



## PROJECT TEAM

**APPLICANT/OWNER**  
 BLACKPINE COMMUNITIES  
 8880 CAL CENTER DRIVE, SUITES 350  
 SACRAMENTO, CA 95826  
 CONTACT: MICHAEL PARIS  
 PHONE: 916-497-0903

RED LION WEST, LLC  
 330 W. 5th street  
 Chico, CA 95928  
 CONTACT: WAYNE COOK

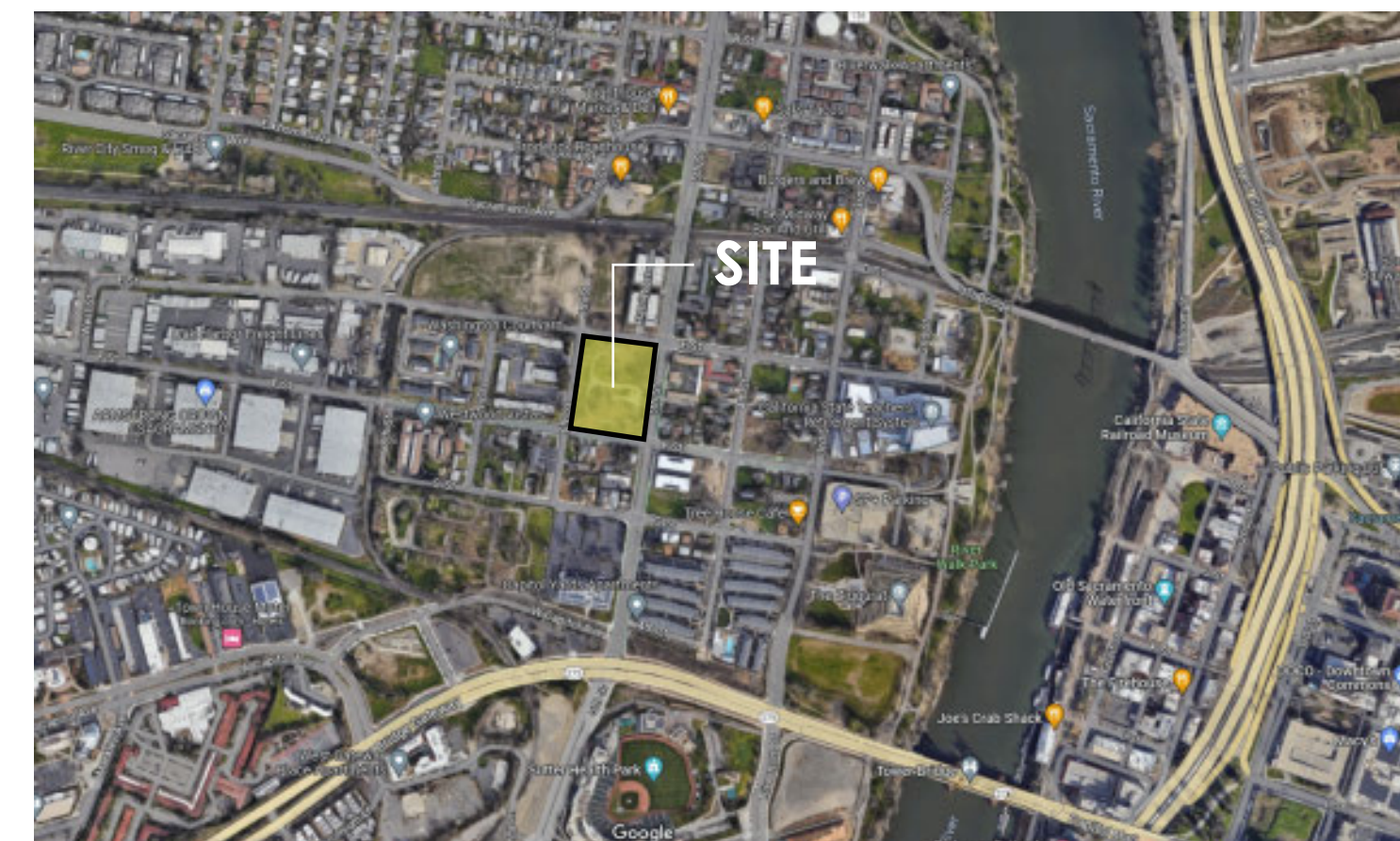
**ARCHITECT**  
 JZMK PARTNERS  
 3080 BRISTOL STREET, SUITE 350  
 COSTA MESA, CA 92626  
 CONTACT: ERIC ZUZIAK, AIA  
 PHONE: 714-426-6900

**CIVIL ENGINEER**  
 B2 ENGINEERING, INC.  
 CONTACT: BRITTANY BAIR P.E.  
 PHONE: 949-656-0995

**LANDSCAPE ARCHITECT**  
 FUHRMAN LEAMY LAND GROUP  
 2140 PROFESSIONAL DR, SUITE 115  
 ROSEVILLE, CA 95661  
 CONTACT: STEVEN FUHRMAN  
 PHONE: 916-783-5263

## 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
<b>TOTAL:</b>		<b>125</b>		<b>77,008 SF</b>

**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	<b>TOTAL:</b>	<b>12,557 SF</b>
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		
<b>TOTAL:</b>			<b>6,250 SF</b>		

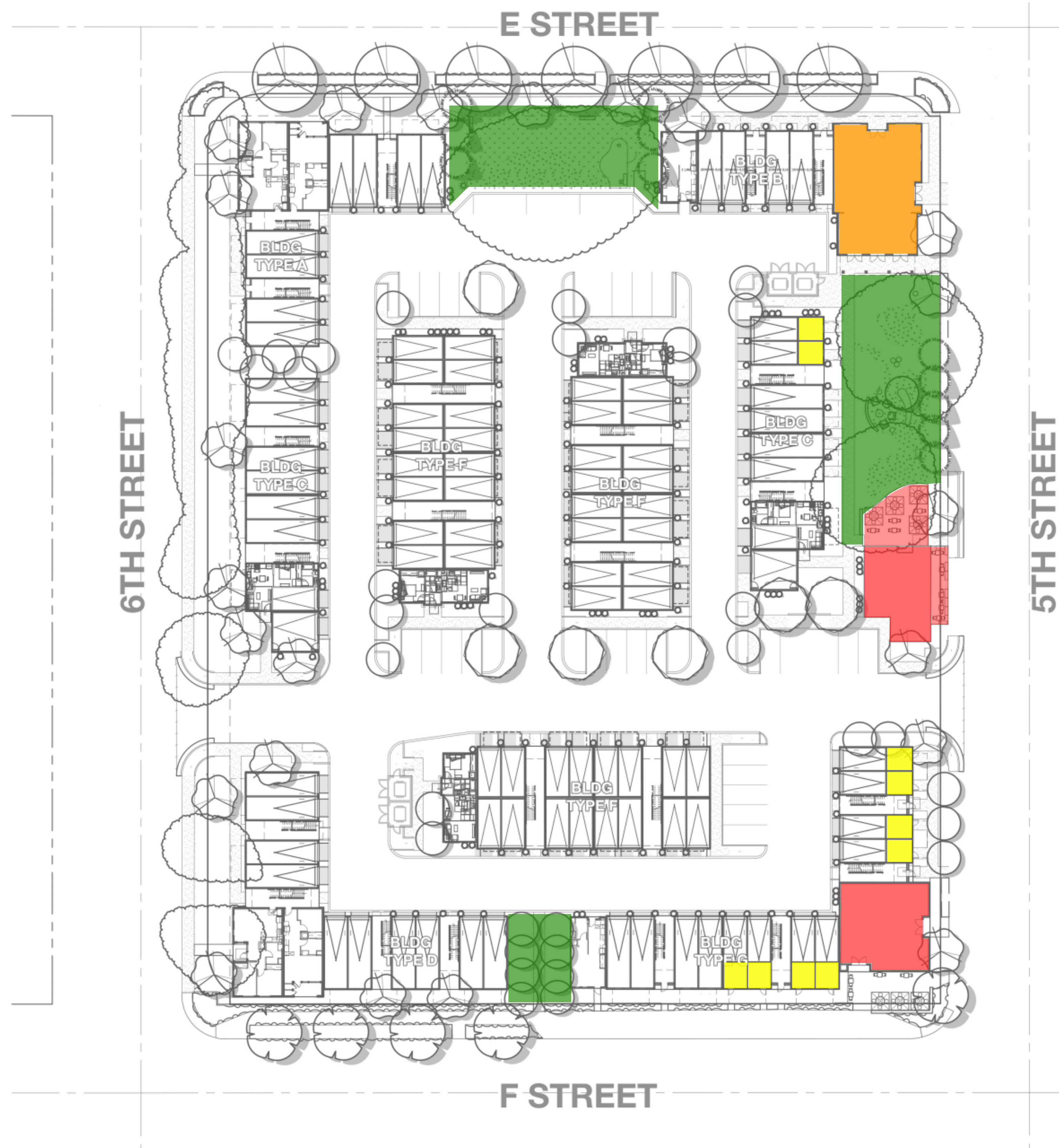


ARCHITECTURAL SITE PLAN



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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

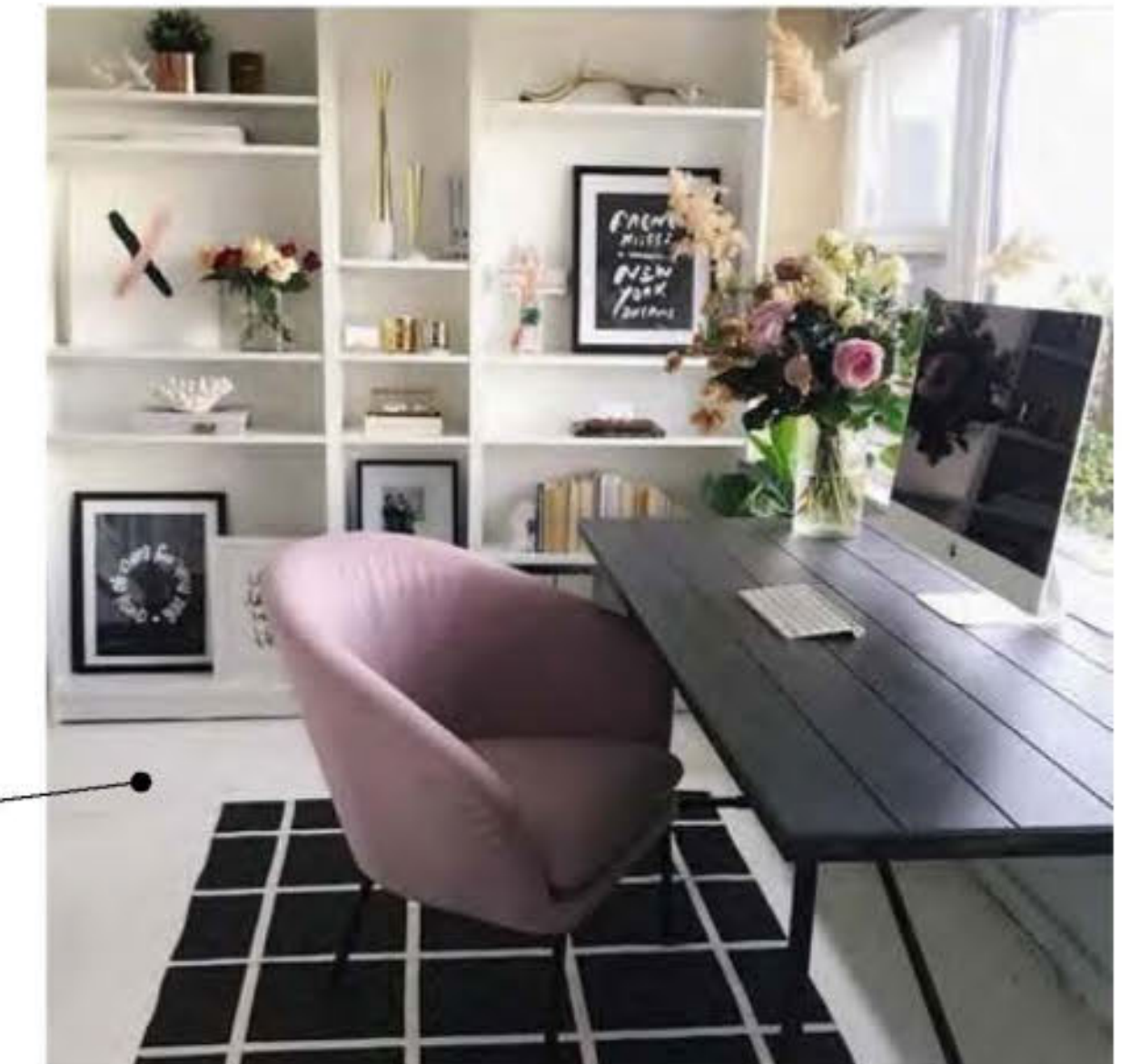
2 LEVEL UNIT INCLUDES WFH SPACE FOR 2 PEOPLE IN UNIT PLUS STREET LEVEL 200 SF DEDICATED OFFICE SPACE

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

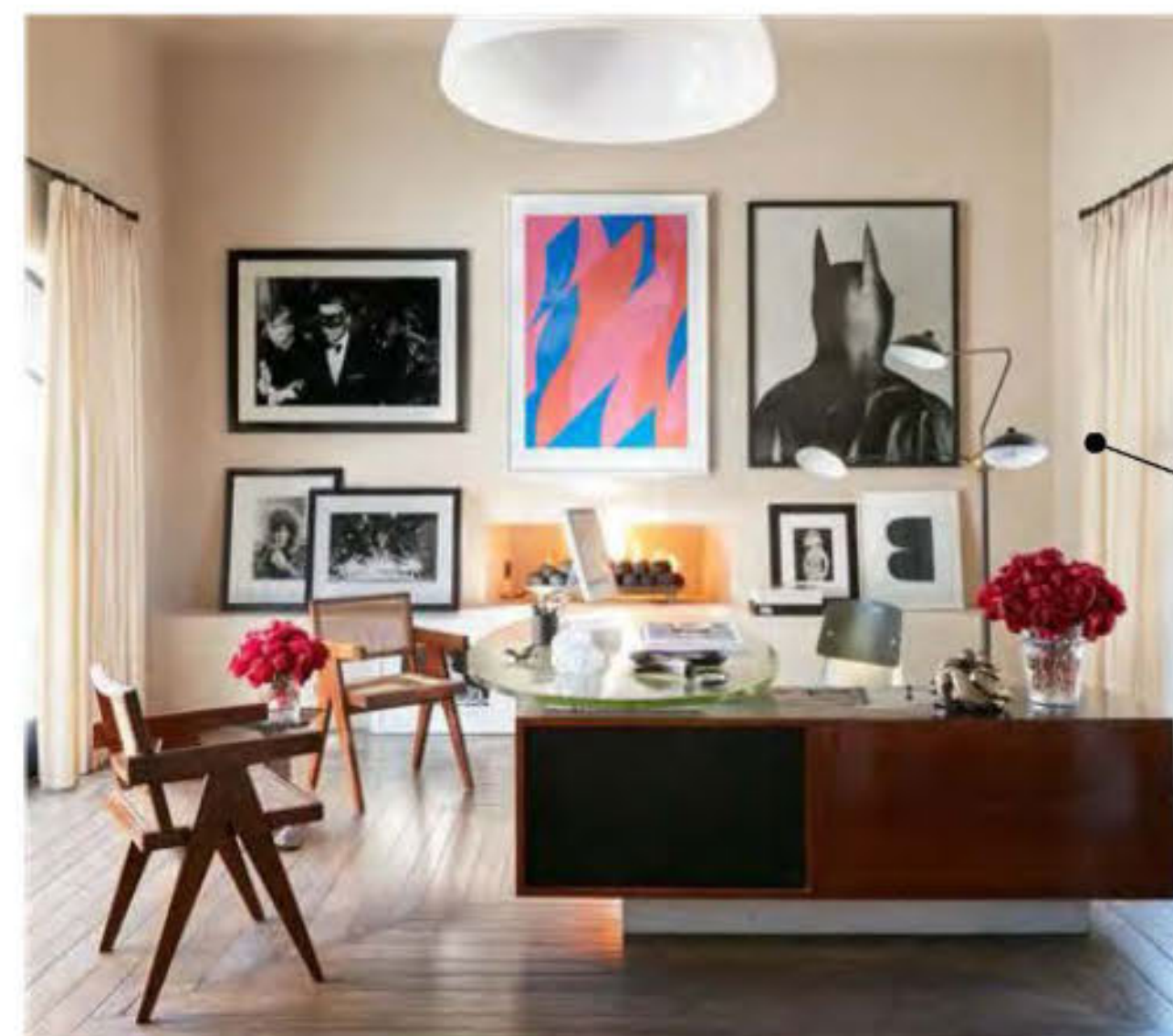
TWO SINGLE-LEVEL STACKED UNITS INCLUDE WFH SPACE FOR ONE PERSON PER UNIT PLUS STREET LEVEL 100 SF DEDICATED OFFICE SPACE PER UNIT



80 SF WFH SPACE



WFH DESK SPACE



236 SF LIVE/WORK SPACE

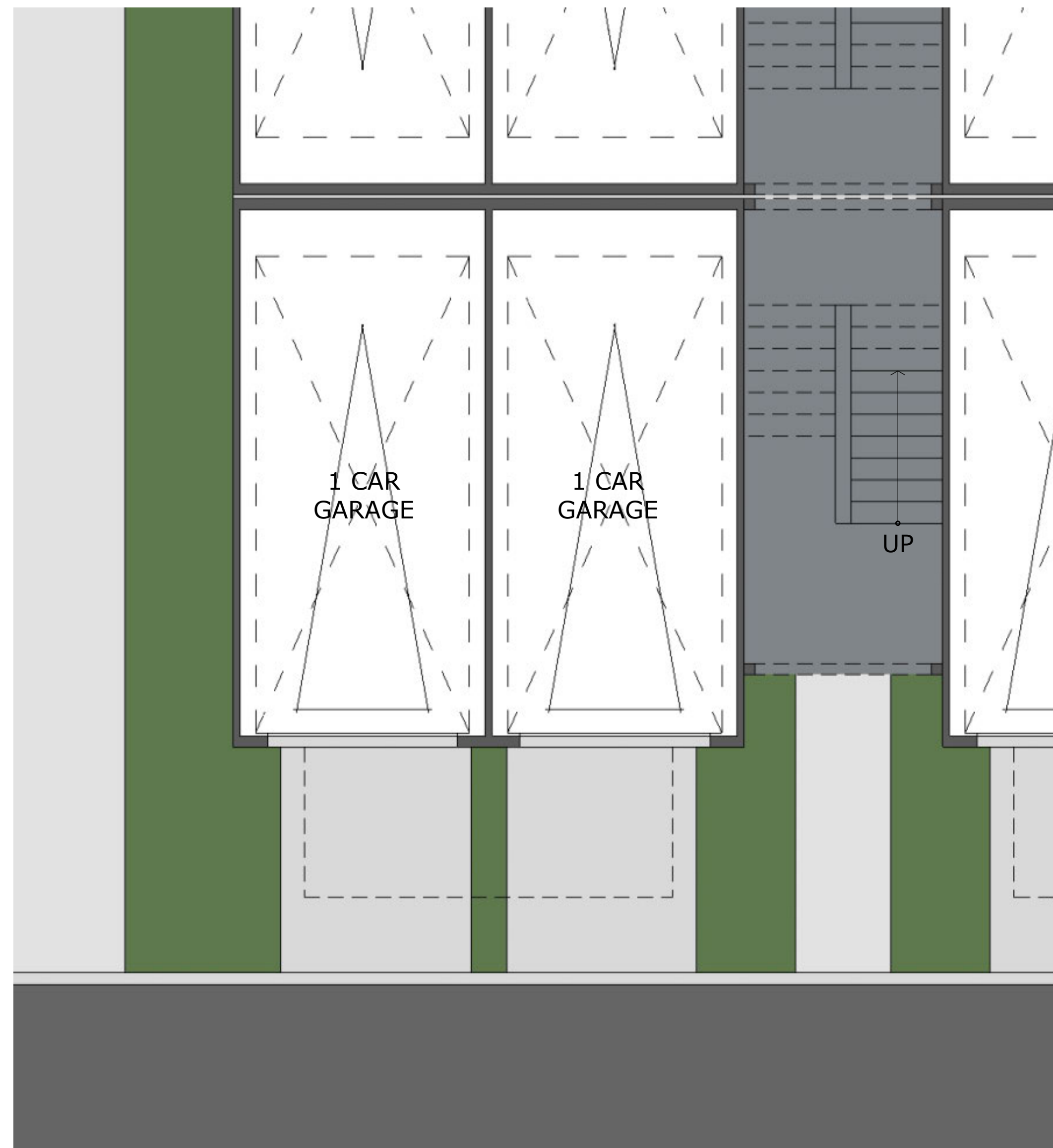


116 SF LIVE/WORK SPACE

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

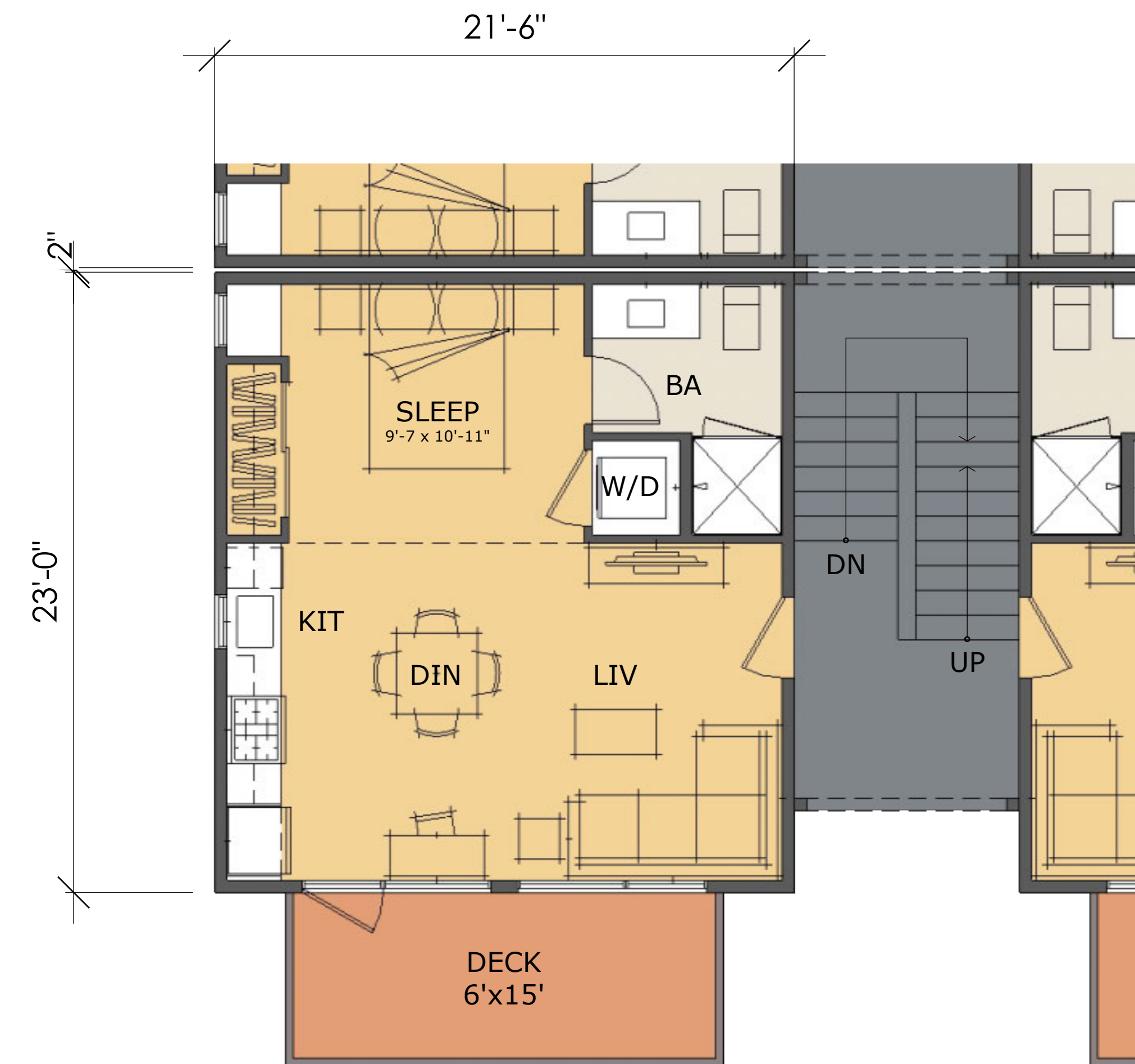
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A03



