

# 218 4TH STREET

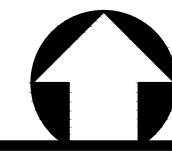
218 4TH STREET, WEST SACRAMENTO, CALIFORNIA 95605



## VICINITY MAP



## CONTEXTUAL MAP



## 218 4TH STREET ELEVATION VIEW

CODE COMPLIANCE PER 2016 CBC					ALLOWABLE BUILDING AREA					
	CALGREEN COMPLIANCE LEVEL	CONSTRUCTION TYPE	OCCUPANCY GROUP	SPRINKLER SYSTEM	ONE FLOOR (CBC TABLE 506.2 & CBC SEC. 406.3)	FRONTAGE INCREASE (CBC 506.3)	MAX. AREA PER FLOOR (CBC 506.4.1)	MAX. ALLOWABLE BUILDING HT. (CBC 504.3 & CBC SEC. 406.3)	MAX. ALLOWABLE NO. STORIES (CBC 504.4 & CBC SEC 406.3)	TOTAL MAX. BUILDING AREA
RESIDENTIAL	MANDATORY	VB	R-2	NFPA 13R*	21,000	NOT TAKEN	21,000	60	3	63,000
	MANDATORY	VB	U	NFPA 13R*	16,500	NOT TAKEN	16,500	60	2	33,000

\*AS APPROVED BY CITY OF WEST SACRAMENTO

## BUILDING CODE SUMMARY

## CODE NARRATIVE - CONSTRUCTION TYPE & FIRE RATINGS

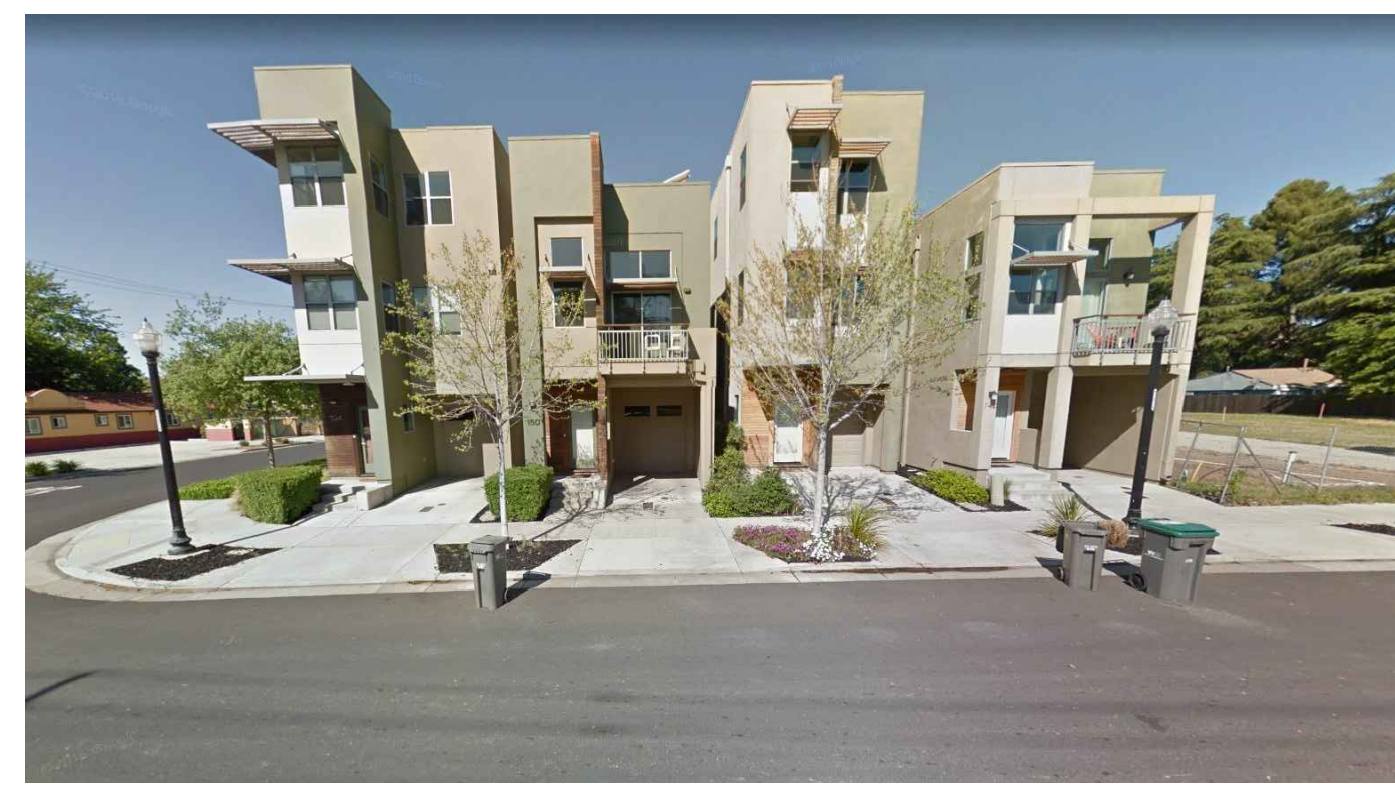
- BUILDING TYPE VB (NON-RATED) CONSTRUCTION.  
 1. EXTERIOR WALLS: NON-FIRE RATED  
 2. EXTERIOR OPENINGS: NON-FIRE RATED  
 3. ROOF / CEILING ASSEMBLY: NON-FIRE RATED WITH PARAPET  
 4. FLOOR / CEILING ASSEMBLIES INSIDE DWELLING UNITS: NON-FIRE FIRE RATED. STC IS NOT REQUIRED  
 6. PARTY WALLS: ONE-HOUR FIRE RATED, EXTEND TO TOP OF PARAPET 30" ABOVE ROOF. MIN. 50 STC

BUILDING SUMMARY										4/4/2019
	UNIT TYPE	GARAGE	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL LIVING	BALCONY	ROOF DECK	TOTAL	
<b>BUILDING 1</b>										
UNIT 1	B.1	399	74	710	668	1,452	240	621	2,091	
UNIT 1 - STUDIO	B.1-ACCESSIBLE STUDIO	NA	417	NA	NA	417	NA	NA	417	
UNIT 2	A	396	241	629	660	1,530	62	590	2,578	
UNIT 3	A	404	241	629	660	1,530	62	590	1,996	
UNIT 4	A	404	241	629	660	1,530	62	590	1,996	
UNIT 5	A	404	241	629	660	1,530	62	590	1,996	
UNIT 6	A	404	241	629	660	1,530	62	590	1,996	
UNIT 7	C	359	282	629	662	1,573	62	590	1,994	
	<b>8 UNITS</b>	<b>2,770</b>	<b>1,978</b>	<b>4,484</b>	<b>4,630</b>	<b>11,092</b>	<b>612</b>	<b>4,161</b>	<b>15,064</b>	
<b>BUILDING 2</b>										
UNIT 8	B.1	399	74	710	668	1,452	240	621	2,091	
UNIT 8 - STUDIO	B-STUDIO	NA	417	NA	NA	417	NA	NA	417	
UNIT 9	A.1	404	241	629	660	1,530	62	590	1,996	
UNIT 10	A	404	241	629	660	1,530	62	590	1,996	
UNIT 11	A.1	404	241	629	660	1,530	62	590	1,996	
UNIT 12	A.1-ACCESSIBLE	404	241	629	660	1,530	62	590	1,996	
UNIT 13	A.1	404	241	629	660	1,530	62	590	1,996	
UNIT 14	C.1	363	282	629	662	1,573	62	590	1,998	
	<b>8 UNITS</b>	<b>2,782</b>	<b>1,978</b>	<b>4,484</b>	<b>4,630</b>	<b>11,092</b>	<b>612</b>	<b>4,161</b>	<b>14,486</b>	
<b>BUILDING 3</b>										
UNIT 15	B.1	399	74	710	668	1,452	246	621	2,097	
UNIT 15 - STUDIO	B-STUDIO	NA	417	NA	NA	417	NA	NA	417	
UNIT 16	A	404	241	629	660	1,530	62	590	1,996	
UNIT 17	A.1	404	241	629	660	1,530	62	590	1,996	
UNIT 18	A	404	241	629	660	1,530	62	590	1,996	
UNIT 19	A.1-ACCESSIBLE	404	241	629	660	1,530	62	590	1,996	
UNIT 20	A	404	241	629	660	1,530	62	590	1,996	
UNIT 21	C.1	363	282	629	662	1,573	62	590	1,998	
	<b>8 UNITS</b>	<b>2,782</b>	<b>1,978</b>	<b>4,484</b>	<b>4,630</b>	<b>11,092</b>	<b>618</b>	<b>4,161</b>	<b>14,482</b>	
<b>BUILDING 4</b>										
UNIT 22	D	263	288	611	573	1,472	NA	NA	1,735	
UNIT 23	D	263	288	611	573	1,472	NA	NA	1,735	
	<b>2 UNITS</b>	<b>526</b>	<b>576</b>	<b>1,222</b>	<b>1,146</b>	<b>2,944</b>			<b>3,470</b>	
<b>BUILDING 5</b>										
UNIT 24	D	263	288	611	573	1,472	NA	NA	1,735	
UNIT 25	D	263	288	611	573	1,472	NA	NA	1,735	
	<b>2 UNITS</b>	<b>526</b>	<b>576</b>	<b>1,222</b>	<b>1,146</b>	<b>2,944</b>			<b>3,470</b>	

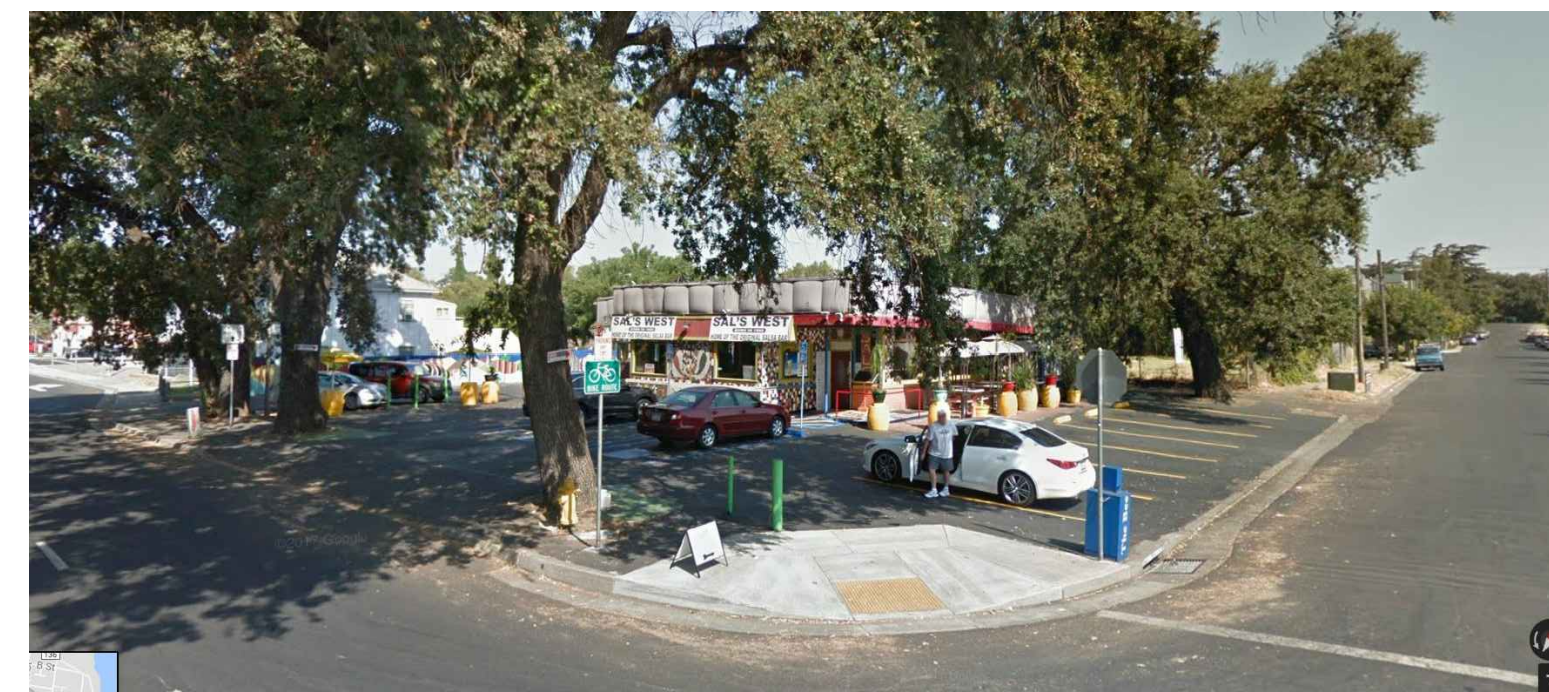
## BUILDING SUMMARY



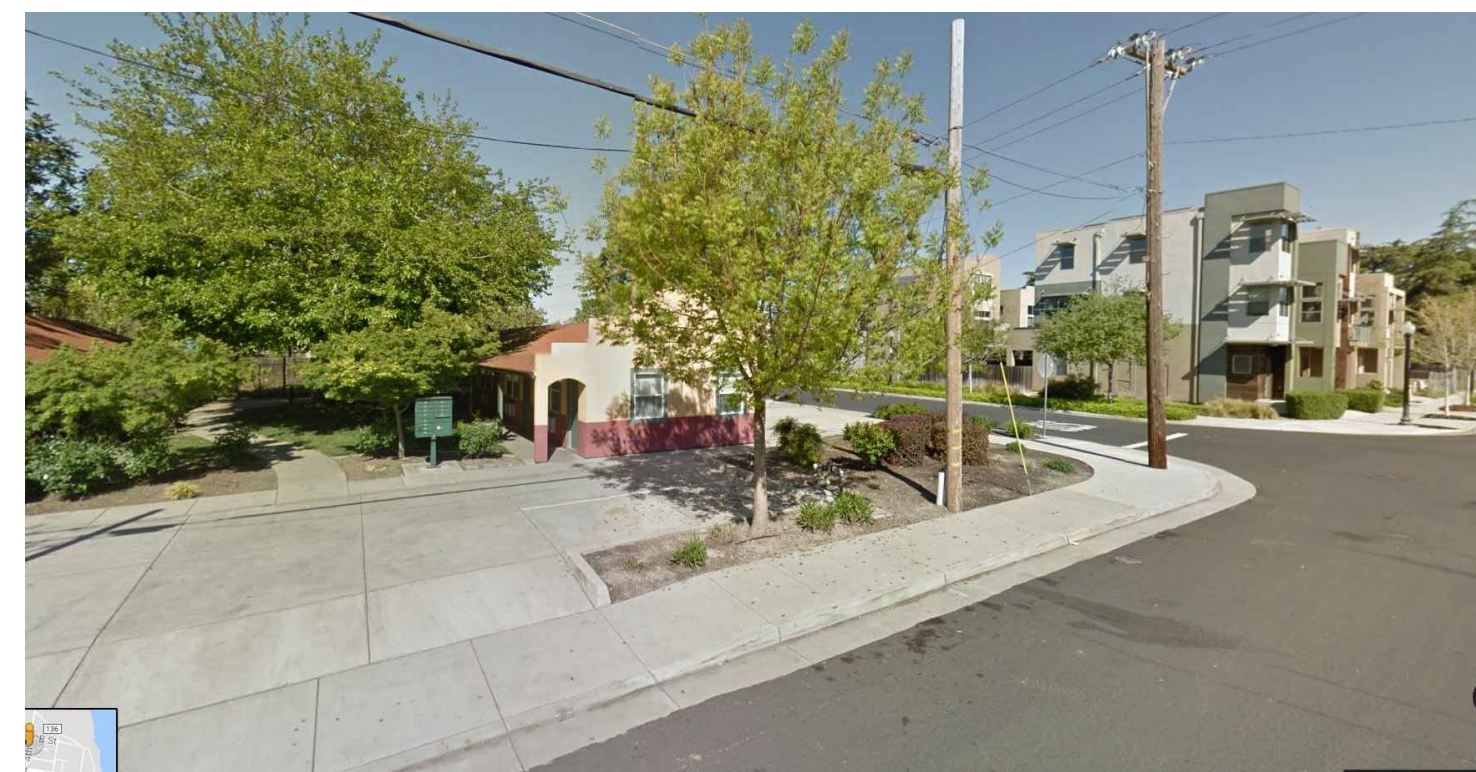
3



4



1



2

## CONTEXTUAL PHOTOS

## PROJECT SUMMARY

DESCRIPTION	28 CONDOMINIUMS
ADDRESS	218 4TH STREET WEST SACRAMENTO, CA 95605 CITY OF WEST SACRAMENTO
COUNTY	YOLO COUNTY
JURISDICTION	CITY OF WEST SACRAMENTO
ASSESSORS PARCEL NUMBER	010-495-010, 010-495-011, 010-495-012 AND 010-495-013
SPRINKLER	NFPA 13R
CONSTRUCTION TYPE	V-B
OCCUPANCY GROUP	R2 / U
ZONING	R3
PARKING PROVIDED	1 SPACES PER UNIT

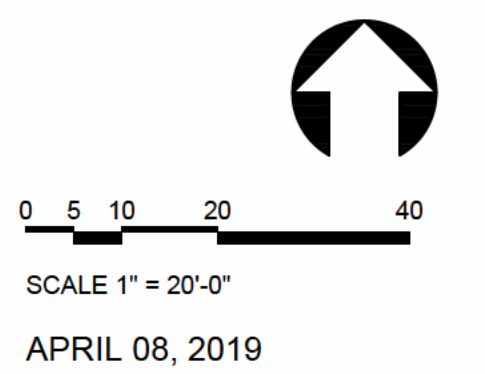
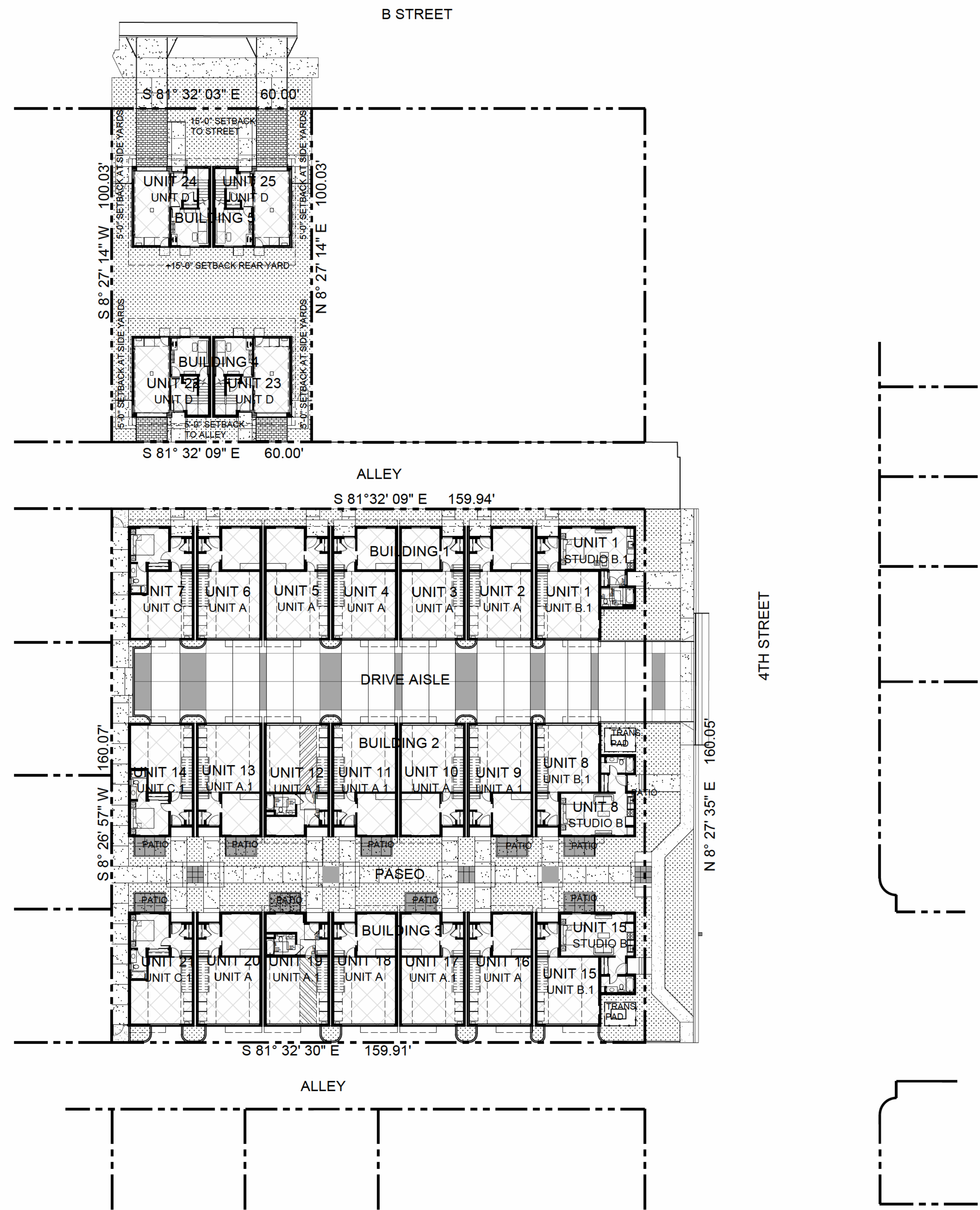
## PROJECT DIRECTORY

DEVELOPER	218 4TH STREET WEST SAC, LLC ATTENTION: DONNIE HANLY 11211 GOLD COUNTRY BLVD., SUITE #103 GOLD RIVER, CA 95670 PHONE: (916) 606-7252 EMAIL: dhanly@nextgenerationcapital.us
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LANDSCAPE	TOM SMITH ASSOCIATES ATTENTION: TOM SMITH 6921 ROSEVILLE RD. SACRAMENTO, CA 95842 PHONE: (916) 349-7376 EMAIL: tsassocia@yahoo.com
CIVIL	CARTWRIGHT ENGINEERING ATTENTION: SUSAN DAHL 4180 DOUGLAS BLVD., SUITE 200 GRANITE BAY, CA 95746 PHONE: (916) 378-4001 EMAIL: susand@cartwrightengineers.com

