Macaulay + Architects
ARCHITECTURE / PLANNING / INTERIORS
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PHONE: 916.447.0664 EMAIL: US@MAC-ARCH.COM

LEMON HILL ESTATES

6524 Lemon Hill Ave., Sacramento, CA 95824

THE BOWERS GROUP
145 E. PROSPECT AVE., SUITE 200, DANVILLE, CA. 94526
PHONE: (925) 837-1314 FAX: (925) 855-1212

The Digital Realm

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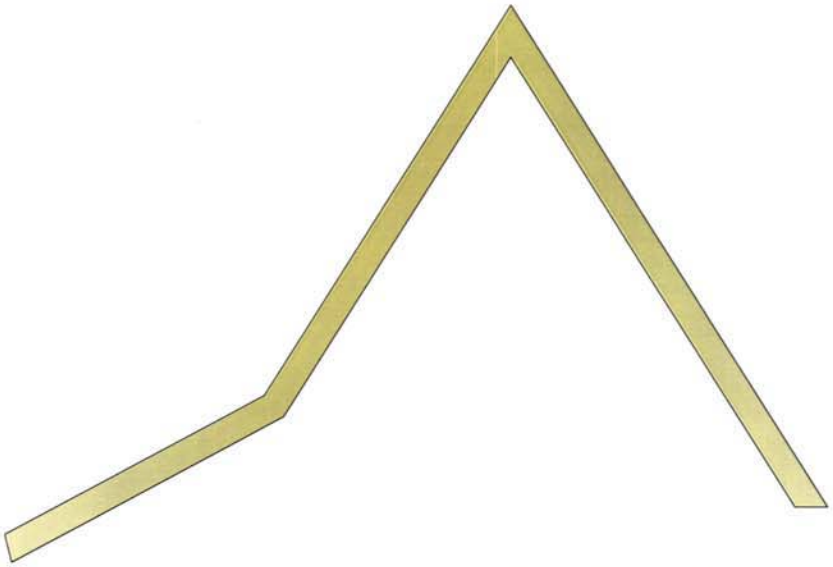

CONCEPT

CONCEPT:
CREATE A NEIGHBORHOOD THAT CAN GROW AND CHANGE OVER TIME.

- DE-EMPHASIZE THE TWO STORY NATURE OF THE PROJECT BY INTRODUCING STEEP ROOF PITCHES AND ATTICS THAT HIDE THE SECOND STORY.
- CREATE A MORE VISUALLY APPEALING STREETSCAPE BY SETTING THE HOUSES BACK FROM THE STREET. THE LANDSCAPE GIVES MORE SEPARATION AND RELIEF FROM THE STREET.
- INTRODUCE STRONG FORMS AND SCALE TO GIVE THE STREET-FRONT DESIGN BALANCE AND TO FOSTER PRIDE OF OWNERSHIP.
- CONNECT TO SACRAMENTO TRADITION BY ITS REFERENCE TO AND MODERN INTERPRETATION OF THE 1920'S AND 1930'S DEVELOPMENTS WITH SIMILAR EMPHASIS ON STEEP ROOFS, SCALE, BALANCE AND LANDSCAPED FRONT YARDS.

LEMON HILL ESTATES

DESIGN TEAM

OWNER:
THE BOLLERS GROUP
145 E. PROSPECT AVE, SUITE 200
DANVILLE, CA 94526

ARCHITECT:
MACAULAY + ARCHITECTS
818 19TH STREET, SUITE 200
SACRAMENTO, CA 95811

LANDSCAPE:
NECE LANDSCAPE ARCHITECTURE
5518 CHAUNCEY WAY
ORANGEVALE, CA 95662

CIVIL:
RIECHERS SPENCE & ASSOCIATES
3350 WATT AVENUE, SUITE B
SACRAMENTO, CA 95821

INDEX

COVERSHEET
LANDSCAPE PLAN
SITE PLAN
PHOTO SHEET
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TYPE A FLOOR PLANS & ELEVATIONS
TYPE A ELEVATIONS - 4 SIDES
TYPE B FLOOR PLANS & ELEVATIONS
TYPE B ELEVATIONS - 4 SIDES
TYPE C FLOOR PLANS & ELEVATIONS
TYPE C ELEVATIONS - 4 SIDES
CIVIL PLAN

SITE / BUILDING DATA

SITE INFORMATION:

A.P.N.	038-0111-016-000
LOT AREA	2.55 Acres
NUMBER OF LOTS	20
PARKING	58 STALLS
MODEL A - 3 STALLS EACH	= 24 STALLS
MODEL B - 3 STALLS EACH	= 30 STALLS
MODEL C - 2 STALLS EACH	= 4 STALLS
TOTAL	= 58 STALLS

UNIT A (A1 AND A2 REFER TO ELEVATION DIFFERENCES)

- NUMBER: 8x (A1-4, A2-4)
- NUMBER OF STORIES: 2
- SIZE OF UNIT:

FIRST FLOOR:	805 SF±
SECOND FLOOR:	995 SF±
	1800 SF±

UNIT B (B1 AND B2 REFER TO ELEVATION DIFFERENCES)

- NUMBER: 10x (B1-4, B2-6)
- NUMBER OF STORIES: 2
- SIZE OF UNIT:

FIRST FLOOR:	840 SF±
SECOND FLOOR:	1130 SF±
	1970 SF±

UNIT C

- NUMBER: 2x
- NUMBER OF STORIES: 2
- SIZE OF UNIT:

FIRST FLOOR:	845 SF±
SECOND FLOOR:	1010 SF±
	1855 SF±

PLANTING LEGEND

SYMBOL	TYPE	SIZE	QUANTITY	SPACING	WATER
	TREES				
	CERCIS CANADENSIS EASTERN REDBUD	15 GAL	8	SHOWN	LOW
	LAGERSTOEMIA INDICA 'BILOXI' & 'MUSKOGEE' & 'TONTO' CRAPE MYRTLE	15 GAL	7	SHOWN	LOW
	OLEA EUROPEA 'SWANN HILL' FRUITLESS OLIVE	15 GAL	8	SHOWN	LOW
	PLATANUS ACERFOLIA 'COLUMBIA' LONDON PLANE TREE	15 GAL	4	SHOWN	MEDIUM
	SHRUBS				
	CARPENTENIA CALIFORNICA BUSH ANEMONE	1 GAL	37	5' OC	LOW
	CISTUS SALVIFOLIUS SAGELEAF ROCKROSE	1 GAL	17	6' OC	LOW
	DODONAEA VISCOSA 'PURPUREA' PURPLE HOPSEED BUSH	5 GAL	12	12' OC	LOW
	LAVANDULA DENATA FRENCH LAVENDER	1 GAL	21	6' OC	LOW
	LOROPETALUM CHINENSE CHINESE WITCH HAZEL	5 GAL	13	7' OC	MEDIUM
	PHORMIUM TENAX NEW ZEALAND FLAX	5 GAL	9	7' OC	LOW
	RHAPHOLEPIS INDICA 'ENCHANTRESS' PINK INDIA HAWTHORN	1 GAL	25	5' OC	LOW
	STRELITZIA REGINAE BIRD OF PARADISE	5 GAL	9	6' OC	MEDIUM
	GROUND COVER				
	LAWN	SEED	8560 SF	–	HIGH
	MACFADYENA UNGUIS-CATI CAT'S CLAW	1 GAL	13	12' OC	LOW
	VERBENA PERUVIANA PURPLE VERBENA	FLATS	1030 SF	36"	LOW

ACCENT PERENNIALS TOTAL 56

NAME	SIZE	COLOR	WATER	UNIT
ADAPANTHUS AFRICANUS LILY-OF-THE-NILE	3'-4' TALL FLOWERS 4'-5'	BLUE, PURPLE, WHITE	LOW	B
HEMEROCALLIS HYBRID DAYLILY	1 1/2' HIGH	YELLOW, ORANGE, RED, PINK, WHITE	MEDIUM	A
HEUCHERA SANGUINEA CORAL BELLS	4" HIGH FLOWERS 20"	RED, CORAL, WHITE, PINK	MEDIUM	A
HOSTA 'GREAT EXPECTATIONS' PLANTAIN LILY	2' TALL FLOWERS 36"	WHITE	MEDIUM	C
KNIPHOFIA UVARIA RED-HOT POKER	FLOWERS 3-6'	CORAL, YELLOW, WHITE	LOW	A
PENNISETUM SETACEUM 'CUPREUM' FOUNTAIN GRASS	3'-4' HIGH	COPPER PINK, PURPLE	LOW	B
TROPAEOLUM MAJUS GARDEN NASTURTIUM	1 1/2'-2' HIGH	RED, ORANGE, YELLOW	MEDIUM	A
ZANTEDESCHIA AETHIOPICA COMMON CALLA	2'-4' TALL	CREAMY WHITE	MEDIUM	C

