



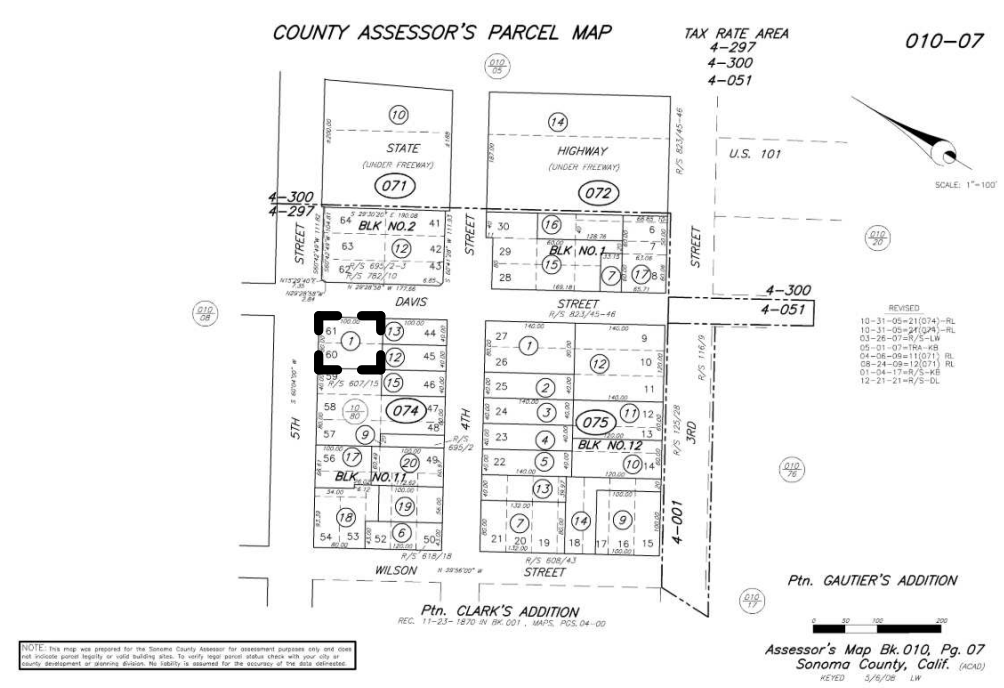
CLIENT:
GREG CLARK

120 FIFTH STREET
COVER SHEET

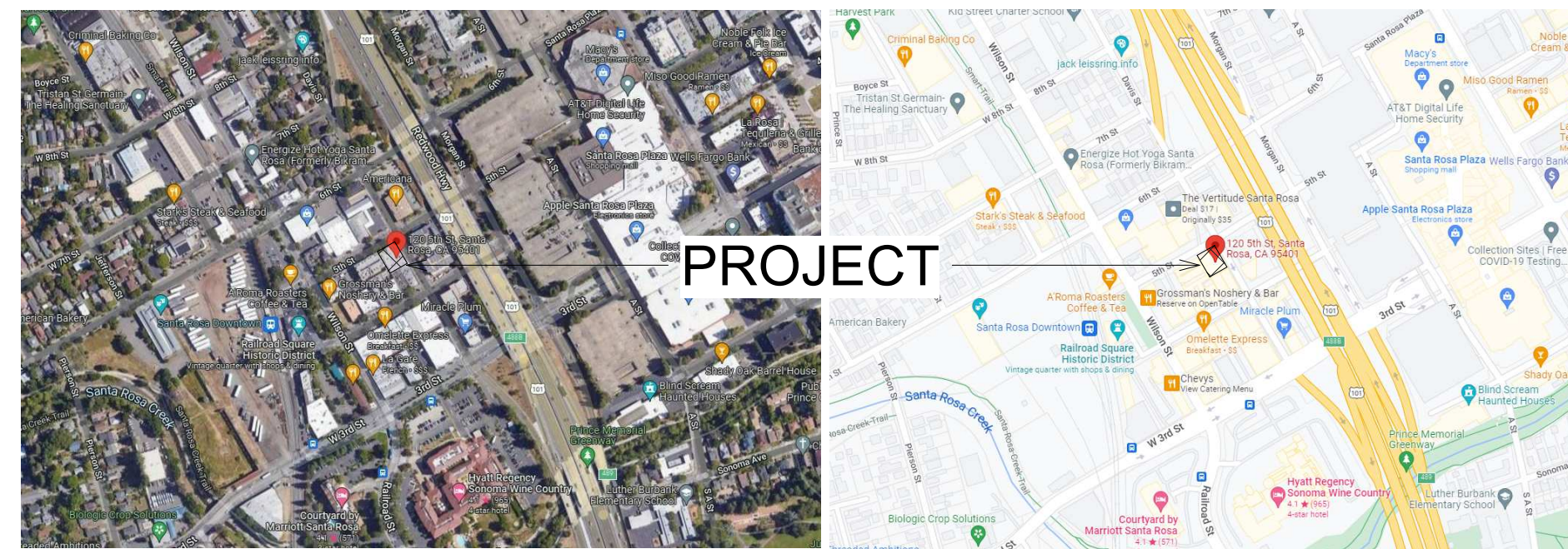
Project number 2022.01
Date 7/21/2022

G001

Scale 1" = 20'-0"



3 PARCEL MAP
1/2" = 1'-0"



2 VICINITY MAP
1/2" = 1'-0"

(E) EXISTING
(N) NEW
TYP TYPICAL

ABBREVIATIONS
1/4" = 1'-0"

FAR SCHEDULE				
Name	Include in FAR	Level	Area	Count
EAST STAIRWELL	Yes	ROOF	117 SF	1
ELEVATOR	Yes	ROOF	65 SF	1
NORTH STAIRWELL	Yes	ROOF	134 SF	1
ROOF: 3			317 SF	3
1BR	Yes	5TH FLOOR	1932 SF	3
2BR	Yes	5TH FLOOR	1606 SF	2
EAST STAIRWELL	Yes	5TH FLOOR	118 SF	1
ELEVATOR	Yes	5TH FLOOR	67 SF	1
NORTH STAIRWELL	Yes	5TH FLOOR	135 SF	1
STUDIO	Yes	5TH FLOOR	1514 SF	4
5TH FLOOR: 12			5371 SF	12
1BR	Yes	4TH FLOOR	1932 SF	3
2BR	Yes	4TH FLOOR	1606 SF	2
EAST STAIRWELL	Yes	4TH FLOOR	118 SF	1
ELEVATOR	Yes	4TH FLOOR	67 SF	1
NORTH STAIRWELL	Yes	4TH FLOOR	127 SF	1
STUDIO	Yes	4TH FLOOR	1514 SF	4
4TH FLOOR: 12			5363 SF	12
1BR	Yes	3RD FLOOR	1933 SF	3
2BR	Yes	3RD FLOOR	1608 SF	2
EAST STAIRWELL	Yes	3RD FLOOR	118 SF	1
ELEVATOR	Yes	3RD FLOOR	67 SF	1
NORTH STAIRWELL	Yes	3RD FLOOR	127 SF	1
STUDIO	Yes	3RD FLOOR	1514 SF	4
3RD FLOOR: 12			5367 SF	12
1BR	Yes	2ND FLOOR	1248 SF	2
2BR	Yes	2ND FLOOR	2667 SF	3
EAST STAIRWELL	Yes	2ND FLOOR	118 SF	1
ELEVATOR	Yes	2ND FLOOR	67 SF	1
NORTH STAIRWELL	Yes	2ND FLOOR	125 SF	1
STUDIO	Yes	2ND FLOOR	1137 SF	3
2ND FLOOR: 11			5362 SF	11
BIKE PARKING	Yes	GROUND FLOOR	205 SF	1
EAST ENTRY/MAIL	Yes	GROUND FLOOR	386 SF	1
ELEVATOR	Yes	GROUND FLOOR	67 SF	1
ELEVATOR EQUIPMENT	Yes	GROUND FLOOR	31 SF	1
MAIN ELECTRICAL	Yes	GROUND FLOOR	39 SF	1
NORTH ENTRY	Yes	GROUND FLOOR	182 SF	1
TRASH	Yes	GROUND FLOOR	158 SF	1
GROUND FLOOR: 7			1068 SF	7
Yes: 57			22849 SF	57
COMMUNITY	No	ROOF	1130 SF	1
COMMUNITY WALKWAY	No	ROOF	386 SF	1
ROOF: 2			1517 SF	2
BREEZEWAY	No	5TH FLOOR	418 SF	1
5TH FLOOR: 1			418 SF	1
BREEZEWAY	No	4TH FLOOR	420 SF	1
4TH FLOOR: 1			420 SF	1
BREEZEWAY	No	3RD FLOOR	418 SF	1
3RD FLOOR: 1			418 SF	1
BREEZEWAY	No	2ND FLOOR	422 SF	1
PATIO	No	2ND FLOOR	252 SF	3
SHARED PATIO	No	2ND FLOOR	874 SF	1
2ND FLOOR: 5			1548 SF	5
COMMERCIAL	No	GROUND FLOOR	2195 SF	1
PARKING	No	GROUND FLOOR	4183 SF	1
GROUND FLOOR: 2			6378 SF	2
No: 12			10698 SF	12
PATIO		2ND FLOOR	117 SF	1
2ND FLOOR: 1			117 SF	1
: 1			117 SF	1

PROJECT ADDRESS	120 5TH STREET
CROSS STREET	DAVIS STREET
LOT INFORMATION	
ASSESSOR'S PARCEL NUMBER (APN):	010-074-001
LOT AREA	0.18 ACRES
LOT AREA	8000SF
ZONING SUMMARY	
ZONING CODE	SMU-H
ZONING DESCRIPTION	STATION MIXED USE, HISTORIC OVERLAY
HISTORIC DISTRICT	RAILROAD SQUARE PRESERVATION DISTRICT
GENERAL PLAN DESIGNATION	STATION MIXED USE
ZONING METRICS	
MAXIMUM DENSITY	- PER FAR SECTION 20-23.060
MIN FAR	1.5 20-23.060 A.3
MAX FAR	3.0 20-23.060 FIGURE 2-1.A
SETBACKS	
FRONT	0'-10" 20-23.040 TABLE 2-8 NON-RES GROUND FLOOR
SIDE CORNER	0'-10" 20-23.040 TABLE 2-8
MAX INTERIOR SIDE	0'-10" 20-23.040 TABLE 2-8
REAR	0' 20-23.040 TABLE 2-8
ALLOWABLE STORIES	N/A
ALLOWABLE HEIGHT	55' 20-23.040 TABLE 2-8
MAXIMUM LOT COVERAGE	100% 20-23.040 TABLE 2-8
LANDSCAPING	REQUIRED PER 20-34.020 A
PARKING-VEHICLE	
RESIDENTIAL-MULTIFAMILY	N/A 20-36.040 TABLE 3-4 (1) DOWNTOWN STATION AREA
ALL NONRESIDENTIAL USES	N/A 20-36.040 TABLE 3-4 (1) DOWNTOWN STATION AREA
PARKING-BICYCLE	
RESIDENTIAL-MULTIFAMILY	0.25/U 20-36.040 TABLE 3-4 (1) DOWNTOWN STATION AREA
ALL NONRESIDENTIAL USES	1/5KSF 20-36.040 TABLE 3-4 (1) DOWNTOWN STATION AREA
SIGNS	
PROPOSED PROJECT	
RESIDENTIAL UNITS	35
DWELLING UNITS/ACRE	192
BUILDING HEIGHT	55'
FAR	2.9
VEHICLE PARKING SPACES	10
BIKE PARKING SPACES	18

1 PROJECT INFO
1 1/2" = 1'-0"

RESIDENTIAL UNIT BREAKDOWN		
Name	Level	Count
1BR	5TH FLOOR	3
2BR	5TH FLOOR	2
STUDIO	5TH FLOOR	4
5TH FLOOR: 9		9
1BR	4TH FLOOR	3
2BR	4TH FLOOR	2
STUDIO	4TH FLOOR	4
4TH FLOOR: 9		9
1BR	3RD FLOOR	3
2BR	3RD FLOOR	2
STUDIO	3RD FLOOR	4
3RD FLOOR: 9		9
1BR	2ND FLOOR	2
2BR	2ND FLOOR	3
STUDIO	2ND FLOOR	3
2ND FLOOR: 8		8
Grand total: 35		35

SHEET INDEX		
Sheet Name	Sheet Number	Sheet Issue Date
COVER SHEET	G001	07/22/22
PROJECT INFORMATION	G002	07/22/22
CONCEPTUAL SITE PLAN	C001	07/22/22
GROUND FLOOR CONCEPTUAL PLAN	A101	07/22/22
2ND FLOOR CONCEPTUAL PLAN	A102	07/22/22
3RD FLOOR CONCEPTUAL PLAN	A103	07/22/22
4TH & 5TH FLOOR CONCEPTUAL PLAN	A104	07/22/22
ROOF PLAN	A105	07/22/22
HIGH ROOF PLAN	A106	07/22/22
NORTH BUILDING ELEVATION	A301	07/22/22
SOUTH BUILDING ELEVATION	A302	07/22/22
EAST BUILDING ELEVATION	A303	07/22/22
WEST BUILDING ELEVATION	A304	07/22/22
STAIR SECTIONS	A401	07/22/22
E-W SECTIONS	A402	07/22/22
N-S SECTIONS	A403	07/22/22
ENLARGED STUDIO AND 1BR UNIT TYPES	A501	07/22/22
ENLARGED 2BR UNIT TYPES	A502	07/22/22
CONCEPTUAL DETAILS	A601	07/24/22
EXISTING ELEVATIONS	E301	07/22/22
CONCEPTUAL LANDSCAPE PLAN	L001	07/24/22

