

# APARTMENT LAND & APPROVED PLANS FOR 12 UNITS FOR SALE



APN 043-0081-003 = 0.51 acre

1 parcel totaling 1/2 of an acre

LC, Limited Commercial

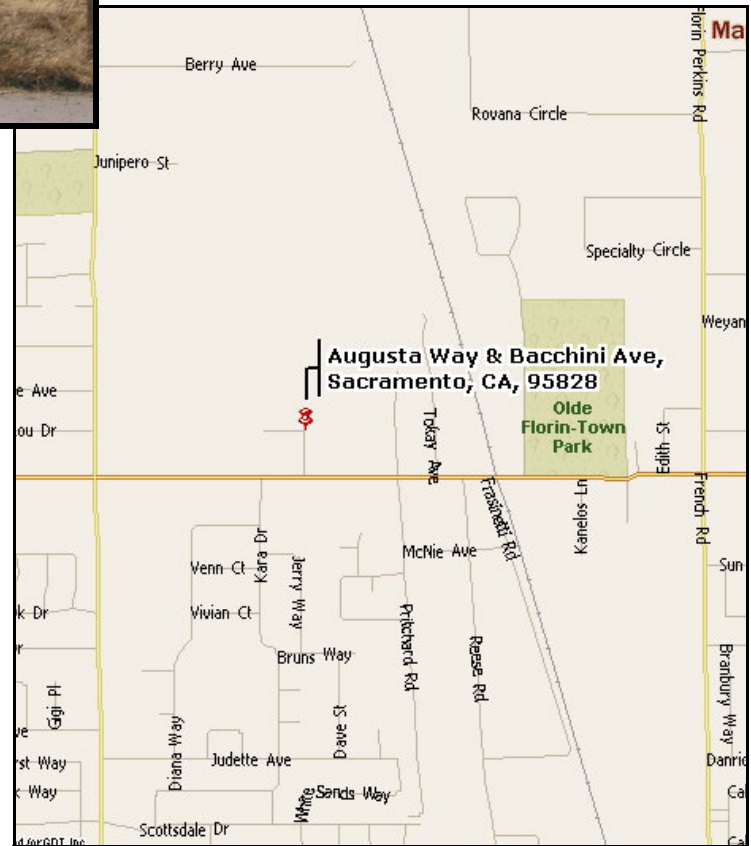
**Asking: \$300,000.00**

AUGUSTA WAY @BACCHINI AVE.  
SACRAMENTO, CA 95828

Approved plans for 12 apartment units to-be-built  
included in sales price.

12 units for 0.51 acre parcel

Located in Old Florin Town Redevelopment Area



THE VOLLMAN COMPANY, INC.  
COMMERCIAL REAL ESTATE BROKERAGE  
1900 Point West Way, Suite 161  
Sacramento, CA 95815  
(916) 929-2000 (916) 929-7857 fax  
[www.thevollmancompany.com](http://www.thevollmancompany.com)

