



**HRGA**

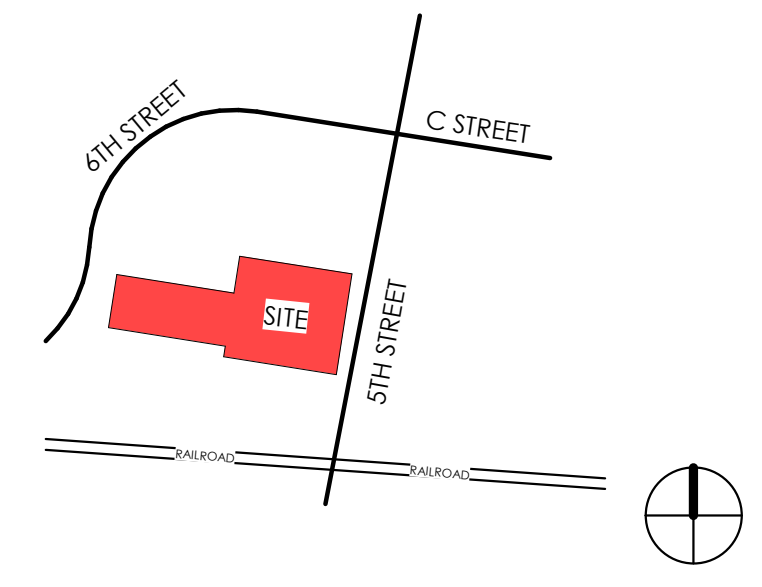
2277 Fair Oaks Boulevard, Studio 220  
Sacramento, California 95825  
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**326 5TH ST APTS**  
324 & 326 5TH STREET, WEST SACRAMENTO

01/08/2024

23015

**1**



VICINITY MAP

PROJECT LOCATION: 324 & 326 5TH STREET, WEST SACRAMENTO  
 ASSESSORS' PARCEL #: 010-193-010 & 010-193-008  
 LOT SIZE: 22,400 SF / 0.51 ACRES  
 ZONING: MU-NC  
 SPECIFIC PLAN: WASHINGTON DISTRICT SPECIFIC PLAN  
 OCCUPANCY / USE: R-2, MULTI-FAMILY  
 PARKING DIMENSIONS: 90 DEGREE STANDARD (9FT X 18FT)  
 90 DEGREE COMPACT\* (8FT X 16FT)  
 Two-Way Maneuvering Width: 25 FT  
 \*Compact car spaces. Up to TBD %.

LANDSCAPE SETBACKS: TBD  
 LANDSCAPE COVERAGE: 25%  
 PARKING LOT SHADING: TBD  
 SITE LIGHTING POLE HEIGHT: 16 FT

	ZONING REQUIREMENT:	PROVIDED:	MEETING CODE
BUILDING HEIGHT:	65 FT	60'-8"	YES
FRONT SETBACK:	20 FT	20'-0"	YES
STREET SIDE:	0 FT	N/A	N/A
INTERIOR SIDE SETBACK:	0 FT	63'-1" (NORTH) 8'-1" (SOUTH)	YES
REAR SETBACK:	10 FT	68'-11"	YES
FAR:	MIN 0.3 - MAX 1.5	1.49	YES
LOT COVERAGE:	-	-	-
DENSITY:	MIN 20 U/A - MAX 60 U/A	58.8 U/A	YES
OPEN SPACE:	150 SF PER UNIT (MIN. OF 50SF OF PRIVATE SPACE FOR 50% OF UNITS)	4,500 SF	YES
PARKING REQUIREMENT:	LOCATED MIN. 40 FT FROM STREET 1 STALL PER STUDIO/1 BED 1.25 STALLS PER 2 BEDROOM 1 STALL PER EVERY 10 UNITS	32	YES
RESIDENTIAL BIKE PARKING:	LONG TERM: 1 SPACE PER 5 DWELLING UNITS SHORT TERM: 5% OF THE REQUIRED PARKING	6 2	YES YES

ZONING INFORMATION

BUILDING SUMMARY:

LEVEL	GROSS AREA		NUMBER OF UNIT TYPES			TOTAL UNITS
	CONDITIONED	BALCONY	STUDIO	ONE BED	TWO BED	
LEVEL 1	4,171 SF	-	-	-	-	-
LEVEL 2	7,965 SF	242 SF	1	5	2	8
LEVEL 3	7,965 SF	242 SF	1	5	2	8
LEVEL 4	7,965 SF	242 SF	1	5	2	8
LEVEL 5	5,377 SF	2,400 SF	1	5	-	6
<b>TOTAL</b>	<b>33,443 SF</b>	<b>3,126 SF</b>	<b>4</b>	<b>20</b>	<b>6</b>	<b>30</b>

UNIT SUMMARY:

UNIT TYPE	UNITS	SIZE	PERCENT
STUDIO	4	510 SF	13%
ONE BED	20	750 SF	67%
TWO BED	6	1,110 SF	20%
<b>TOTAL</b>	<b>30</b>	-	<b>100 %</b>

PARKING SUMMARY:

REQUIRED STALLS	PROVIDED STALLS	RATIO TO UNITS
STUDIO = 1 PER UNIT = 4	4	32/30 = 1.1
1 BED = 1 PER UNIT = 20	20	
2 BED = 1.25 PER UNIT = 7.5	7.5	
GUEST = 1 PER 10 UNITS = 3	3	
<b>TOTAL = 35</b>	<b>32*</b>	

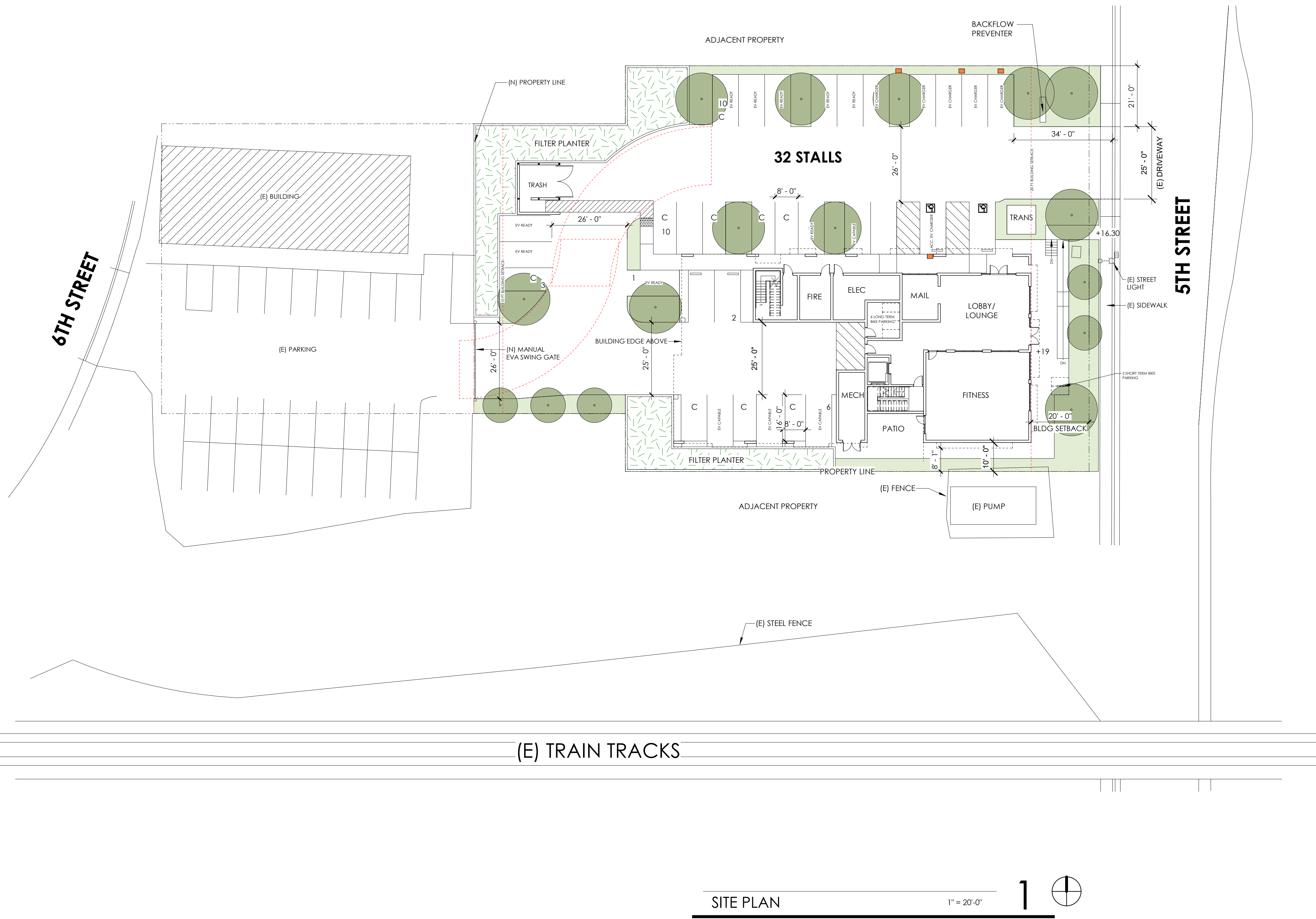
\*17,27,050 PARKING REDUCTIONS - PARKING CAN BE REDUCED BY 50% IN THE WASHINGTON SPECIFIC PLAN

EV PARKING REQUIREMENTS: CAL GREEN CODE 2022: 4.106.4 ELECTRIC VEHICLE (EV) CHARGING FOR NEW CONSTRUCTION

TYPE	REQUIREMENT	PROVIDED
EV CAPABLE	10% OF TOTAL SPACES = 4	4
EV READY	25% OF TOTAL SPACES = 9	9
EV CHARGERS (EVCS)	20% OF TOTAL SPACES = 6	6

NOTE:  
 - EV CAPABLE: CONDUIT ONLY  
 - EV READY: 208V OUTLET CHARGING PEDESTAL

RESIDENTIAL PROGRAM DATA



SITE PLAN 1" = 20'-0" 1



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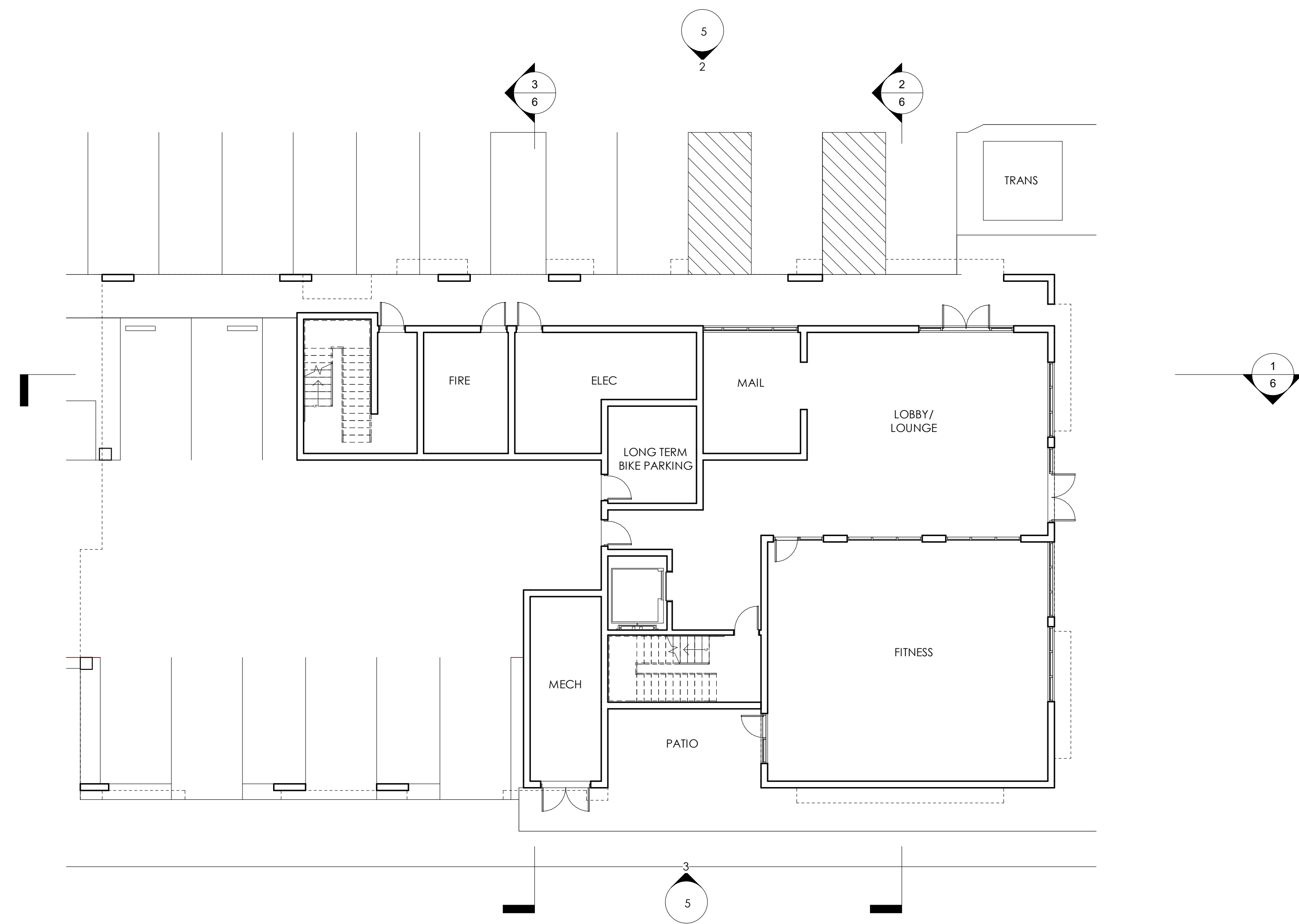




LEVEL 2 - 4

3/32" = 1'-0"