2 GARAGES

FIRST FLOOR

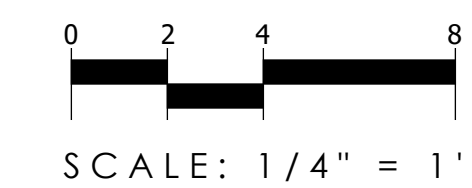


PLAN 1

STUDIO 494 SF

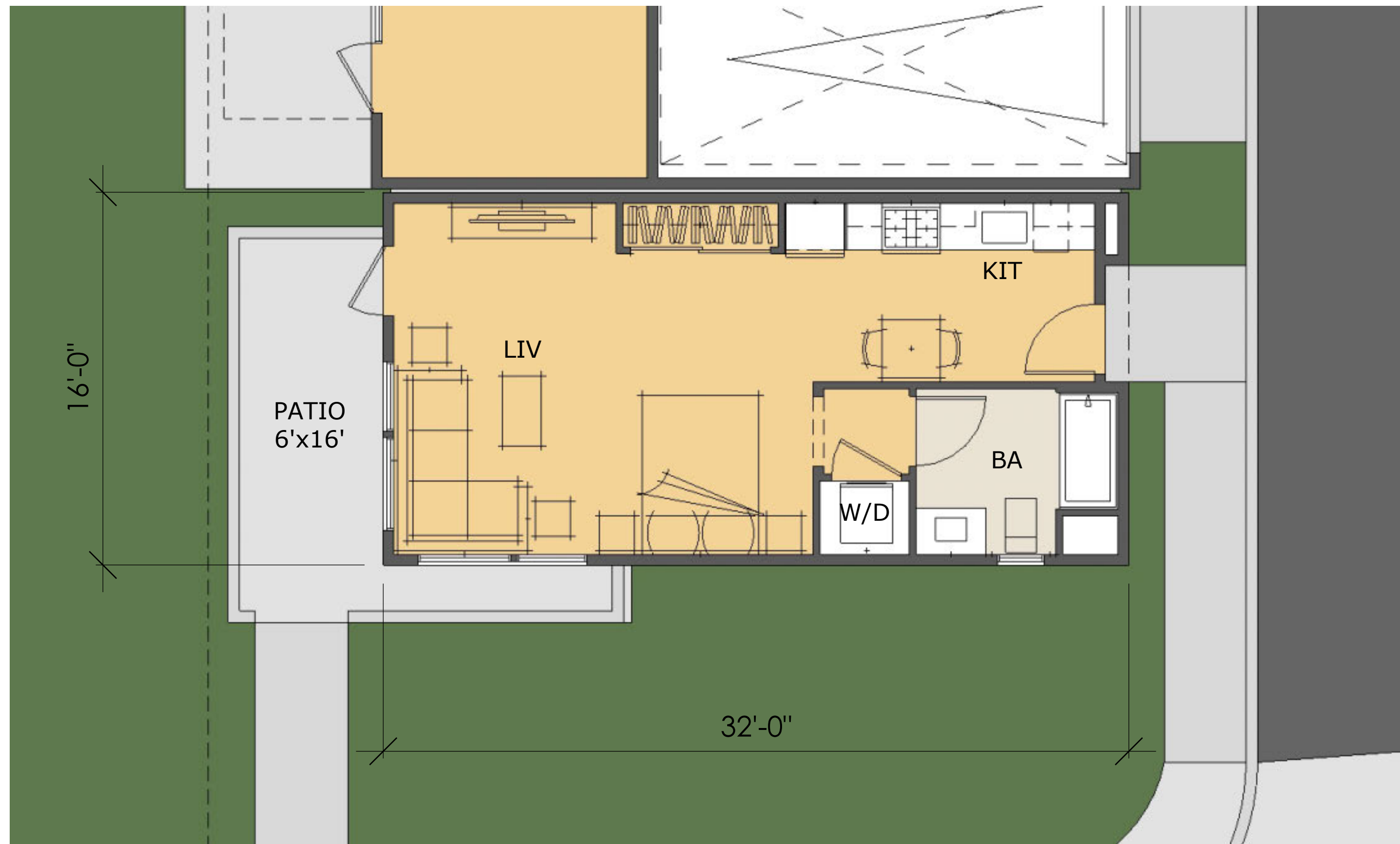
SECOND/THIRD FLOORS

UNIT PLANS: PLAN 1

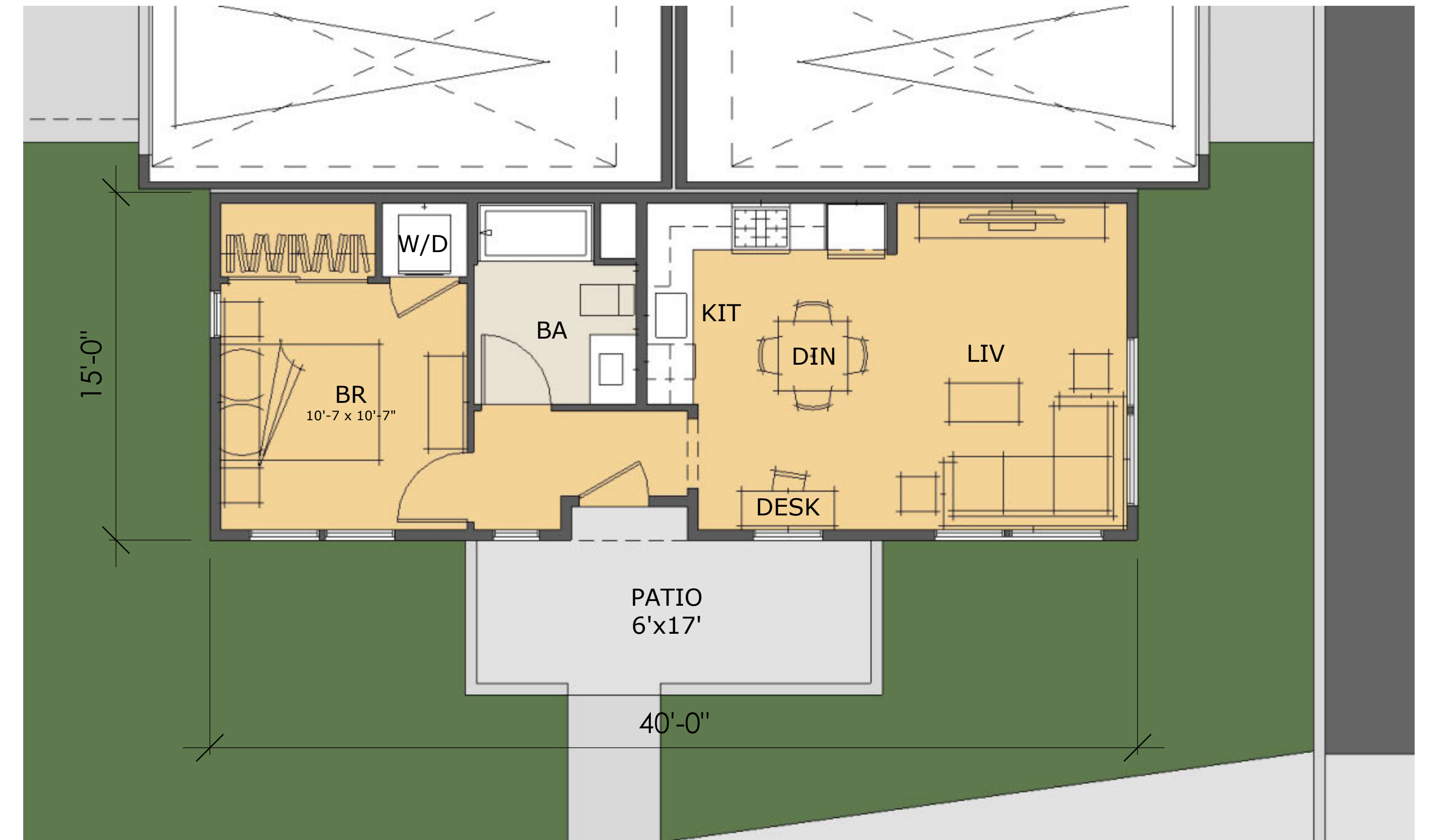


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A04

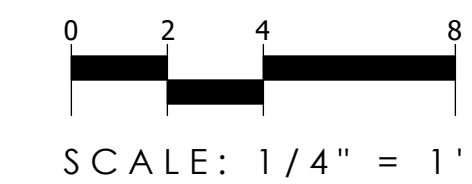


**PLAN 2**  
STUDIO 497 SF  
GROUND LEVEL UNIT



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

UNIT PLANS: PLANS 2 AND 3



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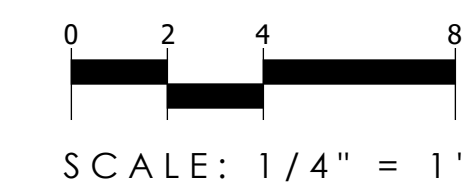
A05



**PLAN 6**  
2BR/1BA 795 SF

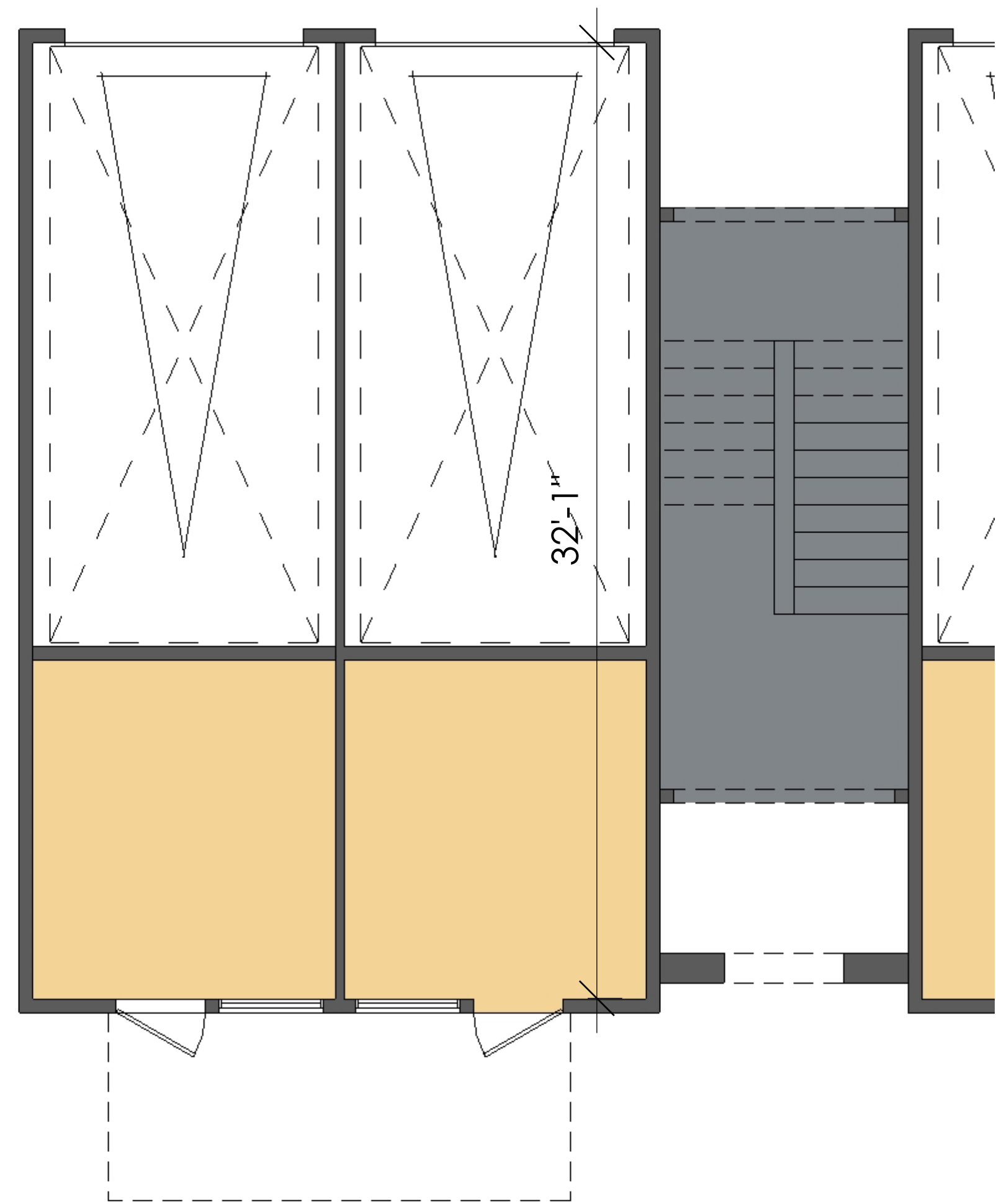
**PLAN 4**  
1BR/1BA 614 SF

UNIT PLANS: PLANS 4 AND 6

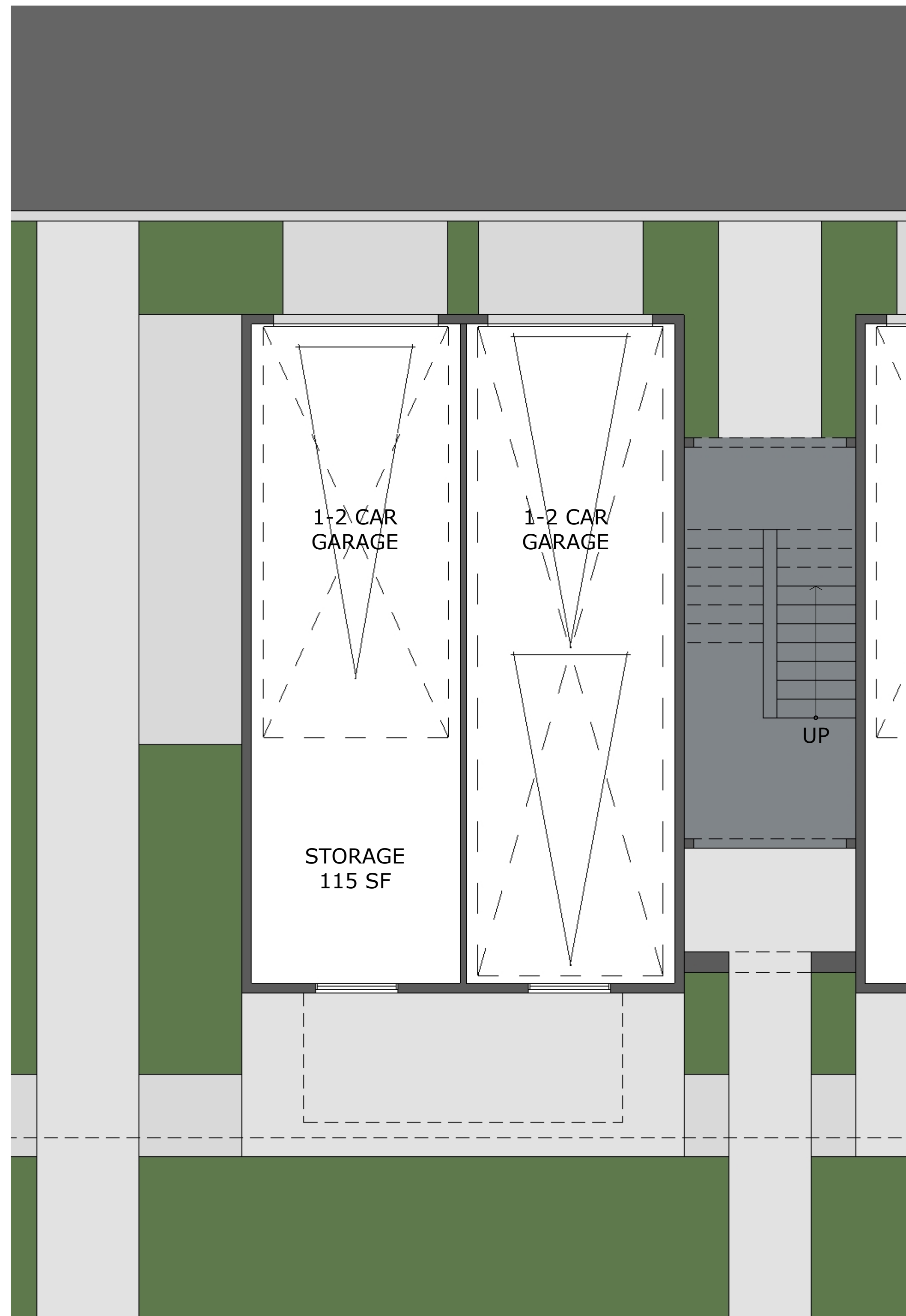


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A06



2 GARAGES  
 OPTION - 2 OFFICES  
 FIRST FLOOR

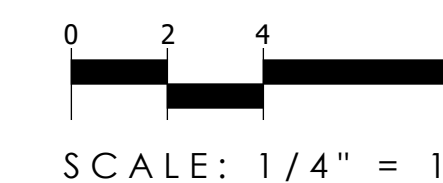


2 GARAGES  
 FIRST FLOOR



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

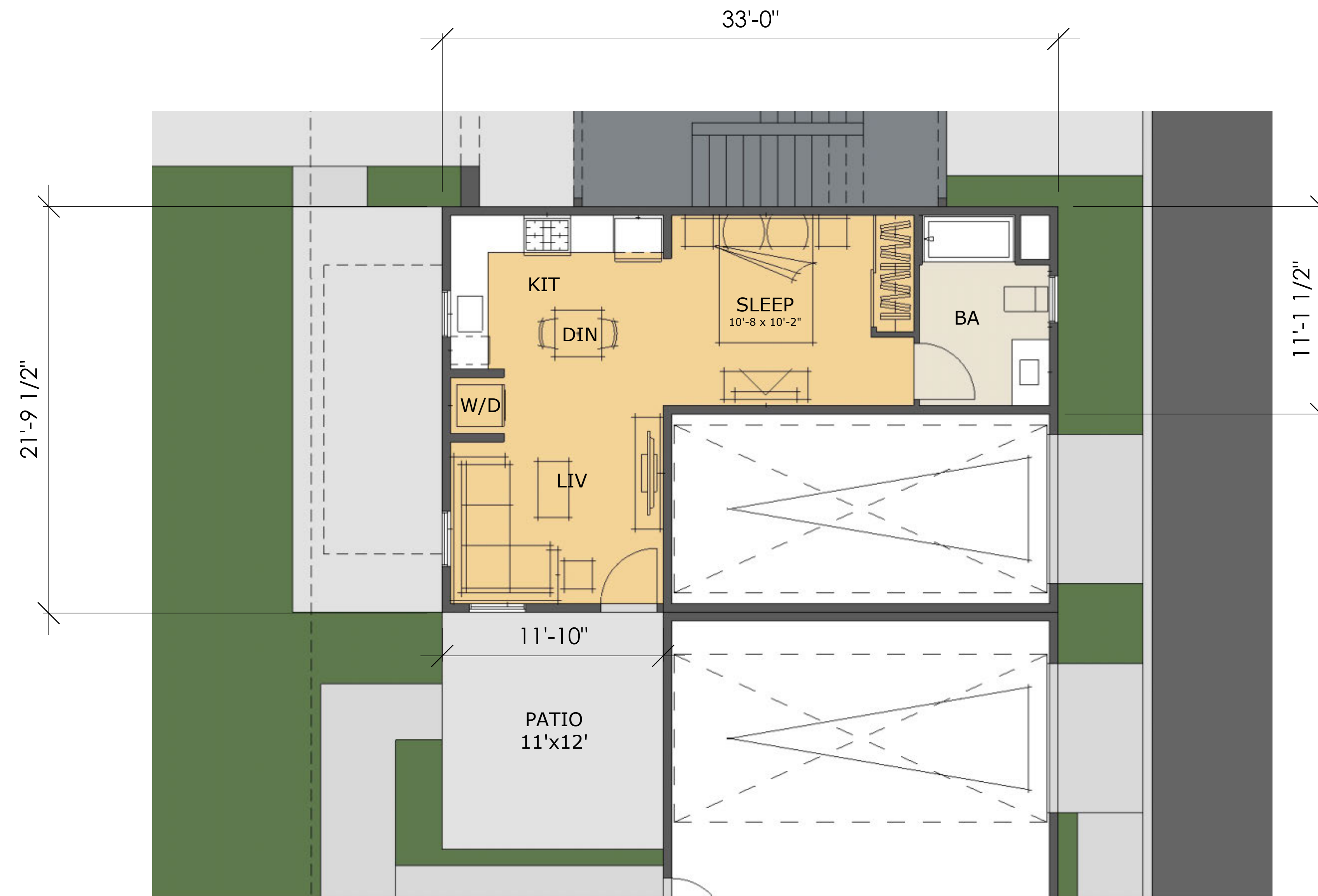
UNIT PLANS: PLAN 5



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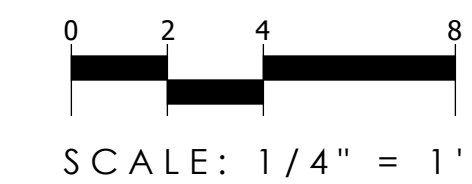
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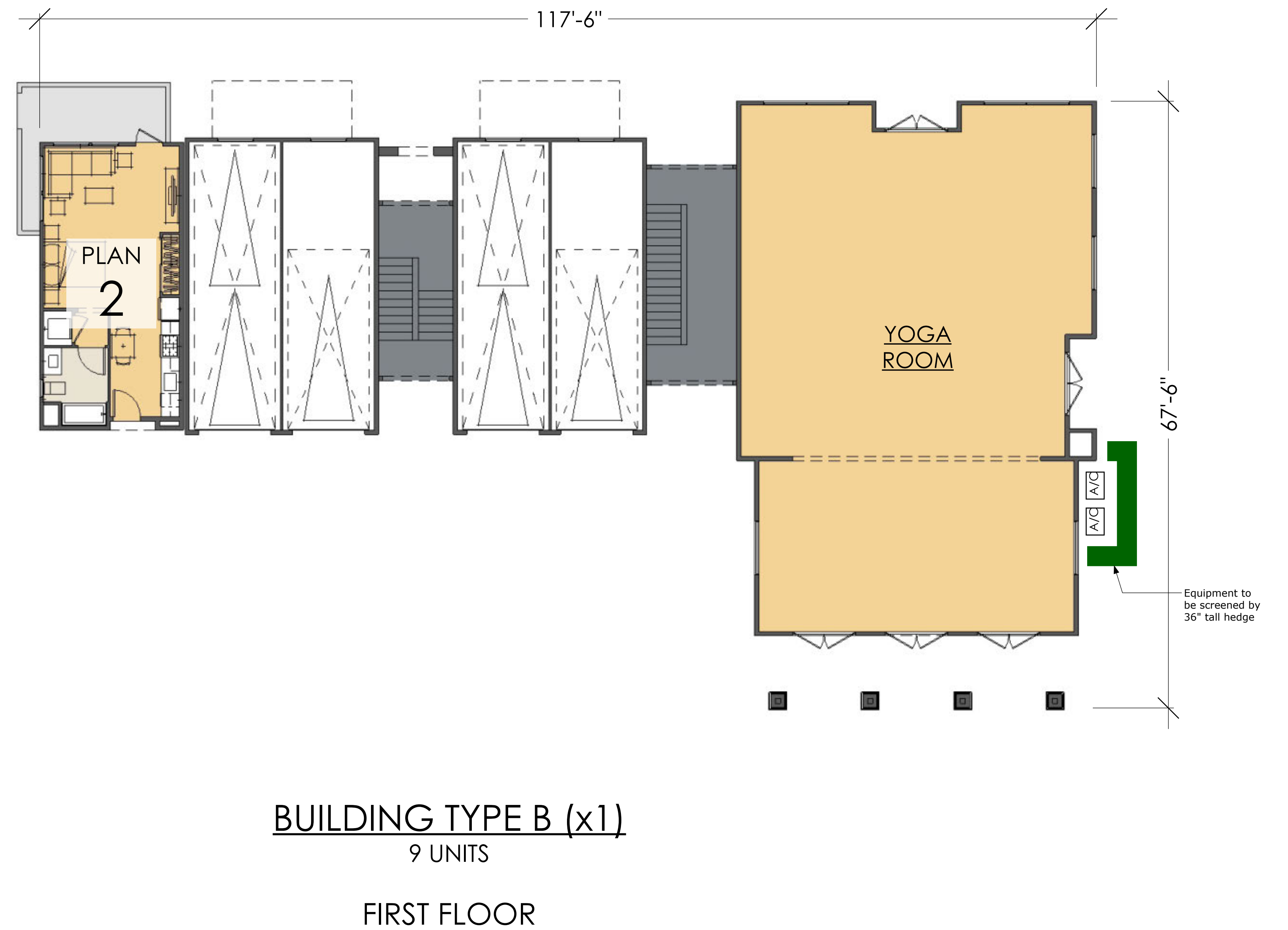
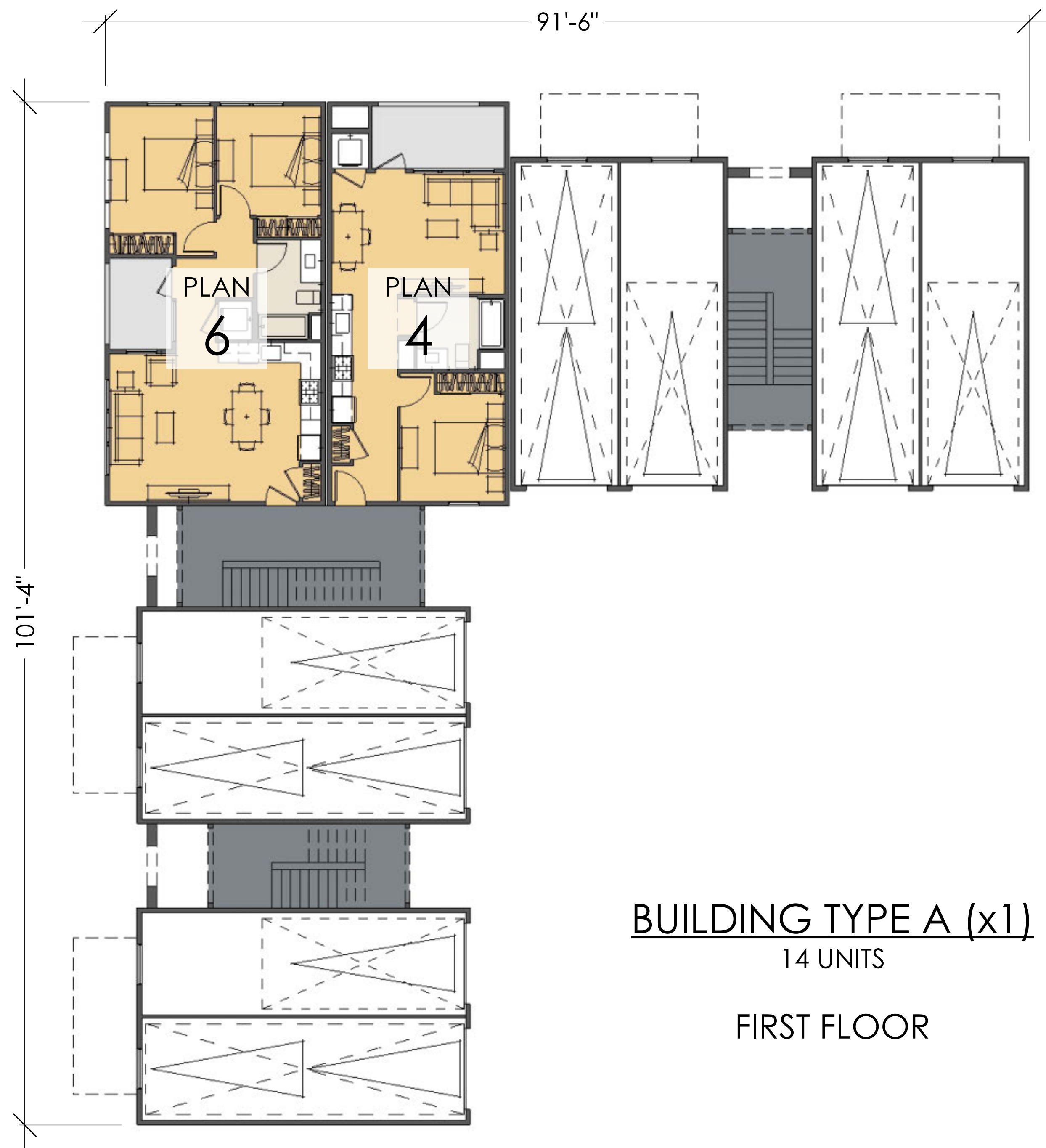
**PLAN 7**  
 STUDIO 499 SF  
 GROUND LEVEL UNIT

