



CLOVER APARTMENTS

SACRAMENTO CA

CASE # : DR21-183

APPLICANT:
AMCAL

30141 AGOURA RD. STE. #100 AGOURA HILLS, CA 91301

BSB DESIGN

970 West 190th Street Suite 250
Torrance, CA 90502
t. 310. 217. 8885 f. 310. 217. 0425

April 23, 2025

SD-0.1



PROJECT SUMMARY										
LOT AREA SUMMARY										
PARCEL NUMBER	ADDRESS	ZONING	GENERAL PLAN DESTINATION			BUILDABLE NET AREA	CRITICAL AREA	TOTAL AREA		
049-0570-001	7543, 7555 AND 7595 WAINSCOTT WAY 3230, 3231 AND 3251 ELLWOOD WAY SACRAMENTO CA. 95822	RMX-TO	UCNTLOW - URBAN CENTER LOW		LOT 93-94-95			268,330 SF	6.16 AC	
049-0570-002					LOT 96		69,696 SF	1.60 AC		
049-0570-003					LOT 97		36,590 SF	.84 AC		
049-0570-004					LOT 98		121,532 SF	2.79 AC		
049-0570-005										
049-0570-006					TOTAL LOT AREA			496,148 SF	11.39 AC	
PROJECT CONSTRUCTION TYPE		3 STORY TYPE V-A WALKUP APARTMENTS (FULLY SPRINKLERED WITH NFPA 13 SYSTEM)								
SETBACKS										
	ALLOWED			PROPOSED			NOTES			
FRONT YARD SETBACK	10'-0" MIN. 25'-0" MAX.			10'-0" MIN. (VARIES)			SMC 17.212.140			
SIDE YARD SETBACK	0'-0" MIN.			6'-0" MIN. (VARIES)						
REAR YARD SETBACK	15'-0" MIN.			15'-0" MIN. (VARIES)						
DENSITY										
	60 DWELLING UNITS PER NET ACRES (20 DU/AC MIN.)			348DU / 11.39 AC = 31 DU/AC			SMC 17.212.130 B. / 2040 GP-3 (MAP CP-SA-5)			
FLOOR AREA / FLOOR AREA RATIO										
F.A.R. / FLOOR AREA ALLOWED				F.A.R. / FLOOR AREA PROPOSED				NOTES		
MAX. F.A.R.	5.0	MIN. F.A.R.	0.5	PROPOSED F.A.R.	0.66	TOTAL BUILDING AREA =	328,183 SF	SMC 17.212.130 C. / 2040 GP-3 (MAP CP-SA-3)		
BUILDING HEIGHT										
	ALLOWED			PROPOSED			NOTES			
	3 STORIES 45'-0"			3 STORY WALKUP 38'-6" TOP OF ROOF			SMC 17.212.130 A.			
LOT COVERAGE										
BUILDING AREA COVERAGE	BUILDING COVERAGE =			PROPOSED BUILDING COVERAGE =			121,242 SF	24.4%	SMC	
				PARKING / DRIVEWAY / PAVED AAREAS =			186,261 SF	37.5%		
IMPERVIOUS SURFACE	IMPERVIOUS SURFACE COVERAGE =			TOTAL IMPERVIOUS SURFACE COVERAGE =			307,503 SF	62.0%		
LANDSCAPE/OPEN SPACE AREA	LANDSCAPE AREA =			PROPOSED LANDSCAPE AREA =			188,645 SF	38.0%	SMC	
BUILDING TYPE 'A' - UNIT PLAN SUMMARY										
PLAN	DESCRIPTION	QUANTITY	NET AREA	TOTAL NET AREA	GROSS AREA	TOTAL GROSS AREA		DECK	TOTAL DECK AREA	
UNIT PLAN A1	1 BEDROOM / 1 BATH - FLAT	129 UNITS	501 SF	64,629 SF	580 SF	74,820 SF		43 SF	5,547 SF	
UNIT PLAN A2	1 BEDROOM / 1 BATH - FLAT	1 UNITS	584 SF	584 SF	662 SF	662 SF		43 SF	43 SF	
UNIT PLAN B1	2 BEDROOM / 1 BATH - FLAT	120 UNITS	708 SF	84,960 SF	810 SF	97,200 SF		38 SF	4,560 SF	
UNIT PLAN C1	3 BEDROOM / 2 BATH - FLAT	98 UNITS	974 SF	95,452 SF	1,107 SF	108,486 SF		43 SF	4,214 SF	
TOTAL =		348 UNITS		245,625 SF		281,168 SF			14,364 SF	
PARKING SUMMARY										
MINIMUM PARKING SPACES PROPOSED			PARKING SPACES PROVIDED			EV PARKING SPACES				
RESIDENTIAL	1.00 SPACE / 1 UNIT =		130 SPACES	STANDARD SPACES =		324 SPACES	(EV) EV EQUIPPED SPACES AT 10.0 % =		41 SPACES	
	1.27 SPACES / 283BR UNIT =		277 SPACES	COMPACT SPACES =		55 SPACES	(EV-R) EV READY SPACES AT 25.0 % =		102 SPACES	
				ACCESSIBLE SPACES =		25 SPACES	(EV-C) EV CAPABLE SPACES AT 10.0 % =		41 SPACES	
				USPS / MAIL SPACES =		3 SPACES	PER 2026 CBC BUILDING CODE			
AVERAGE PARKING RATIO PROPOSED - 1.17 SPACES PER DU			407 SPACES	TOTAL PROVIDED =		407 SPACES	TOTAL EQUIPPED & FUTURE EV SPACES =		184 SPACES	
BUILDING SUMMARY										
	TYPE	GROSS RESIDENTIAL	AMENITY	CORRIDOR	DECK	MECHANICAL	VERTICAL CIRCULATION	BICYCLE	TOTAL BUILDING FLOOR AREA (F.A.R.)	
BUILDING 1	B2'	28,383 SF		1,425 SF	1,488 SF	539 SF	882 SF	20 SPACES	32,717 SF	
BUILDING 2	A3'	20,733 SF		999 SF	987 SF	539 SF	588 SF		23,846 SF	
BUILDING 3	B2'	28,383 SF		1,425 SF	1,488 SF	539 SF	882 SF	20 SPACES	32,717 SF	
BUILDING 4	B3'	28,465 SF		1,425 SF	1,488 SF	539 SF	882 SF		32,799 SF	
BUILDING 5	B1'	28,383 SF		1,425 SF	1,488 SF	539 SF	882 SF	29 SPACES	32,717 SF	
BUILDING 6	B1'	28,383 SF		1,425 SF	1,488 SF	539 SF	882 SF	29 SPACES	32,717 SF	
BUILDING 7	B1'	28,383 SF		1,425 SF	1,488 SF	539 SF	882 SF	29 SPACES	32,717 SF	
BUILDING 8	A1'	20,733 SF		999 SF	987 SF	539 SF	588 SF	29 SPACES	23,846 SF	
BUILDING 9	B2'	28,383 SF		1,425 SF	1,488 SF	539 SF	882 SF	20 SPACES	32,717 SF	
BUILDING 10	A3'	20,733 SF		999 SF	987 SF	539 SF	588 SF		23,846 SF	
BUILDING 11	A2'	20,733 SF		999 SF	987 SF	539 SF	588 SF		23,846 SF	
CLUB HOUSE	COMM		3,181 SF			517 SF			3,698 SF	
TOTAL		281,695 SF	3,181 SF	13,971 SF	14,364 SF	6,446 SF	8,526 SF	176 SPACES	328,183 SF	
OPEN SPACE / AMENITY SUMMARY										
REQUIRED (SMC 17.600.135)					PROVIDED					
COMMON OPEN SPACE	100 SF COMBINATION OF PRIVATE AND COMMON OPEN SPACE =				34,800 SF	USEABLE COMMON OPEN SPACE =			29,452 SF	
						SUB TOTAL =			29,452 SF	
PRIVATE OPEN SPACE						PRIVATE DECKS =			14,364 SF	
TOTAL OPEN SPACE		TOTAL OPEN SPACE REQUIRED =			34,800 SF	TOTAL OPEN SPACE PROVIDED =			43,816 SF	
BICYCLE PARKING SUMMARY										
REQUIRED (SMC 17.608 TABLE 17.608.030C1)					PROVIDED			NOTE		
LONG TERM BICYCLE SPACE	1 SPACE PER 2 DU OUTDOOR BICYCLE SPACES (348 DU/2) =				174 SPACES					
	TOTAL LONG TERM BICYCLE SPACES REQUIRED =				174 SPACES	LONG TERM BICYCLE SPACES PROVIDED =			176 SPACES	
SHORT TERM BICYCLE SPACE	1 SPACE PER 10 DU INDOOR BICYCLE SPACES (348 DU/10) =				35 SPACES					
	TOTAL SHORT TERM BICYCLE SPACES REQUIRED =				35 SPACES	SHORT TERM BICYCLE SPACES PROVIDED =			35 SPACES	

AERIAL MAP

SCALE: N.T.S.



SHEET INDEX

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CIVIL

- EXISTING CONDITIONS
- PRELIMINARY SITE PLAN
- PRELIMINARY GRADING AND DRAINAGE EXHIBIT
- PRELIMINARY UTILITY EXHIBIT
- SERVICE AND FIRE ACCESS EXHIBIT
- PRELIMINARY SECURITY PLAN
- PRELIMINARY GARBAGE TRUCK ACCESS EXHIBIT

LANDSCAPE

- PL1PRELIMINARY SITE PLAN
- PL2PRELIMINARY LANDSCAPE PLAN
- PL3PRELIMINARY FENCING EXHIBIT
- PL4PRELIMINARY TREE MITIGATION PLAN
- PL5PRELIMINARY PARKING LOT SHADING
- PL6PRELIMINARY SITE AMENITY PLAN

PHOTOMETRIC

- PM 0.1LIGHTING FIXTURE SCHEDULE
- PM 1.0SITE PLAN - LIGHTING
- PM 1.1SITE PLAN - PHOTOMETRIC

PROJECT DESCRIPTION

NEW CONSTRUCTION OF 348 AFFORDABLE APARTMENTS (130 1-BED, 120 2-BED AND 98 3-BEDROOM UNITS) IN 11 APARTMENT BUILDINGS AND ONE CLUBHOUSE. TOTAL BUILDING AREA AT 328,129 SF. LOT COVERAGE AT 121,242 SF. (24.4 %) OPEN SPACE AT 29,454 SF. (LANDSCAPED AREA AT 188,645 SF) 3 STORY APARTMENT BUILDING WITH PRIVATE PATIOS OR BALCONIES WITH TYPE V-A CONSTRUCTION TYPE (R-2 OCCUPANCY) 1 STORY CLUBHOUSE WITH TYPE V-B CONSTRUCTION TYPE (A-3 OCCUPANCY) THE CLUBHOUSE IS LOCATED AT NORTHEAST QUADRANT AT 3,644 SF AND WILL INCLUDE A MEDIA ROOM, LEASING AREA / OFFICES AND AN OUTDOOR POOL WITH BARBECUE GRILLS AND SHADED SEATING. TWO CHILDREN PLAY AREA LOCATED CENTRALLY AT NORTHEAST AND NORTHWEST QUADRANTS. 407 TOTAL PARKING SPACES AT 1.17 RATIO WITH 41 EV EQUIPPED SPACES, 102 EV READY, AND 41 FUTURE EV STALLS BICYCLE SPACES 176 LONG TERM STORAGE AND 35 SHORT TERM RACKS

ENTITLEMENT

- ENTITLEMENTS THAT ARE REQUESTED INCLUDE SITE PLAN AND DESIGN REVIEW AND LOT MERGER
- NO DEVIATIONS OR INCENTIVES ARE REQUESTED

PROJECT TEAM

APPLICANT:
AMCAL
30141 AGOURA RD. STE. #100
AGOURA HILLS, CA 91301

CIVIL :
CTA ENGINEERING & SURVEYING
3233 MONIER CIRCLE,
RANCHO CORDOVA, CA 95742

ARCHITECT:
BSB DESIGN, INC.
970 W. 190TH STREET SUTE 250,
TORRANCE, CA 90502

LANDSCAPE:
FUHRMAN LEAMY LAND GROUP
2140 PROFESSIONAL DR., STE. 115
ROSEVILLE, CA 95661

PHOTOMETRIC:
CAPITOL CITY DESIGN
1751 CEBRIAN ST,
WEST SACRAMENTO, CA 95691

CLOVER APARTMENTS

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LEGEND

- 3 STORY RESIDENTIAL BUILDING
- COMMUNITY BUILDING
- MAINTENANCE / UTILITY
- STAMPED CONCRETE PEDESTRIAN PATH (SEE LANDSCAPE PLAN FOR MORE DETAIL AND INFORMATION)
- PEDESTRIAN PATH / CONNECTION
- ADA PATH OF TRAVEL (SEE CIVIL PLAN FOR MORE DETAIL AND GRADING INFORMATION)
- FAUX HISTORIC LAMPPOSTS (SEE PHOTOMETRIC PLAN FOR MORE DETAIL INFORMATION)

KEYNOTES

- 1 GATE TO WALKING ADJACENT PATH AND STATION
- 2 SIDEWALK ACCESS PATH TO ADJACENT STATION
- 3 POOL
- 4 COMMUNITY OPEN SPACE
- 5 FAUX HISTORIC LAMPPOST TYP. - SEE LIGHTING PLAN
- 6 SHADE TREES - SEE LANDSCAPE FOR MORE INFORMATION
- 7 MAIL ROOM
- 8 PERIMETER FENCING PER LANDSCAPE
- 9 USPS / MAIL TRUCK ONLY PARKING

PARKING SUMMARY

STANDARD PARKING STALLS	324 SPACES
COMPACT PARKING STALLS	55 SPACES
ACCESSIBLE PARKING STALLS	25 SPACES
USPS / MAIL TRUCK STALLS	3 SPACES
TOTAL PARKING STALLS	407 SPACES

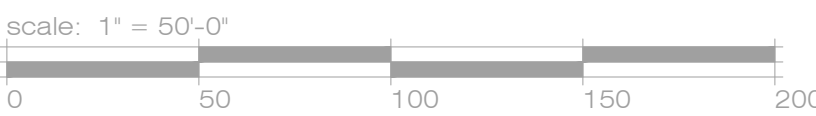
MAILROOM SUMMARY

MAILROOM LOCATION	SUPPORTED BUILDING	TOTAL # OF MAILBOXES
BUILDING 2	BLDG. 1, 2 & 3	96 MAILBOXES / 2 AMAZON PARCEL LOCKER CLOSETS
BUILDING 4	BLDG. 4, 5, 6 & 7	144 MAILBOXES / 2 AMAZON PARCEL LOCKER CLOSETS
BUILDING 10	BLDG. 8, 9, 10 & 11	108 MAILBOXES / 2 AMAZON PARCEL LOCKER CLOSETS

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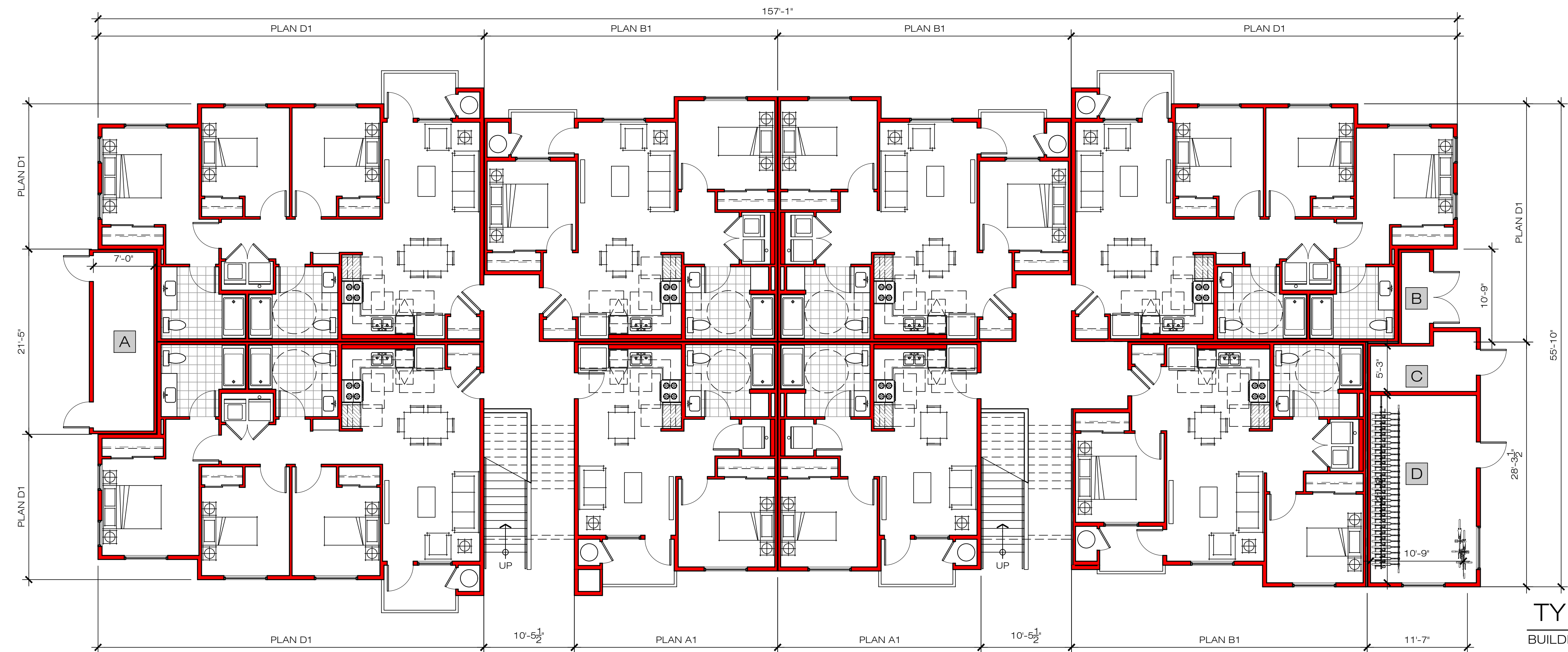
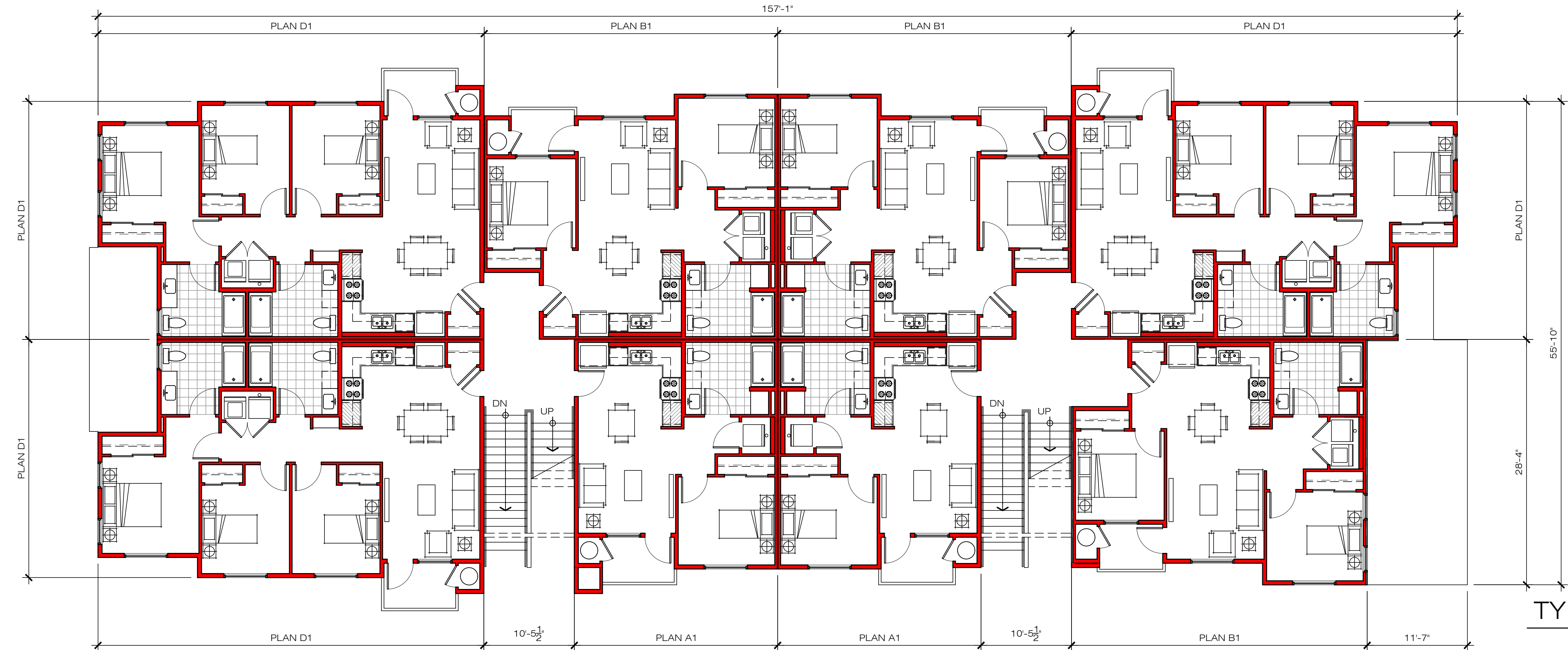
ARCHITECTURAL SITE PLAN

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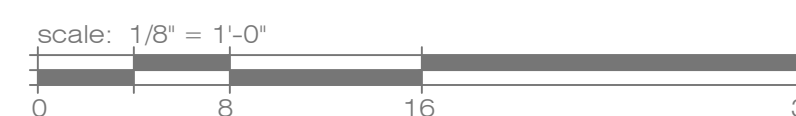
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24-PLEX BUILDING PLANS

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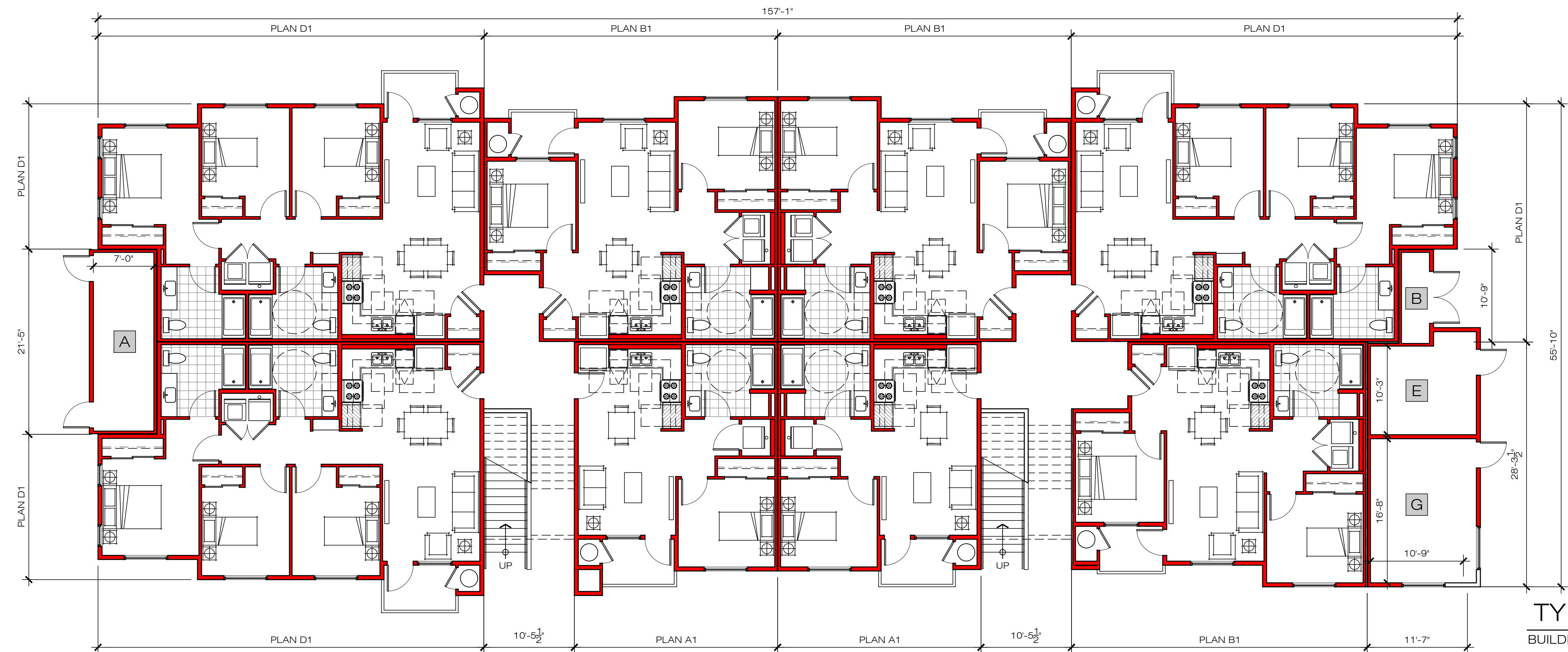
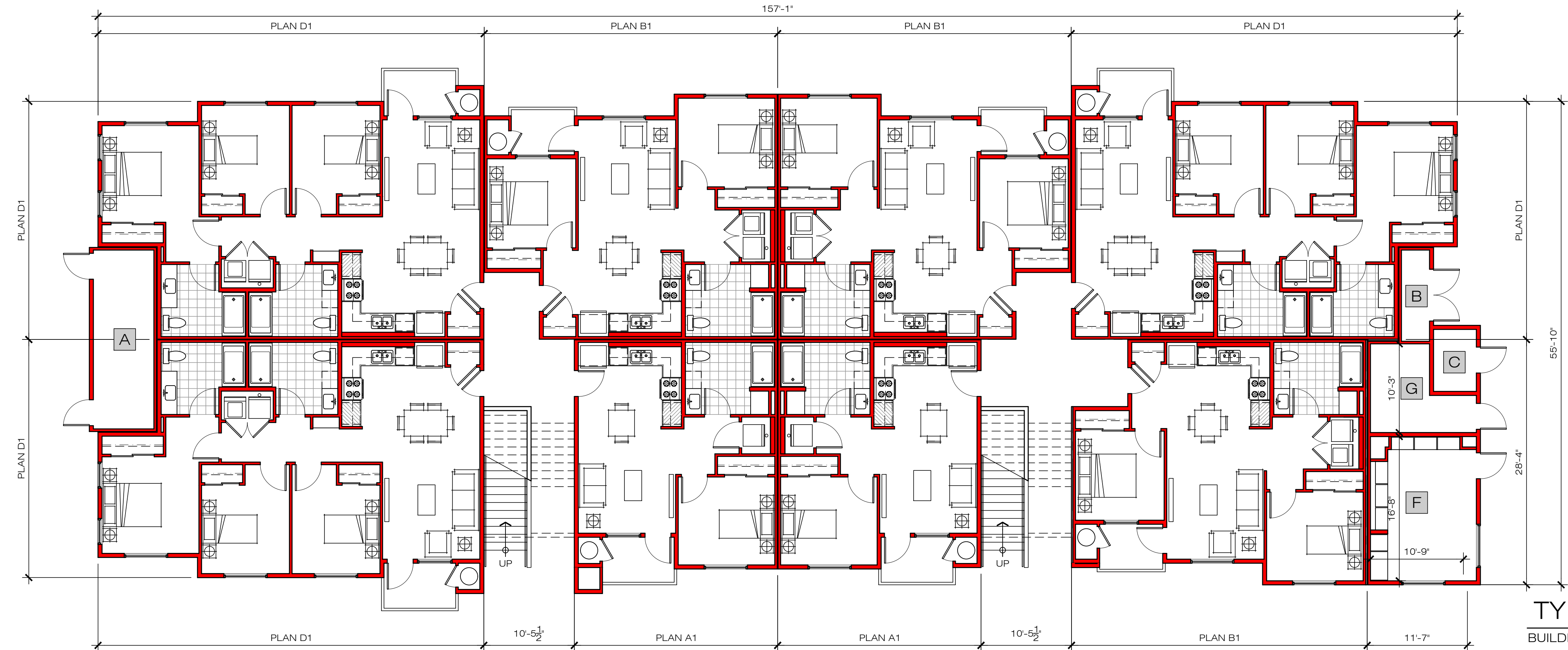
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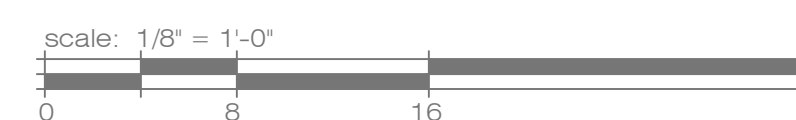




