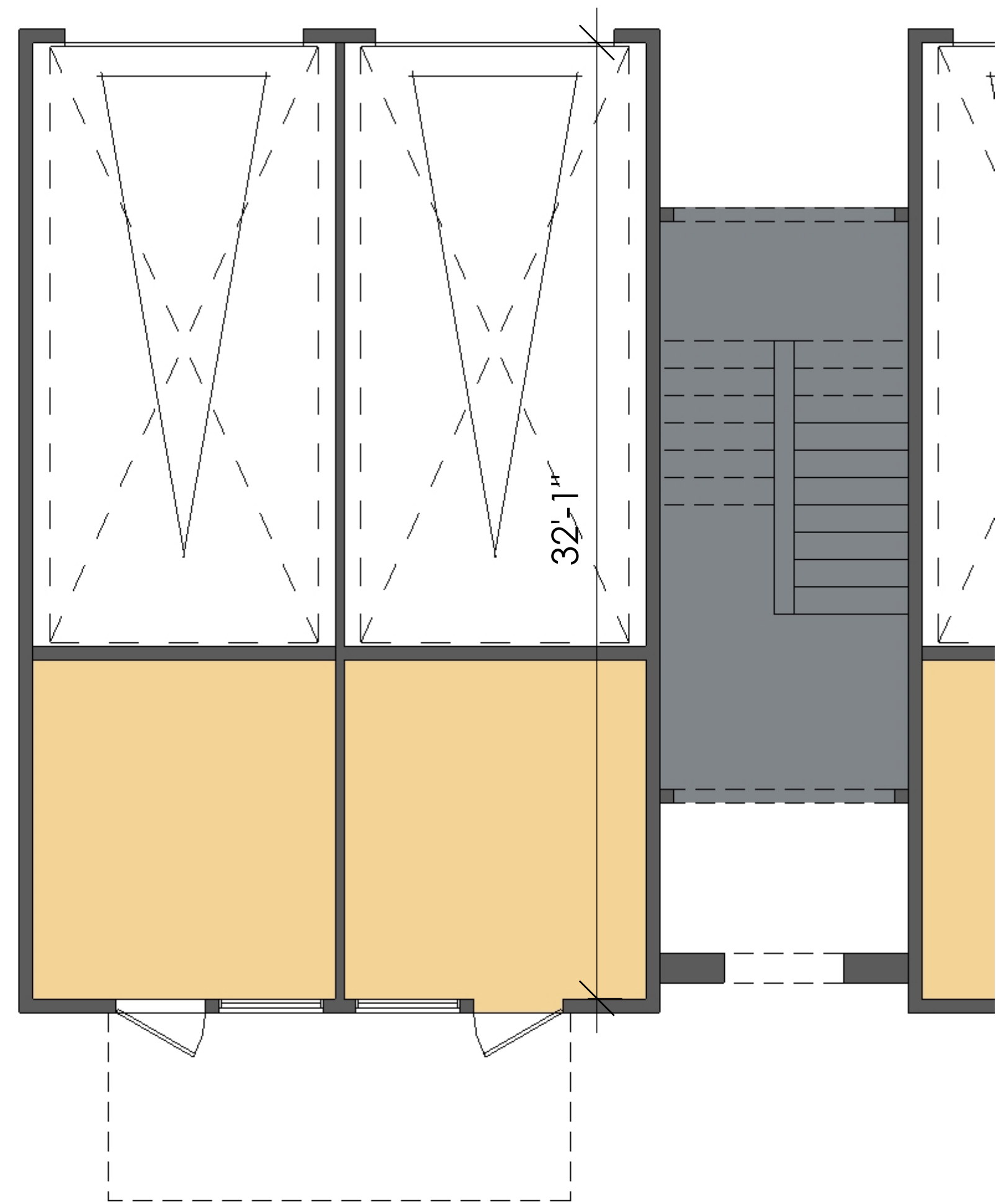
PLAN 4
1BR/1BA 614 SF

UNIT PLANS: PLANS 4 AND 6

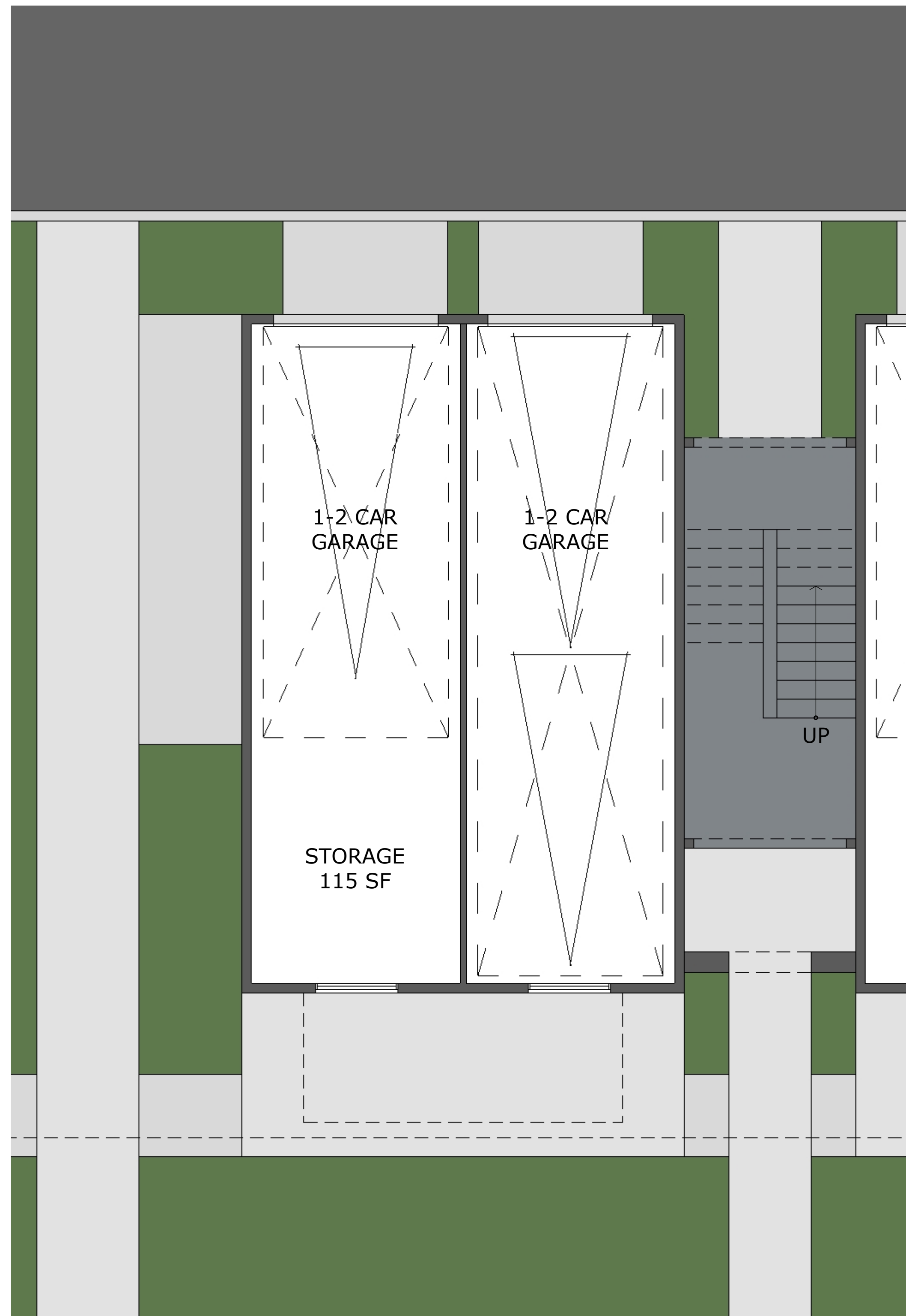


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A06



2 GARAGES
 OPTION - 2 OFFICES
 FIRST FLOOR

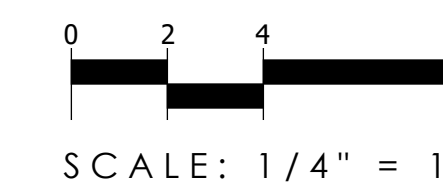


2 GARAGES
 FIRST FLOOR



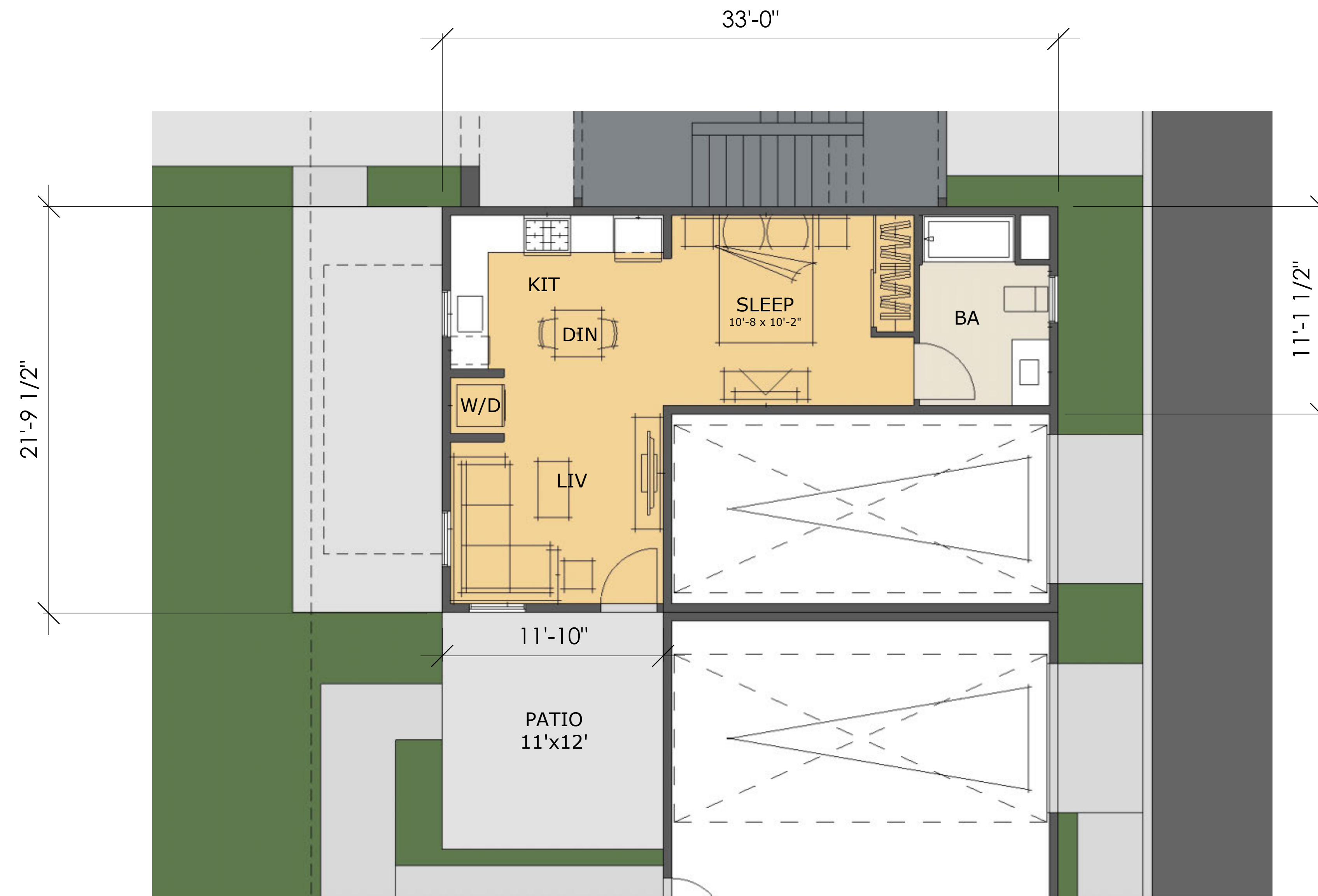
PLAN 5
 2BR/1BA 709 SF
 SECOND/THIRD FLOORS

UNIT PLANS: PLAN 5



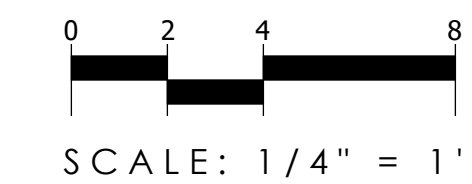
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A07



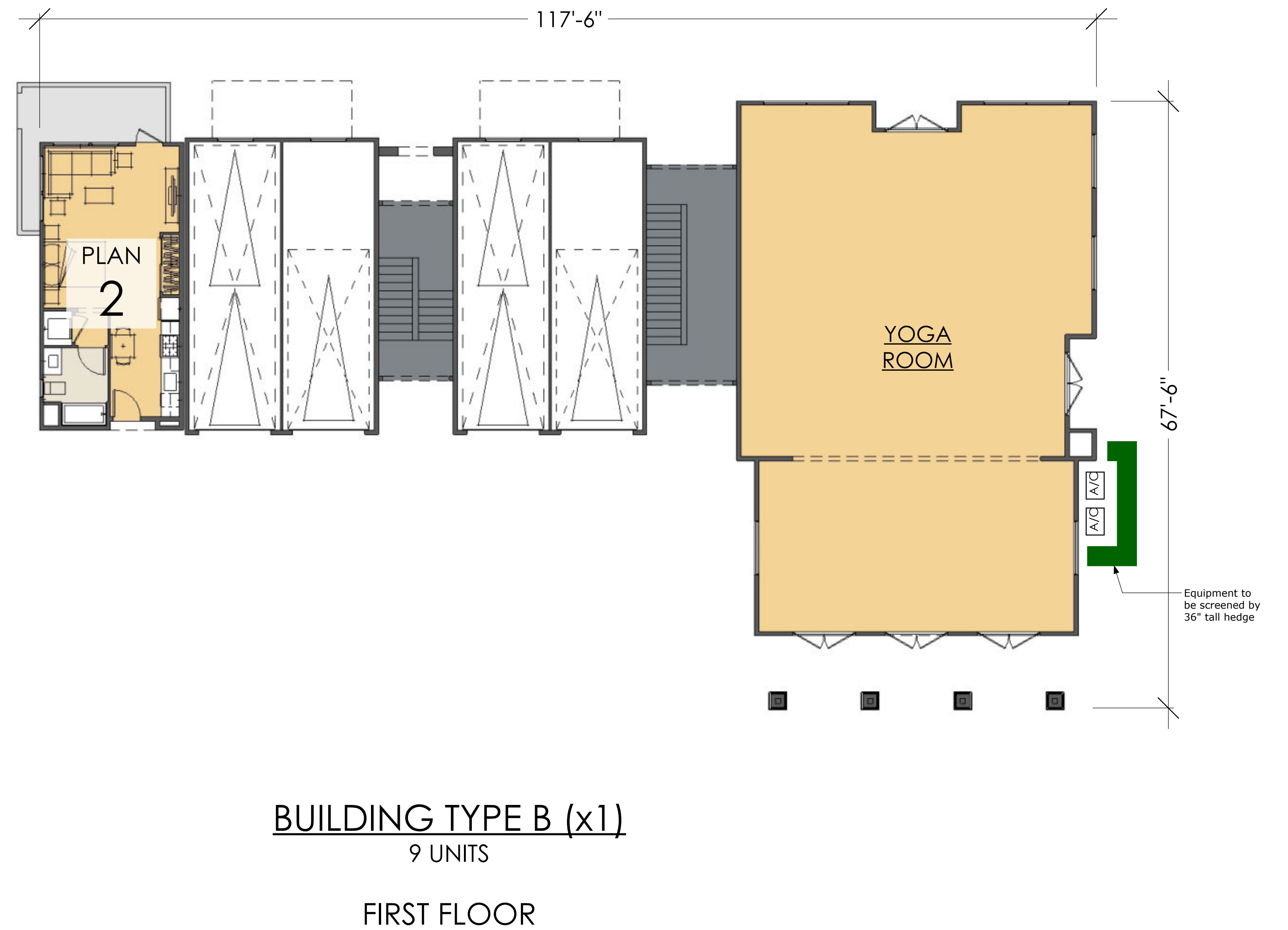
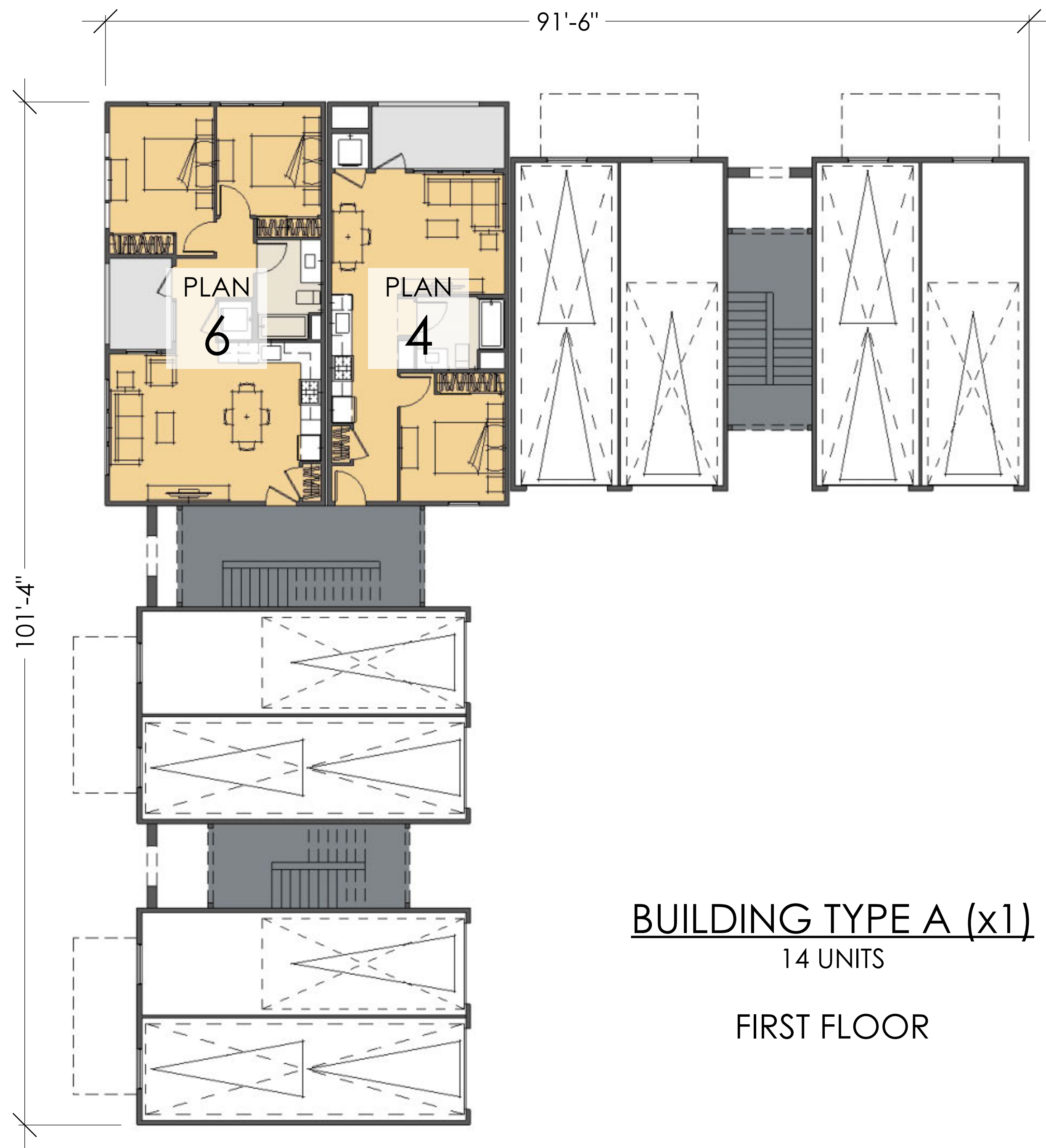
PLAN 7
 STUDIO 499 SF
 GROUND LEVEL UNIT

UNIT PLANS: PLAN 7

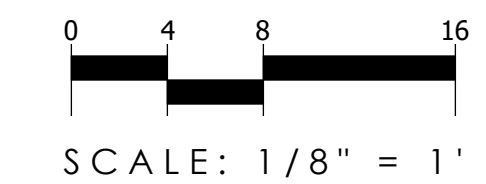


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A08

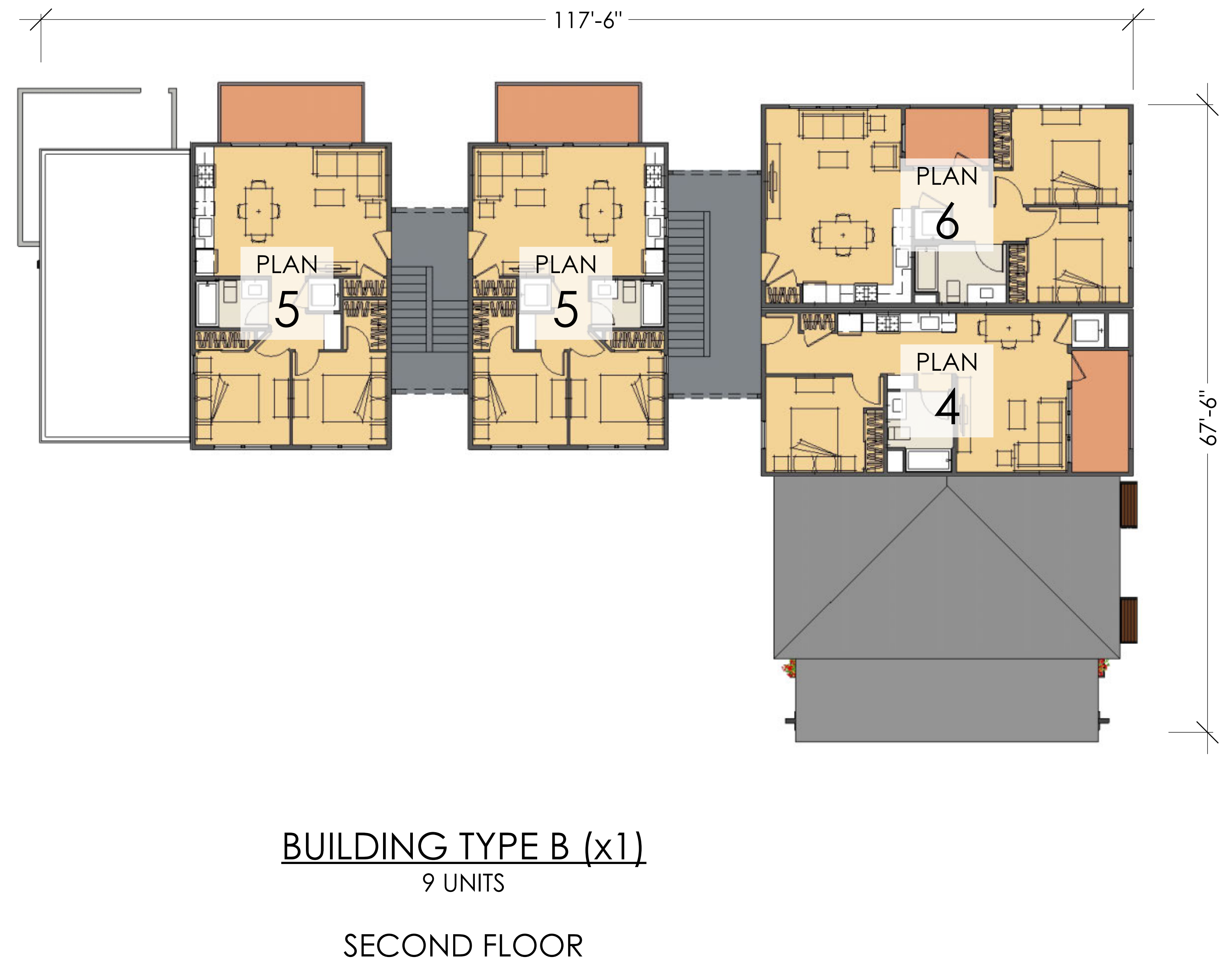
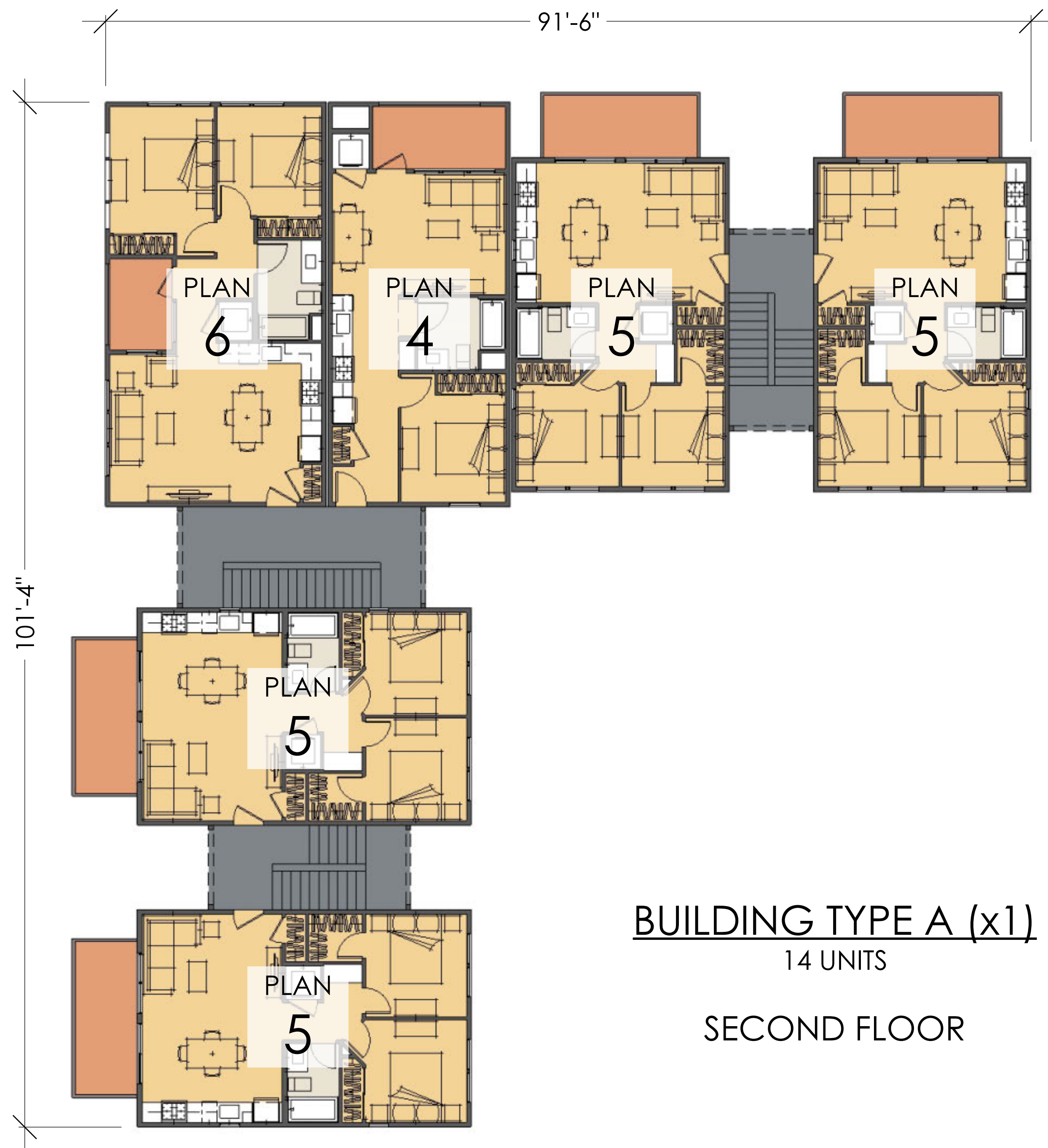


