

**CITY OF SACRAMENTO
DEVELOPMENT SERVICES DEPARTMENT
ZONING ADMINISTRATOR**
New City Hall, 915 I Street, 3rd Floor, Sacramento, CA 95814

ACTION OF THE ZONING ADMINISTRATOR:

On Thursday, June 29, 2006, the Zoning Administrator approved with conditions a Special Permit for deep lot development which will allow for an existing vacant deep lot to be constructed with two (2) new single-story duplex structures for a total of four (4) residential dwelling units in the Standard Single Family (R-1) zone for the project known as **Z05-287**. Findings of Fact and conditions of approval for the project are listed on pages 3-10.

Project Information

The subject parcel is a "deep lot" of over 160 feet deep. More than one dwelling may be permitted on a deep lot if the property is of sufficient size to meet development standards. The project will require a public hearing by the Zoning Administrator for the following entitlement:

Zoning Administrator Special Permit for Deep Lot Development to construct two (2) 4072± square foot duplex structures (size includes garages and covered porches, 8144± total), for a total of four (4) new dwelling units, on 0.55± vacant acres in the Standard Single Family (R-1) zone. *(This project was initially submitted for preliminary staff review as file #IR05-562).*

Location: 2741 Fairfield Street (District 2, Area 4)

Assessor's Parcel Number: 263-0132-032

Applicant: Omar Khairi
Palmador Development, Inc.
536 Rowlands Court.
Folsom, CA, 95630

Property Owner: Same as Applicant

Project Planner: Robert W. Williams

General Plan Designation:	Low Density Residential (4-15 du/na)
North Sacramento Community Plan Designation	Residential (4-8 du/na)
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	Standard Single Family (R-1)

Surrounding Land Use and Zoning:

North:	R-1;	Low Rise Apartments
South:	R-1;	Parking Lot (Next to C-1 Retail)
East:	R-1;	Single Family Residences
West:	R-1;	Single Family Residences & Vacant

Height and Area Regulations for Property		
Regulation	Required	Proposed
Height:	35' to plate line	Less than 17' to highest roof peak
Front setback:	Average of Neighbors or 25'	25'
North (R) interior-side setback:	5'	28'
South (L) interior-side setback:	5'	5'
Rear setback:	15'	21'
Overall Lot Coverage allowed (R-1 zone):	2500 sq. ft. or 40% (Maximum of 50%)	Under 37%

Property Dimensions: 77' x 310'
Property Area: 0.55± acres, 23,870 sq ft.
Lot coverage square footage: 8704± square feet (proposed)

Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibit A through F

Previous Files IR05-562 (Preliminary review for this project)

Additional Information: The applicant is requesting to construct two (2) new single-story duplex structures for a total of four (4) residential dwelling units on a vacant deep lot in the Standard Single Family (R-1) zone. The project site consists of a vacant lot that was consolidated in to the City of Sacramento from the merger with the City of North Sacramento in 1964. The land is currently assessed as a single family use by the County Assessor so it is likely it contained a home at one time.

Sacramento City Zoning Code Section 17.16.010, Definitions of words and terms, definition of a Deep Lot is as follows: "Deep lot (residential)" means a single parcel in the R-1 or R-2 zone which is at least one hundred sixty (160) feet deep. Since this lot is over 310 feet deep, it meets the literal definition of a deep lot. In order to apply for a Zoning Administrator Special Permit for Deep Lot Development in the Standard Single Family (R-1) zone, the total size of the lot must equal at least 5,200 square feet of land per each dwelling unit proposed (all residential structures cannot contain more than two dwelling units apiece). Therefore, a deep lot would have to contain at least 10,400 square feet of land in order to qualify for submittal of a Special Permit to the Zoning Administrator. This lot is approximately 23,870 square feet in size, so it could potentially have up to four dwelling units total subject to Special Permit approval.

The primary consideration for approval of a Deep Lot development project is whether the surrounding area can be more appropriately developed with standard public streets and subdivisions. (This usually will have to wait until more land can be acquired by a potential developer). If the area could be more appropriately developed in the future, then a Deep Lot development application should not be approved. Since this lot is partially hemmed in by existing development, Planning staff and Development Engineering staff have concluded that new public streets are not likely to be able to access this or the nearby properties for a more appropriate subdivision development. Planning staff therefore supports the Deep Lot Development request.

The applicant originally submitted plans that called for two identical duplex structures facing the proposed 20 foot wide private drive. While the Zoning Code allows consideration of duplex structures to be used in a deep lot development request, a review of preliminary plans by planning staff must be made to determine the appropriate combination or types of units.

Preliminary plans did not provide for entrance facing the street on the dwelling unit that was closest to the street. Those plans also did not provide for adequate yard space for all the units. Residential Design principles require a street presence, which means that at least the front unit should be oriented to face the public street. As this zone is the standard single family zone (and not a multi-family zone), staff is required to analyze a deep lot development from single or two family residential design perspectives.

This project was given a preliminary review by staff (IR05-562) prior to its acceptance as a Zoning Administrator's application. The purpose of the preliminary review was to determine whether or not the proposal for Deep Lot Development was something that City Planning staff could support in this neighborhood, and, if the project is supportable, what major issues as far as site conditions and design improvements need to be addressed and or revised before submitting complete fees and plans for the Zoning Administrator hearing.

Early project notification was sent to the Del Paso Heights Improvement Association. No comments were received from the association. The site was posted and property owners within 100 feet of the subject site were notified. Staff did not receive any phone calls regarding the project. No opposition to the project has been expressed.

Agency Comments The proposed project has been reviewed by the Department of Utilities, Development Engineering and Finance, Police, Fire, Design Review, Parks, and the Building Division. The comments received pertaining to the project have been included as conditions of approval.

Environmental Determination This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15332, Infill Development.

