

APPLICANT JL Construction Co. - P.O. Box 369, Carlsbad, CA 92008
OWNER JL Construction Co. - P.O. Box 369, Carlsbad, CA 92008
PLANS BY James Guthrie & Associates
FILING DATE 3-10-89 ENVIR. DET. Negative Declaration REPORT BY RW:sg
ASSESSOR'S PCL. NO. 225-230-085

- APPLICATION:
- A. Negative Declaration
 - B. Tentative Map to divide 16.3+ acres into one lot for 232 condominium air space units in the Multi-Family (Planned Unit Development) (R-2B(PUD)) zone
 - C. Special Permit to develop 232 condominium air space units on 16.3+ acres in the R-2B(PUD) zone

LOCATION: North of West El Camino Avenue between Gateway Oaks Drive and Natomas Main Drainage Canal.

PROPOSAL: The applicant is requesting the necessary entitlements to develop 232 unit air space condominium units in the Metropolitan Center Phase II Planned Unit Development.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
1988 South Natomas Community	
Plan Designation:	Medium Density Residential (7-15 du/ac; 10 max. av/net ac)
Existing Zoning of Site:	R-2B(PUD)
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Vacant; OB(PUD)
South: Proposed apartment project; R-2B(PUD)
East: Office; OB(PUD)
West: Vacant; R-2B(PUD)

Parking Required:	363 spaces																					
Parking Provided:	396 spaces																					
Property Dimensions:	Irregular																					
Property Area:	16.3+ acres																					
Density of Development:	14.1 d.u. per acre																					
Square Footage of Building:	<table><thead><tr><th>Qty</th><th>Type</th><th>Sq. Ft.</th></tr></thead><tbody><tr><td>44</td><td>1 bd., 1 ba.</td><td>831 sq. ft.</td></tr><tr><td>16</td><td>1 bd., 1 ba.</td><td>931 sq. ft.</td></tr><tr><td>28</td><td>2 bd., 2 ba.</td><td>1,085 sq. ft.</td></tr><tr><td>36</td><td>2 bd., 2 ba.</td><td>1,053 sq. ft.</td></tr><tr><td>52</td><td>2 bd., 2 ba.</td><td>1,108 sq. ft.</td></tr><tr><td>56</td><td>3 bd., 2 ba.</td><td>1,238 sq. ft.</td></tr></tbody></table>	Qty	Type	Sq. Ft.	44	1 bd., 1 ba.	831 sq. ft.	16	1 bd., 1 ba.	931 sq. ft.	28	2 bd., 2 ba.	1,085 sq. ft.	36	2 bd., 2 ba.	1,053 sq. ft.	52	2 bd., 2 ba.	1,108 sq. ft.	56	3 bd., 2 ba.	1,238 sq. ft.
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Height of Building:	Two story, 36'																					
Topography:	Flat																					
Exterior Building Materials:	Stucco																					
Roof Material:	Concrete tile																					

SUBDIVISION REVIEW COMMITTEE: On April 12, 1989, by a vote of 6 ayes and 3 absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to conditions which follow.

BACKGROUND: The proposed project is within the Metropolitan Center Residential Planned Unit Development. The 1988 South Natomas Community Plan designates the site for Medium Density Residential (7-15 du/ac; 10 max. av/net ac). The proposed condominium project is, however, protected by a development agreement allowing 7-21 du/na; 12 max. av/net ac. plus 58 units for the entire residential portion of the PUD (see Exhibit A). The 58 units are a result of a transfer of development rights that were credited in conjunction with a reduction in office square footage (P88-007). The subject site, which is a portion of the residential PUD, complies with the existing development agreement. The density of housing on the subject site may exceed 12 du/ac.

Given the three residential sites in the Planned Unit Development which is a total of 35.3+ vacant acres, a total of 477 units are allowed. The condominium site consumes 232 units leaving a balance of 245 units which will be dispersed on the remaining two residential sites in the PUD.

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

A. Land Use and Zoning

The subject site consists of 16.3+ acres on a vacant lot located in the Multi-Family (R-2B(PUD)) Planned Unit Development zone. The site is designated for Medium Density Residential (7-15 av/ac; 10 max. av/net ac) in the South Natomas Community Plan, and is designated for Low Density Residential (4-15 du/na) in the General Plan. Condominium projects within a planned unit development or in any zone requires a special permit. The density proposed on the subject site is 14.1 units per acre. The project is consistent with the General Plan which allows 15 units to the acre.

B. Applicant's Proposal

The applicant is proposing to divide the existing 16.3+ acres for 232 condominium air space units. A special permit is also requested in order to develop the 232 condominium units. A total of 232 units will be built consisting of one, two and three bedroom units. The unit sizes range from 831 square feet to 1,238 square feet. The proposed 232 unit condominium complex will consist of 27 (8 and 10 unit) two story buildings and one recreation building. Recreational amenities consist of three spas, two swimming pools, a tennis court and a recreation building is proposed on the subject site.

C. Site Plan Design

The submitted site plan indicates a 25' landscape setback along the entire perimeter of the site. One main entry with a water feature and one secondary entry is proposed on the subject site. The applicant has indicated to staff that a six foot decorative wall will be constructed along the perimeter of the site. The wall will, however, be broken up in some areas to not enclose the entire

site. Staff recommends that the design of the proposed decorative wall (photo or drawing) be submitted to staff for review and approval prior to issuance of building permits.

All trash enclosures indicated on the site plan shall comply with the City's Trash Enclosure Ordinance. Mechanical equipment (including public utility boxes) shall be attractively screened.

D. Building Design

Floor plans and elevations for the condominiums and recreation building were submitted. The architectural style utilizes a variety of design elements and volumetric movement. The submitted plan indicates 80 one bedroom and one bath units (831 sq. ft. and 931 sq. ft.), 116 two bedroom and two bath (1,085 sq. ft., 1,053 sq. ft., 1,108 sq. ft.) and 56 three bedroom and two bath (1,238 sq. ft.) units. The proposed recreation building is 3,748 sq. ft. and its major services consist of an exercise room, reception room, party room, and TV room. The height of the condominium buildings is 36' (two story). The exterior building material consist of stucco and the roof material is made of concrete tile. Exterior building colors are brown tinted grey stucco with grey trim and a transparent stained grey siding. The elevation plans indicate white aluminum frame windows. Staff recommends that the applicant vary the main body color. The buildings shall contain at least three body colors that are subtle but noticeable to lessen potential monotony. In addition, a highlight trim color might be considered for the second floor balcony metal railing, attic vents, trim at metal chimney cap etc.

The Design Review Coordinator and Planning staff had some concern about the visual effect of the highest roof pitch in juxtaposition to the lower adjacent roof plane. This is particularly evident when viewing the residential site from the side elevation. Staff recommends that the applicant submit a roof plan of all building types prior to issuance of building permits. Staff was also concerned about the finish detailing of the stairways. Precast single stringer industrial type stairs are not allowed in residential developments.

E. Parking and Circulation

A minimum of one parking space in an enclosed garage is required for each unit. The Zoning Ordinance requires 1.5 parking spaces per each unit and one guest space per every 15 units. A total of 363 spaces are required for the subject site. The submitted site plan indicates 396 parking spaces which meets the parking requirement. Two hundred and ninety-six (296) spaces are covered garages, 88 spaces are open full size and 12 are open compact parking spaces. Handicap spaces shall be provided on the site and shall meet the building code requirement.

The City's Traffic Engineer had no objects to the proposed vehicle circulation within the project site. However, no vehicles shall enter or exit off of Gateway Oaks Drive.

F. Landscaping

The applicant submitted a landscape and irrigation plan. A 25' landscape setback with 3-1/2' undulating berms are indicated on the site plan. The 25' of landscape berming proposed along all street frontages will serve to lessen the visibility of the guest parking areas and the condominiums as well. The landscaping will also discourage any parking on the street and along private on-site drives.

One security entry gate allowing pedestrians and vehicles (guest/residents) is identified on the plan. A thematic entry fountain is shown at the entrance. An additional security gate allowing residents with vehicles only is indicated on the site plan. Lastly, there are two pedestrian access gates on Gateway Oaks (see Exhibit H).

All entry areas are landscaped with evergreen and deciduous trees. The site plan also identifies 30' diameter Metro Center theme trees, 35' diameter accent shade trees and a range of 20'-25' diameter evergreen and deciduous trees. The applicant will be required to meet the 50% shading requirement for all surface parking areas. Staff feels that sufficient landscaping throughout the unit and recreation areas is provided.

G. Signage

No signage is indicated on the site plan. All signage shall be subject to a Planning Director's Special Permit.

H. Agency Comments

The proposed project has been reviewed by the City's Traffic Engineer, Engineering, Building Inspections, City Police, Water and Sewer, City Real Estate, Parks and Community Services, and the Natomas Community Association. The following comments were received.

Building Inspections

Building permits shall be required at the time of development stage.

Parks and Community Services

1. All landscaped entry ways etc. shall be maintained by an assessment district or a homeowners' association.
2. Appraisal required for Quimby calculations.
3. Parkland dedication fee will be required prior to issuance of building permits.

Traffic Engineering

All driveways should conform to City standards.