BUILDING PLANS: TYPES A, B

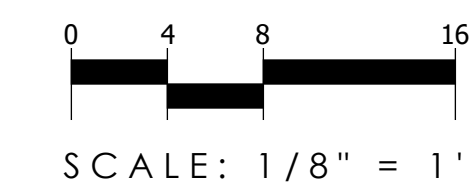


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A09

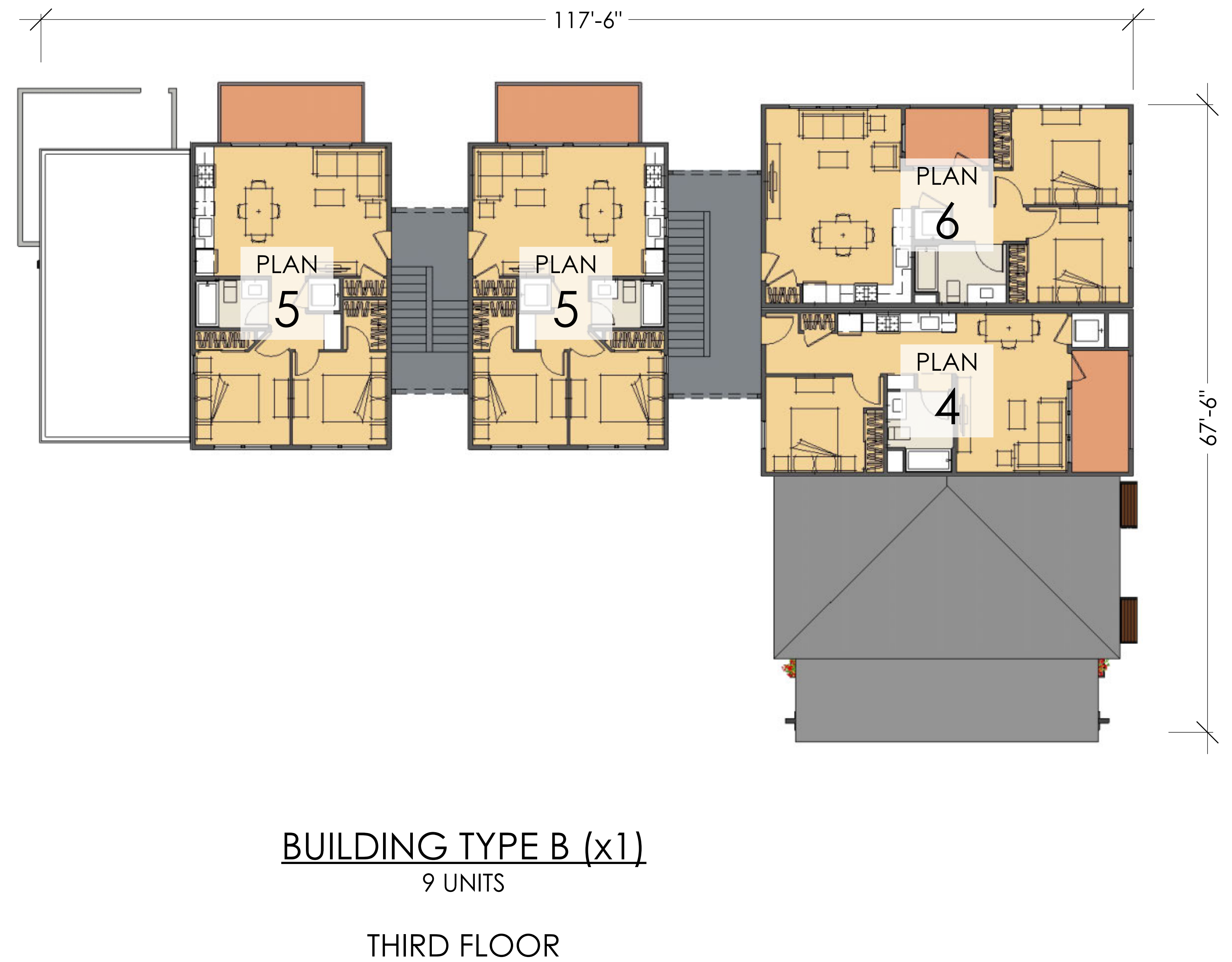


BUILDING PLANS: TYPES A, B

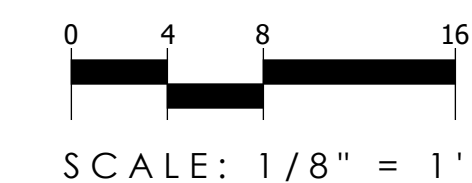


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A10



BUILDING PLANS: TYPES A, B

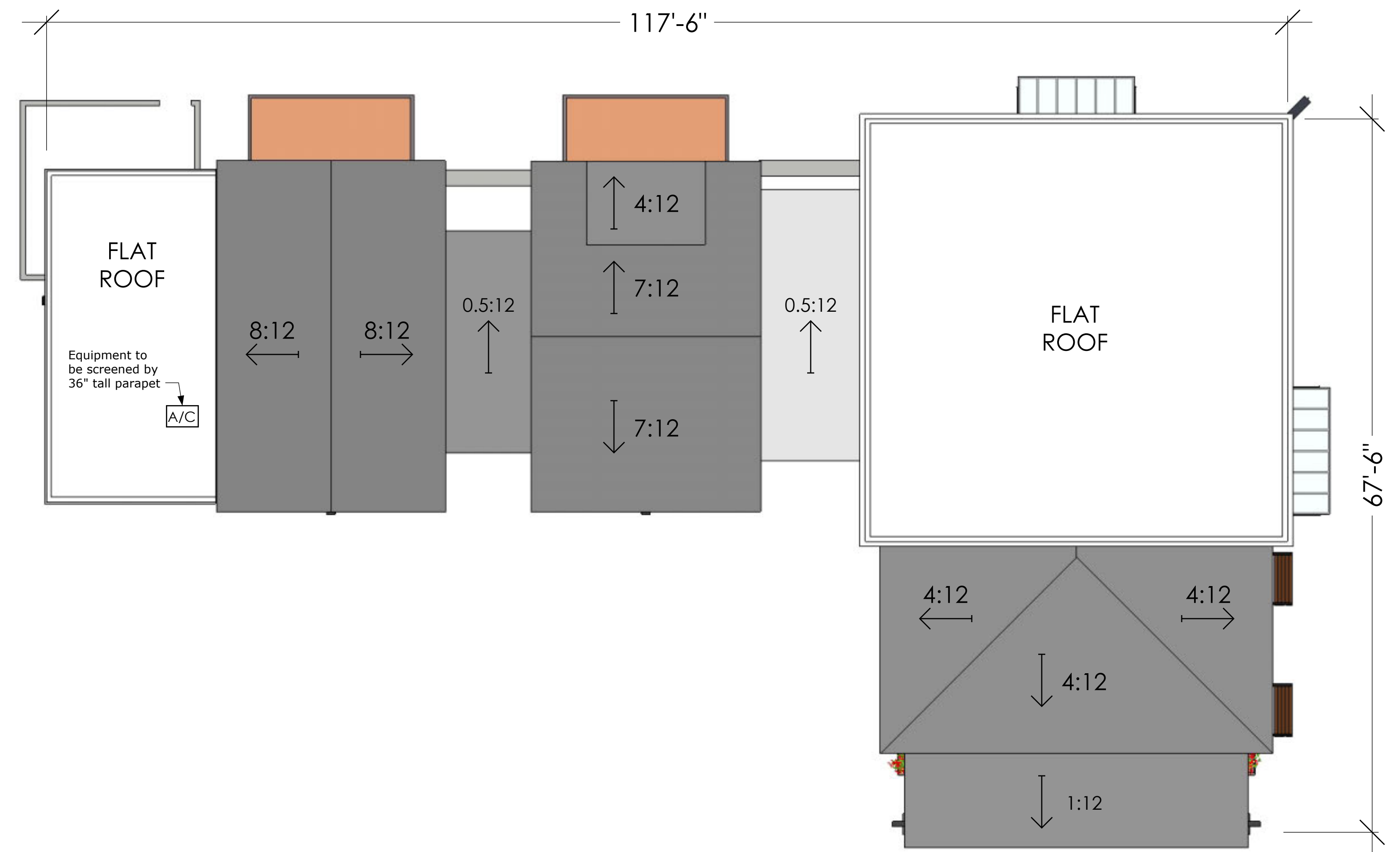


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A11

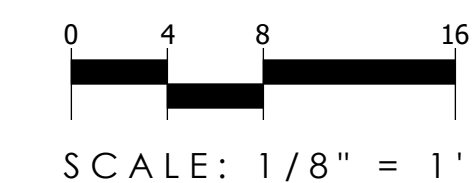


BUILDING TYPE A (x1)
14 UNITS
ROOF



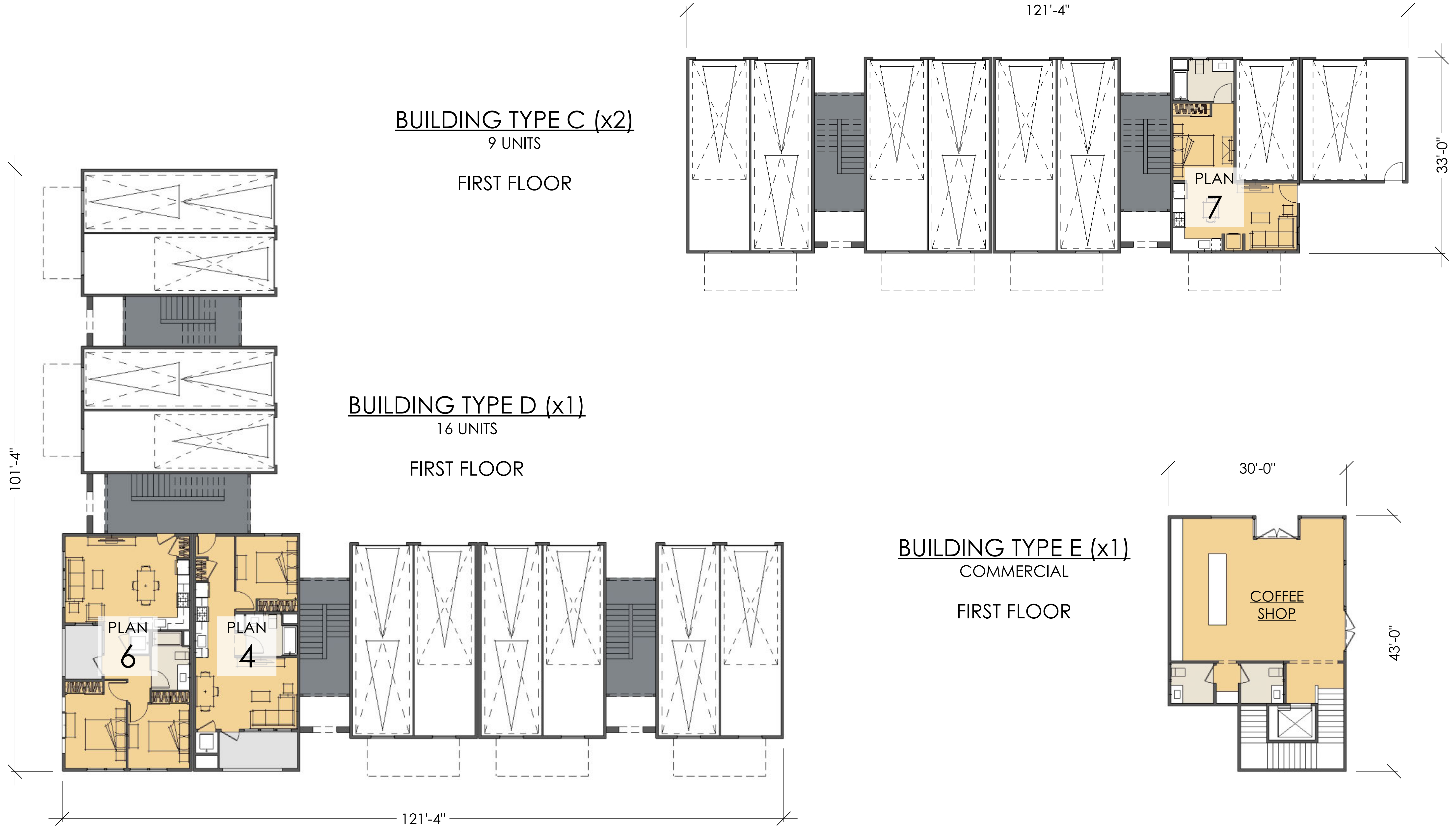
BUILDING TYPE B (x1)
9 UNITS
ROOF

BUILDING PLANS: TYPES A, B

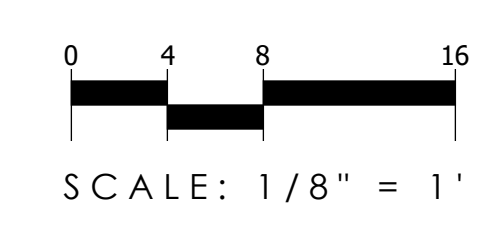


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A12

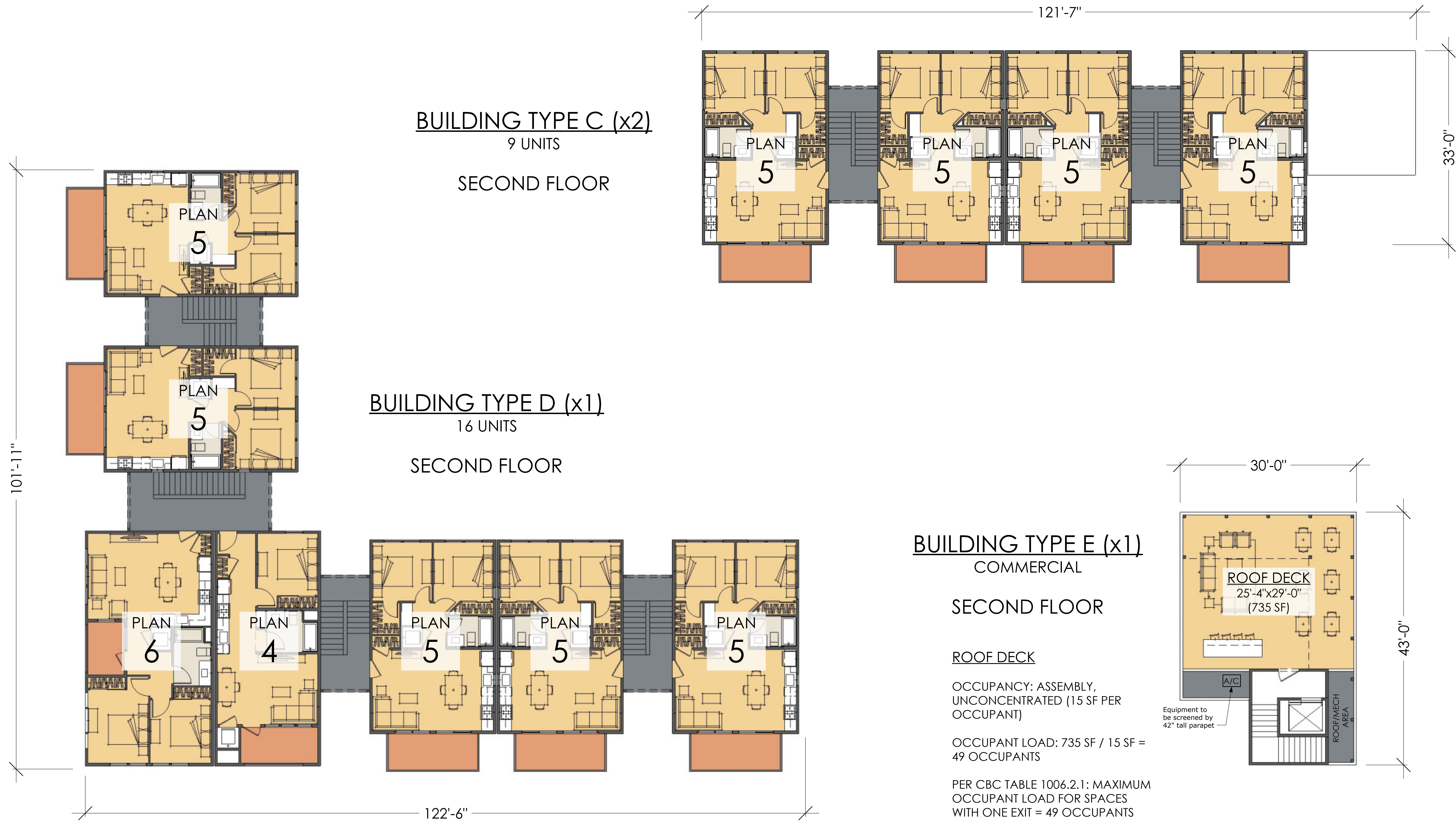


BUILDING PLANS: TYPES C, D, E



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A13



BUILDING TYPE C (x2)
9 UNITS
SECOND FLOOR

BUILDING TYPE D (x1)
16 UNITS
SECOND FLOOR

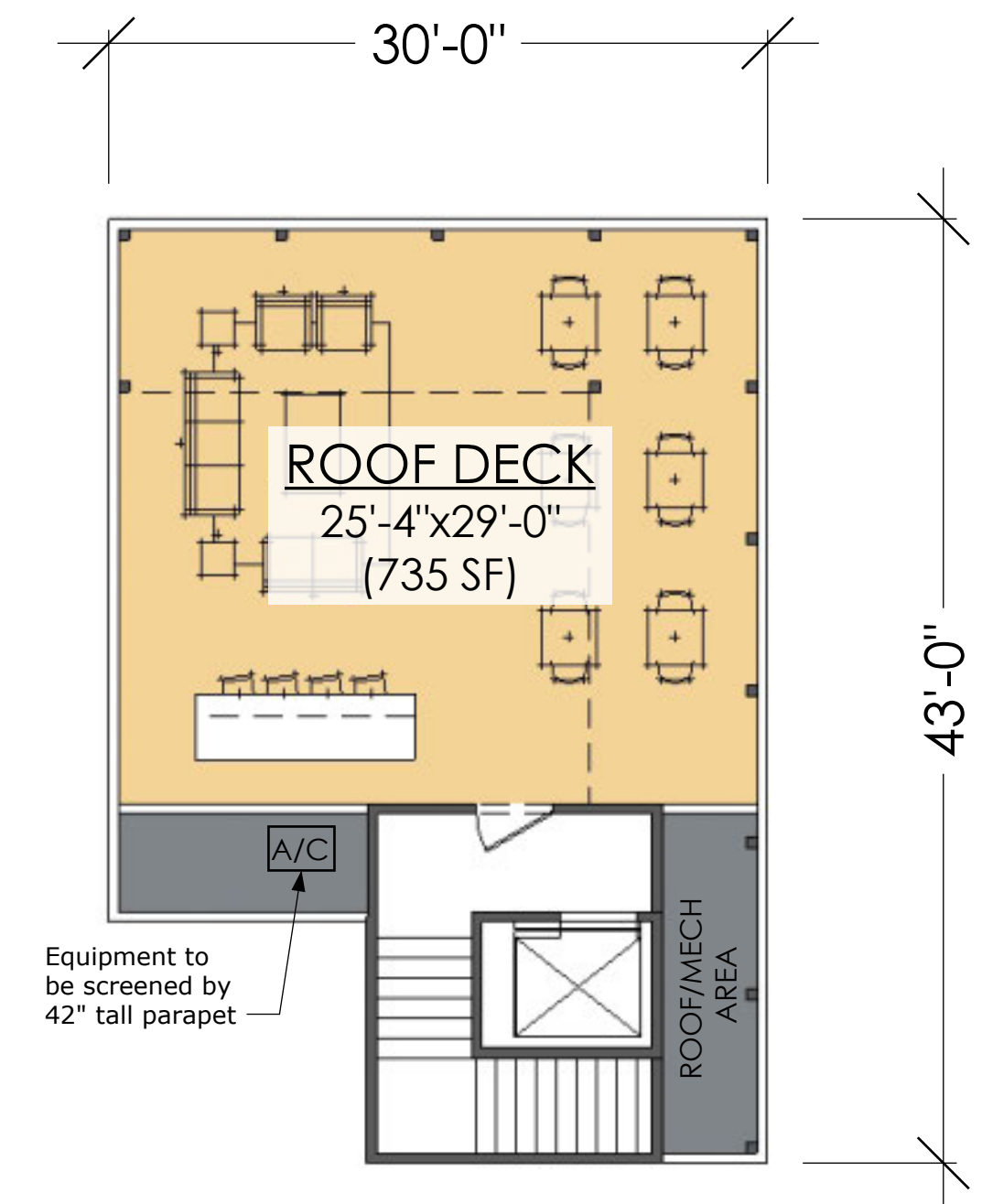
BUILDING TYPE E (x1)
COMMERCIAL
SECOND FLOOR

ROOF DECK

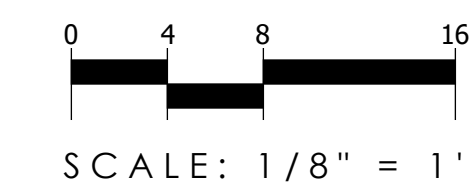
OCCUPANCY: ASSEMBLY,
UNCONCENTRATED (15 SF PER
OCCUPANT)