UNIT PLANS: PLAN 7

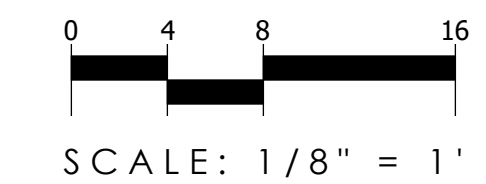


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A08

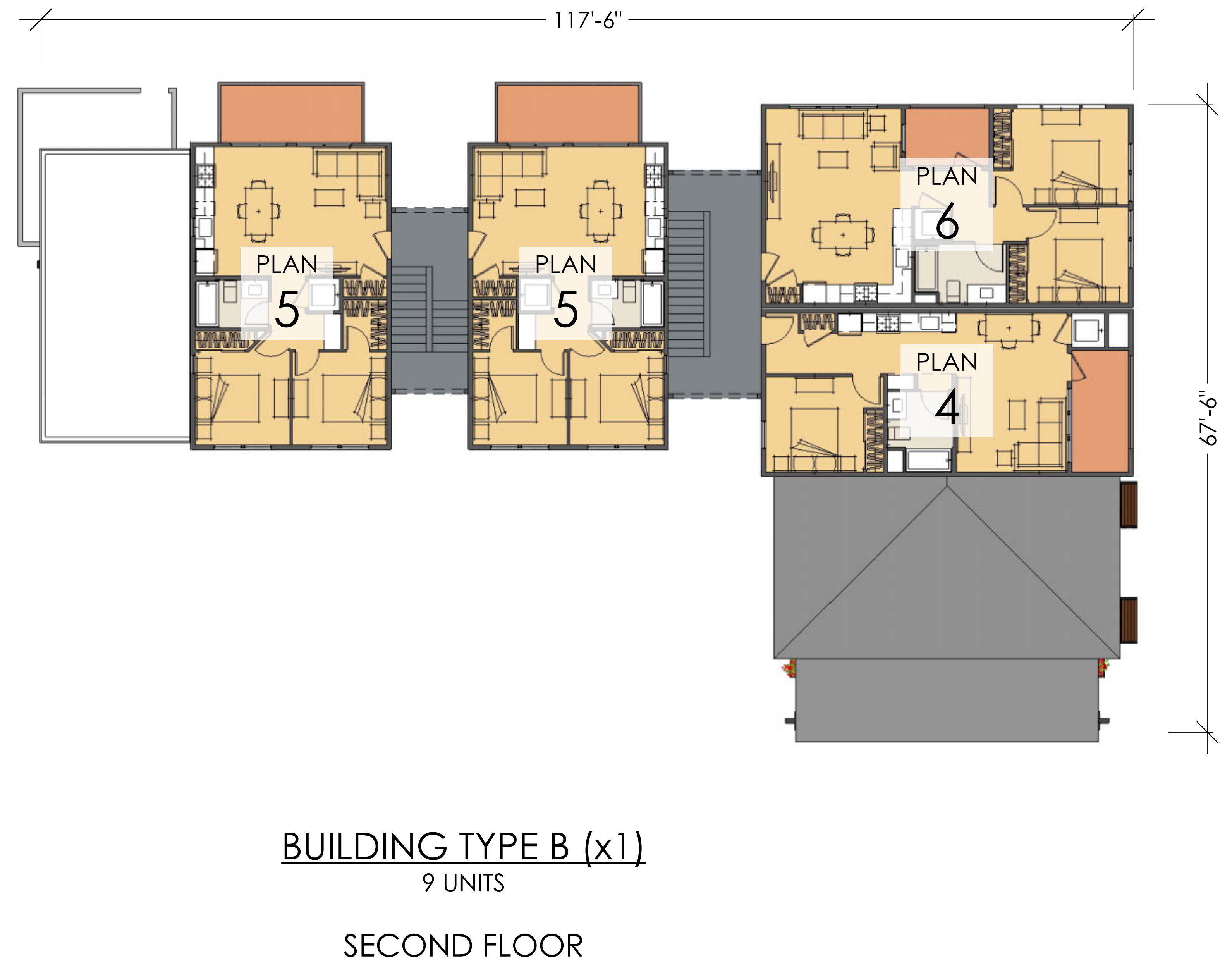
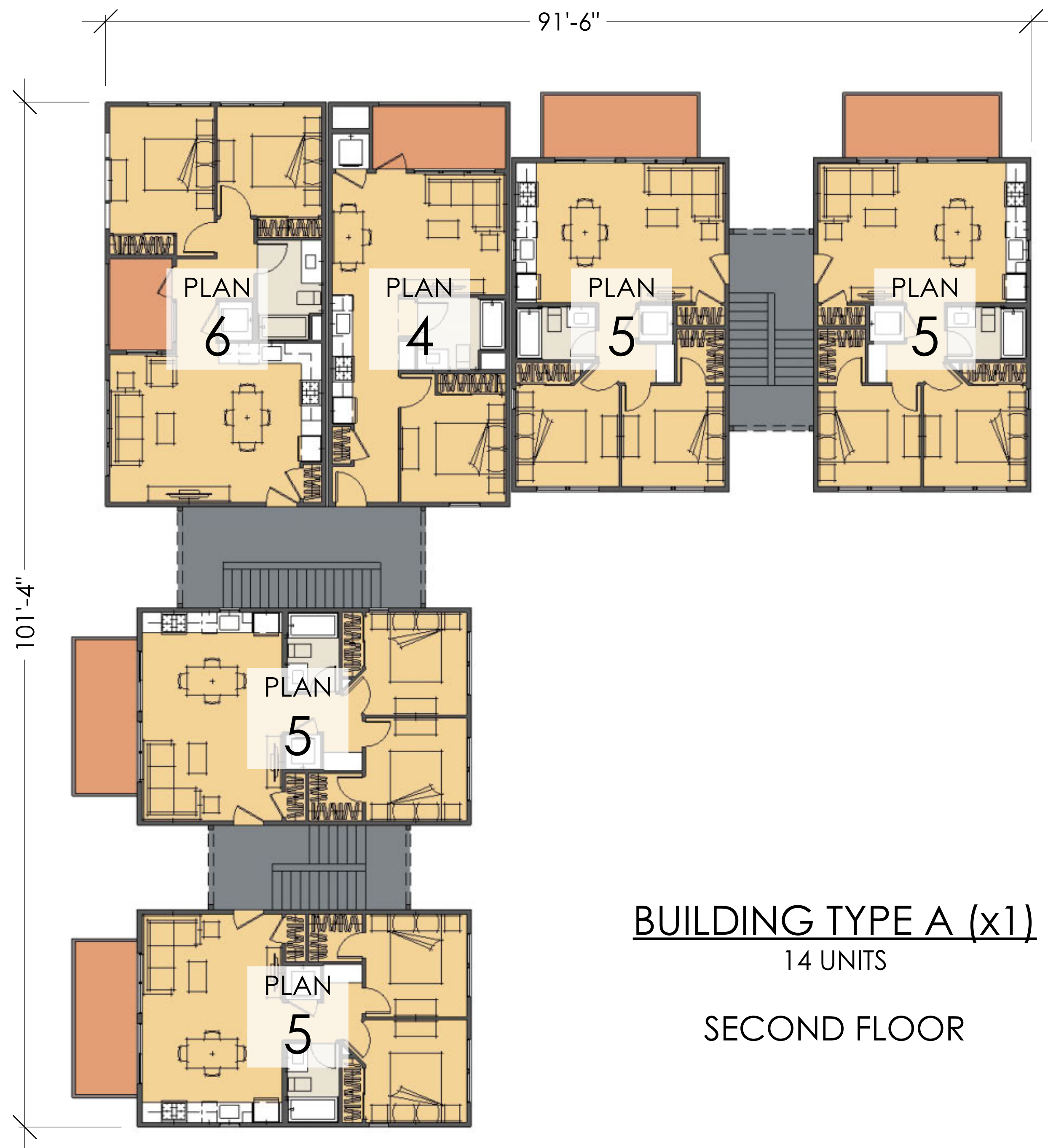


BUILDING PLANS: TYPES A, B

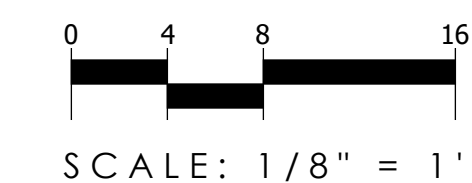


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A09

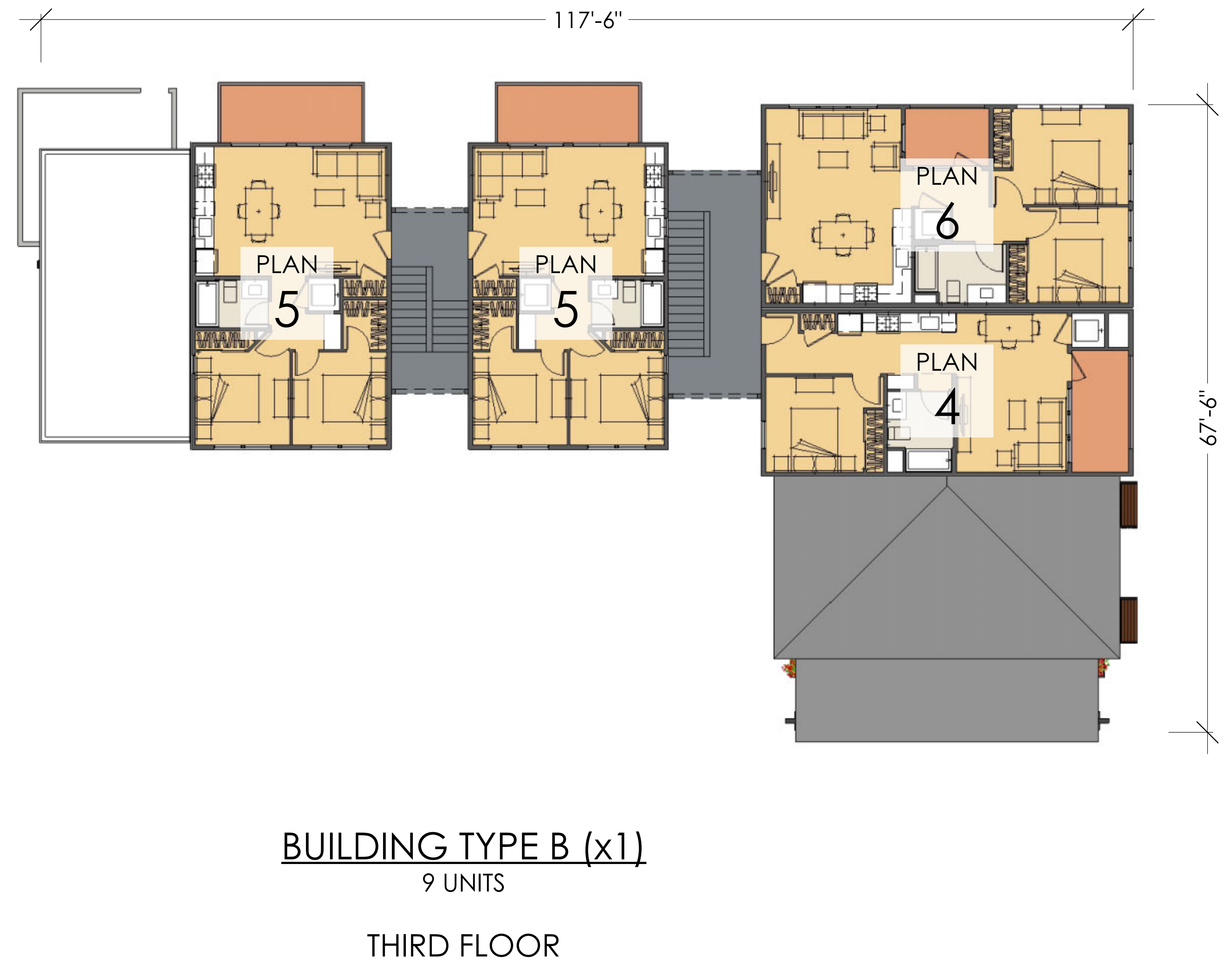
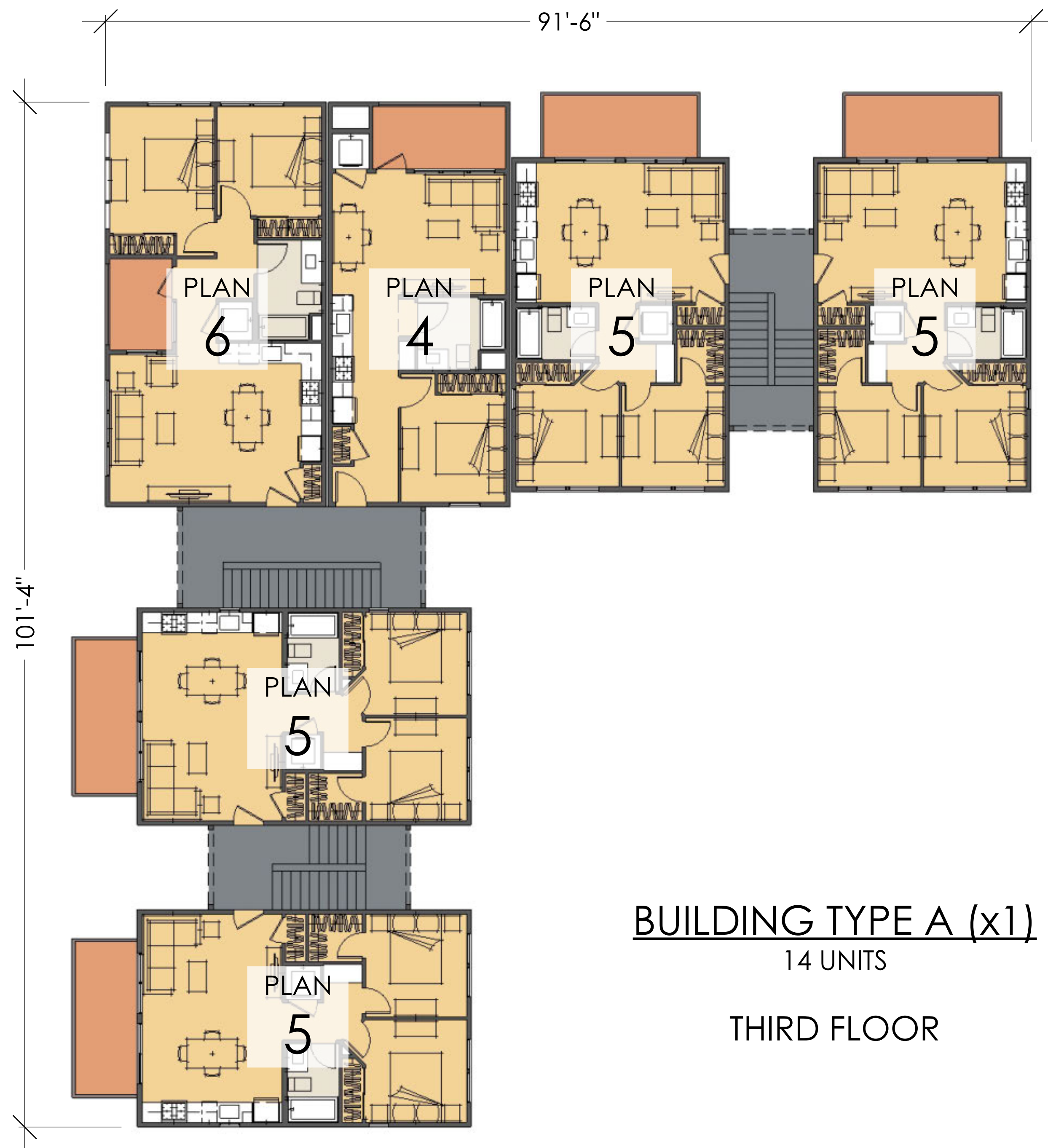


BUILDING PLANS: TYPES A, B

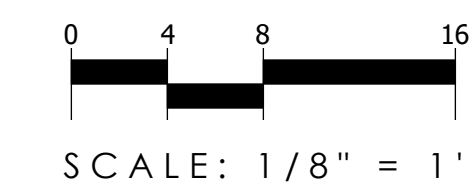


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A10

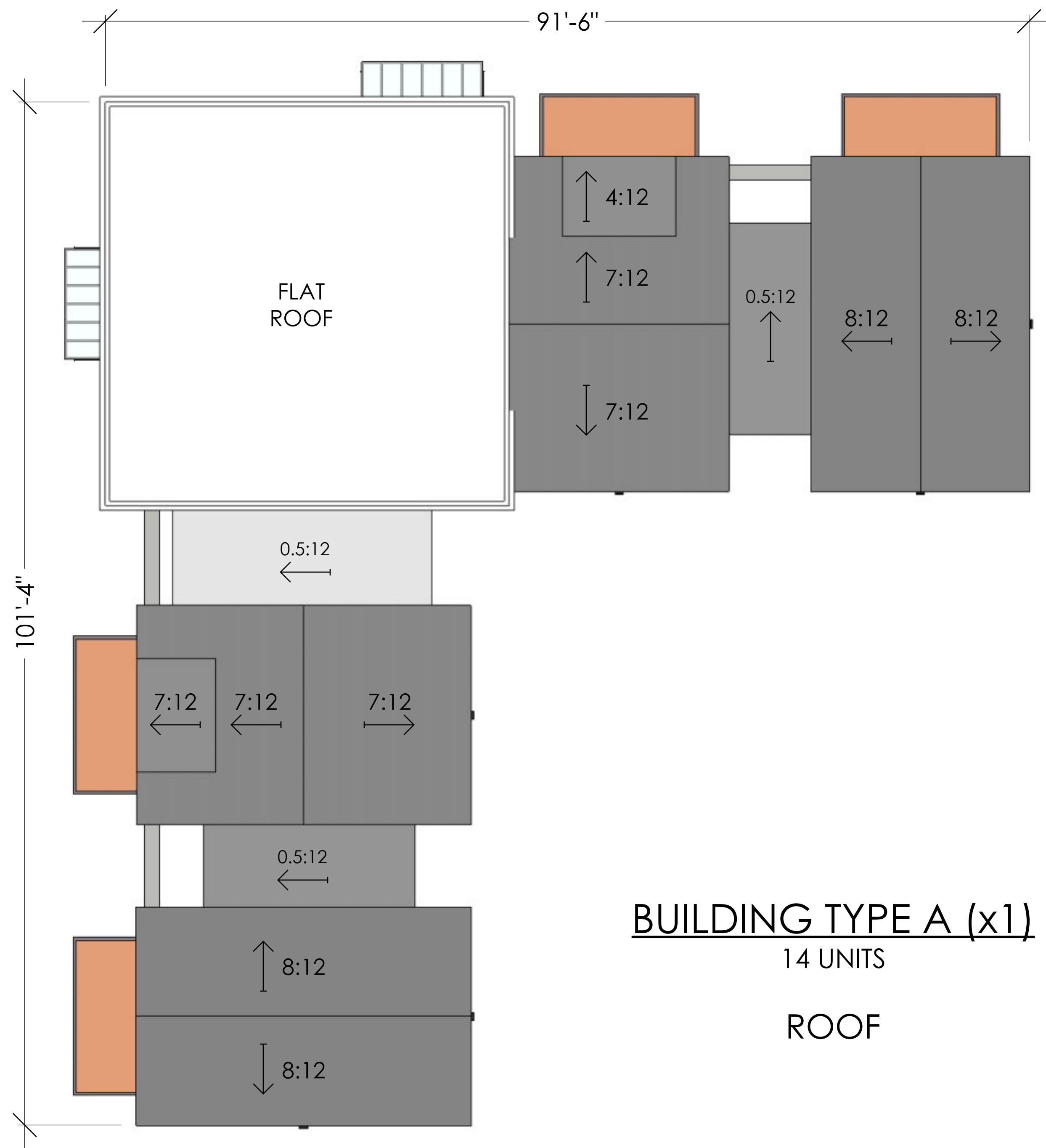


BUILDING PLANS: TYPES A, B

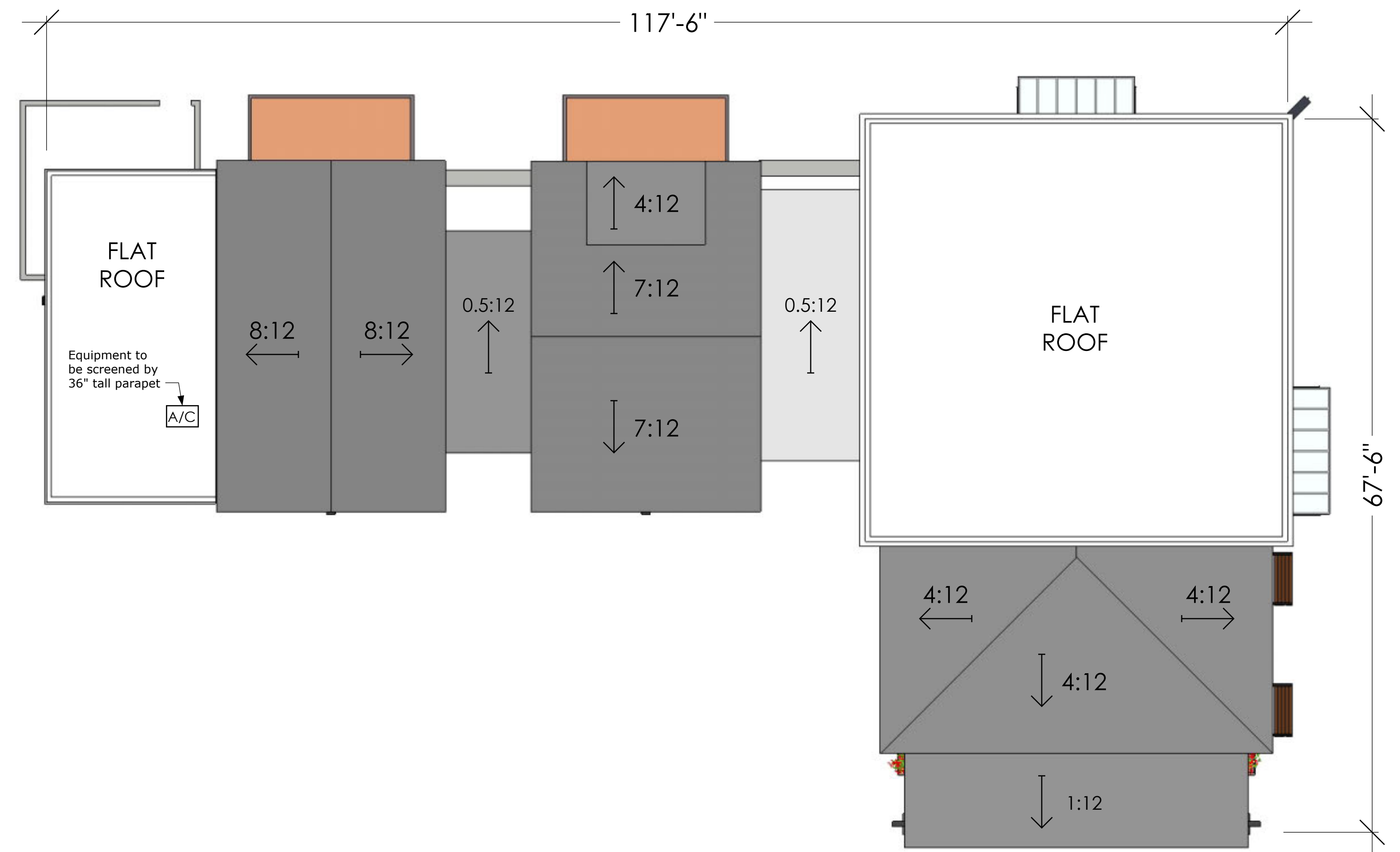


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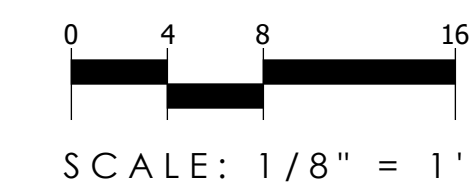


**BUILDING TYPE A (x1)**  
14 UNITS  
ROOF



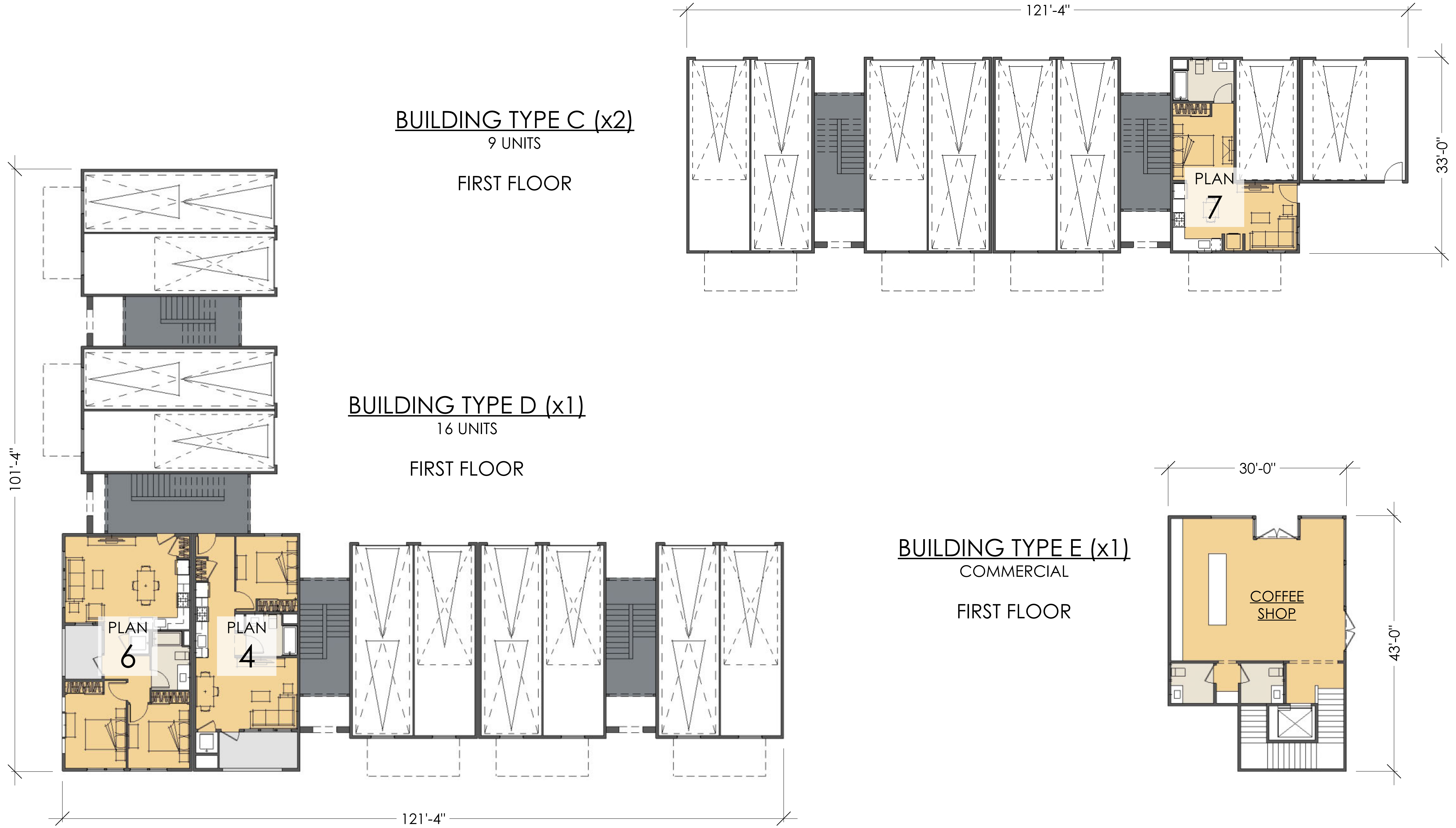
**BUILDING TYPE B (x1)**  
9 UNITS  
ROOF