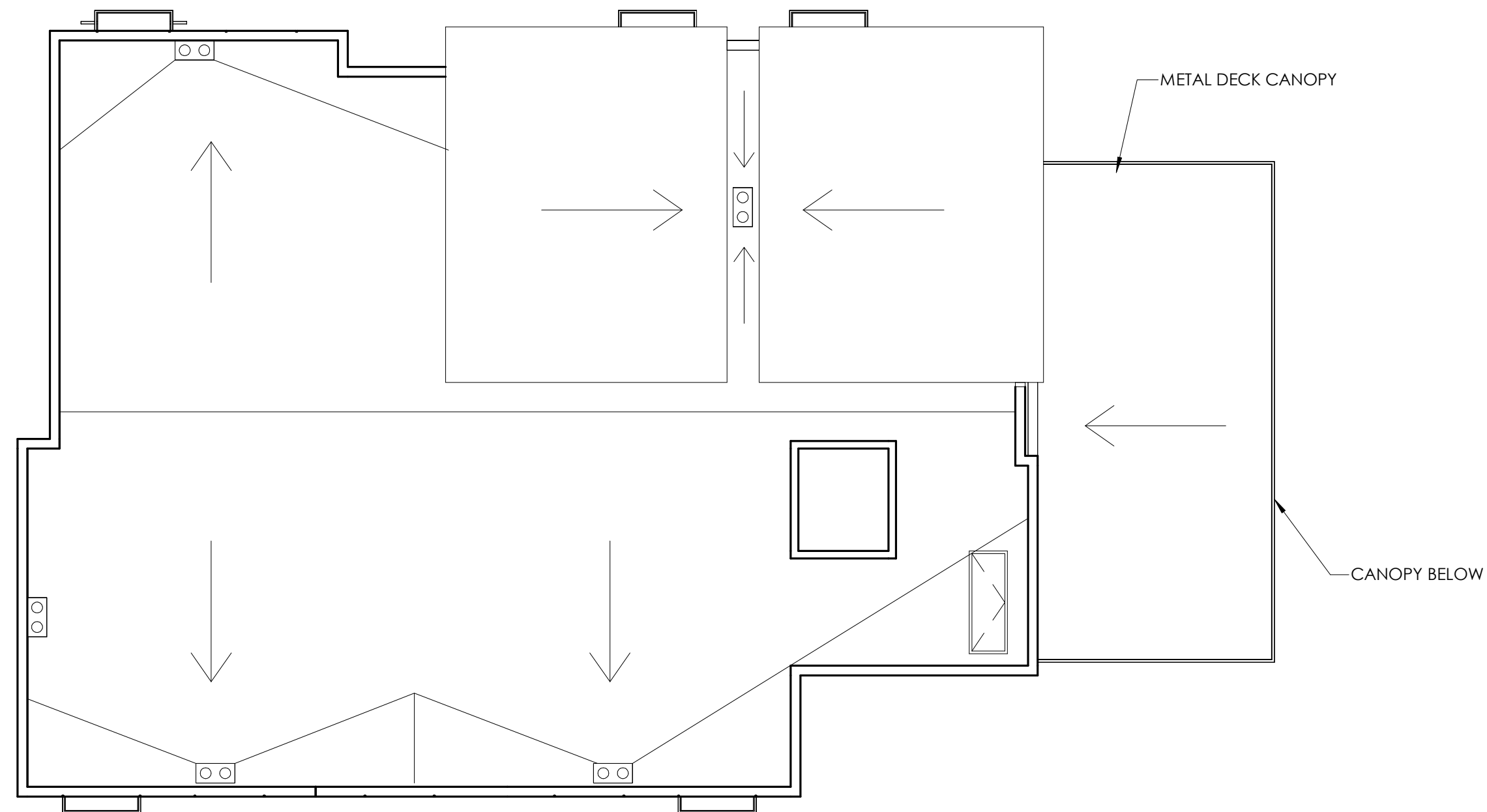
2



LEVEL 1

3/32" = 1'-0"

