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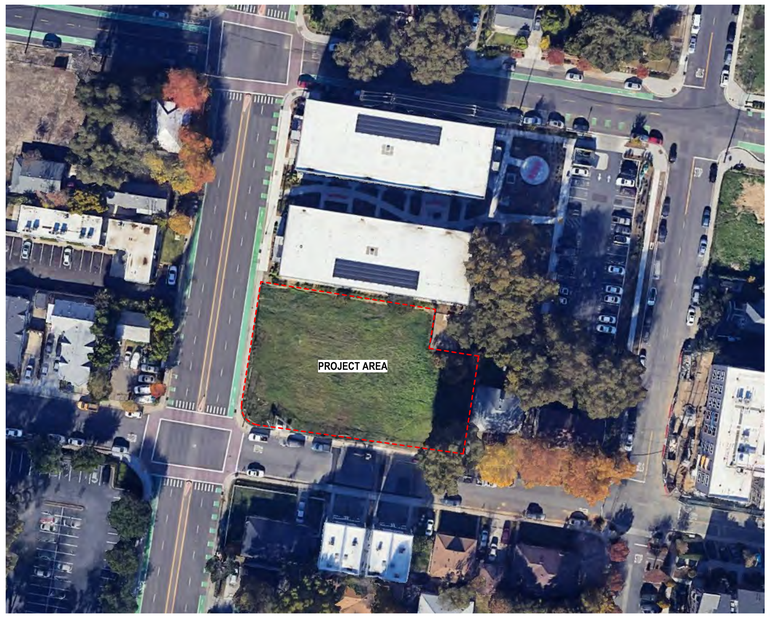
641 AFFORDABLE HOUSING

641 5TH STREET, WEST SACRAMENTO, CA 95605



PROJECT AERIAL | Scale: N.T.S. | 2



EXTERIOR ELEVATION - WEST | Scale: N.T.S. | 1

UNIT SCHEDULE

NUMBER	UNIT TYPE	INTERIOR FLOOR AREA
LEVEL 1		
103	TWO BEDROOM UNIT	769 SF
104	TWO BEDROOM UNIT	769 SF
104	TWO BEDROOM UNIT	819 SF
105	TWO BEDROOM UNIT	769 SF
106	TWO BEDROOM UNIT	819 SF
108	TWO BEDROOM UNIT	769 SF
110	ONE BEDROOM UNIT	558 SF
7		5,273 SF
LEVEL 2		
201	TWO BEDROOM UNIT	795 SF
202	TWO BEDROOM UNIT	795 SF
203	TWO BEDROOM UNIT	769 SF
204	TWO BEDROOM UNIT	819 SF
205	TWO BEDROOM UNIT	769 SF
206	TWO BEDROOM UNIT	819 SF
207	TWO BEDROOM UNIT	769 SF
208	TWO BEDROOM UNIT	769 SF
209	ONE BEDROOM UNIT	590 SF
210	TWO BEDROOM UNIT	795 SF
10		7,690 SF
LEVEL 3		
301	TWO BEDROOM UNIT	795 SF
302	TWO BEDROOM UNIT	795 SF
303	TWO BEDROOM UNIT	769 SF
304	TWO BEDROOM UNIT	819 SF
305	TWO BEDROOM UNIT	769 SF
306	TWO BEDROOM UNIT	819 SF
307	TWO BEDROOM UNIT	769 SF
308	TWO BEDROOM UNIT	769 SF
309	ONE BEDROOM UNIT	590 SF
310	TWO BEDROOM UNIT	795 SF
10		7,690 SF
LEVEL 4		
401	TWO BEDROOM UNIT	795 SF
402	TWO BEDROOM UNIT	795 SF
403	TWO BEDROOM UNIT	769 SF
404	TWO BEDROOM UNIT	819 SF
405	TWO BEDROOM UNIT	769 SF
406	TWO BEDROOM UNIT	819 SF
407	TWO BEDROOM UNIT	769 SF
408	TWO BEDROOM UNIT	769 SF
409	ONE BEDROOM UNIT	590 SF
410	TWO BEDROOM UNIT	795 SF
10		7,690 SF
TOTAL: 37		28,343 SF

PROJECT INFORMATION

SITE INFORMATION

PROPERTY ADDRESS:	641 5TH ST. WEST SACRAMENTO, CA 95605
APN:	010-464-003
LOT AREA:	22,460 SF / 0.52 ACRES
ZONING:	WATERFRONT - WF
SPECIFIC PLAN:	WASHINGTON SPECIFIC PLAN
GENERAL PLAN:	RMU (RIVERFRONT MIXED-USE)

BUILDING INFORMATION

USE:	EXISTING: VACANT PROPOSED: AFFORDABLE MULTI-FAMILY HOUSING
OCCUPANCY:	RESIDENTIAL GROUP R-2
TYPE OF CONSTRUCTION:	TYPE VA
SPRINKLER SYSTEM:	NFPA 13 SPRINKLER SYSTEM BUILDING WILL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH §CBC 903.3.1.1

PLANNING INFORMATION

GROSS BUILDING AREA:	LEVEL 1:	10,300 SF	
	LEVEL 2:	10,650 SF	
	LEVEL 3:	10,650 SF	
	LEVEL 4:	10,650 SF	
	TOTAL:	**42,250 SF**	
FAR:	REQUIRED:	0.50 - 3.00	CALCULATION:
	PROPOSED:	1.89	= 42,250 SF / 22,460 SF
LOT COVERAGE:	MAXIMUM:	70 %	CALCULATION:
	PROPOSED:	46 %	= 10,300 SF / 22,460 SF
COMMON OPEN SPACE:	PROPOSED:	2,775 SF	(COURTYARD)
RESIDENTIAL DENSITY:	REQUIRED:	40 - 120 UNITS / ACRE	CALCULATION:
	PROPOSED:	72 UNITS / ACRE	= 37 UNITS / 22,460 SF (0.52 ACRES)
STORIES / HEIGHT:	MAXIMUM:	250'-0"	
	PROPOSED:	4 STORIES / ±50'-0"	
PROVIDED SETBACKS:	FRONT SETBACK:	5'-0"	
	INTERIOR SIDE SETBACK:	5'-0"	
	STREET SIDE SETBACK:	5'-0"	
	REAR SETBACK:	5'-0"	