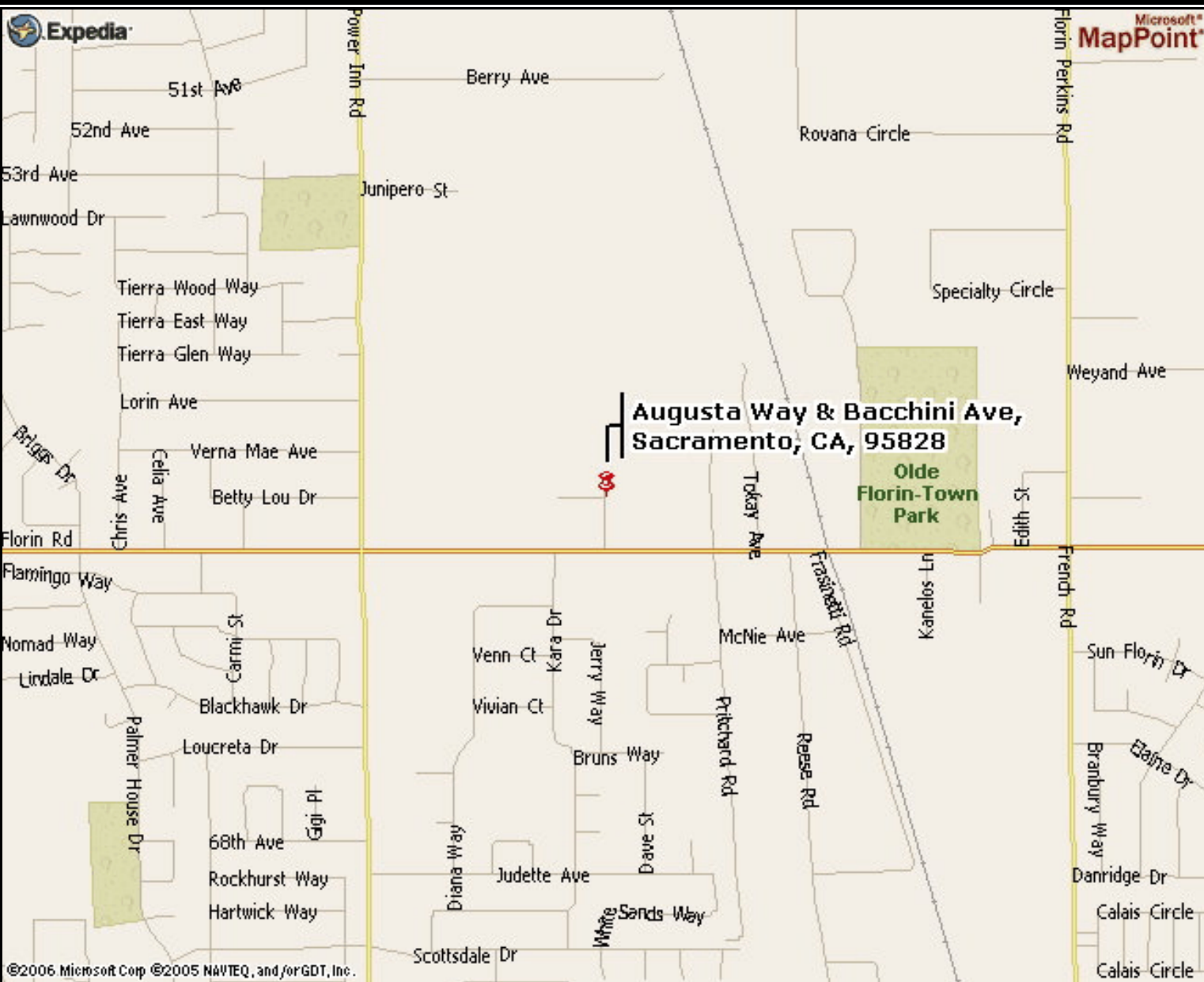
For Additional Information, Contact:

**BILL GEORGE**  
[bgeorge@thevollmancompany.com](mailto:bgeorge@thevollmancompany.com)

**(916) 929-2000**

For additional information about this or our other properties please visit our website at: [www.thevollmancompany.com](http://www.thevollmancompany.com)  
THE ABOVE INFORMATION, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE



