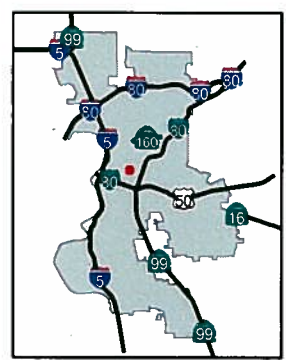

 Development Services
 Department

 Geographic
 Information
 System

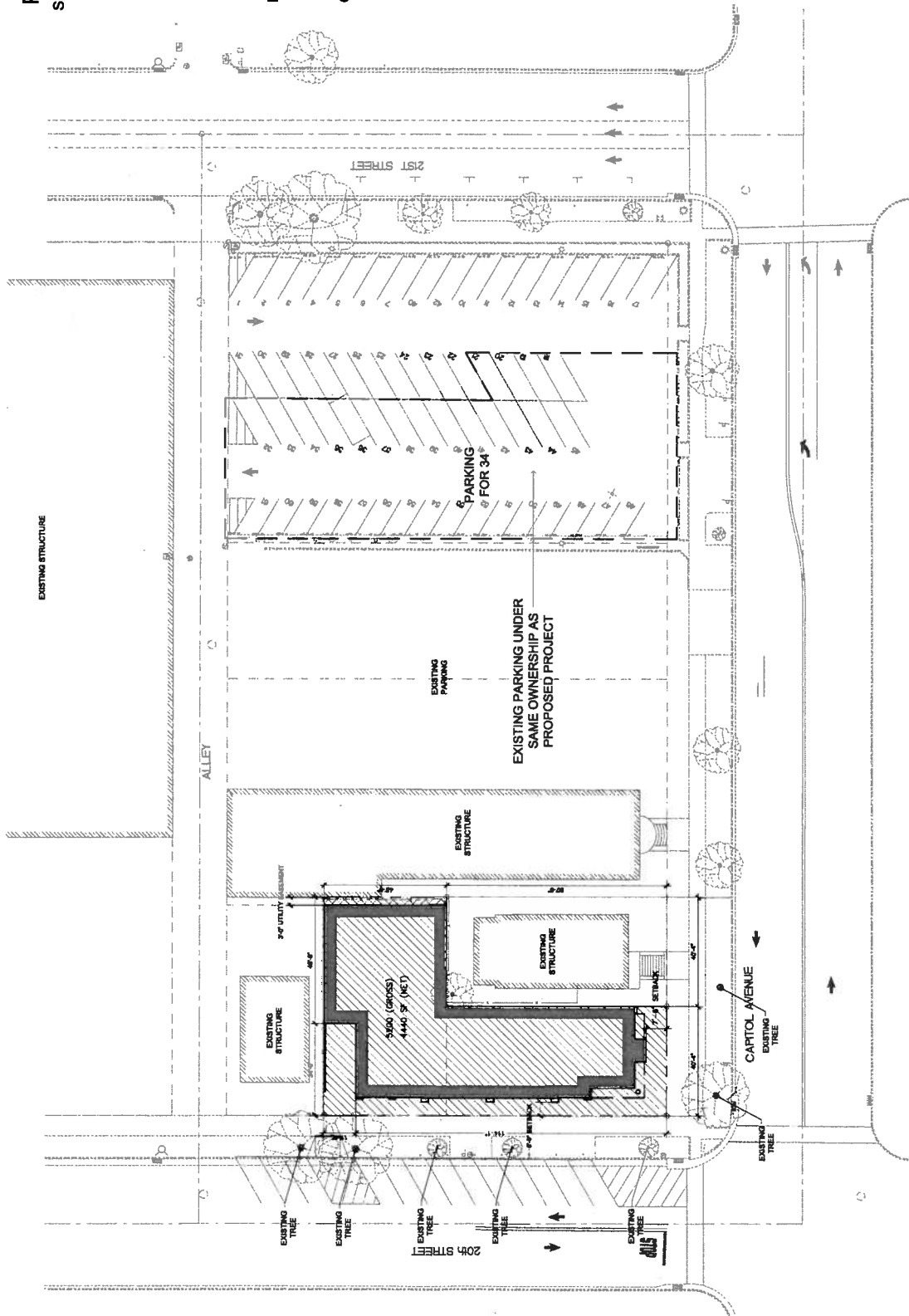
Land Use & Zoning

20th Street Retail/Office



PROJECT STATISTICS

SITE:
 ZONING: C-2 - CENTRAL CITY
 LOT SIZE: .16 AC.
 HEIGHT LIMIT: 45 FT.
 BUILDING HEIGHT: 3 STORY - 44 FT.
 BUILDING FOOTPRINT: 5200 SF
 SITE COVERAGE: 75%
 FLOOR AREA RATIO: 2.30%
 ONSITE PARKING: 0 SPACES
 OFFSITE PARKING: AS REQ'D.
 RETAIL SPACE AREA: 4,440 SF
 PARKING REQ'D: 11 SPACES
