

P93-160

- REQUEST:
- A. Special Permit to convert an existing residential building to a 5,850 square foot commercial office building on 0.23 \pm developed acres in the Residential-Office (RO) zone;
 - B. Variance to waive one required parking space for a 5,850 square foot commercial office building.
 - C. Variance to encroach 4 \pm feet into the front setback for a proposed parking lot.

LOCATION: 2015 H Street
003-0176-019
Central City Community Plan Area (Midtown)
Sacramento Unified School District
Council District 3

APPLICANT:	Jeffrey D. Smith, 455-8655 911 46th Street, Sacramento, CA 95819
OWNER:	Jeffrey D. Smith & Dean P. Smith 911 46th Street, Sacramento, CA 95819
APPLICATION FILED:	October 29, 1993
STAFF CONTACT:	Mike Dale, 264-5381 Assistant Planner

SUMMARY/RECOMMENDATION:

The applicant proposes to convert an existing 5,850 square foot residential structure to office use. Due to the site's zoning, such action requires Planning Commission approval of a Special Permit. The proposal involves remodeling the interior of the building to accommodate professional office tenants and restoring the exterior of the historic structure subject to Design Review staff approval. The proposal also involves the construction of 12 parking spaces to be situated on the west and north sides of the lot.

Staff has worked with the applicant to resolve the primary issues of accessing the site,

providing adequate maneuvering area for vehicles, and preserving the important structural and landscaping features of the site. As a result of these deliberations, and based on a review of the proposal's compatibility with the surrounding land uses, **staff recommends approval of the requested entitlements** subject to the conditions listed below.

PROJECT INFORMATION:

General Plan Designation:	Community / Neighborhood Commercial & Offices
Community Plan Designation:	General Commercial
Existing Land Use of Site:	Vacant Building and Carriage House
Existing Zoning of Site:	Residential-Office (RO)

Surrounding Land Use and Zoning:

North: Two-Story Office Building, Private Park; R-O
 South: Convenience Market, Office; C-2
 East: Office; R-O
 West: Office; R-O

Setbacks:	Required	Provided
Front:	22.5'	18.69'
Side:	5'	6'
Rear:	0'	0'

Property Dimensions:	103.88' x 100.07'
Property Area:	0.23± gross acres
Square Footage of Building:	5,850 square feet
Height of Building:	37 feet, 2 stories
Exterior Building Materials:	Narrow Wood Strip Siding
Roof Material:	Composition Shingle
Parking Required:	13 spaces
Parking Provided:	12 spaces
Topography:	Flat
Street Improvements:	Requires curb cut for new driveway
Utilities:	Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Design Review	Design Review Staff
Building Permit	Building Division
Driveway Permit	Public Works

STAFF EVALUATION: Staff has the following comments:**A. Policy Considerations**

The proposed office use is compatible with the "Community / Neighborhood Commercial & Offices" designation of the General Plan and the "General Commercial" designation of the Central City Community Plan. Office uses are allowed in the Residential-Office zone subject to the granting of a special permit by the Planning Commission.

Actions resulting in the conversion of residential space to office space are typically contrary to the goals and policies of the General and Community Plans. However, the retention of historic structures is encouraged. The subject building formerly accommodated a residential use but has remained vacant and un-inhabitable for many years. Extensive repair work and retrofitting is needed in order to bring the structure up to current health and safety standards. To this point, restoration of the structure for residential use is not economically feasible. However, conversion of the structure to office use provides adequate economic incentive to invest in the upgrading and restoration of the structure. Staff therefore supports utilization of the structure as office use.

B. Site Plan Design/Zoning Requirements**1. Setbacks**

The existing structures (large building and carriage house) meet the City's setback requirements. However, the proposed eight-space parking lot is calculated to encroach approximately four feet into the front setback as determined by the structure to the west and the parking lot to the east of the site. This situation represents a compromise reached by City staff and the property owner. Earlier versions of the project depicted a nine-space parking lot which would have further encroached into the front setback. Under the earlier scenario, less landscaping would have been provided along H Street and the parking lot would have been constrained (see Parking discussion, below). Under the current proposal, five more feet of landscaping will be provided and vehicles will be afforded greater maneuvering area within the parking lot. Based on the relative size of the parcel and the desire to preserve the historic structure, staff recommends **approval** of the variance to encroach four feet into the front setback.

Four additional parking spaces are proposed along the northern boundary of the site - one of which is the existing carriage house. Unlike the eight-space parking lot which will be accessed from H Street, these spaces will be accessed from the private alley located mid-block along 20th Street. This scenario also represents a compromise reached by planning staff and the property owner. Earlier versions of the project showed all parking to be accessed from the private alley and park.

Upon polling the property owners within the block, staff found access from H Street to be the preferred alternative. The applicant revised the site plan accordingly. In order to mitigate the eroding effect of vehicular traffic within the existing park area, the property owner has agreed to install and maintain a minimum of three inches of gravel along the entire outer perimeter of the park.

Trash enclosures and receptacles are not shown on the site plan as typically required for new and existing commercial developments. However, based on the size of the proposed office building, standard trash enclosures and receptacles are not required. Nevertheless, staff recommends that, prior to the issuance of building permits, the property owner should determine how and where solid waste will be stored and retrieved. Also, the property owner should submit a Statement of Recycling Information.

2. Parking/Circulation

The parking requirement for this project is based on the following calculation:

<u>Level</u>	<u>Office Space</u>	
Basement	1,753 sf	
First Floor	1,753 sf	Parking Ratio: 1 Space / 450 Square Feet
Second Floor	1,753 sf	Parking Req't: 5,850/450 = 13 Spaces
Attic	591 sf	
Total	5,850 sf	

The property owner proposes to provide approximately 5,850 square feet of usable office space thereby warranting the construction of 13 on-site parking spaces. The site plan shows the provision of twelve on-site parking spaces: eight along the western boundary of the site which will be accessed from H Street and four along the northern boundary which will be accessed via the private alley. Since only twelve parking spaces are being proposed, the property owner is seeking approval of a variance to waive one of the required 13 on-site parking spaces.

An earlier version of the applicant's proposal showed 13 on-site parking spaces: nine along the western property boundary and four along the northern boundary. As a result of comments received from the Public Works Department, the site plan was revised in order to provide adequate stacking and maneuvering area for vehicles entering, parking and exiting the western lot. However, in order to achieve this result, one parking space was designated for maneuvering area only. A shortage of one parking space therefore also resulted. Upon canvassing the site's vicinity, staff found that adequate short-term (two-hour) parking was available during normal business hours which could be utilized by the office building's clientele. Staff therefore supports the applicant's request to waive one on-site parking space.

