GRAND ST. APARTMENTS

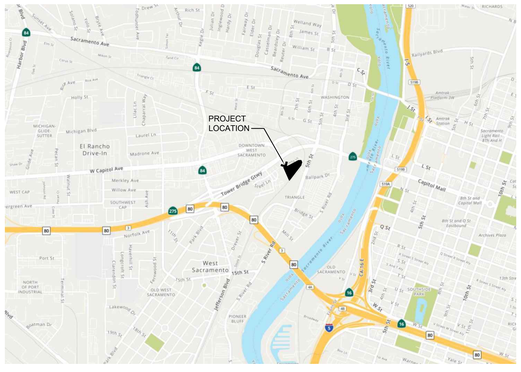
GRAND ST & DELTA LN, WEST SACRAMENTO, CALIFORNIA 95691

kuchman
ARCHITECTS PC



VICINITY MAP

N.T.S.



BUILDING SUMMARY

DWELLING UNITS			
STUDIO UNIT		30	15%
1 BEDROOM UNIT		137	70%
2 BEDROOM UNIT		28	14%
TOTAL DWELLING UNITS		**195**	**UNITS**

BUILDING AREA	(PARKING UNDER BLDG NOT INCLUDED)		
1ST FLOOR	BALCONIES NOT INCLUDED	22,453	SQ. FT.
2ND FLOOR	BALCONIES NOT INCLUDED	43,638	SQ. FT.
3RD FLOOR	BALCONIES NOT INCLUDED	43,638	SQ. FT.
4TH FLOOR	BALCONIES NOT INCLUDED	43,638	SQ. FT.
5TH FLOOR	BALCONIES NOT INCLUDED	23,325	SQ. FT.
TOTAL BUILDING AREA		**176,692**	**SQ. FT.**

NET SITE AREA		
ACRES	2.43	ACRES
SQUARE FEET (PUBLIC AREA OUTSIDE BLDG. FACE NOT INCLUDED)	106,840	SQ. FT.
FLOOR AREA RATIO -FAR OF ENTIRE BUILDABLE SITE	1.65	FAR

GROSS SITE AREA		
ACRES	3.71	ACRES
SQUARE FEET (ENTIRE SITE)	161,534	SQ. FT.
FLOOR AREA RATIO	1.09	FAR

BUILDING AREA	(ALL COVERED AREAS INCLUDING PARKING & BALCONIES)		
1ST FLOOR		47,057	SQ. FT.
2ND FLOOR		45,638	SQ. FT.
3RD FLOOR		45,638	SQ. FT.
4TH FLOOR		45,638	SQ. FT.
5TH FLOOR		24,348	SQ. FT.
TOTAL BUILDING AREA		**208,319**	**SQ. FT.**

BUILDING AREA TOTALS BALCONIES NOT INCLUDED			
UNITS (INTERIOR SPACE)	UNITS W/ BALCONIES = 143,529 SQ. FT	135,146	SQ. FT.
COMMON AREA	COVERED ENTRY = 484 SQ. FT.	41,546	SQ. FT.
GARAGE		22,760	SQ. FT.
TOTAL BUILDING AREA		**199,452**	**SQ. FT.**

PARKING SUMMARY

PARKING SHOWN		
ON-SITE FULL SIZE	48	SPACES
ON-SITE COMPACT	44	SPACES
ON-SITE ACCESSIBLE	4	
ON-SITE PARKING UNDER BUILDING FULL SIZE	61	SPACES
ON-SITE PARKING UNDER BUILDING COMPACT	3	SPACES
ON-SITE PARKING UNDER BUILDING ACCESSIBLE	4	SPACES
OFF-SITE STREET PARKING	39	SPACES
TOTAL PARKING	**203**	**SPACES**
SPACES PER UNIT	1.04	SPACE

PROJECT SUMMARY

PROJECT	GRAND STREET APARTMENTS	
LOCATION	840-850 DELTA LANE WEST SACRAMENTO, CA 95691	
APN	058-310-000	
SPRINKLERS	NFPA 13	
SITE AREA	2.43 ACRE	NET
	3.71 ACRE	GROSS
UNITS PER ACRE	51.5 UNITS / ACRE	GROSS
CONSTRUCTION TYPE	TYPE IIIA, 1-HR,	
OCCUPANCY - APARTMENTS	R-2	
OCCUPANCY - COMMUNITY CENTER	A-3	
BUILDING HEIGHTS (STORIES)	FIVE FLOORS	
BUILDING HEIGHT ABOVE FINISHED FLOOR	APARTMENTS	MAXIMUM 65'-0"

PROJECT DIRECTORY

OWNER & APPLICANT DEVELOPER	DELTA LANE APARTMENT GP ATTENTION: GRANT TAYLOR 26050 MUREAU RD. SUITE 101 CALABASAS, CA 91302 PHONE: (916) 207-8217 EMAIL: grant@yolodevelopment.com
ARCHITECT	KUCHMAN ARCHITECTS PC ATTENTION: PHIL HARVEY 2203 13th STREET SACRAMENTO, CA 95818 PHONE: (916) 768-1636 EMAIL: phil@kuchman.com
LANDSCAPE ARCHITECT	ROACH & CAMPBELL ATTENTION: BILL ROACH 111 SCRIPPS DRIVE SACRAMENTO, CA 95825 PHONE: (916) 945-8003 EMAIL: Bill@roachcampbell.com

SHEET INDEX

A0.1	COVER SHEET
A1	SITE PLAN
L1.0	LANDSCAPE PLAN
A2.1	FIRST FLOOR PLAN
A2.2	SECOND, THIRD & FOURTH FLOORS
A2.3	FIFTH FLOOR PLAN
A2.4	A & S UNIT PLANS
A2.5	B UNIT PLANS & FITNESS BUILDING
A2.6	COMMUNITY CENTER FLOOR PLAN
A3.1	COLOR ELEVATIONS
A3.2	COLOR ELEVATIONS
A3.3	RENDERING (GRAND ST AND CASEY ST)
A3.4	RENDERING (GRAND ST AND DELTA LN)
A3.5	RENDERING (RECREATION AREA)

REVISED JUNE 22, 2022
MARCH 25, 2022

A0.1

GROSS AREA
SHOWN
SHADED BROWN

NET BUILDABLE
AREA SHOWN
SHADED TAN

DELTA LANE

GRAND ST

CASEY STREET

433'-3"

24'10"

16'-6"

10'-0"

113'-3"

7' L.S.