 OFFICE SPACE AREA: 9,040 SF
 PARKING REQ'D: 23 SPACES



**Z08-295 10/29/2008
 CONCURRENT
 DR08-243 10/29/2008**



20th Street Retail - 20th & Capitol
 Sacramento, California



Project:
 20th Street Retail
 20th & Capitol
 Sacramento, California

Developer:
 RAUSCHENRICH
 2001 L Street, 6th Floor
 Sacramento, California 95814
 (916) 447-7100
 (916) 447-7111

Site Plan
 Preliminary

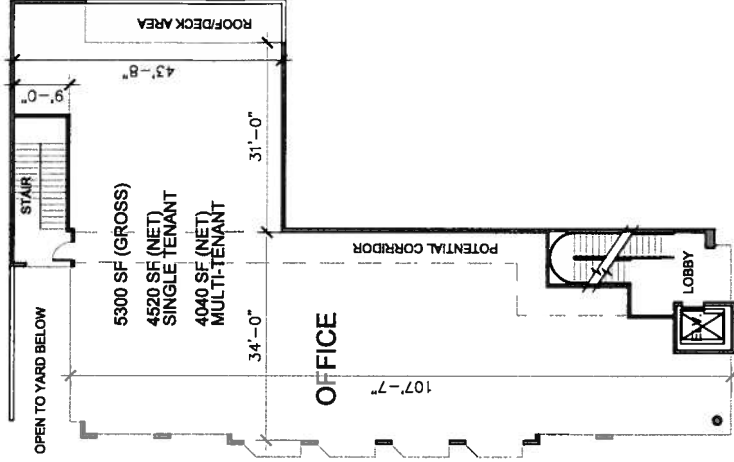
Job Number: ADP108
Date: 10.22.08
Drawn By: JGFA
Reviewed:

