

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Murray Smith, 3110 Gold Canal Dr., Rancho Cordova, CA 95670
OWNER KBS Construction, 2880 Sunrise Blvd., Rancho Cordova, CA 95742
PLANS BY Murray Smith and Associates
FILING DATE May 11, 1990 ENVIR. DET. Negative Declaration REPORT BY DCS
ASSESSOR'S PCL. NO. 049-0084-001 through 022

- APPLICATION:**
- A. Negative Declaration;
 - B. Amend Airport-Meadowview Community Plan from Residential (7-15 du/na) to Residential (4-8 du/na);
 - C. Tentative Map "Meadowview Terrace" to re-subdivide 6.5± vacant acres from 22 standard single family lots to 31 petite lots in the Single Family Alternative (R-1AR) zone;
 - D. Special Permit to create 31 petite lots in the Single Family Alternative- Review (R-1AR) zone; and,
 - E. Special Permit to construct a twelve foot high sound wall along the east property line of the subdivision.

LOCATION: Lane Court and Rol Do Court (Northeast corner of Meadowview Road and Tisdale Way)

PROPOSAL: The applicant is requesting the necessary entitlements to re-subdivide 6.5± vacant acres from 22 standard single family lots to 31 petite lots in the Single Family Alternative (R-1AR) zone.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/na)
Airport- Meadowview
Community Plan Designation: Residential (7-15 du/na)
Existing Zoning of Site: R-1AR
Existing Land Use of Site: Vacant
Surrounding Land Use and Zoning:

North: Vacant; R-1
South: Single Family Residential; R-1
East: Railroad and Single Family Residential; R-1
West: Multi-Family; R-2A

Property Dimensions: Irregular
Property Area: 6.5± gross acres, 4.7± net acres
Density of Development: 6.6 du/na
Topography: Flat

APPLC. NO. P90-226

MEETING DATE February 28, 1991

ITEM NO. 19

Street Improvements: To be Provided
Utilities: To Be Provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:

On January 23, 1991, by a vote of seven ayes and two absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the attached conditions.

BACKGROUND INFORMATION:

In 1984, a Tentative Map and a Special Permit were approved allowing 22 halfplex lots in the R-1A zone (P83-118). Lots were established and curbs, gutters, streets and street lights were installed. In 1986, however, the Special Permit which allowed the halfplex units expired. Without the Special Permit, single family dwellings could be constructed without design review. To ensure that any new structures would be reviewed, an "R" Review designation was added by City Council's initiative to the site's R-1A zone (P87-284).

PROJECT EVALUATION:

A. Land Use and Zoning

The subject site is designated Low Density Residential (4-15 du/na) in the General Plan and Residential (7-15 du/na) in the Airport-Meadowview Community Plan. The property is a 6.5± acre vacant parcel located on the northeast corner of Meadowview Road and Tisdale Way. Vacant land with the Standard Single Family (R-1) zoning is to the north. Single family dwellings zoned R-1 are located to the south and east of the property. Railroad tracks are also located along the easterly side of the subdivision. To the west are four fourplex units zoned Multi-Family (R-2A).

B. Applicant's Proposal

The applicant is requesting a tentative map to re-subdivide the 6.5± acres from 22 standard single family lots to 31 petite lots. A Special Permit is required to ensure that site plans, floor plans and elevations for the proposed dwellings are reviewed. Another Special Permit is required to allow the construction of a twelve foot high sound wall adjacent to the railroad tracks.

C. Staff Analysis

Site Design and Lot Layout- The applicant's request is to re-subdivide the 6.5± acre site from 22 standard single family lots to 31 petite lots in the R-1AR zone. The applicant proposes lots that are approximately 45'X 100' in size which is permitted in the R-1AR zone. The lots would range in size from 5400 square feet in size to approximately 6300 square feet in size. Dwellings proposed for the subdivision are designed for the lots (Exhibits B, C and D).

Building Design and Materials- The applicant offers four housing types ranging from approximately 1000 square feet to 1400 square feet in size (Attachments C and D). Staff recommends these units to include, at a minimum: 25 year dimensional composition roofs; use of lap siding and other materials; no T1-11 siding on the front elevation which will wrap around the side elevations of the units; and, other design elements such as brick veneer trim, window mullions, fencing and landscaping shall be incorporated into the project. In addition, one and two story elevations and variable front yard setbacks between 20 and 30 feet should be used to provide added interest to the streetscape. Staff recommends that detailed site plans, floor plans, and elevations will be reviewed and approved by the Design Review staff prior to the issuance of any building permit.

A sound wall has been required along the railroad to mitigate railroad noise. This sound wall shall be constructed of decorative masonry (e.g. split faced block). The wall shall be reviewed and approved by the Planning Director prior to the issuance of any building permit. A City owned portion of property between the project site and Meadowview Road will also require a decorative sound wall and landscaping. The wall should be compatible with the wall proposed for the Franklin Meadows project to the west. Landscaping plans including the wall shall be reviewed and approved by Planning staff prior to the issuance of any building permit. Maintenance of the property adjacent to Meadowview will be by the developer for two years or until a landscape maintenance district is formed. The project design also includes four lots that side-on to Tisdale. Staff recommends that the side yard areas are to be fenced at least five feet into the property (leaving seven feet between the back of the sidewalk and the fence). The seven foot deep area will be landscaped by the developer. Maintenance of these side yards will be the responsibility of the individual property owners.

Policy Considerations- The density of the development is 6.6 du/na. This density does not meet the 7-15 du/na range prescribed by the Airport-Meadowview Community Plan. However, a prior map has been approved and recorded on the property which allows 22 lots. That approved map provides for about 4.7 du/na. The proposed plan, with 31 units, offers more units per net acre than what has already been approved for the site. The proposed plan can, therefore, be considered more consistent with the Community Plan than the previously approved map. In addition, the units proposed will be low cost units which will help upgrade the overall quality of homes in the immediate area and will contribute to the City's affordable housing supply.

APPLC. NO. P90-226

MEETING DATE February 28, 1991

ITEM NO. 19

E. Agency Comments

The proposed project was reviewed by City Engineering, Traffic Engineering, Community Services and Building Divisions and are recommending conditions of approval included below. It should be noted that, although the existing streets and other infrastructure have been installed, they are in disrepair. A condition requires the developer to take the necessary steps to bring them up to standard.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. Mandatory mitigation measures to be incorporated into the project to reduce potential environmental impacts to below a level of significance, are provided below.

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

- A. Ratify the Negative Declaration;
- B. Recommend approval to Amend the Airport-Meadowview Community Plan from Residential (7-15 du/na) to Residential (4-8 du/na) and forward to the City Council;
- C. Recommend approval of the Tentative Map "Meadowview Terrace" to re-subdivide 6.5± vacant acres from 22 standard single family lots to 31 petite lots in the Single Family Alternative (R-1AR) zone based on conditions and forward to the City Council;
- D. Approve the Special Permit to create 31 petite lots in the Single Family Alternative- Review (R-1AR) zone subject to conditions and based on the findings of fact that follow; and,
- E. Approve the Special Permit to construct a twelve foot high sound wall along the east property line of the subdivision subject to conditions and based on the findings of fact that follow.

Conditions- Tentative Map:

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- 1. Provide standard subdivision improvements pursuant to Section

APPLC. NO. P90-226

MEETING DATE February 28, 1991

ITEM NO. 19

40.811 of the City Code; (Most improvements may be in but are in poor condition)

2. Pursuant to City Code Section 40.1302 (parkland dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
3. Meet all County Sanitation District requirements;
4. Existing deteriorated curb, gutter and sidewalk shall be removed and reconstructed per City standards;
5. Dedicate a standard 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public ways;
6. Dedicate 12.5-foot public utility easement for underground and over-head facilities and appurtenances adjacent to all public ways;
7. Dedicate the north 10 feet of subdivision as a public utility easement for over-head facilities and appurtenances;
8. Provide street lights, coordinate with Electrical Section of the Engineering Division (relocate to property lines and replace as required);
9. Relocate existing fire hydrants to property lines subject to approval of Public Works Department Water Division and the City Fire Department;
10. Abandon existing water mains east of Lane Court and Rol Do Court and provide blow off at end of each court. Provide a fire hydrant on Rol Do Court if required;
11. Extend water main in Tisdale Way to northern subdivision boundary to the satisfaction of the Water Division;
12. Locate existing sewer and water services;
13. Provide separate services for each lot as required prior to filing final map;

APPLC. NO. P90-226

MEETING DATE February 28, 1991

ITEM NO. 19

14. Streets shall be overlaid with 1" of asphalt following 1" key cut at the lip of gutter. Existing curbs, gutters and sidewalks shall be cleaned or replaced as necessary to the satisfaction of the Public Works Department;
15. Show all existing easements which will not be abandoned;
16. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

Conditions- Special Permit:

1. A decorative masonry soundwall shall be provided along the easterly property line. A soundwall and landscape buffer along Meadowview Road shall also be provided. The soundwall along Meadowview shall be compatible with the soundwall proposed for the Franklin Meadows project (P88-107). Wall and landscape plan shall be reviewed and approved by the Planning Director prior to issuance of any building permit;
2. Developer shall join a landscape and maintenance assessment district, or other suitable entity, for the maintenance of landscaping, irrigation and sound walls along Meadowview and for the sound wall along the easterly property line (railroad side). Developer shall maintain landscaping and walls for two years, or until a maintenance district is formed (whichever is less). The two year period shall begin following the acceptance by the City (issuance of a notice of completion);
3. Individual dwellings shall be subject to the review and approval of the Design Review Board staff prior to issuance of a building permit. If model homes are provided for the subdivision, only the model homes shall require approval. The site plan and elevations shall be modified to include, at a minimum the following design features:
 - a) Horizontal lap siding or stucco shall be utilized on front

APPLC. NO. P90-226

MEETING DATE February 28, 1991

ITEM NO. 19

- elevations with two foot returns on each side. There shall be no T1-11 material used on elevations facing streets;
- b) Garage doors shall be metal sectional doors with a raised panel design;
 - c) Roofing material shall be a minimum of 25 year laminated dimensional composition shingle in a color to compliment exterior colors of building;
 - e) Windows visible from the street (e.g. front and sides) shall be grided. The garage wall facing the main entry shall also have grided window(s);
 - f) Front yards shall be landscaped. This includes automatic sprinkler systems, flowering shrubs, sod lawns, and shade trees. Trees may be available at the City Parks and Community Services Department;
 - h) A 6'0" high wood fence shall be required at interior sides and rear. Street side yards along Tisdale shall be landscaped;
 - i) A minimum of four color schemes shall be submitted for exterior building paint colors;
 - j) A revised site plan shall be submitted indicating variable front setbacks between 20' to 30';
 - k) Front doors shall be metal or wood with a minimum of six panels;
 - l) Design shall include a minimum of four different front elevations and roof lines.

