

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

| | | | |
|----------------------------|--|--------------------|------------------------|
| APPLICANT | Spink Corp. - P.O. Box 2511, Sacramento, CA 95811 | | |
| OWNER | Earnest Simas - 7371 Pocket Road, Sacramento, CA 95831 | | |
| PLANS BY | Spink Corp. - P.O. Box 2511, Sacramento, CA 95811 | | |
| FILING DATE | 3-21-86 | ENVIR. DET. | 4-14-86 |
| ASSESSOR'S-PCL. NO. | 031-030-12 | | REPORT BY SD:sg |

- APPLICATION:**
- A. Negative Declaration
 - B. Rezone 8.2+ vacant acres from Agricultural (A) to Townhouse (R-1A) (Section 13)
 - C. Tentative Map
 - D. Special Permit for 43 residential units in the R-1A zone (Section 2-B-4)

LOCATION: Northwest of Garcia Bend Park on the west side of Pocket Road

PROPOSAL: The applicant is requesting the necessary entitlements to develop 43 single family petite units on 8.2 acres in the R-1A zone.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
 1976 South Pocket Community
 Plan Designation: Light Density Residential
 Existing Zoning of Site: Agricultural
 Existing Land Use of Site: Farmhouses

Surrounding Land Use and Zoning:

North: Vacant; R-1
 South: Garcia Bend Park; A
 East: Vacant; R-1
 West: River

| | | | |
|------------------|------------|----------|----------|
| Setbacks: | Required | Provided | Minimums |
| Front: | Determined | | 20' |
| Side(Int): | by | | 5' |
| Side(St): | the | | 12.5' |
| Rear: | Commission | | 15' |

Parking Required: 43 spaces
 Parking Provided: 86 spaces
 Property Dimensions: 1,040 x 400
 Property Area: 8.2+ acres
 Density of Development: 8.0 d.u. per acre net
 Height of Building: One-story - 16 ft.; two-story - 22 ft.
 Topography: Flat
 Street Improvements: To be provided
 Utilities: To be provided
 Exterior Building Materials: Board and batt, and lapsiding, wood trim
 Roof Material: Medium shake

| Unit Sizes: | Square Feet | Stories | Bedrooms | Baths |
|-------------|-------------|---------|----------|-------|
| | 1,095 | 1 | 3 | 1-3/4 |
| | 1,420 | 1 | 3 | 1-3/4 |
| | 1,264 | 1 | 3 | 1-3/4 |
| | 1,760 | 2 | 4 | 2-1/2 |

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 9, 1986, by a vote of six ayes, three absent, the Subdivision Review Committee voted to recommend approval of the tentative map, subject to the attached conditions.

APPLC.NO. P86-124 **MEETING DATE** April 24, 1986 **ITEM NO** 15

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use

The subject site is designated for residential uses in the 1974 General Plan. It is designated for Light Density Residential uses in the 1976 South Pocket Community Plan. The site is surrounded by Garcia Bend Park to the south, vacant property with tentative map approval for standard single family residential to the east and north. The Sacramento River flows west of the site.

B. Design

The applicant is proposing 43 "petite" units. The petite home is a detached, single family unit situated on lots as narrow as 45 feet. Units range from 1,095 square feet to 1,740 square feet. Each unit has two five-foot side yards and a minimum 15 foot rear yard. Front yards will be staggered from 20 feet. The concept is to provide affordable, single family detached construction by slightly reducing lot sizes. The subdivision retains a single family character.

It is necessary for the applicant to request R-1A zoning in order to vary the lot dimension requirements of the Subdivision Ordinance. In addition, front setbacks of less than 25 feet require an R-1A zoning designation. Staff has no objection to the rezoning since the proposed units will have a standard single family character and be compatible with approved units to the north and east.

A special permit is requested for development in the R-1A zone. The applicant has submitted four floor plans, each with three elevations. Units are 1,095, 1,264, 1,420 and 1,760 square feet in size. The largest is two stories, the rest are one story. Units have three and four bedrooms and 1-3/4 to 2-1/2 baths. Outside building materials consist of board and batt siding and wood lap siding with wood trim and medium shake roofs. Unit 1264 cannot be placed on 45 foot wide lots because the fireplace will encroach into the side yard setback. Unit 1095 cannot be situated on 45 foot wide lots because the side yard entry will have an insufficient courtyard (must have 10 foot minimum). Staff requests that the corners be developed with a mixture of one and two story units. For these reasons, staff requests a master plan indicating the unit selected for each lot and that setbacks be approved by staff prior to issuance of the first building permit.

C. Garcia Bend Park

Garcia Bend Park is a very active park. Usage will only increase as the park becomes fully developed. The Parks and Community Services Division has expressed concerns regarding conflicts between the park and future residences. Development is, therefore, restricted to seven lots adjacent to the park. Furthermore, adjacent lots will be restricted to single story units. Finally, the applicant will be responsible for the construction of an eight foot solid masonry, decorative wall along the southern property line.

D. Environmental Issues

There are a number of trees on the site. The applicant will either retain and protect them or replace them.

The site is located in an area of documented cultural resources. An archaeological study indicates nothing has been discovered on the site. If prehistoric or historic resources are found, however, the applicant will cease work and contact a qualified archaeologist.

Two dwellings on the site appear to be in sound condition and can be relocated as viable housing stock.

E. Parkland Dedication

The Planning and Community Services Divisions have determined that Parkland Dedication in-lieu fees are appropriate. Fees shall be based upon .4816 acres of land multiplied by the per acre value established by the applicant's appraiser. Per the 1976 South Pocket Plan, the applicant shall dedicate Lot A to the City for the Sacramento River Parkway.

F. Environmental Determination: The Environmental Coordinator has determined that the project will not have a significant adverse impact on the environment. A negative declaration with the following mitigation measures has been filed:

1. Regarding trees numbered 2, 3, 5, 9, 10 and 11 - The applicant shall insure that the fence along the northern property line jogs around these trees with a minimum of four feet from the face of any trunk to the fence on any side. The applicant shall further insure that when the posts are installed for the subject fence, tree roots are avoided and no root greater than two inches in diameter shall be cut.
2. Regarding tree number 3, the 59 inch Oak - No grade, changes, irrigation, or landscaping shall occur beneath the dripline of this tree.
3. To replace those oak trees to be removed, the applicant shall plant twelve 24 inch box specimen native trees on the park side of the retaining wall between Garcia Bend Park and the subject property.
4. Grading, trenching, cutting, and/or filling within the dripline of the trees identified for preservation, including the 12 box specimen trees to be planted by the applicant, shall not occur.
5. No actions shall be taken that will harm the health, vitality, or longevity of those trees identified for preservation, including the 12 box specimen trees to be planted by the applicant.
6. If unusual amounts of bone, shell, or artifacts are uncovered during grading or development, work within 50 meters of the area will stop immediately and a qualified archaeologist and an appropriate Native American representative will be consulted to develop, if necessary, further mitigation measures before construction continues.

7. The applicant shall make on-site structures available for 30 days to any interested party free or at a reasonable cost, via a seven day ad in the Sacramento Bee or Union prior to issuance of a demolition permit. Such party shall have a minimum of 60 days during which to move the structure(s).

RECOMMENDATION: Staff recommends the following:

- A. Ratification of the Negative Declaration;
- B. Recommend approval of the Tentative Map, subject to conditions which follow;
- C. Approve the Special Permit, subject to conditions and based upon findings of fact which follow.

Tentative Map Conditions - 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;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments;
4. 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;
5. 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;
6. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required eighty percent (80%) south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
7. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes.

A note shall be placed on the final improvement plans referencing this condition:

8. Minimum lot pad grade = four feet; minimum gutter grade = 2.5+ feet;
9. Submit a soils test prepared by a registered engineer to be used in street design;
10. Submit a soils test prepared by a registered engineer which identifies and recommends solutions for groundwater related problems which may occur in both the subdivision lots and public right-of-way. Appropriate facilities shall be constructed to alleviate those problems;
11. Street sections shall be designed to provide for stabilized subgrades and pavement sections under high ground water conditions;
12. Dedicate right-of-way along Pocket Road to a 55 foot half-section; design of the median section and left turn pockets shall be included in improvement plans;
13. Pay Pocket Bridge fees;
14. Cannot file final map until improvements in Pocket Road Sewer A/D No. 2 are complete and operating to the satisfaction of the Public Works Director;
15. Dedicate Lot A to the City;
16. Abandon existing water well to the satisfaction of the Sacramento County Health Department;
17. Dedicate a 12.5 foot public utility easement for underground electrical facilities and appurtenances adjacent to all public ways;
18. Abandon septic system to the satisfaction of Building Inspections;
19. There shall be a maximum of seven lots which side or back onto the City park;
20. Lots adjacent to Garcia Bend Park shall be restricted to single story units. Place a note on the final map referencing this condition;
21. Place a note on the final map informing potential purchasers of lots 24, 25, 35, 36, 41, 42 and 43 of the Parks and Community Services Department's concerns regarding conflicts with park usage.

The applicant shall place the following notes on the final improvement plans:

1. Regarding trees numbered 2, 3, 5, 9, 10 and 11 - The applicant shall insure that the fence along the northern property line jogs around these trees with a minimum of four feet from the face of any trunk to the fence on any side. The applicant shall further insure that when the posts are installed for the subject fence, tree roots are avoided and no root greater than two inches in diameter shall be cut.

2. Regarding tree number 3, the 59 inch Oak - No grade, changes, irrigation, or landscaping shall occur beneath the dripline of this tree.
3. To replace those oak trees to be removed, the applicant shall plant twelve 24 inch box specimen native trees on the park side of the retaining wall between Garcia Bend Park and the subject property.
4. Grading, trenching, cutting, and/or filling within the dripline of the trees identified for preservation, including the 12 box specimen trees to be planted by the applicant, shall not occur.
5. No actions shall be taken that will harm the health, vitality, or longevity of those trees identified for preservation, including the 12 box specimen trees to be planted by the applicant.
6. The applicant shall make on-site structures available for 30 days to any interested party free or at a reasonable cost, via a seven day ad in the Sacramento Bee or Union prior to issuance of a demolition permit. Such party shall have a minimum of 60 days during which to move the structure(s).

Conditions - Special Permit

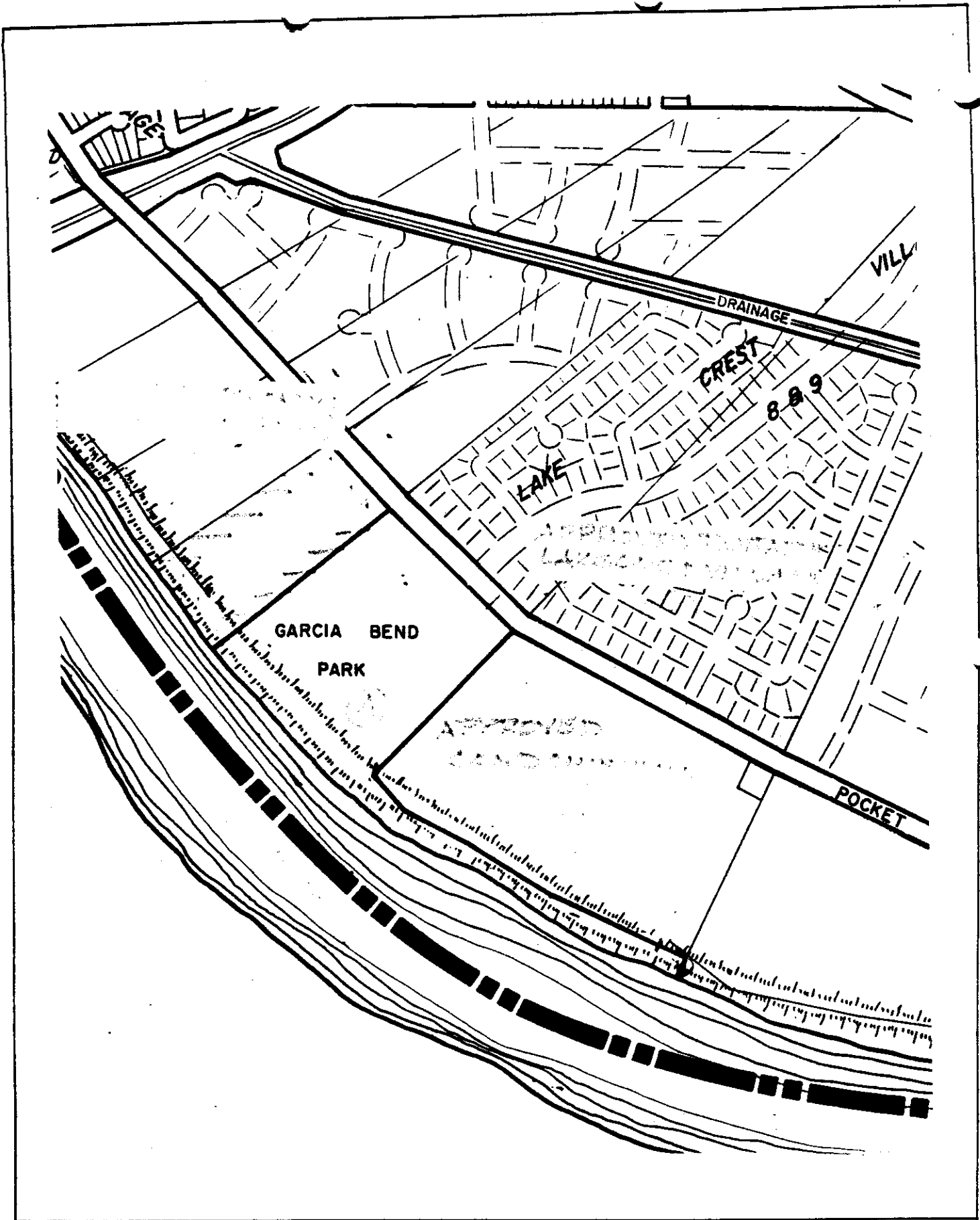
1. The applicant shall submit a master plan indicating the unit selected for each lot and variable front yard setbacks for staff to review and approval prior to issuance of building permits.
2. Lots 1, 4, 5, 12, 13 and 14 are restricted to one-story units.
3. The applicant shall construct an eight foot decorative masonry wall along the south property line. Design of the wall shall be approved by staff prior to issuance of building permits for the residences. The wall shall be constructed prior to residential occupancy.
4. The units shall be constructed per the submitted plans which consist of board and batt siding and wood lap siding with wood trim and medium wood shake roofs.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. the residences will be adequately buffered from the park;
 - b. there are sufficient floor plans and elevations to create a varied and interesting project; and
 - c. the project will provide affordable single family detached construction compatible with adjacent development.