3. Landscaping

The proposal includes the construction of a six- to eight-foot-wide planter along the site's western boundary and another planter next to the site's southern boundary. These planters will serve to meet the City's standard 50% shading requirement. The City Arborist has specified that all of the existing trees and shrubs shown on the site plan may be saved or removed as indicated. The 21-inch English Walnut, however, is worthy of preserving. In lieu of preserving the tree, the Arborist has recommended that removal of the tree be mitigated by the placement of a 24-inch box specimen on-site.

C. Building Design

No new structural amenities are proposed except for the provision of a handicap lift to be located next to the front porch. The applicant has applied for Design Review (PB93-050), and all exterior modifications will be subject to the review and approval of the Design Review staff.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The proposed project is found to be exempt from further environmental review pursuant to California Environmental Quality Act Guidelines (Section 15301(d)).

B. Neighborhood Response

Planning staff received three letters from concerned neighbors regarding the applicant's proposal (see Attachments C,D,F). The first of these letters (dated 12/2/93) expressed support for the project but concern regarding the location of an existing utility pole located in the private alley. In response, staff notes that the pole is located beyond the subject site and will not directly interfere with vehicular access to and/or from the site. The second of these letters (dated 12/6/93) also expressed support for the project but concern regarding the amount of additional dust and/or mud which may be generated as a result of more vehicles using the private alley and park. In response, staff notes that the applicant has offered to provide and maintain a minimum of three inches of gravel over the entire outer perimeter of the park in order to reduce the eroding effect of vehicles. The letter also mentioned that security is a primary issue and suggested that additional nighttime lighting be provided. Staff agrees with this assessment and recommends that additional lighting be provided in the rear-yard area and that the four northern parking spaces be limited to employees only (no clients or deliveries).

The third letter (dated 12/15/93) supported renovating the structure but opposed the "single use office conversion." The neighbor much preferred that the building

become a "mixed use facility" whereby a residential component is included. In response, staff refers to a letter submitted by the property owner (dated 1/3/94) stating that "commercial conversion...is the only way to justify the investment needed to completely restore the building" (see Attachment F). Though staff is unable to verify the validity of this statement, based on the building's prolonged vacancy and continued neglect, staff is inclined to concur. Finally, the neighbor strongly opposes the use of the private park for vehicular access to the site. In response, staff emphasizes that two-thirds of the on-site parking will be accessed from H Street; and the garage, which will be accessed from the park, has existed for many years in its present location. The three remaining parking spaces along the northern boundary are not anticipated to adversely impact the surrounding land uses or the park.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. Public Works Department

The Development Services Division noted that all on-site grading and drainage should be approved by their Department prior to the issuance of building permits. Also, drainage will run into the combined sewer system located in the private alley/park.

The Transportation Division had reviewed earlier versions of the site plan and now accepts the final version with regard to the parking layout.

2. Planning Department

The Building Division indicated that the proposed change of occupancy (from residence to business) may be subject to the inclusion of a fire sprinkler system. The applicant is advised to consult with the Building Division about this matter prior to the issuance of building permits.

All aspects of the project, including pavement treatment and materials, shall be subject to the review and approval of the Design Review staff prior to the issuance of building permits.

3. City Arborist

The City Arborist believes that the existing 24-inch English Walnut located in the middle of the proposed parking lot is worthy of preserving but may be replaced by a 24-inch box specimen on-site. A minimum of six-feet of clearance should be provided between the proposed driveway and the

existing 44-inch Elm tree located in the City planter. A protective barrier (six-foot chain-link fence) should be erected around all of the existing City trees during construction. Roots located in connection with the City trees (i.e. the Elm tree) shall be excavated by hand and shall be examined by the Arborist prior to cutting.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny each of the entitlements indicated below. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

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

- A. Adopt the attached Resolution approving a Special Permit to convert an existing residential building to a 5,850 square foot commercial office building on 0.23± developed acres in the Residential-Office (RO) zone;
- B. Adopt the attached Resolution approving 1) a Variance to waive one required parking space for a 5,850 square foot commercial office building; and 2) a Variance to encroach 4± feet into the front setback for a proposed parking lot.

