

AMENDED STAFF REPORT 3/25/82
CITY PLANNING COMMISSION
915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Dean Unger, Inc., 700 Alhambra Boulevard, Sacramento, CA 95816		
OWNER	Sacramento Housing & Redevelopment Agency, 630 I Street, Sacramento, CA 95814		
PLANS BY	Dean Unger, Inc., 700 Alhambra Boulevard, Sacramento, CA 95816		
FILING DATE	2-19-82	50 DAY CPC ACTION DATE	REPORT BY: PB:bw
NEGATIVE DEC.	Exempt 15103(b) 15105(a) EIR	ASSESSOR'S PCL. NO.	002-112-28

APPLICATION: 1. Special Permit
2. Lot Line Adjustment (withdrawn)

LOCATION: 909 'F' Street

PROPOSAL: The applicant is requesting the necessary entitlements to develop nine apartment units on a 19,200 square foot vacant lot in the R-4A zone.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1980 Central City Plan Designation: Residential/Office
Existing Zoning: R-4A (Light Density Multi-Family)
Existing Land Use: Vacant

Surrounding Land Use and Zoning:

North: Residential; R-4A
South: Vacant and Office; OB
East: Office; OB
West: Residential; R-4A

Parking Required: 9 spaces
Parking Provided: 9 spaces
Ratio Required: 1:du
Ratio Provided: 1:du
Property Dimensions: 161' x 122'
Property Area: 19,200 square feet
Street Improvements/Utilities: Existing
School District: Sacramento City Unified

STAFF EVALUATION: Staff has the following comments:

1. The Sacramento Housing and Redevelopment Agency, who is the owner, proposes to construct a nine-unit apartment complex on a vacant R-4A zoned parcel. The project will consist of four detached structures that will be one and two stories in height. The only one-story structure is the two-bedroom handicapped unit located to the rear of the project. The remaining eight units will consist of three bedrooms. The nine required parking spaces will be located to the rear with access from the alley.

2. The property to the west of the subject site contains an office building with off-street parking to the rear. The site plan indicates a six-foot high wooden fence to be installed on the west property line of the subject site. Staff believes that a six-foot high decorative masonry wall would provide a more durable screen and buffer between the new residences and the parking area. Also, to mitigate the visual appearance of the adjacent office structure and parking area, staff suggests that trees be planted along the west property line.
3. The proposed new location for Project Maestra, a federally funded Head Start program for approximately 65 children and a staff of 11 persons would be located to the east of the subject site. The Redevelopment Agency indicates it will be the responsibility of Project Maestra to provide a six-foot masonry wall at the common property line.
4. This proposal has been routed to the offices of Real Estate, Traffic Engineering, Alkali Flat PAC and Redevelopment Agency. There were no objections to the request.
5. On June 17, 1981 the Architectural Review Board reviewed and approved the nine-unit project subject to the following conditions:
 - a. The project should be reviewed by the Preservation Board;
 - b. Final landscaping and irrigation plans shall be returned to staff and Art Camacho for review and approval;
 - c. Aluminum double-hung windows to be either pre-painted or baked enamel;
 - d. Wood top and bottom rail be provided over or attached to the proposed metal railings on the balcony and stair steps;
 - e. A two or three paneled door to be used in place of the solid core flat surface door on all front entries;
 - f. That the parking area be reviewed by Penny Bell of the Current Planning Section to determine if it meets the 50 percent shading requirement;
 - g. Four-inch horizontal Masonite siding to be used in place of six-inch horizontal Masonite siding if available at time of construction.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to the State EIR Guidelines (Sections 15105(a) and 15103(b)).

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Approval of the Special Permit subject to conditions and based on Findings of Fact which follow:

Conditions

Delete

A/ The applicant shall submit a shading diagram indicating 50 percent shading of the parking area to the staff for review and approval prior to Building Permit approval.

a. B/. The applicant shall submit a shading diagram indicating 50 percent shading of the parking area to the staff for review and approval prior to Building Permit approval.

b. C/. A detailed landscape and irrigation plan shall be submitted to staff for review and approval. A row of trees shall be planted along the west property line.

c. D/. Subject to complying with conditions of the ARB as indicated in Item 5 of the Staff Evaluation.

Findings of Fact - Special Permit

a. The project, as conditioned, is based on sound principles of land use in that:

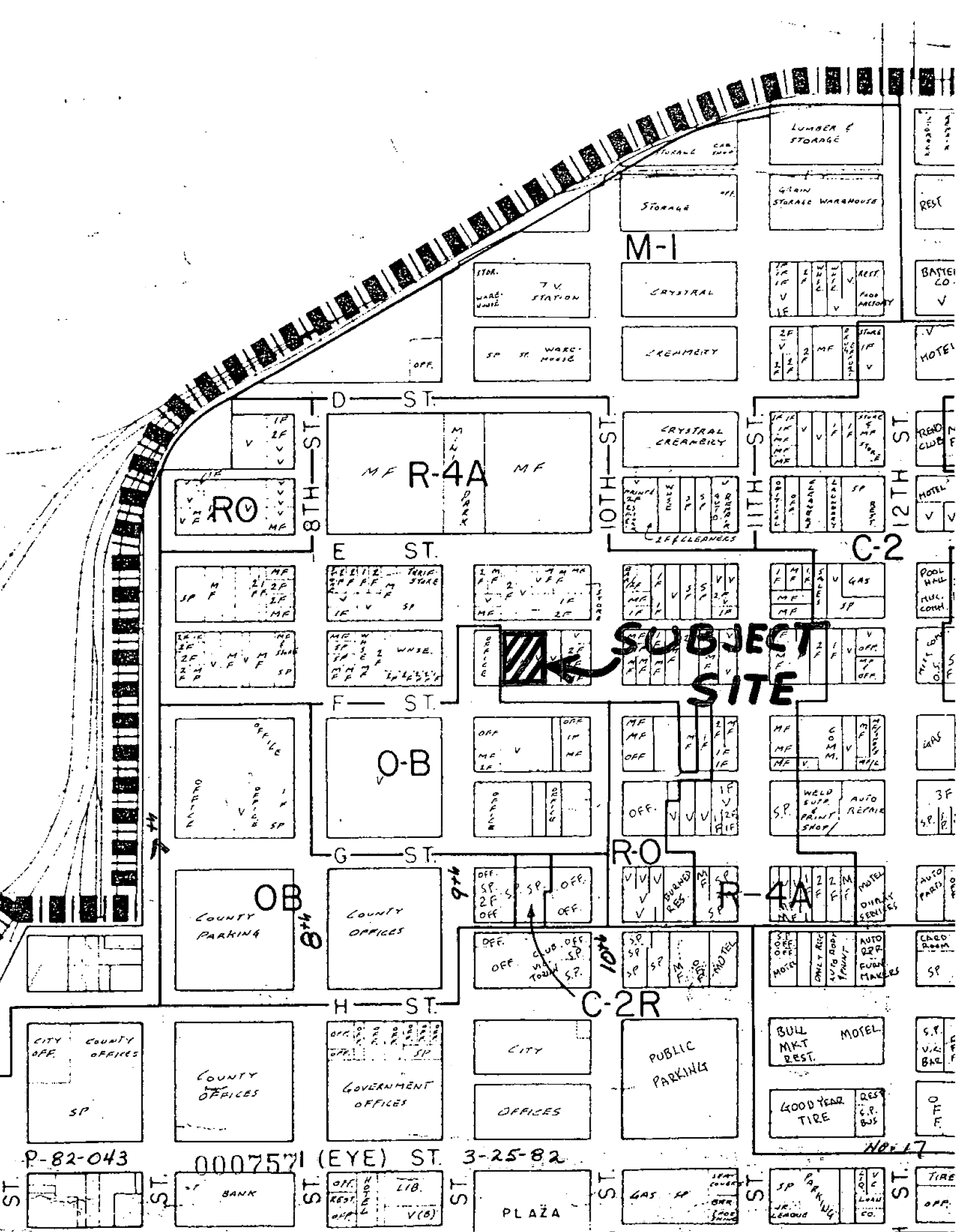
- 1) the project is zoned for residential use;
- 2) the project is compatible with surrounding land uses which consist of multiple family uses.

