

# CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
OWNER	C.D.S. Development, 2850-6th Avenue, Suite 114, San Diego, CA 92103		
PLANS BY	Pacific Associates, 614-5th Avenue, Suite B, San Diego, CA 92101		
FILING DATE	11/10/83	50 DAY CPC ACTION DATE	REPORT BY:SD:bw
NEGATIVE DEC.	12/3/83	EIR	ASSESSOR'S PCL. NO. 225-230-48

- APPLICATION:
1. Environmental Determination
  2. Special Permit for condominium development in the R-2B(PUD) zone (Sec. 2-B-3a, Zoning Ord.)
  3. Tentative Map (P83-387)

LOCATION: Southwest corner of San Juan Road and Azevedo Drive

PROPOSAL: The applicant is requesting the entitlements necessary to develop 168 condominium lots to be known as Baywood Condominiums.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1978 South Natomas Community Plan Designation:	Residential; 11-21 du/ac.
Existing Zoning of Site:	R-2B (PUD)
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Residential; R-2A
South:	Vacant; R-1(PUD)
East:	Vacant; R-2B(PUD)
West:	Vacant; R-1(PUD)

Parking Required:	168 spaces
Parking Provided:	252 spaces
Parking Ratio:	1 sp/1:5 du.
Property Dimensions:	Irregular
Property Area:	8± acre
Density of Development:	21 du/ac.
Square Footage of Building:	597 to 801
Topography:	Flat
Street Improvements/Utilities:	To be provided
Exterior Building Colors:	Stucco with wood trim
Exterior Building Materials:	Asphalt shingle
Building Height:	28 feet; 2 stories

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On November 30, 1983, by a vote of seven ayes and two absent, the Subdivision Review Committee voted to recommend approval of the 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 40.811 of the City Code;

000948

2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. 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;
4. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
5. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation ( including solar access) to the satisfaction of the Planning Director;
6. Prepare a right-of-way study for San Juan Road to the satisfaction of the City Engineer; dedicate right-of-way as required by the study;
7. Construct 18 feet of pavement along the east side of Azevedo Drive;
8. Provide a concrete pad and bus shelter to the satisfaction of Regional Transit;

Informational Items: 1) On-site main extension will be required; 2) driveways must meet City standards; 3) applicant shall check with the County Sanitation District and meet all requirements.

BACKGROUND INFORMATION: The multi-family residential site is located in the Frates Ranch PUD and is designated for 11-21 units per acre on the South Natomas Community Plan. On January 22, 1981 the Planning Commission approved a special permit to develop 168 apartment units (P-9279). The project, however, was never developed.

STAFF EVALUATION: Staff has the following comments:

1. The applicant is requesting a tentative map for one airspace condominium lot and a special permit for condominium development for 168 units. The purpose of the request is to allow opportunity for individual ownership of each living unit. Staff has no objection to the tentative map request. The multi-family use complies with the South Natomas Plan, and the Frates Ranch PUD. In addition, the density which was previously approved, also complies with the South Natomas Community Plan designation of 11-21 units per acre.
2. In conjunction with the map Regional Transit has requested a bus shelter be located on the west side of Azevedo Drive near its intersection with San Juan Road.

3. Staff believes the outside elevations submitted indicate potentially attractive and interesting units. The plans, however, lack sufficient detail for staff to comment upon them at this time. Staff therefore recommends that the special permit be conditioned so that the Design Review Board review and approve elevations prior to issuance of building permits. The applicant should revise the plans to include all four elevations of each structure in more refined detail. Material samples and a color board should be included.
4. The building plans lack sufficient detail for staff to determine the number of units with north/south orientation. The map has been conditioned that the applicant must indicate on the final map the units which will meet the 80 percent orientation requirement of the General Plan.
5. Shading of the parking area should be no problem since the applicant proposes covered parking. To lend individual ownership characteristic to the project, each unit should have one covered parking space. The covered parking should be located as closely as possible to the unit it will serve.
6. Since recreational facilities are commonly owned and for the use of all residents, they should be more centrally located. The site plan should be so redesigned to the satisfaction of the Planning Director prior to issuance of building permits.
7. The main entrance to the site should be redesigned to address the concerns of the City Traffic Engineer. In addition, the secondary access should be located to make a four-way intersection with Osuna Way.
8. Bicycle storage lockers and trash storage areas should be conveniently located throughout the site. Bicycle storage should have a ratio of one secure, covered locker for every two units.
9. A detailed landscaping, irrigation and shading plan should be submitted for review and approval of the Planning Director prior to issuance of building permits. These plans should adhere to the landscaping criteria of Exhibit A.
10. In order to buffer the low density residential to the west from this multi-family project, staff suggests a six-foot high masonry wall be erected along the western property line. Design and materials should be reviewed and approved by the Planning Director prior to issuance of building permits.
11. Parking lot and tennis court lighting should be reviewed and approved by the City Electrical Engineer prior to issuance of building permits. This is to assure security and reduce glare from the courts to the dwellings as well as to the street.
12. Staff has included a copy of Residential Design Criteria (see Exhibit A). This is intended to assist the applicant developing detailed plans in the areas outlined above. It should be noted that these criteria have been used in all multiple family developments in the South Natomas area as well as other areas.
13. The Planning and Community Services Departments have determined that 1.478 acres of land are required for parkland dedication purposes and that fees are to be charged in lieu of the required dedication. The applicant shall submit an appraisal of the land to be subdivided. The appraisal shall be dated and submitted not more than 90 days prior to filing the final map.

14. The project is located within Safety Area 3 of the Natomas Airport. Plans were routed to the Airport Land Use Commission which has responded that the project appears consistent with the ALUC safety plan recommendations for that safety area. (See Exhibit B.)

STAFF RECOMMENDATION: Staff recommends the following:

1. Ratification of the Negative Declaration;
2. Approval of the Special Permit, subject to conditions and based upon Findings of Fact which follow;
3. Approval of the Tentative Map, *subject to conditions which follow;*

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

- 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. 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;
- d. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
- e. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director;
- f. Prepare a right-of-way study for San Juan Road to the satisfaction of the City Engineer; dedicate right-of-way as required by the study;
- g. Construct 18 feet of pavement along the east side of Azevedo Drive;
- h. Provide a concrete pad and bus shelter to the satisfaction of Regional Transit;

Conditions - Special Permit

- amended* a. Detailed elevations and materials shall be reviewed and approved by the Design Review Board prior to issuance of building permits; *deleted by CPC*

- b. A detailed landscaping and irrigation plan shall be reviewed and approved by the Planning Director prior to issuance of building permits. This plan shall adhere to the design criteria outlined in Exhibit A;
- c. The applicant shall relocate the recreational facilities according to the staff report. Plans shall be submitted to the Planning Director for review and approval;
- d. Driveway locations and redesign shall be submitted to the City Traffic Engineer for review and approval;
- e. Electroliner plans shall be submitted to the City Electrical Engineer for review and approval;
- f. The applicant shall submit a wall design to the Planning Director for review and approval;
- g. The applicant shall adhere to the residential design criteria as outlined in Exhibit A.

