

65 EAST STUDENT HOUSING
CITY OF SACRAMENTO, CALIFORNIA
SITE PLAN & DESIGN REVIEW SUBMITTAL



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BY: _____

6620 & 6800 FOLSOM BLVD.
APN#015-0010-003 & 021
CUP: Dorms
SPDR: Citywide
New Apts., commercial, dorms
Mix use development

VICINITY MAP



PROJECT TEAM

APPLICANT
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BUILDING 1														
UNITS					LEVELS									
PLAN	BEDROOM	BEDS	BATHROOMS	NET SF	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	TOTAL UNITS	% UNITS	TOTAL BEDS	TOTAL NET SF	LOBBY, CORRIDORS, STAIRS, ELEVATORS, UTILITIES, ETC
A1	1	1	1	482	4	4	4	4	4	20	16.0%	20	9640	
A2	1	1	1	541	1	0	0	0	0	1	0.8%	1	541	
B	2	4	2	943	3	4	4	4	4	19	15.2%	76	17917	
C2	3	3	3	1226	1	1	1	1	1	5	4.0%	15	6130	
C3	3	6	3	1279	1	1	1	1	1	5	4.0%	30	6395	
D1	4	4	4	1274	3	3	3	3	3	15	12.0%	60	19110	
D2	4	4	4	1304	6	6	6	6	6	30	24.0%	120	39120	
D3	4	4	4	1405	1	1	1	1	1	5	4.0%	20	7025	
E	5	5	5	1552	1	1	1	1	1	5	4.0%	25	7760	
F	6	6	6	1792	4	4	4	4	4	20	16.0%	120	35840	
TOTAL					25	25	25	25	25	125		487	149478	30288

BUILDING 2																
					LEVELS											
PLAN	BEDROOM	BEDS	BATHROOMS	NET SF	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	TOTAL UNITS	TOTAL BEDS	TOTAL NET SF	LOBBY, CORRIDORS, STAIRS, ELEVATORS, UTILITIES, ETC	COMMON AREA	RETAIL / RESTURANT
B	2	4	2	943	0	1	1	1	1	1	5	20	4715			
C1	3	3	3	1160	0	1	1	1	1	1	5	15	5800			
D1	4	4	4	1274	0	3	3	3	3	3	15	60	19110			
D2	4	4	4	1304	0	2	2	2	2	2	10	40	13040			
F	56	6	6	1792	0	4	4	4	4	4	20	120	35840			
TOTAL					0	11	11	11	11	11	55	255	78505	19803	10000	8000

BUILDING 3									
PLAN	BEDROOM	BEDS	BATHROOMS	NET SF	TOTAL UNITS	% UNITS	TOTAL BEDS	TOTAL NET SF	AIR SPACE BETWEEN UNITS
G (3 STORY UNIT)	5	5	5	1735	4	100	20	6940	3

TOTAL BUILDING 1, 2 & 3								
PLAN	BEDROOM	BEDS	BATHROOMS	NET SF	TOTAL UNITS	% UNITS	TOTAL BEDS	TOTAL NET SF
A1	1	1	1	482	20	10.9%	20	9640
A2	1	1	1	541	1	0.5%	1	541
B	2	4	2	943	24	13.0%	96	22632
C1	3	3	3	1160	5	2.7%	15	5800
C2	3	4	3	1226	5	2.7%	15	6130
C3	3	6	3	1279	5	2.7%	30	6395
D1	4	4	4	1274	30	16.3%	120	38220
D2	4	4	4	1304	40	21.7%	160	52160
D3	4	4	4	1405	5	2.7%	20	7025
E	5	5	5	1552	5	2.7%	25	7760
F	6	6	6	1792	40	21.7%	240	71680
G	5	5	5	1735	4	2.2%	20	6940
TOTAL					184		762	234923

	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	TOTAL
TOTAL AREA					
UNITS	149478	78505	6940		234923
LOBBY, CORRIDORS, STAIRS, ELEVATORS, UTILITIES, ETC	30288	19803	3		50094
COMMON AREA	0	10000			10000
RETAIL / RESTURANT	0	8000			8000
TOTAL ALL BUILDINGS	179766	116308	6943	115344	418361

BUILDING AND SITE

ZONING:	C2-TO
A.P.N.:	015-0010-003 & -021
ADDRESS:	6620 AND 6800 FOLSOM BLVD., SACRAMENTO, CA
BUILDING CODE INFORMATION:	
2016 CBC	
OCCUPANCY & CONSTRUCTION TYPE:	
BUILDING 1:	RESIDENTIAL BUILDING
BUILDING 2:	MIXED USE BUILDING
BUILDING 3:	RESIDENTIAL BUILDING
BUILDING 4:	PARKING STRUCTURE
NUMBER OF STORIES:	
BUILDING 1:	5
BUILDING 2:	6
BUILDING 3:	3
BUILDING 4:	5
FIRE SPRINKLERS PER SECTION 903.3.1.1	
LOT AREA:	
GROSS LOT AREA	167,377 SF (3.84 ACRES)
NET LOT AREA	122,756 SF (2.82 ACRES)
DENSITY	65.2 UNITS / ACRE (NET)
STRUCTURE SIZE:	
EXISTING BUILDING TO BE DEMOLISHED	32,600 SF
NEW STRUCTURES (GROSS)	425,664 SF
BUILDING 1	179,766 SF
BUILDING 2	116,308 SF
BUILDING 3	6,943 SF
BUILDING 4	115,344 SF
TOTAL	418,361 SF
BUILDING COVERAGE AREA:	
BUILDING COVERAGE AREA:	82,880 SF
PROJECT SITE LOT AREA:	122,756 SF
% OF LOT COVERAGE:	68%
UNIT TABULATION:	
PLAN A1 - STUDIO (1 BD)	20 UNITS
PLAN A2 - STUDIO (1 BD)	1 UNIT
PLAN B - 2 BR (4 BD)	24 UNITS
PLAN C1 - 3 BR (3 BD)	5 UNITS
PLAN C2 - 3 BR (3 BD)	5 UNITS
PLAN C3 - 3 BR (6 BD)	5 UNITS
PLAN D1 - 4 BR (4 BD)	30 UNITS
PLAN D2 - 4 BR (4 BD)	40 UNITS
PLAN D3 - 4 BR (4 BD)	5 UNITS
PLAN E - 5 BR (5 BD)	5 UNITS
PLAN F - 6 BR (6 BD)	40 UNITS
PLAN TH - 5 BR (5 BD)	4 UNITS
762 BEDS	184 UNITS

VEHICLE AND BIKE PARKING

PARKING REQUIREMENT:	
RESIDENTIAL =	1 SPACE / 3 OCCUPANTS
COMMERCIAL =	1 SPACE / 2000 SF*
NOTE:	* NO SPACES REQUIRED: MIXED USE WITH >50% OF RESIDENTIAL
PARKING SPACE REQUIRED:	
RESIDENTIAL =	256 SPACE
COMMERCIAL =	4 SPACES (1 EVC INCLUDED)**
TOTAL	261 SPACES
NOTE:	** NO SPACES REQUIRED
PARKING SPACES PROVIDED:	
5 TIERS ABOVE GRADE	
RESIDENTIAL =	316 SPACES
COMMERCIAL =	13 SPACES
TOTAL	329 SPACES
STUDENT PARKING RATIO:	0.412 / BED
BIKE PARKING REQUIRED:	
RESIDENTIAL:	
LONG TERM	1 SPACE / 2 UNITS
SHORT TERM	1 SPACE / 10 UNITS
TOTAL	92 SPACES
COMMERCIAL:	
LONG TERM	1 SPACE / 10,000 GSF OR 2 SPACES
SHORT TERM	1 SPACE / 2,000 GSF
TOTAL	2 SPACES
BIKE PARKING PROVIDED:	
RESIDENTIAL:	
LONG TERM	128 SPACES / BAY x 2 =
SHORT TERM	19 SPACES
TOTAL	275 SPACES
COMMERCIAL:	
LONG TERM	2 STORAGE LOCKERS =
SHORT TERM	4 SPACES
TOTAL	2 SPACES



Overall Site Diagram



#1



#2



#3



#4



#5



#6



#7



#8

65 EAST STUDENT HOUSING SYMPHONY DEVELOPMENT CITY OF SACRAMENTO, CALIFORNIA



#9



#10



#11



#12



#13



#14



#15



#16



#17



#18

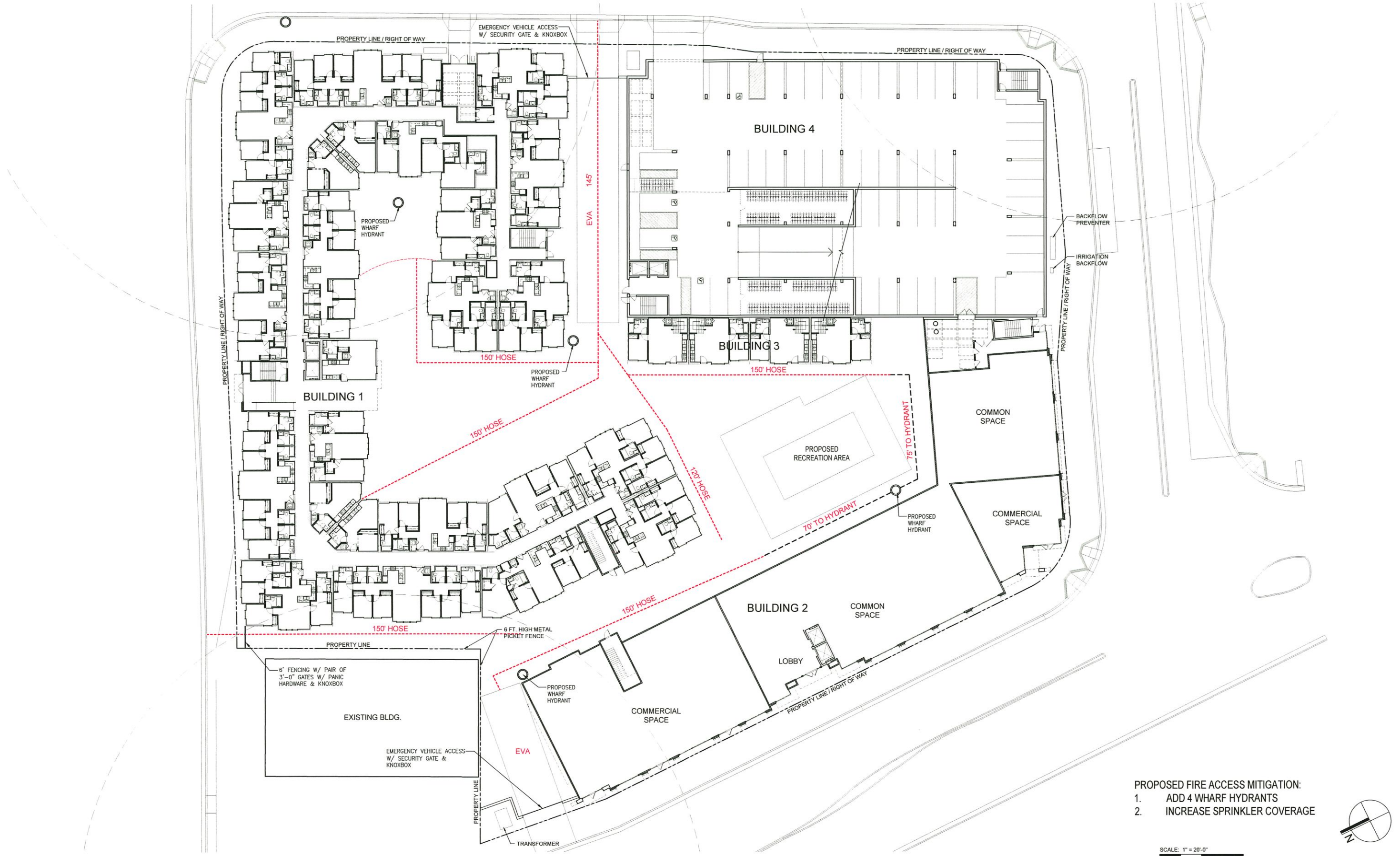


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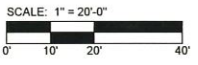


#19

65 EAST STUDENT HOUSING SYMPHONY DEVELOPMENT CITY OF SACRAMENTO, CALIFORNIA



- PROPOSED FIRE ACCESS MITIGATION:
1. ADD 4 WHARF HYDRANTS
 2. INCREASE SPRINKLER COVERAGE



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FIRE ACCESS DIAGRAM
A1.1

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CIRCULATION DIAGRAM

A1.2

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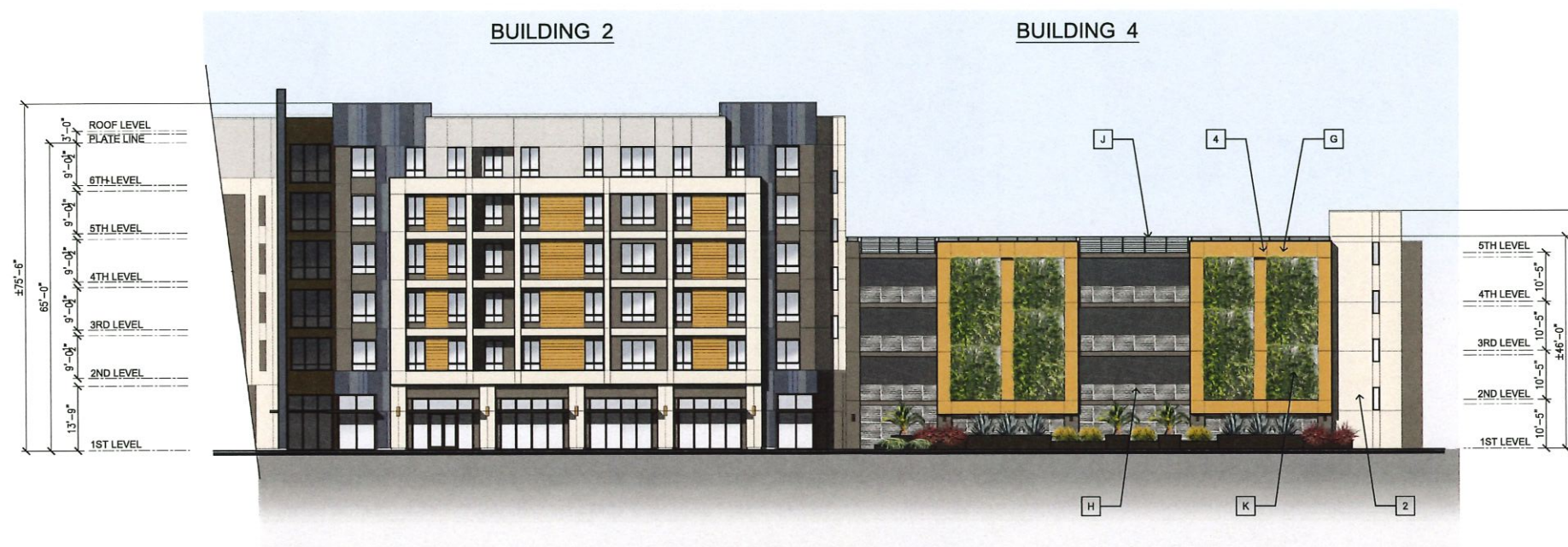
MAY 15, 2018



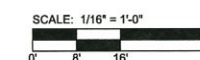
WEST ELEVATION - 65TH STREET
1/16" = 1'-0"

- MATERIAL KEYNOTES**
- A CEMENT PLASTER w/ GALVANIZED CONTROL JOINTS
 - B CEMENTITIOUS PANEL
 - C ALUMINUM STOREFRONT
 - D VINYL WINDOW
 - E METAL AWNING
 - F OVERHEAD GARAGE GATE
 - G PAINTED CONCRETE w/ REVEALS
 - H METAL PANEL
 - J METAL RAILING
 - K GARAGE GREEN WALL SYSTEM

- COLOR KEYNOTES - BLDG. B1 & 5**
- 1 KELLY-MOORE KM5820-2 ALUMINUM SKY
 - 2 KELLY-MOORE KM4927-1 POLISHED LIMESTONE
 - 3 KELLY-MOORE KM4918-5 SPLIT ROCK
 - 4 KELLY-MOORE KM5282-5 VICTORIAN CROWN
 - 5 CEMENTITIOUS PANEL - KELLY-MOORE KM4994-3 SILVER BLUEBERRY
 - 6 CEMENTITIOUS PANEL - KELLY-MOORE KM5810-3 LONDON SQUARE
 - 7 CEMENTITIOUS PANEL - KELLY-MOORE KM4993-2 TSUNAMI



SOUTH ELEVATION - 'Q' STREET
1/16" = 1'-0"



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EXTERIOR ELEVATIONS

A2.1

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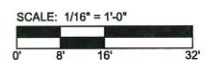
NORTH ELEVATION - FOLSOM BLVD.
1/16" = 1'-0"

