

**FAR & LOT COVERAGE CALCULATION:**

SITE AREA: 55,100 SF (1.26 ACRES)  
 TOTAL BUILDING AREA (NOT INCLUDING PARKING IN BASEMENT): 102,220 SF

FAR: 102,220 / 55,100 = 1.85

LOT COVERAGE: 30,740 / 55,100 = 56%

**BUILDING SUMMARY:**

LEVEL	GROSS AREA	NUMBER OF UNIT TYPES			TOTAL UNITS
		STUDIO 500 SF	ONE BED 720 SF	TWO BED 1,130 SF	
BASEMENT	30,740 SF	-	-	-	-
LEVEL 1	21,040 SF	5	9	4	18
LEVEL 2	20,835 SF	3	9	8	20
LEVEL 3	20,835 SF	3	9	8	20
LEVEL 4	20,835 SF	3	9	8	20
LEVEL 5	18,675 SF	3	7	7	17
<b>TOTAL</b>	<b>132,960 SF</b>	17	43	35	<b>95</b>
		16%	44%	40%	

**PARKING SUMMARY:**

LEVEL	STALLS PROVIDED	RATIO TO UNITS
BASEMENT	61	61/95 = 64%

**BIKE PARKING SUMMARY:**

TYPE	REQUIREMENT	PROVIDED
SHORT TERM	5% OF 61 STALLS = 4	4
LONG TERM	1 PER EVERY 5 UNITS = 19	19

**RESIDENTIAL PROGRAM DATA**

SITE PLAN 1" = 30'-0" 1



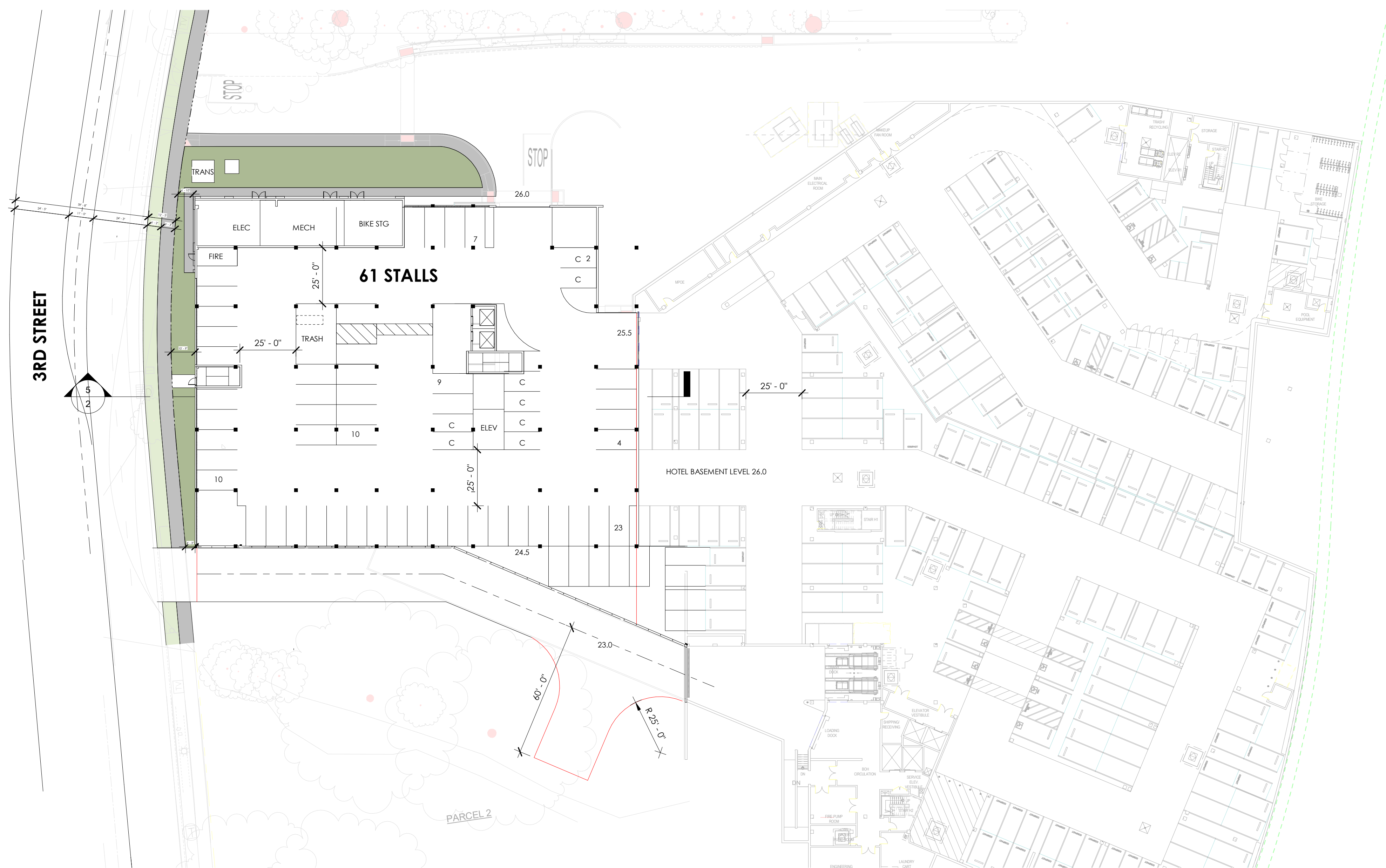
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**RIVER ONE - PHASE 2**  
 WEST SACRAMENTO

