

**PLANNING DIRECTOR'S SPECIAL PERMIT**

1231 "I" STREET, SUITE 200, SACRAMENTO, CA. 95814

<b>APPLICANT</b>	Comstock Johnson Architects, Inc., 10304 Placer Lane-A, Sacramento, CA 95827		
<b>OWNER</b>	Jackson Properties, Inc., 5665 Power Inn Road, #140, Sacramento, CA 95824		
<b>PLANS BY</b>	Comstock Johnson Architects, Inc., 10304 Placer Lane-A, Sacramento, CA 95827		
<b>FILING DATE</b>	12-21-89	<b>ENVIR.DET</b>	Negative Declaration
		<b>REPORT BY</b>	MW:ei
<b>ASSESSOR'S PCL. NO.</b>	015-0312-005		

**APPLICATION:** Planning Director's Special Permit to increase the office percent allowed from the maximum 25% to 41% on 1.26± developed acres in the Light Industrial (M-1) zone. (P90-053)

**LOCATION:** 3630 Business Drive.

**PROPOSAL:** The applicant is requesting the necessary entitlements to allow 41% office in a 24,260 square foot building.

**PROJECT INFORMATION:**

General Plan Designation:	Heavy Commercial or Warehouse
Existing Zoning of Site:	M-1
Existing Land Use of Site:	Industrial warehouse

**Surrounding Land Use and Zoning:**

North:	Industrial, M-1
South:	Vacant, M-1
East:	Industrial, M-1
West:	Residential, R-1

Parking Required:	39 spaces; office 1:400, 25 spaces; warehouse 1:1000, 14 spaces
Parking Provided:	50 spaces
Property Dimensions:	140' x 389'
Property Area:	1.26± acres
Square Footage of Building:	24,260 square feet
Height of Building:	One story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

**BACKGROUND INFORMATION:** On February 10, 1987, the City Council approved a Tentative Map (P87-010) which divided 25 acres into 15 lots for the future Jackson Business Park. This project is located in the Jackson Business Park.

**PROJECT EVALUATION:** Staff has the following comments:

**A. Land Use and Zoning**

The subject site is 1.26± developed acres in the Light Industrial (M-1) zone. The General Plan designates the subject site as Heavy Commercial or Warehouse. The surrounding land use and zoning for the subject site is industrial, M-1 to the north and east, vacant, zoned M-1 to the south, and residential, zoned R-1 to the west.

**B. Applicant's Proposal**

The applicant is proposing to utilize 41%, or 9,947 square feet of a 24,260 square foot building for office uses. In the M-1 zone, the Zoning Ordinance allows a maximum of 25% of the gross floor area of a building be used as office. The Planning Director has the authority to issue a special permit to exceed this 25% as long as the total office area does not exceed 10,000 square feet. The applicant is proposing 9,947 square feet, 41% of the 24,260 square foot building.

**C. Staff Analysis**

Staff has no objection to this request. Adequate parking is provided on the site to accommodate this increased office use. The adjacent property owners have been notified of the proposed project by certified mail. No objections have been received as of the writing of this staff report.

**ENVIRONMENTAL DETERMINATION:** The Environmental Coordinator has determined that the project, as proposed, will not have a significant impact on the environment and has filed a negative declaration with no mitigation measures.

**RECOMMENDATION:** Staff recommends the Planning Director approve the Special Permit based upon the findings of fact which follow.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
  - a. adequate parking is provided on site, and
  - b. the proposed use is compatible with the surrounding industrial and future industrial uses, and
  - c. the proposed project will not have an increased negative impact on the residential uses to the west.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that adequate on-site parking and landscaping is provided.
3. The project is consistent with the General Plan which designates the site as Heavy Commercial or Warehouse and the office/warehouse use conforms to this designation.

Report Prepared By:

M. J. Williams  
M. J. Williams, Assistant Planner

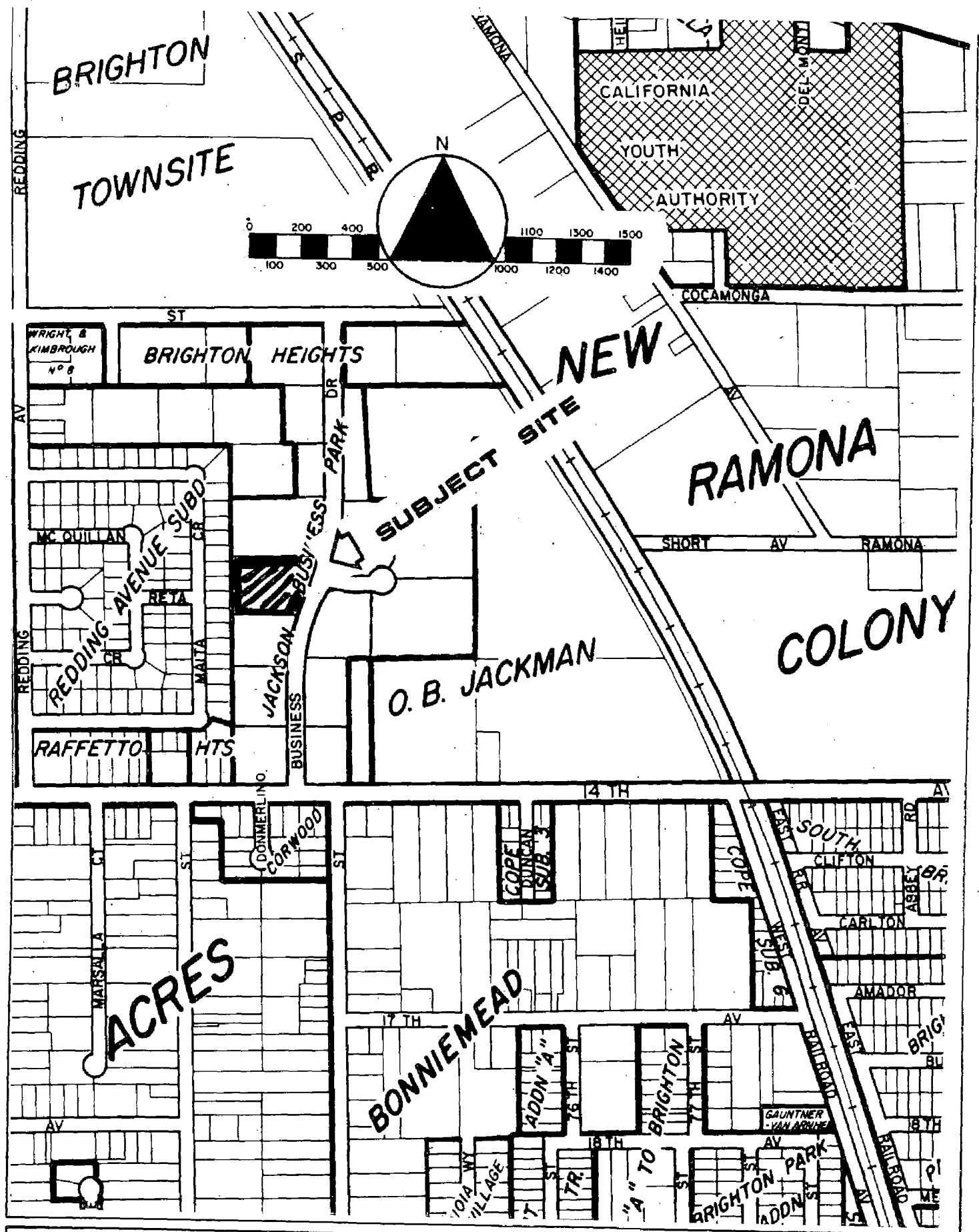
February 8, 1990  
Date

Recommendation Approved By:

Marty Van Duyn  
Marty Van Duyn, Planning Director

2/15/90  
Date

001035

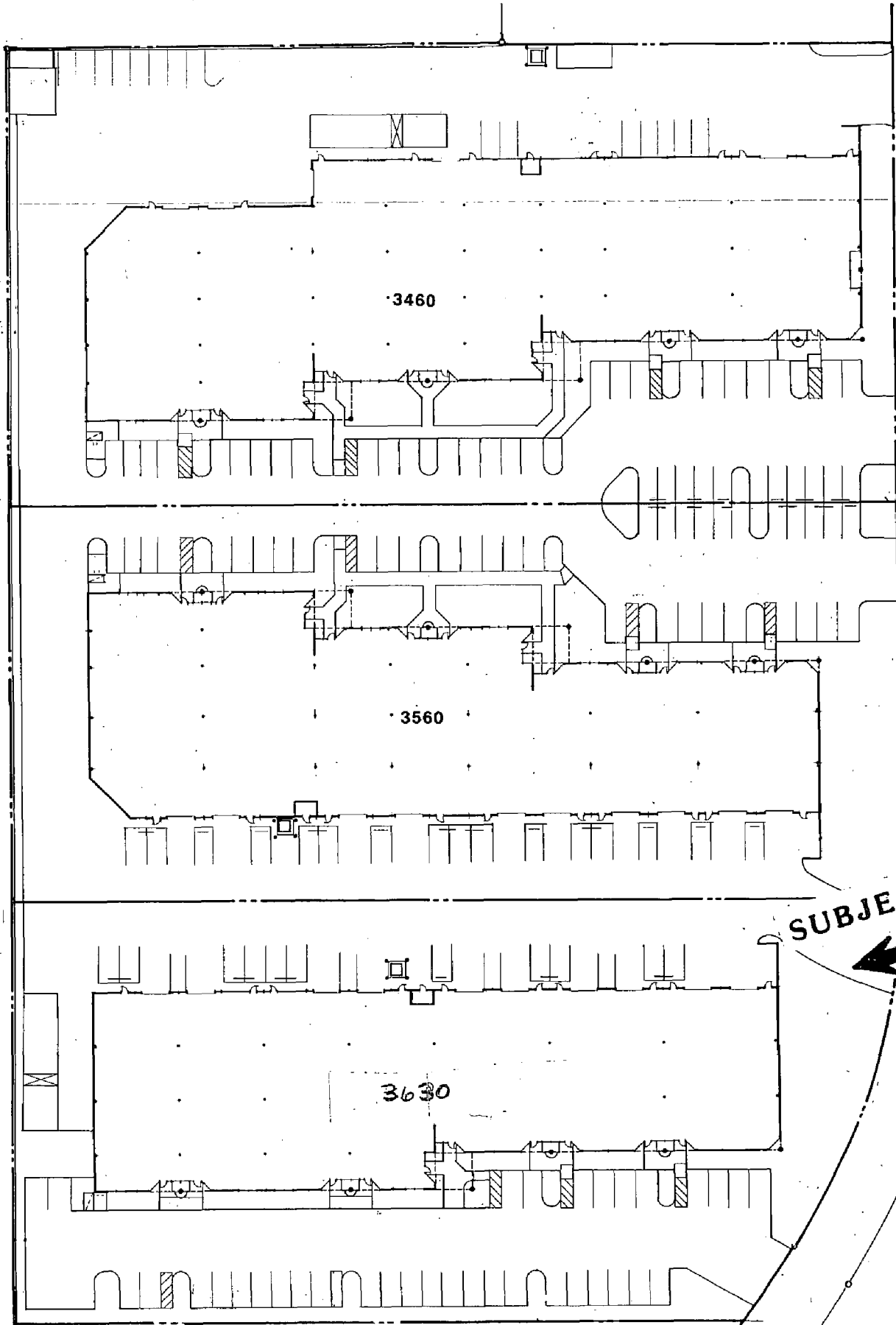


**VICINITY MAP**

**P90 053**

001036





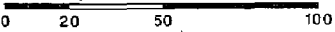
**SUBJECT SITE**

**BUSINESS DRIVE**

001039

**EXHIBIT A**

**SITE PLAN**

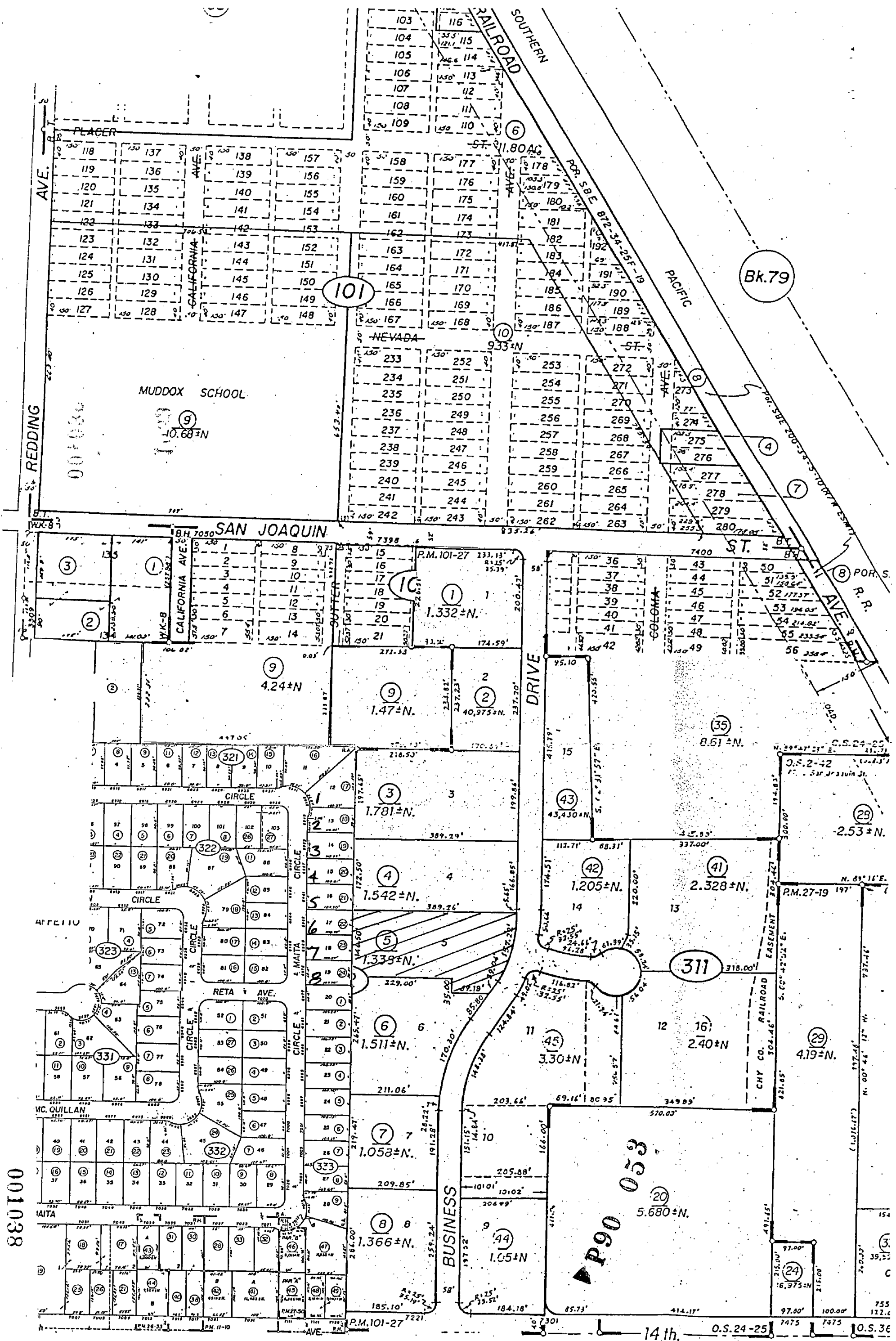


**Jackson Business Park**  
CITY OF SACRAMENTO, CALIFORNIA

*P90 053*

**COMSTOCK  
JOHNSON**  
architects inc.



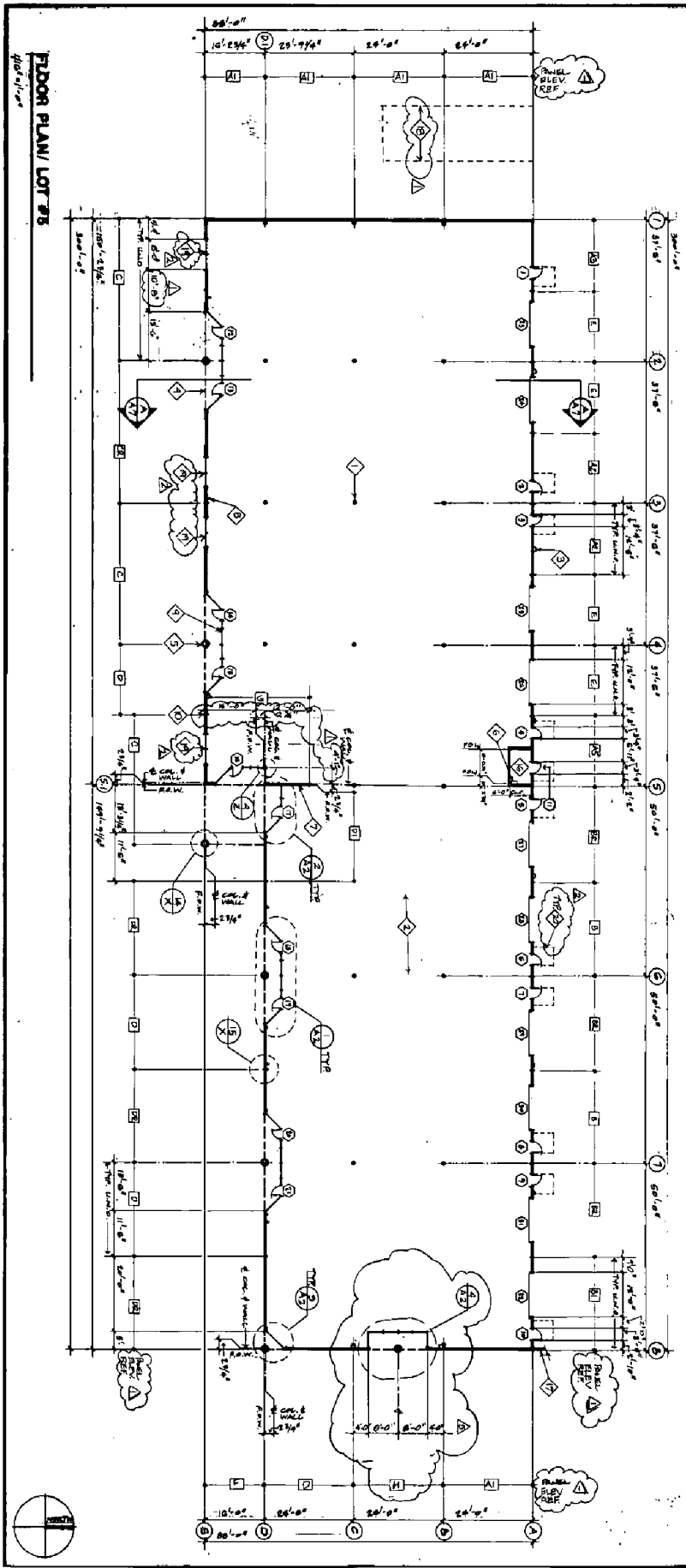


001038

Record of Survey, Bk. 24, Pg. 25 (10-28-65)  
 Record of Survey, Bk. 36, Pg. 20 (5-20-81)  
 O.B. Jackman Survey, R.O.S. Bk. 2, Pg. 42 (10-3  
 Por, Brighton Heights, R.M. Bk. 8, Pg. 18

Bk. 21

73rd ST.

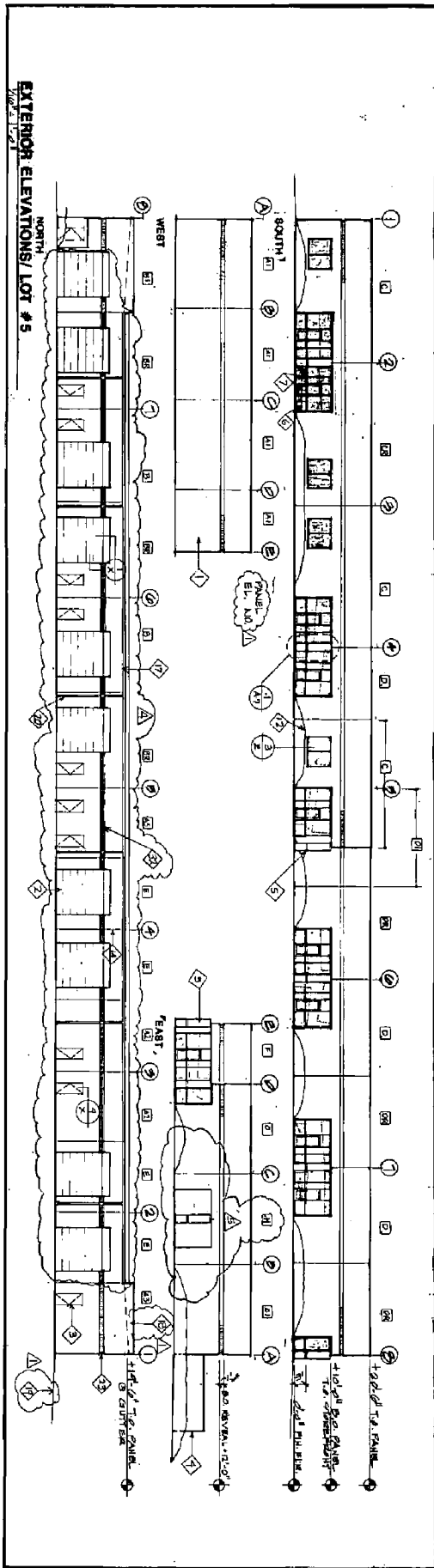


# JACKSON BUSINESS PARK

CITY OF SACRAMENTO, CALIFORNIA

**COMSTOCK  
JOHNSON**  
architects inc.

3212 Ramos Circle, Sacramento, California, 95827, (916) 3626303



# JACKSON BUSINESS PARK

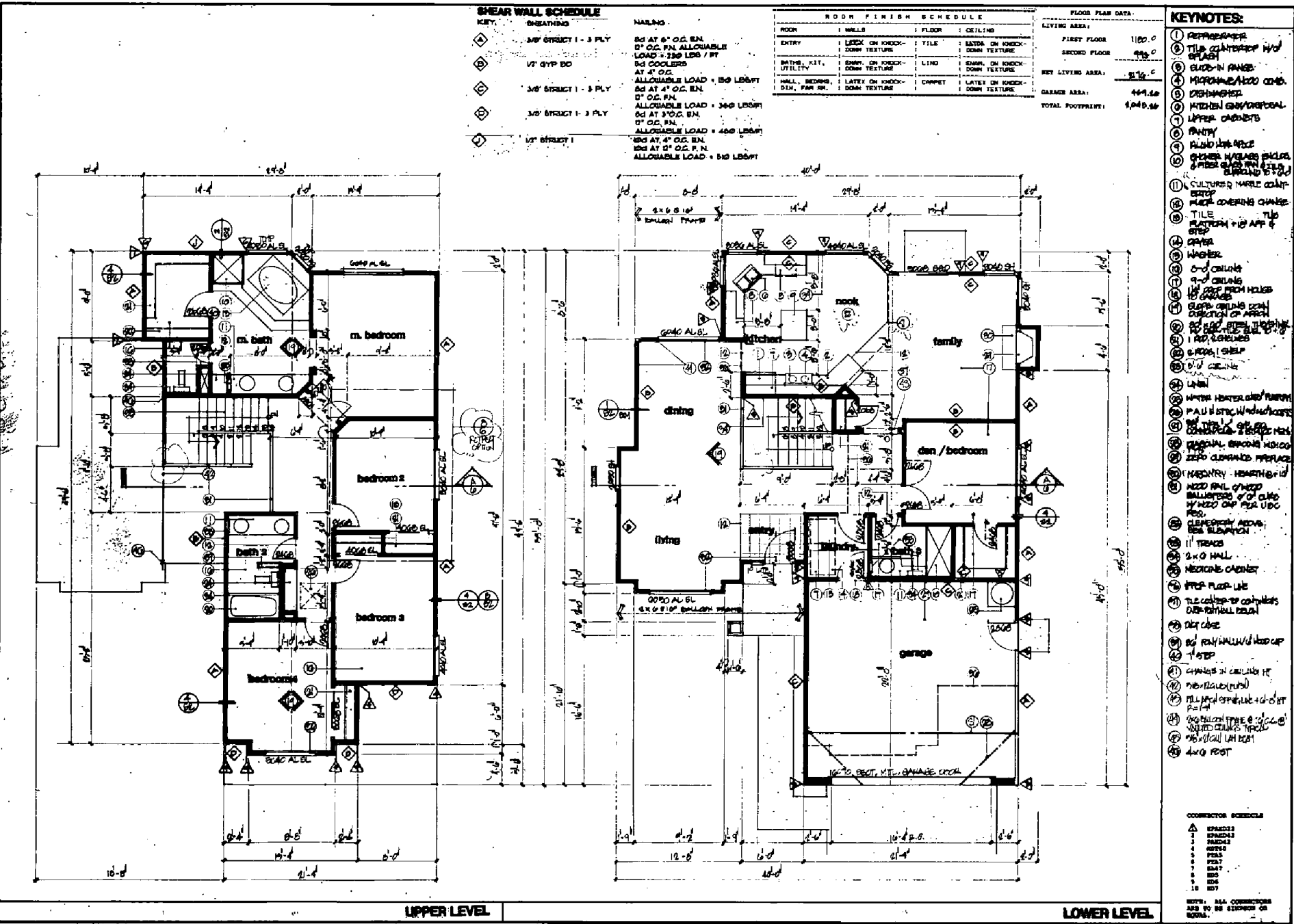
CITY OF SACRAMENTO, CALIFORNIA

COMSTOCK  
JOHNSON  
architects inc.

3212 Ramos Circle, Sacramento, California, 95827, (916) 3628303



P 99-400



**SHEAR WALL SCHEDULE**

KEY	DESCRIPTION
◇	3/8" STRUCT I - 3 PLY
◇	1/2" GYP BD
◇	3/8" STRUCT I - 3 PLY
◇	3/8" STRUCT I - 3 PLY
◇	1/2" STRCT I

**NAILING**

8d AT 6" O.C. EN.
2" O.C. P.N. ALLOWABLE LOAD = 230 LBS / FT
8d COOLERS AT 4" O.C.
ALLOWABLE LOAD = 150 LBS/FT
8d AT 4" O.C. EN.
2" O.C. P.N.
ALLOWABLE LOAD = 360 LBS/FT
8d AT 3" O.C. EN.
2" O.C. P.N.
ALLOWABLE LOAD = 480 LBS/FT
16d AT 4" O.C. EN.
16d AT 2" O.C. P. N.
ALLOWABLE LOAD = 510 LBS/FT

**ROOM FINISH SCHEDULE**

ROOM	WALLS	FLOOR	CEILING
ENTRY	LECK ON KNOCK-DOWN TEXTURE	FILE	STRA ON KNOCK-DOWN TEXTURE
BATHS, KIT, UTILITY	SMPL ON KNOCK-DOWN TEXTURE	LIND	SMPL ON KNOCK-DOWN TEXTURE
HALL, BEDRM, DIN, FR. RM.	LATEX ON KNOCK-DOWN TEXTURE	CHRPET	LATEX ON KNOCK-DOWN TEXTURE

**FLOOR PLAN DATA**

LIVING AREA:	FIRST FLOOR	1100.0
	SECOND FLOOR	495.0
NET LIVING AREA:		1595.0
GARAGE AREA:		449.50
TOTAL FOOTPRINT:		2044.50

- KEYNOTES:**
- REFRIGERATOR
  - TILE ON HALLWAY W/OUT SLABS
  - SLIDE-IN RANGE
  - MICROWAVE/OVEN COMB. DISHWASHER
  - KITCHEN CABINETS/OVERHEAD UPPER CABINETS
  - PANTRY
  - PLUMB LINE SPACE
  - SHOWER WALLS/SLABS
  - UPPER SLABS WITH TILES SURROUNDING
  - CULTURED MARBLE COUNTERTOP
  - FLOOR COVERING CHANGE
  - TILE PLATFORM + 1/2" AFF. & STEPS
  - DRYER WASHER
  - 0" OF CEILING
  - 9" OF CEILING
  - 1/2" FROM HOLES
  - SLAB CEILING DOWN DIRECTION OF ARCH
  - 8d AT 4" O.C. EN. 1/2" O.C. P.N.
  - 16d COOLERS
  - 8d AT 4" O.C. EN. 1/2" O.C. P.N.
  - 0" OF CEILING
  - LIN
  - WATER HEATER AND PUMP
  - P.A.U. IN STR. W/ WOOD ACCESS
  - 2" MIN. G.F. ON CONCRETE - 2" BRIDGE MARK
  - CONCRETE BRIDGE MARK
  - ZERO CLEARANCE INTERFACE
  - MASONRY - HEMPHRIST
  - NEED FIN. OF WOOD BRIDGE MARK OF CLIP W/ NEED CAP FOR UPD. FLOOR
  - CLEARANCE ABOVE BSS ELEVATION
  - 1" TRACES
  - 2" x 0" HALL
  - MEDICINE CABINET
  - UPPER FLOOR LITE
  - TILE COLLAPSE COMPANIES DRY-FITBALL FOUND
  - DEPT. CASE
  - 8d REIN. WALLS / WOOD UP 1" STEP
  - CHANGES IN CEILING HT. NEW FLOOR (PUB)
  - FULL WALL OPENING + 1/2" AFF. P.A.U.
  - NO FULLON FIRE @ 2" O.C. @ WOOD CEILING TRUCK
  - 16d AT 4" O.C. EN.
  - 4" x 0" POST

**CONCRETE SCHEDULE**

△	SPAND33
△	SPAND33
△	FRACK
△	SP750
△	FRACK
△	FR77
△	FR77
△	FR77
△	FR77
△	FR77
△	FR77

NOTE: ALL CONCRETE ARE TO BE STRENGTH AS SHOWN.

**REVISIONS**

NO.	DATE	BY	DESCRIPTION
1	1-15-90	JL	
2	5-7-90	JL	
3	6-26-90	JL	

**FLOOR PLAN**

**ROYAL CONSTRUCTION CO.**  
 100 UNIVERSITY AVE. ENCINITAS, CA 92025  
 760-434-1100 FAX 760-434-1101

**CONTRACT: 1871, GEORGE KENNEDY, S.A. LICENSE 18888-01**

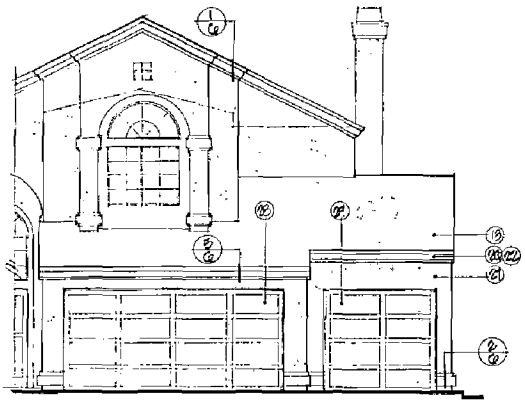
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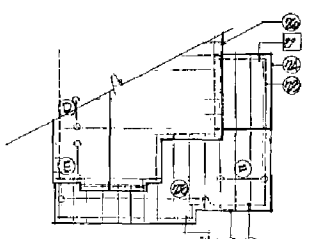