Mandatory Mitigation Measures

- A. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 levels in the vicinity of construction zones. Elements of this program should include the following:
 - o Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days.

APPLC. NO. P90-226

MEETING DATE February 28, 1991

ITEM NO. 19

Watering could reduce particulate emissions by about 50%.

- o Cover stockpiles of sand, soil, and similar materials with a tarp.
- o Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
- o Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
- o Increase the frequency of city street cleaning along streets in the vicinity of construction site.
- o Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.

B. Exterior Noise Mitigation Measures

Construct a twelve foot sound wall barrier on a two foot partial berm base for a total wall height of fourteen feet. The wall must have a minimum surface weight of 3.75 to 4 lbs./sq.ft. Either masonry, metal or wood barrier can be erected if it meets these requirements. No air gaps are permitted along the barrier or at the bottom.

C. Interior Noise Mitigation Measures

I. General

- a. No two story homes are permitted on lots adjacent to the UPRC railline or Meadowview Road.
- b. Two story homes on interior lots should have windows located on walls that do not face the railroad tracks or Meadowview Road.
- c. All joints in exterior walls shall be grouted or caulked airtight.
- d. All penetrations of exterior walls shall include a 1/2 inch airspace. This space shall be filled loosely with fiberglass insulation. The space shall be filled airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.

- e. Window or through-the-wall ventilation and air conditioning units shall not be permitted.
- f. All sleeping areas shall be provided with carpet and pad.
- g. There shall be no through-the-door or through-the-wall mail or paper chutes.
- h. Basic exterior wall construction shall include:
 - 1.2"x4" wood studs;
 - 2.R-11 insulation in the cavities;
 - 3.1/2" or 5/8" gypsum wallboard fastened to wood studs. Walls shall be fully taped and finished and shall also be sealed around the perimeter with a resilient caulking;
 - 4.The exterior surface shall be finished with either the following or equivalent in surface weight and insulation:
 - i.A minimum 15 lb. felt paper and minimum 7/8" thick dense stucco over wire mesh, OR
 - ii.1/2" structural plywood covered with minimum 5/8" T-111 siding with resilient channels attached to the interior face at maximum 24 inches on center, perpendicular to the studs. The interior gypsum board is then fastened to the resilient channels. Fasteners in gypsum board not to touch studs.
- i. Ceiling shall be finished with a minimum 1/2" gypsum board with minimum R-19 insulation in the ceiling.
- j. The roof shall be finished with a minimum 5/8" particle board of plywood of equivalent weight, 30 lb. felt paper and minimum 240 lb/square composition shingles or equivalent. Skylights shall not be used unless they have an STC rating of 35 or better.
- k. Fireplaces are not recommended because the chimney serves as a conduit for the sound. However, they are much like operable windows. If the damper remains closed, the small area of the chimney will permit a relatively small amount of sound to enter. Thus, if they are included in the design, they shall contain a fully operable well-fitting damper.
- l. Windows must have a minimum STC rating of 28 or better. Windows facing or with a view of either Meadowview Road or the tracks should comprise less than 16% of the floor area of bedrooms and less than 20% of family rooms. Windows shall have an air infiltration rate of less than or equal to 0.20 CFM/lin.ft. when tested with a 25 mile/hour wind per ASTM standards.
- m. Exterior entrance doors should have a minimum STC rating of 30

- or better. They must include complete perimeter door seals.
- n. A mechanical ventilation system shall be installed that will provide minimum air circulation and fresh air supply requirements. There shall be no need to open windows, doors or other exterior openings to provide adequate ventilation.
 - o. Gravity vent openings in attic spaces shall not exceed code minimums in number and size. The openings facing either the UPRC tracks or Meadowview Road shall be fitted with transfer ducts at least 3 feet in length and shall be lined with 1" duct liner full length. Each duct shall include a lined 90 degree bend to prevent line of sight.
 - p. If a fan is used for forced ventilation on lots within 250 feet of the railway or main road, the attic inlet and discharge openings shall be fitted with sheet metal transfer ducts of at least 22 gauge galvanized steel. The duct shall be a minimum of 6 feet long and lined for its entire length with 1" duct liner. Each duct shall include a 90 degree bend to prevent direct line of sight.
 - q. All exhaust fans connecting the interior to the exterior where the outlet faces the railroad or Meadowview Road shall be connected with a minimum 10 foot duct, lined with 1" fiberglass liner and containing one 90 degree bend with the exception of the kitchen range exhaust.

II. For Lots #6 - #9 and #21 - #25: OPTION 1

1. Exterior Wall

- a. Dense stucco must be used on the exterior walls facing or with a view of the UPRC railline.
- b. Resilient channels at a minimum 24 inches on center must be used between wood stud and interior gypsum board on all walls facing or with a view of the tracks.
- c. The remainder of these walls shall be as described in the General section above.

2. Windows

- a. Windows facing or with a view of the railway must have an STC 34 or better rating. Windows shall have an air infiltration rate of less than or equal to 0.15 CFM/lin.ft. when tested with a 25 mile/hour wind per ASTM standards.

3. Doors

a. Doors facing or with a view of the railway shall have a minimum STC rating of 35. Doors shall include full perimeter seals.

III. For Lots #6 -#9 and #21 -#25: OPTION 2

1. Exterior wall shall be constructed as outlined in the General section above.

2. Windows

a. Windows facing or with a view of the railway must have an STC 44 or better rating. Windows shall have an air infiltration rate of less than or equal to 0.15 CFM/lin.ft. when tested with a 25 mile/hour wind per ASTM standards.

3. Doors

a. Doors facing or with a view of the railway shall have a minimum STC 44 or better rating. Windows shall have an air infiltration rate of less than or equal to 0.15 CFM/lin.ft. when tested with a 25 mile/hour wind per ASTM standards.

D. Several areas were identified as soiled surfaces in the preliminary site assessment conducted by Wallace-Kuhl & Associates on November 20, 1990. To ensure proper disposal of soiled surfaces, the applicant has agreed to excavate impacted areas and properly disposed of soiled surfaces. A qualified representative of Wallace - Kuhl & Associates, Inc. shall be present during excavation to observe and document the removal of these soils from the property.

Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be processed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than significant level through mitigation.

