SHEET INDEX

A-SERIES/ ARCHITECTURE: VTBS

CONTACT: Jan V. Tilburg / jvt@vtbs.com
Donovan Ballantyne / dballantyne@vtbs.com

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A-00B TOTAL "PHASE 1" (2A+2B) DATA SHEET
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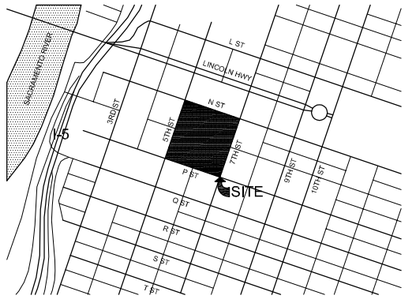
L-SERIES/ LANDSCAPE: MELENDREZ
CIVIL: WOOD RODGERS

CONTACT: Scott D. Baker / sbaker@melendrez.com
Matt Spokley / mspokely@woodrodgers.com

L-01 PHASE 1 SITE PLAN
L-02 OVERALL GF VISION PLAN
L-03 PODIUM PLAN



VICINITY MAP

PHASE 1 SITE PLAN & DESIGN
REVIEW PACKAGE 01/04/2016

COVER PAGE/ INDEX/
VICINITY MAP

A-00

JANUARY 04, 2016

SACRAMENTO COMMONS

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SITE AREA PARCEL 2A **SITE AREA PARCEL 2B**
82,260 SF - 1.9 ACRES **82,867 SF - 1.9 ACRES**

BUILDING FOOTPRINT*: 55,743 SF

LOT COVERAGE: 2A = 68% **2B = 67%**

PROJECT AREA TABULATION*

COMMERCIAL: 4,000 SF
LIVE WORK: 19,182 SF
RESIDENTIAL: 184,860 SF

TOTAL : 208,042 SF

UNIT TABULATION*

RESIDENTIAL

UNIT	TYPE	SIZE	NO.	AREA	%
A	STUDIO/ 1BA	565 SF	57	32,205 SF	27.6 %
B	1BD/1BA	680 SF	30	20,400 SF	49.5 %
C	1BD/1BA	625 SF	5	3,125 SF	
D	1BD/1BA	715 SF	67	47,905 SF	
E	2BD/2BA	1,070 SF	22	23,540 SF	22.9 %
F	2BD/2BA	1,075 SF	25	26,875 SF	
				154,050 SF x1.2	
TOTAL RESIDENTIAL			**206**	**184,860 SF**	**100%**

LIVE WORK

UNIT	TYPE	SIZE	NO.	AREA	%
LW	1BD/ 2 DENS/ 1.5BA	1,390 SF	12	16,680 SF x 1.15	100 %
TOTAL LIVE WORK			12	19,182 SF	**100%**

** THE BUILDINGS ON BOTH PARCEL 2A & 2B HAVE IDENTICAL TABULATION #'S*

PARKING REQUIRED*

COMMERCIAL	4,000 SF x 1/500 SF	8 stalls
LIVE WORK	12 x 1 stall per unit	12 stalls
RESIDENTIAL	206 x 1 stall per unit	206 stalls
		226 stalls

PARKING PROVIDED*

	STD.	COMPACT	TANDEM	TOTAL
LEVEL B1	76	8	5	89
LEVEL 1	74*	6	5	85
LEVEL 2	70	8	10	88
TOTAL	**242**			**262**

*INCLUDING 7 REQUIRED HANDICAP SPACES (1 VAN STALL FOR RETAIL/ 1 VAN STALL FOR RESIDENTIAL)

BICYCLE PARKING REQUIRED*

LONG -TERM		
COMMERCIAL	2 if >20,000 SF	2 stalls
LIVE WORK	12 x .5 stall per unit	6 stalls
RESIDENTIAL	206 x .5 stall per unit	103 stalls
		111 stalls
SHORT-TERM		
COMMERCIAL	4,000 SF/ 2,000SF	2 stalls
LIVE WORK	12 x .1 stall per unit	2 stalls
RESIDENTIAL	206 x .1 stall per unit	21 stalls
		25 stalls

BICYCLE PARKING PROVIDED*

LONG -TERM = 121 stalls
SHORT-TERM = 29 stalls

BY PARCEL DATA SHEET

A-00A

JANUARY 04, 2016

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SITE AREA PARCEL 2A + 2B
165,127 SF - 3.8 ACRES

BUILDING FOOTPRINT*: 111,486 SF

LOT COVERAGE*: 67.5%

PROJECT AREA TABULATION*

COMMERCIAL: 8,000 SF
LIVE WORK: 38,364 SF
RESIDENTIAL: 369,720 SF

TOTAL : 416,084 SF

UNIT TABULATION*

RESIDENTIAL

UNIT	TYPE	SIZE	NO.	AREA	%
A	STUDIO/ 1BA	565 SF	114	64,410 SF	27.6 %
B	1BD/1BA	680 SF	60	40,800 SF	49.5 %
C	1BD/1BA	625 SF	10	6,250 SF	
D	1BD/1BA	715 SF	134	95,810 SF	
E	2BD/2BA	1,070 SF	44	47,080 SF	22.9 %
F	2BD/2BA	1,075 SF	50	53,750 SF	
				308,100 SF x1.2	
TOTAL RESIDENTIAL			**412**	**369,720 SF**	**100%**

LIVE WORK

UNIT	TYPE	SIZE	NO.	AREA	%
LW	1BD/ 2 DENS/ 1.5BA	1,390 SF	24	33,360 SF x 1.15	100 %
TOTAL LIVE WORK			24	38,364 SF	**100%**

** COMBINES BUILDING TABULATION #'s FOR BOTH PARCEL 2A + 2B*

PARKING REQUIRED*

COMMERCIAL	8,000 SF x 1/500 SF	16 stalls
LIVE WORK	24 x 1 stall per unit	24 stalls
RESIDENTIAL	412 x 1 stall per unit	412 stalls
		452 stalls

PARKING PROVIDED*

	STD.	COMPACT	TANDEM	TOTAL
LEVEL B1	152	16	10	178
LEVEL 1	148*	12	10	170
LEVEL 2	140	16	20	176
TOTAL	**484**			**524**

*INCLUDING 14 REQUIRED HANDICAP SPACES (2 VAN STALL FOR RETAIL/ 2 VAN STALL FOR RESIDENTIAL)

BICYCLE PARKING REQUIRED*

LONG -TERM		
COMMERCIAL	2 if >20,000 SF	4 stalls
LIVE WORK	24 x .5 stall per unit	12 stalls
RESIDENTIAL	412 x .5 stall per unit	206 stalls
		222 stalls
SHORT-TERM		
COMMERCIAL	8,000 SF/ 2,000SF	4 stalls
LIVE WORK	24 x .1 stall per unit	4 stalls
RESIDENTIAL	412 x .1 stall per unit	42 stalls
		50 stalls

BICYCLE PARKING PROVIDED*

LONG -TERM = 242 stalls
SHORT-TERM = 58 stalls

TOTAL "PHASE 1" (2A+2B)
DATA SHEET

A-00B

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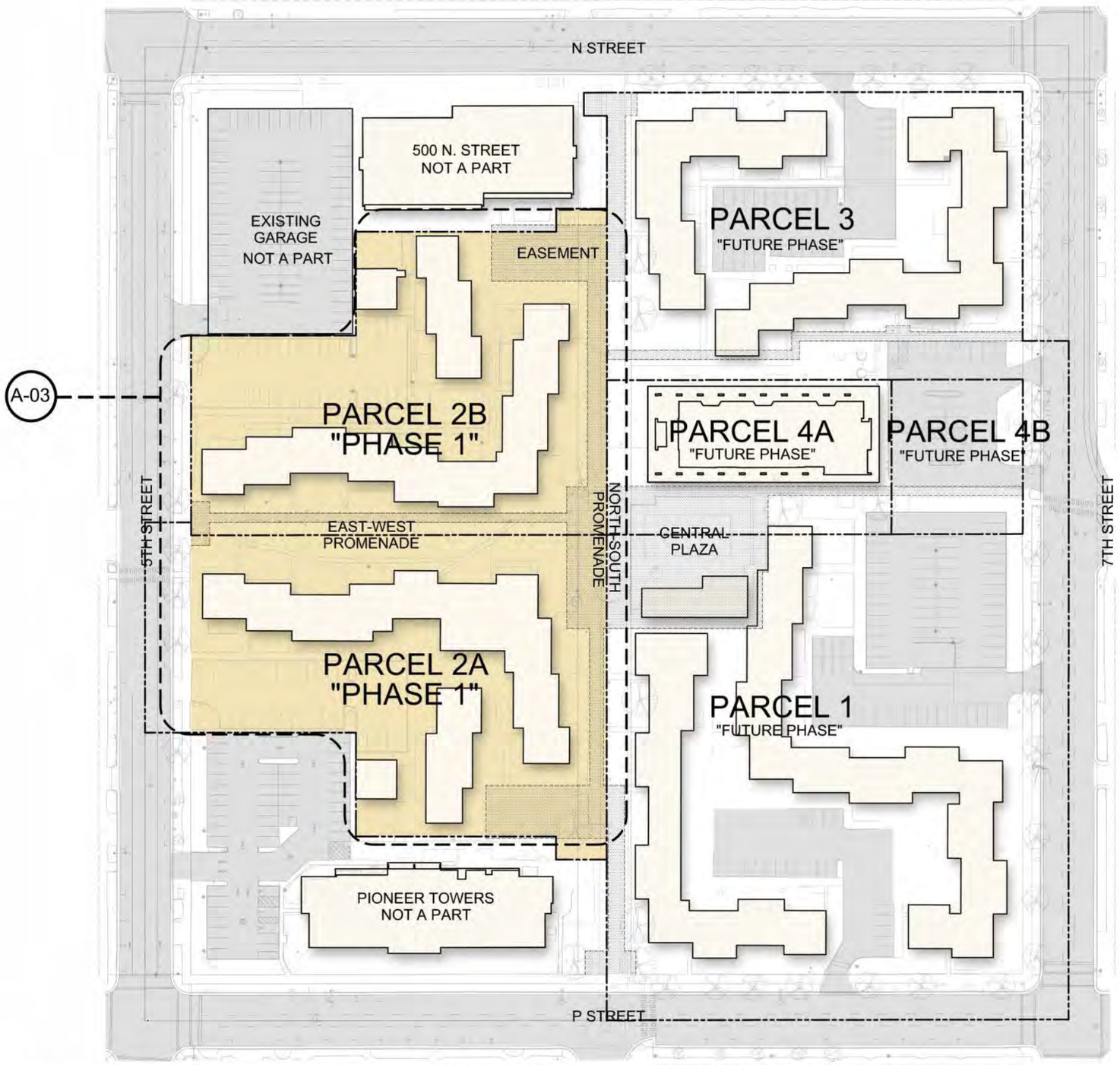

EXISTING OVERALL SITE PLAN

A-01

SCALE: 1" = 50'-0"