1



ROOF 3/32" = 1'-0" 2



LEVEL 5 3/32" = 1'-0" 1



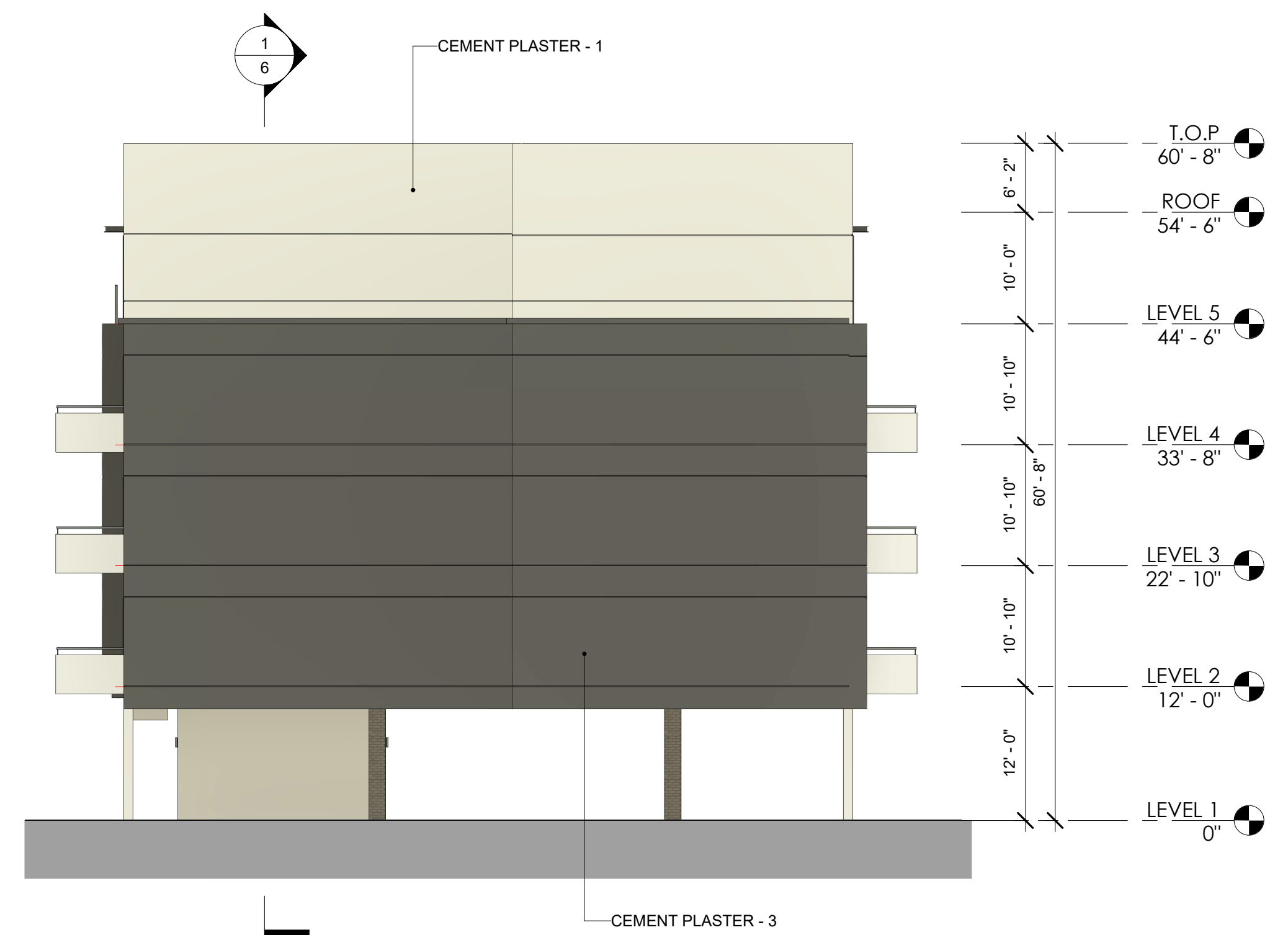
NORTH ELEVATION 3/32" = 1'-0" **2**



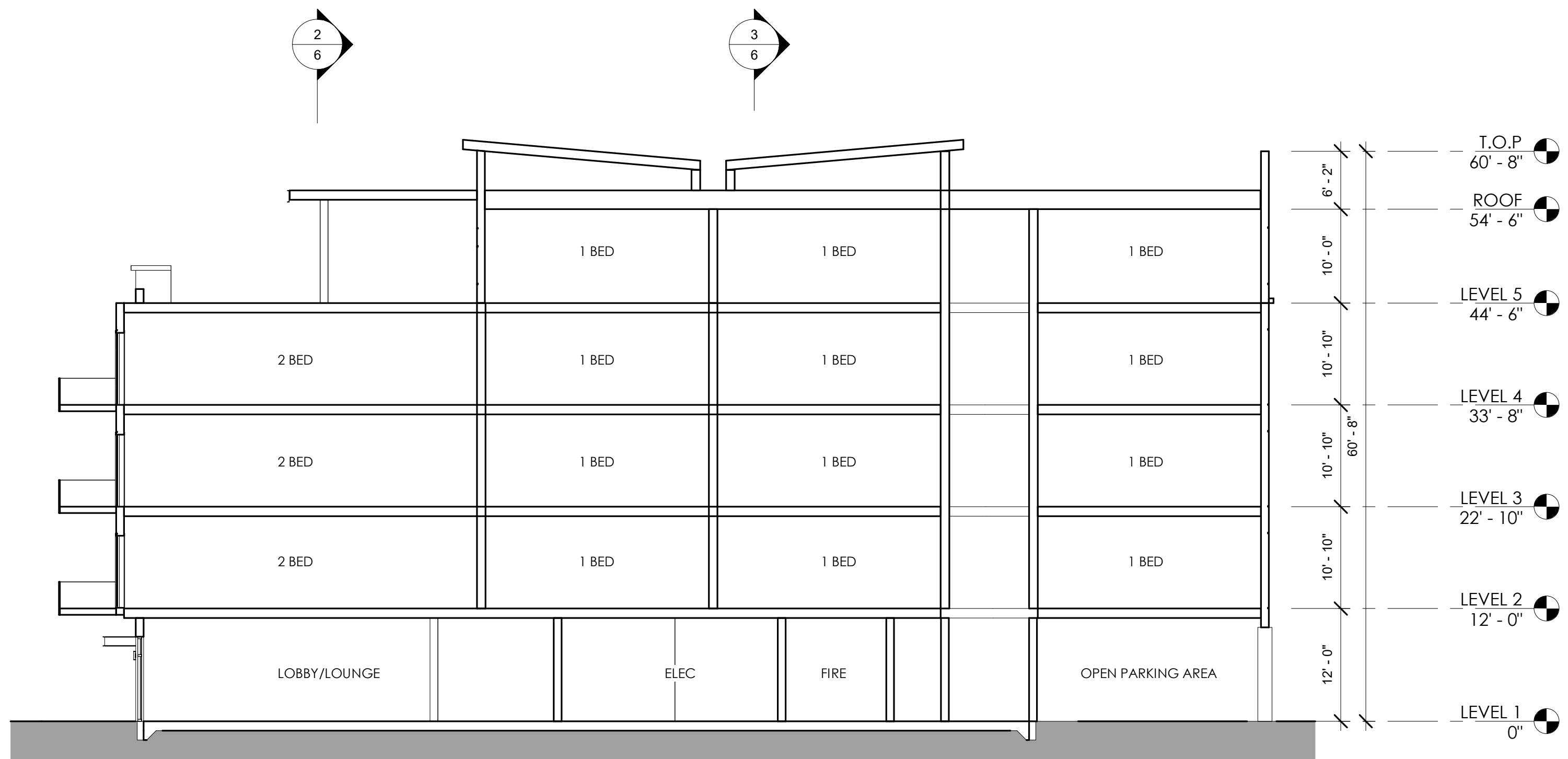
EAST ELEVATION 3/32" = 1'-0" **1**



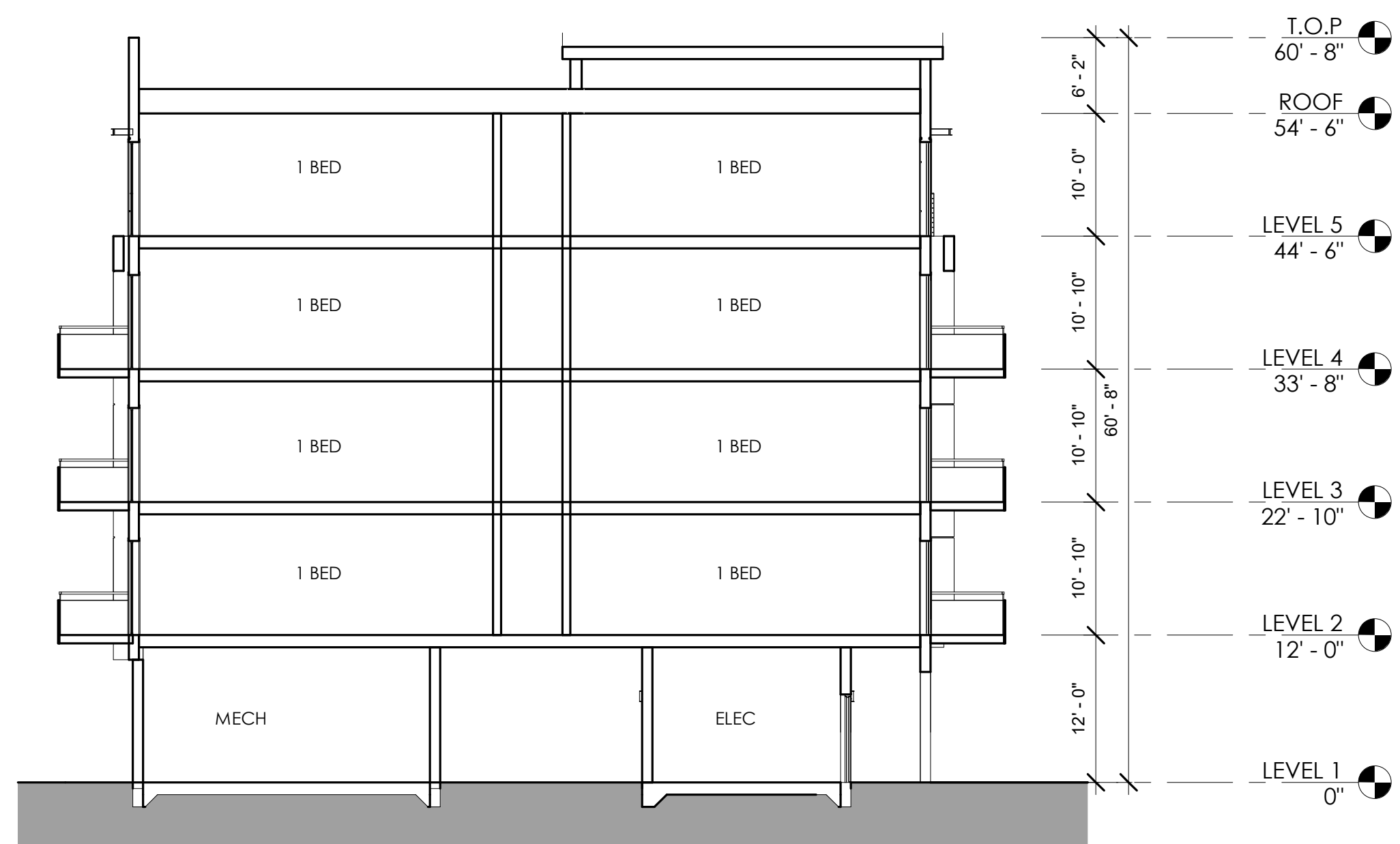
SOUTH ELEVATION 3/32" = 1'-0" **3**



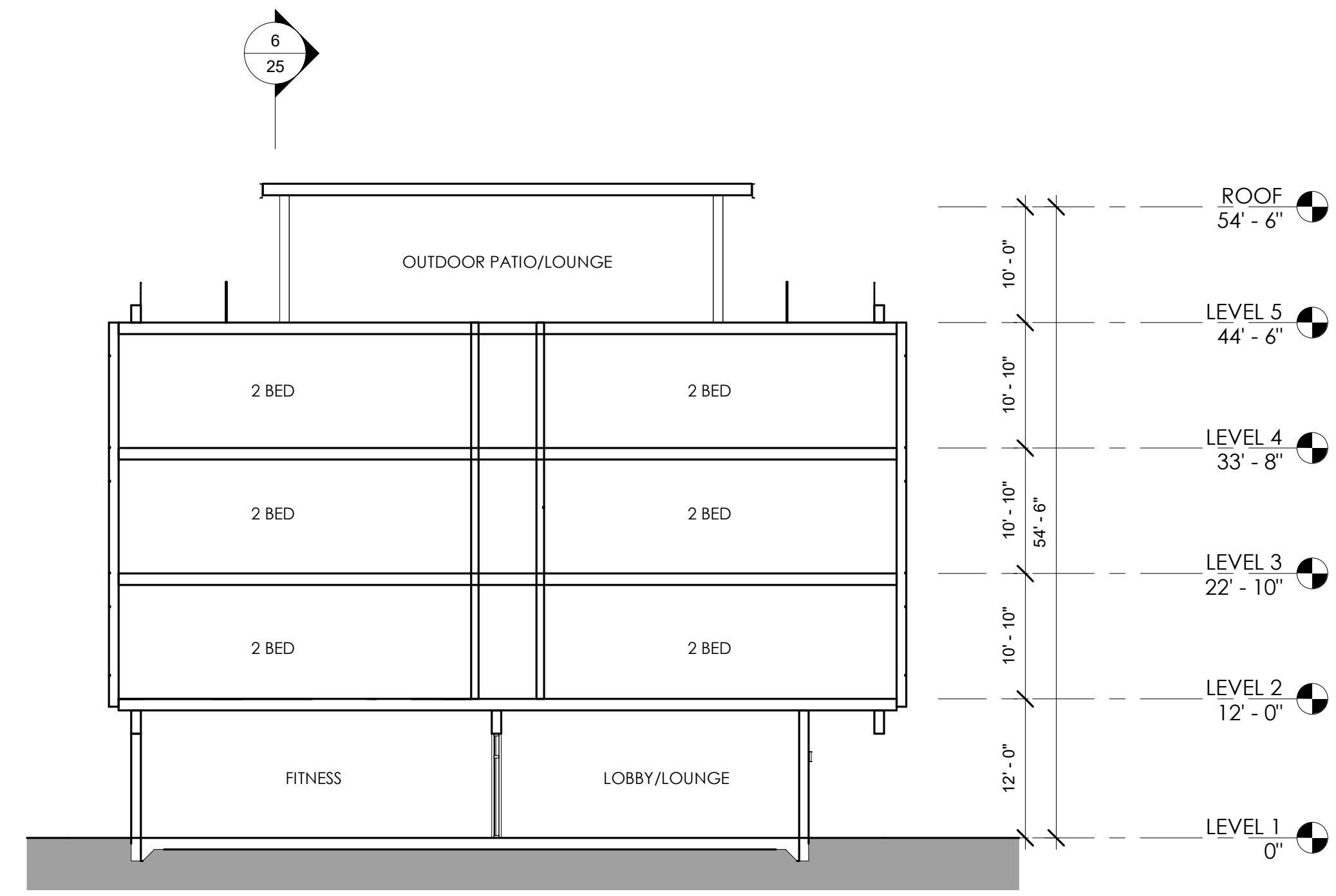
WEST ELEVATION 3/32" = 1'-0" **4**



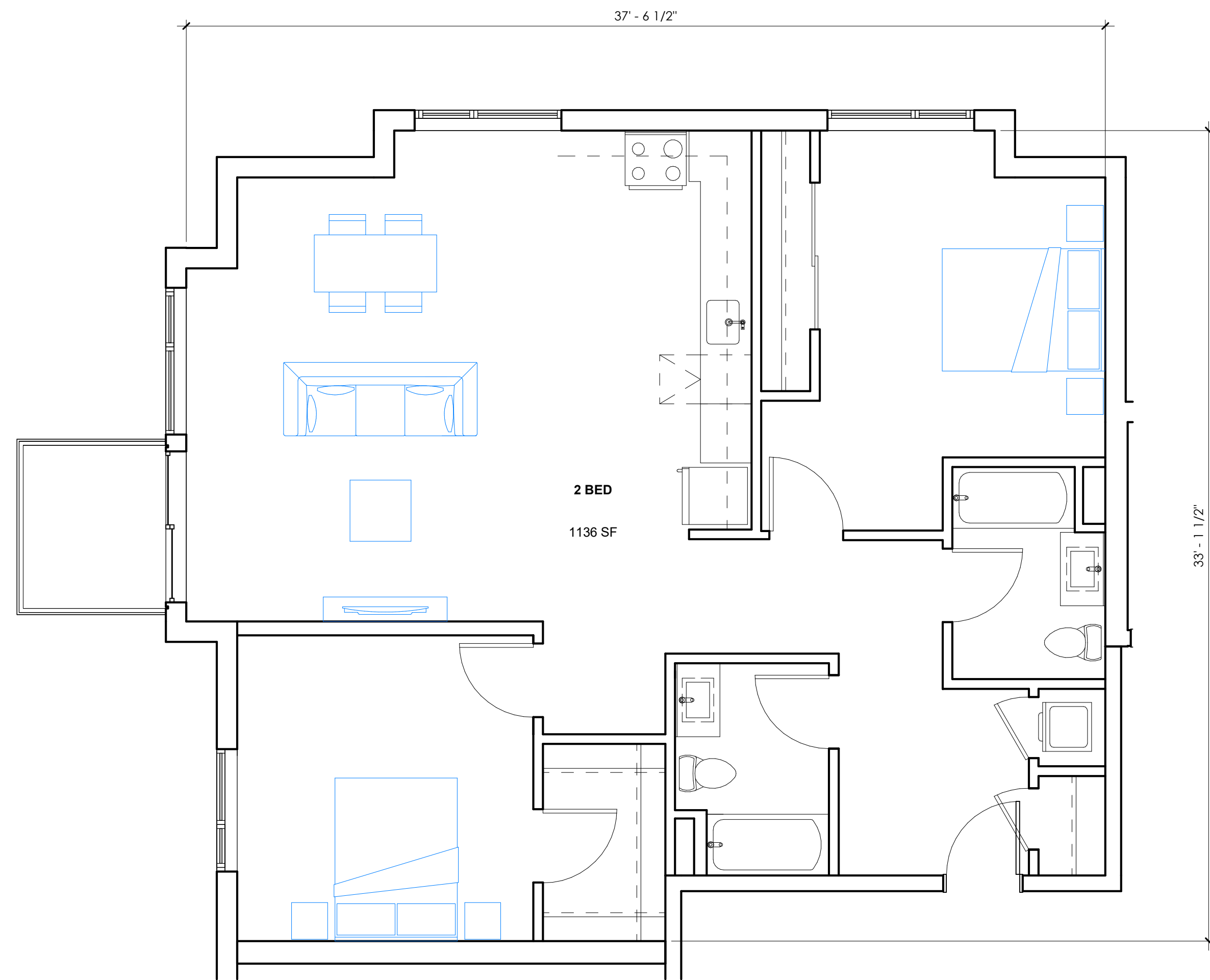
E/W SECTION 1  
3/32" = 1'-0"



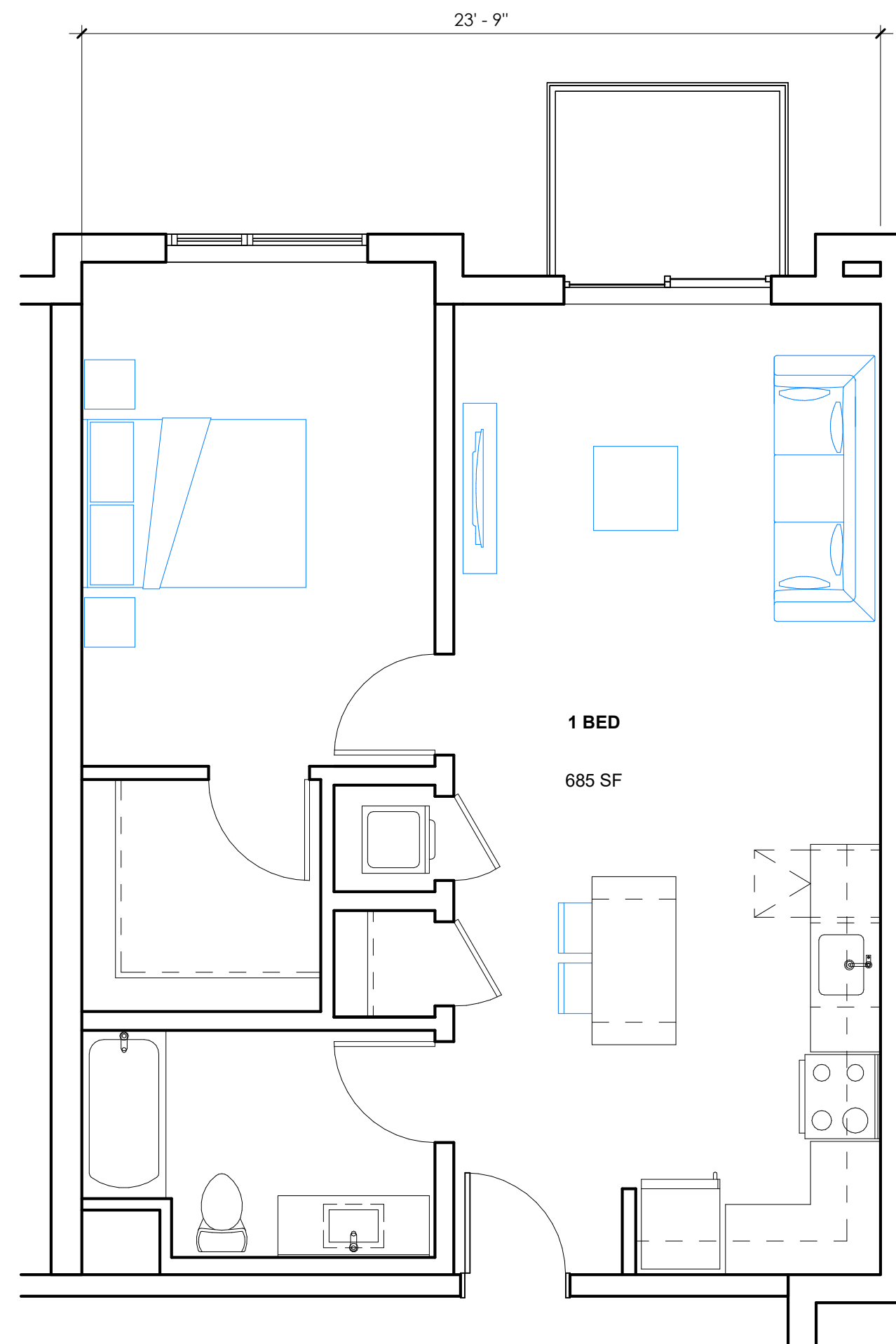
N/S SECTION 2  
3/32" = 1'-0"



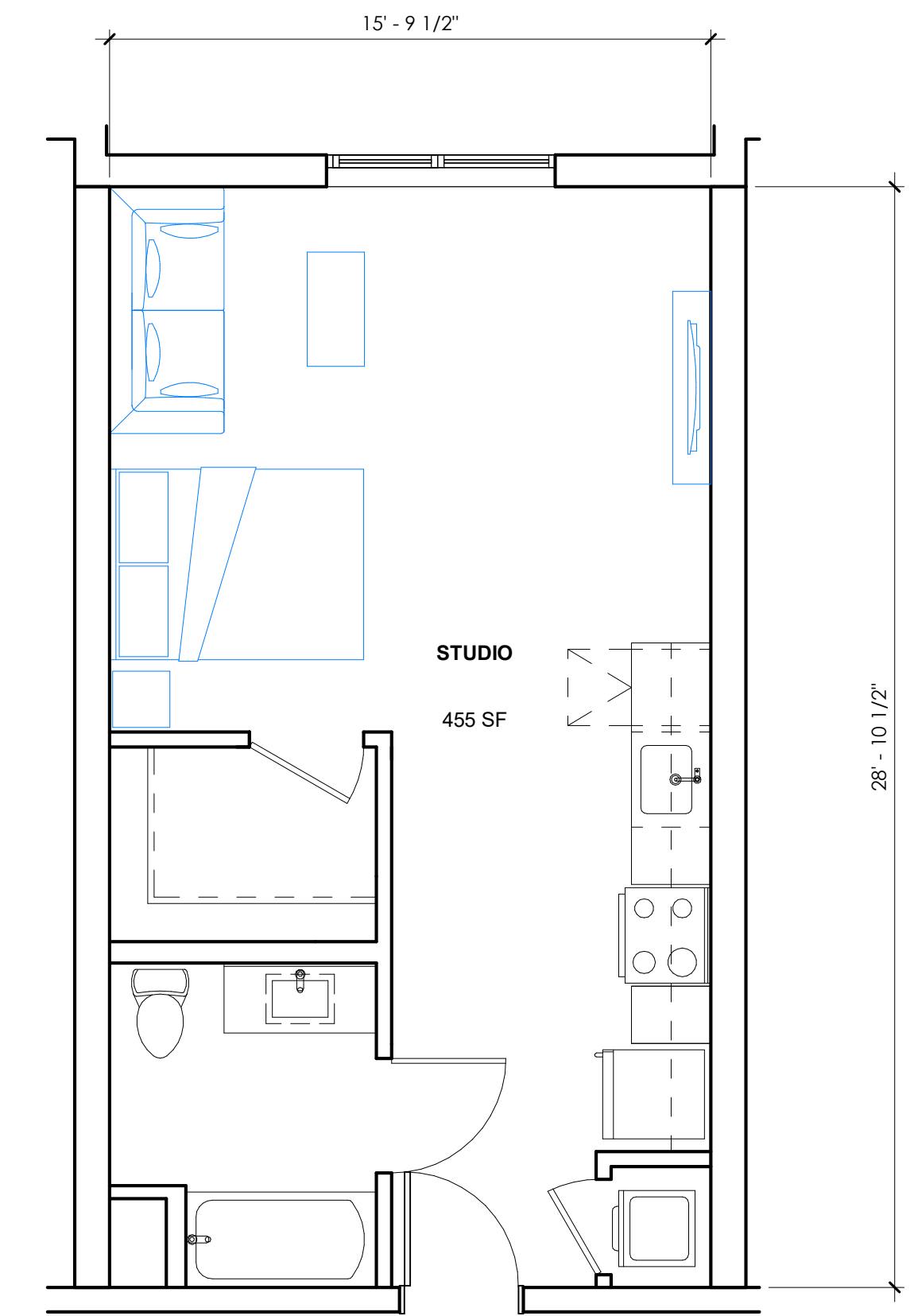
N/S SECTION 1  
3/32" = 1'-0"