Traffic Engineering - Development Section

1. Parkland dedication fees shall be collected at the time of building permit. Partial on site credits may be allowed (verify with Parks and Recreation Department).
2. Standard driveway permits required at time of building permit.
3. On site grading and paving and drainage plan shall be approved by Public Works prior to issuance of building permit.
4. Water taps and development fees to be paid prior to issuance of building permit.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant effect on the environment and has filed a negative declaration.

RECOMMENDATION: Staff recommends that the Commission take the following actions:

- A. Ratify the negative declaration;
- B. Recommend approval of the tentative map, subject to conditions which follow; and
- C. Approve the special permit for 232 condominium air space units, subject to conditions and based on findings of fact which follow.

Conditions - Special Permit

1. A photo or drawing of the proposed wall along the perimeter of the subject site shall be submitted to staff for review and approval prior to issuance of building permits.
2. All trash enclosures shall comply with the City's Trash Enclosure Ordinance.
3. Mechanical equipment (including public utility boxes) shall be attractively screened.
4. The building shall contain at least three body colors to lessen potential monotony.

5. A roof plan of all building types shall be submitted to the Planning Director prior to issuance of building permits.
6. Handicap spaces shall be provided on the site and shall meet the building code requirements.
7. No vehicles shall enter or exit off of Gateway Oaks Drive.
8. All signage shall be subject to a Planning Director's Special Permit.
9. All landscaped entry ways etc. shall be maintained by an assessment district or a homeowners' association.
10. Parkland dedication fees will be required prior to issuance of building permits.
11. All driveways shall conform to City standards.
12. Standard driveway permits will be required at time of building permit.
13. On site grading and paving and drainage plans shall be approved by Public Works prior to issuance of building permits.
14. Water taps and development fees shall be paid prior to issuance of building permit.
15. Participate in a Facilities Benefit Assessment (FBA) District or other fair and appropriate financing mechanisms to be formed to finance needed public infrastructure and community services in South Natomas. In the event that the applicant wishes to commence the project prior to the establishment of the FBA District, then said applicant shall deposit into a third party escrow account the estimated fee amount of \$1,600 per multi-family dwelling unit for the last 58 units between the condominium project and apartment project, prior to issuance of a building permit. When the district is formed, if the fees are less than the estimated amount, the excess paid into the escrow account shall be refunded to the applicant. If the fees are more than the estimated account, the applicant shall pay the difference immediately after the FBA District is formed.
16. Approval subject to the following notice: The property on which construction is authorized by this permit may be subject to flooding. It is the applicant's and property owner's responsibility to ascertain whether and to what extent such flooding may occur, and to review the applicable base flood elevations for the proposed project which are contained in the effective Flood Insurance Rate Map; the Department of the Sacramento District Corps of Engineers, Sacramento, California. Flood Insurance Study for the Sacramento City and County of California. FBFM and FIRM work map, dated January 1989; and, all preliminary flood

maps available at the City of Sacramento's Planning Division. The Federal Emergency Management Agency and the U.S. Army Corps of Engineers ("Corps") are studying portions of the City of Sacramento to determine what improvements and measures may be needed in order to deem the areas under study adequately protected from a 100 year flood. Until the needed improvements and measures are in place, the areas under study may be subject to flooding by a 100 year or lesser flood. (A "100 year flood" refers to the area subject to inundation by flooding once during any given 100 year cycle; however, such flooding could occur in any given year.) The applicant and property owners should check with the local Corps to ascertain the status of its ongoing study and the projected completion date of any flood control project which might affect the proposed development. Flood insurance may be mandatory in all areas not protected from a 100 year flood, and the City of Sacramento recommends obtaining such insurance whether it is mandated or not. If the investigation of the nature of the flood hazard indicates that the property is at risk, it is the applicant and property owner's responsibility to ensure that all persons holding a record title interest in the property, and all subsequent owners, tenants, occupants, and other interested parties receive notice, as required under applicable law, of the flooding risk to which the property may be subject. This notice is intended to ensure that those persons choosing to develop property in an area subject to flooding have knowledge and the means of acquiring knowledge of the particular risks involved in such development. This notice shall not create liability on the part of the City of Sacramento, or any of its officers, agents, or employees for any damages to persons or property caused by flooding.

Conditions - Tentative Map

1. Meet all conditions of Metropolitan Center PUD (P88-007).
2. All of Lot 1 shall be reserved as a public utility easement for underground and overhead public utility facilities including gas, electric and communications equipment with the exception for where all structures or pool areas are located. A note referencing this shall be recorded on the face of the map and in all deeds.
3. Meet all conditions of the map for Metropolitan Center Phase 2 (P88-109). Listed below are the conditions.
 - a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
 - b. Prepare a sewer and drainage study for the review and approval of the City Engineer;

- c. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
- d. Meet all County Sanitation District requirements;
- e. Submit a soils test prepared by a registered engineer to be used in street design;
- f. Dedicate easements and install improvements as needed for bikeways outlined in the Bikeways Master Plan and South Natomas Community Plan;
- g. Place the following note on the final map: The Federal Emergency Management Agency (FEMA) is studying this area to ascertain whether the area is adequately protected from the 100 year flood. If the data developed in the study shows the absence of such protection, the FEMA 100 year floodplain standards must be satisfied as a condition for issuance of City building permits and other approvals;
- h. Dedicate a standard 12.5-foot public utility easement for underground electrical facilities and appurtenances adjacent to all public ways;
- i. Place a note on the final map that parkland dedication obligation shall be paid at the time building permits are obtained or upon further subdivision of the residential parcels;
- j. Approval subject to the following notice: The property on which construction is authorized by this permit may be subject to flooding. It is the applicant's and property owner's responsibility to ascertain whether and to what extent such flooding may occur, and to review the applicable base flood elevations for the proposed project which are contained in the effective Flood Insurance Rate Map; the Department of the Sacramento District Corps of Engineers, Sacramento, California, Flood Insurance Study for the Sacramento City and County of California, FBFM and FIRM work map, dated January 1989; and, all preliminary flood maps available at the City of Sacramento's Planning Division. The Federal Emergency Management Agency and the U.S. Army Corps of Engineers ("Corps") are studying portions of the City of Sacramento to determine what improvements and measures may be needed in order to deem the areas under study adequately protected from a 100 year flood. Until the needed improvements and measures are in place, the areas under study may be subject to flooding by a 100 year or lesser flood. (A "100 year flood" refers to the area subject to inundation

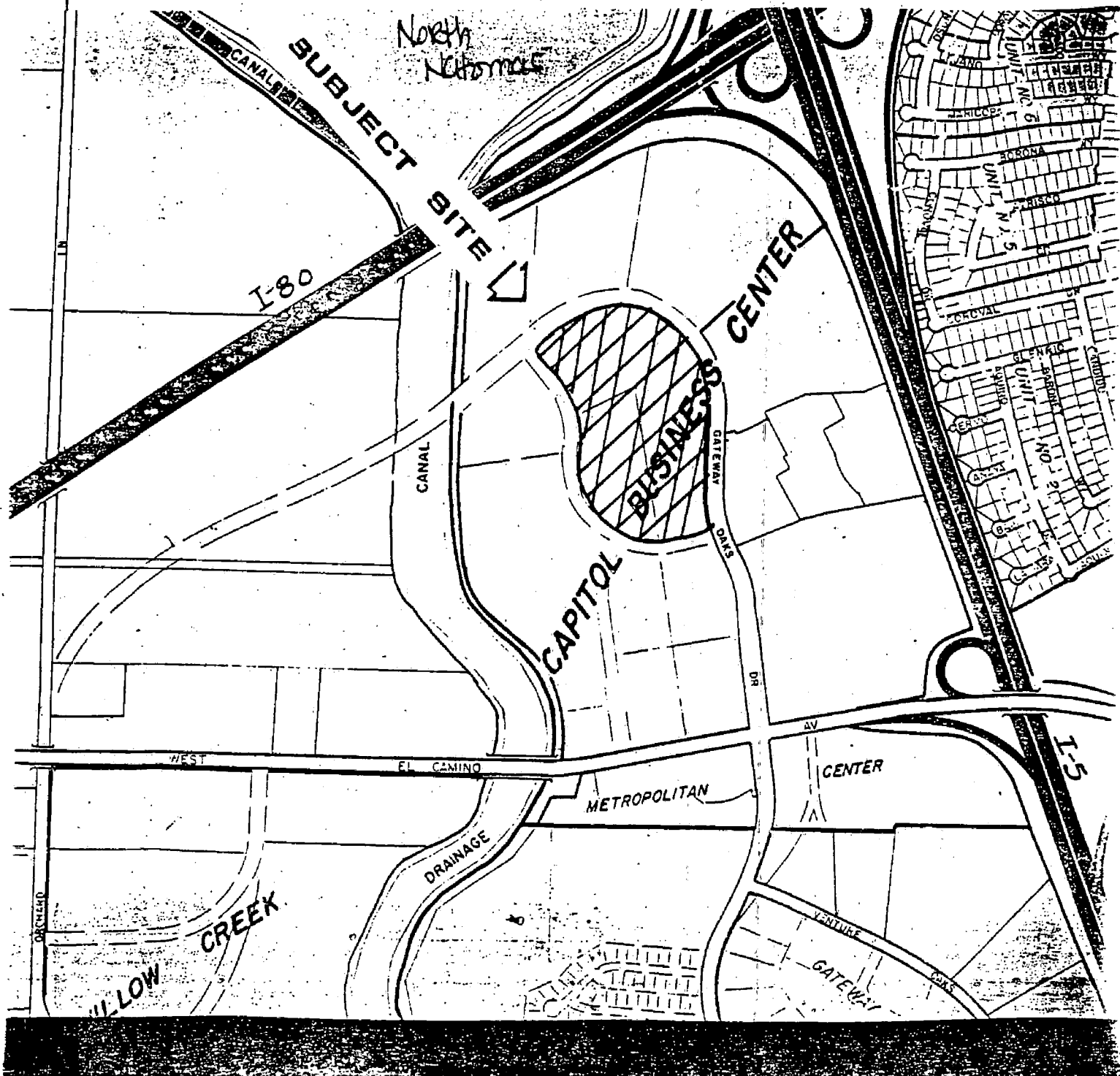
by flooding once during any given 100 year cycle; however, such flooding could occur in any given year.) The applicant and property owners should check with the local Corps to ascertain the status of its ongoing study and the projected completion date of any flood control project which might affect the proposed development. Flood insurance may be mandatory in all areas not protected from a 100 year flood, and the City of Sacramento recommends obtaining such insurance whether it is mandated or not. If the investigation of the nature of the flood hazard indicates that the property is at risk, it is the applicant and property owner's responsibility to ensure that all persons holding a record title interest in the property, and all subsequent owners, tenants, occupants, and other interested parties receive notice, as required under applicable law, of the flooding risk to which the property may be subject. This notice is intended to ensure that those persons choosing to develop property in an area subject to flooding have knowledge and the means of acquiring knowledge of the particular risks involved in such development. This notice shall not create liability on the part of the City of Sacramento, or any of its officers, agents, or employees for any damages to persons or property caused by flooding;