202'-3"

FIRE HYDRANT

LOBBY

LEASING

MAIL

COMMUNITY CENTER

COVERED ARCADE

FIRE RISER & PUMP

DOMESTIC WATER PUMP

WATER HEATING

COVERED PARKING

ELEV

TRELLIS

BBQ'S

DOUBLE SIDED FIREPLACE

RECREATION AREA

POOL

75'-3"

FITNESS

POOL EQUIP

172'-2"

ELEV

TRASH 1

ELECTRICAL

253'-5"

7' LS

7' LANDSCAPE (L.S.)

5 STORY
APARTMENT
BUILDING
HEIGHT OF
ROOF
PARAPET 60'-0"

EXISTING TREES
SHOWN DASHED

FIRE DEPARTMENT HOSE
LENGTH EXHIBIT SHOWN
DASHED
TOTAL LENGTH FROM
PARKING LOT = 253'-0"

FIRE DEPARTMENT HOSE
LENGTH EXHIBIT SHOWN
DASHED
TOTAL LENGTH FROM
FIRE HYDRANT = 150'-0"

ELECTRICAL
TRANSFORMER

3 STORY'S OF
APARTMENTS
ABOVE GARAGE
BUILDING

ELECTRICAL

TRASH 2

ELEV

14'-0"
19'-0"
24'-0"
19'-0"
5'-3"
14'-0"
26'-0"
14'-0"

R46'-0"
R26'-0"

MINIMUM FIRE
DEPARTMENT
TURNING RADIUS.
26' INSIDE, 46'-0"
OUTSIDE

26'-0"
16'-0"
8'-0"

ELECTRICAL
TRANSFORMER

RAILROAD
CROSSING

SITE PLAN

SCALE: 1" = 20'-0"

REVISED JUNE 22, 2022
MAY 23, 2022

Alliant
Strategic
Development

GRAND STREET APARTMENTS

West Sacramento, California

kuchman
ARCHITECTS PC

A1

CONCEPT PLANT SCHEDULE

PARKING LOT / SHADE TREES
TREES SELECTED FOR LARGE CANOPY GROWTH TO REDUCE HEAT ISLANDS AND IMPROVE SHADE.

LIRIODENDRON TULIPIFERA / TULIP POPLAR	15 GAL.
PISTACIA CHINENSIS `KEITH DAVEY` / KEITH DAVEY CHINESE PISTACHE WUCOLS (M), 35'H. X 30'W.	15 GAL.
TILIA CORDATA / LITTLELEAF LINDEN	15 GAL.
ZELKOVA SERRATA / SAWLEAF ZELKOVA	15 GAL.

STREET TREES
SINGLE SPECIES AT EACH STREET SELECTED FOR SHADE AND MODERATE CANOPY GROWTH

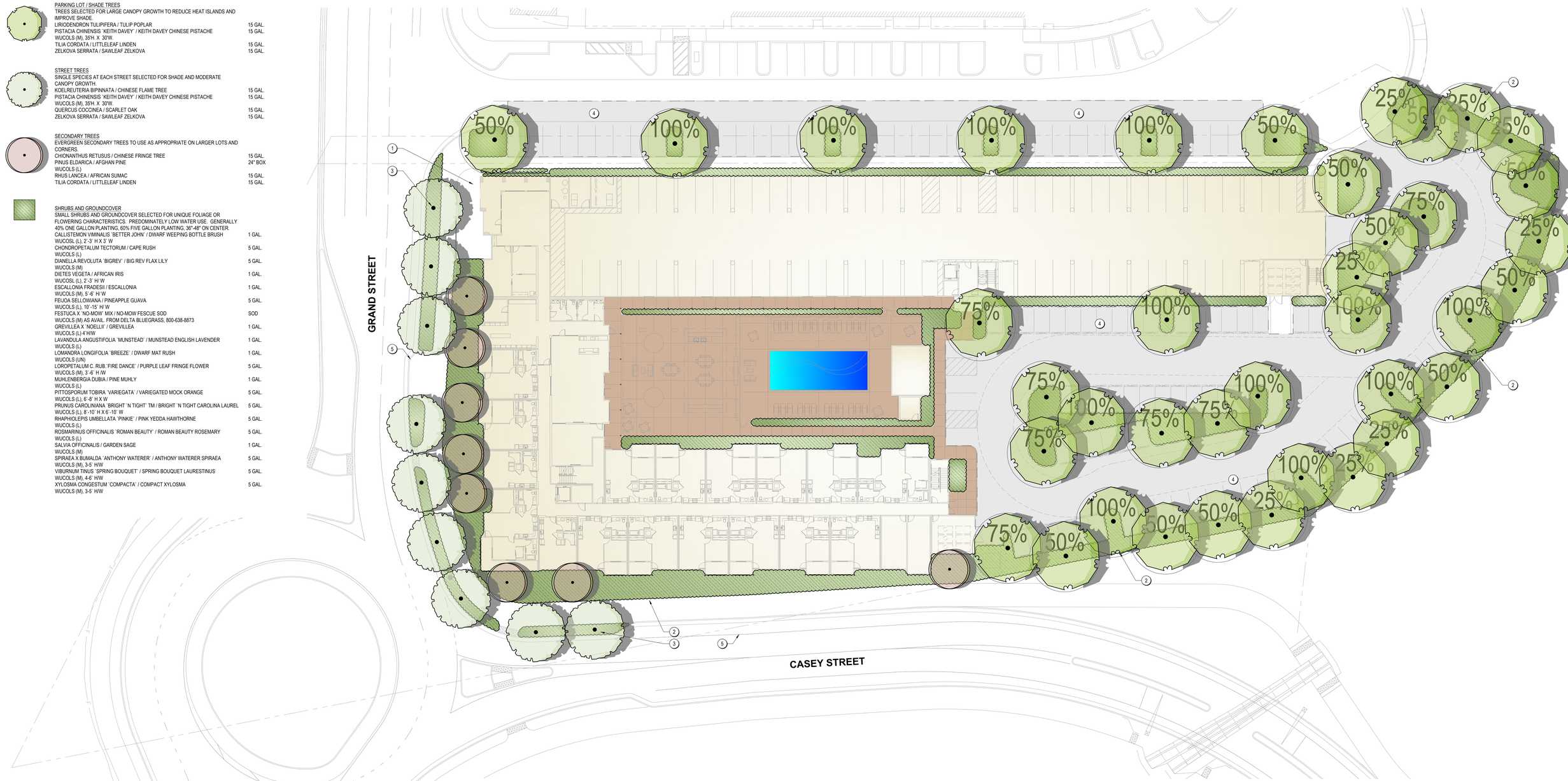
KOELREUTERIA BIPINNATA / CHINESE FLAME TREE	15 GAL.
PISTACIA CHINENSIS `KEITH DAVEY` / KEITH DAVEY CHINESE PISTACHE WUCOLS (M), 35'H. X 30'W.	15 GAL.
QUERCUS COCCINEA / SCARLET OAK	15 GAL.
ZELKOVA SERRATA / SAWLEAF ZELKOVA	15 GAL.