Report Prepared By,

Mike Dale
Mike Dale
Assistant Planner

Report Reviewed By,

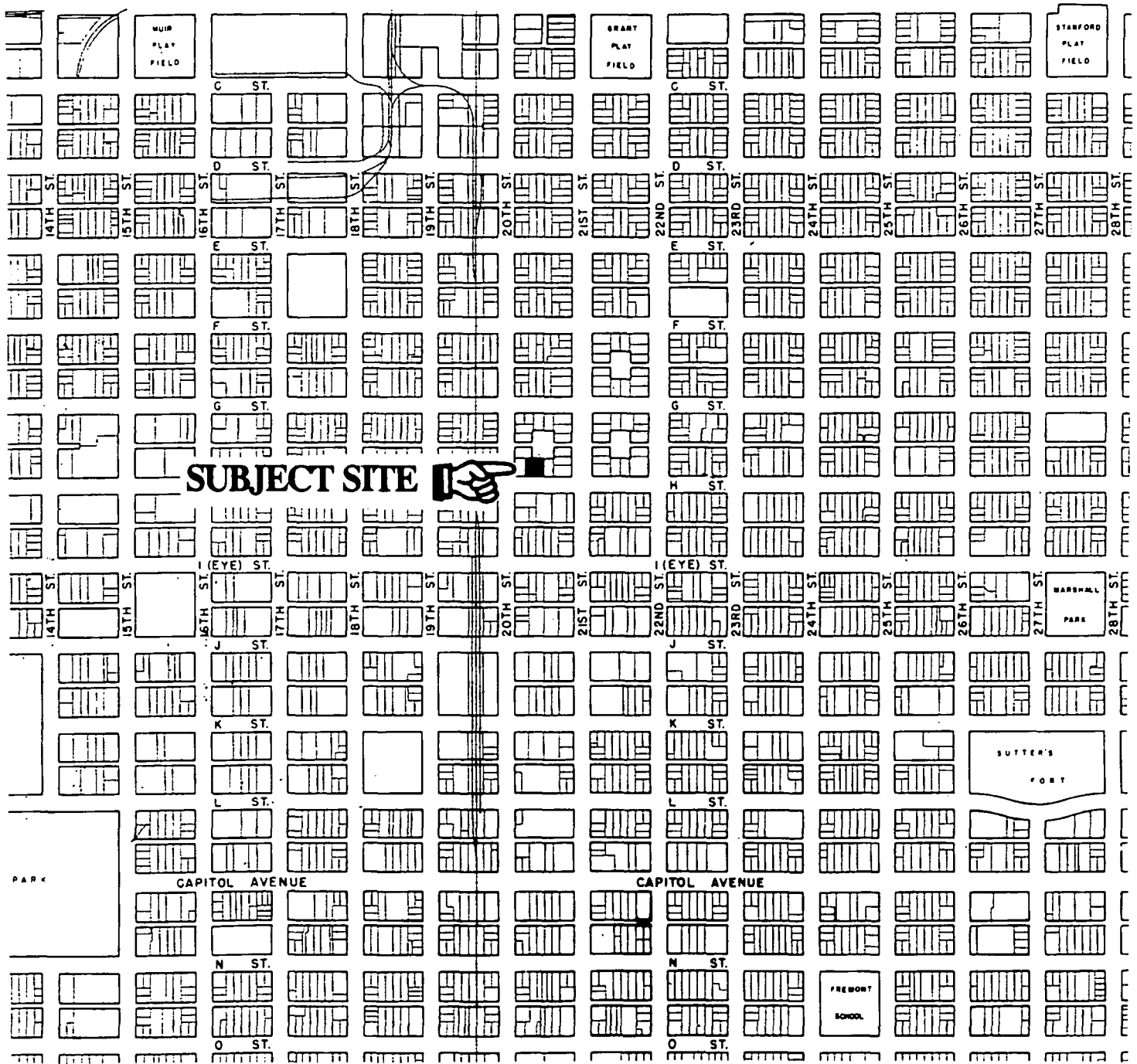
Steve Peterson
Steve Peterson
Senior Planner

Attachments

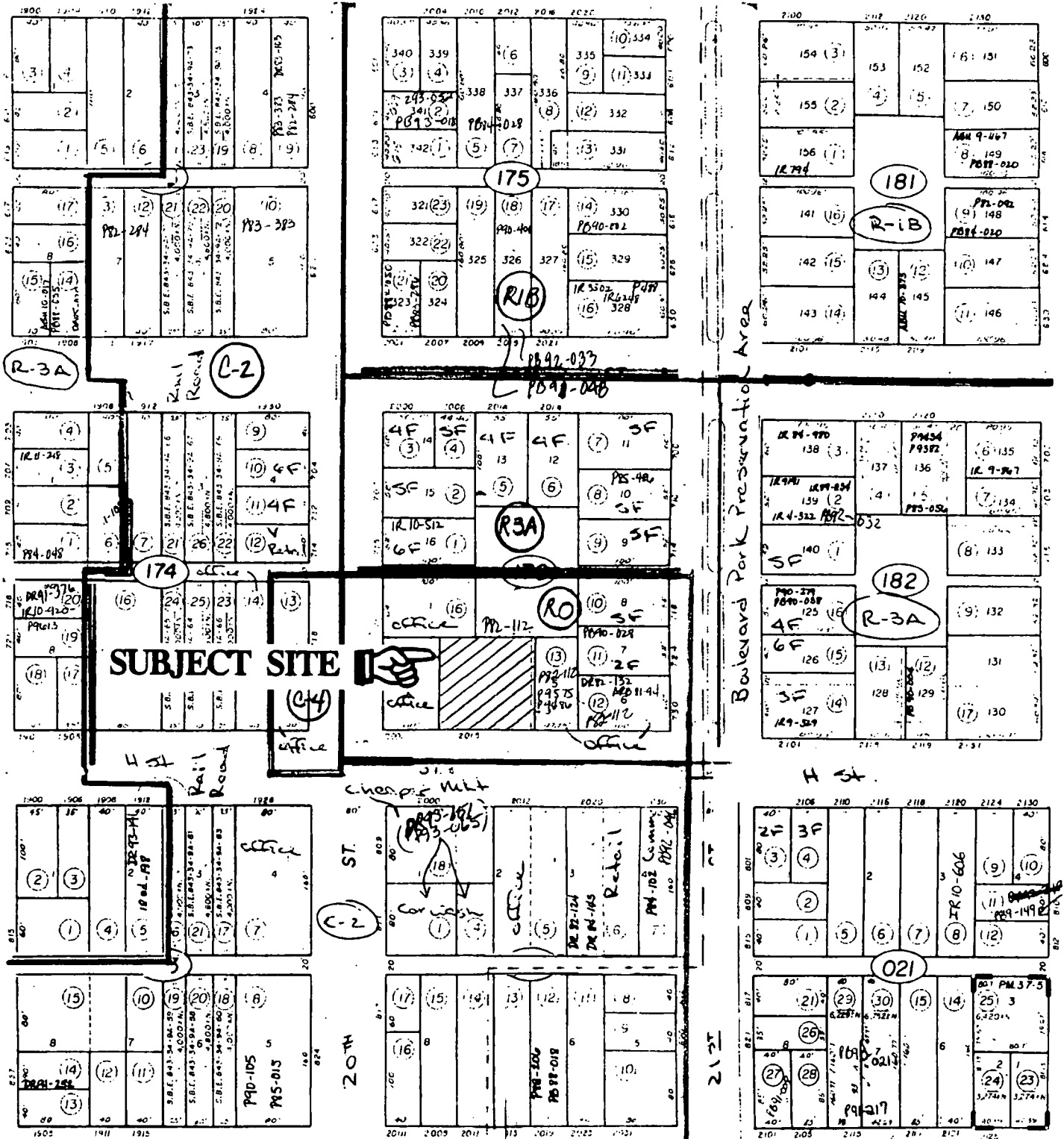
Attachment A
Attachment B
Attachment C
Attachment D
Attachment E
Attachment F
Resolution
Resolution
Exhibit A
Exhibit B
Exhibit C
Exhibit D
Exhibit E

Vicinity Map
Land Use and Zoning Map
Letter From Neighbor
Letter From Neighbor
Letter From Neighbor
Letter From Property Owner
Special Permit
Variances
Site Plan
Floor Plans - Basement and 1st Floor
Floor Plans - 2nd Floor and Attic
Elevations - East and West
Elevations - North and South

Attachment A
Vicinity Map



Attachment B
Land Use and Zoning Map



Attachment C
Letter From Neighbor

RECEIVED

DEC 8 1993

Ans'd

Dec 2, 1993

Re: P93-160

Mr. Dale:

I'm delighted about the proposed commercial use of the Victorian at 2015 H Street

I'd like to suggest in connection with it, however, that a utility pole located in the private alley proposed for access to 13 parking spaces presents a hazard.