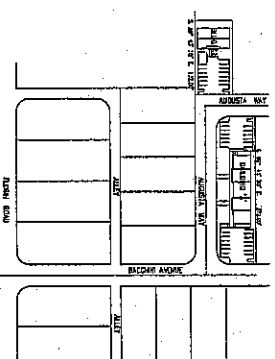


Augusta Way & Bacchini Ave,  
Sacramento, CA, 95828

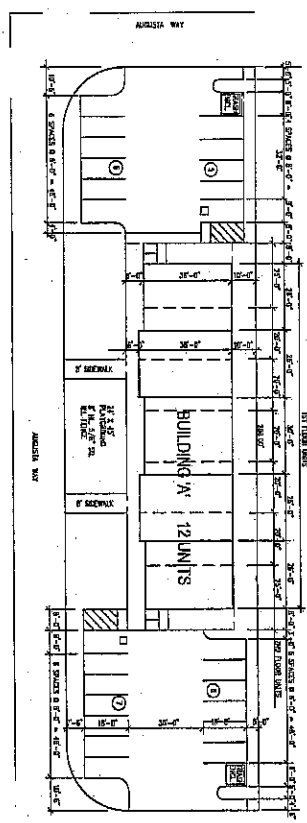
Olde  
Florin-Town  
Park

**GENERAL NOTES**

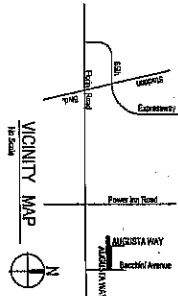
1. BE BUILDING SHALL COMPLY WITH THE 2001 CALIFORNIA BUILDING CODE, 2001 CALIFORNIA ELECTRICAL CODE, 2001 CALIFORNIA MECHANICAL CODE, 2001 CALIFORNIA FIRE CODE, 2001 CALIFORNIA PLUMBING CODE & 2001 CALIFORNIA ELECTRICAL CODE & 2001 CALIFORNIA MECHANICAL CODE.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ABOVE CODES.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ABOVE CODES.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ABOVE CODES.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ABOVE CODES.
6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ABOVE CODES.
7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ABOVE CODES.
8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ABOVE CODES.
9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ABOVE CODES.
10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ABOVE CODES.
11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ABOVE CODES.
12. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ABOVE CODES.
13. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ABOVE CODES.
14. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ABOVE CODES.
15. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ABOVE CODES.
16. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ABOVE CODES.
17. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ABOVE CODES.
18. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ABOVE CODES.
19. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ABOVE CODES.
20. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ABOVE CODES.
21. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ABOVE CODES.
22. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ABOVE CODES.
23. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ABOVE CODES.
24. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ABOVE CODES.
25. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ABOVE CODES.
26. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ABOVE CODES.
27. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ABOVE CODES.