FINDINGS OF FACT - SPECIAL PERMIT

- 1. The project, as conditioned, is based upon sound principles of land use in that:
  - a. The project is located adjacent to a major street;
  - b. It is compatible with the surrounding single and multi-family uses;
- 2. The project, as conditioned, will not be injurious to surrounding property in that:
  - a. Adequate parking is provided;
  - b. Adequate landscaping and shading is provided;
  - c. The single family residential to the west is buffered with a solid wall;
  - d. Building design will be architecturally interesting.
- 3. The project is compatible with the South Natomas Community Plan and the 1974 General Plan which designate the site for residential use.
- 4. The project is in conformance with the Airport Land Use Commission (ALUC) Plan which recommends against uses which would result in large concentrations of people.

000952

## EXHIBIT A

### Residential Design Criteria

#### A. GENERAL BUILDING DESIGN AND ORIENTATION

1. The monotony of straight building lines of all units shall be remedied through limiting the size of individual buildings or units, staggering of units, variation of exterior building materials on adjacent units, use of intensive landscaping, or other methods.
2. All mechanical equipment (including public utility boxes and particularly exterior wall mounted air conditioning units) shall be attractively screened.
3. Buildings shall be designed and oriented to reduce overview of private areas and windows from second story units.
4. Accessory structures shall be compatible in design and materials with main buildings.
5. Communal facilities shall be centrally located.
6. Recreational facilities shall be located and/or designed so as not to impact adjacent properties.
7. Solar heating and cooling of units should be considered.
8. Site planning shall take into account optimum solar orientation of structures.
9. Site planning shall minimize the incidences of one building shading another.
10. Private garden areas shall be oriented to the south as much as possible.
11. Roofing materials shall be medium wood shake or equivalent aluminum, concrete, or other imitation shakes or tile, subject to Planning Director approval.
12. The location of second story end unit windows shall be varied from the typical plan when appropriate to reduce the incidence of overview into private first floor open space and parking areas, and to provide variety in exterior unit detailing.

#### B. MULTIPLE FAMILY DESIGN CRITERIA

1. OFFSTREET PARKING - Offstreet parking shall be provided at a ratio that adequately serves the needs of tenants and guests. The minimum ratio shall be 1.5 to 1 (this ratio may be reduced for projects designed strictly for the elderly). Six foot masonry walls are required on interim property lines between parking lot areas and existing or proposed residential development.
2. For the convenience of tenants and guests, and to encourage use of off-street rather than curbside parking and parking along private drives, parking spaces shall be located as close as possible to the unit or communal facility it is intended to serve.

000953

3. To discourage parking on the street and along private on-site drives, physical barriers such as landscaping, berming, or wall segments shall be incorporated into the project design.
4. Off-street parking shall be screened from the street by undulating landscaped berming with a minimum four foot height (as measured from either the parking surface or street sidewalk, whichever is higher).
5. Parking shall be screened from second story units by trees or lattice work.
6. The project shall comply with the 50% shading of surfaced areas requirement of the Zoning Ordinance.
7. The setback from interior side and rear property lines shall be 10 feet for open stalls and 15 feet for carports.
8. Evergreen trees shall be used for screening purposes along the perimeter of the parking areas.
9. Particularly within large open lots, deciduous trees should be utilized to provide summer shading and winter sun.
10. Within open parking areas, there shall be at least one tree for every five parking spaces.
11. To visually break up the long rows of parking, a landscaped planter with evergreen trees and a minimum width of five feet shall also be located after every tenth parking stall.
12. In PUD projects parking stall depth shall be reduced by two feet.
  - a. The two feet gained shall be incorporated into adjacent landscaping or walkways.
  - b. For angled parking the triangular space at the head of each stall shall be landscaped (as a planter when abutting a sidewalk or incorporated into adjacent landscaped strips).
13. The more efficient 90 degree parking arrangement shall be utilized when possible so as to minimize parking lot size.
14. For the most part, double-loading of parking aisles should be utilized to minimize surfacing devoted to maneuvering area.
15. A minimum setback of 50 feet shall be utilized on multiple family projects from interior property lines abutting existing developments where two story structures are proposed. A minimum setback of 20 feet shall be required where single story structures in multiple family projects abut existing developments.

000954

December 15, 1983

Item 21

P-83387

C. ON-SITE CIRCULATION

1. Minimum pedestrian/vehicle conflict should be sought in driveway/walkway system design.
2. A display and unit location map shall be installed at each major driveway entrance and any major walkway entrance to the project as an aid to emergency personnel and a convenience to visitors.
3. Walkway location shall assure convenient access between parking and dwelling units.
4. Central pedestrian/bikepaths shall provide convenient access to bus stops, green belts and public facilities.
5. Pedestrian crossings shall be provided at appropriate locations along main drives and shall be accentuated by a change in surface texture.

D. BICYCLE STORAGE

Bicycle racks and lockers shall be provided throughout the development.

E. LANDSCAPING AND OPEN SPACE

1. Landscape materials selected shall be:
  - a. Compatible with one another and with existing material on the adjacent site.
  - b. Complimentary to building design and architectural theme.
  - c. Varied in size (one and five gallon shrubs, five and 15 gallon, and 24 inch box trees).
2. Landscape treatment shall include:
  - a. Lawn areas shall be established by sodding or hydromulching when conditions such as excessive gradient, anticipated seasonal rain, etc., may result in erosion or other problems.
  - b. Larger specimens of shrubs and trees along the site periphery.
  - c. Greater intensity of landscaping at the end of buildings when those elevations lack window and door openings or other details that provide adequate visual interest. This is especially significant at the street frontage and interior side and rear property lines and for two story structures.
  - d. Consistency with energy conservation efforts. 000955



- e. Trees located so as to screen parking areas and private first floor areas and windows from second story units.
  - f. Undulating landscaped berms located along street frontage and achieving a minimum height of four feet measured off of the street sidewalk or the adjacent building pad or parking lot, whichever is higher.
  - g. Deciduous trees shall be utilized along the south and west facing building walls to allow solar access during the winter.
3. Landscaping of parking areas is discussed in Section B.

F. TRASH ENCLOSURES

1. Sturdy enclosure walls shall be constructed to reduce maintenance.
2. Design and materials shall match or complement the residential structures.
3. Metal plate doors, if used, shall have wood veneer and/or wood battens.
4. Walls shall be a minimum six feet in height; more if necessary for adequate screening.
5. The enclosures shall be screened with landscaping.
6. The enclosures shall be adequate in capacity, number, and distribution.

000956

Condition - Special Permit (P83-387)

This condition shall replace condition (a) on the report of December 15, 1983, Item No. 21. The applicant shall revise the exterior elevations to meet the following staff concerns and conditions:

1. Windows are to be double hung or single hung. Mill finished aluminum is not to be used.
2. Exterior window and door trim to be finished in a manner similar to that found in Craftsman style buildings of an earlier period.
3. Elevations to show finished material.
4. Porch column details to be reworked.
5. Material and color board to be reviewed and approved by staff.
6. Should staff and applicant not be able to agree on final design of structures, applicant agrees and shall submit structures to Design Review/Preservation Board for review and approval pursuant to the procedure governing the Board.

