



CONCEPTUAL ARTISTIC PERSPECTIVE

# RIVER ONE

WASHINGTON DISTRICT, WEST SACRAMENTO, CALIFORNIA  
PHASE 1

FULCRUM PROPERTY

DESIGN REVIEW RESUBMITTAL - AUGUST 28, 2019  
DRAFT



**SB ARCHITECTS**

3000 CALIFORNIA AVENUE  
SUITE 200  
WEST SACRAMENTO, CA 95633  
(916) 442-2222

OWNER:  
FULCRUM PROPERTY  
3000 CALIFORNIA AVENUE  
SUITE 200  
WEST SACRAMENTO, CA 95633  
(916) 442-2222

## Phase 1

**River One**  
West Sacramento, CA

Title Block

DATE	DESCRIPTION

NOT ISSUED FOR CONSTRUCTION  
COVER SHEET

Scale:  
**A-0.00**

**PROJECT INFO**

**RIVER ONE:**  
**PROJECT SUMMARY**  
 THE PROPOSED PROJECT IS A 2 BUILDING, 196-GUESTROOM HOTEL AND 55 DWELLING UNIT RESIDENTIAL COMPLEX WITH PENTHOUSES ON THE TOP FLOOR. THE TWO BUILDINGS SIT ABOVE A SHARED GARAGE AND MIXED-USE SPACE WHICH INCORPORATES STOREFRONT, F&B CO-WORKING SPACE, AND OFFICES.  
**PROJECT LOCATION**  
 THE PROPOSED SITE IS LOCATED WEST OF THE SACRAMENTO RIVER, EAST OF 3RD STREET AND ON THE NORTH SIDE OF TOWER BRIDGE GATEWAY, IN WEST SACRAMENTO, CALIFORNIA.

**APPLICABLE CODES AND AGENCIES**

THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO CONSTRUCT REFERENCED PROJECT IN ACCORDANCE WITH CALIFORNIA CODES AND ORDINANCES. THE CONTRACT DOCUMENTS WILL NOT DEVELOP FINISHED WORK WILL NOT COMPLY WITH SAID CALIFORNIA CODE OF REGULATIONS TITLE 24, A CHANGE ORDER DETAILING AND APPROVED BY THE AGENCY HAVING JURISDICTION BEFORE PROCEEDING WITH THE WORK.  
 PARTIAL LIST OF APPLICABLE CODES AS OF JANUARY 1, 2017  
 2016 Building Standards Administrative Code, Part 1, Title 24 CCR  
 2016 California Building Code (CBC), Part 2, Title 24 CCR  
 (2015 International Building Code and 2015 California Amendments)  
 2016 California Electrical Code (CEC), Part 3, Title 24 CCR  
 (2014 National Electrical Code and 2016 California Amendments)  
 2016 California Mechanical Code (CMC), Part 4, Title 24 CCR  
 (2015 Uniform Mechanical Code and 2016 California Amendments)  
 2016 California Plumbing Code (CPC), Part 5, Title 24 CCR  
 (2015 Uniform Plumbing Code and 2016 California Amendments)  
 2016 California Energy Code, Part 6, Title 24 CCR  
 2016 California Fire Code, Part 9, Title 24 CCR  
 (2015 International Fire Code and 2016 California Amendments)

**VICINITY MAP**



**LOCATION MAP**



**PROJECT DIRECTORY**

**CLIENT:**  
**FILGRUM PROPERTY**  
 1930 J STREET, NO. 200  
 SACRAMENTO, CA 95814  
 PHONE: 916-248-8574  
 CONTRACT: RANDY KOSS  
**CLIENTS CONSULTANTS:**  
**CIVIL:**  
**WARREN CIVIL ENGINEERS**  
 1117 WINDFIELD WAY, SUITE 110  
 EL DORADO HILLS, CA 95762  
 PHONE: 916-985-1870  
 CONTRACT: ANTHONY TASSANO  
**LANDSCAPE:**  
**SURFACE LANDSCAPE DESIGN**  
 33 NORTH, THE EMBARCADERO,  
 SUITE 200  
 SAN FRANCISCO, CA 94111  
 PHONE: 415-932-7443  
 CONTRACT: HOPE HARDESTY

**DRAWING SHEET INDEX**

ARCHITECTURE	EXHIBITS:
Architect: <b>SB ARCHITECTS</b> ONE BEAUCH STREET, SUITE 101 SACRAMENTO, CA 95814 PHONE: 415-298-1459 CONTRACT: JOE FERRI	Architect: <b>SB ARCHITECTS</b> ONE BEAUCH STREET, SUITE 101 SACRAMENTO, CA 95814 PHONE: 415-298-1459 CONTRACT: JOE FERRI
Structural: <b>DCT ENGINEERS</b> 135 MAIN STREET, SUITE 1800 SAN FRANCISCO, CA 94102 PHONE: 415-398-8020 CONTRACT: KYLE HOLMAN	Structural: <b>DCT ENGINEERS</b> 135 MAIN STREET, SUITE 1800 SAN FRANCISCO, CA 94102 PHONE: 415-398-8020 CONTRACT: KYLE HOLMAN
M/E/P: <b>PAE ENGINEERS</b> 48 GOLDEN GATE AVENUE, SAN FRANCISCO, CA 94102 PHONE: 415-398-8020 CONTRACT: HARJ SIDHU	M/E/P: <b>PAE ENGINEERS</b> 48 GOLDEN GATE AVENUE, SAN FRANCISCO, CA 94102 PHONE: 415-398-8020 CONTRACT: HARJ SIDHU
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A3.21   SITE SECTION	
A3.22   SITE SECTION	
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A4.57   RESIDENTIAL SECTION	
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A4.60   RESIDENTIAL MATERIALS	
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C2   SITE GRADING PLAN	
C3   SITE UTILITY PLAN	



### HOTEL AREA CALCULATIONS

New On Model Level 01			New On Model Level 02			New On Model Level 03			New On Model Level 04			New On Model Level 05			New On Model Level 06			New On Model Level 07			New On Model Level 08			New On Model Level 09			New On Model Level 10			New On Model Level 11			New On Model Level 12		
Room	Area	Count	Room	Area	Count	Room	Area	Count	Room	Area	Count	Room	Area	Count	Room	Area	Count	Room	Area	Count	Room	Area	Count	Room	Area	Count	Room	Area	Count	Room	Area	Count			
King 01	390	0	King 02	390	0	King 03	390	0	King 04	390	0	King 05	390	0	King 06	390	0	King 07	390	0	King 08	390	0	King 09	390	0	King 10	390	0	King 11	390	0	King 12	390	0
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...		
<b>Sub Total</b>	<b>40</b>	<b>13,000</b>	<b>40</b>	<b>13,000</b>	<b>135</b>	<b>40</b>	<b>13,000</b>	<b>135</b>	<b>40</b>	<b>13,000</b>	<b>135</b>	<b>40</b>	<b>13,000</b>	<b>135</b>	<b>40</b>	<b>13,000</b>	<b>135</b>	<b>40</b>	<b>13,000</b>	<b>135</b>	<b>40</b>	<b>13,000</b>	<b>135</b>	<b>40</b>	<b>13,000</b>	<b>135</b>	<b>40</b>	<b>13,000</b>	<b>135</b>	<b>40</b>	<b>13,000</b>	<b>135</b>	<b>40</b>	<b>13,000</b>	<b>135</b>

### HOTEL AREA CALCULATIONS

PARKING CALCULATIONS		RESIDENTIAL AREA CALCULATIONS		PROJECT FLOOR AREA SUMMARY	
Room	Count	Room	Count	Room	Count
...	...	...	...	...	...
<b>Sub Total</b>	<b>1,300</b>	<b>1,300</b>	<b>1,300</b>	<b>1,300</b>	<b>1,300</b>

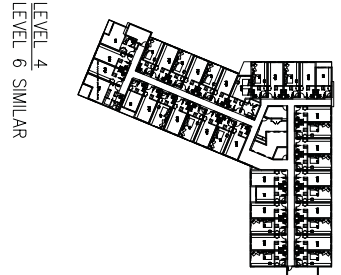
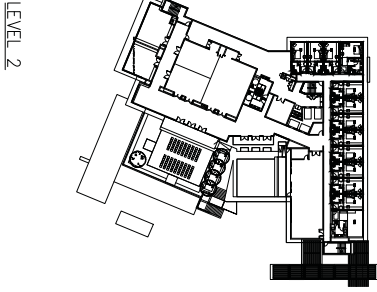
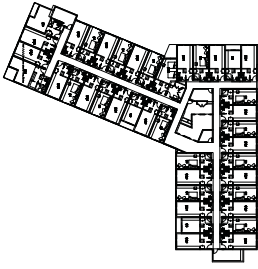
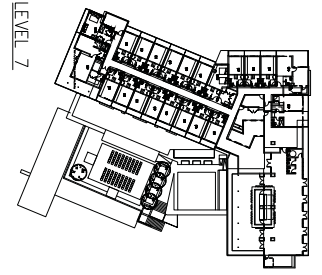
SB ARCHITECTS  
 5000 River One Drive  
 West Sacramento, CA 95693  
 (916) 363-3133

## River One Phase 1

West Sacramento, CA

### GENERAL PROJECT INFORMATION

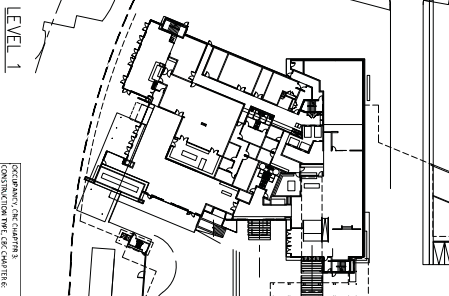
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 INFORMATION



LEVEL 3  
LEVEL 5 SIMILAR

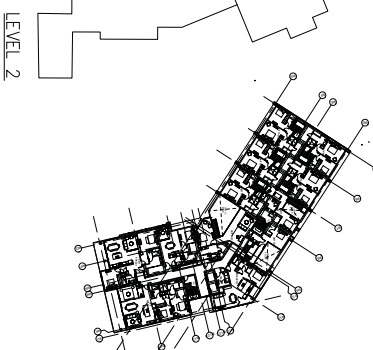
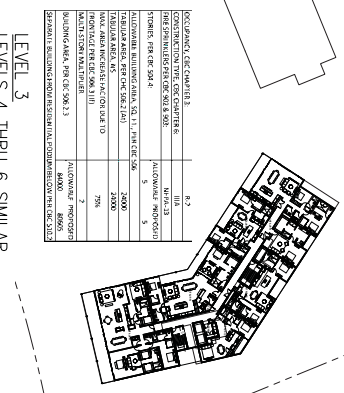
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CONSTRUCTION TYPE: RES. GARAGE	60,000	100%
TYPICAL FLOOR AREA	60,000	100%
LANDMARK FLOOR AREA (S.F.)	17,000	5
TRAILER AREA (S.F.)	2,000	25%
MAX. ALLOWED RESOURCES PER TRAILER	2,000	25%
TRAILER AREA (S.F.)	2,000	25%
TRAILER AREA (S.F.)	2,000	25%
TRAILER AREA (S.F.)	2,000	25%
TRAILER AREA (S.F.)	2,000	25%
TRAILER AREA (S.F.)	2,000	25%
TRAILER AREA (S.F.)	2,000	25%
TRAILER AREA (S.F.)	2,000	25%
TRAILER AREA (S.F.)	2,000	25%
TRAILER AREA (S.F.)	2,000	25%

**HOTEL - SUPERSTRUCTURE**



COMPLETION DATE	AREA (S.F.)	ALLOWED RESOURCES
CONSTRUCTION TYPE: RES. GARAGE	60,000	100%
TYPICAL FLOOR AREA	60,000	100%
LANDMARK FLOOR AREA (S.F.)	17,000	5
TRAILER AREA (S.F.)	2,000	25%
MAX. ALLOWED RESOURCES PER TRAILER	2,000	25%
TRAILER AREA (S.F.)	2,000	25%
TRAILER AREA (S.F.)	2,000	25%
TRAILER AREA (S.F.)	2,000	25%
TRAILER AREA (S.F.)	2,000	25%
TRAILER AREA (S.F.)	2,000	25%
TRAILER AREA (S.F.)	2,000	25%

**HOTEL - PODIUM**



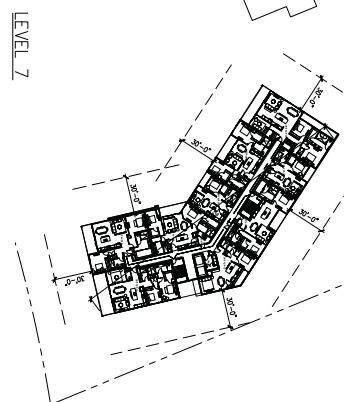
COMPLETION DATE	AREA (S.F.)	ALLOWED RESOURCES
CONSTRUCTION TYPE: RES. GARAGE	60,000	100%
TYPICAL FLOOR AREA	60,000	100%
LANDMARK FLOOR AREA (S.F.)	17,000	5
TRAILER AREA (S.F.)	2,000	25%
MAX. ALLOWED RESOURCES PER TRAILER	2,000	25%
TRAILER AREA (S.F.)	2,000	25%
TRAILER AREA (S.F.)	2,000	25%
TRAILER AREA (S.F.)	2,000	25%
TRAILER AREA (S.F.)	2,000	25%
TRAILER AREA (S.F.)	2,000	25%
TRAILER AREA (S.F.)	2,000	25%

LEVEL 3  
LEVELS 4 THRU 6 SIMILAR

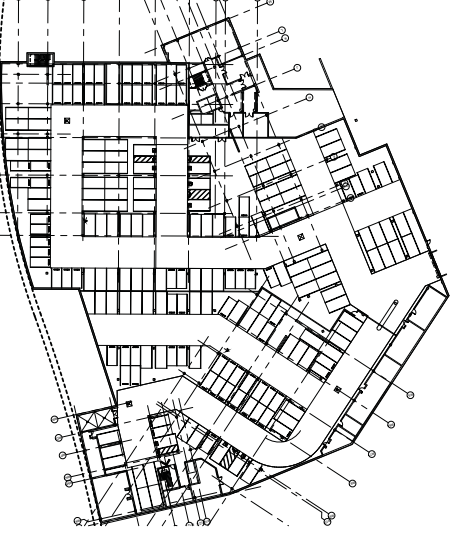
LEVEL 2  
LEVEL 1

COMPLETION DATE	AREA (S.F.)	ALLOWED RESOURCES
CONSTRUCTION TYPE: RES. GARAGE	60,000	100%
TYPICAL FLOOR AREA	60,000	100%
LANDMARK FLOOR AREA (S.F.)	17,000	5
TRAILER AREA (S.F.)	2,000	25%
MAX. ALLOWED RESOURCES PER TRAILER	2,000	25%
TRAILER AREA (S.F.)	2,000	25%
TRAILER AREA (S.F.)	2,000	25%
TRAILER AREA (S.F.)	2,000	25%
TRAILER AREA (S.F.)	2,000	25%
TRAILER AREA (S.F.)	2,000	25%

**RESIDENTIAL - PODIUM**



LEVEL 7  
**RESIDENTIAL - SUPERSTRUCTURE**



COMPLETION DATE	AREA (S.F.)	ALLOWED RESOURCES
CONSTRUCTION TYPE: RES. GARAGE	60,000	100%
TYPICAL FLOOR AREA	60,000	100%
LANDMARK FLOOR AREA (S.F.)	17,000	5
TRAILER AREA (S.F.)	2,000	25%
MAX. ALLOWED RESOURCES PER TRAILER	2,000	25%
TRAILER AREA (S.F.)	2,000	25%
TRAILER AREA (S.F.)	2,000	25%
TRAILER AREA (S.F.)	2,000	25%
TRAILER AREA (S.F.)	2,000	25%