PARKING

PARKING REQUIRED:	NONE REQUIRED PER CITY ORDINANCE		
VEHICLE PARKING PROVIDED:	STANDARD PARKING SPACES:	2 SPACES	33 %
	ACCESSIBLE PARKING SPACES:	1 SPACES	17 %
	ACCESSIBLE VAN PARKING SPACES:	1 SPACES	17 %
	STANDARD EV CHARGING SPACES:	1 SPACE	17 %
	ACCESSIBLE VAN EV CHARGING SPACE:	1 SPACE	17 %
	TOTAL PARKING SPACES:	**6 SPACES**	**100 %**
BICYCLE PARKING PROVIDED:	SHORT TERM BICYCLE PARKING:	4 SPACES	33 %
	LONG TERM BICYCLE PARKING:	8 SPACES	67 %
	TOTAL PARKING SPACES:	**12 SPACES**	**100 %**

PROJECT SCOPE

PROJECT SCOPE

1. CONSTRUCTION OF NEW, FOUR-STORY, 37 UNIT AFFORDABLE APARTMENT BUILDING. ADDITIONAL FACILITIES INCLUDING ONSITE LAUNDRY ROOM, MANAGER'S OFFICE, STORAGE, MAIL ROOM & COMMUNITY SPACE.
2. ALL NEW SITE IMPROVEMENTS INLCUDING NEW ONSITE PARKING AREAS, LANDSCAPE, HARDSCAPE, OUTDOOR COMMUNITY AREAS, AND UNDERGROUND WET AND DRY UTILITIES.

DEFERRED SUBMITTALS

1. FIRE SPRINKLER & MONITORING SYSTEM*
2. FIRE ALARM & MONITORING SYSTEM*
3. SIGNAGE & WAYFINDING
4. PHOTOVOLTAIC ARRAY & SYSTEM*

NOTE: DEFERRED SUBMITTAL DOCUMENTS SHALL BE PREPARED UNDER THE DIRECTION OF THE CONTRACTOR AND SHALL BE REVIEWED AND APPROVED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE ARCHITECT AND/OR ENGINEER. THE DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL THEN BE SUBMITTED TO THE ARCHITECT AND/OR ENGINEER FOR REVIEW AND COORDINATION. FOLLOWING REVIEW BY THE DESIGN PROFESSIONAL, THE CONTRACTOR SHALL FORWARD THE DOCUMENTS TO THE CITY FOR REVIEW AND APPROVAL, WITH A NOTATION INDICATION THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND BEEN FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. (CBC 107.3.4.1).

PLANS AND/OR CALCULATIONS FOR THE DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED IN A TIMELY MANNER THAT ALLOWS A MINIMUM 30 WORKING DAYS FOR INITIAL PLAN REVIEW. ALL COMMENTS RELATED TO THE DEFERRED SUBMITTAL MUST BE ADDRESSED TO THE SATISFACTION OF THE BUILDING OFFICIAL PRIOR TO APPROVAL OF THE SUBMITTAL ITEMS.

ALL ITEMS WITH AN * (ASTERISK) ABOVE MUST INCLUDE CALCULATIONS AND SHALL BE SIGNED BY AN OUTSIDE REGISTERED ENGINEER IN THE PROJECT JURISDICTION (NOT THE ENGINEER OF RECORD).

CODES & REGULATIONS

NOTE: ALL WORK , MATERIALS, METHODS, ETC., SHALL CONFORM TO ALL GOVERNING BUILDING CODES, ORDINANCES, REGULATIONS AND AGENCIES.

APPLICABLE STATE CODES (WITH CITY OF WEST SACRAMENTO AMENDMENTS)

1.	TITLE 24, PART 2	CALIFORNIA BUILDING CODE (CBC)	2022
2.	TITLE 24, PART 3	CALIFORNIA ELECTRICAL CODE (CEC)	2022
3.	TITLE 24, PART 4	CALIFORNIA MECHANICAL CODE (CMC)	2022
4.	TITLE 24, PART 5	CALIFORNIA PLUMBING CODE (CPC)	2022
5.	TITLE 24, PART 6	CALIFORNIA ENERGY CODE (CEC)	2022
6.	TITLE 24, PART 9	CALIFORNIA FIRE CODE (CFC)	2022
7.	TITLE 24, PART 11	CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBC)	2022
8.	NFPA 10	STANDARD FOR PORTABLE FIRE EXTINGUISHERS	2022
9.	NFPA 13	STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS	2022
10.	NFPA 72	NATIONAL FIRE ALARM AND SIGNALING CODE	2022

SHEET INDEX

SHEET #	SHEET NAME	
GENERAL		
T1.0	TITLE SHEET, SHEET INDEX, PROJECT INFORMATION	●
1		
ARCHITECTURAL		
A0.1	CODE ANALYSIS	●
A1.1	SITE PLAN	●
A2.1	FLOOR PLAN - LEVEL 1	●
A2.2	FLOOR PLAN - LEVEL 2	●
A2.3	FLOOR PLAN - LEVEL 3	●
A2.4	FLOOR PLAN - LEVEL 4	●
A2.5	ROOF PLAN	●
A3.1	EXTERIOR ELEVATIONS	●
A4.1	ENLARGED UNIT PLANS & MATERIALS	●
9		

TOTAL SHEET NUMBER: 10

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641 5TH STREET
WEST SACRAMENTO, CA 95605

TITLE SHEET, SHEET INDEX, PROJECT INFORMATION

Project Number: WS24
Permit Number:

3/07/2025	PLANNING SUBMITTAL

T1.0

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SOUND TRANSMISSION REQUIREMENTS