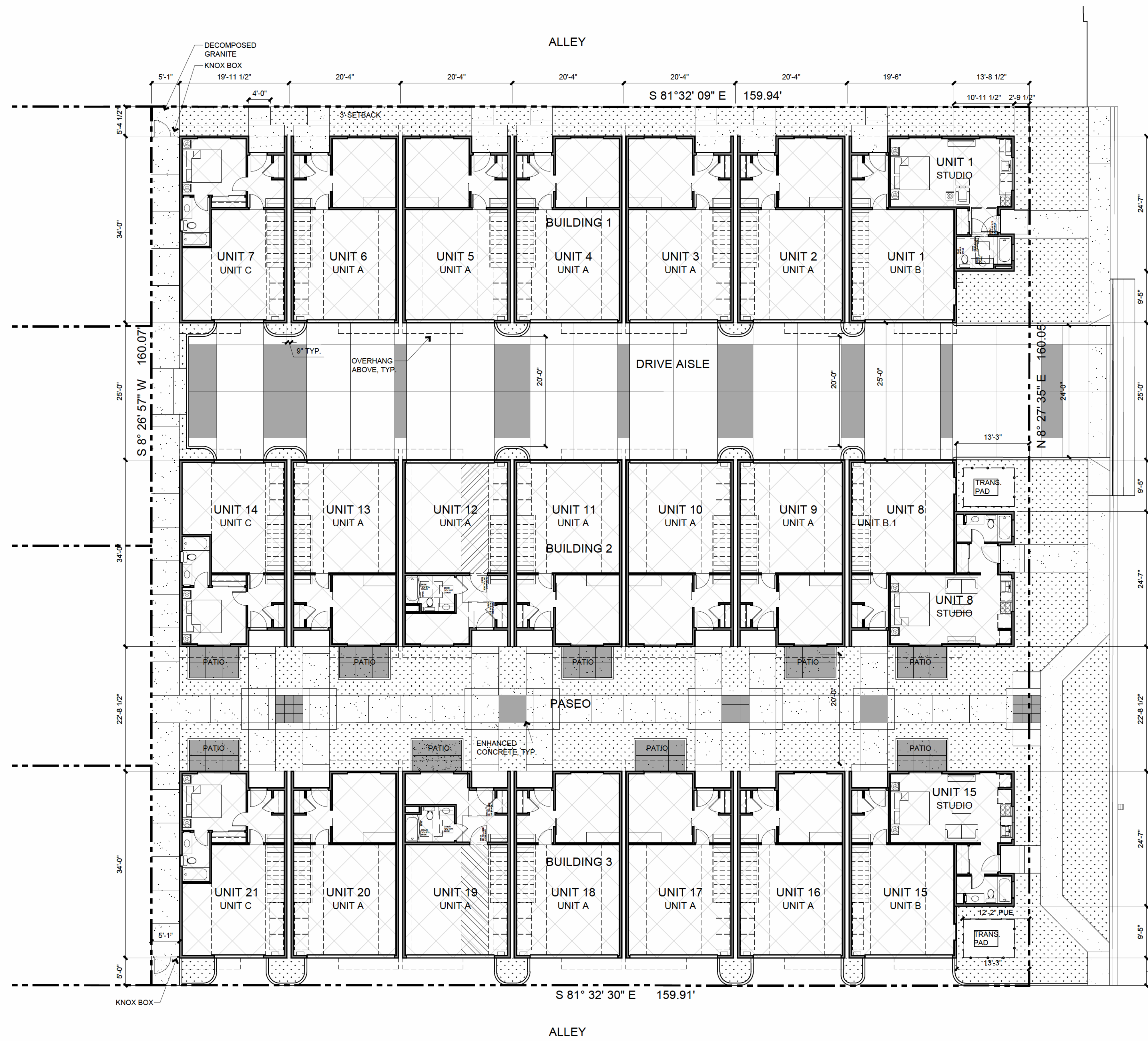
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A3.1	COLOR ELEVATION, NOT INCLUDED, SEPARATE SHEETS FOR PLANNING DIVISION USE
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A3.3	BUILDING 1 ELEVATIONS
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A3.8	BUILDING 4 & 5 ELEVATIONS
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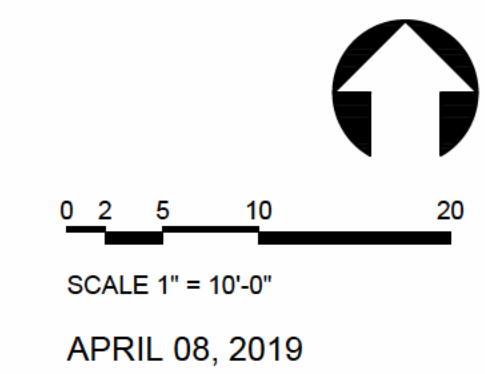
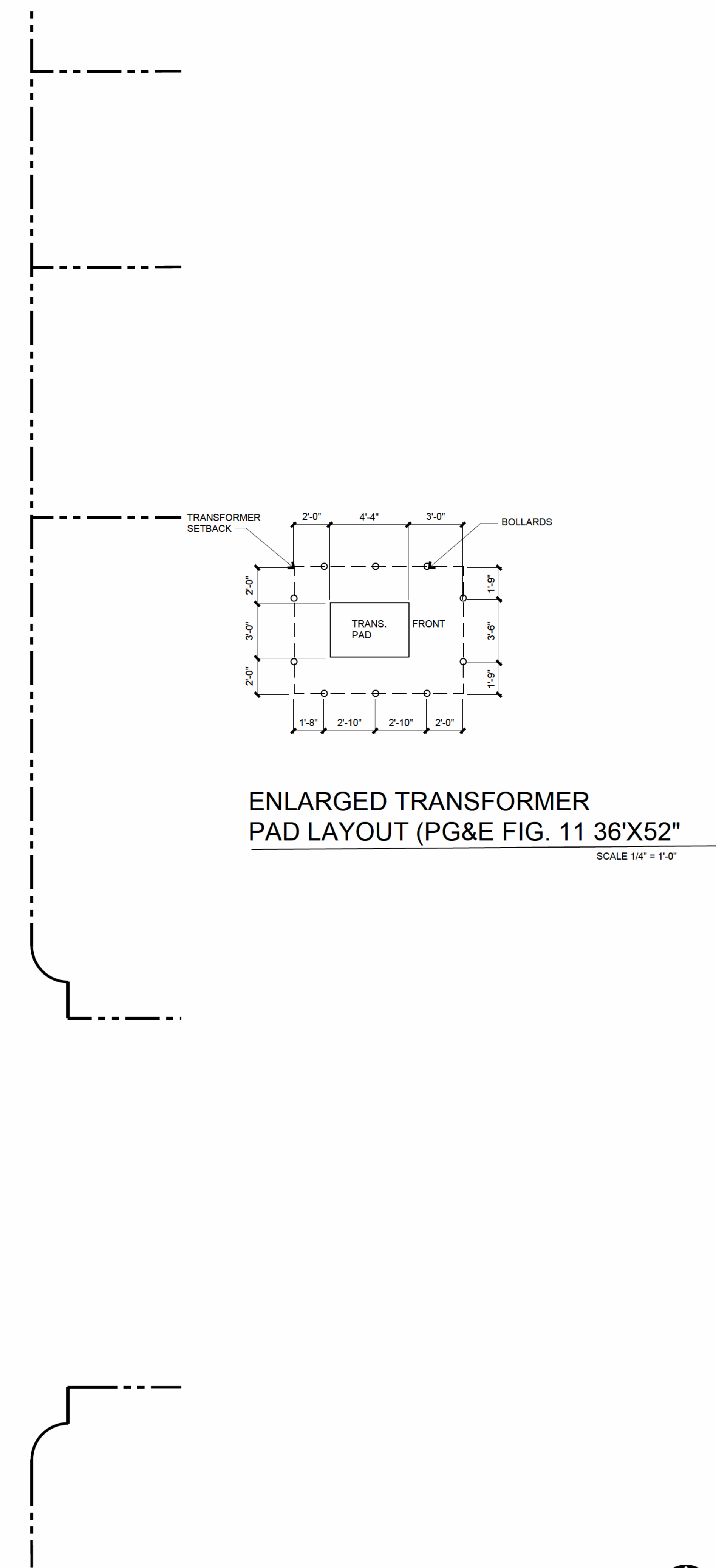




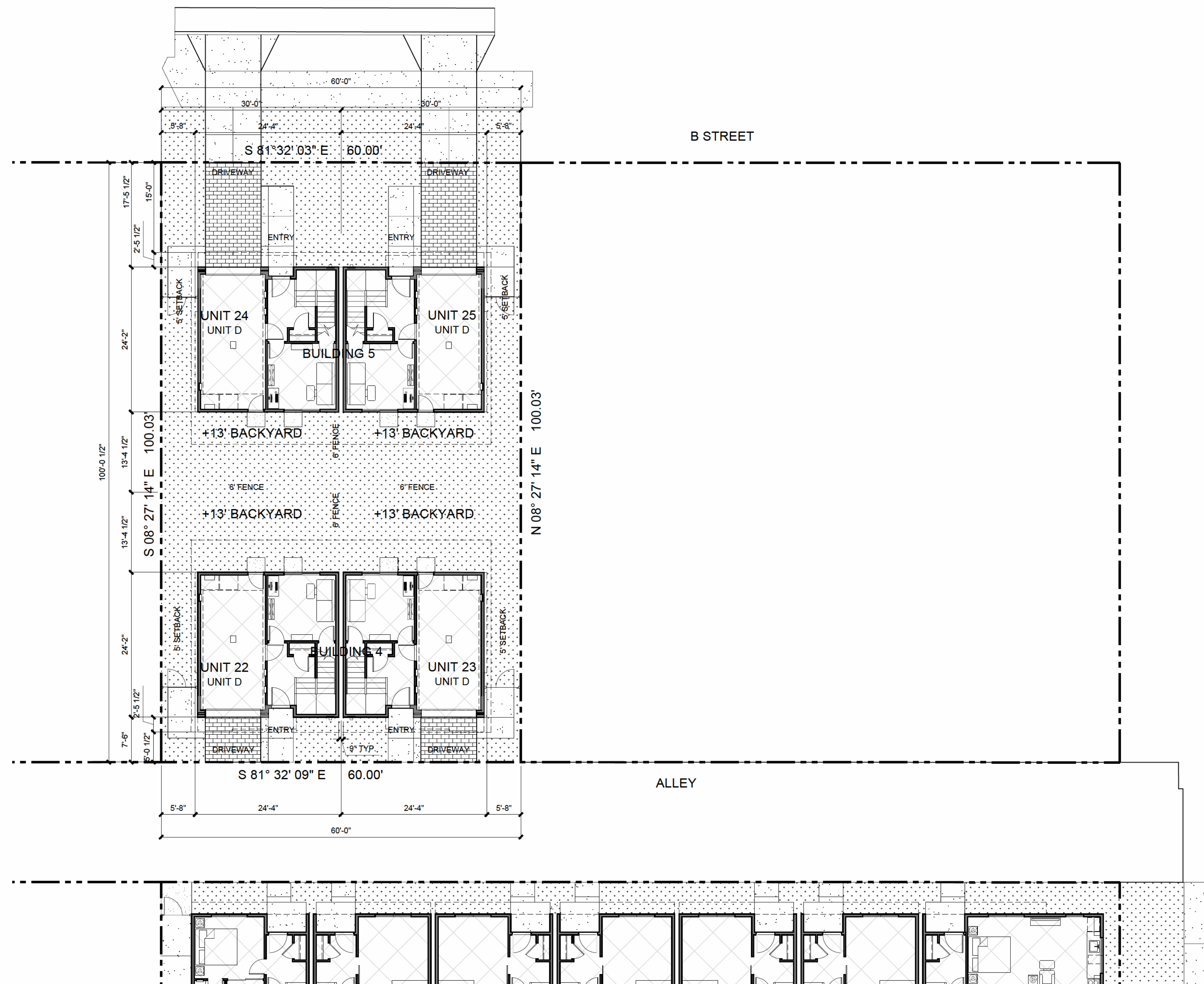




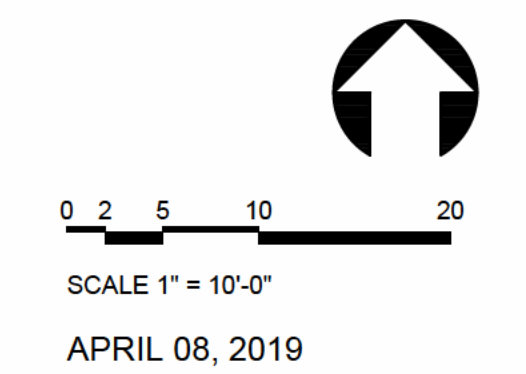
4TH STREET



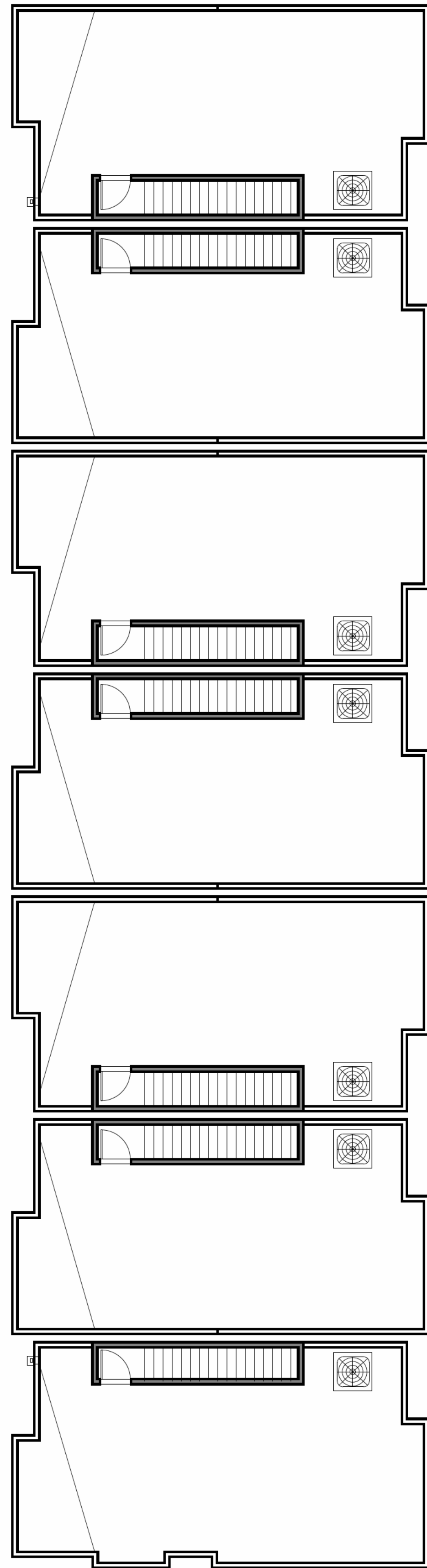




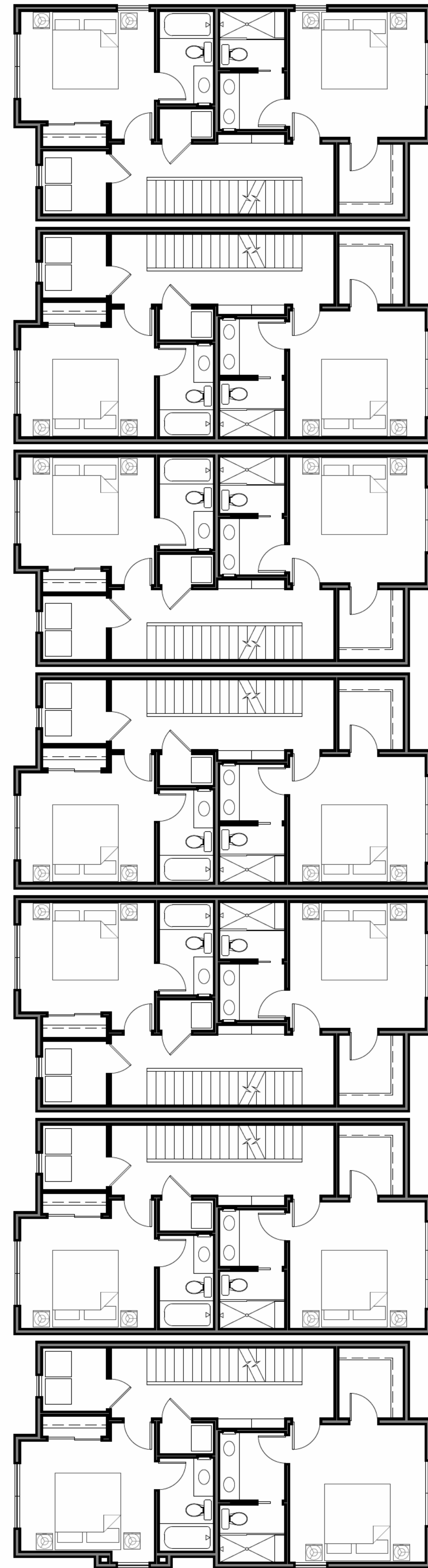
4TH STREET



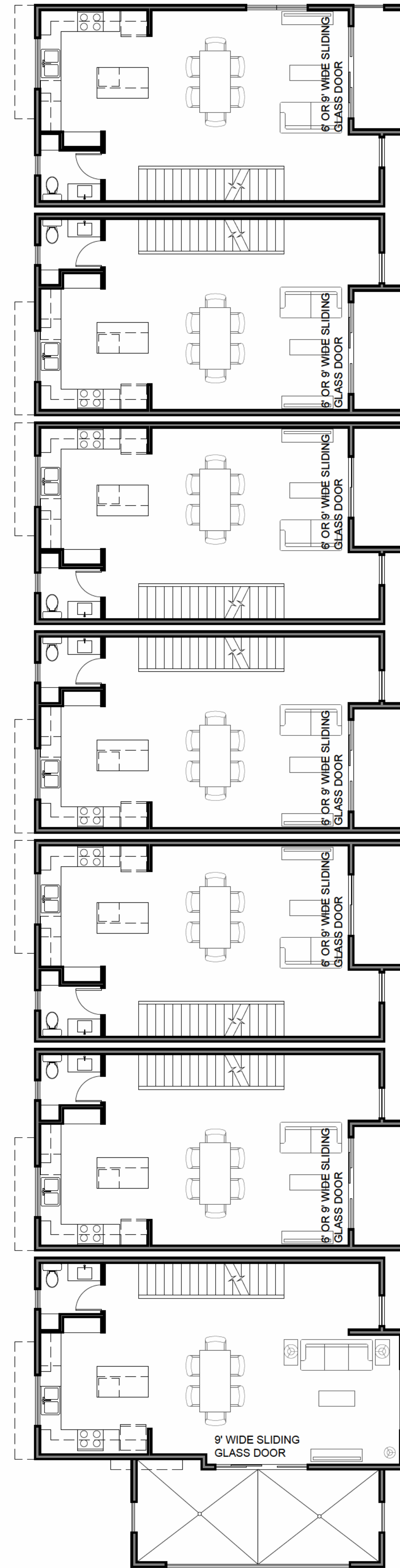




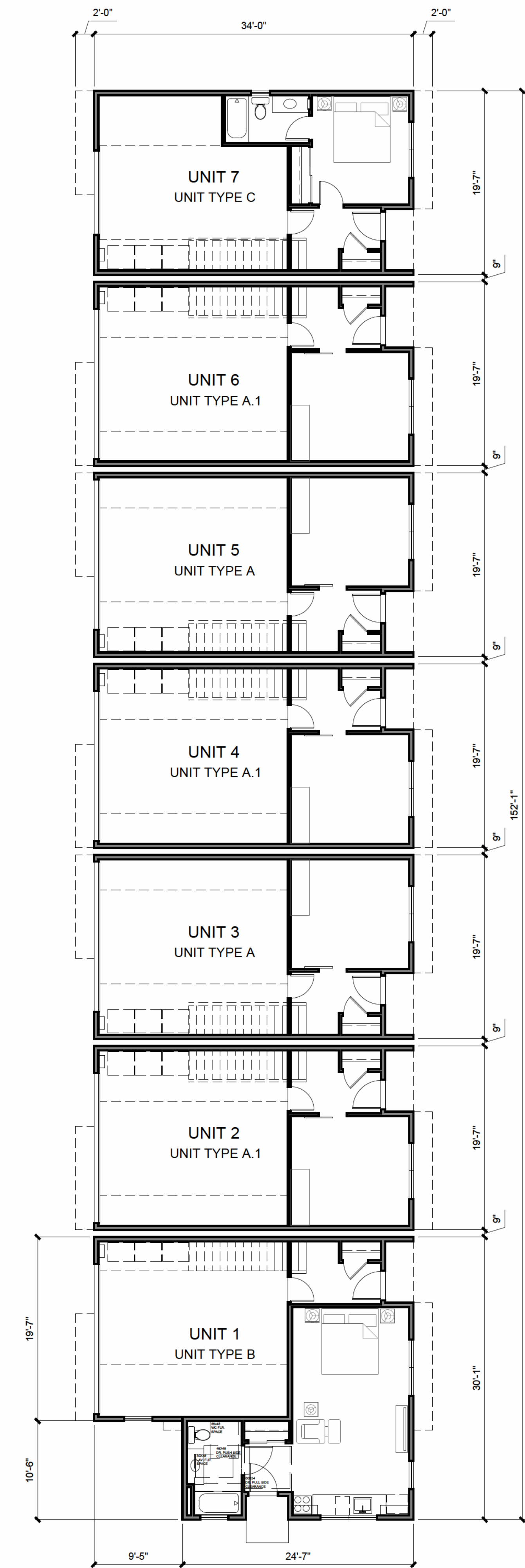
ROOF DECK PLAN



3RD FLOOR PLAN

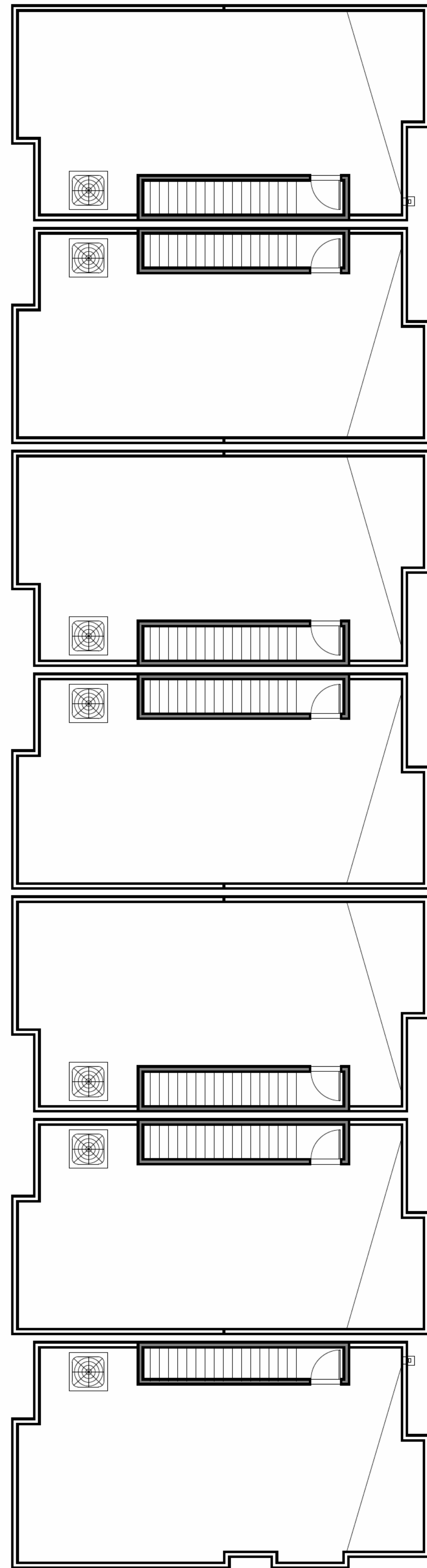


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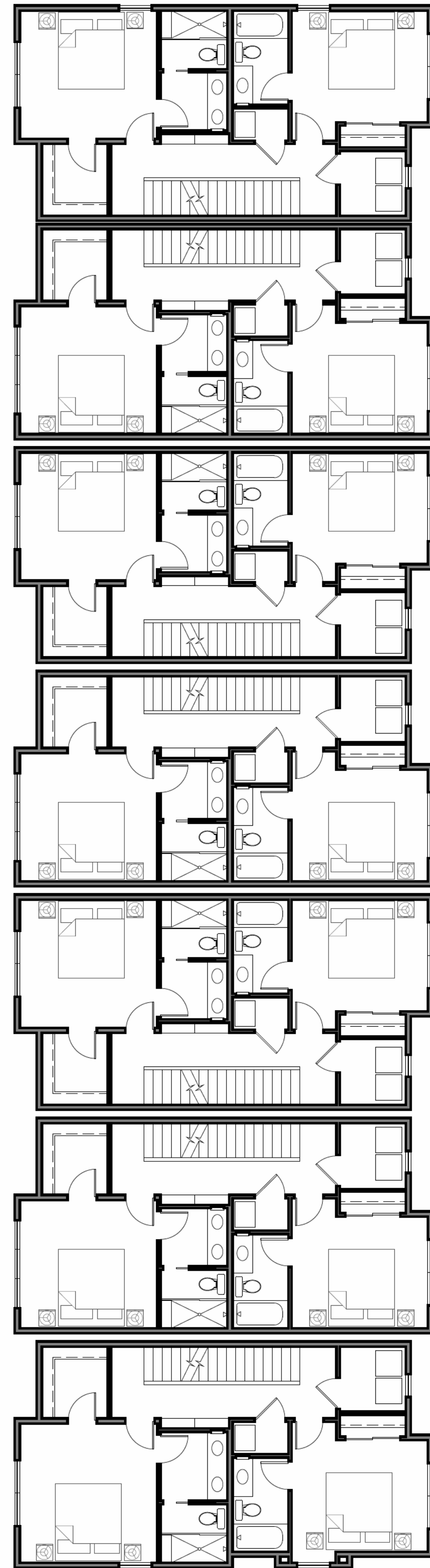


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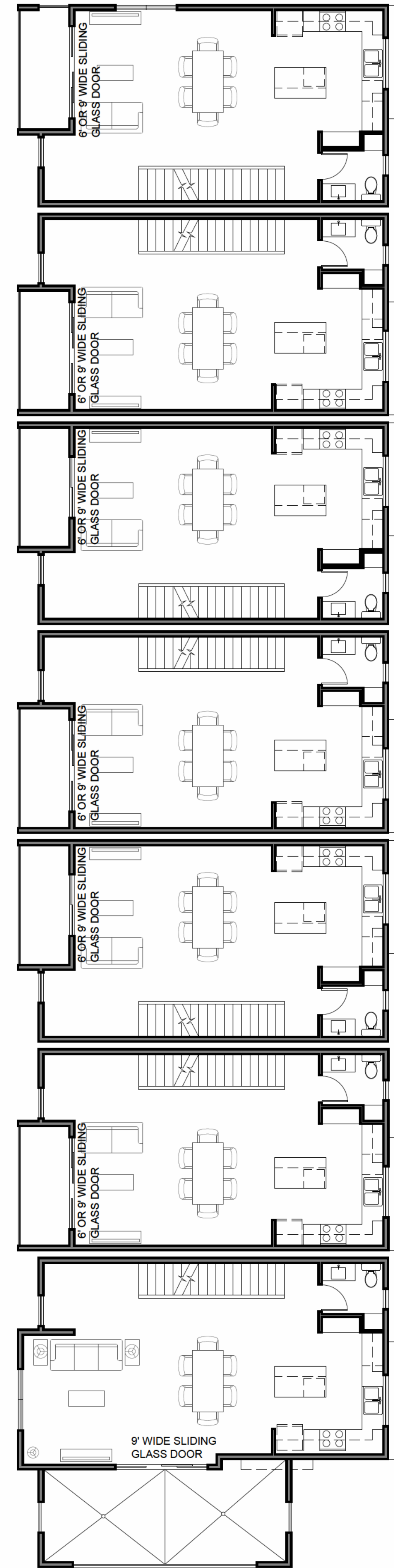




