



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

May 19, 1981

APPROVED
BY THE CITY COUNCIL

MAY 20 1981

OFFICE OF THE
CITY CLERK

21
Cont. to
6-2-81

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Appeal of the City Planning Commission's decision to deny a Rezoning from R-3-R to R-1A; Special Permit to allow 52 halfplex units; and Tentative Map (P-9314)

LOCATION: North side of Fowler Avenue, approximately 450 feet east of Stockton Boulevard

SUMMARY

The applicant is requesting the necessary entitlements to develop a 6.46 acre vacant site into 52 halfplex units. The Planning Commission, in concurrence with staff's recommendation, denied the project; and the applicant subsequently appealed the Commission's action.

BACKGROUND INFORMATION

In May, 1979; the City Council approved a parcel split in order to allow the development of an apartment complex containing 150 units. The site was not developed and it was eventually sold.

The site is an irregular shaped parcel and the applicant is basically proposing to extend a cul-de-sac street from Fowler Avenue to the northerly boundary of the site in order to develop 52 halfplex units. The Commission discussed the following concerns regarding the project:

1. The applicant indicates that they are proposing to provide three different elevations. However, the floor plans are all basically the same with the garage and living room in front, kitchen and dining room in the center, and the bedrooms at the rear. The only difference between the elevations are the number of garages provided for each halfplex. The three elevations include units with two single car garages; one single and one double car garage; and two double car garages. The siding and roof design are all the same for each unit. The proposed elevations will all look similar and will create a row of halfplex units.

May 19, 1981

2. A second concern is regarding the 80 percent north/south orientation of lots and/or units. The policies in the General Plan require that 80 percent of the lots be oriented north/south; however, if the lot orientation is not possible, structures should be oriented in a north/south position to allow southern exposure for glazing. The applicant's proposal accommodates only 67 percent north/south orientation. This includes 20 lots and 15 units. Staff believes that the 80 percent can be achieved with an alternate housing type such as a patio home or single family unit.

The project was reviewed by the South Sacramento Advisory Council. They recommended approval providing the units are redesigned with a variety of roof types, different siding material, and incorporation of solar features.

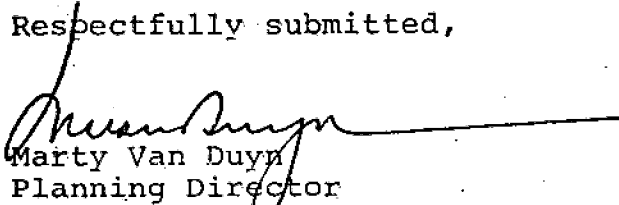
VOTE OF COMMISSION

After consideration by the Planning Commission, a motion was made to deny the project. The vote resulted in a vote of four ayes, four noes, and one absent. This, in effect, constitutes a denial of the project.

RECOMMENDATION

The staff recommends that the City Council deny the appeal based on Findings of Fact due at the June 9, 1981 Council meeting.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:jm
Attachments
P-9314

May 19, 1981
District No. 6

NOTICE OF APPEAL OF THE DECISION OF THE
SACRAMENTO CITY PLANNING COMMISSION

#21

DATE: 28 April 1981

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City
Planning Commission of 23 April 1981 when:
(Date)

Rezoning Application Variance Application

Special Permit Application for 52 half plex units

was: Granted Denied by the Commission

GROUND FOR APPEAL: The planning department recommendation for denial was made primarily on non compliance with solar access provisions of the Gneral Plan. 80% is required and this proposal has 72% of the units with either solar access or N/S orientation. This proposal is an attempt to provide moderately priced attached single family housing. (Half plex) Provision of a second housing type or major modifications to the structural design to achieve solar access is not considered feasible by the developer.

PROPERTY LOCATION: North side of Fowler Avenue - 450 feet East of Stockton Blvd.

PROPERTY DESCRIPTION: _____

ASSESSOR'S PARCEL NO. 040 - 031 - 04, 05 & 22

PROPERTY OWNER: Mark III Development

ADDRESS: 425 University Ave! Ste 102, Sacramento, Ca 95825

APPLICANT: Murray Smith & Associates, Engineering, Inc.

ADDRESS: 3020 Explorer Drive, Sacramento, Calif. 95827

APPELLANT: *Edward B. Allison* - Murray Smith & Assoc

(SIGNATURE)

ADDRESS: *SAME AS ABOVE*

FILING FEE: \$60.00 RECEIPT NO. _____

FORWARDED TO CITY CLERK ON DATE OF: _____

P- 9314

CITY OF SACRAMENTO
PAID-PL

7/80

(4 COPIES REQUIRED) APR 29 1981



CITY OF SACRAMENTO

#21

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5804

MARTY VAN DUYN
PLANNING DIRECTOR

May 19, 1981

City Council
Sacramento, California

Honorable Members in Session:

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1. The applicant indicates that they are proposing to provide three different elevations. However, the floor plans are all basically the same with the garage and living room in front, kitchen and dining room in the center, and the bedrooms at the rear. The only difference between the elevations are the number of garages provided for each halfplex. The three elevations include units with two single car garages; one single and one double car garage; and two double car garages. The siding and roof design are all the same for each unit. The proposed elevations will all look similar and will create a row of halfplex units.

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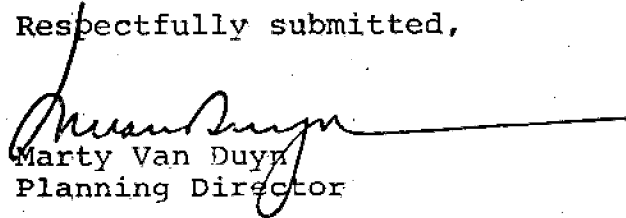
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Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:jm
Attachments
P-9314

May 19, 1981
District No. 6

#21

NOTICE OF APPEAL OF THE DECISION OF THE
SACRAMENTO CITY PLANNING COMMISSION

DATE: 28 April 1981

TO THE PLANNING DIRECTOR:

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(Date)

- Rezoning Application Variance Application
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ASSESSOR'S PARCEL NO. 040 - 031 - 04, 05 & 22

PROPERTY OWNER: Mark III Development

ADDRESS: 425 University Ave. Ste 102, Sacramento, Ca 95825

APPLICANT: Murray Smith & Associates, Engineering, Inc.

ADDRESS: 3020 Explorer Drive, Sacramento, Calif. 95827

APPELLANT: *Edward B. Gillum* - Murray Smith & Assoc
(SIGNATURE)

ADDRESS: *SAME AS ABOVE*

FILING FEE: \$60.00 RECEIPT NO. _____

FORWARDED TO CITY CLERK ON DATE OF: _____

P- 9314

7/80

CITY OF SACRAMENTO
PAID-PL

(4 COPIES REQUIRED) APR 29 1981

PLANNING

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE April 23, 1981
 ITEM NO. 90 FILE NO. P- 9314
 M- _____

- GENERAL PLAN AMENDMENT TENTATIVE MAP # 21
 COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
 REZONING EIR DETERMINATION
 SPECIAL PERMIT OTHER _____
 VARIANCE

Recommendation:
 Favorable
 Unfavorable
 Petition Correspondence

LOCATION: N. side of Joubert Avenue, 450' E of Streeted Blvd.

PROPOSERS	
NAME	ADDRESS
<u>Ed. Williams</u>	<u>3030 Exp. (Brew) Drive, Sacramento, CA 95827</u>

OPPOSERS	
NAME	ADDRESS

MOTION NO. 1 of 2

	YES	NO	MOTION	2ND
Augusta	✓			
Fong	✓			
Goodin	<u>absent</u>			
Holloway		✓		
Hunter		✓		
Larson	✓			✓
Muraki	✓		✓	
Stinson		✓		
Stinson		✓		

- MOTION:
- TO APPROVE
 - TO DENY
 - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 - INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
 - TO RECOMMEND APPROVAL _____ & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE April 23, 1981
 ITEM NO. 962 FILE NO. P- 4314
M-

- GENERAL PLAN AMENDMENT TENTATIVE MAP
 COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
 REZONING EIR DETERMINATION
 SPECIAL PERMIT OTHER _____
 VARIANCE _____

Recommendation:

- Favorable
 Unfavorable Petition Correspondence

LOCATION: N side of Fowler Ave, 450±' E of Stockton Blvd.

PROPOSER'S	
NAME	ADDRESS
<u>Ed Mallam</u>	<u>-3020 Explorer Drive, Sacramento, CA 95827</u>

OPONENTS	
NAME	ADDRESS

MOTION NO. 2 of 2

	YES	NO	MOTION	2ND
Augusta		✓		
Fong		✓		
Goodin	<u>absent</u>			
Holloway	✓		✓	
Hunter	✓			
Larson		✓		
Muraki		✓		
Silva	✓			✓
Simpson	✓			

MOTION:

- TO APPROVE
 TO DENY
 TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
 TO RECOMMEND APPROVAL subject to conditions & FORWARD TO CITY COUNCIL
 TO RATIFY NEGATIVE DECLARATION
 TO CONTINUE TO _____ MEETING
 OTHER with 2-4, 10-14 postponed until 15-18-81

SACRAMENTO CITY PLANNING COMMISSION #21

MEETING DATE April 23, 1981
 ITEM NO. 90 FILE NO. P-9314
 M-

- GENERAL PLAN AMENDMENT TENTATIVE MAP
 COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
 REZONING EIR DETERMINATION
 SPECIAL PERMIT OTHER _____
 VARIANCE _____

Recommendation:

- Favorable
 Unfavorable
 Petition Correspondence

LOCATION: N side of Fowler Ave, 450' E of St. Stephens Blvd

PROPOSERS		
NAME	ADDRESS	ADDRESS

OPPOSERS		
NAME	ADDRESS	ADDRESS

MOTION NO. 2 of 2

Substitute
 MOTION:

	YES	NO	MOTION	2ND
Augusta		✓		
Fong	✓	✓		
Goodin	✓	✓		
Holloway	✓		✓	
Hunter	✓			
Larson		✓		
Hick		✓		
Simpson	✓			✓

- TO APPROVE
 TO DENY
 TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
 TO RECOMMEND APPROVAL _____ & FORWARD TO CITY COUNCIL
 TO RATIFY NEGATIVE DECLARATION
 TO CONTINUE TO _____ MEETING
 OTHER motion denied

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Murray-Smith and Associates, 3020 Explorer Dr., Sacto, CA 95827				
OWNER	Mark III Development, 5501 Sky Parkway, Sacramento, CA 95823				
PLANS BY	Murray-Smith and Associates; Stoneham & Becker				
FILING DATE	2-6-81	50 DAY CPC ACTION DATE		REPORT BY	DP:kk
NEGATIVE DEC.	4-13-81	EIR		ASSESSOR'S PCL. NO.	040-031-04,05,22

- APPLICATION:
1. Negative Declaration
 2. Rezone 6.4[±] vacant acres from Light Density Multiple Family (R-3R) to Townhouse (R-1A)
 3. Special Permit to allow 52 halfplex units
 4. Tentative Map (P-9314)

LOCATION: On the north side of Fowler Avenue, 450 feet east of Stockton Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to divide 6.46[±] vacant acres into 52 halfplex lots.

