

EXISTING PLOT FOR:
NEW CONSTRUCTION RESIDENTIAL

APN: 020-0073-026-0000
 4003 WASHINGTON AVE
 SACRAMENTO, CA 95820-2735

SITE DATA

ZONING R-1
 LAND USE Single Family Residential
 PARCEL AREA 7,405 SF (0.17 ACRES)
 BUILDING AREA

SETBACKS

FRONT - 25'
 RIGHT - 5'
 LEFT - 5'
 REAR - 15'

SHEET INDEX

- C1 - COVER SHEET - SITE PLAN | PLOT PLAN WITH ADU & PROJECT VIEW
- C2 - SITE VICINITY PHOTOS
- A1 - FLOOR PLANS | 1ST FLOOR AND 2ND FLOOR
- A2 - BUILDING ELEVATIONS
- A3 - STREET ELEVATION
- A4 - GARAGE FLOOR PLAN, ELEVATIONS & SECTIONS
- A5 - ADU FLOOR PLAN, ELEVATIONS & SECTIONS
- LS - LANDSCAPE

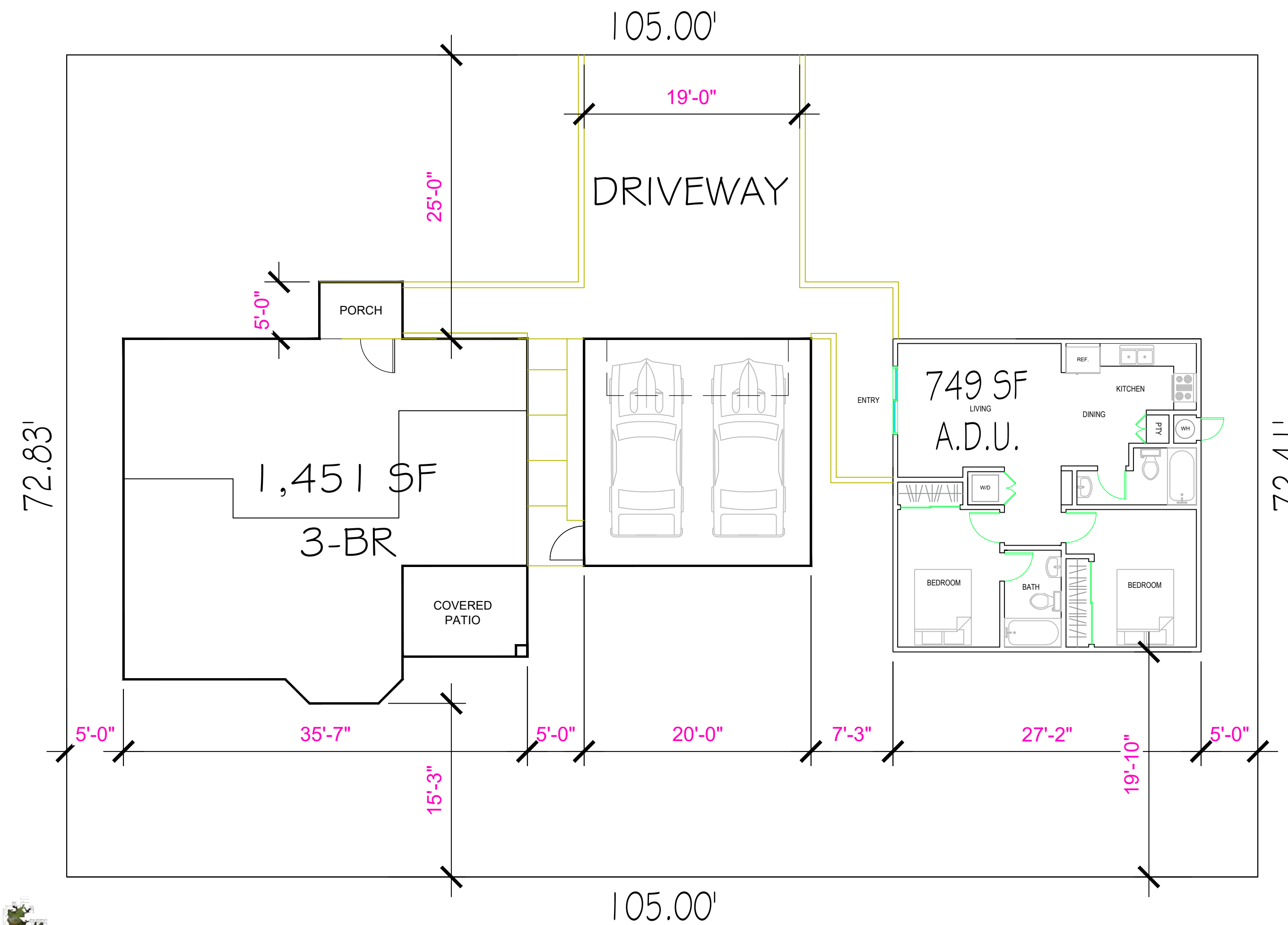
PROPERTY OWNER

CLARK WANDA K
 2001 MILVIA ST
 BERKELEY, CA 94704-1120

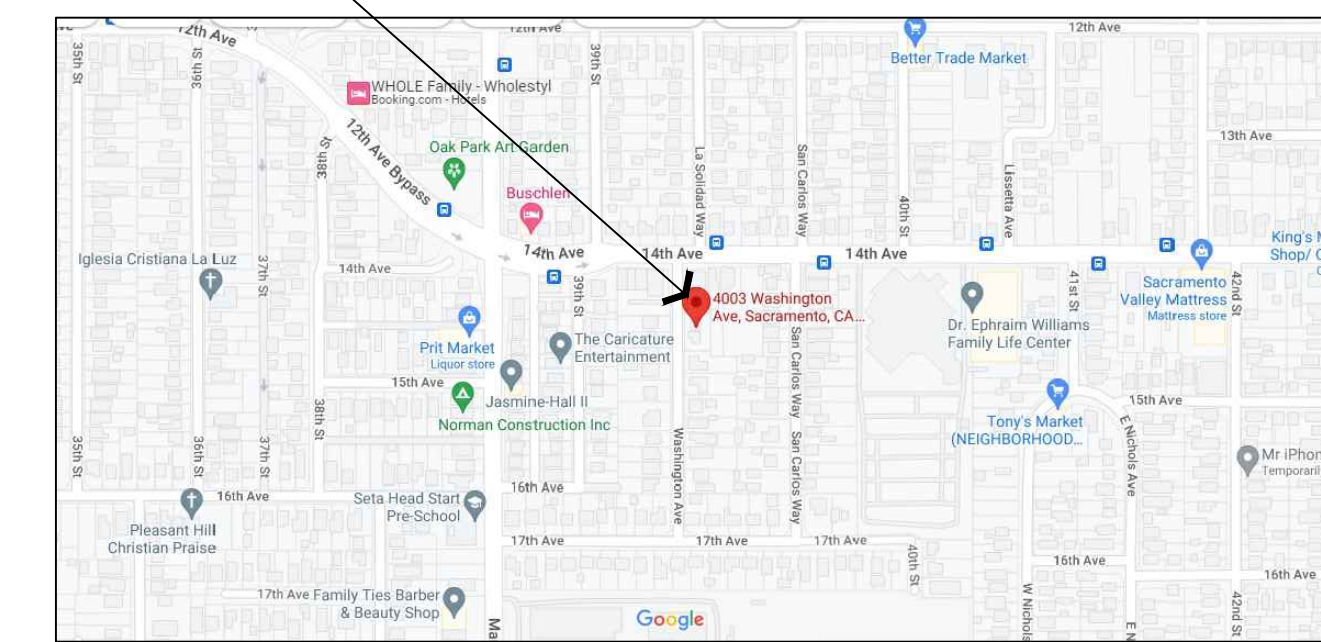
SCOPE OF WORK

- NEW CONSTRUCTION RESIDENTIAL, INCLUDING -
- 3-BEDROOMS RESIDENCE (1,451 SF)
 - 2 CAR GARAGE BUILDING (400 SF)
 - ADU HOUSE (749 SF)
 - LANDSCAPE

WASHINGTON AVE



PROJECT SITE



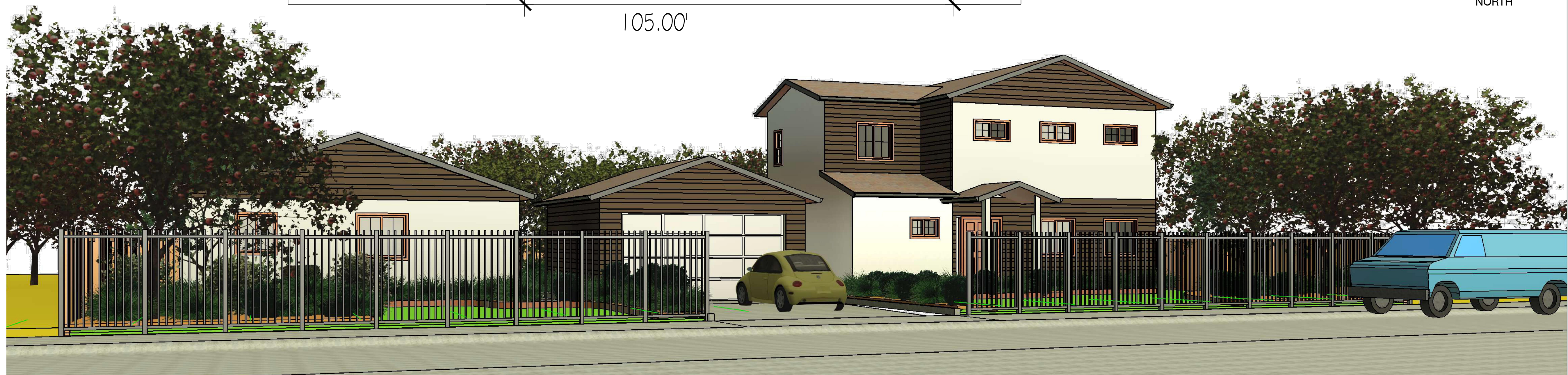
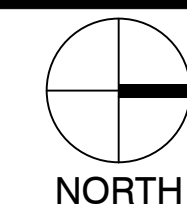
VICINITY MAP

NTS



PLOT PLAN | SITE PLAN

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



PROJECT VIEW along 4003 Washington Ave
 N T S

COVER SHEET - SITE PLAN
 PROJECT VIEW

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DRAWN BY: AH
 DESIGNED BY: AH
 CHECKED BY:

