

WEST GATEWAY PLACE PHASE 2

ENTITLEMENT SET



PROJECT SITE

ADDRESS 801, 810 RISKE LN
 PARCEL 067-330-030-000
 ZONING WF (WATERFRONT)
 LOT SIZE 0.9 ACRES (39,989 SF)

PROJECT DIRECTORY

OWNER:

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 Jamboree Housing Corp
 17701 Cowan Ave, Ste 200
 Irvine, CA 92614
 T: 949.263.8676, x125
 E: vramirez@jamboreehousing.com

ARCHITECT:

Attn: Pedram Farashbandi
 David Baker Architects
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 T: 415.335.7064
 E: pedramfarashbandi@dbarchitect.com

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VICINITY MAP

PROJECT DESCRIPTION

This proposed project will bring 60 family affordable rental units and supportive services to the City of West Sacramento. The project site is comprised of 0.9 acres carved from an existing 1.82 acre site, bounded by a railroad track to the east, Delta Lane to the south, West Gateway Place Phase 1 to the west, and Tower Bridge Gateway road to the north. The building will have resident common spaces, open space and surface parking.

PROJECT DATA

RESIDENTIAL UNITS:

UNIT TYPE	COUNT	SIZE	AREA
1BEDROOM	27	22'X28'	616 SF
2BEDROOM	18	34'X28'	952 SF
3BEDROOM	15	44'X28'	1232 SF
TOTAL	60		

PARKING REQUIREMENTS:

1 PER 1BD = 1*27 = **30**
 1.25 PER 2BD = 1.25*18 = **22.5**
 1.5 PER 3+BD = 1.5*15 = **22.5**
 1 GUEST PER 10 UNITS = 1*6 = **6**
 TOTAL: 78

*FOR AFFORDABLE HOUSING, NUMBER OF REQ'D SPACES SHALL BE REDUCED BY 25%
 PARKING REQUIRED: 78*0.75 = 59

*URBAN INFILL REDUCTION BY 50% = 30

PARKING PROVIDED: **21**
 (N) SPACES: 12
 (E) SPACES: 9

BIKE PARKING REQUIREMENTS:

1 PER 5 UNITS = 60 UNITS/5 = 12

BIKE PARKING PROPOSED: **32**

ZONING REQUIREMENTS

ITEM	REQUIREMENT	PROPOSED	REFERENCE
ZONING	WF (Waterfront)		
MAX HEIGHT	250 feet	45 feet	Table 17.09.030
NO. STORIES	N/A	4 stories	
MIN LOT AREA	10,000 square feet	39,989 square feet	Table 17.09.030
MIN LOT WIDTH	80 feet	109 feet	Table 17.09.030
DENSITY	66 DU/acre required	60 units for 0.9 acres, see G005	
LANDSCAPING	20% max of lot area		17.25.040
MIN OPEN SPACE	Total: 150 sf/unit Private: min 50 sf for 50% of units Common: min 100 sf/unit	See G003	Table 17.09.030
PARKING	1 per studio/1BR unit 1.25 per 2BR unit 1.5 per 3+BR unit 1 guest space per 10 units	See G004	Table 17.27.040

for affordable housing, number of req'd spaces shall be reduced by 25% = 59 spaces

for urban infill projects within the bridge district, there is a further reduction of 50% = 30 spaces

FLOOR AREA	
USE	Floor Area

AMENITY	5,715 SF
CIRCULATION	7,360 SF
EXTERIOR STAIR	898 SF
RESIDENTIAL	52,543 SF
SERVICE	2,218 SF
VERTICAL CIRCULATION	2,160 SF
	70,894 SF



