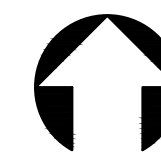
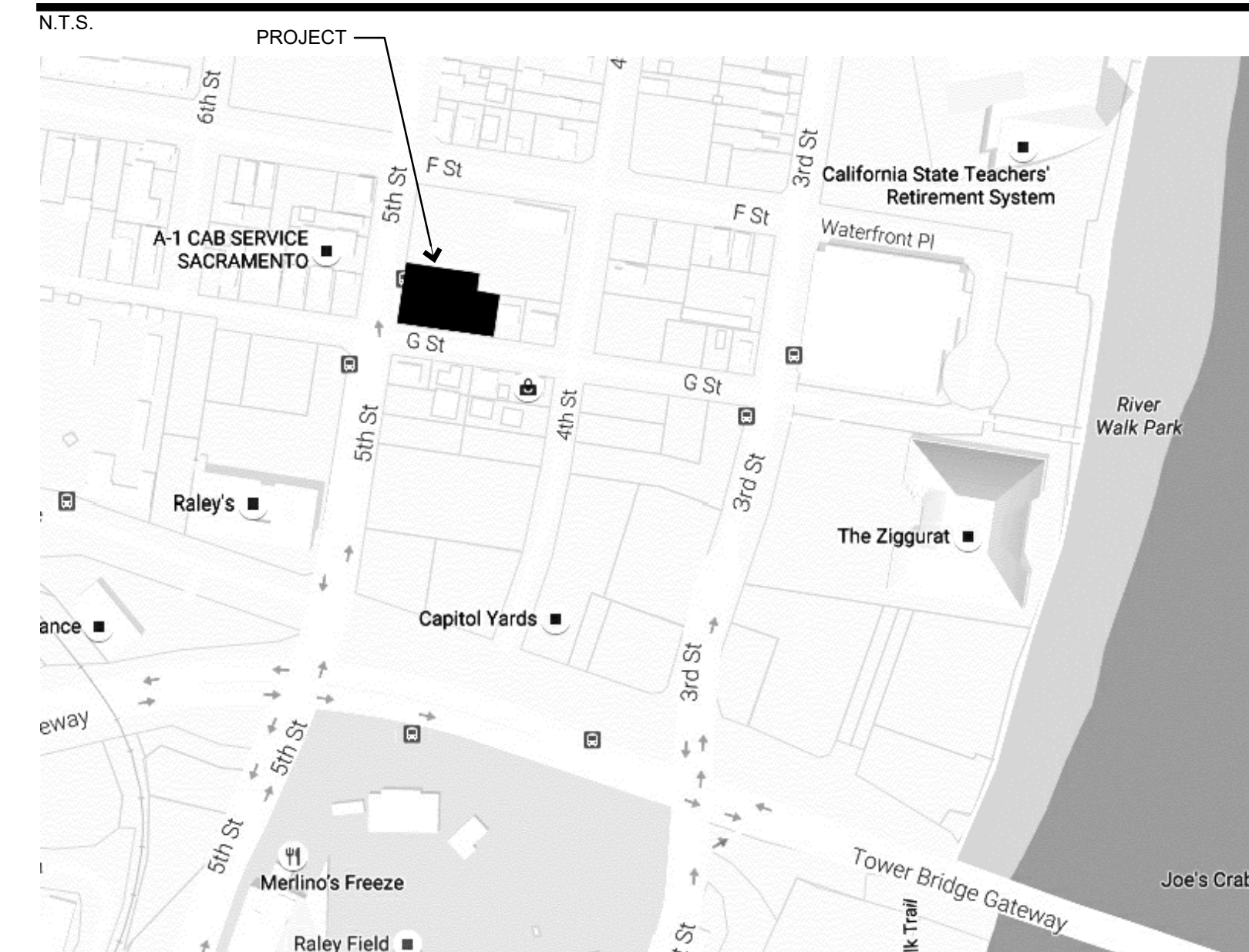


THE SAVOY

5TH & G STREETS, WEST SACRAMENTO, CALIFORNIA 95605



VICINITY MAP



BUILDING SUMMARY

	UNIT TYPE	GARAGE	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL LIVING	BALCONIES	TOTAL
LOT 1	A.2	336	162	511	534	1,207	61	1,604
LOT 2	A	343	166	499	516	1,181	55	1,579
LOT 3	A	343	166	499	516	1,181	55	1,579
LOT 4	A	343	166	499	516	1,181	55	1,579
LOT 5	A	343	166	499	516	1,181	55	1,579
LOT 6	A	343	166	499	516	1,181	55	1,579
LOT 7	A	343	166	499	516	1,181	55	1,579
TOTAL BUILDING 1	7 UNITS	2,394	1,158	3,505	3,630	8,293	391	11,078
LOT 8	A	343	166	499	516	1,181	55	1,579
LOT 9	A	343	166	499	516	1,181	55	1,579
LOT 10	A	343	166	499	516	1,181	55	1,579
LOT 11	A	343	166	499	516	1,181	55	1,579
LOT 12	A	343	166	499	516	1,181	55	1,579
LOT 13	A	343	166	499	516	1,181	55	1,579
LOT 14	A.2	336	162	511	534	1,207	61	1,604
TOTAL BUILDING 2	7 UNITS	2,394	1,158	3,505	3,630	8,293	391	11,078
LOT 15	A	343	166	499	516	1,181	55	1,579
LOT 16	A	343	166	499	516	1,181	55	1,579
LOT 17	A	343	166	499	516	1,181	55	1,579
LOT 18	A	343	166	499	516	1,181	55	1,579
LOT 19 - DUPLEX	C	242	129	526	653	1,308	228	1,778
	D		352			352		352
TOTAL BUILDING 3	6 UNITS	1,614	1,145	2,522	2,717	6,384	448	8,446
LOT 20 - DUPLEX	C	242	129	526	653	1,308	228	1,778
	D		352			352		352
LOT 21	B	273	314	526	653	1,493	92	1,858
LOT 22 - DUPLEX	C.2	242	129	526	688	1,343	230	1,815
	D		352			352		352
TOTAL BUILDING 4	5 UNITS	757	1,276	1,578	1,994	4,848	550	6,155
TOTAL	25 UNITS	7,159	4,737	11,110	11,971	27,818	1,780	36,757

PROJECT SUMMARY

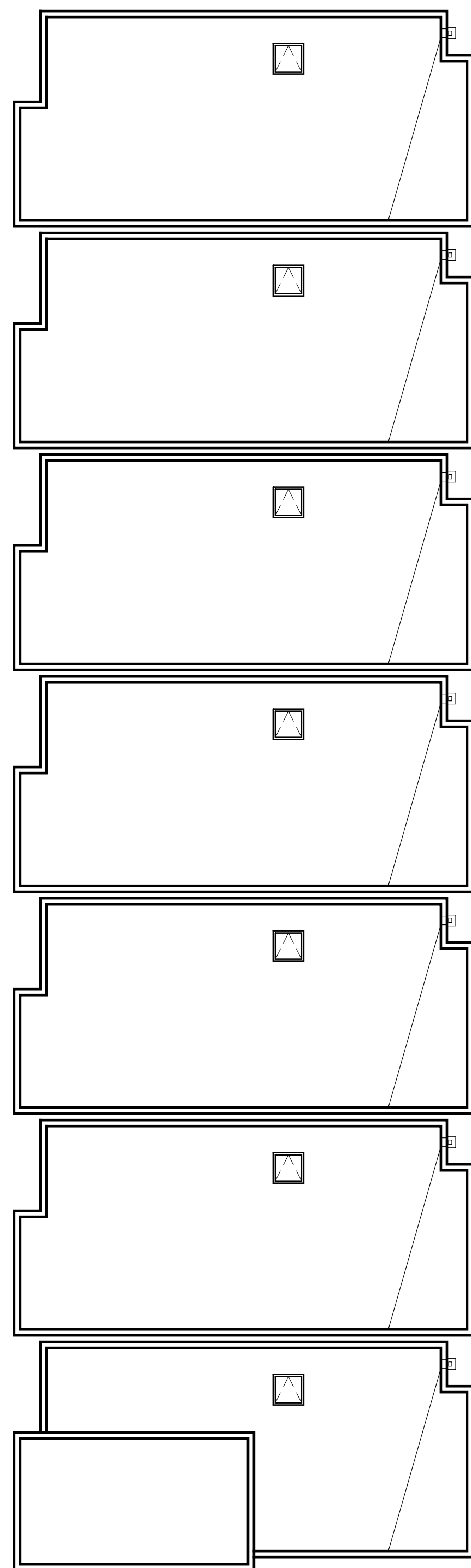
DESCRIPTION: 19 SINGLE FAMILY RESIDENCES AND 6 DUPLEXES
 ADDRESS: 5TH STREET & G STREET, WEST SACRAMENTO, CA 95605
 COUNTY: CITY OF WEST SACRAMENTO
 JURISDICTION: YOLO
 ASSESSORS PARCEL NUMBER: CITY OF WEST SACRAMENTO
 SPRINKLER: NFPA 13D
 CONSTRUCTION TYPE: V-B
 OCCUPANCY GROUP: R3/U

PROJECT DIRECTORY

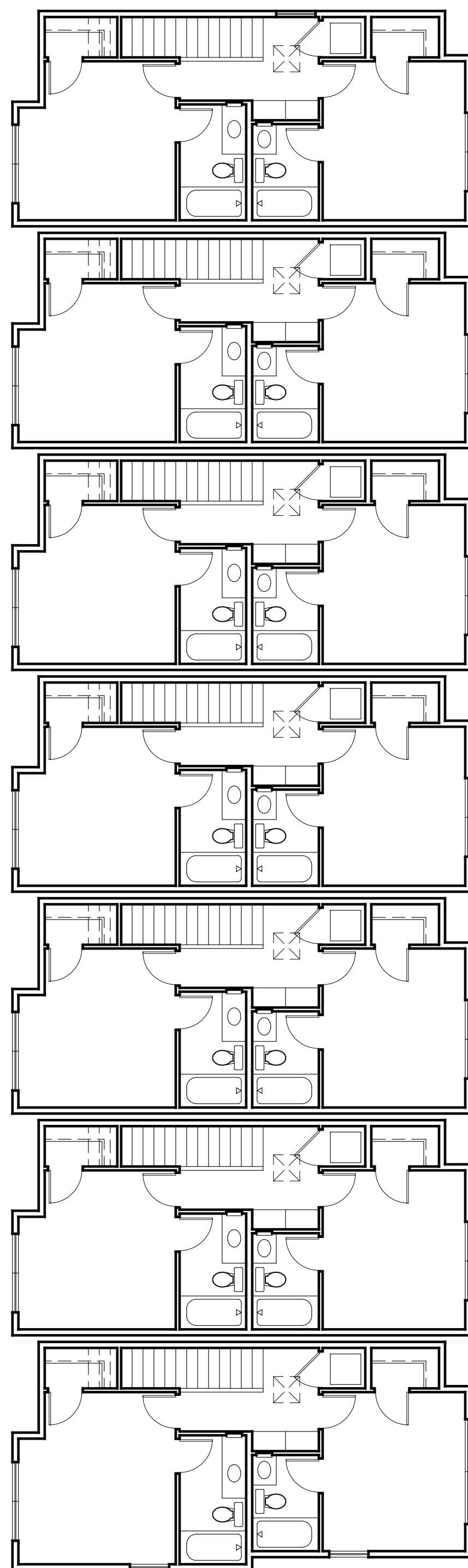
OWNER & APPLICANT: 5TH STREET JUNIOR LLC, ATTENTION: KATHERINE BARDIS, 1510 J STREET, SACRAMENTO, CA 95814, PHONE: (916) 313-3120, FAX: (916) 364-3670, EMAIL: katherine@bardishomes.com
 ARCHITECT: KUCHMAN ARCHITECTS PC, ATTENTION: PHILLIP HARVEY, 2203 13TH STREET, SACRAMENTO, CA 95818, PHONE: (916) 447-3436, FAX: (916) 447-3466, EMAIL: phil@kuchman.com
 LANDSCAPE: TOM SMITH ASSOCIATES, ATTENTION: TOM SMITH, 6921 ROSEVILLE ROAD, SACRAMENTO, CA 95842, PHONE: (916) 349-7376, EMAIL: tsassocia@yahoo.com

SHEET INDEX TOTAL 13 SHEETS

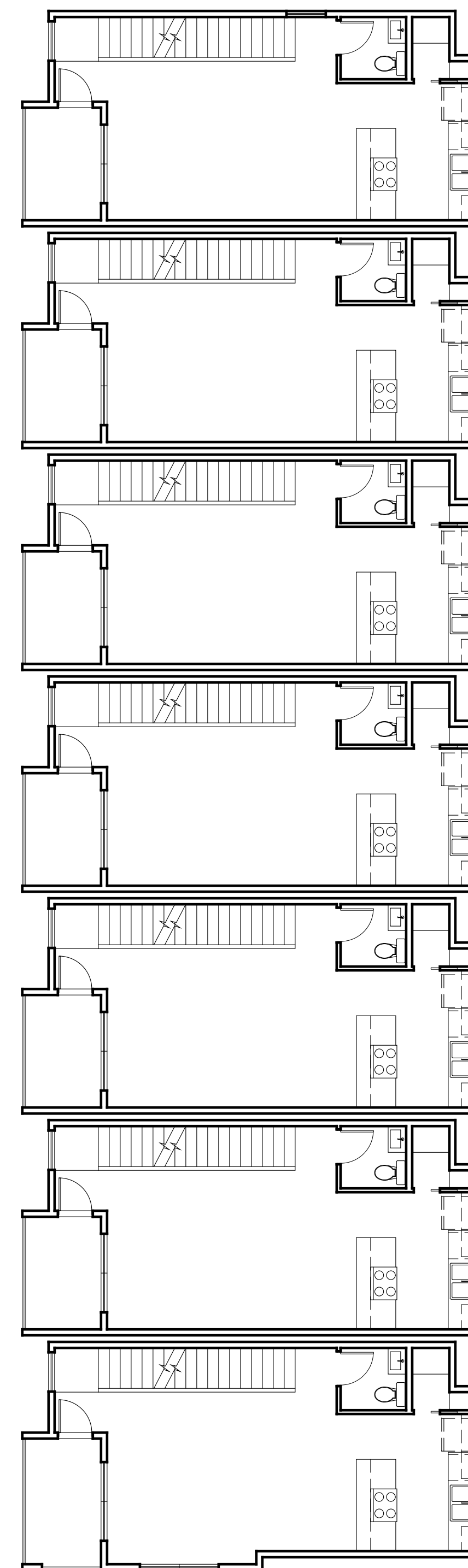
- A0.1 COVER SHEET, CONTEXTUAL MAP, PHOTOS
- A1.1 SITE PLAN
- A2.1 BUILDING 1 FLOOR PLANS
- A2.2 BUILDING 2 FLOOR PLANS
- A2.3 BUILDING 3 FLOOR PLANS
- A2.4 BUILDING 4 FLOOR PLANS
- A2.5 UNIT FLOOR PLANS
- A3.1 BUILDING 1 COLOR ELEVATIONS
- A3.2 BUILDING 2 ELEVATIONS
- A3.3 BUILDING 3 ELEVATIONS
- A3.4 BUILDING 4 ELEVATIONS
- A3.5 G STREET COLOR ELEVATION
- L1 PRELIMINARY LANDSCAPE PLAN