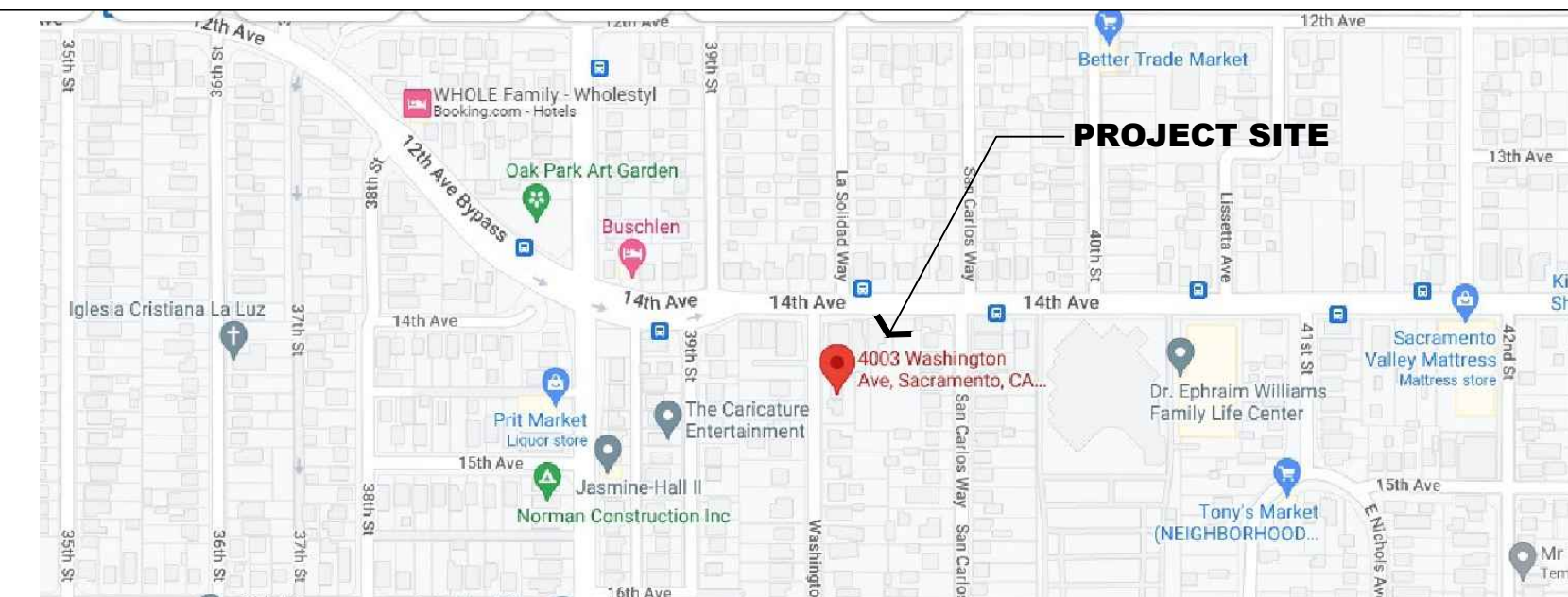
SCALE: 1/8"=1'-0"

C1

SHEET 1

EXISTING PLOT FOR:
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VICINITY MAP
 NTS



VICINITY PHOTOS



VIEW 1



VIEW 2



VIEW 3



VIEW 4



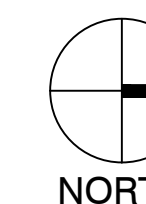
VIEW 5



VIEW 6

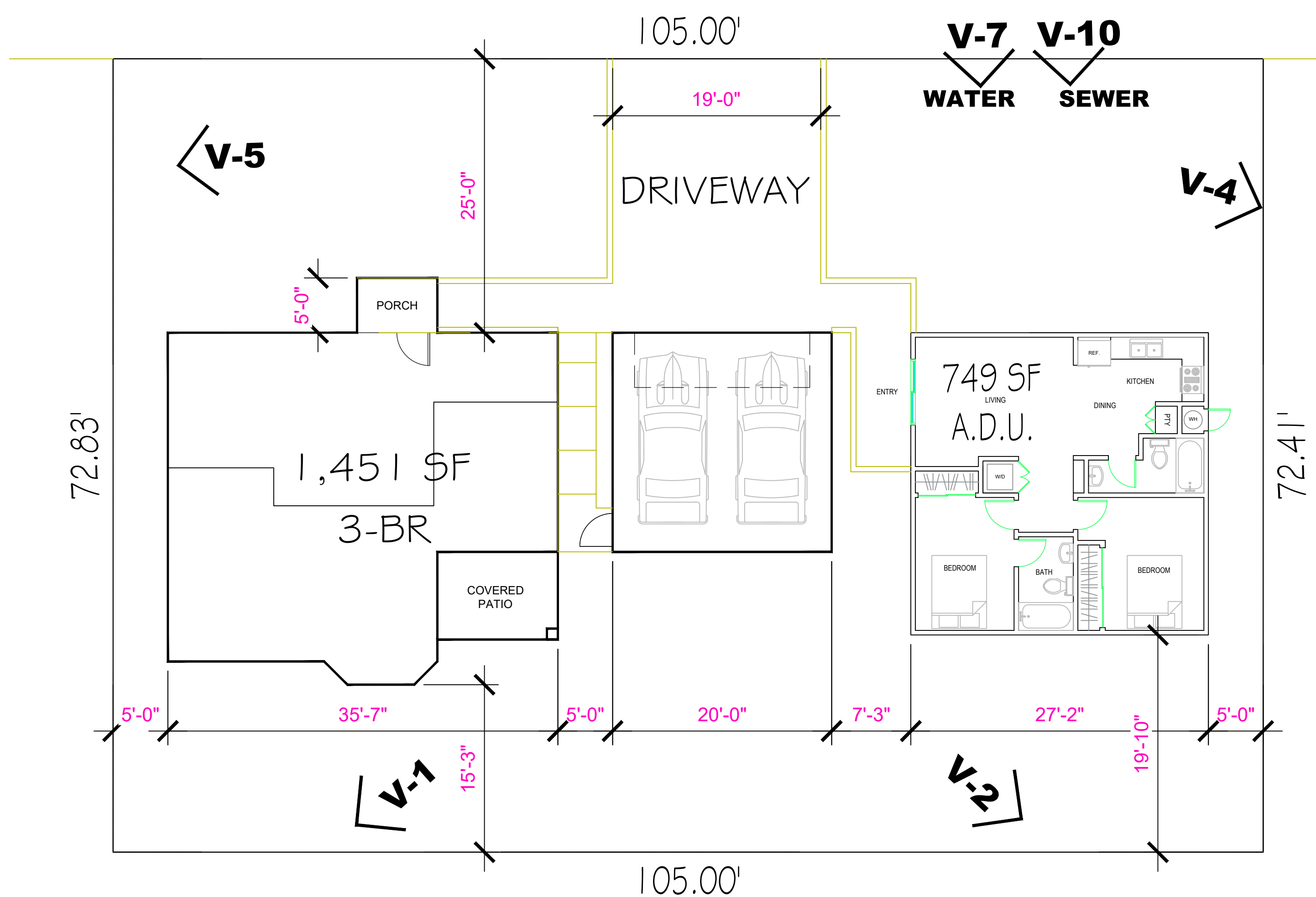


VIEW 7



VIEW 10

V-6 V-9 V-3 } WASHINGTON AVE } V-8



VICINITY PHOTOS | SITE PLAN
 SCALE: 1/8" = 1'-0"

NEW CONSTRUCTION RESIDENTIAL
 4003 WASHINGTON AVE
 SACRAMENTO, CA 95820-2735
 APN: 020-0073-026-0000

DATE: 12/14/2022
 DRAWN BY: AH
 DESIGNED BY: AH
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SCALE: 1/8"=1'-0"
C2
 SHEET 2



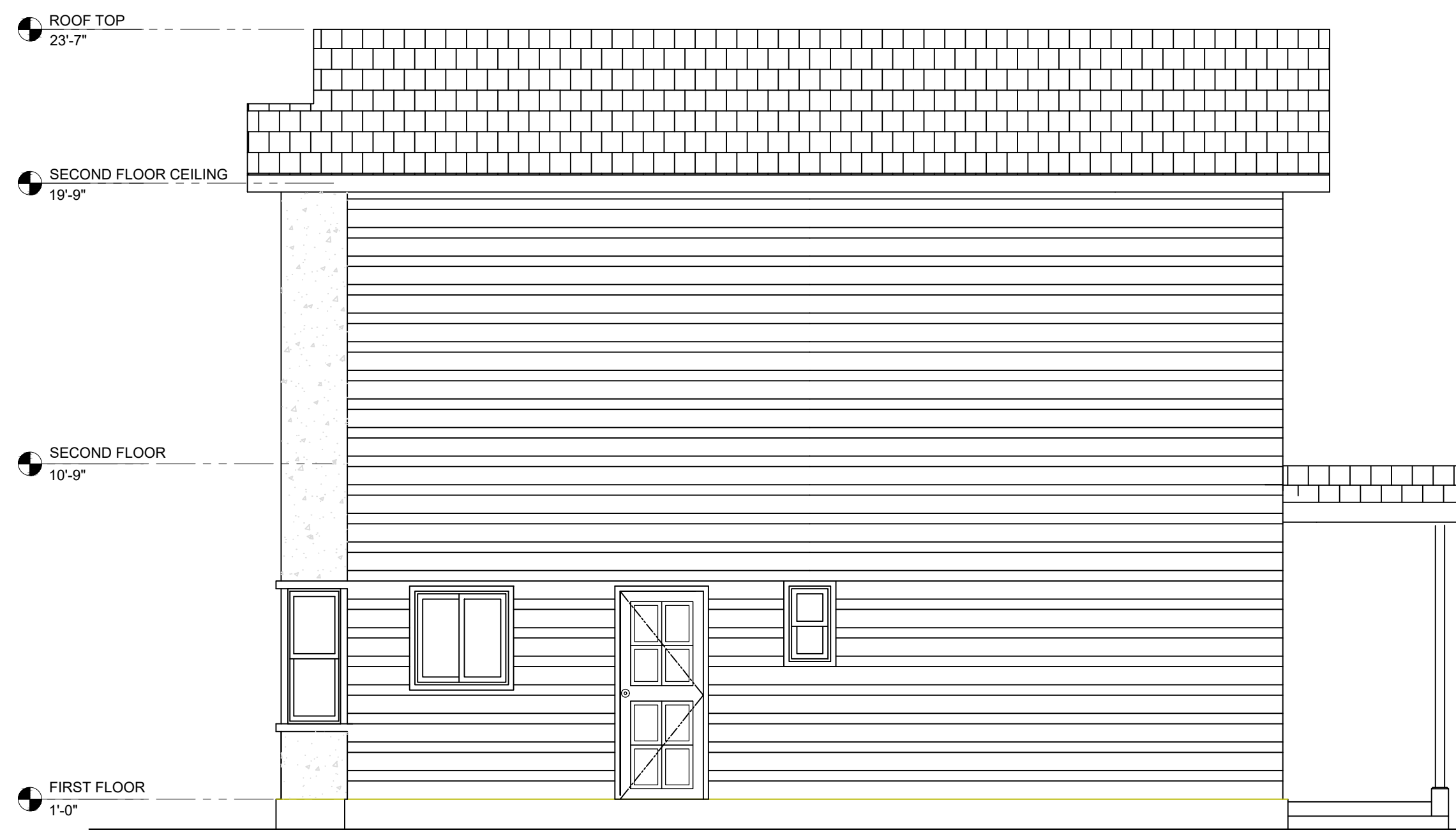
1 FRONT ELEVATION
1/4"=1'-0"