Landscape Design Project Coordination CADD Services

Nece Landscape Architecture

Karen Bramlett Nece
CA LA No. 4080

5518 Chauncey Way
Orangevale, CA 95662
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(916) 549-6665 cell

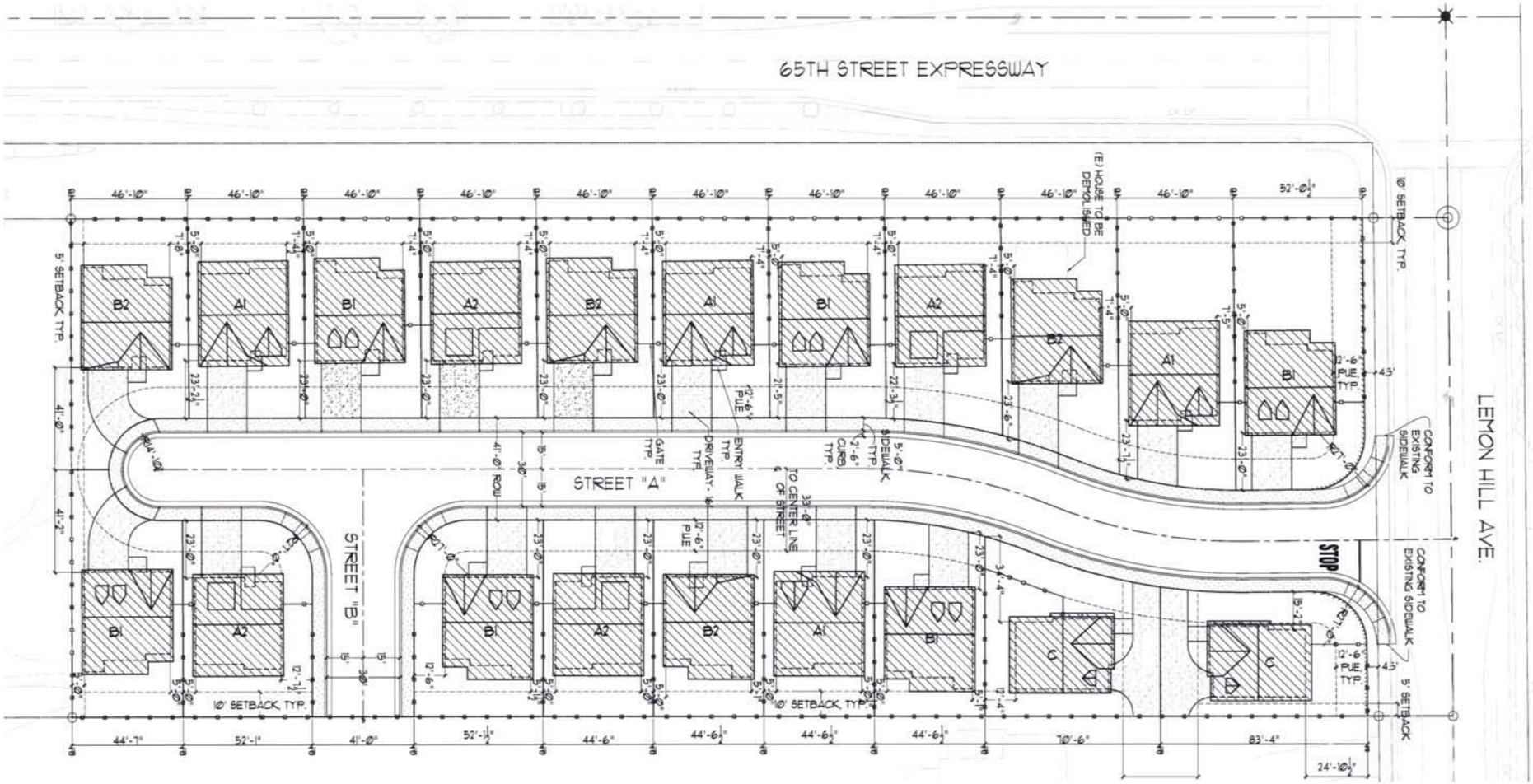
LEMON HILL ESTATES

6524 LEMON HILL AVE., SACRAMENTO, CA. 95824

LANDSCAPE PLAN

DATE: DEC. 28, 2006
JULY 6, 2007 - REV

SCALE: 1" = 30'-0"



SITE PLAN

SCALE: 1" = 20'-0"

NORTH

2/2007 1:29:00 PM

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1 VIEW SOUTHWEST FROM LEMON HILL AVE.