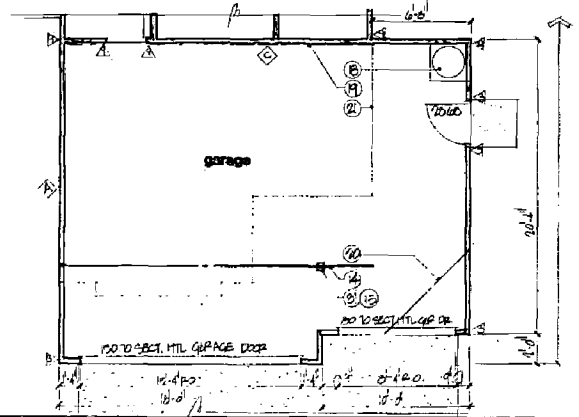
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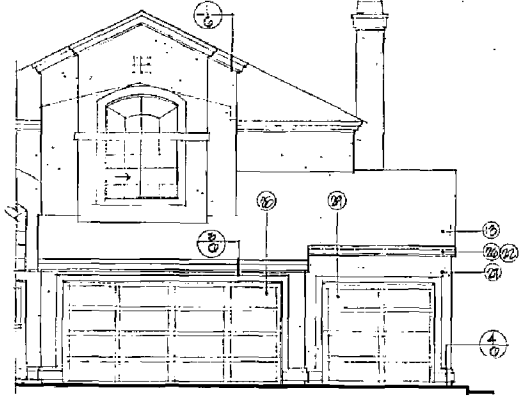
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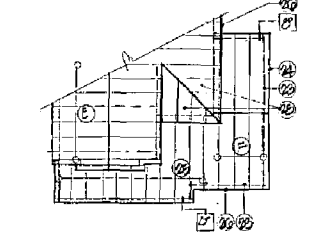
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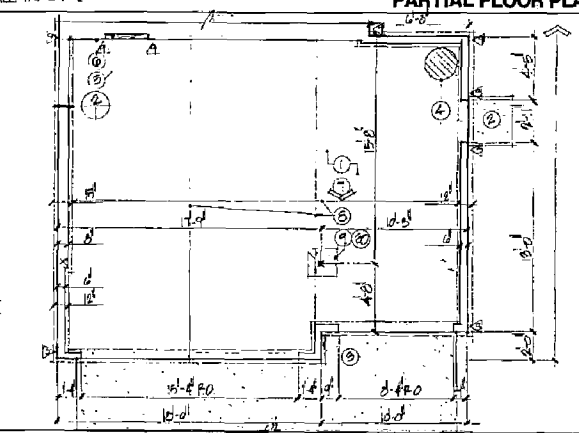
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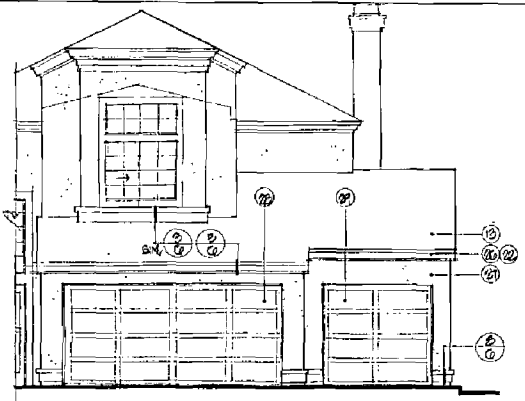
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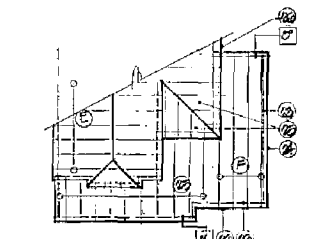
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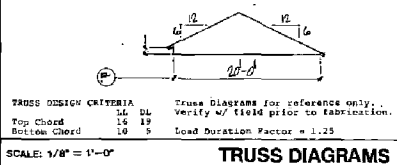
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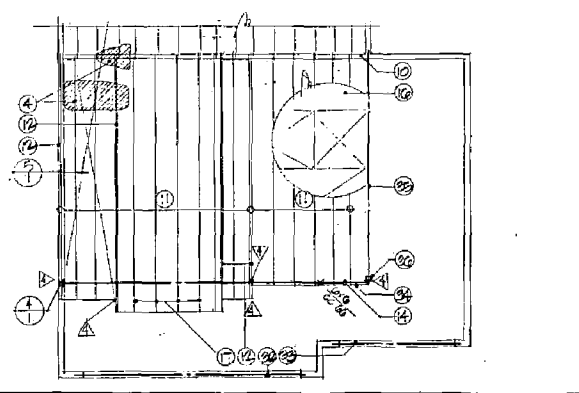
SCALE: 1/4" = 1'-0" PARTIAL ELEVATION "C"



SCALE: 1/8" = 1'-0" PARTIAL ROOF FRAMING ELEVATION "C"



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



SCALE: 1/4" = 1'-0" PARTIAL SECOND FLOOR FRAMING

**KEYNOTES:**

- 1 1" O.C. W/ GRID 10/10 MIN. ON GRADE
- 2 6" x 10" CONC. PFC ON GRADE
- 3 8" W. CEMENTY ON GRADE
- 4 FLOORING FLOORING
- 5 2" x 4" PT. SLEEPER
- 6 1/2" GRC FROM HOUSE TO GARAGE
- 7 SLOPE CONC. TO DOOR TRUCKED OR CUT JOINT AS NOTED ON CONC. PFC
- 8 BLOCKING
- 9 2" x 12 @ 16" O.C.
- 10 2" x 12 @ 16" O.C.
- 11 CONC. ROOF TILE
- 12 2" x 12 @ 16" O.C. LAM. ON 2" x 4" PT. SLEEPER
- 13 1/2" GRC OVER 2" x 4" PT. SLEEPER
- 14 2" x 12 @ 16" O.C. LAM. ON 2" x 4" PT. SLEEPER
- 15 2" x 12 @ 16" O.C. LAM. ON 2" x 4" PT. SLEEPER
- 16 2" x 12 @ 16" O.C. LAM. ON 2" x 4" PT. SLEEPER
- 17 CANTILEVERED FLOOR JOISTS
- 18 WATER HEATER
- 19 2" x 12 @ 16" O.C. COMMON CL. & BRICK VENT
- 20 W/ 2000 CHAR. BRACKS, TYS
- 21 UPPER FLOOR LINE
- 22 2" x 4" FASCIA GUTTER & TAILS
- 23 EDGE OF WALL
- 24 FORM BRACKS SEE DETAIL
- 25 2" x 4" PARTERS @ 24" O.C.
- 26 BRICK FACIA SEE DETAIL
- 27 BRICK W/ DASH FIN. SH.
- 28 15" x 10" SECT. MT. BRIDGE CORR. SEE ELEV FOR SHL.
- 29 8" x 12 SECT. MT. BRIDGE CORR. SEE ELEV FOR SHL.
- 30 2" x 12 @ 16" O.C. LAM. ON 2" x 4" PT. SLEEPER
- 31 2" x 12 @ 16" O.C. LAM. ON 2" x 4" PT. SLEEPER
- 32 4" x 14 HEASER
- 33 4" x 12 HEASER
- 34 2" x 12 @ 16" O.C. LAM. ON 2" x 4" PT. SLEEPER
- 35 2" x 12 @ 16" O.C. LAM. ON 2" x 4" PT. SLEEPER
- 36 H.C.G. 10" x 10"

REVISIONS	BY

Gordon Rogers & Company  
188 Clay Ave. Suite 105  
Pasadena, CA 91105  
951.783.7284  
CONTRACTORS LICENSE # 8181415

**3-CAR GARAGE OPTION**

**ROYAL CONSTRUCTION CO.**  
352 UNIVERSITY AVE. SACRAMENTO CA 95825  
(916) 822-1184  
CONTRACTORS LICENSE # 8181415

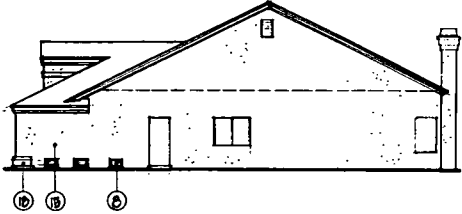


2178
DATE FEB-90
SCALE AS NOTED
DRAWN ZOG
JOB 88058
SHEET
88058

SQUARE FOOTAGE: GARAGE 1015.32

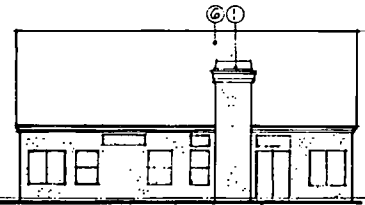


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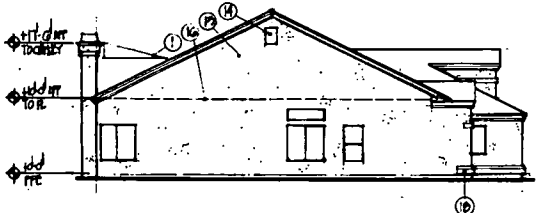
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RIGHT



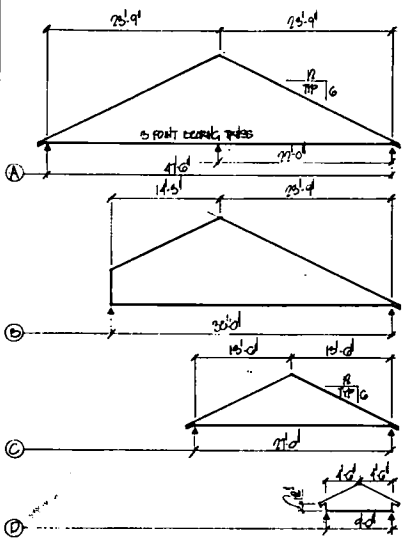
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BACK

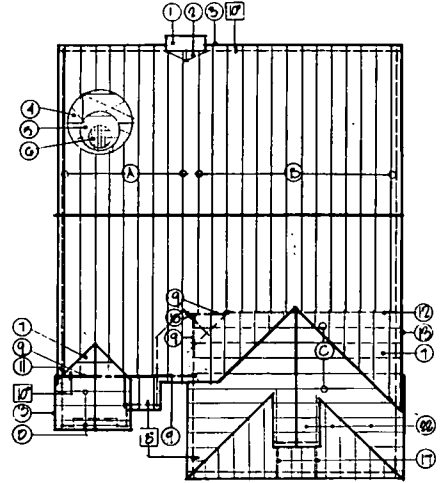


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LEFT

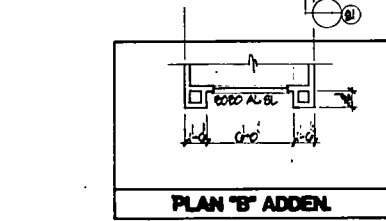
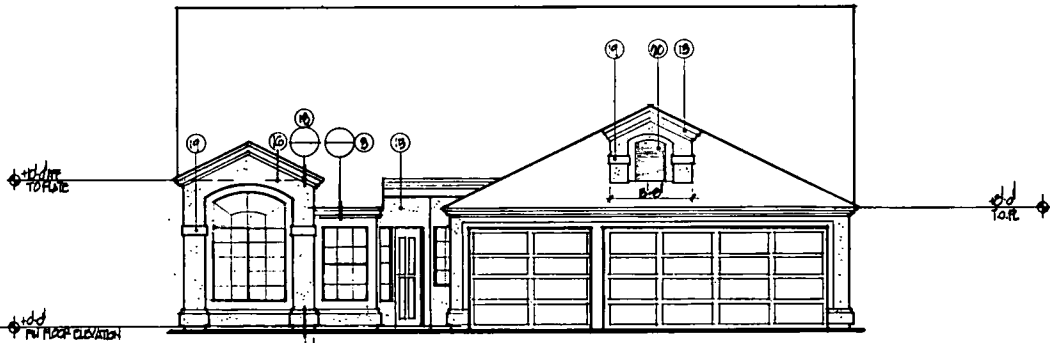


SCALE 1/8" = 1'-0" TRUSS DIAGRAMS



SCALE 1/8" = 1'-0" ROOF FRAMING

- KEYNOTES:**
- 1 TOP CHORDS OF ROOF RAFT TO BE WRAPPED WITH 2" X 4" LVL
  - 2 SHEET METAL CEILING
  - 3 CEILING JOIST DETAIL
  - 4 1/2" X 1/2" WRAPPED END BAND OF 2" X 4" LVL
  - 5 2" X 4" LVL
  - 6 GOLF ROOF TILE
  - 7 CALIFORNIA FILL
  - 8 BRIDGE VENT: PER CODE
  - 9 EXTERIOR ROOFING
  - 10 INSULATION BARRIER (SHEATH OR SOLAR)
  - 11 EDGE OF WALL
  - 12 INTERIOR GOLF ROOF TILE
  - 13 EXTERIOR JOIST DETAIL
  - 14 ATTIC VENT: PER CODE
  - 15 BRICK W/ GOLF ROOF TILE
  - 16 CEILING LINE
  - 17 GOLF ROOF TILE PER CODE
  - 18 2" X 4" LVL
  - 19 BRICK WRAPPED END BAND
  - 20 BRICK WRAPPED VENT
  - 21 BRICK WRAPPED END OF BAND, SEE DETAIL
  - 22 BRICK WRAPPED END OF GOLF ROOF TILE



SCALE 1/8" = 1'-0" PLAN 'B' ADDEN

SCALE 1/8" = 1'-0" FRONT ELEVATION

REVISIONS	BY

Gordon Rogers & Company  
 1000 City Way Suite 100  
 San Francisco, CA 94103  
 415.773.7250



ELEVATIONS, "B"  
 ROOF FRAMING  
 TRUSS DIAGRAMS

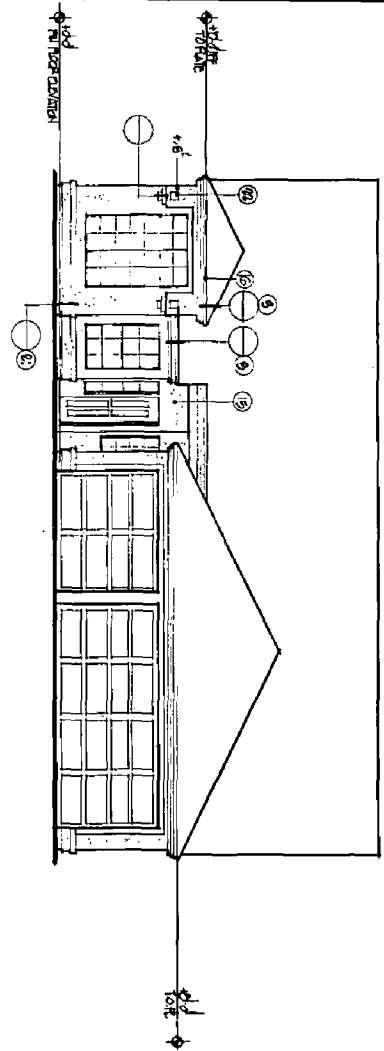
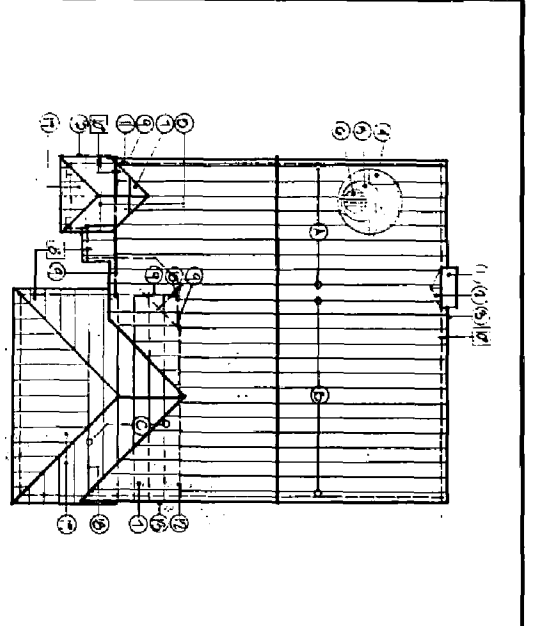
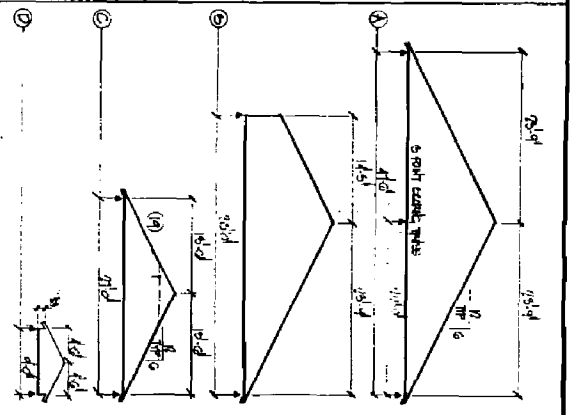
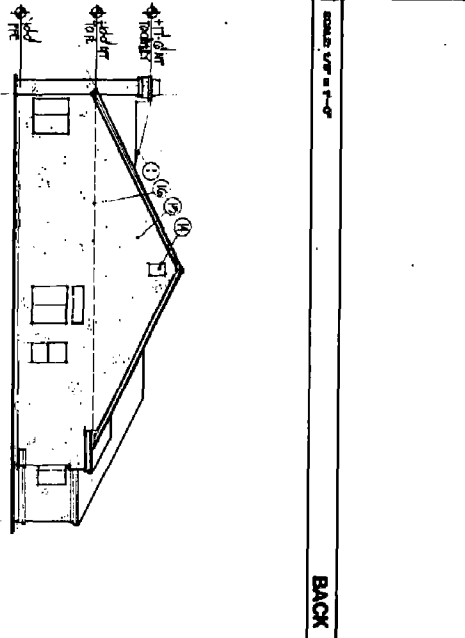
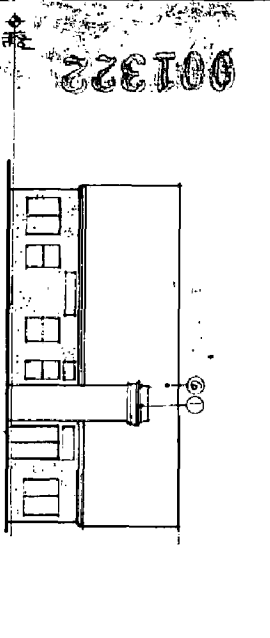
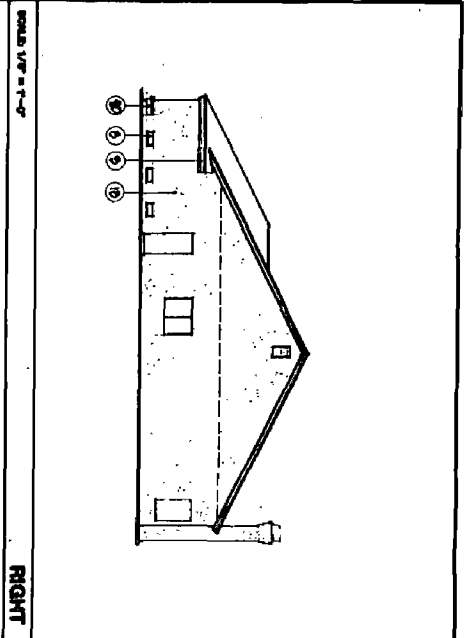
ROYAL CONSTRUCTION CO.  
 100 UNIVERSITY AVE. SACRAMENTO, CA 95823  
 916.433.3144