- k. Contribute 25 percent of cost associated with construction of the bridge located on Gateway Oaks Drive which crosses the Natomas Main Drainage Canal;
 - l. Install traffic light at the intersection of West El Camino Avenue and street adjacent to proposed fire station (50 percent will be reimbursed by the City);
 - m. Obtain necessary approval of RD 1000 and pay necessary fees; and
 - n. Dedicate West El Camino Avenue to a 90 foot right-of-way expanded to 140 feet at the intersection of Gateway Oaks Drive.
4. Participate in a Facilities Benefit Assessment (FBA) District or other fair and appropriate financing mechanisms to be formed to finance needed public infrastructure and community services in South Natomas. In the event that the applicant wishes to commence the project prior to the establishment of the FBA District, then said applicant shall deposit into a third party escrow account the estimated fee amount of \$1,600 per multi-family dwelling unit for the last 58 units between the condominium project and apartment project, prior to issuance of a building permit. When the district is formed, if the fees are less than the estimated amount, the excess paid into the escrow account shall be refunded to the applicant. If the fees are more than the

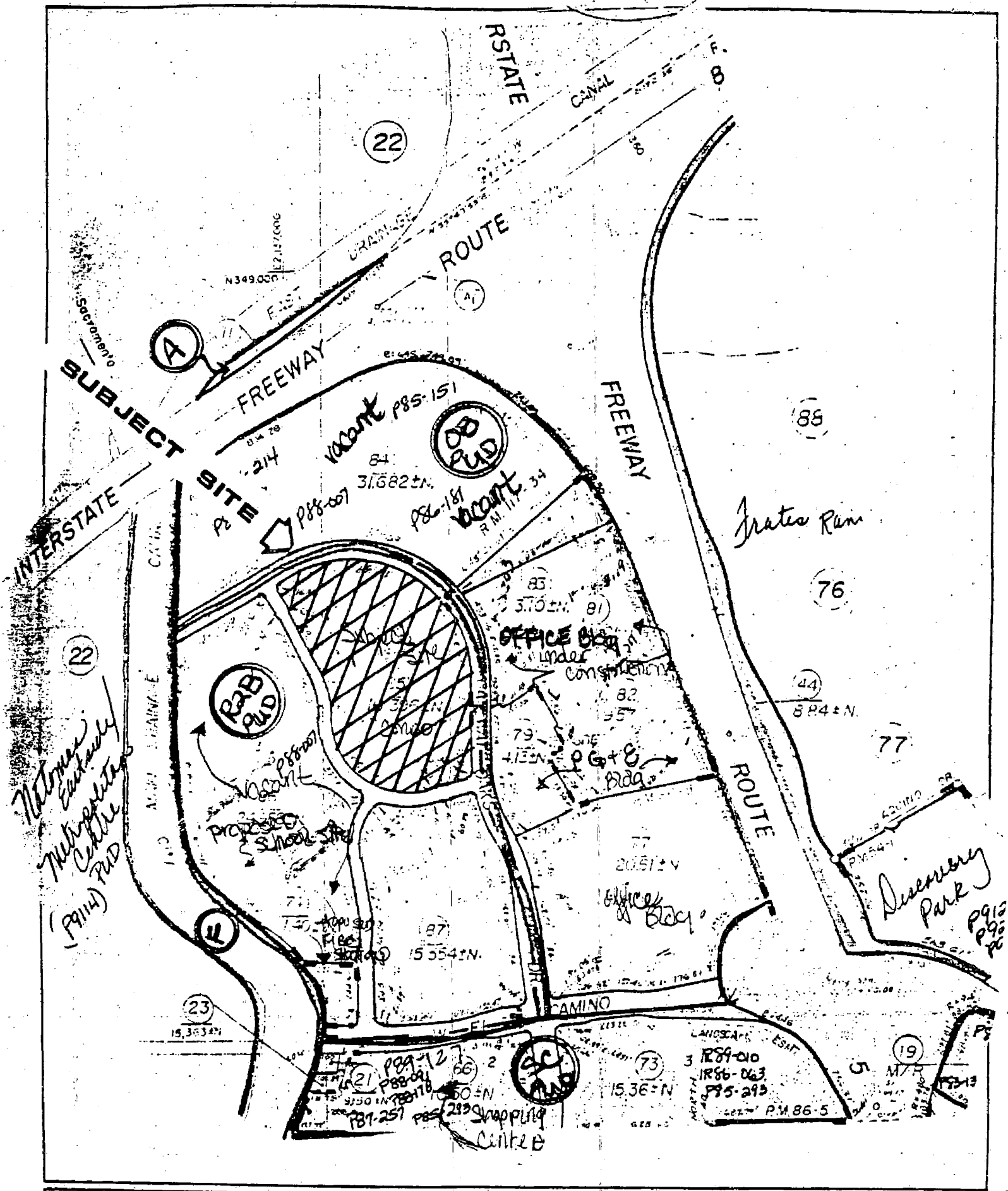
estimated account, the applicant shall pay the difference immediately after the FBA District is formed.

Findings of Fact - Special Permit

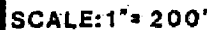
1. The project, as conditioned, is based on sound principles of land use in that:
 - a. the proposed condominium development provides for a mixture of housing types planned for the area; and
 - b. adequate open space convenient to all residents will be provided.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare nor result in the creation of a nuisance in that:
 - a. adequate off-street parking and setbacks will be provided; and
 - b. intense landscaping will be provided to create an aesthetically pleasing visual element on the site and in the neighborhood and to provide a screening effect between the major street and the subject site; and
 - c. the architectural style utilizes a variety of design elements and volumetric movement.
3. The proposed project is consistent with the General Plan and the development agreement for the subject site which designates the site for Low Density Residential (7-15 du/na) and Medium Density Residential.



VICINITY MAP



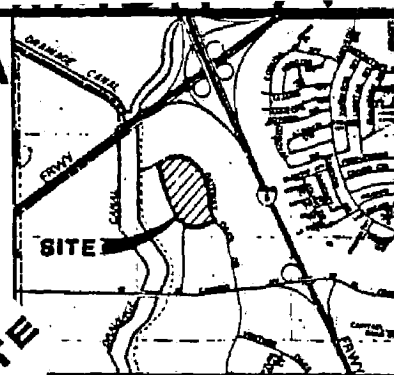
LAND USE & ZONING MAP



CITY OF SACRAMENTO MARCH 1989

MORTON & PITALO, INC.

CITY ENGINEERING & CONSULTING - CIVIL ENGINEERING



VICINITY MAP
NO SCALE

SUBJECT SITE

SACRAMENTO
INVESTMENT CO. II LTD.
225-230-84

**- SACRAMENTO
INVESTMENT
CO. & LTD.
225-230-83**

OWNER/DEVELOPER:

J & L CONSTRUCTION
CONTACT: LISE STRANDGAARD
5966 LA PLACE COURT
SUITE 200
CARLSBAD, CA 92008 619/431-9844

APPLICANT/ENGINEER

MORTON & PITALO, INC.
1430 ALHAMBRA BLVD
SACRAMENTO, CA 95816

ASSESSOR'S PARCEL NO.

225-230-86 (METRO CENTER PHASE 2 LOT 2)

AREA

16.4±AC

ZONING

R28 (PUD)

STORM DRAINAGE

SANITARY SEWER

WATER

SCHOOL DISTRICT) CITY OF SACRAMENTO

PARKS & RECREATION

FIRE PROTECTION

2010-2011

ELECTRICITY

SMUD

GAS

P.G. & E.