000957

LOCATION MAP

SAN JUAN

SUBJECT SITE

FRATES

RANCH

000960

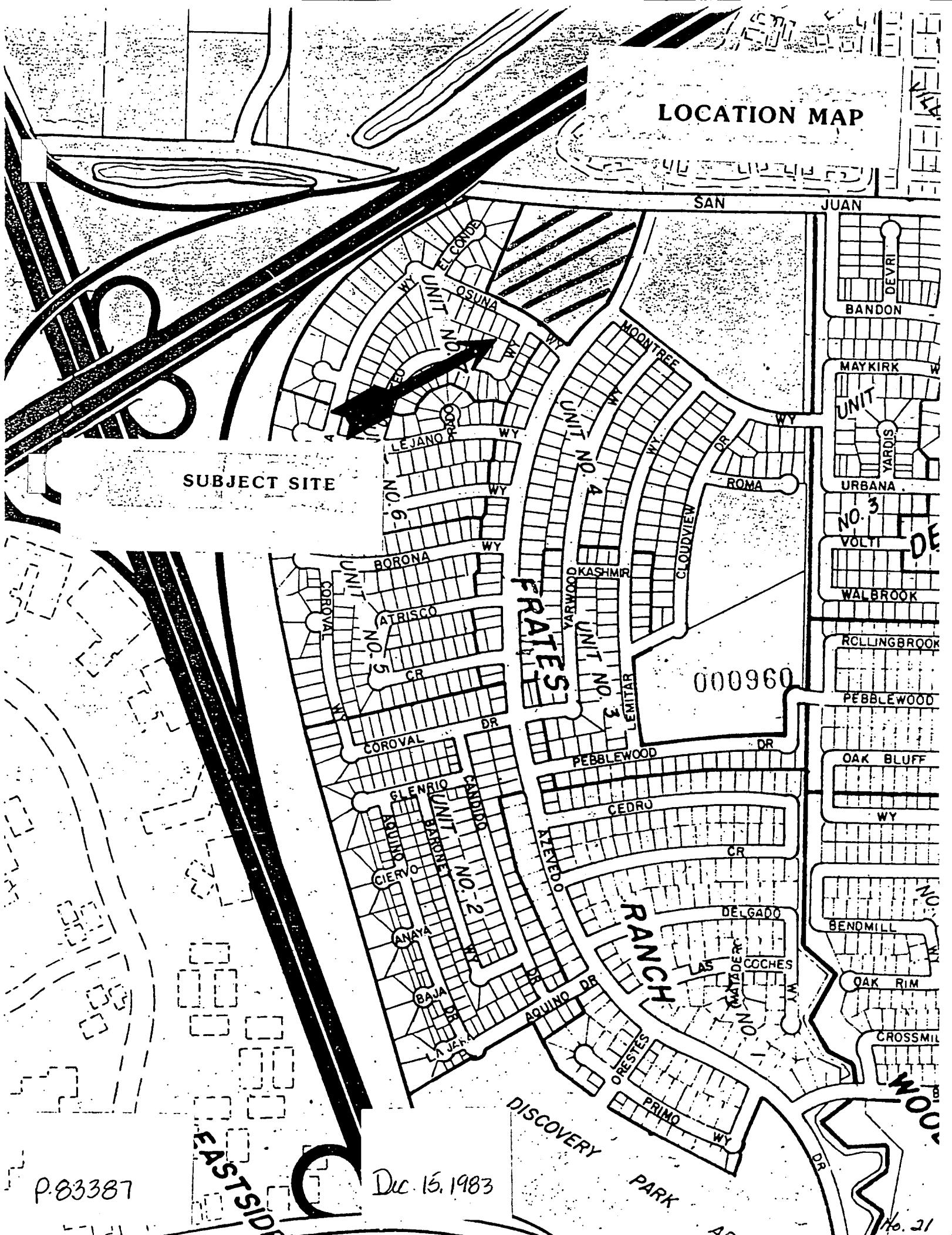
Dec. 15, 1983

P.83387

EASTSIDE

PARK

No. 21



CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	C.D.S. Development, 2850 Sixth Avenue, San Diego, CA 92103		
OWNER	C.D.S. Development, 2850 Sixth Avenue, San Diego, CA 92103		
PLANS BY	PAPA, 614 Fifth Avenue, Suite B, San Diego, CA 92101		
FILING DATE	9/7/84	50 DAY CPC ACTION DATE	REPORT BY SD:bw
NEGATIVE DEC.	10/1/84	EIR	ASSESSOR'S PCL NO. 225-230-48

APPLICATION: A. Negative Declaration  
 B. Modification of Special Permit P83-387 (Sec. 15-F-1)

LOCATION: Southwest corner of San Juan Road and Azevedo Drive

PROPOSAL: The applicant is requesting the necessary entitlement to alter exterior building materials and stairway orientation for Baywood Condominiums.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
 1978 South Natomas Community  
 Plan Designation: Residential 11-21 du/ac  
 Existing Zoning of Site: Vacant  
 Existing Land Use of Site: R-2B-R

Surrounding Land Use and Zoning:

North: Apartments; R-2A  
 South: Vacant; R-1  
 East: Vacant; R-2B(PUD)  
 West: Vacant; R-1

Parking Required: 252 spaces  
 Parking Provided: 168 spaces  
 Parking Ratio: 1:1.5  
 Property Dimensions: Irregular  
 Property Area: 8± acres  
 Density of Development: 20 du/ac  
 Square Footage of Building: 597 to 801  
 Topography: Flat  
 Street Improvements: Existing  
 Utilities: To be provided  
 Exterior Building Colors: Unknown  
 Exterior Building Materials: T1-11 siding, metal stairway  
 Height of Buildings: 28 feet; two stories

BACKGROUND INFORMATION: On January 17, 1984, the City Council approved a tentative map for condominium ownership of 168 residential units on the subject site. The special permit required for condominium development was approved by the Commission on December 15, 1983.

PROJECT EVALUATION: Staff has the following concerns and comments:

- A. The subject site is located in an area that is developing with single and multi-family residential uses. The site is designated for residential uses in the 1978 South Natomas Community Plan and the 1974 General Plan.

000946

The zoning designation permits 21 dwelling units per acre. The land use was determined compatible with the applicable plans, zoning and surrounding land uses with the original approval in December 1983.

- B. The previous plans indicated stucco exteriors with wood trim. Stairways were to be of wood. Individual two second story staircases descended to a common landing and then continued on in one direction to the ground. Windows were to be single or double-hung and wood trimmed. The resemblance to the Craftsman style of architecture provided character and design interest. The unique design lent itself to support of the individual ownership of units (see Exhibit A).
- C. The applicant now proposes T1-11 plywood siding with precast concrete stairs and metal handrails. Individual staircases descend to a common landing which extends out perpendicular to the structure's facade. Windows are standard metal frame sliders. The similarity to Craftsman architecture is eliminated. This also eliminates the unique character of the units causing a typical apartment atmosphere. In addition, the T1-11 siding presents problems in long range maintenance which would be of concern to individual owners.
- D. Plans for this project were transmitted to the South Natomas Advisory Committee. Comments had not been received at the time of writing of this report.

ENVIRONMENTAL DETERMINATION. The Environmental Coordinator has determined that the project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

RECOMMENDATION. Staff recommends the following actions:

- A. Ratification of the Negative Declaration;
- B. Denial of the Modification of a Special Permit, based upon the following Findings of Fact:
  - 1. The project is not based upon sound principles of land use, in that:
    - the modifications create a typical apartment appearance and eliminates the unique architectural characteristics that lend themselves to individual ownership units.
  - 2. T1-11 siding is more difficult to maintain over a period of time.