0' 25' 50' 100

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N STREET AND 7TH STREET
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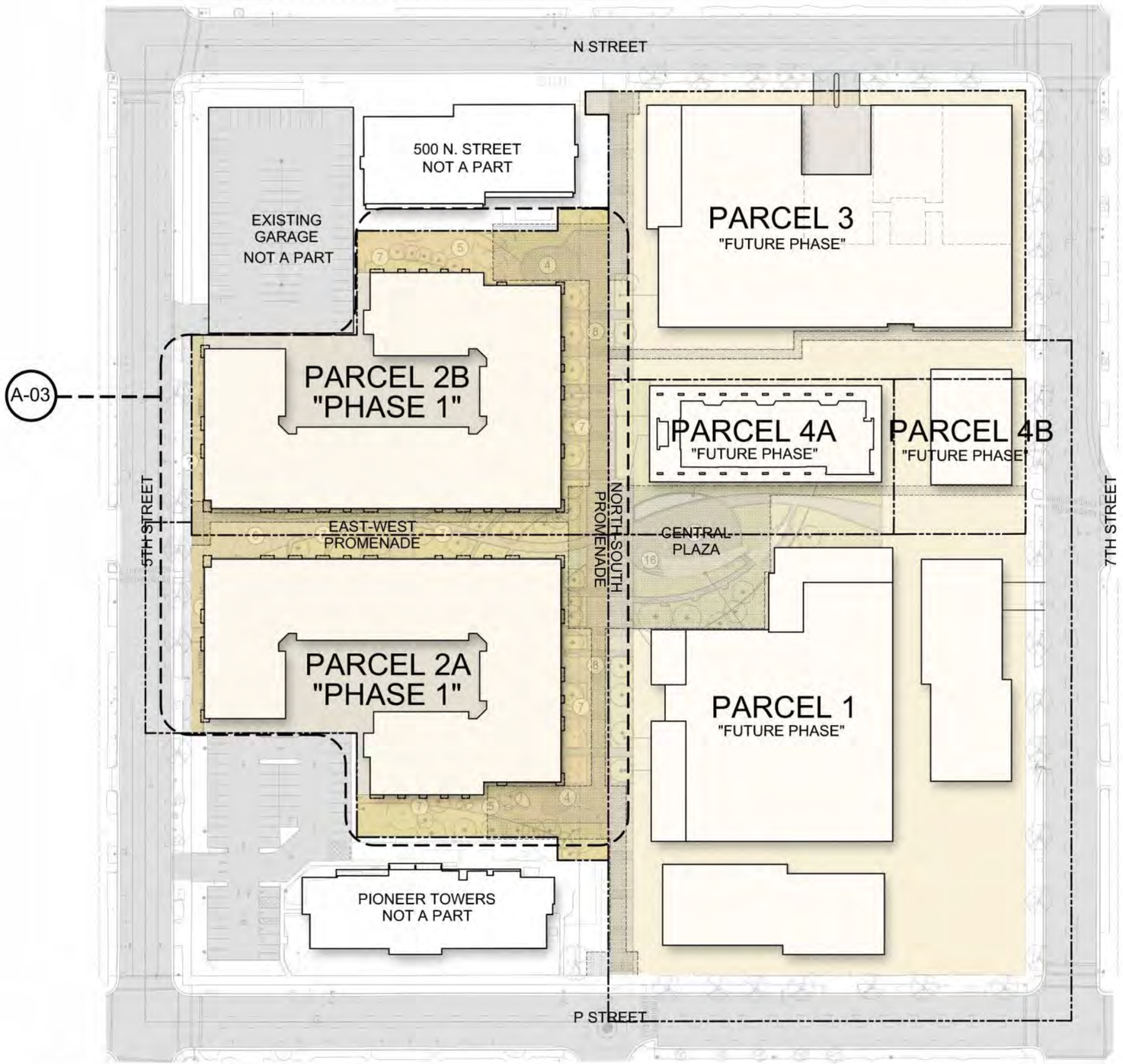

FUTURE OVERALL SITE PLAN

A-02

SCALE: 1" = 50'-0"

0' 25' 50' 100

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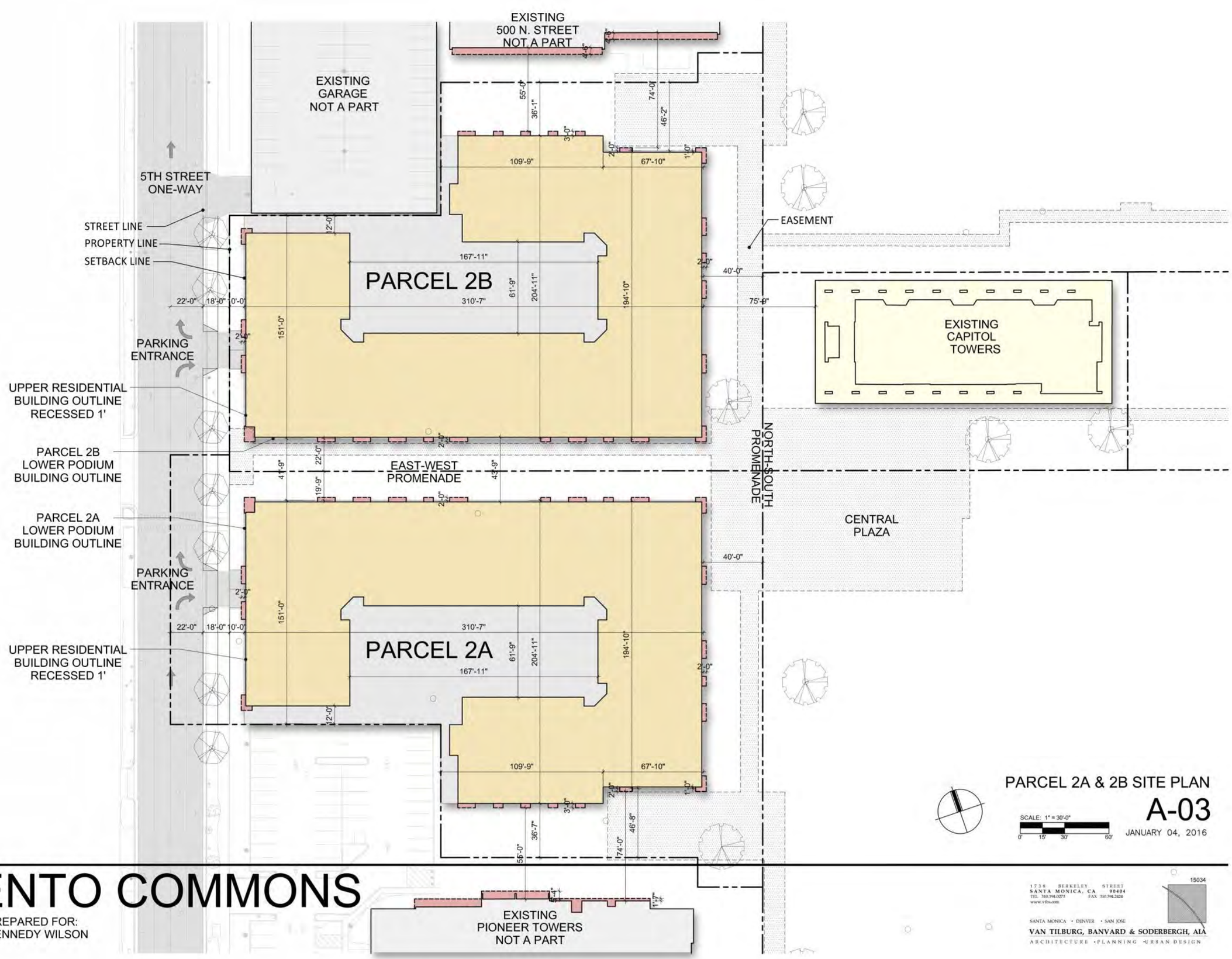

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PARCEL 2A & 2B SITE PLAN

A-03

SCALE: 1" = 30'-0"
0' 15' 30' 60'

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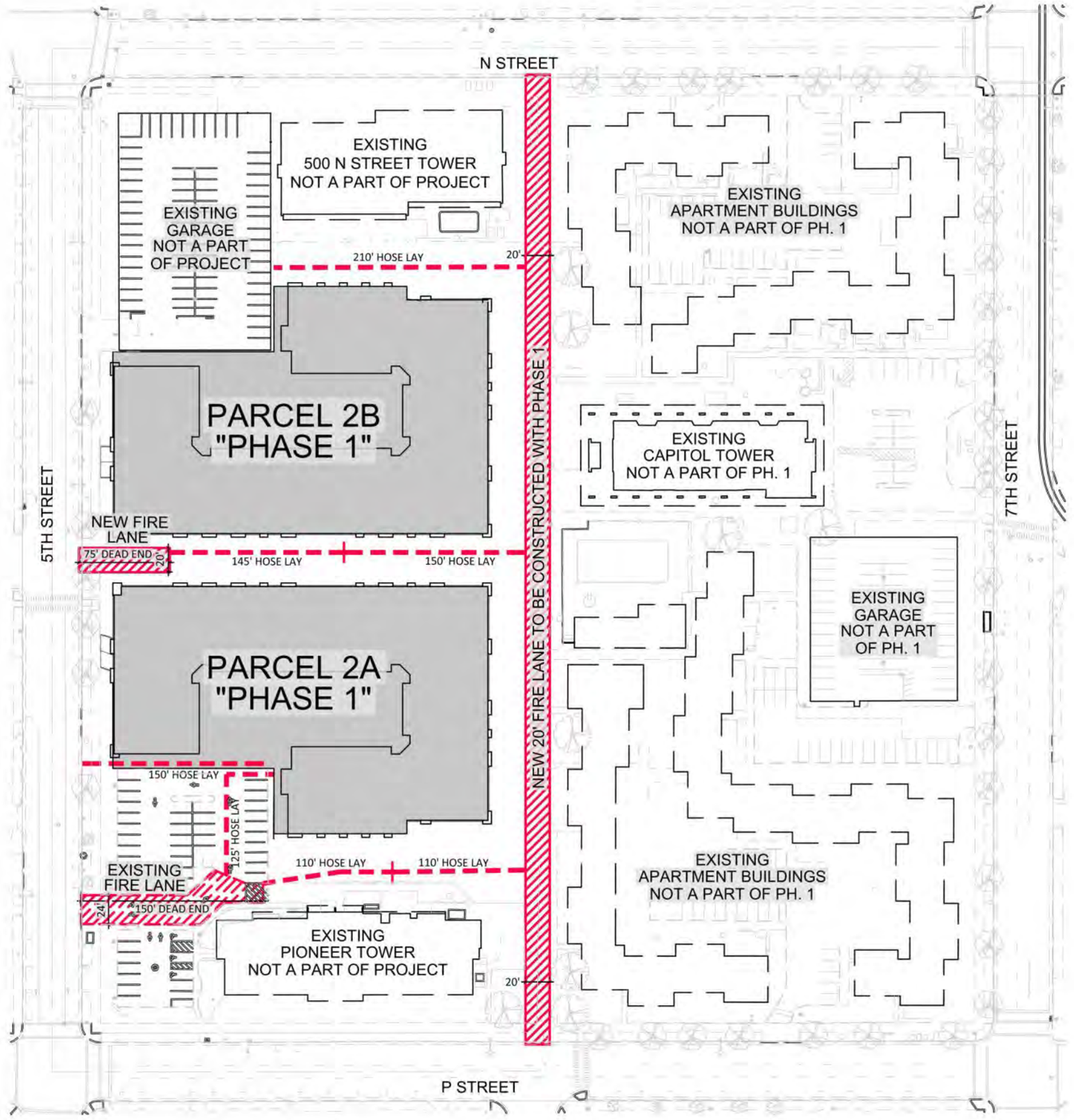

PARCEL 2A & 2B
FIRE-ACCESS DIAGRAM

A-04

SCALE: 1" = 50'-0"
0' 25' 50' 100'

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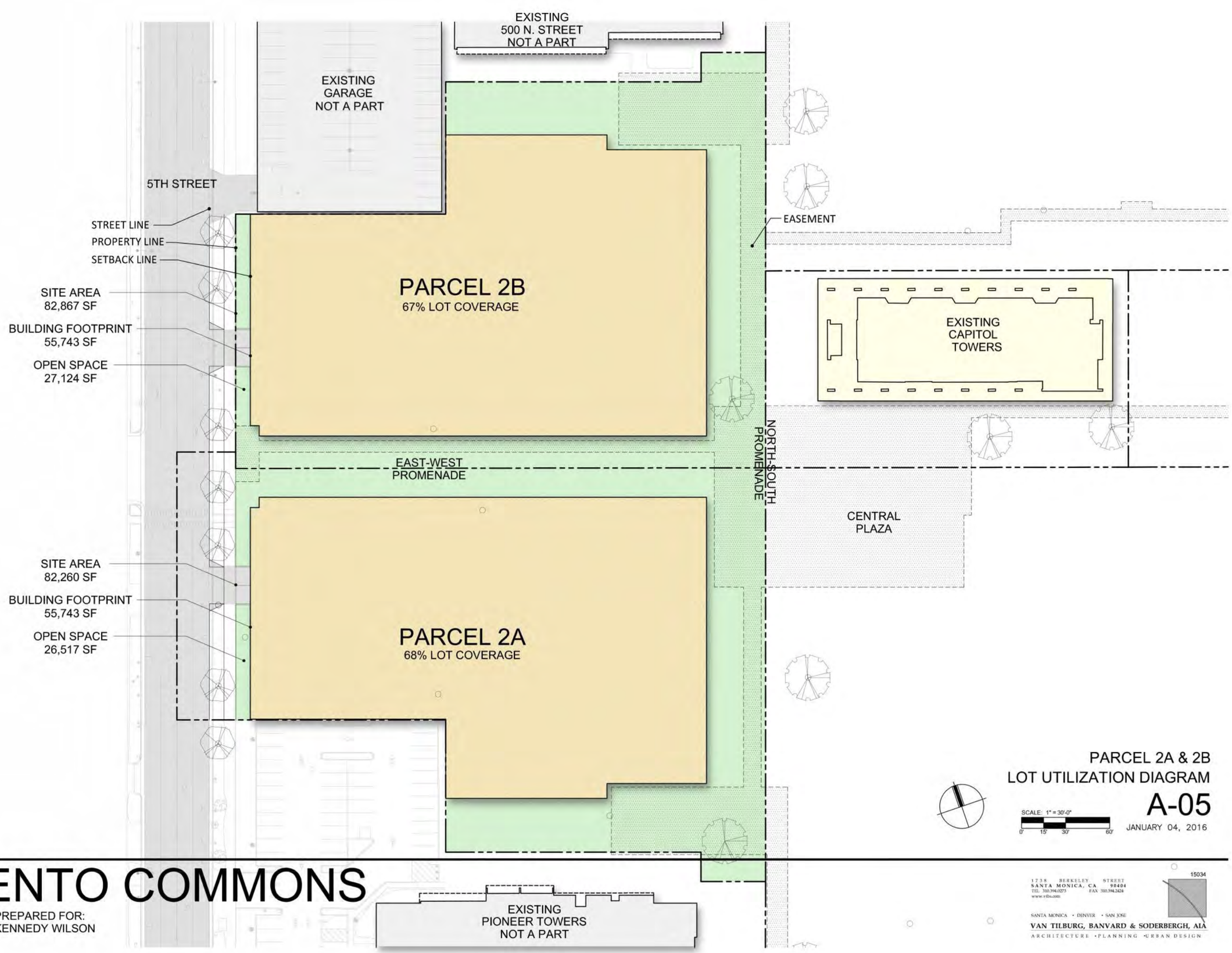