1. **AIRBORNE SOUND:** WALLS, PARTITIONS AND FLOOR-CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OF FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS OF **NOT LESS THAN 50** , OR NOT LESS THAN 45 IF FIELD TESTED, FOR AIRBORNE NOISE WHERE TEST IN ACCORDANCE WITH ASTM E90. ALTERNATIVELY, THE SOUND TRANSMISSION CLASS OF WALLS, PARTITIONS AND FLOOR-CEILING ASSEMBLIES SHALL BE ESTABLISHED BY ENGINEERING ANALYSIS BASED ON A COMPARISON OF WALLS, PARTITIONS AND FLOOR-CEILING ASSEMBLIES HAVING SOUND TRANSMISSION CLASS RATING AS DETERMINED BY THE TEST PROCEDURES SET FORTH IN ASTME90. PENETRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES FOR PIPING; ELECTRICAL DEVICES; RECESS CABINETS, BATHTUBS; SOFFITS; OR HEATING, VENTILATING OR EXHAUST DUCTS SHALL BE SEALED, LINED, INSULATED OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED RATINGS. THIS REQUIREMENT SHALL NOT APPLY TO ENTRANCE DOORS; HOWEVER, SUCH DOORS SHALL BE TIGHT FITTING TO THE FRAME AND SILL. §CBC 1206.2

2. **STRUCTURE-BORNE SOUND**: FLOOR-CEILING ASSEMBLIES BETWEEN DWELLING UNITS AND SLEEPING UNITS OR BETWEEN A DWELLING UNIT OR SLEEPING UNIT AND A PUBLIC OR SERVICE AREA WITHIN THE STRUCTURE SHALL HAVE AN IMPACT INSULATION CLASS RATING OF **NOT LESS THAN 50**, OR NOT LESS THAN 45 IF FIELD TESTED, WHERE TESTED IN ACCORDANCE WITH ASTM E492. ALTERNATIVELY, THE IMPACT INSULATION CLASS OF FLOOR-CEILING ASSEMBLIES SHALL BE ESTABLISHED BY ENGINEERING ANALYSIS BASED ON A COMPARISON OF FLOOR-CEILING ASSEMBLIES HAVING IMPACT INSULATION CLASS RATINGS AS DETERMINED BY THE TEST PROCEDURES IN ASTM E492. §CBC 1206.3

3. **ALLOWABLE INTERIOR NOISE LEVELS:** INTERIOR NOISE LEVELS ATTRIBUTABLE TO EXTERIOR SOURCES SHALL NOT EXCEED 45 DB IN ANY HABITABLE ROOM. THE NOISE METRIC SHALL BE EITHER THE DAY-NIGHT AVERAGE SOUND LEVEL (LDN) OR THE COMMUNITY NOISE EQUIVALENT LEVEL (CNEL), CONSISTENT WITH THE NOISE ELEMENT OF THE LOCAL GENERAL PLAN. §CBC 1206.4

FIRE RATING REQUIREMENTS

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) §CBC TABLE 601

BUILDING ELEMENT	TYPE VA
PRIMARY STRUCTUAL FRAME	1
BEARING WALLS	
EXTERIOR*	1
INTERIOR	1
NONBEARING WALLS & PARTITIONS - EXTERIOR	SEE TABLE 705.5
NONBEARING WALLS & PARTITIONS - INTERIOR	0
FLOOR CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS	1
ROOF CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS	1

*NOT LESS THAN THE FIRE-RESISTANCE RATING BASED ON FIRE SEPARATION DISTANCE (SEE TABLE 705.5)

FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE §CBC TABLE 705.5

FIRE SEPARATION DISTANCE = X (FEET)	TYPE OF CONSTRUCTION	OCCUPANCY R-2
X < 5	ALL	1
5 ≤ X < 10	V-A	1
10 ≤ X < 30	V-A	1
X ≥ 30	ALL	0

FIRE SEPARATION DISTANCE: THE DISTANCE MEASURED FROM THE BUILDING FACE TO ONE OF THE FOLLOWING:
1. THE CLOSEST INTERIOR LOT LINE.
2. TO THE CENTERLINE OF A STREET, AN ALLEY OR PUBLIC WAY.
3. TO AN IMAGINARY LINE BETWEEN TWO BUILDINGS ON THE LOT.

THE DISTANCE SHALL BE MEASURED AT RIGHT ANGLES FROM THE FACE OF THE WALL. §CBC 202

SHAFT ENCLOSURES

1. **FIRE-RESISTANCE RATING**: SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN **2 HOURS** WHERE CONNECTING FOUR STORIES OR MORE, AND NOT LESS THAN **1 HOUR** WHERE CONNECTING LESS THAN FOUR STORIES. THE NUMBER OF STORIES CONNECTED BY THE SHAFT ENCLOSURE SHALL INCLUDE ANY BASEMENTS BUT NOT ANY MEZZANINES. SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THE FLOOR ASSEMBLY PENETRATED, BUT NEED NOT EXCEED 2 HOURS. §CBC 713.4

SPECIAL DETAILED REQUIREMENTS BASED ON OCCUPANCY AND USE

1. **SEPARATION WALLS**: WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING, WALLS SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND WALLS SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS WITH A FIRE-RESISTANCE RATING OF NOT LESS THAN **1 HOUR**. §CBC 420.2, 708.3

2. **HORIZONTAL SEPARATION**: FLOOR ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDINGS, FLOOR ASSEMBLIES SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND FLOOR ASSEMBLIES SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711 AND SHALL BE NOT LESS THAN **1-HOUR** FIRE RESISTANCE RATED CONSTRUCTION. §CBC 420.3, 711.2.4.3

LEGEND

WALL ASSEMBLY TYPE

NO FIRE RESISTANCE RATING

1 HOUR - FIRE RESISTANCE RATING

2 HOUR - FIRE RESISTANCE RATING

ALLOWABLE AREA DETERMINATION

BUILDING INFORMATION

OCCUPANCY:	RESIDENTIAL GROUP R2 (SINGLE-OCCUPANCY BUILDING)	
MAX HEIGHT:	60'-0" (WITHOUT AREA INCREASE)	
STORIES:	4 STORIES	
GROSS BUILDING AREA:	LEVEL 1:	10,300 SF
	LEVEL 2:	10,650 SF
	LEVEL 3:	10,650 SF
	LEVEL 4:	10,650 SF
	TOTAL:	**42,250 SF**
CONSTRUCTION TYPE:	TYPE V-A	
SPRINKLER:	NFPA 13	