2. The project, as conditioned, will not be detrimental to public health, safety or welfare, nor result in the creation of a nuisance in that:
 - a. a minimum number of lots are adjacent to the park;
 - b. on-site trees will be retained or replaced; and
 - c. it is compatible with the single family character of surrounding approved projects.

3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for residential use by the 1976 South Pocket Plan and the residential use conforms with the plan designation.



VICINITY - LAND USE - ZONING

PS6-124

April 24, 1986

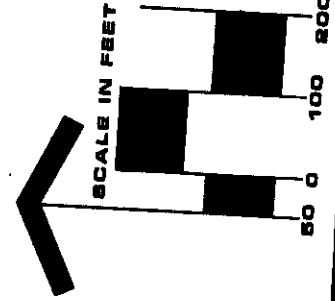
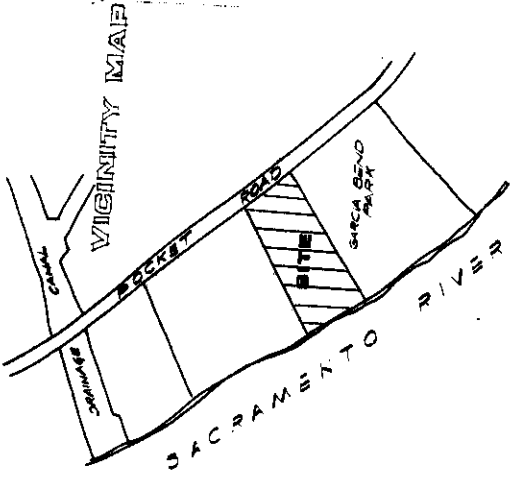
Sheet 15

* EXISTING STRUCTURES TO BE REMOVED

P56-124

1-24-86

1-24-86



RECORD OWNER: Ernest Stinas
7201 Pocket Road
Sacramento, CA 95831

WATER SUPPLY: City of Sacramento

SEWER DISPOSAL: City of Sacramento

SUBDIVIDER: Mark III Development Company
925 University Avenue
Sacramento, CA 95825

APN: 031-030-12

ENGINEER: The Spink Corporation
P. O. Box 2511
Sacramento, CA 95811

ACREAGE: 8.21 AC (gross)
6.57 AC (net)

EXISTING USE & ZONE: Vacant, A 1

PROPOSED USE & ZONE: 43 Single Family Lots, R-1A
Lot A - Parkway 1.31 AC

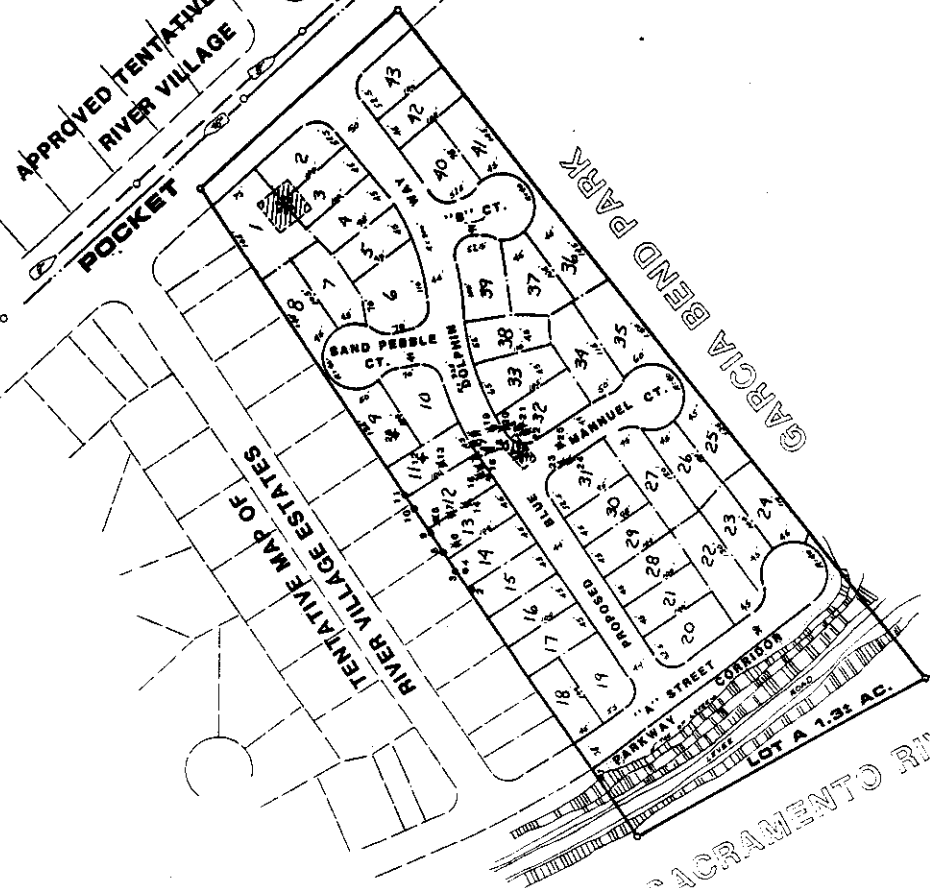
APPROVED TENTATIVE MAP OF RIVER VILLAGE

ROCKET ROAD

TENTATIVE MAP OF RIVER VILLAGE ESTATES

GARCIA BEND PARK

SACRAMENTO RIVER



TENTATIVE SUBDIVISION MAP OF
SPINNAKER ESTATES
CITY OF SACRAMENTO,
CALIFORNIA

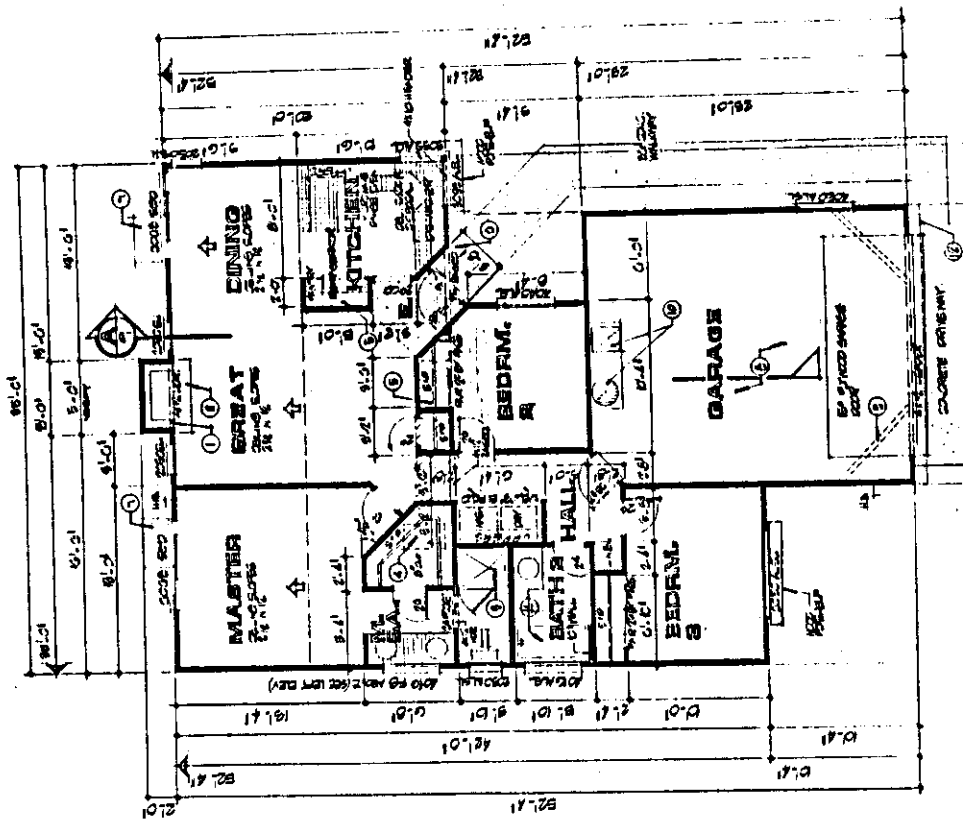
MARCH, 1986
REVISED 4-14-86

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- 5. 10' & 1"
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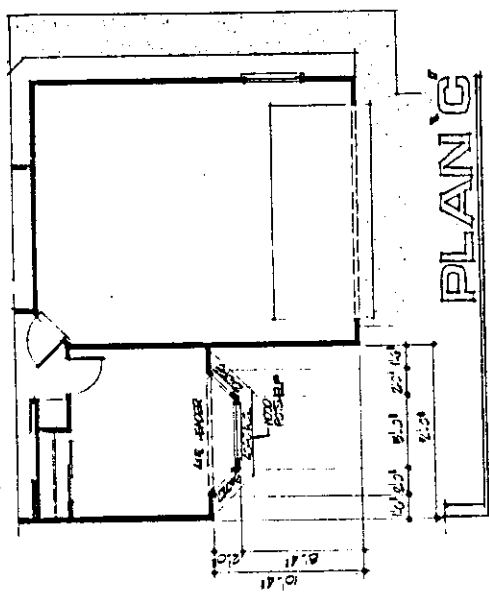
THE SPINK CORPORATION
720 F STREET
SACRAMENTO, CA. 95814
(916) 444-8170

ENGINEERING • ARCHITECTURE • PLANNING •
LANDSCAPE ARCHITECTURE • SURVEYING •
MAPPING • PHOTOGRAMMETRY

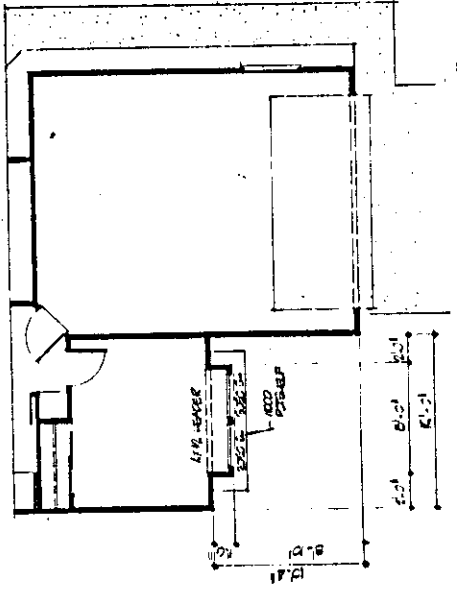
- ① 2" x 4" SIPS - 24" ON CENTER
- ② 2" x 6" SIPS - 24" ON CENTER
- ③ 2" x 8" SIPS - 24" ON CENTER
- ④ 2" x 10" SIPS - 24" ON CENTER
- ⑤ 2" x 12" SIPS - 24" ON CENTER
- ⑥ 2" x 14" SIPS - 24" ON CENTER
- ⑦ 2" x 16" SIPS - 24" ON CENTER
- ⑧ 2" x 18" SIPS - 24" ON CENTER
- ⑨ 2" x 20" SIPS - 24" ON CENTER
- ⑩ 2" x 22" SIPS - 24" ON CENTER
- ⑪ 2" x 24" SIPS - 24" ON CENTER
- ⑫ 2" x 26" SIPS - 24" ON CENTER
- ⑬ 2" x 28" SIPS - 24" ON CENTER
- ⑭ 2" x 30" SIPS - 24" ON CENTER
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- ⑰ 2" x 36" SIPS - 24" ON CENTER
- ⑱ 2" x 38" SIPS - 24" ON CENTER
- ⑲ 2" x 40" SIPS - 24" ON CENTER
- ⑳ 2" x 42" SIPS - 24" ON CENTER
- ㉑ 2" x 44" SIPS - 24" ON CENTER
- ㉒ 2" x 46" SIPS - 24" ON CENTER
- ㉓ 2" x 48" SIPS - 24" ON CENTER
- ㉔ 2" x 50" SIPS - 24" ON CENTER
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- ㊵ 2" x 82" SIPS - 24" ON CENTER
- ㊶ 2" x 84" SIPS - 24" ON CENTER
- ㊷ 2" x 86" SIPS - 24" ON CENTER
- ㊸ 2" x 88" SIPS - 24" ON CENTER
- ㊹ 2" x 90" SIPS - 24" ON CENTER
- ㊺ 2" x 92" SIPS - 24" ON CENTER
- ㊻ 2" x 94" SIPS - 24" ON CENTER
- ㊼ 2" x 96" SIPS - 24" ON CENTER
- ㊽ 2" x 98" SIPS - 24" ON CENTER
- ㊾ 2" x 100" SIPS - 24" ON CENTER