At least six residents of the block currently use the alley to reach their garages. A number of employees in a 20th Street business use the proposed parking area. We are all familiar with the pole obstacle and navigate

it carefully. Business patrons + others may appear with the need to pull SLOWLY around it, however, risk damaging their own vehicles, the pole or another vehicle approaching them head-on.

I recommend re-locating the pole to a safer position near the alley intersection.

Thanks for the opportunity to comment

Deborah Bertrand

DEBORAH G. BERTRAND
2016 G St #4
Sacramento CA 95814

332-7784 W
441-4193 H

Attachment D
Letter From Neighbor

Public Relations

717 20th Street
Sacramento, CA 95814
916-444-8014 FAX 444-8087

RECEIVED

DEC 8 1993

Ans'd (2 (S) (S)?)

from call.

December 6, 1993

Michael Dale
City of Sacramento Planning Department
1231 I Street, Room 300
Sacramento, CA 95814

Re: P93-160

Dear Mr. Dale:

I would like to provide the following input regarding the proposed renovation and re-use of the existing structure located at 2015 H Street, Sacramento, CA, project file number P93-160. I am a co-owner of the contiguous property at 717 20th street, an office building in which our business, Deen & Black Public Relations, is also housed.

Generally we favor the planned use, but there are several concerns regarding the proposed parking lot and access that we would appreciate being addressed.

First, there is currently no through usage of the alley and minimal traffic. I'm sure the neighbors will be concerned about any increase. Although the initial portion of the alley entering from 20th street along our building is paved, none of the back is. In the summer traffic generates considerable dust, which is a problem for us in that we have a patio behind our building that we use for business purposes. In the winter months traffic following any rain creates a muddy quagmire. Unless there is a plan to pave the entire surrounding lane around the private park in the center of the block this will be a real problem.

It appears from the plans that the proposed parking lot entrance will be immediately next to where our current back three paved parking spots are. Since there is limited visibility backing out from these spots because of the patio wall, I am concerned that a volume of traffic will create a safety hazard. The area also includes residential, with one backyard adjacent to the alley, and small children often play along the alley and in the park area.

In general, the parking situation in the area is very tight. It has taken a conscious and active effort on the part of the neighborhood to discourage people from parking in the lanes around the central park and actually on the grassy area itself. Since 13 parking spaces seems minimal for the amount of office space proposed, I would appreciate some reassurance that the project will not result in the park being converted into a de facto parking lot.

You should be aware that the general sense of the neighborhood has been to discourage use of the central park area, largely because of security concerns. If the new project provides improved nighttime lighting it would probably be seen as a plus. If it opens up the center of the block in a way that encourages the patrons of Jeff's Cheaper Liquor on the corner to "hang out" then it will definitely be unwelcome.

I appreciate being informed on the project's progress and welcome further information as it relates to these concerns.

Sincerely,

Robert L. Deen
Managing Partner

December 15, 1993

DEC 20 1993
Ans'd

Mr. Mike Dale, Assistant Planner
1232 I Street, Room 200
Sacramento, CA 95814

SUBJECT: P93-160 SPECIAL USE PERMIT FOR 2015 H STREET

Dear Mike:

Thank you for the special notice regarding this project, and thank you for personally walking our streets. As a (second time) new neighbor in this community I appreciate your efforts. If I understand the project correctly, the structure is to be renovated. I applaud this effort. I had at one time also attempted to purchase this structure for a mixed use conversion but could not negotiate an acceptable price.

I have quickly reviewed the plans you left with me and I am very concerned about the proposed uses and the parking. Let me identify three important points:

- 1) I am very opposed to a single use office conversion.

This should be a mixed use facility. Please ensure that this is not a empty building at night -- require a residential component which is what the zoning anticipated. A few apartment units upstairs will make a significant difference in encouraging the viability of our neighborhood, not a slow sorry conversion.

We are historically a mixed use block. Mistakes were made in some of the office conversions that have already taken place. If you spend an evening or night here you will experience how these empty buildings and spaces are used at night. When you contrast them to the spaces that have a residential component you will see what I mean. Please do not continue this trend. Support and defend mixed use.

- 2) I am very opposed to any parking for this facility within the private common park area.
- 3) I am very opposed to any access to parking on or off site, from the private common park area.

We are already heavily impacted from G and H Street vehicular traffic as well as transient pedestrian activity from the car wash/liquor store to the Luckies redemption center. We are carrying more than our fair share of the burden of these uses. The private common park area is supposed to be for neighborhood PEOPLE to enjoy not employee vehicles.

There is no reason why the parking for this facility can not have ingress and egress from H Street. The City has already made a policy choice to turn H Street into a major collector. My neighbors and I live with that decision daily. Do not now give away our common area to cars as well. Keep the impacts where they are already centered -- H Street.

I am a professional planner and I understand this neighborhood has been quite vocal in the past about circulation and other issues. Please do not view this letter as whining. I support what this new property owner wants to achieve, I just encourage him to do it sensitively with the neighborhood in mind. By virtue of his purchase he is now one of us. I welcome him. Perhaps he has not even thought of these concerns. I would be willing to volunteer my professional time to help him if that would help him to understand these issues. He can reach me at my office number (916) 447-1809.

Please exercise good planning and avoid mistakes that would detract from our only amenities here. There is no reason not to "fix" this plan. As planners and neighbors WE KNOW BETTER.

Sincerely,



Heidi Tschudin
710 21st Street
Sacramento, CA 95814
(916) 444-0227

- c. Josh Pane, Council Member
City Hall, I Street
Sacramento, CA 95814

P93-160

FEBRUARY 10, 1994

Attachment E
Letter From Neighbor

ITEM # 3
PAGE 12

**Attachment F
Letter From Property Owner**

January 3, 1994

Sacramento City Planning Commission

To Whom It May Concern:

My name is Jeffrey Smith and I am the current owner of the property located at 2015 H Street. After careful evaluation of the surrounding neighborhood, the condition of the building and the cost of rehabilitating the property, I purchased the property for commercial conversion which is the only way to justify the investment needed to completely restore the building.

