



CITY OF SACRAMENTO

50

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

July 25, 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Major Project Review for a 81,698 square foot office building and a 209 space parking complex located within the Central City (P-9040)

LOCATION: Southeast corner of 10th and "G" Streets

SUMMARY

This is a proposal to develop a five-story office building and a four-story parking garage containing 209 parking spaces. The complex is located on two sites that are separated by an alley. The Planning Commission approved necessary special permits and variances subject to conditions to allow the complex. The project is being transmitted to the City Council to determine whether or not the Council wishes to consider the special permit.

BACKGROUND INFORMATION

Section 3-C-10 of the Comprehensive Zoning Ordinance, No. 2550, Fourth Series, states that a special permit is required from the Planning Commission for any project in the Central City that exceeds 75,000 square feet in gross floor area. Subsequent to Planning Commission action, such project may be reviewed by the City Council.

VOTE OF COMMISSION

On July 3, 1980, the Planning Commission by a vote of six ayes, one no, and two absent, recommended approval of the special permit subject to conditions in the staff report.

FILED

By the City Council
Office of the City Clerk

JUL 29 1980

City Council

-2-

July 25, 1980

RECOMMENDATION

If the City Council decides to review the special permit, the City Clerk has suggested a hearing date of August 19, 1980.

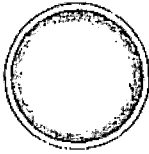
Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

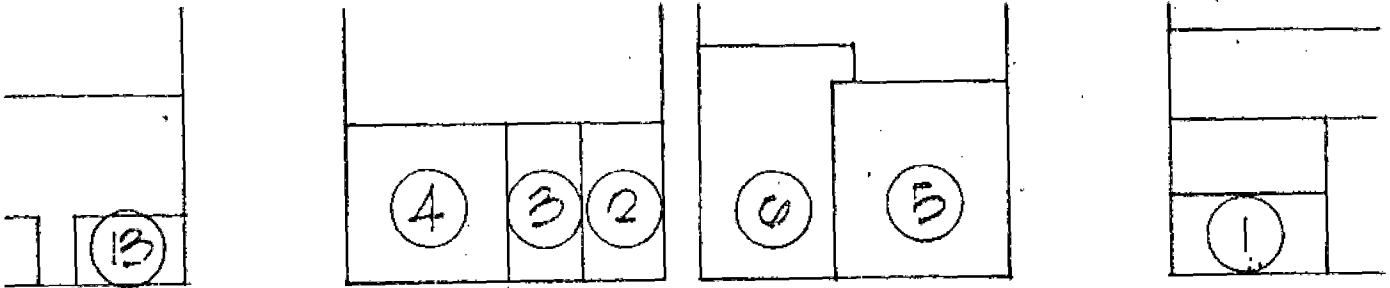
MVD:WW:bw
Attachments
P-9040

July 29, 1980
District No. 1

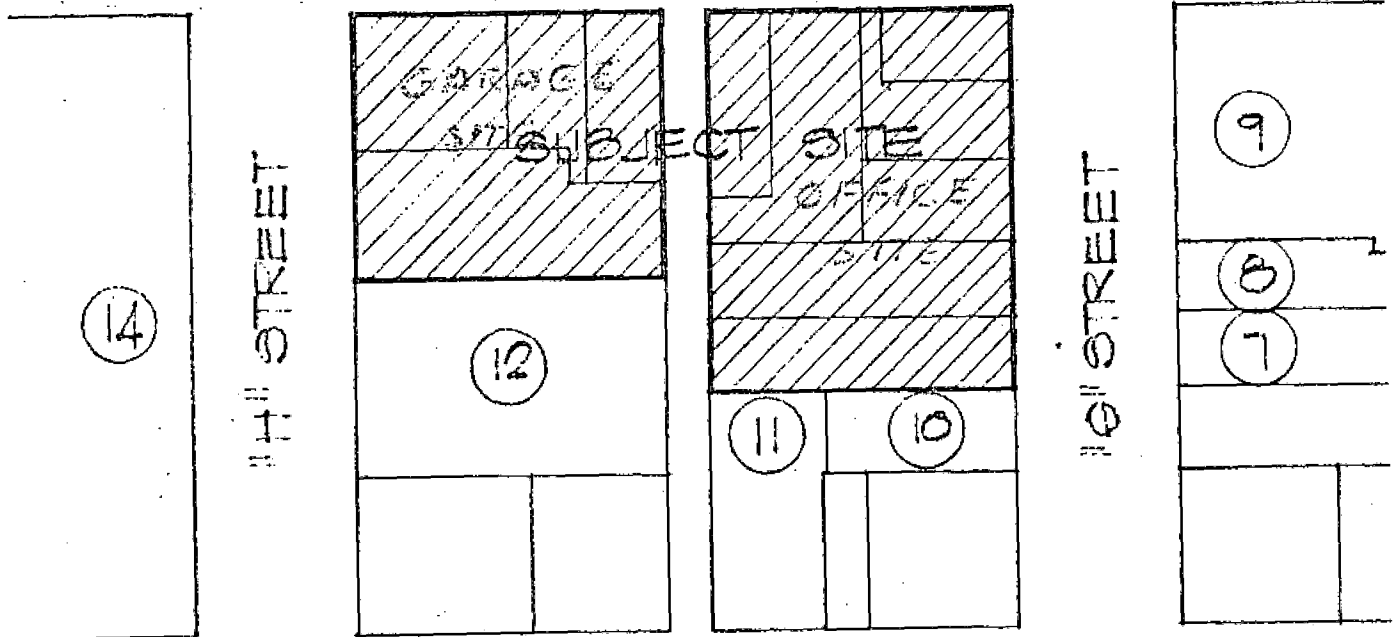


ALAN OSHIMA ARCHITECT

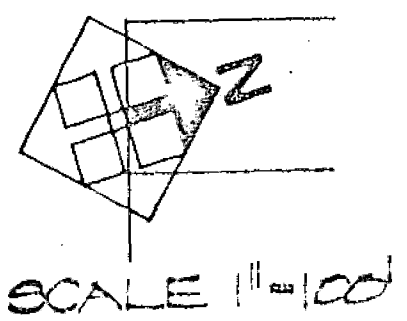
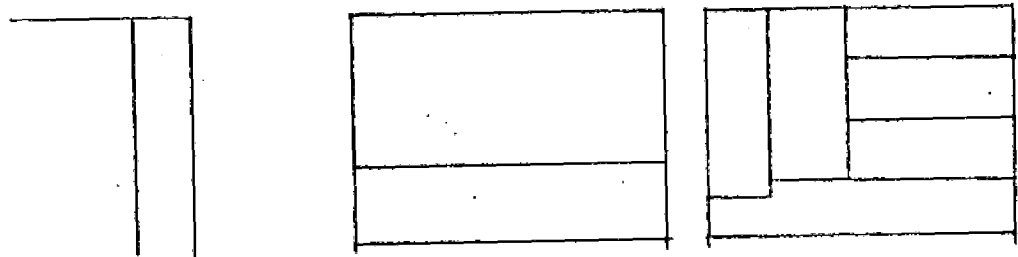
PROPERTY OWNERSHIP MAP



10TH STREET



11TH STREET



SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE 7-3-80 GENERAL PLAN AMENDMENT TENTATIVE MAP
 ITEM NO. 3 FILE NO. P- 9040 COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
 M- _____ REZONING EIR DETERMINATION
 SPECIAL PERMIT OTHER _____
 VARIANCE _____

Recommendation:

LOCATION: _____

Favorable

Unfavorable

Petition Correspondence

PROPOSERS

NAME

ADDRESS

Alan Oshiro

1723

J St.

Toni Georri

555

Capitol Mall

OPPOSERS

NAME

ADDRESS

Dan Hood

1029

"F" St.

MOTION NO. _____

MOTION:

	YES	NO	MOTION	2ND
Augusta	X			
Flores			<i>A. Crest</i>	
Goodin			<i>A. Crest</i>	
Hunter	X			
Larson		X		
Muraki	X			
Simpson	X			
Silva	X			
Fong	X			

- 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 _____

- EXHIBITS:
- A. Site Plan
 - B. Floor Plan
 - C. Elevation
 - D. Landscaping

STAFF REPORT AMENDED 7-3-80
CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT Alan Oshima, 1723 "J" Street, Sacramento, CA
OWNER Christofer Co., 555 Capitol Mall, Suite 1255, Sacramento, CA
PLANS BY Alan Oshima, 1723 "J" Street, Sacramento, CA
FILING DATE 5/23/80 50 DAY CPC ACTION DATE _____ REPORT BY WW:bw
NEGATIVE DEC. 5/28/80 EIR _____ ASSESSOR'S PCL. NO. 002-154-01 thru 07
002-154-18 thru 21

APPLICATION: The applicant requests the following entitlements:

1. Environmental Determination
2. Special Permit for major project in Central City over 75,000 sq. feet
3. Special Permit to develop a 81,100 square foot office building in the R-0 zone
4. Special Permit to increase maximum building height from 35 feet to 77 feet (5 stories)
5. Special Permit to develop a 209 space parking garage in the C-3 zone
6. Variance to locate the parking garage on other than the building site
7. Variance to waive the required six-foot high masonry wall
8. Lot Line Adjustment

LOCATION: Office - Southeast corner of 10th and "G" Streets
Garage - Northeast corner of 10th and "H" Streets

PROJECT INFORMATION:

1974 General Plan Designation: Central Business District
Central City Plan: C-3
Proposed Alkali Redevelopment Plan: R-0
Existing Zoning of Site: R-4, R-0, C-3
Existing Land Use: Vacant

Surrounding Land Uses:

North: Three-story office and R-0
South: Two-story public parking garage and C-3
East: Multi-family and R-0 and C-3
West: Office and parking lot and C-3

Office Data: 10th and G Streets

Zone: R-4A and R-0
Site Dimension: 160' x 200' (0.73 acres)
Square Footage of Building: 81,698 sq. feet
Height of Building: Five-stories (77 feet)
Setback on 10th Street: 12 feet
Setback on "G" Street: 20 feet

Parking Garage Data: 10th and H Streets

Zone: C-3
Site Dimension: 140' x 160' (0.51 acres)
Square Footage of Building: 72,025 sq. feet
Height of Building: 4½ stories
Number of Parking Stalls: 207
Parking Required: 204 (1:400)
Setback on 10th Street: Five feet
Setback on "H" Street: Three feet

Exterior Materials: Cement plaster and dryvit
Colors: Light Beige and earth tones

The applicant proposes to develop a five-story office building and a 4½ level parking garage containing 207 stalls. The parking garage entrance/exit would be located on 10th Street and on the alley. A pedestrian bridge would connect the office building with the parking garage.

BACKGROUND INFORMATION: At the March 27, 1980 Planning Commission meeting, the Commission determined that alternate Plan "A", which locates the office on the 10th and G site and the garage on 10th and H site, was more compatible with surrounding land uses. Alternate Plan "B", locates the garage on the 10th and G Street site and the office on the 10th and "H" Street site.

Subsequently, the office-garage project was scheduled for the regular Commission meeting on June 12, 1980 and for the Architectural Review Board meeting on June 18, 1980. However, the City Attorney's office determined that the Commission cannot take formal action on the project until the Commission adopts the updated Alkali Flat Redevelopment Plan. The Commission, however, can take formal action on the Redevelopment Plan and the proposed office project at the same public hearing. The proposed office project was therefore continued to July 3, 1980, which is a special public hearing for the Alkali Flat Redevelopment Plan.

ARCHITECTURAL REVIEW BOARD REVIEW: On June 18, 1980 the Architectural Review Board approved the design of the office-garage project subject to the following conditions:

1. Subject to review and approval of a detailed landscape and irrigation plan by the staff prior to approval of a building permit.
2. Subject to approval of a special permit by the Planning Commission.
3. The planting area between the curb and sidewalk shall be irrigated, landscaped and maintained by the owner.
4. All street trees, including the Heritage Oak, that require trimming shall be approved by the City Parks Division.

ALKALI FLAT REDEVELOPMENT PLAN: The proposed office site is located in the Alkali Flat Redevelopment Area. The easterly 80 feet of the office site is zoned R-4A and the westerly 120 feet is zoned R-0. The proposed Alkali Flat Redevelopment Plan designates the entire office site as R-0, Residential/Office zone. The proposed parking garage is located across the alley to the south and is not in the redevelopment area.

Comments from Other Agencies:

1. The Redevelopment Agency has no objection to the project as proposed.
2. City Community Services: The City Arborist inspected the site and has indicated the on-site trees (fruit trees, palm and weed trees) are not significant to save; however, all of the street trees are significant, including the Magnolias on 10th Street and the large oak tree on "H" Street. The architect has redesigned the parking garage in order to comply with the arborist's recommendation to save the large limb on the north side of the oak tree.
3. Alkali Flat PAC: In May, 1980 the PAC unanimously approved the subject project. The applicant modified the project by reducing the office square footage and reducing the number of parking spaces.