2 BED 1/4" = 1'-0" 3



1 BED 1/4" = 1'-0" 2



STUDIO 1/4" = 1'-0" 1

# SITE CONTEXT



1- SOUTH VIEW FROM 5TH STREET



2- SOUTHWEST VIEW CORNER FROM 5TH STREET



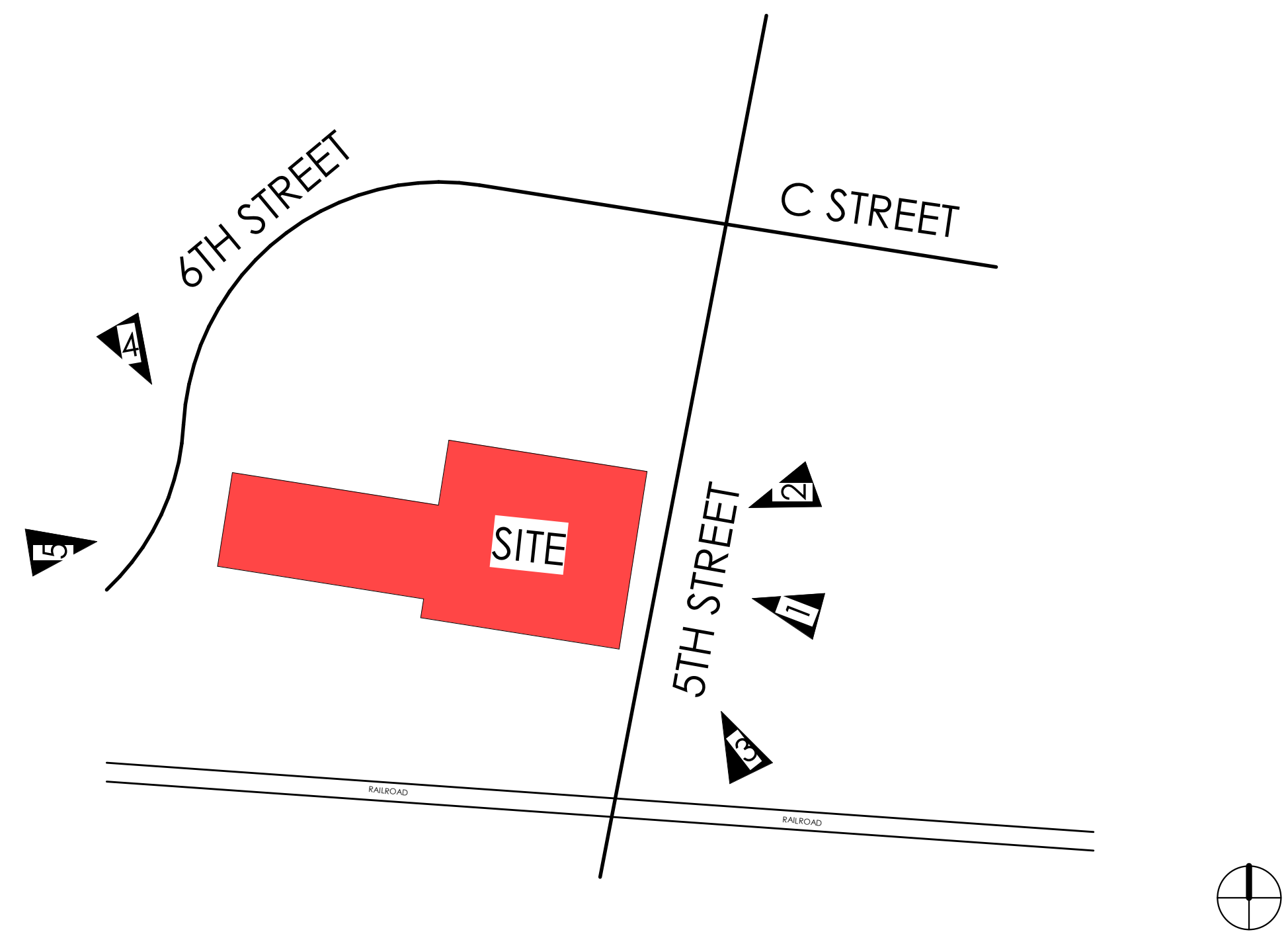
3- SOUTH VIEW FROM 5TH STREET UNDER BRIDGE