Sheet: SP.01

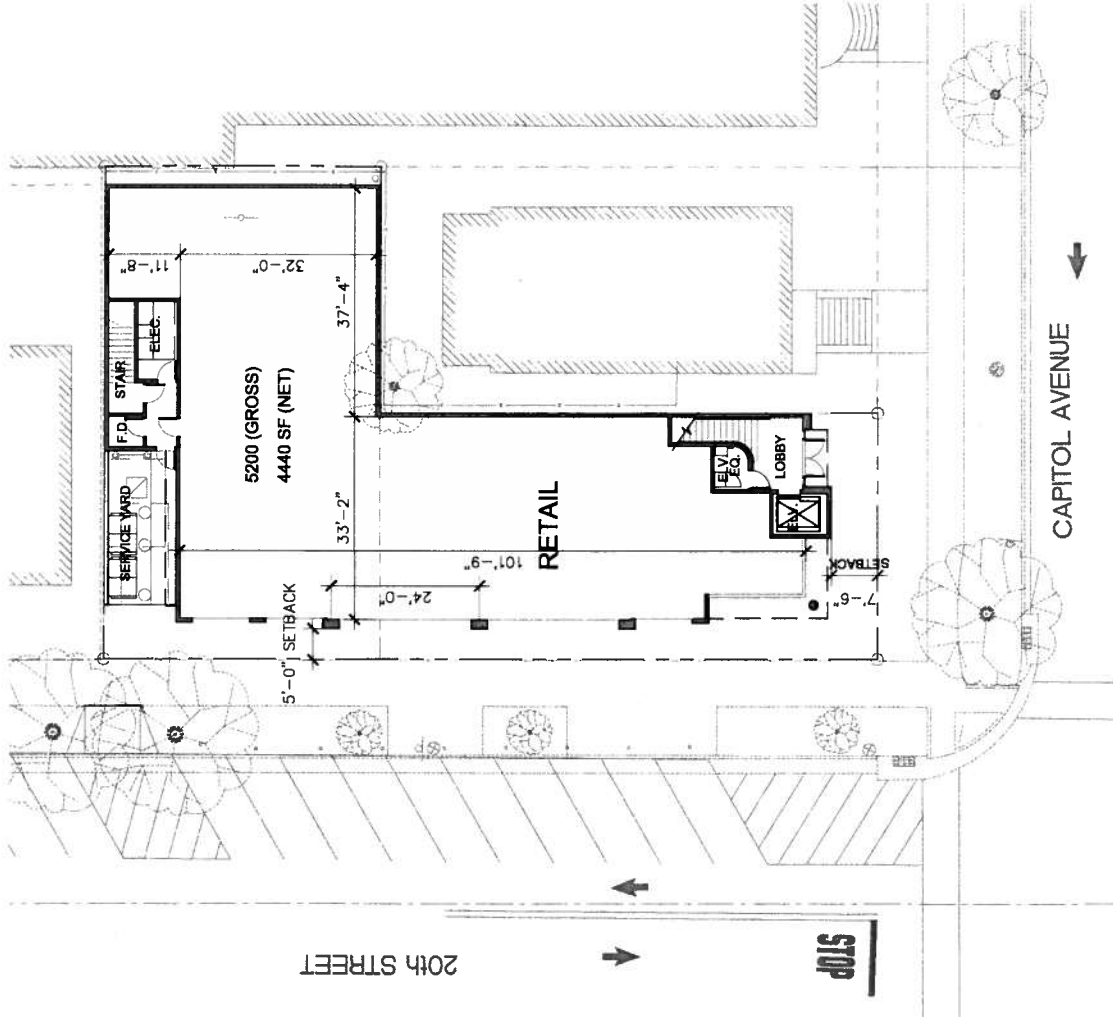
RAUSCHENRICH MANVELLI BECKER
 ARCHITECTS & ENGINEERS
 1317 16th Avenue, 3rd Floor, Sacramento, CA 95811
 (916) 442-1111

PROJECT STATISTICS

SITE:
 ZONING: C-2 - CENTRAL CITY
 LOT SIZE: .16 AC.
 HEIGHT LIMIT: 45 FT.
 BUILDING HEIGHT: 3 STORY - 44 FT.
 BUILDING FOOTPRINT: 5200 SF
 SITE COVERAGE: 75%
 FLOOR AREA RATIO: 2.30%
 ON-SITE PARKING: 0 SPACES
 OFF-SITE PARKING: AS REQ'D.
 RETAIL SPACE: 4,440 SF
 PARKING REQ'D: 11 SPACES
 OFFICE SPACE: 9,040 SF
 AREA: 23 SPACES
 PARKING REQ'D:

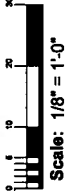


Upper Level Plan(s)



Street Level Plan

Z08-295 10/29/2008
CONCURRENT
DR08-243 10/29/2008



Project: 20th Street Retail
 20th & Capitol
 Sacramento, California

Client: Rauschenbach Marvelli Becher
 Architects & Engineers
 2277 West Avenue - 10th Floor - Sacramento, CA 95811
 (916) 442-7100
 (916) 442-7110

Job Number: ASD-180
Date: 10/29/08
Drawn By: JGAE
Checked:

Sheet: SP.02

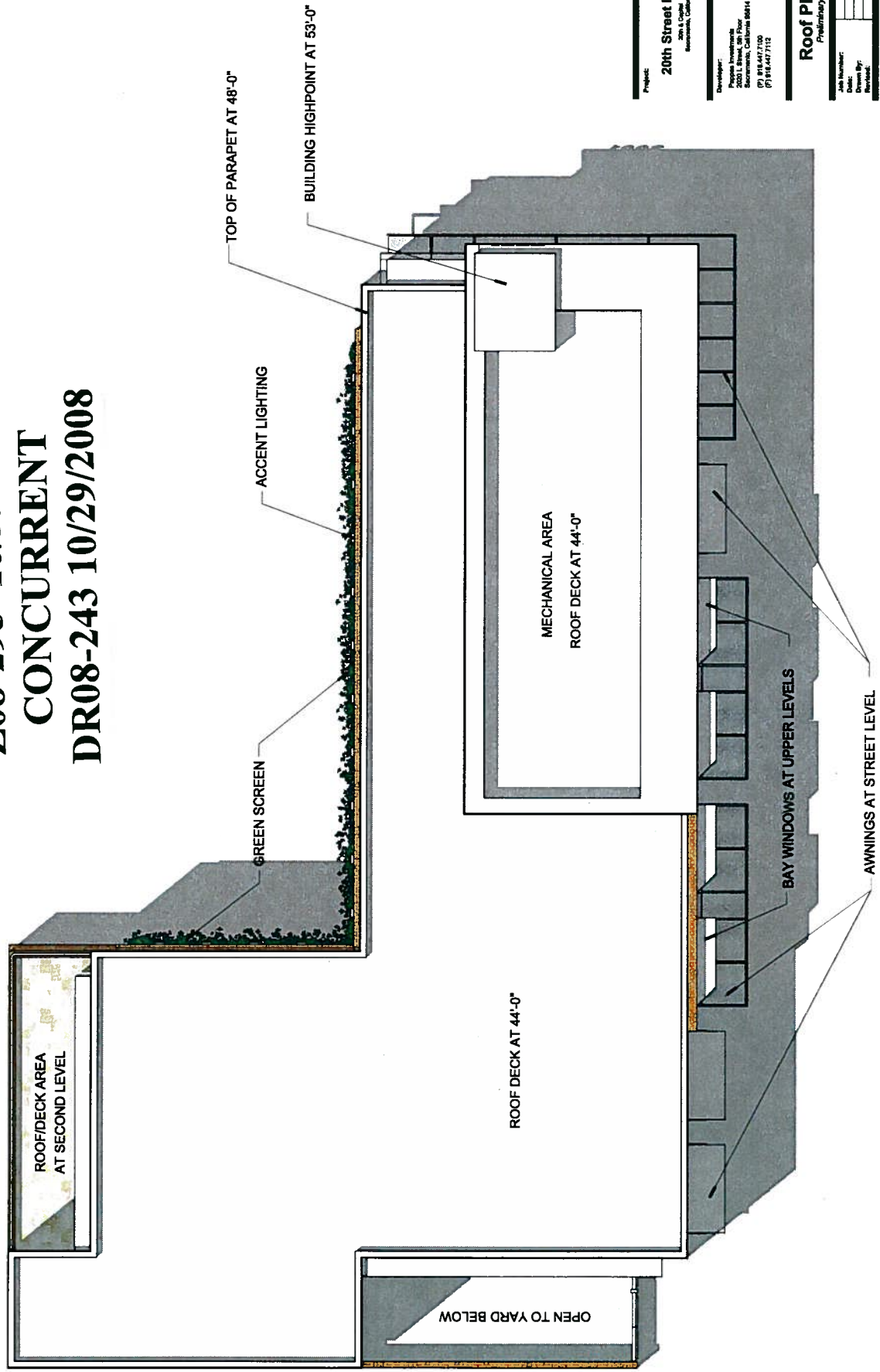
Floor Plan
 Preliminary

JGAE
 JACOBO GARCIA ARCHITECTS & ENGINEERS
 2277 West Avenue - 10th Floor - Sacramento, CA 95811
 (916) 442-7100



20th Street Retail - 20th & Capitol
 Sacramento, California

**Z08-295 10/29/2008
CONCURRENT
DR08-243 10/29/2008**



Project: 20th Street Retail
Sacramento, California

Developer: JGA
2001 L Street, 8th Floor
Sacramento, California 95814
(P) 916.447.7100
(F) 916.447.7112

Roof Plan
Preliminary

Job Number:	ADD-300
Date:	10/29/08
Drawn By:	AE
Sheet:	SP.03

JGA
RAUSCHENBACH MARVELLI BECKER
ARCHITECTS + ENGINEERS
2277 First Avenue - Second Floor - Sacramento, CA 95818
(916) 442-8800 / (916) 442-8800



Z08-295 10/29/2008
CONCURRENT
DR08-243 10/29/2008

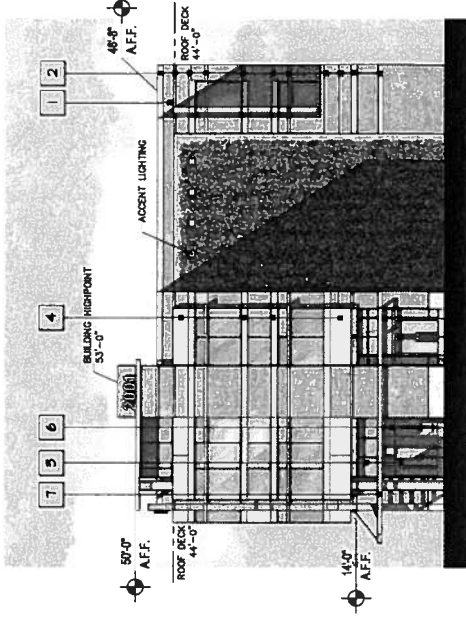
Project: 20th Street Retail
 20th & Capitol
 Sacramento, California

