

- D-F10. The applicant shall install signs in the alleyway to prohibit loading and unloading in the alley during peak hours (Am and PM) to the satisfaction of the Development Engineering Division.
- D-F11. Construct/ reconstruct A.D.A. compliant ramps (if needed) at the north-east corner of the intersection of "J" Street and 10th Street, and at the north-west corner of "J" Street and 11th Street per City standards and to the satisfaction of the Development Engineering Division.
- D-F12. This project shall require street lighting per City standards. There is an existing street lighting system around this project area. Improvements of right-of-way may require modification to the existing system. Electrical equipment shall be protected and remain functional during construction.
- D-F13. Form a Homeowner's Association. CC&R's shall be approved by the City and recorded assuring maintenance of private drives, common parking areas, common landscaping areas and common open space areas. The Homeowner's Association shall maintain all private drives and all common uses described above.
- D-F14. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Development Engineering Division.
- D-F15. The site plan shall conform to A.D.A. requirements in all respects.
- D-F16. The ownership association shall conduct periodic inspections, not less than monthly, of the exterior of all buildings, trash enclosures and recreation facilities.
- D-F17. The ownership association shall establish and conduct a regular program of routine maintenance for the property. Such a program shall include common areas and scheduled repainting, replanting and other similar activities that typically require attention at periodic intervals but not necessarily continuous. Owner/Operator shall repaint or retreat all painted or treated areas at least once every 8 years; provided that the Planning Director may approve less frequent painting or re-treatment upon a determination that less frequent repainting or re-treatment is appropriate, given the nature of the materials used or other factors. The program shall be subject to review and approval by the Planning Director.
- D-F18. The ownership association shall maintain landscaping and irrigation in a healthy and serviceable condition.
- D-F19. The ownership association shall indicate and maintain all locations of parking stalls for handicapped/disabled access and strictly enforce rules related thereto.

D/E20. Each condominium unit shall comply with the state of California's Noise Insulation Standards (California Amended Code Section 1092).

D-F21. Each unit of a condominium project, and all commonly owned portions of a condominium building shall comply with all applicable building code standards. Nothing herein shall be construed to prevent or prohibit the applicant or the city from providing or requiring building standards greater than those set forth in the Building Code where the greater standards are found to be necessary to carry out the purposes and objectives of this chapter. (Ord. 99-015 § 6-3-D)

D-F22. All rooftop mechanical equipment and communications equipment shall be completely screened by the building parapet and architectural projections.

Signage:

D-F23. A sign permit shall be obtained prior to construction or installation of any attached or detached signs.

D-F24. The applicant shall submit a sign program for all attached and any detached signs for review and approval by the Planning Director and Design Director prior to issuance of any sign permits.

Landscaping:

D-F25. Detailed landscape and irrigation plans shall be submitted to the Planning Division for review prior to issuance of a building permit. Landscape plans shall indicate quantity, size, and species of each plant and tree. The final landscaping plan will be designed to comply with the City's Water Conservation Ordinance, and shall be to the satisfaction of the Planning Director and the City Arborist.

Lighting:

D-F26. Lighting shall be designed so as not to produce hazardous or annoying glare to motorists and buildings occupants, adjacent residents, or the general public.

Utilities:

D-F27. Any new domestic water services shall be metered. A single domestic water service is allowed for the condominium units and a single domestic water service is allowed for the clubhouse and pool area. Excess services shall be abandoned to the satisfaction of the Department to the satisfaction of Utilities.

D-F28. The condominium units shall have a separate street tap for a metered domestic water service.

- D-F29. The project shall provide for sub-metering of all the condominium units consistent with the Utility Service Agreement. The sub-metering shall be to the satisfaction of the Department of Utilities.
- D-F30. The non-residential space such as retail/commercial shall have a separate street tap for a metered domestic water service.
- D-F31. Common area landscaping shall have a separate street tap for a metered irrigation service.
- D-F32. This project is served by the Combined Sewer System (CSS). Therefore, impacts from the project to the CSS must be mitigated to the satisfaction of the Department of Utilities. If mitigation of impacts is not feasible, the developer/property owner will be required to pay the Combined Sewer System Development Fee prior to the issuance of any building permit. The impact to the CSS due to 320 condominium units and 13,000 square feet of retail/commercial is estimated to be 243 ESD. The Combined Sewer System fee at time of building permit is estimated to be \$576,619 plus any increases to the fee due to inflation. The existing use of the project site is a parking lot which did not contribute sewer flows to the CSS. Therefore, no credit for existing flows will be deducted from the estimated project impact to the CSS. The fee will be used for improvements to the CSS.
- D-F33. An ownership association shall be formed and C.C. & R's shall be approved by the City and recorded assuring maintenance of sanitary sewer, water and storm drainage facilities within the condominium project and non-residential portion of the project. The onsite water, sewer and storm drain systems shall be private systems maintained by the association.
- D-F34. Per City Code, the point of service for water, sewer and storm drain service is located at the back of curb for separated sidewalks and at the back of sidewalk for attached sidewalks. The onsite water, sewer and storm drain systems shall be private systems maintained by the ownership association.
- D-F35. Foundation or basement dewatering discharges to the Foundation or basement dewatering discharges to the CSS and/or storm drainage system will not be allowed. The CSS and storm drainage system in the area does not have adequate capacity to allow for dewatering discharges for foundations or basements. Foundations and basements shall be designed without the need for dewatering.
- D-F36. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

D-F37. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area.

- a. If less than an acre of impervious area, minus the area of the roof tops, goes into the separated storm drainage system only source control measures are required. This will not affect site design. Refer to the "Guidance Manual for On-Site Stormwater Quality Control Measures" dated January 2000 for appropriate source control measures.
- b. If more than an acre of impervious area, minus the area of the roof tops, goes into the separated storm drainage system; stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is not served by a regional water quality control facility and is greater than 1 acre, both source controls and on-site treatment control measures are required. On-site treatment control measures may affect site design and site configuration and therefore, should be considered during the early planning stages. Improvement plans must include on-site treatment control measures. Refer to the "Guidance Manual for On-site Stormwater Quality Control Measures" dated January 2000 for appropriate source control measures and on-site treatment control measures.

D-F38. If this project disturbs greater than 1 acre of property, the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained at www.swrcb.ca.gov/stormwtr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit or approval of improvement plans to assure that the following items are included: 1) vicinity map, 2) site map, 3) list of potential pollutant sources, 4) type and location of erosion and sediment BMPs, 5) name and phone number of person responsible for SWPPP, 6) signed certification page by property owner or authorized representative.

Police Department:

D-F39. The perimeter of the site shall be fenced during construction and security lighting, security guards, and other electronic monitoring devices shall be employed and deployed as necessary at all times.

- D-F40. The address number of every commercial tenant shall be illuminated during hours of darkness so that it shall be easily visible from the street. The numerals in these numbers shall be no less than four to six inches in height and of a color contrasting with the background.
- D-F41. The parking structure shall be illuminated at a level of 5 foot-candles minimum at all hours, with ramps, corners, and entrances 10-50 foot-candles during evening hours.
- D-F42. All residential entrances shall display a street number in a prominent location on the street side in such a position that the number is easily visible to approaching emergency vehicles. The numerals shall be no less than 4 inches in height and shall be of a contrasting color to the background to which they are attached. The numerals shall be lighted at night.
- D-F43. Directional signs shall be installed where appropriate on site to facilitate location of individual units within the buildings.

ADVISORY NOTES:

The following advisory notes are informational in nature and are not requirements of the Tentative Map, Special Permits, or Variance:

- A. Gas Service may be available to this project if desired. The developer should contact PG&E's Service Planning Department at (916) 386-5112 as soon as possible to coordinate construction so as not to delay the project; (PG&E)
- B. Many projects in the City of Sacramento require on site booster pumps for fire suppression and domestic water systems. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site fire suppression system;
- C. The onsite water, sewer and storm drain systems shall be private facilities maintained by the owners' association formed pursuant to the provisions of sections 1350 et seq. of the California Civil Code (the Davis-Stirling Common Interest Development Act). The CC&Rs recorded for the project (as "governing documents" defined in Civil Code section 1351(j)), shall authorize and require the owners' association to maintain these facilities and to obtain and pay for water, sewer and storm drain service for the project (including the condominiums and all common areas) and on behalf of all condominium owners. To ensure compliance with this condition, the CC&Rs shall be subject to review by the City's Department of Utilities Prior to the initiation of any City utility services to the project;

- D. Prior to the initiation of any water, sanitary sewer or storm drainage services to the condominium project, the owner(s) and ownership association shall enter into a Utility Service Agreement with the City to receive such utility services at points of service designated by the Department of Utilities. Such agreement shall provide, among other requirements, for payment of all charges for the condominium project's water, sanitary sewer and storm drainage services, shall authorize discontinuance of utility services at the City's point(s) of service in the event that all or any portion of such charges are not paid when and as required, shall require compliance with all relevant utility billing and maintenance requirements of the City, the Association will sub-meter in the future if required to do so by any law or regulation, and shall be in a form approved by the City Attorney;
- E. This project is served by the Combined Sewer System (CSS). Therefore, the developer/property owner will be required to pay the Combined System Development Fee prior to the issuance of any building permit. The impact to the CSS due to the construction of a 39 story high-rise, consisting of 320 condominium units, 13,000 square feet of retail space and 514 parking spaces is estimated to be 243 ESD. The Combined System fee at time of building permit is estimated to be \$576,619. This fee may be reduced base on existing square footages of the existing buildings and existing uses for those buildings. The final Combined Sewer Fee will be calculated when the building permit is issued;
- F. The proposed project is located in the Flood zone designated as an **X zone** on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the **X zone**, there are no requirements to elevate or flood proof;
- G. If fire hydrants are required in J Street between 10th Street and 11th Street for the project a water main extensions will be required to be constructed to the satisfaction of the Department of Utilities. The water mains currently serving the project site are a 6" water main in the I/J Alley and an 8" water main in 10th Street. There are no water mains in J Street adjacent to the project site. If the Fire Department requires fire hydrants on J Street a water main extension in J Street from the 8" water main in 10th to the 8" water main in 11th Street may be required;
- H. A 12" combined sewer main serves the project in the I/J alley. The existing capacity in the main must be evaluated and if the existing capacity is not adequate to serve the project the main shall be upsized and reconstructed to the satisfaction of the department of Utilities;
- I. All new groundwater discharges to the Combined or Separated Sewers must be regulated and monitored by the Department of Utilities (City Council Resolution #92-439). Groundwater discharges to the City's sewer system are defined as follows:
- a. Construction dewatering discharges

- b. Treated or untreated contaminated groundwater cleanup discharges
- c. Uncontaminated groundwater discharges

Foundation or basement dewatering discharges to the CSS will not be allowed. The CSS does not have adequate capacity to allow for dewatering discharges for foundations or basements. Foundations and basements shall be designed without the need for dewatering.

