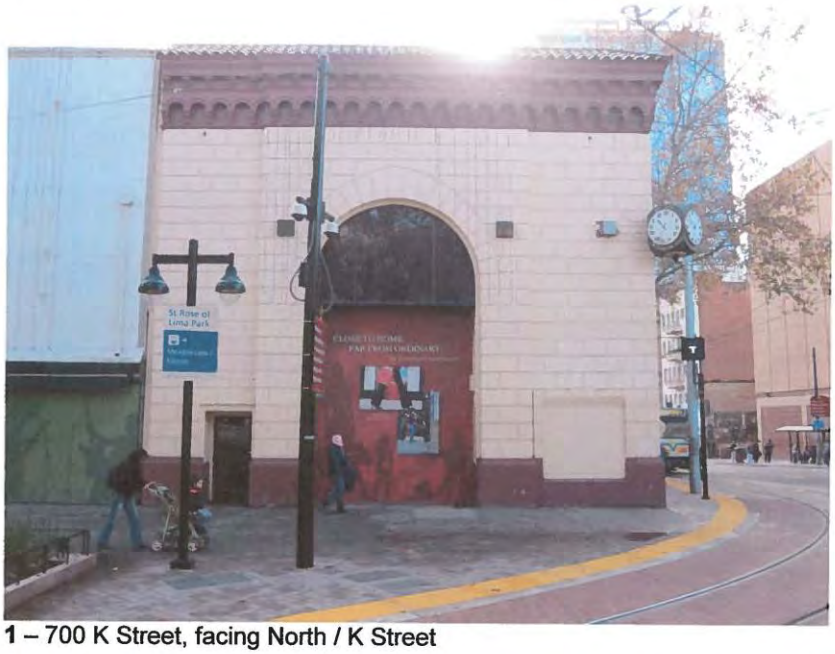
Attachment 3: Photos of Existing Buildings

700 BLOCK
700 K Street, Sacramento, CA
Photographs



1 – 700 K Street, facing North / K Street

2 - 700 K Street, facing West / 7th Street

700 BLOCK
700 K Street, Sacramento, CA
Photographs

3 - 700 K Street, facing West / 7th Street

4 - 700 K Street, facing West / 7th Street

700 BLOCK
700 K Street, Sacramento, CA
Photographs

5 - 700 K Street, interior

6 – 704 K Street

700 BLOCK
700 K Street, Sacramento, CA
Photographs

7 - 708 K Street

8 - 712 K Street

700 BLOCK
700 K Street, Sacramento, CA
Photographs

9 - 716 K Street

10 - 718 K Street

700 BLOCK
700 K Street, Sacramento, CA
Photographs

11 – 724 K Street

12 – 726 K Street

700 BLOCK
700 K Street, Sacramento, CA
Photographs

13 - 730 K Street

14 - 730 K Street, facing East / 8th Street

700 BLOCK
700 K Street, Sacramento, CA
Photographs

15 – 730 K Street, facing East / 8th Street

16 - 730 K Street, facing East / 8th Street (Tex Mex)

700 BLOCK
700 K Street, Sacramento, CA
Photographs

17 - 730 K Street, facing East / 8th Street (Tex Mex)

18 – 730 K Street, facing East / 8th Street (Tex Mex)

700 BLOCK
700 K Street, Sacramento, CA
Photographs

19 - K Street – L Street Alley, looking West

20 - 708 K Street, view from Alley

700 BLOCK

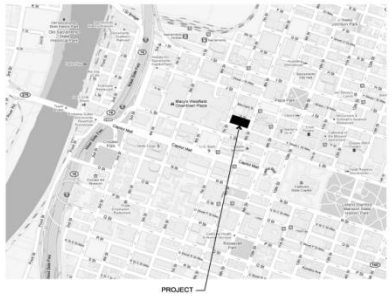
700 K STREET, CALIFORNIA

CFY DEVELOPMENT, INC.

D&S DEVELOPMENT

kuchman ARCHITECTS PC

VICINITY MAP



AERIAL VIEW FROM DOWNTOWN PLAZA

PROJECT DIRECTORY

OWNER & APPLICANT DEVELOPER
CFY DEVELOPMENT INC. AND
D&S DEVELOPMENT INC.
ATTENTION: ALI YOUSSEFI, BAY MIRY
1329 H STREET
SACRAMENTO, CA 95814
PHONE: (916) 442-4288
FAX: (916) 442-2110
EMAIL: ali.cfy@gmail.com, bay@dandsdev.com

ARCHITECT
KUCHMAN ARCHITECTS
ATTENTION: BOB KUCHMAN
2203 13th STREET
SACRAMENTO, CA 95818
PHONE: (916) 447-3436
FAX: (916) 447-3488
EMAIL: bob@kuchman.com

SURVEY
WONG & ASSOCIATES
ATTENTION: GARY TIMOTHY WONG
2730 ARDEN WAY, SUITE 253
SACRAMENTO, CA 95825
PHONE: (916) 283-4800
FAX: (916) 283-4809
EMAIL: gtwong5035@gmail.com

ACOUSTICAL CONSULTANT
BRENNAN & ASSOCIATES INC.
ATTENTION: JIM BRENNAN
PO BOX 6748
263 NEVADA STREET
AUBURN, CA 95604
PHONE: (530) 823-0960
FAX: (530) 823-0961
EMAIL: jbrennan@jcbrennanassoc.com

SHEET INDEX

30 SHEETS TOTAL

COVER SHEET
A0.1 UNIT SUMMARY AND COLOR PERSPECTIVE RENDERINGS
A1.1 PRELIMINARY SITE PLAN
A2.1 EXISTING CONDITIONS - BASEMENT FLOOR PLAN
A2.2 EXISTING CONDITIONS - 1ST FLOOR PLAN
A2.3 EXISTING CONDITIONS - 2ND FLOOR PLAN
A2.4 EXISTING CONDITIONS - 3RD FLOOR PLAN
A2.5 BASEMENT PLAN
A2.6 1ST FLOOR PLAN
A2.7 2ND FLOOR PLAN
A2.8 3RD FLOOR PLAN
A2.9 4TH FLOOR PLAN
A2.10 5TH FLOOR PLAN
A2.11 6TH FLOOR PLAN
A2.12 ROOF PLAN
A2.13 TYPICAL UNIT FLOOR PLANS
A3.1 COLOR SOUTH / ALLEY, EAST AND WEST ELEVATIONS
A3.2 COLOR NORTH / K STREET AND ROOF GARDEN NORTH ELEVATIONS
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A4.1 700 K STREET ELEVATIONS AND PHOTOS
A4.2 700 K STREET ELEVATIONS AND PHOTOS
A4.3 704, 708 & 712 K STREET ELEVATIONS AND PHOTOS
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A4.5 724 & 726 K STREET ELEVATIONS AND PHOTOS
A4.6 730 K STREET ELEVATIONS AND PHOTOS
A4.7 TEX MEX ELEVATIONS AND PHOTOS
A5.1 BUILDING SECTIONS
1/1 TOPOGRAPHY / BOUNDARY SURVEY

DECEMBER 10, 2010

PROJECT SUMMARY

HISTORIC PRESERVATION, REHABILITATION, RESTORATION AND RECONSTRUCTION + NEW STRUCTURE

TYPE OF CONSTRUCTION:	OCCUPANCY GROUP:	SPRINKLER SYSTEM	NFPA 13
IA. PARKING	R-2 DWELLING	BUILDING HEIGHT:	SIX STORY AND BASEMENT
IIA. DWELLINGS ABOVE PARKING	M / A-2 / A-3 RETAIL / RESTAURANT		(FIVE STORY WOOD FRAMED O/ CONCRETE PODIUM)
VA. RETAIL AND DWELLINGS ABOVE RETAIL	S-2 PARKING		

