

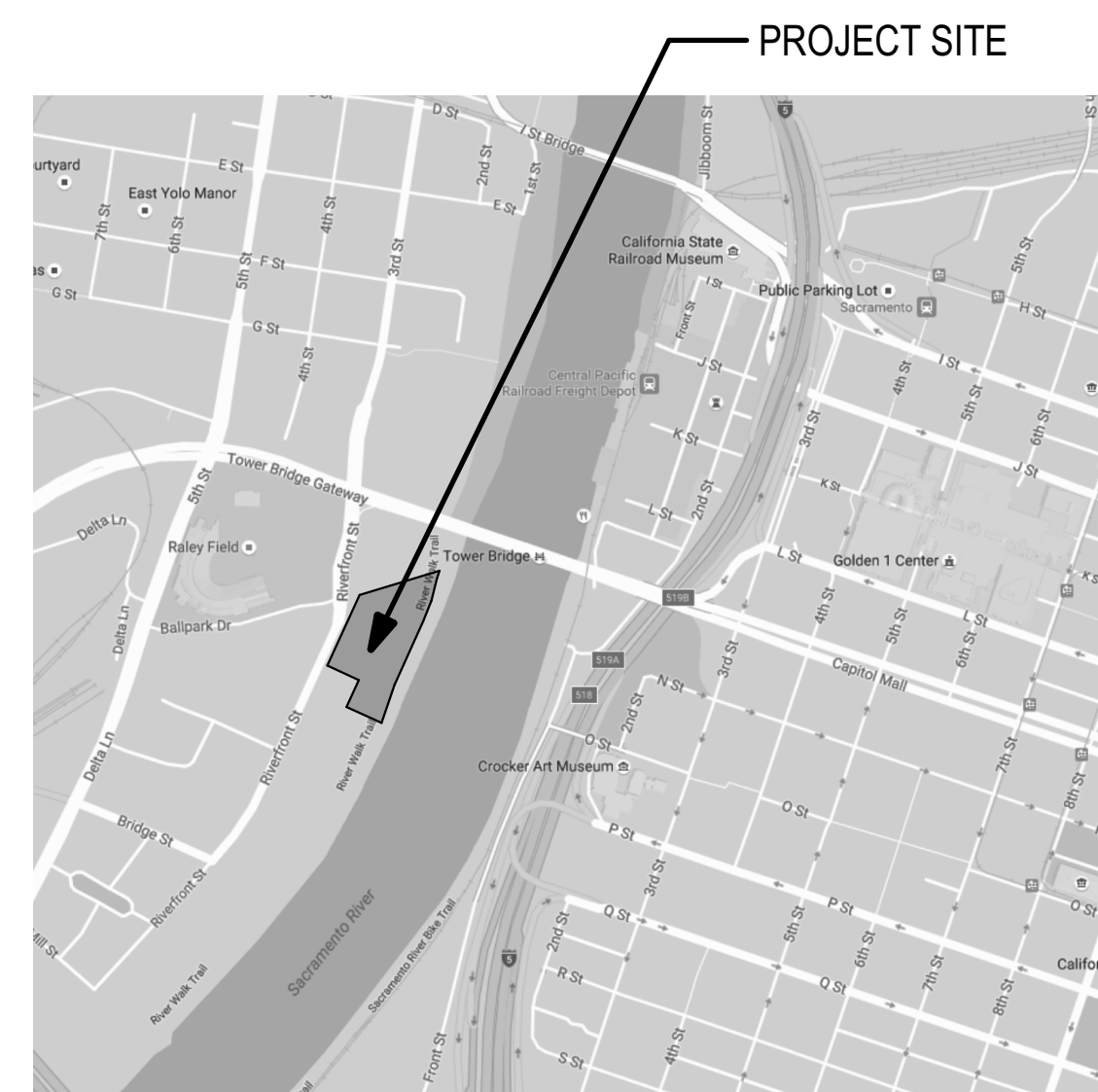
WEST Apartments

805 RIVERFRONT STREET - WEST SACRAMENTO CA 95691

RENDERINGS



VICINITY MAP



VICINITY MAP



**Elevation revised
see page SD.7 and
SD.13**

SHEET INDEX

- CS- COVER SHEET
- SD.1 SITE PLAN
- SD.2 GROUND FLOOR PLAN
- SD.3 SECOND FLOOR PLAN
- SD.4 THIRD FLOOR PLAN (FOURTH SIMILAR)
- SD.5 FIFTH FLOOR PLAN
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- SD.8 EXTERIOR ELEVATIONS
- SD.9 EXTERIOR ELEVATIONS
- SD.10 EXTERIOR ELEVATIONS
- SD.11 EXTERIOR ELEVATIONS
- SD.12 VIGNETTE VIEWS

PROJECT TEAM

DEVELOPER

Ryan Sadowy	Gregg Herrington
CA Ventures 130 East Randolph Chicago, IL 60601 p (312)800-5368 rsadowy@ca-ventures.com	Yackzan Group 2001 2nd St., Suite 4 Davis, CA 95618 p (530) 753-7730 gregg@yackzangroup.com

PROJECT SUMMARY

ADDRESS: 805 RIVERFRONT STREET - WEST SACRAMENTO CA 95691
 APN: 058-320-014
 SITE AREA: 156,690 SF
 OCCUPANCY: R-3, S-2, M, A-3
 BUILDING CONSTRUCTION TYPE: IIIA & VA
 SCOPE OF WORK:
 THE PROJECT DESCRIBED BY THESE DRAWINGS INCLUDE A 5 STORY APARTMENT BUILDING WITH RETAIL AREA, FITNESS ROOM, CLUBHOUSE, & POOL.

