

**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, February 23, 2006, the Zoning Administrator approved with conditions a Plan Review, to construct a new commercial building, and a Variance to waive the required masonry wall in the Light Industrial-Review (M-1S-R) zone for the project known as **Z05-320**. Findings of Fact and conditions of approval for the project are listed on pages 4-8.

Project Information:

The subject property is zoned to allow for light industrial uses (M-1S-R). A plan review is required for the development of any property with a plan review (-R) designation. The proposed project is for a building that does not exceed ten thousand (10,000) square feet in gross floor area.

Six foot high solid masonry walls are required for new commercial development along property lines that border residential uses or zones. The applicant is requesting to waive this wall requirement along the north, south and east property lines, which are all single family homes on industrially zoned land.

The proposed project requires a Public Hearing before the Zoning Administrator for the following entitlements:

1. **Zoning Administrator Plan Review** to construct a new 5,518± square foot warehouse and office building.
2. **Zoning Administrator Variance** to waive the required six (6) foot high masonry wall along the north, south and east property lines which abut a residential use.
Entitlements on 0.45± vacant acres in the Light Industrial-Review (M-1S-R) zone.

Location: 5322 Dry Creek Road (District 2, Area 4)

Assessor's Parcel Number: 215-0250-026

Applicant: Gary & Nancy Mcdaniels
Island Moon Construction
1056 Hayer Circle
Rio Linda, CA 95673

Property Owner: Same as Applicant

Project Planner: Robert W. Williams

General Plan Designation: Heavy Commercial or Warehouse
North Sacramento Industrial
Community Plan Designation:
Existing Land Use of Site: Vacant
Existing Zoning of Site: Light Industrial, R-Review (M-1S-R)

Surrounding Land Use and Zoning:

North:	M-1S-R;	Single Family Residence
South:	M-1S-R;	Single Family Residence
East:	M-1S-R;	Single Family Residence
West:	R-1;	Auto Related Services (Across Dry Creek Road)

Setbacks	Required	Proposed
Front:	25'	72'
Left Side (North):	0'	24'
Right Side (South):	0'	5' or 0'
Rear:	0'	30'

Property Dimensions:	89' x 220'
Property Area:	0.45± acres, 19,580 sq ft.
Parking Shown on Plans:	6 spaces 7 spaces. Office:4 spaces (1 space: 400 sq ft)
Parking Required:	Warehouse:3 spaces (1 space: 1,000 sq ft)

Square Footage of Building:	5600 square feet
Height of Building:	Two Story, about 22 feet

Exterior Building Materials:	Siding and Stucco
Roof Materials:	Metal:

Topography:	Flat
Street Improvements:	Required to be Improved
Utilities:	Required to be Improved

Project Plans: See Exhibit A through D

Previous Files: None

Additional Information: The applicant proposes to construct a new 5,600 square foot warehouse and office building. The zoning of the site is M-1S-R, and the "R" suffix in the zoning that means all new development requires review and approval.

The subject property is 220 feet in length and 89 feet wide. There is a paved easement along the north property line. This easement is about 20 feet wide and extends 10 feet into both the subject property and the property to the north. The easement is for access to other properties to the east. This easement reduces the useable property width to 79 feet in width.

The proposed structure is to consist of approximately 3390 square feet of warehouse space and about 1610 for office area. The building will have stucco and lap siding and a metal roof. The parking area will be in front of the structure, except that at least one additional parking space (not shown on submitted plans) will have to be provided in the rear or on the side of the building to meet the parking requirements.

The Zoning Ordinance requires that Zoning Administrator consider the following items when reviewing the Plan review application:

- a. the site layout, the orientation and location of buildings, signs, other structures, open space,

- landscaping and other development features in relation to the physical characteristics, zoning, and land use of the site and surrounding properties;
- b. traffic safety and traffic congestion, including the effect of the site development plan on traffic conditions on abutting streets, and pedestrian entrances, exits, driveways, and walkways, the adequacy of off-street parking facilities to prevent traffic congestion, and the circulation patterns within the boundaries of the development;
 - c. insure that the proposed development is consistent with the General Plan, and all applicable community and specific plans;
 - d. energy conservation, including, but not limited to the presence and orientation of structures, vegetation and other objects, both on and off the site to provide shading and protection from the wind on the lot and nearby sites; the presence of adequate structure orientation to maximize south wall solar access; and
 - e. the availability of City services, including but not limited to water, sewer, drainage, police and fire, and parks and community services; and whether such services are adequate based upon City standards.