2 VIEW SOUTHWEST FROM LEMON HILL AVE.

3 VIEW SOUTHWEST FROM LEMON HILL AVE.

4 VIEW SOUTH ACROSS LEMON HILL AVE.

5 VIEW SOUTHEAST FROM LEMON HILL AVE.

6 VIEW SOUTHEAST FROM LEMON HILL AVE.

7 VIEW EAST DOWN LEMON HILL AVE.

8 VIEW NORTHWEST DOWN LEMON HILL AVE. FROM SITE

9 VIEW NORTH UP 65TH AVE.

10 VIEW NORTHEAST DOWN LEMON HILL AVE. FROM SITE

11 VIEW NORTHEAST DOWN LEMON HILL AVE. FROM SITE

12 VIEW NORTHEAST ALONG SIDE 65TH AVE.

13 VIEW NORTHEAST OF SITE FROM 65TH AVE.

14 VIEW NORTH ACROSS LEMON HILL AVE.

15 VIEW NORTHWEST DOWN LEMON HILL AVE. FROM SITE

REFERENCE SITE PLAN

SCALE: 1" = 50'-0"

16 VIEW NORTHEAST OF SITE FROM 65TH AVE.

17 VIEW EAST OF SITE FROM 65TH AVE.

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COLOR STREETSCAPES

***NOTE THAT SELECTED COLORS ARE FOR GRAPHICS ONLY.**

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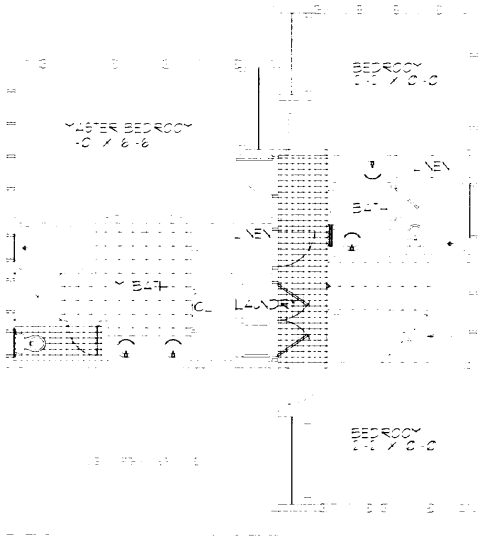
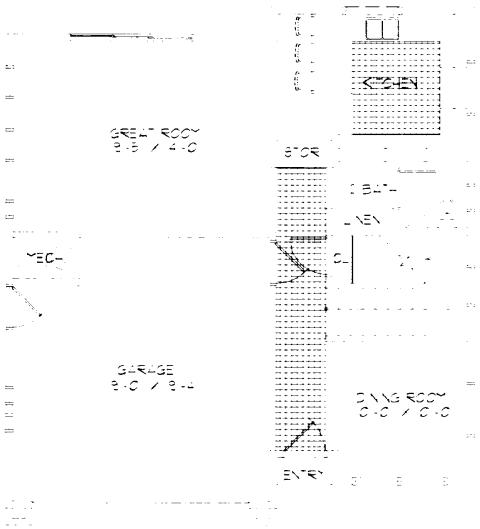
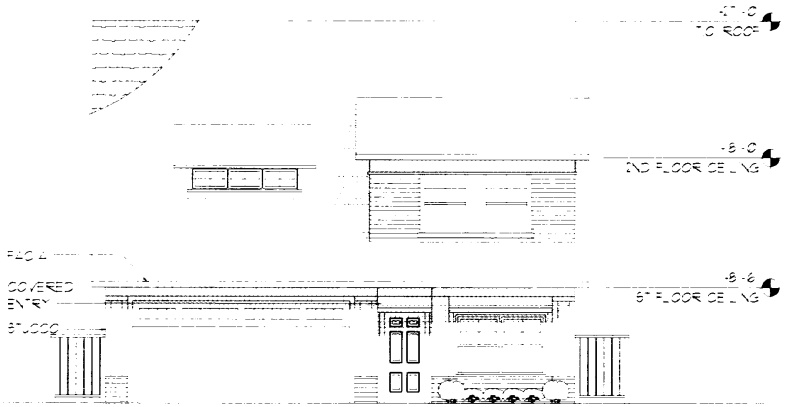