Client: JGFA
 2020 L Street, 8th Floor
 Sacramento, California 95814
 (916) 447-7100
 (916) 447-7171

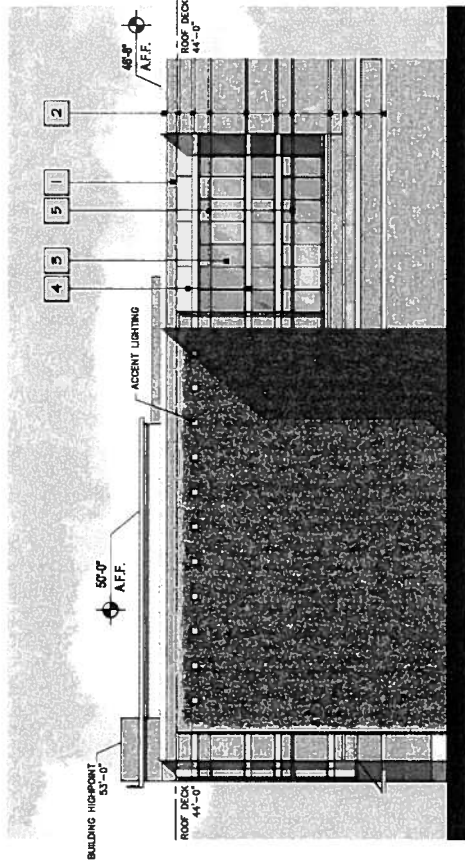
Architect: RAUSCHENBACH MARVELLI BECKER
 ARCHITECTS & ENGINEERS
 377 West Avenue 5, Steed Hill - Sacramento, CA 95834
 (916) 442-1111 | (916) 442-1112 | (916) 442-1113

Elevations
 Preliminary

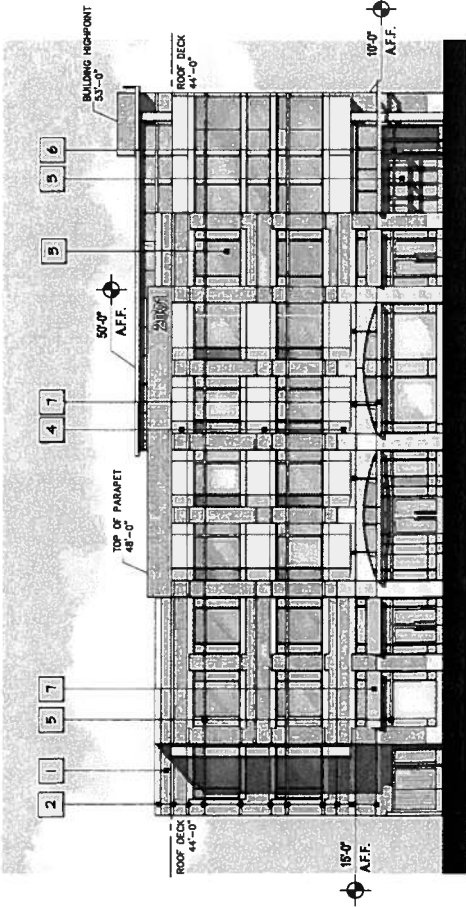
Job Number: A20.02
Date: 10.17.08
Drawn By: JEL
Checked: JEL
Sheet: ELV.02



