



JM Construction Co.

The Arnest Group Inc.



studio
INTERNATIONAL **81**



APN: 015-0061-029
OWNER: BROADWAY CENTRE INVESTORS LLC

APN: 015-0061-033
OWNER: PCC BROADWAY LLC

APN: 015-0061-034

APN: 015-0061-011
OWNER: GOLSHAN FARIBORZ

LEGEND

- ACCESSIBLE PATH-OF-TRAVEL
- ASPHALT CONCRETE
- HEAVY DUTY PCC
- PEDESTRIAN PCC
- LANDSCAPING

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	6.35'	20.00'	18°11'42"	S81°34'11"E	6.32'
C2	6.35'	20.00'	18°11'42"	N81°34'11"W	6.32'
C3	6.35'	20.00'	18°11'42"	N80°14'07"E	6.32'
C4	6.35'	20.00'	18°11'42"	S80°14'07"W	6.32'
C5	3.93'	2.50'	90°00'00"	S45°40'02"E	3.54'
C6	3.93'	2.50'	90°00'00"	N44°19'58"E	3.54'
C7	2.36'	1.50'	90°00'00"	N45°40'02"W	2.12'
C8	2.36'	1.50'	90°00'00"	S44°19'58"W	2.12'
C9	2.36'	1.50'	90°00'00"	N45°40'02"W	2.12'
C10	2.36'	1.50'	90°00'00"	S44°19'58"W	2.12'
C11	2.36'	1.50'	90°00'00"	N45°40'02"W	2.12'
C12	2.36'	1.50'	90°00'00"	S44°19'58"W	2.12'



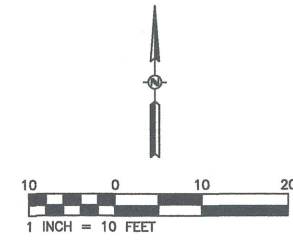
JERRY MUNZ
RFE ENGINEERING, INC.
2280 Douglas Blvd., Suite 160, Roseville, CA 95661
PH: 916-772-7600 Fax: 916-772-7604
www.RFEEngineering.com

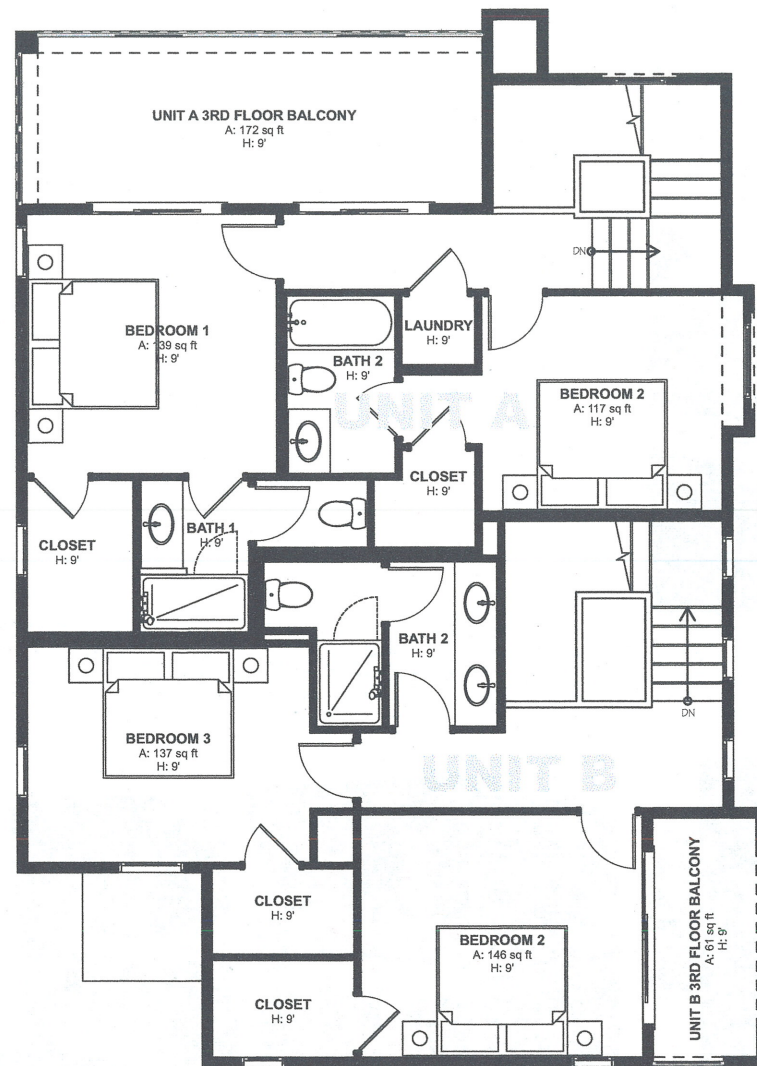
JERRY MUNZ
JM CONSTRUCTION COMPANY
2269 PERRY STREET
SUTTER, CA 95982
PH: (530) 682-5316