UNIT TYPES - SEE UNIT TYPE SUMMARY

	A STUDIO	B 1DEN*BA	C 1BD/1BA	D 1BD+1DEN 1BA	E 2BD/1BA	T TOWNHOME 2BD/1BA	TOTAL UNIT	TOTAL UNIT AREA *	TOTAL UNIT & BALCONY AREA *	BALCONY / PATIO AREA	DWELLING COMMUNITY CENTER	PARKING AREA	PARKING STALLS	RETAIL AREA *	TOTAL COMMON AREA	ROOF GARDEN & ROOF DECK	GROSS AREA	TOTAL GROSS, BALCONY & ROOF DECK AREA
BASEMENT											2,000	16,308	50	25,826	9,326		53,460	53,460
1ST FLOOR											674	12,665	41	30,138	8,213		51,690	51,690
2ND FLOOR	9	5	11	12	2	6	45	31,718	32,897	1,179				7,816	6,102	5,989	45,636	51,884
3RD FLOOR	10		6	9	2		27	16,508	17,118	610					4,217	3,225	20,725	24,560
4TH FLOOR	10		6	9	2		27	16,508	17,141	633					3,720	2,238	20,228	23,099
5TH FLOOR	10		6	8	3		27	16,508	17,164	656					3,396		19,904	20,560
6TH FLOOR	10		6	8	3		27	20,184	21,517	1,333					3,395		23,579	24,912
ROOF TOP															1,714	1,733	1,714	3,447
TOTAL	**49**	**5**	**35**	**46**	**12**	**6**	**153**	**101,428**	**105,837**	**4,411**	**2,674**	**28,973**	**91**	**63,780**	**40,083**	**12,265**	**236,936**	**253,612**
UNIT RATIO	**32.03%**	**3.27%**	**22.88%**	**30.07%**	**7.84%**	**3.92%**	**100.00%**											

EFFICIENCY (GROSS - COMMON) / GROSS = 83.10%
* RETAIL AREA IN BASEMENT DOES NOT INCLUDE RETAIL WALLS, PARTY WALLS, STAIRS, ELEVATORS AND LIFTS
* RETAIL AREA ON 1ST AND 2ND FLOOR DOES NOT INCLUDE STAIRS, ELEVATORS AND LIFTS
* LIVE MUSIC VENUE AREA ON 2ND FLOOR DOES NOT INCLUDE SPACE THAT OPENS TO BELOW
* UNIT AREA INCLUDES MEZZANINE OR UPPER FLOOR AREA
* UNIT AREA INCLUDES AREA OF HOOD SHAFTS FROM RESTAURANTS BELOW. SHAFT AREA WILL BE SUBTRACTED FROM UNIT AREA
* UNIT BALCONY AREA INCLUDES BALCONIES ON ALLEY

700 BLOCK UNIT SUMMARY

UNIT TYPE		MAIN FLOOR SF	MEZZANINE OR UPPER FLOOR SF	UNIT SF	PATIO/ BALCONY SF	UNIT & PATIO/ BALCONY SF	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	TOTAL UNIT	RATIO	TOTAL UNIT SF	TOTAL UNIT & PATIO/ BALCONY SF
A STUDIO	A1			457	23	480	4	8	8	8		28		12,796	13,440
	A1-A			457	88	545	4					4		1,828	2,180
	A2			494	23	517		1	1	1		3		1,482	1,551
	A2-A			494	83	577	1					1		494	577
	A3			488		488		1	1	1	1	4		1,872	1,872
	AM1	457	151	608	106	714					4	4		2,432	2,856
	AM2	457	151	608	23	631					4	4		2,432	2,524
	AM3	494	151	645	23	668					1	1		645	668
TOTAL UNIT A							9	10	10	10	10	49	32.03%		
B 1DEN/1BA	BR1			609		609	1					1		609	609
	BR2			701		701	1					1		701	701
	BR3			609		609	1					1		609	609
	BR4			802		802	1					1		802	802
	BR5			880		880	1					1		880	880
TOTAL UNIT B							5					5	3.27%		
C 1BD/1BA	C1			657	23	680	2	3	3	3		11		7,227	7,480
	C1-A			657	61	718	1					1		657	718
	C2			657	33	690		1	1	1		3		1,971	2,070
	C2-A			657	81	738	1					1		657	738
	C4			582	23	605	1	1	1	1		4		2,328	2,420
	C5			582	23	605	1	1	1	1	1	6		2,910	3,025
	C9			446	137	583					1	1		446	583
	CM1	657	219	876	92	968					1	1		876	968
	CM2	657	219	876	23	898					2	2		1,752	1,796
	CM3	657	219	876	33	909					1	1		876	909
	CR1			672		672	1					1		672	672
	CR2			709		709	1					1		709	709
	CR3			671		671	1					1		671	671
	CR4			578		578	1					1		578	578
	CR5			576		576	1					1		576	576
TOTAL UNIT C							11	6	6	6	6	35	22.88%		
D 1BD+1DEN 1BA	D1 (ALT. C1)			657	23	680	4	8	8	8		28		18,396	19,040
	D1-A			667	68	735	4					4		2,668	2,940
	D2			1,042	44	1,086	1					1		1,042	1,086
	D3			1,145		1,145		1				1		1,145	1,145
	D4			1,145	23	1,168			1			1		1,145	1,168
	DM1	657	219	876	23	899					6	9		7,668	7,992
	DR1			812		812	1					1		812	812
	DR2			954		954	1					1		954	954
	DR3			775		775	1					1		775	775
TOTAL UNIT D							12	9	9	8	8	46	30.67%		
E 2BD/1BA	E1			870	23	893		1	1	1		3		2,610	2,679
	E1-A			872		872	1					1		872	872
	E2			837	48	885		1	1	1		3		2,511	2,655
	E3			873		873	1					1		873	873
	E4			822	48	870					1	1		822	870
	E5			700	185	885					1	1		700	885
	E6			1,145	46	1,191				1	1	2		2,290	2,382
TOTAL UNIT E							2	2	2	3	3	12	7.84%		
T TOWNHOME 2BD/1BA	T1	707	412	1,119		1,119	1					1		1,119	1,119
	T2	708	413	1,121		1,121	1					1		1,121	1,121
	T3	601	583	1,184		1,184	1					1		1,184	1,184
	T4	868	593	1,261		1,261	1					1		1,261	1,261
	T5	418	538	956		956	1					1		956	956
	T6	579	555	1,134		1,134	1					1		1,134	1,134
TOTAL UNIT T							6					6	3.92%		
TOTAL							45	27	27	27	27	153	100.00%	101,426	105,837
TOTAL UNIT SF PER FLOOR							31,718	16,508	16,508	16,506	20,184			101,426	
TOTAL UNIT & BAL. / PATIO SF PER FLOOR							32,897	17,118	17,141	17,184	21,517				105,837