PLAN A



PLAN C



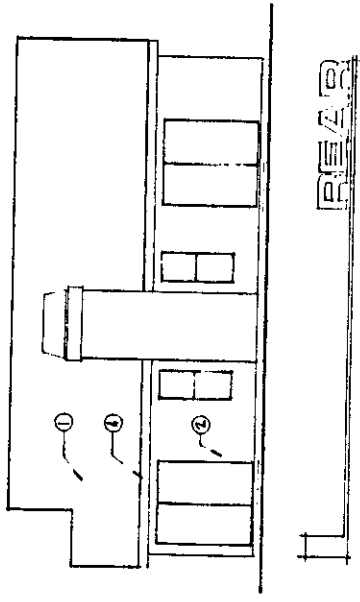
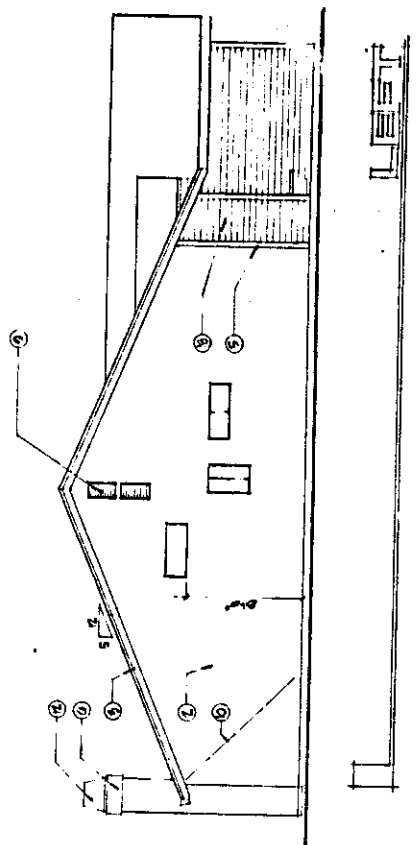
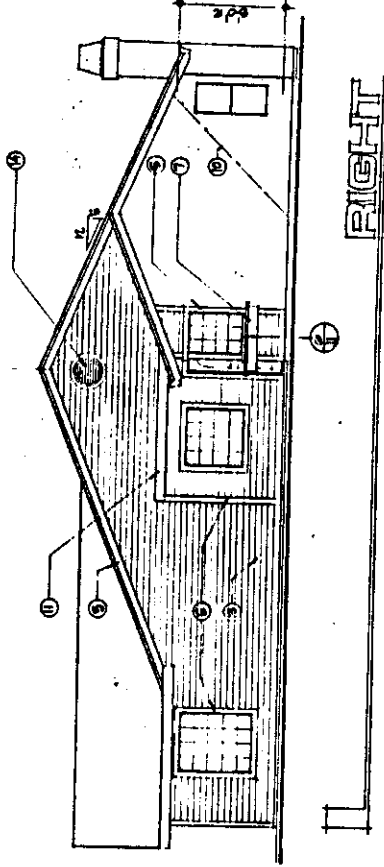
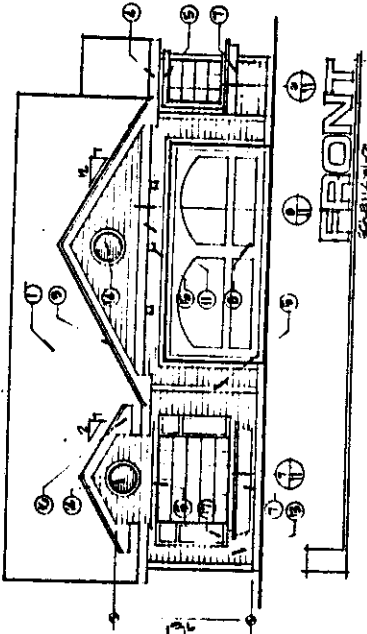
PLAN B

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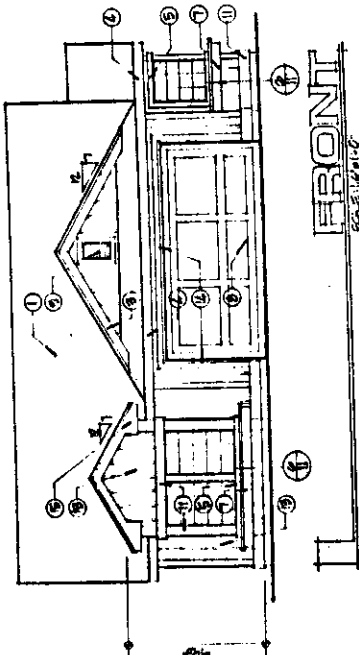
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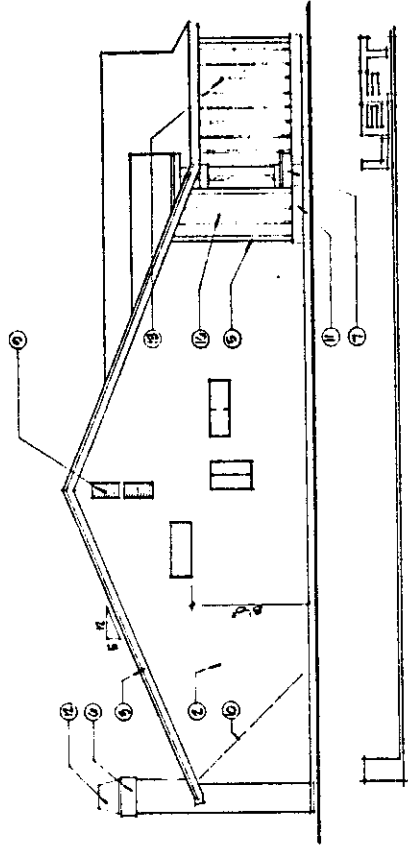
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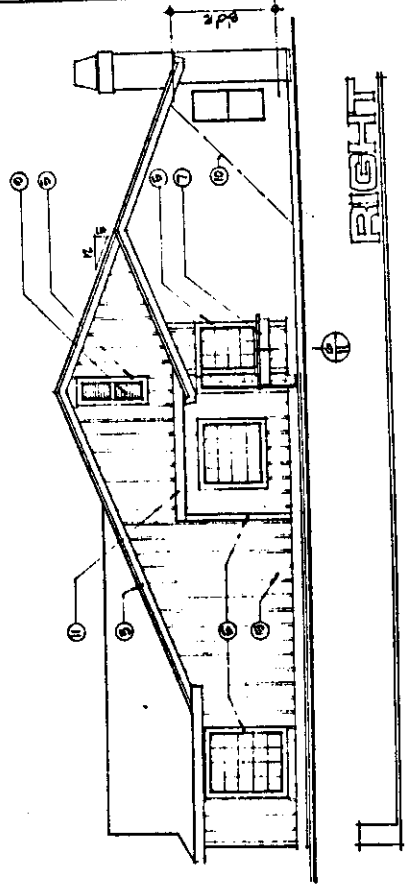
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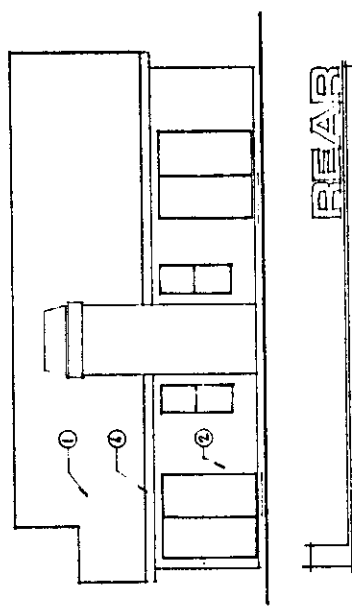
FRONT



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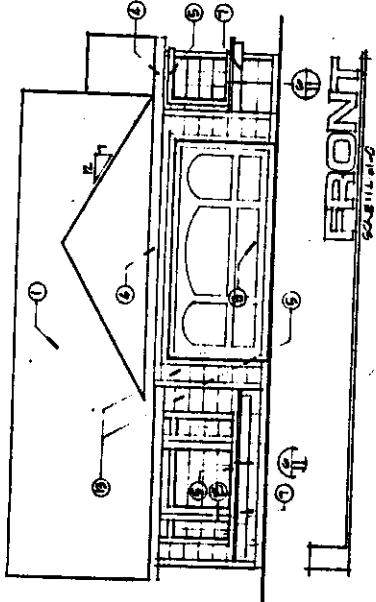
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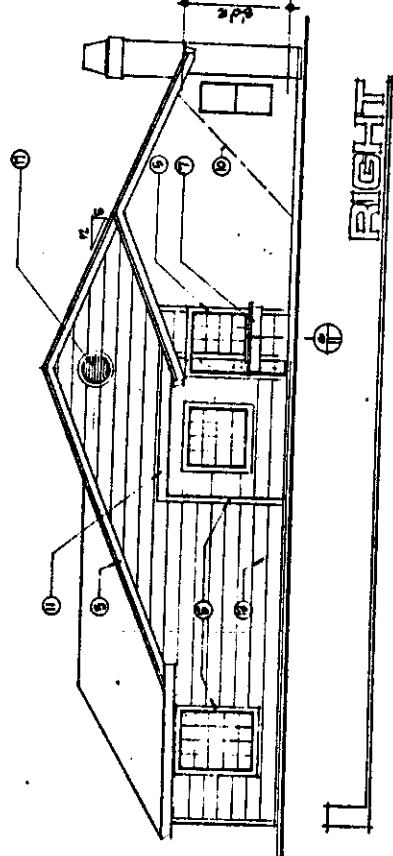
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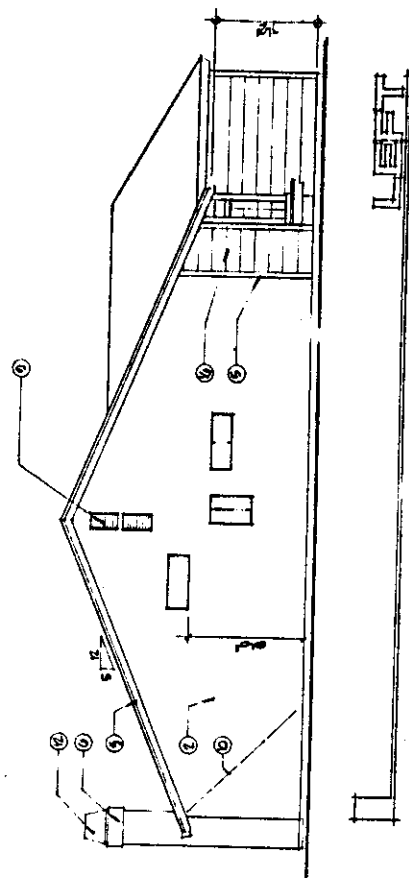
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- 2) 1/2" x 4" x 8" (S.D.)
- 3) 1/2" x 4" x 8" (S.D.)
- 4) 1/2" x 4" x 8" (S.D.)
- 5) 1/2" x 4" x 8" (S.D.)
- 6) 1/2" x 4" x 8" (S.D.)
- 7) 1/2" x 4" x 8" (S.D.)
- 8) 1/2" x 4" x 8" (S.D.)
- 9) 1/2" x 4" x 8" (S.D.)
- 10) 1/2" x 4" x 8" (S.D.)
- 11) 1/2" x 4" x 8" (S.D.)
- 12) 1/2" x 4" x 8" (S.D.)
- 13) 1/2" x 4" x 8" (S.D.)
- 14) 1/2" x 4" x 8" (S.D.)
- 15) 1/2" x 4" x 8" (S.D.)
- 16) 1/2" x 4" x 8" (S.D.)
- 17) 1/2" x 4" x 8" (S.D.)
- 18) 1/2" x 4" x 8" (S.D.)
- 19) 1/2" x 4" x 8" (S.D.)
- 20) 1/2" x 4" x 8" (S.D.)
- 21) 1/2" x 4" x 8" (S.D.)
- 22) 1/2" x 4" x 8" (S.D.)
- 23) 1/2" x 4" x 8" (S.D.)
- 24) 1/2" x 4" x 8" (S.D.)
- 25) 1/2" x 4" x 8" (S.D.)
- 26) 1/2" x 4" x 8" (S.D.)
- 27) 1/2" x 4" x 8" (S.D.)
- 28) 1/2" x 4" x 8" (S.D.)
- 29) 1/2" x 4" x 8" (S.D.)
- 30) 1/2" x 4" x 8" (S.D.)