PROJECT INFORMATION:

General Plan Designation:	Residential
Lindale-Florin Community	
Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-3R
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Vacant; R-1
South:	Residential, Vacant; R-1, R-2AR
East:	Residential, Vacant; R-1
West:	Residential, Vacant; R-1, C-2

Property Area:	6.46 [±] gross acres
Density of Development:	8.0 dwelling units/gross acre
North/south lot orientation (Exhibit B):	20 (43%)
Southern Structural Glazing Orientation (Exhibit B):	15 (29%)
Total:	35 (72%)
Square Footage of Units:	1047 [±] - 1135 [±] square feet
Building Height:	One story
Exterior Construction Materials:	Wood
Street Improvements:	To be provided.
Utilities:	To be provided
School District:	Sacramento City Unified

Subdivision Review Committee Recommendation: On February 25, 1981, by a vote of 6 ayes, 2 noes and 1 abstention, the Subdivision Review Committee recommended approval of the tentative map subject to the conditions listed below:

APPLC. NO. P-9314

MEETING DATE April 23, 1981

CPC ITEM NO. 9

#21

1. The applicant shall provide standard improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map.
3. The applicant shall provide an off-site drainage extension to Morrison Creek prior to filing the final map.
4. The applicant shall provide standard subdivision improvements along APN: 040-031-27 (the contiguous parcel to the west) prior to filing the final map.

Planning and Traffic Engineering represented the two opposing votes. Planning had concerns relative to site and elevation design and solar orientation. Traffic Engineering voiced concern regarding the number of driveways and their proximity to each other.

BACKGROUND INFORMATION: A staff report was prepared for the March 26, 1981 City Planning Commission meeting addressing Exhibit "A" the applicant's original proposal. Staff expressed the following concerns regarding the proposal:

1. The applicant's original proposal is basically a "row" type housing development with 100% halfplex units; and all lots, elevations, and floor plans are similar in design. The units are designed with all garages facing the public street, which creates an undesirable appearance. Staff suggested that lots be eliminated in order to allow wider lots and a variation in lot widths. This would also allow a variety of floor plans and elevations. Also a variety of roof designs will help the overall appearance of the development.
2. The location of the cul-de-sac bulb which results in a lotting pattern that encourages a sea of driveways around the bulb. Staff recommended that the bulb be pushed further to the north.
3. The lack of solar orientation, the site design, as shown on Exhibit "A", contains 13 north/south oriented lots and 21 units with southern structural glazing. Staff recommended that by pushing the cul-de-sac bulb to the north to create more east-west oriented lots; by redesigning the lotting pattern of lots 33 thru lots 36 to orient them east-west; and by introducing a second housing type (i.e. patio homes) with a minimum of 50% of the units total glazing facing to the south; the applicant could come closer to achieving 80% southern structural orientation.

Because of the concerns raised by staff the applicant requested a continuance of the item and has submitted a new lot design (Exhibit B) and new elevations (see attached).

STAFF EVALUATION: Staff has the following concerns regarding the applicant's revised proposal (Exhibit "B" and elevations).

1. The applicant has increased the average lot width from thirty feet (Exhibit A) to thirty nine feet (Exhibit B). The units vary from 22 to 32 feet in width. The applicant has redesigned the units to allow more than five feet of sideyard and to provide more than garages fronting the street. The front elevation includes a window element and a variety of one and two car garages. The revised plans are an improvement from the original proposal however, the units are still similar in appearance. Also, the 80% north/south lot and/or structure orientation was not achieved.
2. The applicant has extended the cul-de-sac bulb farther to the north to eliminate a sea of driveways and provide east-west oriented lots.
3. While Exhibit "B" provides for 72% north/south lot and southern structural glazing orientation, compliance with the intent of the general plan policy regarding solar access is actually less than with Exhibit "A". Exhibit "B" provides for more north/south oriented lots, however, given that the units are halfplexed and given that the elevation with the most structural glazing is the side elevation, north/south oriented lots provide for minimal solar access.

Staff feels that by introducing a second housing type (i.e. patio homes) and by reorienting lots 29, 30, 41-52, compliance with the solar access policy of the General Plan can be achieved.

4. The City Engineer is recommending that the applicant provide improvements along the 57± foot frontage of the adjacent parcel to the west. This condition is consistent with a note placed on the preceding parcel map (P-8450).
5. After a field survey, the City Parks Division has determined that the trees are not significant.
6. The South Sacramento Planning Advisory Council reheard the project. By a vote of 7 ayes, the Council approved the applicant's proposal subject to the incorporation of "some of the solar requirements, different sidings and different roof elevations."

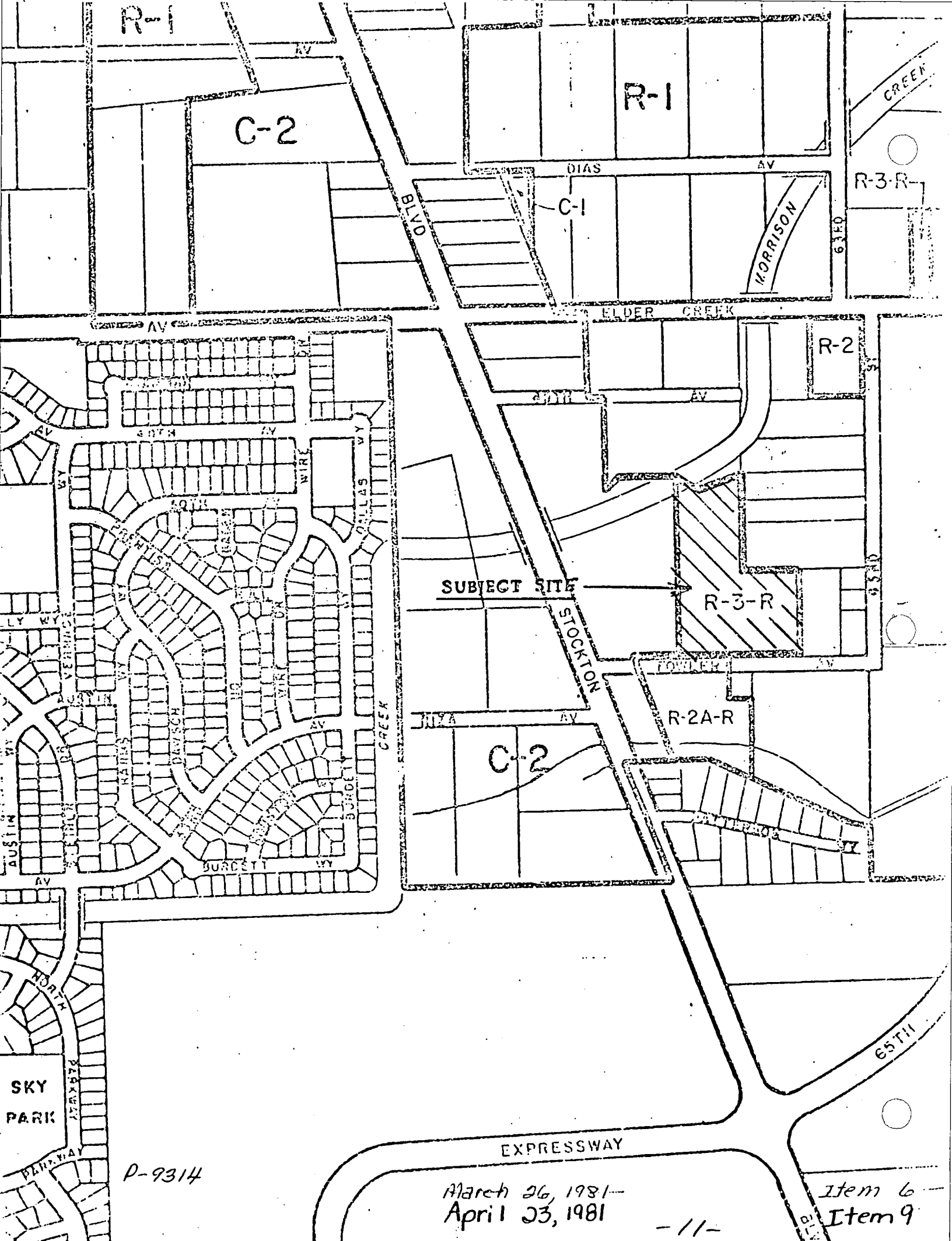
STAFF RECOMMENDATION: Staff recommends that the project be denied.

Findings of Fact: Denial of Special Permit

1. The project as proposed does not comply with the objective of the energy policy of the Conservation Element of the General Plan in that:
 - a. all subdivisions containing more than 20 single family lots provide a minimum of 80% of the units with solar access.