1016-2  
 DATE MAY 20  
 DRAWN AS NOTED  
 DRAWN ZOO  
 AS NOTED

4

COURTESY 1994 GORDON ROGERS, ALL RIGHTS RESERVED

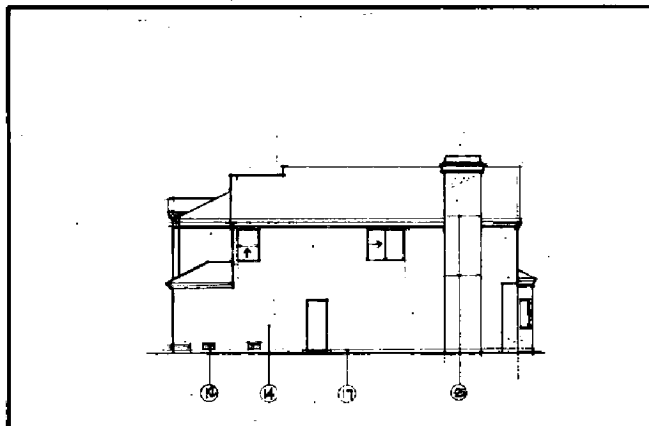


- KEYNOTES:**
- 1 TOP JOISTS OF ROOF FOR DRAINAGE / SLOPE PROPOSED
  - 2 SHIRT WALL COVER
  - 3 CHIPS - 1/2" CONC.
  - 4 1/2" 1/4" REINFORC. STEEL
  - 5 2" x 4" STUDS @ 16" O.C.
  - 6 3/4" PLY
  - 7 GYP BOARD
  - 8 CALIFORNIA PLY
  - 9 2" x 4" STUDS @ 16" O.C.
  - 10 1/2" x 4" T. BRACKET (GENERAL OR SILL)
  - 11 1" x 4" PLY
  - 12 BRACKET - 1/2" x 4" x 1/2"
  - 13 BRACKET - 1/2" x 4" x 1/2"
  - 14 1/2" x 4" STUDS @ 16" O.C.
  - 15 1/2" x 4" STUDS @ 16" O.C.
  - 16 1/2" x 4" STUDS @ 16" O.C.
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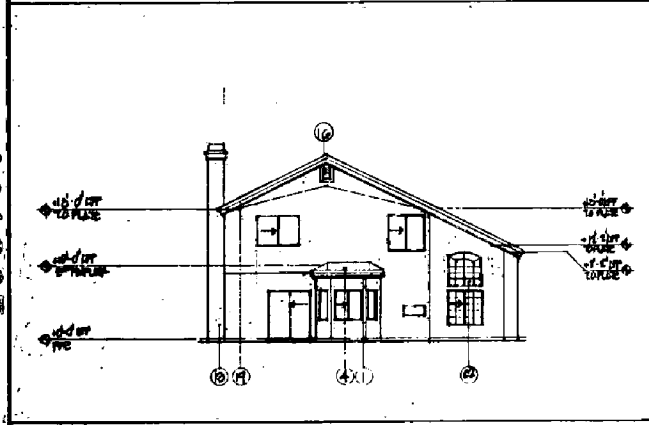




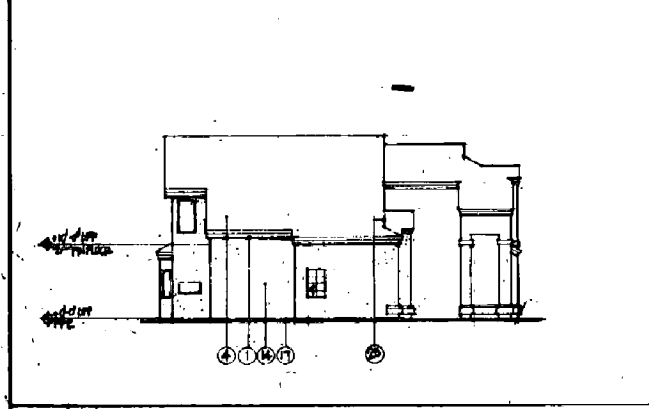
P 90-400



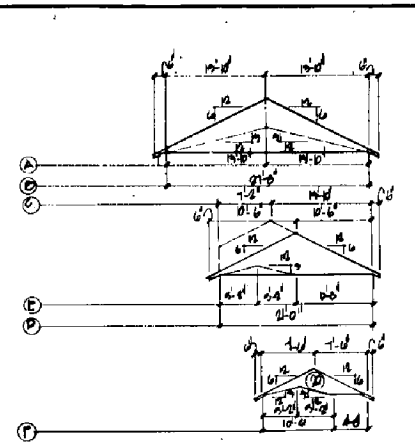
RIGHT



BACK



LEFT

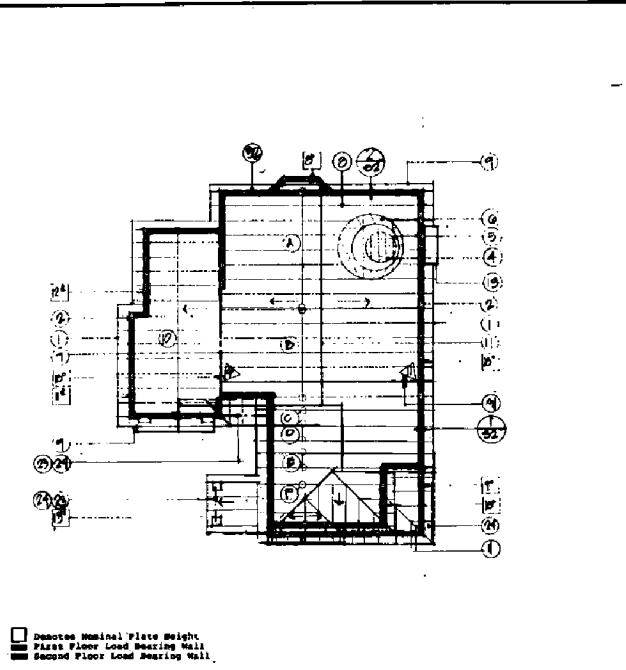


Truss Diagrams for reference only.  
Verify w/ field prior to fabrication

**TRUSS DESIGN CRITERIA**

Top Chord	16	10
Bottom Chord	10	5
Load Capacity	FLOOR 150	

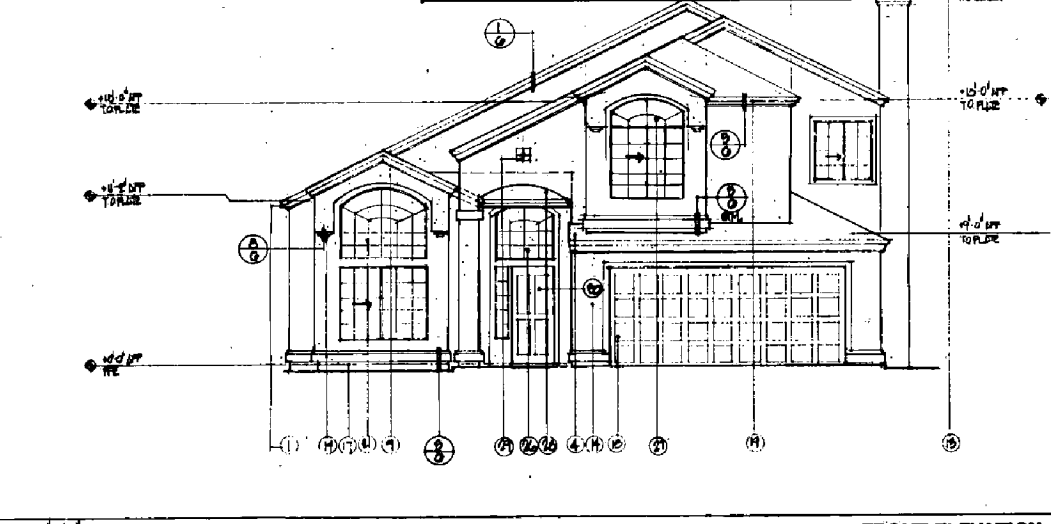
TRUSS DIAGRAMS



ROOF FRAMING



FRONT ELEVATION



FRONT ELEVATION

- KEYNOTES:**
- 1) 1" SPACED GUTTER-TILING
  - 2) EDGE OF WALL
  - 3) CEILING FLOOR
  - 4) CONC. ROOF TILE
  - 5) 20" x 12" RFT
  - 6) 1/2" GIRD ANCH. BRKTS.
  - 7) BRKTS. 2x4 @ 12" OC
  - 8) 2x4 @ 12" OC
  - 9) 2x4 @ 12" OC
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  - 50) 2x4 @ 12" OC

**ROYAL CONSTRUCTION CO.**  
100 UNIVERSITY AVE. BAKERSFIELD, CA 93311  
TEL: 833-2784

**ELEVATIONS & ROOF FRAMING TRUSS DIAGRAMS**

**GORDON ROGERS COMPANY**  
100 CALIF. WAY SUITE 100  
BAKERSFIELD, CA 93311  
TEL: 833-1728

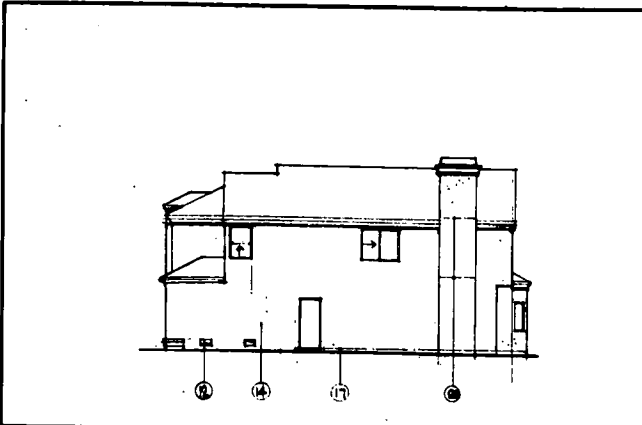
DATE: 04-20-2010

PROJECT: P 90-400

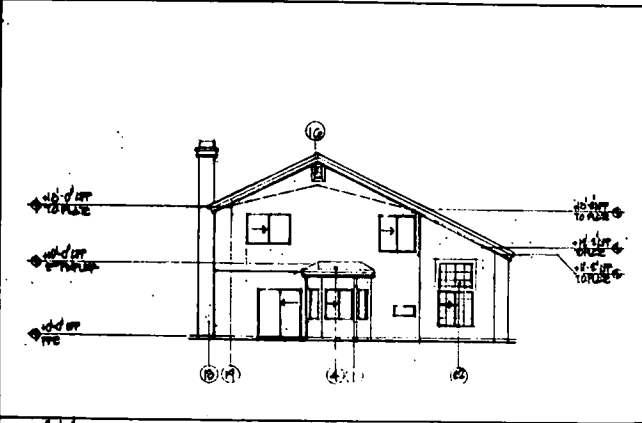
SCALE: 1/8" = 1'-0"

4

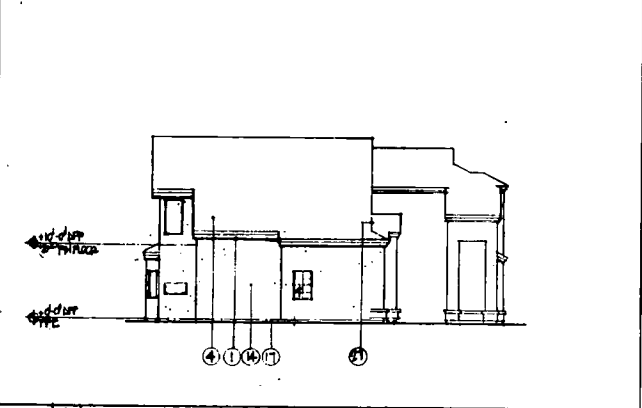
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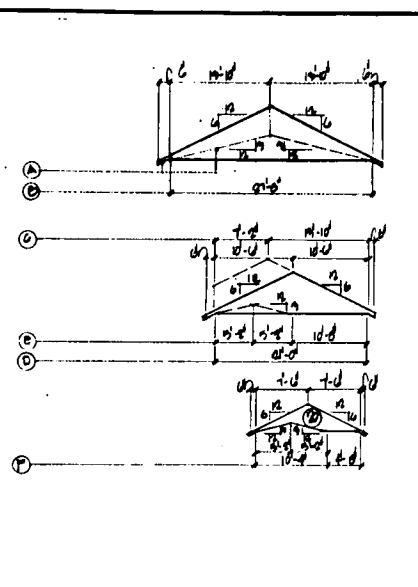
ac:108'4" **RIGHT**



ac:108'4" **BACK**



ac:108'4" **LEFT**

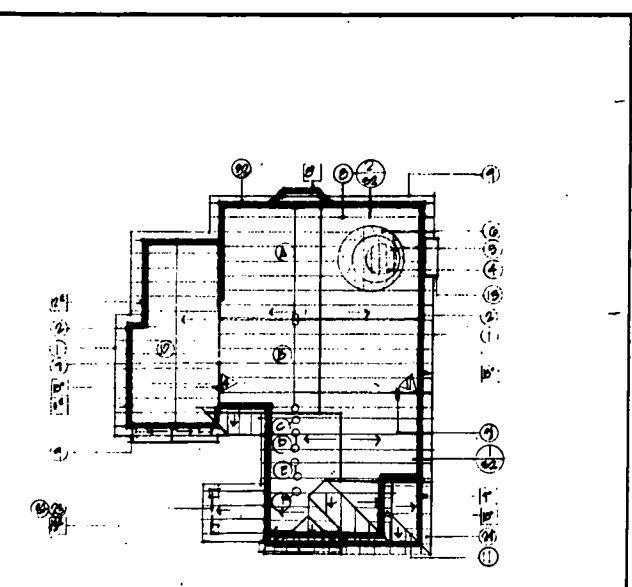


Truss Diagrams for reference only:  
Verify w/ field prior to fabrication

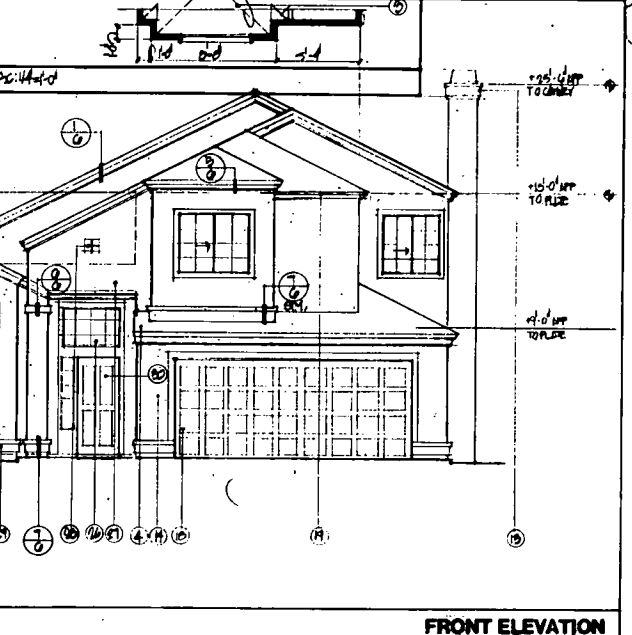
**TRUSS DESIGN CRITERIA**

	DL
Top Chord	16 12
Bottom Chord	18 5
LEAD SUBSTITUTED PAPER-156	

ac:108'4" **TRUSS DIAGRAMS**



ac:108'4" **ROOF FRAMING**



ac:108'4" **FRONT ELEVATION**

- KEYNOTES:**
- ① 1" PLY GYPSUM CEILING
  - ② SOLE OF WALL
  - ③ CONG. ROOF TILE 20" x 12"
  - ④ 1/2" GYPSUM BOARD
  - ⑤ 1/2" GYPSUM BOARD
  - ⑥ 1/2" GYPSUM BOARD
  - ⑦ 1/2" GYPSUM BOARD
  - ⑧ 1/2" GYPSUM BOARD
  - ⑨ 1/2" GYPSUM BOARD
  - ⑩ 1/2" GYPSUM BOARD
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  - ⑭ 1/2" GYPSUM BOARD
  - ⑮ 1/2" GYPSUM BOARD
  - ⑯ 1/2" GYPSUM BOARD
  - ⑰ 1/2" GYPSUM BOARD
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  - ㊿ 1/2" GYPSUM BOARD