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CLIENT:
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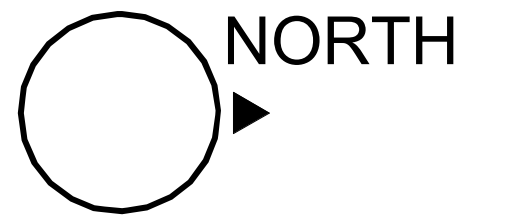
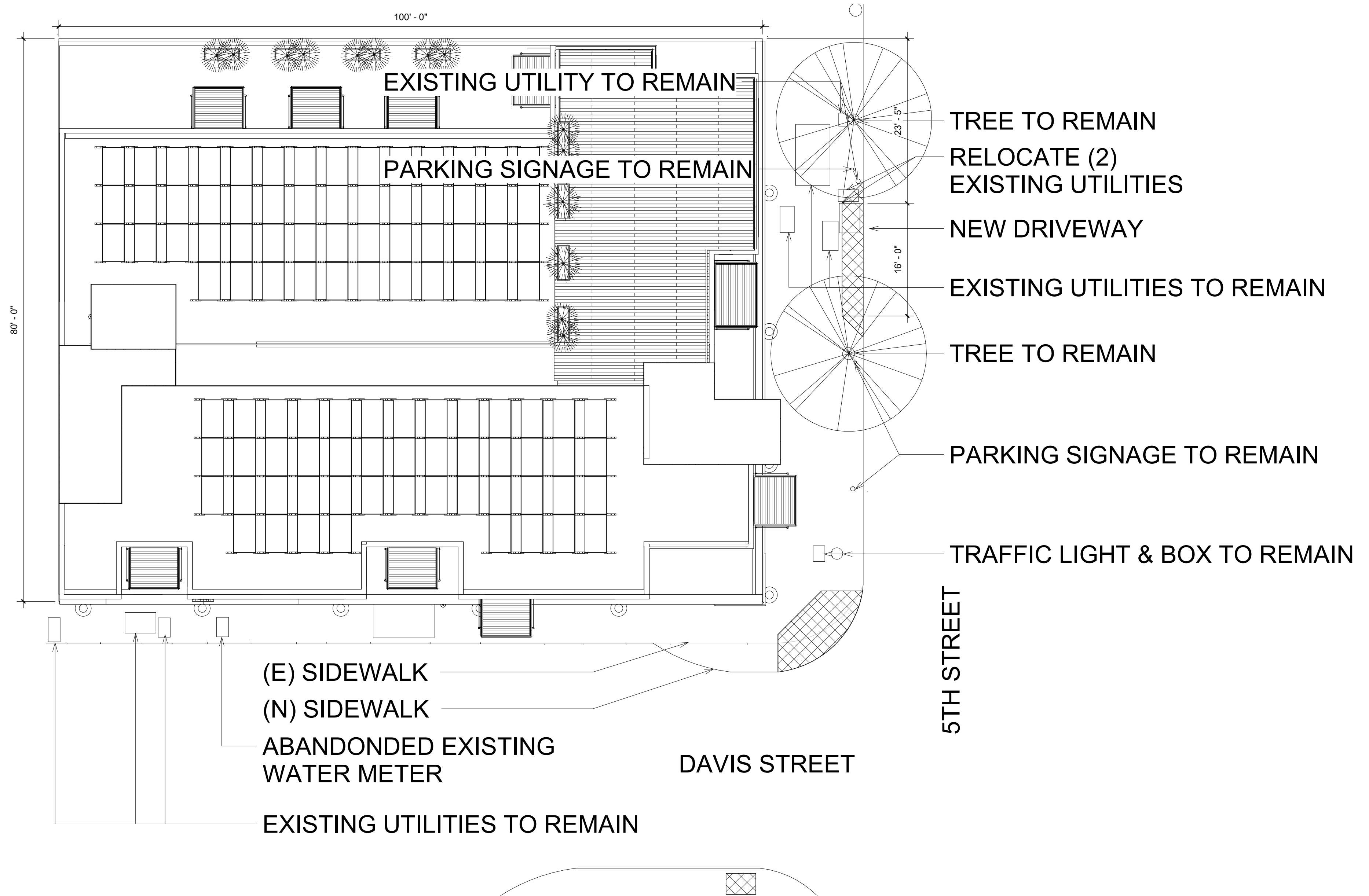
120 FIFTH STREET
PROJECT
INFORMATION

Project number 2022.01
Date 7/21/2022

G002

Scale As indicated

7/27/2022 11:08:21 AM



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① CONCEPTUAL SITE PLAN
1" = 10'-0"

CLIENT:
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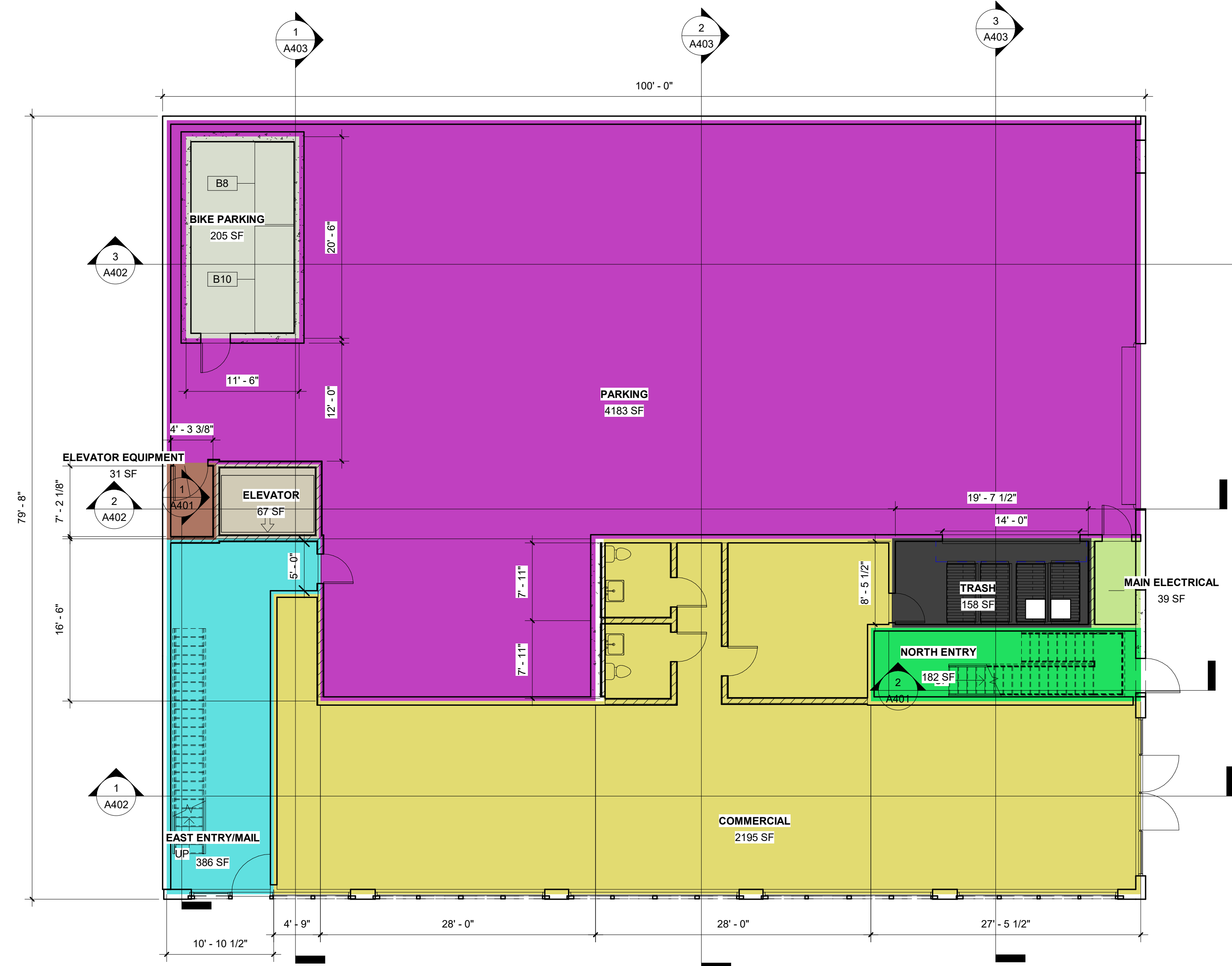
120 FIFTH STREET
CONCEPTUAL
SITE PLAN

Project number 2022.01
Date 7/21/2022

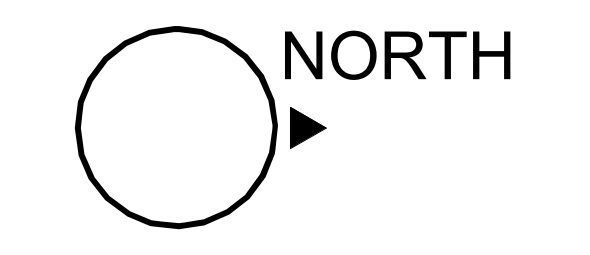
C001

Scale 1" = 10'-0"

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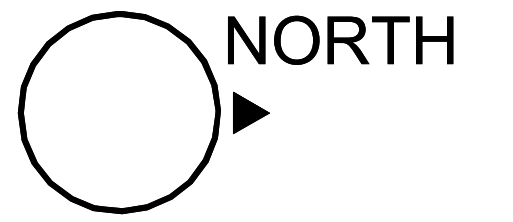
① GROUND FLOOR
1/8" = 1'-0"



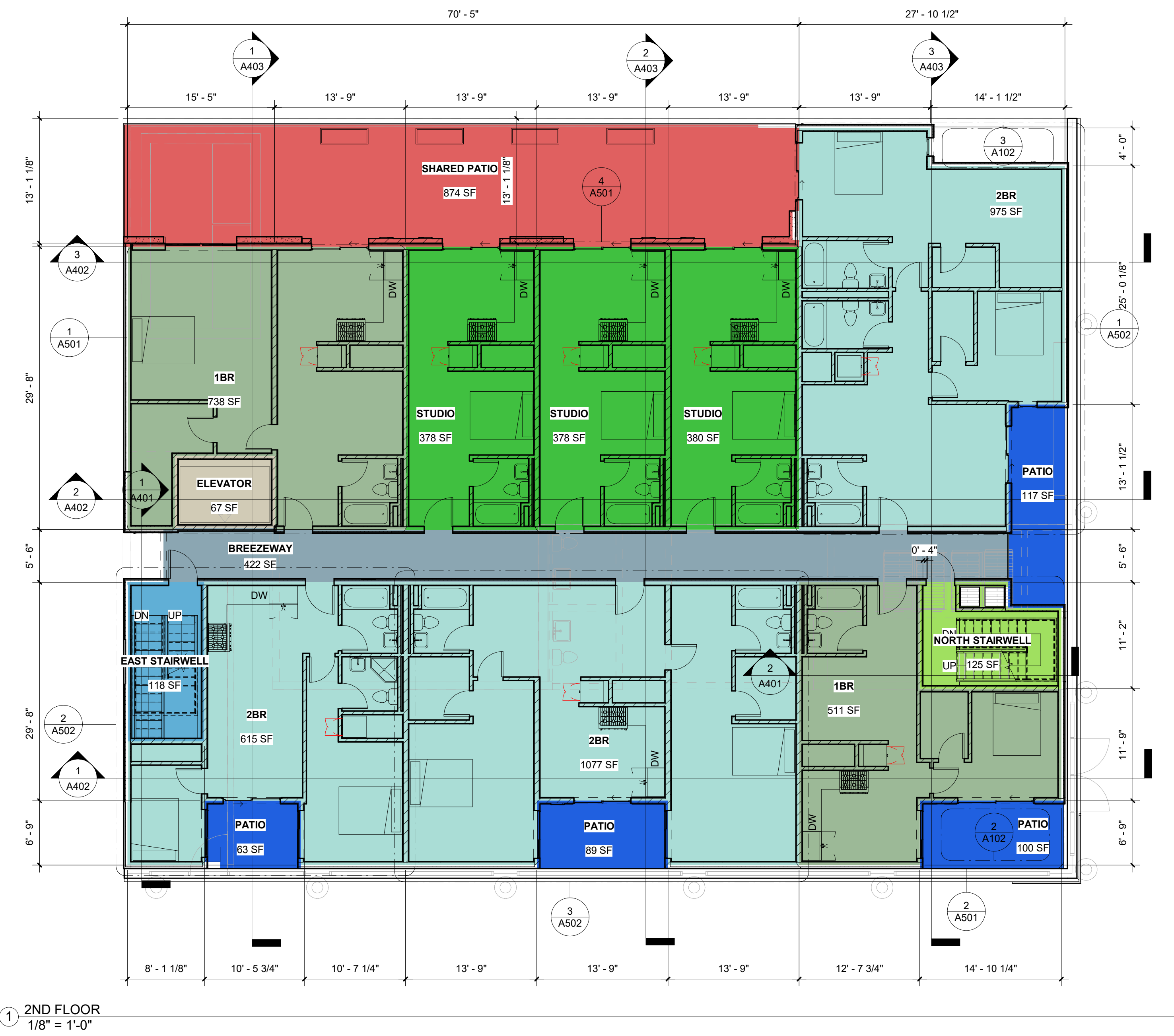
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CLIENT:	
GREG CLARK	
120 FIFTH STREET	
GROUND FLOOR CONCEPTUAL PLAN	
Project number	2022.01
Date	7/21/2022
A101	
Scale	1/8" = 1'-0"

7/27/2022 11:06:53 AM



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③ VIEW FROM 2ND FLOOR 2BR CORNER UNIT
3/4" = 1'-0"



② VIEW FROM 2ND FLOOR 1BR CORNER UNIT
3/4" = 1'-0"

CLIENT:
GREG CLARK

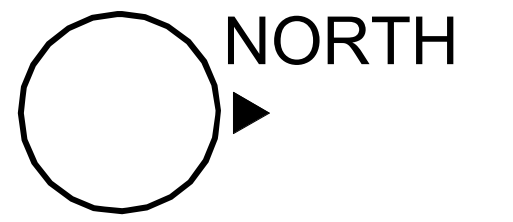
120 FIFTH STREET
2ND FLOOR
CONCEPTUAL
PLAN

Project number 2022.01
Date 7/21/2022

A102

Scale As indicated

7/27/2022 11:06:55 AM



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CLIENT:
GREG CLARK

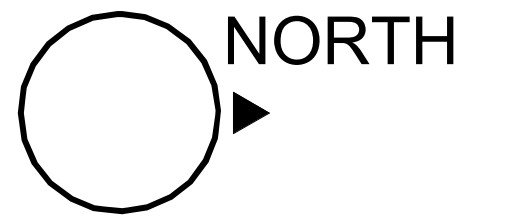
120 FIFTH STREET
3RD FLOOR
CONCEPTUAL
PLAN

Project number 2022.01
Date 7/21/2022

A103

Scale 1/8" = 1'-0"

7/27/2022 11:06:56 AM



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① 4TH FLOOR
1/8" = 1'-0"

CLIENT:
GREG CLARK

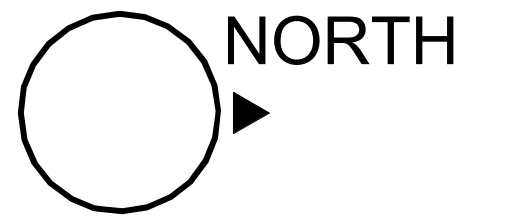
120 FIFTH STREET
4TH & 5TH FLOOR
CONCEPTUAL
PLAN

