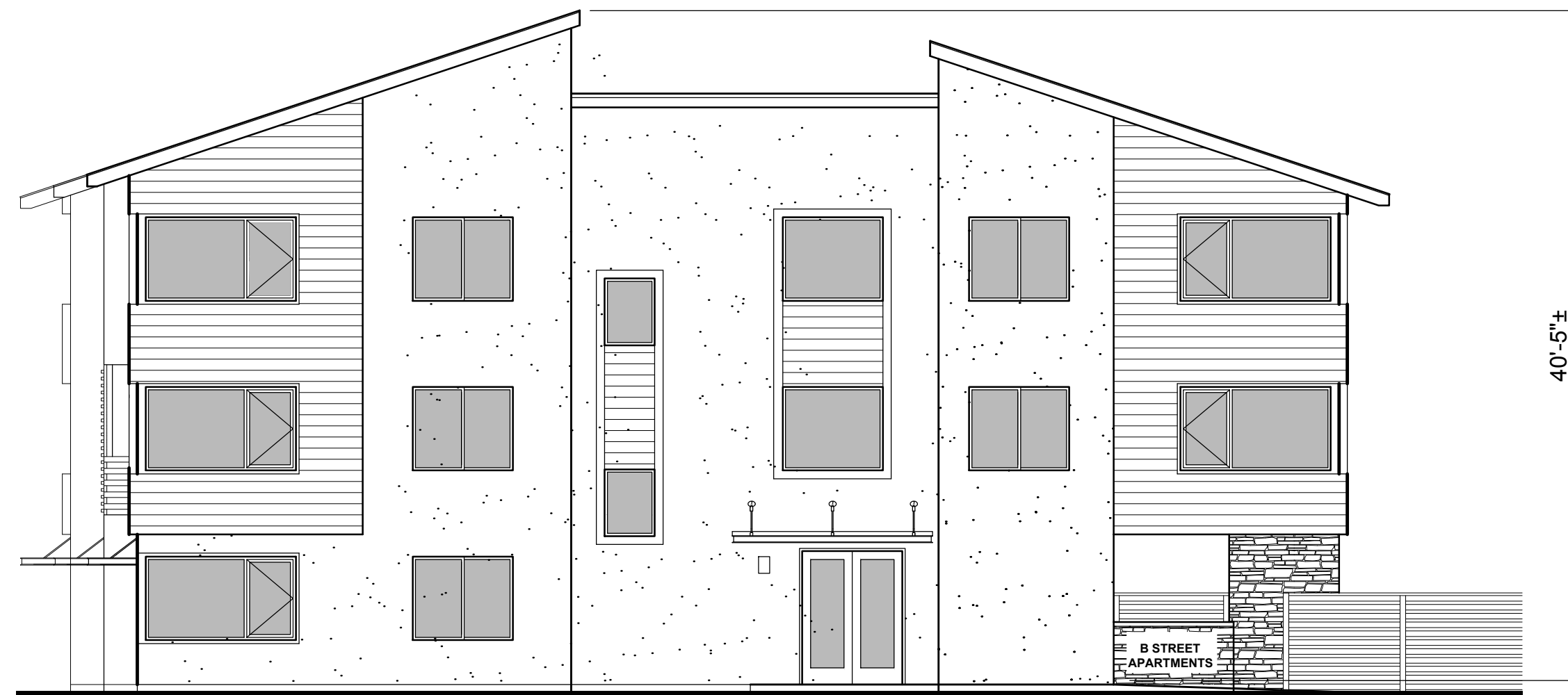




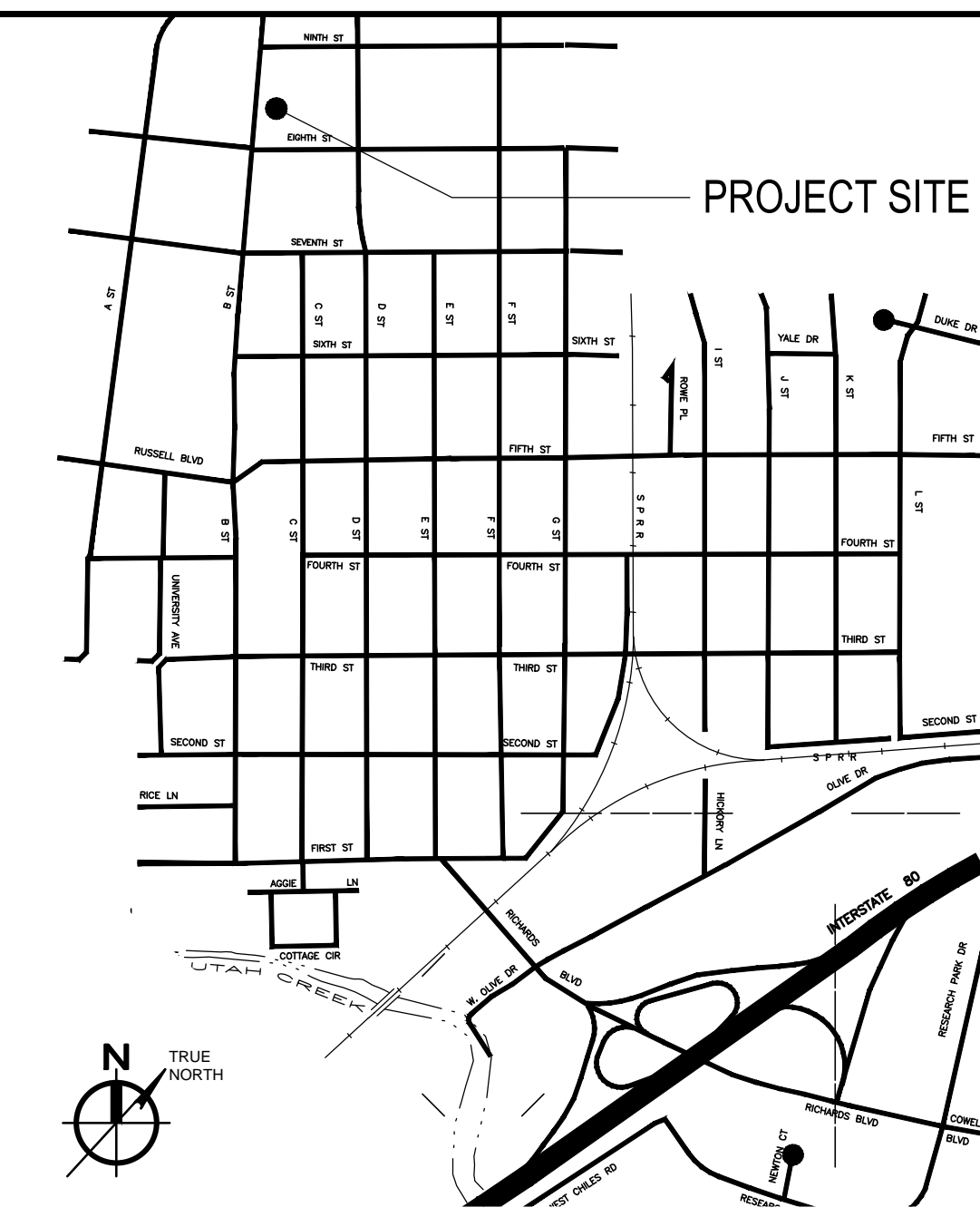
SIDE ELEVATION - NORTH

NO SCALE



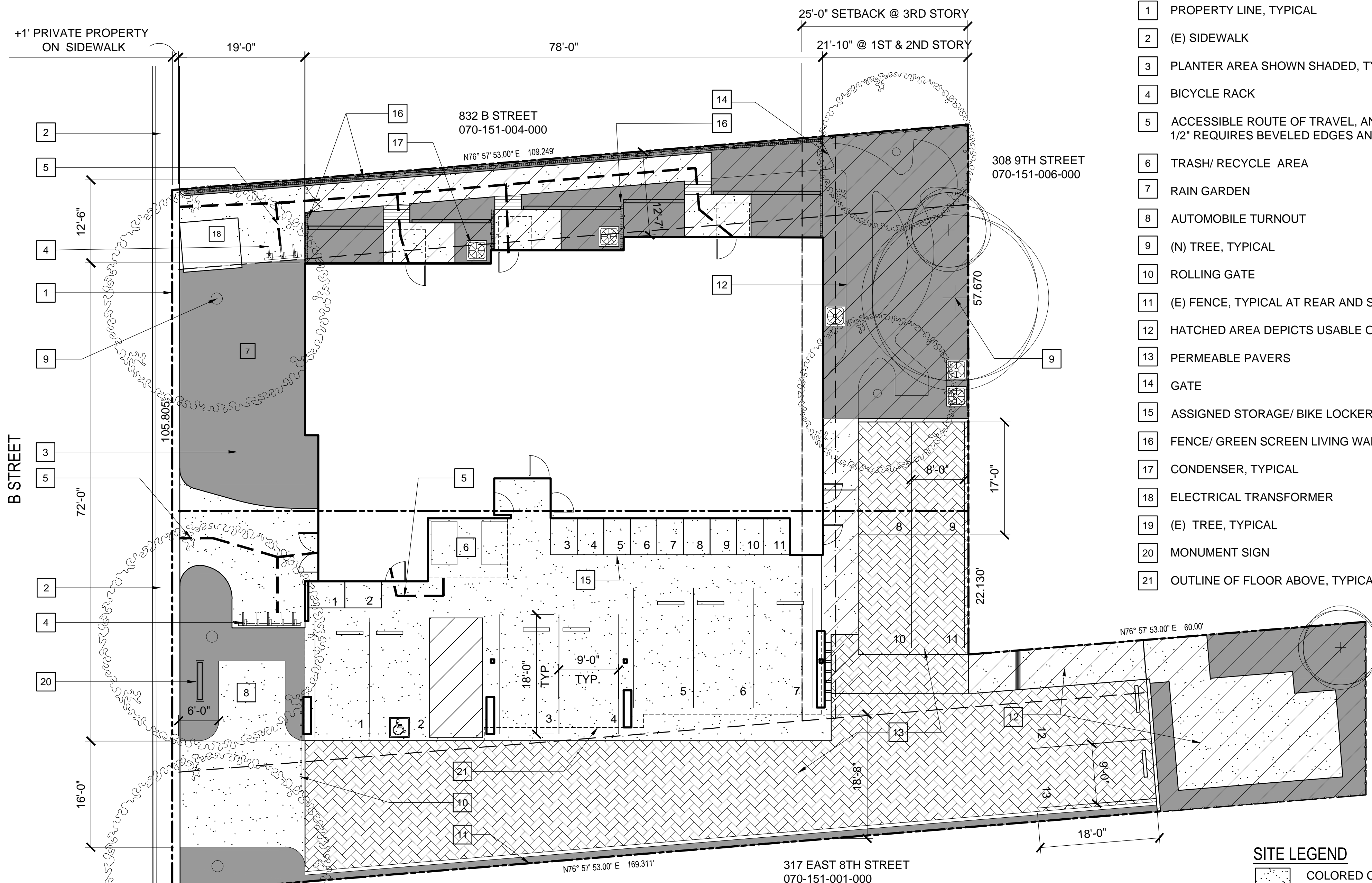
FRONT ELEVATION - B STREET

NO SCALE



VICINITY MAP

NO SCALE



SITE PLAN KEYNOTES

- 1 PROPERTY LINE, TYPICAL
- 2 (E) SIDEWALK
- 3 PLANTER AREA SHOWN SHADED, TYP.
- 4 BICYCLE RACK
- 5 ACCESSIBLE ROUTE OF TRAVEL, ANY LEVEL CHANGES BETWEEN 1/4" AND 1/2" REQUIRES BEVELED EDGES AND NOT GREATER THAN 1:2 SLOPE.
- 6 TRASH/ RECYCLE AREA
- 7 RAIN GARDEN
- 8 AUTOMOBILE TURNOUT
- 9 (N) TREE, TYPICAL
- 10 ROLLING GATE
- 11 (E) FENCE, TYPICAL AT REAR AND SIDES TO REMAIN
- 12 HATCHED AREA DEPICTS USABLE OPEN SPACE, TYPICAL
- 13 PERMEABLE PAVERS
- 14 GATE
- 15 ASSIGNED STORAGE/ BIKE LOCKER, TYPICAL (ONE PER UNIT)
- 16 FENCE/ GREEN SCREEN LIVING WALL
- 17 CONDENSER, TYPICAL
- 18 ELECTRICAL TRANSFORMER
- 19 (E) TREE, TYPICAL
- 20 MONUMENT SIGN
- 21 OUTLINE OF FLOOR ABOVE, TYPICAL