■ WEST Apartments

805 RIVERFRONT STREET - WEST SACRAMENTO, CA 95691

■ COVER SHEET

■ DESIGN DEVELOPMENT
5 SEPTEMBER, 2018

■ -CS-

Project No. 218032
BIM Coordinator: Gabriel Giamanco

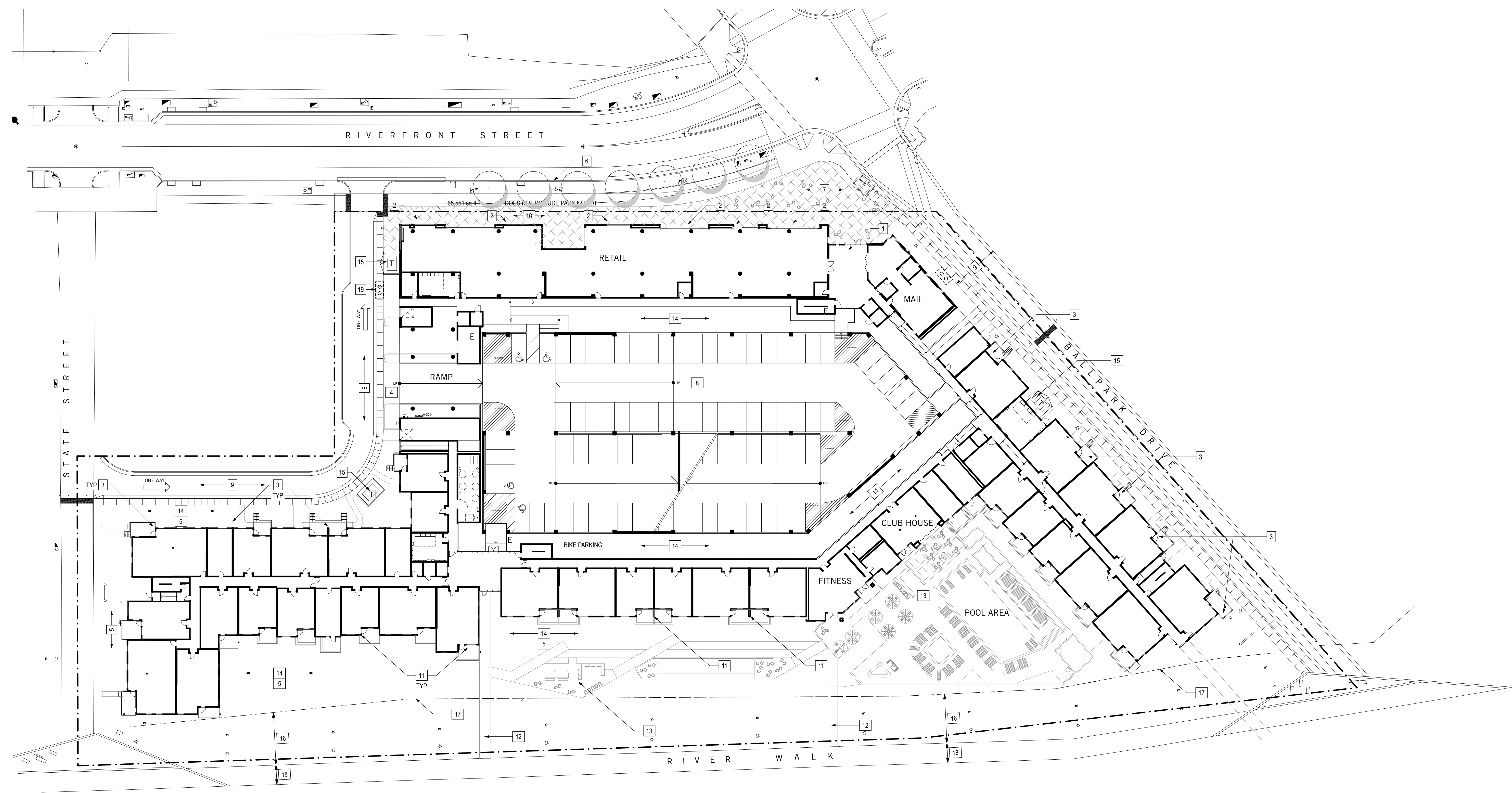
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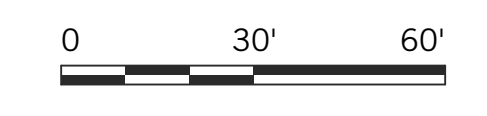
KEYNOTES:

- 1 RESIDENTIAL ENTRY LOBBY
- 2 RETAIL ENTRIES
- 3 PRIVATE RESIDENTIAL ENTRY STOOP
- 4 AUTO PARKING GARAGE ENTRANCE
- 5 PLANTING AREA
- 6 EXISTING CURBS AND GUTTER
- 7 NEW SIDEWALK/PLAZA
- 8 5 STORY PARKING GARAGE
- 9 NEW PRIVATE STREET WITH FLUSH SIDEWALK
- 10 8' PRIVATE + 2' PUBLIC STREET FURNISHING ZONE
- 11 PRIVATE PATIO
- 12 CONNECTION TO RIVER WALK
- 13 BAR/OUTDOOR DINING
- 14 BIOSWALE FOR STORMWATER DETENTION
- 15 ELECTRIC TRANSFORMER
- 16 OFFSITE PUBLIC IMPROVEMENTS TO BE COORDINATED WITH ONSITE LANDSCAPE DESIGN
- 17 LEVEE SETBACK LINE
- 18 TOP OF LEVEE
- 19 BELOW GRADE GREASE INTERCEPTOR

NOTE:
 CONCEPTUAL LANDSCAPE DESIGN SHOWN FOR GENERAL CONTEXT. FINAL SCHEMATIC LANDSCAPE DESIGN WILL BE A SUBSEQUENT SUBMITTAL.



■ SITE - GROUND FLOOR - SCALE: 1" = 30'