Project number 2022.01
Date 7/21/2022

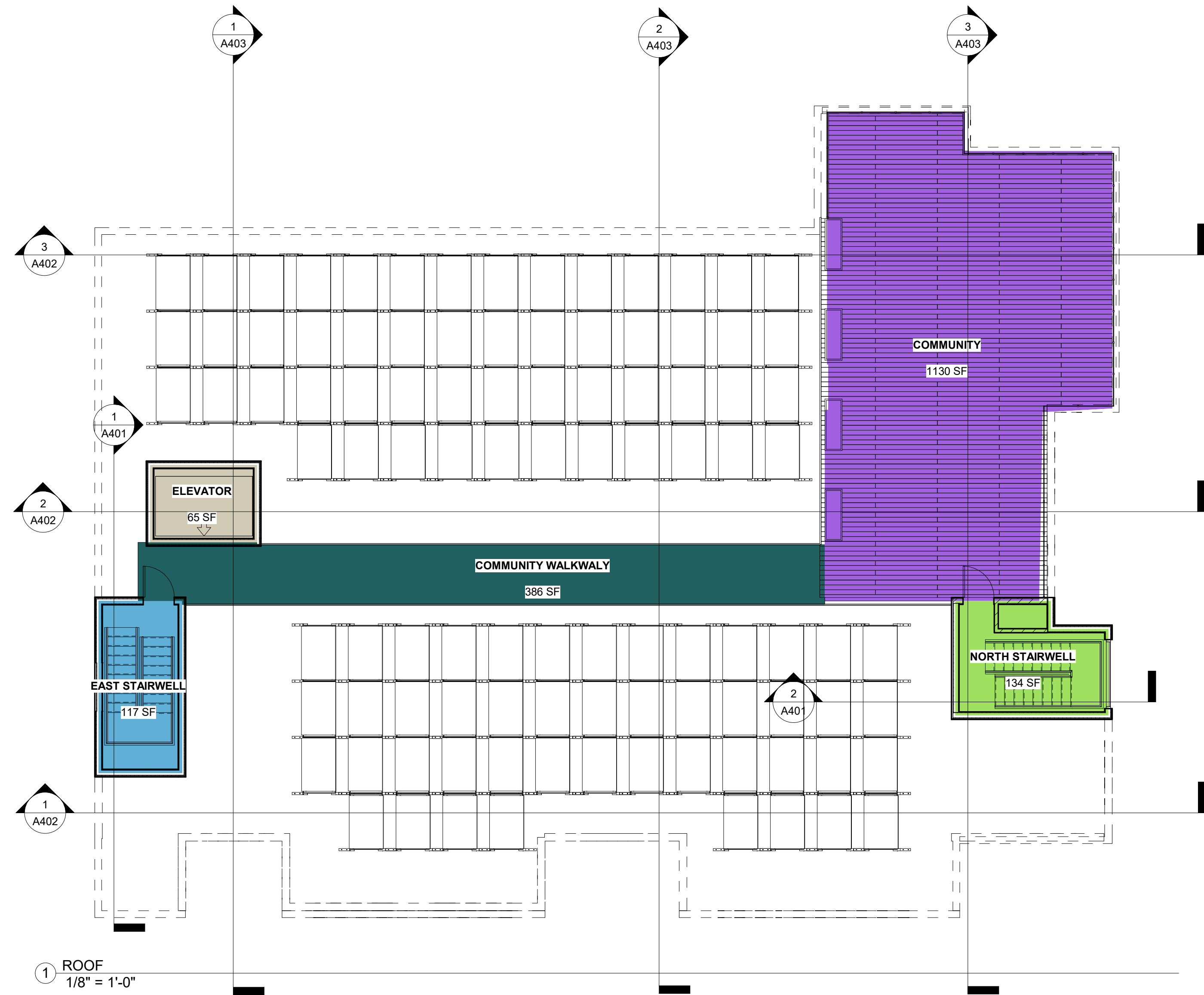
A104

Scale 1/8" = 1'-0"

7/27/2022 11:06:57 AM



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SOLAR PANEL SCHEDULE		
Type	Wattage	Count
400 W 62"X41"	400	100
Grand total:	100	100

CLIENT:
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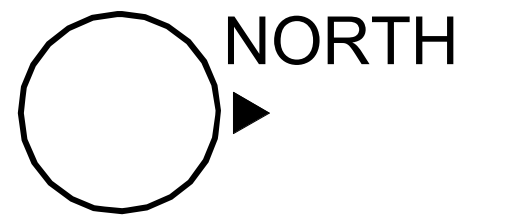
120 FIFTH STREET
ROOF PLAN

Project number 2022.01
Date 7/21/2022

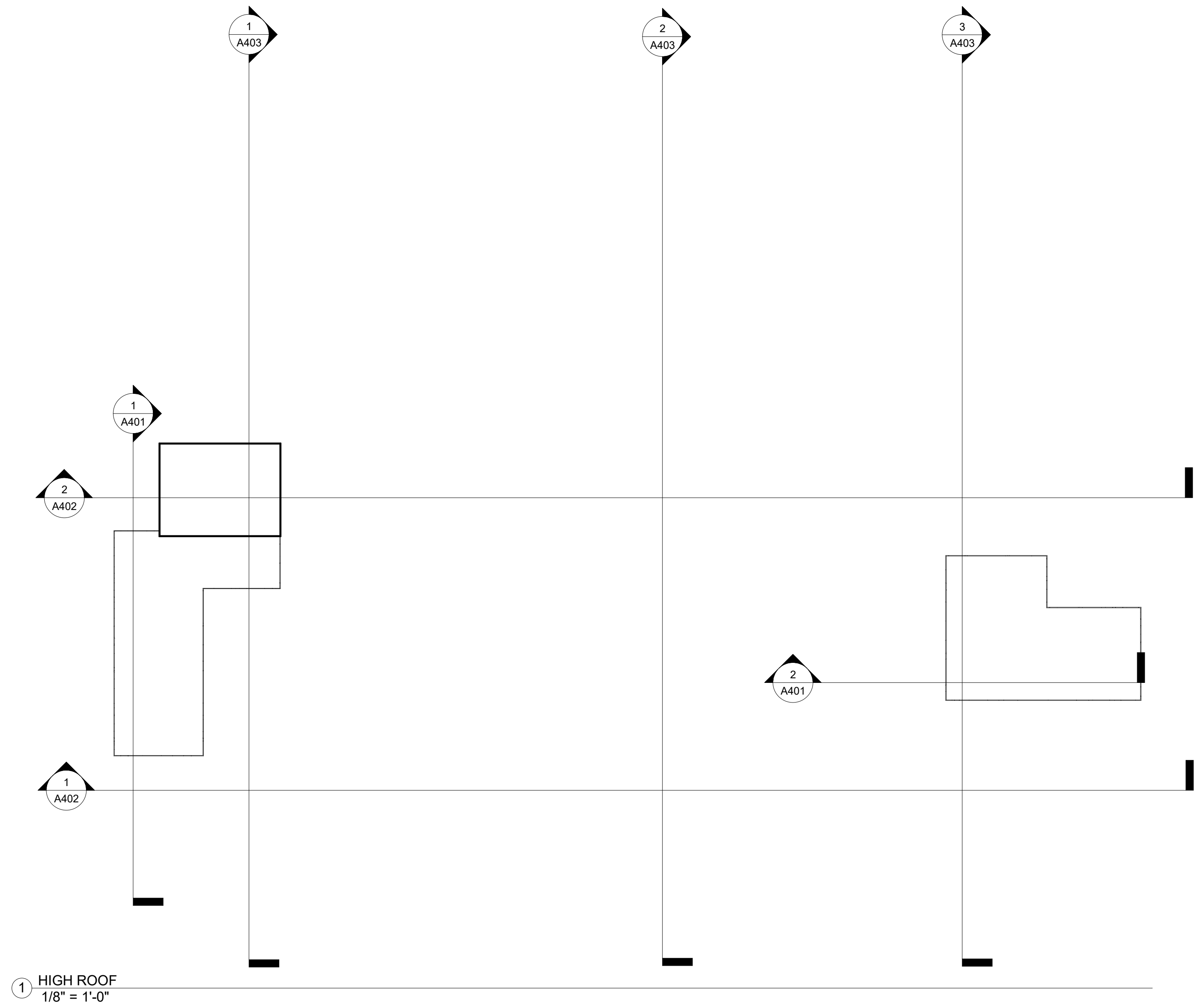
A105

Scale 1/8" = 1'-0"

7/27/2022 11:06:59 AM



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CLIENT:
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120 FIFTH STREET
HIGH ROOF PLAN

Project number 2022.01
Date 7/21/2022

A106

Scale 1/8" = 1'-0"

7/27/2022 11:06:56 AM



④ VIEW FROM ROOFTOP DECK
3/4" = 1'-0"



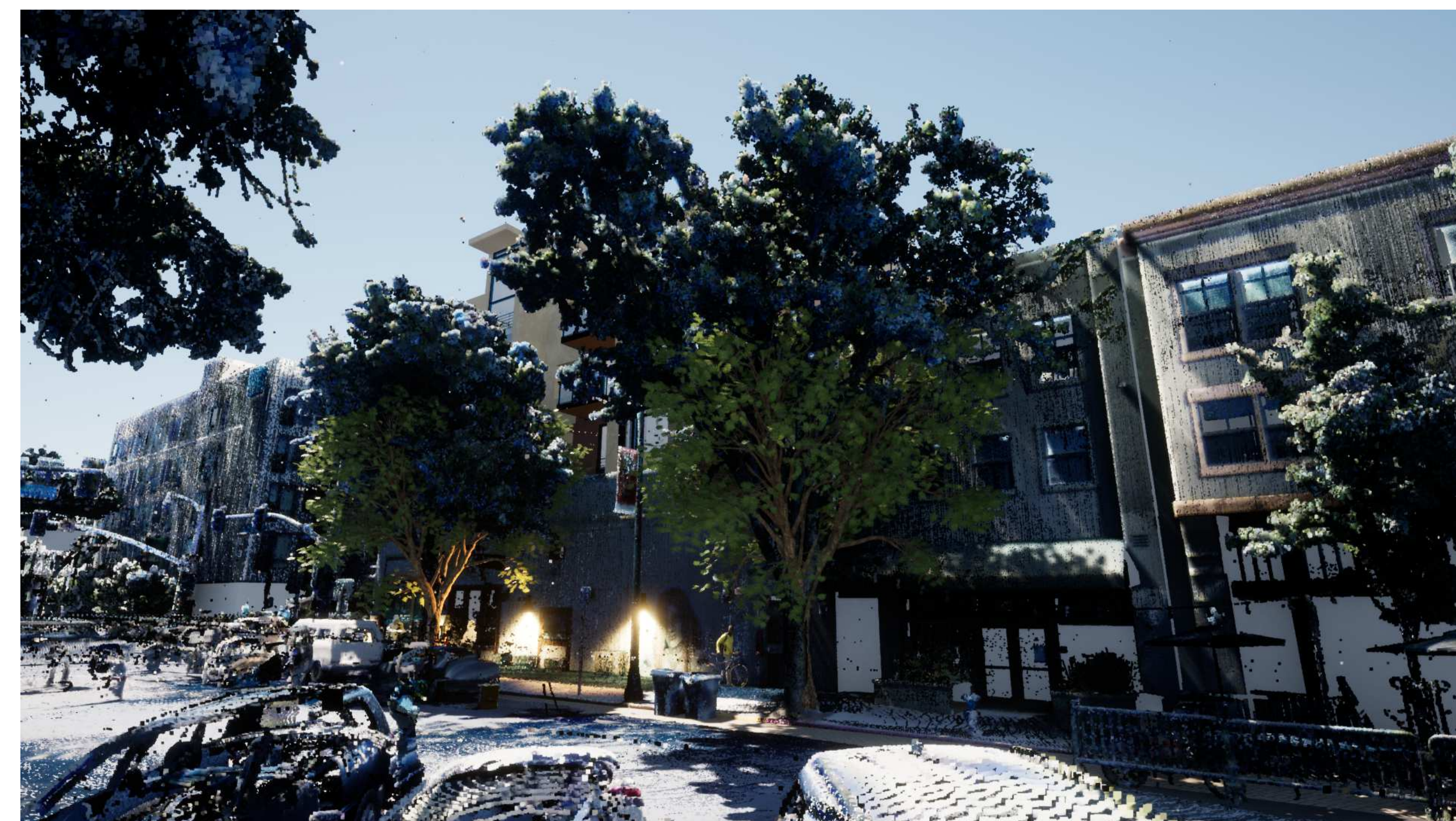
⑤ VIEW FROM 5TH FLOOR NORTH
STAIRWELL
3/4" = 1'-0"



① NORTH
1/8" = 1'-0"



③ NORTH RENDERING AND POINT CLOUD
2
3/4" = 1'-0"



② NORTH RENDERING AND POINT CLOUD
3/4" = 1'-0"