#10

NATOMAS - SANITARY DISTRICT

SEWAGE TREATMENT PLANT

AIRPORT

I-80

SMOKETREE  
CONDOS  
R-2A

SAN JUAN

SUBJECT  
SITE

VACANT  
R-2BR

VACANT  
R-1

000961

FRATES

# VICINITY - LAND USE - ZONING

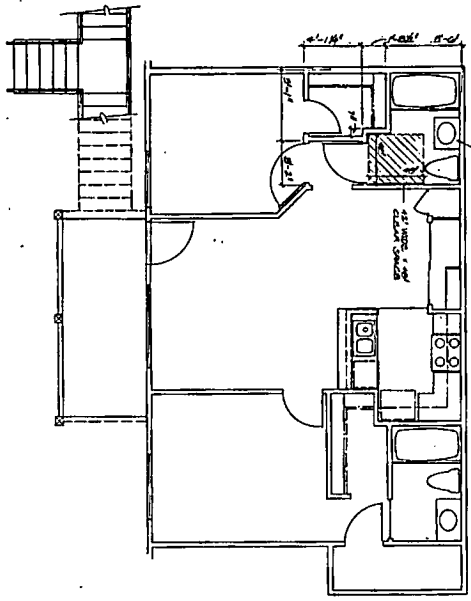


11

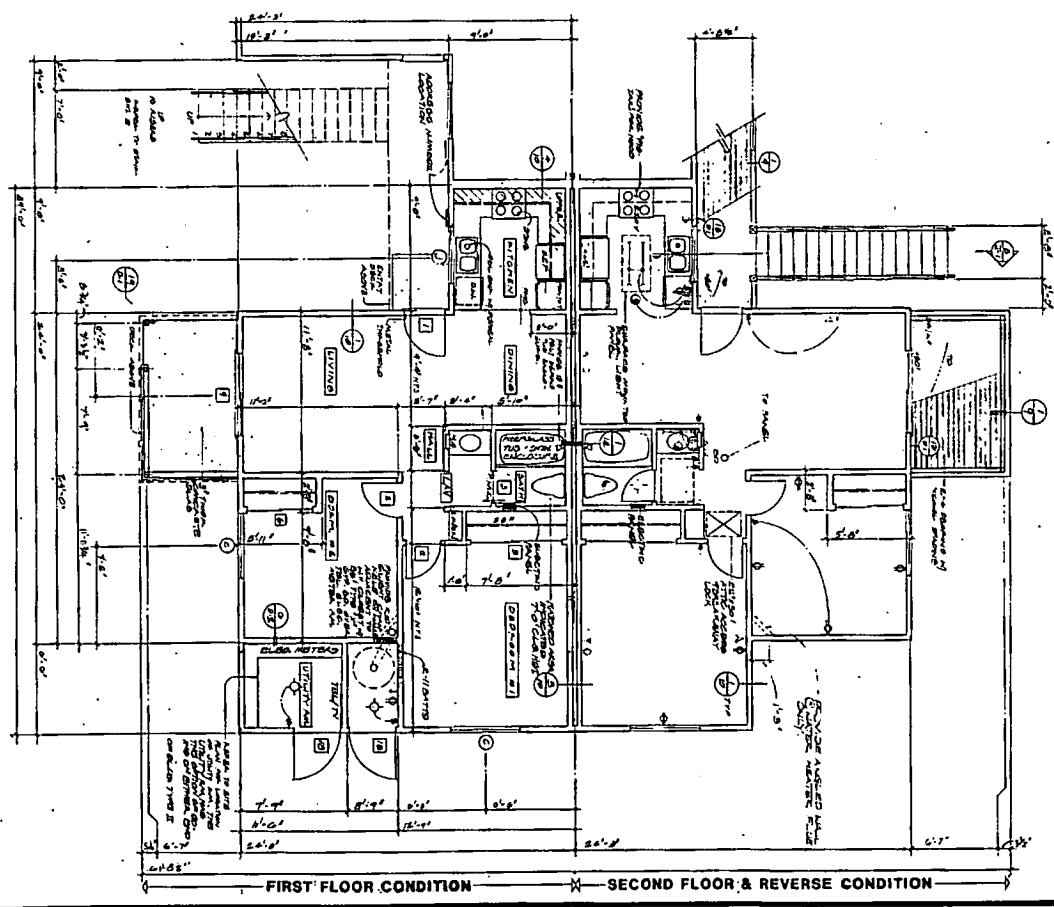
HANDICAP UNIT 801

000963

NOTE: SEE SET & UNIT FOR ROOM DIMENSIONS



UNIT TYPE 745



#1/A

FLOOR PLANS

1 Avenue  
90, CA  
7971

CDS DEVELOPMENT of CALIFORNIA, INC.

2840 SIXTH AVENUE, SUITE 114 SAN DIEGO, CA 92103  
(619) 594-8900

PRODUCT E

Job  
Date  
Drawn  
Checked  
C-9154  
C-11043  
C-11417

Revisions:

Standard disclaimer text at the bottom right corner.



183-387

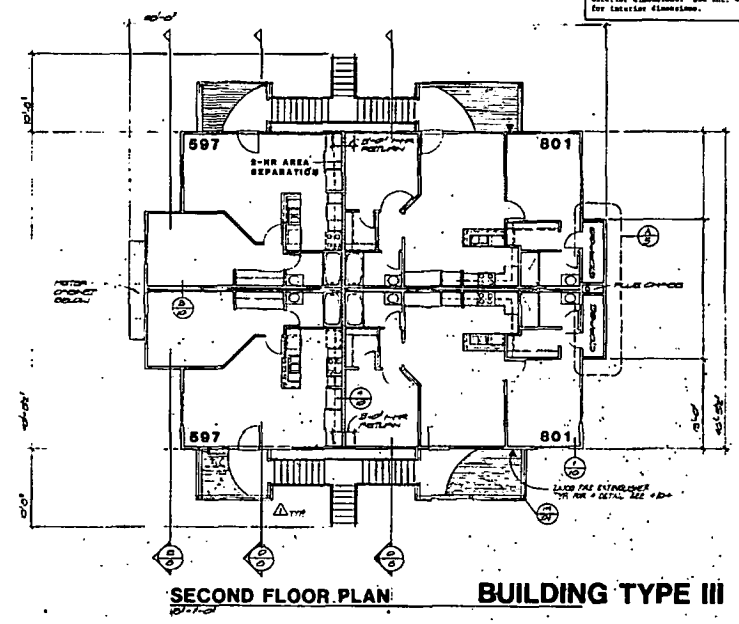
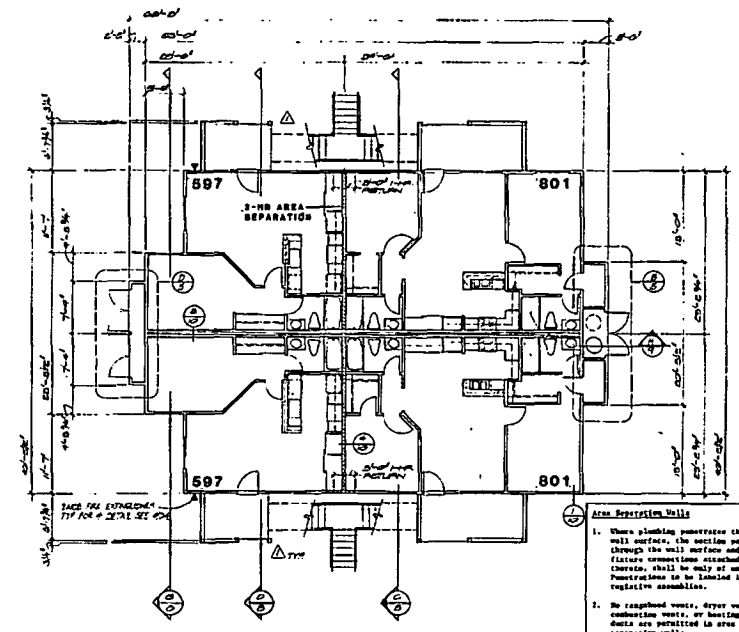
11-11-83