Prior to review of the modified project, new members were appointed to PAC to replace the old members. On June 25, 1980 the PAC, by a vote of six ayes and five noes, recommended denial of the project because the height was too excessive. The project director of PAC will present PAC's point of view at the board meeting.

4. City Engineer: The applicant would need an easement and an agreement with the City concerning the pedestrian bridge. The bridge must meet minimum vertical clearance criteria of the Engineering Department. In addition, the applicant is required to re-construct the alley between the two properties.

LOT LINE ADJUSTMENT: The office site contains seven separate parcels and the garage site contains four separate parcels that vary in size and shape. The applicant is proposing to combine the total eleven parcels into two parcels in order to develop the office and garage. The staff has no objection to this proposal.

STAFF EVALUATION: The staff has reviewed the overall project and has no objection to the design, land use, and height proposal. The proposed use complies with the Central City Plan and the new Alkali Flat Redevelopment Plan.

The R-0 zone requires a 35-foot height limit; the project proposes a 77-foot (five-story) height. The applicant, therefore, requests a Special Permit to increase the height limit from 35 feet to 77 feet. According to the Zoning Ordinance, "the height limits within the Old City shall be the same as the height limit specified outside the Old City, provided, however, that a Special Permit may be granted to permit buildings of additional height."

The staff has no major objection to the scale and height of the project in relationship to the structures in the surrounding area. The property to the north contains a three-story office building; the property to the east of the office contains a three and one-half story historical, Priority residential structure (apartment); a six-story office building is located one block to the west on 9th and H Streets; a four-story office is located on 9th and G Streets, and a four-story motel is located to the east on 11th and H Streets. Furthermore, the applicant has provided a 20-foot setback on "G" Street, a 12-foot setback on 10th Street, and a 20-foot rear yard setback (east side of office). These setback areas are proposed to be landscaped. The applicant also proposes to provide a courtyard entrance from the alley area. This area would be landscaped with ground cover, shrubs and trees.

Fence Requirement: The staff supports the waiver of the six-foot high masonry fence in that:

- a. The residential structure adjacent to the proposed office would benefit with additional open space area on the west side.
- b. The garage is set back five feet from the east property line. This five-foot strip would be landscaped. The east wall of the garage would serve as a fence. An additional six-foot high wall would create a tunnel effect and could create hiding areas for undesirables. The adjacent property to the east has a four-foot high white picket fence. This fence, the walnut tree and weed trees would be removed if the six-foot fence were constructed. The arborist has indicated the two weed trees are not significant to be retained. Staff believes the walnut tree should be saved.

Landscaping: Staff suggests that an undulating mound with sod material be designed on the "G" Street setback area.

STAFF RECOMMENDATION: The staff recommends the following:

1. The Negative Declaration be ratified;
2. Approval of the Special Permit for a major project;
3. Approval of the Special Permit to develop an office building in the R-0 zone;
4. Approval of the Special Permit to increase the building height from 35 feet to 77 feet (five-stories);
5. Approval of the Special Permit to develop a 209 space parking garage in the C-3 zone;
6. Approval of the Variance to locate the parking garage on other than the building site;

7. Approval of the Variance to waive the required six-foot high masonry wall; *(deleted by CPC)*
8. Approval of the Lot Line Adjustment.

The special permit approvals are subject to the following conditions and based on findings of fact:

Conditions

- a. Subject to review and approval of a detailed landscape and irrigation plan by the staff prior to approval of a building permit. The 20-foot setback on "G" Street shall be designed with ~~an/irrigating/ground/water/sod~~ *(CPC amended to: ...with a mixture of suitable materials and varying elevations.)*
- b. The planting area between the curb and sidewalk shall be irrigated, landscaped and maintained by the owner.
- c. All street trees that require trimming shall be approved by the City Parks Division.
- *d. Subject to approval of the Alkali Redevelopment Plan by the Planning Commission and City Council. No building permits shall be issued until this plan is adopted by the City Council.
- e. Applicant shall resolve all matters relating to public water, sanitary sewer, storm drainage, driveway permits, alley improvements, bridge easements and utility easements with the appropriate departments and agencies.
- f. All existing driveways shall be replaced with standard curbs and sidewalks.

Findings of Fact

1. The proposed project is based on sound principles of land use in that:
 - a. the proposed parking garage would provide the required parking on a different building site;
 - b. the project is compatible with the surrounding office and parking uses.
2. The project is not injurious to the general public nor surrounding properties in that:
 - a. the design of the proposed structures are compatible with surrounding properties;
 - b. the height of the structures are compatible with surrounding properties.

*see page 7

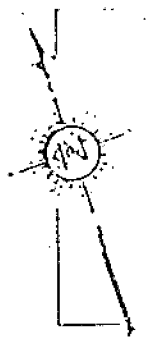
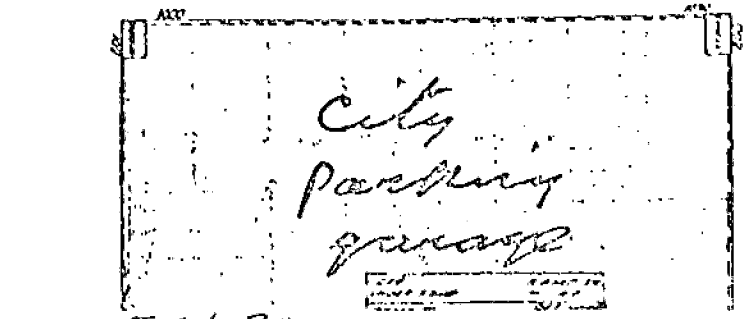
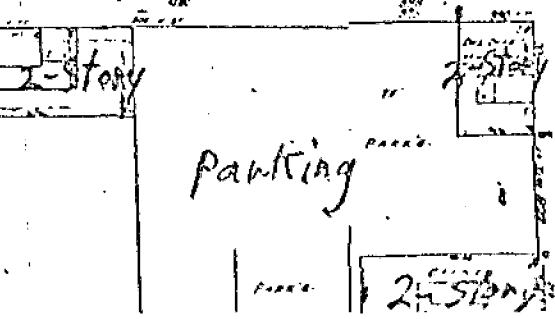
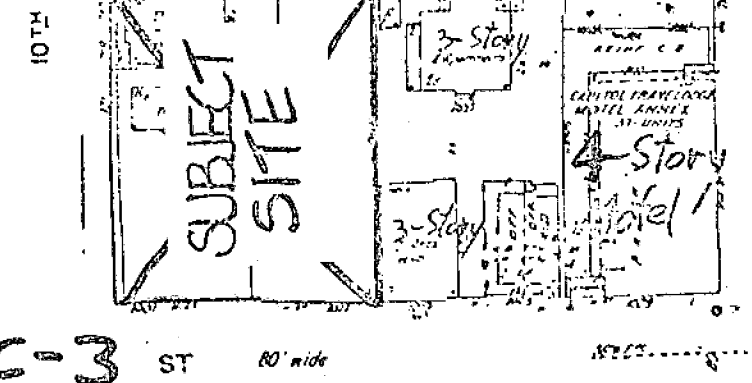
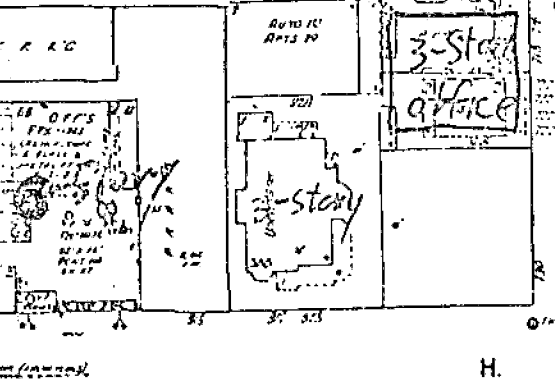
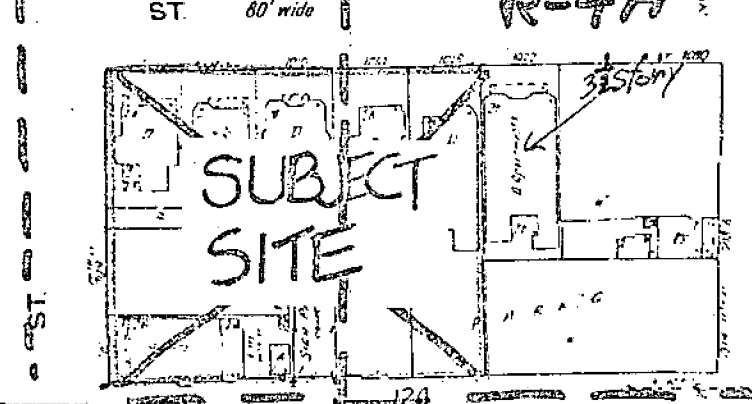
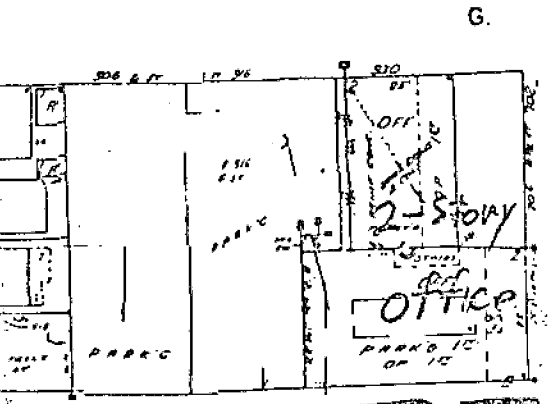
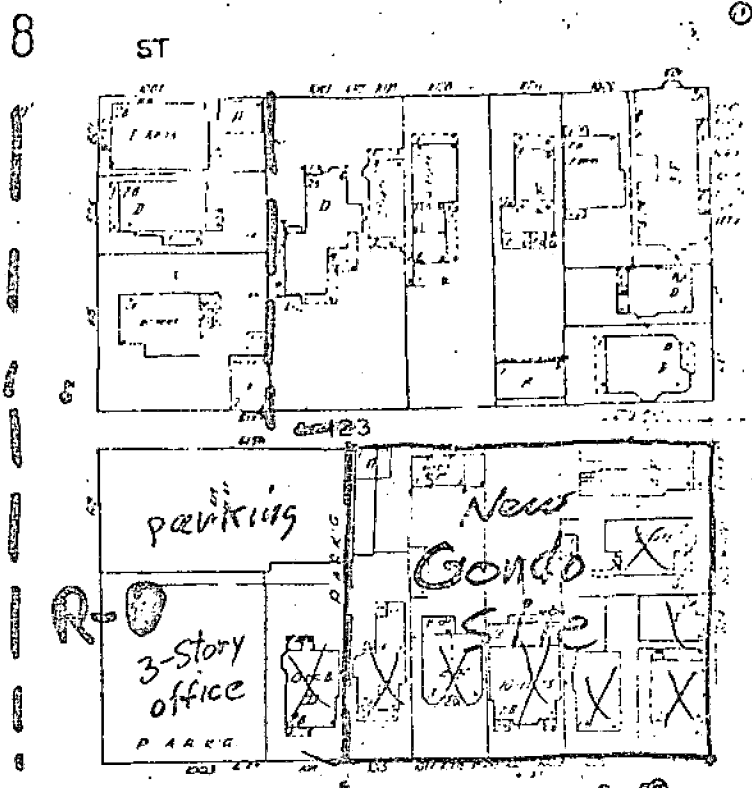
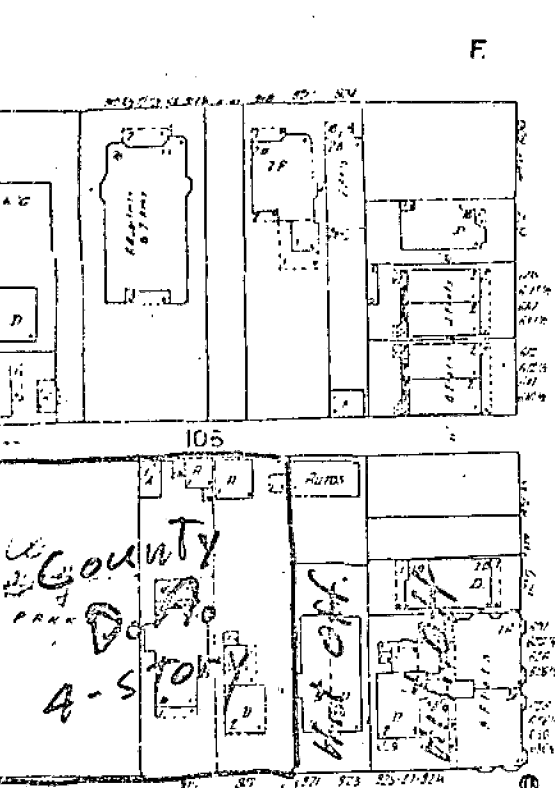
- c. the proposed project will contribute to the stability of the neighborhood.
3. The proposed project conforms to the 1974 General Plan, Central City Plan and the Alkali Flat Redevelopment Plan in that:
 - a. the General Plan and Central City Plan designate these sites as Central Business District;
 - b. the Alkali Flat Redevelopment Plan designates the site for residential-office use.