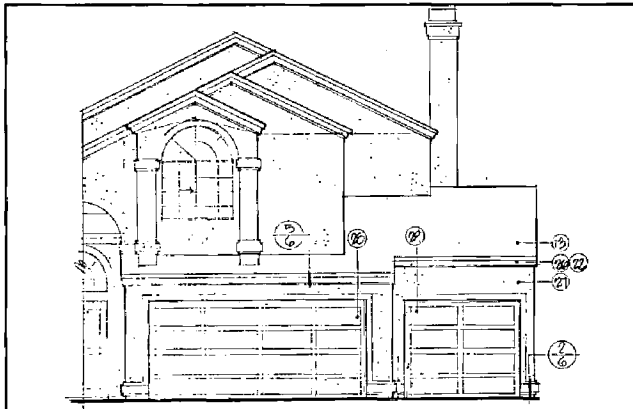
**ROYAL CONSTRUCTION CO.**  
625 UNIVERSITY AVE. SACRAMENTO CA 95825  
916 434-1514

**ELEVATIONS & ROOF FRAMING TRUSS DIAGRAMS**

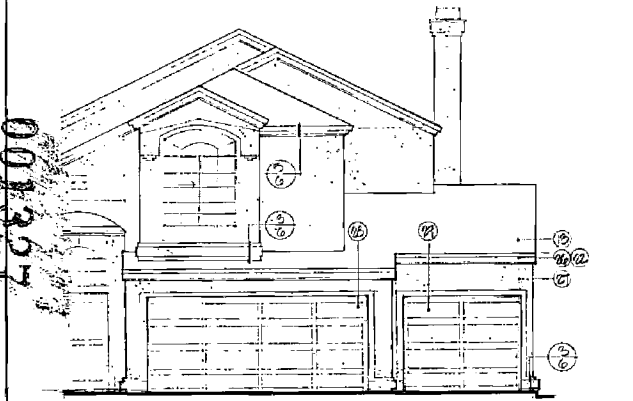
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SCALE: AS SHOWN  
DRAWN: JSC  
JOB: 080808  
SHEET: 5

CONSTRUCTION SYSTEMS  
1801 JONES BLVD. SACRAMENTO, CA 95833

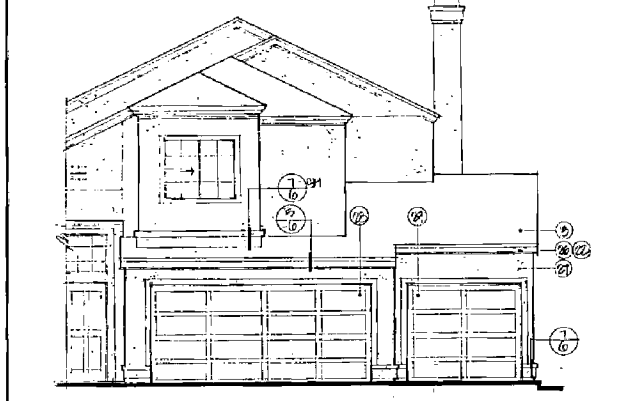
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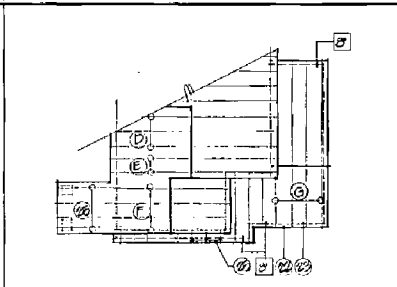
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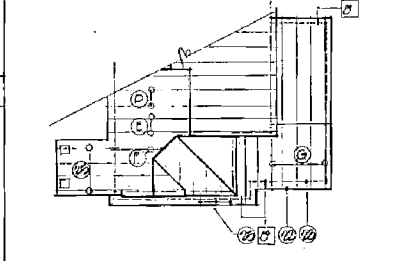
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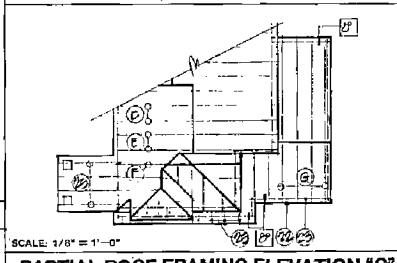
SCALE: 1/4" = 1'-0" PARTIAL ELEVATION "C"



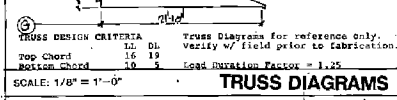
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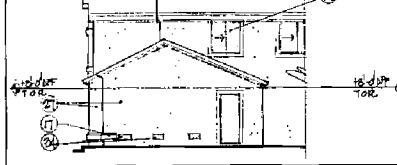
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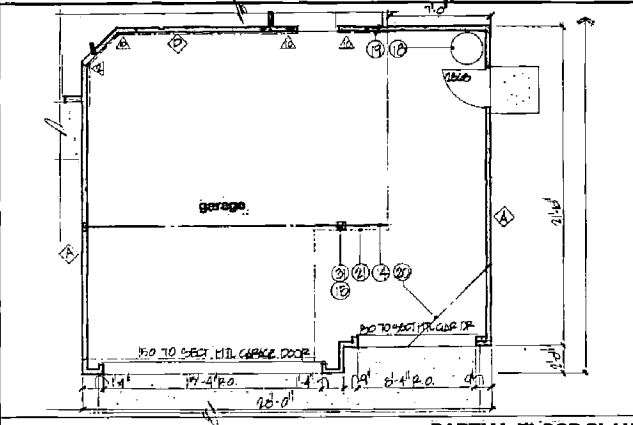
SCALE: 1/8" = 1'-0" PARTIAL ROOF FRAMING ELEVATION "C"



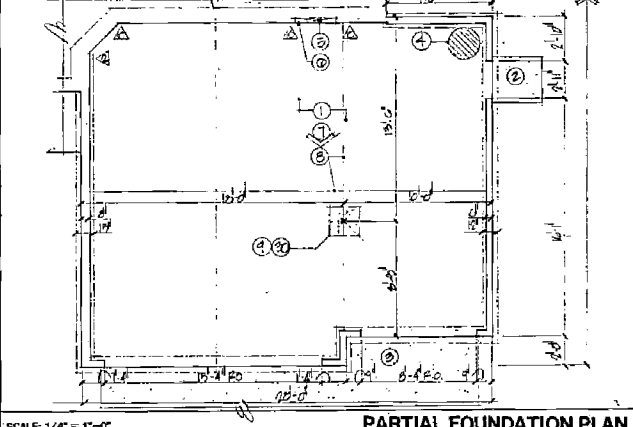
SCALE: 1/8" = 1'-0" TRUSS DIAGRAMS



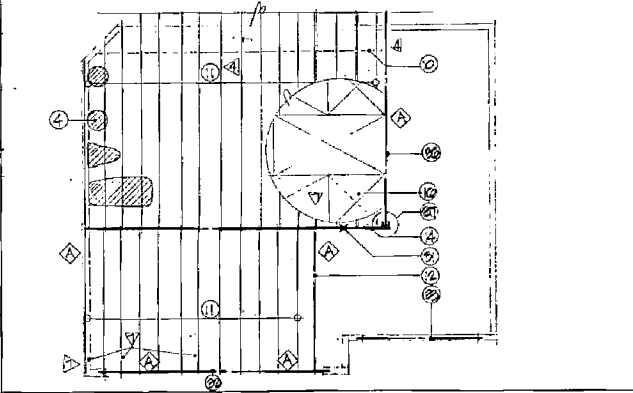
SCALE: 1/8" = 1'-0" PARTIAL RIGHT



SCALE: 1/4" = 1'-0" PARTIAL FLOOR PLAN



SCALE: 1/4" = 1'-0" PARTIAL FOUNDATION PLAN



SCALE: 1/4" = 1'-0" PARTIAL SECOND FLOOR FRAMING

**KEYNOTES:**

- 1 4" CONC. W/ 2x4 @ 10' O.C. MIN. ON GRADE
- 2 8" x 10" CONC. PAD ON GRADE
- 3 12" x 12" CONCRETE ON GRADE
- 4 PLUMBING FIXTURES/TYP.
- 5 2 x 4 PT. SLEEPER
- 6 1/2" DROP FROM HOUSE TO GARAGE
- 7 SLOPE CONC. 2 TO 200# TROUDED OR CUT JOINT
- 8 1/2" DRAINAGE OR CONC. PIER BLOCKING
- 9 2 x 12 @ 10' O.C.
- 10 2 x 12 TYP.
- 11 CONC. ROOF TILE
- 12 2x4 W/ 1/2" SHELL LAM. BM. SIF
- 13 1/2" PLYWOOD OVER
- 14 1/2" TYPE X GIBB. BR.
- 15 2x4 @ 16" O.C. AGG. RATED T.R. 3 SURFACE BURIED
- 16 SEE ELEV. A, B, C FOR SAND TYPE
- 17 WATER HEATER
- 18 1/2" TYPE X GIBB. BR. CONCRETE CUR. & STRIKE MEN
- 19 MEXICO OR ANIMAL BRACKING TYP.
- 20 UPPER FLOOR LINE
- 21 1/2" FABRICA BUTTERFLY PANELS
- 22 EDGE OF WALL
- 23 FROM GARAGE SEE DETAIL
- 24 2 x 4 PARTIAL @ 10' O.C.
- 25 2x12 FLOORING SEE DETAIL
- 26 2x12 W/ 1/2" SHELL LAM. SIF
- 27 1/2" DRAINAGE OR CONC. PIER
- 28 2x4 W/ 1/2" SHELL LAM. SIF
- 29 1/2" PLYWOOD OVER
- 30 1/2" TYPE X GIBB. BR.
- 31 2x4 @ 16" O.C.
- 32 2x4 @ 16" O.C.
- 33 2x4 @ 16" O.C.
- 34 2x4 @ 16" O.C.
- 35 2x4 @ 16" O.C.
- 36 2x4 @ 16" O.C.
- 37 2x4 @ 16" O.C.
- 38 2x4 @ 16" O.C.
- 39 2x4 @ 16" O.C.
- 40 2x4 @ 16" O.C.

REVISIONS	BY

Gordon Rogers & Company  
 188 City Way Suite 103  
 Roseville, CA 95678  
 916.783.1488  
 Gordon Rogers, P.U.

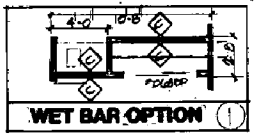
**3-CAR GARAGE OPTION**

ROYAL CONSTRUCTION CO.  
 212 UNIVERSITY AVE. SACRAMENTO CA 95815  
 (916) 335-1144  
 STEPHEN B. ALDENBERG  
 CONTRACTORS LICENSE # 831415  
 COPYRIGHT 1990 CONCORD BUILDING. ALL RIGHTS RESERVED

P90-401

001338

**SHEAR WALL SCHEDULE**



KEY	FINISHING	NAILING
◆	3/8" STRUCT - 3 PLY	6d AT 8" O.C. EN. 1" O.C. FN. ALLOWABLE LOAD = 220 LBS / FT
◇	1/2" GYP BD	6d COOLERS AT 4" O.C. ALLOWABLE LOAD = 60 LBS/FT
◇	3/8" STRUCT - 3 PLY	6d AT 4" O.C. EN. 1" O.C. FN. ALLOWABLE LOAD = 260 LBS/FT
◇	3/8" STRUCT - 3 PLY	6d AT 8" O.C. EN. 1" O.C. FN. ALLOWABLE LOAD = 400 LBS/FT

ROOM FINISH SCHEDULE			
ROOM	WALLS	FLOOR	CEILING
ENTRY	LINEN ON KNOCK-DOWN TEXTURE	TILE	LINEN ON KNOCK-DOWN TEXTURE
BATH, KIT, LAUNDRY	ENW. ON KNOCK-DOWN TEXTURE	LINEN	ENW. ON KNOCK-DOWN TEXTURE
HALL, BEDRM, DIN, PAN RM, ST.	LINEN ON KNOCK-DOWN TEXTURE	CARPET	LINEN ON KNOCK-DOWN TEXTURE

FLOOR PLAN DATA	
LIVING AREA:	
FIRST FLOOR	1211.0
SECOND FLOOR	773.0
NET LIVING AREA:	1984.0
GARAGE AREA:	267.7
TOTAL FOOTPRINT:	2251.7

**KEYNOTES:**

- 1 REPAIR WORK
- 2 TILE ON INTERIOR W/D OF LASH
- 3 GLIDE-IN PANES
- 4 MICROVALE/NOV COED.
- 5 DISHWASHER
- 6 KITCHEN GAS/DEPOSAL
- 7 UPPER CABINETS
- 8 PANTRY
- 9 4x12 CPN. CONTINUOUS
- 10 6x6x6 W/SLAB FLOOR
- 11 6x6x6 W/SLAB FLOOR
- 12 6x6x6 W/SLAB FLOOR
- 13 6x6x6 W/SLAB FLOOR
- 14 6x6x6 W/SLAB FLOOR
- 15 6x6x6 W/SLAB FLOOR
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- 99 6x6x6 W/SLAB FLOOR
- 100 6x6x6 W/SLAB FLOOR

REVISIONS	BY
1-02-78	JA
6-4-79	BC

Carbon Rogers Company  
 200 City Way, Suite 105  
 Houston, Texas 77028  
 HOUSTON REGISTER, P.O.

**FLOOR PLAN**

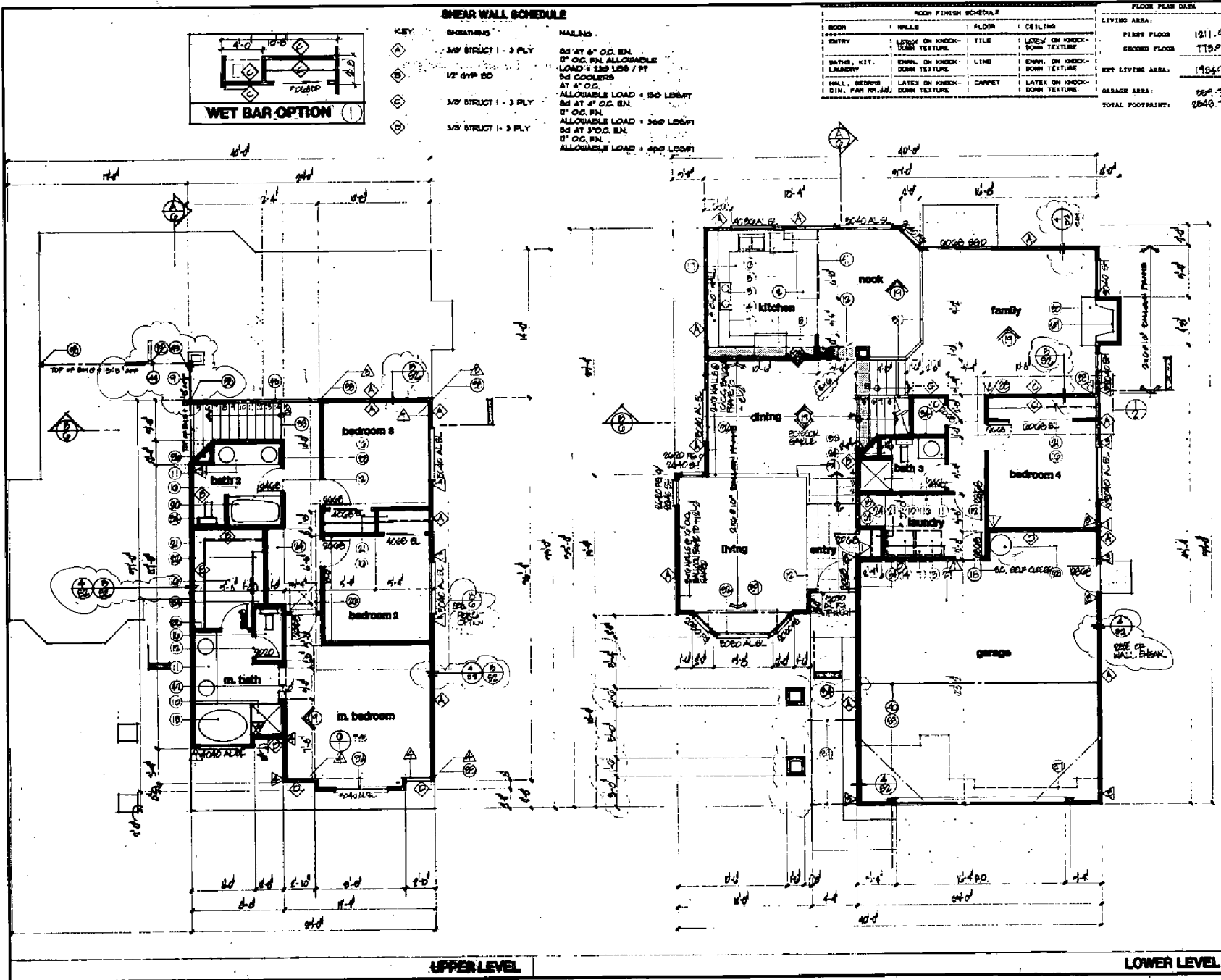
**ROYAL CONSTRUCTION CO.**  
 100 UNIVERSITY AVENUE, SUITE 100  
 HOUSTON, TEXAS 77001



NO.	DESCRIPTION
1	EXHIBIT 22
2	EXHIBIT 22
3	EXHIBIT 22
4	EXHIBIT 22
5	EXHIBIT 22
6	EXHIBIT 22
7	EXHIBIT 22
8	EXHIBIT 22
9	EXHIBIT 22
10	EXHIBIT 22

CONNECTOR SCHEDULE	
1	EXHIBIT 22
2	EXHIBIT 22
3	EXHIBIT 22
4	EXHIBIT 22
5	EXHIBIT 22
6	EXHIBIT 22
7	EXHIBIT 22
8	EXHIBIT 22
9	EXHIBIT 22
10	EXHIBIT 22

NOTE: ALL CONNECTORS ARE TO BE SHOWN ON THIS PLAN.