Groundwater discharges may contain toxic and/or explosive chemicals that could be harmful to the environment and to service workers working in the City's sewer system. Groundwater discharges to the sewer system go beyond the original design of the City's system, thus removing existing sewer capacity from other system users and potentially causing overflows or restricting development. The additional water from groundwater discharges must be conveyed and pumped by the City's existing facilities. The additional volume of water increases the City's operations and maintenance costs through increased capacity, power, and maintenance costs.

Currently, two types of groundwater discharges are recognized by the Department of Utilities; limited discharges and long-term discharges. These types of discharges are described as follows:

- a. "limited discharges" are short groundwater discharges of 7-days duration or less. Limited discharges must be approved through the Department of Utilities by acceptance letter.
- b. "long-term discharges" are groundwater discharges of greater duration than 7-days. Long-term discharge must be approved through the Department of Utilities and the City Manager through a Memorandum of Understanding (MOU) process.

The Groundwater MOU has a term of one year and requires the discharger to:

- a. Provide a description of the groundwater discharge,
- b. Obtain a Regional Sanitation District permit,
- c. Obtain approval from the Regional Water Quality Board if discharge is part of groundwater cleanup or contains contaminants above MCLs,
- d. Pay fees based on flow amounts when a fee schedule is established by ordinance,
- e. Comply with any new pertinent laws,
- f. Assess and repair sewer lines if the discharge exceeds MCLs,
- g. Suspend discharges during storm events or at City request,
- h. Provide shut-off switches accessible to the City, and
- i. Indemnify the City against all claims related to the MOU.

- J. **Private Facility Credits:** Pursuant to City Code Sections 16.64.100 through 120 (inclusive), the city may grant credits for privately owned and maintained local

recreation facilities in planned developments as defined in Section 11003 of the Business and Professions Code, condominiums as defined in Section 783 of the Civil Code, and other common interest developments. Such credit, if granted in either acres or comparable in-lieu fees, shall not exceed twenty-five percent of the dedication or fees or both, and shall be subtracted from the total dedication or fees, or both. Land or facility categories which may qualify for private facility credit may include open spaces, court areas, recreational swimming areas, or recreation buildings. Credit for each category shall not exceed five percent of the dedication or fees, or both; (Parks)

K. As per City Code, the applicant will be responsible to meet his/her obligations regarding:

1 Title 16, 16.64 Park Dedication / In Lieu (Quimby) Fees, due prior to approval of the final map. The Quimby fee due for this project is estimated at \$844,800. This is based on 320 multi-family residential condominium units and an average land value of \$250,000 per acre for the Central City Planning Area, plus an additional 20% for off-site park infrastructure improvements. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment.

2 Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$396,510. This is based on 320 multi-family condominium units at \$1,233 each, and 13,000 square feet of retail at \$0.15 per square foot. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

3 Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

Utilities Department

L. Many projects in the City of Sacramento require on site booster pumps for fire suppression and domestic water systems. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site fire suppression system.

M. The proposed project is located in the Flood zone designated as an **X** zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the X zone, there are no requirements to elevate or flood proof.

Fire Department

- N. Compliance with City of Sacramento High-rise Ordinance, Title 15, Chapter 15.100, Articles I-XIV.
- O. Any booster pump required for pressure must have redundancy and be connected to an emergency back-up power system.
- P. A high pressure fire hose shall be cached in the first floor equipment room. At this time, the length of the high pressure hose is estimated at 500 feet; the exact length will be determined by final placement of fire department connections.
- Q. A first floor fire equipment room shall be provided and have an external door.
- R. The fire alarm system shall alert the entire floor for any alarm on that floor.
- S. The number of lightweight MSA air bottles (forty-five (45) cubic feet in size) stored in the fire equipment room shall be increased to twenty (20).

Police:

- T. The applicant shall post the property "No Trespassing" and sign an agreement with the Police Department to prosecute all violators. This agreement shall be kept on file on the premises and at the Police Department.
- U. No public telephone shall be installed or maintained on the exterior of the premises.
- V. Signs shall be posted prohibiting consumption of alcoholic beverages in the business or in the parking areas. Signs shall read: "It is unlawful to enter or remain on these premises, adjacent parking lot, or adjacent public sidewalk with and open alcoholic beverage container. P.C. 647e (a)" plus any appropriate local ordinances. Lettering to be block style and a minimum of 2 ½" in height. Signs will be clearly visible to the patrons of the business parking lot and to persons on the public sidewalk.
- W. Business rules shall be posted in the business interior in a conspicuous place.
- X. Store / Restaurant windows shall be left unobstructed by either signage and/or display racks, shelving, and merchandise in order to allow viewing of the interior of the business by patrolling police.
- Y. All dumpsters must be kept locked.

- Z. A secure Central Security Office with restricted access, adjacent to the lobby should be included to monitor:

- Intrusion detection annunciators in all project phases
- Closed circuit TV monitors
- Key card access control and mini-processor with hard copy print out and annunciators
- Base station radio equipment
- Telephones
- Fire protective devices
- Emergency-power supply equipment
- Public safety communications systems and inter-com system
- Documented procedures manuals for emergency operations

- AA. All exterior doors shall be provided with their own light source and shall be adequately illuminated at all hours to make clearly visible the presence of any person on or about the premises and provide adequate illumination for persons exiting the building.
- AB. The premises, while closed for business after dark, must be sufficiently lighted by use of interior night lights.
- AC. Exterior door, perimeter, parking area, and canopy lights shall be controlled by photocell and shall be left on during hours of darkness or diminished lighting.
- AD. The jamb on all aluminum frame swinging doors shall be so constructed or protected to withstand 1600 pounds of pressure in both a vertical distance of three inches and a horizontal distance of one inch each side of the strike.
- AE. Glass doors shall be secured with a deadbolt lock with a minimum throw of one inch. The outside ring should be free-moving and case hardened.
- AF. Doors with glass panels and doors with glass panels adjacent to the door frame shall be secured with burglary-resistant glazing or the equivalent, if double-cylinder deadbolt locks are not installed.
- AG. On pairs of doors, the active leaf shall be secured with the type of lock required for single doors in this section. The inactive leaf shall be equipped with automatic flush extension bolts protected by hardened material with a minimum throw of three-fourths inch at head and foot and shall have no door knob or surface-mounted hardware. Multiple point locks, cylinder activated from the active leaf and satisfying the requirements, may be used in lieu of flushbolts.
- AH. Any single or pair of doors requiring locking at the bottom or top rail shall have locks with a minimum of one throw bolt at both the top and bottom rails.

- AI. Doors with panic bars will have vertical rod panic hardware with top and bottom latch bolts.
- AJ. Employee/pedestrian doors shall be of solid core wood or hollow sheet metal with a minimum thickness 1-3/4 inches and shall be secured by a deadbolt lock with a minimum throw of one inch. The following doors shall be addressed – all storage room doors, all office doors, connecting doors with the hotel, and all exit doors not panic equipped.
- AK. Outside hinges on all exterior doors shall be provided with nonremovable pins when pin type hinges are used or shall be provided with hinge studs, to prevent removal of the door.
- AL. Any rear door used to admit employees or deliveries shall be equipped with a 180 degree viewing device to screen persons before allowing entry.
- AM. Any office which contains a safe or will be used to count receipts shall be equipped with a 180 degree viewing device.
- AN. Windows that are capable of being opened, shall be secured on the inside with a locking device capable of withstanding a force of three hundred pounds applied in any direction.
- AO. All glass skylights on the roof of any building shall be provided with:
 - Rated burglary resistant glass or glass like acrylic material
 - Or
 - Iron bars of at least 1/2" round or one by one-fourth inch flat steel material spaced no more than five inches apart under the skylight and securely fastened.
 - Or
 - A steel grill of at least 1/8" material or two inch mesh under skylight and securely fastened.
- AP. All hatchway openings on the roof of any building shall be secured as follows:
 - If the hatchway is of wooden material, it shall be covered on the outside with at least 16 gauge sheet steel or its equivalent attached with screws.
 - The hatchway shall be secured from the inside with a slide bar or slide bolts. The use of crossbar or padlock must be approved by the fire department.
 - Outside hinges on all hatchway openings shall be provided with nonremovable pins when using pin-type hinges.

AQ. All air duct or air vent openings exceeding 8" x 12" on the roof or exterior walls of any building shall be secured by covering the same with either of the following:

Iron bars of at least 1/2" round or one by one-fourth inch flat steel material, spaced no more than five inches apart and securely fastened.

Or

A steel grill of at least 1/8" material or two inch mesh and securely fastened.

AR. If the barrier is on the outside, it shall be secured with galvanized rounded head flush bolts of at least 3/8" diameter on the outside.

AS. Commercial establishments having one hundred dollars or more in cash on the premises after closing hours shall lock such money in an approved type money safe with a minimum rating of TL-15 or class "C". The cash on hand in the registers shall be limited, and frequent drops into the safe should be made. The safe should be equipped with duress alarm capability.

AT. The cash register area shall be covered by a CCTV system with a recorder.

AU. The elevators in the complex shall be equipped with mirrors to allow persons to view the interior of the car before entering.

Parking Garage

AV. The structure shall be routinely patrolled by security anytime there are vehicles inside.

AW. The structure shall be equipped with an emergency panic alarm system that reports to a central security office. Alarm buttons should be placed no more than 40-50 feet apart.

AX. In conjunction with the alarm system, a two way audio system shall be installed.

AY. An extensive closed circuit television system shall be incorporated throughout the structure with recorder capability.

AZ. The structure shall be equipped with emergency telephones (not pay phones).

BA. Stairwells, elevator towers, and connecting bridges shall be glass enclosed to provide added visibility and a sense of security.

