



**CITY OF SACRAMENTO PLANNING COMMISSION
RECORD OF DECISION
300 Richards Boulevard, Sacramento, CA 95811**

Project Name: 500 Eleanor Avenue Two-Unit Development
Project Number: P10-083
Project Location: 500 Eleanor Avenue, Sacramento, CA 95815
Assessor's Parcel No.: 263-0163-001-0000
Applicant: Scott Pedersen, Morton & Pitalo, Inc. (916) 927-2400, 75 Iron Point Cir #120, Folsom, CA 95630
Action Status: Forward to City Council a recommendation of approval Action Date: 05/12/2011

REQUESTED ENTITLEMENT(S):

- A. Environmental Determination: Exempt per CEQA Guidelines Section 15332 (Infill Development);
- B. Rezone one vacant 0.2-acre parcel from Standard Single-Family (R-1) to Single-Family Alternative (R-1A) zone;
- C. Tentative Map to subdivide one 0.2-acre parcel into two parcels;
- D. Special Permit to construct two single-family homes in the Single-Family Alternative (R-1A) zone.

ACTIONS TAKEN:

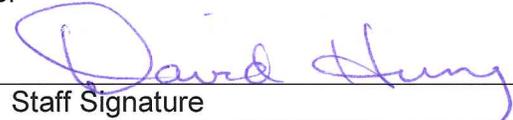
On 05/12/11, the Planning Commission took the following actions based on the attached findings of fact and subject to the attached conditions of approval: Forward to City Council a recommendation of approval for items A to D above.

Action certified by:


David Kwong, Planning Manager

Sent to Applicant: 05/17/2011

By:


Staff Signature

NOTICE OF PROTEST RIGHTS

The above conditions include the imposition of fees, dedications, reservations, or other exactions. Pursuant to California Government Code section 66020, this Notice of Decision serves as written notice to the project applicant of (1) the amount of any fees and a description of any dedications, reservations, or exactions imposed, and (2) that the applicant may file a protest against the imposition of those fees, dedications, reservations, or other exactions within 90 days of the date of this approval, which is deemed to be the date that the fees, dedications, reservations, or other exactions are imposed. If the payment of a fee is imposed as a condition of approval, but the amount of the fee is not stated in this Notice of Decision and is not otherwise available to the applicant on a fee schedule or otherwise, the 90 days protest period will begin to run when the applicant is notified of the amount of the fee.

For purposes of this notice, the following fees are deemed to be imposed upon approval of the first discretionary entitlement for the subject development project and are subject to the protest procedures set forth in Title 18 of the Sacramento City Code as indicated: North Natomas Public Facilities Fee, Transit Fee, and Drainage Fee (SCC

18.24.160); North Natomas Land Acquisition Fee (SCC 18.24.340); North Natomas School Facilities Fee (SCC18.24.710); Jacinto Creek Planning Area Facilities Fee (SCC18.28.150); Willow Creek Project Area Development Fee (SCC 18.32.150); Development Impact Fees for the Railyards, Richards Boulevard, and Downtown Areas (SCC 18.36.150); Habitat Conservation Fee for the North and South Natomas Community Plan Areas (18.40.090); and Park Development Impact Fee (18.44.140).

The time within which to challenge a condition of approval of a tentative subdivision map, including the imposition of fees, dedication, reservation, or other exaction, is governed by Government Code section 66499.37

EXPIRATION

TENTATIVE MAP: Failure to record a final map within three years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

SPECIAL PERMIT: A use for which a Special Permit is granted must be established within three years after such permit is issued. If such use is not so established, the Special Permit shall be deemed to have expired.

VARIANCE: Any variance involving an action which requires a building permit shall expire at the end of three years unless a building permit is obtained within the variance term.

PLAN REVIEW: Any plan review shall expire at the end of three years unless a building permit is obtained within the plan review term.

NOTE: Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezoning, special permits and variances.

APPEALS

Appeals of the Planning Commission decision of this item to the City Council must be filed at 915 I Street, New City Hall, 3rd Floor, within 10 calendar days of this meeting, on or before 05/23/11. If the 10th day falls on a Sunday or holiday, the appeal may be filed on the following business day.

Findings Of Fact

- A. The Planning Commission has reviewed and considered the information contained in the **CEQA Exemption** in making the recommendations set forth in Attachment 2.
- B. The Planning Commission recommends approval and forwards to the City Council the **Rezoning** for the Project as set forth in Attachment 3.
- C. The Planning Commission recommends approval and forwards to the City Council the **Tentative Map** and **Special Permit** for the Project as shown in Attachment 4.