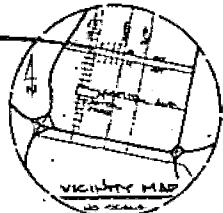
Findings of Fact for Variance

1. The variance request does not constitute a special privilege in that:
 - a. the parking garage is contiguous to the office structure and is connected with a pedestrian bridge;
 - b. the garage site is currently used as a parking lot;
 - c. locating the parking garage on the 10th & H Street site is more desirable and compatible with surrounding land uses;
 - d. the elimination of the masonry wall on the east property line of the office site would create additional open space and light and air for the residential structure to the east. A masonry wall on the east property line would create a tunnel effect and a hiding area and would require removal of a picket fence and trees. The east wall of the garage would serve the same purpose as a fence. *(deleted by CPC)*
2. The variance request is not injurious to the general public in that:
 - a. the applicant is required to reconstruct the alley between the office and parking garage;
 - b. the alley area as well as the setback areas surrounding the structures will be landscaped;
 - c. the vehicles in the garage will be screened from public view.
3. The variance request does not constitute a use variance in that parking garages are permitted in the C-3 zone with the approval of a special permit.
4. The project is in conformance with the Central City Plan and Alkali Flat Redevelopment Plan in that the plans designate the sites as Central Business District and Residential-Office use respectively.

Conditions

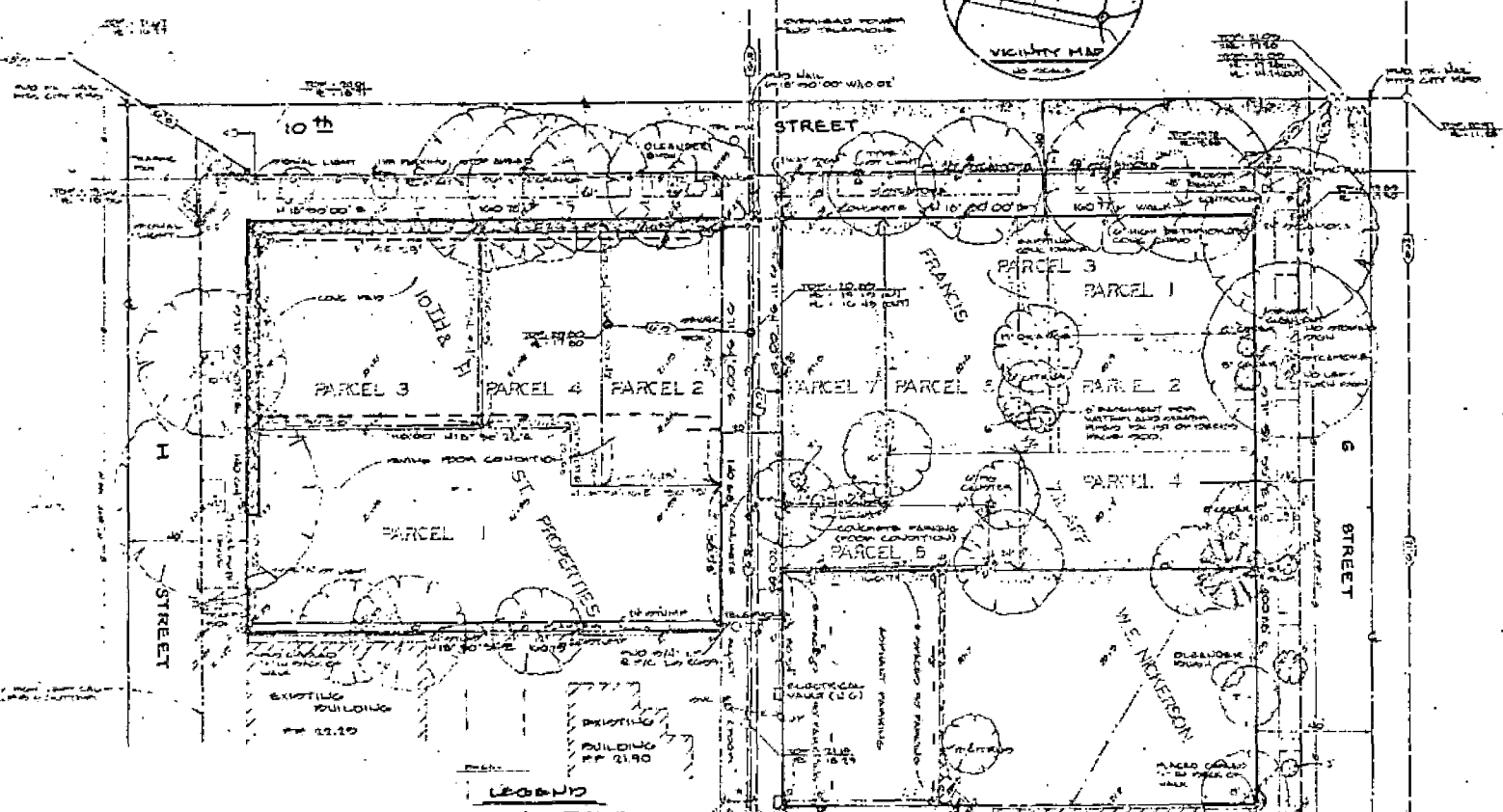
- *d. CPC amended to: Subject to approval of the Alkali Redevelopment Plan and implementing rezoning by the Planning Commission and City Council. No building permits shall be issued until this plan is adopted by the City Council and the site is appropriately zoned R-O.
- g. CPC added condition: Brick or similar material shall be installed in the alley.





GENERAL NOTES:

1. ALL CONSTRUCTION AND GRADING OPERATIONS SHALL CONFORM TO THESE PLANS, THE ARCHITECT'S PLANS, THE SPECIFICATIONS, AND THE CITY OF SACRAMENTO STANDARD SPECIFICATIONS, ADOPTED MARCH 30, 1967.
2. THE CONTRACTOR SHALL BE IN RECEIPT OF CITY APPROVED PLANS PRIOR TO BEGINNING CONSTRUCTION WITHIN THE STREET RIGHT OF WAY.
3. THE EXIST. LOCATIONS, NOTES AND OR DETAILS OF EXISTING UTILITIES SHOWN AS SHOWN ON THESE IMPROVEMENT PLANS HAVE BEEN OBTAINED FROM SOURCES OF VARIOUS RELIABILITY. THE CONTRACTOR IS FURTHERED THAT ONLY ACTUAL EXCAVATIONS WILL REVEAL THE TYPE, EXIST. SIZE, LOCATION AND DEPTH OF SUCH UTILITIES. THE CONTRACTOR ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE UTILITY INFORMATION UNLESS EXCAVATION WORK FOR THE EXISTENCE OF ANY SUCH UTILITIES SPECIFIC UTILITIES WHICH MAY BE ENCOUNTERED ARE NOT SHOWN ON THESE IMPROVEMENT PLANS.
4. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES AND FOR THE PROTECTION OF ANY DAMAGE TO SUCH UTILITIES. CONTRACTOR SHALL NOTIFY WORKING UTILITY AGENCIES TO SCHEDULE ANY SUCH WORK PRIOR TO ANY EXCAVATION TO BE UNDERTAKEN.
5. THE CONTRACTOR SHALL OBTAIN CITY WATER AND SEWER DEPARTMENTS APPROVAL PRIOR TO THE INSTALLATION OF SEWER AND WATER SERVICE CONNECTIONS. ALL SERVICE CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH CITY AND LABORATORY CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION OF ALL SIDE WALK AND SHALL INSURE THAT THERE IS ADEQUATE SIDEWALK, WITH LAPSEMENTS, TO THE SIDE WALK PAVING ON THE IMPROVED SIDEWALK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SIDEWALKS, DRIVEWAYS AND OTHER TYPES OF SIDEWALKS WITHIN THE CONSTRUCTION AREA.
8. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRIVEWAYS, FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL ALL DRIVEWAY IMPROVEMENTS ARE IN PLACE AND SUBSEQUENT.
9. EXISTING SIDEWALK PAVING SHALL BE CUT TO A DEPTH OF 6" BELOW THE FINISH GRADE OF THE SIDEWALK. THE EXISTING SIDEWALK SHALL BE REPAIRED WITHIN 10 DAYS PRIOR TO PAVING.
10. THE WIDTH OF EXISTING SIDEWALK TO BE ENLARGED SHALL BE DETERMINED BY THE CITY OF SACRAMENTO SUPERVISOR, FROM RECORDS.
11. FOR ALL STREET EXCAVATIONS & PITS TO BE MADE IN PAVING, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF INDUSTRIAL SAFETY. PERMIT FEE SHALL BE \$100.00. PERMIT SHALL BE OBTAINED PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
12. RESPONSIBILITY FOR PERMIT ACCEPTANCE OF LINE AND GRADE OF THE CITY OF SACRAMENTO SHALL BE ASSUMED ONLY IF CONSTRUCTION STAKES ARE SET BY CITY SURVEY CREWS.
13. CONTRACTOR IS BE RESPONSIBLE FOR THE PROTECTION OF NEIGHBORS AND ALL OTHER SURVEY MARKERS DURING CONSTRUCTION. ALL SUCH MARKERS OR MARKERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT CONTRACTORS EXPENSE.
14. UNLESS OTHERWISE SET FORTH IN THE SPECIAL PROVISIONS, ALL PUBLIC AREAS OF PUBLIC AREAS TO OPEN TO ALL PUBLIC STREETS IN EACH DIRECTION DURING THE ROAD TRAFFIC ISSUES OF 7:00 TO 8:00 A.M. AND 3:00 TO 5:00 P.M. A TRAFFIC LANE SHALL BE CONSIDERED OPEN IF IT IS UNOCCUPIED WITH STAKES AND AT LEAST 10' WIDE. ROAD STREETS ARE THOSE ROADWAYS WITH TWO OR MORE TRAFFIC LANES IN EACH DIRECTION AND ARE ALREADY COLLECTED IN THE HIGHWAY SYSTEM. THE CONTRACTOR MAY APPROVE IN WRITING TRAFFIC RESTRICTIONS NECESSARY FOR PUBLIC SAFETY OR IMPROVE CONDITIONS DURING PEAK TRAFFIC HOURS.
15. THE CONTRACTOR HAS VERIFIED IN THE FIELD AND HAS SHOWN HEREON THE LOCATION AND ELEVATION OF ALL EXISTING STORM DRAIN FACILITIES PERTAINING TO THESE PLANS.
16. ALL CONSTRUCTION AREAS ARE TO BE COMPACTED TO THE SOILS ENGINEERING SPECIFICATIONS AS FOUND IN THE REPORT FOR THIS PROJECT PREPARED BY _____
17. ALL GRADING SHALL TERMINATE AT THE PROPERTY LINE AND NO CUTS OR FILLS SHALL BE ALLOWED BEYOND THIS PROPERTY LINE UNLESS THE OWNER OF CONSTRUCTION HAS OBTAINED PERMISSION FROM THE DISTRICT ENGINEER (LSD/ENR/ENR).
18. SEE ARCHITECT'S PLANS FOR ALL STAKING INFORMATION.