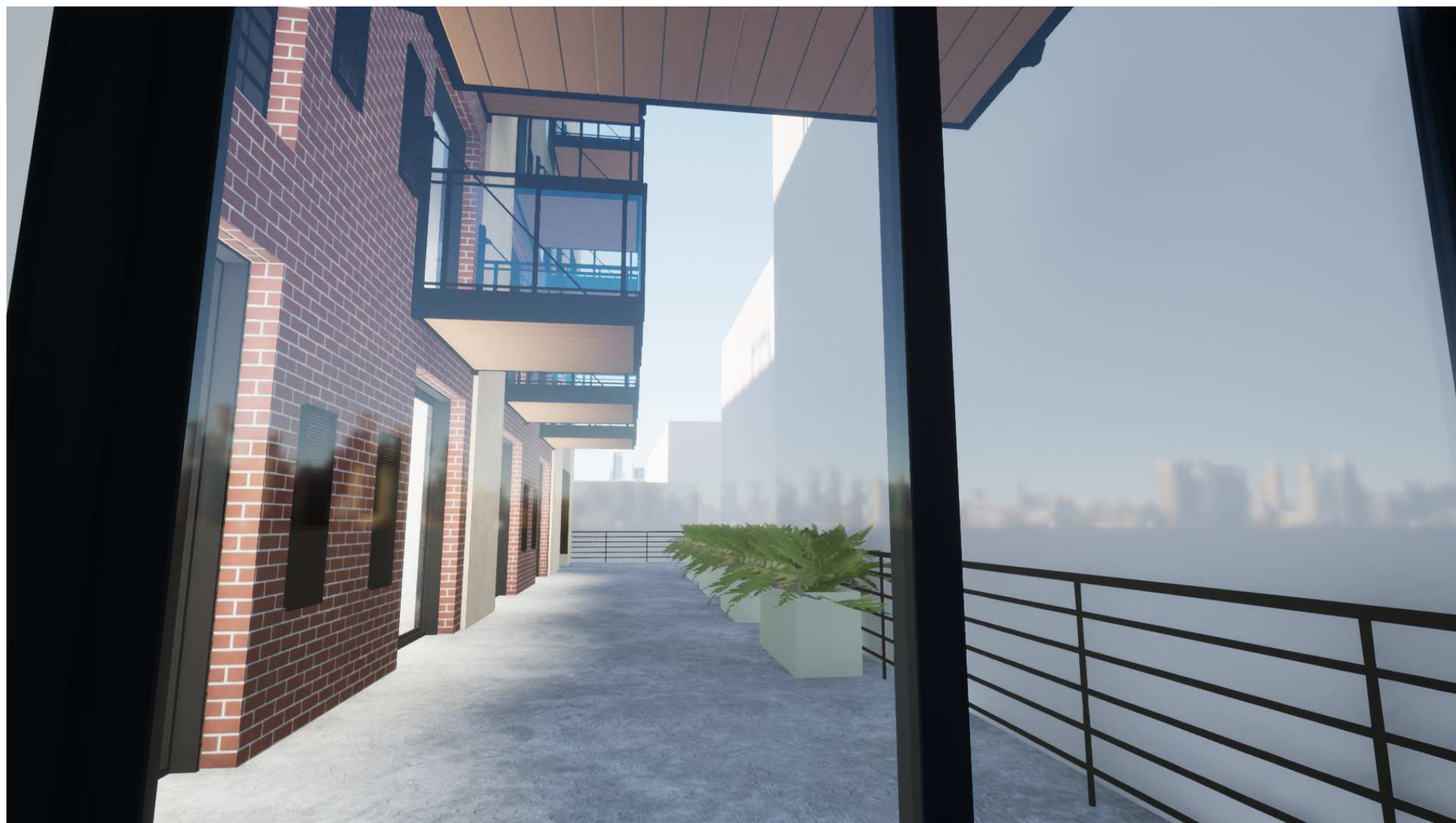
CLIENT:
GREG CLARK

120 FIFTH STREET
NORTH BUILDING
ELEVATION

Project number 2022.01
Date 7/21/2022

A301

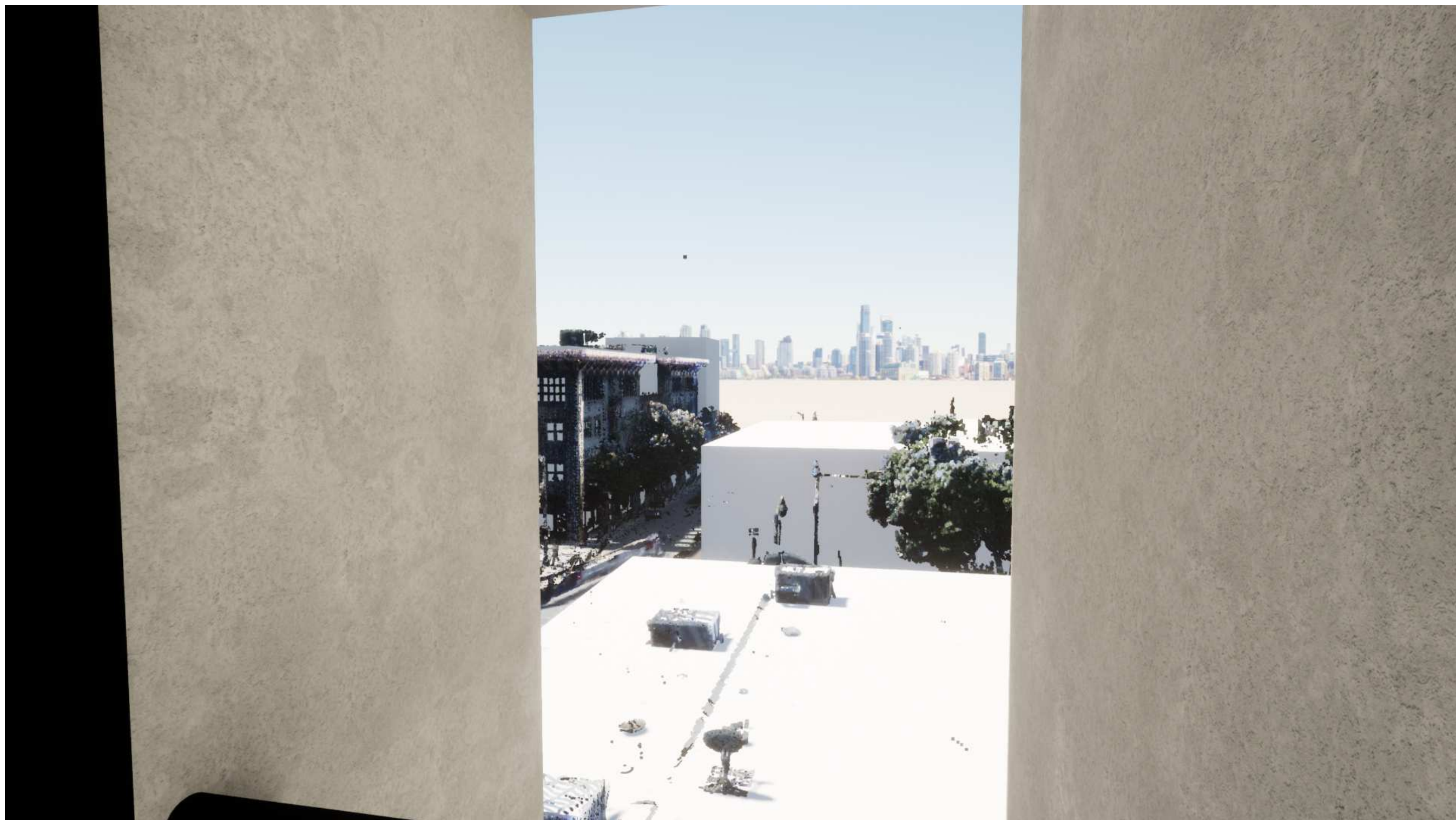
Scale As indicated



④ VIEW FROM 2BR ONTO SHARED PATIO
3/4" = 1'-0"



① SOUTH
1/8" = 1'-0"



③ VIEW FROM 5TH FLOOR BREEZEWAY
SOUTH
3/4" = 1'-0"



② SOUTH RENDERING AND POINT CLOUD
3/4" = 1'-0"

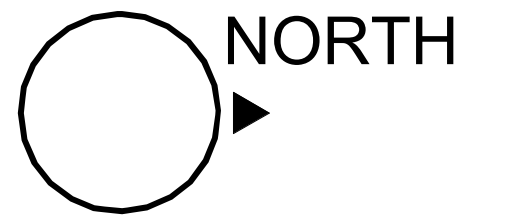
CLIENT:
GREG CLARK

120 FIFTH STREET
SOUTH BUILDING
ELEVATION

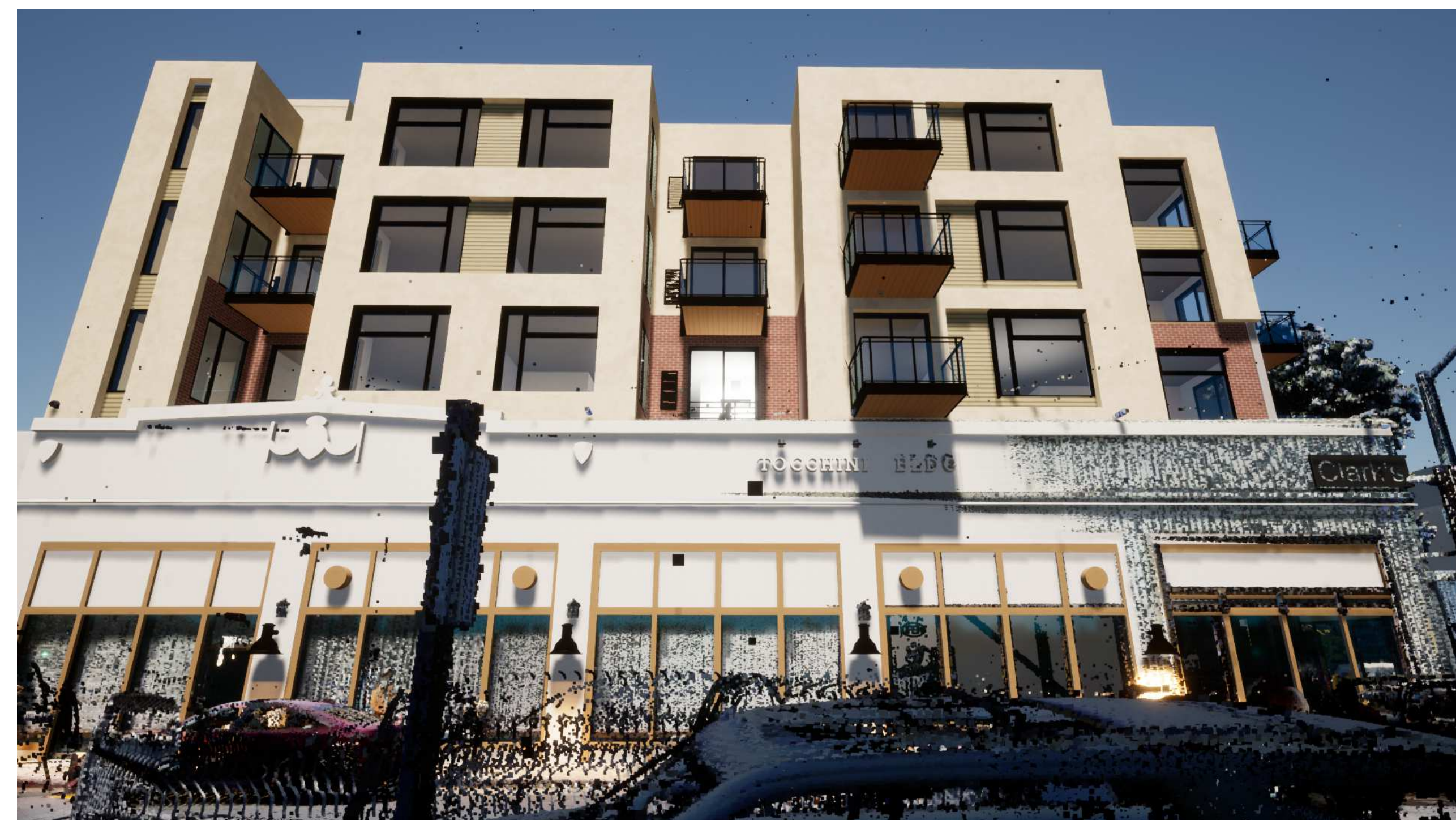
Project number 2022.01
Date 7/21/2022

A302

Scale As indicated



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③ EAST RENDERING AND POINT CLOUD 2
3/4" = 1'-0"



② EAST RENDERING AND POINT CLOUD
3/4" = 1'-0"

CLIENT:
GREG CLARK

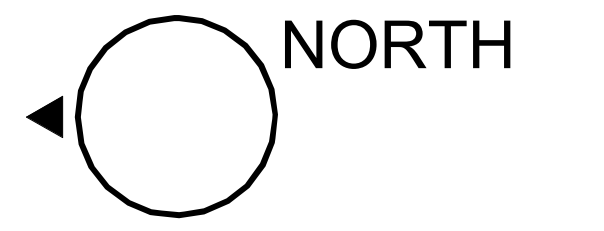
120 FIFTH STREET
EAST BUILDING
ELEVATION

Project number 2022.01
Date 7/21/2022

A303

Scale As indicated

7/27/2022 11:07:35 AM



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① WEST
1/8" = 1'-0"



② WEST RENDERING AND POINT CLOUD
3/4" = 1'-0"