b. The project, as conditioned, is not injurious to the public welfare and safety of surrounding properties in that:

- 1) the project allows adequate backout space for parking spaces, adjoining the alley;
- 2) the masonry wall would mitigate noise from the parking lot.

c. The proposal conforms to the 1974 General Plan and 1980 Central City Plan in that:

- 1) the plans designate the subject site for residential development;
- 2) the project is consistent with the goal of the Central City Plan which states: "Provide rental and home ownership opportunities to meet the needs of elderly persons, low and moderate income families and other groups with specialized housing needs."



SUBJECT SITE

P-82-043

0007571 (EYE) ST. 3-25-82

NO. 17

CITY OFF. COUNTY OFFICES
SP

COUNTY OFFICES

GOVERNMENT OFFICES

CITY OFFICES

PUBLIC PARKING

BULL MKT REST. MOTEL
GOOD YEAR TIRE RES. C.P. BUS

C.P. V.K. BAR
OFF. F.

BANK

LIB. V(B)

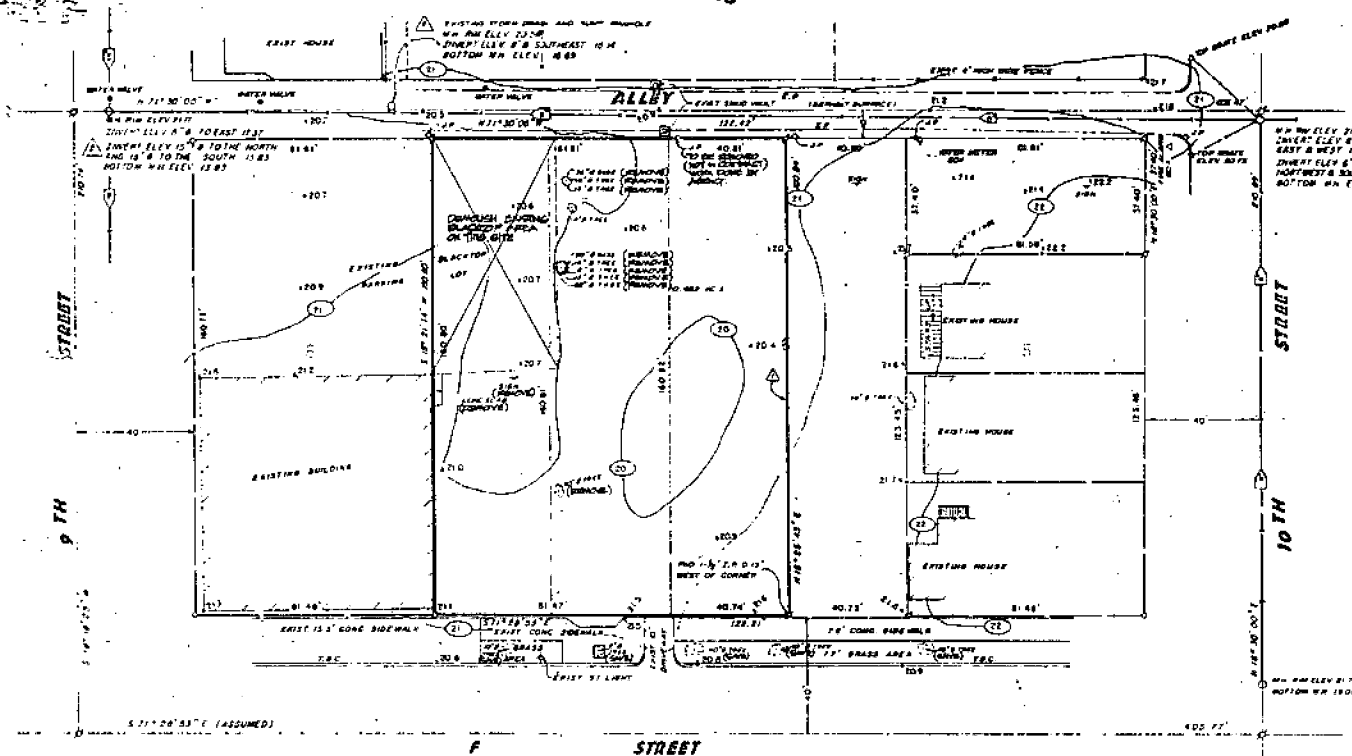
PLAZA

GAS

SP PARKING

TIRE

OFF.



LEGEND

- EXISTING FENCE
- EXISTING STREET LIGHT
- EXISTING MANHOLE
- EXISTING WATER VALVE
- EXISTING FENCE LINE
- EXISTING DRAINAGE DRAIN
- EXISTING JOINT UTILITY POLE
- EXISTING CONTOUR LINE
- SPOT ELEVATION
- EXISTING TREE
- EXISTING LOT LINE
- SUBDIVISION LOT NUMBER
- EXISTING COMBINATION SANITARY & STORM DRAIN
- SET 1/2" x 1/2" FILLED WITH CONC. FRAMING L.S. 4900
- SET 1/2" CONC. PIPE AND THE L.S. 4900 IN CONC. FOUND ONE IN INTERSECTION

NOTES

EXISTING 2" WATER MAIN RUNNING EAST-WEST IN CENTER OF ALLEY APPROXIMATELY FROM CITY DATA.

BASIS OF BEARING

THE BEARINGS ON THIS MAP ARE BASED ON THE CENTER LINE OF F STREET WHICH HAS ESTABLISHED BY CITY DATA AND IS ASSUMED TO BE TRUE.