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PARCEL 2A & 2B
LOT UTILIZATION DIAGRAM

A-05

SCALE: 1" = 30'-0"
0' 15' 30' 60'

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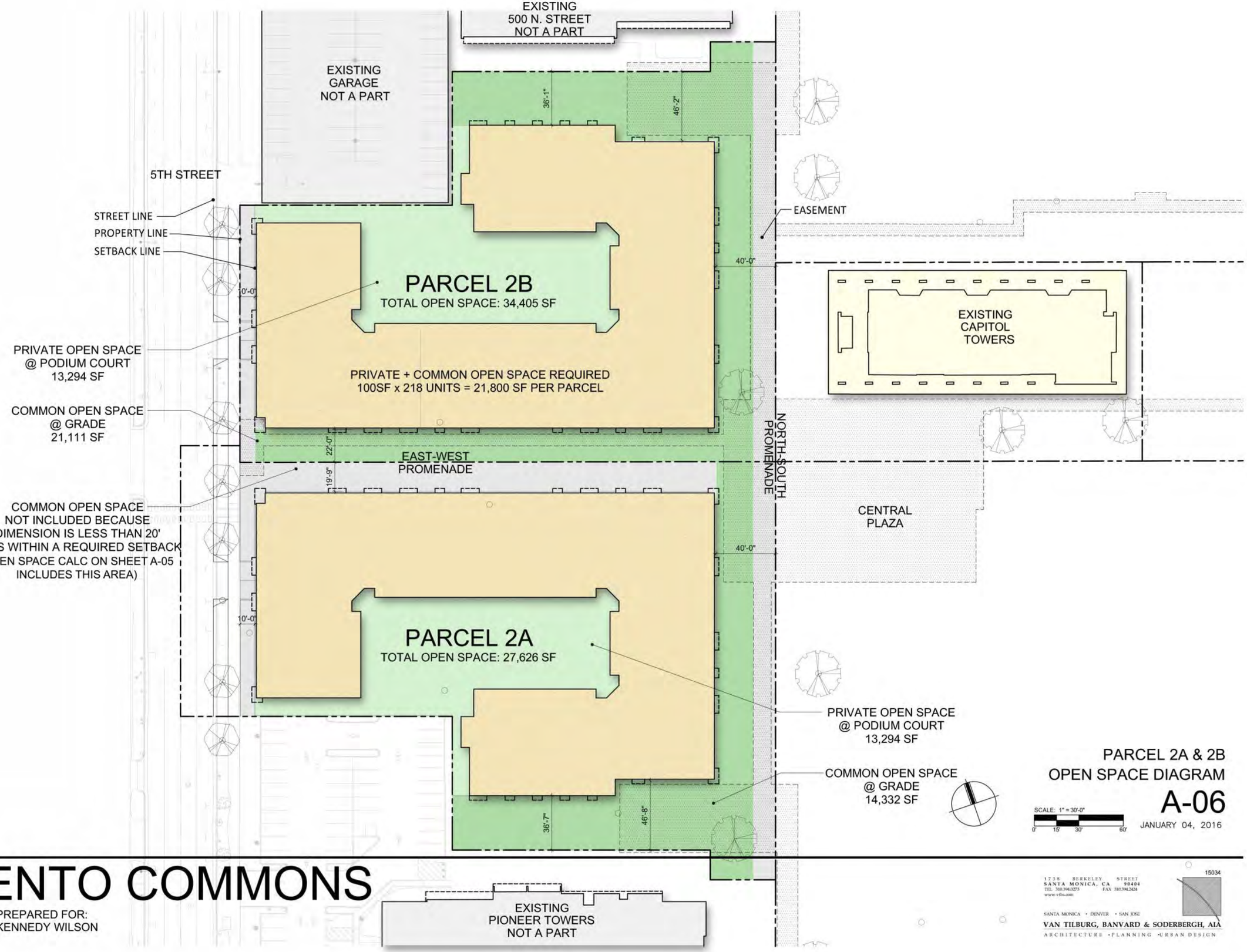

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PARCEL 2A & 2B
OPEN SPACE DIAGRAM

A-06

SCALE: 1" = 30'-0"
0' 15' 30' 60'

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PARCEL 2B BUILDING DEMO
42 UNITS + CLUB HOUSE 22,767 SF FOOTPRINT
PARCEL 2B PARKING DEMO
37 PARKING SPACES
PARCEL 2B TREE DEMO
TAG # 73 Fraxinus velutina/ Modesto ash H: 50' Trunk Dia.: 36.1" Canopy Radi: 30' Fair Health/ Heritage Tree

PARCEL 2A BUILDING DEMO
42 UNITS + CLUB HOUSE 23,514 SF FOOTPRINT
PARCEL 2A PARKING DEMO
35 PARKING SPACES
PARCEL 2A TREE DEMO
TAG # 21 Liriodendron tulipifera/ Tulip tree H: 50' Trunk Dia.: 21.3" Canopy Radi.: 22' Fair Health/ Street Tree
TAG # 71 Casuarina spp./Beefwood H: 60' Trunk Dia.: 36.4" Canopy Radi.: 30' Fair Health/ Non-Heritage Tree
TAG # 72 Cedrus atlantica/ Blue atlas cedar H: 50' Trunk Dia.: 33.6" Canopy Radi.: 30' Good Health/ Heritage Tree

EXISTING
500 N. STREET
NOT A PART

EXISTING
GARAGE
NOT A PART

CLUB HOUSE
1,311 SF FOOTPRINT
BUILDING TO BE
DEMOLISHED

8 UNIT
4,680 SF FOOTPRINT
BUILDING TO BE
DEMOLISHED

STREET LINE
PROPERTY LINE
SETBACK LINE

37 PARKING SPACES
TO BE DEMOLISHED

PARCEL 2B
"PHASE 1"

5TH STREET

34 UNIT/ 16,776 SF FOOTPRINT
BUILDING TO BE DEMOLISHED

PARCEL 2B
PROPOSED
BUILDING OUTLINE

DEMO TREE
#73

EAST-WEST
PROMENADE

PARCEL 2A
PROPOSED
BUILDING OUTLINE

34 UNIT/ 17,919 SF FOOTPRINT
BUILDING TO BE DEMOLISHED

DEMO TREE
#21

DEMO TREE
#72

PARCEL 2A
"PHASE 1"

35 PARKING SPACES
TO BE DEMOLISHED

DEMO TREE
#71

8 UNIT
4,389 SF FOOTPRINT
BUILDING TO BE
DEMOLISHED

CLUB HOUSE
1,206 SF FOOTPRINT
BUILDING TO BE
DEMOLISHED

EXISTING
PIONEER TOWERS
NOT A PART

EASEMENT

NORTH-SOUTH
PROMENADE

PARCEL 3
"FUTURE PHASE"
EXISTING BUILDINGS
TO REMAIN
DURING PHASE 1

PARCEL 4A
"FUTURE PHASE"
EXISTING
CAPITOL
TOWERS

PARCEL 4B
"FUTURE PHASE"

CENTRAL
PLAZA

PARCEL 1
"FUTURE PHASE"
EXISTING BUILDINGS
TO REMAIN
DURING PHASE 1

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PARCEL 2A & 2B "PHASE 1" DEMO SITE PLAN

A-07

SCALE: 1" = 30'-0"
0' 15' 30' 60'

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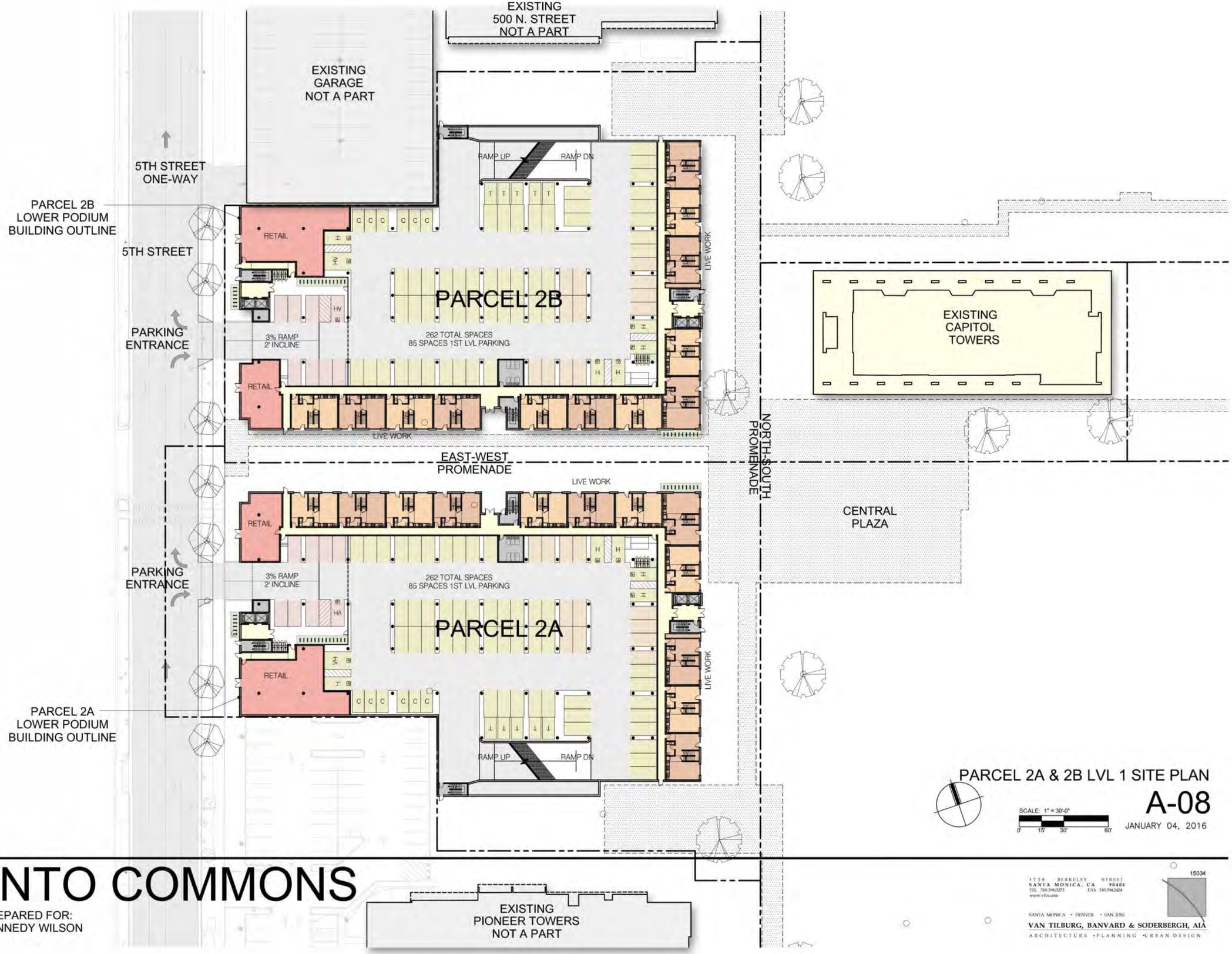