#21

- b. The design of the subdivision does not provide for future passive or natural heating or cooling opportunities.
- 2. The proposed halfplex development is not based on sound principles of land use in that the units are similar in design and creates a "row" type housing development.



R-1

C-2

R-1

R-3-R

DIAS AV

C-1

MORRISON

63RD

CREEK

AV

ELDER CREEK

R-2

SUBJECT SITE

R-3-R

LOWER

R-2A-R

C-2

AV

AV

SKY PARK

65TH

EXPRESSWAY

P-9314

March 26, 1981
April 23, 1981

Item 6
Item 9

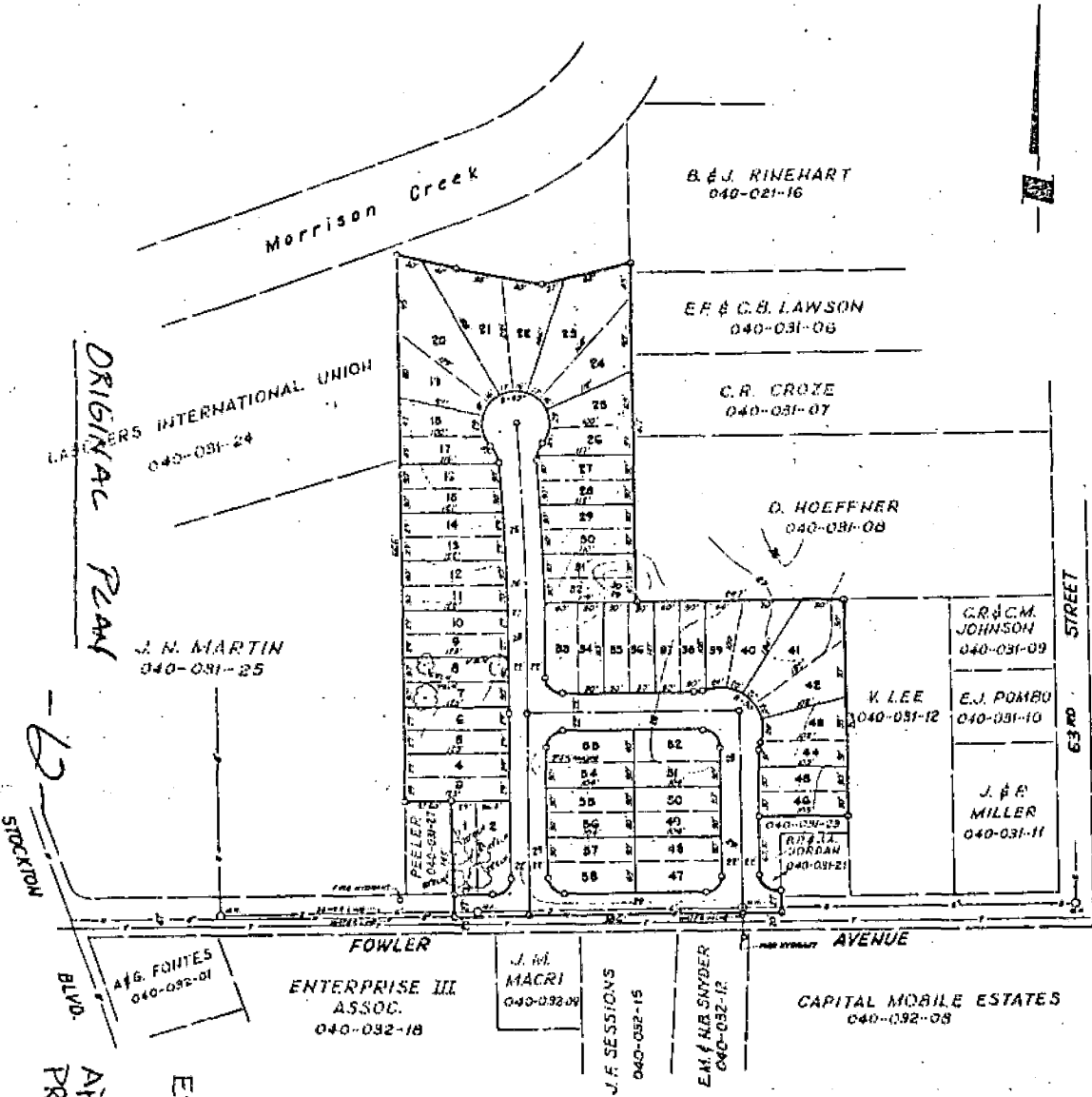
P-9314

3-26-81

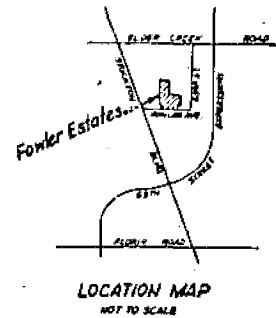
Item No. 6

Applicant's
PROPOSAL
Exhibit
"A"

TENTATIVE MAP
FOWLER ESTATES
 PARCEL 1, 46 P.M. 25
 CITY OF SACRAMENTO, CALIFORNIA
 JANUARY 1981 SCALE: 1" = 100'
 MURRAY SMITH AND ASSOCIATES



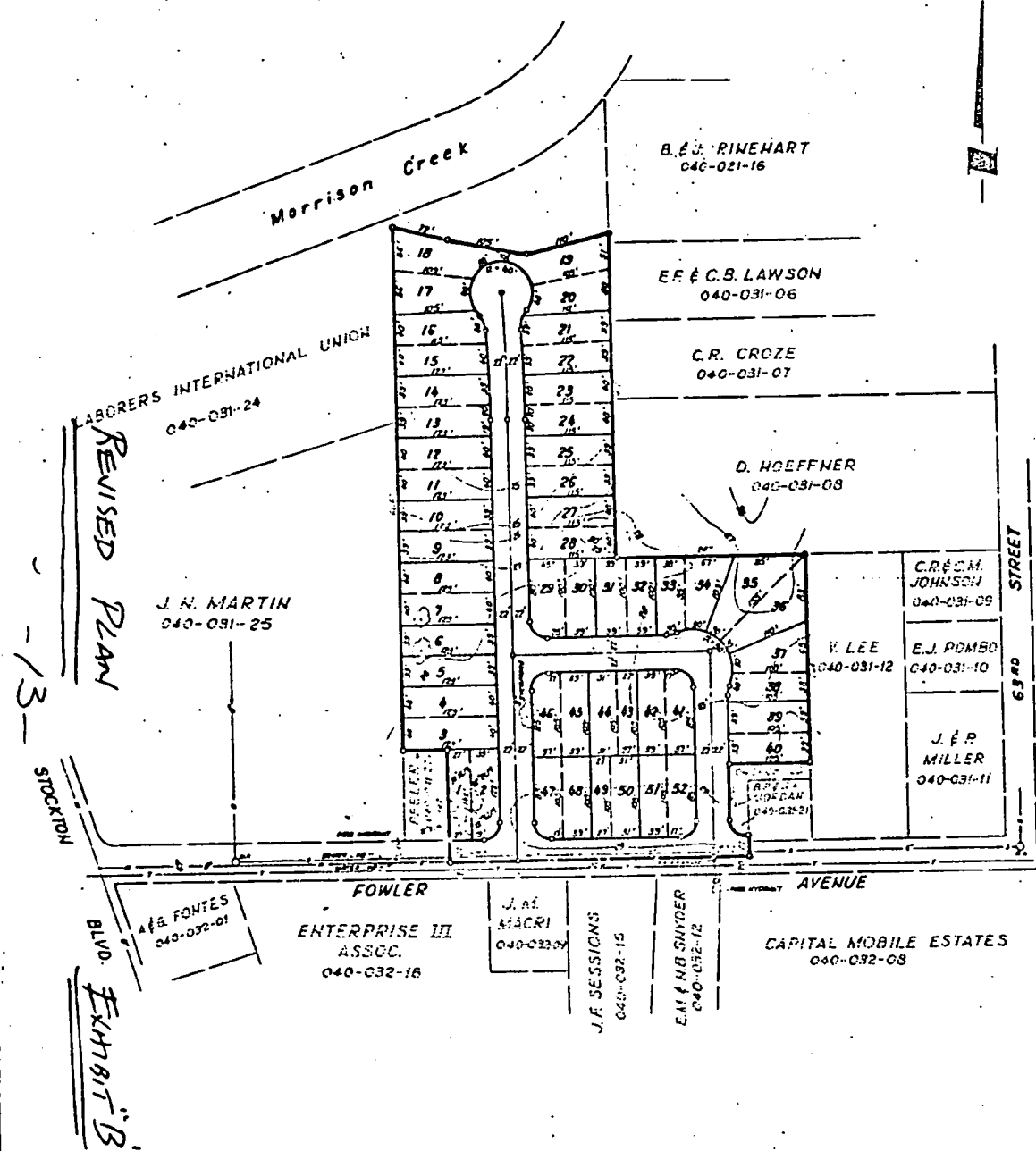
- OWNER: PATRICK A. HALLIGAN
678 MARK III DEVELOPMENT CO.
5501 SKY PARKWAY
SACRAMENTO, CALIF. 95823
PHONE: 421-4012
- SUBDIVIDER: MARK III DEVELOPMENT CO.
5501 SKY PARKWAY
SACRAMENTO, CALIF. 95823
PHONE: 421-4012
- ENGINEER: MURRAY SMITH & ASSOCIATES
3020 EXPLORER DRIVE
SACRAMENTO, CALIF. 95827
PHONE: 361-0414
- IMPROVEMENTS: AS REQUIRED BY THE CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORKS
- EXISTING USE: VACANT
- PROPOSED USE: HALF-PLEXES (R-1-A)
- EXISTING ZONING: R-3-R
- ASSESSORS PARCEL: 040-031-26
- SEWAGE DISPOSAL: CITY OF SACRAMENTO
- WATER SUPPLY: CITY OF SACRAMENTO
- DRAINAGE: CITY OF SACRAMENTO
- FIRE PROTECTION: CITY OF SACRAMENTO
- ACREAGE: 6.46 ACRES
- NO. OF LOTS: 58 HALF PLEX LOTS
- LOT SIZE: AS SHOWN



