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VICINITY MAP

520 5th Street, West Sacramento, CA 95605



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five20fifth

May 10, 2024

WASHINGTON DISTRICT, CITY OF WEST SACRAMENTO, CA

BLACKPINE COMMUNITIES

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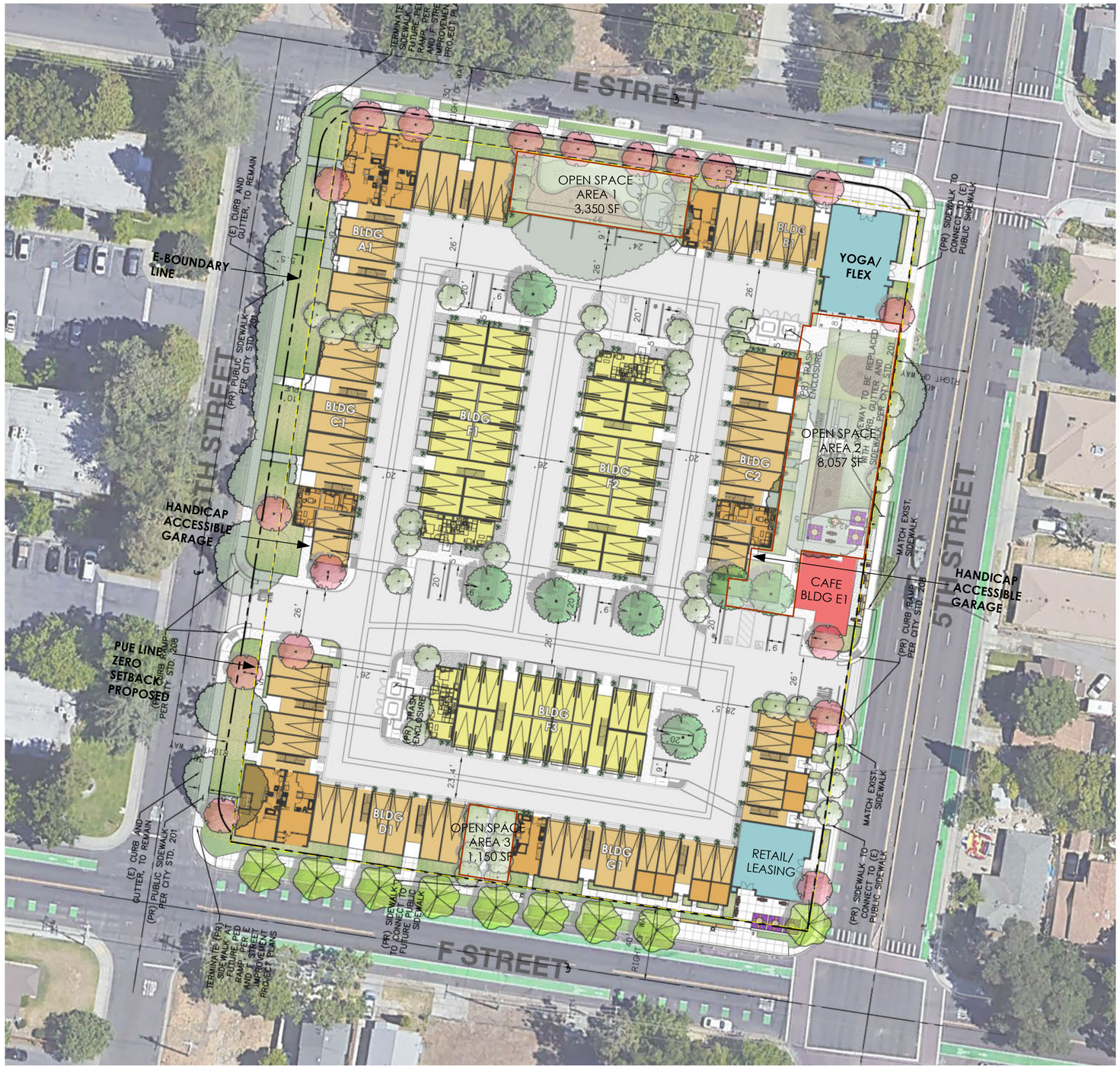

PROJECT SUMMARY

SITE STATISTICS

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

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

TOTAL RESIDENTIAL: 125 UNITS
DENSITY: 43.1 DU/AC

ZONING
RMU (Riverfront Mixed-Use)

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

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

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

PARKING REQUIRED

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

PARKING PROVIDED

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

RATIO: (1.29 STALLS/UNIT)

COMMERCIAL: 3 STALLS (Incl. 1 accessible)

OPEN SPACE STANDARDS

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

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

MINIMUM REQUIRED SETBACKS

Front, Side, Rear, Alley = 0'

Parking from front and street side lot line = 40'

RESIDENTIAL

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

BUILDING AREA

COMMERCIAL

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

PRIVATE OPEN SPACE CALC'S

PLAN #	QTY	PATIO/DECK	TOTAL
PLAN 1	20	90 SF	1,800 SF
PLAN 2	2	96 SF	192 SF
PLAN 3	3	102 SF	306SF
PLAN 4	10	78 SF	780 SF
PLAN 5	25	90 SF	2,250 SF
PLAN 6	10	66 SF	660 SF
PLAN 7	2	132 SF	264 SF
TOTAL:			6,250SF

COMMON OPEN SPACE CALC'S

OPEN SPACE AREA 1	3,350 SF
OPEN SPACE AREA 2	8,057 SF
OPEN SPACE AREA 3	1,150 SF
TOTAL:	12,557 SF

FUHRMAN LEAMY LAND GROUP DESIGN · SERVICE · SOLUTIONS
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ARCHITECTURAL SITE PLAN

NORTH
0 15 30 60
SCALE: 1" = 30'

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A01

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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	1,065 SF
RETAIL/LEASING	1,455 SF
RECREATIONAL OPEN SPACE	
E STREET DOG PARK	3,350 SF
5TH STREET PARK	8,057 SF
F STREET POCKET PARK	1,150 SF

LAND USE PLAN

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A02

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

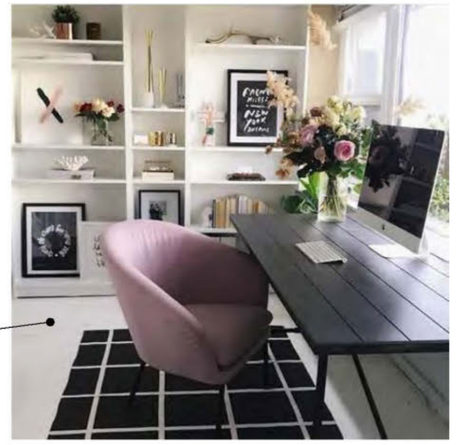
MAXIMUM 3-4 UNITS PER OPEN AIR MODULAR STAIR CORE - PROVIDES BETTER SOCIAL DISTANCING THAN ELEVATOR/CORRIDOR BUILDINGS OF SAME DENSITY

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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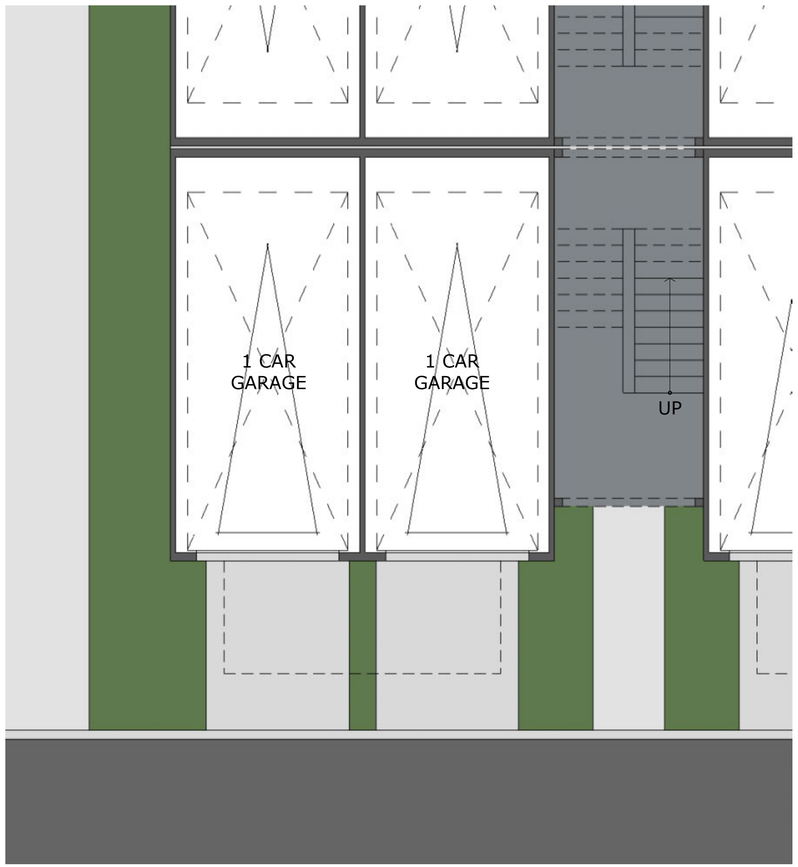

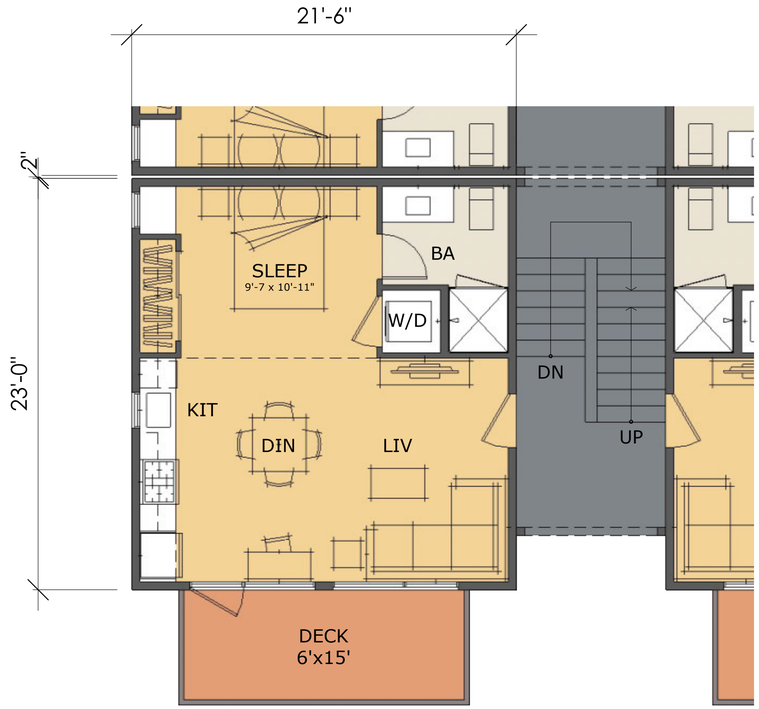

2 GARAGES

FIRST FLOOR

PLAN 1

STUDIO 494 SF

SECOND/THIRD FLOORS

UNIT PLANS: PLAN 1

SCALE: 1/4" = 1'

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A04

BLACKPINE COMMUNITIES

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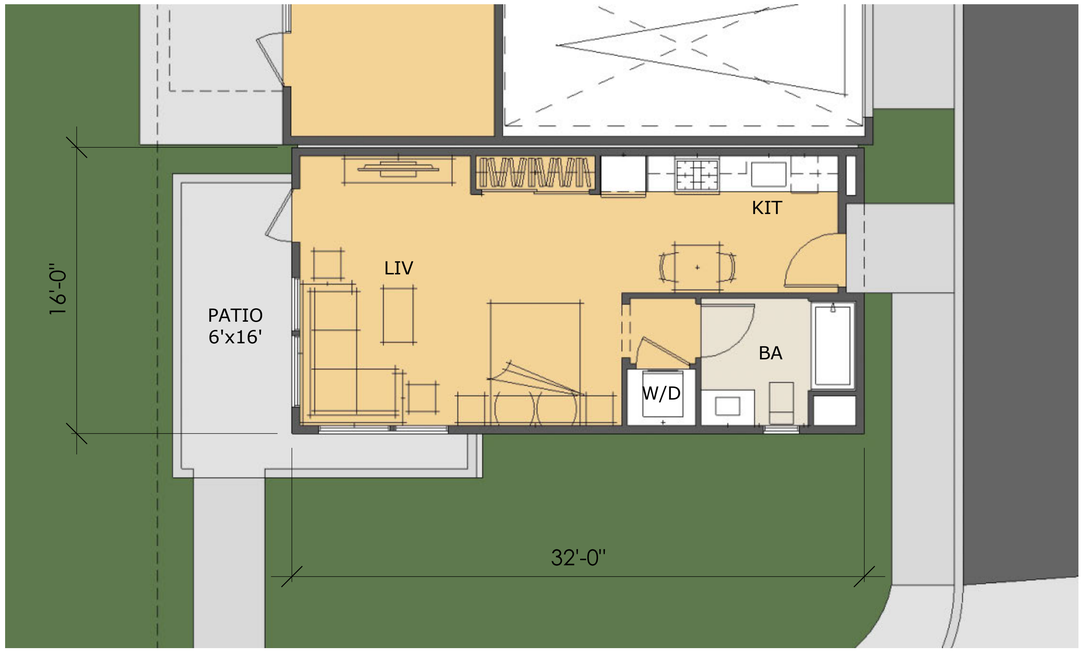



PLAN 2
STUDIO 497 SF

GROUND LEVEL UNIT

PLAN 3
1BR/1BA 588 SF

GROUND LEVEL UNIT

UNIT PLANS: PLANS 2 AND 3

SCALE: 1/4" = 1'

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A05

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PLAN 6
2BR/1BA 795 SF

PLAN 4
1BR/1BA 614 SF

UNIT PLANS: PLANS 4 AND 6

0 2 4 8
SCALE: 1/4" = 1'

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A06

BLACKPINE COMMUNITIES

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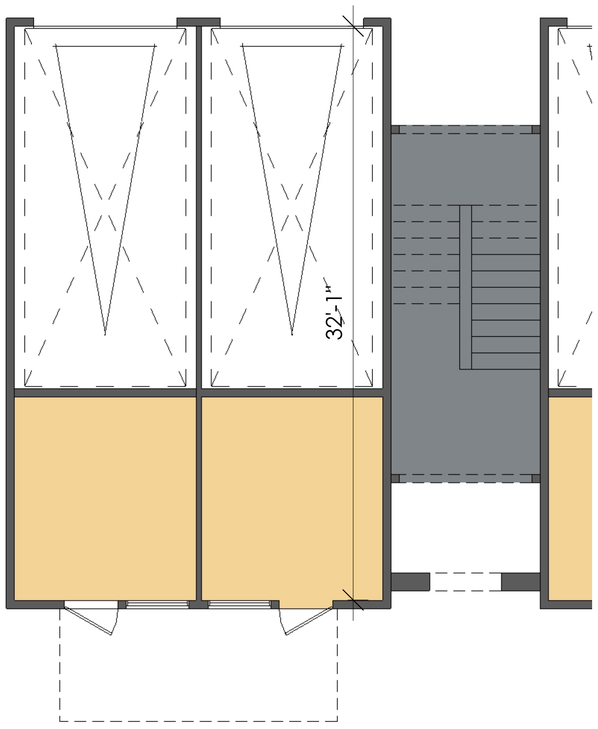