OCCUPANT LOAD: 735 SF / 15 SF =
49 OCCUPANTS

PER CBC TABLE 1006.2.1: MAXIMUM
OCCUPANT LOAD FOR SPACES
WITH ONE EXIT = 49 OCCUPANTS

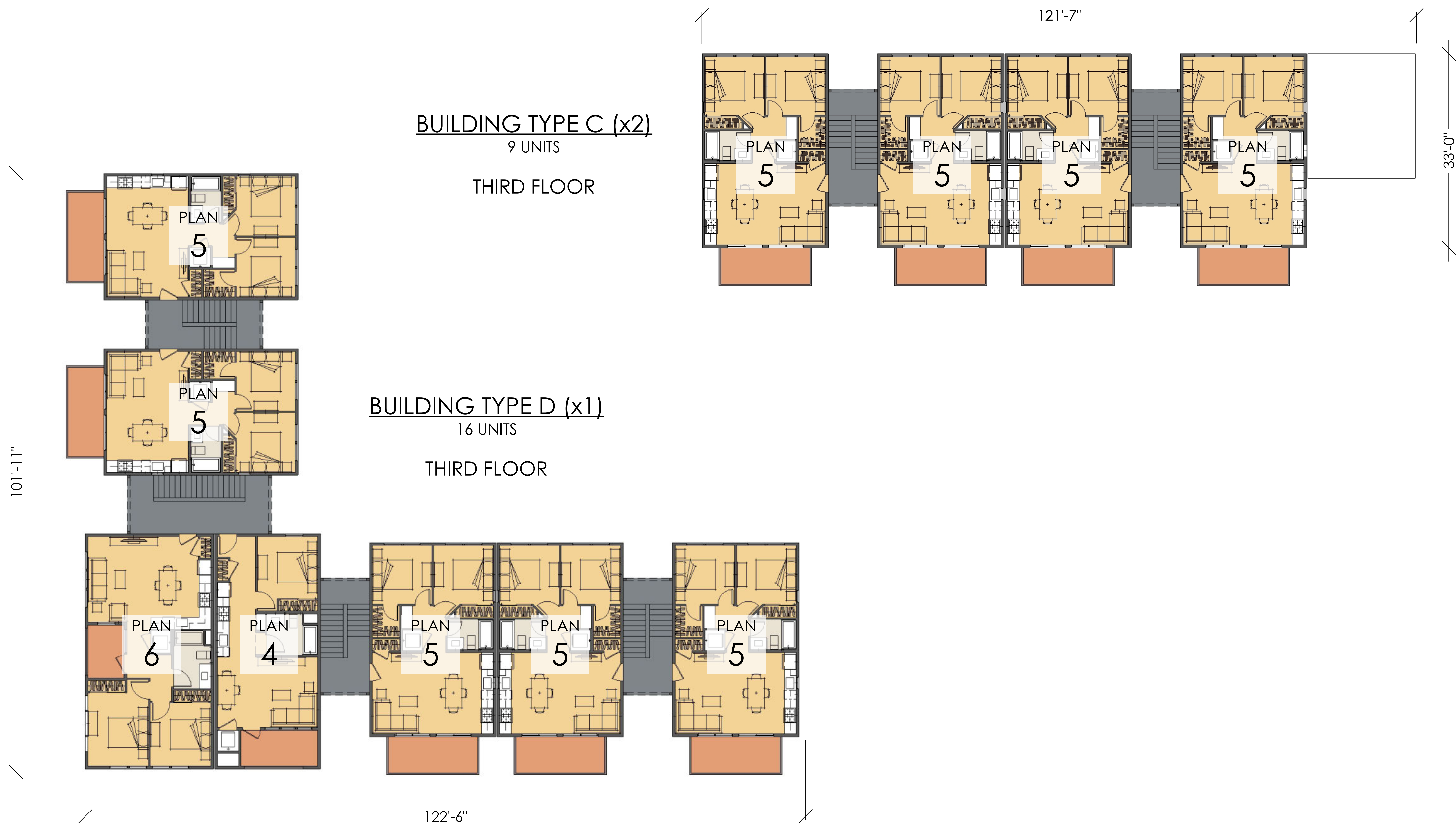


BUILDING PLANS: TYPES C, D, E

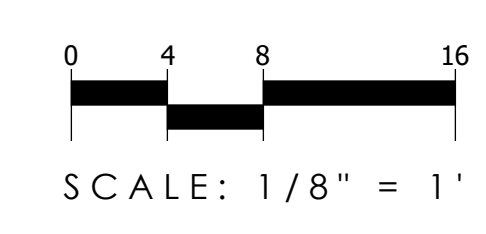


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A14

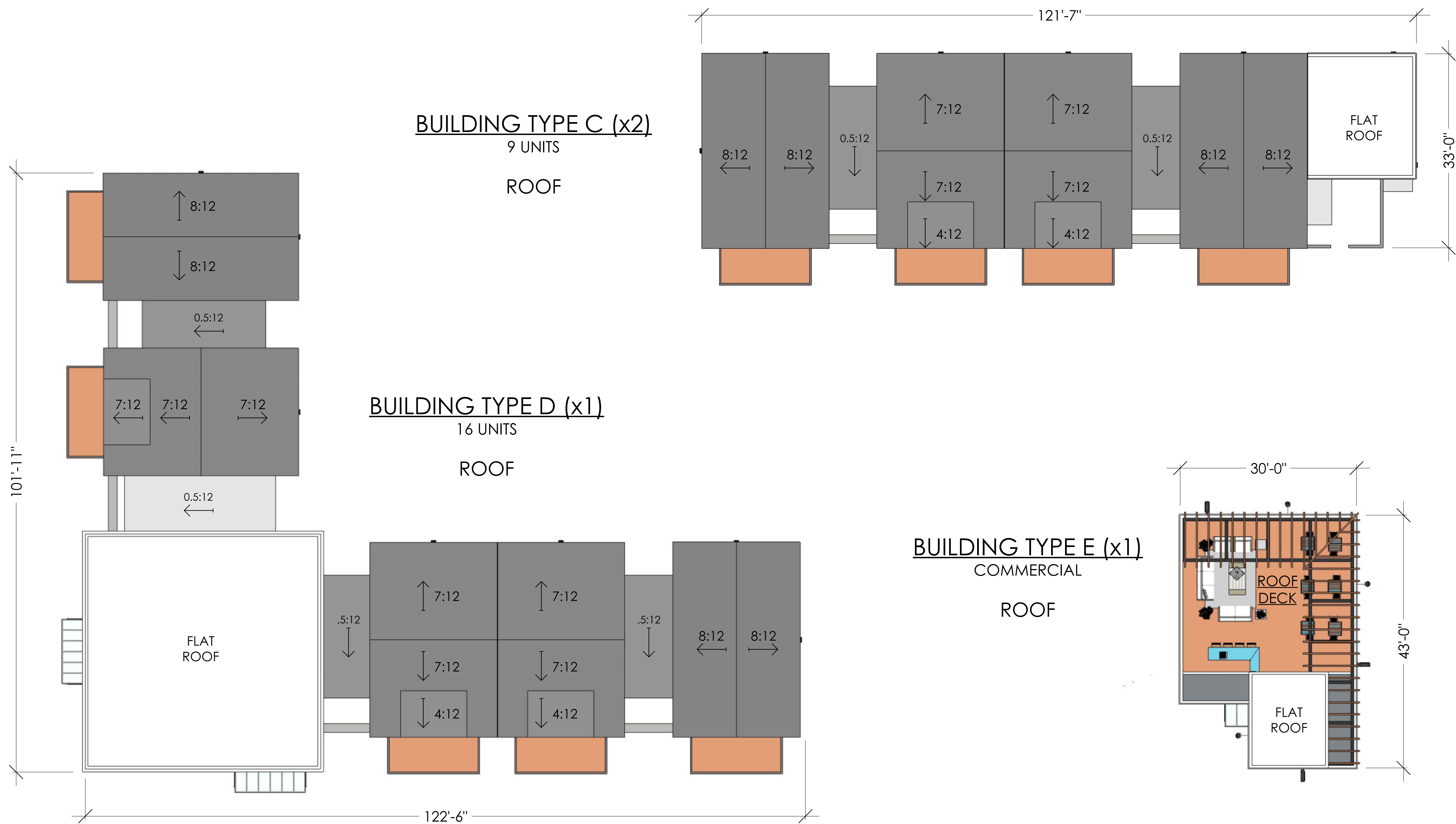


BUILDING PLANS: TYPES C, D, E

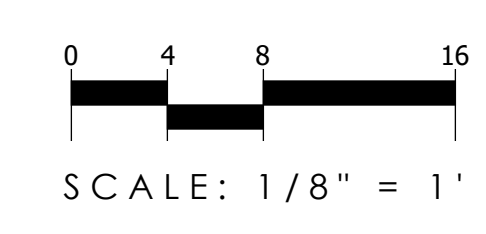


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A15

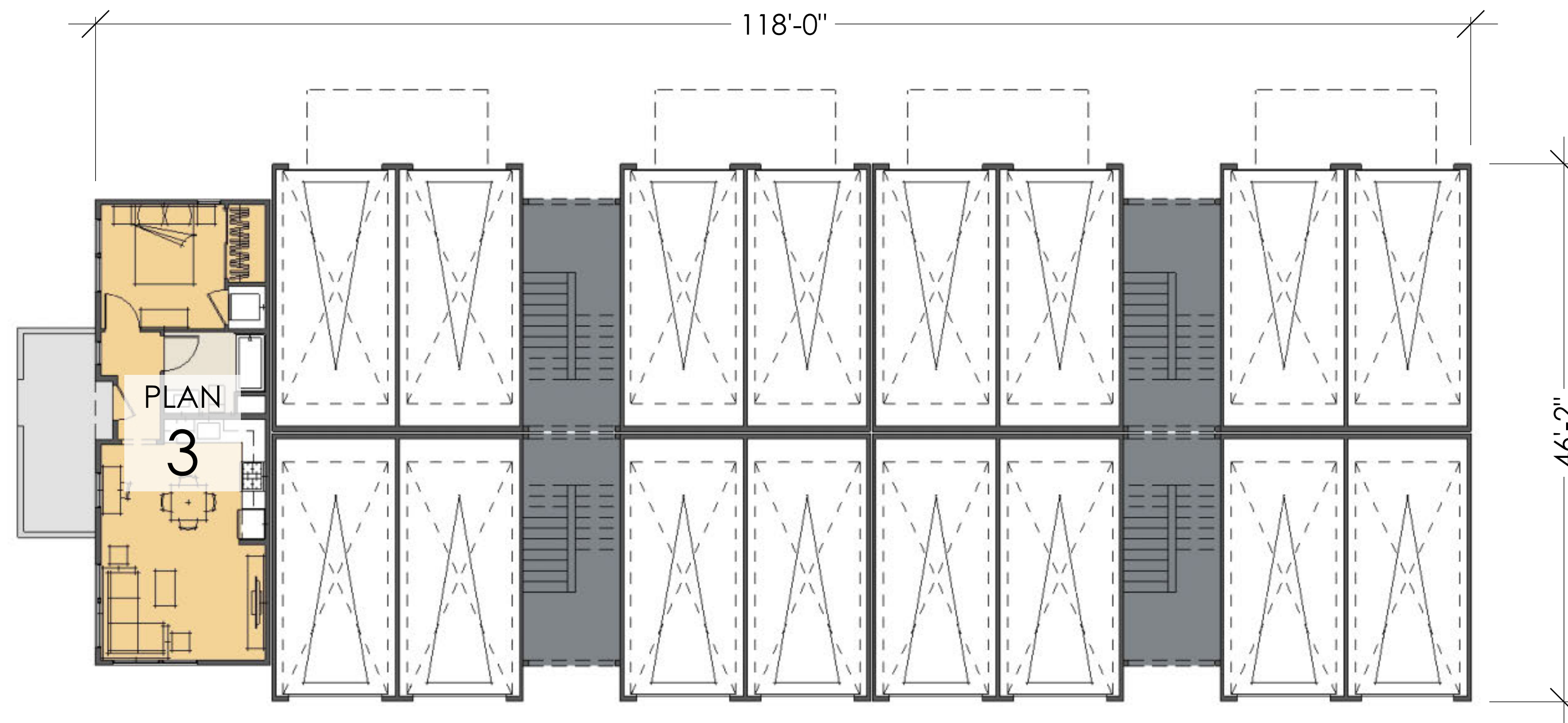


BUILDING PLANS: TYPES C, D, E



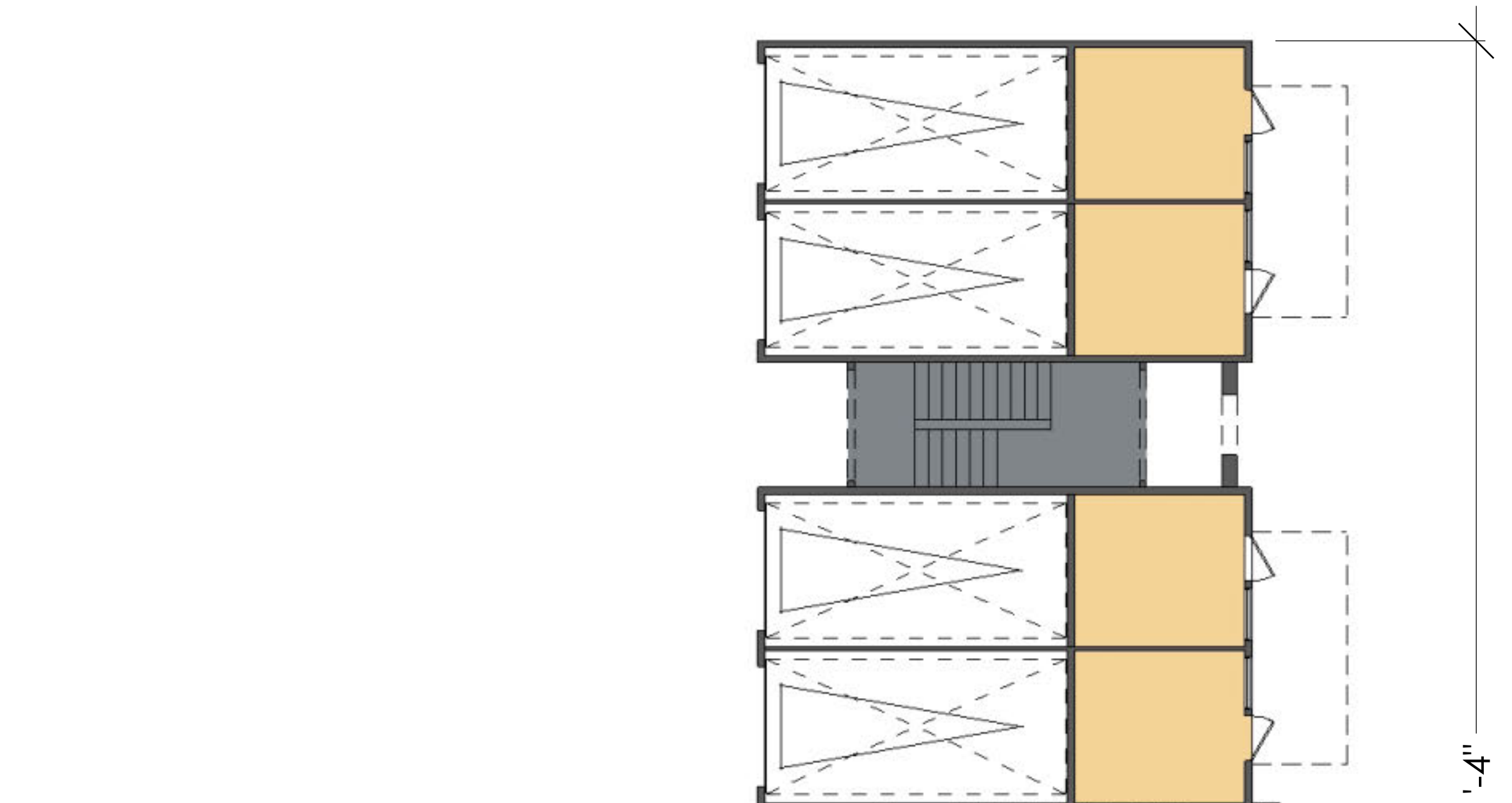
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A16