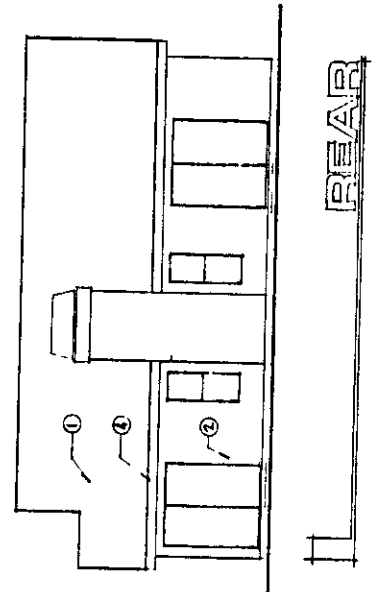
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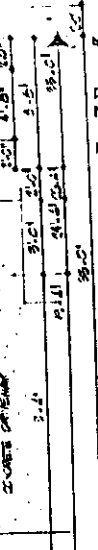
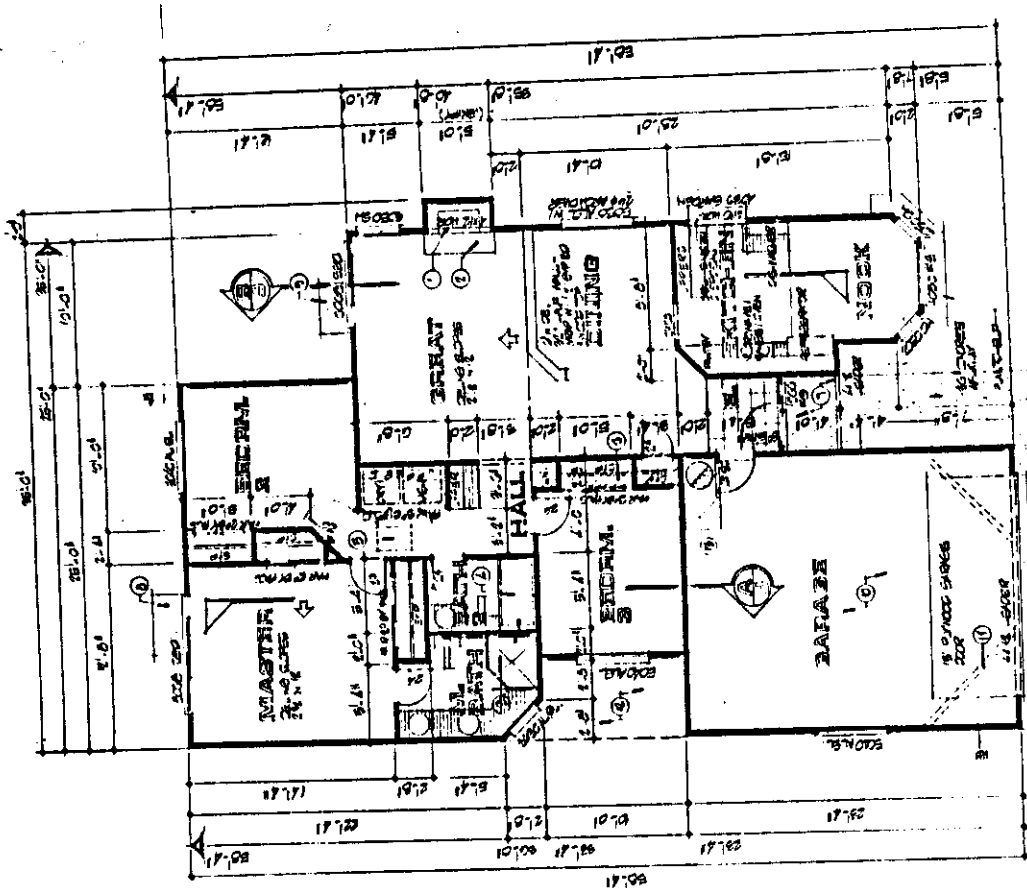
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PSG-124

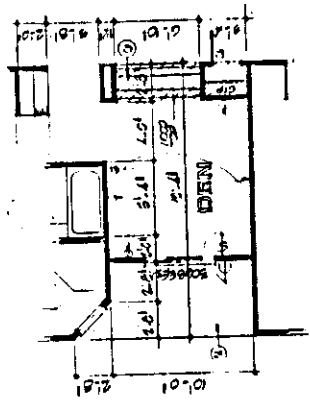
4-24-86

Sheet 15

- 1. 1/2" = 1'-0"
- 2. ALL DIMENSIONS ARE IN FEET AND INCHES
- 3. FINISH FLOOR TO FINISH FLOOR
- 4. FINISH FLOOR TO FINISH CEILING
- 5. FINISH FLOOR TO FINISH GRADE
- 6. FINISH FLOOR TO FINISH UNDERGROUND GRADE
- 7. FINISH FLOOR TO FINISH EXTERIOR GRADE
- 8. FINISH FLOOR TO FINISH EXTERIOR GRADE AT SIDEWALK
- 9. FINISH FLOOR TO FINISH EXTERIOR GRADE AT DRIVE
- 10. FINISH FLOOR TO FINISH EXTERIOR GRADE AT PORCH
- 11. FINISH FLOOR TO FINISH EXTERIOR GRADE AT PATIO
- 12. FINISH FLOOR TO FINISH EXTERIOR GRADE AT DECK
- 13. FINISH FLOOR TO FINISH EXTERIOR GRADE AT STAIRS
- 14. FINISH FLOOR TO FINISH EXTERIOR GRADE AT BALCONY
- 15. FINISH FLOOR TO FINISH EXTERIOR GRADE AT TERRACE
- 16. FINISH FLOOR TO FINISH EXTERIOR GRADE AT WALKWAY
- 17. FINISH FLOOR TO FINISH EXTERIOR GRADE AT DRIVEWAY
- 18. FINISH FLOOR TO FINISH EXTERIOR GRADE AT GARAGE
- 19. FINISH FLOOR TO FINISH EXTERIOR GRADE AT DRIVEWAY
- 20. FINISH FLOOR TO FINISH EXTERIOR GRADE AT DRIVEWAY

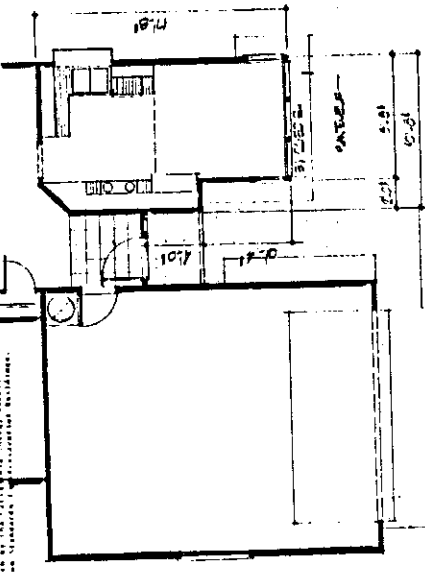


PLAN A.C



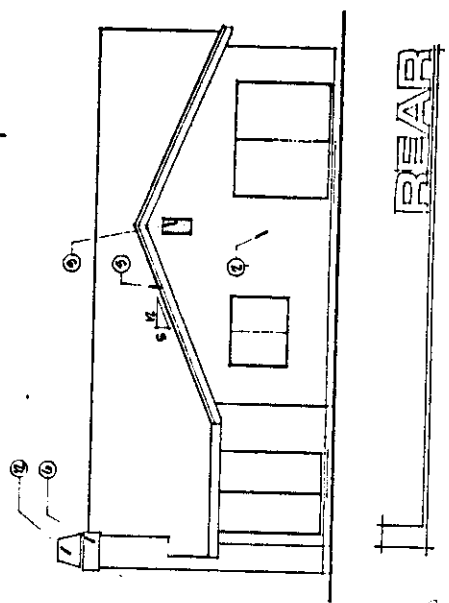
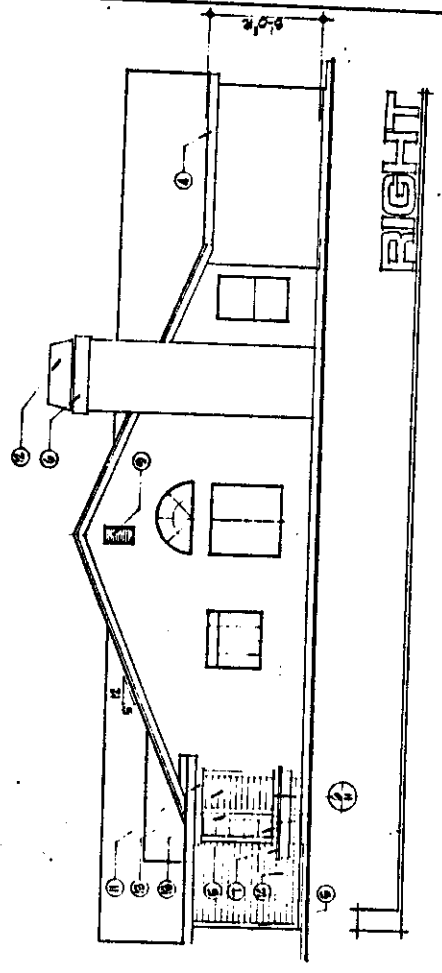
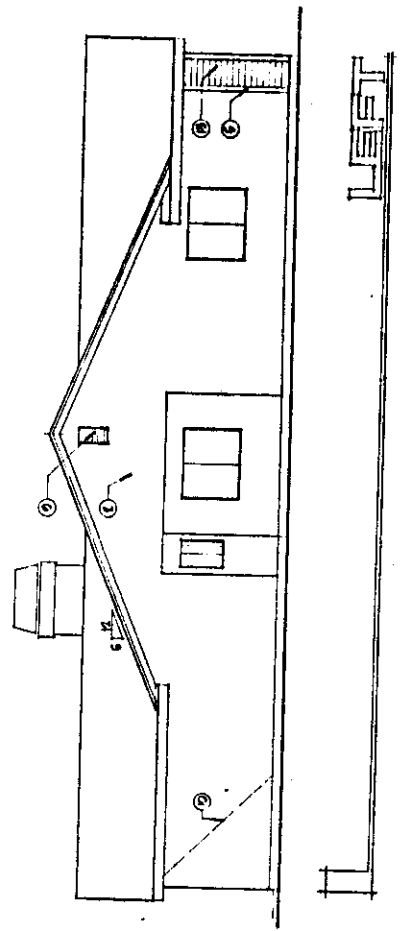
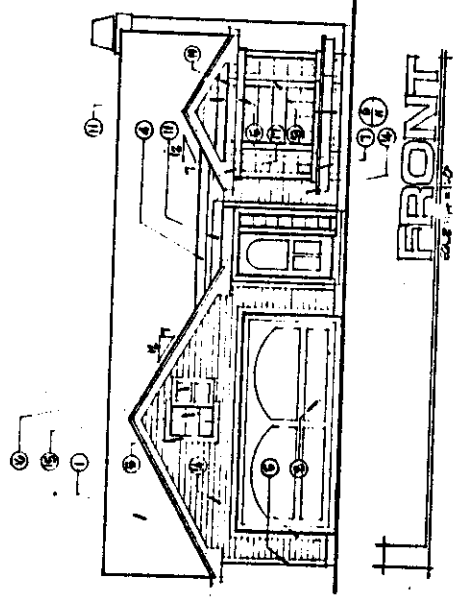
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GENERAL NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. FINISH FLOOR TO FINISH FLOOR.
 3. FINISH FLOOR TO FINISH CEILING.
 4. FINISH FLOOR TO FINISH GRADE.
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 16. FINISH FLOOR TO FINISH EXTERIOR GRADE AT DRIVEWAY.
 17. FINISH FLOOR TO FINISH EXTERIOR GRADE AT GARAGE.
 18. FINISH FLOOR TO FINISH EXTERIOR GRADE AT DRIVEWAY.
 19. FINISH FLOOR TO FINISH EXTERIOR GRADE AT DRIVEWAY.
 20. FINISH FLOOR TO FINISH EXTERIOR GRADE AT DRIVEWAY.



PLAN B

- 1. 1/2" x 4" x 8" SIPS
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- 99. 1/2" x 4" x 8" SIPS
- 100. 1/2" x 4" x 8" SIPS

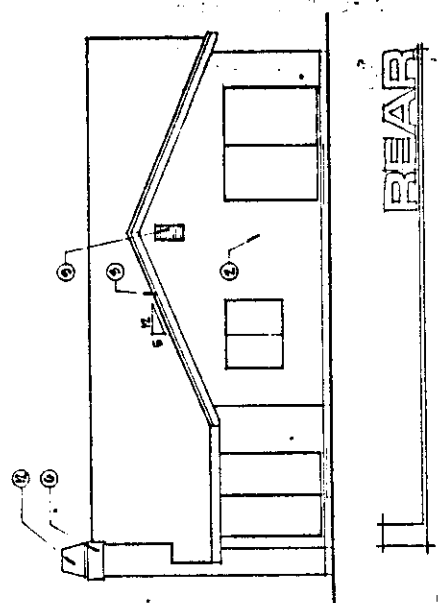
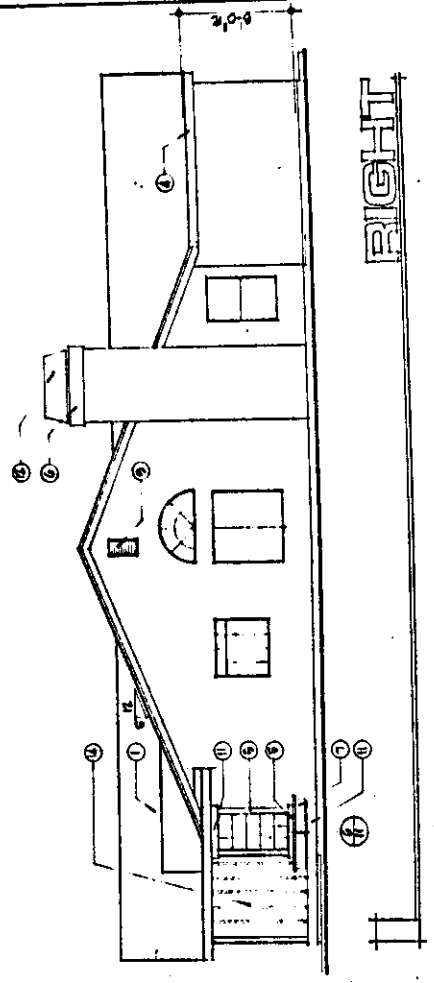
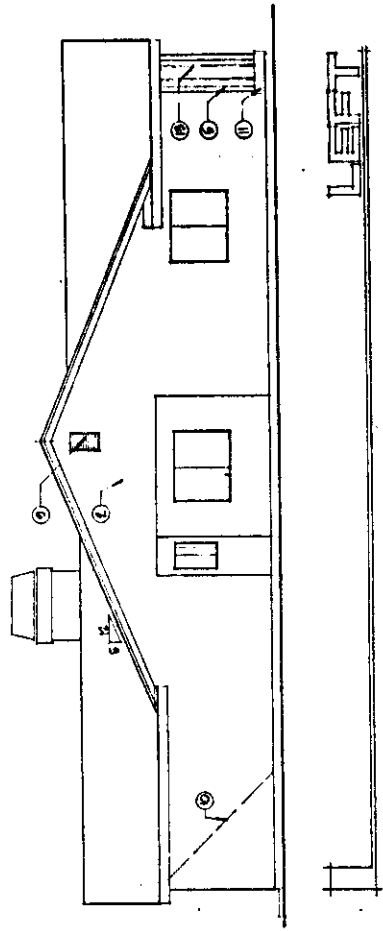
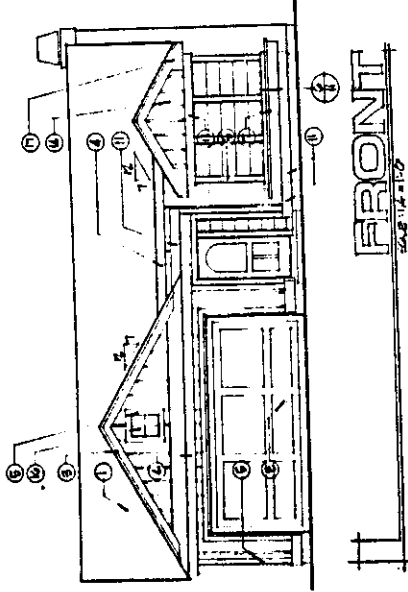