Jamboree Housing Corporation

21532 WEST GATEWAY PLACE PHASE 2

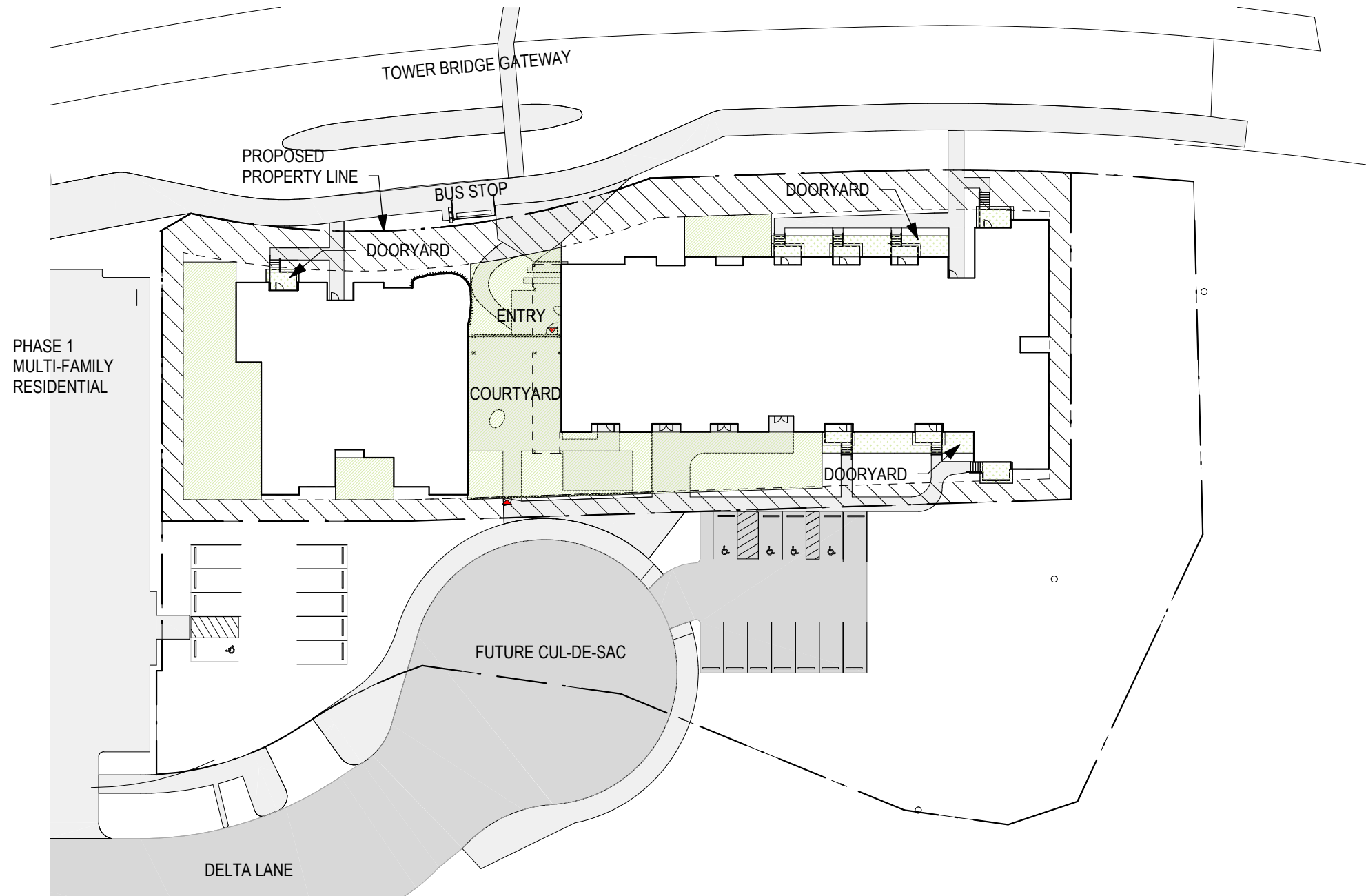
PROJECT DATA AND ZONING COMPLIANCE

21532
 scale:
 date: 01/31/2020

G001

ZONING REQUIREMENTS

ITEM	REQUIREMENT	STATUS	REFERENCE
BUILDING ARTICULATION	Building over 125' broken down as a series of buildings no wider than 75'	Complies	Table 17.09.040
BUILDING TRANSPARENCY	Max 30' linear without an opening	Complies	Table 17.09.040
BUILDING ENTRANCE	Primary building entrance should face a public sidewalk	Complies	Table 17.09.040
COMMON OPEN SPACE	Minimum length and width 15'	Complies	Table 17.22.100
REQUIRED BIKE PARKING	One long term bike parking per 5 dwelling units; min 2' by 6' each space w/ 2; clearance	Complies	Table 17.27.070
FACADE ARTICULATION	Full height recess minimum 2' deep	Complies	Table 17.08.040
ENCROACHMENTS INTO SETBACKS	Uncovered Landings, porches, etc	Complies	Table 17.22.050
FENCES	Within 3' of front setback; 50% open if height exceeds 3'	Complies	Table 17.22.060
OPEN SPACE	Private open space on the ground should have no dimension less than 8'	Complies	Table 17.22.090
OPEN SPACE	Private open space in balconies should have no dimension less than 6'	Complies	Table 17.22.090
DRIVE WAYS	No dimension less than 16'	Complies	Table 17.22.120
SCREENING	Screening walls of electrical and mechanical equipment	Complies	Table 17.22.140
OFF STREET PARKING	Parking located within 1,350' of pedestrian route	Complies	Table 17.27.060



OPEN SPACE REQUIREMENTS:

Total: 150 sf/unit
 Private: min 50 sf for 50% of units
 Common: min 100 sf/unit

OPEN SPACE STANDARDS:

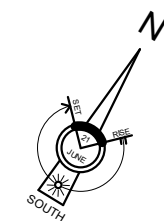
Common open space: min. dimension of 15'
 Private open space, ground floor: min. dimension of 8'
 Private open space, balconies: min. dimension of 6'

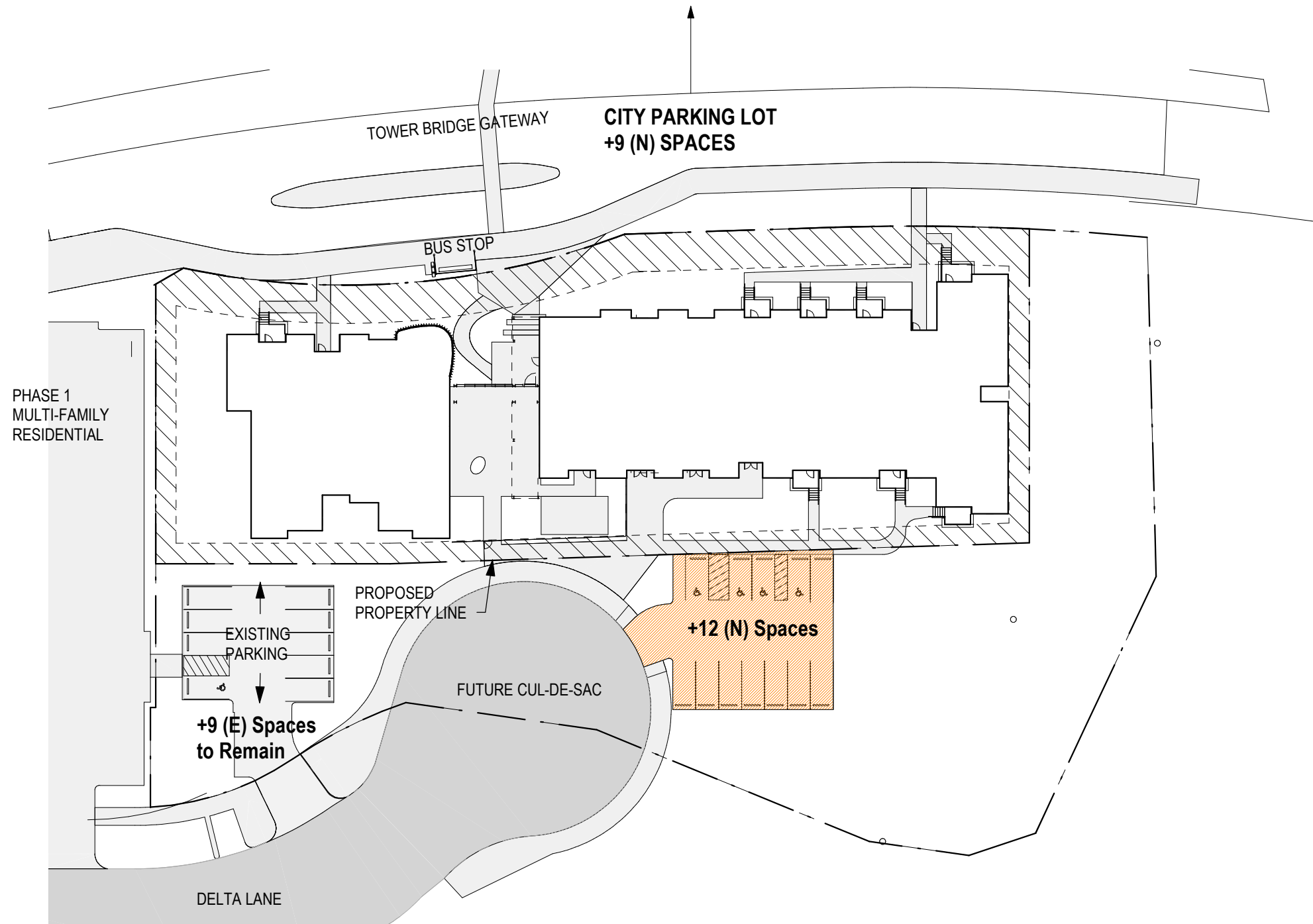
COMMON OPEN SPACE REQUIRED:
 100 sf * 60 units = 6,000 SF

COMMON OPEN SPACE PROVIDED: 8,574 SF

PRIVATE OPEN SPACE REQUIRED:
 50 sf * 30 units = 1,500 SF

PRIVATE OPEN SPACE PROVIDED: 1,700 SF





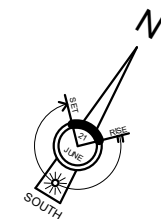
PARKING REQUIREMENTS:

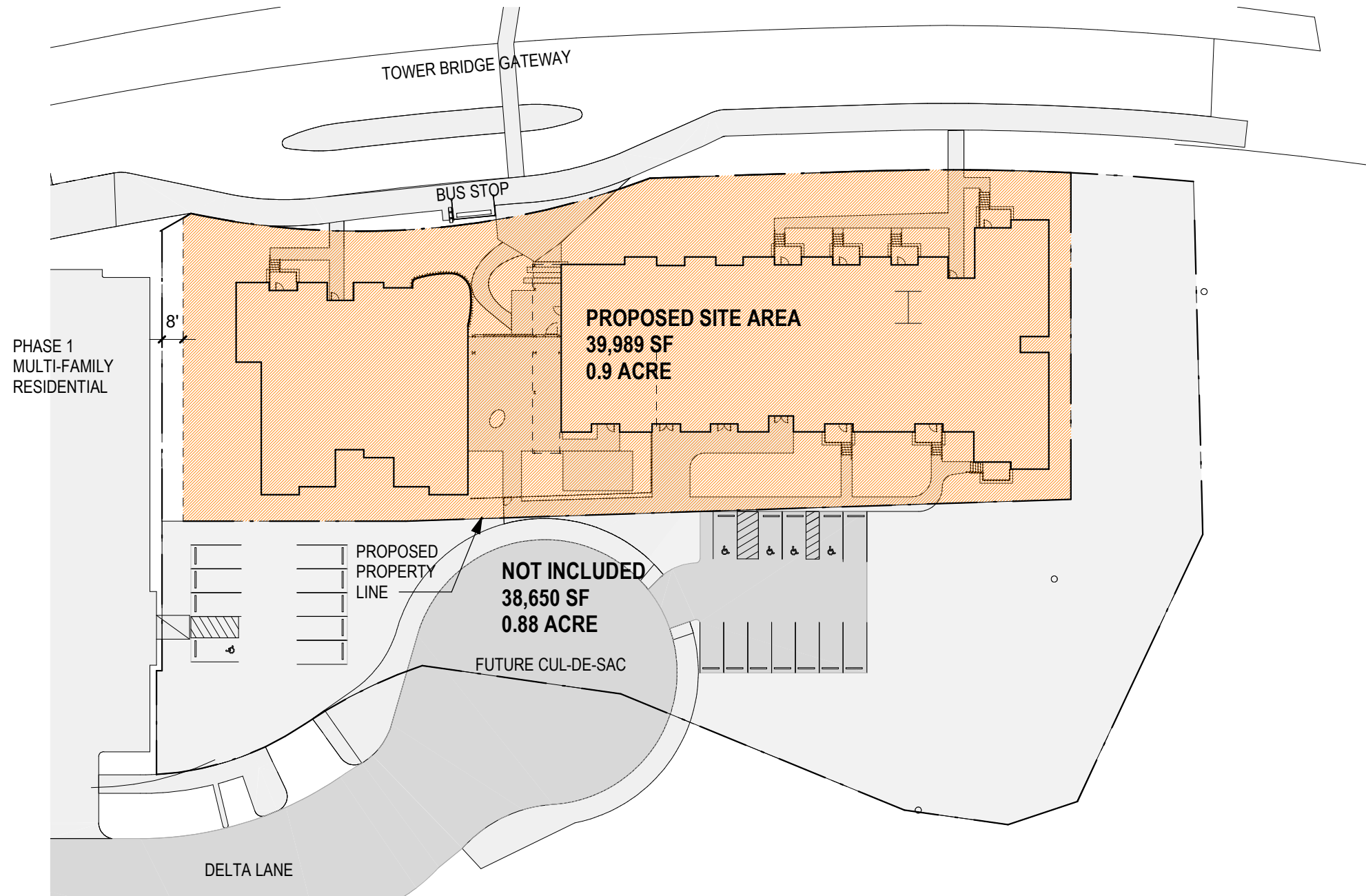
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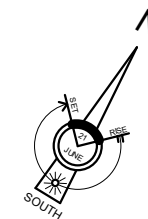




ZONING: WF (WATERFRONT)

MIN. 66 DU/ACRE REQUIRED
 PARCEL: 0.9 ACRES

UNITS REQUIRED: 59.4
UNITS PROPOSED: 60





1. LOOKING NORTHEAST FROM TOWER BRIDGE GATEWAY TOWARDS NORTH SIDE OF SITE



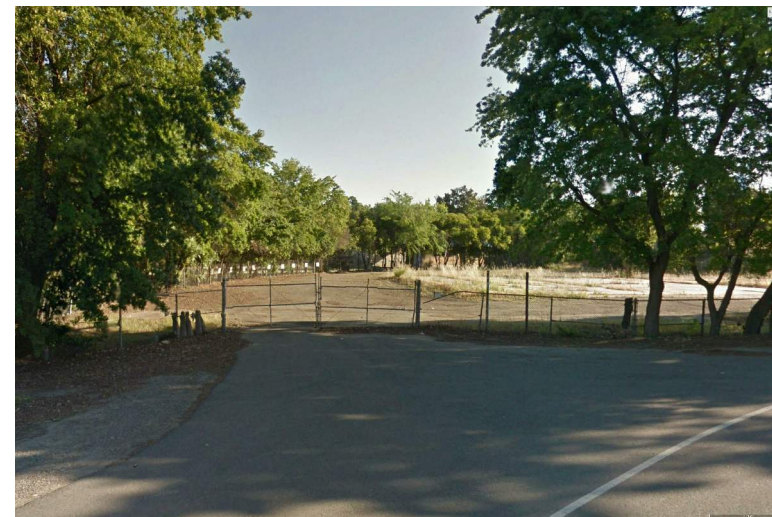
2. LOOKING NORTHWEST DOWN TOWER BRIDGE GATEWAY



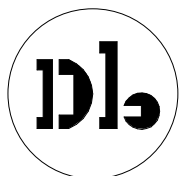
3. LOOKING SOUTH FROM TOWER BRIDGE GATEWAY AT NORTH SIDE OF SITE



4. LOOKING NORTHEAST DOWN DELTA LANE AT PHASE 1 PARKING LOT



5. LOOKING NORTHEAST DOWN DELTA LANE TOWARDS SOUTH SIDE OF SITE



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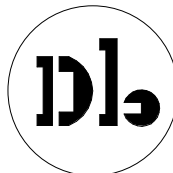
21532 WEST GATEWAY PLACE PHASE 2

SITE PHOTOS

21532
scale:
date: 01/31/2020



AERIAL VIEW LOOKING SOUTHWEST

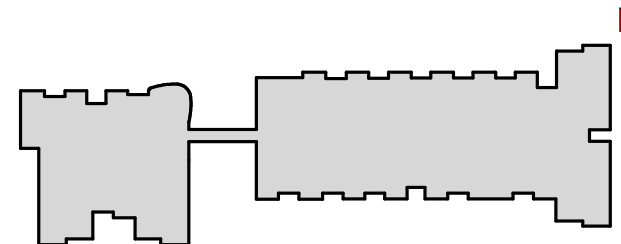


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**21532 WEST GATEWAY
PLACE PHASE 2**

RENDERINGS

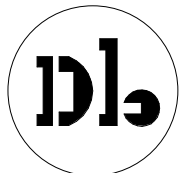


21532
scale: 1" = 100'-0"
date: 01/31/2020

G200



VIEW LOOKING SOUTH FROM TOWER BRIDGE GATEWAY

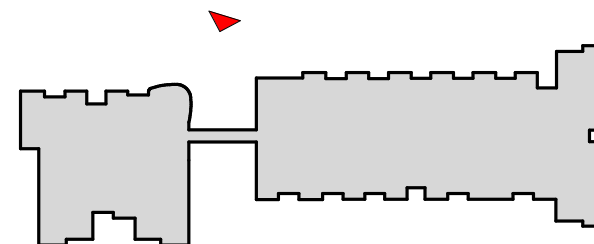


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21532 WEST GATEWAY PLACE PHASE 2

RENDERINGS



21532
scale: 1" = 100'-0"
date: 01/31/2020

G201



VIEW LOOKING SOUTH AT ENTRY COURTYARD AND ICONIC GREEN STAIR

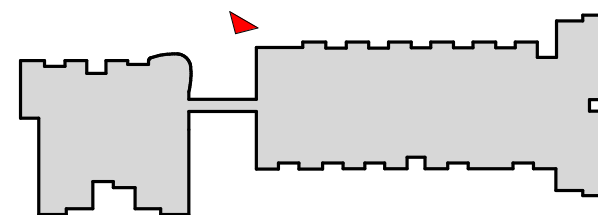


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21532 WEST GATEWAY PLACE PHASE 2

RENDERINGS

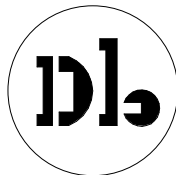


21532
scale: 1" = 100'-0"
date: 01/31/2020

G202



VIEW AT ENTRY COURTYARD AND COMMUNITY CENTER

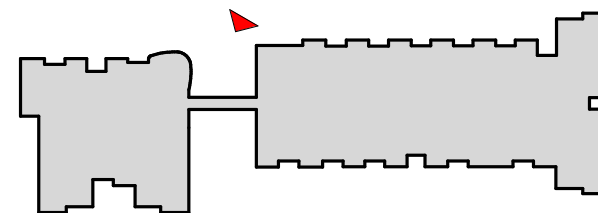


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21532 WEST GATEWAY PLACE PHASE 2