WEST Apartments

805 RIVERFRONT STREET -
 WEST SACRAMENTO, CA 95661

SITE PLAN

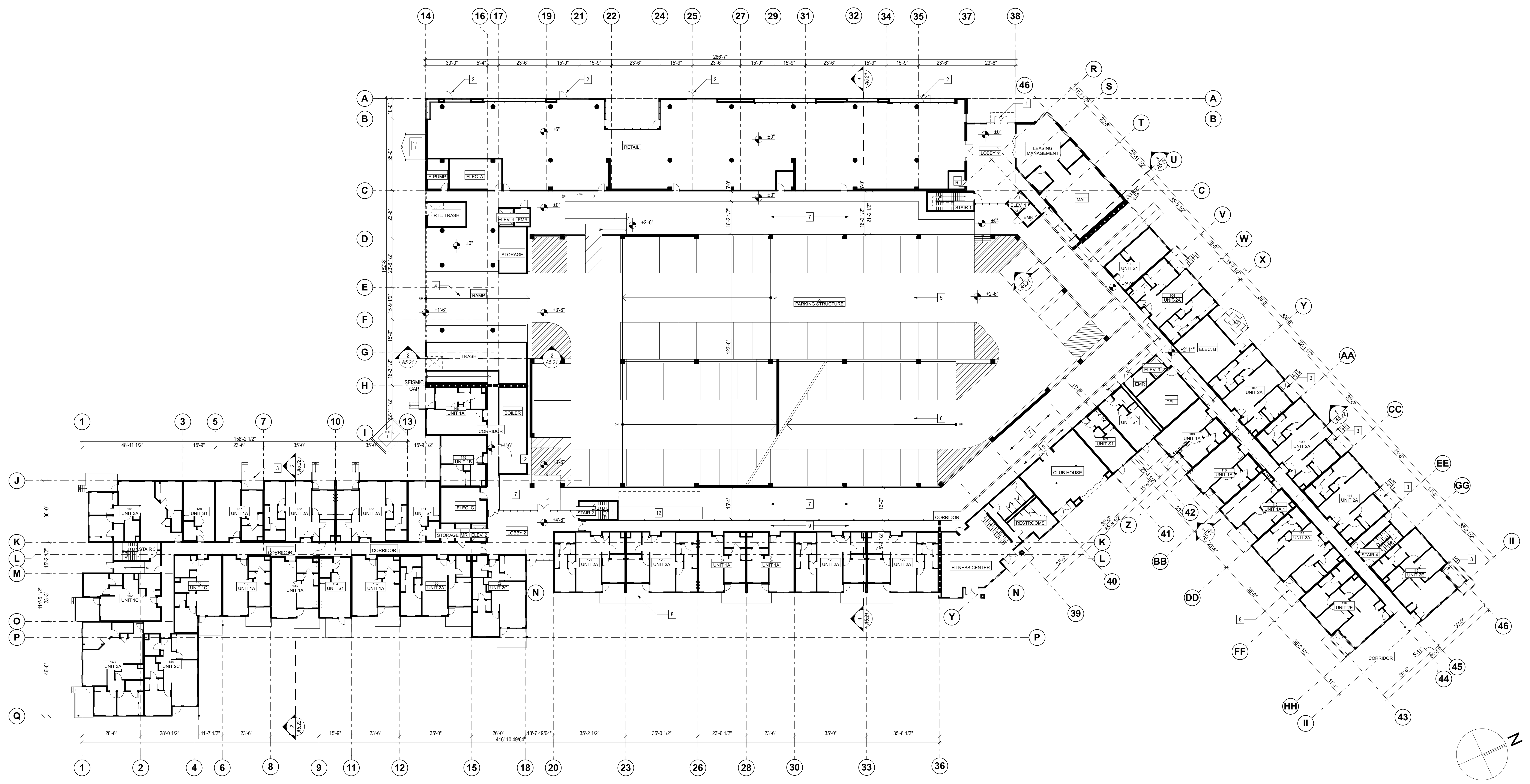
DESIGN DEVELOPMENT

5 SEPTEMBER, 2018

SD.1

Project No. 218032
 BIM Coordinator: Gabriel Giamanco

- KEYNOTES:**
- 1 RESIDENTIAL ENTRY LOBBY
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 - 5 VISITOR PARKING
 - 6 RESIDENTIAL PARKING
 - 7 PLANTING AREA / BIOSWALE
 - 8 PRIVATE BALCONY/PATIO, TYPICAL
 - 9 EXTERIOR EXIT BALCONY, TYPICAL
 - 10 OPEN TO BELOW
 - 11 COMMON EXTERIOR TERRACE
 - 12 BIKE PARKING
-
- 18 UNIT TYPE
- T UNIT TYPE
- TRANSFORMER
- SEISMIC GAP
- FIREWALL
- ELEVATOR



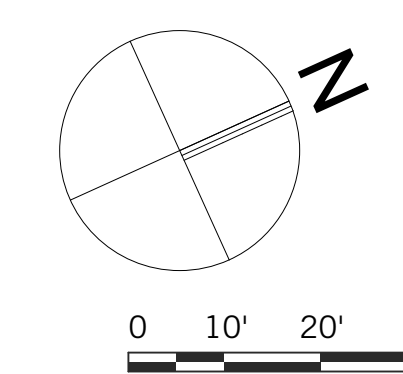
WEST Apartments

805 RIVERFRONT STREET -
WEST SACRAMENTO, CA 95661

GROUND FLOOR PLAN

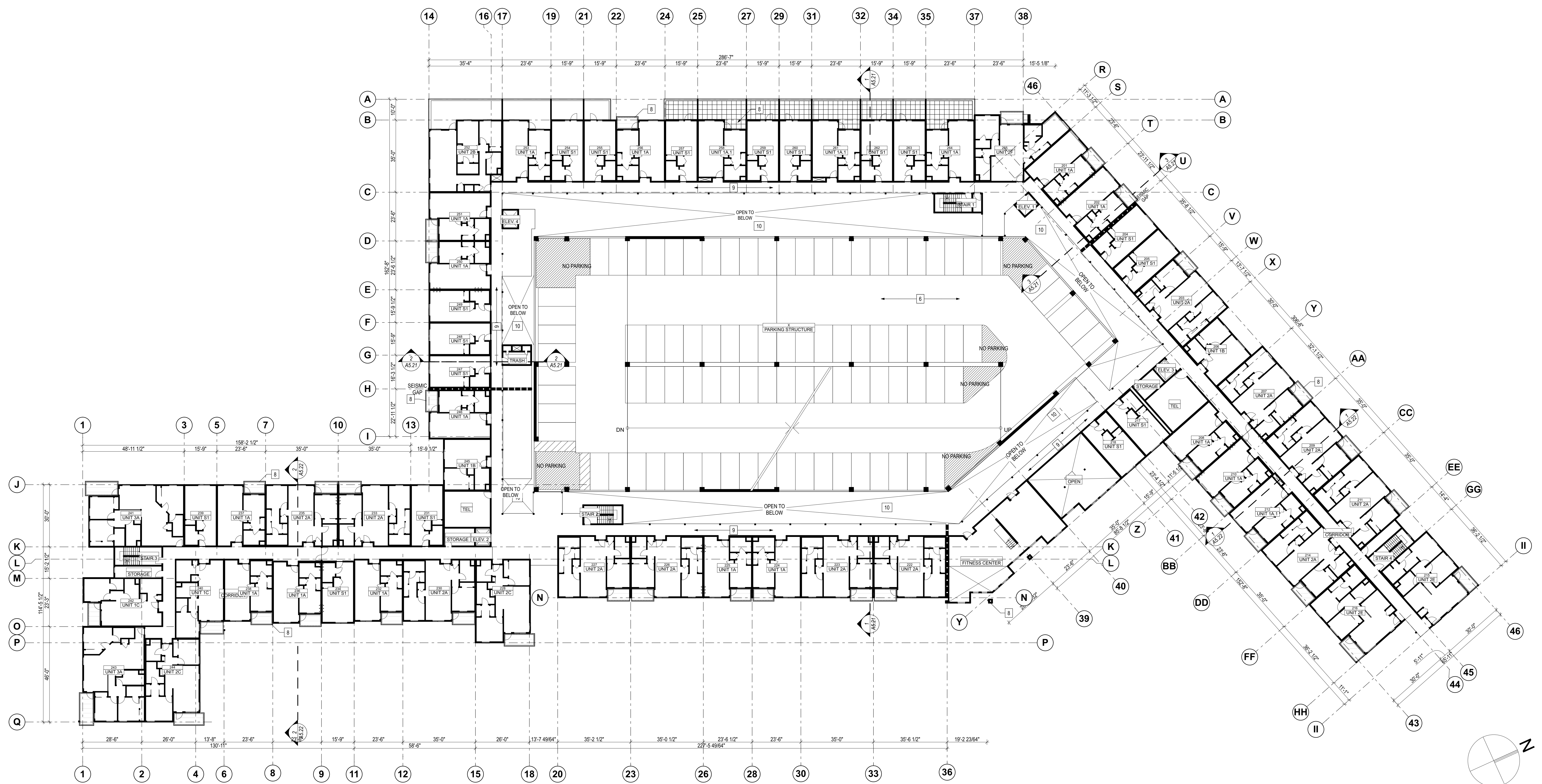
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■ GROUND FLOOR - SCALE: 1" = 20'