58TH AND BROADWAY CONDOS
APN: 015-0061-034
SACRAMENTO, CA 95820
PRELIMINARY SITE PLAN

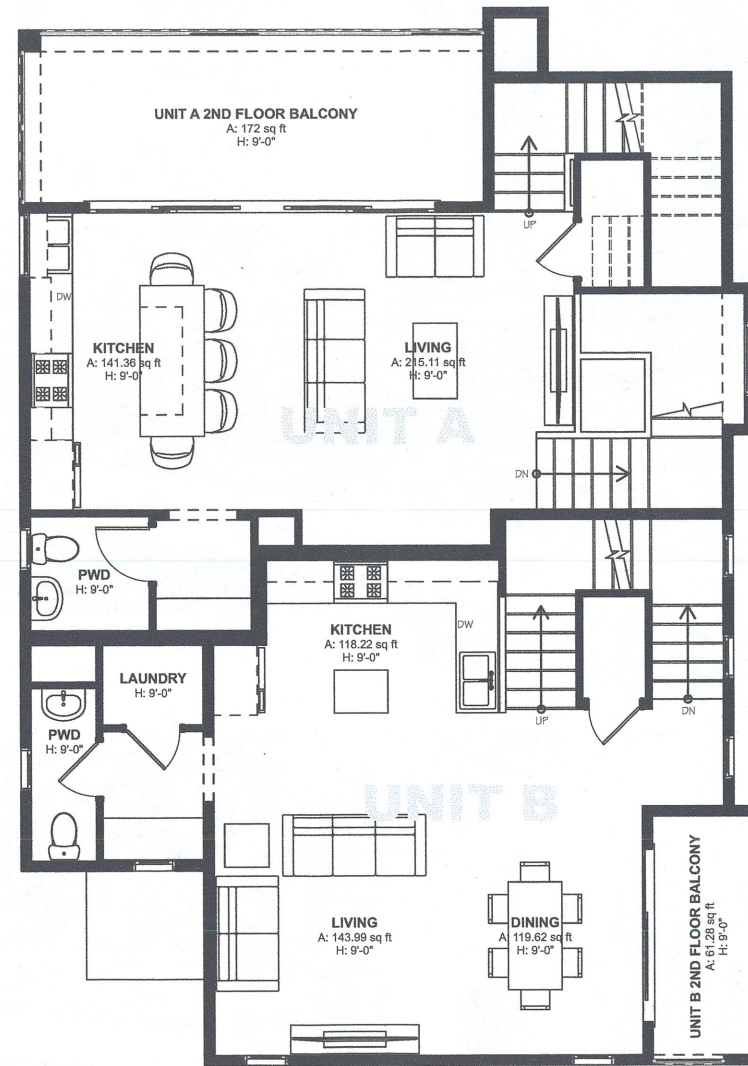
Sheet
C2
2 of 6
08/15/2018

RFE PROJECT #18060 - 58TH AND BROADWAY, SACRAMENTO, CA 95820