- MATERIAL KEYNOTES**
- A CEMENT PLASTER w/ GALVANIZED CONTROL JOINTS
 - B CEMENTITIOUS PANEL
 - C ALUMINUM STOREFRONT
 - D VINYL WINDOW
 - E METAL AWNING
 - F OVERHEAD GARAGE GATE
 - G PAINTED CONCRETE w/ REVEALS
 - H METAL PANEL
 - J METAL RAILING
 - K GARAGE GREEN WALL SYSTEM

- COLOR KEYNOTES - BLDG. B1 & 5**
- 1 KELLY-MOORE KM5620-2 ALUMINUM SKY
 - 2 KELLY-MOORE KM4927-1 POLISHED LIMESTONE
 - 3 KELLY-MOORE KM4918-5 SPLIT ROCK
 - 4 KELLY-MOORE KM5282-5 VICTORIAN CROWN
 - 5 CEMENTITIOUS PANEL - KELLY-MOORE KM4994-3 SILVER BLUEBERRY
 - 6 CEMENTITIOUS PANEL - KELLY-MOORE KM5810-3 LONDON SQUARE
 - 7 CEMENTITIOUS PANEL - KELLY-MOORE KM4993-2 TSUNAMI



EAST ELEVATION - 67TH STREET
1/16" = 1'-0"



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EXTERIOR ELEVATIONS
A2.2

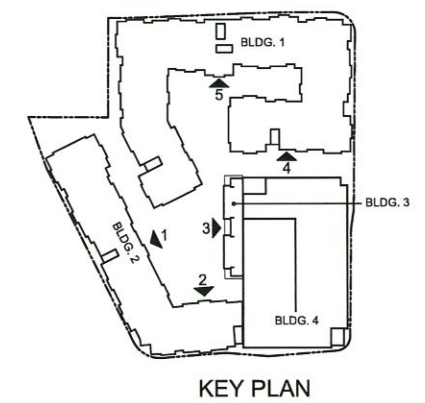
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- MATERIAL KEYNOTES**
- A CEMENT PLASTER w/ GALVANIZED CONTROL JOINTS
 - B CEMENTITIOUS PANEL
 - C ALUMINUM STOREFRONT
 - D VINYL WINDOW
 - E METAL AWNING
 - F OVERHEAD GARAGE GATE
 - G PAINTED CONCRETE w/ REVEALS
 - H METAL PANEL
 - J METAL RAILING
 - K GARAGE GREEN WALL SYSTEM

- COLOR KEYNOTES - BLDG. B1 & 5**
- 1 KELLY-MOORE KM5820-2 ALUMINUM SKY
 - 2 KELLY-MOORE KM4927-1 POLISHED LIMESTONE
 - 3 KELLY-MOORE KM4918-5 SPLIT ROCK
 - 4 KELLY-MOORE KM5282-5 VICTORIAN CROWN
 - 5 CEMENTITIOUS PANEL - KELLY-MOORE KM4994-3 SILVER BLUEBERRY
 - 6 CEMENTITIOUS PANEL - KELLY-MOORE KM5810-3 LONDON SQUARE
 - 7 CEMENTITIOUS PANEL - KELLY-MOORE KM4993-2 TSUNAMI

*NOTE:
REFER TO SHEET A2.1 & 2.2 FOR MORE DETAIL
PROJECT INFORMATION.*



SCALE: 1/16" = 1'-0"
0' 8' 16' 32'
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EXTERIOR ELEVATIONS
A2.3
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A CEMENT PLASTER w/
GALVANIZED CONTROL JOINTS



B CEMENTITIOUS PANEL



C ALUMINUM STOREFRONT



D VINYL WINDOW



E METAL AWNING



F OVERHEAD GARAGE GATE



G PAINTED CONCRETE w/ REVEALS



H METAL PANEL



I METAL RAILING



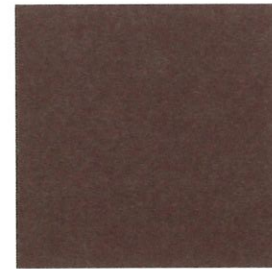
K GARAGE GREEN WALL SYSTEM



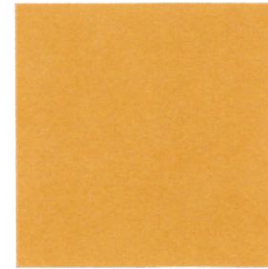
1
ALUMINUM SKY
KELLY-MOORE
KM5820-2



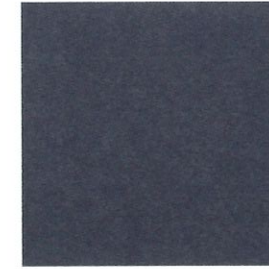
2
POLISHED LIMESTONE
KELLY-MOORE
KM4927-1



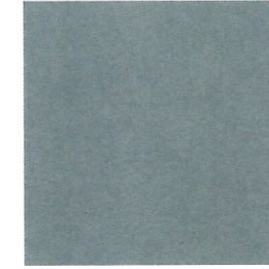
3
SPLIT ROCK
KELLY-MOORE
KM4918-5



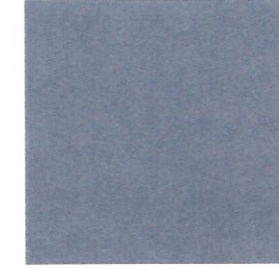
4
VICTORIAN CROWN
KELLY-MOORE
KM5282-5



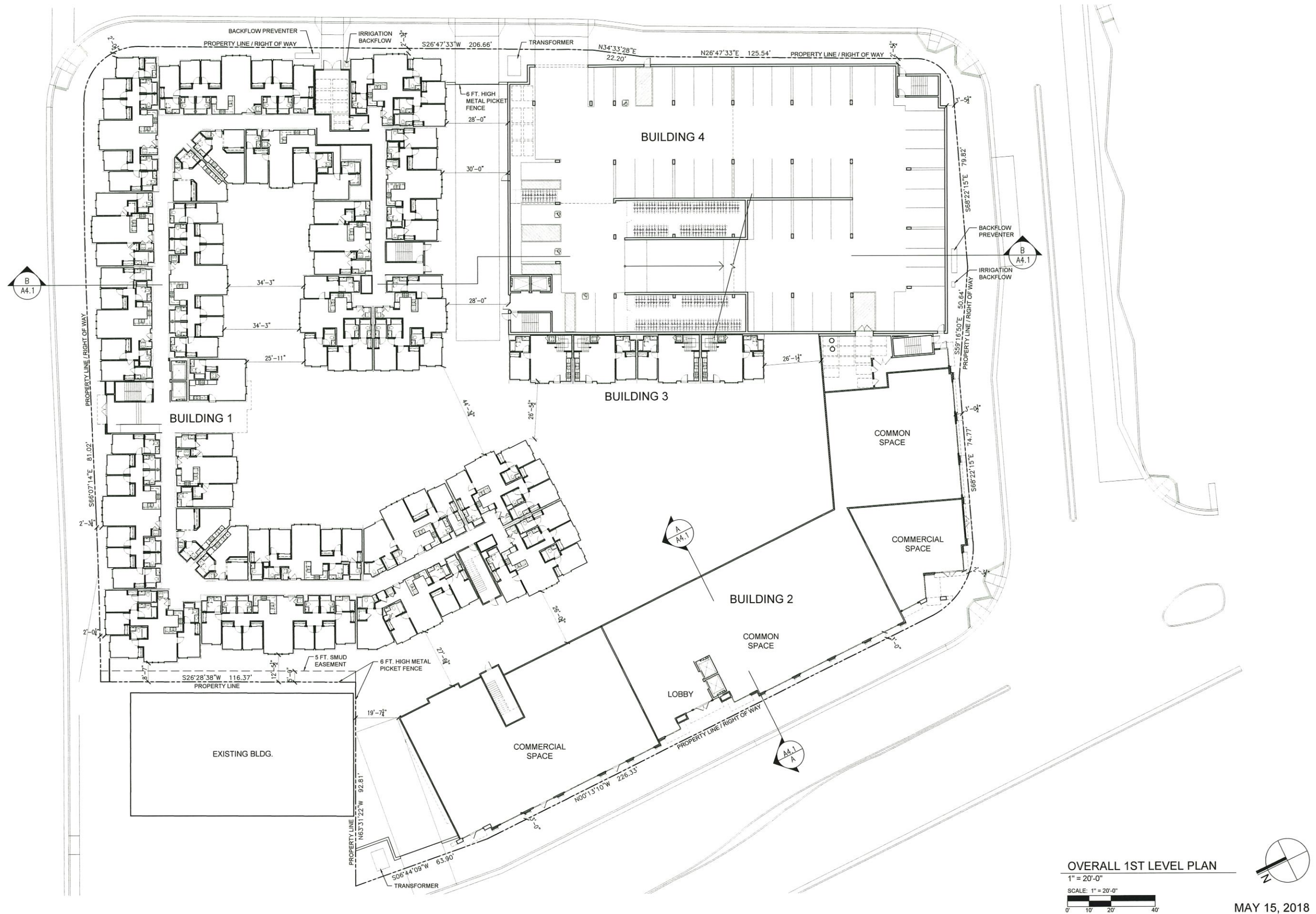
5
SILVER BLUEBERRY
KELLY-MOORE
KM4994-3



6
LONDON SQUARE
KELLY-MOORE
KM5810-3



7
TSUNAMI
KELLY-MOORE
KM4993-2



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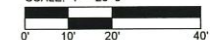
OVERALL BUILDING PLAN - 1ST LEVEL
 A3.01

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OVERALL 1ST LEVEL PLAN

1" = 20'-0"

SCALE: 1" = 20'-0"



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OVERALL 2ND LEVEL PLAN

1" = 20'-0"

3RD TO 5TH LEVEL PLANS SIMILAR

SCALE: 1" = 20'-0"



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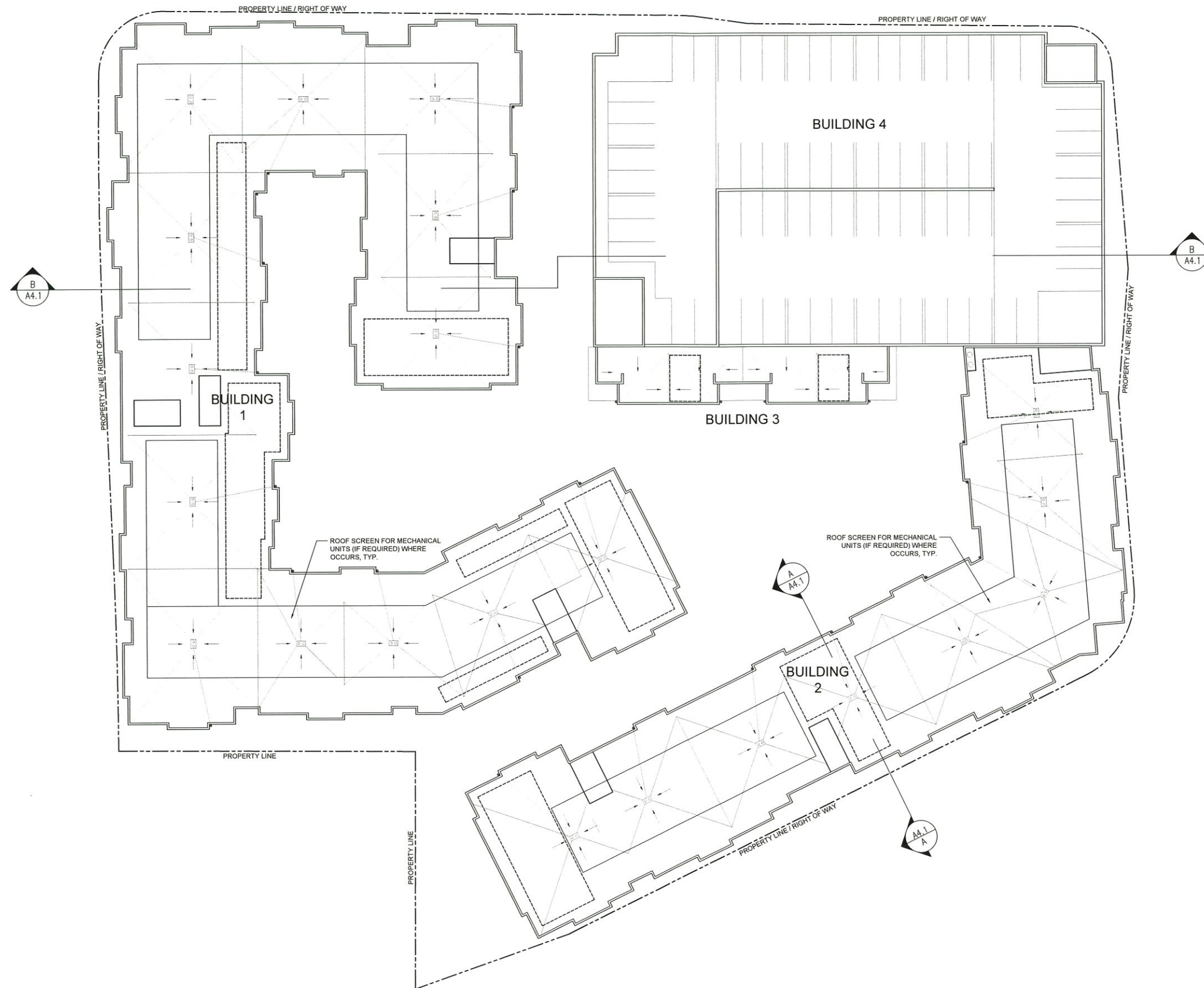
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OVERALL BUILDING PLAN - 2ND LEVEL

A3.02

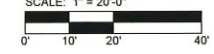
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OVERALL ROOF PLAN

1" = 20'-0"

SCALE: 1" = 20'-0"



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OVERALL BUILDING PLAN - ROOF LEVEL

A3.03

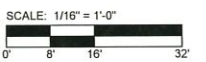
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BUILDING 1 SECOND FLOOR PLAN
 1/16" = 1'-0"
 3RD TO 5TH LEVEL PLANS SIMILAR



BUILDING 1 FIRST FLOOR PLAN
 1/16" = 1'-0"



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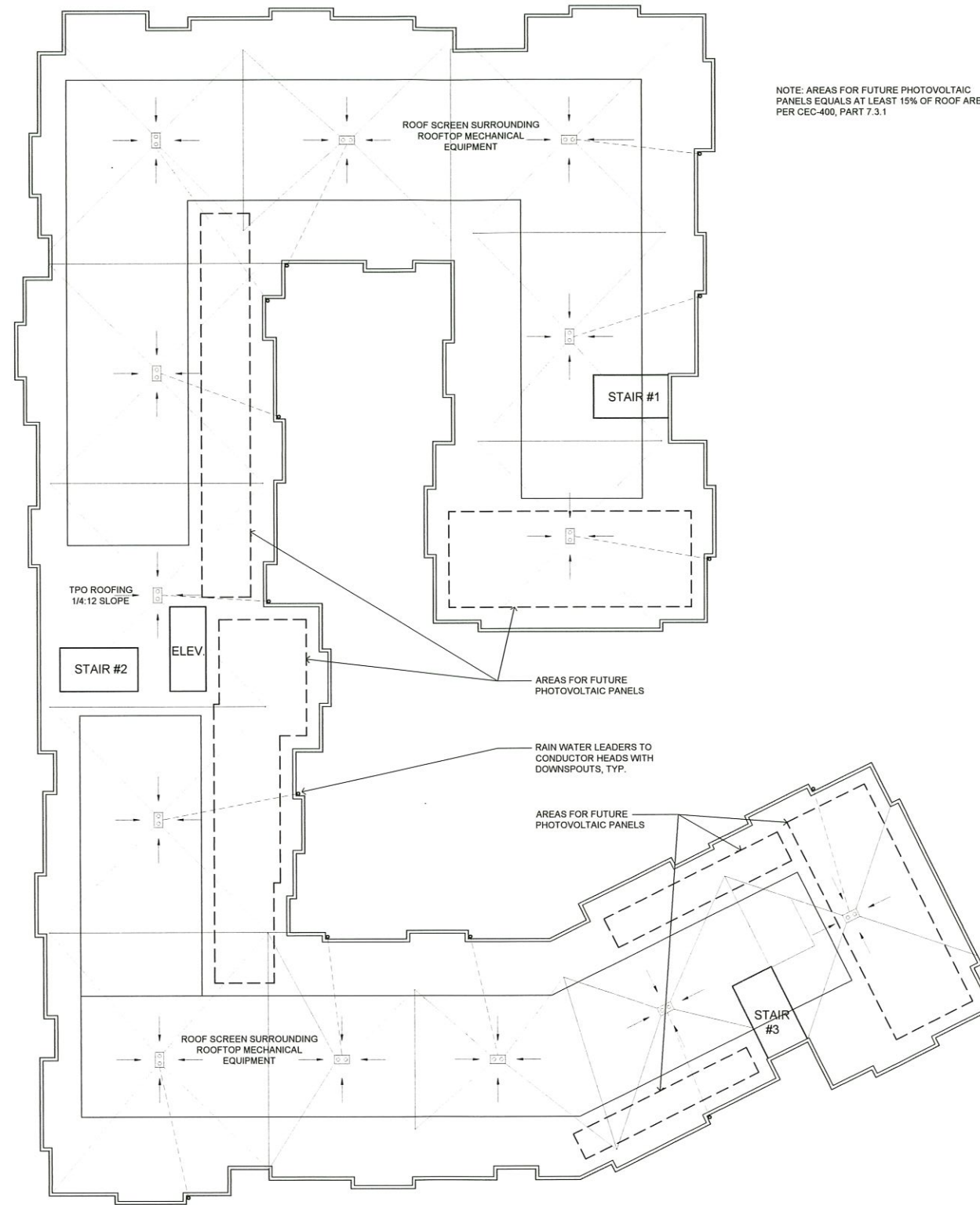
SYMPHONY DEVELOPMENT