The Zoning Administrator must also be able to make the following findings for the project:

- a. the proposed development is consistent with the General Plan and any applicable community or specific plan;
- b. facilities, including utilities, access roads, sanitation and drainage are adequate and consistent with City standards, and the proposed improvements are properly related to existing and proposed streets and highways;
- c. the property involved is of adequate size and shape to accommodate the proposed use and required yard, building coverage, setback, parking area and other requirements of the Zoning Ordinance; and
- d. approval of the Plan Review will not be contrary to the public health or safety or injurious to the property or improvements of adjacent properties.

The applicant will have to revise the plans as appropriate to provide for the required parking space in the rear of the property or on possibly on the side of the office. This parking space cannot be behind a fence or any other area which would restrict access, and must be properly shaded. If the applicant cannot provide the additional parking space, they must reduce the floor area of the proposed structure (which would require modification review). The applicant will also have to provide for the required trash enclosure that was not shown on submitted plans.

The proposed site plan indicates the site will have adequate fire access and circulation. The proposed project meets all setback and parking space requirements. The proposed warehouse area requires one space for every 1,000 square feet or six spaces and the office area requires one space for every 400 square feet or six spaces for a total of seven spaces. There are six spaces shown and one will have to be added. A trash enclosure will need to be provided on the property.

While the surrounding properties on the north, east and south side property lines are all zoned M-1, Light Industrial zone, there are Single Family residences on each one of them. The Zoning Code requires a six foot solid masonry wall be constructed between residential and non-residential uses. The applicant has requested a variance to waive the wall requirement. Since there is a paved access easement that straddles the north property line, a Variance has to be granted along that property line or else the driveway would have a wall down the middle of it. As for the property to the east, there is a solid fence along that property line, plus staff did not receive any calls from that property owner and part of that property apparently is being used to store truck trailers without a masonry wall separation. As to the property to the south, which contains the home and industrial use in the rear of the property, the property owner had concern, that if a wall was not provided, the proposed development may be storing materials or debris that would be a visual blight for his property. The Zoning Administrator continued the hearing a week to see if the applicant and the

neighboring property owner could come to an agreement. A common agreement had not been arrived at the next week, so the Zoning Administrator required the wall subject to the condition that the wall could be turned towards the building at both sides, leaving an inaccessible space that could only be accessed by the neighbors property or that the building could be moved to zero lot line on that side and act as a portion of the wall.

Staff did not find a listing for a neighborhood association in this area. The site was posted and property owners within 100 feet of the subject site were notified. Staff did not receive any other phone calls from anyone beside the property owner to the south regarding the project. That property owner did not oppose the project; only the proposed wall variance. No opposition to the project has been expressed.

Agency Comments: The proposed project has been reviewed by the City Utilities Department, the Building Division, and the Development Engineering and Finance Division. The comments that have been received pertaining to the project are listed as conditions.

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 15303(c) and 15332.

Conditions of Approval – Variance:

General:

1. The Wall Variance is only granted for the North (left) property line along the driveway easement and the East (rear) property line. A six-foot masonry wall is required and shall be constructed along or near the South (right) side property line. The masonry wall shall start at the point of the 25 foot front setback and end at the rear property line. Except that, at the area where the wall would parallel the south side of the building, the applicant has two options for construction.
 - a. The applicant can connect the wall to the building on both ends (90 degree angle to the north), leaving an approximately 5 foot wide space that can only be accessed by the neighboring property.
 - b. The applicant can move the building to zero lot line on the south (right) side and have the building act as a portion of the wall.
2. While the applicant is not required to construct a wall or fence along the East (rear) property line, any future fencing shall be a solid or semi solid construction of at least 6 feet tall. This fence could be a masonry wall, or a wood fence, or chain link fence with slats.

Conditions of Approval Plan Review:

General:

1. Size and location of the project shall be built in substantial conformance to submitted plans. (Except as required to be revised by the Building Division, Site Conditions Monitoring, and by these Conditions of Approval).
2. The applicant shall obtain the necessary building permits prior to commencing construction.

3. At least one additional parking space is required; plans must be revised to add the required parking stall (in the rear).
4. All proposed parking and new maneuvering areas must meet tree shading requirements.
5. The signage must conform to all the signage regulations for the M-1S zone and obtain the required permits.
6. A trash enclosure shall be provided on the property to be built to the standards in the Zoning Code. They shall not be located in any required setback area (including the required landscaped setback).
7. No mechanical equipment shall be placed on the roof. Any necessary roof vents shall be painted to match the roof color. The metal roof shall not be reflective.
8. *ADVISORY COMMENT:* Any revisions to the design or size of the proposed structure are subject to Plan Review Modification approval.