**BASEMENT**

**SB ARCHITECTS**  
 1000 R STREET, WEST SACRAMENTO, CA 95777  
 (916) 442-3333

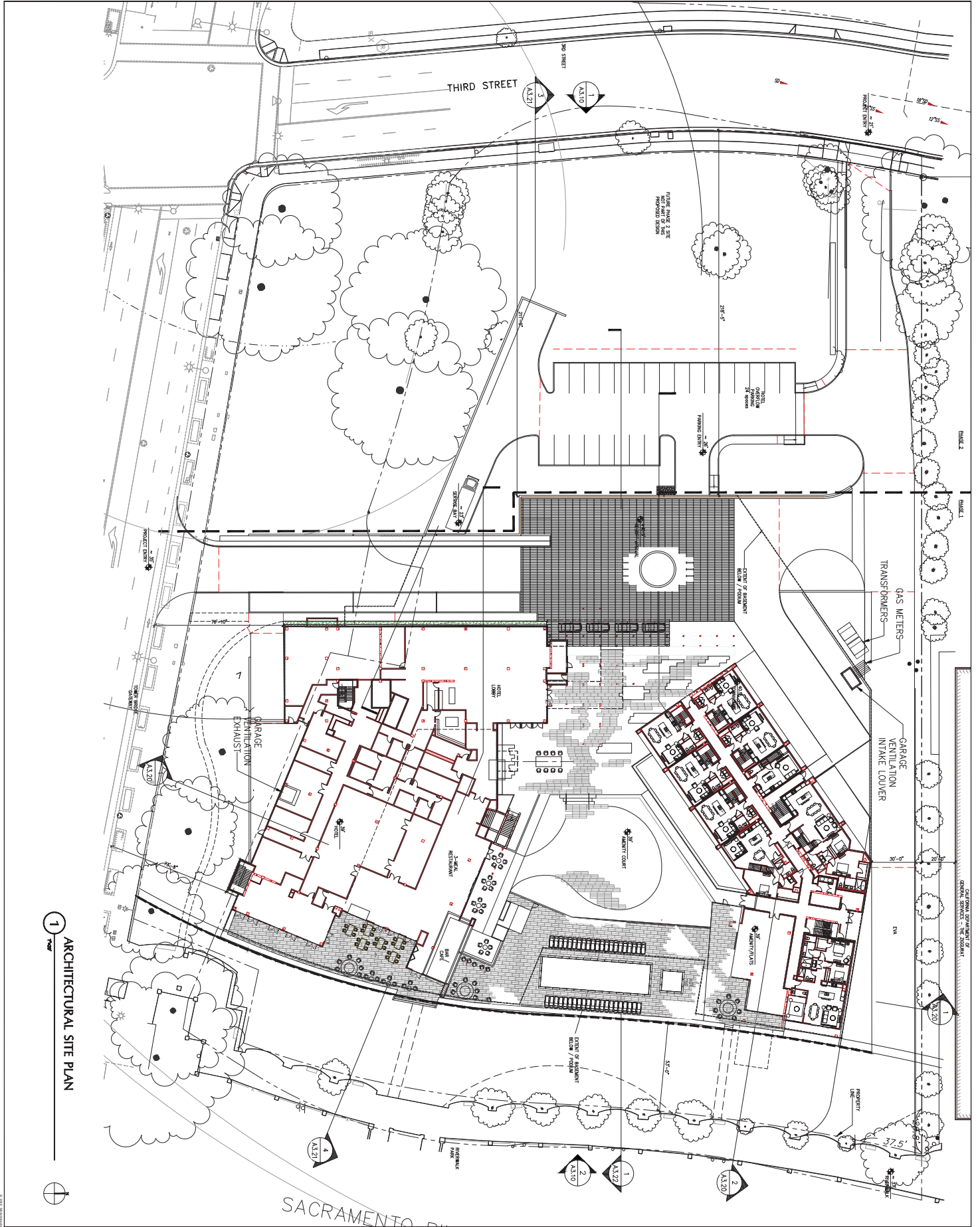


**River One Phase 1**  
 West Sacramento, CA

**A-0.03**

**PRELIMINARY CODE ANALYSIS**  
 NOT ISSUED FOR CONSTRUCTION





1 ARCHITECTURAL SITE PLAN

NO.	REVISION	DATE
1	ISSUED FOR CONSTRUCTION	08/28/19
2		
3		
4		
5		
6		
7		
8		
9		
10		

NOT ISSUED FOR CONSTRUCTION  
 ARCHITECTURAL SITE PLAN  
 A-1.05

**River One Phase 1**  
 West Sacramento, CA

**SB ARCHITECTS**

DATE: 08/28/19  
 DRAWN BY: J. B. [unreadable]  
 CHECKED BY: J. B. [unreadable]  
 PROJECT NO: 21843



1  
BASEMENT LEVEL

A-2.00

NOT ISSUED FOR CONSTRUCTION  
BASEMENT LEVEL

**River One Phase 1**  
West Sacramento, CA

DATE: 08/28/19  
DRAWN: [Name]  
CHECKED: [Name]  
PROJECT: 21843

**SB ARCHITECTS**  
ARCHITECTS  
1000 R STREET, SUITE 100  
WEST SACRAMENTO, CA 95604  
(916) 333-3333





2 SITE ELEVATION



1 SITE ELEVATION

**SB ARCHITECTS**

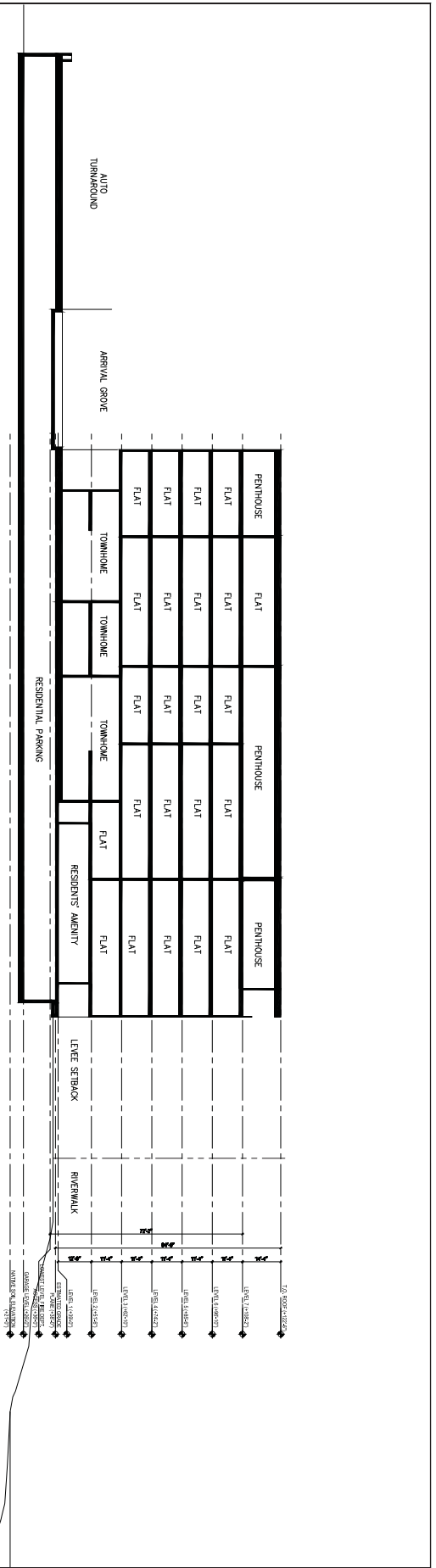
3000 RIVER ST. SUITE 100  
WEST SACRAMENTO, CA 95605  
916.333.3333

**River One Phase 1**  
West Sacramento, CA

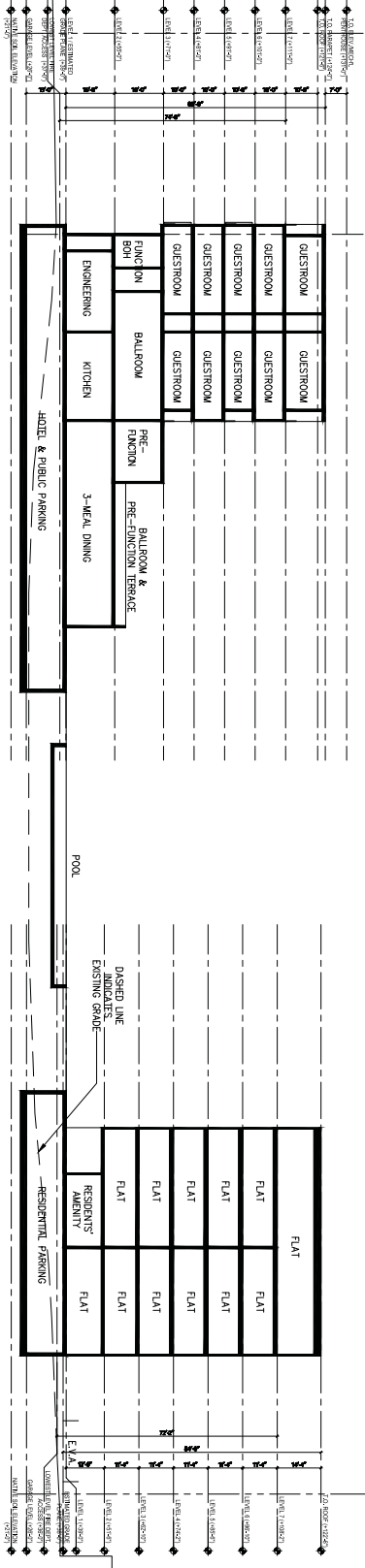
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**SITE ELEVATION**





2 SITE SECTION



1 SITE SECTION

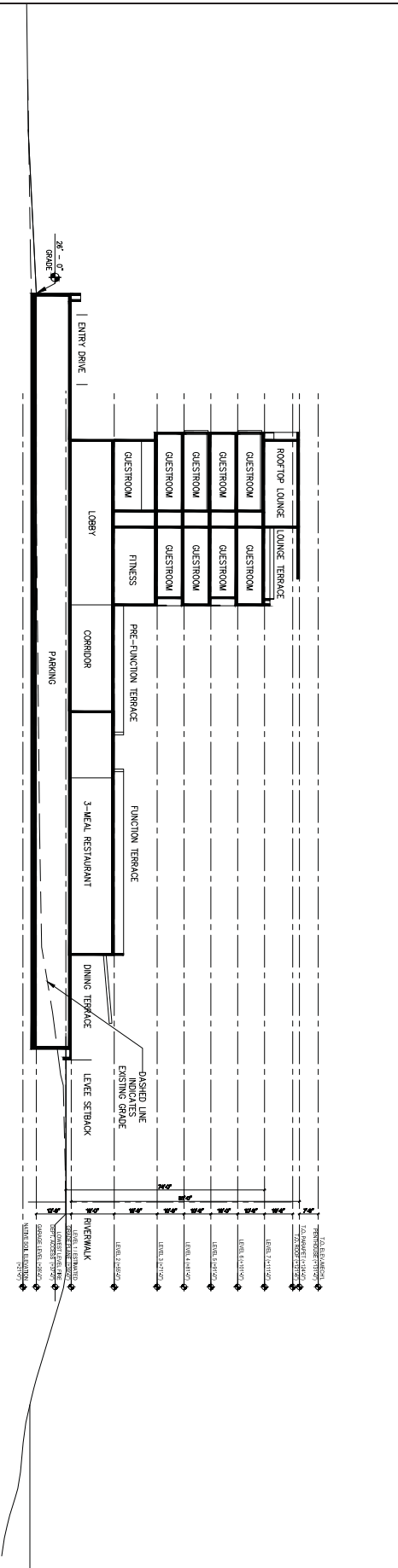


**SB ARCHITECTS**

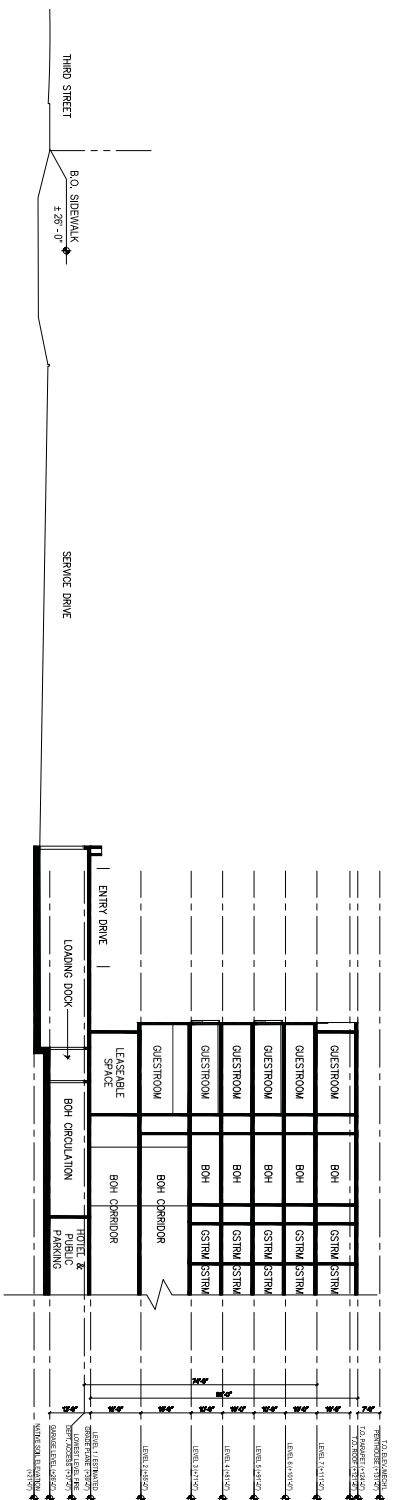
Office  
5300 River One Blvd  
West Sacramento, CA 95693  
(916) 382-2133

**River One Phase 1**  
West Sacramento, CA

Title Block  
 Project Name: RIVER ONE PHASE 1  
 Project Location: WEST SACRAMENTO, CA  
 Project Number: 21843  
 Date: 08/28/19  
 Drawn By: [Name]  
 Checked By: [Name]  
 Noted By: [Name]  
 Scale: AS SHOWN  
 Status: NOT ISSUED FOR CONSTRUCTION  
 Site Section