BUILDING PLANS: TYPES A, B

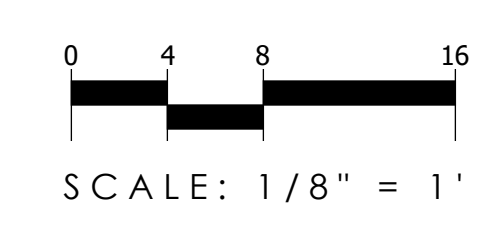


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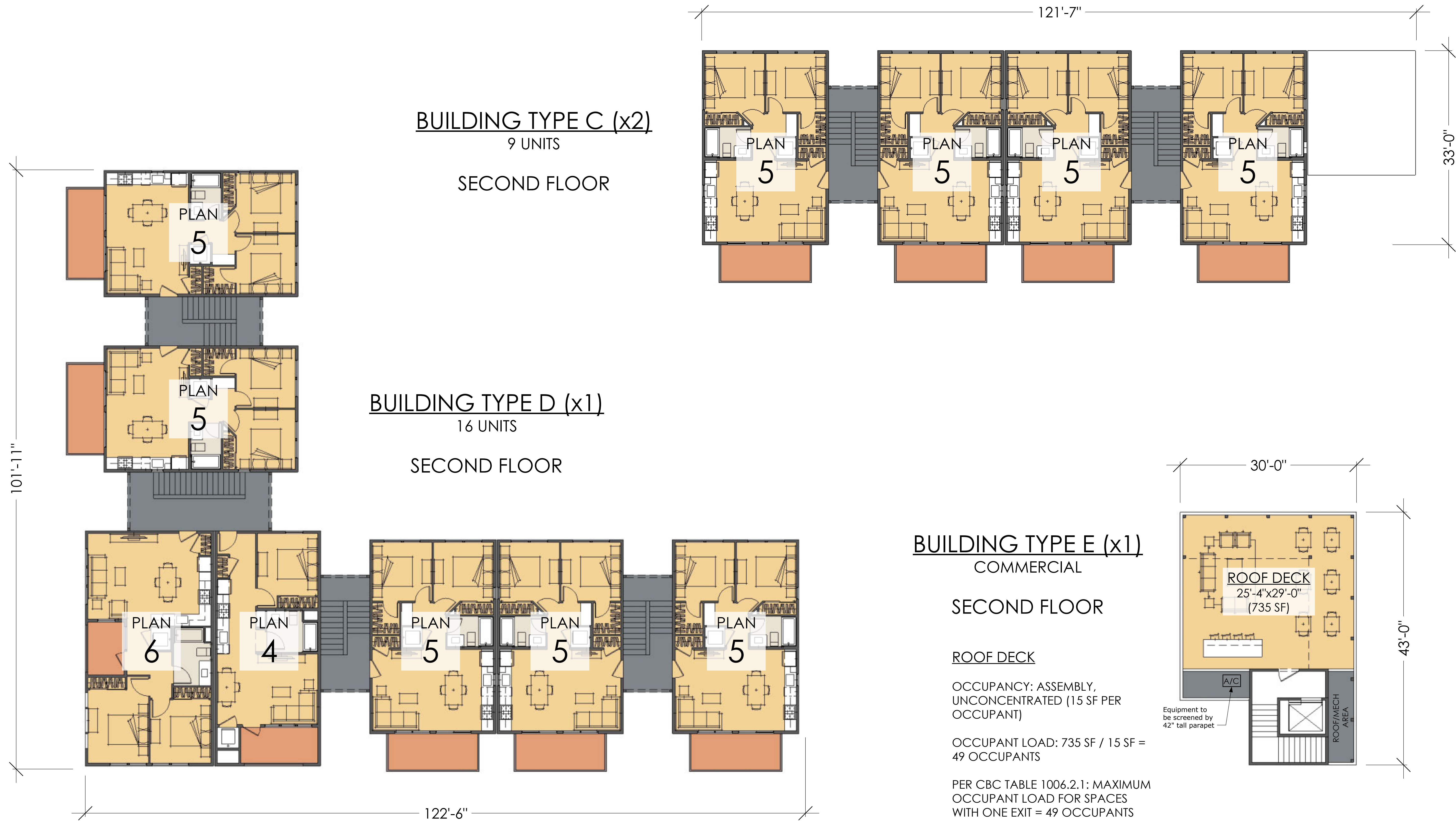


BUILDING PLANS: TYPES C, D, E



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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

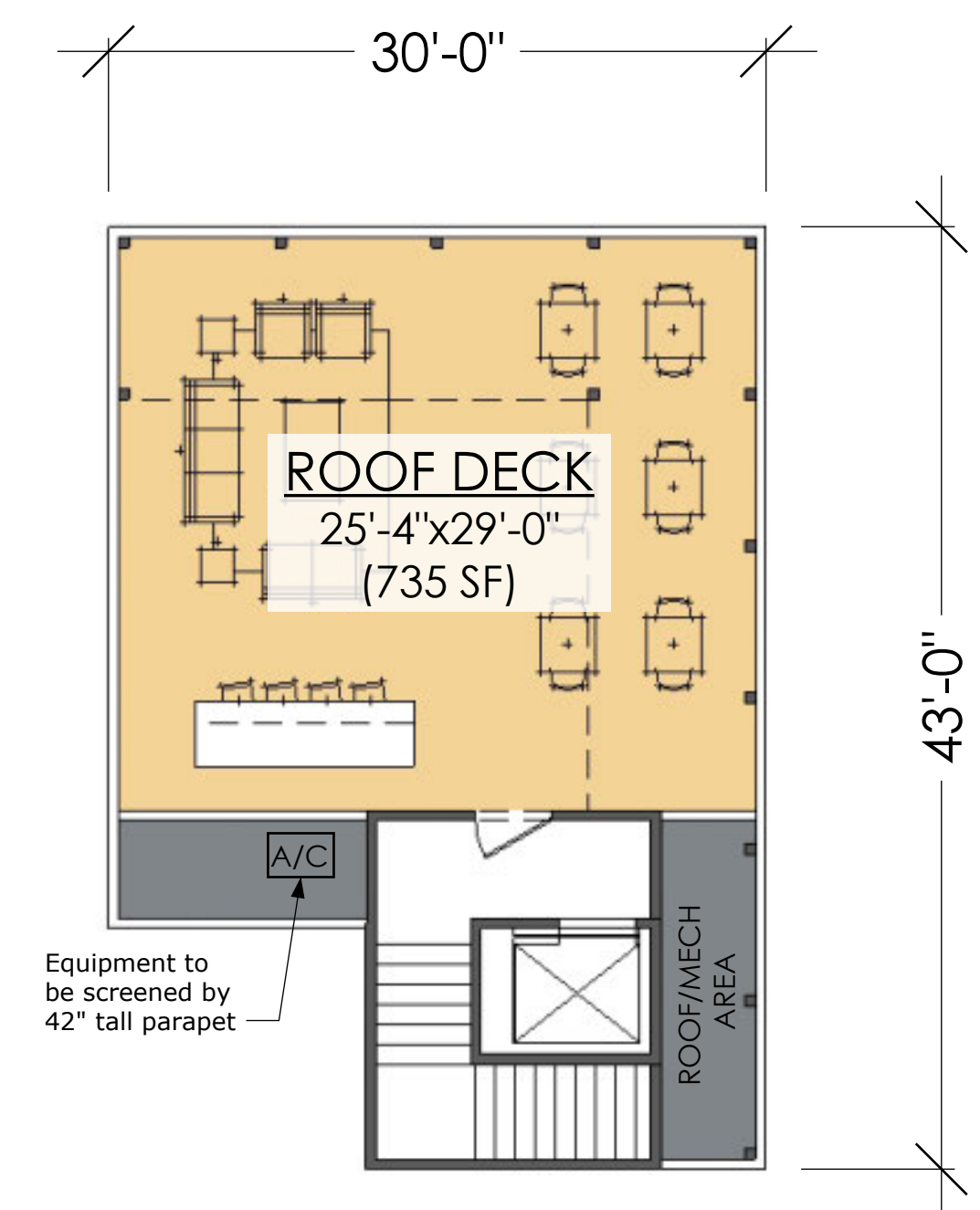
SECOND FLOOR

**ROOF DECK**

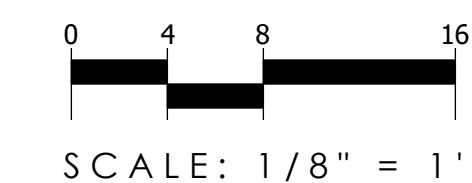
OCCUPANCY: ASSEMBLY,  
UNCONCENTRATED (15 SF PER  
OCCUPANT)

OCCUPANT LOAD: 735 SF / 15 SF =  
49 OCCUPANTS

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

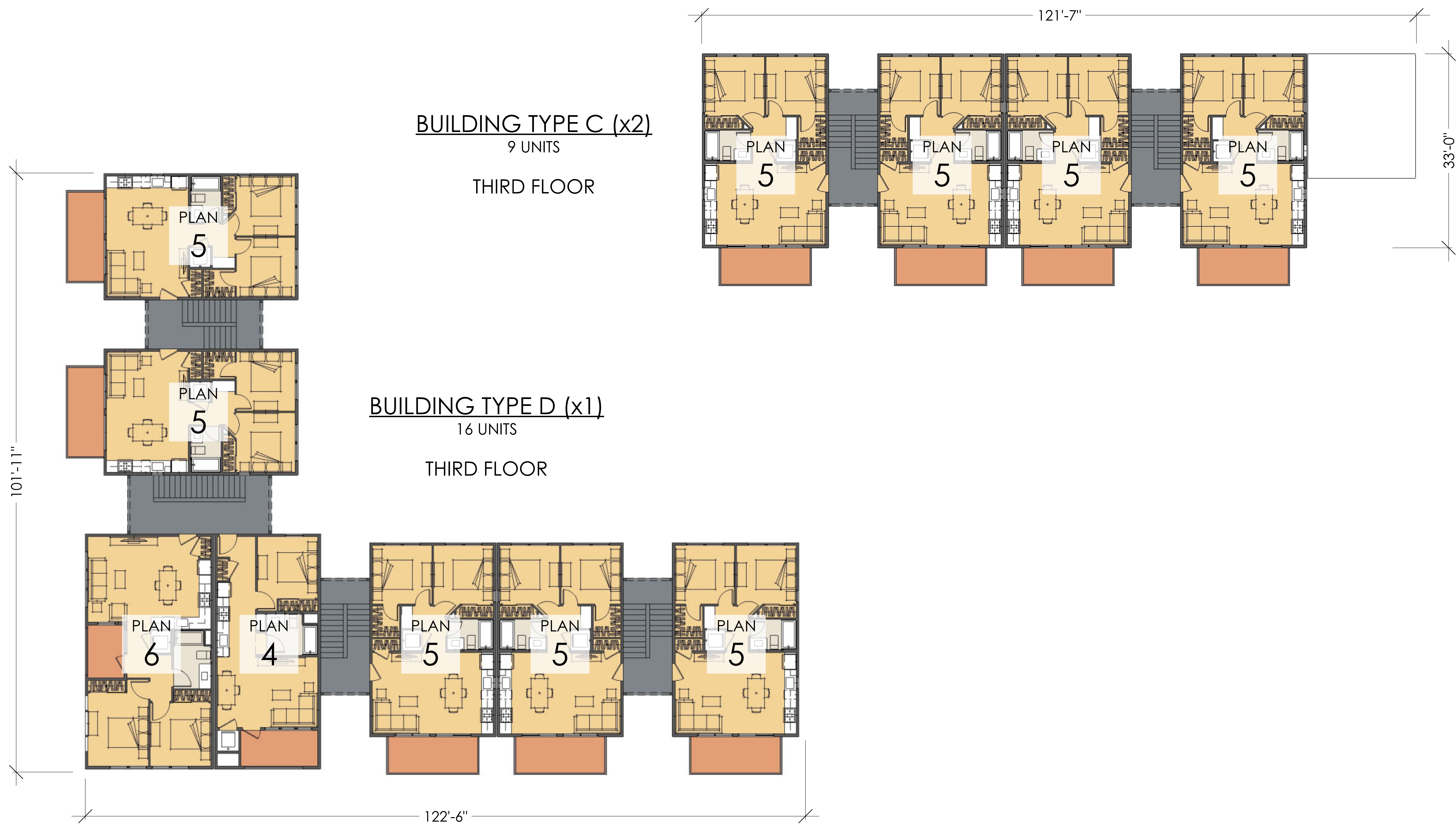


**BUILDING PLANS: TYPES C, D, E**

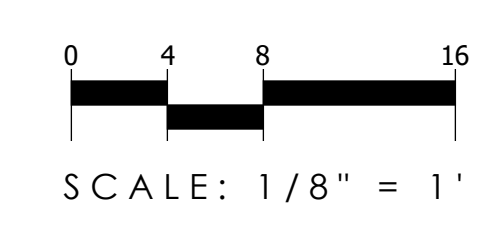


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**A14**



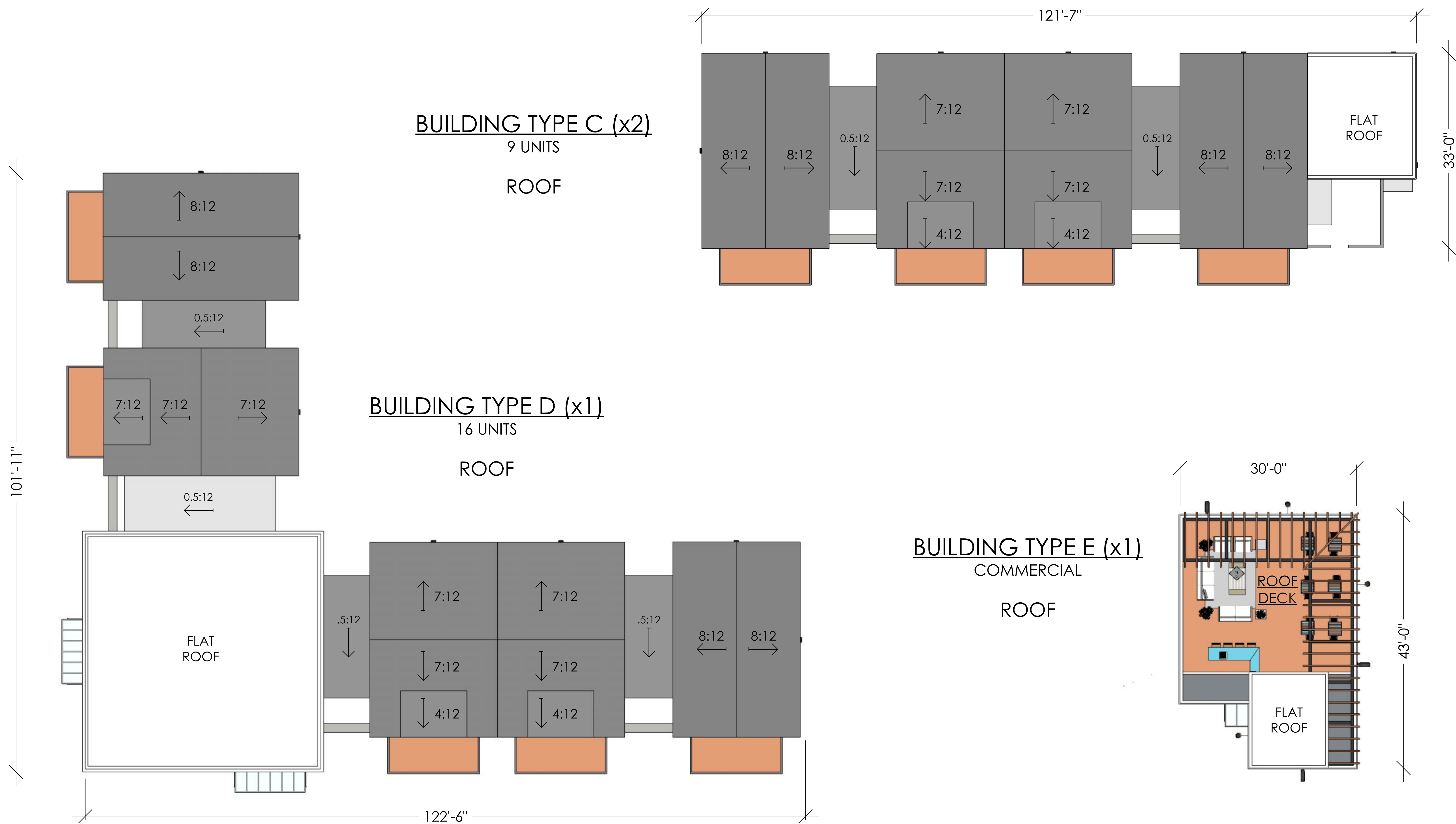
BUILDING PLANS: TYPES C, D, E



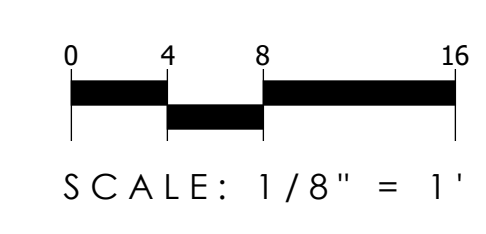
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A15



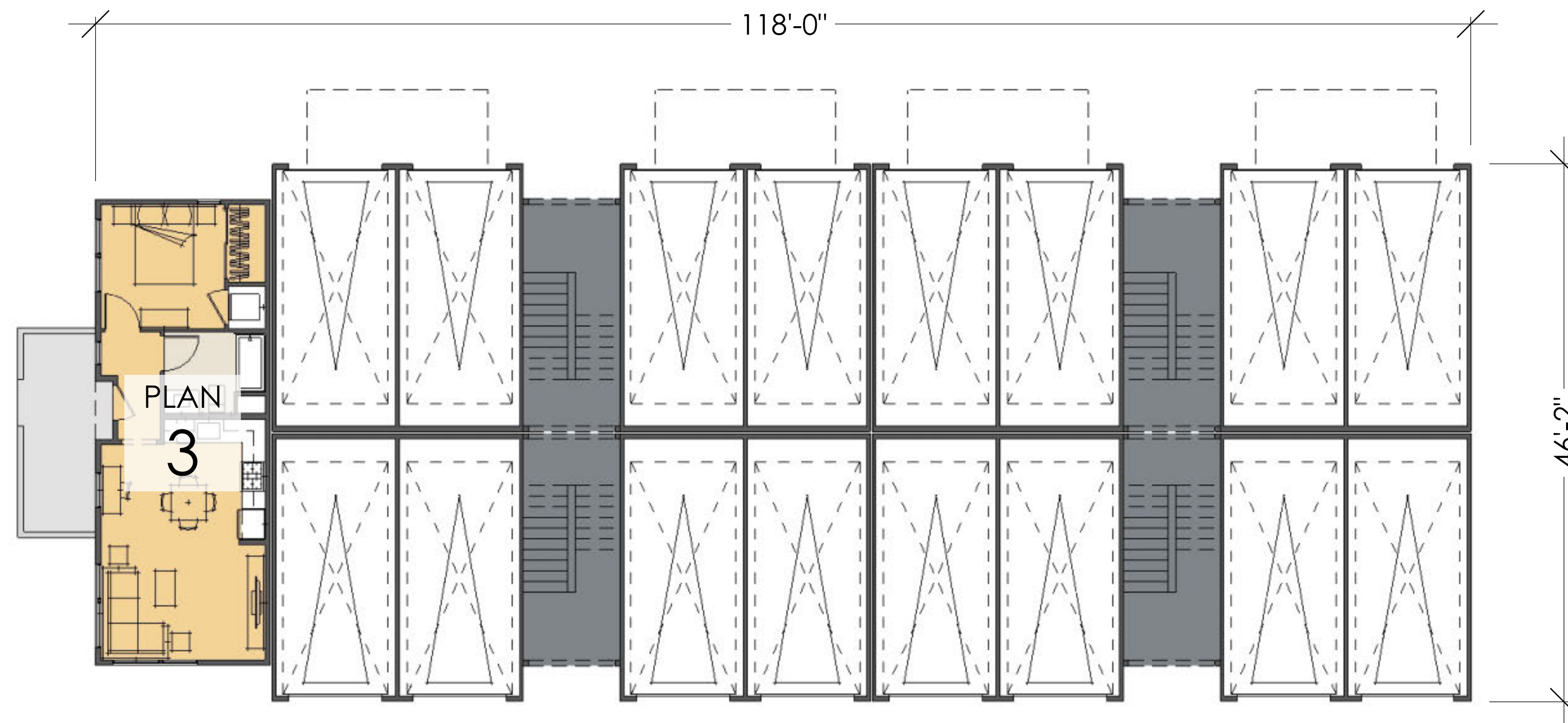


BUILDING PLANS: TYPES C, D, E



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A16

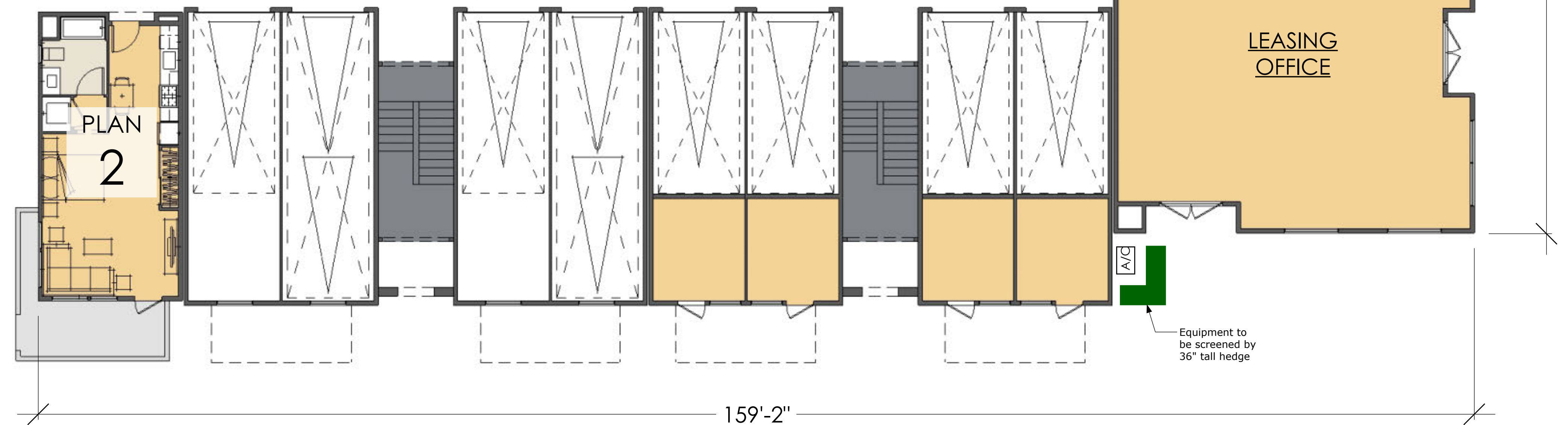


**BUILDING TYPE F (x3)**  
17 UNITS

FIRST FLOOR

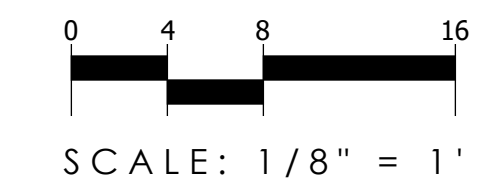
**BUILDING TYPE G (x1)**  
17 UNITS

FIRST FLOOR



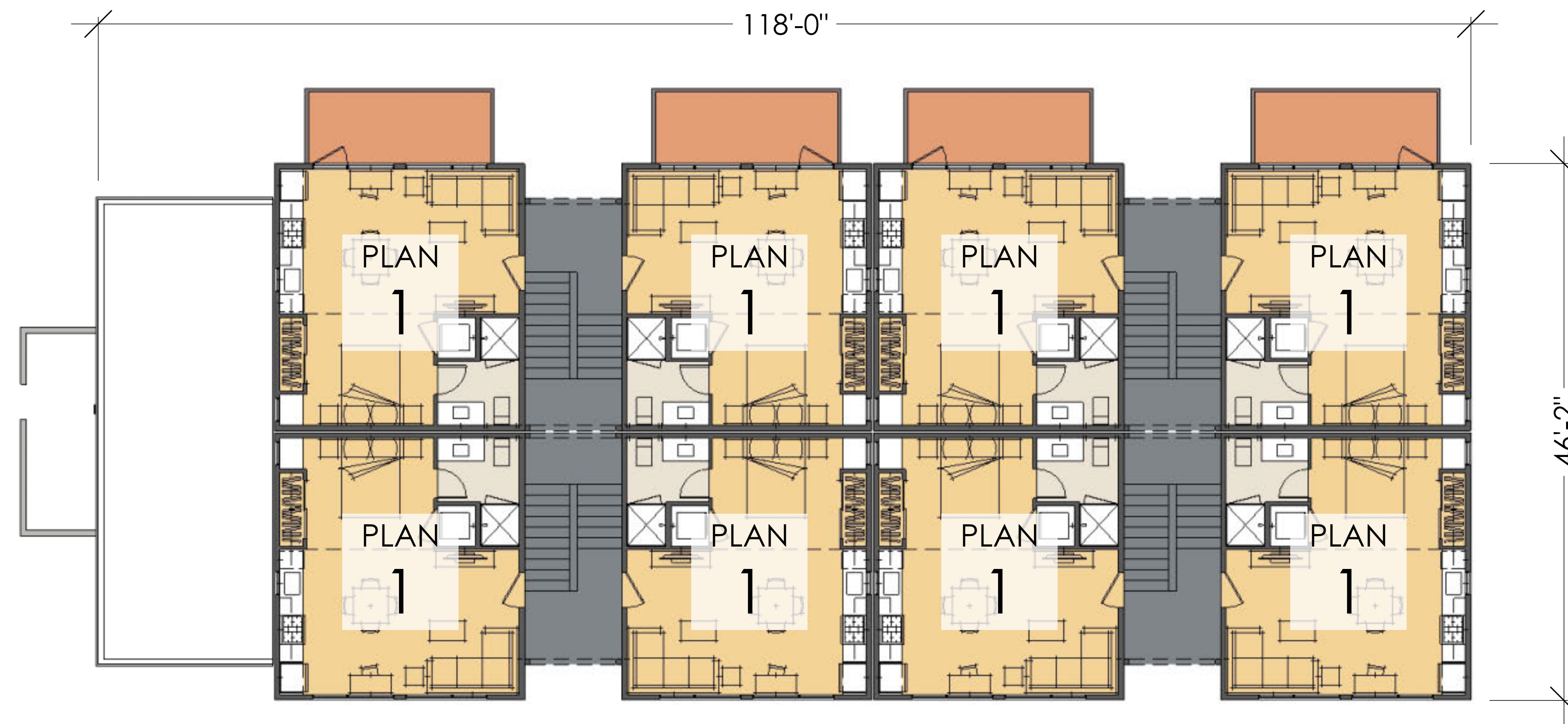
101'-4"