**UNIT PLAN**  
1/8" = 1'-0"



**SITE PLAN**  
1/4" = 1'-0"

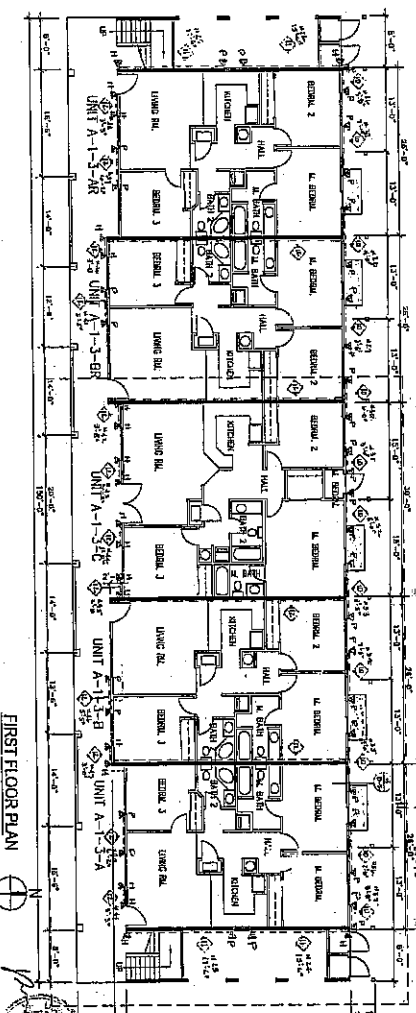
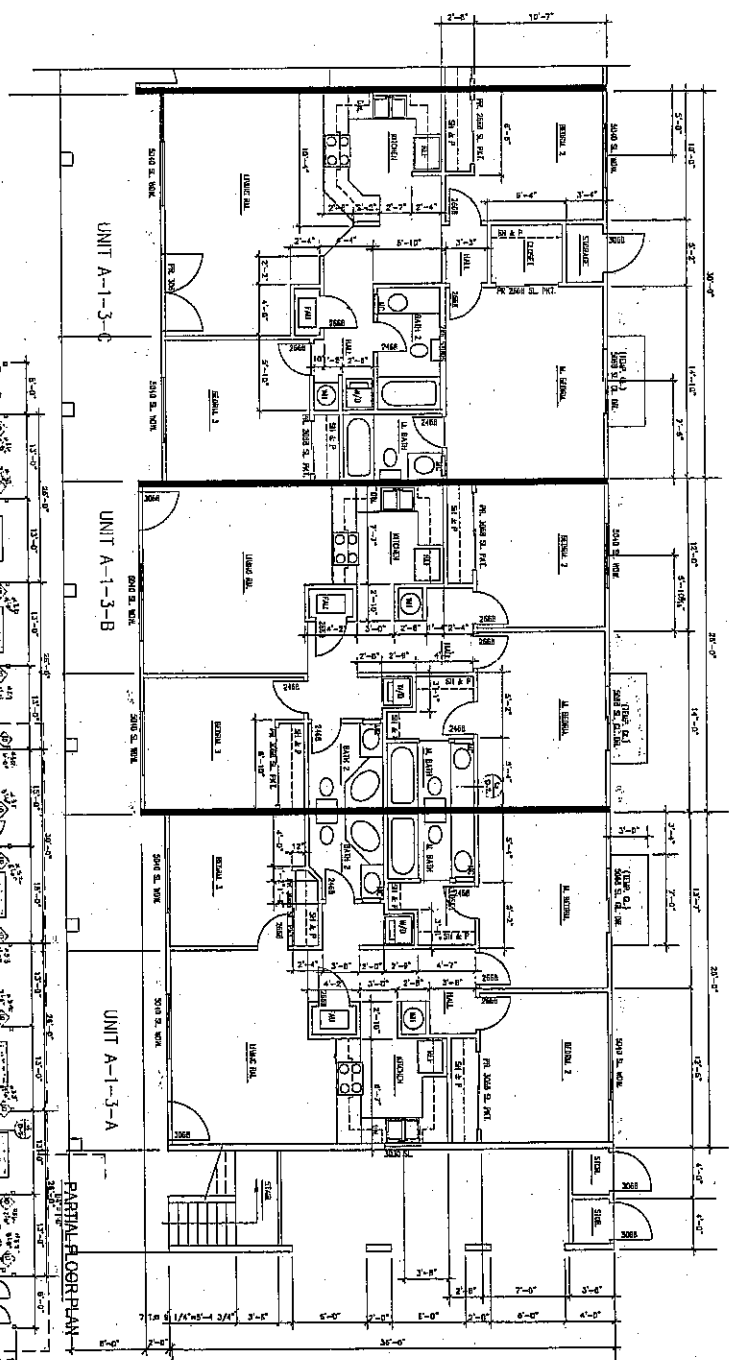


**VICINITY MAP**



AA1	SITE PLANS	12-UNIT APARTMENTS AUGUSTA WAY SACRAMENTO, CA 95823	VP DESIGN GROUP 4813 DEL NORTE BLVD. SACRAMENTO, CA 95820 (916) 457-4116	ROBERT A. MASSETTI, ARCHITECT 3710 CONE COURT ROCKLIN, CA 95677 (916) 624-8532; FAX (916) 915-1859
-----	------------	---	---	---

- Notes:
1. See Sheet P-1 for Slab Details
  2. All dimensions in feet and inches
  3. See Section and Schedule notes on drawings

