

PROJECT DATA
 ADDRESS FOLSOM BOULEVARD
 SACRAMENTO, 95827
 ZONING SPA, SPECIAL PLANNING AREA
 SPA FOLSOM BLVD - 50 - 160
 A.P.N. (LOT 1) 075-040-045-000
 LOT 1 AREA 45,616 S.F. 0.83 AC
 A.P.N. (LOT 2) 075-040-025-000
 LOT 2 AREA 16,321 S.F. 1.27 AC
 TOTAL AREA, LOTS 1 & 2 61,937 S.F. 3.28 AC

ARCHITECT
 GRABER RASMUSSEN ARCHITECTS
 1725 J STREET
 SACRAMENTO, CA 95811
 916.444.8982
 RICHARD GRABER
 rgrab@rasmussen.com

OWNER
 RASHAD MAMADOV
 88 HENRIOT STREET, SUITE 2100
 SAN FRANCISCO, CA 94105
 ramad80@gmail.com

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GENERAL BUILDING DATA

NUMBER OF BUILDINGS 5
 MAX NUMBER OF STOREYS 3
 MAXIMUM HEIGHT 38 FT 0 IN
 NUMBER OF RESIDENT UNITS 91 ONE-BEDROOM UNITS
 99 TWO-BEDROOM UNITS

BUILDING AREA DATA

	UNIT MIX	1ST FLR	2ND FLR	3RD FLR	TOTAL
BUILDING 1	(1) 2BR	4,598 +/- G.S.F.	4,598 +/- G.S.F.	13,704 +/- G.S.F.	
BUILDING 2	(1) 1BR / (1) 2BR / (1) OFFICE	4,598 +/- G.S.F.	4,598 +/- G.S.F.	13,704 +/- G.S.F.	
BUILDING 3	(2) 3FLX / (2) 4BR	4,598 +/- G.S.F.	4,598 +/- G.S.F.	13,704 +/- G.S.F.	
BUILDING 4	(2) 3FLX / (2) 4BR	4,598 +/- G.S.F.	4,598 +/- G.S.F.	13,704 +/- G.S.F.	
BUILDING 5	(2) 3FLX / (2) 4BR	4,598 +/- G.S.F.	4,598 +/- G.S.F.	13,704 +/- G.S.F.	
TOTAL	(2) 3FLX / (2) 4BR / (1) 2BR / (1) OFFICE	14,598 +/- G.S.F.	14,598 +/- G.S.F.	43,800 +/- G.S.F.	

UNIT AREA DATA

2 - BEDROOM	1411 N.S.F.
1 - BEDROOM	816 N.S.F.
STUDIO	341 N.S.F.
OFFICE	1411 N.S.F.

VEHICLE PARKING DATA

REQUIRED PARKING SPACES 1.5 PER 1-BEDROOM, 2 PER 2-BEDROOM, 0.5 PER UNIT (VISITOR)
 PARKING SPACES REQUIRED 15.5 X 1 + 2 X 99 + 118.5 X 4.80 = 30; TOTAL: 160 SPACES
 PARKING SPACES PROVIDED: ACCESSIBLE 4, STANDARD 46, COMPACT 16, MOTORCYCLE 8, TOTAL 74

COVERED PARKING REQUIRED 1 X 60 UNITS: 60 SPACES
 COVERED PARKING PROVIDED 0

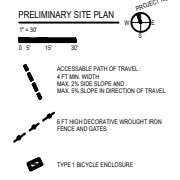
TYPE 1 BICYCLE PARKING DATA

REQUIRED RESIDENT PARKING SPACES 1 PER EVERY UNITS: 61 UNITS X 4
 REQUIRED EMPLOYEE/GUEST PARKING SPACES 2 EMPLOYEE X 2 GUEST = 4

OPEN AREA

LANDSCAPE AREA (REQD) 10,186 / 95,931 = 10%
 LANDSCAPE AREA (PROVIDED) 23,379 / 95,931 = 24%

UNIT TERRACE AREA
 1-BEDROOM UNIT 13.5 X 18 = 18.5 S.F.
 2-BEDROOM UNIT 9.9 S.F. X 24 = 24 N.S.F.