486-124

4-24-86

Item 15

- ① 2" x 4" STUDS @ 16" O.C.
- ② 1/2" GYP. BOARD @ 5/8" O.C.
- ③ 1/2" GYP. BOARD @ 5/8" O.C.
- ④ 2" x 4" STUDS @ 16" O.C.
- ⑤ 2" x 4" STUDS @ 16" O.C.
- ⑥ 2" x 4" STUDS @ 16" O.C.
- ⑦ 2" x 4" STUDS @ 16" O.C.
- ⑧ 2" x 4" STUDS @ 16" O.C.
- ⑨ 2" x 4" STUDS @ 16" O.C.
- ⑩ 2" x 4" STUDS @ 16" O.C.
- ⑪ 2" x 4" STUDS @ 16" O.C.
- ⑫ 2" x 4" STUDS @ 16" O.C.
- ⑬ 2" x 4" STUDS @ 16" O.C.
- ⑭ 2" x 4" STUDS @ 16" O.C.
- ⑮ 2" x 4" STUDS @ 16" O.C.
- ⑯ 2" x 4" STUDS @ 16" O.C.
- ⑰ 2" x 4" STUDS @ 16" O.C.
- ⑱ 2" x 4" STUDS @ 16" O.C.
- ⑲ 2" x 4" STUDS @ 16" O.C.
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- ㉟ 2" x 4" STUDS @ 16" O.C.
- ㊱ 2" x 4" STUDS @ 16" O.C.
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- ㊿ 2" x 4" STUDS @ 16" O.C.

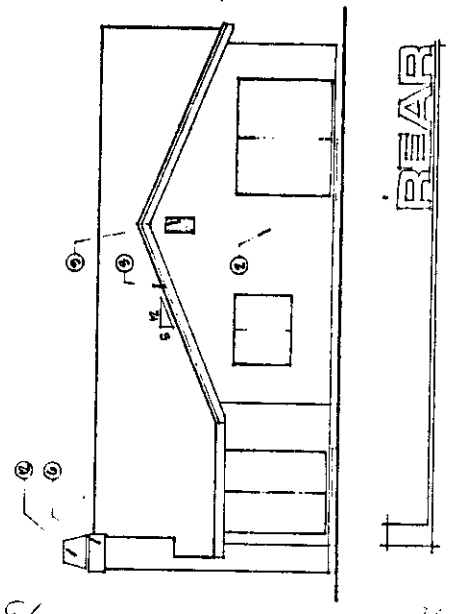
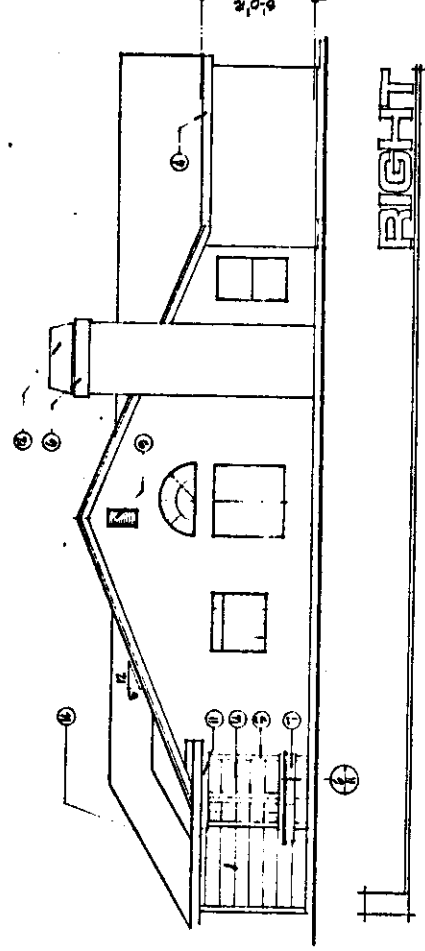
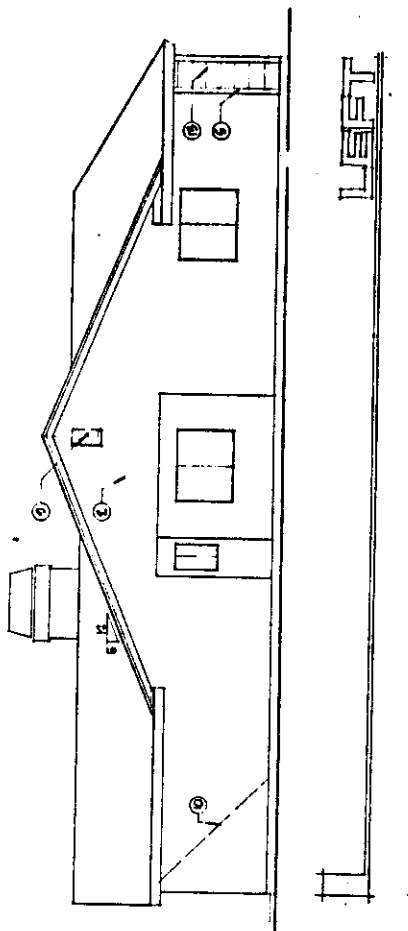
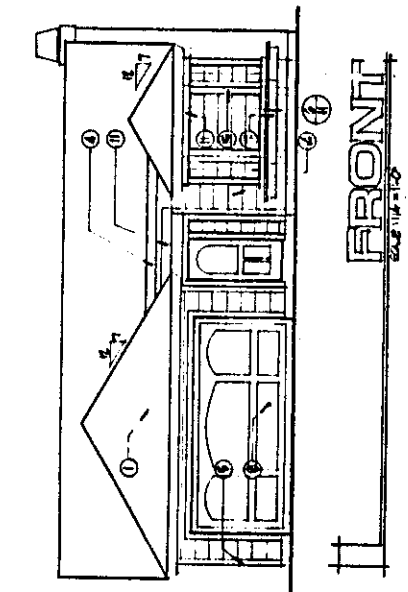


186-124

4-24-56

15

1. 1/2" x 4" SILL BOARD
2. 1/2" x 4" SILL BOARD
3. 1/2" x 4" SILL BOARD
4. 1/2" x 4" SILL BOARD
5. 1/2" x 4" SILL BOARD
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14. 1/2" x 4" SILL BOARD
15. 1/2" x 4" SILL BOARD

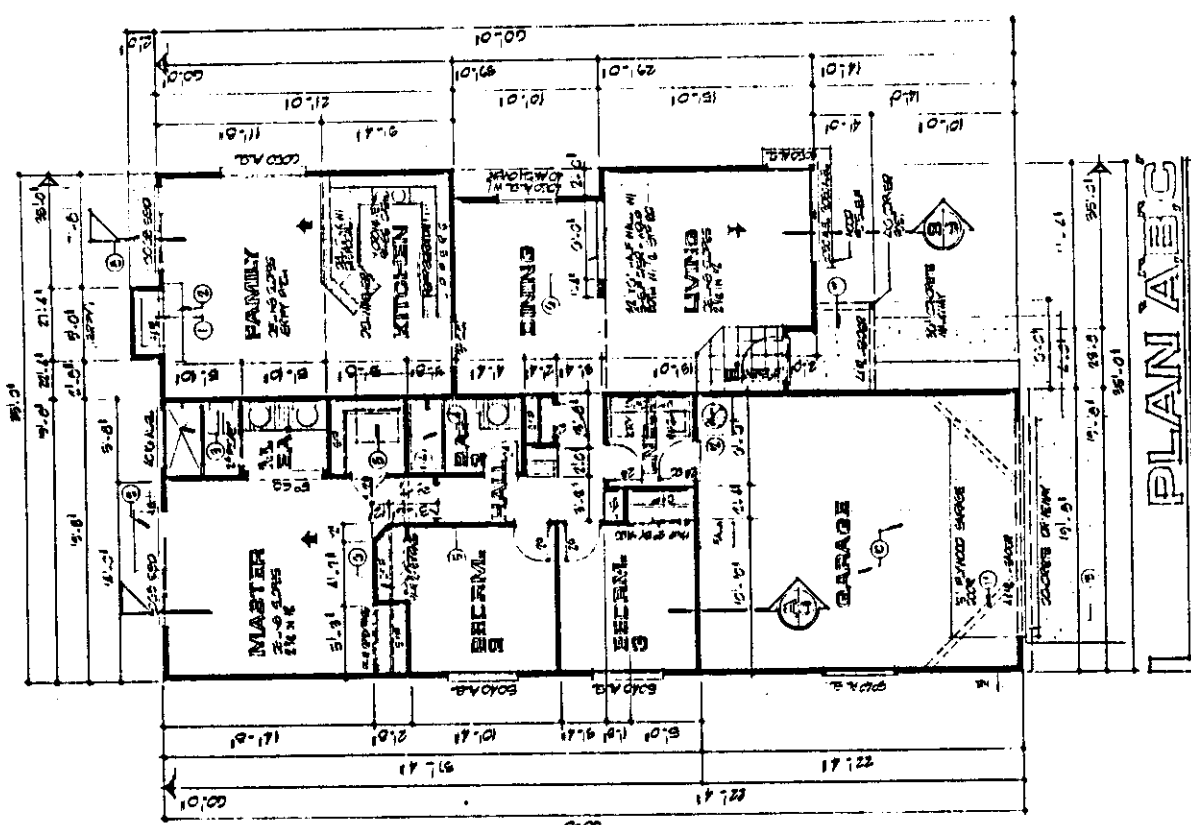


1264-124

4-24-86

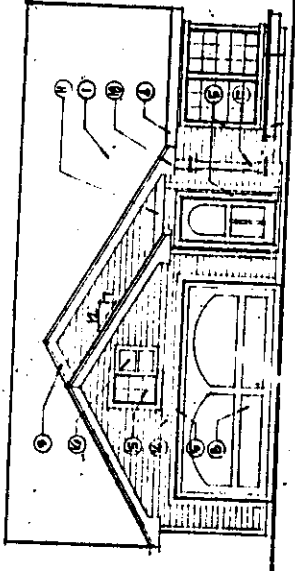
1264-15

- ① 2" X 4" STUDS
- ② 2" X 6" STUDS
- ③ 2" X 8" STUDS
- ④ 2" X 10" STUDS
- ⑤ 2" X 12" STUDS
- ⑥ 4" X 4" STUDS
- ⑦ 4" X 6" STUDS
- ⑧ 4" X 8" STUDS
- ⑨ 4" X 10" STUDS
- ⑩ 4" X 12" STUDS
- ⑪ 6" X 6" STUDS
- ⑫ 6" X 8" STUDS
- ⑬ 6" X 10" STUDS
- ⑭ 6" X 12" STUDS
- ⑮ 8" X 8" STUDS
- ⑯ 8" X 10" STUDS
- ⑰ 8" X 12" STUDS
- ⑱ 10" X 10" STUDS
- ⑲ 10" X 12" STUDS
- ⑳ 12" X 12" STUDS