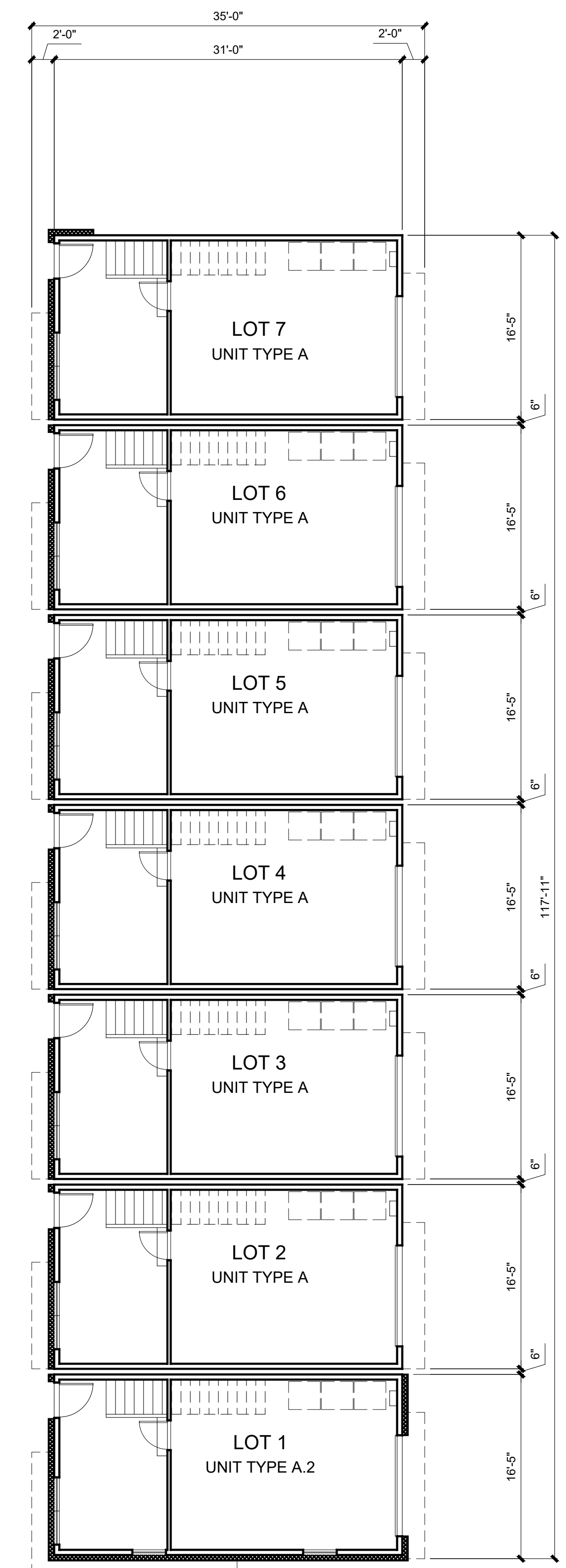
ROOF PLAN



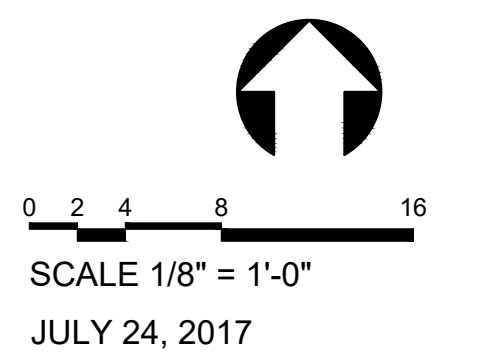
3RD FLOOR PLAN



2ND FLOOR PLAN



1ST FLOOR PLAN



SCALE 1/8" = 1'-0"
JULY 24, 2017

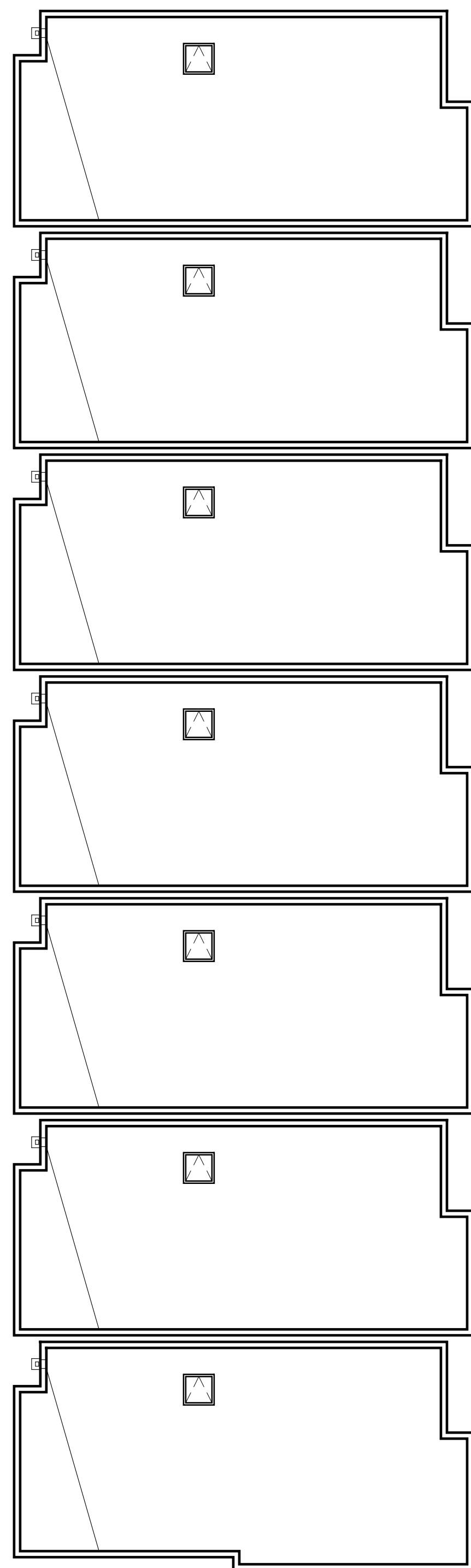


THE SAVOY
5TH & G STREETS
West Sacramento, California

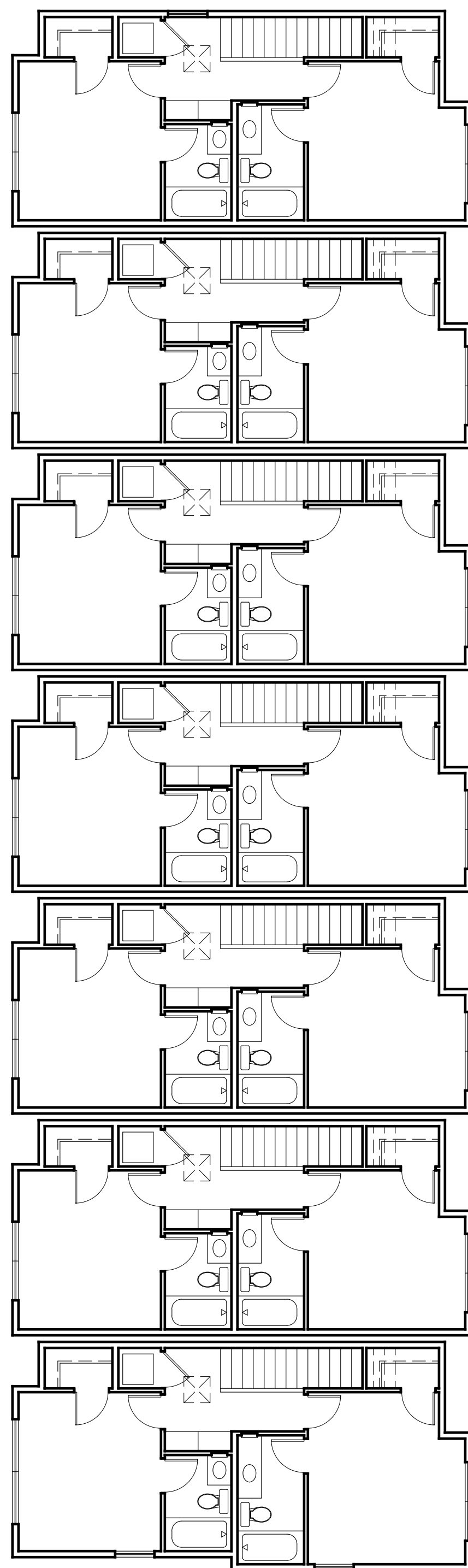
BUILDING 1 FLOOR PLANS



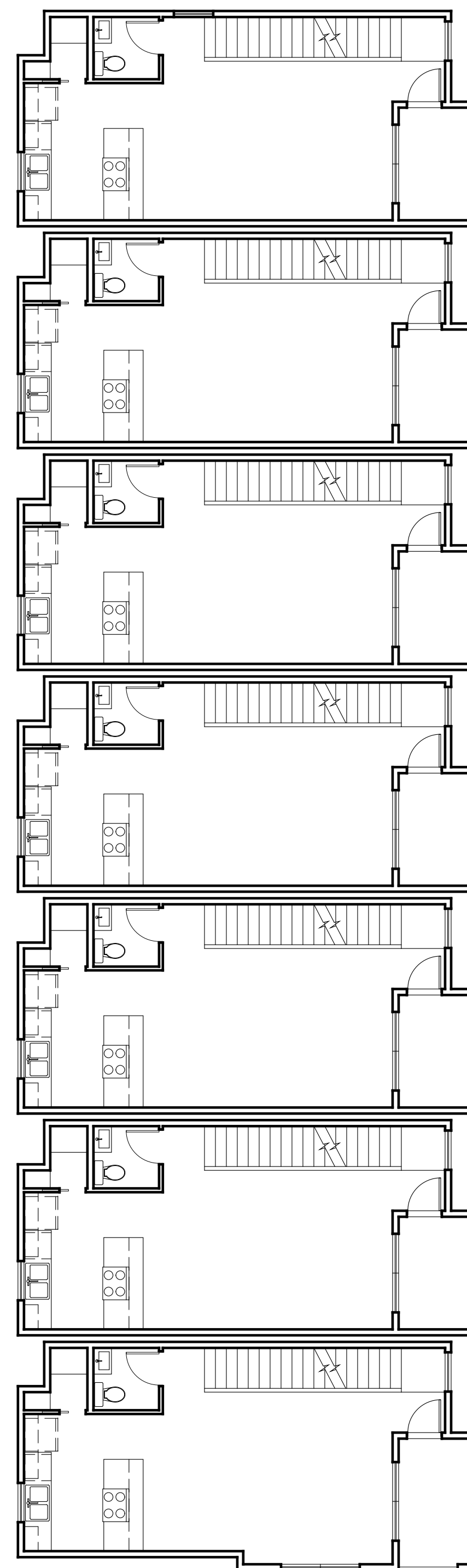
A2.1



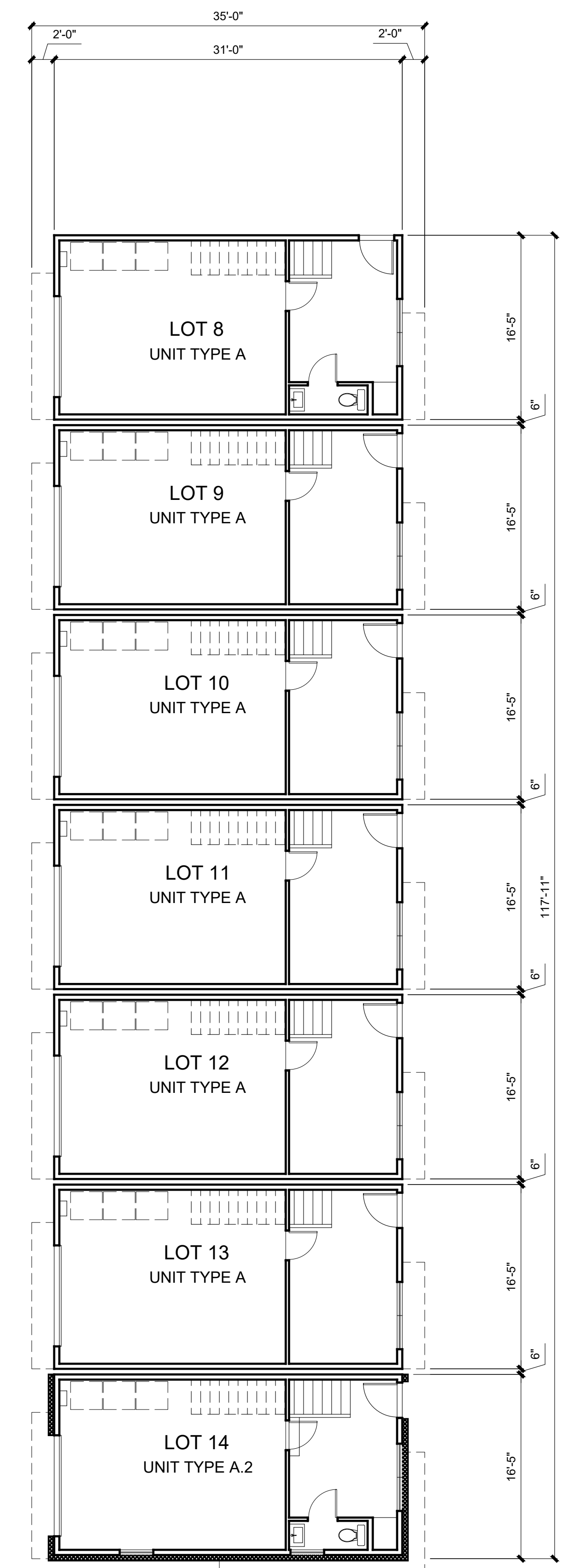
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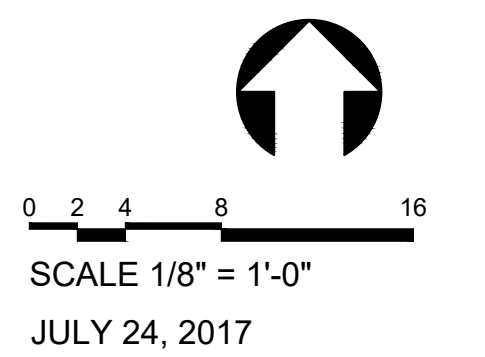
3RD FLOOR PLAN



2ND FLOOR PLAN



1ST FLOOR PLAN



SCALE 1/8" = 1'-0"
JULY 24, 2017

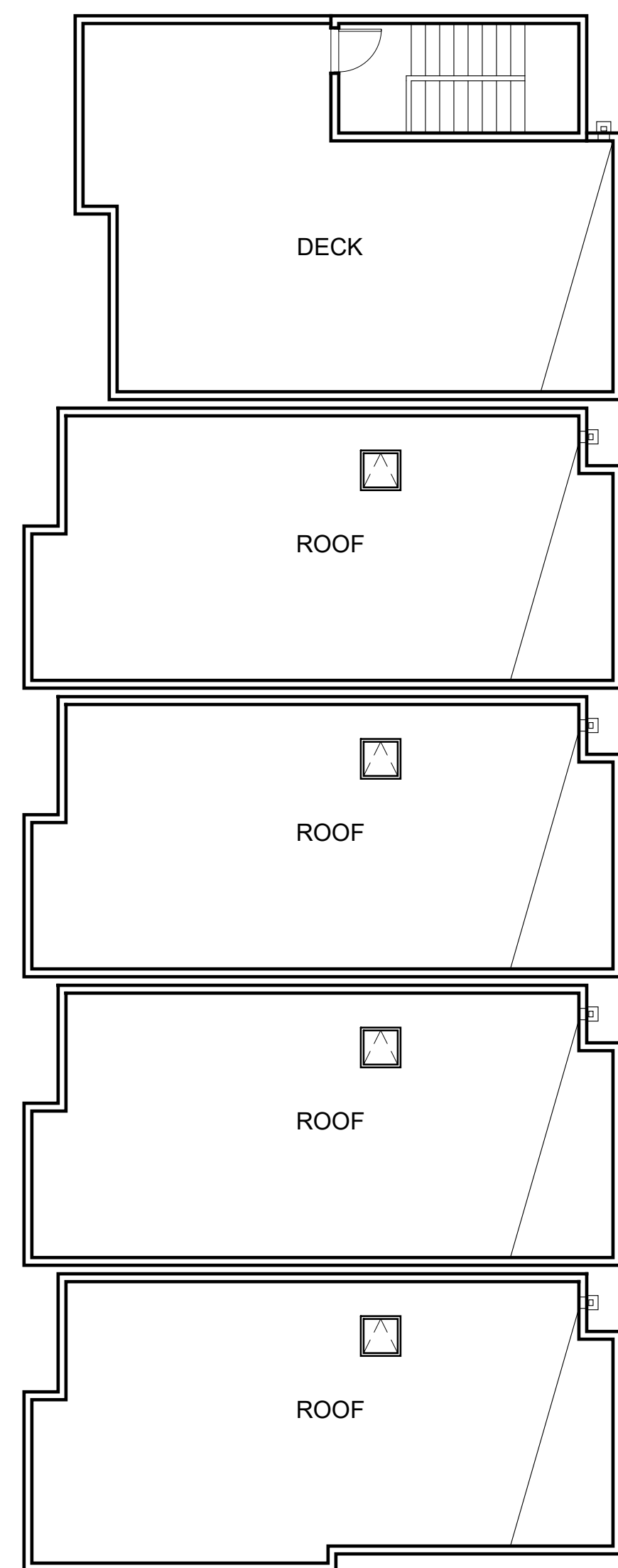


THE SAVOY
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West Sacramento, California