BUILDING PLANS: TYPES F, G



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A17

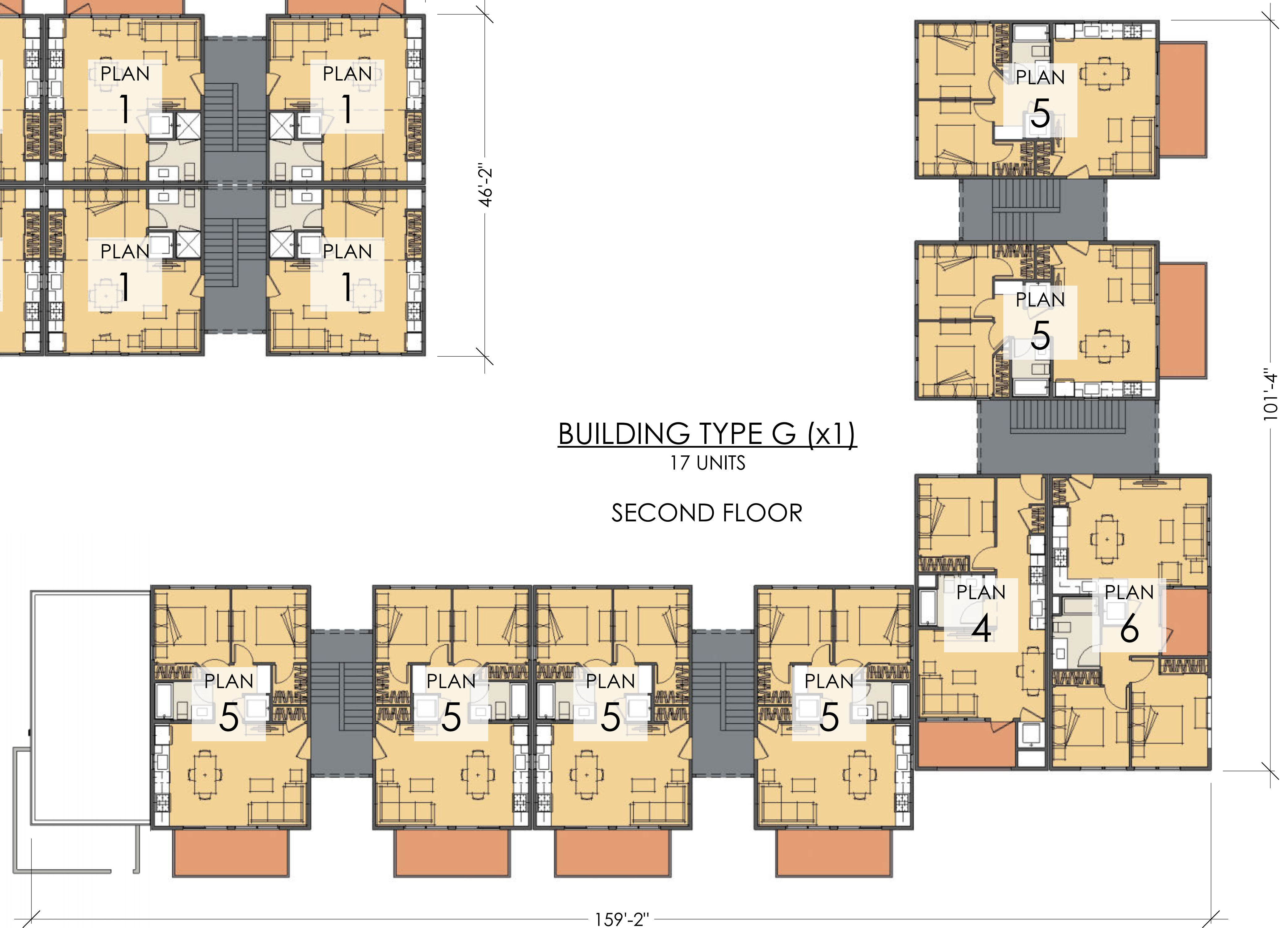


**BUILDING TYPE F (x3)**  
17 UNITS

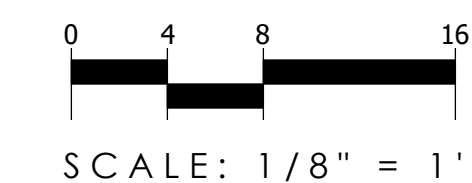
SECOND FLOOR

**BUILDING TYPE G (x1)**  
17 UNITS

SECOND FLOOR

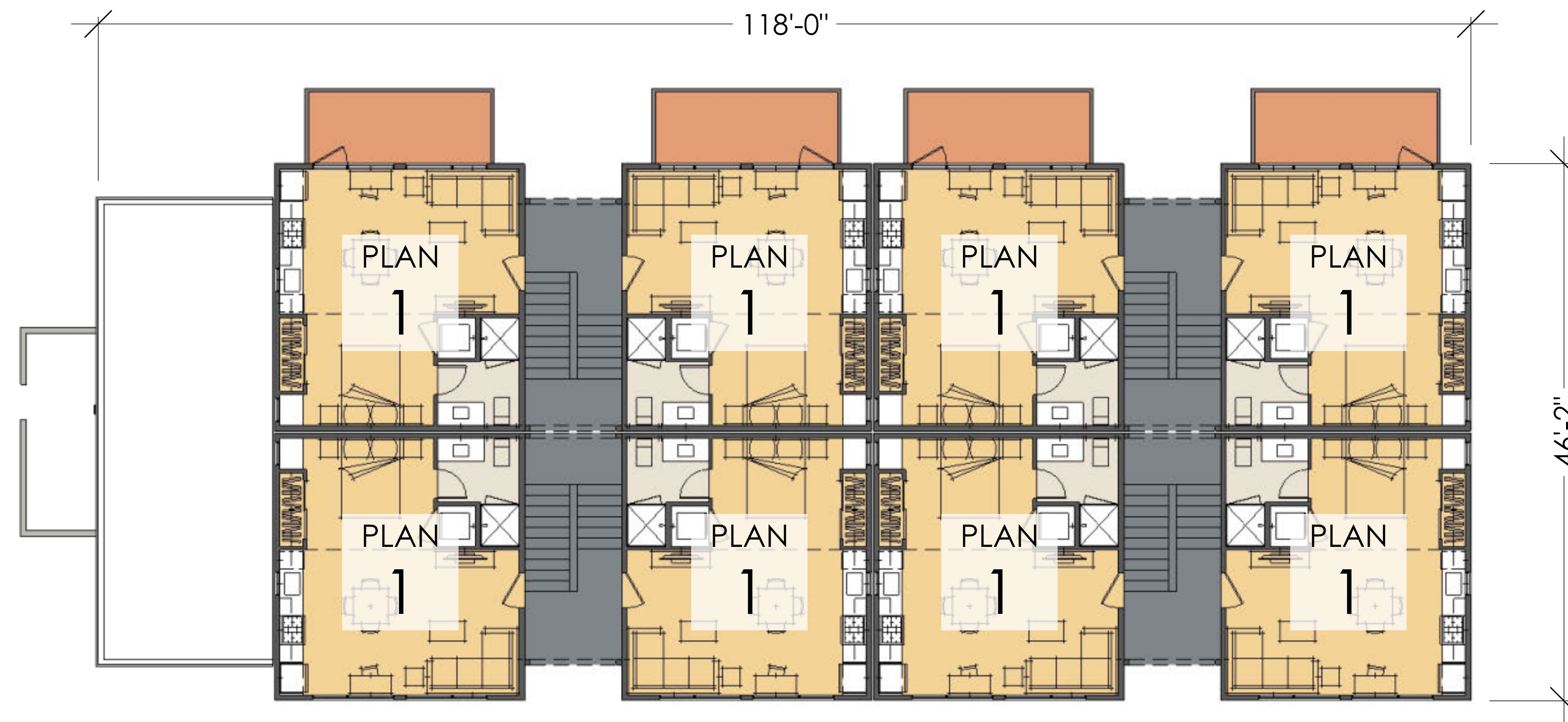


BUILDING PLANS: TYPES F, G



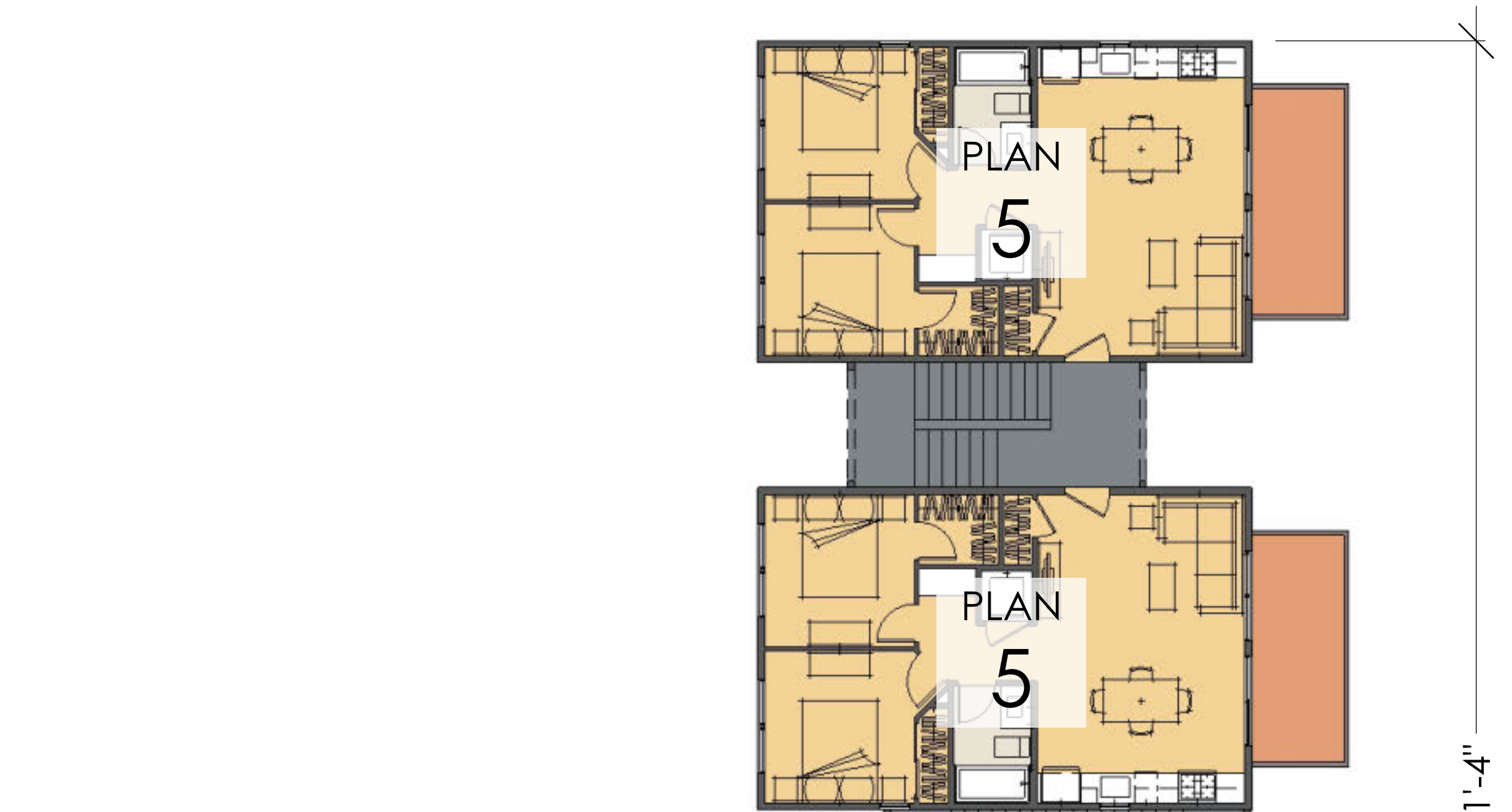
May 10, 2024

A18



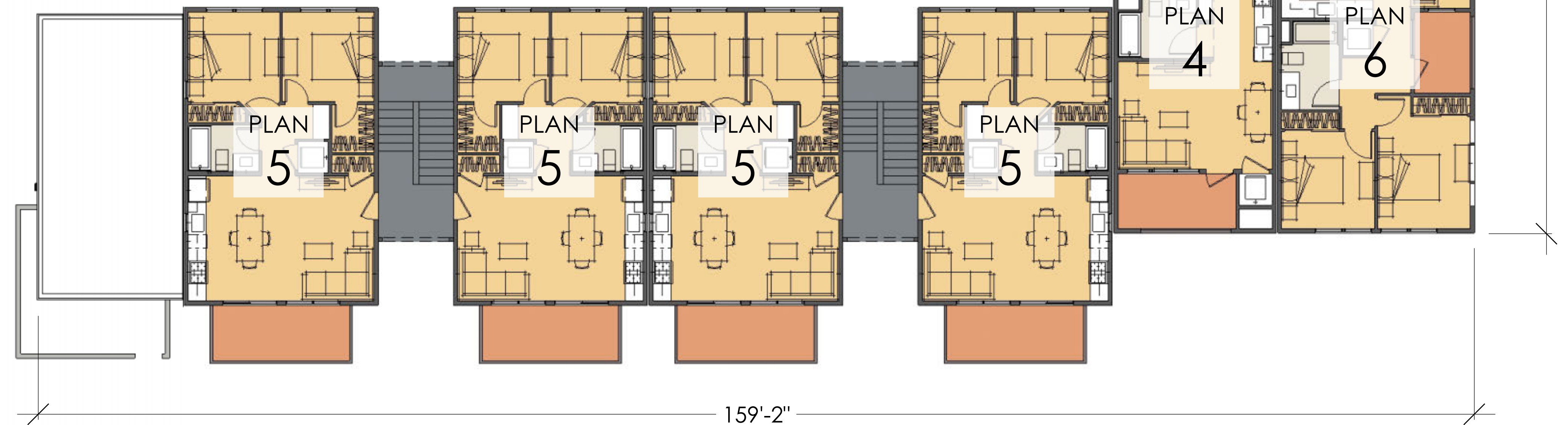
**BUILDING TYPE F (x3)**  
17 UNITS

THIRD FLOOR

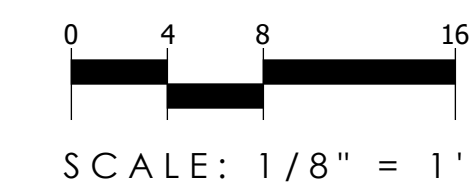


**BUILDING TYPE G (x1)**  
17 UNITS

THIRD FLOOR

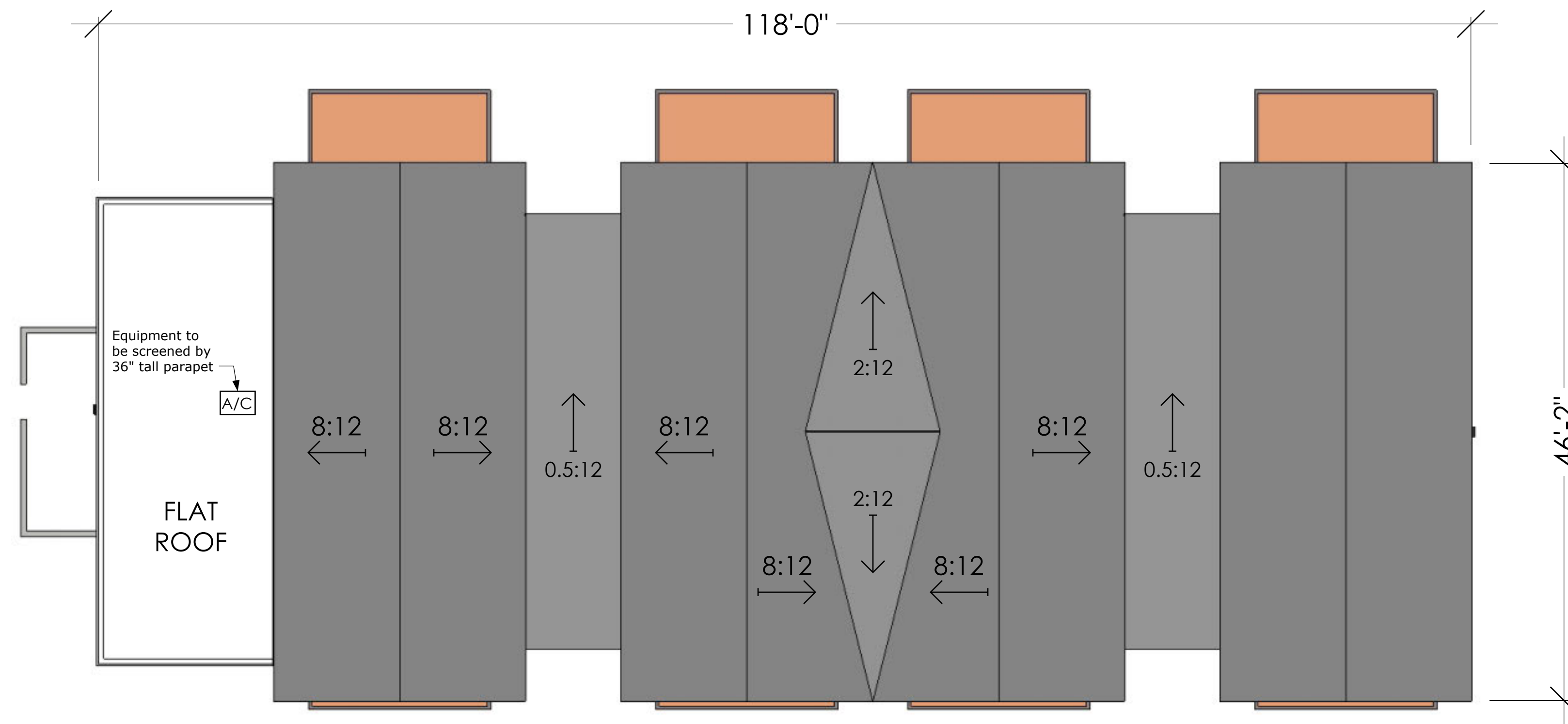


**BUILDING PLANS: TYPES F, G**



May 10, 2024

A19



**BUILDING TYPE F (x3)**

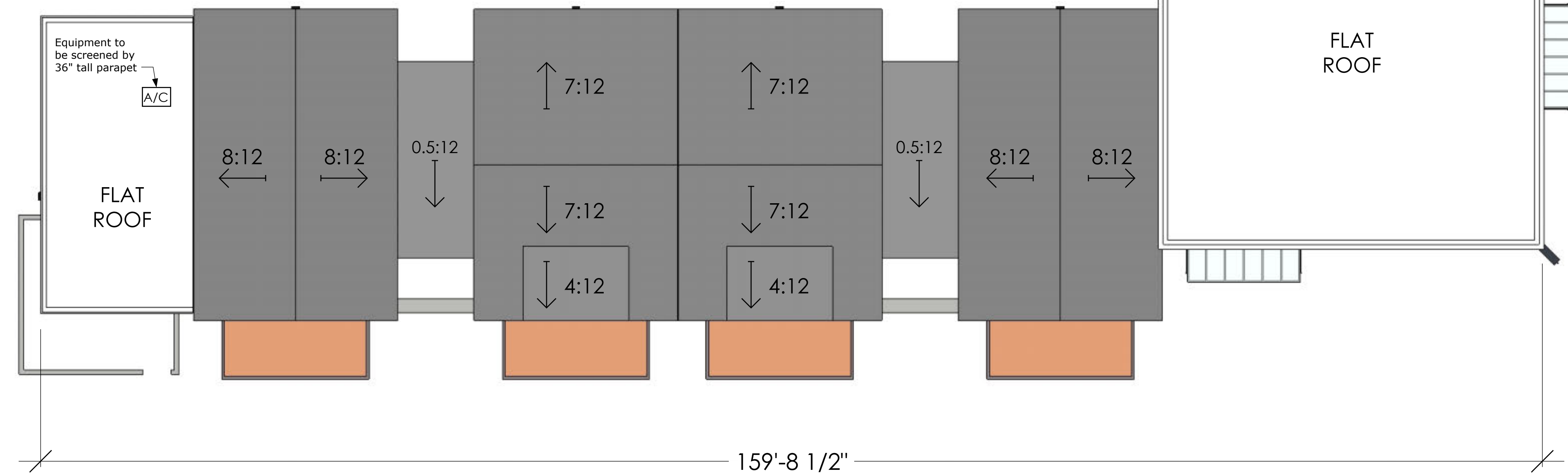
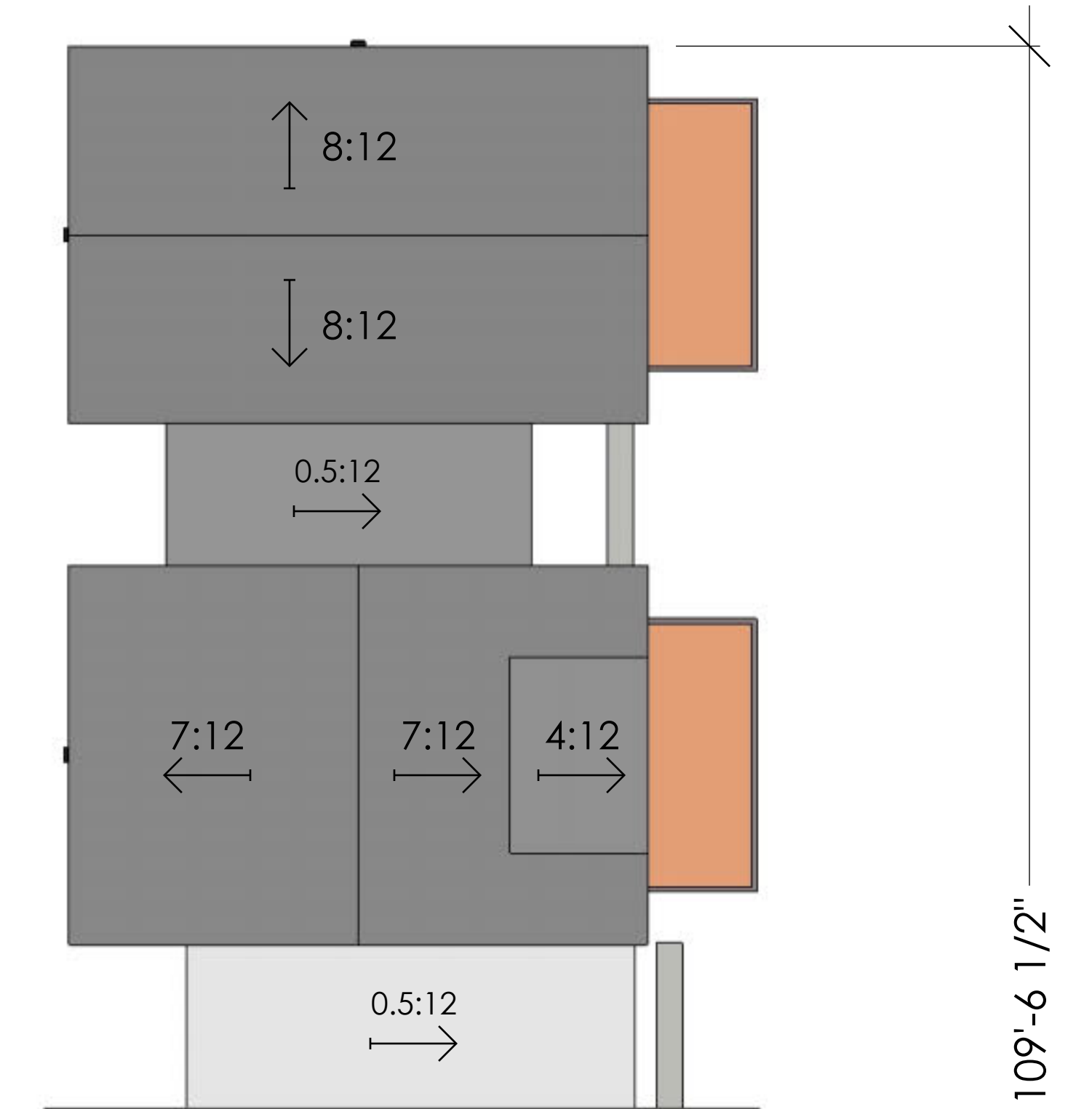
17 UNITS