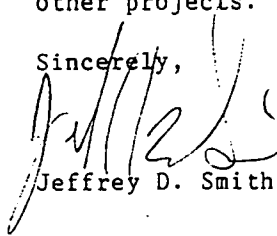
The property certainly is appropriate for commercial conversion as is evidenced by the commercial buildings on either side as well as across the street.

Other factors that speak in favor of rehabilitating this property are:

- A) 40 plus years of unoccupancy
- B) 40 plus years of deterioration of a historical structure
- C) Continual vandalism
- D) An eyesore and constant concern for the surrounding community
- E) Haven for transients and alcoholics
- F) Not to mention the effect a deteriorating building like this has on the surrounding property values.

If for some reason we are not able to proceed as originally planned, we will lose our tenant with whom we have negotiated to lease the entire building and I will be financially forced to leave the property in its present condition and move on to other projects.

Sincerely,



Jeffrey D. Smith

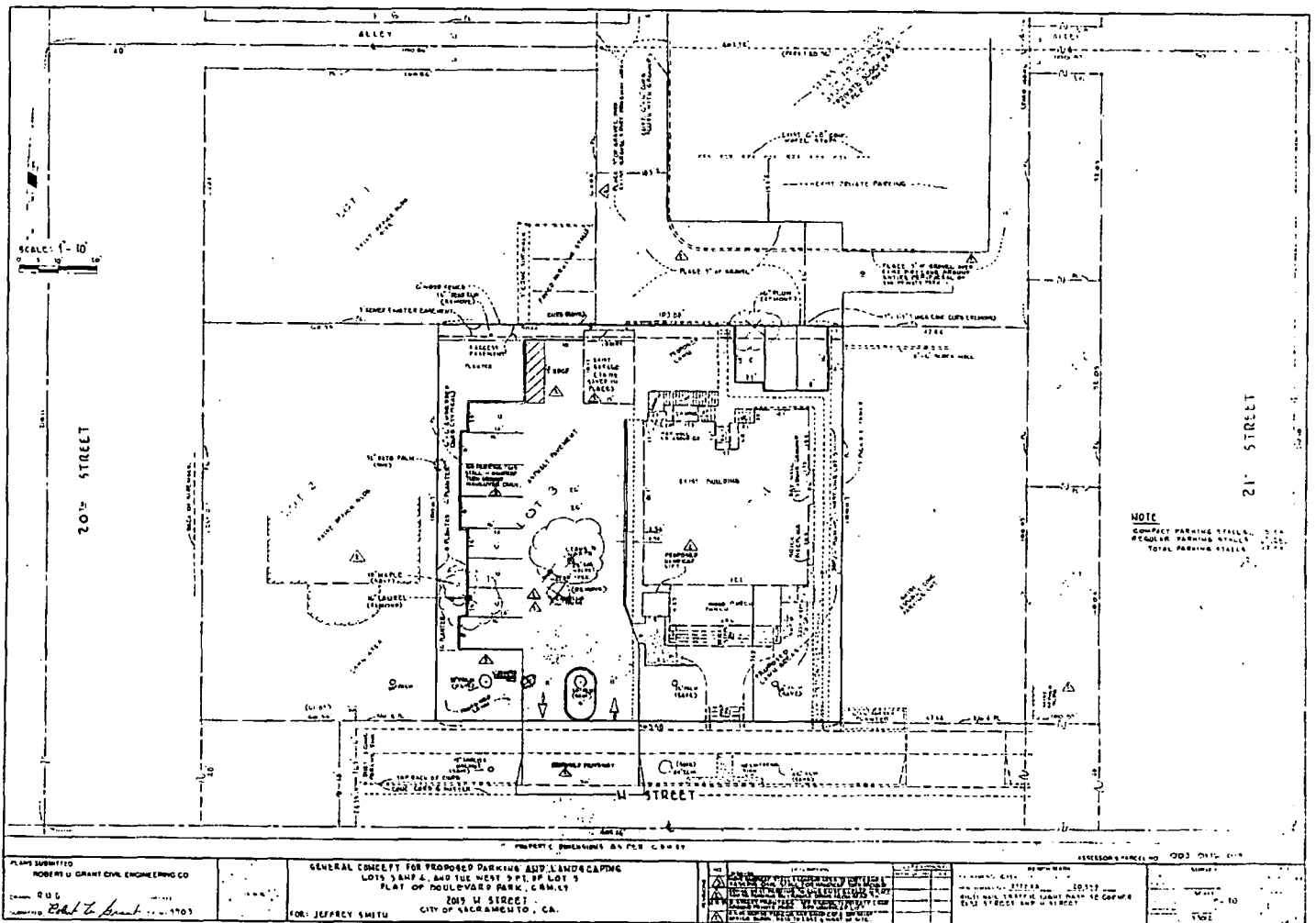
CITY OF SACRAMENTO
PLANNING DIVISION

JAN 1 1994

RECEIVED

P93 160

Exhibit A
Site Plan



PLANS SUBMITTED ROBERT W. GRANT CIVIL ENGINEERING CO. 2015 W STREET SACRAMENTO, CALIF. 95811	GENERAL CONCEPT FOR PROPOSED PARKING AND LANDSCAPING LOTS 1, 2, AND 3 AND THE WEST 50% OF LOT 3 PLAT OF BOULEVARD PARK, C.A.M. ET 2015 W STREET CITY OF SACRAMENTO, CA. FOR: JEFFREY SMITH	PROJECT NO. 93-160 SHEET NO. 14 OF 14 DATE: FEBRUARY 10, 1994 DRAWN BY: [Name] CHECKED BY: [Name]	CITY OF SACRAMENTO PUBLIC WORKS DEPARTMENT 1500 J STREET SACRAMENTO, CALIF. 95811	REVISIONS TABLE NO. DATE DESCRIPTION 1 2 3
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Exhibit B
Floor Plans - Basement and 1st Floor