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- T UNIT TYPE
- TRANSFORMER
- SEISMIC GAP
- FIREWALL
- ELEVATOR



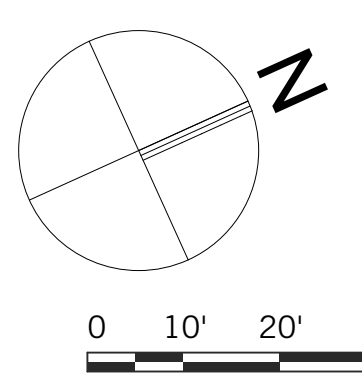
WEST Apartments

805 RIVERFRONT STREET -
WEST SACRAMENTO, CA 95661

SECOND FLOOR PLAN

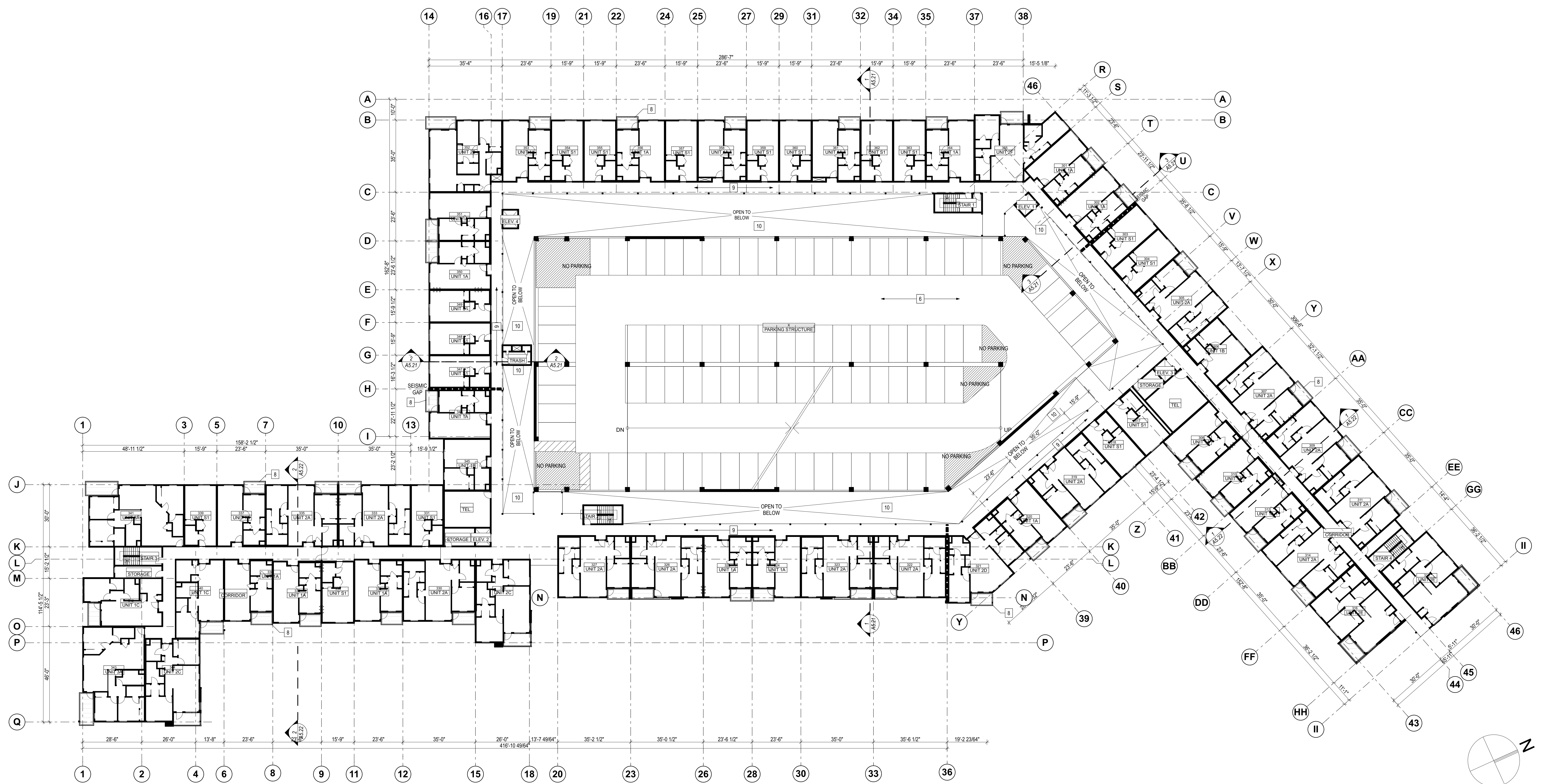
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■ SECOND FLOOR - SCALE: 1" = 20'



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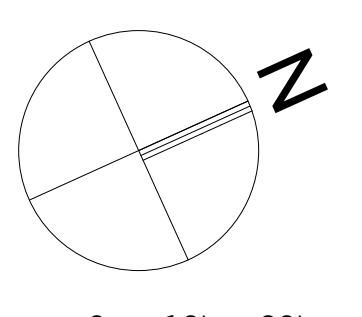
WEST Apartments

805 RIVERFRONT STREET -
WEST SACRAMENTO, CA 95661

**THIRD FLOOR PLAN
(FOURTH SIMILAR)**

DESIGN DEVELOPMENT
5 SEPTEMBER, 2018

THIRD FLOOR (FOURTH FLOOR - SIMILAR)