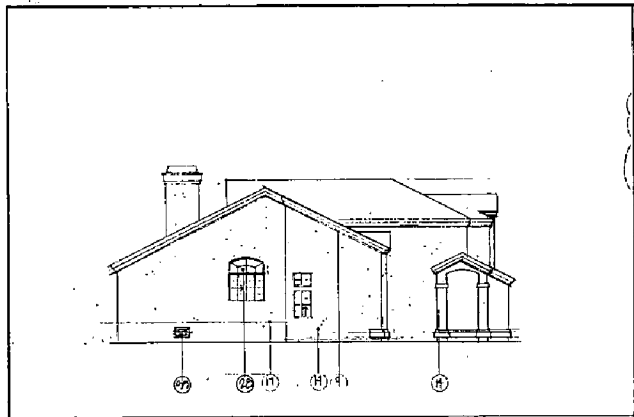
**UPPER LEVEL**

**LOWER LEVEL**

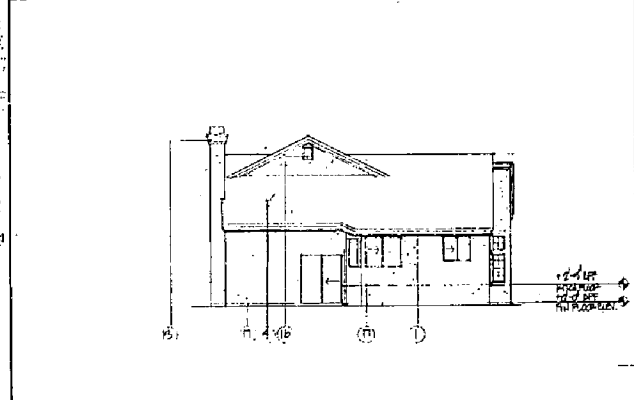
EXHIBIT 22 - CONTRACTOR'S WORK - ALL RIGHTS RESERVED



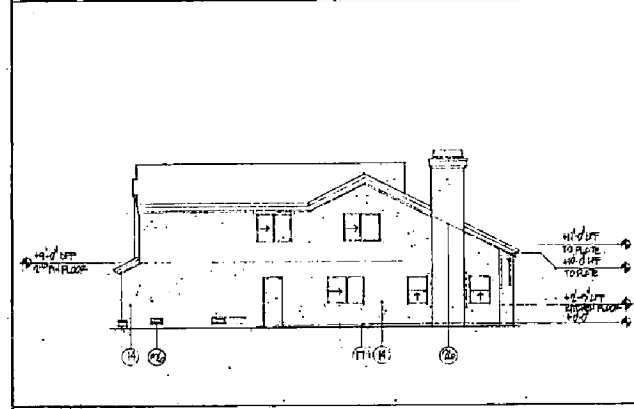
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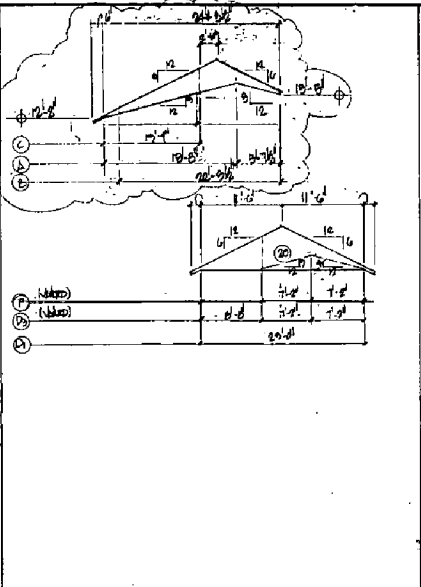
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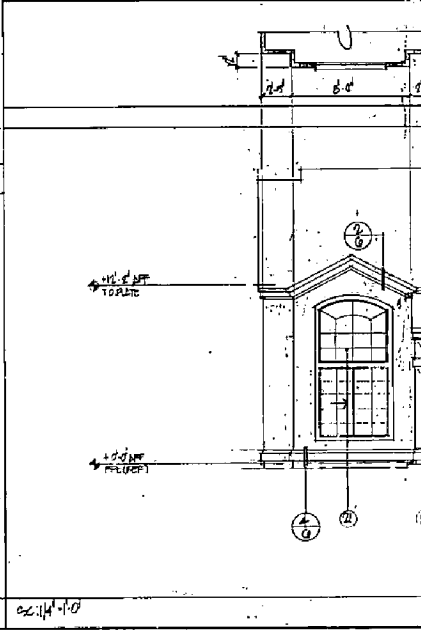
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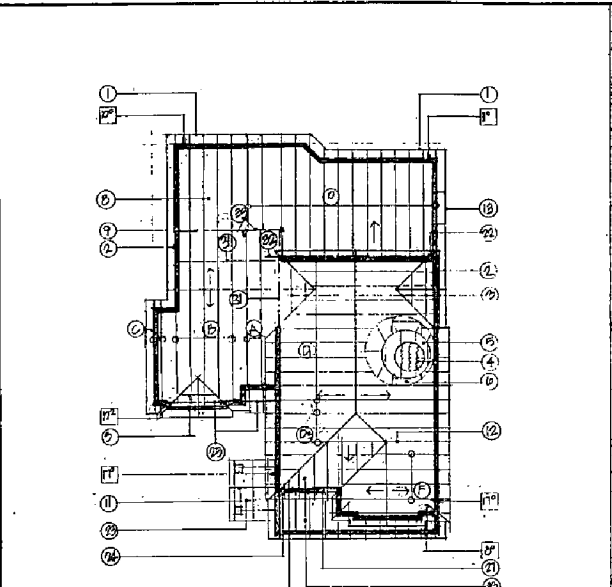
RIGHT



TRUSS DIAGRAMS



FRONT ELEVATION



ROOF FRAMING

- KEYNOTES:**
- 1 AREA BETWEEN GUTTERS
  - 2 EDGE OF WALL
  - 3 GABLE FRAME
  - 4 CONG. ROOF TILE
  - 5 3/4" FELT
  - 6 1/2" O.G. APA RATED EXISTING BUS AT O.G. EXISTING O.G. PAN
  - 7 1/2" PREDICATED TRUSSES @ 24" O.C.
  - 8 1/2" X 12 RAFTERS @ 24" O.C.
  - 9 2" X RIDGES, HIPS & VALLEYS
  - 10 HIP CARRIES TRUSSES
  - 11 FIREPLACE FLUE W/ BRICK LINING
  - 12 STUCCO W/ CRASH FINISH
  - 13 2" X 4 ROOF JOIST
  - 14 ATTIC VENT
  - 15 FINISH FLOOR ELEVATION
  - 16 1/2" X 4 BRICK ROOF DECK
  - 17 CEILING LINE
  - 18 CLIP TRUSSES WHERE REQ.
  - 19 CLEAREST TO AN RUPPER UP
  - 20 2" X 4 LEDGER
  - 21 2" X 4 RAFTERS AT 24" O.C.
  - 22 2" X 6 LEDGER
  - 23 4" X 12 BM
  - 24 ORIENT 2" X 4 W/ CHAIN STEEL
  - 25 PLATE WALL
  - 26 1/2" X 4 CLIP TO CLEAREST WALL TO BE BELOW
  - 27 PLATE WALL
  - 28 2" X 4 PLATE WALL
  - 29 1/2" X 4 PLATE WALL
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  - 99 1/2" X 4 PLATE WALL
  - 100 1/2" X 4 PLATE WALL

REVISIONS

NO.	DATE	BY
1	4-17-90	BJB

ROYAL CONSTRUCTION CO.  
205 UNIVERSITY AVE SACRAMENTO CA 95815  
PHONE: 925-318-1144  
CONTRACTORS LICENSE # 224445  
CORPORATE: 1985 CONSTRUCTION, INC. COMPANY REG. # 1000000

1984

DEC 89

AS NOTED

BY CRC

89056

Sheet

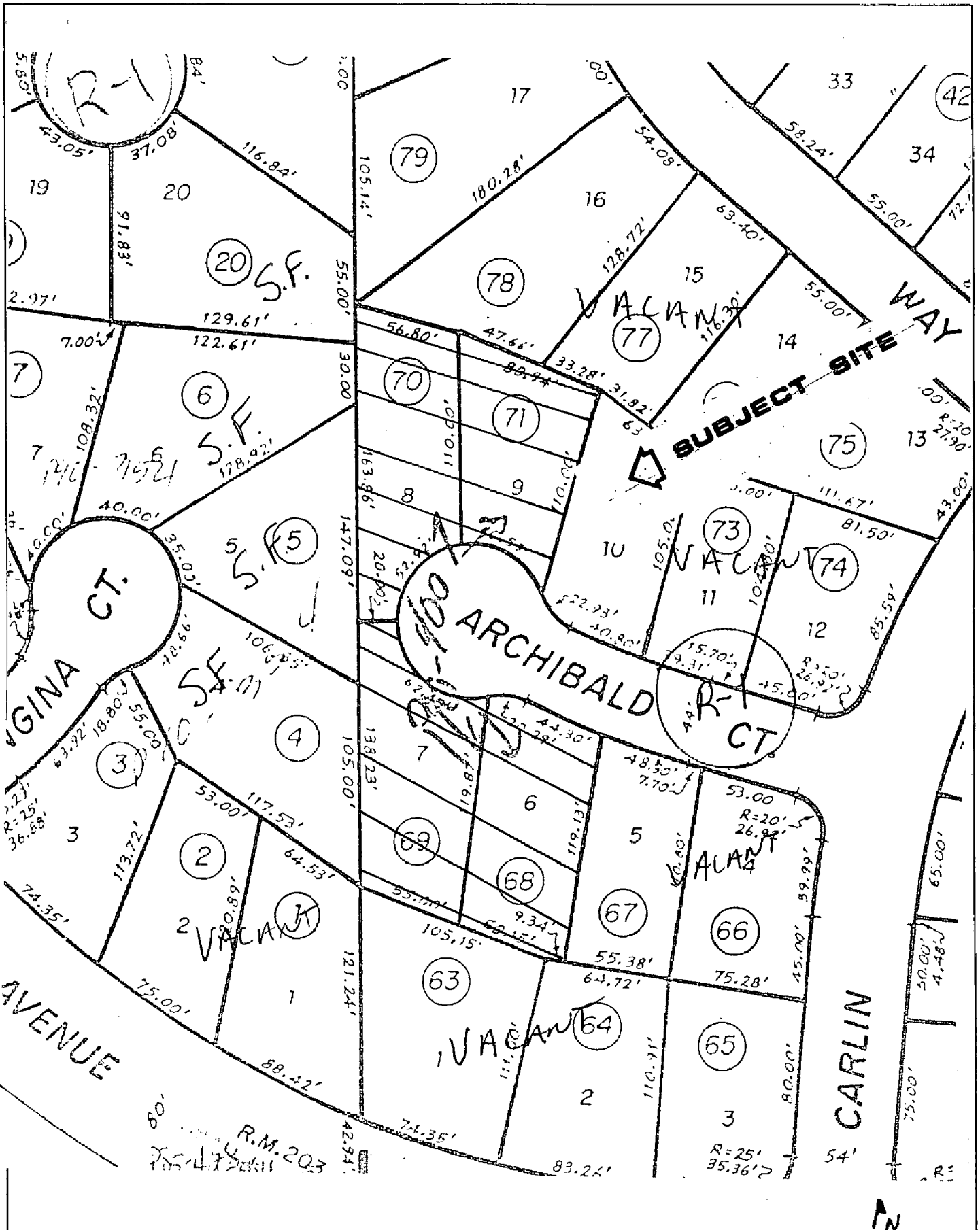
**4**

Cordon Rogers & Company  
1000 14th Street, S.W.  
Albuquerque, N.M. 87102  
Phone: 781-220-1100

ELEVATIONS  
ROOF FRAMING  
TRUSS DIAGRAMS







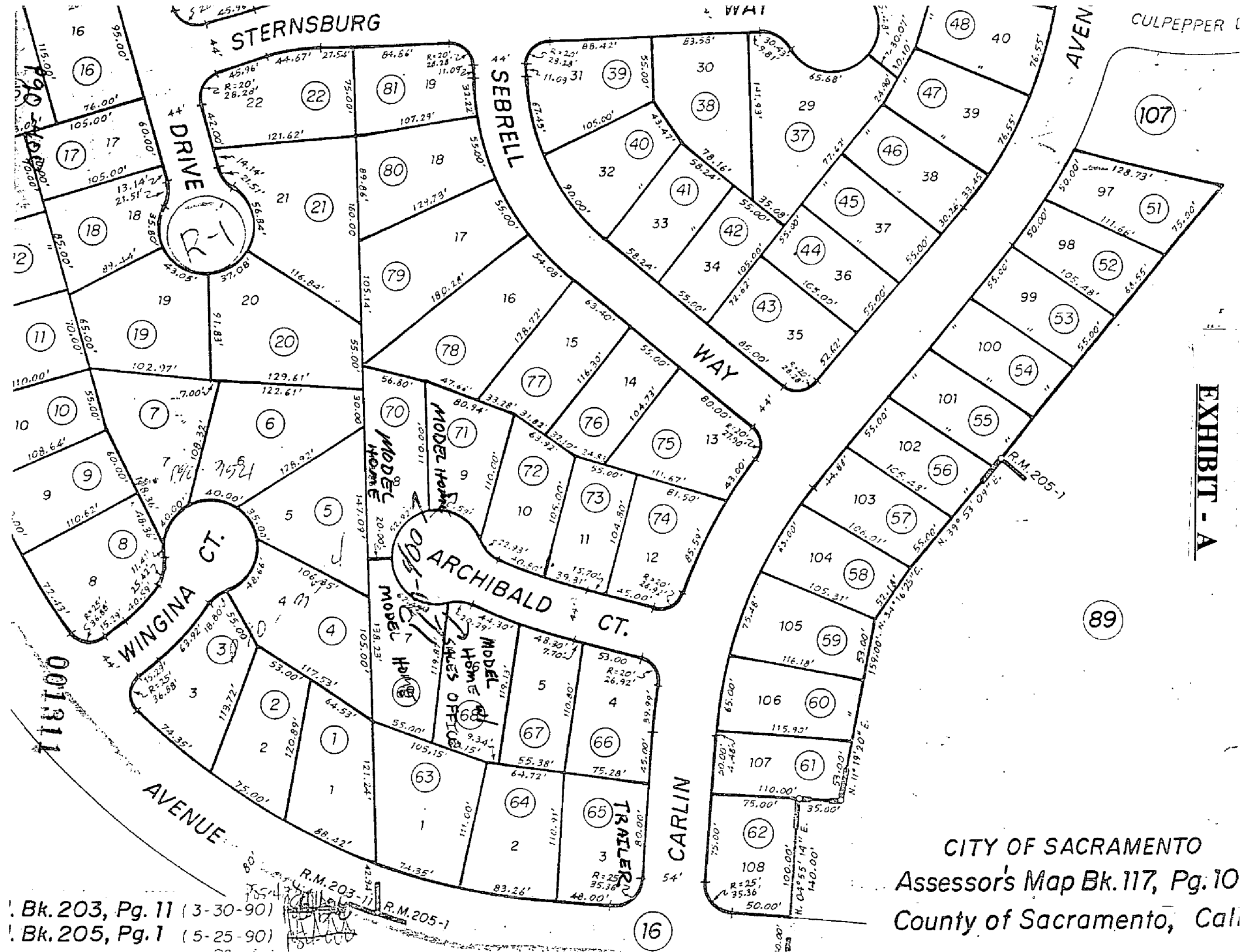


EXHIBIT - A

CITY OF SACRAMENTO  
 Assessor's Map Bk. 117, Pg. 10  
 County of Sacramento, California