Conditions of Approval:

General:

1. The project shall be constructed in conformance with submitted plans except as noted in the Conditions of Approval (unless required to be modified to meet building code). Any modification or change shall require review by the Planning Division.
2. The applicant shall obtain the necessary building permits prior to commencing construction.
3. Prior to building permit submittal, the applicant shall resubmit final site plan, floor plans and elevation drawings (along with 8 ½" x 11" reductions) to Planning for review and approval (contact Robert W. Williams, 808-7686).
4. The addresses of all the units are required to be displayed so that they are visible from both the private drive and from Fairfield Street.

5. Provide, as shown on plans, sliding or French style doors in the living rooms of units #B, #C, & #D and from the kitchen of unit #A, which will access the individually designated yard space areas.
6. A six-foot high solid fence shall be installed along the entire width of the rear property line, as well as along the sides.
7. Six foot high solid wood fencing, placed to meet fencing setback requirements, is to be provided for each unit in order to designate individual private designated fully enclosed yard space for each unit. Final configuration of the private yard fencing shall be approved by staff at the time of building permit submittal.
8. If construction or building permits are conducted or obtained in phases, on site improvements such as the private driveway in its entirety shall be completed during the initial phase.
9. Parking shall be for the sole use of the tenants. Parking spaces shall not be leased to anyone other than tenants residing within the deep lot development.
10. The lease agreement for renting any of these dwellings shall include language prohibiting the parking of vehicles within designated Fire Department access and turnaround areas.
11. All garages shall be equipped with remote operated electric garage door openers.
12. Trash, recycling, and green-waste collection shall be handled with individual containers for each house, and NOT with a central dumpster.
13. Impact fees shall be paid prior to the issuance of Building permits.
14. All landscaping, including public and private yard areas, shall be provided with automatic irrigation. This will include all front and side areas adjacent to the 20-foot private drive accessing the development. A landscape plan shall be submitted and approved by staff prior to issuance of a building permit.
15. Shade trees shall be planted as indicated as on the submitted landscape plans.
16. Prior to issuance of building permit, the Owner/ Operator shall include a program for routine maintenance of the property, subject to review and approval of the Planning Director. Such a program shall include, but not necessarily be limited to, the following:
 - a. Maintenance and management staff shall be either on-site or provide 24-hour availability by telephone or pager. Contact information is to be posted on-site in a visible location. This signage is to be approved by staff.
 - b. Owner/Operator is to conduct periodic inspections, not less than monthly, of the exterior of all buildings, trash enclosures, and recreation facilities.
 - c. Maintenance of front yard and common area landscaping and irrigation in a healthy and serviceable condition. A contractual agreement between the owner/ operator and landscapers shall be established to conduct on-site regular landscape maintenance at least once a week and will include maintenance of common open space areas including front yard landscaping.

- d. Owner/Operator is to oversee regular inspection of common areas and scheduled re-paintings, re-plantings, and other similar activities that typically require attention at periodic intervals, but not necessarily continuously.

- 17. Electrical equipment shall be protected and remain functional during construction.
- 18. Final elevation drawings shall be reviewed and stamped by the Project Planner prior to issuance of building permit.
- 19. *ADVISORY NOTE:* Project plans must conform to the interim ordinance relating to massing (M06-035) as the project is within the boundaries of the area affected by the ordinance.

Design Review:

- 20. All units shall have a decorative covered front porch with an area of at least 4' x 4' or greater (as indicated on plans).
- 21. Roofing shall be a minimum of 30-year laminated dimensional composition.
- 22. All windows visible from the street and the private drive shall be gridded and have decorative trim and sills.
- 23. Siding shall be smooth stucco on all exterior walls.
- 24. Columns at each front porch entry shall be a minimum of 6" x 6" with a built out decorative base.
- 25. All front entry doors shall have a raised panel design.
- 26. All garage doors shall have a raised panel design matching front entry door.
- 27. No mechanical equipment shall be mounted on the roof. Any necessary vents located on the roof shall be painted to match the roof color.
- 28. Each dwelling shall provide a decorative porch/front door light fixture and a decorative attached light fixture over or adjacent to (on each side of) the garage door.
- 29. Paving associated with parking and driveways shall not exceed 40% of the front yard. An additional 10% paving is allowed for sidewalks.
- 30. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any changes to the final set of plans stamped by Planning staff shall be subject to review and approval prior to any changes.

Development Engineering and Finance:

- 31. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering Division.
- 32. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. Improvements shall be designed and constructed to City

standards in place at the time that the Building Permit is issued. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards.

33. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Development Engineering Division.
34. The minimum throat distance for all site driveways shall be 25 ft (throat distance is that distance a vehicle can move from the public right-of-way into a given site before encountering a conflict with parking stalls, aisles, etc).
35. The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A. standards.
36. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Development Engineering Division.

Utilities:

37. Only one domestic water service will be allowed per parcel. Any new domestic water services shall be metered. Excess services shall be abandoned to the satisfaction of the Department of Utilities. Section 13.04.060 of the City Water Code states that for a single-family domestic service connection, the maximum size shall be one (1) inch, or one and one half (1-1/2) inches if residential fire sprinkler systems are present, unless otherwise authorized by the Director of the Department of Utilities. Prior to submitting plans to the Building Department the applicant should contact the Chief Plumbing Inspector with the Building Division to determine the size of the domestic water tap required for this project. If the required size is greater than one and one half inches, then the applicant must submit a request to the Department of Utilities for approval of a larger tap size. Approvals need to be obtained prior to issuing the building permit. Note: If the lot is to be subdivided in the future, each resulting lot shall have it's own independent water service.
38. Provide sanitary sewer service(s) to the satisfaction of the Department of Utilities. Note: A 6-inch sewer main is located in Fairfield Street.
39. If the paved area draining to Fairfield Street exceeds 6000 square feet, an on-site underground drainage system is required and shall be connected to a street drainage system by means of a storm drain service tap. The public drainage pipe in Fairfield Street is located approximately 170 feet south of the proposed driveway, and is extremely shallow. The storm drainage system may need to be extended in Fairfield Street to Eleanor Avenue (approximately 300 feet). All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual). Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. The lot shall be graded so that drainage does not cross property lines and drains to Fairfield Street.
40. A grading plan showing existing and proposed elevations to City datum is required. Adjacent off-site topography shall also be shown to the extent necessary to determine

impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved.