RENDERINGS

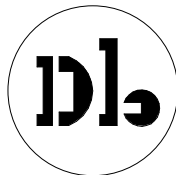


21532
scale: 1" = 100'-0"
date: 01/31/2020

G203



VIEW LOOKING NORTHEAST AT ICONIC GREEN STAIR

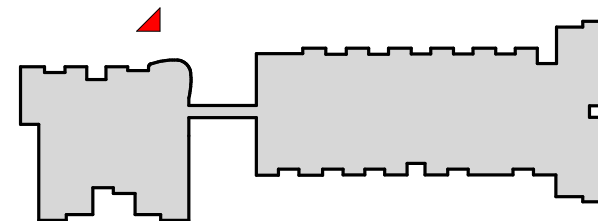


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21532 WEST GATEWAY PLACE PHASE 2

RENDERINGS



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scale: 1" = 100'-0"
date: 01/31/2020

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AERIAL VIEW OF ENTRY COURTYARD

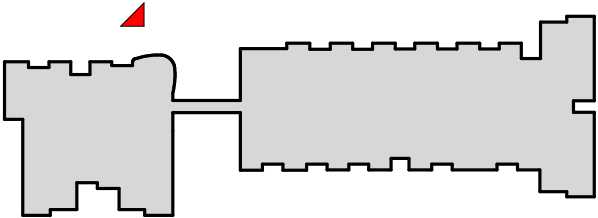


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RENDERINGS



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scale: 1" = 100'-0"
date: 01/31/2020



VIEW LOOKING NORTHEAST FROM DELTA LANE

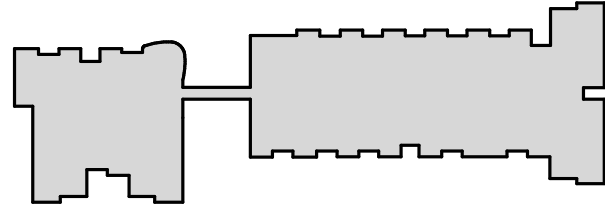


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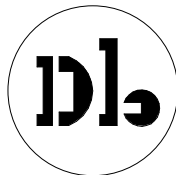
RENDERINGS



21532
scale: 1" = 100'-0"
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VIEW OF WESTERN PART OF SOUTH FACADE

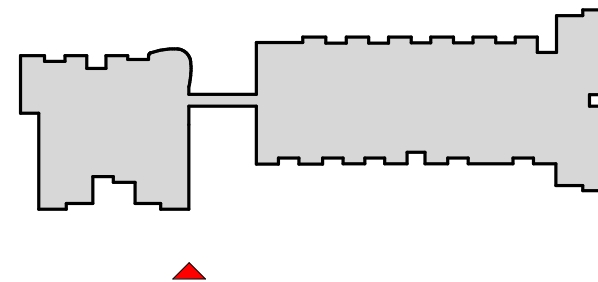


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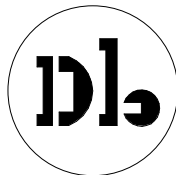


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scale: 1" = 100'-0"
date: 01/31/2020

G207



AERIAL VIEW LOOKING NORTH

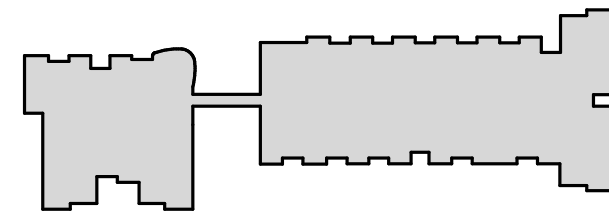


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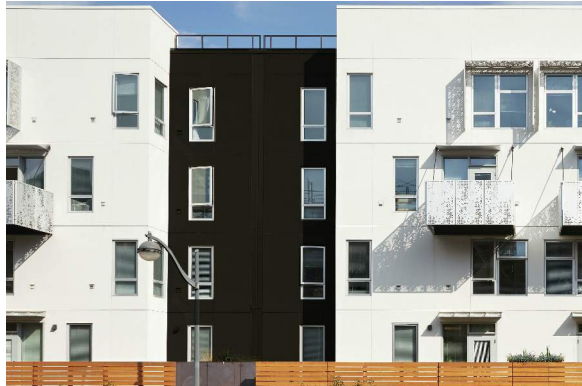
**21532 WEST GATEWAY
PLACE PHASE 2**

RENDERINGS



21532
scale: 1" = 100'-0"
date: 01/31/2020

G208



1. SMOOTH STUCCO - DARK COLOR



2. RANDOM BATTEN SIDING - LIGHT



3. RANDOM BATTEN SIDING - DARK



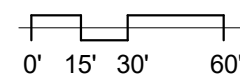
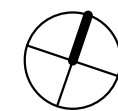
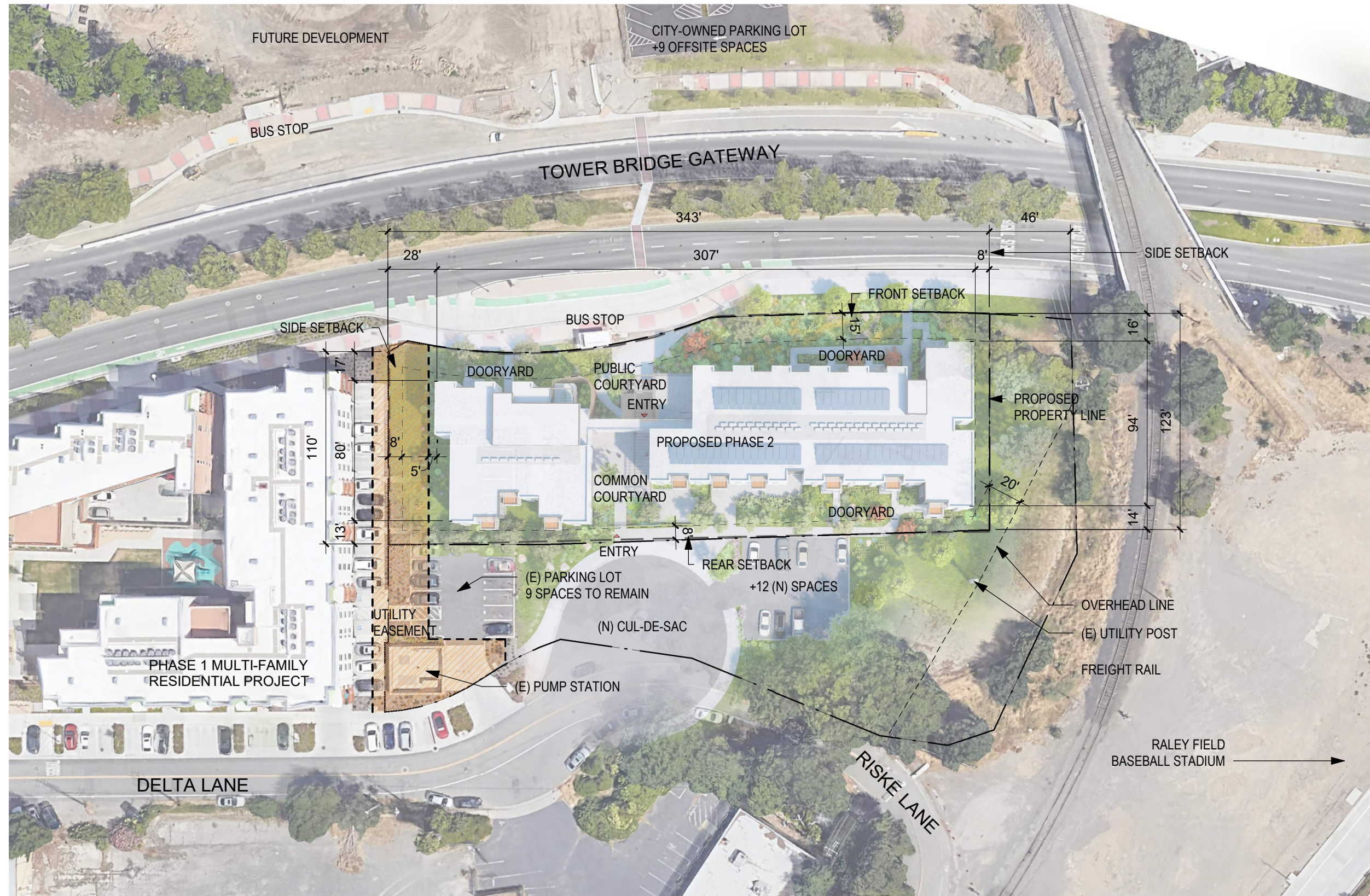
4. METAL SCREEN/RAILING