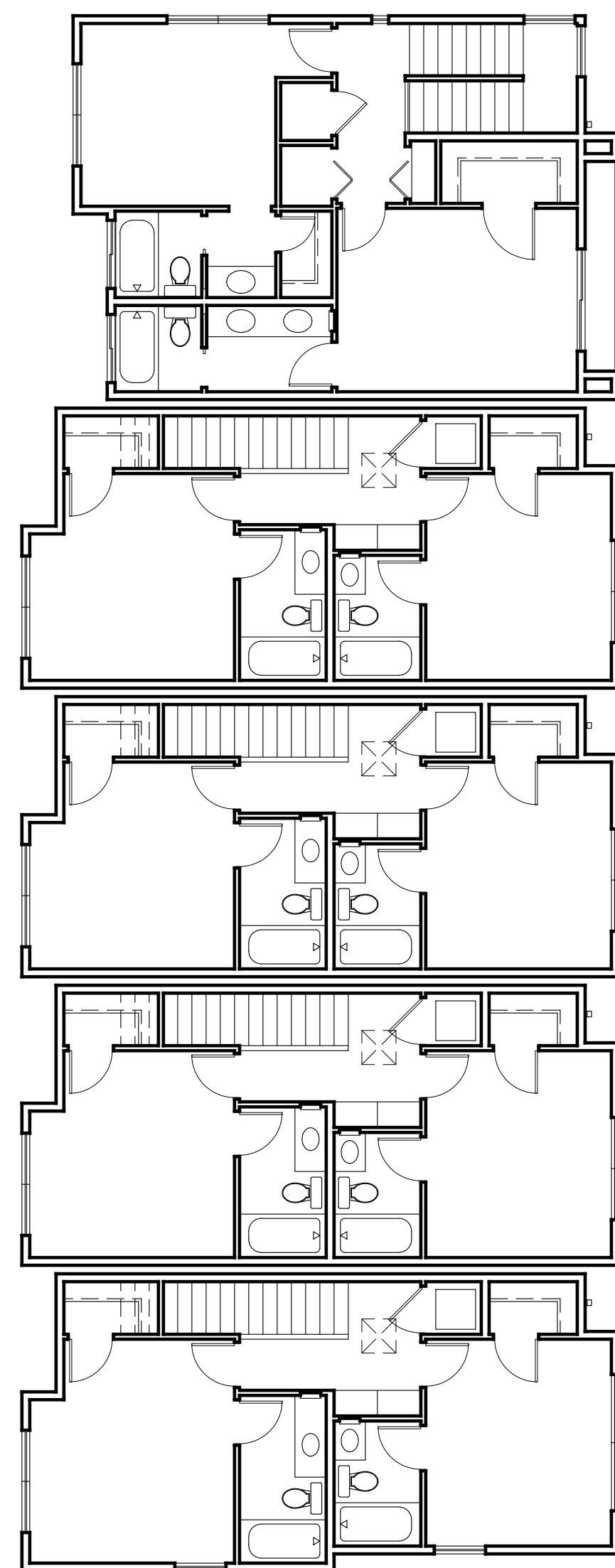
BUILDING 2 FLOOR PLANS



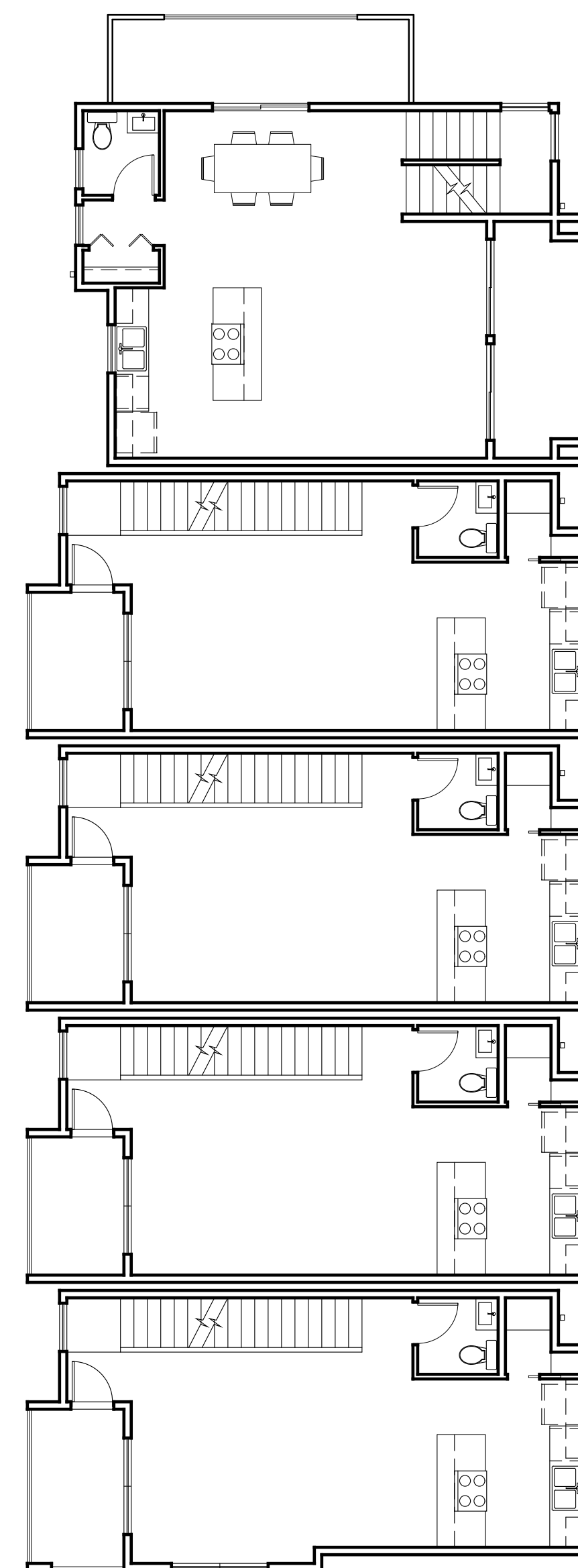
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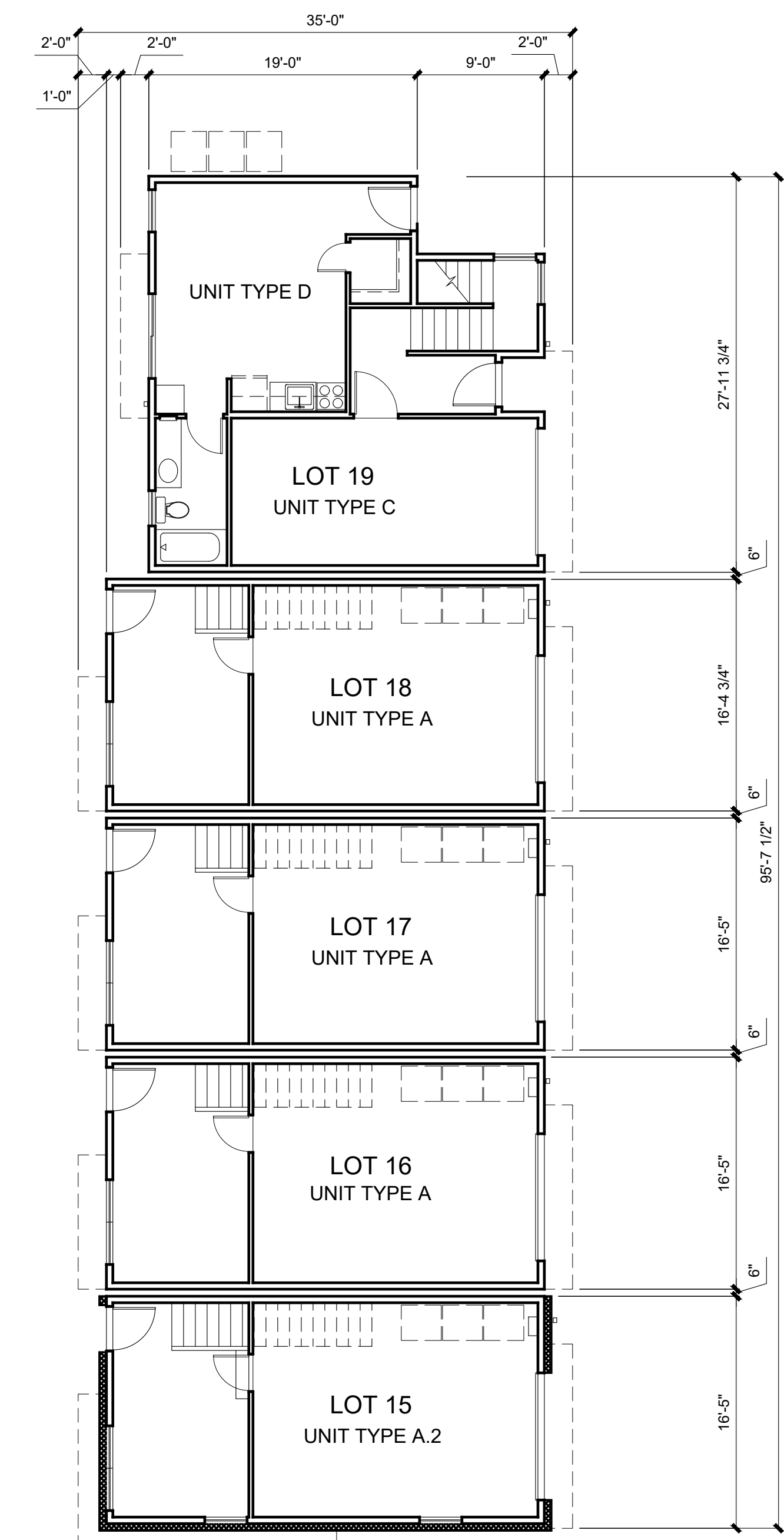
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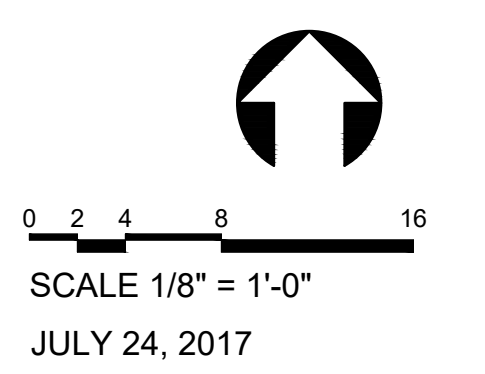
3RD FLOOR PLAN