PARCEL 2A & 2B LVL 1 SITE PLAN

A-08

SCALE: 1" = 30'-0"

0' 15' 30' 60'

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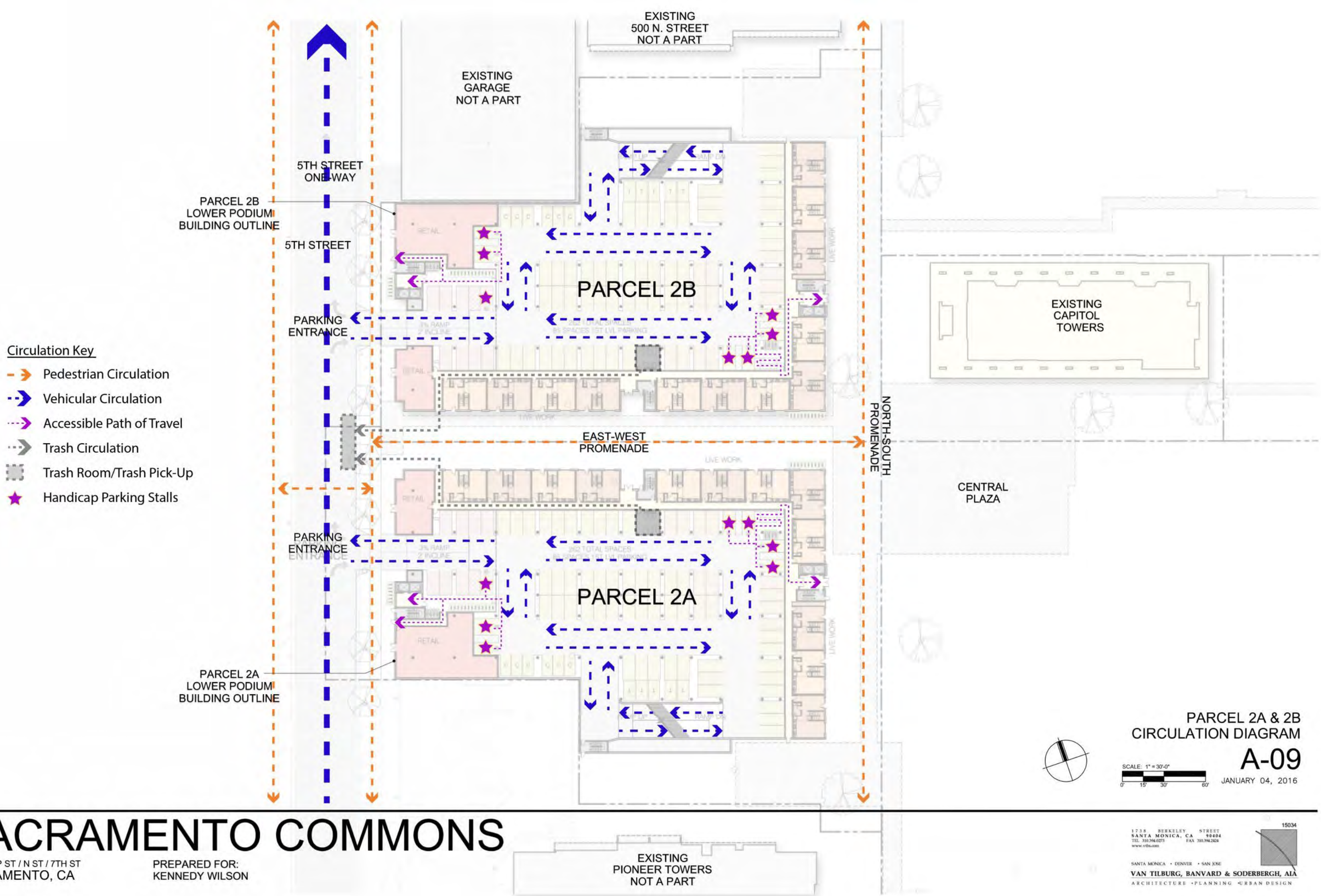

PARCEL 2A & 2B
CIRCULATION DIAGRAM

A-09

SCALE: 1" = 30'-0"

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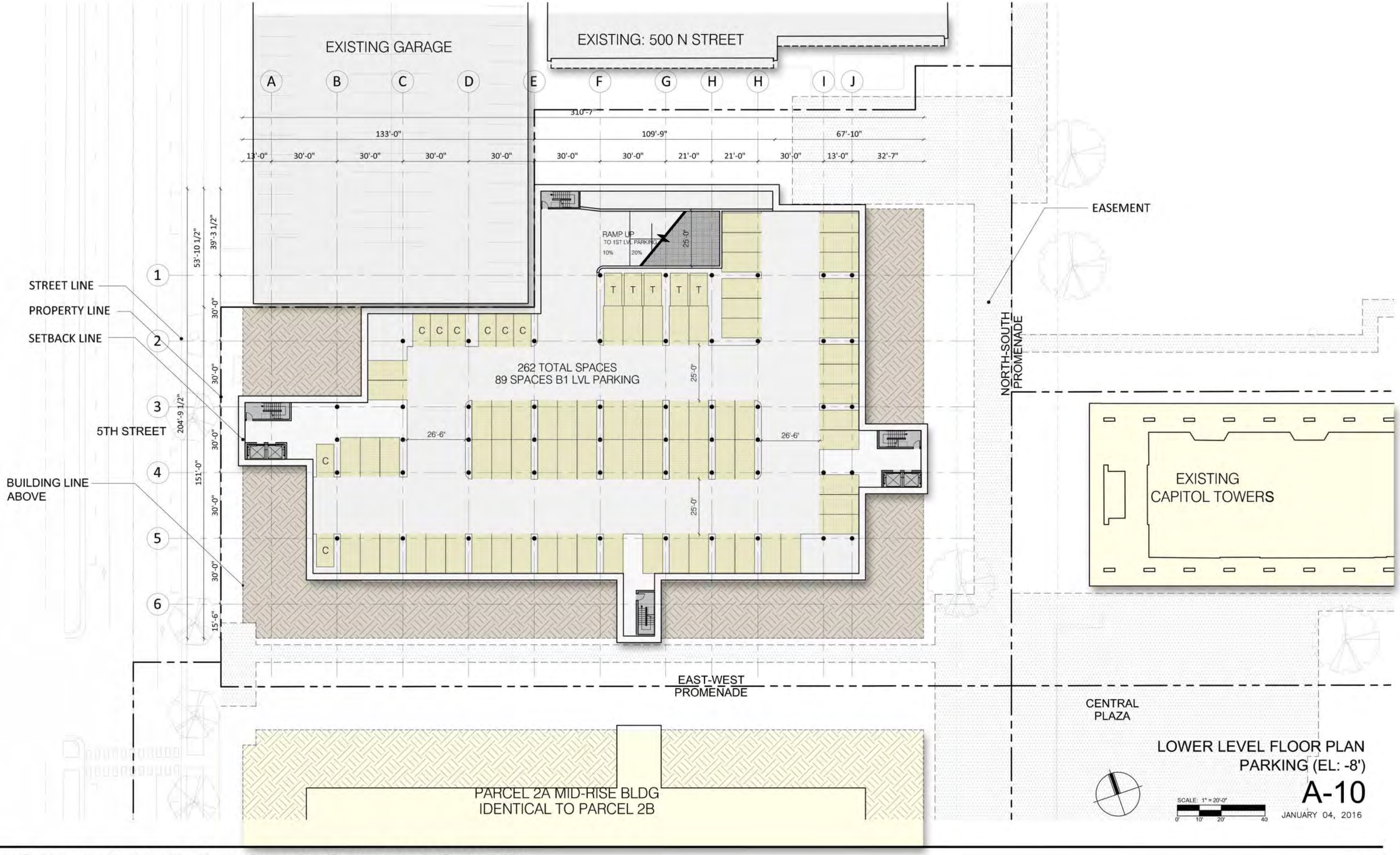

LOWER LEVEL FLOOR PLAN
PARKING (EL: -8')

A-10

SCALE: 1" = 20'-0"

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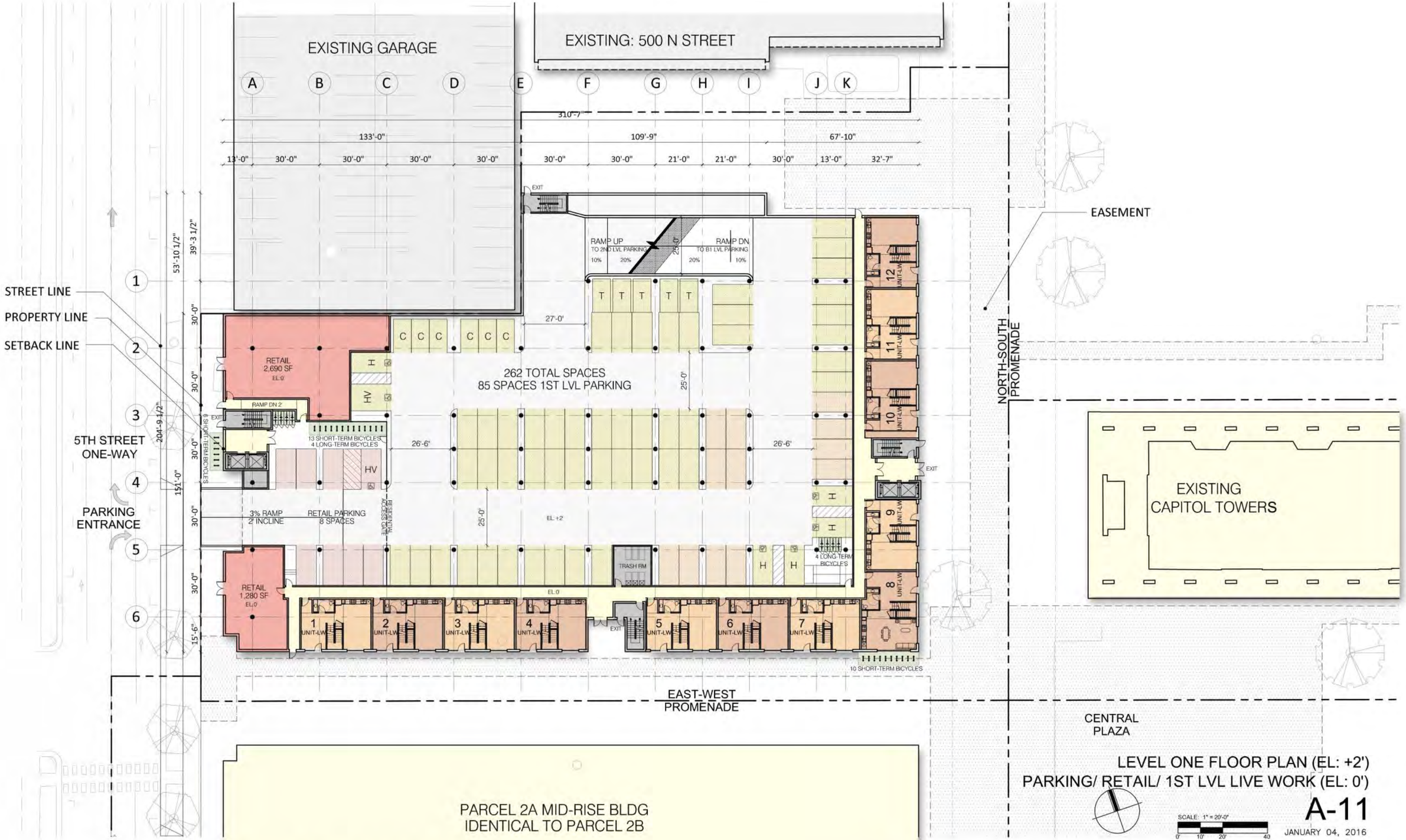

LEVEL ONE FLOOR PLAN (EL: +2')
PARKING/ RETAIL/ 1ST LVL LIVE WORK (EL: 0')

A-11

SCALE: 1" = 20'-0"