CITY OF SACRAMENTO, CALIFORNIA

BUILDING 1 FLOOR PLANS

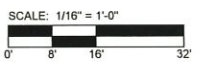
A3.11

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NOTE: AREAS FOR FUTURE PHOTOVOLTAIC PANELS EQUALS AT LEAST 15% OF ROOF AREA PER CEC-400, PART 7.3.1

BUILDING 1 ROOF PLAN
1/16" = 1'-0"



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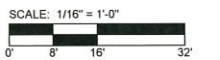
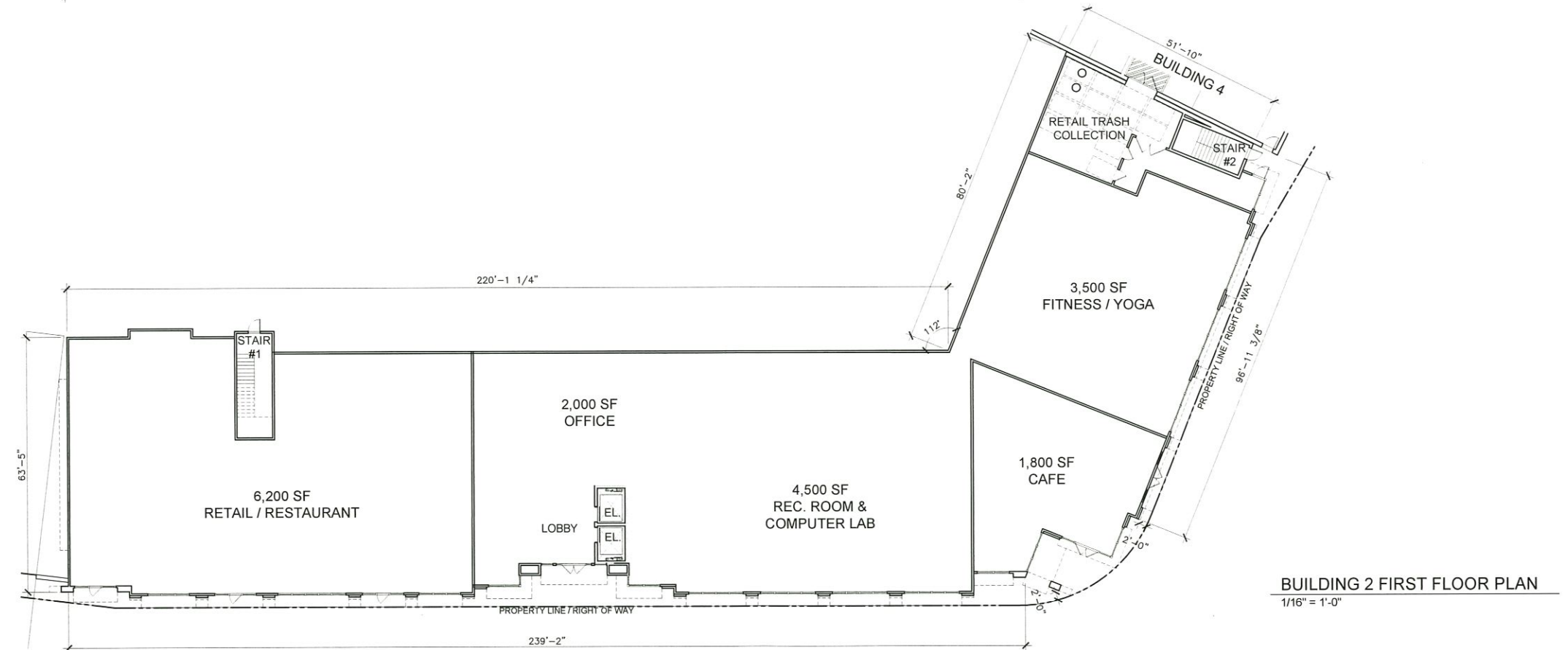
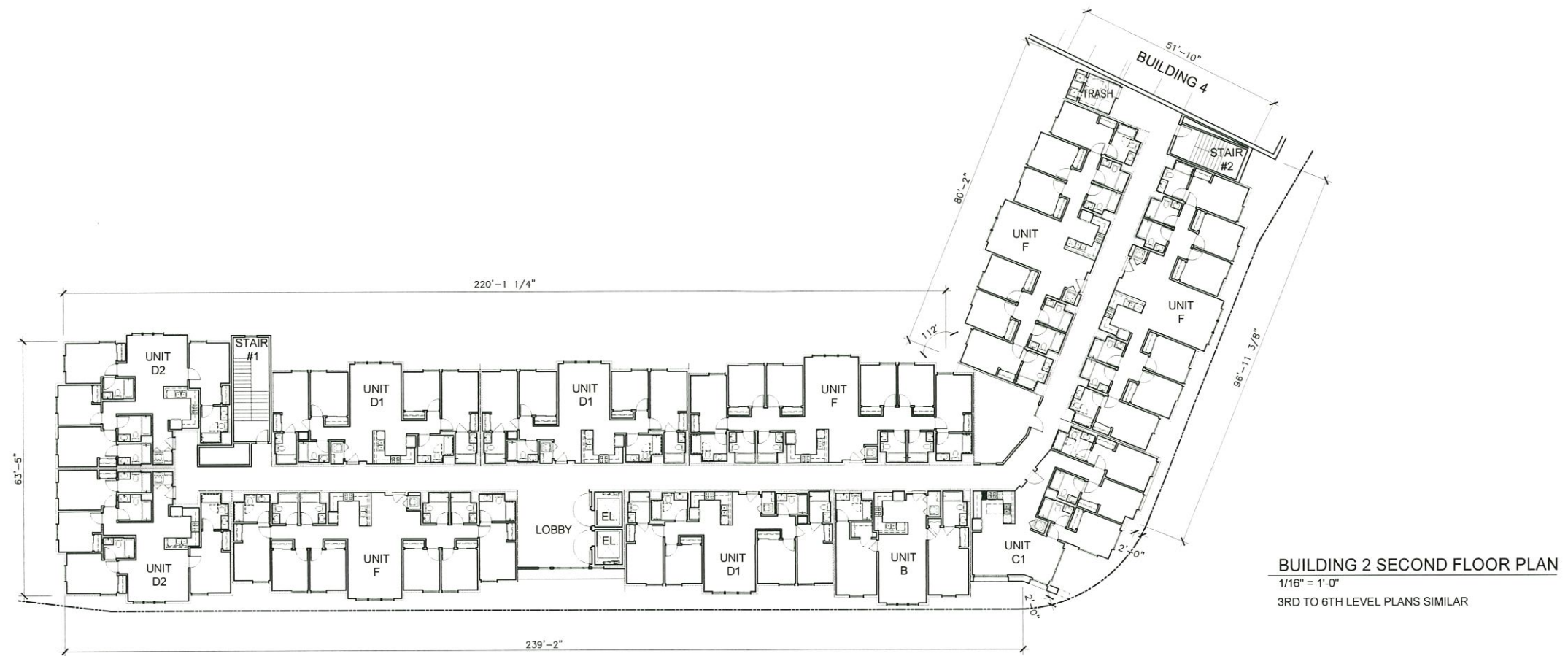
SYMPHONY DEVELOPMENT

CITY OF SACRAMENTO, CALIFORNIA

BUILDING 1 ROOF PLAN

A3.12

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65 EAST STUDENT HOUSING

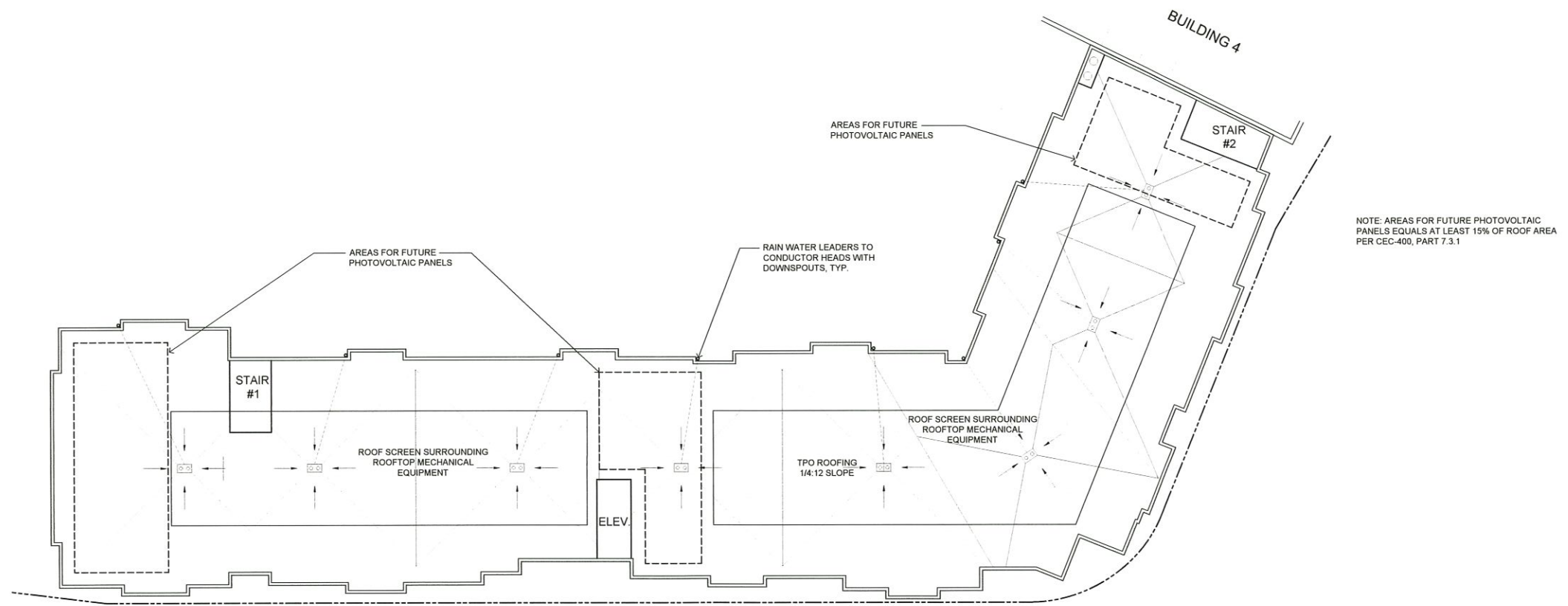
SYMPHONY DEVELOPMENT

CITY OF SACRAMENTO, CALIFORNIA

BUILDING 2 FLOOR PLANS

A3.21

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BUILDING 2 ROOF PLAN
1/16" = 1'-0"

SCALE: 1/16" = 1'-0"
0' 8' 16' 32'