Building:

9. The ramp in the handicap-parking stall is not allowed.
10. The maximum stairway rise is 7 inches.
11. The door to the stairway shall be handicap accessible.

Development Engineering and Finance:

12. 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 and Finance Division. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include any required street lights and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering and Finance Division.
13. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Development Engineering and Finance Division.
14. The minimum throat distance for all site driveways shall be 25' (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).
15. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance).
16. 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 to 3.5' in height at maturity.

The area of exclusion shall be determined by the Development Engineering and Finance Division.

Utilities:

17. Only one domestic water service is allowed per parcel. Any new domestic water services shall be metered.
18. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
19. Provide sanitary sewer service to the satisfaction of the Department of Utilities. Note: An 8 inch sewer main is available in Dry Creek Road.
20. Prior to submittal of on-site and off-site improvement plans, the applicant shall prepare a drainage study for this site consistent with the Department of Utilities master drainage studies for drainage shed 157. The drainage study shall identify drainage infrastructure to be constructed for the project which will include but is not limited to: (1) Preconstruction runoff flows to the ditch adjacent to Dry Creek Road, (2) Post construction runoff showing no net increase in runoff to the existing ditch adjacent to Dry Creek Road. On-site detention may be required, based on the approved drainage study, (3) Permanent and interim drainage improvements in Dry Creek Road. (4) Drainage discharge directly to Magpie Creek with permits from applicable agencies as required. Contact the Department of Utilities for the required hydrologic and hydraulic criteria for the study. The study shall be reviewed and approved by the Department of Utilities prior to submittal of on-site and off-site improvement plans.
21. If a permanent drainage system is constructed in Dry Creek Road, it shall be sized for ultimate buildout of the drainage shed.
22. An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. 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).
23. The applicant is responsible for any necessary permits from the Corps of Engineers, Fish and Game, USFWS, SAFCA, American River Flood Control District or any other applicable agency.
24. A grading plan showing existing and proposed elevations (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 by the Department of Utilities.
25. Building 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. Finished building pad elevations shall be accepted by the Department of Utilities.
26. 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.

27. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the impervious area minus the building roof top is less than one acre, current regulations require source control measures. Specific source controls are required for (1) commercial/industrial material storage, (2) commercial/industrial outdoor loading/unloading of materials, (3) commercial/industrial vehicle and equipment fueling, (4) commercial/industrial vehicle and equipment maintenance, repair and washing, (5) commercial/industrial outdoor process equipment operations and maintenance and (6) commercial/industrial waste handling. Refer to the "Guidance Manual for On-site Stormwater Quality Control Measures," dated January 2000, for appropriate source control measures.
28. If this project disturbs greater than 1 acre of property, the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained at www.swrcb.ca.gov/stormwtr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit or approval of improvement plans to assure that the following items are included: 1) vicinity map, 2) site map, 3) list of potential pollutant sources, 4) type and location of erosion and sediment BMPs, 5) name and phone number of person responsible for SWPPP, 6) signed certification page by property owner or authorized representative.
29. The applicant must determine if they are required to obtain the State "NPDES General Permit for Stormwater Discharges Associated with Industrial Activity". Applicant shall submit the determination to the Department of Utilities for approval. The submittal must include the applicable Standard Industrial Classification (SIC) code(s), which describe the business activities that will be occurring at the facility.
30. *ADVISORY NOTE:* The proposed project is located in the Flood zone designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998. Within the X zone, there are no requirements to elevate or flood proof.
31. *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.

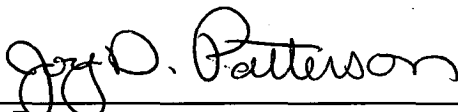
Findings of Fact – Variance:

1. Granting the Variance does not constitute a special privilege extended to an individual applicant in that:
 - a. The wall or modified wall will be built along the length of the south property line next to the adjacent to the residence providing a buffer; and
 - b. Other variances have been approved under similar circumstances.

2. Granting the Variance request does not constitute a use variance in that an office warehouse is a permitted use on a lot in the Light Industrial, R-Review (M-1S-R) zone.
3. Granting the request will not be injurious to the public health, safety, or welfare nor result in a nuisance in that:
 - a. The lack of the wall will not negatively impact the neighboring property owners to the North and East; and
 - b. The adjacent property to the East also contains vehicle storage on the site.