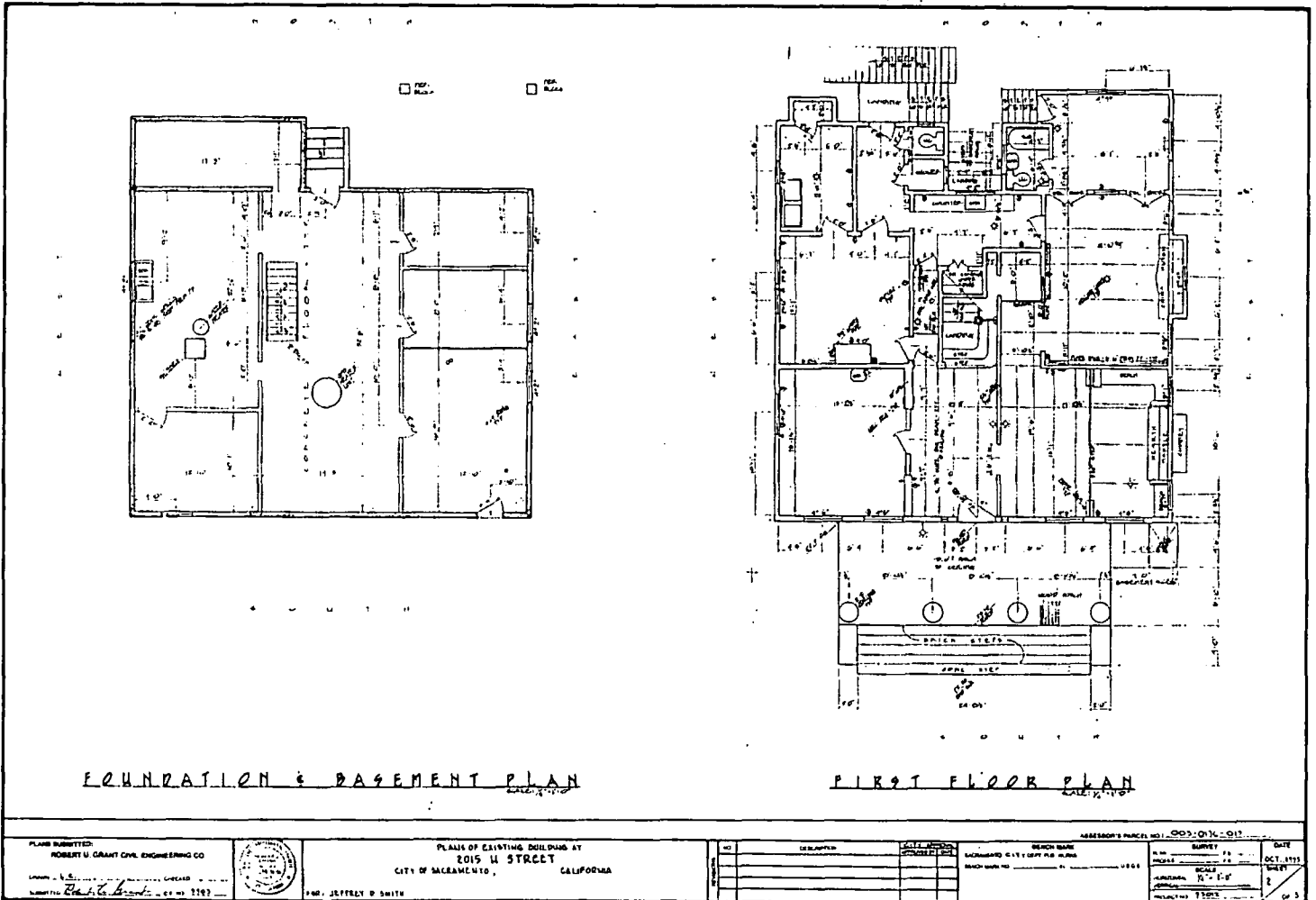
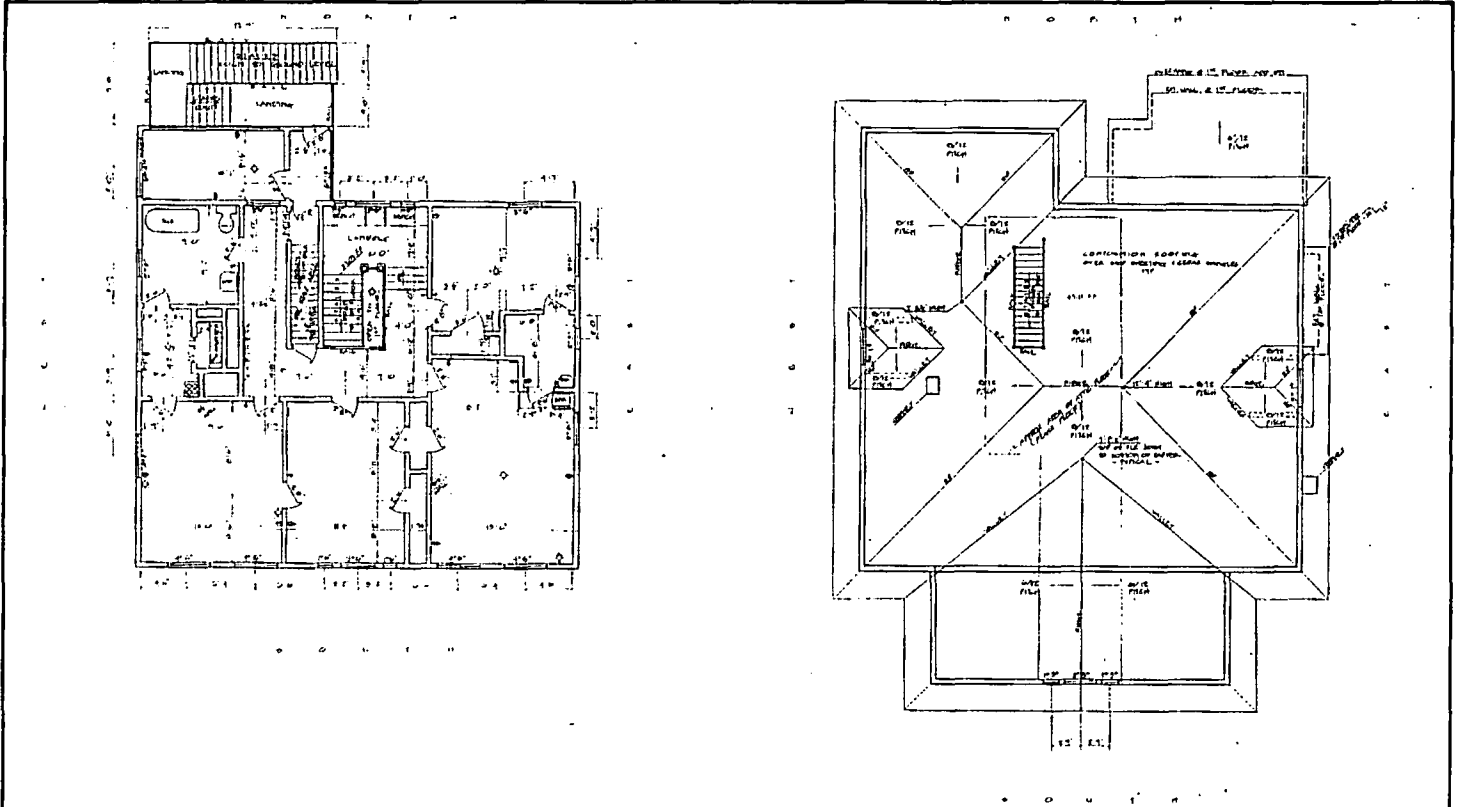