4 SITE SECTION



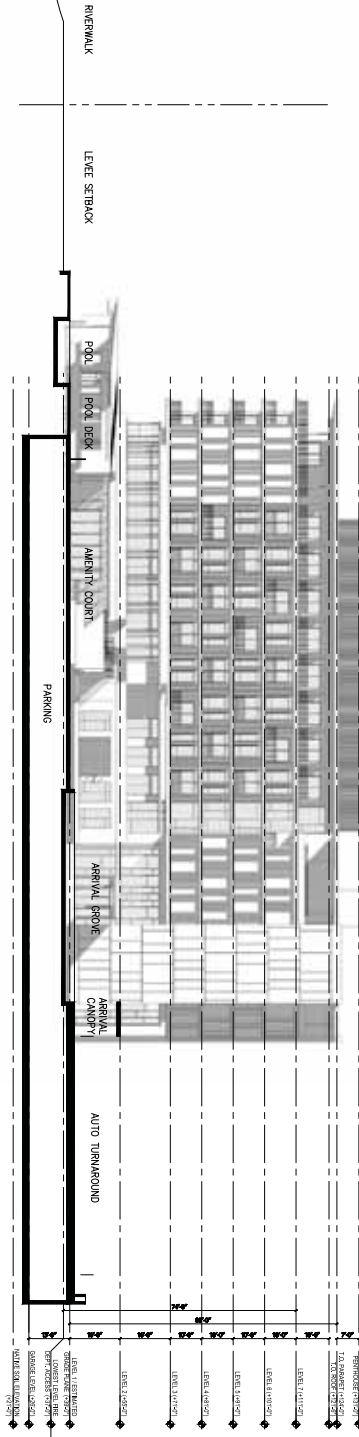
3 SITE SECTION



**SB ARCHITECTS**  
 3030 J Street, Suite 200  
 Sacramento, CA 95823  
 (916) 433-3133

## Phase 1

**River One**  
 West Sacramento, CA



1 SITE SECTION



**SB ARCHITECTS**

1000 J STREET, SUITE 100  
WEST SACRAMENTO, CA 95799  
TEL: 916.442.1111  
WWW.SBARCHITECTS.COM

DATE: 8/28/19  
DRAWN BY: J. BROWN  
CHECKED BY: J. BROWN  
PROJECT NO: 21843-01

**River One Phase 1**  
West Sacramento, CA

**Revised**

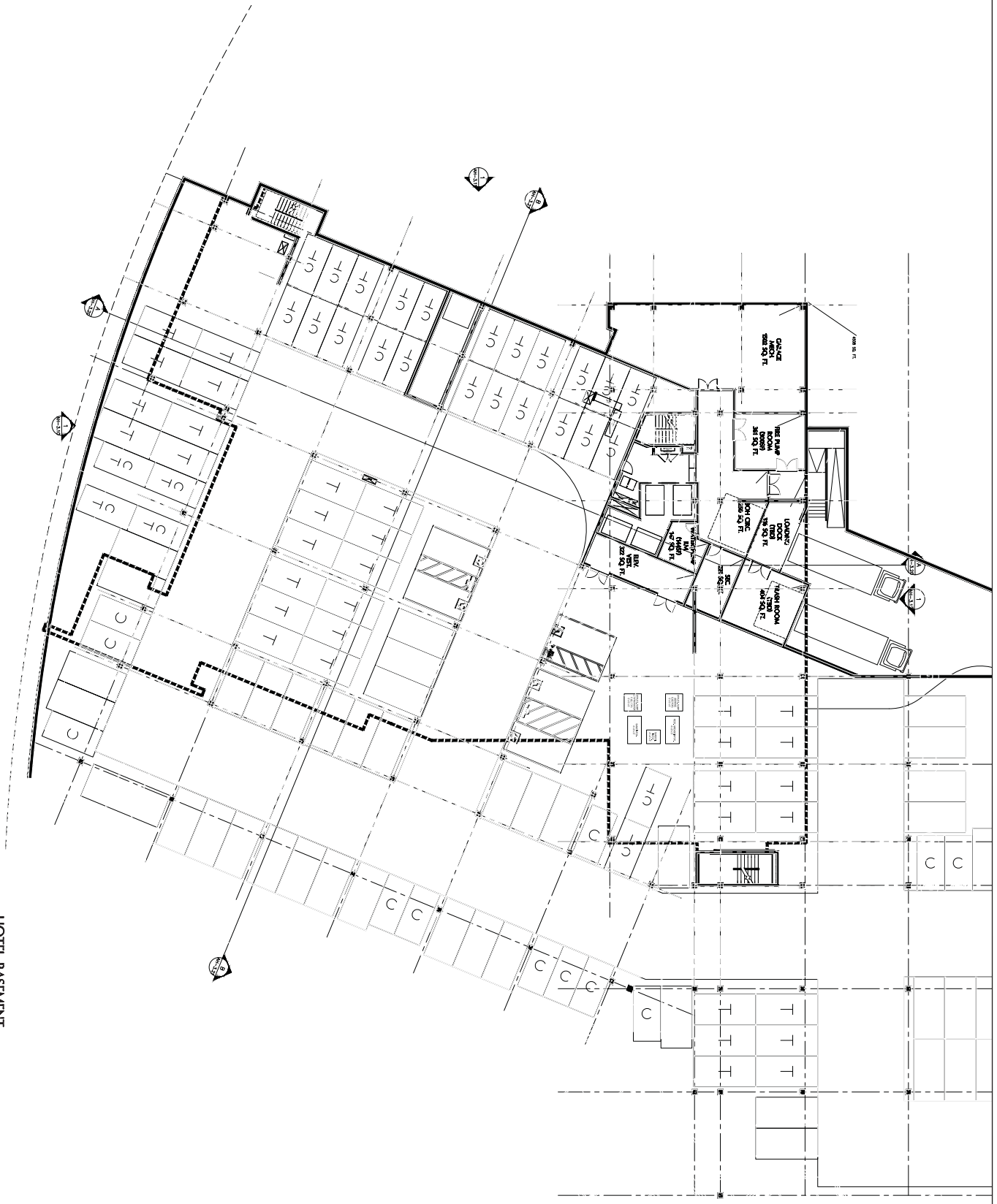
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2		
3		
4		
5		
6		
7		
8		
9		
10		

NOT ISSUED FOR CONSTRUCTION

DATE: 8/28/19

**SITE SECTION**





1 HOTEL BASEMENT



**SB ARCHITECTS**

Architects  
 1000 R Street, Suite 100  
 West Sacramento, CA 95691  
 (916) 332-3333

Owner:  
 S&B Development, LLC  
 1000 R Street, Suite 100  
 West Sacramento, CA 95691  
 (916) 332-3333

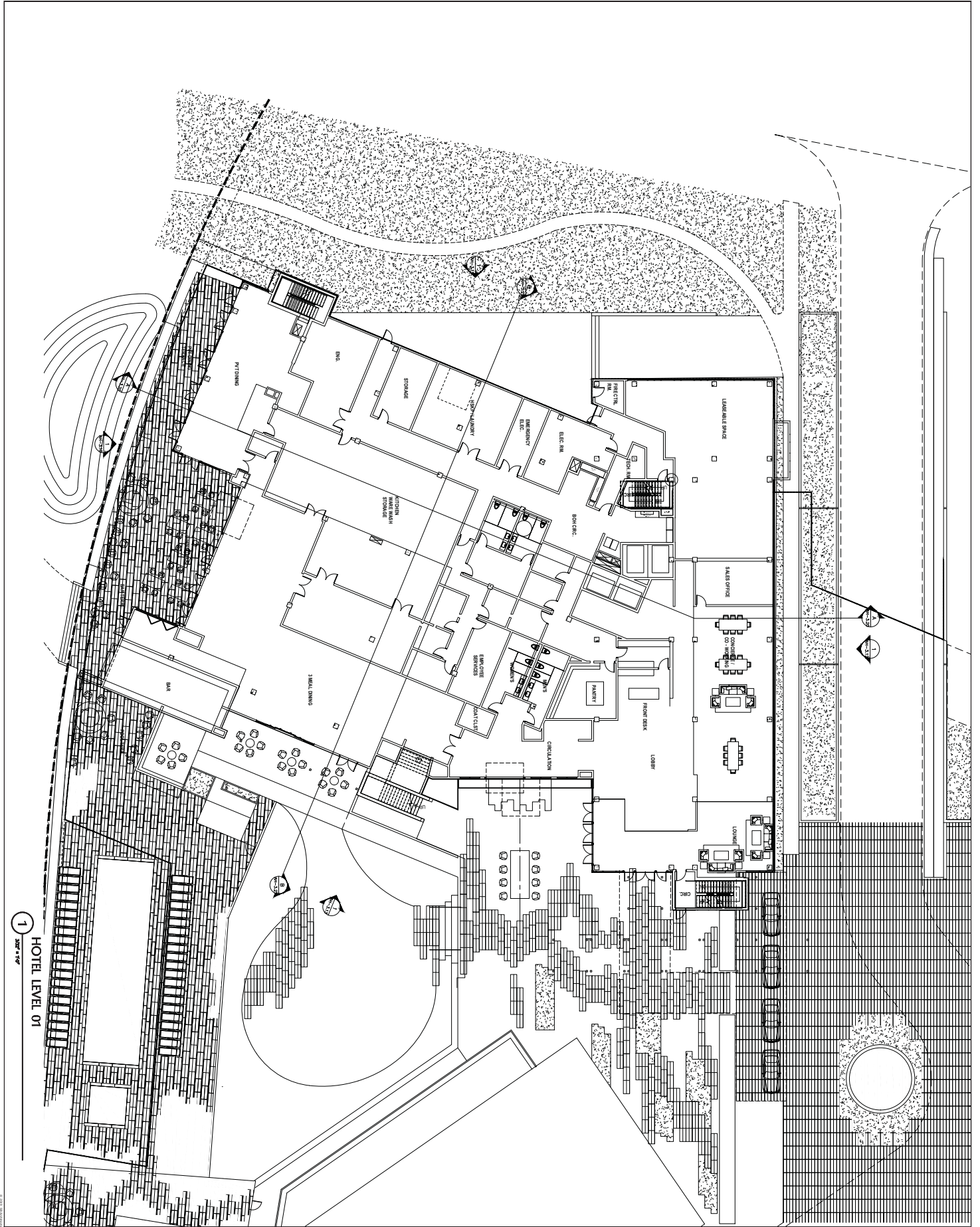
**River One Phase 1**  
 West Sacramento, CA

Legend

STAIR	STAIR
TOILET	TOILET
CLOSET	CLOSET
HALL	HALL
MECH	MECH
LIFT	LIFT
STAIR	STAIR
TOILET	TOILET
CLOSET	CLOSET
HALL	HALL
MECH	MECH
LIFT	LIFT

NOT ISSUED FOR CONSTRUCTION  
 HOTEL BASEMENT

Plot Title:  
**AH-2.00**



1 HOTEL LEVEL 01

10/2019

Project  
**AH-2.01**

NOT ISSUED FOR CONSTRUCTION  
HOTEL LEVEL 01

Revised

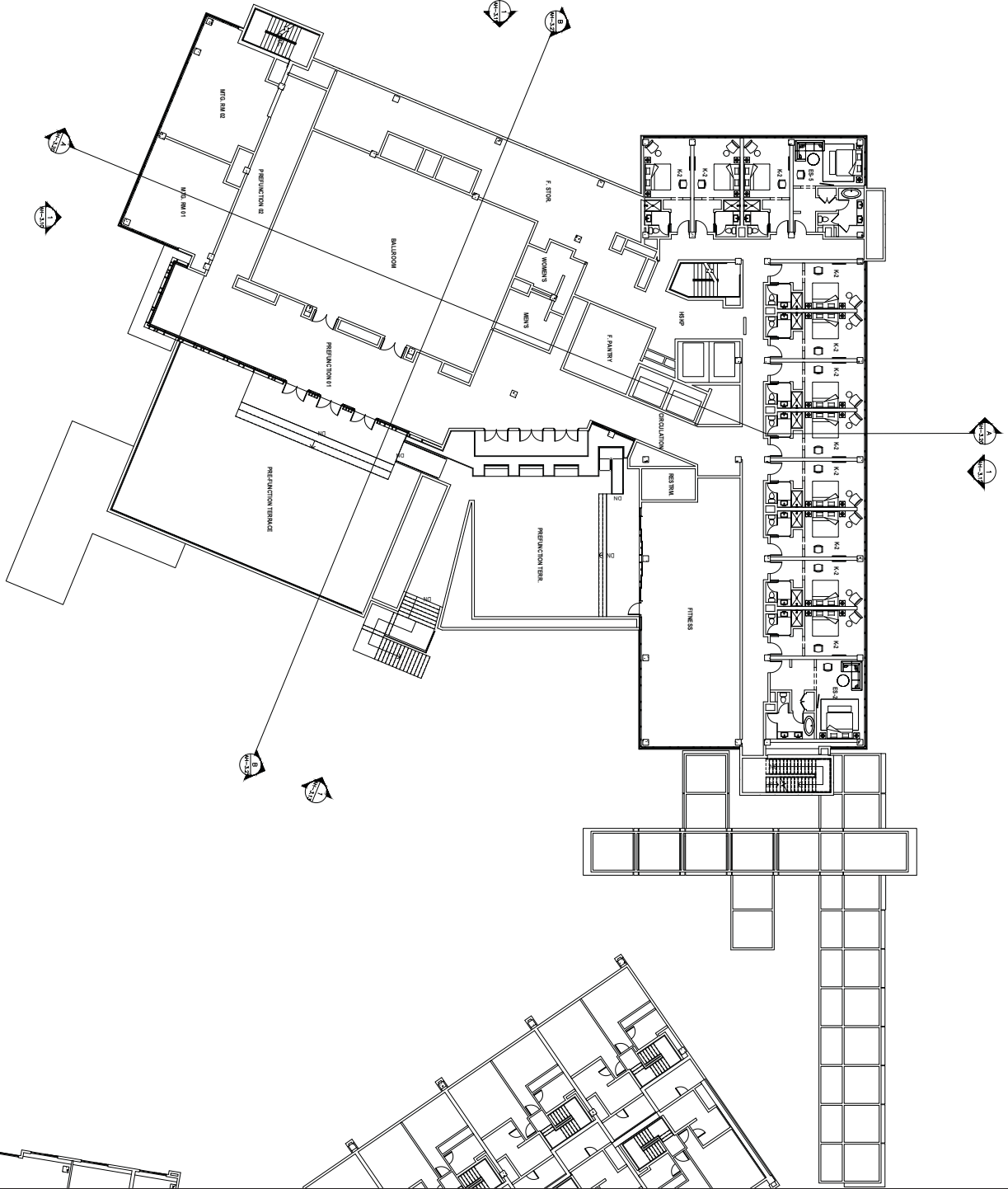
Revised	Description	By	Date

**River One Phase 1**  
West Sacramento, CA

Drawn: [Name]  
Checked: [Name]  
Scale: AS SHOWN  
Date: 08/28/2019

SB ARCHITECTS  
Architects  
1000 R STREET, SUITE 200  
WEST SACRAMENTO, CA 95602  
(916) 333-2133





1 HOTEL LEVEL 02  
28' x 42'



File:  
**AH-2.02**

NOT ISSUED FOR CONSTRUCTION  
HOTEL LEVEL 02

Revised	
NO.	DESCRIPTION

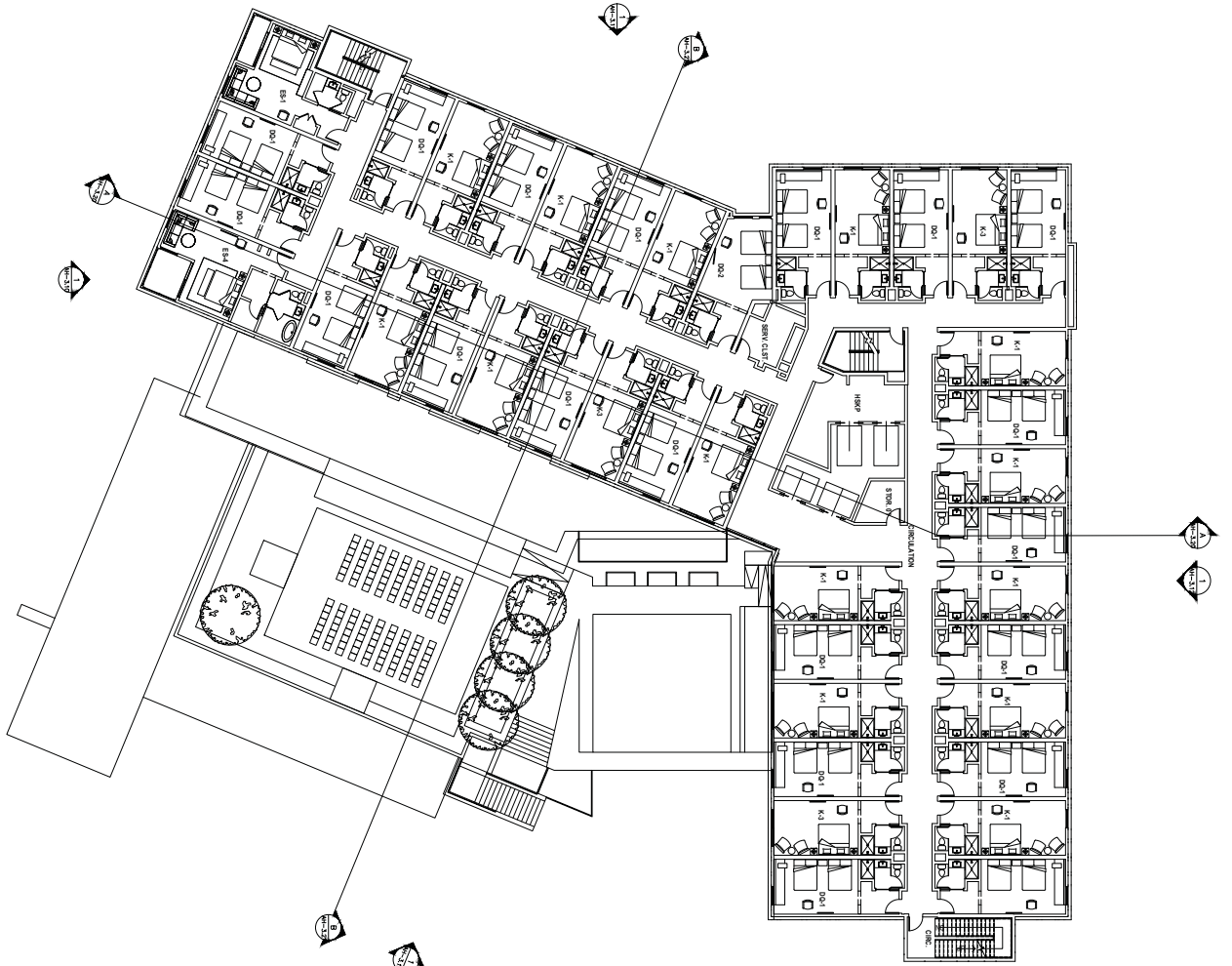
**River One Phase 1**  
West Sacramento, CA