24-PLEX ALTERNATE GROUND LEVEL PLANS

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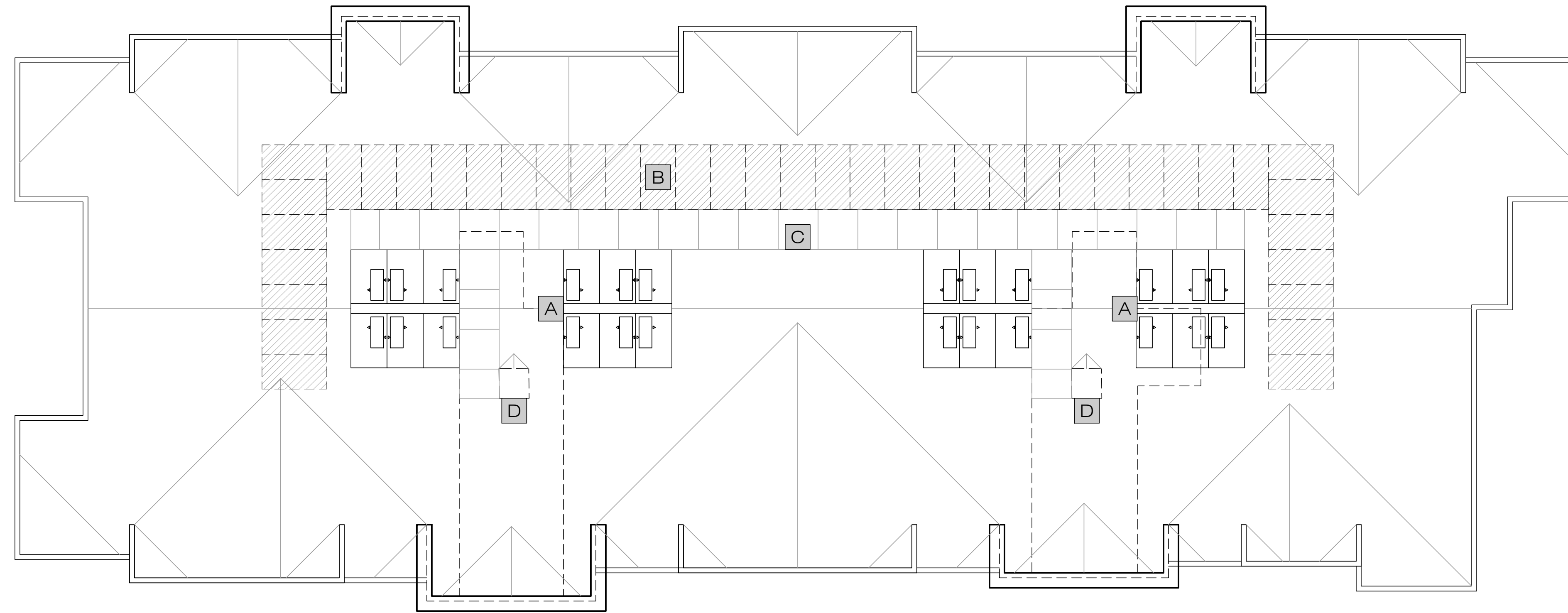
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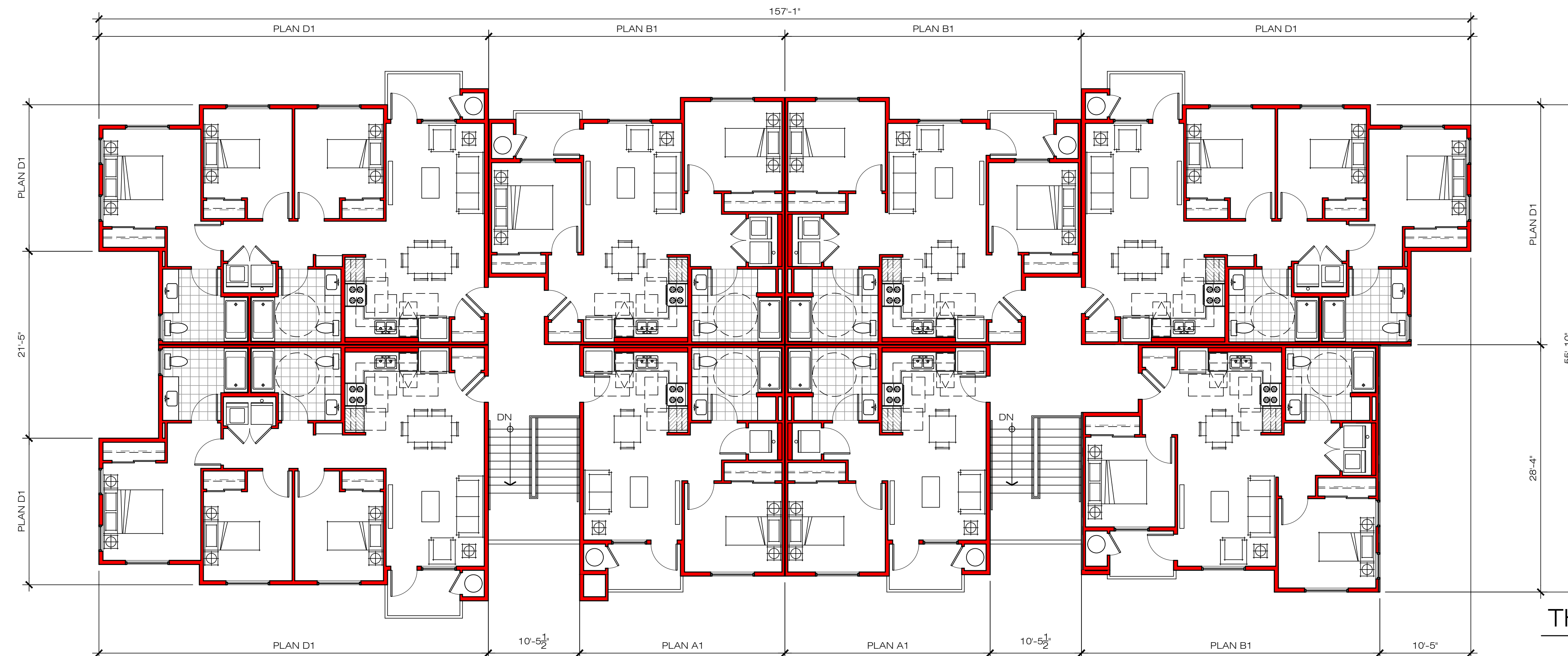
APPLICANT:
AMCAL

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- LEGEND**
- A** CONDENSING UNITS WITH ISOLATION PAD TYP.
 - B** FUTURE SOLAR PANEL AREA (15% OF ROOF AREA)
 - C** ROOF MEMBRANE TRAFFIC PAD
 - D** ROOF HATCH

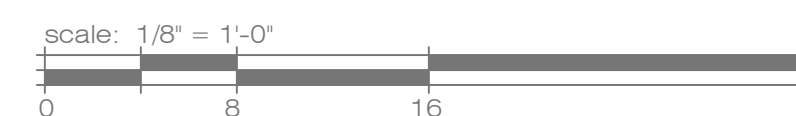
ROOF PLAN



THIRD LEVEL PLAN

CLOVER APARTMENTS

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24-PLEX BUILDING PLANS

APPLICANT:
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FRONT ELEVATION

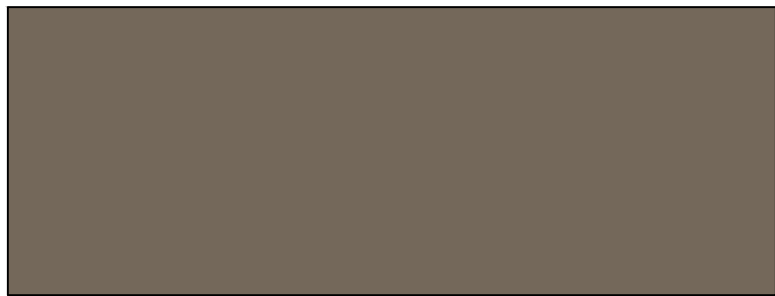
KEYNOTE

- ① EXTERIOR CEMENT STUCCO
- ② ENHANCED EXTERIOR VENEER
- ③ DUAL GLAZED VINYL WINDOWS
- ④ WOOD FRAMED AWNING
- ⑤ SCREED LINE
- ⑥ PAINTED METAL COPING
- ⑦ PAINTED FOAM TRIM
- ⑧ PAINTED METAL RAILING
- ⑨ PAINTED METAL DOOR

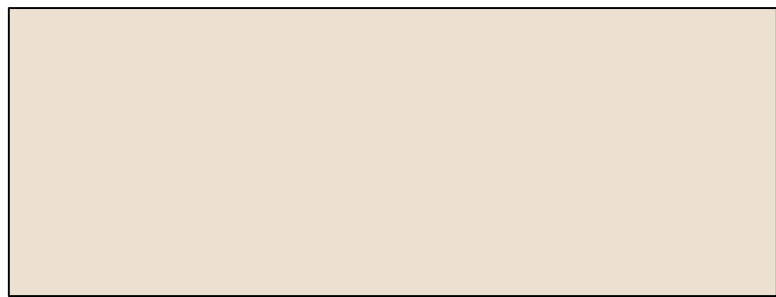
EXTERIOR COLORS SHERWIN WILLIAMS PAINT OR SIMILAR



SW7006 "EXTRA WHITE"



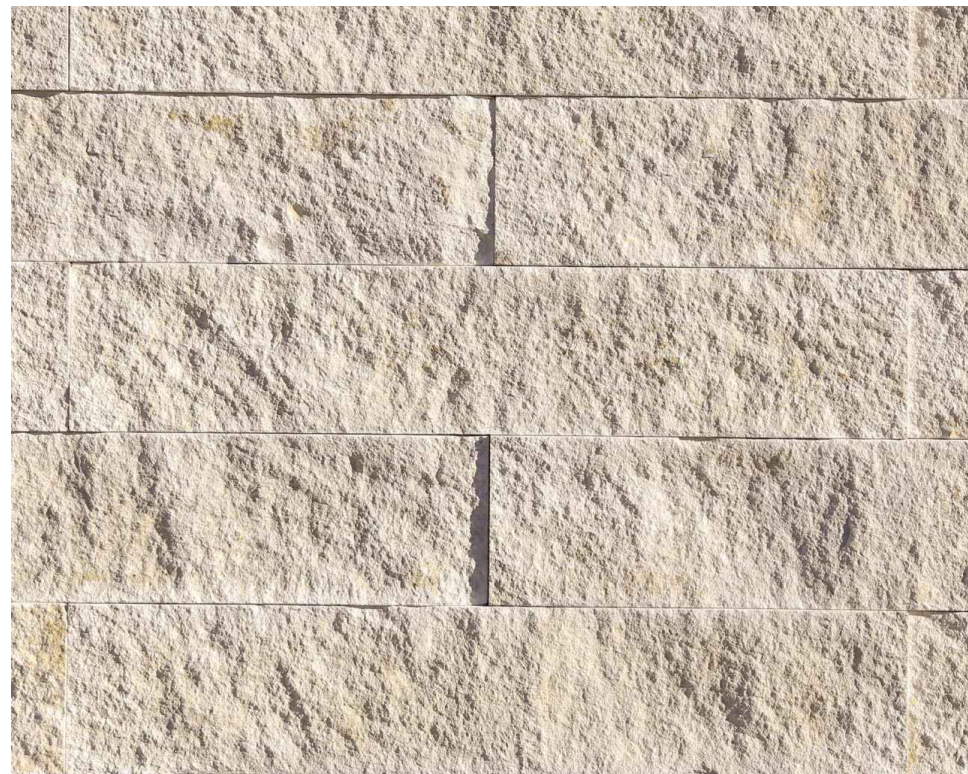
SW7033 "BRAINSTORM BRONZE"



SW7554 "STEAMED MILK"



SW6510 "LOYAL BLUE"



STONE VENEER
VANTAGE30 WHITE ELM



VINYL WINDOW
MILGARD - WHITE FRAME



PAINTED STEEL RAILING
SW7069 - IRON ORE



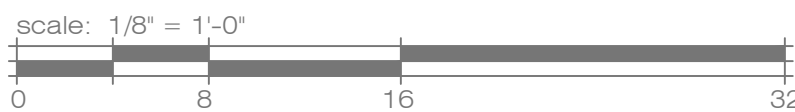
RIGHT ELEVATION

24-PLEX BUILDING ELEVATIONS - SCHEME 1

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REAR ELEVATION



LEFT ELEVATION

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scale: 1/8" = 1'-0"
0 8 16 32

24-PLEX BUILDING ELEVATIONS - SCHEME 1

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FRONT ELEVATION

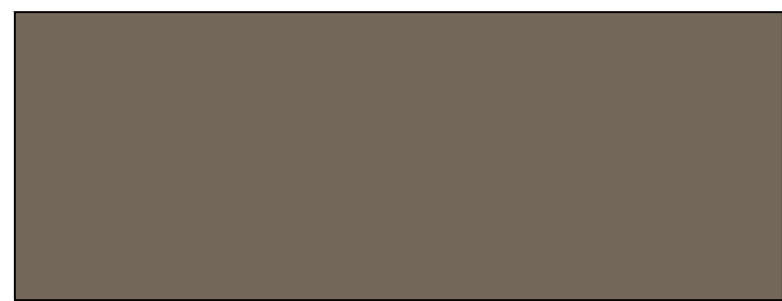
KEYNOTE

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- ② ENHANCED EXTERIOR VENEER
- ③ DUAL GLAZED VINYL WINDOWS
- ④ WOOD FRAMED AWNING
- ⑤ SCREED LINE
- ⑥ PAINTED METAL COPING
- ⑦ PAINTED FOAM TRIM
- ⑧ PAINTED METAL RAILING
- ⑨ PAINTED METAL DOOR

EXTERIOR COLORS SHERWIN WILLIAMS PAINT OR SIMILAR



SW7006 "EXTRA WHITE"



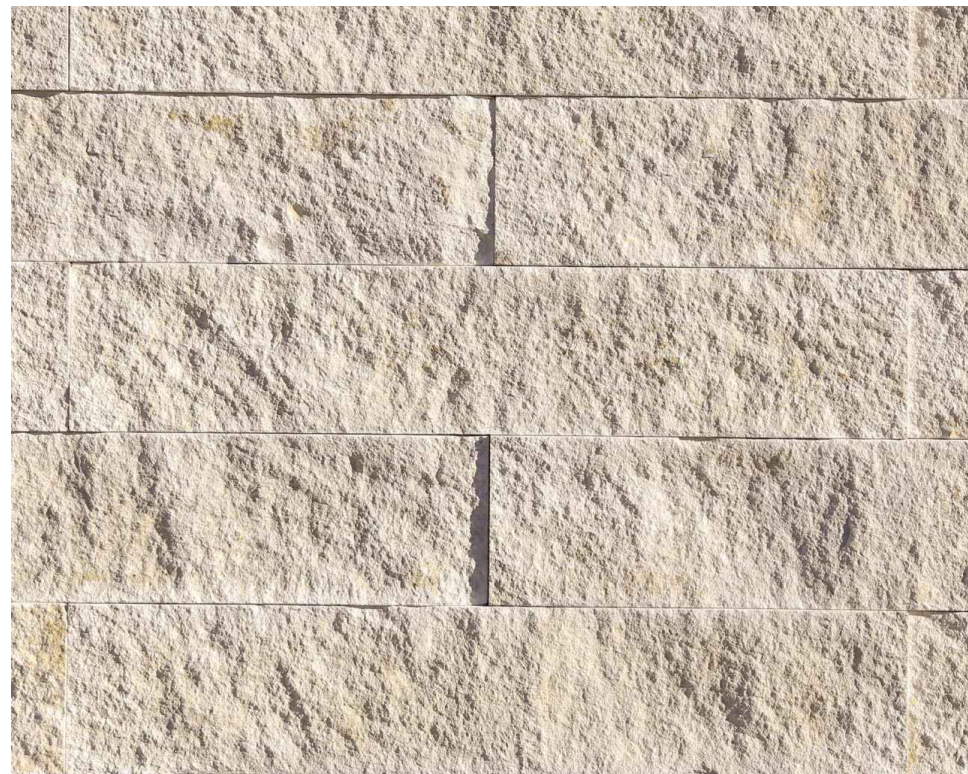
SW7033 "BRAINSTORM BRONZE"



SW7554 "STEAMED MILK"



SW9009 "SUBDUED SIENNA"



STONE VENEER
VANTAGE30 WHITE ELM



VINYL WINDOW
MILGARD - WHITE FRAME



PAINTED STEEL RAILING
SW7069 - IRON ORE



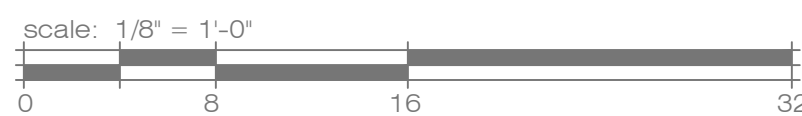
RIGHT ELEVATION

24-PLEX BUILDING ELEVATIONS - SCHEME 2

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REAR ELEVATION



LEFT ELEVATION

CLOVER APARTMENTS

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scale: 1/8" = 1'-0"
0 8 16 32

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FRONT ELEVATION

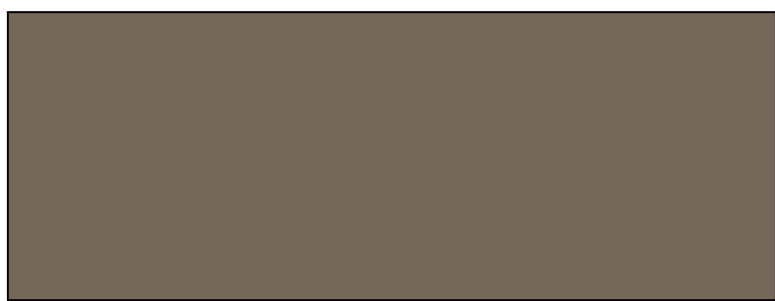
KEYNOTE

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- ③ DUAL GLAZED VINYL WINDOWS
- ④ WOOD FRAMED AWNING
- ⑤ SCREED LINE
- ⑥ PAINTED METAL COPING
- ⑦ PAINTED FOAM TRIM
- ⑧ PAINTED METAL RAILING
- ⑨ PAINTED METAL DOOR

EXTERIOR COLORS SHERWIN WILLIAMS PAINT OR SIMILAR



SW7006 "EXTRA WHITE"



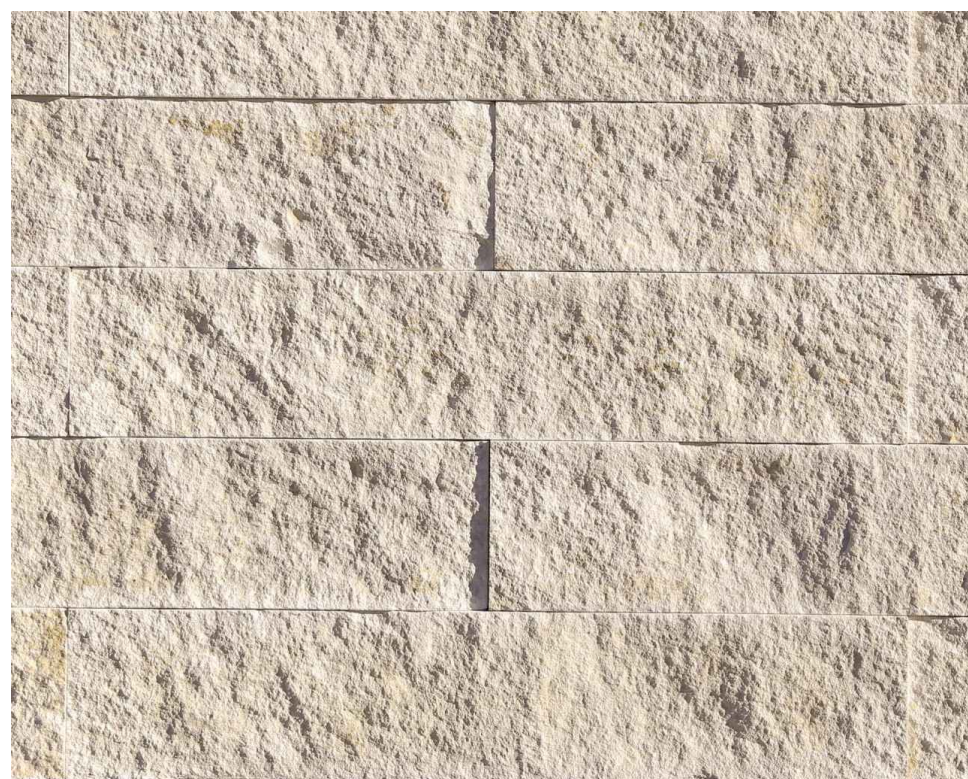
SW7033 "BRAINSTORM BRONZE"



SW7554 "STEAMED MILK"



SW6431 "LEAPFROG"



STONE VENEER
VANTAGE30 WHITE ELM



VINYL WINDOW
MILGARD - WHITE FRAME



PAINTED STEEL RAILING
SW7069 - IRON ORE



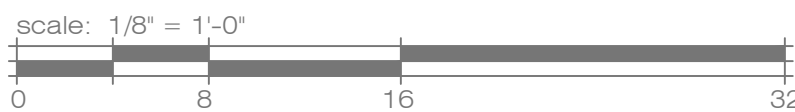
RIGHT ELEVATION

24-PLEX BUILDING ELEVATIONS - SCHEME 3

CLOVER APARTMENTS

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SD-2.7





REAR ELEVATION



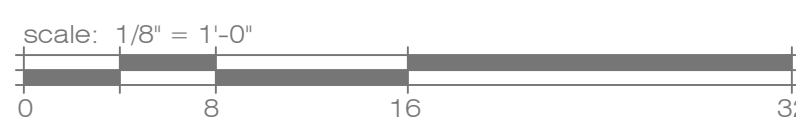
LEFT ELEVATION

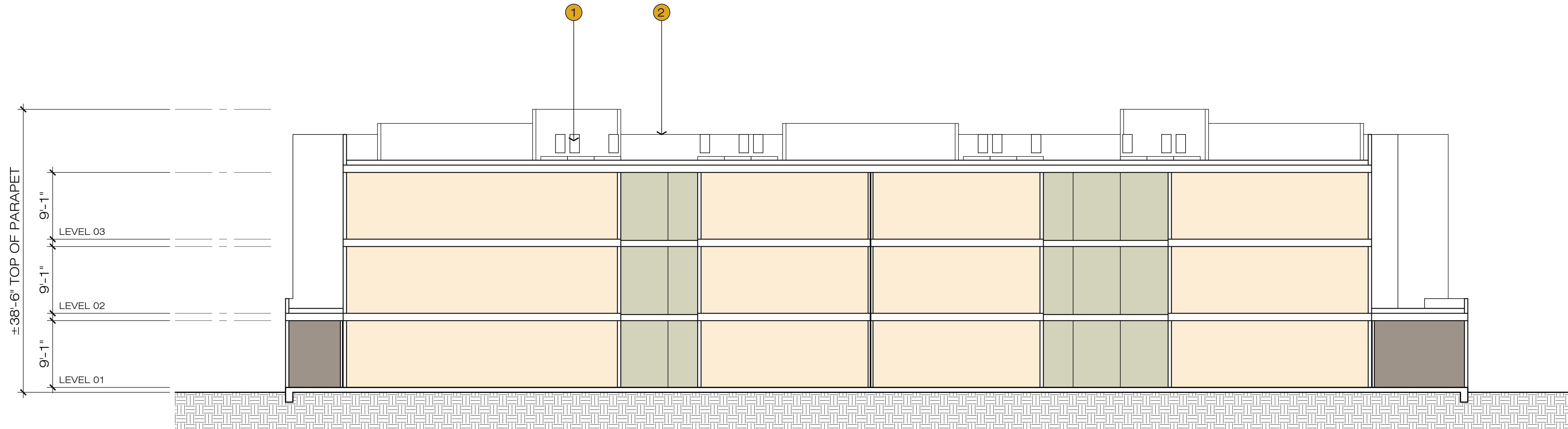
24-PLEX BUILDING ELEVATIONS - SCHEME 3

CLOVER APARTMENTS

SACRAMENTO CA

APPLICANT:
AMCAL
30141 AGOURA RD. STE. #100 AGOURA HILLS, CA 91301

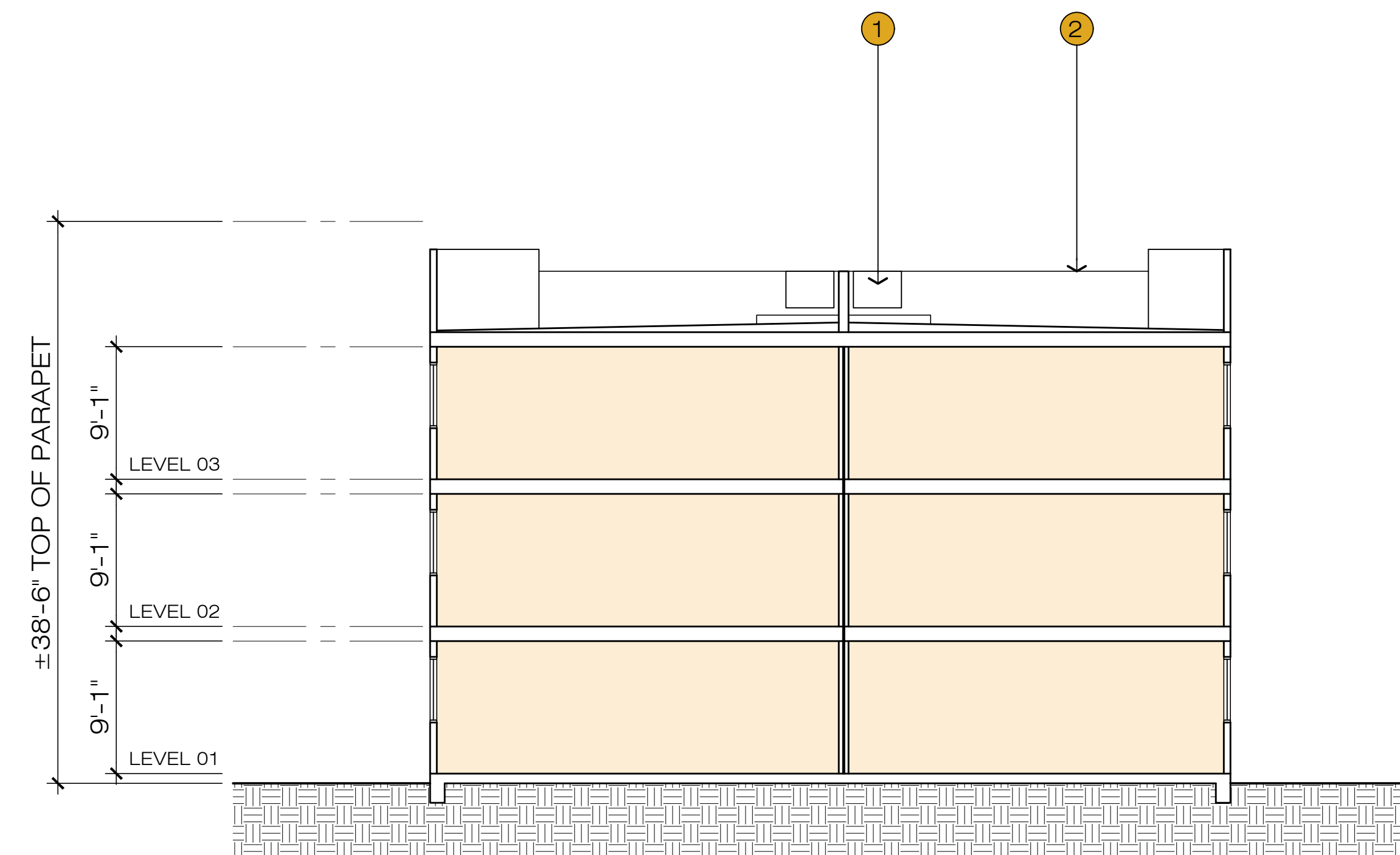
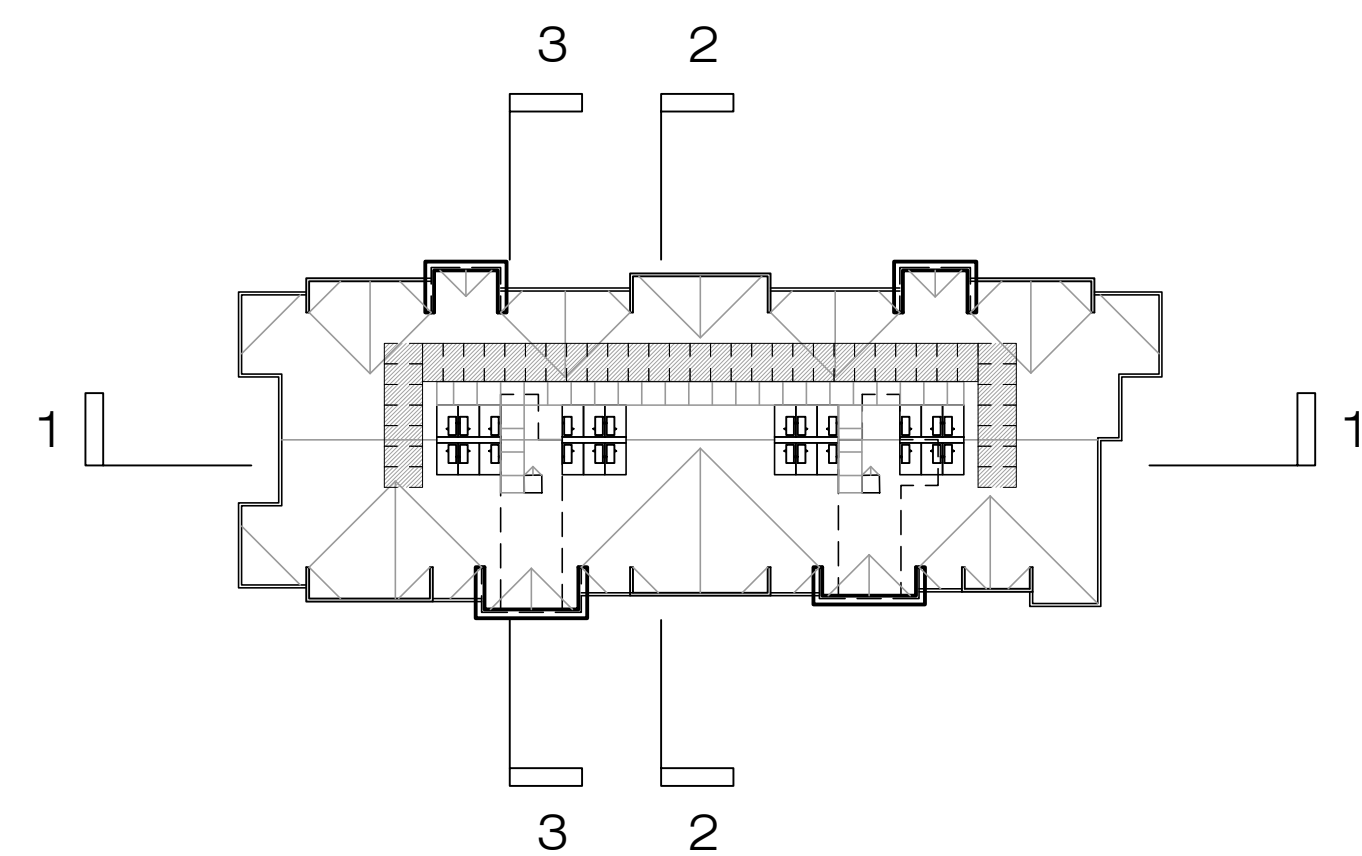




