**PROJECT INFORMATION**

<table>
<thead>
<tr>
<th>DESCRIPTION:</th>
<th>TOTAL UNITS:</th>
<th>18 ONE-BEDROOMS (6 PER FLOOR)</th>
</tr>
</thead>
<tbody>
<tr>
<td>PROJECT LOCATION:</td>
<td>TOTAL PARKING:</td>
<td>9 STALLS</td>
</tr>
<tr>
<td>APN:</td>
<td>DENSITY:</td>
<td>72 UNITS PER ACRE</td>
</tr>
<tr>
<td>DESIGN OVERLAY ZONE:</td>
<td>PROPOSED HEIGHT:</td>
<td>40'-0&quot;</td>
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<tr>
<td>GENERAL PLAN:</td>
<td>STORIES:</td>
<td>3</td>
</tr>
<tr>
<td>EXISTING USE:</td>
<td>FRONT YARD SETBACK:</td>
<td>0'-0&quot;</td>
</tr>
<tr>
<td>PROPOSED USE:</td>
<td>REAR YARD SETBACK:</td>
<td>8'-0&quot;</td>
</tr>
<tr>
<td>ZONING:</td>
<td>SIDE YARD SETBACK (RESID.):</td>
<td>8'-0&quot;</td>
</tr>
<tr>
<td>CONSTRUCTION TYPE:</td>
<td>SIDE YARD SETBACK (ALLEY):</td>
<td>5'-0&quot;</td>
</tr>
<tr>
<td>OCCUPANCY CLASS.:</td>
<td>OPEN SPACE:</td>
<td>2,600 SF PRIVATE OPEN SPACE</td>
</tr>
<tr>
<td>LOT AREA:</td>
<td>DEVIATIONS:</td>
<td></td>
</tr>
<tr>
<td>TOTAL BUILDING SF:</td>
<td>1. REDUCTION OF REQUIRED FRONT YARD SETBACK FROM 20'-0&quot; TO 0'-0&quot; IN ACCORDANCE WITH PROPOSED WASH. SPECIFIC PLAN UPDATE, SECTION 17.08.030</td>
<td></td>
</tr>
<tr>
<td>VICINITY MAP</td>
<td>2. REDUCTION OF OPEN SPACE REQUIREMENT FROM 2,700 SF TO 2,600 SF, ALL OF WHICH CAN BE PROVIDED AS PRIVATE OPEN SPACE. SECTION 17.08.030</td>
<td></td>
</tr>
</tbody>
</table>

**DESCRIPTION:** NEW 18 UNIT, 3 STORY APARTMENT BUILDING

**PROJECT LOCATION:** 219-221 5TH STREET
WEST SACRAMENTO, CA 95605

**APN:** 010-495-023-000
010-495-024-000

**DESIGN OVERLAY ZONE:** WASHINGTON SPECIFIC PLAN

**GENERAL PLAN:** HIGH-DENSITY RESIDENTIAL

**EXISTING USE:** VACONT LOT

**PROPOSED USE:** MULTI-FAMILY DWELLING UNITS

**ZONING:** R-3 RESIDENTIAL - MULTIFAMILY

**CONSTRUCTION TYPE:** V-B

**OCCUPANCY CLASS.:** R-2

**LOT AREA:** 11,120 SF // .25 ACRES

**TOTAL BUILDING SF:** 16,000 SF

**DEVIANCENS:**

1. REDUCTION OF REQUIRED FRONT YARD SETBACK FROM 20'-0" TO 0'-0" IN ACCORDANCE WITH PROPOSED WASH. SPECIFIC PLAN UPDATE, SECTION 17.08.030

2. REDUCTION OF OPEN SPACE REQUIREMENT FROM 2,700 SF TO 2,600 SF, ALL OF WHICH CAN BE PROVIDED AS PRIVATE OPEN SPACE. SECTION 17.08.030
**GROUND LEVEL SITE PLAN**

**SCALE 3/32" = 1'-0"**

**20' PUBLIC ALLEY**

UNIT 1:  785 SF INTERNAL FLOOR AREA  
348 SF PRIVATE OPEN SPACE  
UNIT 2:  765 SF INTERNAL FLOOR AREA  
195 SF PRIVATE OPEN SPACE  
UNIT 3:  760 SF INTERNAL FLOOR AREA  
195 SF PRIVATE OPEN SPACE  
UNIT 4:  760 SF INTERNAL FLOOR AREA  
195 SF PRIVATE OPEN SPACE  
UNIT 5:  760 SF INTERNAL FLOOR AREA  
195 SF PRIVATE OPEN SPACE  
UNIT 6:  760 SF INTERNAL FLOOR AREA  
580 SF PRIVATE OPEN SPACE  

TOTAL:  4,590 SF  
TOTAL:  1,708 SF

**219-221 5TH STREET APARTMENTS** | West Sacramento Design Review | 09.14.20

MDH DESIGN
SECOND LEVEL UNIT INFO.

UNIT 7: 815 SF INTERNAL FLOOR AREA  78 SF PRIV. OPEN SPACE
UNIT 8: 785 SF INTERNAL FLOOR AREA  78 SF PRIV. OPEN SPACE
UNIT 9: 785 SF INTERNAL FLOOR AREA  78 SF PRIV. OPEN SPACE
UNIT 10: 785 SF INTERNAL FLOOR AREA  78 SF PRIV. OPEN SPACE
UNIT 11: 785 SF INTERNAL FLOOR AREA  78 SF PRIV. OPEN SPACE
UNIT 12: 785 SF INTERNAL FLOOR AREA  78 SF PRIV. OPEN SPACE

TOTAL: 5,555 SF  TOTAL: 468 SF
THIRD LEVEL UNIT INFO.

UNIT 13: 815 SF INTERNAL FLOOR AREA  78 SF PRIV. OPEN SPACE
UNIT 14: 785 SF INTERNAL FLOOR AREA  78 SF PRIV. OPEN SPACE
UNIT 15: 785 SF INTERNAL FLOOR AREA  78 SF PRIV. OPEN SPACE
UNIT 16: 785 SF INTERNAL FLOOR AREA  78 SF PRIV. OPEN SPACE
UNIT 17: 785 SF INTERNAL FLOOR AREA  78 SF PRIV. OPEN SPACE
UNIT 18: 785 SF INTERNAL FLOOR AREA  78 SF PRIV. OPEN SPACE

TOTAL: 5,555 SF  TOTAL: 468 SF