CLIENT:
GREG CLARK

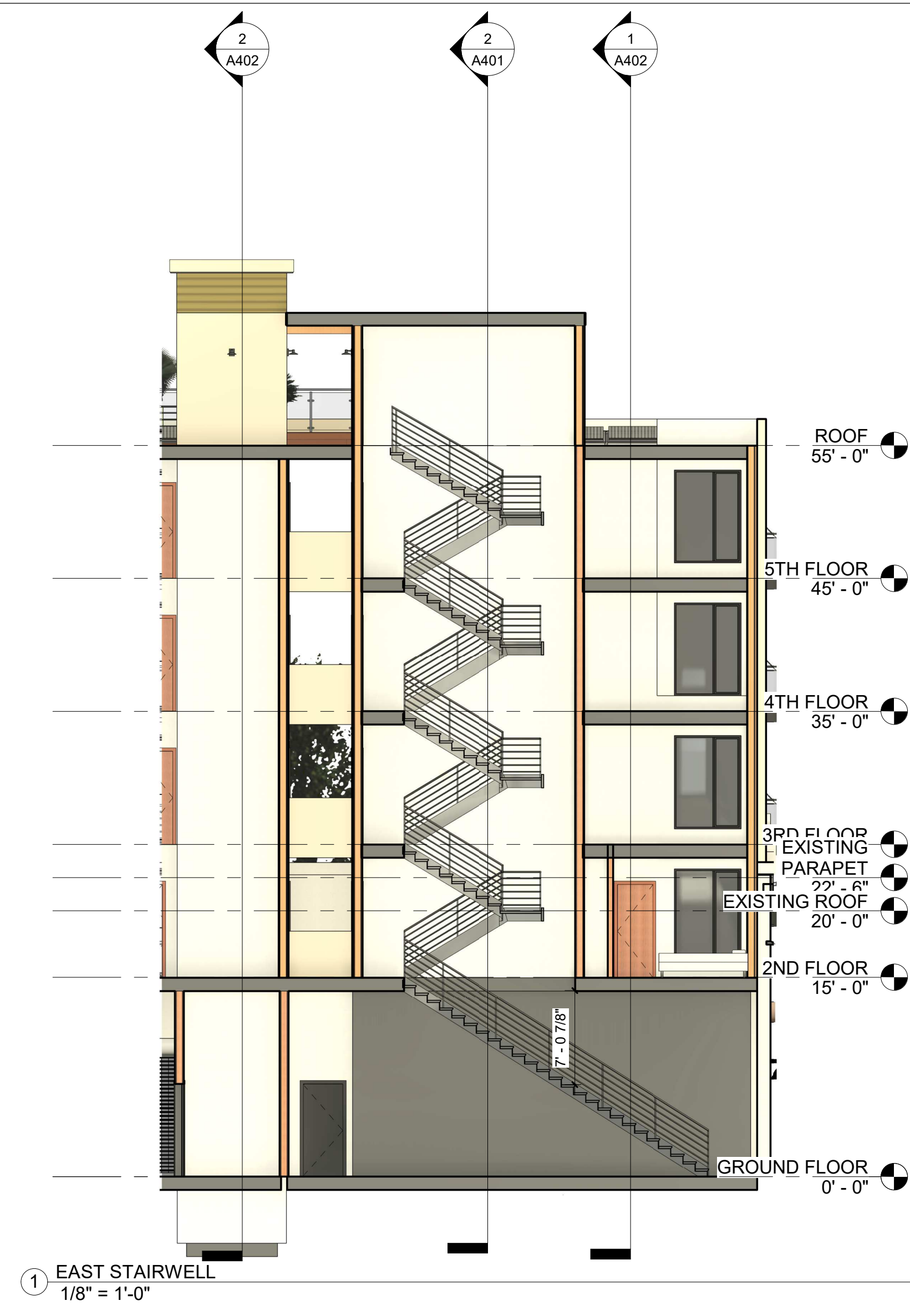
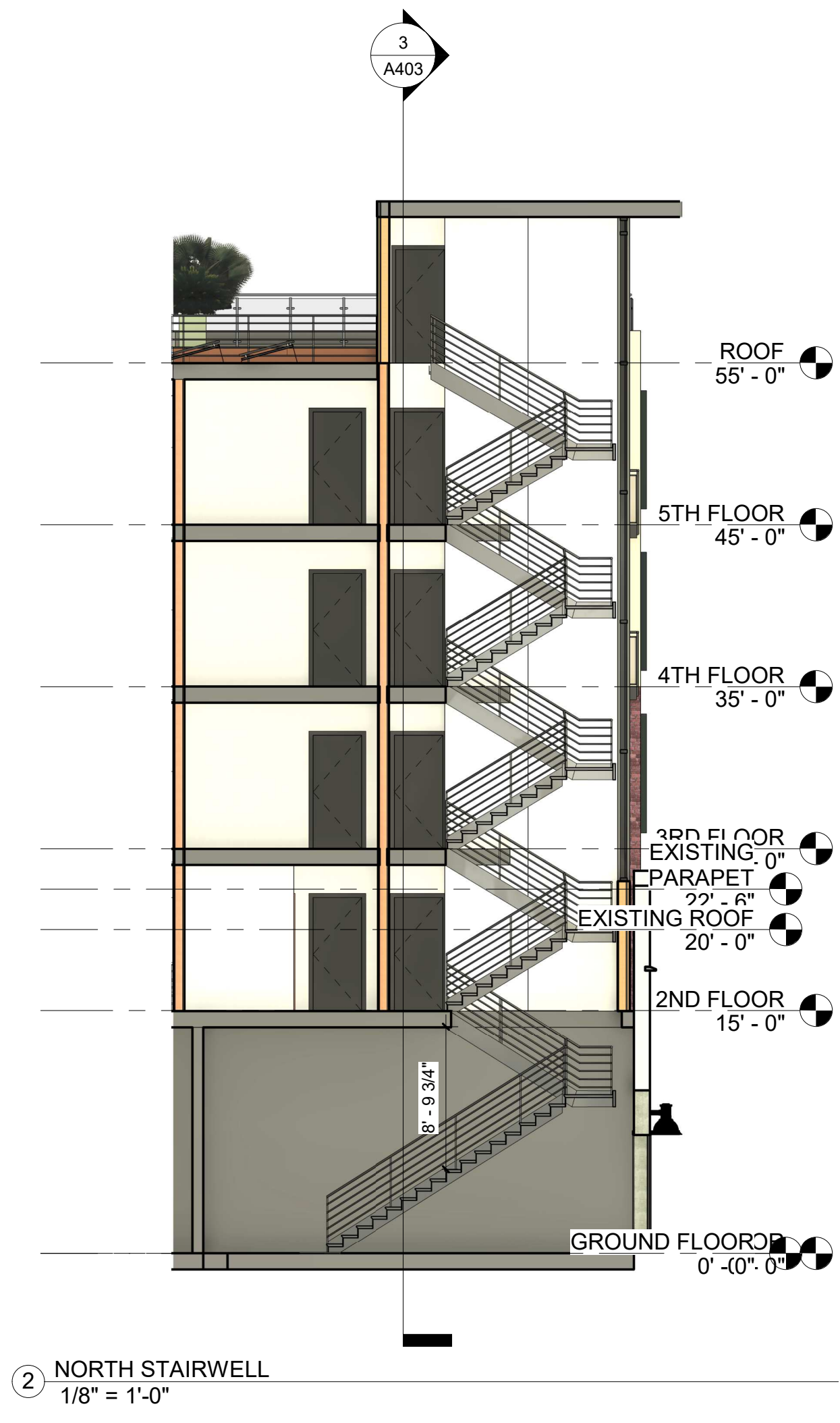
120 FIFTH STREET
WEST BUILDING
ELEVATION

Project number 2022.01
Date 7/21/2022

A304

Scale As indicated

7/27/2022 11:07:46 AM

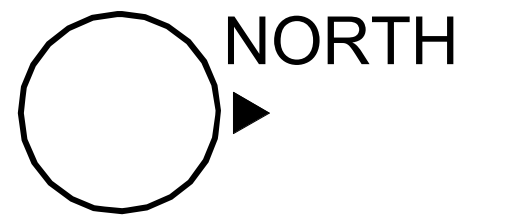


CLIENT:
GREG CLARK

120 FIFTH STREET
STAIR SECTIONS

Project number	2022.01
Date	7/21/2022
A401	
Scale	1/8" = 1'-0"

7/27/2022 11:07:53 AM



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② MID E-W SECTION
1" = 10'-0"



① EASTERLY E-W SECTION
1" = 10'-0"



③ WESTERLY E-W SECTION
1" = 10'-0"

CLIENT:
GREG CLARK

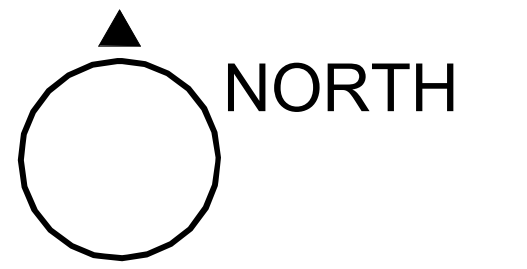
120 FIFTH STREET
E-W SECTIONS

Project number 2022.01
Date 7/21/2022

A402

Scale 1" = 10'-0"

7/27/2022 11:06:03 AM



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② MID N-S SECTION
1" = 10'-0"



① SOUTHERLY N-S SECTION
1" = 10'-0"



③ NORTHERLY N-S SECTION
1" = 10'-0"

CLIENT:
GREG CLARK

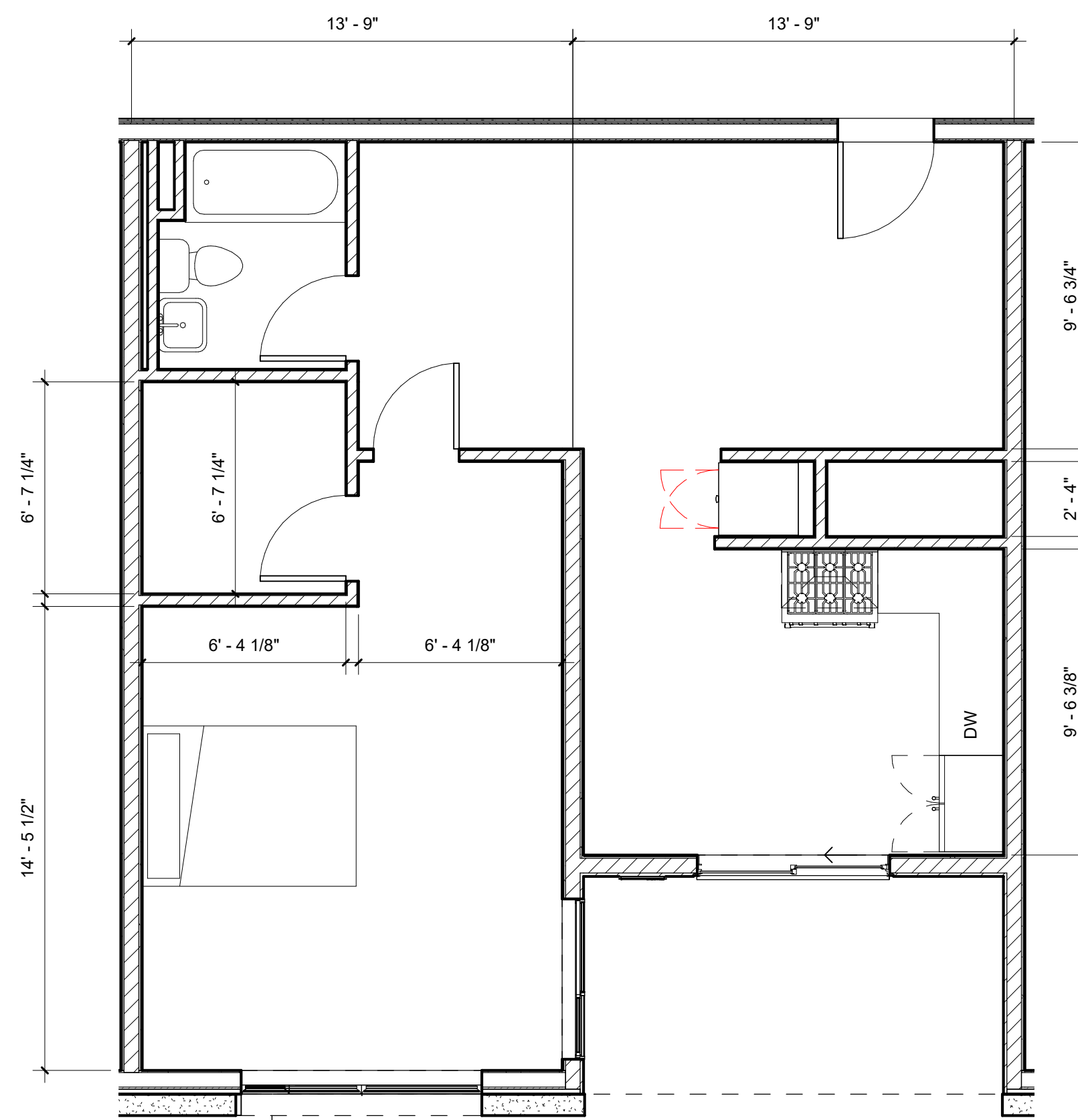
120 FIFTH STREET
N-S SECTIONS

Project number 2022.01
Date 7/21/2022

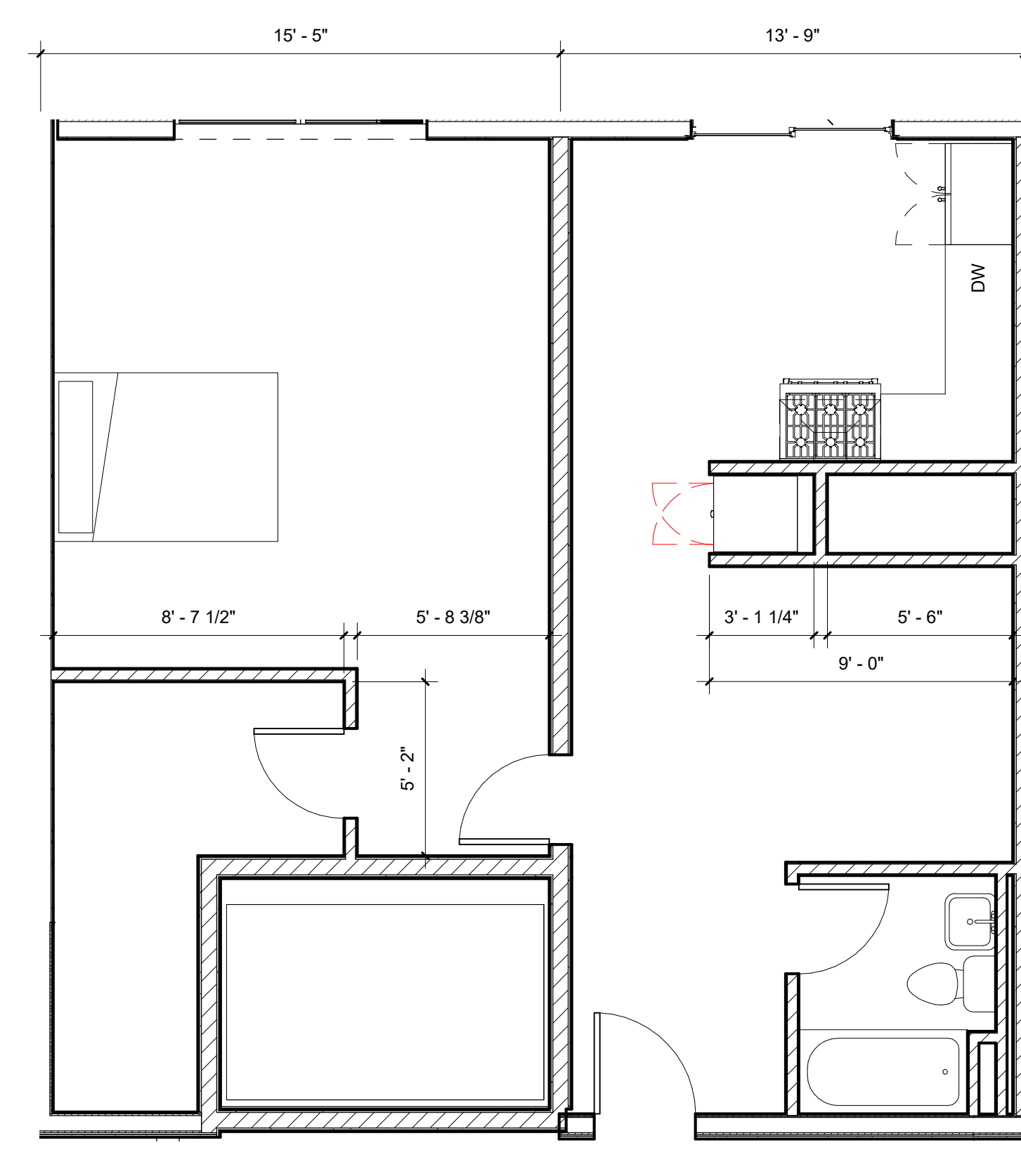
A403

Scale 1" = 10'-0"