Exhibit C
Floor Plans - 2nd Floor and Attic



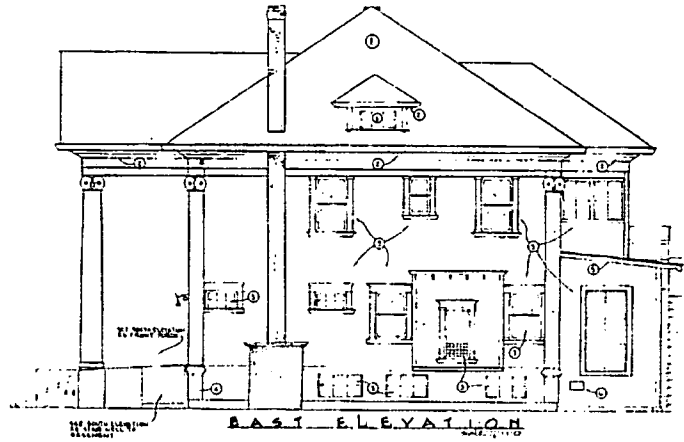
SECOND FLOOR PLAN

ATTIC & ROOF PLAN

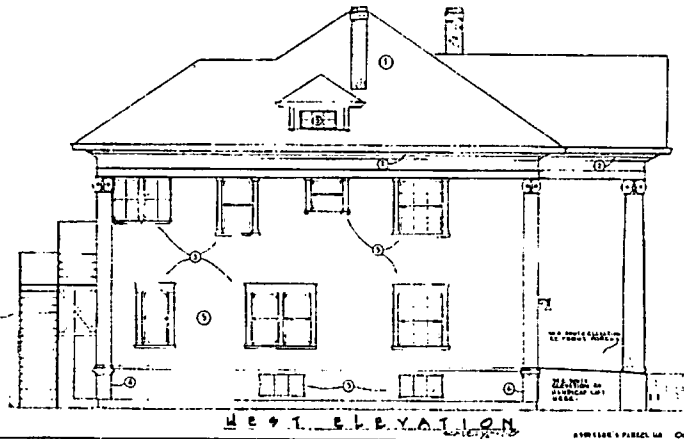
PLANS SUBMITTED ROBERT U. GRANT CIVIL ENGINEERING CO. LICENSE NO. 55 ISSUED 12/22/88 EXPIRES 12/22/93 REGISTERED PROFESSIONAL ENGINEER CIVIL ENGINEER STATE OF CALIFORNIA		PLANS OF EXISTING BUILDING AT 2015 H STREET CITY OF SACRAMENTO, CALIFORNIA	NO. _____ OF SHEETS _____ DATE _____	ARCHITECT'S SEAL REGISTERED ARCHITECT STATE OF CALIFORNIA NO. _____ DATE _____	SURVEYOR'S SEAL REGISTERED SURVEYOR STATE OF CALIFORNIA NO. _____ DATE _____	ARCHITECT'S NAME ROBERT U. GRANT ADDRESS SACRAMENTO, CALIFORNIA	SURVEYOR'S NAME DATE SCALE 1" = 1'-0" SHEET NO. 1 OF 3	REGISTERED & PLACED NO.: 007-014-015 DATE: DEC 1 1993

Exhibit D
Elevations - East and West

- EXTERIOR REPAIRS - EAST ELEVATION DETAILS:**
- 1. REPAIR ROOF WITH "LEAK" REPAIRS ON SHINGLE ROOFING.
 - 2. REPAIR SIDING AND CLUMP MOULDING AND OVERHANG SOFFIT, AND REPAIR ALL GUTTER DOWNSPUTTERS.
 - 3. REPAIR ROOF MOULDING AT ALL WINDOWS AND DOORS.
 - 4. REPAIR WINDOW SILLING SILL, INCLUDING "HATCH PANEL" WITH 1/2" x 3/4" SILLING AS FURNISHED, WITH NEW WOOD MATERIALS.
 - 5. REPAIR TRIM SILLING AND CORNER MOULDING.
 - 6. REPAIR WALL FINISH.
 - 7. REMOVE AND RECONSTRUCT SHEET PILE FENCE.

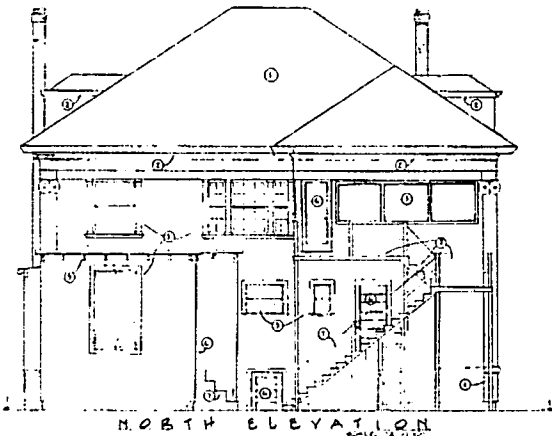


- EXTERIOR REPAIRS - WEST ELEVATION DETAILS:**
- 1. REPAIR ROOF WITH "LEAK" REPAIRS ON SHINGLE ROOFING.
 - 2. REPAIR SIDING AND CLUMP MOULDING AND OVERHANG SOFFIT, AND REPAIR ALL GUTTER DOWNSPUTTERS.
 - 3. REPAIR ROOF MOULDING AT ALL WINDOWS AND DOORS.
 - 4. REPAIR WINDOW SILLING SILL, INCLUDING "HATCH PANEL" WITH 1/2" x 3/4" SILLING AS FURNISHED, WITH NEW WOOD MATERIALS.
 - 5. REMOVE AND "PITCH" ALL REPAIRED ELECTRIC CONDUITS AND COVER TUBES AND ALL PIPES FROM SERVICE OF UTILITY WALL AS TO LOADS PERMITTED FOR CONSTRUCTION PROJECTS.