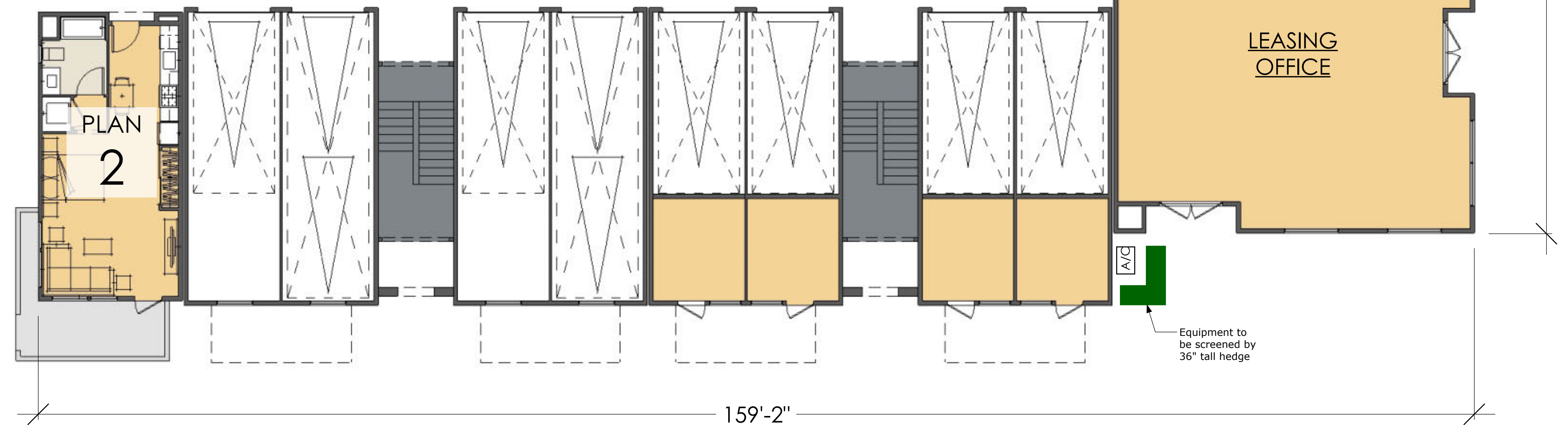
BUILDING TYPE F (x3)
17 UNITS

FIRST FLOOR

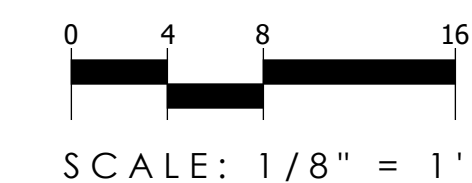


BUILDING TYPE G (x1)
17 UNITS

FIRST FLOOR

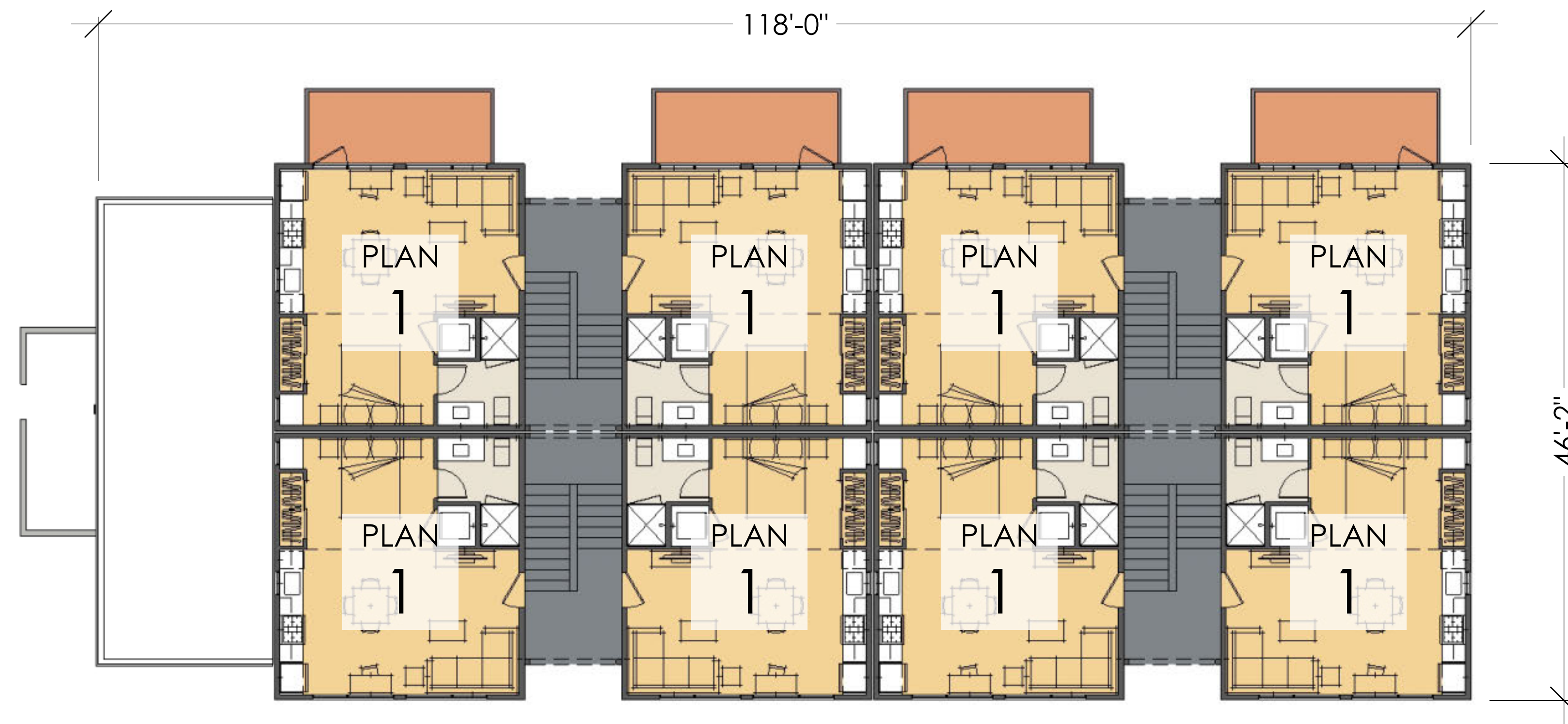


BUILDING PLANS: TYPES F, G



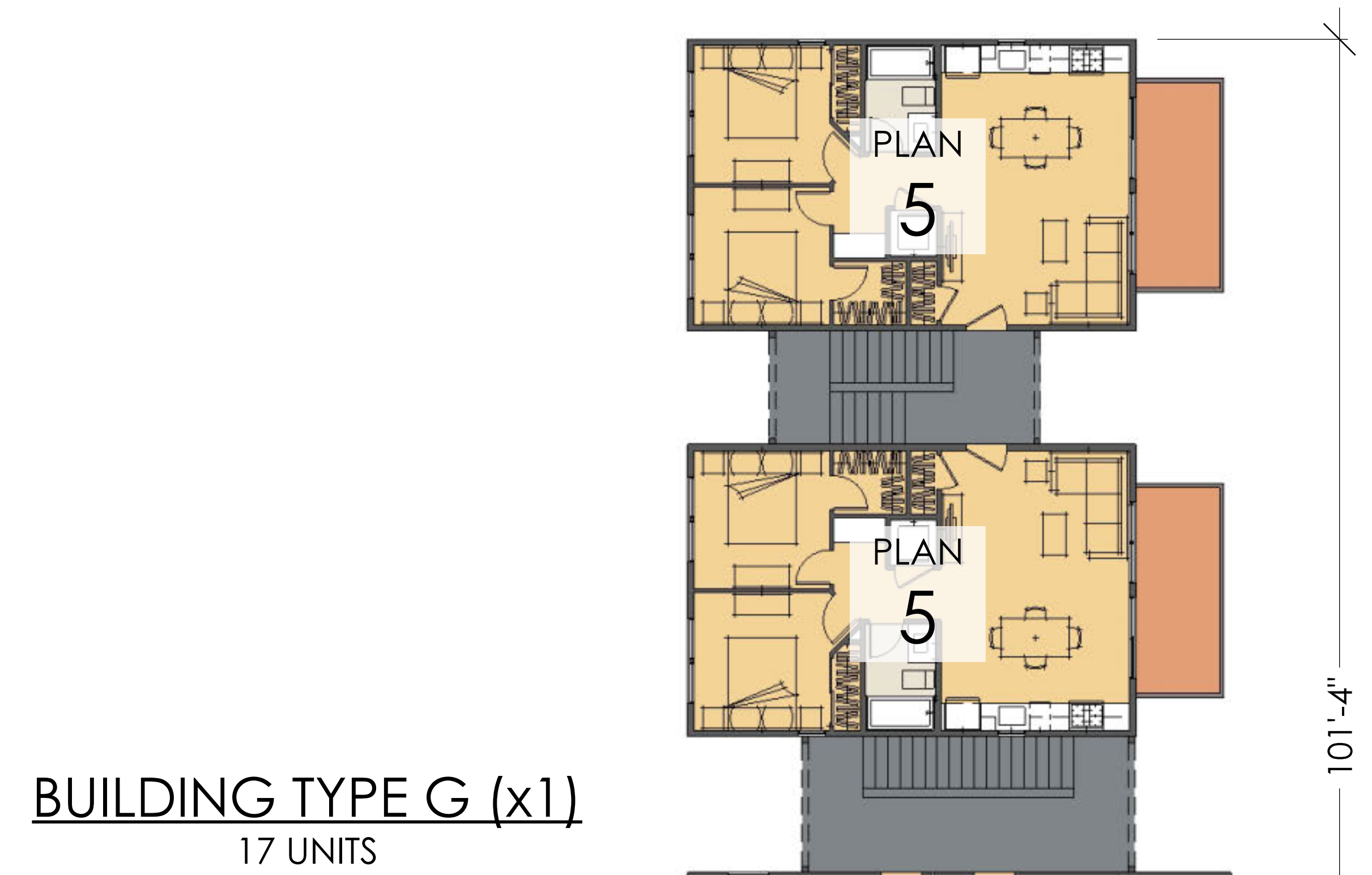
May 10, 2024

A17



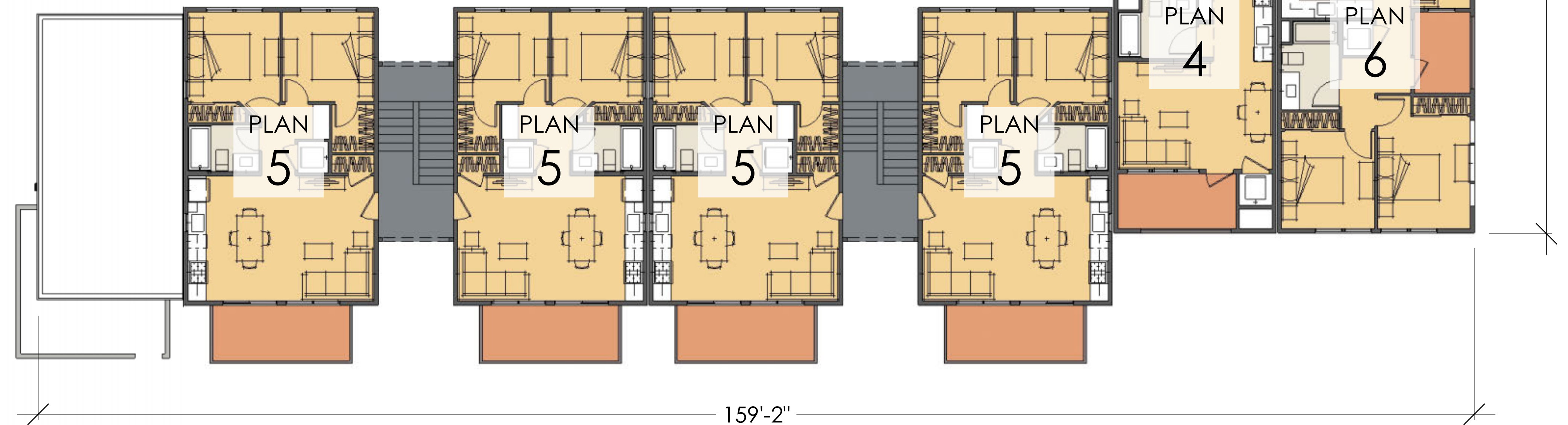
BUILDING TYPE F (x3)
17 UNITS

SECOND FLOOR

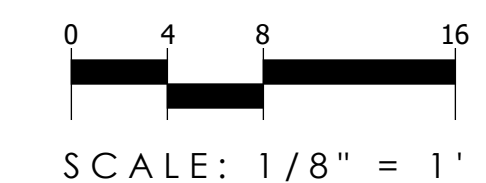


BUILDING TYPE G (x1)
17 UNITS

SECOND FLOOR

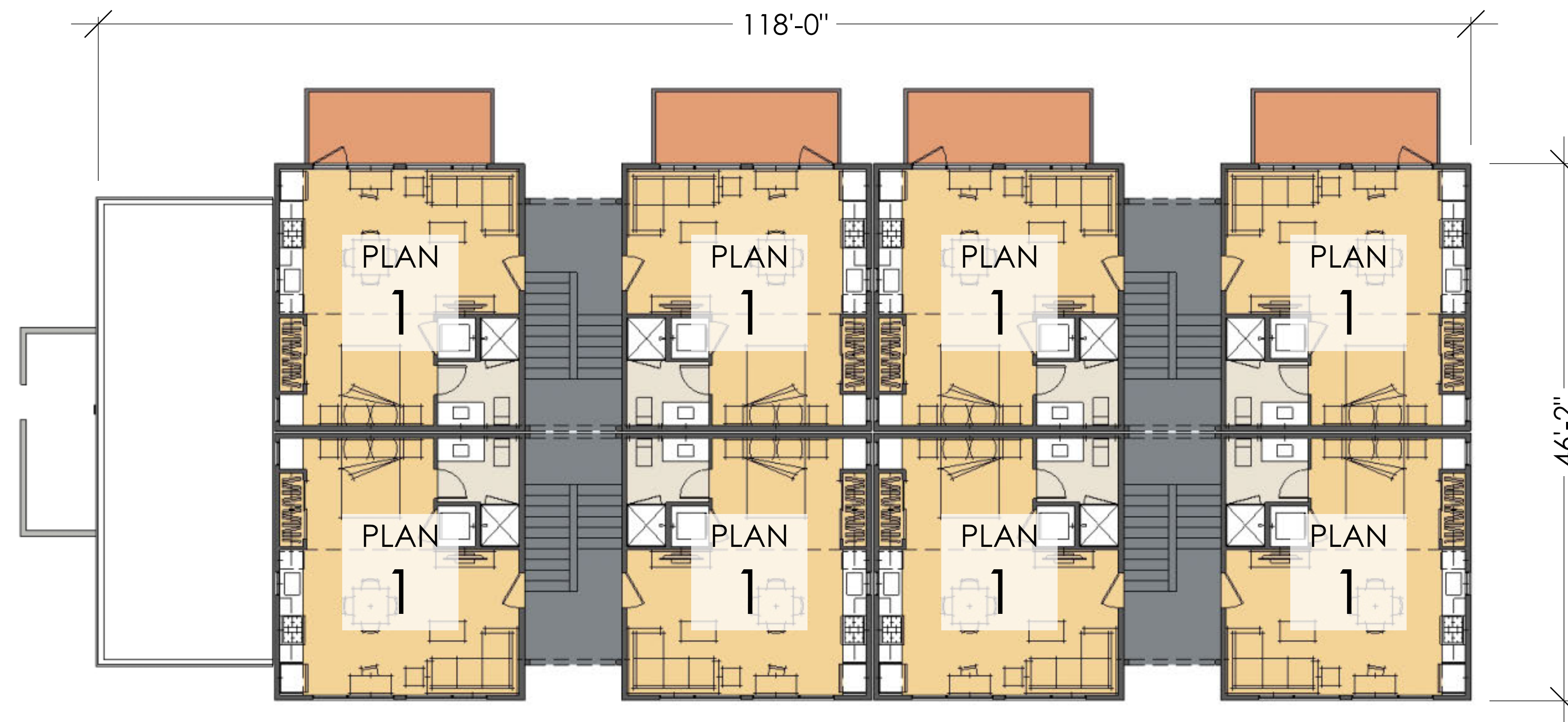


BUILDING PLANS: TYPES F, G



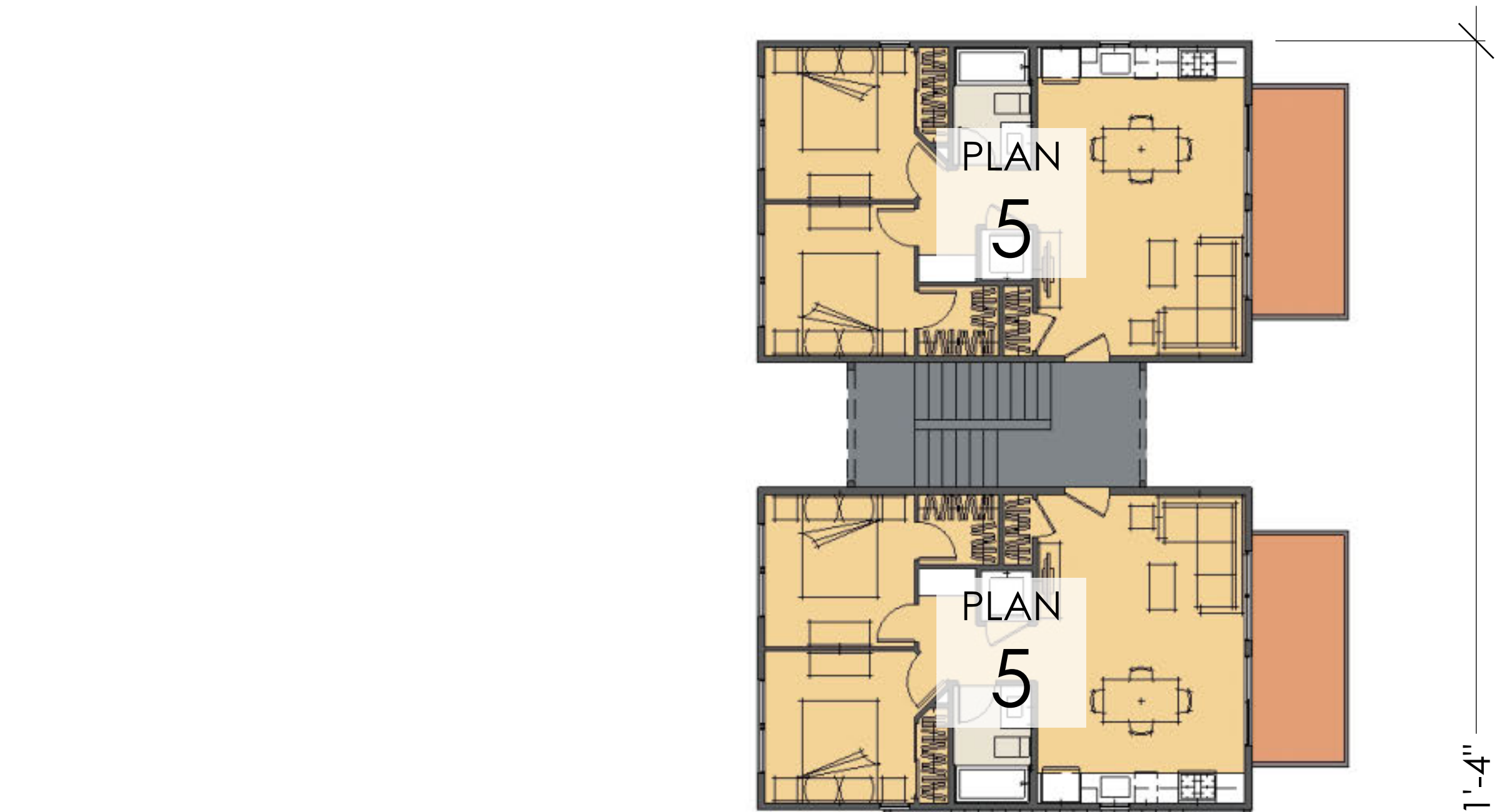
May 10, 2024

A18



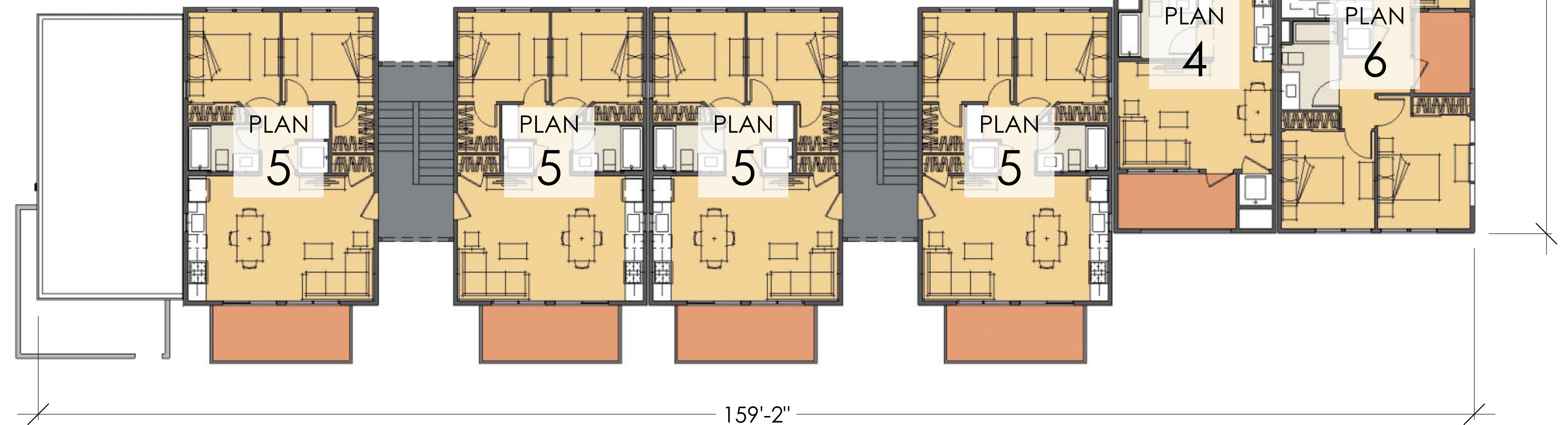
BUILDING TYPE F (x3)
17 UNITS

THIRD FLOOR

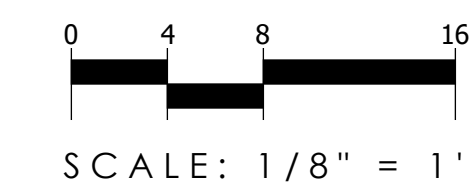


BUILDING TYPE G (x1)
17 UNITS

THIRD FLOOR

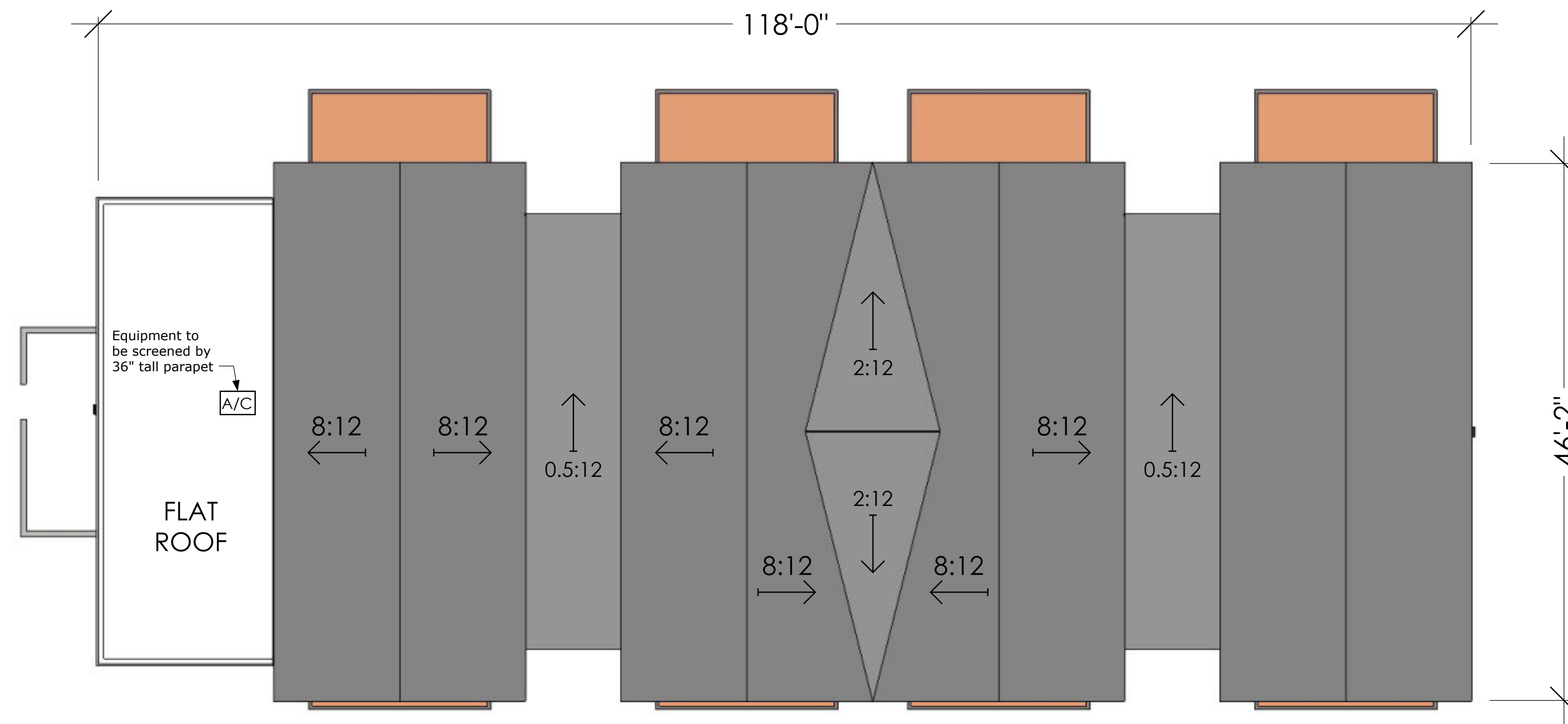


BUILDING PLANS: TYPES F, G

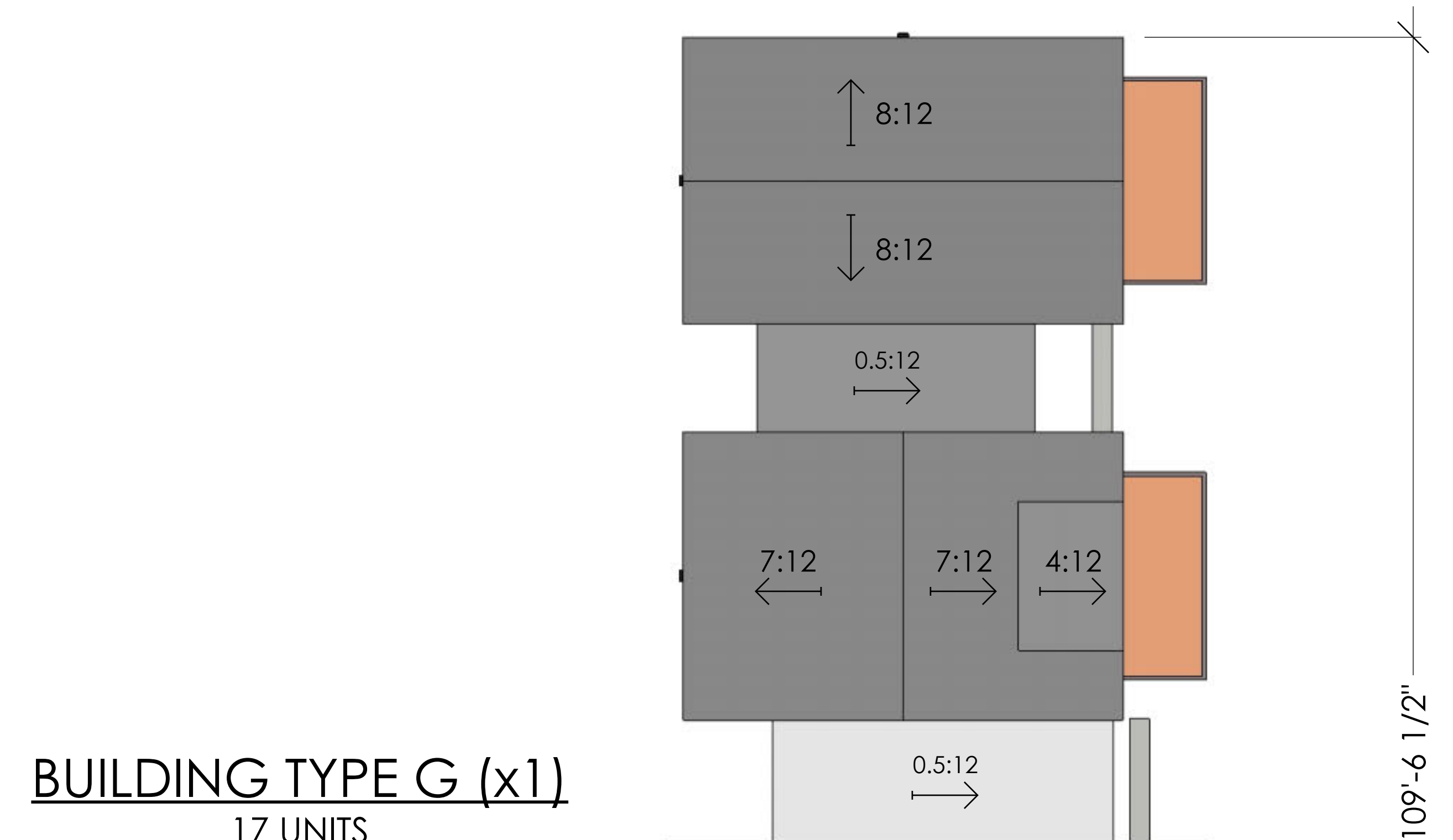


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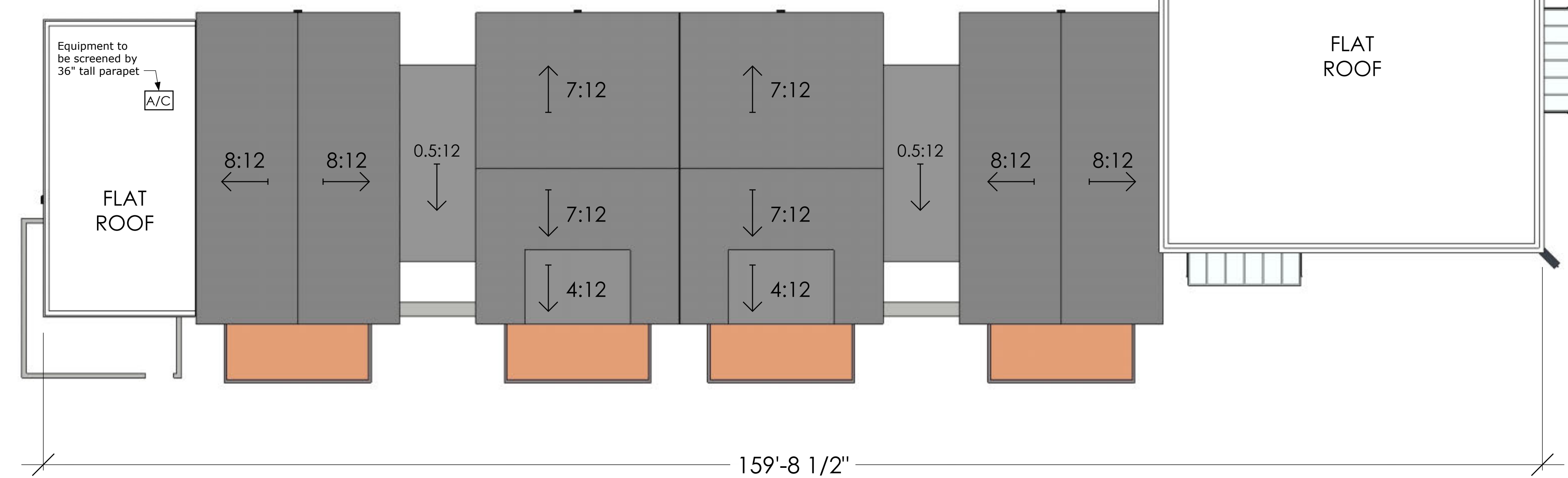
A19