41. Lot pad elevations shall be a minimum of 1.5 feet above the controlling overland release elevation and a minimum of 1.2 feet above the highest adjoining back of sidewalk elevation.
42. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.
43. *ADVISORY NOTE:* Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the fire suppression systems. The duplex at the rear of the lot may require sprinkler systems or an on-site fire hydrant. The nearest existing hydrant is located over 250 feet south of the proposed driveway at the intersection of Eleanor Avenue and Fairfield Street. Note: A 6 inch water main is located in Fairfield Street.
44. *ADVISORY NOTE:* The proposed project is located in the Flood zone designated as Shaded X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the Shaded X zone, there are no requirements to elevate or flood proof.

Fire:

45. Dead ends exceeding 150 feet in length require an approved Fire Department turnaround (45' radius cul-de-sac or city standard hammerhead). *OR* all structures proposed for this project shall be equipped with an approved automatic fire sprinkler system. The automatic fire sprinkler system shall be designed to NFPA 13-D standards.
46. Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more. The access roadways shall be a pavement section capable of supporting the imposed loading of fire apparatus and shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building.
47. Due to the 20' width of the access roadway proposed for this project, vehicle parking is prohibited along the entire length of the roadway and approved fire lane identification signage/stripping shall be provided. Sufficient visitor/guest vehicle parking spaces must be provided to prevent vehicle parking in the fire apparatus access roadway.
48. Signs reading "NO OUTLET" shall be posted at the entry points to dead-end access roadways exceeding 125 feet in length.
49. Provide an on-site fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5. When any portion of the building to be protected is in excess of 150 feet from a water supply on a public street, on site fire hydrants and mains capable of supplying the required fire flow shall be provided CFC 903.2.

50. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.
51. A Water Supply Test must be requested by the project applicant for all projects involving the construction of new commercial buildings, additions to commercial buildings, or four or more residential units. Please contact the Utilities Department at 808-7065.

Parks:

52. Maintenance District: The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Development Services Department, Special Districts, Project Manager. In assessment districts, the cost of neighborhood park maintenance is equitably spread on the basis of special benefit. In special tax districts, the cost of neighborhood park maintenance is spread based upon the hearing report, which specifies the tax rate and method of apportionment.)
53. *ADVISORY NOTE:* As per City Code, the applicant will be responsible to meet his/her obligations regarding:
- a. Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$13,188. This is based on 4 dwelling units (duplex) at \$3,297 each. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.
 - b. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

Police:

54. All residential buildings shall display a street number in a prominent location on the street side in such a position that the number is easily visible to approaching emergency vehicles. The numbers shall be no less than four inches in height and shall be of a contrasting color to the background to which they are attached. The numerals shall be lighted at night.
55. *ADVISORY NOTE:* Each entry, patio, balcony, and pedestrian garage door shall be equipped with its own light source.
56. *ADVISORY NOTE:* All exterior doors shall be adequately illuminated with their own light source.
57. *ADVISORY NOTE:* All alarm plans shall be approved by the Sacramento Police Department's Alarm Unit.
58. *ADVISORY NOTE:* Outside hinges on all exterior doors shall be provided with non-removable pins when pin type hinges are used or shall be provided with hinge studs, to prevent removal of the door.
59. *ADVISORY NOTE:* Main entrance doors residences shall be secured with single cylinder deadbolt locks with a minimum throw of one inch, in addition to door latches with a one-half

inch minimum throw. The locks should be so constructed that both deadbolt and dead latch can be retracted by a single action of the inside doorknob.

60. *ADVISORY NOTE:* A viewing device or peephole shall be installed in each individual entrance door and shall allow for 180 degree vision.
61. *ADVISORY NOTE:* Any glass doors shall be secured with a deadbolt lock with a minimum throw of one inch. The outside ring should be free-moving and case hardened.
62. *ADVISORY NOTE:* Doors with glass panels and doors with glass panels adjacent to the door frame shall be secured with burglary-resistant glazing or the equivalent, if double-cylinder deadbolt locks are not installed.
63. *ADVISORY NOTE:* If the barrier is on the outside, it shall be secured with galvanized rounded head flush bolts of at least 3/8" diameter on the outside.
64. *ADVISORY NOTE:* Windows shall be constructed so that when the window is locked it cannot be lifted from the frame (sliding).
65. *ADVISORY NOTE:* The sliding portion of a sliding glass window shall be on the inside track.
66. *ADVISORY NOTE:* Window locking devices shall be capable of withstanding a force of 300 pounds in any direction.
67. *ADVISORY NOTE:* Secondary locking devices are required on ground floor windows and any windows accessible from outside connecting balconies.
68. *ADVISORY NOTE:* Ground level patio fences should be low profile to allow observation while still providing a sense of privacy.
69. *ADVISORY NOTE:* The developer/applicant shall enclose the entire perimeter of the project with a chain link fence with necessary construction gates to be locked after normal hours.
70. *ADVISORY NOTE:* Single sliding glass doors shall have the movable section of the door adjusted in such a manner that the up and down play is taken up to prevent lifting with a pry tool to defeat the locking mechanism.
71. *ADVISORY NOTE:* Secondary dead locks shall be installed on all single sliding glass doors accessible from ground level or adjacent balconies. Lock bolts shall be of hardened material or shall have hardened steel inserts.
72. *ADVISORY NOTE:* Vision panels in exterior doors (if used) or within reach of the inside activating device shall be of burglary resistant glazing or equivalent.
73. *ADVISORY NOTE:* Windows shall be constructed so that when the window is locked it cannot be lifted from the frame. The vertical play shall be taken up to prevent lifting of the movable section to defeat the locking mechanism.
74. *ADVISORY NOTE:* The sliding portion of a sliding glass window shall be on the inside track.