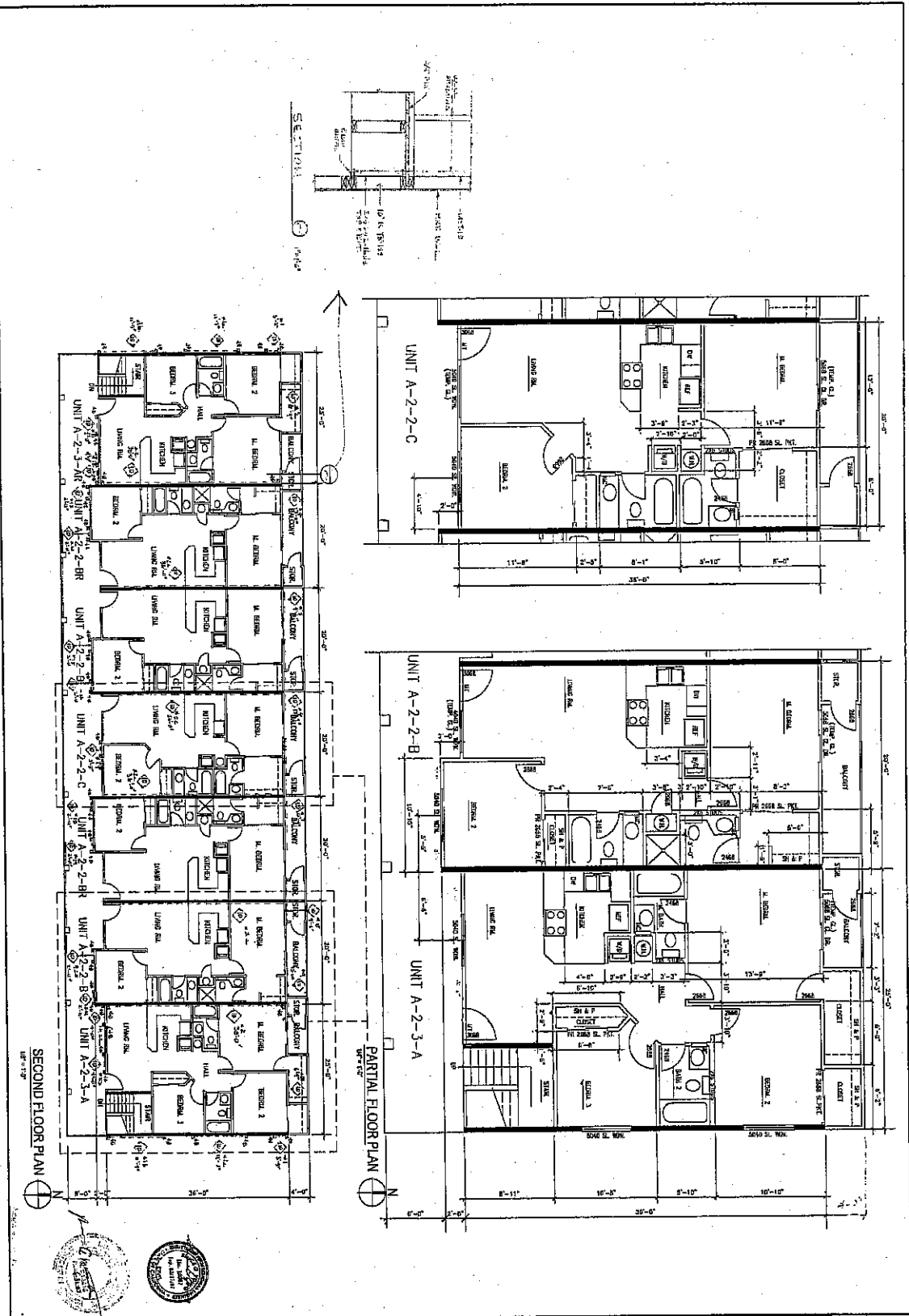


FIRST FLOOR PLAN

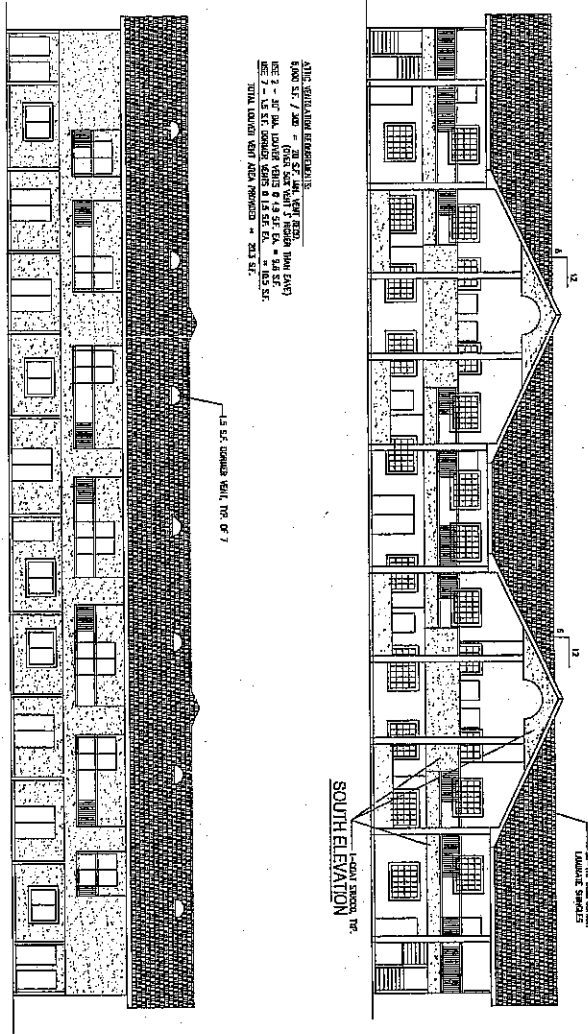
PARTIAL FLOOR PLAN

	BUILDING 'A' FIRST FLOOR PLAN	12-UNIT APARTMENTS AUGUSTA WAY SACRAMENTO, CA 95823	VP DESIGN GROUP 4815 DEL NORTE BLVD. SACRAMENTO, CA 95820 (916) 457-4116	ROBERT A. MASSETTI, ARCHITECT 3710 CONE COURT ROCKLIN, CA 95977 (916) 624-9532, FAX (916) 315-1859
	DWG. NO. DATE	SHEET NO.	PROJECT NO.	SCALE

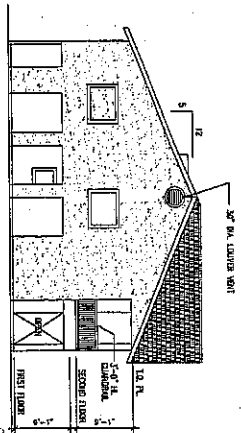
AMZ



AAS	DATE	BUILDING 'A' SECOND FLOOR PLAN	12-UNIT APARTMENTS AUGUSTA WAY SACRAMENTO, CA 95823	VP DESIGN GROUP 4813 DEL NORTE BLVD. SACRAMENTO, CA 95820 (916) 457-4119	ROBERT A. MASSETTI, ARCHITECT 3710 DOME COURT ROCKLIN, CA 95677 (916) 624-8532; FAX (916) 315-1859