JANUARY 04, 2016

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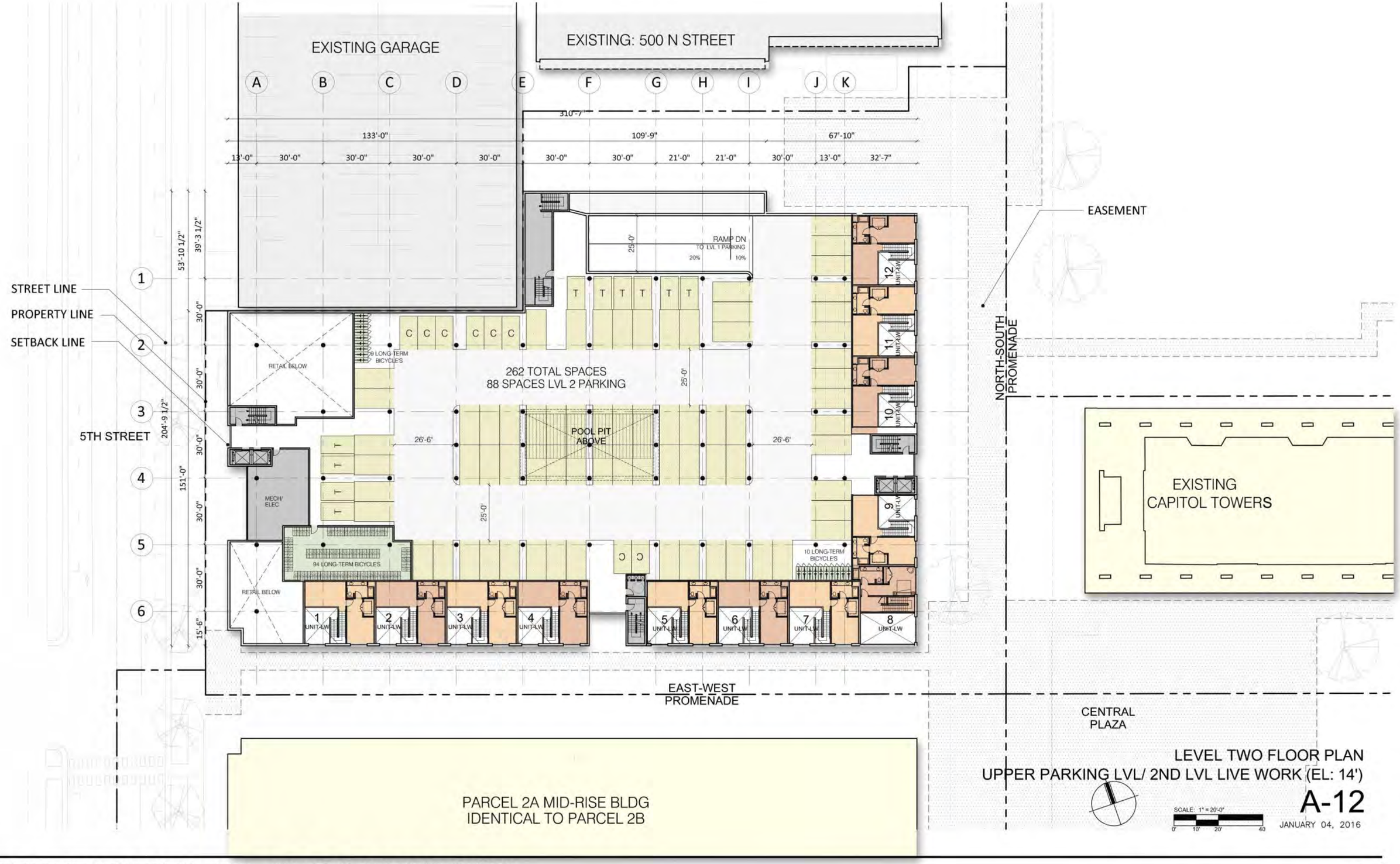

LEVEL TWO FLOOR PLAN
UPPER PARKING LVL/ 2ND LVL LIVE WORK (EL: 14')

SCALE: 1" = 20'-0"
0' 10' 20' 40

A-12

JANUARY 04, 2016

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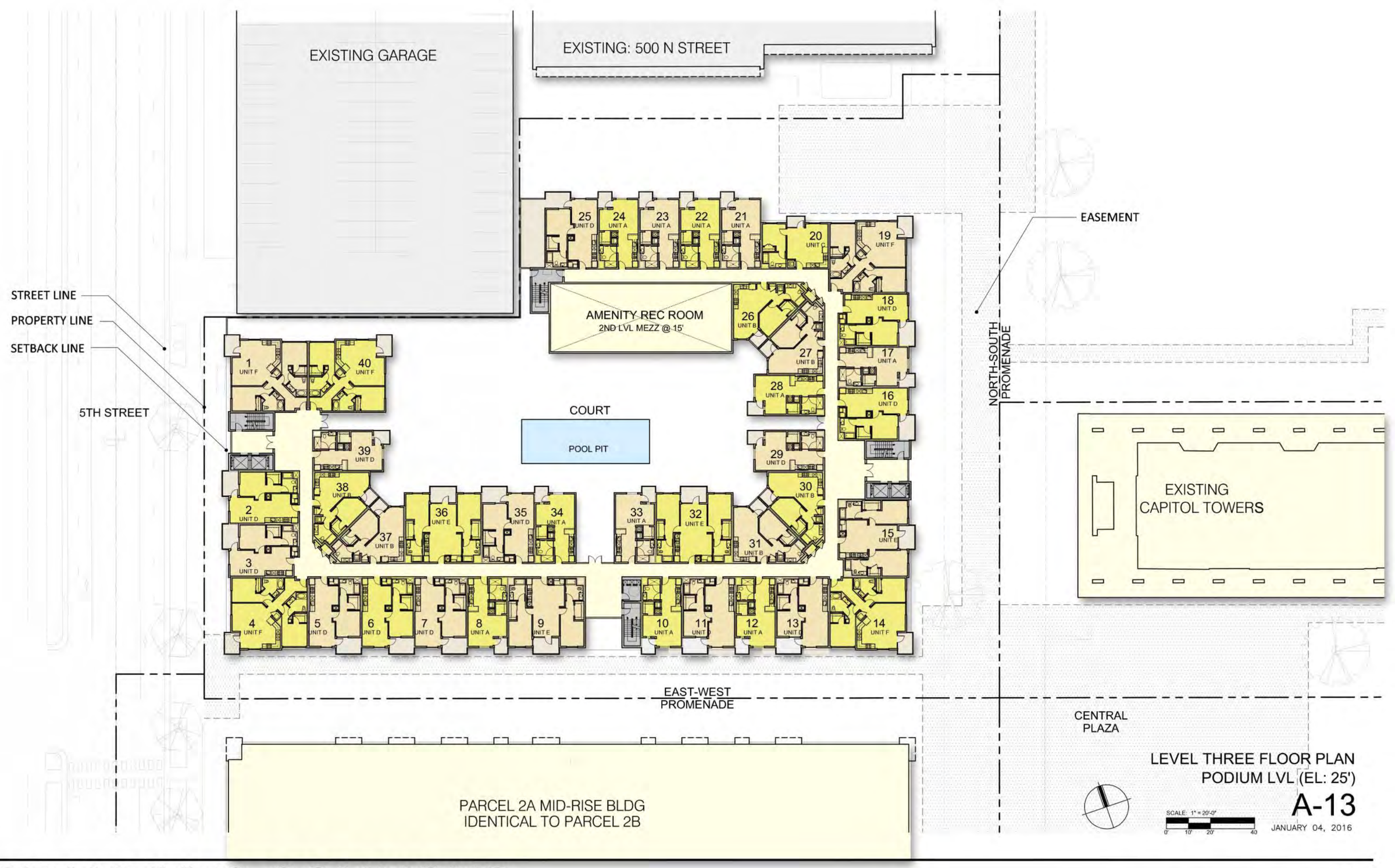

LEVEL THREE FLOOR PLAN
PODIUM LVL (EL: 25')

A-13

SCALE: 1" = 20'-0"
0' 10' 20' 40

JANUARY 04, 2016

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TYP LEVEL FLOOR PLAN
LVLS 4&5 (EL: 35'/45')

A-14

SCALE: 1" = 20'-0"

JANUARY 04, 2016

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TYP LEVEL FLOOR PLAN
LVLS 6&7 (EL: 55'/65')

A-15

SCALE: 1" = 20'-0"
0' 10' 20' 40

JANUARY 04, 2016

SACRAMENTO COMMONS

5TH ST / P ST / N ST / 7TH ST
SACRAMENTO, CA

PREPARED FOR:
KENNEDY WILSON

15034

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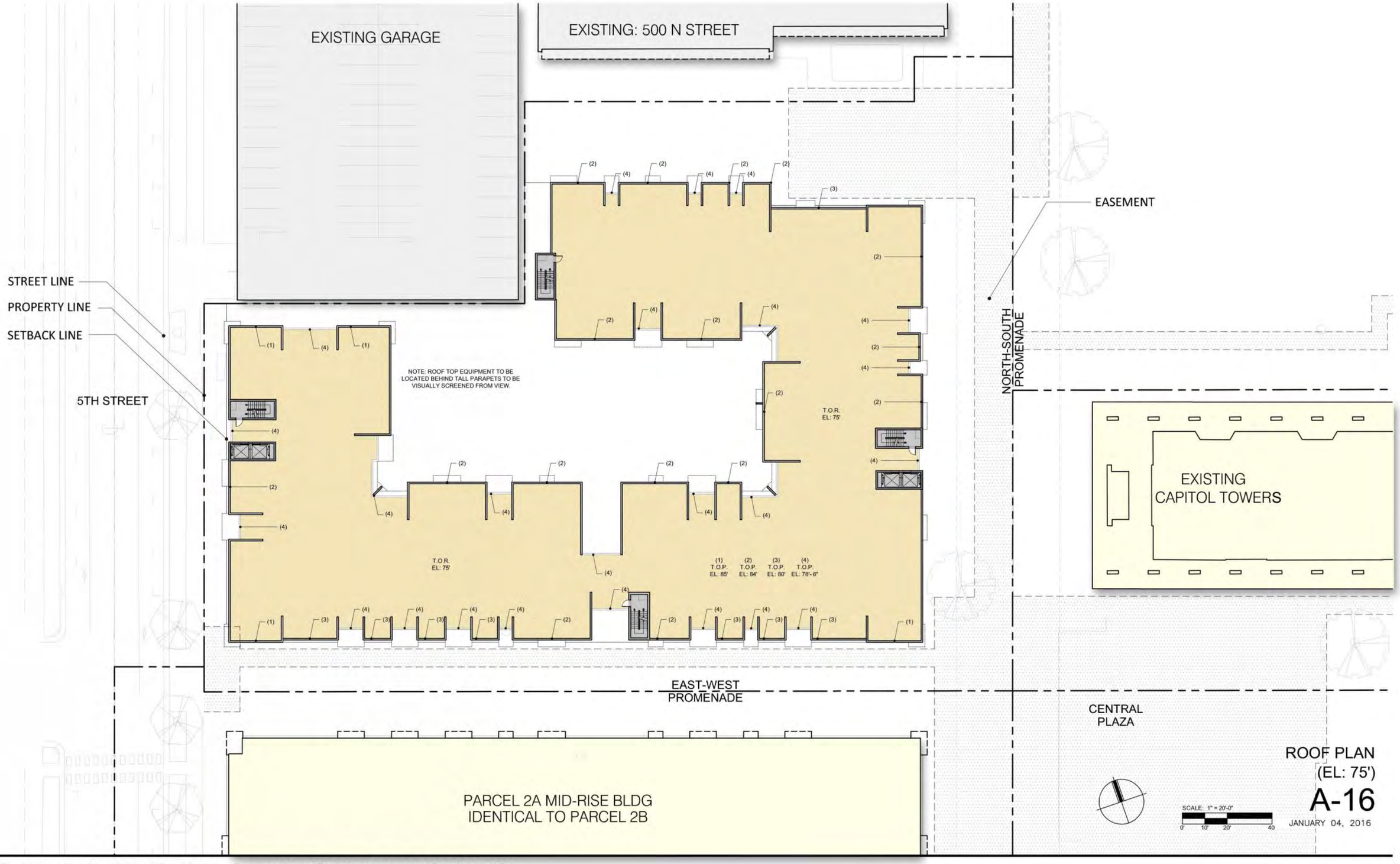

ROOF PLAN
(EL: 75')