12

No. 416

D P H

000964



Revisions:  
 Δ C. S. W. 1/11/83  
 Δ C. S. W. 1/11/83

Job 4043  
 Date  
 Drawn  
 Checked  
 C-414  
 C-1043  
 C-1117

**CDS DEVELOPMENT**  
**of CALIFORNIA, INC.**  
 8880 METT AVENUE, SUITE 111, SAN DIEGO, CALIFORNIA 92128  
 (619) 584-1880

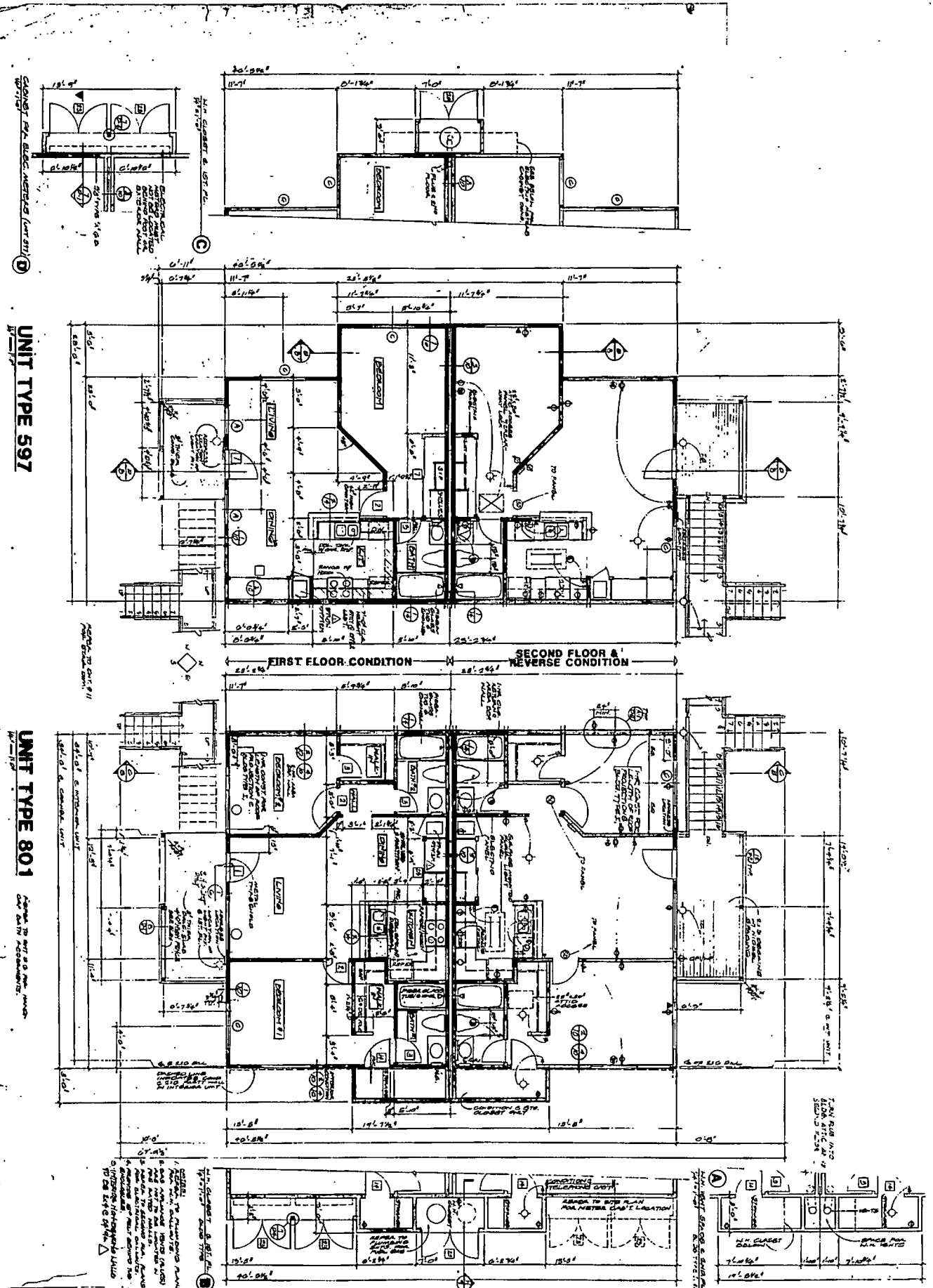
PRODUCT E

614 Fifth Avenue  
 Suite 2  
 CA 94108

Pacific  
 Associates

**FLOOR PLANS**

#10



UNIT TYPE 597

UNIT TYPE 801

000965

**FLOOR PLANS**

Pacific Associates  
Planners  
614 Fifth Avenue  
Suite B  
San Diego, CA  
92101  
619/239-7971

**CDS DEVELOPMENT  
of CALIFORNIA, INC.**  
8880 SIXTH AVENUE, SUITE 114 SAN DIEGO, CA 92103  
(619) 594-8880  
PRODUCT E

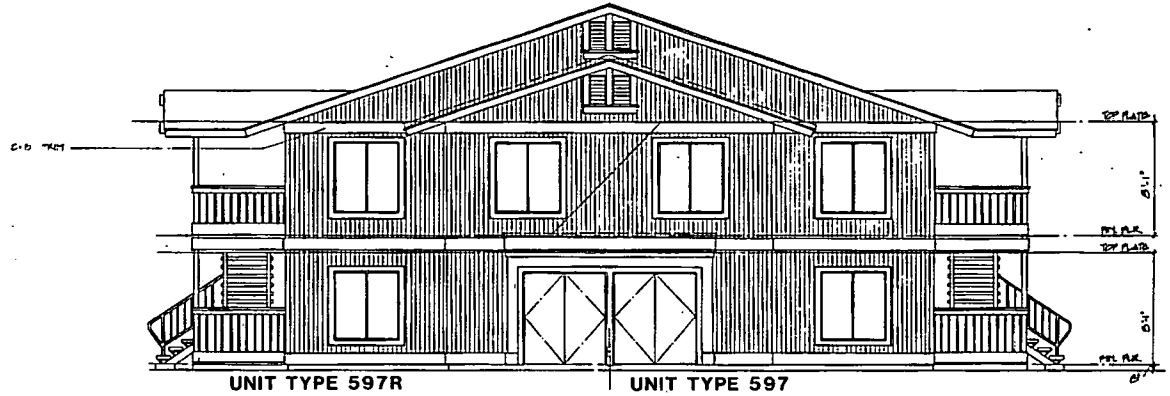
Job  
Date  
Drawn  
Checked  
C-1054  
C-11043  
C-11417