LEGEND

	PROPERTY LINE
	SEWER LINE
	WATER VALVE
	WATER MAIN
	STREET DRAINAGE
	GAS SERVICE LINE AND POWER POLE (100)
	ELECTRIC (POWER) LINE
	TELEPHONE LINE
	LIGHT POLE
	STREET TRAFFIC SIGNAL

UTILITY REPRESENTATIVES

UTILITY	REPRESENTATIVE	PHONE
WATER
SEWER
ELECTRICITY
TELEPHONE
GAS
STREET LIGHT
TRAFFIC SIGNAL

DATE: 11/1/70
 SHEET NO. 1/1

JTS ENGINEERING CONSULTANTS, INC.
 811 J STREET
 SACRAMENTO, CALIFORNIA 95814 (916) 941-8700

DESIGNED: _____
 DRAWN: _____
 CHECKED: _____
 SCALE: 1" = 20'

NO.	DATE	REVISION	QUALITY APPROVAL

TOPOGRAPHIC & PLANIMETRIC SURVEY
 FOR
 10th AND H STREET
 CITY OF SACRAMENTO, CALIFORNIA

LANDSCAPE LEGEND

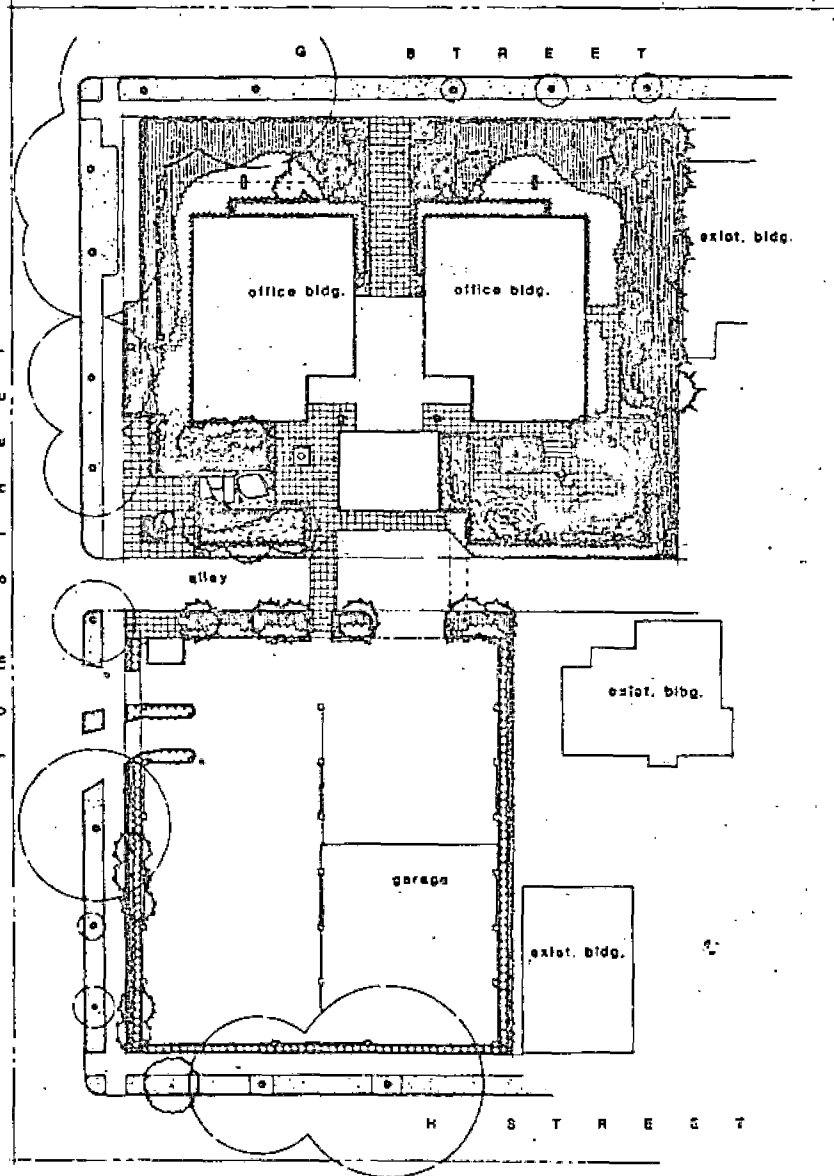
- EXISTING TREES TO REMAIN (TYPICAL)
- WALLS, FENCES, GATES, ETC. TO REMAIN (TYPICAL)
- NEW TREES TO BE PLANTED (TYPICAL)
- LAWN (TYPICAL)
- CONCRETE WALKWAYS (TYPICAL)
- GRAVEL (TYPICAL)
- STONE (TYPICAL)

sprinkler irrigation notes

SPRINKLER IRRIGATION SYSTEMS ARE INSTALLED IN AREAS REQUIRING SUCH SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE. THE SYSTEM SHALL BE INSTALLED TO PROTECT ALL AREAS OF THE PROJECT, INCLUDING THE GARAGE, WHICH IS REQUIRED BY THE CODE. WATER MAINS OF THE CITY SHALL BE USED TO SERVE THE CAPACITY OF SUCH SYSTEMS. A SIGNALING DEVICE SHALL BE INSTALLED TO ALERT THE FIRE DEPARTMENT OF SUCH SYSTEMS. THE ONLY VARIATION FROM THE CALIFORNIA FIRE CODE SHALL BE THE USE OF GRAVEL IN AREAS WHERE THE CALIFORNIA FIRE CODE DOES NOT SPECIFY SUCH MATERIAL.

THE LAMP AND SIGNAL SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE. THE SIGNAL SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE. THE LAMP SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE. THE SIGNAL SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE.

FOR THE PURPOSES OF THIS PLAN, THE CALIFORNIA FIRE CODE SHALL BE APPLIED TO ALL AREAS OF THE PROJECT. THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE. THE SIGNAL SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE. THE LAMP SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE.



PROJECT SUMMARY

DATE: 10/15/77
 PROJECT: 1000 G STREET OFFICE BUILDING
 CLIENT: 655 CAPITOL MALL, SACRAMENTO, CALIF. 95833
 ARCHITECT: CHRISTOPHER COMPANY
 LANDSCAPE ARCHITECT: CHRISTOPHER COMPANY
 SCALE: 1" = 20'-0"

AREA	AREA (SQ. FT.)	PERCENT	TOTAL
OFFICE BLDG.	10,000	40.0%	10,000
GARAGE	5,000	20.0%	5,000
ALLEY	1,000	4.0%	1,000
PARKING	10,000	40.0%	10,000
LANDSCAPE	5,000	20.0%	5,000
TOTAL	25,000	100.0%	25,000

CHRISTOPHER COMPANY
 LANDSCAPE ARCHITECTS
 655 CAPITOL MALL, SACRAMENTO, CALIF. 95833
 PHONE (916) 441-1111

CONTRACT NO. 1000G
 PROJECT NO. 1000G
 SCALE: 1" = 20'-0"

1000G
 OFFICE BUILDING
 PARKING GARAGE
 SACRAMENTO, CALIF.

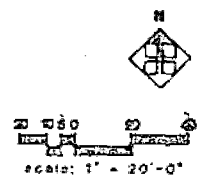
CHRISTOPHER COMPANY
 655 CAPITOL MALL, SACRAMENTO, CALIF.

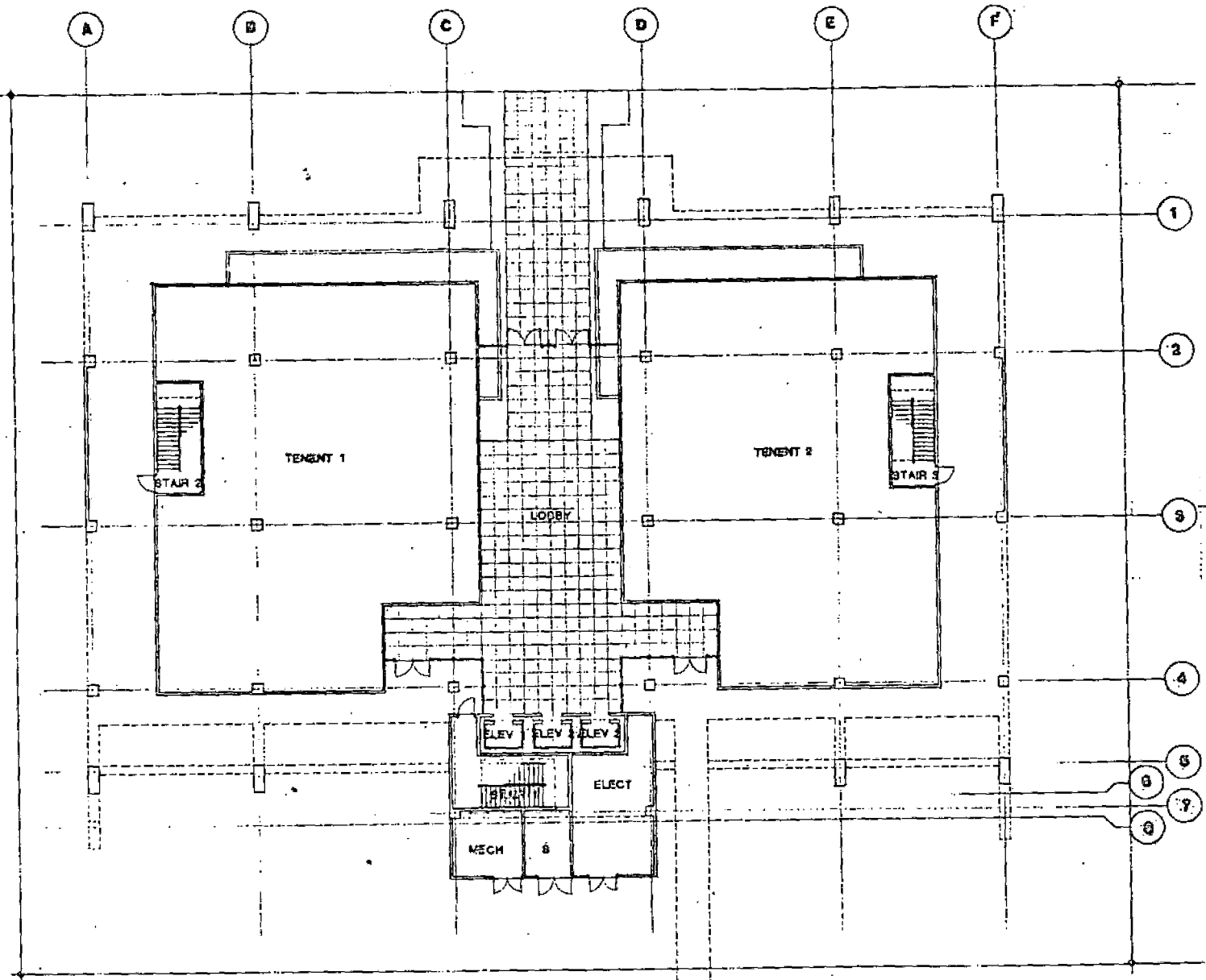
LANDSCAPE PLAN

DATE: 10/15/77

SCALE: 1" = 20'-0"

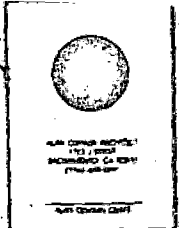
14





1st FLOOR PLAN

SCALE 1/8" = 1'-0"



CONTRACT NO.

DATE

10000
 OFFICE OF THE
 PUBLIC WORKS
 SACRAMENTO, CA

10000
 OFFICE OF THE
 PUBLIC WORKS
 SACRAMENTO, CA

1st FLOOR PLAN

DATE

2



ALAN ORRICK ARCHITECTS
 1725 J STREET
 SACRAMENTO, CALIF. 95811
 (916) 442-2277

CONTRACT NO.

DATE

1000G
 OFFICE BUILDING
 PARKING GARAGE
 SACRAMENTO, CA.

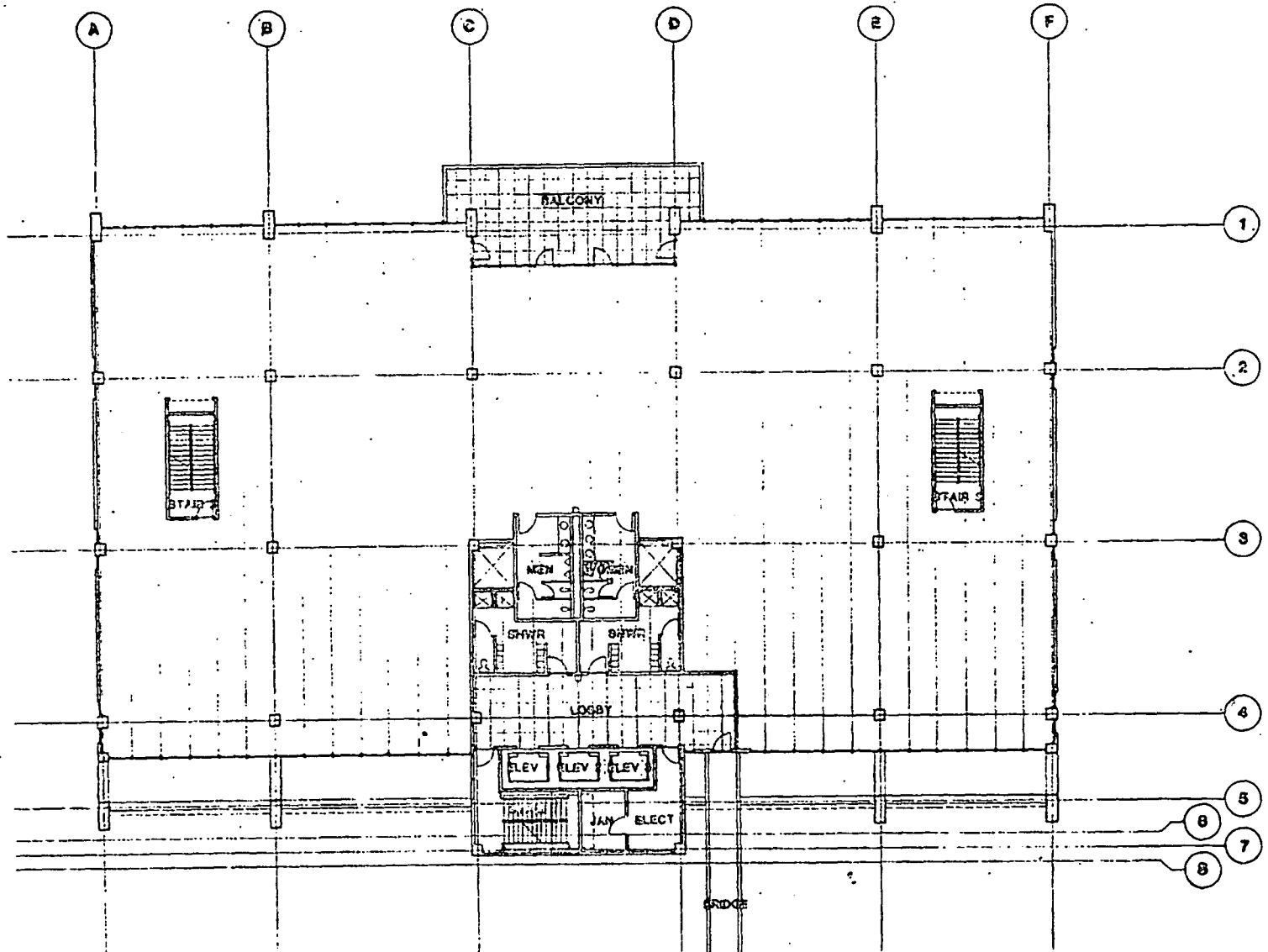
CHRISTOPHER
 COMPANY
 858 CAPITOL MALL
 SACRAMENTO, CA.

