

**CITY OF SACRAMENTO  
DEPARTMENT OF PLANNING & DEVELOPMENT  
ZONING ADMINISTRATOR  
1231 I Street, Sacramento, CA 95814**

**ACTION OF THE ZONING ADMINISTRATOR**

On Tuesday August 2, 1994, the Zoning Administrator approved with conditions a special permit to expand an existing office building for the project known as 94-055. Findings of Fact and conditions of approval for the project are listed on pages 3-5. Also the Zoning Administrator approved a parcel merger by adopting the attached resolution (ZA94-030).

**Project Information**

- Request:      1.    Zoning Administrator Special Permit to expand a non-conforming structure by constructing an additional 5,290 square foot two story office building that will attach to the existing building on 0.29± developed acres in the General Commercial (C-2) zone .
2.    Zoning Administrator Parcel Merger to merge two parcels into one parcel.

Location:      1232 and 1236 H Street

Assessor's Parcel Number:    006-0051-008, 009

Applicant:    Richard Graber  
                  923 20th Street  
                  Sacramento, CA 958146

Property      Green/Azevedo Investments  
Owner:        1234 H Street  
                  Sacramento, CA 95814

General Plan Designation:      Community Neighborhood Commercial and Offices  
Central City

Community Plan Designation:    General Commercial  
Existing Land Use of Site:        Office and Residence  
Existing Zoning of Site:          General Commercial, C-2

Surrounding Land Use and Zoning:	Setbacks	Required	Existing	Proposed
North: C-2; Commercial	Front:	7.5'	4'	4'
South: C-2; Office Building	Side(East):	5'	4'	4'
East: C-2; Commercial	Side(West):	0'	0'	0'
West: C-2; Commercial	Rear:	0'	80'	80'

Parking Required:                    23 spaces

**Z94-055**

**August 2, 1994**

**ITEM 2**

Parking Provided:	22 spaces
Property Dimensions:	80 feet x 160.49 feet
Property Area:	0.29± acres
Square Footage of Building:	Existing- 4,471 square feet Addition- 5,920 square feet Total- 10,391 square feet
Height of Building:	Two Stories, 26 feet
Exterior Building Materials:	Brick, Glass, and Aluminum
Roof Materials:	Built-up
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibits A-H

Previous Files: DR94-179

Background Information: The Design Review/Preservation Board approved the project on June 15, 1994 (DR94-179). The Board recommended the applicant attempt to redesign the proposed new parking area for the building in order to preserve the existing camphor trees.

Additional Information: The applicant is requesting to relocate an existing Victorian structure in order to expand an existing office building that is on the adjacent parcel. The applicant is also requesting to merge the two parcels. The site is located on the southwest corner of H Street and 13th Street. The existing office building was constructed prior to adoption of the current building setback requirements. The existing building has a four foot front and street side yard setback. The applicant proposes to expand the existing building to the west and retain the same front setback. The building addition will match the existing building in height, style, and materials. A Zoning Administrator Special Permit is necessary to expand the legal non-conforming structure with the same building setback.

The initial application indicated the two camphor trees located at the rear of the proposed site were to be removed in order to provide the required parking for the office addition. The City Arborist required the larger (17 inch) camphor tree be retained. A final revised plan was submitted that retains the larger camphor tree and provides 22 parking spaces. The proposed parking lot meets the Zoning Ordinance requirements for stall size and maneuvering area, but will require extensive maneuvering for the cars that park in the western most spaces. The proposed parking lot layout represents many design attempts to retain the tree, provide the required number of stalls, and provide a trash enclosure with recycling receptacles. The required parking is 23 spaces based upon the Zoning Ordinance requirement one space for every 450 gross square feet of office. However, there is a provision within the Zoning Ordinance which allows for the loss of one parking space to provide a trash enclosure with recycling receptacles for an existing building. The existing building does not have a trash enclosure, but with the building expansion, a trash enclosure with recycling receptacles

will be provided. The project is also required to provide one Class I bicycle parking facility which will be located adjacent to the trash enclosure.

The applicant proposes to merge the properties in order to make a larger commercial site that will allow for the building expansion and required on-site parking. The Zoning Ordinance and Building Code do not permit structures to cross property lines. Also the Zoning Ordinance requires a use and the associated parking be contained within the same parcel.

Agency Comments

The proposed project has been reviewed by the City Transportation Division, Utilities Division, and Engineering Development Services. The comments received have been included as conditions of approval.

The site is located in the Central City Design Review area and the Mansion Flats Neighborhood Association. The proposed plans have been submitted to the Design Review/Preservation Board staff and the neighborhood association. The Design Review Board has approved the project. The Mansion Flats Neighborhood Association has not commented on the project.

Environmental Determination:

This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Section 15301(e[2]) and Section 15305(a)}.

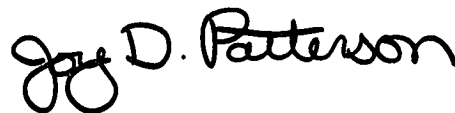
Conditions of Approval

1. The applicant shall submit a revised site plan for Planning review and approval prior to the issuance of Building Permits that shows the revised parking lot which saves the 17 inch camphor tree.
2. The applicant shall comply with the City's Cross Connection Control Policy to the satisfaction of the Public Works Department.
3. The revised parking spaces shall be to City standards.
4. A van accessible stall shall be provided.
5. The proposed building shall comply with all building codes to include a one hour fire wall on the west side with no openings and a 30 inch parapet wall on the west side if a combustible roof is used. The building code requirements shall be to the satisfaction of the Building Department (variations to this condition are acceptable if deemed necessary by the Building Division should proposed building materials change). The applicant shall obtain a Building Permit.

6. The applicant shall erect the necessary barriers to protect the camphor tree during construction. (Contact Dan Pskowski, City Arborist at 433-6345.)