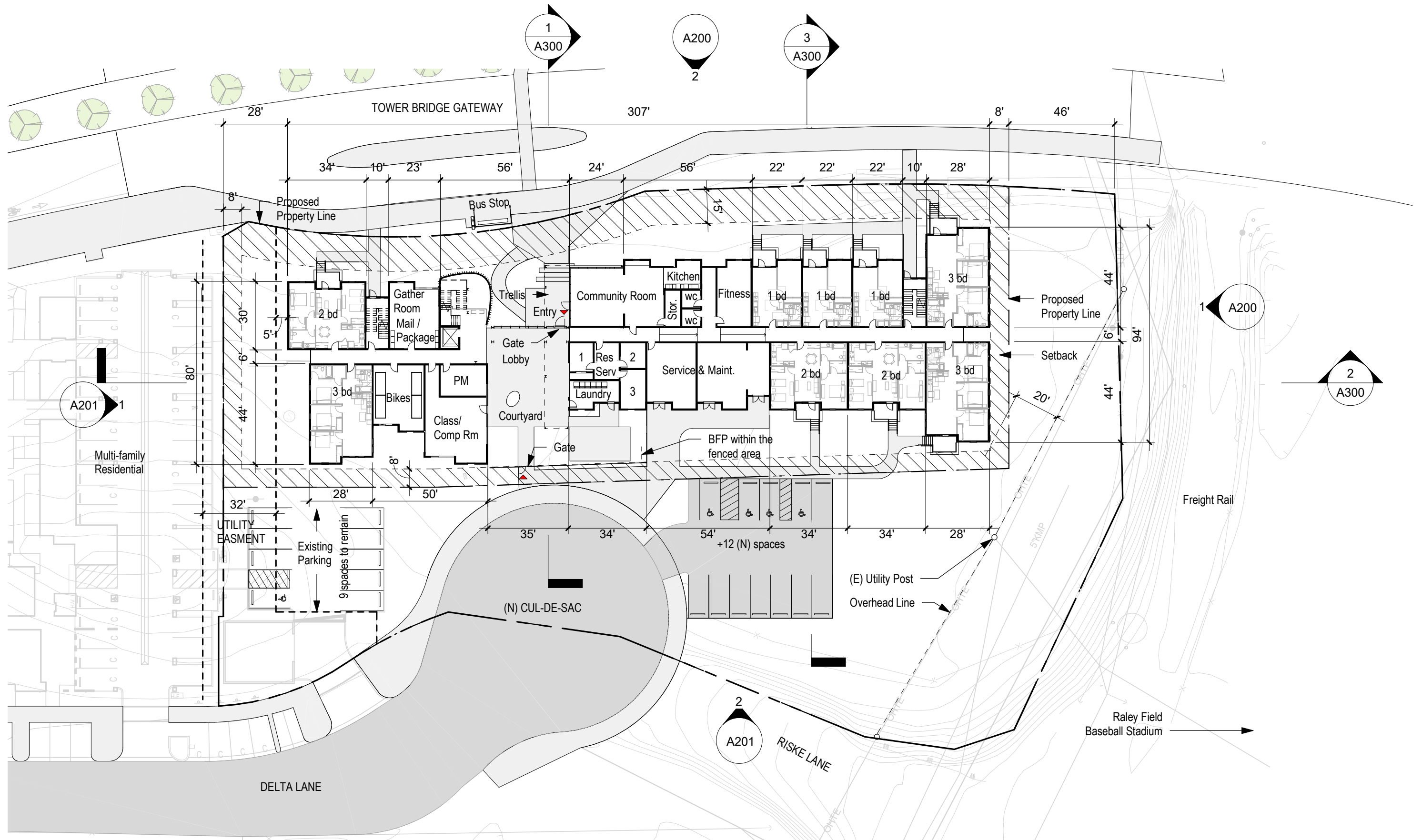


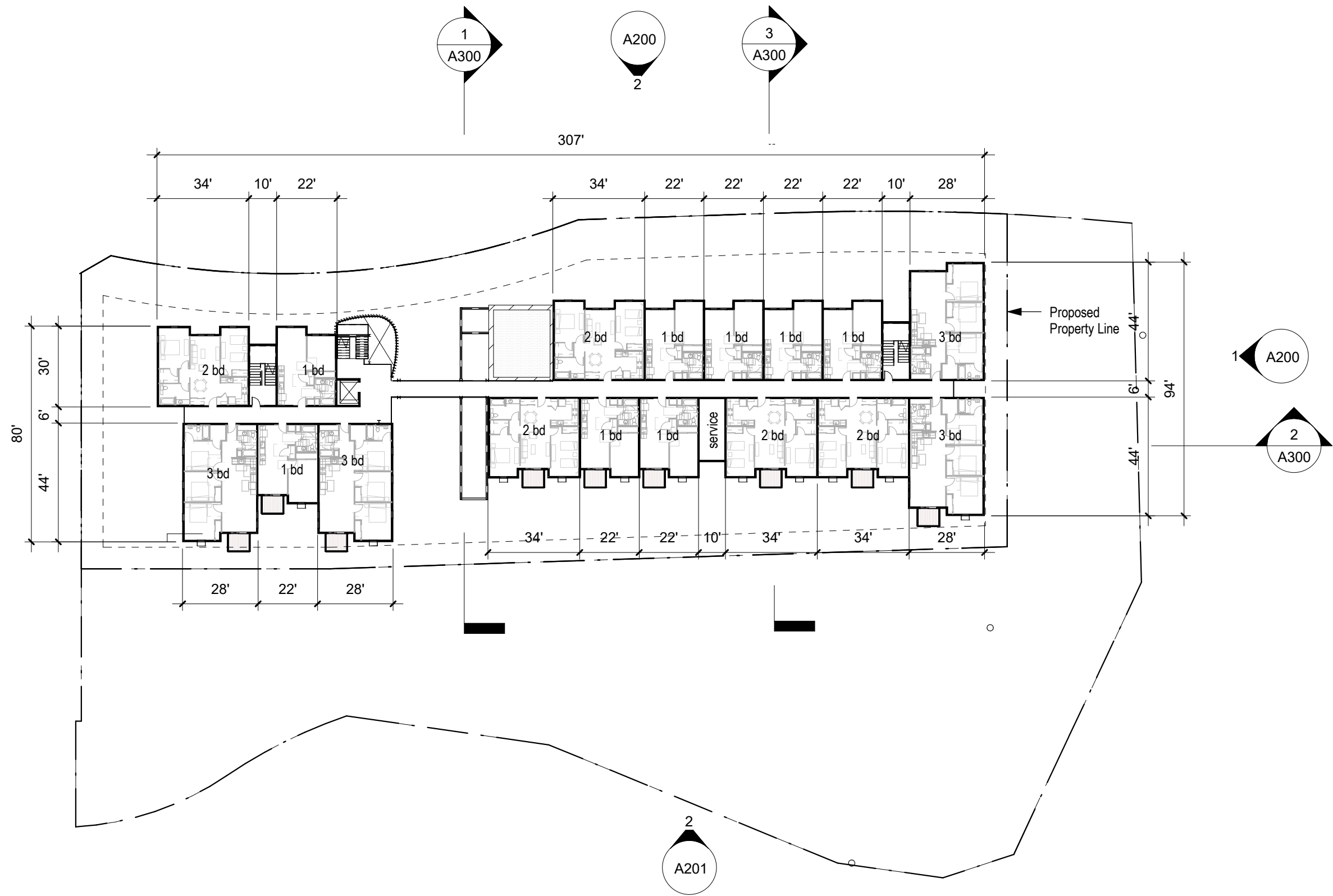
5. SCREEN AT STAIR

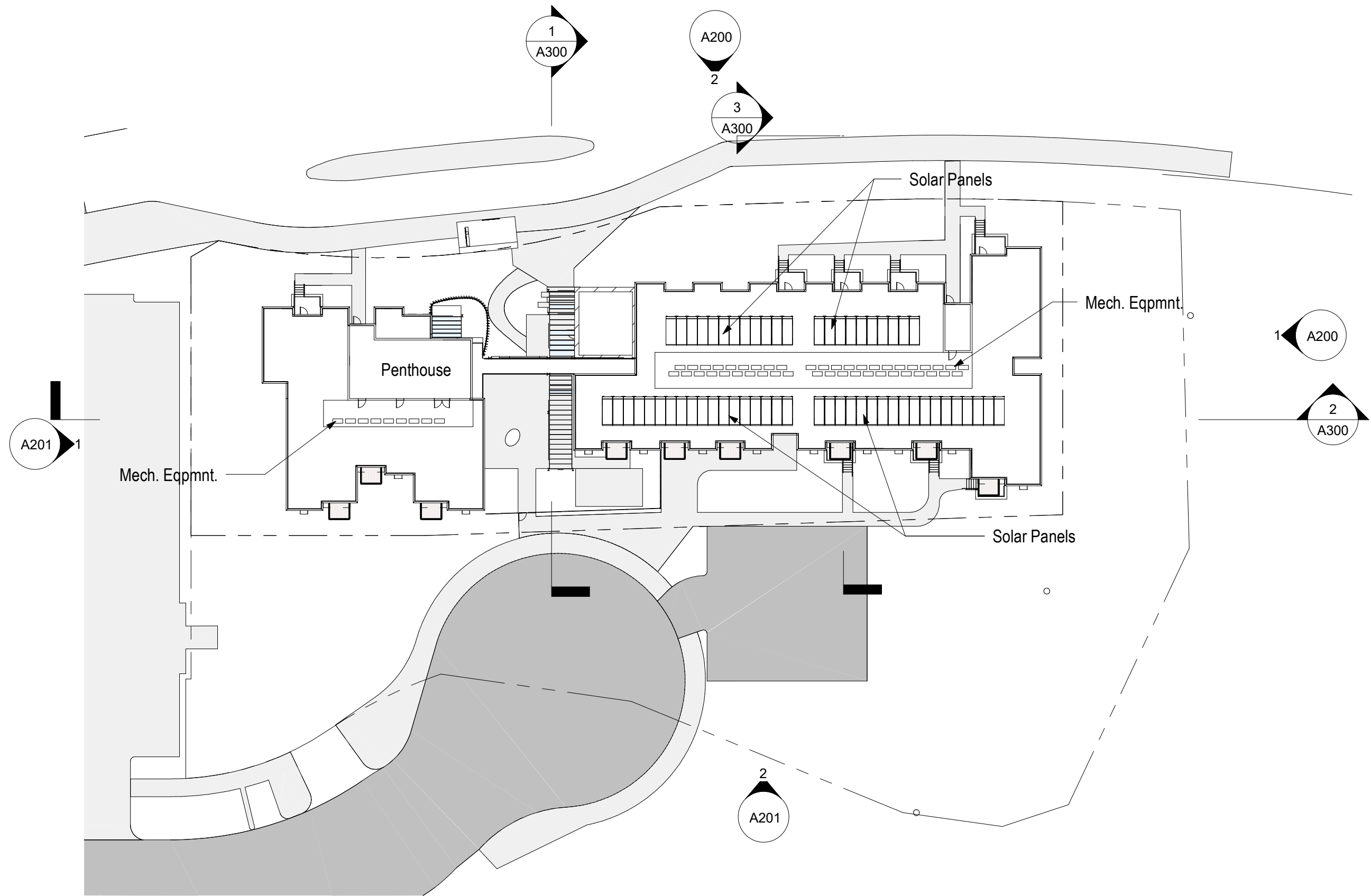


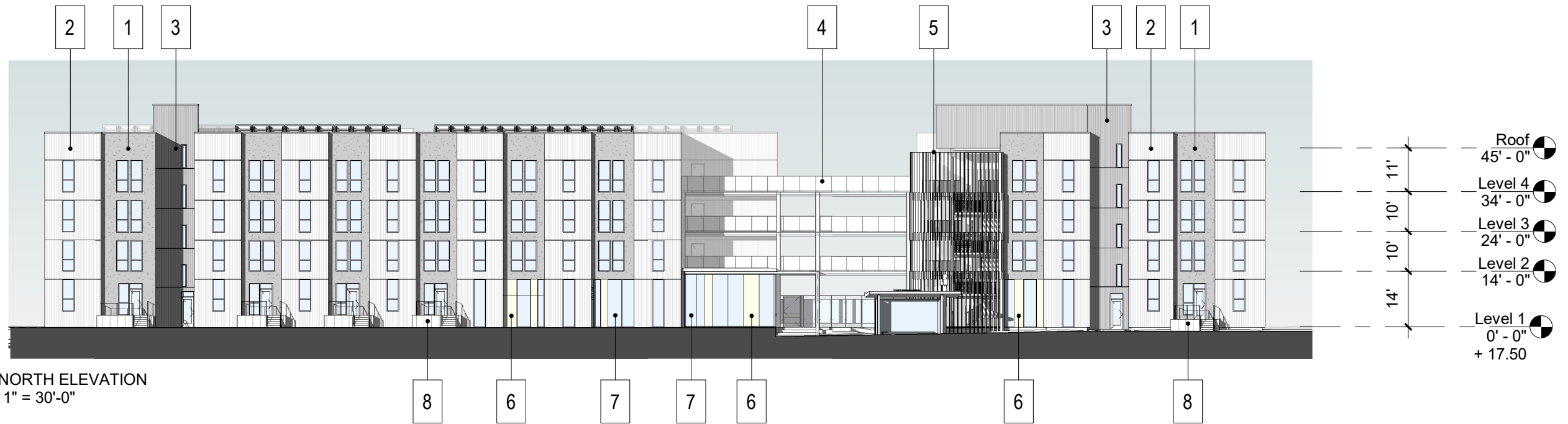
6. SEMI-TRANSLUCENT COLOR FILM