A-16

SCALE: 1" = 20'-0"
0' 10' 20' 40

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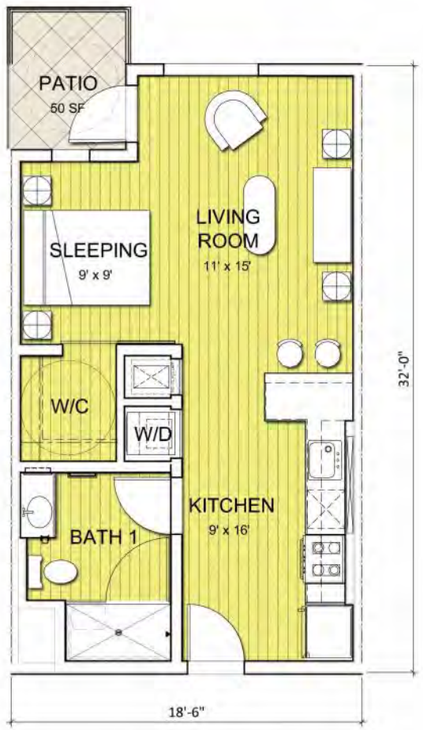

UNIT A

565 SF : STUDIO/ 1BA

50 SF PATIO

UNIT B

680 SF : 1BD/ 1BA

40 SF PATIO

UNIT A & B FLOOR PLANS

SCALE: 1/4" = 1'-0"

A-17

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UNIT C

625 SF : 1 BD/ 1 BATH

40 SF PATIO

UNIT D

715 SF : 1 BD/ 1 BATH

90 SF PATIO

UNIT C & D FLOOR PLANS

SCALE: 1/4" = 1'-0"

0' 2' 4' 8'

A-18

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UNIT E

1,070 SF : 2BD/ 2BA

90 SF PATIO

UNIT F

1,075 SF : 2BD/ 2BA

70 SF PATIO

UNIT E & F FLOOR PLANS

SCALE: 1/4" = 1'-0"

0' 2' 4' 8'

A-19

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LIVE/ WORK UNIT LVL1

1BD/ 2 DEN/ 1.5 BA

TOTAL AREA: 1,390 SF

LIVE/ WORK UNIT LVL2

LVL 1: 765 SF / LVL 2: 625 SF

UNIT A LIVE/ WORK UNIT FLOOR PLANS

SCALE: 1/4" = 1'-0"

0' 2' 4' 8'

A-20

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BR-01 LIGHT BRICK VENEER

GL-01 ALUMINUM WINDOW
GL-02 ALUMINUM STOREFRONT SYSTEM
GL-03 ALUMINUM CURTAIN WALL SYSTEM
GL-04 SPANDREL
GL-05 GLASS RAILING

MT-01 ALUMINUM PANEL
MT-02 ALUMINUM PANEL
MT-03 ALUMINUM PANEL
MT-04 ALUMINUM PANEL
MT-05 ALUMINUM LOUVER SCREEN
MT-06 PERFORATED ALUMINUM SCREEN

PL-01 EIFS: REFLECTIVE FINISH

SP-01 FIBER CEMENT SIDING
SP-02 RAIN-SCREEN ARCHITECTURAL PANELS
SP-03 RAIN-SCREEN ARCHITECTURAL PANELS
SP-04 WOOD GRAIN TEXTURED SLATS

NOTE : THE LANDSCAPE IS CONCEPTUAL

ELEVATION 01
SOUTH EAST

ELEVATION 02
NORTH EAST

01

02

BUILDING ELEVATION 1&2

SCALE: 1" = 20'-0"
0' 10' 20' 40'

A-21

JANUARY 04, 2016

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SACRAMENTO, CA

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BR-01 LIGHT BRICK VENEER

GL-01 ALUMINUM WINDOW
GL-02 ALUMINUM STOREFRONT SYSTEM
GL-03 ALUMINUM CURTAIN WALL SYSTEM
GL-04 SPANDREL
GL-05 GLASS RAILING

MT-01 ALUMINUM PANEL
MT-02 ALUMINUM PANEL
MT-03 ALUMINUM PANEL
MT-04 ALUMINUM PANEL
MT-05 ALUMINUM LOUVER SCREEN
MT-06 PERFORATED ALUMINUM SCREEN

PL-01 EIFS

SP-01 FIBER CEMENT SIDING
SP-02 RAIN-SCREEN ARCHITECTURAL PANELS
SP-03 RAIN-SCREEN ARCHITECTURAL PANELS
SP-04 WOOD GRAIN TEXTURED SLATS

NOTE : THE LANDSCAPE IS CONCEPTUAL

ELEVATION 03
NORTH WEST

ELEVATION 04
SOUTH WEST

BUILDING ELEVATIONS 3&4

A-22

SCALE: 1" = 20'-0"
0' 10' 20' 40'

JANUARY 04, 2016

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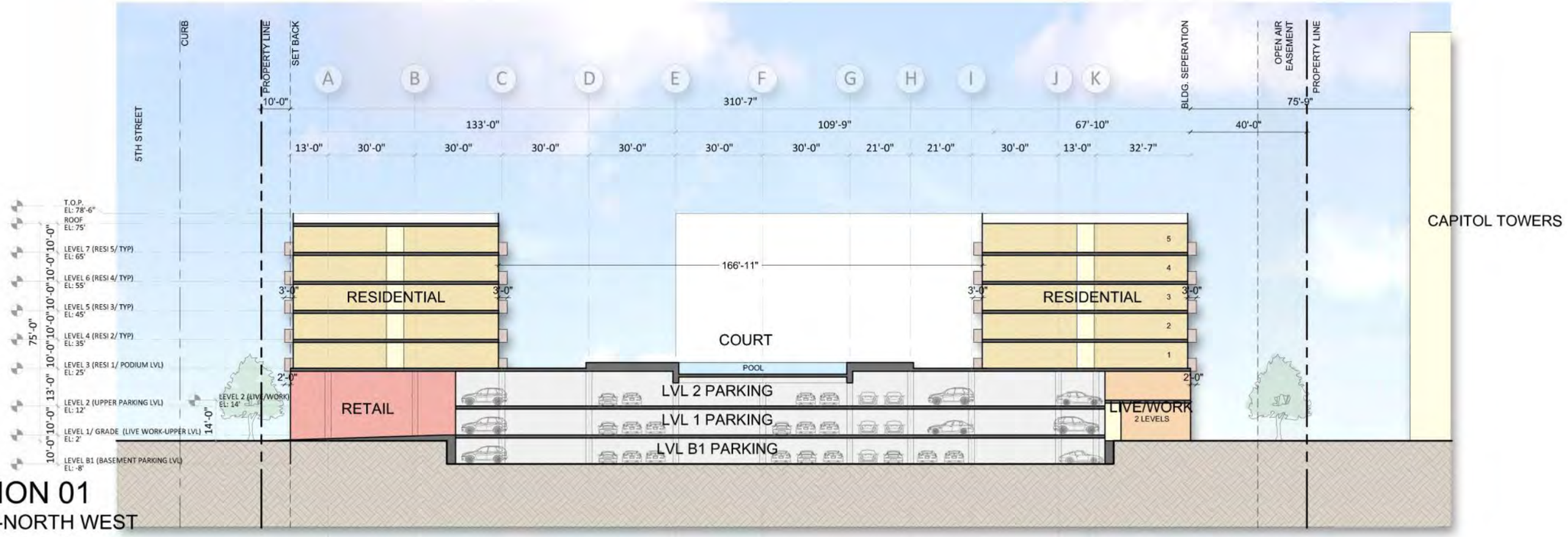
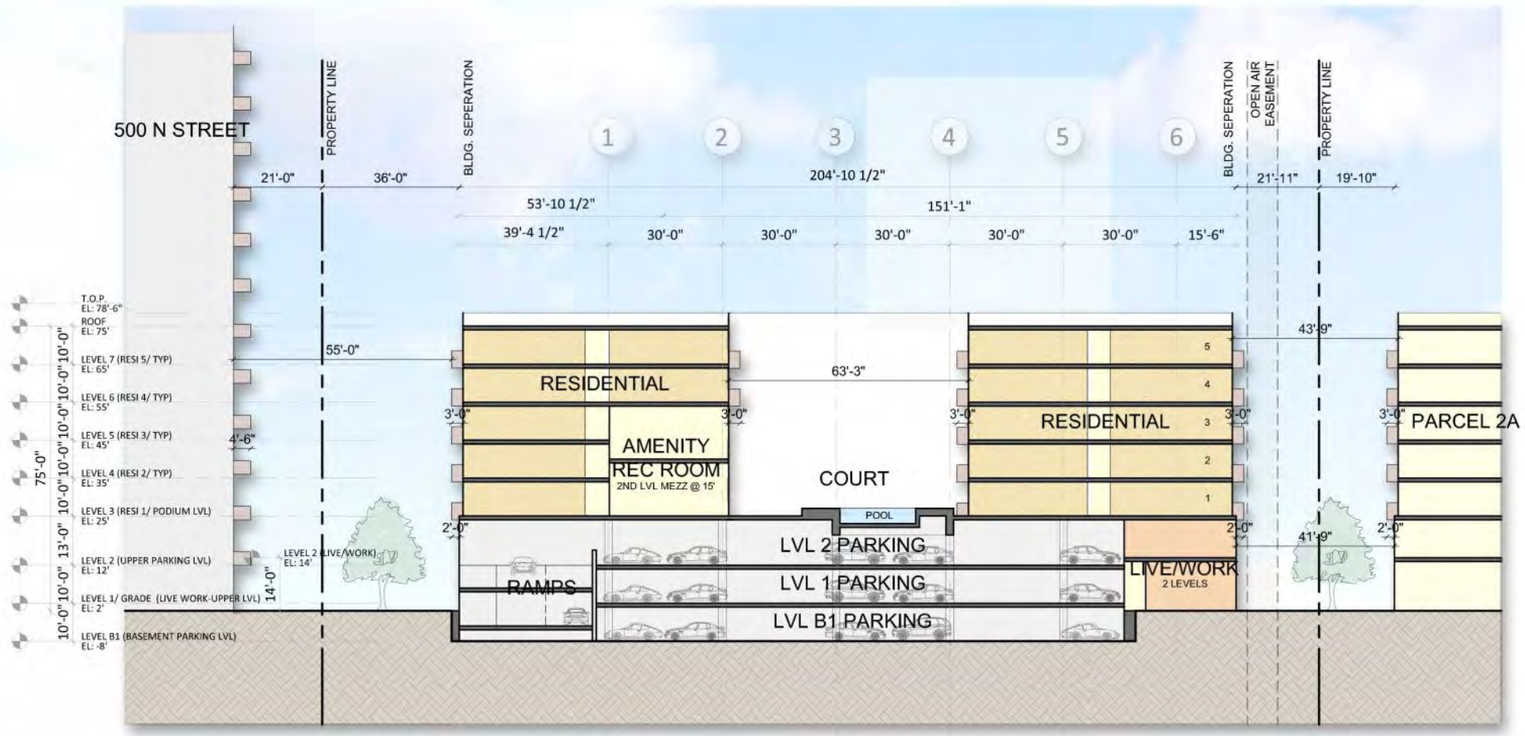
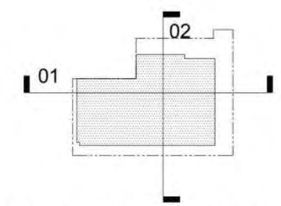


SECTION 01
SOUTH EAST-NORTH WEST



SECTION 02
NORTH EAST-SOUTH WEST



BUILDING SECTIONS 1&2

SCALE: 1" = 20'-0"
0' 10' 20' 40'