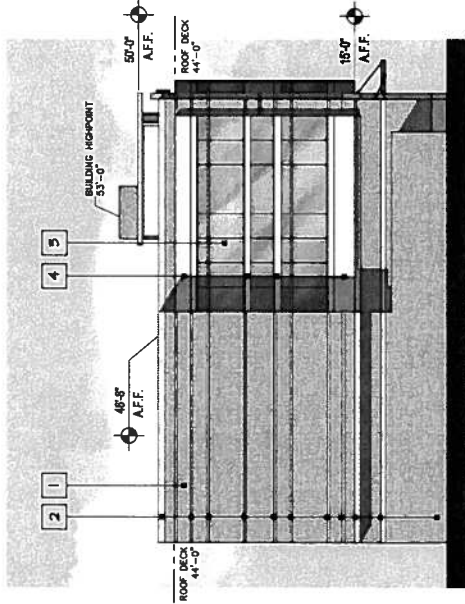
South Elevation



Rear Elevation



West Elevation

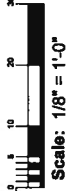


North Elevation

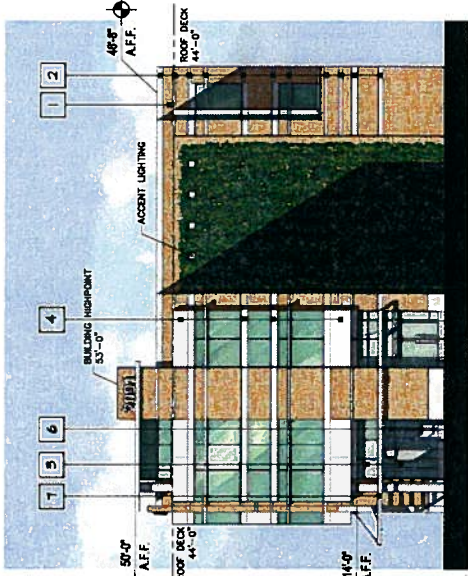
COLORS & MATERIALS

#	Material	Finish	Manufacturer	Style/Color
1	Thin Brick	N/A	H.C. Muddick	10% Summer Wheat 20% Butler Gold 70% Frostier Almond
2	Ceramic Tile	N/A		Paradise Ivory
3	Glazing	Low-E	Pilkington	EverGreen Glass
4	Enamel Panels	Matte		White

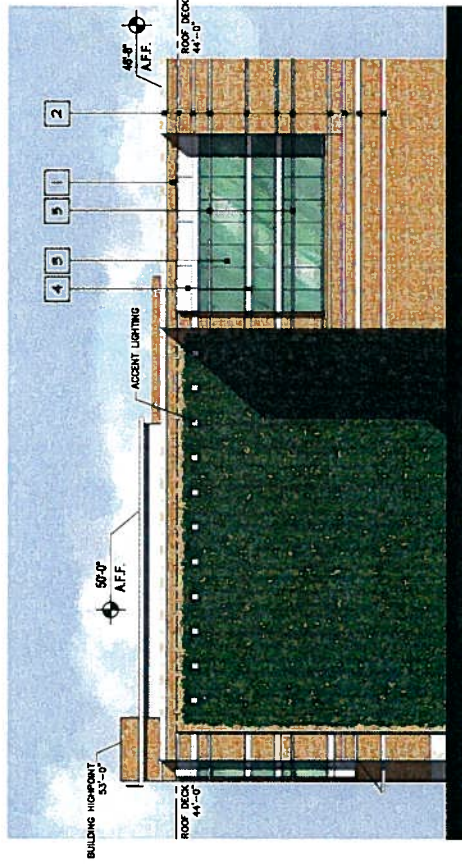
#	Material	Finish	Manufacturer	Style/Color
5	Storefront	N/A		Clear Anodized Aluminum
6	Folding Door System	N/A	NanoWall Systems	Clear Anodized Aluminum
7	Model Average	N/A		Painted to Match Storefront



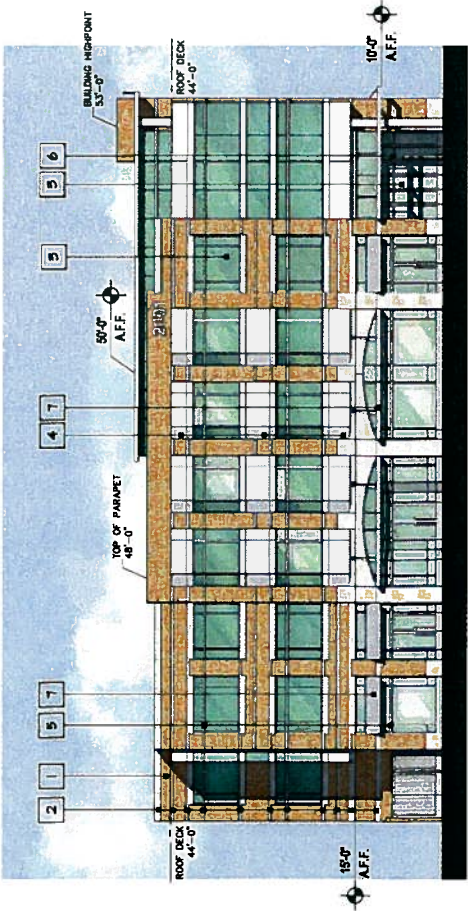
Z08-295 10/29/2008
 CONCURRENT
 DR08-243 10/29/2008