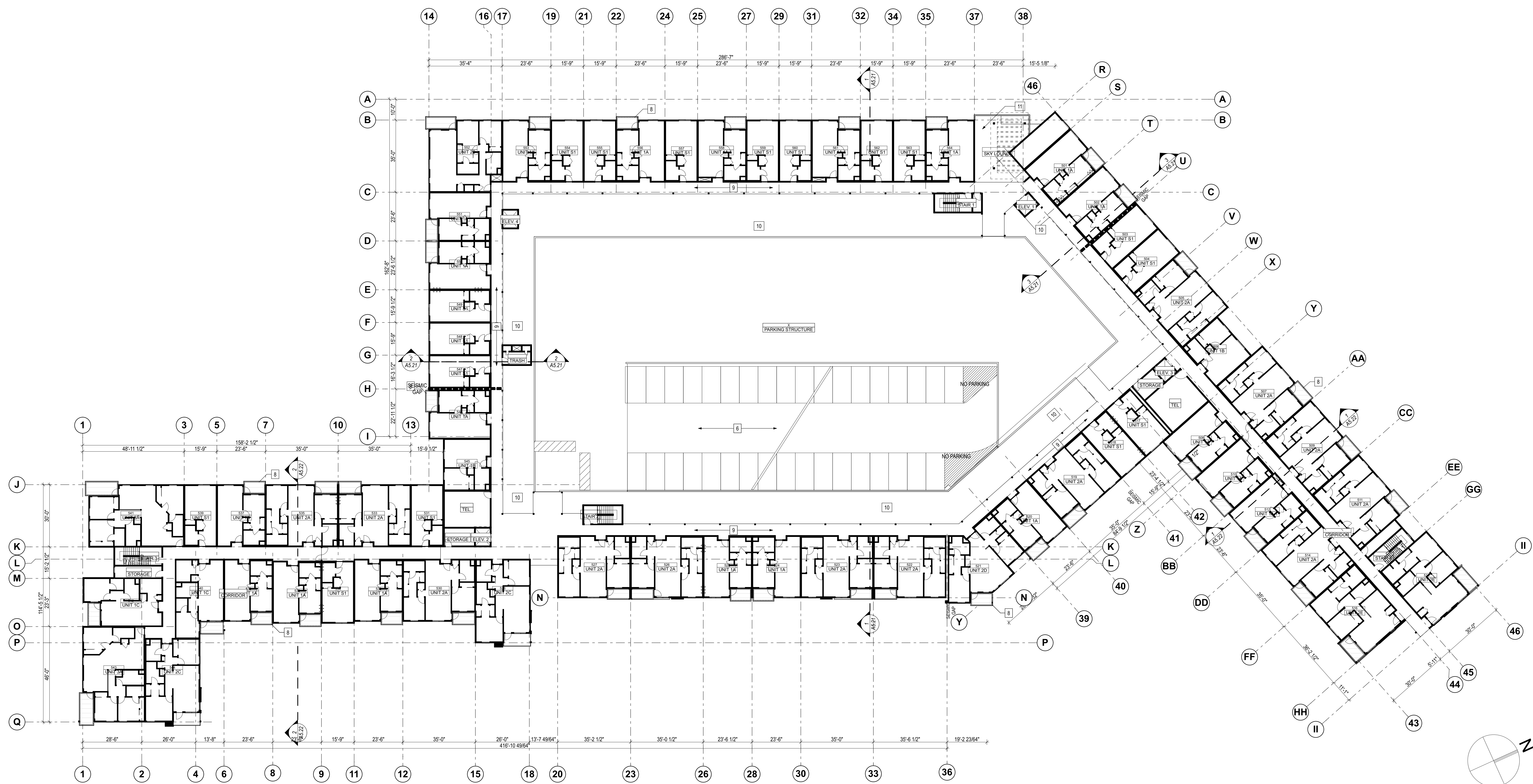
0 10' 20' 40'

SD.4

Project No. 218032
BIM Coordinator: Gabriel Giannico

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- T UNIT TYPE
- TRANSFORMER
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- ELEVATOR



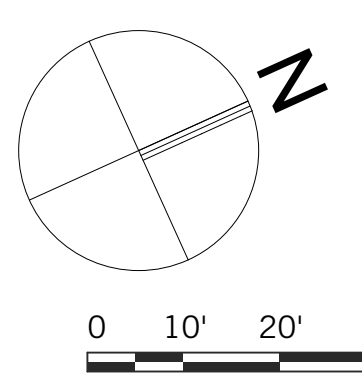
WEST Apartments

805 RIVERFRONT STREET -
WEST SACRAMENTO, CA 95661

FIFTH FLOOR PLAN

DESIGN DEVELOPMENT
5 SEPTEMBER, 2018

FIFTH FLOOR - SCALE: 1" = 20'



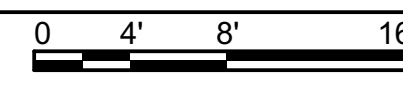
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KEYNOTES

- 1 ALUMINUM FRAME STOREFRONT
- 2 BRICK VENEER
- 3 METAL GANOPHY/SUN SHADE
- 4 METAL GUARDRAIL
- 5 METAL TRELLIS
- 6 RETAIL SIGNAGE AREA
- 7 PROJECT SIGNAGE
- 8 CEMENT PLASTER - LIGHT SAND FINISH
- 9 VINYL WINDOW
- 10 RETAIL MECH. LOUVERS
- 11 UNIT ENTRY STOOPS
- 12 COVERED BALCONIES
- 13 FIBER CEMENT LAP SIDING
- 14 SKY LOUNGE
- 15 SECOND FLOOR TERRACE



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



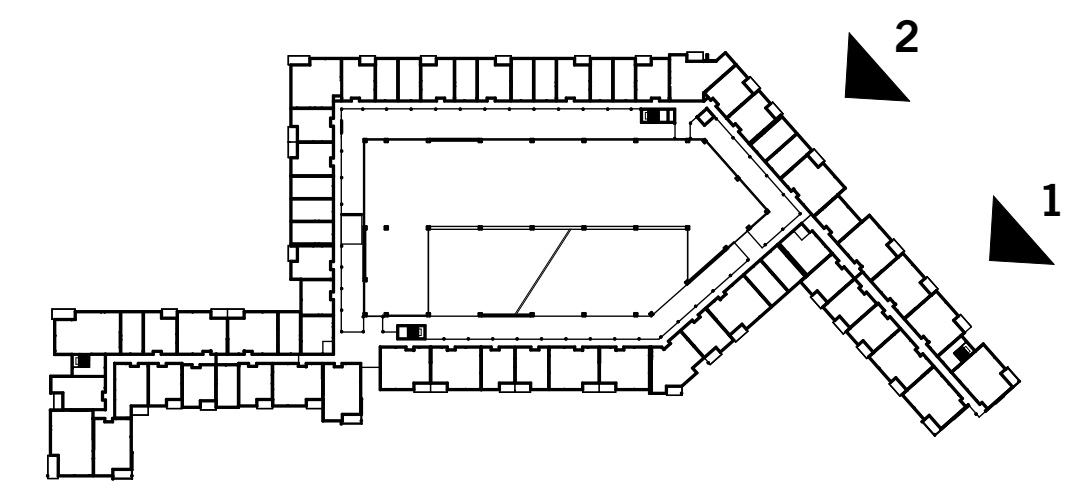
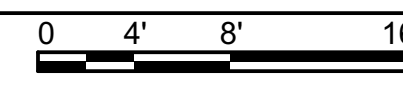
WEST Apartments
805 RIVERFRONT STREET -
WEST SACRAMENTO, CA 95691