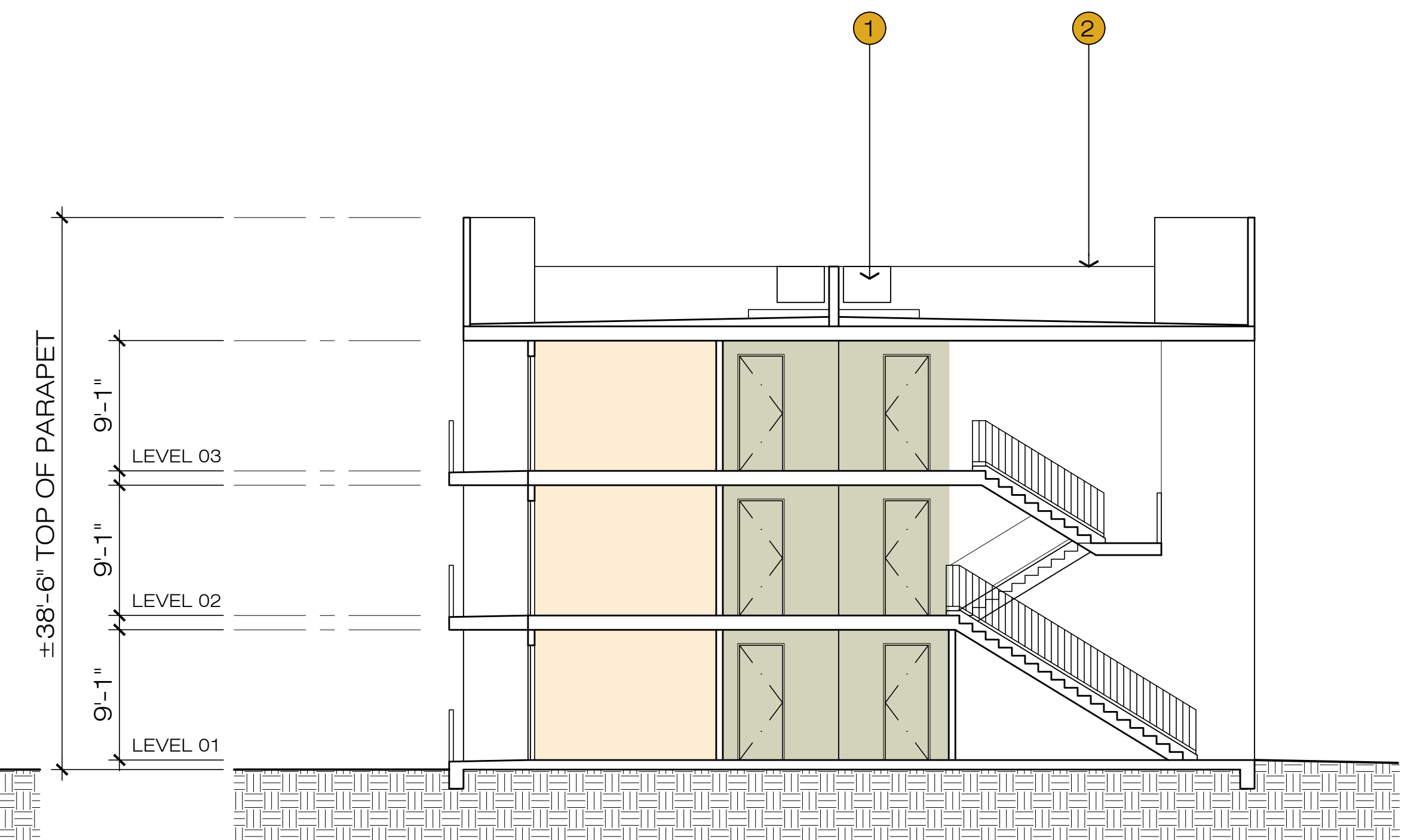
BUILDING SECTION 1

KEYNOTE

- ① MECHANICAL ROOFTOP UNIT
- ② 42" MIN. PARAPET HEIGHT



BUILDING SECTION 2

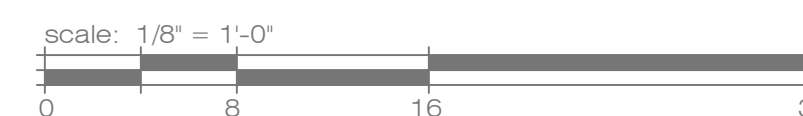


BUILDING SECTION 3

24-PLEX BUILDING SECTIONS

CLOVER APARTMENTS

SACRAMENTO CA



APPLICANT:
AMCAL
30141 AGOURA RD. STE. #100 AGOURA HILLS, CA 91301

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April 23, 2025

SD-2.9





ALTERNATE STREET SIDE ELEVATION 4

BUILDING 2, 10 AND 11 (COLOR SCHEME MAY VARY)



ALTERNATE STREET SIDE ELEVATION 2

BUILDING 1, 6, 7, 8 AND 11 (COLOR SCHEME MAY VARY)



ALTERNATE STREET SIDE ELEVATION 3

BUILDING 2, 10 AND 11 (COLOR SCHEME MAY VARY)



ALTERNATE STREET SIDE ELEVATION 1

BUILDING 1, 6, 7, 8 AND 11 (COLOR SCHEME MAY VARY)

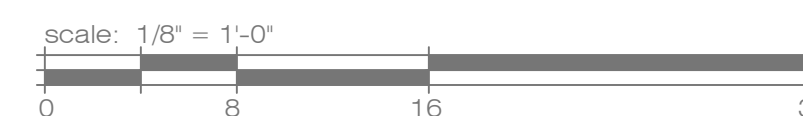
STREET FACING BUILDING SIDE FACADES

CLOVER APARTMENTS

SACRAMENTO CA

APPLICANT:
AMCAL

30141 AGOURA RD. STE. #100 AGOURA HILLS, CA 91301



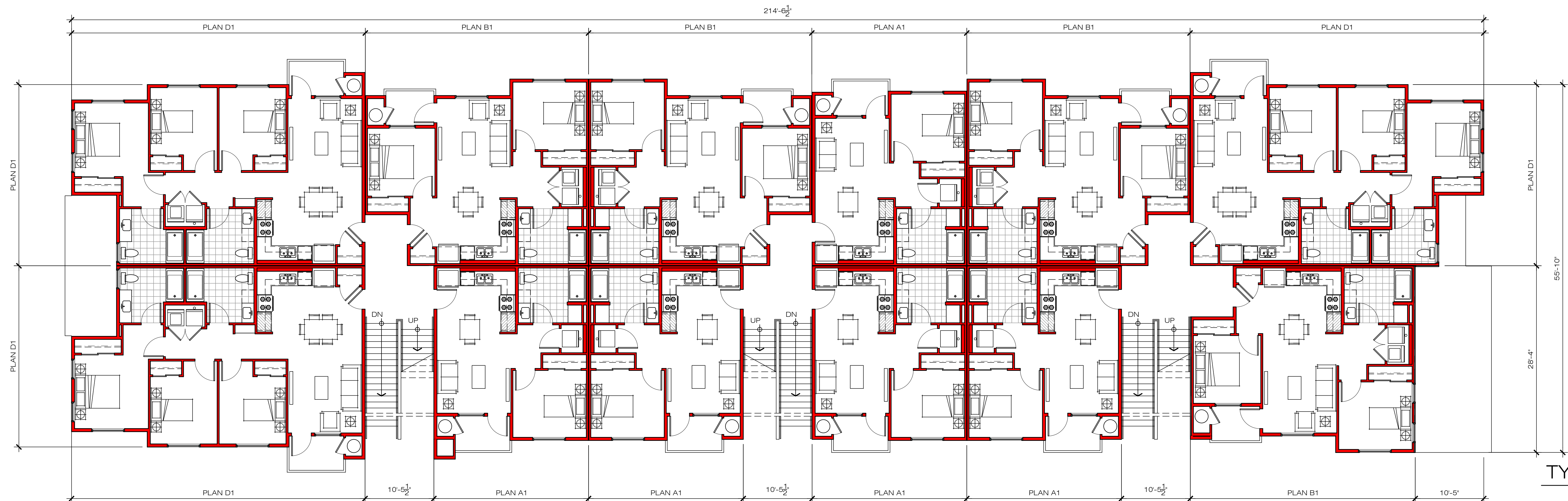
BSB DESIGN

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SD-2.10

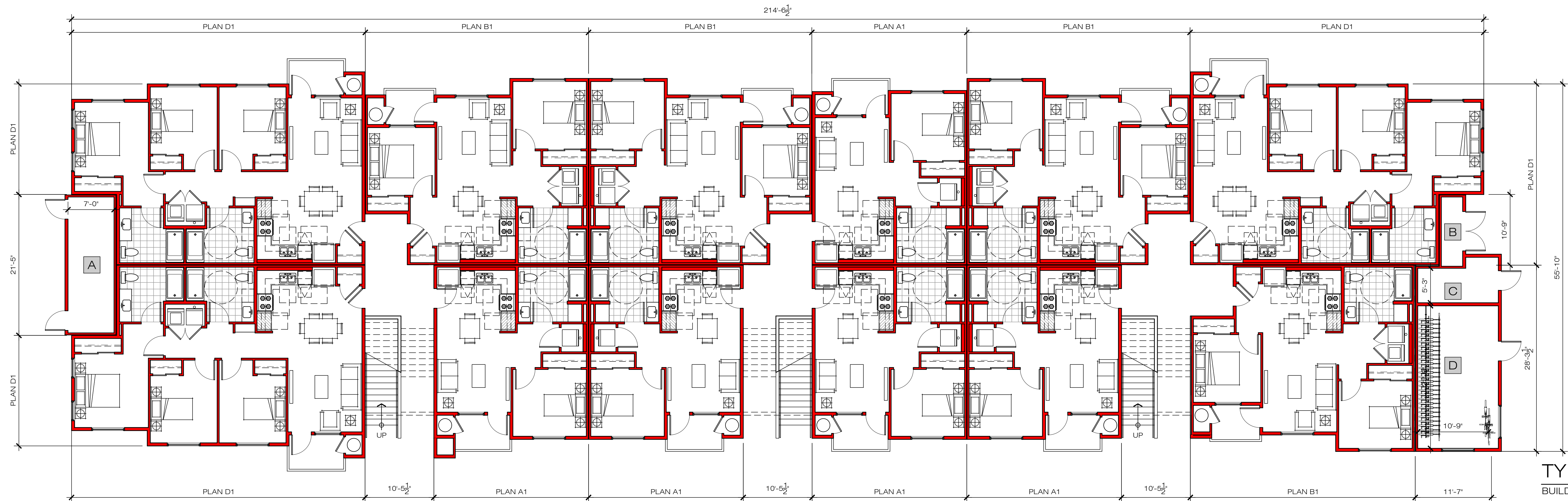




LEGEND

- A ELECTRICAL CLOSET
- B LOW VOLTAGE CLOSET
- C FIRE RISER
- D BICYCLE STORAGE

TYPICAL 2ND LEVEL

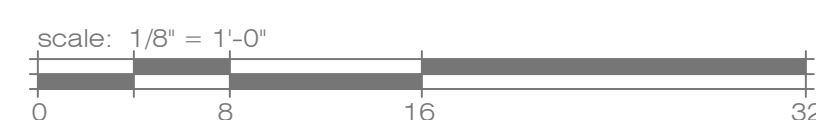


TYPE 'B1' 1ST LEVEL

BUILDING # 5, 6 & 7

CLOVER APARTMENTS

SACRAMENTO CA



36-PLEX BUILDING PLANS

APPLICANT:
AMCAL

30141 AGOURA RD. STE. #100 AGOURA HILLS, CA 91301

BSB DESIGN

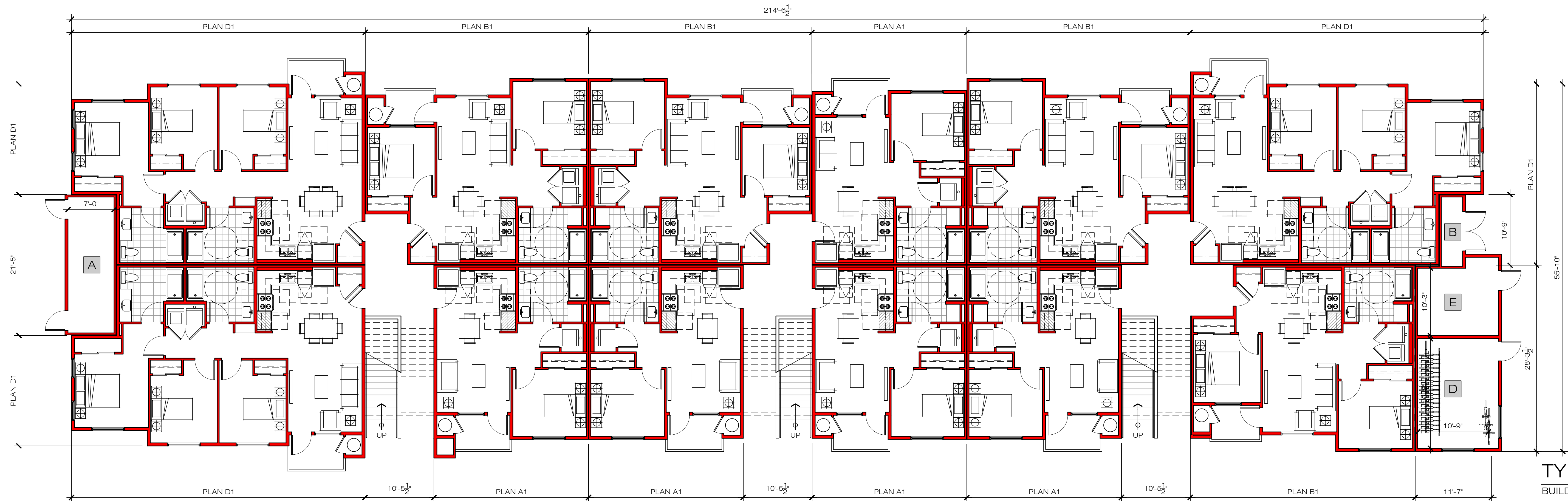
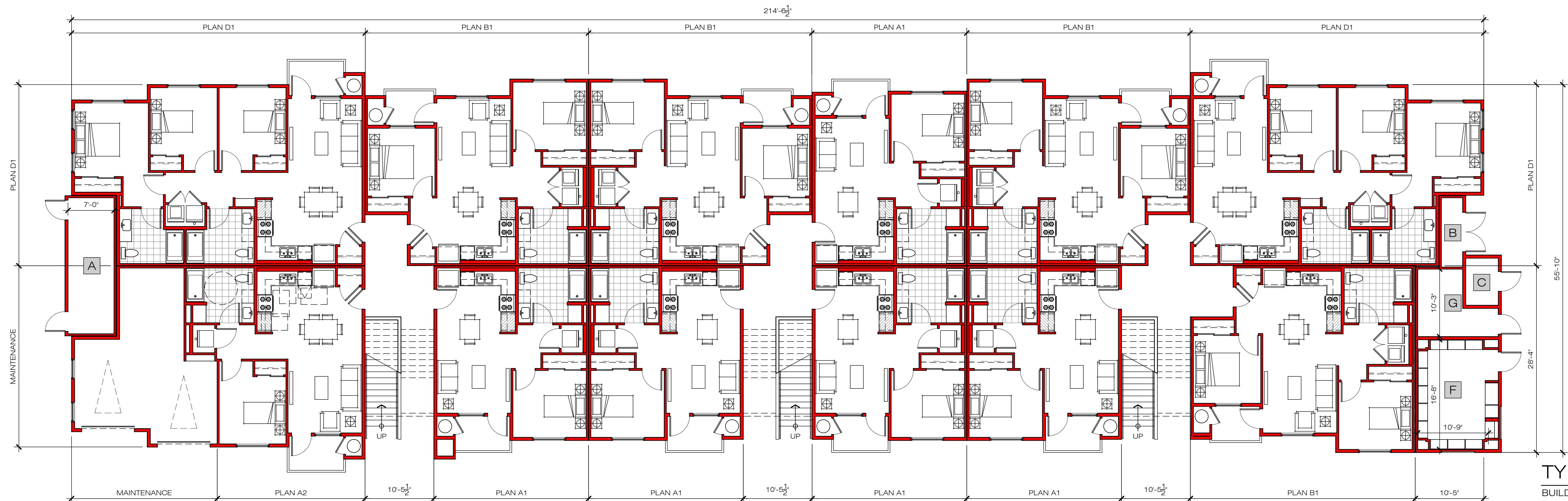
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Torrance, CA 90502
t. 310. 217. 8885

April 23, 2025

SD-3.0

f. 310. 217. 0425





36-PLEX ALTERNATE GROUND LEVEL PLANS

CLOVER APARTMENTS

SACRAMENTO CA

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

0 8 16 32

APPLICANT:
AMCAL

30141 AGOURA RD. STE. #100 AGOURA HILLS, CA 91301

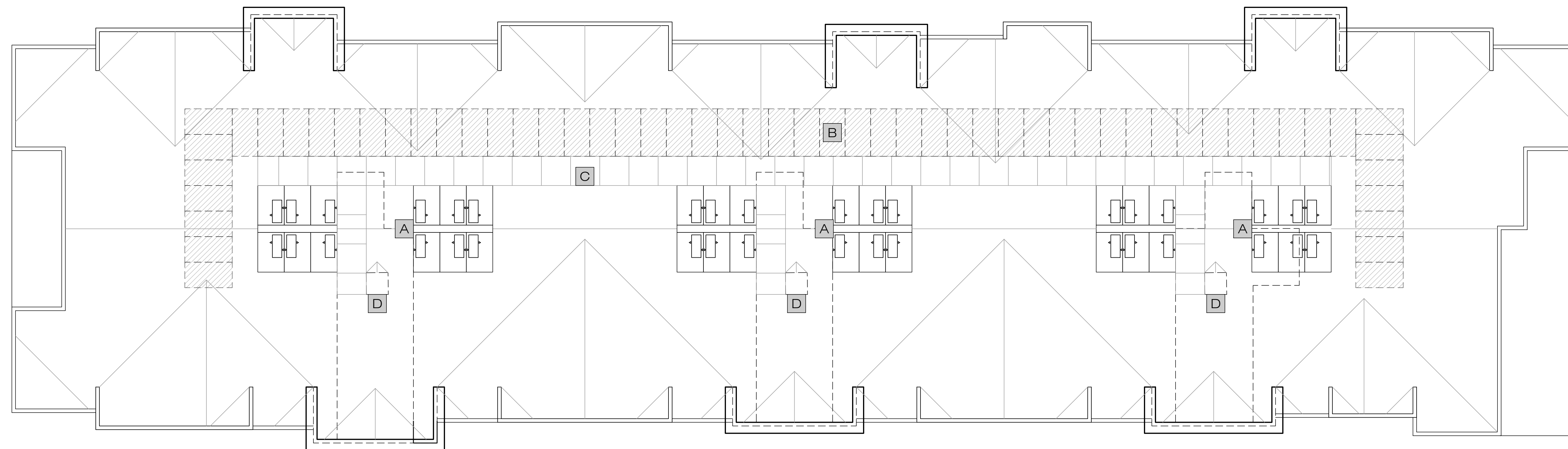
BSB DESIGN

970 West 190th Street Suite 250
Torrance, CA 90502
t. 310. 217. 8885 f. 310. 217. 0425

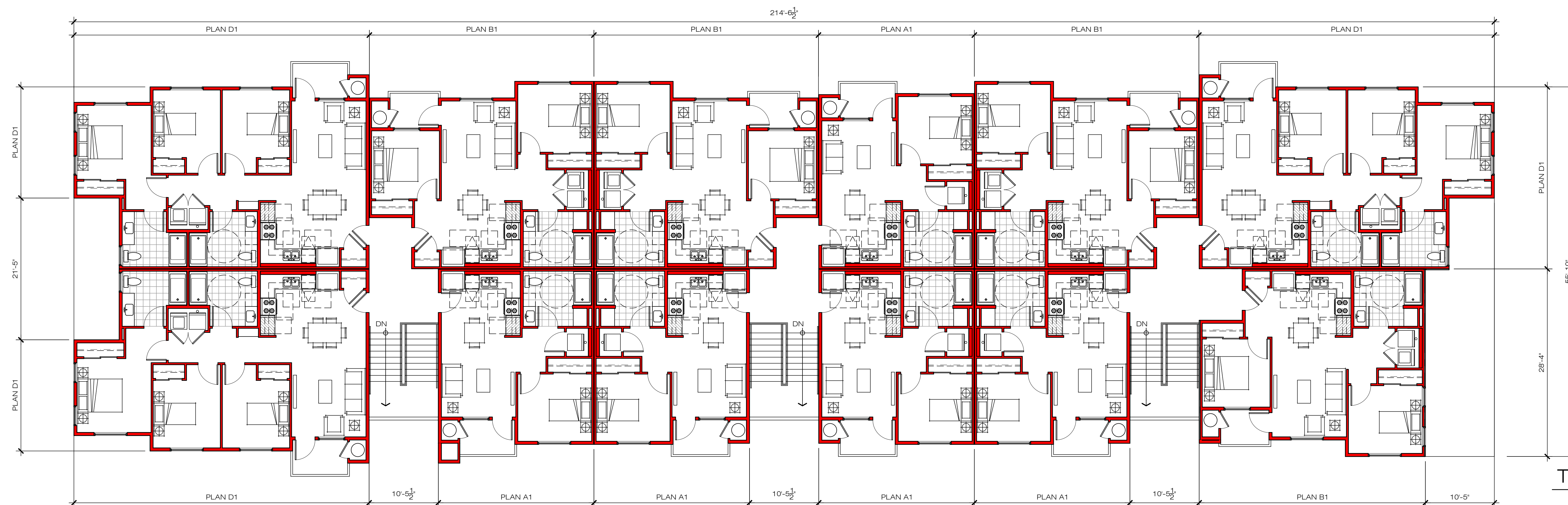
April 23, 2025

SD-3.1

BSB
DESIGN
BSBDDESIGN.COM



TYPICAL ROOF PLAN



TYPICAL 3RD LEVEL

CLOVER APARTMENTS

SACRAMENTO CA

scale: $1/8'' = 1'-0''$

36-PLEX BUILDING PLANS

APPLICANT:
AMCAL
30141 AGOURA RD. STE. #100 AGOURA HILLS, CA 91301

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SD-3.2



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DESIGN
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FRONT ELEVATION

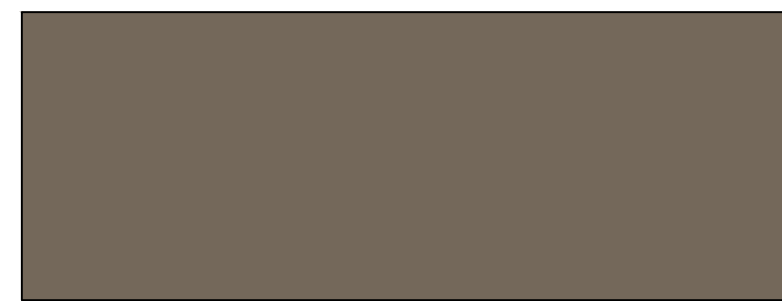
KEYNOTE

- ① EXTERIOR CEMENT STUCCO
- ② ENHANCED EXTERIOR VENEER
- ③ DUAL GLAZED VINYL WINDOWS
- ④ WOOD FRAMED AWNING
- ⑤ SCREED LINE
- ⑥ PAINTED METAL COPING
- ⑦ PAINTED FOAM TRIM
- ⑧ PAINTED METAL RAILING
- ⑨ PAINTED METAL DOOR

EXTERIOR COLORS SHERWIN WILLIAMS PAINT OR SIMILAR



SW7006 "EXTRA WHITE"



SW7033 "BRAINSTORM BRONZE"



SW7554 "STEAMED MILK"



SW6510 "LOYAL BLUE"



STONE VENEER
VANTAGE30 WHITE ELM



VINYL WINDOW
MILGARD - WHITE FRAME



PAINTED STEEL RAILING
SW7069 - IRON ORE

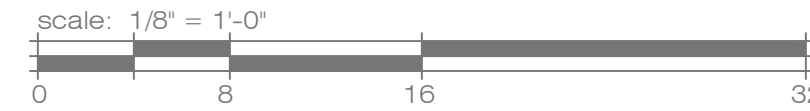


RIGHT ELEVATION

36-PLEX BUILDING ELEVATIONS - SCHEME 1

CLOVER APARTMENTS

SACRAMENTO CA



APPLICANT:
AMCAL
30141 AGOURA RD. STE. #100 AGOURA HILLS, CA 91301

BSB DESIGN

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SD-3.3





REAR ELEVATION

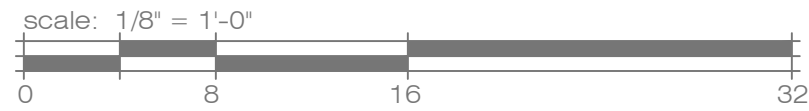


LEFT ELEVATION

CLOVER APARTMENTS

SACRAMENTO CA

APPLICANT:
AMCAL
30141 AGOURA RD. STE. #100 AGOURA HILLS, CA 91301



36-PLEX BUILDING ELEVATIONS - SCHEME 1

BSB DESIGN

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April 23, 2025

SD-3.4





FRONT ELEVATION

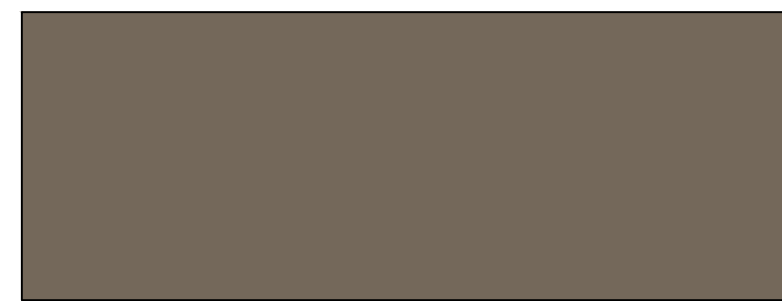
KEYNOTE

- ① EXTERIOR CEMENT STUCCO
- ② ENHANCED EXTERIOR VENEER
- ③ DUAL GLAZED VINYL WINDOWS
- ④ WOOD FRAMED AWNING
- ⑤ SCREED LINE
- ⑥ PAINTED METAL COPING
- ⑦ PAINTED FOAM TRIM
- ⑧ PAINTED METAL RAILING
- ⑨ PAINTED METAL DOOR

EXTERIOR COLORS SHERWIN WILLIAMS PAINT OR SIMILAR



SW7006 "EXTRA WHITE"



SW7033 "BRAINSTORM BRONZE"



SW7554 "STEAMED MILK"



SW9009 "SUBDUED SIENNA"



STONE VENEER
VANTAGE30 WHITE ELM



VINYL WINDOW
MILGARD - WHITE FRAME



PAINTED STEEL RAILING
SW7069 - IRON ORE

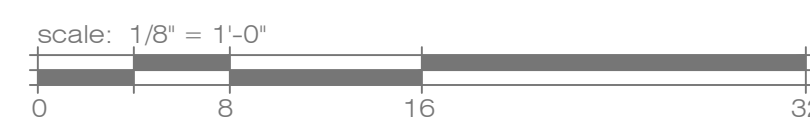


RIGHT ELEVATION

36-PLEX BUILDING ELEVATIONS - SCHEME 2

CLOVER APARTMENTS

SACRAMENTO CA



APPLICANT:
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30141 AGOURA RD. STE. #100 AGOURA HILLS, CA 91301

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SD-3.5





REAR ELEVATION



LEFT ELEVATION

CLOVER APARTMENTS

SACRAMENTO CA

APPLICANT:
AMCAL
30141 AGOURA RD. STE. #100 AGOURA HILLS, CA 91301

scale: 1/8" = 1'-0"
0 8 16 32

36-PLEX BUILDING ELEVATIONS - SCHEME 2

BSB DESIGN

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April 23, 2025

SD-3.6



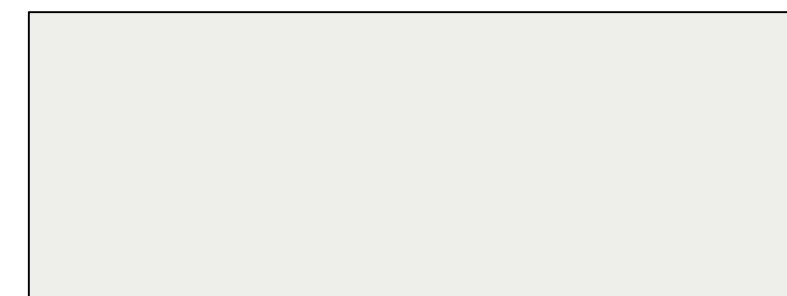


FRONT ELEVATION

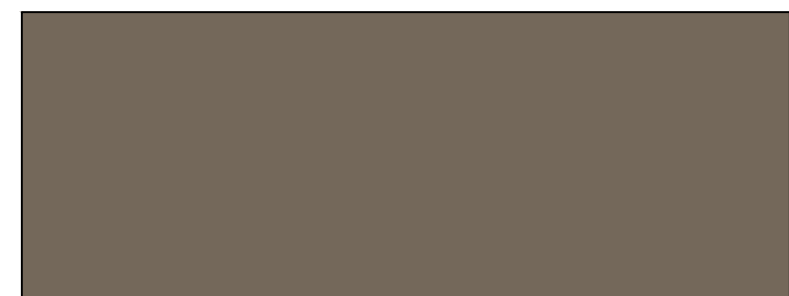
KEYNOTE

- ① EXTERIOR CEMENT STUCCO
- ② ENHANCED EXTERIOR VENEER
- ③ DUAL GLAZED VINYL WINDOWS
- ④ WOOD FRAMED AWNING
- ⑤ SCREED LINE
- ⑥ PAINTED METAL COPING
- ⑦ PAINTED FOAM TRIM
- ⑧ PAINTED METAL RAILING
- ⑨ PAINTED METAL DOOR