BB. The vertical clearance into the parking structure shall be sufficient to allow entry and exit by a tow truck with a vehicle in tow.

- BC. Handicapped spaces shall be clearly marked and properly sign posted.
- BD. Exterior doors, doors leading from the garage areas into multiple dwelling buildings, and doors leading into stairwells shall have self-locking (dead latch) devices allowing egress to the exterior of the building or into the garage area, or stairwell, but requiring a key to be used to gain access to the interior of the building from the outside, or garage area, or into the hallway from the stairwell.
- BE. Exterior doors and doors leading from the garage areas into the multiple dwelling buildings, and doors leading into stairwells shall be equipped with self-closing devices.
- BF. All exterior doors and doors leading from the enclosed garage areas to family units shall be solid core with a minimum thickness of 1-3/4 inches.

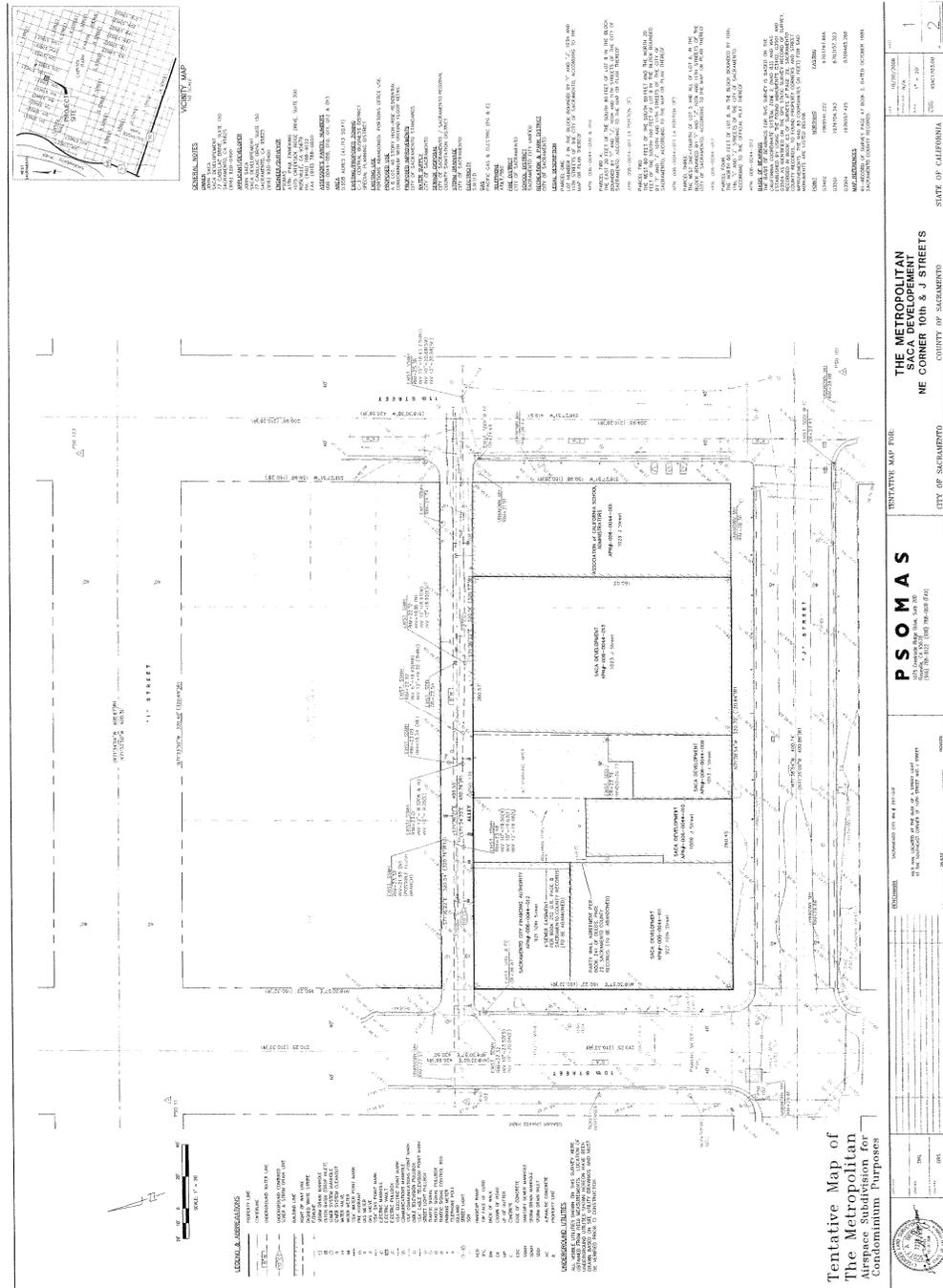
Condominiums

- BG. Main entrance doors into individual units shall be secured with single cylinder deadbolt locks with a minimum throw of one inch, in addition to door latches with a one-half inch minimum throw. The locks should be so constructed that both deadbolt and deadlatch can be retracted by a single action of the inside doorknob.
- BH. A viewing device or peephole shall be installed in each individual unit entrance door and shall allow for 180 degree vision.
- BI. Exterior doors swinging out shall have nonremovable hinge pins or hinge studs to prevent removal of door.
- BJ. Single sliding glass doors shall have the movable section of the door adjusted in such a manner that the up and down play is taken up to prevent lifting with a pry tool to defeat the locking mechanism.
- BK. Windows shall be constructed so that when the window is locked it cannot be lifted from the frame. The vertical play shall be taken up to prevent lifting of the movable section to defeat the locking mechanism.
- BL. The sliding portion of a sliding glass window shall be on the inside track.
- BM. Window locking devices shall be capable of withstanding a force of 300 pounds in any direction.

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Exhibit A – Tentative Map



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Exhibit B – Site Plan (320 residential units)

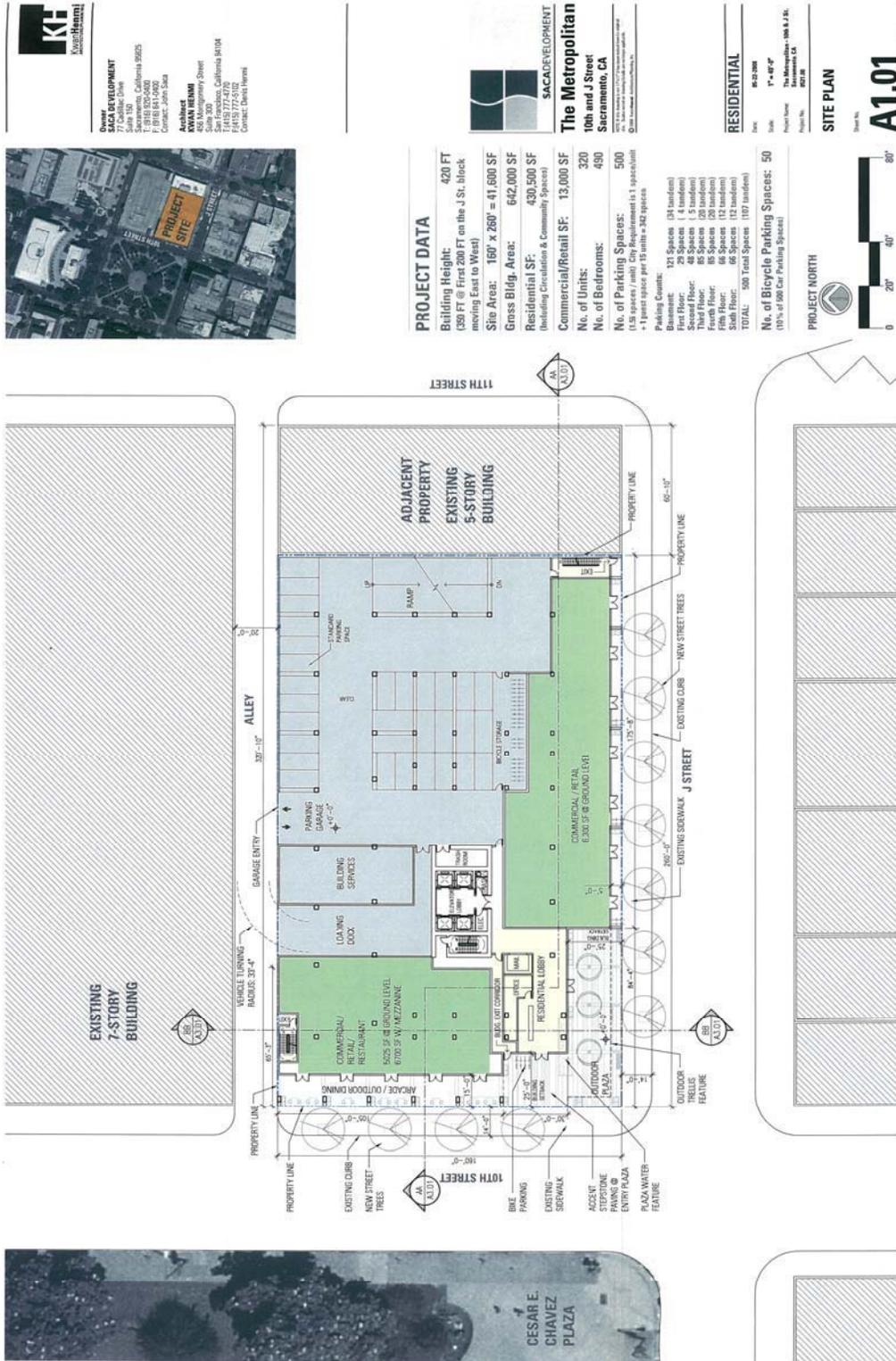


Exhibit C – Building Materials (320 residential units)