EXTERIOR ELEVATIONS

DESIGN DEVELOPMENT
5 SEPTEMBER, 2018



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



KEYPLAN

SD.6
Project No. 218032
BIM Coordinator: Gabriel Giamanco

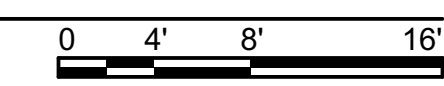
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 PROJECT: WEST SACRAMENTO APARTMENTS, 805 RIVERFRONT STREET, SACRAMENTO, CA 95691
 DATE: 09/05/2018 10:00 AM
 DRAWING: EXTERIOR ELEVATIONS
 SHEET: WEST SACRAMENTO APARTMENTS - EXTERIOR ELEVATIONS - SD.6
 SCALE: 1/8" = 1'-0"
 MOGAVERO ARCHITECTS ENGINEERS ARCHITECTS 1000 RIVERFRONT STREET, SACRAMENTO, CA 95811
 PROJECT: WEST SACRAMENTO APARTMENTS, 805 RIVERFRONT STREET, SACRAMENTO, CA 95691
 DATE: 09/05/2018 10:00 AM
 DRAWING: EXTERIOR ELEVATIONS
 SHEET: WEST SACRAMENTO APARTMENTS - EXTERIOR ELEVATIONS - SD.6
 SCALE: 1/8" = 1'-0"

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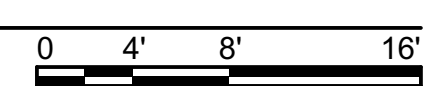
- KEYNOTES**
- 1 ALUMINUM FRAME STOREFRONT
 - 2 BRICK VENEER
 - 3 METAL CANOPY/SUN SHADE
 - 4 METAL GUARDRAIL
 - 5 METAL TRELLIS
 - 6 RETAIL SIGNAGE AREA
 - 7 PROJECT SIGNAGE
 - 8 CEMENT PLASTER - LIGHT SAND FINISH
 - 9 VINYL WINDOW
 - 10 RETAIL MECH. LOUVERS
 - 11 UNIT ENTRY STOOPS
 - 12 COVERED BALCONIES
 - 13 FIBER CEMENT LAP SIDING
 - 14 SKY LOUNGE
 - 15 SECOND FLOOR TERRACE



1 NORTHEAST ELEVATION 2
SCALE: 1/8" = 1'-0"



2 NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"

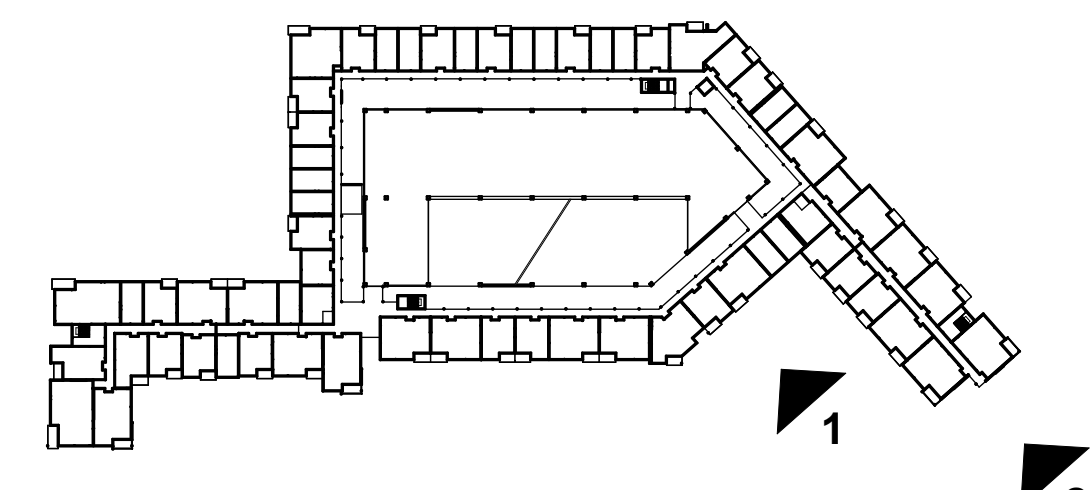


WEST Apartments

805 RIVERFRONT STREET -
 WEST SACRAMENTO, CA 95691

EXTERIOR ELEVATIONS

ENTITLEMENT
5 SEPTEMBER, 2018



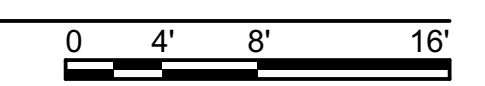
KEYPLAN

KEYNOTES

- 1 ALUMINUM FRAME STOREFRONT
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1 EAST (RIVER WALK TR) ELEVATION 3
SCALE: 1/8" = 1'-0"



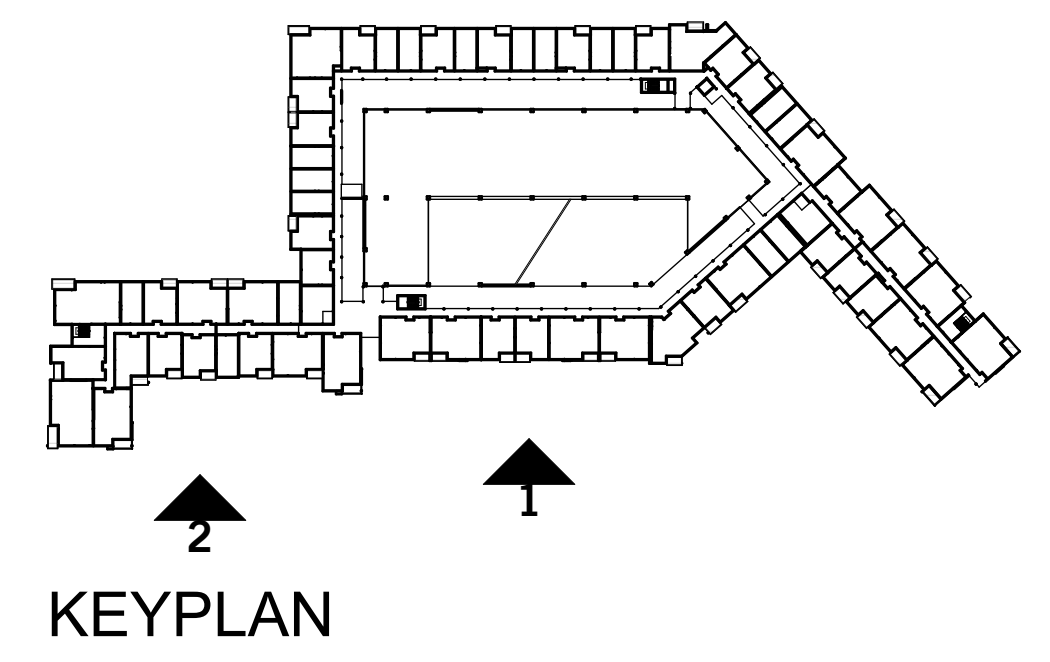
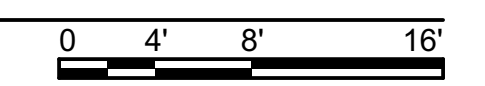
WEST Apartments
805 RIVERFRONT STREET -
WEST SACRAMENTO, CA 95691

