THE BRIDGE DISTRICT PHASE VI

APARTMENTS - MIXED USE

RIVERFRONT STREET WEST SACRAMENTO, CALIFORNIA 95691

FULCRUM

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VICINITY MAP



PROJECT SUMMARY - APARTMENTS

PROJECT	THE BRIDGE DISTRICT-PHASE VI
LOCATION	RIVERFRONT STREET WEST SACRAMENTO, CA 95691
SPRINKLERS	NFPA 13
CONSTRUCTION TYPE	APARTMENTS: TYPE I-A, TYPE III-A
OCCUPANCY - APARTMENTS	R-2 (FLOORS 1-7.)
OCCUPANCY - RECREATION	A-3 (FLOOR 3)
OCCUPANCY - LEASING	B (1ST FLOOR)
BUILDING HEIGHTS (STORIES)	FIRST AND SECOND FLOOR BELOW PODIUM, FIVE FLOORS OF APARTMENTS ABOVE PODIUM
FUNDING	PRIVATELY FUNDED

PROJECT SUMMARY - MIXED USE

PROJECT	THE BRIDGE DISTRICT-PHASE VI
LOCATION	RIVERFRONT STREET WEST SACRAMENTO, CA 95691
SPRINKLERS	NFPA 13
CONSTRUCTION TYPE	COMMERCIAL OFFICE: TYPE III-A
OCCUPANCY - COMMERCIAL OFFICE	B (FLOORS 1-5.)
OCCUPANCY - RETAIL	A-3 (FLOOR 1)
OCCUPANCY - AMENTY SPACE	A-3 (2ND FLOOR)
BUILDING HEIGHTS (STORIES)	2 STORIES MIXED USE, 3 STORIES COMMERCIAL OFFICE
FUNDING	PRIVATELY FUNDED

PARKING SUMMARY - APARTMENTS

DWELLING UNITS			
TOWNHOMES, LOFT - L UNITS		21	8%
STUDIO - S UNITS		76	29%
1 BEDROOM - A UNITS		106	41%
1 BEDROOM + OFFICE OR 2ND BEDROOM- A UNITS		10	4%
2 BEDROOM - B UNITS		47	18%
TOTAL DWELLING UNITS		**260**	**1**
PARKING PROVIDED			
FULL SIZE		181	SPACES
COMPACT		25	SPACES
TANDEM		24	SPACES
ACCESSIBLE		5	SPACES
ACCESSIBLE VAN		5	SPACES
TOTAL PARKING PROVIDED		**235**	SPACES
REQUIRED ACCESSIBLE PARKING FOR APARTMENTS			
2% OF COVERED MULTI-FAMILY UNITS (1109A.4)	242 X 2% = 5	5	SPACES
5% OF UNASSIGNED SPACES (1109A.5) - ALL SPACES ASSIGNED		0	SPACES
1 VAN ACCESSIBLE SPACES REQUIRED			
TOTAL ACCESSIBLE PARKING REQUIRED FOR APARTMENTS		**5**	SPACES
EV CHARGERS PROVIDED - ALL CHARGERS ARE DOUBLE HEAD			
FULL SIZE		**9**	SPACES
1 VAN ACCESSIBLE SPACE REQUIRED BY CAL GREEN		**1**	SPACE
TOTAL EV CHARGERS PROVIDED		**10**	SPACES

SHEET INDEX

APARTMENT BUILDING

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A2.2	SECOND FLOOR APARTMENT BUILDING PLAN
A2.3	THIRD FLOOR APARTMENT BUILDING PLAN
A2.4	FOURTH FLOOR APARTMENT BUILDING PLAN
A2.5	FIFTH FLOOR APARTMENT BUILDING PLAN
A2.6	SIXTH FLOOR APARTMENT BUILDING PLAN
A2.7	ROOF PLAN APARTMENT BUILDING PLAN
A3.1	EXTERIOR ELEVATIONS APARTMENT BUILDING
A3.2	EXTERIOR ELEVATIONS APARTMENT BUILDING
A3.3	EXTERIOR ELEVATIONS APARTMENT BUILDING
A3.4	EXTERIOR ELEVATIONS APARTMENT BUILDING

MIXED USE BUILDING

A2.1	FIRST FLOOR APARTMENT BUILDING PLAN
A2.2	SECOND FLOOR APARTMENT BUILDING PLAN
A2.3	THIRD FLOOR APARTMENT BUILDING PLAN
A2.4	FOURTH FLOOR APARTMENT BUILDING PLAN
A2.5	FIFTH FLOOR APARTMENT BUILDING PLAN
A2.6	ROOF PLAN APARTMENT BUILDING PLAN
A3.1	EXTERIOR ELEVATIONS MIXED USE BUILDING
A3.2	EXTERIOR ELEVATIONS MIXED USE BUILDING

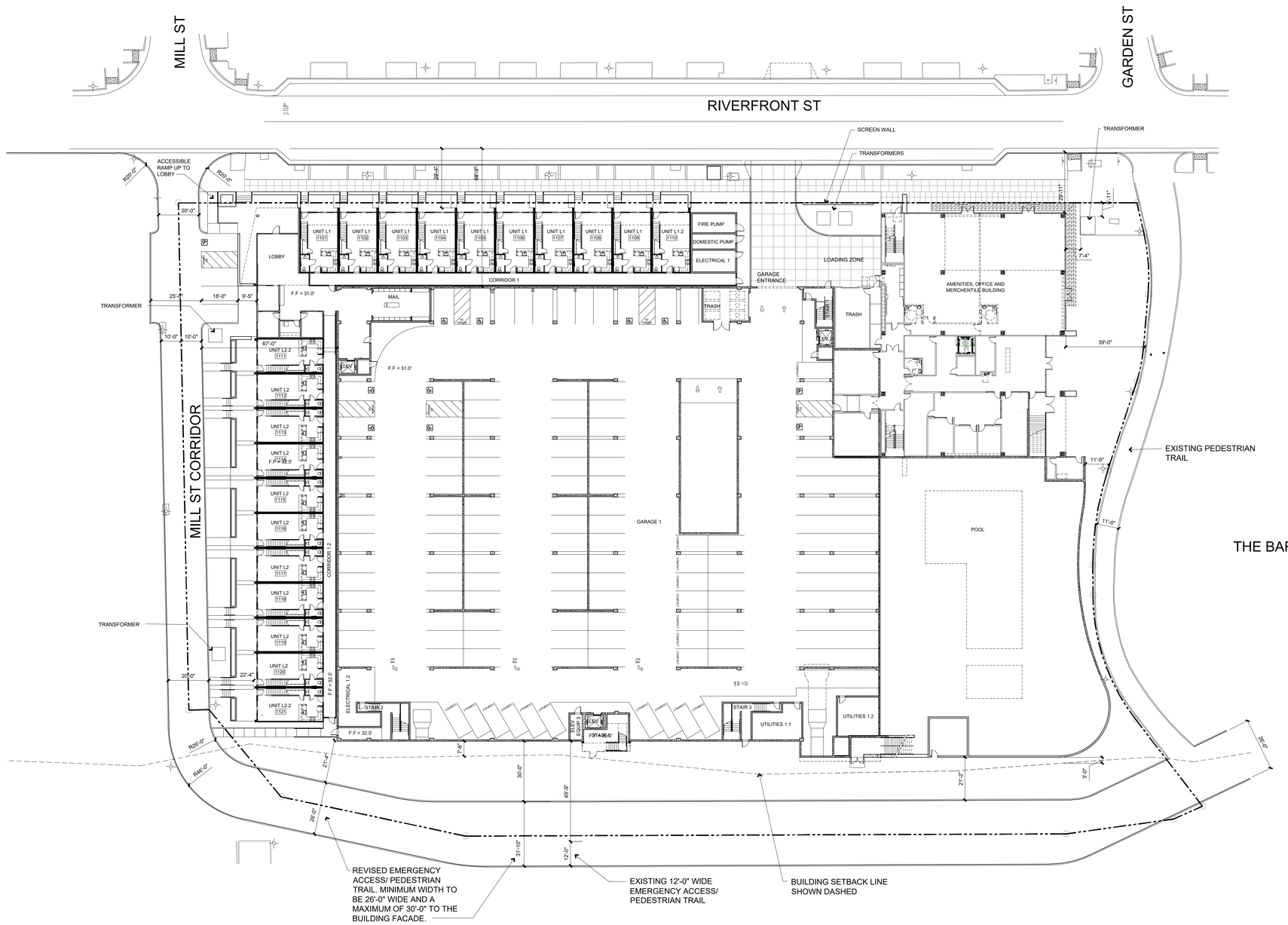
BUILDING AREA SUMMARY - MIXED USE BUILDING