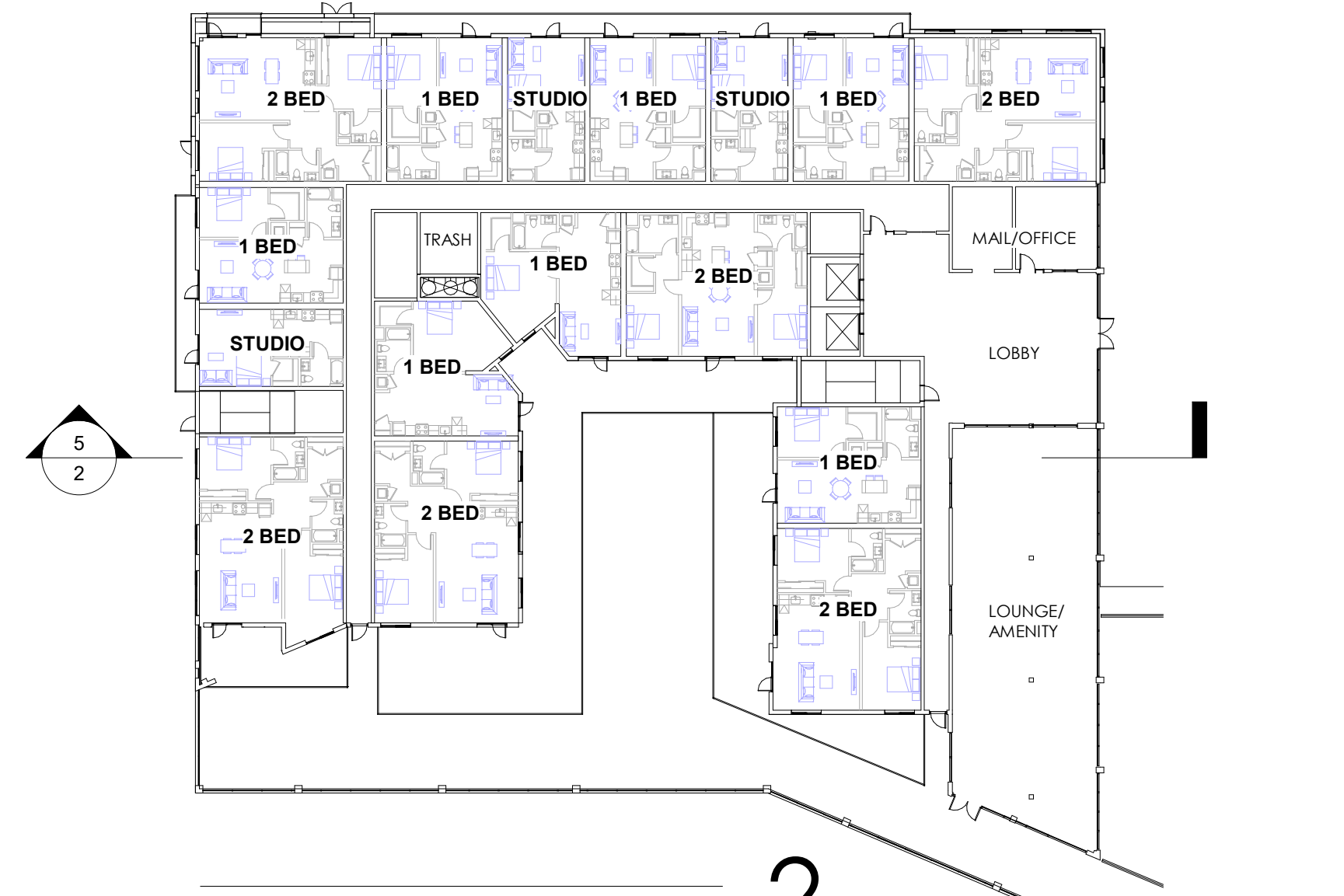
04/25/2023

22049

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**BASEMENT** 1" = 30'-0" **1**



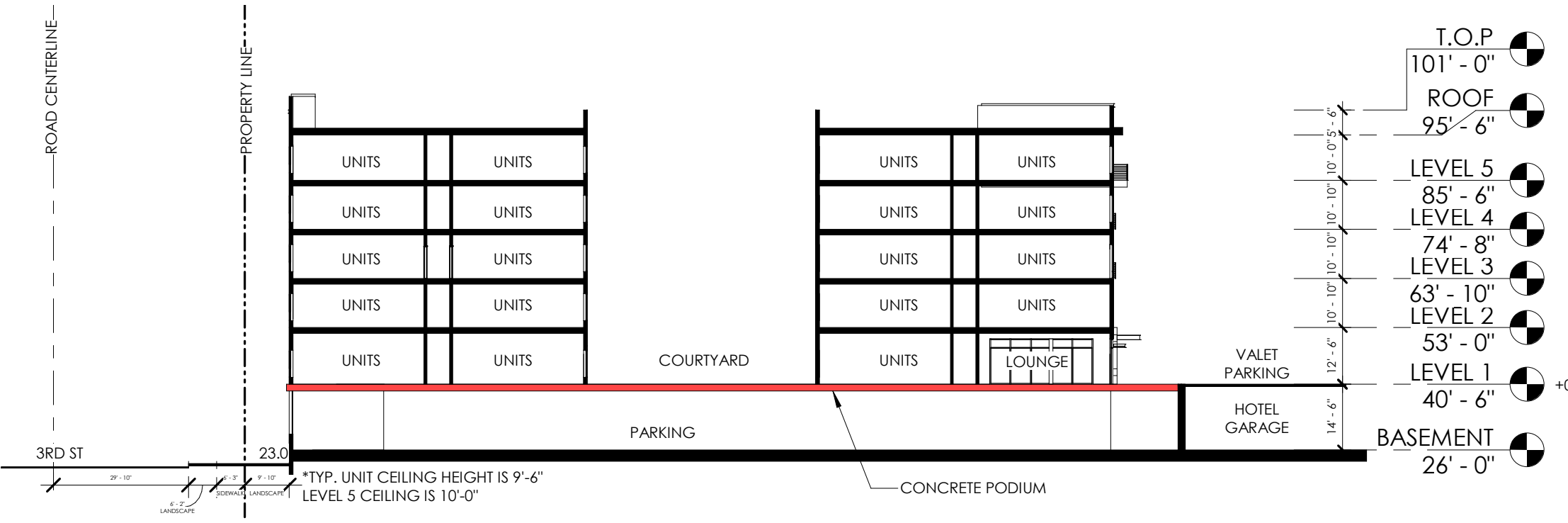
**LEVEL 1** 1" = 30'-0" **2**



**LEVEL 2 - 4** 1" = 30'-0" **3**



**LEVEL 5** 1" = 30'-0" **4**



**E/W SECTION** 1" = 30'-0" **5**



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# RIVER ONE - PHASE 2

## WEST SACRAMENTO



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EAST ELEVATION (MAIN ENTRY)

1/16" = 1'-0"

1



NORTH ELEVATION

1/16" = 1'-0"

2



SOUTH ELEVATION (SERVICE ACCESS)

1/16" = 1'-0"

3



WEST ELEVATION (3RD STREET)

1/16" = 1'-0"