4- EAST VIEW FROM 6TH STREET



5- SOUTHEAST VIEW FROM 6TH STREET



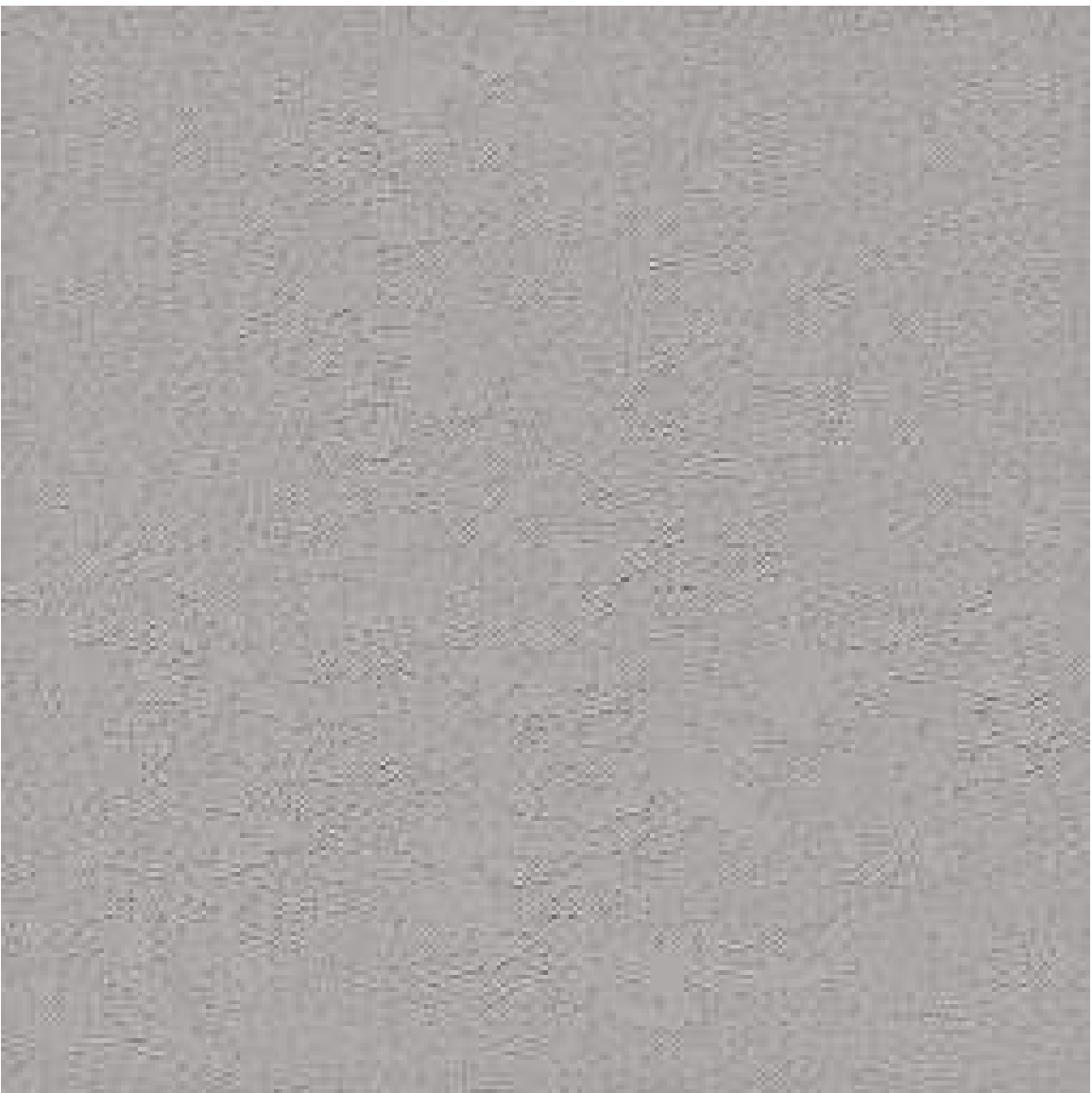
SITE CONTEXT 1/4" = 1'-0" 1



# MATERIAL BOARD



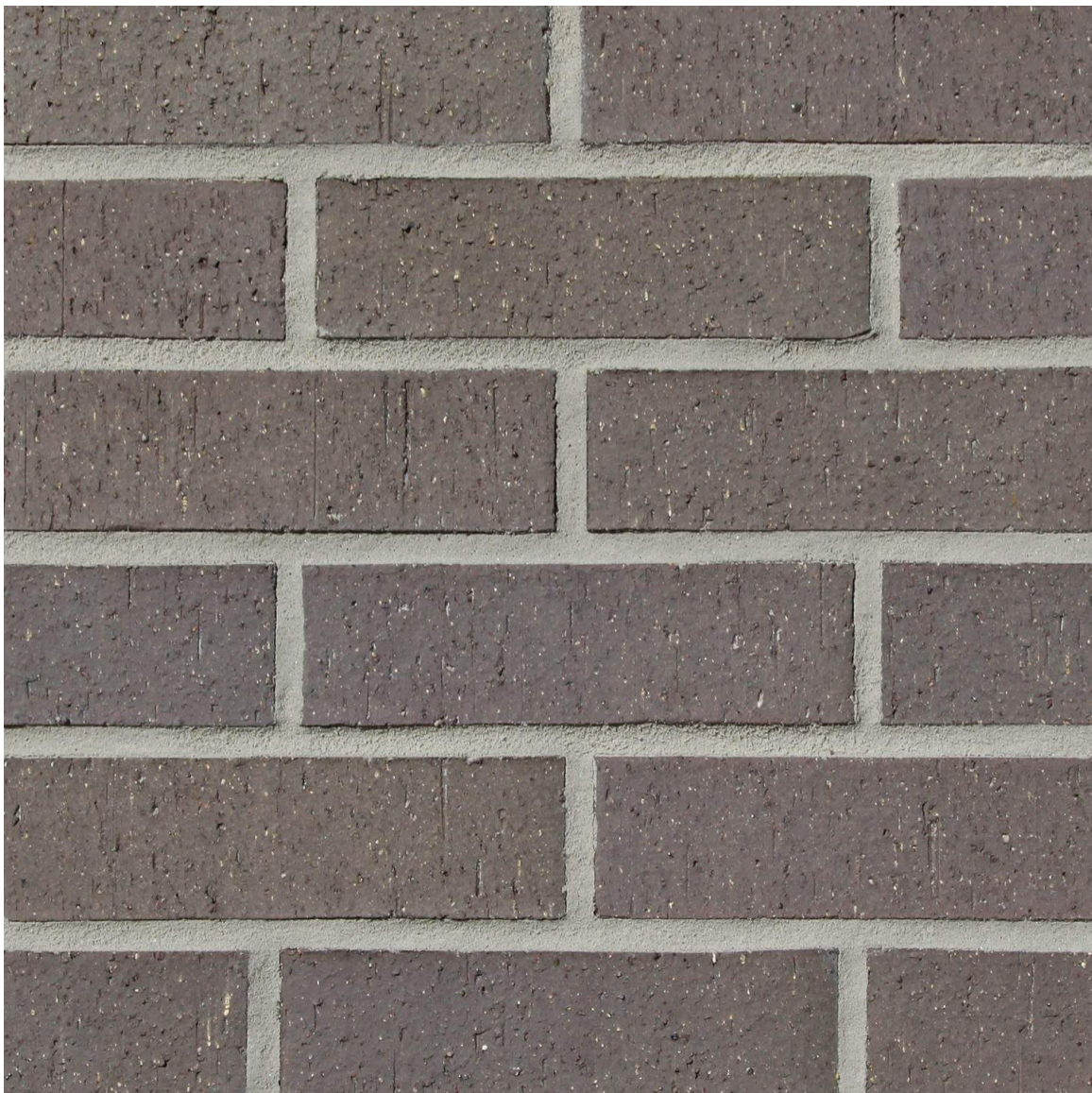
CEMENT PLASTER - 1



CEMENT PLASTER - 2



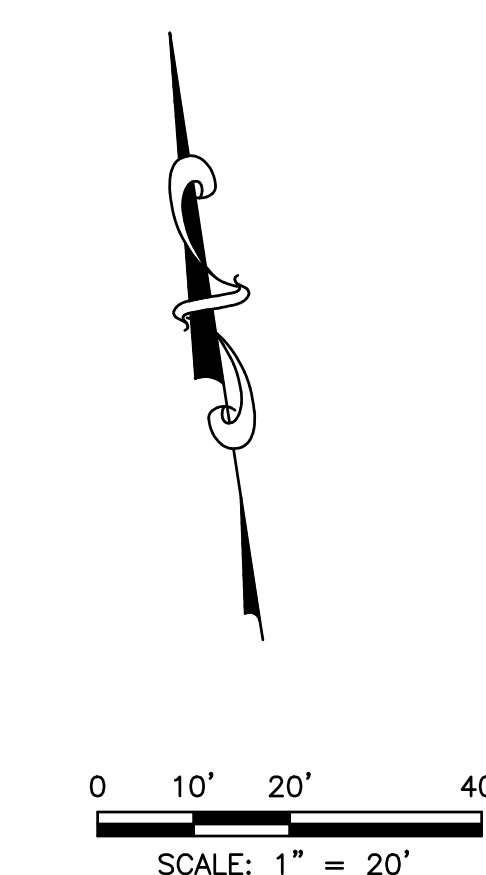
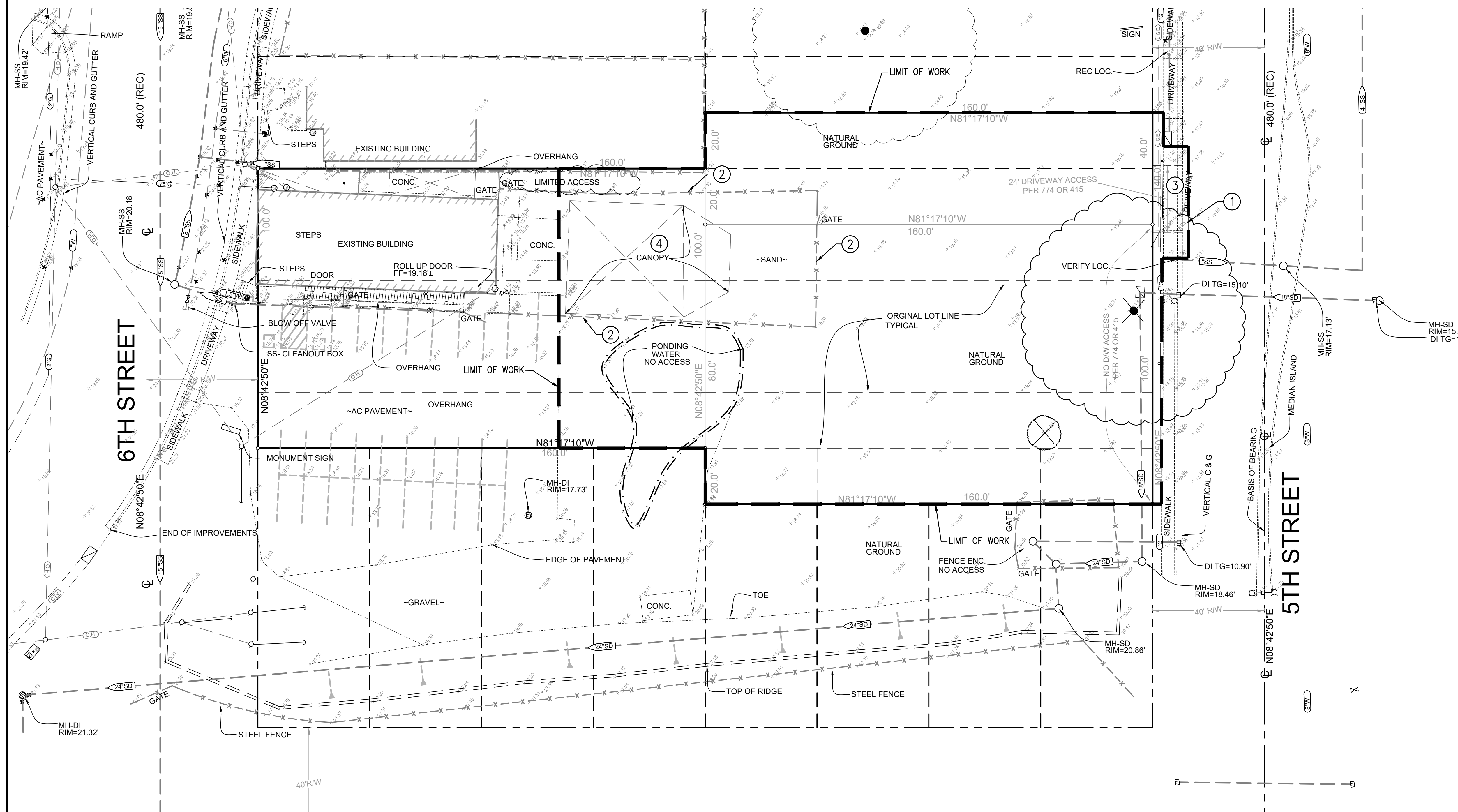
CEMENT PLASTER - 3



THIN BRICK

**DEMOLITION CALLOUTS:**

- ① SAWCUT AND REMOVE EXISTING AC PAVEMENT.
  - ② REMOVE EXISTING FENCE.
  - ③ REMOVE EXISTING DRIVEWAY.
  - ④ REMOVE EXISTING CANOPY.
- ⊗ EXISTING TREE TO BE REMOVED



BENCHMARK ELEV. 18.65'  
 NGVD 29  
 B12-03- FOUND 3 1/2" BRASS DISK SET IN A STANDARD MONUMENT BOX STAMPED: CITY OF WEST SACRAMENTO GEODETIC CONTROL SURVEY STATION B12-03, LOCATED ALONG THE APPROX. C/L OF 'B' STREET 173' EAST OF CL OF 6TH STREET.

**JTS ENGINEERING CONSULTANTS, INC.**  
 1808 J STREET  
 SACRAMENTO CALIFORNIA 95811 (916) 441-6708

DESIGNED:	MAR	SCALE:	1"=20'
DRAWN:	MAR		
CHECKED:	PHYA		
SUBMITTED:	JAVED T. SIDDIQUI	RCE:	25924



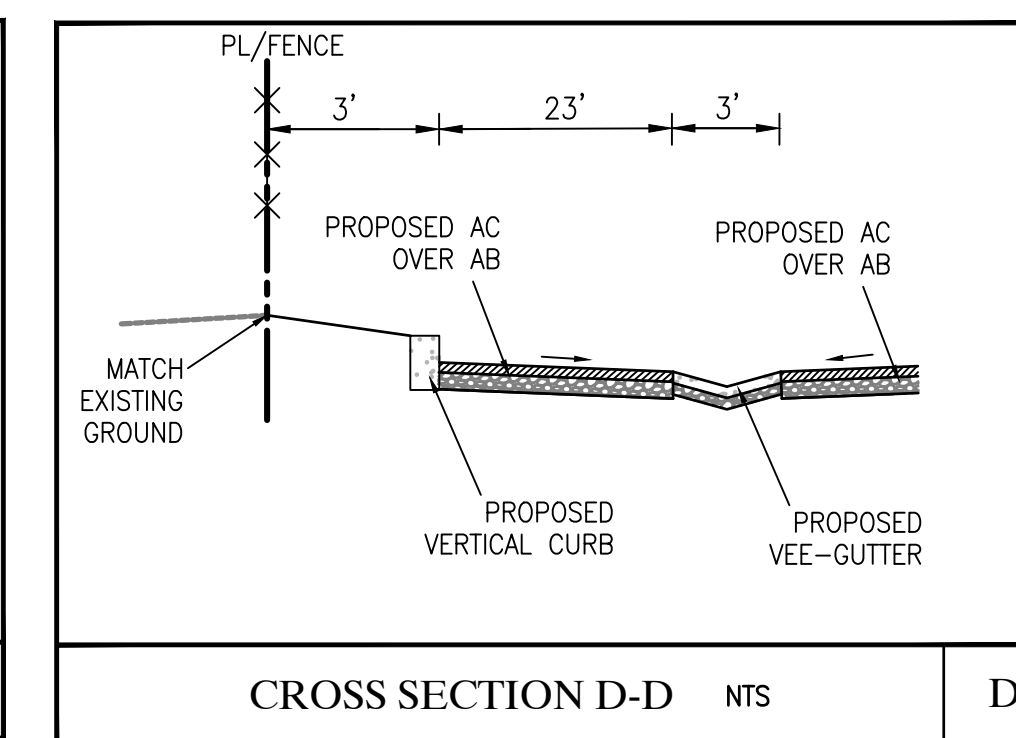
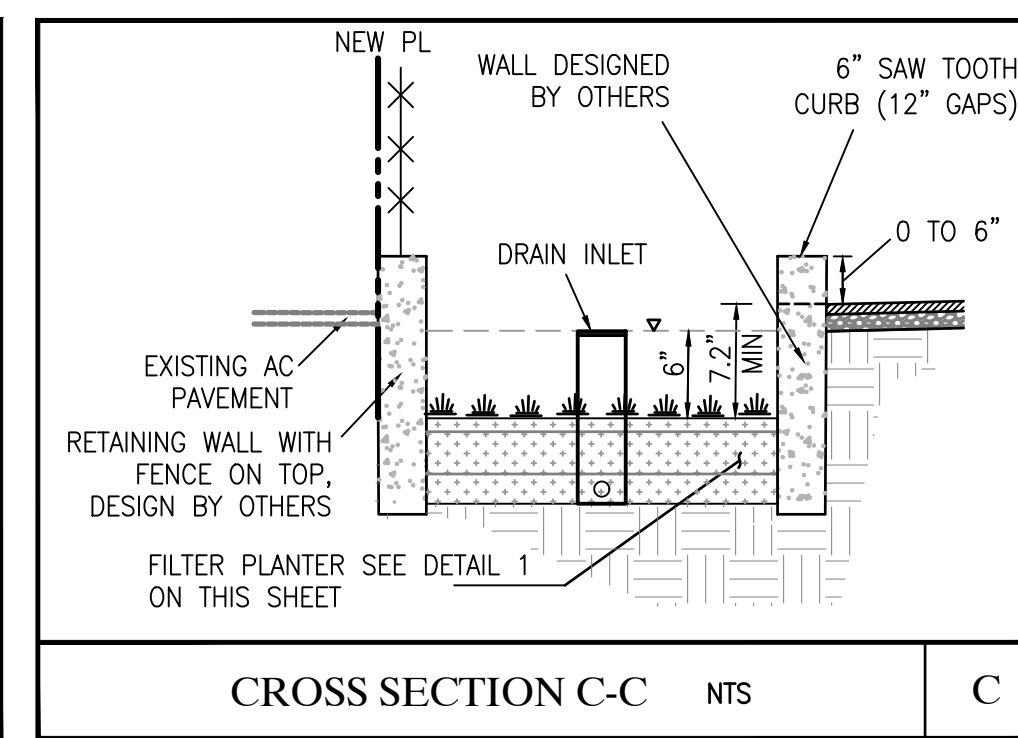
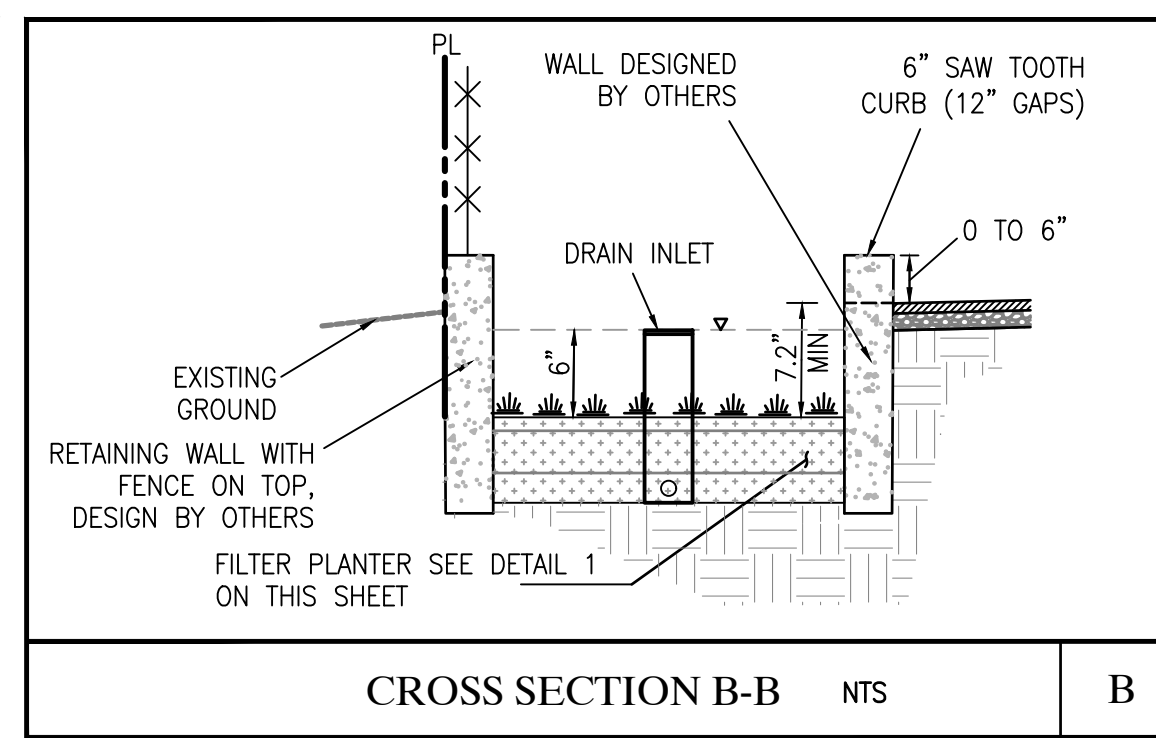
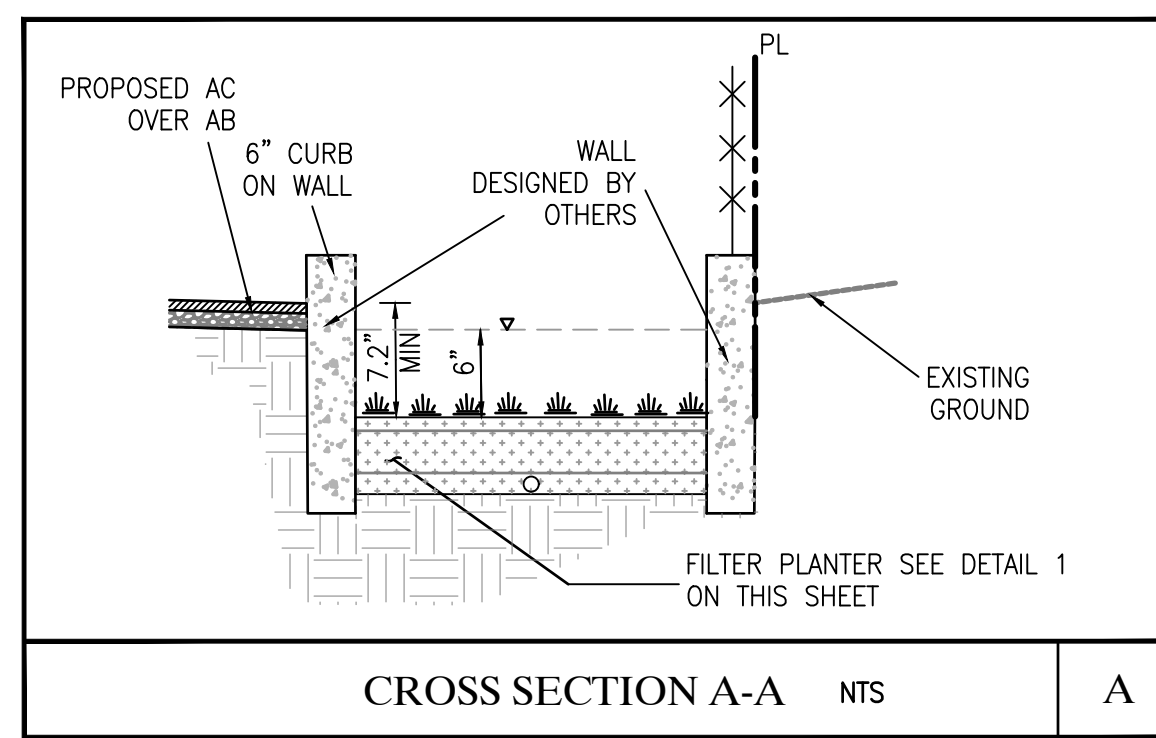
NO.	DESCRIPTION	ENGR INIT	COUNTY APPROVAL BY	DATE