REVISIONS

NUMBER	DATE	REVISION
1	2/24/62	EXISTING PROPERTY LINE ADJUSTED TO REFLECT ADJ. PER SAC PLANNING REDEVELOPMENT AGENCY (ADJ. DATE: 1/10/62)
2	2/24/62	ADDED POINTS IN PARAGRAPHS OF NOTES IN ALLEY

SPECIAL DESCRIPTION

All that certain real property situated and being in the County and City of Sacramento, State of California, described as follows:

Lot 7 and the west half of lot 8, of the block bounded by 7th and 7th 1/2' and the east extent of the City of Sacramento more particularly described as follows:

Beginning at a 2-1/2" inch iron pipe capped L.S. 4900, marking the southeast corner of said lot 7, located on the westerly line of 7th Street, being a public street 10 feet wide; thence (1) following (true) course (1) thence along the southerly line of said lot 7 and lot 8 and the easterly line of 7th Street parallel with the center line of 7th Street on an assumed bearing of S. 15° 28' 51" W. 122.15' (2) to a 2-1/2" inch iron pipe capped L.S. 4900, marking the southeast corner of said west half of lot 8, said point being N. 71° 28' 11" W. 46.22 feet from a nail capped L.S. 4900 set in concrete, marking the southeast corner of said lot 8; (3) thence along the westerly line of said west half of lot 8, N. 10° 15' 13" E. 100.84 feet to a 2-1/2" inch iron pipe capped L.S. 4900, marking the southeast corner of said lot 8, said point being N. 71° 28' 11" W. 46.22 feet from the southeast corner of said lot 8; (4) thence along the southerly line of said lot 8, and lot 7, N. 11° 25' 06" W. 222.62 feet, to a 2-1/2" inch iron pipe capped L.S. 4900, marking the southeast corner of said lot 7; (5) thence along the westerly line of said lot 7, S. 16° 21' 14" W. 166.56 feet to the point of beginning of this description.

Said parcel contains 6.352 acres more or less.