SECONDARY TREES
EVERGREEN SECONDARY TREES TO USE AS APPROPRIATE ON LARGER LOTS AND CORNERS.

CHIONANTHUS RETUSUS / CHINESE FRINGE TREE	15 GAL.
PINUS ELDARICA / AFGHAN PINE WUCOLS (L)	24" BOX
RHUS LANCEA / AFRICAN SUMAC	15 GAL.
TILIA CORDATA / LITTLELEAF LINDEN	15 GAL.

SHRUBS AND GROUNDCOVER
SMALL SHRUBS AND GROUNDCOVER SELECTED FOR UNIQUE FOLIAGE OR FLOWERING CHARACTERISTICS. PREDOMINATELY LOW WATER USE. GENERALLY 40% ONE GALLON PLANTING, 60% FIVE GALLON PLANTING, 36"-48" ON CENTER.

CALLISTEMON VIMINALIS `BETTER JOHN` / DWARF WEEPING BOTTLE BRUSH WUCOSL (L), 2'-3' H X 3' W	1 GAL.
CHONDROPETALUM TECTORUM / CAPE RUSH WUCOLS (L)	5 GAL.
DIANELLA REVOLUTA `BIGREV` / BIG REV FLAX LILY WUCOLS (M)	5 GAL.
DIETES VEGETA / AFRICAN IRIS WUCOSL (L), 2'-3' H/W	1 GAL.
ESCALLONIA FRADESII / ESCALLONIA WUCOLS (M), 5'-6' H/ W	1 GAL.
FEIJOA SELLOWIANA / PINEAPPLE GUAVA WUCOLS (L), 10'-15' H/ W	5 GAL.
FESTUCA X `NO-MOW` MIX / NO-MOW FESCUE SOD WUCOLS (M) AS AVAIL. FROM DELTA BLUEGRASS, 800-638-8873	SOD
GREVILLEA X `NOELLII` / GREVILLEA WUCOLS (L) 4 H/W	1 GAL.
LAVANDULA ANGUSTIFOLIA `MUNSTEAD` / MUNSTEAD ENGLISH LAVENDER WUCOLS (L)	1 GAL.
LOMANDRA LONGIFOLIA `BREEZE` / DWARF MAT RUSH WUCOLS (UN)	1 GAL.
LOROPETALUM C. RUB.`FIRE DANCE` / PURPLE LEAF FRINGE FLOWER WUCOLS (M), 3'-6' H /W	5 GAL.
MUHLENBERGIA DUBIA / PINE MUHLY WUCOLS (L)	1 GAL.
PITTOSPORUM TOBIRA `VARIEGATA` / VARIEGATED MOCK ORANGE WUCOLS (L), 6'-8' H X W	5 GAL.
PRUNUS CAROLINIANA `BRIGHT `N TIGHT` TM / BRIGHT `N TIGHT CAROLINA LAUREL WUCOLS (L), 8'-10' H X 6'-10' W	5 GAL.
RHAPHIOLEPIS UMBELLATA `PINKIE` / PINK YEDDA HAWTHORNE WUCOLS (L)	5 GAL.
ROSMARINUS OFFICINALIS `ROMAN BEAUTY` / ROMAN BEAUTY ROSEMARY WUCOLS (L)	5 GAL.
SALVIA OFFICINALIS / GARDEN SAGE WUCOLS (M)	1 GAL.
SPIRAEA X BUMALDA `ANTHONY WATERER` / ANTHONY WATERER SPIRAEA WUCOLS (M), 3-5' H/W	5 GAL.
VIBURNUM TINUS `SPRING BOUQUET` / SPRING BOUQUET LAURESTINUS WUCOLS (M), 4-6' H/W	5 GAL.
XYLOSMA CONGESTUM `COMPACTA` / COMPACT XYLOSMA WUCOLS (M), 3-5' H/W	5 GAL.



PRELIMINARY PLAN KEYNOTES

1. PRIMARY BUILDING ENTRANCE, W/ ACCESSIBLE ROUTE.
2. PROPERTY LINE, TYP.
3. STREET TREE, SPACED 30' ON CENTER (MAX.). SPECIES TO FOLLOW WEST SACRAMENTO MASTER TREE LIST
4. OFF-STREET PARKING INCLUDED WITH SHADE CALCULATIONS
5. CITY SIDEWALK, TYP.

LANDSCAPE DESIGN STATEMENT

TREES WILL PROVIDE A FORMAL STRUCTURE TO THE COMMUNITY. EXISTING STREET TREES AND ACCENT TREES SHALL BE MATCHED WHERE POSSIBLE AT THE STREET FRONTAGE AND WITHIN THE SITE, A HIERARCHY OF PLANTING WILL PROVIDE FORM AND CONTEXT TO THE BUILDING AND OTHER SITE ELEMENTS, VISUALLY ORGANIZE THE SITE, AND SCREEN UNDESIRABLE VIEWS (PARKED CARS, ETC.). ENTRIES ARE MARKED BY GROUPS OF ACCENT PLANTS.

PRELIMINARY PLANTING PALETTE INCLUDES LIKELY SPECIES, WITH FINAL SELECTIONS TO BE DETERMINED AS CONSTRUCTION DOCUMENTS ARE DEVELOPED. NOT ALL SPECIES MAY BE USED. PLANTING DESIGN WILL USE DRIFTS AND MASSING OF SAME SPECIES, WHILE PROVIDING DIVERSITY TO THE OVERALL SITE.