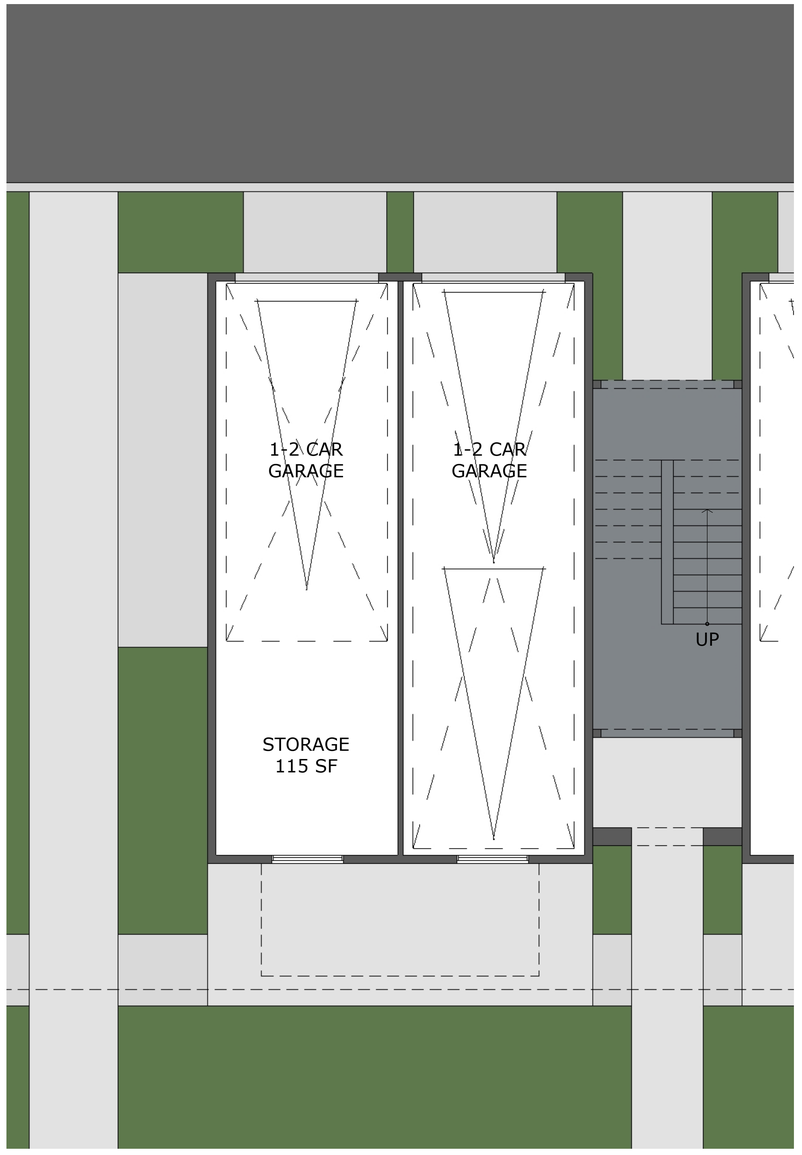

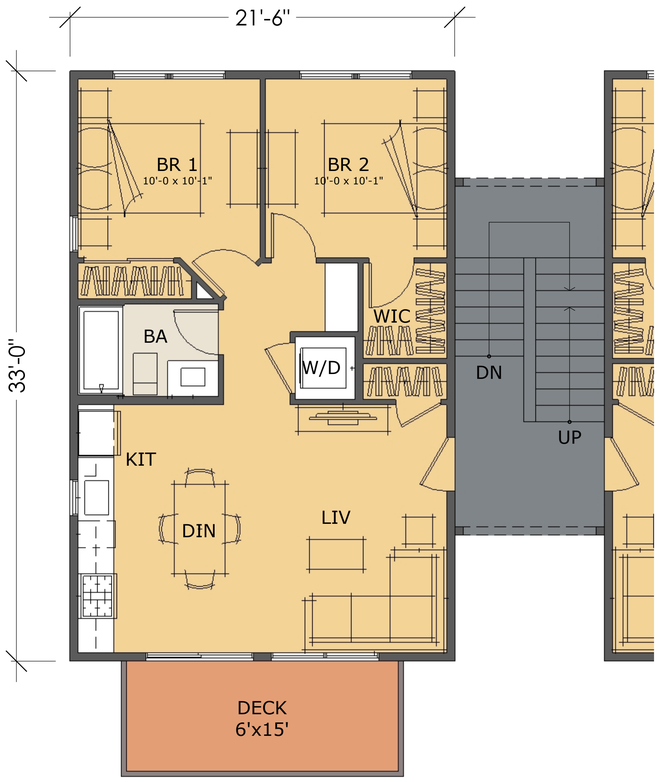

2 GARAGES
OPTION - 2 OFFICES

FIRST FLOOR

2 GARAGES

FIRST FLOOR

PLAN 5
2BR/1BA 709 SF

SECOND/THIRD FLOORS

UNIT PLANS: PLAN 5

0 2 4 8
SCALE: 1/4" = 1'

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A07

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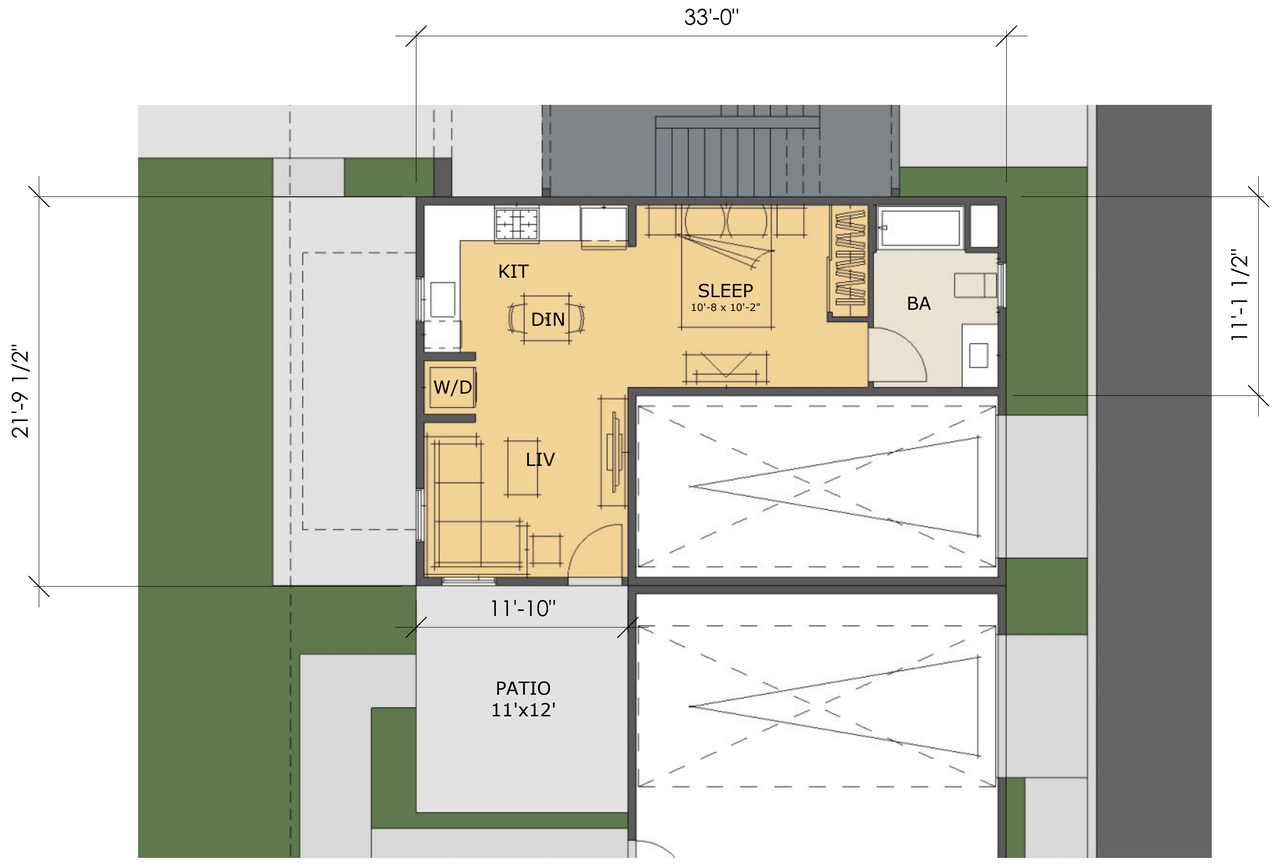

PLAN 7

STUDIO 499 SF

GROUND LEVEL UNIT

UNIT PLANS: PLAN 7

SCALE: 1/4" = 1'

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A08

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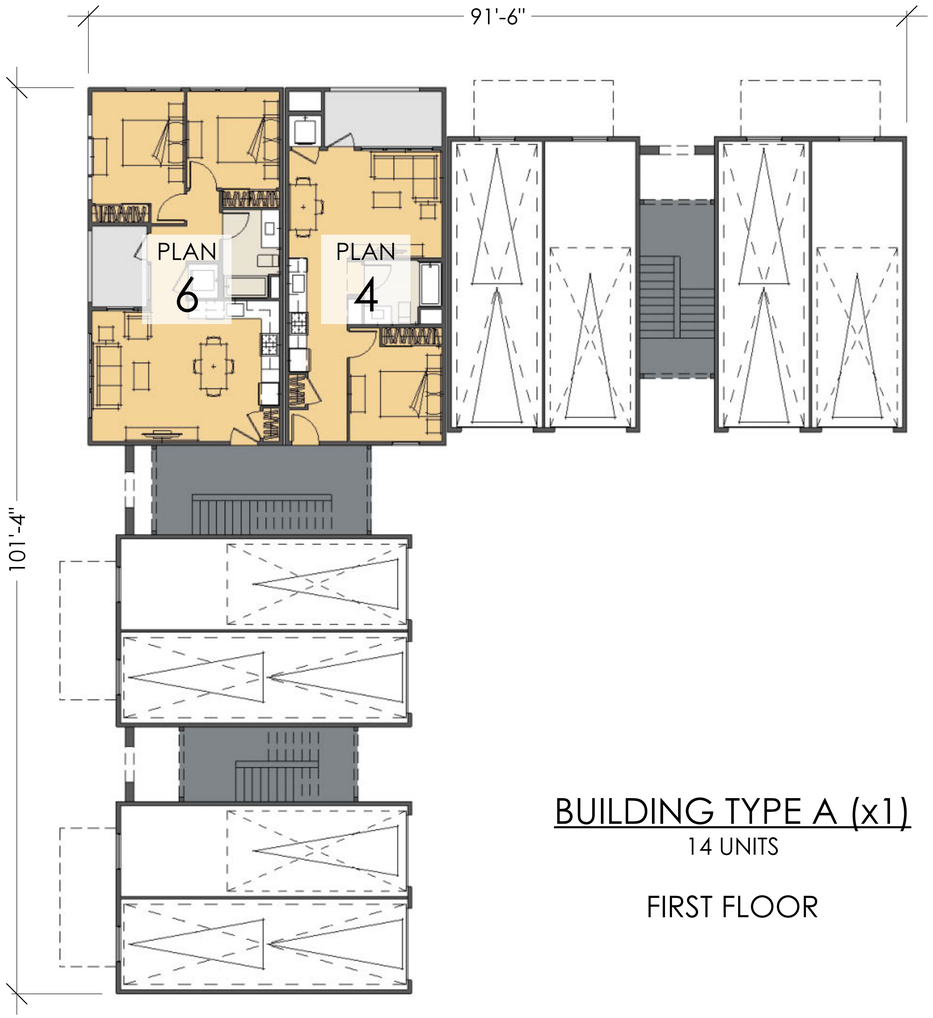

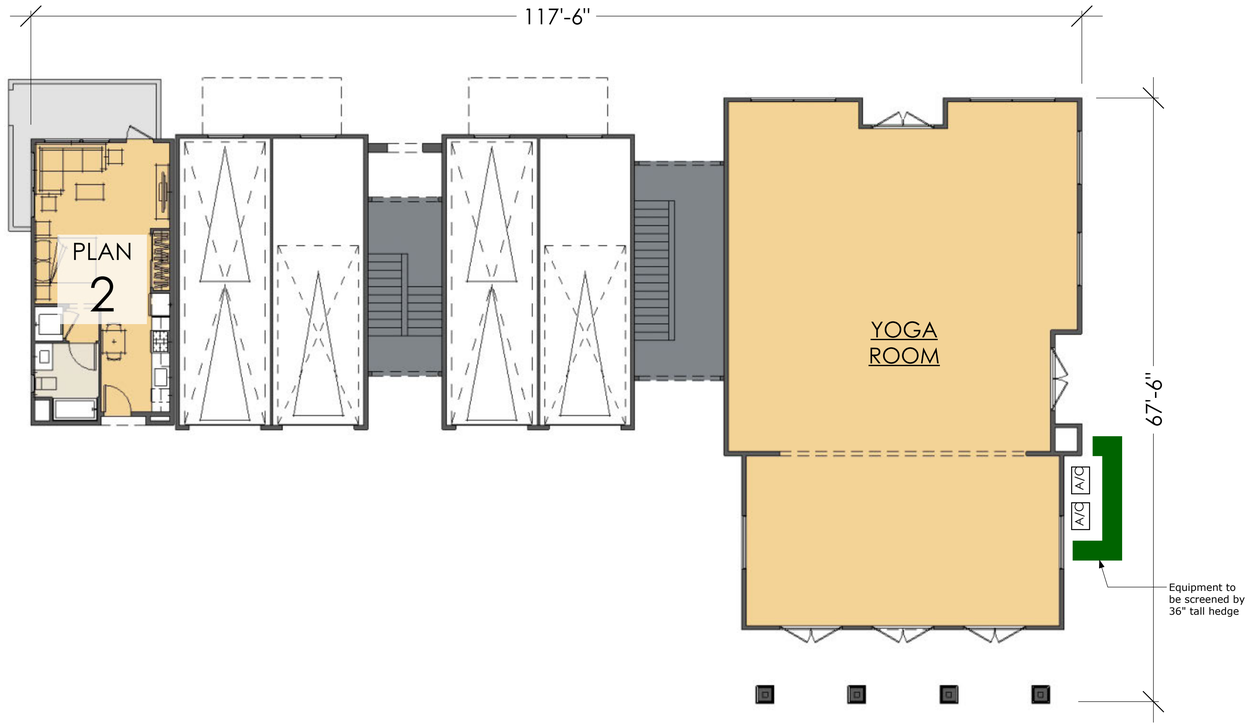

BUILDING TYPE A (x1)

14 UNITS

FIRST FLOOR

BUILDING TYPE B (x1)

9 UNITS

FIRST FLOOR

BUILDING PLANS: TYPES A, B

0 4 8 16

SCALE: 1/8" = 1'

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A09

BLACKPINE COMMUNITIES

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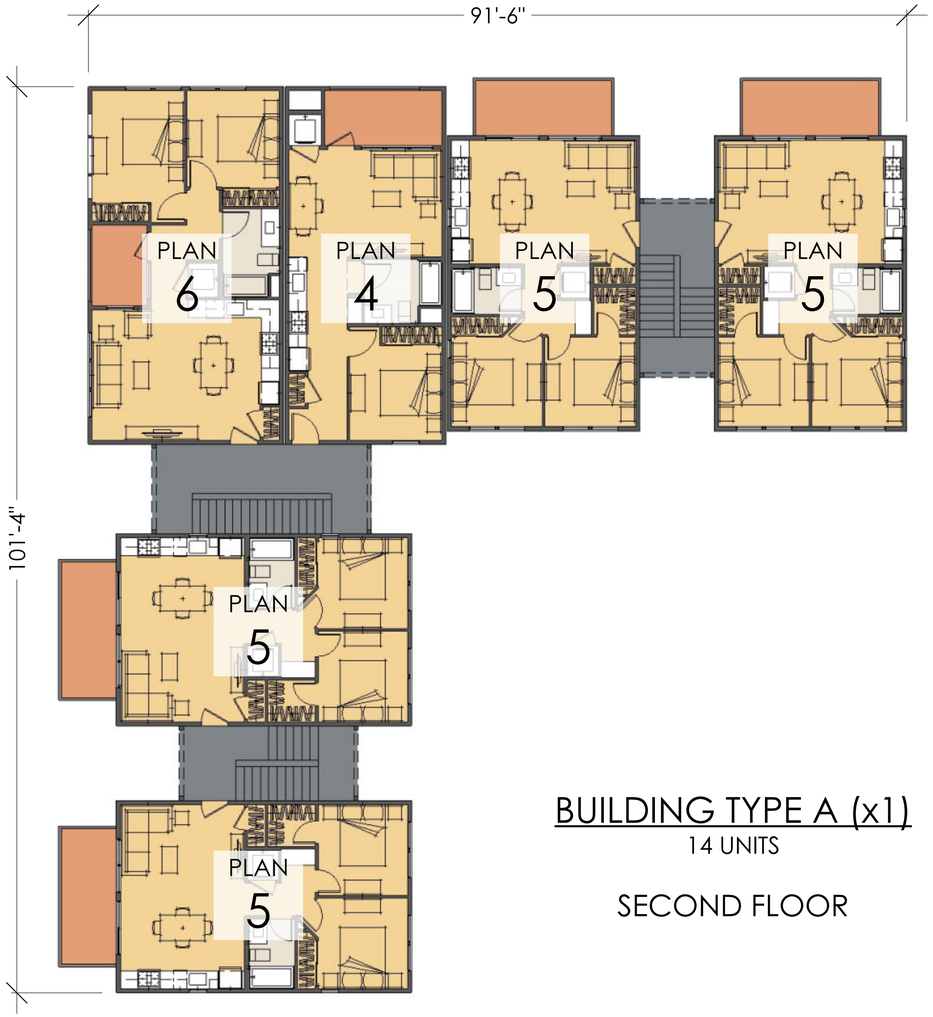
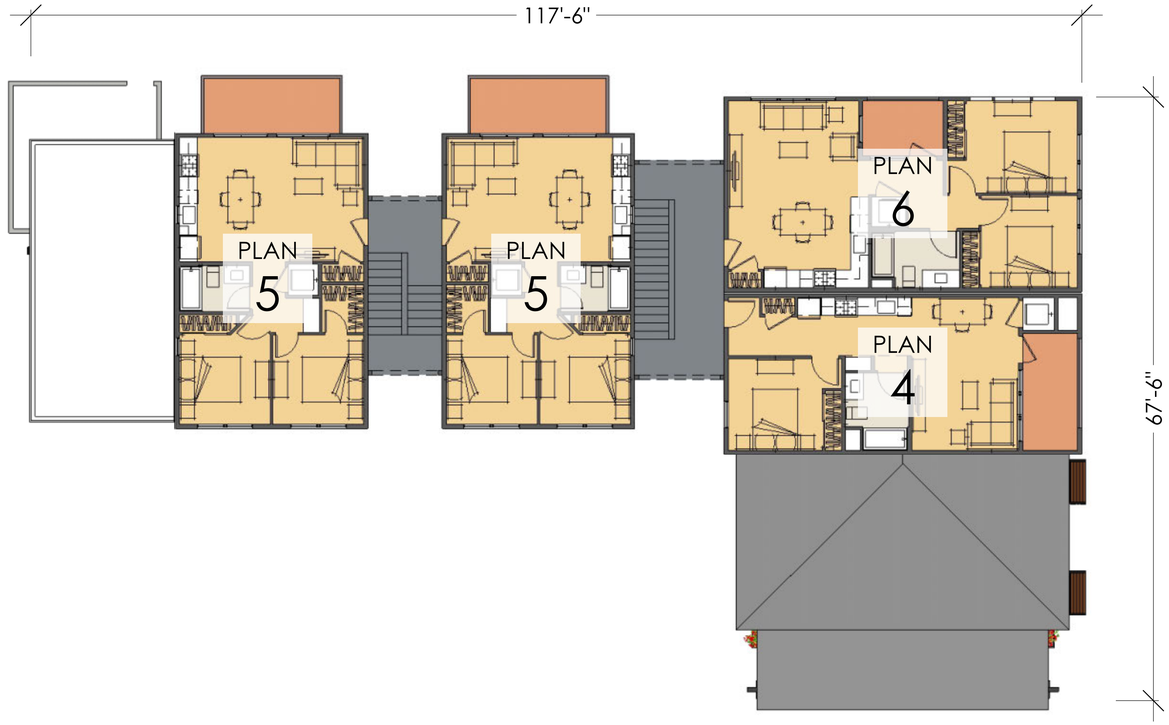
JZMK PARTNERS