TELEPHONE

PACIFIC BELL

• • •

1. METRO CENTER
Residential
PUD

SACRAMENTO INVESTMENT
CO. II LTD.
225-230-86

School SITE

CONSTRUCTION
225-230-87

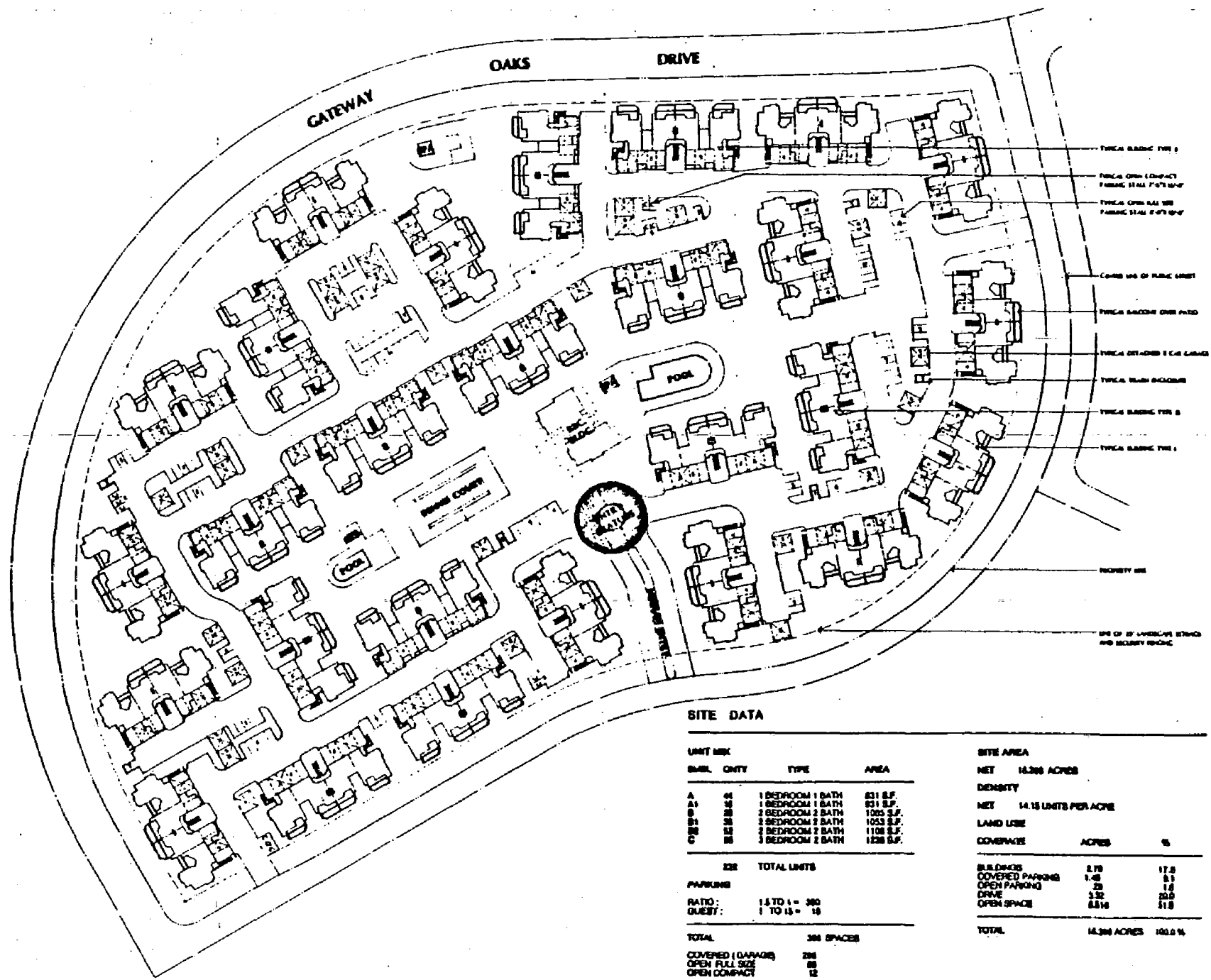
FILE
Station

WEST EL CAMINO AVENUE

PA-1739

4-27-89

H&M 22



SITE DATA

UNIT MIX			
BLK.	UNITS	TYPE	AREA
A	44	1 BEDROOM 1 BATH	831 S.F.
A1	16	1 BEDROOM 1 BATH	831 S.F.
B	28	2 BEDROOM 2 BATH	1205 S.F.
B1	28	2 BEDROOM 2 BATH	1205 S.F.
C	12	3 BEDROOM 2 BATH	1108 S.F.
C	88	3 BEDROOM 2 BATH	1238 S.F.
TOTAL TOTAL UNITS			
PARKING			
RATIO: 1.5 TO 1 = 360			
QUEST: 1 TO 15 = 15			
TOTAL 366 SPACES			
COVERED (GARAGE)			
OPEN FULL SIZE			
OPEN COMPACT			
TOTAL 366 SPACES			

SITE AREA		
NET	14.386 ACRES	
DENSITY		
NET	14.15 UNITS PER ACRE	
LAND USE		
COVERANCE	ACRES	%
BUILDINGS	2.79	17.8
COVERED PARKING	1.48	9.1
OPEN PARKING	29	1.8
DRIVE	3.32	20.0
OPEN SPACE	6.516	41.8
TOTAL	14.386 ACRES	100.0 %

FOR RECORD

DATE: JAN 24 1989

RECORD DATE:

NO DATE:

DIVISION:



JAMES GUTHRIE & ASSOCIATES ARCHITECTS

1900 S. HOBBS STREET
SUITE NO. 316
SAN MATEO, CA 94401
415/372-9111

METROPOLITAN CENTER

PARCEL A-1

SACRAMENTO, CA

EXHIBIT B

& CONSTRUCTION

PLEASANTON, CA

DRAWING TITLE

SITE PLAN

1" = 60'-0"