IRRIGATION DESIGN STATEMENT

IRRIGATION SYSTEM WILL CONFORM TO THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE. IRRIGATION SYSTEM TO INCLUDE A SEPARATE IRRIGATION CONNECTION, WATER METER, AND REDUCED-PRESSURE PRINCIPLE BACKFLOW PREVENTOR . CONTROLLER WILL BE "SMART" WITH SELF-ADJUSTING PROGRAMS BASED ON LOCAL WEATHER CONDITIONS. A EVAOPTRANSPIRATION/WEATHER SENSOR, RAIN SENSOR, FLOW SENSOR, AND MASTER VALVE WILL BE INSTALLED. HYDROZONES WILL BE BASED ON EXPOSURE, PLANT WATER REQUIREMENTS AND EMISSION TYPE. IRRIGATION EMISSION SYSTEM WILL GENERALLY CONSIST OF:

- HARD PIPED DRIP OR BUBBLERS TO LARGE SHRUBS IN LINEAR ARRANGEMENTS,
- OVERHEAD IRRIGATION FOR SHRUB AND GROUND COVER AREAS GREATER THAN 10' WIDE, SET BACK 2' FROM HARDSCAPE,
- INLINE DRIP IRRIGATION FOR SHRUB AND GROUNDCOVER AREAS LESS THAN 10' IN WIDTH,
- DRIP OR MICRO-SPRAY TO NATURALIZED SHRUBS AND TREES IN NATIVE AND BUFFER AREAS WITH POLYETHELENE SUPPLY LINE.

SHADING LEGEND (PER CITY OF WEST SACRAMENTO DESIGN GUIDELINES)

- 25% — 25% SHADE VALUE; TYPICALLY IN CORNERS OR CANOPY OVERLAP
- 50% — 50% SHADE VALUE, TYP. AT PARKING EDGES
- 75% — 75% SHADE VALUE, TYPICALLY AT INTERNAL ISLANDS OR WIDE CORNERS
- 100% — 100% SHADE VALUE, TYPICALLY AT INTERNAL ISLANDS
- BOUNDARY OF PAVED AREA TO BE SHADED: INCLUDES PARKING STALLS AND BACKUP AREAS; EXCLUDES DRIVEWAYS AND LOADING AREAS. FIRST-LEVEL PARKING GARAGE IS NOT CALCULATED OR FACTORED INTO SHADE PERCENTAGE.

TOTAL LANDSCAPE SQUARE FOOTAGE:
21,762SF

Parking Lot Shade Calculations — **Project: 22024A**
Grand Street Apartments — **Date: 3/25/2022**

	25%	50%	75%	100%	Total
Qty. 35' Diameter Trees	8	11	7	12	38
sub total of shade at 962 sf for 100% canopy	*1920*	*5291*	*5054*	*11544*	*23,809*
Qty. 30' Diameter Trees					
sub total of shade at 706 sf for 100% canopy	*0*	*0*	*0*	*0*	-
Qty. 25' Diameter Trees					
sub total of shade at 491sf for 100% canopy	*0*	*0*	*0*	*0*	-
Qty. 20' Diameter Trees					
sub total of shade at 314sf for 100% canopy	*0*	*0*	*0*	*0*	-
				Total Shade Provided	*23,809*
				Total Parking Area	*39,487*
				Percent Shaded	*60%*

SCALE: 1" = 20'-0"
MARCH 25, 2022

Roach & Campbell
111 Scripps Drive
Sacramento,
California 95825
916.945.8003 | 916.342.7119
4409 CRLA 5044