A-23

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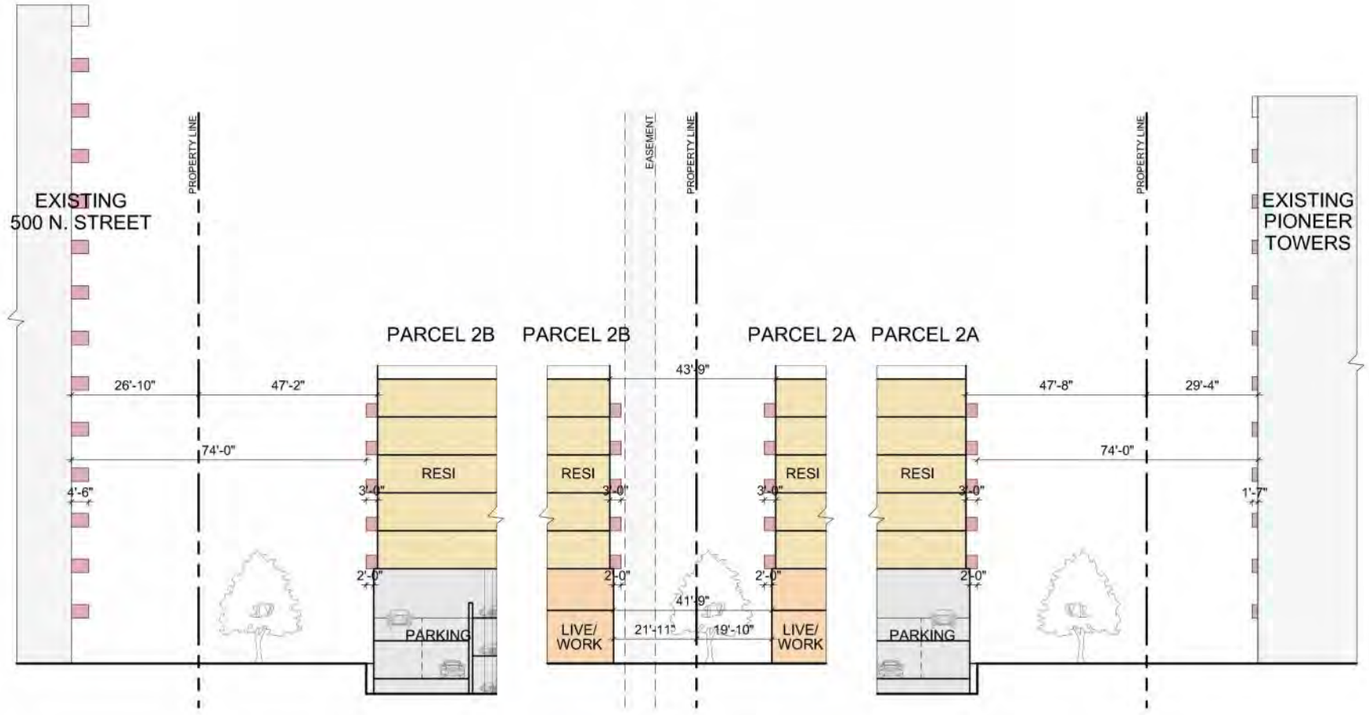
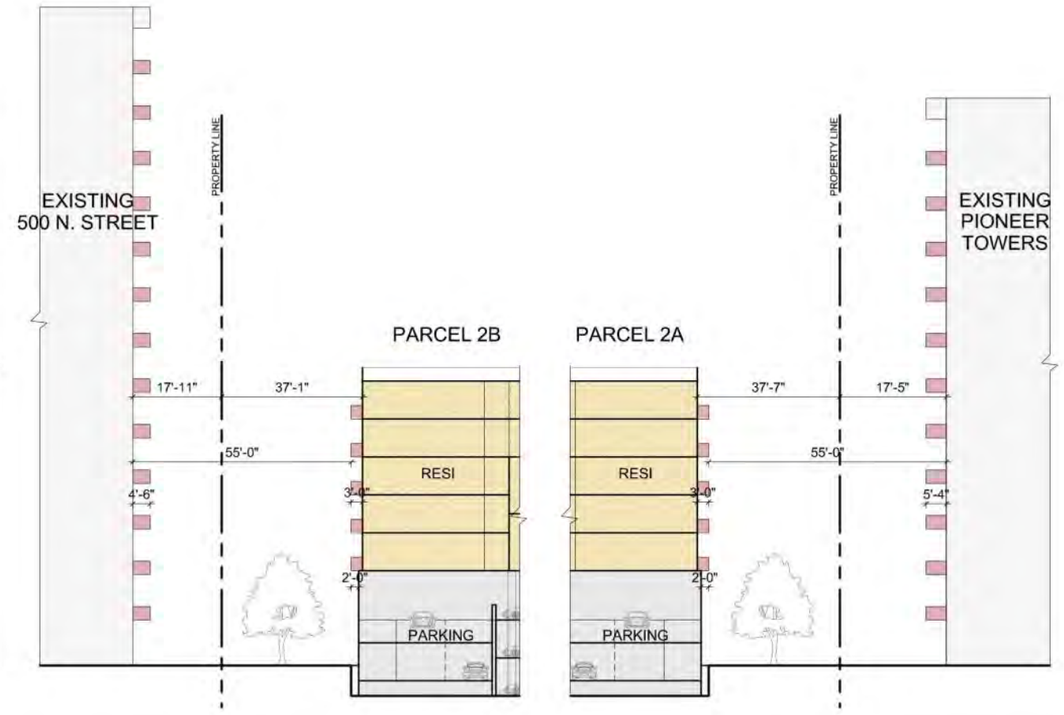
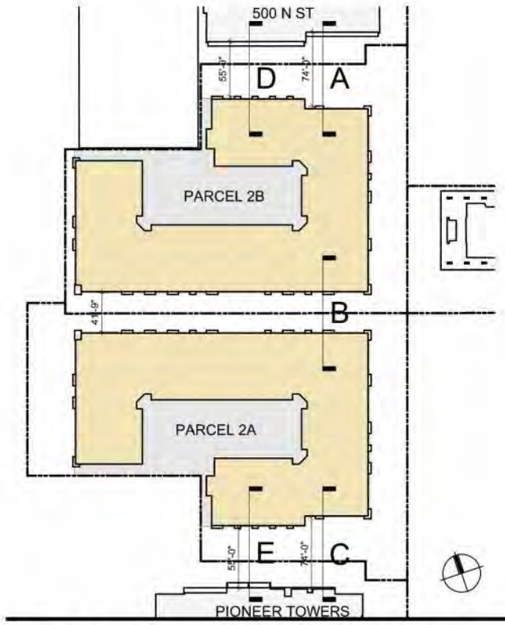


SECTION A SECTION B SECTION C



SECTION D SECTION E



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SACRAMENTO, CA

PREPARED FOR:
KENNEDY WILSON

SECTION OF BALCONY SEPARATION
2A & 2B BLDG BALCONY TO ADJACENT BLDG FACE

SCALE: 1" = 20'-0"
0' 10' 20' 40

A-24

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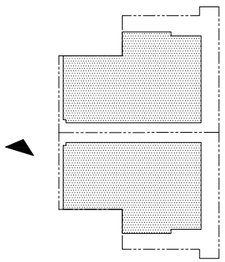

RENDERING 01
FROM 5TH ST

A-25

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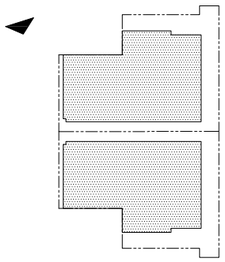

RENDERING 02
FROM 5TH ST

A-26

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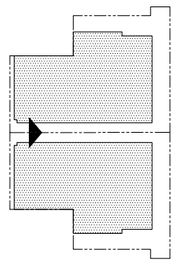
NOTE : THE LANDSCAPE IS CONCEPTUAL



RENDERING 03

BETWEEN PARCEL 2A& 2B

A-27

JANUARY 04, 2016

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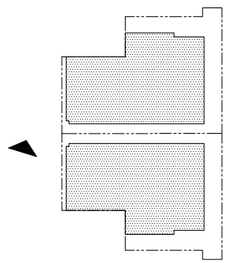
NOTE : THE LANDSCAPE IS CONCEPTUAL



NIGHT RENDERING 04
FROM 5TH ST

A-28

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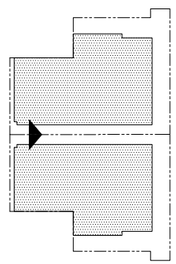
NOTE : THE LANDSCAPE IS CONCEPTUAL



NIGHT RENDERING 05
BETWEEN PARCEL 2A& 2B

A-29

JANUARY 04, 2016

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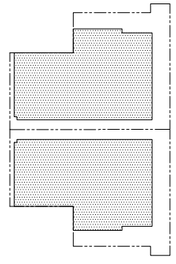
NOTE : THE LANDSCAPE IS CONCEPTUAL



NIGHT RENDERING 06
NORTH-SOUTH PROMENADE

A-30

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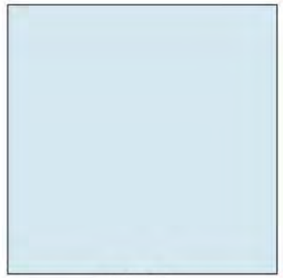
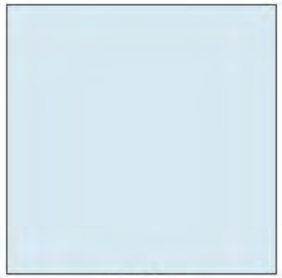
BR-01
LIGHT BRICK VENEER
PARCEL 2B

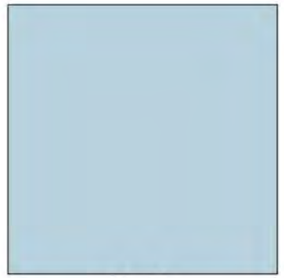
BR-02
DARK BRICK VENEER
PARCEL 2A



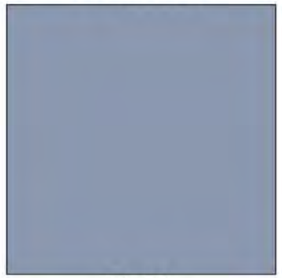
GL-01
ALUMINUM WINDOW



GL-02
ALUMINUM STOREFRONT
SYSTEM

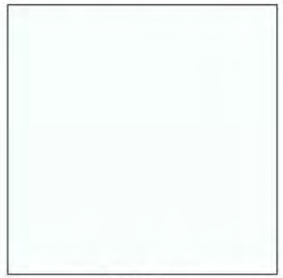


GL-03
ALUMINUM CURTAIN WALL
SYSTEM

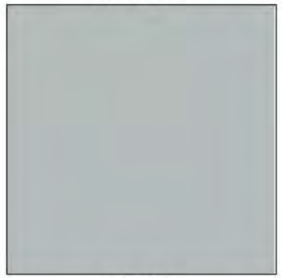


GL-04
SPANDREL

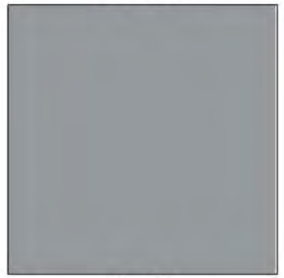
GL-05
GLASS RAILING



MT-01
ALUMINUM PANEL



MT-02
ALUMINUM PANEL



MT-03
ALUMINUM PANEL

MT-04
ALUMINUM PANEL

MT-05
ALUMINUM LOUVER SCREEN

MT-06
PERFORATED ALUMINUM
SCREEN

PL-01
EIFS

SP-01
FIBER CEMENT SIDING

SP-02
RAIN-SCREEN
ARCHITECTURAL PANELS

SP-03
RAIN-SCREEN
ARCHITECTURAL PANELS

SP-04
WOOD GRAIN
TEXTURED SLATS

BR-BRICK

GL-GLASS SYSTEM

MT-METAL

PL-01 PLASTER

SP-01 SPECIALTY/ MISC

EXAMPLES OF FIBER CEMENT SIDING
@ BLDG CORNER

MATERIAL
REFERENCE

A-31

JANUARY 04, 2016

SACRAMENTO COMMONS

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01

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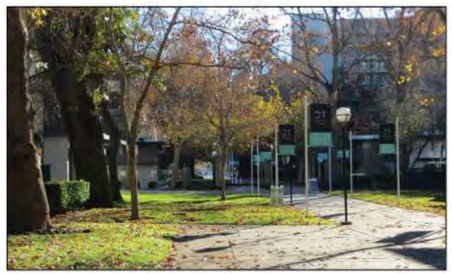
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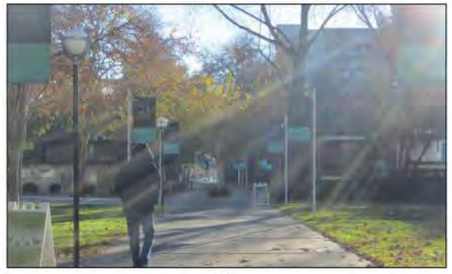
17