DATE PLOTTED:  
28 AUG 2019 13:55  
DWF FILE NAME:  
AH-2.02.dwg

**SB ARCHITECTS**  
1001 MARKET STREET  
WEST SACRAMENTO, CA 95604  
(916) 442-3333







1 HOTEL LEVEL 03  
30' x 42'



**SB ARCHITECTS**

ARCHITECTS  
1000 R STREET, SUITE 100  
WEST SACRAMENTO, CA 95604  
(916) 442-1111

OWNER  
SUNBELT REALTY PARTNERS  
3000 R STREET, SUITE 100  
WEST SACRAMENTO, CA 95604  
(916) 442-1111

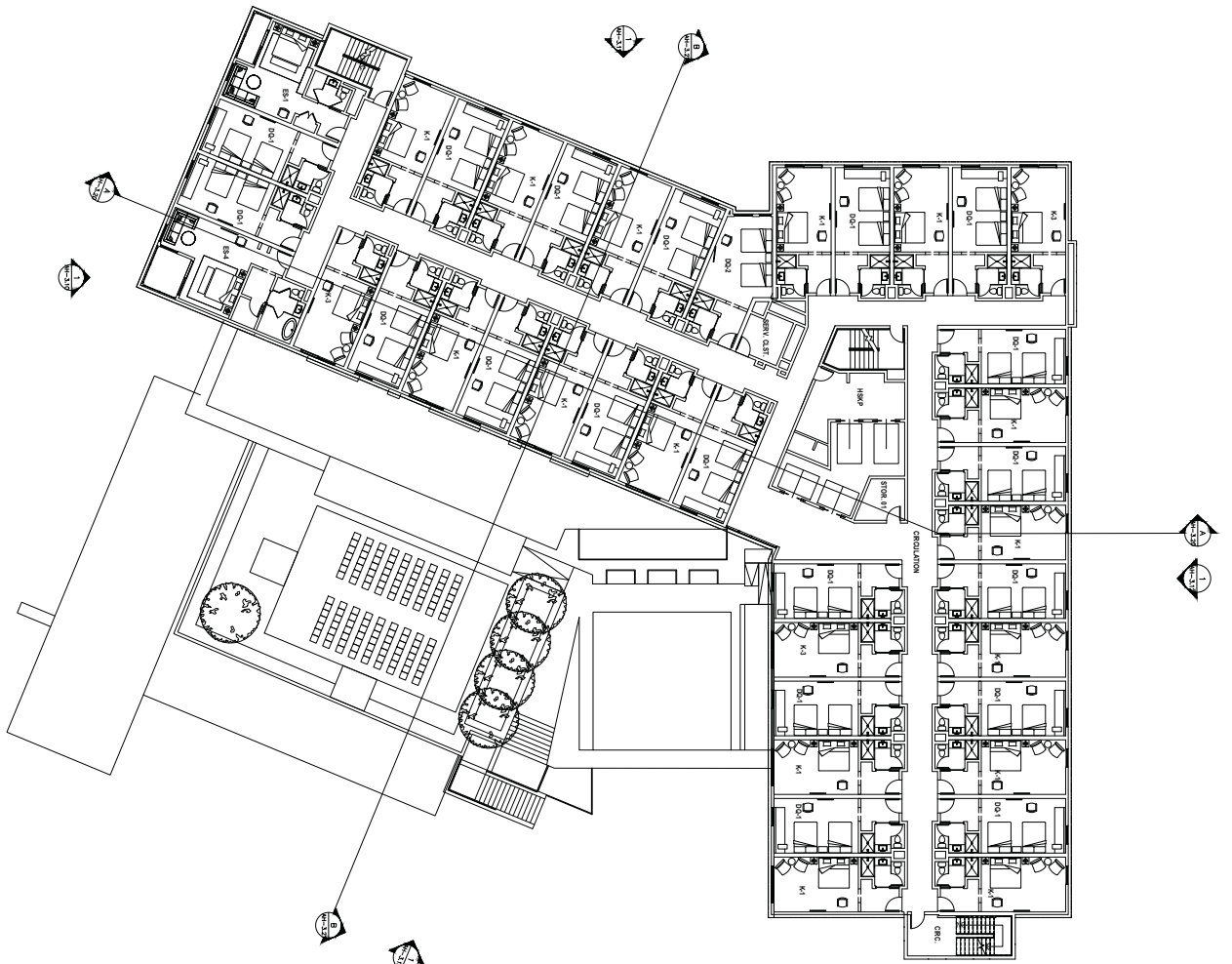
**River One Phase 1**  
West Sacramento, CA

**NOT ISSUED FOR CONSTRUCTION**

DATE: 08/28/19

**HOTEL LEVEL 03**  
(LEVELS 04 thru 06  
SIMILAR)

Project  
**AH-2.03**



1 HOTEL LEVEL 04  
30' x 42'



**SB ARCHITECTS**  
ARCHITECTS  
1000 R STREET, SUITE 100  
WEST SACRAMENTO, CA 95602  
(916) 333-2133

**River One Phase 1**  
West Sacramento, CA

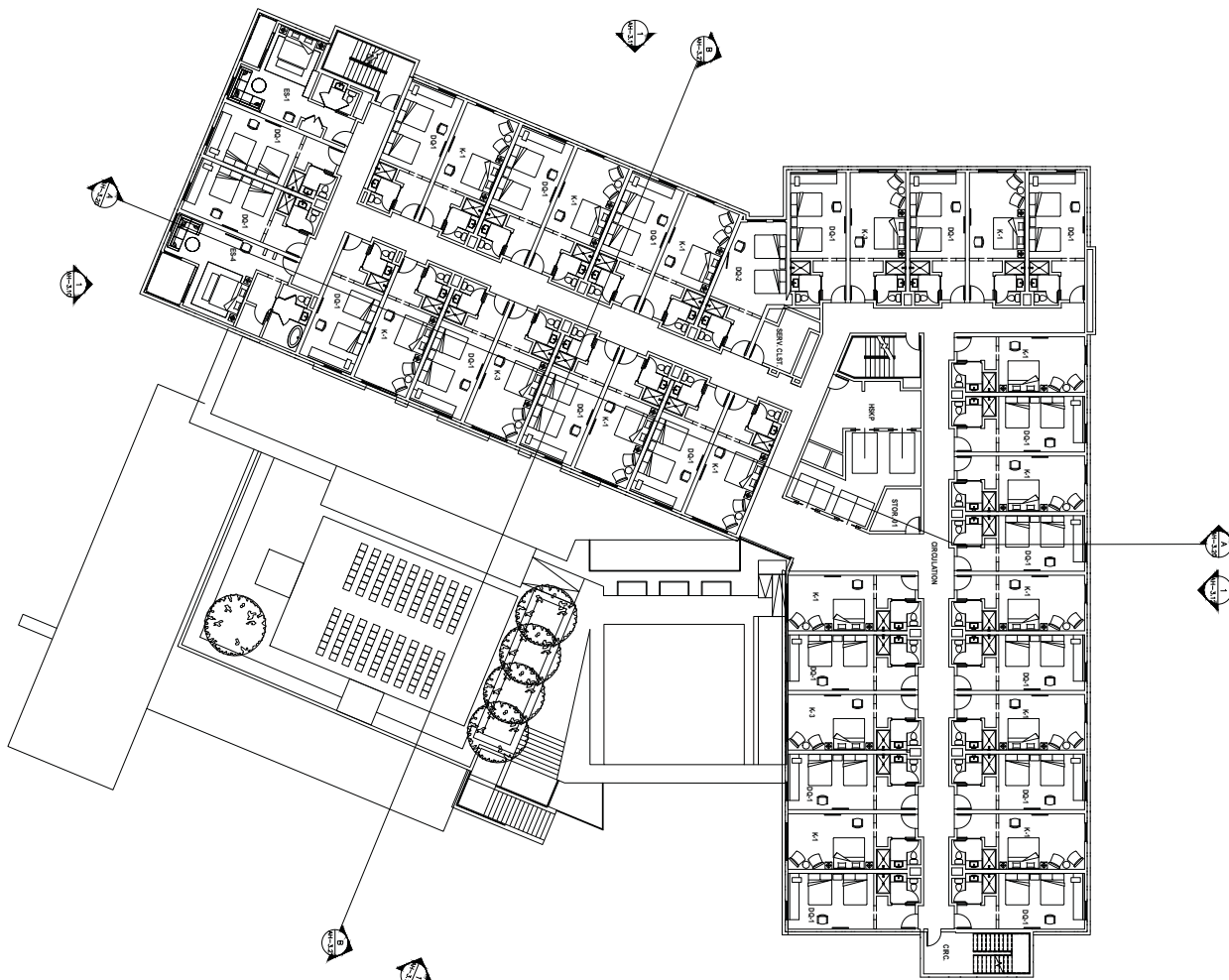
**Legend**

EXISTING ARCHITECTURE	NEW ARCHITECTURE
EXISTING INTERIORS	NEW INTERIORS
EXISTING MECHANICAL	NEW MECHANICAL
EXISTING ELECTRICAL	NEW ELECTRICAL
EXISTING PLUMBING	NEW PLUMBING
EXISTING FINISHES	NEW FINISHES

**NOT ISSUED FOR CONSTRUCTION**

DATE: 08/28/19

HOTEL LEVEL 04



1 HOTEL LEVEL 05  
30' x 42'



8/28/2019 13:55

Project  
AH-2.05

NOT ISSUED FOR CONSTRUCTION  
HOTEL LEVEL 05

TOTAL

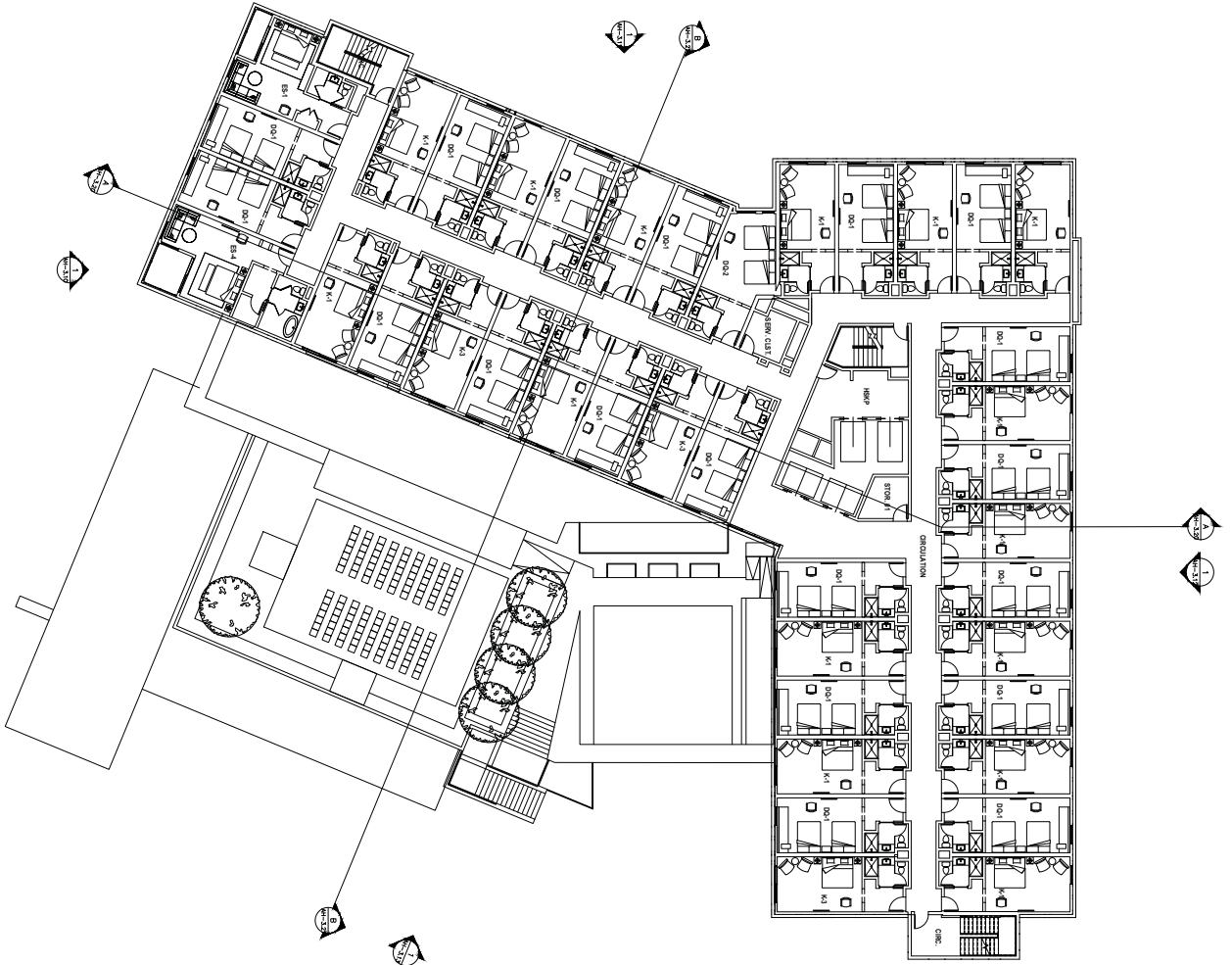

**River One Phase 1**  
West Sacramento, CA

Owner  
S&B PARTNERSHIP  
1100 27th Street, Suite 1000  
West Sacramento, CA 95691  
(916) 382-2333