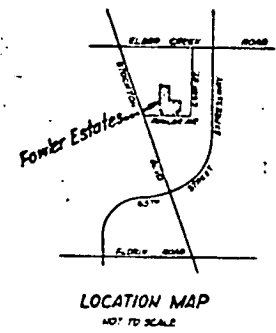
#21

TENTATIVE MAP
FOWLER ESTATES
 PARCEL 1, 46 P.M. 25
 CITY OF SACRAMENTO, CALIFORNIA
 APRIL 1981 SCALE: 1" = 100'
 MURRAY SMITH AND ASSOCIATES

EXHIBIT 'B'



- OWNER: PATRICK A. HALLIGAN
 C/O MARK III DEVELOPMENT CO.
 5501 SKY PARKWAY
 SACRAMENTO, CALIF. 95823
 PHONE: 421-4012
- SUBDIVIDER: MARK III DEVELOPMENT CO.
 5501 SKY PARKWAY
 SACRAMENTO, CALIF. 95823
 PHONE: 421-4012
- ENGINEER: MURRAY SMITH & ASSOCIATES
 3020 EXPLODER DRIVE
 SACRAMENTO, CALIF. 95827
 PHONE: 361-2444
- IMPROVEMENTS: AS REQUIRED BY THE CITY
 OF SACRAMENTO DEPARTMENT
 OF PUBLIC WORKS
- EXISTING USE: VACANT
- PROPOSED USE: HALF-PLEXES (R-1-A)
- EXISTING ZONING: R-3-R
- ASSESSORS PARCEL: 040-031-26
- SEWAGE DISPOSAL: CITY OF SACRAMENTO
- WATER SUPPLY: CITY OF SACRAMENTO
- DRAINAGE: CITY OF SACRAMENTO
- FIRE PROTECTION: CITY OF SACRAMENTO
- ACREAGE: 6.46 ACRES
- NO. OF LOTS: 52 HALF PLEX LOTS
- LOT SIZE: AS SHOWN



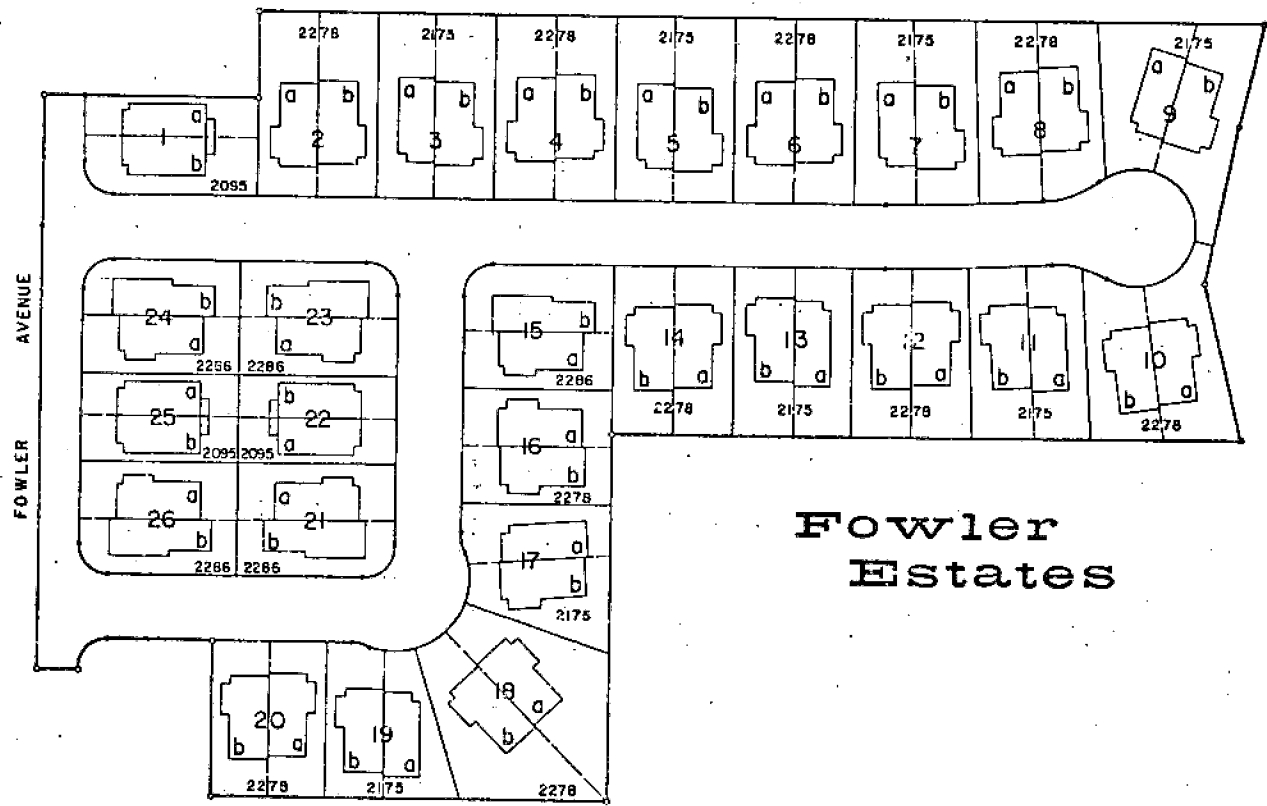
0314
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 Item No 9

P-0314

4/23/81

-14-

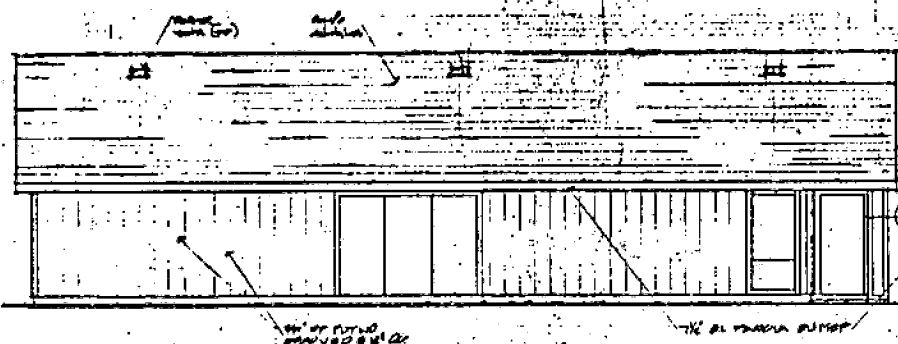
Item No. 9



**Fowler
Estates**

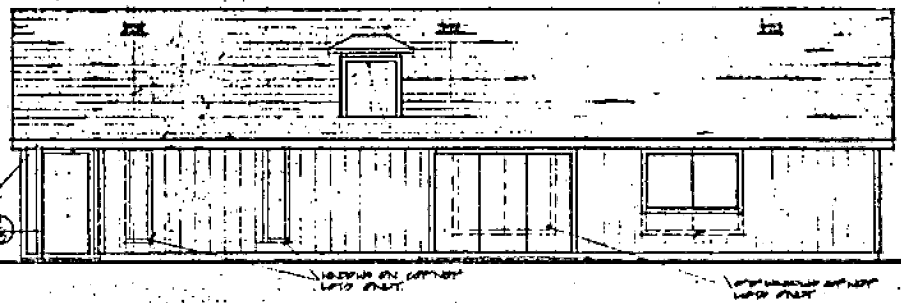
#21

SUBMITTED BY: W. J. Smith & ASSOCIATES, ENGINEERS				DRAWN: G. G. CAR P.L. REF.		DATE: 4/23/81
APPROVED: _____ REC'D: _____ DATE: _____		DESCRIPTION: _____		PROJECT NO. 21305		SHEET: 1 OF: 1