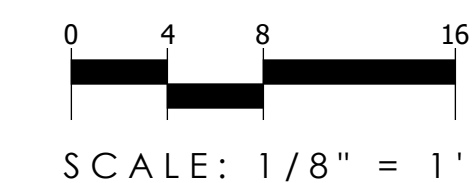
BUILDING TYPE F (x3)
17 UNITS
ROOF



BUILDING TYPE G (x1)
17 UNITS
ROOF



BUILDING PLANS: TYPES F, G



May 10, 2024

A20



STREET ELEVATION 1



STREET ELEVATION 2

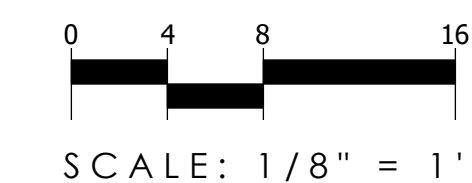


SIDE/ALLEY ELEVATION 3



SIDE/ALLEY ELEVATION 4

ELEVATIONS: BUILDING TYPE A



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A21



STREET ELEVATION 1



STREET ELEVATION 2

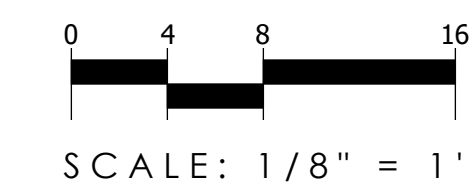


SIDE ELEVATION 3



SIDE/ALLEY ELEVATION 4

ELEVATIONS: BUILDING TYPE B



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A22



STREET ELEVATION 1



SIDE ELEVATION 2

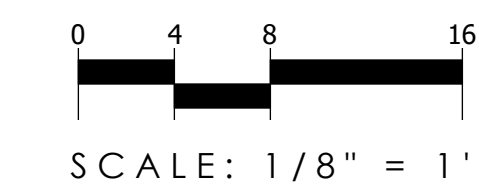


ALLEY ELEVATION 3



SIDE ELEVATION 4

ELEVATIONS: BUILDING TYPE C



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A23



STREET ELEVATION 1



STREET ELEVATION 2

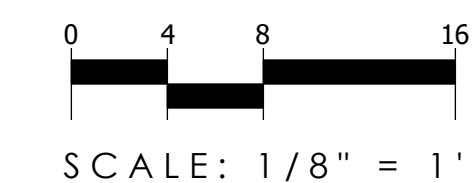


SIDE/ALLEY ELEVATION 3



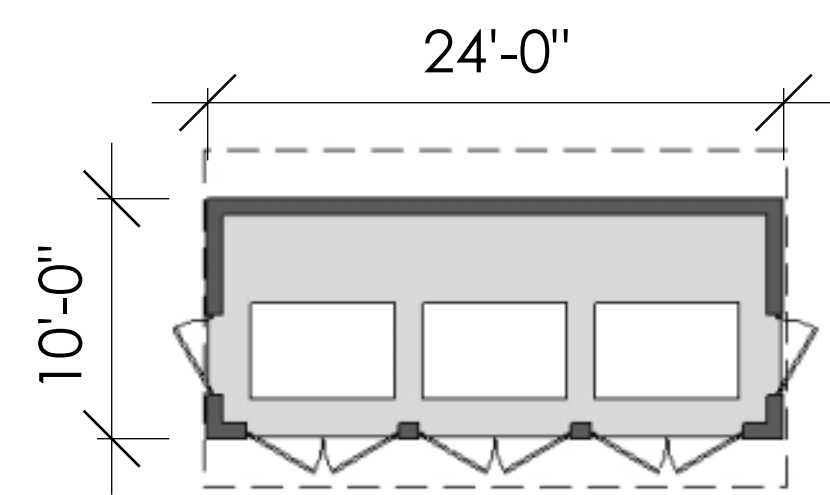
SIDE/ALLEY ELEVATION 4

ELEVATIONS: BUILDING TYPE D



May 10, 2024

A24



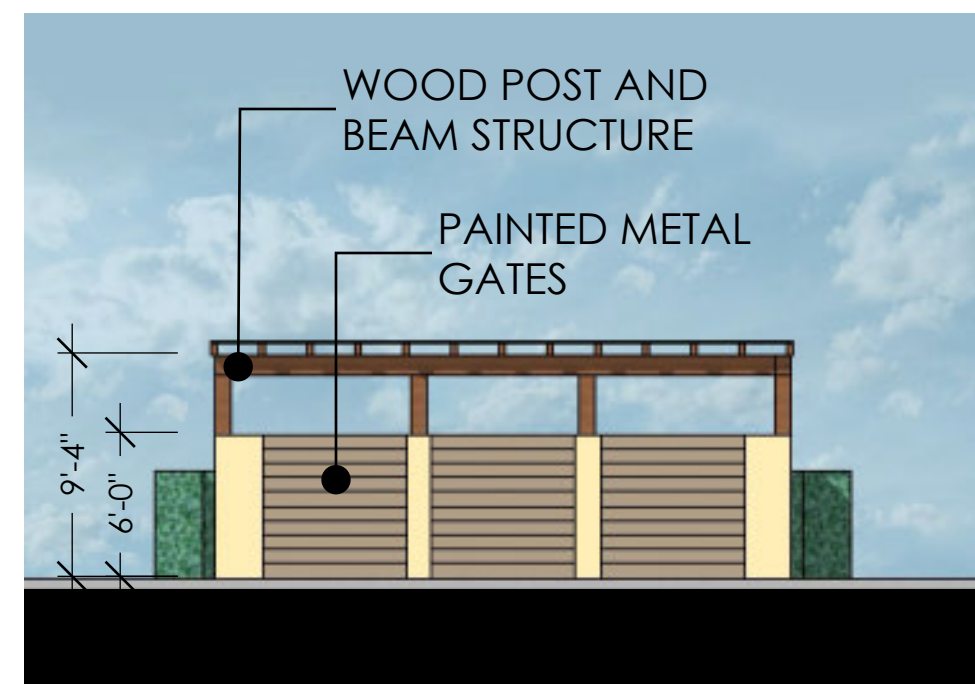
PLAN: TRASH



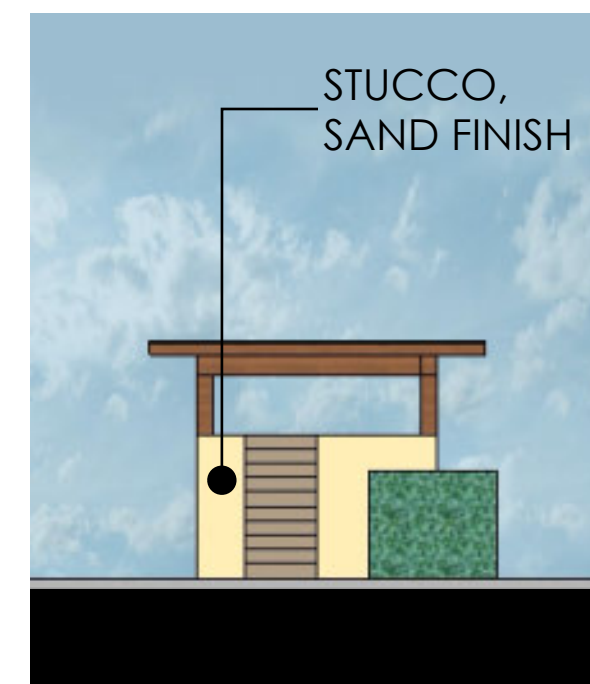
5th STREET ELEVATION 1



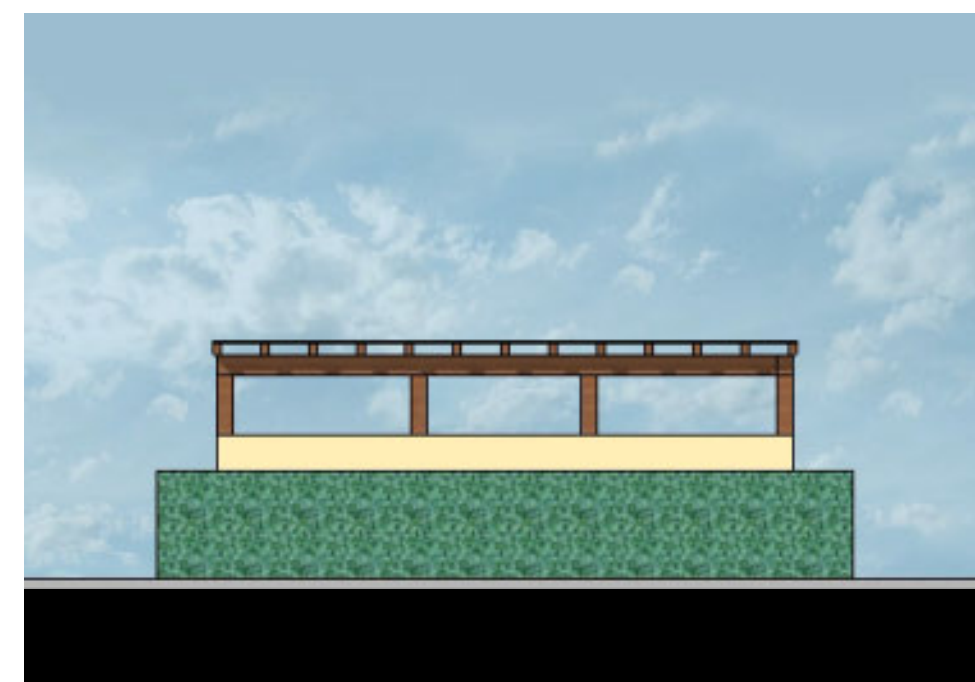
PARK ELEVATION 2



FRONT ELEV 1



SIDE ELEV 2



REAR ELEV 3



SIDE ELEV 4



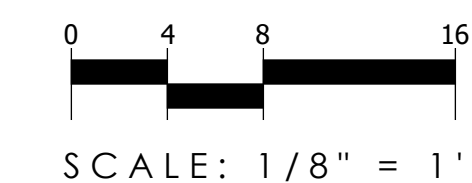
REAR ELEVATION 2



SIDE ELEVATION 3

ELEVATIONS: TRASH

ELEVATIONS: BUILDING TYPE E



May 10, 2024

A25



ALLEY ELEVATION 1



SIDE ELEVATION 2

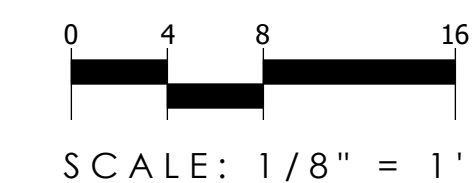


ALLEY ELEVATION 3



SIDE ELEVATION 4

ELEVATIONS: BUILDING TYPE F



May 10, 2024

A26

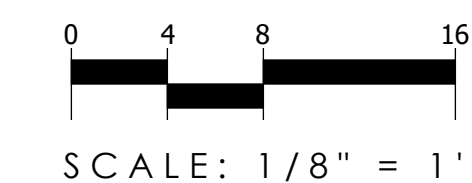


STREET ELEVATION 1



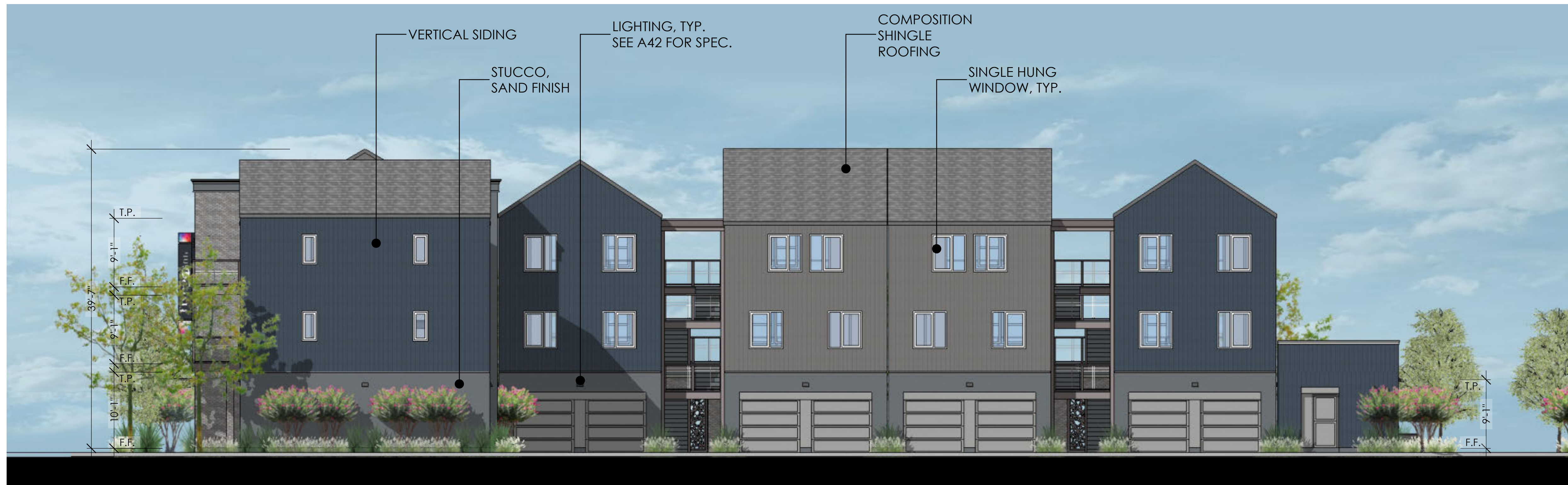
STREET ELEVATION 2

ELEVATIONS: BUILDING TYPE G



May 10, 2024

A27

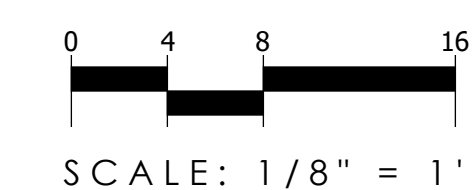


SIDE/ALLEY ELEVATION 3



SIDE/ALLEY ELEVATION 4

ELEVATIONS: BUILDING TYPE G



May 10, 2024

A28



PERSPECTIVE VIEW: CORNER OF 5th AND F

May 10, 2024

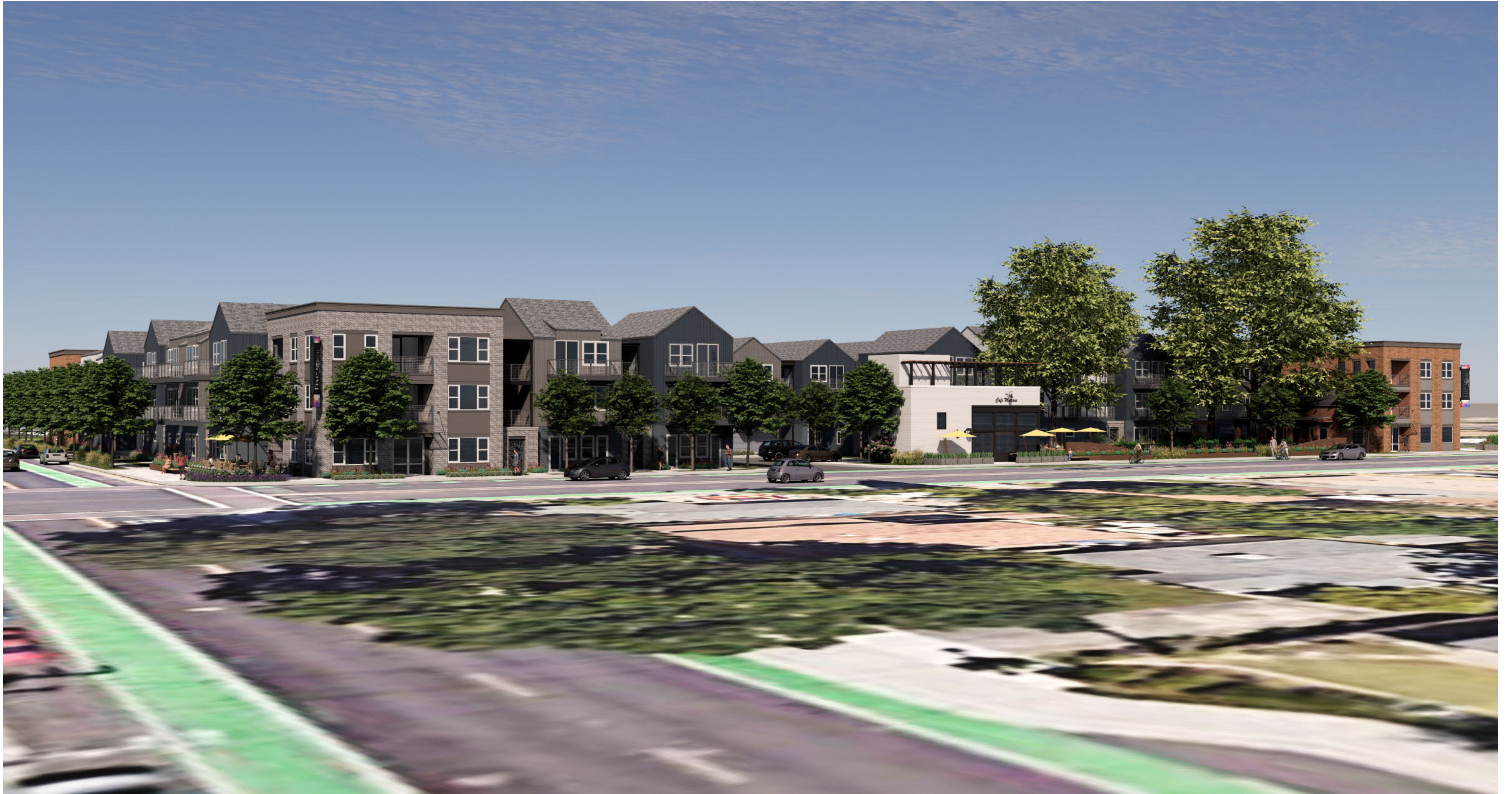
A29



PERSPECTIVE VIEW: F STREET

May 10, 2024

A30



PERSPECTIVE VIEW: 5th STREET

May 10, 2024

A31



PERSPECTIVE VIEW: 6th STREET

May 10, 2024

A32



PERSPECTIVE VIEW: 5th STREET ENTRY

May 10, 2024

A33



PERSPECTIVE VIEW: CAFE AND 5TH STREET PARK

May 10, 2024

A34



PERSPECTIVE VIEW: 5th STREET PARK

May 10, 2024

A35



PERSPECTIVE VIEW: CORNER SIGNAGE DETAIL

May 10, 2024

A36



PERSPECTIVE VIEW: RESIDENTIAL DETAIL

May 10, 2024

A37



May 10, 2024

A38



PERSPECTIVE VIEW: DOG PARK

May 10, 2024

A39



PERSPECTIVE VIEW: RESIDENTIAL DETAIL

May 10, 2024

A40



1

2

9

7

4

5

5

5

6



8

3

9

1

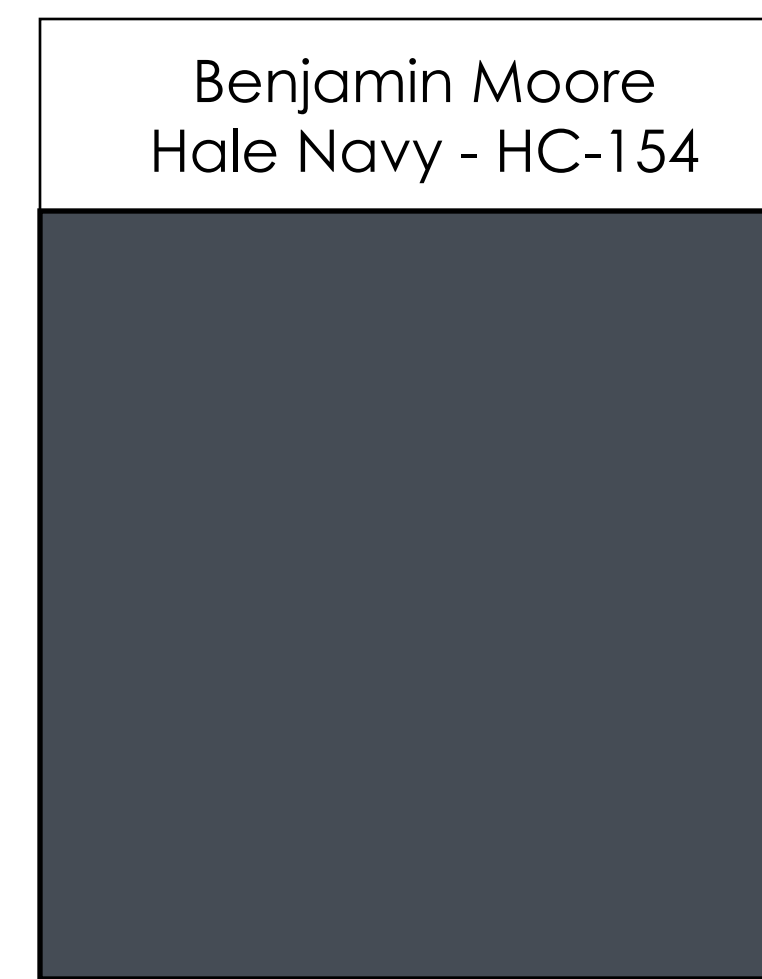
6

5

5

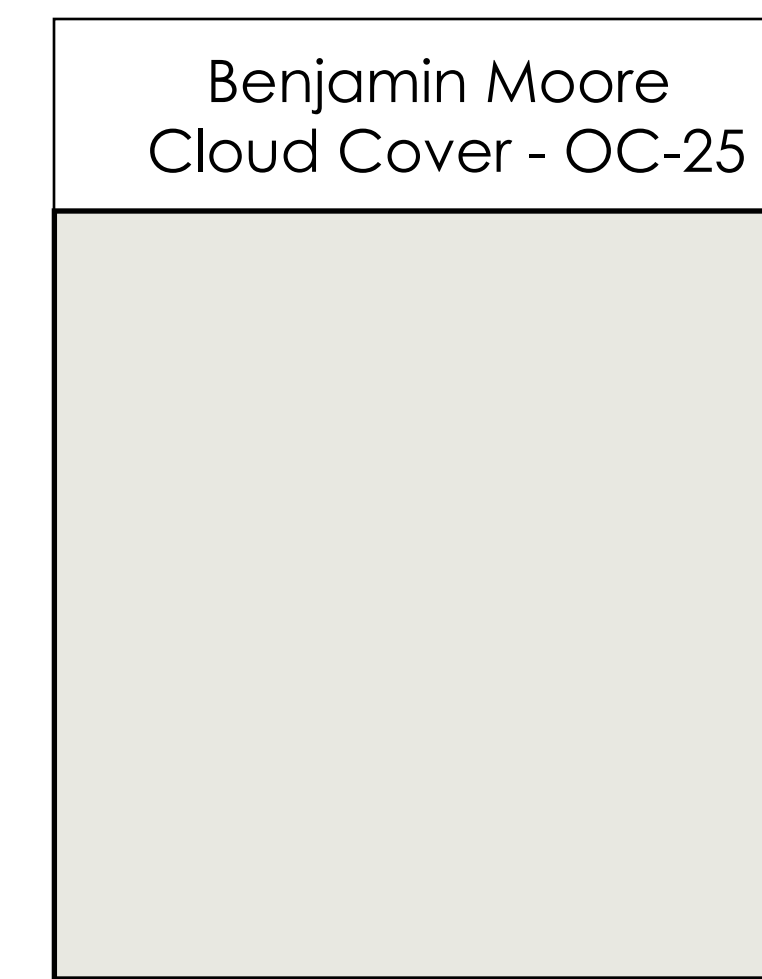
4

5



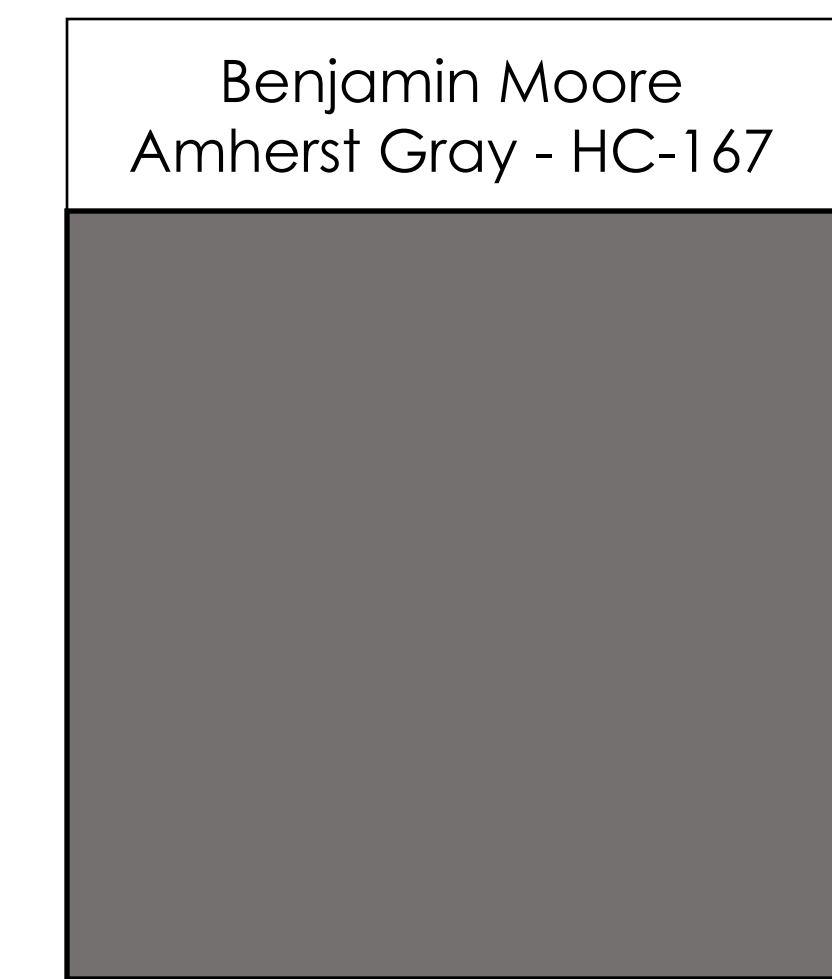
Benjamin Moore
Hale Navy - HC-154

1 Body Color 1
Vertical Siding



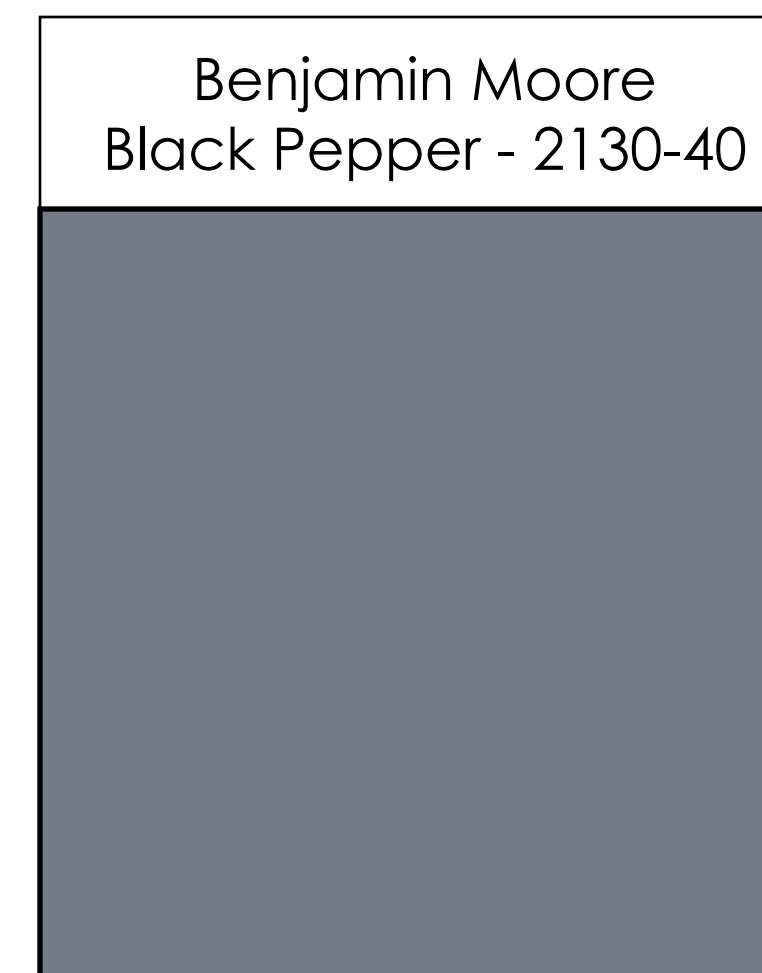
Benjamin Moore
Cloud Cover - OC-25

2 Body Color 2
Vertical Siding



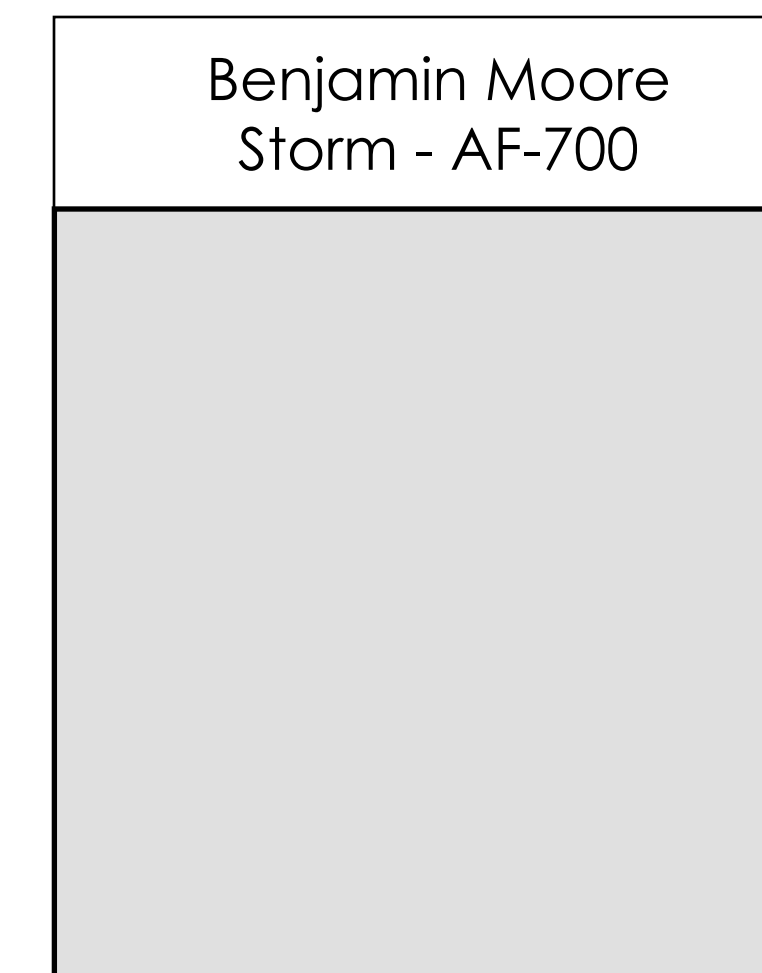
Benjamin Moore
Amherst Gray - HC-167

3 Body Color 3
Vertical Siding



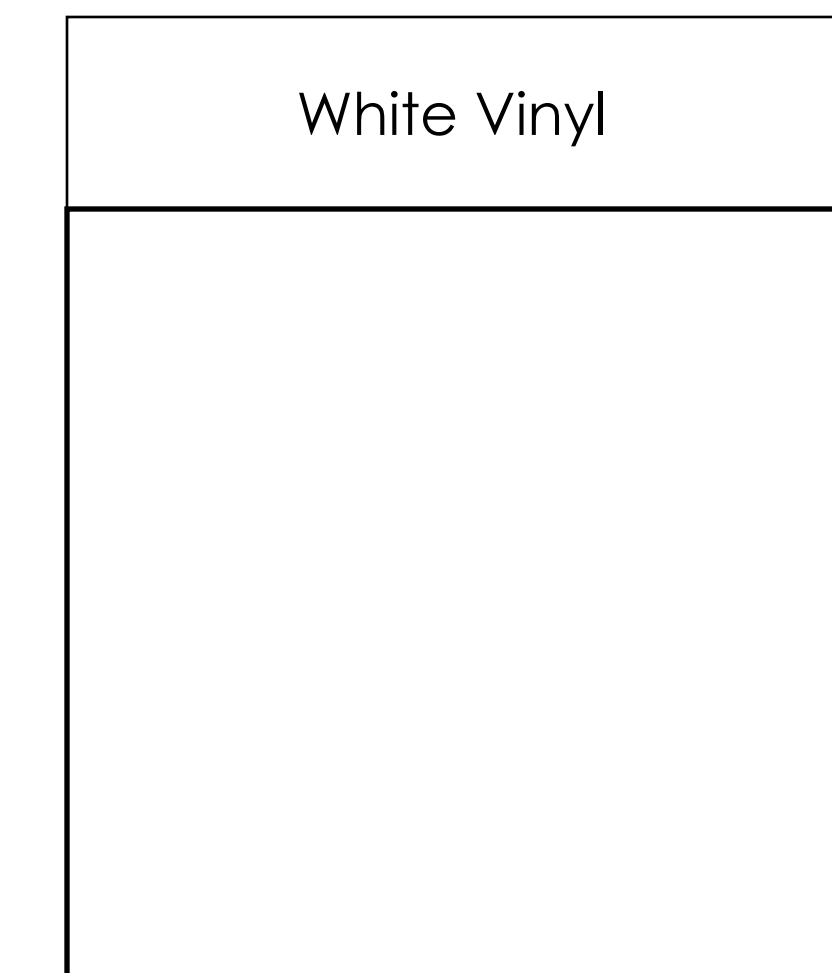
Benjamin Moore
Black Pepper - 2130-40

4 Body Color 4
Stucco



Benjamin Moore
Storm - AF-700

5 Accent Color
Garage Doors/Trim



White Vinyl

6 Windows



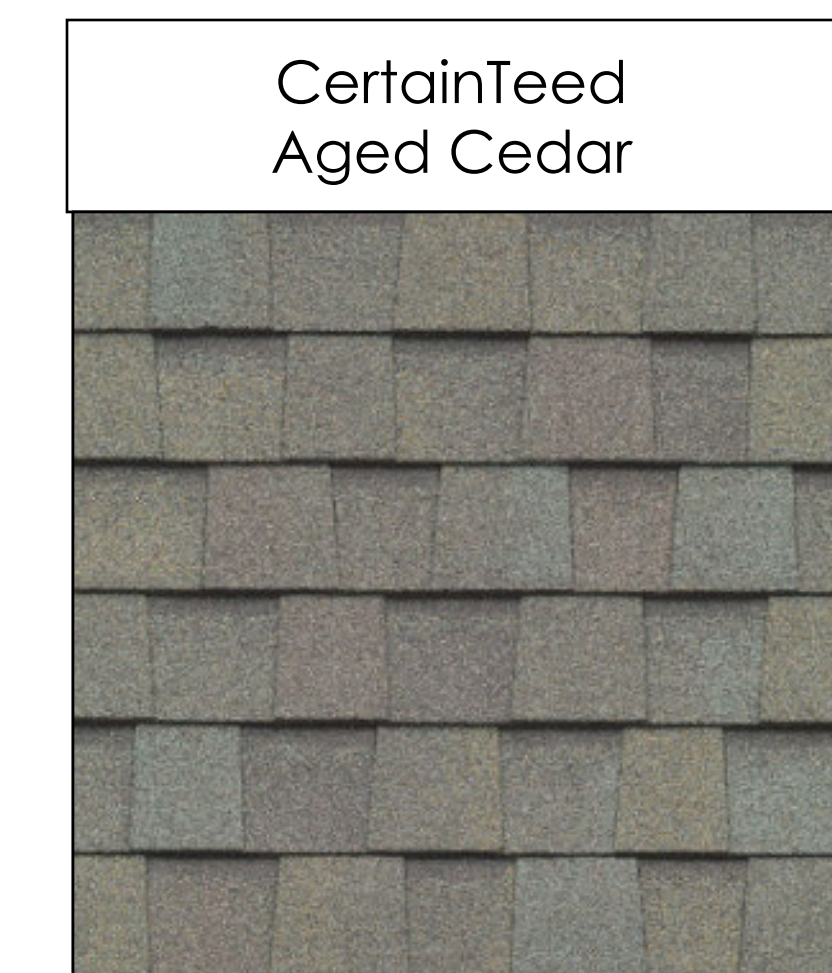
Eldorado Stone
TundraBrick - Riverbed

7 Brick Veneer



Eldorado Stone
TundraBrick - Ashland

8 Brick Veneer



CertainTeed
Aged Cedar

9 Composite Roofing

MATERIAL & COLOR BOARD

May 10, 2024

A41

LED Architectural Wall Pack Series



Selectable Wattages: 12W /18W /24W /30W



LED Architectural Wall Pack series can be widely used in indoor or outdoor lighting (wet location). Ideal for museums, art galleries, shopping malls, office buildings, walls and many other applications.