**S&B ARCHITECTS**  
ARCHITECTS  
1100 27th Street, Suite 1000  
West Sacramento, CA 95691  
(916) 382-2333







1 HOTEL LEVEL 06  
30' x 42'



© 2019 SB ARCHITECTS

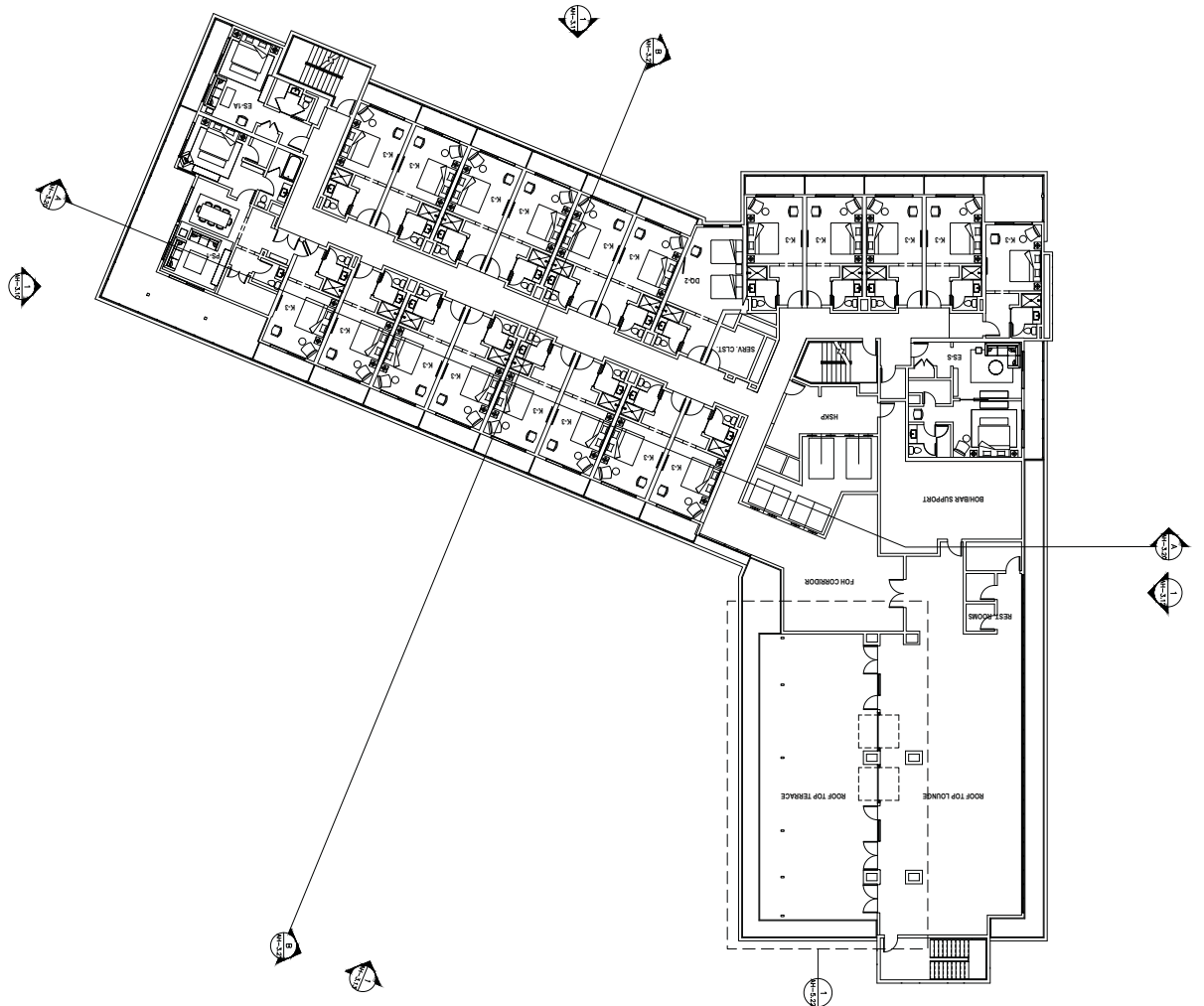
Project:  
**AH-2.06**

**NOT ISSUED FOR CONSTRUCTION**  
HOTEL LEVEL 06

**River One Phase 1**  
West Sacramento, CA

SB ARCHITECTS  
3000 MARKET STREET  
WEST SACRAMENTO, CA 95633  
(916) 382-2333





① HOTEL LEVEL 07  
30x42



1:0000

Task	By	Date

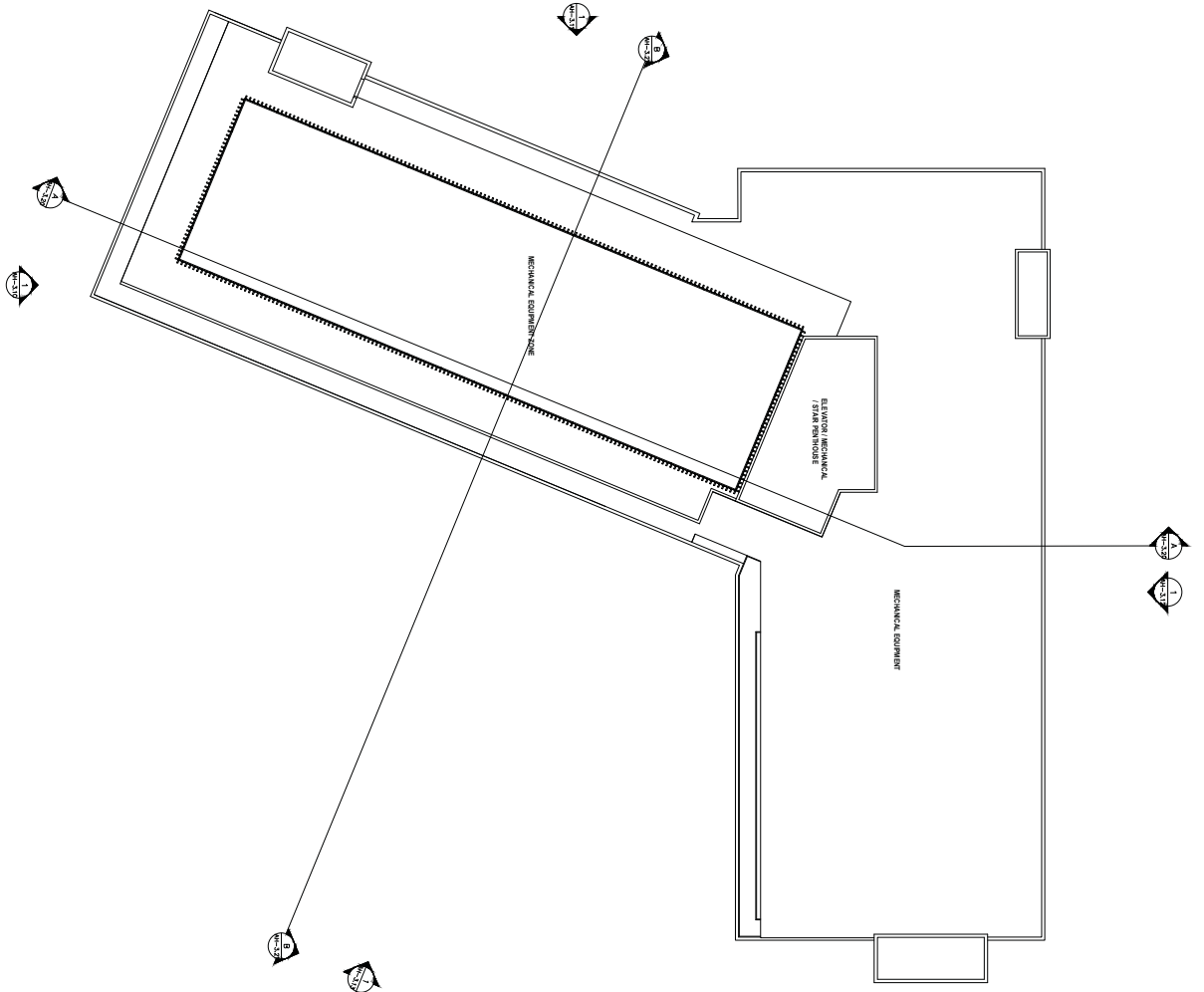
NOT ISSUED FOR CONSTRUCTION  
HOTEL LEVEL 07

### River One Phase 1

West Sacramento, CA



Office: 3300 J Street, West Sacramento, CA 95692  
 Phone: (916) 382-3133  
 Fax: (916) 382-3133



1 HOTEL ROOF PLAN  
3/8" = 1'-0"



**SB ARCHITECTS**

Architects  
1000 R Street, Suite 100  
West Sacramento, CA 95690  
(916) 332-2122

Owner  
S&B Development, Inc.  
1000 R Street, Suite 100  
West Sacramento, CA 95690  
(916) 332-2122

**River One Phase 1**  
West Sacramento, CA

**Legend**

MECHANICAL EQUIPMENT ROOM	MECHANICAL EQUIPMENT ROOM
ELEVATOR MECHANICAL / STAIR PENHOUSE	ELEVATOR MECHANICAL / STAIR PENHOUSE
MECHANICAL EQUIPMENT	MECHANICAL EQUIPMENT
MECHANICAL EQUIPMENT ROOM	MECHANICAL EQUIPMENT ROOM

**NOT ISSUED FOR CONSTRUCTION**

DATE: 7/18/19

**HOTEL ROOF PLAN**

Project No. **AH-2.08**



**SHEET NOTES**

**KEY NOTES**

**LEGEND**

**SCALE & NORTH ARROW**

- A:1 DECORATIVE CLADDING
- B:1 WOODGRAIN FINISH Siding
- C:1 GLASS PANELS
- D:1 STRUCTURAL SYSTEM
- E:1 VERTICAL GLAZERS
- F:1 CONCRETE

**1** HOTEL-EAST ELEVATION



**SB ARCHITECTS**

Office:  
5000 RIVERVIEW BLVD  
SUITE 2000  
WEST SACRAMENTO, CA 95633  
(916) 332-3133

**River One Phase 1**  
West Sacramento, CA

DATE: 08/28/19  
 DRAWN BY: J. HARRIS  
 CHECKED BY: J. HARRIS  
 PROJECT NO: 21843-01  
 SHEET NO: AH-3.10  
 NOT ISSUED FOR CONSTRUCTION

**AH-3.10**





**SHEET NOTES**

**KEY NOTES**

**LEGEND**

**SCALE & NORTH ARROW**

- A.1 DECORATIVE FRAMING
- B.1 WOODGRAIN FINISH SING.
- C.1 CONCRETE PLASTER
- D.1 STONE-TERRAZZO SYSTEM
- E.1 VERTICAL LAMBERS
- F.1 CONCRETE

**1 HOTEL-WEST ELEVATION**



**SB ARCHITECTS**

Office:  
3000 J Street, Suite 100  
West Sacramento, CA 95691  
(916) 382-2333

**River One Phase 1**  
West Sacramento, CA

DATE: 08/28/19  
 DRAWN BY: J. HARRIS  
 CHECKED BY: J. HARRIS  
 PROJECT: RIVER ONE PHASE 1  
 SHEET: AH-3.11  
 NOT ISSUED FOR CONSTRUCTION

**AH-3.11**



SHEET NOTES	KEY NOTES	LEGEND	SCALE & NORTH ARROW
<p>LEVEL 1 (ESTIMATED) GRADE PLANE (439'-0")</p> <p>LOWEST LEVEL PRE-DEPT. ACCESS (437'-0")</p> <p>GARAGE LEVEL (428'-0")</p> <p>NATIVE SOIL ELEVATION (421'-0")</p>		<p>A1 DECORATIVE FINISH</p> <p>B1 WOODGRAIN FINISH SING.</p> <p>C1 GRANT FACETS</p> <p>D1 STONE-FINISH SYSTEM</p> <p>E1 VERTICAL GRATES</p> <p>F1 CONCRETE</p>	<p>1 1/8" = 1'-0"</p> <p><b>HOTEL-SOUTH ELEVATION</b></p>

**TOWER BRIDGE CATEWALA**

**River One Phase 1**  
West Sacramento, CA

**SB ARCHITECTS**

DATE: 08/28/19  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
PROJECT NO: 21843

NOT ISSUED FOR CONSTRUCTION

HOTEL ELEVATION

AH-3.12



SHEET NOTES	KEY NOTES	LEGEND	SCALE & NORTH ARROW
<p>LEVEL 1 (ESTIMATED GRADE PLANE (+3'-0"))</p> <p>LOWEST LEVEL FINE DEPT. ACCESS (+3'-0")</p> <p>GARAGE LEVEL (+28'-0")</p> <p>NATIVE SOIL ELEVATION (+21'-0")</p>		<p>A-1 DECORATIVE FINISH</p> <p>B-1 WOODGRAIN FINISH SING.</p> <p>C-1 GLASS FACETS</p> <p>D-1 STRUCTURAL SYSTEM</p> <p>E-1 VERTICAL GLAZES</p> <p>F-1 CONCRETE</p>	<p>1 HOTEL-NORTH ELEVATION</p> <p>SCALE &amp; NORTH ARROW</p>

OFFICE  
 5000 J STREET, SUITE 200  
 WEST SACRAMENTO, CA 95633  
 (916) 332-2133

**River One Phase 1**  
West Sacramento, CA

Title Block  
 PROJECT: RIVER ONE PHASE 1  
 SHEET: AH-3.13  
 DATE: 08/28/19  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 NOT ISSUED FOR CONSTRUCTION  
 HOTEL ELEVATION

Project  
**AH-3.13**



1 HOTEL SECTION



SB ARCHITECTS

3000 RIVER ONE DRIVE  
WEST SACRAMENTO, CA 95604  
916.333.2333

**River One Phase 1**  
West Sacramento, CA

DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_  
 NOT ISSUED FOR CONSTRUCTION

Project: AH-3.20





1 HOTEL SECTION BB

**Titled**  
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 DATE: 08/28/19  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 NOT ISSUED FOR CONSTRUCTION

**River One Phase 1**  
 West Sacramento, CA

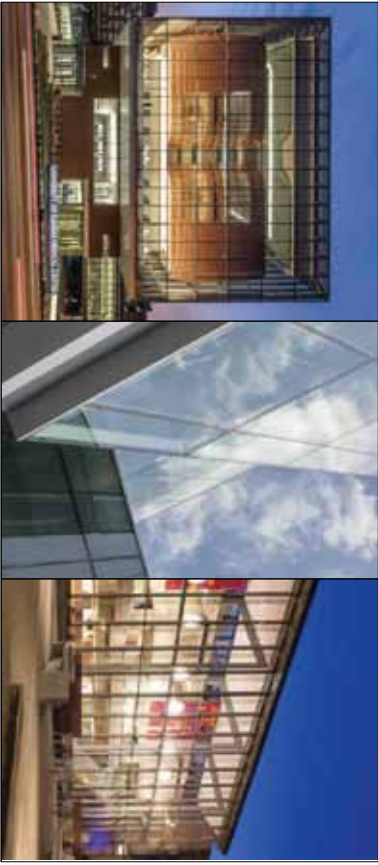
**SB ARCHITECTS**  
 1000 S STREET  
 WEST SACRAMENTO, CA 95793  
 (916) 333-3333  
 www.sbarchitects.com