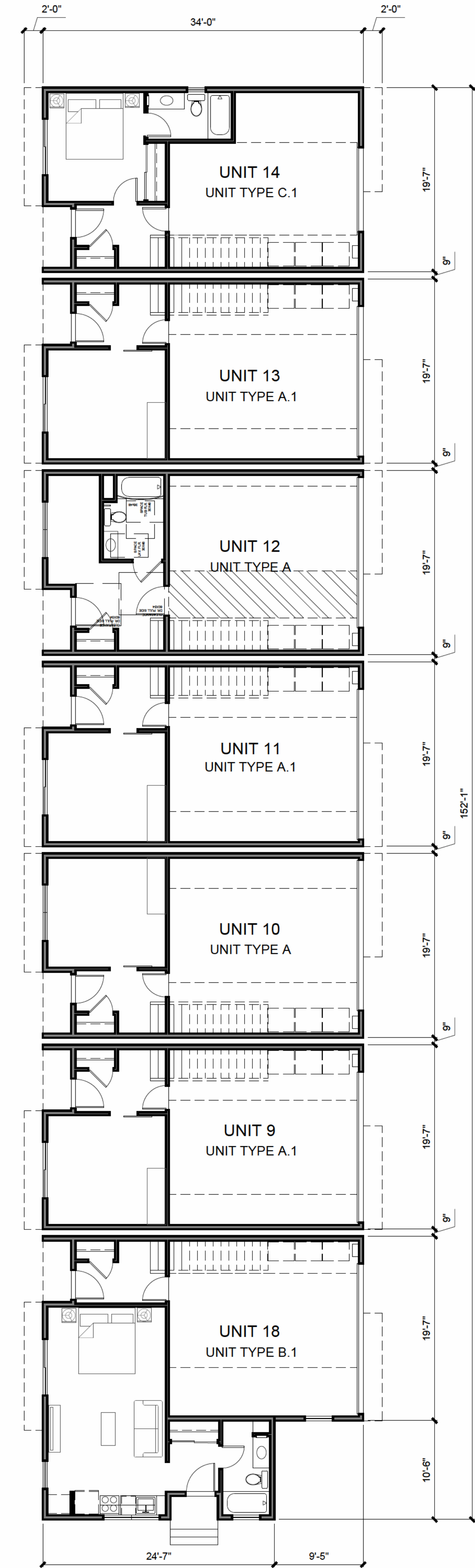
ROOF DECK PLAN



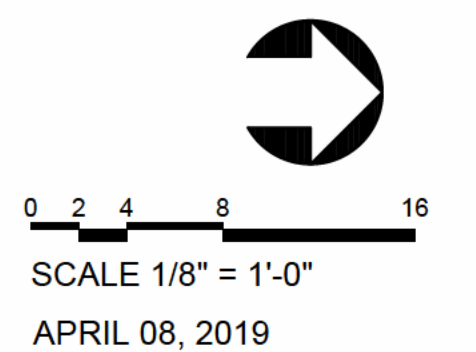
3RD FLOOR PLAN



2ND FLOOR PLAN

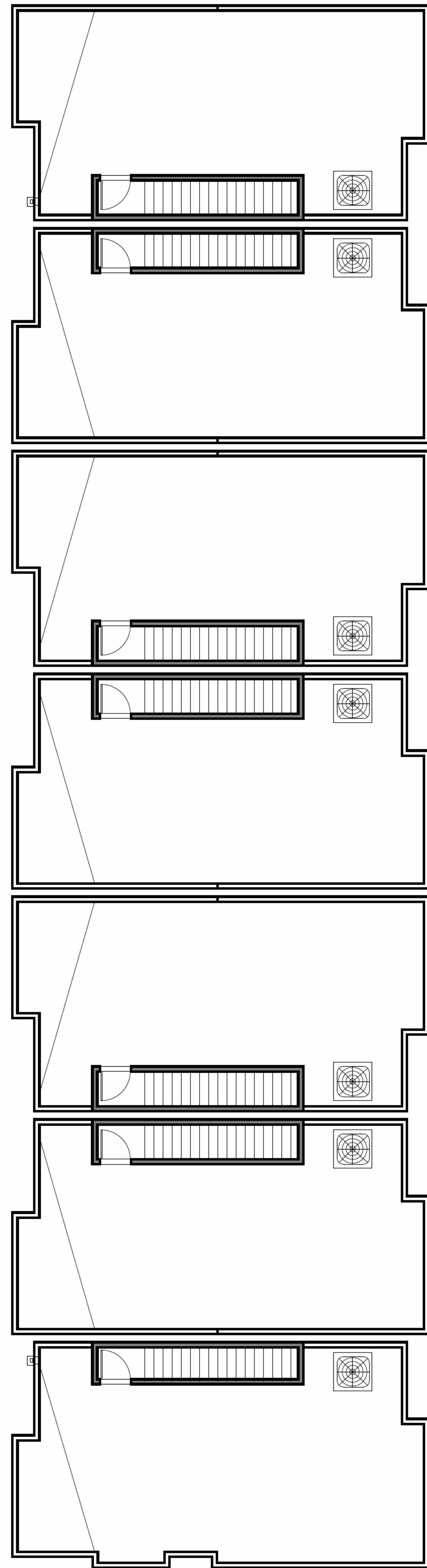


1ST FLOOR PLAN

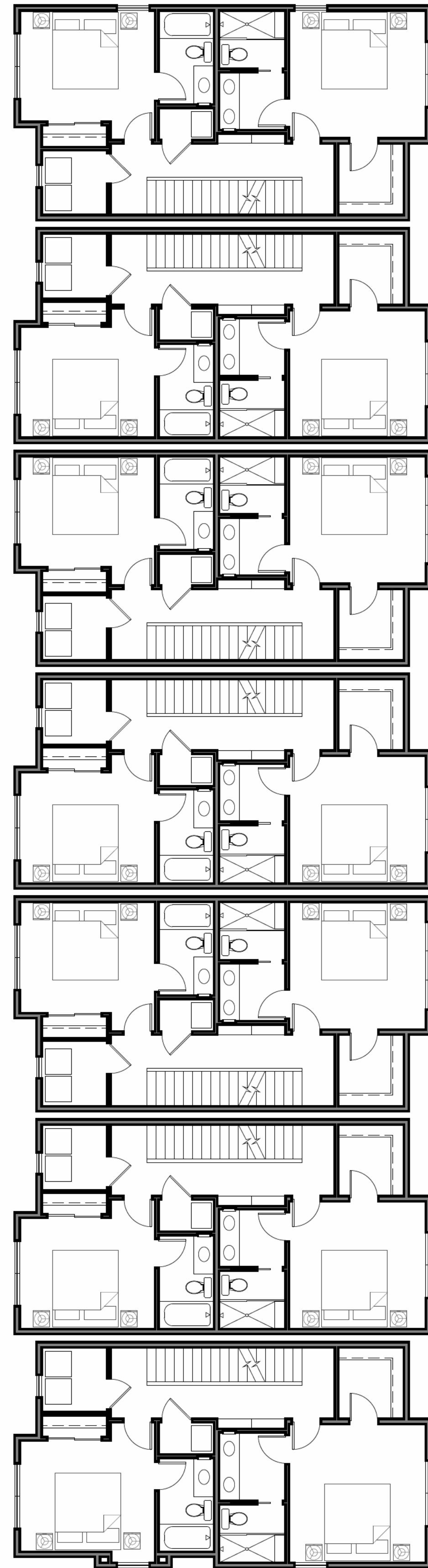


SCALE 1/8" = 1'-0"  
APRIL 08, 2019

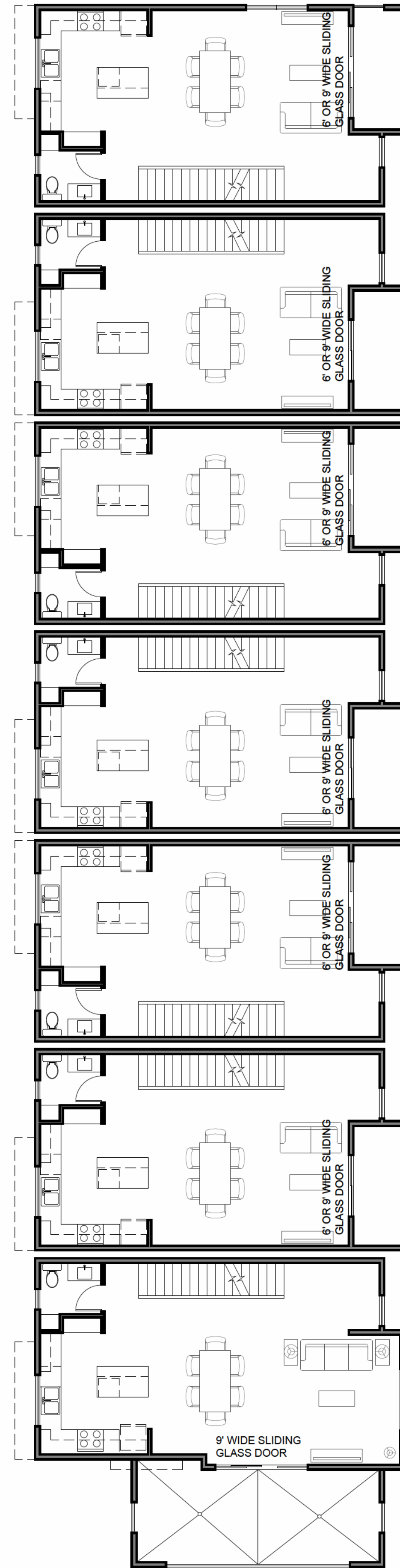




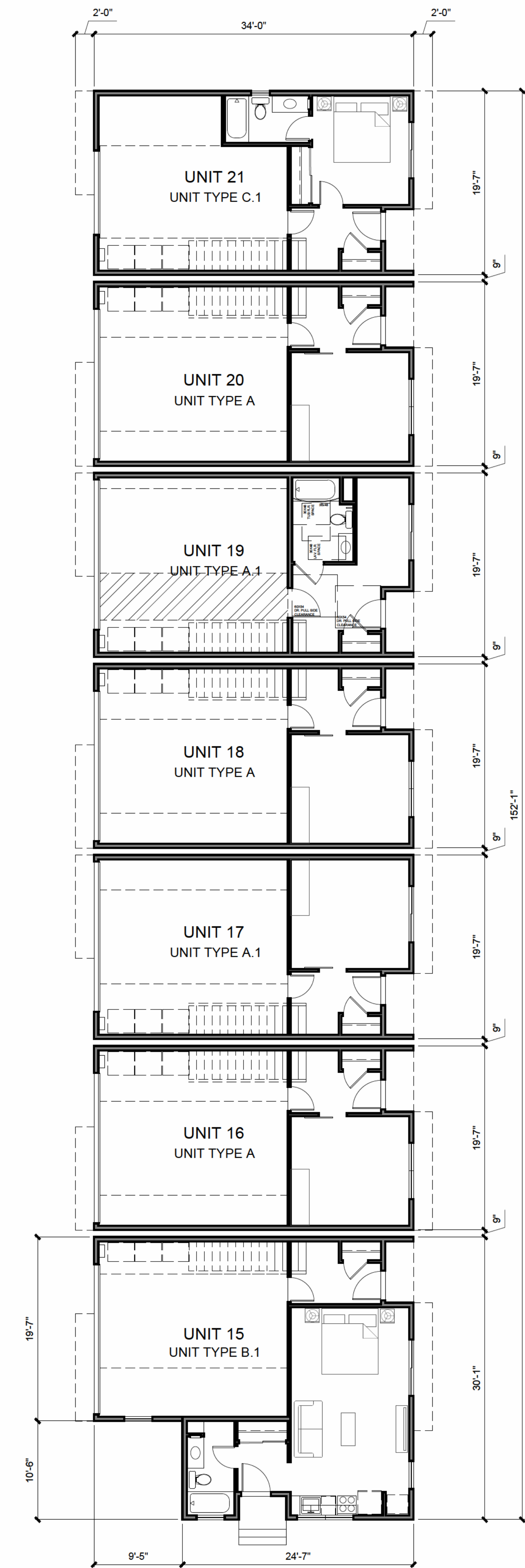
ROOF DECK PLAN



3RD FLOOR PLAN

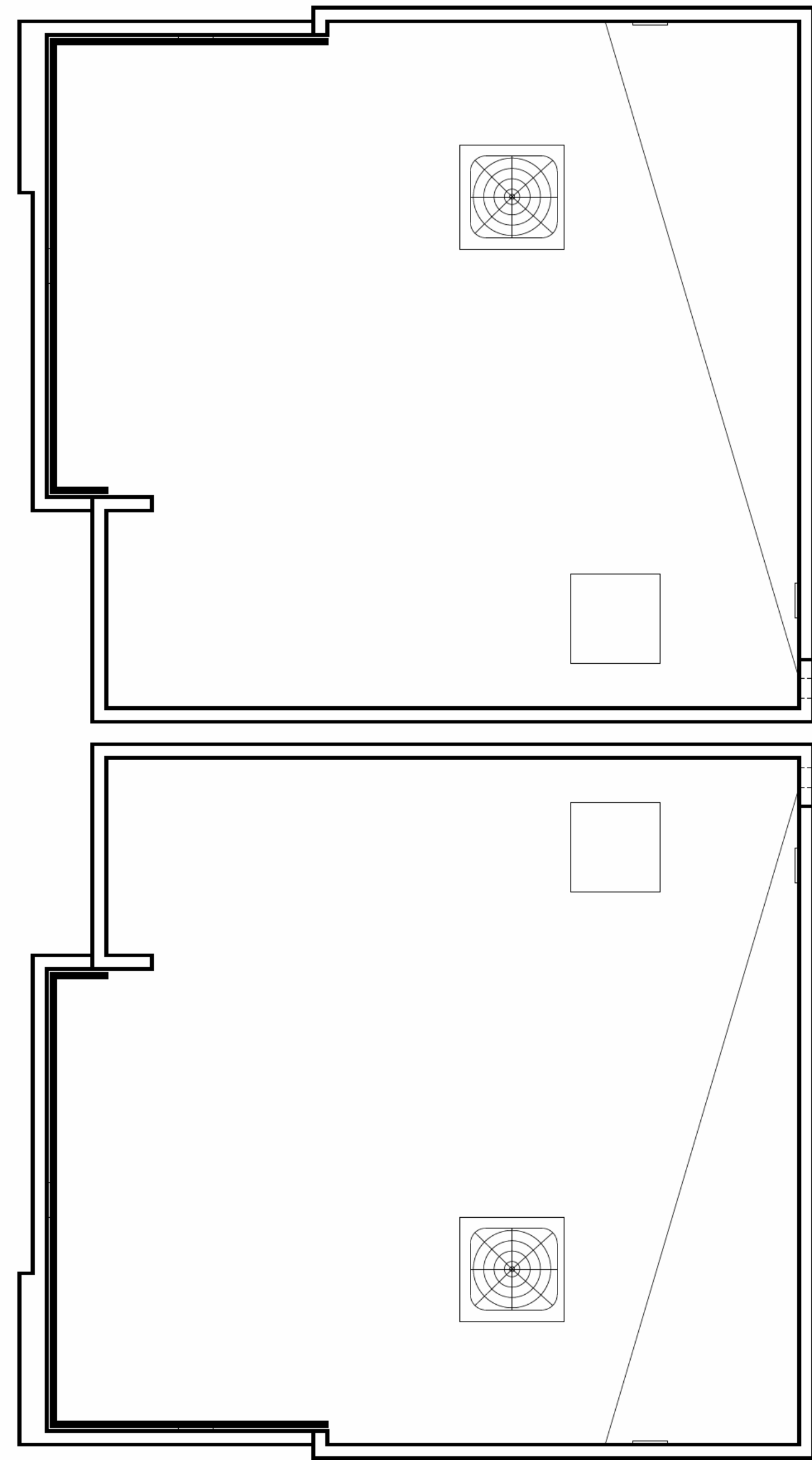


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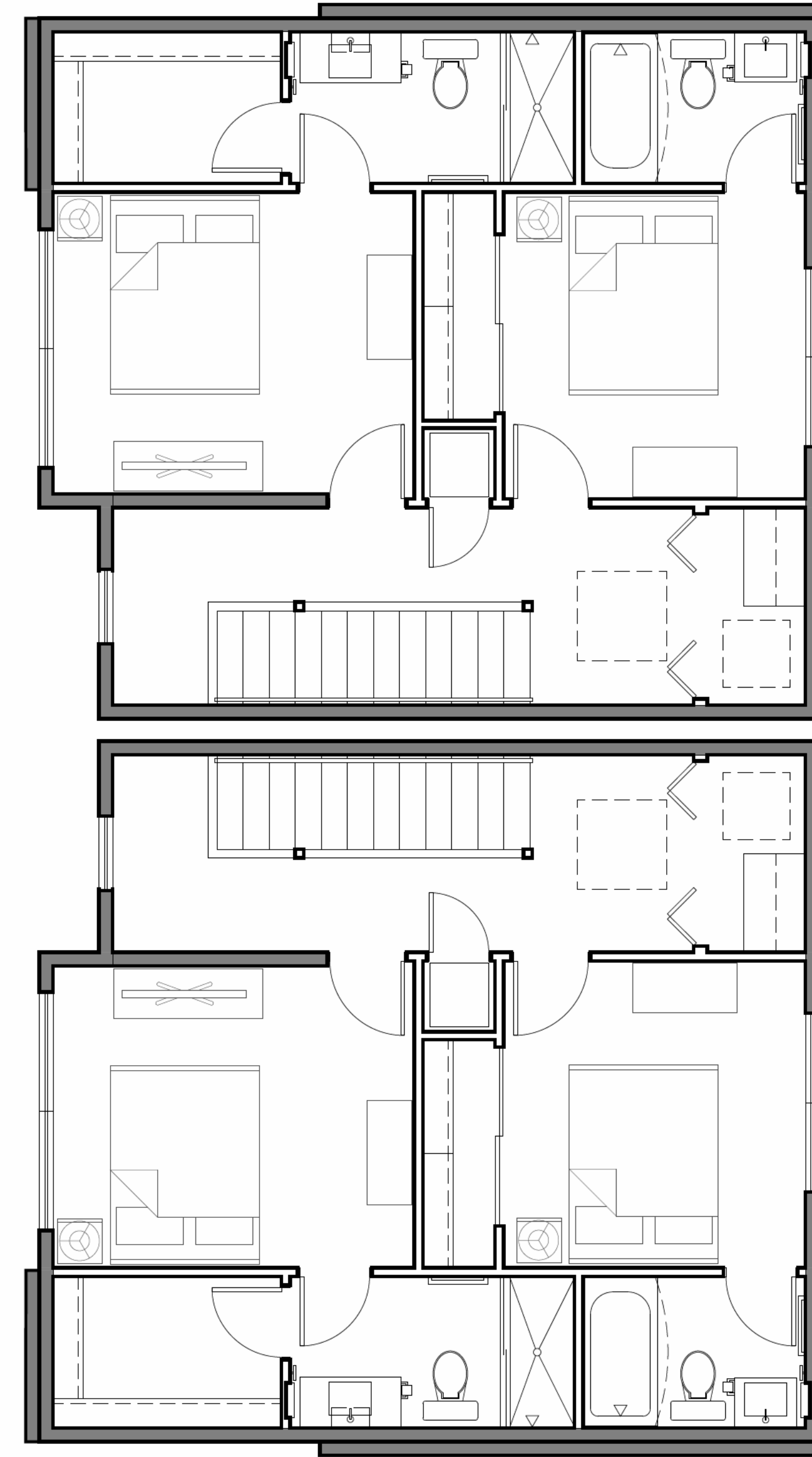


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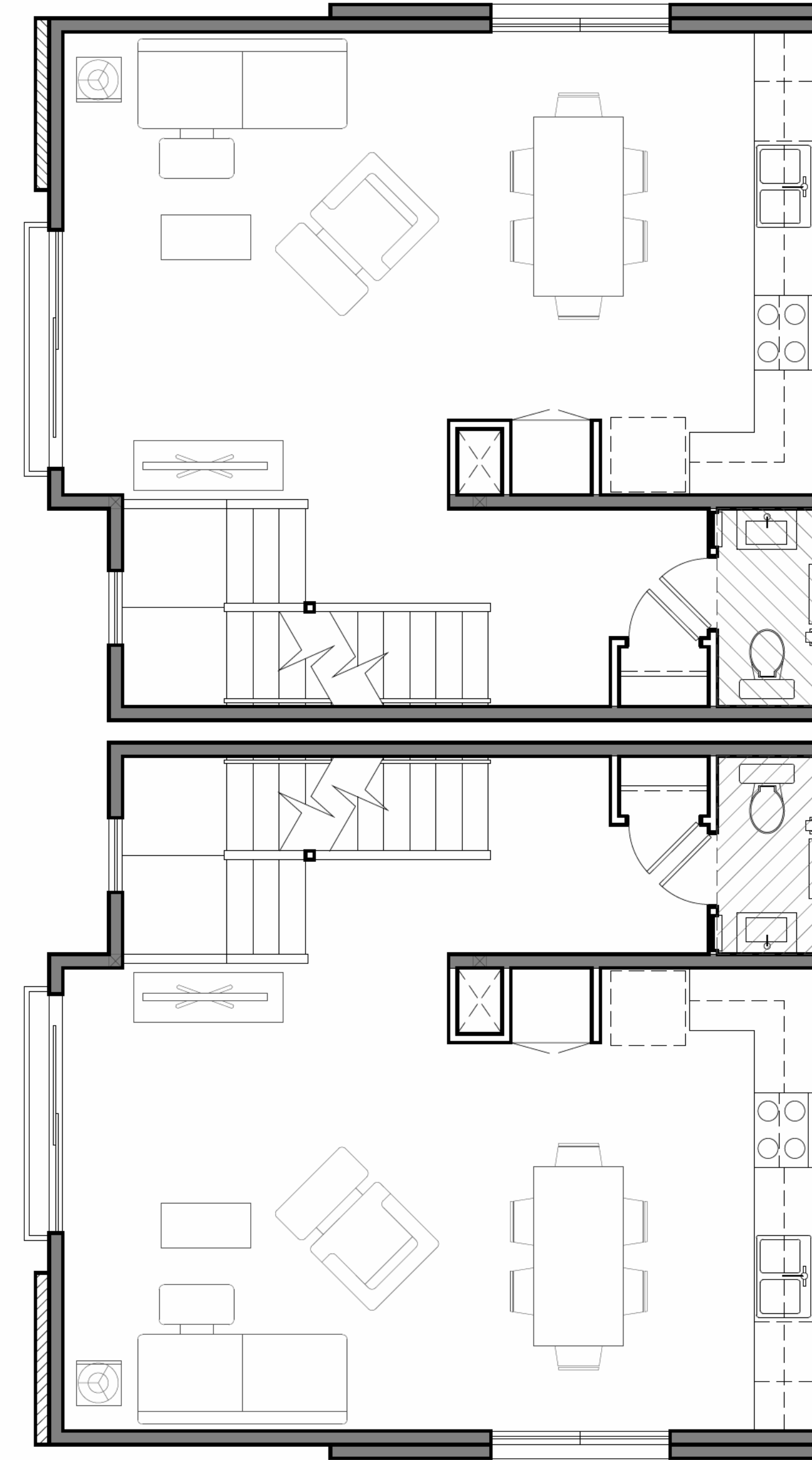