WATT/CCT
SELECTABLE



FEATURES

- LED high luminous efficiency and long working life.
- High efficiency LED Driver, the wide range input voltage AC120-277V.
- Die-cast aluminum cooling design, high quality and better cooling for LED Tj < 85°C.
- Excellent optics design, greatly improve the light utilization and evenness.
- Photocell (Standard), Wireless bluetooth system and Motion sensor control available (Optional)
- 12Vdc auxiliary dimming
- The 1-10V Dimming type is continuous.

High performance, die-cast heat sink transfers heat from the light engine to the environment, drawing heat away from the fixture, and extending the lifespan of the LEDs.



SPECIFICATION												
WATTAGE	12W			18W			24W			30W		
LUMEN	1603 lm	1663 lm	1675 lm	2291 lm	2413 lm	2411 lm	2926 lm	3102 lm	3055 lm	3548 lm	3779 lm	3688 lm
EFFICACY	134 lm/W	142 lm/W	140 lm/W	130 lm/W	140 lm/W	136 lm/W	125 lm/W	136 lm/W	130 lm/W	120 lm/W	132 lm/W	125 lm/W
CCT	3000K	4000K	5000K	3000K	4000K	5000K	3000K	4000K	5000K	3000K	4000K	5000K
CRI	70											
INPUT VOLTAGE	AC120-277V											
BEAM ANGLE	Type V: 100.4 °X 91.6°											
POWER FACTOR	0.90											
DRIVER EFFICACY	90%											
FACTORY SETTINGS	30W & 4000K											
LIFE SPAN	over 50,000 hrs											
WORKING TEMPERATURE	-22°F ~ 113°F											
STORAGE TEMPERATURE	-40°F ~ 176°F											
OUTDOOR RATING	Wet location											
CABLE	5 core, 18AWG (0.3m)											
WARRANTY	5 year limited											

Medinah Power
Contact us: For support & assistance, please feel free to contact us below.
E-Mail: info@medinahpower.com | Web: www.medinahpower.com | Ph: +1 (844) 870-5337



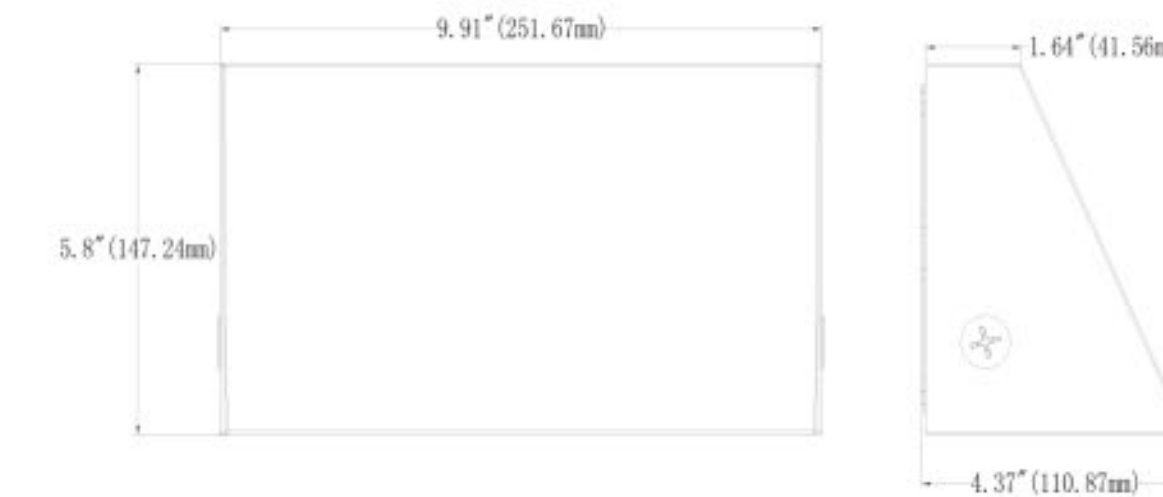
LIGHTING SPECIFICATION

LED Architectural Wall Pack Series

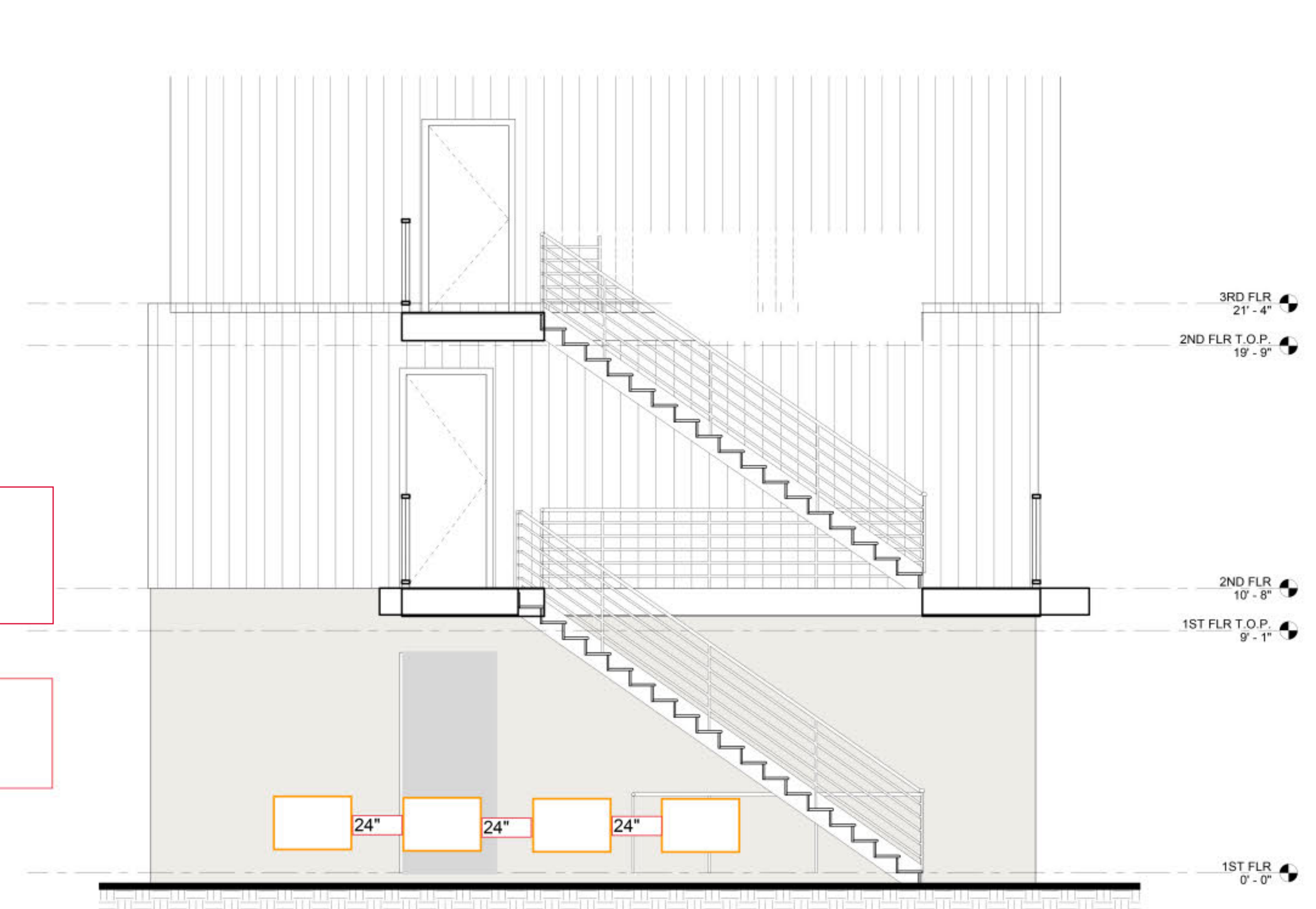


Selectable Wattages: 12W /18W /24W /30W

DIMENSION



WATTAGE	12W-30W
NT. WEIGHT	4.28 lbs
INNER BOX	11.22" x 5.12" x 6.70"
OUTER BOX	12.01" x 11.22" x 14.57" (4Pcs/CTN)



Heat pumps located in breezeways under stairs, typical. Not visible from exterior of site.

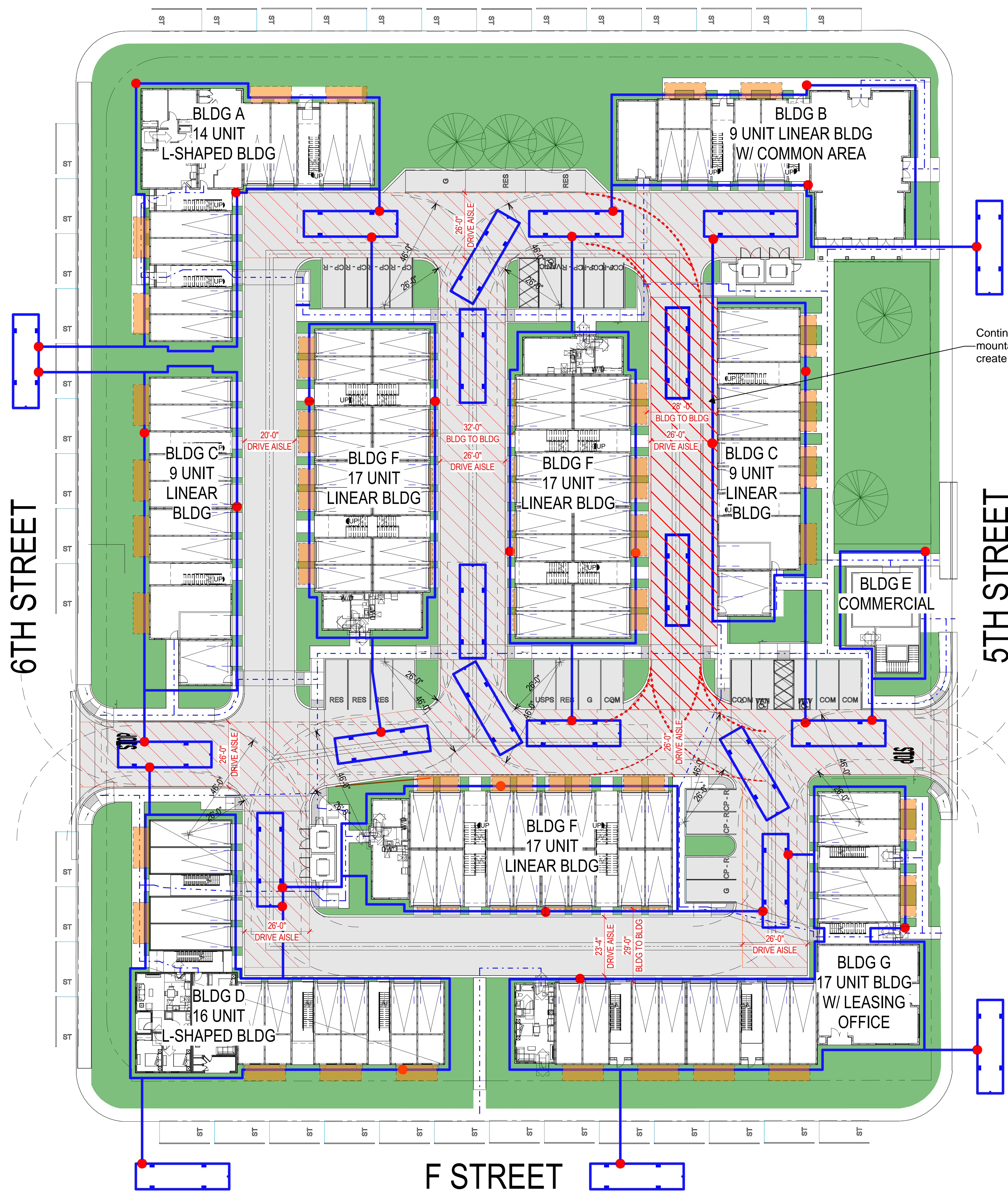
Installation specs:
6" from wall, 24" apart for service; lineset is on right

HEAT PUMP EQUIPMENT LOCATION

LIGHTING & MECHANICAL INFORMATION

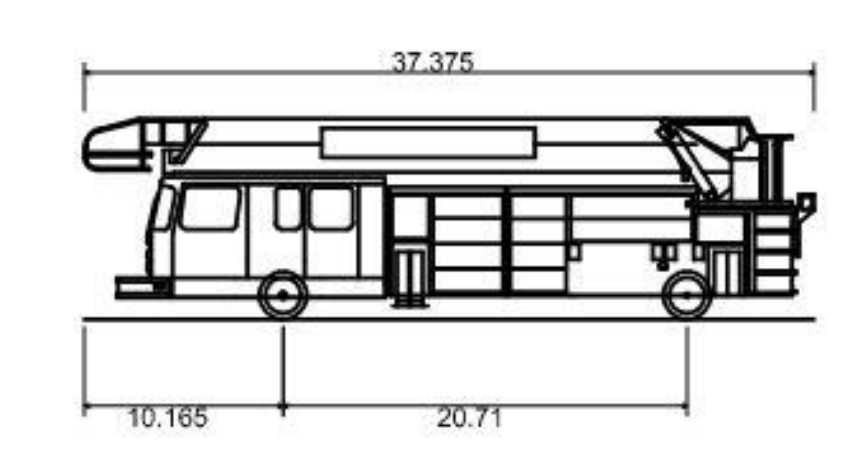
May 10, 2024

A42

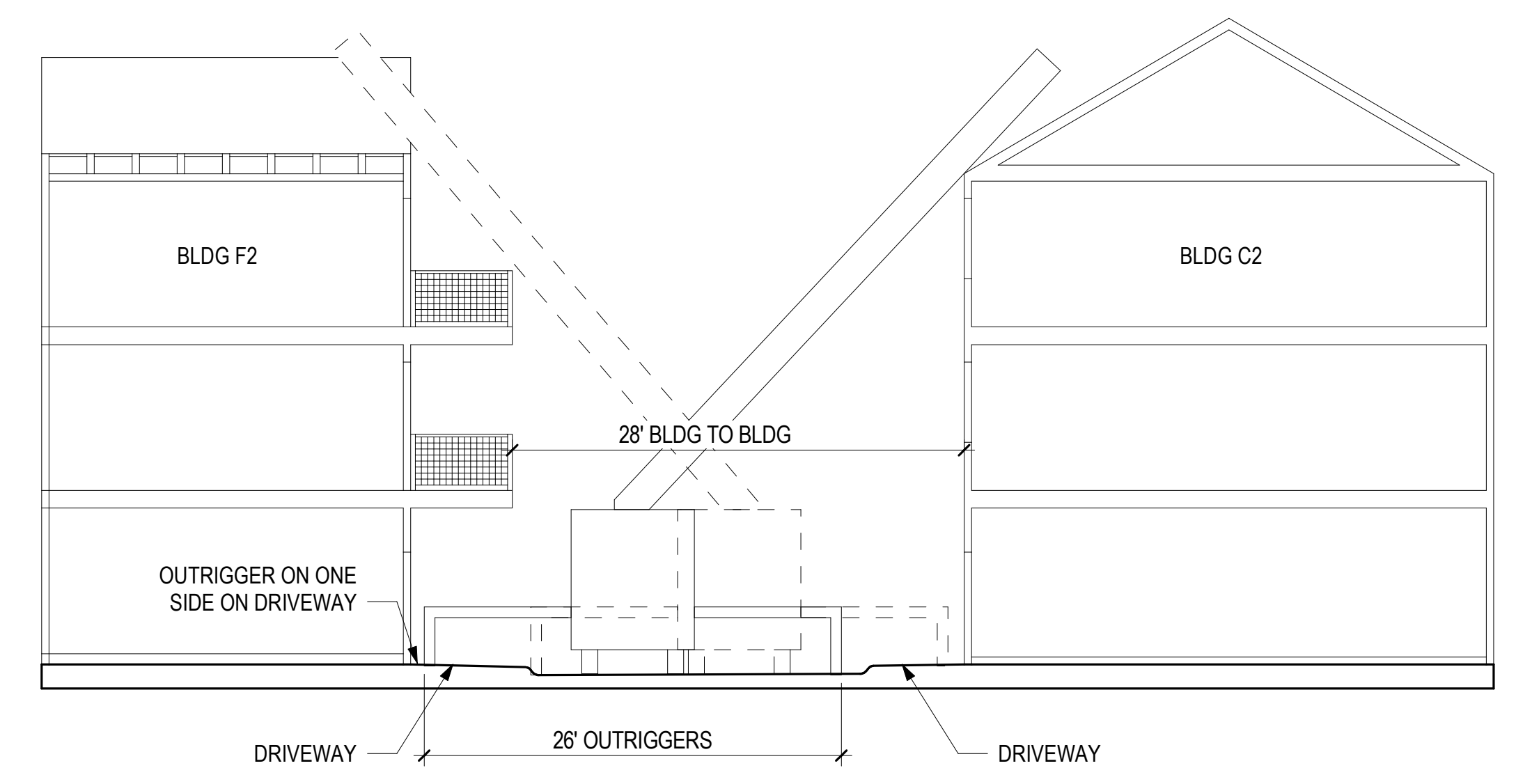


LEGEND

- 150' MAX. PATH FROM POTENTIAL FIRE APPARATUS LOCATION
- 150' HOSE REACH FROM FIRE HYDRANT
- PROPOSED FIRE HYDRANT (TBD)
- EXISTING FIRE HYDRANT (TBD)
- FIRE TRUCK OUTLINE (AERIAL ACCESS)
- 26'-0" WIDE FIRE LANE
- DRIVABLE HARDSCAPE
- DECK/ BALCONY OVERHEAD
- LANDSCAPE AREA



Fire Truck	
Overall Length	37.375ft
Overall Width	7.690ft
Overall Body Height	10.241ft
Min Body Ground Clearance	0.671ft
Track Width	6.910ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	35.667ft



SEE DRAWING LOG ON COVER SHEET FOR ADDITIONAL INFORMATION

REVISIONS	DATE

DRAWINGS ISSUED FOR BID PRIOR TO AGENCY APPROVAL MAY INCLUDE REVISIONS DUE TO ENGINEERING AND ARCHITECTURAL BACK CHECK AND/OR AGENCY REVIEW AND APPROVAL

FIRE TRUCK SITE PLAN

FILE NAME: Autodesk Docs (202210) - 520 9th St - Rv241020 5th-Div Composite-Central-Rv24.rvt
 PLOT DATE: 01/10/2024 9:43:43 AM

PROJECT CONTACT INFORMATION

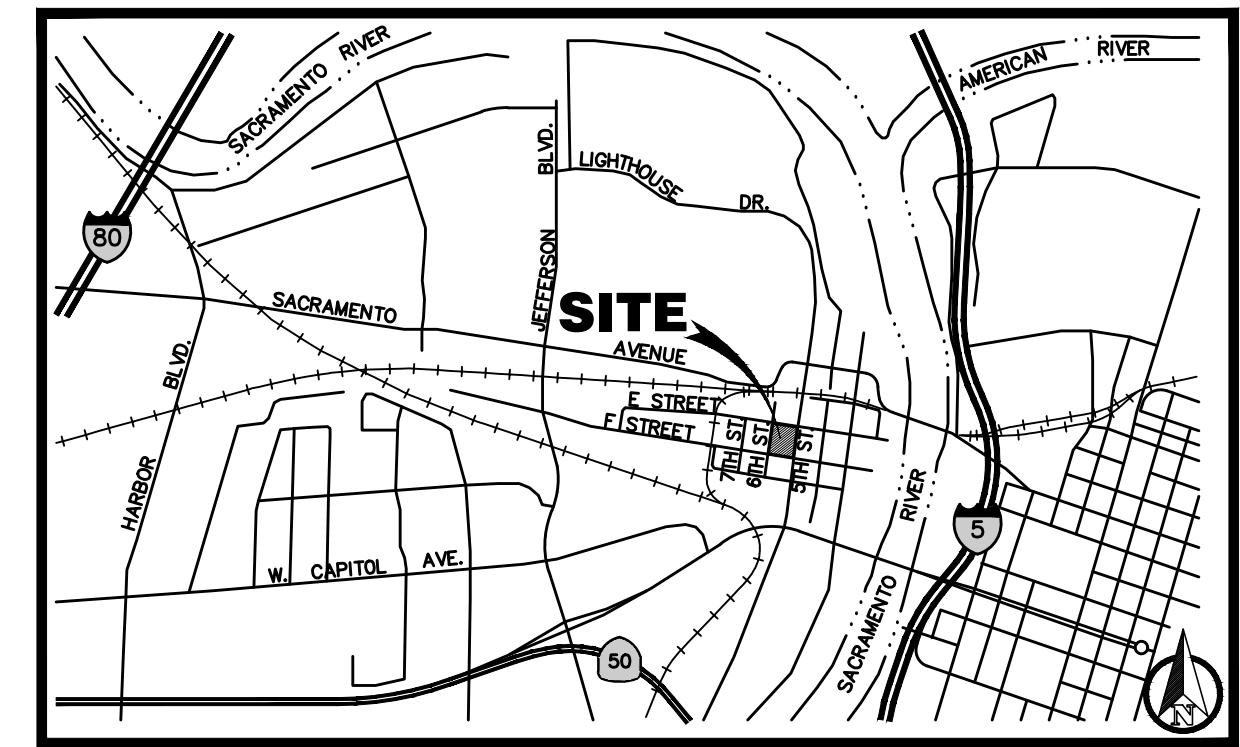
ARCHITECT:
JZMK PARTNERS
ATHENA BALISTRERI
3080 BRISTOL STREET, SUITE 350
COSTA MESA, CA 92626
ABALISTRERI@JZMKPARTNERS.COM

CIVIL ENGINEER:
B2 ENGINEERING, INC.
BRITTANY N. BAIR, PE
2637 KEY LARGO STREET
WEST SACRAMENTO, CA 95691
BRITTANY@B2ENGINEERING.COM

LANDSCAPE ARCHITECT:
FUHRMAN LEAMY LAND GROUP
STEVEN FUHRMAN, ASLA
2140 PROFESSIONAL DR, SUITE 115
ROSEVILLE, CA 95661
STEVEF@LLANDGROUP.COM