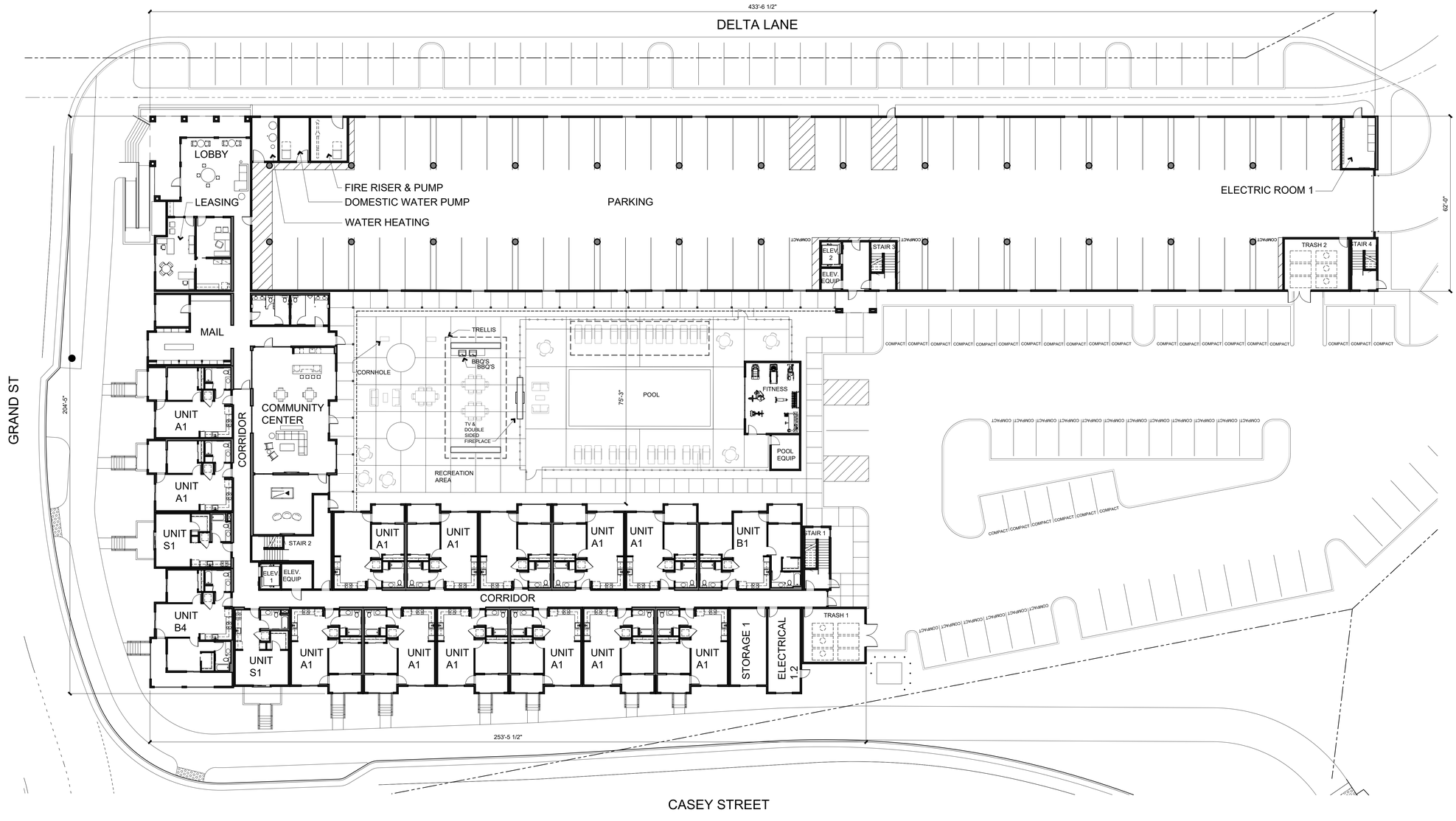
Alliant
Strategic
Development

GRAND STREET APARTMENTS

West Sacramento, California

kuchman
ARCHITECTS PC

L1



FIRST FLOOR / PARKING LEVEL

SCALE: 1/16" = 1'-0"
REVISED JUNE 22, 2022
MAY 23, 2022

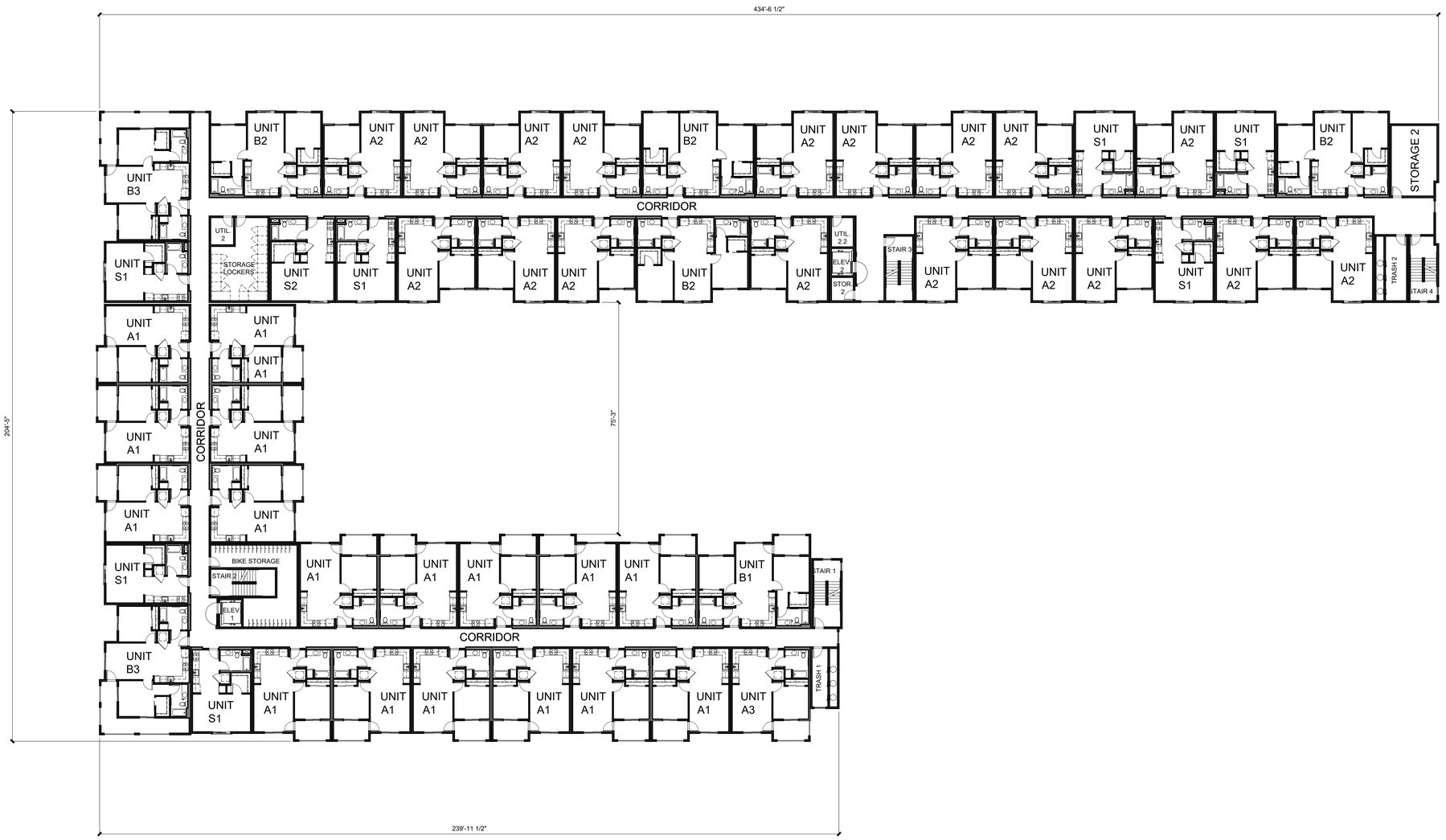
Alliant
Strategic
Development

GRAND STREET APARTMENTS

West Sacramento, California

kuchman
ARCHITECTS PC

A2.1



SECOND, THIRD & FOURTH FLOORS

SCALE: 1/16" = 1'-0"
MARCH 25, 2022

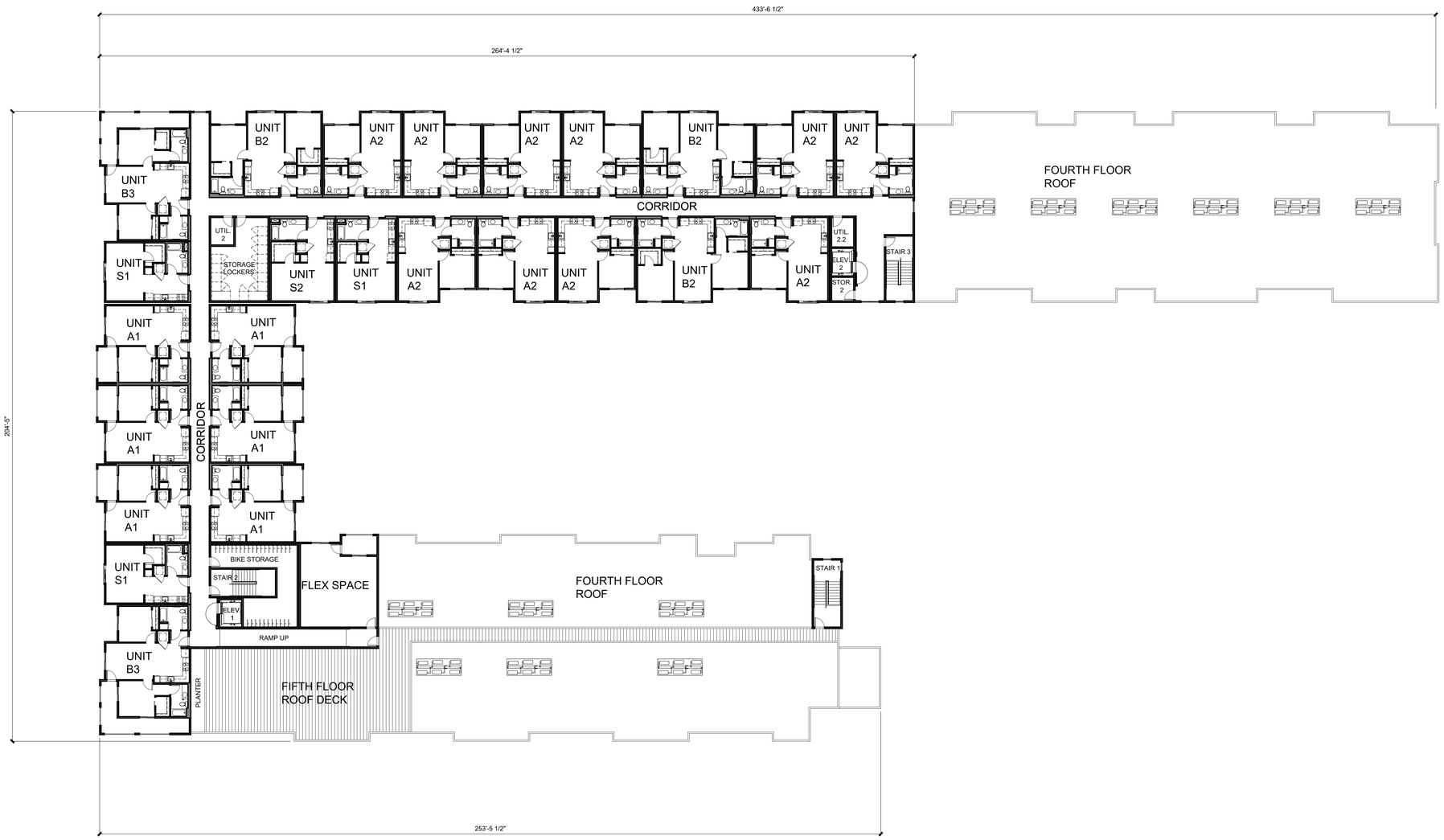
Alliant
Strategic
Development

GRAND STREET APARTMENTS

West Sacramento, California

kuchman ARCHITECTS PC