SINGLE-OCCUPANCY BUILDING

THE TOTAL ALLOWABLE AREA OF A SINGLE-OCCUPANCY BUILDING MORE THAN THREE STORIES ABOVE GRADE PLANE SHALL BE DETERMINED IN ACCORDANCE WITH EQUATION 5-2. THE ACTUAL AREA OF ANY INDIVIDUAL FLOOR SHALL NOT EXCEED THE ALLOWABLE AREA PER EQUATION 5-1. §CBC 506.2.1

EQUATION 5-1 (ALLOWABLE AREA OF EACH STORY)

A_a = $A_t + (NS \times I_f)$
A_a = ALLOWABLE AREA (SQUARE FEET)
A_t = TABULAR ALLOWABLE AREA FACTOR IN ACCORDANCE WITH TABLE 506.2
NS = TABULAR ALLOWABLE AREA FACTOR IN ACCORDANCE WITH TABLE 506.2 FOR NONSPRINKLERED BUILDING (REGARDLESS OF WHETHER THE BUILDING IS SPRINKLERED).
I_f = AREA FACTOR INCREASE DUE TO FRONTAGE (PERCENT) AS CALCULATED IN ACCORDANCE WITH SECTION 506.3

A_a = [36,000 + (12,000 x .50)
= **42,000 SF ALLOWABLE AREA OF EACH STORY**

EQUATION 5-2 (TOTAL ALLOWABLE AREA)

A_a = $[A_t + (NS \times I_f)] \times S_s$
A_a = ALLOWABLE AREA (SQUARE FEET)
A_t = TABULAR ALLOWABLE AREA FACTOR IN ACCORDANCE WITH TABLE 506.2
NS = TABULAR ALLOWABLE AREA FACTOR IN ACCORDANCE WITH TABLE 506.2 FOR NONSPRINKLERED BUILDING (REGARDLESS OF WHETHER THE BUILDING IS SPRINKLERED).
I_f = AREA FACTOR INCREASE DUE TO FRONTAGE (PERCENT) AS CALCULATED IN ACCORDANCE WITH SECTION 506.3
S_s = 3, WHERE THE ACTUAL NUMBER OF STORIES ABOVE GRADE PLANE EXCEEDS THREE.

A_a = [36,000 + (12,000 x .50)] X 3
= **126,000 SF TOTAL ALLOWABLE AREA**

FRONTAGE INCREASE

1. **MINIMUM PERCENTAGE OF PERIMETER:** TO QUALIFY FOR AN AREA FACTOR INCREASE BASED ON FRONTAGE, A BUILDING SHALL HAVE NOT LESS THAN 25 PERCENT OF ITS PERIMETER ON A PUBLIC WAY OR OPEN SPACE. SUCH OPEN SPACE SHALL BE EITHER ON THE SAME LOT OR DEDICATED FOR PUBLIC USE AND SHALL BE ACCESSED FROM A STREET OR APPROVED FIRE LANE. §CBC 506.3.1
2. **MINIMUM FRONTAGE DISTANCE:** TO QUALIFY FOR AN AREA FACTOR INCREASE BASED ON FRONTAGE, THE PUBLIC WAY OR OPEN SPACE ADJACENT TO THE BUILDING PERIMETER SHALL HAVE A MINIMUM DISTANCE (W) OF 20 FEET (6096 MM) MEASURED AT RIGHT ANGLES FROM THE BUILDING FACE TO ANY OF THE FOLLOWING:
   A. THE CLOSEST INTERIOR LOT LINE.
   B. THE ENTIRE WIDTH OF A STREET, ALLEY OR PUBLIC WAY.
   C. THE EXTERIOR FACE OF AN ADJACENT BUILDING ON THE SAME PROPERTY.