18

19

NORTH

KEY PLAN

EXISTING
SITE PHOTOS

A-32

JANUARY 04, 2016

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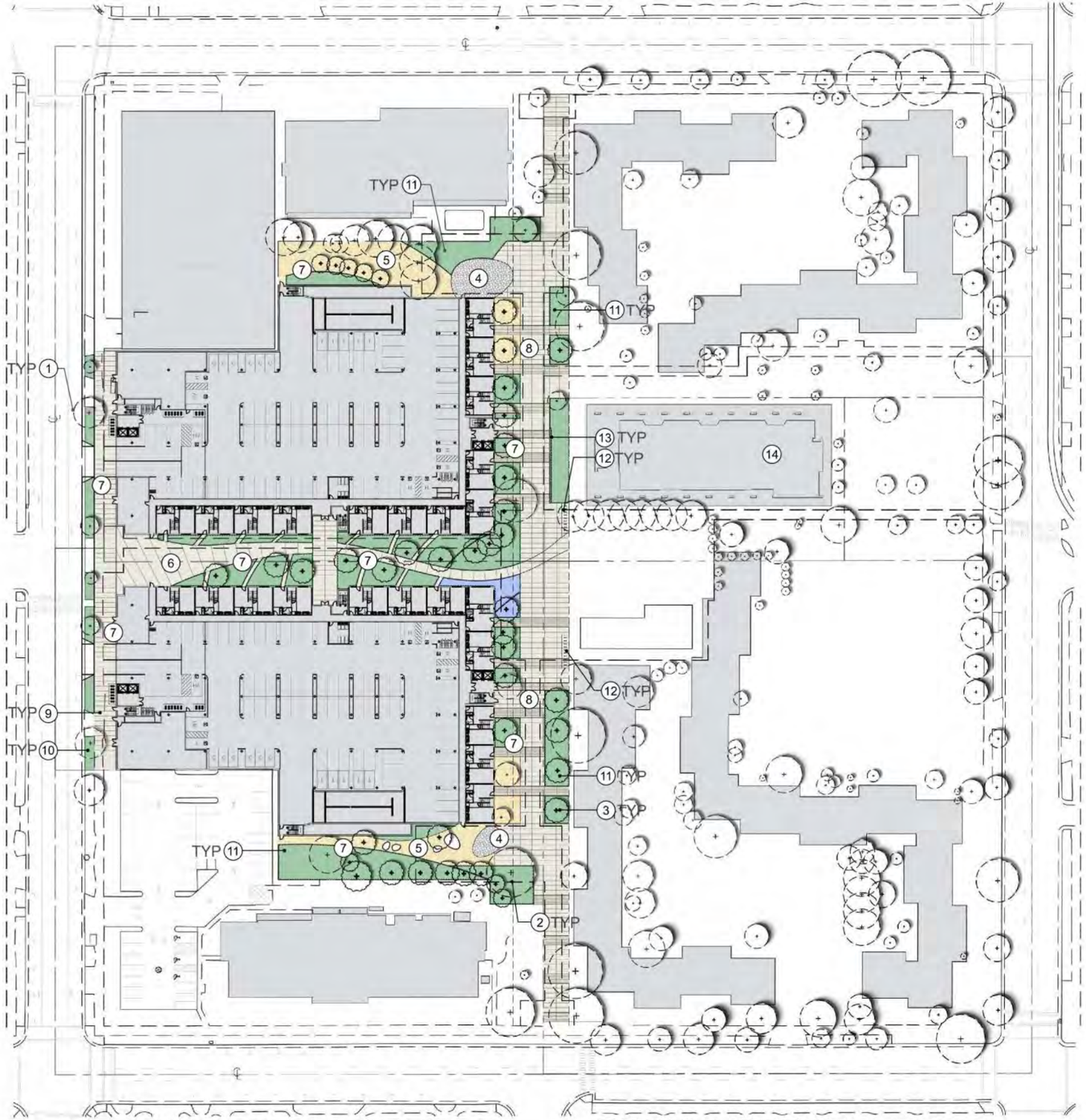

1 PHASE 1 SITE PLAN
1"=50'-0"

1. STREET TREE TO REMAIN
2. ON-SITE TREE TO REMAIN
3. NEW CANOPY TREE
4. MEETING NODE
5. NEIGHBORHOOD CONTEMPLATIVE GARDEN
6. RIVER PATH
7. RAIN GARDEN
8. THE MALL
9. PUBLIC SIDEWALK
10. PLANTED PARKWAY
11. PLANTING AREA
12. BICYCLE RACK
13. RELOCATED OVERHOFF WALL (FUTURE)
14. (E) CAPITAL TOWERS

NOTE (KEYNOTE #7):

AREAS AROUND BUILDINGS SHALL INCORPORATE VARIOUS STORMWATER QUALITY TREATMENT FEATURES (STORMWATER PLANTERS, POROUS PAVERS, PROPRIETARY STRUCTURAL DEVICES) AS APPROPRIATE FOR THE LOCATION AND TREATMENT NEEDS. DESIGN WILL ALSO INCORPORATE DETENTION AS NEEDED TO ENSURE THE CITY'S 'DO NO HARM' POLICY IS MET

THE PLAZA

THE MALL

THE GARDENS

THE WALKS

L-01

JANUARY 4, 2016

SCALE: 1" = 50'-0"

SACRAMENTO COMMONS

5TH ST / P ST / N ST / 7TH ST
SACRAMENTO, CA

PREPARED FOR:
KENNEDY WILSON

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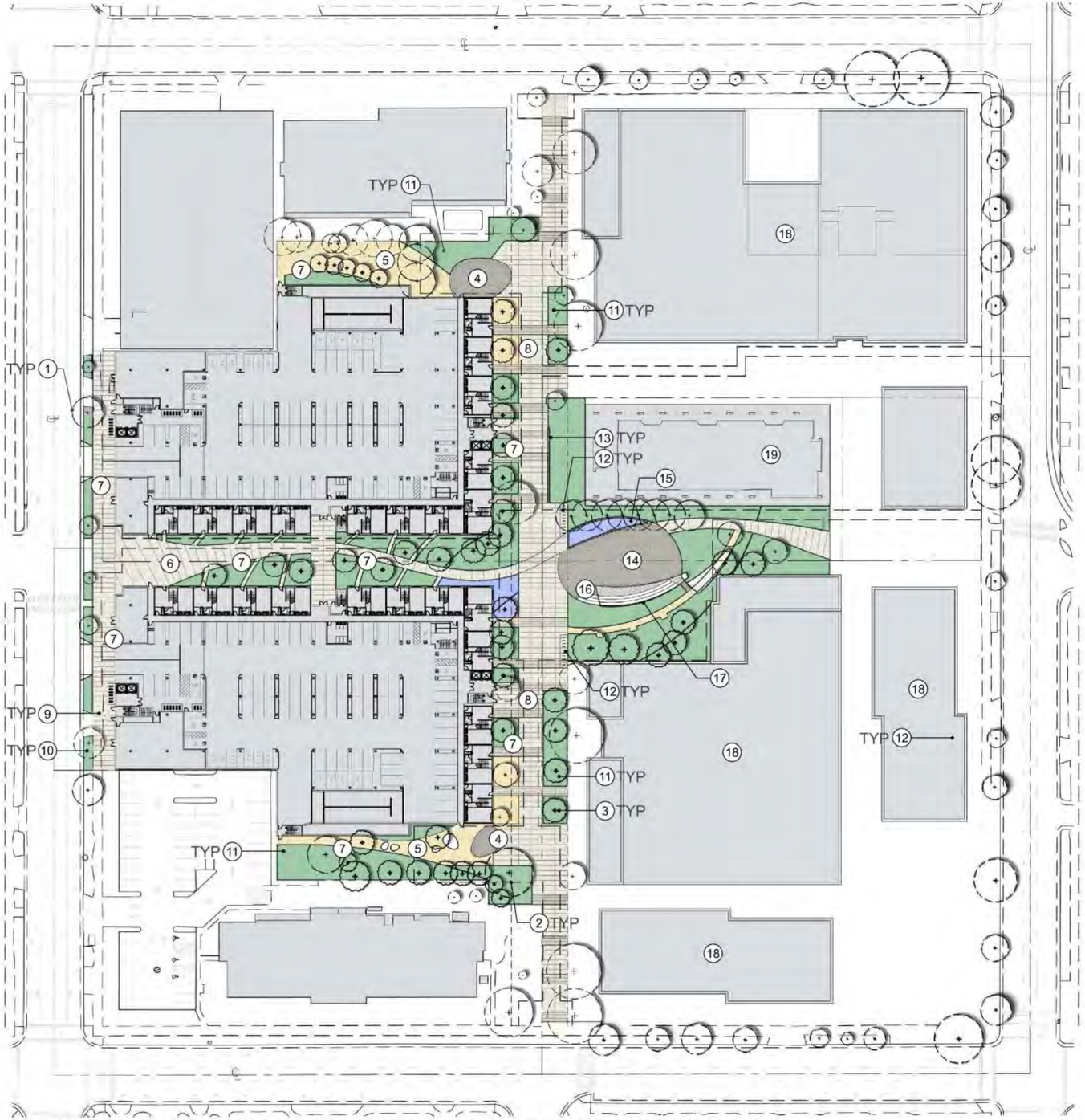
15034



1. STREET TREE TO REMAIN
2. ON-SITE TREE TO REMAIN
3. NEW CANOPY TREE
4. MEETING NODE
5. NEIGHBORHOOD CONTEMPLATIVE GARDEN
6. RIVER PATH
7. RAIN GARDEN
8. THE MALL
9. PUBLIC SIDEWALK
10. PLANTED PARKWAY
11. PLANTING AREA
12. BICYCLE RACK
13. RELOCATED OVERHOFF WALL (FUTURE)
14. THE PLAZA
15. SPLASH FOUNTAIN
16. PUBLIC STEPS
17. SHADE STRUCTURE
18. FUTURE DEVELOPMENT
19. (E) CAPITAL TOWERS

NOTE (KEYNOTE #7):

AREAS AROUND BUILDINGS SHALL INCORPORATE VARIOUS STORMWATER QUALITY TREATMENT FEATURES (STORMWATER PLANTERS, POROUS PAVERS, PROPRIETARY STRUCTURAL DEVICES) AS APPROPRIATE FOR THE LOCATION AND TREATMENT NEEDS. DESIGN WILL ALSO INCORPORATE DETENTION AS NEEDED TO ENSURE THE CITY'S 'DO NO HARM' POLICY IS MET

1 OVERALL GROUND FLOOR VISION PLAN (FOR DESIGN REFERENCE ONLY)
1"=50'-0"

L-02
JANUARY 4, 2016
0 25' 50' 100'
SCALE: 1" = 50'-0"

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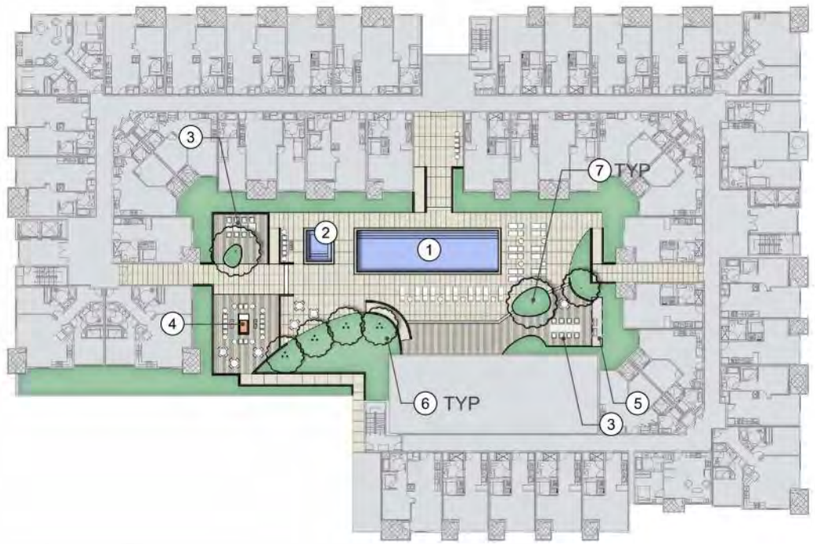
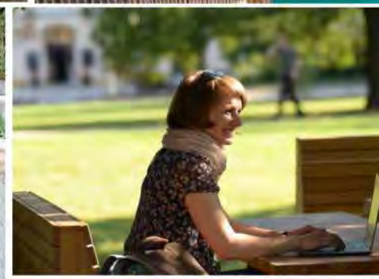
1. POOL
2. SPA
3. DINING PATIO
4. FIRE PIT
5. BARBEQUE/ OUTDOOR KITCHEN
6. PLANTING AREA
7. SPECIMEN TREES
8. SEATING EDGE



1 PODIUM PLAN
1"=30'-0"



L-03
JANUARY 4, 2016
0 20' 40' 80'
SCALE: 1" = 40'-0"

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