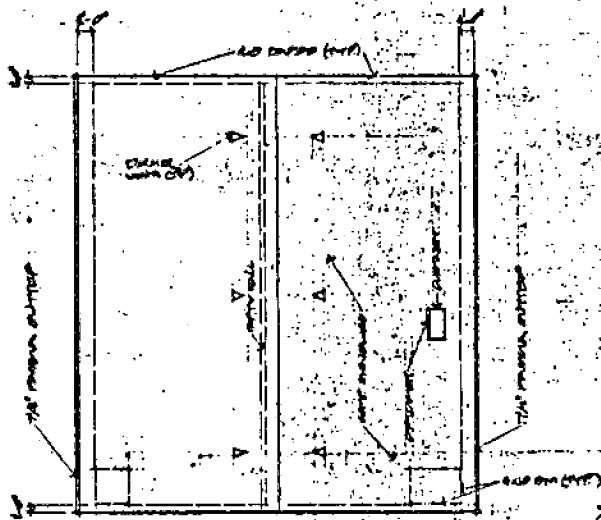
LEFT SIDE ELEVATION

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



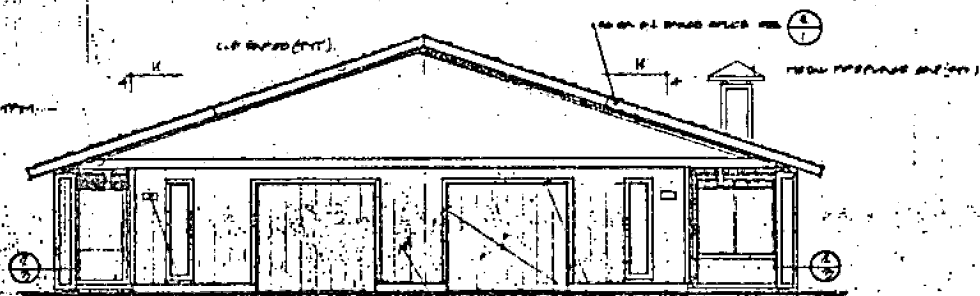
RIGHT SIDE ELEVATION

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



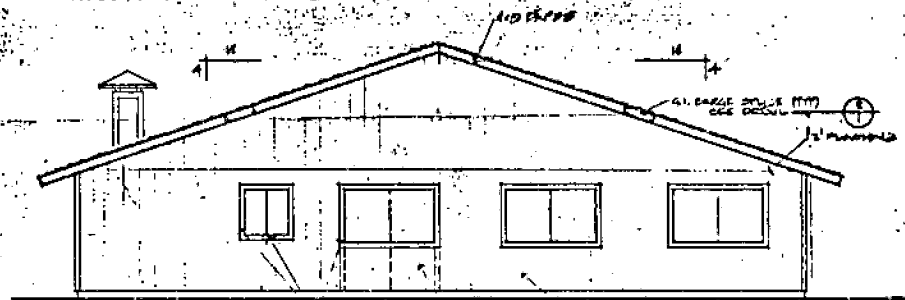
FLOOR PLAN

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



FRONT ELEVATION

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



REAR ELEVATION

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

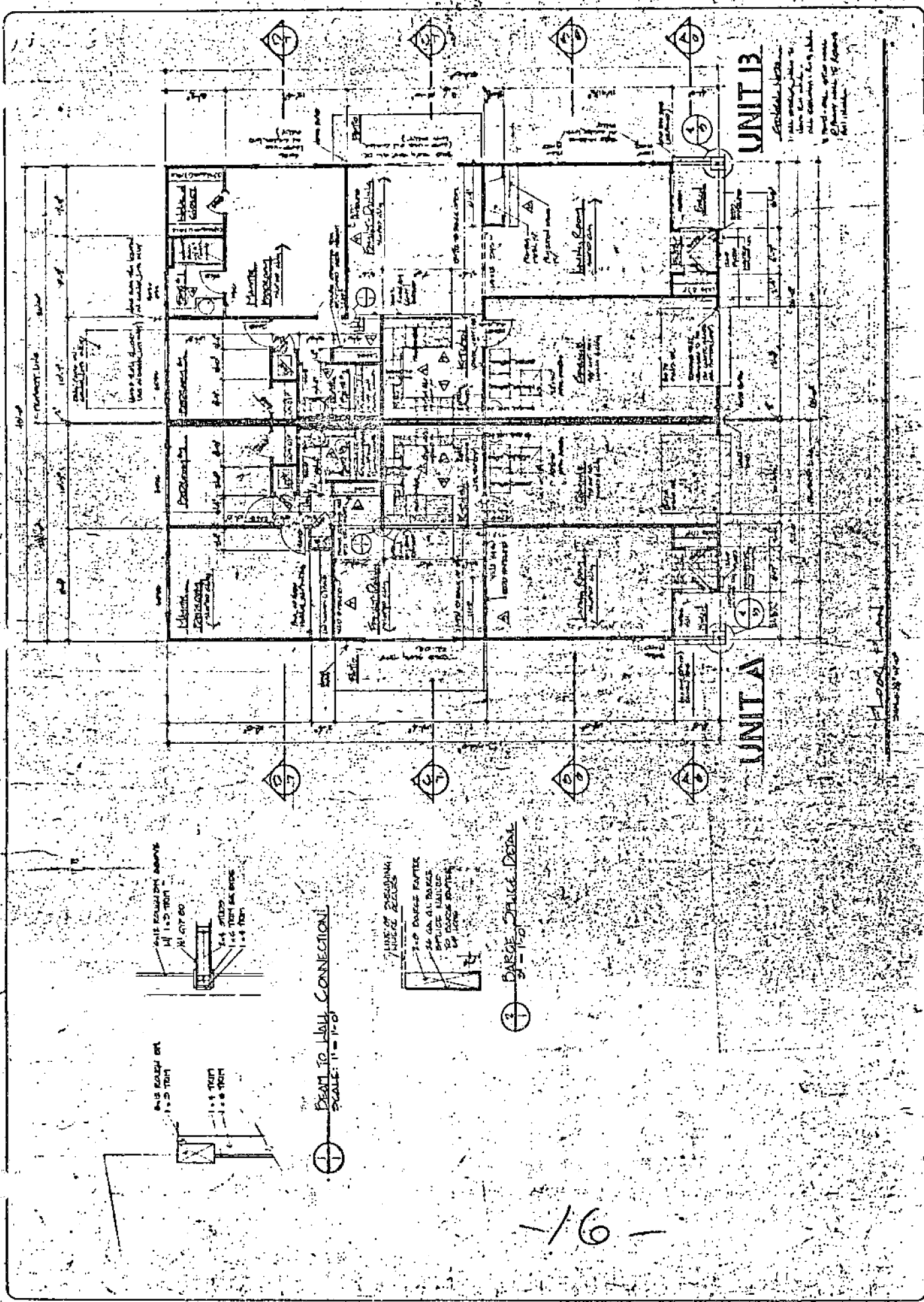


REVISION	
JOB NUMBER	
FILE	
SHEET	

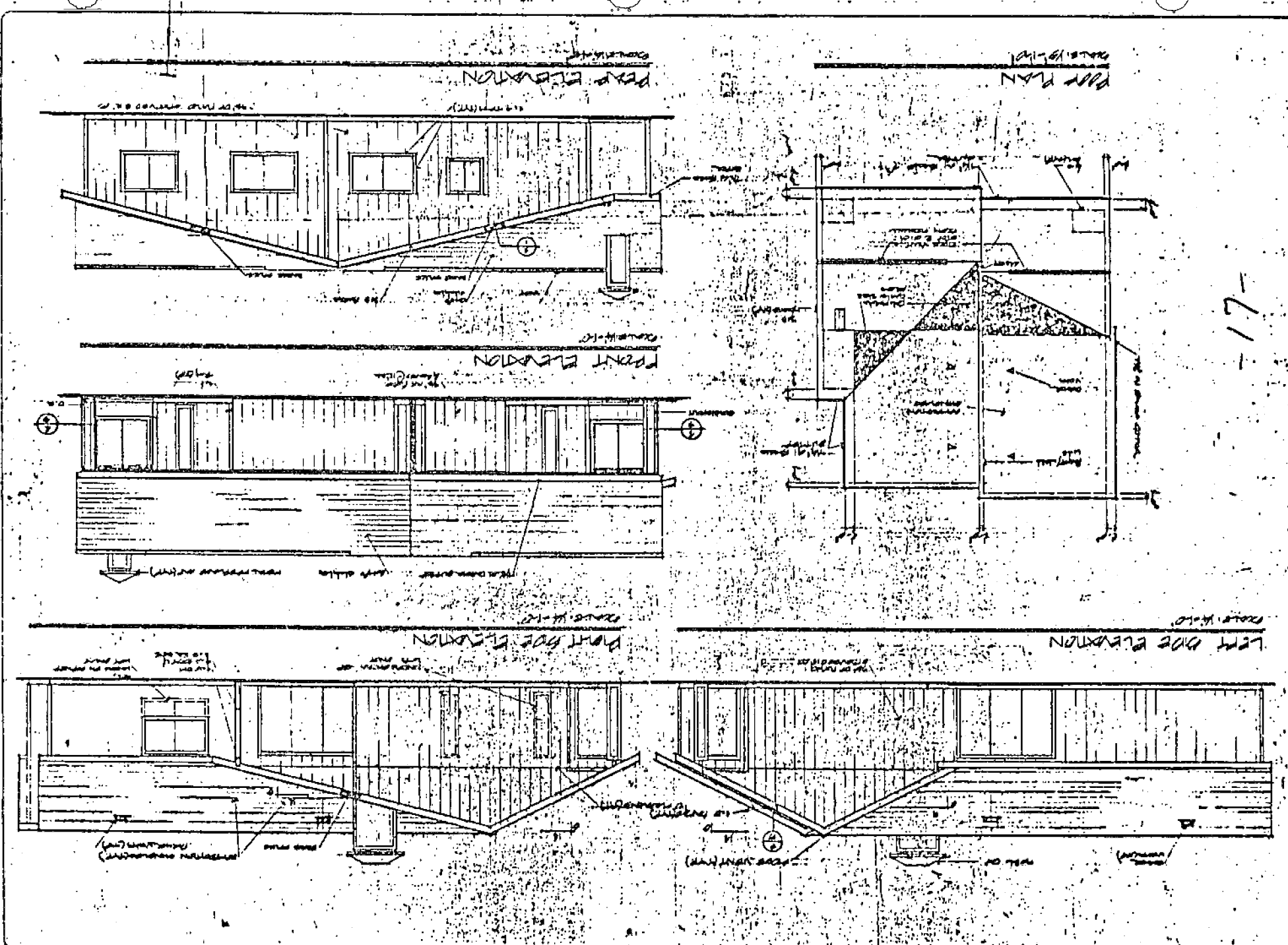


REVISION	DATE
1.0	11/23/81
2.0	11/23/81
3.0	11/23/81
4.0	11/23/81
5.0	11/23/81
6.0	11/23/81
7.0	11/23/81
8.0	11/23/81
9.0	11/23/81
10.0	11/23/81

#2



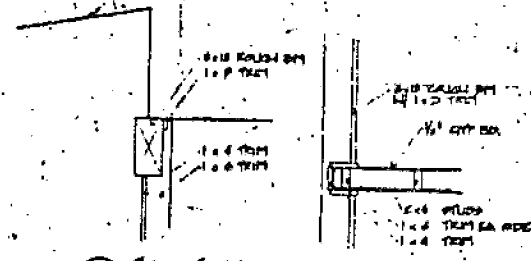
-16-



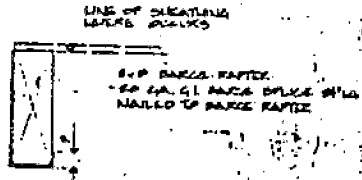
EXTERIOR ELEVATIONS

STONHAM & BECKER
ARCHITECTS
P.L.L.C.