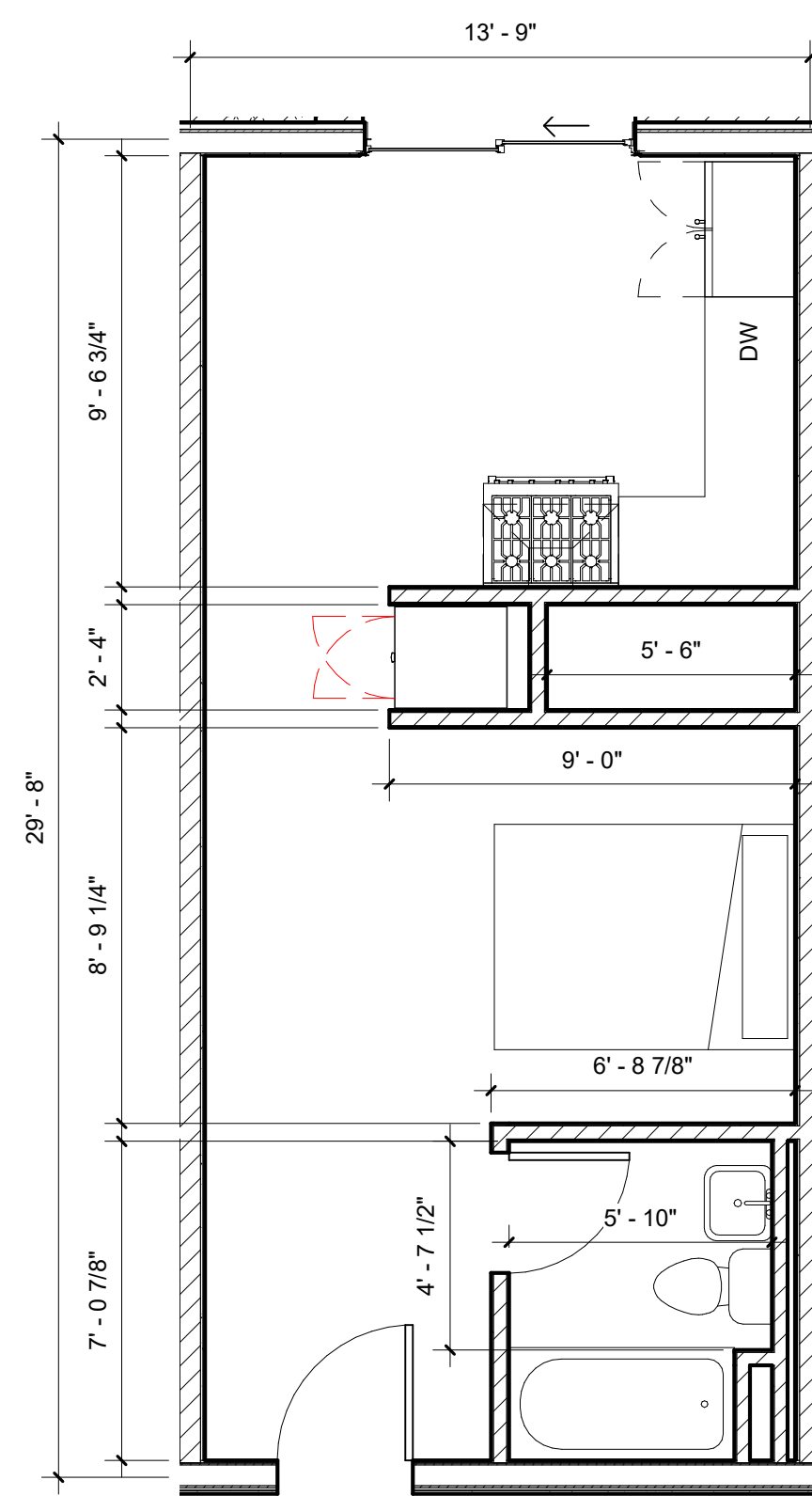
7/27/2022 11:06:14 AM



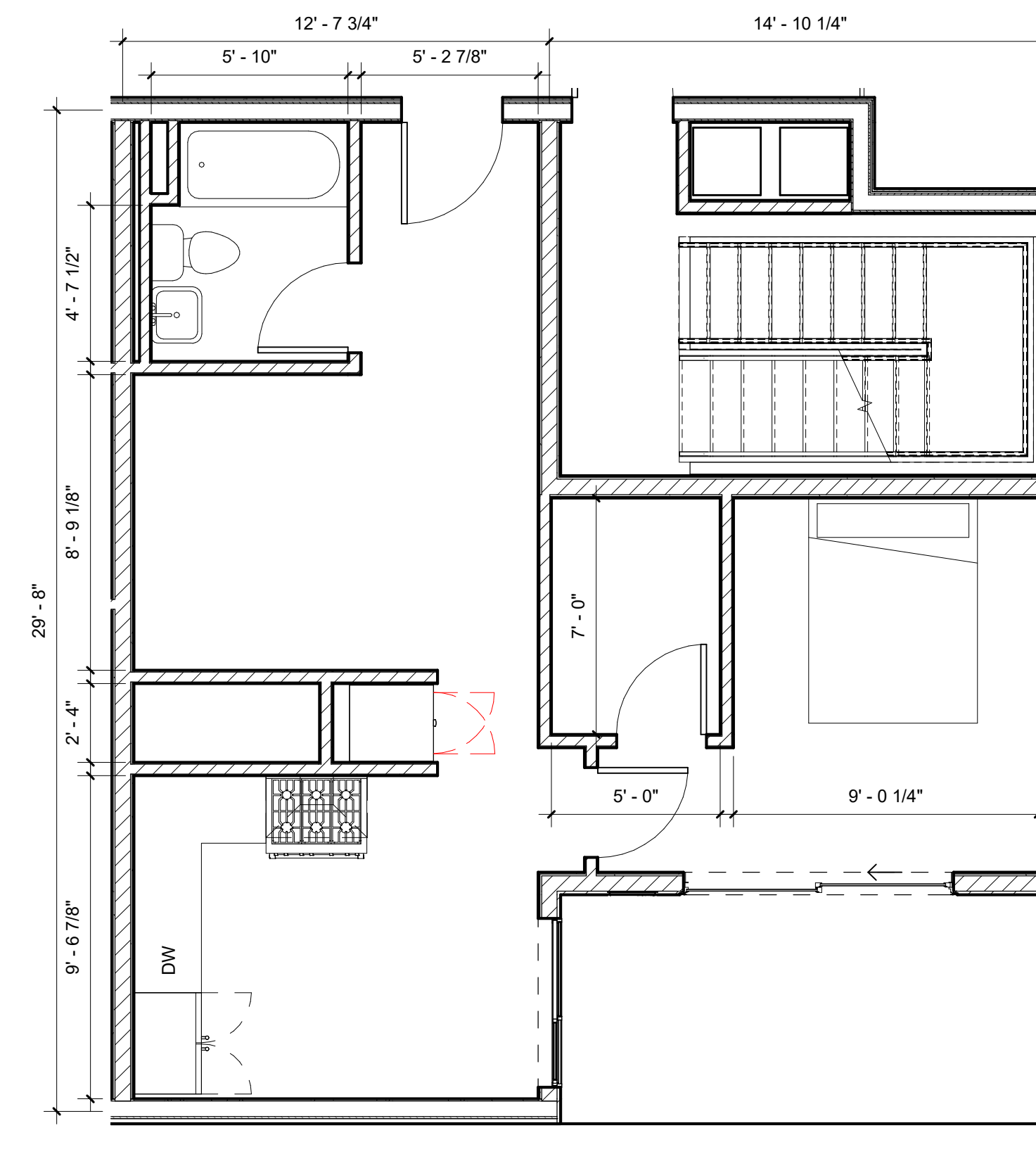
③ ENLARGED 1BR TYPE 3
1/4" = 1'-0"



① ENLARGED 1BR TYPE 1
1/4" = 1'-0"



④ ENLARGED STUDIO
1/4" = 1'-0"



② ENLARGED 1BR TYPE 2
1/4" = 1'-0"

