Mercy West Sac Housing Project
Mercy Housing - West Capitol
West Sacramento, CA
11.07.2018

PROJECT LOCATION: 1801 WEST CAPITOL AVE.
LOCATION: WEST SACRAMENTO, CA 95691
APN: 067-270-007-000, 067-270-006-000
067-270-005-000, 067-270-004-000

PROJECT LOCATION:
APN:

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APN:

GENERAL PLAN: MID-TOWN RESIDENTIAL
DISTRICT:

GENERAL PLAN: URBAN CORRIDOR/LOW
DISTRICT:

DESIGN DISTRICT:

BUILDING USE: RESIDENTIAL APARTMENTS

OCCUPANCY: R-2 / A-2

CONSTRUCTION TYPE:

PROJECT DATA

TOTAL LOT AREA: 108,378 sf / 2.49 acres
LOT SIZE USED: 76,228 sf / 1.75 acres

TOTAL BLDG SF:
NORTH BLDG: 42,950 sf
EAST BLDG: 9,850 sf
SOUTH BLDG: 11,820 sf

TOTAL APARTMENTS: 85 UNITS
TOTAL PARKING: 36 STALLS

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OVERALL SITE SUMMARY:

- Total Units: 85 units
- Total Bldg SF: 64,620 sf
- North Bldg: 49 units, 11,850 sf
- East Bldg: 16 units, 9,850 sf
- South Bldg: 20 units, 11,820 sf
- Total Studios: 34
- Typ. Studio SF: 420 sf
- Total 1 Bedrm: 51
- Typ. 1 Bedrm SF: 670 sf
- Total 2 Bedrm: 0
- Total Parking: 36 stalls + 6 guest stalls
- Central Green & Plaza: +/-20,000 sf

North Bldg: 4 story, Total Units = 49, Total Area: 42,950 sf

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<th>Studio</th>
<th>1 Bed</th>
<th>2 Bed</th>
<th>Total</th>
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<td>3</td>
<td>0</td>
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<tr>
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<td>10</td>
<td>0</td>
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<td>Flr 3</td>
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East Bldg: 2 & 3 story, Total Units = 16, Total Area: 9,850 sf

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<tr>
<td>Flr 2</td>
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</tr>
<tr>
<td>Flr 3</td>
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<td>2</td>
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<tr>
<td>Total</td>
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<td>10</td>
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South Bldg: 2 & 3 story, Total Units = 20, Total Area: 11,820 sf

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<th>2 Bed</th>
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<tr>
<td>Flr 3</td>
<td>2</td>
<td>2</td>
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<td>4</td>
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<tr>
<td>Total</td>
<td>8</td>
<td>12</td>
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Site Plan / Ground Floor Plan
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Upper Floors North & West Bldg

UNIT SIZES:
Typ. Studio 15’x28’ = +/- 420sf
Typ. 1 Bedrm 24’x28’ = +/- 670sf

Floor Area (1 & 2): 3,500 sf
3rd Floor Area: 2,850 sf
Note: 3rd Floor has 2 less units than shown

4th Floor Area: 8,650 sf
Note: 4th Floor has 5 less units than shown

Upper Floor Plans - North Bldg

View to W. Capitol

Covered Entryway
Exterior Steel Stair & Railing System to Upper Flrs, typ.

views to Green Space

Floor Plan - East Bldg (south sim.)
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Building Elevations

East Elevation

- Gable roofs at varied pitch (pre-fab truss)
- 1st deep painted steel 'Juliets' balconies (no access)
- Semi smooth cement plaster system (medium sand finish), TYP.

North Elevation - W. Capitol Ave

- Plans for ground floor exterior wood 'screening' in front of storefront where shown
- Main building entry w/ sign & address
- Aluminum storefront along west capitol ave.
- Entry lobby, gallery, etc. TYP.
- Semi smooth cement plaster system (medium sand finish), TYP.
- Light grey w/ darker base
- Vinyl window system at apts., TYP.
- Standing seam metal roofing system, 'cool grey' w/ gutter & D.S. to match
- Standing seam metal roofing system, 'cool grey'
- Ridge heights vary
- 4th flr
- 3rd flr
- 2nd flr
- 1st flr
- +36'-0"
- +25'-0"
- +14'-0"
- +25'-0"
- +14'-0"
- +36'-0"
- +0'-0"

Open sidewalks and planters along west capitol street frontage

Main building entry

- Semi smooth cement plaster system (medium sand finish), TYP.
- Light grey / two colors
- Standing seam metal roofing system, 'cool grey', w/ gutter & D.S. to match
- Standing seam metal roofing system, 'cool grey'
- Ridge heights vary
- +36'-0"
- +25'-0"
- +14'-0"
- +36'-0"
- +0'-0"

2 & 3 story apartment units along east elevations and merkley ave.

Metal shade awnings at various windows

Vinyl window system at apts., TYP.

Fire control rm & utilities set back from main bldg

Secured access gate at & CMU wall east property line

Painted steel accent awnings over selected windows at apartments as shown

Painted steel accent awnings

Metal shade awnings at various windows

MINI SPLIT SYSTEM HVAC UNITS Located at flat roof area between gables

Vinyl window system at aps., TYP.