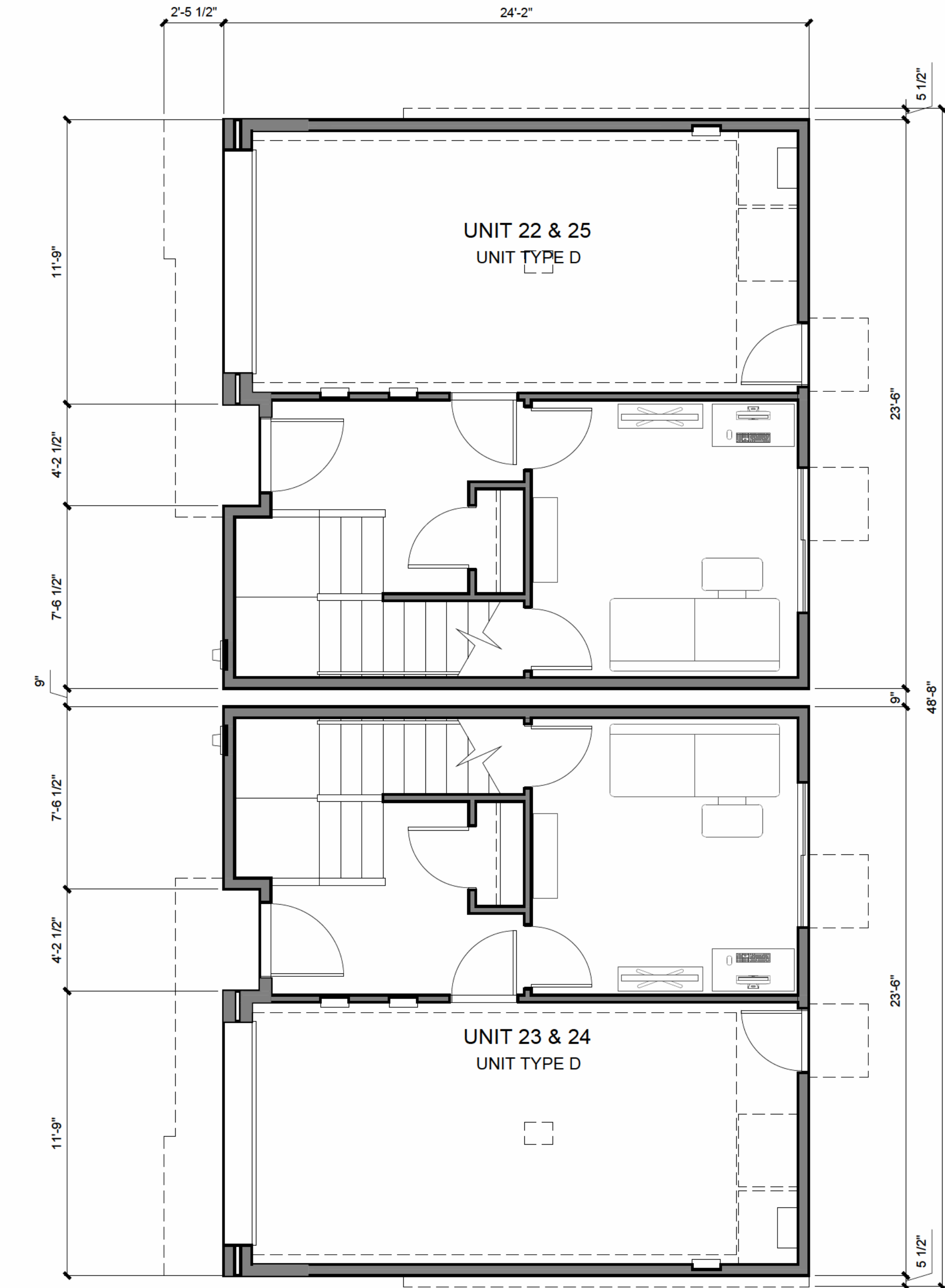
ROOF DECK PLAN



3RD FLOOR PLAN

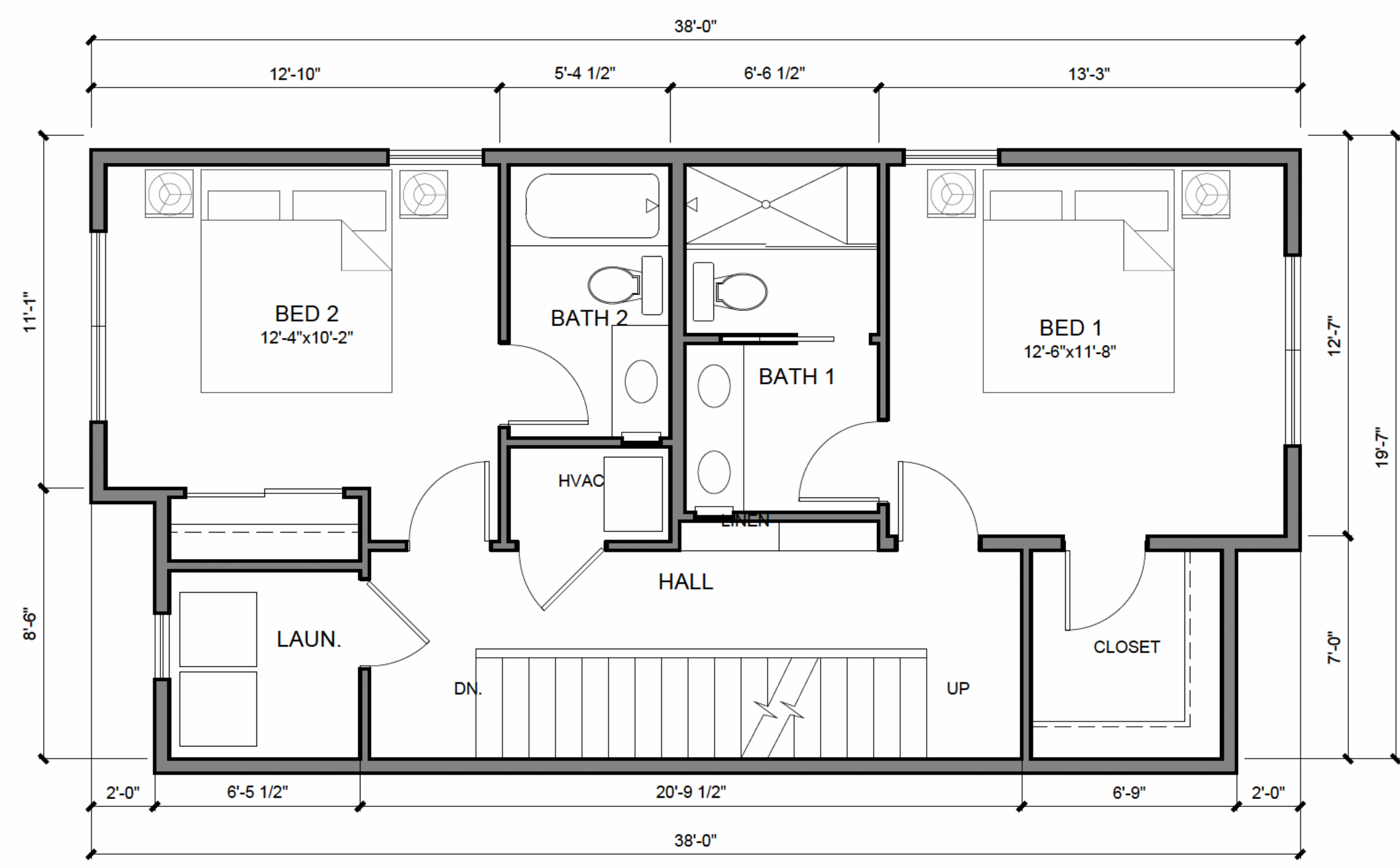


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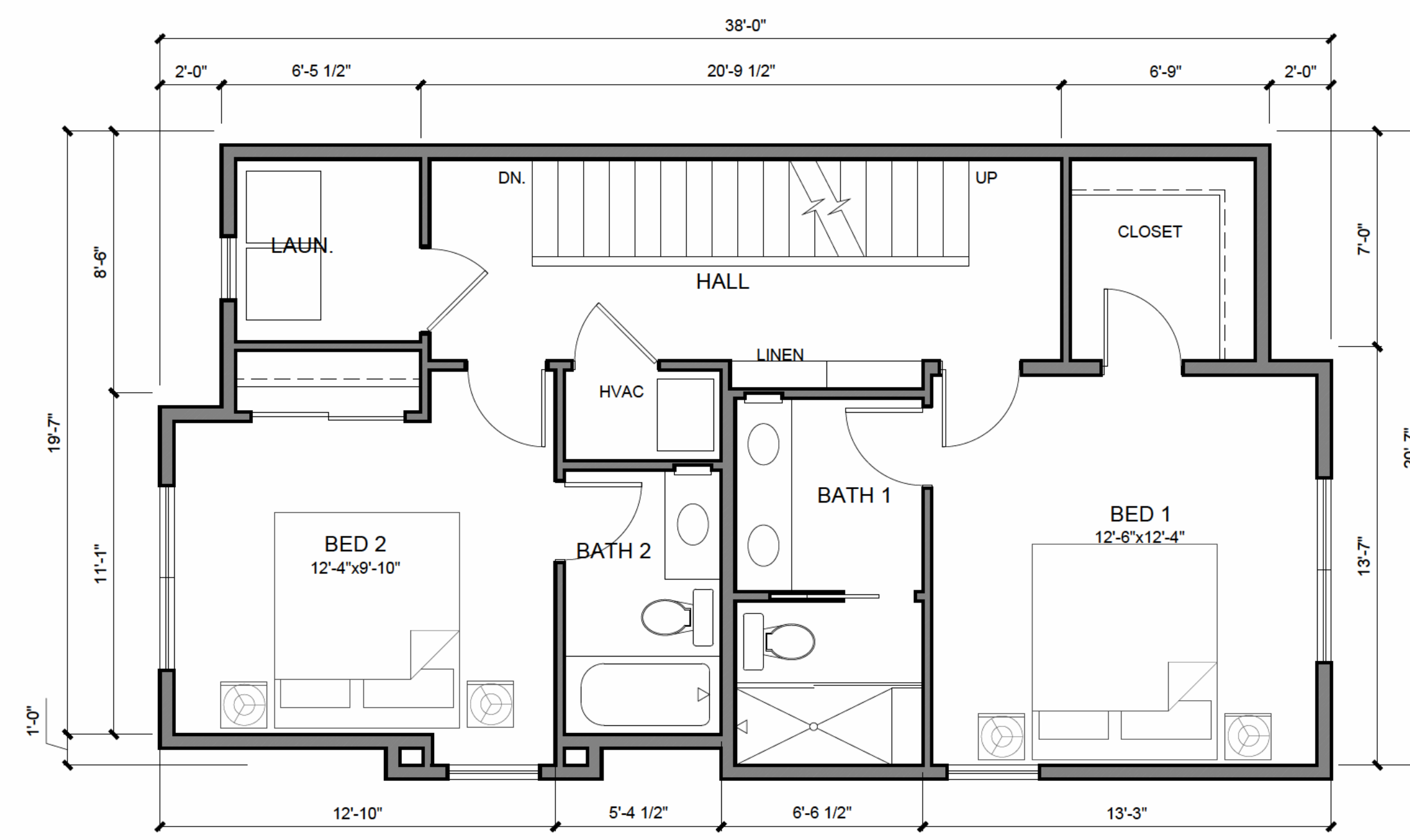


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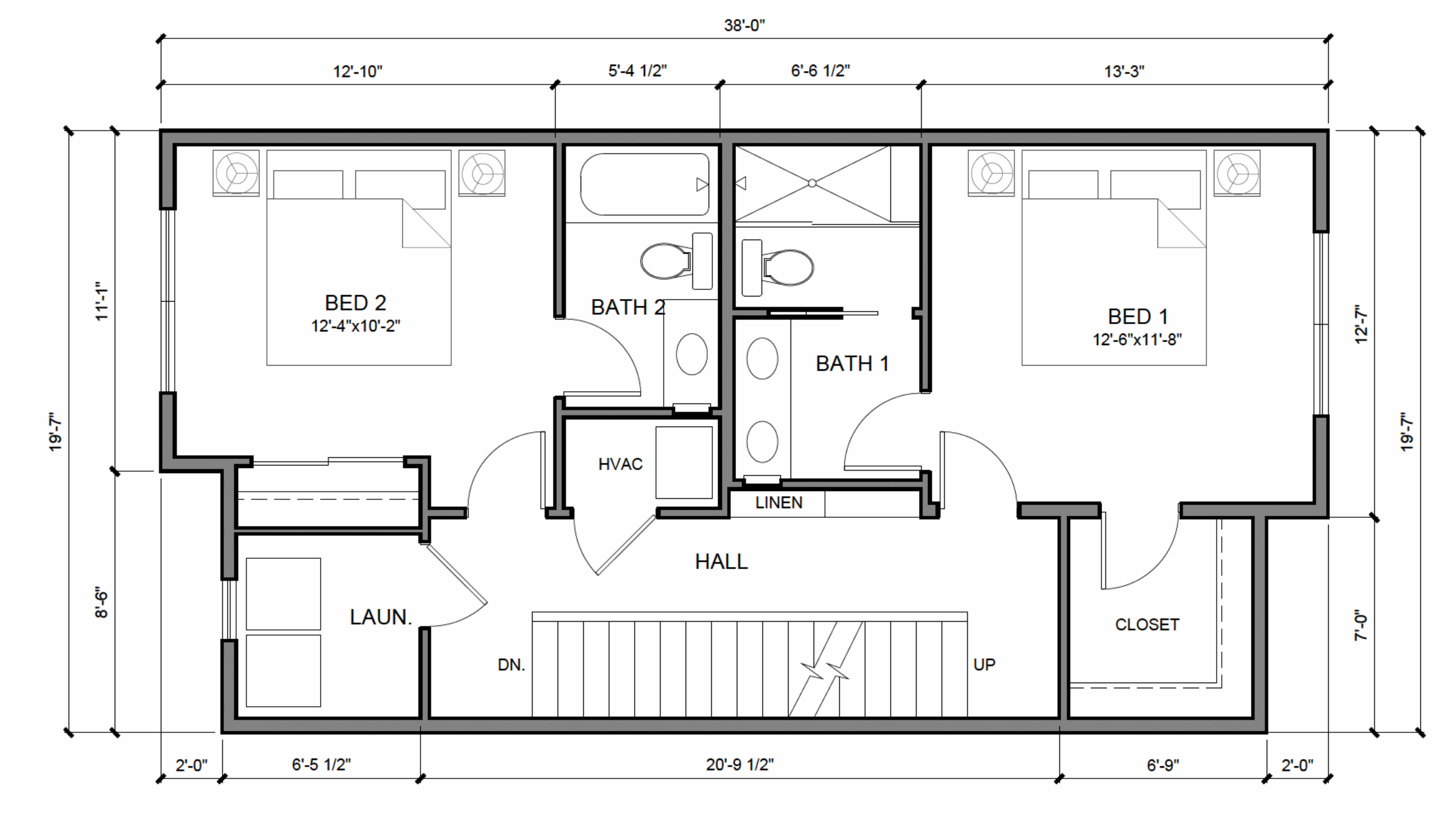




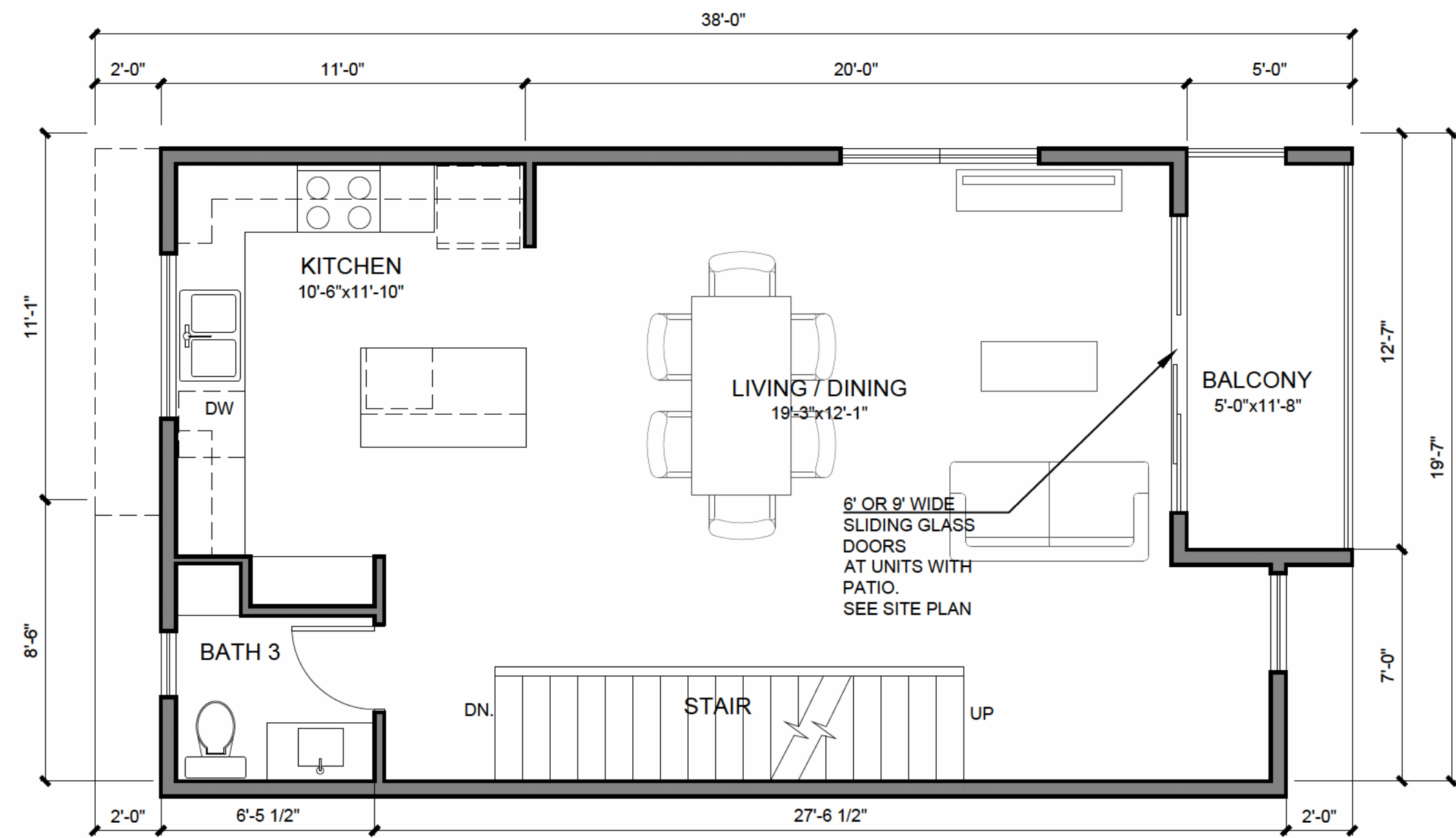
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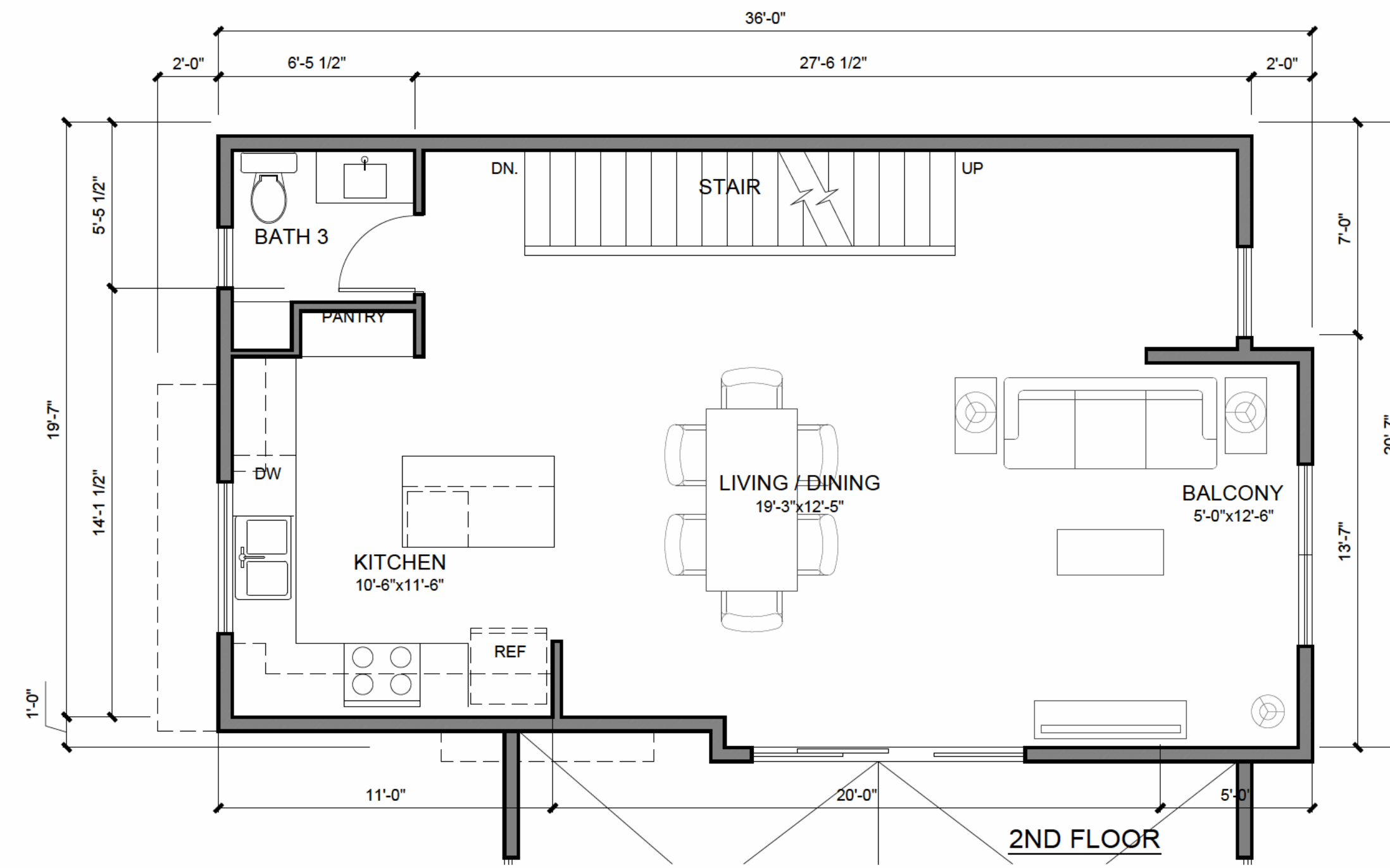
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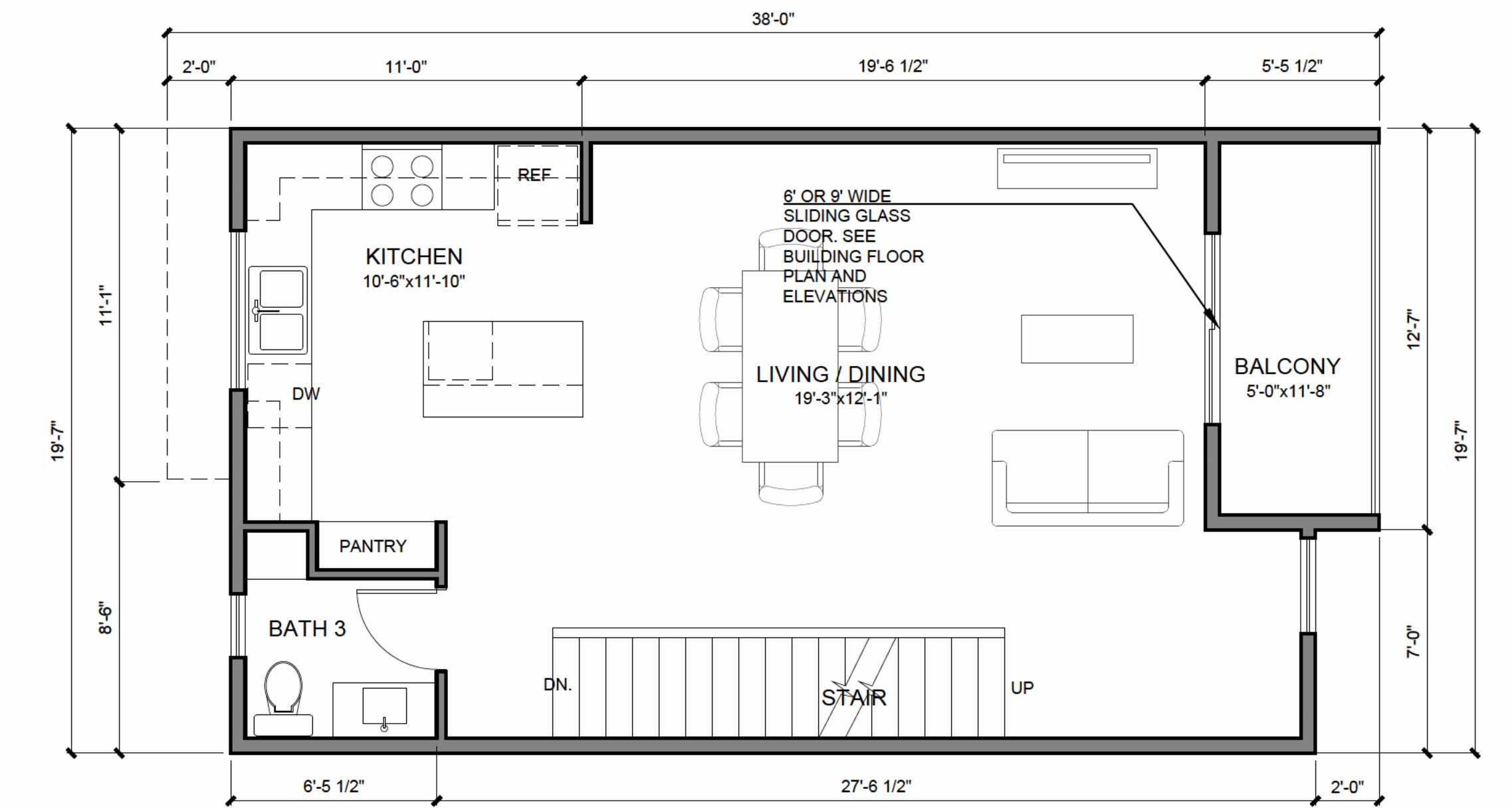
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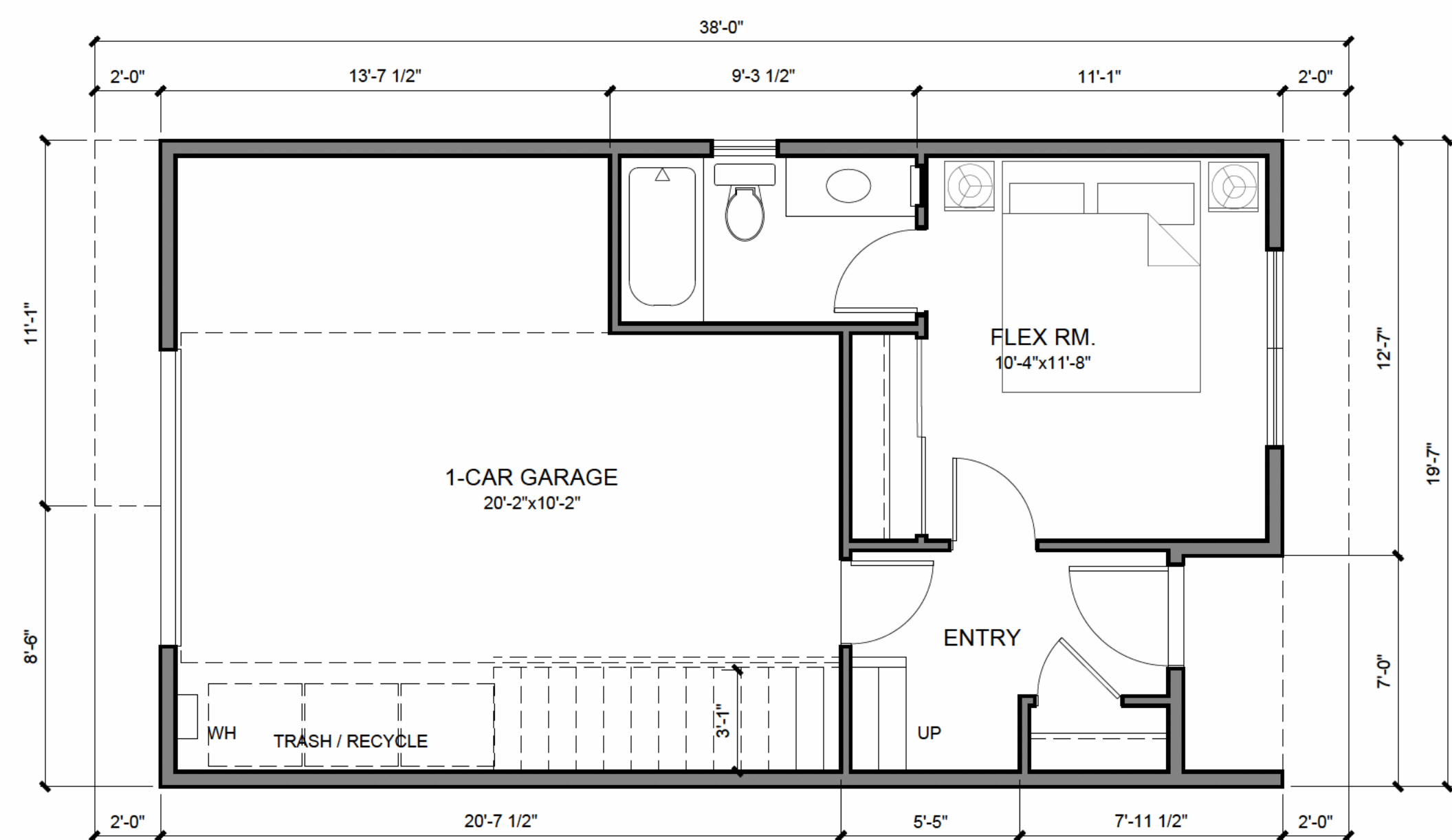
2ND FLOOR