BUILDING TYPE A (x1)

14 UNITS

SECOND FLOOR

BUILDING TYPE B (x1)

9 UNITS

SECOND FLOOR

BUILDING PLANS: TYPES A, B

SCALE: 1/8" = 1'

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A10

BLACKPINE COMMUNITIES

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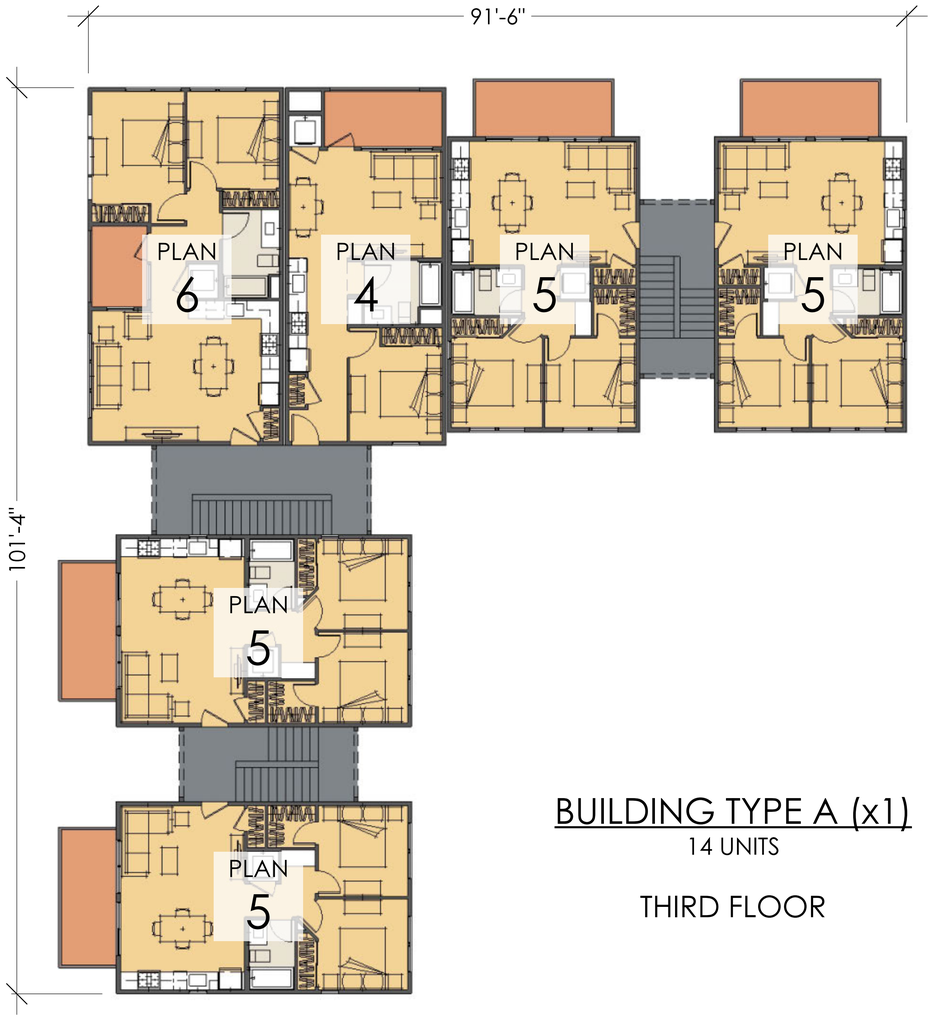
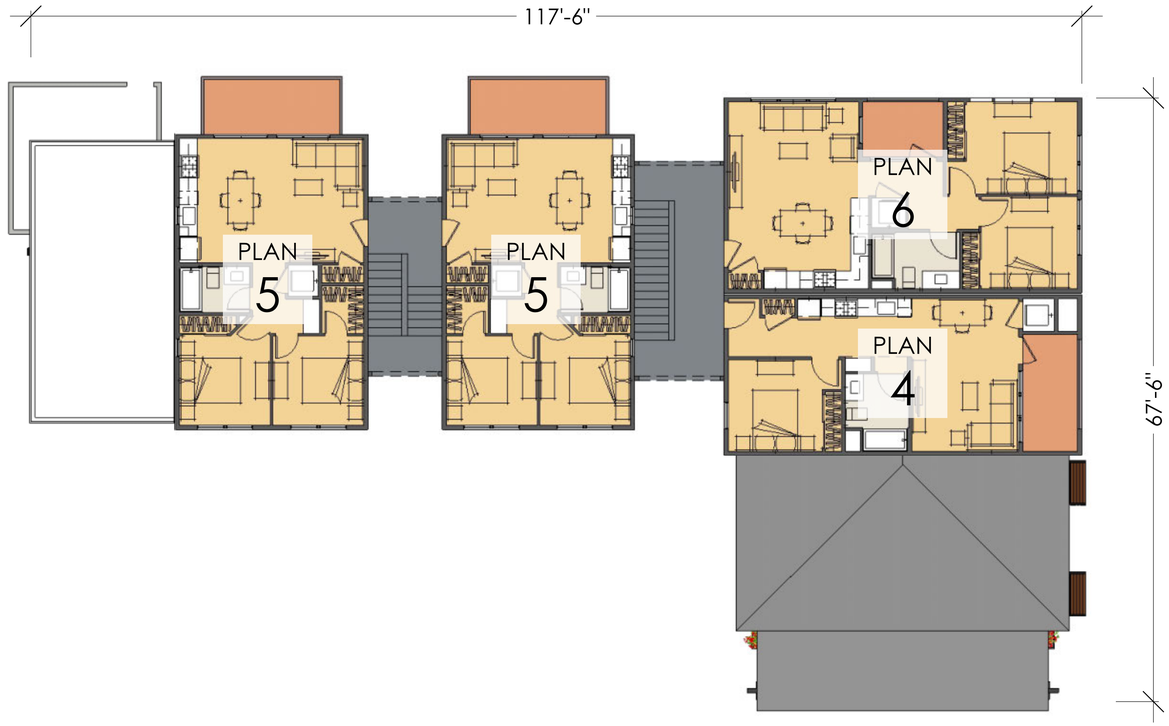
JZMK PARTNERS





BUILDING TYPE A (x1)

14 UNITS

THIRD FLOOR

BUILDING TYPE B (x1)

9 UNITS

THIRD FLOOR

BUILDING PLANS: TYPES A, B

SCALE: 1/8" = 1'

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A11

BLACKPINE COMMUNITIES

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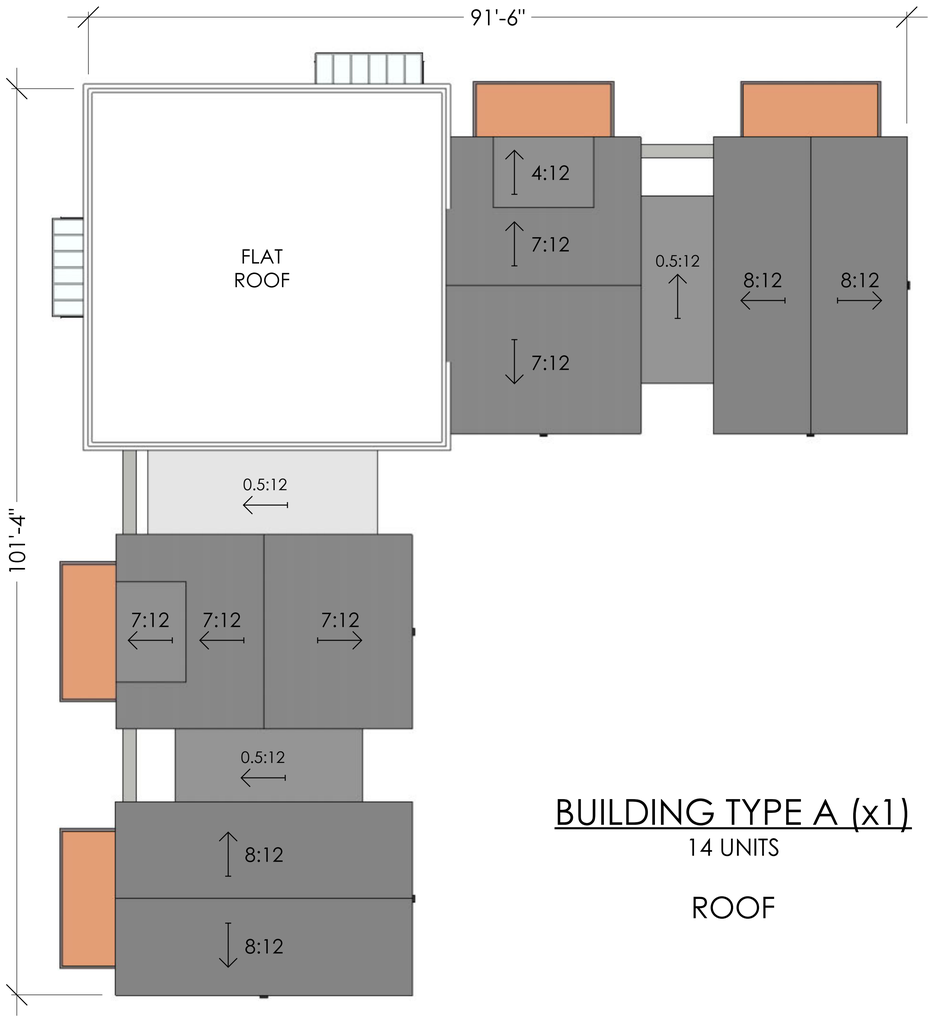
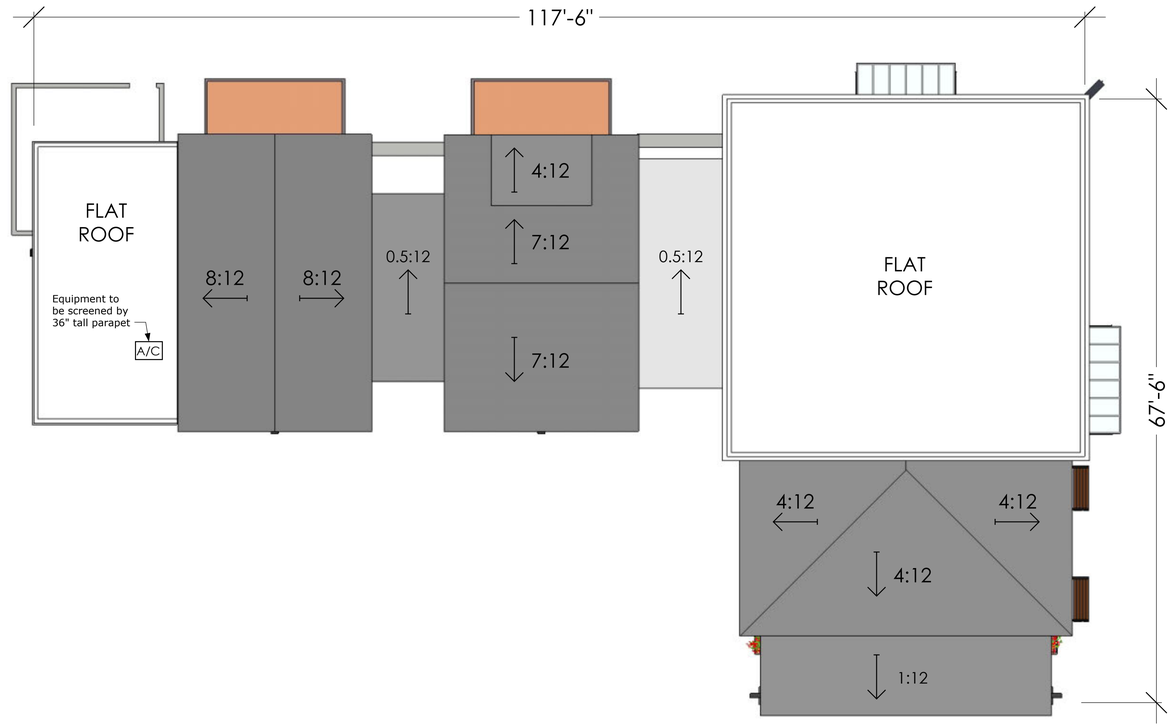
JZMK PARTNERS





BUILDING TYPE A (x1)

14 UNITS

ROOF

BUILDING TYPE B (x1)

9 UNITS

ROOF

BUILDING PLANS: TYPES A, B

SCALE: 1/8" = 1'

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A12

BLACKPINE COMMUNITIES

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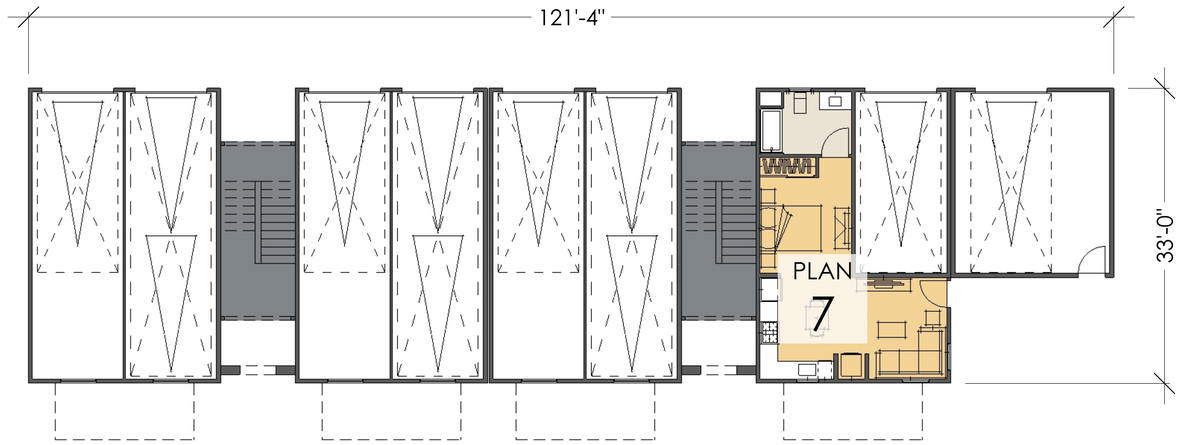
BUILDING TYPE C (x2)