ALKALI FLAT FAMILY HOUSING

16 UNITS ON 3 SCATTERED SITES
 U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
 SACRAMENTO CALIFORNIA

SITE NO. 1 C-1

PROJECT NO. 4 08104

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

PLANNING DIVISION

L.H.T. LAND SURVEYING
 8719 HUNTER WAY
 SACRAMENTO, CA.
 916-920-9870

008-1

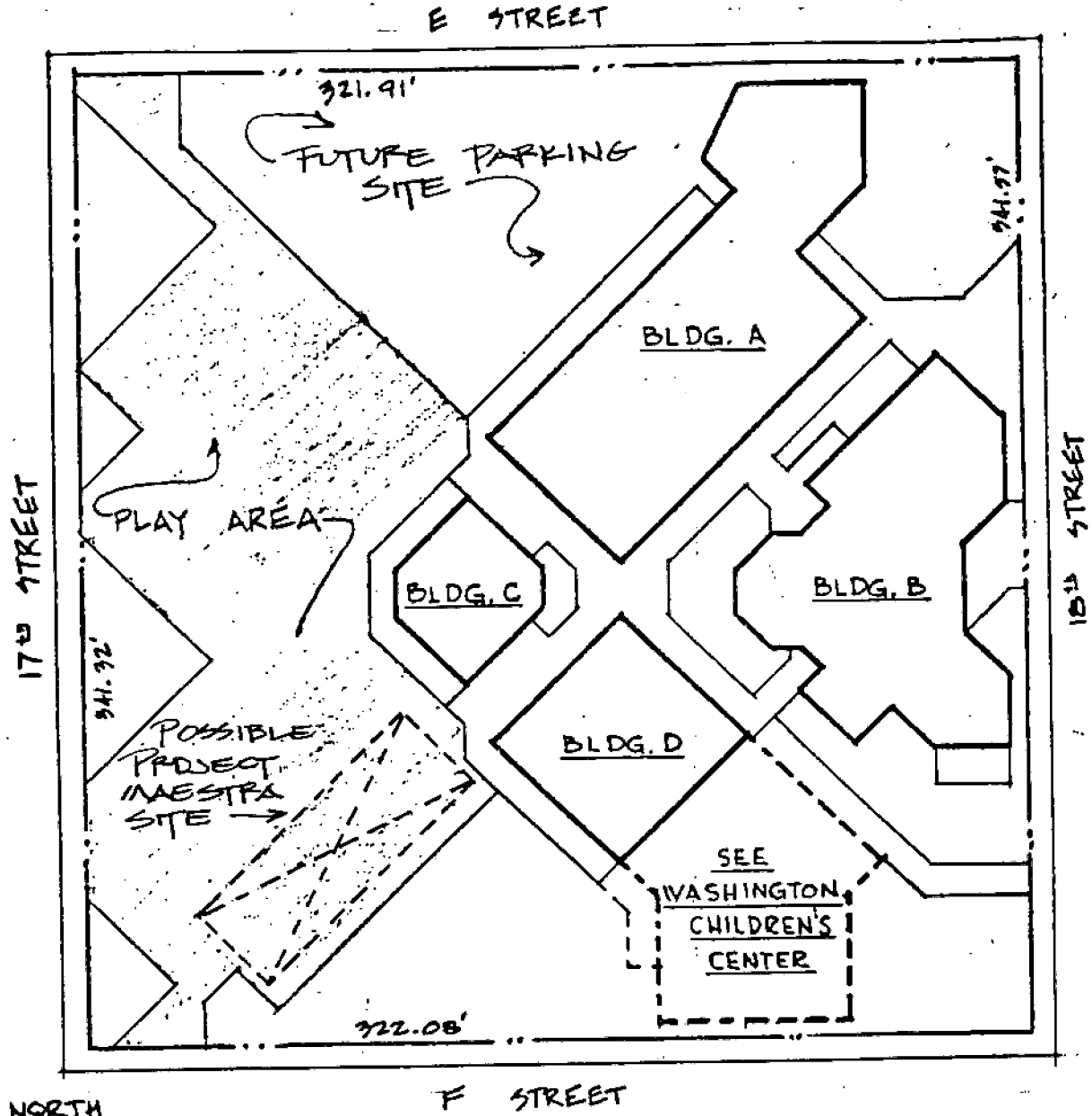
000758

DIAGRAM OF BLDG. AREAS

WASHINGTON ELEMENTARY SCHOOL
520 18TH STREET
SACRAMENTO, CALIFORNIA

SACRAMENTO CITY UNIFIED SCH. DIST.
SACRAMENTO COUNTY, CALIFORNIA

OLA FORM 3A



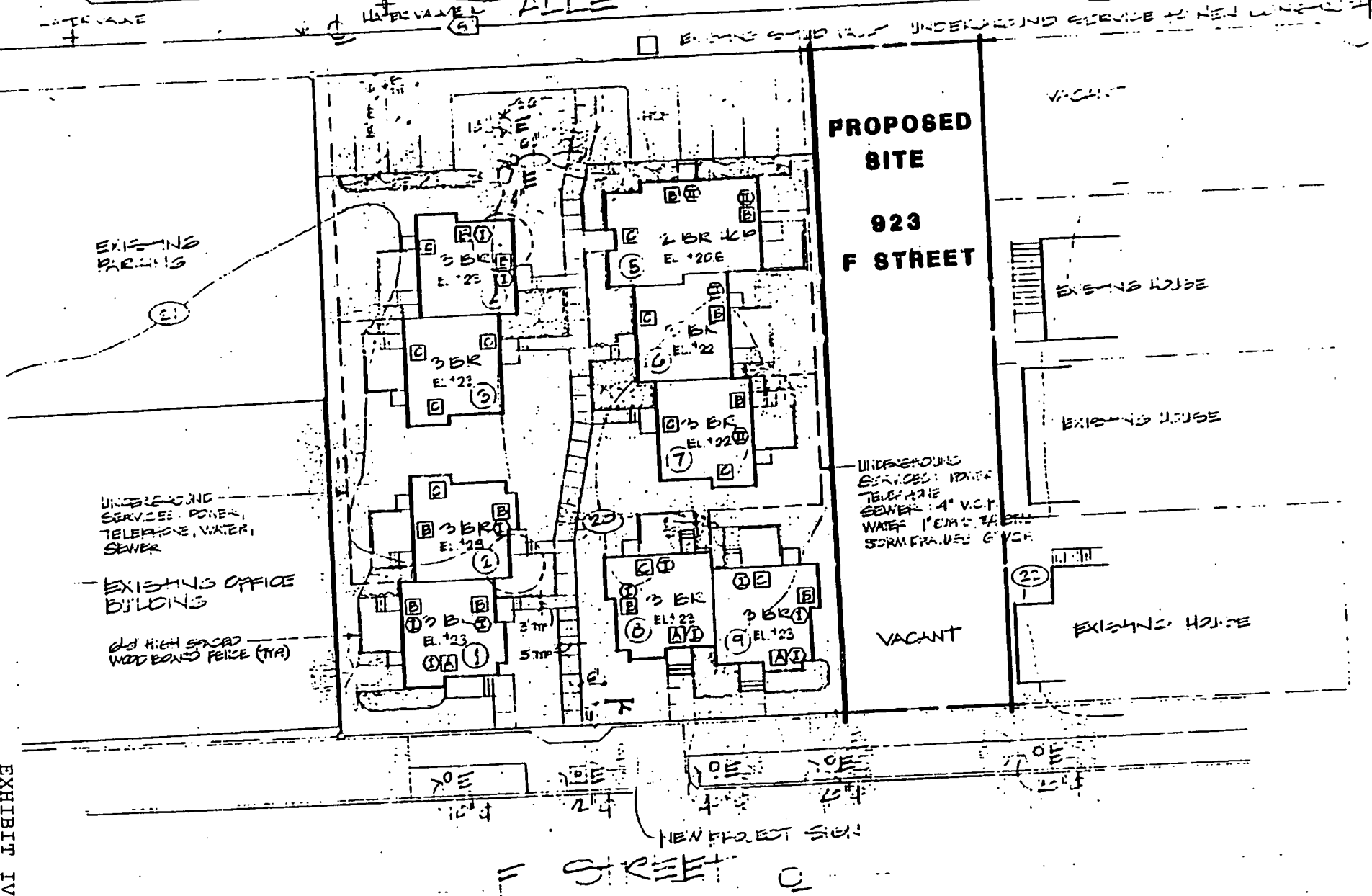
SITE PLAN
SCALE: 1"=60'-0"

2.524 ACRES
YEAR BUILT 1976

000761

EXISTING ALLEY FROM CITY SIDE MAKE CONNECTION & LOCATION ALLOWED BY CITY OF SACRAMENTO.
 EXISTING COMBINATION SANITARY AND SEWER MAIN CONNECTION & LOCATION ALLOWED BY CITY.

EXIST. HOUSE



PROPOSED SITE

923 F STREET

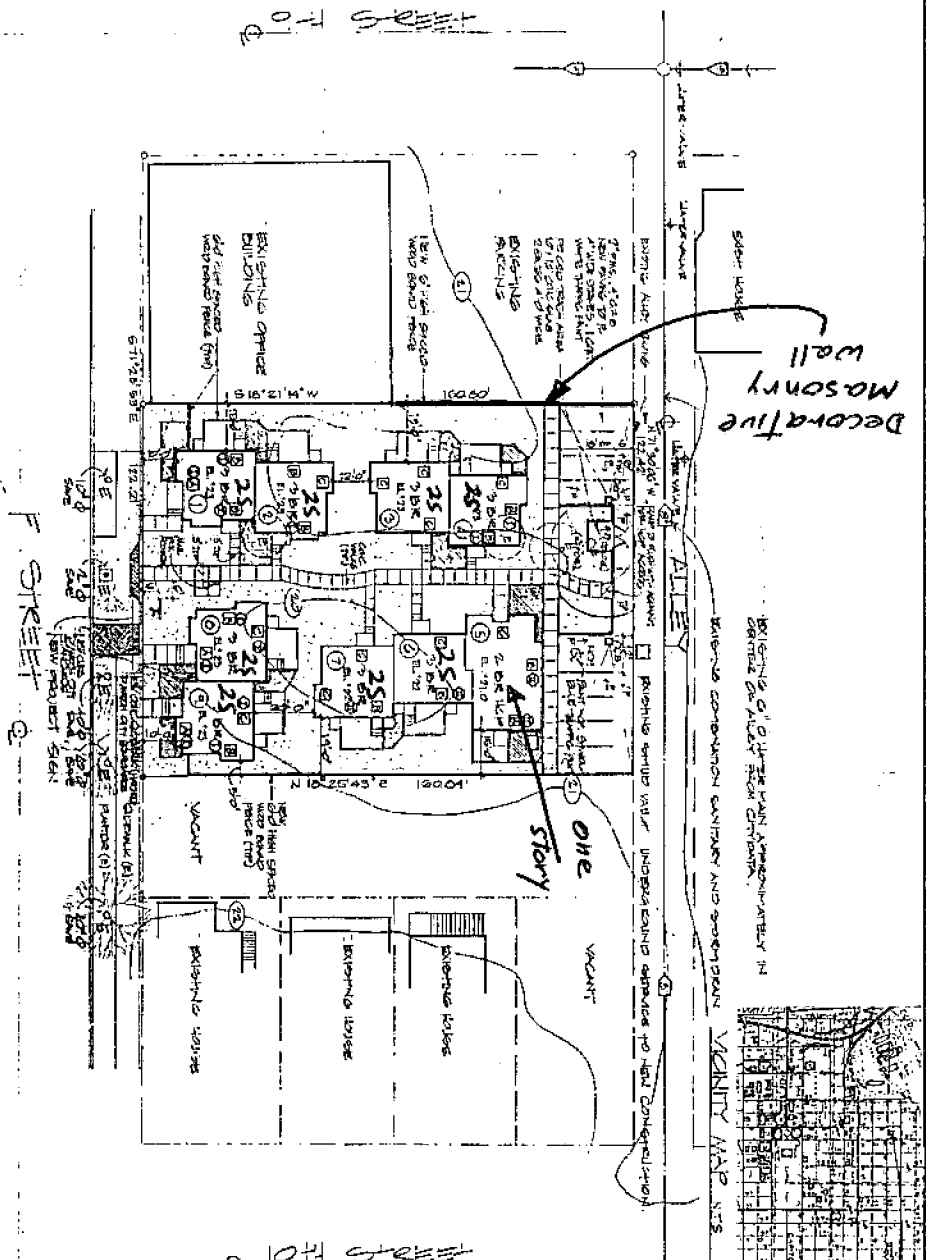
UNDERGROUND SERVICES: POWER, TELEPHONE, SEWER: 4" V.C.P., WATER: 1" C.I.P. 24" DIA., SANITARY: 6" V.C.P.