SURVEYOR:
BURRELL CONSULTING GROUP, INC.
JIM C. KOO, PLS
1001 ENTERPRISE WAY, SUITE 100
ROSEVILLE, CA 95678

CONCEPTUAL IMPROVEMENT PLANS
**IMPROVEMENTS FOR
FIVE20 FIFTH**
520 5TH STREET
CITY OF WEST SACRAMENTO



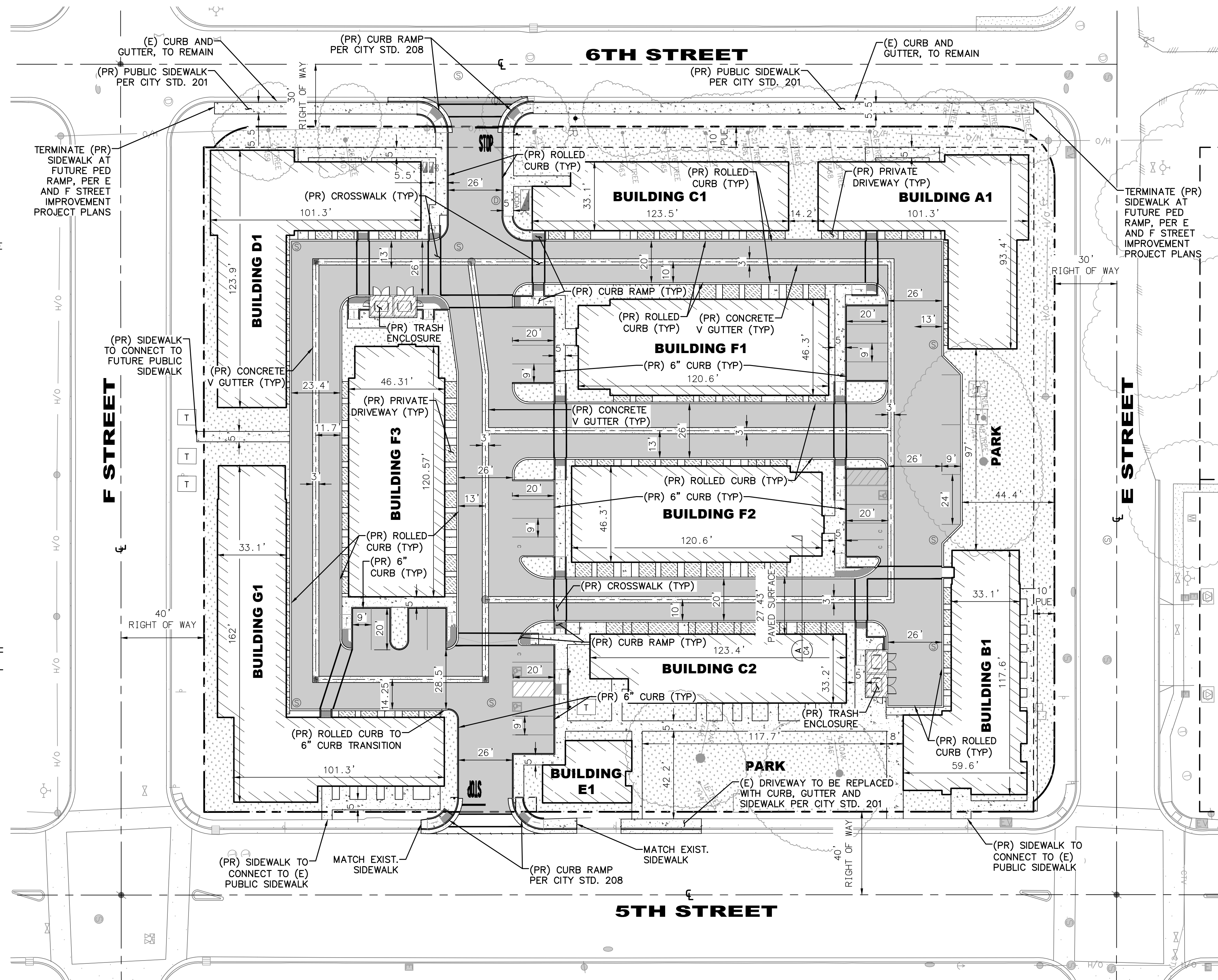
VICINITY MAP
NO SCALE

LEGEND

EXISTING SYMBOL	DESCRIPTION	PROPOSED SYMBOL	DESCRIPTION
6" S	SANITARY SEWER	200.00 FS	DESIGN ELEVATION
12" D	STORM DRAIN	=====	CURB & GUTTER
6" W	WATER MAIN	-----	RIGHT-OF-WAY LINE
O/H	CENTERLINE	-----	PROPERTY LINE
E	OVERHEAD LINE	-----	EASEMENT
G	ELECTRICAL LINE	310	CONTOURS (MAJOR)
TV	GAS LINE	-----	CONTOURS (MINOR)
X	CABLE TV	12" SD	STORM DRAIN
X	EXISTING FENCE	6" SS	SANITARY SEWER
X	EDGE OF PAVEMENT	4"W	DOMESTIC WATER
X	SEWER MANHOLE	6" FS	FIRE SPRINKLER LINE
X	STORM DRAIN MANHOLE	-----	SAWCUT LINE
X	TELEPHONE MANHOLE	-----	FLOW LINE
X	DRAIN INLET	-----	SEWER MANHOLE
X	CLEANOUT	-----	STORM WATER
X	FIRE HYDRANT	-----	PRE-TREATMENT DEVICE
X	WATER VALVE	-----	STORM DRAIN MANHOLE
X	WATER METER	-----	DROP INLET
X	BACKFLOW PREVENTOR	-----	FIRE HYDRANT
X	STREET LIGHT	-----	R FOR RESTRAINED
X	TRANSFORMER	-----	GATE VALVE
X	ELECTRIC VAULT	-----	BUTTERFLY VALVE
X	ELECTRIC PULLBOX	-----	BLOWOFF ASSEMBLY
X	UTILITY POLE	-----	DOUBLE CHECK DETECTOR ASSEMBLY
X	GUY WIRE	-----	REDUCED PRESSURE PRINCIPLE ASSEMBLY
X	SIGN	-----	REDUCER
X	SIDEWALK, CURB AND GUTTER	-----	SERVICE LATERAL
X	SPOT ELEVATION	-----	FIRE DEPARTMENT CONNECTION
X	TREE	-----	FITTING
X		-----	FUTURE CONNECTION
X		-----	SEWER CLEANOUT
X		-----	ADA PATH OF TRAVEL

UTILITY AND AGENCY INDEX

UTILITY COMPANY	CONTACT PERSON	PHONE NO.
NATURAL GAS PACIFIC GAS & ELECTRIC 5555 FLORIN-PERKINS RD, #142 SACRAMENTO, CA 95826	DAN HUFFMAN	(916) 202-2921
ELECTRICITY PACIFIC GAS & ELECTRIC 5555 FLORIN-PERKINS RD, #142 SACRAMENTO, CA 95826	DAN HUFFMAN	(916) 202-2921
SEWER CITY OF WEST SACRAMENTO 1110 W. CAPITOL AVE. 1st. FLOOR WEST SACRAMENTO, CA. 95691	MARK COLLIER	(916) 617-4645
WATER CITY OF WEST SACRAMENTO 1110 W. CAPITOL AVE. 1st. FLOOR WEST SACRAMENTO, CA. 95691	MARK COLLIER	(916) 617-4645
DRAINAGE CITY OF WEST SACRAMENTO 1110 W. CAPITOL AVE. 1st. FLOOR WEST SACRAMENTO, CA. 95691	MARK COLLIER	(916) 617-4645
FIRE CITY OF WEST SACRAMENTO 1110 W. CAPITOL AVE. 1st. FLOOR WEST SACRAMENTO, CA. 95691	BJ FOSTER	(916) 617-4689
TELEPHONE AT&T 3600 MARCONI AVE. SACRAMENTO, CA 95821	MARCY SMITH	(916) 972-4755
CABLE ASTOUND BROADBAND 4120 CITRUS AVE. SUITE 1 ROCKLIN, CA 95677	FRANK BARGIEL	(916) 672-6853
UNDERGROUND SERVICE ALERT (U.S.A.)		811



BENCHMARK:

CITY OF WEST SACRAMENTO: #B12-01 ELEVATION: 14.65'
FOUND 3-1/4" BRASS BISK IN STD MONUMENT WELL
STAMPED: CITY OF WEST SACRAMENTO VERTICAL AND
HORIZONTAL CONTROL POINT B12-01, RCE 30639,
1993. LOCATED ALONG THE SOUTH EXTENSION OF THE
APPROXIMATE CENTERLINE OF HARDY DRIVE 74' SOUTH OF
FREMONT BLVD.
PROJECT DATUM NGVD 29

BASIS OF BEARING

THE BASIS OF BEARINGS OF THIS SURVEY IS IDENTICAL
TO THE CALCULATED BEARINGS OF NORTH 87°26'55"
WEST ON THE MONUMENT LINE BETWEEN CITY OF WEST
SACRAMENTO SURVEY GEODETIC CONTROL POINTS
B12-03 AND B12-01, AS SHOWN ON THAT CERTAIN
RECORD OF SURVEY FILED IN BOOK 13 OF MAPS AND
SURVEYS, PAGE 61-69, YOLO COUNTY RECORDS.

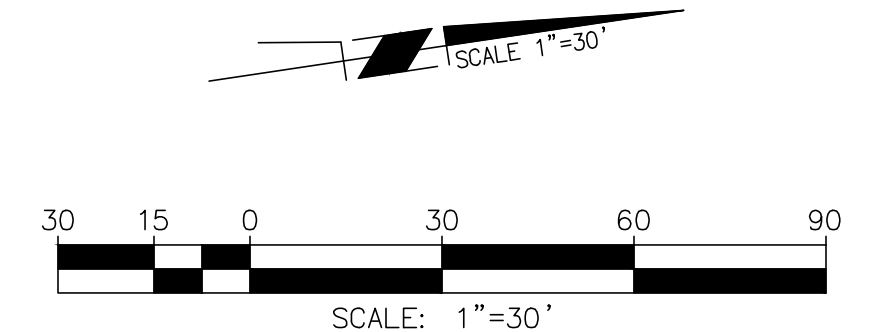
SITE INFORMATION

APN: 010-462-001
ONSITE AREA: 134,785 SF / 0.69 ACRES
DISTURBED AREA: 134,785 SF / 0.72 ACRES
SOIL GROUP: B
PROP. % IMPERVIOUS: 79.8% (27,291 SF PERVIOUS)
EXIST. % IMPERVIOUS: 0% (134,785 SF PERVIOUS)
TREE REMOVAL: 24
RAW EARTHWORK
CUT: 1,936 CU. YDS.
FILL: 1,936 CU. YDS.
NET: 0 (BALANCED SITE)

FLOOD PLAIN DATA REFERENCED FROM
FEMA PANEL: 0607280005B
DATED: JANUARY 19, 1995
FLOOD HAZARD ZONE: X

HATCH LEGEND

[Hatch Pattern]	AC PAVEMENT
[Hatch Pattern]	LANDSCAPE (BY OTHERS)
[Hatch Pattern]	STRUCTURAL CONCRETE DRIVE
[Hatch Pattern]	CONCRETE WALK
[Hatch Pattern]	TRASH ENCLOSURE PAD
[Hatch Pattern]	CONCRETE GUTTER



SHEET

C1

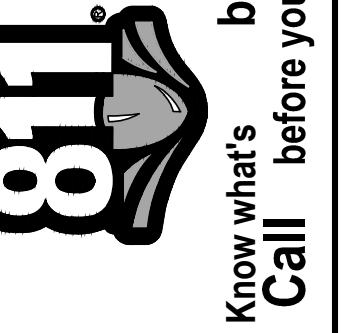
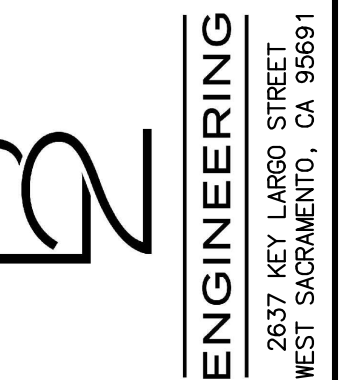
CONCEPTUAL IMPROVEMENT PLANS FOR
FIVE20 FIFTH
APN: 010-462-001

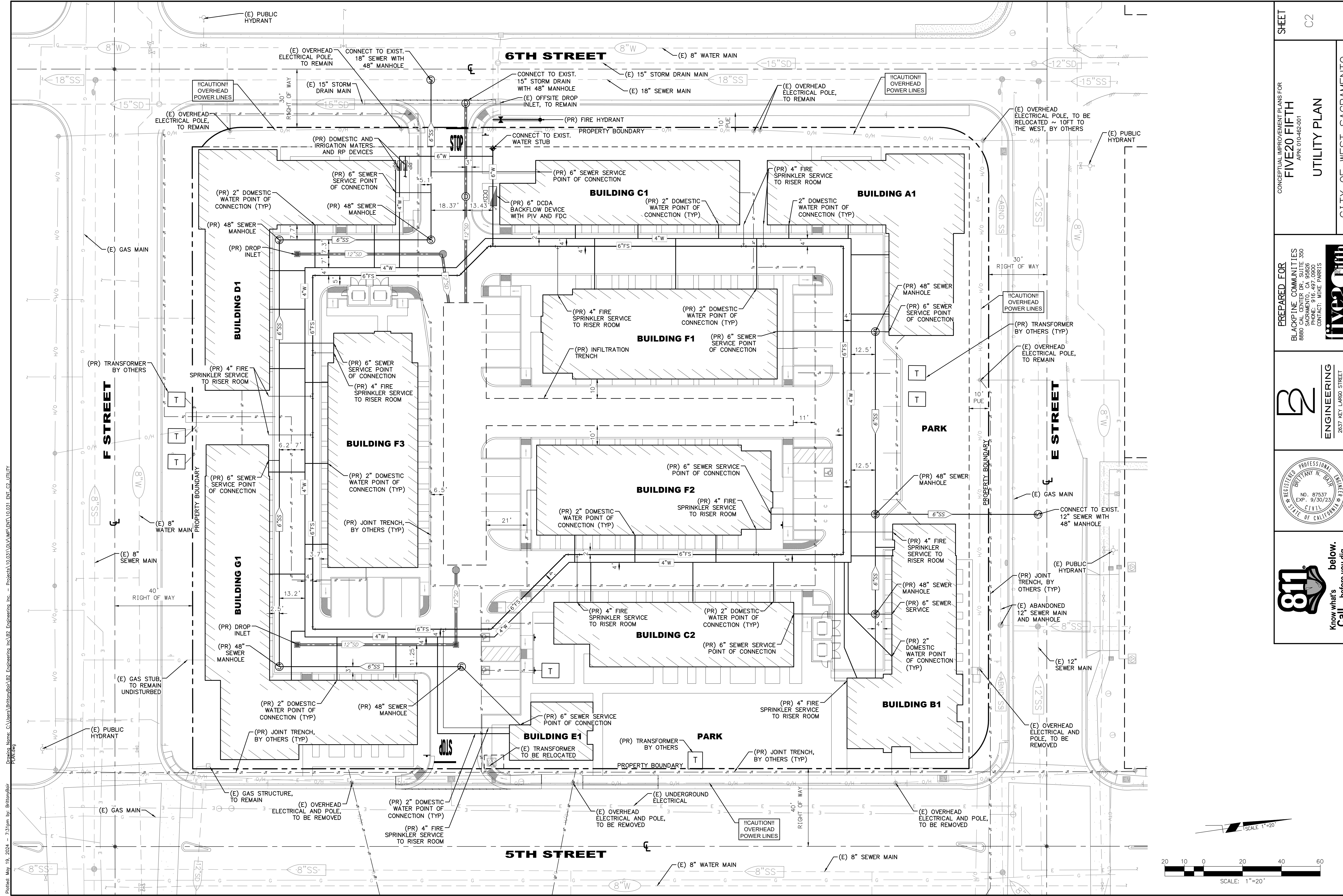
SITE PLAN

CITY OF WEST SACRAMENTO

PRELIMINARY - NOT FOR CONSTRUCTION

PREPARED FOR:
BLACKPINE COMMUNITIES
8880 CAL CENTER DR, SUITE 350
SACRAMENTO, CA 95826
PHONE: 916-462-8000
CONTACT: MIKE PARRIS

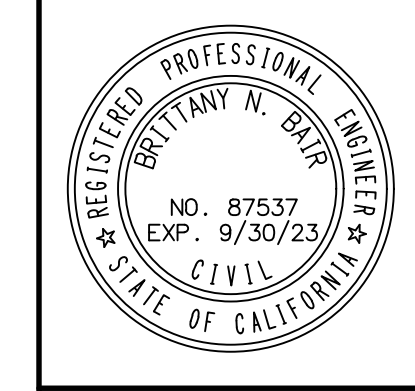


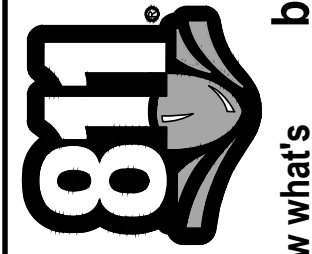


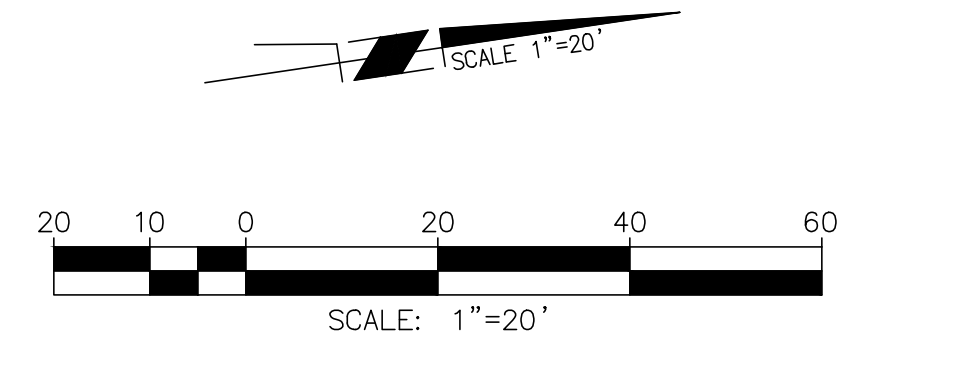
Project: May 19, 2024 - 7:31pm by: Brittan/B2
 Drawing Name: C:\Users\Brittan\B2\Engineering\Projects\10.031\DWG\PLAN\520_031_ENT_C2_UTILITY PLAN.rvt
 User: Brittan/B2

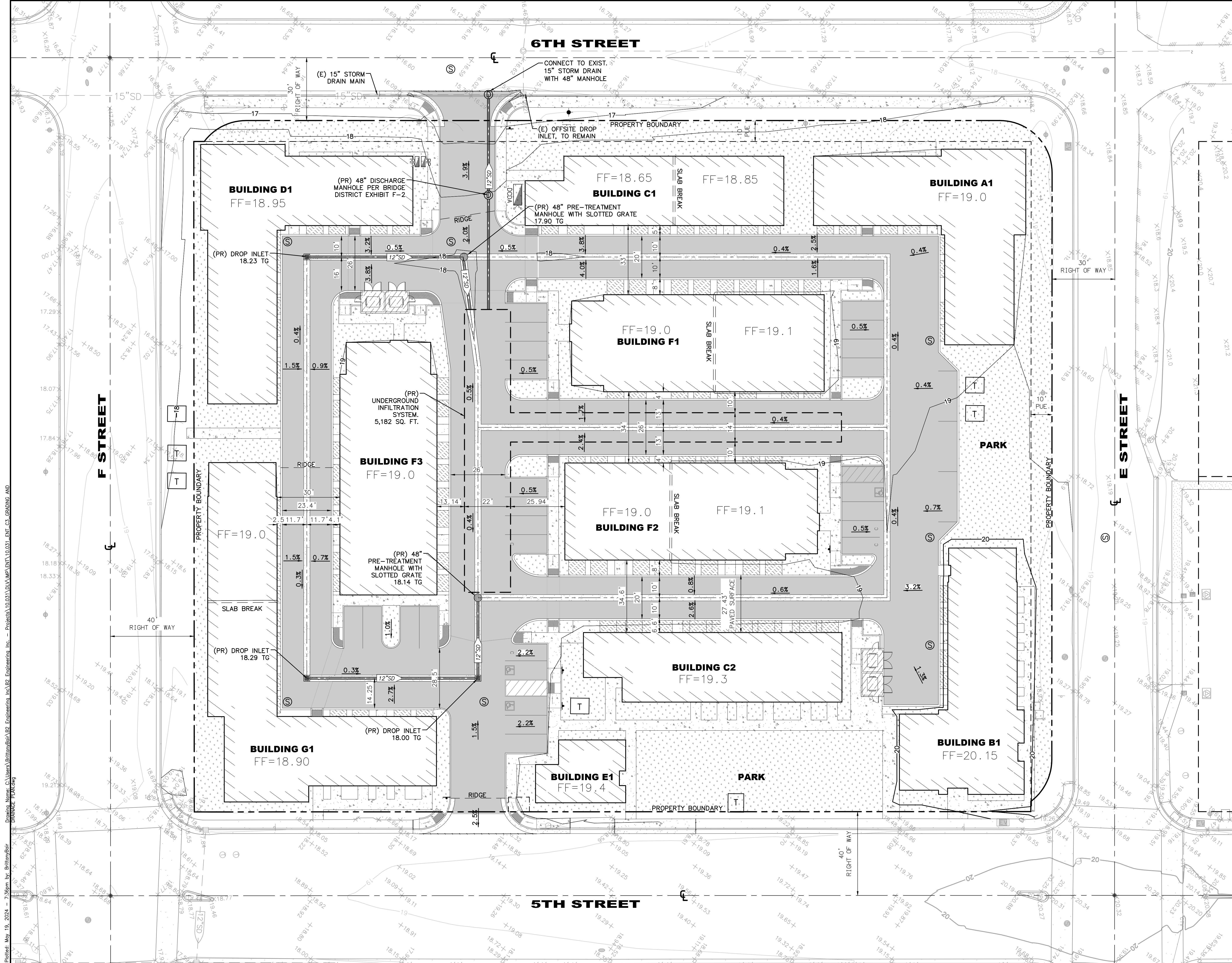
PREPARED FOR:
BLACKPINE COMMUNITIES
 8880 CAL CENTER DR, SUITE 350
 SACRAMENTO, CA 95826
 PHONE: 916-469-8000
 CONTACT: MIKE FARRIS

ENGINEERING
 2637 KEY LARGO STREET
 WEST SACRAMENTO, CA 95691




811
 Know what's below.
 Call before you dig.





Project: May 19, 2024 - 2:36pm by: Brittany/Bat
 Drawing: C:\Users\Brittany\OneDrive\Documents\Projects\10.031\DWG\MP\ENR\10.031_ENR_C3_GRAVING_AND_DRAINAGE.dwg
 Drawing Name: C:\Users\Brittany\OneDrive\Documents\Projects\10.031\DWG\MP\ENR\10.031_ENR_C3_GRAVING_AND_DRAINAGE.dwg

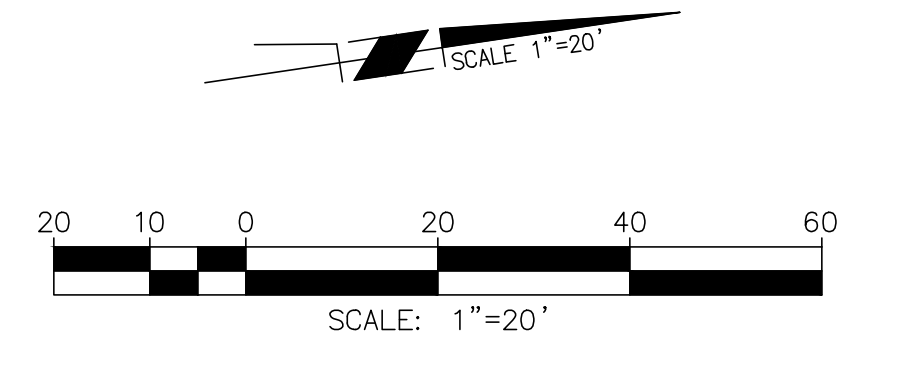
SHEET
 CONCEPTUAL IMPROVEMENT PLANS FOR
FIVE20 FIFTH
 APN: 010-462-001
GRADING AND DRAINAGE PLAN
 CITY OF WEST SACRAMENTO
 PRELIMINARY - NOT FOR CONSTRUCTION

PREPARED FOR:
 BLACKPINE COMMUNITIES
 8880 CAL CENTER DR, SUITE 350
 SACRAMENTO, CA 95826
 PHONE: 916-497-9800
 CONTACT: MIKE FARRIS

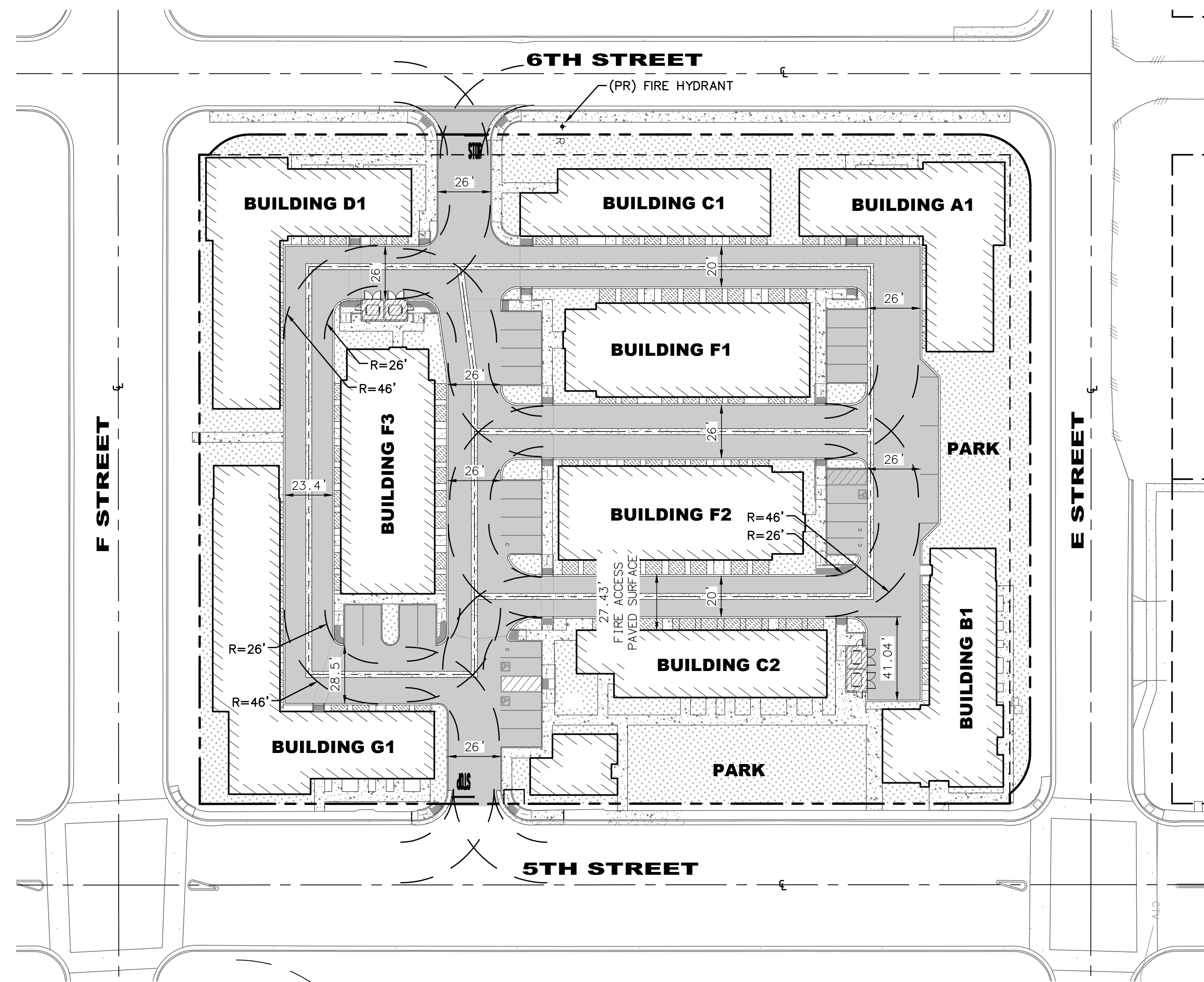
ENGINEERING
 2637 KEY LARGO STREET
 WEST SACRAMENTO, CA 95691