9 UNITS

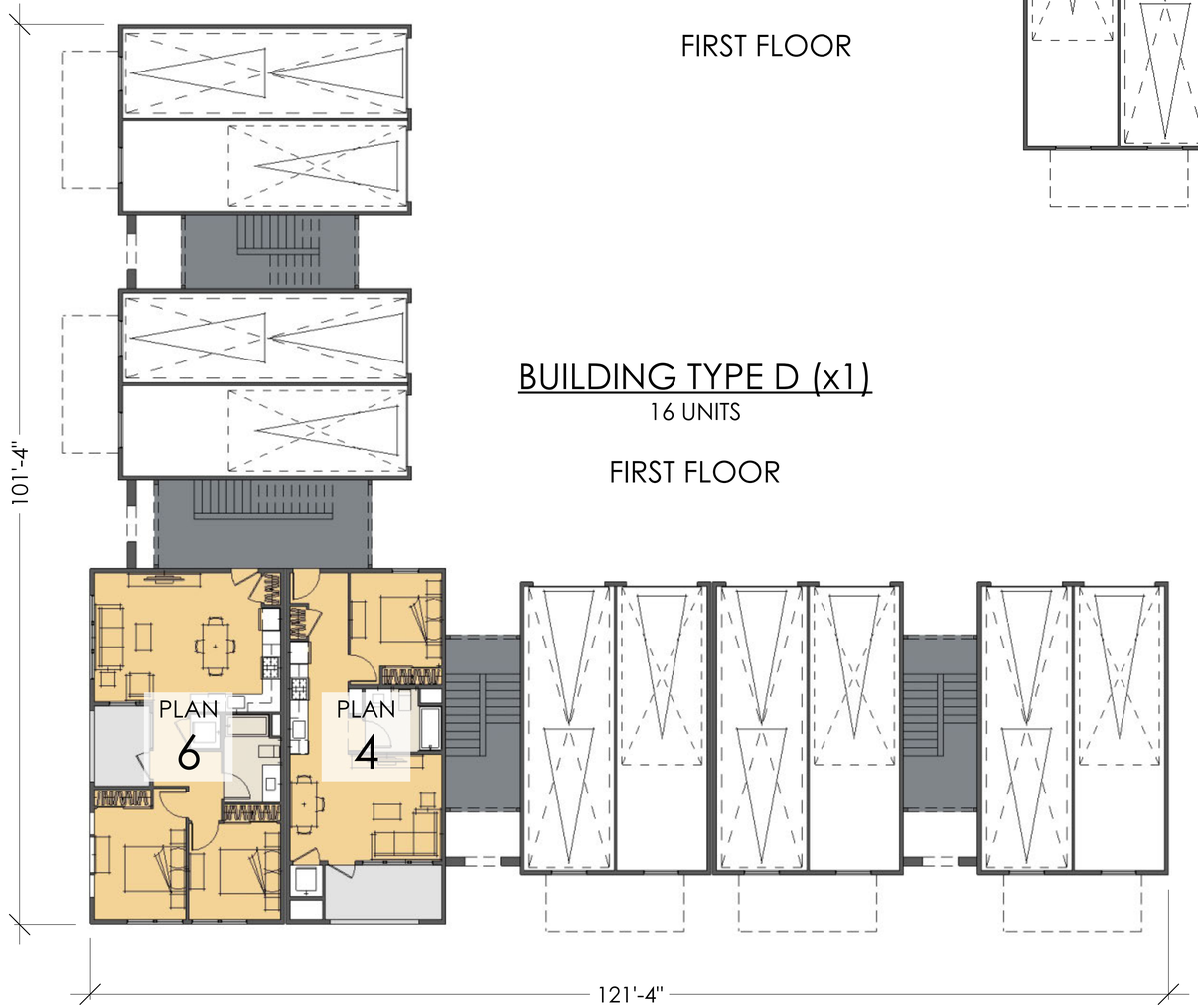
FIRST FLOOR



BUILDING TYPE D (x1)

16 UNITS

FIRST FLOOR



BUILDING TYPE E (x1)

COMMERCIAL

FIRST FLOOR



BUILDING PLANS: TYPES C, D, E

0 4 8 16

SCALE: 1/8" = 1'

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A13

BLACKPINE COMMUNITIES

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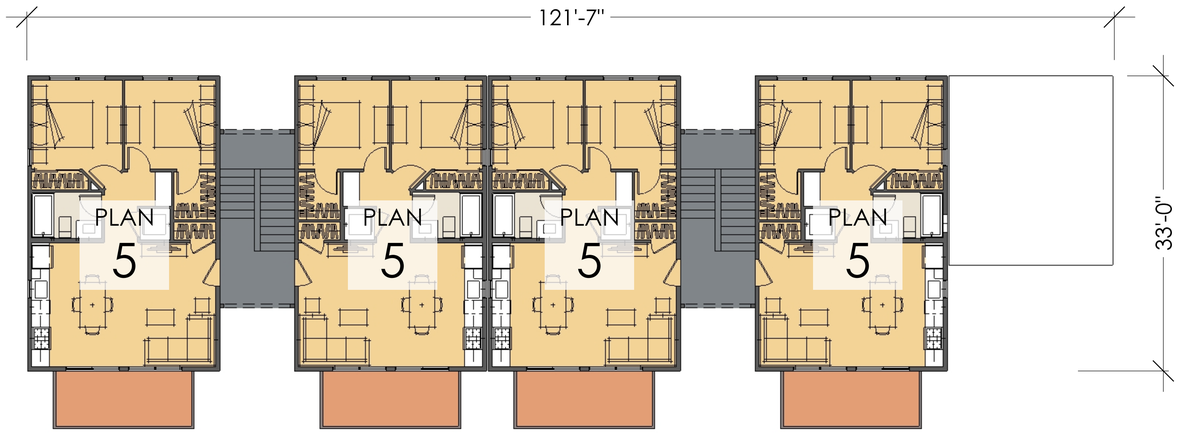
BUILDING TYPE C (x2)

9 UNITS

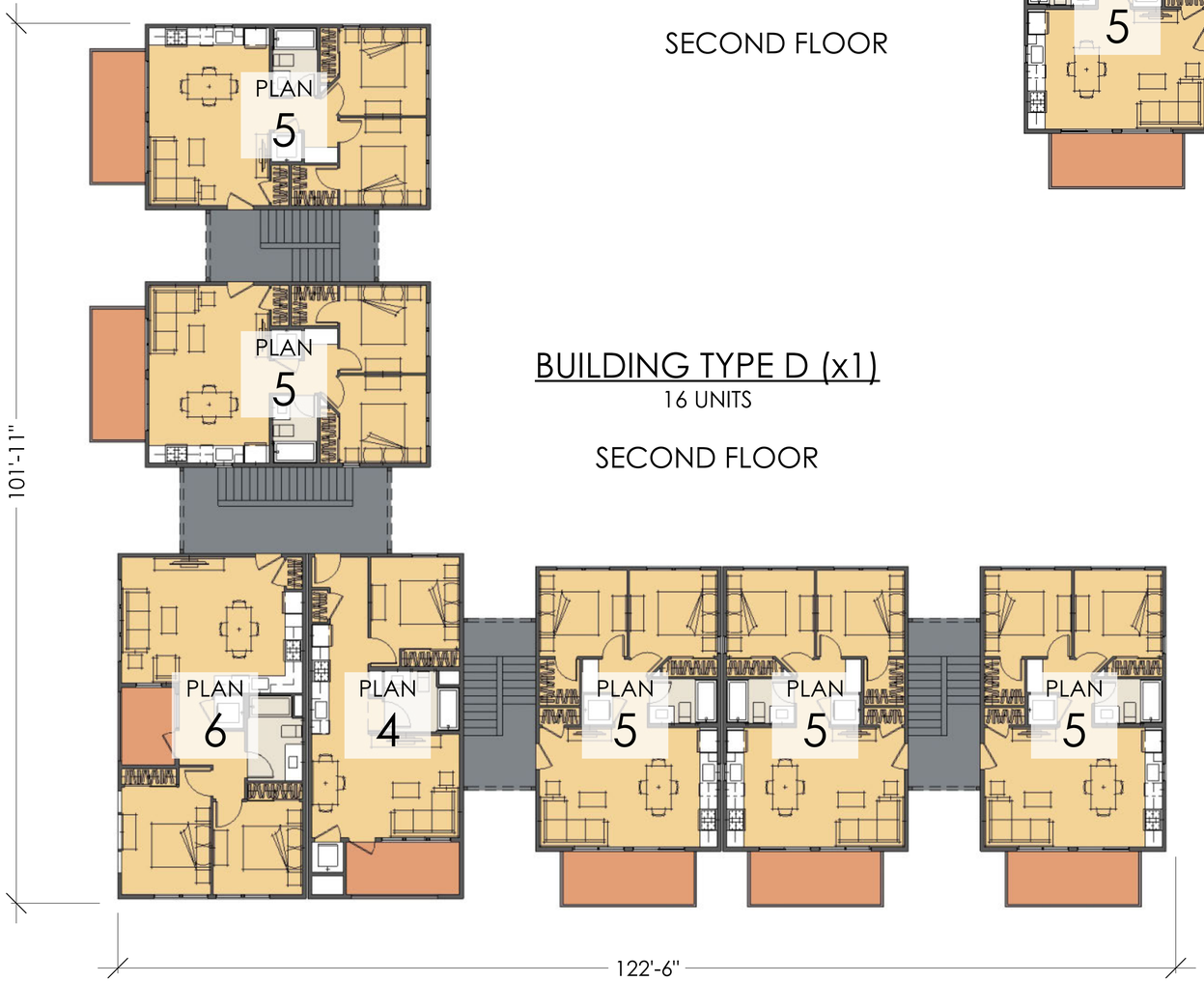
SECOND FLOOR



BUILDING TYPE D (x1)

16 UNITS

SECOND FLOOR



BUILDING TYPE E (x1)

COMMERCIAL

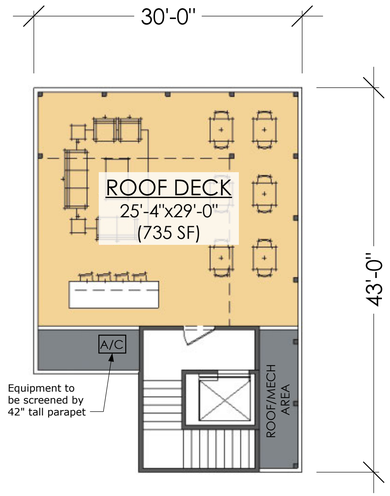
SECOND FLOOR

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

SCALE: 1/8" = 1'

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A14

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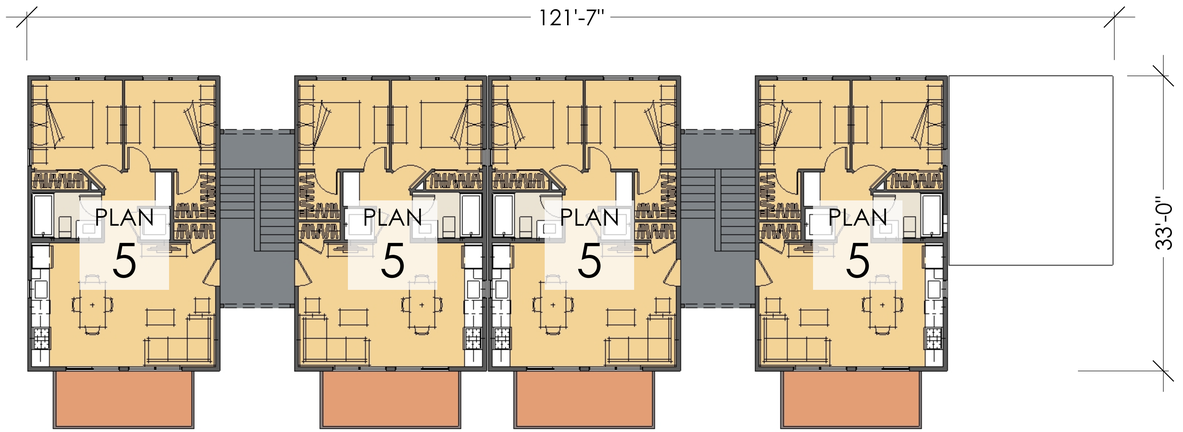
BUILDING TYPE C (x2)

9 UNITS

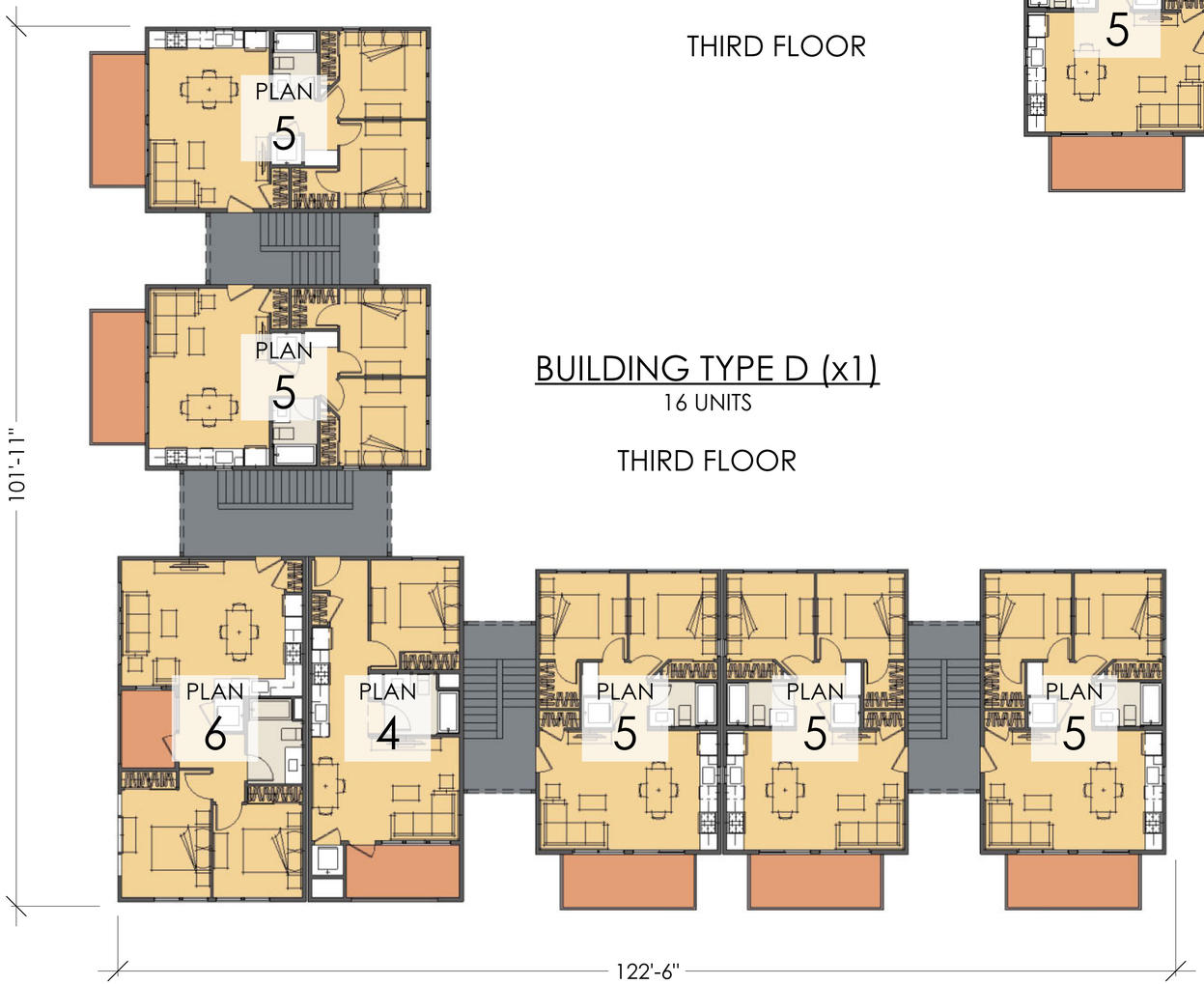
THIRD FLOOR



BUILDING TYPE D (x1)

16 UNITS

THIRD FLOOR



BUILDING PLANS: TYPES C, D, E

SCALE: 1/8" = 1'

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A15

BLACKPINE COMMUNITIES

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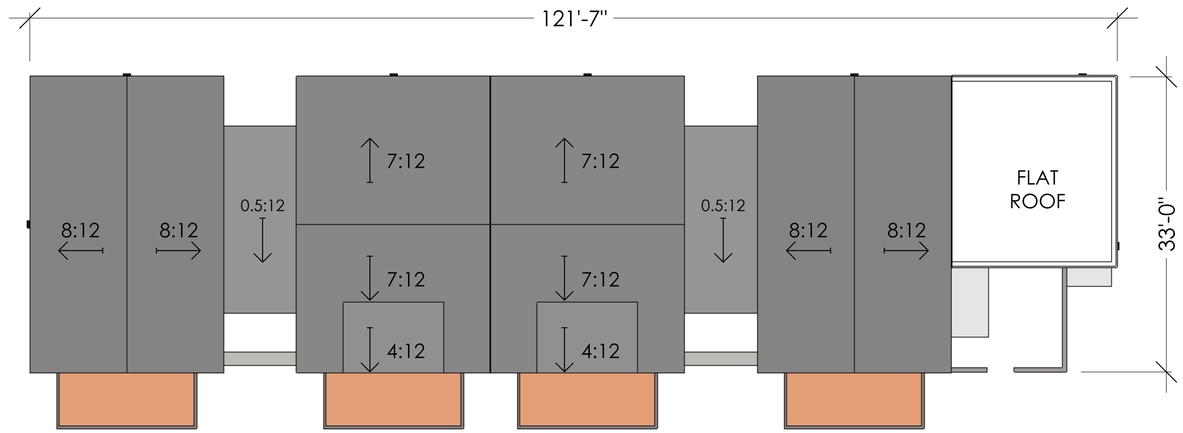
BUILDING TYPE C (x2)

9 UNITS

ROOF



BUILDING TYPE D (x1)

16 UNITS

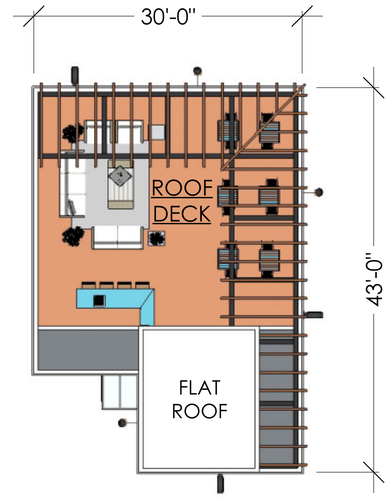
ROOF



BUILDING TYPE E (x1)

COMMERCIAL

ROOF



BUILDING PLANS: TYPES C, D, E

SCALE: 1/8" = 1'

