SITE DATA:
ADDRESS: 603 SUTTER ST.
APN: 070-0111-010
SITE AREA: 7,408 SF +/-
F.A.R: 1.66

BUILDING DATA:
PROJECT AREA (GROSS BLDG):
1ST FLOOR:
RETAIL: 2,716 SF +/-
TRASH ROOM: 200 SF +/-
2ND FLOOR:
OFFICE: 5,246 SF +/-
LOBBY: 420 SF +/-
MISC.: 420 SF +/-
DECK AREA: 700 SF +/-
3RD FLOOR:
2 BEDROOM UNIT A: 2,130 SF +/-
2 BEDROOM UNIT B: 1,500 SF +/-
LOBBY: 165 SF +/-
DECK AREA: 1,430 SF +/-
CONDITIONED AREA: 12,177 SF +/-
UNCONDITIONED AREA: 620 SF +/-
DECK AREA: 2,130 SF +/-

SHEET NOTES A-101
1. PROPERTY LINE
2. EXTENT OF RIGHT OF WAY IMPROVEMENT AREA
3. LOCATION OF BACKFILL DEVICES
4. EXISTING SUMP PUMP DEVICES
5. SIDEWALK/ACCESS TO TERRACE
6. LOCATION OF CURB IN FRONT OF STREET PARKING TO REMAIN
7. EXTENT OF DECK ENCROACHMENT IN TO R.O.W.
8. EXTENT OF CANOPY ENCROACHMENT IN TO R.O.W.
9. BIKE PARKING

OVERALL SITE PLAN
603 SUTTER STREET
CEDRUS HOLDINGS LLP.
803 SUTTER ST. FOLSOM, CA
DATE OF REVISION: 02/08/23
FLOOR PLAN - LEVEL 2

FLOOR PLAN - LEVEL 1

SHEET NOTES A-111

1 PROPERTY LINE
2 LANDSCAPE PLANTER
3 CORRUGATED METAL ROOF
4 RETAINING WALL
5 LINE OF ROOF AND/or DECK OVERHEAD
6 ROLL-UP DOOR ACCESS TO TRASH ROOM
7 4FT WIDE ORNAMENTAL IRON GATE
8 POTENTIAL DEMISING WALL LOCATION
9 POTENTIAL DINING PATIO
10 (E) SIDEWALK AND ON STREET PARKING TO REMAIN
11 (N) SIDEWALK IMPROVEMENTS
12 SCOTT ST
13 SUTTER ST
14 SCALE: 1/8" = 1'-0"
**Sheet Notes A-211**

1. **Line of flat roof beyond**
2. **Maximum allowable roof plane**
3. **Gate access to trash room**
4. **Lobby entrance**
5. **Side walk access from street**
6. **Trash room roll-up door**
7. **Concrete base**
8. **Concrete window sill**
9. **Ornamental iron railing**
10. **Wood balcony structure**
11. **Concrete retaining wall**
12. **Wood cornice profile**
13. **Brick cornice / dentils**
14. **Mechanical well beyond**
15. **Painted steel awning structure**
16. **Painted steel awning structure**
17. **Exterior paint - color: Urbane Bronze SW 7048**
18. **Exterior paint - color: Crownsville Gray HC 106**
19. **Exterior finish legend**

**Exterior Finish Legend**

- **A**: Brick veneer - HC Muddox: Mendocino Blend
- **B**: Horizontal siding - Color: Snowbound SW 7004
- **C**: Corrugated metal roof
- **D**: Painted wood trim to match window system
- **E**: Aluminum window / storefront system - Color: Dark Bronze
- **F**: Exterior paint - Color: Crownsville Gray HC 106
- **G**: Exterior paint - Color: Urbane Bronze SW 7048
- **H**: Exterior paint - Color: Urbane Bronze SW 7048

**Scale:** 1/8" = 1'-0"
LIGHTING PLAN - LEVEL 1

LIGHTING 1:
- COPPER GROVE AGED COPPER WALL MOUNT
- Dimensions: 10.5"W x 13"D x 22"H
- Finish: Copper
- Color: Brown
- Light Direction: Downlight

LIGHTING 2:
- INTAGE BARN OUTDOOR SCONCE
- Dimensions: 18"W x 25"D x 17¾"H
- Finish: Steel and Aluminum
- Color: Weathered Rust
- Light Direction: Downlight

LIGHTING 3:
- COPPER GROVE AGED COPPER HANGING LANTERN
- Dimensions: 27.5"W x 29.5"H
- Finish: Copper
- Color: Brown
- Light Direction: Downlight

LIGHTING 4:
- LED CAN LIGHT
- Dimensions: 8" Diameter
- Finish: Bronze
- Color: Brown
- Light Direction: Downlight

LIGHTING PLAN - LEVEL 2

LIGHTING PLAN - LEVEL 3

SOUTH ELEVATION

WEST ELEVATION

EAST ELEVATION
**FLOOR PLAN - LEVEL 1**

**FLOOR PLAN - LEVEL 2**

**RETYING WALL LOCATION**

**RETYING WALL DETAIL:**
RHISO ROCK STONE RETAINING WALL
STYLE TO MATCH ADJACENT BUILDING AND SURROUNDING.