Findings of Fact – Plan Review:

1. The project, as conditioned, is based upon sound principles of land use in that the proposed warehouse is compatible with the surrounding mixed uses.
2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. adequate landscaping, parking and setbacks will be provided; and
 - b. the proposed design and use will be compatible with the mixed uses in the area.
3. The project, as conditioned, meets the requirements of the Zoning Ordinance for land use and site design requirements.
4. The project is consistent with the General Plan and the North Sacramento Community Plan which designate the site as Heavy Commercial or Warehouse and Industrial respectively.

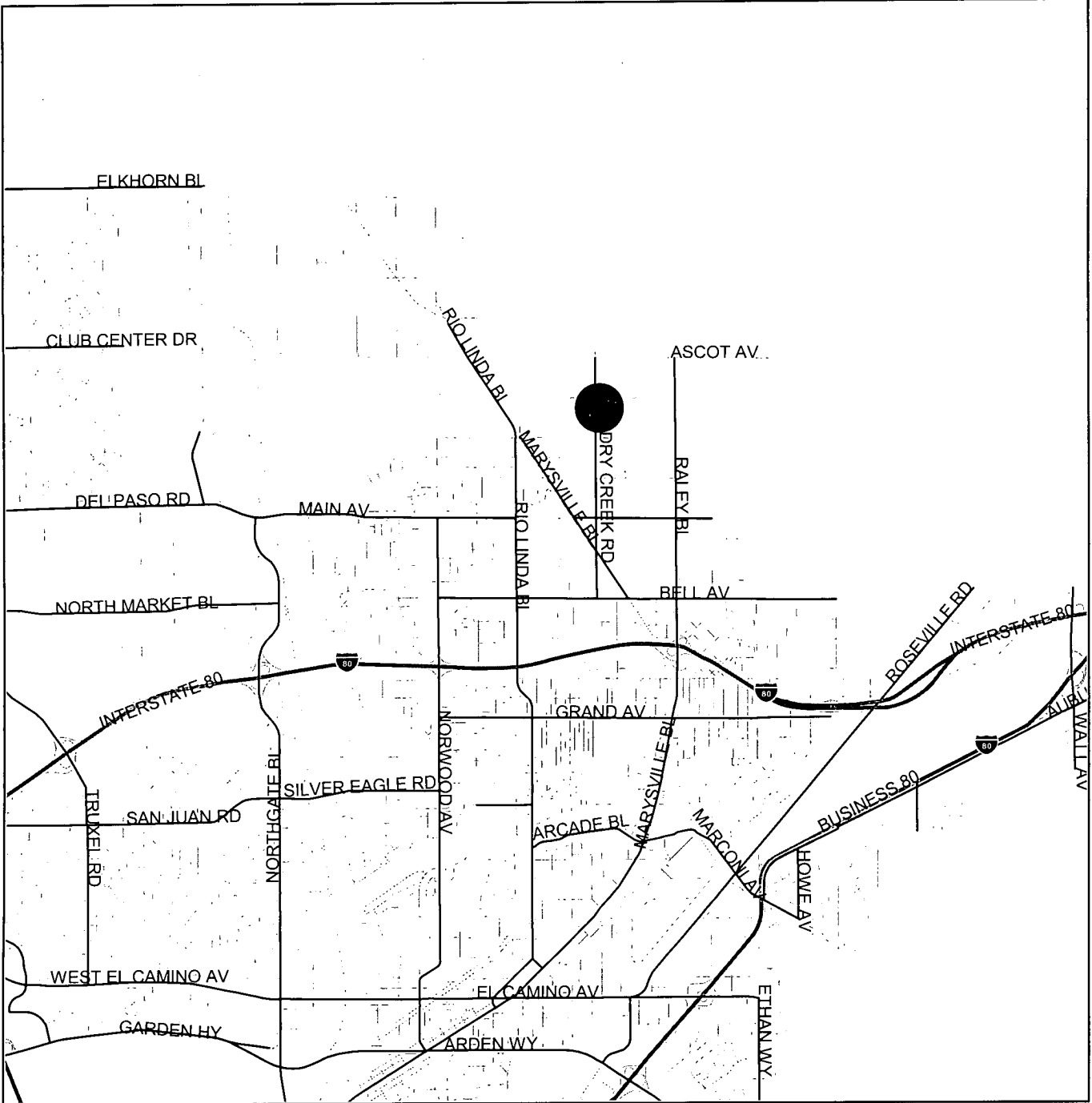



Joy D. Patterson
Zoning Administrator

A use for which a Plan Review or a Variance is granted must be established within three years after such permit is approved. If such use is not so established the Plan Review and Variance shall be deemed to have expired and shall be null and void. A Plan Review or Variance which require 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