PLANS SUBMITTED ROBERT U. GRANT CIVIL ENGINEERING CO. 445 S. 9th St. SACRAMENTO, CALIF. 95811		PRELIMINARY CONCEPT OF REPAIRS PROPOSED TO EXTERIOR OF BUILDING LOCATED AT 1015 H STREET CITY OF SACRAMENTO CALIFORNIA FOR JEFFREY S. SHAW	NO. _____	DESCRIPTION _____	DATE _____	SURVEY _____	SCALE _____	SHEET _____
			PROJECT NO. _____	SHEET NO. _____	TOTAL SHEETS _____	DRAWN BY _____	CHECKED BY _____	DATE _____

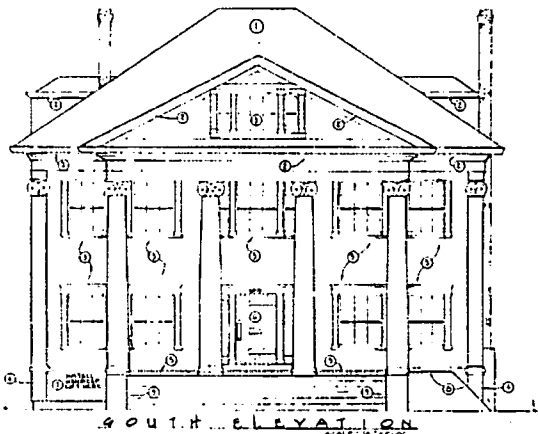
Exhibit E
Elevations - North and South



- REPAIRS LISTED - NORTH ELEVATION ELEVATION:**
- ① REPAIR WITH "SLIP" ASPHALT IN CORNER ROOFING.
 - ② REPAIR FACIA AND CHIMNEY ROOFING AND OVERLAND ROOFING, AND REPAIR ALL ROOF DOWN-RAINS.
 - ③ REPAIR ROOF HOUSING AT ALL WINDOWS AND GABLES.
 - ④ REPAIR CORNER COLUMN BASE, INCLUDING "MATCH" TAPEL STRIP AND HOUSING AT CORNER. USE MATCH MATERIALS.
 - ⑤ ONE ALTERN OVERLAND BASE AND POOR, HOLD UP BASE, AND REPAIR FACIA AND CHIMNEY ROOFING AND OVERLAND ROOFING, AND REPAIR OVERLAND ROOFING AND ROOF DOWN-RAINS AT CORNER.
 - ⑥ REPLACE ALL ROOF WITH RAFTER WOOD ROOF.
 - ⑦ COVER (EXCEPT IF NECESSARY) ALL ROOF TRUSS ASSEMBLY.

- EXTERIOR FINISH**
(ELEM APPLICABLE TO AREA 1 OF 2 OF EXTERIOR ELEVATION EXISTING)
- 1. REPLACE ALL BRICK WORK.
 - 2. REPLACE ALL WINDOW FRAME.
 - 3. FILL ALL REPAIRS WITH MATCH AND REPAIR HOLES.
 - 4. REMOVE ALL WINDOW FRAME AND PATCH AND REPAIR HOLES.
 - 5. REPAIR ALL EXTERIOR WALLS.

- FINISH FOR EXTERIOR FINISH**
- 1. REMOVE BRICK FROM ALL WINDOWS AND PATCH AND REPAIR GOLF AREA.
 - 2. REPLACE ALL BRICK WORK.
 - 3. REPAIR FACIA AND CHIMNEY ROOFING AND OVERLAND ROOFING AT ALL ROOF UP TO.
 - 4. REPAIR WITH SLIP ASPHALT IN CORNER ROOFING.
 - 5. REPAIR ALL EXTERIOR WALLS.



- REPAIRS LISTED - SOUTH ELEVATION ELEVATION:**
- ① REPAIR WITH "SLIP" ASPHALT IN CORNER ROOFING.
 - ② REPAIR FACIA AND CHIMNEY ROOFING AND OVERLAND ROOFING, AND REPAIR ALL ROOF DOWN-RAINS.
 - ③ REPAIR ROOF HOUSING AT ALL WINDOWS AND GABLES.
 - ④ REPAIR CORNER COLUMN BASE, INCLUDING "MATCH" TAPEL STRIP AND HOUSING AT CORNER. USE MATCH MATERIALS.
 - ⑤ RAISE FRONT PORCH BASE TO MATCH EXISTING FRONT PORCH WALL FOR MATCHING HOLES. ADDITION TO RAISE REAR PORCH AND FRONT PORCH SECTION. RAISE TO MATCH BACK PORCH ROOF FROM FRONT TO REAR.
 - ⑥ REPLACE FRONT BASE WITH RAFTER WOOD ROOF, (LARGE) REPAIR FACIA TO OVERLAND ROOFING. REPAIR CORNER ROOFING AT FRONT PORCH.
 - ⑦ REMOVE EXISTING PORTICO FROM FRONT PORCH IN EXISTING RAFTER WOOD ROOF WITH ALL CONNECTIONS AND MECHANICAL APPROPRIATE TO NEW ROOF PORCH.
 - ⑧ REMOVE EXISTING EXTERIOR WALL COVER FROM EXISTING WALL WALL TO MATCH TO NEW ROOF PORCH. REPAIR WALL WALL TO MATCH TO NEW ROOF PORCH. REPAIR WALL WALL TO MATCH TO NEW ROOF PORCH.
 - ⑨ REPAIR WALLING FROM THE WALL AT FRONT AND REAR END OF REAR PORCH.

PLANS SUBMITTED ROBERT U. GRANT CIVIL ENGINEERING CO 1000 S. G. S. BLDG. SUITE 100, SACRAMENTO, CALIF. 95811	PRELIMINARY CONCEPT OF REPAIRS PROPOSED TO EXTERIOR OF BUILDING LOCATED AT 2014 W STREET CITY OF SACRAMENTO, CALIFORNIA FOR THE JEFFREY D BRIST	SHEET NO. 18 PROJECT NO. 93-160 DATE: DEC 1993	SCALE: 1/4" = 1'-0" DRAWN BY: JTB CHECKED BY: JTB
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