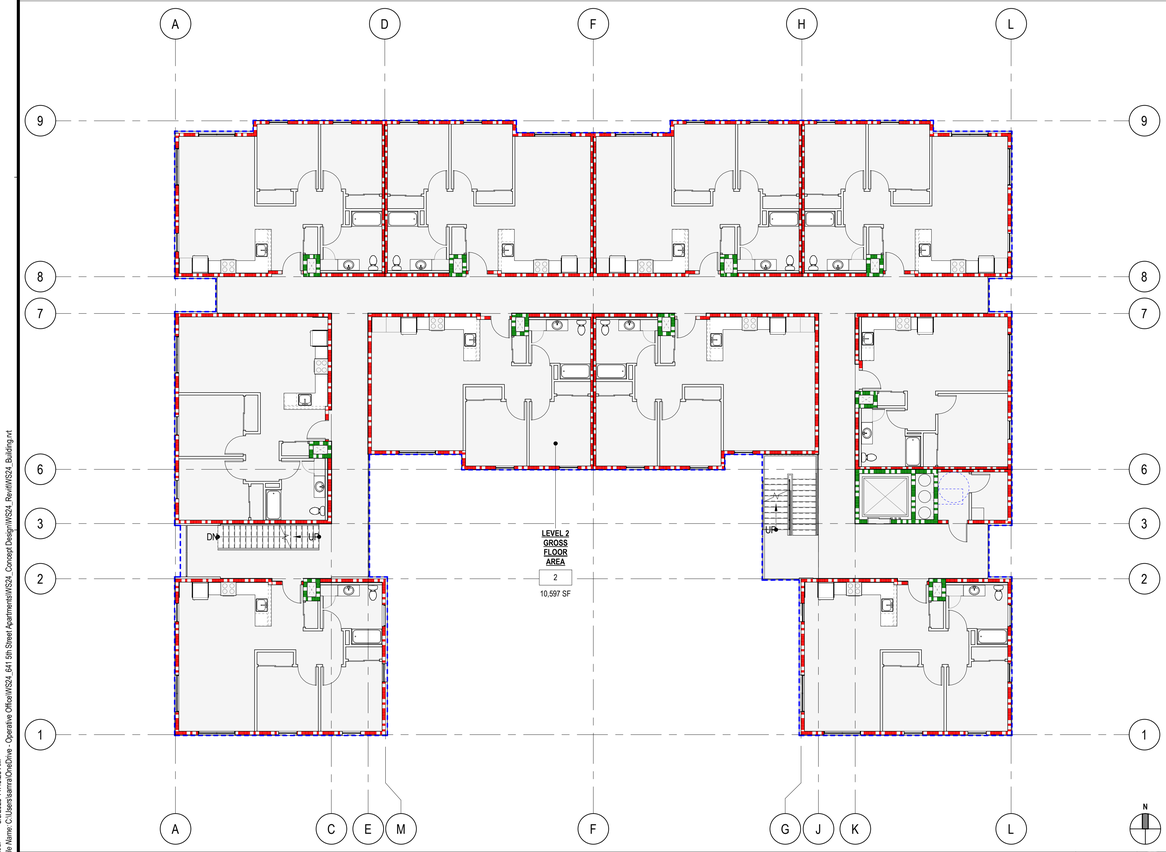
   THE FRONTAGE INCREASE SHALL BE BASED ON THE SMALLEST PUBLIC WAY OR OPEN SPACE THAT IS 20 FEET (6096 MM) OR GREATER, AND THE PERCENTAGE OF BUILDING PERIMETER HAVING A MINIMUM 20 FEET (6096 MM) PUBLIC WAY OR OPEN SPACE. §CBC 506.3.2
3. **AMOUNT OF INCREASE:** THE AREA FACTOR INCREASE BASED ON FRONTAGE SHALL BE DETERMINED IN ACCORDANCE WITH TABLE 506.3.3. §CBC 506.3.3

FRONTAGE INCREASE FACTOR | §CBC TABLE 506.3.3

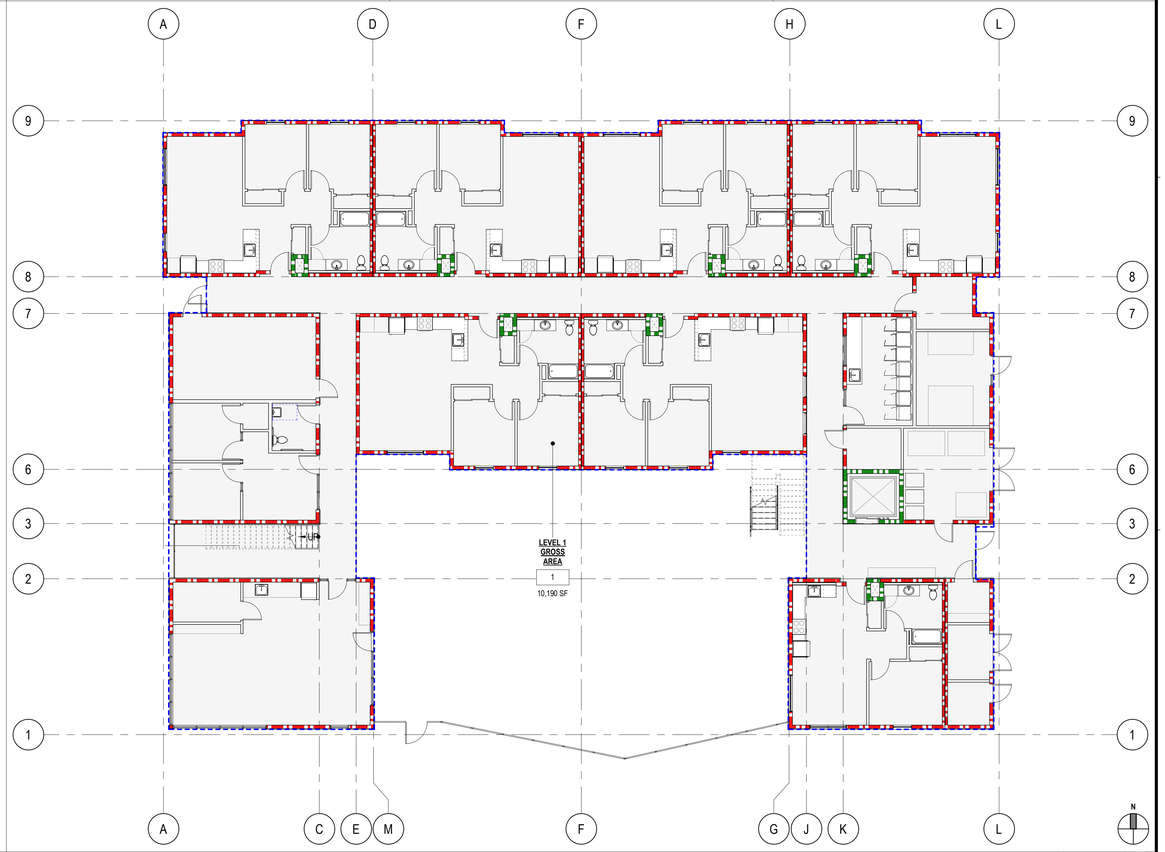
PERCENTAGE OF BUILDING PERIMETER	OPEN SPACE (FEET)			
	0 TO LESS THAN 20	20 TO LESS THAN 25	25 TO LESS THAN 30	30 OR GREATER
0 TO LESS THAN 25	0	0	0	0
25 TO LESS THAN 50	0	0.17	0.21	0.25
50 TO LESS THAN 75	0	0.33	0.42	0.50
75 TO 100	0	0.50	0.63	0.75

ACCESSORY OCCUPANCIES

1. THE ALLOWABLE AREA OF THE BUILDING SHALL BE BASED ON THE APPLICABLE PROVISIONS OF SECTION 506 FOR THE MAIN OCCUPANCY OF THE BUILDING. AGGREGATE ACCESSORY OCCUPANCIES SHALL NOT OCCUPY MORE THAN 10 PERCENT OF THE FLOOR AREA OF THE STORY IN WHICH THEY ARE LOCATED AND SHALL NOT EXCEED THE TABULAR VALUES FOR NON SPRINKLERED BUILDINGS IN TABLE 506.2 FOR EACH SUCH ACCESSORY OCCUPANCY.