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A16

BLACKPINE COMMUNITIES

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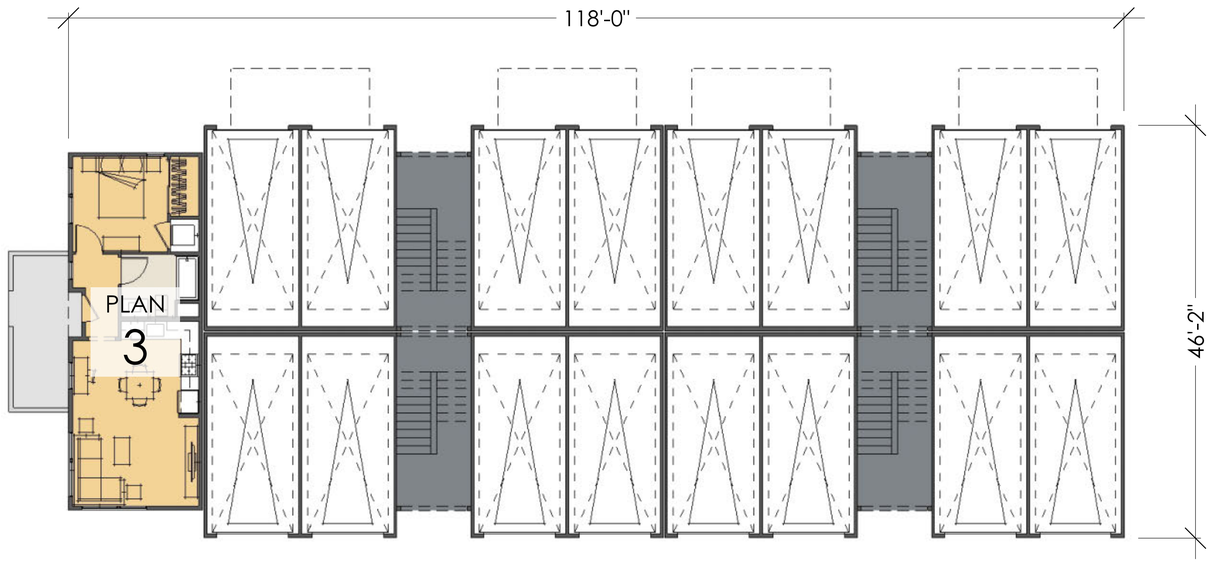


BUILDING TYPE F (x3)

17 UNITS

FIRST FLOOR



BUILDING TYPE G (x1)

17 UNITS

FIRST FLOOR

BUILDING PLANS: TYPES F, G

0 4 8 16

SCALE: 1/8" = 1'

May 10, 2024

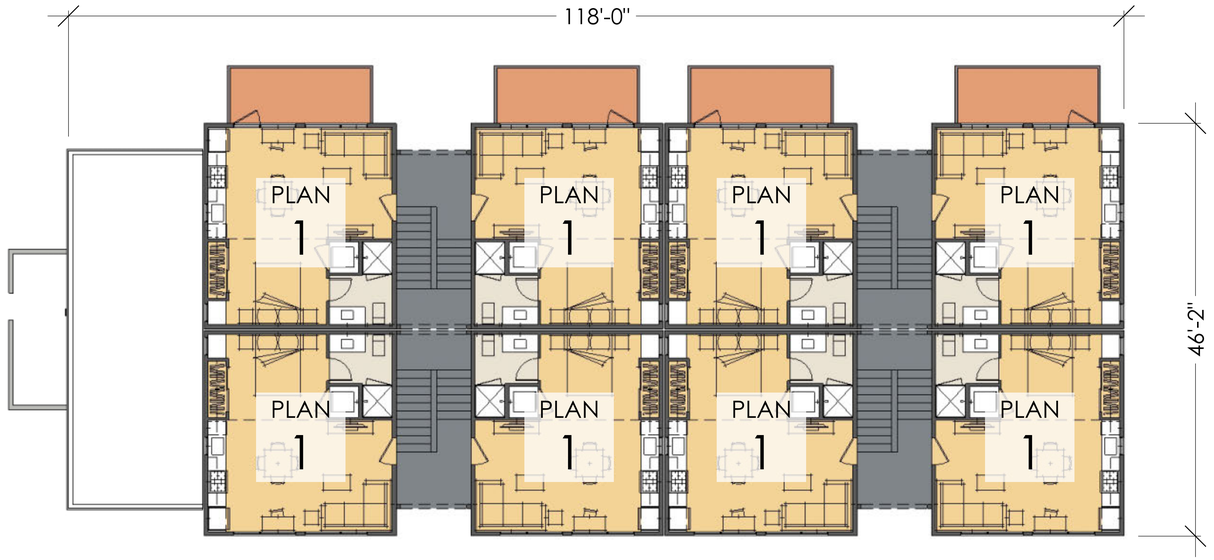
A17

BLACKPINE COMMUNITIES

five20 Fifth

WEST SACRAMENTO, CA

JZMK PARTNERS



BUILDING TYPE F (x3)

17 UNITS

SECOND FLOOR



BUILDING TYPE G (x1)

17 UNITS

SECOND FLOOR

BUILDING PLANS: TYPES F, G

SCALE: 1/8" = 1'

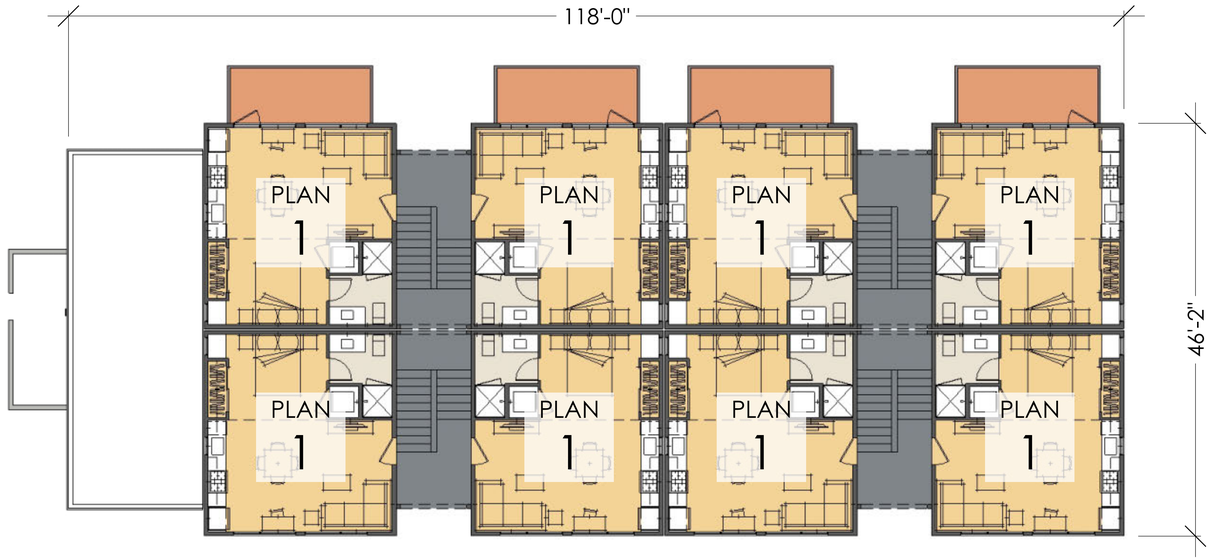
May 10, 2024

A18

BLACKPINE COMMUNITIES

five20 Fifth WEST SACRAMENTO, CA

JZMK PARTNERS



BUILDING TYPE F (x3)

17 UNITS

THIRD FLOOR

BUILDING TYPE G (x1)

17 UNITS

THIRD FLOOR



BUILDING PLANS: TYPES F, G

0 4 8 16

SCALE: 1/8" = 1'

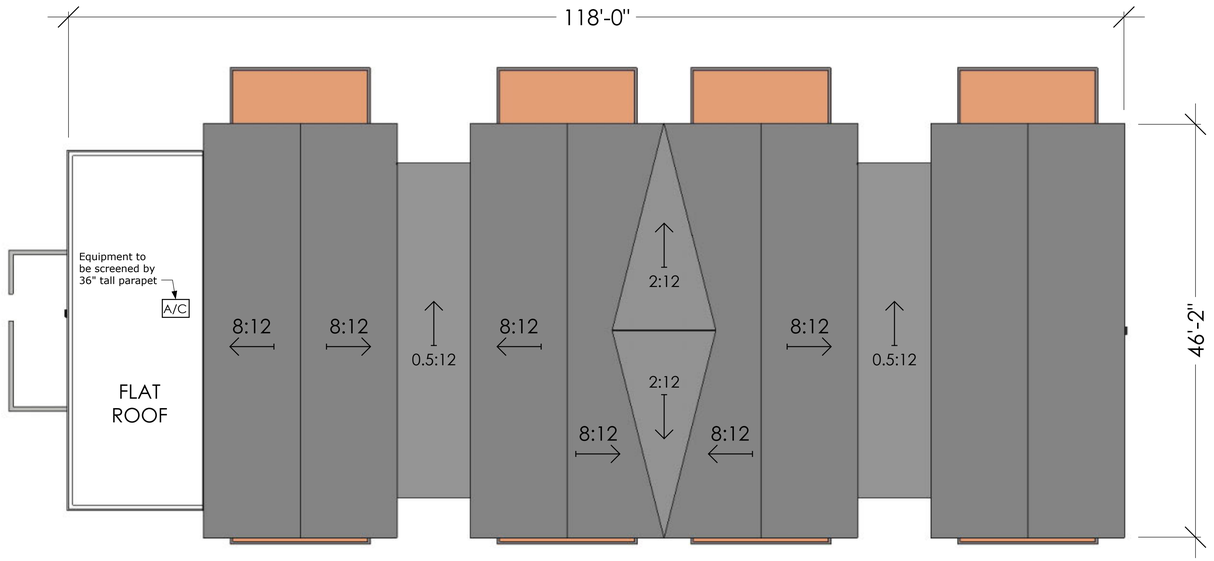
May 10, 2024

A19

BLACKPINE COMMUNITIES

five20 Fifth WEST SACRAMENTO, CA

JZMK PARTNERS



BUILDING TYPE F (x3)

17 UNITS

ROOF



BUILDING TYPE G (x1)

17 UNITS

ROOF

BUILDING PLANS: TYPES F, G

SCALE: 1/8" = 1'

May 10, 2024

A20

BLACKPINE COMMUNITIES

five20 Fifth WEST SACRAMENTO, CA

JZMK PARTNERS



STREET ELEVATION 1



STREET ELEVATION 2



SIDE/ALLEY ELEVATION 3



SIDE/ALLEY ELEVATION 4

ELEVATIONS: BUILDING TYPE A

0 4 8 16
SCALE: 1/8" = 1'

May 10, 2024

A21

BLACKPINE COMMUNITIES

five20 Fifth
WEST SACRAMENTO, CA

JZMK PARTNERS



STREET ELEVATION 1



STREET ELEVATION 2



SIDE ELEVATION 3



SIDE/ALLEY ELEVATION 4

ELEVATIONS: BUILDING TYPE B

0 4 8 16
SCALE: 1/8" = 1'

May 10, 2024

A22

BLACKPINE COMMUNITIES

five20 Fifth
WEST SACRAMENTO, CA

JZMK PARTNERS



STREET ELEVATION 1



SIDE ELEVATION 2



ALLEY ELEVATION 3



SIDE ELEVATION 4

ELEVATIONS: BUILDING TYPE C

0 4 8 16
SCALE: 1/8" = 1'

May 10, 2024

A23

BLACKPINE COMMUNITIES

five20 Fifth
WEST SACRAMENTO, CA

JZMK PARTNERS



STREET ELEVATION 1



STREET ELEVATION 2



SIDE/ALLEY ELEVATION 3



SIDE/ALLEY ELEVATION 4

ELEVATIONS: BUILDING TYPE D

0 4 8 16
SCALE: 1/8" = 1'

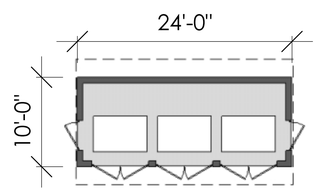
May 10, 2024

A24

BLACKPINE COMMUNITIES

five20 Fifth
WEST SACRAMENTO, CA

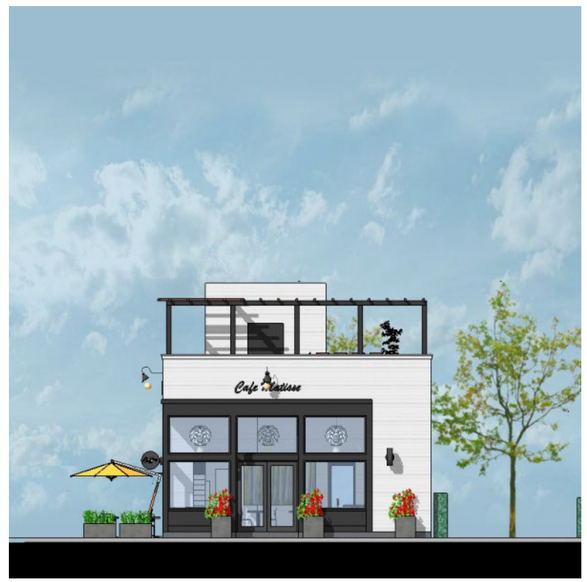
JZMK PARTNERS



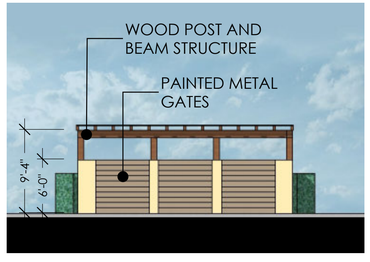
PLAN: TRASH



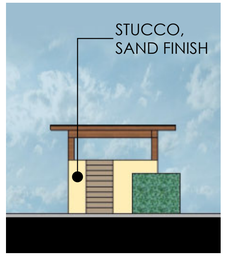
5th STREET ELEVATION 1



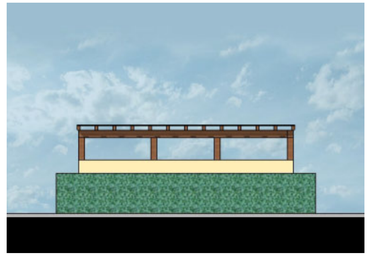
PARK ELEVATION 2



FRONT ELEV 1



SIDE ELEV 2



REAR ELEV 3



SIDE ELEV 4



REAR ELEVATION 2



SIDE ELEVATION 3

ELEVATIONS: TRASH

ELEVATIONS: BUILDING TYPE E

0 4 8 16

SCALE: 1/8" = 1'

May 10, 2024

A25

BLACKPINE COMMUNITIES

five20 Fifth WEST SACRAMENTO, CA

JZMK PARTNERS



ALLEY ELEVATION 1



SIDE ELEVATION 2



ALLEY ELEVATION 3



SIDE ELEVATION 4

ELEVATIONS: BUILDING TYPE F

0 4 8 16
SCALE: 1/8" = 1'

May 10, 2024

A26

BLACKPINE COMMUNITIES

five20 Fifth
WEST SACRAMENTO, CA

JZMK PARTNERS



STREET ELEVATION 1



STREET ELEVATION 2

ELEVATIONS: BUILDING TYPE G

0 4 8 16
SCALE: 1/8" = 1'

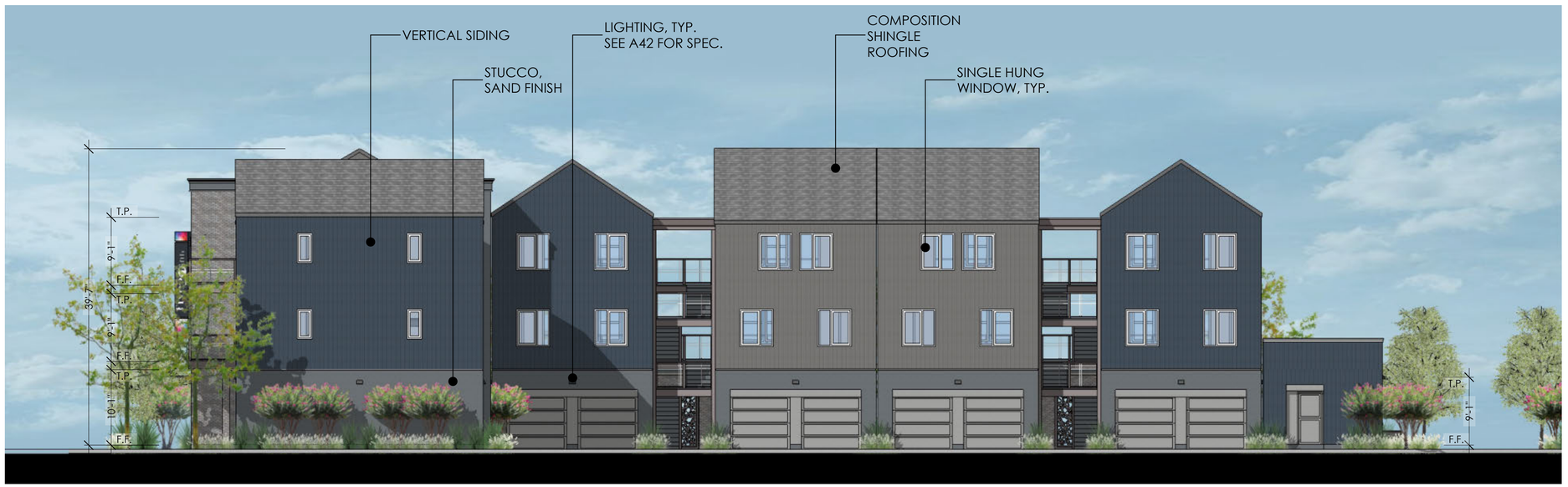
May 10, 2024

A27

BLACKPINE COMMUNITIES

five20 Fifth
WEST SACRAMENTO, CA

JZMK PARTNERS



SIDE/ALLEY ELEVATION 3



SIDE/ALLEY ELEVATION 4

ELEVATIONS: BUILDING TYPE G

0 4 8 16
SCALE: 1/8" = 1'