2ND FLOOR



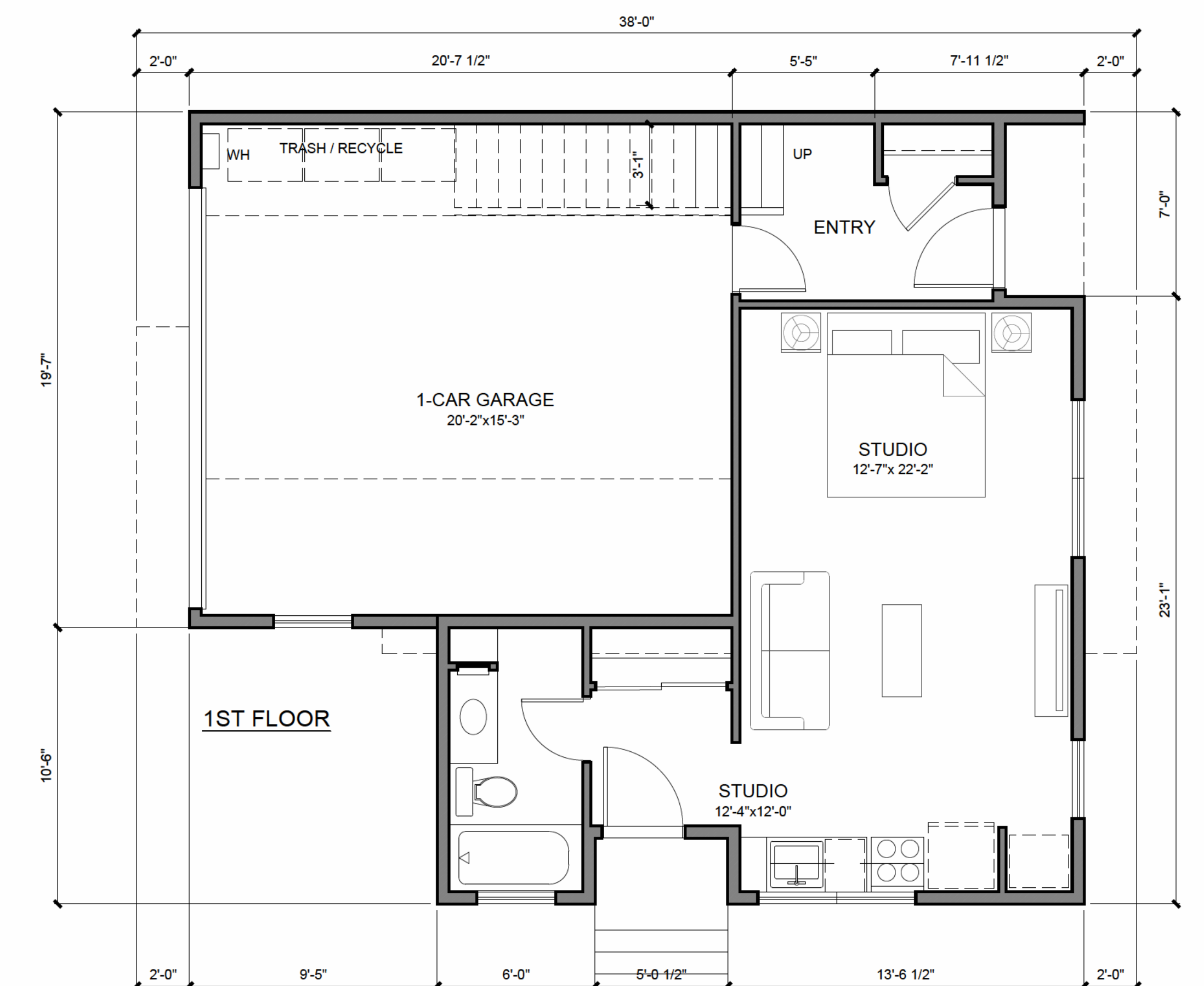
2ND FLOOR



1ST FLOOR

**UNIT C (END UNIT) - 2 BED / 2.5 BATH**

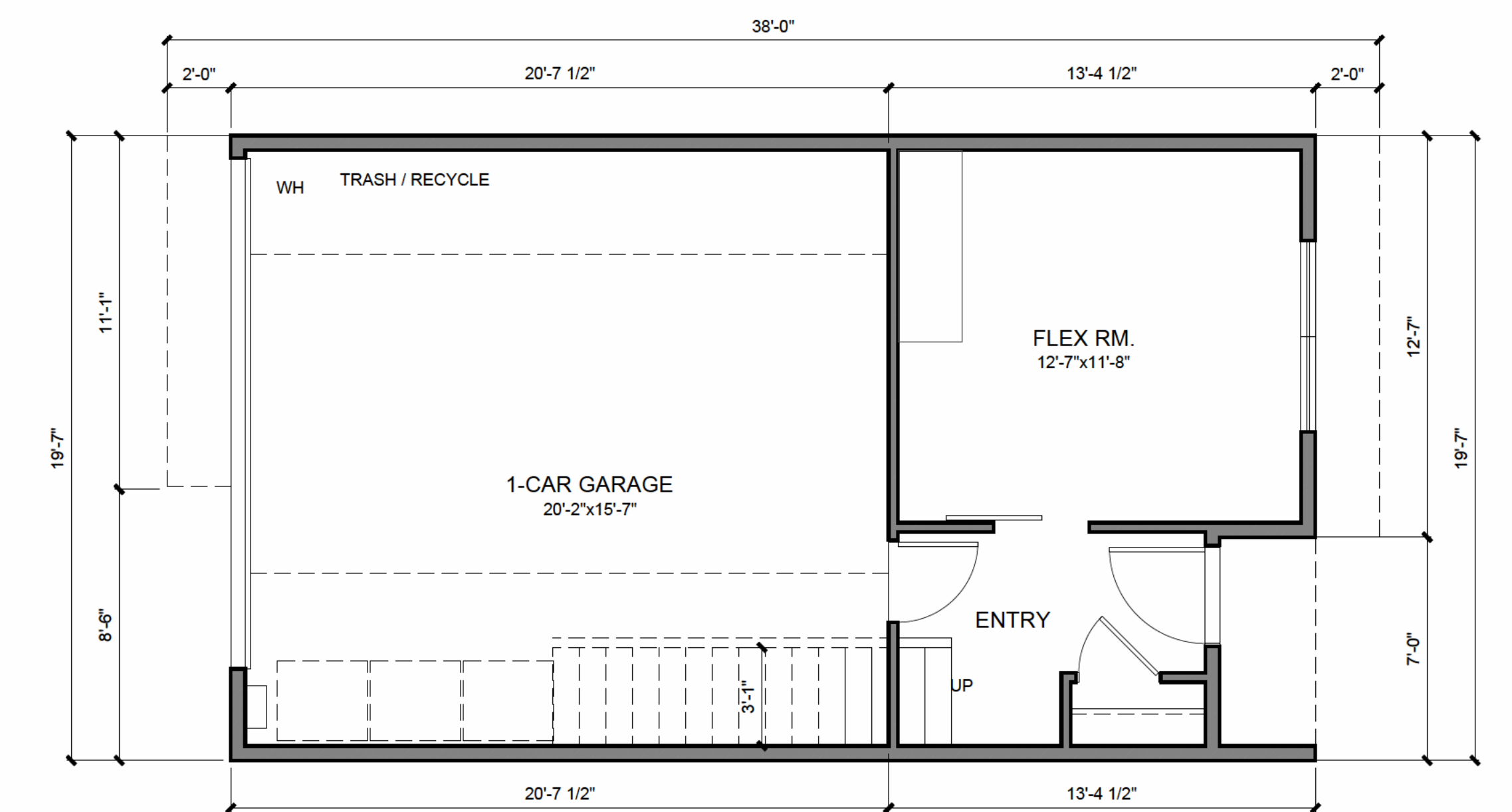
1ST FLOOR:	282 SF.
2ND FLOOR:	629 SF.
3RD FLOOR:	682 SF.
TOTAL LIVING:	1,573 SF.
GARAGE:	383 SF.
BALCONY:	62 SF.



1ST FLOOR

**UNIT B WITH STUDIO (STREET END UNIT) - 2 BED / 2.5 BATH**

1ST FLOOR:	74 SF.
2ND FLOOR:	710 SF.
3RD FLOOR:	688 SF.
TOTAL LIVING:	1,452 SF.
GARAGE:	399 SF.
BALCONY:	246 SF.
STUDIO:	417 SF.



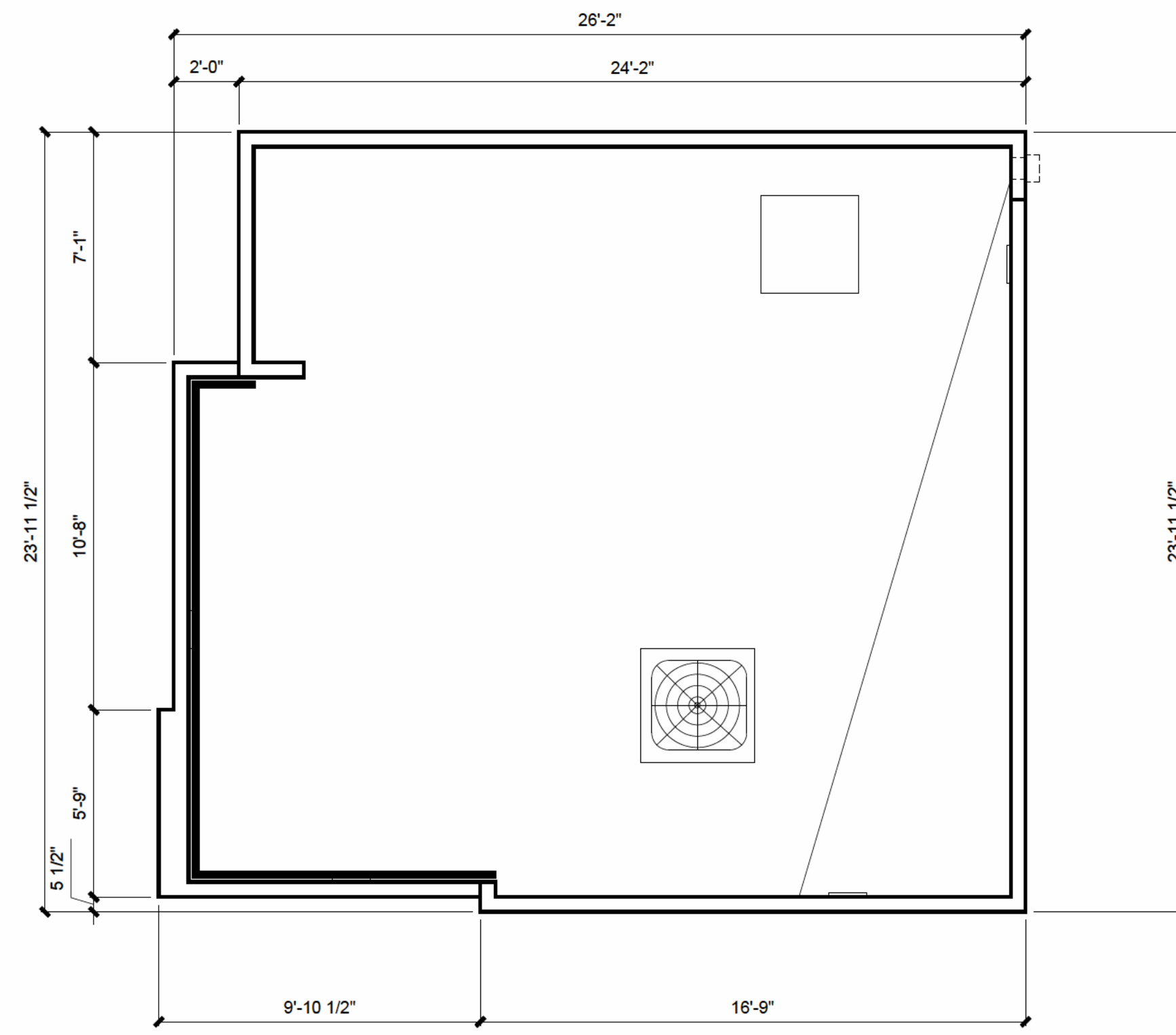
1ST FLOOR

**UNIT A - 2BED / 2.5BATH**

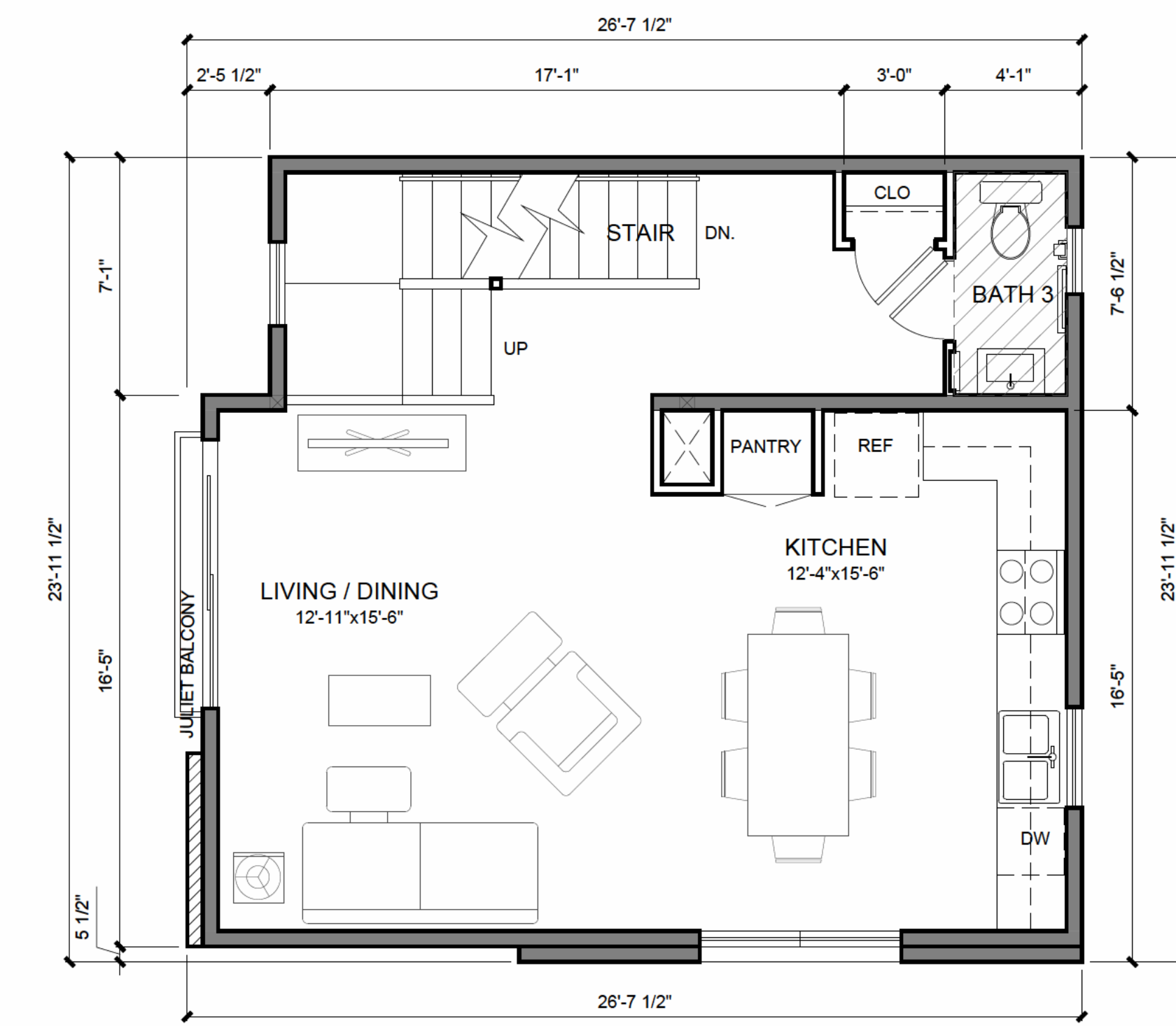
1ST FLOOR:	241 SF.
2ND FLOOR:	629 SF.
3RD FLOOR:	680 SF.
TOTAL LIVING:	1,530 SF.
GARAGE:	404 SF.
BALCONY:	62 SF.