Findings of Fact

1. Granting the Special Permit is based upon sound principles of land use in that:
 - a. The proposed project does not prohibit the possible future subdivision of this site; and
 - b. The project will further develop a large undeveloped land area with additional housing opportunities; and
 - c. The proposed project is compatible in design with the existing property and existing surrounding properties in the neighborhood; and
 - d. The proposed project meets the requirements of the Zoning Ordinance for deep lot development.

2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. Adequate parking will be provided; and
 - b. There will be adequate yard area and setbacks for all residences; and
 - c. The use will not generate significant impacts to the nearby residential properties.

3. The project is consistent with the General Plan and the North Sacramento Community Plan which designates the site as Low Density Residential 4-15 du/na and Residential 4-8 du/na, respectively.

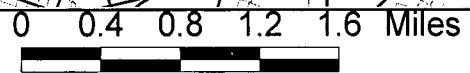
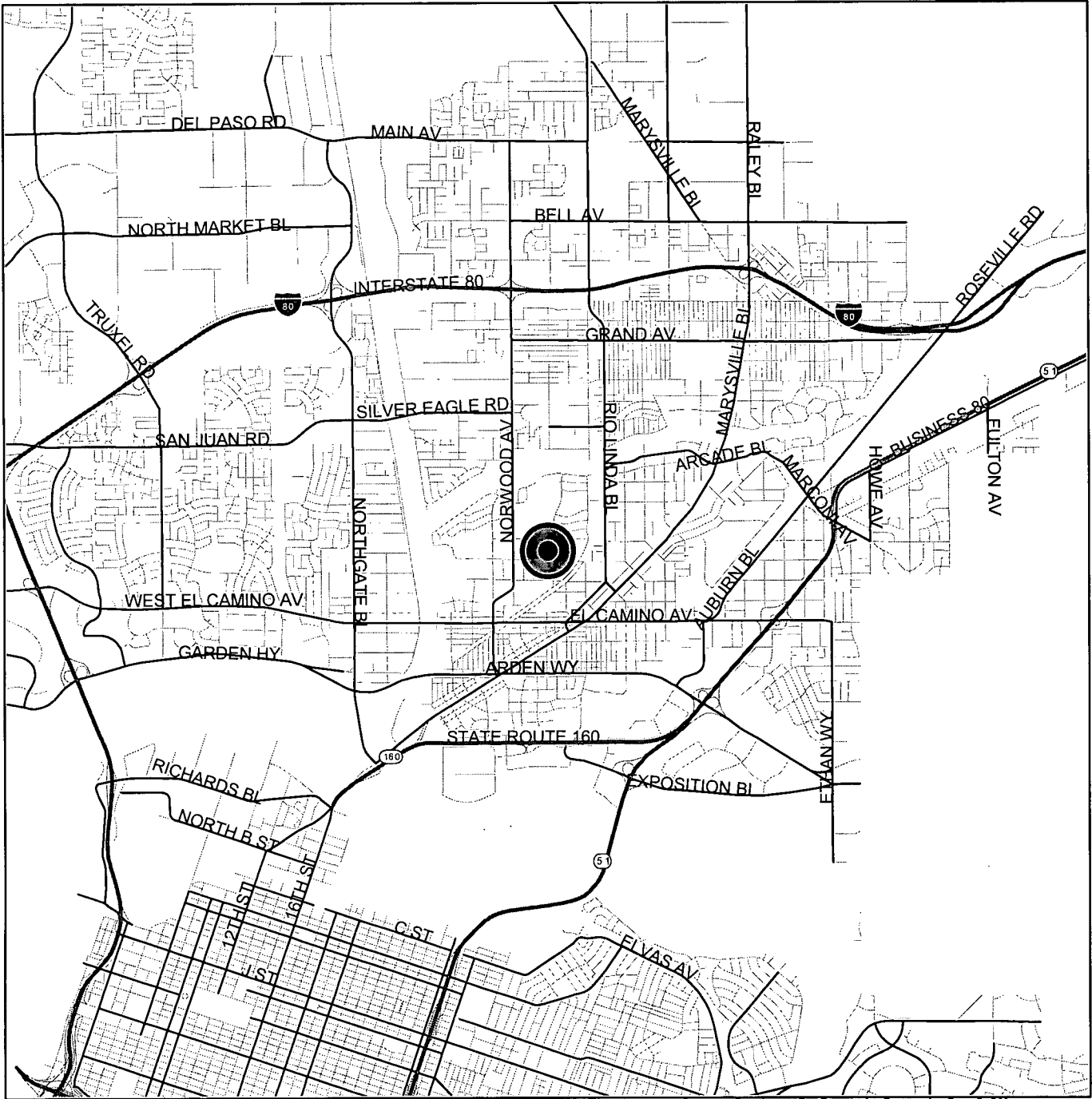