PRELIMINARY DEMOLITION PLAN  
**326 5TH ST APTS**  
 324 - 326 5TH ST, WEST SACRAMENTO

CITY OF WEST SACRAMENTO APN:010-193-008, 009 AND 010

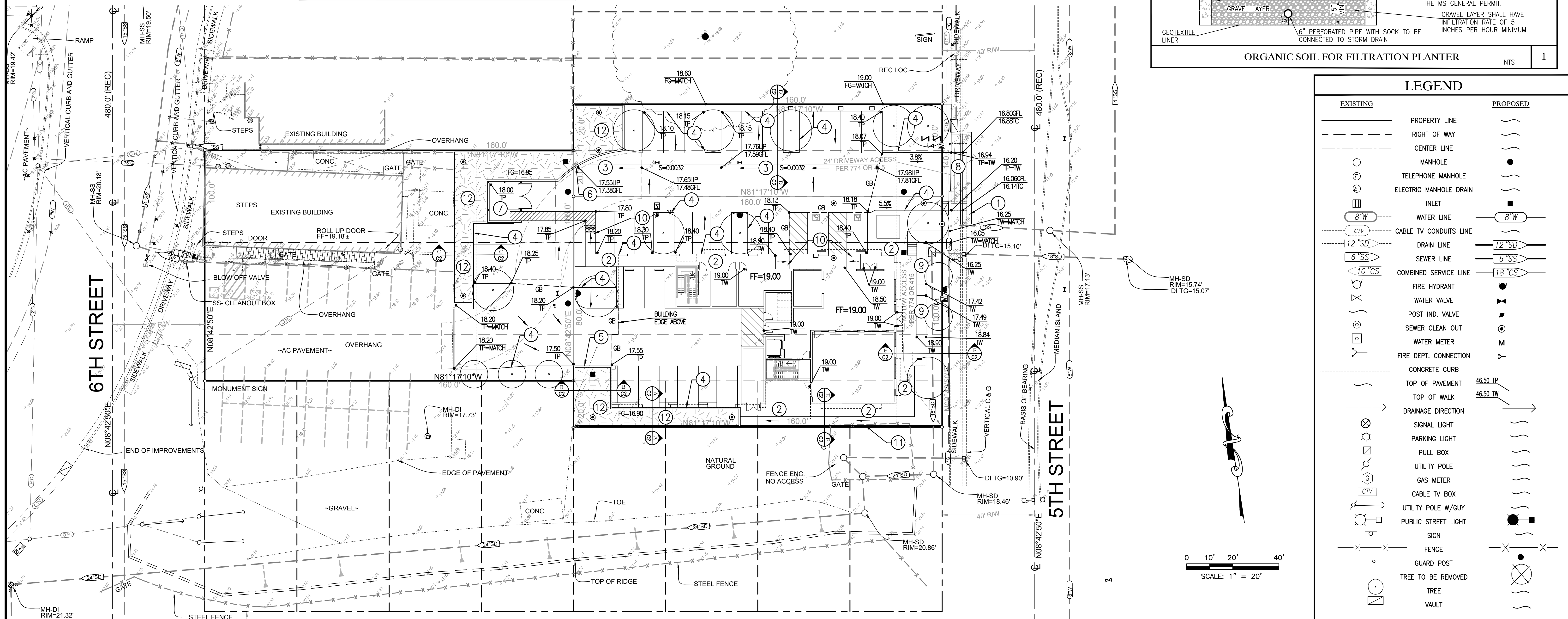
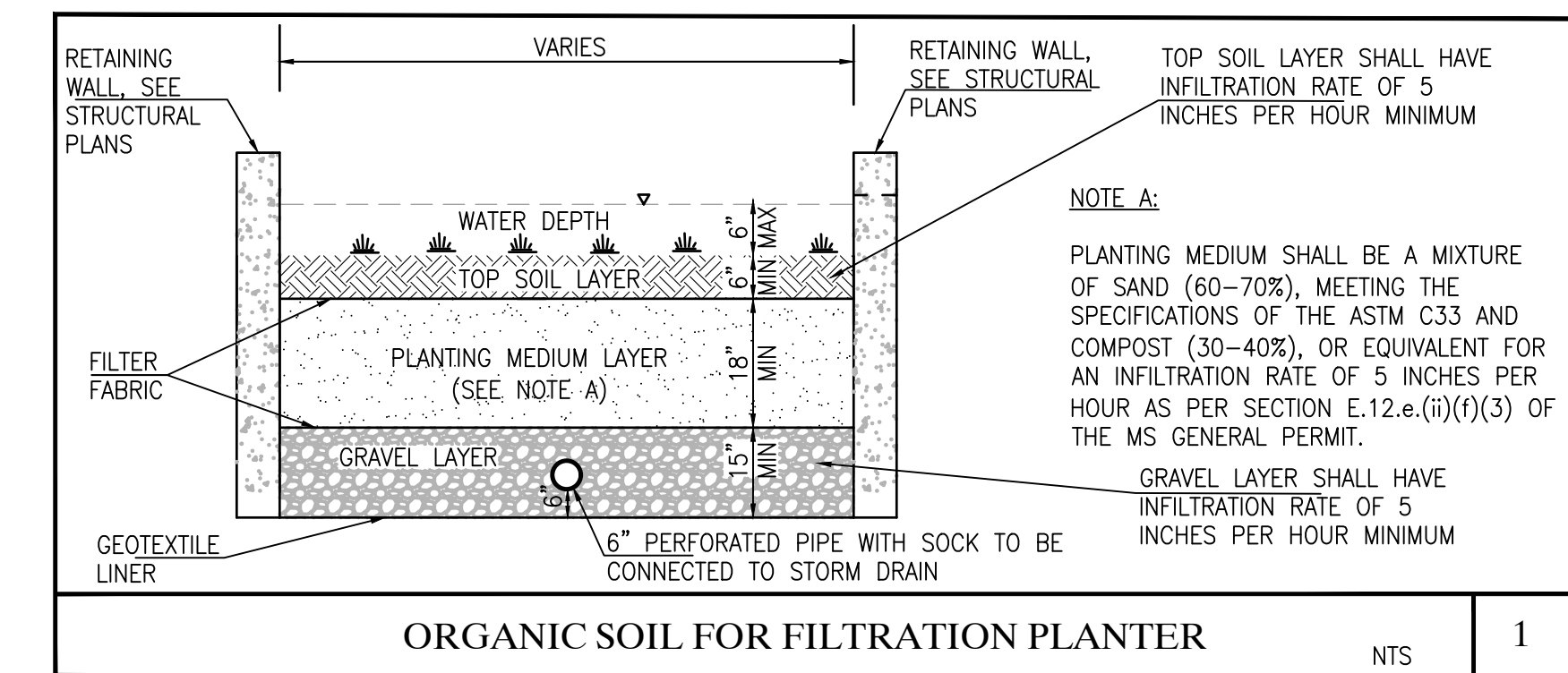
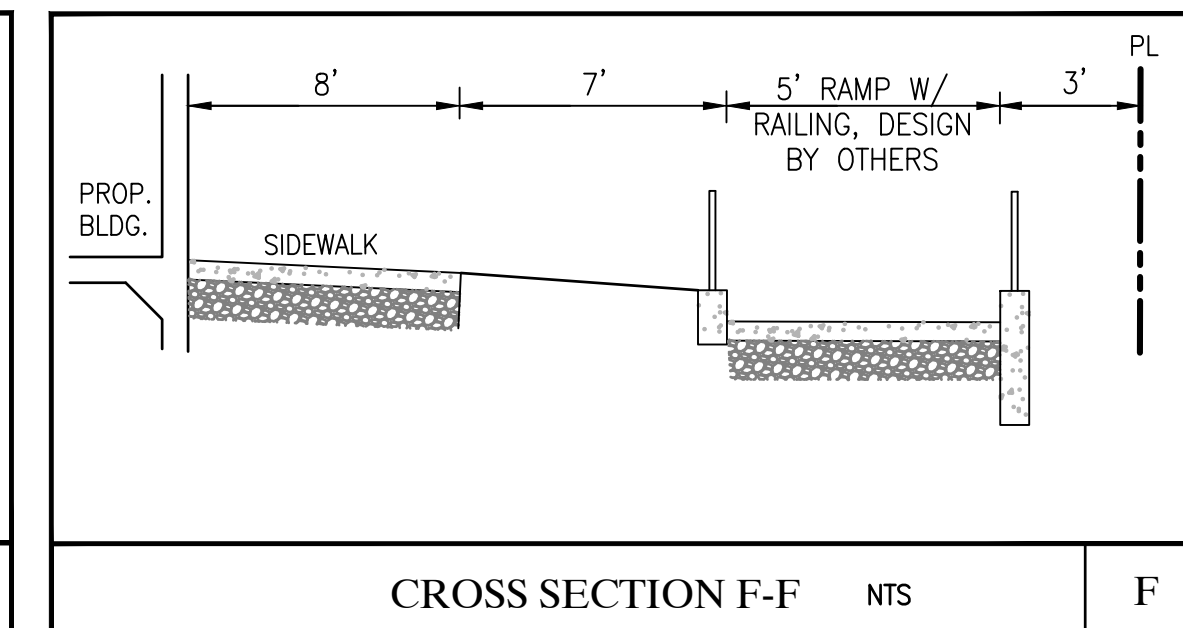
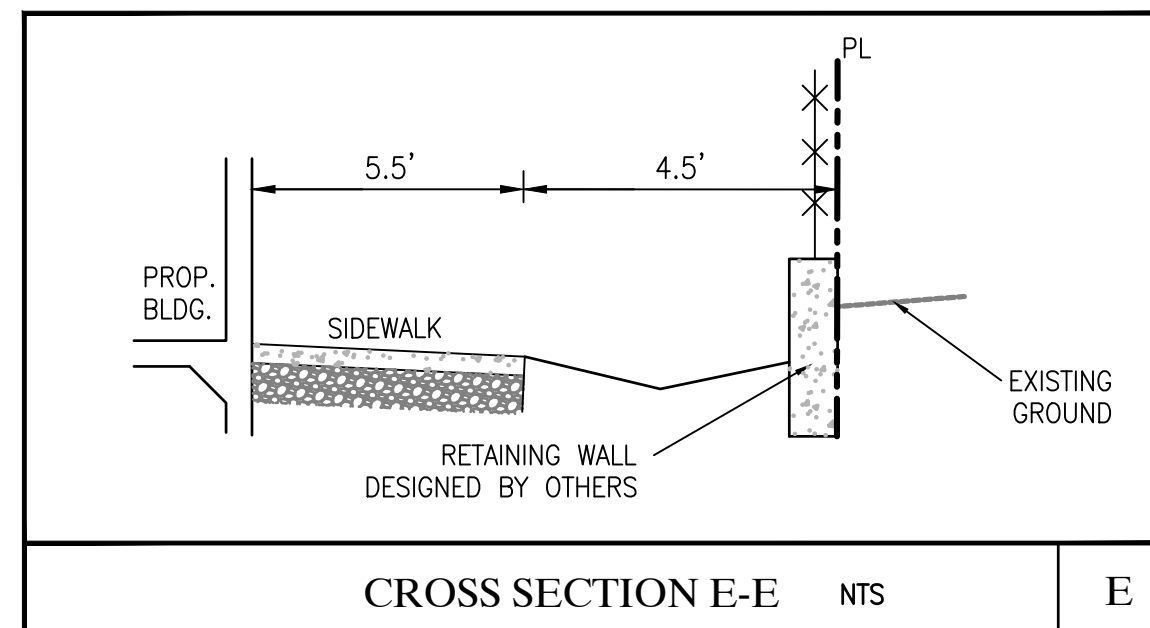
DATE: 01-05-24  
 SHEET C1 OF 4

CALIFORNIA  
 JOB NO: 2022-149



### IMPROVEMENT CALLOUTS:

- 1 PROPOSED AC PAVEMENT OVER AB.
- 2 PROPOSED PCC SIDEWALK.
- 3 V-GUTTER.
- 4 VERTICAL CURB.
- 5 SAW-TOOTH CURB.
- 6 PROVIDE 2' CURB OPENING.
- 7 TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS.
- 8 PLACE 25' DRIVEWAY.
- 9 CURB RAMP WITH RAILINGS
- 10 CURB RAMP
- 11 RETAINING WALL, DESIGN BY OTHERS.
- 12 FILTER PLANTER, SEE DETAIL 1 ON THIS SHEET.



LEGEND	
EXISTING	PROPOSED
---	PROPERTY LINE
- - - - -	RIGHT OF WAY
---	CENTER LINE
○	MANHOLE
○	TELEPHONE MANHOLE
○	ELECTRIC MANHOLE DRAIN
□	INLET
8" W	WATER LINE
CTV	CABLE TV CONDUITS LINE
12" SD	DRAIN LINE
6" SS	SEWER LINE
10" CS	COMBINED SERVICE LINE
⊕	FIRE HYDRANT
⊖	WATER VALVE
⊙	POST IND. VALVE
⊗	SEWER CLEAN OUT
M	WATER METER
Y	FIRE DEPT. CONNECTION
---	CONCRETE CURB
46.50 TP	TOP OF PAVEMENT
46.50 TW	TOP OF WALK
→	DRAINAGE DIRECTION
⊙	SIGNAL LIGHT
⊙	PARKING LIGHT
⊙	PULL BOX
⊙	UTILITY POLE
⊙	GAS METER
CTV	CABLE TV BOX
⊙	UTILITY POLE W/GUY
⊙	PUBLIC STREET LIGHT
⊙	SIGN
⊙	FENCE
⊙	GUARD POST
⊙	TREE TO BE REMOVED
⊙	TREE
⊙	VAULT

BENCHMARK ELEV. 18.65' NGVD 29  
 B12-03- FOUND 3" BRASS DISK SET IN A STANDARD MONUMENT BOX STAMPED: CITY OF WEST SACRAMENTO GEODETIC CONTROL SURVEY STATION B12-03, LOCATED ALONG THE APPROX. C/L OF "B" STREET 173' EAST OF CL OF 6TH STREET.