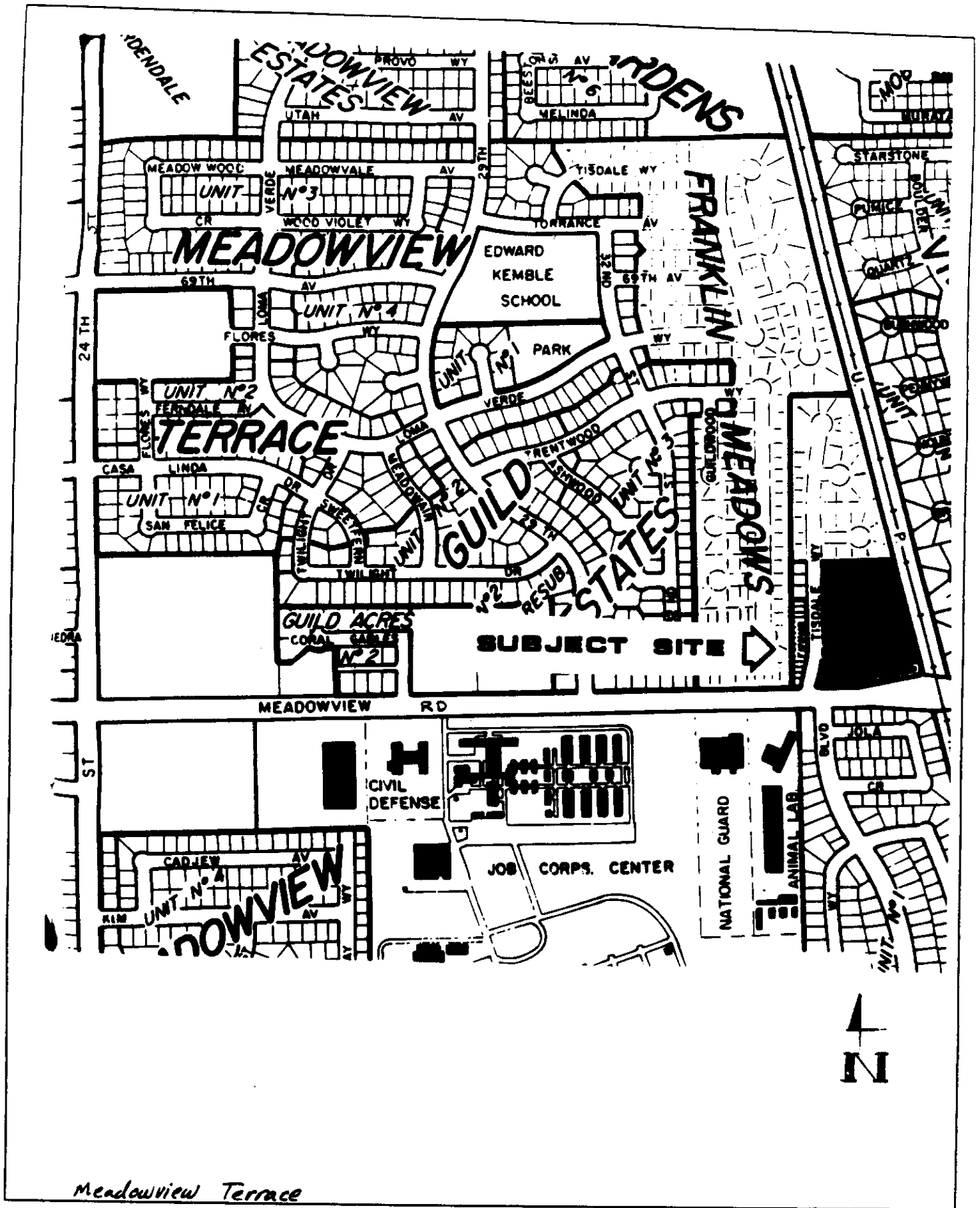
APPLC. NO. P90-226

MEETING DATE February 28, 1991

ITEM NO. 19

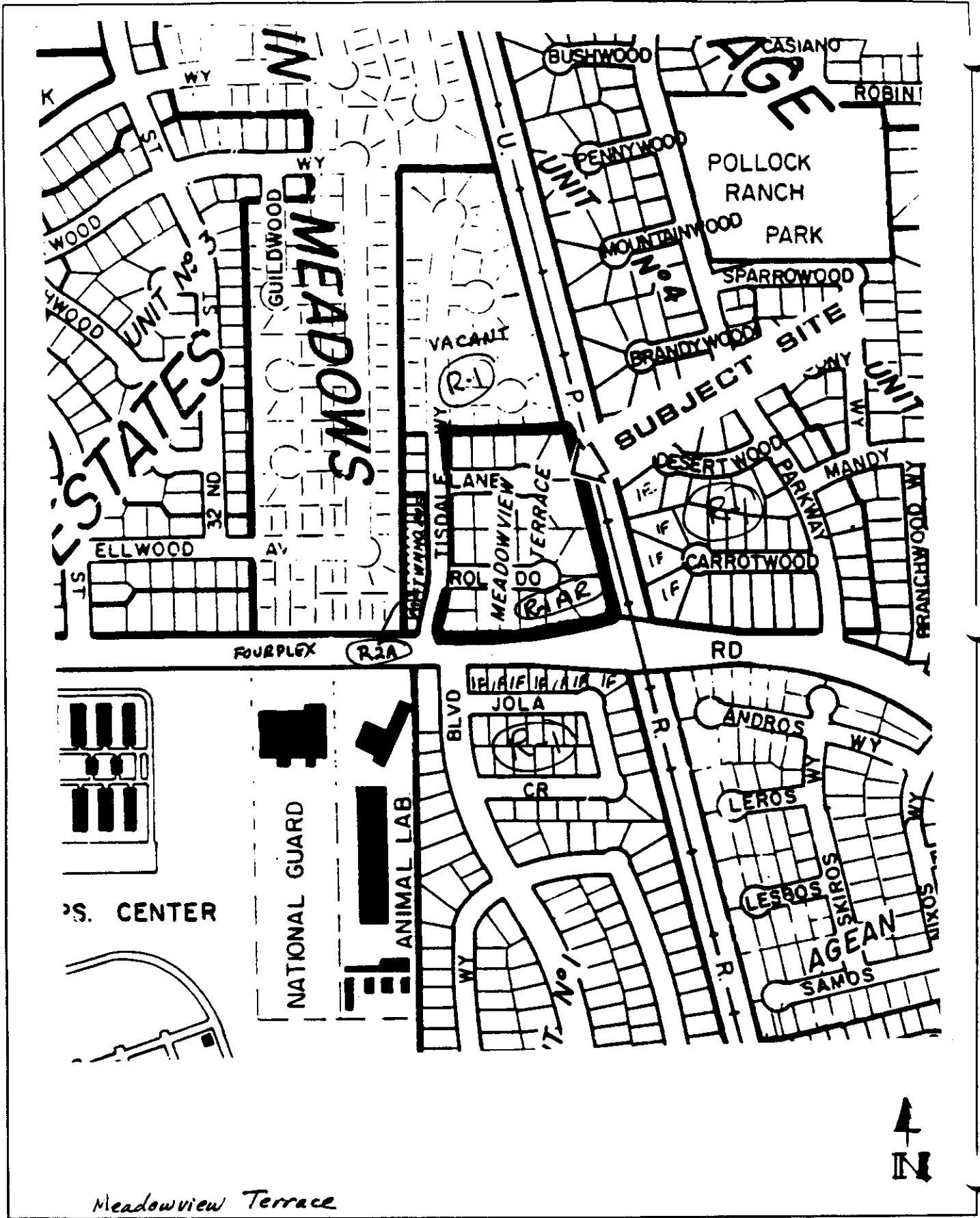
Findings of Fact-Special Permit

1. The proposed project is based on sound principles of land uses in that the variety of housing needed within the City will be provided.
2. The proposed project will not be detrimental to the public health, safety and welfare to the neighboring properties in that:
 - a. adequate setbacks, and building design criteria have been incorporated into the project;
 - b. the subdivision is in keeping with the surrounding development; and,
 - c. the sound wall will be provided to mitigate noise levels to below a level of significance.
3. The proposed project is consistent with the intent of the General Plan and South Sacramento Community Plan which designate the site for residential uses.



Meadowview Terrace

VICINITY MAP



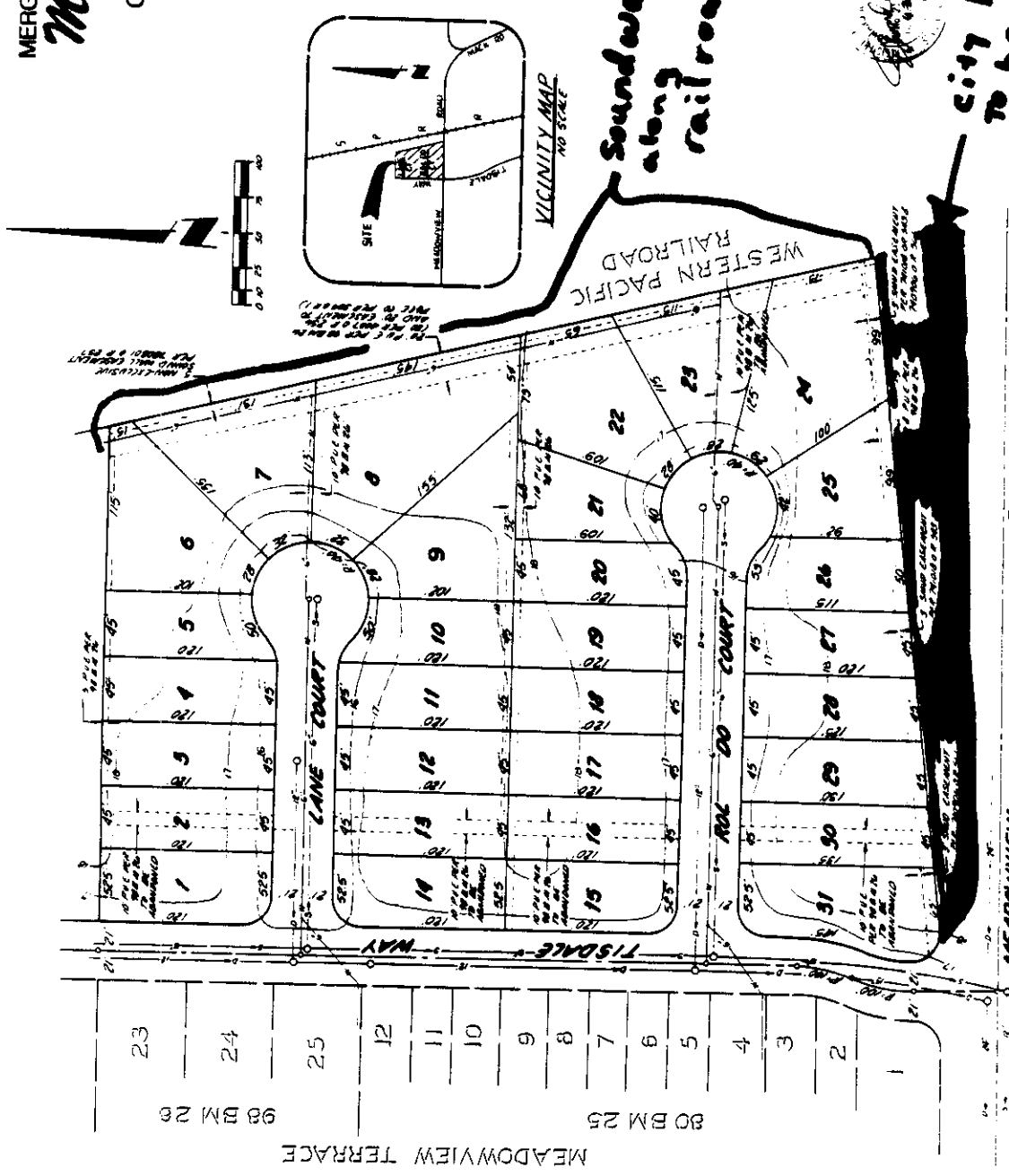
Meadowview Terrace

LAND USE & ZONING MAP

EXHIBIT A

REVISED TENTATIVE MAP
 MERGER & RESUBDIVISION of a PORTION of
Meadowview Terrace
 (98 B.M. 26)
 CITY of SACRAMENTO, CALIFORNIA
 JULY 1990 SCALE: 1"=50'
 Murray Smith & Associates