* UNIT AREA IS INCLUDING MEZZANINE OR UPPER FLOOR AREA

TOTAL USABLE AREA AT MEZZANINE LEVEL WITH 5'-0" CEILING IS 1,723 SF

VIEW TOWARD SOUTHWEST CORNER OF 8TH & K

VIEW TO SOUTH THROUGH NEW KIOSKS TOWARD #712 K STREET

VIEW TO EAST FROM IN FRONT OF #712 K STREET

VIEW TOWARD SOUTHEAST CORNER OF 7TH & K

CFY DEVELOPMENT, INC.
D&S DEVELOPMENT

700 BLOCK

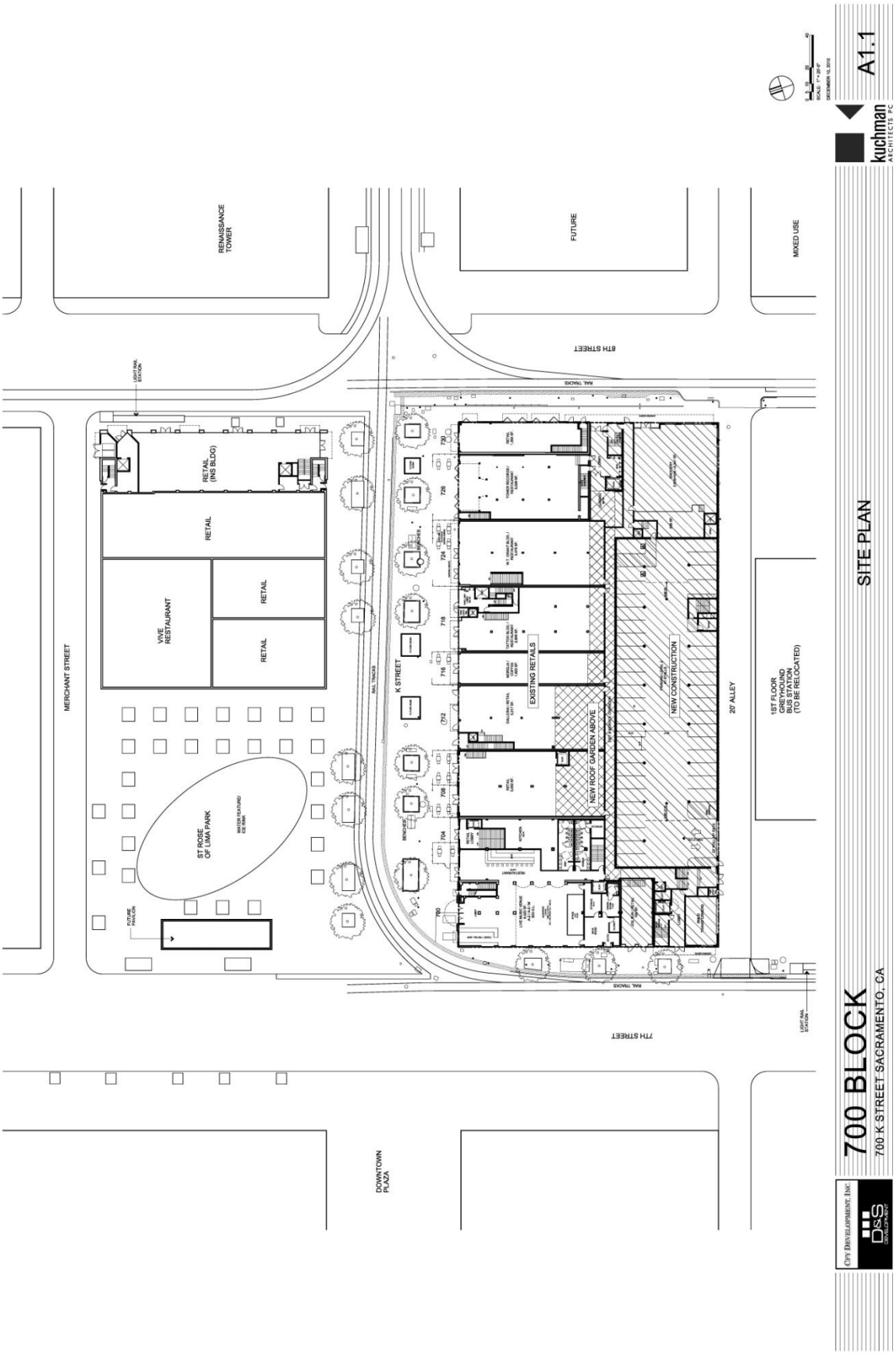