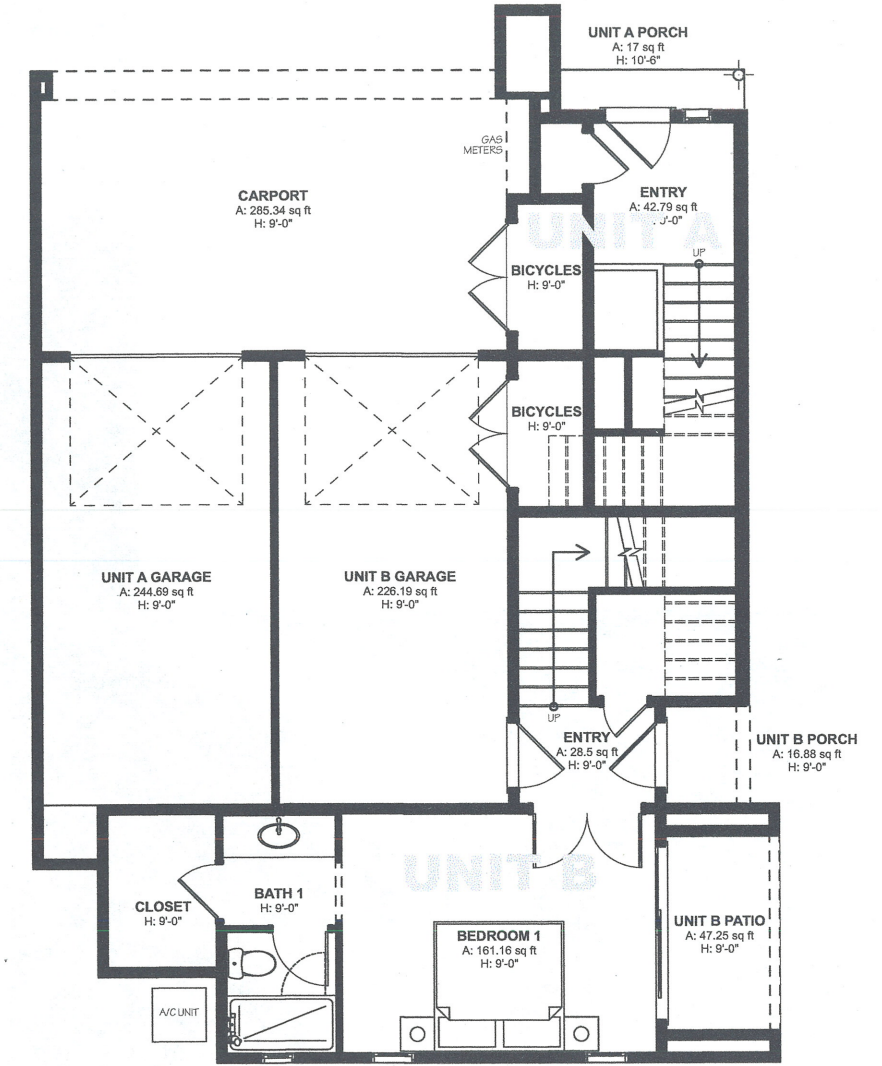




THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

Schematic Floor Plans

Unit A: 1,235 s.f.

Unit B: 1,605 s.f.