Attachment 2: Exemption – Findings – Draft Resolution

RESOLUTION NO.

Adopted by the Sacramento City Council

DETERMINING PROJECT IS EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (P10-083)

BACKGROUND

A. On May 12, 2011, the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions the 500 Eleanor Avenue Two-Unit Development Project.

B. On June 21, 2011, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.200.010(C)(1) and (2)(a), (b), and (c) (publication, posting, and mail (500 feet)), and received and considered evidence concerning the 500 Eleanor Avenue Two-Unit Development Project.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the City Council finds that the Project is exempt from review under Section 15332, Infill Development Projects, of the California Environmental Quality Act Guidelines as follows:

- a. The project complies with all applicable policies of the General Plan, as well as with the applicable zoning regulations;
- b. The proposed development occurs within City limits on a project site of no more than five (5) acres substantially surrounded by urban uses;
- c. The project site has no value as habitat for endangered, rare or threatened species;
- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- e. The site can be adequately served by all required utilities and public services.

ORDINANCE NO.

Adopted by the Sacramento City Council

**AMENDING TITLE 17 OF THE SACRAMENTO CITY CODE (THE ZONING CODE) BY
REZONING 0.2 ACRES FROM STANDARD SINGLE-FAMILY (R-1) ZONE TO SINGLE-
FAMILY ALTERNATIVE (R-1A) ZONE (SOUTHEAST CORNER OF ELEANOR AVENUE
AND FORREST STREET)(P10-083)(APN: 263-0163-001-0000)**

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

Section 1. Title 17 of the Sacramento City Code (the Zoning Code) is amended by rezoning the property shown in the attached Exhibit A, generally described, known, and referred to as 500 Eleanor Avenue Two-Unit Development located at the southeast corner of Eleanor Avenue and Forrest Street (APN: 263-0163-001-0000) and consisting of 0.2 acres, from Standard Single-Family (R-1) zone to Single-Family Alternative (R-1A) zone.

Section 2. Rezoning of the property shown in the attached Exhibit A, by the adoption of this Ordinance, will be considered to be in compliance with the requirements for the rezoning of property described in the Zoning Code, as amended, as those procedures have been affected by recent court decisions.

Section 3. The City Clerk of the City of Sacramento is directed to amend the official zoning maps, which are part of the Zoning Code, to conform to the provisions of this Ordinance.

Table of Contents:

Exhibit 3A: Rezone – 1 page

Attachment 4: Project Approval – Draft Resolution

RESOLUTION NO.

Adopted by the Sacramento City Council

ADOPTING FINDINGS OF FACT AND APPROVING THE 500 ELEANOR AVENUE TWO-UNIT DEVELOPMENT PROJECT'S TENTATIVE MAP AND SPECIAL PERMIT TO DEVELOP TWO SINGLE-FAMILY DWELLINGS ON 0.2 ACRES (P10-083)

BACKGROUND

A. On May 12, 2011, the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions the 500 Eleanor Avenue Two-Unit Development.

B. On June 21, 2011, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.200.010(C)(1) and (2)(a), (b), and (c) (publication, posting, and mail (500 feet)), and received and considered evidence concerning the 500 Eleanor Avenue Two-Unit Development Project.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. Based on the verbal and documentary evidence received at the hearing on the 500 Eleanor Avenue Two-Unit Development Project, the City Council approves the Project entitlements based on the findings of fact and subject to the conditions of approval as set forth below.

Section 2. The City Council approves the Project entitlements based on the following findings of fact:

A. Environmental Determination: The Project is exempt from review under Section 15332, Infill Development Projects of the California Environmental Quality Act Guidelines.

B. Tentative Map: The Tentative Map to subdivide one 0.2-acre parcel into two parcels for the 500 Eleanor Avenue Two-Unit Development is approved based on the following findings of fact:

1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision as follows:

- a. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan, all applicable community and specific plans, and Title 16 of the City Code, which is a specific plan of the City;
- b. The site is physically suitable for the type of development proposed and suited for the proposed density;
- c. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife their habitat;
- d. The design of the subdivision and the type of improvements are not likely to cause serious public health problems;
- e. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use, of, property within the proposed subdivision.