Space	Area	Type of Occupancy	Space	Area	Type of Occupancy	Space	Area	Type of Occupancy	Space	Area	Type of Occupancy	Space	Area	Type of Occupancy	CODE COMPLIANCE						ALLOWABLE BUILDING AREA			
1ST FLOOR - AREA A			**2ND FLOOR - AREA A**			**3RD FLOOR**			**4TH FLOOR**			**5TH FLOOR**			CALGREEN	CONSTRUCTION	OCCUPANCY	SPRINKLER	MAX.	ALLOWABLE	ONE FLOOR	FRONTAGE INCREASE	MAX. AREA	TOTAL MAX.
Retail A	1772	M	Office 1	3234	B	Office 2	4875	B	Office 4	4875	B	Office 6	7210	B	COMPLIANCE	TYPE	GROUP	SYSTEM	BUILDING	STORIES	(CBC TABLE 506.2)	(CBC 506.3)	PER FLOOR	BUILDING
Retail B	2491	M	Fitness (50% of the Occupants)	2998	A-3	Office 3	3810	B	Office 5	3810	B	Boardroom	883	A-3	LEVEL				HEIGHT CBC TABLE 504.3	CBC TABLE 504.4			(CBC 506.2.3)	AREA
Mail room	252	B	Exterior Deck	382	A-3	Exterior Deck	382	A-3	Exterior Deck	967	A-3	Exterior Deck	967	A-3	NON-RES. MANDATORY	TYPE 3A	AS-NOTED	NFPA 13	85 Ft	**6 STORIES**	85,000	NONE TAKEN	17,000	**85,000**
Elevator Equipment	99	S-2	Mechanical Room	72	S-2	Mechanical Room	72	S-2	Mechanical Room	72	S-2	Mechanical Room	72	S-2										
Bathroom	86	NA	Storage Room	109	S-2	Storage Room	109	S-2	Storage Room	109	S-2	Storage Room	109	S-2										
Flex Room	198	S-2	**2ND FLOOR - AREA A Sub-Total**	**6795**		**3RD FLOOR AREA -Sub-Total**	**9248**		**4TH FLOOR AREA -Sub-Total**	**9833**		**5TH FLOOR AREA -Sub-Total**	**9241**											
Break Room	400	B																						
Administration	477	B	**2ND FLOOR - AREA B**																					
Meet	377	A-3	Janitor Closet	51	S-2																			
Office A	172	B	Mechanical/Electrical Room	338	S-2																			
Office B	176	B	Men's Locker Room	692	B																			
Office C	278	B	Women's Locker Room	796	B																			
Domestic Water Pump Rm.	497	S-2	Flex 1	148	B																			
Electrical/Telepone Room	256	S-2	Flex 2	148	B																			
Stair 1	260	NA	Yoga / MP880	623	B																			
Stair 2	260	NA	Back of House Catering	377	B																			
Corridor	8051	NA	Communal Flex Lounge	1348	A-3																			
1ST FLOOR - AREA A - Sub-Total	**16102**		Huddle	121	A-3																			
			Huddle	122	A-3																			
1ST FLOOR - AREA B			Meeting	152	A-3																			
Trash	576	S-2	Pool	3327	A-4																			
Domestic Water Pump Rm.	497	S-2	Pool Deck	10683	A-4																			
Storage	719	S-2	Outdoor Fitness	510	A-3																			
1ST FLOOR AREA B - Sub-Total	**1792**		**2ND FLOOR - AREA B - Sub-Total**	**19436**																				
1ST FLOOR AREA A&B - Total	17894														NON-RES. MANDATORY	TYPE 3A	AS-NOTED	NFPA 13	85 Ft					
2ND FLOOR - AREA A&B - Total	26231														NON-RES. MANDATORY	TYPE 3A	AS-NOTED	NFPA 13	85 Ft					
3RD FLOOR AREA - Total	9248														NON-RES. MANDATORY	TYPE 3A	AS-NOTED	NFPA 13	85 Ft					
4TH FLOOR AREA -Total	9833														NON-RES. MANDATORY	TYPE 3A	AS-NOTED	NFPA 13	85 Ft					
5TH FLOOR AREA -Total	9241														NON-RES. MANDATORY	TYPE 3A	AS-NOTED	NFPA 13	85 Ft					
Total Floor Area	72447																			**5 STORIES<**				**72,447<**

BUILDING AREA SUMMARY - APARTMENT BUILDING

	L TYPE LOFT, TOWNHOMES		A TYPE 1 BEDROOM													B TYPE 2 BEDROOM										S TYPE STUDIO				TOTAL UNITS	TOTAL UNIT AREA	TOTAL UNIT PATIOS	COMMUNITY CENTER, LEASING, MANAGER, COPY/STORAGE & MAIL	TOTAL SQ. FT. UTILITY AREAS (FIRE SPRINKLER, BOOSTER PUMPS RESTROOMS, LAUNDRY & STORAGE TRASH RM)	TOTAL SQ. FT. COMMON AREAS (CORIDORS, ELEVATOR & STAIRS)	TOTAL SQ. FT. PARKING (BASEMENT & 1ST FLOOR)	TOTAL COVERED BUILDING AREA (DOESN'T INCLUDE 3RD FLOOR NON-COVERED COURTYARD COMMON PATIOS)	TOTAL COVERED BLDG SQ. FT. FLOORS 3,4, 5 & 7 OF FIREWALL	TOTAL COVERED BLDG SQ. FT. FLOORS 3,4 ,5 & 7 OF FIREWALL	THRD FLOOR COURTYARD COMMON PATIOS (NOT COVERED)
	L1, L1.2	L2, L2.2	A1, A1.2	A1.3	A2	A3, A3.3	A3.2	A4	A5	A6	A8	A9	A10	A11	A12	B1	B2	B3	B4	B5	B6	B7	B8	B9	S1	S2	S3	S4	#	SF	SF							
	LOFT	TOWNHOME	1 BED/1 BATH	1 BED/1 BATH	1 BED/1 BATH	1 BED/1 BATH	1 BED/1 BATH	1 BED/1 BATH	1 BED/1 BATH	1 BED/1 BATH	1 BED/1 BATH	1 BED/1 BATH	1 BED/1 BATH	1 BED/1 BATH	1 BED/1 BATH	2 BED/2 BATH	2 BED/2 BATH	2 BED/2 BATH	2 BED/2 BATH	2 BED/2 BATH	2 BED/2 BATH	2 BED/2 BATH	2 BED/2 BATH	2 BED/2 BATH	STUDIO	STUDIO	STUDIO	STUDIO										
LIVING SQ. FT.	1,119	1,195	631	629	643	741	842	681	799	663	903	633	799	640	776	963	1,210	1,038	1,229	931	994	961	951	954	514	690	508	502										
PATIO SQ. FT (COVERED)								60									66		66																			
BUILDING																																						
1ST FLOOR-LOFT, TOWNHOMES, PARKING	10	11																											21	24,335		2,410	2,271	4,624	50,675	84,315			
2ND FLOOR-DWELLING UNITS, PARKING				1			1					1	1	1	1							1							7	5,280		915	94	2,773	44,113	53,175			
TOTAL BELOW PODIUM	10	11		1			1					1	1	1	1							1							**28**	**29,615**	**0**	**3,325**	**2,365**	**7,397**	**94,788**	**137,490**	**0**	**0**	**0**
3RD FLOOR-DWELLING UNITS			12		4	1		1	1	1	2					2			1		1			2	9	1	1	1	40	27,218	126	1,780	1,252	5,895		36,271	9,534	19,824	12,571
4TH FLOOR-DWELLING UNITS			12		2	1		1	1		2					2	1	1	1	1	1		1	2	10	1	1	1	42	29,912	192		1,339	5,774		37,217	17,553	19,824	
5TH FLOOR-DWELLING UNITS			16		2	1		1	1		2					2	1	1	1	1	1		1	2	10	1	5	1	50	34,468	192		1,339	6,268		42,267	20,098	22,368	
6TH FLOOR-DWELLING UNITS			16		2	1		1	1		2					2	1	1	1	1	1		1	2	10	1	5	1	50	34,468	192		1,339	6,268		42,267	20,098	22,368	
7TH FLOOR-DWELLING UNITS			16		2	2		1			2					2	1	1	1	1	1		1	2	10	1	5	1	50	34,528	132		1,339	6,268		42,267	20,098	22,368	
TOTAL ABOVE PODIUM			72		12	6		4	5	1	10					10	4	4	5	4	5		4	10	49	5	17	5	**260**	**160,594**	**834**	**1,780**	**6,608**	**30,473**	**0**	**200,289**	**87,381**	**106,752**	**12,571**
UNIT RATIO	4%	4%	28%	0.4%	5%	2%	0.4%	2%	2%	0.4%	4%	0.4%	0.4%	0.4%	0.4%	4%	2%	2%	2%	2%	2%	0.4%	2%	4%	19%	2%	7%	2%	100%										
TOTAL BUILDING AREA ABOVE AND BELOW PODIUM																														**190,209**	**834**	**5,105**	**8,973**	**37,870**	**94,788**	**337,779**	**87,381**	**106,752**	**12,571**

SEPTEMBER 7, 2022



SITE PLAN

SCALE 1" = 20'-0"

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THE BRIDGE DISTRICT PHASE VI

APARTMENTS

RIVERFRONT STREET
WEST SACRAMENTO, CA 95691

DATE	NO.	MEMO	BY / APP.

APPROVED PH

DRAWN DS

PROJECT NO. 22021

DATE SEPTEMBER 7, 2022

A1

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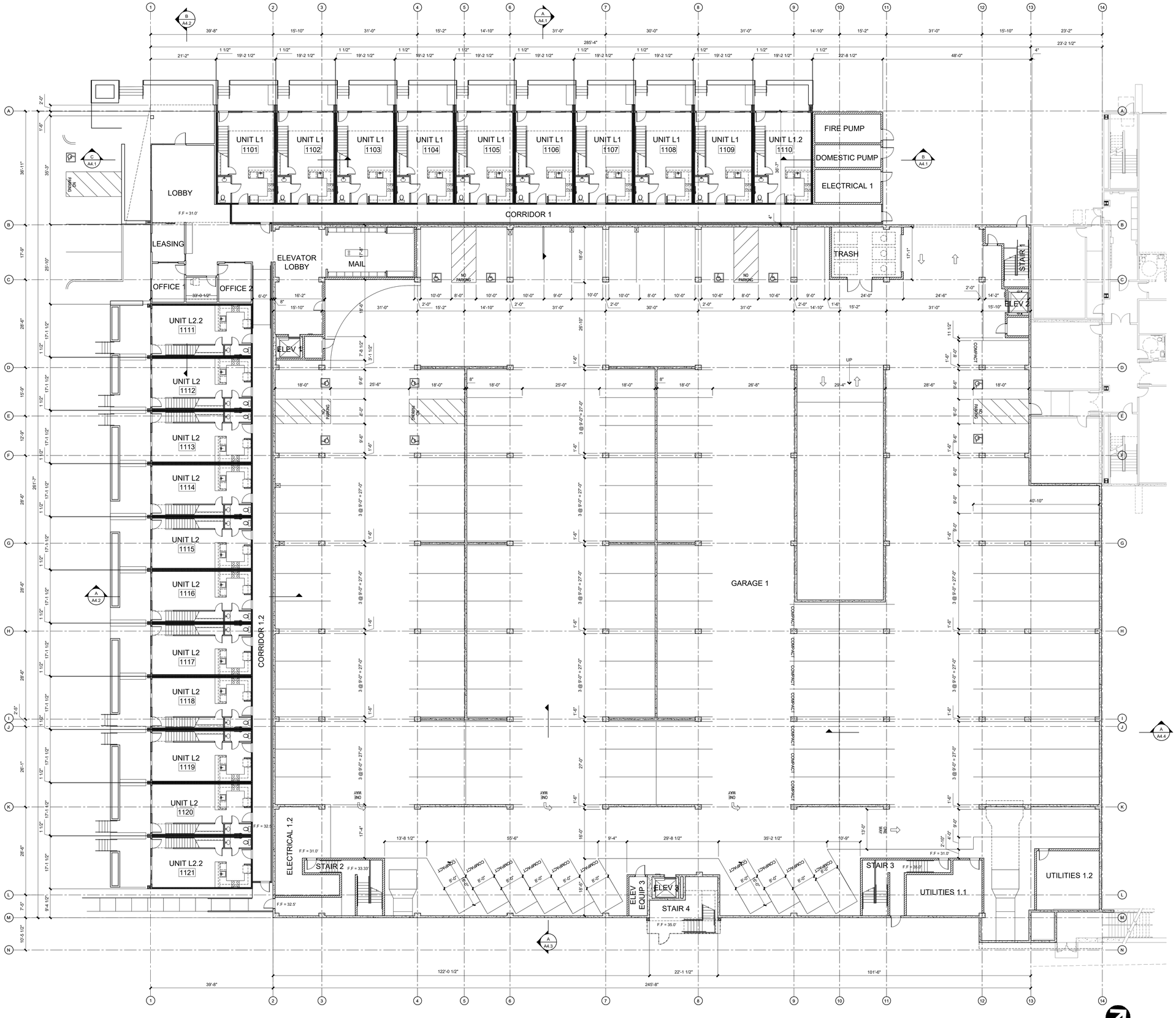