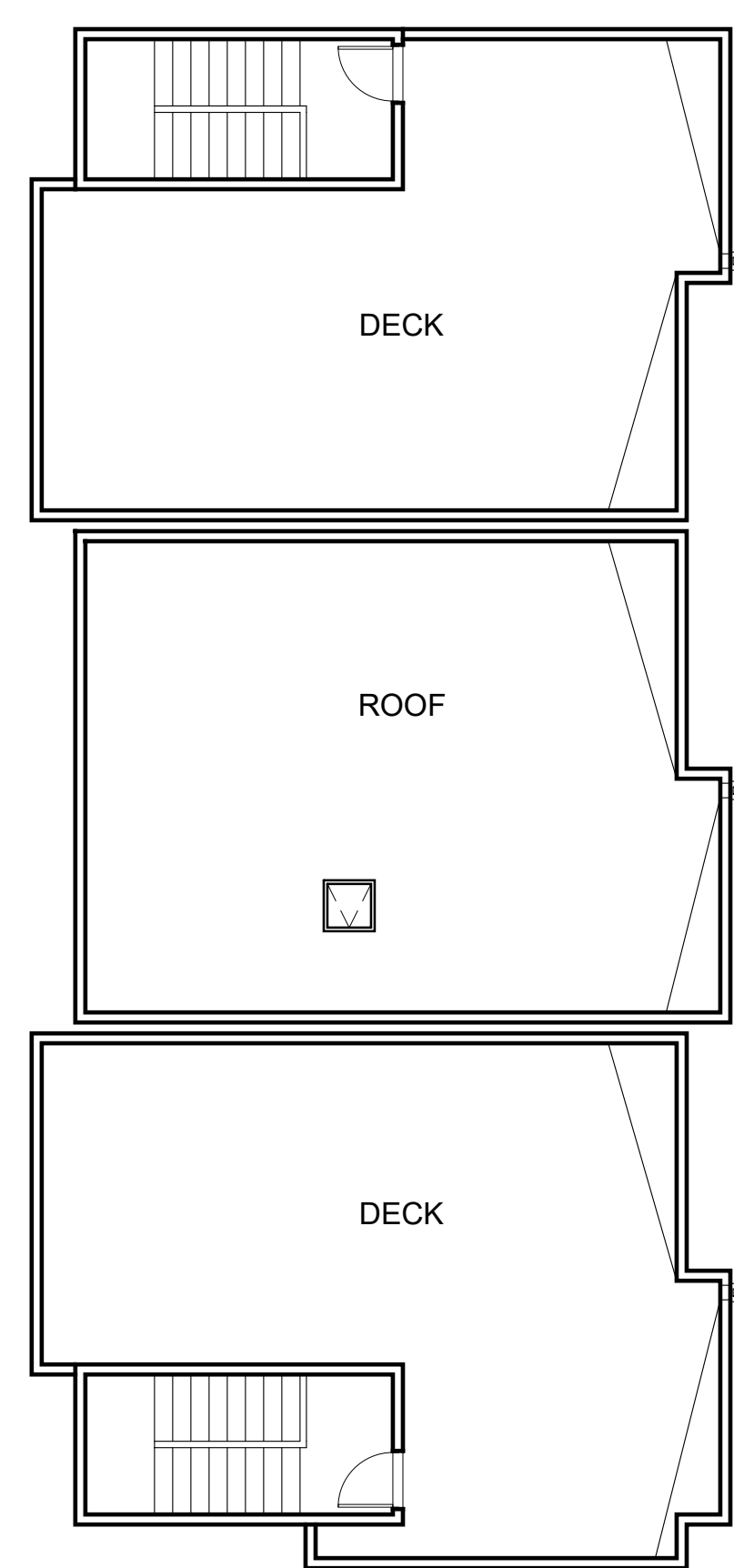


2ND FLOOR PLAN

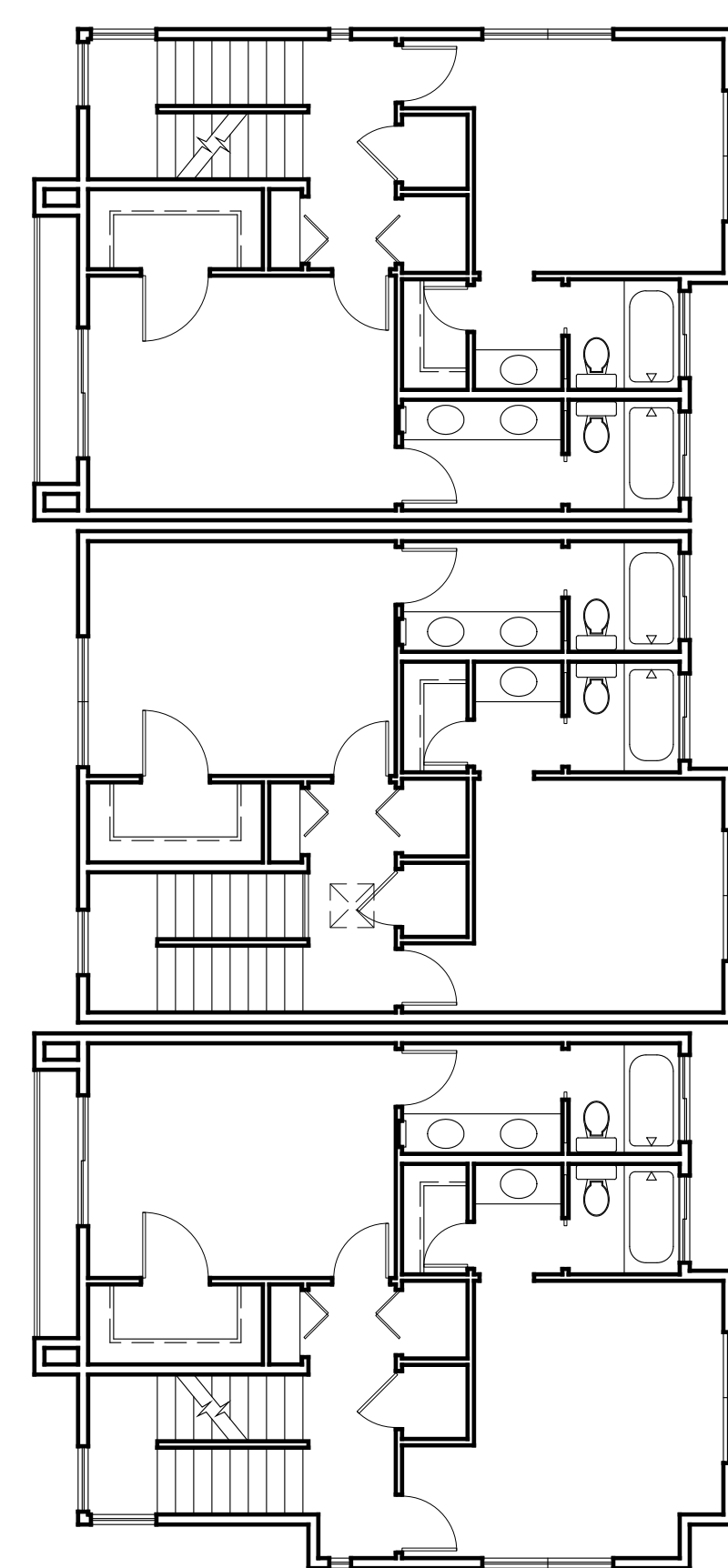


1ST FLOOR PLAN

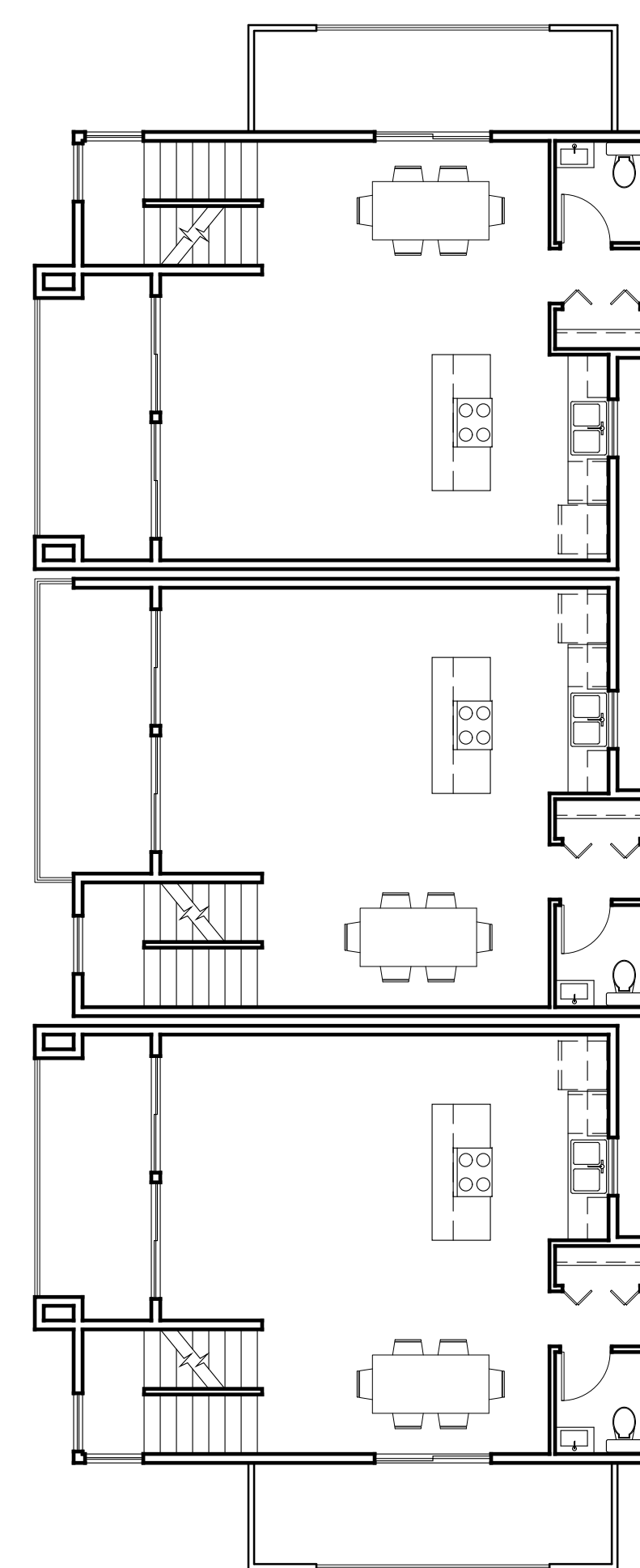




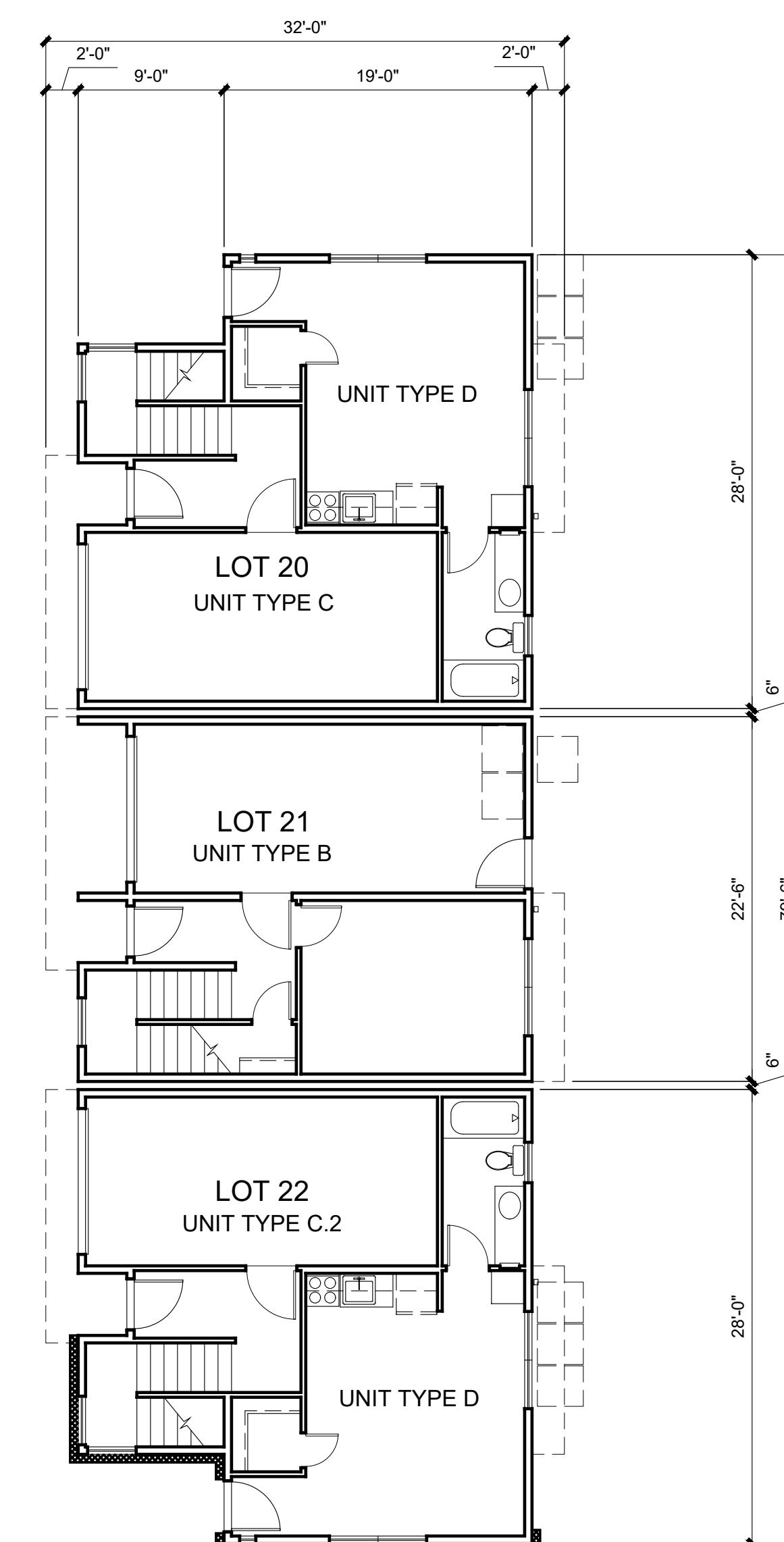
ROOF PLAN



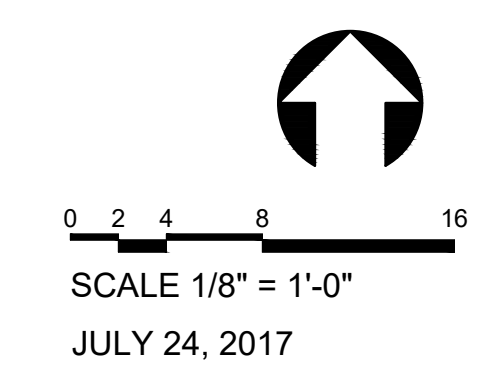
3RD FLOOR PLAN



2ND FLOOR PLAN



1ST FLOOR PLAN



SCALE 1/8" = 1'-0"
JULY 24, 2017

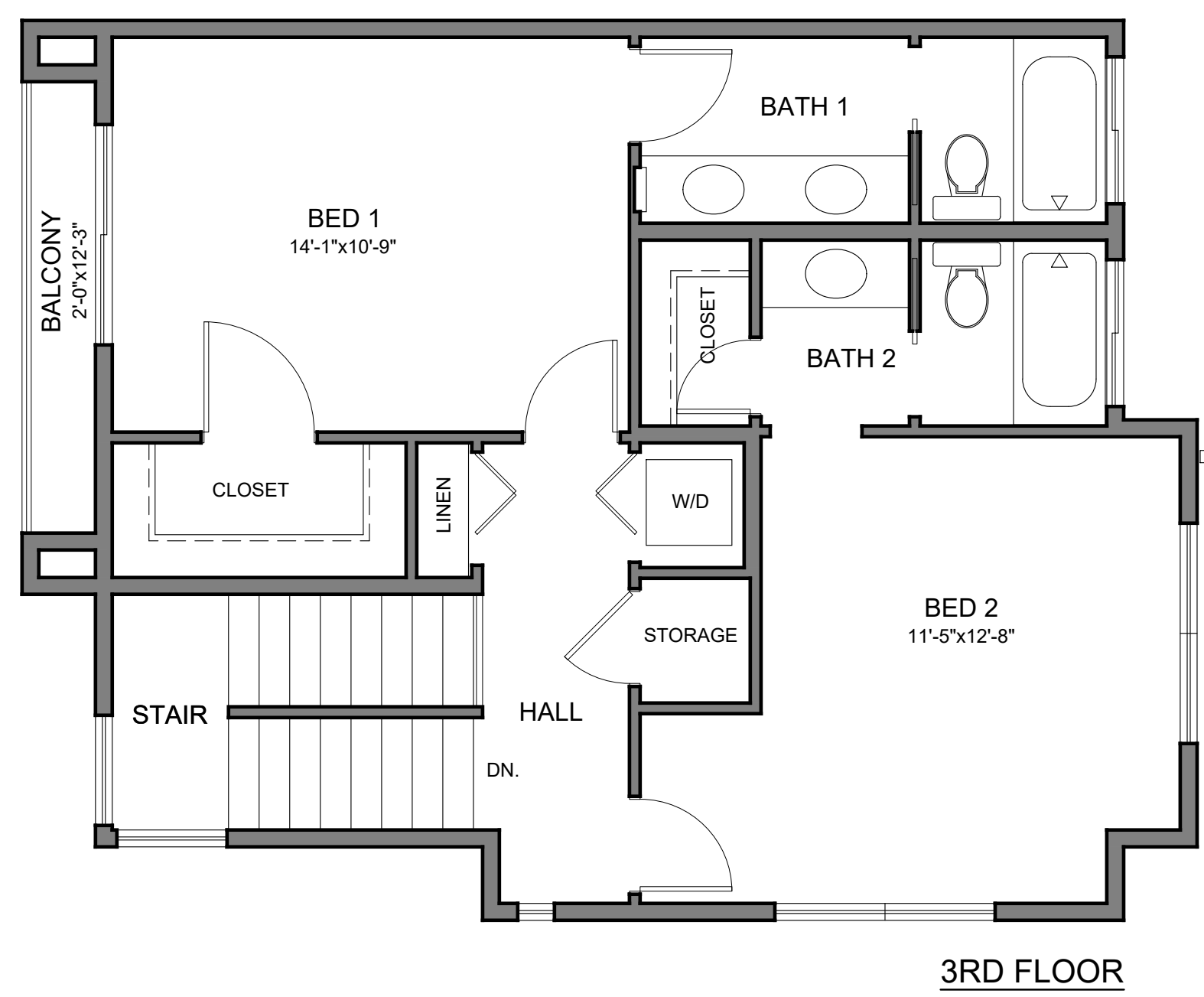