Revisions:

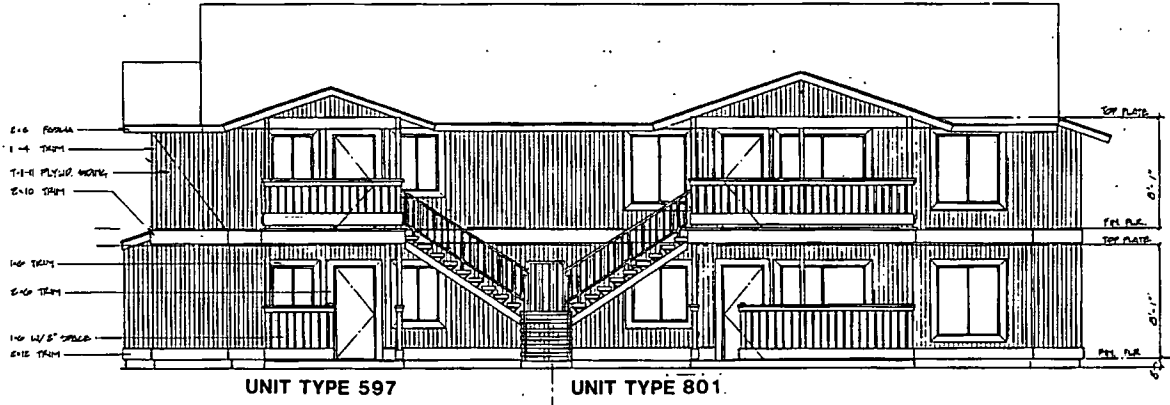
#10

P83-387

10-11-84  
9



LEFT ELEVATION  
1/2" = 1'-0"



FRONT ELEVATION  
1/2" = 1'-0"

000966

BUILDING TYPE III

170

Revisions:

Job	Date
Drawn	Checked
CAIS	C-1160
C-1167	

**CDS DEVELOPMENT**  
**of CALIFORNIA, INC.**  
 1850 BIRTH AVENUE, SUITE 116 SAN DIEGO, CA 92108  
 (619) 594-1980  
**PRODUCT E**

AZEVEDO & SAN JUAN

1/71

ELEVATIONS

III-3

No. 46

P83-387

10  
10-11-84

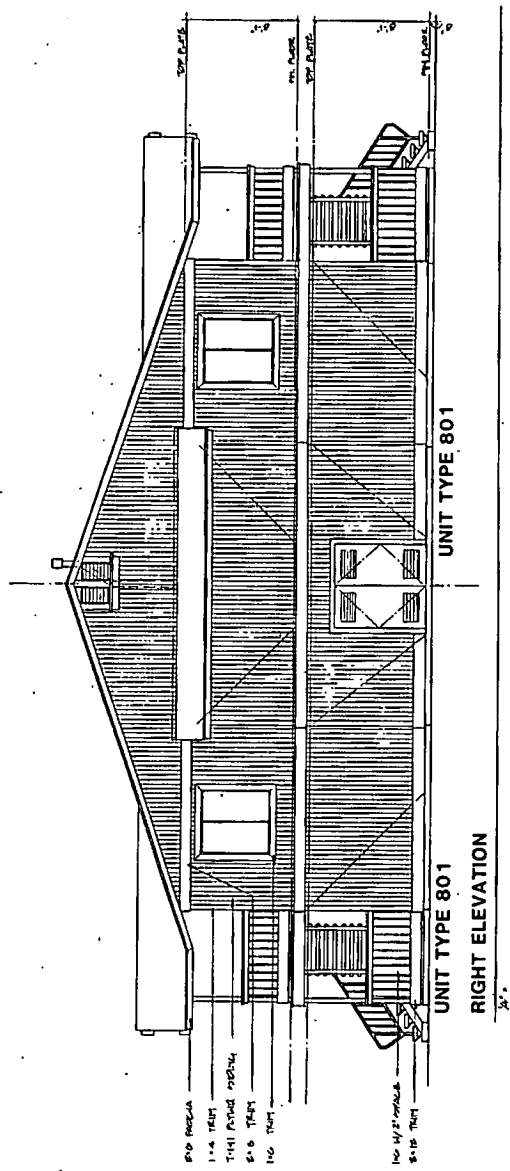
No. 46

000967

Proposed

BUILDING TYPE III

#10



ELEVATIONS

III-4

614 Fifth Avenue  
Suite B  
San Diego, CA  
92101  
619/239-7971

AZEVEDO  
& SAN JUAN

CDS DEVELOPMENT  
of CALIFORNIA, INC.  
1500 SIXTH AVENUE, SUITE 110 SAN DIEGO, CA 92103  
(619) 584-8800  
PRODUCT E

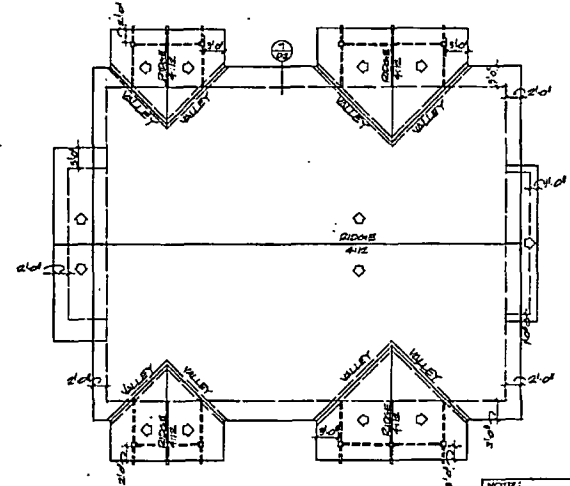
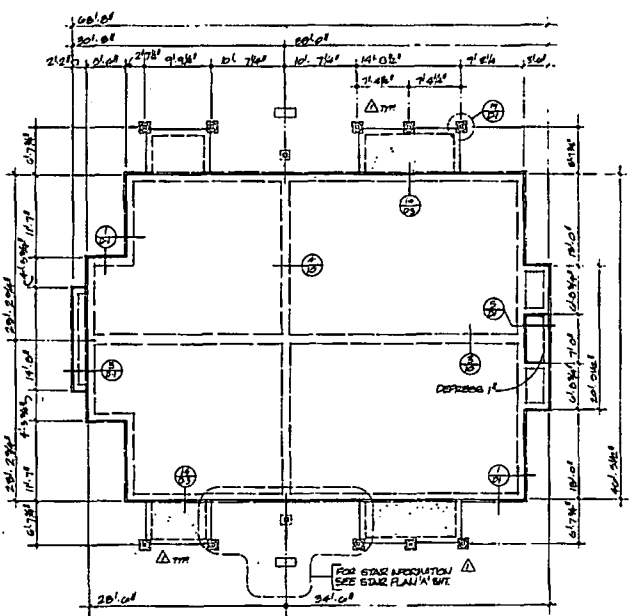
Job  
Date  
Drawn  
Checked  
C-154  
C-153  
C-152  
C-151