700 K STREET SACRAMENTO, CA

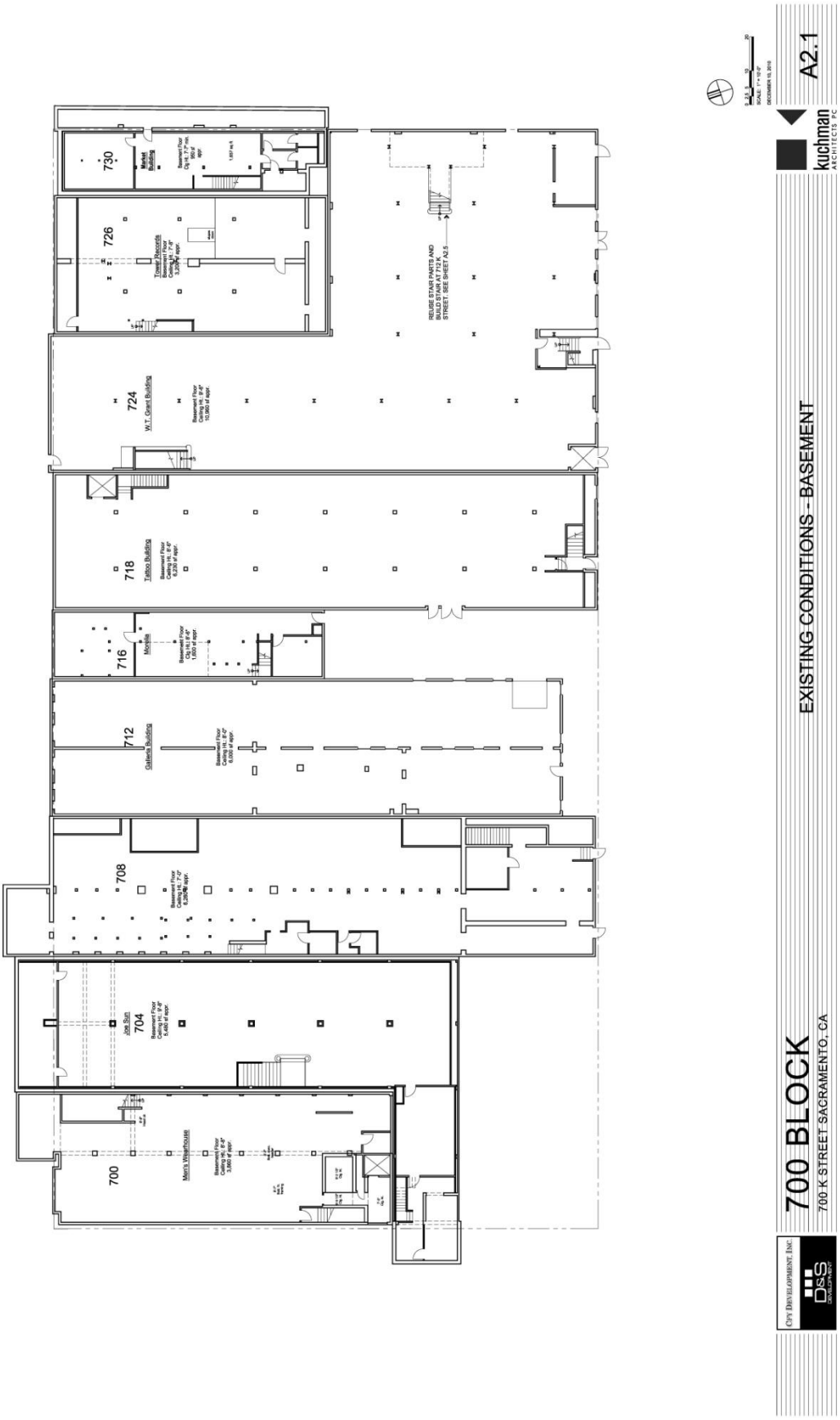
UNIT SUMMARY AND RENDERINGS

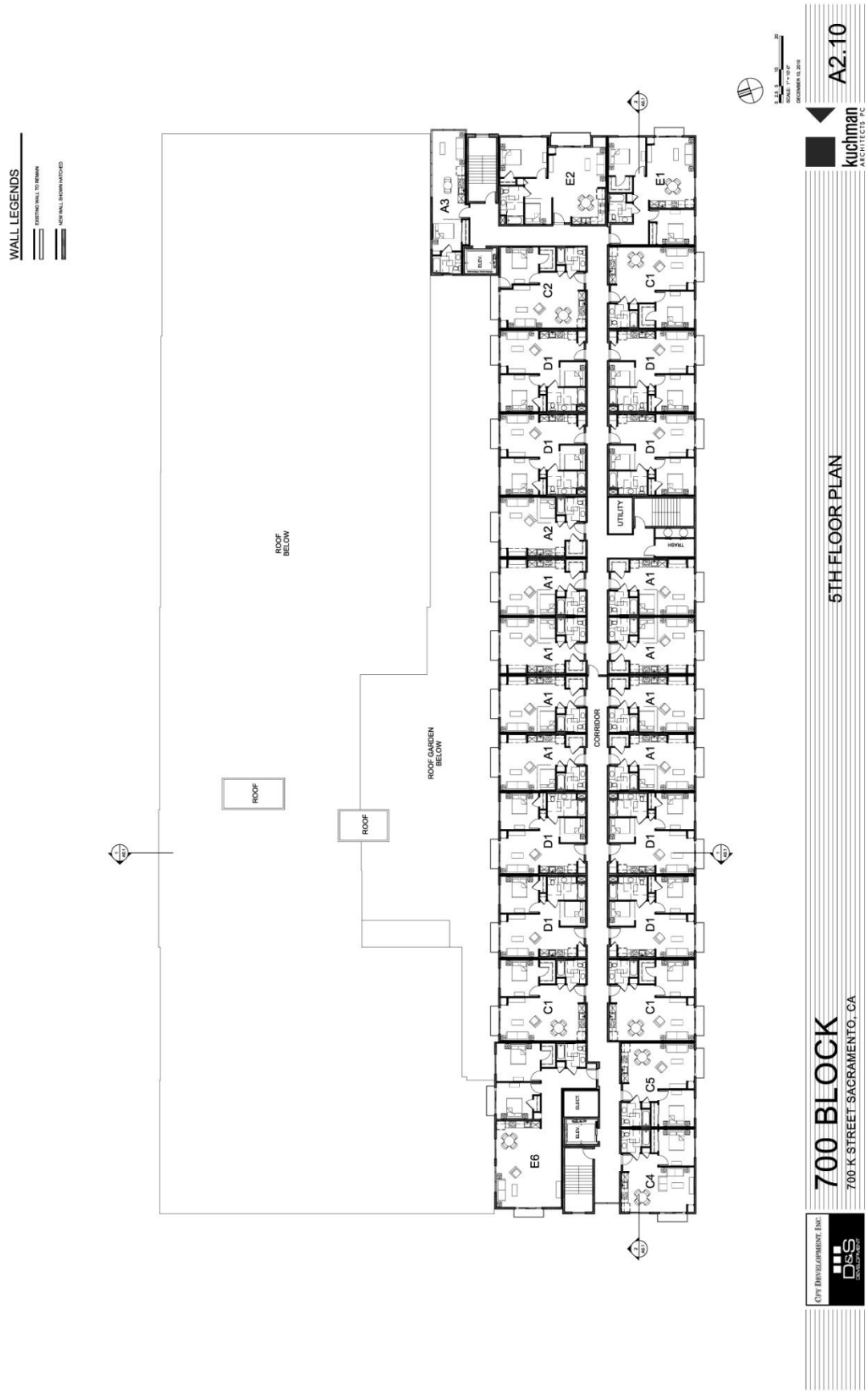
DECEMBER 10, 2010

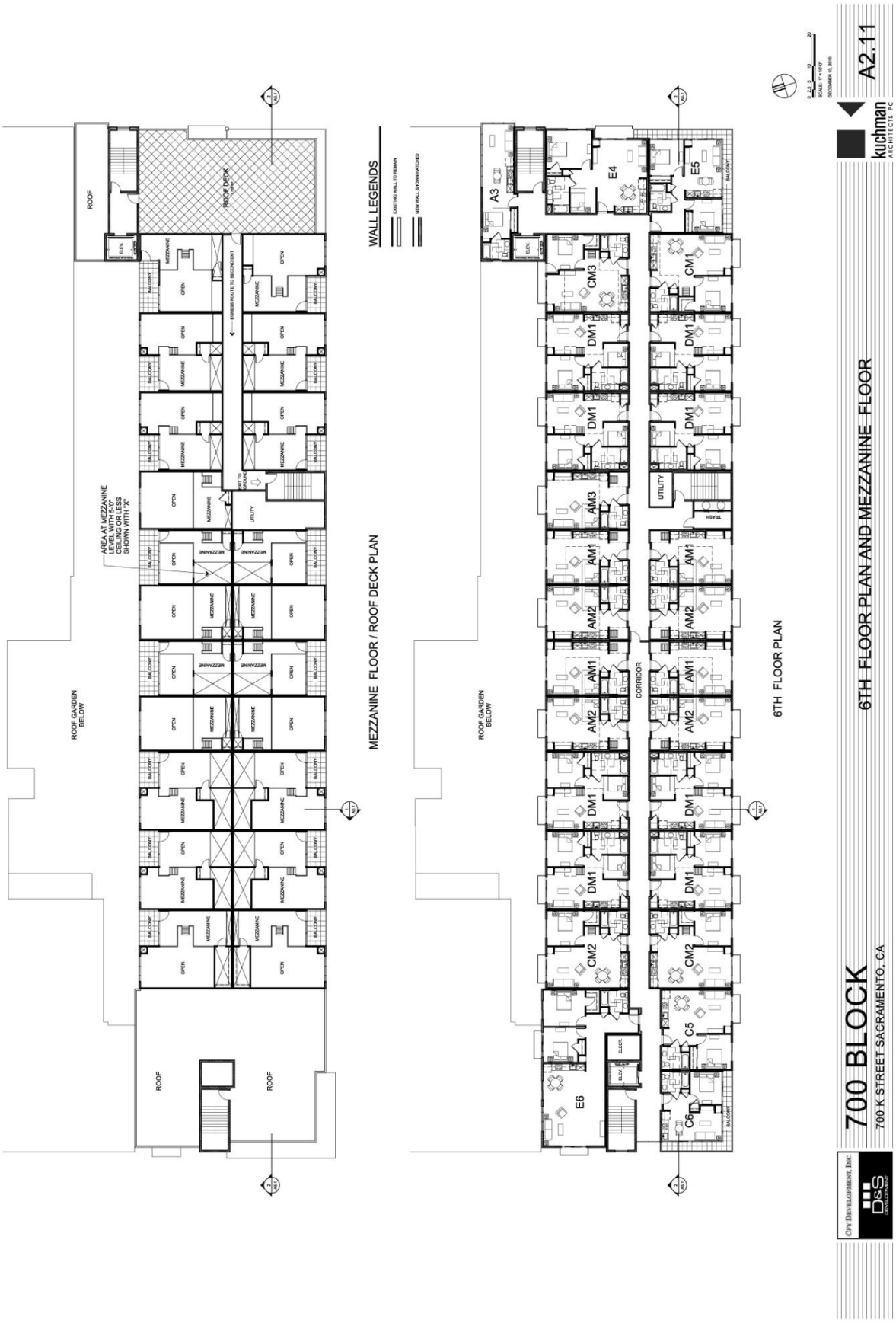
kuchman ARCHITECTS PC

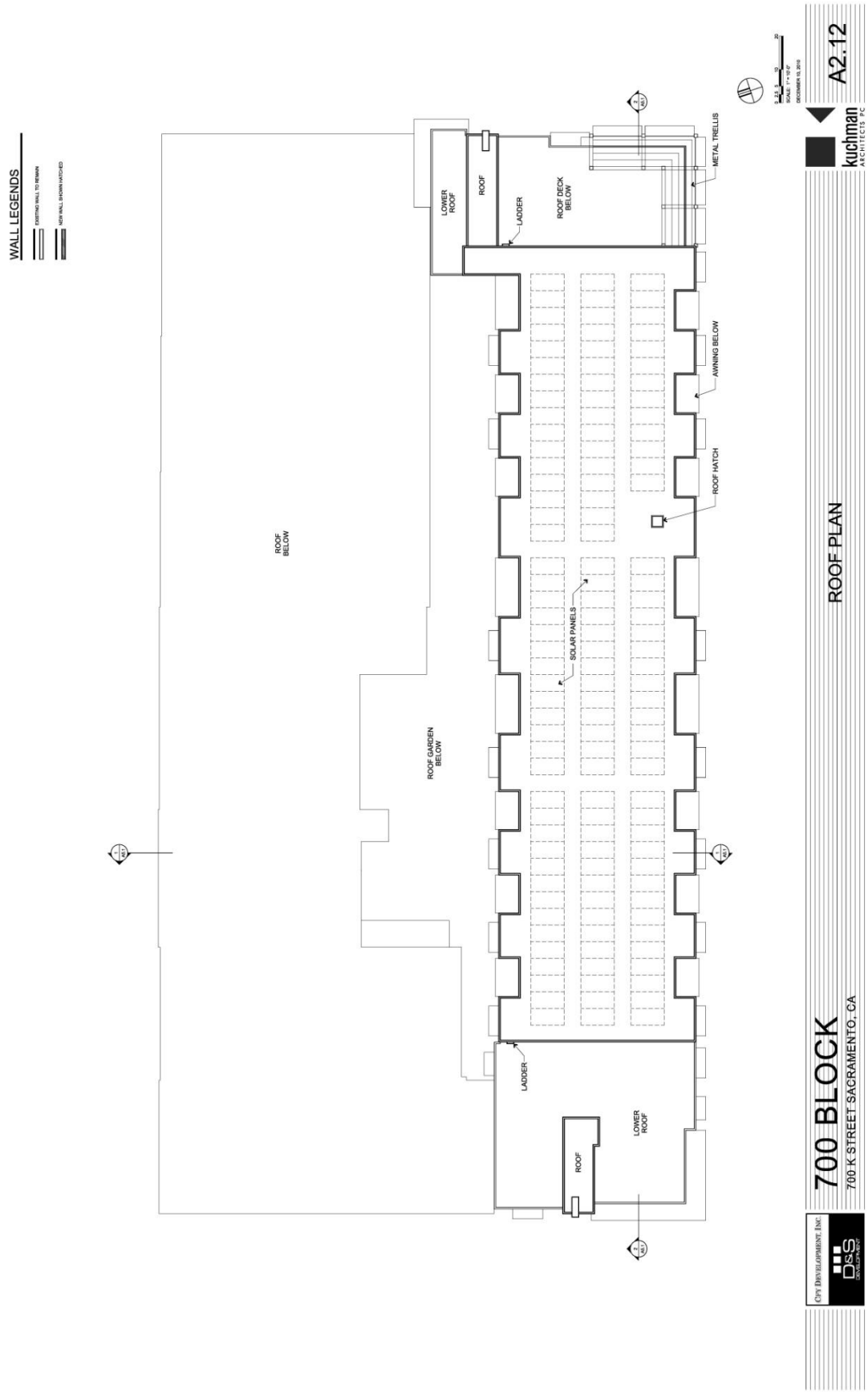
A0.1

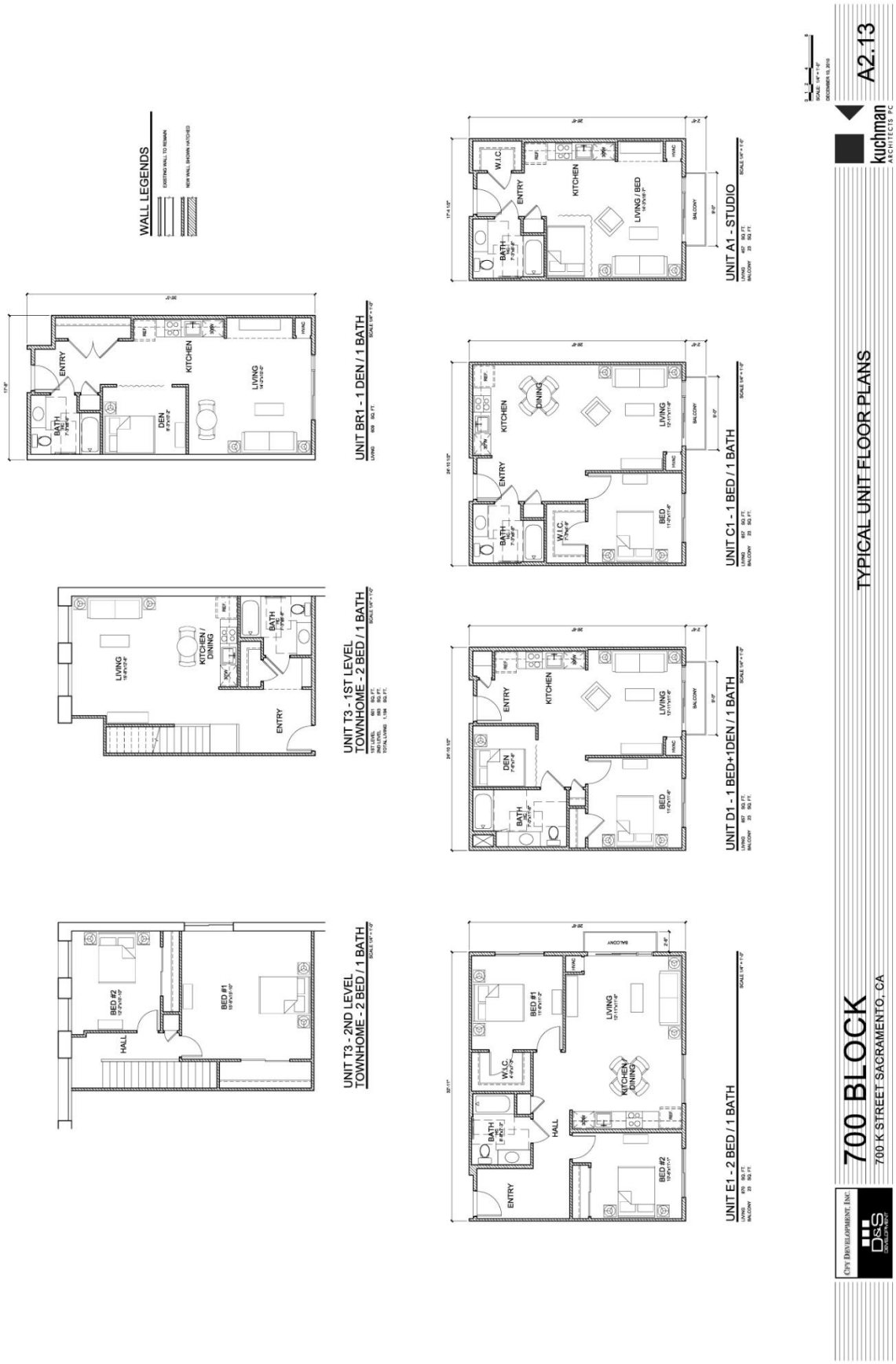

RENAISSANCE TOWER
FUTURE
MIXED USE
8TH STREET
RAIL TRACKS
MERCHANT STREET
RETAIL (INS BLDG)
RETAIL
VIVE RESTAURANT
RETAIL
RETAIL
ST ROSE OF LIMA PARK
WATER FEATURE/ ICE RINK
FUTURE PAVILION
K STREET
EXISTING RETAILS
NEW ROOF GARDEN ABOVE
NEW CONSTRUCTION
20' ALLEY
1ST FLOOR GREYHOUND BUS STATION (TO BE RELOCATED)
7TH STREET
DOWNTOWN PLAZA
SITE PLAN
700 BLOCK
700 K STREET SACRAMENTO, CA
City Development, Inc.
D&S DEVELOPMENT
kuchman ARCHITECTS PC
A1.1