4



TOWER BRIDGE ENTRY PERSPECTIVE

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6



3RD STREET ENTRY PERSPECTIVE

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**7**





**A** CEMENT PLASTER



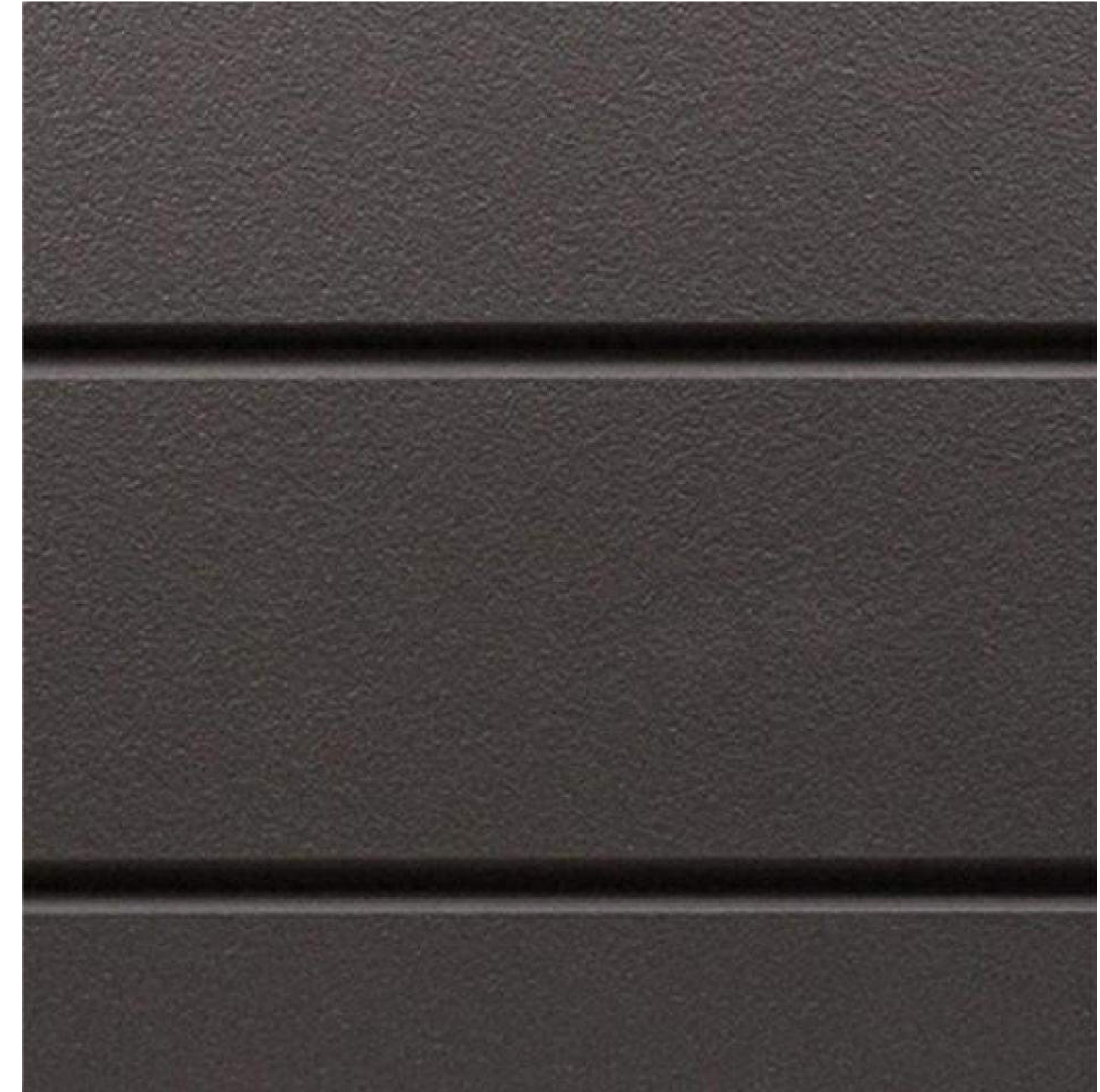
**A** CEMENT PLASTER



**B** METAL CANOPY



**C** CEMENT BOARD SIDING



**C** CEMENT BOARD SIDING



**D** THIN BRICK VENEER



**E** METAL RAILING



**D** THIN BRICK VENEER