- OWNER: PAS CONSTRUCTION, INC.
2880 SHARISE BOULEVARD, SUITE 110
RANCHO CONCORD, CA 95742
PHONE: (916) 835 1848
- PREPARED BY: ILLIARRE, COLARUSSO & ASSOCIATES
3110 CALADONIA, SUITE 100
RANCHO CONCORD, CA 95740
PHONE: (916) 835 1321
- AS REQUIRED BY THE CITY OF SACRAMENTO
DEPARTMENT OF PUBLIC WORKS
- VACANT
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL
- ZONING: R 1A
- ADJACENT PARCEL NO.: 049 0089 001 TRUNKED 022
- FRAME DISPOSAL: CITY OF SACRAMENTO
- SEWERAGE: CITY OF SACRAMENTO
- WATER SUPPLY: CITY OF SACRAMENTO
- PAVING: CITY OF SACRAMENTO
- FIRE PROTECTION: SACRAMENTO CITY UNIFIED SCHOOL DISTRICT
- SCHOOL DISTRICT: SACRAMENTO MUNICIPAL UTILITY DISTRICT
- ELECTRICAL SERVICE: PACIFIC GAS & ELECTRIC
- GAS SERVICE: PACIFIC GAS & ELECTRIC
- ACREAGE: 4.37 UNITS ACRES
- NO. OF LOTS: 31



Murray Smith
 July 17, 1990

City Parcel
 To be landscaped
 and decorative
 Sound wall

July 17, 1990
Murray Smith
 Murray Smith & Associates
 Civil Engineers
 Lead Planners
 1111 North Street, Suite 100, Concord, CA 95740

90000

REVISED TENTATIVE MAP
 MERGER & RESUBDIVISION of a PORTION of
Meadowview Terrace

(98 B.M. 26)
 CITY of SACRAMENTO, CALIFORNIA
 JULY 1990 SCALE: 1"=50'
 Murray Smith & Associates

OWNER: ERS CONSTRUCTION, INC.
 C/O DEY SHERILL
 2840 JAMES BOULEVARD, SUITE 120
 SACRAMENTO, CALIFORNIA 95842
 PHONE: (916) 935-1642

SUBMITTER: GILL BETZ
 2815 WATTELAND ROAD
 COLUSIUM SPRINGS, CO. 80509
 PHONE: (719) 276-5880

PLANNING/ENGINEER: MURRAY SMITH & ASSOCIATES
 3110 GOLD CROWN DRIVE
 RANCHO CORDOVA, CA 95619
 PHONE: (916) 935-1311

IMPROVEMENTS: AS REQUIRED BY THE CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORKS

EXISTING USE: SINGLE-FAMILY RESIDENTIAL

PROPOSED USE: 2-1A

ASSESSOR'S PARCEL NO.: 049-0084-001 TRONCE 022

SERVICE DISPOSAL: CITY OF SACRAMENTO

WATER SUPPLY: CITY OF SACRAMENTO

DRAINAGE: CITY OF SACRAMENTO

FIRE PROTECTION: CITY OF SACRAMENTO

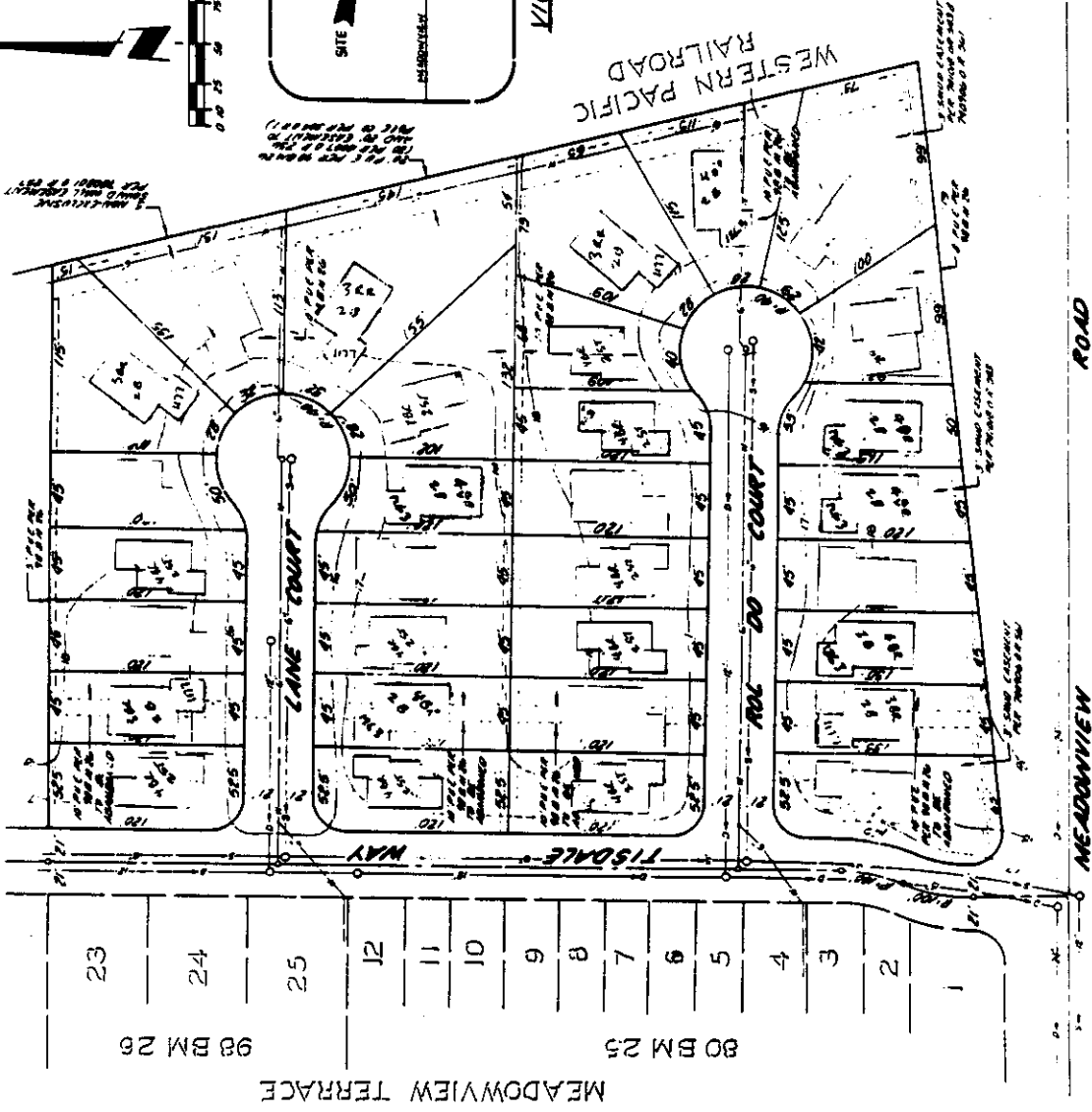
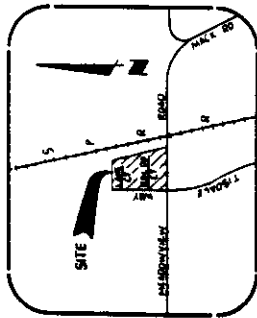
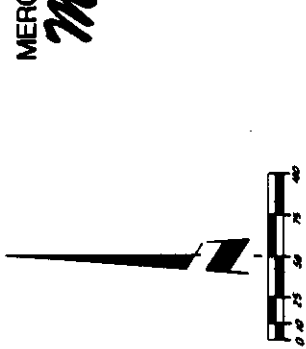
SCHOOL DISTRICT: SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

ELECTRICAL SERVICE: SACRAMENTO MUNICIPAL UTILITY DISTRICT

GAS SERVICE: PACIFIC GAS & ELECTRIC

ACREAGE: 9.51 GROSS ACRES

NO. OF LOTS: 31



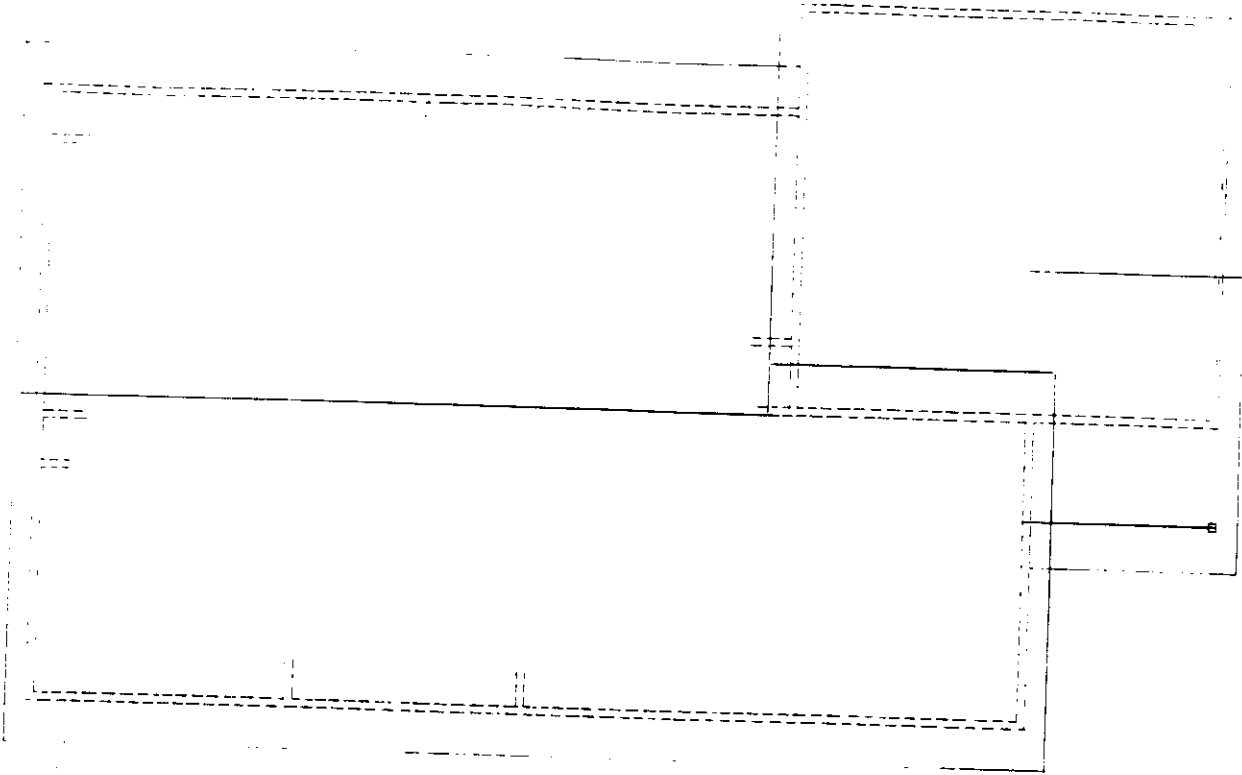
May 17 1990

Murray Smith

Murray Smith & Associates
 Civil Engineering & Land Planning
 3110 Gold Crown Drive
 Rancho Cordova, CA 95619