FIRST FLOOR PLAN

SCALE 3/32" = 1'-0"

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APARTMENTS

RIVERFRONT STREET
WEST SACRAMENTO, CA 95691

FIRST FLOOR
BUILDING PLAN

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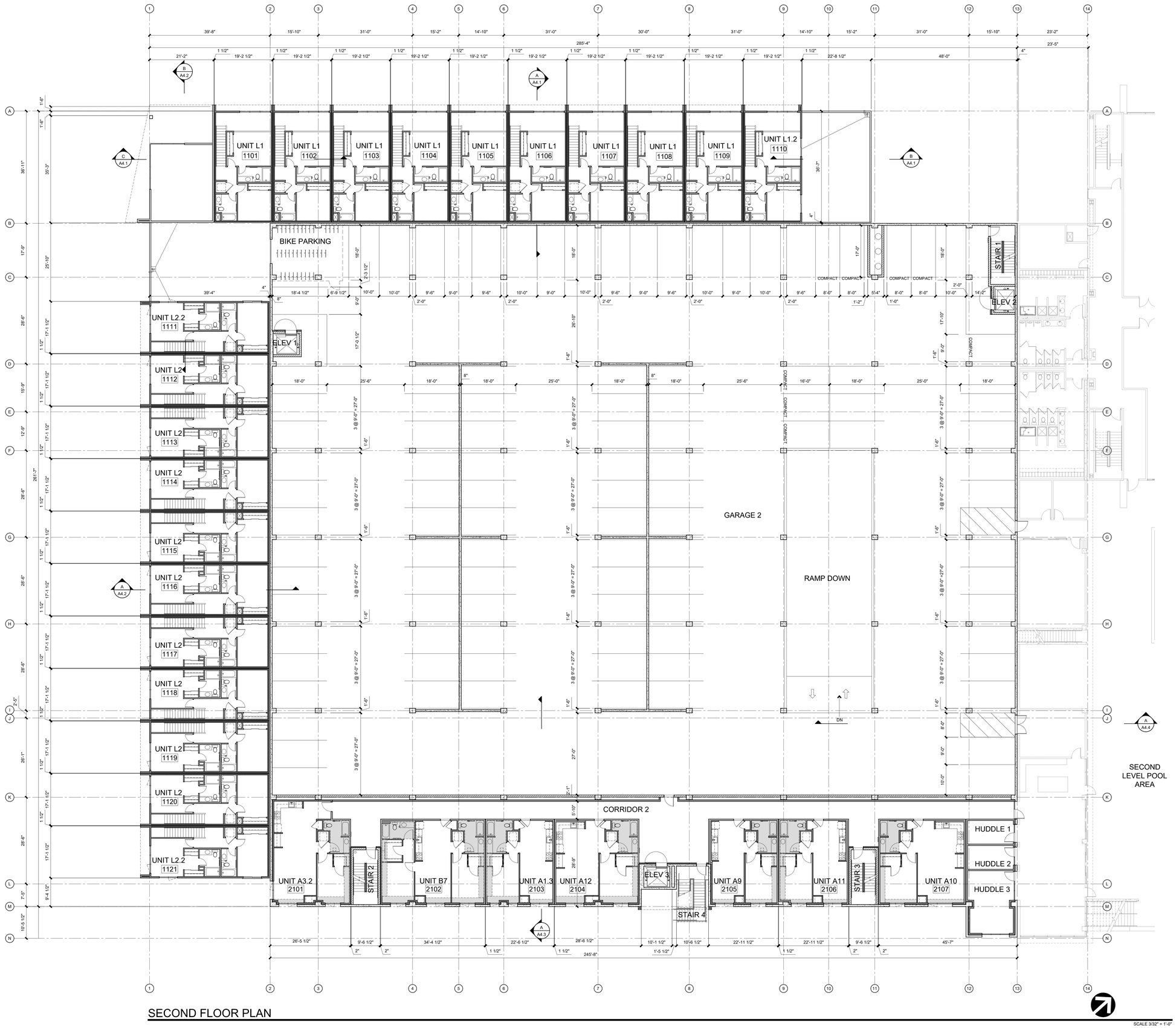

SECOND FLOOR PLAN

SCALE 3/32" = 1'-0"

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SECOND FLOOR
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THIRD FLOOR PLAN

SCALE 1/8" = 1'-0"

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THIRD FLOOR BUILDING PLAN

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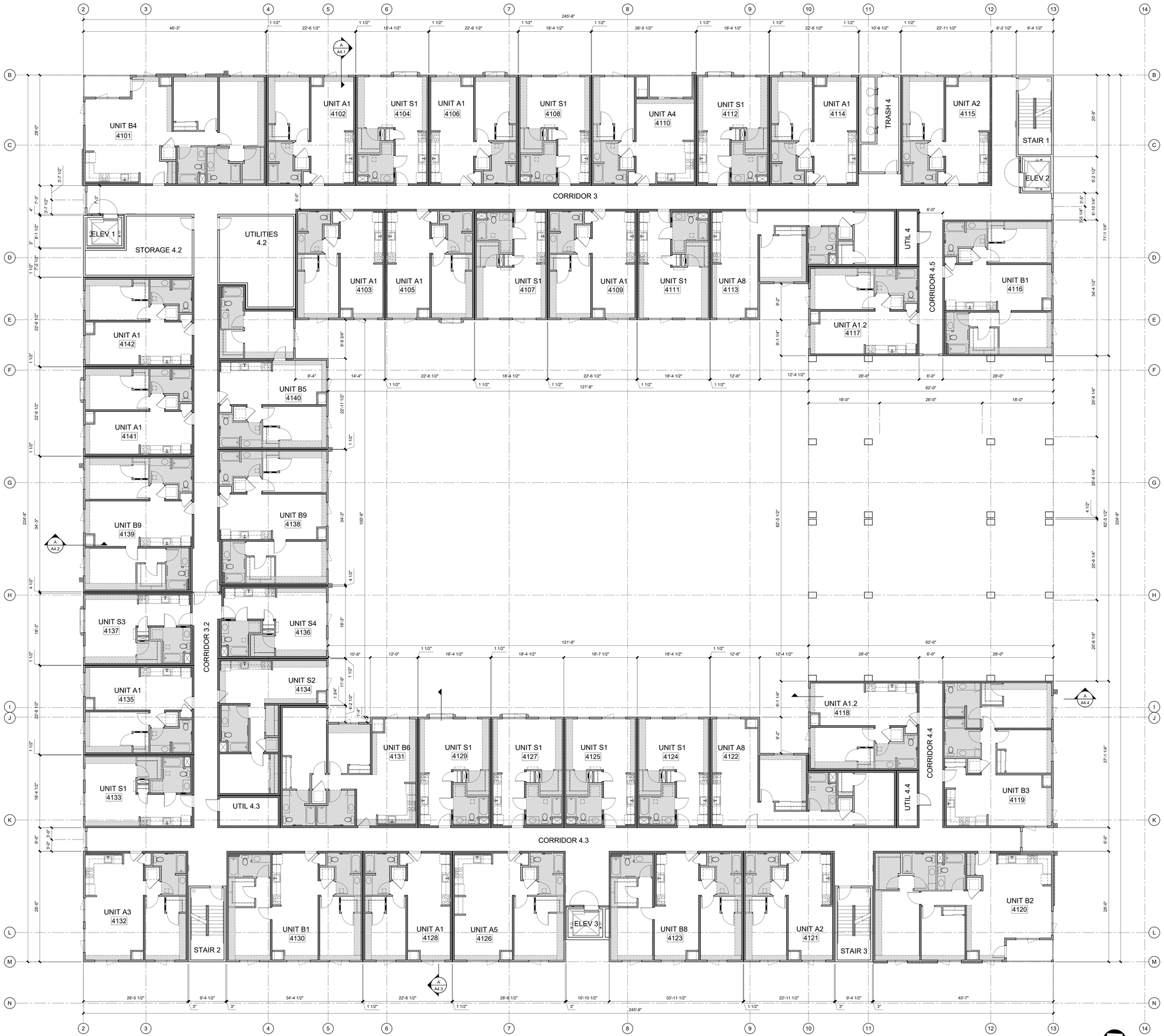
A2.3



FOURTH FLOOR PLAN

SCALE 1/8" = 1'-0"