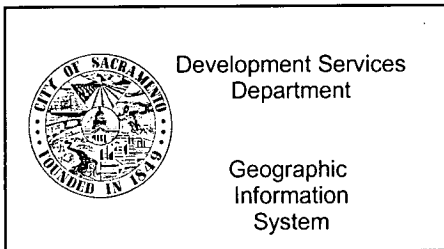
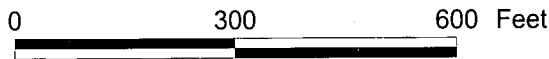
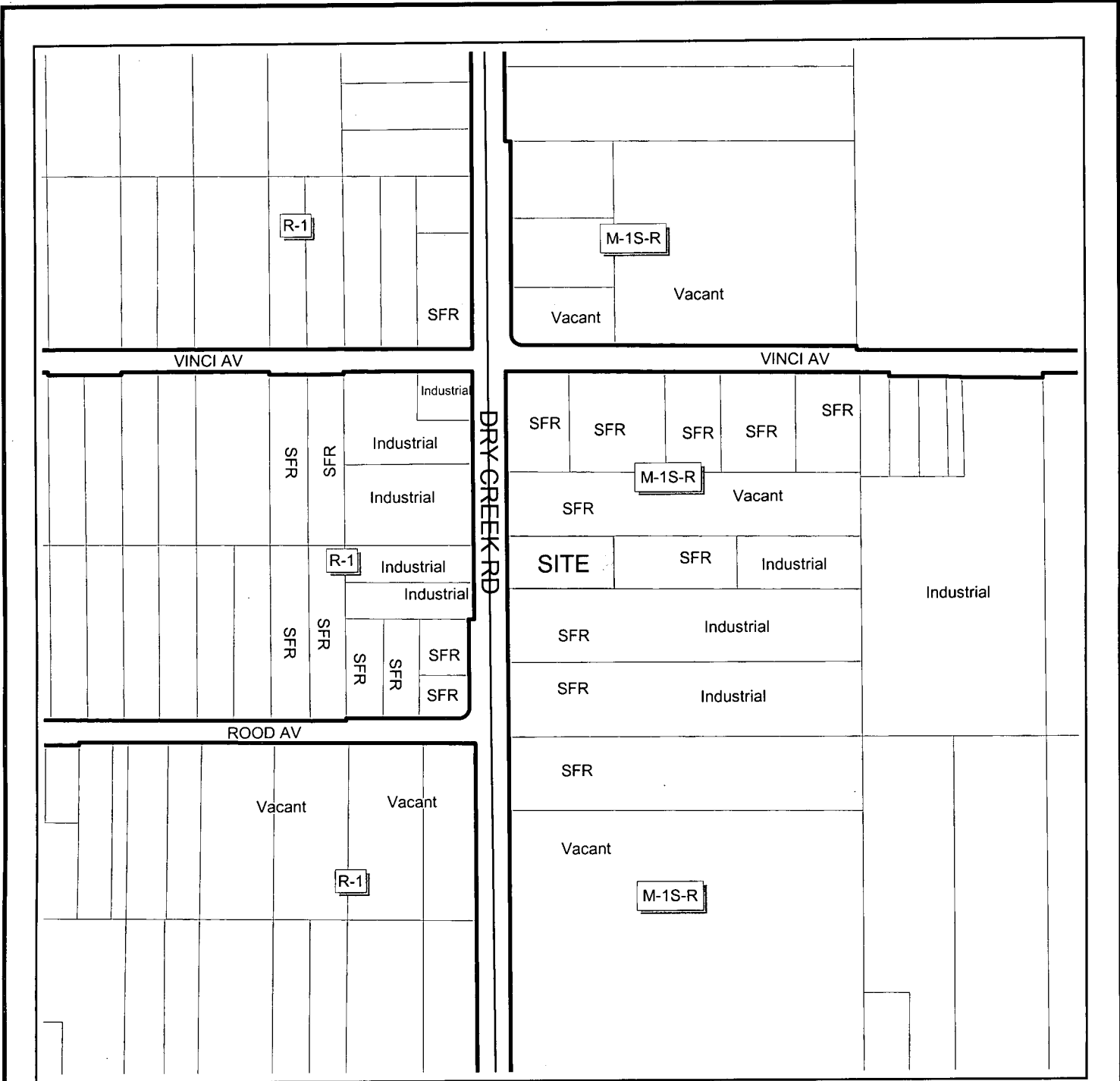
Vicinity Map
5322 Dry Creek Road
215-0250-026



