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PROJECT TEAM

OWNER **FOURTH & G PARTNERS, LLC**
 228 RICE LANE
 DAVIS, CA 95616
 CONTACT: STUART WILSON
 WTRAVELS@EARTHLINK.NET

DEVELOPMENT PARTNER **URBAN DEVELOPMENT + PARTNERS**
 116 NE 6TH AVE, SUITE 400
 PORTLAND, OR 97232
 CONTACT: JOREN BASS
 JOREN@UDPLP.COM

ARCHITECT OF RECORD **MAHLUM ARCHITECTS INC**
 1380 SE 9TH AVE
 PORTLAND, OR 97214
 CONTACT: KIM OLSON
 KOLSON@MAHLUM.COM

CONSULTING ARCHITECT **MFA**
 107 SE WASHINGTON, SUITE 227
 PORTLAND, OR 97214
 CONTACT: SETH MORAN
 SMORAN@MF-ARC.NET

LANDSCAPE ARCHITECT **MCPROUD AND ASSOCIATES**
 13500 CEMENT HILL ROAD
 NEVADA CITY, CA 95959
 CONTACT: JOSEPHINE MCPROUD
 JMCPCROUD@SBCGLOBAL.NET

CIVIL ENGINEER **PEABODY ENGINEERING**
 1700 ALHAMBRA BLVD, SUITE 102
 SACRAMENTO, CA 95816
 CONTACT: ROSS PEABODY
 RPEABODY@PEABODYENG.COM

STRUCTURAL ENGINEER **HARRIS AND SLOAN**
 2295 GATEWAY OAKS DRIVE
 SACRAMENTO, CA 95833
 CONTACT: MICHAEL BUCK
 MBUCK@HARRISANDSLOAN.COM

PROJECT DATA

PROJECT DESCRIPTION NEW 35-UNIT CONDOMINIUM COHOUSING COMMUNITY

LOCATION 316 AND 330 G STREET
 WEST SACRAMENTO, CA 95605

LOT NUMBERS 316 G STREET – 010-475-010-000
 330 G STREET – 010-475-011-000
ACREAGE TOTAL AREA – 0.55 ACRES (24,360 SF)

ZONE LAND USE DISTRICT (WF) WATERFRONT (RMU) RIVERFRONT MIXED USE WASHINGTON SPECIFIC PLAN

ADJACENCIES ALL PROPERTY LINES ARE ADJACENT TO OR ABUT OTHER WF / RMU PROPERTIES

CONDOMINIUM UNITS

1-BED	15
2-BED	20
TOTAL	35

BUILDING AREA +/- 62,000 SF

OCCUPANCY R-2, A-2, A-3, B, S-1, S-2

CONSTRUCTION II-B (OPEN PARKING GARAGE)
 V-A (ALL OTHER SPACES)



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 206-441-4151

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 PORTLAND OR 97214
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WASHINGTON COMMONS COHOUSING

316-330 G STREET
 WEST SACRAMENTO, CA 95605

VICINITY MAP



WASHINGTON COMMONS COHOUSING

316-330 G STREET
 WEST SACRAMENTO, CA 95605

DESIGN REVIEW

11.18.19

MARK	DATE	DESCRIPTION
ISSUE DATE:	11.18.19	
ISSUE:		DESIGN REVIEW

PROJECT: _____
 DRAWN BY: _____
 CHECKED BY: _____

COVER SHEET

DR A1.0

PLAN KEYNOTES

MARK	DESCRIPTION
P1	LANDSCAPING AREA; SEE CONCEPTUAL LANDSCAPE PLAN
P2	WATER QUALITY FACILITY; SEE PRELIMINARY CIVIL PLAN
P3	CONCRETE PAVERS
P4	7' SECURITY FENCE
P5	DASHED LINE OF BUILDING ABOVE
P9	ELECTRIC VEHICLE CHARGING; MIN 1 PER 5 SPACES