A2.2



FIFTH FLOOR

SCALE: 1/16" = 1'-0"
MARCH 25, 2022

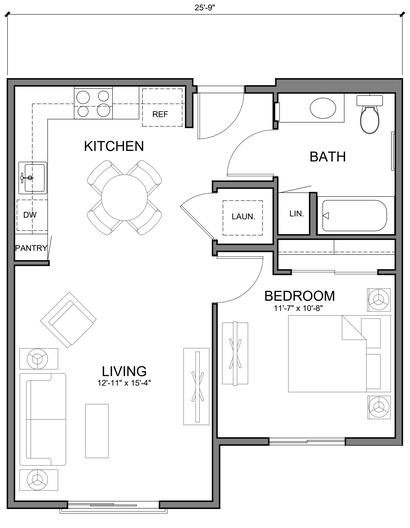
Alliant
Strategic
Development

GRAND STREET APARTMENTS

West Sacramento, California

kuchman ARCHITECTS PC

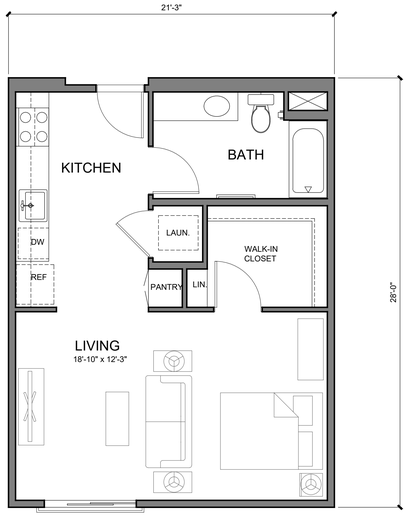
A2.3



UNIT A2 - 1 BEDROOM

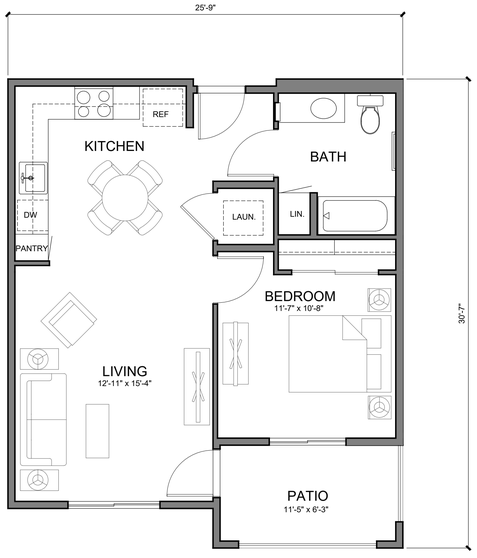
LIVING 593 SQ. FT.

SCALE 1/4" = 1'-0"



UNIT S2 - 1 STUDIO

SCALE 1/4" = 1'-0"



UNIT A3 - 1 BEDROOM

LIVING 669 SQ. FT.
PATIO COVERED 81 SQ. FT.

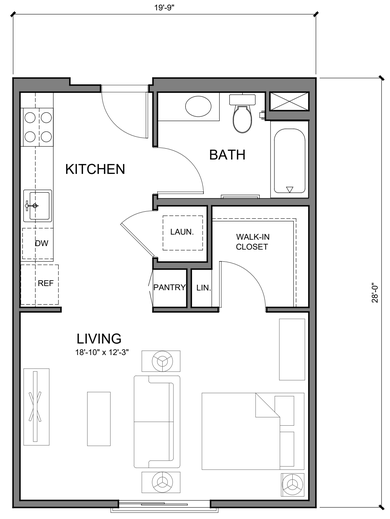
SCALE 1/4" = 1'-0"



UNIT A1 - 1 BEDROOM

LIVING 669 SQ. FT.
PATIO COVERED 81 SQ. FT.