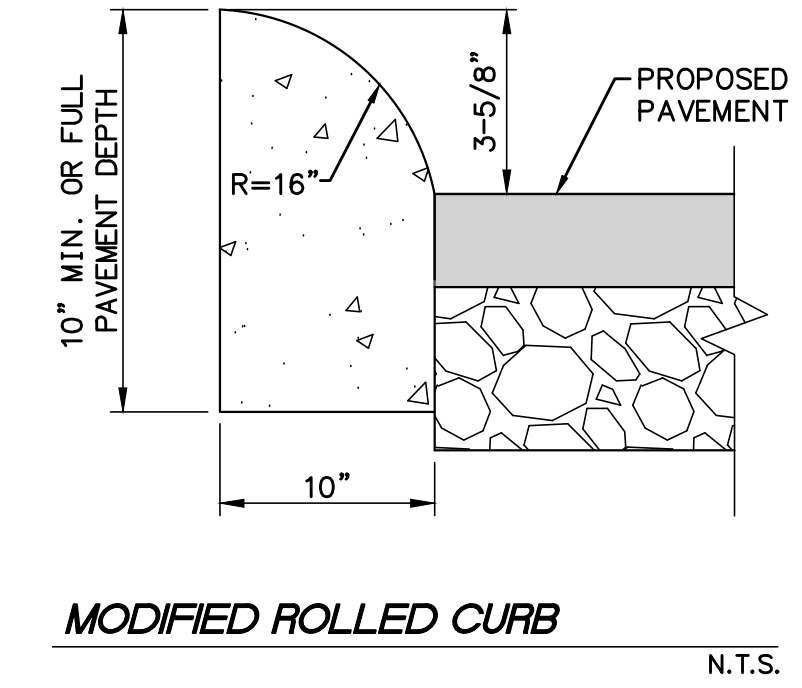
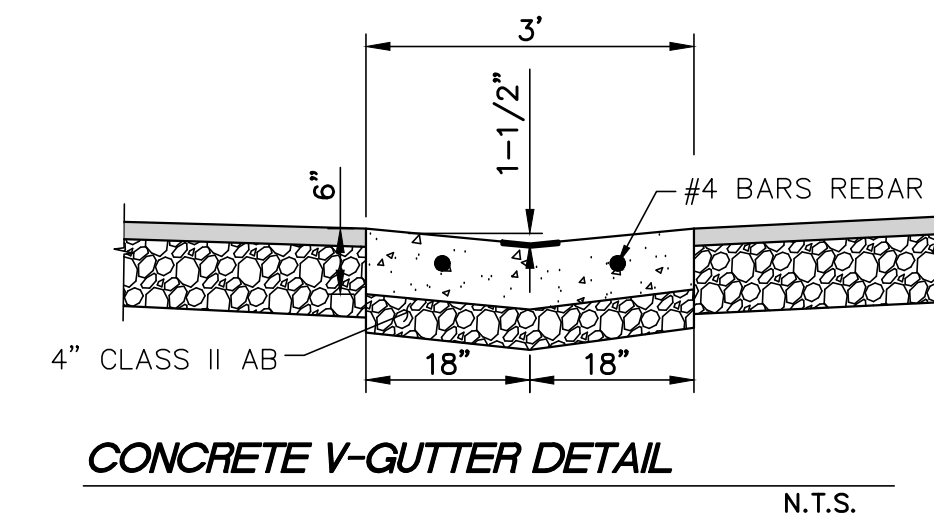
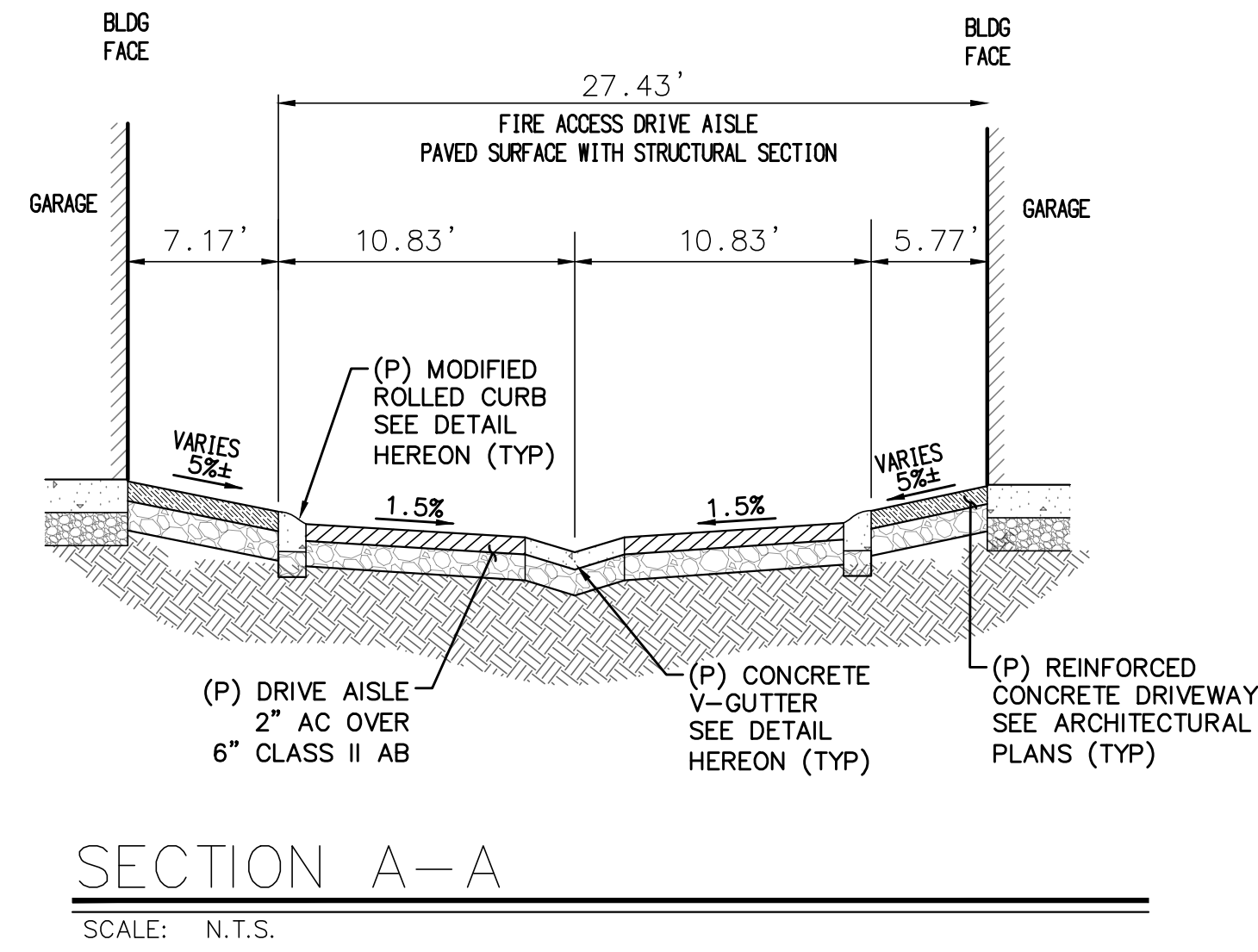
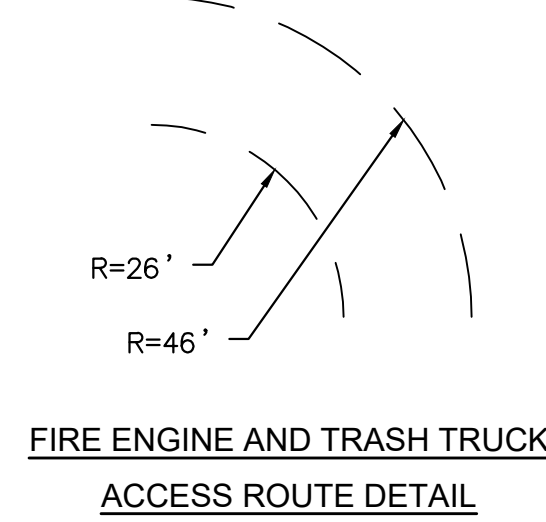
Know what's below.
 Call before you dig.



Plotted: May 20, 2024 - 10:10am by: BrittanyBohr
 Drawing Name: C:\Users\BrittanyBohr\Documents\Projects\10.031\DWG\ENR\10.031_ENR_C4_sections.dwg



FIRE ACCESS DETAIL
 N.T.S.



SHEET

C4

CONCEPTUAL IMPROVEMENT PLANS FOR
FIVE20 FIFTH
 APN: 010-462-001

C4 - SECTIONS

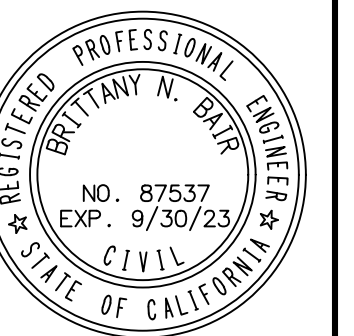
CITY OF WEST SACRAMENTO

PRELIMINARY - NOT FOR CONSTRUCTION

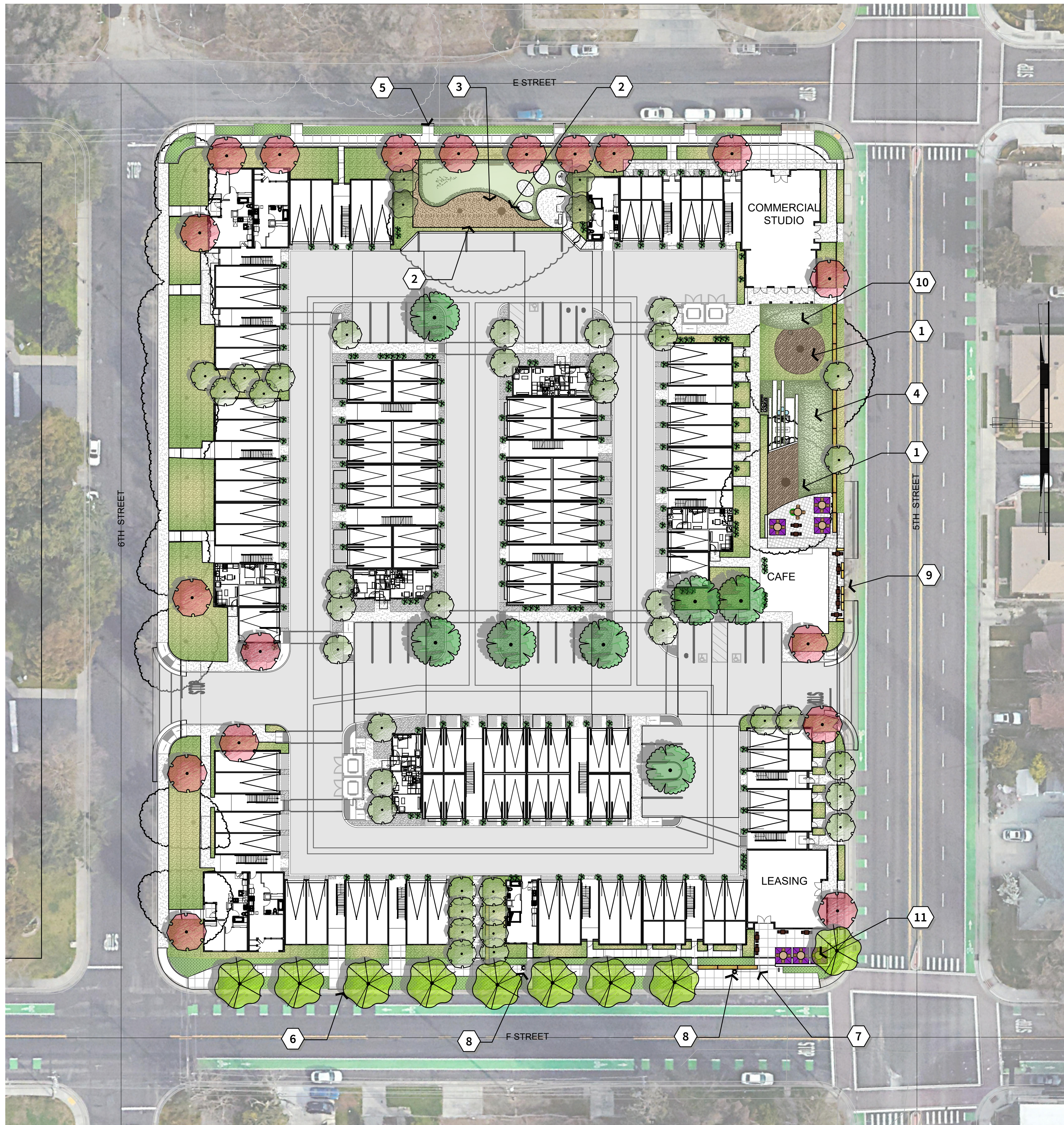
PREPARED FOR:
BLACKPINE COMMUNITIES
 8880 CAL CENTER DR, SUITE 350
 SACRAMENTO, CA 95826
 PHONE: 916-449-8000
 CONTACT: MIKE PARRIS



ENGINEERING
 2637 KEY LARGO STREET
 WEST SACRAMENTO, CA 95691



811
 Know what's below.
 Call before you dig.



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	(2) EXISTING VALLEY OAK TREES, # 7446, #7448 TO REMAIN
2	(2) EXISTING LONDON PLANE TREES, #7436 AND #7441 TO REMAIN.
3	AMENITY AREA - DOG PARK WITH WATERING PEDESTAL, DOG WASH STATION, FENCING, ARTIFICIAL TURF AND CRUSHED GRANITE SURFACING.
4	AMENITY AREA - COMPATIBLE WITH OAKS, ARTIFICIAL TURF, SEAT WALL, ADIRONDACK CHAIR SEATING, CORN HOLE AND POTTERY.
5	E STREET CURB GUTTER AND SIDEWALK IMPROVEMENTS SIMILAR TO CITY OF WEST SACRAMENTO REDEVELOPMENT PLANS.
6	F STREET CURB GUTTER AND SIDEWALK IMPROVEMENTS SIMILAR TO CITY OF WEST SACRAMENTO REDEVELOPMENT PLANS
7	BENCH SEATING IN RAISED STEEL PLANTERS.
8	STREET LIGHTING PER CITY OF WEST SACRAMENTO REDEVELOPMENT PLANS
9	PATIO SEATING FOR CAFE WINE BAR WITH TABLES, UMBRELLAS, AND PLANTERS
10	YOGA AREA WITH ARTIFICIAL TURF ADJACENT TO YOGA PILATES STUDIO AND ROLL UP DOORS.
11	CORNER PATIO AT LEASING OFFICE WITH SEAT WALL, TABLES AND UMBRELLAS

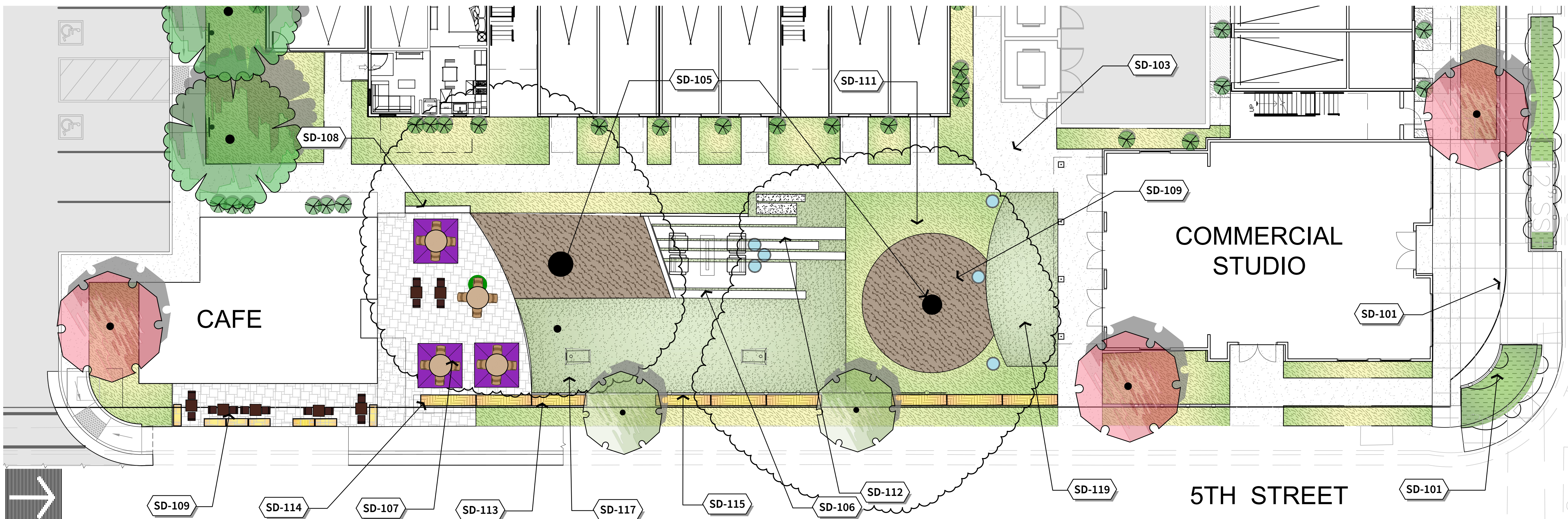
CONCEPT PLANT SCHEDULE

	STREET TREE - F STREET ZELKOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN JAPANESE ZELKOVA	9
	ACCENT TREES ACER BUERGERIANUM / TRIDENT MAPLE MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA	18
	VERTICAL ACCENT TREE ACER RUBRUM 'BOWHALL' / BOWHALL RED MAPLE ZELKOVA SERRATA 'MUSASHINO' / SAWLEAF ZELKOVA	36
	VERTICAL EVERGREEN TAXUS BACCATA 'STRICTA' / IRISH YEW	4
	ALLEY VERTICAL ACCENT JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER PODOCARPUS MACROPHYLLUS 'MAKI' / SHRUBBY YEW PINE	183
	ALLEY TREE ULMUS WILSONIANA 'PROSPECTOR' / PROSPECTOR ELM	6
	ON SITE SHRUB AND GROUND COVER ANIGOSANTHOS X 'BIG ROO RED' TM / BIG ROO RED KANGAROO PAW CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS CALLISTEMON VIMINALIS 'LITTLE JOHN' / LITTLE JOHN WEEPING BOTTLEBRUSH DIETES BICOLOR / FORTNIGHT LILY EUONYMUS JAPONICUS / JAPANESE SPINDLE EUONYMUS JAPONICUS 'GREEN SPIRE' / GREEN SPIRE EUONYMUS EURYOPS PECTINATUS 'VIRIDIS' / GREEN GOLDEN SHRUB DAISY JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER KNIPHOFIA X 'REDHOT POPSICLE' / REDHOT POPSICLE DWARF POKER LOMANDRA LONGIFOLIA 'BREEZE' TM / BREEZE MAT RUSH MYRTUS COMMUNIS 'COMPACTA' / DWARF COMMON MYRTLE NANDINA DOMESTICA / HEAVENLY BAMBOO PODOCARPUS MACROPHYLLUS 'MAKI' / SHRUBBY YEW PINE PRUNUS LAUROCERASUS 'ZABELIANA' / ZABEL ENGLISH LAUREL RHAPHIOLEPIS UMBELLATA 'MINOR GULF GREEN' TM / GULF GREEN INDIAN HAWTHORN SALVIA GREGGII 'HEATWAVE BLAZE' / HEATWAVE BLAZE AUTUMN SAGE TAXUS BACCATA 'STRICTA' / IRISH YEW	19,659 SF 326,883 735,493 183,878 326,893 117,683 735,522 183,886 60,044 326,905 326,905 735,541 326,905 81,731 183,900 117,695 326,931 326,931 81,734
	CITY E AND F ST. OFFSITE SHRUB AND GROUNDCOVER CALLISTEMON VIMINALIS 'LITTLE JOHN' / LITTLE JOHN WEEPING BOTTLEBRUSH DIETES BICOLOR / FORTNIGHT LILY EUONYMUS JAPONICUS / JAPANESE SPINDLE KNIPHOFIA X 'REDHOT POPSICLE' / REDHOT POPSICLE DWARF POKER PHORMIUM TENAX 'GUARDSMAN' / NEW ZEALAND FLAX RHAPHIOLEPIS UMBELLATA 'MINOR GULF GREEN' TM / GULF GREEN INDIAN HAWTHORN SALVIA GREGGII 'HEATWAVE BLAZE' / HEATWAVE BLAZE AUTUMN SAGE CISTUS X PULVERULENTUS 'SUNSET' / SUNSET ROCKROSE LANTANA MONTEVIDENSIS 'SPREADING WHITE' / WHITE TRAILING LANTANA ROSA X FLOWER CARPET YELLOW / YELLOW CARPET ROSE	7,699 SF 72,010 128,018 46,088 128,022 32,006 184,351 128,024 891 891 891
	RAISED PLANTERS	290 SF
	TURF AREA TURF SOD SHADE MASTER / SHADE TOLERANT BLEND	7,298 SF
	D.G.	874 SF
	TOP DRESSING	913 SF

SHADE STUDY CALCULATIONS

PROJECT:	Five 20 Fifth Street Residential	5.8.2024
TOTAL STALLS AND BACKUP AREA:	11,348	
COVERED STALLS:	0	
TOTAL SURFACED AREA:	11,348	
TOTAL SHADE REQUIRED: 50%:	5,674	
TOTAL SHADE PROVIDED:	51%	5,752

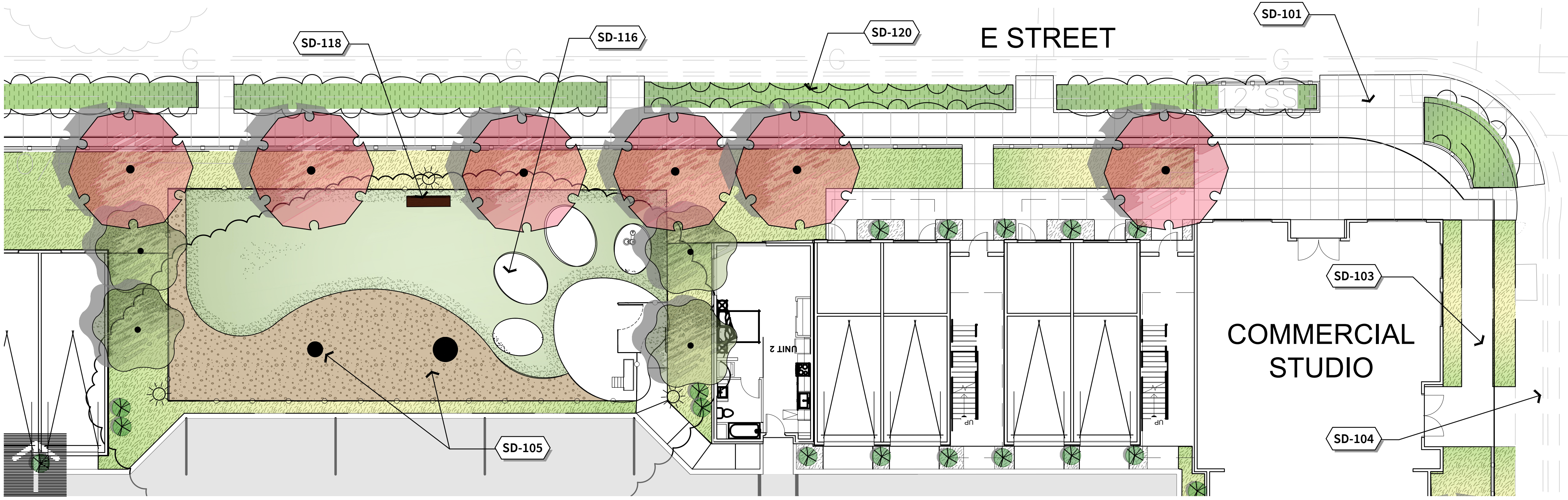
SYMBOL	QTY. FULL	QTY. 3/4	QTY. 1/2	QTY. 1/4	SUBTOTAL SQ.	TOTAL SQ. FT.
35' DIA TREES LEGEND						
Ulmus wilsoniana Prospector	1	722	481	240	X	3,848
Existing Tree (platanus)			2		X	962
					X	0
						0
						TOTAL 4,810
30' DIA TREES LEGEND						
Koeleruteria paniculata	706	530	354	177	X	0
Zelkova serrata					X	0
						TOTAL 0
25' DIA TREES LEGEND						
Nyssa sylvatica	491	368	246	123	X	0
Carpinus betulus					X	0
						TOTAL 0
20' DIA TREES LEGEND						
Acer rubrum Armstrong	314	236	157	79	X	942
					X	0
						TOTAL 942
TOTAL						5,752



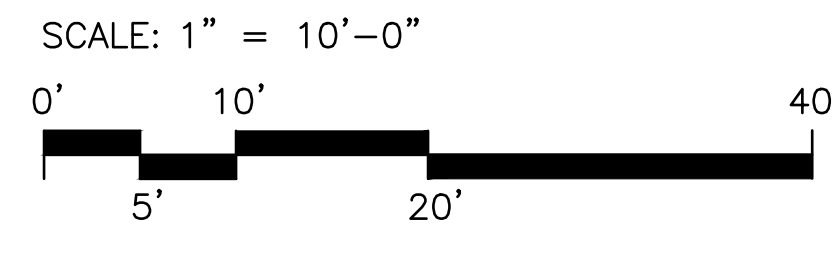
A AMENITY AREA EAST SIDE @ 5TH STREET

PRELIMINARY SITE DESIGN NOTES

SYMBOL	DESCRIPTION	DETAIL
SD-101	CURB WITH LOW DECORATIVE FENCE	
SD-103	NEW CONCRETE WALK	
SD-104	EXISTING WALK TO REMAIN	
SD-105	EXISTING TREE TO REMAIN	
SD-106	NEW LOUNGE AREA PATIO WITH ARTIFICIAL TURF, SEAT WALL, FIRE TABLE, AND LOW SEATING	
SD-107	PERMEABLE PAVING WITH DINING TABLES AND UMBRELLAS	
SD-108	NEW CONCRETE SEAT WALL	
SD-109	STREET SIDE PLANTERS AND TABLES	
SD-110	SHRUB PLANTING COMPATIBLE WITH EXISTING TREES (IRIS, HUECHERA, TEUCRIUM, CISTUS, MAHONIA, SALIVA, POLYSTICUM,	
SD-111	CONCRETE STEPPERS	
SD-112	RAISED, TAPERED STEEL PLANTERS WITH PERENNIALS. 2'WX10'L TYPICAL VARYING HEIGHTS 5' TO 3'.	
SD-113	STEEL PLANTER WITH BENCH	
SD-114	48" HEIGHT TUBE STEEL FENCE TO MATCH EXISTING ALONG E STREET	
SD-115	DOG PARK GATE AND FENCING	
SD-116	ARTIFICIAL TURF AND CORN HOLE	
SD-117	BENCH	
SD-118	YOGA LAWN ARTIFICIAL TURF	
SD-119	PARKWAY STRIP WITH KARUPIA. NOTE EX. 12" WATER LINE UNDER PARKWAY STRIP.	



B AMENITY AREA NORTH SIDE @ E STREET





A ELEVATION- 5TH STREET LOOKING WEST