May 10, 2024

A28

BLACKPINE COMMUNITIES

five20 Fifth
WEST SACRAMENTO, CA

JZMK PARTNERS



PERSPECTIVE VIEW: CORNER OF 5th AND F

May 10, 2024

BLACKPINE COMMUNITIES

five20 Fifth WEST SACRAMENTO, CA

JZMK PARTNERS



PERSPECTIVE VIEW: F STREET

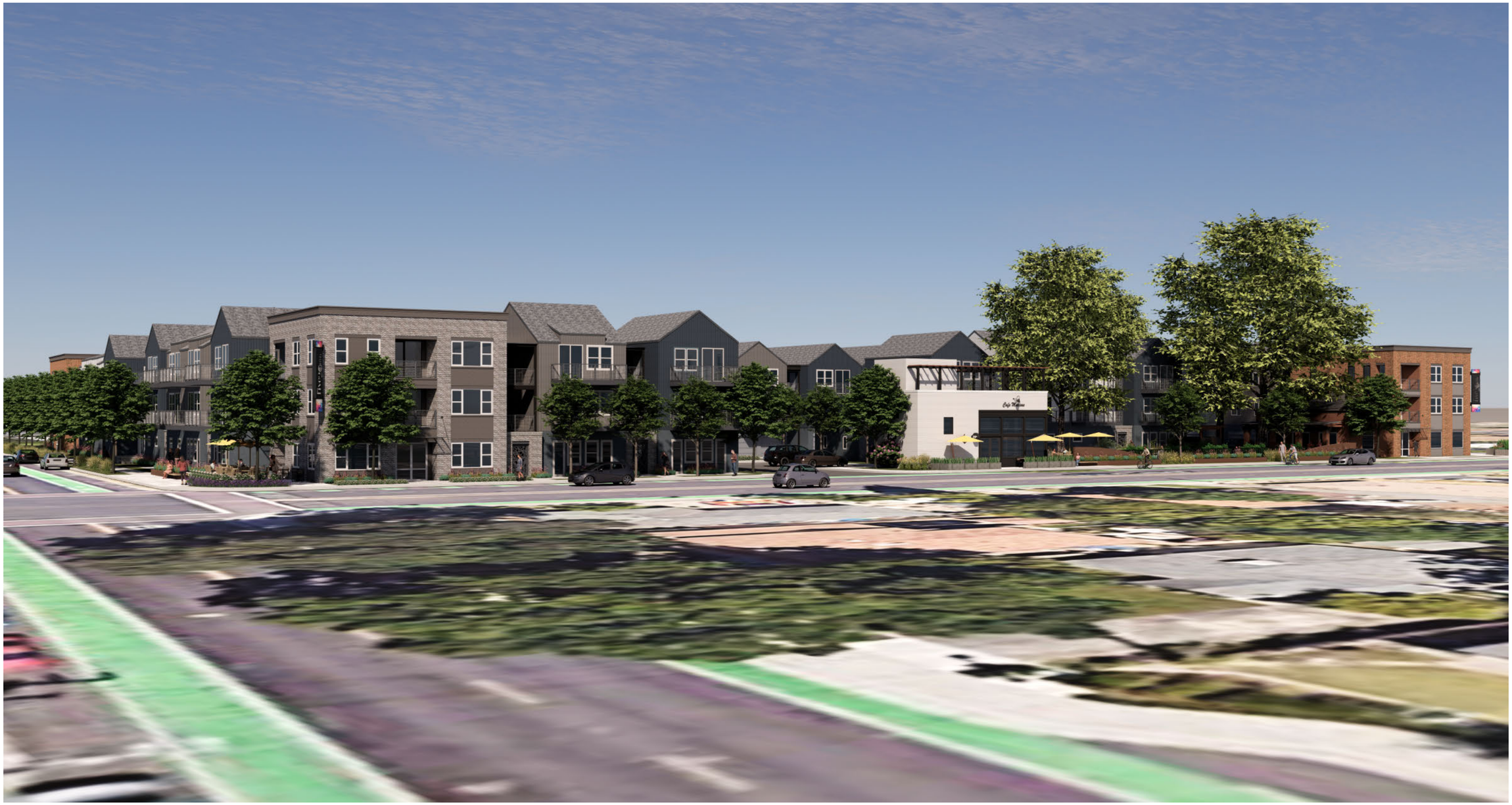
May 10, 2024

A30

BLACKPINE COMMUNITIES

five20 Fifth WEST SACRAMENTO, CA

JZMK PARTNERS



PERSPECTIVE VIEW: 5th STREET

May 10, 2024

A31

BLACKPINE COMMUNITIES

five20fifth WEST SACRAMENTO, CA

JZMK PARTNERS



PERSPECTIVE VIEW: 6th STREET

May 10, 2024

A32

BLACKPINE COMMUNITIES

five20Fifth WEST SACRAMENTO, CA

JZMK PARTNERS



PERSPECTIVE VIEW: 5th STREET ENTRY

May 10, 2024

A33

BLACKPINE COMMUNITIES

five20 Fifth
WEST SACRAMENTO, CA

JZMK PARTNERS



PERSPECTIVE VIEW: CAFEAND 5TH STREET PARK

May 10, 2024

BLACKPINE COMMUNITIES

five20 Fifth WEST SACRAMENTO, CA

JZMK PARTNERS



PERSPECTIVE VIEW: 5th STREET PARK

May 10, 2024

A35

BLACKPINE COMMUNITIES

five20 Fifth
WEST SACRAMENTO, CA

JZMK PARTNERS



PERSPECTIVE VIEW: CORNER SIGNAGE DETAIL

May 10, 2024

A36

BLACKPINE COMMUNITIES

five20Fifth WEST SACRAMENTO, CA

JZMK PARTNERS



PERSPECTIVE VIEW: RESIDENTIAL DETAIL

May 10, 2024

A37

BLACKPINE COMMUNITIES

five20fifth WEST SACRAMENTO, CA

JZMK PARTNERS


five20 Fifth





PERSPECTIVE VIEW: DOG PARK

May 10, 2024

A39



PERSPECTIVE VIEW: RESIDENTIAL DETAIL

May 10, 2024

A40





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

BLACKPINE COMMUNITIES

five20Fifth
WEST SACRAMENTO, CA

JZMK PARTNERS

LED Architectural Wall Pack Series

MEDINAH POWER

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

MEDINAH POWER

LIGHTING SPECIFICATION

LED Architectural Wall Pack Series

MEDINAH POWER

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

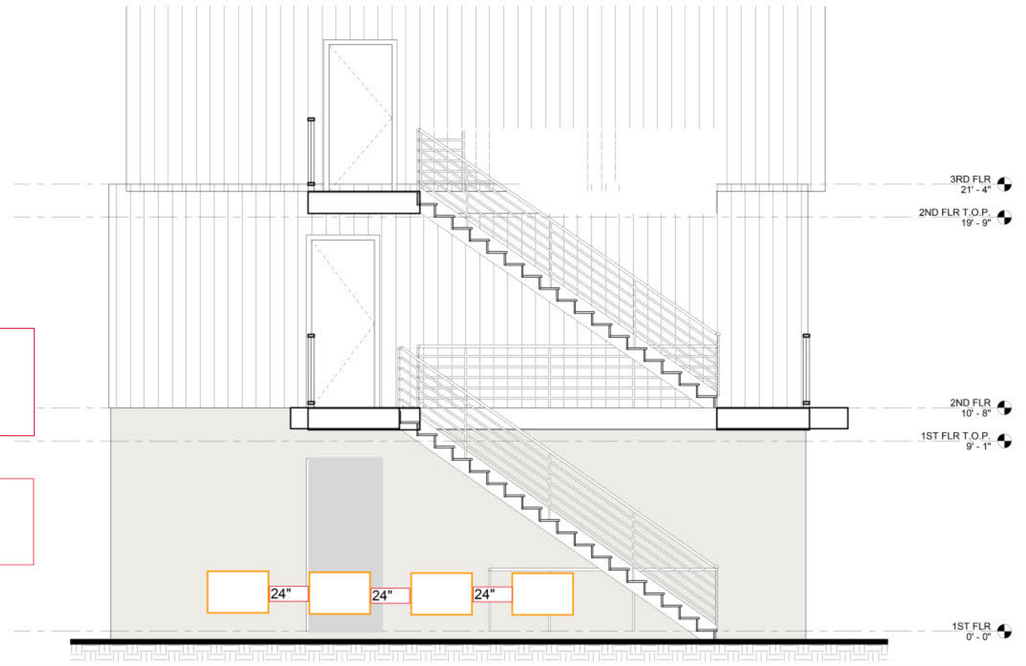
DIMENSION



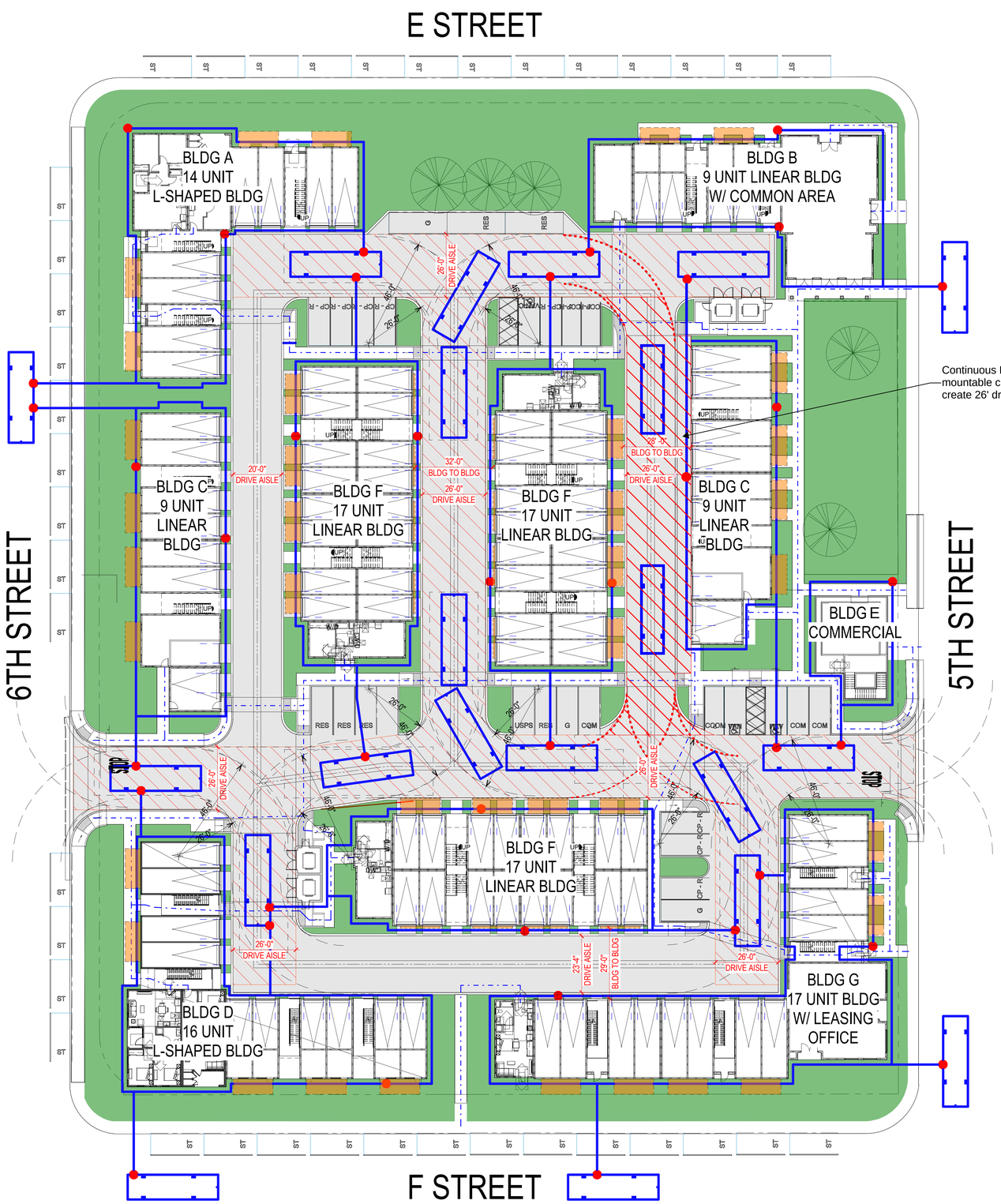
WATTAGE	12W-30W
NT. WEIGHT	4.28 lbs
INNER BOX	11.22" x 5.12" x 6.70"
OUTER BOX	12.01" x 11.22" x 14.57" (4Pcs/CTN)

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

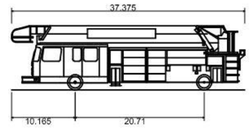


HEAT PUMP EQUIPMENT LOCATION



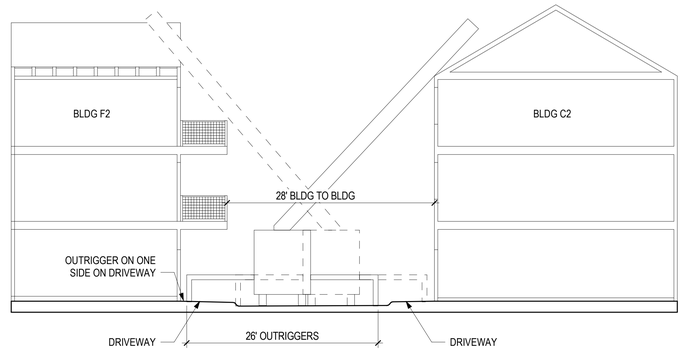
LEGEND

- 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



20' FIRE TRUCK ACCESSIBLE ALLEY SECTION

JZMK PARTNERS
ARCHITECTURE PLANNING URBAN DESIGN
3080 Bristol Street, Suite 650 Costa Mesa, CA 92626 p/714.426.6900 www.jzmkpartners.com

FIVE20 FIFTH
WEST SACRAMENTO, CA

BLACKPINE COMMUNITIES
8880 Cal Center Drive, Ste 350, Sacramento, CA 95826

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

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SHEET NUMBER
G0
JOB NUMBER: 202010

PROJ PHASE : DESCRIPTION : MM.DD.YY

FILE NAME: Autodesk Docs://202010 - 520 5th St - Rv24/520 5th-Site Composite-Central-Rv24.rvt
PLOT DATE: 5/10/2024 9:43:43 AM

PROJECT CONTACT INFORMATION

ARCHITECT:
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COSTA MESA, CA 92626
ABALISTRERI@JZMKPARTNERS.COM

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

LANDSCAPE ARCHITECT:
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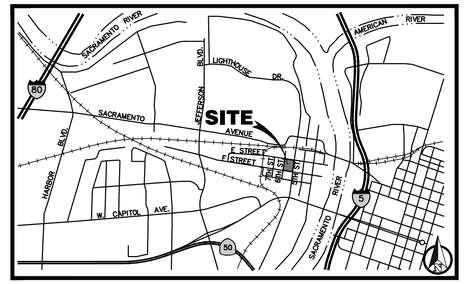
STEVEN FUHRMAN, ASLA
2140 PROFESSIONAL DR, SUITE 115
ROSEVILLE, CA 95661
STEVEF@FLLANDGROUP.COM