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FOURTH FLOOR
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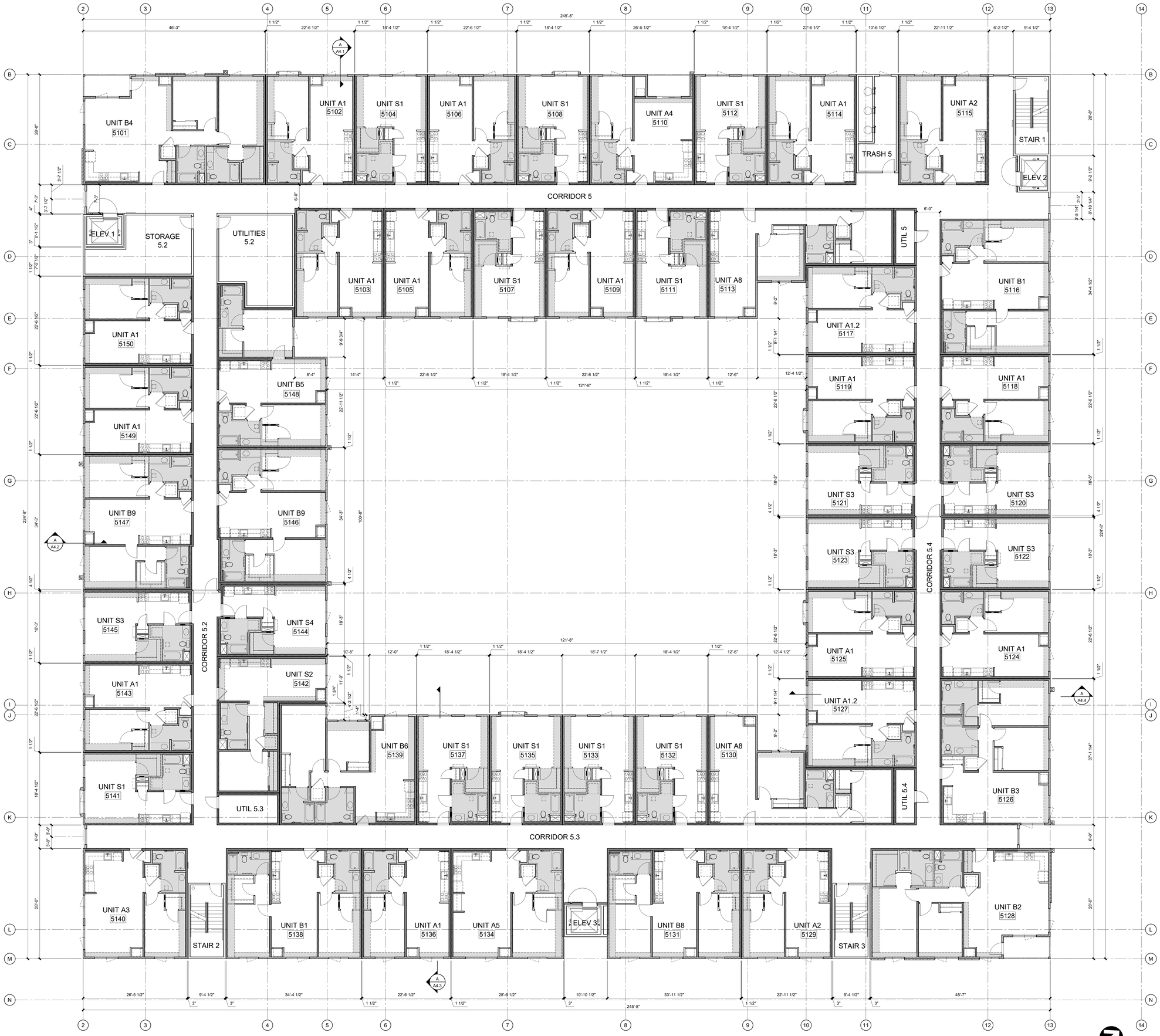

FIFTH FLOOR PLAN

SCALE 1/8" = 1'-0"

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FIFTH FLOOR BUILDING PLAN

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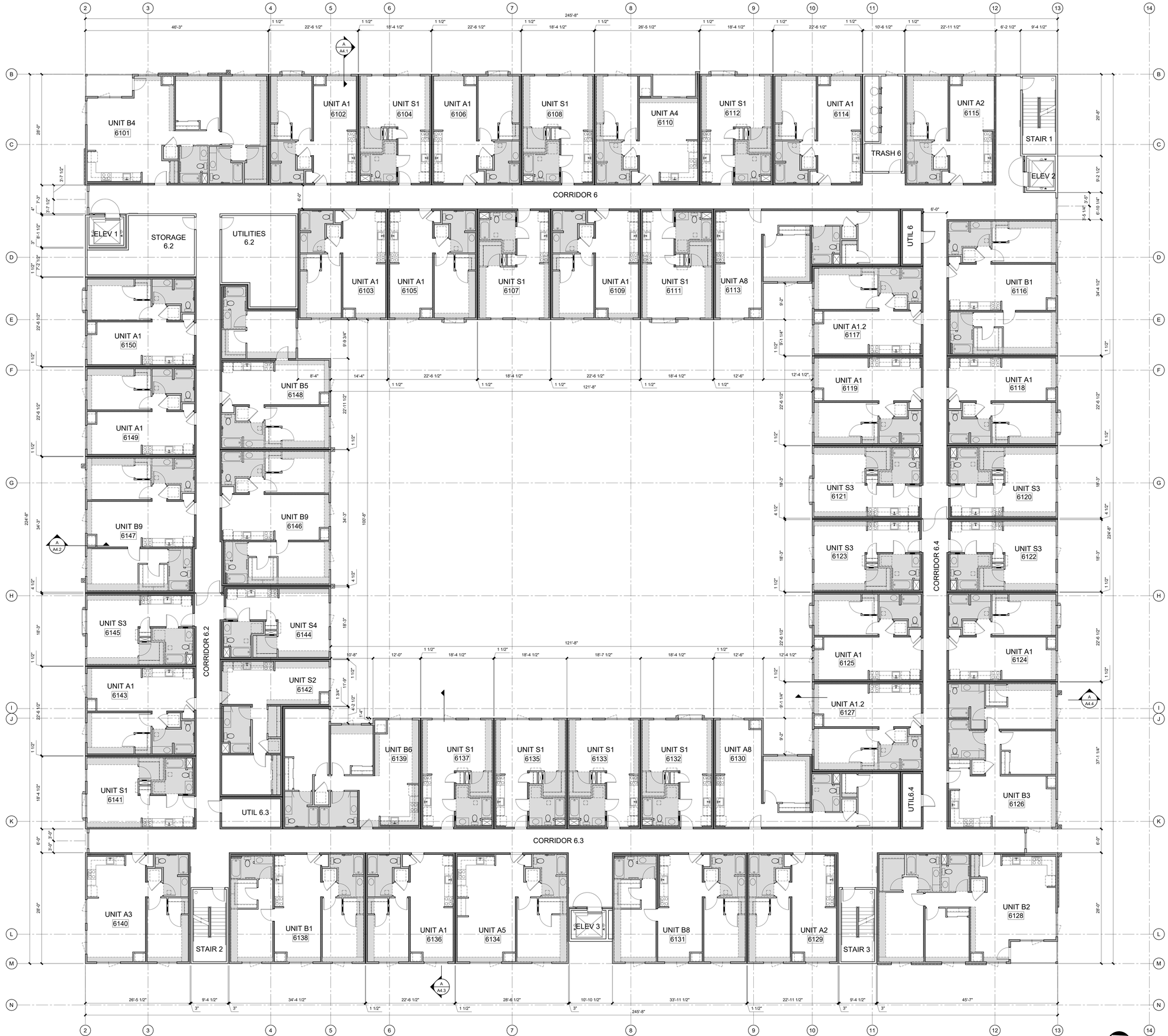

SIXTH FLOOR PLAN

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SIXTH FLOOR
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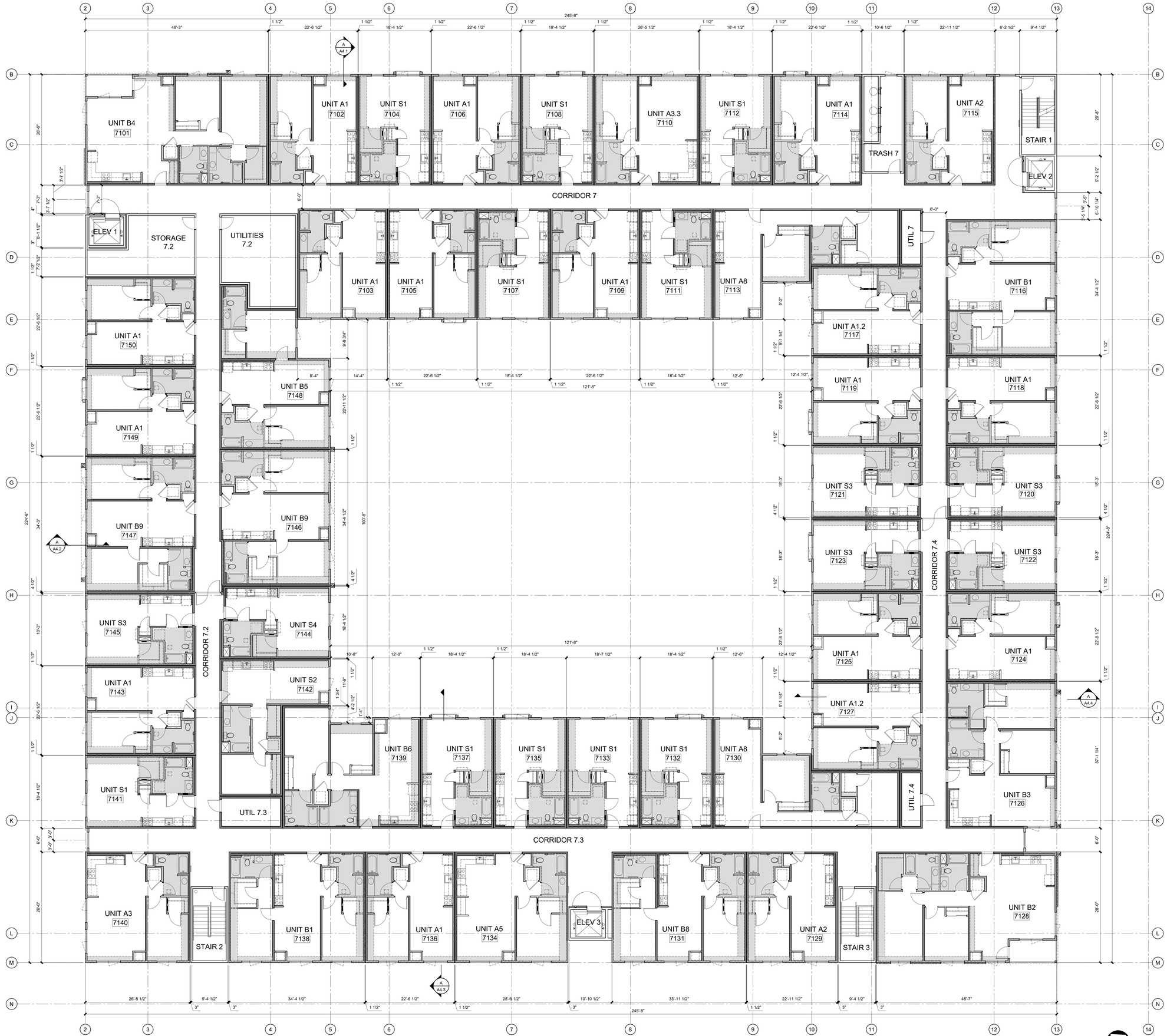
A2.6



SEVENTH FLOOR PLAN

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SEVENTH FLOOR
BUILDING PLAN

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A2.7

ROOF KEYNOTES

R1 CLASS B TPO ROOFING SYSTEM ON LOW SLOPE ROOF 1/2:12. TYP. 2019 CBC 1505.1. ROOF SHALL CONFORM TO MATERIAL STANDARDS IN TABLE 1507.10.2 UL ER10167-02 (60 MIL WHITE)

R2 TPO ROOF WALKING PADS SHOWN CROSS HATCHED.