SCALE 1/4" = 1'-0"



UNIT S1 - 1 STUDIO

LIVING 551 SQ. FT.

SCALE 1/4" = 1'-0"

0 1 2 4 8

SCALE 1/4" = 1'-0"

MARCH 25, 2022

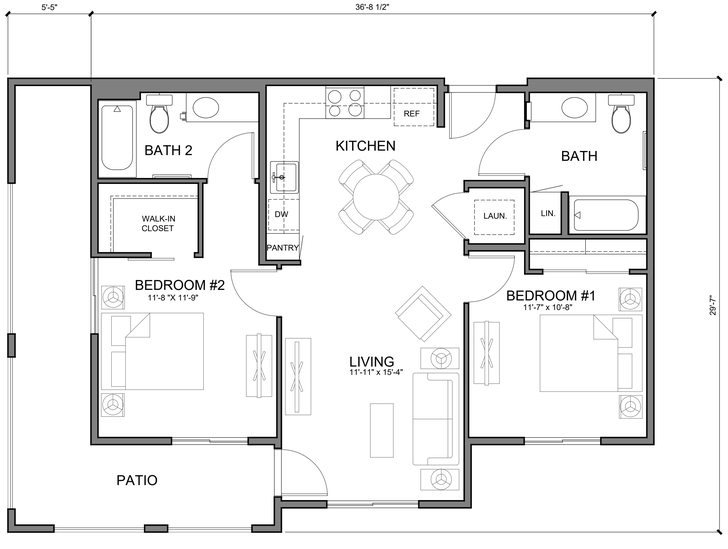
Alliant
Strategic
Development

GRAND STREET APARTMENTS

West Sacramento, California

kuchman
ARCHITECTS PC

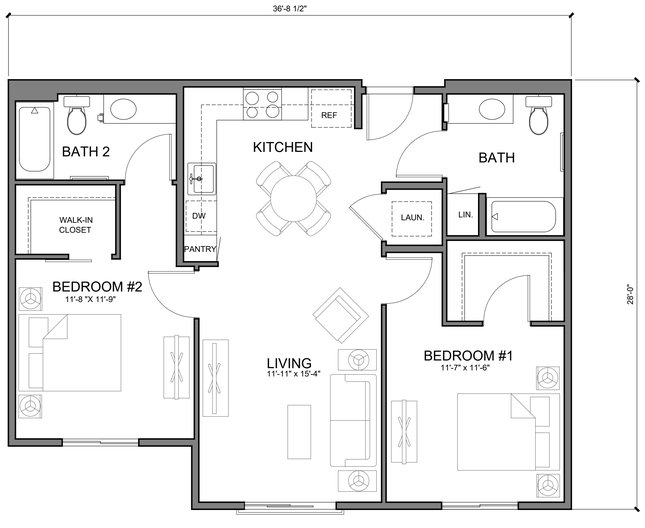
A2.4



UNIT B3 - 2 BEDROOM

LIVING 927 SQ. FT.
PATIO COVERED 229 SQ. FT.

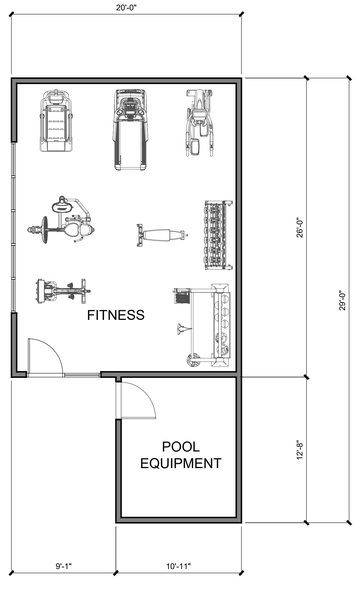
SCALE 1/4" = 1'-0"



UNIT B2 - 2 BEDROOM

LIVING 976 SQ. FT.

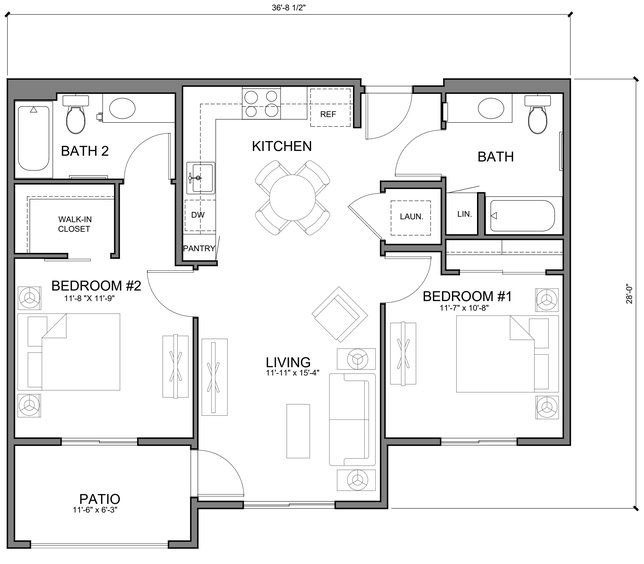
SCALE 1/4" = 1'-0"



FITNESS BUILDING

FITNESS 520 SQ. FT.
POOL EQUIPMENT 138 SQ. FT.

SCALE 1/4" = 1'-0"



UNIT B1 - 2 BEDROOM

LIVING 927 SQ. FT.
PATIO COVERED 81SQ. FT.