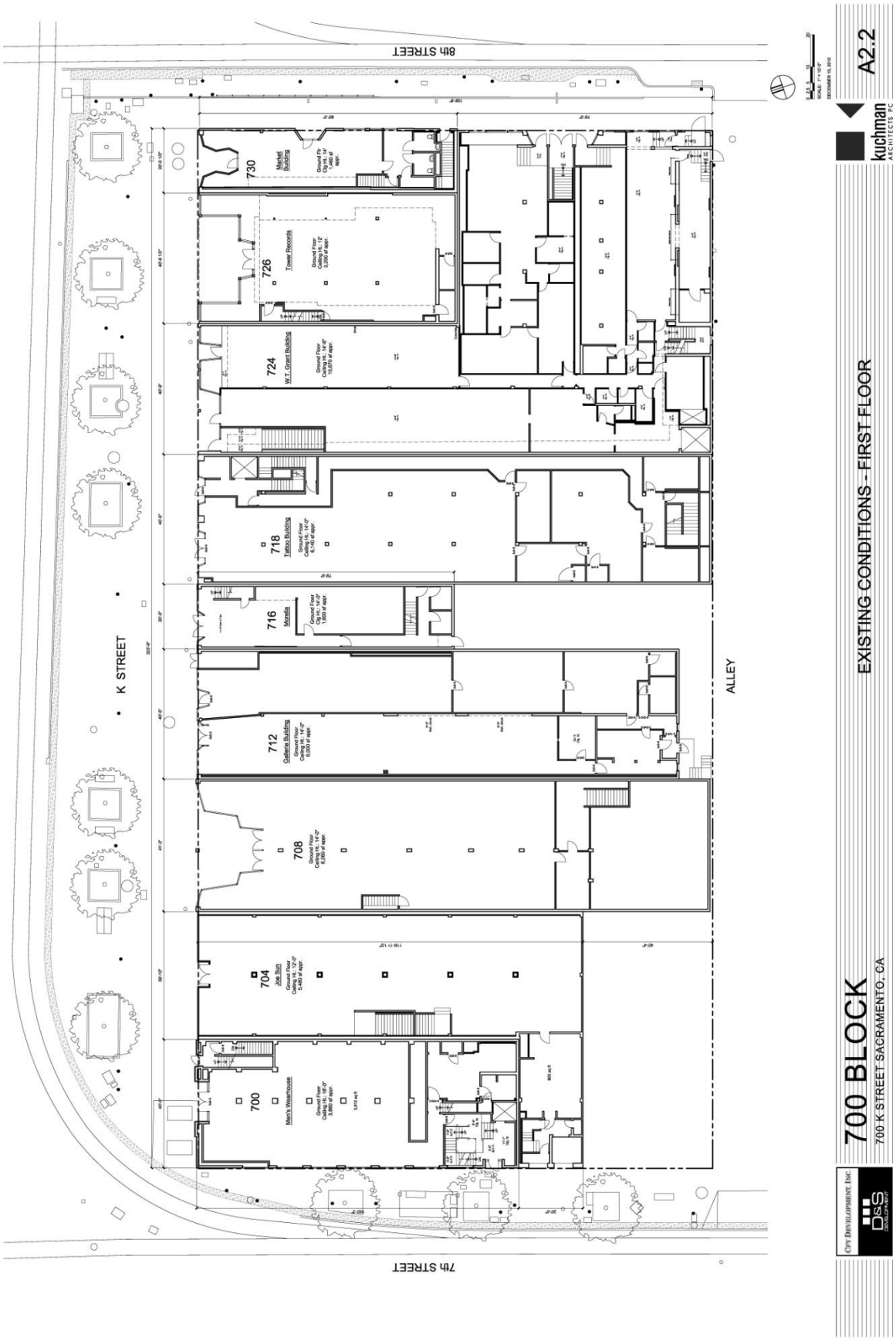

700 BLOCK
700 K STREET SACRAMENTO, CA
EXISTING CONDITIONS - BASEMENT
A2.1
kuchman
ARCHITECTS PC
CPV DEVELOPMENT, INC.
DSS
DEVELOPMENT
730
726
724
718
716
712
708
704
700
Market Building
Tower Records
W.T. Grant Building
Tattoo Building
Morelia
Gallerie Building
Joe Sun
Men's Wearhouse
REUSE STAIR PARTS AND BUILD STAIR AT 712 K STREET. SEE SHEET A2.5

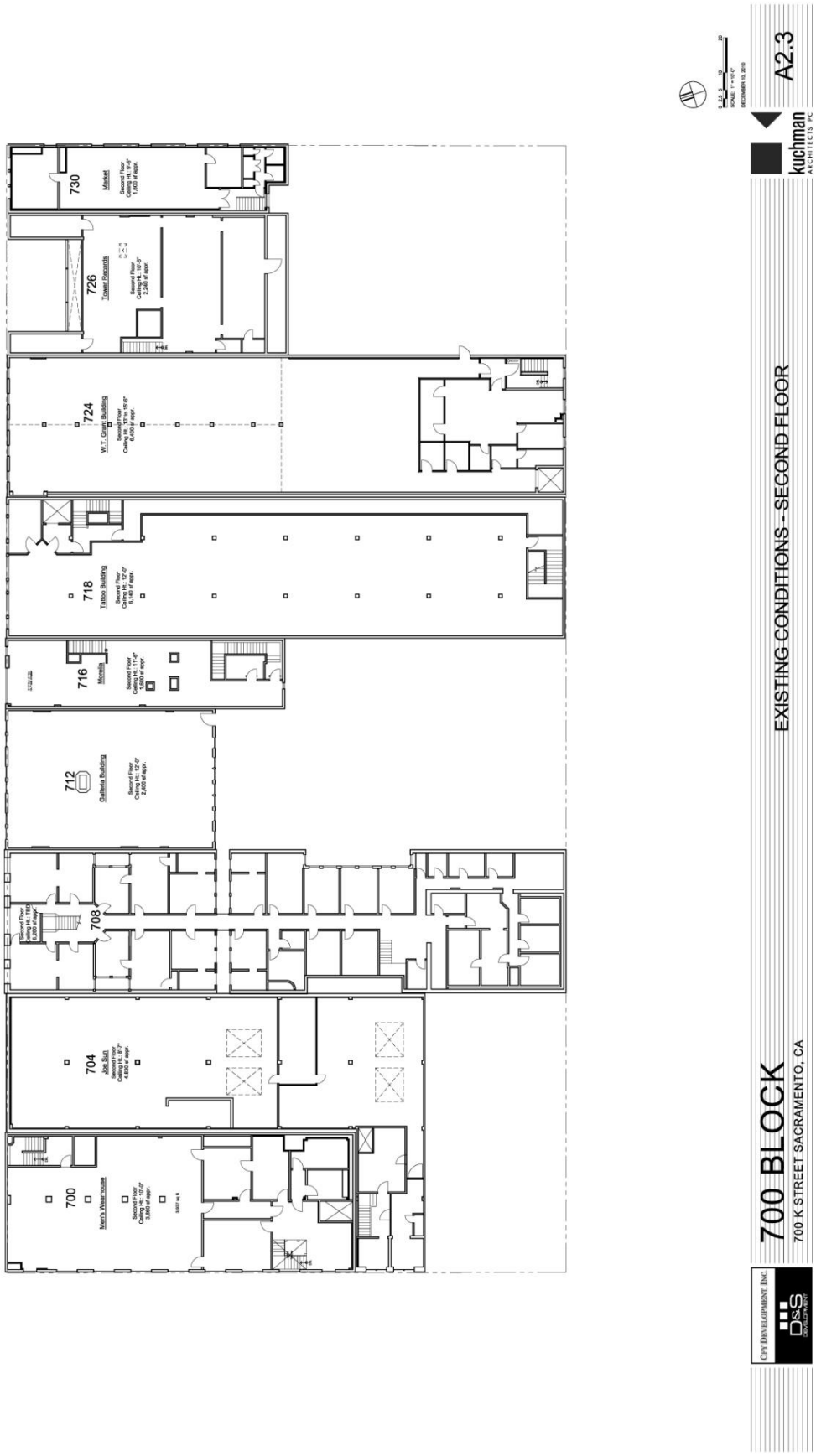

WALL LEGENDS
EXISTING WALL TO REMAIN
NEW WALL, SHOWN HATCHED
ROOF BELOW
ROOF
ROOF
ROOF GARDEN BELOW
CORRIDOR
UTILITY
TRASH
ELEV.
ELEC.
A1
A2
A3
C1
C2
C4
C5
D1
E1
E2
E6
A2.10
kuchman ARCHITECTS PC
5TH FLOOR PLAN
700 BLOCK
700 K STREET SACRAMENTO, CA
City Development, Inc.
D&S DEVELOPMENT