Bk. 203, Pg. 11 (3-30-90)  
 Bk. 205, Pg. 1 (5-25-90)

16

89

R-1

MODEL HOME SALES OFFICE

TRAILER

001911

R.M. 203-1  
 R.M. 205-1



EXHIBIT C

COURT

N74°19'14" W  
105.73'

7

N07°14'19"E  
119.87'

CH=20.29  
N83°55'06"W

CH=14.30  
N66°35'05"W

6

N09°24'42"E  
119.13'

5

N71°40'07"W  
CH=48.30'

4

N09°24'42"E  
110.80'

53.00'  
N32°00'59"W  
CH=26.92'  
N07°36'15"E  
CH=39.99'

55.00'

N70°22'40"W  
105.15'

50.15'

9.34'

N80°3  
55.38'

7.70

18.00'

45.00'

27

121.24'

1

N13°26'49"E  
111.00'

SUBJECT SITE

1250' P.U.E.  
PER (2)

75.28'  
12.5' P.U.E.  
(TYPICAL)

SALES TRAILER

CH=74.35'  
N72°44'49"W

CH=83.26'  
N80°48'59"W

N03°51'

110.00'

CH=35.36'

48.00'

125.00' (5)

N04°55'14"E (5)

P.K. NAIL PER  
(2) NOT FOUND

JACINTO

SALES TRAILER

LOCATION MAP

R=600' S77°46'56"E  
CH=152.42'

80.00' WIDE PUBLIC ROAD AND P.U.E.  
PER (5)

100.00' (2) (4)

S85°04'46"E  
202.00'



**ROYAL CONSTRUCTION CO.**  
 800 UNIVERSITY AVENUE, SUITE 100, COSTA MESA, CA 92626  
 (714) 440-1111  
 CONSTRUCTION, GENERAL CONTRACTING

**ELEVATIONS & ROOF FRAMING TRUSS DIAGRAMS**

**Construction Contingency**  
 10% OF TOTAL CONTRACT VALUE  
 FOR UNFORESEEN CONDITIONS

1	2	3	4	5	6	7	8	9	10

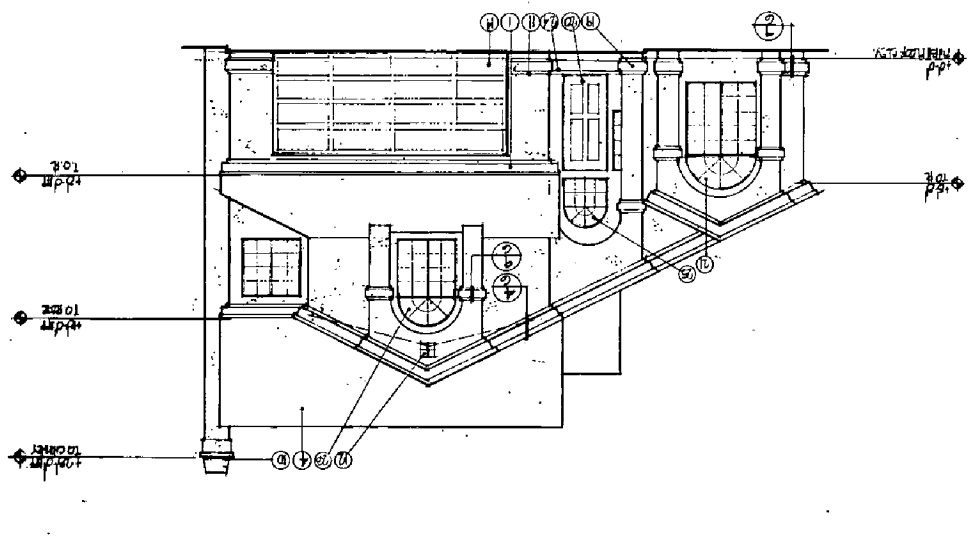
**ATTIC VENTILATION**  
 (1) 1/2" x 4" spaced vents  
 (2) 1/2" x 4" spaced vents  
 (3) 1/2" x 4" spaced vents  
 (4) 1/2" x 4" spaced vents

**REVISIONS:**

1. Check clear of roof
2. Add note
3. Add note
4. Add note
5. Add note
6. Add note
7. Add note
8. Add note
9. Add note
10. Add note

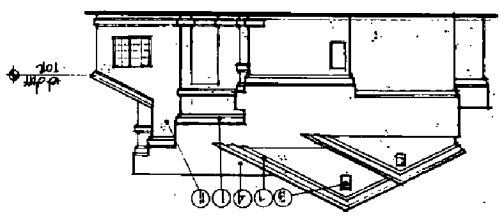
**FRONT ELEVATION**

SCALE 1/8" = 1'-0"



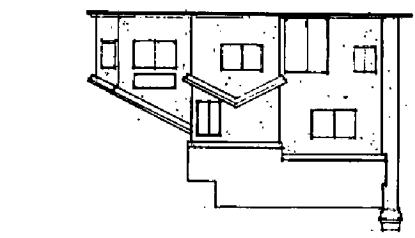
**LEFT**

SCALE 1/8" = 1'-0"



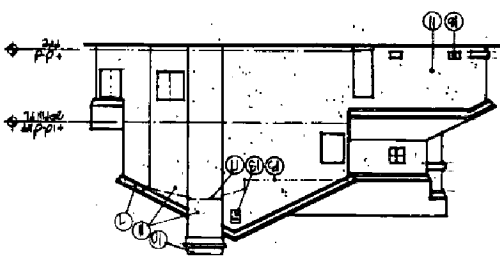
**REAR**

SCALE 1/8" = 1'-0"



**RIGHT**

SCALE 1/8" = 1'-0"

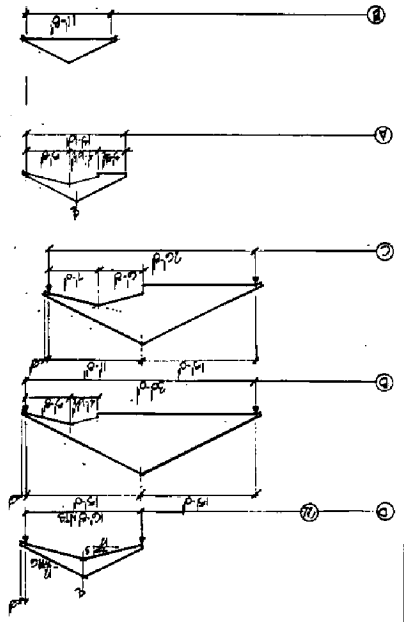
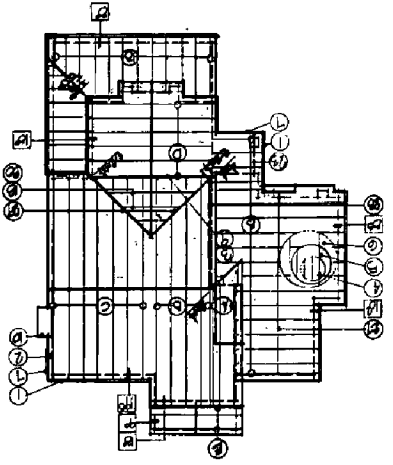


**ROOF FRAMING**

SCALE 1/8" = 1'-0"

**TRUSS DIAGRAMS**

SCALE 1/8" = 1'-0"

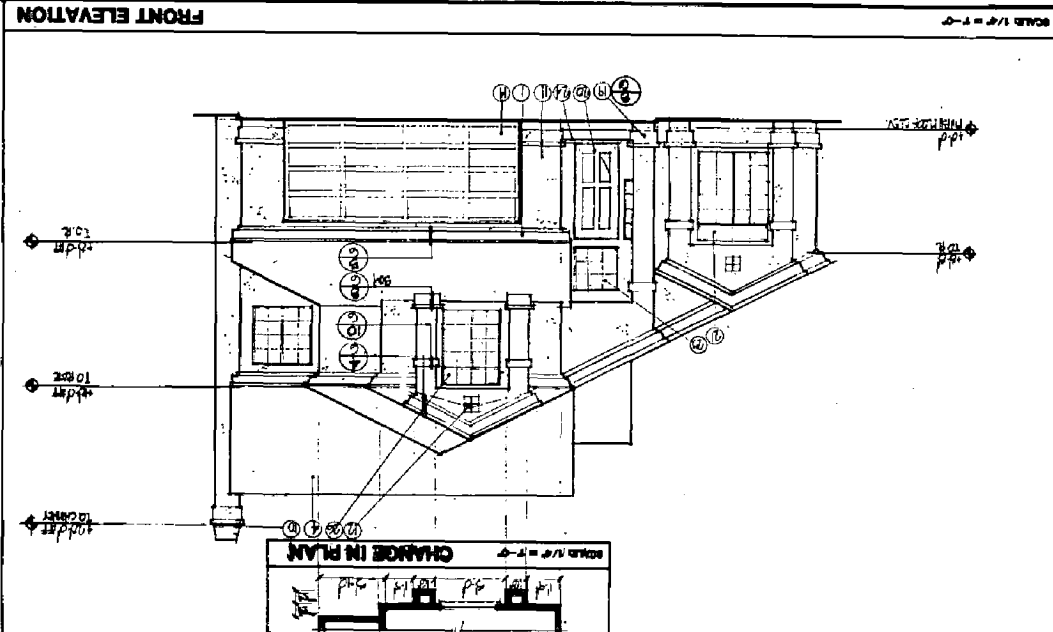
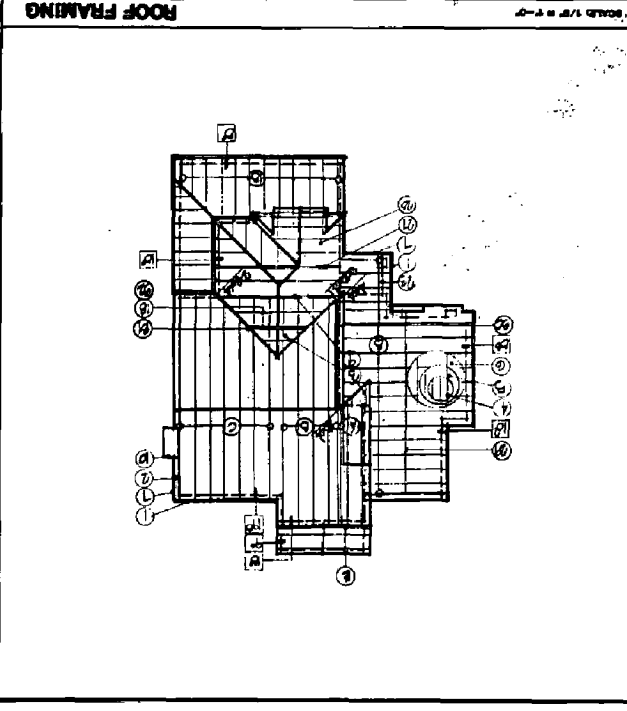
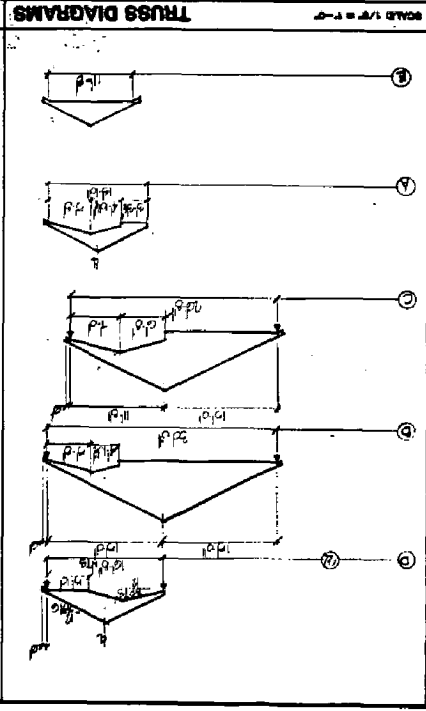
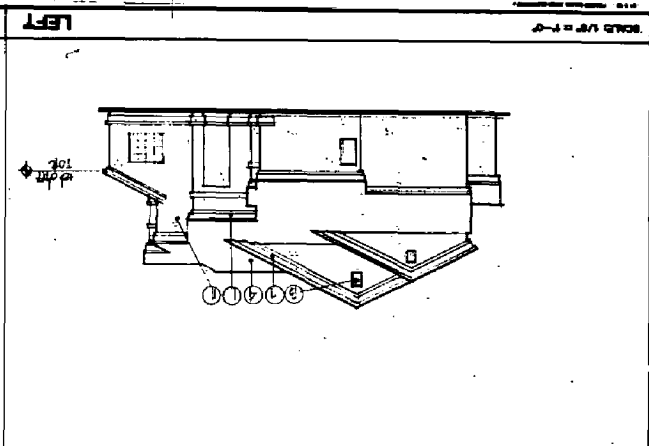
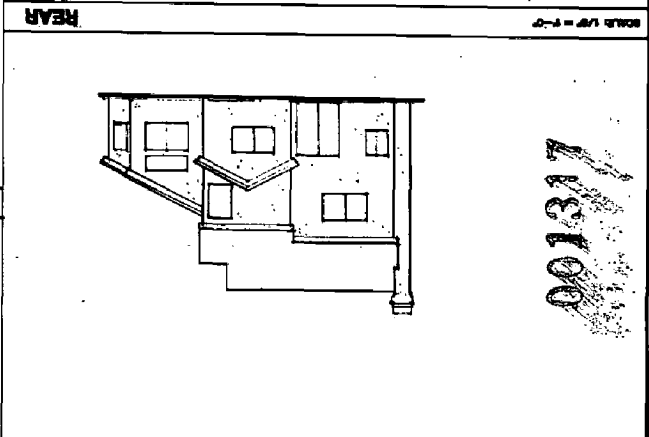
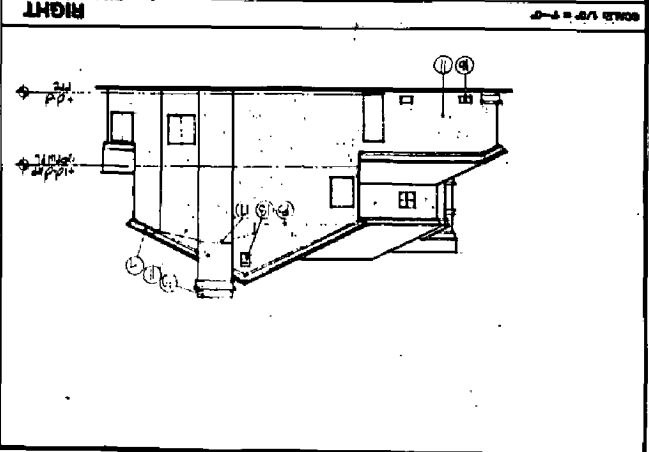


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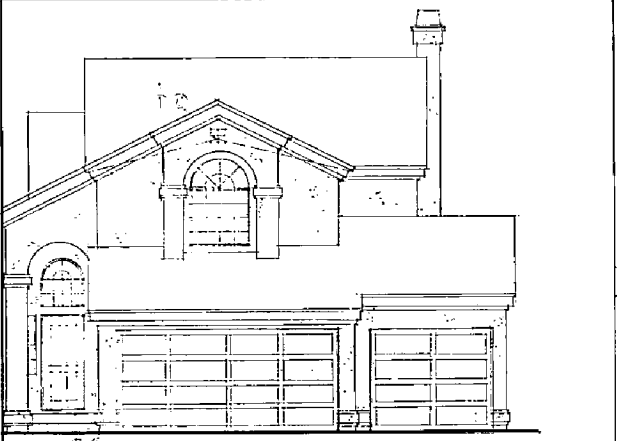


**KEYNOTES:**

1. TRUSS COMP. - 2x4s
2. 2x4s @ 16" O.C.
3. 2x4s @ 16" O.C.
4. 2x4s @ 16" O.C.
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100. 2x4s @ 16" O.C.