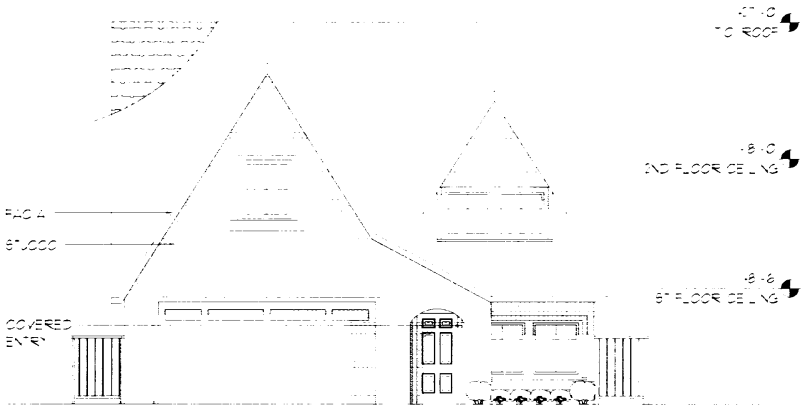
FLOOR PLAN - SECOND FLOOR - 1885 SQ FT



FLOOR PLAN - FIRST FLOOR - 1805 SQ FT



TYPE A ELEVATION - OPTION 1



TYPE A ELEVATION - OPTION SQ FT: 1800

TYPE A

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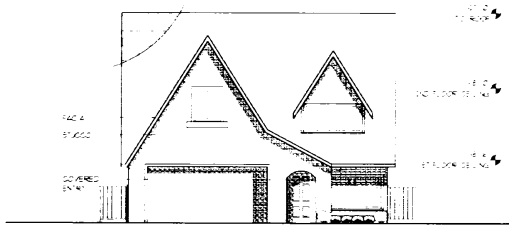
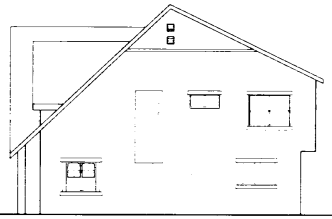
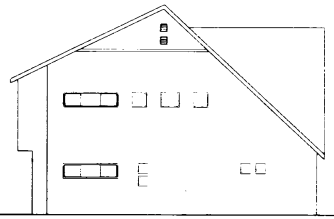


OPTION 1 - NORTH



OPTION 1 - EAST



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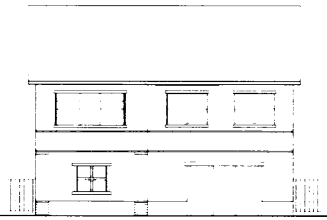

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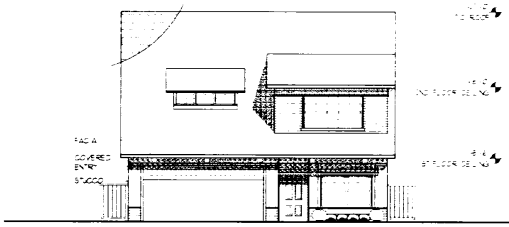

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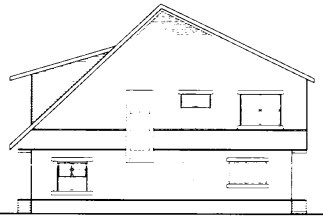

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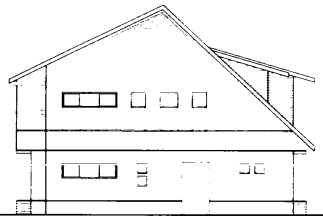