R3 ROOF SLOPE 1/2:12

R4 ROOF SLOPE 1:12:12

R5 ROOF SLOPE 2:12

R6 ROOF SLOPE 3 1/2:12

R7 ROOF SLOPE 11:12

R8 ROOF CRICKET - VALLEY TO SLOPE 1/4:12 MINIMUM IN DIRECTION INDICATED. PROVIDE CUTOUTS IN ROOF SHEATHING FOR CROSS VENTILATION EQUAL TO 1/150 OF CRICKET AREA.

R9 ROOF DRAIN & OVERFLOW. SEE DETAIL XX/XX

R10 14"X14" VENT AT ELEVATOR SHAFT (1.2 SQ. FT. NET FREE AREA).

R11 HVAC CONDENSER ON RAISED PAD. PROVIDE SIGN ON EACH CONDENSER SHUT OFF BREAKER WITH THE UNIT NUMBER THAT IT SERVES. SIGN KEYNOTE SXX, TYPICAL AT ALL DWELLING UNITS SEE DETAILS XX/XX

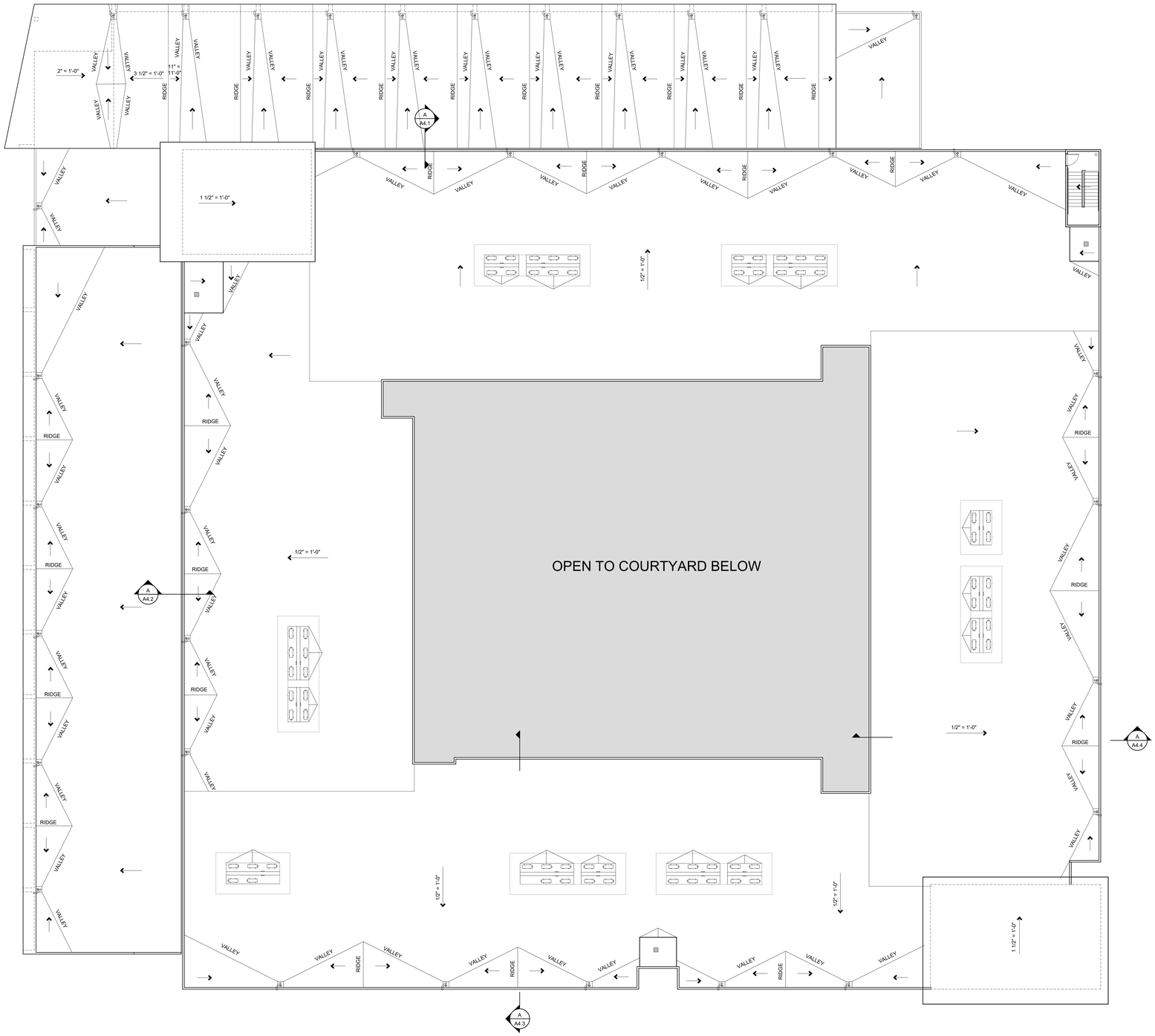
R12 ROOF CURTAINS (BAFFLES) REQUIRED FOR FIRE SPRINKLERS IN ATTIC SPACES SHOWN WITH DARK CENTERLINE. 16' MAXIMUM SPACING. 1000 SQ. FT. MAX BETWEEN BAFFLES. SEE DETAIL XX/XX

R13 FALL ARREST TIEBACK - SHOWN WITH SOLID DOT. COORDINATE LOCATION WITH SOLAR PANELS. (11 SHOWN ON ROOF PLAN. VERIFY EXACT NUMBER AND LOCATION REQUIRED) SEE DETAIL XX/XX & TYPICAL NOTE XX

R14 APPROXIMATE LOCATION OF SATELLITE TV DISH. MOUNT ON ROOF NEAR MEDIA CABINET. CONFIRM FINAL LOCATION WITH VENDOR/CONTRACTOR. PROVIDE CONDUIT FROM ROOF TO EXTERIOR MEDIA CABINET BELOW & ADEQUATE BLOCKING BETWEEN FRAMING FOR MOUNTING OF EQUIPMENT

ROOF VENTING AND TYP. NOTES

1. ATTICS IN APARTMENT DWELLING UNITS ARE NON-VENTED AND SHALL COMPLY WITH 2019 CBC SEC. 1203.3.5.1.2
2. FLOOR / CEILING DRAFTSTOPS ARE NOT REQUIRED PER 2019 CBC SECTION 718.3 (EXCEPTION)
3. ATTIC DRAFTSTOPS ARE NOT REQUIRED PER 2019 CBC 718.4 (EXCEPTION)
4. PROVIDE PERMANENT ANCHORS FOR CAL-OSHA PERSONAL SAFETY HARNESSES PER CAL-OSHA REQUIREMENTS AT ROOFS WHERE ROOF MOUNTED EQUIPMENT INCLUDING PHOTOVOLTAIC PANELS, VENTS, ETC. ARE LOCATED WITHIN 6' OF ROOF EDGE OR LESS 42" HIGH THE EQUIPMENT IS MORE THAN 9F ABOVE FINISHED GRADE PROVIDE ALL NECESSARY BLOCKING IN ROOF STRUCTURE FOR INSTALLATION OF FALL ARREST TIEBACK. SEE DETAIL XX/XX



ROOF PLAN

SCALE 1/8" = 1'-0"

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THE BRIDGE DISTRICT PHASE VI

APARTMENTS

RIVERFRONT STREET
WEST SACRAMENTO, CA 95691

ROOF PLAN

DATE	NO.	MEMO	BY / APP.

APPROVED PH

DRAWN DS

PROJECT NO. 22021

DATE SEPTEMBER 7, 2022

A2.8



2 A3.1 SOUTH ELEVATION - RESIDENTIAL

SCALE 1/8" = 1'-0"



1 A3.1 WEST ELEVATION - RESIDENTIAL

SCALE 1/8" = 1'-0"

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THE BRIDGE DISTRICT PHASE VI

APARTMENTS

RIVERFRONT STREET
WEST SACRAMENTO, CA 95691

EXTERIOR ELEVATIONS
-RESIDENTIAL

DATE	NO.	MEMO	BY / APP.

APPROVED PH

DRAWN DS

PROJECT NO. 22021

DATE SEPTEMBER 7, 2022

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2 A3.2 NORTH ELEVATION - RESIDENTIAL

SCALE 1/8" = 1'-0"



1 A3.2 EAST ELEVATION - RESIDENTIAL

SCALE 1/8" = 1'-0"

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THE BRIDGE DISTRICT PHASE VI

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EXTERIOR ELEVATIONS
-RESIDENTIAL

DATE	NO.	MEMO	BY / APP.

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PROJECT NO. 22021

DATE SEPTEMBER 7, 2022

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2 / A3.3 WEST ELEVATION - COURTYARD RESIDENTIAL

SCALE 1/8" = 1'-0"



1 / A3.3 SOUTH ELEVATION - COURTYARD RESIDENTIAL

SCALE 1/8" = 1'-0"

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THE BRIDGE DISTRICT PHASE VI

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RIVERFRONT STREET
WEST SACRAMENTO, CA 95691

EXTERIOR ELEVATIONS
-COURTYARD

DATE	NO.	MEMO	BY / APP.