E1 CONCRETE



E1 VERTICAL LOUVER



D1 STORE-FRONT SYSTEM



C1 CEMENT PLASTER



B1 WOODGRAIN FINISH SIDING



A1 DECORATIVE FEATURES



**SB ARCHITECTS**

1000 RIVER ONE DRIVE  
WEST SACRAMENTO, CA 95775  
(916) 486-2333

OWNER:  
SUNSHINE HOTEL GROUP  
5500 RIVER ONE DRIVE  
WEST SACRAMENTO, CA 95775  
(916) 486-2333

**River One Phase 1**  
West Sacramento, CA

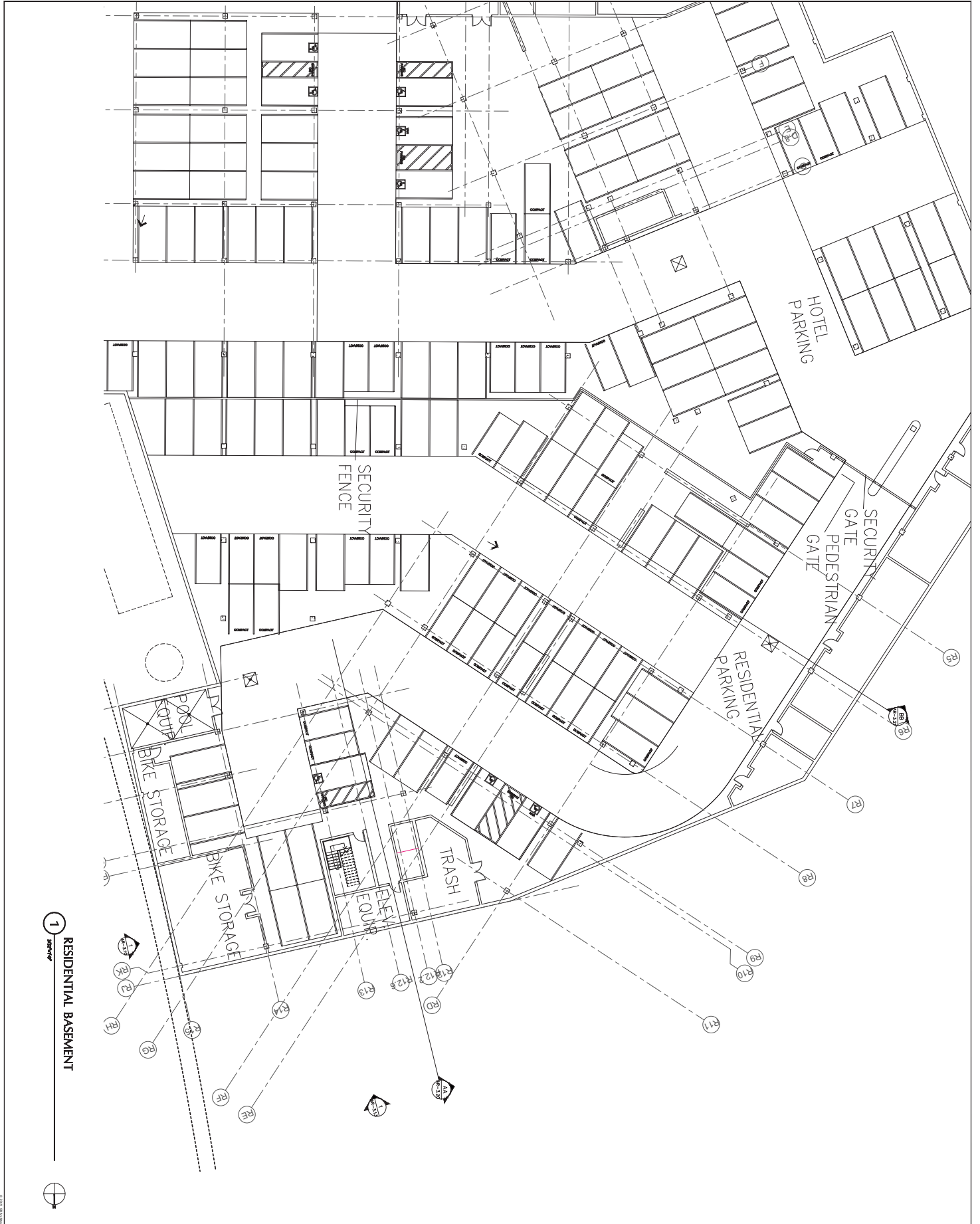
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NO. 6	REVISIONS
NO. 7	REVISIONS
NO. 8	REVISIONS
NO. 9	REVISIONS
NO. 10	REVISIONS

NOT ISSUED FOR CONSTRUCTION

HOTEL MATERIALS

Profile  
**AH-3.30**



1 RESIDENTIAL BASEMENT



**SB ARCHITECTS**

3000 RIVER ONE DRIVE  
WEST SACRAMENTO, CA 95604  
TEL: 916.486.1234  
WWW.SBARCHITECTS.COM

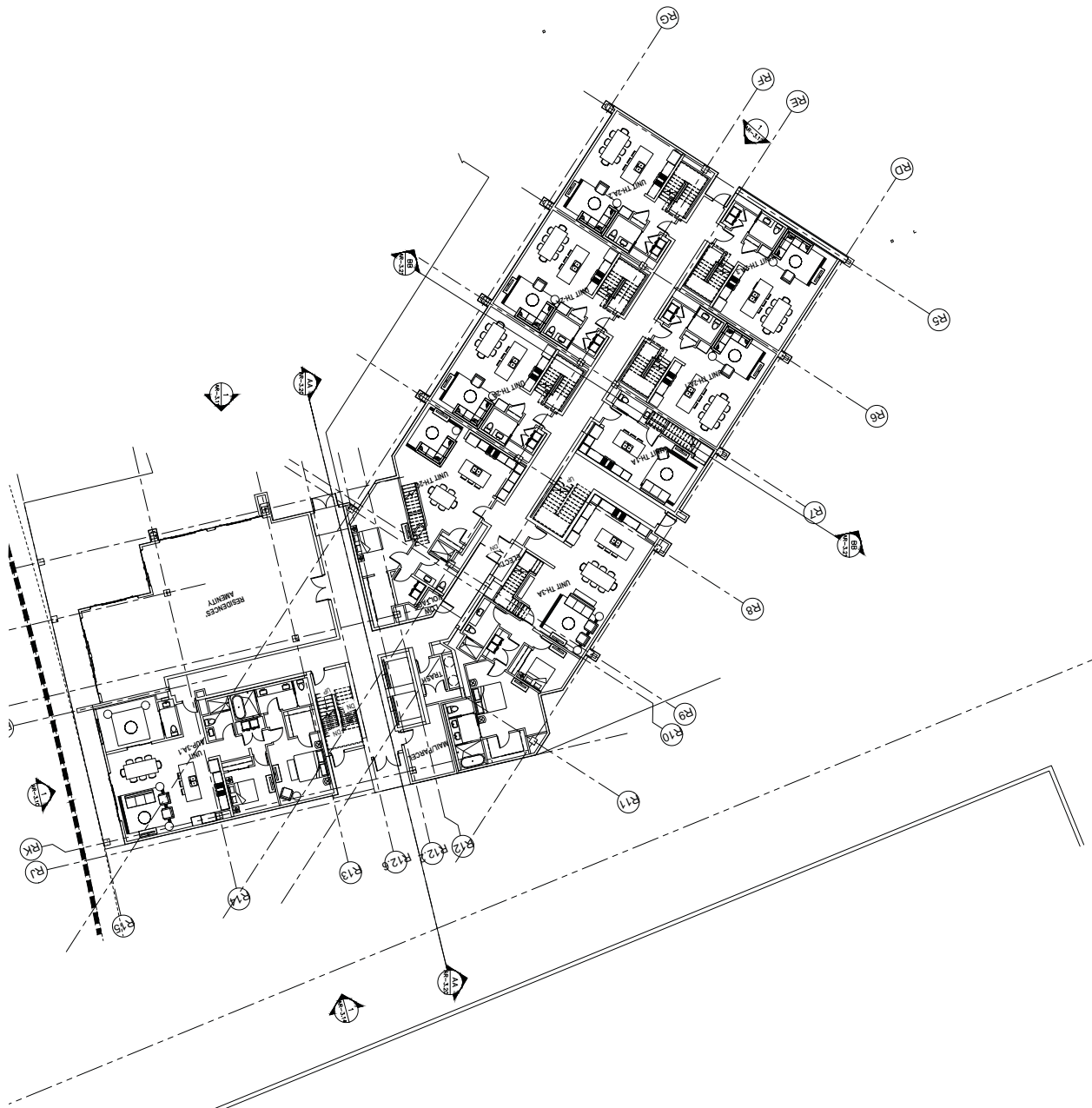
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DRAWN BY: [Name]  
CHECKED BY: [Name]

**River One Phase 1**  
West Sacramento, CA

**Legend**

RESIDENTIAL BASEMENT	RESIDENTIAL BASEMENT
NOT ISSUED FOR CONSTRUCTION	NOT ISSUED FOR CONSTRUCTION

AR-2.00



0.0000 0.0000

Scale:

NOT ISSUED FOR CONSTRUCTION

Revised	By	Date	Description

# River One Phase 1

West Sacramento, CA

Owner:  
S&B ARCHITECTS  
1000 10th Street  
West Sacramento, CA 95691  
(916) 332-2123

Architect:  
S&B ARCHITECTS  
1000 10th Street  
West Sacramento, CA 95691  
(916) 332-2123













1  
RESIDENTIAL LEVEL 05



**SB ARCHITECTS**

ARCHITECTS  
1000 R STREET, SUITE 100  
WEST SACRAMENTO, CA 95604  
(916) 442-2233

DATE: 08/28/19  
DRAWN: J. BROWN  
CHECKED: J. BROWN  
PROJECT: RIVER ONE PHASE 1

**River One Phase 1**  
West Sacramento, CA

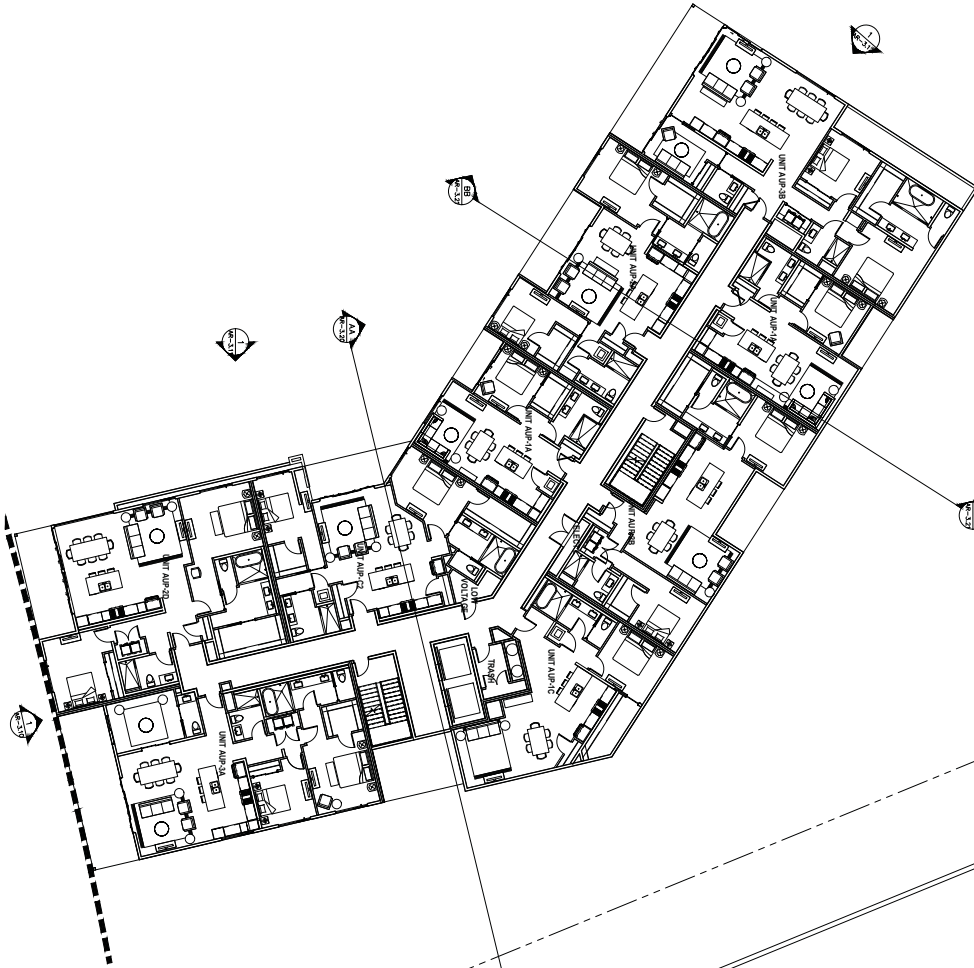
Revised

NO.	DATE	DESCRIPTION

NOT ISSUED FOR CONSTRUCTION  
RESIDENTIAL LEVEL  
05

AR-2.05





1 RESIDENTIAL LEVEL 06



AR-2.06

NOT ISSUED FOR CONSTRUCTION

REVISIONS	
NO.	DESCRIPTION

# River One Phase 1

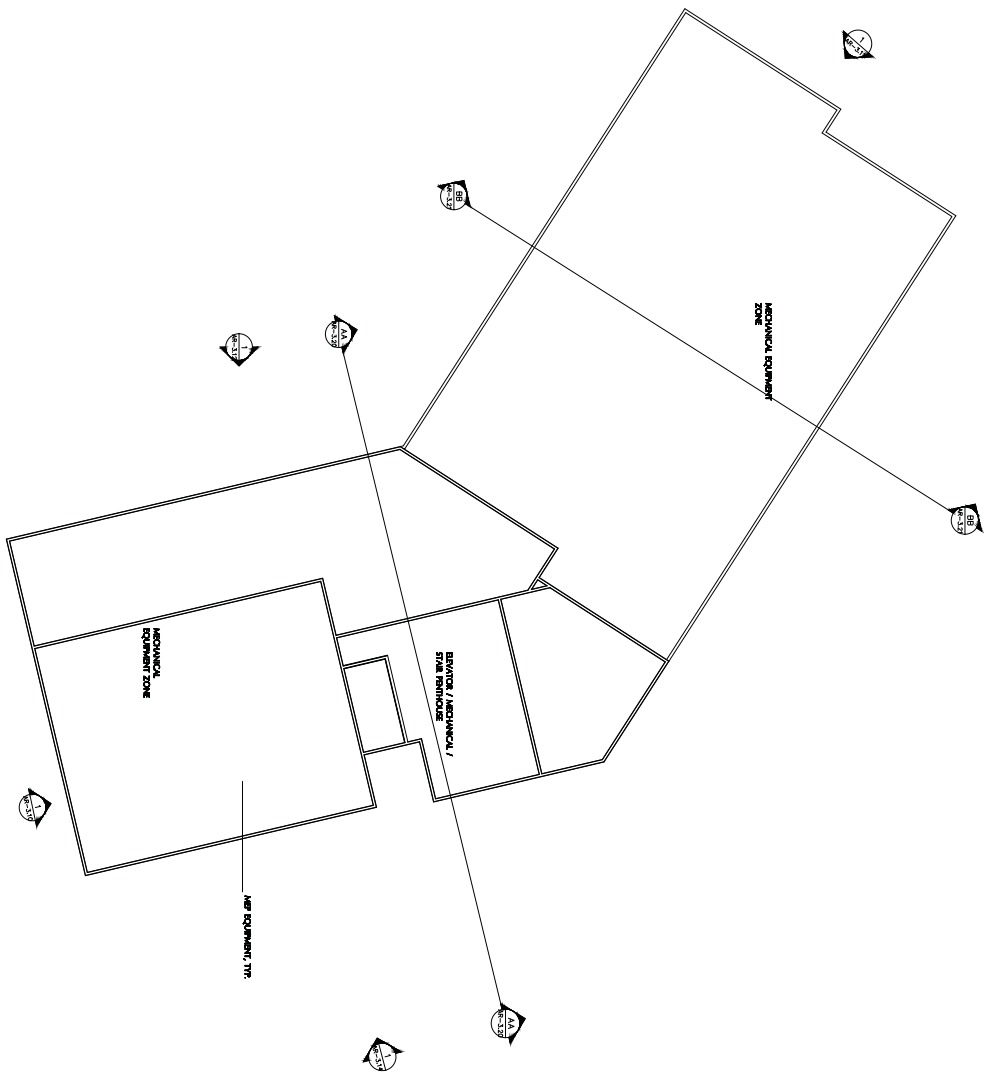
West Sacramento, CA

DATE: 08/28/19  
DRAWN: J. HARRIS  
CHECKED: J. HARRIS  
SCALE: AS SHOWN  
PROJECT: RIVER ONE PHASE 1  
SHEET: AR-2.06



**SB ARCHITECTS**  
ARCHITECTS  
1000 RIVER ONE PHASE 1  
WEST SACRAMENTO, CA 95604  
(916) 435-2333





**1** RESIDENTIAL ROOF PLAN  
3/20/2019



1/8/2019 10:58 AM



**SB ARCHITECTS**

Outlines  
Dashed  
Solid  
0/0.000000  
0/0.000000  
0/0.000000

**River One Phase 1**  
West Sacramento, CA

Legend

MECHANICAL EQUIPMENT ZONE	3/20/2019
SERVICE / MECHANICAL / STAIR WINDHOLE	3/20/2019
AIR EQUIPMENT TR.	3/20/2019

**NOT ISSUED FOR CONSTRUCTION**  
RESIDENTIAL ROOF PLAN

**AR-2.08**



**SHEET NOTES**

**KEY NOTES**

**LEGEND**

**1**  
RESIDENTIAL-EAST ELEVATION  
VIEW

**SCALE & NORTH ARROW**

- A.1 DECORATIVE PANEL
- B.1 STRUCTURAL ASSEMBLY
- C.1 WINDOW FRAME
- E.1 WINDOW ASSEMBLY
- F.1 DECORATIVE FINISH
- G.1 WOODGRAIN FINISH
- H.1 METAL BALCONY