3 RIGHT ELEVATION
1/4"=1'-0"



2 REAR ELEVATION
1/4"=1'-0"



4 LEFT ELEVATION
1/4"=1'-0"

PROPOSED MATERIAL
FOR 4003 WASHINGTON AVE. PROJECT

EXTERIOR WALL
STUCCO

FRENCH SILVER
PPU 18-05



SHIPLAP SIDING

GRAPHIC CHARCOAL
N500-6



FASCIA BOARD
& GUTTER

DARK PEWTER
PPU 18-04



30 YEARS
DIMENSIONAL
COMP. ROOFING

GRAPHIC CHARCOAL
N500-6



EXPOSED SOLID
WOOD POST

FRENCH SILVER
PPU 18-05



GARAGE
ROLL-UP DOOR

FRENCH SILVER
PPU 18-05



EXTERIOR RAISED
PANEL DOOR

CRAFT JUGGLER
MQ2-45



BUILDING ELEVATIONS

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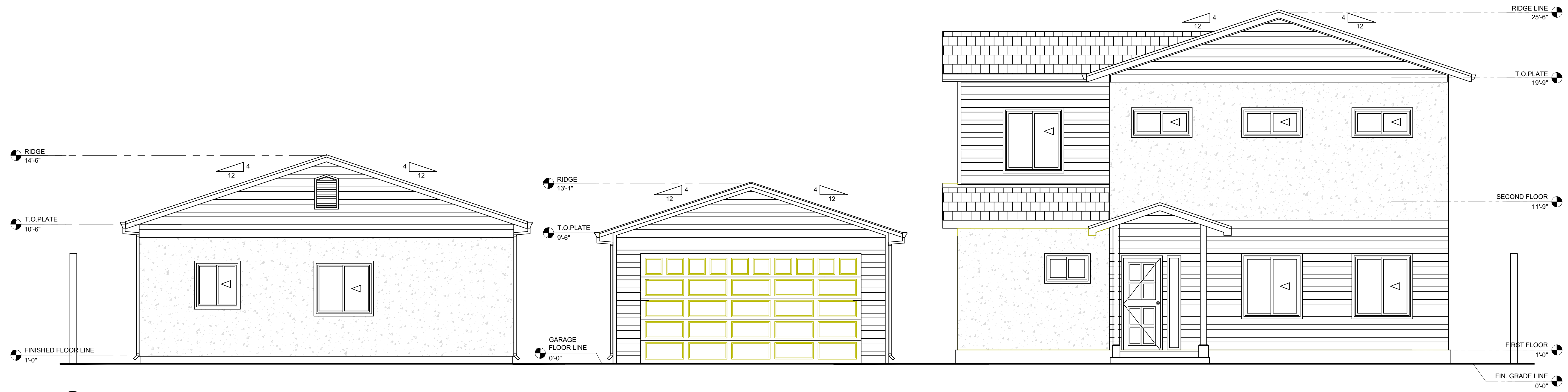
SCALE: 1/8"=1'-0"

A2

SHEET 2

BUILDING ELEVATIONS

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

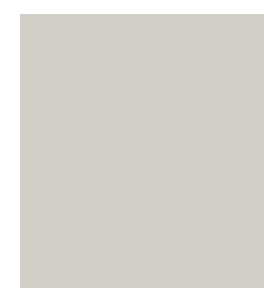


1 STREET BUILDING ELEVATIONS
1/4"=1'-0"

PROPOSED MATERIAL
FOR 4003 WASHINGTON AVE. PROJECT

EXTERIOR WALL STUCCO

FRENCH SILVER
PPU 18-05



30 YEARS DIMENSIONAL COMP. ROOFING

GRAPHIC CHARCOAL
N500-6



EXTERIOR RAISED PANEL DOOR

CRAFT JUGGLER
MQ2-45



SHIPLAP SIDING

GRAPHIC CHARCOAL
N500-6



EXPOSED SOLID WOOD POST

FRENCH SILVER
PPU 18-05



FASCIA BOARD & GUTTER

DARK PEWTER
PPU 18-04



GARAGE ROLL-UP DOOR

FRENCH SILVER
PPU 18-05



SITE ELEVATIONS | 4003 WASHINGTON AVE.
SCALE: 1/4" = 1'-0"

STREET BUILDING ELEVATIONS

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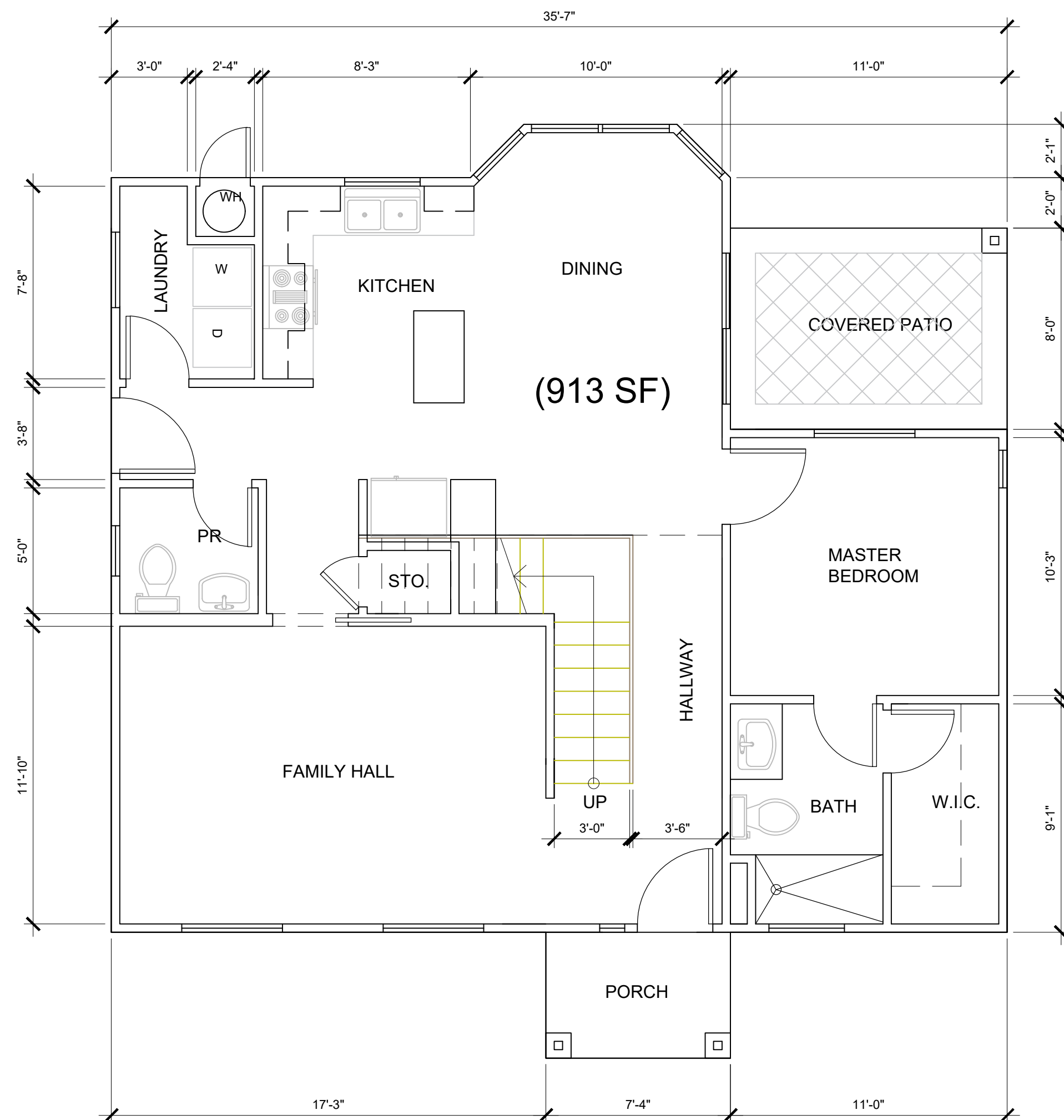
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DESIGNED BY: AH
CHECKED BY:

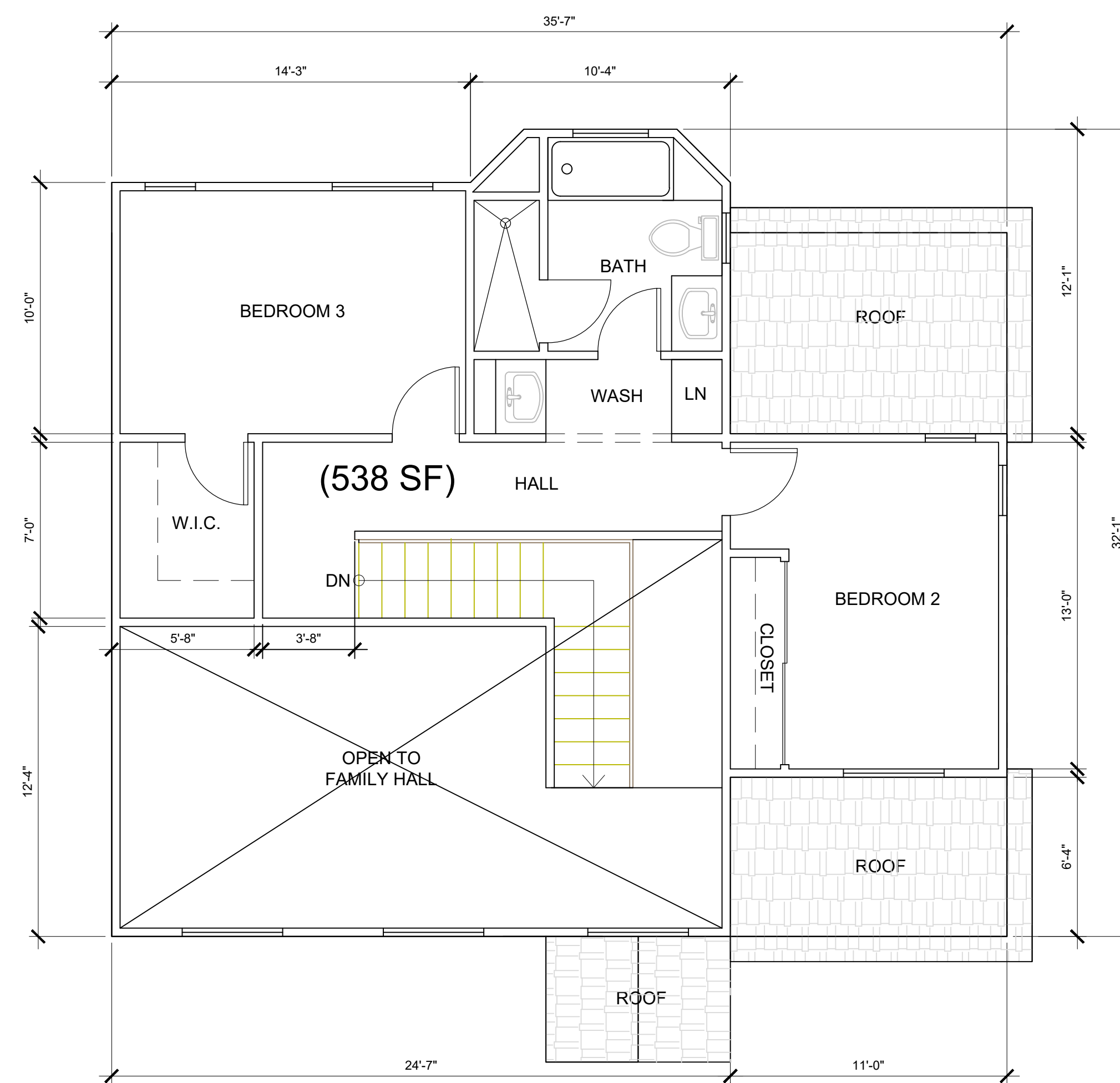
SCALE: 1/4"=1'-0"