THE SAVOY
5TH & G STREETS
West Sacramento, California

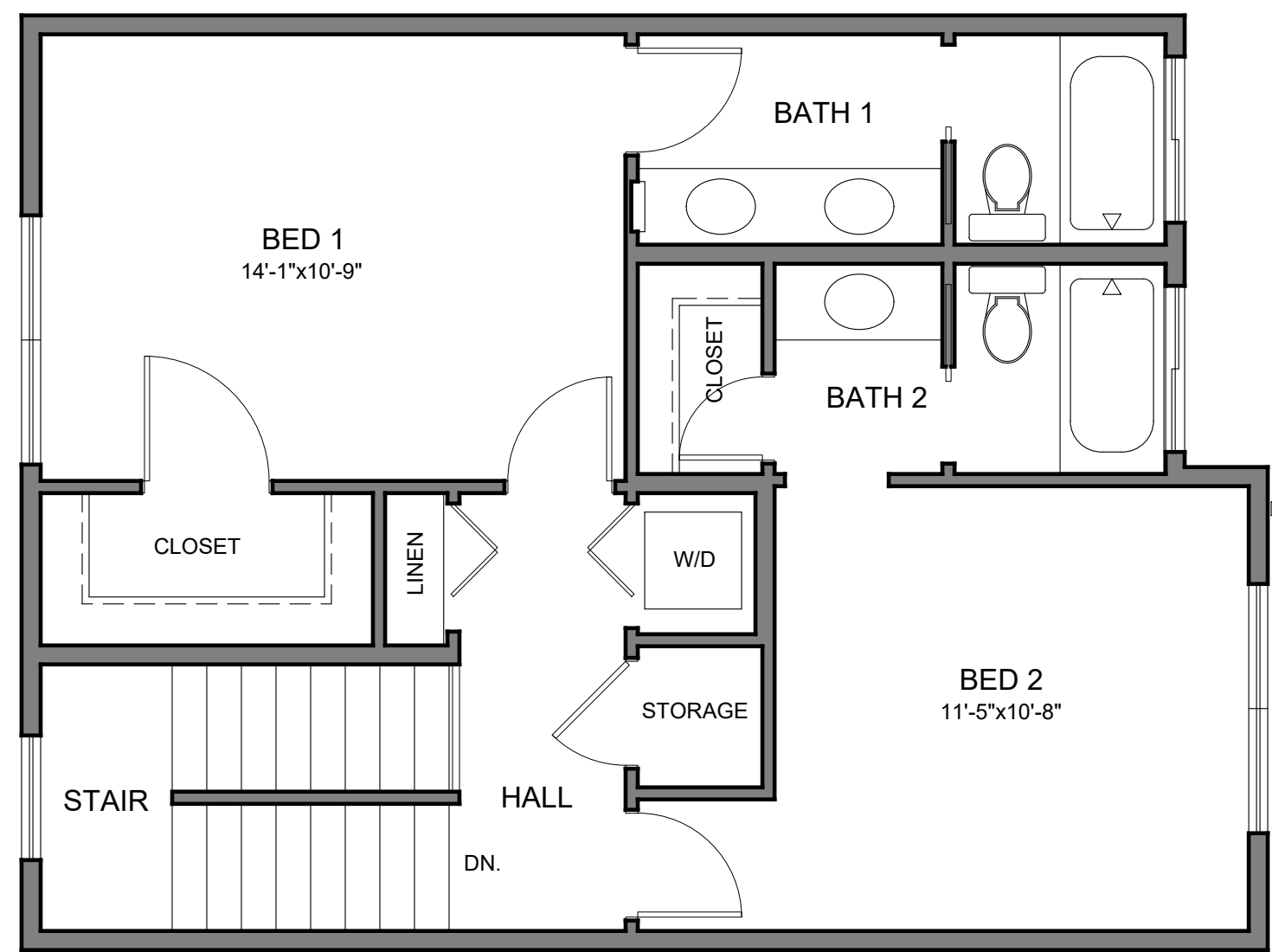
BUILDING 4 FLOOR PLANS



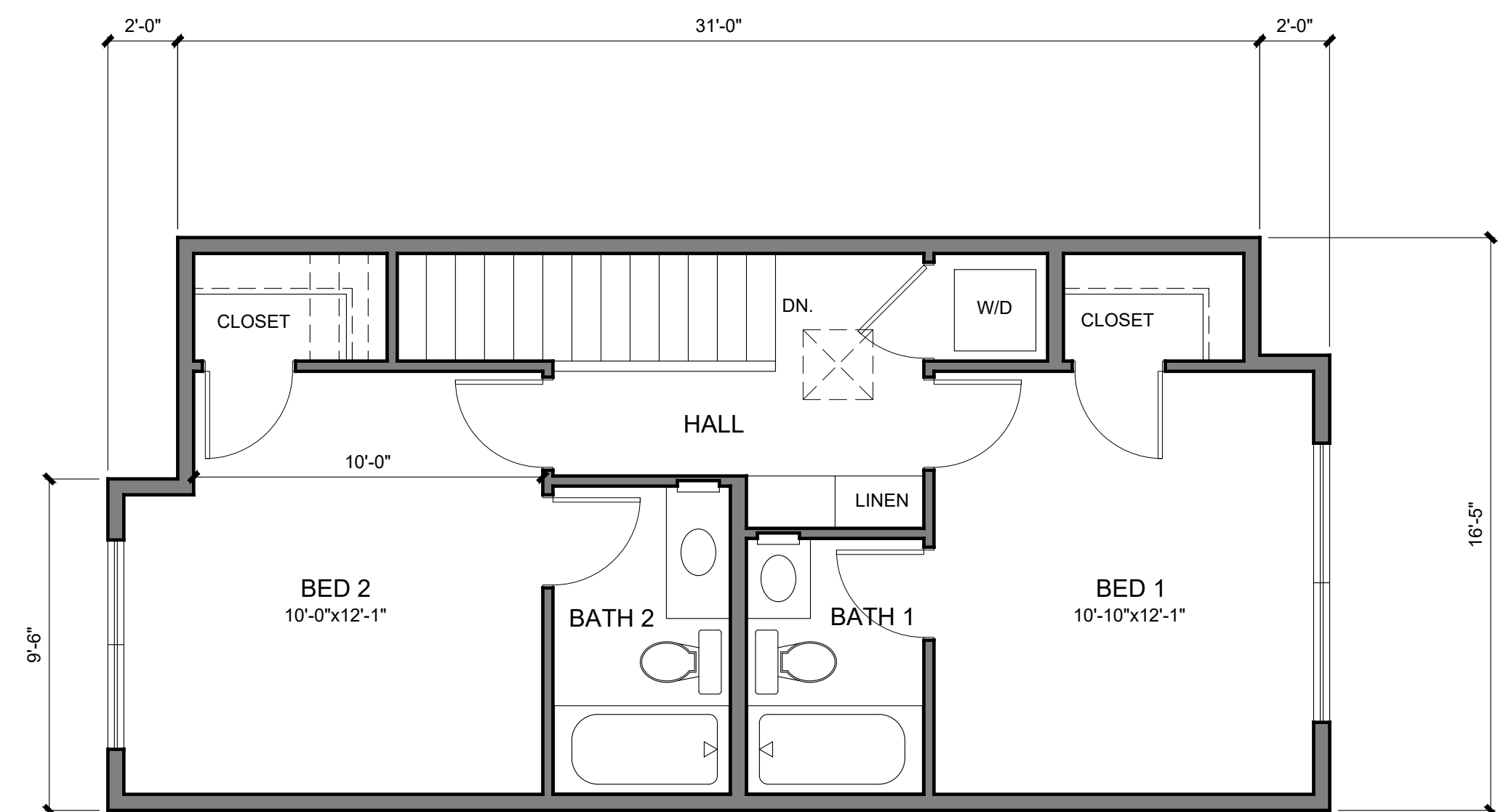
A2.4



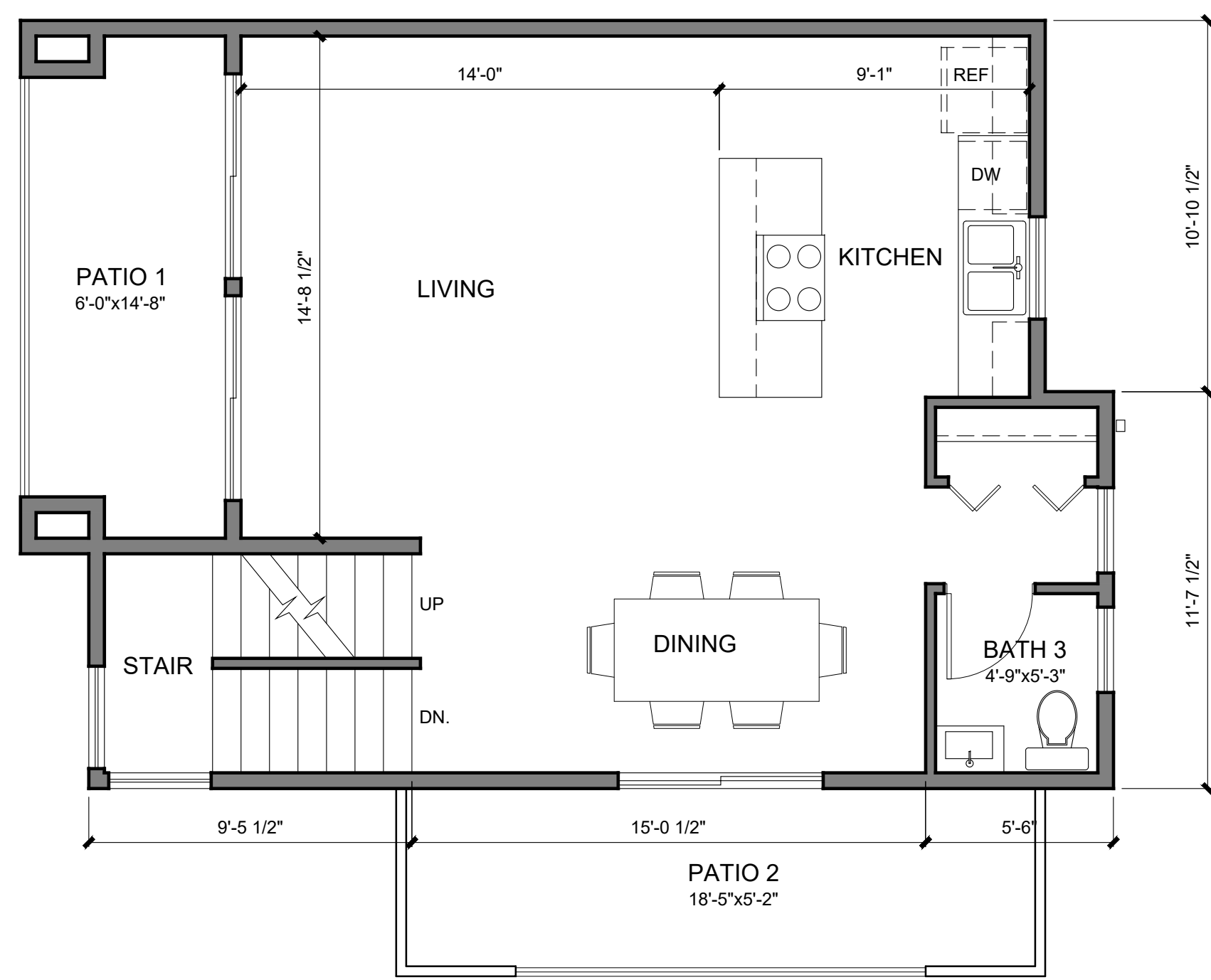
3RD FLOOR



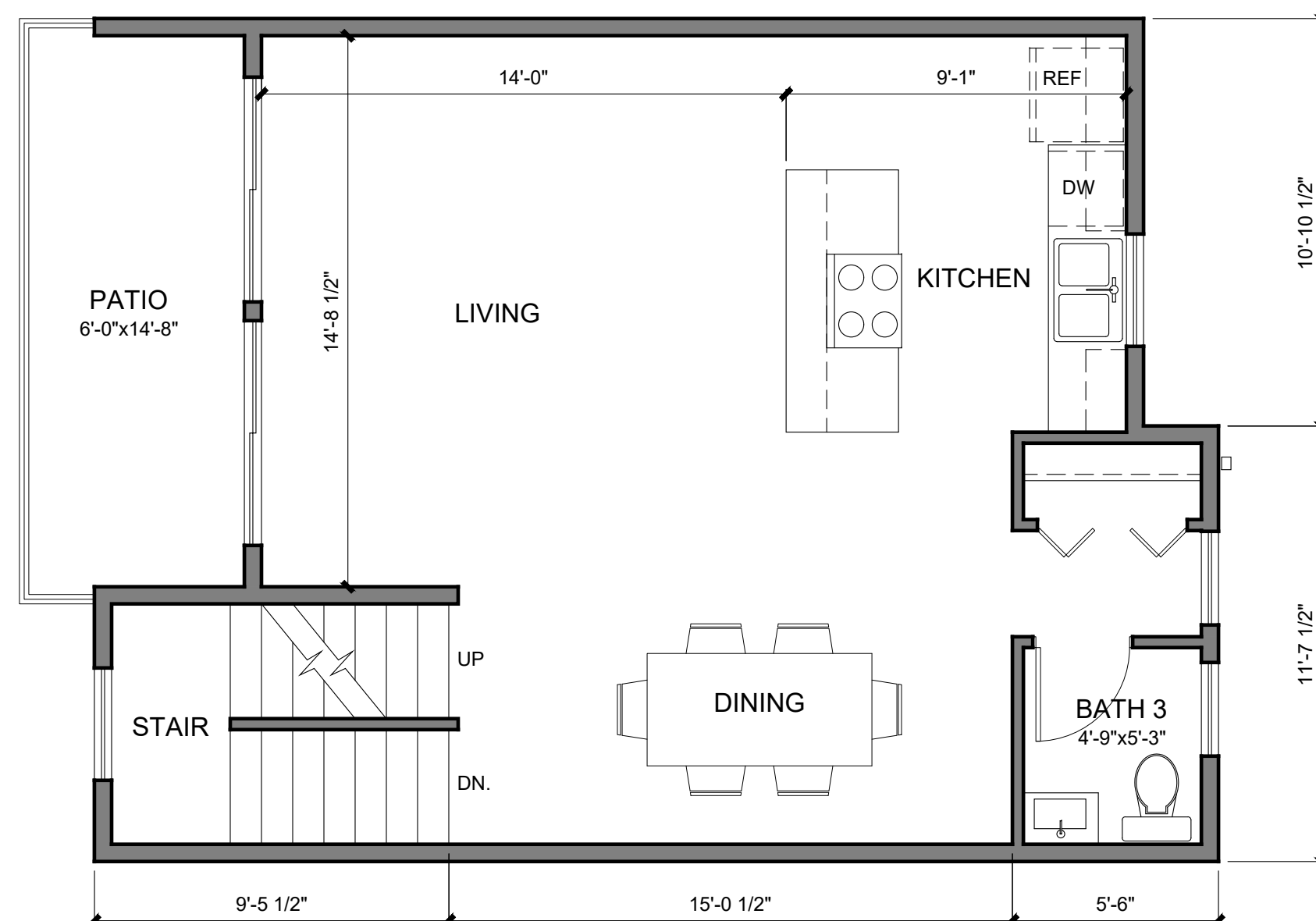
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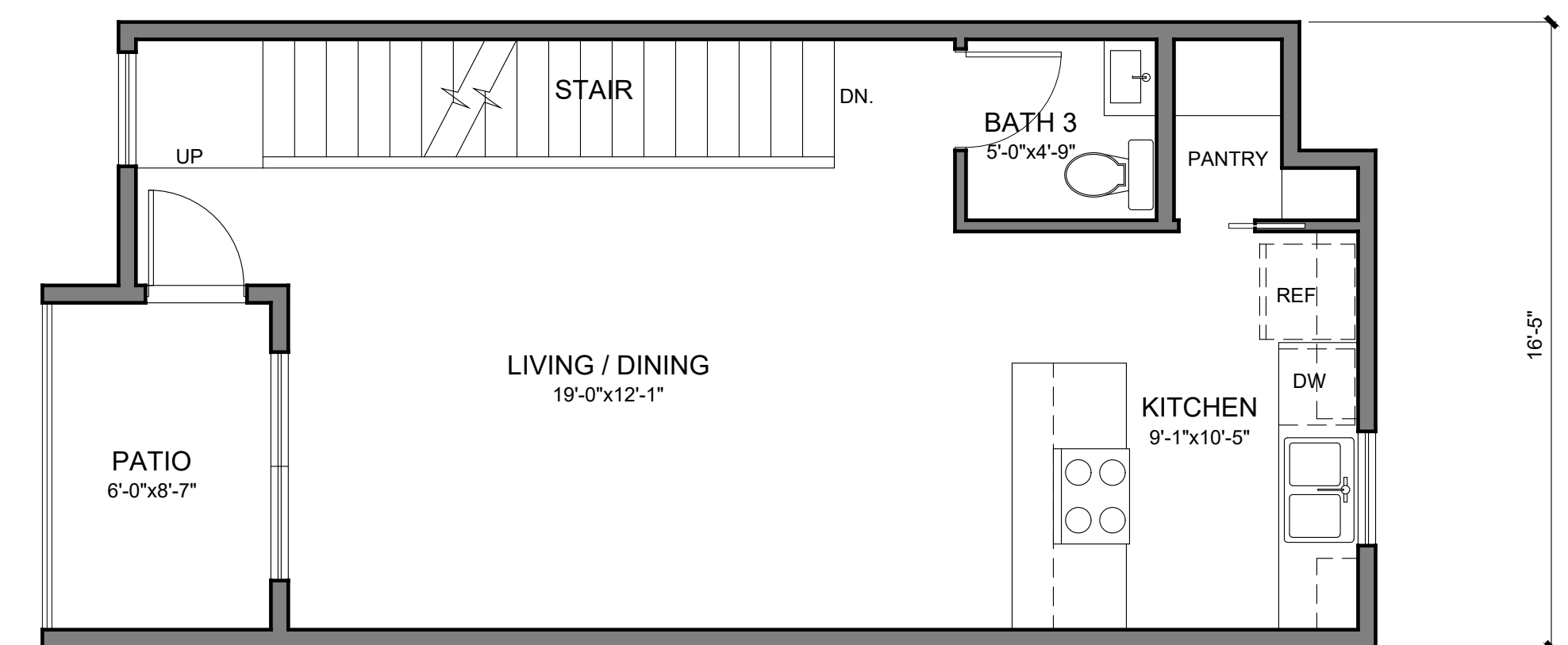
3RD FLOOR