ROOF

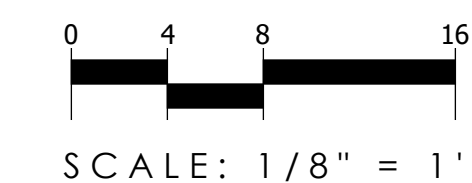
**BUILDING TYPE G (x1)**

17 UNITS

ROOF



**BUILDING PLANS: TYPES F, G**



May 10, 2024

A20



STREET ELEVATION 1



STREET ELEVATION 2

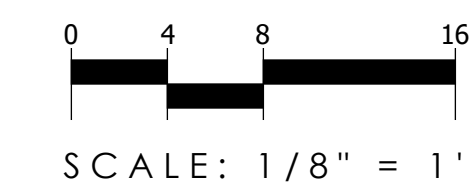


SIDE/ALLEY ELEVATION 3



SIDE/ALLEY ELEVATION 4

ELEVATIONS: BUILDING TYPE A



May 10, 2024

A21



STREET ELEVATION 1



STREET ELEVATION 2

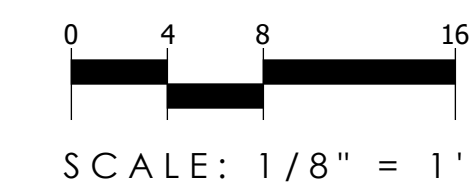


SIDE ELEVATION 3



SIDE/ALLEY ELEVATION 4

ELEVATIONS: BUILDING TYPE B



May 10, 2024

A22



STREET ELEVATION 1



SIDE ELEVATION 2

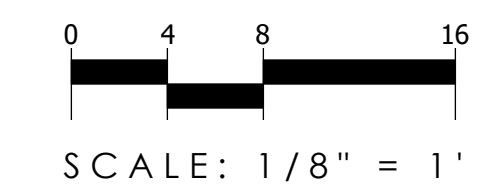


ALLEY ELEVATION 3



SIDE ELEVATION 4

ELEVATIONS: BUILDING TYPE C



May 10, 2024

A23





STREET ELEVATION 1



STREET ELEVATION 2

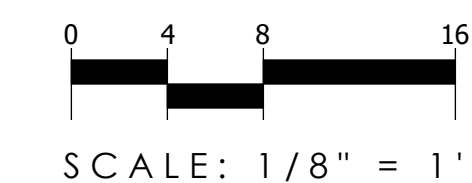


SIDE/ALLEY ELEVATION 3



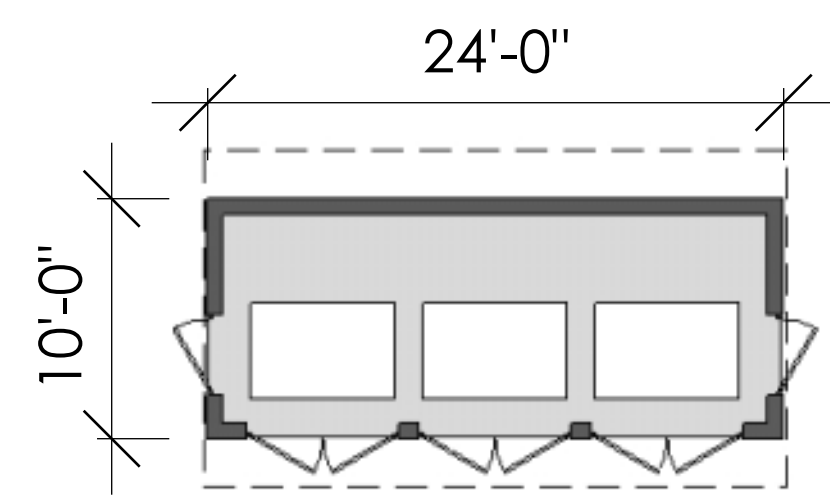
SIDE/ALLEY ELEVATION 4

ELEVATIONS: BUILDING TYPE D



May 10, 2024

A24



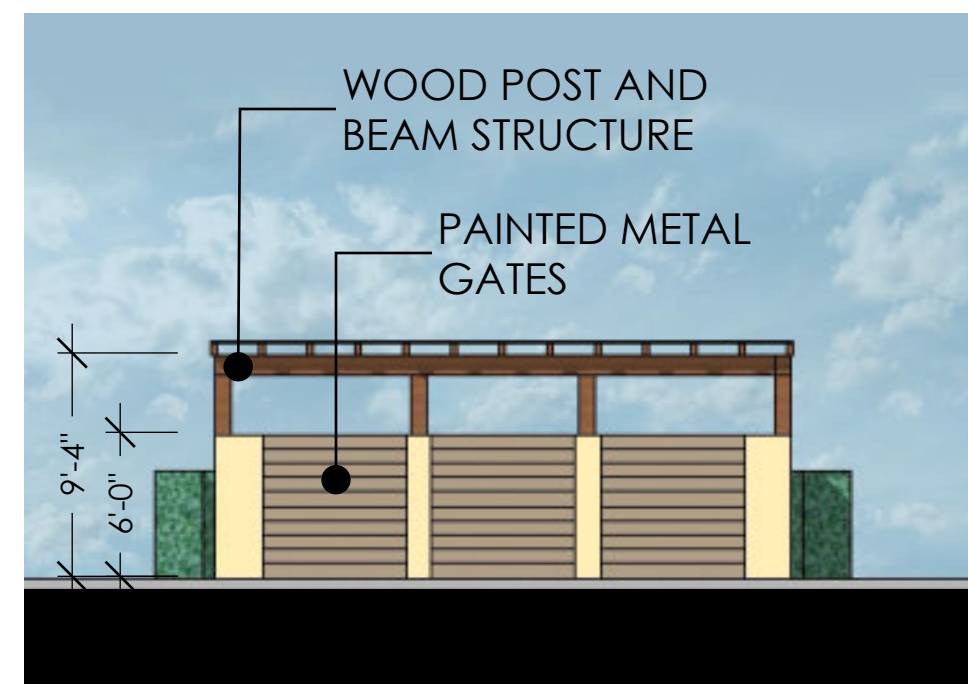
PLAN: TRASH



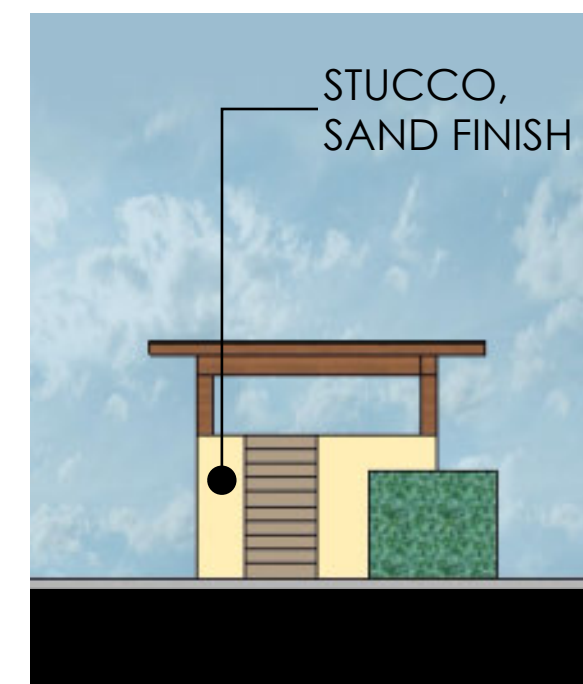
5th STREET ELEVATION 1



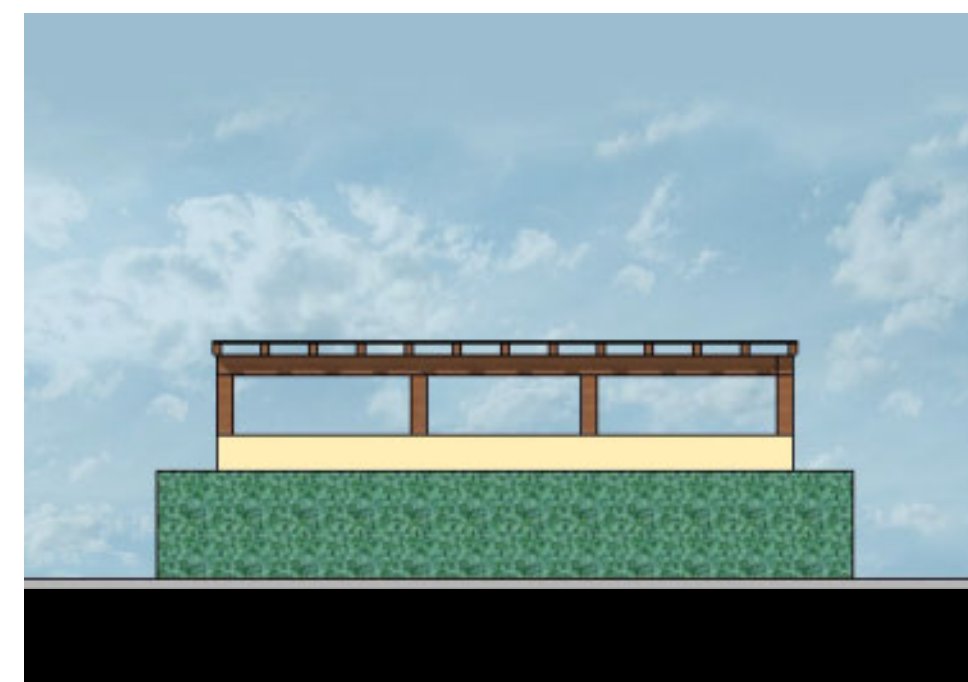
PARK ELEVATION 2



FRONT ELEV 1



SIDE ELEV 2



REAR ELEV 3



SIDE ELEV 4



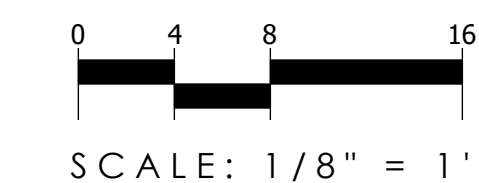
REAR ELEVATION 2



SIDE ELEVATION 3

ELEVATIONS: TRASH

ELEVATIONS: BUILDING TYPE E



May 10, 2024

A25



ALLEY ELEVATION 1



SIDE ELEVATION 2

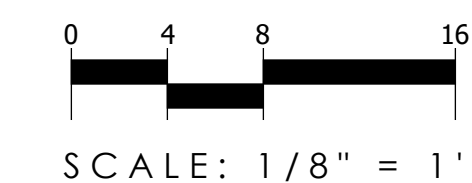


ALLEY ELEVATION 3



SIDE ELEVATION 4

ELEVATIONS: BUILDING TYPE F



May 10, 2024

A26

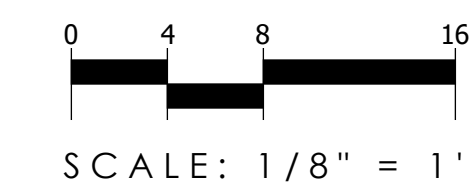


STREET ELEVATION 1



STREET ELEVATION 2

ELEVATIONS: BUILDING TYPE G



May 10, 2024

A27

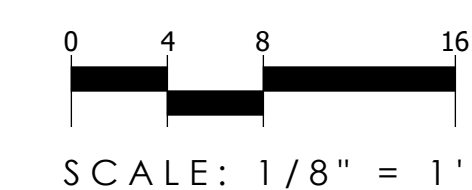


SIDE/ALLEY ELEVATION 3



SIDE/ALLEY ELEVATION 4

ELEVATIONS: BUILDING TYPE G



May 10, 2024

A28



PERSPECTIVE VIEW: CORNER OF 5th AND F

May 10, 2024

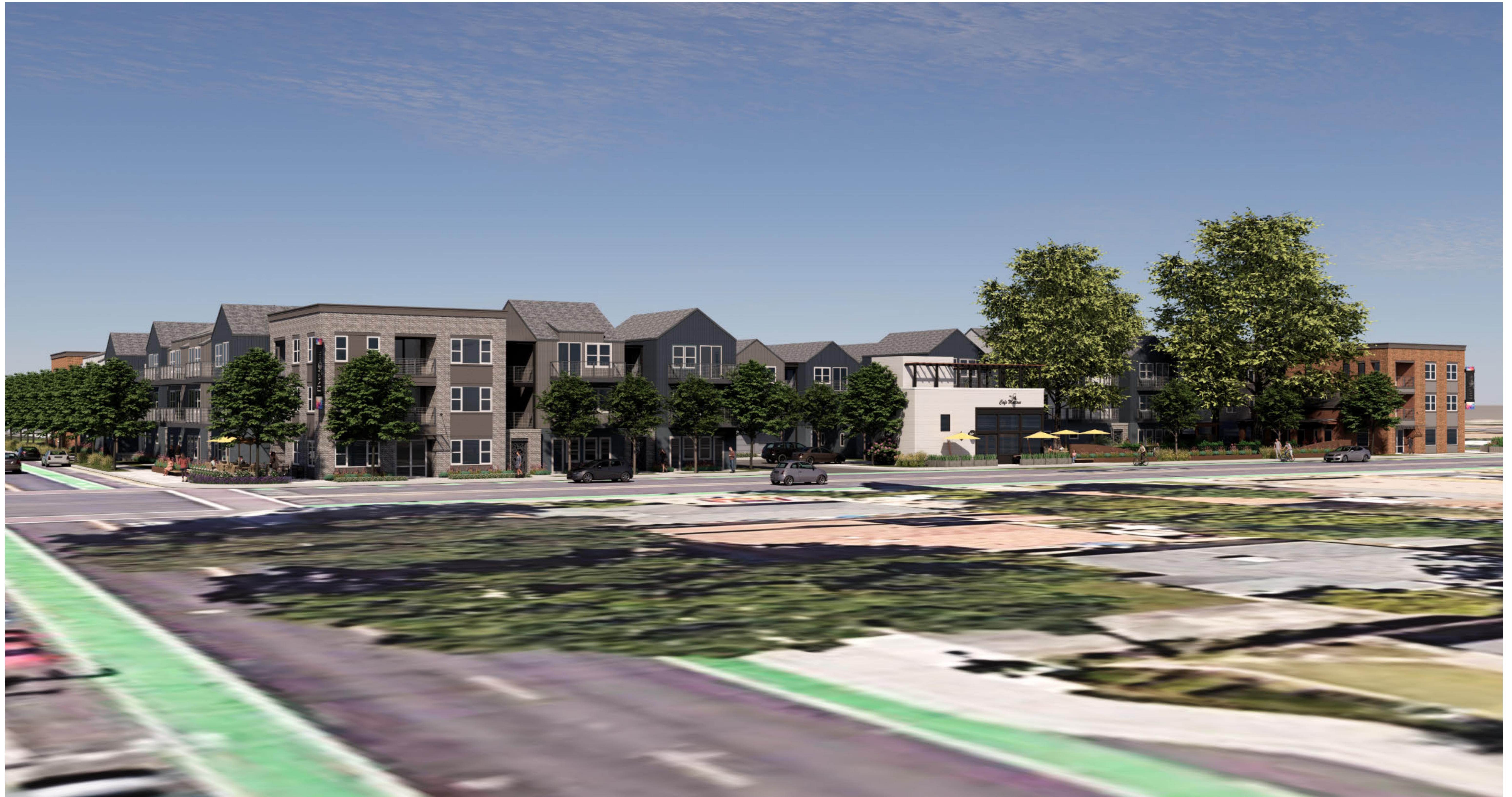
A29



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

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5

6



8

3

9

1

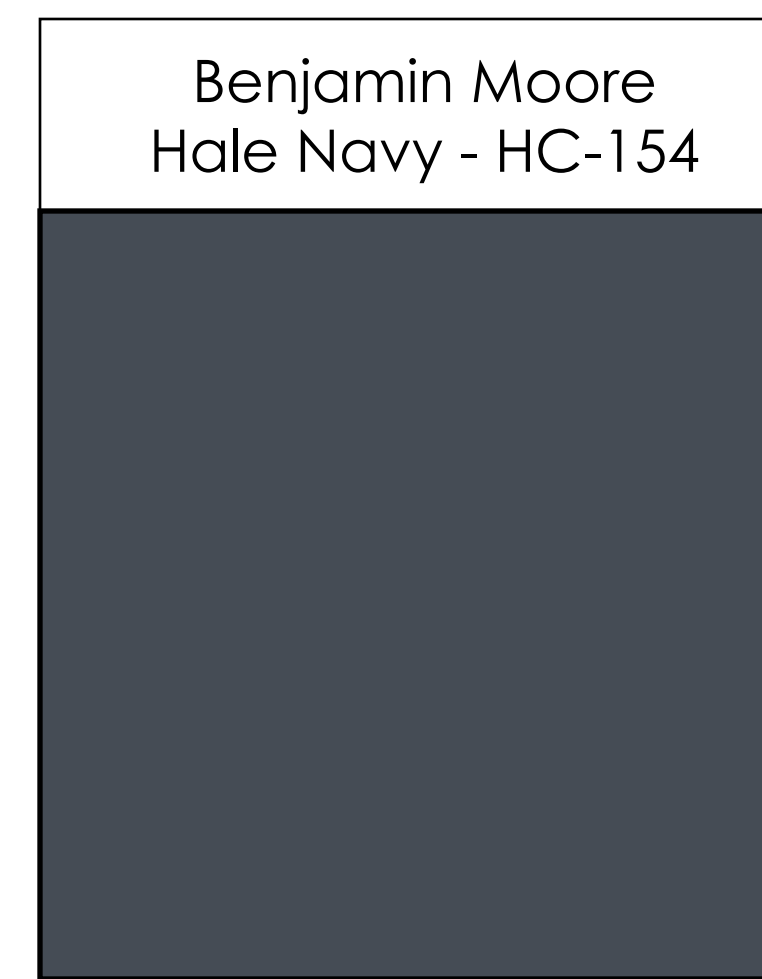
6

5

5

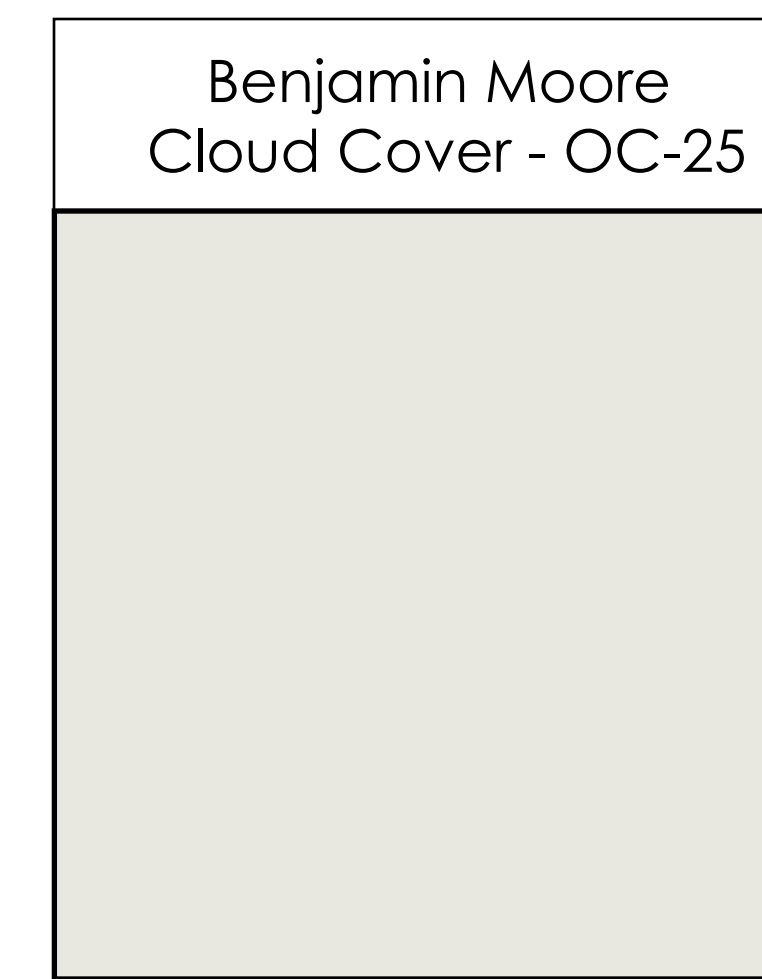
4

5



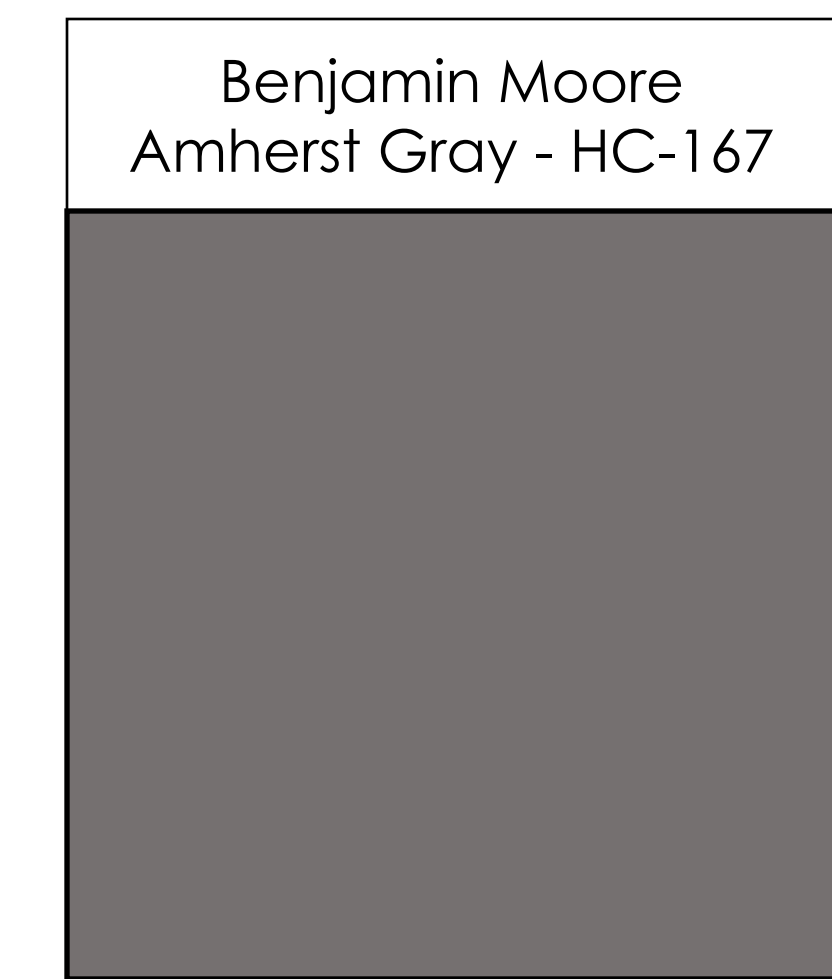
Benjamin Moore  
Hale Navy - HC-154