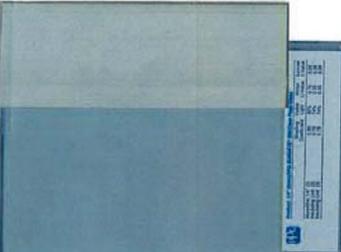
BUILDING COLOR & MATERIALS



Precast Accent Panels



Metal Canopy



Blue Tint Vision Glazing



Aluminum Framing



Precast: Warm Gray Color



Building Base Stone

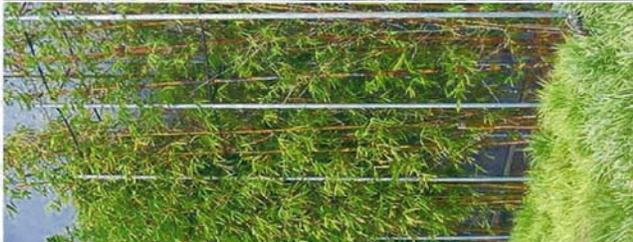


color example:
Robert Matsui Courthouse Bldg

ENTRY PLAZA



SMALL WATER FEATURE



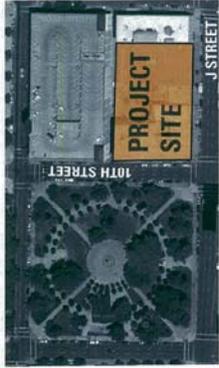
BAMBOO PLANTING AT BLDG. EDGE



STEPSTONE PAVERS PLAZA



RECYCLED GLASS IN CONCRETE PAVING



SITE CONTEXT



THE METROPOLITAN
SACRAMENTO, CA
June 6, 2007

Exhibit E – Floor Plan (1st Floor) (320 residential units)

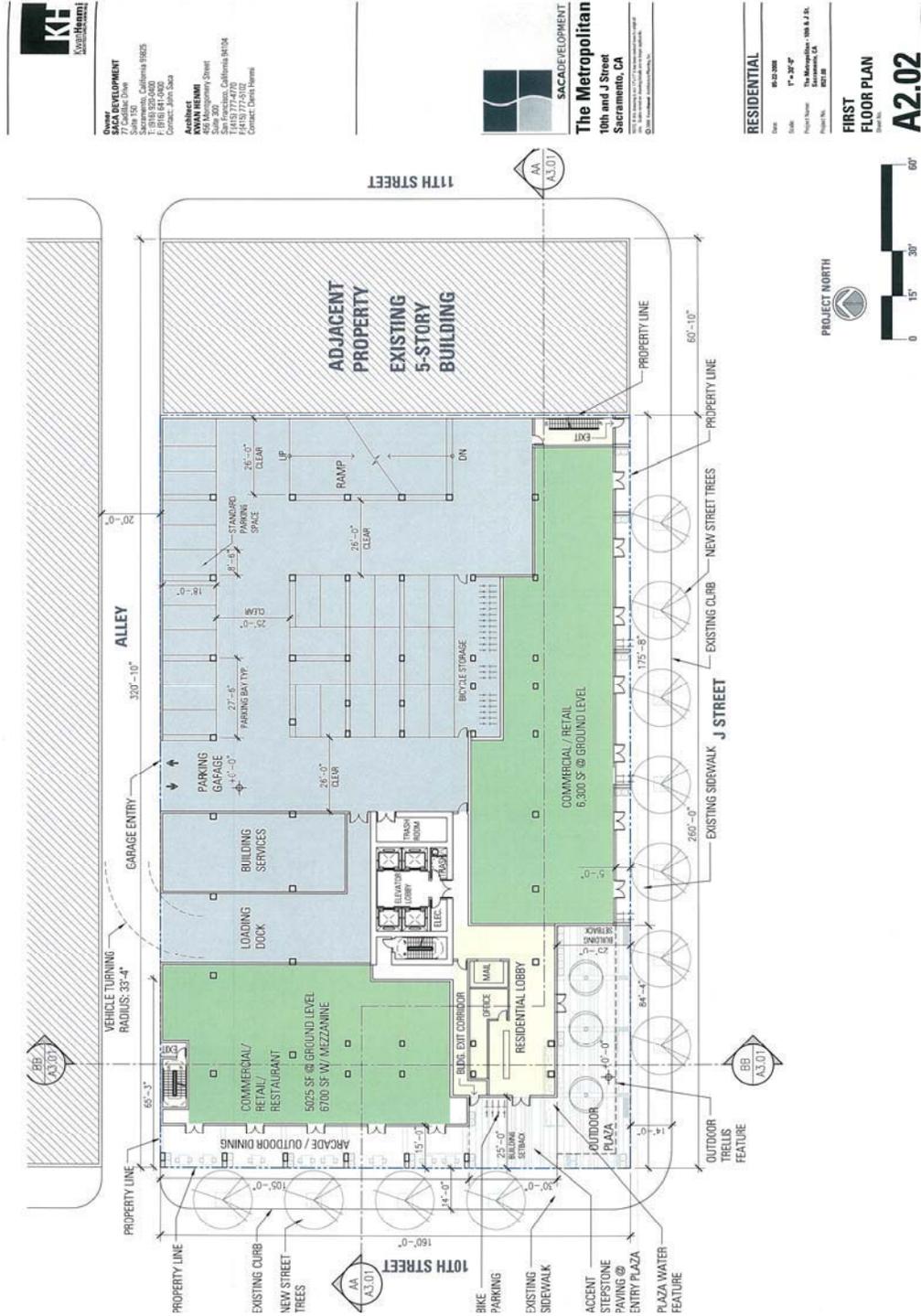
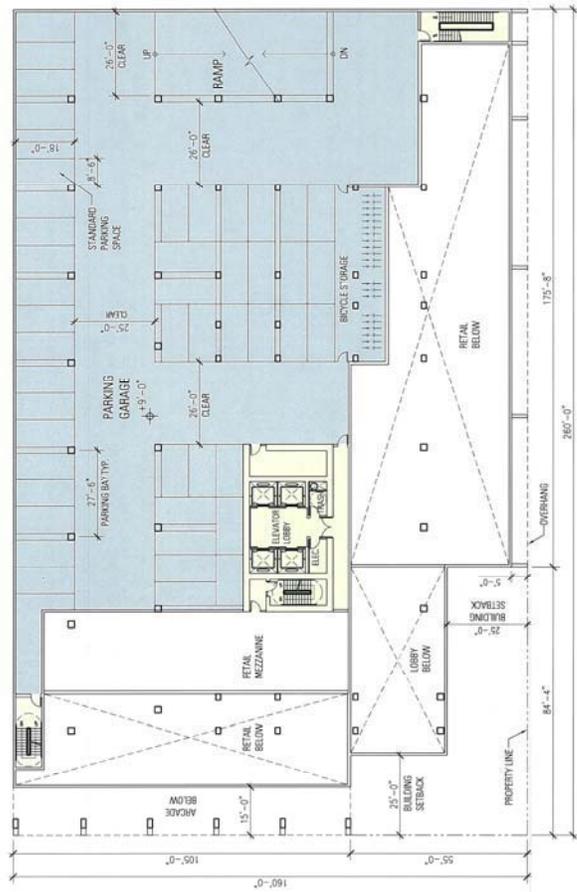


Exhibit F – Floor Plan (2nd Floor) (320 residential units)

 <p>Owner: SACA DEVELOPMENT 1000 J Street Sacramento, California 95825 P: (916) 481-4800 Contact: John Saca</p> <p>Architect: KIMBERLY 459 Montgomery Street Suite 300 17453 72nd Ave San Francisco, California 94108 Contact: David Hovatt</p>	 <p>The Metropolitan 10th and J Street Sacramento, CA</p> <p><small>© 2008 SACA DEVELOPMENT. ALL RIGHTS RESERVED. SACA DEVELOPMENT IS A DIVISION OF SACA HOLDINGS, INC.</small></p>	<p>RESIDENTIAL</p> <p>Date: 06-22-08 Scale: 1" = 30'-0" Project Name: The Metropolitan, 10th & J St. Location: Sacramento, CA Drawing No.: 051108</p> <p>SECOND FLOOR PLAN</p> <p style="font-size: 2em; font-weight: bold;">A2.03</p>
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PROJECT NORTH




Exhibit G – Floor Plan (3rd & 4th Floors) (320 residential units)

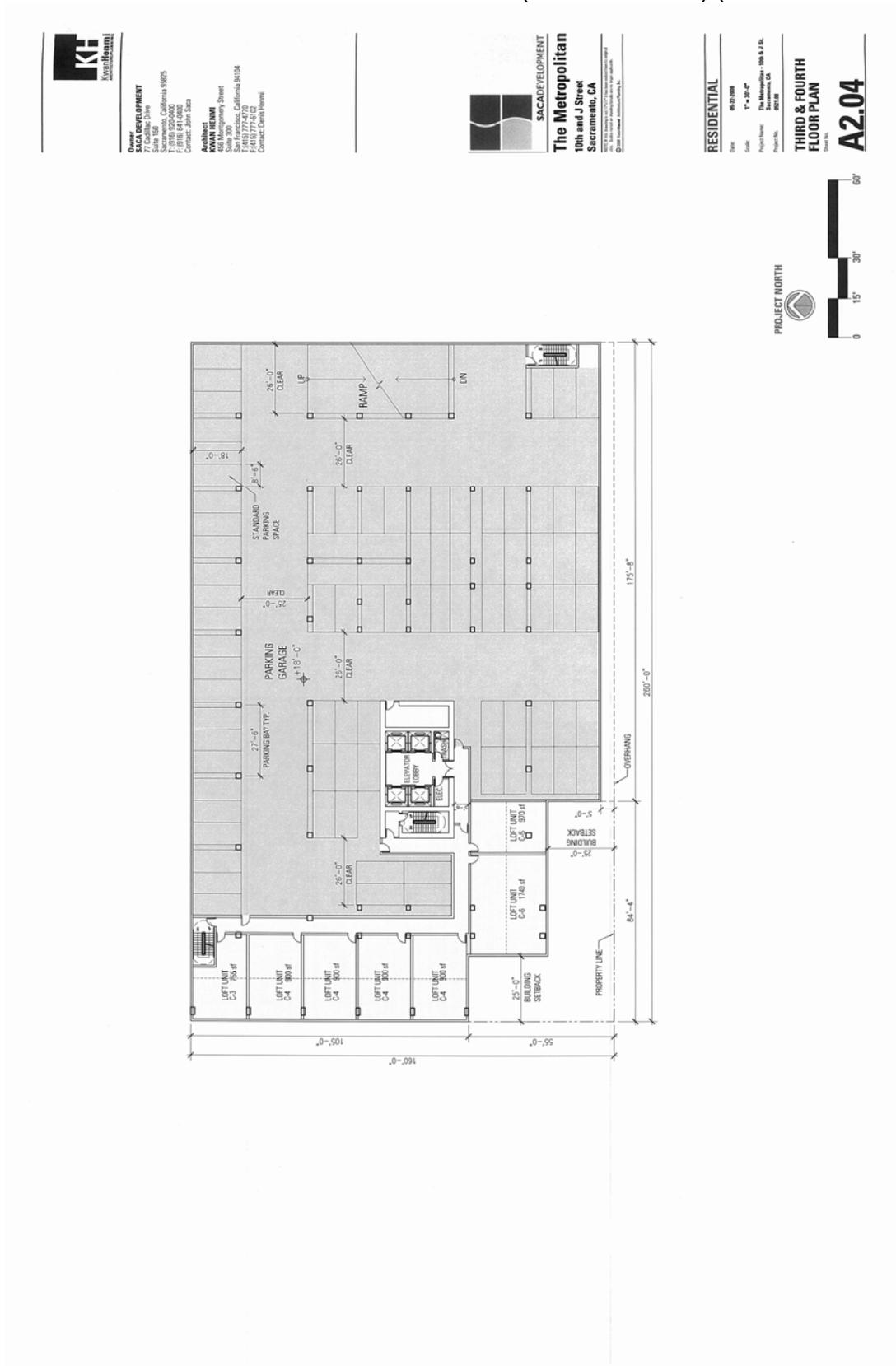


Exhibit H – Floor Plan (5th Floor) (320 residential units)