EXTERIOR ELEVATIONS

DESIGN DEVELOPMENT
5 SEPTEMBER, 2018



2 EAST (RIVER WALK TR) ELEVATION 3
SCALE: 1/8" = 1'-0"



SD.8
Project No. 218032
BIM Coordinator: Gabriel Giamanco

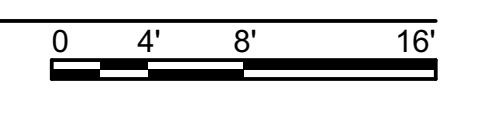
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 PROJECT: WEST SACRAMENTO APARTMENTS, 805 RIVERFRONT STREET, SACRAMENTO, CA 95691
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 DRAWING: EXTERIOR ELEVATIONS
 SHEET: EAST (RIVER WALK TR) ELEVATION 3
 SCALE: 1/8" = 1'-0"
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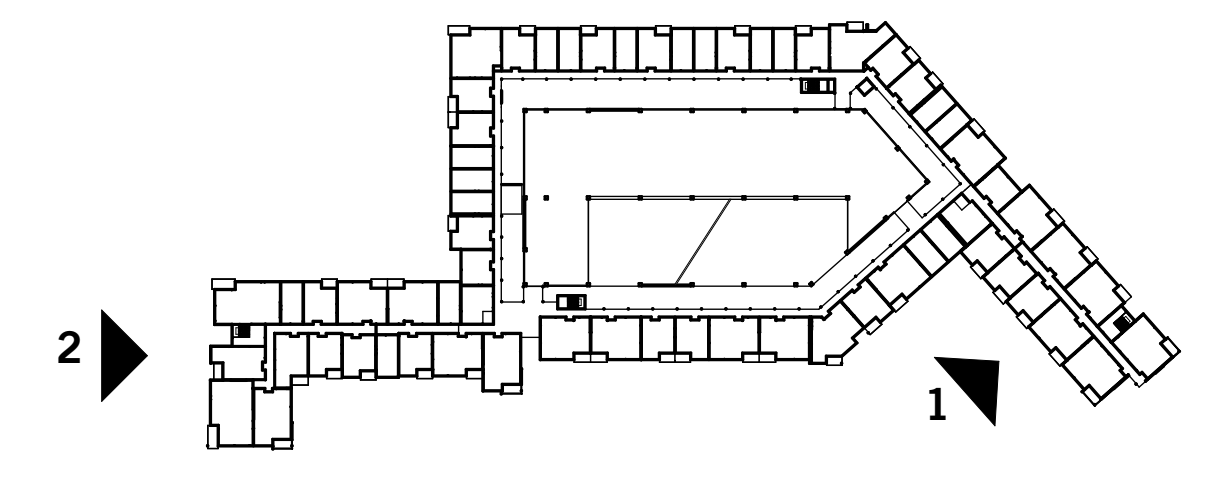
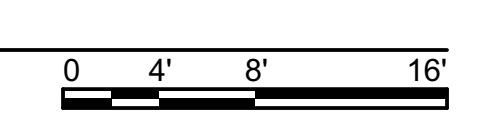
- KEYNOTES**
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 - 15 SECOND FLOOR TERRACE



1 SOUTH ELEVATION 1
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION 2
SCALE: 1/8" = 1'-0"



KEYPLAN

WEST Apartments
805 RIVERFRONT STREET -
WEST SACRAMENTO, CA 95691

EXTERIOR ELEVATIONS

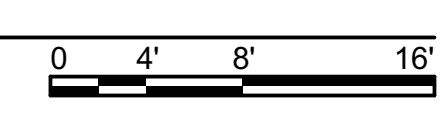
DESIGN DEVELOPMENT
5 SEPTEMBER, 2018

SD.9
Project No. 218032
BIM Coordinator: Gabriel Giamanco

- KEYNOTES**
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1 SOUTH ELEVATION 3
SCALE: 1/8" = 1'-0"



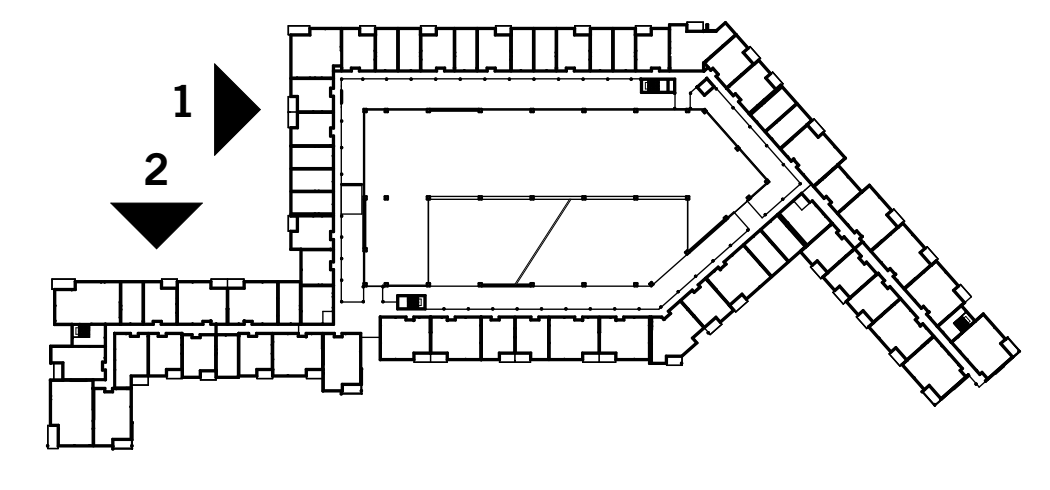
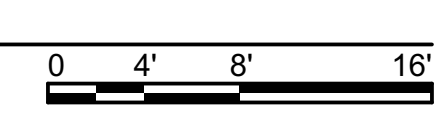
WEST Apartments
805 RIVERFRONT STREET -
WEST SACRAMENTO, CA 95661

EXTERIOR ELEVATIONS

DESIGN DEVELOPMENT
5 SEPTEMBER, 2018



2 WEST ELEVATION 2
SCALE: 1/8" = 1'-0"



KEYPLAN

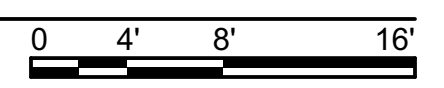
SD.10
Project No. 218032
BIM Coordinator: Gabriel Giamanco

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 PROJECT: WEST APARTMENTS, 805 RIVERFRONT STREET, WEST SACRAMENTO, CA 95661
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1 WEST (RIVERFRONT ST) ELEVATION 1
SCALE: 1/8" = 1'-0"



