

CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814

ACTION OF THE ZONING ADMINISTRATOR

On January 28, 1998, the Zoning Administrator withdrew at the applicant's request, a special permit, parcel merger, and variance for a child care center for the project known as Z97-018.

Project Information

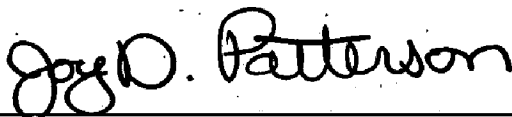
Request: Zoning Administrator Special Permit to operate a child care center for 60 children within an existing facility in a church complex located on 1.74± developed acres in the Agriculture (A) zone. Zoning Administrator Parcel Merger to merge two parcels into one parcel. Zoning Administrator Variance to waive the required masonry wall.

Location: 728 Benton Avenue

Assessor's Parcel Number: 237-0110-019, 022

Applicant: Macedonia Baptist Church of Del Paso Heights (Attn: Edward Varnado)
700 Benton Avenue
Sacramento, CA 95838

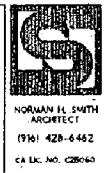
Property Owner: Same as Applicant



Joy D. Patterson
Zoning Administrator

cc: File
ZA Binder

REMODEL OF AN EXIST. DAYCARE FACILITY FOR MACEDONIA BAPTIST CHURCH SACRAMENTO, CA



REVISIONS

SCALE: 1"=20'

SITE PLAN

CODE ANALYSIS

JOB INFORMATION

CODES USED: 94 UBC, 93 IBC, 94 UMC
94 UPC, 95 CBC

PREVIOUS USE: RESIDENTIAL CARE

PROPOSED USE: DAYCARE

OCCUPANCY: E-3

CONST. TYPE: V-N

OCCUP. LOAD: 90

EXITS REQD.: 2

PARKING: (E)

SPRINKLERED: (E)

BASIC ALLOW: 9,100 SF

INCR. FOR YARDS: 11A

INCR. FOR MULT.: NA

INCR. FOR F.E.SYS.: NA

TOT. ALLOW AREA: 9,100 SF

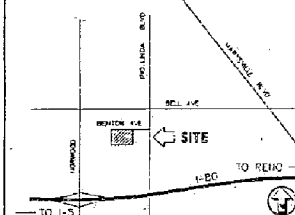
TOTAL SQ. FT.: 2,845 SF

NAME: MACEDONIA BAPTIST
ADDRESS: 709 BENTON AVE.
CITY: SACRAMENTO, CA
ATH:

SCOPE OF WORK: REMODEL OF EXISTING FACILITY FOR DAYCARE. WORK TO INCLUDE NEW PLUMBING, FIXES, RAMPS AND INTERIOR FINISHES.