Z05-320

February 23, 2006

Item 01



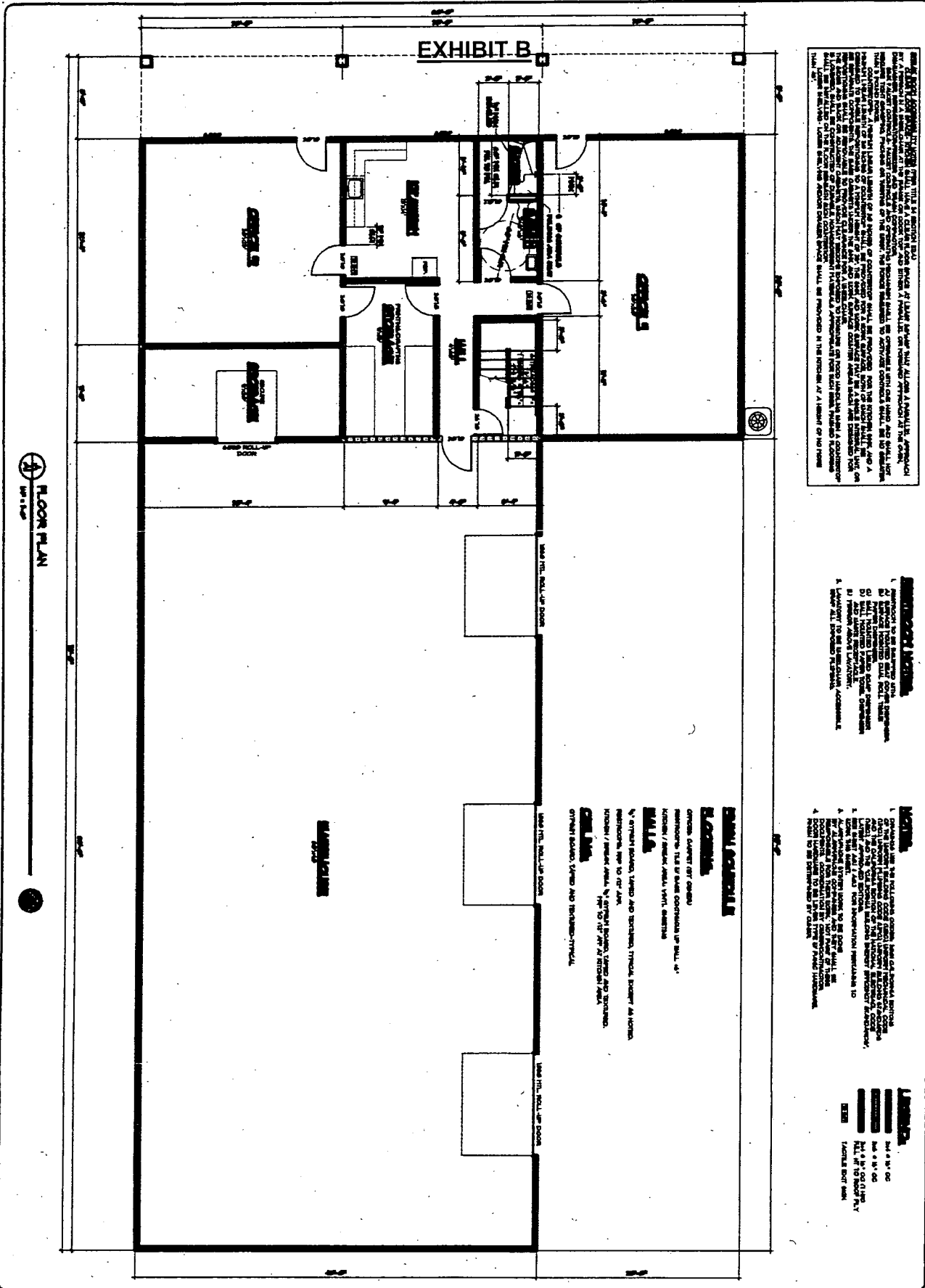
Land Use & Zoning
 5322 Dry Creek Road
 215-0250-026



Z05-320

February 23, 2006

Item 01



FLOOR PLAN
1/2" = 1'-0"

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS OF THE CITY OF LOS ANGELES AND THE STATE OF CALIFORNIA.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER AND THE STATE ENGINEER.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.
9. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL WASTE MATERIALS.

LEGEND

- 1. RECEPTION
- 2. OFFICE
- 3. CONFERENCE
- 4. BATH
- 5. STAIRS
- 6. ELEVATOR
- 7. WINDOW
- 8. DOOR
- 9. FURNITURE
- 10. ELECTRICAL
- 11. PLUMBING
- 12. MECHANICAL

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS OF THE CITY OF LOS ANGELES AND THE STATE OF CALIFORNIA.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER AND THE STATE ENGINEER.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.
9. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL WASTE MATERIALS.