LEVEL 2-4 TYPICAL - CODE ANALYSIS Scale: 1" = 10'-0" 2



LEVEL 1 - CODE ANALYSIS Scale: 1" = 10'-0" 1

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CODE ANALYSIS

Project Number: WS24
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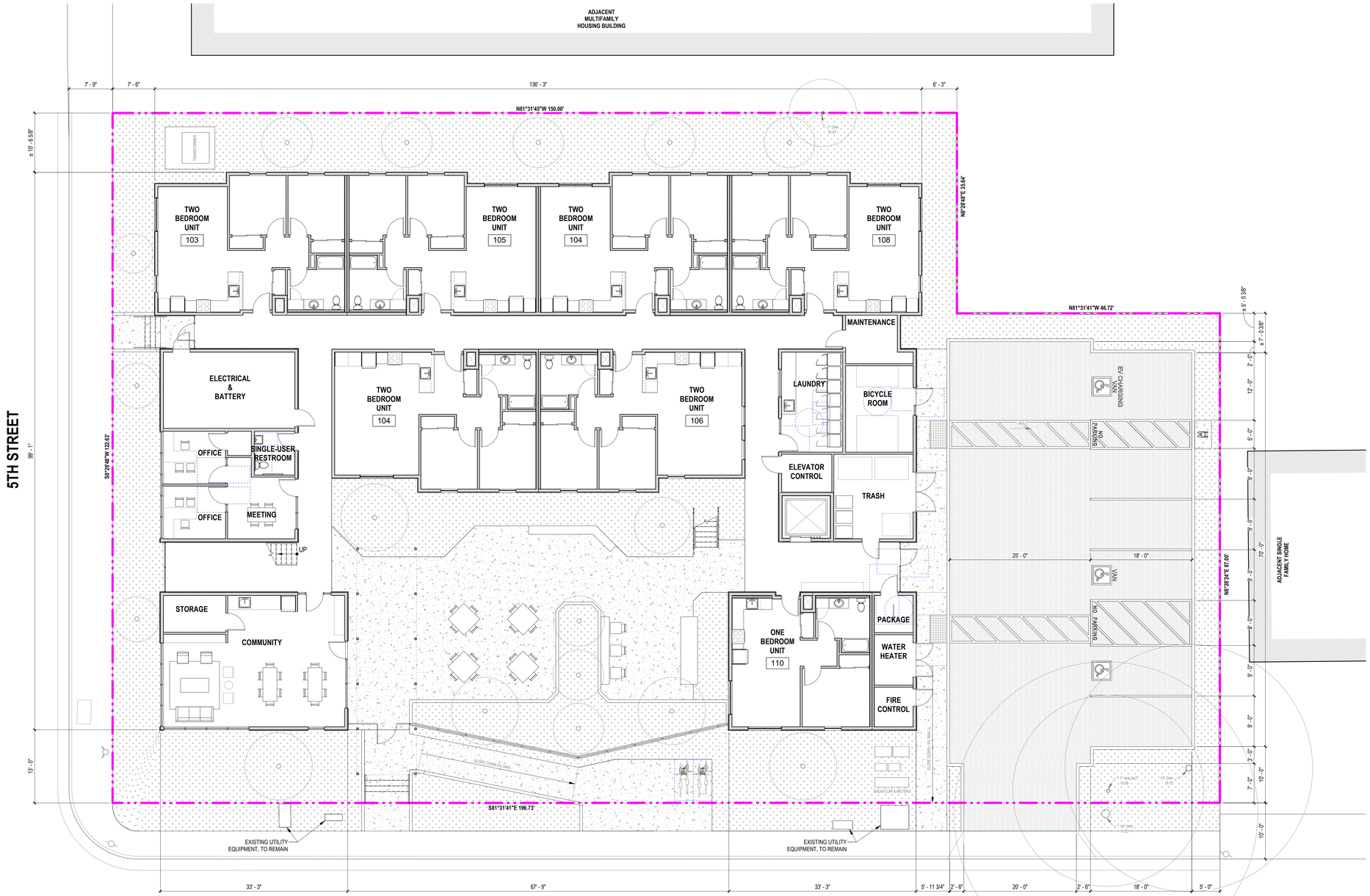

SITE PLAN

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

1

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SITE PLAN

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FLOOR PLAN COLOR LEGEND

- RESIDENT AMENITY / UTILITY SPACE
- ONE BEDROOM RESIDENTIAL UNIT
- TWO BEDROOM RESIDENTIAL UNIT

FLOOR PLAN - LEVEL 1 Scale: 3/16" = 1'-0" (1)

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FLOOR PLAN - LEVEL 1

Project Number: WS24
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FLOOR PLAN COLOR LEGEND

- RESIDENT AMENITY / UTILITY SPACE
- ONE BEDROOM RESIDENTIAL UNIT
- TWO BEDROOM RESIDENTIAL UNIT

FLOOR PLAN - LEVEL 2 Scale: 3/16" = 1'-0" (1)

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FLOOR PLAN - LEVEL 2

Project Number: WS24
Permit Number:

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FLOOR PLAN COLOR LEGEND

- RESIDENT AMENITY / UTILITY SPACE
- ONE BEDROOM RESIDENTIAL UNIT
- TWO BEDROOM RESIDENTIAL UNIT

FLOOR PLAN - LEVEL 3 Scale: 3/16" = 1'-0" (1)

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FLOOR PLAN - LEVEL 3

Project Number: WS24
Permit Number:

3/07/2025	PLANNING SUBMITTAL

A2.3

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FLOOR PLAN COLOR LEGEND

- RESIDENT AMENITY / UTILITY SPACE
- ONE BEDROOM RESIDENTIAL UNIT
- TWO BEDROOM RESIDENTIAL UNIT

FLOOR PLAN - LEVEL 4 Scale: 3/16" = 1'-0" (1)

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FLOOR PLAN - LEVEL 4

Project Number: WS24
Permit Number:

3/07/2025	PLANNING SUBMITTAL

A2.4

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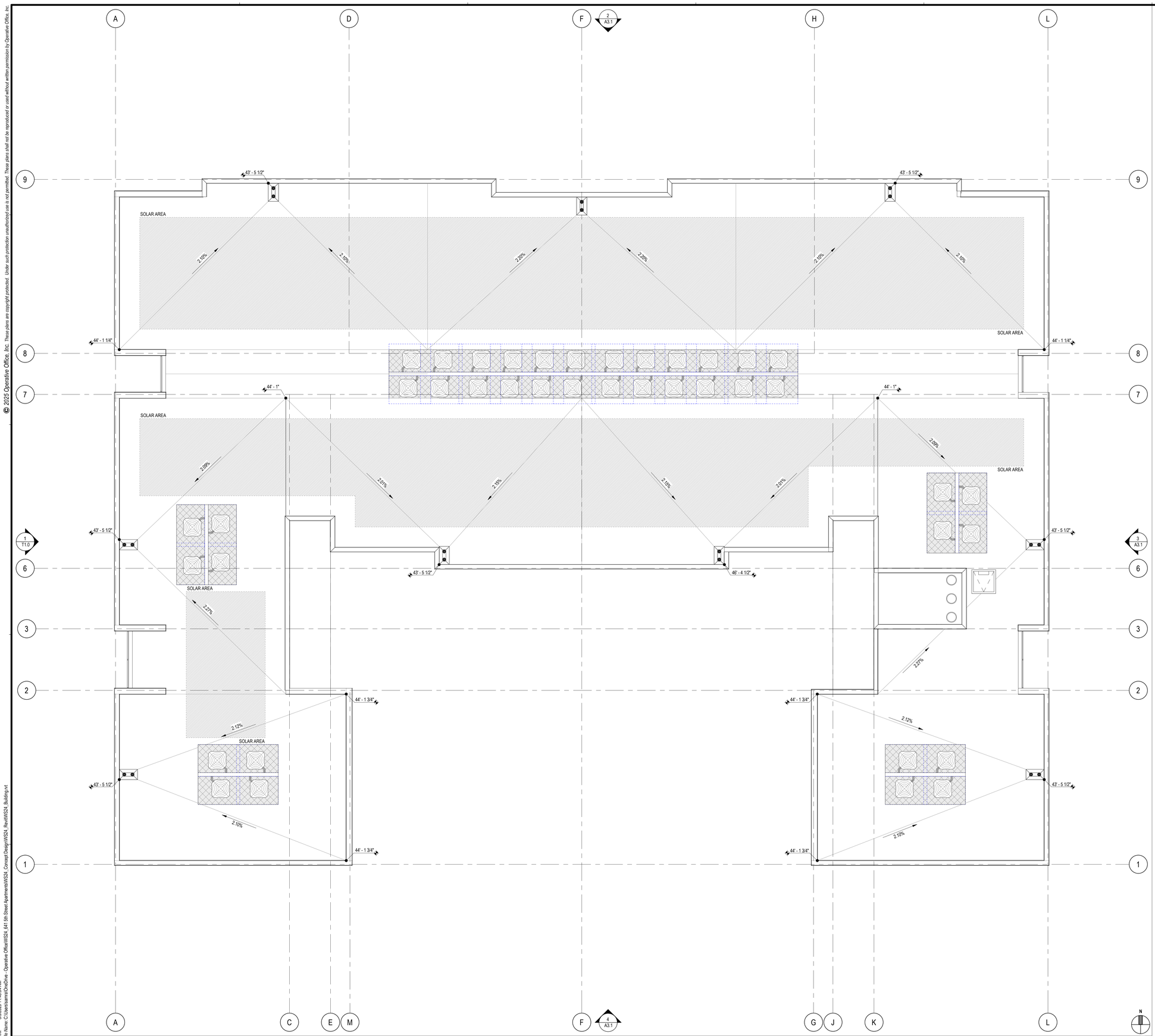

ROOF PLAN — Scale: 3/16" = 1'-0" — 1

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ROOF PLAN

Project Number:	WS24
Permit Number:	
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A2.5

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SYMBOLS LEGEND

KEYNOTE REFERENCE → ###

KEYNOTE REFERENCE → ###
MATERIAL COLOR & FINISH REFERENCE → XX- #

DATUM REFERENCE
B.O."xx" = BOTTOM OF _____
T.O."xx" = TOP OF
B.O.M. = BOTTOM OF MULLION
T.O.M. = TOP OF MULLION
T.O.P. = TOP OF PARAPET

T.O. "---" ← DATUM REFERENCE
+X' - XX" ← ELEVATION REFERENCE

T.O. "---" ← DATUM REFERENCE
X' - XX" ← ELEVATION REFERENCE

MATERIAL LEGEND

MARK	DESCRIPTION
METAL	
AL-1	DARK BRONZE ANODIZED ALUMINUM
PAINT	
PT-1	SHERMAN WILLIAMS - WINSOME GREY - SW 9624 OR APPROVED EQUAL
PT-2	SHERMAN WILLIAMS - KIND GREEN - SW6457 OR APPROVED EQUAL
PT-3	SHERMAN WILLIAMS - CRISP LINEN - SW 6378 OR APPROVED EQUAL
PT-4	SHERMAN WILLIAMS - IRON ORE - SW 7069 OR APPROVED EQUAL