MAY 15, 2018

VTBS 17033

65 EAST STUDENT HOUSING

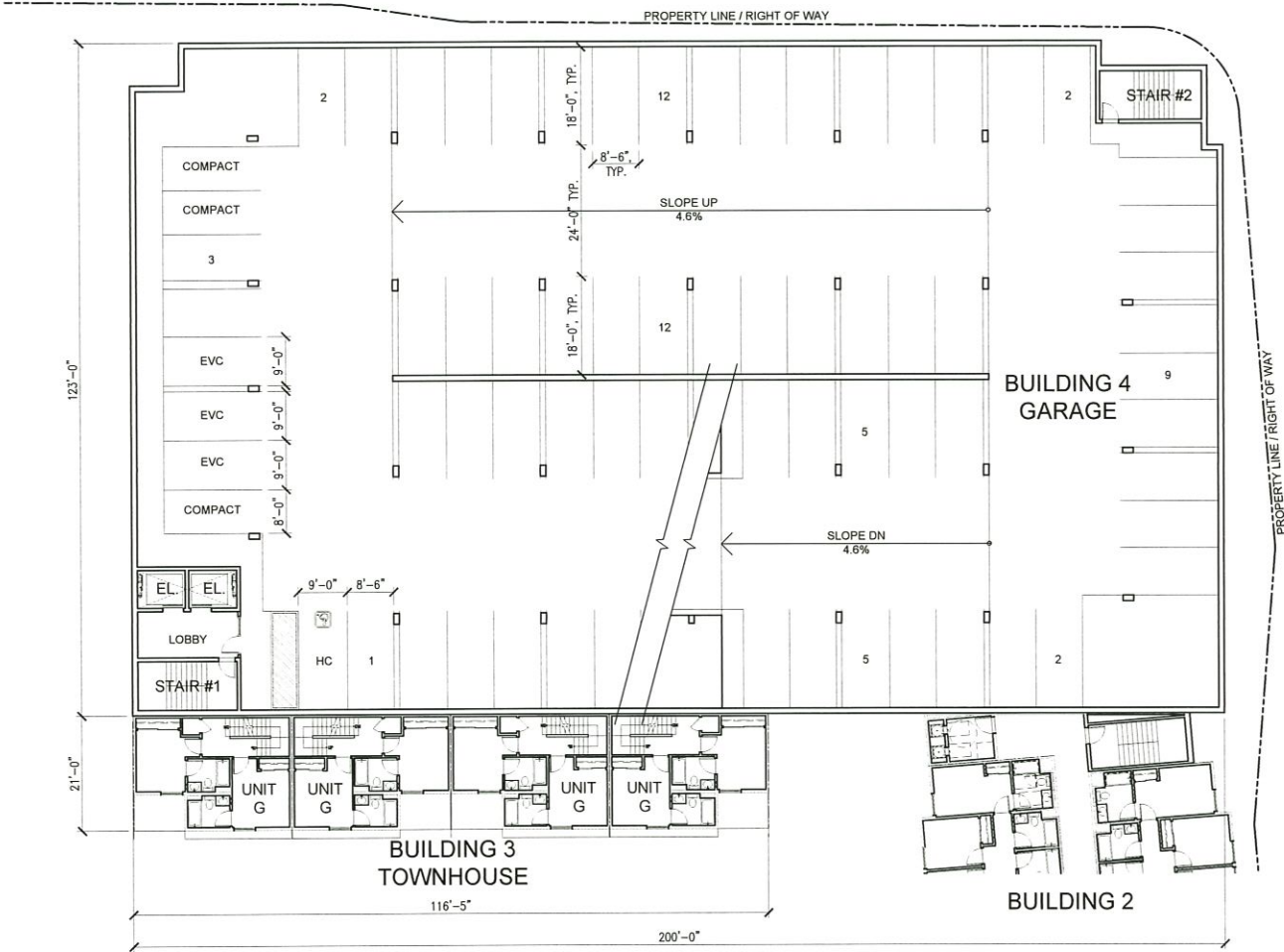
SYMPHONY DEVELOPMENT

CITY OF SACRAMENTO, CALIFORNIA

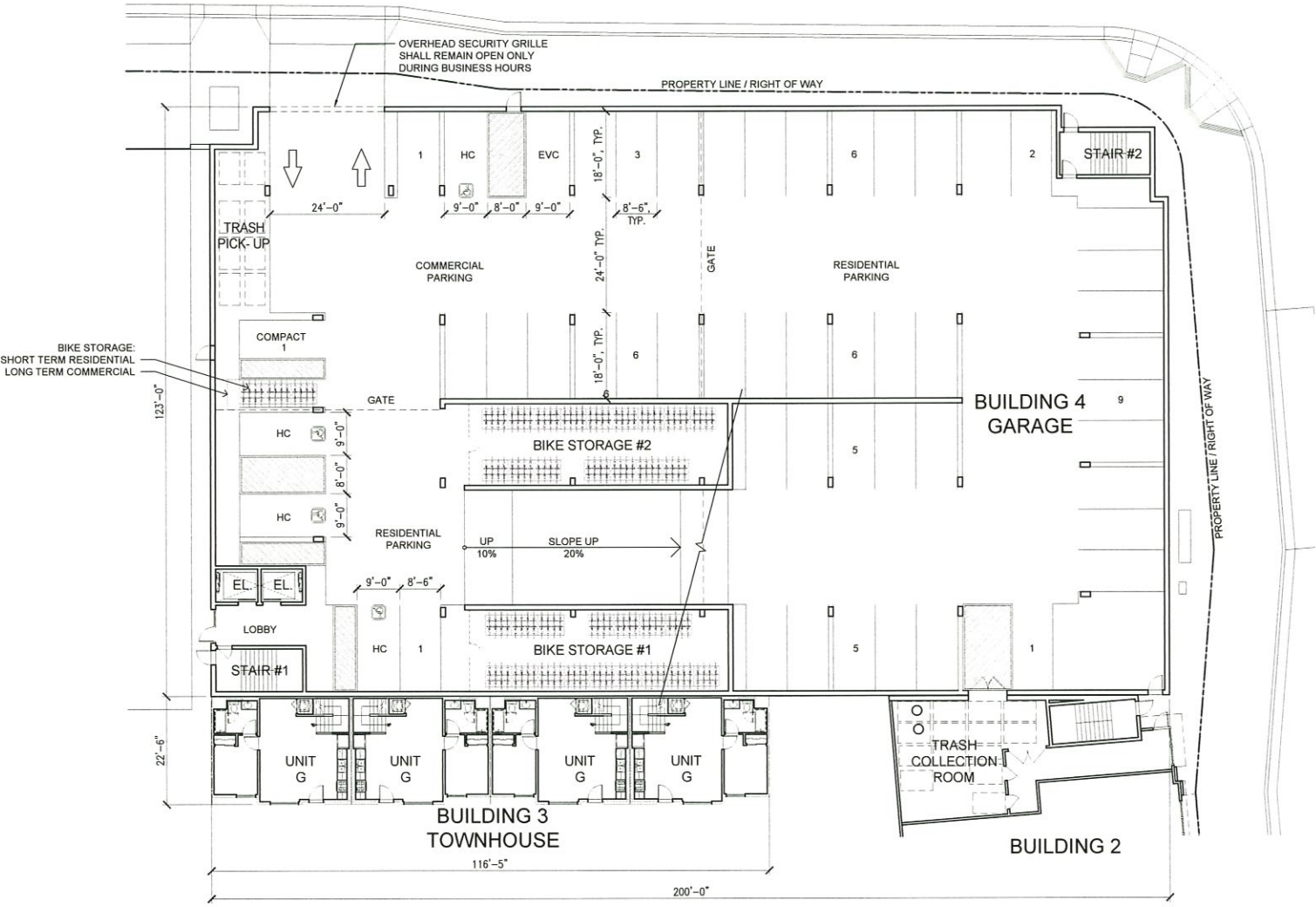
BUILDING 2 ROOF PLAN
A3.22

VAN TILBURG, BANVARD & SODERBERGH, AIA
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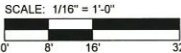
PARKING TABULATION:
PARKING REQUIREMENT:
RESIDENTIAL = 1 SPACE / 3 OCCUPANTS
COMMERCIAL = 1 SPACE / 2000 SF
PARKING SPACE REQUIRED:
RESIDENTIAL = 256 SPACES
COMMERCIAL = 4 SPACES (1 EVC INCLUDED)
TOTAL = 261 SPACES
PARKING PROVIDED: 329 TOTAL SPACES
RESIDENTIAL: 287 STANDARD
7 HC
10 EVC
12 COMPACT
TOTAL = 316 SPACES
COMMERCIAL: 10 STANDARD
1 HC
1 EVC
1 COMPACT
TOTAL = 13 SPACES

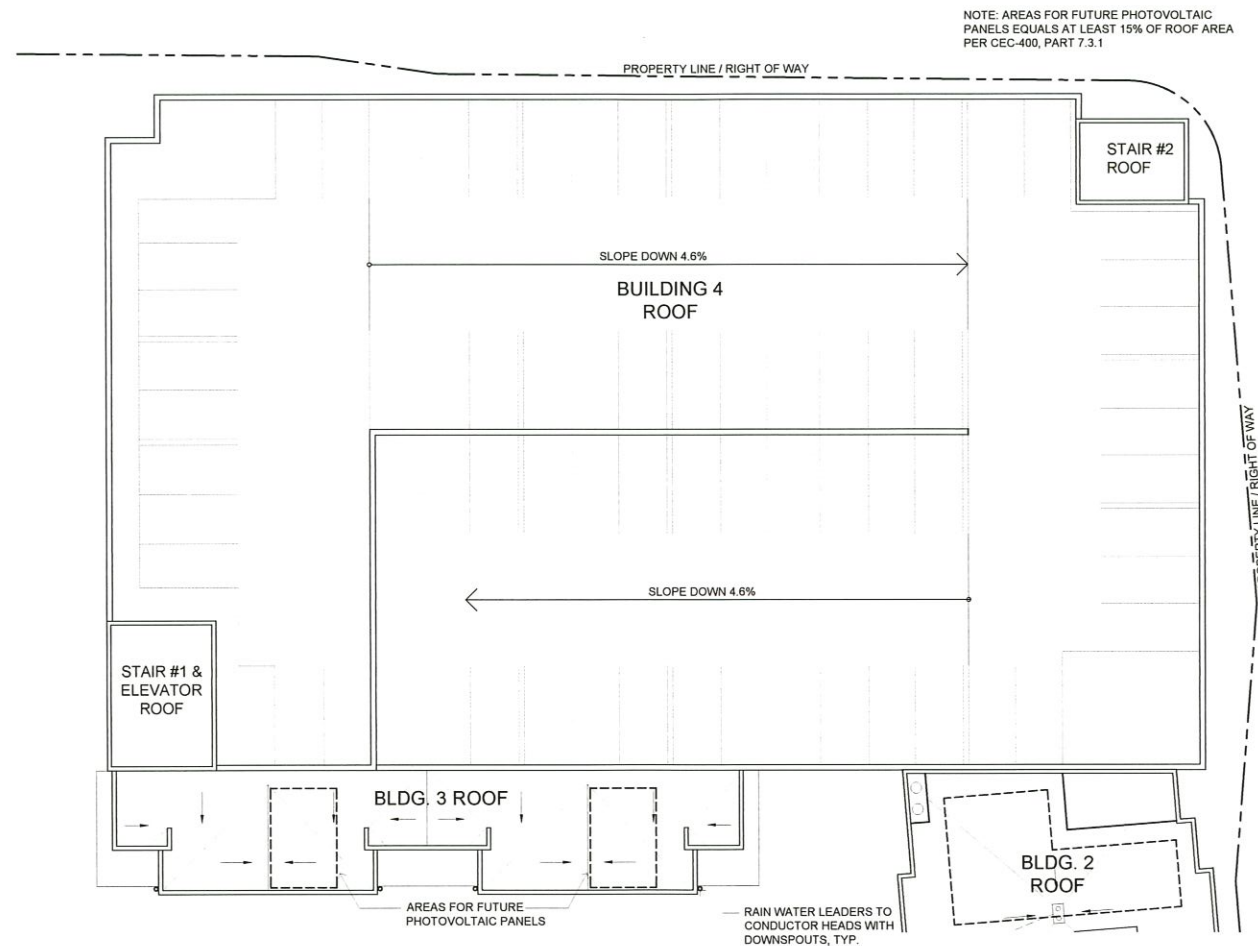


BUILDING 3 & 4 - 2ND FLOOR PLAN
(UPPER FLOORS SIMILAR TO 2nd FLOOR)

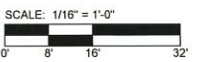


BUILDING 3 & 4 - 1ST FLOOR PLAN
1/16" = 1'-0"





BUILDING 3 & 4 - ROOF PLANS
1/16" = 1'-0"



MAY 15, 2018

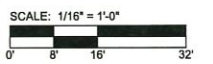
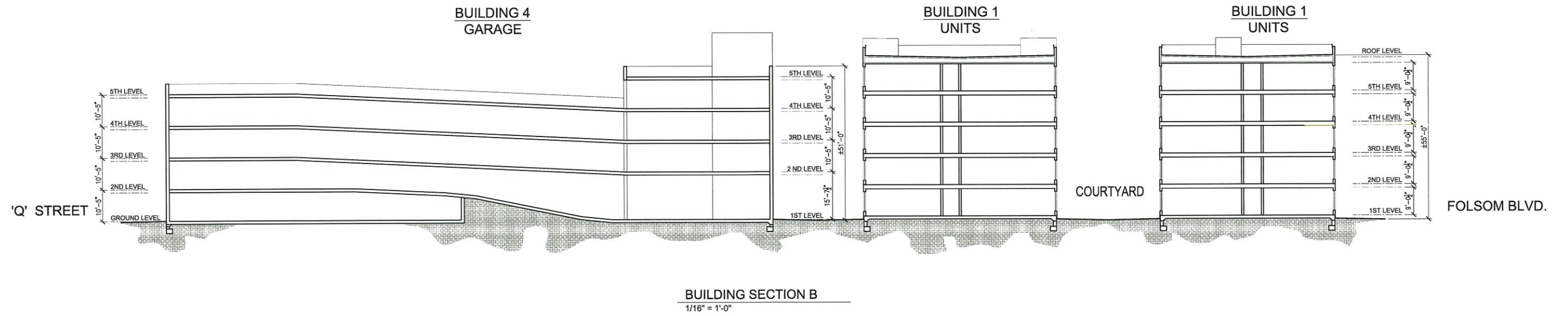
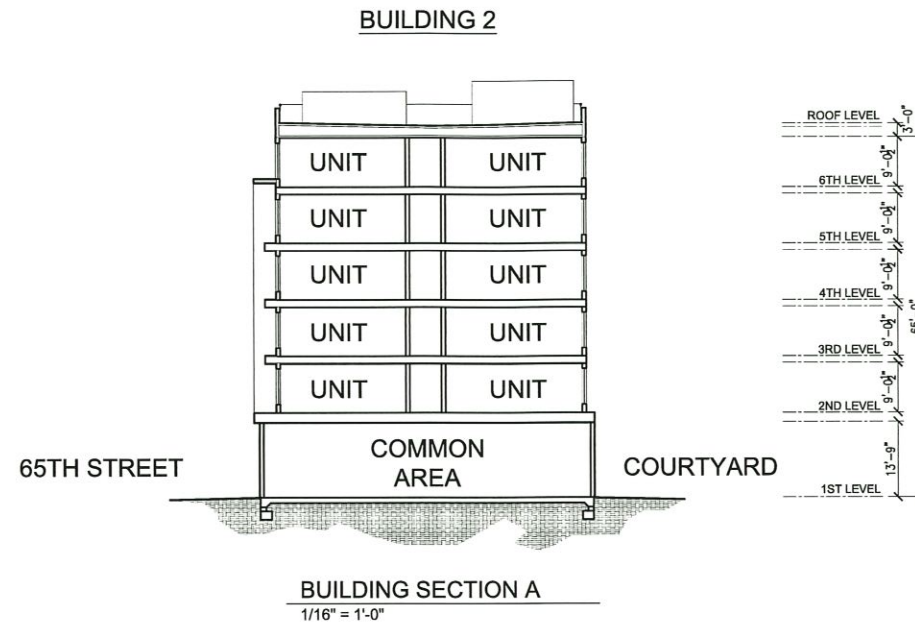
VTBS 17033

65 EAST STUDENT HOUSING SYMPHONY DEVELOPMENT CITY OF SACRAMENTO, CALIFORNIA

BUILDING 3 & 4 FLOOR PLANS

A3.32

VAN TILBURG, BANVARD & SODERBERGH, AIA
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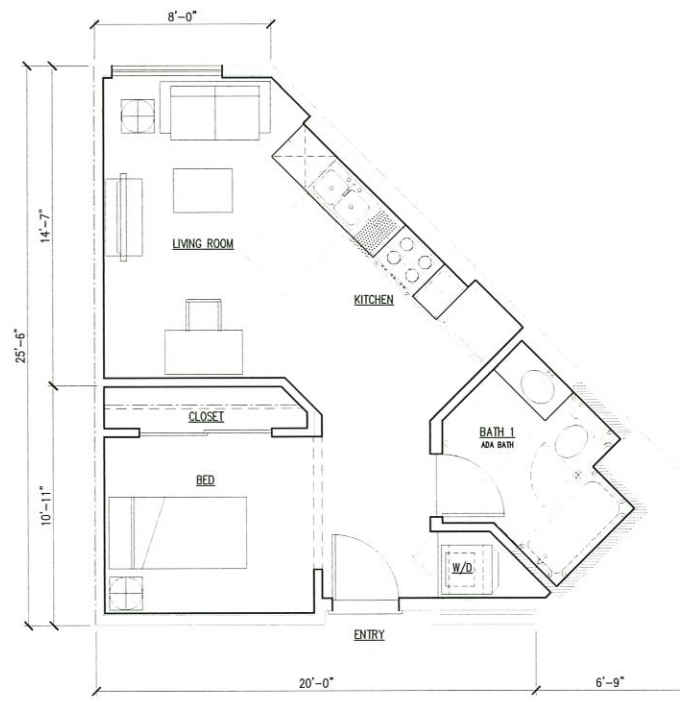
65 EAST STUDENT HOUSING

SYMPHONY DEVELOPMENT

CITY OF SACRAMENTO, CALIFORNIA

SECTIONS
A4.1

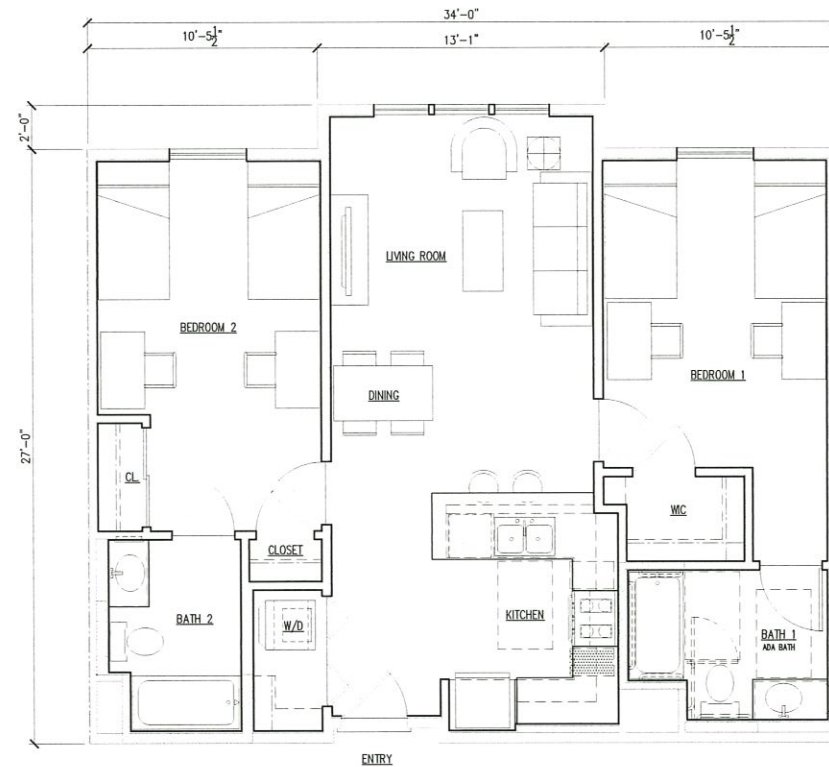
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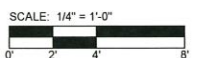
UNIT PLAN A1 482 SF
1/4" = 1'-0" STUDIO / 1 BATH (1 BED)



UNIT PLAN A2 541 SF
1/4" = 1'-0" STUDIO / 1 BATH (1 BED)



UNIT PLAN B 943 SF
1/4" = 1'-0" 2 BEDROOM / 2 BATH (4 BED)