APPROVED PH

DRAWN DS

PROJECT NO. 22021

DATE SEPTEMBER 7, 2022

A3.3

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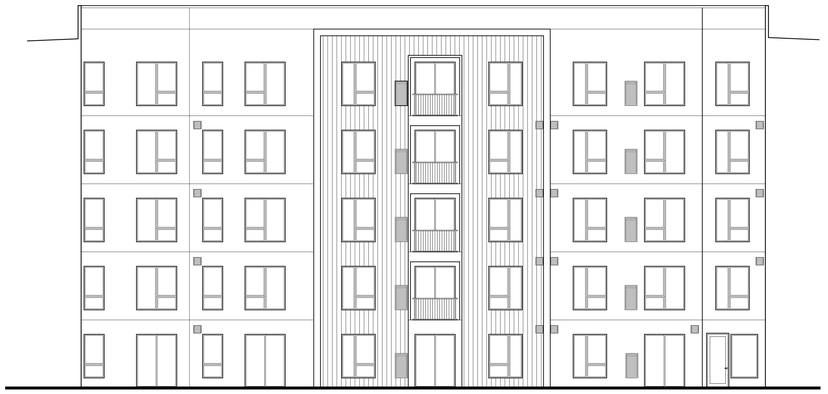
2 A3.4 EAST ELEVATION - COURTYARD RESIDENTIAL

SCALE 1/8" = 1'-0"



1 A3.4 NORTH ELEVATION - COURTYARD RESIDENTIAL

SCALE 1/8" = 1'-0"

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RIVERFRONT STREET
WEST SACRAMENTO, CA 95691

EXTERIOR ELEVATIONS
-COURTYARD

DATE	NO.	MEMO	BY APP.

APPROVED PH

DRAWN DS

PROJECT NO. 22021

DATE SEPTEMBER 7, 2022

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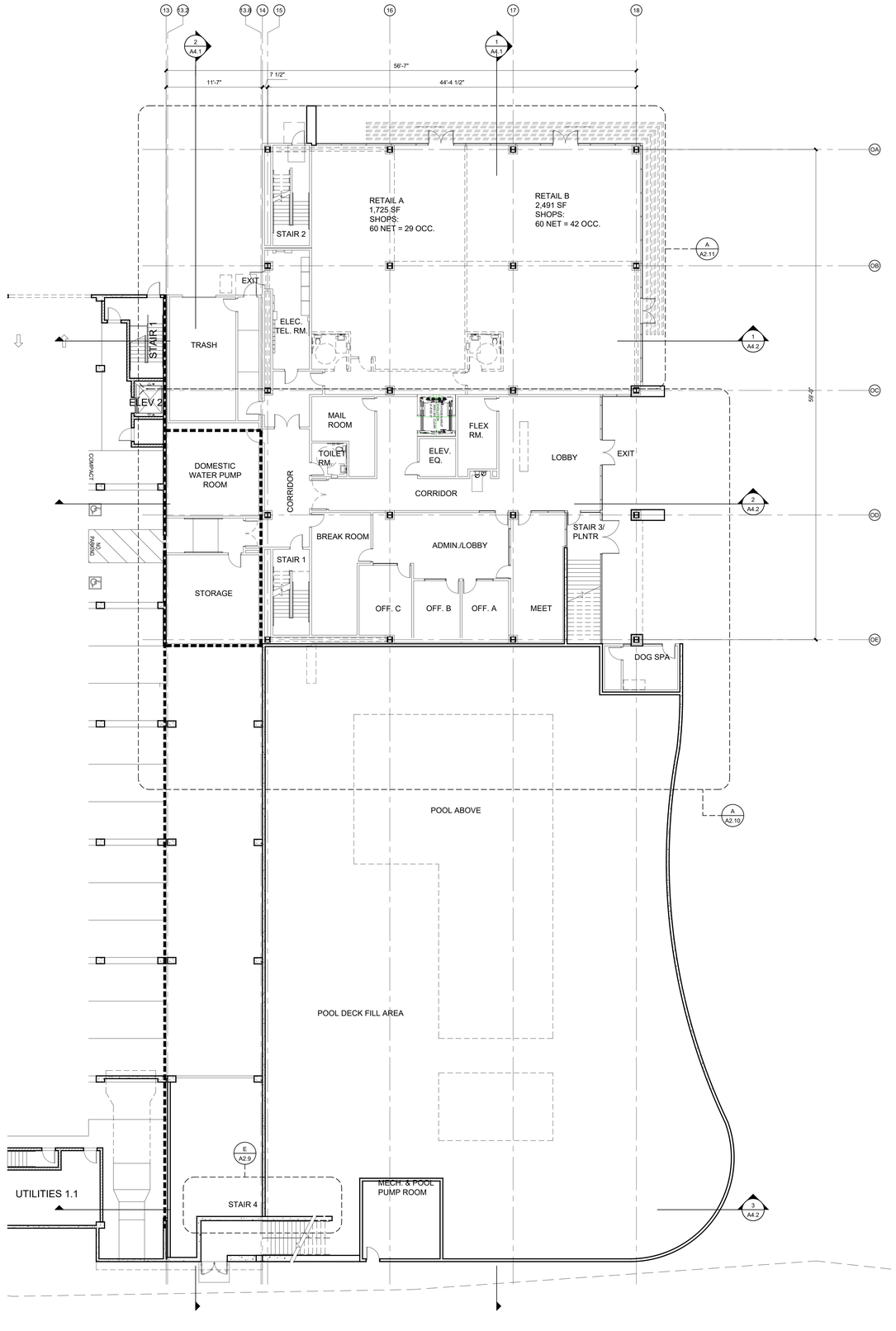

FIRST FLOOR PLAN

SCALE 3/32" = 1'-0"

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THE BRIDGE DISTRICT PHASE VI

APARTMENTS

RIVERFRONT STREET
WEST SACRAMENTO, CA 95691

FLOOR PLAN:
FIRST FLOOR

DATE	NO.	MEMO	BY / APP.

APPROVED	PH
DRAWN	GK
PROJECT NO.	22021
DATE	AUGUST 15, 2022

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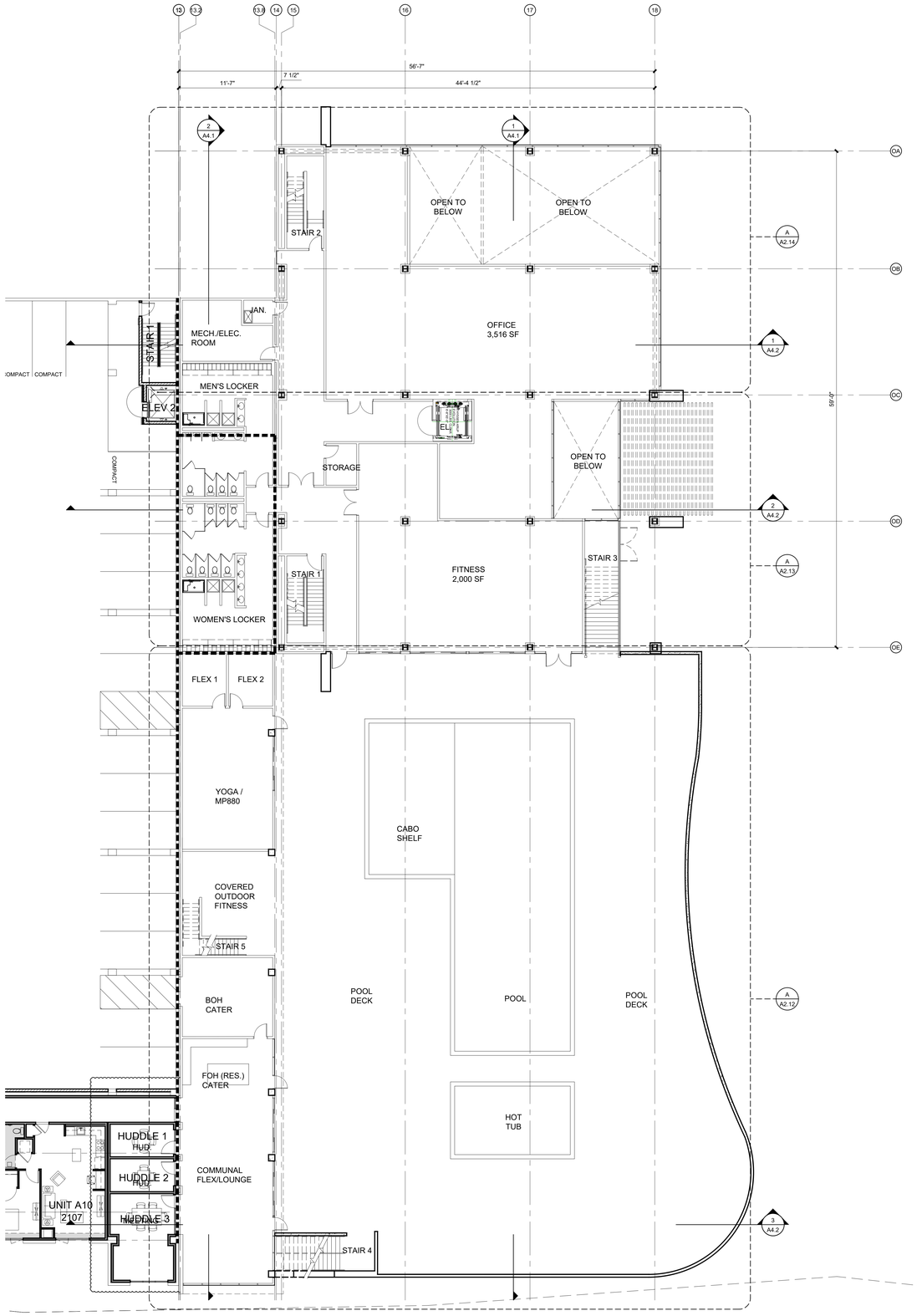

SECOND FLOOR PLAN

SCALE 3/32" = 1'-0"

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THE BRIDGE DISTRICT PHASE VI

APARTMENTS

RIVERFRONT STREET
WEST SACRAMENTO, CA 95691

FLOOR PLAN:
SECOND FLOOR

DATE	NO.	MEMO	BY / APP.