PLANT MATERIAL NOT SHOWN - SEE LANDSCAPE PLAN

WASHINGTON COMMONS COHOUSING

316-330 G STREET
WEST SACRAMENTO, CA 95605

MARK DATE DESCRIPTION

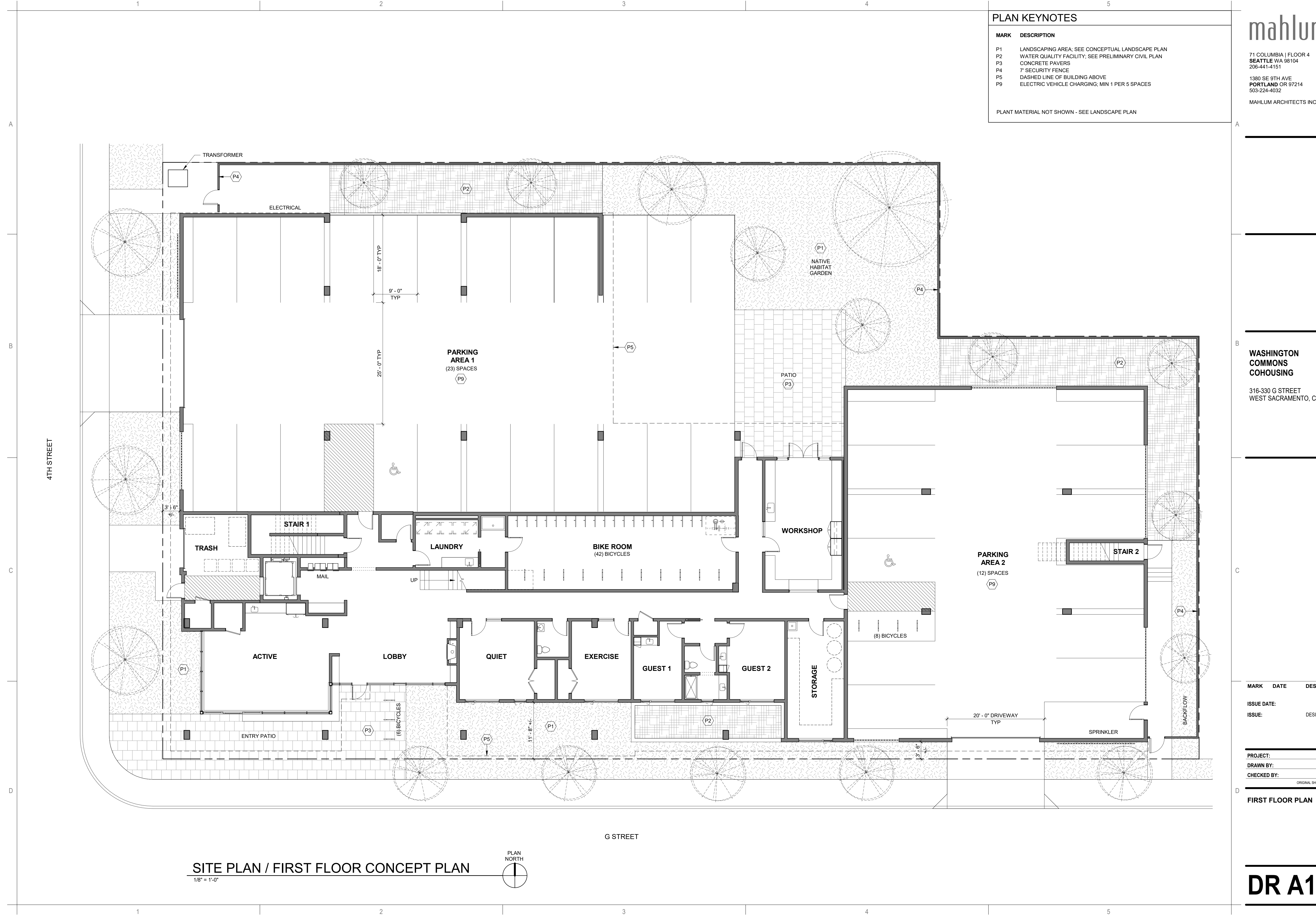
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ISSUE: DESIGN REVIEW

PROJECT:
DRAWN BY:
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ORIGINAL SHEET SIZE: 24"x36"

FIRST FLOOR PLAN

DR A1.1



SITE PLAN / FIRST FLOOR CONCEPT PLAN

1/8" = 1'-0"



G STREET

4TH STREET

PLAN KEYNOTES

MARK	DESCRIPTION
P1	LANDSCAPING AREA; SEE CONCEPTUAL LANDSCAPE PLAN
P3	CONCRETE PAVERS
P5	DASHED LINE OF BUILDING ABOVE
P6	BALCONY