**JTS ENGINEERING CONSULTANTS, INC.**  
 1808 J STREET  
 SACRAMENTO CALIFORNIA 95811 (916) 441-6708

DESIGNED: MAR  
 DRAWN: MAR  
 CHECKED: PHYA  
 SUBMITTED: JAVED T. SIDDIQUI  
 SCALE: 1"=20'  
 RCE: 25924

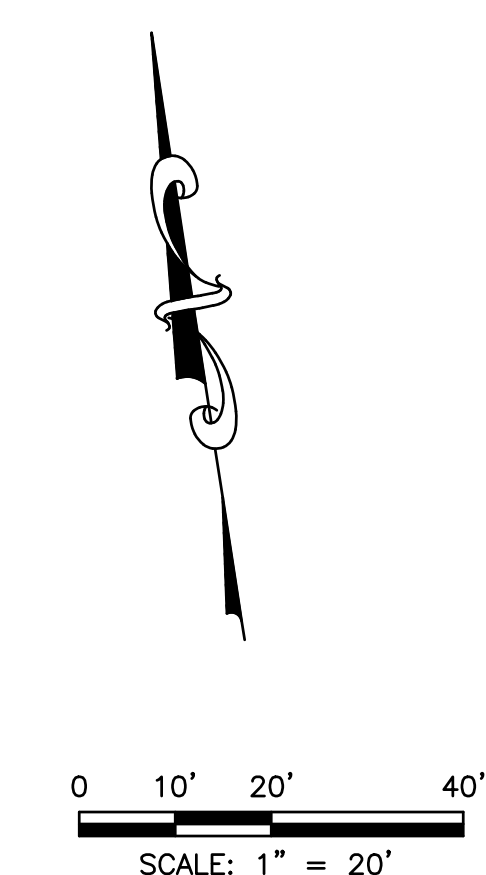
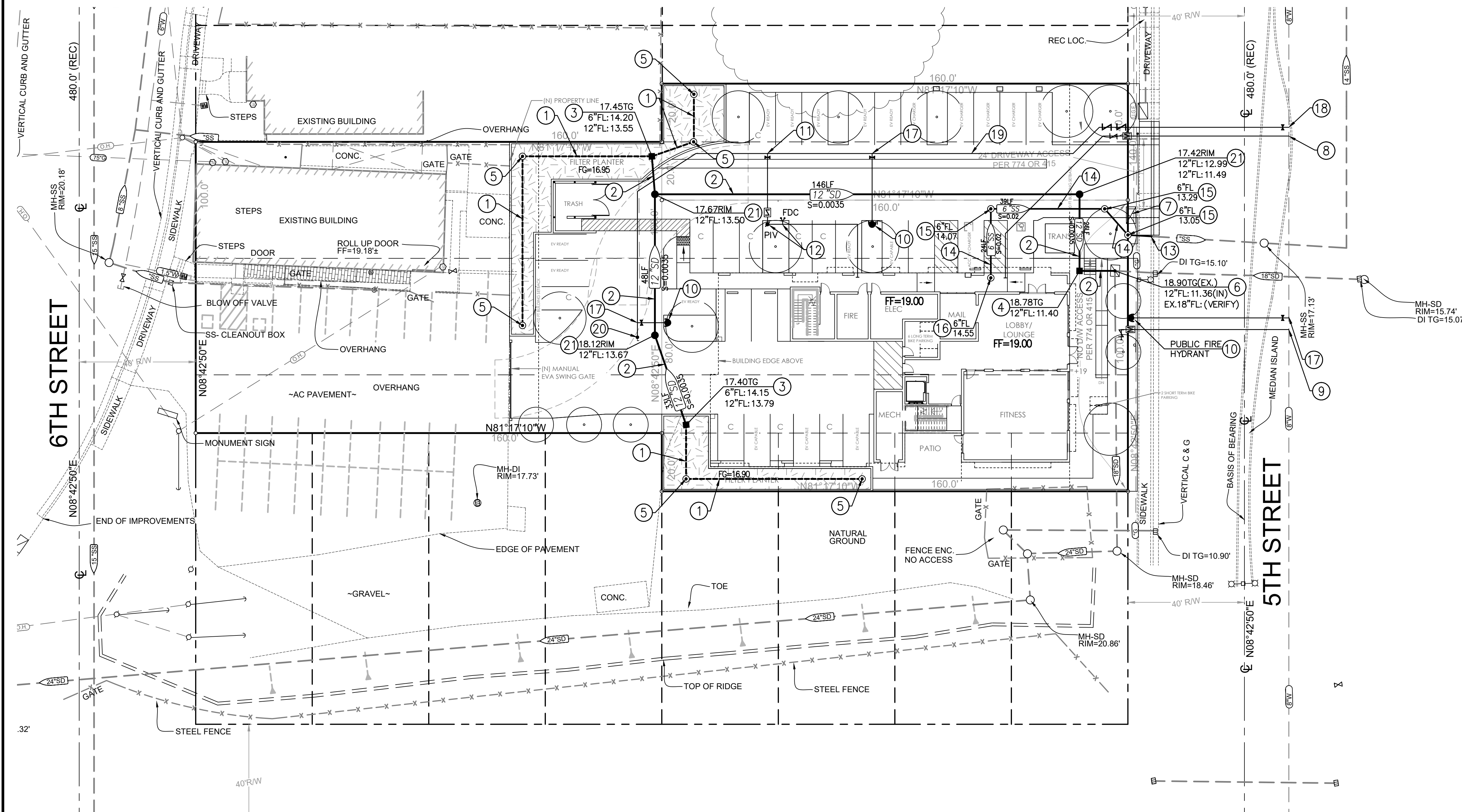


NO.	DESCRIPTION	ENGR INIT	COUNTY APPROVAL BY	DATE

PRELIMINARY GRADING PLAN  
**326 5TH ST APTS**  
 324 - 326 5TH ST, WEST SACRAMENTO  
 CITY OF WEST SACRAMENTO APN:010-193-008, 009 AND 010  
 DATE: 01-05-24  
 SHEET C2 OF 4  
 CALIFORNIA  
 JOB NO: 2022-149

**UTILITY CALLOUTS:**

- ① 6" PERFORATED PIPE.
- ② PROPOSED 12" STORM DRAIN.
- ③ STORM DRAIN INLET.
- ④ STORM DRAIN INLET WITH SOLID TOP.
- ⑤ 6" CLEANOUT 6" ABOVE FINISHED GRADE WITH ATRIUM GRATE.
- ⑥ CONNECT TO EXISTING SD STRUCTURE. VERIFY EXISTING FLOWLINES.
- ⑦ RELOCATE EXISTING UTILITY BOX IN THE DRIVEWAY AND ADJUST TO GRADE.
- ⑧ PROPOSED DOMESTIC WATER SERVICE WITH METER AND RP DEVICE. EXTEND ONSITE.
- ⑨ PROPOSED IRRIGATION WATER SERVICE WITH METER AND RP DEVICE.
- ⑩ PROPOSED FIRE HYDRANT.
- ⑪ PROPOSED FIRE SERVICE WITH SINGLE CHECK VALVE.
- ⑫ PROPOSED PIV AND FDC.
- ⑬ CONNECT TO EXISTING SEWER STUB.
- ⑭ PROPOSED 6"SS PIPE.
- ⑮ PROPOSED CLEANOUT TO GRADE.
- ⑯ PROPOSED TWO-WAY CLEANOUT TO GRADE.
- ⑰ PROPOSED FIRE HYDRANT SERVICE.
- ⑱ PROPOSED FIRE MAIN WITH DOUBLE CHECK VALVE ASSEMBLY.
- ⑲ PROPOSED FIRE MAIN (DEAD END).
- ⑳ PROPOSED BLOW-OFF VALVE.
- ㉑ PROPOSED SD MANHOLE.



BENCHMARK ELEV. 18.65'  
 NGVD 29  
 B12-03- FOUND 3" BRASS DISK SET IN A STANDARD MONUMENT BOX STAMPED: CITY OF WEST SACRAMENTO GEODETIC CONTROL SURVEY STATION B12-03, LOCATED ALONG THE APPROX. C/L OF 'B' STREET 173' EAST OF CL OF 6TH STREET.

**JTS ENGINEERING CONSULTANTS, INC.**  
 1808 J STREET  
 SACRAMENTO CALIFORNIA 95811 (916) 441-6708

DESIGNED:	MAR	SCALE:	1"=20'
DRAWN:	MAR		
CHECKED:	PHYA		
SUBMITTED:	JAVED T. SIDDIQUI	RCE:	25924

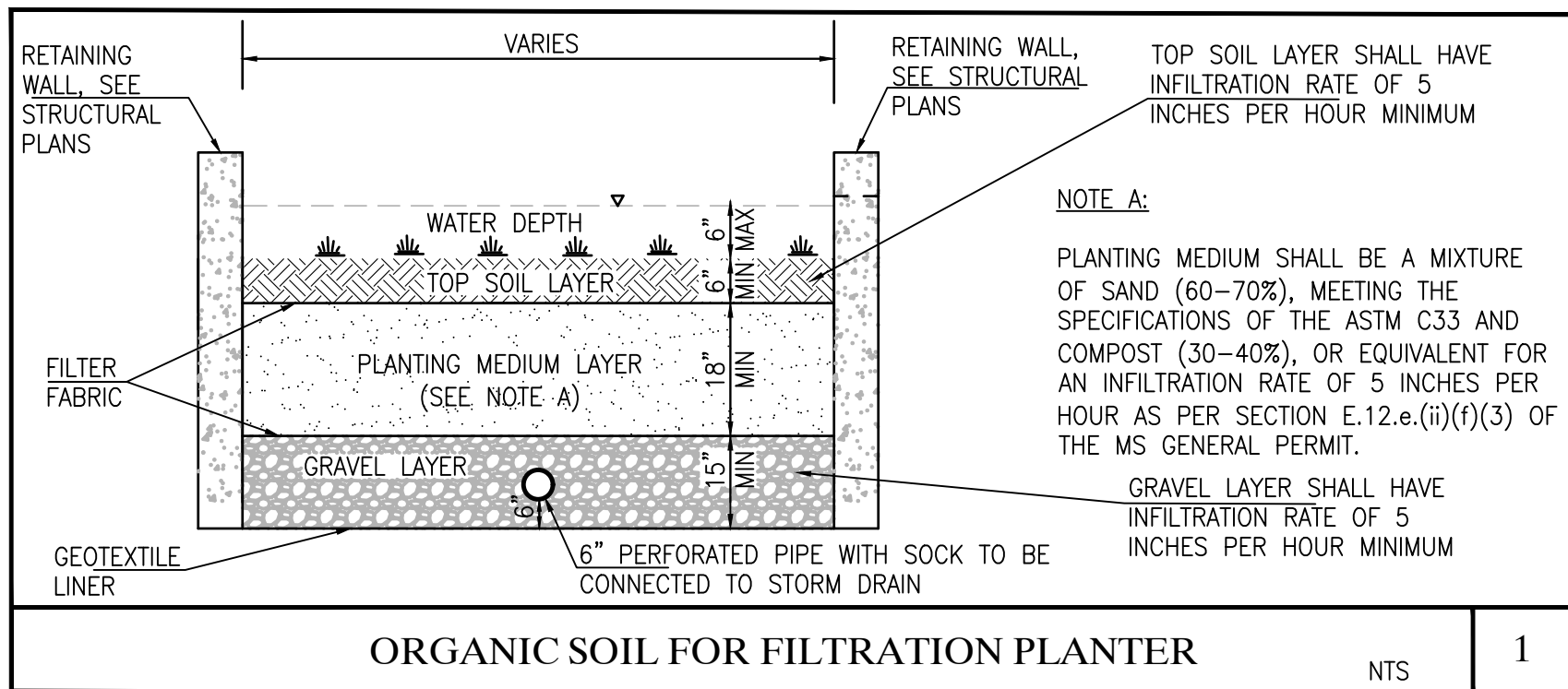


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PRELIMINARY UTILITY PLAN  
**326 5TH ST APTS**  
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 CITY OF WEST SACRAMENTO APN:010-193-008, 009 AND 010  
 DATE: 01-05-24  
 SHEET C3 OF 4

# LEGEND

 PROPOSED FILTER PLANTER

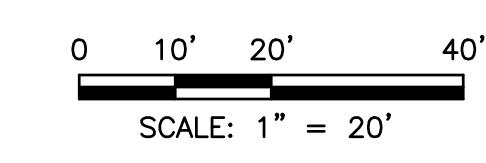
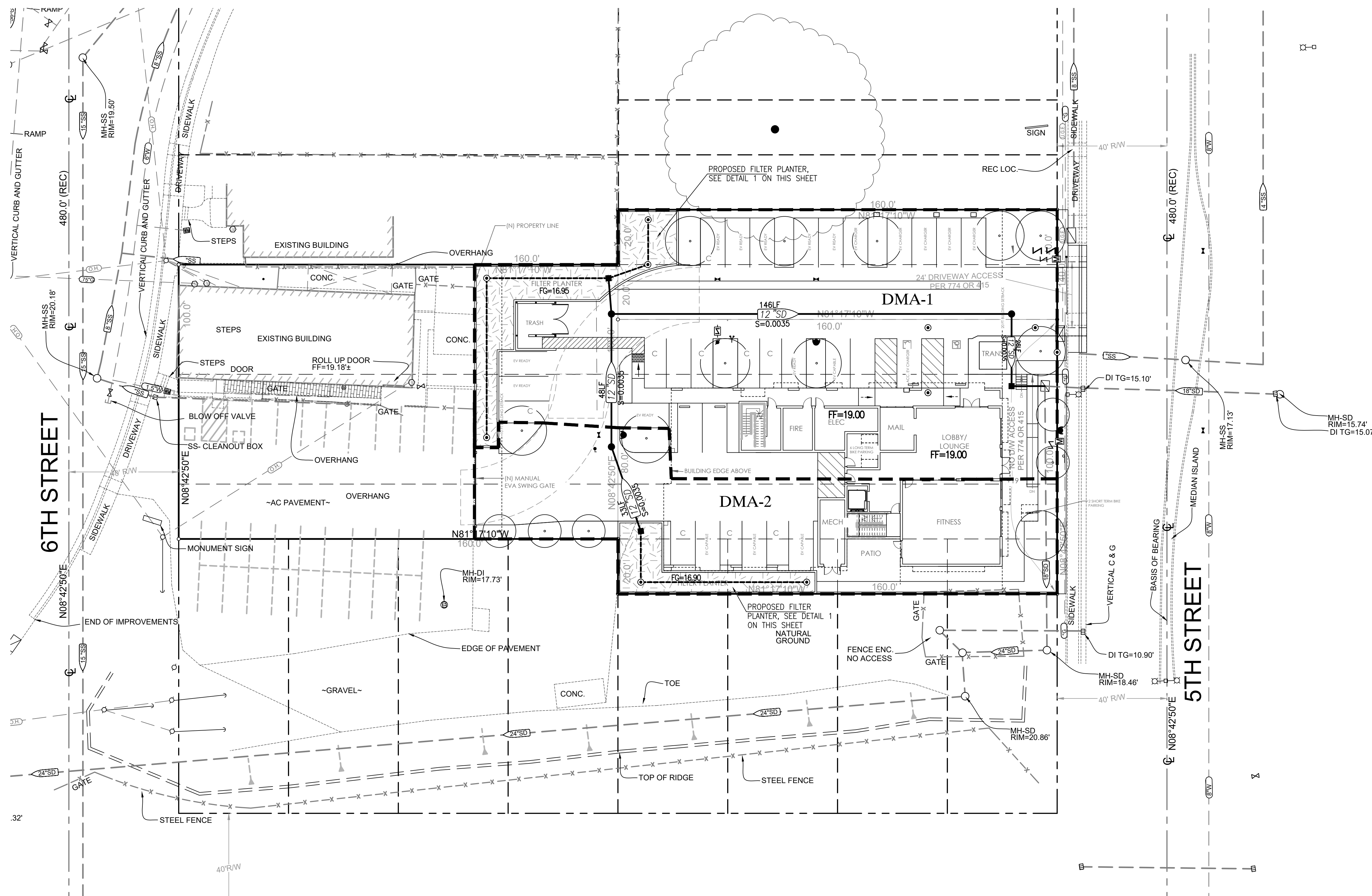