A3

SHEET 3



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" 913 sf



2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" 538 sf

FLOOR PLANS | 1ST FLOOR AND 2ND FLOOR
SCALE: 1/4"=1'-0"

**FLOOR PLANS
1ST FLOOR AND 2ND FLOOR**

**NEW CONSTRUCTION RESIDENTIAL
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SCALE: 1/8"=1'-0"

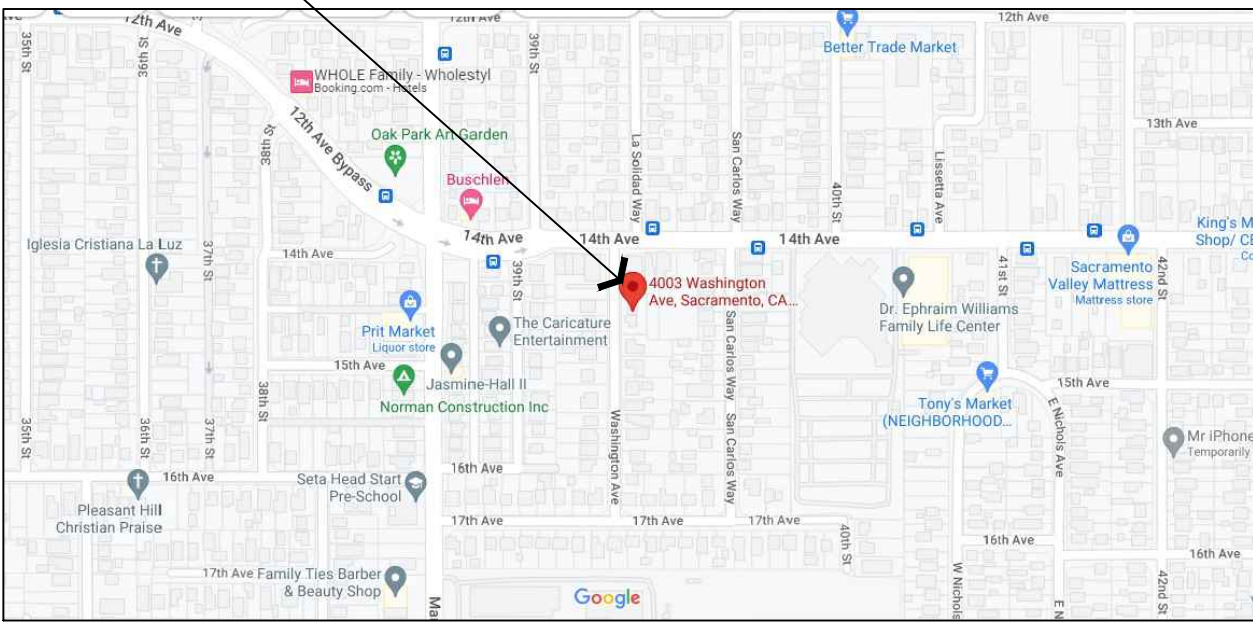
A1
SHEET 2

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WASHINGTON AVE

PROJECT SITE



VICINITY MAP
 NTS

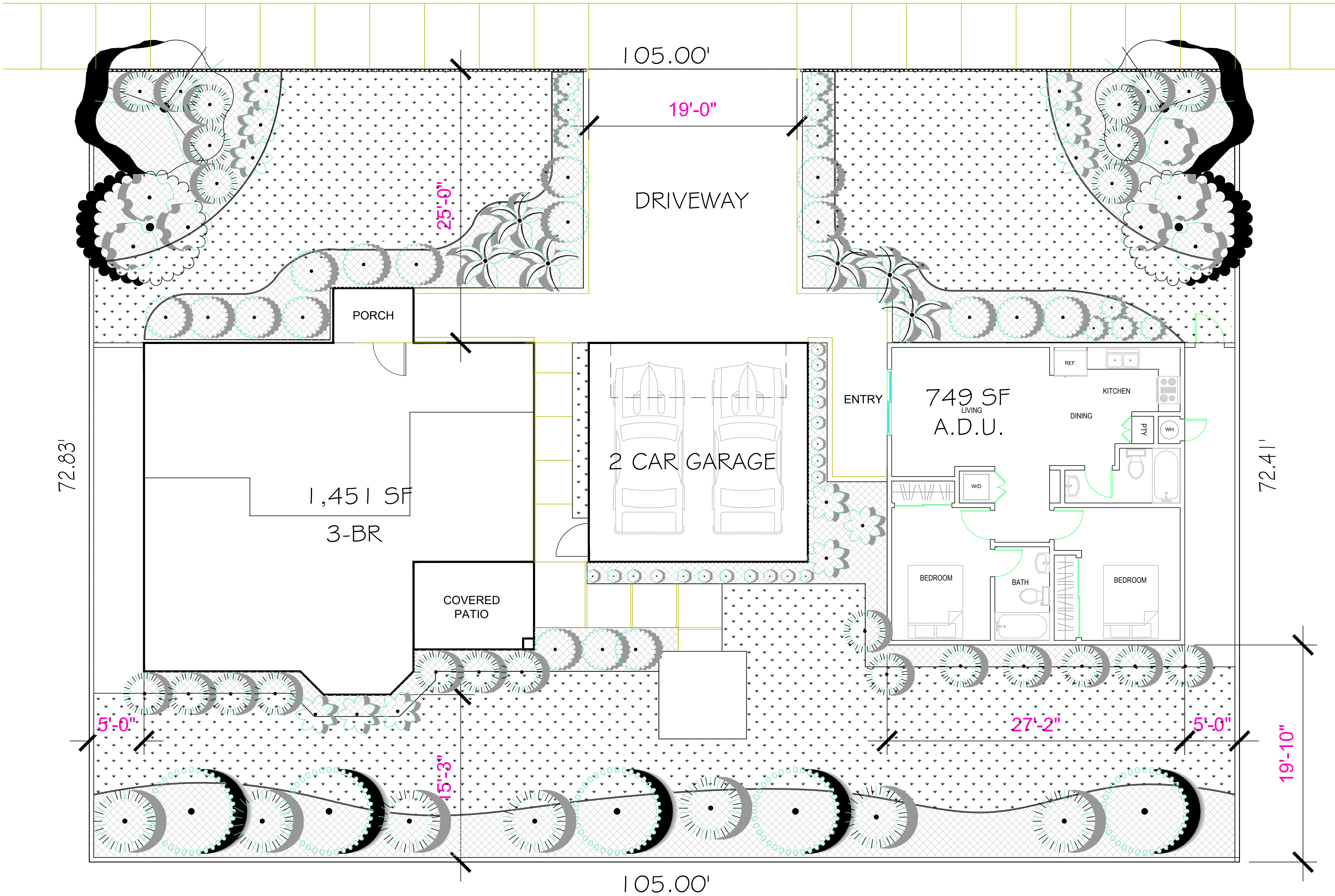


PLANTING NOTES

1. THE PLANT SCHEDULE AND PLANT SYMBOLS SHALL TAKE PRECEDENCE OVER ANY OTHER PLANTING NOTES.
 2. ALL PLANT MATERIALS AND PLANT INSTALLATION SHALL COMPLY WITH THE CITY OF SACRAMENTO STANDARD SPECIFICATIONS FOR LANDSCAPE CONSTRUCTION.
 3. THE IRRIGATION SYSTEM TO BE A FULLY AUTOMATIC UNDERGROUND SYSTEM.
 4. ALL PLANTERS TO BE 12" WIDE WALK ON BANK MULCH EXCEPT WHERE NOTED.

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	
	LI	Lagerstroemia indica x fauriei 'Tuscarora'	Tuscarora Crape Myrtle	24" box	
	PC	Potunia chinensis 'Red Push'	Red Push Chinese Pistache	15 gal	
	QT	Quercus ilex	Holly Oak	15 gal	
	TG	Thuja x 'Green Giant'	Green Giant Arborvitae	15 gal	
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	
	AI	Agapanthus suspensus	Lily Of The Nile	1 gal	
	AN	Athyrium niponicum 'Ghost'	Ghost Japanese Painted Fern	1 gal	
	CO	Carex oshimensis 'Everest'	Everest Japanese Sedge	1 gal	
	DV	Dieris vegeta	African Iris	1 gal	
	FJ	Fatsia japonica 'Spiders Web'	Speckled Japanese Fatsia	5 gal	
	ND	Nandina domestica 'Gold Stream' TM	Heavenly Bamboo	1 gal	
	PB	Phloxium texan 'Platt's Black'	Platt's Black Flax	5 gal	
	TT	Phloxium texan 'Tom Thumb'	Dwarf Green Flax	1 gal	
	PJ	Pieris japonica 'Flaming Silver'	Flaming Silver Pieris	5 gal	
	RU	Rhapidochloa umbellata 'Minor'	Dwarf Yoda Hawthorne	5 gal	
	TO	Thuja occidentalis 'Smurgol'	Emerald Green Arborvitae	---	
	VD	Viburnum davidii	David Viburnum	1 gal	
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	SE	Scdum x 'Angelina'	Angelina Sedum	flat	24" o.c.