NOT ISSUED FOR CONSTRUCTION  
RESIDENTIAL  
ELEVATION



**SB ARCHITECTS**

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3000 J Street, Suite 200  
West Sacramento, CA 95691  
(916) 332-2233

**River One Phase 1**  
West Sacramento, CA

Project:  
**AR-3.10**



**AR-3.11**

Project: River One Phase 1

Scale: 1/8" = 1'-0"

North Arrow

Not Issued for Construction

Residential Elevation

**River One Phase 1**

West Sacramento, CA

**SB ARCHITECTS**

3000 RIVER ONE DRIVE  
WEST SACRAMENTO, CA 95604  
916.333.2133

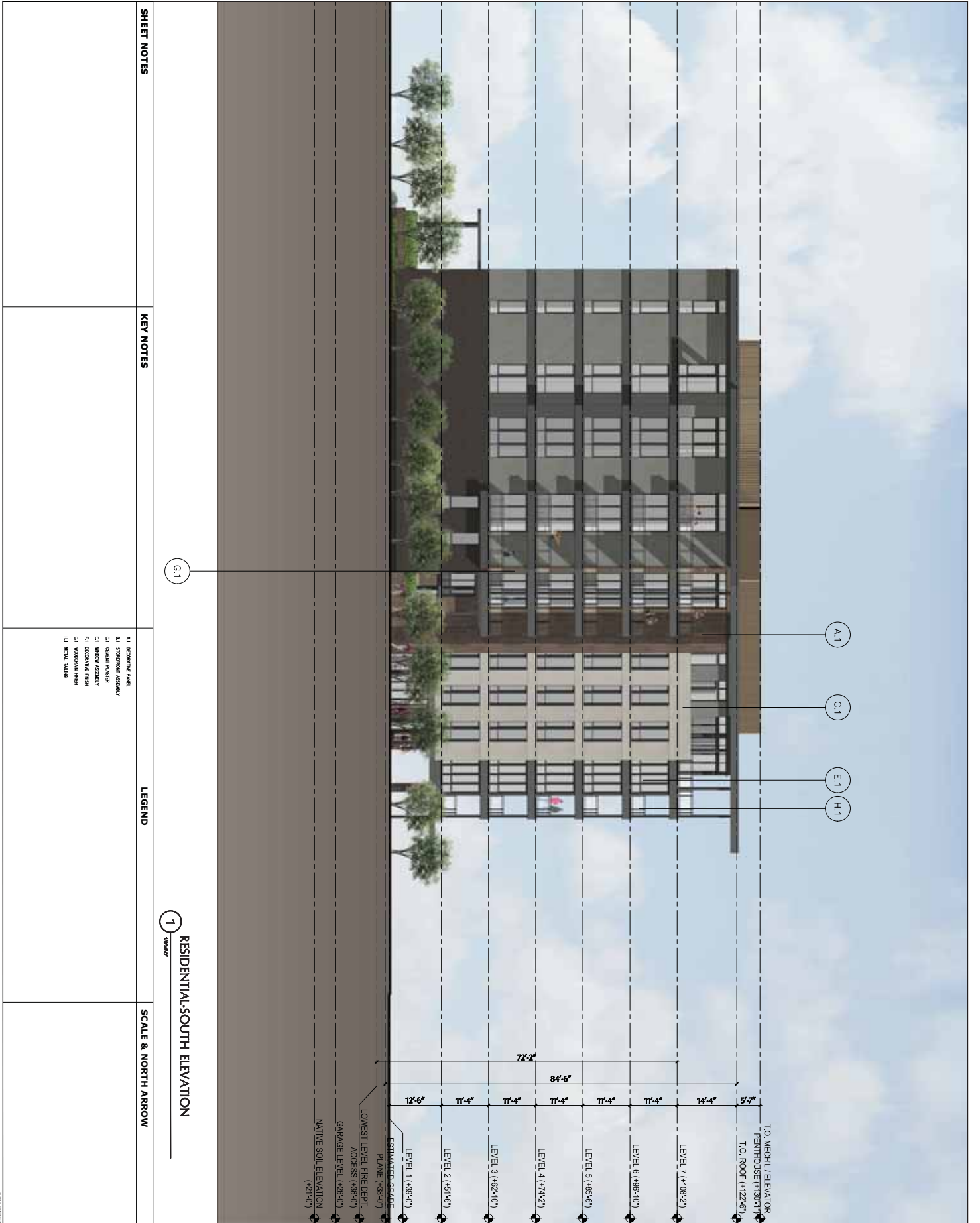
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TIME: 1:59:00 PM

PROJECT: RIVER ONE PHASE 1  
DRAWING: RESIDENTIAL ELEVATION  
SHEET: AR-3.11

Scale: 1/8" = 1'-0"

North Arrow





**SHEET NOTES**

**KEY NOTES**

**LEGEND**

**SCALE & NORTH ARROW**

- A:1 OCCUPANT PANEL
- B:1 STRUCTURAL ASSEMBLY
- C:1 CURTAIN WALL
- E:1 WINDOW ASSEMBLY
- F:1 DECORATIVE FINISH
- G:1 WOODGRAIN FINISH
- H:1 METAL BALCONY

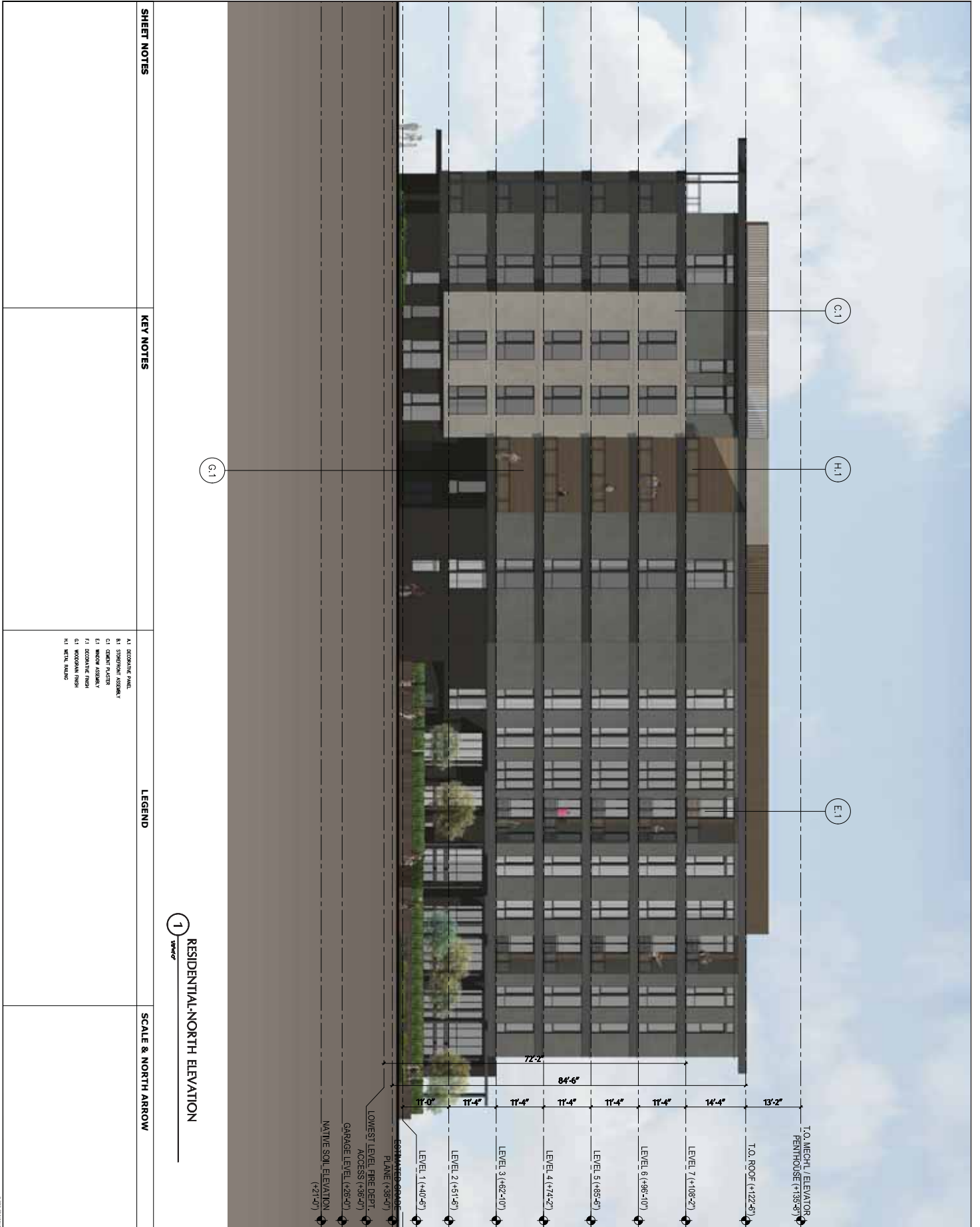
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RESIDENTIAL-SOUTH ELEVATION

**SB ARCHITECTS**  
 1000 R STREET, SUITE 100  
 SACRAMENTO, CA 95811  
 (916) 442-3333

**River One Phase 1**  
 West Sacramento, CA

AR-3.12



SHEET NOTES	KEY NOTES	LEGEND	SCALE & NORTH ARROW
		<ul style="list-style-type: none"> <li>A1 DECORATIVE PANEL</li> <li>B1 STRUCTURAL ASSEMBLY</li> <li>C1 CURVE FLASHER</li> <li>E1 WINDOW ASSEMBLY</li> <li>F1 DECORATIVE FINISH</li> <li>G1 WOODGRAIN FINISH</li> <li>H1 METAL BALCONY</li> </ul>	<p>1" = 1'-0"</p> <p>North Arrow</p>

**SB ARCHITECTS**

3000 RIVER ONE DRIVE  
WEST SACRAMENTO, CA 95605  
(916) 486-3333

**River One Phase 1**

West Sacramento, CA

DATE: 08/28/19  
DRAWN BY: J. [Name]  
CHECKED BY: [Name]  
PROJECT NO: 21843-01

NOT ISSUED FOR CONSTRUCTION

**RESIDENTIAL ELEVATION**

AR-3.14



1 RESIDENTIAL SECTION AA

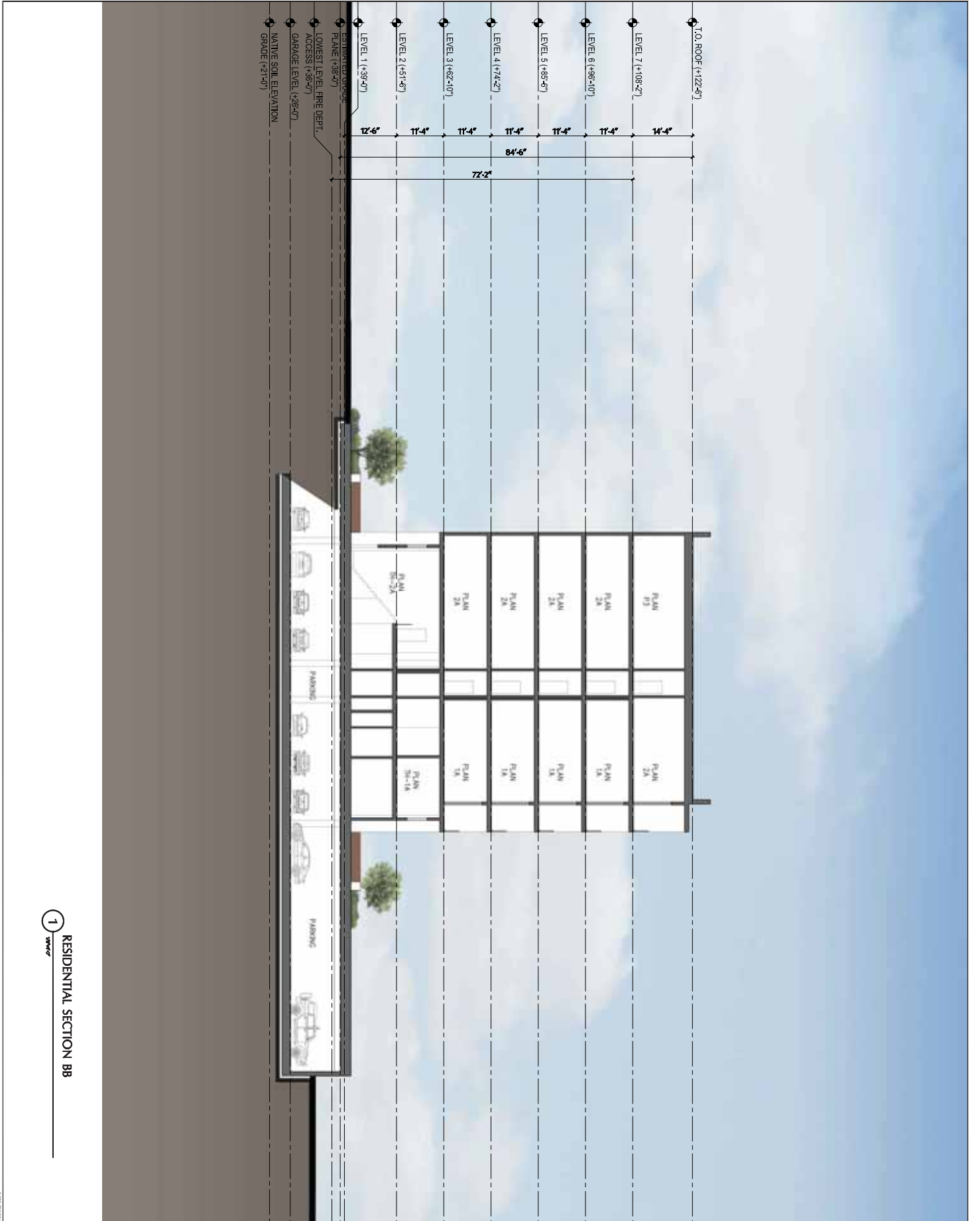
**River One Phase 1**  
West Sacramento, CA