KEYNOTE LEGEND

328	POURED-IN-PLACE BOARD-FORMED RAISED CONCRETE PLANTER
521	METAL GUARDRAIL / SCREEN, TUBE STEEL FRAME WITH PERFORATED METAL INFILL. POWDER COAT.
523	EXTERIOR CANOPY, TUBE STEEL COLUMNS AND BEAMS, POWDERCOATED, WITH WOOD SLAT INFILL.
524	EXTERIOR GALVANIZED FLAT BAR STEEL FENCE, POWDERCOAT
755	G.S.M. PARAPET CAP, PRIME & PAINT
820	ALUMINUM STOREFRONT SYSTEM.
830	DOOR PER PLAN AND DOOR SCHEDULE
841	VINYL FRAMED WINDOW, DARK FINISH.
940	FIBER-CEMENT SIDING, PRIME AND PAINT
944	7/8" HARD TROWEL SMOOTH 3-COAT EXTERIOR CEMENT PLASTER WITH EMBEDDED SELF-FURRING EXPANDED METAL LATH OVER A CONT. COMMERCIAL AIR-WATER BARRIER



EXTERIOR ELEVATION - SOUTH Scale: 1/8" = 1'-0" (4)



EXTERIOR ELEVATION - EAST Scale: 1/8" = 1'-0" (3)



EXTERIOR ELEVATION - NORTH Scale: 1/8" = 1'-0" (2)



EXTERIOR ELEVATION - WEST Scale: 1/8" = 1'-0" (1)

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EXTERIOR ELEVATIONS

Project Number: WS24
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A3.1

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ARCHITECTURAL FEATURES

PERFORATED METAL GUARDRAILS / SCREENS



ALUMINUM FRAMED STOREFRONT - DARK BRONZE ANODIZED FINISH



EXTERIOR MATERIALS

VERTICAL V-GROOVE FIBER CEMENT SIDING



MEDIUM SMOOTH STUCCO FINISH



EXTERIOR PAINT COLORS

EXTERIOR PAINT PT-1

SW 9624
Winsome Grey
FULL DETAILS
LRV: 81
RGB: 231 / 233 / 231
Hex Value: #E7E9E7
Available in: Interior/Exterior
Color Collections: Designer Color Collection (Rustic + Refined)
Color Family(s): White

EXTERIOR PAINT PT-2

SW 6457
Kind Green
FULL DETAILS
LRV: 51
RGB: 170 / 194 / 179
Hex Value: #AAC2B3
Location Number: 159-C2
Available in: Interior/Exterior
Color Family(s): Green

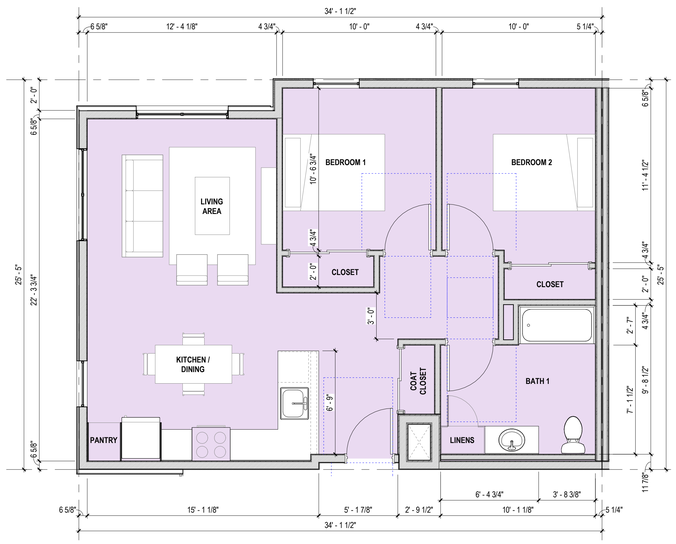
EXTERIOR PAINT PT-3

SW 6378
Crisp Linen
FULL DETAILS
LRV: 81
RGB: 243 / 230 / 212
Hex Value: #F3E6D4
Location Number: 264-C3
Available in: Interior/Exterior
Color Family(s): Yellow

EXTERIOR PAINT PT-4

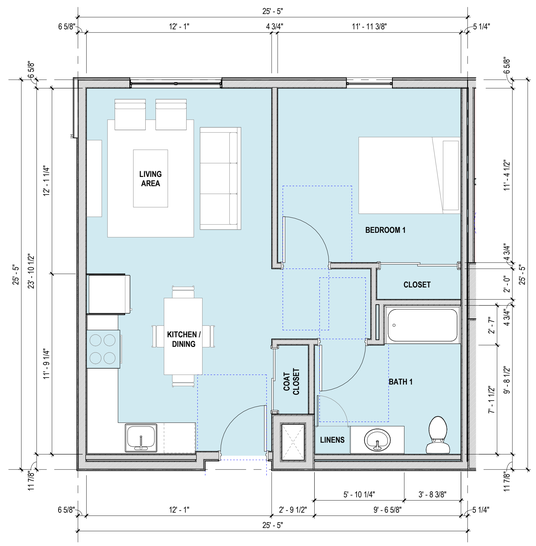
SW 7069
Iron Ore
FULL DETAILS
LRV: 6
RGB: 67 / 67 / 65
Hex Value: #434341
Location Number: 251-C7
Available in: Interior/Exterior
Color Collections: Color ID (Nurturer), Top 50 Colors, Pottery Barn (Fall/Winter), Pottery Barn Kids (Fall/Winter), Pottery Barn Teen (Fall/Winter), Colormix Forecast 2022 (Opus), Rejuvenation (Fall/Winter), Gallery Series, Top Interior Colors, Top Exterior Colors, Pottery
Color Family(s): Neutral

EXTERIOR MATERIALS | Scale: N.T.S. | 3



INTERIOR AREA: 769 - 819 SF

ENLARGED UNIT PLAN - TWO BEDROOM | Scale: 1/4" = 1'-0" | 2



INTERIOR AREA: 558 - 591 SF

ENLARGED UNIT PLAN - ONE BEDROOM | Scale: 1/4" = 1'-0" | 1

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ENLARGED UNIT PLANS & MATERIALS

Project Number: WS24
Permit Number:
3/07/2025 PLANNING SUBMITTAL

A4.1

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