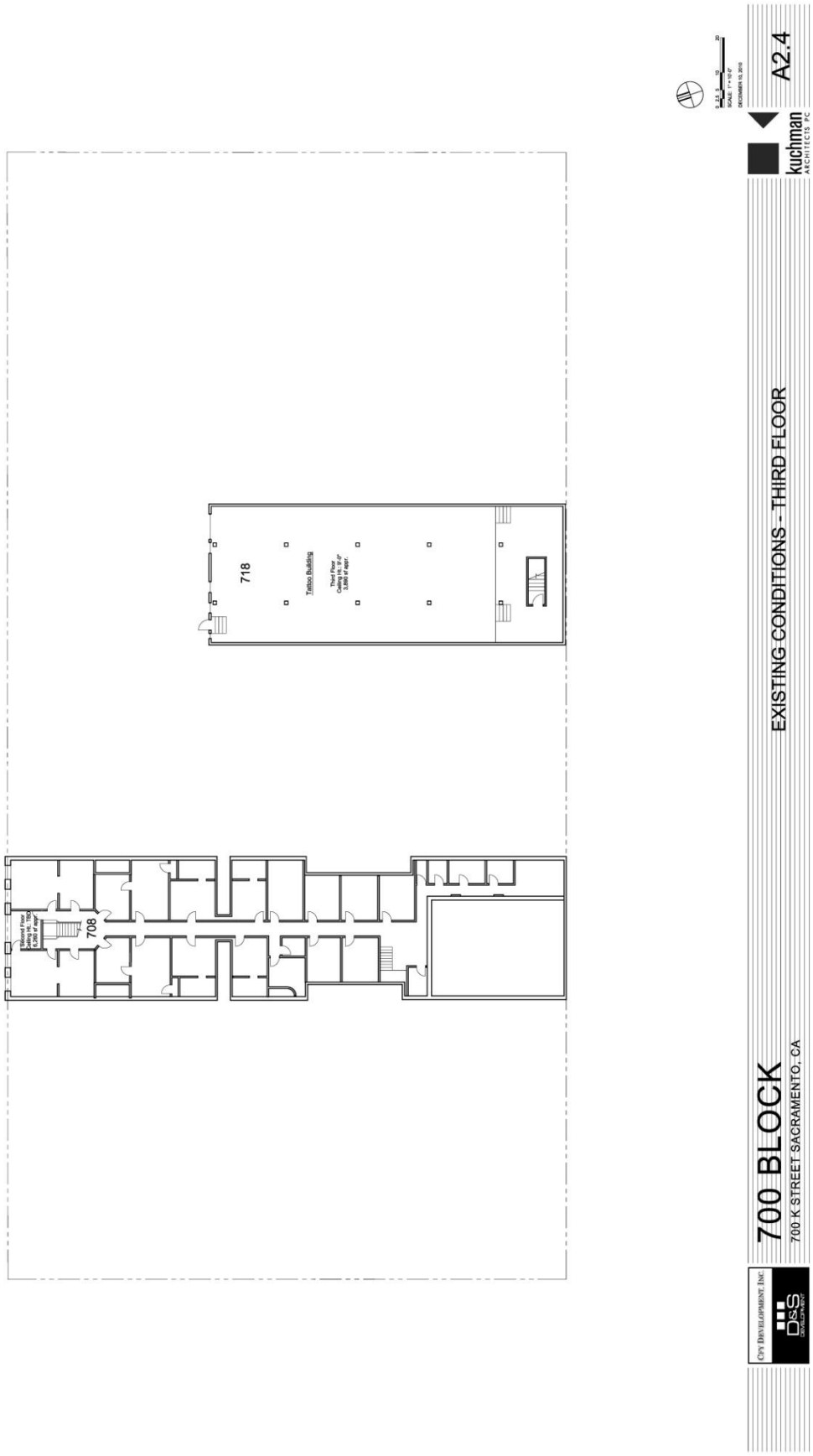

ROOF
ROOF DECK
ELEV.
OPEN
MEZZANINE
BALCONY
EXPRESS ROUTE TO SECOND EXIT
UTILITY
AREA AT MEZZANINE LEVEL WITH 5'-0" CEILING HEIGHT SHOWN WITH "X"
ROOF GARDEN BELOW
MEZZANINE FLOOR / ROOF DECK PLAN
WALL LEGENDS
A3
E4
E5
CM3
CM1
DM1
AM3
AM1
AM2
CORRIDOR
CM2
C5
C6
E6
6TH FLOOR PLAN
6TH FLOOR PLAN AND MEZZANINE FLOOR
A2.11
kuchman ARCHITECTS PC
City Development, Inc.
D&S DEVELOPMENT
700 BLOCK
700 K STREET SACRAMENTO, CA

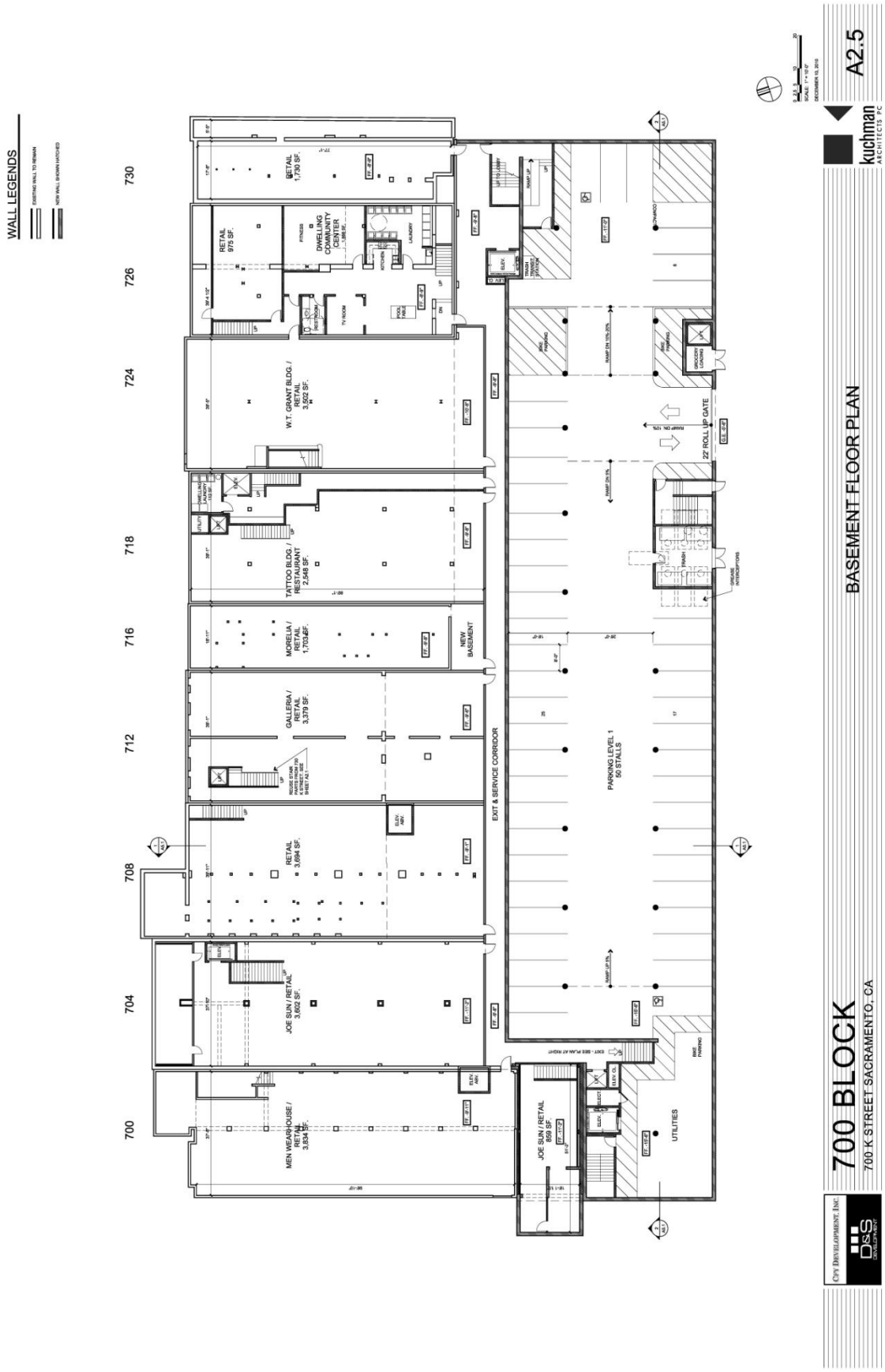

WALL LEGENDS
EXISTING WALL TO REMAIN
NEW WALL, SHOWN HATCHED
ROOF BELOW
ROOF GARDEN BELOW
LOWER ROOF
ROOF
LADDER
ROOF DECK BELOW
METAL TRELLIS
AWNING BELOW
ROOF HATCH
SOLAR PANELS
LADDER
ROOF
LOWER ROOF
ROOF PLAN
A2.12
kuchman ARCHITECTS PC
700 BLOCK
700 K STREET SACRAMENTO, CA
City Development, Inc.
DSS DEVELOPMENT