0 1 2 4 8  
SCALE 1/4" = 1'-0"  
APRIL 08, 2019

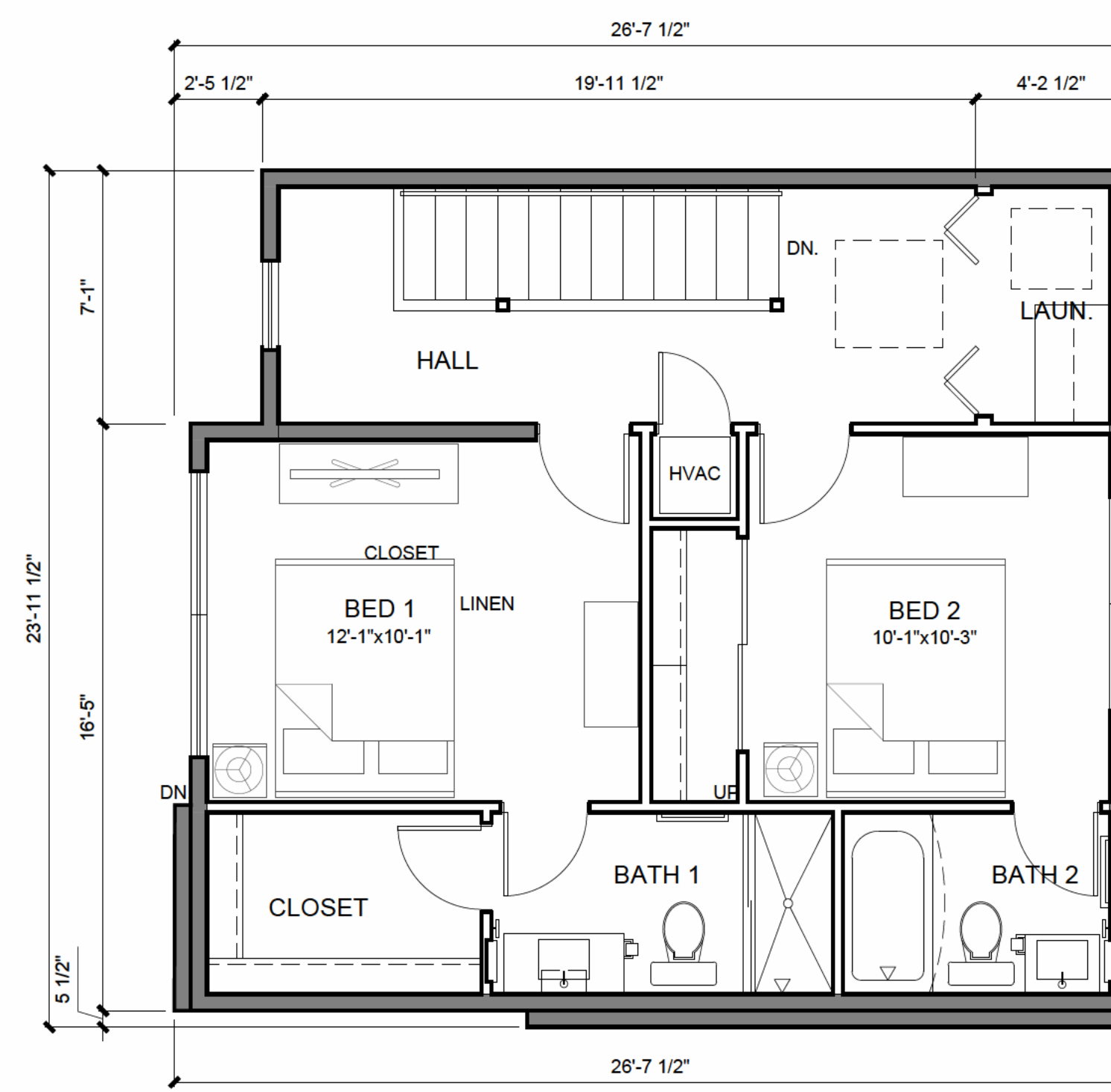




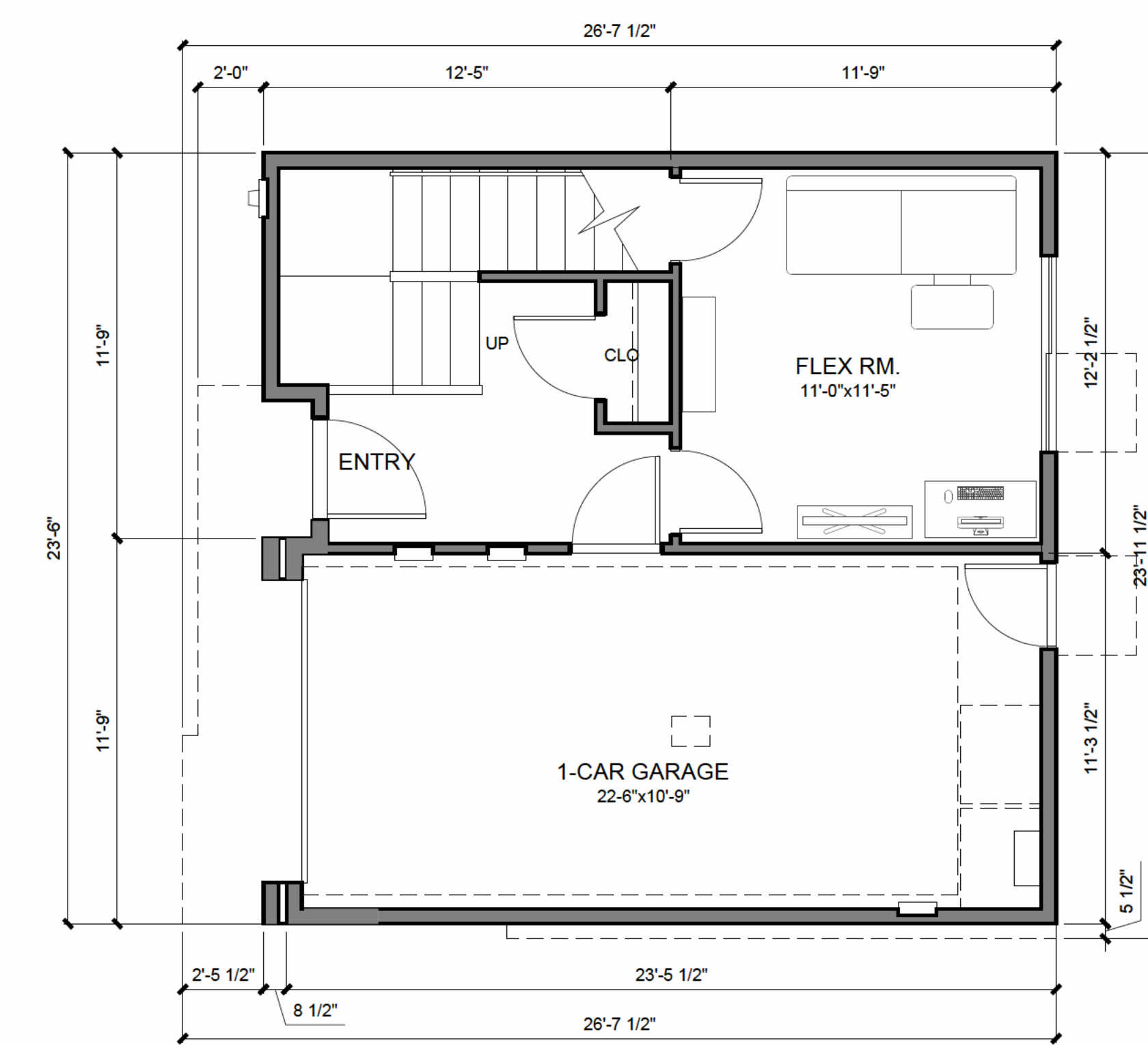
ROOF FLOOR



2ND FLOOR



3RD FLOOR



1ST FLOOR

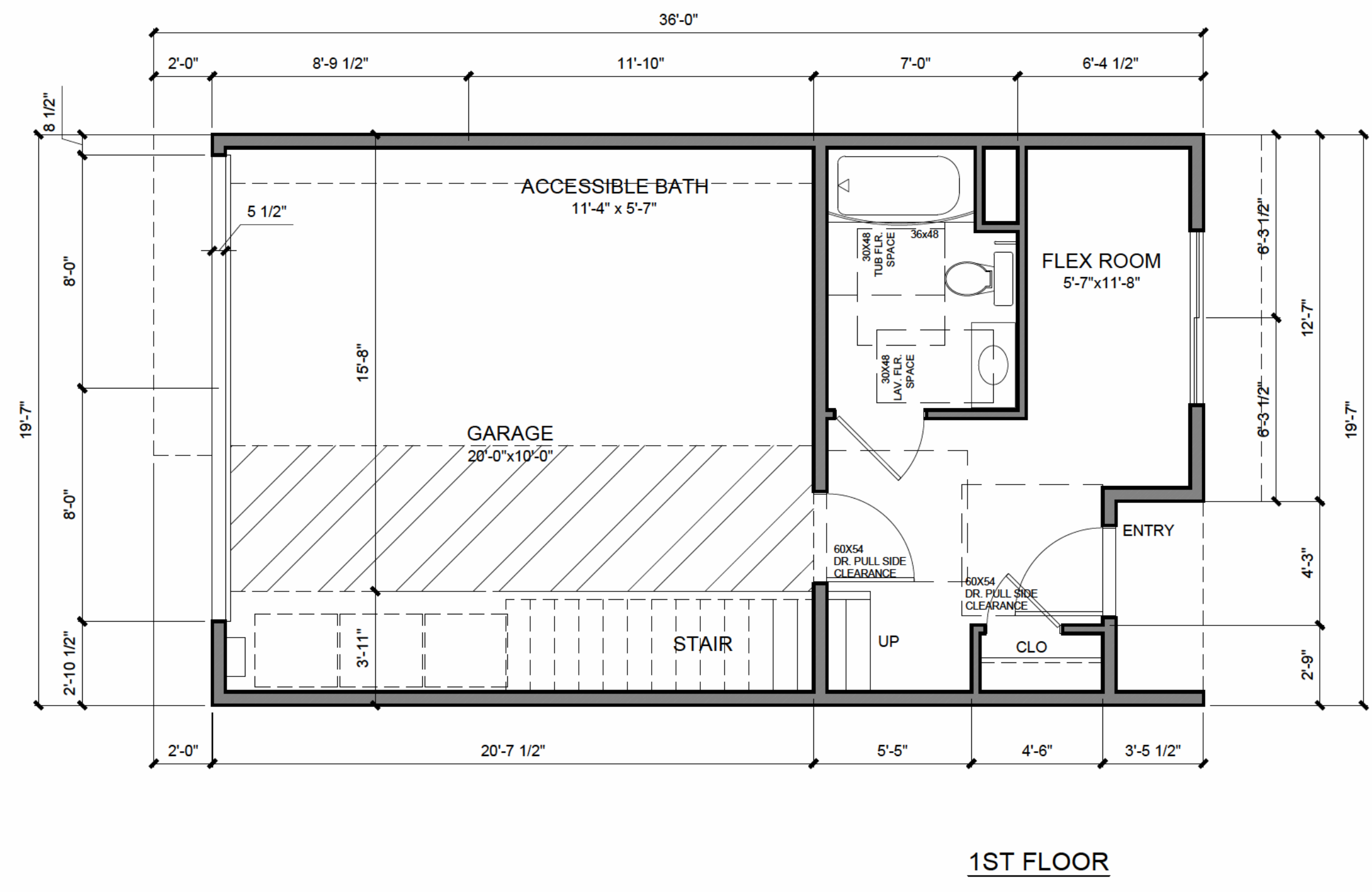
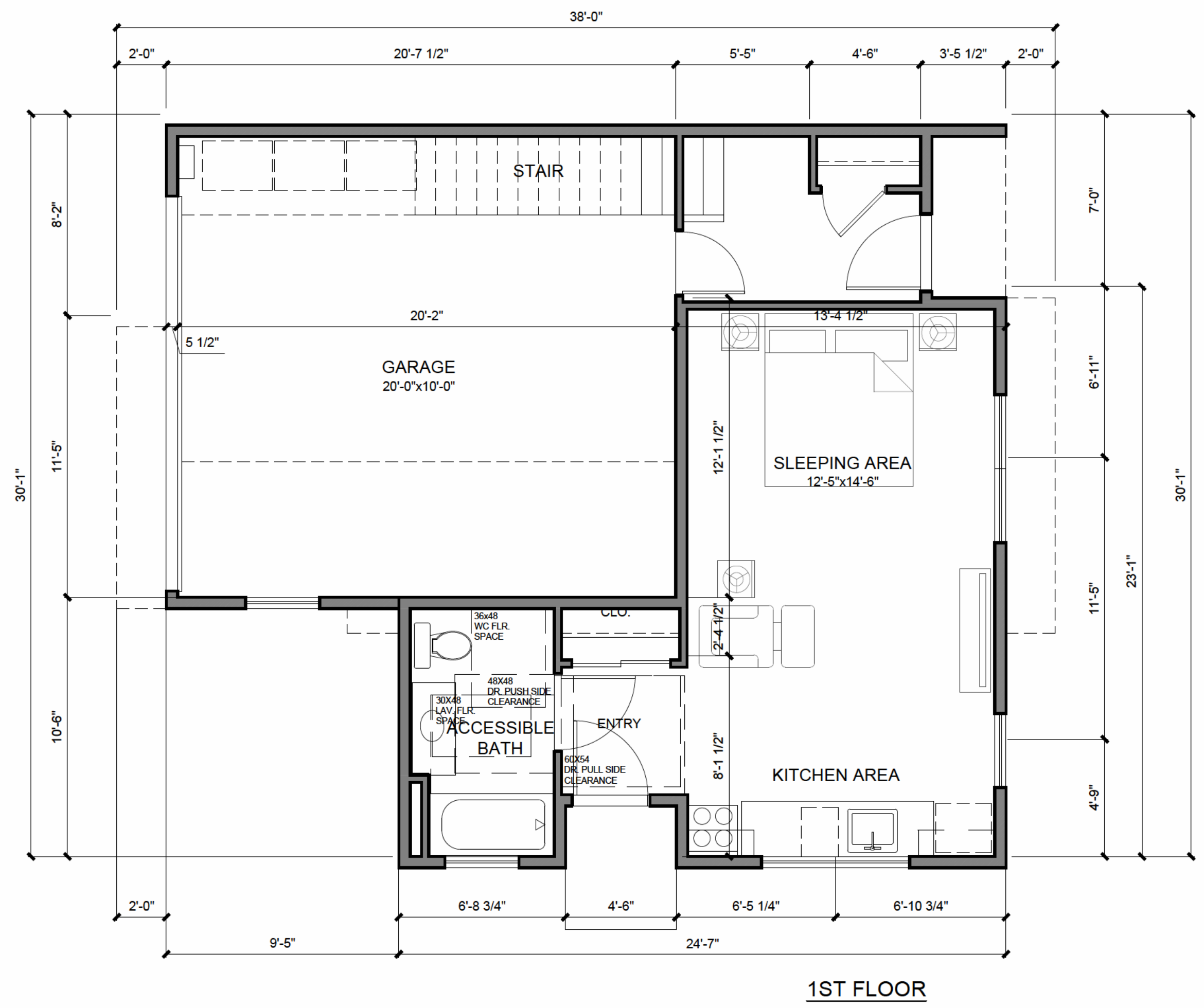
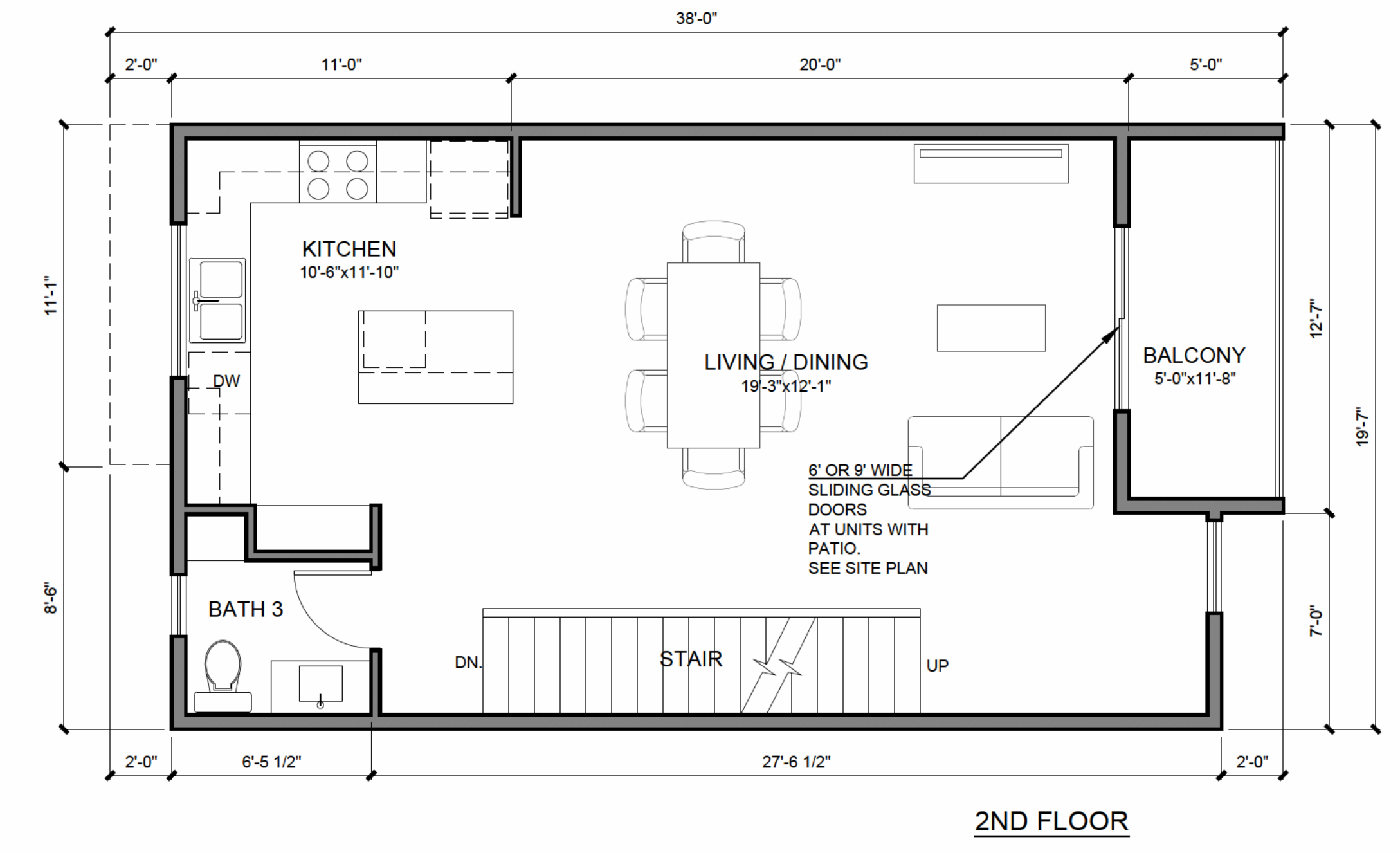
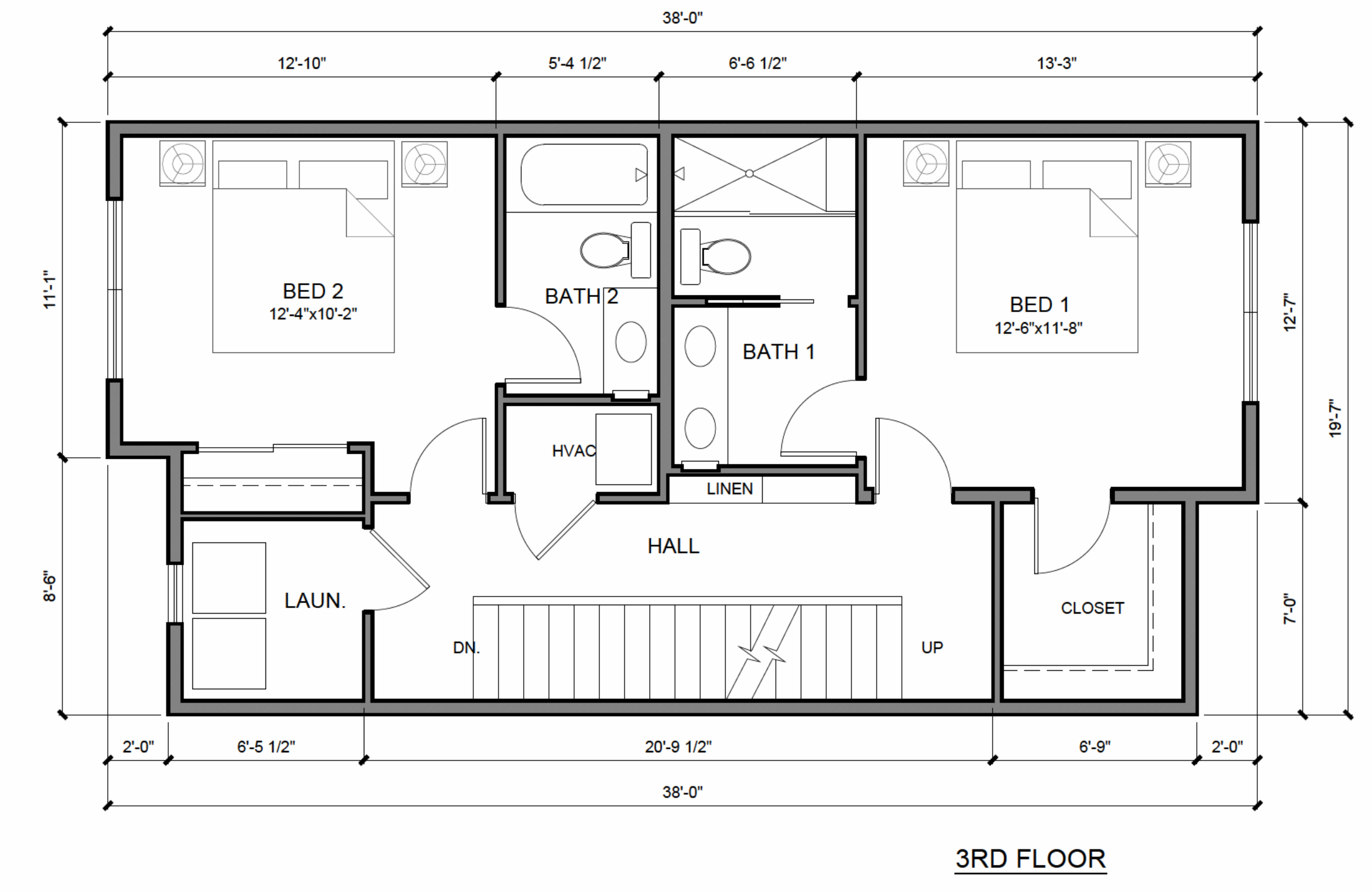
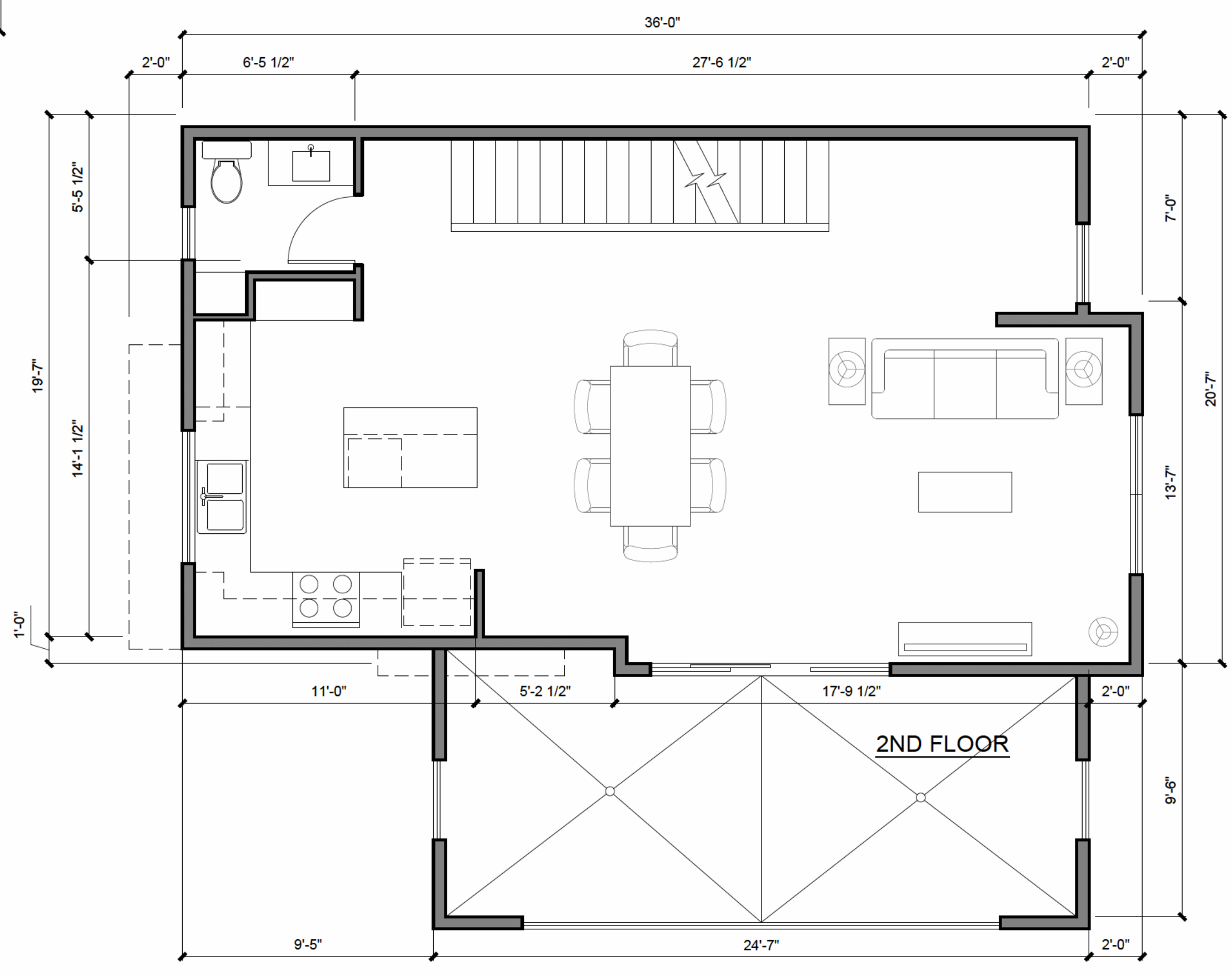
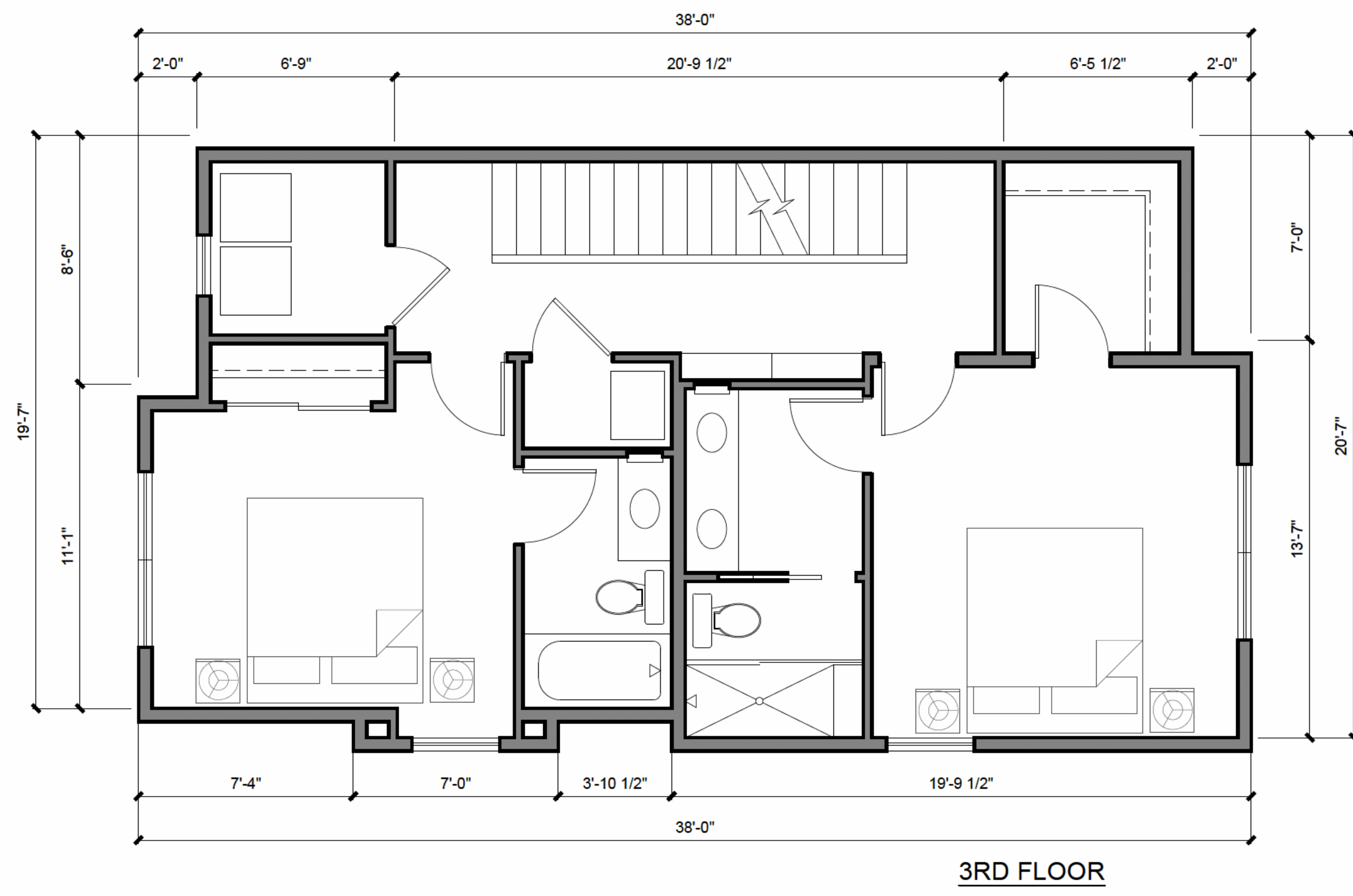
UNIT TYPE D - 2 BDR. / 2.5 BATH

1ST FLOOR:	288 SQ. FT.
2ND FLOOR:	601 SQ. FT.
3RD FLOOR:	601 SQ. FT.
ROOF LANDING:	20 SQ. FT.
TOTAL LIVING:	1,510 SQ. FT.
GARAGE:	289 SQ. FT.

SCALE 1/4" = 1'-0"

0 1 2 4 8  
SCALE 1/4" = 1'-0"  
APRIL 08, 2019





**ACCESSIBLE UNIT TYPE A/A.1 - 2 BDR. / 2.5 BATH**

1ST FLOOR: 241 SQ. FT.  
 2ND FLOOR: 629 SQ. FT.  
 3RD FLOOR: 860 SQ. FT.  
 ROOF LANDINGS: 20 SQ. FT.  
 TOTAL LIVING: 1,550 SQ. FT.  
 GARAGE: 396 SQ. FT.