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

CONCEPTUAL IMPROVEMENT PLANS

IMPROVEMENTS FOR FIVE20 FIFTH

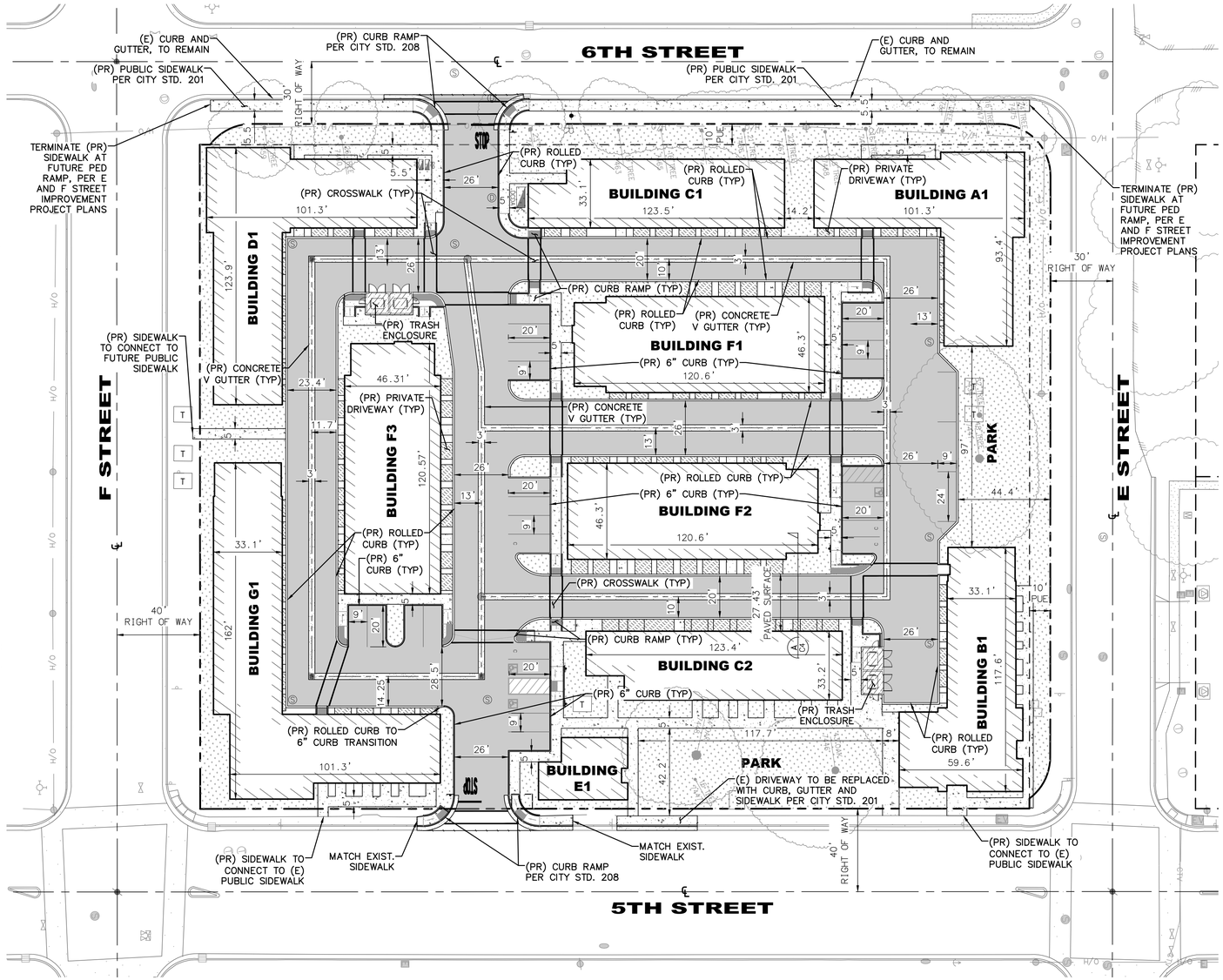
520 5TH STREET
CITY OF WEST SACRAMENTO



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
8" W	WATER MAIN		RIGHT-OF-WAY LINE
	CENTERLINE		PROPERTY LINE
O/H	OVERHEAD LINE		EASEMENT
E	ELECTRICAL LINE	310	CONTOURS (MAJOR)
G	GAS LINE		CONTOURS (MINOR)
CTV	CABLE TV	12"SD	STORM DRAIN
X	EXISTING FENCE	6"SS	SANITARY SEWER
	EDGE OF PAVEMENT	4"W	DOMESTIC WATER
	SEWER MANHOLE	6"FS	FIRE SPRINKLER LINE
	STORM DRAIN MANHOLE		SAWCUT LINE
	TELEPHONE MANHOLE		FLOW LINE
	DRAIN INLET		
	CLEANOUT		SEWER MANHOLE
	FIRE HYDRANT		STORM WATER PRE-TREATMENT DEVICE
	WATER VALVE		
	WATER METER		STORM DRAIN MANHOLE
	BACKFLOW PREVENTOR		DROP INLET
	STREET LIGHT	R	FIRE HYDRANT R FOR RESTRAINED
	TRANSFORMER		
	ELECTRIC VAULT		
	ELECTRIC PULLBOX		GATE VALVE
	UTILITY POLE		BUTTERFLY VALVE
	GUY WIRE		BLOWOFF ASSEMBLY
	SIGN		DOUBLE CHECK DETECTOR ASSEMBLY
	SIDEWALK, CURB AND GUTTER		REDUCED PRESSURE PRINCIPLE ASSEMBLY
X 266.5	SPOT ELEVATION		REDUCER
	TREE		SERVICE LATERAL
			FIRE DEPARTMENT CONNECTION
			FITTING
			FUTURE CONNECTION
			SEWER CLEANOUT
			ADA PATH OF TRAVEL



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:	06072800005B
DATED:	JANUARY 19, 1995
FLOOD HAZARD ZONE:	X

HATCH LEGEND

- AC PAVEMENT
- LANDSCAPE (BY OTHERS)
- STRUCTURAL CONCRETE DRIVE
- CONCRETE WALK
- TRASH ENCLOSURE PAD
- CONCRETE GUTTER

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

SCALE 1"=30'

30 15 0 30 60 90
SCALE: 1"=30'

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: 916.497.0900
CONTACT: MIKE PARRIS

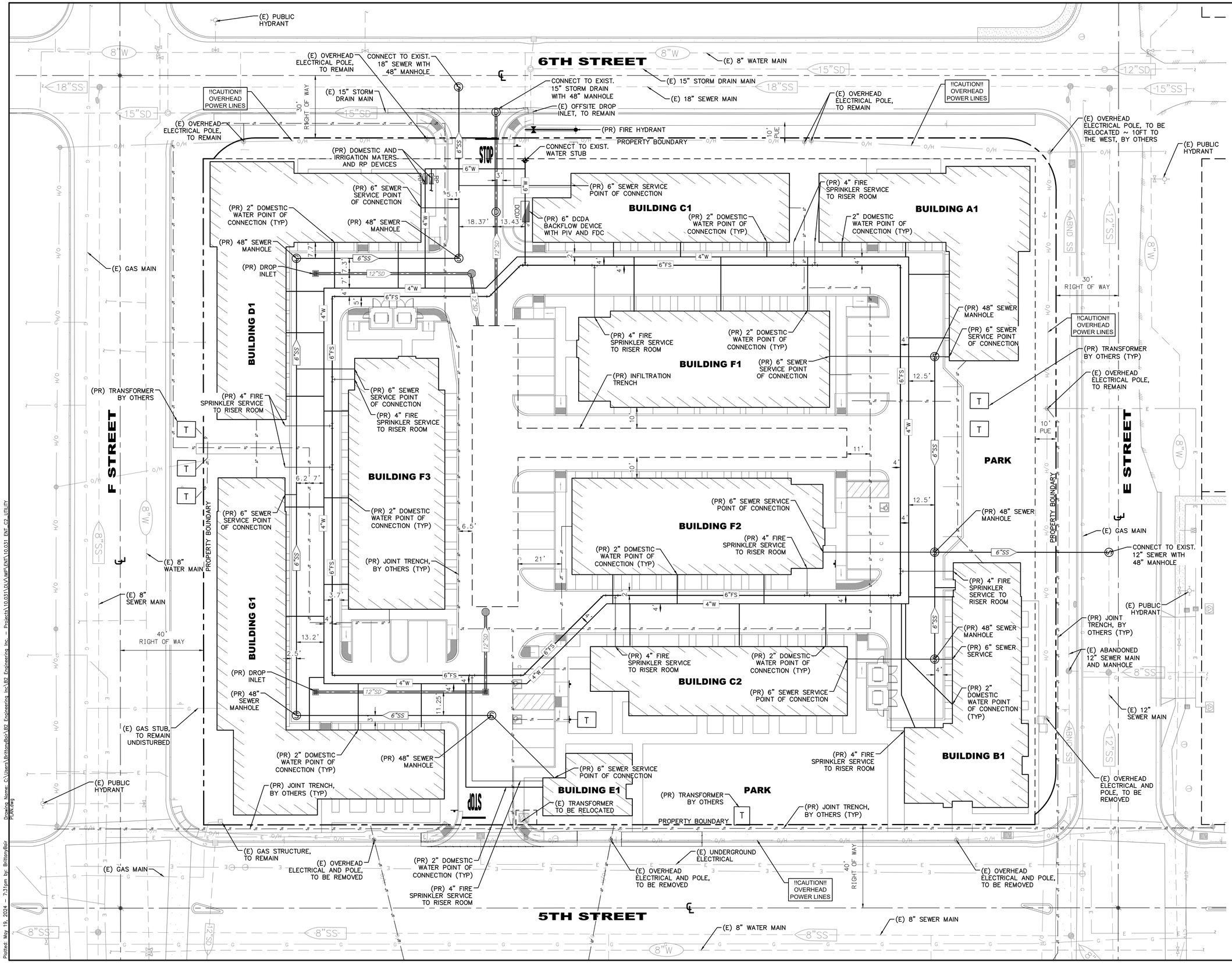
ENGINEERING
2637 KEY LARGO STREET
WEST SACRAMENTO, CA 95691

REGISTERED PROFESSIONAL ENGINEER
BRITTANY N. BAIR
NO. 87537
EXP. 9/30/23
CIVIL
STATE OF CALIFORNIA

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

PRELIMINARY - NOT FOR CONSTRUCTION

Plotted: May 20, 2024 - 10:11am by: BrittanyBair
Drawing Name: C:\Users\BrittanyBair\B2 Engineering Inc\B2 Engineering Inc - Projects\10.031\ULV\IMP\ENT\10.031 ENT_C1_SITE PLAN.dwg



SHEET C2

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

UTILITY PLAN

CITY OF WEST SACRAMENTO

PREPARED FOR
BLACKPINE COMMUNITIES
8880 CAL CENTER DR, SUITE 350
SACRAMENTO, CA 95826
PHONE: 916.497.0900
CONTACT: MIKE PARRIS

five20fifth

ENGINEERING
2637 KEY LARGO STREET
WEST SACRAMENTO, CA 95691

REGISTERED PROFESSIONAL ENGINEER
BRITTANY N. BAIR
NO. 87537
EXP. 9/30/23
CIVIL
STATE OF CALIFORNIA

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

PRELIMINARY - NOT FOR CONSTRUCTION

Plotted: May 19, 2024 – 7:31pm by: BrittanyBair
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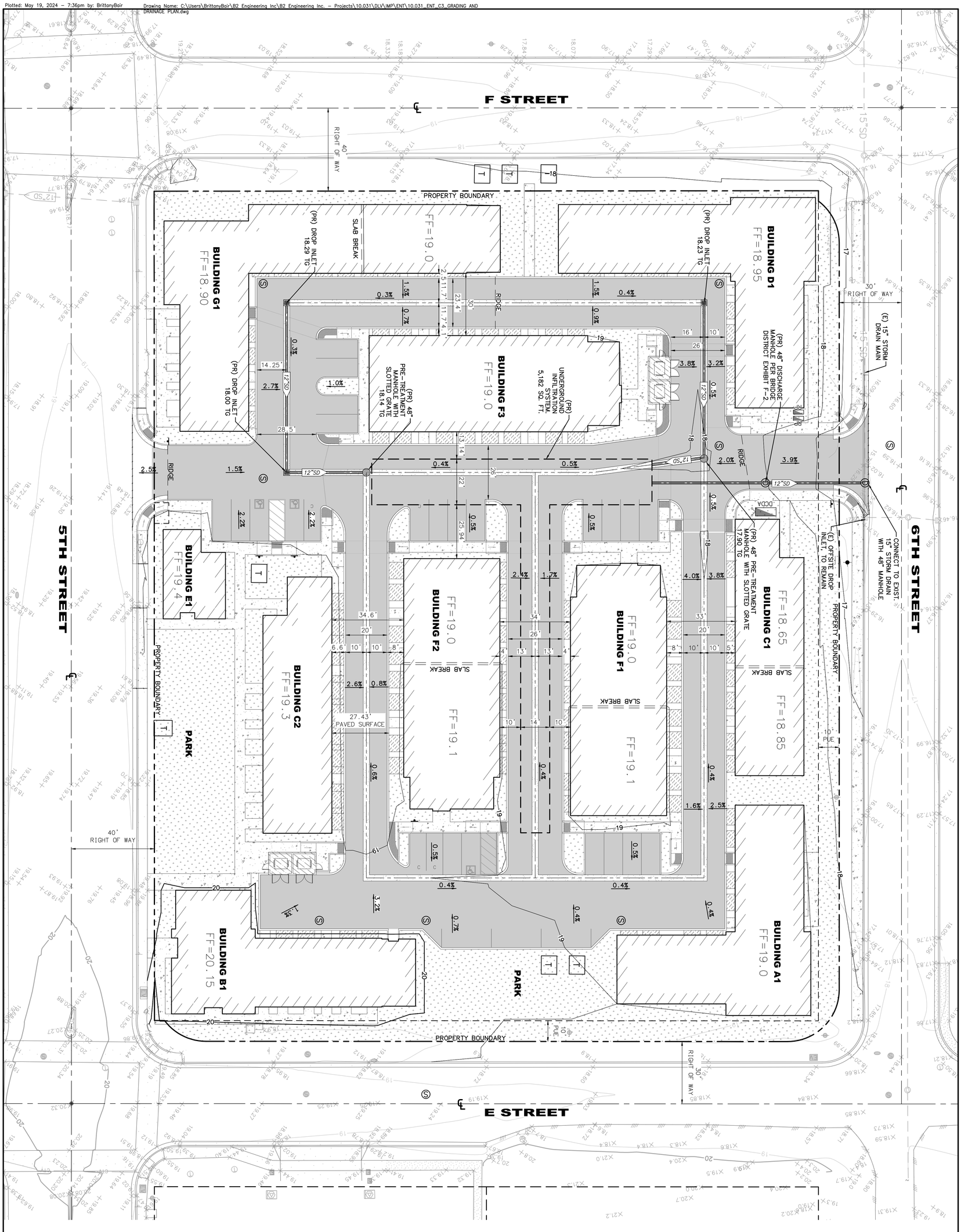
Plotted: May 19, 2024 – 7:36pm by: BrittanyBair
Drawing Name: C:\Users\BrittanyBair\B2 Engineering Inc\B2 Engineering Inc. – Projects\10.031\DLV\IMP\ENT\10.031_ENT_C3_GRADING AND DRAINAGE PLAN.dwg



SCALE: 1"=20'

SCALE 1"=20'

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

REGISTERED PROFESSIONAL ENGINEER BRITTANY N. BAIR NO. 87537 EXP. 9/30/25 CIVIL STATE OF CALIFORNIA

ENGINEERING
2637 KEY LARGO STREET
WEST SACRAMENTO, CA 95691

PREPARED FOR
BLACKPINE COMMUNITIES
8880 CAL CENTER DR, SUITE 350
SACRAMENTO, CA 95826
PHONE: 916.497.0900
CONTACT: MIKE PARRIS
five20fifth

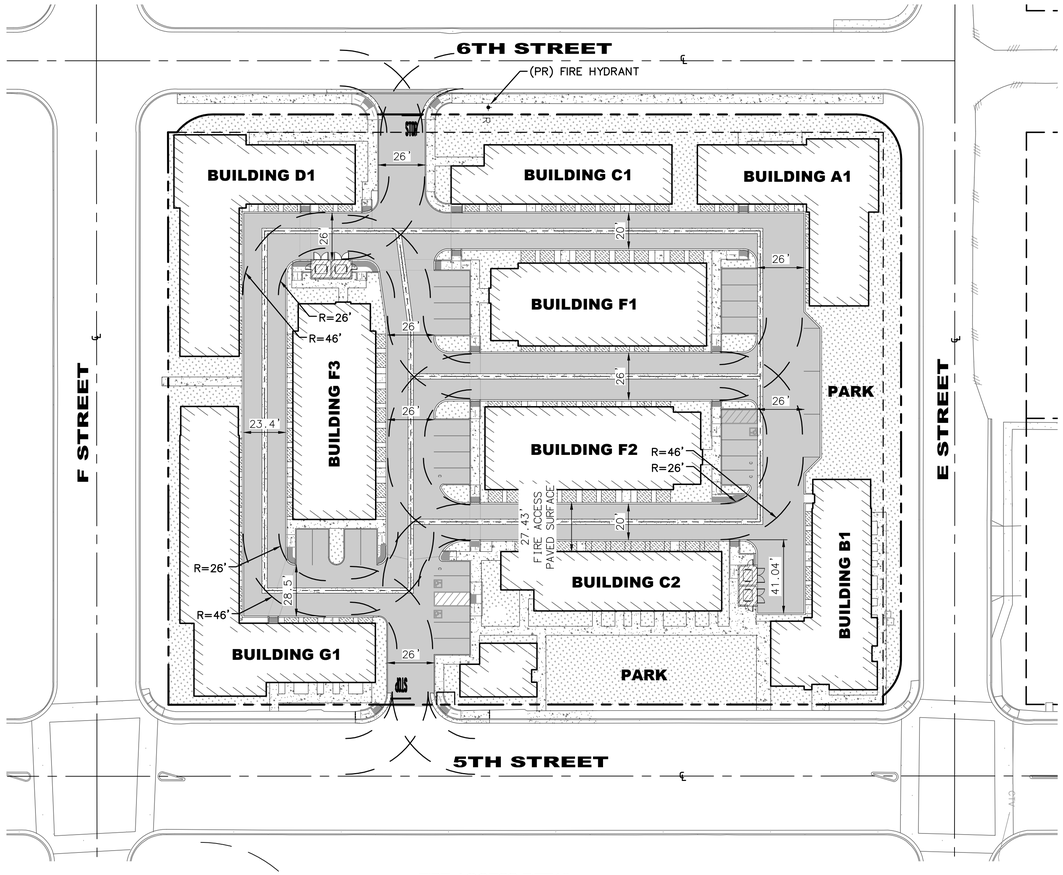
CONCEPTUAL IMPROVEMENT PLANS FOR
FIVE20 FIFTH
APN: 010-462-001

GRADING AND DRAINAGE PLAN

CITY OF WEST SACRAMENTO

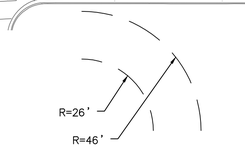
SHEET
C3

PRELIMINARY - NOT FOR CONSTRUCTION

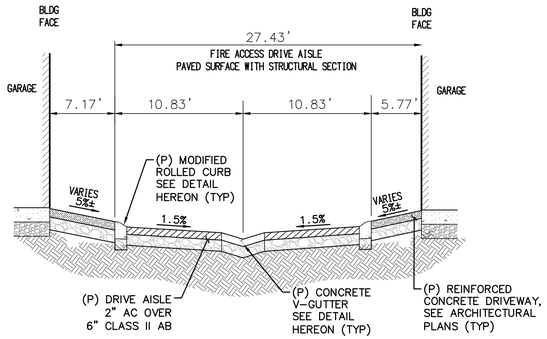


FIRE ACCESS DETAIL

N.T.S.