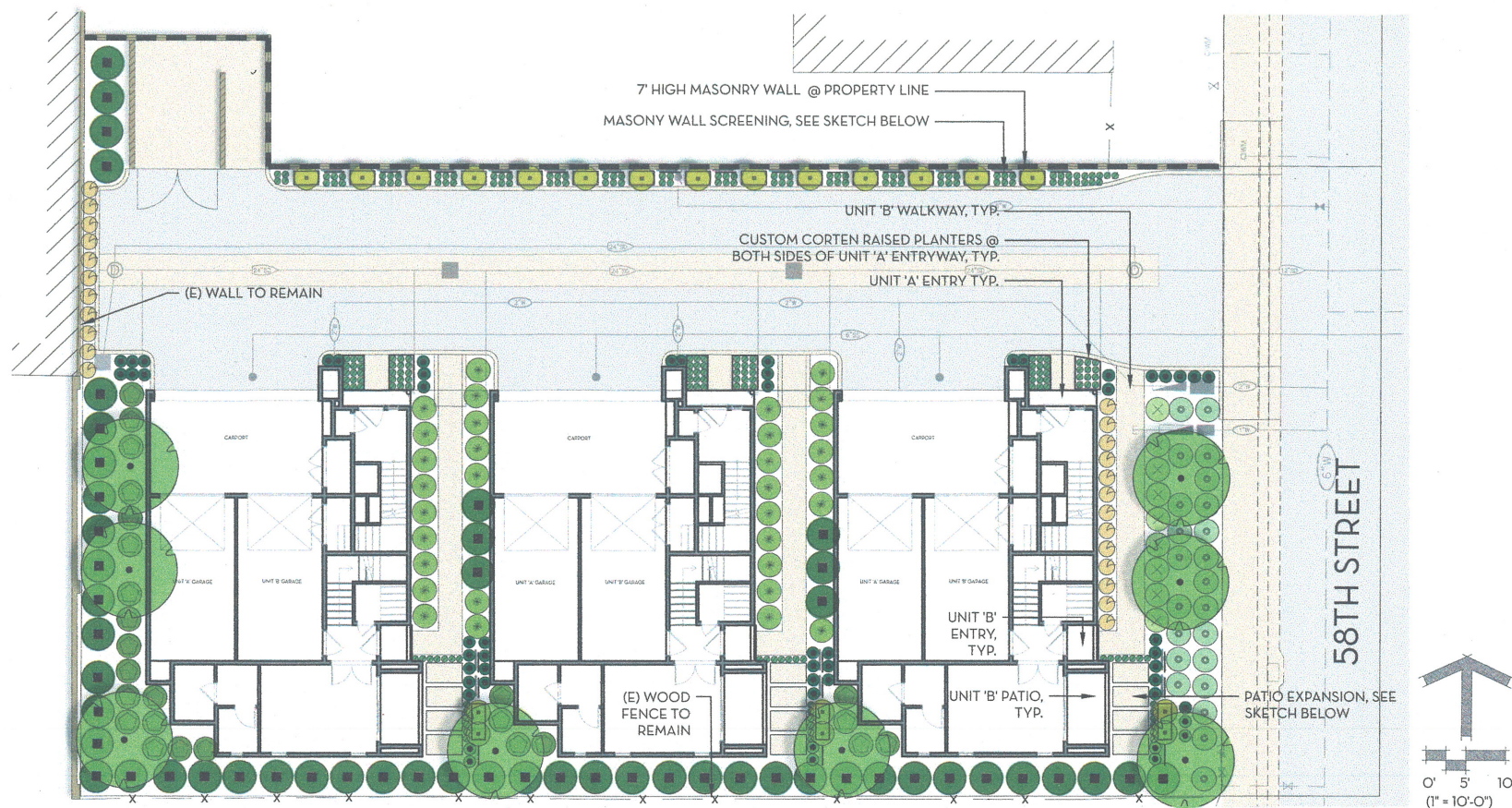
Northeast Perspective



Northwest Perspective



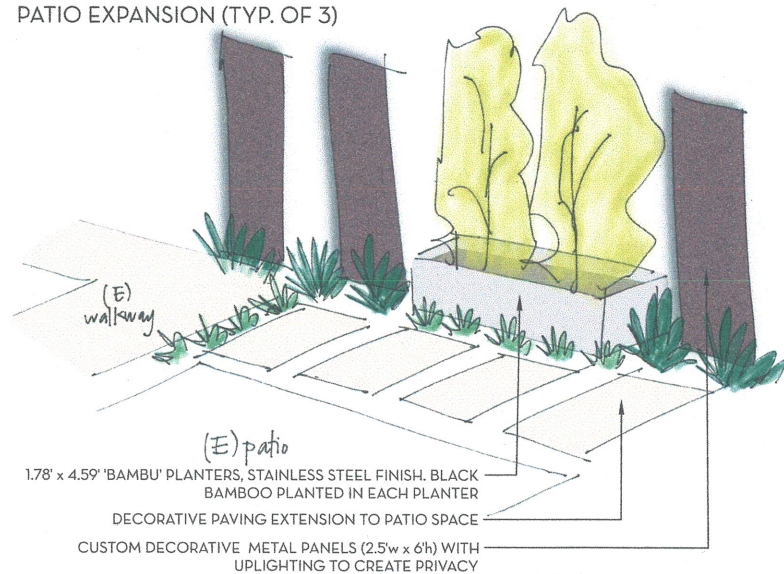
Southeast Perspective



PLANT LEGEND

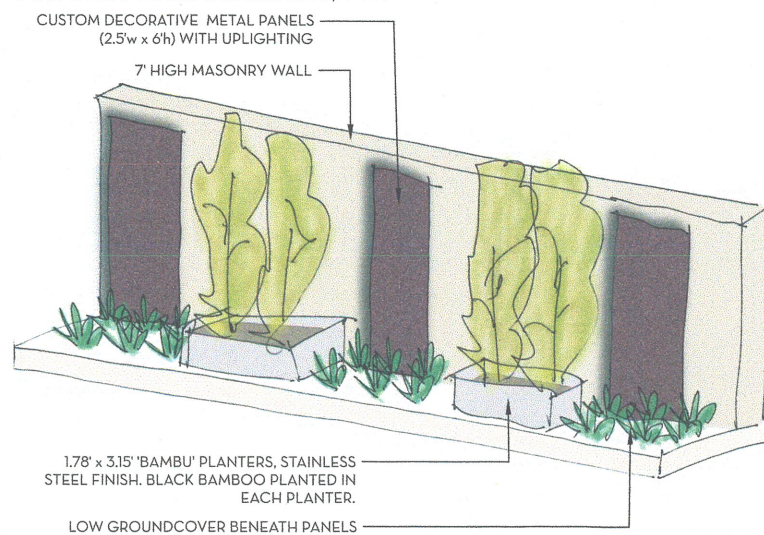
TYPE	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE	HEIGHT/WIDTH
25' DIA. CANOPY TREES					
	CARPINUS BETULUS	EUROPEAN HORNBEAM	M	24" BOX	40' x 25'
SCREEN SHRUBS (5'+ HIGH)					
	PHYLLOSTACHYS NIGRA	BLACK BAMBOO	L	5 GAL.	8' x 8'
	PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY YEW PINE	M	5 GAL.	8' x 3'
FOUNDATION SHRUBS					
	ASPARAGUS DENSIFLORUS 'MYERS'	FOXTAIL FERN	M	5 GAL.	3' x 3'
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	L	1 GAL.	5' x 2'
	PITTOSPORUM TENUIFOLIUM 'GOLF BALL'	GOLF BALL KOHUU	M	5 GAL.	3' x 3'
	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDO HAWTHORN	L	5 GAL.	3.5' x 3.5'