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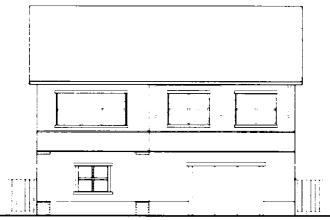
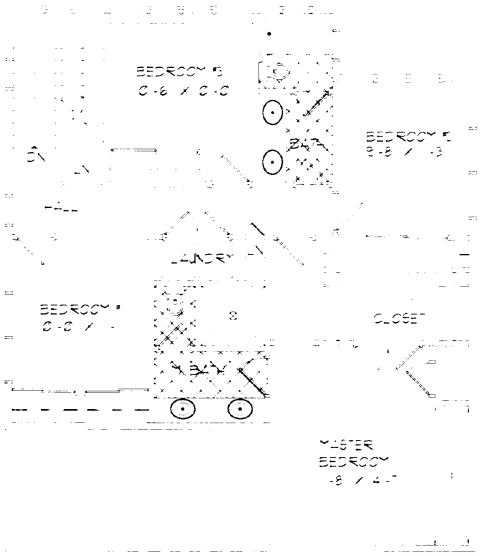
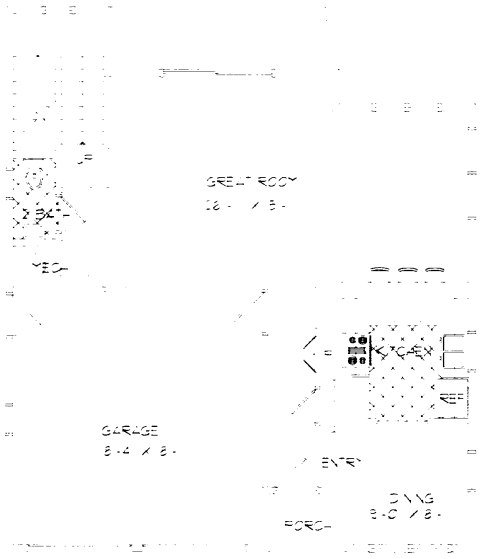


OPTION 2 - SOUTH

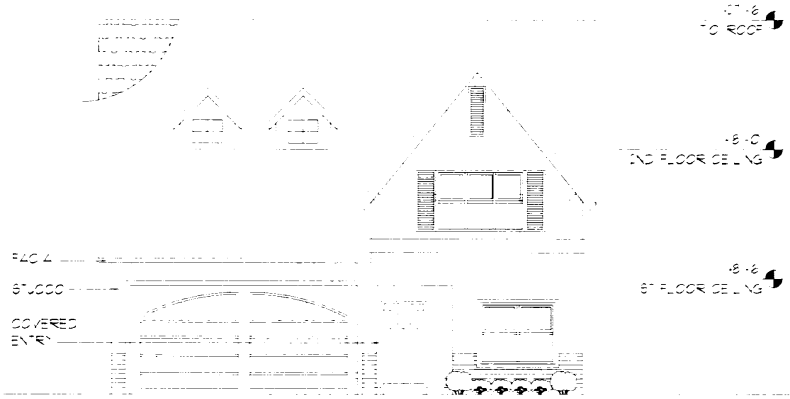
TYPE A ELEVATIONS



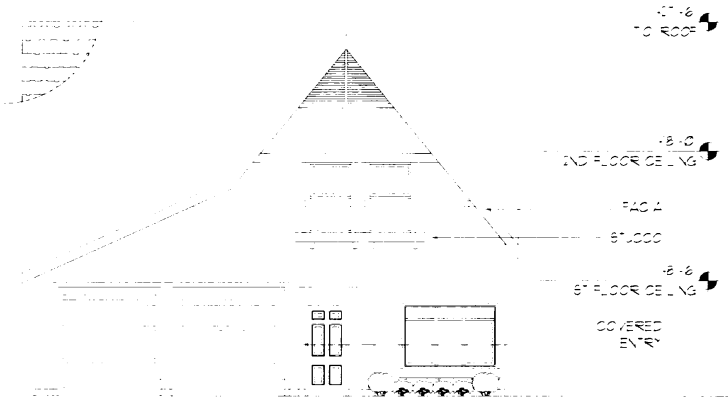
FLOOR PLAN - SECOND FLOOR - 1130 SQ FT



FLOOR PLAN - FIRST FLOOR - 1840 SQ FT



TYPE B ELEVATION - OPTION



TYPE B ELEVATION - OPTION 2 SQ FT 1870

TYPE B

Architects
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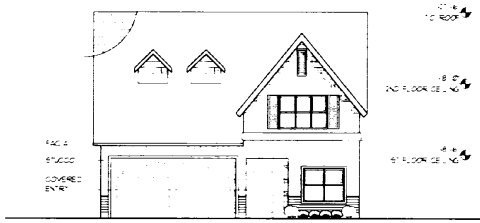

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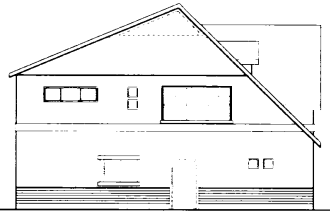

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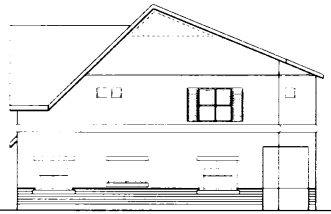