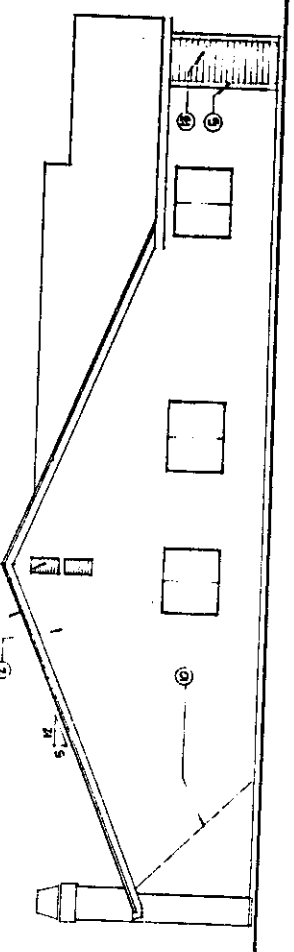


GENERAL NOTES:
 1. ALL DIMENSIONS ARE SHOWN UNLESS NOTED OTHERWISE.
 2. ALL WALLS ARE TO BE FINISHED INTERIOR UNLESS NOTED OTHERWISE.
 3. ALL FLOORS ARE TO BE FINISHED UNLESS NOTED OTHERWISE.
 4. ALL ROOFS ARE TO BE FINISHED UNLESS NOTED OTHERWISE.
 5. ALL EXTERIOR WALLS ARE TO BE FINISHED UNLESS NOTED OTHERWISE.
 6. ALL EXTERIOR DOORS ARE TO BE FINISHED UNLESS NOTED OTHERWISE.
 7. ALL EXTERIOR WINDOWS ARE TO BE FINISHED UNLESS NOTED OTHERWISE.
 8. ALL EXTERIOR LIGHT FIXTURES ARE TO BE FINISHED UNLESS NOTED OTHERWISE.
 9. ALL EXTERIOR PAINT IS TO BE FINISHED UNLESS NOTED OTHERWISE.
 10. ALL EXTERIOR TRIM IS TO BE FINISHED UNLESS NOTED OTHERWISE.
 11. ALL EXTERIOR STAIRS ARE TO BE FINISHED UNLESS NOTED OTHERWISE.
 12. ALL EXTERIOR RAILINGS ARE TO BE FINISHED UNLESS NOTED OTHERWISE.
 13. ALL EXTERIOR BALCONIES ARE TO BE FINISHED UNLESS NOTED OTHERWISE.
 14. ALL EXTERIOR PATIOS ARE TO BE FINISHED UNLESS NOTED OTHERWISE.
 15. ALL EXTERIOR TERRACES ARE TO BE FINISHED UNLESS NOTED OTHERWISE.
 16. ALL EXTERIOR DECKS ARE TO BE FINISHED UNLESS NOTED OTHERWISE.
 17. ALL EXTERIOR PORCHES ARE TO BE FINISHED UNLESS NOTED OTHERWISE.
 18. ALL EXTERIOR STAIRS ARE TO BE FINISHED UNLESS NOTED OTHERWISE.
 19. ALL EXTERIOR RAILINGS ARE TO BE FINISHED UNLESS NOTED OTHERWISE.
 20. ALL EXTERIOR BALCONIES ARE TO BE FINISHED UNLESS NOTED OTHERWISE.

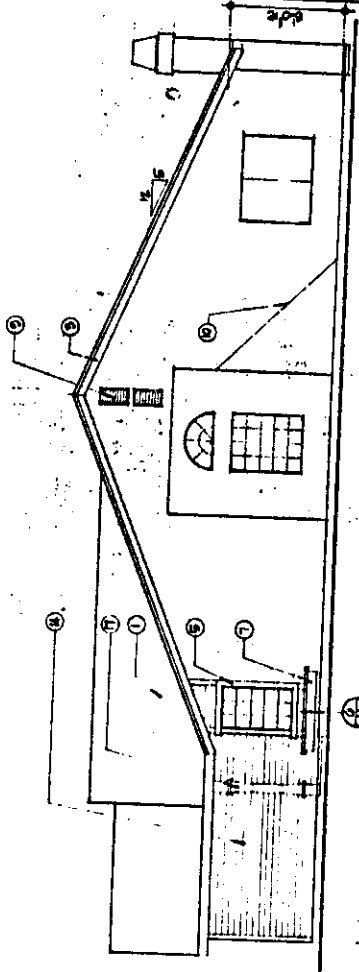
- ① ASPHALT SHINGLES
- ② 1/2" x 2" BRICK
- ③ 1/2" x 2" BRICK
- ④ 1/2" x 2" BRICK
- ⑤ 1/2" x 2" BRICK
- ⑥ 1/2" x 2" BRICK
- ⑦ 1/2" x 2" BRICK
- ⑧ 1/2" x 2" BRICK
- ⑨ 1/2" x 2" BRICK
- ⑩ 1/2" x 2" BRICK
- ⑪ 2" x 4" TRIM
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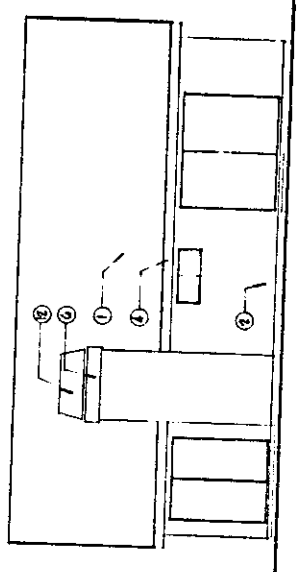
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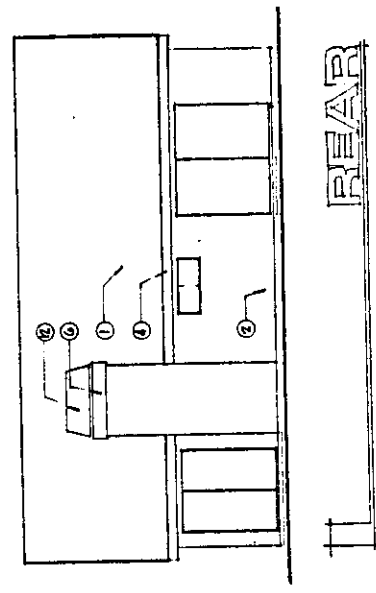
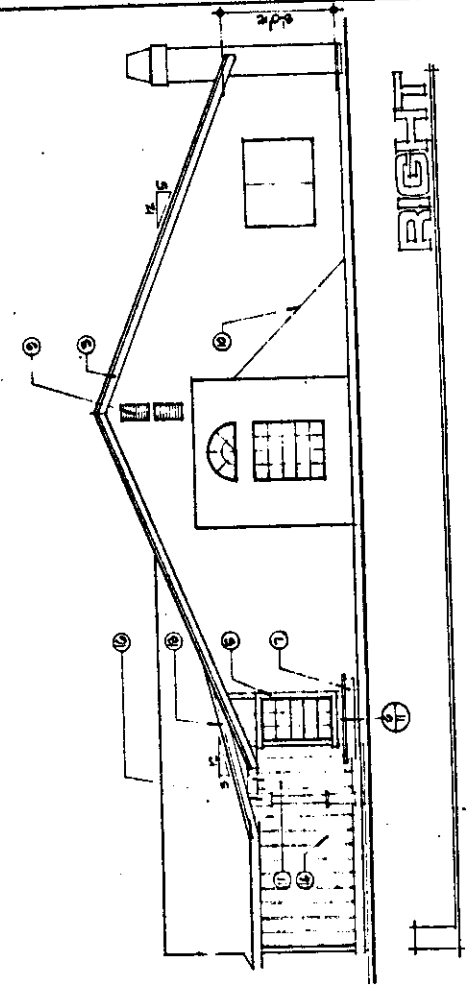
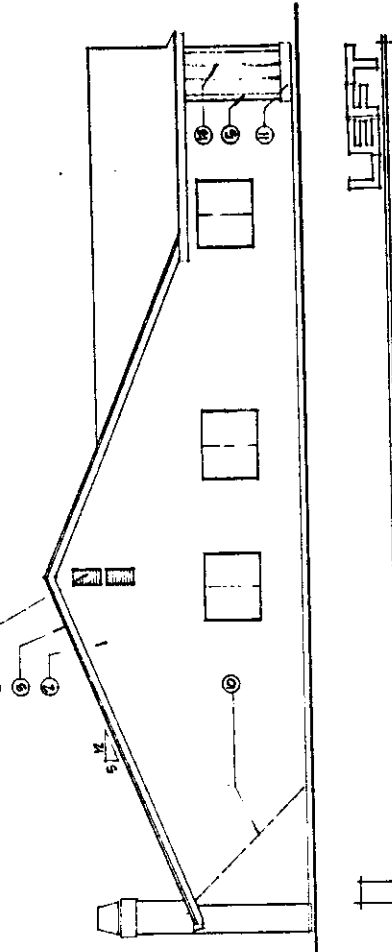
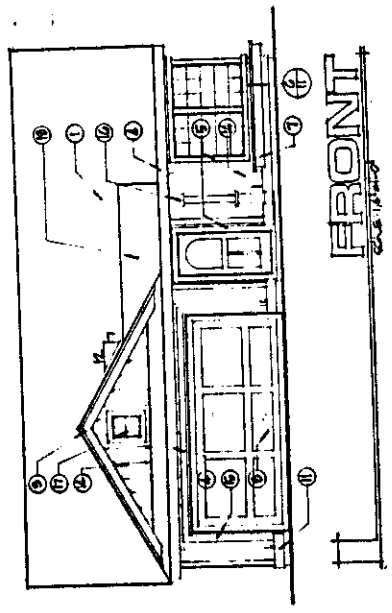
REAR

P56-124

4-24-56

Item 15

- ① 1/2" x 4" SILL
- ② 2" x 4" SILL
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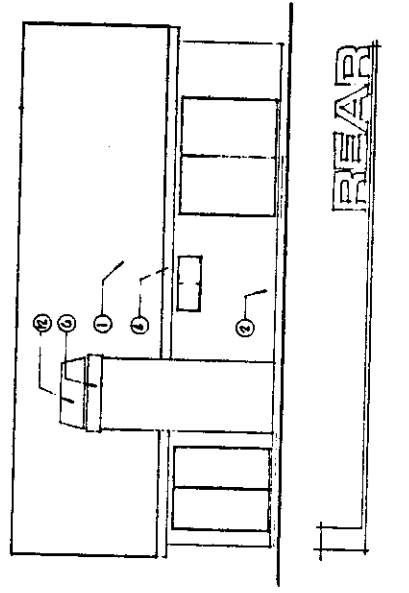
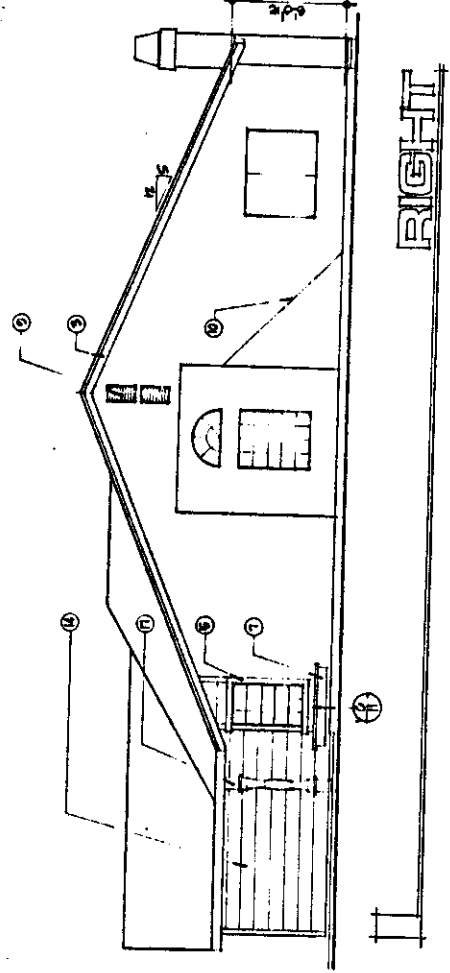
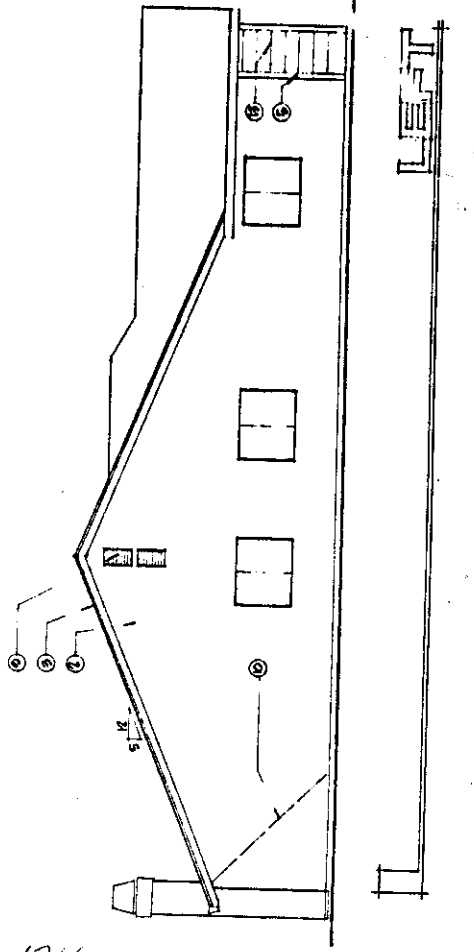
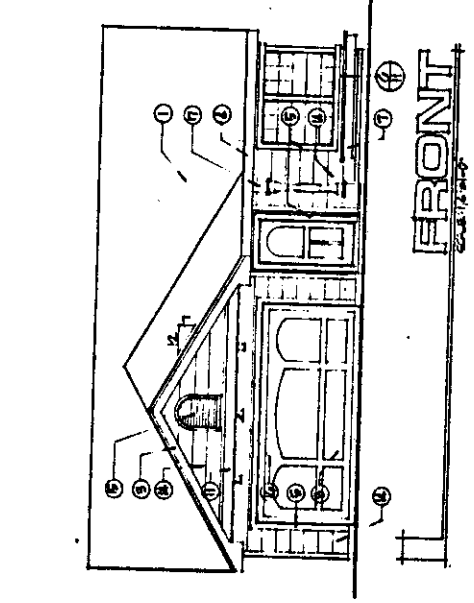