Joy D. Patterson
Zoning Administrator

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

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

cc: ZA Log Book (original) File Applicant Property Owner



Development Services
Department

Geographic
Information
Systems

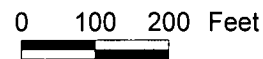
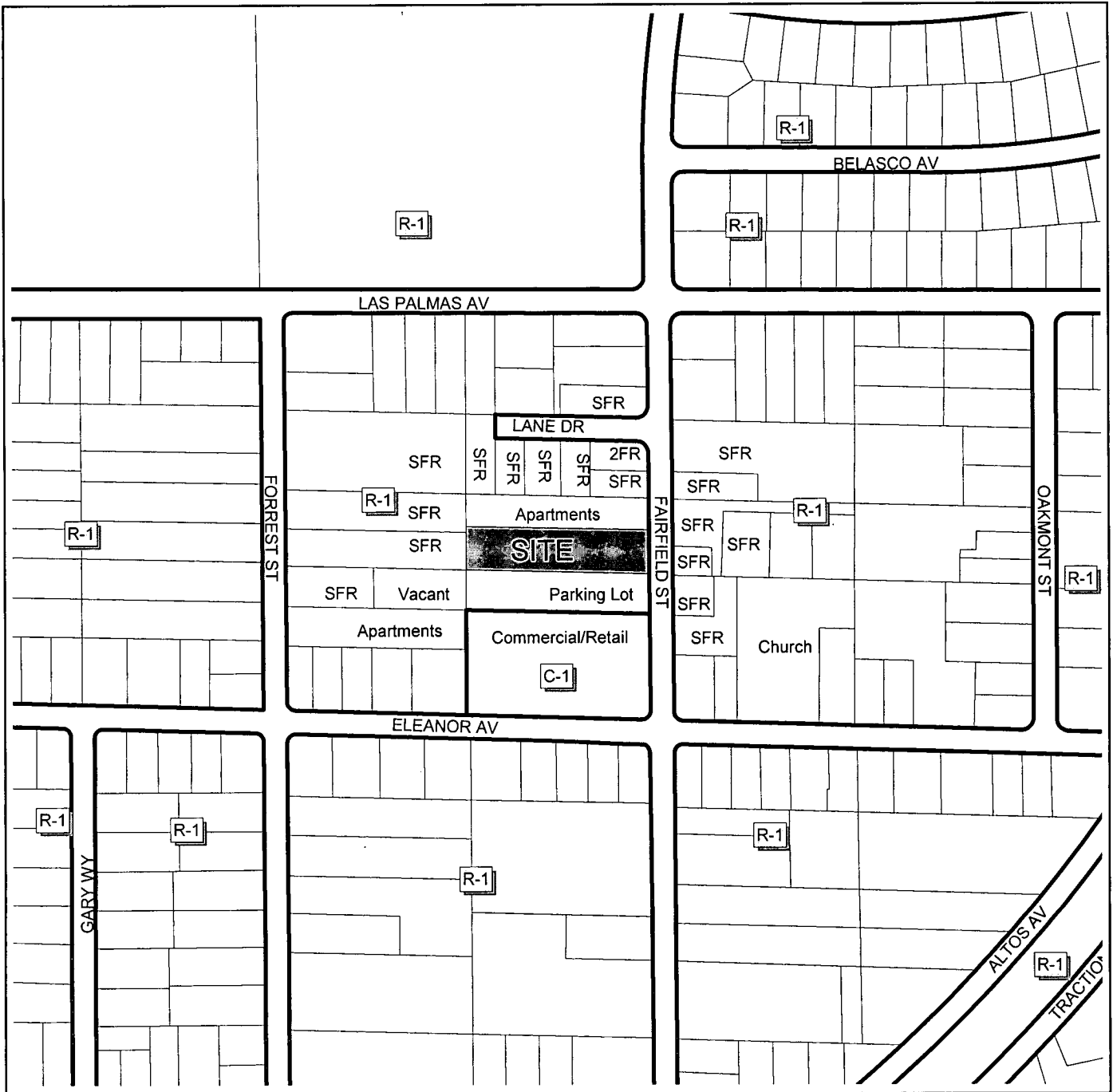

Vicinity Map
2741 Fairfield Street
263-0132-032



Z05-287

June 29, 2006

Item 02

Development Services
Department

Geographic
Information
System

Land Use & Zoning
2741 Fairfield Street
263-0132-032



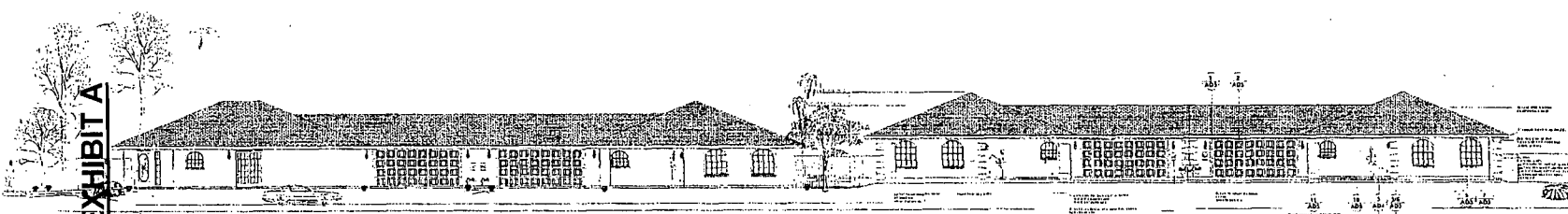
Z05-287

June 29, 2006

Item 02

Z05-287
5/25/2006

EXHIBIT A



UNIT A UNIT B UNIT C UNIT D

FAIRFIELD STREET DUPLEX PROJECT

Palma D'or Development Inc.
Mr. Omar Khairi Pres.

DEVELOPER'S COPY
DATE: 5/25/06
PROJECT: Z05-287
SHEET: 1 OF 1

THESE PLANS AND SPECIFICATIONS, DRAWINGS, AND OTHER INFORMATION ARE PREPARED BY THE ARCHITECT OR ENGINEER AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. THE ARCHITECT OR ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE INFORMATION, DATA, AND SPECIFICATIONS FURNISHED TO HIM BY THE CLIENT OR OTHER SOURCES. THE ARCHITECT OR ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF INFORMATION, DATA, OR SPECIFICATIONS FURNISHED TO HIM BY OTHER SOURCES.