2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and Title 16 Subdivisions of the City Code, which is a specific plan of the City (Gov. Code §66473.5);

3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov. code §66474.6);

4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1);

5. The City Council has considered the effect of the approval of this tentative subdivision map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3).

C. Special Permit: The Special Permit to construct two single-family homes in the Single-Family Alternative (R-1A) zone is approved based on the following Findings of Fact:

1. The project is based on sound principles of land use in helping to provide a variety of housing types and to help ensure that the City meets its objectives to provide more affordable ownership housing opportunities

2. The project will not be detrimental to the public health, safety and welfare nor result in the creation of a public nuisance in that the proposed lot width and depth are adequate to accommodate standard setbacks which will protect the privacy of neighbors and ensure adequate open space and access to light and air.

3. The proposed project is consistent with the residential land use policies and density requirements of the Traditional Neighborhood designation of the General Plan

Section 3. The City Council approves the Project entitlements subject to the following conditions of approval:

B. Tentative Map: The Tentative Map to subdivide one 0.2-acre parcel into two parcels for the 500 Eleanor Avenue Two-Unit Development is approved subject to the following conditions of approval:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (P10-083). The design of any improvement not covered by these conditions shall be to City standard.

The applicant shall satisfy each of the following conditions prior to filing the Parcel Map unless a different time for compliance is specifically stated in these conditions. Any condition requiring an improvement that has already been designed and secured under a City Approved improvement agreement may be considered satisfied at the discretion of the Department of Transportation.

GENERAL: All Projects

1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
2. Show all continuing and proposed/required easements on the Parcel Map.

Department of Transportation: Streets (Anis Ghobril, Dept. of Transportation, 808-5367)

3. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Transportation. Improvements required shall be determined by the city. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk fronting the property along Eleanor Avenue and Forest Street per City standards to the satisfaction of the Department of Transportation.
4. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Department of Transportation.
5. Construct/reconstruct A.D.A. compliant ramps at the south-east corner of the intersection

of Eleanor Avenue and Forest Street if found to be non-ADA compliant.

PUBLIC/PRIVATE UTILITIES (Yujean Kim, SMUD, 732-5027)

6. Dedicate a standard 12.5 foot public utility easement (PUE) for underground and overhead facilities and appurtenances adjacent to Forest Street.
7. Dedicate a standard 11 foot public utility easement (PUE) for underground and overhead facilities and appurtenances adjacent to Eleanor Avenue.
8. The owner/developer must disclose to future/potential owners the existing or proposed 69KV electrical facilities.

CITY UTILITIES (Robert Armijo, Utilities Department, 808-1411)

9. The building pad elevation shall be approved by the DOU and shall be a minimum of 1.5 feet above the local controlling overland release elevation or a minimum of 1.2 feet above the highest adjoining back of sidewalk elevation, whichever is higher.
10. Any new domestic water services shall be metered. Only one domestic water service is allowed per parcel. Excess services from the home that was recently demolished shall be abandoned to the satisfaction of the DOU (if it has not already been abandoned).
11. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the DOU.
12. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

PPDS: Parks (Raymond Costantino, Parks Department, 808-8826)

13. **Payment of In-lieu Park Fee:** Pursuant to Sacramento City Code Chapter 16.64 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§16.64.040 and 16.64.050 equal to the value of land prescribed for dedication under 16.64.030 and not satisfied by dedication. (See Advisory Note).
14. **Maintenance District:** The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Public Improvement Financing, Special Districts Project Manager. In assessment districts, the cost of neighborhood park maintenance is equitably spread on the basis of special benefit. In

special tax districts, the cost of neighborhood park maintenance is spread based upon the hearing report, which specifies the tax rate and method of apportionment.).

ADVISORY NOTES:

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

15. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition. (DOT)
16. Many projects within the City of Sacramento require on-site booster pumps for fire suppression and domestic water systems. Prior to design of the subject project, the DOU suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site fire suppression system. (DOU)
17. After January 1, 2011 new homes may be required to be constructed with Home Fire Sprinkler systems. This may affect water tap sizes and home construction design and should be considered in the early planning stages. (DOU)
18. The proposed project is located in the Flood zone designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the X zone, there are no requirements to elevate or flood proof. (DOU)
19. Developing this property will require the payment of SRCSD sewer impact fees. Impact fees shall be paid prior to issuance of Building Permits. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information. (SRCSD)
20. As per City Code, the applicant will be responsible to meet his/her obligations regarding:
 - 1 Title 16, 16.64 Park Dedication / In Lieu (Quimby) Fees, due prior to recordation of the final map. The Quimby fee due for this project is estimated at \$3,755. This is based on 2 single family units and an average land value of \$105,000 per acre for the North Sacramento Planning Area, plus an additional 20% for off-site park infrastructure improvements, less acres in land dedication. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment.
 - 2 Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated

at \$4,826. This is based on 2 single family units at the rate of \$2,413 per unit. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