	SCALE				



THIS SECTION THROUGH ELEVATIONS:  
 6'00" ST. / 2ND = 20' 0" ST. 48' 0" ST. 62' 0"  
 6'00" ST. / 3RD = 20' 0" ST. 48' 0" ST. 62' 0"  
 6'00" ST. / 4TH = 20' 0" ST. 48' 0" ST. 62' 0"  
 6'00" ST. / 5TH = 20' 0" ST. 48' 0" ST. 62' 0"  
 6'00" ST. / 6TH = 20' 0" ST. 48' 0" ST. 62' 0"  
 6'00" ST. / 7TH = 20' 0" ST. 48' 0" ST. 62' 0"  
 TOTAL (COUNT FROM NORTH SIDE) = 203' 0"



WEST ELEVATION  
 EAST ELEVATION - O.P.P. HAND

AAA	DATE: 10/15/06	BY: JVF	PROJECT: 12-UNIT APARTMENTS AUGUSTA WAY SACRAMENTO, CA 95823	VP DESIGN GROUP 4813 DEL NORTE BLVD. SACRAMENTO, CA 95826 (916) 457-4119	ROBERT A. MASSETTI, ARCHITECT 3710 CONE COURT ROCKLIN, CA 95677 (916) 824-8532; FAX (916) 815-1859
-----	----------------	---------	--	--	--