NOTICE TO PLAN REVIEW PERSONNEL
THIS PLAN SUBMITTED BY THE DEVELOPER FOR REVIEW BY THE PLANNING DEPARTMENT IS FOR INFORMATION ONLY. THE PLANNING DEPARTMENT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION, DATA, AND SPECIFICATIONS FURNISHED TO HIM BY THE CLIENT OR OTHER SOURCES. THE ARCHITECT OR ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE INFORMATION, DATA, AND SPECIFICATIONS FURNISHED TO HIM BY OTHER SOURCES.

OWNER / DEVELOPER
MR. OMAR KHAIRI Pres.
PALMA D'OR DEVELOPMENT
916 254 0224
916 232 2426

PROJECT ADDRESS
251 FAIRFIELD ST LOT 12
SACRAMENTO, CA 95825
PROJECT: 1100 CARSH POUCH-11111
HOUSE: 1100 CARSH POUCH-11111
COMBINED HEIGHT: 20 FT
ZONING: R1-10
AREA: 1100 SQ FT
TOTAL AREA: 2200 SQ FT
TOTAL GARAGE: 2200 SQ FT

APN# 263-0127-023 DEEP LOT DEV

SUBMITTED TO PLANNING ZONING DEPT.
FOR REVIEW AND APPROVAL.
REQUESTING TO REIGHT AS A DUPLEX.



UNIT "A" - 1100 SQ FT
UNIT "B" - 1100 SQ FT
UNIT "C" - 1100 SQ FT
UNIT "D" - 1100 SQ FT (TOTAL = 4400 SQ FT)
GARAGES: 110 SQ FT EA. = 2200 SQ FT
PLEASE REFER TO DW. SHEETS
1 & 2 PER WORTHINGTON SPECIFICATIONS.
DATE: 5/25/06
PLAN: 100% 1/4"

ART

Item 02

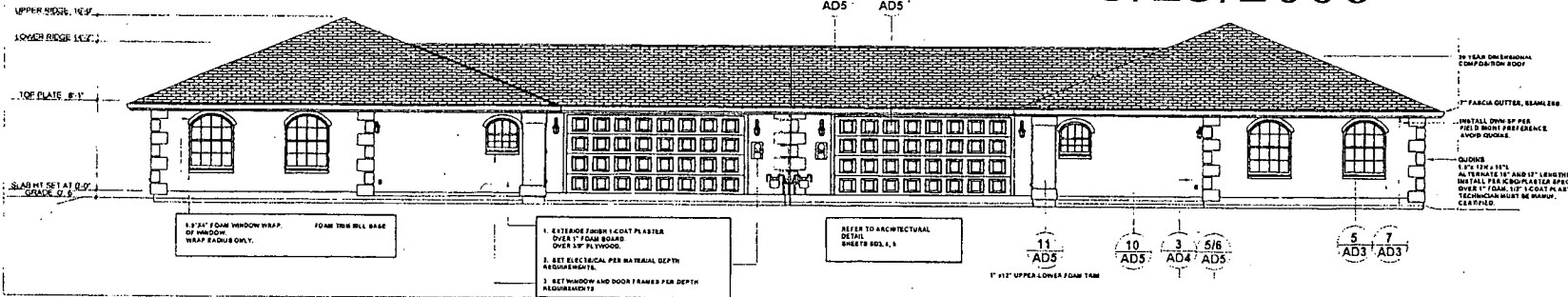
June 29, 2006

Z05-287

Z05-287

5/25/2006

Item 02



REAR UNITS G-D
FRONT EXTERIOR

DATE: 5/25/06
DESIGNER: DADDY
 PROJECT NO: Z05-287
 SHEET NO: 101

NOTICE TO PLAN REVIEW PERSONNEL

THIS PLAN SUBMITTED TO CITY OF PALM BEACH COUNTY PLANNING DEPARTMENT AND PALM BEACH COUNTY PLANNING DEPARTMENT FOR REVIEW AND APPROVAL. THE REVIEWER'S COMMENTS AND REVISIONS WILL BE MADE TO THIS PLAN AS SHOWN ON THE REVISION SHEET. THE REVIEWER'S COMMENTS AND REVISIONS WILL BE MADE TO THIS PLAN AS SHOWN ON THE REVISION SHEET. THE REVIEWER'S COMMENTS AND REVISIONS WILL BE MADE TO THIS PLAN AS SHOWN ON THE REVISION SHEET.

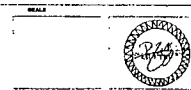
OWNER / DEVELOPER
 MR. OMER KHAYATI, P.E.
 PALMA DCH DEVELOPMENT
 618 201 0054
 516 532 3436

PROJECT ADDRESS

2741 SHERWOOD ST LOT 12
 S.W. R. (HUNTS), CA. 33611
 FRONT: 170'-0" x 110'-0" (170'-0" x 110'-0")
 HOUSE: 110'-0" x 110'-0" (110'-0" x 110'-0")
 REAR: 110'-0" x 110'-0" (110'-0" x 110'-0")
 17'-0" x 110'-0" = 23,100 sq. ft. (17'-0" x 110'-0")
 110'-0" x 110'-0" = 12,100 sq. ft. (110'-0" x 110'-0")
 2741 SHERWOOD ST LOT 12
 S.W. R. (HUNTS), CA. 33611
 414-834-0000 (414-834-0000)

APN# 263-0132-032 DEEP LOT DEV

SUBMITTED TO PLANNING DEPARTMENT FOR REVIEW AND APPROVAL. THE REVIEWER'S COMMENTS AND REVISIONS WILL BE MADE TO THIS PLAN AS SHOWN ON THE REVISION SHEET.