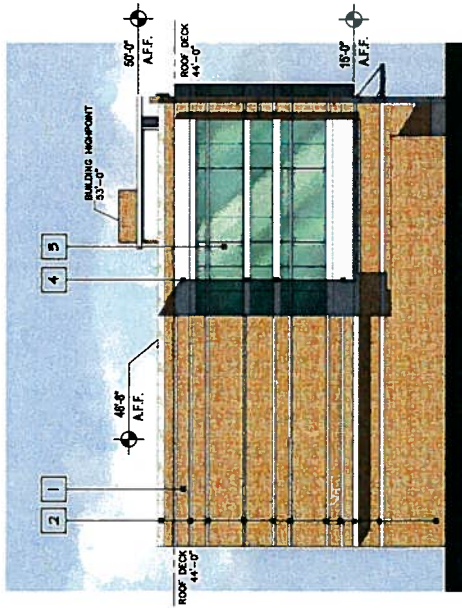
South Elevation



Rear Elevation



West Elevation

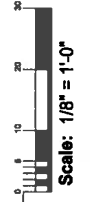


North Elevation

COLORS & MATERIALS

#	Material	Finish	Manufacturer	Style/Color
1	Thin Brick	N/A	H.C. Brudvik	10% Summer Wheat 20% Butter Gold 70% Frosted Almond
2	Ceramic Tile	N/A		Palatino Ivory
3	Glazing	Low-E	Pittsburgh	EverGreen Glass
4	Entrway Panels	Metals		White

#	Material	Finish	Manufacturer	Style/Color
5	Stonefront	N/A		Clear Anodized Aluminum
6	Folding Door System	N/A	Nautilus Systems	Clear Anodized Aluminum
7	Metal Awnings	N/A		Painted to Match Stonefront



Project: 20th Street Retail
 Site & Capital
 Sacramento, California

Architect:
 RAUSCHENBACH MARVELL BECHER
 ARCHITECTS & ENGINEERS
 2277 Macdonald Street, Sacramento, CA 95833
 (916) 447-7100
 (916) 447-7111

Elevations
 Preliminary

Job Number: A02.180
 Date: 10.17.08
 Drawn By: JEL
 Checked By: JEL

Sheet: **ELV.01**

JGA
 CONSULTANTS



20th Street Retail • 20th & Capital
Sacramento, California

Z08-295 10/29/2008
CONCURRENT
DR08-243 10/29/2008

Project:
20th Street Retail
20th & Capital
Sacramento, California

Developer:
Peggy Investments
2000 L Street, 5th Floor
Sacramento, CA 95811
(P) 916.447.7100
(F) 916.447.7132

Conceptual Render
Preliminary

Job Number:	ADD-180
Project Name:	20TH STREET
Drawn By:	KL/SD
Reviewed:	

Sheet: **REN.01**

RAUSCHENBACH MARVELLI BECKER
ARCHITECTS + ENGINEERS
377 Main Avenue • Second Floor • Sacramento, CA 95812
(P) 916.448.8888 • (F) 916.448.8889 • www.rmba.com



20th Street Retail • 20th & Capital
Sacramento, California

Z08-295 10/29/2008
CONCURRENT
DR08-243 10/29/2008

Project:
20th Street Retail
20th & Capital
Sacramento, California

Developer:
Project Investments
2001 L Street, Suite 100
Sacramento, CA 95811
(916) 442-7100
(916) 447-7112

Conceptual Render
Preliminary

Job Number: 0001-001
Architect: JG+A
Drawn By: M2000
Reviewed:

Date: **REN.02**

1013

RAUSCHENBACH MARVELLI BECKER
CONTRACTS + ENGINEERS
2077 Hill Avenue • Second Floor • Sacramento, CA 95825
P: 916.486.8000 • F: 916.486.8000 • info@rmb.com