Open sidewalks and planters along west capitol street frontage

Standing seam metal roofing system, 'cool grey'

Painted steel accent awnings at various windows

Metal shade awnings at various windows

Semi smooth cement plaster system (medium sand finish), TYP.
- Light grey w/ darker base

Maintenance building & grounds

Semi smooth cement plaster system (medium sand finish), TYP.
- Light grey w/ darker base

Secured access & CMU wall east property line

Gable roofs at varied pitch (pre-fab truss)

1st deep painted steel 'Juliets' balconies (no access)

Semi smooth cement plaster system (medium sand finish), TYP.
- Light grey w/ darker base

Vinyl window system at apts., TYP.

Standing seam metal roofing system, 'cool grey' w/ gutter & D.S. to match

Ridge heights vary

+36'-0"

+25'-0"

+14'-0"

+0'-0"

+36'-0"

+25'-0"

+14'-0"

+36'-0"

+0'-0"
GABLE ROOFS AT VARIED PITCH (PRE-FAB TRUSS)  
1FT DEEP STEEL ‘JULIETTE’ BALCONIES AT SELECTED WINDOWS  
SEMI SMOOTH CEMENT PLASTER SYSTEM (MEDIUM SAND FINISH), 1FT HIGH  
LIGHT GREY W/ DARKER BASE  
ALUM. STOREFRONT AT MAIN ENTRY AND UPPER FLOOR CORRIDOR CROSSINGS  
VINYL WINDOW SYSTEM AT APPTS., TYP.  
STANDING SEAM METAL ROOFING SYSTEM, ‘COOL GREY’ W/ GUTTER & D.S. TO MATCH  

WEST ELEVATION - 4 STORY BLDG  

SEMI SMOOTH CEMENT PLASTER SYSTEM (MEDIUM SAND FINISH), TYP.  
LIGHT GREY W/ DARKER BASE  
ACCESS TO CASE MANAGEMENT OFFICES  
ALUMINUM STOREFRONT AT GROUND FLOOR OFFICES AND COMMON SPACES  

GROUND FLOOR EXTERIOR WOOD ‘SCREENING’ IN FRONT OF STOREFRONT WHERE SHOWN  
ALUMINUM STOREFRONT AT GROUND FLOOR OFFICES AND COMMON SPACES

2 & 3 STORY BLDGS BEYOND  
7FT HIGH WOOD / STEEL POST SITE FENCING AND SECURED ACCESS GATES, TYP.  

MIG WALL @ EAST PROP. LINE  

RIDGE HIGHTS VARY  

SEMI SMOOTH CEMENT PLASTER SYSTEM (MEDIUM SAND FINISH), TYP.  
LIGHT GREY W/ DARKER BASE  
ACCESS TO CASE MANAGEMENT OFFICES  
ALUMINUM STOREFRONT AT GROUND FLOOR OFFICES AND COMMON SPACES

7FT HIGH WOOD / STEEL POST SITE FENCING AND SECURED ACCESS GATES, TYP.  

MIG WALL @ EAST PROP. LINE  

RIDGE HIGHTS VARY

Bldg. Massing Precedents  

North Elevation - 4 Story Bldg  

West Elevation - 4 Story Bldg  

North Building Elevations  
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**GABLE ROOFS AT VARIED PITCH (PRE-FAB TRUSS)**

- **East Elevation - 2 & 3 Story Bldgs**
- **South Elevation - Merkley Ave.**
- **West Elevation (Facing Green) - 2 & 3 Story Bldgs**
  (2 & 3 story elevations all similar)

**MULTI-LAYERED LANDSCAPE ZONE FROM SIDEWALK TO SITE FENCING. BUILDING SETBACKS VARY FROM AVERAGE OF +/- 10FT TO 18FT. SEE SITE PLAN**

- SEMI SMOOTH CEMENT PLASTER SYSTEM (MEDIUM SAND FINISH), TYP. LIGHT GREY W/DARKER BASE
- STANDING SEAM METAL ROOFING SYSTEM, "COOL GREY" W/ GUTTER & D.L. TO MATCH
- VINYL WINDOW SYSTEM AT APARTS., TYP.
- PAINTED STEEL ACCENT AWNINGS OVER SELECTED WINDOWS AT APARTMENTS AS SHOWN
- PVC STAIR & RAILING SYSTEM TO UNIT ENTRIES, TYP.
- PAINTED STEEL ACCENT AWNINGS OVER SELECTED WINDOWS AT APARTMENTS AS SHOWN
- PAINTED ATTIC VENTING ACCENTS WHERE OCCURS
- PAINTED STEEL ACCENT AWNINGS OVER SELECTED WINDOWS AT APARTMENTS AS SHOWN
- LANDSCAPING AND RAISED PLANTERS WHERE OCCURS

**Note:** There is No Planned Tenant Access to Units from Merkley Ave.

**RIDGE HGTS VARY**

- +40'-0" (3/3 for Aptls.
- +21'-0" (2/3 for Aptls.
- +10'-6" (2/3 for Aptls.
- +0'-0" (1/3 for Aptls.

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24'-1"  13'-8"  +/-21'-0"

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2nd FLR APTS.

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1st FLR APTS.
Mercer Ave. View
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West Sacramento, CA
11.06.2018