## DMA-1

TOTAL AREA	=	18,468 SF
REQUIRED VOLUME FOR SITE CONTROL MEASURE PER VOLUMETRIC BMP SIZING SPREADSHEET	=	782 CF
FILTER PLANTER PROPOSED	=	1,531 SF
DEPTH OF WATER	=	0.5 FT
DEPTH OF FILTER MEDIA	=	3.25 FT
VOLUME ABOVE FILTER MEDIA	=	1,531 x 0.5 = 765 CF
VOLUME WITHIN FILTER MEDIA WILL PROVIDE THE REMAINDER 17 CF OF REQUIRED VOLUME		

## DMA-2

TOTAL AREA	=	9,166 SF
REQUIRED VOLUME FOR SITE CONTROL MEASURE PER VOLUMETRIC BMP SIZING SPREADSHEET	=	395 CF
FILTER PLANTER PROPOSED	=	786 SF
DEPTH OF WATER	=	0.5 FT
DEPTH OF FILTER MEDIA	=	3.25 FT
VOLUME ABOVE FILTER MEDIA	=	786 x 0.5 = 393 CF
VOLUME WITHIN FILTER MEDIA WILL PROVIDE THE REMAINDER 2 CF OF REQUIRED VOLUME		



BENCHMARK ELEV. 18.65'  
 NGVD 29

B12-03- FOUND 3" BRASS DISK SET IN A STANDARD MONUMENT BOX STAMPED: CITY OF WEST SACRAMENTO GEODETIC CONTROL SURVEY STATION B12-03, LOCATED ALONG THE APPROX. C/L OF 'B' STREET 173' EAST OF CL OF 6TH STREET.

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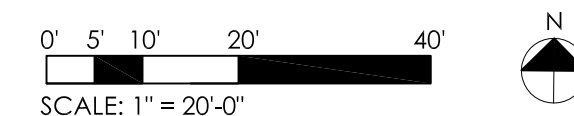
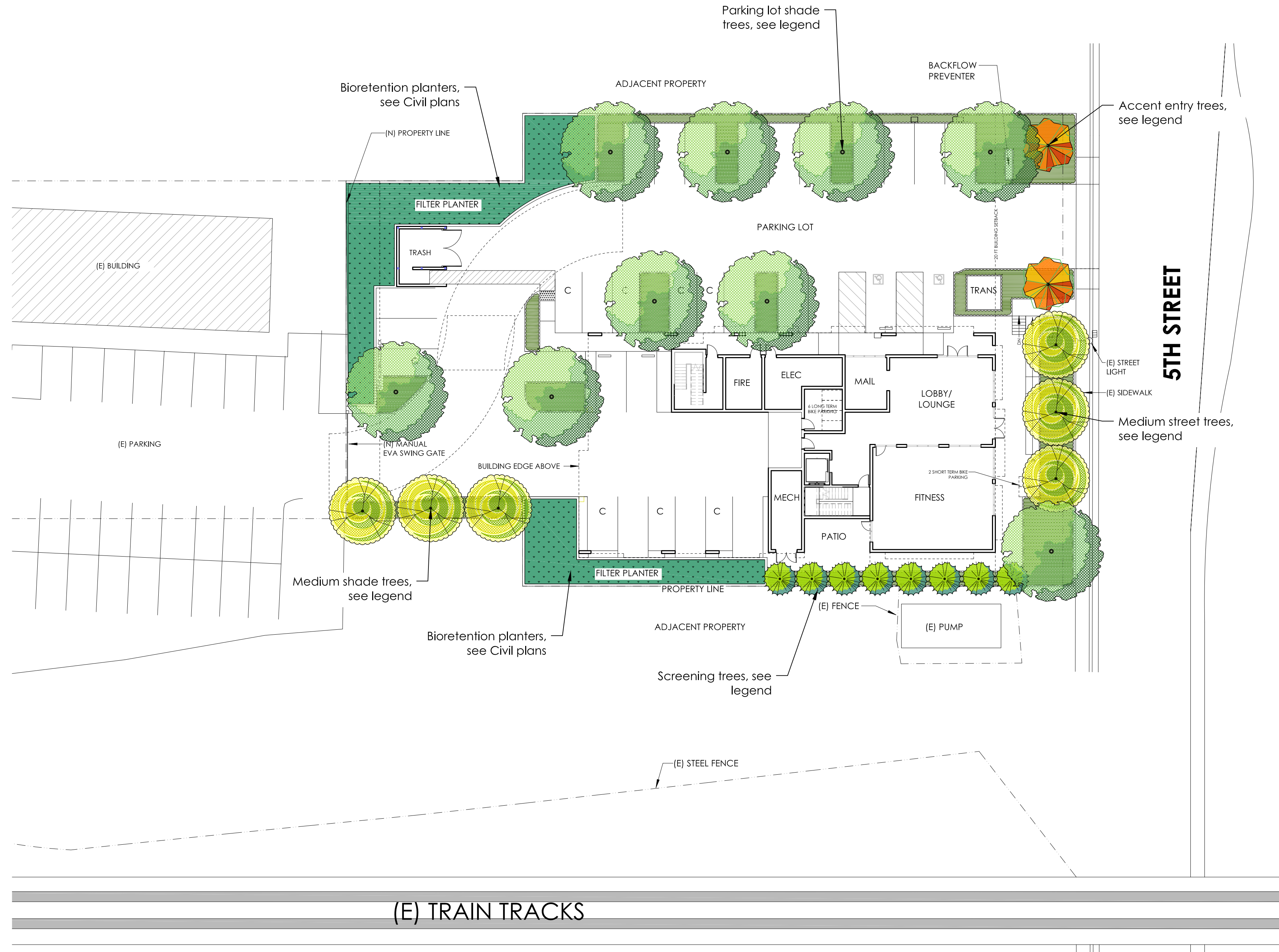


NO.	DESCRIPTION	ENGR INIT	COUNTY APPROVAL BY	DATE

PRELIMINARY STORMWATER TREATMENT PLAN  
**326 5TH ST APTS**  
 324 - 326 5TH ST, WEST SACRAMENTO

CITY OF WEST SACRAMENTO APN:010-193-008, 009 AND 010

DATE: 01-05-24  
 SHEET  
**C4**  
 OF 4



**PROJECT LANDSCAPE**

TOTAL PROPOSED LANDSCAPE AREA: 6,258 SF

**WATER CONSERVATION STATEMENT**

The proposed design shall be in compliance with the criteria of the Model Water Efficient Landscape Ordinance, and such criteria shall be applied for the efficient use of water in the irrigation design plan.

**CANDIDATE PLANT LIST**

Botanical Name	Common Name	Water Use
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**Accent & Screening Trees**

Chitalpa tashkentensis 'Pink Dawn'	Pink Dawn Chitalpa Tree	Low
Cercis Canadensis 'Oklahoma'	Eastern Redbud	Low
Podocarpus elongatus 'Monmal'	Iccee Blue Podocarpus	Med

**Parking Lot & Street Trees**

Acer rubrum 'October Glory'	Red Maple	Med
Ginkgo biloba 'Princeton Sentry'	Ginkgo Tree	Med
Pistachia chinensis	Chinese Pistache Tree	Low
Olea europaea 'Swan Hill'	Fruitless Olive	Low
Ulmus parvifolia 'True Green'	Lacebark Elm Tree	Med
Quercus virginiana	Southern Live Oak	Low

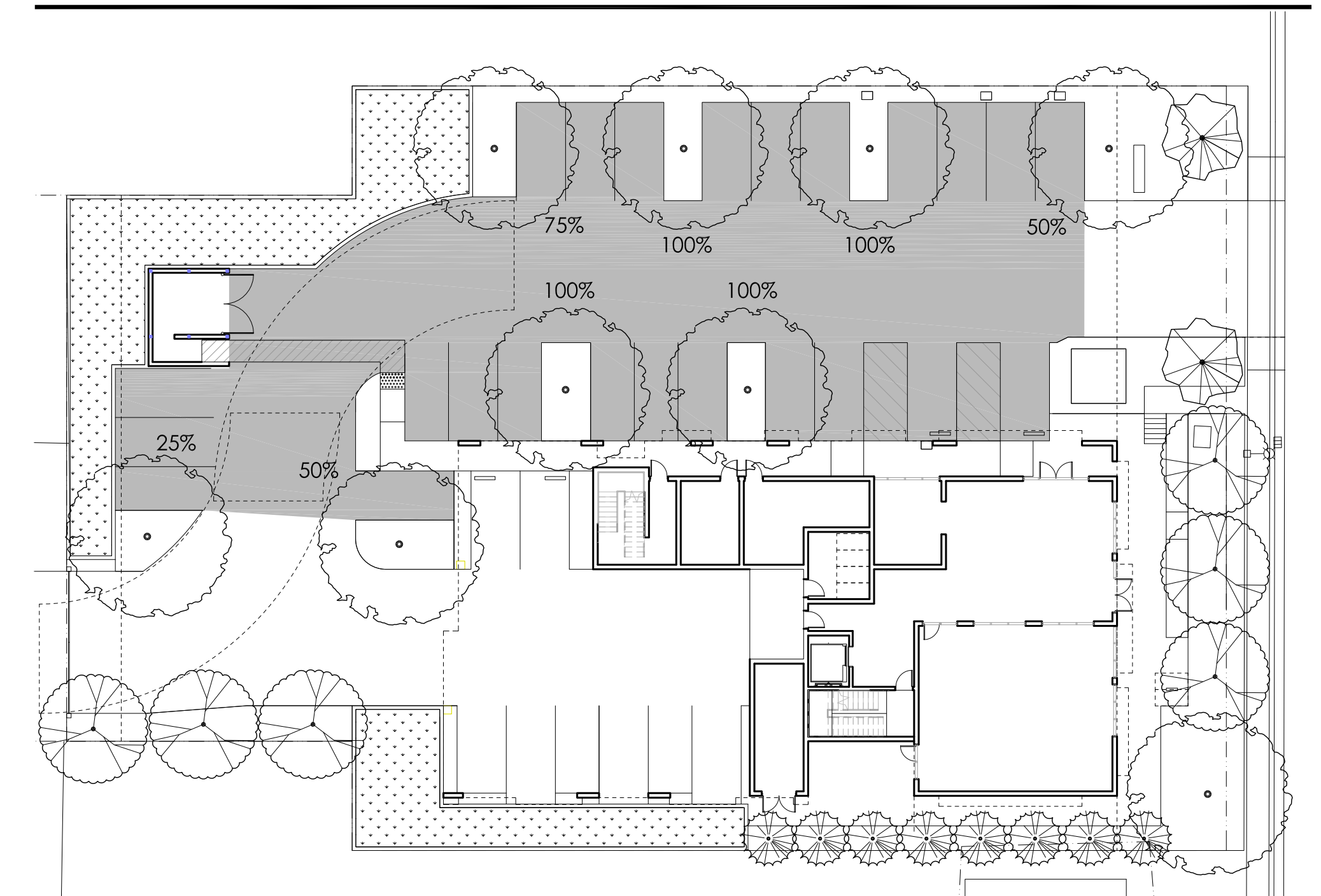
**Shrubs/Perennials/Grasses**

Agave 'Blue Flame'	Blue Flame Agave	Low
Anigozanthos spp.	Kangaroo Paw	Low
Calamagrostis a. 'Karl Forester'	Feather Reed Grass	Low
Calandrinia spectabilis 'Shining Pink'	Rock Purslane	Low
Callistemon v. 'Little John'	Dwarf Bottle Brush	Low
Cistus 'Mickie'	Dwarf Rockrose	Low
Hesperaloe parvifolia 'Brake Lights'	Brake Lights Red Yucca	Low
Lomandra 'Lime Tuff'	Lime Tuff Matt Rush	Med
Nandina domestica 'Lemon Lime'	Heavenly Bamboo	Low
Pennisetum a. 'Hameln'	Fountain Grass	Low
Perovskia a. 'Blue Jean Baby'	Russian Sage	Low
Salvia greggii 'Furman's Red'	Autumn Sage	Low

**Bioretention Plants**

Chondropetalum tecorum	Cape Rush	Med
Carex barbarae	Santa Barbara Sedge	Med
Iris douglasiana	Douglas Iris	Med
Dianella revoluta 'Cool Vista'	Cool Vista Flax Lily	Med
Juncus patens	Spreading Rush	Med
Sisyrinchium bellum	Blue-eyed grass	Med

**PARKING LOT SHADING**



**PARKING LOT SHADE CALCULATION**

Size	Credit	Sq. Ft.	Shade Credit
35' Dia.	100%	962	(4) (962) = 3,848
	75%	722	(1) (722) = 722
	50%	481	(2) (481) = 962
	25%	240	(1) (240) = 240
			Total: = 5,772

Total sq. ft. of shaded area in calculation: 5,772  
 Total sq. ft. of paved parking in calculation: 8,712  
 Percentage of shade provided: 66%