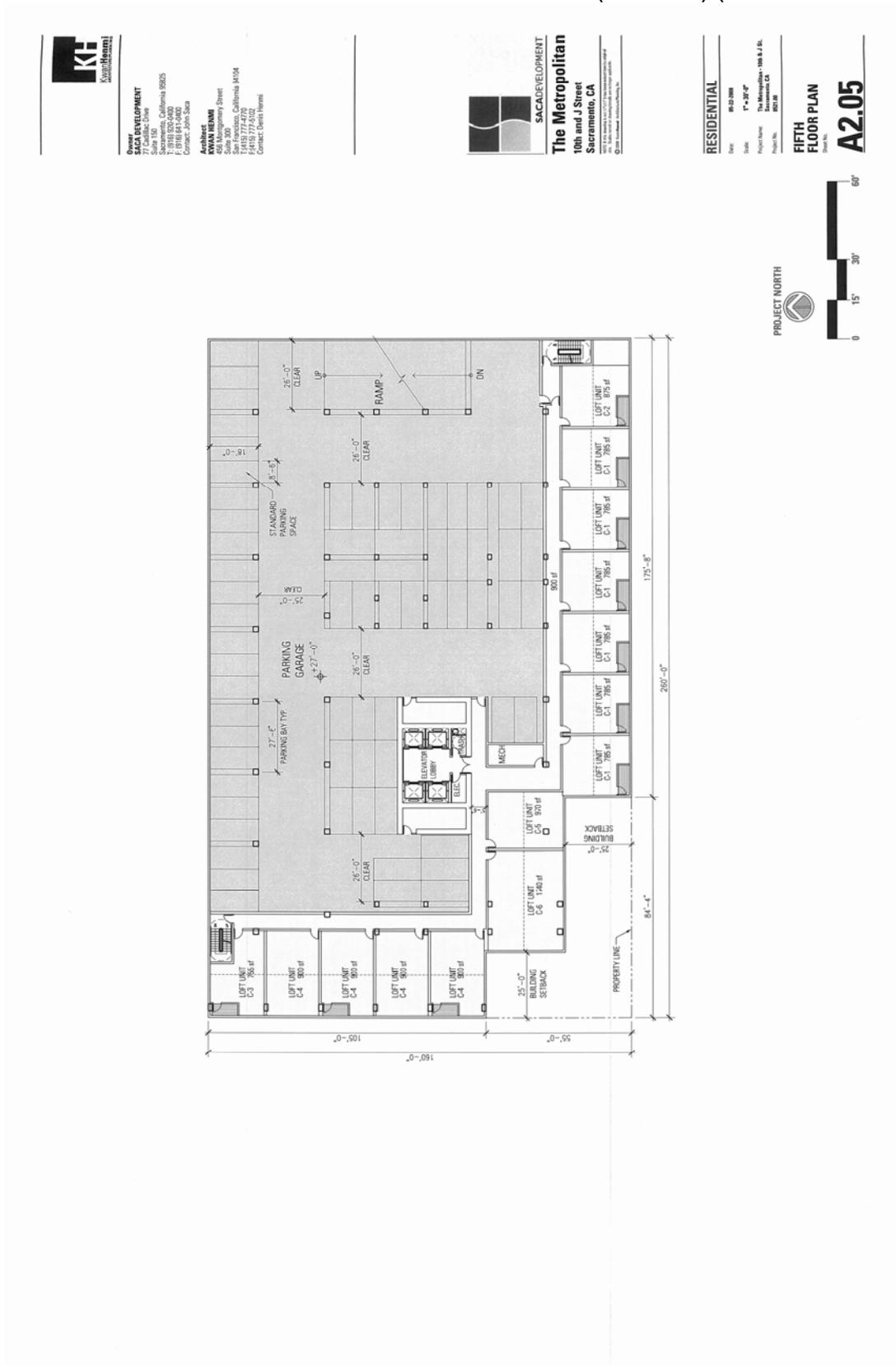


Exhibit I – Floor Plan (6th Floor) (320 residential units)

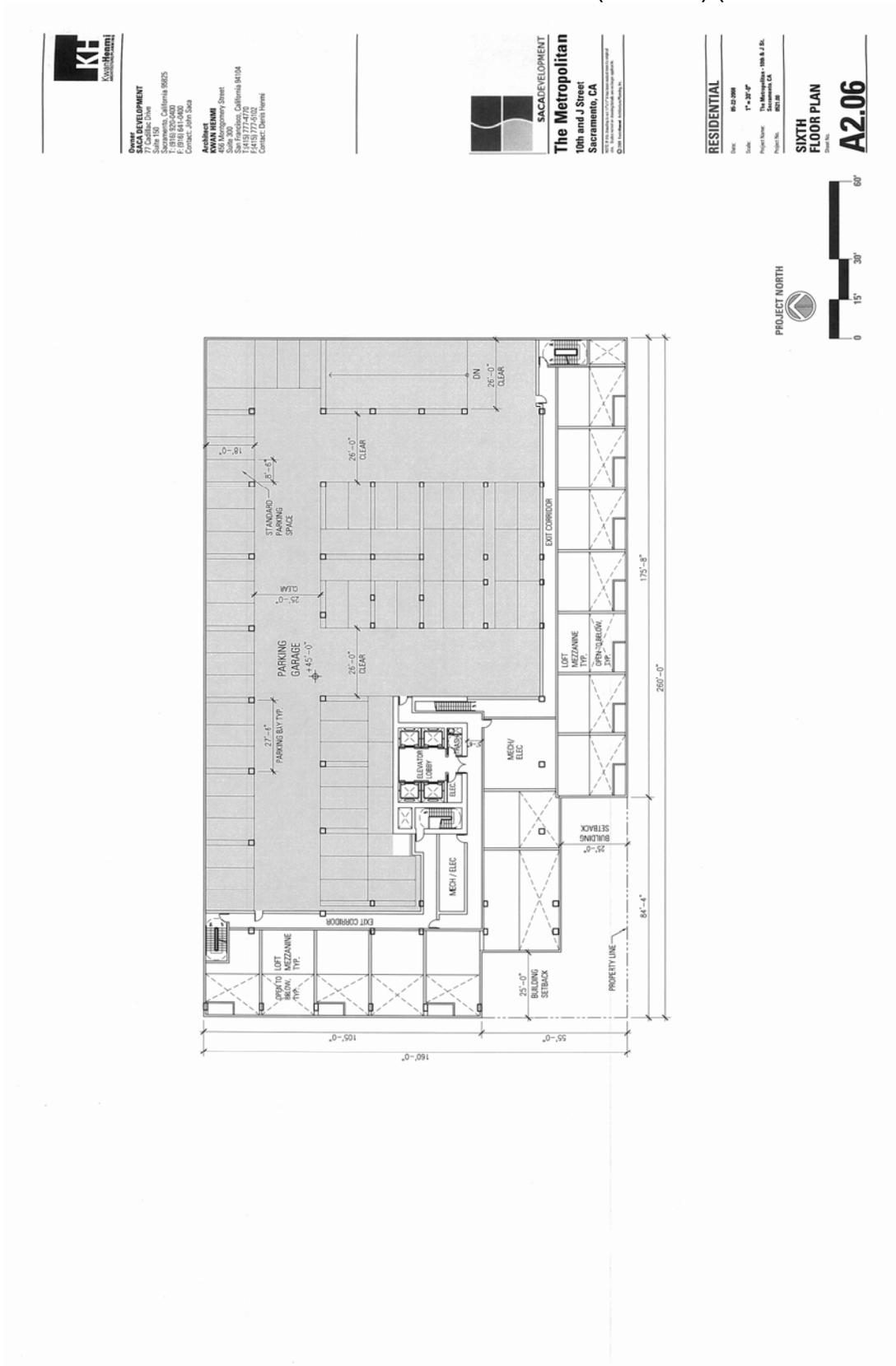


Exhibit J – (7th Floor podium) (320 residential units)