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
  - a. the existing front yard setback is 4.0 feet and the proposed building addition will not encroach further into the setback area;
  - b. the existing Victorian structure will be relocated to another site; and
  - c. the proposed building expansion will not substantially alter the characteristics of the surrounding neighborhood and will match the existing structure in style, materials, height, and design.
2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
  - a. the front yard setback has already been established and no further encroachment will occur;
  - b. the larger established tree will be retained; and
  - c. adequate on-site parking will be provided.
3. The project is consistent with the General Plan and the Central City Community Plan which designate the subject site as Community Neighborhood Commercial and Offices and General Commercial respectively.



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Joy D. Patterson  
Zoning Administrator

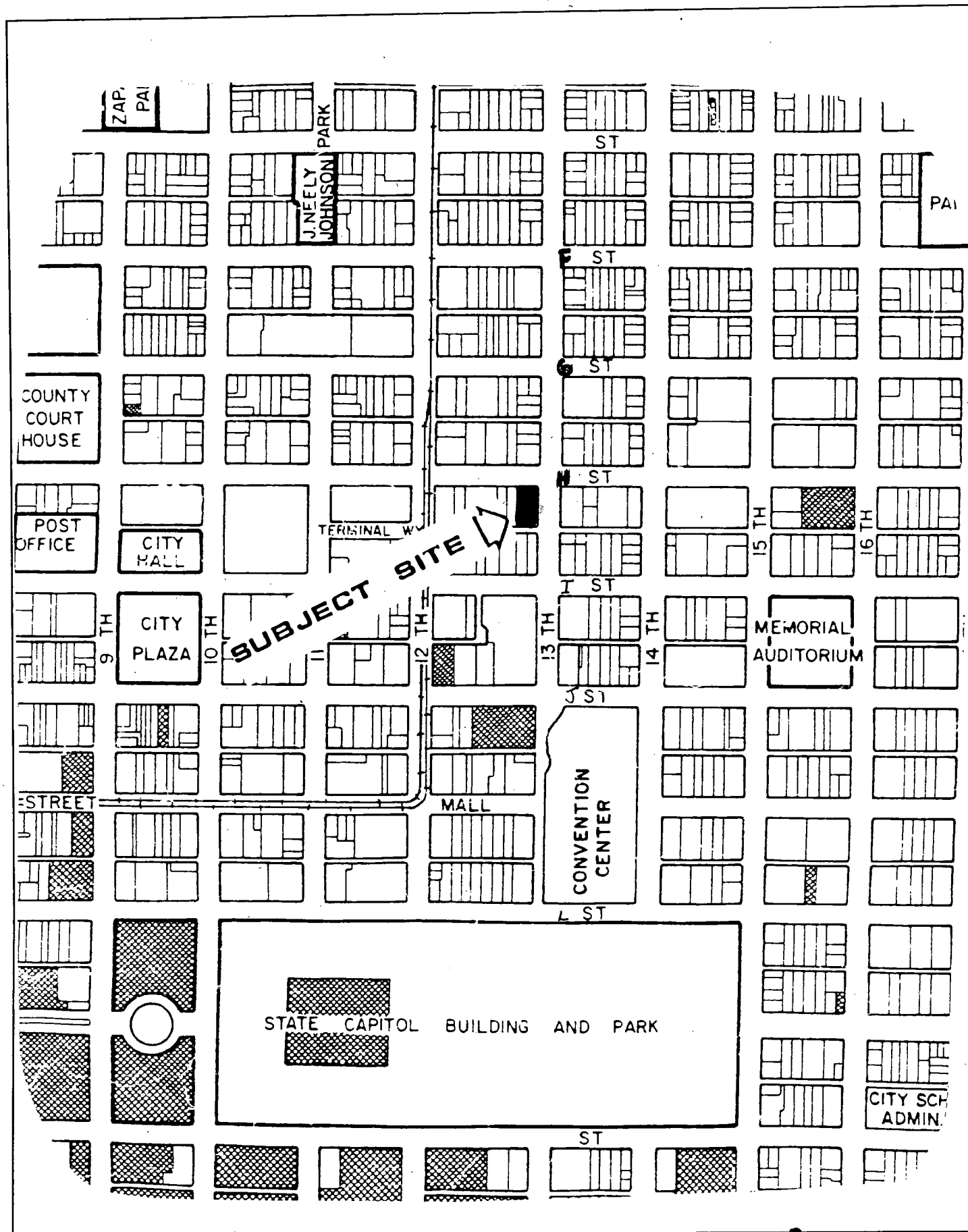
A use for which a Special Permit or Variance is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit or Variance shall be deemed to have expired and shall be null and void. A Special Permit or Variance use which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required, the use shall be deemed

established when the activity permitted has been commenced.

The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

Note: The applicant will need to contact the Public Works Department - Development Division (Anwar Ali, 264-7210) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

cc: File (original)            ZA Resolution Book    ZA Log Book  
Applicant                    Public Works