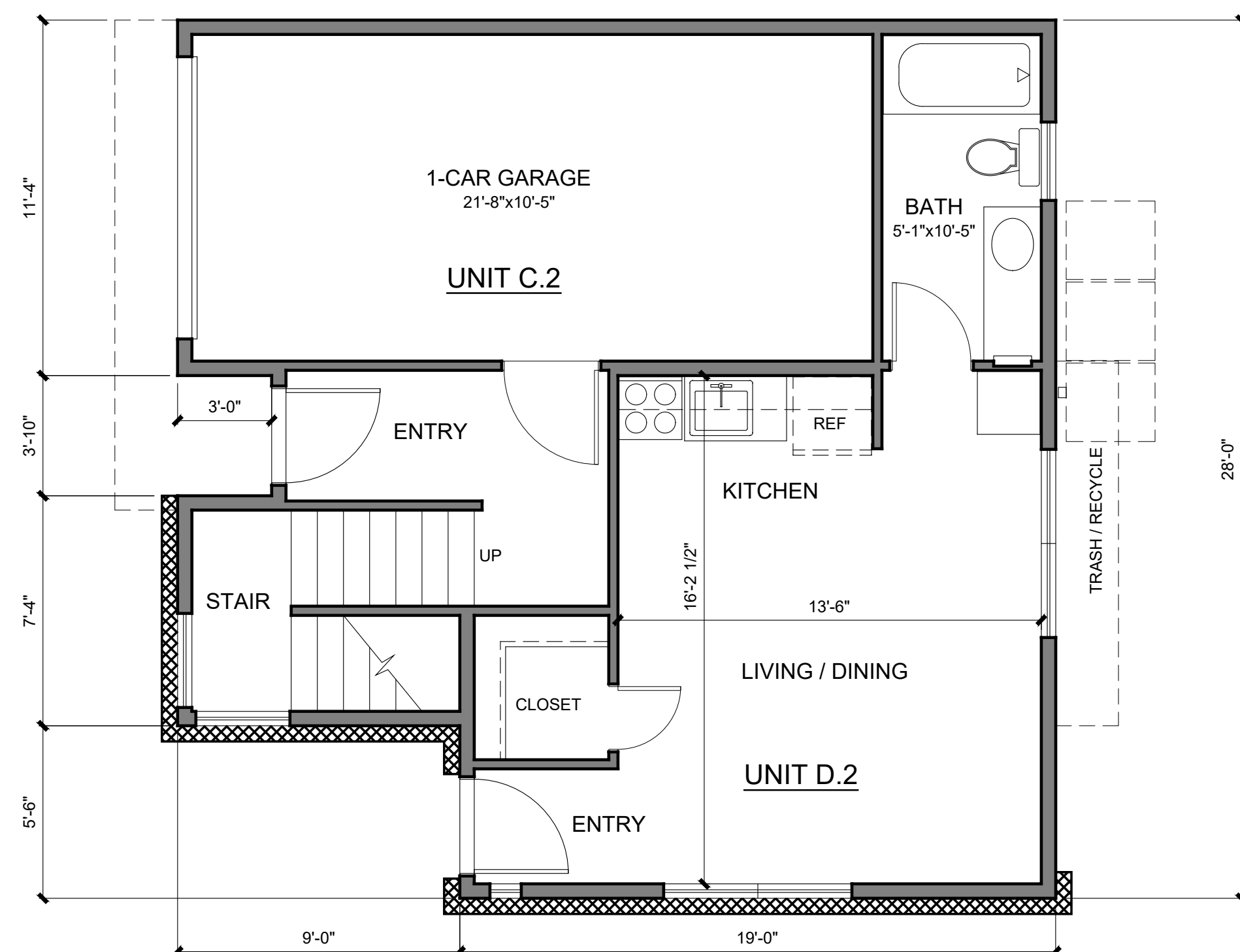
2ND FLOOR



2ND FLOOR

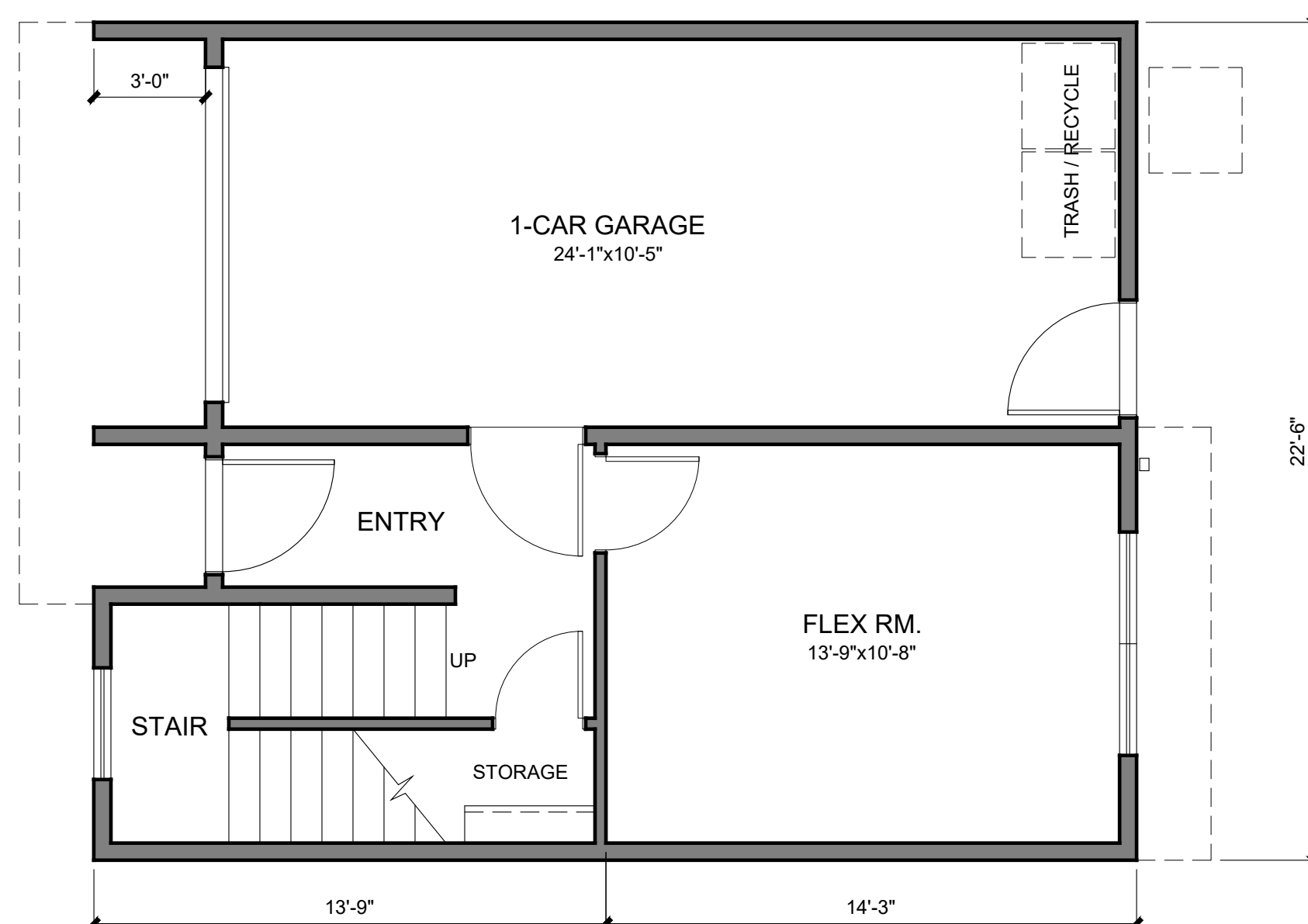


2ND FLOOR



UNIT C.2 - 3BED / 2.5BATH
UNIT D - STUDIO

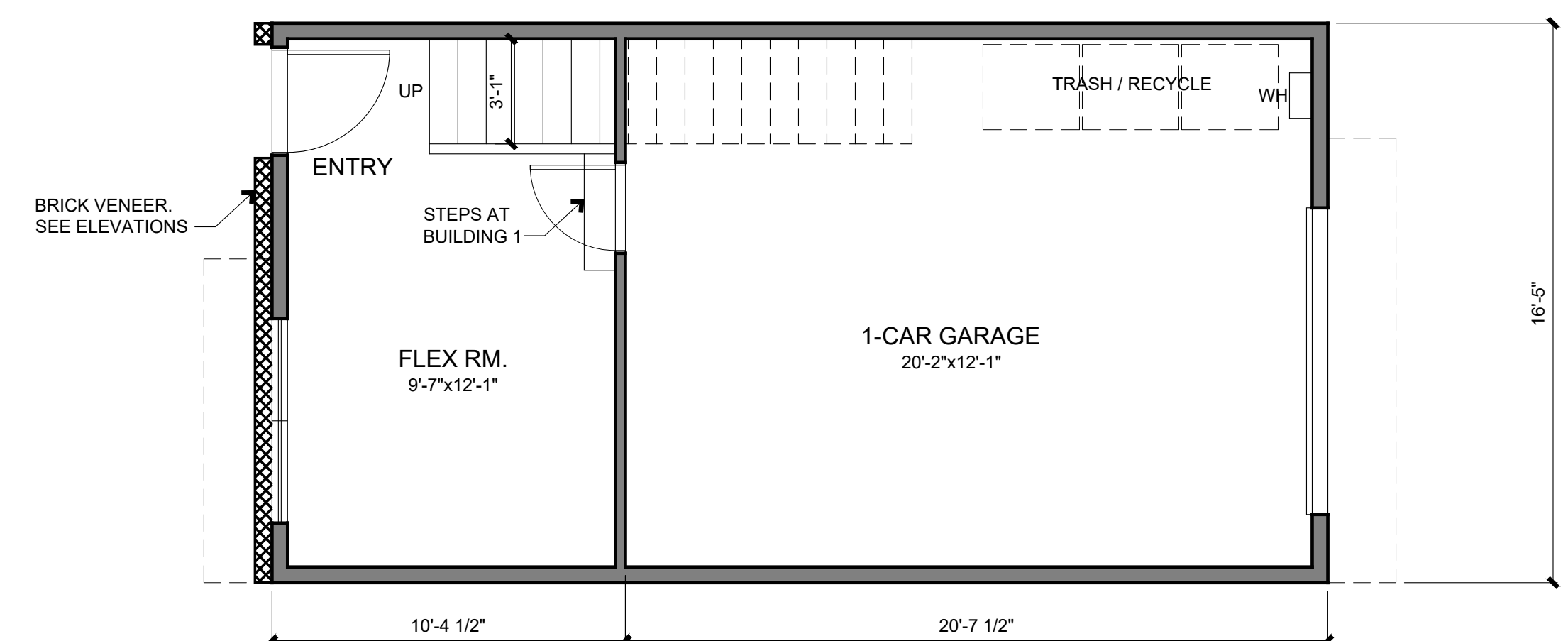
UNIT C.2	UNIT D
1ST FLOOR: 129 SF.	TOTAL LIVING: 362 SF.
2ND FLOOR: 528 SF.	
3RD FLOOR: 653 SF.	
TOTAL LIVING: 1,308 SF.	
GARAGE: 242 SF.	
PATIO / BALCONY: 228 SF.	



1ST FLOOR

UNIT B - 3BED / 2.5BATH

1ST FLOOR: 314 SF.
2ND FLOOR: 526 SF.
3RD FLOOR: 653 SF.
TOTAL LIVING: 1,493 SF.
GARAGE: 273 SF.
PATIO: 92 SF.



1ST FLOOR

UNIT A - 2BED / 2.5BATH

1ST FLOOR: 166 SF.
2ND FLOOR: 499 SF.
3RD FLOOR: 516 SF.
TOTAL LIVING: 1,181 SF.
GARAGE: 343 SF.
PATIO: 55 SF.

0 1 2 4 8
SCALE 1/4" = 1'-0"
JULY 24, 2017



NORTH ELEVATION

SCALE 3/16" = 1'-0"



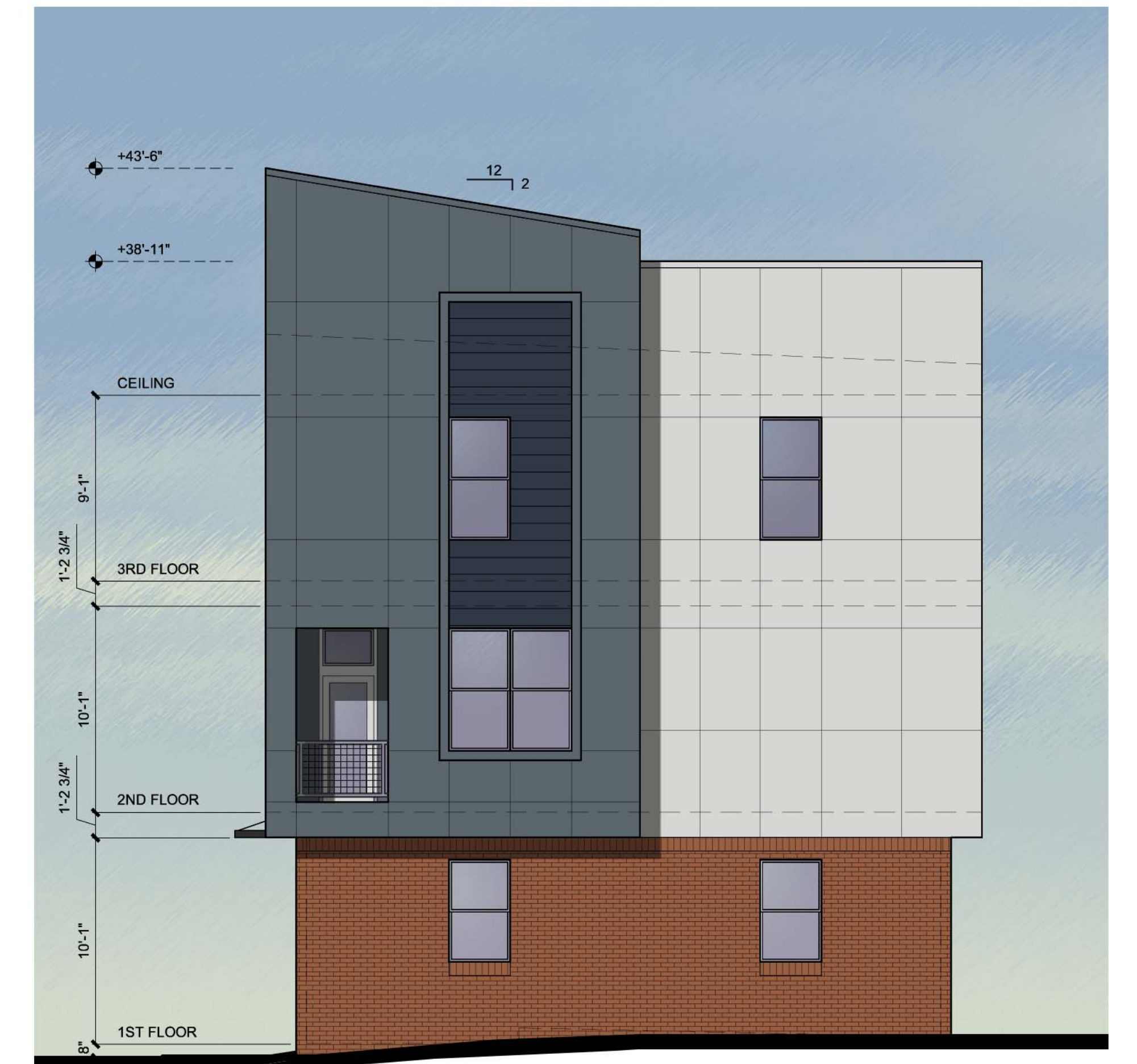
EAST ELEVATION (WEST SAVOY DRIVE)