VICINITY MAP

INDEX



CS COVER SHEET, SITEPLAN
A1 FLOOR PLAN
A2 EXTERIOR ELEVATIONS
FP FIRE PROTECTION PLAN

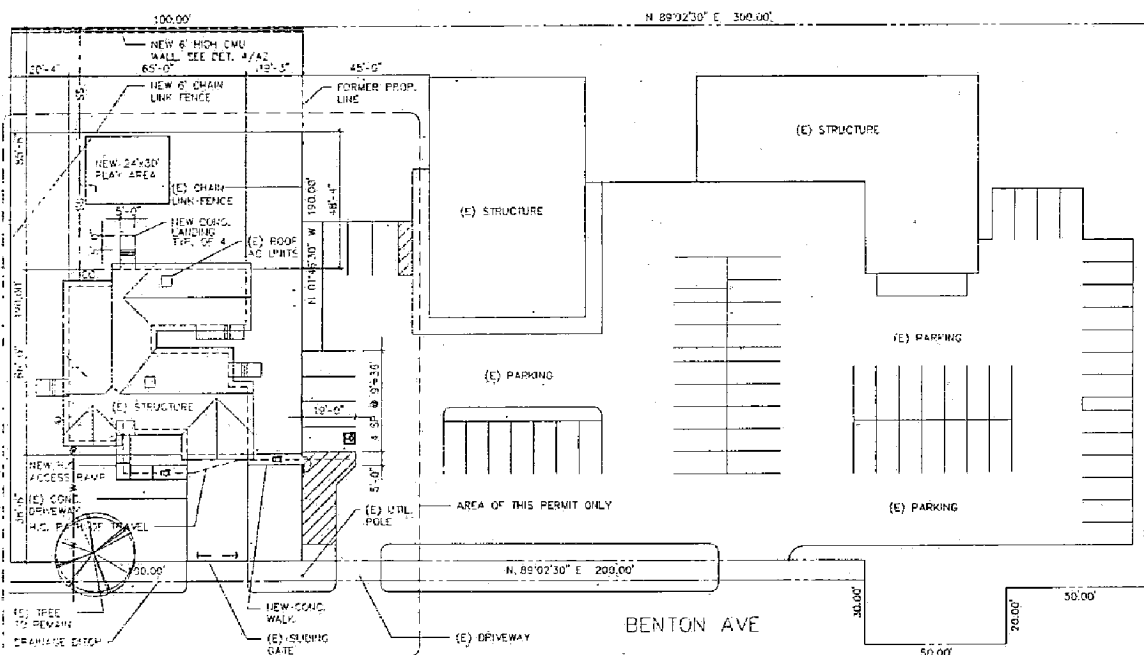
NOTES

SITE ACCESSIBILITY NOTES
EACH PARKING SPACE RESERVED FOR PERSONS WITH PHYSICAL DISABILITIES SHALL BE IDENTIFIED BY A REFLECTORIZED SIGN PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH SPACE CONSISTING OF A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE ON DARK BLUE BACKGROUND. THE SIGN SHALL NOT BE SMALLER THAN 70 SQ. IN. AREA AND, WHEN IN THE PATH OF TRAVEL SHALL BE POSTED AT A MINIMUM HEIGHT OF 80 IN. FROM THE BOTTOM OF THE SIGN TO THE PARKING SPACE FINISHED GRADE. SIGNS MAY ALSO BE CENTERED ON THE WALL AT THE INTERIOR END OF THE PARKING SPACE AT A MINIMUM HEIGHT OF 36 IN. FROM THE SPACE FINISHED GRADE, GROUND ACCESSIBLE! MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY.

AN ADDITIONAL SIGN SHALL ALSO BE POSTED, IN A CONSPICUOUS PLACE, AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES, OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH SPACE. THE SIGN SHALL BE NOT LESS THAN 17" BY 22" WITH WHITE LETTERING NOT LESS THAN 1" HIGH, WHICH CLEARLY STATES THE FOLLOWING: UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES MAY BE TOWED AWAY AT OWNERS EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT INFORMATION AS A PERMANENT PART OF THE SIGN.

OR BY TELEPHONING _____ BLANK SPACES ARE TO BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN.

IN ADDITION TO THE ABOVE REQUIREMENTS, THE SURFACE OF EACH ACCESSIBLE PARKING SPACE SHALL HAVE A SURFACE IDENTIFICATION DUPLICATING EITHER OF THE FOLLOWING SCHEMES:
1. BY OUTLINING OR PAINTING THE SPACE IN BLUE AND OUTLINING ON THE GROUND IN THE SPACE IN WHITE OR SUITABLE CONTRASTING COLOR A PROFILE VIEW OCCUPANT A WHEELCHAIR WITH OCCUPANT; OR
2. BY OUTLINING A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE ON BLUE BACKGROUND. THE PROFILE SHALL BE LOCATED SO THAT IT IS VISIBLE TO A TRAFFIC ENFORCEMENT OFFICER WHEN A VEHICLE IS PROPERLY PARKED IN THE SPACE AND SHALL BE 36" HIGH AND 36" WIDE.