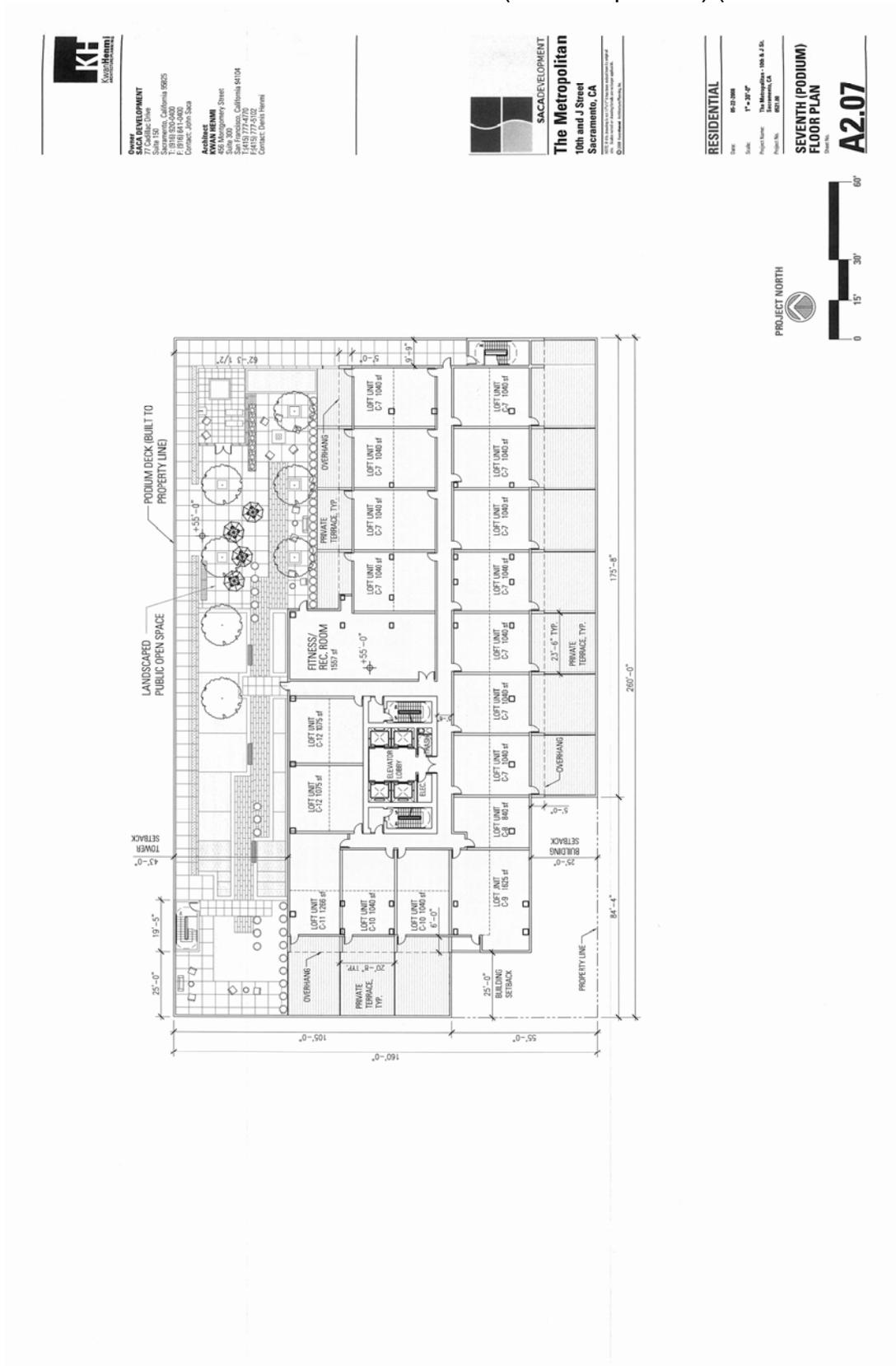


Exhibit K – Floor Plan (Levels 9-35) (320 residential units)

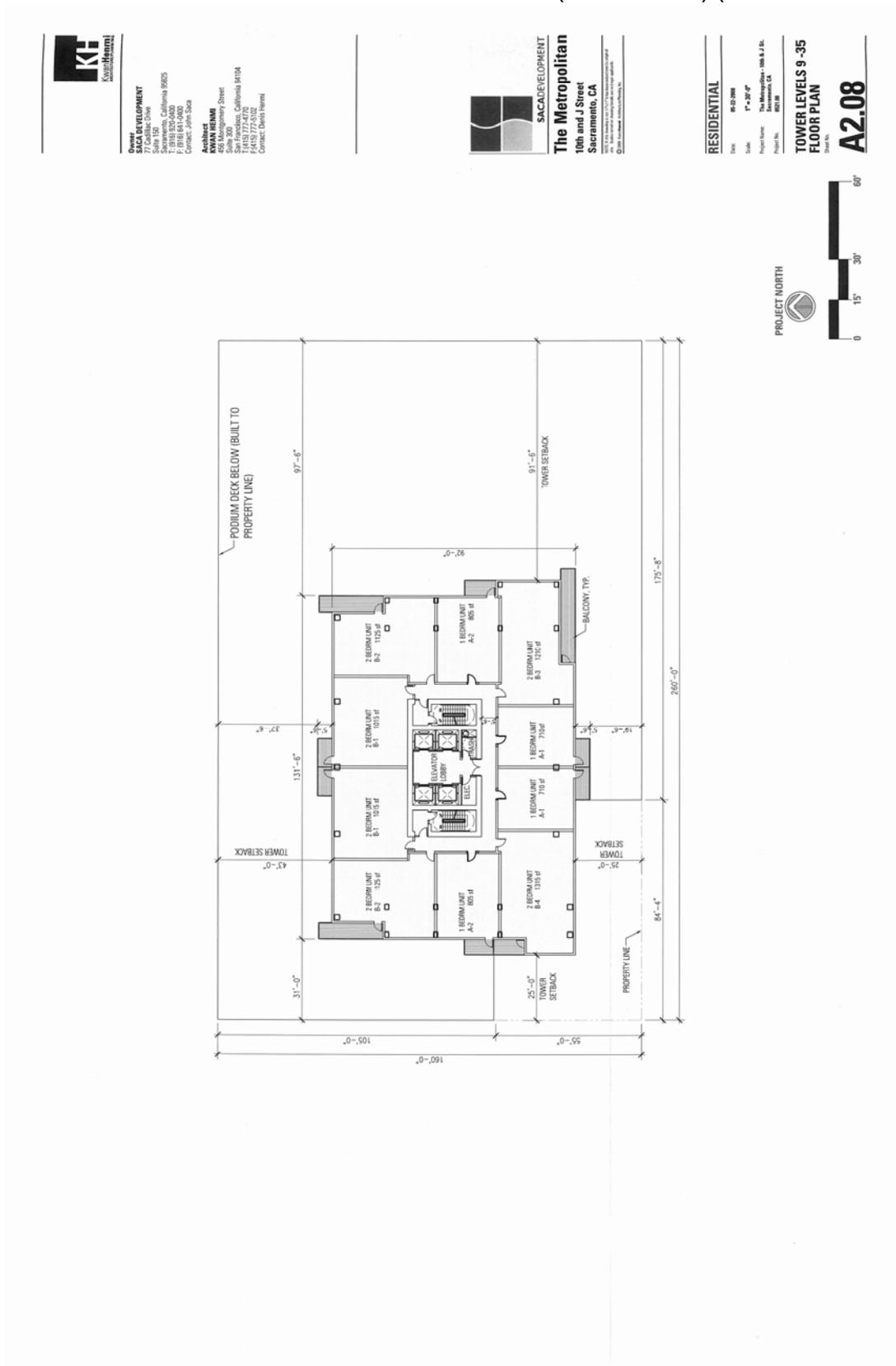


Exhibit O – Building Elevations (10th & J Streets) (320 residential units)



Exhibit P – Building Elevations (Alley & East) (320 residential units)

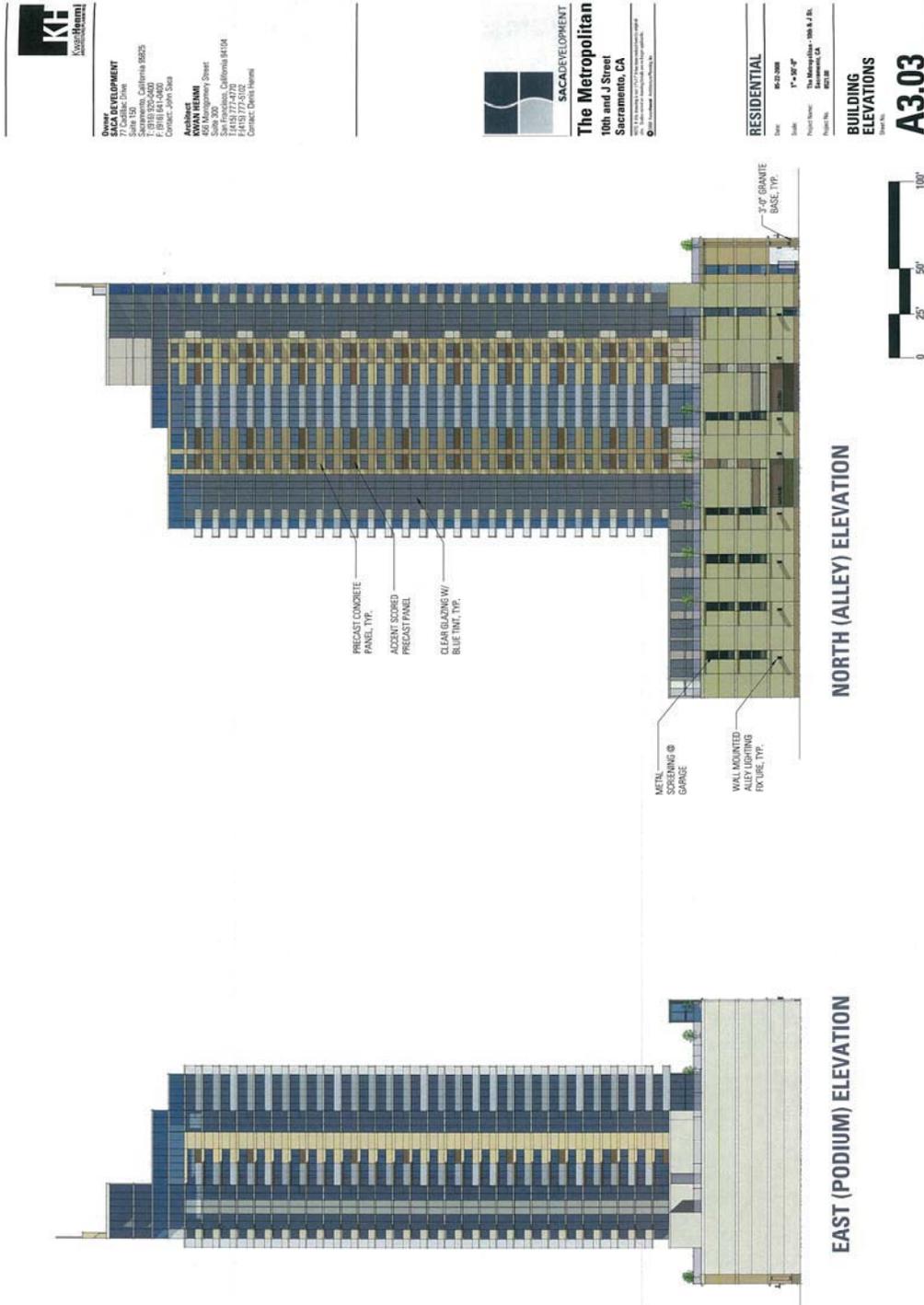


Exhibit Q – Building Perspectives (10th & J) (320 residential units)