2ND FLOOR PLAN

ARCHITECT

DATE 02/00

3



2nd FLOOR PLAN
 SCALE 1/8" = 1'-0"





ALAN CRANE ARCHITECT
1725 J STREET
SACRAMENTO, CALIF. 95811
PH: 484-1800
FAX: 484-1801

DATE: 01/15/00

1000G
OFFICE BUILDING
PARKING GARAGE
SACRAMENTO, CA

CHRISTOPHER
COMPANY

558 CAPITOL Mall
SACRAMENTO, CA

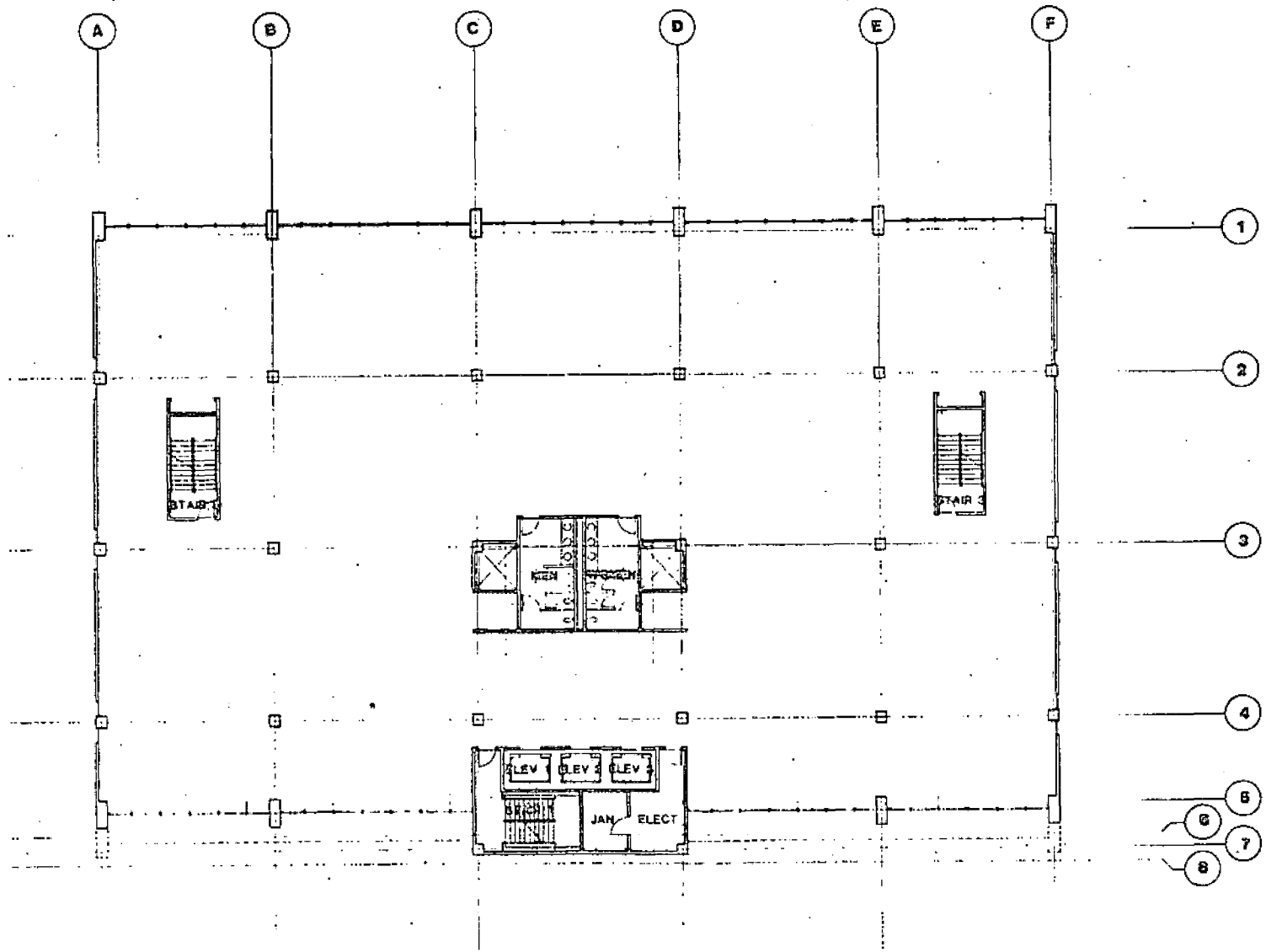
3rd FLOOR PLAN

NO. 10

DATE: 1/15/00

DATE: 1/15/00

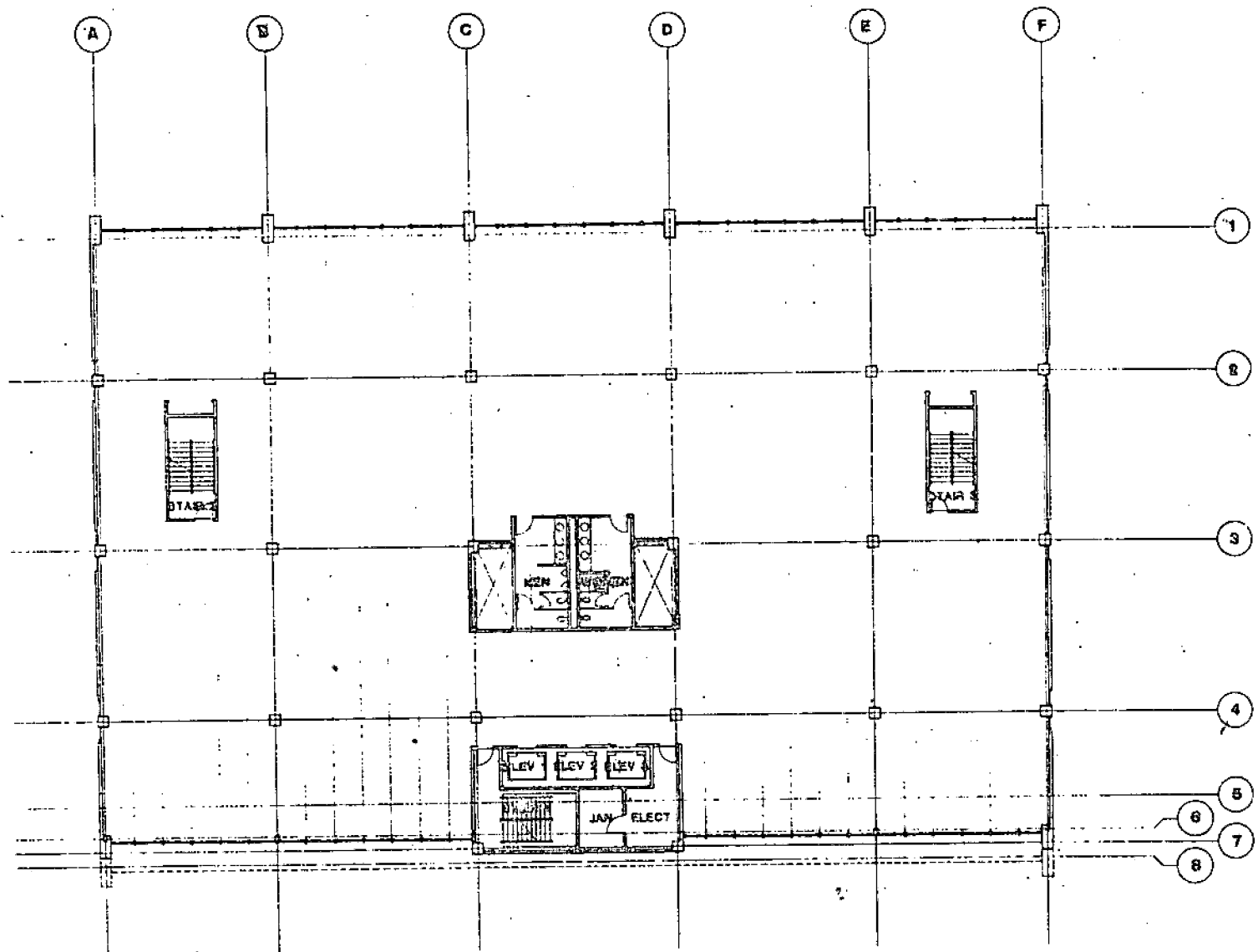
4



3rd FLOOR PLAN

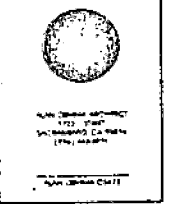
SCALE 1/8" = 1'-0"





4th FLOOR PLAN

SCALE 1/8" = 1'-0"



ARCHITECT

DATE

1000G
OFFICE BUILDING
PARKING GARAGE
SACRAMENTO C.

CHRISTOPHER
COMPANY
888 CAPITOL BLVD
SACRAMENTO CA

4th FLOOR PLAN

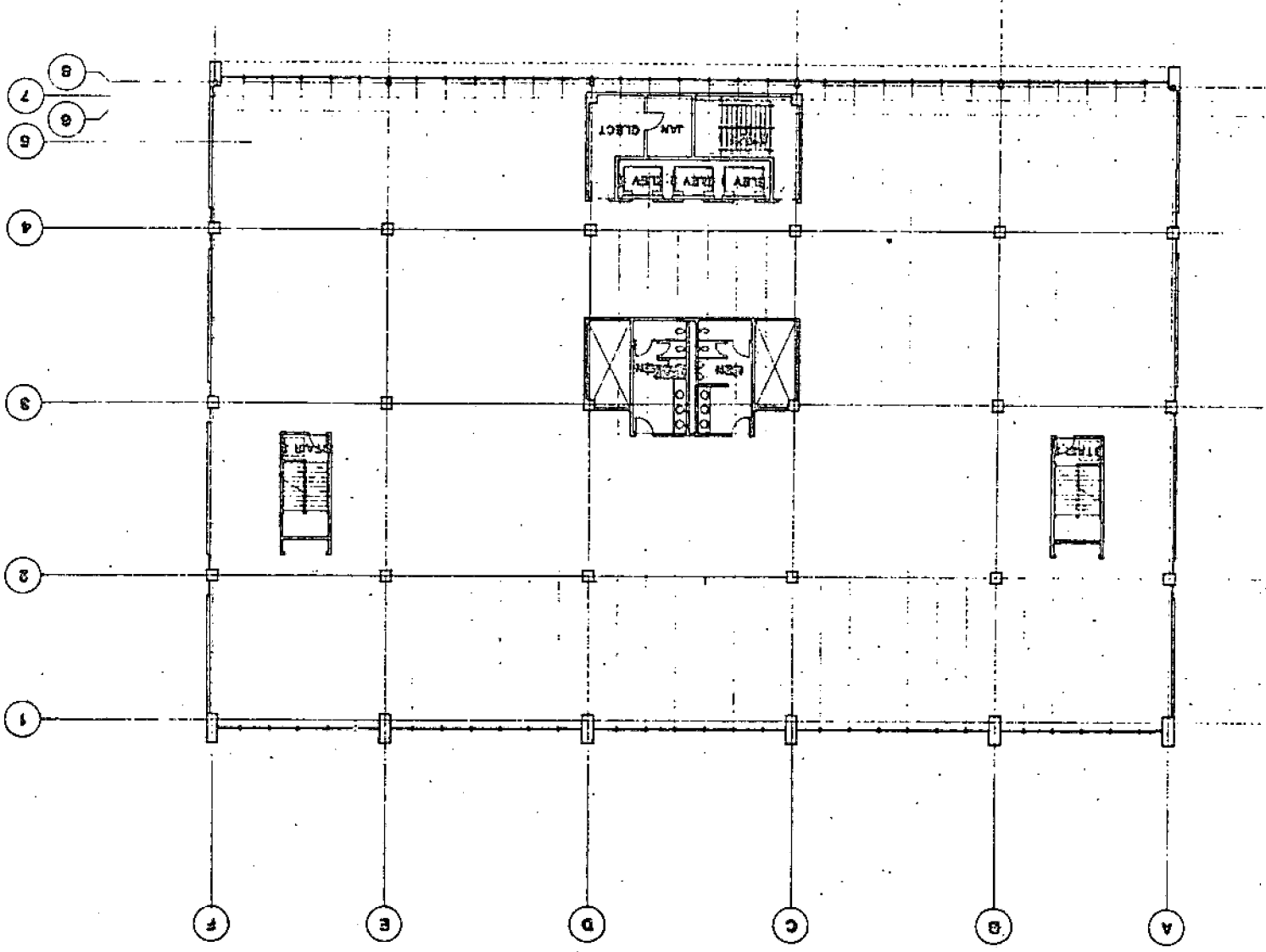
REVISION

DATE 6-10-88

5



8th FLOOR PLAN
 SCALE 1/8" = 1'-0"



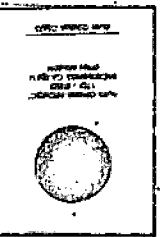
6.10.00



8th FLOOR PLAN

OFFICE BUILDING
 SACRAMENTO, CA

10000
 OFFICE BUILDING
 SACRAMENTO, CA





ALAN CHASE ARCHITECT
1721 J STREET
SACRAMENTO, CALIFORNIA
95811-2000
REGISTERED PROFESSIONAL ARCHITECT
NO. 10000

CONTRACT NO.