P86-124

A-24-86

4/11/15

- ① 1/2" x 4" SILL
- ② 2" x 4" STUDS
- ③ 1/2" x 4" SILL
- ④ 2" x 4" STUDS
- ⑤ 1/2" x 4" SILL
- ⑥ 2" x 4" STUDS
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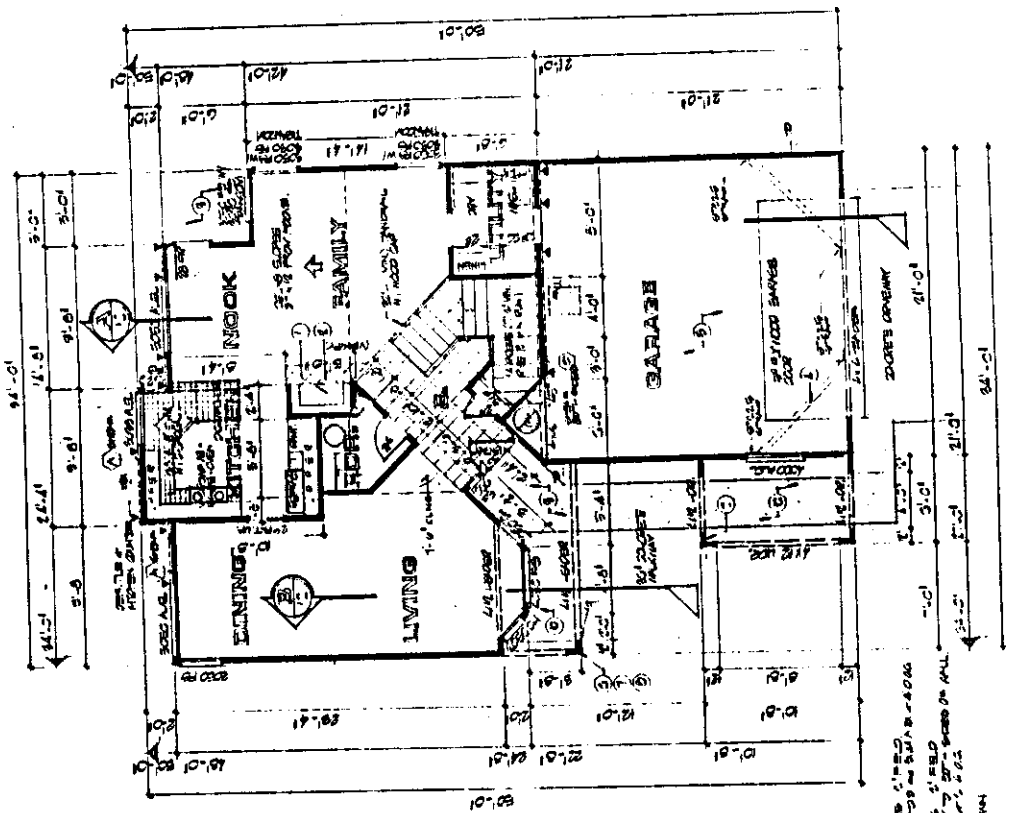


186-124

4-24-86

Stam 15

- NOTES:
1. SEE SHEET # 1740-1 FOR WALL AND DOOR SCHEDULES.
 2. SEE SHEET # 1740-2 FOR WINDOW SCHEDULES.
 3. SEE SHEET # 1740-3 FOR FINISHES.
 4. SEE SHEET # 1740-4 FOR FIXTURES.
 5. SEE SHEET # 1740-5 FOR EQUIPMENT.
 6. SEE SHEET # 1740-6 FOR MECHANICAL.
 7. SEE SHEET # 1740-7 FOR ELECTRICAL.
 8. SEE SHEET # 1740-8 FOR PLUMBING.
 9. SEE SHEET # 1740-9 FOR PAINTS.
 10. SEE SHEET # 1740-10 FOR CEILING.
 11. SEE SHEET # 1740-11 FOR FLOORING.
 12. SEE SHEET # 1740-12 FOR EXTERIOR.
 13. SEE SHEET # 1740-13 FOR INTERIOR.
 14. SEE SHEET # 1740-14 FOR DETAILS.
 15. SEE SHEET # 1740-15 FOR NOTES.

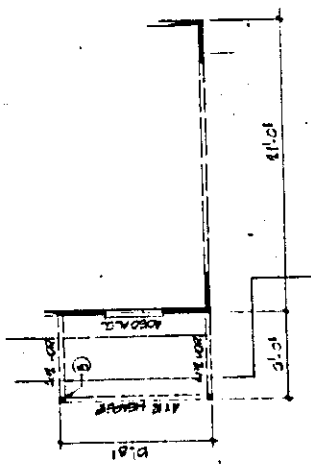


PLAN A

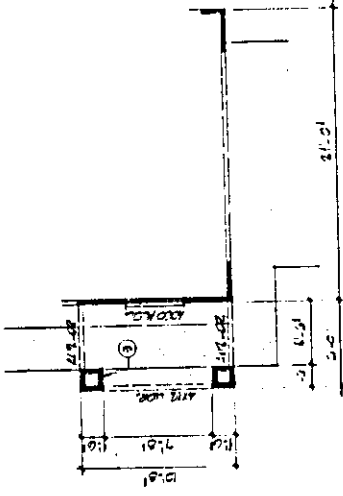
SCALE: 1/8" = 1'-0"

1. SEE SHEET # 1740-1 FOR WALL AND DOOR SCHEDULES.
2. SEE SHEET # 1740-2 FOR WINDOW SCHEDULES.
3. SEE SHEET # 1740-3 FOR FINISHES.
4. SEE SHEET # 1740-4 FOR FIXTURES.
5. SEE SHEET # 1740-5 FOR EQUIPMENT.
6. SEE SHEET # 1740-6 FOR MECHANICAL.
7. SEE SHEET # 1740-7 FOR ELECTRICAL.
8. SEE SHEET # 1740-8 FOR PLUMBING.
9. SEE SHEET # 1740-9 FOR PAINTS.
10. SEE SHEET # 1740-10 FOR CEILING.
11. SEE SHEET # 1740-11 FOR FLOORING.
12. SEE SHEET # 1740-12 FOR EXTERIOR.
13. SEE SHEET # 1740-13 FOR INTERIOR.
14. SEE SHEET # 1740-14 FOR DETAILS.
15. SEE SHEET # 1740-15 FOR NOTES.

- GENERAL NOTE:
1. ALL WORK SHALL BE ACCORDING TO THE 2018 CALIFORNIA BUILDING CODE.
 2. ALL WORK SHALL BE ACCORDING TO THE 2018 CALIFORNIA ELECTRICAL CODE.
 3. ALL WORK SHALL BE ACCORDING TO THE 2018 CALIFORNIA MECHANICAL CODE.
 4. ALL WORK SHALL BE ACCORDING TO THE 2018 CALIFORNIA PLUMBING CODE.
 5. ALL WORK SHALL BE ACCORDING TO THE 2018 CALIFORNIA FIRE CODE.
 6. ALL WORK SHALL BE ACCORDING TO THE 2018 CALIFORNIA LANDMARK PRESERVATION ACT.
 7. ALL WORK SHALL BE ACCORDING TO THE 2018 CALIFORNIA HISTORIC PRESERVATION ACT.
 8. ALL WORK SHALL BE ACCORDING TO THE 2018 CALIFORNIA ANTI-SLUMP ACT.
 9. ALL WORK SHALL BE ACCORDING TO THE 2018 CALIFORNIA ANTI-SLUMP ACT.
 10. ALL WORK SHALL BE ACCORDING TO THE 2018 CALIFORNIA ANTI-SLUMP ACT.
 11. ALL WORK SHALL BE ACCORDING TO THE 2018 CALIFORNIA ANTI-SLUMP ACT.
 12. ALL WORK SHALL BE ACCORDING TO THE 2018 CALIFORNIA ANTI-SLUMP ACT.
 13. ALL WORK SHALL BE ACCORDING TO THE 2018 CALIFORNIA ANTI-SLUMP ACT.
 14. ALL WORK SHALL BE ACCORDING TO THE 2018 CALIFORNIA ANTI-SLUMP ACT.
 15. ALL WORK SHALL BE ACCORDING TO THE 2018 CALIFORNIA ANTI-SLUMP ACT.

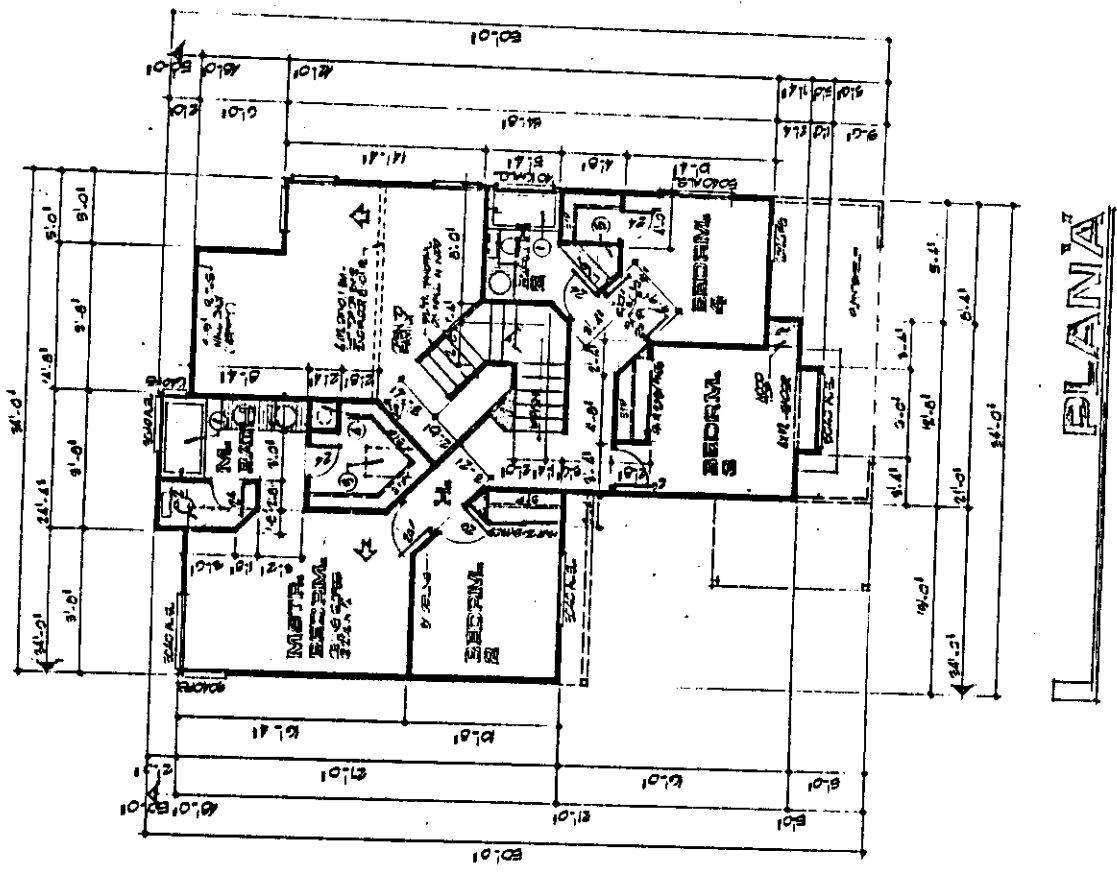


PLAN C

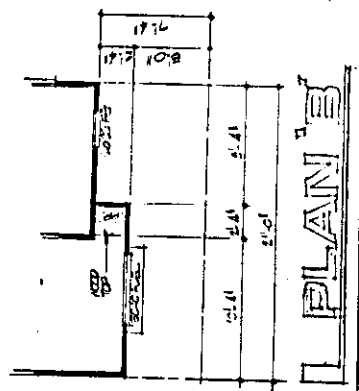
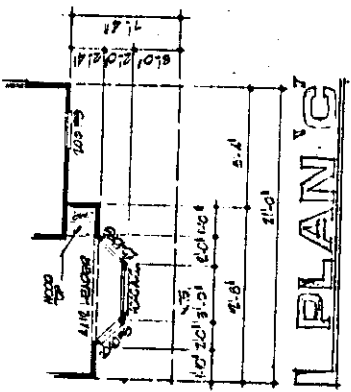
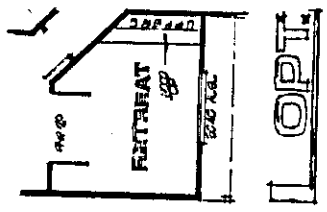


PLAN B

- NOTES:
- ① 2nd Floor Construction
 - ② 2nd Floor Area Notes (Handwritten)
 - ③ 2nd Floor Area Notes (Handwritten)
 - ④ 2nd Floor Area Notes (Handwritten)
 - ⑤ 2nd Floor Area Notes (Handwritten)
 - ⑥ 2nd Floor Area Notes (Handwritten)
 - ⑦ 2nd Floor Area Notes (Handwritten)