Revisions:

183-387

10-11-84

No. 46



**GENERAL STRUCTURAL NOTES**

UNLESS OTHERWISE NOTED ELSEWHERE IN PLANS AND DETAILS, THE FOLLOWING NOTES SHALL APPLY:

- ROOF FINISHING:**  
NAPEX CONCRETE (1000 # 3307) TYPE 2.0-S  
plywood w/3/4" common nails @ 6" o/c @ all perimeter edges and all interior supported edges and 60 common nails @ 12" o/c @ all intermediate supports.
- TOP FINISHES:**  
Double 2 x 4, width equal to studs below w/ins. 8-16d nails @ min. 4" o/c top splines.
- FLOOR FINISHING:**  
3/8" C-D grade, interior type, with exterior glass, identification index (11/76) plywood w/1/4" common nails @ 6" o/c @ all perimeter and interior edges and 100 common nails @ 10" o/c @ all intermediate supports. 2 x solid blocking may be used at all unsupported edges in line of tongue and groove edges. Perimeter blocking to be nailed w/ins @ 8" o/c.
- WALL FINISHING:**  
Interior Surfaces: 1/2" gypsum wallboard w/3/4" corner nails, or equal, @ 7" o/c to all studs and top and bottom plates (unblocked).  
Exterior Surfaces: 5/8" T-8 (COP SPECIALLY SAWN) 1/4" 10-20, 10-30, 10-40, 10-50, 10-60, 10-70, 10-80, 10-90, 10-100, 10-110, 10-120, 10-130, 10-140, 10-150, 10-160, 10-170, 10-180, 10-190, 10-200, 10-210, 10-220, 10-230, 10-240, 10-250, 10-260, 10-270, 10-280, 10-290, 10-300, 10-310, 10-320, 10-330, 10-340, 10-350, 10-360, 10-370, 10-380, 10-390, 10-400, 10-410, 10-420, 10-430, 10-440, 10-450, 10-460, 10-470, 10-480, 10-490, 10-500, 10-510, 10-520, 10-530, 10-540, 10-550, 10-560, 10-570, 10-580, 10-590, 10-600, 10-610, 10-620, 10-630, 10-640, 10-650, 10-660, 10-670, 10-680, 10-690, 10-700, 10-710, 10-720, 10-730, 10-740, 10-750, 10-760, 10-770, 10-780, 10-790, 10-800, 10-810, 10-820, 10-830, 10-840, 10-850, 10-860, 10-870, 10-880, 10-890, 10-900, 10-910, 10-920, 10-930, 10-940, 10-950, 10-960, 10-970, 10-980, 10-990, 10-1000.
- SHED FINISHING:**  
Roof to Wall: Edge nail roof sheathing to truss, rafter or 2 x solid blocking over all exterior walls interior shear walls, and wall truss, rafter or solid blocking to double top plate w/ins @ 8" o/c, or use Simpson A-35 @ 8" o/c.  
Floor to Wall: Edge nail floor sheathing to trusses or 2 x solid blocking over all exterior walls and interior bearing walls and wall plate or blocking to double top plate w/ins @ 8" o/c.
- FILL PLATE ANCHORS:**  
Second Story Wall: 1/2" x 8" o/c to joint or 2 x solid blocking.  
First Story Interior Wall: Hamilton W 150 plate (1000 # 1130) @ 24" o/c @ all non-bearing walls. Hamilton F210 plate (1000 # 1133) @ 24" o/c @ all bearing walls.  
First Story Exterior Wall: 1/2" x 10" anchor bolts @ 40" o/c and not more than 12" from ends. All 3/8" x 10" x 7" o/c o/c. (SIMPSON) ANCHORS ANCHORS @ 40" o/c.
- 2 x 12 joint to be held in line top and bottom for their entire length.

**SHED FINISHING (NOTE: DIMENSION AND NEUTRAL ANCHORS ARE SUBSTITUTED ON FOR ONE FOR EACH CASE)**

- 1/2" (or 3/8") top, board each side w/ins (or 60 @ 8" o/c (unblocked) 1/4" x 6" o/c bottom plate (single plate party wall).
- 1/2" (or 3/8") top, board each side w/ins (or 60 @ 8" o/c (unblocked). Same as 1130 plate @ 24" o/c.
- 1/2" top, board w/ins @ 4" o/c (blocked). 1/4" x 6" o/c bottom plate.
- 3/8" C-D Interior (11/76) plywood w/3/4" common nails @ 6" o/c edge nailing @ 12" o/c field nailing. 1/4" x 6" o/c bottom plate.
- 3/8" C-D Interior (11/76) plywood w/3/4" common nails @ 6" o/c edge nailing @ 12" o/c field nailing w/typical plate anchors.
- 3/8" C-D Interior (11/76) plywood w/3/4" common nails @ 6" o/c edge nailing @ 12" o/c field nailing w/typical plate anchors.
- 3/8" C-D Interior (11/76) plywood w/3/4" common nails @ 6" o/c edge nailing @ 12" o/c field nailing w/typical plate anchors.

**FOUNDATION NOTES:**

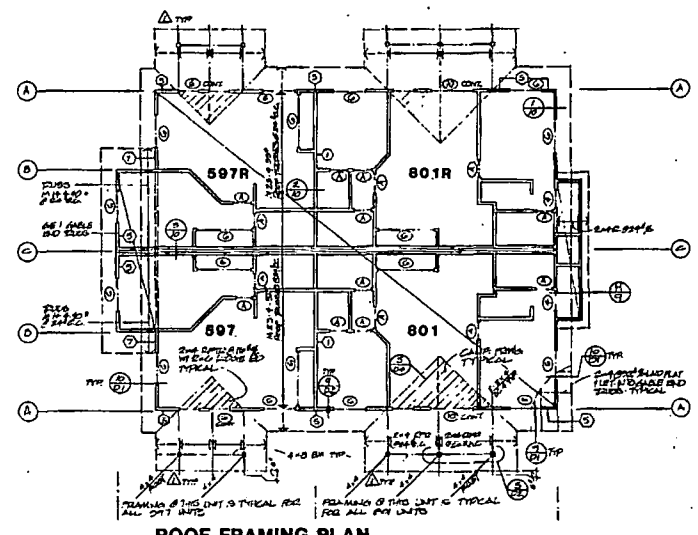
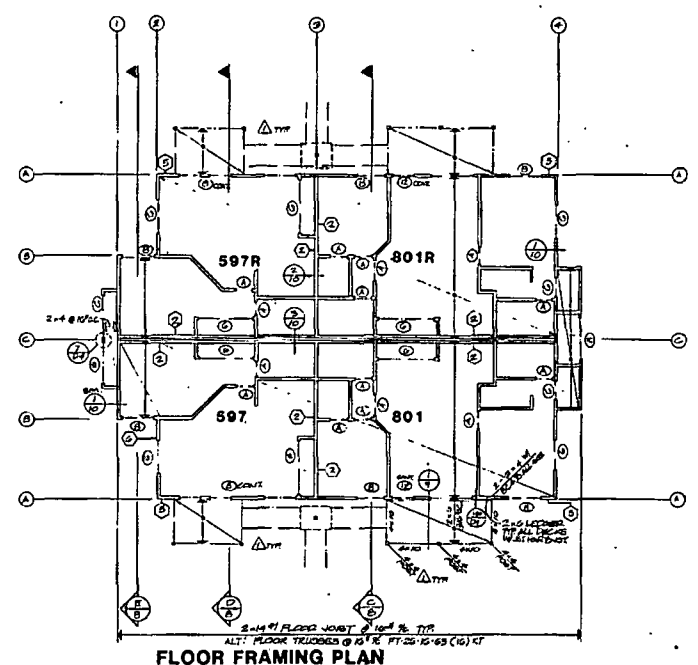
- Typical slab: 3" Conc. w/3" x 6" #10-10 spaced every 12" clean and over 1/2" P.G. CLEAN 3/8" TO 1/2" STEEL.
- Footings to extend a minimum of 10" into Natural Grade. (S.H.C.)
- Typical anchor bolts: 1/2" x 10" anchor bolts @ 40" o/c and not more than 12" from ends. All 3/8" x 10" x 7" o/c o/c. (SIMPSON) ANCHORS ANCHORS @ 40" o/c.