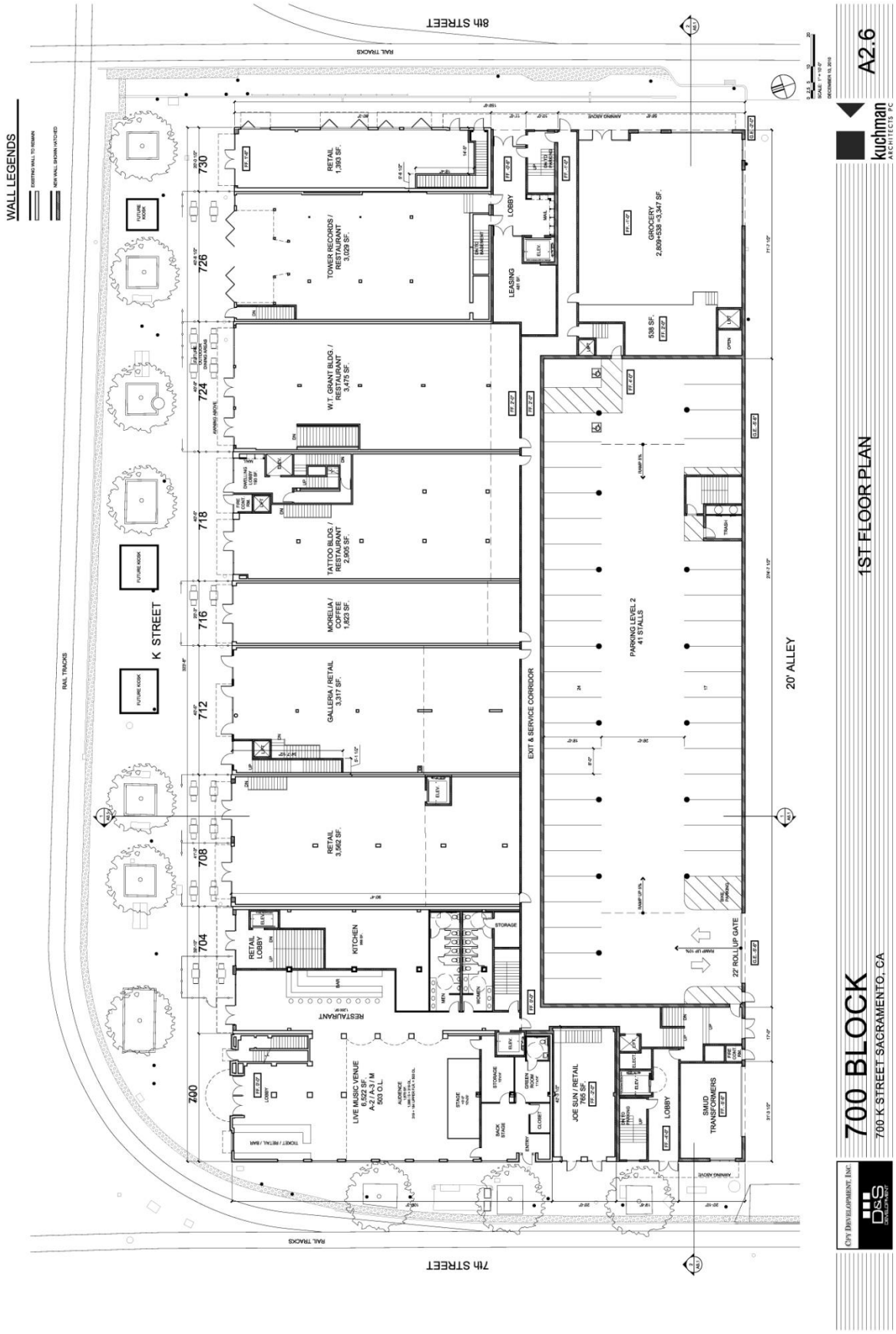

WALL LEGENDS
UNIT BR1 - 1 DEN / 1 BATH
UNIT T3 - 1ST LEVEL
TOWNHOME - 2 BED / 1 BATH
UNIT T3 - 2ND LEVEL
TOWNHOME - 2 BED / 1 BATH
UNIT A1 - STUDIO
UNIT C1 - 1 BED / 1 BATH
UNIT D1 - 1 BED+1DEN / 1 BATH
UNIT E1 - 2 BED / 1 BATH
TYPICAL UNIT FLOOR PLANS
700 BLOCK
700 K STREET SACRAMENTO, CA
A2.13
kuchman
CFY DEVELOPMENT, INC.


8th STREET
7th STREET
K STREET
ALLEY
730
Market Building
726
Tower Records
724
W.T. Grant Building
718
Tattoo Building
716
Morella
712
Galleria Building
708
704
Joe Sun
700
Men's Wearhouse
A2.2
kuchman ARCHITECTS PC
EXISTING CONDITIONS - FIRST FLOOR
700 BLOCK
700 K STREET SACRAMENTO, CA
City Development, Inc.
D&S DEVELOPMENT


700 BLOCK
700 K STREET SACRAMENTO, CA
EXISTING CONDITIONS - SECOND FLOOR
A2.3
kuchman
ARCHITECTS PC
CPV DEVELOPMENT, INC.
D&S
DEVELOPMENT
730
Market
726
Tower Records
724
W.T. Grant Building
718
Tattoo Building
716
Morelia
712
Galleria Building
708
704
Joe Sun
700
Men's Wearhouse


718
Tattoo Building
708
EXISTING CONDITIONS - THIRD FLOOR
700 BLOCK
700 K STREET SACRAMENTO, CA
A2.4
kuchman
ARCHITECTS PC
CPY DEVELOPMENT, INC.
D&S
DEVELOPMENT


WALL LEGENDS
EXISTING WALL TO REMAIN
NEW WALL SHOWN HATCHED
700
704
708
712
716
718
724
726
730
RETAIL 1,730 SF.
RETAIL 975 SF.
DWELLING COMMUNITY CENTER
W.T. GRANT BLDG. / RETAIL 3,502 SF.
TATTOO BLDG. / RESTAURANT 2,548 SF.
MORELIA / RETAIL 1,703 SF.
NEW BASEMENT
GALLERIA / RETAIL 3,379 SF.
RETAIL 3,694 SF.
JOE SUN / RETAIL 3,602 SF.
MEN WEARHOUSE / RETAIL 3,834 SF.
JOE SUN / RETAIL 859 SF.
EXIT & SERVICE CORRIDOR
PARKING LEVEL 1 50 STALLS
22' ROLL UP GATE
UTILITIES
BASEMENT FLOOR PLAN
700 BLOCK
700 K STREET SACRAMENTO, CA
A2.5
kuchman ARCHITECTS PC
CPV DEVELOPMENT, INC.
DSS DEVELOPMENT


WALL LEGENDS
8th STREET
7th STREET
RAIL TRACKS
K STREET
20' ALLEY
EXIT & SERVICE CORRIDOR
RETAIL 1,393 SF.
TOWER RECORDS / RESTAURANT 3,029 SF.
W.T. GRANT BLDG. / RESTAURANT 3,475 SF.
TATTOO BLDG. / RESTAURANT 2,905 SF.
MORELIA / COFFEE 1,823 SF.
GALLERIA / RETAIL 3,317 SF.
RETAIL 3,562 SF.
RETAIL LOBBY
KITCHEN
RESTAURANT
LIVE MUSIC VENUE 6,522 SF. A-2 / A-3 / M 503 O.L.
JOE SUN / RETAIL 765 SF.
SMUD TRANSFORMERS
LOBBY
LEASING
GROCERY 2,809+538 =3,347 SF.
538 SF.
PARKING LEVEL 2 41 STALLS
22' ROLL UP GATE
700
704
708
712
716
718
724
726
730
700 BLOCK
700 K STREET SACRAMENTO, CA
1ST FLOOR PLAN
A2.6
kuchman ARCHITECTS PC
CFY DEVELOPMENT, INC.
D&S DEVELOPMENT