NEW FOREST SIGN
F STREET

000759

EXHIBIT IV

EXHIBIT B



- ### LEGEND
- Blank area: LAWN AREA
 - Patterned area: LANDSCAPING PLANTED AREA
 - Line: CONC. WALK
 - Circle: EXISTING TREES TO BE PRESERVED
- ### SITE PLAN NO. 1
- SCALE: 1" = 20'-0"

SITE STATISTICS

BLDG. NO.	BLDG. TYPE	BLDG. AREA (SQ. FT.)	TOTAL BLDG. AREA (SQ. FT.)
1	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,698 SQ. FT.	
2	3 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,482 SQ. FT.	
3	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
4	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
5	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
6	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
7	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
8	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
9	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
10	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
11	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
12	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
13	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
14	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
15	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
16	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
17	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
18	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
19	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
20	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
21	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
22	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
23	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
24	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
25	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
26	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
27	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
28	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
29	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
30	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
31	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
32	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
33	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
34	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
35	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
36	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
37	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
38	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
39	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
40	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
41	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
42	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
43	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
44	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
45	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
46	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
47	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
48	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
49	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
50	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
51	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
52	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
53	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
54	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
55	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
56	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
57	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
58	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
59	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
60	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
61	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
62	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
63	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
64	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
65	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
66	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
67	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
68	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
69	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
70	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
71	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
72	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
73	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
74	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
75	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
76	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
77	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
78	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
79	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
80	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
81	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
82	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
83	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
84	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
85	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
86	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
87	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
88	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
89	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
90	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
91	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
92	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
93	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
94	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
95	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
96	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
97	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
98	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
99	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	
100	2 BR. TWO STORY CON. STRUCTURED UNITS (BY BRUNS)	4,110 SQ. FT.	

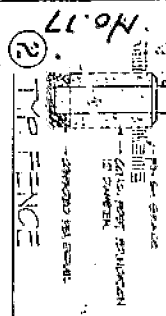
CODES & MATERIALS

CONCRETE: PORTLAND CEMENT CONCRETE
 FINISH: POLISHED
 WALLS: 8" CMU
 ROOF: 4" CONCRETE ON 2" INSULATION ON 2" GYP BOARD
 FLOORING: 1/2" GYP BOARD
 INTERIORS: SEE ARCHITECTURAL DRAWINGS
 EXTERIORS: SEE ARCHITECTURAL DRAWINGS

DATE: 7-22-81
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SHEET NO. 1

000760

Site plan no 1



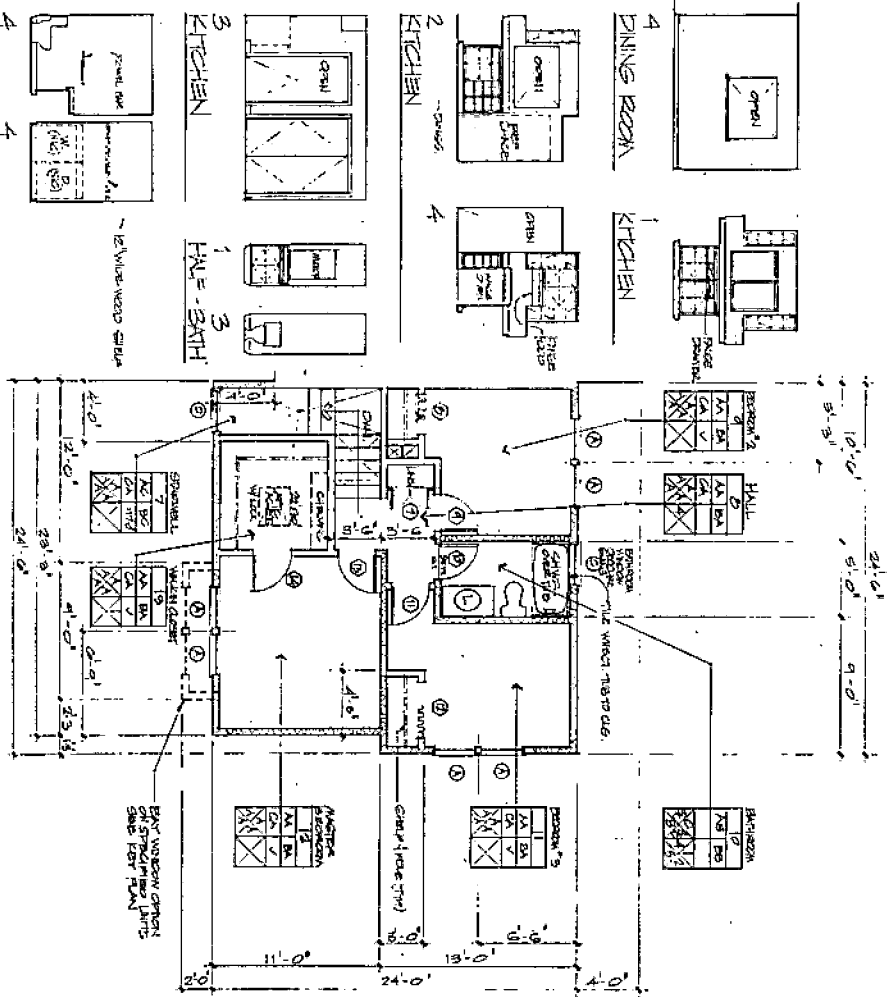
NO. 17

ALKALI FLAT FAMILY HOUSING

16 UNITS ON 3 SCATTERED SITES
 U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
 SACRAMENTO CALIFORNIA

DEAN F. UNGER
 AIA INC.
 ARCHITECTURE AND
 ENGINEERING
 700 Alhambra Blvd.
 Sacramento, California
 95811-1111