- 3 Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation. (PARKS)

C. Special Permit: The Special Permit to construct two single-family homes in the Single-Family Alternative (R-1A) zone is approved subject to the following conditions of approval:

PLANNING

- C1. This approval is for the construction of 2 units of detached single-family residences. The building footprints and elevations shall be in conformance with the attached plans, except as conditioned. Any modifications in the design, materials, or colors from this approval shall be submitted to the Current Planning Division for review and determination for further actions.
- C2. The applicant shall obtain all necessary building permits prior to commencement of construction; any modification to the project shall be subject to review and approval by Planning staff (and may require additional entitlements) prior to the issuance of building permits.
- C3. A minimum of one on-site parking space per unit is required.
- C4. The following shall be recorded on the Title Report: **A duplex or halfplex development per section City Code section 17.24.050(37) is not permitted on the resulting corner lot (Parcel 1).**
- C5. Height and area standards shall be as follows:

Standard	Approved As
Building Height	35'-0" maximum
Front setback	20'-0" minimum
Side setback	5'-0" minimum
Street side setback	11.4' minimum
Rear setback	15'-0" minimum
Lot coverage	40% maximum

- C6. Landscaping & Walls and Fencing:

- a. Install a 15-gallon tree per lot frontage, with the average spacing of 30' on center, as measured along the entire length of the street.
 - b. All landscaping and planting shall conform to City standards for sight line requirements at intersections and driveways.
 - c. All front yards shall be fully landscaped per City landscaping standards.
 - d. All mechanical equipment shall be located within enclosed cabinets or screened by landscaping and/or screening/fencing.
 - e. Walls and fences shall conform to City standards for sight line requirements at intersections and driveways.
- C7. The six-foot fencing at the street side yard setback area on Parcel 1 shall be located at least five feet from the street side property line.
- C8. The applicant shall paint electrical meters/cabinets, telephone connection boxes and other utility appurtenances to match the building to which they are attached.
- C9. Prior to the issuance of any building permits, the applicant shall provide the City with a copy of the certificate of payment of school fees for the applicable school district(s).
- C10. Any tree removals shall be subject to approval by the Urban Forest Services division.
- C11. Copies of the signed Record of Decision and an affidavit signed by the applicant that affirms the plans submitted for building permit comply with all conditions of approval and approved exhibits shall be included on full-size sheets as part of the building permit submittal.

TRAFFIC ENGINEERING

- C12. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Transportation. Improvements required shall be determined by the city. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk fronting the property along Eleanor Avenue and Forest Street per City standards to the satisfaction of the Department of Transportation.
- C13. Construct/reconstruct A.D.A. compliant ramps at the south-east corner of the intersection of Eleanor Avenue and Forest Street if found to be non-ADA compliant.
- C14. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Transportation.
- C15. The applicant shall record the Final Map, which creates the lot pattern shown on the proposed site plan prior to obtaining any Building Permits.

- C16. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Department of Transportation.

DEPARTMENT OF UTILITIES

- C17. The building pad elevation shall be approved by the DOU and shall be a minimum of 1.5 feet above the local controlling overland release elevation or a minimum of 1.2 feet above the highest adjoining back of sidewalk elevation, whichever is higher.
- C18. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
- C19. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.
- C20. The DOU recommends that the abandoned sanitary sewer lateral be identified on the site plans and noted that pipe for complete removal if this has not already been done.

FIRE DEPARTMENT

- C21. Provide at least 5' setback for second story bedroom windows to allow for fire ladder rescue operations. Provide clear access to buildings openings, free to landscaping and other obstructions. Exterior doors and openings required by this code or the Building Code shall be maintained readily accessible for emergency access by the Fire Department. CFC 504.

BUILDING DIVISION

- C22. Building must comply with 2010, Title 24, Parts 2,3,4,5.6, 9 and 10.