**TYPICAL NOTES:**

- First story studs must be located within 3" (max) of all floor truss bearings or end stud.
- Shaded areas indicate bearing walls.
- Hatched areas indicate "unblocked framing".
- All exposed fascias, trim, blocking and truss beams to be 2x4s.

**TYPICAL ROOF NOTES:**

- Pitch 6:12 as indicated on roof plan. (S.H.C.)
- Provide 1 x 6 T&C starter board all over and eaves.
- All flashing to be 18 gauge C.I. Flash and counterflash all wall to roof connections.
- Roof Sheathing: Johns-Manville H.L. tested Class "A" composition shingles. Install per Chapter 12 of U.B.C. Refer to color scheme on the 1. for trade name and color specifications.



BUILDING TYPE III

000965

Revisions:  
 1. 11/10/84  
 2. 11/10/84

Job 8845  
 Date Drawn  
 Checked  
 C-1104  
 C-1107

**CDS DEVELOPMENT of CALIFORNIA, INC.**  
 7880 SIXTH AVENUE, SUITE 114 SAN DIEGO, CA 92108  
 (619) 584-1850

Pacific Associates  
 Architects, Inc.  
 614 Fifth Avenue  
 Suite B  
 San Diego, CA 92101  
 619/239-7971

**PADA**

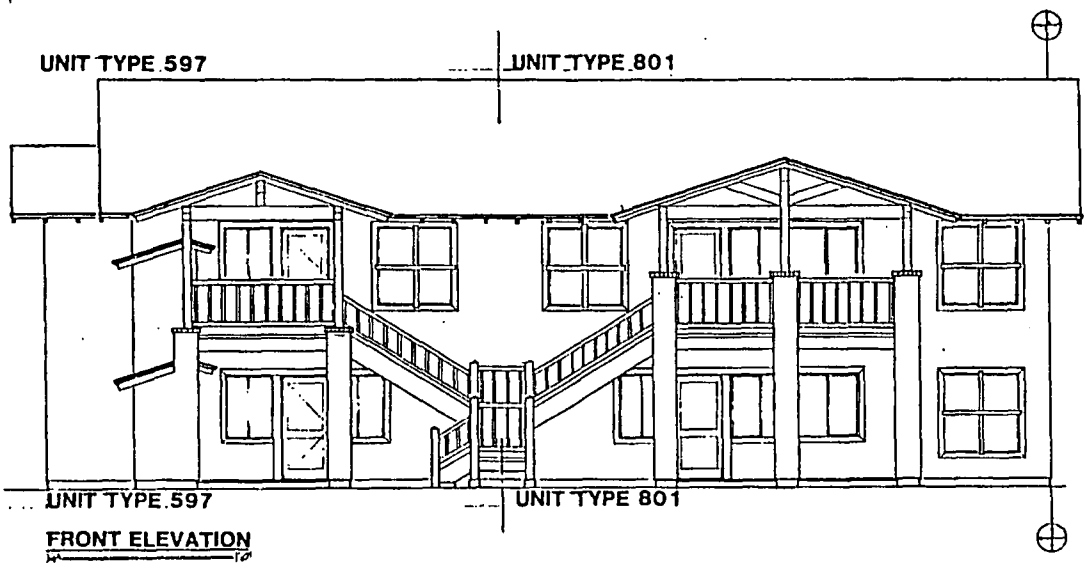
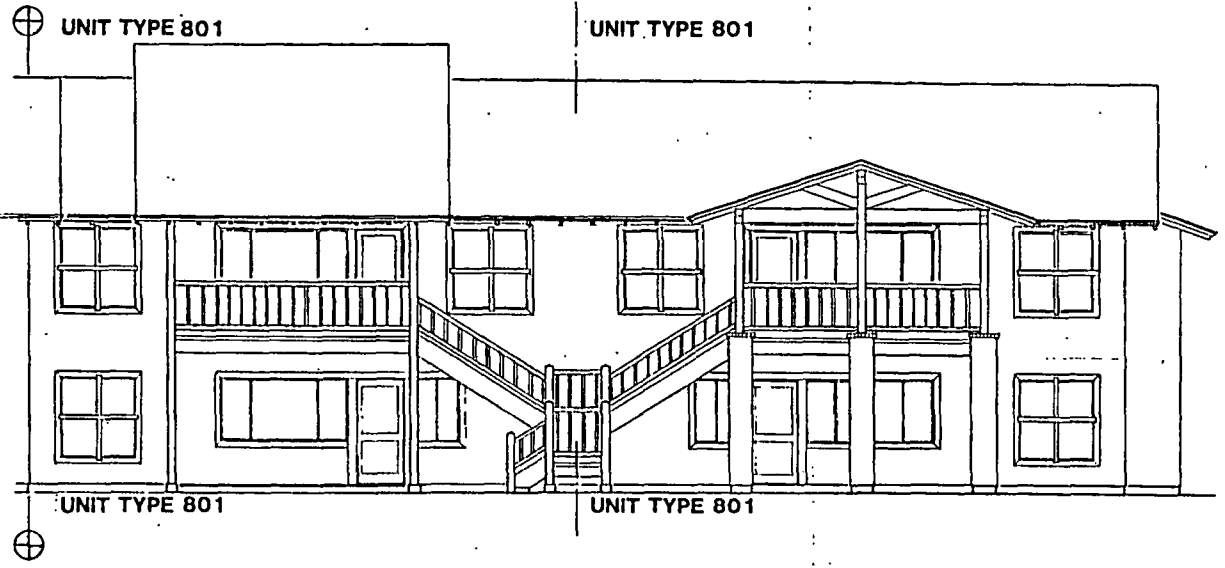
01/#

PRODUCT E

HI-2

P-833387

10-11-84  
DEC 15 1983



**APPROVED PLAN  
ELEVATIONS**

000968

Revisions:

Job	Date	Drawn	Checked	CAUSE	C-1100	C-1107

614 Fifth Avenue  
Suite B  
San Diego, CA  
92101  
619/239-7971

Pacific  
Associates  
Planners  
Architects, Inc.



EXHIBIT A

7/10

BUILDING TYPE A  
ELEVATIONS

No. 46