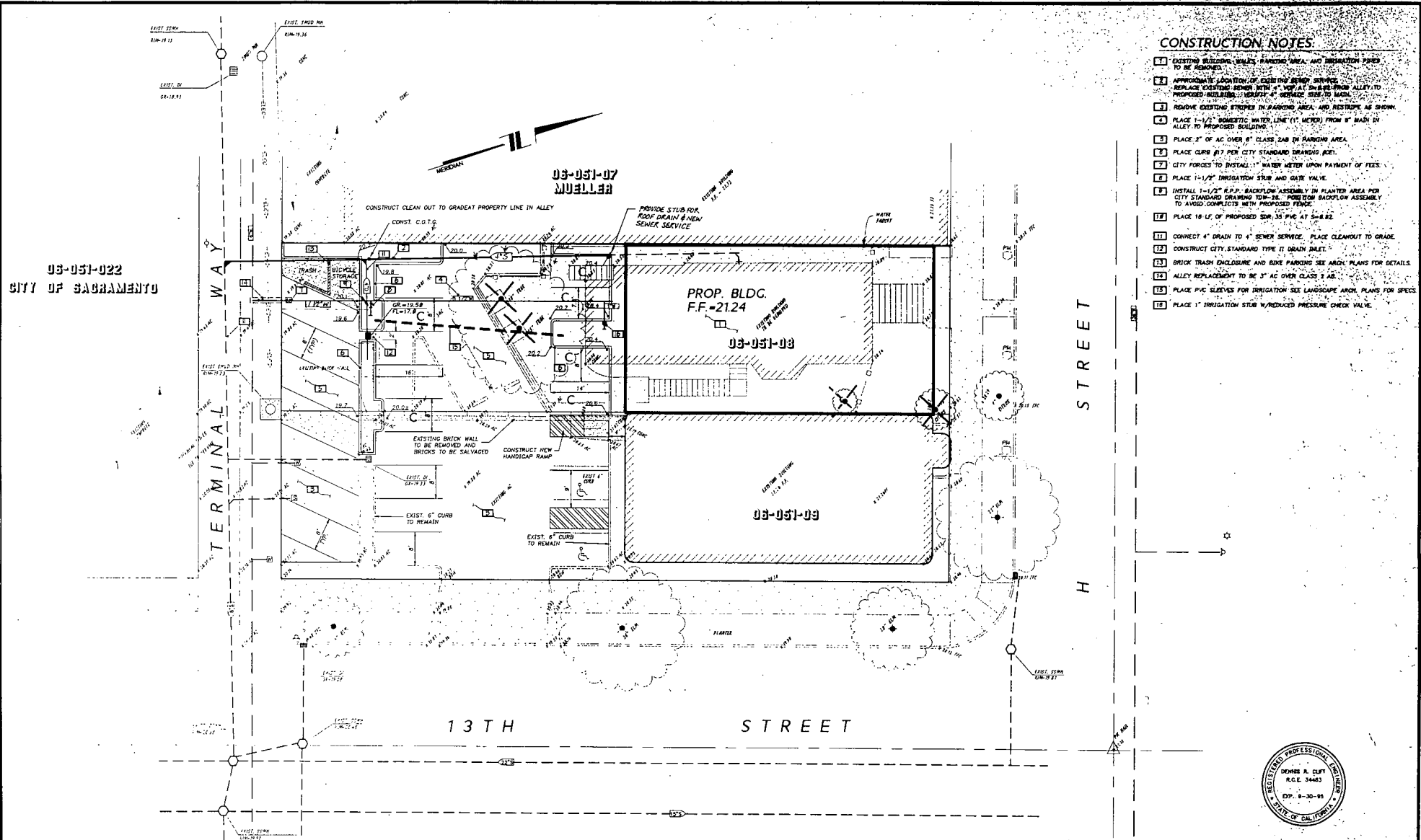


VICINITY MAP





EXHIBIT A



- CONSTRUCTION NOTES**
1. EXISTING BUILDING, WALLS, PARKING AREA, AND IRRIGATION PIPES TO BE REMOVED.
  2. APPROXIMATE LOCATION OF EXISTING SEWER SERVICE. REPLACE EXISTING SEWER WITH 12" VCP AT 2'-0" DEPTH FROM ALLEY TO PROPOSED BUILDING. VERIFY 4" SERVICE SIZE TO MAIN.
  3. REMOVE EXISTING STRIPES IN PARKING AREA, AND RESTRIPE AS SHOWN.
  4. PLACE 1-1/2" DOMESTIC WATER LINE (1" METER) FROM 8" MAIN IN ALLEY TO PROPOSED BUILDING.
  5. PLACE 2" OF AC OVER 8" CLASS 2AB IN PARKING AREA.
  6. PLACE CURB #17 PER CITY STANDARD DRAWING 3021.
  7. CITY FORCES TO INSTALL 1" WATER METER UPON PAYMENT OF FEES.
  8. PLACE 1-1/2" IRRIGATION STRIP AND GATE VALVE.
  9. INSTALL 1-1/2" R.P.P. BACKFLOW ASSEMBLY IN PLANTER AREA PER CITY STANDARD DRAWING 301-32. POSITION BACKFLOW ASSEMBLY TO AVOID CONFLICTS WITH PROPOSED FENCE.
  10. PLACE 18 1/2" OF PROPOSED SDM, 35 P/C AT 5'-0" R2.
  11. CONNECT 4" DRAIN TO 4" SEWER SERVICE. PLACE CLEANOUT TO GRADE.
  12. CONSTRUCT CITY STANDARD TYPE II DRAIN PILET.
  13. BRICK TRASH ENCLOSURE AND BIKE PARKING SEE ARCH. PLANS FOR DETAILS.
  14. ALLEY REPLACEMENT TO BE 3" AC OVER CLASS 2 AB.
  15. PLACE PVC SLEEVES FOR IRRIGATION SEE LANDSCAPE ARCH. PLANS FOR SPECS.
  16. PLACE 1" IRRIGATION STUB W/REDUCED PRESSURE CHECK VALVE.