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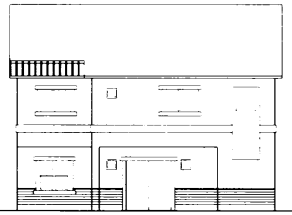

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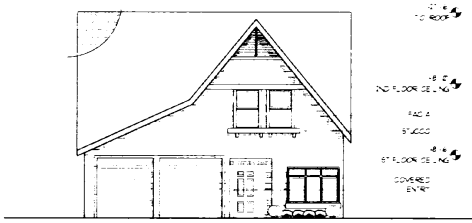

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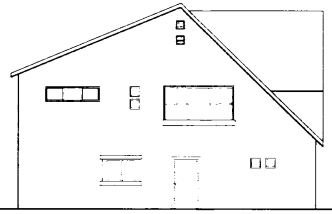

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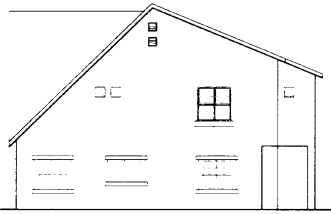

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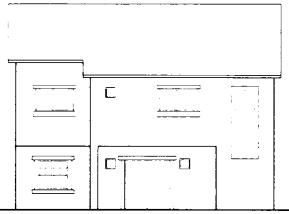
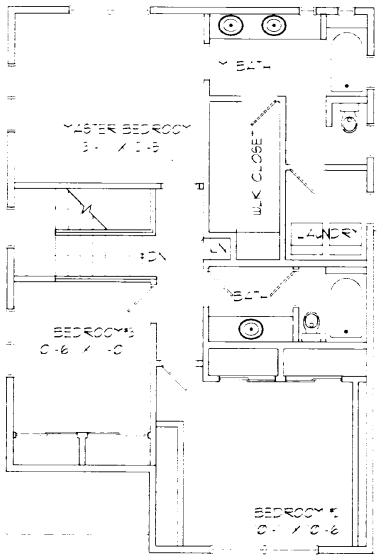
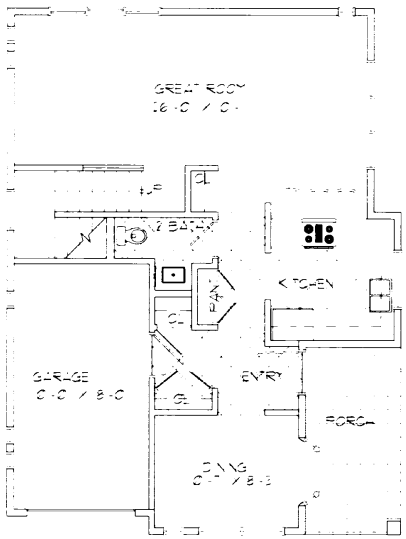