PLANT MATERIAL NOT SHOWN - SEE LANDSCAPE PLAN

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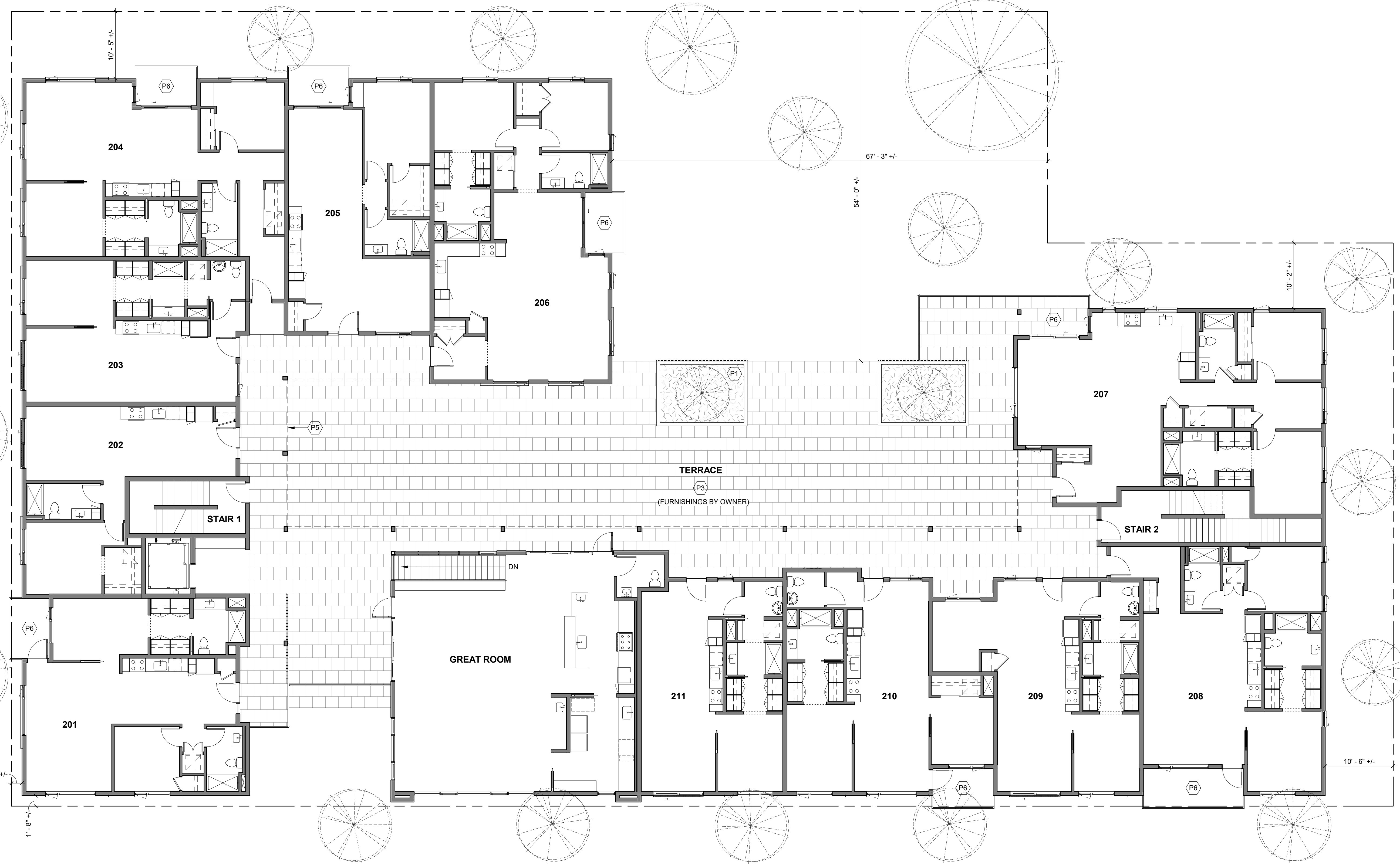
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ORIGINAL SHEET SIZE: 24"x36"

SECOND FLOOR PLAN

DR A1.2



SECOND FLOOR CONCEPT PLAN

1/8" = 1'-0"



1 2 3 4 5

PLAN KEYNOTES

MARK	DESCRIPTION
P6	BALCONY

PLANT MATERIAL NOT SHOWN - SEE LANDSCAPE PLAN

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110'-8\"/>

35'-2\"/>

138'-10\"/>

THIRD FLOOR CONCEPT PLAN

1/8" = 1'-0"