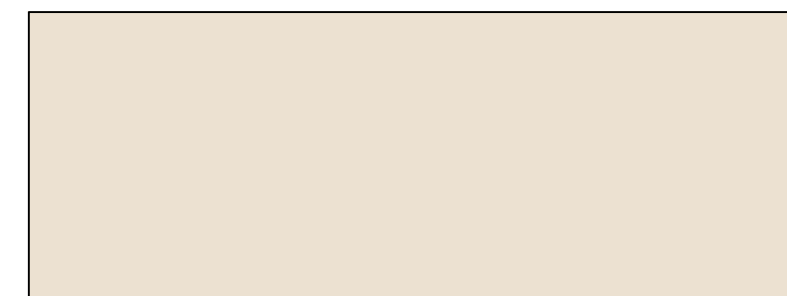
EXTERIOR COLORS SHERWIN WILLIAMS PAINT OR SIMILAR



SW7006 "EXTRA WHITE"



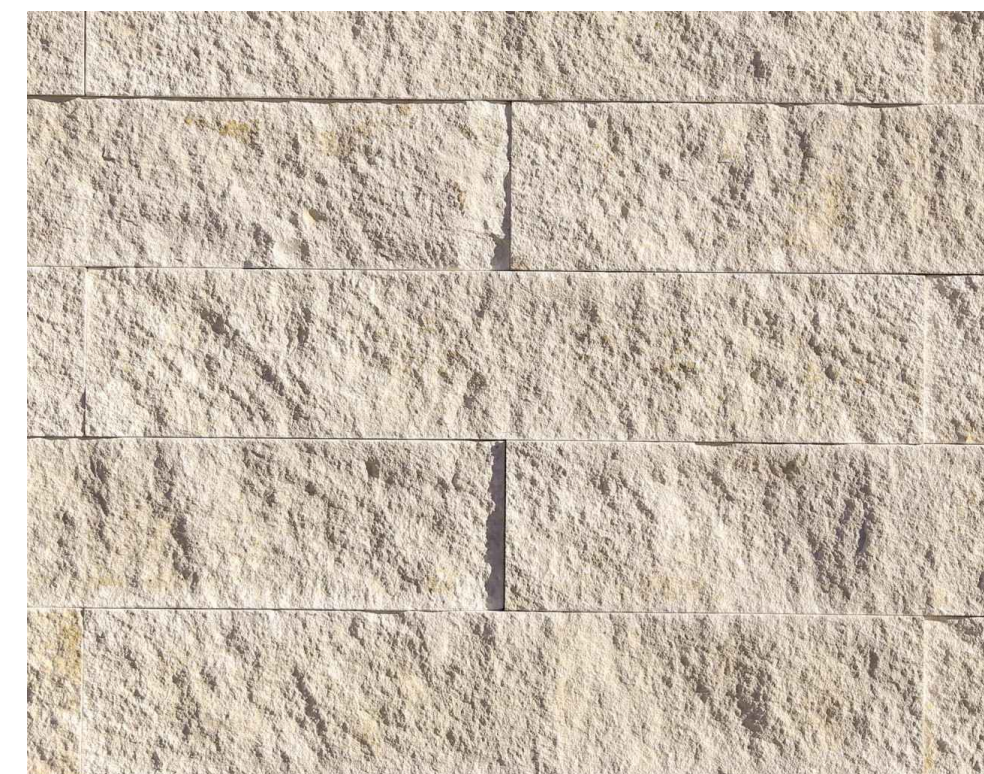
SW7033 "BRAINSTORM BRONZE"



SW7554 "STEAMED MILK"



SW6431 "LEAPFROG"



STONE VENEER
VANTAGE30 WHITE ELM



VINYL WINDOW
MILGARD - WHITE FRAME



PAINTED STEEL RAILING
SW7069 - IRON ORE



RIGHT ELEVATION

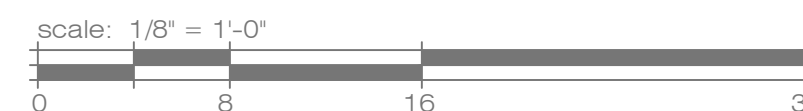
36-PLEX BUILDING ELEVATIONS - SCHEME 3

CLOVER APARTMENTS

SACRAMENTO CA

APPLICANT:
AMCAL

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April 23, 2025

SD-3.7





REAR ELEVATION



LEFT ELEVATION

CLOVER APARTMENTS

SACRAMENTO CA

APPLICANT:
AMCAL
30141 AGOURA RD. STE. #100 AGOURA HILLS, CA 91301

scale: 1/8" = 1'-0"
0 8 16 32

36-PLEX BUILDING ELEVATIONS - SCHEME 3

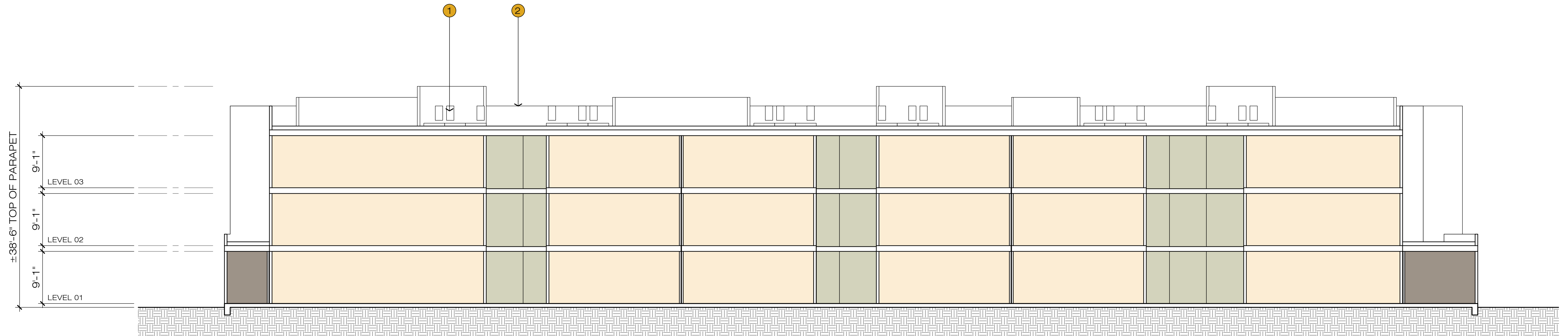
BSB DESIGN

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SD-3.8

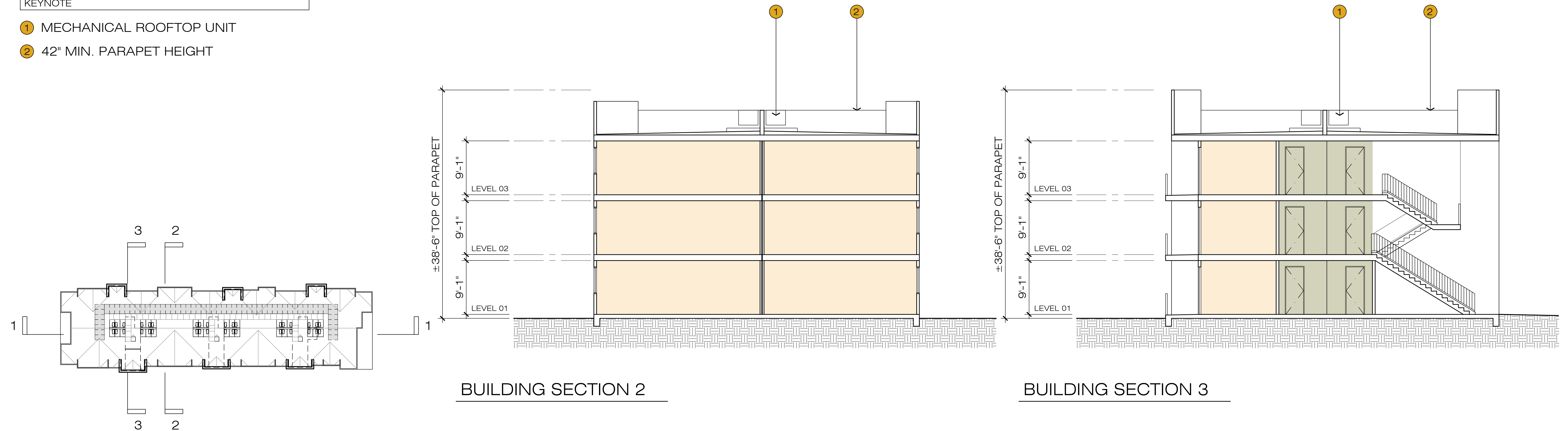




BUILDING SECTION 1

KEYNOTE

- ① MECHANICAL ROOFTOP UNIT
- ② 42" MIN. PARAPET HEIGHT



BUILDING SECTION 2

BUILDING SECTION 3

CLOVER APARTMENTS

SACRAMENTO CA

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

24-PLEX BUILDING SECTIONS

APPLICANT:
AMCAL
30141 AGOURA RD. STE. #100 AGOURA HILLS, CA 91301

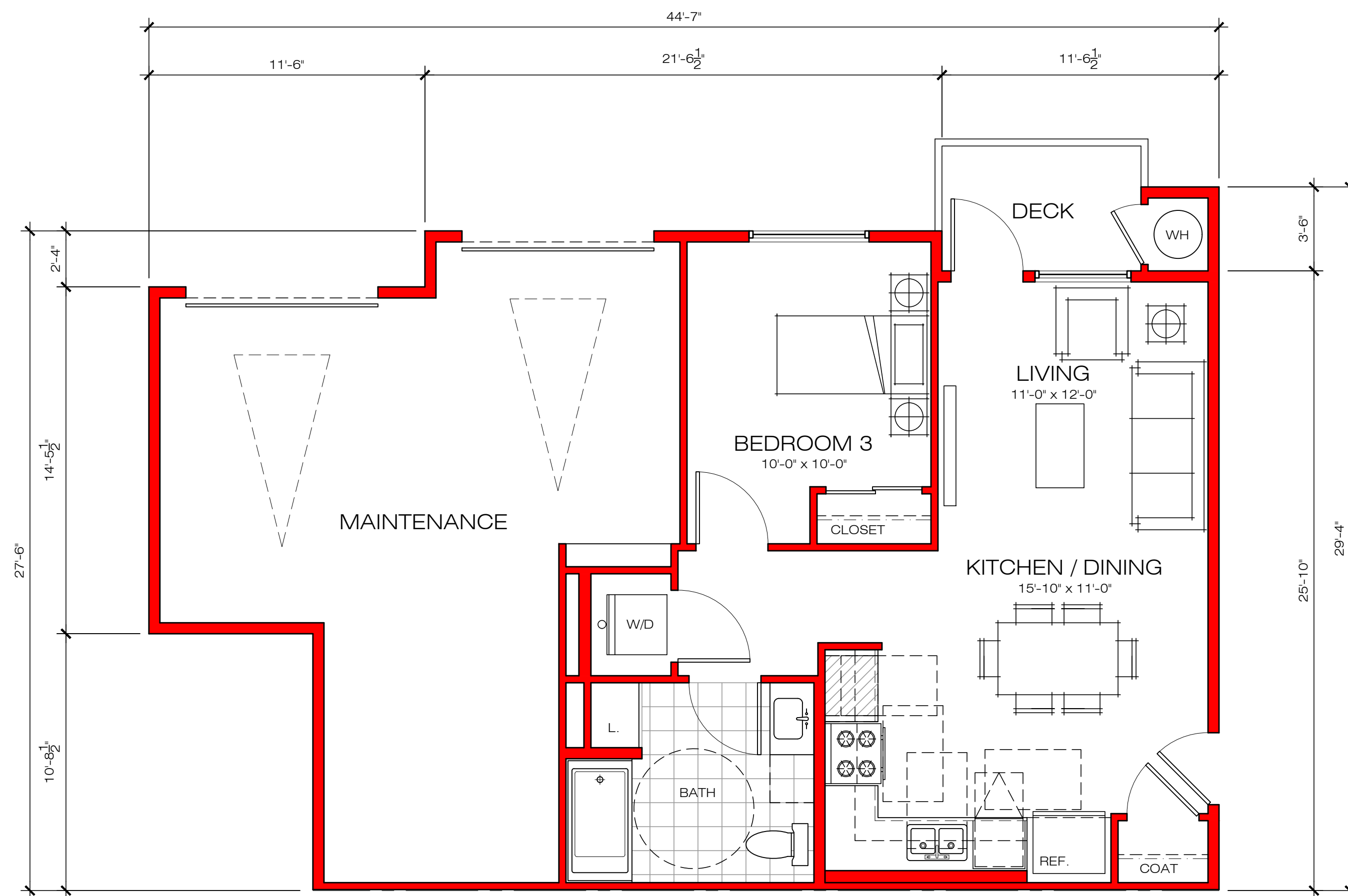
BSB DESIGN

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April 23, 2025

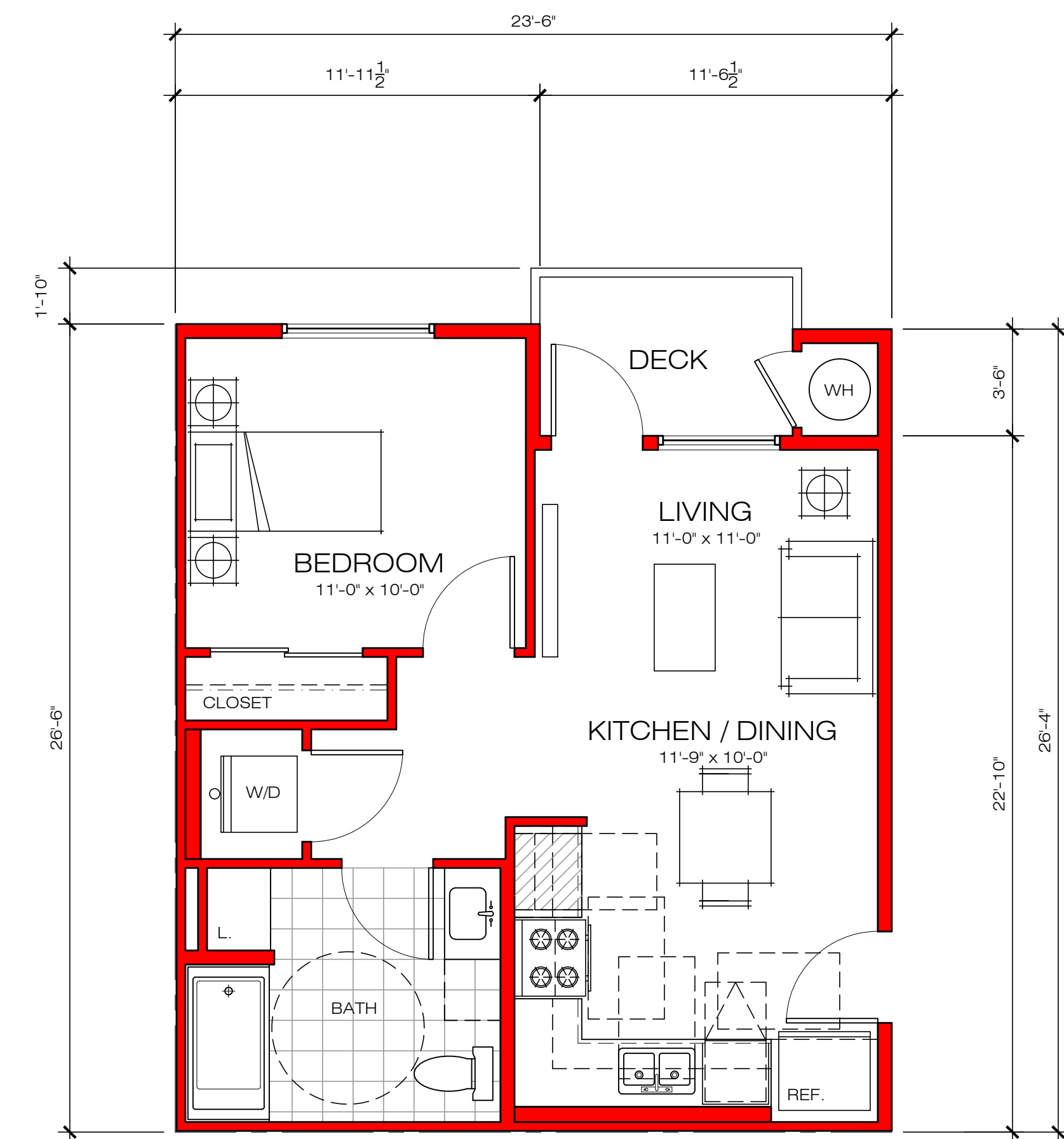
SD-3.9





UNIT PLAN A2

1 BEDROOM / 1 BATH
GROSS AREA = 662 S.F.
LIVING SPACE (900 SF MIN.) = 584 S.F.
TOTAL UNIT COUNT = 1 DU



UNIT PLAN A1

1 BEDROOM / 1 BATH
GROSS AREA = 580 S.F.
LIVING SPACE (450 SF MIN.) = 501 S.F.
TOTAL UNIT COUNT = 129 DU

CLOVER APARTMENTS

SACRAMENTO CA

APPLICANT:
AMCAL

30141 AGOURA RD. STE. #100 AGOURA HILLS, CA 91301



TYPICAL UNIT PLANS

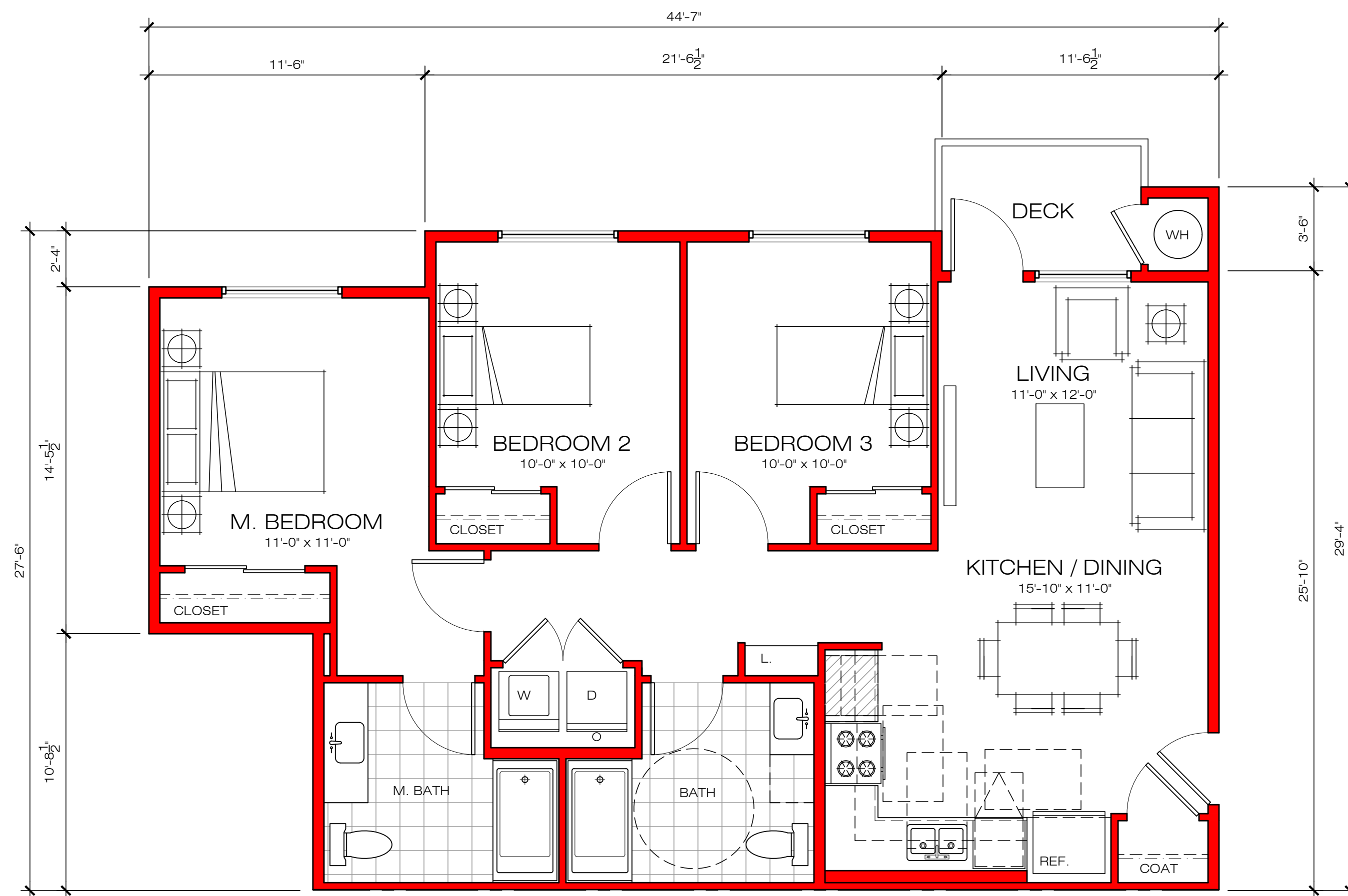
BSB DESIGN

970 West 190th Street Suite 250
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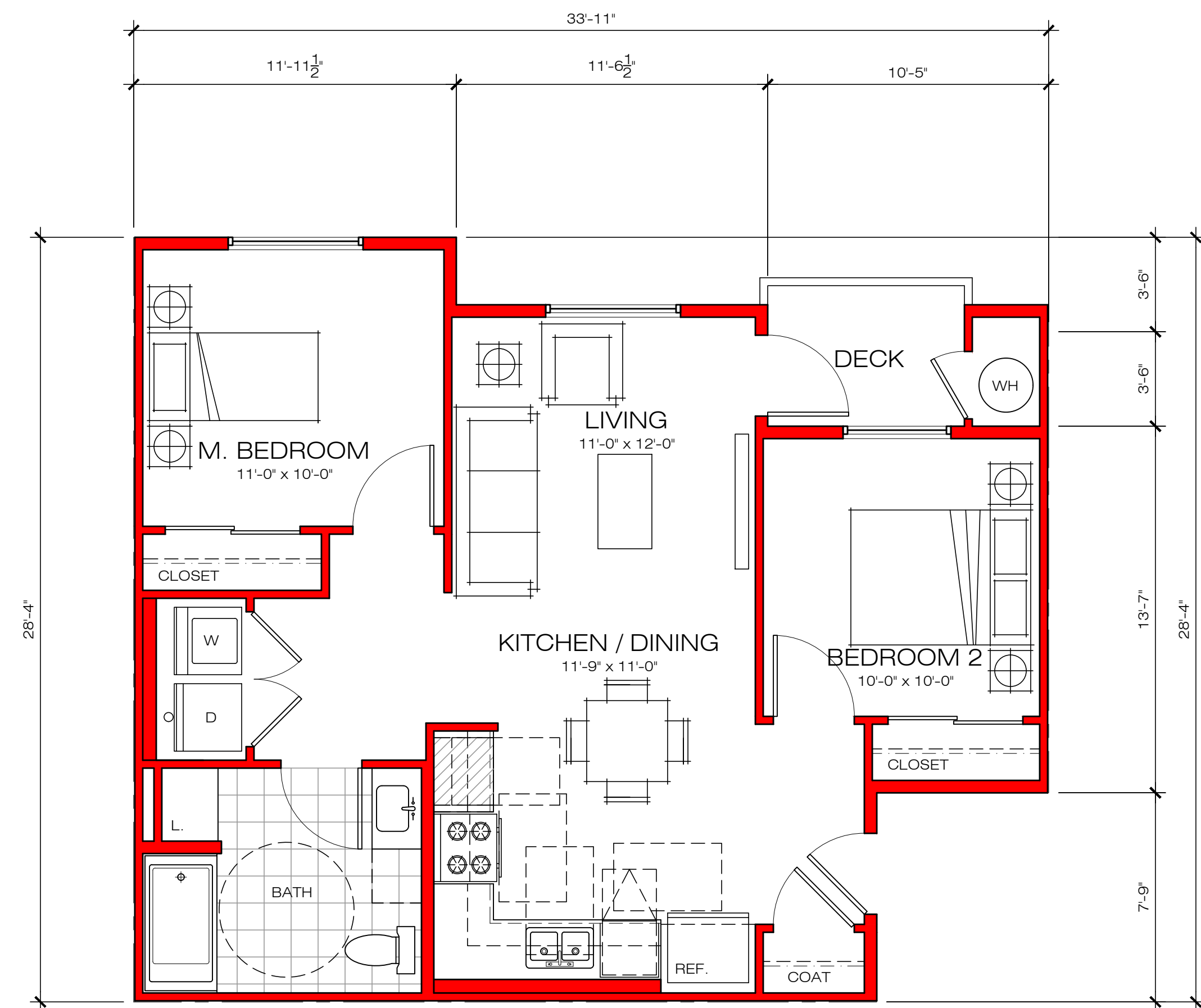
April 23, 2025

SD-4.1





UNIT PLAN C1	
3 BEDROOM / 2 BATH	
GROSS AREA = 1,107 S.F.	
LIVING SPACE (900 SF MIN.) = 974 S.F.	
TOTAL UNIT COUNT = 98 DU	

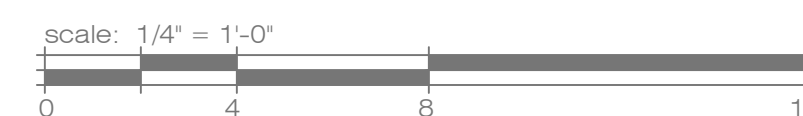


UNIT PLAN B1	
2 BEDROOM / 1 BATH	
GROSS AREA = 810 S.F.	
LIVING SPACE (700 SF MIN.) = 708 S.F.	
TOTAL UNIT COUNT = 120 DU	

CLOVER APARTMENTS

APPLICANT:
AMCAL
30141 AGOURA RD. STE. #100 AGOURA HILLS, CA 91301

SACRAMENTO CA



TYPICAL UNIT PLANS

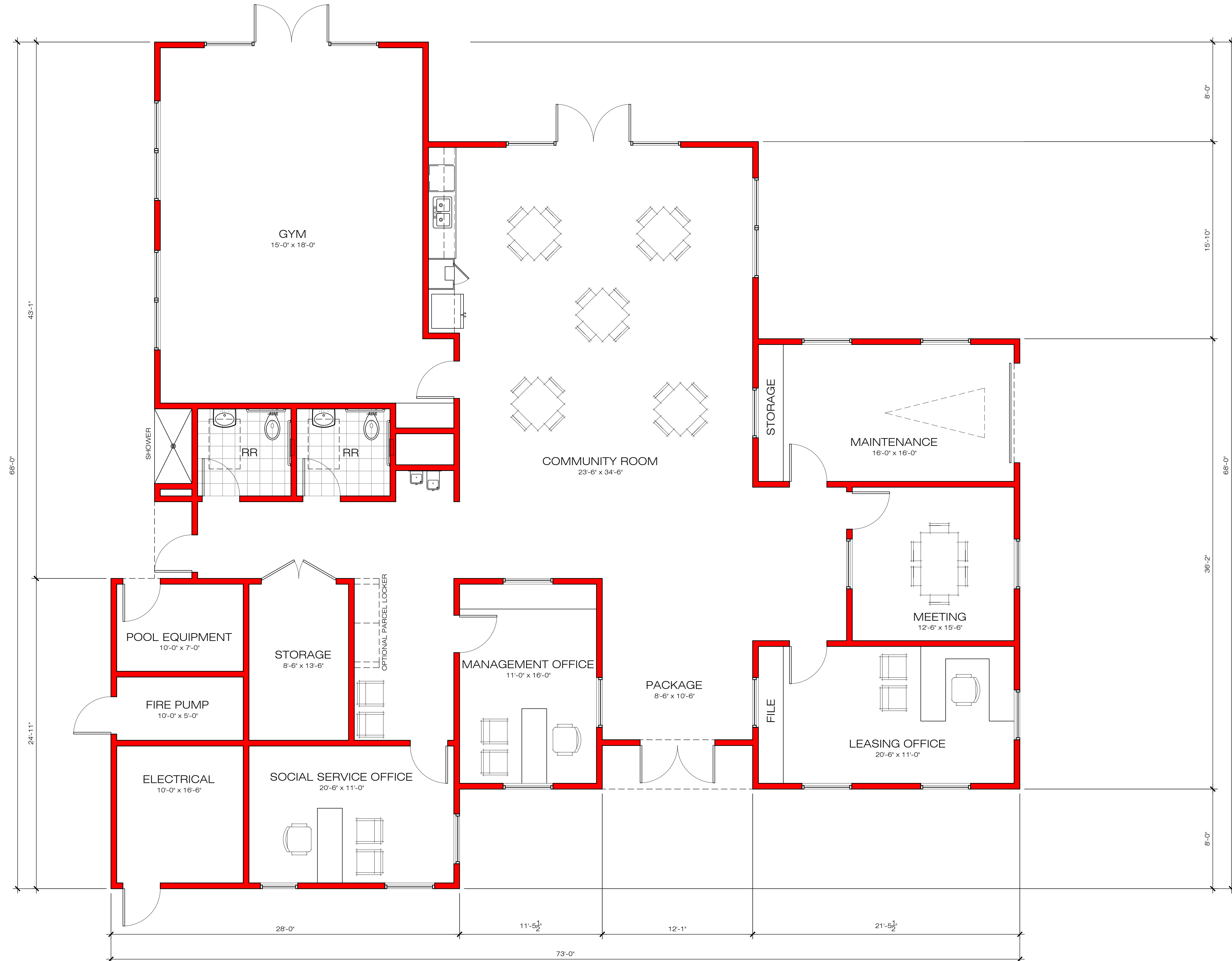
BSB DESIGN

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SD-4.2

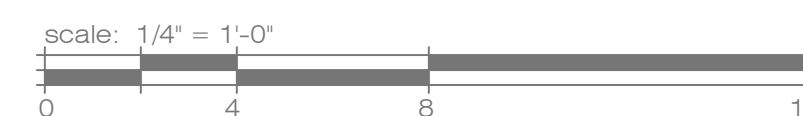




COMMUNITY BUILDING PLAN

CLOVER APARTMENTS

SACRAMENTO CA



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April 23, 2025

SD-5.1



APPLICANT:
AMCAL

30141 AGOURA RD. STE. #100 AGOURA HILLS, CA 91301

±20'-10" TOP OF PARAPET
18'-0"
9'-1"
LEVEL 01



REAR ELEVATION

±20'-10" TOP OF PARAPET
18'-0"
9'-1"
LEVEL 01



RIGHT ELEVATION

±20'-10" TOP OF PARAPET
18'-0"
9'-1"
LEVEL 01



LEFT ELEVATION

±20'-10" TOP OF PARAPET
18'-0"
9'-1"
LEVEL 01



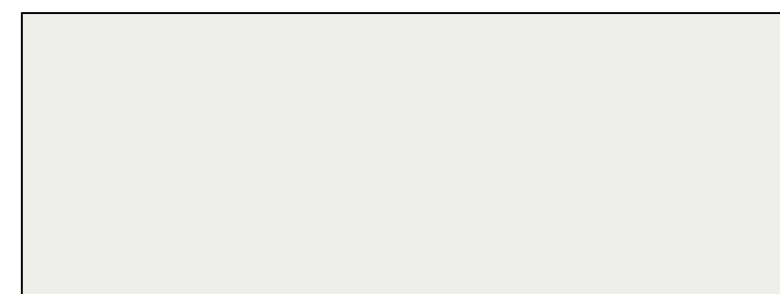
FRONT ELEVATION

KEYNOTE

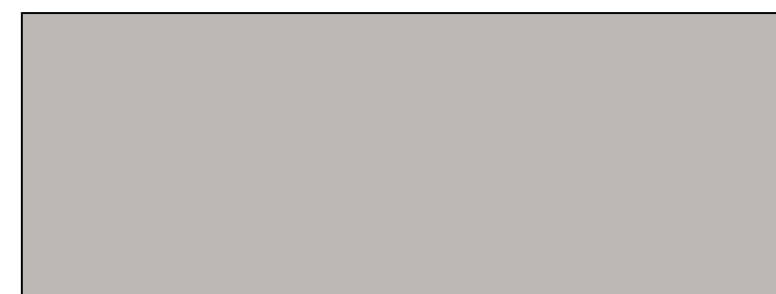
- ① EXTERIOR CEMENT STUCCO
- ② SYNTHETIC SIDING
- ③ DUAL GLAZED VINYL WINDOWS
- ④ WOOD FRAMED AWNING
- ⑤ SCREED LINE
- ⑥ PAINTED METAL COPING
- ⑦ PAINTED FOAM TRIM
- ⑧ STOREFRONT WINDOW AND DOOR
- ⑨ PAINTED METAL DOOR