SACRAMENTO AREA SEWER DISTRICT

- C23. Developing this property will require the payment of SRCSD sewer impact fees. Impact fees shall be paid prior to issuance of Building Permits. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

PG&E

- C24. Prior to any excavation near the gas transmission facilities;

- a. Excavator to call USA when requesting PG&E to locate and mark gas pipe. Request field meeting with PG&E Locator (via the USA comment section) to discuss the proposed work and to confirm PG&E contact number for standby.
- b. A PG&E standby person is required to be on site whenever excavation is within 5-foot from the edge of the pipe. Excavator to call PG&E at (916) 386-5153 48-hours in advance to request inspector to standby.
- c. Prior to using any power operated equipment, the approximate location of the pipe must first be determined by hand excavation or careful probing. Probe at right angles to the pipe at a depth of 24 inches and at spacing no greater than 5 inches. If it is determined that the depth of the pipeline is greater than the initial probing or hand excavation, then excavation by power-operated equipment will be permitted to a depth 12 inches less than the actual probing or hand dug depth. Hand digging is required within 12 inches from the pipe.

Advisory Notes:

DEPARTMENT OF UTILITIES

1. Many projects within the City of Sacramento require on-site booster pumps for fire suppression and domestic water systems. Prior to design of the subject project, the DOU suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site fire suppression system.
2. After January 1, 2011 new homes may be required to be constructed with Home Fire Sprinkler systems. This may affect water tap sizes and home construction design and should be considered in the early planning stages.
3. The proposed project is located in the Flood zone designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the X zone, there are no requirements to elevate or flood proof.

FIRE DEPARTMENT

4. Per the newly adopted 2010 California Residential Code, all new residential construction including 1 and 2 family dwellings and townhouses will be required to be sprinklered effective January 1, 2011.

Table of Contents:

- Exhibit 4A: Tentative Map – 1 page
- Exhibit 4B: Site Plan – 1 page
- Exhibit 4C: Floor Plan – 1 page
- Exhibit 4D: Elevation 1 Rendering – 1 page
- Exhibit 4E: Elevation 1Front – 1 page
- Exhibit 4F: Elevation 1Rear – 1 page
- Exhibit 4G: Elevation 2 Rendering – 1 page
- Exhibit 4H: Elevation 2 Front – 1 page
- Exhibit 4I: Elevation 2 Rear – 1 page



Front Elevation

Proposed LEED® Gold Certified Homes
502 & 504 Eleanor/Forrest

3 Bedroom 2 Bath 1,094 Sq-Ft

NORMAN
SCHEEL
STRUCTURAL
ENGINEER
5022 Sunrise Boulevard
Fair Oaks, CA 95628





Sacramento
Habitat for Humanity
www.habit4.org

20
years

msw
mechanical engineering

8025 Shields Blvd
Sacramento, CA 95826
(916) 526-6282 (fax)

SACRAMENTO HABITAT FOR HUMANITY
8511 UMBRIA AVENUE, RM. 505, 5TH FLOOR
SACRAMENTO, CA 95825
916-440-1215



10/17/2000
SHEET
A3
HABITAT FOR HUMANITY - SOUTH
PROJECT NO. 0800

NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2. FINISHES ARE TO BE AS SHOWN ON THE DRAWINGS.

3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

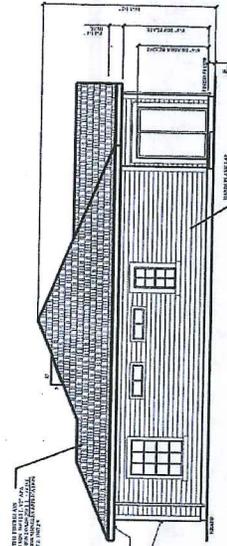
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

7. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

10. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.



RIGHT ELEVATION
SCALE 1/8\"/>

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

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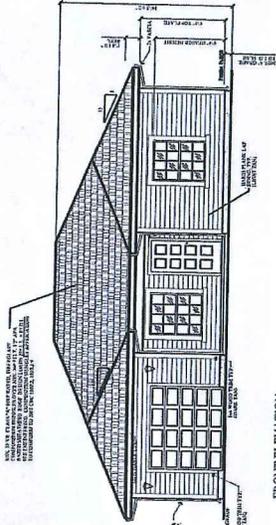
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FRONT ELEVATION
SCALE 1/8\"/>