SCALE 1/4" = 1'-0"

**ACCESSIBLE STUDIO UNIT - 1 BDR. / 1 BATH**

SCALE 1/4" = 1'-0"

0 1 2 4 8  
 SCALE 1/4" = 1'-0"  
 APRIL 08, 2019



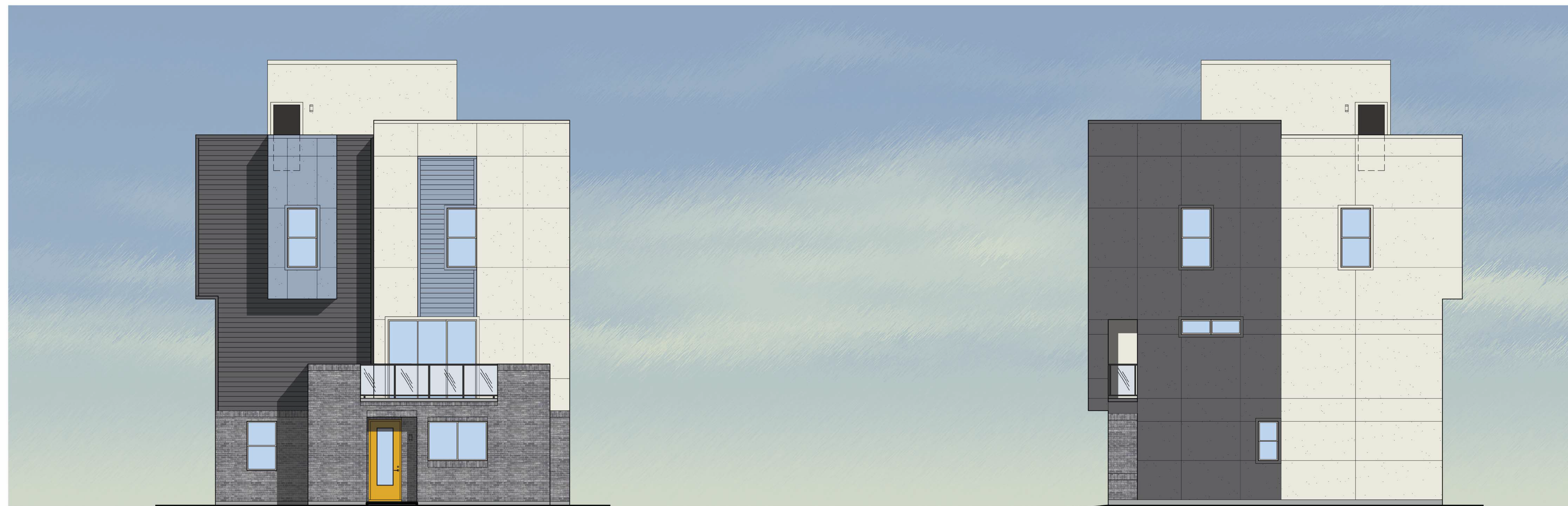
**EXTERIOR COLOR SCHEDULE**

	ACOUSTIC WHITE 46		PASSIONATE BLUEBERRY KM 4988
	KETTLEMAM KM 5818		BLISSFUL ORANGE KM 5330
	SOARING EAGLE KM 4992		GLEN GERY BRICK STONE GREY K12-3009



**BUILDING 1 - SOUTH ELEVATION (DRIVE AISLE)**

SCALE 3/16" = 1'-0"



**BUILDING 1 - EAST ELEVATION (4TH STREET)**

SCALE 3/16" = 1'-0"

**BUILDING 1 - WEST ELEVATION**

SCALE 3/16" = 1'-0"

0 1 2 5 10  
SCALE 3/16" = 1'-0"  
DECEMBER 03, 2018



**EXTERIOR COLOR SCHEDULE**

	ACOUSTIC WHITE 46		PASSIONATE BLUEBERRY KM 4988
	KETTLEMAM KM 5818		BLISSFUL ORANGE KM 5330
	SOARING EAGLE KM 4992		GLEN GERY BRICK STONE GREY K12-3009



**NORTH ELEVATION (ALLEY)**

SCALE 3/16" = 1'-0"

0 1 2 5 10  
SCALE 3/16" = 1'-0"  
DECEMBER 03, 2018





**BUILDING 1 - SOUTH ELEVATION (DRIVE AISLE)**

SCALE 3/16" = 1'-0"



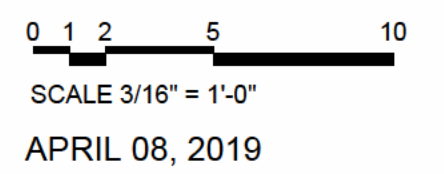
**BUILDING 1 - EAST ELEVATION (4TH STREET)**

SCALE 3/16" = 1'-0"



**BUILDING 1 - WEST ELEVATION**

SCALE 3/16" = 1'-0"



APRIL 08, 2019



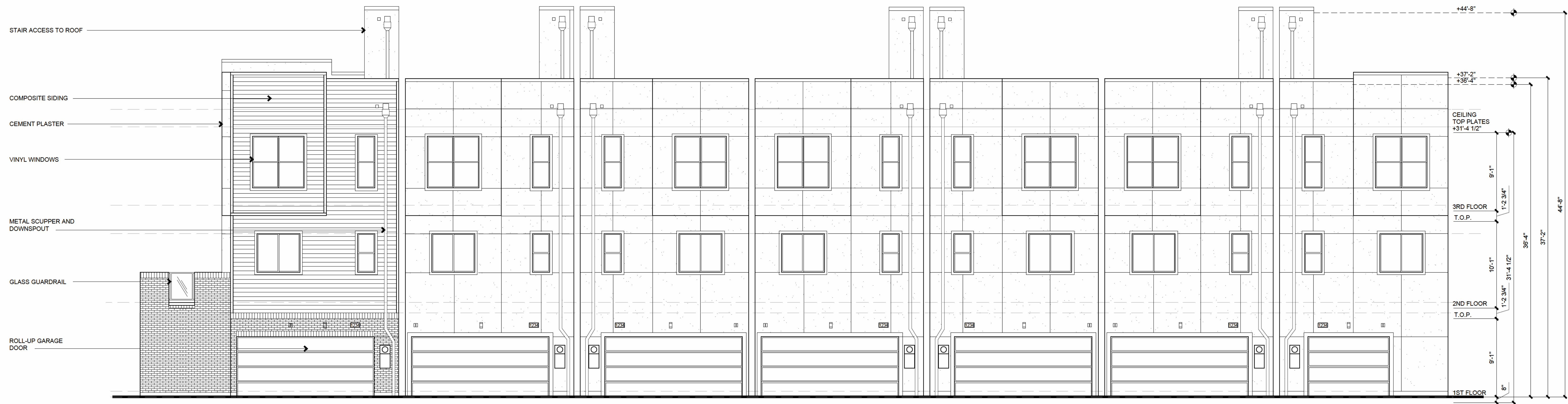


NORTH ELEVATION (ALLEY)

SCALE 3/16" = 1'-0"

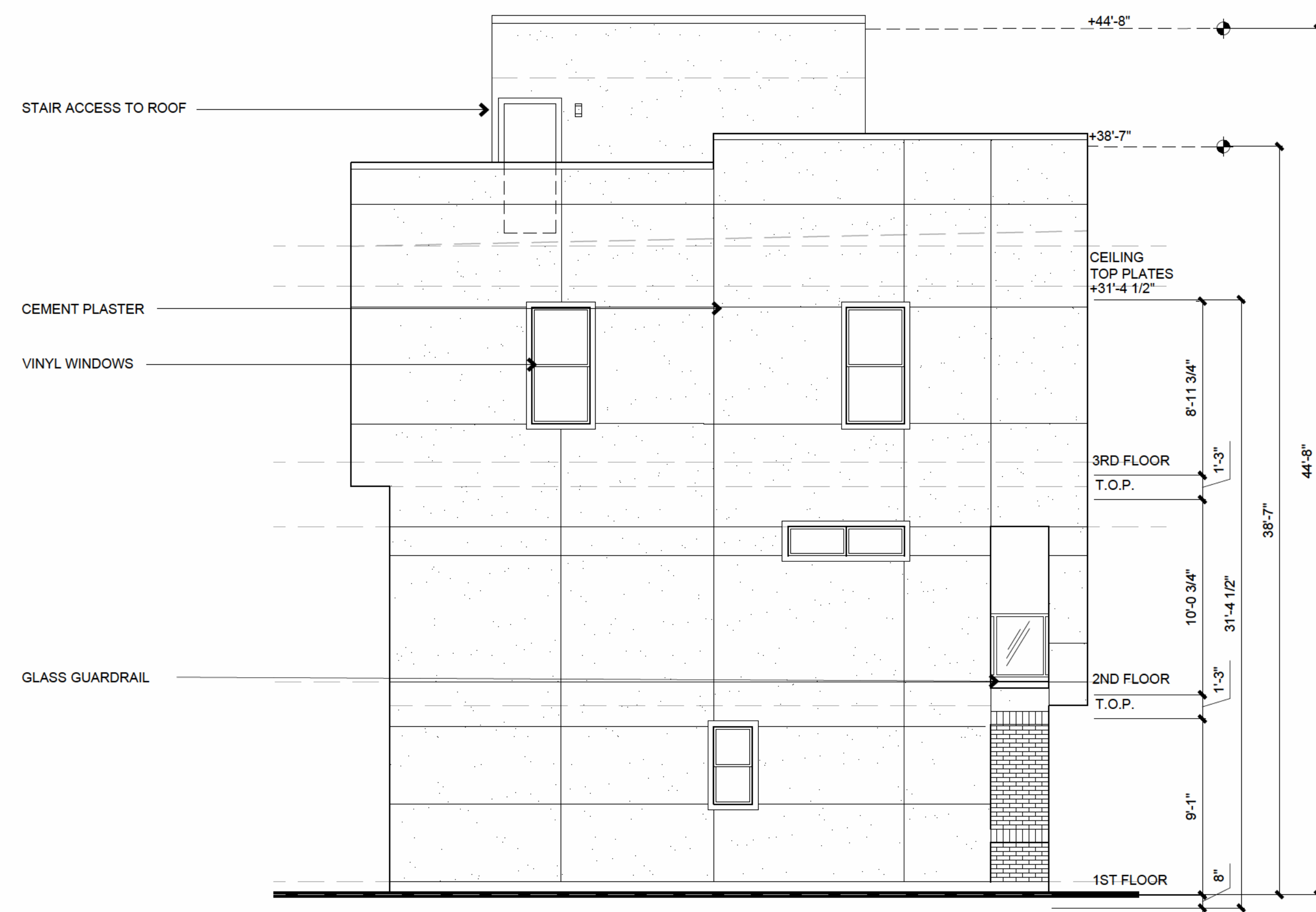
0 1 2 5 10  
SCALE 3/16" = 1'-0"  
APRIL 08, 2019





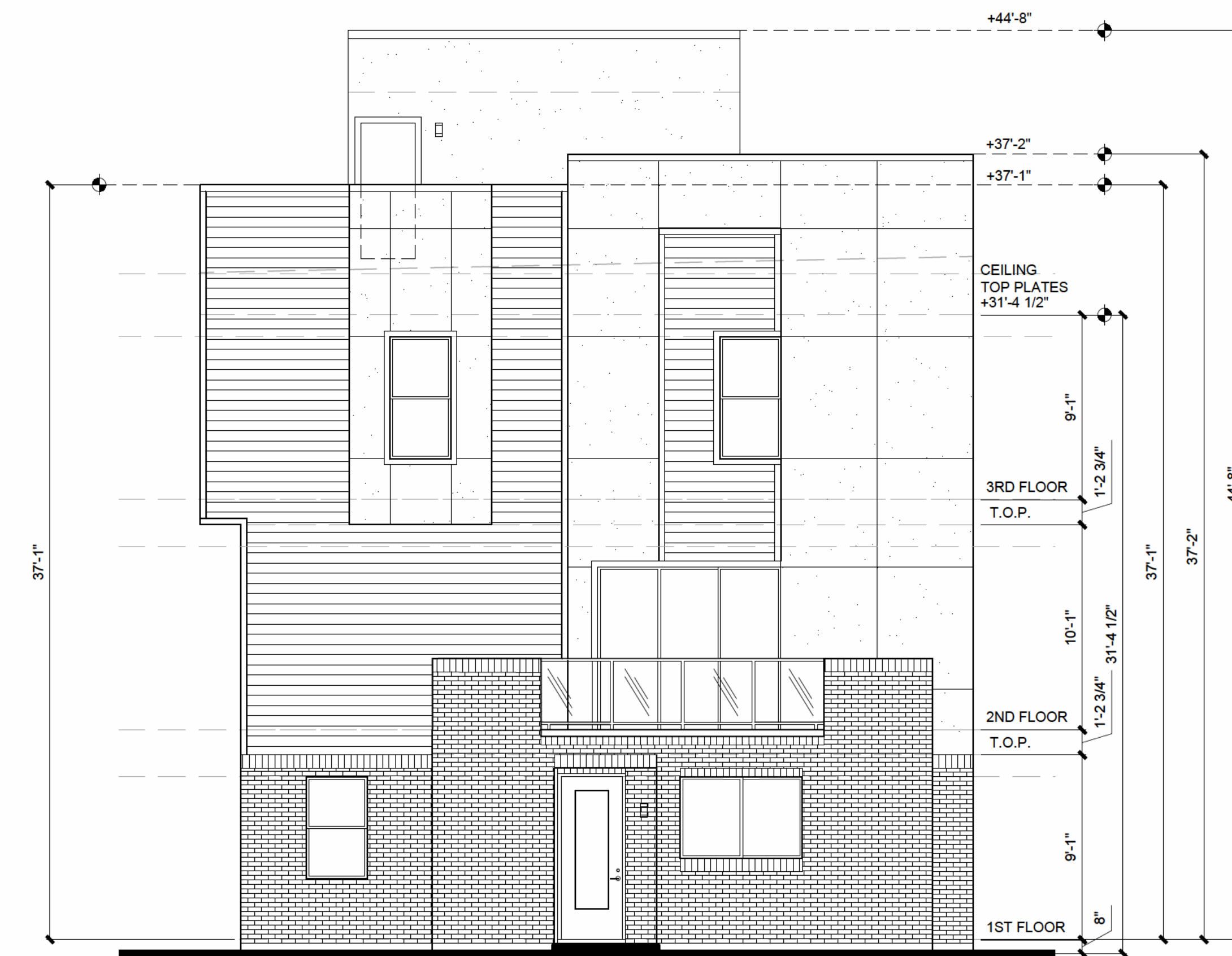
**NORTH ELEVATION (DRIVEWAY)**

SCALE 3/16" = 1'-0"



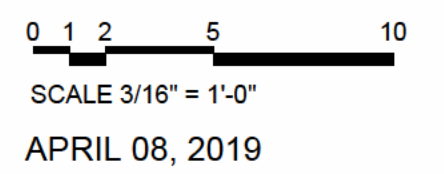
**WEST ELEVATION**

SCALE 3/16" = 1'-0"



**EAST ELEVATION (4TH STREET)**

SCALE 3/16" = 1'-0"







BUILDING 2 - SOUTH ELEVATION (PASEO)

SCALE 3/16" = 1'-0"

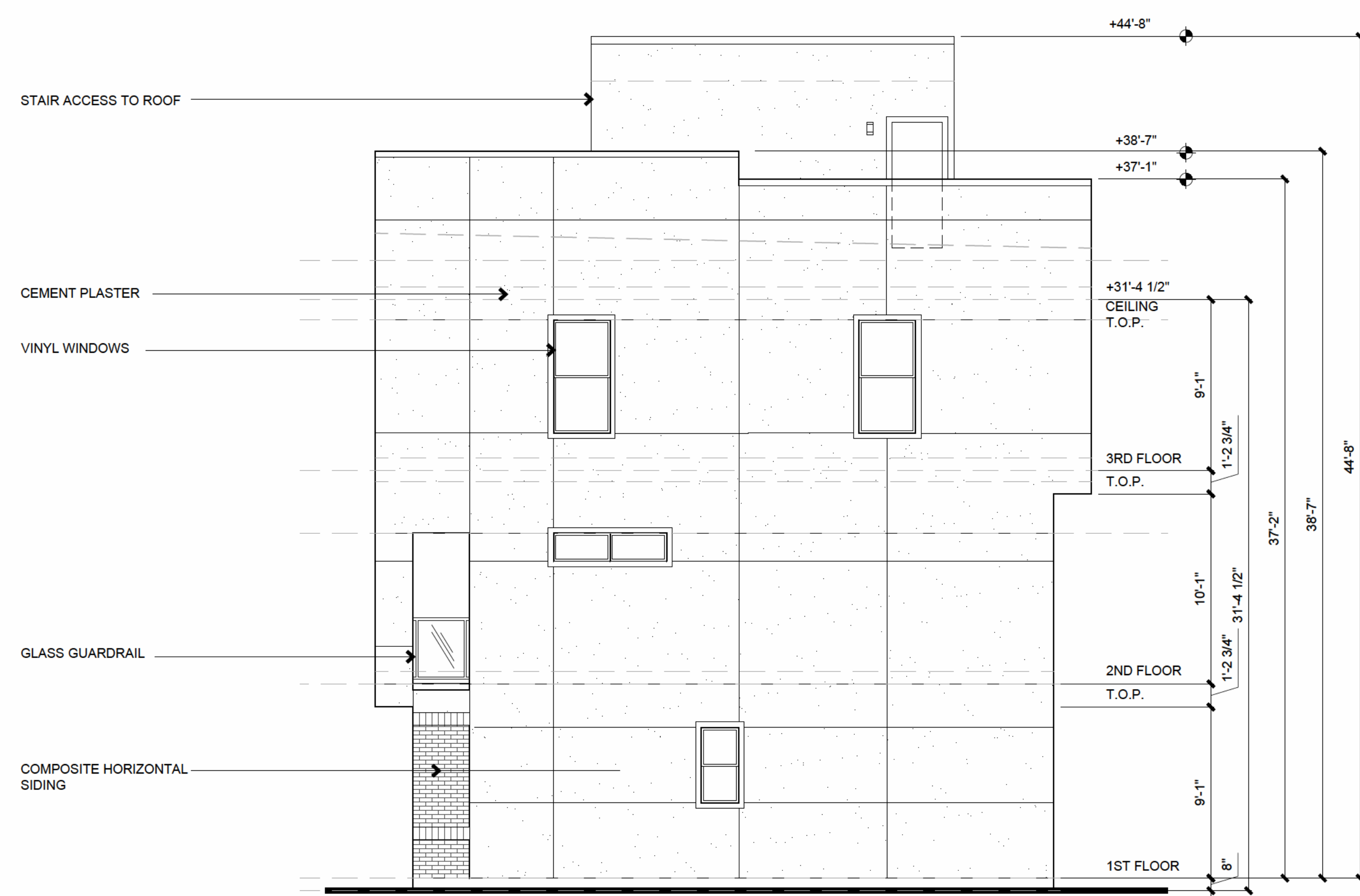
0 1 2 5 10  
SCALE 3/16" = 1'-0"  
APRIL 08, 2019





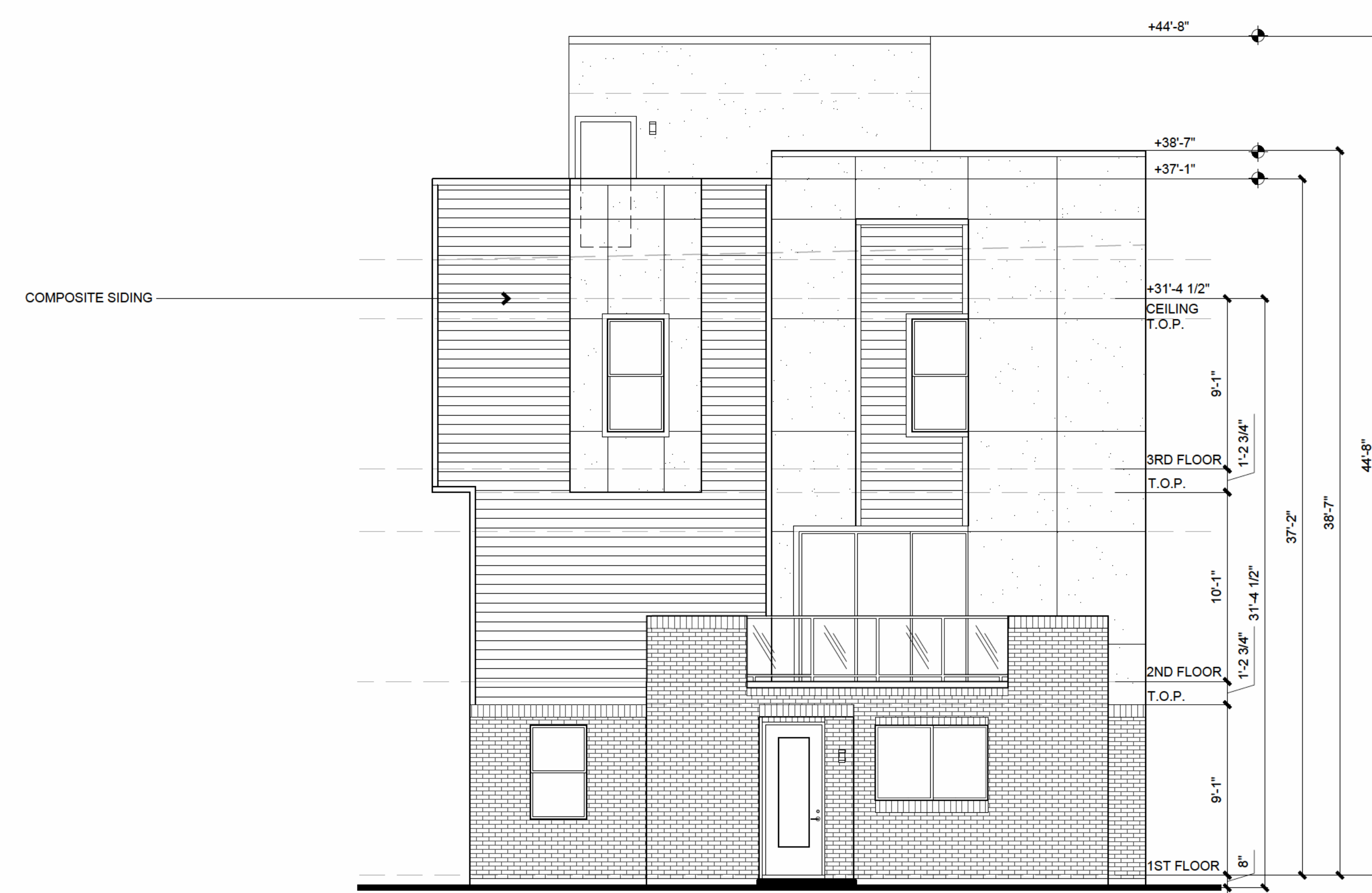
**BUILDING 3 - NORTH ELEVATION (PASEO)**

SCALE 3/16" = 1'-0"



**BUILDING 3 - WEST ELEVATION**

SCALE 3/16" = 1'-0"



**BUILDING 3 - EAST ELEVATION (4TH STREET)**

SCALE 3/16" = 1'-0"

0 1 2 5 10  
SCALE 3/16" = 1'-0"  
APRIL 08, 2019





**BUILDING 3 - SOUTH ELEVATION (ALLEY)**

SCALE 3/16" = 1'-0"

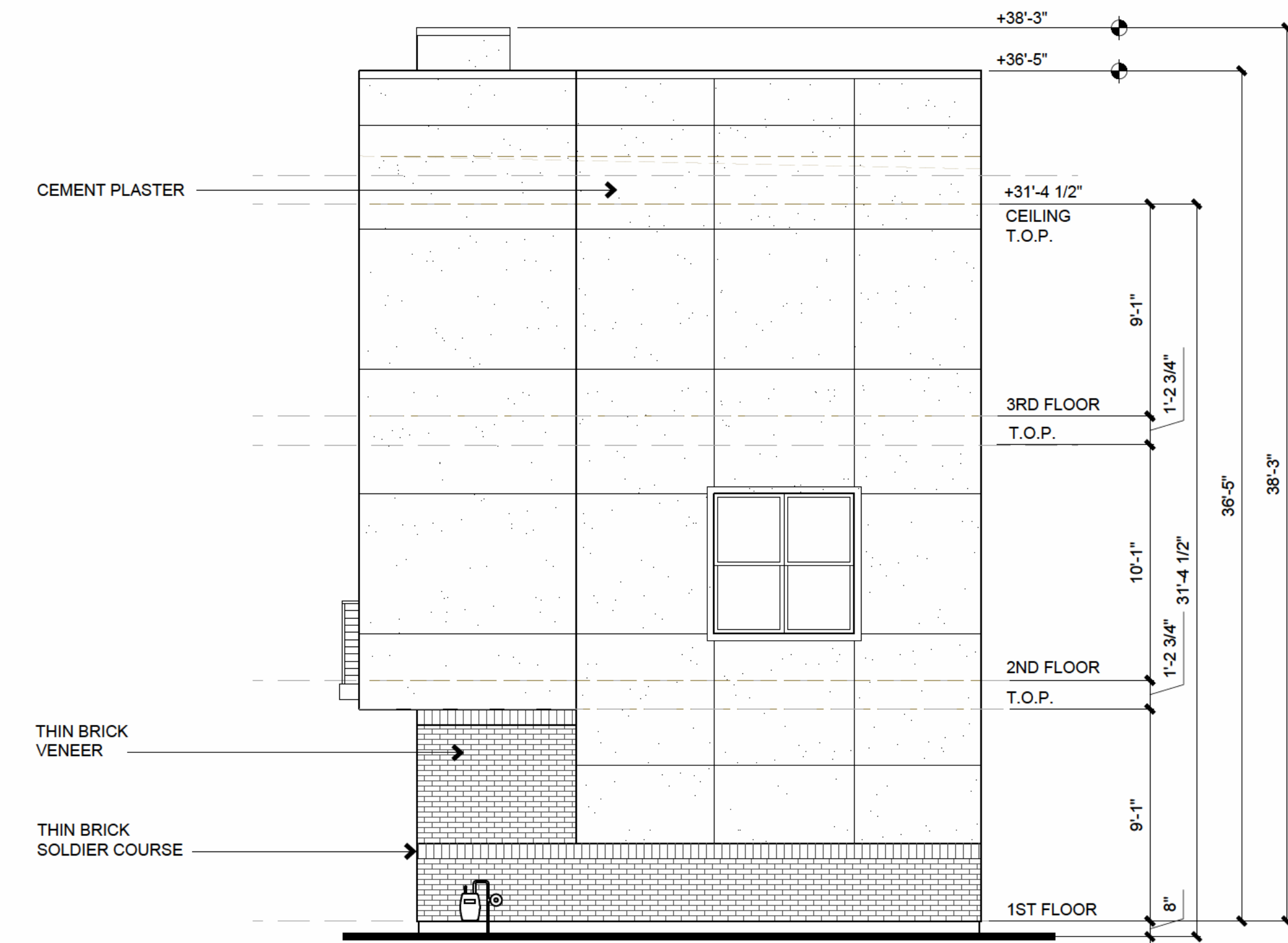
0 1 2 5 10  
SCALE 3/16" = 1'-0"  
APRIL 08, 2019