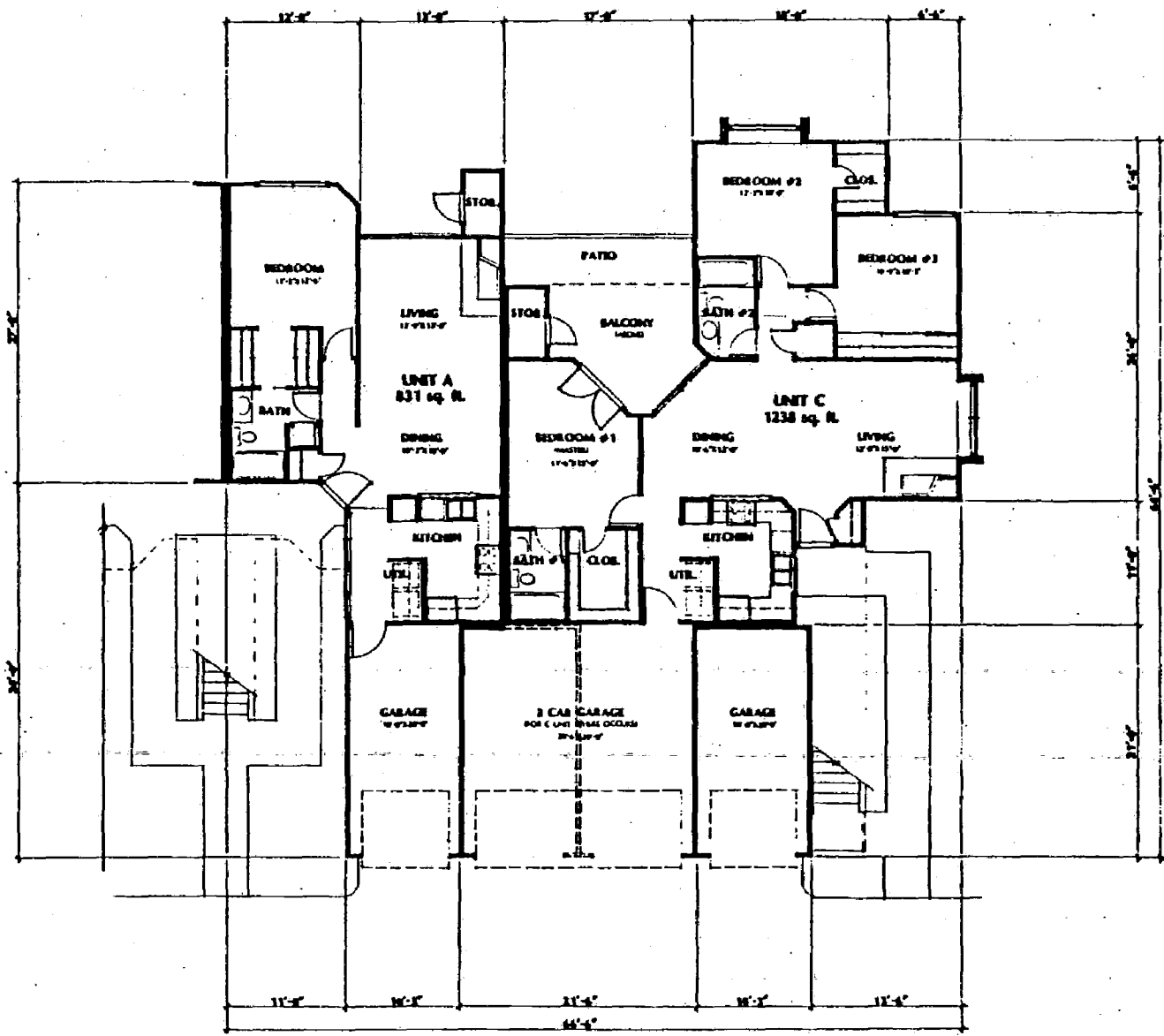
DRAWING NAME

A

P89-139

4-27-89

1400 22



FIRST FLOOR BLDG. TYPE 1

JGA
JAMES GUTHRIE & ASSOCIATES ARCHITECTS
1100 S. HOPKINS STREET
SUITE NO. 136
SAN MATEO, CA. 94403
415 572-1911

METROPOLITAN CENTER
PARCEL "B"
SACRAMENTO

EXHIBIT C

IN CONSTRUCTION
PLEASANTON

DRAWING NO.
UNIT PLAN

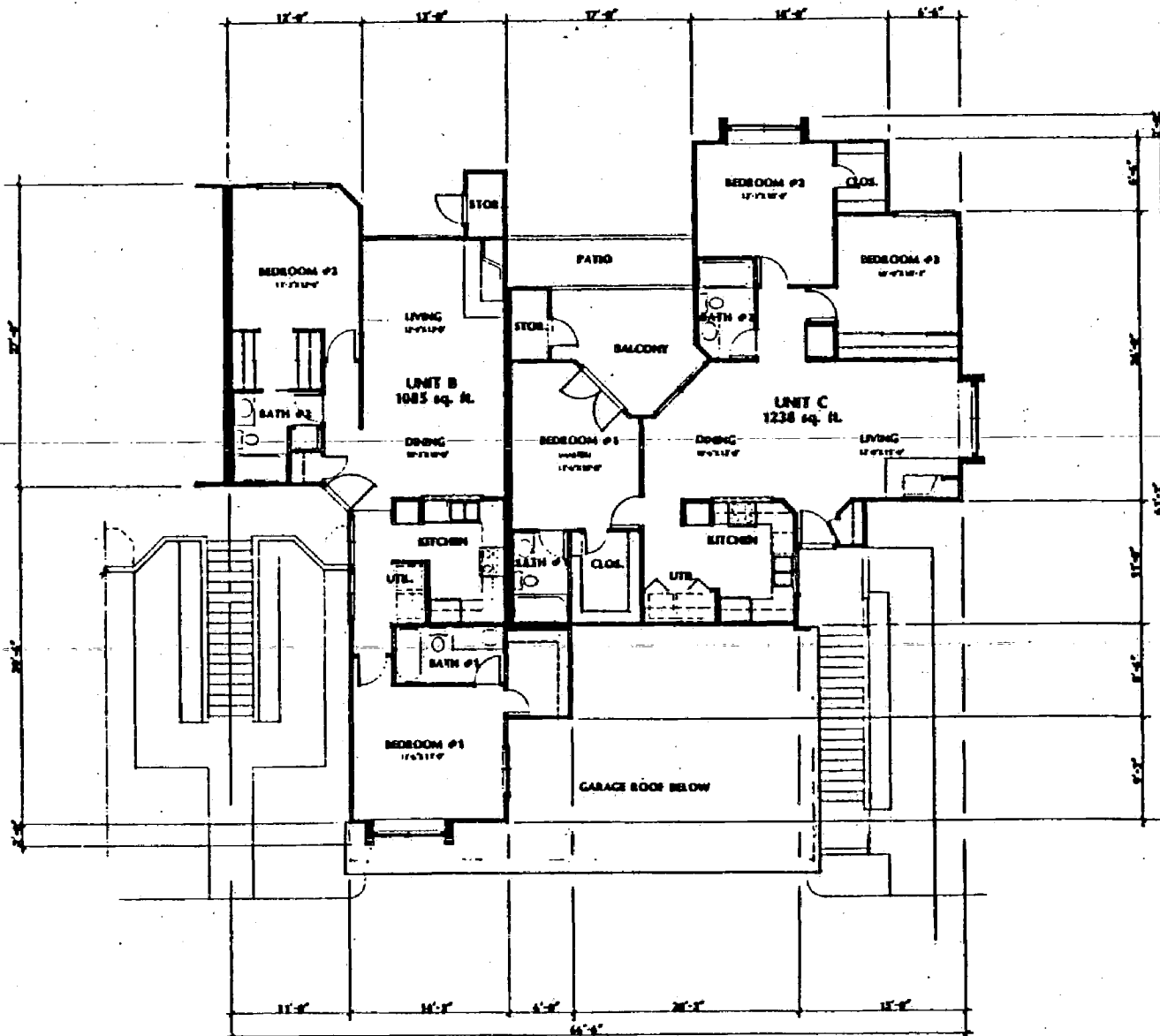
1/4" = 1'

DRAWING NO.
B

189-189

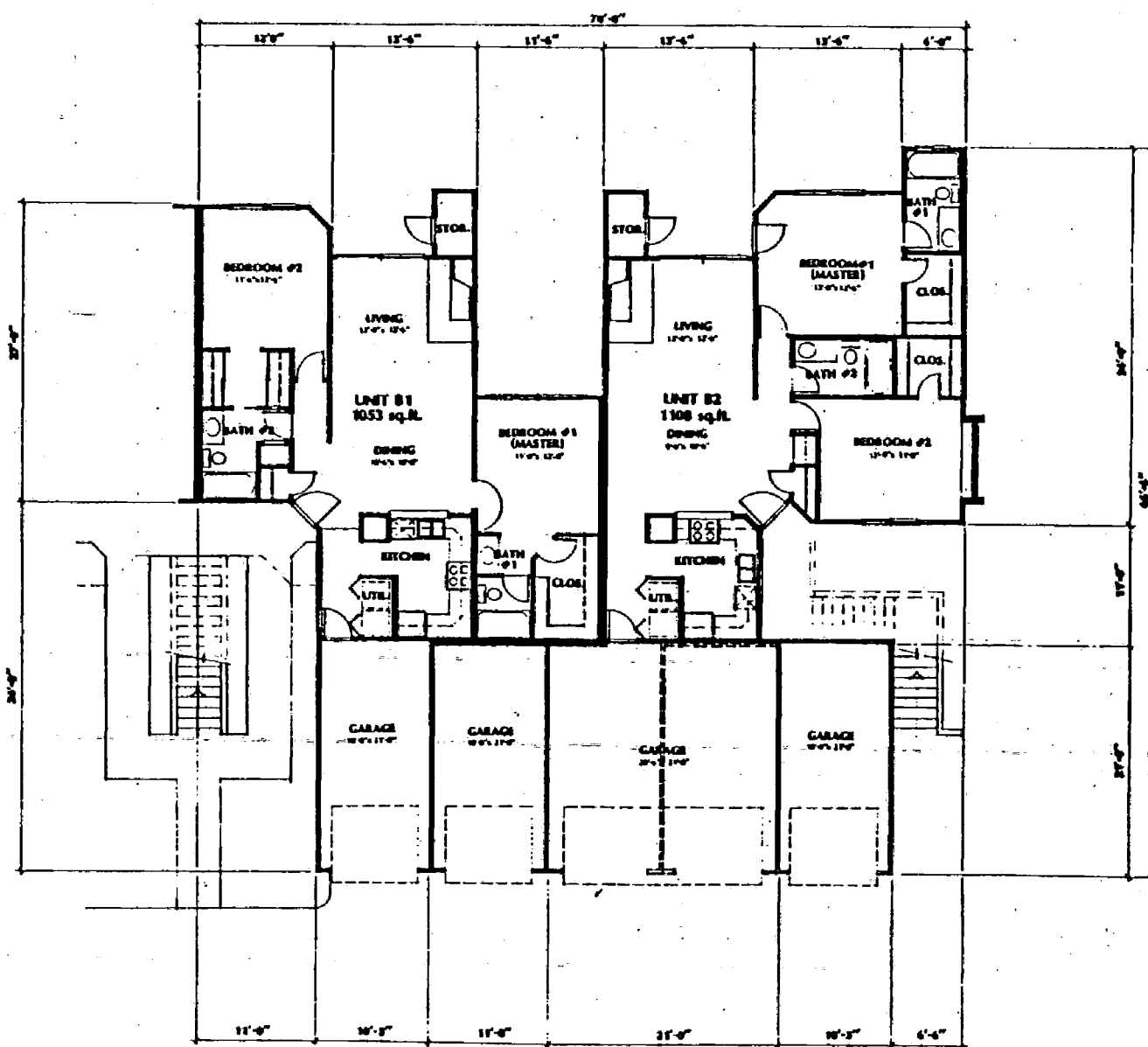
4-27-89

11/21/89



SECOND FLOOR BLDG. TYPE 1

JOB NUMBER	
DATE	2011-11-08
RECORD DATE	
NO DATE	
REVISIONS	
JGA	
JAMES GUTHRIE & ASSOCIATES ARCHITECTS	
1900 S. HORTON STREET SUITE NO. 330 SAN MATEO, CA 94403 (415) 372-7011	
METROPOLITAN CENTER	
PARCEL	
SACRAMENTO, CA	
B. CONSTRUCTION	
PLEASANTON, CA	
DRAWING TITLE	
UNIT PLANS	
1/2" = 1'	
DRAWING NUMBER	
C	