B2 043



SECOND FLOOR PLAN 584.5 SF
BAY WINDOW ARCHITECT 7-22 SF

294.5 SF GROSS

FIRST FLOOR PLAN 452.5 SF
BAY WINDOW ARCHITECT 7-22 SF

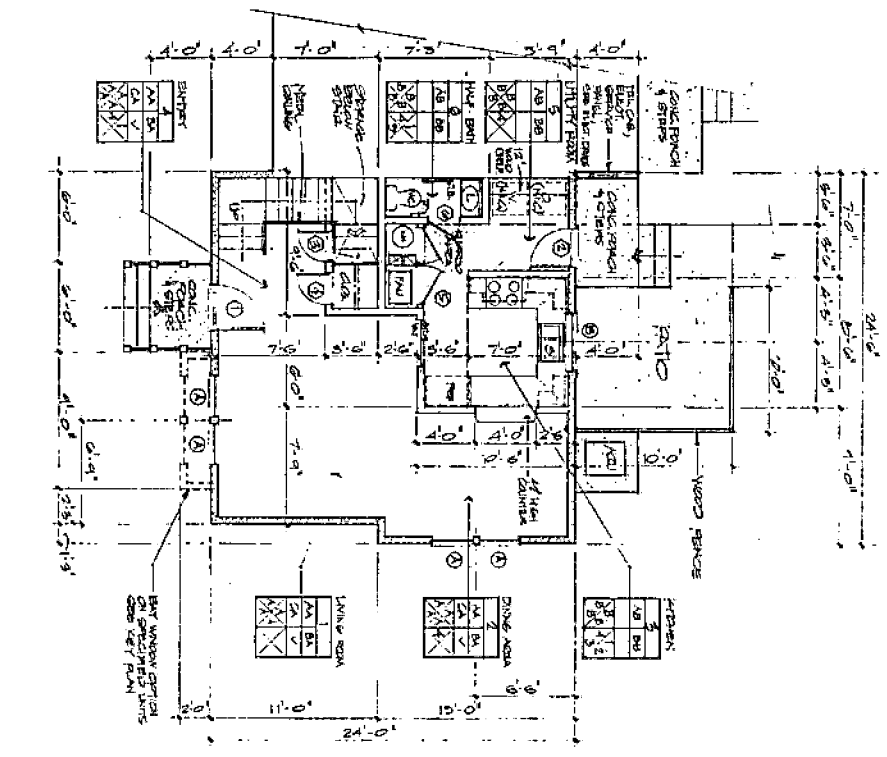
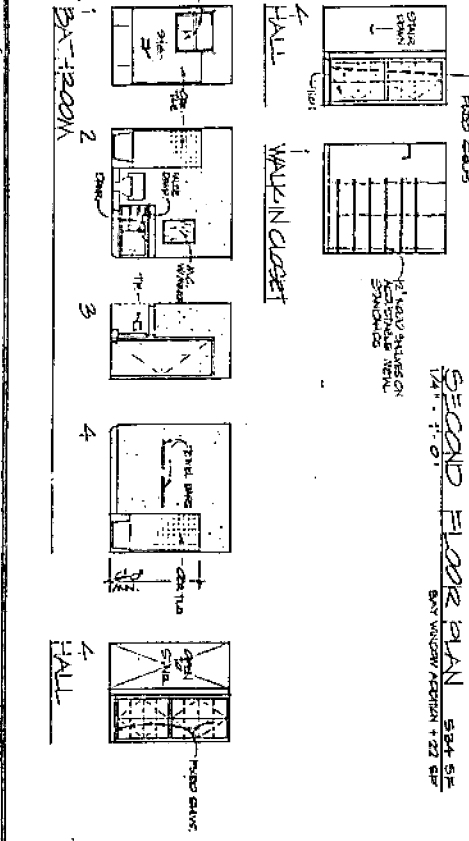


EXHIBIT D No. 11



KEY FINISH SCHEDULE	ROOM MATERIAL CODE	DOOR SCHEDULE	DOOR SCHEDULE NOTES
<p>ROOM NAME</p> <p>ROOM NO.</p> <p>FINISH</p> <p>WALL</p> <p>FLOOR</p> <p>CEILING</p> <p>DOOR</p> <p>WINDOW</p> <p>TRIM</p> <p>PAINT</p>	<p>BASE FINISH</p> <p>FRONT WOOD PANEL</p> <p>BACK WOOD PANEL</p> <p>FRONT STAIN WOOD</p> <p>BACK STAIN WOOD</p> <p>FRONT LAMINATE</p> <p>BACK LAMINATE</p> <p>FRONT GLASS</p> <p>BACK GLASS</p> <p>FRONT METAL</p> <p>BACK METAL</p> <p>FRONT FABRIC</p> <p>BACK FABRIC</p> <p>FRONT CERAMIC</p> <p>BACK CERAMIC</p> <p>FRONT TILE</p> <p>BACK TILE</p> <p>FRONT PLASTER</p> <p>BACK PLASTER</p> <p>FRONT CONCRETE</p> <p>BACK CONCRETE</p>	<p>DOOR MARK</p> <p>1. 01</p> <p>2. 02</p> <p>3. 03</p> <p>4. 04</p> <p>5. 05</p> <p>6. 06</p> <p>7. 07</p> <p>8. 08</p> <p>9. 09</p> <p>10. 10</p> <p>11. 11</p> <p>12. 12</p> <p>13. 13</p> <p>14. 14</p> <p>15. 15</p> <p>16. 16</p> <p>17. 17</p> <p>18. 18</p> <p>19. 19</p> <p>20. 20</p>	<p>1. CHANGE SIZE</p> <p>2. SEE TABLE OF DOOR TYPES</p> <p>3. 1/2" MIN. THICK</p> <p>4. 1/4" MIN. THICK</p> <p>5. 1/8" MIN. THICK</p> <p>6. 1/4" MIN. THICK</p> <p>7. 1/8" MIN. THICK</p> <p>8. 1/4" MIN. THICK</p> <p>9. 1/8" MIN. THICK</p> <p>10. 1/4" MIN. THICK</p> <p>11. 1/8" MIN. THICK</p> <p>12. 1/4" MIN. THICK</p> <p>13. 1/8" MIN. THICK</p> <p>14. 1/4" MIN. THICK</p> <p>15. 1/8" MIN. THICK</p> <p>16. 1/4" MIN. THICK</p> <p>17. 1/8" MIN. THICK</p> <p>18. 1/4" MIN. THICK</p> <p>19. 1/8" MIN. THICK</p> <p>20. 1/4" MIN. THICK</p>

000763

ALKALI FLAT FAMILY HOUSING

16 UNITS ON 3 SCATTERED SITES

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
SACRAMENTO CALIFORNIA

DEAN F. LUNCER
AIA INC.
ARCHITECTURE AND
PLANNING
700 Alameda Blvd.
Sacramento, California
95811

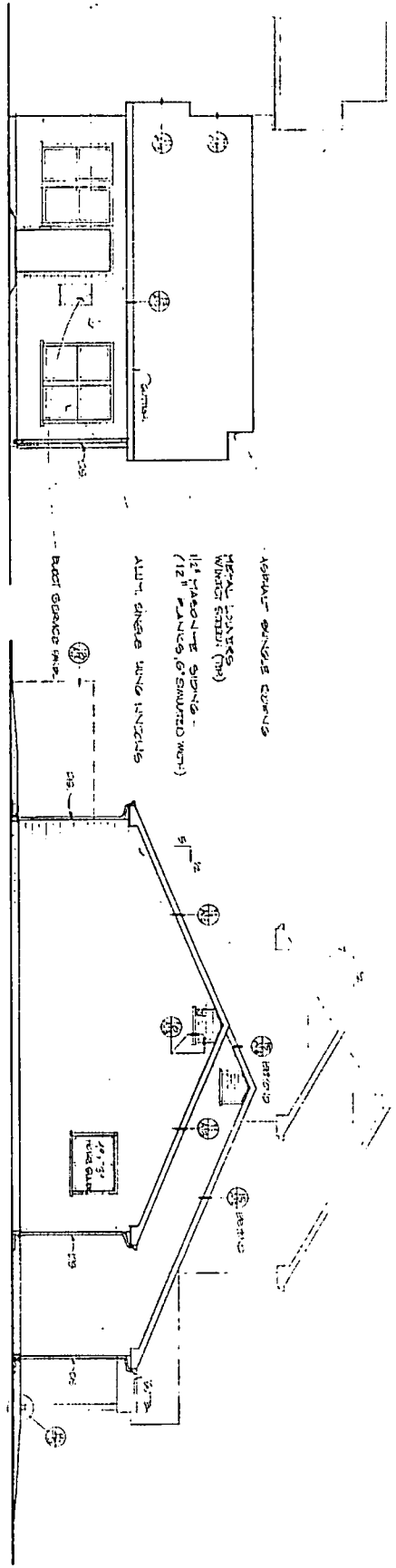
architect

checked by: J.S.C.