EXHIBIT C-1

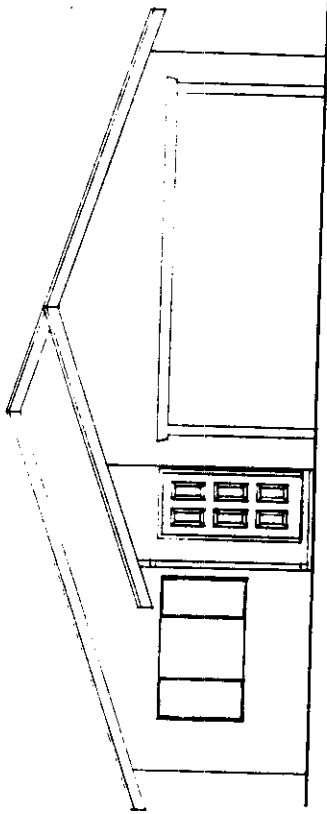
10/27/09



ROOF FRAMING PLAN - 1097

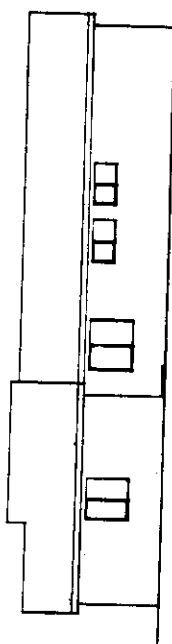
SCALE 1/8"=1'-0"

U PAUL MENAUSOFF DRAFTING SERVICE
1821 FULTON AVE. STE 204 SACRAMENTO 95811-4442



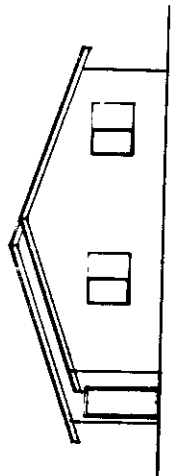
FRONT ELEVATION - 1097

SCALE 1/4"=1'-0"

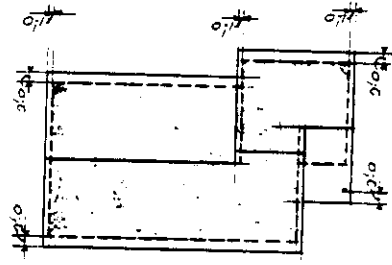


RIGHT SIDE ELEVATION

SCALE 1/8"=1'-0"

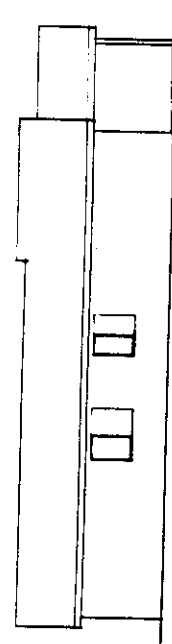


REAR ELEVATION



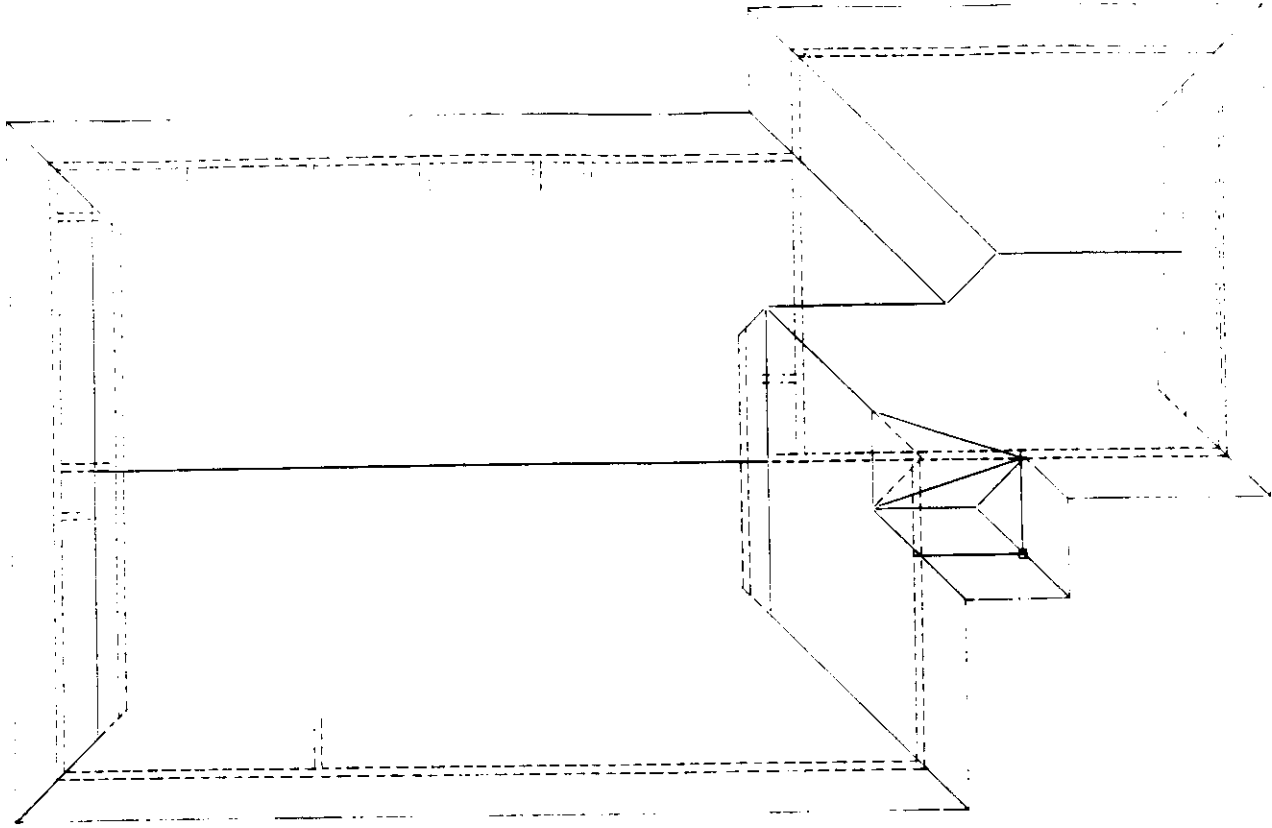
ROOF PLAN

SCALE 1/16"=1'-0"



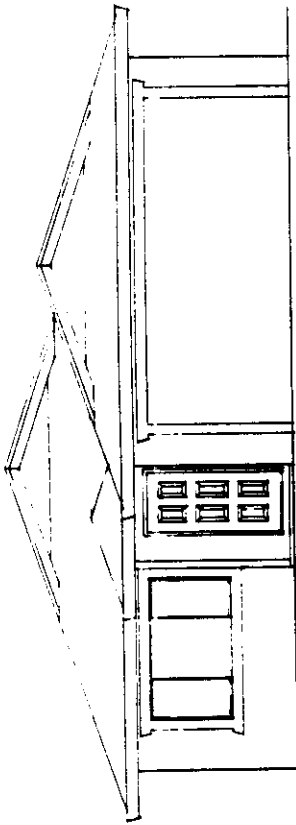
LEFT SIDE ELEVATION

EXHIBIT C-1
PLAN - 0100

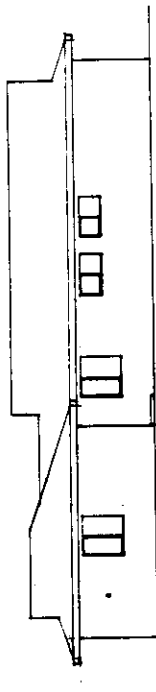


ROOF FRAMING PLAN - 1179

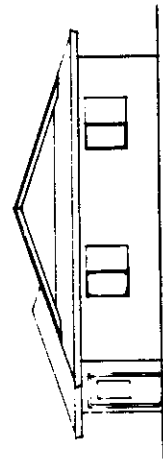
U. PAUL MERRISSEY DRAWING SERVICE
1011 FORTUNE AVE. STE. 134, SACRAMENTO, CALIF. 95811



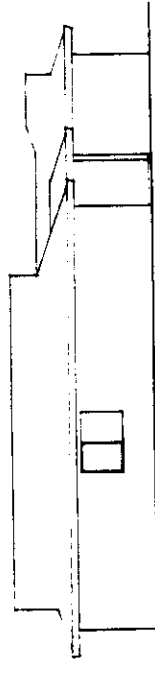
FRONT ELEVATION - 1179
SCALE 1/4" = 1'-0"



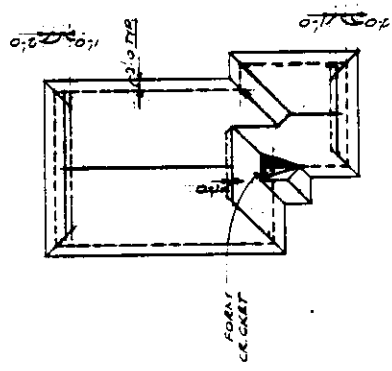
RIGHT SIDE ELEVATION
SCALE 1/8" = 1'-0"