UNIT 1A - 1100 SQ FT
 UNIT 1B - 1100 SQ FT
 UNIT 1C - 1100 SQ FT
 UNIT 1D - 1100 SQ FT (TOTAL: 4400 SQ FT)
 618 201 0054 (618 201 0054)

PLEASE REFER TO DWG. SHEETS 1-10 FOR WALL AND CEILING FINISHES
 SITE 1/4" = 1'-0"
 PLAN 1/4" = 1'-0"

EXTERIOR ELEVATIONS

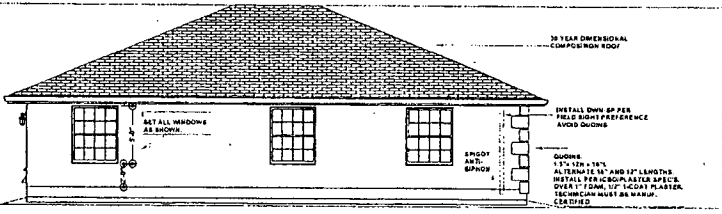
REAR UNITS C-D

Pg. -10

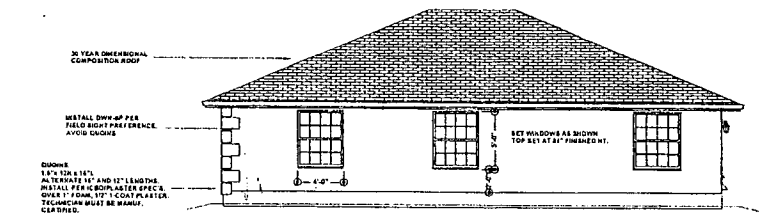
June 29, 2006

Z05-287

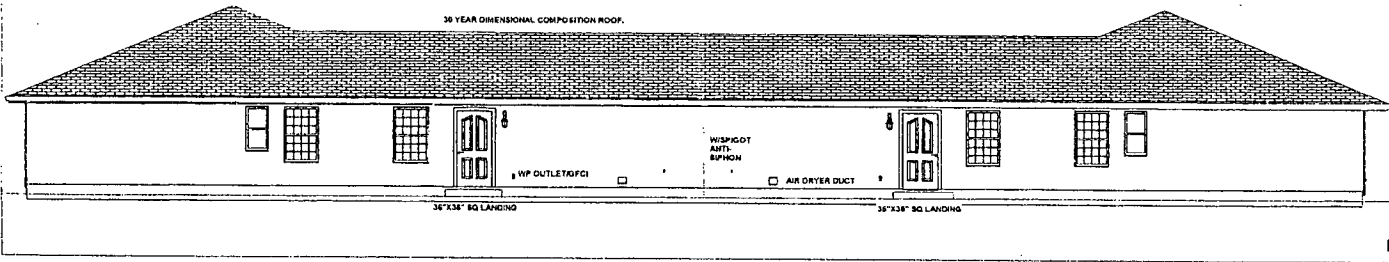
EXHIBIT E



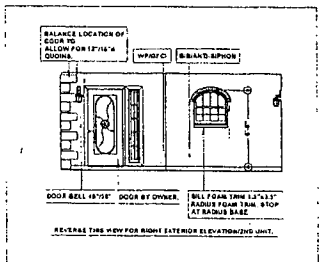
LEFT EXTERIOR



REAR UNITS C-D
RIGHT EXTERIOR



REAR UNITS C-D
REAR EXTERIOR



REAR UNITS C-D
INTERIOR PORCH VIEW/LEFT-RIGHT

Z05-287 5/25/2006

Item 02

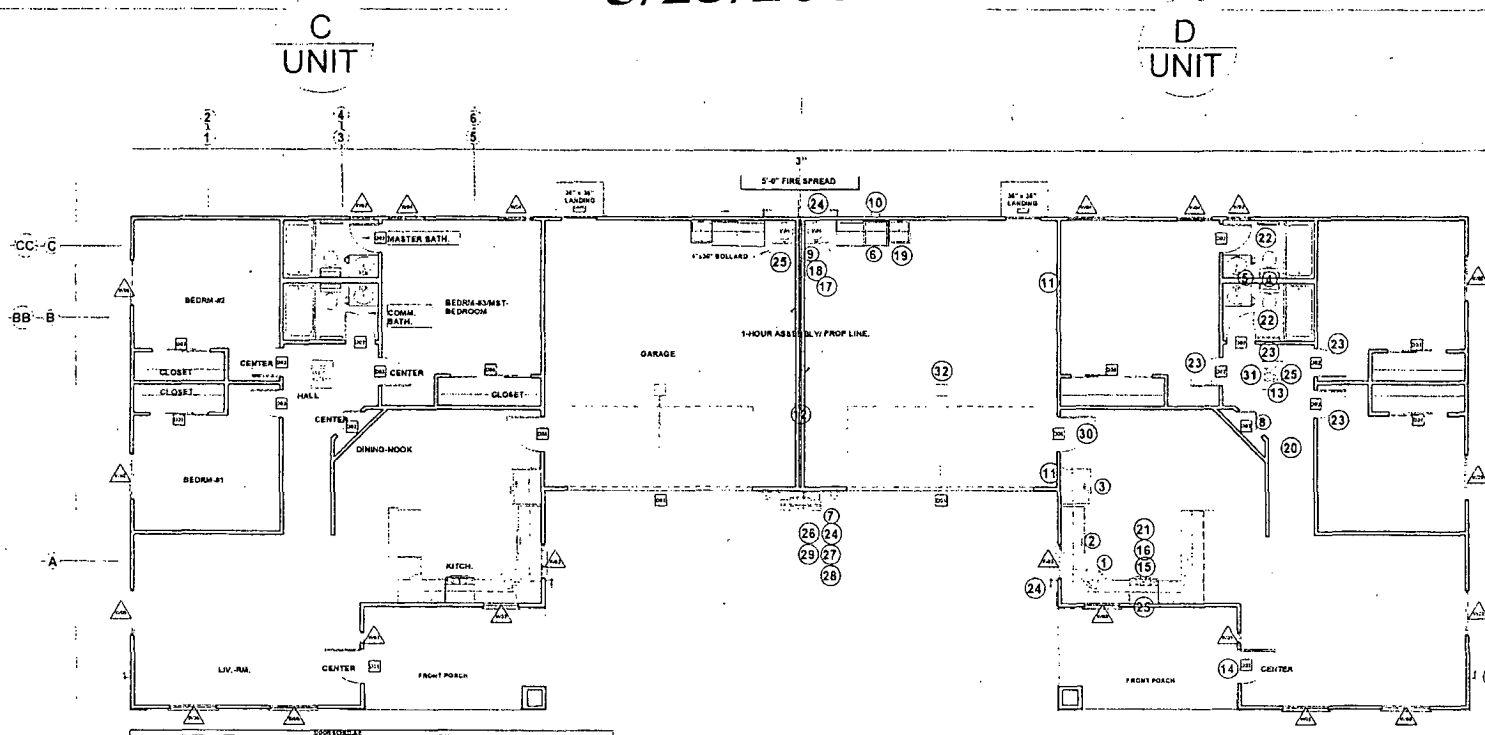


EXHIBIT F

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1
2
3
4
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6
7
8
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11
12
13
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15
16
17
18
19
20
21
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32

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1
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NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1
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32

- FLOOR PLAN NOTES
1. Refer to Division Sheets and Division Schedule
 2. 2" x 4" JOIST: ONE HOUR-RATED Gypsum
 3. REINFORCED CONCRETE SURFACE: 4" MIN. THICK
 4. 2" x 4" JOIST: ONE HOUR-RATED Gypsum
 5. REINFORCED CONCRETE SURFACE: 4" MIN. THICK
 6. 2" x 4" JOIST: ONE HOUR-RATED Gypsum
 7. REINFORCED CONCRETE SURFACE: 4" MIN. THICK
 8. 2" x 4" JOIST: ONE HOUR-RATED Gypsum
 9. REINFORCED CONCRETE SURFACE: 4" MIN. THICK
 10. 2" x 4" JOIST: ONE HOUR-RATED Gypsum
 11. REINFORCED CONCRETE SURFACE: 4" MIN. THICK
 12. 2" x 4" JOIST: ONE HOUR-RATED Gypsum
 13. REINFORCED CONCRETE SURFACE: 4" MIN. THICK
 14. 2" x 4" JOIST: ONE HOUR-RATED Gypsum