SACRAMENTO HABITAT FOR HUMANITY
NEAL ROAD
SACRAMENTO, CA

8531 UMBRIA AVENUE, BLDG. 5, BAY 1
SACRAMENTO, CA 95828
916-440-1315

8022 Shields Blvd
P.O. Box 95228
Sacramento, CA 95828
(916) 526-0288
www.shhh.org

20
YEARS OF
SERVICE

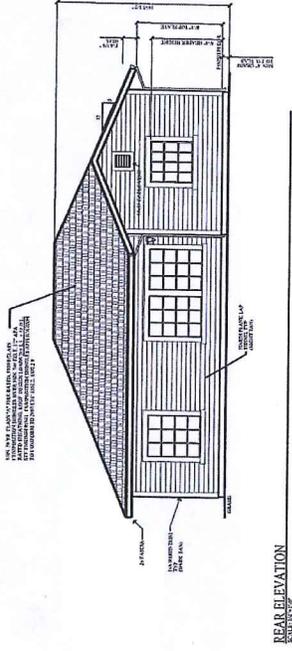
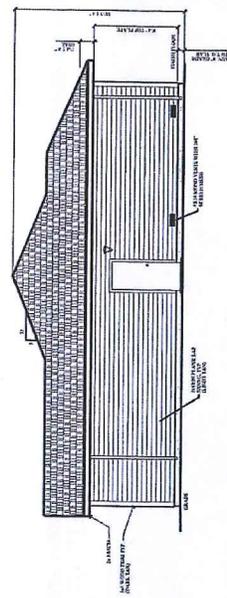
W&J
WOOD & JOHNSON
ARCHITECTS
1000 J STREET, SUITE 100
SACRAMENTO, CA 95811
(916) 441-1111

DATE: 11/17/08
SHEET: A4
DRAWN BY: J. L. LUTZ
CHECKED BY: J. L. LUTZ
SCALE: AS SHOWN
PROJECT NO.: 08-001

FOR ALL INFORMATION, CONTACT THE ARCHITECT OR THE CONTRACTOR.
NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM THE ARCHITECT OR CONTRACTOR.

NOTES:

1. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.
2. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
3. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE MANUFACTURER'S INSTRUCTIONS.
4. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE AND THE NATIONAL MECHANICAL CODE.
5. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK.
6. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE.
7. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODE.
8. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODE.
9. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY CONSERVATION CODE.
10. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL SMOKE AND ALARM CODE.
11. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL ACCESSIBILITY STANDARDS.
12. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL GREEN BUILDING STANDARDS.
13. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL SUSTAINABLE DESIGN STANDARDS.
14. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL WELL-BEING STANDARDS.
15. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL QUALITY STANDARDS.
16. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL BEST PRACTICES.
17. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL INNOVATION STANDARDS.
18. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL LEADERSHIP STANDARDS.
19. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL EXCELLENCE STANDARDS.
20. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL PERFECTION STANDARDS.





Front Elevation

Proposed LEED® Gold Certified Homes
502 & 504 Eleanor/Forrest

3 Bedroom 2 Bath 1,094 Sq-Ft



NORMAN
SCHEEL
STRUCTURAL
ENGINEER
5022 Sunrise Boulevard
Fair Oaks, CA 95628

SACRAMENTO HABITAT FOR HUMANITY
 8331 UMBRA AVENUE, BLDG. 5, BAY 1
 SACRAMENTO, CA 95828
 916-444-1315

NEAL ROAD
 SACRAMENTO, CA


A31
 LICENSED PROFESSIONAL ENGINEER
 198 MAR. 1978

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 2014

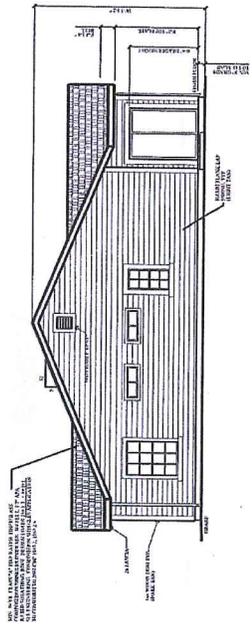
www.shfh.org
 Sacramento
**Habitat
 for Humanity**
 3022 S.ureka Blvd.
 PMB 500, SACRAMENTO, CA 95828
 (916) 528-6200 (fax)

NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE ORDINANCES.
2. ALL MATERIALS SHALL BE APPROVED BY THE LOCAL BUILDING DEPARTMENT.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE ORDINANCES.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE ORDINANCES.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE ORDINANCES.