REAR ELEVATION

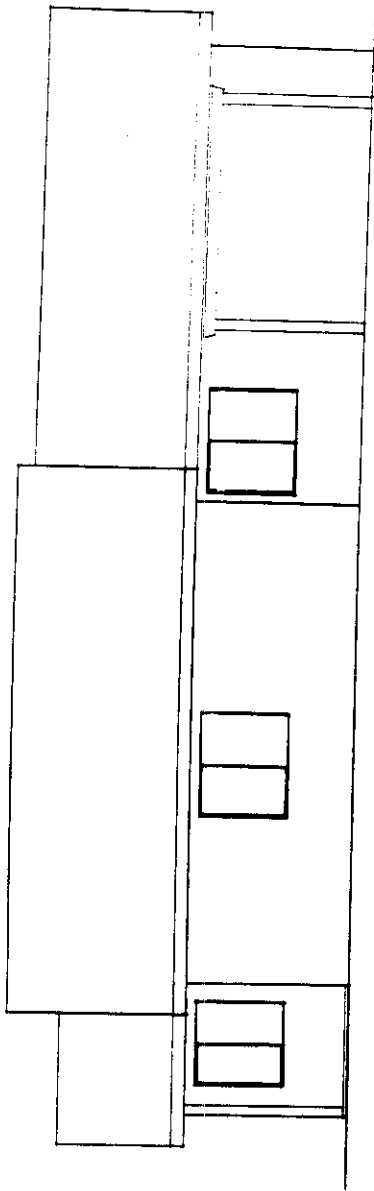


LEFT SIDE ELEVATION

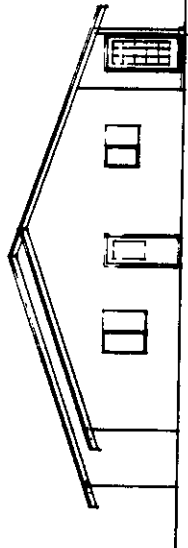


ROOF PLAN
SCALE 1/16" = 1'-0"

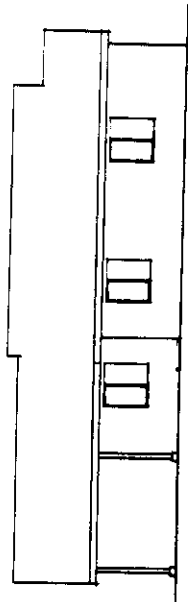
PLAN
218/AT



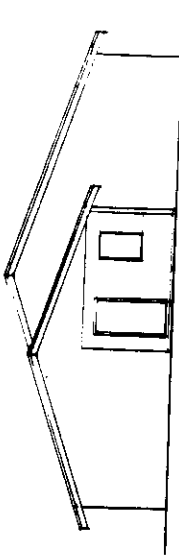
FRONT ELEVATION #1429
SCALE 1/4"=1'-0"



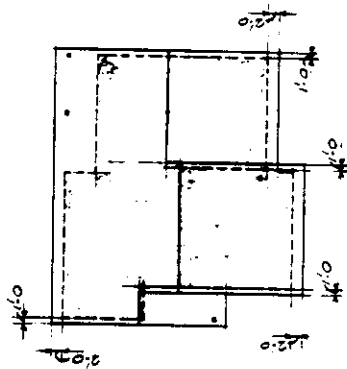
RIGHT SIDE ELEVATION
SCALE 1/8"=1'-0"



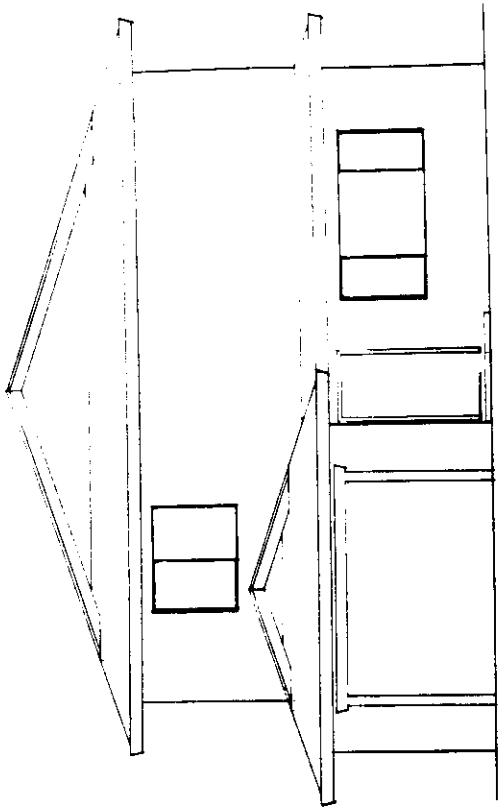
REAR ELEVATION



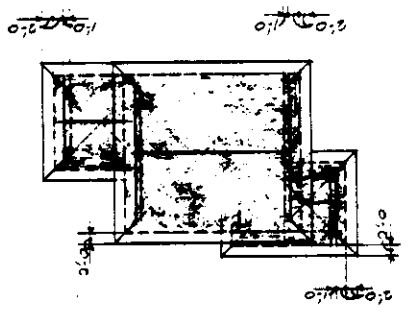
LEFT SIDE ELEVATION



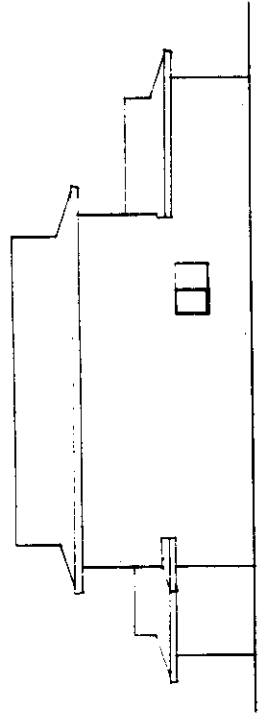
ROOF PLAN
SCALE 1/16"=1'-0"



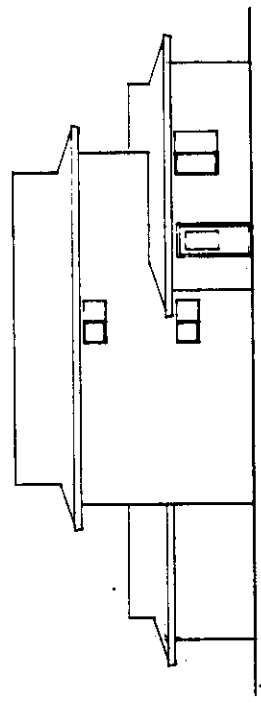
FRONT ELEVATION #1806
SCALE 1/8"=1'-0"



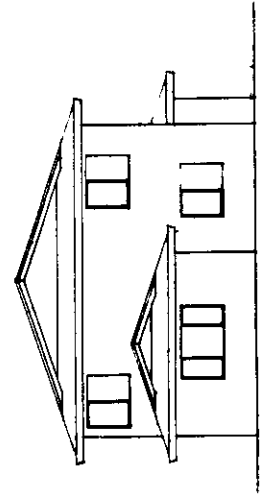
ROOF PLAN
SCALE 1/16"=1'-0"



RIGHT SIDE ELEVATION
SCALE 1/8"=1'-0"