APPROVED	PH
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PROJECT NO.	22021
DATE	AUGUST 15, 2022

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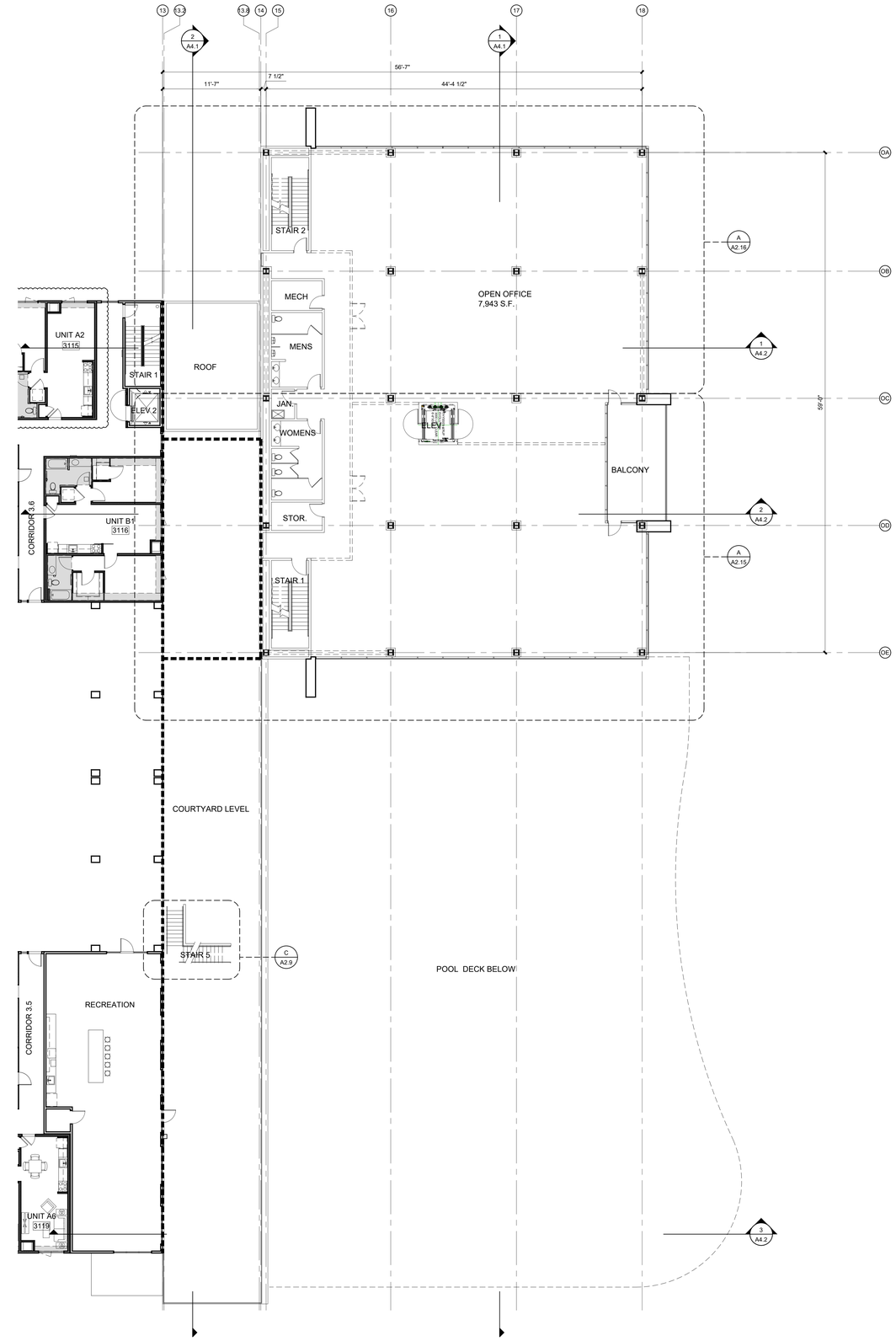

THIRD FLOOR PLAN

SCALE 3/32" = 1'-0"

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THE BRIDGE DISTRICT PHASE VI

APARTMENTS

RIVERFRONT STREET
WEST SACRAMENTO, CA 95691

FLOOR PLAN:
THIRD FLOOR

DATE	NO.	MEMO	BY / APP.

APPROVED	PH
DRAWN	GK
PROJECT NO.	22021
DATE	AUGUST 15, 2022

A2.3

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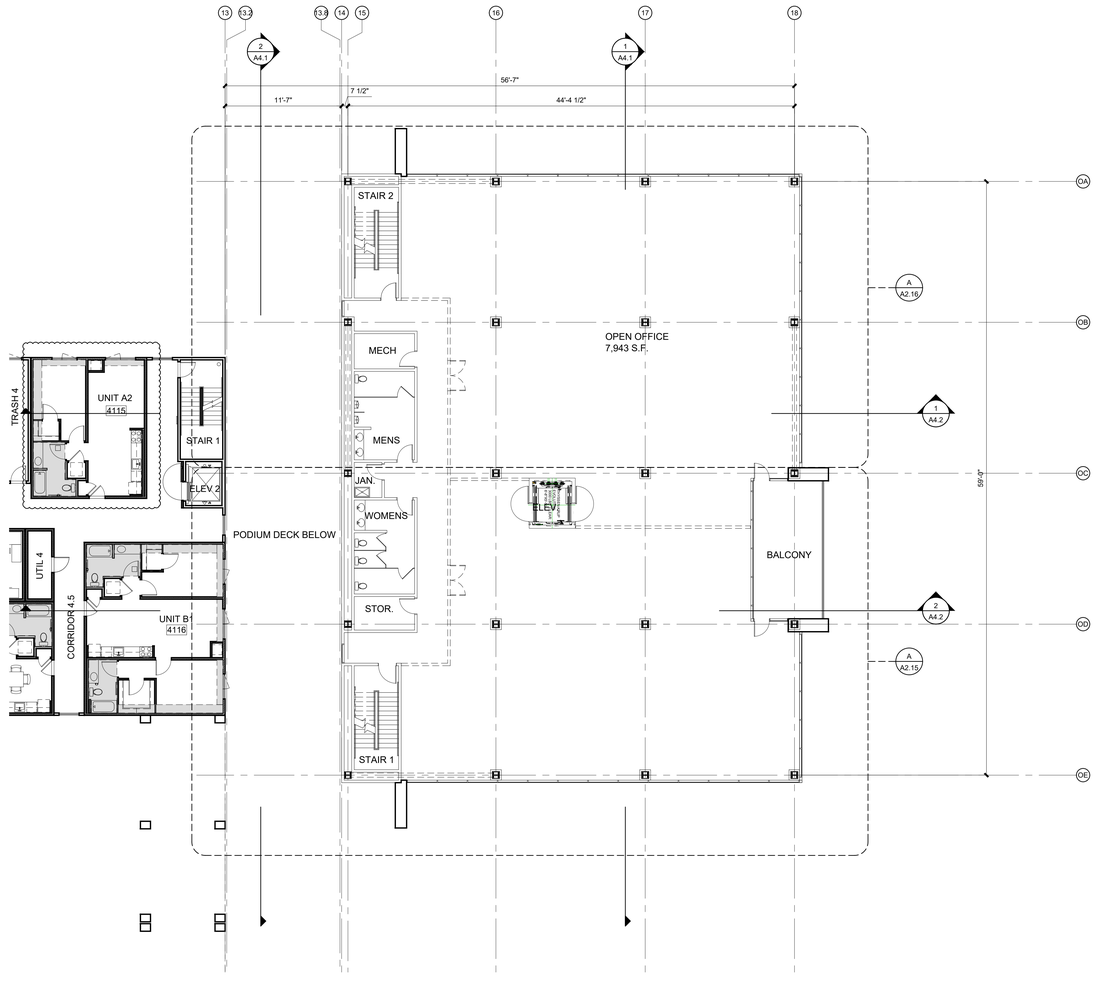

FOURTH FLOOR PLAN

SCALE 3/32" = 1'-0"

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THE BRIDGE DISTRICT PHASE VI

APARTMENTS

RIVERFRONT STREET
WEST SACRAMENTO, CA 95691

FLOOR PLAN:
FOURTH FLOOR

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PROJECT NO.	22021
DATE	AUGUST 15, 2022

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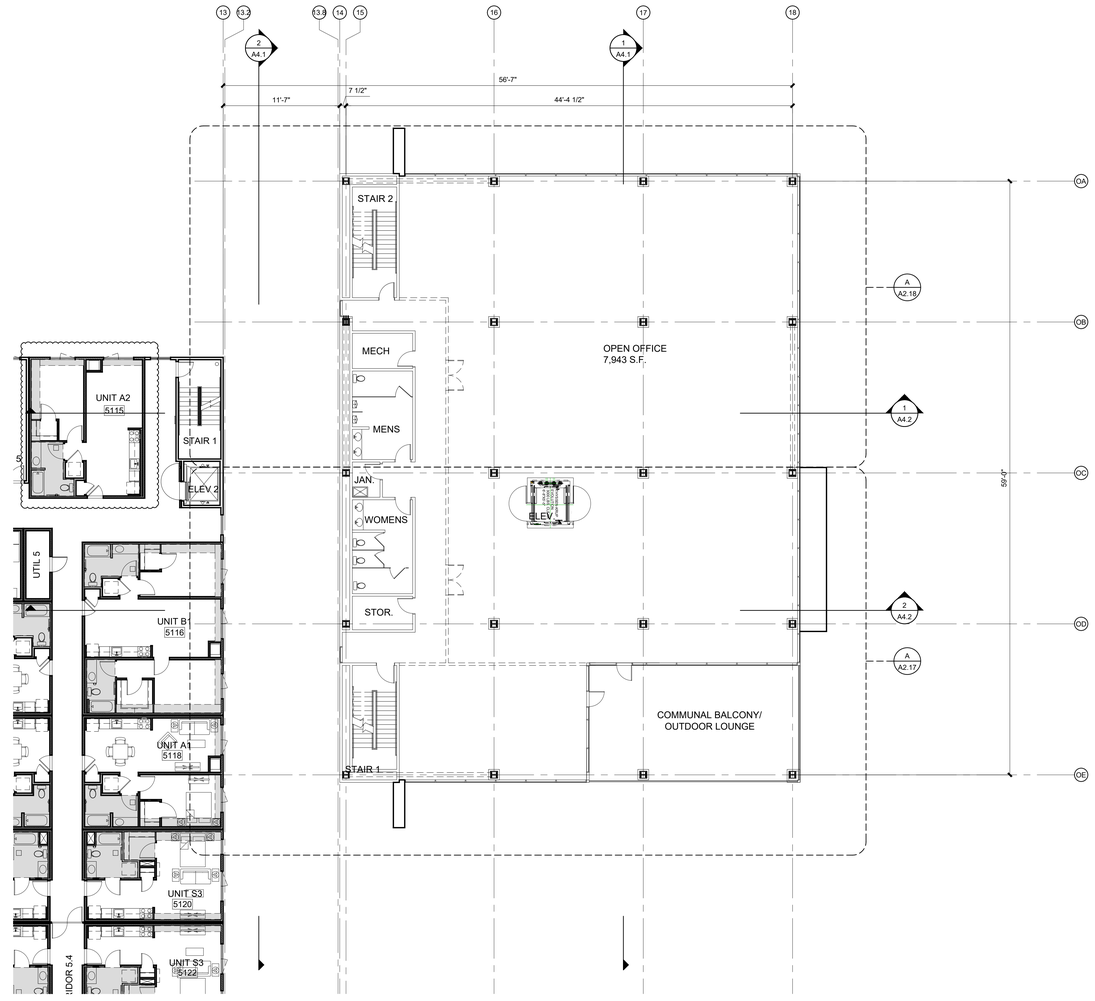