SCALE 3/16" = 1'-0"



WEST ELEVATION (5TH STREET)

SCALE 3/16" = 1'-0"



SOUTH ELEVATION (G STREET)

SCALE 3/16" = 1'-0"

0 2 4 6 8 10
SCALE 3/16" = 1'-0"
JULY 24, 2017

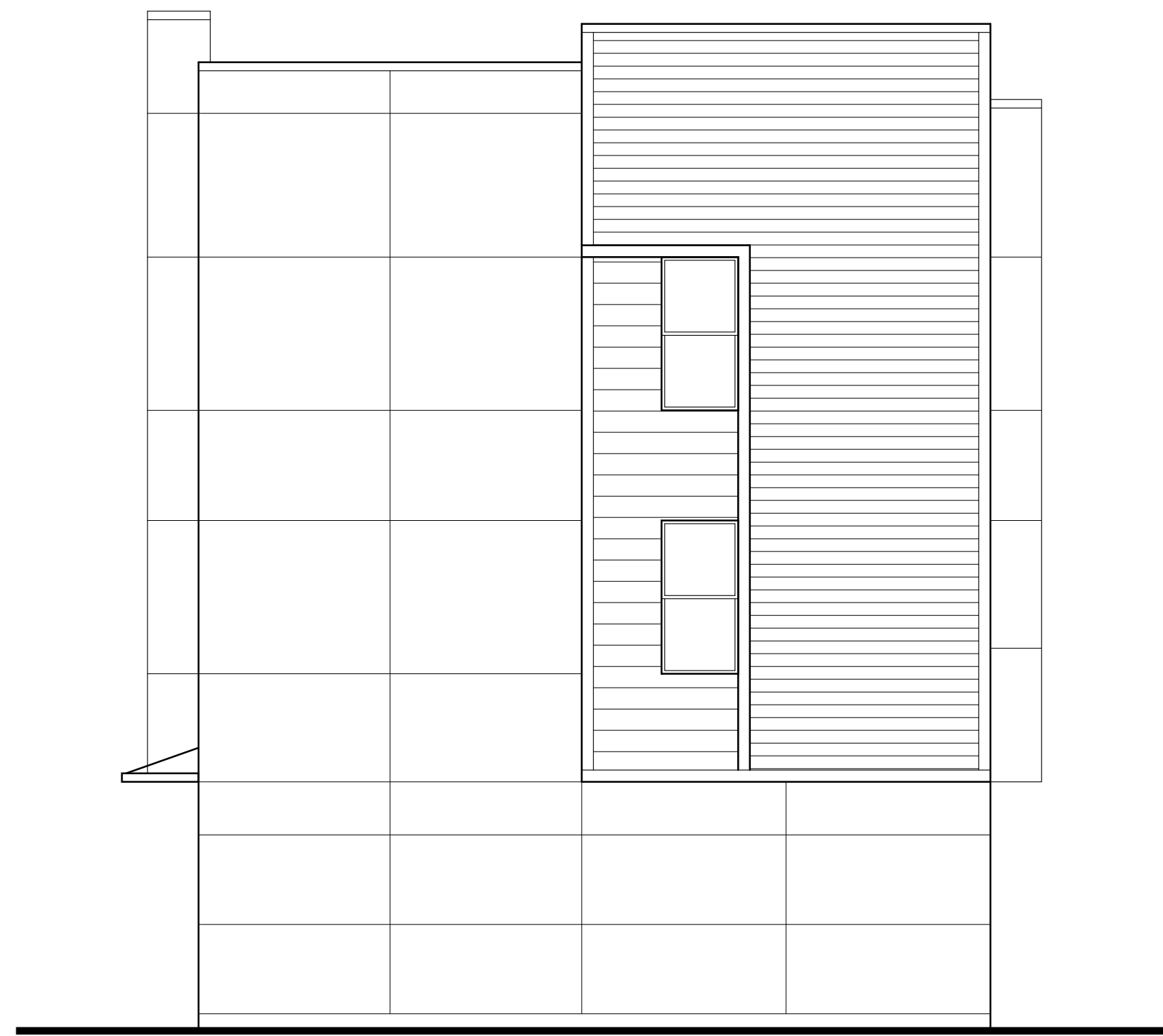


THE SAVOY
5TH & G STREETS
West Sacramento, California

BUILDING 1 ELEVATIONS



A3.1



NORTH ELEVATION

SCALE 3/16" = 1'-0"



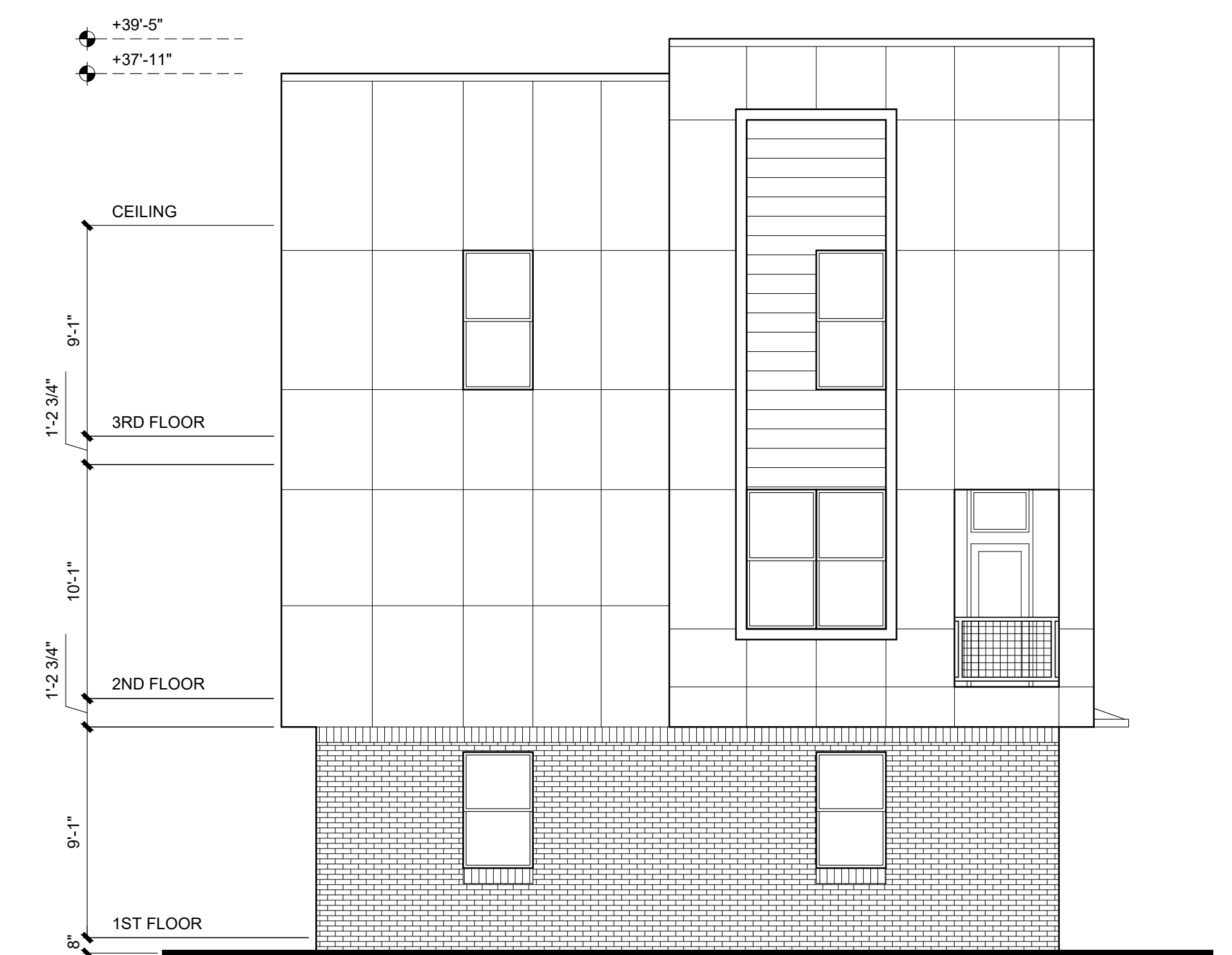
EAST ELEVATION (PASEO)

SCALE 3/16" = 1'-0"



WEST ELEVATION (WEST SAVOY DRIVE)

SCALE 3/16" = 1'-0"



SOUTH ELEVATION (G STREET)

SCALE 3/16" = 1'-0"

0 2 4 8
SCALE 3/16" = 1'-0"
JULY 24, 2017

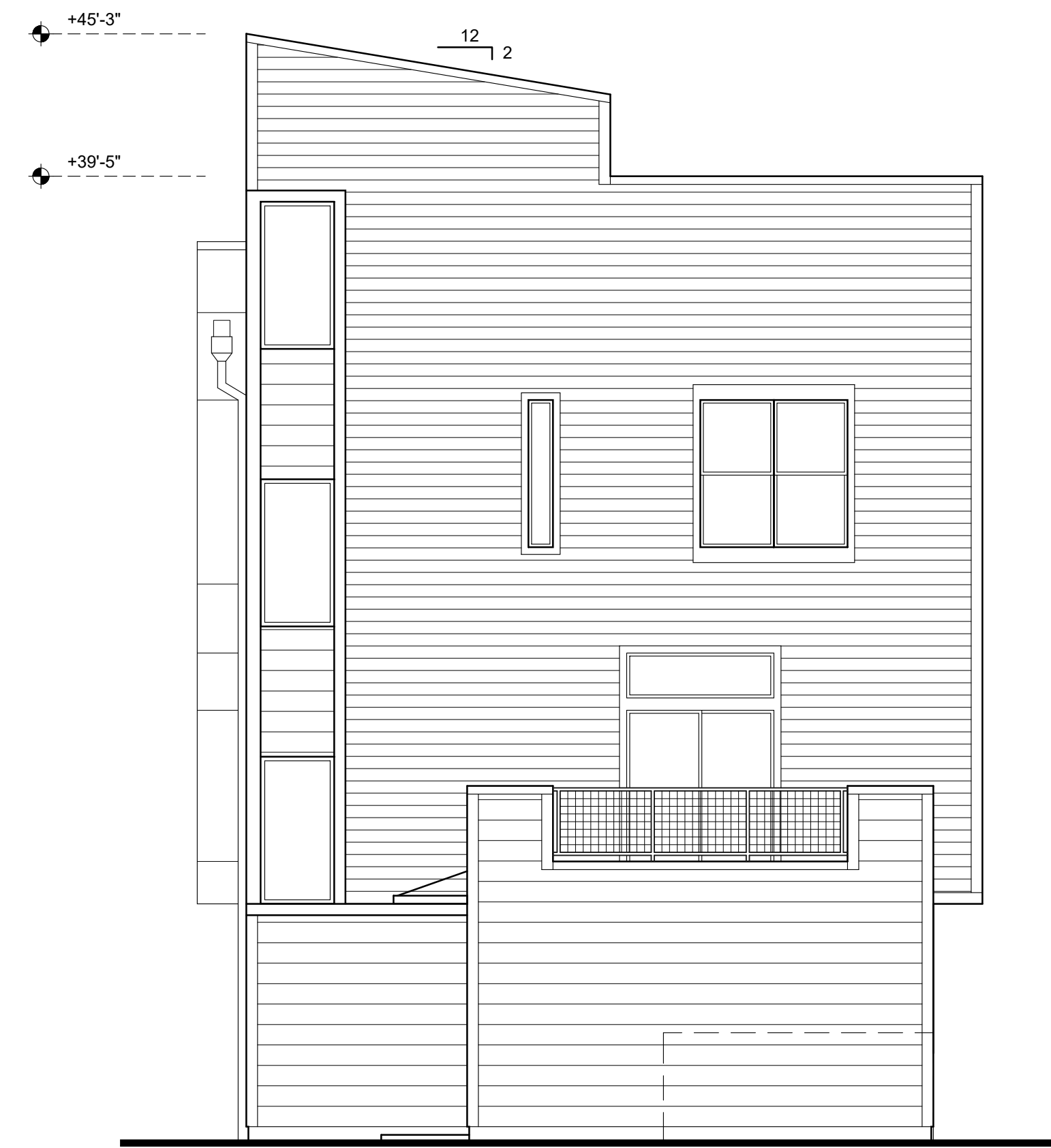


THE SAVOY
5TH & G STREETS
West Sacramento, California

BUILDING 2 ELEVATIONS



A3.2



NORTH ELEVATION

SCALE 3/16" = 1'-0"



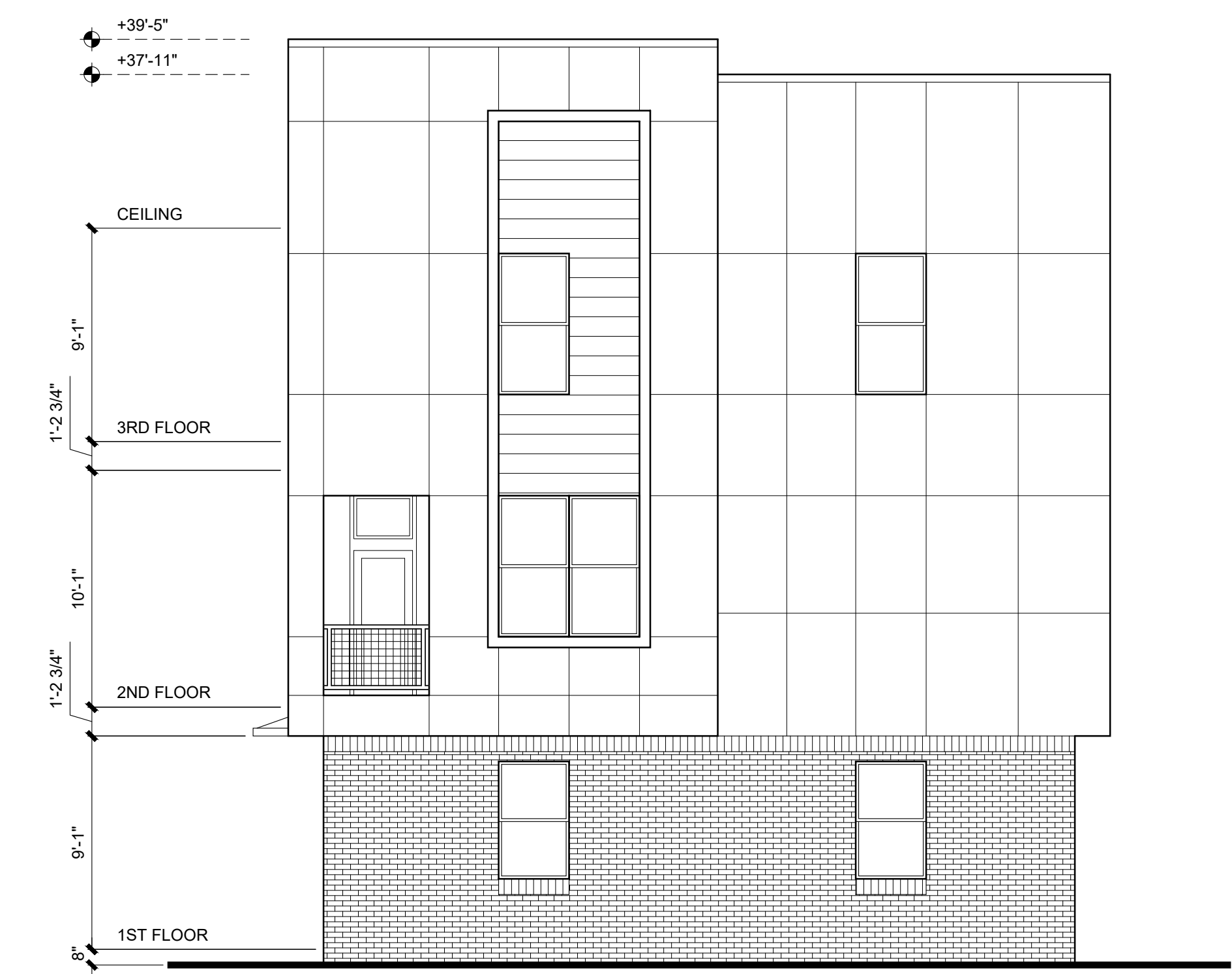
EAST ELEVATION (EAST SAVOY DRIVE)