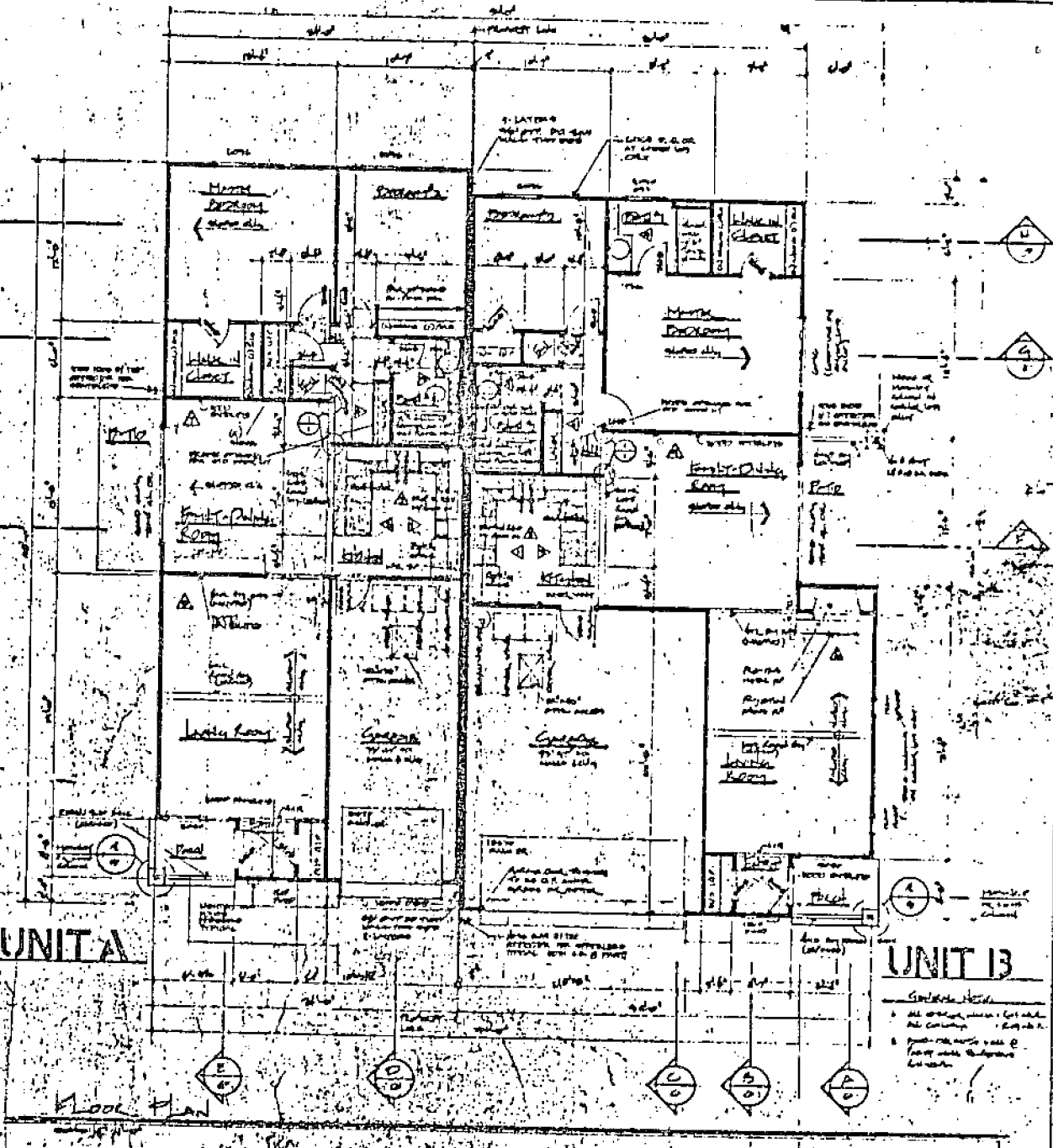
STONHAM & BECKER
ARCHITECTS
P.L.L.C.



BEAM TO WALL CONNECTION
SCALE 1/4" = 1'-0"



BARGE SLICE DETAIL
SCALE 1/4" = 1'-0"



UNIT A

UNIT B

FLOOR PLAN

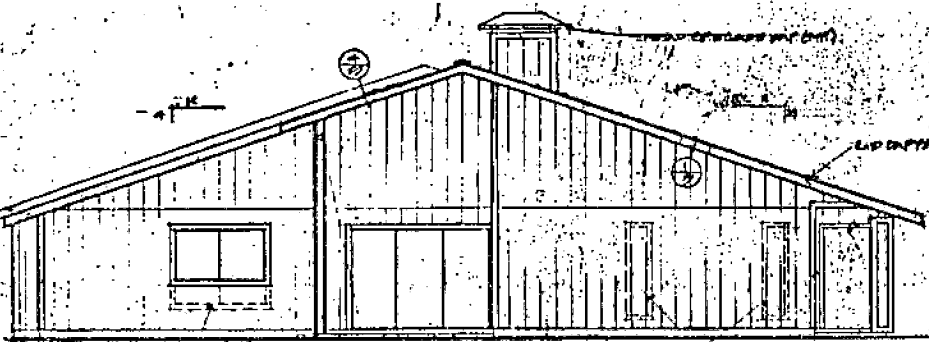
- General Notes:
- All work shall conform to the City of Chicago Building Code, 1993 Edition.
 - Dimensions are shown in feet and inches.
 - Notes on drawings take precedence over notes on sheets.

STONHAM & BECKER
ARCHITECTS
1111 N. LAUREL ST.
CHICAGO, ILL. 60610
TEL: 312.329.1111
FAX: 312.329.1112

TOTAL SQUARE FEET IN COMPLIANCE WITH THE CITY OF CHICAGO BUILDING CODE
10,000 SQ. FT.
10,000 SQ. FT.