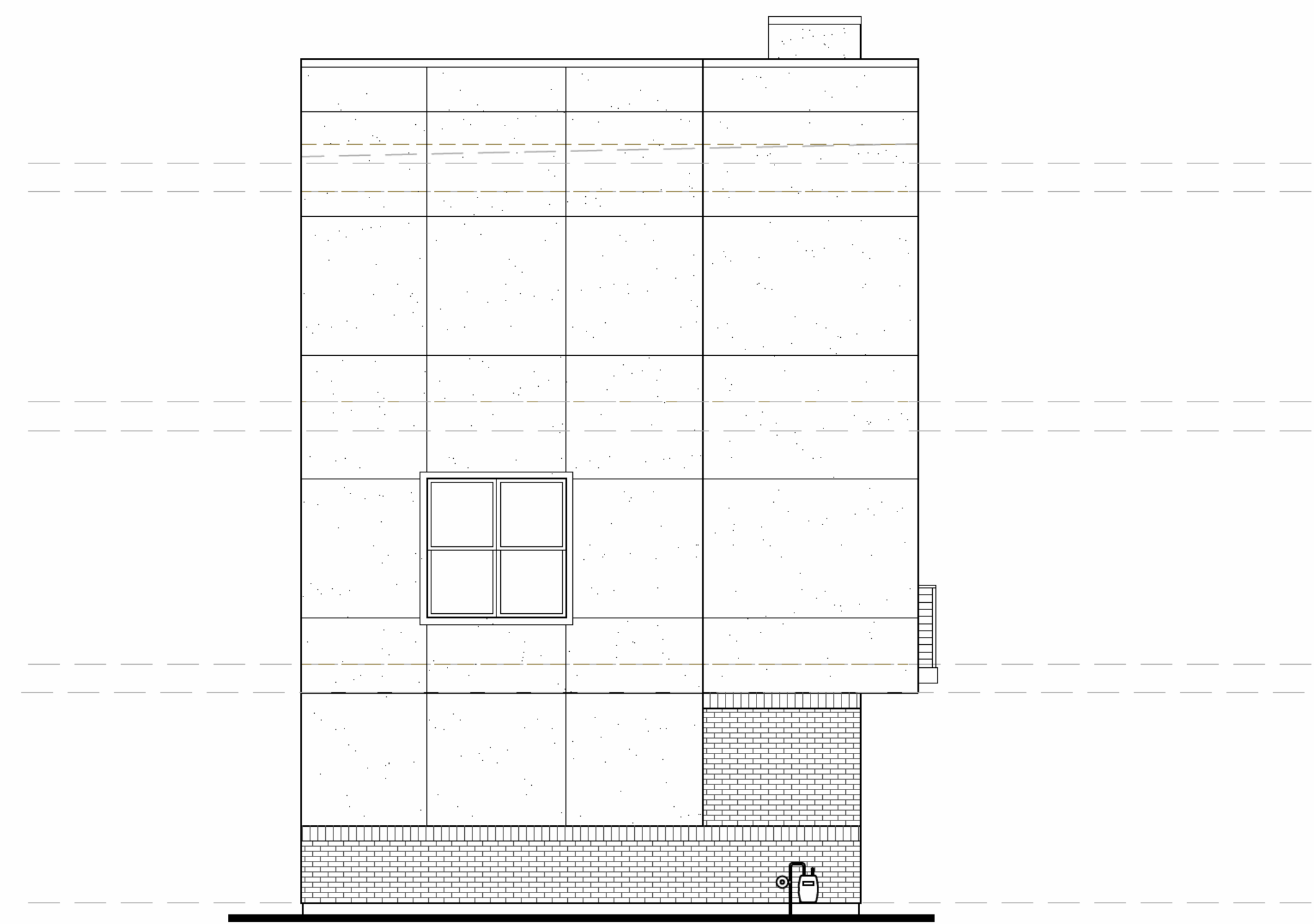
BUILDING 4 (BUILDING 5 SIMILAR) - SOUTH ELEVATION (ALLEY)

SCALE 3/16" = 1'-0"



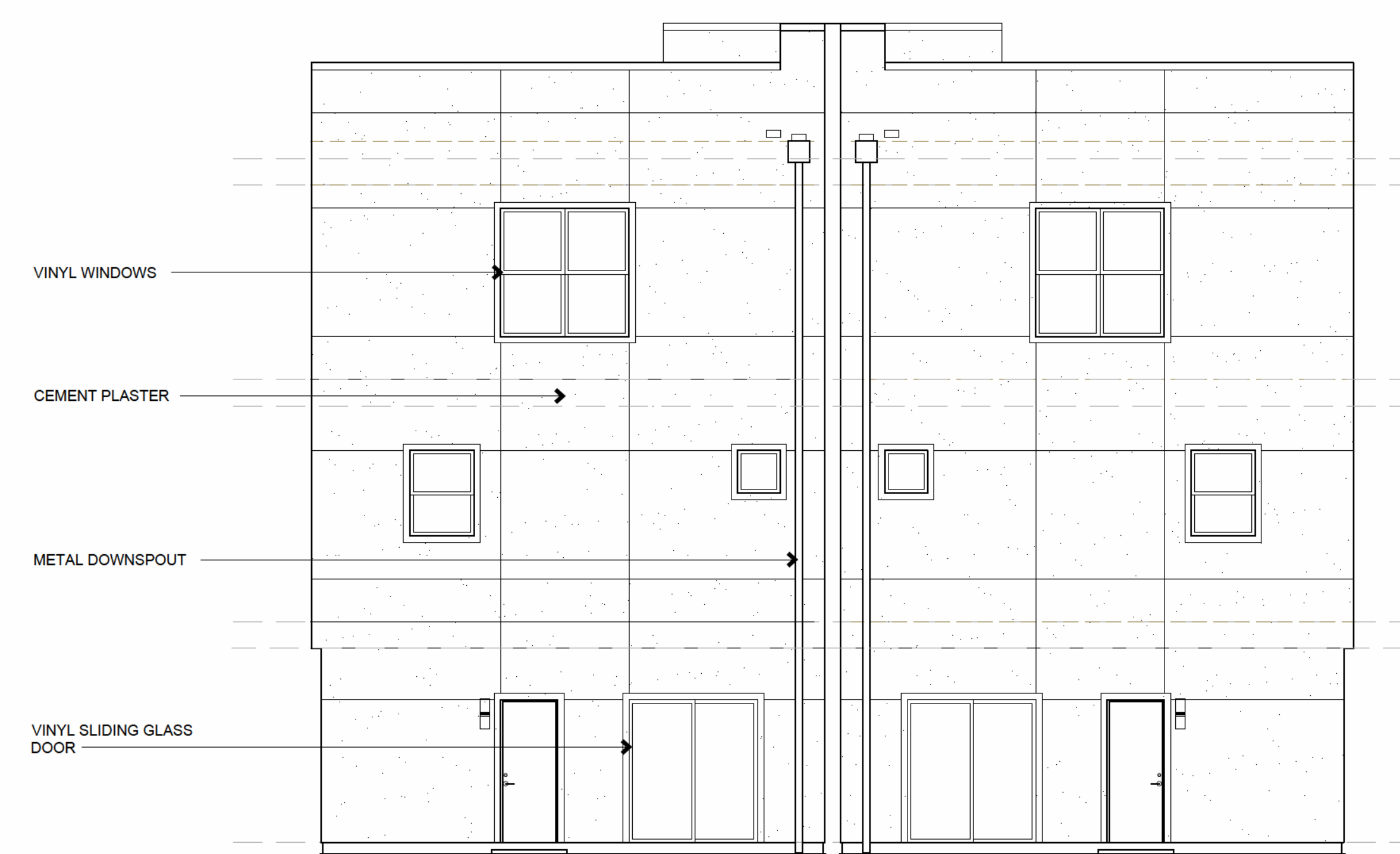
BUILDING 4 (BUILDING 5 SIMILAR) - EAST ELEVATION

SCALE 3/16" = 1'-0"



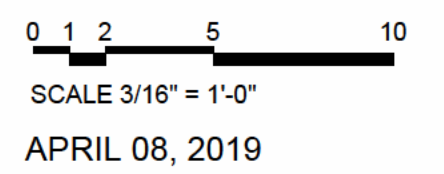
BUILDING 4 (BUILDING 5 SIMILAR) - WEST ELEVATION

SCALE 3/16" = 1'-0"



BUILDING 4 (BUILDING 5 SIMILAR) - NORTH ELEVATION (REAR YARD)

SCALE 3/16" = 1'-0"

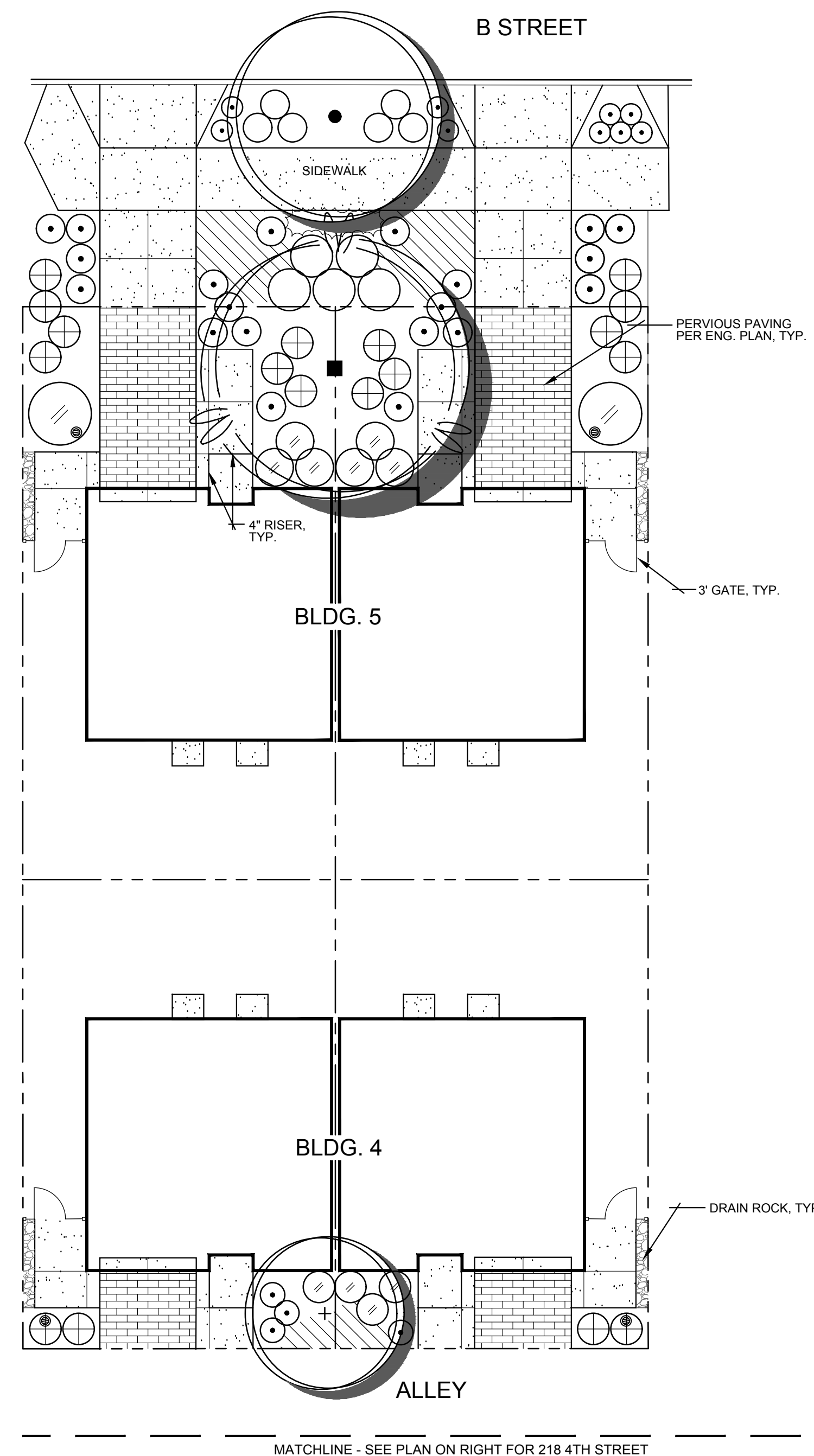




**TREE LEGEND**

PLANT SYMBOL	USE DESCRIPTION & BOTANICAL NAME/ COMMON NAME	CONTAINER SIZE	HT/SPR	REMARKS
	<b>STREET TREE</b> CERCIS CANADENSIS EASTERN REDBUD	15 GAL	25/20'	CITY APPROVED TREE
	<b>COURTYARD TREE</b> PYRUS CALLERYANA 'CHANTICLEER' C. FLOWERING PEAR	15 GAL	40/15'	UPRIGHT, NARROW
	<b>BUILDING FOUNDATION/SCREENING TREE</b> ACER PALMATUM 'BLOODGOOD' B. JAPANESE MAPLE	15 GAL	18/18'	RED FOLIAGE
	<b>BUILDING FOUNDATION/SCREENING TREE</b> ACER RUBRUM 'BOWHILL' B. RED MAPLE	15 GAL	15/15'	NARROW SHAPE
	<b>SITE ACCENT TREE</b> ACER PALMATUM 'SANGO KAKU' S.K. JAPANESE MAPLE	15 GAL	20/20'	CORAL BARK
	<b>SITE SHADE TREE</b> ULMUS PROPINQUA 'EMERALD SUNSHINE' E. S. ELM	15 GAL	35/25'	UPRIGHT, VASE

(Note: All trees symbols sizes are reduced up to 60%)



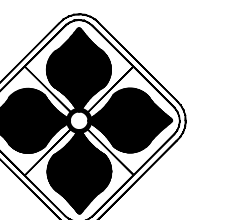
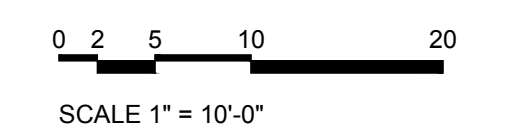
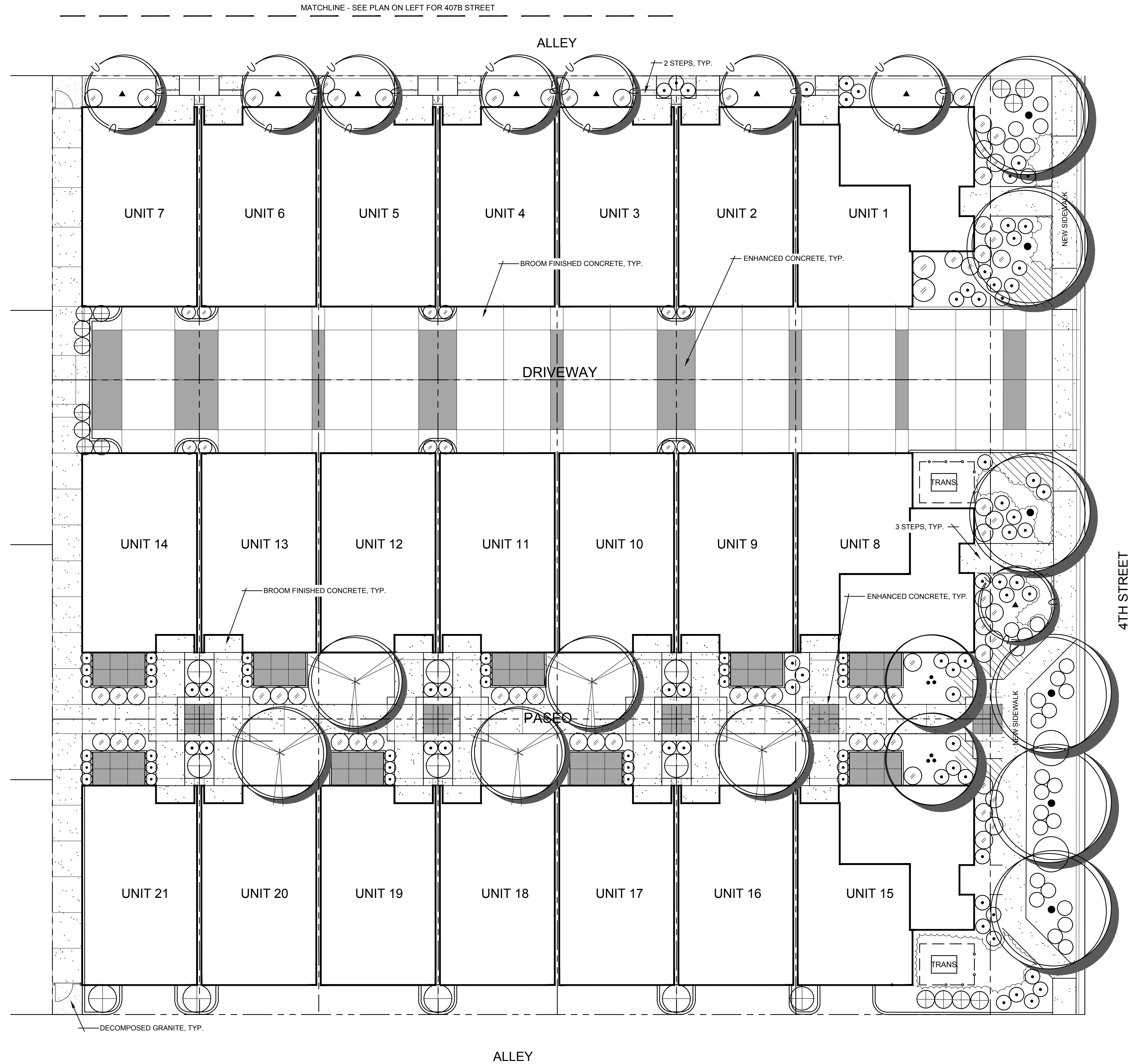
**GROUND COVER LEGEND**

SITE ENTRY ACCENT COVER SUCH AS:				EVERGREEN FOLIAGE GROUND COVER SUCH AS:			
BOTANICAL & COMMON NAME	CONTAINER SIZE	HEIGHT/SPREAD	WATER USE	BOTANICAL & COMMON NAME	CONTAINER SIZE	HEIGHT/SPREAD	WATER USE
FESTUCA GLAUCA 'ELIJAH BLUE' E.B. FESCUE	FLATS	1/2'	LOW	CAREX PANSA CALIFORNIA MEADOW SAGE	LINERS	8/10'	LOW
GAZANIA 'MITSUA SUPER YELLOW' M. GAZANIA	FLATS	8/3'-6'	MEDIUM	FESTUCA CALIFORNICA CALIFORNIA FESCUE	LINERS	18/18'	LOW
				VINCA MINOR DWARF PERIWINKLE	1 GAL.	1/3'	LOW

**IRRIGATION NOTES**

- AN AUTOMATED IRRIGATION SYSTEM WILL BE PROVIDED. IT WILL FOLLOW THE CITY LOW WATER USE CONSERVATION GUIDELINES INCLUDING ITEMS SUCH AS:
1. GROUPING OF PLANTS WITH SIMILAR WATER USE LEVEL WITHIN THEIR REMOTE CONTROL VALVE/HYDROZONE SYSTEM.
  2. SMART CONTROLLERS WITH WATER SAVING FEATURES.
  3. LOW WATER FLOW WITH DRIP TYPE APPLICATION.
  4. ALLOWABLE MAXIMUM WATER USE CALCULATIONS.
  5. WATERING SCHEDULES ARE TO BE PROVIDED FOR BOTH ESTABLISHING AND ESTABLISHED PLANT MATERIALS.

**NOTE:**  
SEE SHEET L2 FOR SHRUB LEGEND AND PLANT PICTURES.



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Site Planning  
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OCTOBER 2, 2018



**218 4th Street**  
West Sacramento, California

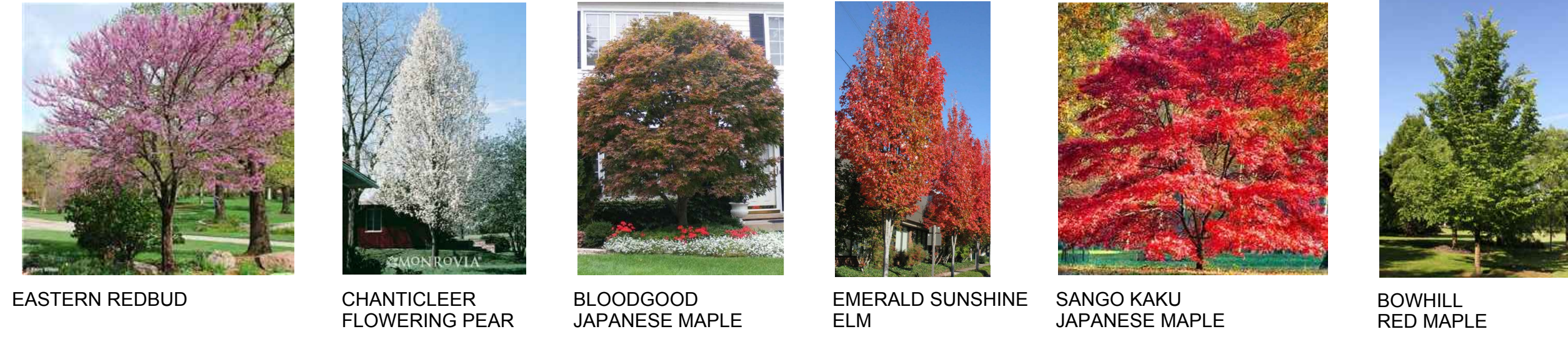
PRELIMINARY LANDSCAPE PLAN



L1



**TREES**



EASTERN REDBUD      CHANTICLEER FLOWERING PEAR      BLOODGOOD JAPANESE MAPLE      EMERALD SUNSHINE ELM      SANGO KAKU JAPANESE MAPLE      BOWHILL RED MAPLE

**SHRUBS**

**BUILDING FOUNDATION SHRUBS:**



SMALL CAPE RUSH      TASRED FLAX LILLY      BIG BLUE LILLY TURF      EMERALD SNOW FRINGE FLOWER

**SCREENING SHRUBS:**



JAPANESE BOXWOOD      EMERALD COLONNADE HOLLY      AFRICAN IRIS      MAKI YEW PINE

**SITE & BUILDING ENTRY ACCENT SHRUBS:**



YELLOW EVERGREEN DAYLILIES      BRAKE LIGHTS YUCCA RED      JACK SPRATT FLAX

**LOW SHRUB COVER:**



VARIEGATED FLAX LILY      PURPLE BUSH LAVENDER      MEXICAN FEATHER GRASS

**GROUND COVERS**

**SITE ENTRY ACCENT COVER:**



ELIJAH BLUE FESCUE      YELLOW GAZANIA

**EVERGREEN FOLIAGE GROUND COVER:**



CALIFORNIA MEADOW SAGE      CALIFORNIA FESCUE      DWARF PERIWINKLE

**SHRUB LEGEND**

PLANT SYMBOL	USE DESCRIPTION & BOTANICAL NAME/ COMMON NAME	CONTAINER SIZE	HT/SPR	WATER USE
⊙	<b>BUILDING FOUNDATION SHRUBS SUCH AS:</b> <u>CHONDROPETALUM TECTORUM</u> SMALL CAPE RUSH <u>DANELLA TASMANICA</u> 'TASRED' TASRED FLAX LILY <u>LIRIOPE MUSCARI</u> 'BIG BLUE'- B.B. LILY TURF <u>LOROPETALUM CHINENSIS</u> 'EMERALD SNOW'- E.S. FRINGE FLOWER	5 GAL. 1 GAL. 1 GAL. 5 GAL.	3/4' 2'3" 2'2" 4'4"	MEDIUM LOW MEDIUM LOW
⊕	<b>SCREENING SHRUBS SUCH AS:</b> <u>BUXUS MICROPHYLLA</u> JAPONICA JAPANESE BOXWOOD <u>ILEX X 'RUTHOLL'</u> 'EMERALD COLONNADE'- E.C. HOLLY <u>DIETES BICOLOR</u> AFRICAN IRIS <u>PODOCARPUS MACROPHYLLUS</u> 'MAKI'- M. YEW PINE	5 GAL. 5 GAL. 1 GAL. 15 GAL.	5'3" 10'4" 2'3" 8'4"	MEDIUM MEDIUM LOW MEDIUM
⊙	<b>SITE &amp; BUILDING ENTRY ACCENT SHRUBS SUCH AS:</b> <u>HEMEROCALLIS</u> HYBRID DAY LILY <u>HESPEROLE PARVIFOLIA</u> 'BRAKE LIGHTS'- B.L. RED YUCCA <u>PHORMIUM TENAX</u> 'JACK SPRATT'- J.S. FLAX	1 GAL. 1 GAL. 1 GAL.	1-6'2" 1'3" 1'-6'2"	LOW LOW LOW
○	<b>LOW SHRUB COVER SUCH AS:</b> <u>DANELLA TASMANICA</u> 'VARIEGATED'- VARIEGATED FLAX LILY <u>LAVANDULA INTERMEDIA</u> 'PROVENCE'- P. HEDGE LAVENDER <u>NASSELLA TENUISSIMA</u> MEXICAN FEATHER GRASS	1 GAL. 5 GAL. 1 GAL.	2'3" 2'4" 2'3"	MEDIUM LOW LOW