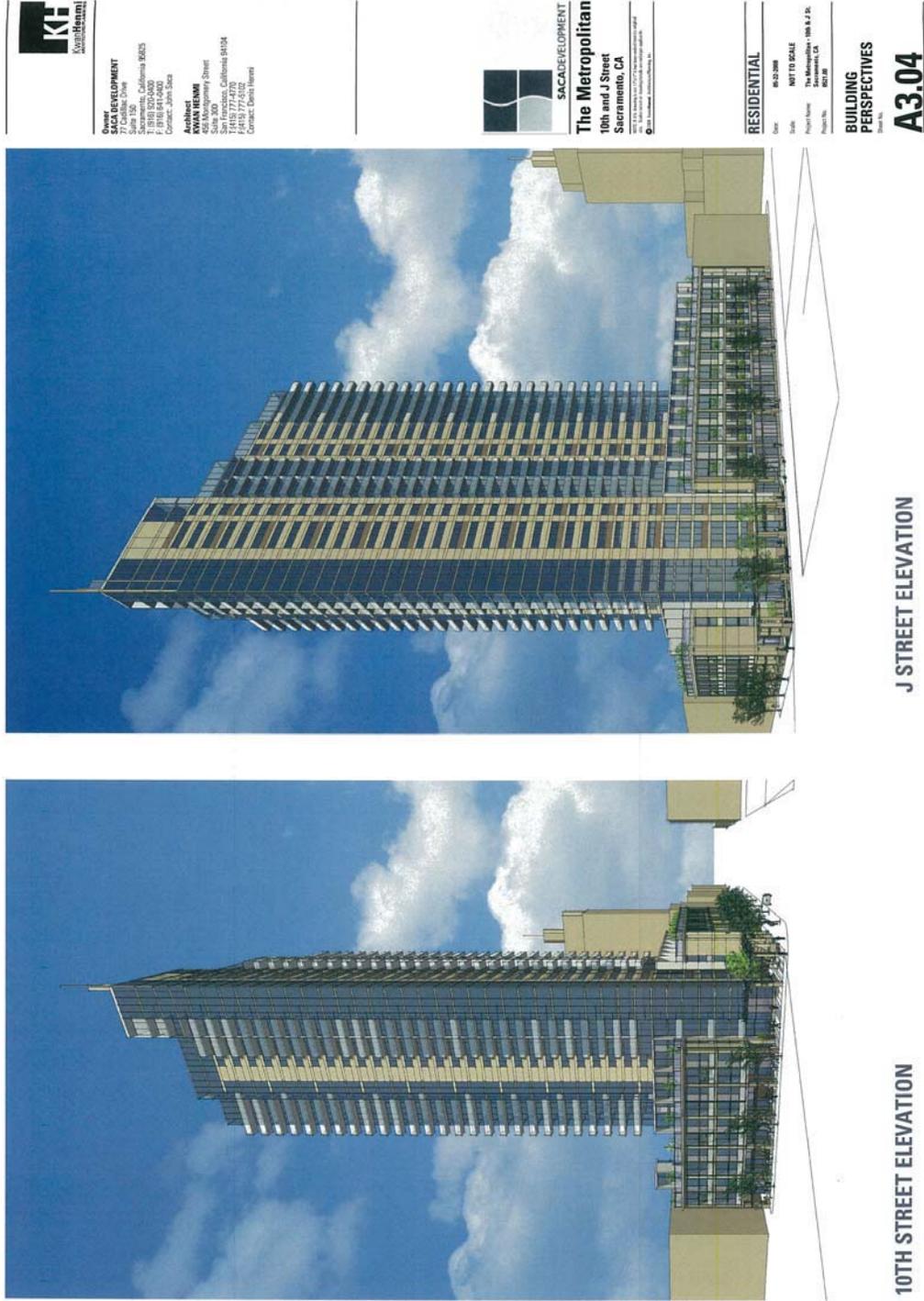


Exhibit R – Building Perspectives (10th Street & East) (320 residential units)

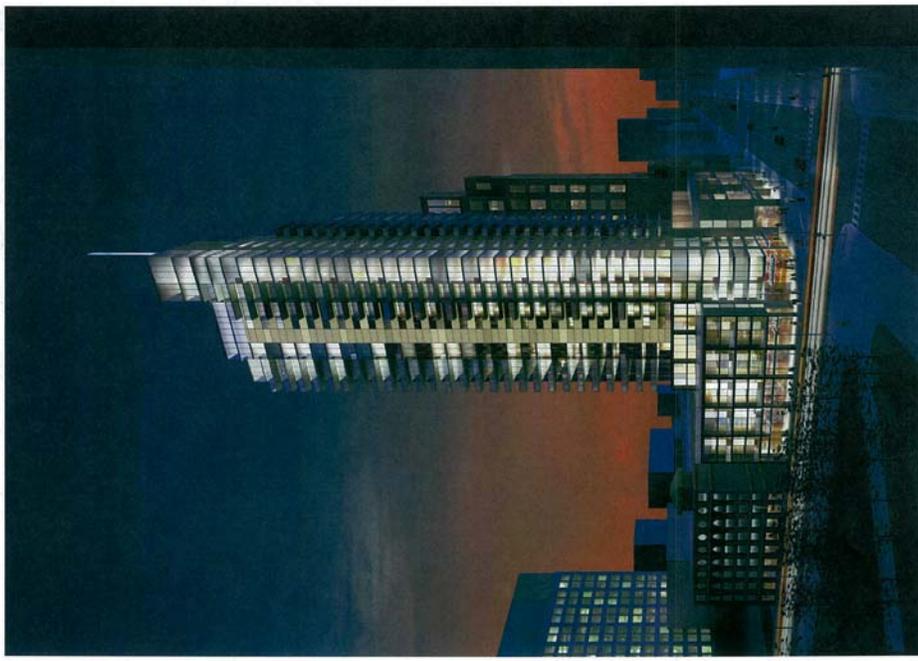
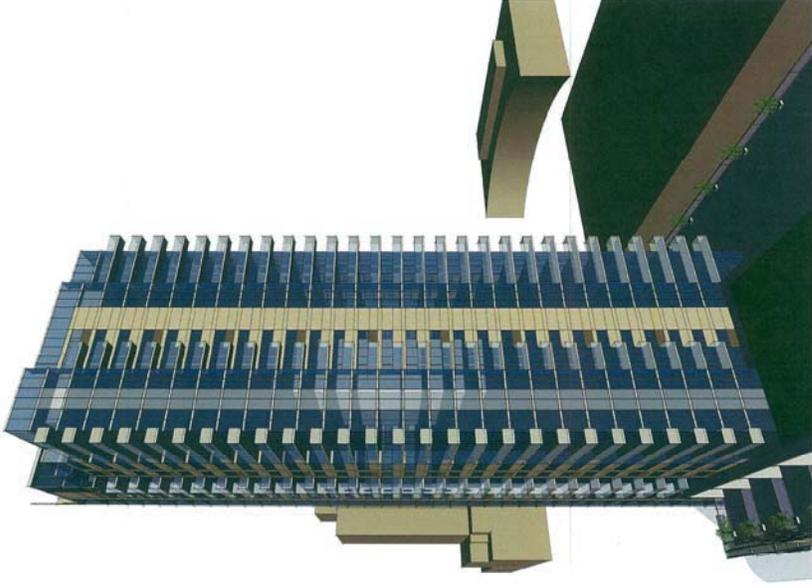
 <p>SAKA DEVELOPMENT 77 Carlsbad Drive Sacramento, California 95825 T: (916) 232-6600 F: (916) 232-6600 Contact: John Sosa</p> <p>Architect KWAN YEHANI 1000 Montgomery Street Suite 200 Sacramento, California 95811 T: (916) 441-8102 F: (916) 441-8102 Contact: Owen Hayes</p>	 <p>SACA DEVELOPMENT The Metropolitan 10th and J Street Sacramento, CA</p> <p><small>1000 Montgomery Street, Suite 200, Sacramento, CA 95811 © 2008 SACA Development, All Rights Reserved.</small></p>	<p>RESIDENTIAL</p> <p>Date: 06-22-08 Scale: NOT TO SCALE Project Name: The Metropolitan - 10th & J St. Project No.: 0051208 Sheet No.: A3.05</p> <p>BUILDING PERSPECTIVES Sheet No. A3.05</p>
 <p>10TH ST. ELEVATION NIGHT VIEW</p>	 <p>EAST (PODIUM) ELEVATION</p>	

Exhibit S – Building Perspectives (J Street Podium) (320 residential units)

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The Metropolitan
10th and J Street
Sacramento, CA

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RESIDENTIAL

Date: 06-22-08
Scale: NOT TO SCALE
Project Name: The Metropolitan - 10th & J St.
Project No.: 0001.08

BLDG. PODIUM PERSPECTIVES

Sheet No. **A3.06**



VIEW OF ALLEY & 10TH ST. PODIUM

VIEW OF 10TH ST. PODIUM



VIEW OF CORNER PLAZA & J ST PODIUM

Exhibit T – Plaza Perspectives (320 residential units)