PLAN A

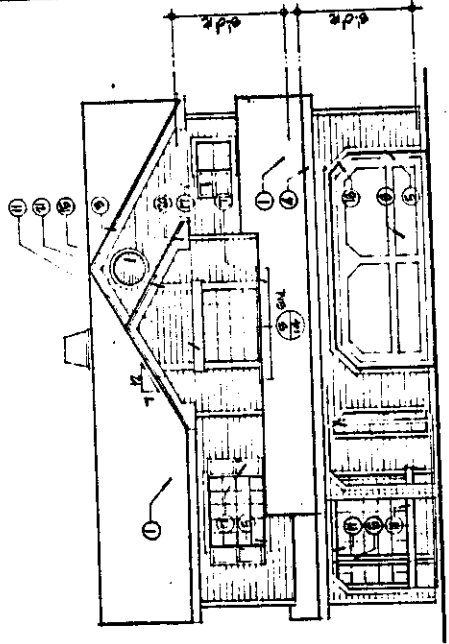


D46-124

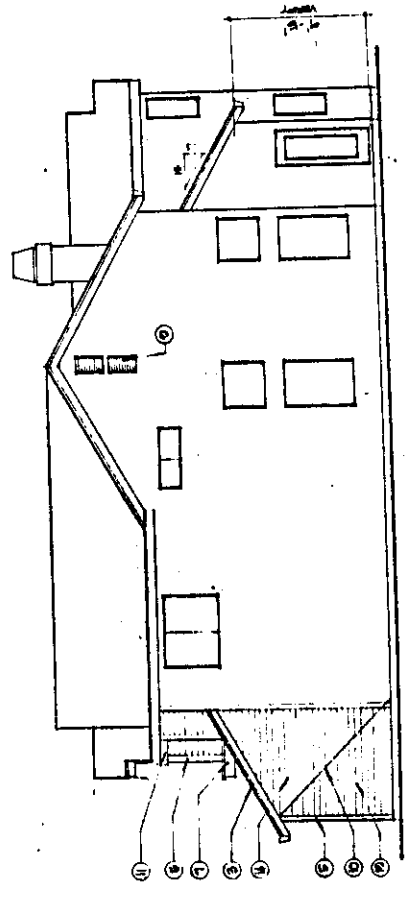
98-24-96

15

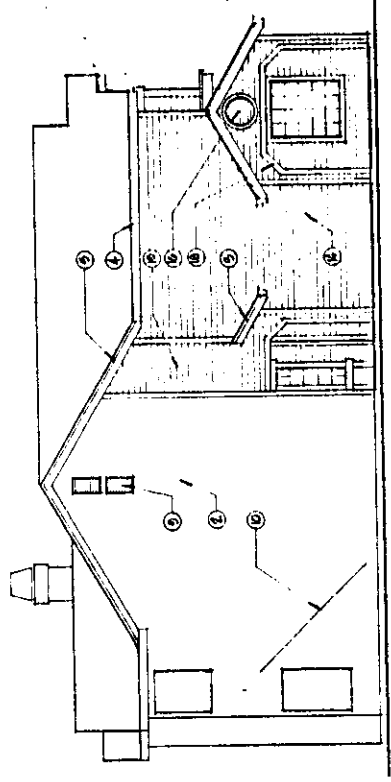
- ① ASPHALT FLUSH ROOFING
- ② 1/2" x 4" x 8" JOIST @ 16" O.C.
- ③ 1/2" x 4" x 8" JOIST @ 16" O.C.
- ④ 1/2" x 4" x 8" JOIST @ 16" O.C.
- ⑤ 1/2" x 4" x 8" JOIST @ 16" O.C.
- ⑥ 1/2" x 4" x 8" JOIST @ 16" O.C.
- ⑦ 1/2" x 4" x 8" JOIST @ 16" O.C.
- ⑧ 1/2" x 4" x 8" JOIST @ 16" O.C.
- ⑨ 1/2" x 4" x 8" JOIST @ 16" O.C.
- ⑩ 1/2" x 4" x 8" JOIST @ 16" O.C.
- ⑪ 2x10 TRIM
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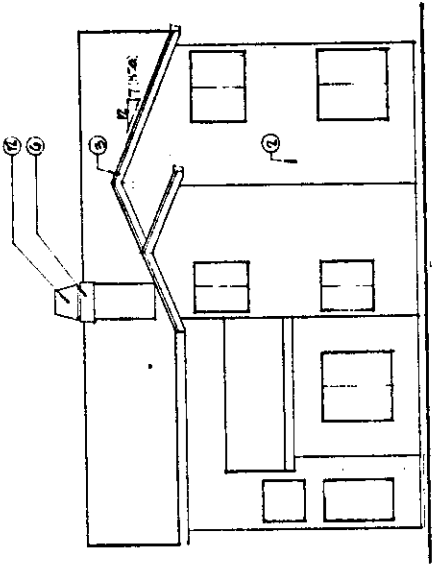
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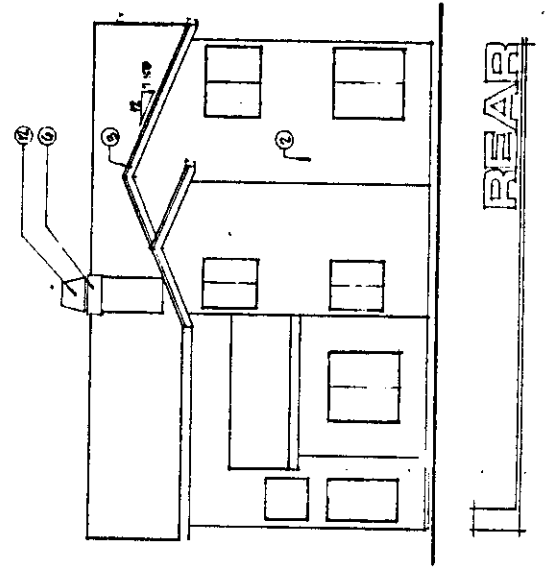
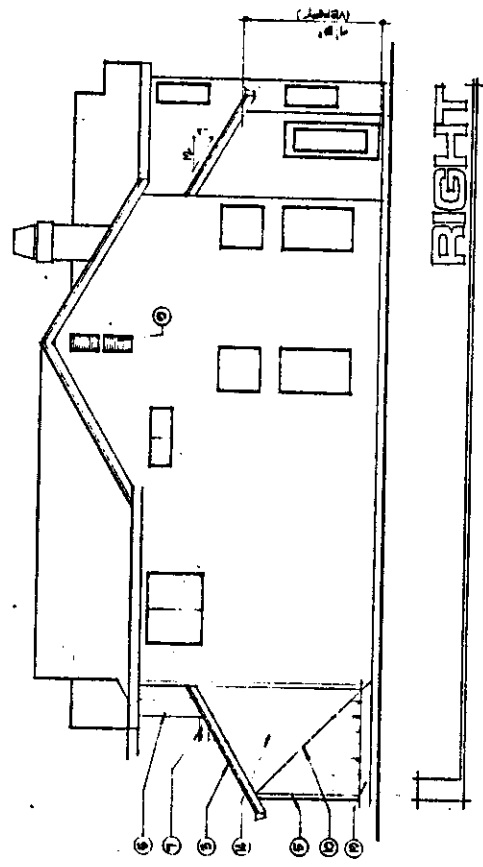
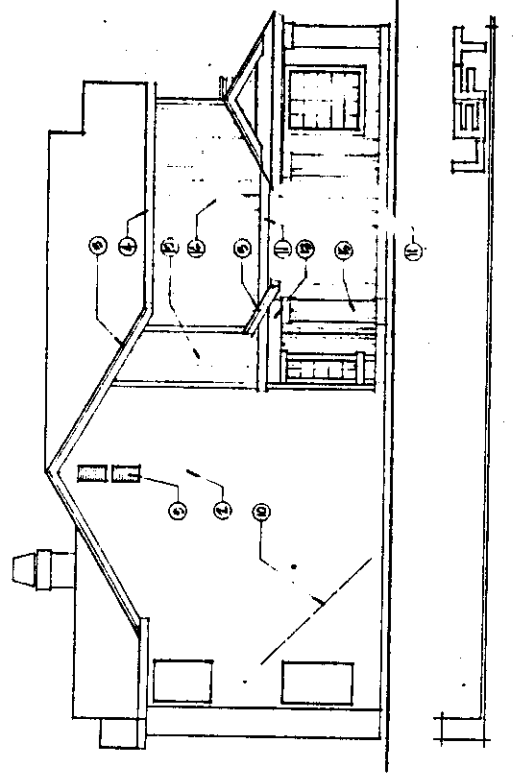
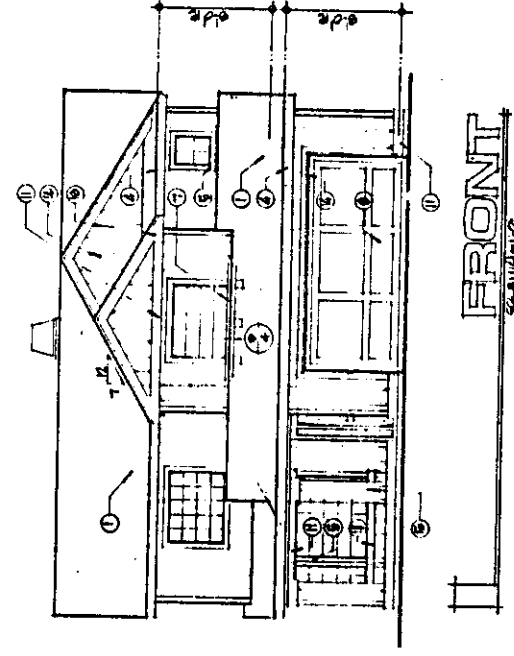
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P86-124

4-24-86

H.M. 15

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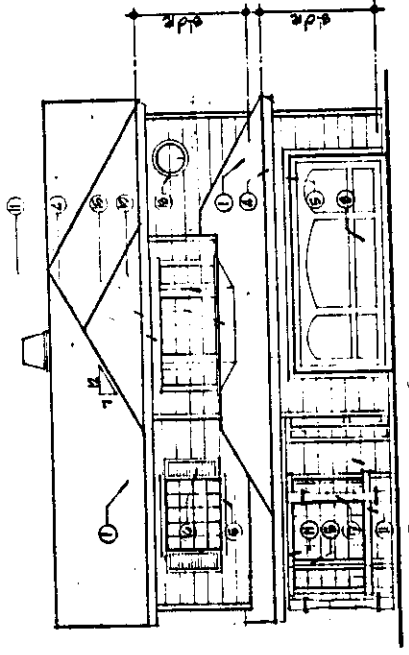


D97-124

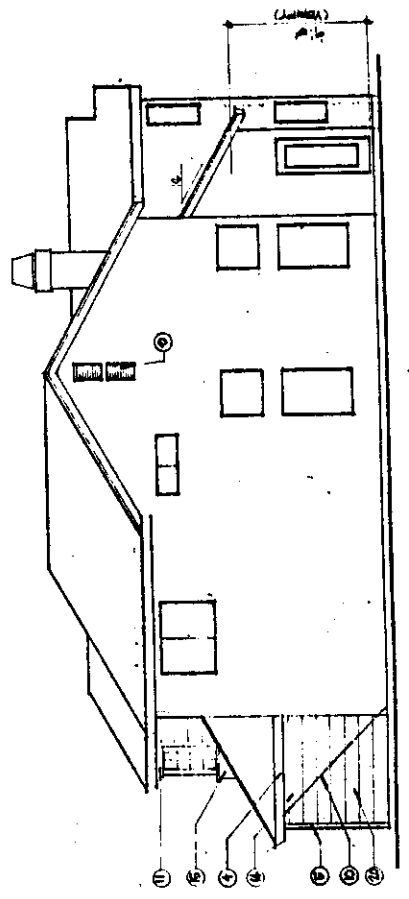
H-24-86

item 15

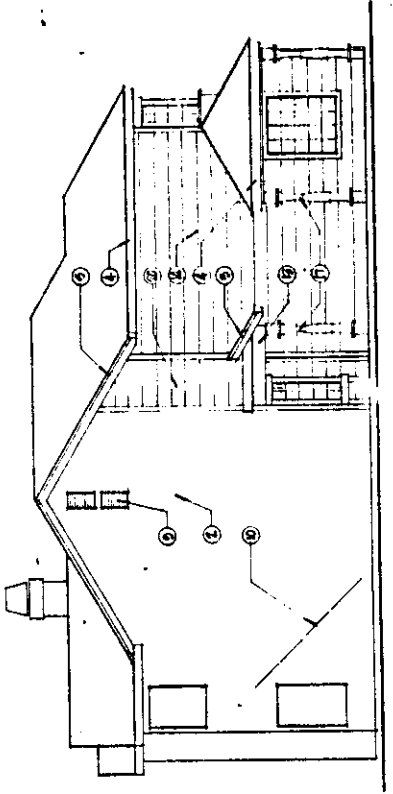
- ① 1/2" x 4" SILL
- ② 2" x 4" STUDS
- ③ 2" x 4" BRACES
- ④ 2" x 4" TRIM
- ⑤ 1/2" x 4" SILL
- ⑥ 2" x 4" STUDS
- ⑦ 2" x 4" BRACES
- ⑧ 2" x 4" TRIM
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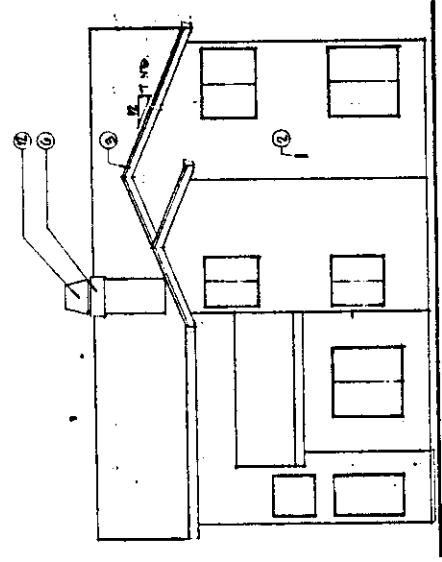
FRONT



RIGHT



LEFT



REAR

PRG-124

4-24-86

Item 15