MAY 15, 2018

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65 EAST STUDENT HOUSING

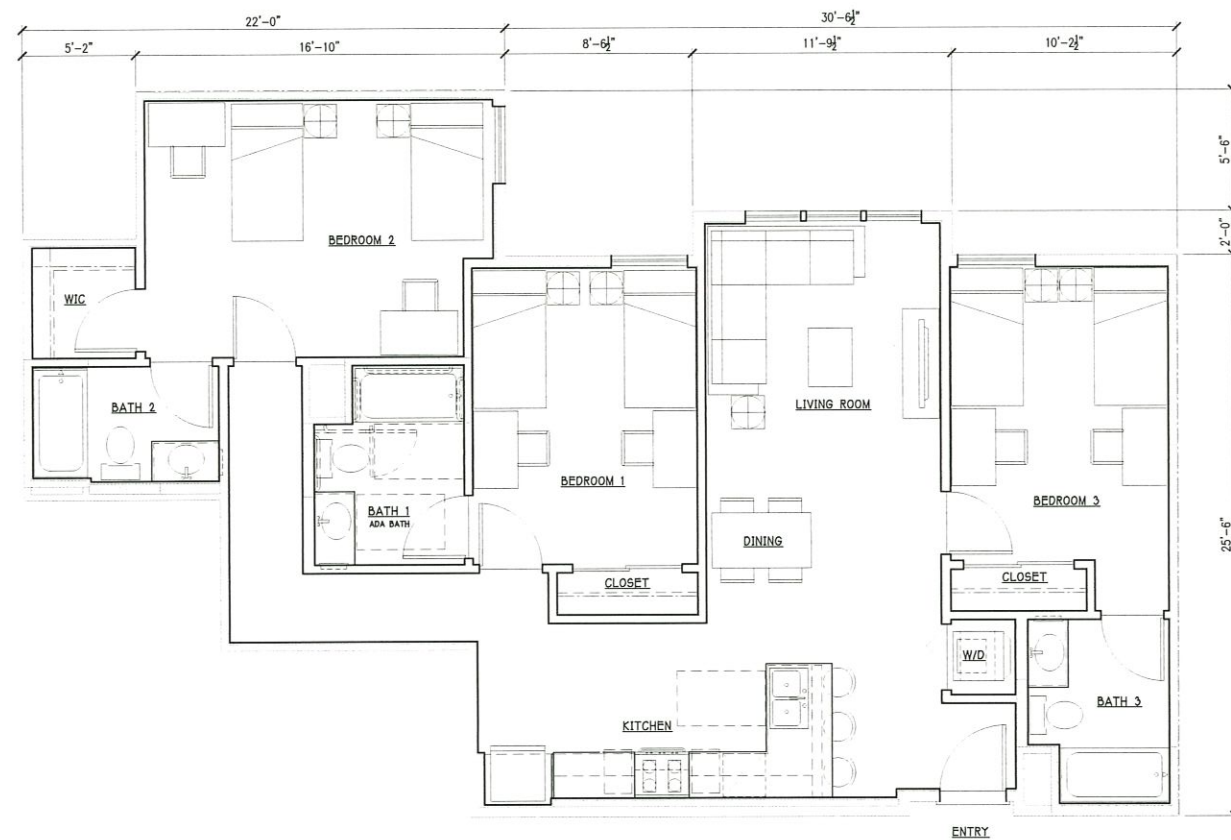
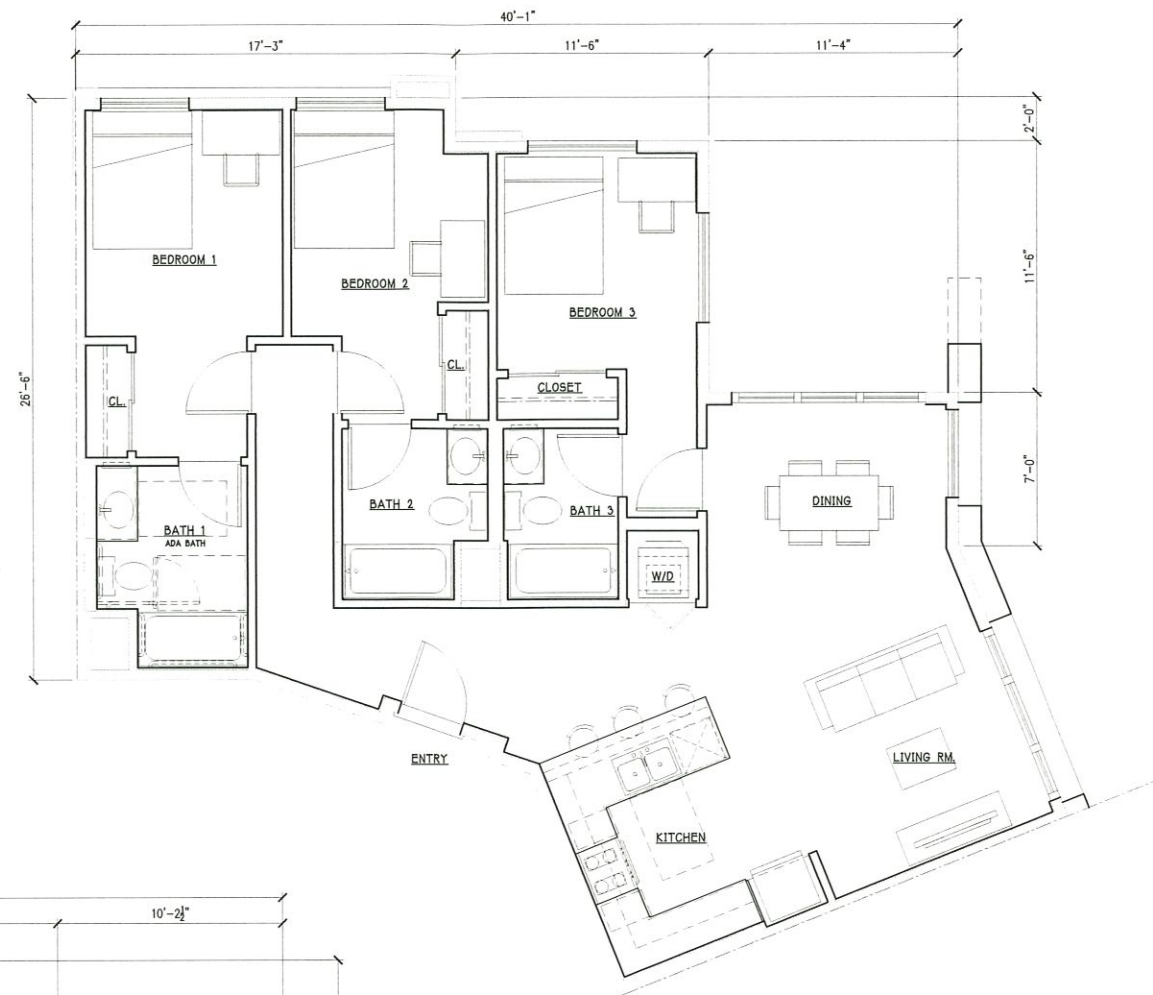
SYMPHONY DEVELOPMENT

CITY OF SACRAMENTO, CALIFORNIA

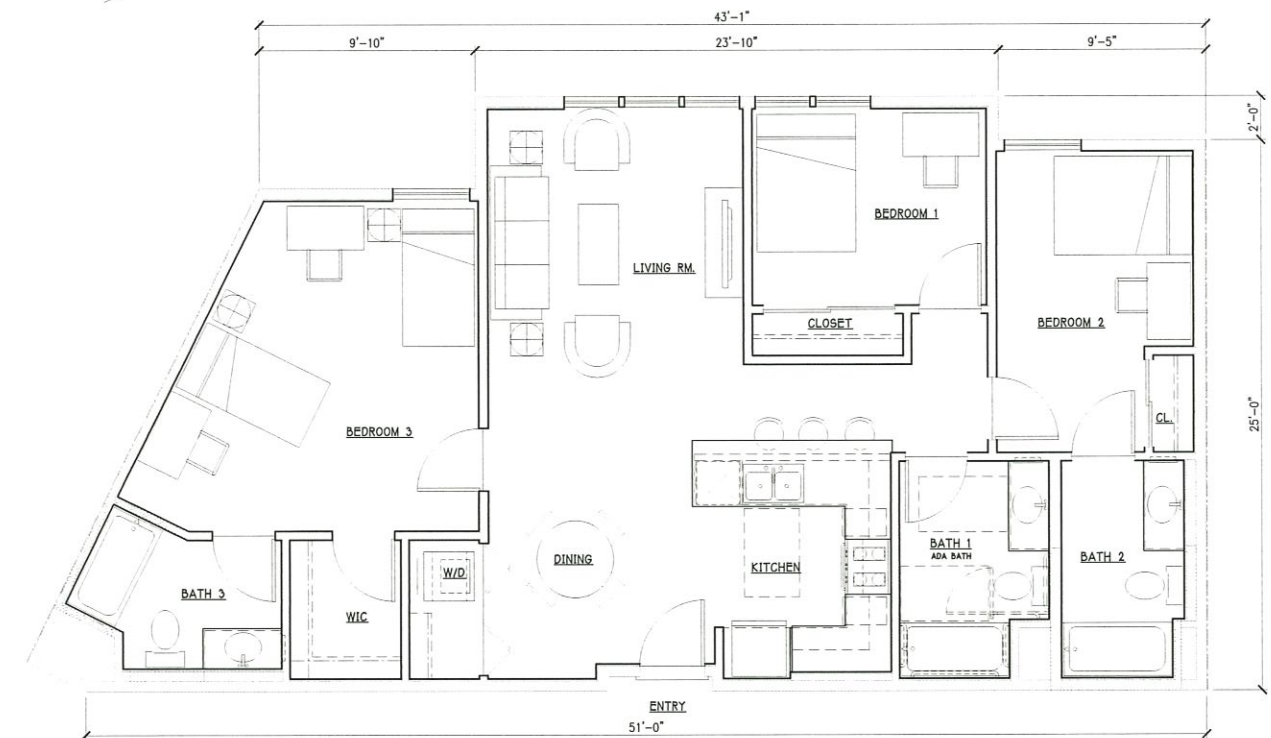
UNIT PLANS
A5.0

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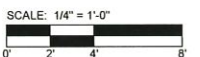
UNIT PLAN C1
1/4" = 1'-0" 1,160 SF
3 BEDROOM / 3 BATH (3 BED)



UNIT PLAN C3
1/4" = 1'-0" 1,279 SF
3 BEDROOM / 3 BATH (6 BED)



UNIT PLAN C2
1/4" = 1'-0" 1,226 SF
3 BEDROOM / 3 BATH (4 BED)



MAY 15, 2018

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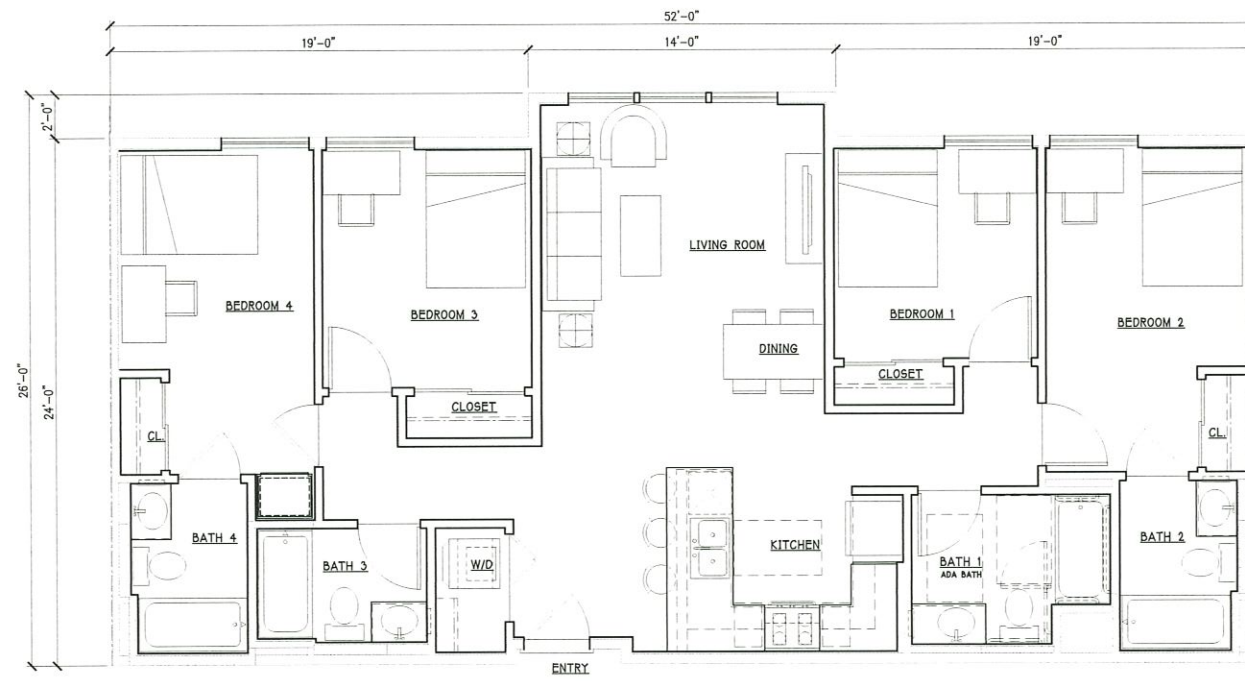
65 EAST STUDENT HOUSING

SYMPHONY DEVELOPMENT

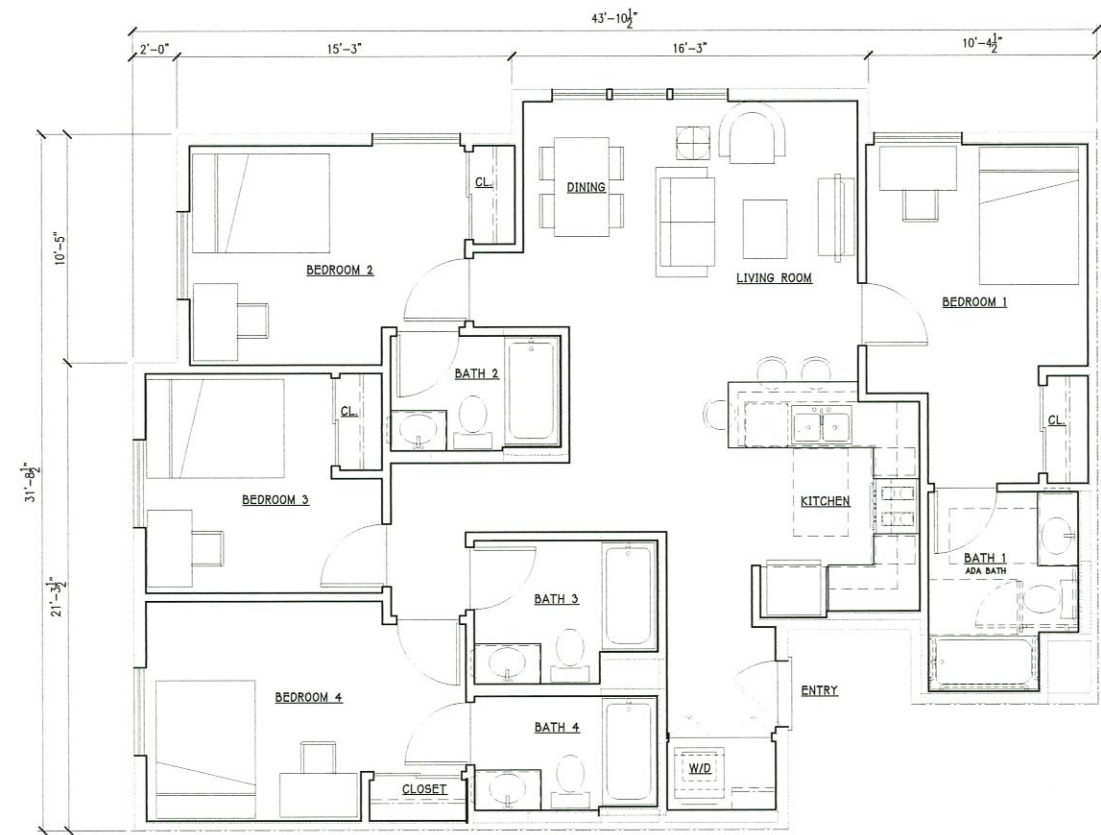
CITY OF SACRAMENTO, CALIFORNIA

UNIT PLANS
A5.1

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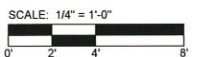
UNIT PLAN D1
1/4" = 1'-0" 1,274 SF
4 BEDROOM / 4 BATH (4 BED)



UNIT PLAN D2
1/4" = 1'-0" 1,304 SF
4 BEDROOM / 4 BATH (4 BED)



UNIT PLAN D3
1/4" = 1'-0" 1,405 SF
4 BEDROOM / 4 BATH (5 BED)



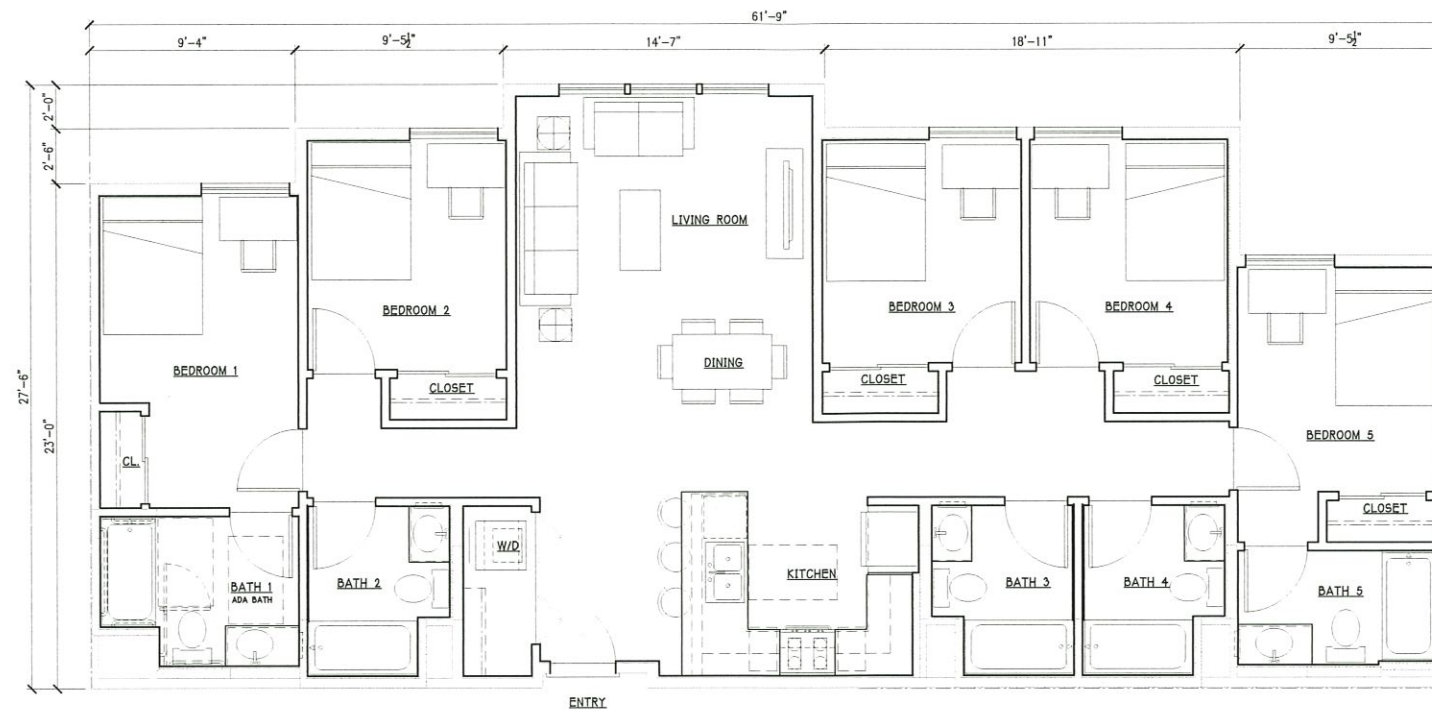
MAY 15, 2018

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65 EAST STUDENT HOUSING SYMPHONY DEVELOPMENT CITY OF SACRAMENTO, CALIFORNIA