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THIRD FLOOR PLAN

DR A1.3

1 2 3 4 5

1

2

3

4

5

A

B

C

D

PLAN KEYNOTES

MARK	DESCRIPTION
P6	BALCONY

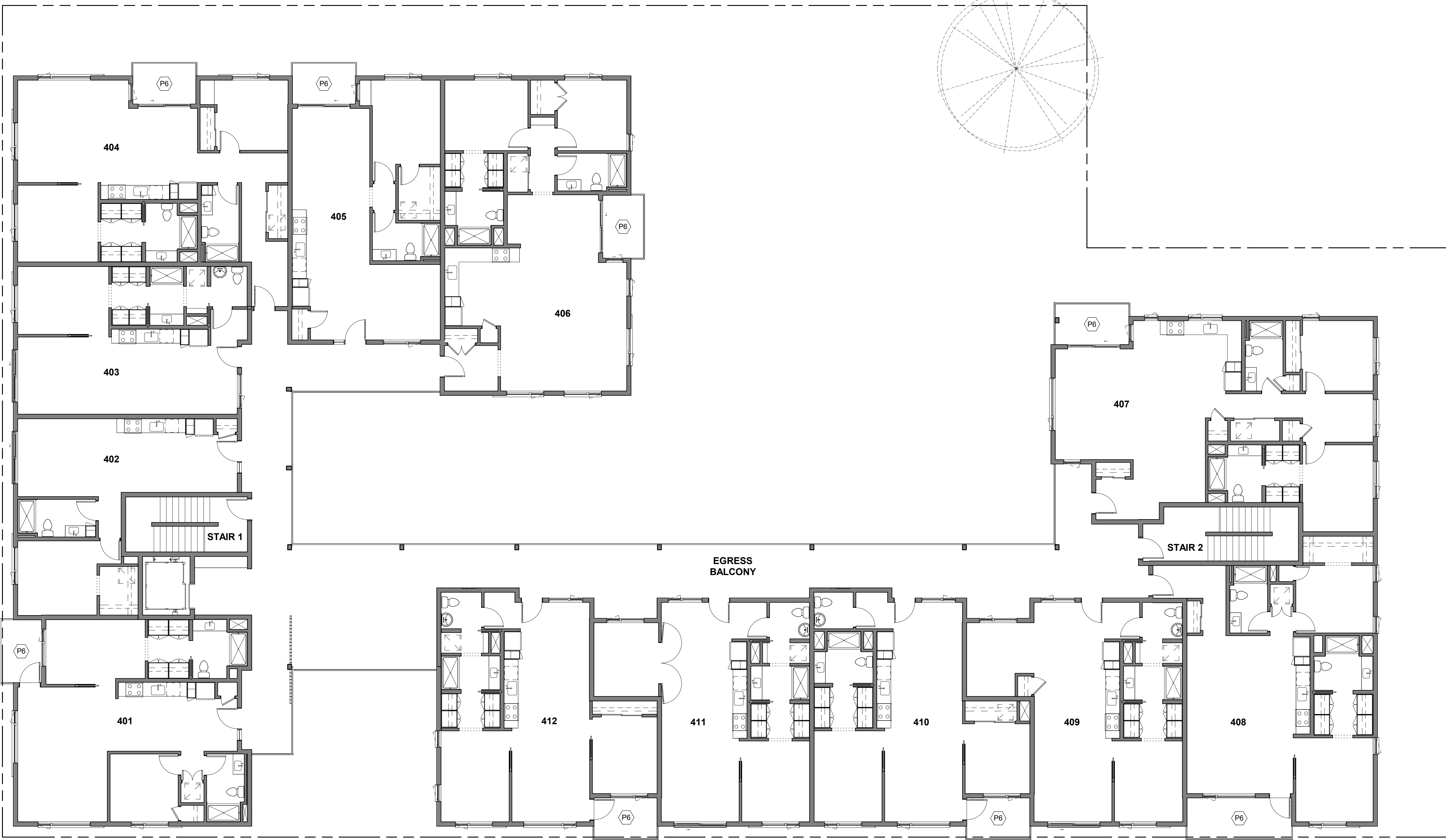
PLANT MATERIAL NOT SHOWN - SEE LANDSCAPE PLAN

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ORIGINAL SHEET SIZE: 24"x36"
 FOURTH FLOOR PLAN

FOURTH FLOOR CONCEPT PLAN

1/8" = 1'-0"