FIRE ENGINE AND TRASH TRUCK ACCESS ROUTE DETAIL



SECTION A–A

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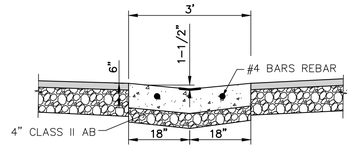
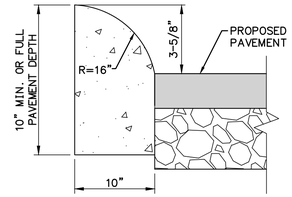


CONCRETE V-GUTTER DETAIL

N.T.S.



MODIFIED ROLLED CURB

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

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8880 CAL CENTER DR, SUITE 350
SACRAMENTO, CA 95826
PHONE: 916.497.0900
CONTACT: MIKE PARRIS

ENGINEERING
2637 KEY LARGO STREET
WEST SACRAMENTO, CA 95691

REGISTERED PROFESSIONAL ENGINEER
BRITTANY N. BAIR
NO. 87537
EXP. 9/30/23
CIVIL
STATE OF CALIFORNIA

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

Plotted: May 20, 2024 - 10:10am by: BrittanyBair Drawing Name: C:\Users\BrittanyBair\B2 Engineering Inc\B2 Engineering Inc. - Projects\10.031\DLV\MP\ENT\10.031_ENT_C4_sections.dwg



SCALE: 1" = 30'–0"

0' 30' 120'

15' 60'

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	(2) EXISITNG 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		19,659 SF
ANIGOZANTHOS X 'BIG ROO RED' TM / BIG ROO RED KANGAROO PAW	326,883	
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	735,493	
CALLISTEMON VIMINALIS 'LITTLE JOHN' / LITTLE JOHN WEEPING BOTTLEBRUSH	183,878	
DIETES BICOLOR / FORTNIGHT LILY	326,893	
EUONYMUS JAPONICUS / JAPANESE SPINDLE	117,683	
EUONYMUS JAPONICUS 'GREEN SPIRE' / GREEN SPIRE EUONYMUS	735,522	
EURYOPS PECTINATUS 'VIRIDIS' / GREEN GOLDEN SHRUB DAISY	183,886	
JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER	60,044	
JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER	326,905	
KNIPHOFIA X 'REDHOT POPSICLE' / REDHOT POPSICLE DWARF POKER	326,905	
LOMANDRA LONGIFOLIA 'BREEZE' TM / BREEZE MAT RUSH	735,541	
MYRTUS COMMUNIS `COMPACTA` / DWARF COMMON MYRTLE	326,905	
NANDINA DOMESTICA / HEAVENLY BAMBOO	81,731	
PODOCARPUS MACROPHYLLUS 'MAKI' / SHRUBBY YEW PINE	183,900	
PRUNUS LAUROCERASUS 'ZABELIANA' / ZABEL ENGLISH LAUREL	117,695	
RHAPHIOLEPIS UMBELLATA 'MINOR GULF GREEN' TM / GULF GREEN INDIAN HAWTHORN	326,931	
SALVIA GREGGII 'HEATWAVE BLAZE' / HEATWAVE BLAZE AUTUMN SAGE	326,931	
TAXUS BACCATA 'STRICTA' / IRISH YEW	81,734	
CITY E AND F ST. OFFSITE SHRUB AND GROUNDCOVER		7,699 SF
CALLISTEMON VIMINALIS 'LITTLE JOHN' / LITTLE JOHN WEEPING BOTTLEBRUSH	72,010	
DIETES BICOLOR / FORTNIGHT LILY	128,018	
EUONYMUS JAPONICUS / JAPANESE SPINDLE	46,088	
KNIPHOFIA X 'REDHOT POPSICLE' / REDHOT POPSICLE DWARF POKER	128,022	
PHORMIUM TENAX 'GUARDSMAN' / NEW ZEALAND FLAX	32,006	
RHAPHIOLEPIS UMBELLATA 'MINOR GULF GREEN' TM / GULF GREEN INDIAN HAWTHORN	184,351	
SALVIA GREGGII 'HEATWAVE BLAZE' / HEATWAVE BLAZE AUTUMN SAGE	128,024	
CISTUS X PULVERULENTUS 'SUNSET' / SUNSET ROCKROSE	891	
LANTANA MONTEVIDENSIS 'SPREADING WHITE' / WHITE TRAILING LANTANA	891	
ROSA X FLOWER CARPET YELLOW / YELLOW CARPET ROSE	891	
RASIED PLANTERS		290 SF
TURF AREA TURF SOD SHADE MASTER / SHADE TOLERANT BLEND		7,298 SF
D.G.		874 SF
TOP DRESSING		913 SF

SHADE STUDY CALCULATIONS

City of West Sacramento

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

SYMBOL	QTY. FULL	QTY. 3/4	QTY. 1/2	QTY. 1/4		SUBTOTAL SQ.	TOTAL SQ. FT.
35' DIA TREES LEGEND	**962**	**722**	**481**	**240**			
Ulmus wilsoniana Prospector	1		6		X	3,848	
Existing Tree (platanus)			2		X	962	
					X	0	
						0	
						TOTAL	4,810
30' DIA TREES LEGEND	**706**	**530**	**354**	**177**			
Koelreuteria paniculata					X	0	
Zelkova serrata					X	0	
						TOTAL	0
25' DIA TREES LEGEND	**491**	**368**	**246**	**123**			
Nyssa sylvatica					X	0	
Carpinus betulus					X	0	
						TOTAL	0
20' DIA TREES LEGEND	**314**	**236**	**157**	**79**			
Acer rubrum Armstrong			6		X	942	
					X	0	
						TOTAL	942
TOTAL							**5,752**

five20Fifth

BLACKPINE COMMUNITIES

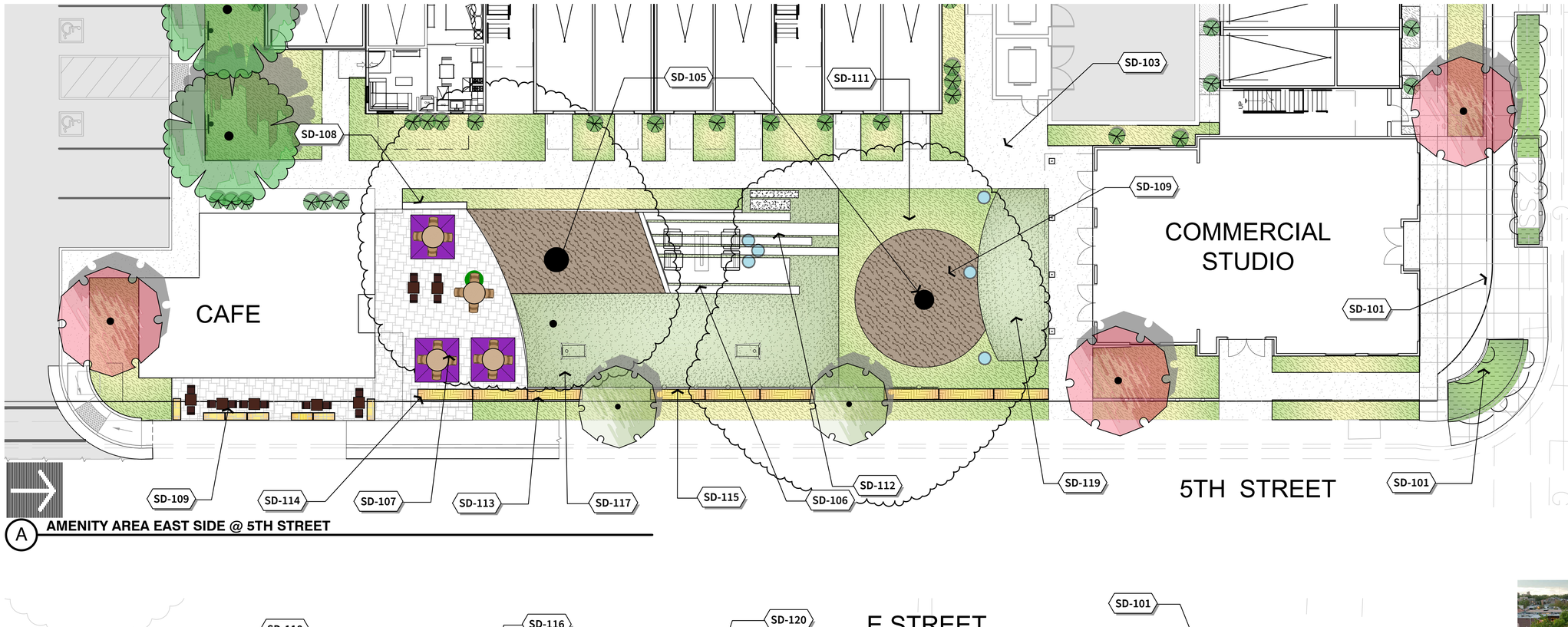
520 Fifth St. West Sacramento, CA

PRELIMINARY LANDSCAPE PLAN

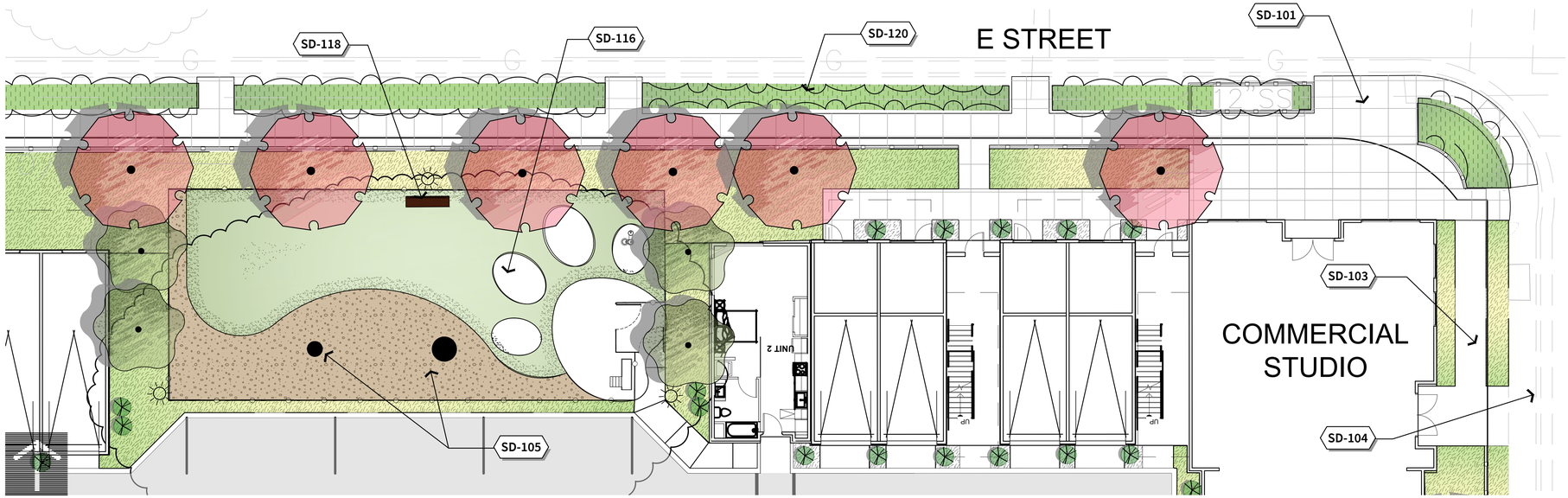
SHEET L1

FUHRMAN LEAMY LAND GROUP
DESIGN · SERVICE · SOLUTIONS
2140 Professional Dr., Ste.115, Roseville, CA 95661 916.78.5263
www.fllandgroup.com

DATE: 5.8.2024
PROJECT:BPH.22036



A AMENITY AREA EAST SIDE @ 5TH STREET



B AMENITY AREA NORTH SIDE @ E STREET

SCALE: 1" = 10'-0"

0' 10' 40'

5' 20'

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 ARTIFICAL 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 ARTIFICAL TURF	
SD-120	PARKWAY STRIP WITH KARUPIA. NOTE EX. 12' WATER LINE UNDER PARKWAY STRIP.	



five20Fifth

BLACKPINE COMMUNITIES

520 Fifth St. West Sacramento, CA

PRELIMINARY LANDSCAPE PLAN

SHEET L2

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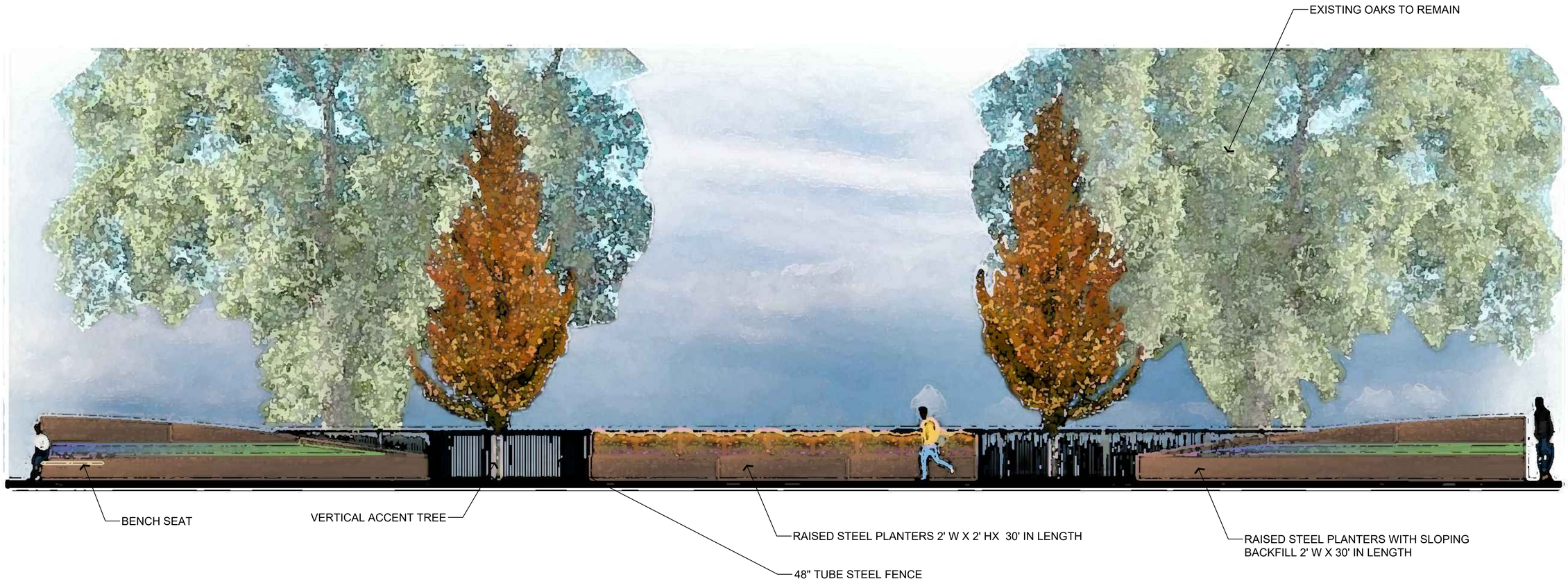
www.fllandgroup.com

DATE: 12.15.2023
PROJECT:BPH.22036



A **ELEVATION- 5TH STREET LOOKING WEST**

five20Fifth

BLACKPINE COMMUNITIES

520 Fifth St. West Sacramento, CA

PRELIMINARY LANDSCAPE PLAN

SHEET L3

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2140 Professional Dr,. Ste.115, Roseville, CA 95661 916.78.5263
www.fllandgroup.com

DATE: 12.15.2023
PROJECT:BPH.22036