LANDSCAPE

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DRAWN BY: AH
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SCALE: 3/16"=1'-0"

SITE PLAN / LANDSCAPE

SCALE: 3/16" = 1'-0"



LS

SHEET 1

**PROPOSED MATERIAL
FOR 4003 WASHINGTON AVE. PROJECT**

**EXTERIOR WALL
STUCCO**

FRENCH SILVER
PPU 18-05



SHIPLAP SIDING

GRAPHIC CHARCOAL
N500-6



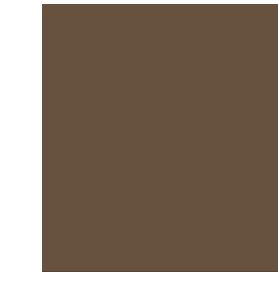
**FASCIA BOARD
& GUTTER**

DARK PEWTER
PPU 18-04



**30 YEARS
DIMENSIONAL
COMP. ROOFING**

GRAPHIC CHARCOAL
N500-6



**GARAGE
ROLL-UP DOOR**

FRENCH SILVER
PPU 18-05

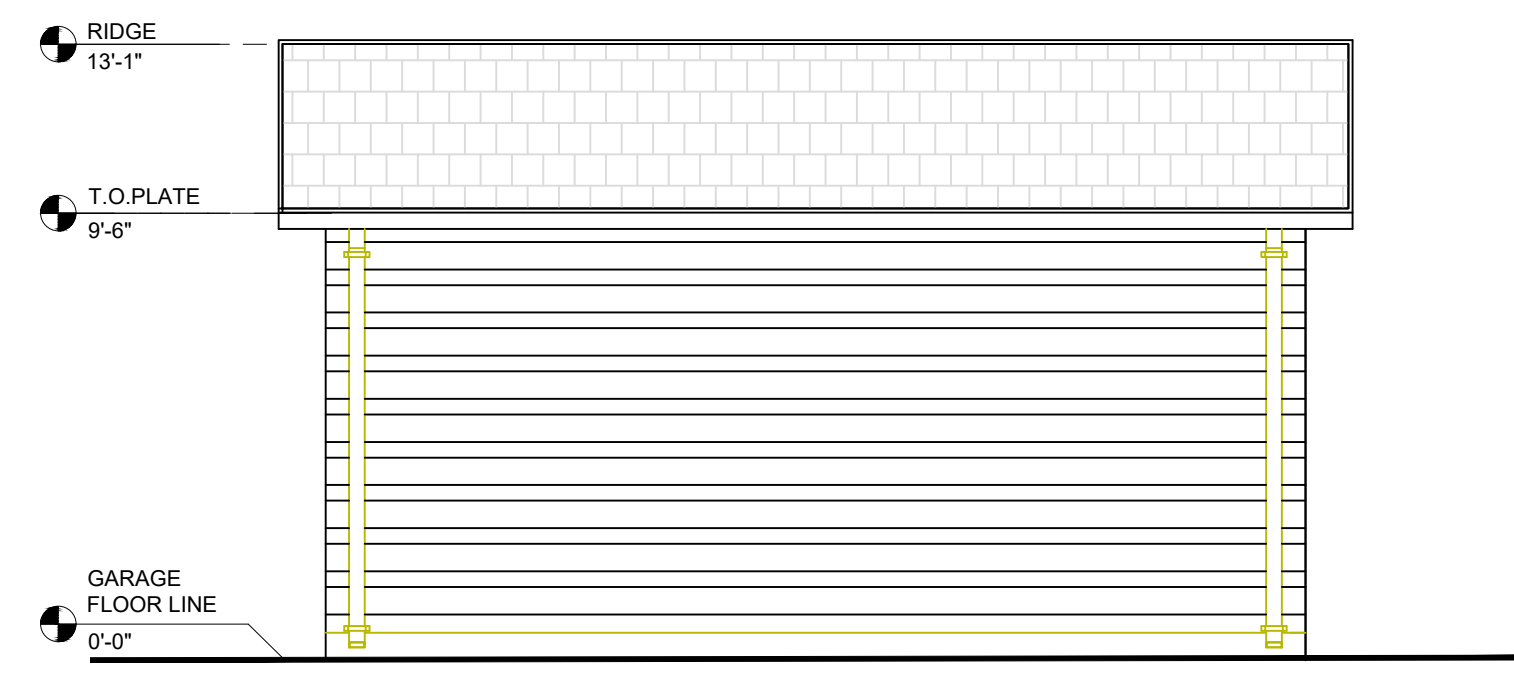


**EXTERIOR RAISED
PANEL DOOR**

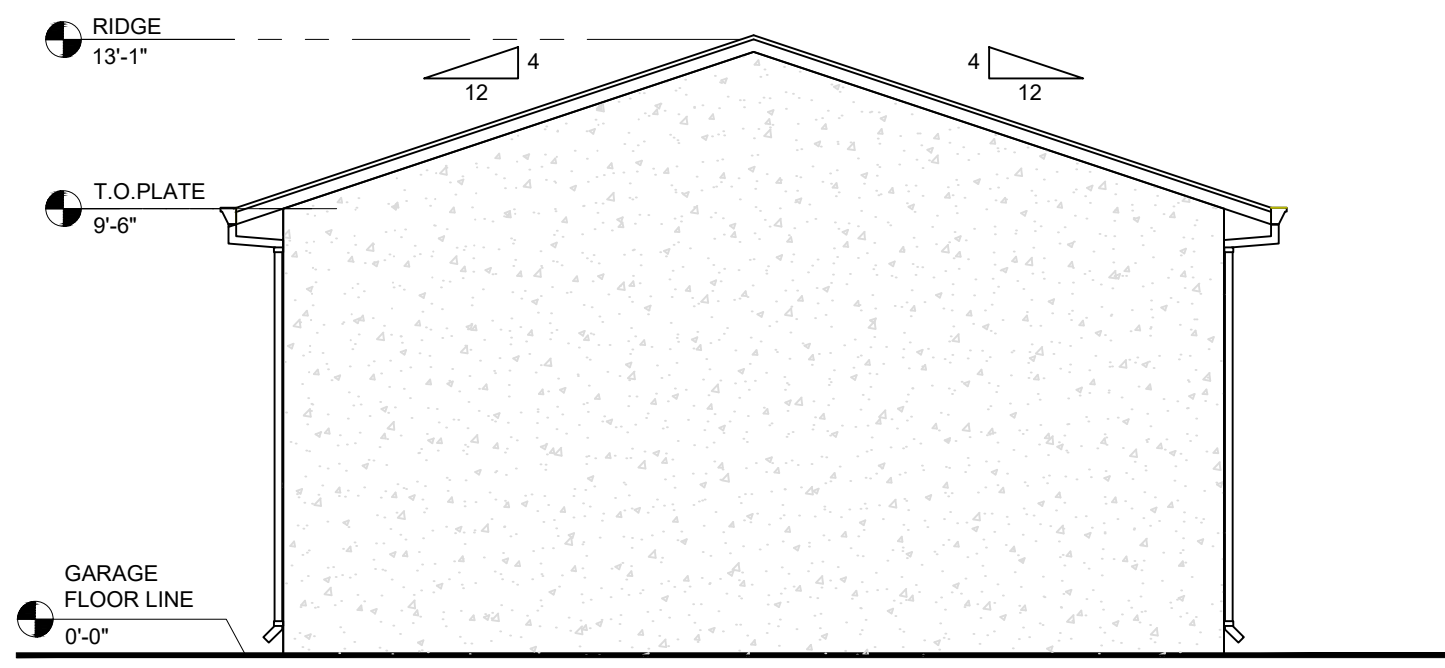
CRAFT JUGGLER
MQ2-45



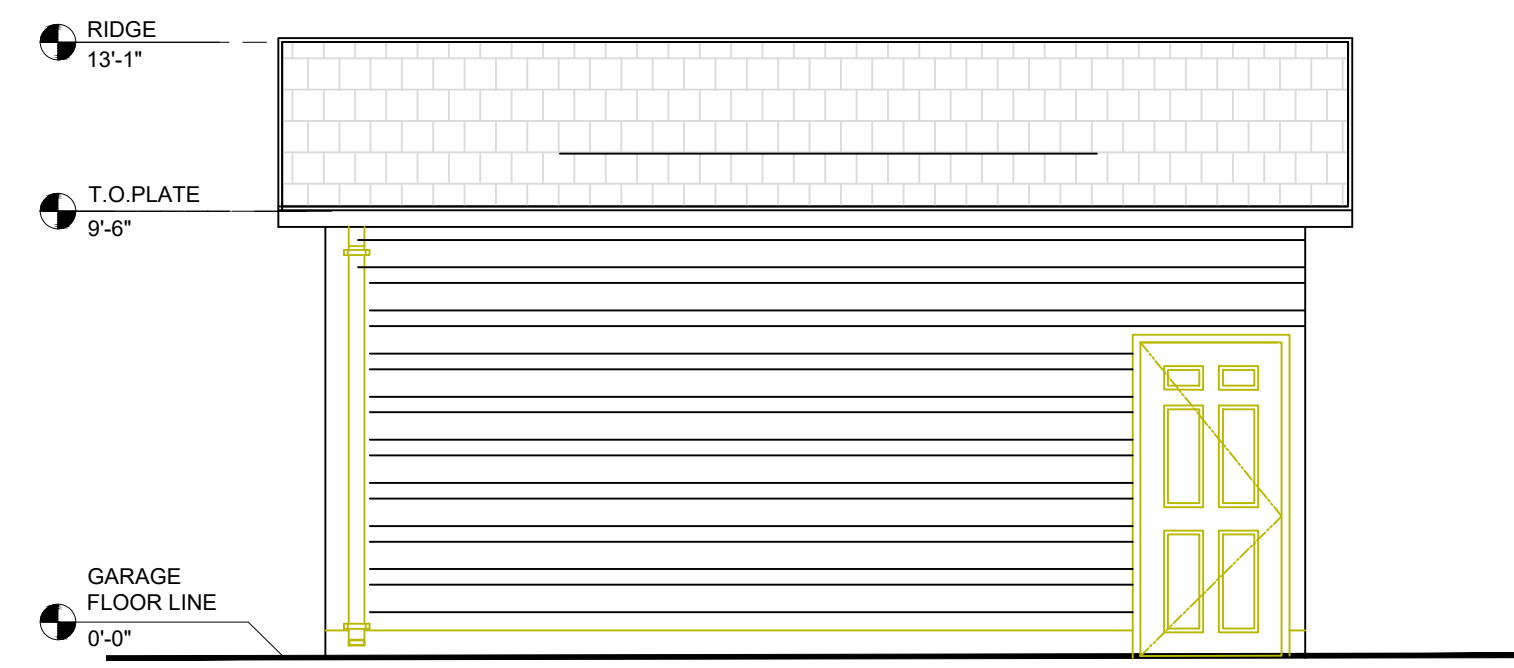
1 FRONT ELEVATION
1/4"=1'-0"