Office:  
1000 RIVER STREET  
WEST SACRAMENTO, CA 95604  
(916) 333-2333

NOT ISSUED FOR CONSTRUCTION  
RESIDENTIAL SECTION

AR-3.20



1 RESIDENTIAL SECTION BB



**SB ARCHITECTS**

3000 RIVER ONE DRIVE  
WEST SACRAMENTO, CA 95605  
TEL: 916.486.1234  
WWW.SBARCHITECTS.COM

DATE: 08/28/19  
DRAWN BY: J. BROWN  
CHECKED BY: M. BROWN  
PROJECT: RIVER ONE PHASE 1

**River One Phase 1**  
West Sacramento, CA

NOT ISSUED FOR CONSTRUCTION  
RESIDENTIAL SECTION

AR-3.21



(H1)

METAL RAILING



(C1)

WOODGRAIN FINISH



(E1)

DECORATIVE FINISH



(C1)

CEMENT PLASTER



(B1)

STOREFRONT ASSEMBLY



(A1)

DECORATIVE FEATURES



(E1)

WINDOW ASSEMBLY



SB ARCHITECTS

3101 S. HANCOCK AVENUE  
SUITE 100  
WEST SACRAMENTO, CA 95605  
(916) 333-1333  
www.sbarchitects.com

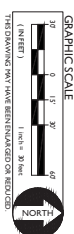
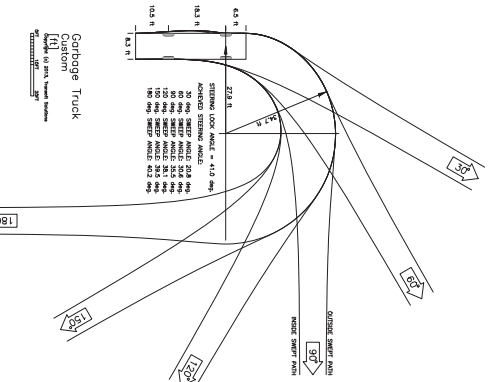
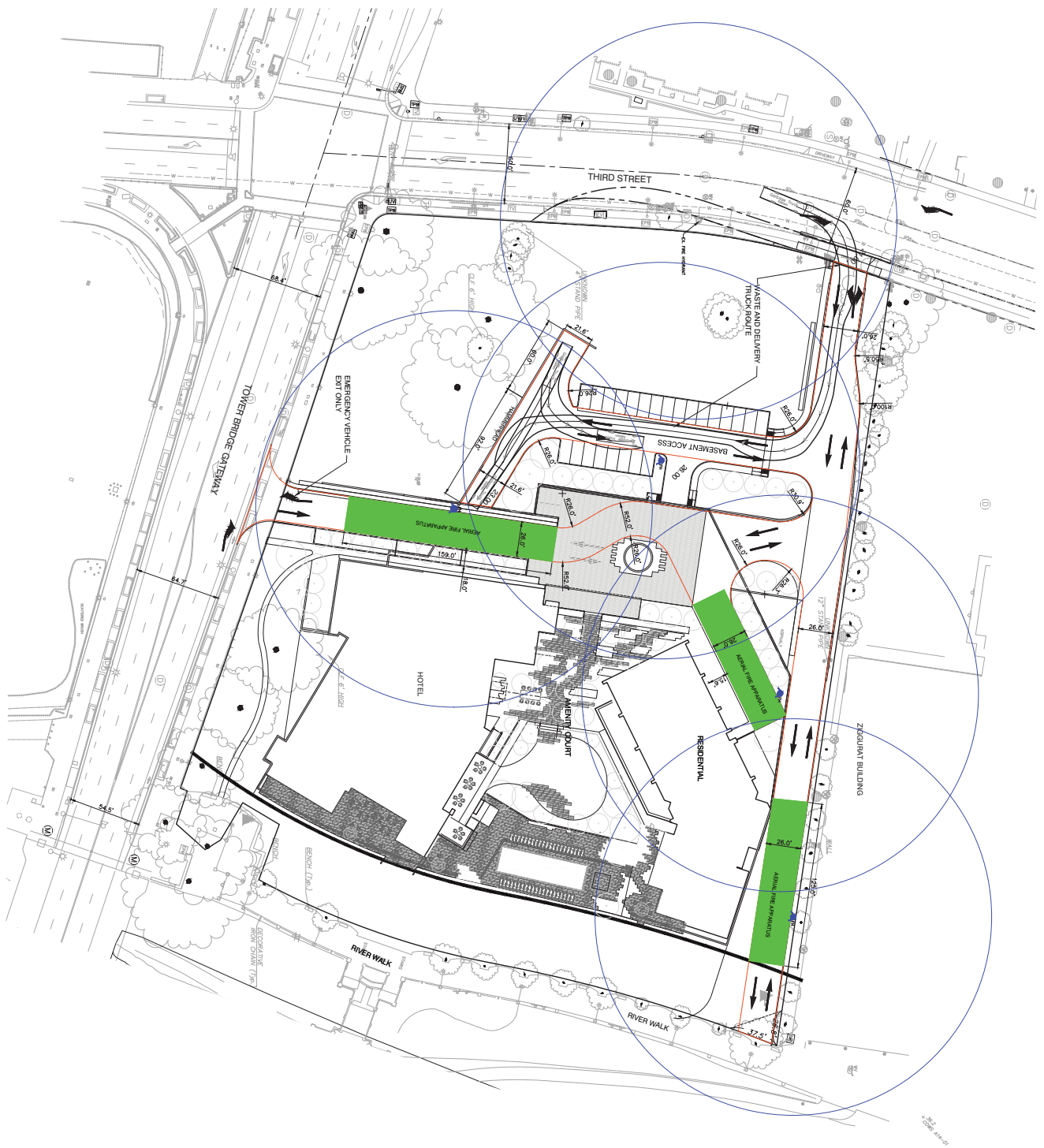
OWNER:  
RIVER ONE PHASE 1  
3101 S. HANCOCK AVENUE  
WEST SACRAMENTO, CA 95605  
(916) 333-1333

**River One Phase 1**  
West Sacramento, CA

Standard  
 1. REVISED SPECIFICATIONS  
 2. SECTION MATERIALS  
 3. SECTIONS  
 4. NOTES  
 5. NOTES  
 6. NOTES  
 7. NOTES  
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**NOT ISSUED FOR CONSTRUCTION**  
 11. NOTES  
**RESIDENTIAL MATERIALS**

AR-3.30





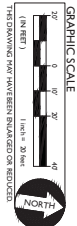
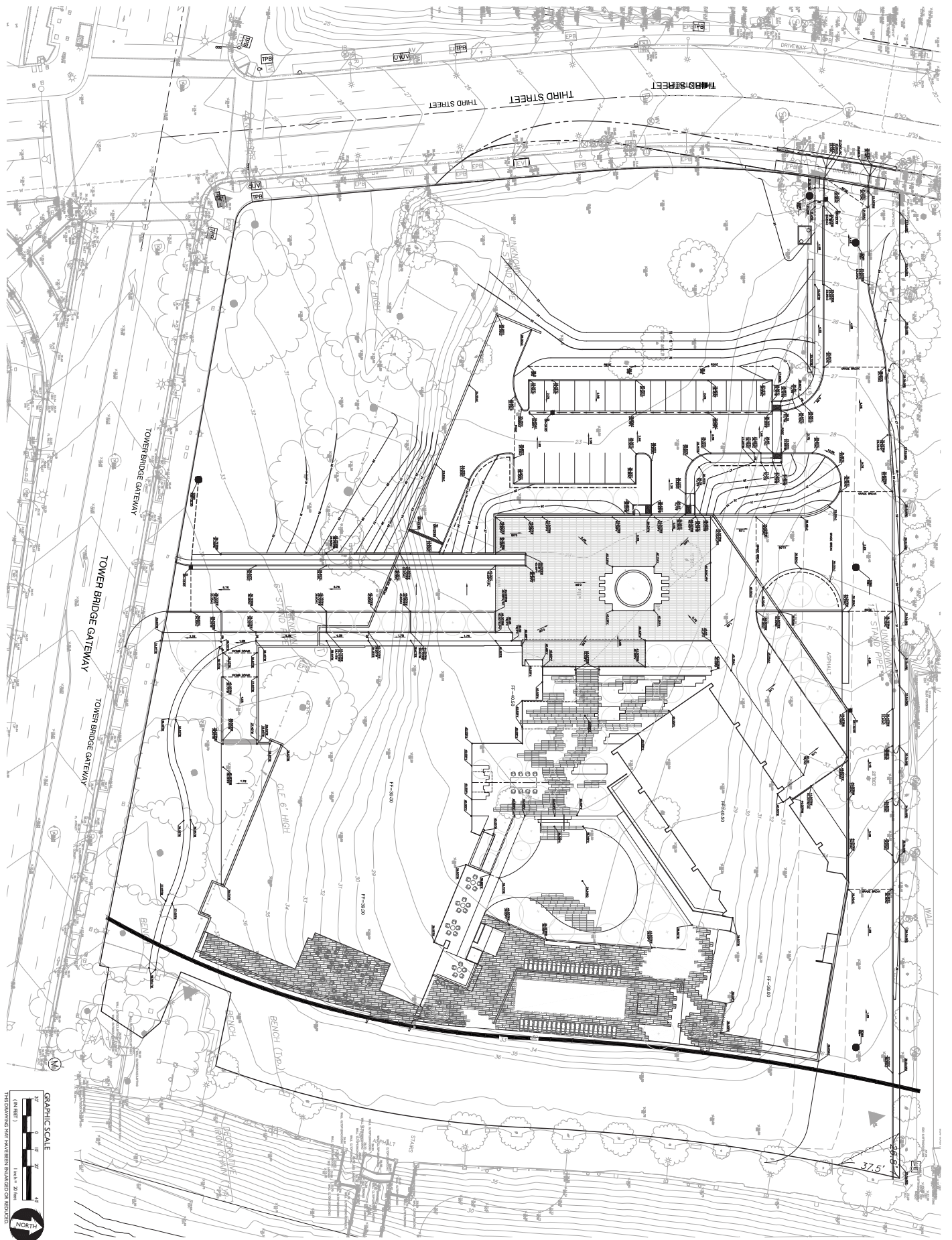
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 PROJECT: **RIVER ONE**  
 COUNTY: \_\_\_\_\_



DESIGNED: A1  
 DRAWN: A1  
 CHECKED: A1  
 DATE: 08-28-19

NO.	DESCRIPTION	DATE	AGENCY APPROVAL		HORIZONTAL SCALE:	A.P.N.
			BY	DATE		
AS NOTED					AS NOTED	BENCHMARK NO. _____ ELEV. _____
AS NOTED					AS NOTED	

**DRAFT**  
 JOB NO.: 19-01



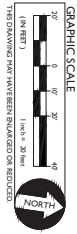
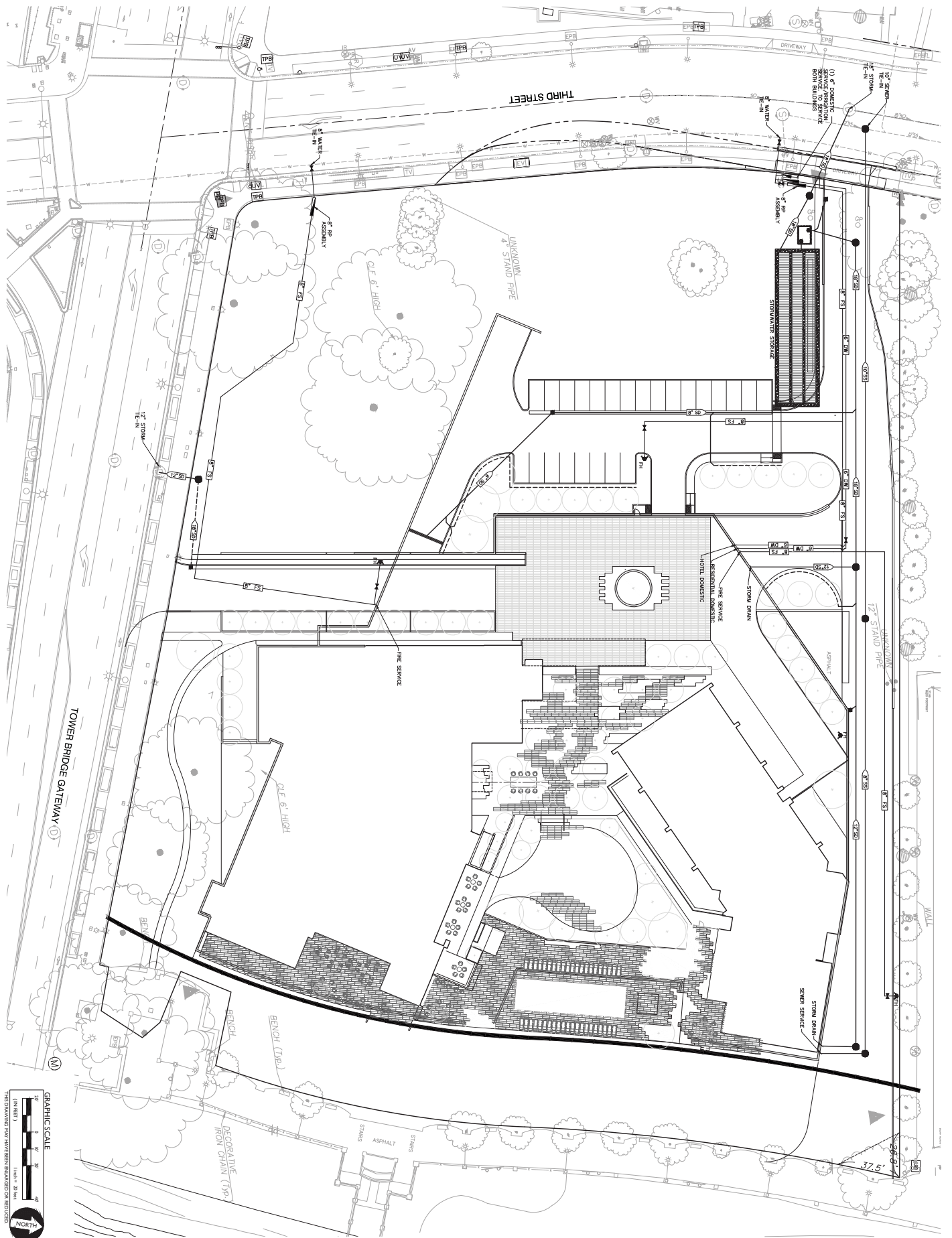
TITLE: SITE GRADING PLAN  
 PROJECT: RIVER ONE  
 COUNTY: CALIFORNIA



DESIGNED:	DRAWN:	CHECKED:	DATE:	REVISIONS		AGENCY APPROVAL		HORIZONTAL SCALE:		A.P.N.
				NO.	DESCRIPTION	DATE	BY	DATE	AS NOTED	
AT	AT	AT	08-28-19							

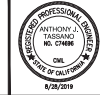
**DRAFT**





GRAPHIC SCALE  
 (1"=30')  
 THIS DRAWING HAS BEEN REVIEWED FOR CONFORMANCE WITH THE CALIFORNIA REGISTERED PROFESSIONAL ENGINEER ACT.

TITLE: **SITE UTILITY PLAN**  
 PROJECT: **RIVER ONE**  
 COUNTY: \_\_\_\_\_



DESIGNED:	DRAWN:	CHECKED:	DATE:	REVISIONS		AGENCY APPROVAL		HORIZONTAL SCALE:	VERTICAL SCALE:	A.P.N.	BENCHMARK NO.	ELEV. -
				NO.	DESCRIPTION	DATE	BY					
AT	AT	AT	08-28-19									

**DRAFT**