DESIGNED BY: <u>D. CLIFT</u>	REV. DATE DESCRIPTION BY APP'D	BENCH MARK: _____ ELEV: _____	<p><b>PROPOSED IMPROVEMENTS</b> CITY OF SACRAMENTO 1236 H ST</p>	FIELD BOOKS	SCALE: 1"=10'	<p><b>MERIDIAN</b> Consulting Engineers, Inc. 1000 N. Street, Suite 200 Sacramento, CA 95811 TEL: 916-441-1111 FAX: 916-441-1112</p>	<p><b>SITE IMPROVEMENTS</b></p>	<p>SHEET 2 OF 2</p>
CADD BY: <u>R. LEHUTSKY</u>		DESCRIPTION: _____		BOOK: _____	DATE: 4/21/84			
CHECKED BY: <u>D. CLIFT</u>		SEE SHEET 1		PAGES: _____	JOB NO. 84010			
				A.P.N.: 06-031-08 & 09	DRAWING NO. 4010CP01			

ITEM 2

AUGUST 2, 1994

294-055



**EXHIBIT B****FAX LETTER**

May 11, 1994

**MERIDIAN CONSULTING ENGINEERS**

1215 19th Street, Suite 200

Sacramento, CA 95814

Phone: (916) 448-5678

Fax: (916) 448-5821

**To: Mr. Rich Graber, (444-7490)**  
**Grabner-Rasmussen Architects**  
923 20th Street  
Sacramento, CA 95814

**SUBJECT: 1236 H Street**

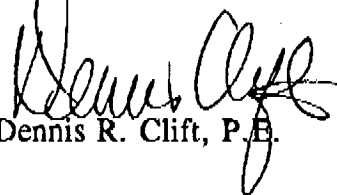
Job No: 94010

Legal Description of Merged Property as you requested:

"Lot 5 in the block bounded by H and I and 12th and 13th Streets, of the City of Sacramento, according to the official plat thereof."

Please call if you have any questions.

Sincerely Yours,  
Meridian Consulting Engineers



Dennis R. Clift, P.E.

*copy:*

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Number of Pages including transmittal: 1  
If you do not receive all of the pages, please call back as soon as possible.  
We are transmitting from a Sharp UX-181 automatic telecopier.

294-055

AUGUST 2, 1994

ITBm2

**Project Data**

Parcel Number 006-0051-009  
 Zoning C-2 General Commercial  
 Lot Area 12,869.69 s.f.  
 Parking Required 1/450 s.f. 23  
 Parking Provided Standard 16  
 H.C. 2  
 Compact 6  
 Total 23

Area of (E) Building 1st Floor 1,807 s.f.  
 2nd Floor 2,664 s.f.  
 Area of (N) Construction 1st Floor 2,690 s.f.  
 2nd Floor 2,690 s.f.  
 Total Area 10,391 s.f.

Type of Construction V-N-Hr Sprinklered  
 Number of Stories 2  
 Occupancy B-2

**Consultants**

**Architect** Graber/Rasmussen Architects  
 923 20th Street  
 Sacramento, CA 95814  
 T. (916) 444-6962  
 F. (916) 444-7490

**Structural** The Phillips Group  
 10304 Placer Lane Suite B  
 Sacramento, CA 95827  
 T. (916) 361-3871

**Mechanical** Nelson & Associates  
 768 University Ave.  
 Sacramento, CA 95825  
 T. (916) 648-1022  
 F. (916) 648-0168

**Electrical** Norberg Engineering Consultants  
 707 Commons Drive Suite 200  
 Sacramento, CA 95825  
 T. (916) 567-3700  
 F. (916) 567-3737

**Landscape** Haag Landscape Architecture  
 4755 J Street  
 Sacramento, CA 95819  
 T. (916) 736-1162  
 F. (916) 736-0505

**Civil** Meridian Consulting Engineers  
 1215 19th Street Suite 200  
 Sacramento, CA 95814  
 T. (916) 448-6678  
 F. (916) 448-5821