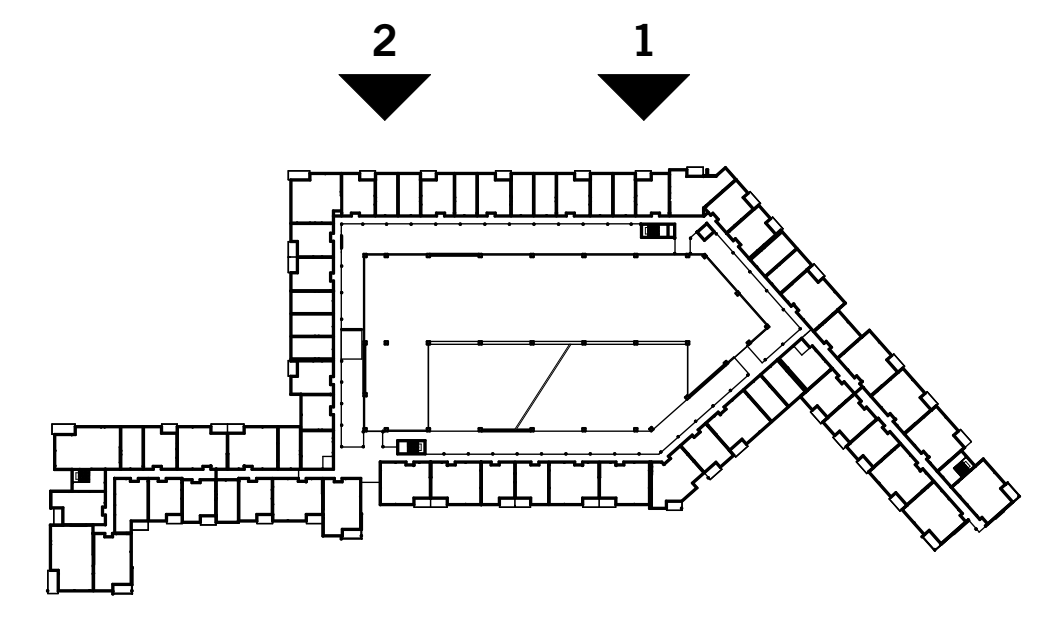
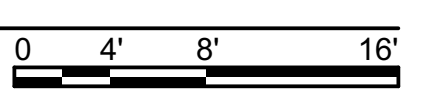
WEST Apartments
805 RIVERFRONT STREET -
WEST SACRAMENTO, CA 95661

EXTERIOR ELEVATIONS

DESIGN DEVELOPMENT
5 SEPTEMBER, 2018



2 WEST (RIVERFRONT ST) ELEVATION 1
SCALE: 1/8" = 1'-0"



KEYPLAN

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■ VIGNETTE 1 - Fitness Center & Club House



■ VIGNETTE 3 - View down River Walk



■ VIGNETTE 2 - Partial view from River Walk



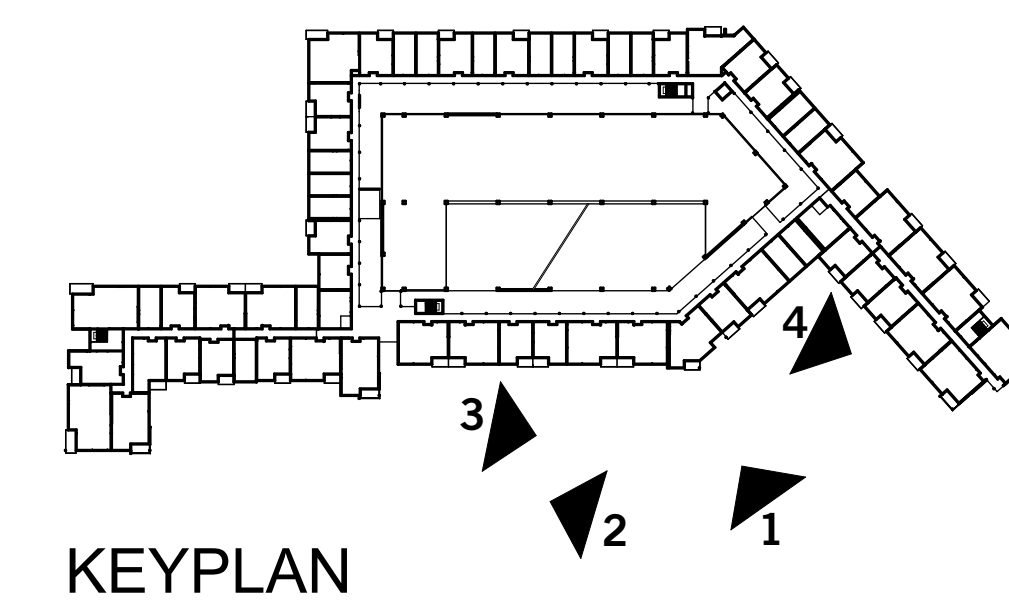
■ VIGNETTE 4 - Pool

■ WEST Apartments

805 RIVERFRONT STREET -
WEST SACRAMENTO, CA 95691

■ VIGNETTE VIEWS

■ DESIGN
DEVELOPMENT
5 SEPTEMBER, 2018



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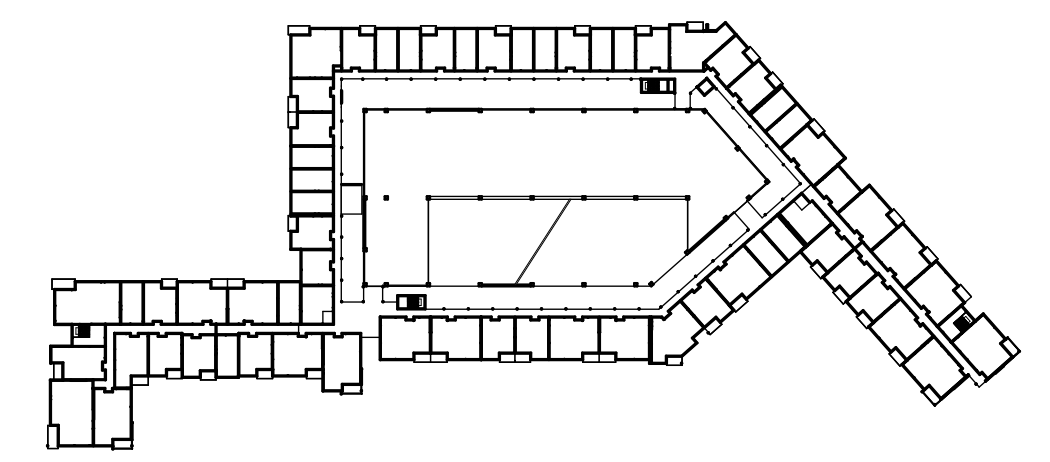


■ NORTH EAST CORNER VIEW -

■ WEST Apartments
805 RIVERFRONT STREET -
WEST SACRAMENTO, CA 95691

■ VIGNETTE VIEWS

■ ENTITLEMENT
5 SEPTEMBER, 2018



KEYPLAN