GENERAL NOTES:

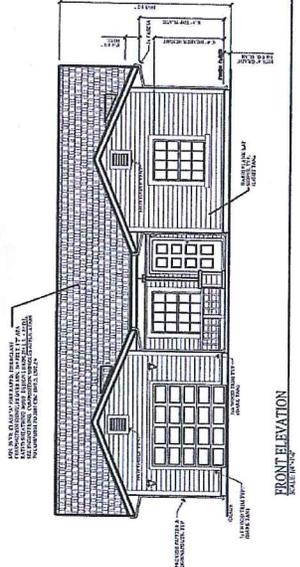
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE ORDINANCES.
2. ALL MATERIALS SHALL BE APPROVED BY THE LOCAL BUILDING DEPARTMENT.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE ORDINANCES.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE ORDINANCES.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE ORDINANCES.



RIGHT ELEVATION
SECTION 44

AREA VOLUMES/SCHEDULE

NO.	DESCRIPTION	AREA (SQ. FT.)	VOLUME (CU. FT.)
1	1ST FLOOR	1,200	1,200
2	2ND FLOOR	1,200	1,200
3	3RD FLOOR	1,200	1,200
4	4TH FLOOR	1,200	1,200
5	5TH FLOOR	1,200	1,200
6	6TH FLOOR	1,200	1,200
7	7TH FLOOR	1,200	1,200
8	8TH FLOOR	1,200	1,200
9	9TH FLOOR	1,200	1,200
10	10TH FLOOR	1,200	1,200
11	11TH FLOOR	1,200	1,200
12	12TH FLOOR	1,200	1,200
13	13TH FLOOR	1,200	1,200
14	14TH FLOOR	1,200	1,200
15	15TH FLOOR	1,200	1,200
16	16TH FLOOR	1,200	1,200
17	17TH FLOOR	1,200	1,200
18	18TH FLOOR	1,200	1,200
19	19TH FLOOR	1,200	1,200
20	20TH FLOOR	1,200	1,200
21	21ST FLOOR	1,200	1,200
22	22ND FLOOR	1,200	1,200
23	23RD FLOOR	1,200	1,200
24	24TH FLOOR	1,200	1,200
25	25TH FLOOR	1,200	1,200
26	26TH FLOOR	1,200	1,200
27	27TH FLOOR	1,200	1,200
28	28TH FLOOR	1,200	1,200
29	29TH FLOOR	1,200	1,200
30	30TH FLOOR	1,200	1,200
31	31ST FLOOR	1,200	1,200
32	32ND FLOOR	1,200	1,200
33	33RD FLOOR	1,200	1,200
34	34TH FLOOR	1,200	1,200
35	35TH FLOOR	1,200	1,200
36	36TH FLOOR	1,200	1,200
37	37TH FLOOR	1,200	1,200
38	38TH FLOOR	1,200	1,200
39	39TH FLOOR	1,200	1,200
40	40TH FLOOR	1,200	1,200
41	41ST FLOOR	1,200	1,200
42	42ND FLOOR	1,200	1,200
43	43RD FLOOR	1,200	1,200
44	44TH FLOOR	1,200	1,200
45	45TH FLOOR	1,200	1,200
46	46TH FLOOR	1,200	1,200
47	47TH FLOOR	1,200	1,200
48	48TH FLOOR	1,200	1,200
49	49TH FLOOR	1,200	1,200
50	50TH FLOOR	1,200	1,200
51	51ST FLOOR	1,200	1,200
52	52ND FLOOR	1,200	1,200
53	53RD FLOOR	1,200	1,200
54	54TH FLOOR	1,200	1,200
55	55TH FLOOR	1,200	1,200
56	56TH FLOOR	1,200	1,200
57	57TH FLOOR	1,200	1,200
58	58TH FLOOR	1,200	1,200
59	59TH FLOOR	1,200	1,200
60	60TH FLOOR	1,200	1,200
61	61ST FLOOR	1,200	1,200
62	62ND FLOOR	1,200	1,200
63	63RD FLOOR	1,200	1,200
64	64TH FLOOR	1,200	1,200
65	65TH FLOOR	1,200	1,200
66	66TH FLOOR	1,200	1,200
67	67TH FLOOR	1,200	1,200
68	68TH FLOOR	1,200	1,200
69	69TH FLOOR	1,200	1,200
70	70TH FLOOR	1,200	1,200
71	71ST FLOOR	1,200	1,200
72	72ND FLOOR	1,200	1,200
73	73RD FLOOR	1,200	1,200
74	74TH FLOOR	1,200	1,200
75	75TH FLOOR	1,200	1,200
76	76TH FLOOR	1,200	1,200
77	77TH FLOOR	1,200	1,200
78	78TH FLOOR	1,200	1,200
79	79TH FLOOR	1,200	1,200
80	80TH FLOOR	1,200	1,200
81	81ST FLOOR	1,200	1,200
82	82ND FLOOR	1,200	1,200
83	83RD FLOOR	1,200	1,200
84	84TH FLOOR	1,200	1,200
85	85TH FLOOR	1,200	1,200
86	86TH FLOOR	1,200	1,200
87	87TH FLOOR	1,200	1,200
88	88TH FLOOR	1,200	1,200
89	89TH FLOOR	1,200	1,200
90	90TH FLOOR	1,200	1,200
91	91ST FLOOR	1,200	1,200
92	92ND FLOOR	1,200	1,200
93	93RD FLOOR	1,200	1,200
94	94TH FLOOR	1,200	1,200
95	95TH FLOOR	1,200	1,200
96	96TH FLOOR	1,200	1,200
97	97TH FLOOR	1,200	1,200
98	98TH FLOOR	1,200	1,200
99	99TH FLOOR	1,200	1,200
100	100TH FLOOR	1,200	1,200