FIRST FLOOR BUILDING TYPE II & III (SECOND FLOOR BUILDING TYPE II SIMILAR)

JOB NUMBER
 DATE
 SECOND DATE
 NO DATE
 REVISIONS



JAMES CUTHRIE & ASSOCIATES ARCHITECTS
 1100 S. HENRIETTA STREET
 SUITE NO. 110
 SAN MATEO, CA 94401
 (415) 573-1011

METROPOLITAN CENTER
 PARCEL 5
 SACRAMENTO, CA
 & CONSTRUCTION
 PLEASANTON, CA

DRAWING TITLE
 UNIT PLANS
 1/4" = 1'

DRAWING NUMBER
 D

889-139

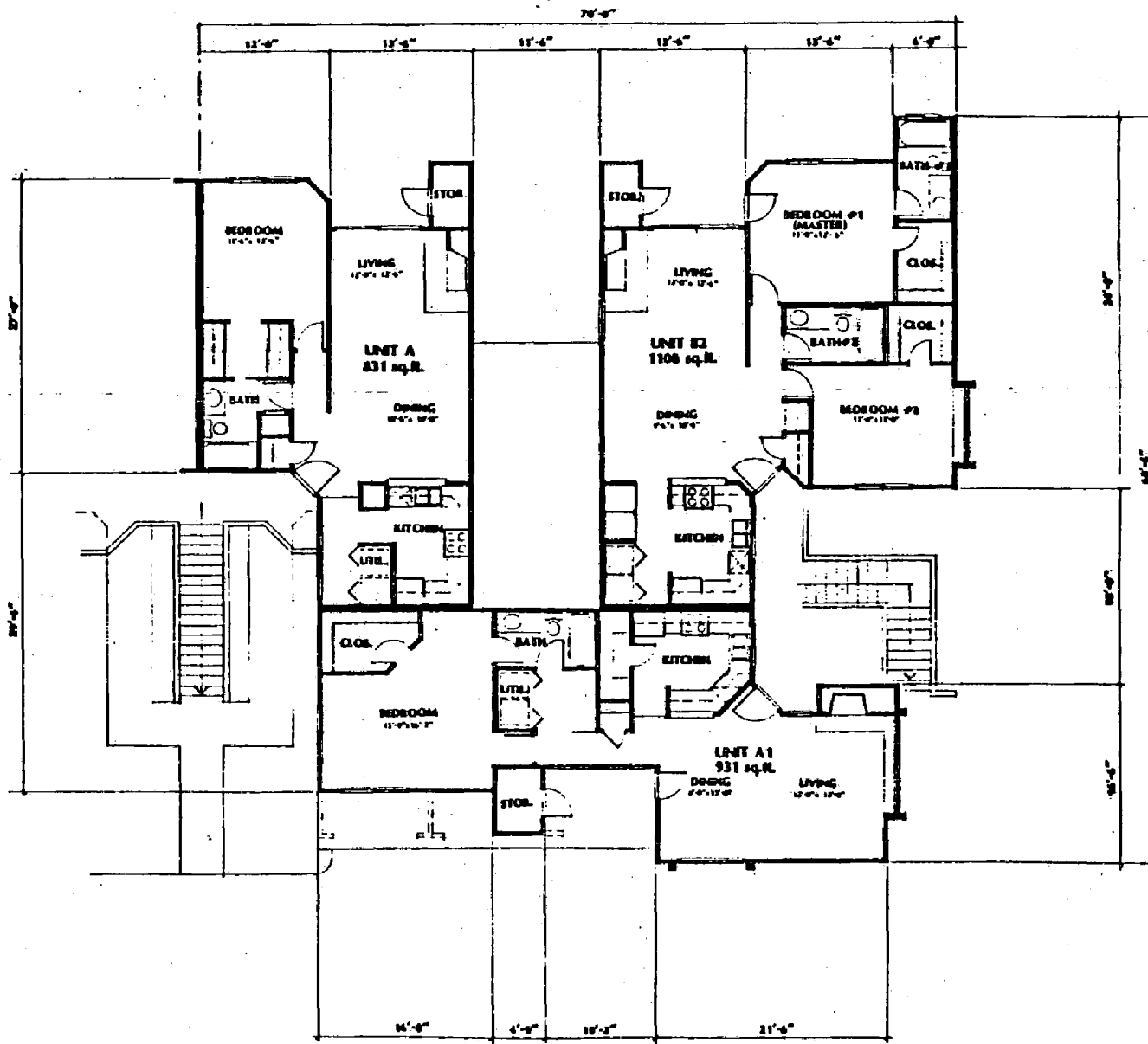
4-27-89

15th 22

989-130

A-27-80

Item 22



SECOND FLOOR BUILDING TYPE II

JOB NUMBER _____
 DATE JAN 29 80
 RECORD DATE _____
 BID DATE _____
 REVISIONS _____



JAMES GUTHRIE & ASSOCIATES
 ARCHITECTS

1900 S. MEMORIAL STREET
 SUITE NO. 136
 SAN MATEO, CA 94403
 (415) 572-7011

METROPOLITAN CENTER

PARCEL
 SACRAMENTO, CA

IN CONSTRUCTION
 PLEASANTON, CA

DRAWING TITLE
 UNIT PLANS

1/2" = 1' - 0"

DRAWING NUMBER
E

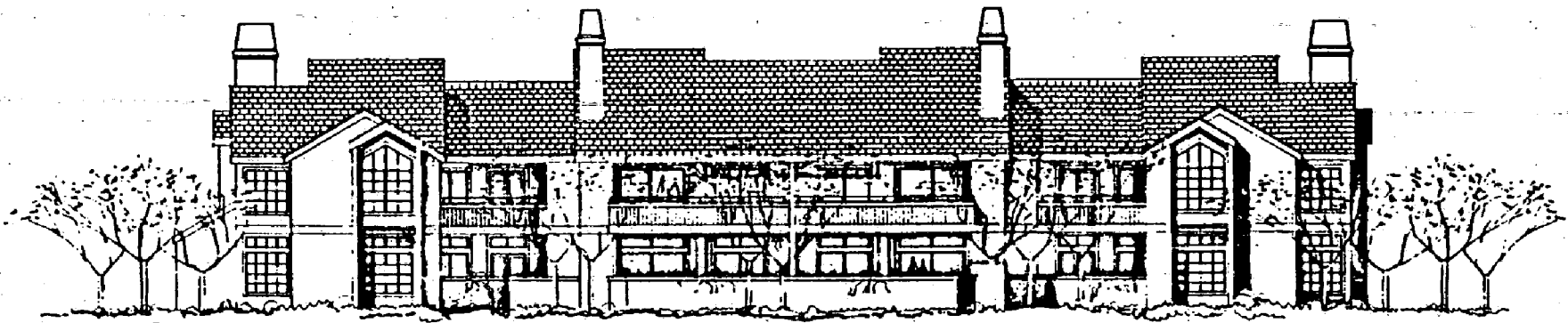
189-139

4-27-89

14.11.89



SIDE ELEVATION - BUILDING TYPE I



FRONT ELEVATION - BUILDING TYPE I

JOB NUMBER	
DATE	NO. 11 100
RECORD DATE	
NO. DATE	
ELEVATIONS	



JAMES GUTHRIE & ASSOCIATES ARCHITECTS

1100 S. HOPKINS STREET
SUITE NO. 310
SAN ANTONIO, TX 78205
(512) 577-1911

METROPOLITAN CENTER

PARCEL 100

14.11.89

**EXHIBIT D
ELEVATIONS**

189-139



GARAGE ELEVATION - BUILDING TYPE I

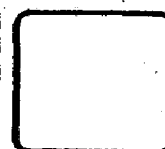
4-21-89



GARAGE ELEVATION - BUILDING TYPE II NOTE: See Desc. 2 for additional bulk notes.

14.11.22

JOB NUMBER	
DATE	JOB NO.
RECORD DATE	
JOB DATE	
REVISIONS	



JAMES CUTHRIE & ASSOCIATES ARCHITECTS

1100 S. MONROE STREET
SUITE NO. 110
SAN MATEO, CA 94401
(415) 572-1111

METROPOLITAN CENTER
PARCEL "A"
SACRAMENTO, CA

JL CONSTRUCTION
PLEASANTON, CA

DRAWING TITLE
ELEVATION
ELEVATIONS
3/16" = 1' - 0"

DRAWING NUMBER
G

0800-1300

1-00-00

1400m 00



REAR ELEVATION - BUILDING TYPE II



FRONT ELEVATION - BUILDING TYPE II

NOTE: See Chap. 7 for additional detail notes.