1 Body Color 1  
Vertical Siding



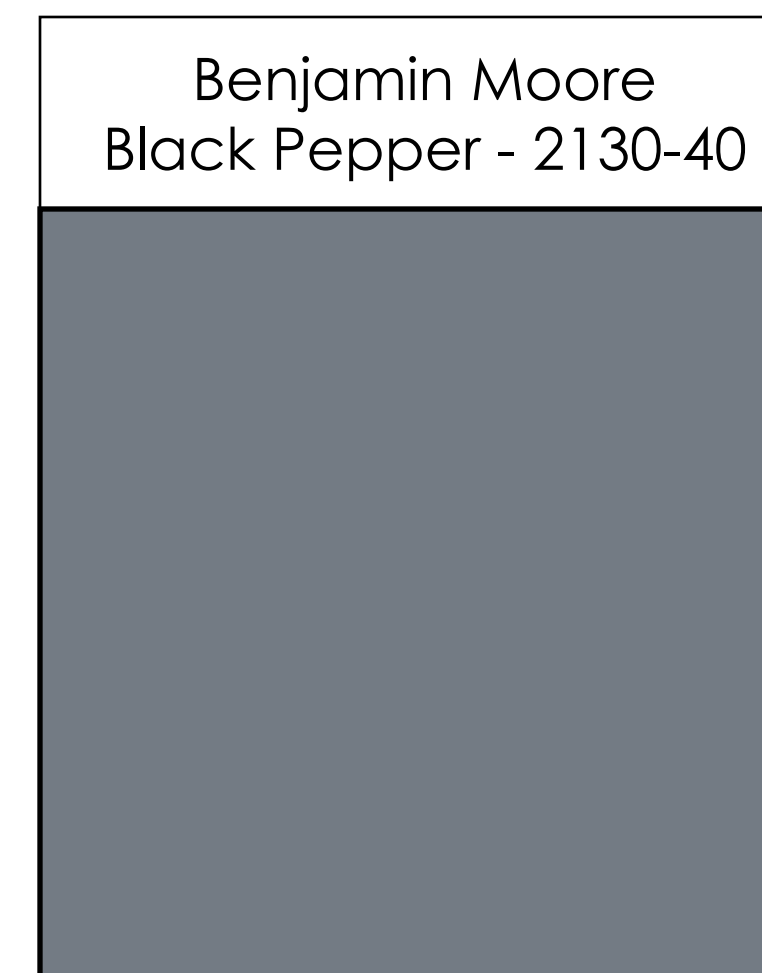
Benjamin Moore  
Cloud Cover - OC-25

2 Body Color 2  
Vertical Siding



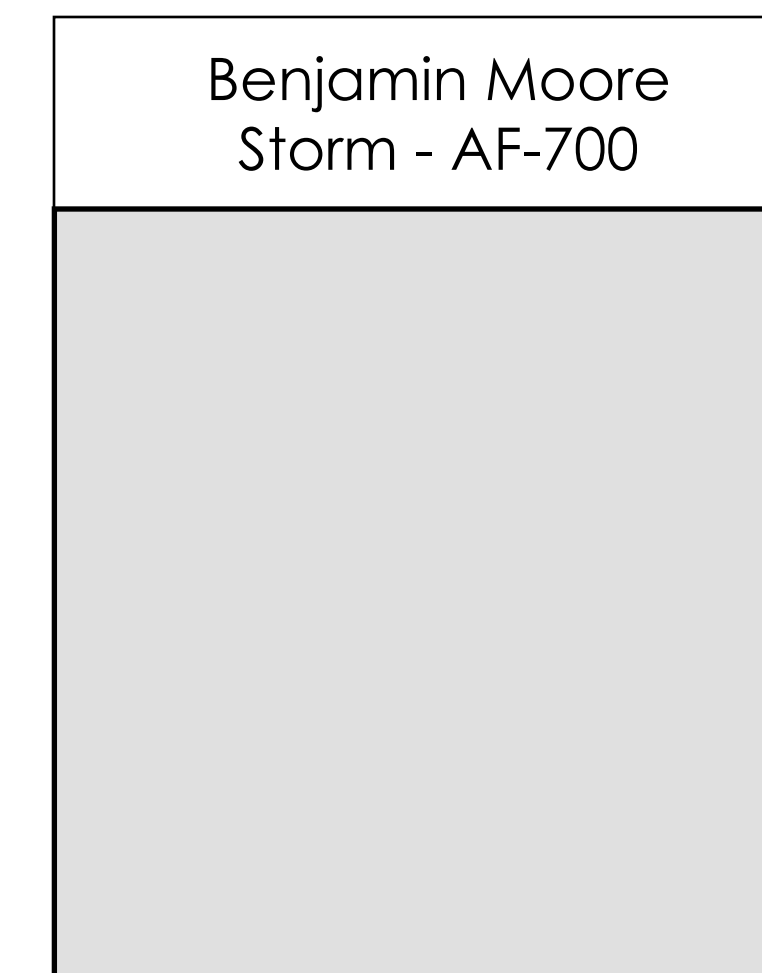
Benjamin Moore  
Amherst Gray - HC-167

3 Body Color 3  
Vertical Siding



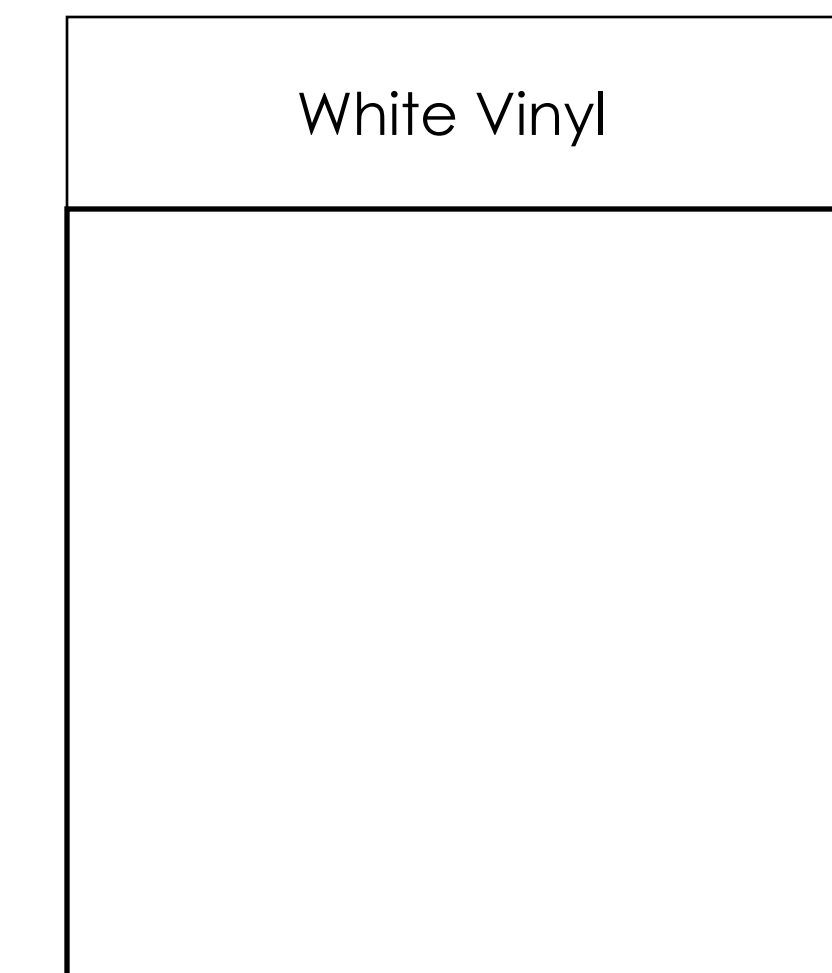
Benjamin Moore  
Black Pepper - 2130-40

4 Body Color 4  
Stucco



Benjamin Moore  
Storm - AF-700

5 Accent Color  
Garage Doors/Trim



White Vinyl

6 Windows



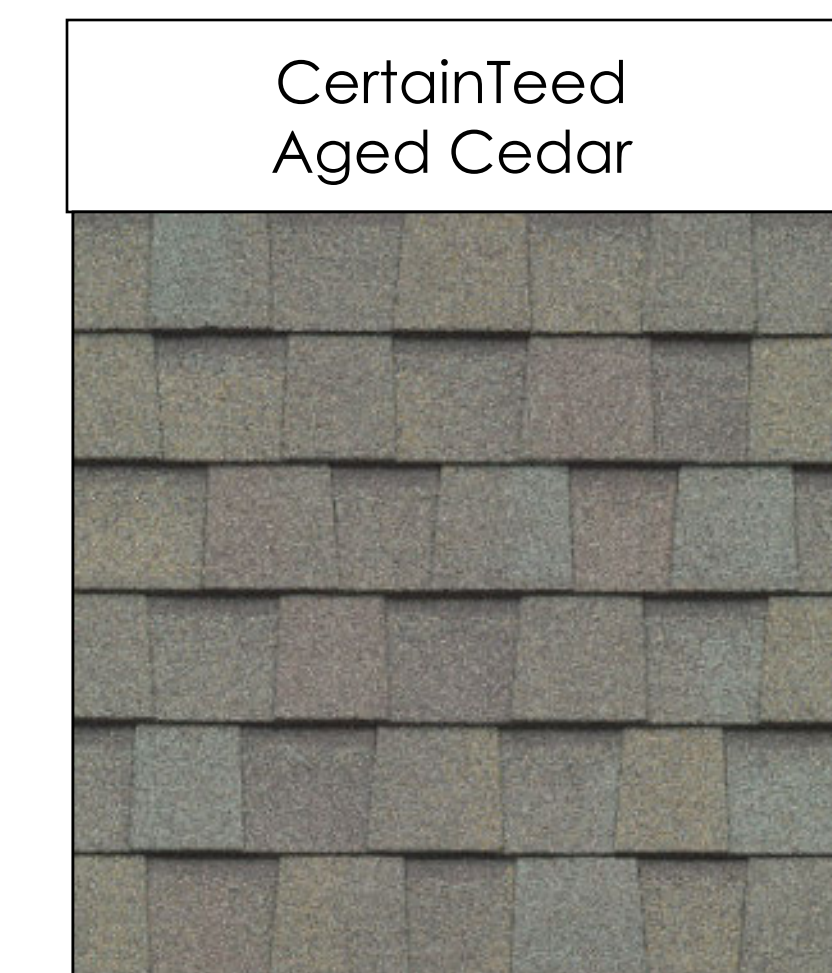
Eldorado Stone  
TundraBrick - Riverbed

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



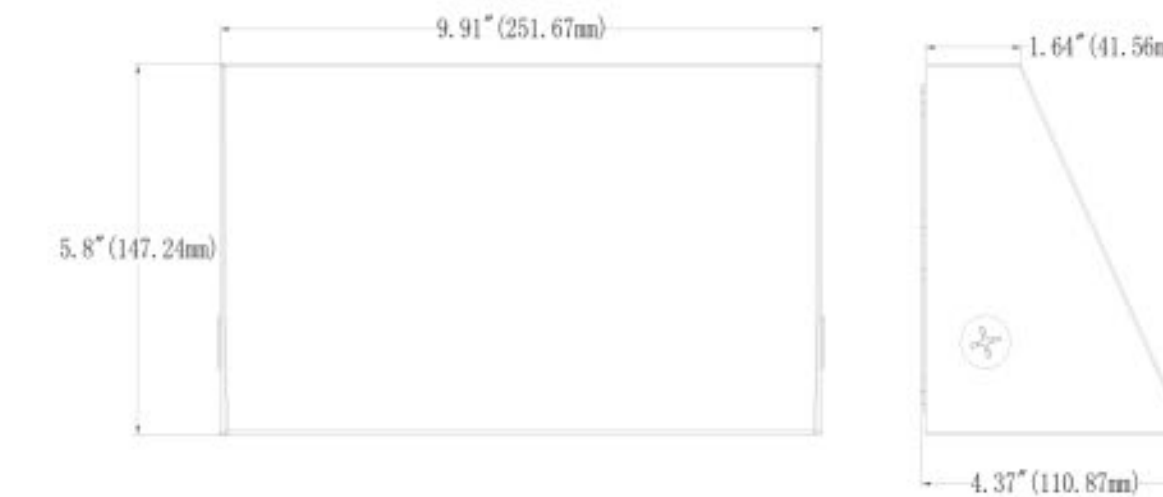
## LIGHTING SPECIFICATION

# LED Architectural Wall Pack Series

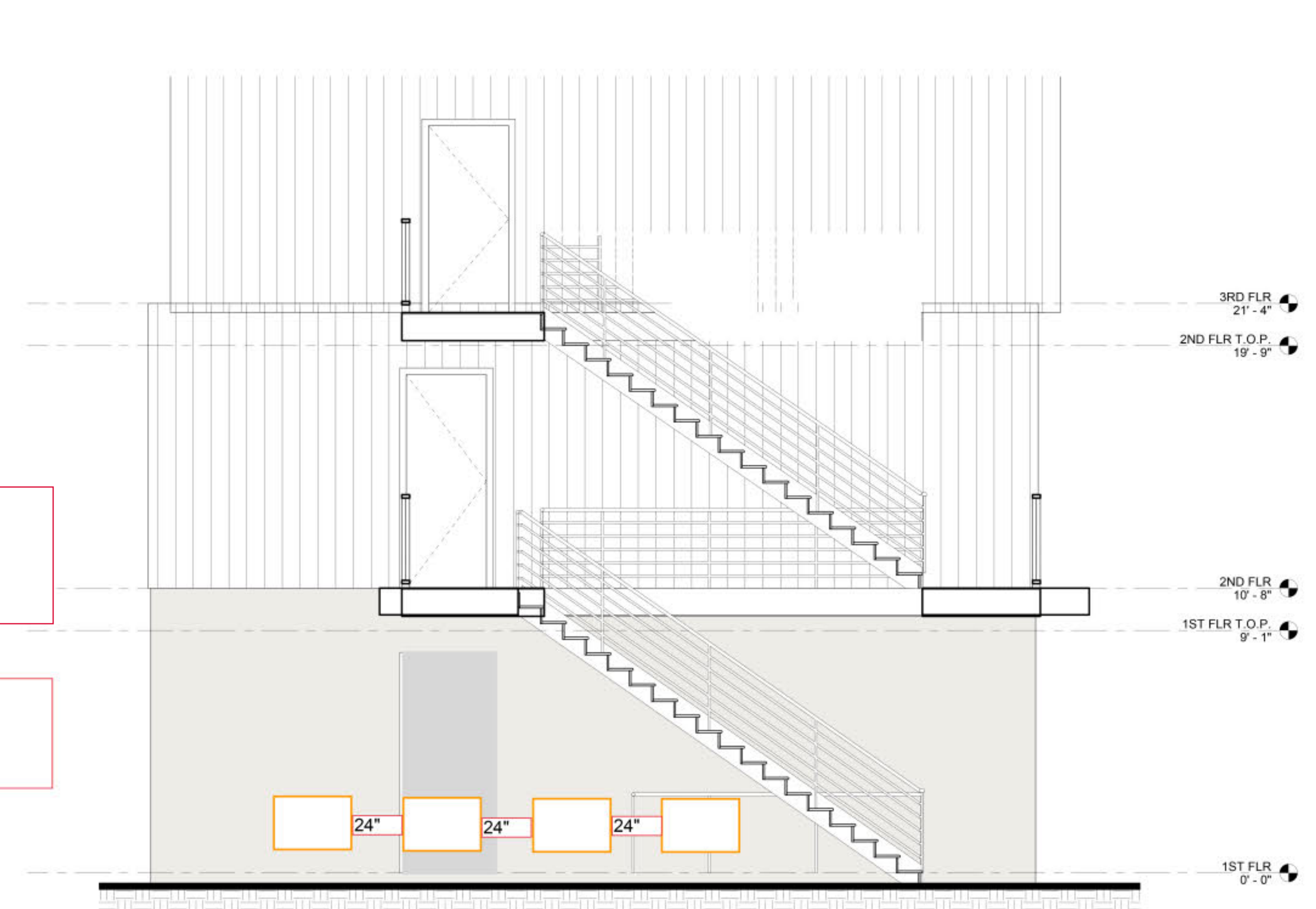


Selectable Wattages: 12W /18W /24W /30W

### 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.

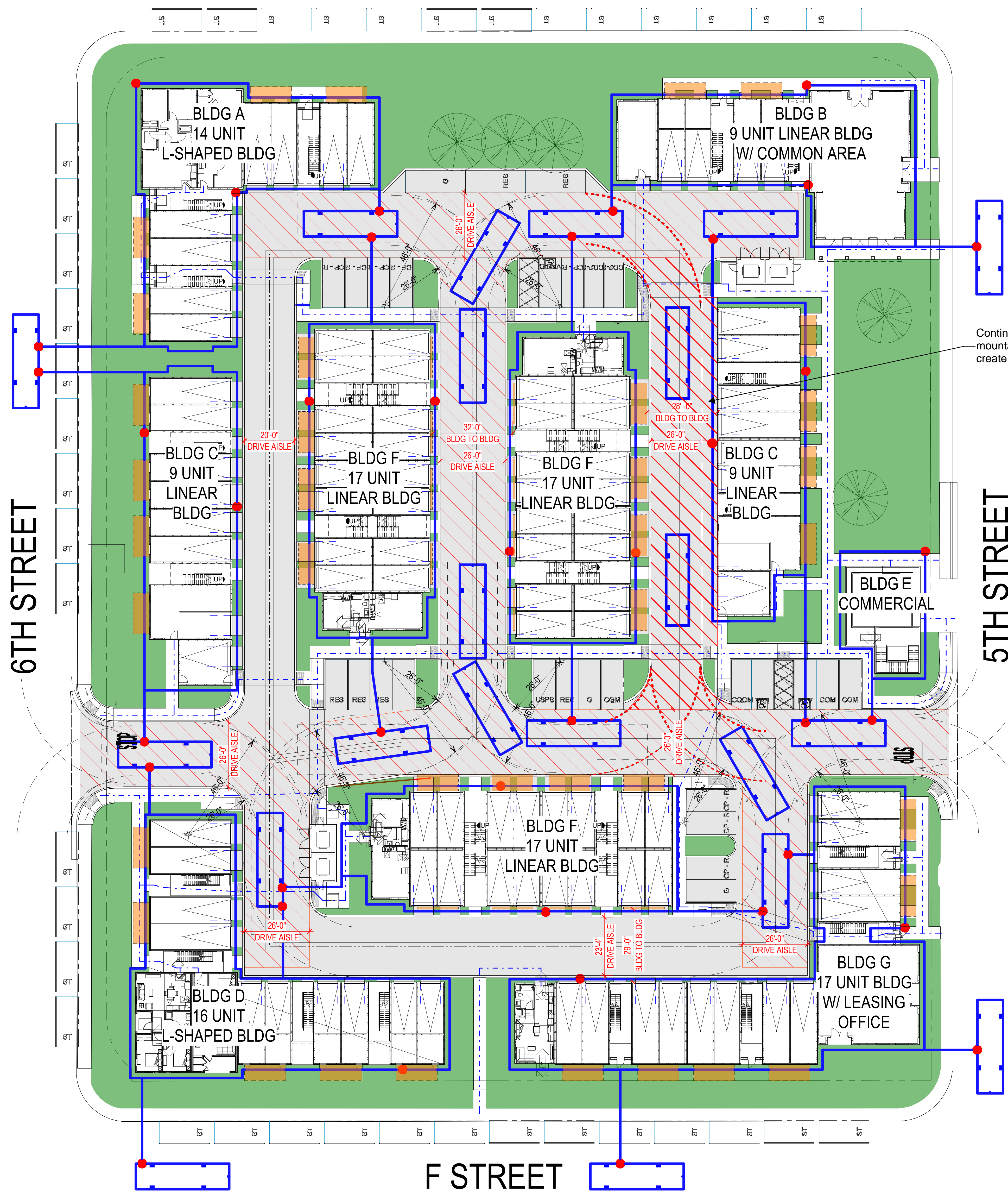
Installation specs:  
6" from wall, 24" apart for service; lineset is on right

## HEAT PUMP EQUIPMENT LOCATION

# LIGHTING & MECHANICAL INFORMATION

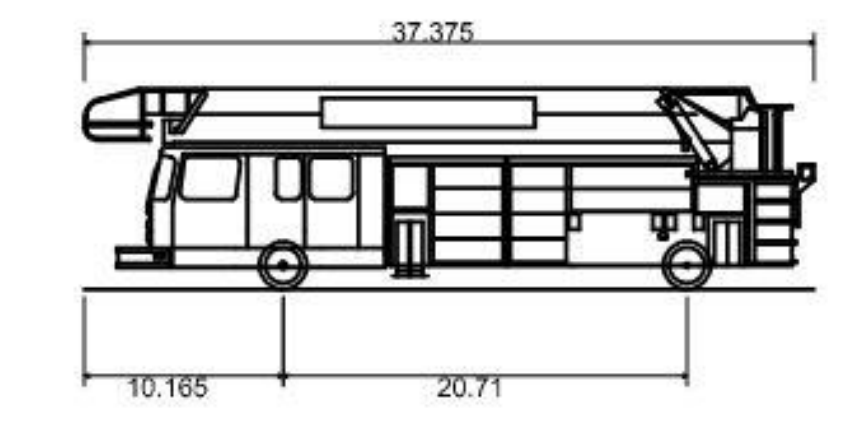
May 10, 2024

A42

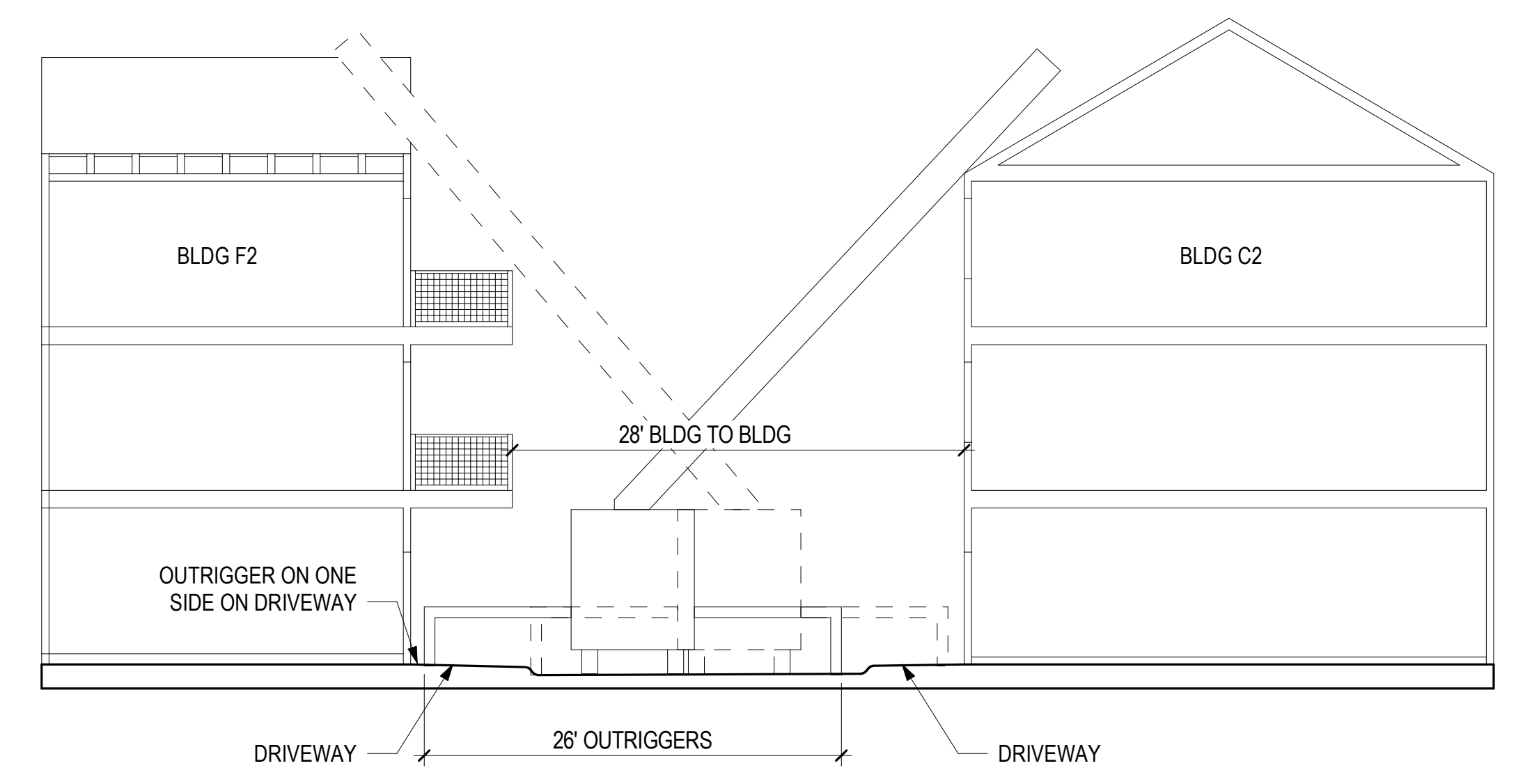


### LEGEND

- 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**

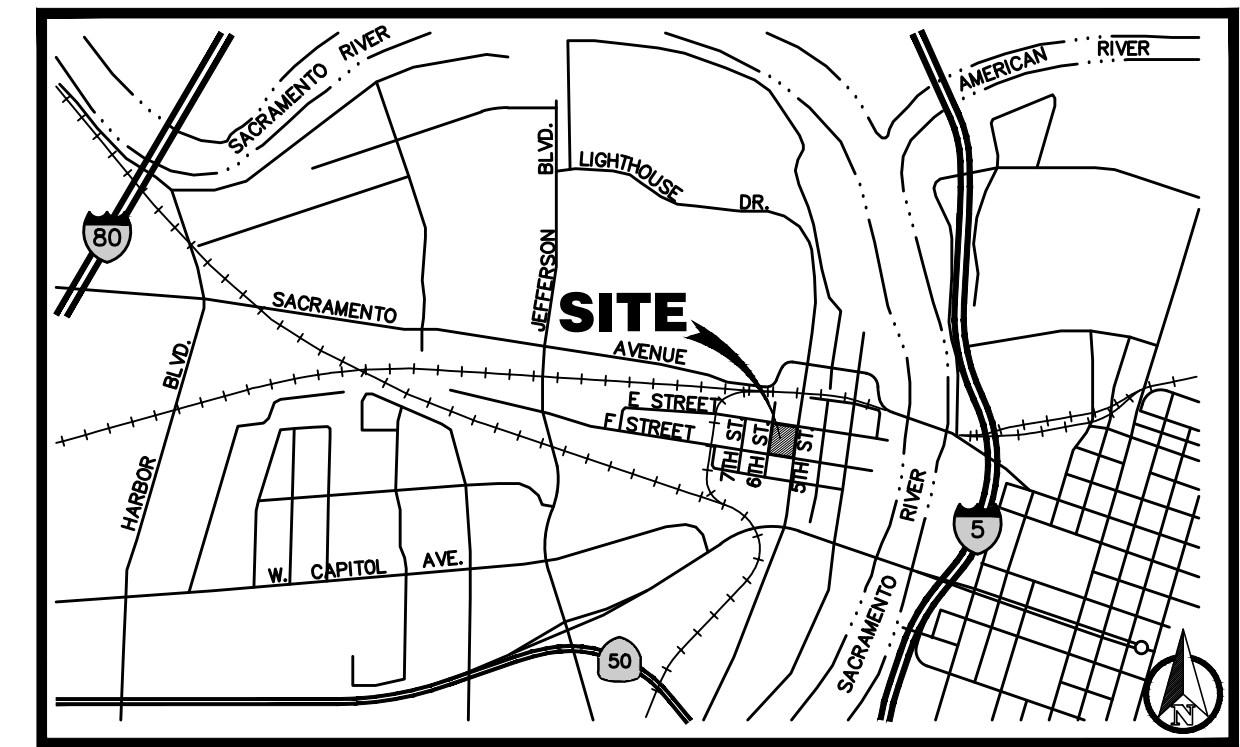
**ARCHITECT:**  
JZMK PARTNERS  
ATHENA BALISTRERI  
3080 BRISTOL STREET, SUITE 350  
COSTA MESA, CA 92626  
ABALISTRERI@JZMKPARTNERS.COM

**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



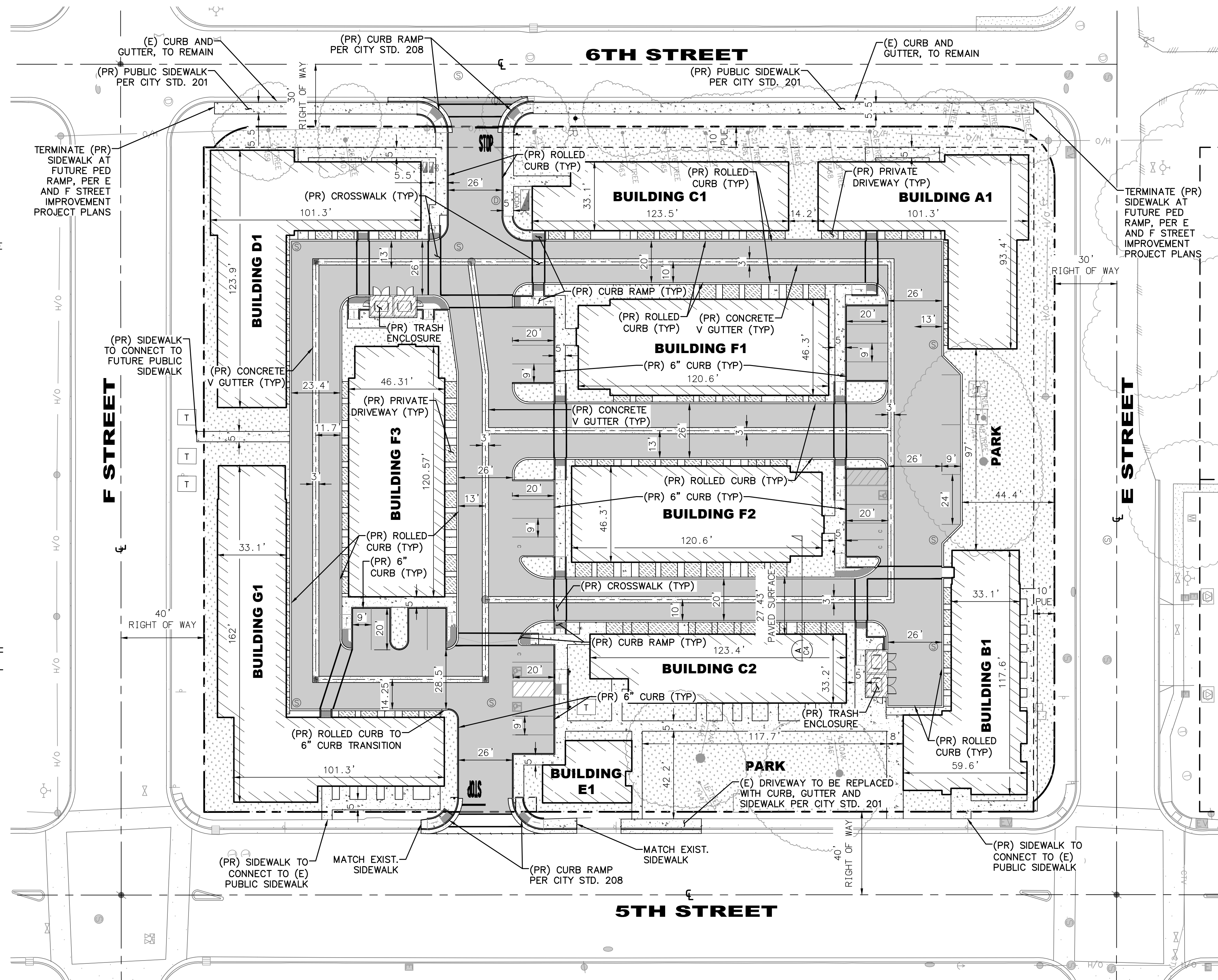
VICINITY MAP  
NO SCALE

**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.

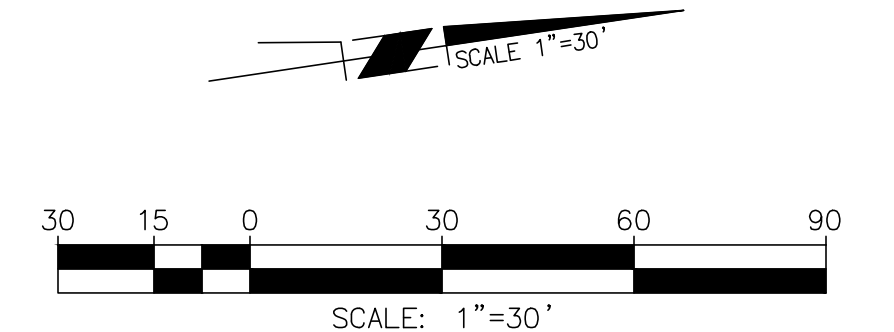
**SITE INFORMATION**

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

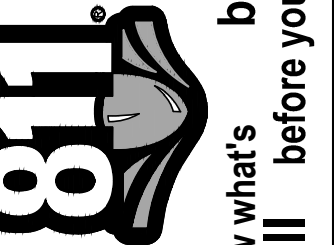
SITE PLAN

CITY OF WEST SACRAMENTO

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

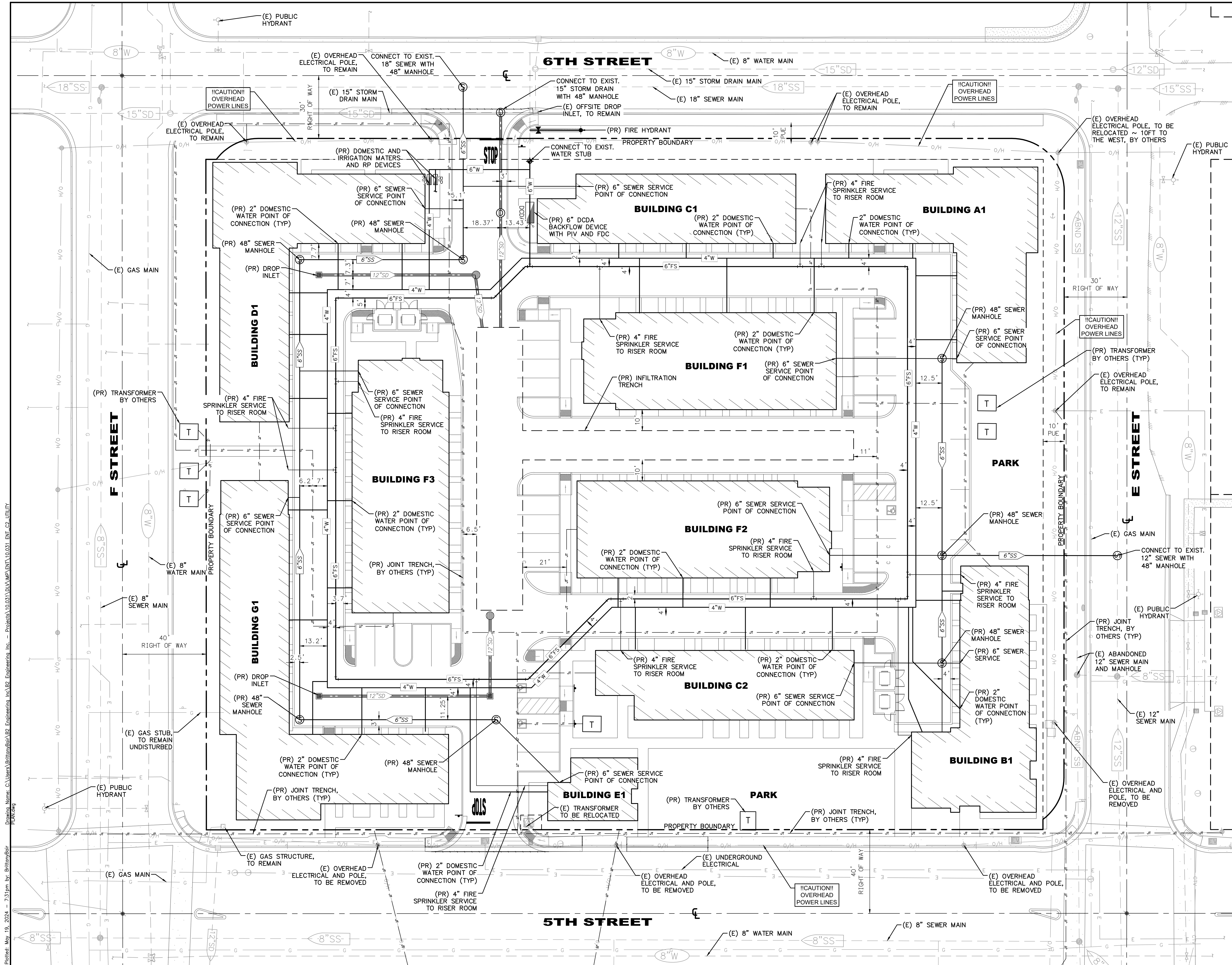


ENGINEERING  
2637 KEY LARGO STREET  
WEST SACRAMENTO, CA 95691



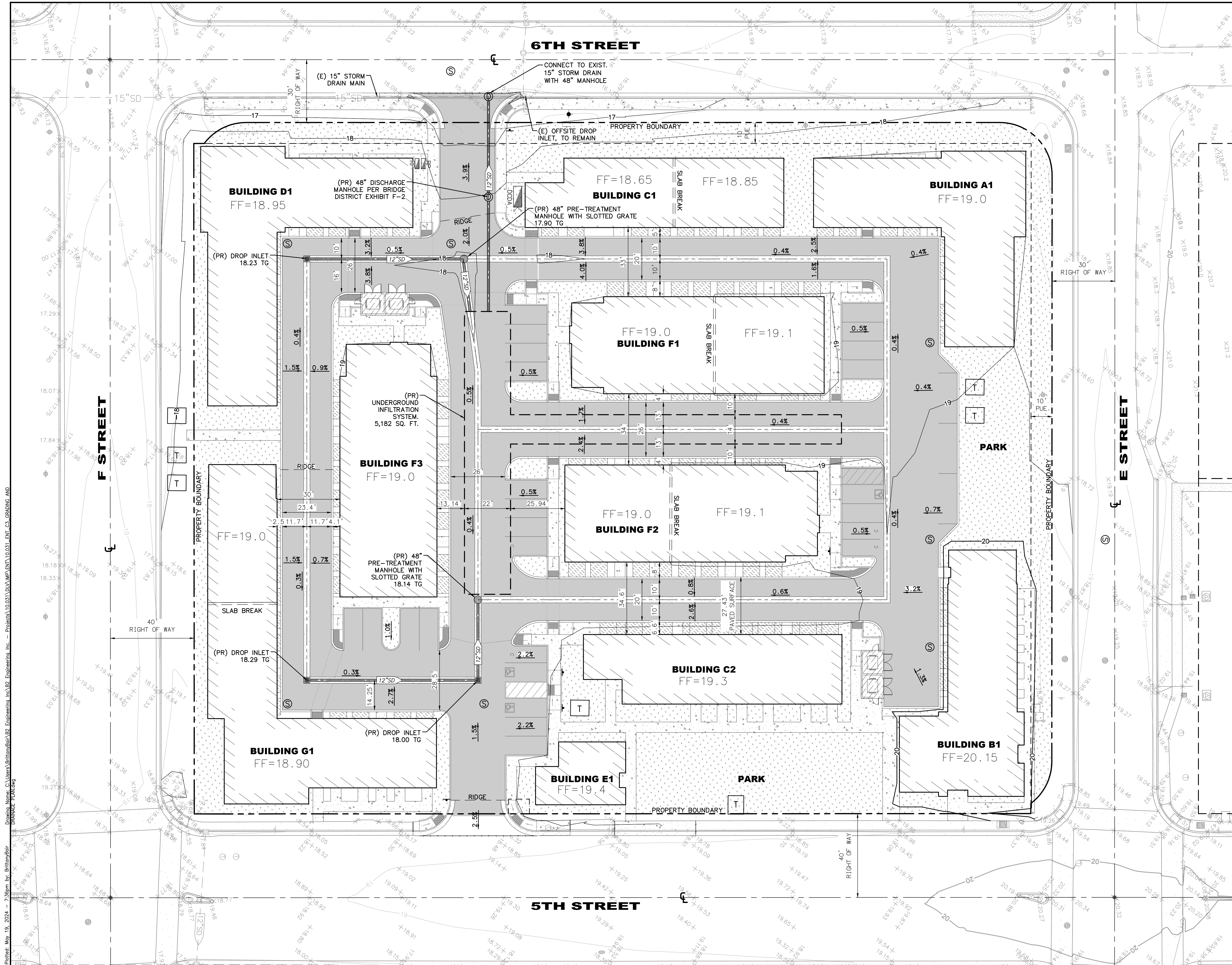
PRELIMINARY - NOT FOR CONSTRUCTION

Project: May 19, 2024 - 7:31pm by: Brittan/B2  
Drawing Name: C:\Users\Brittan\OneDrive\Documents\Projects\10.031\10.031\10.031\_ENT\_C2\_UTILITY PLAN.rvt