DR A1.4

1

2

3

4

5

1

2

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4

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A

B

C

D

PLAN KEYNOTES

MARK	DESCRIPTION
P7	ROOFTOP EQUIPMENT ZONE
P8	SOLAR READY ZONE

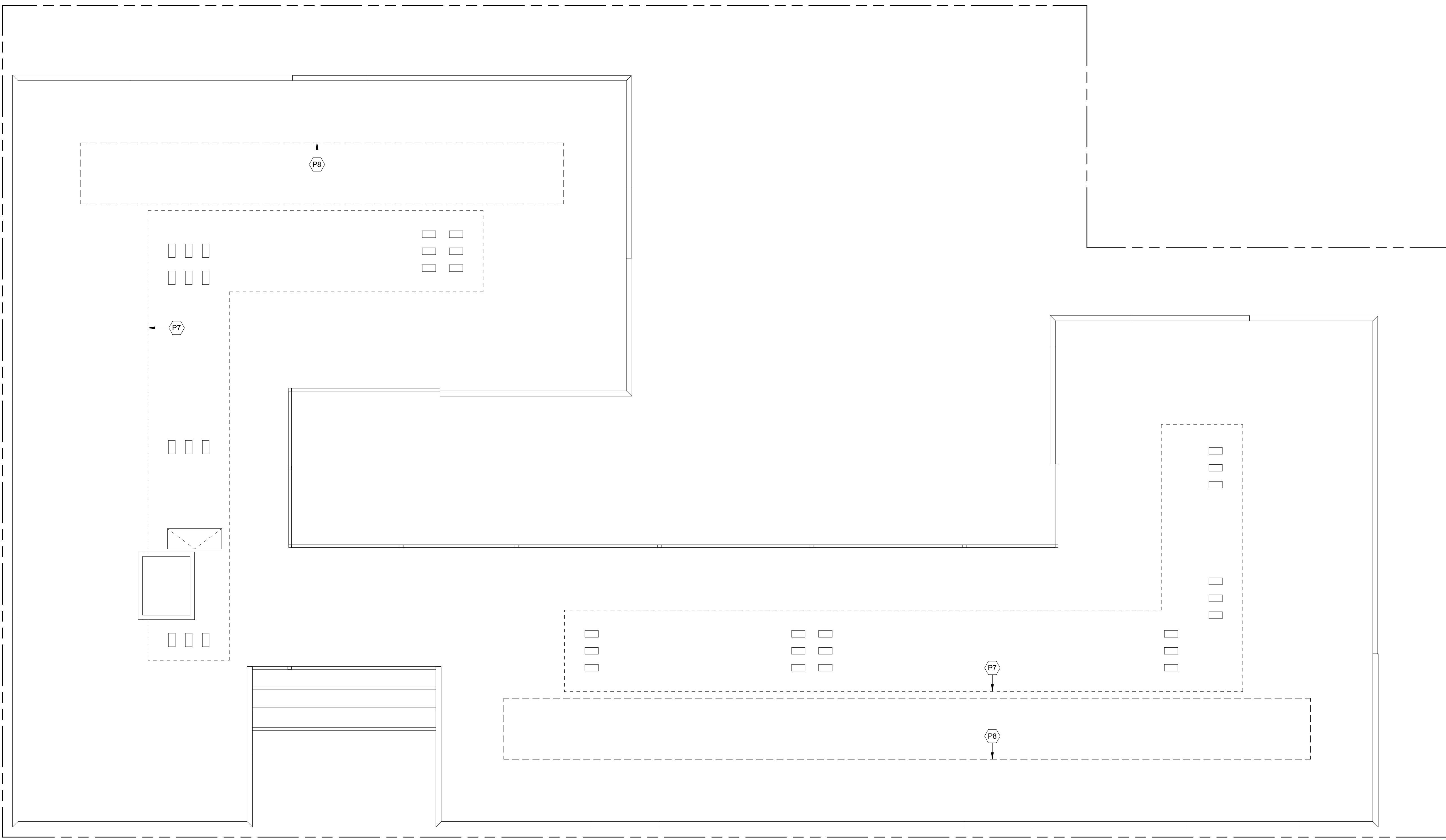
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ROOF PLAN

ROOF CONCEPT PLAN

1/8" = 1'-0"

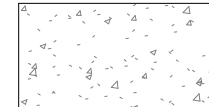

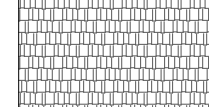
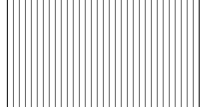


DR A1.5

ELEVATION KEYNOTES

MARK	DESCRIPTION
E1	STEEL RAILING SYSTEM
E2	WALL-MOUNTED TRELLIS
E3	OPEN-AIR GARAGE SCREEN/TRELLIS
E4	VEHICULAR ACCESS DOOR
E5	TRASH & RECYCLING ACCESS DOOR
E6	GLULAM WALKWAY STRUCTURE
E7	ACCENT PANEL
E8	PROJECTING WINDOW TRIM

MATERIAL LEGEND

	CONCRETE WALL		STUCCO PAINT COLORS VARY
	FIELD CLADDING FIBER CEMENT SHINGLE		ACCENT CLADDING WOOD
PLANT MATERIAL NOT SHOWN - SEE LANDSCAPE PLAN			

