



CAPITOL YARDS

WEST SACRAMENTO, CALIFORNIA



The buildings provide intimate gathering places where residents can congregate for special occasions.

270 UNIT MARKET RATE COMPLEX

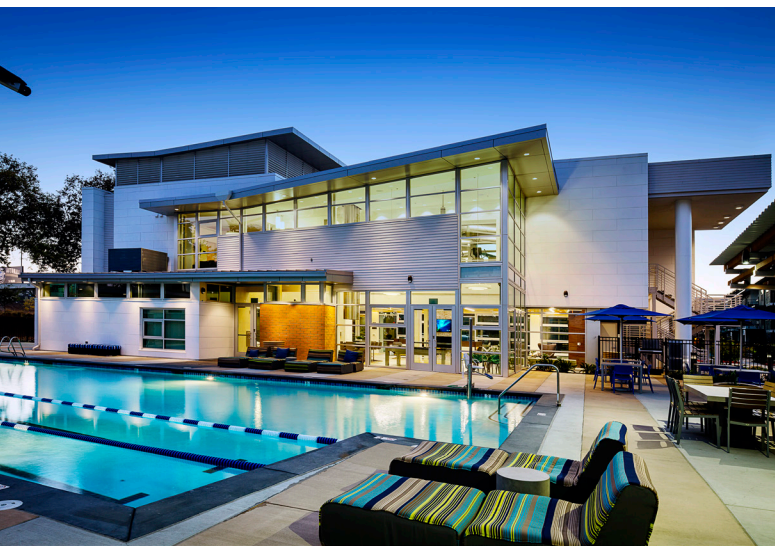
2016 Platinum Award for the Best in American Living, Capitol Yards is a market rate, 270 unit apartment complex within walking distance of downtown Sacramento. The buildings are arranged in a manner to create pedestrian courtyards where front doors are located, providing intimate gathering places where casual interactions can occur daily and also where residents can gather for special occasions. Each courtyard has a different size, design, and amenity to create a micro-neighborhood within the greater context of the project and adjacent city.

The clubhouse is a dynamic building designed to be a prominent feature at the main entrance into West Sacramento. It contains leasing offices and residential community amenities, including a lounge, kitchen, gym, business center, meeting rooms and a pool.









SPECIALIZED APPROACHES

- 20% better than Title 24
- Natural ventilation
- Solar hot water ready
- Low VOC materials
- Radiant Barrier
- Solar Sunshading
- Proper orientation for solar control
- Natural Daylight throughout
- Tuck under parking lot not visible from street
- Storm water mgmt



OWNER/DEVELOPER
The Wolff Company, LLC

ARCHITECT
Mogavero Architects

LANDSCAPE ARCHITECT
Mogavero Architects

STRUCTURAL ENGINEER
Miyamoto International, Inc.

CIVIL ENGINEER
Wood Rodgers

MEP ENGINEER
Turley & Associates

TOTAL SITE AREA:
8.5 acres

PREVIOUS USE OF SITE:
Parking lot

RESIDENT PROFILE:
Market rate apartments

OF UNITS/DENSITY
Phase 1: 270 units
Phase 2: 110 units
44 units/acre

CONSTRUCTION START DATE:
Fall 2013

DATE OF COMPLETION
Spring 2015