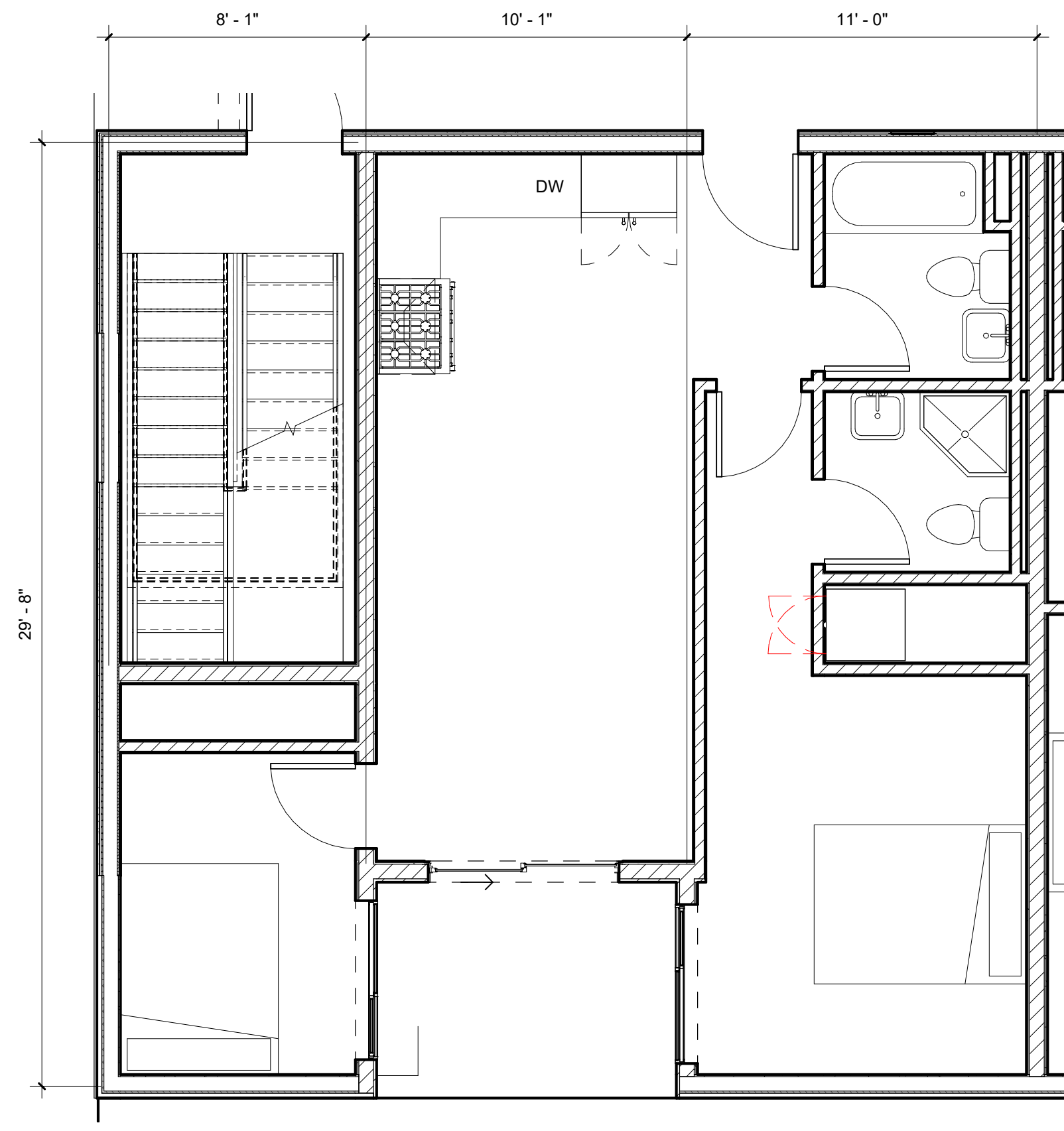
CLIENT:
GREG CLARK

120 FIFTH STREET
ENLARGED
STUDIO AND 1BR
UNIT TYPES

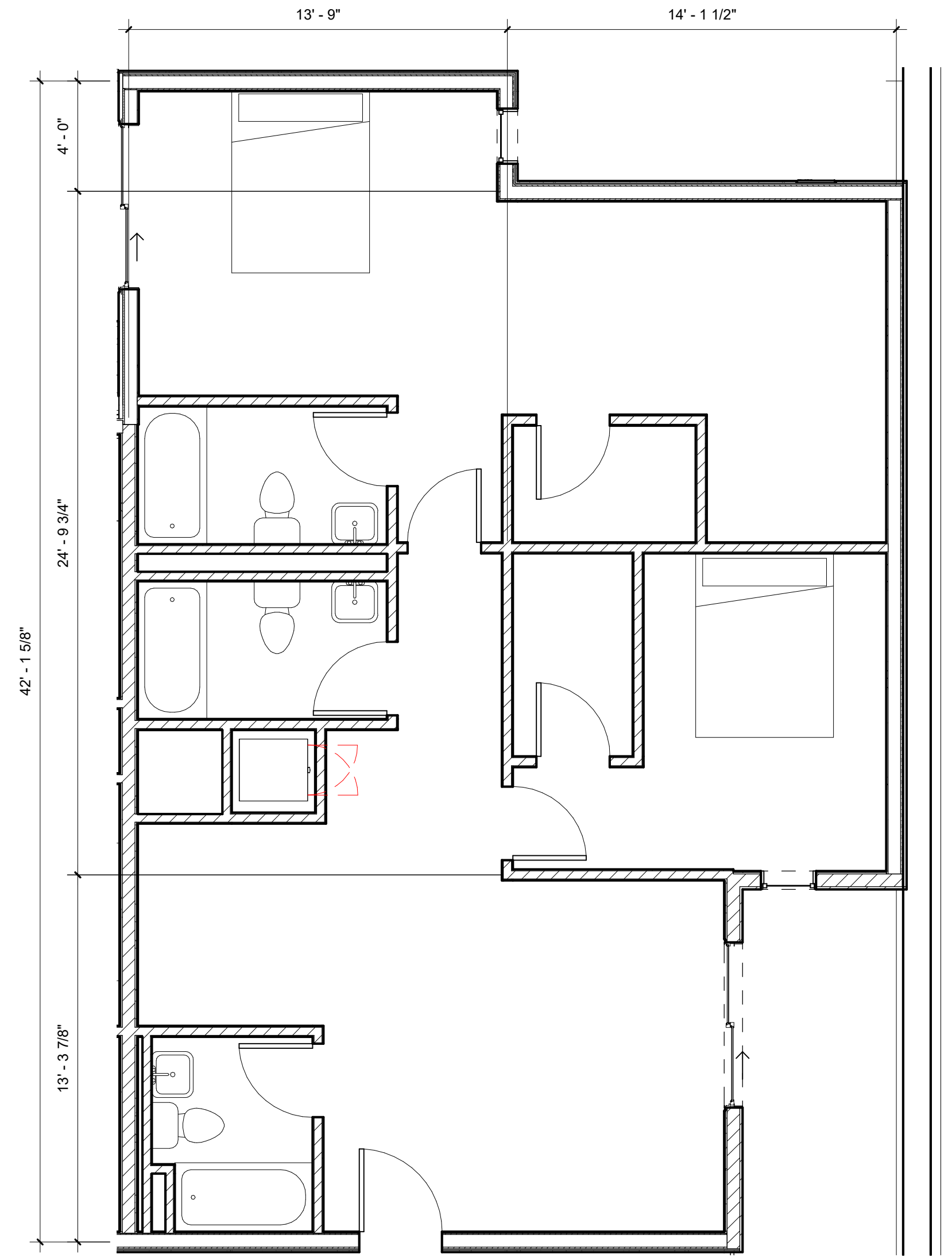
Project number 2022.01
Date 7/21/2022

A501

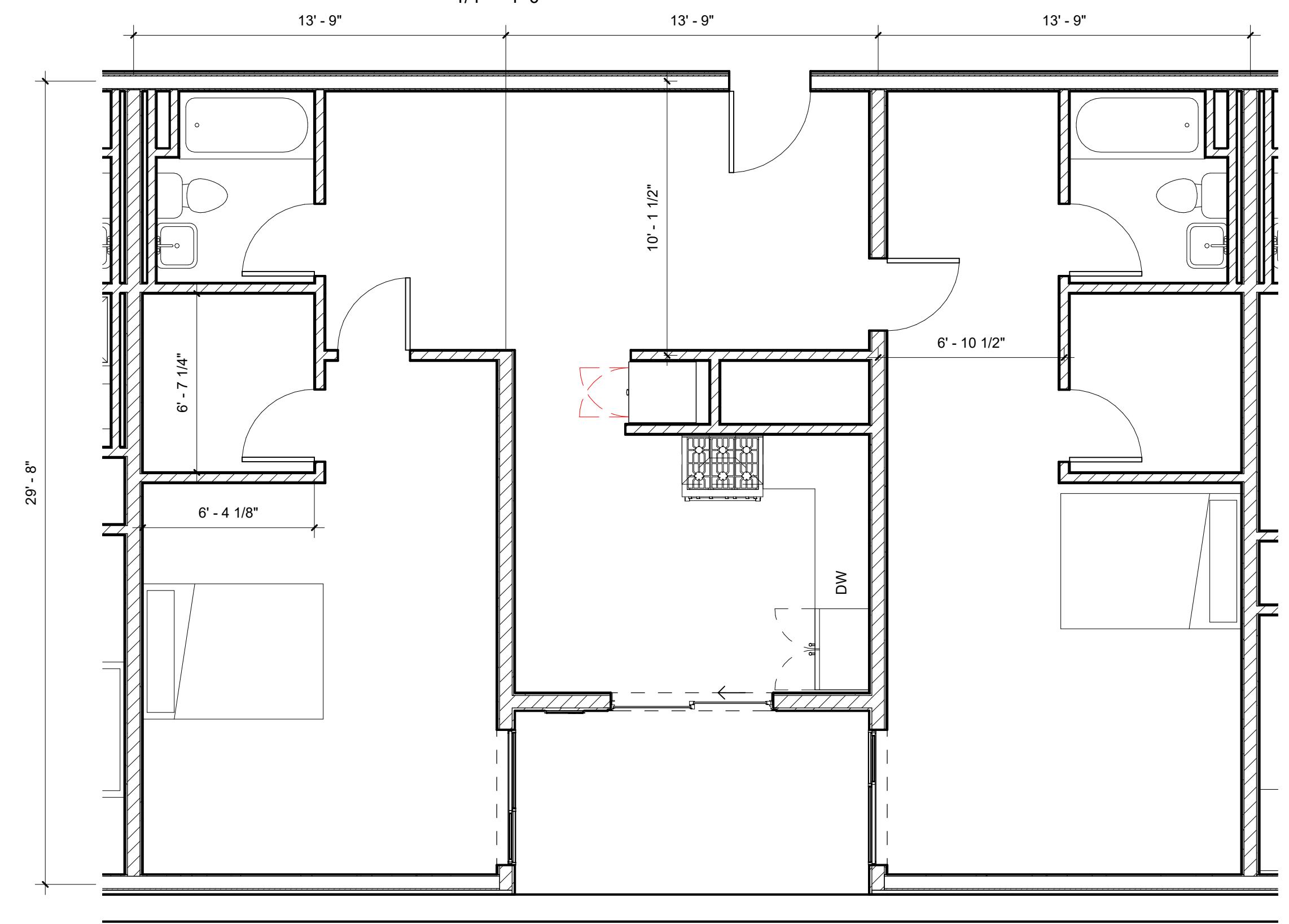
Scale 1/4" = 1'-0"



② ENLARGED PLAN 2BR TYPE 2
1/4" = 1'-0"



① ENLARGED PLAN 2BR TYPE 1
1/4" = 1'-0"



③ ENLARGED PLAN 1BR TYPE 2
1/4" = 1'-0"

CLIENT:
GREG CLARK

120 FIFTH STREET
ENLARGED 2BR
UNIT TYPES

Project number 2022.01
Date 7/21/2022

A502

Scale 1/4" = 1'-0"



TX: TREX TRANSCEND
TIKI TORCH

5 CONCEPT DECKING
3/4" = 1'-0"



3 LAP SIDING
HardiePlank Cedarmill

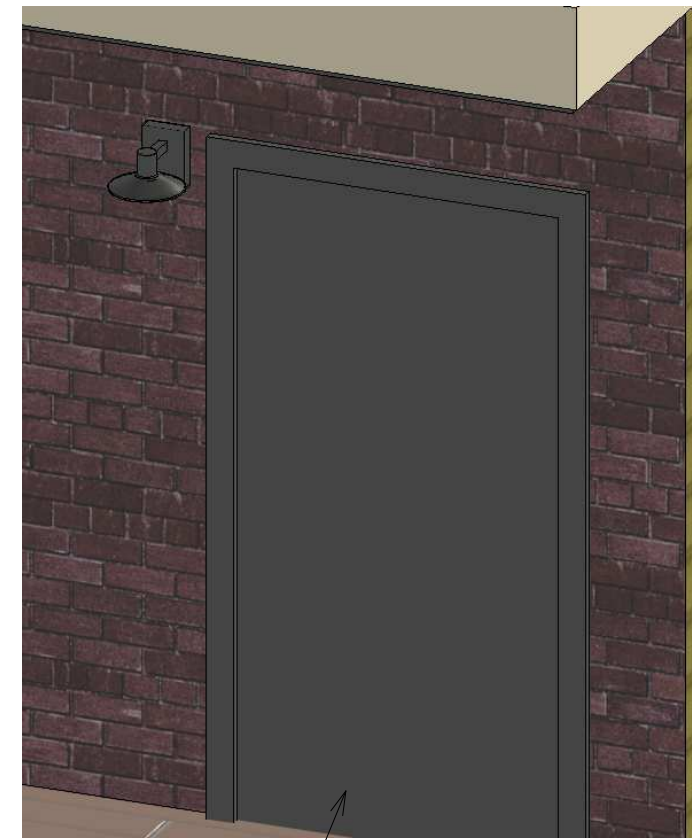
1 CONCEPT SIDING
3/4" = 1'-0"



2 BRICK VENEER
Burgandy

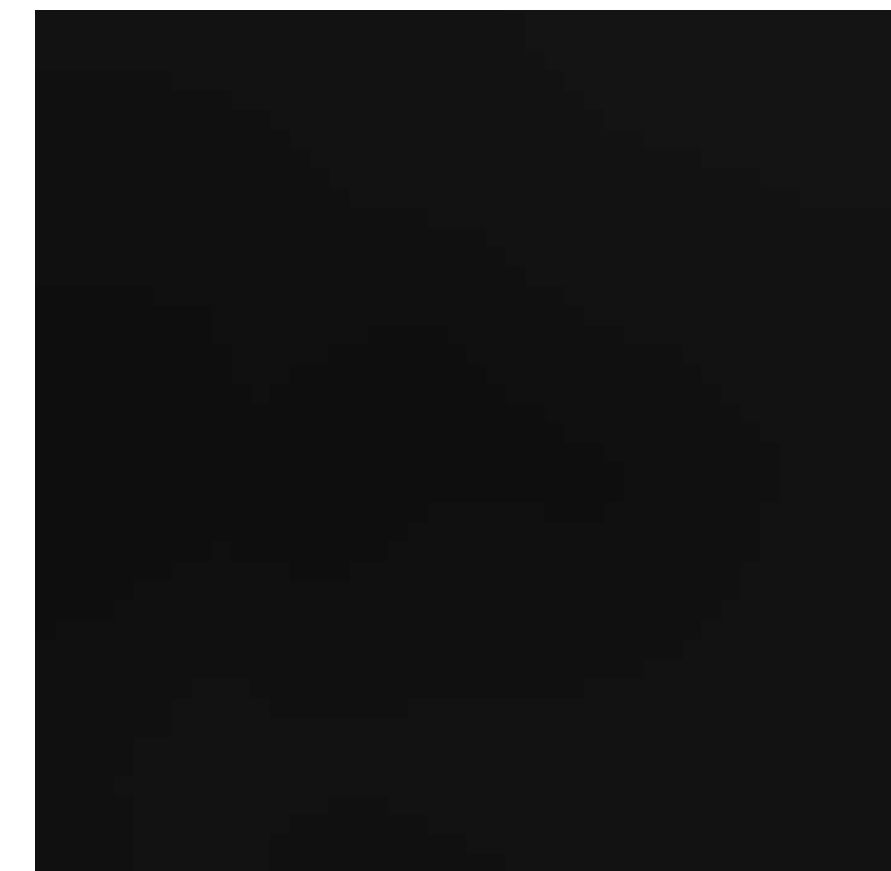


1 STUCCO | Senergy
Classic Finish | Almond



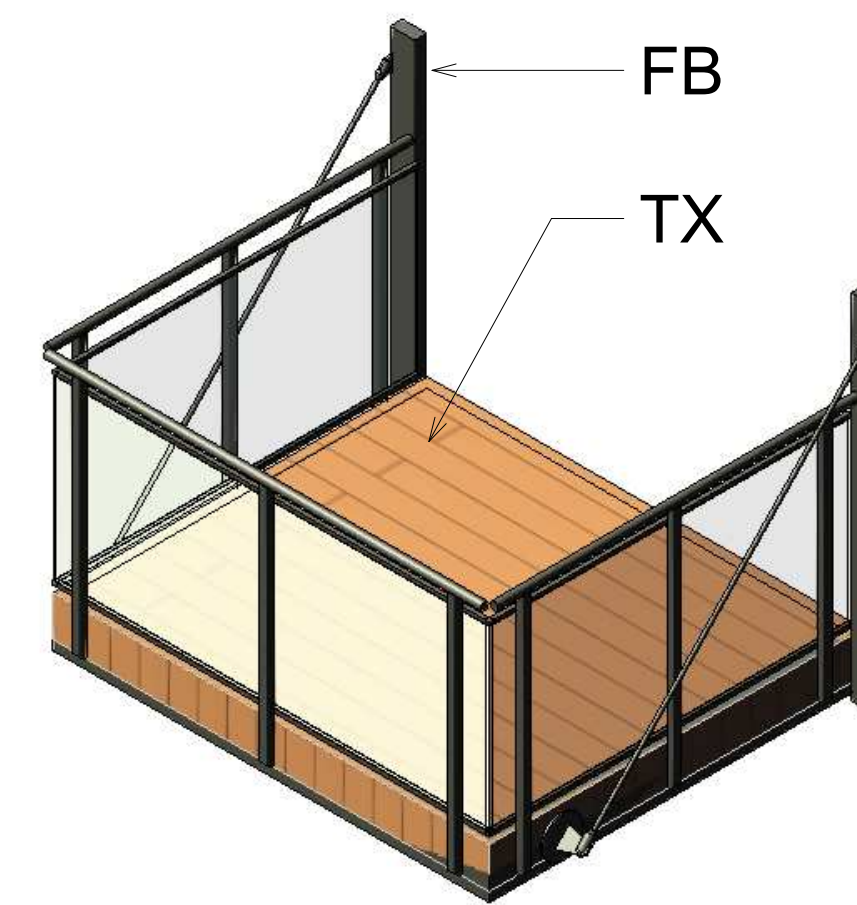
FB

8 CONCEPT EXTERIOR DOOR
3/4" = 1'-0"



FB: FLAT BLACK

6 CONCEPT METAL FINISH
3/4" = 1'-0"



4 CONCEPT PREFABRICATED BALCONY
3/4" = 1'-0"



SCN: Sean Lavin Ash
LED 8 inch Charcoal
Outdoor Wall Light

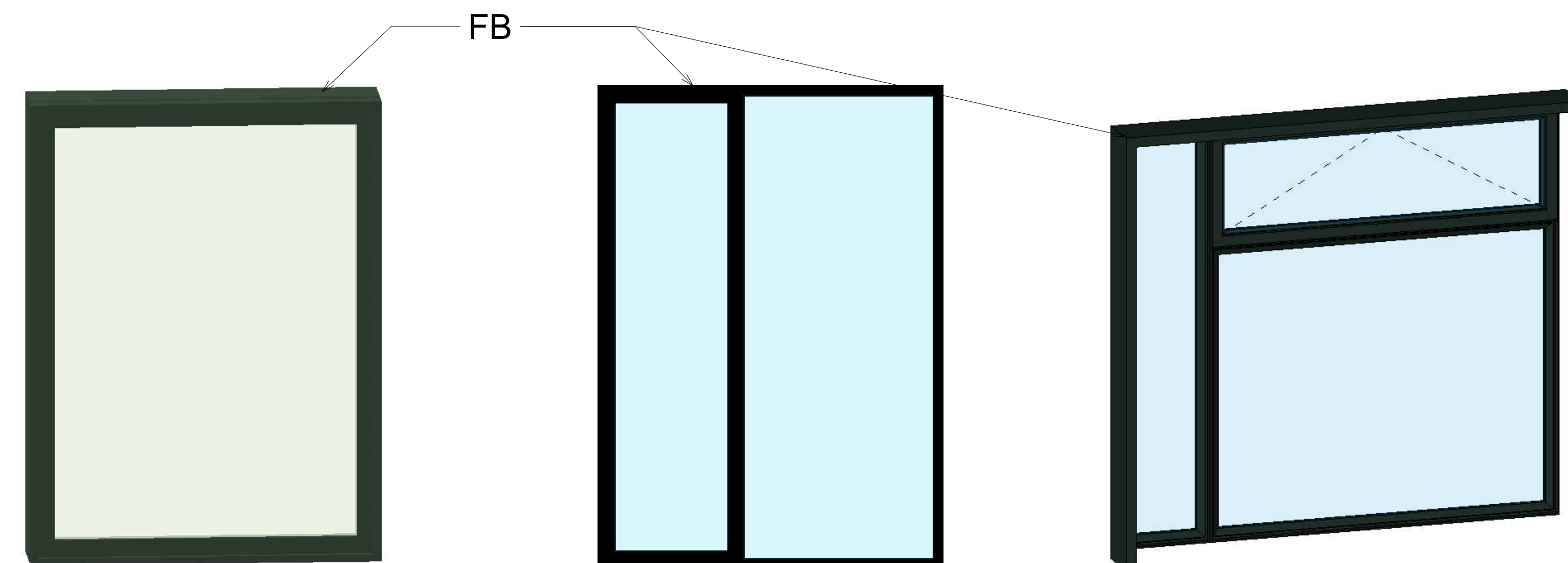
2 CONCEPT LIGHTING
3/4" = 1'-0"