PROJECT NO.

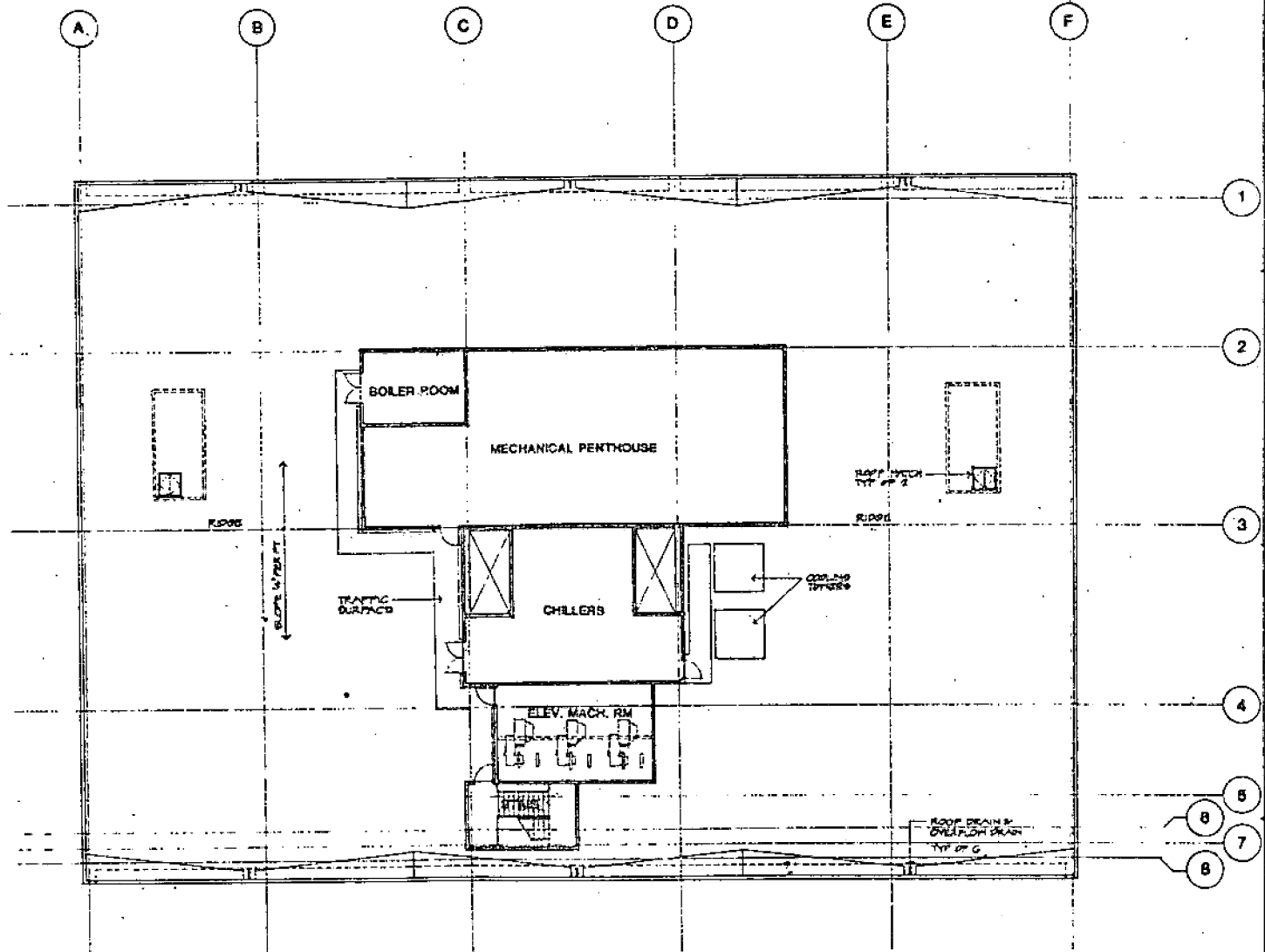
1000G
OFFICE BUILDING
PARKING GARAGE
SACRAMENTO, CA

CHRISTOPHER
COMPANY
555 CAPITOL Mall
SACRAMENTO, CA

ROOF &
PENTHOUSE PLAN

DATE
9-2-80

7



PARTIAL ROOF and PENTHOUSE FLOOR PLAN

SCALE 1/8" = 1'-0"
A.S.P. ARCHITECTS
18 E. MARKET



ARTHUR COOPER ARCHITECTS
1721 J STREET
SACRAMENTO, CALIFORNIA
95811
ARTHUR COOPER ARCHITECTS

DATE: 10/10/88

REVISIONS:

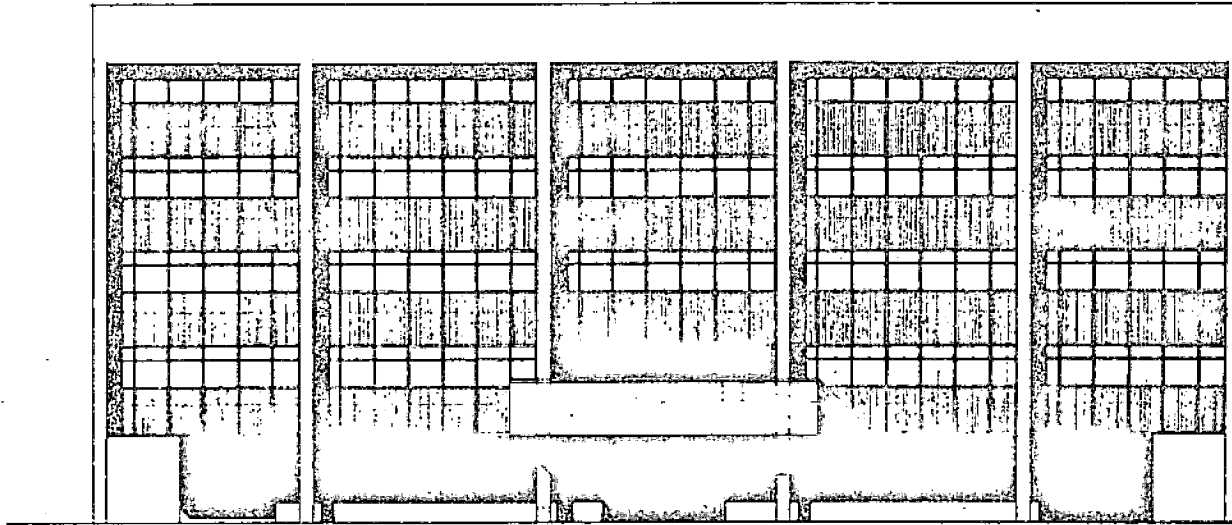
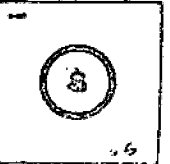
1000G
OFFICE BUILDING
PARKING GARAGE
SACRAMENTO, CA.

CHRISTOPHER
COMPANY
555 CAPITOL MALL
SACRAMENTO, CA.

NORTH & SOUTH
ELEVATIONS

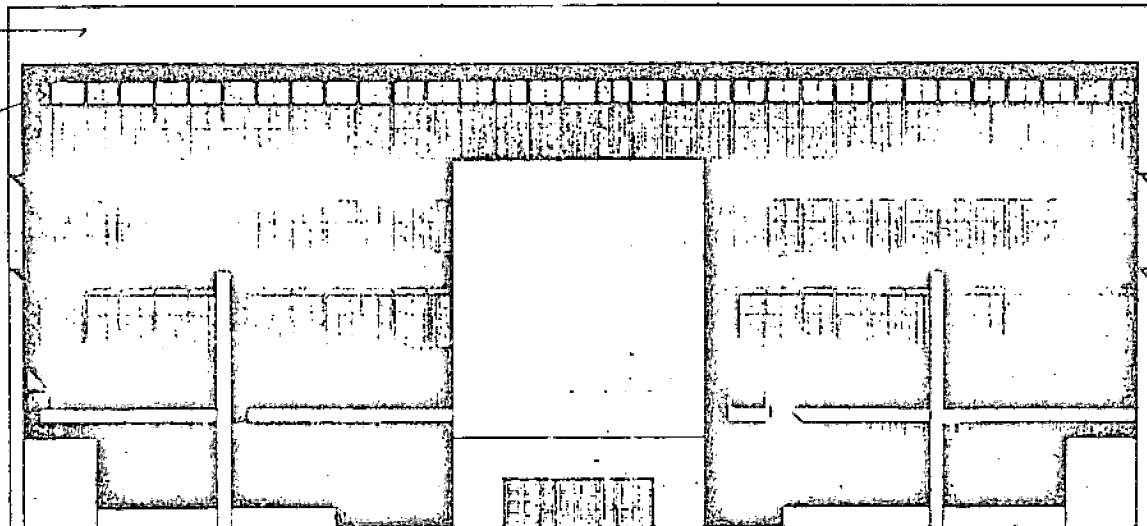
REVISIONS:

DATE: 10/10/88



50' 5
45' 4
31' 3
17' 2
1

NORTH ELEVATION
Q Street



50' 5
45' 4
31' 3
17' 2
1

SOUTH ELEVATION
A257

BEIGE/GREY DRYVIT WALL

ALUMINUM STOREFRONT WITH
BRONZE TINTED GLASS

ALUMINUM PANEL TO
MATCH STOREFRONT

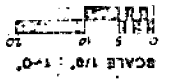
6

00 0 3

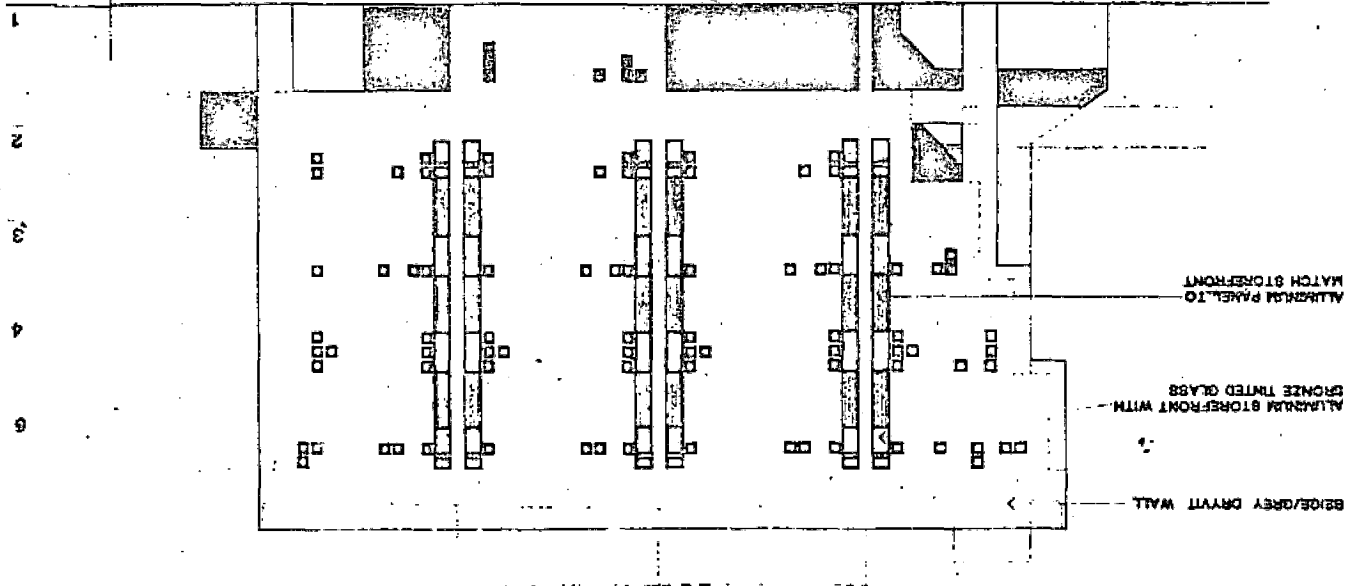
EAST ELEVATION

SEE CARTON WALL
CHRISTOPHER COMPANY
SACRAMENTO CA

OFFICE BUILDING
PARSONS CENTER
SACRAMENTO CA
10000

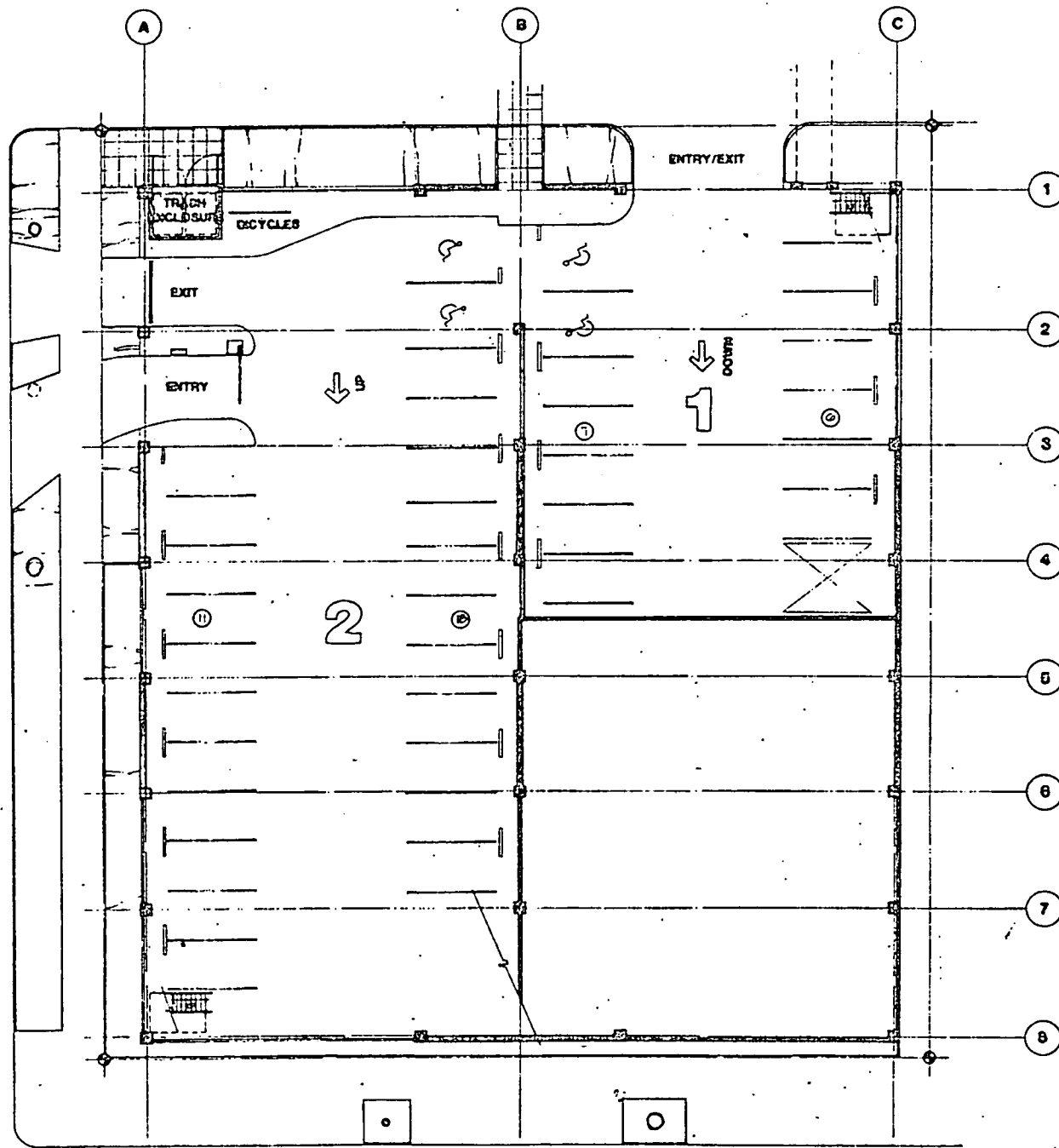


EAST ELEVATION
WEST ELEVATION OFF HAND

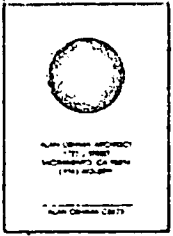
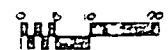


SEE CARTON WALL
CHRISTOPHER COMPANY
SACRAMENTO CA





LEVEL 1:2 PLAN
SCALE 1/8" = 1'-0"



DATE: 10/1/88

PROJECT: 1000G OFFICE BUILDING AND PARKING GARAGE SACRAMENTO, CA

1000G
OFFICE BUILDING
PARKING GARAGE
SACRAMENTO, CA

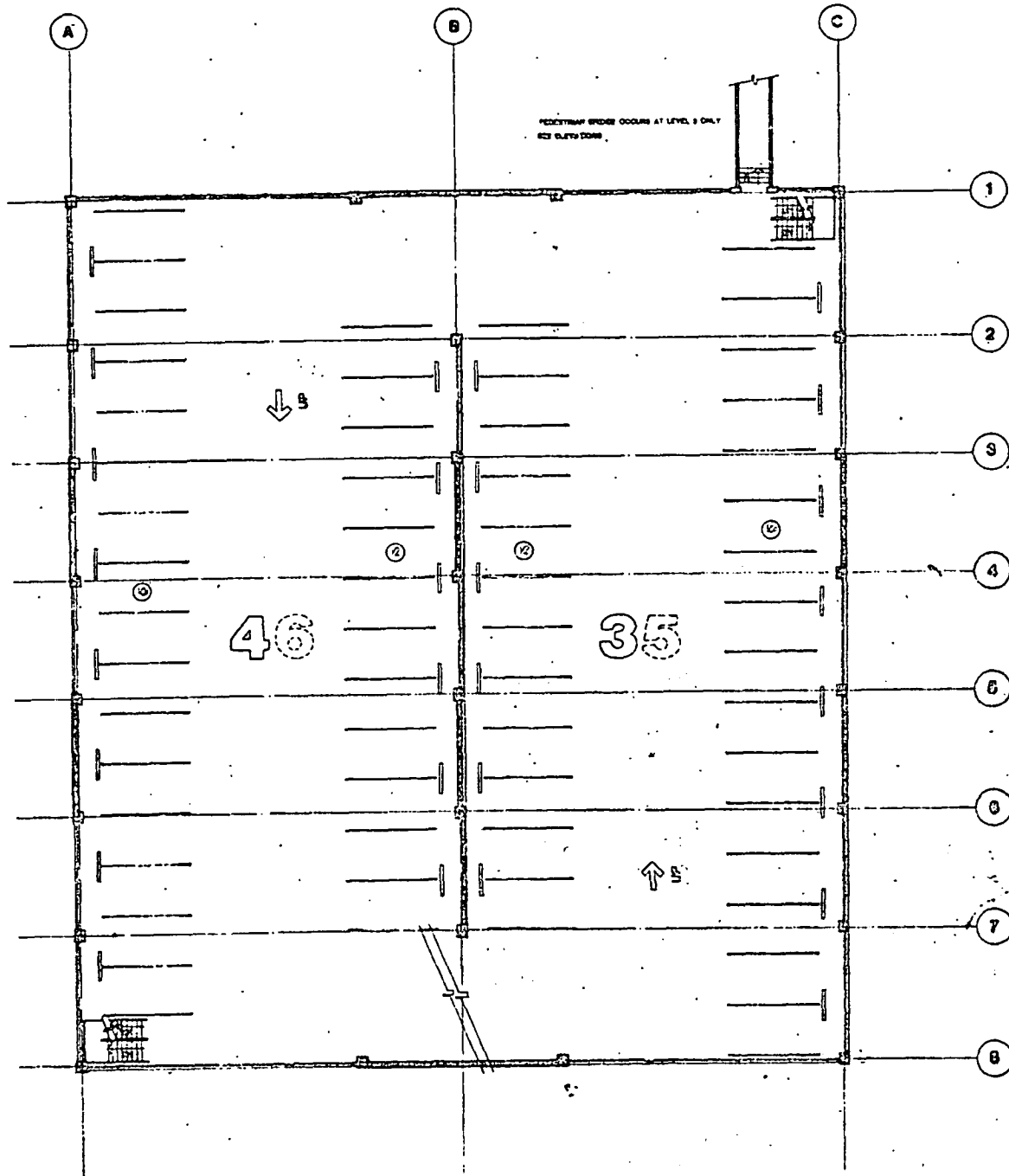
CHRISTOPHER
COMPANY
655 CAPITOL Mall
SACRAMENTO, CA

GARAGE
LEVEL 1:2 PLAN

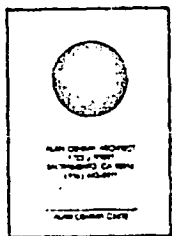
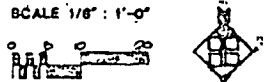
DATE: 10/1/88

DESIGNER: J. C. DO

10



LEVEL 3:4 and 6:8 PLAN
SCALE 1/8" = 1'-0"



CONTRACT NO.

DATE

1000G
OFFICE BUILDING
PARKING GARAGE
SACRAMENTO CA

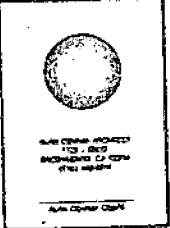
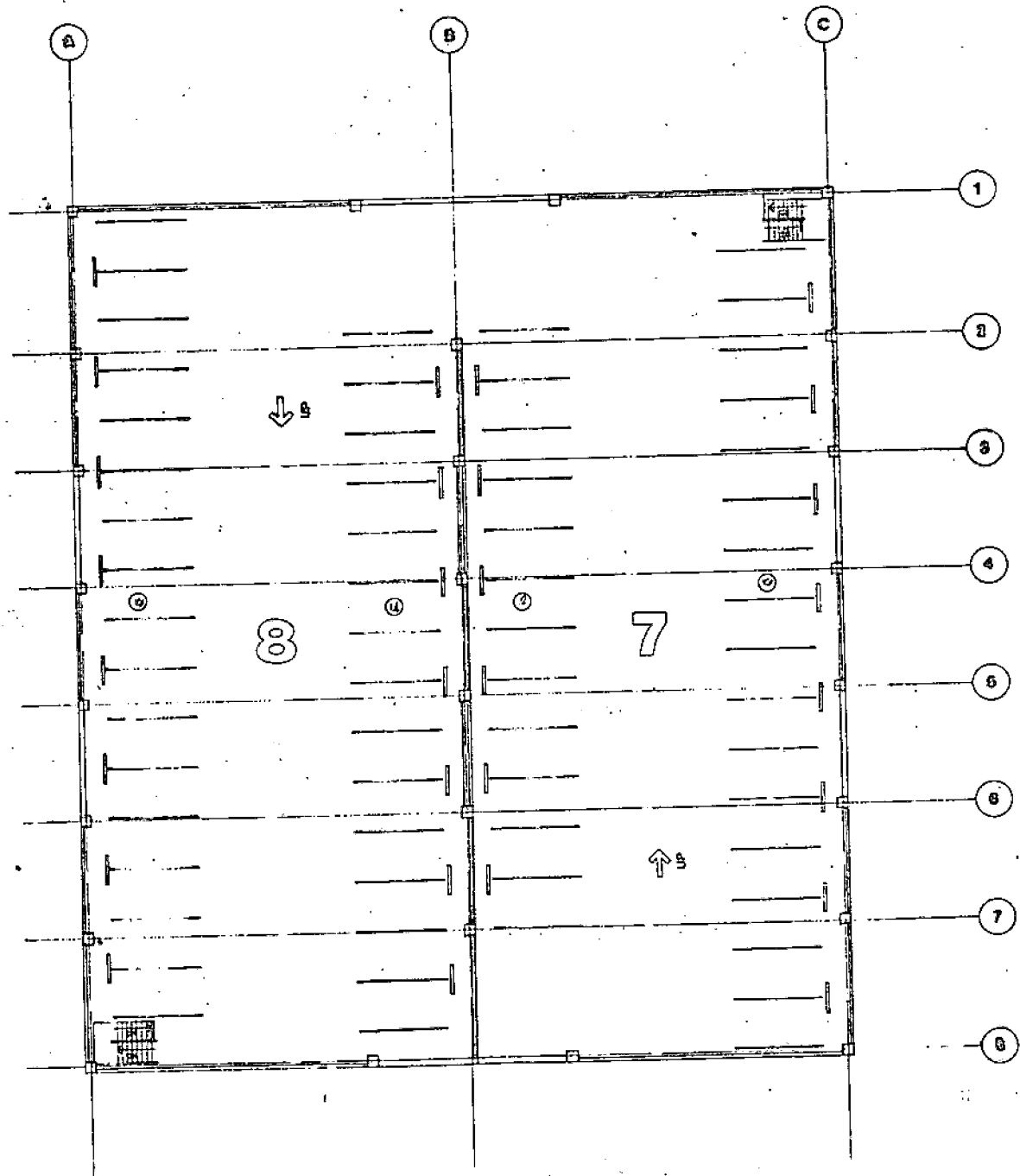
OSWALD
COMPANY
330 CAPITOL BLVD
SACRAMENTO CA

GARAGE
LEVEL 3:4 (6:8) PLAN

CHECKED

DATE 11/20/80

11



DATE: 11-15-50
 PROJECT: 1000G
 DRAWING NO.: 12

CONTRACT NO.