BRADSHAW AT FOLSOM APARTMENTS
 APN 075-040-025 & 040
 SACRAMENTO COUNTY

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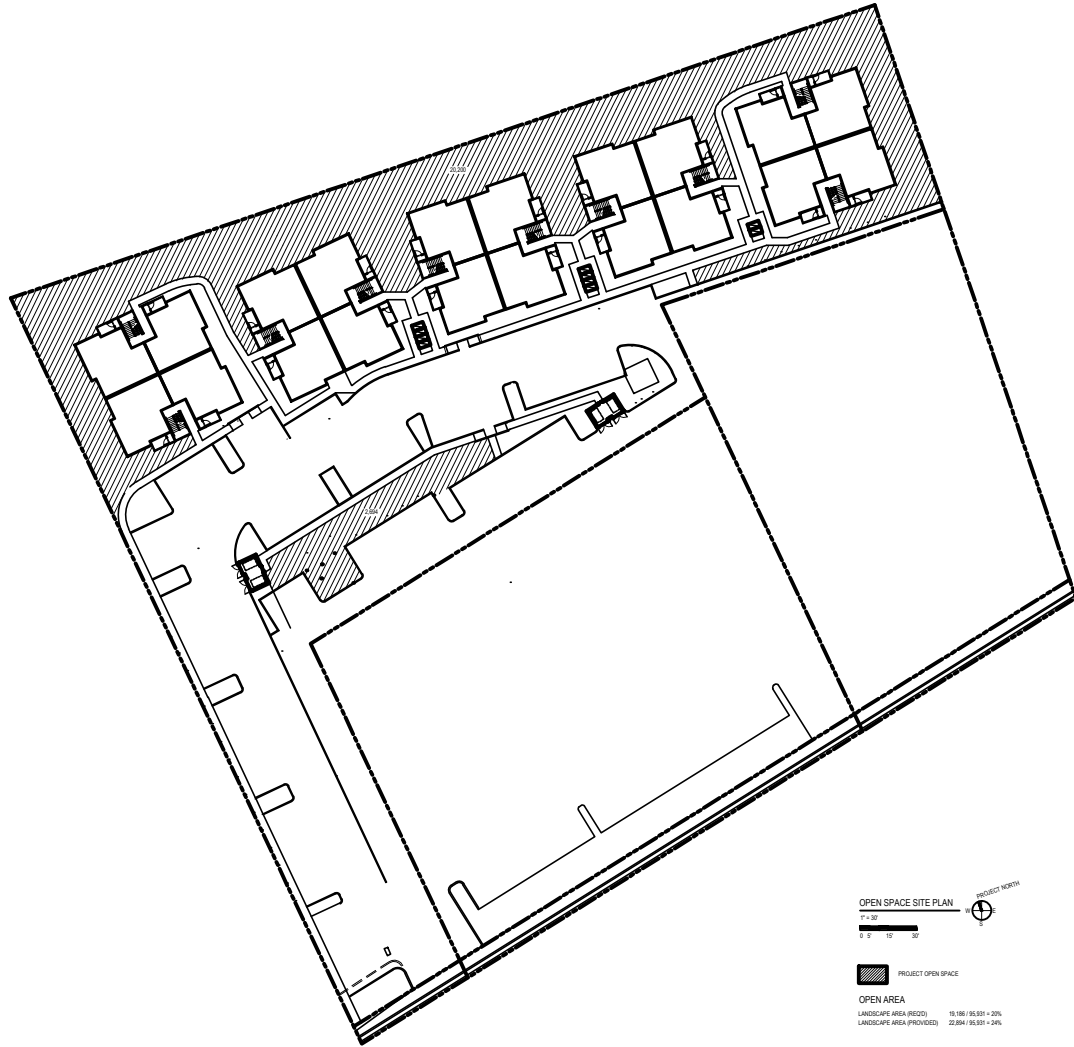
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GRaber - RASMUSSEN
architects

1725 J Street
Sacramento, CA 95811
916.444.8902
info@graber-rasmussen.com
www.graber-rasmussen.com

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OPEN SPACE SITE PLAN
1" = 30'