LMC: LUMEC DOMUS
DMS55 BKTX Black Textured



7 CONCEPT SIGNAGE
3/4" = 1'-0"



3 CONCEPT WINDOWS
3/4" = 1'-0"

CLIENT:
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120 FIFTH STREET
CONCEPTUAL
DETAILS

Project number 2022.01
Date 7/21/2022

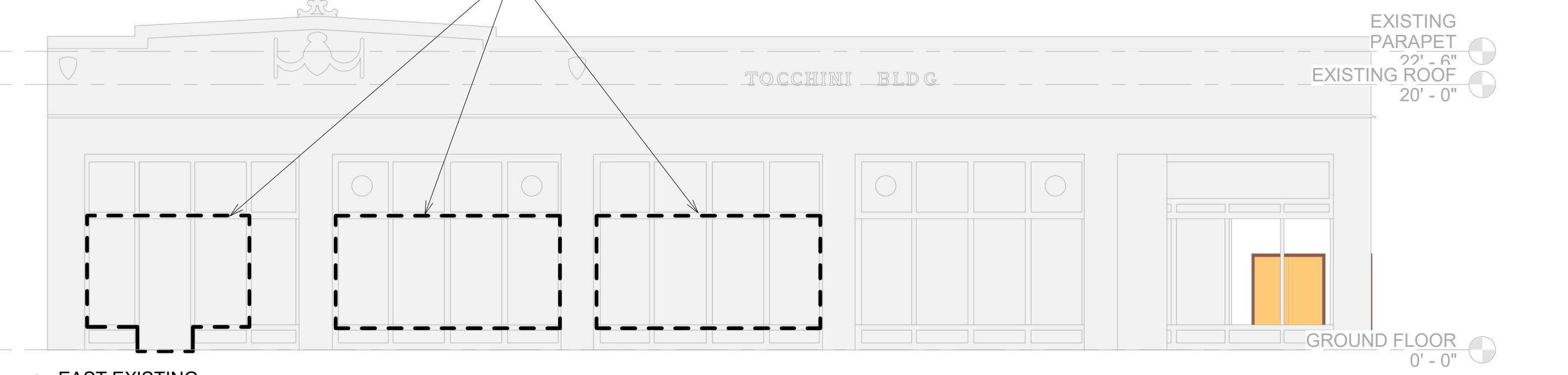
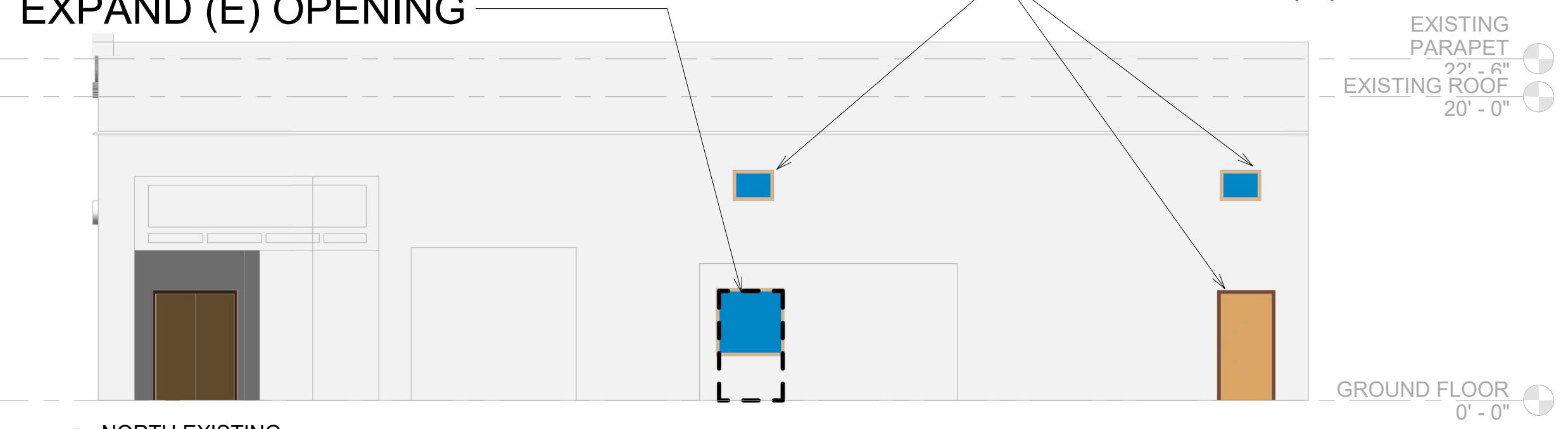
A601

Scale 3/4" = 1'-0"

7/27/2022 11:08:15 AM

EXPAND (E) OPENING INFILL (E) OPENINGS

CUT (N) OPENINGS PRESERVE (E) TRIM



2 NORTH EXISTING
1/8" = 1'-0"

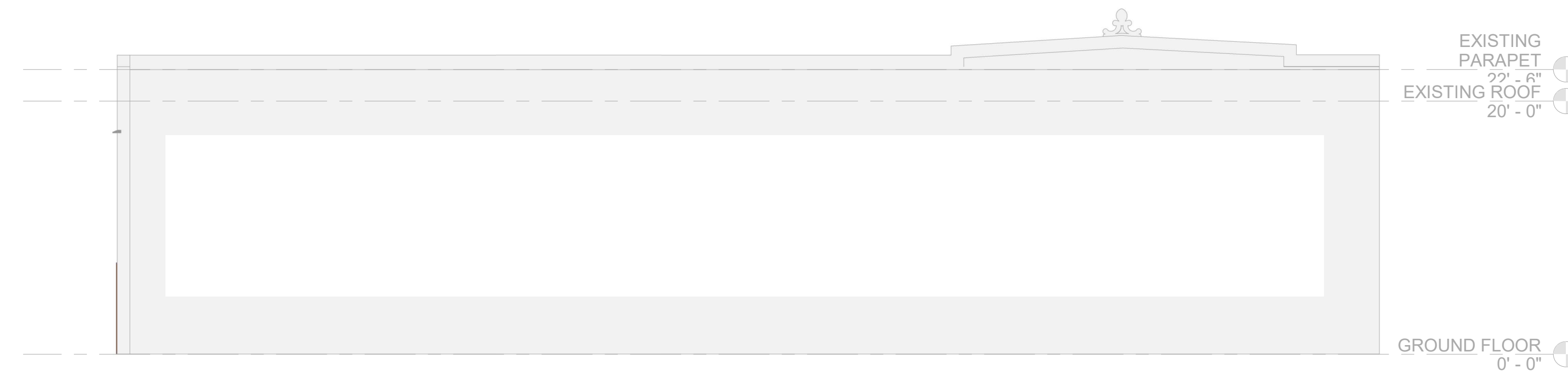
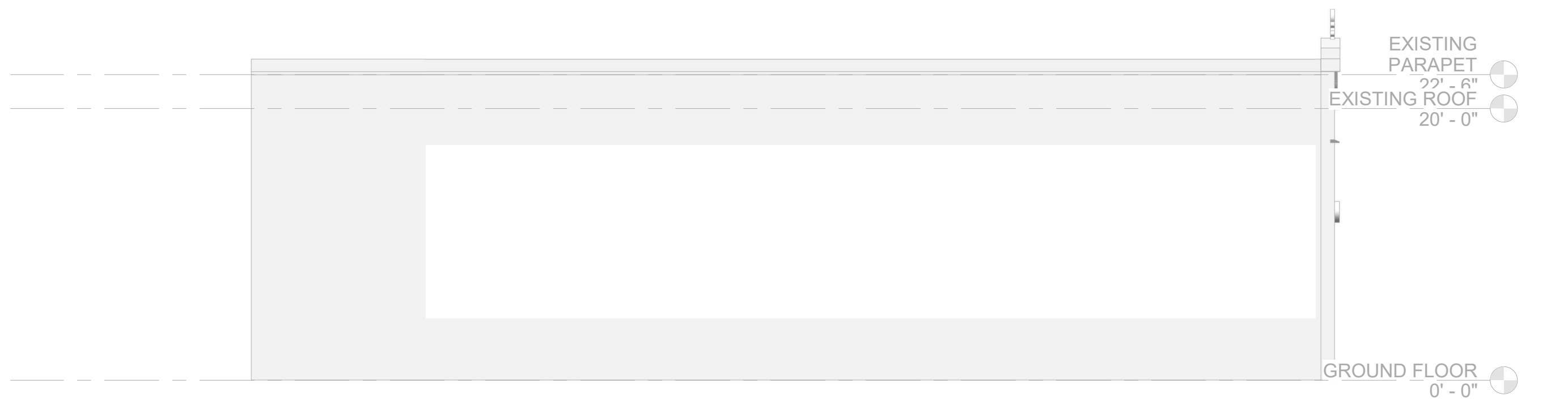
1 EAST EXISTING
1/8" = 1'-0"

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5 EXISTING PANO: NORTH
3/4" = 1'-0"

6 EXISTING PANO: NORTH EAST
3/4" = 1'-0"



3 SOUTH EXISTING
1/8" = 1'-0"

4 WEST EXISTING
1/8" = 1'-0"



8 EXISTING PANO: SOUTH
3/4" = 1'-0"

7 EXISTING PANO: WEST
3/4" = 1'-0"

CLIENT:
GREG CLARK

120 FIFTH STREET
EXISTING
ELEVATIONS

Project number 2022.01
Date 7/21/2022

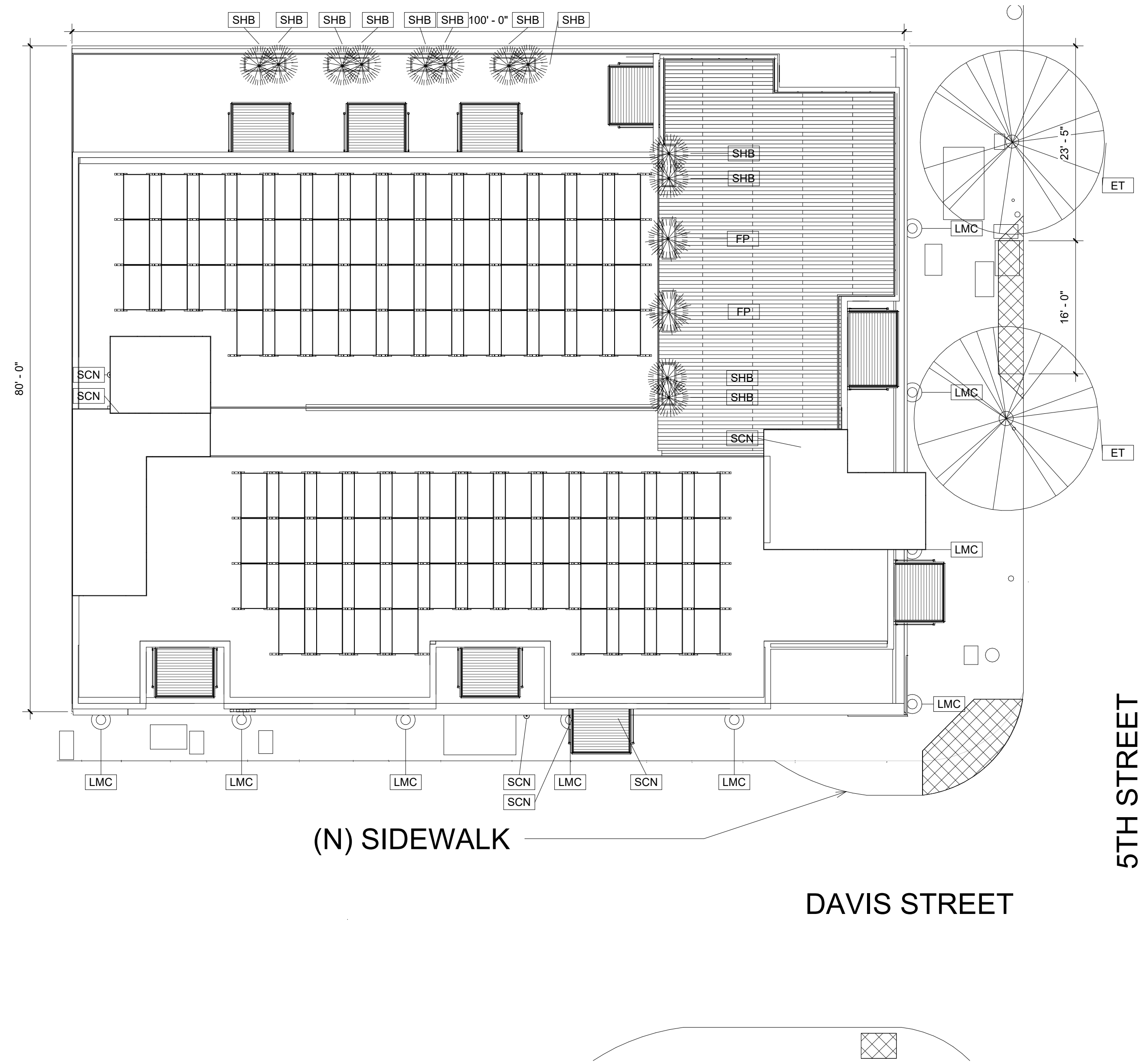
E301

Scale As indicated

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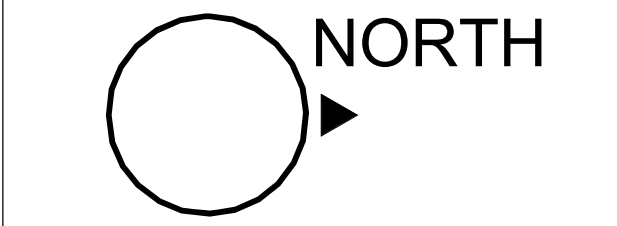
② NIGHTTIME EXTERIOR LIGHTING
RENDERING
3/4" = 1'-0"



① CONCEPTUAL LANDSCAPE PLAN
1" = 10'-0"

LIGHTING FIXTURE SCHEDULE						
Type Mark	Type	Count	Initial Color Temperature	Diameter	Wattage	Voltage
LMC	DMS55-400PSMH-SG2-277	9	2800 K	2' - 3 1/2"	400 W	277 V
LMC: 9		9				
SCN	700OWASHIH9308DHUNV	6	3000 K		88 W	120 V
SCN: 6		6				
Grand total:		15				

PLANTING SCHEDULE		
Type Mark	Type	Count
ET	Red Ash - 25'	2
ET: 2		2
FP	Fan Palm 5'-6"	2
FP: 2		2
SHB	Acacia 3'-6"	12
SHB: 12		12
Grand total:		16



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CLIENT:
GREG CLARK

120 FIFTH STREET
CONCEPTUAL
LANDSCAPE
PLAN

Project number 2022.01
Date 7/21/2022

L001

Scale As indicated

7/27/2022 11:08:21 AM