EXTERIOR COLORS

SHERWIN WILLIAMS PAINT OR SIMILAR



SW7006 "EXTRA WHITE"



SW6002 "ESSENTIAL GRAY"

CLOVER APARTMENTS

SACRAMENTO CA

APPLICANT:
AMCAL

30141 AGOURA RD. STE. #100 AGOURA HILLS, CA 91301

scale: 1/8" = 1'-0"
0 8 16 32

COMMUNITY BUILDING ELEVATIONS

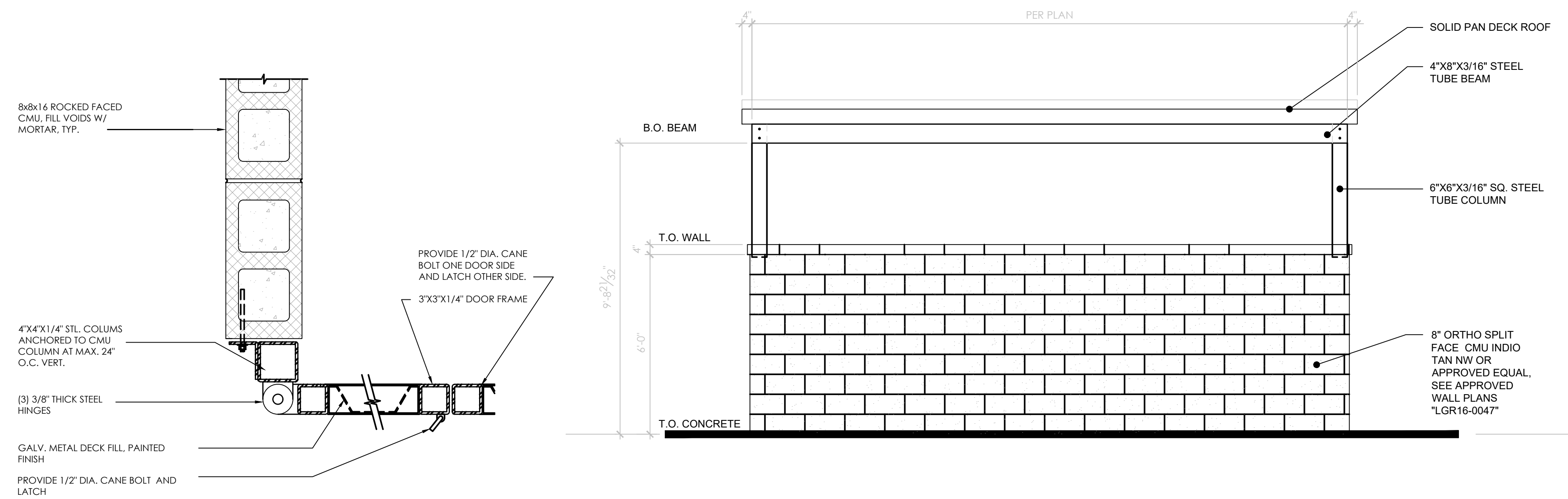
BSB DESIGN

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April 23, 2025

SD-5.2



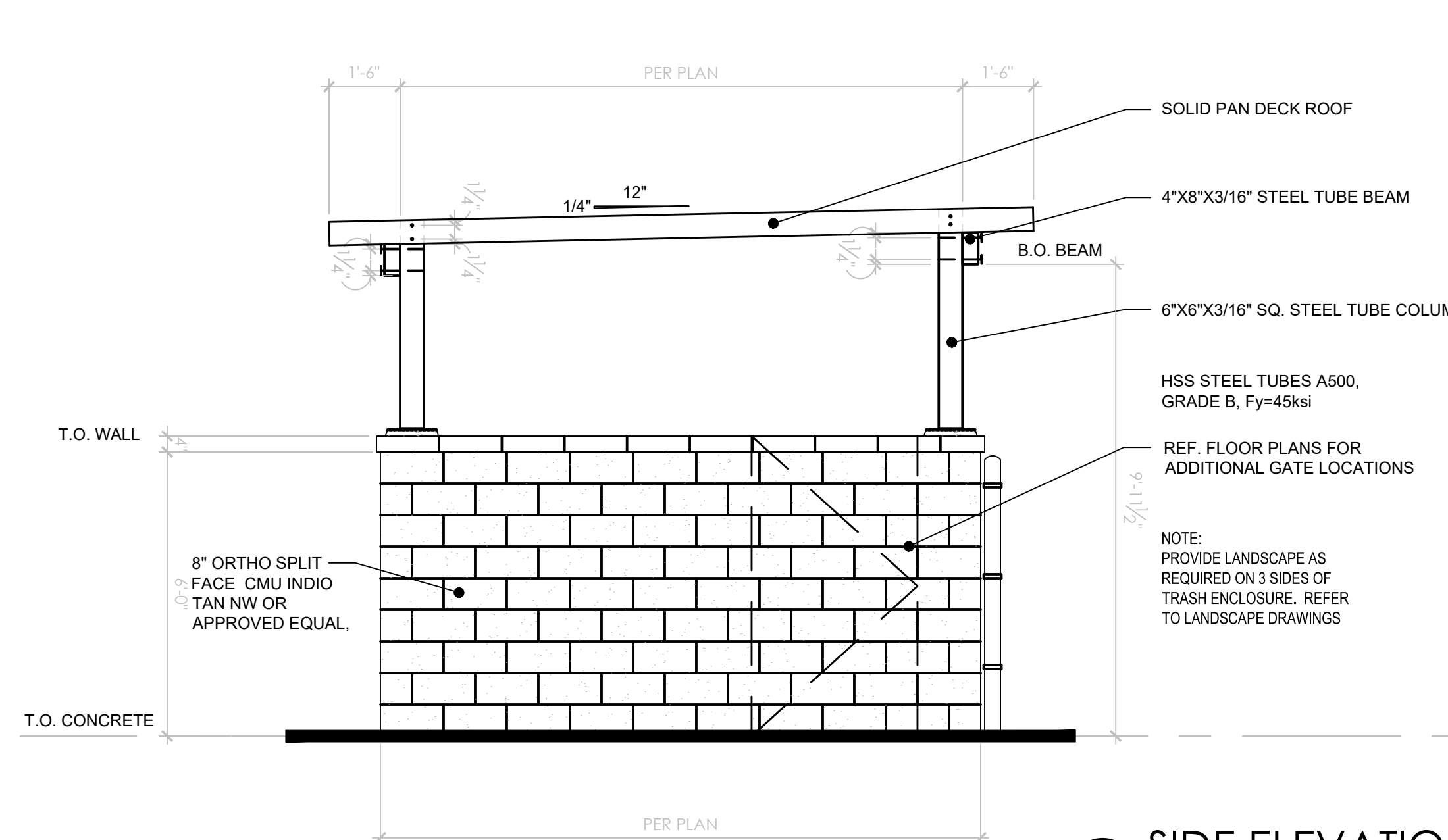


6 GATE HINGE DETAIL
SCALE: 1 1/2" = 1'-0"

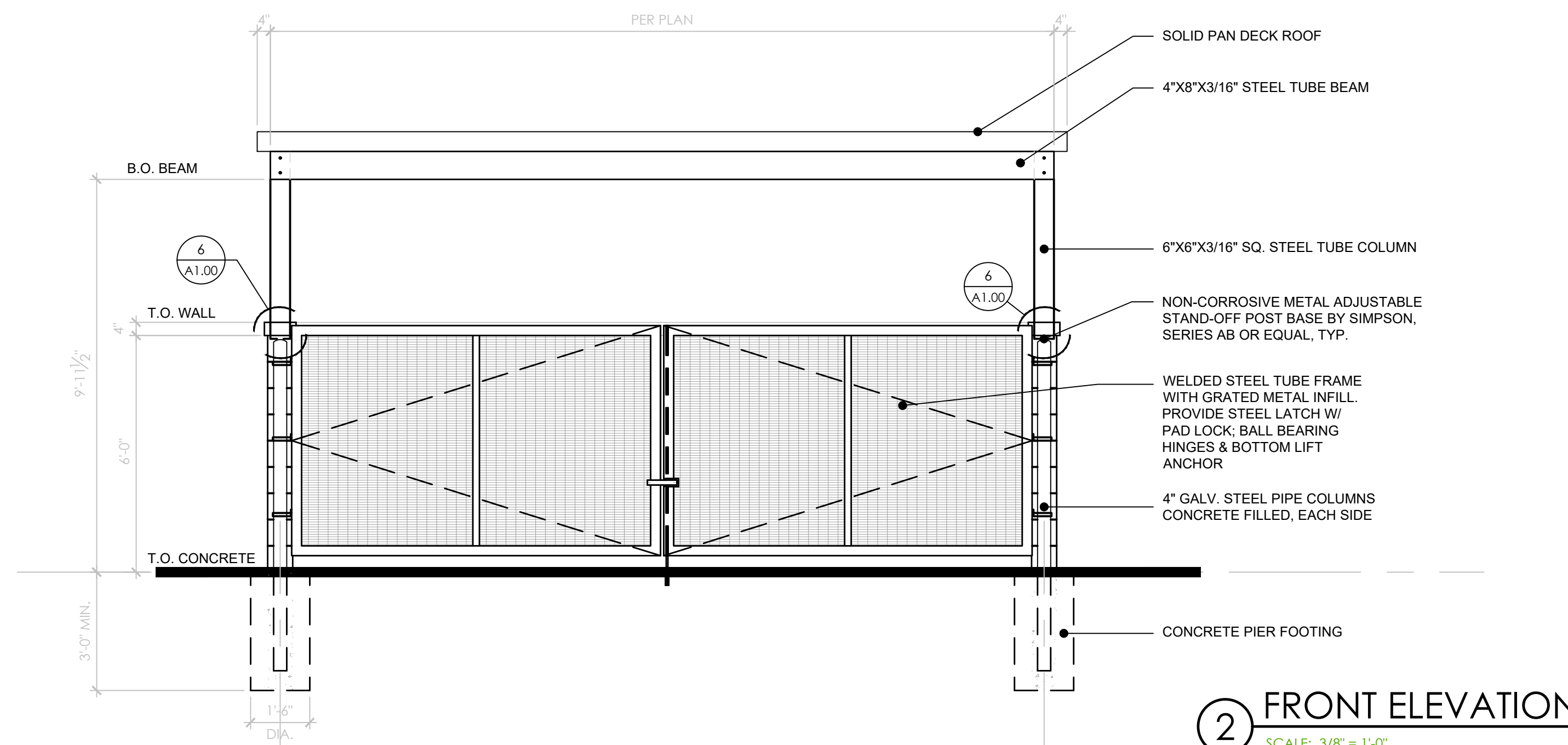


TRASH ENCLOSURE WITH GRATED METAL INFILL

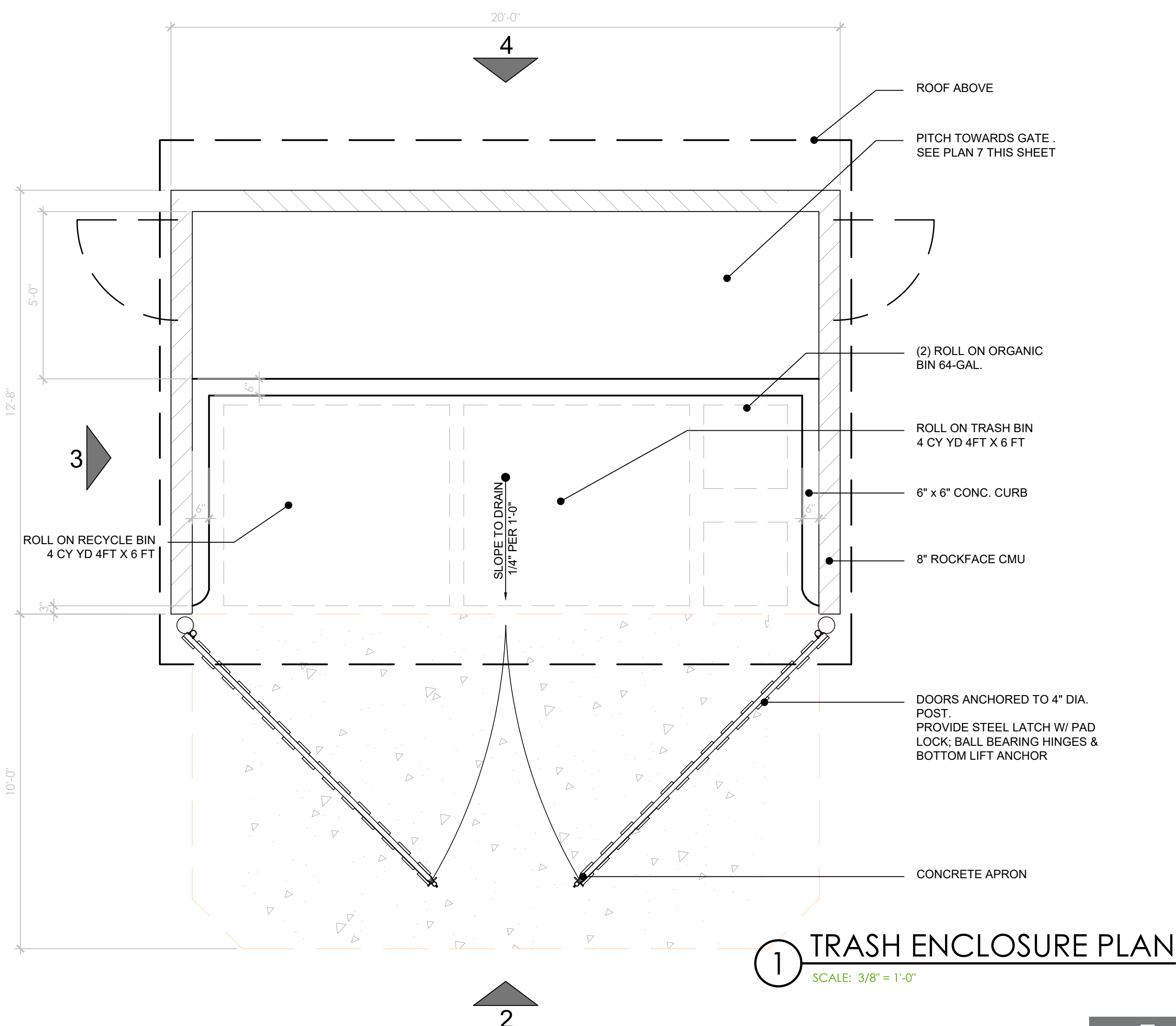
4 REAR ELEVATION
SCALE: 3/8" = 1'-0"



3 SIDE ELEVATION
SCALE: 3/8" = 1'-0"



2 FRONT ELEVATION
SCALE: 3/8" = 1'-0"



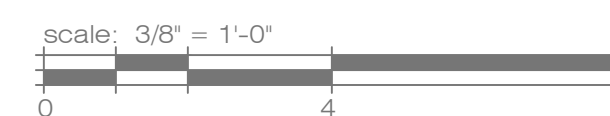
1 TRASH ENCLOSURE PLAN
SCALE: 3/8" = 1'-0"

CLOVER APARTMENTS

SACRAMENTO CA

APPLICANT:
AMCAL

30141 AGOURA RD. STE. #100 AGOURA HILLS, CA 91301



TRASH ENCLOSURE PLAN

BSB DESIGN

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f. 310. 217. 0425

April 23, 2025

SD-6.1



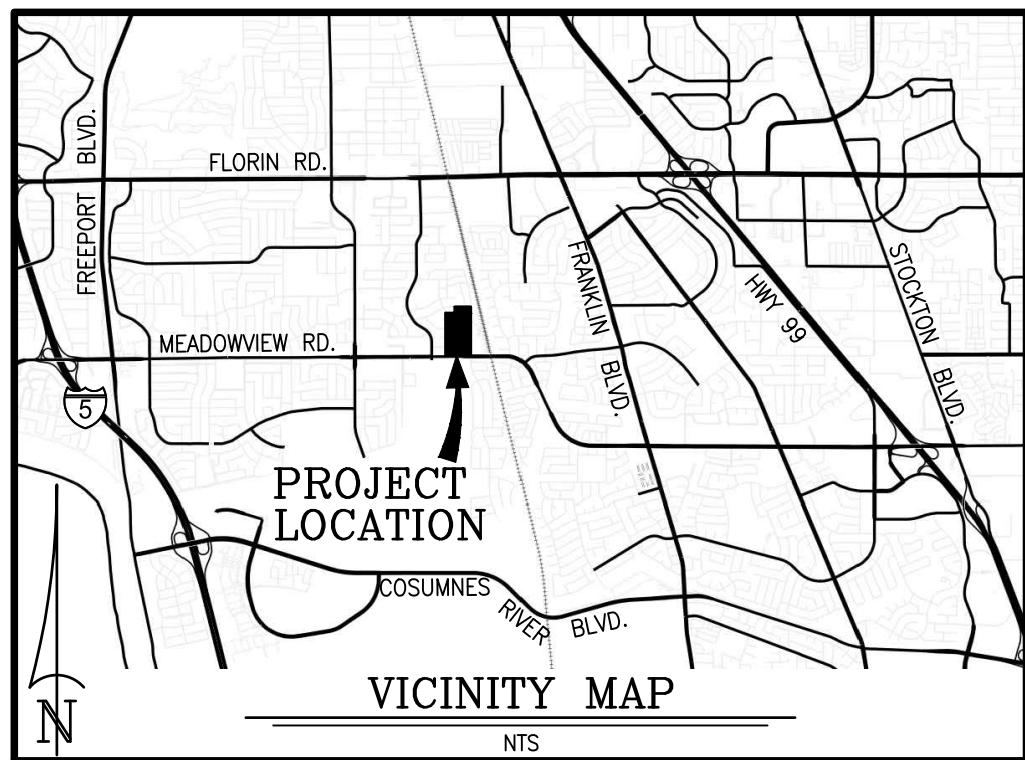
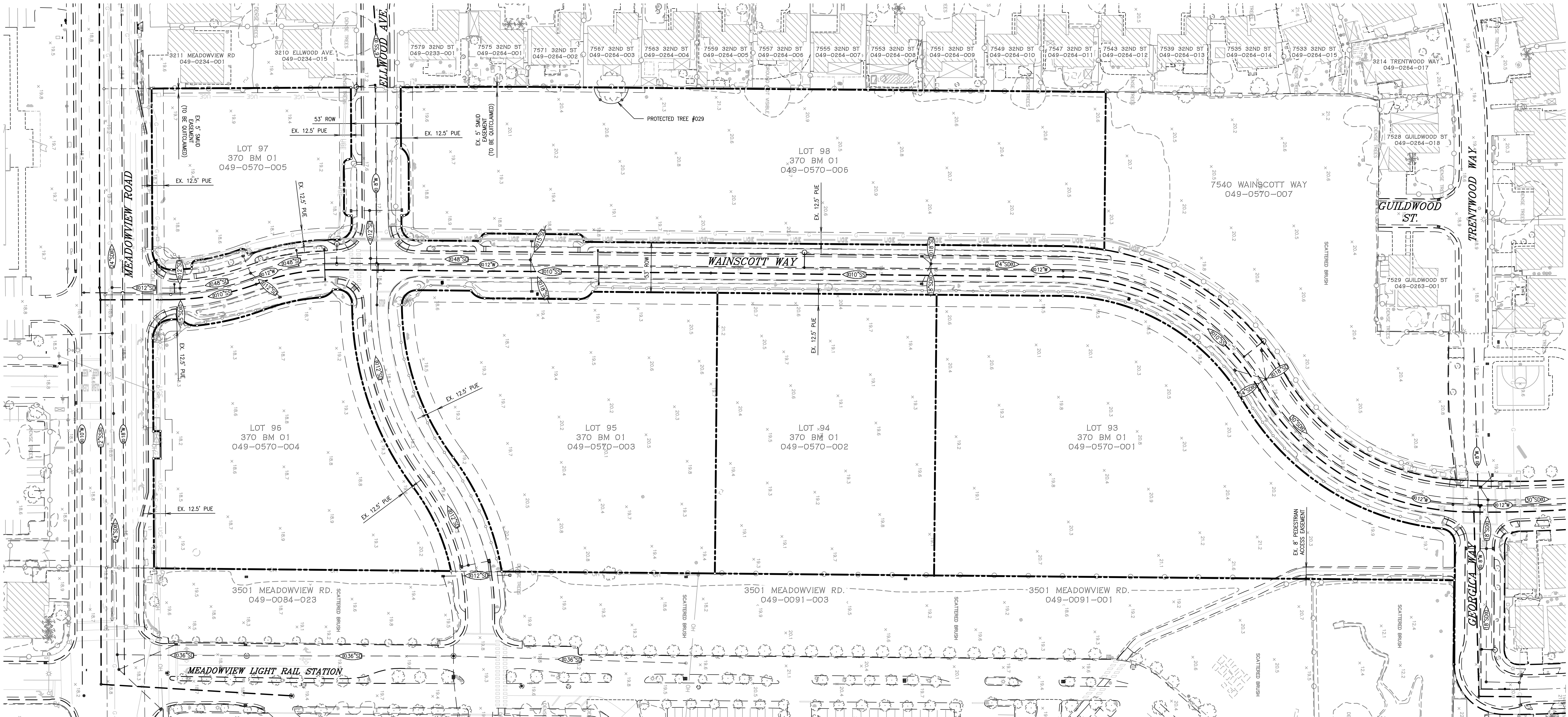
CLOVER APARTMENTS

EXISTING CONDITIONS

SACRAMENTO COUNTY, CALIFORNIA

SCALE: 1"=50'

APRIL 22, 2025



PROJECT AREA

LOT 93-94-95:	6.16 AC
LOT 96:	1.60 AC
LOT 97:	0.84 AC
LOT 98:	2.79 AC
TOTAL:	11.39 AC

PROJECT INFORMATION

APN: 049-0570-001
049-0570-002
049-0570-003
049-0570-004
049-0570-005
049-0570-006

ZONING: RMX-TO

SETBACKS: FRONT=10' MIN. 25' MAX.
SIDE=0'
REAR=15'

TREE PRESERVATION MEASURES:

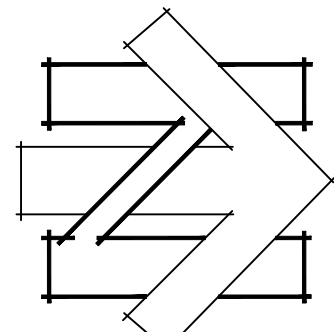
- ANY REGULATED WORK WITHIN THE DRIPLINE OF A CITY OR PRIVATE PROTECTED TREE SHALL BE SEPARATELY PERMITTED PRIOR TO THE START OF CONSTRUCTION AND SUPERVISED BY A QUALIFIED ARBORIST AS DEFINED BY SACRAMENTO CITY CODE CHAPTER 12.56. SUBMIT A TREE PERMIT APPLICATION AND TREE PROTECTION PLAN CREATED BY A QUALIFIED ARBORIST TO URBANFORESTRY@CITYOF.SACRAMENTO.ORG AND REFER TO THE PLANNING PROJECT NUMBER OR OFF-SITE PROJECT NUMBER.
- ALL CONCRETE SIDEWALKS AND DRIVEWAYS SHALL BE RETAINED THROUGHOUT CONSTRUCTION TO PROTECT THE ROOTS AND SOIL FROM THE IMPACTS OF CONSTRUCTION ACTIVITIES. EXISTING DRIVEWAYS SHALL BE USED AS THE SOLE ACCESS TO THE SITE.
- RIGHT-OF-WAY PLANTERS AND CITY TREES SHALL BE SEPARATED FROM THE CONSTRUCTION SITE WITH A SIX-FOOT HIGH CHAIN LINK FENCE THAT SHALL REMAIN THROUGHOUT THE DURATION OF THE PROJECT. FENCING FOR PRIVATE PROTECTED TREES SHALL ENCOMPASS THE DRIPLINE OF THE TREE.
- THERE SHALL BE NO GRADE CHANGES WITHIN THE DRIPLINE OF CITY TREES. ALL GRADE CHANGES SHALL BE ACCOMMODATED ON-SITE.
- IF PERMITTED, ALL EXCAVATION, GRADING OR TRENCHING WITHIN THE DRIPLINE OF A CITY OR PRIVATE PROTECTED TREE SHALL EMPLOY ONE OF THE FOLLOWING METHODS: HYDRO-EXCAVATION, PNEUMATIC EXCAVATION OR HAND DIGGING, AND SHALL BE SUPERVISED BY A QUALIFIED ARBORIST.
- THERE SHALL BE NO SOIL COMPACTION WITHIN THE DRIPLINE OF CITY OR PRIVATE PROTECTED TREES.
- THERE SHALL BE NO NON-NATIVE SOIL, NON-ORGANIC MATTER OR STRUCTURAL SOIL ADDED TO THE RIGHT-OF-WAY PLANTER.
- ALL TREES SHALL BE WATERED REGULARLY ACCORDING TO THE RECOMMENDATION OF THE PROJECT ARBORIST. THE PROJECT APPLICANT SHALL BE FINANCIALLY RESPONSIBLE FOR ANY DAMAGE TO THE CITY TREES ASSOCIATED WITH THE PROJECT. ACCIDENTAL OR NEGLIGENT ACTIONS THAT DAMAGE CITY TREES MAY RESULT IN A PENALTY. THE MONETARY VALUE OF ANY SUCH DAMAGES WILL BE APPRAISED BY THE CITY URBAN FORESTER OR HIS AUTHORIZED REPRESENTATIVE AND SHALL BE EXPRESSED AS THE MONETARY EQUIVALENT OF ALL LABOR AND MATERIALS REQUIRED TO BRING THE TREE IN QUESTION TO A STATE OF COMPARABLE UTILITY WITH REGARDS TO ITS CONDITION AND FUNCTION PRIOR TO THE BEGINNING OF THE PROJECT.

NOTES:

- A LOT MERGER WILL BE FILED FOR LOTS 93-94-95.
- THE PROJECT LIES WITHIN ZONE X PER FEMA MAP NUMBER 06067C0305H, DATED AUGUST 16, 2012.