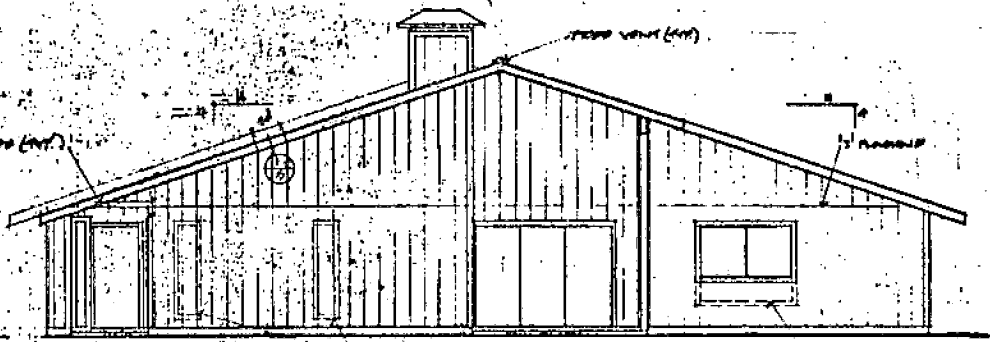
FLOOR PLAN
NO. 100
DATE: 10/1/93

REVISION
NO. 1
DATE: 10/1/93
JOB NO. 100
SHEET NO. 1



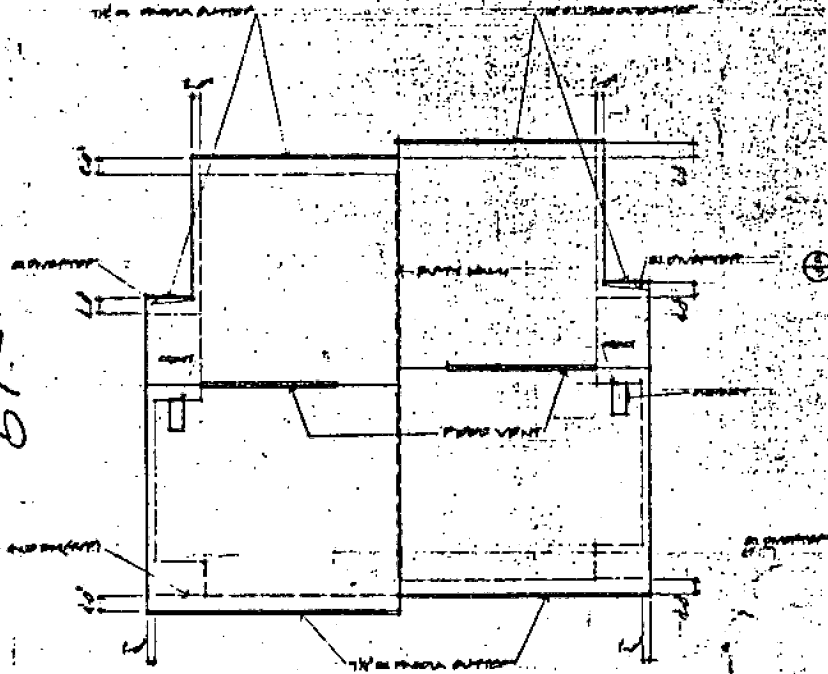
LEFT SIDE ELEVATION

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



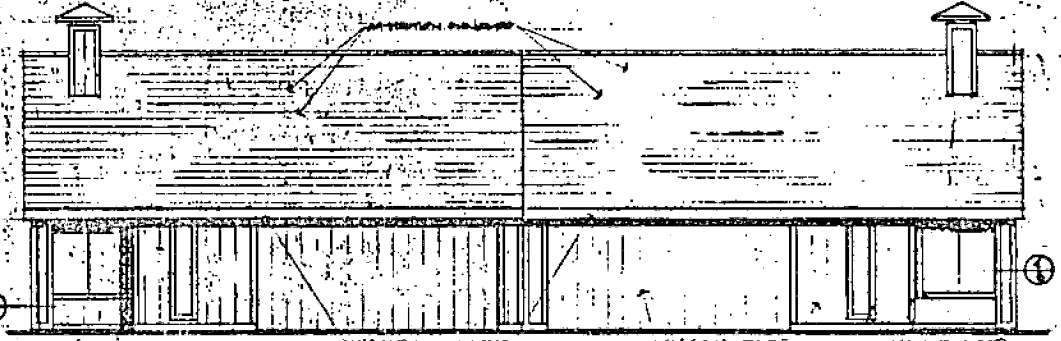
RIGHT SIDE ELEVATION

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



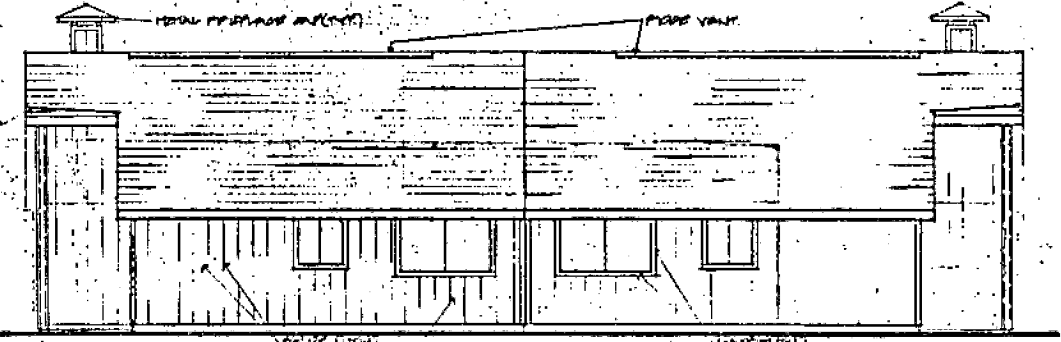
ROOF PLAN

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



FRONT ELEVATION

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



REAR ELEVATION

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

STONHAM & BECKER
 Architecture & Planning
 2740 ARDEN WAY SUITE 200
 SACRAMENTO, CALIFORNIA 95833
 (916) 488-0831

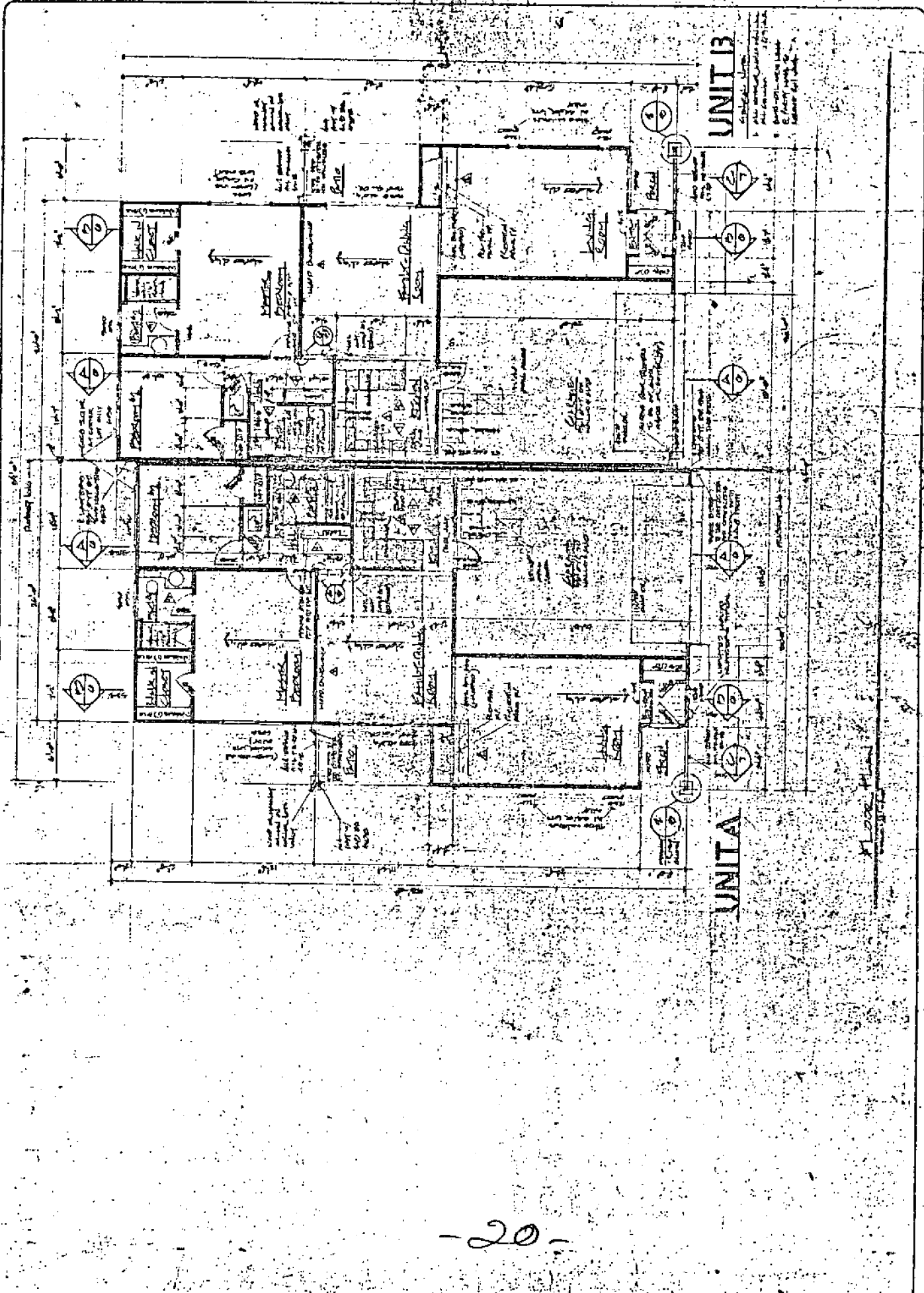


ROYAL CONSTRUCTION COMPANY
 1801 8TH FLOOR • SACRAMENTO, CA 95811
 (916) 441-4011

PLAN B27B

ELEVATIONS
 A HALF PLAN SHOWING 1/2 OF THE
 BY ROYAL CONSTRUCTION
 COMPANY, CA.

REVISION
JOB BOOKID
FILE
SHEET
2
OF 3 SHEETS



STONHAM & BECKER
 Architecture
 2740 ARDEN WAY
 SACRAMENTO, CALIFORNIA 95828
 (916) 488-0831