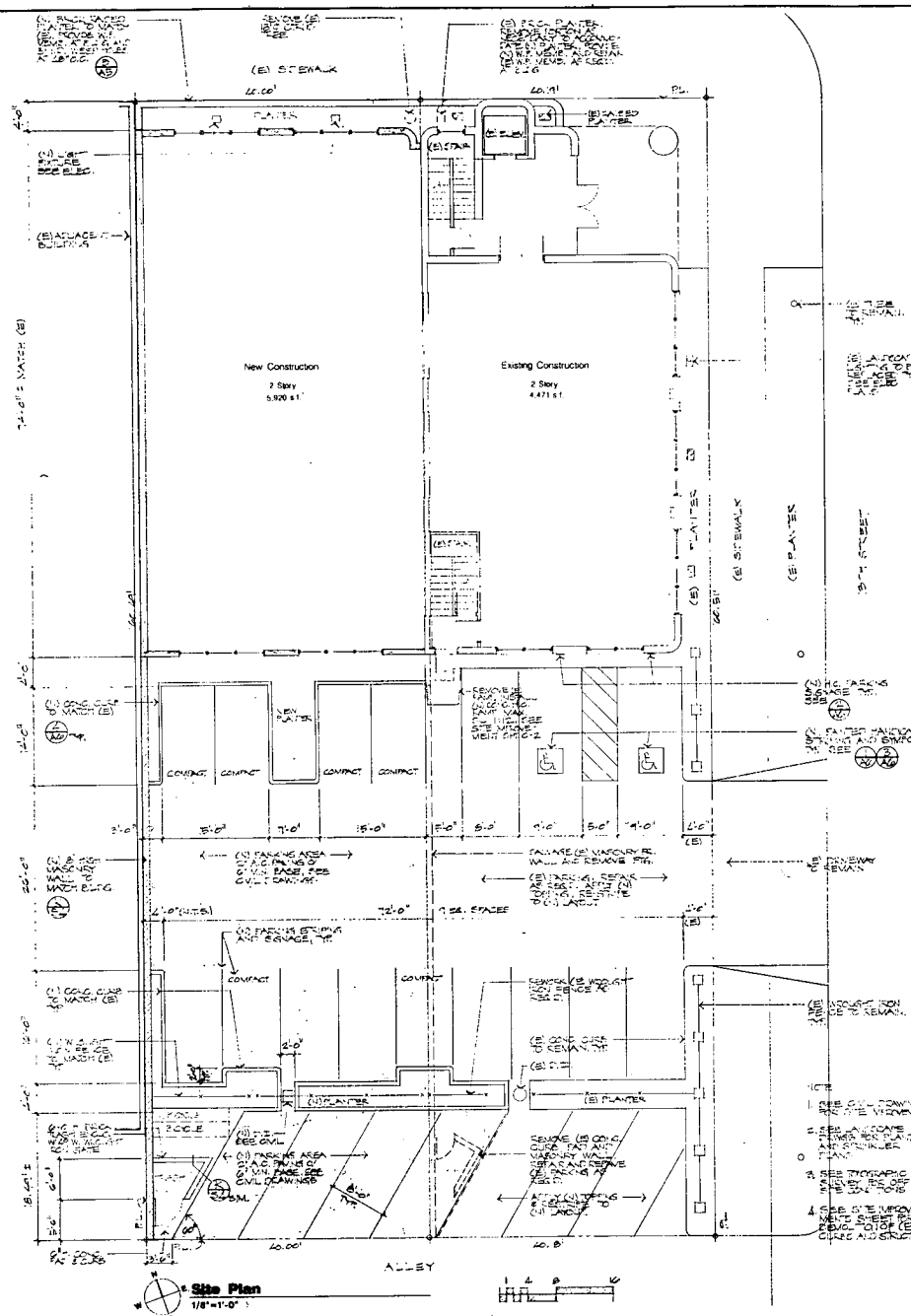
**Occupant Load**

OCCUPANT LOAD		
1st Floor -		
Occupancy	Square Feet	Occupant Load
Office (1:100 s.f.)	3,940 s.f.	39
Conference (1:15 s.f.)	448 s.f.	29
Storage (1:300 s.f.)	148 s.f.	1
<b>Total O.L.</b>		<b>69</b>
2nd Floor		
Occupancy	Square Feet	Occupant Load
Office (1:100 s.f.)	4,565 s.f.	46
Conference (1:15 s.f.)	219 s.f.	14
File (1:300 s.f.)	144 s.f.	1
<b>Total O.L.</b>		<b>61</b>

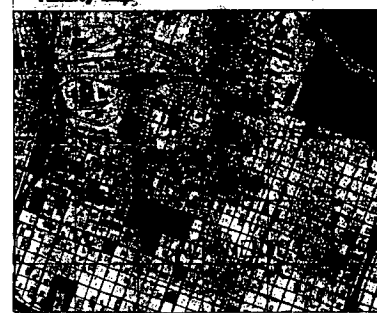
**Asbestos Detection**

Graber/Rasmussen Architects does not perform professional services for, and does not take responsibility for, the abatement, replacement, or removal of products, materials or processes containing asbestos. Any for the detection of the existence or proportion of asbestos.

It is the responsibility of the Owner and the Contractor to retain qualified professional services for detection, abatement, replacement or removal of any product, material or process containing asbestos before proceeding with any work.



**Locality Map**



**Schedule of Drawings**

A1	SITE PLAN WITH VMAP, PROJECT DATA
A2	1ST FLOOR PLAN
A3	2ND FLOOR PLAN
A4	FLOORING SECTION DETAILS
A5	WALL SECTION
A6	ROOF LINE, EXTERIOR ELEVATIONS
A7	INTERIOR FINISH SCHEDULE
A8	DOOR SCHEDULE, DOOR AND WINDOW TYPES
A9	1ST FLOOR CEILING PLAN
A10	2ND FLOOR CEILING PLAN
A11	STAIRS ELEVATIONS
A12	CABINET PROFILES, DETAILS
S1	GENERAL STRUCTURAL NOTES
S2	FOUNDATION, 2ND FLOOR, ROOF FRAMING PLANS
S3	DETAILS
S4	DETAILS
P1	PLUMBING FLOOR PLAN - 1ST FLOOR
P2	PLUMBING FLOOR PLAN - 2ND FLOOR
P3	PLUMBING DETAILS SCHEDULE
M1	1ST FLOOR A/C PLAN
M2	2ND FLOOR A/C PLAN
M3	MECHANICAL DETAILS SCHEDULE
T-24	TITLE 24 COMPLIANCE FORMS, VANDERS' MEAS.
E1	GENERAL NOTES, FINISH SCHEDULE
E2	1ST FLOOR ELECTRICAL
E3	2ND FLOOR PLAN - LIGHTING
E4	2ND FLOOR PLAN - LIGHTING
E5	1ST FLOOR PLAN - POWER AND SIGNAL
E6	2ND FLOOR PLAN - POWER AND SIGNAL
E7	ONE LINE DIAGRAM, PANEL SCHEDULE, SWITCHED EQUIP.
E8	POWER AND SIGNAL COMPLIANCE FORMS
L1	PLUMBING PLAN, DETAILS AND NOTES
L2	SPRINKLER PLAN, DETAILS AND NOTES
C1	PROJECT MAP
C2	PROPOSED IMPROVEMENTS, DEMOLITION

Graber/Rasmussen Architects  
 923 20th Street  
 Sacramento, CA 95814  
 APN 006-051-009

Addition to  
**1236 H Street**  
 Sacramento  
 APN 006-051-009

The design and construction contained in these plans and the specifications incorporated herein are the sole property of the Architect. Any reproduction or use of these plans or specifications without the express permission of the Architect is prohibited.