LEGEND

	EXISTING
PROJECT BOUNDARY	---
CENTERLINE	---
RIGHT OF WAY	---
EASEMENT	---
TYPE 1 C&G & SIDEWALK	---
TYPE 2 C&G	---
STREET SIGNS	---
STORM DRAIN PIPE SHOWING DIRECTION OF FLOW & PIPE SIZE	18" SDO
WATER LINE	12" W
SANITARY SEWER PIPE SHOWING DIRECTION OF FLOW & PIPE SIZE	6" SSO



0 25' 50' 100'

SCALE: 1" = 50'

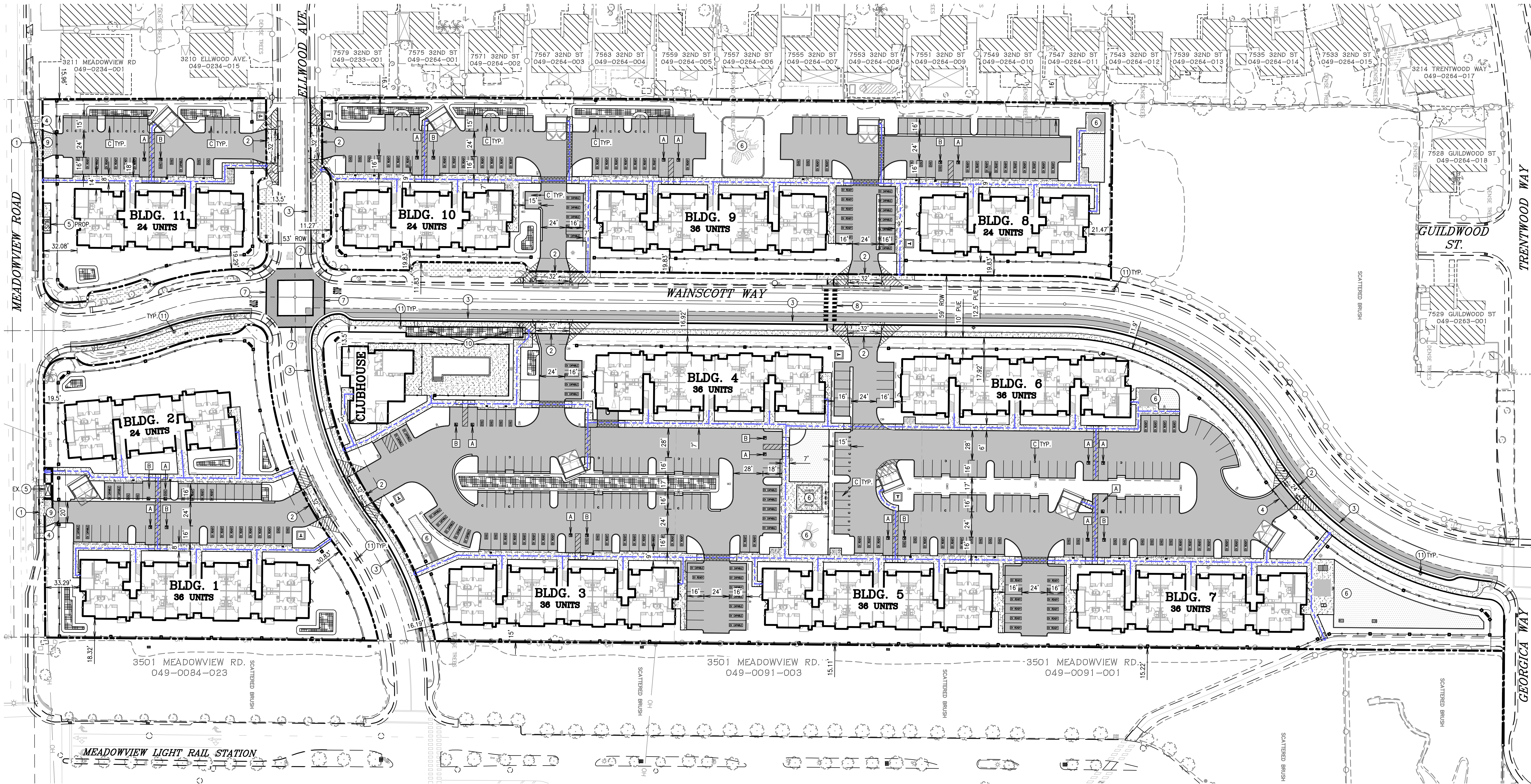
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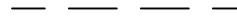
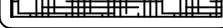
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CLOVER APARTMENTS
PRELIMINARY SITE PLAN
SACRAMENTO COUNTY, CALIFORNIA
SCALE: 1"=50' APRIL 22, 2025

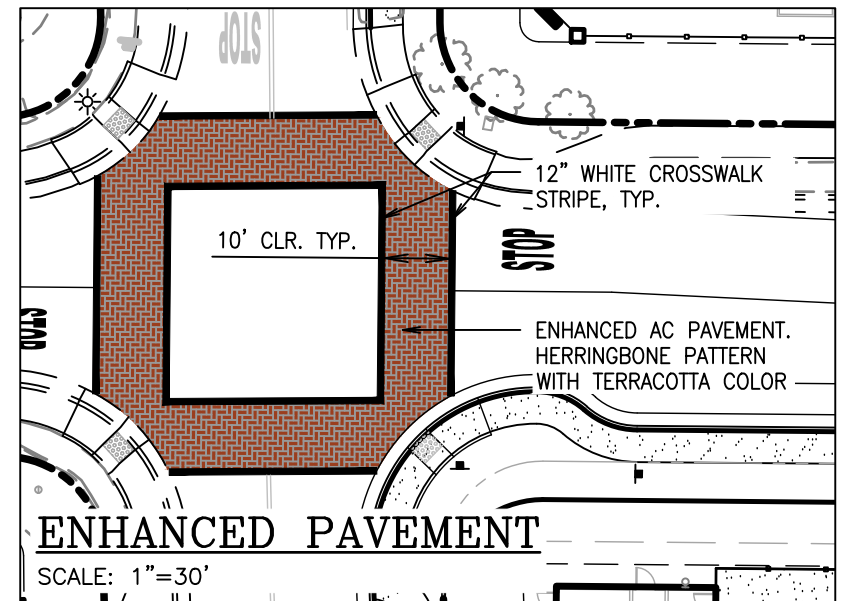


LEGEND		
ROADS & MISCELLANEOUS		
PROPOSED		EXISTING
	PROJECT BOUNDARY	
	CENTERLINE	
	RIGHT OF WAY	
	EASEMENT	
	TYPE 1 C&G & SIDEWALK	
	TYPE 2 C&G	
	STREET SIGN	
	STOP SIGN	
	BIORETENTION	
	TRANSFORMER	
	AC PAVEMENT	
	GRASSY SWALE	
	ACCESSIBLE PATH OF TRAVEL	

PARKING SPACE		PROVIDED	REQ.
STANDARD		327	
ACCESSIBLE		25	21
COMPACT		55	
EVSC		36	41
(10% OF TOTAL)		5	
EV READY (25% OF TOTAL)		102	102
EV CAPABLE (10% OF TOTAL)		41	41
TOTAL SPACES		407	

- PARKING KEYNOTES
- A ACCESSIBLE STANDARD PARKING; W=9' D=18'
 - B ACCESSIBLE VAN PARKING; W=12' D=18'
 - C COMPACT PARKING; W=8' D=15'
 - EVSC PARKING
 - EV READY PARKING
 - EV CAPABLE PARKING

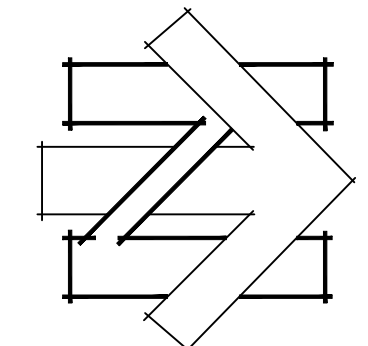
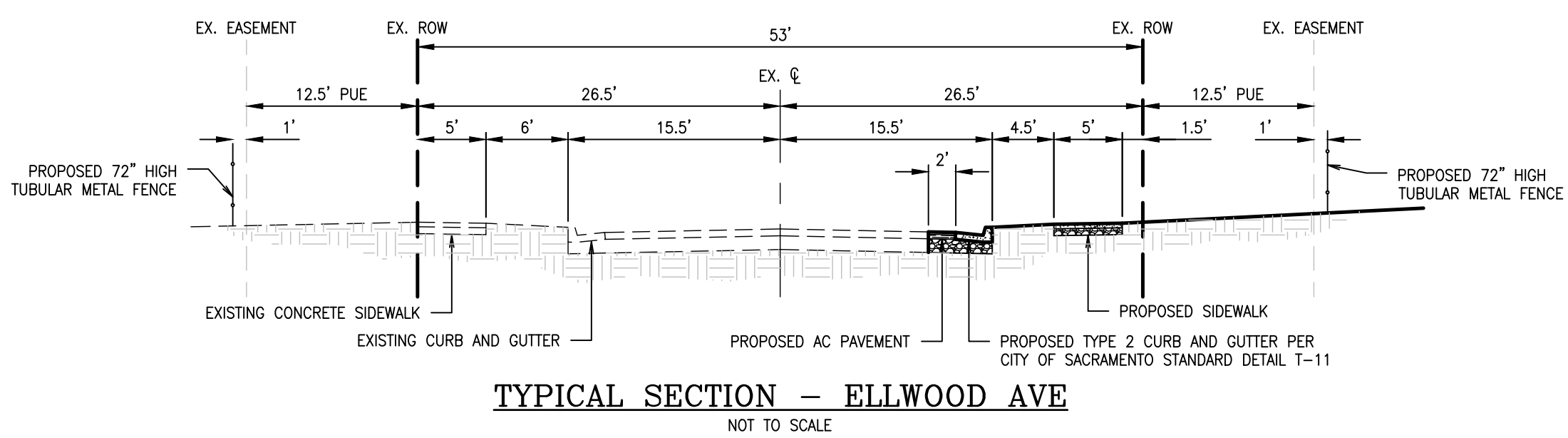
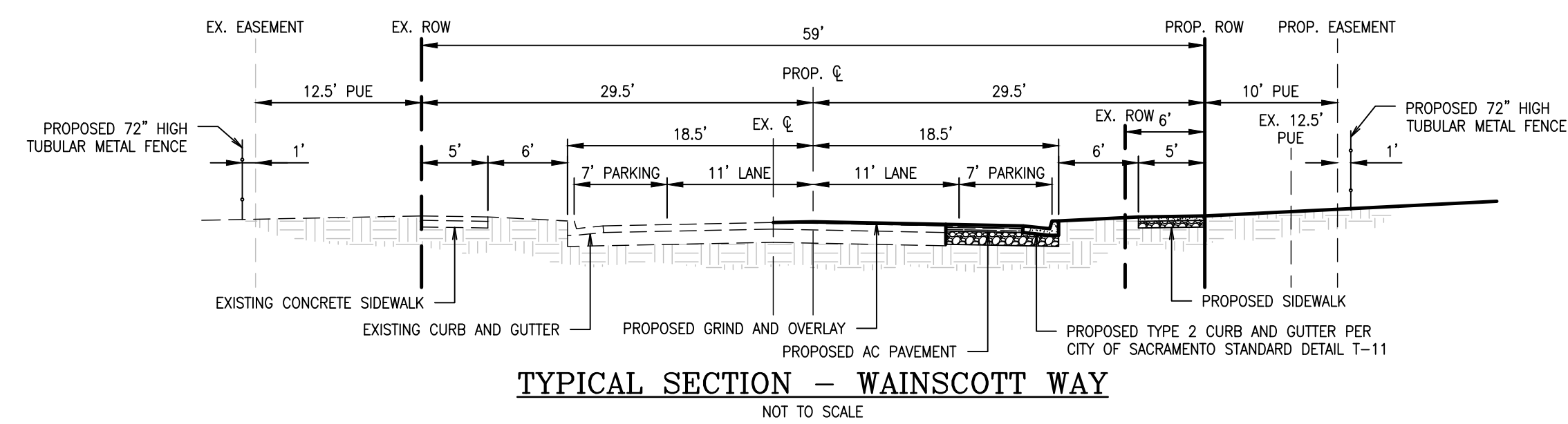
- SITE KEYNOTES
- DRIVEWAY PER CITY OF SACRAMENTO STANDARD DETAIL T-21
 - DRIVEWAY PER CITY OF SACRAMENTO STANDARD DETAIL T-22
 - CURB AND GUTTER PER CITY OF SACRAMENTO DETAILS T-11 & T-60
 - MOTORIZED EVA ROLL GATE, WITH KEY FOB ACCESS FOR TRASH
 - EXISTING BUS SHELTER TO BE RELOCATED
 - SEE LANDSCAPE PLANS FOR SITE AMENITIES
 - 12" W WHITE CROSSWALK AND STOP
 - CROSSWALK PER CITY OF SACRAMENTO STANDARD DETAIL T-185 AND RAMP PER CITY OF SACRAMENTO STANDARD DETAIL T-73
 - PAVERS
 - ROADSIDE WATER QUALITY SWALE
 - STREET LIGHT



PROJECT INFORMATION	
APN:	049-0570-001 049-0570-002 049-0570-003 049-0570-004 049-0570-005 049-0570-006
ZONING:	RMX-TO
SETBACKS:	FRONT=10' MIN. 25' MAX. SIDE=0' REAR=15'

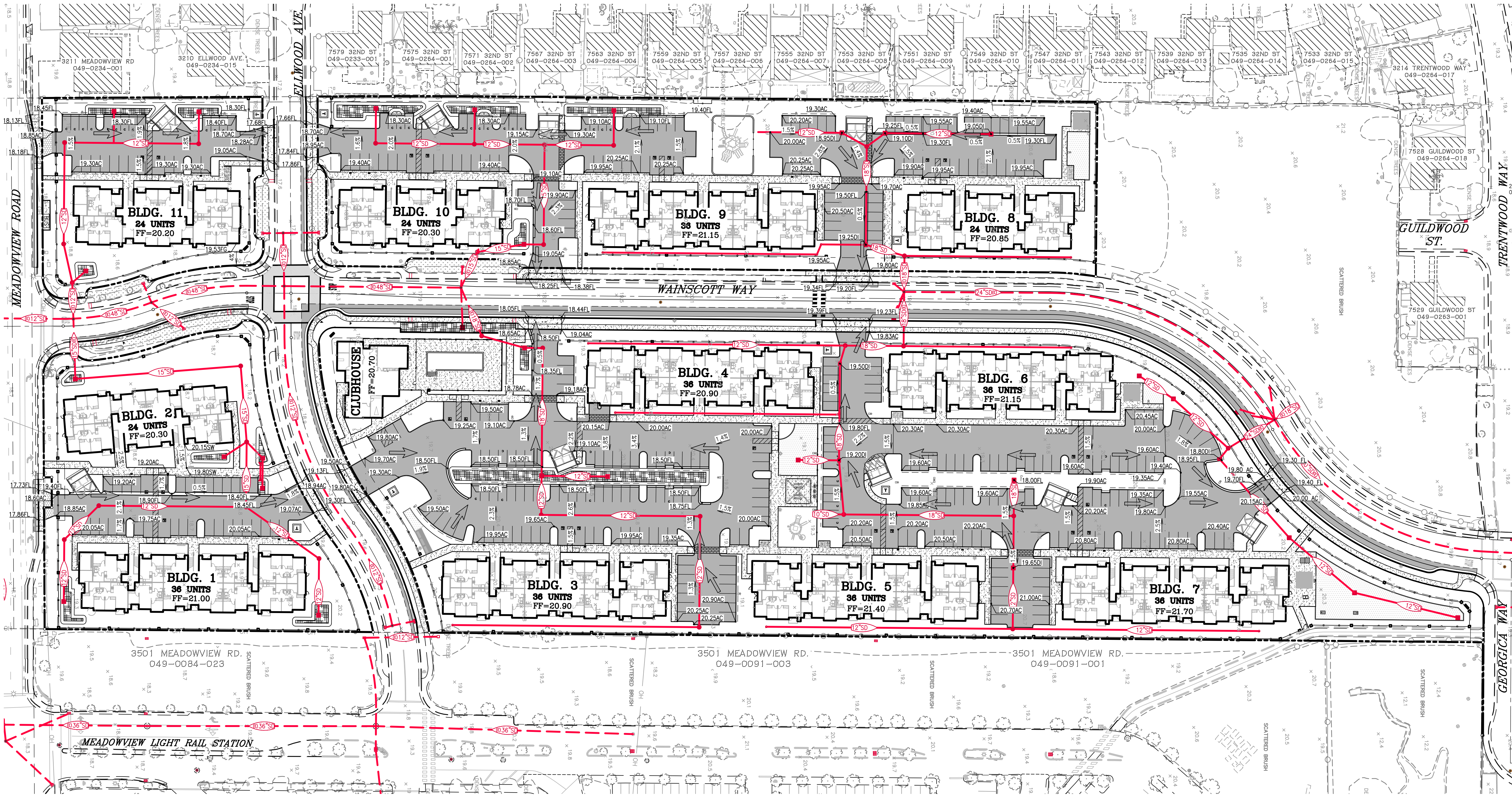
PROJECT AREA	
LOT 93-94-95:	6.16 AC
LOT 96:	1.60 AC
LOT 97:	0.84 AC
LOT 98:	2.79 AC
TOTAL:	11.39 AC

- NOTES:
- A LOT MERGER WILL BE FILED FOR LOTS 93-94-95 AND RECORDED PRIOR TO APPROVAL OF CONSTRUCTION DOCUMENTS.



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CLOVER APARTMENTS
PRELIMINARY GRADING & DRAINAGE EXHIBIT
SACRAMENTO COUNTY, CALIFORNIA
SCALE: 1"=50' APRIL 22, 2025



LEGEND

ROADS & MISCELLANEOUS

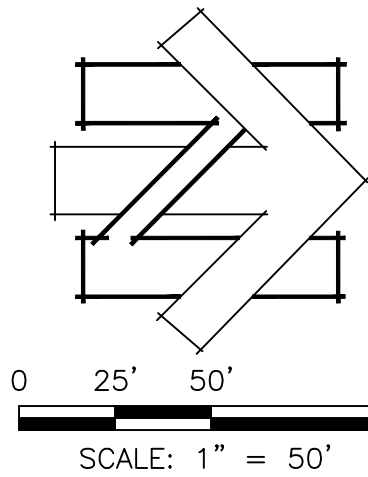
PROPOSED	EXISTING		
[Symbol]	[Symbol]	PROJECT BOUNDARY	[Symbol]
[Symbol]	[Symbol]	CENTERLINE	[Symbol]
[Symbol]	[Symbol]	RIGHT OF WAY	[Symbol]
[Symbol]	[Symbol]	EASEMENT	[Symbol]
[Symbol]	[Symbol]	TYPE 1 C&G & SIDEWALK	[Symbol]
[Symbol]	[Symbol]	TYPE 2 C&G	[Symbol]
[Symbol]	[Symbol]	STREET SIGN	[Symbol]
[Symbol]	[Symbol]	STOP SIGN	[Symbol]

GRADING & DRAINAGE

PROPOSED	EXISTING		
[Symbol]	[Symbol]	CUT OR FILL SLOPE	[Symbol]
[Symbol]	[Symbol]	DITCH	[Symbol]
[Symbol]	[Symbol]	PIPE SHOWING DIRECTION OF FLOW & PIPE SIZE	[Symbol]
[Symbol]	[Symbol]	MANHOLE (MH)	[Symbol]
[Symbol]	[Symbol]	DROP INLET (DI)	[Symbol]
[Symbol]	[Symbol]	OVERLAND RELEASE	[Symbol]

EARTHWORK QUANTITIES

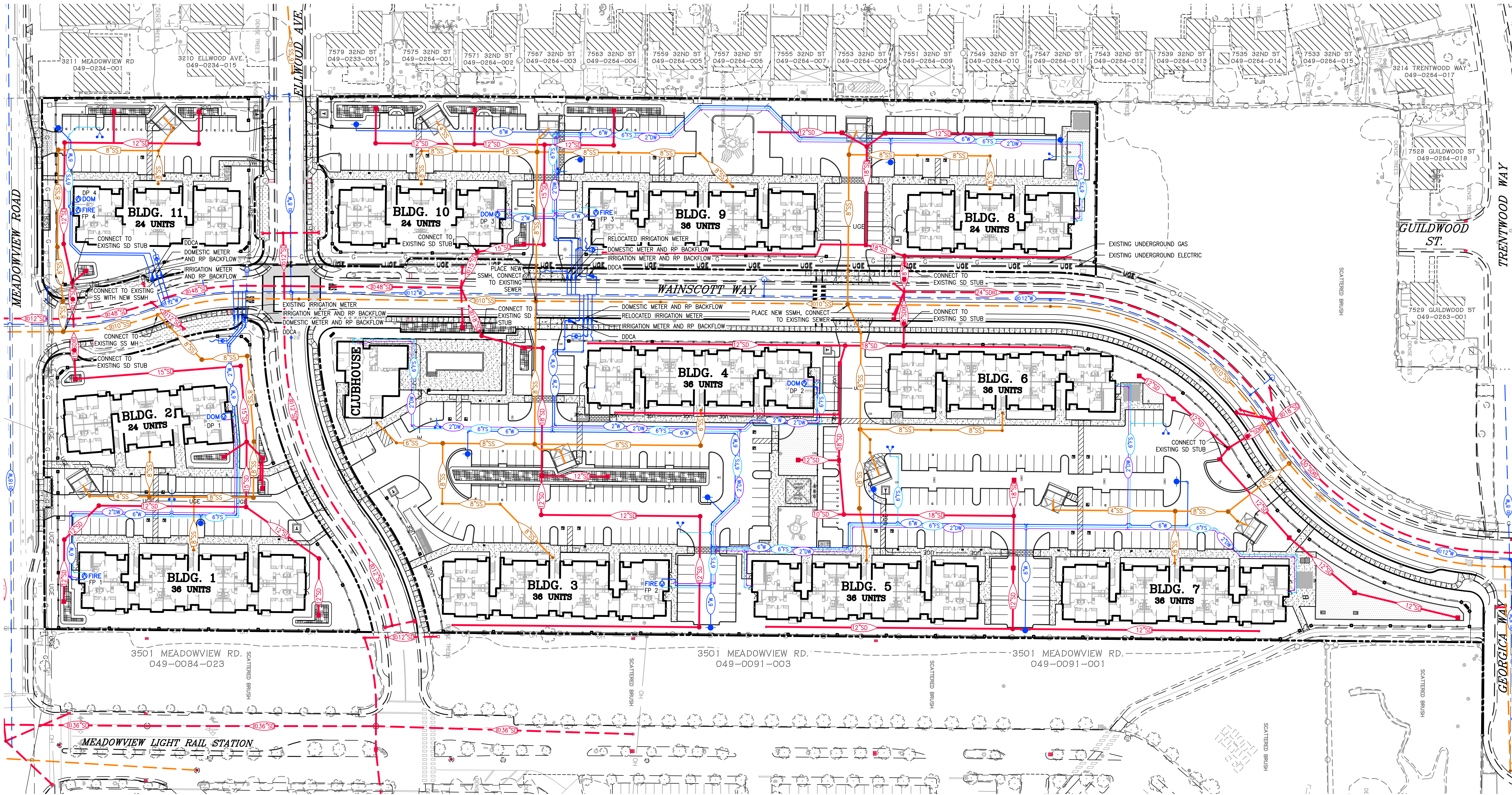
ADJUSTED GRADING
CUT: 4,926 CY
FILL: 1,012 CY
NET: 3,914 CY (CUT)



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CLOVER APARTMENTS
PRELIMINARY UTILITY EXHIBIT
SACRAMENTO COUNTY, CALIFORNIA

SCALE: 1"=50' APRIL 22, 2025



LEGEND

ROADS & MISCELLANEOUS

PROPOSED

EXISTING

PROJECT BOUNDARY

CENTERLINE

RIGHT OF WAY

EASEMENT

TYPE 1 C&G & SIDEWALK

TYPE 2 C&G

STREET SIGN

STOP SIGN

BIORETENTION

TRANSFORMER

DRAINAGE

PIPE SHOWING DIRECTION OF FLOW & PIPE SIZE

MANHOLE (MH)

DROP INLET (DI)

WATER

FIRE HYDRANT (FH)

FIRE DEPARTMENT CONNECTION (FDC)

WATER SERVICE (WS)

RP BACKFLOW DEVICE

WATER LINE

FIRE SERVICE (UNDER INFLUENCE OF PUMP)

DOMESTIC WATER (UNDER INFLUENCE OF PUMP)

SEWER

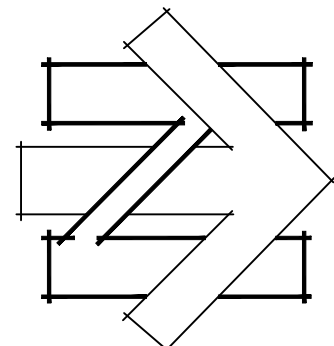
PIPE SHOWING DIRECTION OF FLOW & PIPE SIZE

MANHOLE (MH)

CLEANOUT

FIRE BOOSTER PUMP		
PUMP #	PUMP LOC.	SERVICES
FP 1	BLDG. 1	BLDG. 1 BLDG. 2 BLDG. 3 BLDG. 4 BLDG. 5 BLDG. 6 BLDG. 7 CLUBHOUSE
FP 2	BLDG. 3	BLDG. 8 BLDG. 9 BLDG. 10 BLDG. 11
FP 3	BLDG. 9	
FP 4	BLDG. 11	

DOMESTIC BOOSTER PUMP		
PUMP #	PUMP LOC.	SERVICES
DP 1	BLDG. 2	BLDG. 1 BLDG. 2 BLDG. 3 BLDG. 4 BLDG. 5 BLDG. 6 BLDG. 7 CLUBHOUSE
DP 2	BLDG. 4	BLDG. 8 BLDG. 9 BLDG. 10 BLDG. 11
DP 3	BLDG. 10	
DP 4	BLDG. 11	

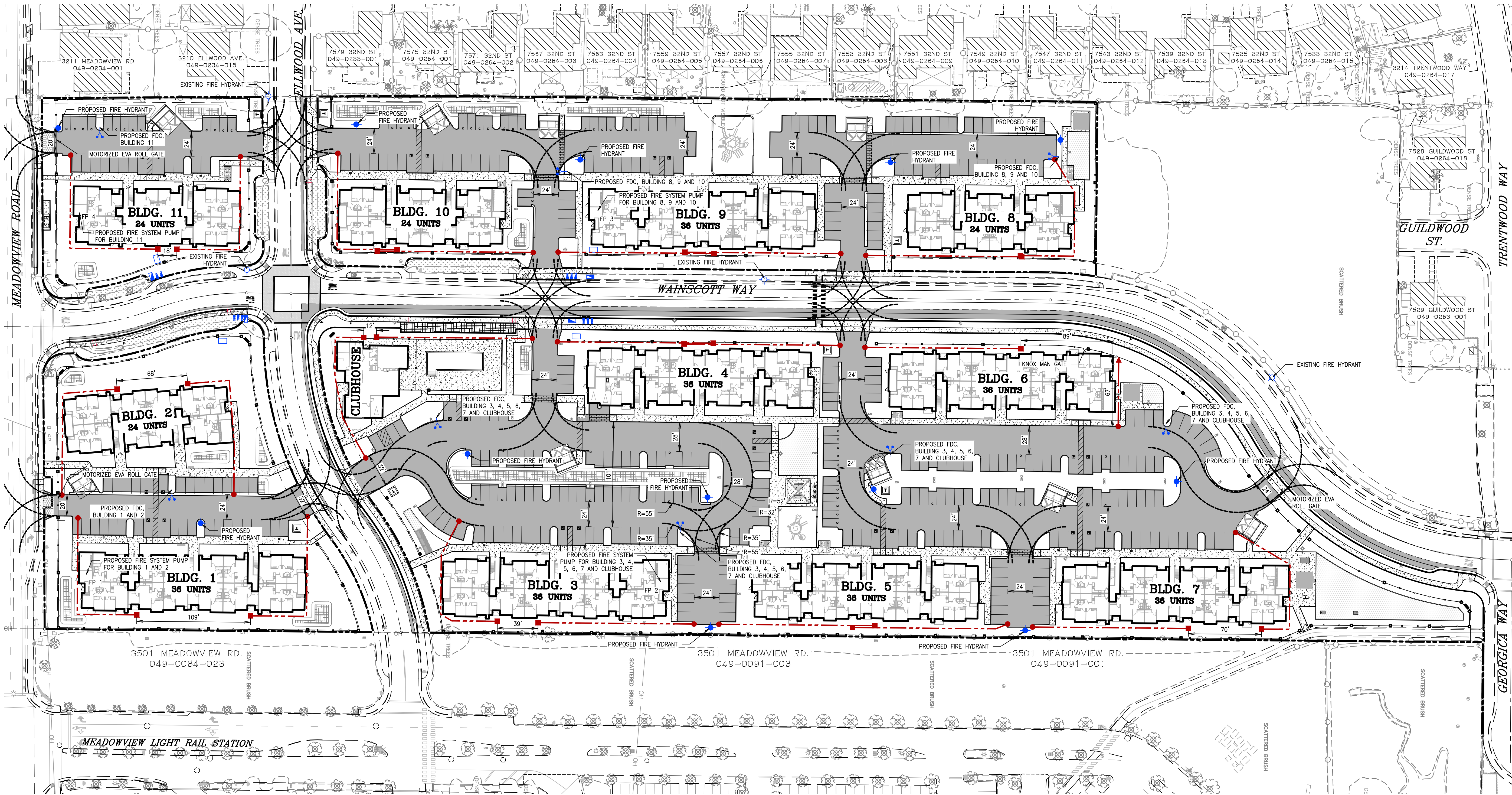


0 25' 50' 100'
SCALE: 1" = 50'

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CLOVER APARTMENTS
PRELIMINARY FIRE ACCESS EXHIBIT
SACRAMENTO COUNTY, CALIFORNIA

SCALE: 1"=50' APRIL 22, 2025



LEGEND

ROADS & MISCELLANEOUS

PROPOSED	EXISTING

WATER

FIRE BOOSTER PUMP

PUMP #	PUMP LOC.	SERVICES
FP 1	BLDG. 1	BLDG. 1
		BLDG. 2
		BLDG. 3
		BLDG. 4
		BLDG. 5
		BLDG. 6
		BLDG. 7
		CLUBHOUSE
		BLDG. 8
		BLDG. 9
		BLDG. 10
		BLDG. 11
FP 2	BLDG. 3	BLDG. 3
		BLDG. 4
		BLDG. 5
		BLDG. 6
		BLDG. 7
		CLUBHOUSE
		BLDG. 8
		BLDG. 9
		BLDG. 10
		BLDG. 11
FP 3	BLDG. 9	BLDG. 9
		BLDG. 10
		BLDG. 11
FP 4	BLDG. 11	BLDG. 11

- NOTES:
- 503.2.5. DEAD ENDS, DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
 - 507.5.1.1. HYDRANT FOR FIRE DEPARTMENT CONNECTION, BUILDINGS EQUIPPED WITH A FIRE DEPARTMENT CONNECTION SHALL HAVE A FIRE HYDRANT WITHIN 50 FEET, BUT NOT CLOSER THAN 15 FEET, FROM THE CONNECTIONS. EXCEPTION: THE DISTANCE SHALL BE PERMITTED TO EXCEED 50 FEET OR BE CLOSER THAN 15 FEET WHERE APPROVED IN WRITING BY THE FIRE CODE OFFICIAL.
 - 903.4.1.1. FIRE CONTROL ROOM, AN APPROVED FIRE CONTROL ROOM SHALL BE PROVIDED FOR ALL NEW BUILDINGS OR OCCUPANCIES WITH A CHARGE OF USE, PROTECTED BY AN AUTOMATIC FIRE EXTINGUISHING SYSTEM. THE ROOM SHALL CONTAIN ALL SYSTEM CONTROL VALVES, FIRE ALARM CONTROL PANELS AND OTHER FIRE EQUIPMENT REQUIRED BY THE FIRE CODE OFFICIAL. FIRE CONTROL ROOMS SHALL BE LOCATED WITHIN THE BUILDING AT A LOCATION APPROVED BY THE FIRE CODE OFFICIAL AND SHALL BE PROVIDED WITH A MEANS TO ACCESS THE ROOM DIRECTLY FROM THE EXTERIOR. DURABLE SIGNAGE SHALL BE PROVIDED ON THE EXTERIOR SIDE OF THE ACCESS DOOR TO IDENTIFY THE FIRE CONTROL ROOM. FIRE CONTROL ROOMS SHALL NOT BE LESS THAN 50 SQUARE FEET.