SCALE 3/16" = 1'-0"



WEST ELEVATION (PASEO)

SCALE 3/16" = 1'-0"



SOUTH ELEVATION (G STREET)

SCALE 3/16" = 1'-0"

0 2 4 8
SCALE 3/16" = 1'-0"
JULY 24, 2017

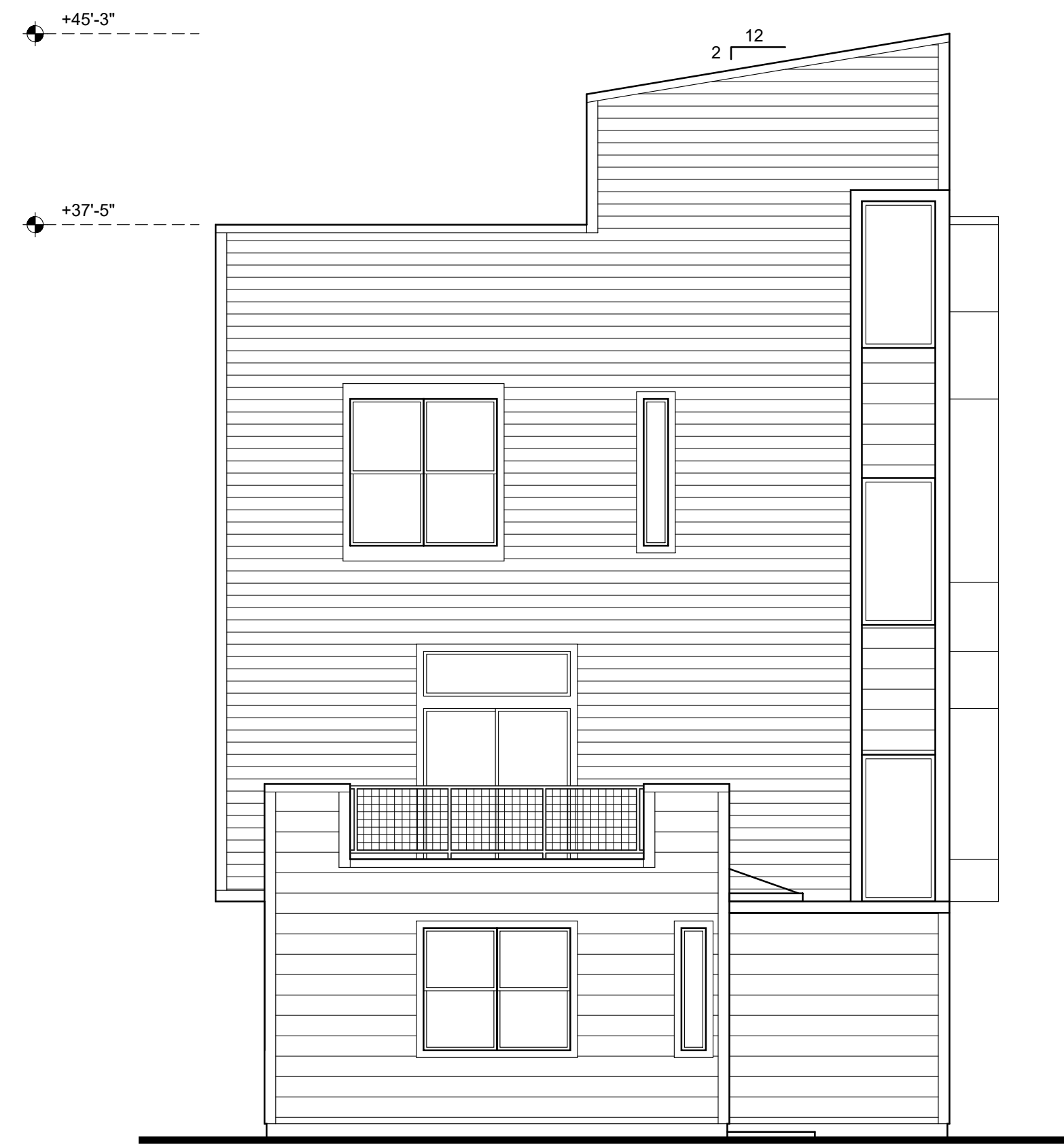


THE SAVOY
5TH & G STREETS
West Sacramento, California

BUILDING 3 ELEVATIONS



A3.3



NORTH ELEVATION

SCALE 3/16" = 1'-0"



EAST ELEVATION

SCALE 3/16" = 1'-0"



WEST ELEVATION (EAST SAVOY DRIVE)

SCALE 3/16" = 1'-0"



SOUTH ELEVATION (G STREET)

SCALE 3/16" = 1'-0"

0 2 4 8
SCALE 3/16" = 1'-0"
JULY 24, 2017



5TH STREET

BUILDING 1

WEST SAVOY DRIVE

BUILDING 2

PASEO

BUILDING 3

EAST SAVOY DRIVE

BUILDING 4

G STREET ELEVATION

0 2 4 6 10
SCALE 3/16" = 1'-0"

JULY 24, 2017



THE SAVOY
5TH & G STREETS
West Sacramento, California

STREET ELEVATION



A3.5

TREE LEGEND

PLANT SYMBOL	USE DESCRIPTION & BOTANICAL NAME/ COMMON NAME	CONTAINER SIZE	HT/SPR	REMARKS
<i>(Note: All trees symbols sizes are reduced up to 60%)</i>				
	COURTYARD/SEASONAL BUILDING SCREENING TREE ACER RUBRUM 'BOWHALL'- B. RED MAPLE	15 GAL.	40/15'	NARROW FORM
	COURTYARD/ BUILDING FOUNDATION TREE ACER PALMATUM 'SANGO KAKU'- S.K. MAPLE	15 GAL.	20/15'	SEASONAL FLOWERS
	PATIO/UNDERSTORY TREE CHILOPSIS LINEARS 'TIMLESS BEAUTY'- T.K. DESERT WILLOW	15 GAL.	25/18'	SPRING FLOWERS
	NATIVE PATIO AREA TREE CERCIS OCCIDENTALIS WESTERN REDBUD	15 GAL.	18/15'	SPRING FLOWERS
	STREET TREE LAGERSTROEMIA HYBRID 'MUSKOGEE'- M. CRAPE MYRTLE	15 GAL.	25/15'	LAVENDER FLOWERS
	STREET TREE ACER BUERGERANUM TRIDENT MAPLE	15 GAL.	25/25'	RED FALL COLOR

SHRUB LEGEND

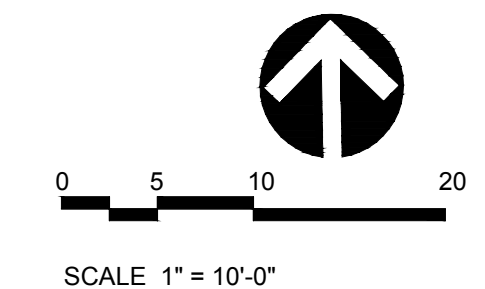
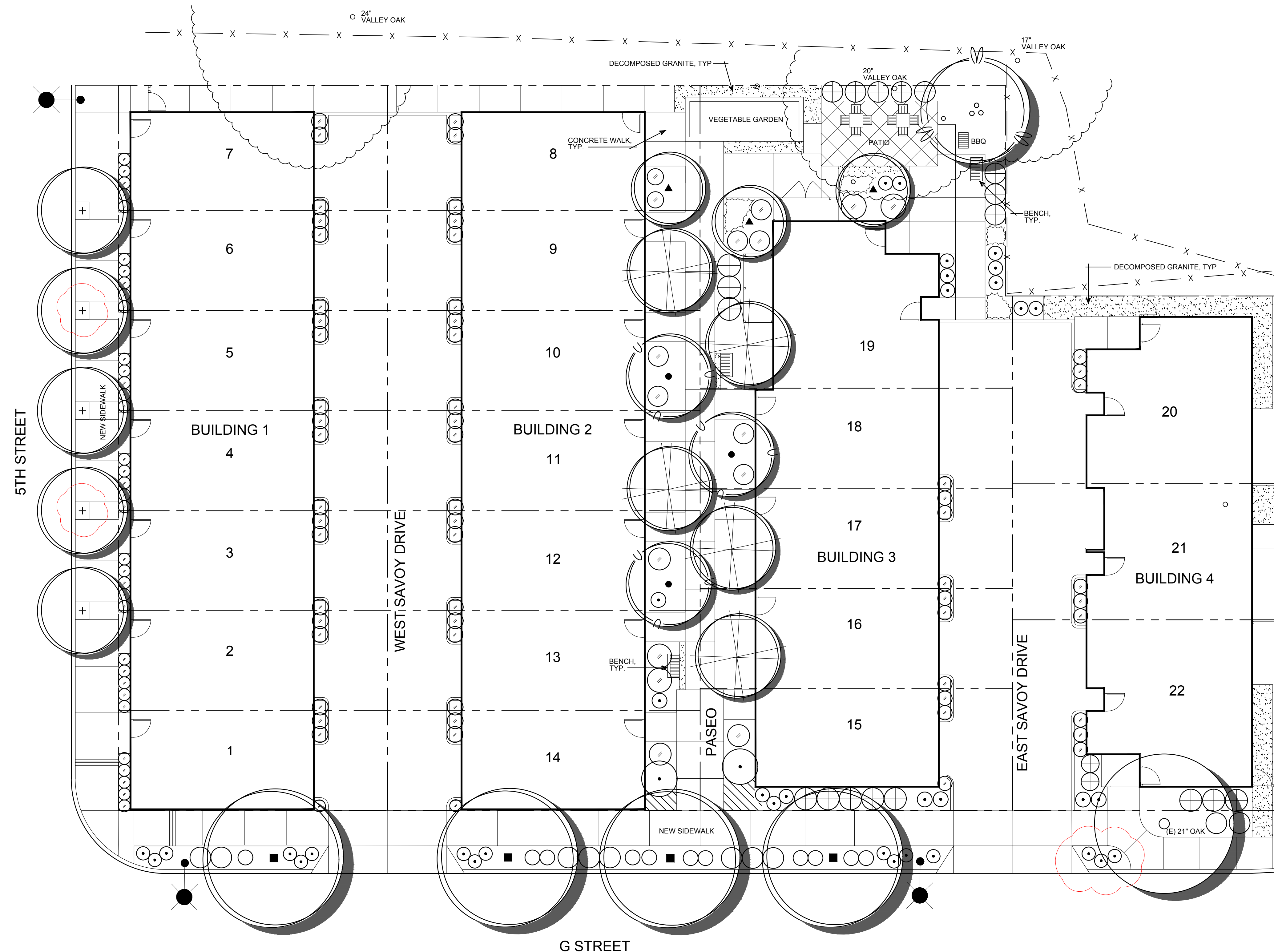
PLANT SYMBOL	USE DESCRIPTION & BOTANICAL NAME/ COMMON NAME	CONTAINER SIZE	HT/SPR	WATER USE
	BUILDING FOUNDATION SHRUBS SUCH AS: BESCHORNERIA YUCCOIDES 'FLAMINGO GLOW'- F.G. MEXICAN LILY CARPENTERIA CALIFORNICA BUSH ANEMONE DANELLA TASMANICA TASRED TASRED FLAX LILY LAVANDULA X INTERMEDIA 'PROVENCE'- BLUE LAVANDIN	5 GAL. 5 GAL. 1 GAL. 5 GAL.	4/6' 6/4' 1'-6/2' 3/4'	LOW LOW LOW LOW
	SCREENING SHRUBS SUCH AS: CALLISTEMON VIMINALIS 'LITTLE JOHN'- L.G. BOTTLEBRUSH CHONDROPETALUM ELEPHANTINUM LARGE CAPE RUSH DIETES BICOLOR AFRICAN IRIS MUHLENBERGIA 'PLUMETASTIC'- P. PINK MUHLY GRASS	5 GAL. 1 GAL. 1 GAL. 1 GAL.	4/4' 4/6' 2/3' 3/3'	LOW LOW LOW LOW
	SITE & BUILDING ENTRY ACCENT SHRUBS SUCH AS: HEMEROCALLIS HYBRID DAY LILY HESPEROLE PARVIFOLIA 'BRAKE LIGHTS' PHORMIUM TENAX 'JACK SPRATT'- J.G. FLAX ROSA X NOATRUM CARPET ROSE	1 GAL. 1 GAL. 1 GAL. 2 GAL.	1-6/2' 1/3' 2/2' 2/3'	LOW LOW MEDIUM
	LOW SHRUB COVER SUCH AS: BULBINE FRUITESCENS 'HALLMARK'- ORANGE STALKED BULBINE GALVEZIA SPECIOSA 'FIRE CRACKER'- F.C. BUSH SNAPDRAGON LAVANDULA INTERMEDIA 'PROVENCE'- P. HEDGE LAVENDER	1 GAL. 1 GAL. 1 GAL.	2/6' 3/3' 2/3'	LOW LOW

GROUND COVER LEGEND

BOTANICAL & COMMON NAME	CONTAINER SIZE	HEIGHT/ SPREAD	WATER USE	BOTANICAL & COMMON NAME	CONTAINER SIZE	HEIGHT/ SPREAD	WATER USE
ACHILLEA MILLEFOLIUM COMMON WHITE YARROW	1 GAL.	1/3'	LOW	ARCTOSTAPHYLOS 'EMERALD CARPET'- E. C. MANZANITA	1 GAL.	1'- 6/5'	LOW
FESTUCA GLAUCA 'ELIJAH BLUE'- E.B. FESCUE	FLATS	1/2'	LOW	CAREX PANSA CALIFORNIA MEADOW SAGE	LINERS	8/10"	LOW
GAZANIA 'MITSUA SUPER YELLOW'- M. GAZANIA	FLATS	8/3'- 6"	MEDIUM	COTONEASTER DAMMERI 'CORAL BEAUTY'- C.B. COTONEASTER	1 GAL.	6/8"	LOW
				FESTUCA CALIFORNICA CALIFORNIA FESCUE	LINERS	18/18"	LOW

IRRIGATION NOTES

- AN AUTOMATED IRRIGATION SYSTEM WILL BE PROVIDED. IT WILL FOLLOW THE CITY LOW WATER USE CONSERVATION GUIDELINES INCLUDING ITEMS SUCH AS:
1. GROUPING OF PLANTS WITH SIMILAR WATER USE LEVEL WITHIN THEIR REMOTE CONTROL VALVE/HYDROZONE SYSTEM.
 2. SMART CONTROLLERS WITH WATER SAVINGS FEATURES.
 3. LOW WATER FLOW WITH DRIP TYPE APPLICATION.
 4. ALLOWABLE MAXIMUM WATER USE CALCULATIONS.
 5. WATERING SCHEDULES ARE TO BE PROVIDED FOR BOTH ESTABLISHING AND ESTABLISHED PLANT MATERIALS.



THE SAVOY
5TH & G STREETS
West Sacramento, California

PRELIMINARY LANDSCAPE PLAN



L1

JULY 7, 2017