PROJECT OPEN SPACE

OPEN AREA
LANDSCAPE AREA (REQD) 19,186 / 95,931 = 20%
LANDSCAPE AREA (PROVIDED) 22,894 / 95,931 = 24%

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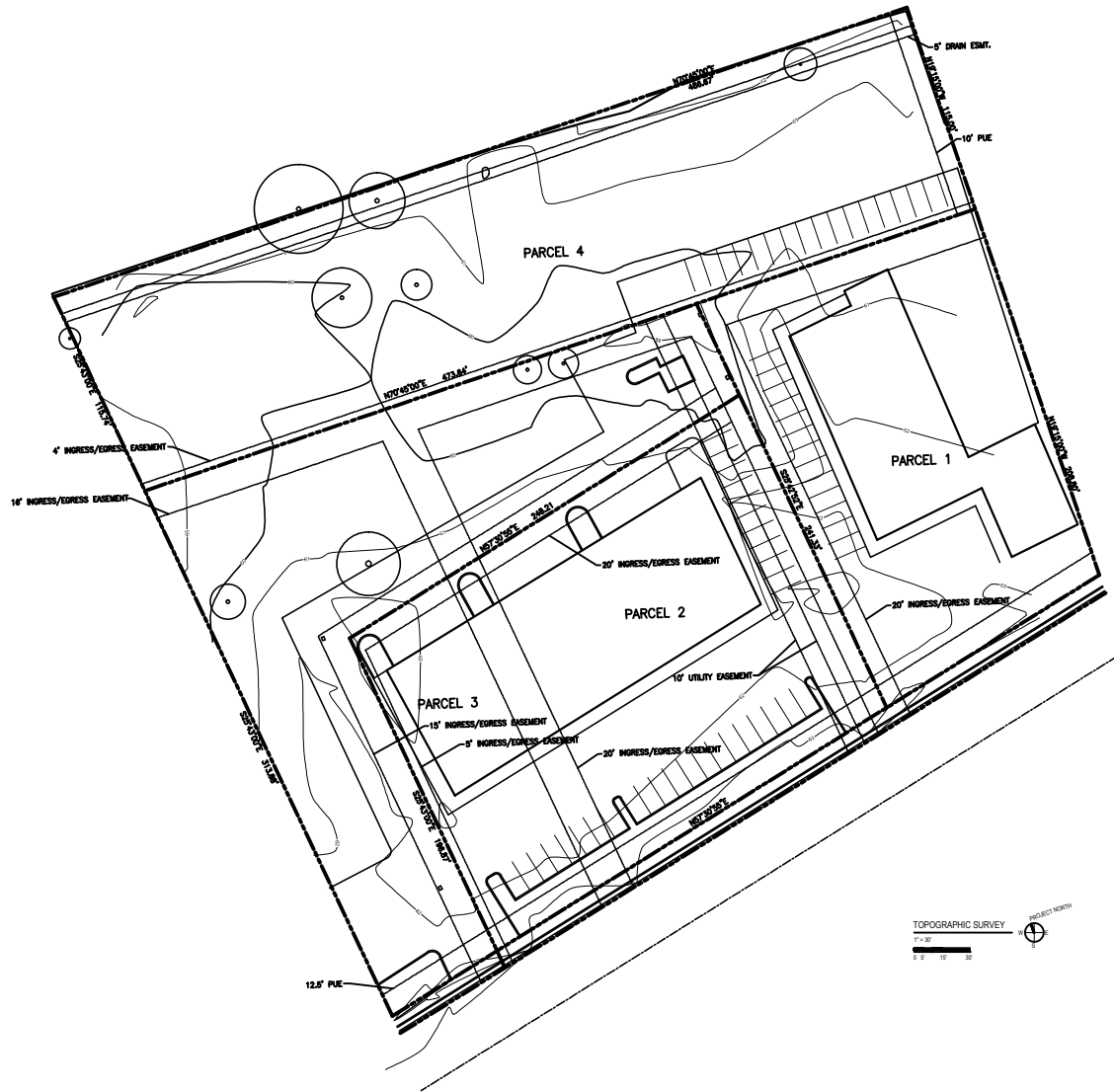
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GRaber - RASMUSSEN
architects

1725 J Street
Sacramento, CA 95811
916.444.8922
info@graber-rasmussen.com
www.graber-rasmussen.com

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APN 075-0040-025 & 040
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