FRONT ELEVATION
SECTION 44

SACRAMENTO HABITAT FOR HUMANITY
NEAL ROAD
SACRAMENTO, CA

4351 UMBRIA AVENUE, BLDG. 5, BAY 1
SACRAMENTO, CA 95828
916-440-1315

Sacramento
Habitat
for Humanity
www.shfh.org

REGISTERED
ENGINEER
DAVID J. SMITH
No. 10009
State of California

20
SACRAMENTO
HABITAT FOR HUMANITY

5222 Douglas Blvd
Fair Oaks, CA 95628
(916) 528-0200 (fax)

PROJECT NO.	
DATE	
SCALE	
DESIGNER	
CHECKED BY	
APPROVED BY	
DATE	
SCALE	
PROJECT NO.	

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NOTES:

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS OTHERWISE NOTED.

2. MATERIALS AND FINISHES TO BE AS SHOWN ON THE FINISH SCHEDULE.

3. ALL MATERIALS AND FINISHES TO BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.

4. ALL MATERIALS AND FINISHES TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

5. ALL MATERIALS AND FINISHES TO BE INSTALLED IN ACCORDANCE WITH THE LOCAL BUILDING CODES.

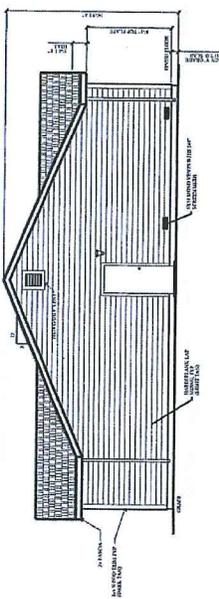
6. ALL MATERIALS AND FINISHES TO BE INSTALLED IN ACCORDANCE WITH THE LOCAL PLUMBING AND ELECTRICAL CODES.

7. ALL MATERIALS AND FINISHES TO BE INSTALLED IN ACCORDANCE WITH THE LOCAL MECHANICAL CODES.

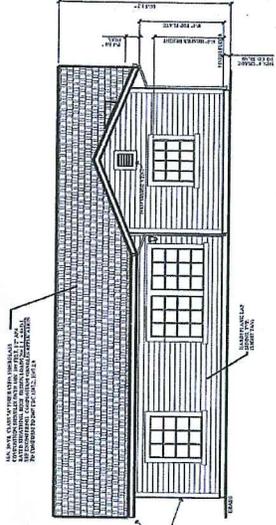
8. ALL MATERIALS AND FINISHES TO BE INSTALLED IN ACCORDANCE WITH THE LOCAL FIRE CODES.

9. ALL MATERIALS AND FINISHES TO BE INSTALLED IN ACCORDANCE WITH THE LOCAL HEALTH AND SAFETY CODES.

10. ALL MATERIALS AND FINISHES TO BE INSTALLED IN ACCORDANCE WITH THE LOCAL ENVIRONMENTAL CODES.



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



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

COURT YARD VIEWS
SCALE: 1/8" = 1'-0"