OPTION 2 - SOUTH

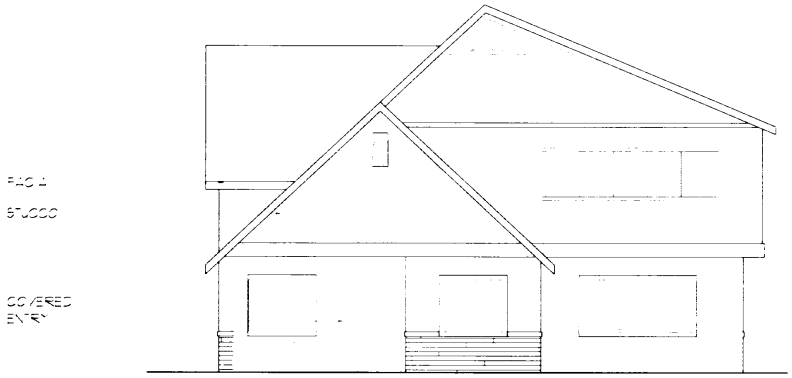
TYPE B ELEVATIONS



FLOOR PLAN - SECOND FLOOR - 1008 SQ FT

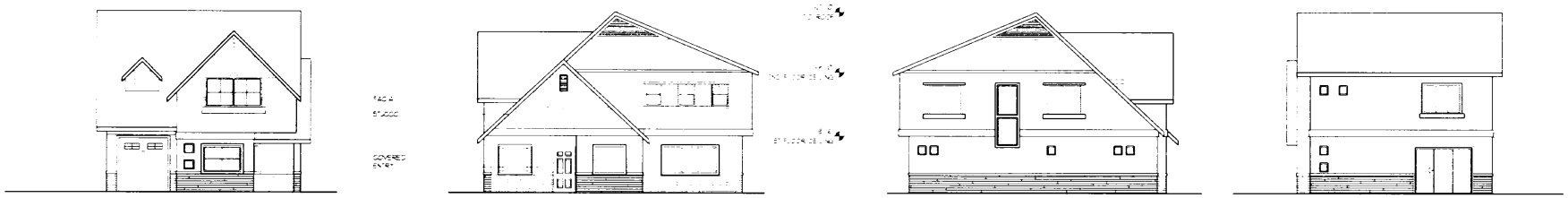


FLOOR PLAN - FIRST FLOOR - 1788 SQ FT



TYPE C - ELEVATION SQ FT: 1796

TYPE C



NORTH EAST WEST SOUTH

TYPE C ELEVATIONS

TENTATIVE SUBDIVISION MAP
LEMON HILL ESTATES
SACRAMENTO CALIFORNIA

SYMBOL LEGEND

EXISTING | PROPOSED

TYPICAL STREET SECTION

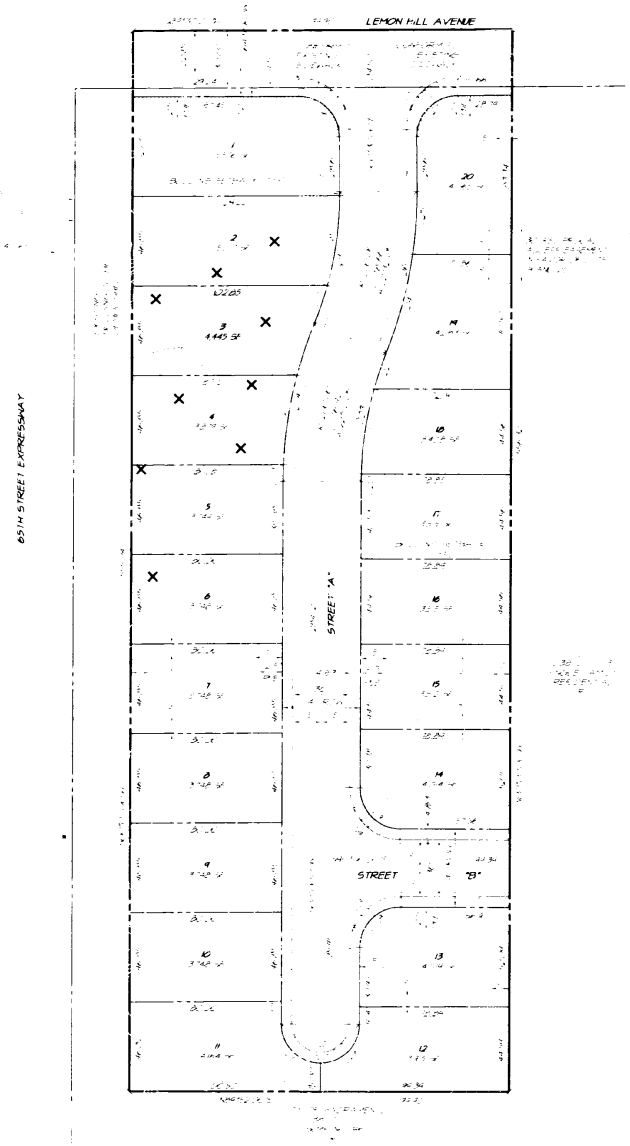
NOTES

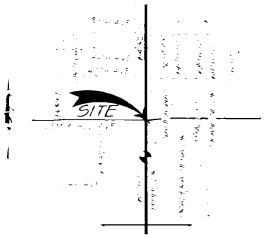
RIGHT OF WAY CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE

FACE OF CURB CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE





VICINITY MAP

BENCHMARK

GRAPHIC SCALE

BASIS OF BEARING

GENERAL NOTES

OWNER/ DEVELOPER

CIVIL ENGINEER

SURVEYOR

PARCEL NO

PARCEL ADDRESS

EXISTING USE

PROPOSED USE

NUMBER OF LOTS

PARCEL AREA

NET AREA

WATER

SEWER

DRAINAGE

FIRE

EXISTING ZONING

PROPOSED ZONING

EXIST COMMUNITY PLAN DESIGNATION

PROPOSED COMMUNITY PLAN DESIGNATION

GENERAL PLAN DESIGNATION

SCHOOL DISTRICT

RIECHERS SPENCE ASSOCIATES

LEMON HILL ESTATES
TENTATIVE MAP
SACRAMENTO CALIFORNIA

1