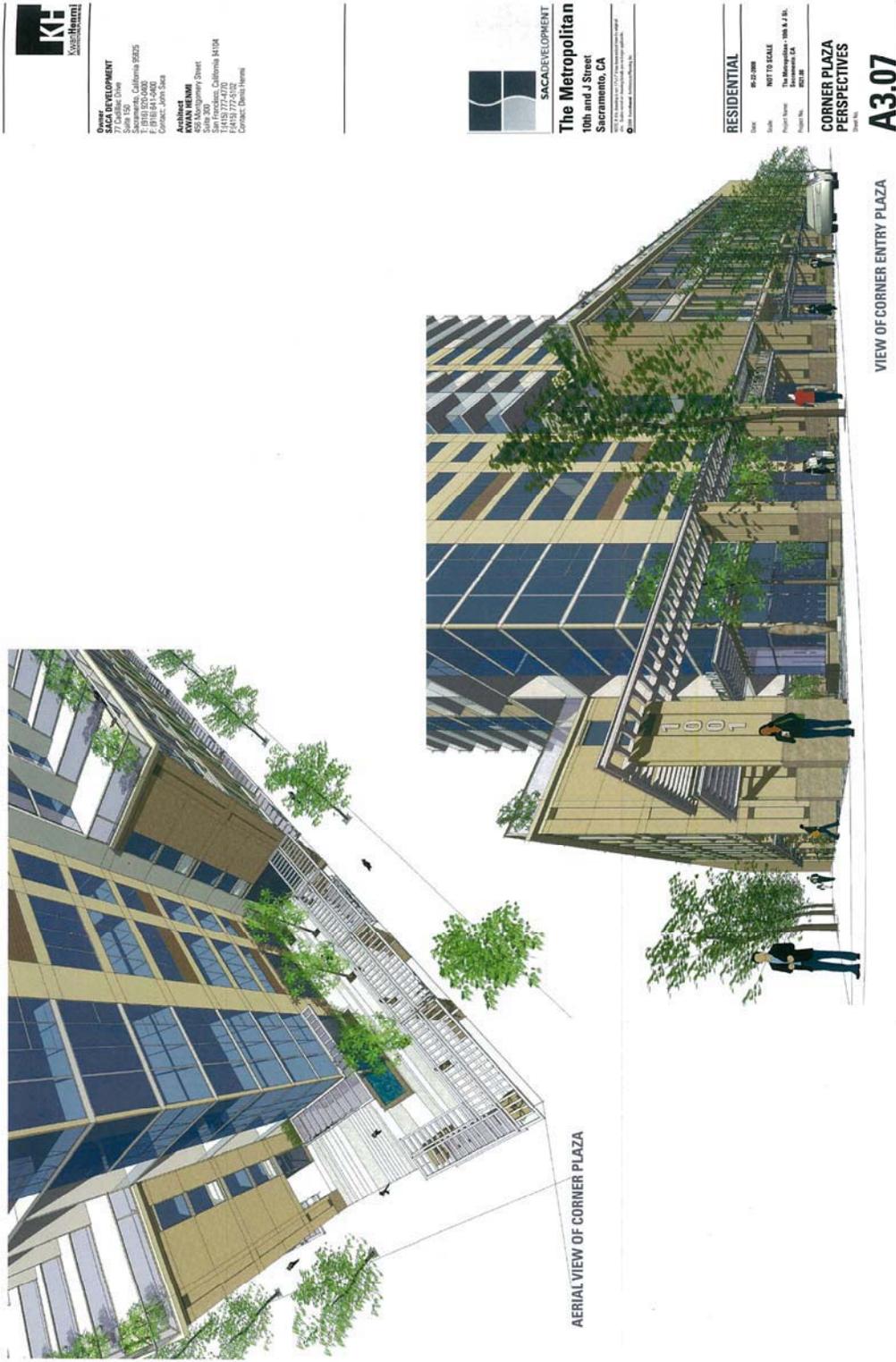


Exhibit U – Plaza Perspectives (320 residential units)

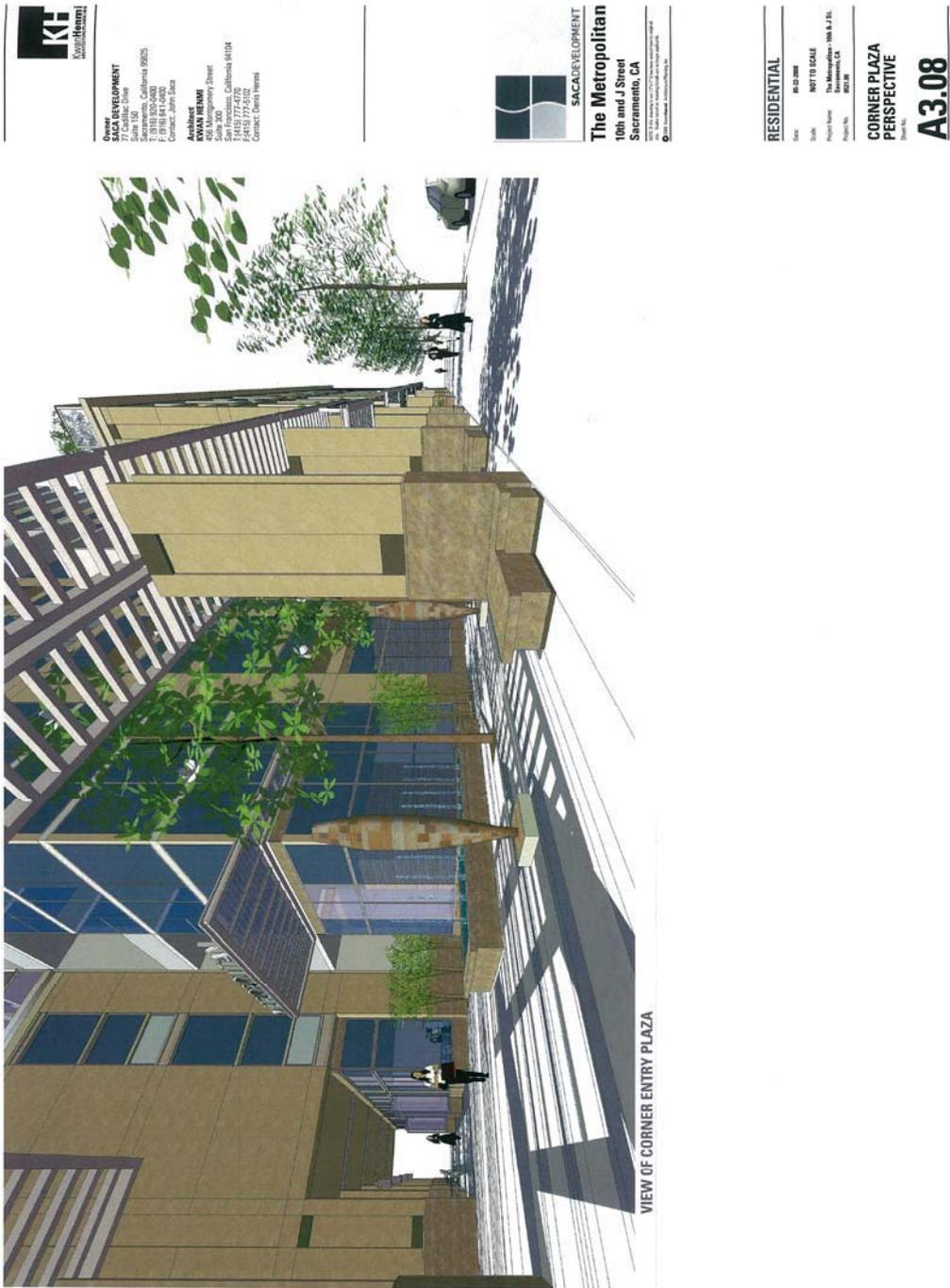
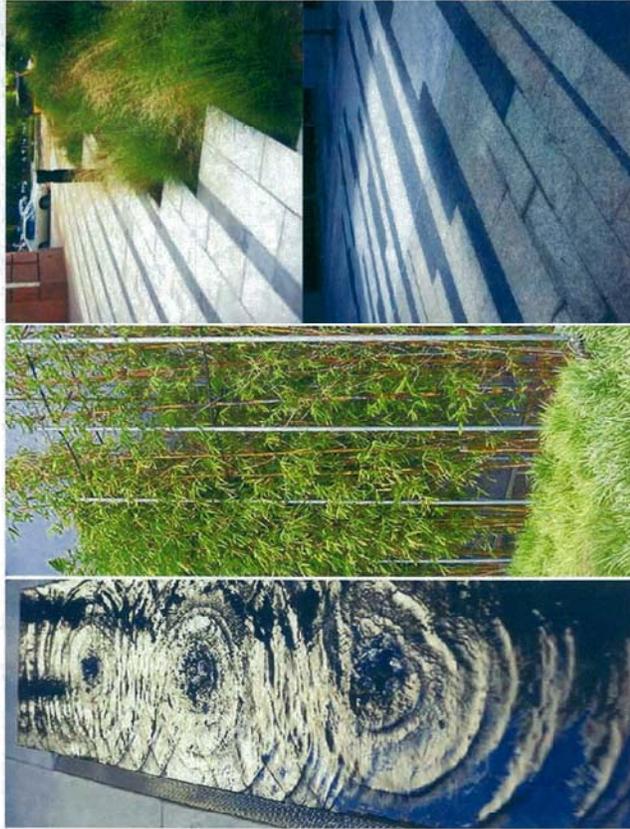


Exhibit C1 – Building Materials (190 residential units/190 hotel rooms)

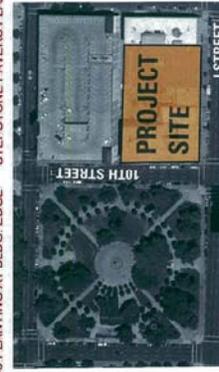
ENTRY PLAZA



BAMBOO PLANTING AT BLDG. EDGE

STEPSTONE PAVERS PLAZA

SMALL WATER FEATURE



PROJECT SITE

SITE CONTEXT



RECYCLED GLASS IN CONCRETE PAVING

R H A A
 THE METROPOLITAN
 SACRAMENTO, CA
 June 6, 2007

BUILDING COLOR & MATERIALS



Precast Accent Panels



Metal Canopy



color example:
Robert Matsui Courthouse Bldg

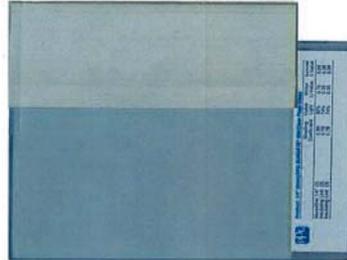


Precast: Warm Gray Color



Building Base Stone

Aluminum Framing



Blue Tint Vision Glazing

Exhibit D1 – Floor Plan (Basement) (190 residential units/ 190 hotel rooms)