DATE: MAY 10, 1994  
 DRAWN BY: [Signature]

30 NUMBER: 8811  
 SHEET: 01

**A1**  
 OF 35 SHEETS

EXHIBIT C

ITEM 2

AUGUST 2, 1994

294-055

REVISED  
PARKING  
LOT PLAN

EXHIBIT D

13TH  
STREET

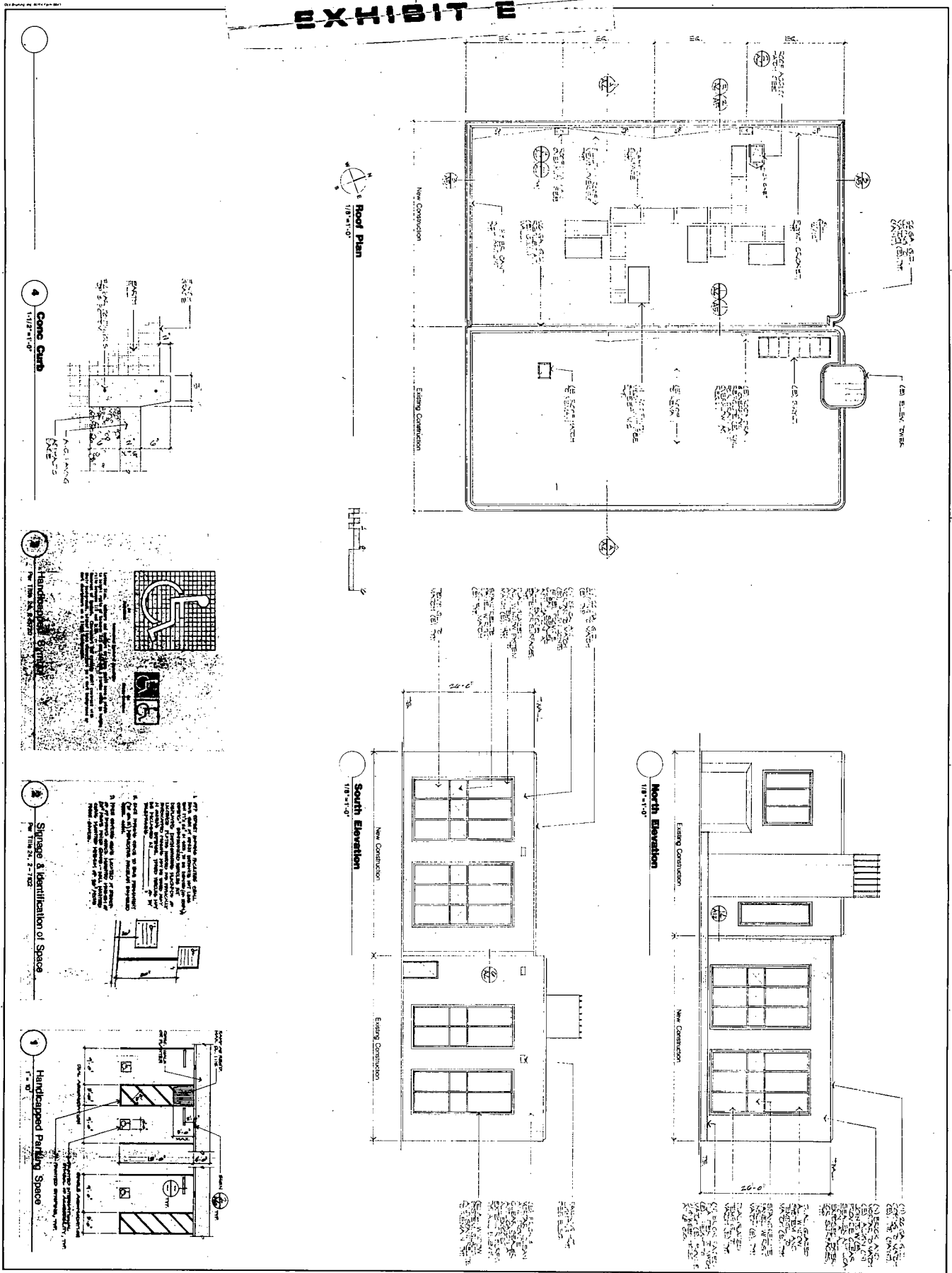


294-055

AUGUST 2, 1994

ITEM 2

**EXHIBIT E**



4 **Core Core**  
1/16" = 1'-0"

5 **Handicapped Parking**  
1/16" = 1'-0"

6 **Storage & Identification of Space**  
1/16" = 1'-0"

7 **Handicapped Parking Space**  
1/16" = 1'-0"

DATE: JAN 6, 1994  
 DRAWN BY: [blank]  
 CHECKED BY: [blank]  
 PROJECT: [blank]

**A6**

9 3/8" = 1'-0"

Address: 1236 N Street  
 Sacramento  
 APN 008-051-009

PROJECT: [blank]  
 DRAWN BY: [blank]  
 CHECKED BY: [blank]  
 PROJECT: [blank]