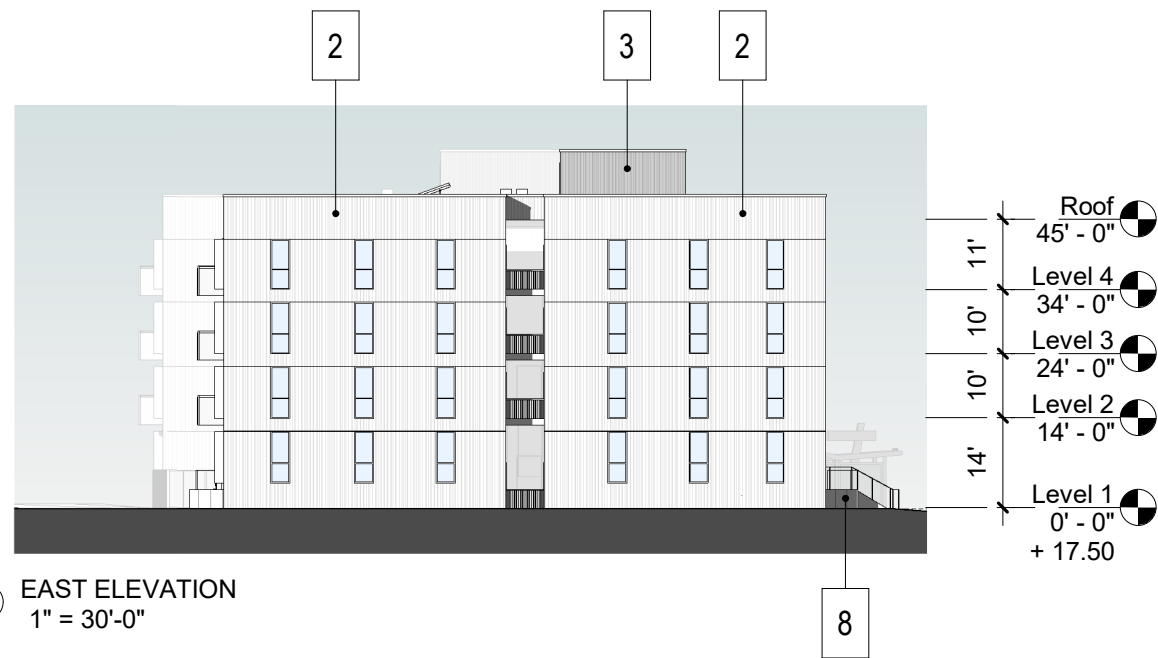






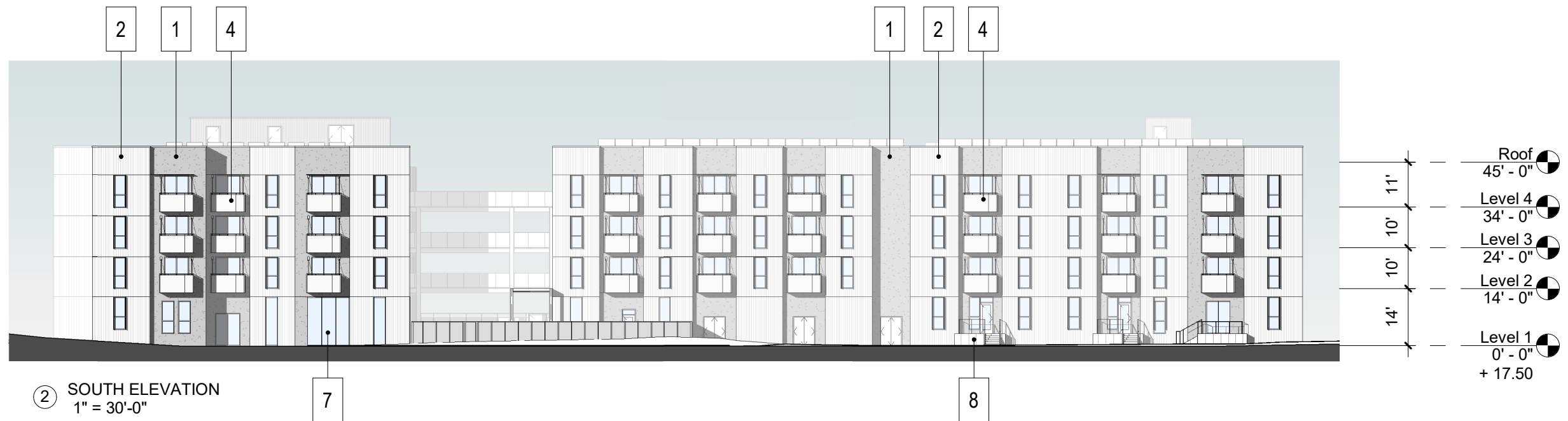


② NORTH ELEVATION
1" = 30'-0"

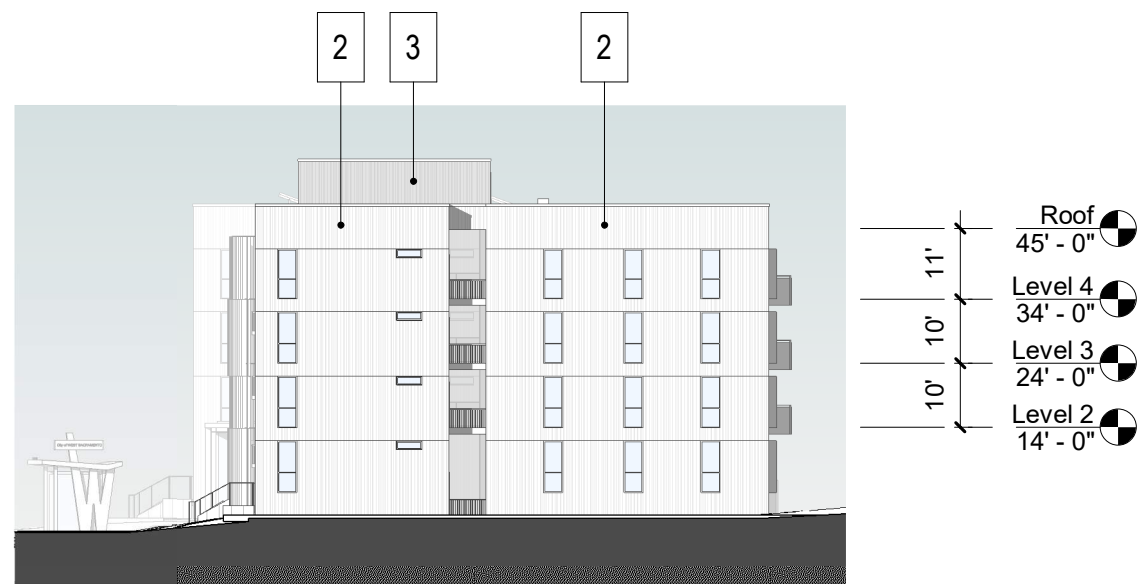


① EAST ELEVATION
1" = 30'-0"

- 1. STUCCO - SMOOTH DARK
- 2. RANDOM BATTEN SIDING SYSTEM - LIGHT
- 3. RANDOM BATTEN SIDING SYSTEM - DARK
- 4. METAL SCREEN/RAILING
- 5. SCREEN AT STAIR
- 6. SEMI-TRANSLUCENT COLOR FILM
- 7. ALUMINUM STOREFRONT
- 8. TEXTURED CONCRETE