1000G
 OFFICE BUILDING
 PARKING GARAGE
 SACRAMENTO, CA.

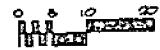
OVERSEAS
 COMPANY
 835 CAPITOL HILL
 SACRAMENTO, CA.

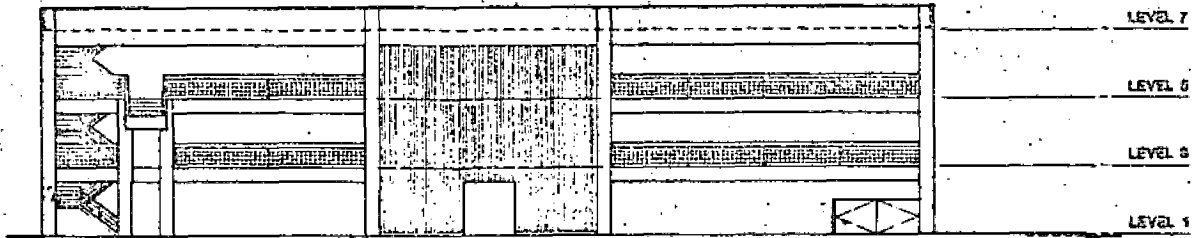
GARAGE
 LEVEL 7-8 PLAN

DATE: 11-15-50

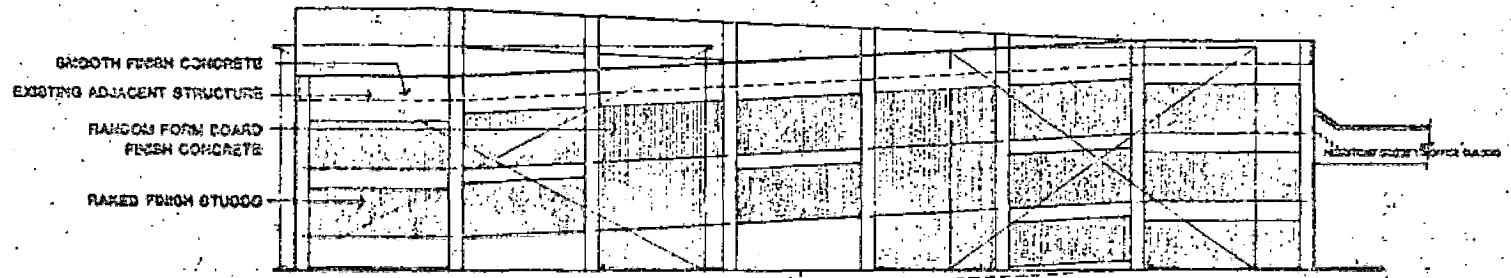
12

LEVEL 7-8 PLAN
 SCALE 1/8" = 1'-0"

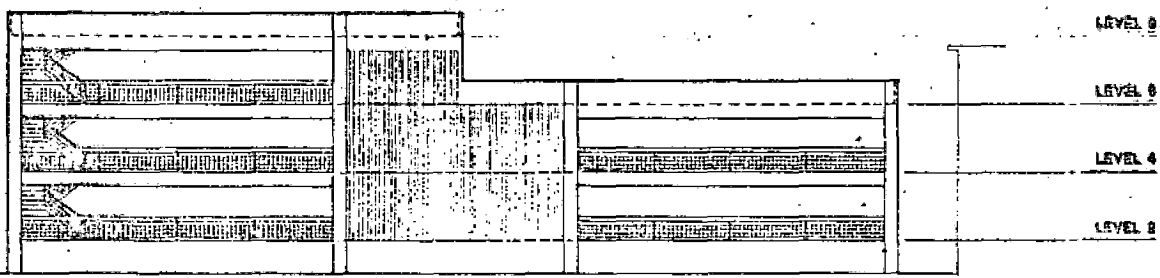




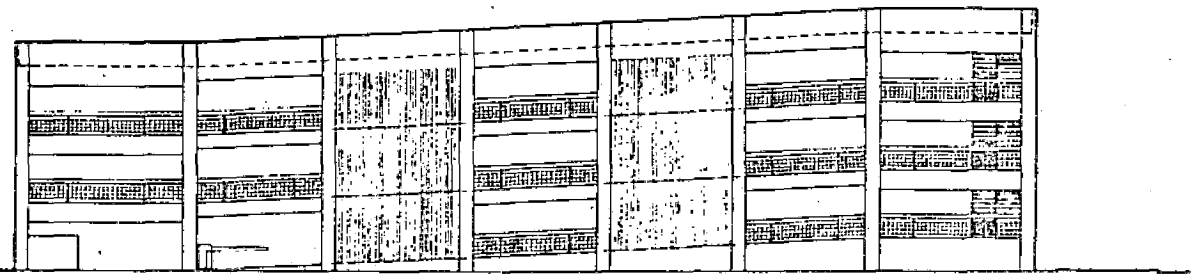
NORTH ELEVATION
(ALLEY)



EAST ELEVATION

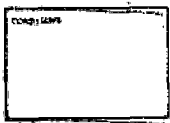
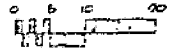


SOUTH ELEVATION
(ON STREET)



WEST ELEVATION
(10th STREET)

SCALE 1/8" = 1'-0"



10000
OFFICE BUILDING
PARKING GARAGE
SACRAMENTO, CA.

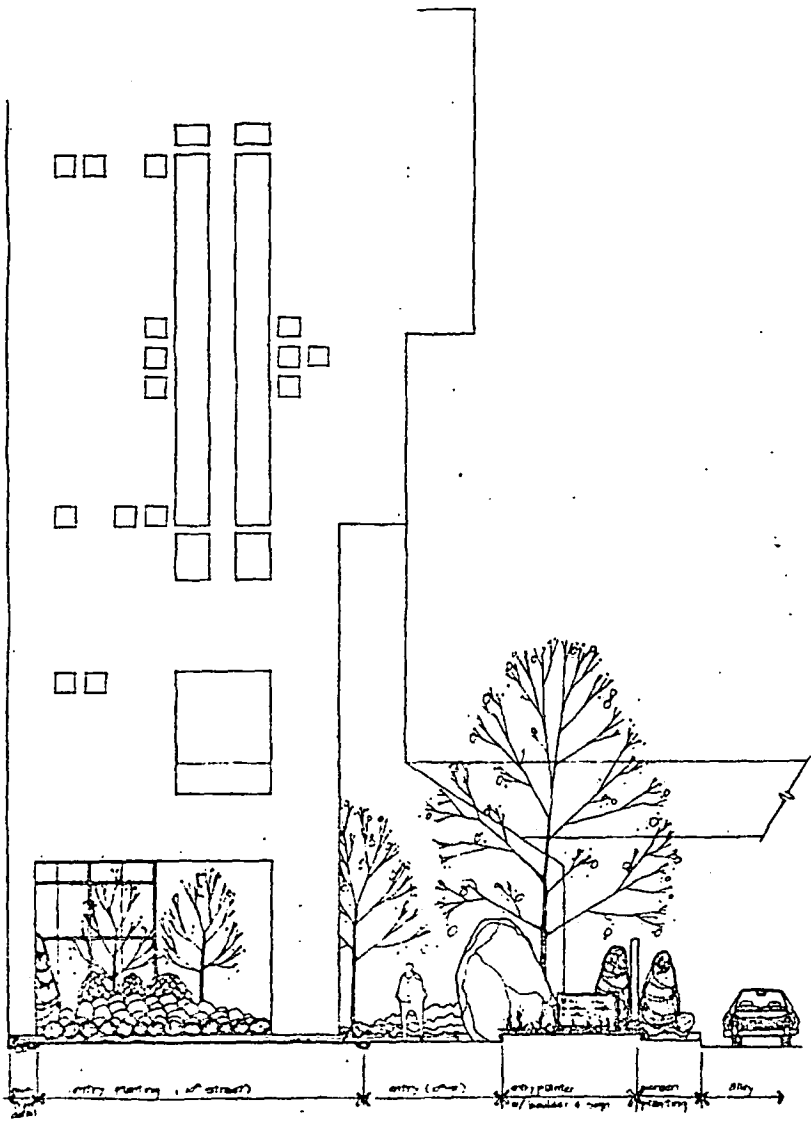
ENGINEER
CORPORATION
500 CAPITOL HILL
SACRAMENTO, CA.

GARAGE ELEVATIONS



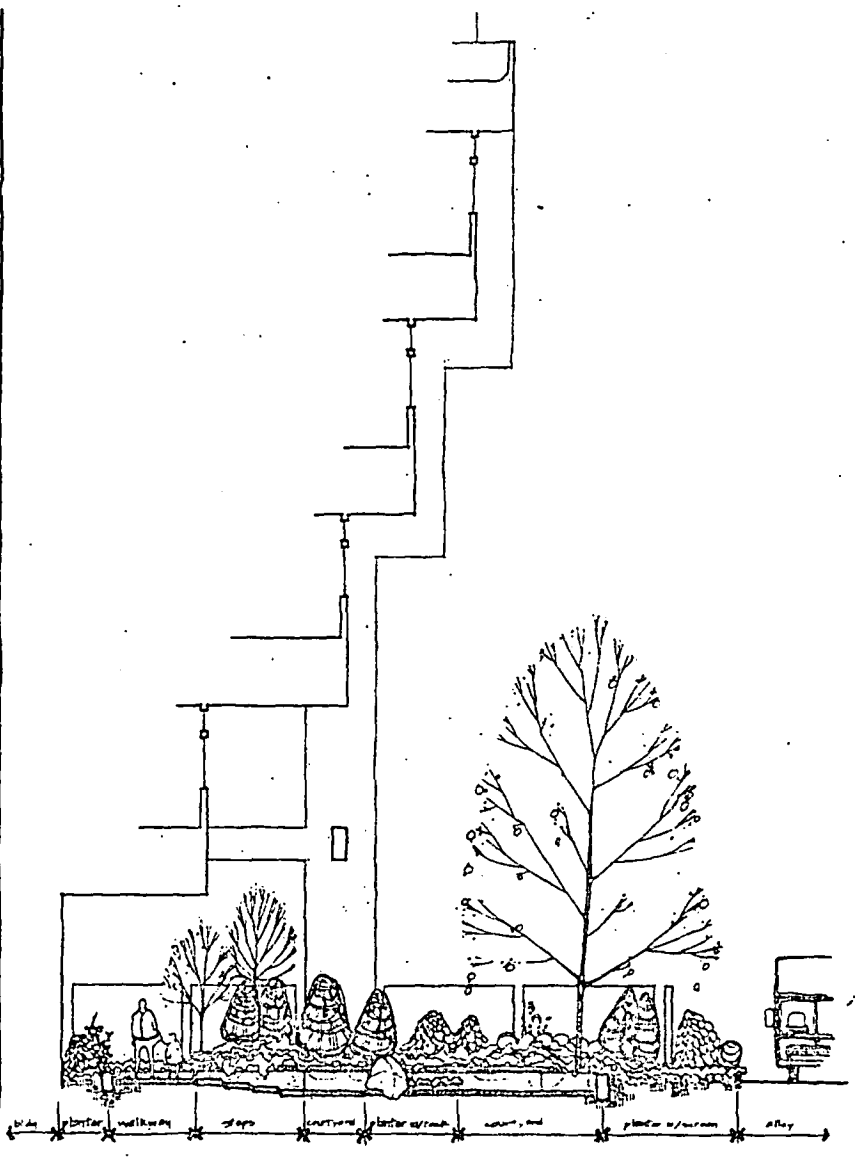
NO. 2-000





10TH ST. ENTRY ELEVATION

scale: 1/4" = 1'-0"
 4 2 0 4 8
 FEET



SECTION A-A THRU COURTYARD

scale: 1/4" = 1'-0"
 4 2 0 4 8
 FEET

CHRISTOPHER COMPANY
 550 CAPITOL Mall
 SACRAMENTO, CA 95833
 (916) 441-1000

PROJECT: 1000G
 OFFICE BUILDING
 PARKING GARAGE
 SACRAMENTO, CA

DATE: 10/1/88
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN

1000G
 OFFICE BUILDING
 PARKING GARAGE
 SACRAMENTO

CHRISTOPHER
 COMPANY
 550 CAPITOL Mall
 SACRAMENTO, CA

LANDSCAPE SECTION

DATE: 10/1/88

BY: J. B. BROWN