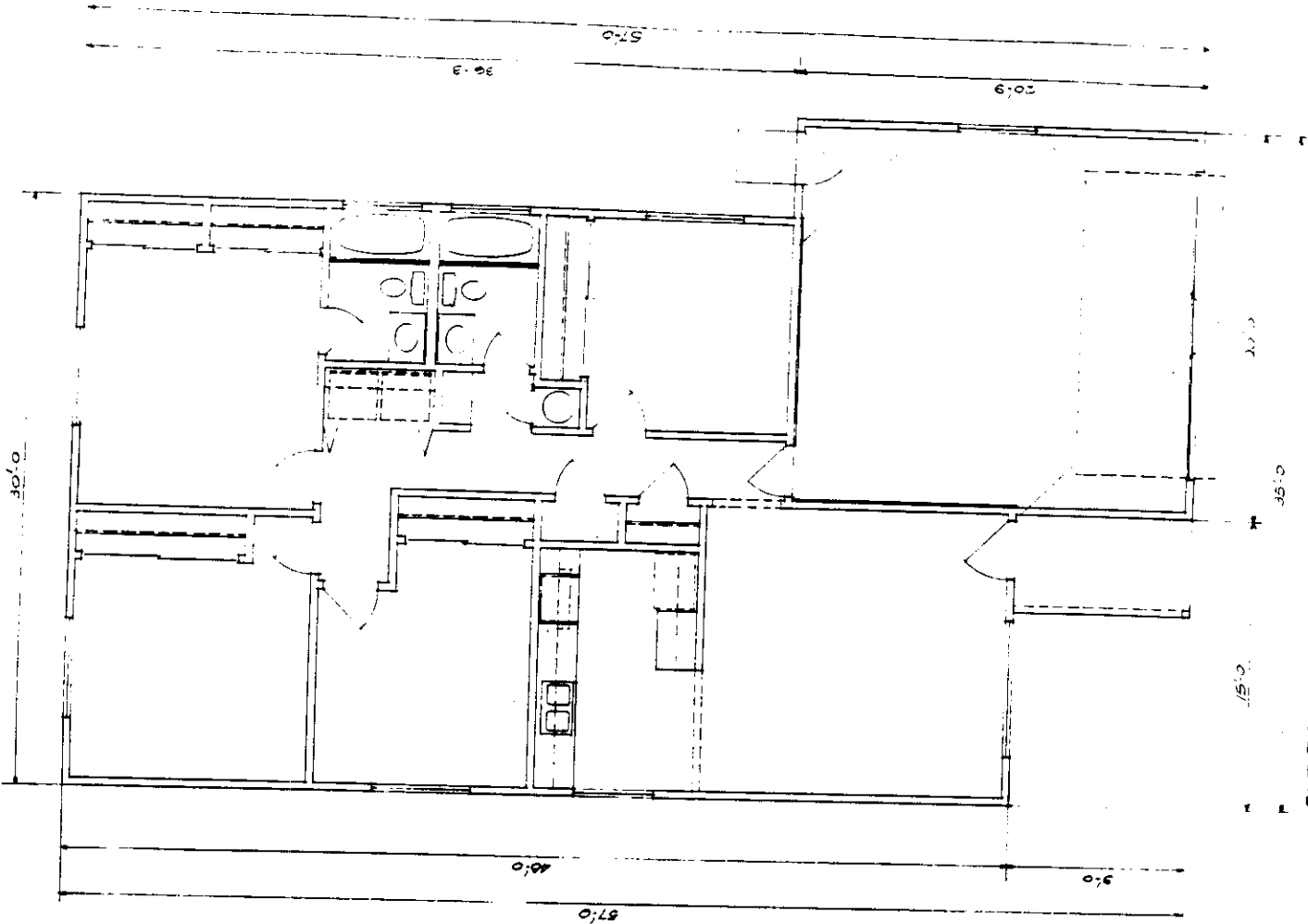


LEFT SIDE ELEVATION



REAR ELEVATION

PROJECT PLAN

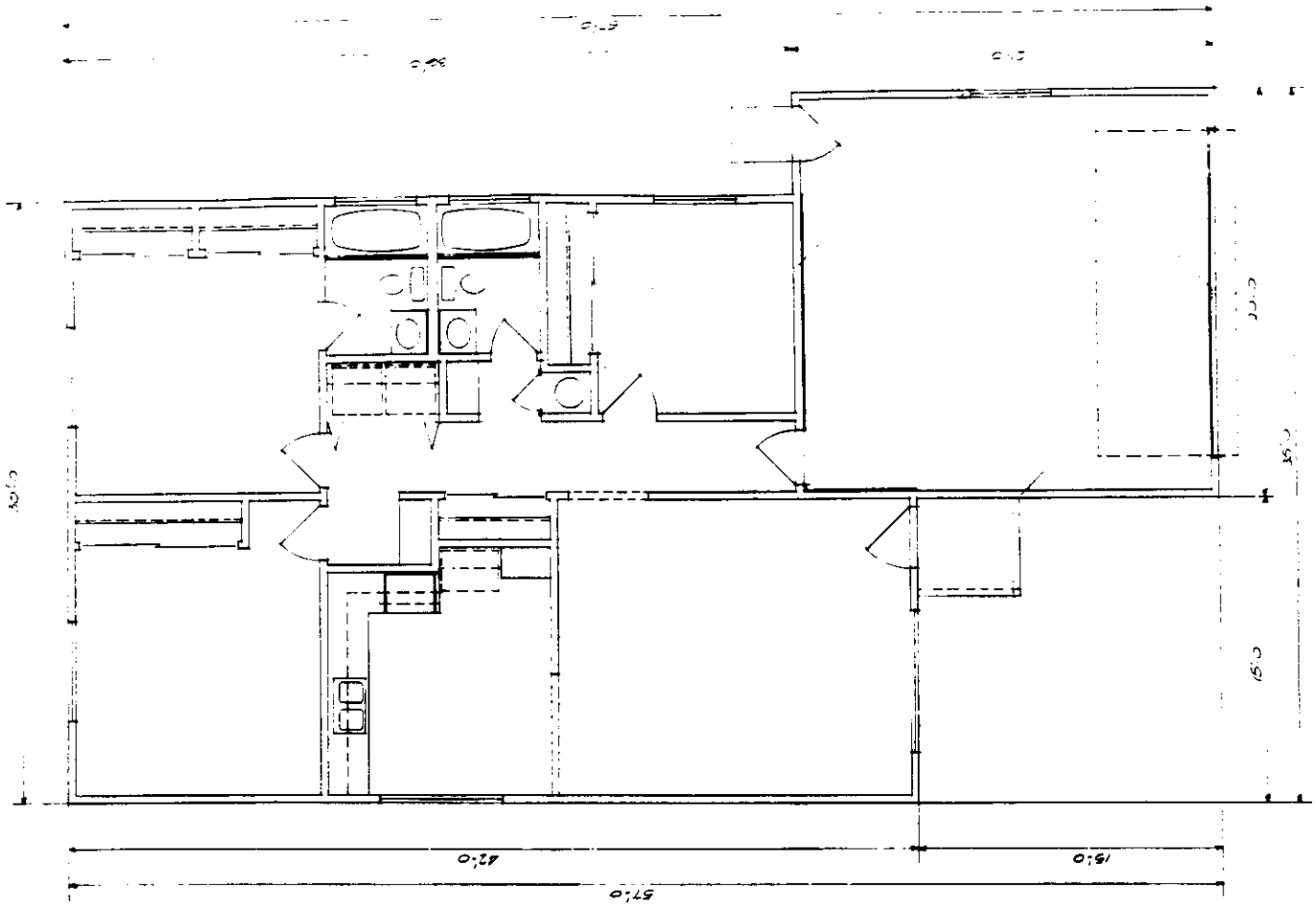


U.S. MAIL REVENUE OFFICE DRAFTING SERVICE
 1801 POLK AVENUE, STE. 204, SACRAMENTO 95811-1442
 FLOOR PLAN #1097
 SCALE 1/4" = 1'-0"

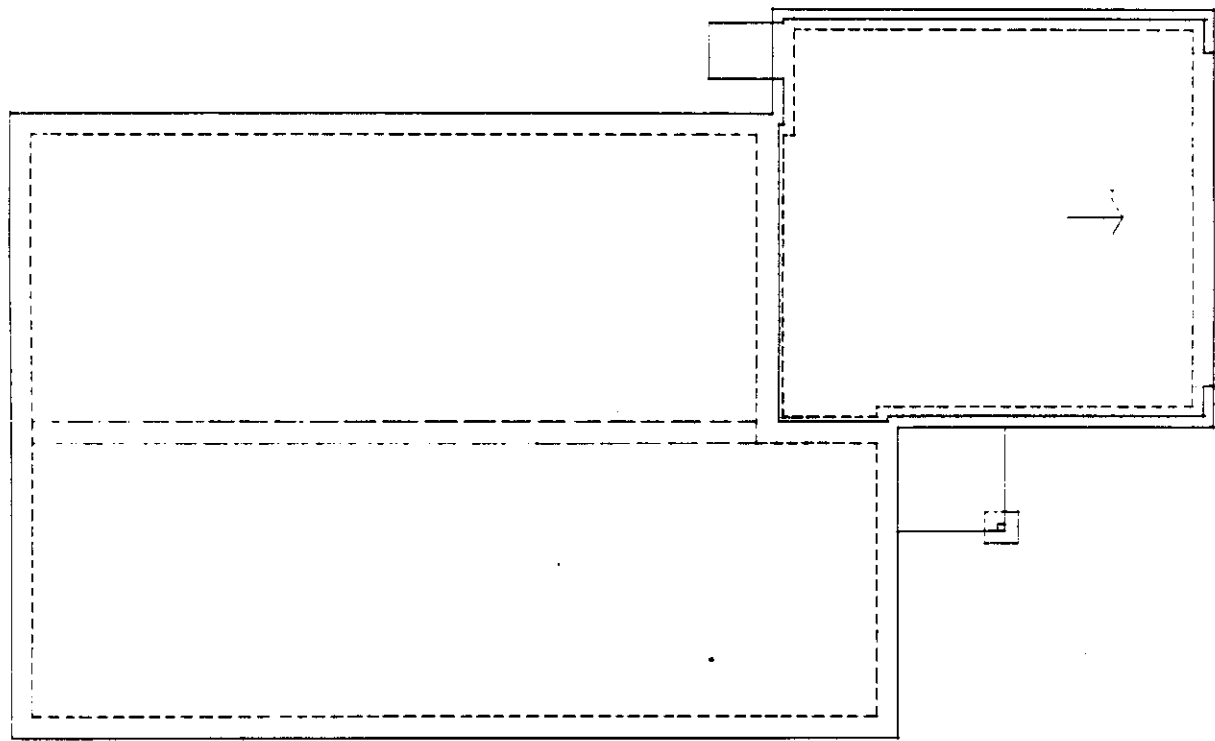
P90220

Feb 28, 1991

19



U. PAUL WETZANSOFF DRAFTING SERVICE
 1821 PULSON AVE. STE. 204, SACRAMENTO 95811-1443
 FLOOR PLAN # 1179
 SCALE 1/4" = 1'-0"