SCALE 1/4" = 1'-0"

0 1 2 4 8

SCALE 1/4" = 1'-0"

MARCH 25, 2022

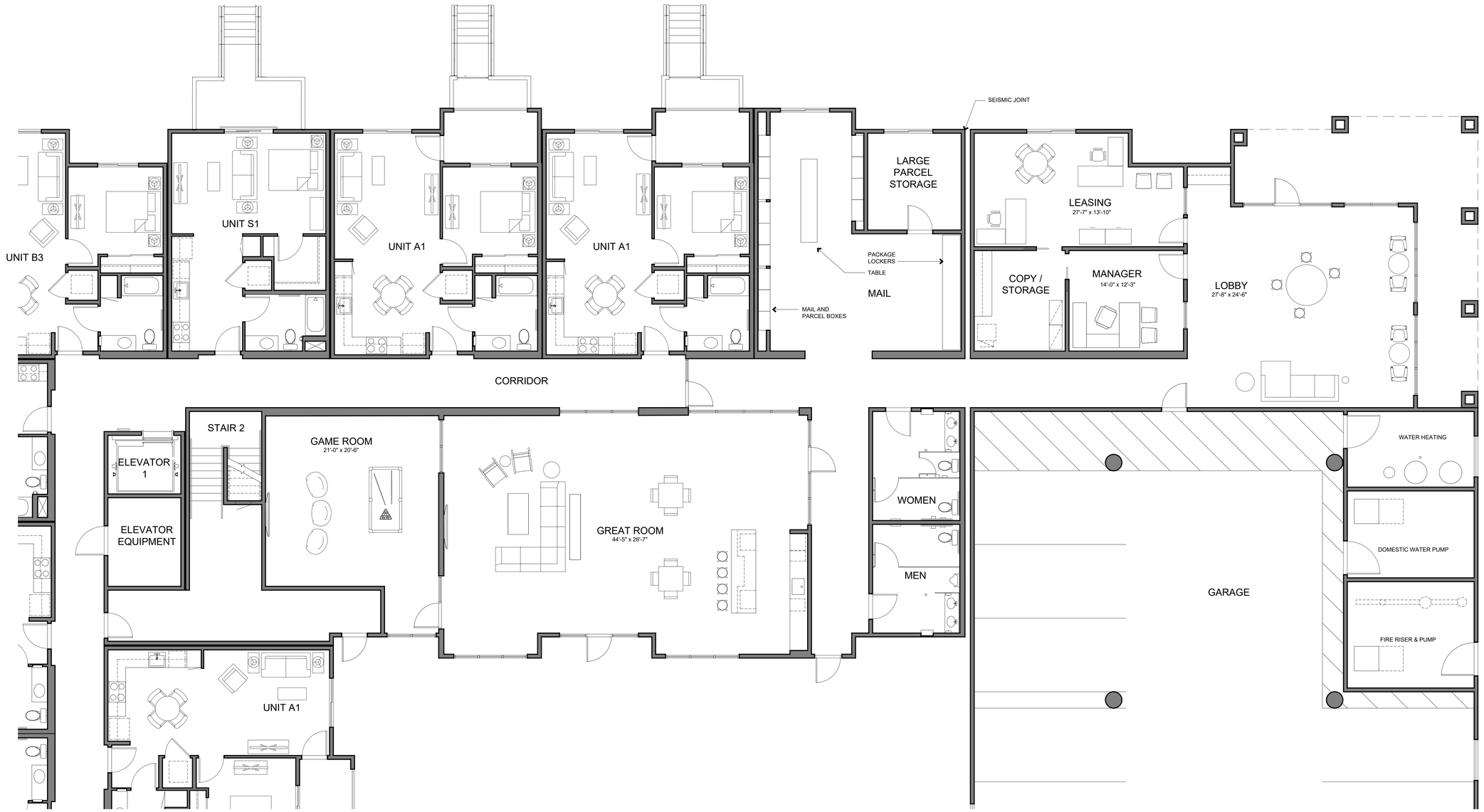
Alliant Strategic Development

GRAND STREET APARTMENTS

West Sacramento, California

kuchman ARCHITECTS PC

A2.5



COMMUNITY CENTER / LEASING

SCALE 3/16" = 1'-0"

SCALE 3/16" = 1'-0"
REVISED JUNE 22, 2022
MAY 23, 2022

Alliant
Strategic
Development

GRAND STREET APARTMENTS

West Sacramento, California

kuchman
ARCHITECTS PC

A2.6



NORTH ELEVATION - DELTA LANE



SOUTH ELEVATION - CASEY STREET



WEST ELEVATION - GRAND STREET



EAST ELEVATION

EXTERIOR COLOR SCHEDULE

- CEMENT PLASTER 1 — SW 9168 ELEPHANT EAR
- CEMENT PLASTER 2 — SW 7006 EXTRA WHITE
- CEMENT PLASTER 3 — SW 6657 AMBER WAVE
- FIBER CEMENT BOARD- 6" EXPOSURE — SW 6537 LUXE BLUE
- METAL AWNING AND TRELLIS — SW 6657 AMBER WAVE
- METAL RAILING — SW 6258 TRICORN BLACK
- FIBER CEMENT BOARD - 8" EXPOSURE — SW 9168 ELEPHANT EAR
- THIN BRICK VENEER - STACK BOND — METRO BRICK 705 GRAPHITE



LED UP & DOWN FACADE LIGHTING

Alliant Strategic Development

GRAND STREET APARTMENTS

West Sacramento, California

REVISED JUNE 22, 2022
MARCH 25, 2022

kuchman ARCHITECTS PC

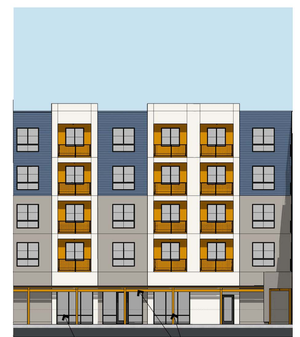
A3.1

EXTERIOR COLOR SCHEDULE

- CEMENT PLASTER 1
  SW 9168
  ELEPHANT EAR
- CEMENT PLASTER 2
  SW 7006
  EXTRA WHITE
- CEMENT PLASTER 3
  SW 6657
  AMBER WAVE
- FIBER CEMENT BOARD- 6" EXPOSURE
  SW 6537
  LUXE BLUE
- METAL AWNING AND TRELLIS
  SW 6657
  AMBER WAVE
- METAL RAILING
  SW 6258
  TRICORN BLACK
- FIBER CEMENT BOARD - 8" EXPOSURE
  SW 9168
  ELEPHANT EAR
- THIN BRICK VENEER - STACK BOND
  METRO BRICK
  705 GRAPHITE



RECREATION AREA - NORTH ELEVATION



RECREATION AREA - EAST ELEVATION



RECREATION AREA - SOUTH ELEVATION



LED UP & DOWN FACADE LIGHTING

REVISED JUNE 22, 2022
MARCH 25, 2022

Alliant
Strategic
Development

GRAND STREET APARTMENTS

West Sacramento, California

kuchman
ARCHITECTS PC

A3.2



GRAND STREET AND CASEY STREET



GRAND STREET AND DELTA LANE



RECREATION AREA