UNIT PLANS
A5.2

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UNIT PLAN E
1/4" = 1'-0" 1,522 SF
5 BEDROOM / 5 BATH (5 BED)



UNIT PLAN F
1/4" = 1'-0" 1,792 SF
6 BEDROOM / 6 BATH (6 BED)

SCALE: 1/4" = 1'-0"

MAY 15, 2018

VTBS 17033

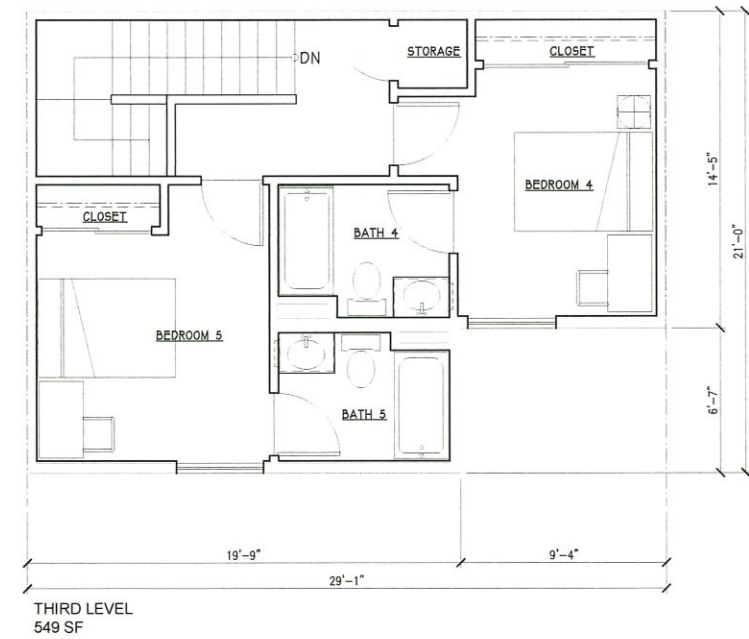
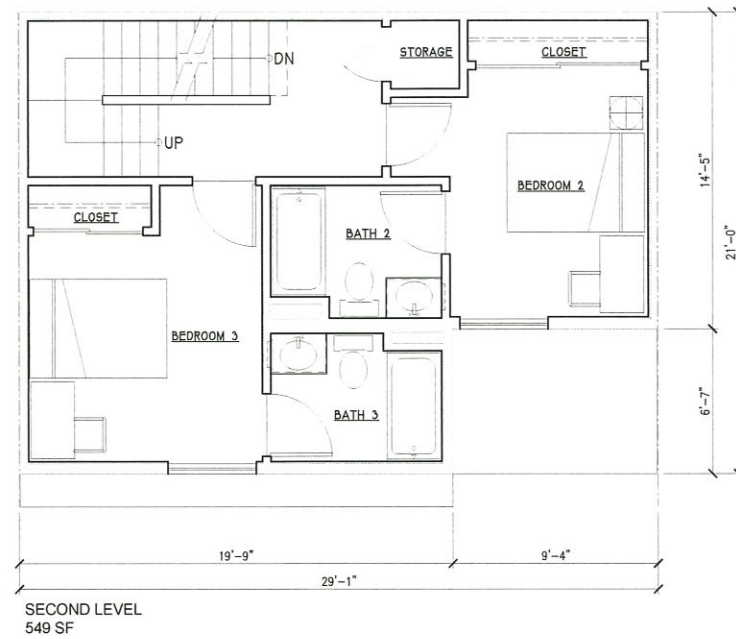
65 EAST STUDENT HOUSING

SYMPHONY DEVELOPMENT

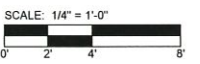
CITY OF SACRAMENTO, CALIFORNIA

UNIT PLANS
A5.3

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UNIT PLAN G - TOWNHOUSE 1,735 SF
1/4" = 1'-0" 5 BEDROOM / 5 BATH (5 BED)



MAY 15, 2018

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65 EAST STUDENT HOUSING

SYMPHONY DEVELOPMENT

CITY OF SACRAMENTO, CALIFORNIA

UNIT PLANS

A5.4

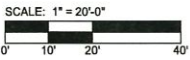
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65TH STREETScape
1"= 20'-0"



FOLSOM STREETScape
1"= 20'-0"



MAY 15, 2018

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65 EAST STUDENT HOUSING

SYMPHONY DEVELOPMENT

CITY OF SACRAMENTO, CALIFORNIA



CONCEPTUAL IRRIGATION STATEMENT

THE IRRIGATION DESIGN FOR THE PROJECT SITE SHALL COMPLY WITH THE STATE MANDATED MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) UPDATED DECEMBER 1, 2015 AND AND THE CITY OF SACRAMENTO WATER EFFICIENT LANDSCAPE REQUIREMENTS - CITY CODE SECTION 15.92

THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET (EVAPOTRANSPIRATION) SMART IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.

THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF DEEP ROOT FLOOD BUBBLER IRRIGATION FOR TREES, POINT SOURCE DRIP IRRIGATION FOR SHRUBS, GROUNDCOVERS & RAISED PLANTERS, AND LOW VOLUME STREAM-SPRAY IRRIGATION FOR TURF PLANTINGS.

PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE REQUIREMENTS TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPO-TRANSPIRATION RATES.

ALL MWELO DOCUMENTATION SHALL BE SUBMITTED WITH THE LANDSCAPE IMPROVEMENT PLANS FOR REVIEW AND APPROVAL BY THE CITY OF SACRAMENTO

CONCEPTUAL PLANT PALETTE









BOTANICAL NAME	COMMON NAME	MIN. SIZE	WATER USE (WUCOLS)
TREES			
ARBUTUS X 'MARINA'	ARBUTUS MULTI-TRUNK	24" BOX	LOW
ARBUTUS X 'MARINA'	ARBUTUS STANDARD	24" BOX	LOW
LAGERSTROEMIA I. X 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	24" BOX	LOW
LAURUS NOBILIS 'SARATOGA'	SWEET BAY	24" BOX	LOW
PLATANUS X ACERIFOLIA	LONDON PLANE TREE	24" BOX	MOD
PODOCARPUS MACROPHYLLUS	YEW PINE	24" BOX	MOD
SHRUBS			
ARCTOSTAPHYLOS SPP.	MANZANITA	5 GAL	LOW
CAREX TUMULICOLA	BERKLEY SEDGE	1 GAL	LOW
CISTUS 'SUNSET'	MAGENTA ROCKROSE	5 GAL	LOW
CALLISTEMON V. 'BETTER JOHN'	DWARF BOTTLEBRUSH	5 GAL	LOW
CEANOTHUS SPP.	WILD LILAC	5 GAL	LOW
CHONDRPETALUM TECTORUM	CAPE RUSH	5 GAL	LOW
DIETES BICOLOR	FORTNIGHT LILY	5 GAL	MOD.
ELYMUS CONDENSATUS 'CANYON PRINCE'	WILD RYE GRASS	5 GAL	LOW
ESCALLONIA X 'NEWPORT DWARF'	DWARF ESCALLONIA	5 GAL	LOW
EUONYMUS SPP.	EUONYMUS	5 GAL	LOW
FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL	LOW
GREVILLEA 'NOELLII'	NOEL'S GREVILLEA	5 GAL	LOW
MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	LOW
MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	5 GAL	LOW
NANDINA SPP.	HEAVENLY BAMBOO	5 GAL	LOW
PHORMIUM	NEW ZEALAND FLAX	5 GAL	LOW
SALVIA SPP.	SAGE	5 GAL	LOW
TEUCRIUM SPP.	GERMANDER	5 GAL	LOW
VERBENA PERUVIANA	PERUVIAN VERBENA	1 GAL	LOW
WESTRINGIA F. 'MORNING LIGHT'	COAST ROSEMARY	5 GAL	LOW
TURF			
BOLERO PLUS	TURF	SOD	HIGH

CONCEPTUAL LANDSCAPE LEGEND

- 8" CONCRETE LINEAR PAVER WALK
- COLORADO SUBWAY PATTERN STAMPED CONCRETE PAVING
- 8" NATURAL GRAY CONCRETE WALK WITH ALTERNATING 18" SANDBLAST FINISH BANDS
- 5" NATURAL GRAY CONCRETE WALK
- COLORADO CONCRETE PAVING FLEX AREA
- NATURAL GRAY CONCRETE POOL DECK & COPING
- COMPOSITE YOGA DECK
- DECOMPOSED GRANITE PAVING WITH ALUMINUM HEADERBOARD
- COLORADO RANDOM STONE PATTERN STAMPED CONCRETE PAVING AT EVA
- 6" TALL TUBE STEEL SECURITY FENCE
- 4" WIDE TUBE STEEL PEDESTRIAN SECURITY GATE
- 10" WIDE TUBE STEEL SWING GATES AT EVA WITH FIRE DEPARTMENT KNOX BOX
- 6" TALL TUBE STEEL POOL FENCE
- 4" WIDE TUBE STEEL POOL GATE WITH PUNCH METAL SCREEN INSERT
- 25' X 50' POOL
- DECORATIVE CONCRETE POTS WITH ACCENT PLANTING
- CONTEMPORARY CONCRETE BENCH SEATING
- FLEX AREA WITH OUTDOOR DINING TABLES, LOUNGE CHAIRS AND INFORMAL SEATING PODS
- CONCRETE WALL WITH CANTILEVERED WOOD BENCH SEATING
- 2-SIDED CONTEMPORARY STEEL OUTDOOR FIREPLACE
- BBQ COUNTER STATION WITH 4 OUTDOOR STAINLESS STEEL BBQS & CONCRETE COUNTERTOPS
- ARCHITECTURAL CONCRETE FREE-FORM SEATING AT DECOMPOSED GRANITE PAVING
- CORNHOLE GAME COURT AT DECOMPOSED GRANITE PAVING
- OUTDOOR CONCRETE PING PONG TABLE
- STEEL SHADE TRELLIS
- GREEN SCREEN TRELLIS WITH VINE PLANTING
- RAISED CONCRETE PLANTER WITH CANTILEVERED WOOD BENCH SEATING
- TURF OPEN SPACE PLANTING AREA
- SHRUB & GROUNDCOVER PLANTING AREA
- 6' X 6' TREE PLANTING WELLS AT R.O.W. SIDEWALK
- SHORT TERM BICYCLE PARKING WITH 2 BIKE RACKS AT R.O.W. SIDEWALK
- DECORATIVE LIGHT BOLLARD



CONCEPTUAL PLANT PALETTE

BOTANICAL NAME	COMMON NAME	MIN. SIZE	WATER USE (WUCOLS)
TREES			
 ARBUTUS X 'MARINA'	ARBUTUS MULTI-TRUNK	24" BOX	LOW
 ARBUTUS X 'MARINA'	ARBUTUS STANDARD	24" BOX	LOW
 LAGERSTROEMIA I. X 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	24" BOX	LOW
 LAURUS NOBILIS 'SARATOGA'	SWEET BAY	24" BOX	LOW
 PLATANUS X ACERIFOLIA	LONDON PLANE TREE	24" BOX	MOD
 PODOCARPUS MACROPHYLLUS	YEW PINE	24" BOX	MOD
SHRUBS			
 ARCTOSTAPHYLOS SPP.	MANZANITA	5 GAL	LOW
CAREX TUMULICOLA	BERKLEY SEDGE	1 GAL	LOW
CISTUS 'SUNSET'	MAGENTA ROCKROSE	5 GAL	LOW
CALLISTEMON V. 'BETTER JOHN'	DWARF BOTTLEBRUSH	5 GAL	LOW
CEANOTHUS SPP.	WILD LILAC	5 GAL	LOW
CHONDRLOPETALUM TECTORUM	CAPE RUSH	5 GAL	LOW
DIETES BICOLOR	FORTNIGHT LILY	5 GAL	MOD.
ELYMUS CONDENSATUS 'CANYON PRINCE'	WILD RYE GRASS	5 GAL	LOW
ESCALLONIA x 'NEWPORT DWARF'	DWARF ESCALLONIA	5 GAL	LOW
EUONYMUS SPP.	EUONYMUS	5 GAL	LOW
FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL	LOW
GREVILLEA 'NOELLI'	NOEL'S GREVILLEA	5 GAL	LOW
MUHLBERGIA RIGENS	DEER GRASS	1 GAL	LOW
MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	5 GAL	LOW
NANDINA SPP.	HEAVENLY BAMBOO	5 GAL	LOW
PHORMIUM	NEW ZEALAND FLAX	5 GAL	LOW
SALVIA SPP.	SAGE	5 GAL	LOW
TEUCRIUM SPP.	GERMANDER	5 GAL	LOW
VERBENA PERUVIANA	PERUVIAN VERBENA	1 GAL	LOW
WESTRINGIA F. 'MORNING LIGHT'	COAST ROSEMARY	5 GAL	LOW
TURF			
 BOLERO PLUS	TURF	SOD	HIGH

CONCEPTUAL LANDSCAPE LEGEND	
1 8' CONCRETE LINEAR PAVER WALK	17 CONTEMPORARY CONCRETE BENCH SEATING
2 COLORED SUBWAY PATTERN STAMPED CONCRETE PAVING	18 FLEX AREA WITH OUTDOOR DINING TABLES, LOUNGE CHAIRS AND INFORMAL SEATING PODS
3 8' NATURAL GRAY CONCRETE WALK WITH ALTERNATING 18" SANDBLAST FINISH BANDS	19 CONCRETE WALL WITH CANTILEVERED WOOD BENCH SEATING
4 5' NATURAL GRAY CONCRETE WALK	20 2-SIDED CONTEMPORARY STEEL OUTDOOR FIREPLACE
5 COLORED CONCRETE PAVING FLEX AREA	21 BBQ COUNTER STATION WITH 4 OUTDOOR STAINLESS STEEL BBQS & CONCRETE COUNTERTOPS
6 NATURAL GRAY CONCRETE POOL DECK & COPING	22 ARCHITECTURAL CONCRETE FREE-FORM SEATING AT DECOMPOSED GRANITE PAVING
7 COMPOSITE YOGA DECK	23 CORNHOLE GAME COURT AT DECOMPOSED GRANITE PAVING
8 DECOMPOSED GRANITE PAVING WITH ALUMINUM HEADERBOARD	24 OUTDOOR CONCRETE PING PONG TABLE
9 COLORED RANDOM STONE PATTERN STAMPED CONCRETE PAVING AT EVA	25 STEEL SHADE TRELLIS
10 6' TALL TUBE STEEL SECURITY FENCE	26 GREEN SCREEN TRELLIS WITH VINE PLANTING
11 4' WIDE TUBE STEEL PEDESTRIAN SECURITY GATE	27 RAISED CONCRETE PLANTER WITH CANTILEVERED WOOD BENCH SEATING
12 10' WIDE TUBE STEEL SWING GATES AT EVA WITH FIRE DEPARTMENT KNOX BOX	28 TURF OPEN SPACE PLANTING AREA
13 6' TALL TUBE STEEL POOL FENCE	29 SHRUB & GROUND COVER PLANTING AREA
14 4' WIDE TUBE STEEL POOL GATE WITH PUNCH METAL SCREEN INSERT	30 6' X 6' TREE PLANTING WELLS AT R.O.W. SIDEWALK
15 25' X 50' POOL	31 SHORT TERM BICYCLE PARKING WITH 2 BIKE RACKS AT R.O.W. SIDEWALK
16 DECORATIVE CONCRETE POTS WITH ACCENT PLANTING	32 DECORATIVE LIGHT BOLLARD



11828 La Grange Avenue
Suite 150
Los Angeles, CA 90025
Tel: 310.974.6743

65 EAST STUDENT HOUSING

Sacramento, California

COURTYARD LANDSCAPE ENLARGEMENT PLAN

CONCEPTUAL LANDSCAPE DESIGN
MAY 25, 2018 | SITE AND DESIGN REVIEW SUBMITTAL

vanderToolen Associates
2101 Stone Boulevard
Suite 115
West Sacramento, CA 95691
tel: 916.244.3000
www.vandertoolen.com



0' 8' 16' 32'
SCALE: 1" = 16'-0"



L-2

Project No. 03518

TREES



LAGERSTROEMIA INDICA -
CRAPE MYRTLE



PLATANUS X ACERIFOLIA -
LONDON PLANE



PODOCARPUS MACROPHYLLUS -
YEW PINE



ARBUTUS MARINA -
STRAWBERRY TREE



LAURUS NOBILIS 'SARATOGA' -
SWEET BAY

SHRUBS



MUHLENBERGIA RIGENS



CEANOTHUS SPP.