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ORIGINAL SHEET SIZE: 24"x36"

CONCEPT ELEVATIONS

DR A2.1



WEST ELEVATION (4TH STREET)

1/8" = 1'-0"



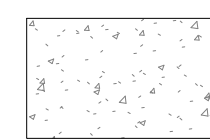
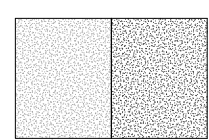
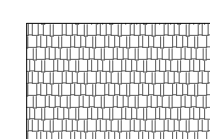

SOUTH ELEVATION (G STREET)

1/8" = 1'-0"

ELEVATION KEYNOTES

MARK	DESCRIPTION
E1	STEEL RAILING SYSTEM
E3	OPEN-AIR GARAGE SCREEN/TRELLIS
E6	GLULAM WALKWAY STRUCTURE
E7	ACCENT PANEL
E8	PROJECTING WINDOW TRIM

MATERIAL LEGEND

	CONCRETE WALL		STUCCO PAINT COLORS VARY
	FIELD CLADDING FIBER CEMENT SHINGLE		ACCENT CLADDING WOOD

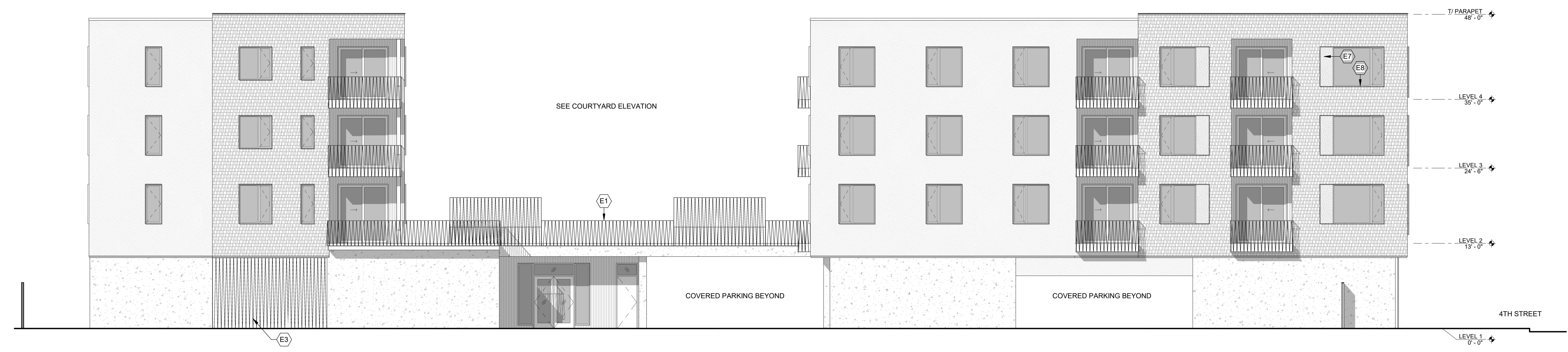
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NORTH ELEVATION (COURTYARD)

1/8" = 1'-0"



NORTH ELEVATION (PROPERTY LINE)

1/8" = 1'-0"

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ORIGINAL SHEET SIZE: 24"x36"

CONCEPT ELEVATIONS

DR A2.2

1

2

3

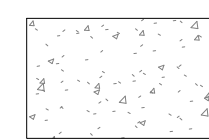
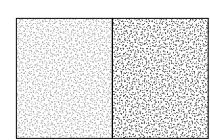
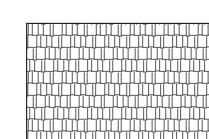

4

5

ELEVATION KEYNOTES

MARK	DESCRIPTION
E1	STEEL RAILING SYSTEM
E3	OPEN-AIR GARAGE SCREEN/TRELLIS
E6	GLULAM WALKWAY STRUCTURE
E7	ACCENT PANEL
E8	PROJECTING WINDOW TRIM