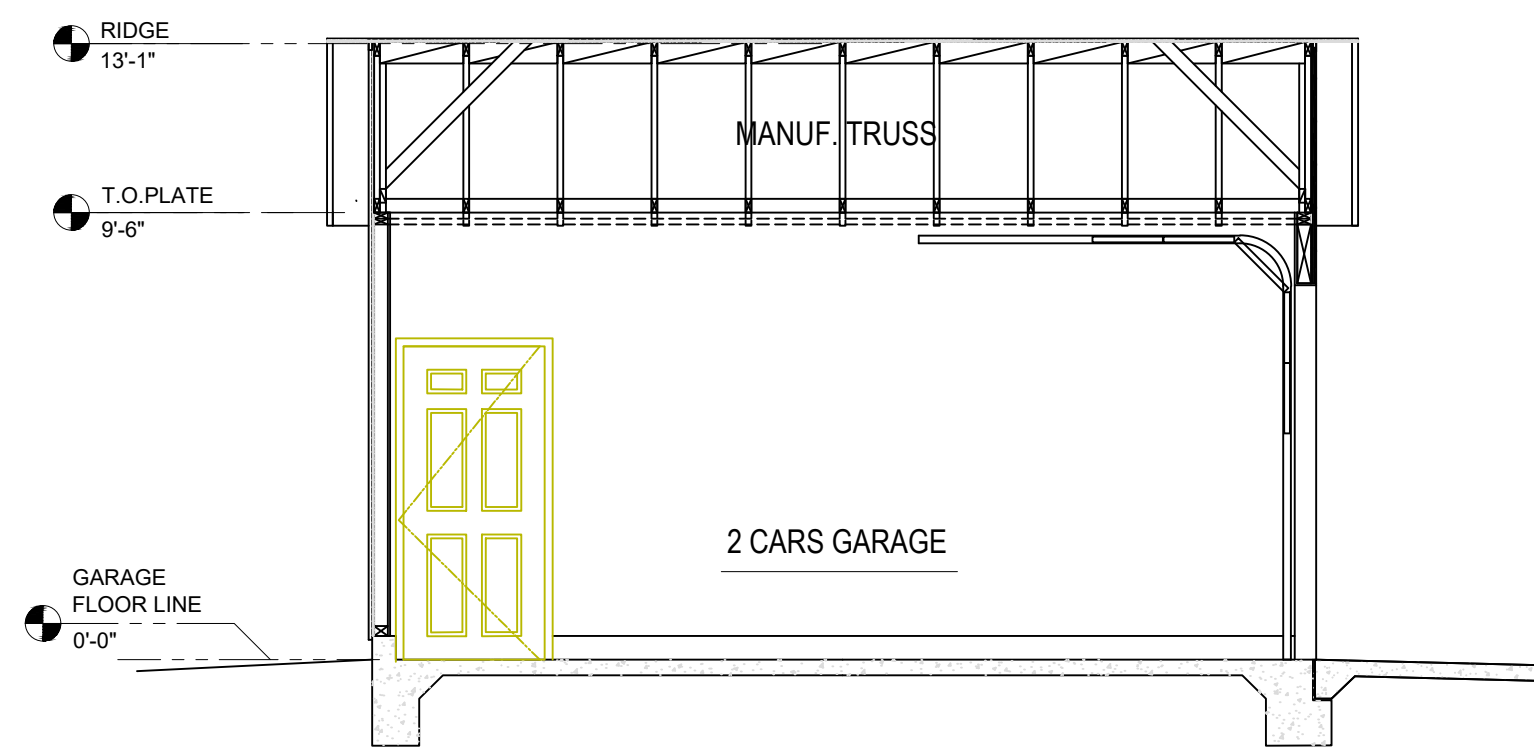
2 LEFT ELEVATION
1/4"=1'-0"



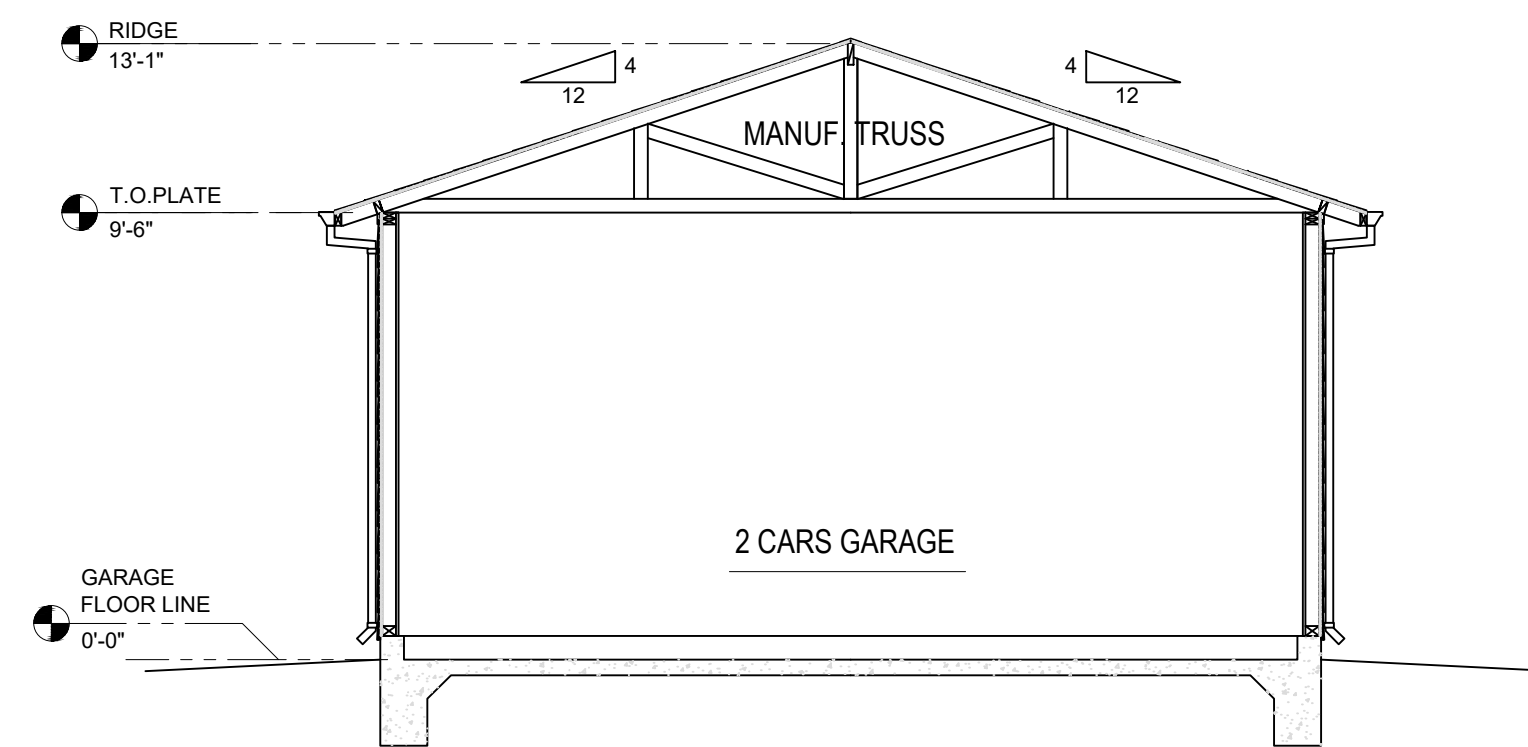
3 REAR ELEVATION
1/4"=1'-0"



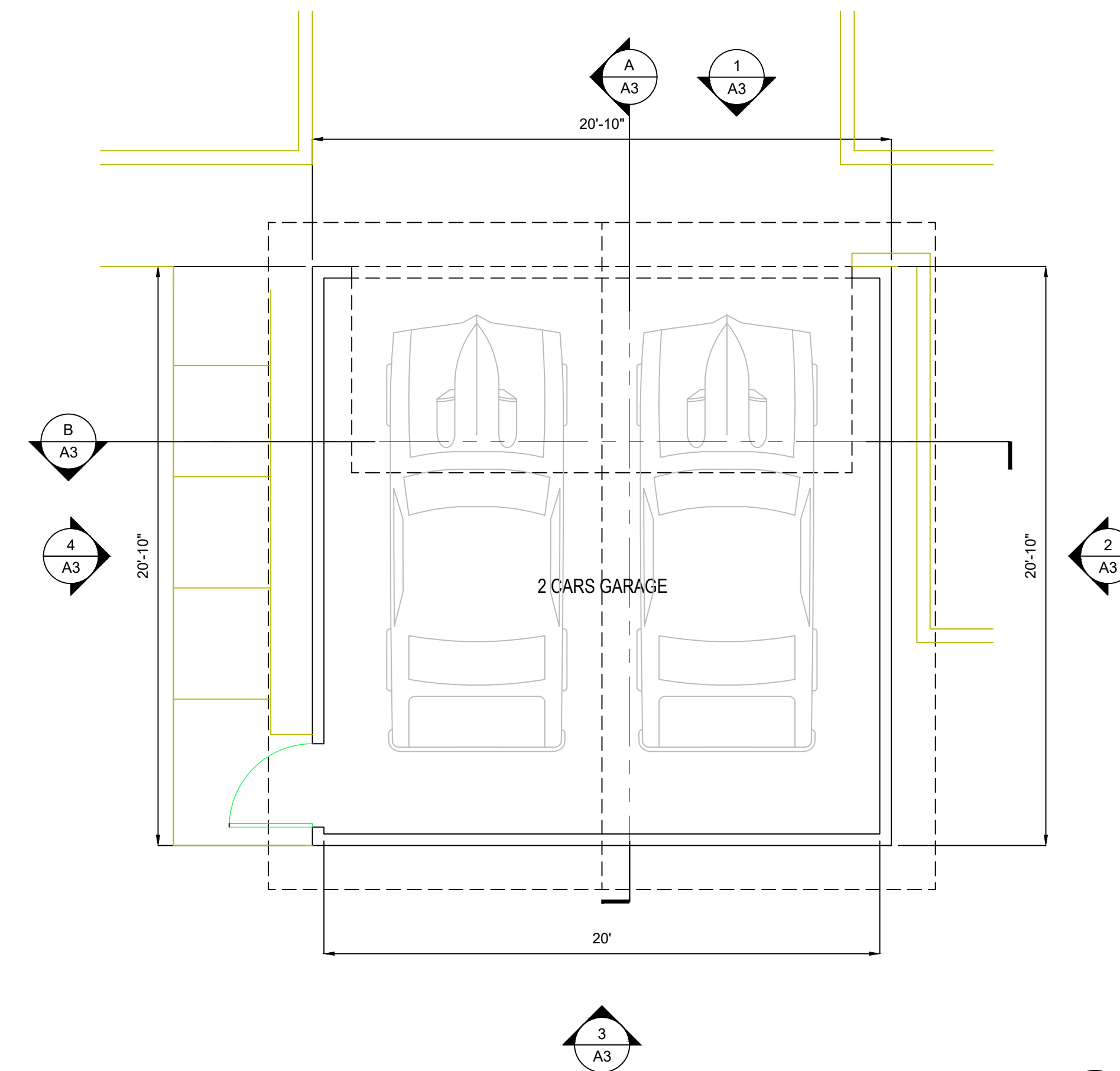
4 RIGHT ELEVATION
1/4"=1'-0"



A BUILDING SECTION
1/4"=1'-0"



B BUILDING SECTION
1/4"=1'-0"