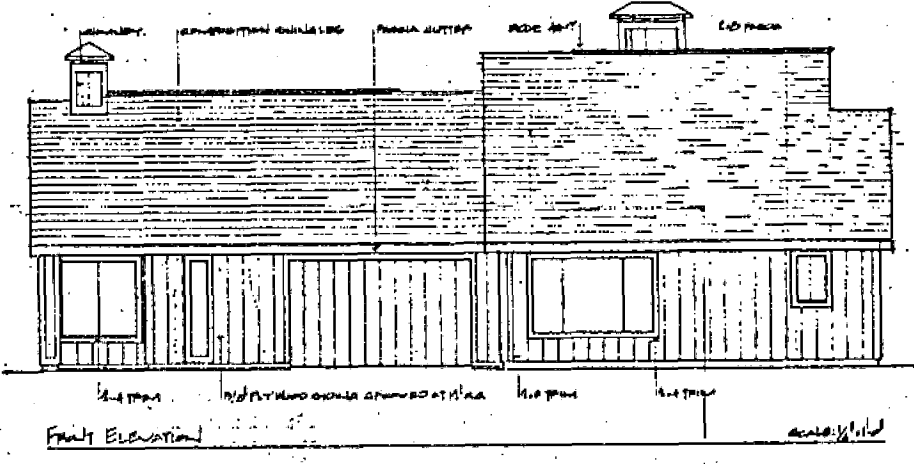
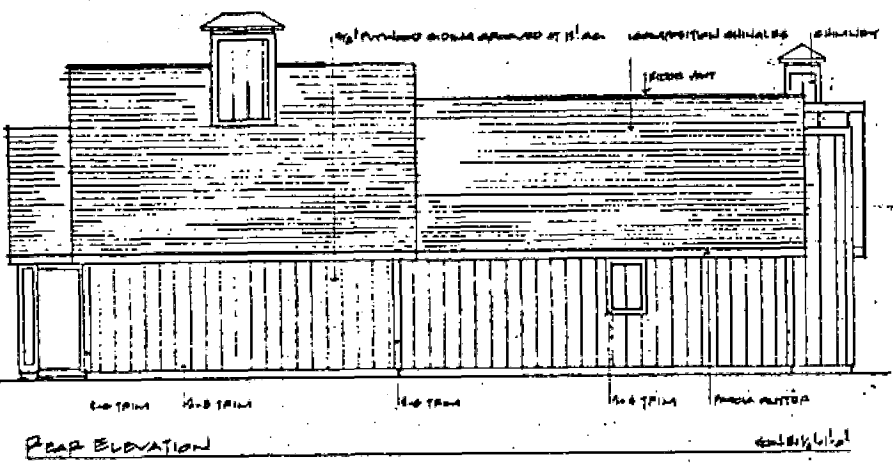
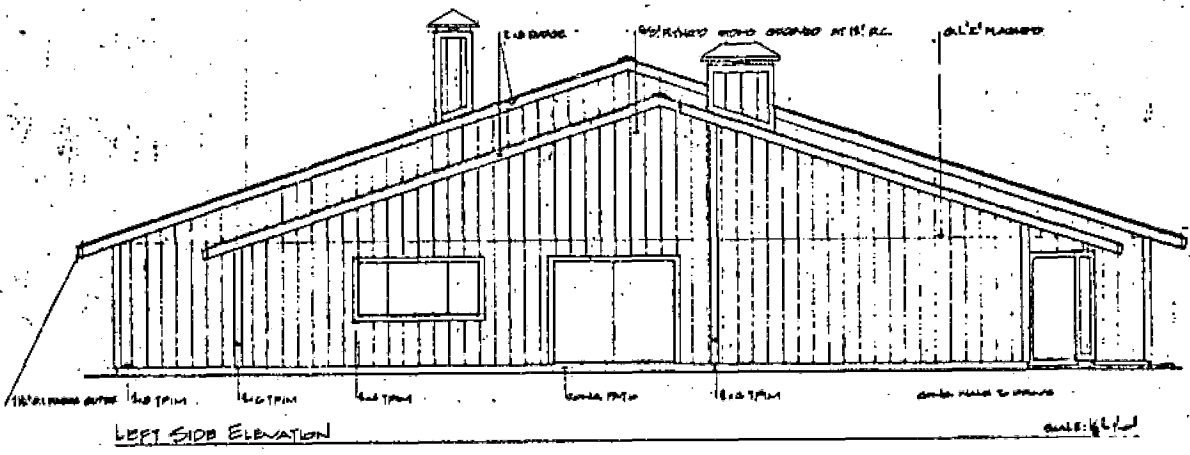
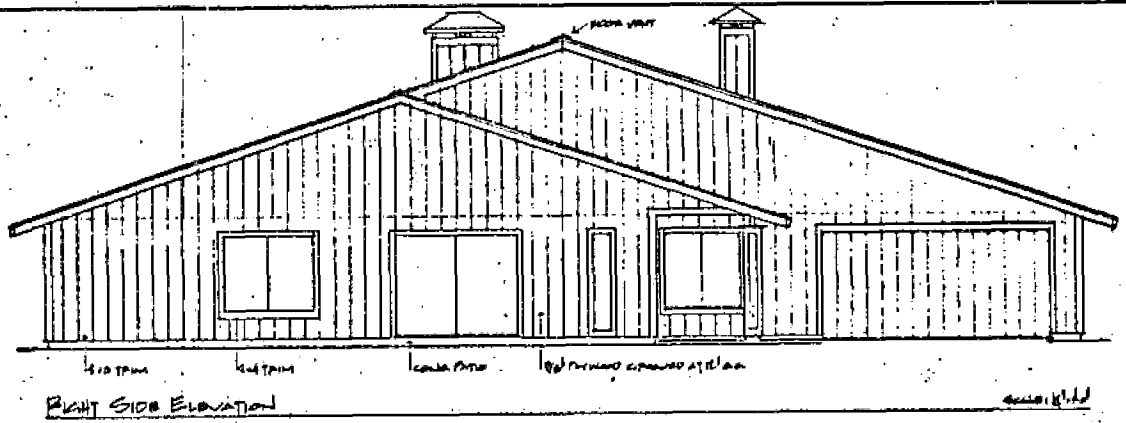
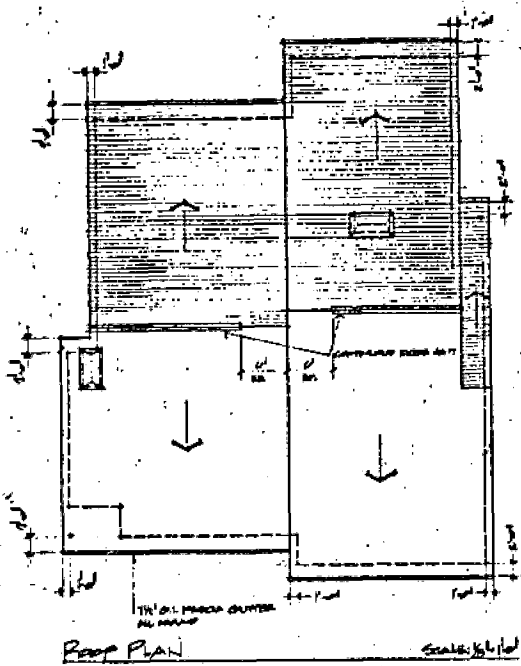


ROYAL CONSTRUCTION COMPANY
 1901 37th PARKWAY • SACRAMENTO, CA 95811
 (916) 431-0211
PLAN 2288

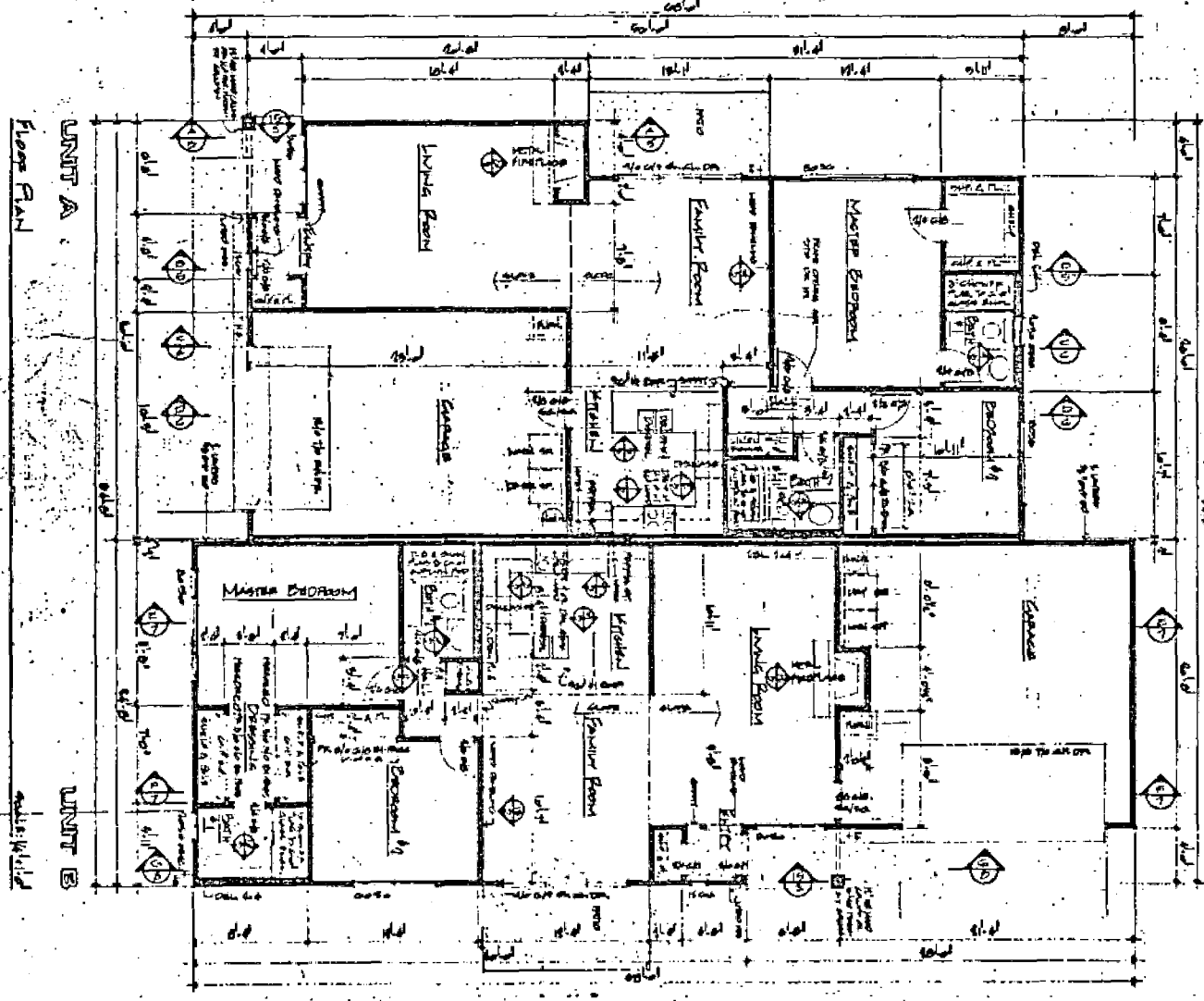
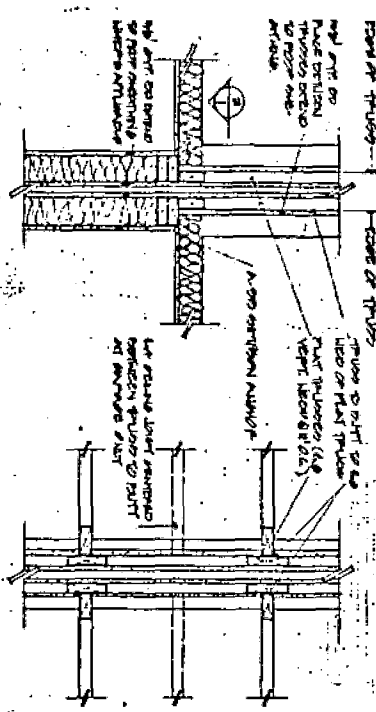
Exterior Elevations/Floor Plan
 Halperin & Horn Construction
 Sacramento, Calif. 1000 sq. ft.

REVISION
 1/2/80
 JOB 002219
 FILE
 SHEET
 OF 3 SHEETS

-21-



22-1

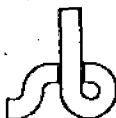


UNIT A
FLOOR PLAN

UNIT B
FLOOR PLAN

Floor Plan
 HALPFLX INC. ROOF CONSTRUCTION
 SACRAMENTO, CALIF. 95804

ROYAL CONSTRUCTION COMPANY
 101 317 PARKWAY • SACRAMENTO, CA 95811
 (916) 471-4011
PLAN 2286



STONHAM & BECKER
 architecture planning
 2740 ARDEN WAY SUITE 200
 SACRAMENTO, CALIFORNIA 95825
 (916) 488-0831

REVISIONS
 NO. DATE BY
 1 10/10/84 JLB
 2 11/15/84 JLB
 SHEET 1 OF 2
 JOB NO. 2286
 STONHAM & BECKER



4

4

4

4