 15. REINFORCED CONCRETE SURFACE: 4" MIN. THICK
 16. 2" x 4" JOIST: ONE HOUR-RATED Gypsum
 17. REINFORCED CONCRETE SURFACE: 4" MIN. THICK
 18. 2" x 4" JOIST: ONE HOUR-RATED Gypsum
 19. REINFORCED CONCRETE SURFACE: 4" MIN. THICK
 20. 2" x 4" JOIST: ONE HOUR-RATED Gypsum
 21. REINFORCED CONCRETE SURFACE: 4" MIN. THICK
 22. 2" x 4" JOIST: ONE HOUR-RATED Gypsum
 23. REINFORCED CONCRETE SURFACE: 4" MIN. THICK
 24. 2" x 4" JOIST: ONE HOUR-RATED Gypsum
 25. REINFORCED CONCRETE SURFACE: 4" MIN. THICK
 26. 2" x 4" JOIST: ONE HOUR-RATED Gypsum
 27. REINFORCED CONCRETE SURFACE: 4" MIN. THICK
 28. 2" x 4" JOIST: ONE HOUR-RATED Gypsum
 29. REINFORCED CONCRETE SURFACE: 4" MIN. THICK
 30. 2" x 4" JOIST: ONE HOUR-RATED Gypsum
 31. REINFORCED CONCRETE SURFACE: 4" MIN. THICK
 32. 2" x 4" JOIST: ONE HOUR-RATED Gypsum

OWNER / DEVELOPER
 USE: OWNER / DEVELOPER
 FLOOR PLAN DEVELOPMENT
 816.294.0294
 816.552.3476

NOTICE TO PLAN REVIEW PERSONNEL
 THE DRAWING INFORMATION IS FOR THE QUANTITY TAKE OFF ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE DRAWING INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE DRAWING INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSES.

OWNER / DEVELOPER
 USE: OWNER / DEVELOPER
 FLOOR PLAN DEVELOPMENT
 816.294.0294
 816.552.3476

PROJECT ADDRESS
 2741 FAIRFIELD ST. LOT 112
 BIRMINGHAM, AL 35225

PROJECT NO.
 1013101390 GAR-111 FLOOR-111 (D)
 1013101390 GAR-111 FLOOR-111 (D)

DATE
 10/12/05 11:30 AM 10/12/05 11:30 AM
 10/12/05 11:30 AM 10/12/05 11:30 AM

APR 26 03:02:02 DEEP LOU DEV

SUBMITTED TO PLANNING ZONING DEPT
 PER 2-DUPLEX UNITS
 ON 5/25/06 BY 11:11:11 PM
 REQUESTING TO PERMIT AS A DUPLEX.



UNIT 1 - 1111 SQ. FT.
 UNIT 2 - 1111 SQ. FT.
 UNIT 3 - 1111 SQ. FT.
 UNIT 4 - 1111 SQ. FT.
 TOTAL 4444 SQ. FT.

PLEASE REFER TO DIV. SHEETS
 1-16 FOR VARIATION SPECIFICATIONS

3/16" x 1/8" x 1/8"
 PLAN 1/4" = 1'-0"

FLOOR PLAN

Pg.-1

June 29, 2006

Z05-287