LEGEND

- 1. RECEPTION
- 2. OFFICE
- 3. CONFERENCE
- 4. BATH
- 5. STAIRS
- 6. ELEVATOR
- 7. WINDOW
- 8. DOOR
- 9. FURNITURE
- 10. ELECTRICAL
- 11. PLUMBING
- 12. MECHANICAL

TV

205-320

NEW WORK

NEW WORKING / OFFICE DESIGN

AVENUE 400-600-600

FOR MORE INFO, CONTACT US

Island Moon Construction

Gary & Nancy McDermis

1000 Main St. #100, San Francisco, CA 94102

415-774-1111

TNT Drafting Design

Kevin D. Todd

Pete Dalmann

1000 Main St. #100, San Francisco, CA 94102

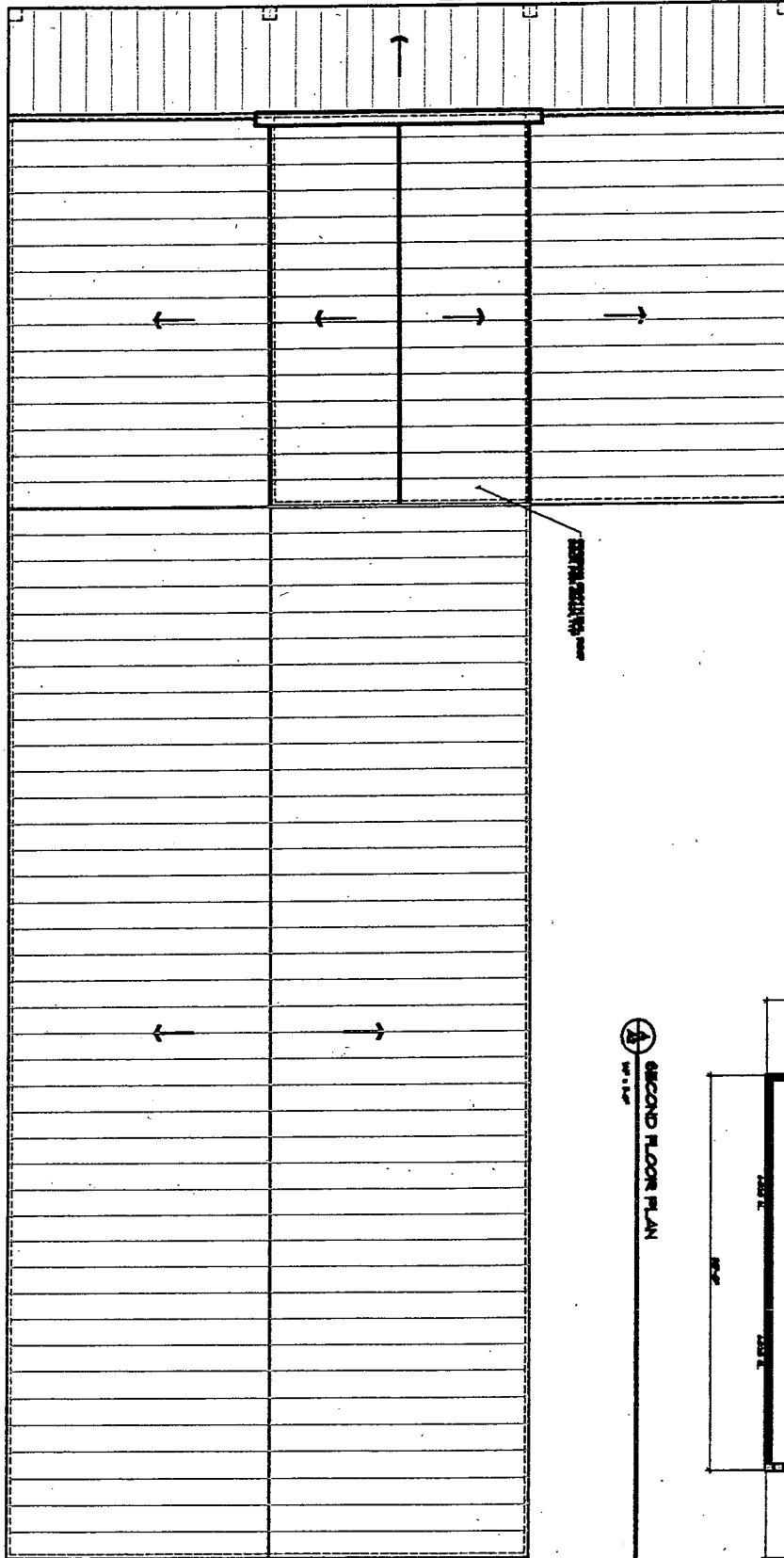
415-774-1111

NO.	REVISION

February 23, 2006

Item 01

EXHIBIT C



1 ROOF PLAN
W.P. 10

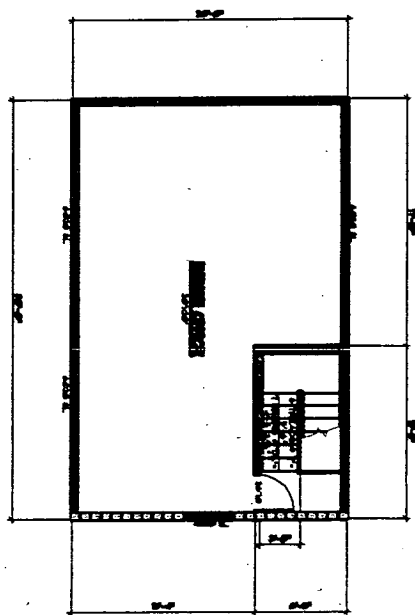
NOTES:

1. PROVIDE THE FOLLOWING NOTES FOR THE ROOF STRUCTURE:
2. THE ROOF SHALL BE A GABLE ROOF WITH A 12:12 PITCH.
3. THE ROOF SHALL BE COVERED WITH 1/2" OSB SHEATHING OVER 2" X 4" RAFTERS AND 2" X 6" JOISTS.
4. PROVIDE A 1/2" AIR SPACE ABOVE THE OSB SHEATHING.
5. PROVIDE A 1/2" AIR SPACE BELOW THE OSB SHEATHING.
6. PROVIDE A 1/2" AIR SPACE BETWEEN THE RAFTERS AND JOISTS.
7. PROVIDE A 1/2" AIR SPACE BETWEEN THE RAFTERS AND JOISTS.
8. PROVIDE A 1/2" AIR SPACE BETWEEN THE RAFTERS AND JOISTS.