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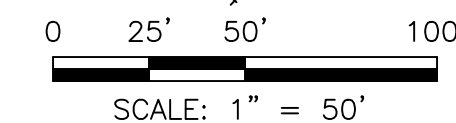
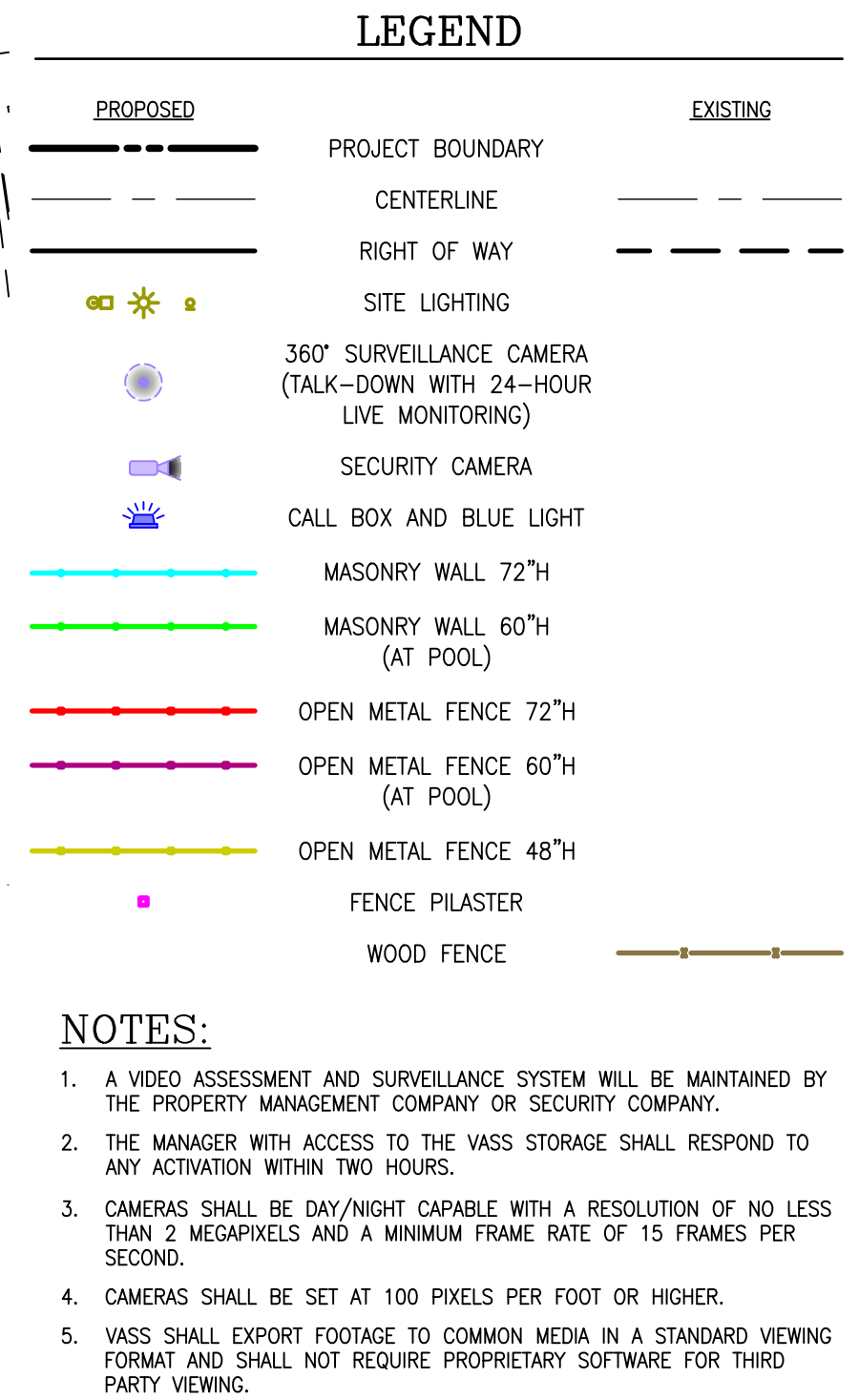
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0 25' 50' 100'

SCALE: 1" = 50'

SCALE: 1"=50' APRIL 22, 2025

APRIL 22, 2025



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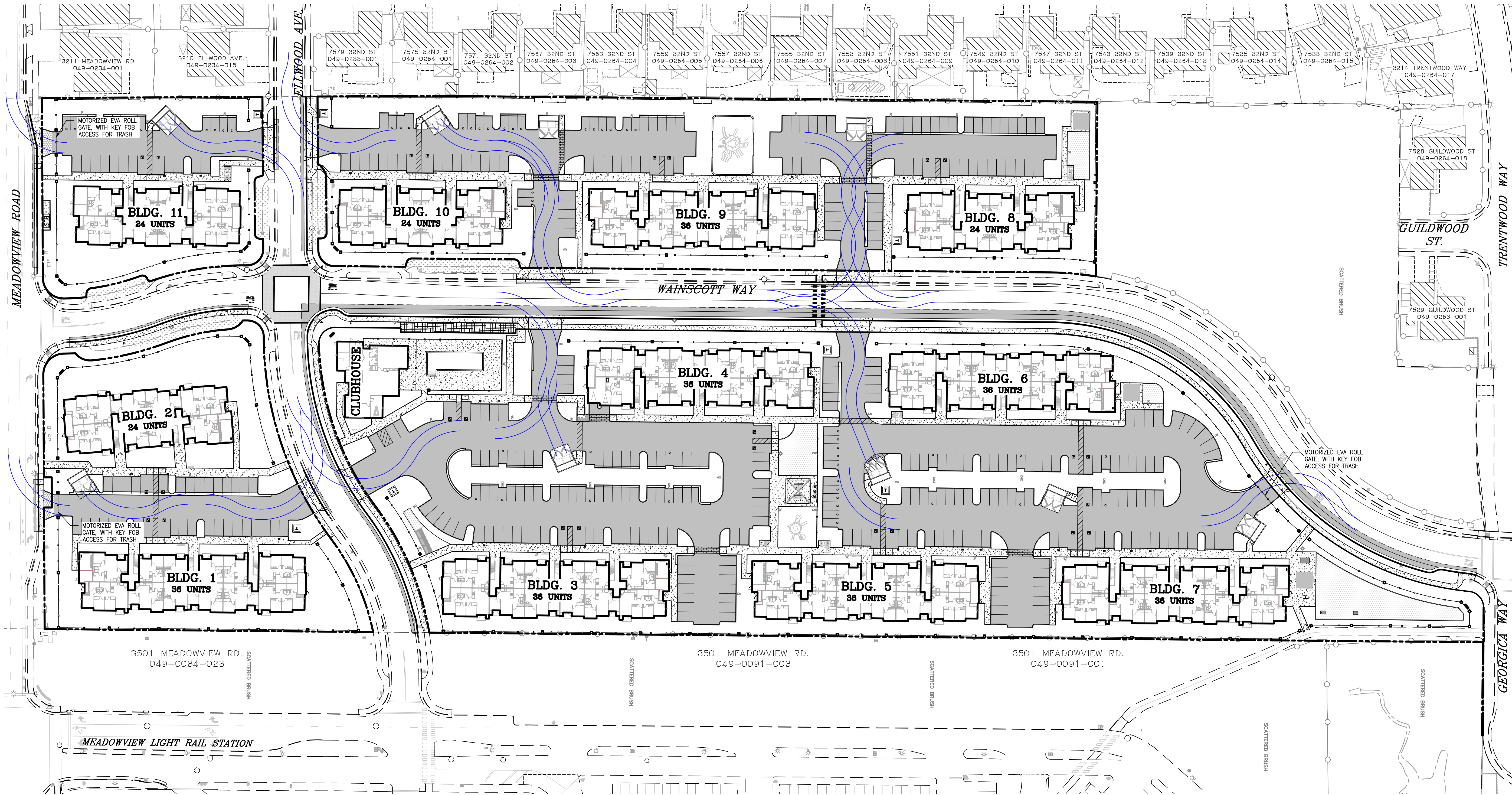
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CLOVER APARTMENTS

PRELIMINARY GARBAGE TRUCK ACCESS EXHIBIT

SACRAMENTO COUNTY, CALIFORNIA

SCALE: 1"=50' APRIL 22, 2025



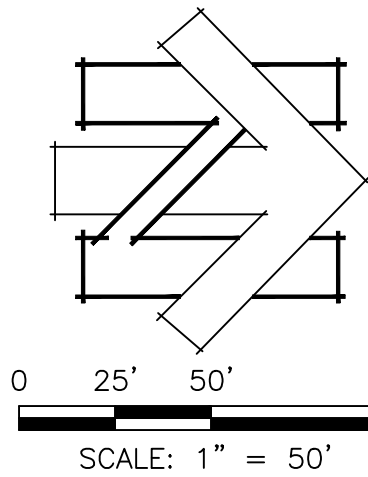
LEGEND

ROADS & MISCELLANEOUS

PROPOSED	EXISTING
PROJECT BOUNDARY	
CENTERLINE	
RIGHT OF WAY	
EASEMENT	
TYPE 1 C&G & SIDEWALK	
TYPE 2 C&G	
STREET SIGN	
STOP SIGN	
TRANSFORMER	
AC PAVEMENT	
GRASSY SWALE	
WASTE TRUCK TURNING PATH (FRONT LOADER)	

NOTE:

1. FOR TRASH ENCLOSURE DETAILS AND LAYOUT SEE SHEET SD-6.1

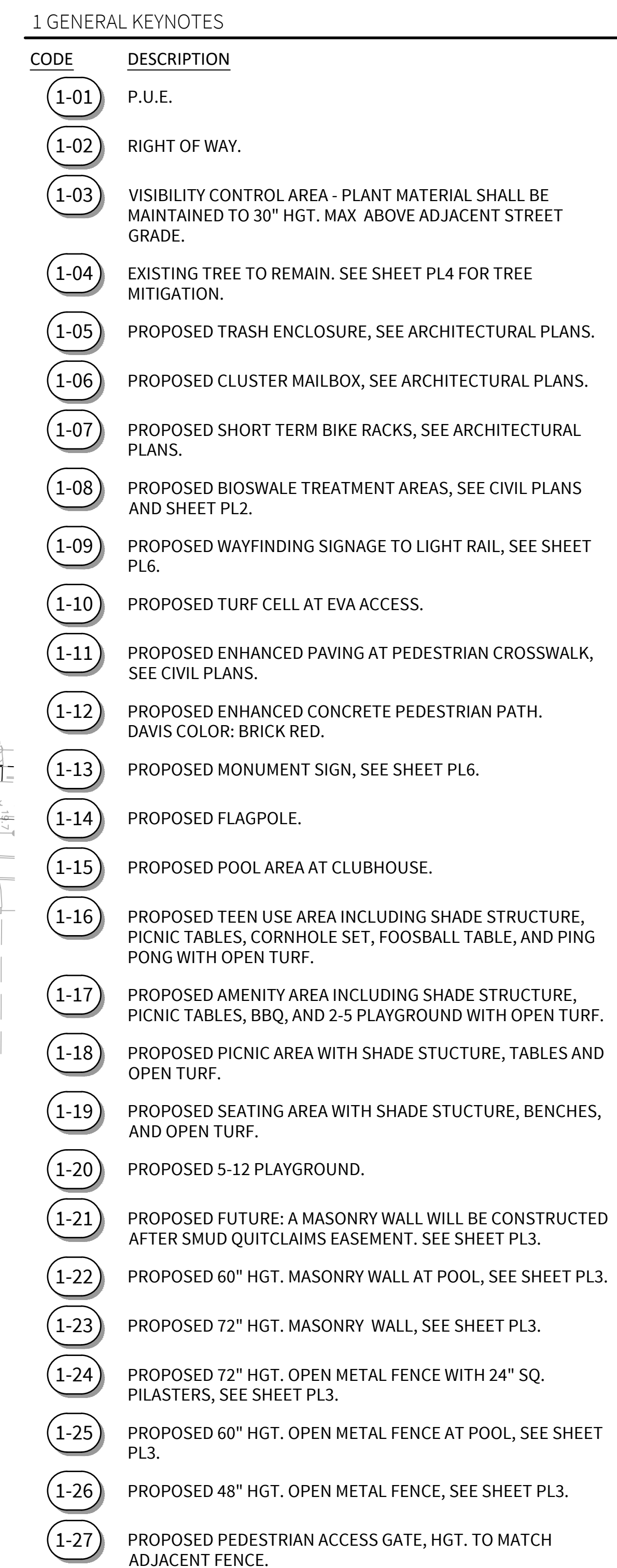


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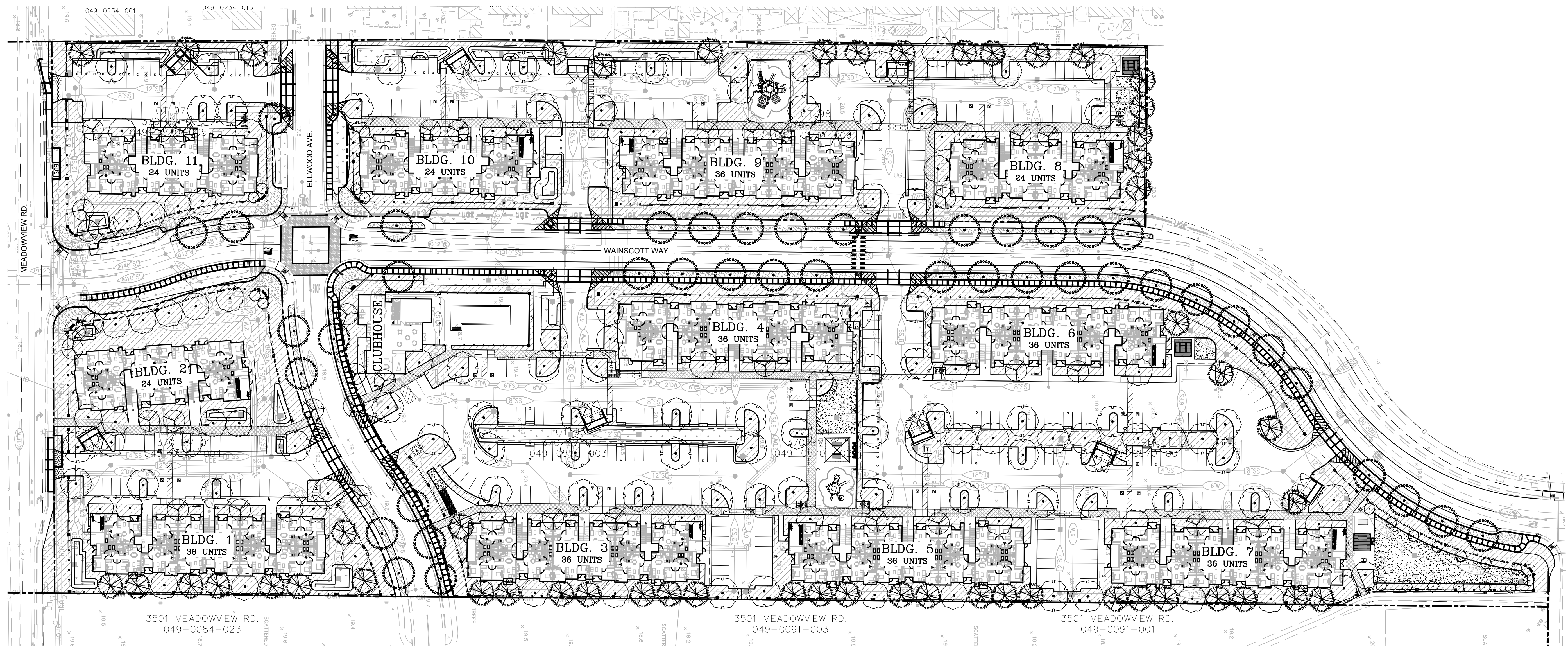
Civil Engineering ■ Land Surveying ■ Land Planning

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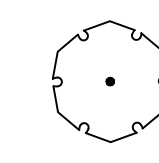
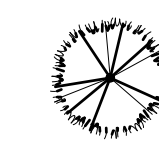
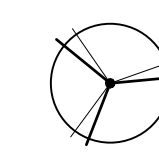
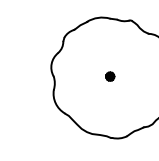
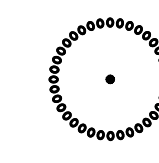
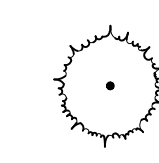
T (916) 638-0919 ■ F (916) 638-2479 ■ www.ctaes.net

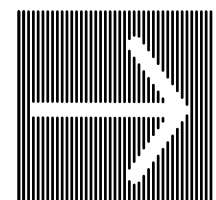


4.22.2025
BSB.21013



CONCEPT PLANT SCHEDULE

	SHADE TREES ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE PISTACIA CHINENSIS / CHINESE PISTACHE QUERCUS WISLIZENI / INTERIOR LIVE OAK ULMUS JAPONICA X WILSONIANA 'MORTON' TM / ACCOLADE ELM ZELKOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN SAWLEAF ZELKOVA	81	15 GAL., M 15 GAL., L 15 GAL., L 15 GAL., M 15 GAL., M		SHRUB AND GC AREA ABELIA X 'EDWARD GOUCHER' / EDWARD GOUCHER ABELIA DIANELLA TASMANICA 'VARIEGATA' / VARIEGATED FLAX LILY DIETES BICOLOR / FORTNIGHT LILY EUONYMUS JAPONICUS 'AURORE-MARGINATUS' / GOLDEN EUONYMUS LIRIOPE MUSCARI / LILYTURF LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE MAT RUSH MUHLENBERGIA RIGENS / DEER GRASS NANDINA DOMESTICA 'GULF STREAM' TM / GULF STREAM HEAVENLY BAMBOO RHAPHIOLEPIS UMBELLATA / YEDDA HAWTHORN TEUCRIUM X LUCIDRYS PROSTRATUM / GERMANDER	147,668 SF	5 GAL., L 5 GAL., L 5 GAL., L 5 GAL., M 1 GAL., L 5 GAL., L 5 GAL., L 5 GAL., L 5 GAL., L 1 GAL., L
	SCREEN TREES PINUS ELDARICA / AFGHAN PINE PODOCARPUS GRACILIOR / FERN PINE	53	15 GAL., L 15 GAL., M				
	ACCENT TREES CERCIS CANADENSIS / EASTERN REDBUD LAGERSTROEMIA INDICA X FAURIEI 'ARAPAH0' / RED CRAPE MYRTLE MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA ZELKOVA SERRATA 'MUSASHINO' / MUSASHINO JAPANESE ZELKOVA X CHITALPA TASHKENTENSIS 'PINK DAWN' / PINK DAWN CHITALPA	39	15 GAL., L 15 GAL., L 15 GAL., M 15 GAL., L 15 GAL., M		BIOREMEDIATION AREA BIOFILTRATION SOD CORNUS STOLONIFERA / RED TWIG DOGWOOD ELYMUS CONDENSATUS 'CANYON PRINCE' / CANYON PRINCE WILD RYE MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE	18,288 SF	SOD, H 5 GAL., M 5 GAL., L 5 GAL., M
	SUBORDINATE TREES ACER BUERGERIANUM / TRIDENT MAPLE GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY MAIDENHAIR TREE KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	59	15 GAL., M 15 GAL., M 15 GAL., M		RENOVATED EXISTING AREA BIOFILTRATION SOD CALLISTEMON VIMINALIS 'LITTLE JOHN' / LITTLE JOHN WEeping BOTTLEBRUSH DIETES BICOLOR / FORTNIGHT LILY	15,268 SF	SOD, H 5 GAL., L 5 GAL., L
	STREET TREE FRAXINUS PENNSYLVANICA 'SUMMIT' / SUMMIT GREEN ASH QUERCUS RUBRA / RED OAK	42	24" BOX, L 24" BOX, L		TURF AREA TURF SOD BOLERO PLUS / FESCUE BLEND	7,421 SF	SOD, H
	VERTICAL SCREEN/ACCENT ACER RUBRUM 'BOWHALL' / BOWHALL RED MAPLE JUNIPERUS VIRGINIANA 'SKYROCKET' / SKYROCKET EASTERN REDCEDAR PODOCARPUS GRACILIOR 'COLUMN' / FERN PINE	20	15 GAL., M 15 GAL., L 15 GAL., M				



CLOVER APARTMENTS

City of Sacramento, CA

PRELIMINARY LANDSCAPE PLAN

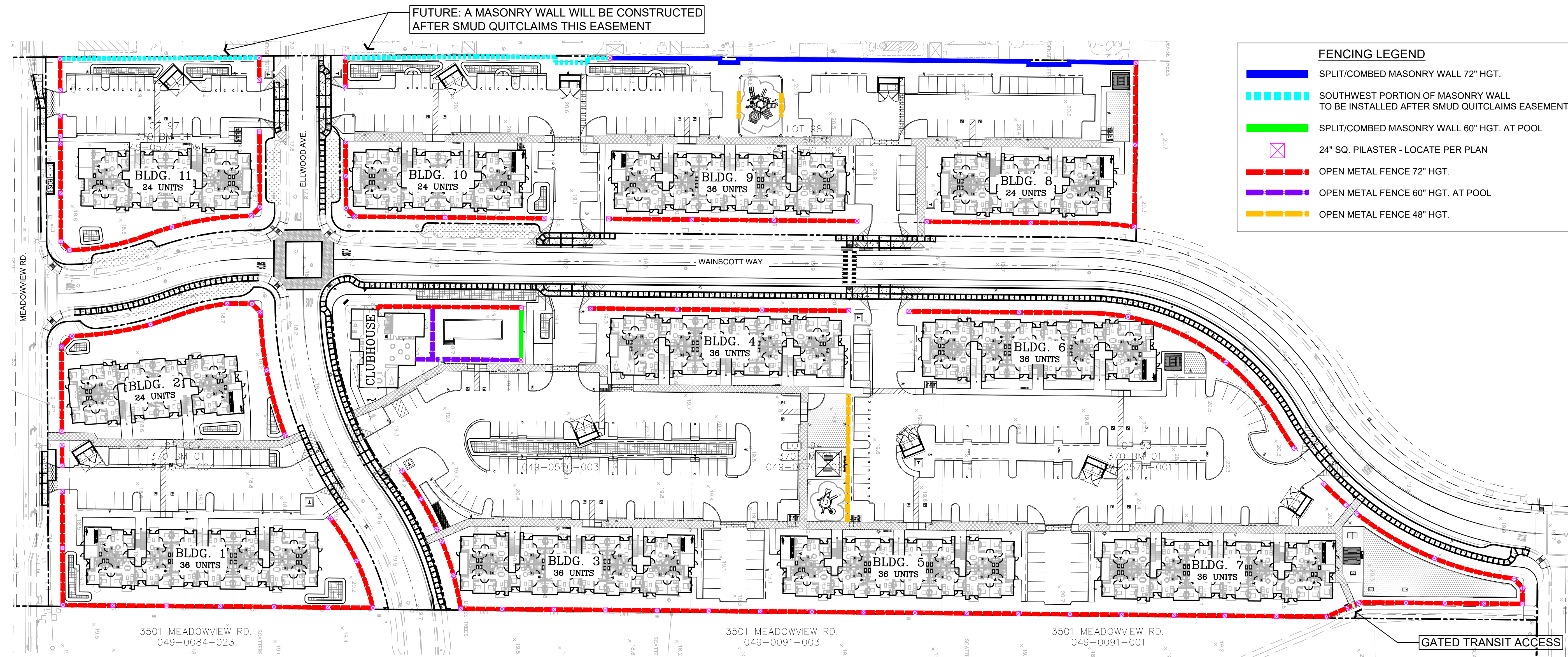
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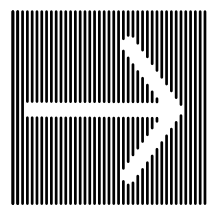
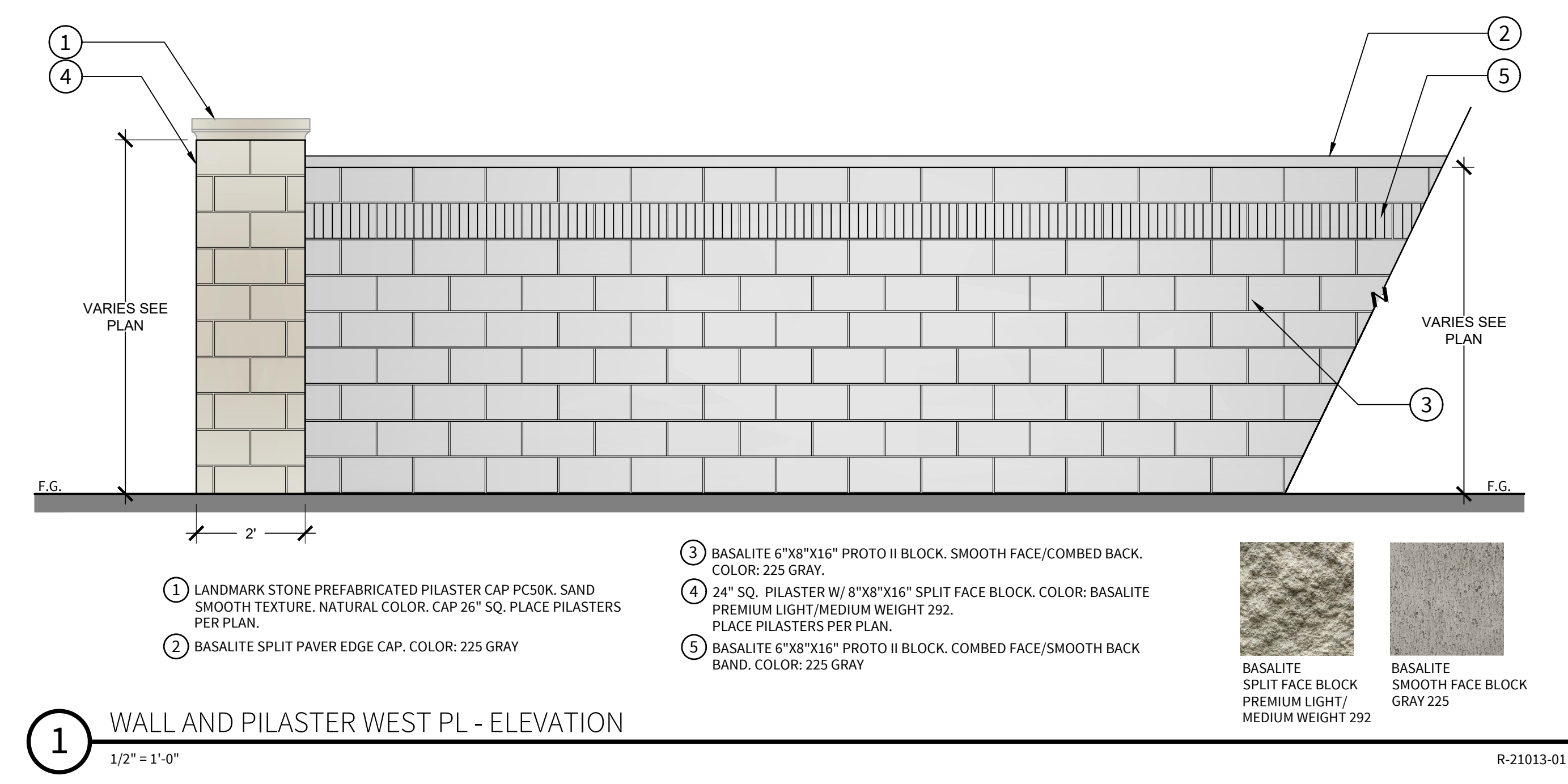
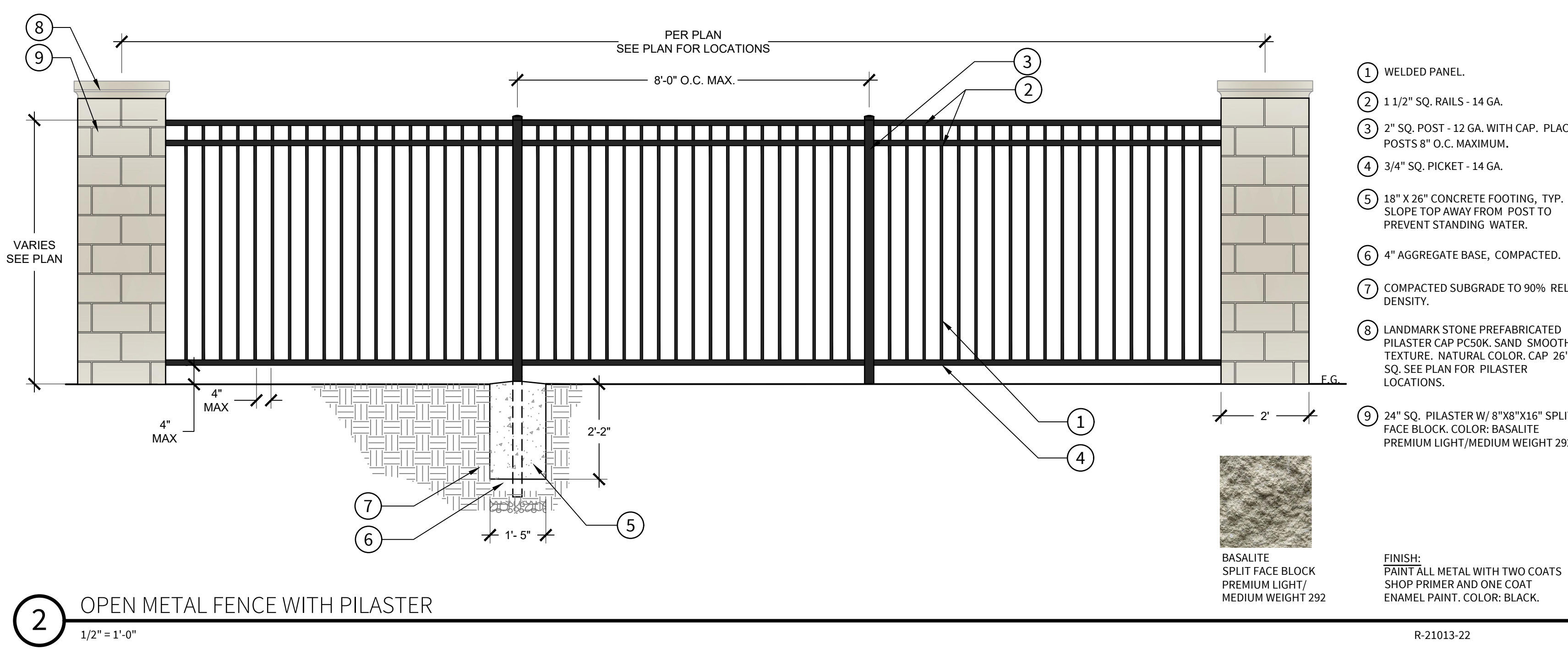
SHEET
PL2