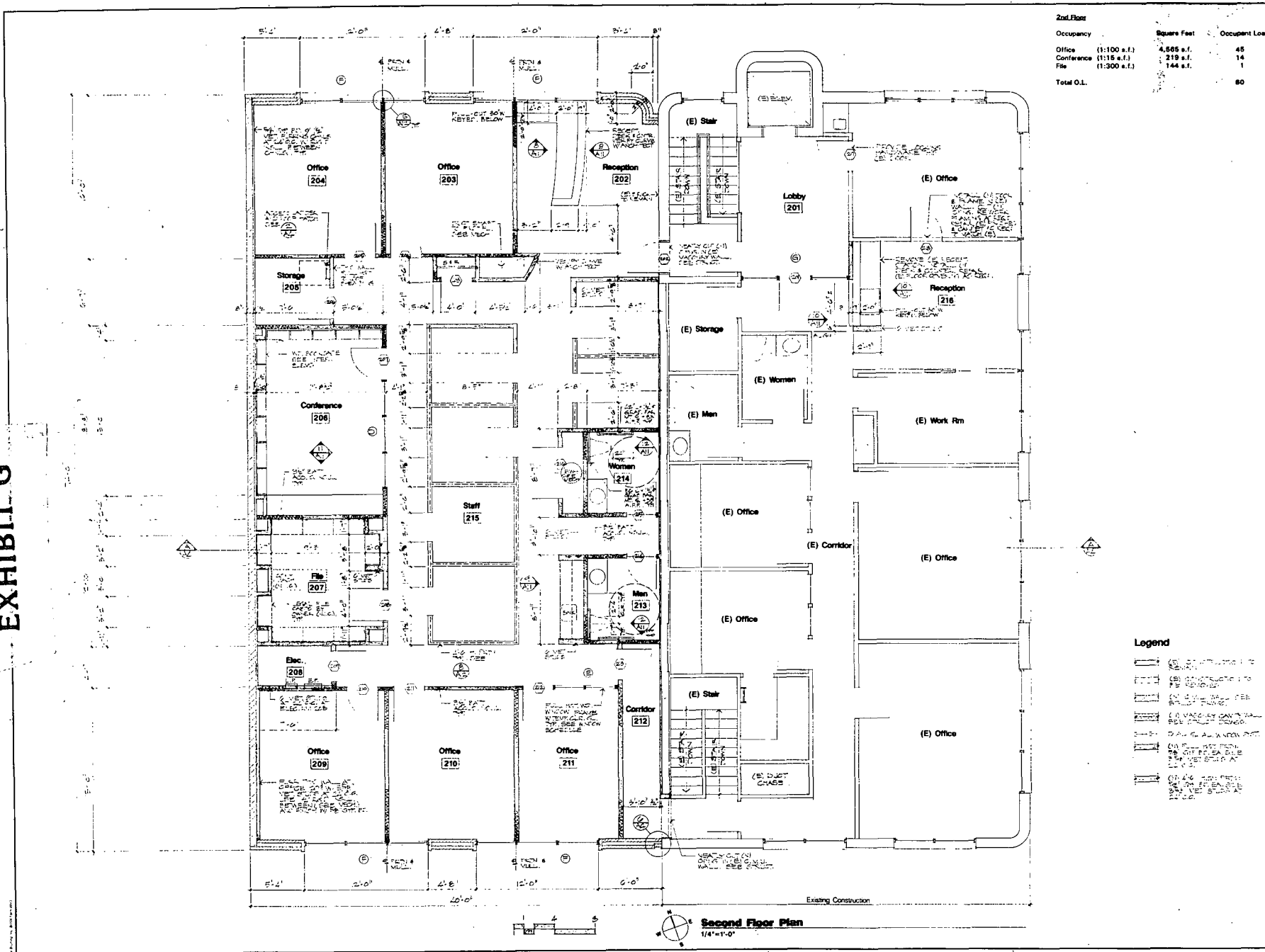
294-055

AUGUST 2, 1994

ITEM 2



EXHIBIT G



Occupancy	Square Feet	Occupant Load
Office (1:100 s.f.)	4,565 s.f.	45
Conference (1:15 s.f.)	219 s.f.	14
File (1:300 s.f.)	144 s.f.	1
<b>Total O.L.</b>		<b>60</b>

General Requirements  
Architects  
Architect  
Interior Design  
377 2nd Street  
Sacramento, CA 95811  
916-441-8900

Addition to  
**1236 H Street**  
Sacramento  
APN 006-051-009

**Legend**

- (E) Existing
- (N) New
- (R) Relocated
- (D) Demolished
- (A) As Shown
- (S) See Schedule
- (C) See Callout
- (M) Mechanical
- (E) Electrical
- (P) Plumbing
- (F) Fire
- (S) Structural
- (L) Landscape
- (I) Interior
- (O) Other

The design and construction of this project is the responsibility of the architect. The architect is not responsible for the design or construction of any other work shown on the drawings unless specifically noted.