CISTUS 'SUNSET'



TEUCRIUM SPP.



VERBENA PERUVIANA



ELYMUS C. 'CANYON PRINCE'



SALVIA GREGGII



CALLISTEMON V. 'BETTER JOHN'



CAREX TUMULICOLA



DIETES BICOLOR



PHORMIUM 'APRICOT QUEEN'



PHORMIUM 'JACK SPRATT'



SALVIA LEUCANTHA

PAVING & DECKING



LINEAR PAVERS



ALTERNATING CONCRETE BANDS



VEHICULAR EVA COLORED STAMPED CONCRETE



COMPOSITE YOGA DECK

FENCING / GATES & TRELLIS



TUBE STEEL POOL FENCING



TUBE STEEL EVA SWING GATES



TUBE STEEL
PERIMETER FENCING



SHADE TRELLIS

SCREENS, LIGHTING & BIKE RACKS



GREEN SCREEN



POWDERCOAT STEEL LIGHT BOLLARD



SHORT TERM STEEL BICYCLE RACKS AT R.O.W.

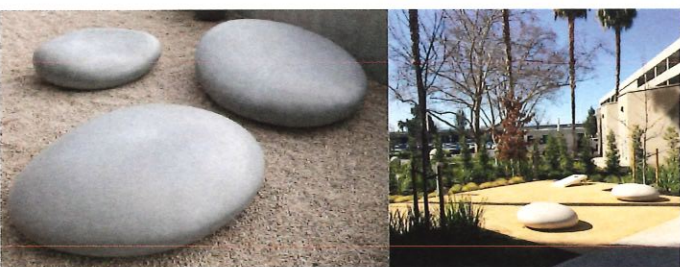
BENCHES & SEATING



CONCRETE BENCHES



CANTILEVERED WOOD BENCH



ARCHITECTURAL CONCRETE FREE-FORM SEATING

SITE AMENITIES



2-SIDED OUTDOOR FIREPLACE



OUTDOOR BBQ STATION



CORNHOLE COURT



CONCRETE PING PONG TABLE



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Suite 150
Los Angeles, CA 90025
Tel: 310.974.6743

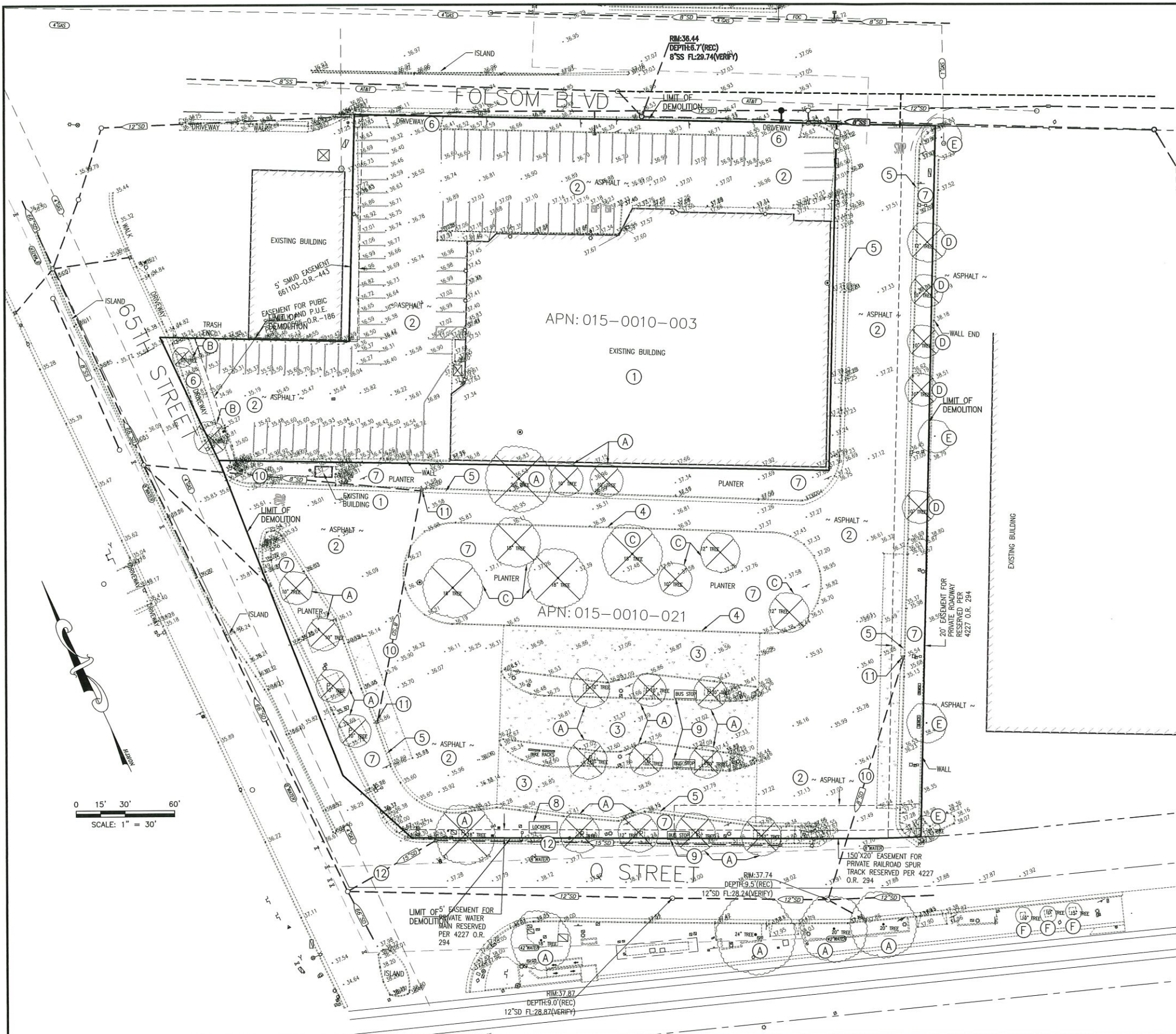
65 EAST STUDENT HOUSING
Sacramento, California

LANDSCAPE IMAGERY
CONCEPTUAL LANDSCAPE PLAN IMAGERY
MAY 25, 2018 | SITE AND DESIGN REVIEW SUBMITTAL

vanderToolen Associates
2101 Stone Boulevard
Suite 115
West Sacramento, CA 94558
tel: 916.244.3000
www.vandertoolen.com



L-3
Project No. 03518



DEMOLITION CALLOUTS:

- 1 EXISTING BUILDING TO BE DEMOLISHED.
- 2 EXISTING AC PAVEMENT TO BE REMOVED.
- 3 EXISTING CONCRETE PAVEMENT TO BE REMOVED.
- 4 EXISTING CURB TO BE REMOVED.
- 5 EXISTING CURB AND GUTTER TO BE REMOVED.
- 6 EXISTING DRIVEWAY TO BE REMOVED.
- 7 REMOVE EXISTING PLANTER.
- 8 REMOVE EXISTING LOCKERS.
- 9 REMOVE EXISTING BUS STOP.
- 10 REMOVE 8" STORM DRAIN PIPE.
- 11 REMOVE EXISTING DI.
- 12 REMOVE 15" STORM DRAIN PIPE

EXISTING TREES TYPE:

- (A) PLANTANUS X ACERIFOLIA - LONDON PLANE TREE
(B) PYRUS 'CAPITAL' - ORNAMENTAL PEAR TREE
(C) CELTIS AUSTRALIS - EUROPEAN HACKBERRY
(D) QUERCUS LOBATA - VALLEY OAK TREE
(E) CELTIS SINENSIS - CHINESE HACKBERRY
(F) GLEDITSIA TRIACANTHOS - HONEY LOCUST TREE

REMOVE EXISTING TREES THAT ARE MARKED X.

DEMOLITION NOTES:

1. CONTRACTOR SHALL OBTAIN DEMOLITION PERMIT AND ALL ASSOCIATED PERMITS THAT ARE REQUIRED BY CURRENT CITY / COUNTY / STATE AND FEDERAL REGULATIONS PRIOR TO COMMENCEMENT OF WORK.
2. CONTRACTOR SHALL HAVE AN EROSION AND SEDIMENT CONTROL PLAN IN PLACE AS REQUIRED BY CURRENT REGULATIONS.
3. CONTRACTOR SHALL CONTACT USA UNDERGROUND SERVICE ALERT AS REQUIRED FOR MARKING OF EXISTING UTILITIES.
4. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING SURFACE IMPROVEMENTS AND ALL UNDERGROUND AND OVERHEAD UTILITIES THAT SERVE OTHER PROPERTIES. CONTRACTOR SHALL NOT ENTER ADJACENT PRIVATE PROPERTIES UNLESS THERE IS A WRITTEN RIGHT OF ENTRY IN POSSESSION OF CONTRACTOR.
5. ALL ONSITE BUILDING IMPROVEMENTS INCLUDING FOOTINGS WILL BE DEMOLISHED AND PROPERLY DISPOSED OF AS DIRECTED BY PROJECT ARCHITECT / CONSTRUCTION MANAGER.
6. ALL UTILITIES SERVING THE BUILDING WILL BE PROPERLY CAPPED AND MARKED ON GROUND AND ON THE SITE DEMOLITION PLAN AT PUBLIC RIGHT OF WAY LINE(R/W) AND ALL CAPPED UTILITIES WILL BE WITHIN R/W LINE. CONTRACTOR WILL MAINTAIN AN AS-DEMOLISHED PLAN DRAWING OF THIS SITE AND FURNISH THE AS-DEMOLISHED LOCATION AND ELEVATION PLAN FOR ALL EXISTING AND CAPPED UTILITIES TO PROJECT ARCHITECT UPON COMPLETION OF DEMOLITION.
7. ALL UNSUITABLE MATERIAL WILL BE REMOVED FROM SITE AS REQUIRED BY THE GEOTECHNICAL REPORT.
8. CONTRACTOR WILL FOLLOW THE GEOTECHNICAL REPORT IN GENERAL AND THE LATEST STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION IN THE CITY OF SACRAMENTO.
9. LIMITS OF DEMOLITION ARE WITHIN PROPERTY LINES EXCEPT WHERE EXISTING IMPROVEMENTS ARE TO BE PROTECTED. WITHIN THE LIMIT OF WORK DEMOLISH AND REMOVE SURFACE AND UTILITY IMPROVEMENTS INCLUDING: SIGNAGE, DRAINS, LANDSCAPING, CURBS, WALKS, RAMPS, PAVEMENT AND BUILDING.
10. PRIOR TO DEMOLITION, PERFORM A SITE INSPECTION AFTER ALL UTILITIES ARE MARKED BY USA UNDERGROUND SERVICE ALERT AND REVIEW AND PROVIDE PROTECTION FOR ALL IMPROVEMENTS THAT ARE TO REMAIN.
11. DUST CONTROL - CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS FOR DUST CONTROL.
12. CONTRACTOR SHALL REVIEW DEMOLITION REQUIREMENTS INDICATED IN GEOTECHNICAL REPORT AND COMPLY WITH ALL REQUIREMENTS.
13. IMPROVEMENTS OUTSIDE THE LIMIT OF WORK SHALL BE PROTECTED FROM DAMAGE
14. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENTS, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, ITS ENGINEERING CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES NOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
15. THE CONTRACTOR SHALL INDIVIDUALLY VERIFY THAT EACH SITE UTILITY INCLUDING GAS, TELEPHONE, CABLE TV, SEWER, WATER AND ELECTRIC HAS BEEN TAKEN OUT OF SERVICE PRIOR BEGINNING WORK. UTILITIES TO BE ABANDONED SHALL BE REMOVED AND DISPOSED OF OFFSITE.
16. THE PRESENCE OF HAZARDOUS MATERIALS IS UNKNOWN. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AN EVALUATION REPORT AND OBTAIN PERMITS TO REMOVE AND DISPOSE OF THOSE MATERIALS AS REQUIRED BY CITY / COUNTY / STATE / AND FEDERAL REGULATIONS.
17. CONTRACTOR TO CONTACT UTILITIES CUSTOMER SERVICE DEPARTMENT 808-5371 FOR WATER SHUT OFF A MINIMUM OF 48 HRS PRIOR TO BEGINNING DEMOLITION WORK.
18. EXCAVATION MORE THAN 2 FEET DEEP FROM EXISTING SURFACE WITHIN 5' OF LIMIT OF WORK REQUIRES REVIEW BY PROJECT STRUCTURAL TO IDENTIFY MITIGATION TO PREVENT DAMAGE TO ADJACENT IMPROVEMENTS.

BENCHMARK ELEVATION: 35.664'

CITY B.M. 298-B7E
HILTI NAIL IN BASE OF SECOND ST.
LIGHT (HISTORIC TYPE), EAST SIDE
OF 65TH ST., 90' NORTH OF
FOLSOM BLVD. D.B DATUM:NGVD29

FIELD BOOK NUMBER: PAGE:

JTS ENGINEERING
CONSULTANTS, INC.

1808 J STREET
SACRAMENTO, CALIFORNIA 95811 (916) 441-6708

DESIGNED: PHYA
DRAWN: PHYA
CHECKED: FNW
SUBMITTED: JAVED T. SIDDIQUI
SCALE: H:1"=30'
V:
RCE:25924



NO.	DESCRIPTION	ENGR INIT	APPROVAL BY DATE

CITY OF SACRAMENTO

PRELIMINARY DEMOLITION PLAN

6620 AND 6800 FOLSOM BLVD

APN: 015-001-003 AND 021

CALIFORNIA

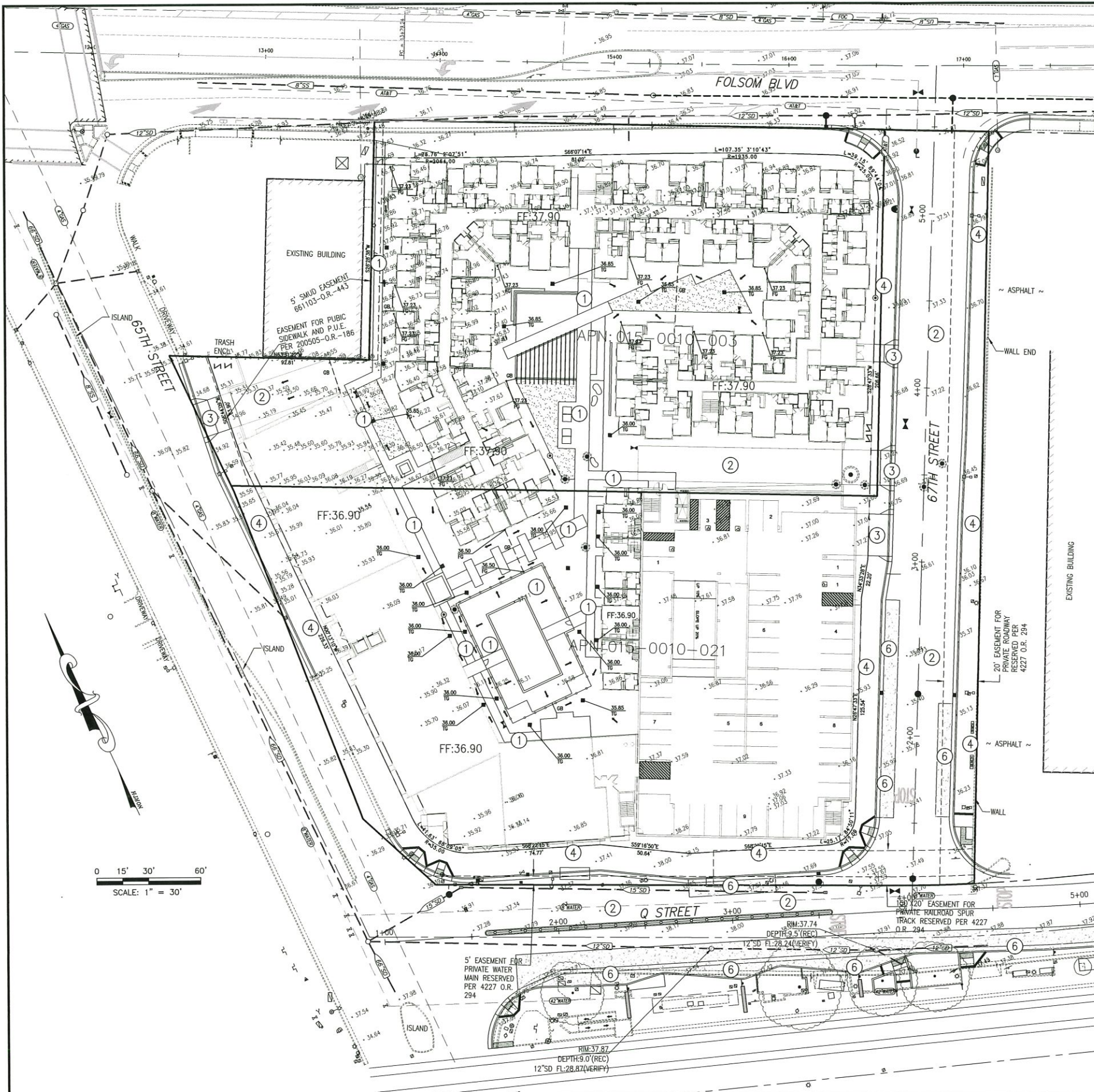
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C1

OF 4

JOB NO:2017-094



PERVIOUS AREA CALCULATION WITHIN THE NEW LOT:

TOTAL AREA OF EXISTING ONSITE PERVIOUS = 23,132 SF+/-

TOTAL AREA OF PROPOSED ONSITE PERVIOUS = 24,197 SF+/-

GRADING CALLOUTS:

- 1 PROPOSED PCC SIDEWALK
- 2 PROPOSED AC PAVEMENT
- 3 PROPOSED DRIVEWAY
- 4 PROPOSED PUBLIC SIDEWALK
- 5 PROPOSED PUBLIC CURB AND GUTTER
- 6 PROPOSED BUS STOP

BENCHMARK ELEVATION: 35.664'

CITY B.M. 298-87E
HILTI NAIL IN BASE OF SECOND ST.
LIGHT (HISTORIC TYPE), EAST SIDE
OF 65TH ST., 90' ± NORTH OF
FOLSOM BLVD. D.B. DATUM: NGVD29

FIELD BOOK NUMBER: PAGE:

JTS ENGINEERING
CONSULTANTS, INC.