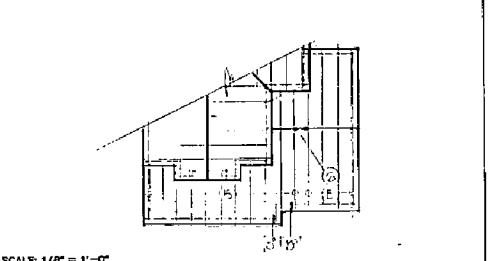
**ROYAL CONSTRUCTION CO.**  
 1700 S. ...  
 ...  
**ELEVATIONS & ROOF FRAMING TRUSS DIAGRAMS**  
 ...  
 ...

990-400



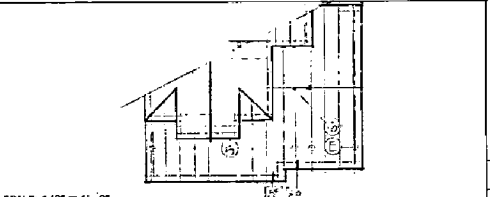
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PARTIAL ELEVATION "A"



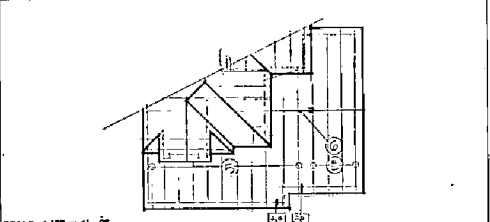
SCALE: 1/8" = 1'-0"

PARTIAL ROOF FRAMING ELEVATION "A"



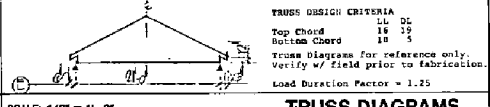
SCALE: 1/8" = 1'-0"

PARTIAL ROOF FRAMING ELEVATION "B"



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

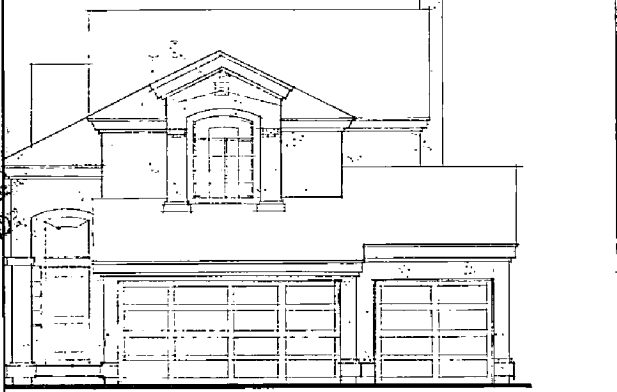
PARTIAL ROOF FRAMING ELEVATION "C"



**TRUSS DESIGN CRITERIA**  
 LL DL  
 Top Chord 16 20  
 Bottom Chord 10 5  
 Truss Diagrams for reference only.  
 Verify w/ field prior to fabrication.  
 Load Duration Factor = 1.25

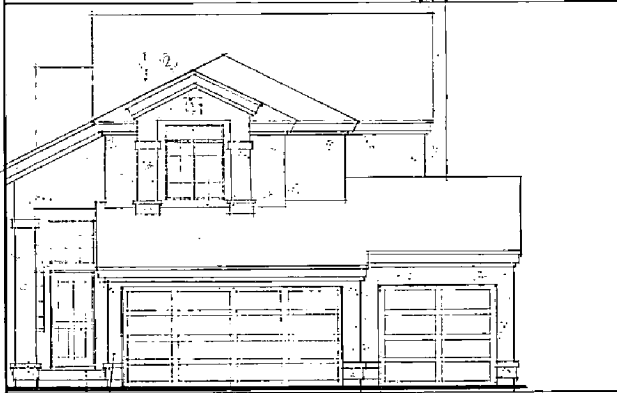
SCALE: 1/8" = 1'-0"

TRUSS DIAGRAMS



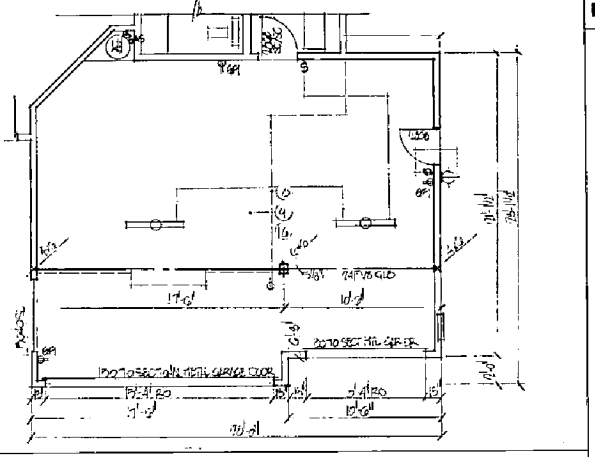
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PARTIAL ELEVATION "B"



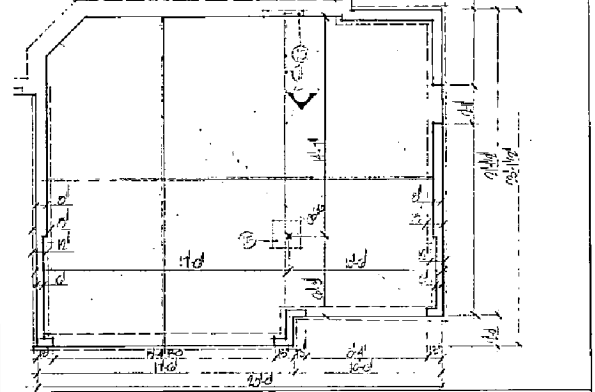
SCALE: 1/4" = 1'-0"

PARTIAL ELEVATION "C"



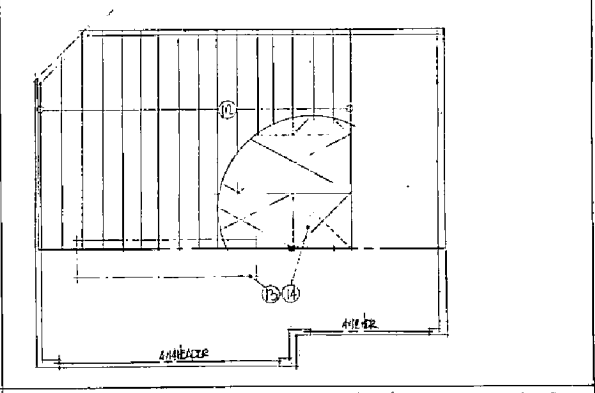
SCALE: 1/4" = 1'-0"

PARTIAL FLOOR PLAN



SCALE: 1/4" = 1'-0"

PARTIAL FOUNDATION PLAN



SCALE: 1/4" = 1'-0"

PARTIAL SECOND FLOOR FRAMING

**KEYNOTES:**

- 1 CONCRETE FLOOR
- 2 2x12 FLOOR TRUSSES (FIRST FLOOR)
- 3 2x12 JOIST (FIRST FLOOR)
- 4 2x12 STUDS
- 5 2x12 STUDS AT OUTSIDE
- 6 2x10 PLATE
- 7 2x12 STUDS AT OUTSIDE (FIRST FLOOR)
- 8 LINE OF FLOOR JOISTS
- 9 2x12 STUDS AT OUTSIDE (FIRST FLOOR)
- 10 2x12 STUDS AT OUTSIDE (FIRST FLOOR)
- 11 2x12 STUDS AT OUTSIDE (FIRST FLOOR)
- 12 2x12 STUDS AT OUTSIDE (FIRST FLOOR)
- 13 2x12 STUDS AT OUTSIDE (FIRST FLOOR)
- 14 2x12 STUDS AT OUTSIDE (FIRST FLOOR)
- 15 2x12 STUDS AT OUTSIDE (FIRST FLOOR)
- 16 2x12 STUDS AT OUTSIDE (FIRST FLOOR)

**GENERAL NOTES**

1. BEDROOM & WINDOW CHANGE W/ 3 CAR GARAGE OPTION ONLY. ELIMINATE ALSO 2x12 & 2x10 FOR GENERAL BRACE & ADD 2x12 TO 2x10 FOR WALL CENTER ON BEAM (SAME APPLIES W/ 2-CAR OPTION). SEE SHIT 2 NOTE 2A.

REVISIONS	BY

Gordon Rogers & Company  
 188 Clay Way Suite 108  
 Sacramento, CA 95818  
 916-484-1888  
 GORDON ROGERS, P.E.D.

3-CAR GARAGE OPTION

ROYAL CONSTRUCTION CO.  
 837 UNIVERSITY AVE. SACRAMENTO CA 95825  
 916-925-1847  
 CONTRACTORS LICENSE # 241515



1707-2  
 Date JUN 90  
 Scale AS NOTED  
 Drawn ZOO  
 Job 80032  
 Sheet 8  
 OF 8

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PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is 0.50± vacant acres in the Standard Single Family, R-1 zone. The General Plan designates the subject site as Low Density Residential (4-15 du/na) and the 1986 South Sacramento Community Plan designates the site as Residential (4-8 du/na). The surrounding land use and zoning for the subject site are single family residential, zoned R-1 to the north, east, and west; and open space/floodway, zoned F to the south.

B. Applicant's Proposal

The applicant is proposing to develop a model home complex on four lots with a sales office, a temporary sales trailer located on a nearby lot to be used until the homes are completed, and an on-site detached sign on 0.50± vacant acres in R-1 zone. The sales office will be located within the garage of Lot 6 after the homes are constructed (see Exhibit A). There will be a temporary sales trailer located on Lot 3. The detached sign will be located in the northeast corner of Lot 6.

C. Staff Analysis

The applicant is requesting a Special Permit to use four family homes as a model home complex with a sales office inside one of the garages in order to sell 300 single family homes. A temporary trailer used as a sales office will be located on a nearby lot, Lot 3, (see Exhibit A) until the houses are completed. Staff recommends that the temporary sales trailer be removed once the model homes are completed.

The applicant proposes to provide no on-site parking and the entire model home complex area will be fenced off, preventing any of the driveways from being used for parking. According to the Zoning Ordinance, on-site parking is not required for a temporary model home complex and sales office. Staff recommends the fence blocking the driveways be removed when the homes are no longer used as a model home complex.

The applicant has proposed an on-site four foot by six foot wood sign located in the front yard setback for advertising and four one foot by one foot signs two feet high located in the front yard of each home identifying the model type. According to the Sign Ordinance, a temporary on-site marketing sign for a subdivision shall not exceed 32 square feet in area nor exceed eight feet in height and the individual unit signs can not exceed one square foot in area nor two feet in height. The proposed signs meet these requirements. The Sign Ordinance permits marketing signs for model home complexes to be located in the front yard setback provided the sign is 10 feet from any public right-of-ways or driveways. Staff recommends the detached signs meet the size requirements and location as stipulated in the Sign Ordinance. The Sign Ordinance also requires that no subdivision flags or banners be placed around or near the model home complex.

The site plan shows a four foot high "trap" fence that encloses the front setbacks of the entire site (see Exhibit B). The Zoning Ordinance requires a fence height of three feet in the front yard setback unless the fence is decorative wrought iron in which case it may be six feet high in the front yard setback. Staff recommends that the fence either be reduced in height to three feet in the front yard setback or the type of fence be changed to a decorative wrought iron in order to keep the height of the fence at four feet.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment and has filed a negative declaration with no mitigation measures.

**RECOMMENDATION:** Staff recommends the following action:

- A. Ratify the Negative Declaration;
- B. Approve the Planning Director's Special Permit to allow 4 single family homes as a model home complex with a sales office and on-site signs subject to the conditions and based upon the findings of fact which follow.

**Conditions:**

- 1. The garage of the model home used as a sales office shall be converted back to a garage use prior to final building inspection.
- 2. The applicant shall remove the temporary sales trailer once the model homes are completed.
- 3. The applicant shall remove the fence blocking the driveways when the homes are no longer used as a model home complex.
- 4. Signs must meet the requirements for Subdivision Development signs in the Sign Ordinance, specifically:
  - a. the temporary on-site marketing sign shall not exceed 32 square feet in area nor exceed eight feet in height,
  - b. individual unit signs shall not exceed one square foot in area nor two feet in height, and
  - c. signs may be located in the front yard setback but the signs must not be located within 10 feet of any public right-of-ways or driveways.
- 5. No subdivision flags or banners shall be placed around or near the model home complex or sales trailer.
- 6. The fence shall either be reduced in height to three feet in the front yard setback or the type of fence be changed to a decorative wrought iron in order to keep the height of the fence at four feet.
- 7. This Special Permit shall expire two year from the date of approval. The Planning Director may renew the permit for an additional year upon receipt of an application submitted at least 30 days prior to expiration.

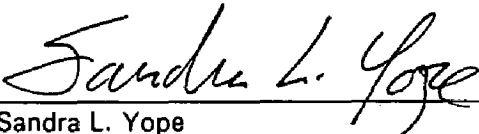
**Findings of Fact:**

- 1. The proposed project, as conditioned, is based upon sound principles of land use in that the proposed sales office will assist in marketing a previously approved residential subdivision in the Standard Single Family, R-1, zone.
- 2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
  - a. adequate street parking and landscaping are provided, and
  - b. the buildings are identical with the surrounding residences.
- 3. The project is consistent with the General Plan and the South Sacramento Community Plan which designates the site as Low Density Residential (4-15 du/na) and Residential (4-8 du/na) respectively.

**APPLC. NO. 90-400**

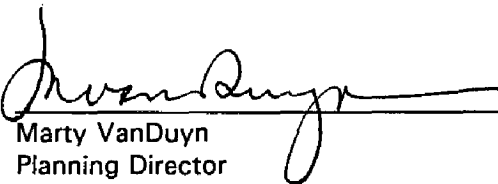
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Report Prepared By:

  
\_\_\_\_\_  
Sandra L. Yope  
Junior Planner

11 JAN 91  
Date

Recommendation Approved By:

  
\_\_\_\_\_  
Marty VanDuyn  
Planning Director

1/11/91  
Date

**PLANNING DIRECTOR'S SPECIAL PERMIT**  
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

<b>APPLICANT</b> Royal Construction Company, 925 University Avenue, Sacramento, Ca, 95825
<b>OWNER</b> Live Oak Associates II, 1646 N. California Street, Ste. 440, Walnut Creek, Ca, 94596
<b>PLANS BY</b> Royal Construction Company, 925 University Avenue, Sacramento, Ca, 95825
<b>FILING DATE</b> September 18, 1990 <b>ENVIR. DET.</b> Negative Declaration <b>REPORT BY</b> SLY
<b>ASSESSOR'S PCL. NO.</b> 117-103-068,069,070,071

- APPLICATION:**
- A. Negative Declaration
  - B. Planning Director's Special Permit to construct 4 single family homes on four vacant lots to be used as a model home complex with a sales office and on-site signs on 0.50± vacant acres in the Standard Single Family (R-1) zone.

**LOCATION:** Archibald Court, 100 ± feet west of Carlin Avenue

**PROPOSAL:** The applicant is requesting the necessary entitlements to develop a model home complex on four lots with a sales office, temporary sales trailer, and an on-site detached sign on 0.50± acres in the R-1 zone.

**PROJECT INFORMATION:**

General Plan Designation:	Low Density Residential (4-15 du/na)
1986 South Sacramento	
Community Plan Designation:	Residential (4-8 du/na)
Existing Zoning of Site:	Standard Single Family, R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks	Required	Provided
North: Single family, R-1	Front:	25'	Required
South: Open space, F	Side(Int):	5'	Setbacks
East: Single family, R-1	Side(St):	12.5'	to be
West: Single family, R-1	Rear:	15'	Provided

Property Dimensions:	Irregular
Property Area:	0.50± acres
Square Footage of Building:	1,810-2,176 square feet per unit
Height of Building:	28 feet- two story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Stucco
Roof Material:	Tile

**BACKGROUND INFORMATION:** On February 4, 1986, The City Council approved a Tentative Map to subdivide an 80± acres site into lots for 300 single family homes and an open space area for a floodway (reference P85-428). A one year time extension was granted a two years later to allow for final recording of the map.

**APPLC. NO. 90-400**

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