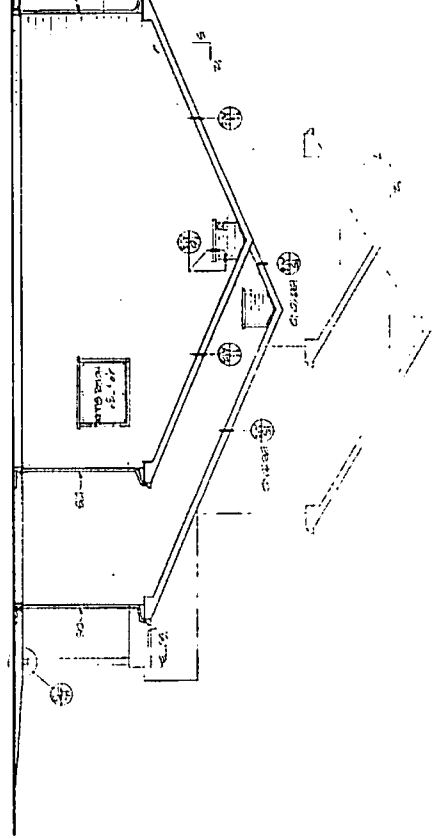
date: 4-28-51

sheet title: sheet no. 11

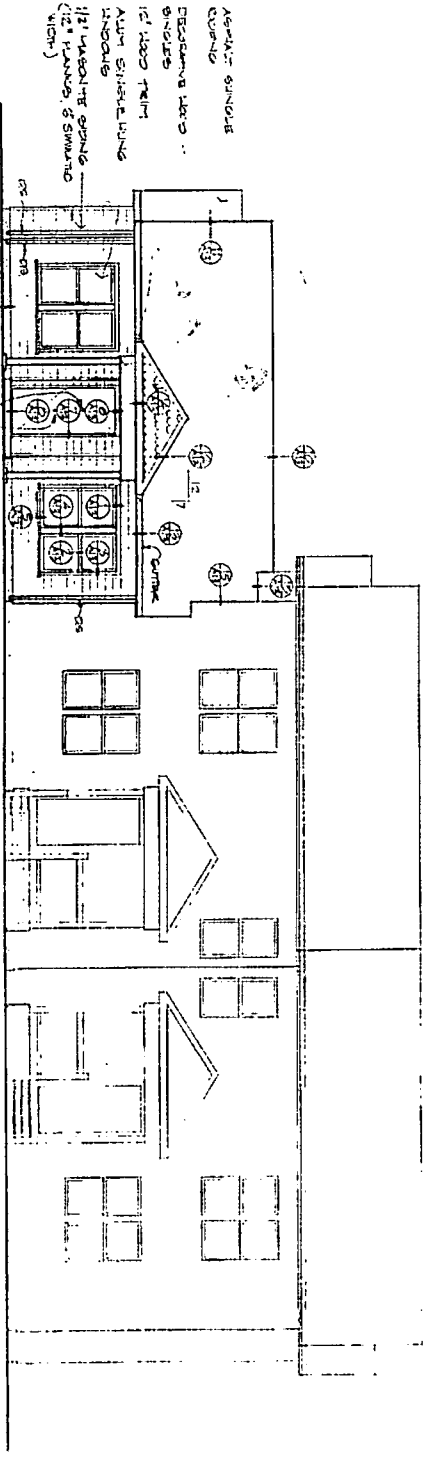
of 44 sheets



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION

1 1/2" x 11'-0"
 ALL WINDOWS SHOW: ARE 28" x 58" UNLESS OTHERWISE NOTED
 WINDOWS UNLESS OTHERWISE NOTED

000764

2 BR FCP

DEAN F. UNGER
 AIA, INC.
 ARCHITECTURE AND
 ENVIRONMENTAL
 PLANNING
 700 Alhambra Bldg.
 Sacramento, California
 95811

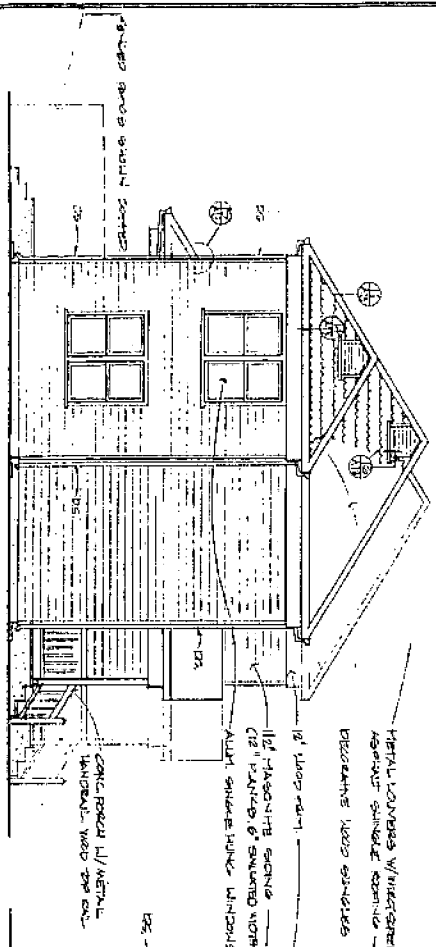
ALKALI FLAT FAMILY HOUSING
 16 UNITS ON 3 SCATTERED SITES
 U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
 SACRAMENTO CALIFORNIA

REVISIONS
 THE DRAWING, FIRST ISSUE, AND HEREIN TO BE USED FOR CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE ARCHITECT.
 ARCHITECT
 L. W. HARRIS
 DRAWN BY: JSC
 CHECKED BY: JSC
 JOB NO. 30-20
 DATE 12-2-57
 DRAWING NO.