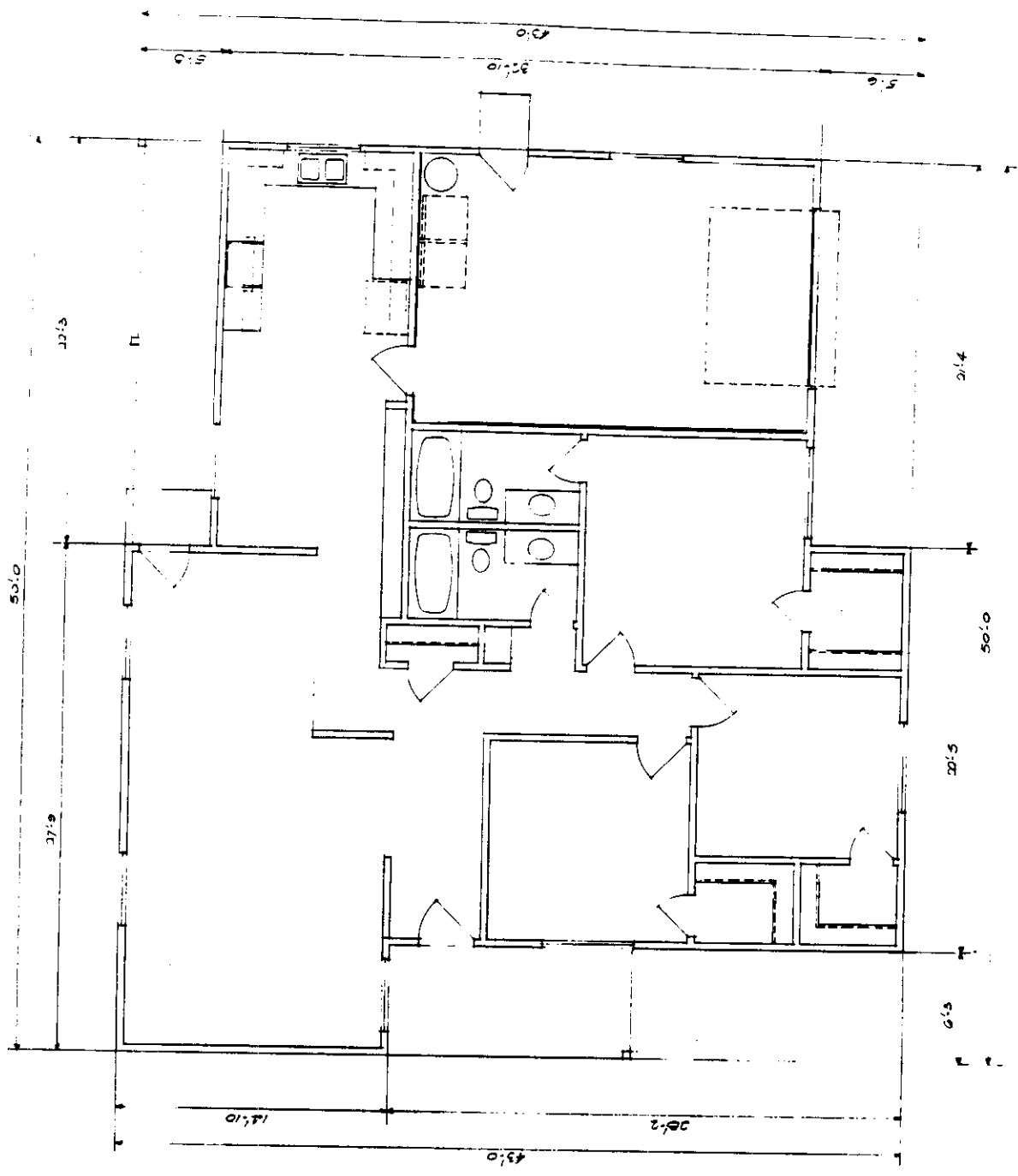


P90 226

Feb 28 1991

19

PLAN
FLOOR PLAN



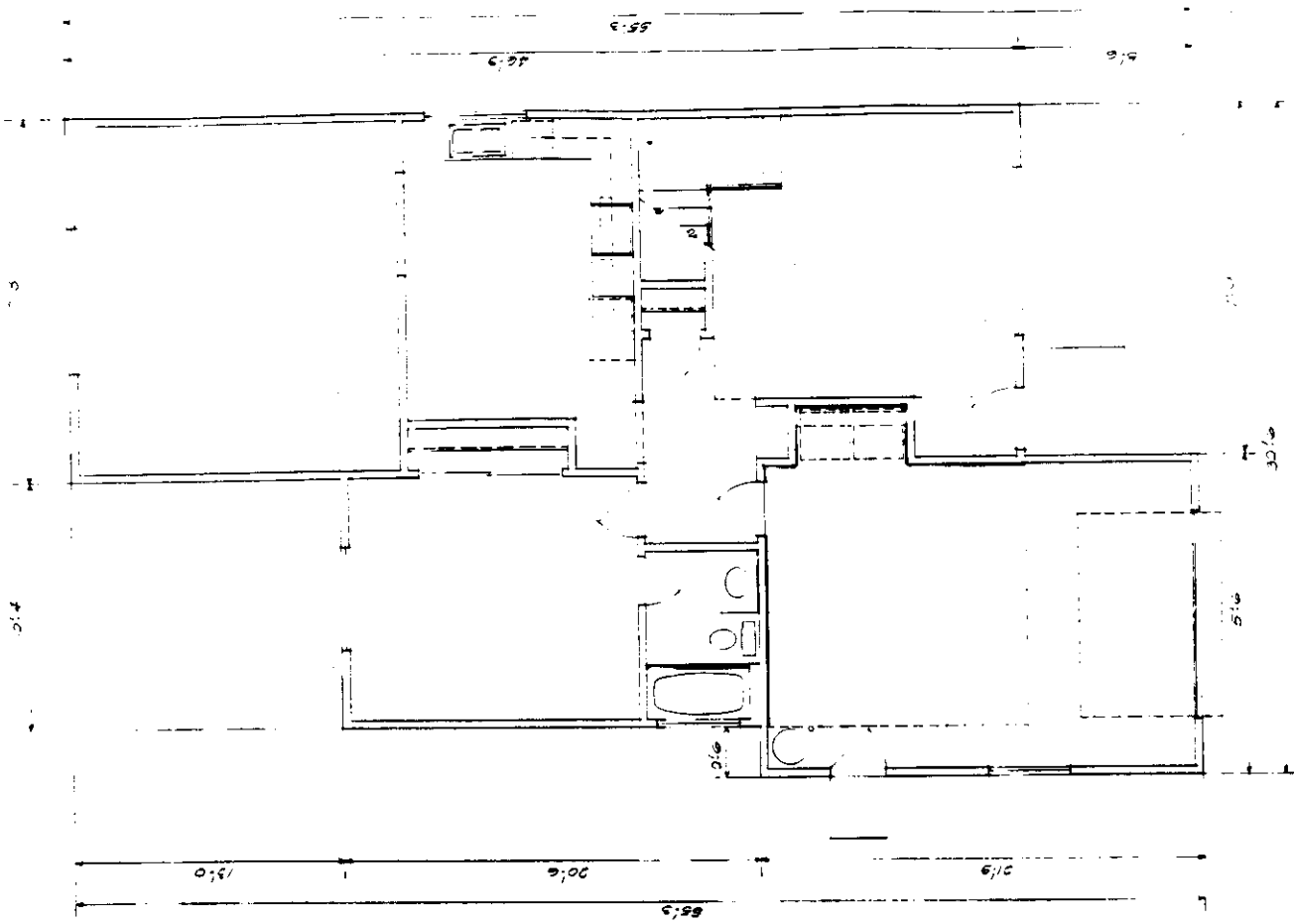
FLOOR PLAN - #1429
SCALE 1/4" = 1'-0"

LE PAUL MEGASSOFF DRAFTING SERVICE
1811 WALTON AVE. STE 22A, SACRAMENTO 95811-1443

P90 226

FEB 28 1991

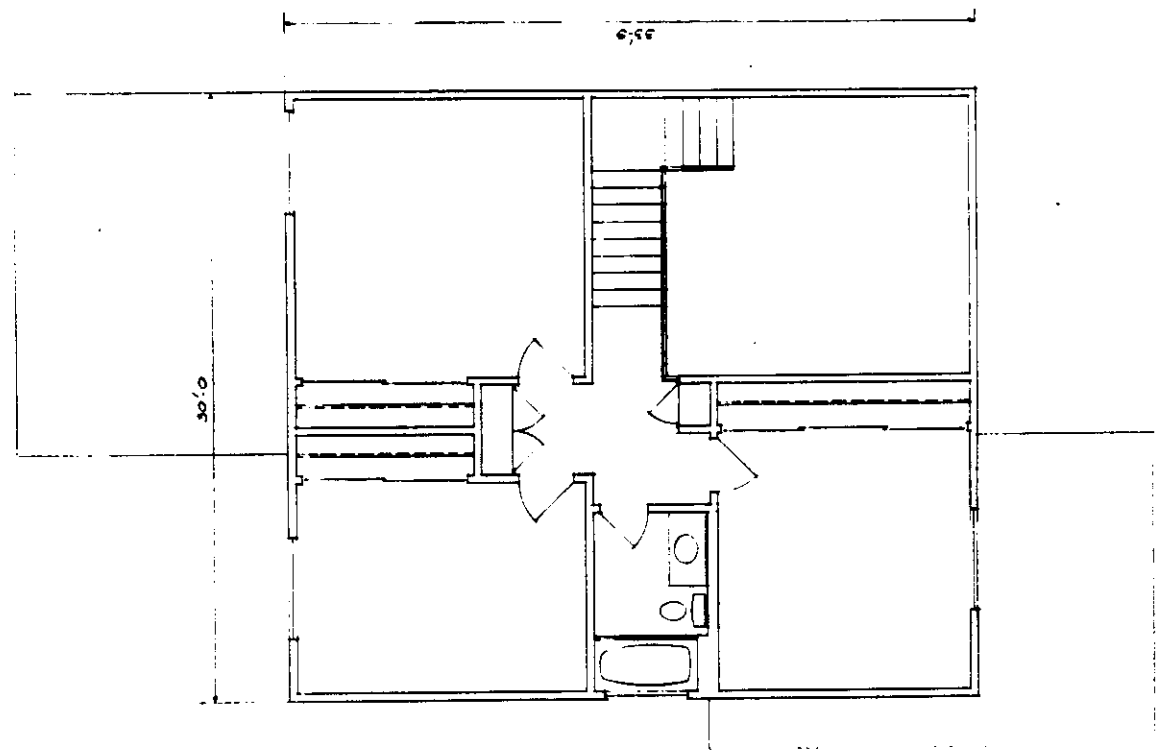
19



FIRST FLOOR PLAN #1006

U. S. MAIL, BUREAU OF QUARTERS SERVICE
 (SEE PLASTER AND STEEL WORK DRAWINGS) 681-1043

SCALE 1/4" = 1'-0"



SECOND FLOOR PLAN

25 226

1951 2 20 1951

19