SITE LEGEND

- COLORED CONCRETE PAVING
- PERMEABLE PAVING
- LANDSCAPE PLANTER

OWNER

B9 URBAN INFILL, LLC
 KEMBLE POPE
 NEAL CORDEIRO
 2940 SPAFFORD ST #202
 (530) 848-5079 CELL (POPE)
 (916) 628-7759 CELL (CORDEIRO)

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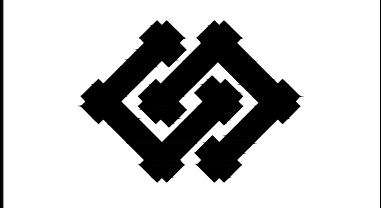
PROJECT DATA

LOT AREA: 14,242 SF, 0.326 ACRES
 APN: 070-151-002-000, 070-151-003-000
 EASEMENTS: (E) EASEMENT AT CENTER LINE BETWEEN THE SUBJECT PARCELS FOR DRIVEWAY TO BE ABANDONED WHEN LOTS ARE MERGED.
 SETBACKS: FRONT- 20', NORTH SIDE YARD- 12'-7", SOUTH SIDE YARD- 18'-7", REAR- 21'-10"
 MAX. BUILDING HEIGHT:
 38' HEIGHT ALLOWED IN R-3-M
 41'-9-1/2" MAXIMUM ALLOWED PER 10% MUNICIPAL CODE
 MINOR MODIFICATION, 40'-5" ACTUAL BUILDING HEIGHT
 BUILDING AREA: 1ST FLOOR = 3,280.5 SF
 2ND FLOOR = 5,149 SF
 3RD FLOOR = 4,962.5 SF
 15,749 SF
 + CARPORT 2,357 SF
 TOTAL 15,749 SF
 LOT COVERAGE: Allowable: 40% OF 14,242 = 5,697 SF
 Actual: 5,714/ 14,242 = 40%
 USABLE OPEN SPACE:
 AFFORDABLE UNIT (1) 300 = 300
 1 BEDROOM UNIT (5) 350 = 1,750 SF
 2 BEDROOM UNIT (5) 400 = 2,000 SF
 = 4,050 SF REQUIRED
 GROUND SPACE = 3,334 SF
 PATIOS = 880 SF
 TOTAL = 4,214 SF ACTUAL PROVIDED
 4,214 > 4,050
 PARKING SPACES
 1 SPACE PER 1 BEDROOM APARTMENT = 6
 1-3/4 SPACES PER 2 BEDROOM APARTMENT = 8.75
 ENHANCED BICYCLE PARKING CREDIT = -2
 12.75 REQUIRED
 13 PROVIDED

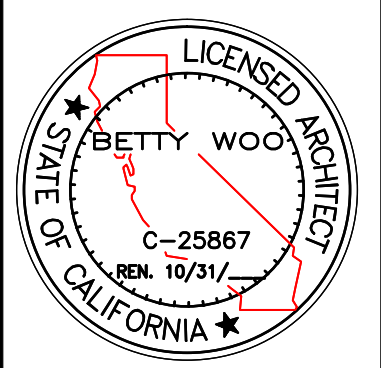
SHEET INDEX

- A1.0 SITE PLAN AND DATA
- A1.1 CONTEXT MAP AND UNIT SUMMARY
- A2.0 FIRST FLOOR PLAN
- A2.1 SECOND FLOOR PLAN
- A2.2 THIRD FLOOR PLAN
- A2.3 ROOF PLAN
- A4.0 BUILDING SECTIONS
- A6.0 EXTERIOR ELEVATIONS
- C1 GRADING DRAINAGE AND UTILITY PLAN
- L1 LANDSCAPE SITE PLAN
- L2 LANDSCAPE PLANTING PLAN
- L3 LANDSCAPE SHADE PLAN

SITE PLAN
 SCALE: 1"=10'-0"
 NORTH



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 FAX 530 753-4239



**B STREET RESIDENCES
 NEW APARTMENTS**
 820-822 B STREET
 DAVIS, CA

SITE PLAN
 VICINITY MAP
 EXTERIOR ELEVATIONS

REVISION

1	12-14-16
2	2-1-17

DATE 12-1-16

SHEET NUMBER

A1.0