MATERIAL LEGEND

	CONCRETE WALL		STUCCO PAINT COLORS VARY
	FIELD CLADDING FIBER CEMENT SHINGLE		ACCENT CLADDING WOOD

PLANT MATERIAL NOT SHOWN - SEE LANDSCAPE PLAN

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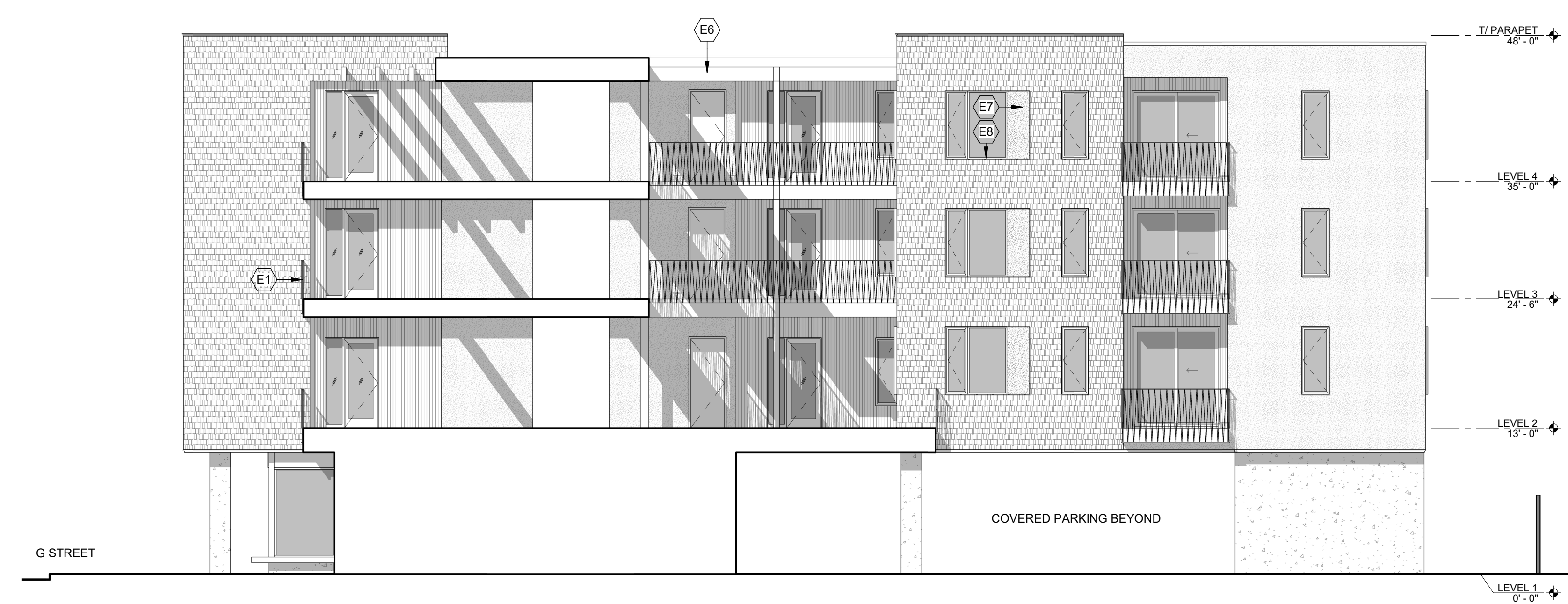
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EAST ELEVATION (PROPERTY LINE)
1/8" = 1'-0"



EAST ELEVATION (COURTYARD)
1/8" = 1'-0"

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CONCEPT ELEVATIONS

DR A2.3

GENERAL LANDSCAPE NOTES

LANDSCAPE PLANS SHALL CONFORM TO CITY OF WEST SACRAMENTO LANDSCAPE DEVELOPMENT GUIDELINES.

UTILIZATION OF NATIVE AND ADAPTIVE PLANT MATERIALS IN NEW LANDSCAPING. THE PROPOSED PLANTING PALLET STRESSES INDIGENOUS AND DROUGHT TOLERANT PLANT MATERIALS. THESE SPECIES WILL MINIMIZE THE USE OF EXTENSIVE WATER, FERTILIZERS, HERBICIDES AND OTHER INTERVENTION. APPROPRIATE PLANTINGS WILL ALSO PROVIDE REPLACEMENT OF HABITAT FOR NATIVE BIRD, INSECT AND ANIMAL POPULATIONS. PLANTINGS SHALL BE (HYDROZONED) IN GROUPING OF LIKE WATER USAGE FOR MAXIMUM WATER CONSERVATION.

USE OF WATER-EFFICIENT IRRIGATION TECHNOLOGIES.

DETAILED WATER CONSERVING IRRIGATION PLAN PREPARED IN COMPLIANCE WITH STATE MODEL EFFICIENT WATER EFFICIENT LANDSCAPE ORDINANCE WILL BE INCLUDED IN THE FINAL LANDSCAPE PLANS. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO MINIMIZE THE AMOUNT OF WATER USED FOR IRRIGATION PURPOSES. AUTOMATIC SYSTEMS WILL BE PREDOMINANTLY DRIP SYSTEMS. DESIGN OF IRRIGATION SYSTEMS WILL PRECLUDE OVERSPRAY ONTO PAVED AREAS. ET CONTROLLERS WITH MOISTURE SENSORS WILL BE PROVIDED.