JOB NUMBER
DATE
RECORD DATE
BID DATE
REVISIONS



JAMES
GUTHRIE &
ASSOCIATES
ARCHITECTS

1000 S. HENRIETTA STREET
SUITE 100
SAN ANTONIO, TX 78204
512-593-1010

METROPOLITAN
CENTER

PARCEL 1

SACRAMENTO, CA

11. CONSTRUCTION
PLEASANTON, CA

DRAWING TITLE
EXTERIOR
ELEVATIONS

1/8" = 1'-0"

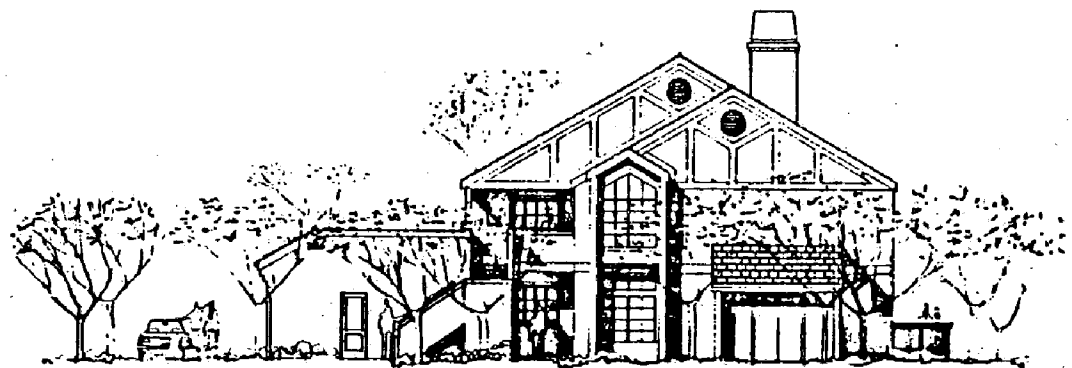
DRAWING NUMBER

H

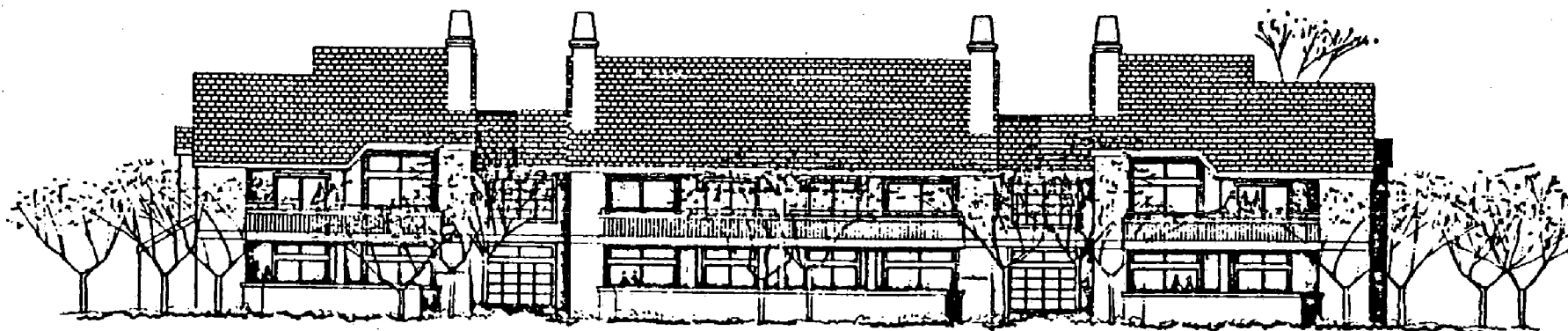
089-130

A-27-00

1/2" = 1' - 0"



END ELEVATION - BUILDING TYPE III



FRONT ELEVATION - BUILDING TYPE III

NOTE: See Draw. 2 for additional sketch notes.

JOB NUMBER	
DATE	BY
RECORD DATE	
NO DATE	
REVISIONS	



**JAMES
GUTHRIE &
ASSOCIATES
ARCHITECTS**

1908 S. MONTECLA STREET
SUITE NO. 136
SAN MATEO, CA 94403
(415) 572-1111

**METROPOLITAN
CENTER**

PARCEL "L"

SACRAMENTO, CA

**JL CONSTRUCTION
FARABANTON, CA**

**DRAWING TITLE
EXTERIOR
ELEVATIONS**

1/2" = 1' - 0"

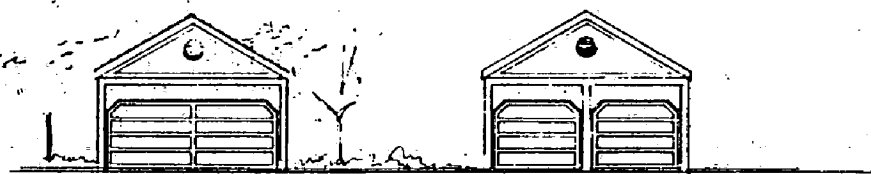
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089-130

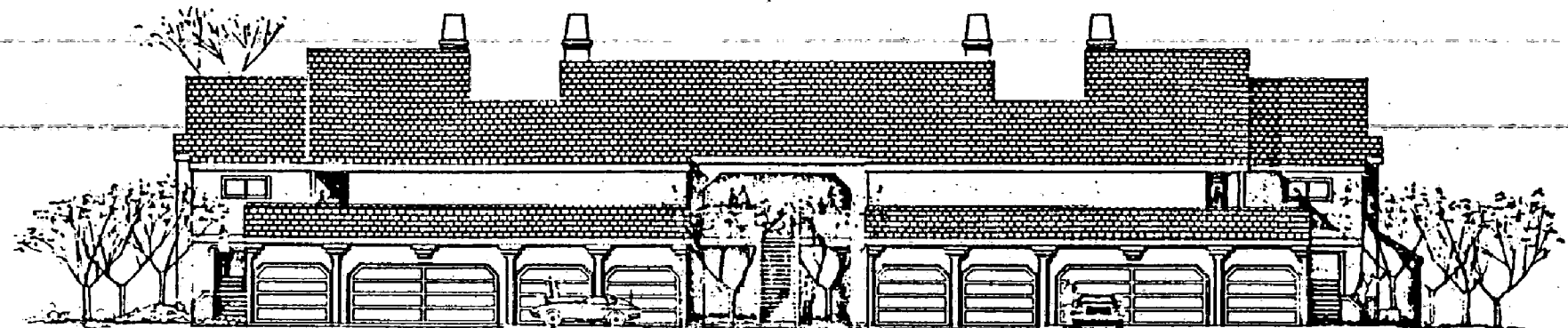
4-27-89

Item 20



DETACHED 2 CAR GARAGE

2 SINGLE CAR



GARAGE ELEVATION - BUILDING TYPE III

NOTE: See Draw. 9 for additional finish notes.

JOB NUMBER _____
 DATE _____
 RECORD DATE _____
 NO DATE _____
 ELEVATIONS _____



JAMES GUTHRIE & ASSOCIATES ARCHITECTS

1700 S. MERCED STREET
 SUITE NO. 120
 SAN MATEO, CA 94401
 (415) 577-1911

METROPOLITAN CENTER
 PARCEL 21.7
 SACRAMENTO, CA

11. CONSTRUCTION
 PLEASANTON, CA

DRAWING TITLE
 EXTERIOR
 ELEVATIONS

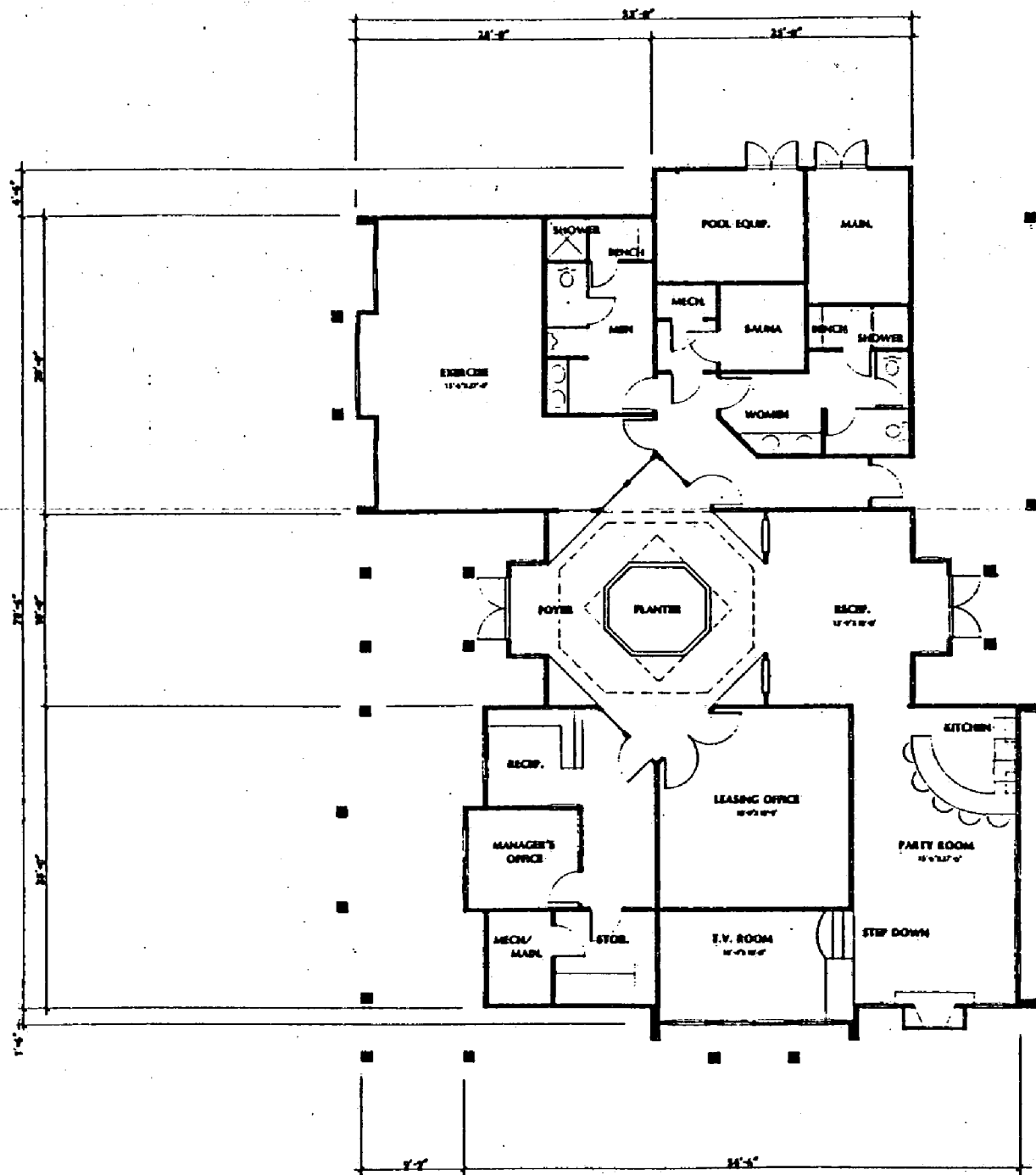
1/16" = 1'-0"