1808 J STREET
SACRAMENTO, CALIFORNIA 95811 (916) 441-6708

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SCALE:

H: 1" = 30'

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PRELIMINARY GRADING PLAN
6620 AND 6800 FOLSOM BLVD

CITY OF SACRAMENTO

APN: 015-001-003 AND 021

CALIFORNIA

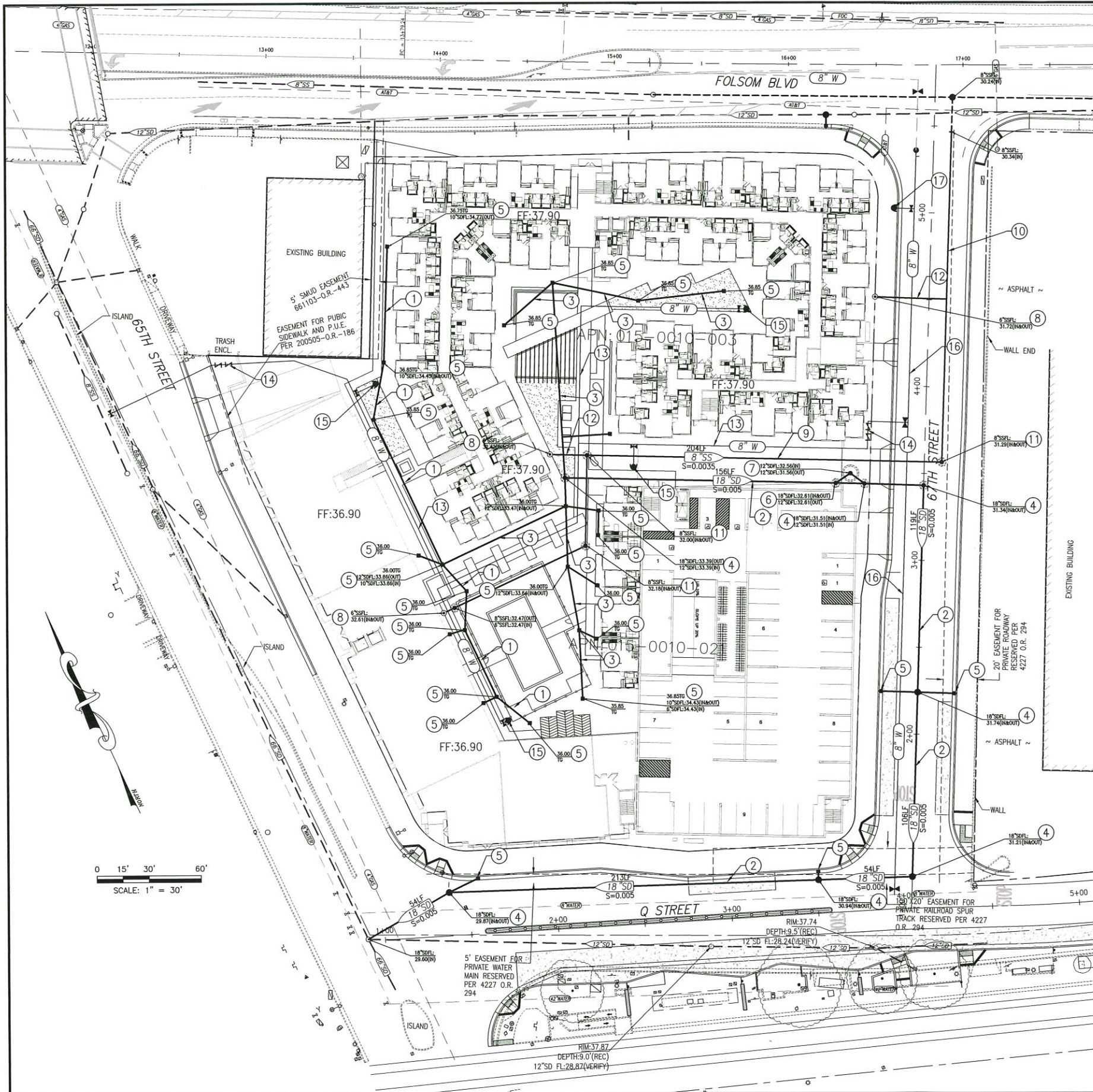
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OF 4

JOB NO: 2017-094



UTILITY CALLOUTS:

- 1 PROPOSED 10" PIPE
- 2 PROPOSED 18" SD PIPE
- 3 PROPOSED 12" SD PIPE
- 4 PROPOSED SD MANHOLE
- 5 PROPOSED SD INLET
- 6 PROPOSED SD MANHOLE WITH STORMGATE
- 7 PROPOSED CONTECH 96" STORMWATER FILTER MANHOLE
- 8 PROPOSED SS CLEANOUT TO GRADE
- 9 PROPOSED 8" SS PIPE PRIVATE MAIN
- 10 PROPOSED 8" SS PIPE PUBLIC MAIN
- 11 PROPOSED SS MANHOLE
- 12 PROPOSED 6" SS PIPE
- 13 PROPOSED 8" PRIVATE FIRE WATER PIPE
- 14 PROPOSED PRIVATE FIRE BACKFLOW DEVICE
- 15 PROPOSED ONSITE FIRE HYDRANT
- 16 PROPOSED 8" PUBLIC WATER MAIN
- 17 PROPOSED PUBLIC FIRE HYDRANT

NOTES:

1. ALL RAINWATER LEADERS WILL BE CONNECTED TO THE ONSITE STORM DRAIN SYSTEM.
2. EACH PROPOSED BUILDINGS WILL HAVE A SEPARATE FIRE SPRINKLER SERVICE WITH BACKFLOW DEVICE.
3. THE PROJECT SITE WILL HAVE ONE IRRIGATION SERVICE.
4. EACH PROPOSED BUILDINGS WILL HAVE A SEPARATE DOMESTIC WATER SERVICE WITH REDUCED PRESSURE BACKFLOW DEVICE.

BENCHMARK ELEVATION: 35.664'

CITY B.M. 298-87E
HILTI NAIL IN BASE OF SECOND ST.
LIGHT (HISTORIC TYPE), EAST SIDE
OF 65TH ST., 90' ± NORTH OF
FOLSOM BLVD. D.B. DATUM: NGVD29

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JTS ENGINEERING
CONSULTANTS, INC.

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SACRAMENTO, CALIFORNIA 95811 (916) 441-6708

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PRELIMINARY UTILITY PLAN
6620 AND 6800 FOLSOM BLVD

CITY OF SACRAMENTO

APN: 015-001-003 AND 021

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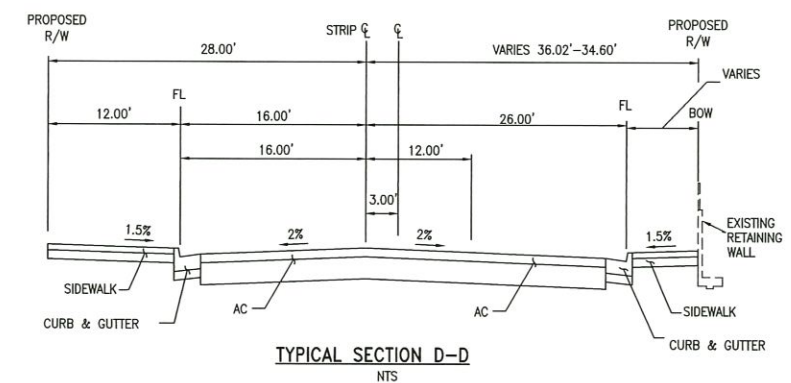
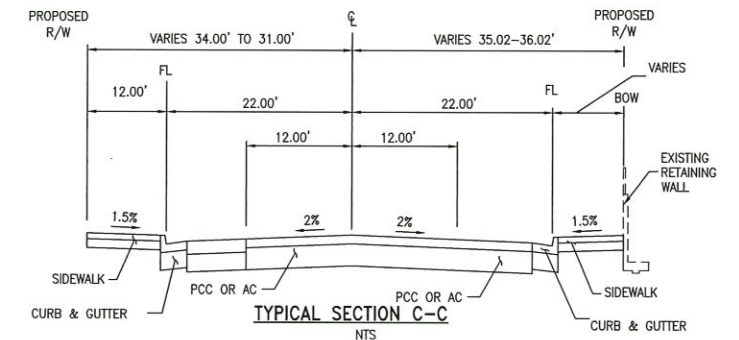
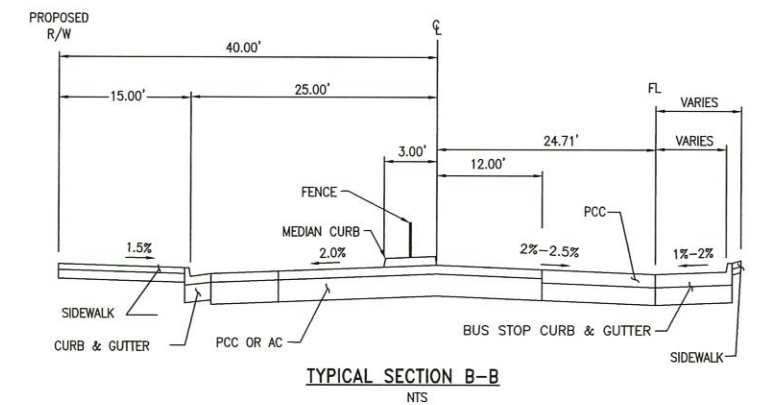
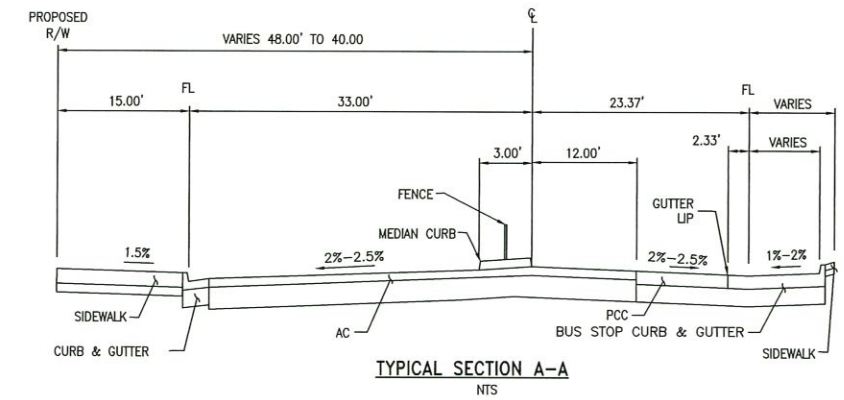
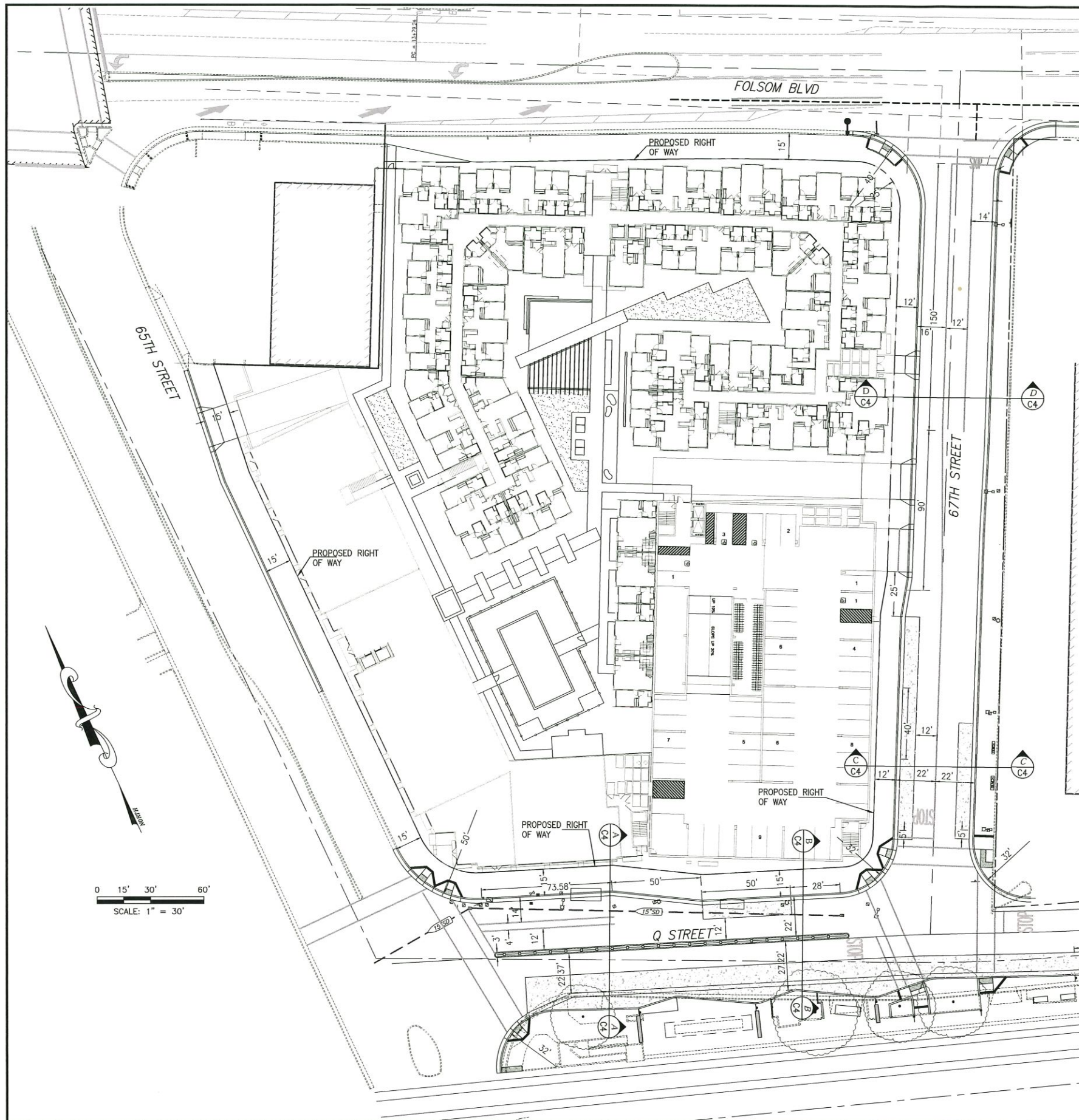
DATE: 5-15-18

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OF 4

JOB NO: 2017-094



BENCHMARK ELEVATION: 35.664'
CITY B.M. 298-B7E
HILT NAIL IN BASE OF SECOND ST.
LIGHT (HISTORIC TYPE), EAST SIDE
OF 65TH ST., 90' NORTH OF
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JTS ENGINEERING CONSULTANTS, INC.
1808 J STREET
SACRAMENTO, CALIFORNIA 95811 (916) 441-6708

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SCALE: H:1"=30'
V:
RCE:25924



NO.	DESCRIPTION	ENGR INIT	APPROVAL BY	DATE

PRELIMINARY STREET LAYOUT PLAN
6620 AND 6800 FOLSOM BLVD

CITY OF SACRAMENTO

APN: 015-001-003 AND 021

CALIFORNIA

DATE: 5-15-18

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OF 4

JOB NO: 2017-094