ACCENT SHRUBS					
	DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	L	1 GAL.	2.5' x 1.5'
	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD'	WHITE CLOUD MUHLY	L	5 GAL.	4' x 4'
GROUNDCOVERS					
	OPHIOPOGON JAPONICUS	MONDO GRASS	L	1 GAL.	6" x 6"
MULCH					
WALK-ON BARK MULCH ONLY					

PATIO EXPANSION (TYP. OF 3)

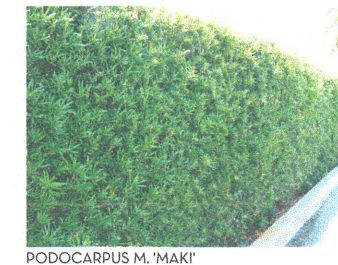
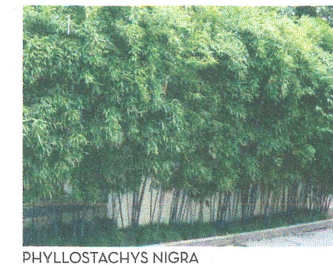
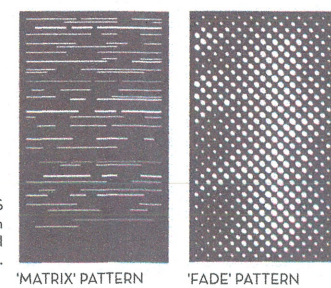


BAMBU PLANTER
SIZES: 1.78' x 3.15' & 1.78' x 4.59'
STAINLESS STEEL FINISH
AVAILABLE FROM idMETALCO

MASONRY WALL SCREENING, TYP.



CUSTOM DECORATIVE METAL PANELS
SIZE: 2.5'w x 6'h
BRONZE FINISH
AVAILABLE FROM ARTISAN PANELS INC.



58TH & BROADWAY CONDOS - PRELIMINARY LANDSCAPE CONCEPT

SACRAMENTO, CA

L1
AUGUST 14, 2018