DATE: 4.22.2025
PROJECT: BSB.21013

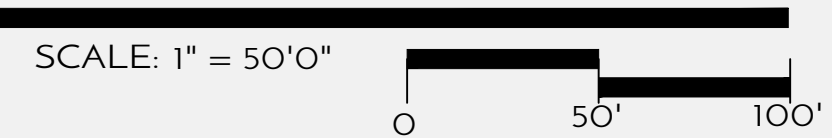


FENCING LEGEND		
	SPLIT/COMBED MASONRY WALL 72" HGT.	DTL. 1 / PL3
	SOUTHWEST PORTION OF MASONRY WALL TO BE INSTALLED AFTER SMUD QUITCLAIMS EASEMENT	DTL. 1 / PL3
	SPLIT/COMBED MASONRY WALL 60" HGT. AT POOL	DTL. 1 / PL3
	24" SQ. PILASTER - LOCATE PER PLAN	DTL. 2 / PL3
	OPEN METAL FENCE 72" HGT.	DTL. 2 / PL3
	OPEN METAL FENCE 60" HGT. AT POOL	DTL. 2 / PL3
	OPEN METAL FENCE 48" HGT.	DTL. 2 / PL3



CLOVER APARTMENTS
 City of Sacramento, CA

PRELIMINARY FENCING EXHIBIT



SHEET
 PL3

FUHRMAN LEAMY LAND GROUP
 DESIGN • SERVICE • SOLUTIONS
 2140 PROFESSIONAL DRIVE, SUITE 115 ROSEVILLE, CA 95661
 DATE: 4.22.2025
 PROJECT: BSB.21013

	SHADE TREES ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE PISTACIA CHINENSIS / CHINESE PISTACHE QUERCUS WISLIZENI / INTERIOR LIVE OAK ULMUS JAPONICA X WILSONIANA 'MORTON' TM / ACCOLADE ELM ZELKOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN SAWLEAF ZELKOVA	81	15 GAL., M 15 GAL., L 15 GAL., L 15 GAL., M 15 GAL., M
	SCREEN TREES PINUS ELДАРICA / AFGHAN PINE PODOCARPUS GRACILIOR / FERN PINE	53	15 GAL., L 15 GAL., M
	ACCENT TREES CERCIS CANADENSIS / EASTERN REDBUD LAGERSTROEMIA INDICA X FAURIEI 'ARAPAH0' / RED CRAPE MYRTLE MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA ZELKOVA SERRATA 'MUSASHINO' / MUSASHINO JAPANESE ZELKOVA X CHITALPA TASHKENTENSIS 'PINK DAWN' / PINK DAWN CHITALPA	39	15 GAL., L 15 GAL., L 15 GAL., M 15 GAL., M 15 GAL., M
	SUBORDINATE TREES ACER BUERGERIANUM / TRIDENT MAPLE GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY MAIDENHAIR TREE KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	59	15 GAL., M 15 GAL., M 15 GAL., M
	STREET TREE FRAXINUS PENNSYLVANICA 'SUMMIT' / SUMMIT GREEN ASH QUERCUS RUBRA / RED OAK	42	24" BOX, L 24" BOX, L
	VERTICAL SCREEN/ACCENT ACER RUBRUM 'BOWHALL' / BOWHALL RED MAPLE JUNIPERUS VIRGINIANA 'SKYROCKET' / SKYROCKET EASTERN REDCEDAR PODOCARPUS GRACILIOR 'COLUMN' / FERN PINE	20	15 GAL., M 15 GAL., L 15 GAL., M

TREE PROTECTION NOTES

- A. ALL CONCRETE SIDEWALKS AND DRIVEWAYS SHALL BE RETAINED THROUGHOUT CONSTRUCTION TO PROTECT THE ROOTS AND SOIL FROM THE IMPACTS OF CONSTRUCTION ACTIVITIES. EXISTING DRIVEWAYS SHALL BE USED AS THE SOLE ACCESS TO THE SITE.
- B. RIGHT-OF-WAY PLANTERS AND CITY TREES SHALL BE SEPARATED FROM THE CONSTRUCTION SITE WITH A SIX-FOOT HIGH CHAIN LINK FENCE THAT SHALL REMAIN THROUGHOUT THE DURATION OF THE PROJECT.
- C. ANY REGULATED WORK WITHIN THE TREE PROTECTION ZONE OF A CITY TREE SHALL BE SEPARATELY PERMITTED PRIOR TO THE START OF CONSTRUCTION AND SUPERVISED BY A QUALIFIED ARBORIST. SUBMIT A TREE PERMIT APPLICATION AND A TREE PROTECTION PLAN CREATED BY A QUALIFIED ARBORIST TO URBANFORESTRY@CITYOFSACRAMENTO.ORG AND REFER TO THE PLANNING PROJECT NUMBER OR OFF-SITE PROJECT NUMBER.
- D. ALL EXCAVATION, GRADING OR TRENCHING WITHIN THE DRIPLINE OF A CITY TREE SHALL EMPLOY ONE OF THE FOLLOWING METHODS: HYDRO-EXCAVATION, PNEUMATIC EXCAVATION OR HAND DIGGING AND SHALL BE SUPERVISED BY A QUALIFIED ARBORIST.
- E. THERE SHALL BE NO GRADE CHANGES WITHIN THE DRIPLINE OF CITY TREES. ALL GRADE CHANGES SHALL BE ACCOMMODATED ONSITE.
- F. THERE SHALL BE NO SOIL COMPACTION WITHIN THE DRIPLINE OF CITY TREES.
- G. THERE SHALL BE NO NON-NATIVE SOIL, NON-ORGANIC MATTER OR STRUCTURAL SOIL ADDED TO THE RIGHT-OF-WAY PLANTER.
- H. ALL TREES SHALL BE WATERED REGULARLY ACCORDING TO THE RECOMMENDATION OF THE PROJECT ARBORIST.
- I. THE APPLICANT SHALL BE FINANCIALLY RESPONSIBLE FOR ANY DAMAGE TO THE CITY TREES ASSOCIATED WITH THE PROJECT. ACCIDENTAL OR NEGLIGENT ACTIONS THAT DAMAGE CITY TREES MAY RESULT IN A PENALTY. THE MONETARY VALUE OF ANY SUCH DAMAGES WILL BE APPRAISED BY THE CITY URBAN FORESTER OR HIS AUTHORIZED REPRESENTATIVE AND SHALL BE EXPRESSED AS THE MONETARY EQUIVALENT OF ALL LABOR AND MATERIALS REQUIRED TO BRING THE TREE IN QUESTION TO A STATE OF COMPARABLE UTILITY WITH REGARDS TO ITS CONDITION AND FUNCTION PRIOR TO THE BEGINNING OF THE PROJECT.

ENLARGEMENT - TREES ALONG WEST BOUNDARY
NOT TO SCALE

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
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TREE MITIGATION NOTES

- TM-01** MASONRY WALL CONSTRUCTION SHALL APPLY THE USE OF PIER FOUNDATION SYSTEM WITHIN THE TPZ OF THER PROTECTED TREE TO REMAIN. THE TPZ IS DEFINED AS A RADIUS OF 1 FOOT PER INCH OF DIAMETER AT STANDARD TREE#S: 26 - SALIX B. & 29 QUERCUS LOBATA.
- TM-02** TREE 14 (MORUS ALBA) MAY BE ON PROPERTY LINE AND IS GROWING IN EXISTING CL FENCE. IF OWNER DOES NOT PERMIT REMOVAL, JOG WALL AROUND TREE. OFFSET WALL 5' FROM TRNK OF TREE AS NOTED.
- TM-03** ALL FENCE CONSTRUCTION @ PROTECTED TREE OCCURING ON NEIGHBORING PROPERTY, SHALL RESPECT EXISTING DRIP LINE. SELECTIVE PRUNING OF TREE CANOPY MAY OCCUR TO PERMIT FENCE CONSTRUCTION. CANOPY PRUNING SHALL BE PERFORMED IN THE PRESENCE OF A LICENSED ARBORIST WHERE CANOPY MAY CONFLICT WITH WALL HEIGHT.



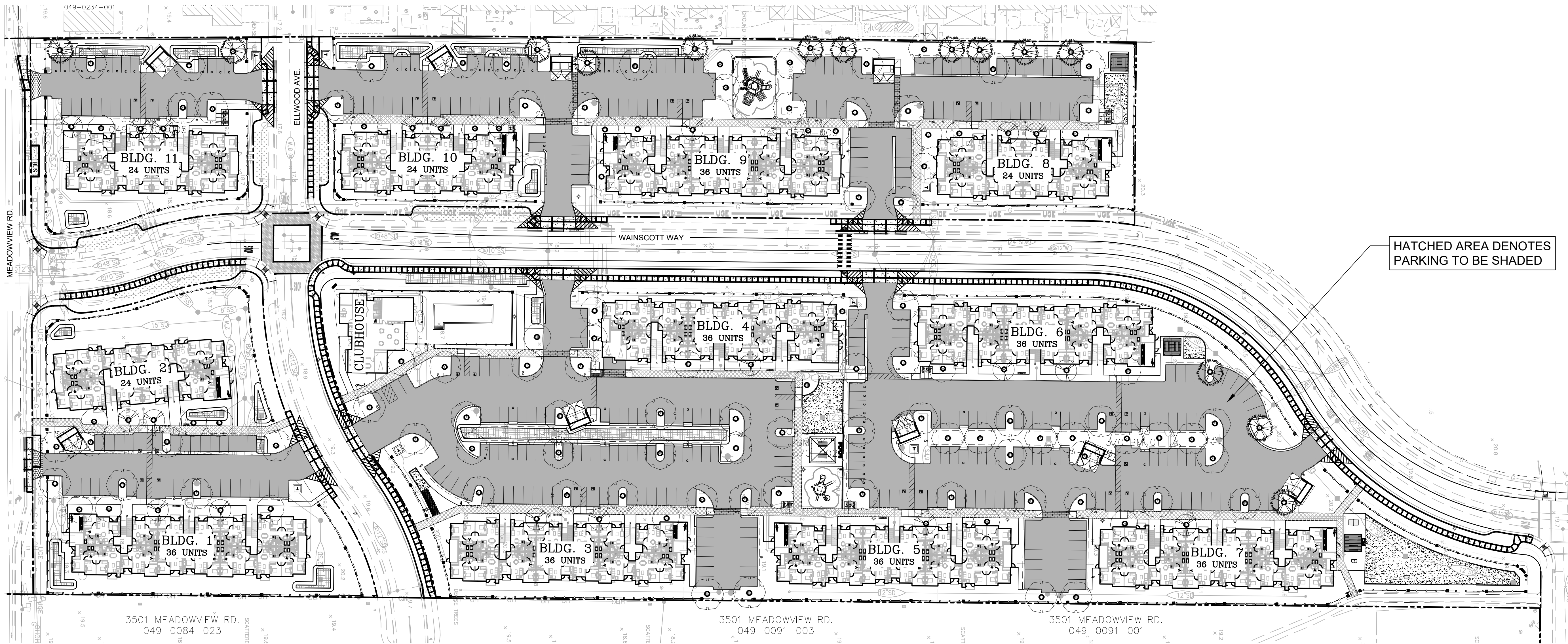
CLOVER APARTMENTS - TREE REMOVAL TABLE		QTY.
TOTAL # OF CITY PROTECTED TREES		7
TOTAL INCHES OF CITY PROTECTED TREES		39.0
TOTAL # OF PRIVATE PROTECTED TREES		2
TOTAL INCHES OF PRIVATE PROTECTED TREES		55.0

TOTAL # OF PRIVATE PROTECTED TREES TO BE REMOVED	0
TOTAL INCHES OF PRIVATE PROTECTED TREES TO BE REMOVED	0
TOTAL QTY. OF CITY PROTECTED TREES REMOVED	7
TOTAL INCHES OF CITY PROTECTED TREES TO BE REMOVED	39.0
TOTAL PROTECTED INCHES REMOVED	39.0

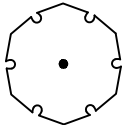
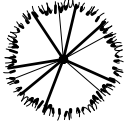
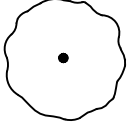
- NOTE:
- SEE ARBORIST REPORT PREPARED MARCH 2025 BY RINCON CONSULTANTS, INC. FOR COMPLETE TREE INVENTORY.
 - PROJECT PROPONENT WILL BE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT OF MITIGATION TREES DURING THE THREE YEAR ESTABLISHMENT PERIOD.
 - APPLICANT MUST SUBMIT A PERMIT APPLICATION TO REMOVE ANY TREES PROTECTED BY CITY CODE, (39.0) DSH INCHES OF PROTECTED TREE REMOVAL IS SHOWN.
 - 3.1. TREE NUMBERS: 42289, 54770, 202287, 202288, 237645, 237646, 237648
 - ALL TREE WORK INCLUDING REMOVALS, PRUNING OR ROOTS EXCAVATION WILL REQUIRE A SEPARATE PERMIT FROM THE CITY OF SACRAMENTO URBAN FORESTRY DEPARTMENT.
 - NOTE: MAINTENANCE PROCEDURES ON TREES SHALL NOT PERMIT TOPPING OF ANY TREE WITHIN SMUD O/H EASEMENT. TREES SPECIFIED ARE COMPATIBLE WITH SMUD GUIDELINES FOR PLANTING UNDER OH POWER LINES.

TREE PLANTING TABLE - TOTALS			
PROPOSED MITIGATION RATIOS: 1" FOR EA. #15, 2"/24" BOX, 3"/36" BOX, 4"/48" BOX	SIZE PLANTED	PROPOSED QUANTITY	INCH QUANTITY
STREET TREE	24" BOX	42	81
TOTAL INCHES PLANTED		84	
TOTAL INCHES REMOVED		39	
TOTAL MITIGATING INCHES REMAINING		-45.0	
EXISTING TREE NUMBER TO REMAIN		029	
EXISTING TREE NUMBER TO BE REMOVED		X 530	
*QUERCUS RUBRA IS PROPOSED MITIGATION REPLACEMENT			



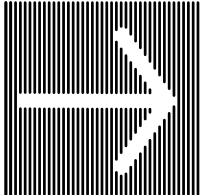


CONCEPT PLANT SCHEDULE

	SHADE TREES	81	
	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	15 GAL., M	
	PISTACIA CHINENSIS / CHINESE PISTACHE	15 GAL., L	
	QUERCUS WISLIZENI / INTERIOR LIVE OAK	15 GAL., L	
	ULMUS JAPONICA X WILSONIANA 'MORTON' TM / ACCOLADE ELM	15 GAL., M	
	ZELKOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN SAWLEAF ZELKOVA	15 GAL., M	
	SCREEN TREES	53	
	PINUS ELDARICA / AFGHAN PINE	15 GAL., L	
	PODOCARPUS GRACILIOR / FERN PINE	15 GAL., M	
	ACCENT TREES	39	
	CERCIS CANADENSIS / EASTERN REDBUD	15 GAL., L	
	LAGERSTROEMIA INDICA X FAURIEI 'ARAPAHO' / RED CRAPE MYRTLE	15 GAL., L	
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA	15 GAL., M	
	ZELKOVA SERRATA 'MUSASHINO' / MUSASHINO JAPANESE ZELKOVA	15 GAL., M	
	X CHITALPA TASHKENTENSIS 'PINK DAWN' / PINK DAWN CHITALPA	15 GAL., M	
	SUBORDINATE TREES	59	
	ACER BUERGERIANUM / TRIDENT MAPLE	15 GAL., M	
	GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY MAIDENHAIR TREE	15 GAL., M	
	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	15 GAL., M	

SHADE STUDY CALCULATIONS

City of Sacramento							
TOTAL PAVED AREA:							141,775
COVERED STALLS:							0
TOTAL SURFACED AREA							141,775
TOTAL SHADE REQUIRED: 50%							70,888
TOTAL SHADE PROVIDED:							55% 77,963
TREE SPECIES BOTANICAL NAME	CONCEPTUAL USE	QTY. FULL	QTY. 3/4	QTY. 1/2	QTY. 1/4	SUBTOTAL SQ. FT.	TOTAL S.F.
35' DIA TREES LEGEND							
Acer rubrum	SHADE TREE	962	722	481	240		
Pistacia chinensis							
Quercus wislizeni		40	24	15	0	63,023	
Ulmus j. 'Wilsoniana							
Zelkova serrata							
						TOTAL	63,023
25' DIA TREES LEGEND							
Acer buergerianum	SUBORDINATE/ SCREEN TREES	491	368	246	123		
Ginkgo biloba							
Koelreuteria paniculata		0	8	36	0	11,800	
Pinus eldarica							
Podocarpus gracilior							
						TOTAL	11,800
20' DIA TREES LEGEND							
Cercia canadensis	ACCENT TREE	314	236	157	79		
Chitalpa x tashkentensis							
Lagerstroemia indica x Fauriei		0	0	20	0	3,140	
Magnolia g. Little Gem							
Zelkova s. Musashino							
						TOTAL	3,140
TOTAL							77,963

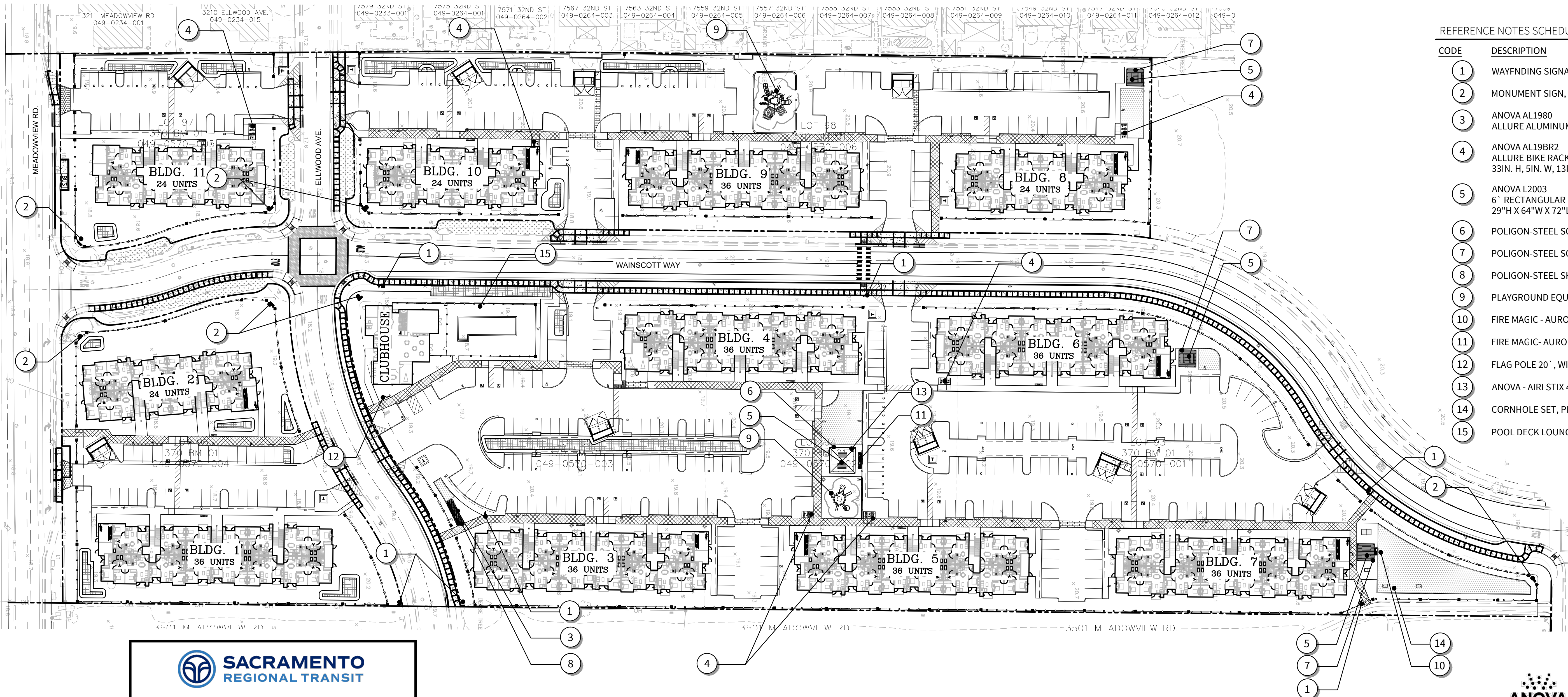


CLOVER APARTMENTS
City of Sacramento, CA

PRELIMINARY PARKING LOT SHADING

SCALE: 1" = 50' 0"
0 50' 100'

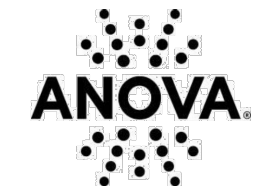
SHEET
PL5



REFERENCE NOTES SCHEDULE		
CODE	DESCRIPTION	DETAIL
1	WAYFINDING SIGNAGE TO LIGHT RAIL.	1/PL6
2	MONUMENT SIGN, BY OTHERS.	2/PL6
3	ANOVA AL1980 ALLURE ALUMINUM 6" CONTOUR BENCH	4/PL6
4	ANOVA AL19BR2 ALLURE BIKE RACK. 2 BIKE CAPACITY EACH. 33IN. H, 5IN. W, 13IN. L	
5	ANOVA L2003 6" RECTANGULAR SLOTTED STEEL TABLE, PORTABLE FRAME. 29"H X 64"W X 72"L	
6	POLYGON-STEEL SQUARE FLAT TRELLIS 24' SQ.	
7	POLYGON-STEEL SQUARE FLAT TRELLIS 16' SQ.	
8	POLYGON-STEEL SHADE STRUCTURE TRELLIS 8' WIDTH	
9	PLAYGROUND EQUIPMENT-GAME TIME OR EQUAL	
10	FIRE MAGIC - AURORA PEDSTAL PATIO MOUNT BBQ-NG	
11	FIRE MAGIC - AURORA DROP IN COUNTER BBQ-NG	
12	FLAG POLE 20', WITH LIGHTED BEACON.	
13	ANOVA - AIRI STIX 45-GALLON TRASH RECEPTACLE WITH SIDE DOOR	
14	CORNHOLE SET, PING PONG TABLE, AND FOOSBALL TABLE BY QCP	
15	POOL DECK LOUNGE FURNISHINGS, BY OTHERS.	

**SACRAMENTO**
REGIONAL TRANSIT

BLUE LINE
MEADOWVIEW STATION
→



Contact Us:
800.231.1327
specify@anovafurnishings.com

AL19BR2—Allure Bike Rack, 2-bike capacity
Cast aluminum bike rack, surface mount

Material
The bike rack is composed of corrosion-resistant cast aluminum. Use as a stand-alone or arrange in groups. A standard U-lock can be used to meet Association of Pedestrian and Bicycle Professionals (APBP) guidelines for security and functionality. Aluminum is 100% recyclable.
The base has pre-drilled 4" diameter holes for surface mounting to prevent movement.
Surface mounting is required; mounting hardware is not included.

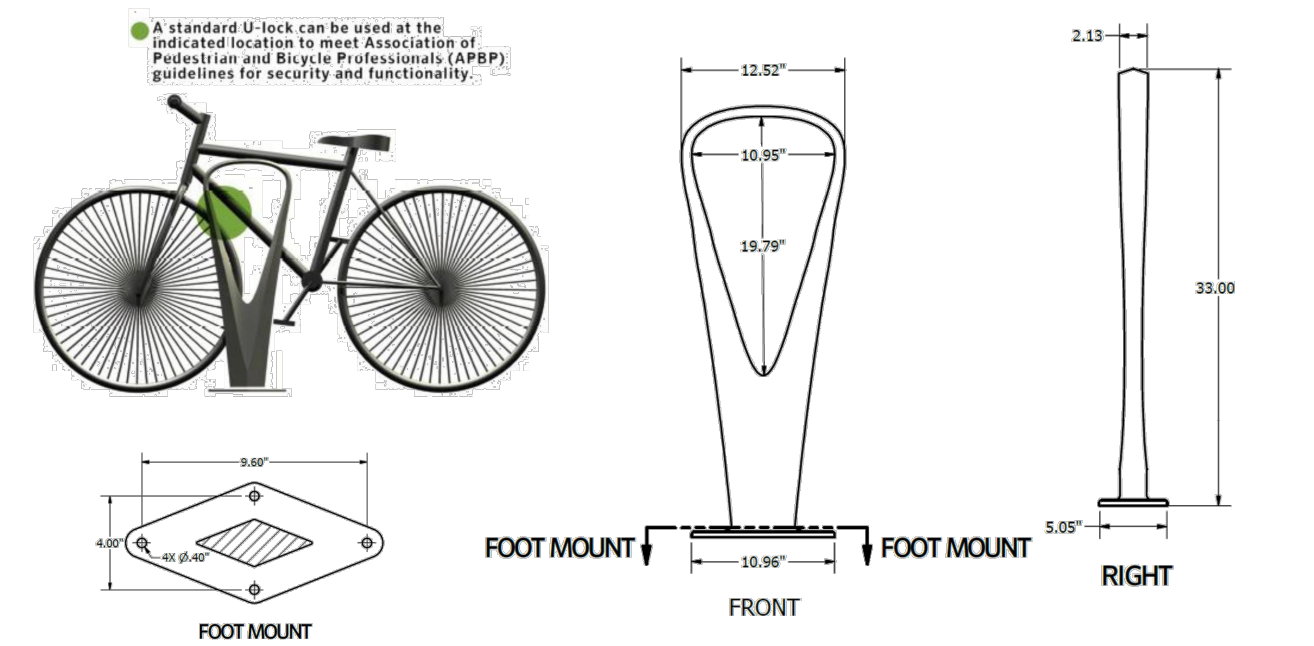
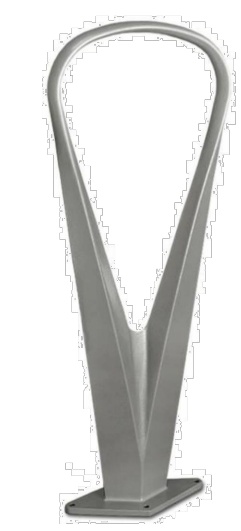
Finish
Rust-proof, fade-resistant, powder coated cast aluminum.

Color
See website or sales representative for color choices.

Assembly
The bike rack ships fully assembled and ready for use. Surface mounting will require some assembly.

Maintenance
The product is virtually maintenance-free and requires only periodic cleaning with a sponge and a solution of mild detergent and water to remove surface dirt. Do not clean with solvent or petroleum base products.

Warranty
20-year limited structural warranty against fading; 3-year finish warranty on powder coated aluminum components against rusting, peeling, chipping, cracking, mold, mildew and defects in materials and/or workmanship from the date of purchase. See full details on multi-year warranties for components at <https://www.anovafurnishings.com/warranty>



1 WAYFINDING SIGN
1" = 1" R-21013-28



2 MONUMENT SIGN ELEVATION
1" = 1" R-21013-27



3 CONCEPTUAL SITE AMENITIES

4 ANOVA - ALLURE BIKE RACK
1" = 1" R-21013-25