9. PROVIDE A 1/2" AIR SPACE BETWEEN THE RAFTERS AND JOISTS.
10. PROVIDE A 1/2" AIR SPACE BETWEEN THE RAFTERS AND JOISTS.

LEGEND:

1x4 @ 16" OC
2x4 @ 16" OC
2x6 @ 16" OC
2x8 @ 16" OC
2x10 @ 16" OC
2x12 @ 16" OC
2x14 @ 16" OC
2x16 @ 16" OC
2x18 @ 16" OC
2x20 @ 16" OC
2x22 @ 16" OC
2x24 @ 16" OC
2x26 @ 16" OC
2x28 @ 16" OC
2x30 @ 16" OC
2x32 @ 16" OC
2x34 @ 16" OC
2x36 @ 16" OC
2x38 @ 16" OC
2x40 @ 16" OC
2x42 @ 16" OC
2x44 @ 16" OC
2x46 @ 16" OC
2x48 @ 16" OC
2x50 @ 16" OC
2x52 @ 16" OC
2x54 @ 16" OC
2x56 @ 16" OC
2x58 @ 16" OC
2x60 @ 16" OC
2x62 @ 16" OC
2x64 @ 16" OC
2x66 @ 16" OC
2x68 @ 16" OC
2x70 @ 16" OC
2x72 @ 16" OC
2x74 @ 16" OC
2x76 @ 16" OC
2x78 @ 16" OC
2x80 @ 16" OC
2x82 @ 16" OC
2x84 @ 16" OC
2x86 @ 16" OC
2x88 @ 16" OC
2x90 @ 16" OC
2x92 @ 16" OC
2x94 @ 16" OC
2x96 @ 16" OC
2x98 @ 16" OC
2x100 @ 16" OC

2 SECOND FLOOR PLAN
W.P. 11



205 320

205 320

NEW WAREHOUSE / OFFICE BUILDING
AT 205-320-0000
ON HICKORY ST., GAITHERSBURG, MD

Island Moon Construction
Gary & Nancy McDonalds
22810 W. 11th St.
P.O. Box 100
GaitHERSBURG, MD 20878

TNT Drafting Design
Kevin D. Todd
Peter D. Doherty
22810 W. 11th St.
GaitHERSBURG, MD 20878

205 320

February 23, 2006

Item 01