FIFTH FLOOR PLAN

SCALE 3/32" = 1'-0"

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THE BRIDGE DISTRICT PHASE VI

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WEST SACRAMENTO, CA 95691

FLOOR PLAN:
FIFTH FLOOR

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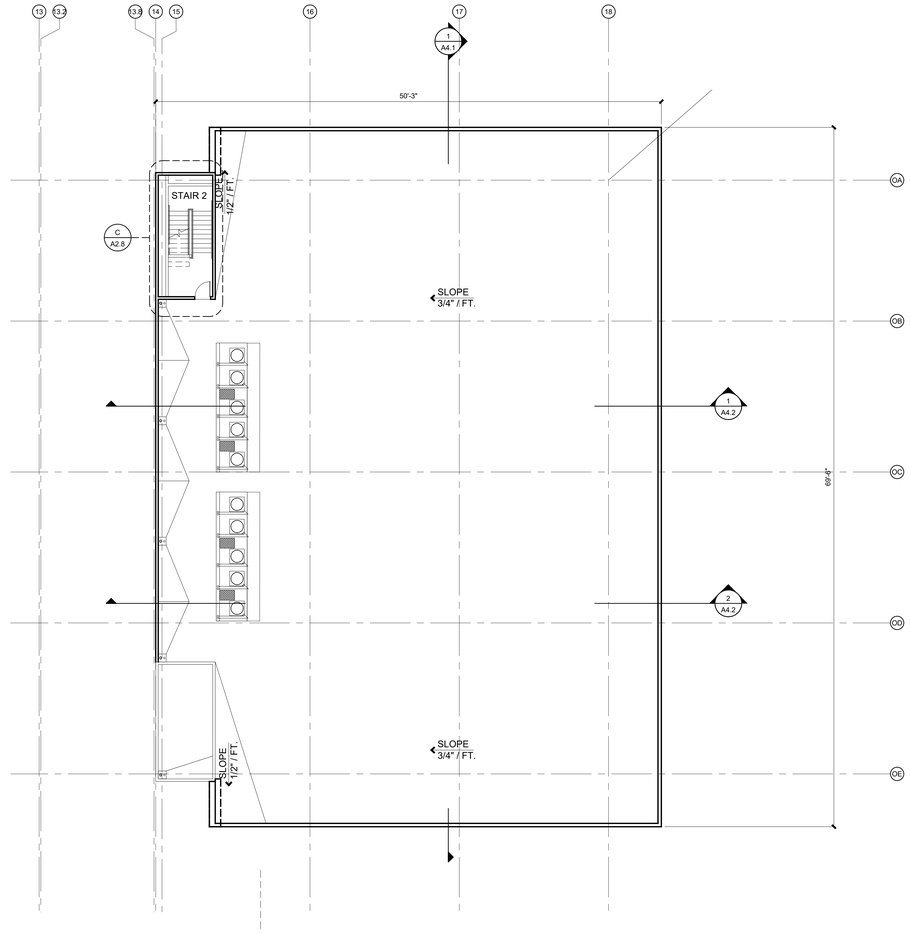

ROOF PLAN

SCALE 3/32" = 1'-0"

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THE BRIDGE DISTRICT PHASE VI

APARTMENTS

RIVERFRONT STREET
WEST SACRAMENTO, CA 95691

FLOOR PLAN:
FIFTH FLOOR

DATE	NO.	MEMO	BY / APP.

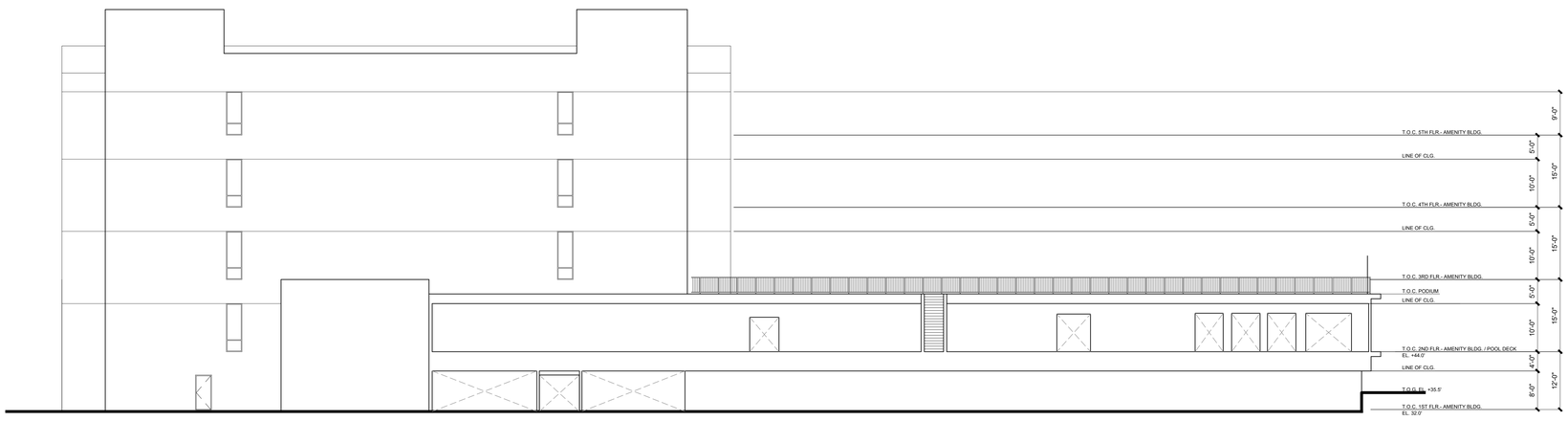
APPROVED	PH
DRAWN	GK
PROJECT NO.	22021
DATE	AUGUST 15, 2022

A2.6



1 / A3.1 WEST ELEVATION - AMENITIES BUILDING

SCALE 3/32" = 1'-0"



2 / A3.1 SOUTH ELEVATION - AMENITIES BUILDING

SCALE 3/32" = 1'-0"

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THE BRIDGE DISTRICT PHASE VI

APARTMENTS

RIVERFRONT STREET
WEST SACRAMENTO, CA 95691

EXTERIOR ELEVATIONS
-AMENITY BUILDING

DATE	NO.	MEMO	BY / APP.

APPROVED PH

DRAWN GK

PROJECT NO. 22021

DATE AUGUST 15, 2022

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1
A3.2 EAST ELEVATION - AMENITIES BUILDING & RESIDENTIAL

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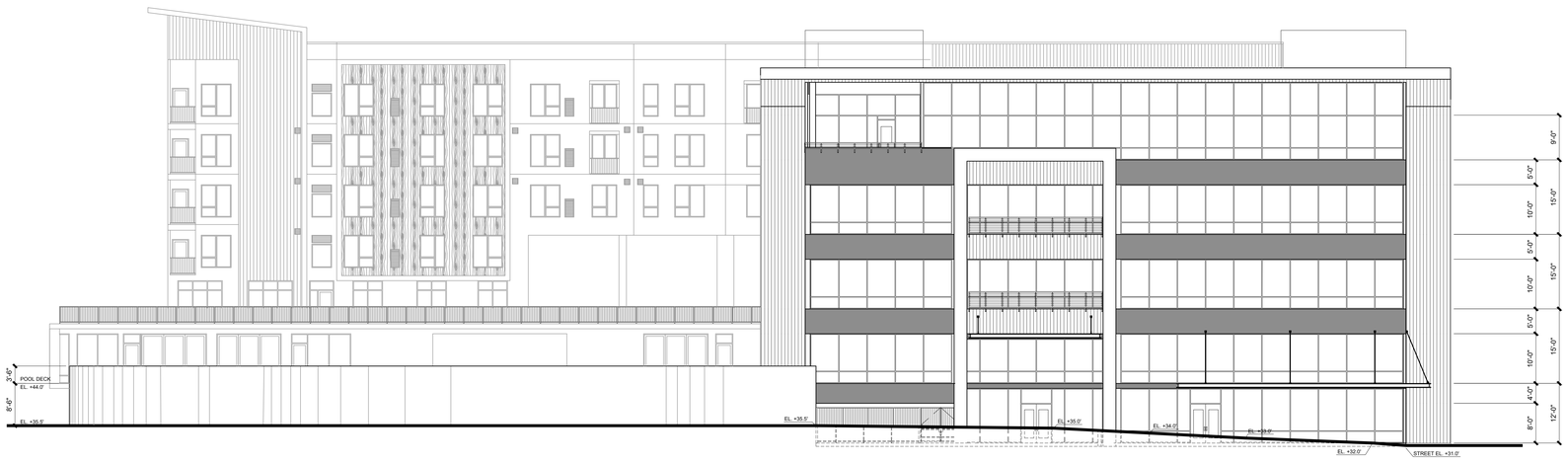

2
A3.2 NORTH ELEVATION - AMENITIES BUILDING & RESIDENTIAL

SCALE 3/32" = 1'-0"

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-AMENITY BUILDING

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A3.2