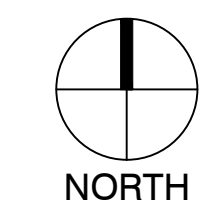


1 FLOOR PLAN
1/4"=1'-0"

434 SF NORTH

2 CAR GARAGE FLOOR PLAN & ELEVATIONS

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



2 CAR GARAGE FLOOR PLAN
BUILDING ELEVATIONS

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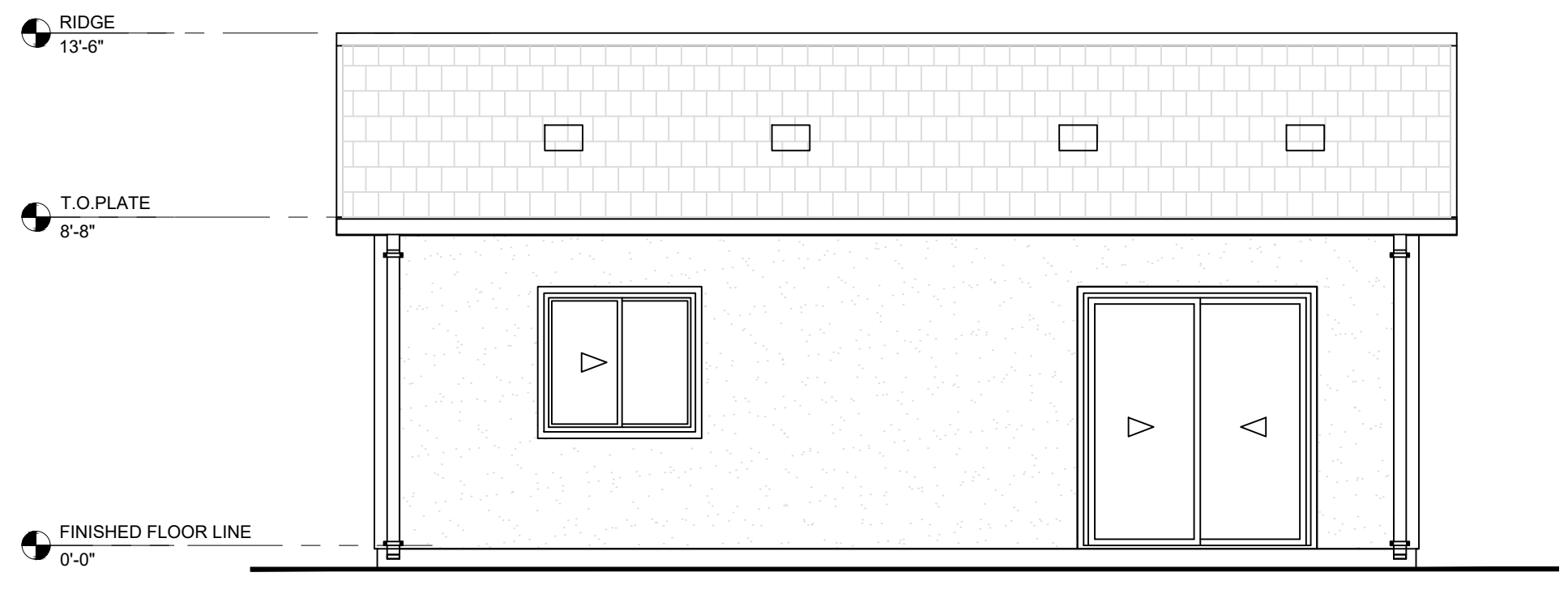
DATE: 3/15/2023

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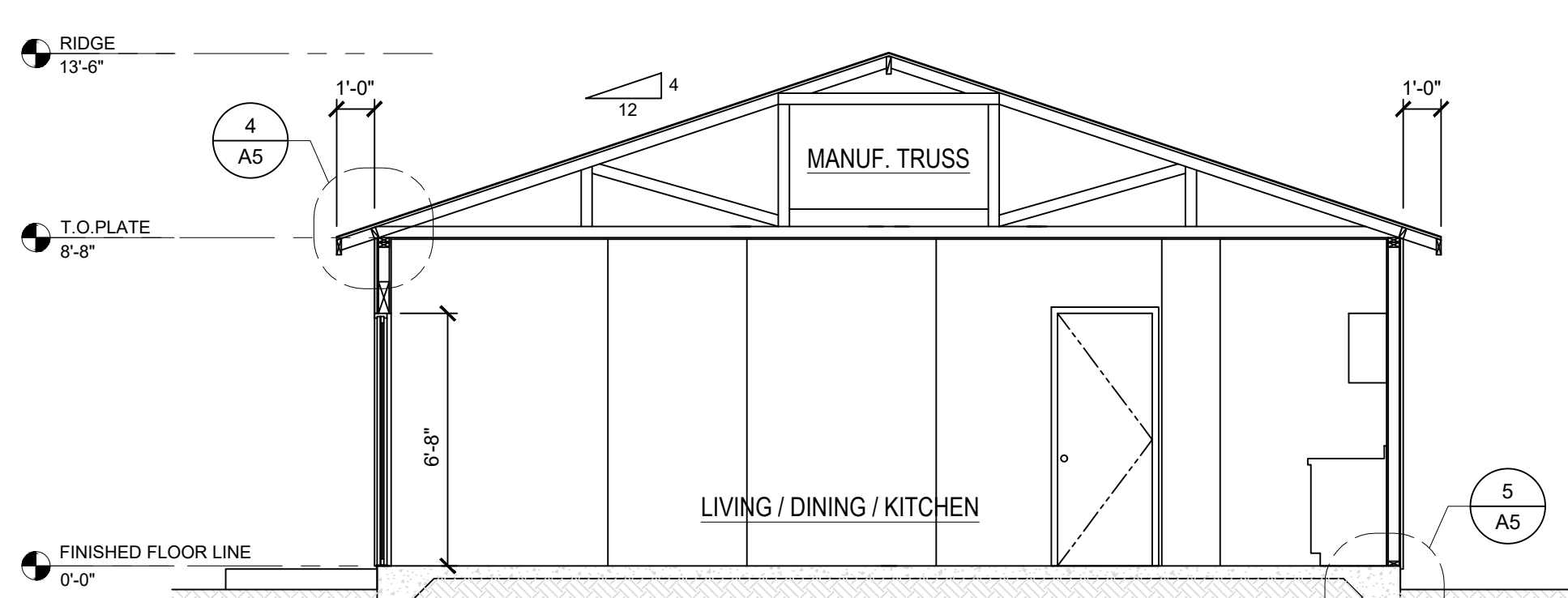
SCALE: 1/4"=1'-0"

A4

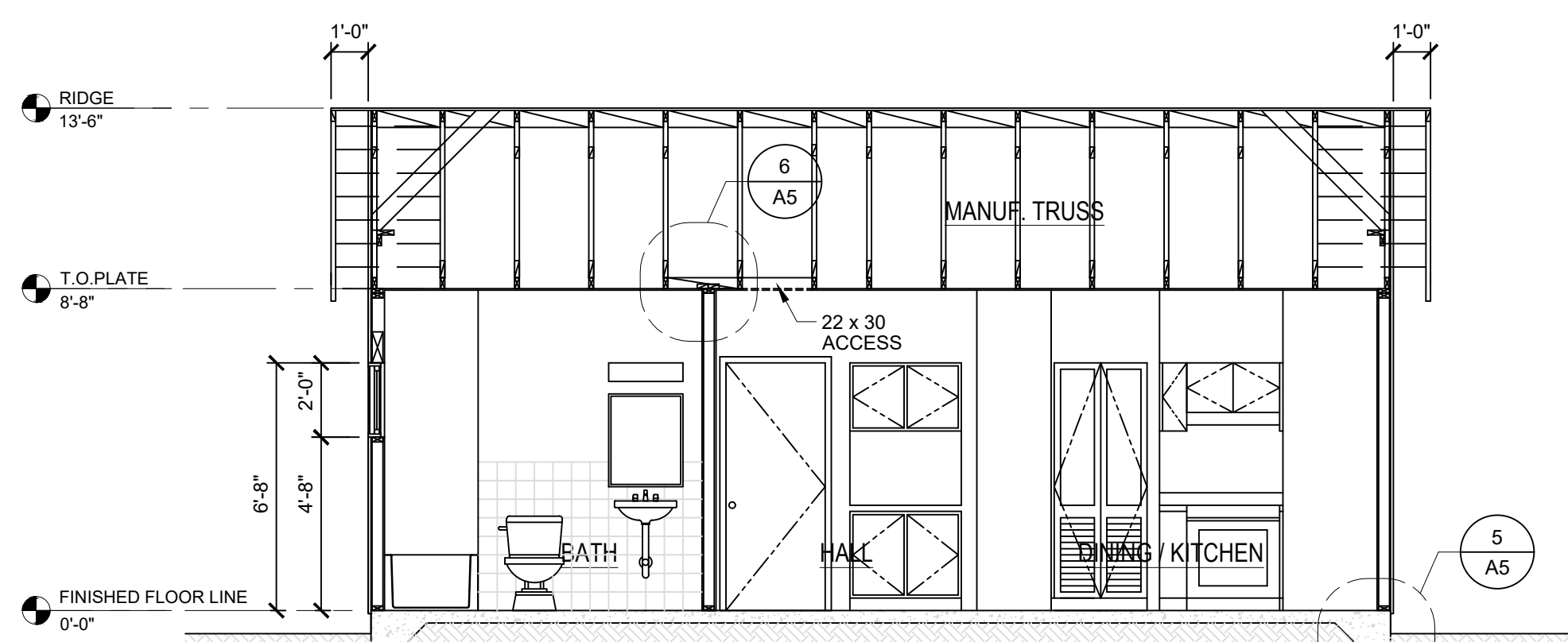
SHEET 5



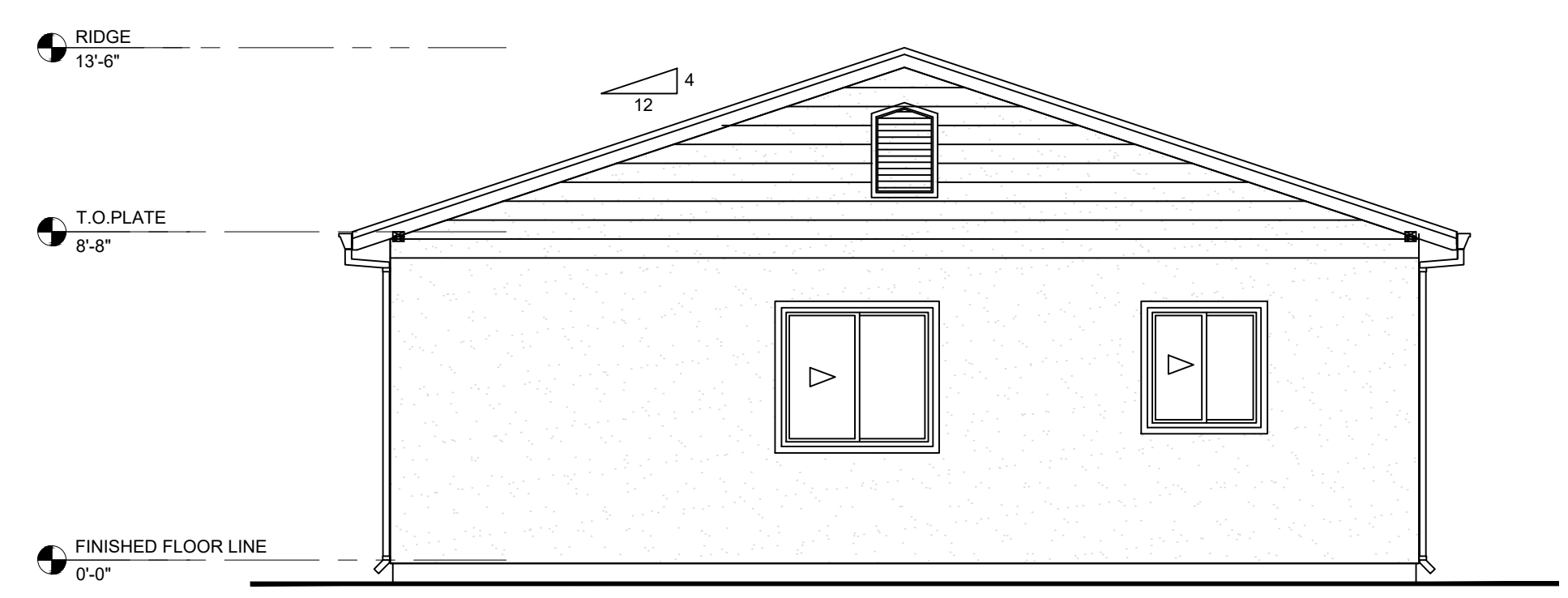
1 EAST ELEVATION 749 SF
1/4"=1'-0"