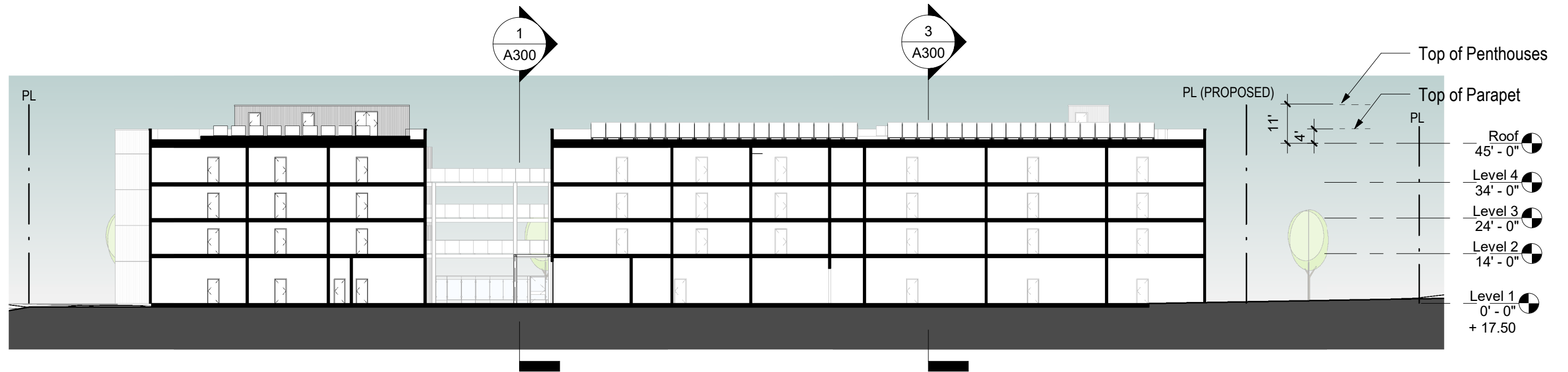


② SOUTH ELEVATION
1" = 30'-0"

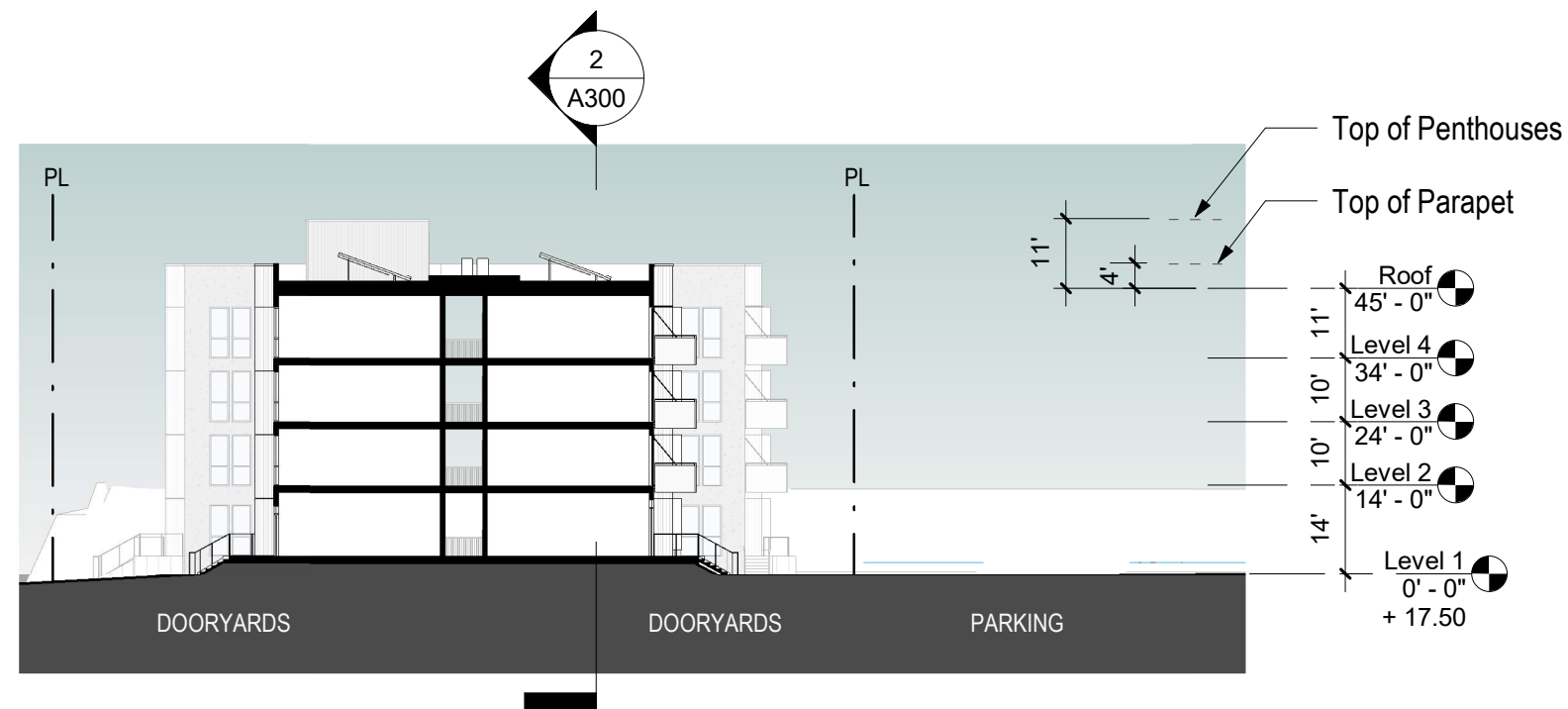


① WEST ELEVATION
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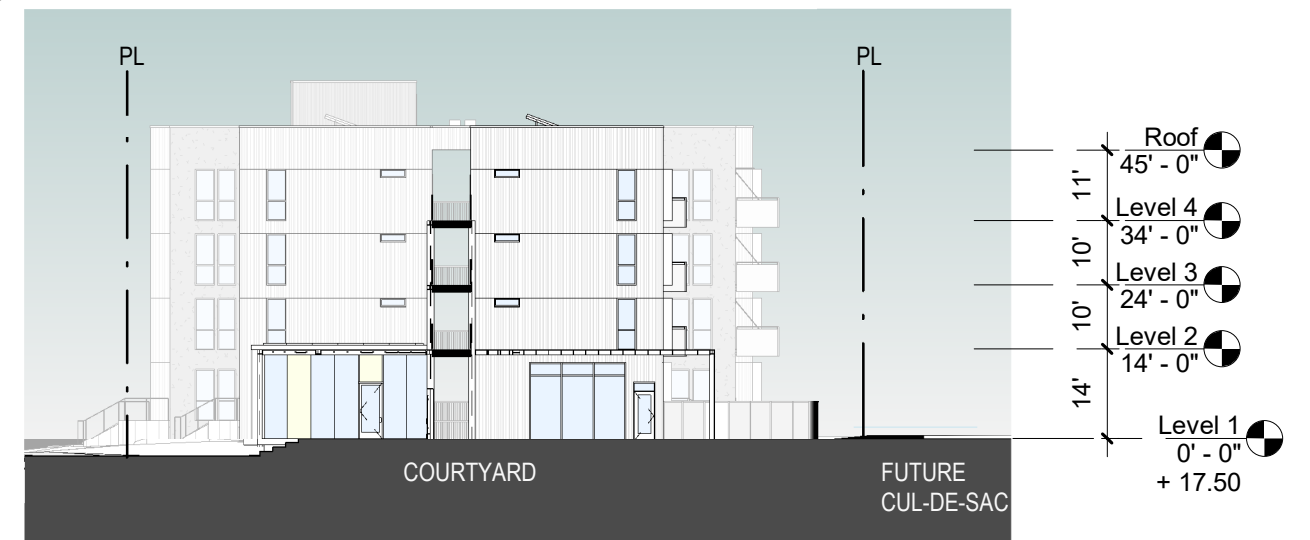
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8. TEXTURED CONCRETE



② EAST WEST SECTION
1" = 30'-0"



③ NORTH SOUTH SECTION
1" = 30'-0"



① NORTH SOUTH SECTION
1" = 30'-0"