Date: 08/21/14  
Scale: As Shown

Job Number: 8811  
Sheet: A3

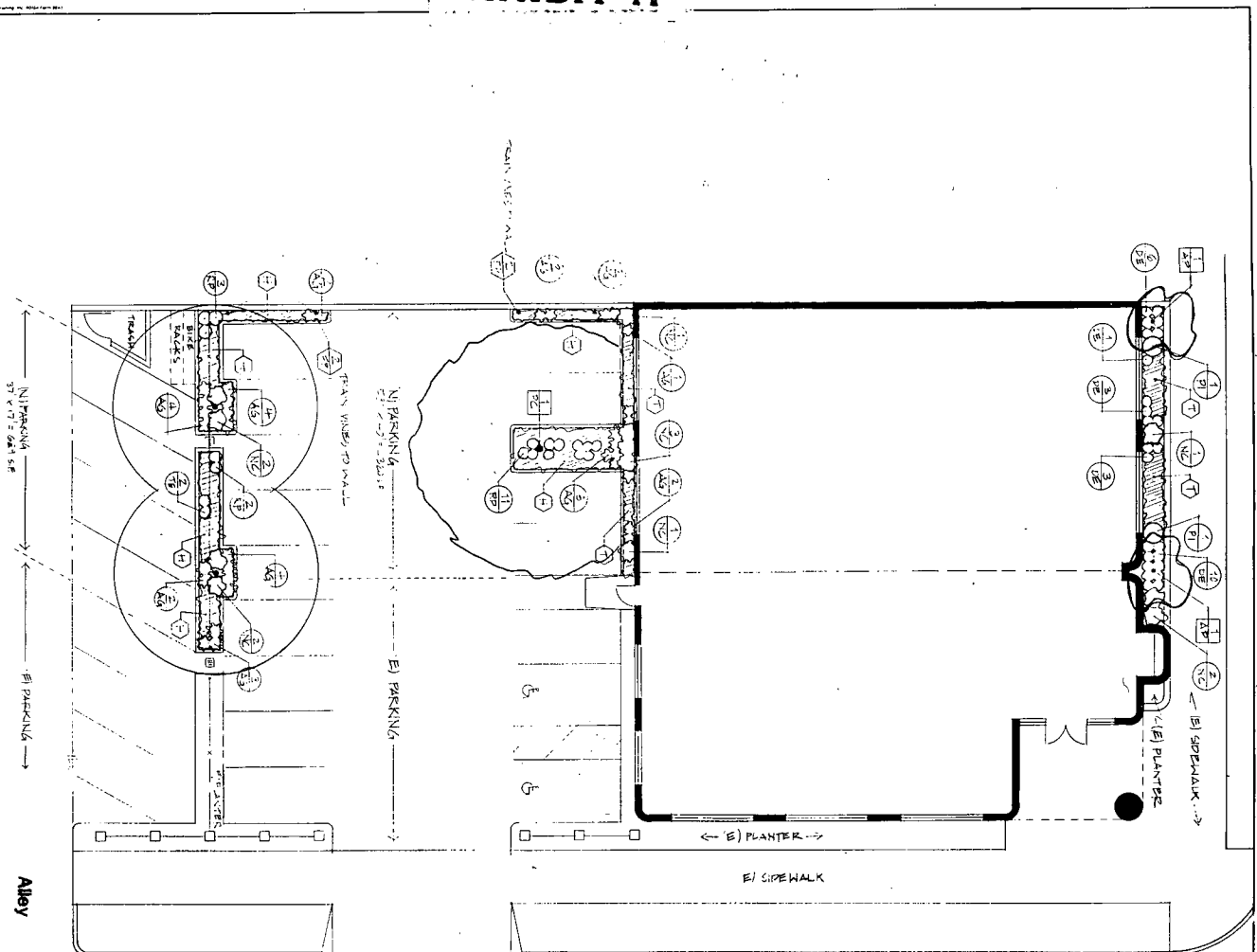
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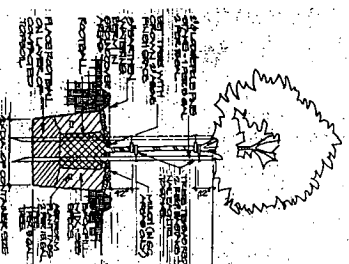
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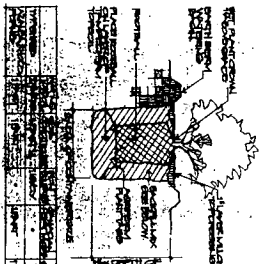
# EXHIBIT H



13th St.



(A) Tree Planting



(B) Shrub Planting

NORTH  
SCALE: 1/8" = 1'

### PLANTING NOTES

1. Irrigation system shall be fully operational and approved prior to installation.
2. Plants shall be planted at edge of sidewalk and shall be spaced evenly on planting.
3. All plants and ground cover shall require 30 days of established soil, which shall be approved by the City.
4. Plants shall be installed with 18" depth 21 gram limestone fertilizer and approved equal per manufacturer's instructions.
5. Propagation and preparation shall include including all planting areas down to 8 inch depth and incorporating the following amendments:

The trees to be planted shall be from trees 10' to 14'. They shall be installed completely by the root ball and shall be planted in the ground and shall be approved by the City. The trees shall be planted in the ground and shall be approved by the City. The trees shall be planted in the ground and shall be approved by the City. The trees shall be planted in the ground and shall be approved by the City.

### PLANT LIST - 13th St.

Quantity: One - Standard - Standard - Standard

Symbol	Quantity	Plant Name	Notes
1	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
2	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
3	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
4	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
5	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
6	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
7	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
8	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
9	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
10	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
11	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
12	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
13	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
14	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
15	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
16	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
17	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
18	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
19	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
20	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
21	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
22	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
23	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
24	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
25	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
26	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
27	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
28	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
29	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
30	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
31	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
32	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
33	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
34	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
35	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
36	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
37	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
38	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
39	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
40	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
41	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
42	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
43	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
44	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
45	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
46	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
47	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
48	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
49	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
50	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
51	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
52	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
53	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
54	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
55	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
56	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
57	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
58	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
59	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
60	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
61	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
62	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
63	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
64	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
65	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
66	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
67	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
68	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
69	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
70	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
71	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
72	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
73	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
74	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
75	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
76	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
77	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
78	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
79	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
80	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
81	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
82	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
83	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
84	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
85	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
86	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
87	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
88	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
89	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
90	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
91	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
92	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
93	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
94	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
95	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
96	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
97	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
98	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
99	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple
100	1	13' O.L. A.C.	Acacia palmatum - Japanese Maple

### WATER USE CALCULATIONS

Maximum Annual Water Allowance

$$MVA = (A \times ETO) \times (0.9) \times (P/A) \times (6.62)$$

$$(51.9) \times (0.8) \times (0.82) \times (0.9) \times (6.62) = 13,772 \text{ Gallons per year}$$

$$EVO = (EVO) \times (P/A) \times (6.62)$$

$$(51.9) \times (0.8) \times (0.82) \times (6.62) = 7,298$$

$$\text{Medium } (51.9) \times (0.8) \times (0.82) \times (6.62) = 5,560$$

$$\text{Irrigated Area } 30' \times 110' = 3,300 \text{ sq ft}$$

$$\text{Total } 13,772 + 7,298 + 5,560 = 26,630 \text{ gallons per year}$$

Shade Calculations

Item	Quantity	Area (sq ft)	Value
Tree	100	100	\$62.11
Shrub	100	100	\$707.11
Planting	100	100	\$307.11
Surface Area (including tree total area)			\$360.11
Shade Provided			\$1,781.11
Total			\$2,141.22

APN 006-051-003

Addition to  
1238 H Street  
Sacramento  
APN 006-051-003

AVGUST 2, 1994

550-462