DRAWING NUMBER
 1

189-139

4-27-89

Item 22



REC. BUILDING 3748.75 sq. ft.

ICE NUMBER	
DATE	08 11 89
RECORD DATE	
NO DATE	
DIVISION	



JAMES GUTHRIE & ASSOCIATES ARCHITECTS

1900 S. MONTELEONE STREET
SUITE NO. 136
SAN ANTONIO, TEXAS 78201
(512) 572-1011

METROPOLITAN
CE

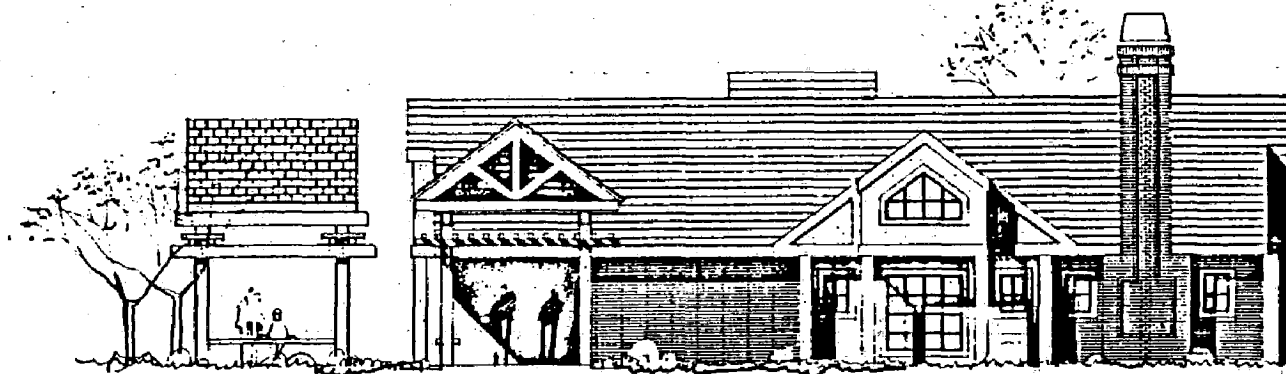
PARI
SACRAU

EXHIBIT E

B. CON
PLEAS

DRAW
RECREAT

1
K



METAL CHIMNEY CAP

CONC. TILE ROOF

WHITE ALUMINUM
FRAME WINDOW
BLACK VENGE
STUCCO

REC. BUILDING ELEVATION FROM STREET



REC. BUILDING ELEVATION FROM POOL DECK

JOB NUMBER

DATE

RECORD DATE

BID DATE

REVISIONS

JGA

**JAMES
GUTHRIE &
ASSOCIATES
ARCHITECTS**

1900 S. HENRIETTA STREET
SUITE NO. 116
SAN ANTONIO, TEXAS 78205
(512) 572-1111

**METROPOLITAN
CENTER**

PARCEL

SACRAMENTO

A. CONTE
PLEASANT

DRAWING
EXHIBIT
ELEVATION

1/8"=1'

DRAWING
L

EXHIBIT E

March 6, 1989

DESCRIPTION

All that certain real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows:



MORTON & PITALO, INC.

Civil Engineering, Planning, Surveying
1430 Alhambra Blvd., Suite 200
Sacramento, Ca. 95816
916/454-9600



JL CONSTRUCTION

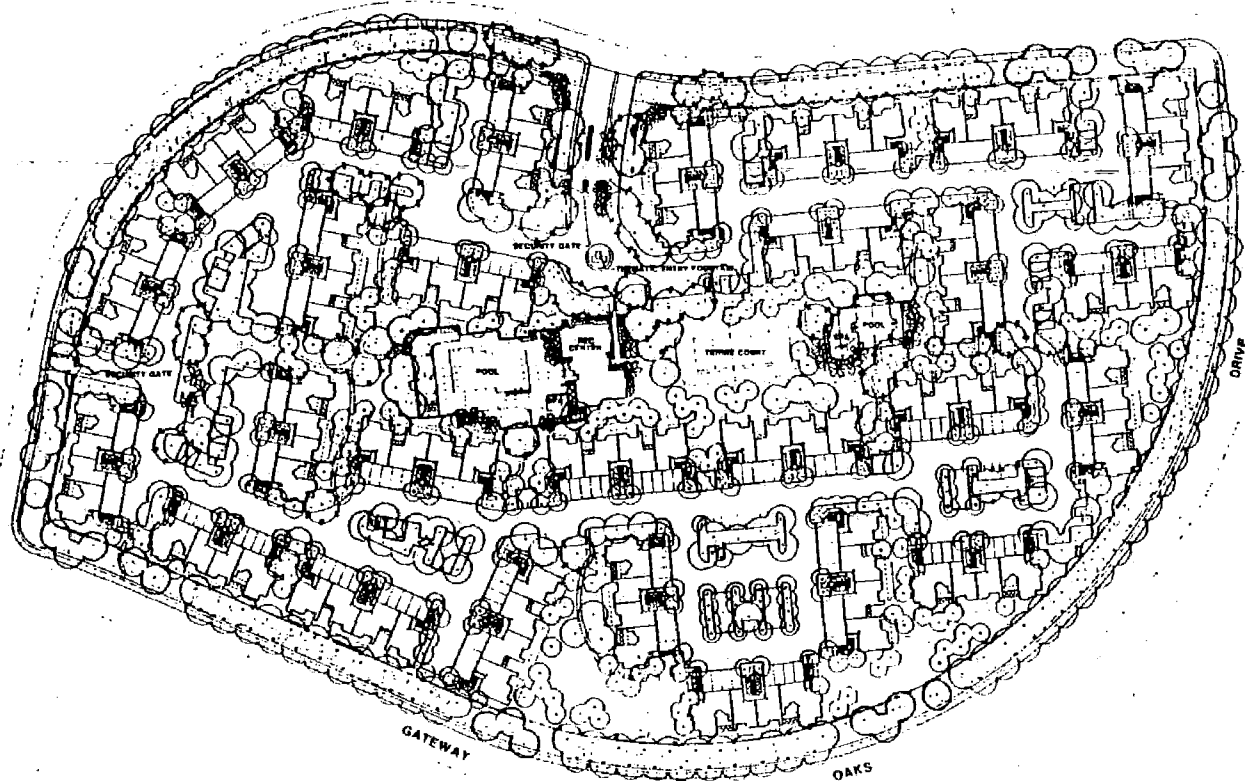
SACRAMENTO METRO CENTER AREA B

CONCEPTUAL LANDSCAPE PLAN

TREE LEGEND

- METRO CENTER THUMB TREE
1.5' DIA. @ 10' HGT. - 10' - 15' HGT. - 15'
- METRO CENTER DECIDUOUS STREET TREE
1.5' DIA. @ 10' HGT. - 10' - 15' HGT. - 15'
- LARGE DOME ACCENT SHADE TREE
1.5' DIA. @ 10' HGT. - 10' - 15' HGT. - 15'
- PROJECT THEME TREE
1.5' DIA. @ 10' HGT. - 10' - 15' HGT. - 15'
- PARKING COURT/ACCENT SHADE TREE
1.5' DIA. @ 10' HGT. - 10' - 15' HGT. - 15'
- UNIT ENTRY TREE
1.5' DIA. @ 10' HGT. - 10' - 15' HGT. - 15'
- GROVE TREE
1.5' DIA. @ 10' HGT. - 10' - 15' HGT. - 15'

NOTE:
SHADE CALCULATIONS FOR THIS PLAN SHOW THAT THE TREE LAYOUT IS CORRECT AND DOES NOT REQUIRE ANY OTHER ADJUSTMENTS TO THE LAYOUT.



CHAMPAGNE JOE

REVISED: APRIL 5, 1989
MARCH 20, 1989

HRP
LANDSCAPE
ARCHITECTS
P.C.
3105 - 3106