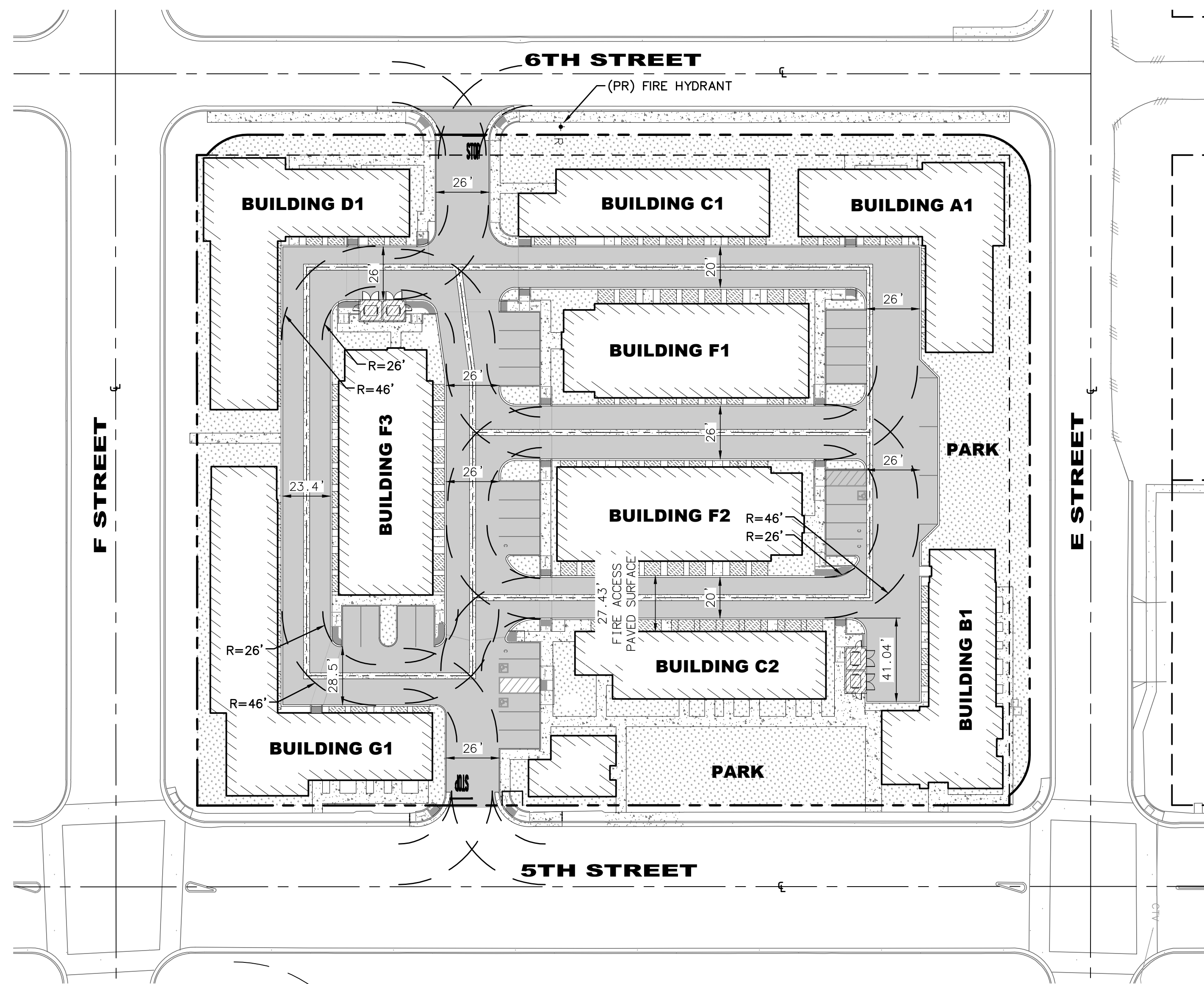
SHEET C2
CONCEPTUAL IMPROVEMENT PLANS FOR <b>FIVE20 FIFTH</b> APN: 010-462-001
UTILITY PLAN
CITY OF WEST SACRAMENTO
PRELIMINARY - NOT FOR CONSTRUCTION
PREPARED FOR: BLACKPINE COMMUNITIES 8880 CAL CENTER DR, SUITE 350 SACRAMENTO, CA 95826 PHONE: 916-469-8000 CONTACT: MIKE FARRIS
<b>five20</b> ENGINEERING 2637 KEY LARGO STREET WEST SACRAMENTO, CA 95691
REGISTERED PROFESSIONAL ENGINEER BRITTANY N. BAIR NO. 87537 EXP. 9/30/23 STATE OF CALIFORNIA
<b>811</b> Know what's below. Call before you dig.

Project: May 19, 2024 - 2:36pm by: Brittany/Bat  
Drawing Name: C:\Users\Brittany\OneDrive\Documents\Projects\10.031\DWG\MP\ENR\10.031 - ENR\_C3 GRADING AND DRAINAGE PLAN.dwg

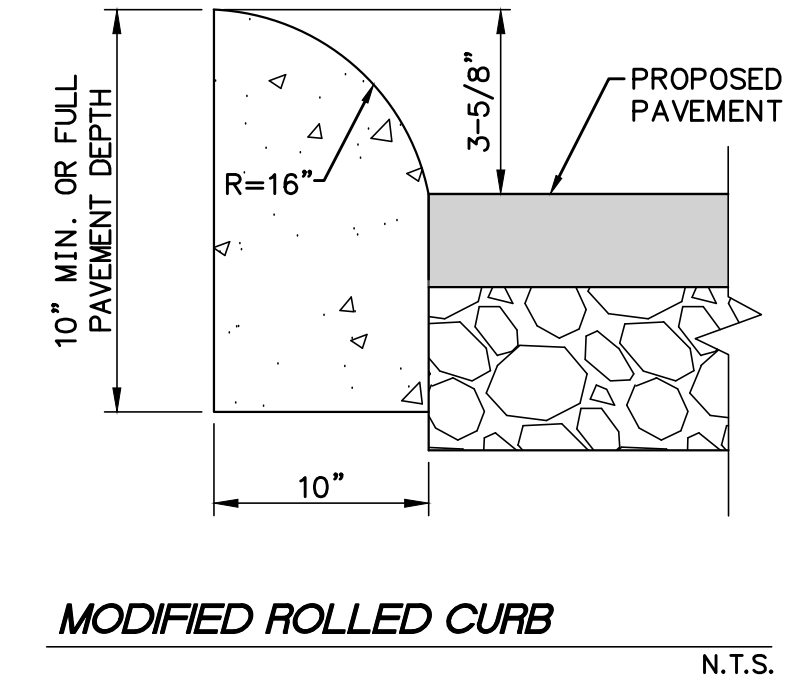
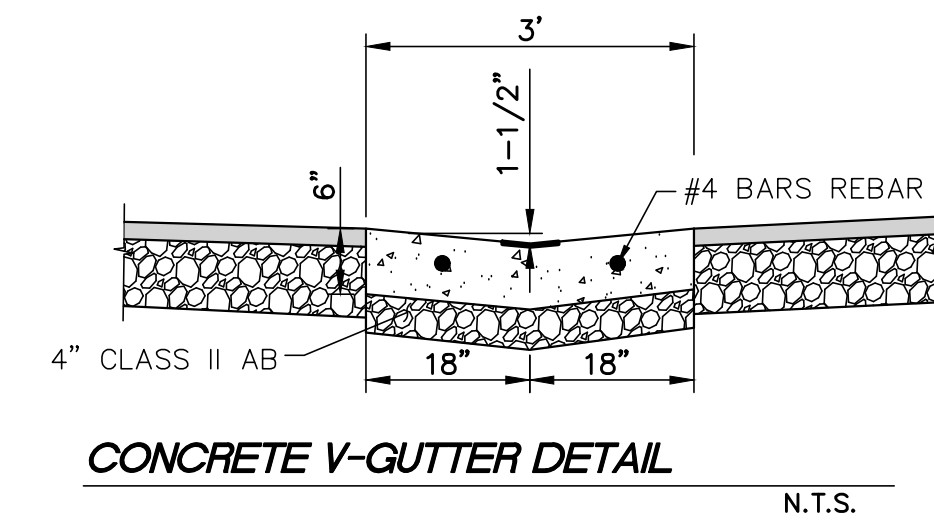
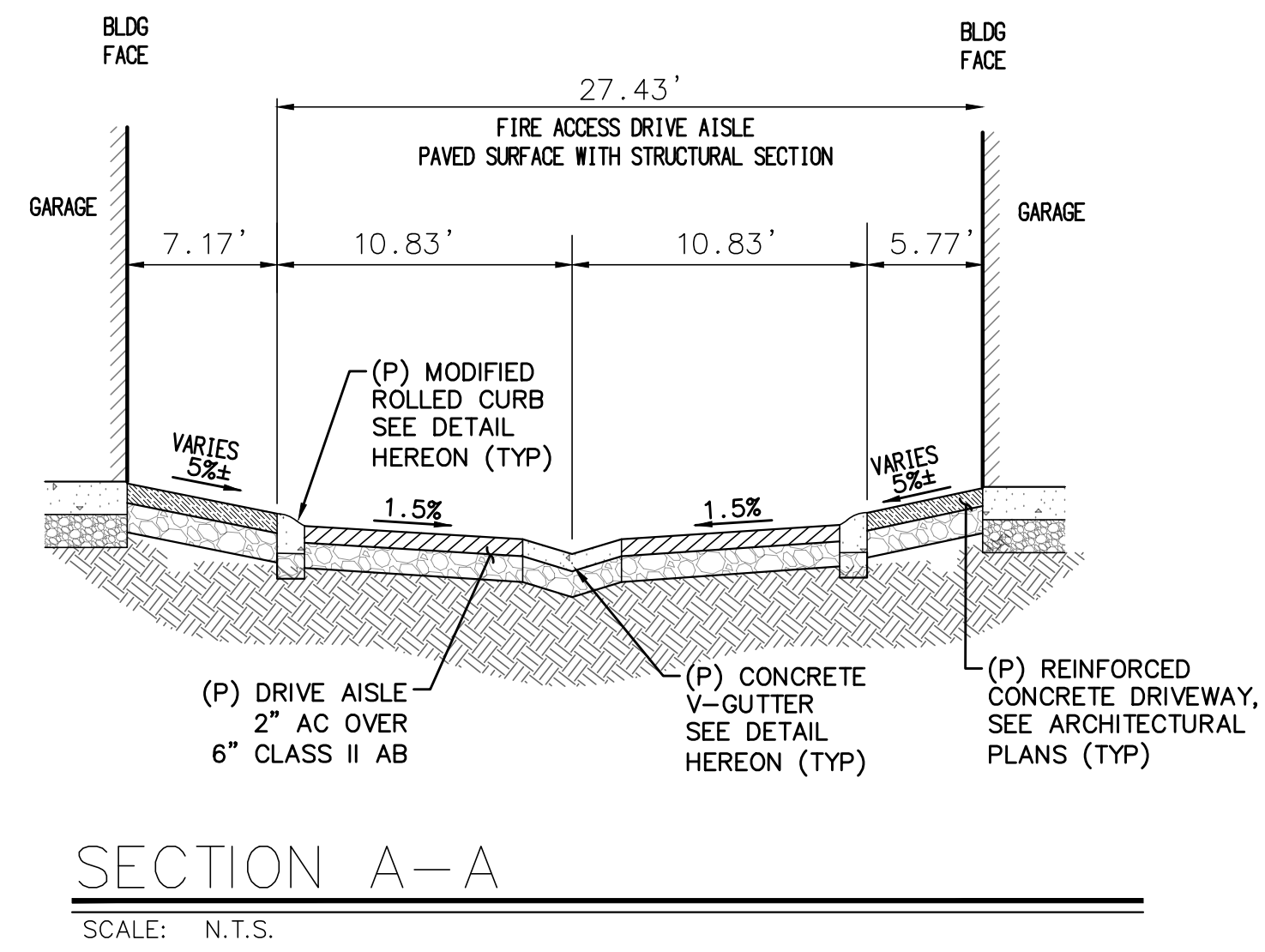
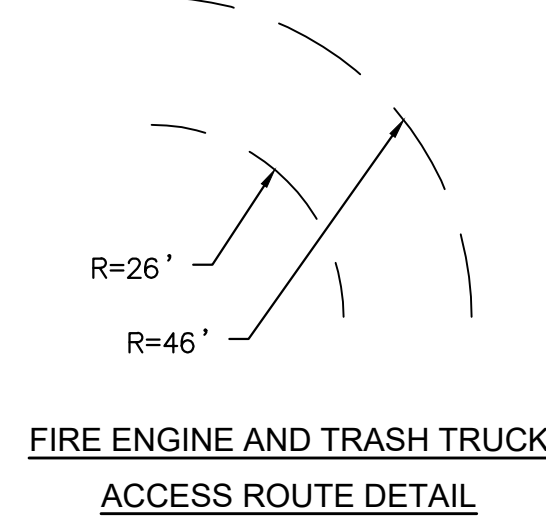


	<p>REGISTERED PROFESSIONAL ENGINEER BRITTANY N. BLAIR NO. 87537 EXP. 9/30/23 STATE OF CALIFORNIA</p>	<p>ENGINEERING 2637 KEY LARGO STREET WEST SACRAMENTO, CA 95691</p>	<p>PREPARED FOR: BLACKPINE COMMUNITIES 8880 CAL CENTER DR, SUITE 350 SACRAMENTO, CA 95826 PHONE: 916-497-9800 CONTACT: MIKE FARRIS</p>
<p>SCALE: 1"=20'</p>		<p>CITY OF WEST SACRAMENTO</p>	
<p>PRELIMINARY - NOT FOR CONSTRUCTION</p>		<p>SHEET C3</p>	

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

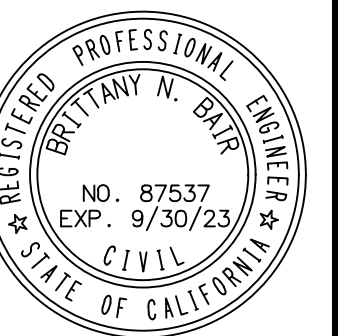
C4 - SECTIONS

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

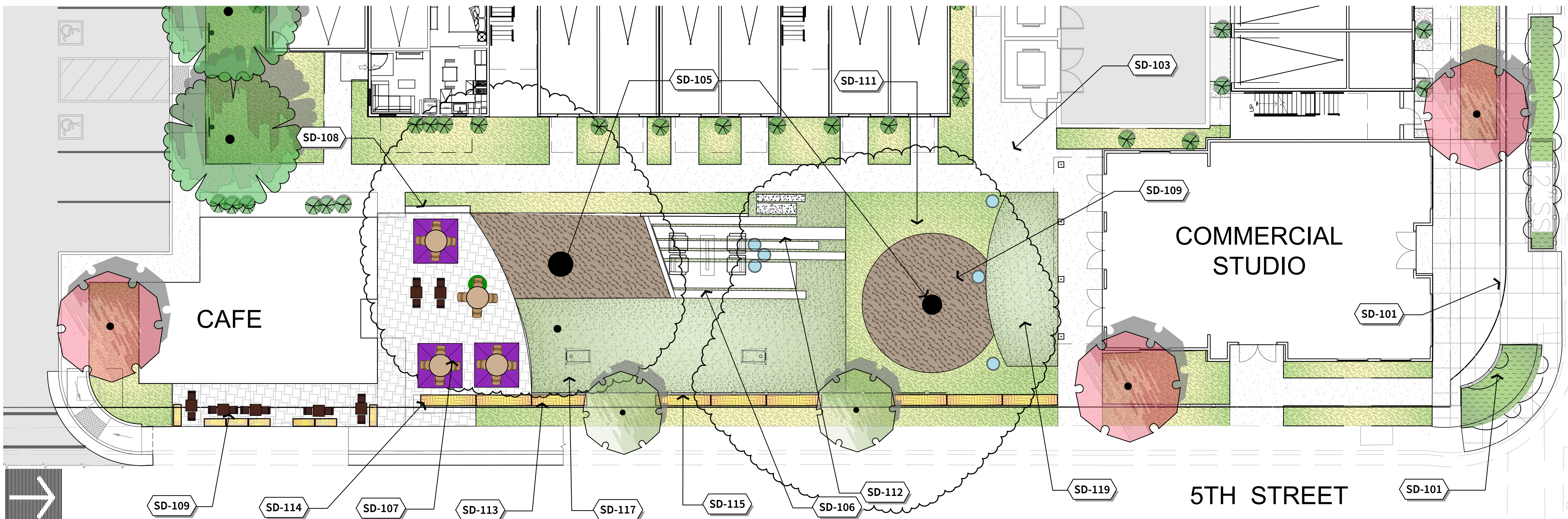
	STREET TREE - F STREET ZELKOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN JAPANESE ZELKOVA	9
	ACCENT TREES ACER BUERGERIANUM / TRIDENT MAPLE MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA	18
	VERTICAL ACCENT TREE ACER RUBRUM 'BOWHALL' / BOWHALL RED MAPLE ZELKOVA SERRATA 'MUSASHINO' / SAWLEAF 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 ANIGOZANTHOS 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

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

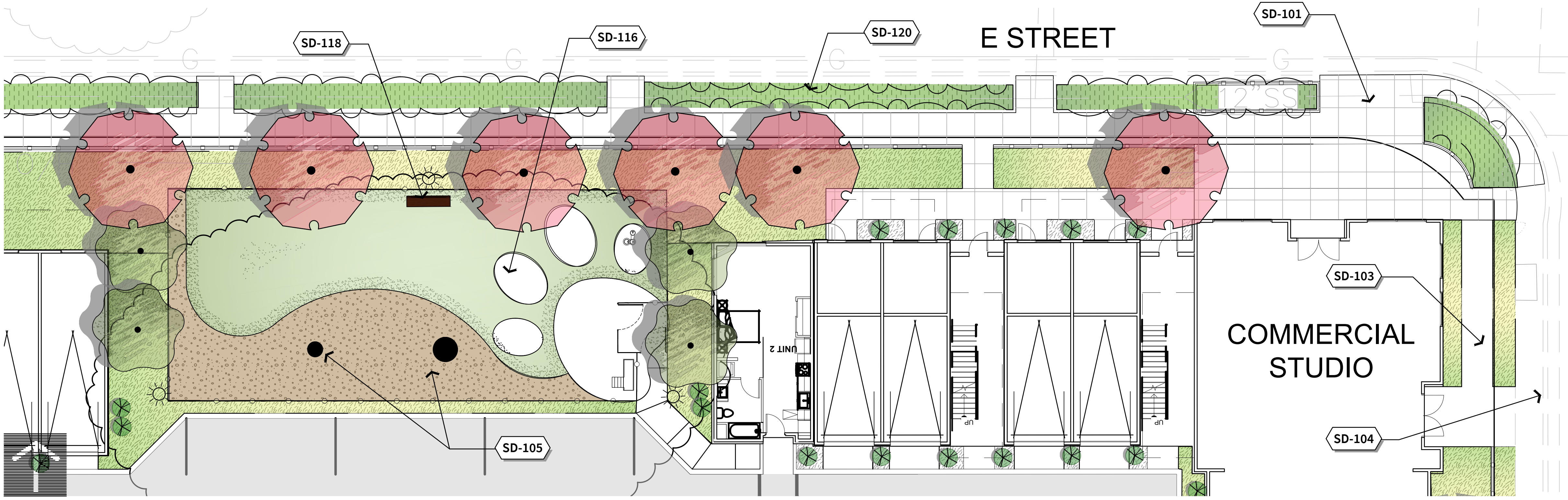
	RAISED PLANTERS	290 SF
	TURF AREA TURF SOD SHADE MASTER / SHADE TOLERANT BLEND	7,298 SF
	D.G.	874 SF
	TOP DRESSING	913 SF



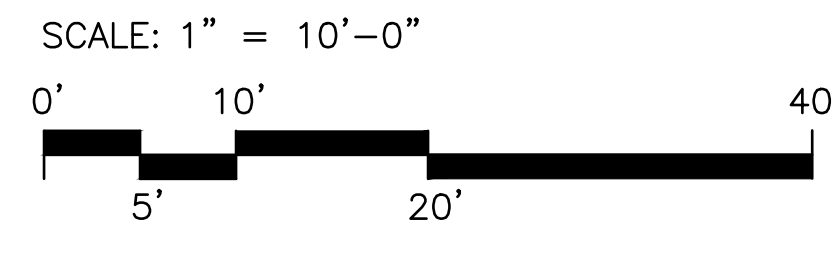
**A** AMENITY AREA EAST SIDE @ 5TH STREET

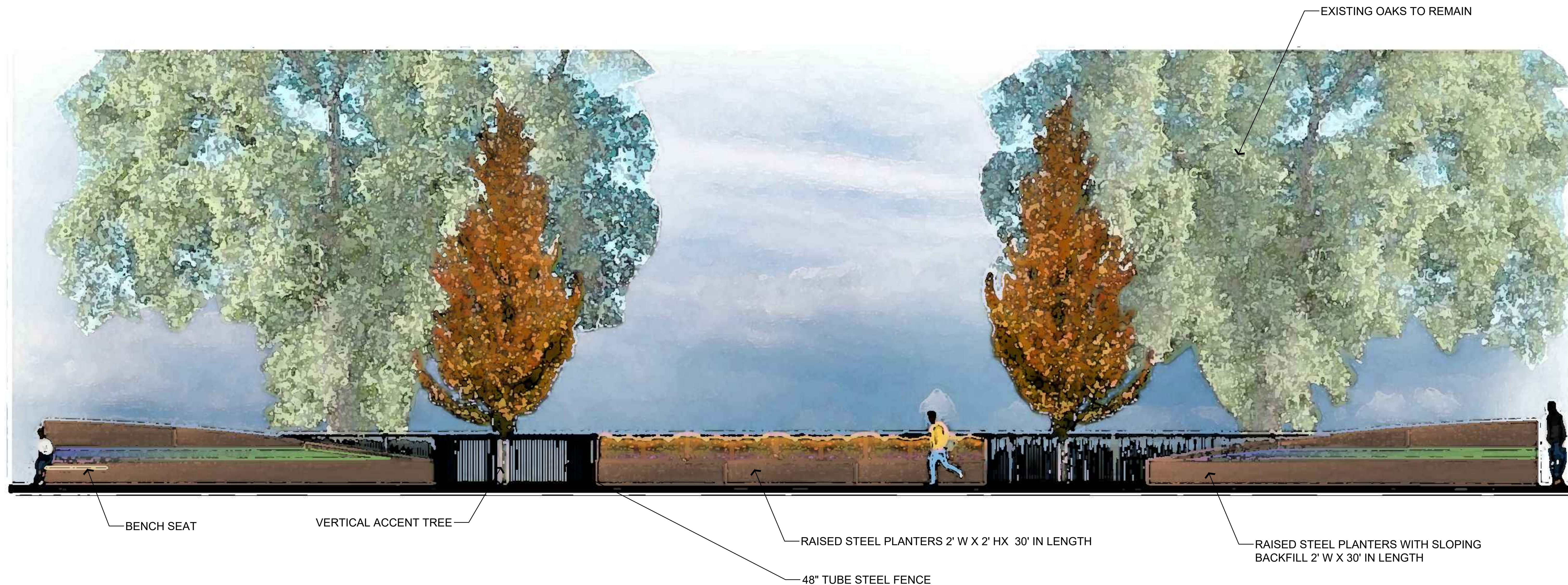
PRELIMINARY SITE DESIGN NOTES

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-111	SHRUB PLANTING COMPATIBLE WITH EXISTING TREES (IRIS, HUECHERA, TEUCRIUM, CISTUS, MAHONIA, SALIVA, POLYSTICUM,	
SD-112	CONCRETE STEPPERS	
SD-113	RAISED, TAPERED STEEL PLANTERS WITH PERENNIALS. 2'WX10'L TYPICAL VARYING HEIGHTS 5' TO 3'.	
SD-114	STEEL PLANTER WITH BENCH	
SD-115	48" HEIGHT TUBE STEEL FENCE TO MATCH EXISTING ALONG E STREET	
SD-116	DOG PARK GATE AND FENCING	
SD-117	ARTIFICIAL TURF AND CORN HOLE	
SD-118	BENCH	
SD-119	YOGA LAWN ARTIFICIAL TURF	
SD-120	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