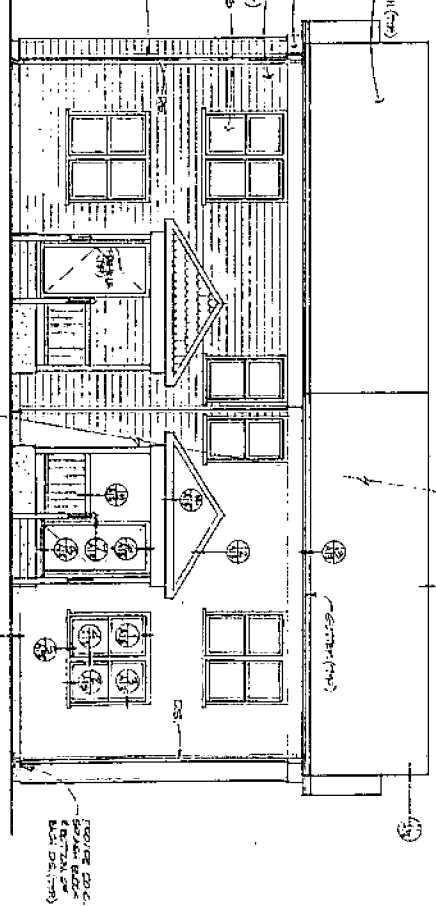
Sheet Title
 Sheet No. 5
 of 22 sheets

000765

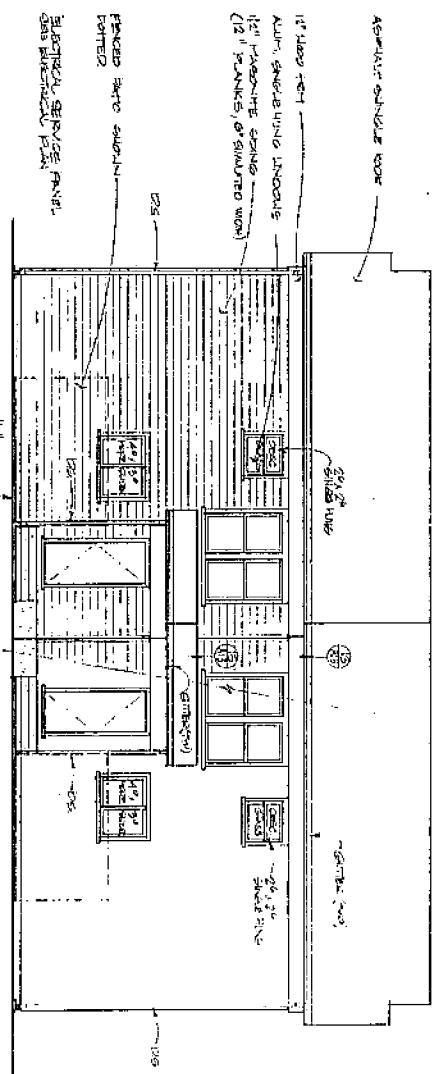
SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



TYPICAL ELEVATION 3 BR UNIT

ALL WINDOWS SHOWN ARE 2 1/2 x 3 8 SINGLE HUNG
 ALL WINDOWS SHOW BRICK SILLING WITH LINEN
 ORIENTED UP

NO

Sheet No. 15

1/4\"/>

ALKALI FLAT FAMILY HOUSING

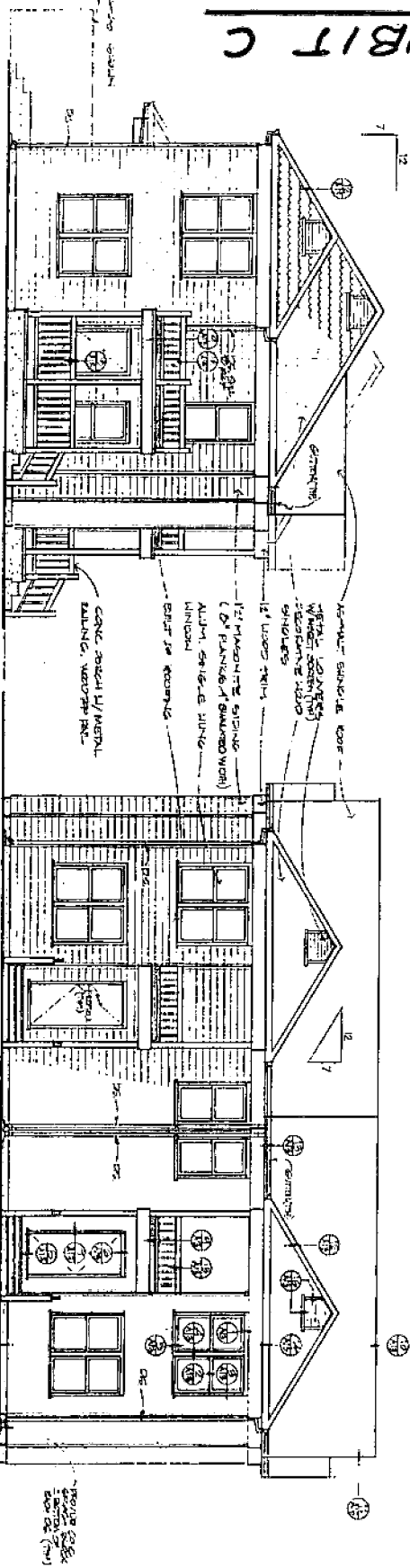
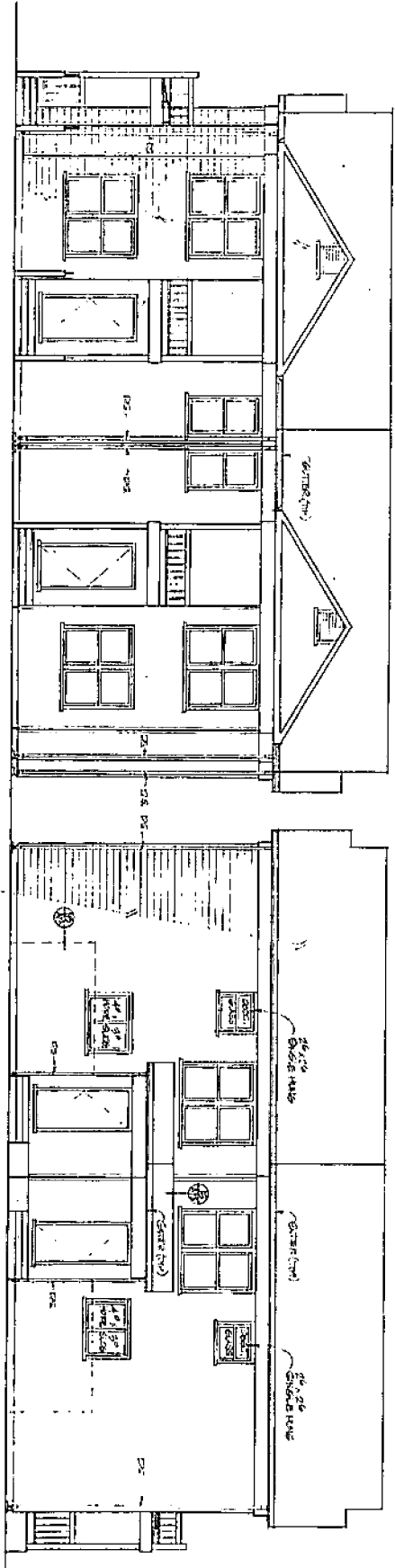
16 UNITS ON 3 SCATTERED SITES
 U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
 SACRAMENTO CALIFORNIA

DEAN F. UNCER
 AIA INC.
 ARCHITECTURE AND
 PLANNING
 200 Alhambra Blvd.
 Alhambra, California
 91801

Revisions
 This drawing is not final
 and is not to be used for
 construction until signed
 by the architect.

Architect
 Date
 Drawn by
 Checked by
 Title
 Date
 Drawing No.

EXHIBIT C



SIDE ELEVATION
1/4 STREET ELEVATIONS

REAR ELEVATION (TYPICAL) SEE SHEET A-B

FRONT ELEVATION
1/4 STREET ELEVATIONS

FRONT ELEV 3 BR UNIT

000766

ALKALI FLAT FAMILY HOUSING

16 UNITS ON 3 SCATTERED SITES
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
SACRAMENTO CALIFORNIA

DEAN E. UNGER
AAA INC.
ARCHITECTURE AND
ENGINEERING
700 Alhambra Blvd.
Sacramento, California
95808 916 441 5847

Revision
This drawing is not final
and is to be used only
for the information
of the architect.
DATE 11-1-51
DRAWING NO. A17

Sheet title
Sheet No. 12
of 44 sheets