USE OF SURFACE MULCH AND SOIL AMENDMENTS TO ENHANCE WATER RETENTION.

ALL NEWLY PLANTED AREAS SHALL RECEIVE AN AMENDMENT OF WELL ROTTED COMPOST (6 CUBIC YARDS PER 1,000 SQUARE FEET) AND A TOP DRESSING OF WOOD CHIP MULCH (3" DEEP MINIMUM).

NATIVE HABITAT GARDEN.

SUCH AS: CARPENTERIA, MATILUA POPPY, COFFEEBERRY, WESTERN SPICE BUSH, CALIFORNIA FUCHSIA

(1) PARKING LOT SHADE TREE FROM CITY'S MASTER TREE LIST. SUCH AS: SUMAC

BIO-RETENTION AREAS TO BE PLANTED WITH APPROPRIATE NATIVE SPECIES. SUCH AS: GOLDENROD, DEER GRASS, MOLATE FESCUE

CHICKEN COOP AND YARD

ELECTRIC

NATIVE SHRUB ESPALIER ON 'GREEN SCREEN'. SUCH AS: JAMES ROOF SILKTASSLE

LOW GROWING PERENNIAL COLOR. SUCH AS: GERMANDER

FRAGRANT VINES ON SCREENS. SUCH AS: STAR JASMINE

DROUGHT TOLERANT FLOWERING SHRUBS. SUCH AS: AUTUMN SAGE, BUSH MORNING GLORY, TUSCAN ROSEMARY

TRASH

MAIL

LAUNDRY

BICYCLES

SHOP

BICYCLES

STORAGE

LIBRARY

QUIET

EXERCISE

GUEST

GUEST

SHADE TOLERANT FRAGRANT SHRUBS. SUCH AS: NATIVE MOCK ORANGE, SARCOCOCCA

FRAGRANT VINES ON SCREENS. SUCH AS: STAR JASMINE

NATIVE SHRUB ESPALIER ON 'GREEN SCREEN'. SUCH AS: JAMES ROOF SILKTASSLE

4TH ST

D

LARGE ORNAMENTAL GRASSES. SUCH AS: MORNING LIGHT MAIDEN GRASS

(9) STREET TREES FROM CITY'S MASTER TREE LIST. SUCH AS: CHINESE PISTACHE

DROUGHT TOLERANT LOW SHRUBS. SUCH AS: CHICO DWARF POMEGRANATE

FLOWERING VINES ON SCREENS. SUCH AS: YELLOW TRUMPET VINES

SHADE TOLERANT GROUND COVERS. SUCH AS: CORAL BELLS, ACORUS

(2) SMALL FLOWERING TREES. SUCH AS: REDBUD

FLOWER BEDS BY OWNERS.

COVERED PARKING

UNCOVERED PARKING

PATIO

(1) LARGE CANOPY SHADE TREE SUCH AS: CALIFORNIA SYCAMORE

QUIET SITTING AREA

ENCLOSED PARKING

BICYCLES

BICYCLES

BICYCLES

BICYCLES

BICYCLES

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TRAILING GROUND COVER TO DRAPE OVER EDGE OF PLANTER. SUCH AS: PROSTRATE ROSEMARY

DINING

TERRACE

CLIMBING VEGETABLES ON ELEVATED RAILS.

(3) DWARF CITRUS TREES

VARIOUS VEGETABLE AND HERB PLANTINGS BY OWNERS.

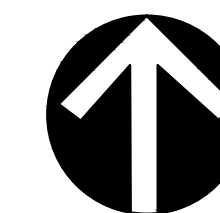
SECOND FLOOR PLANTERS

(6) NARROW UPRIGHT TREES. SUCH AS: RIVER BIRCH

BIO-RETENTION AREAS TO BE PLANTED WITH APPROPRIATE NATIVE SPECIES. SUCH AS: GOLDENROD, DEER GRASS, MOLATE FESCUE

TALL SCREEN SHRUBS. SUCH AS: PACIFIC WAX MYRTLE

NATIVE SHRUB ESPALIER ON 'GREEN SCREEN'. SUCH AS: JAMES ROOF SILKTASSLE



NORTH

SCALE: 1"=10'-0"

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SHEET NAME

CONCEPTUAL LANDSCAPE PLAN

DR L1.0