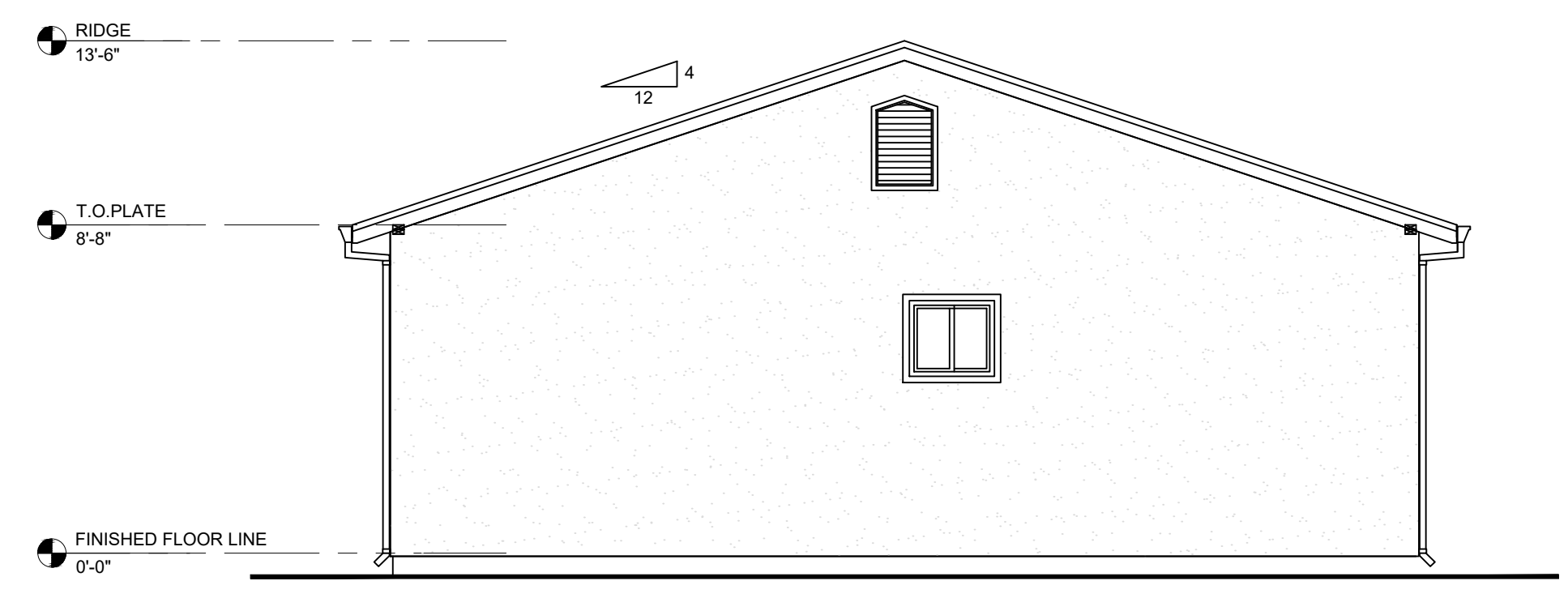
B BUILDING SECTION 749 SF
1/4"=1'-0"



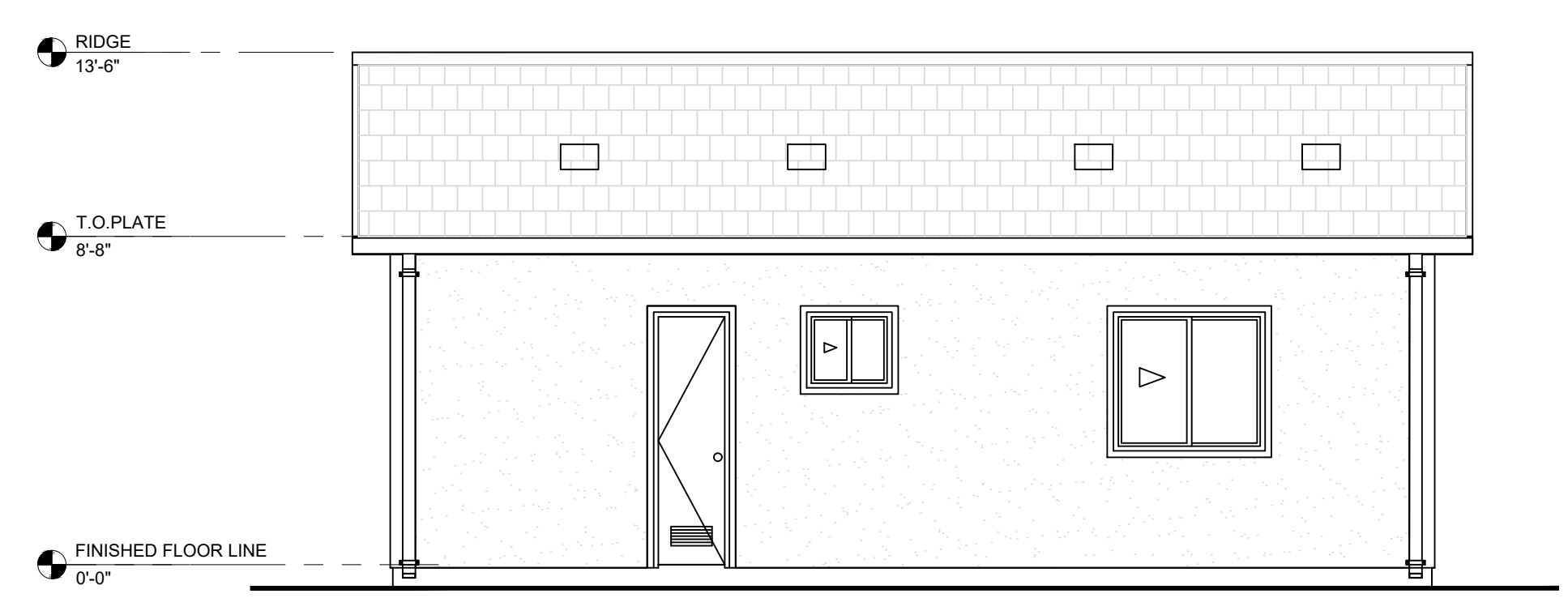
A BUILDING SECTION 749 SF
1/4"=1'-0"



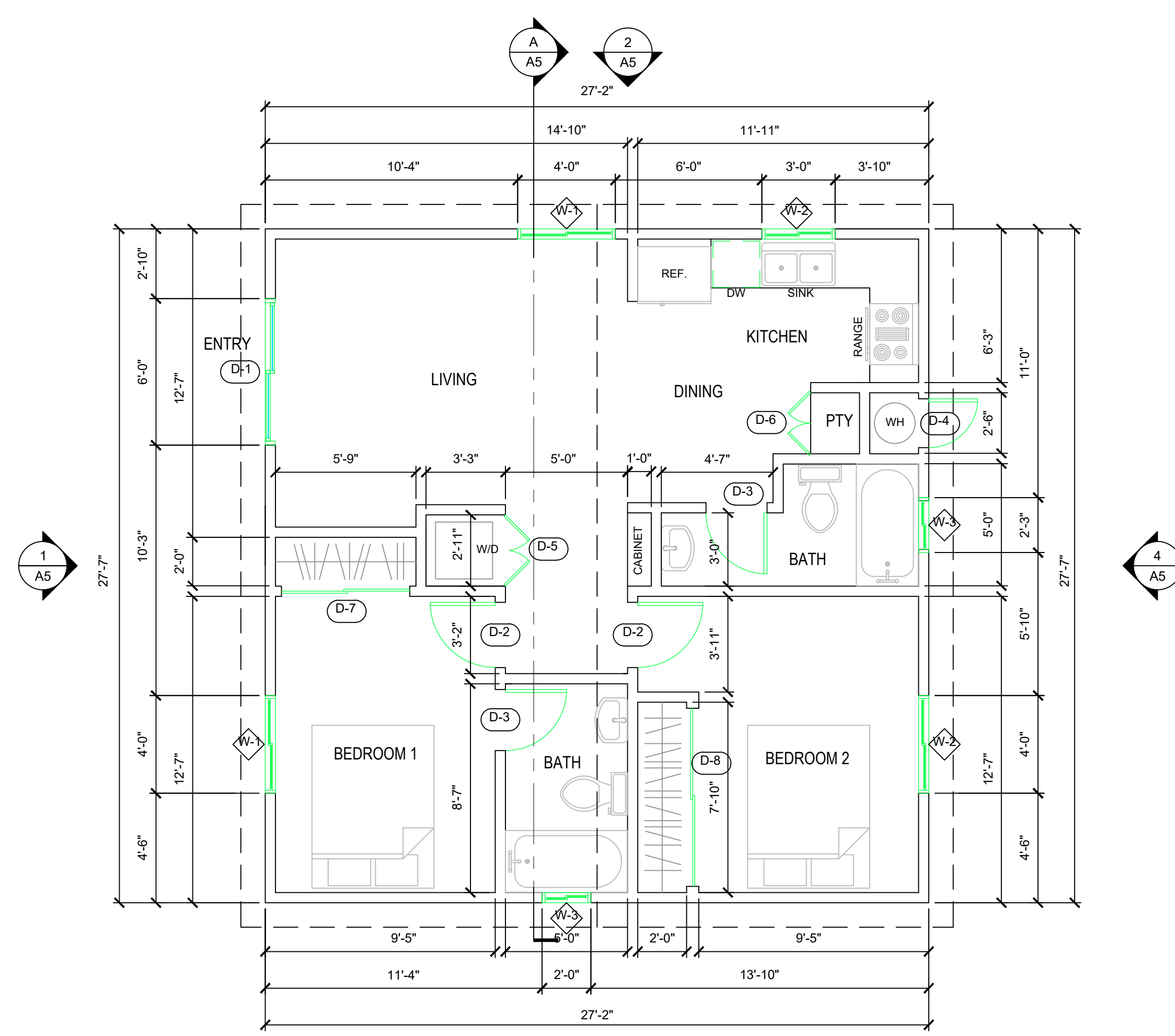
2 WEST ELEVATION 749 SF
1/4"=1'-0"



3 SOUTH ELEVATION 749 SF
1/4"=1'-0"

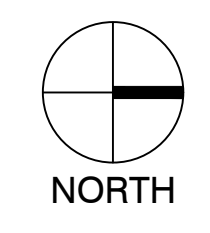


4 WEST ELEVATION 749 SF
1/4"=1'-0"



1 FLOOR PLAN 749 SF
1/4"=1'-0" NORTH

FLOOR PLAN / ELEVATIONS / SECTIONS
SCALE: 1/4" = 1'-0"



FLOOR PLAN and ELEVATIONS

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4003 WASHINGTON AVE
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DRAWN BY: AH
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CHECKED BY:
SCALE: 1/4"=1'-0"

A5

SHEET 7