SITE PLAN
SCALE: 1"=20'



A DAYCARE FACILITY REMODEL FOR:
MACEDONIA BAPTIST CHURCH
SACRAMENTO, CA

DATE: 2/20/97
PLOT SCALE:
1/4"=1'
FILE: MACAGD
JOB: 96125
SHEET #





NORMAN H. SMITH
ARCHITECT
1916 428-6462
CALIF. NO. C63600

REVISIONS

A DAYCARE FACILITY REMODEL FOR:
MACEDONIA BAPTIST CHURCH
SACRAMENTO, CA

DATE: 02/20/97
PLOT SCALE:
1/4" = 1'
FILE: MAC001
JOB: 96125
SHEET #

A1

SYMBOL LEGEND

- ☐ CEILING SUPPLY AIR DIFFUSER
- ↺ RETURN AIR
- ⊗ ATFC ACCESS
- SINGLE POLE SWITCH-110V OUTLET
- 220V OUTLET
- INCANDESCENT FIXTURE
- ◊ WALL MOUNTED FIXTURE
- FLUORESCENT FIXTURE
- ⊙ EXHAUST FAN
- ⊞ THERMOSTAT
- ☎ TELEPHONE

WALL LEGEND

- ==== (E) WALL TO BE REMOVED
- ===== (E) WALL TO REMAIN
- ▬ INFILL OPENING 1/2" STUDS & 1/2" OR 5/8" G.P. BC. EA. SIDE THRU TO MATCH (E)

- DOOR NOTES**
1. ALL INTERIOR DOORS TO HAVE LEVER HARDWARE.
 2. RESTROOM DOORS TO HAVE HANDICAP ACCESS SIGNAGE. SEE ACCESSIBILITY NOTES.
 3. ALL EXTERIOR DOORS TO HAVE LOCKING LEVER HARDWARE AND OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
 4. MAIN EXIT DOORS WITH KEY-LOCKING HARDWARE TO HAVE TO HAVE A READILY VISIBLE DURABLE SIGN ON OR ADJACENT TO THE DOOR STATING THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS IN 1" HIGH LETTERS ON A CONTRASTING BACKGROUND.
 5. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8.5 POUNDS FOR EXTERIOR DOORS, 5 POUNDS FOR INTERIOR DOORS, AND 15 POUNDS FOR GLAZED DOORS.
 6. THE FLOOR OR LANDING AT EXTERIOR DOORS SHALL BE NO MORE THAN 1/2" BELOW THE THRESHOLD OF THE DOORWAY. CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELLED WITH A SLOPE NO MORE THAN 1:2.

WINDOW SCHEDULE

ALL WINDOWS ARE EXIST. UNLESS NOTED OTHERWISE

NO.	TYPE	SIZE	REMARKS
W01	SLDR	410x110	
W02	SLDR	410x110	
W03	SLDR	510x310	
W04	SLDR	510x310	
W05	SLDR	110x210	
W06	FG	2x4x0	NEW, TEMP. GLASS
W07	SLDR	310x410	
W08	SLDR	231x10	
W09	SLDR	410x210	
W10	SLDR	410x210	
W11	SLDR	310x310	
W12	SLDR	68x410	NEW.
W13	SLDR	310x210	
W14	SLDR	310x310	
W15	SLDR	110x110	
W16	SLDR	510x25	
W17	SLDR	2x4x0	NEW, TEMP. GLASS

RAMP NOTES:

1. GROSS SLOPE OF RAMP SURFACE IS TO BE NO GREATER THAN 1:50.
2. HANDRAILS TO BE PLACED ON BOTH SIDES OF RAMP AND TO BE 34" JB ABOVE THE RAMP SURFACE. HANDRAILS ARE TO EXTEND A MINIMUM OF 12" BEYOND THE TOP AND BOTTOM OF THE RAMP AND THE ENDS ARE TO BE RETURNED.
3. HANDRAILS PROJECTING FROM A WALL ARE ARE TO HAVE A 1-1/2" SPACE BETWEEN THE WALL AND THE HANDRAIL. THE GRIP PORTION IS TO BE 1-1/4" TO 2" IN GROSS SECTION OF THE SHAPE IS TO PROVIDE AN EQUIVALENT GRIPPING SURFACE AND ALL SURFACES ARE TO BE SMOOTH WITH NO SHARP CORNERS.
4. WHEN THE RAMP IS NOT BOUNDED BY A WALL OR FENCE AND THE RAMP EXCEEDS 10' IN LENGTH, THE RAMP IS TO BE PROVIDED WITH A GUIDE CURB A MINIMUM OF 2" IN HEIGHT OR A WHEEL GUIDE RAIL CENTERED 3"-PLUS OR MINUS 1" ABOVE THE RAMP SURFACE.

DOOR SCHEDULE

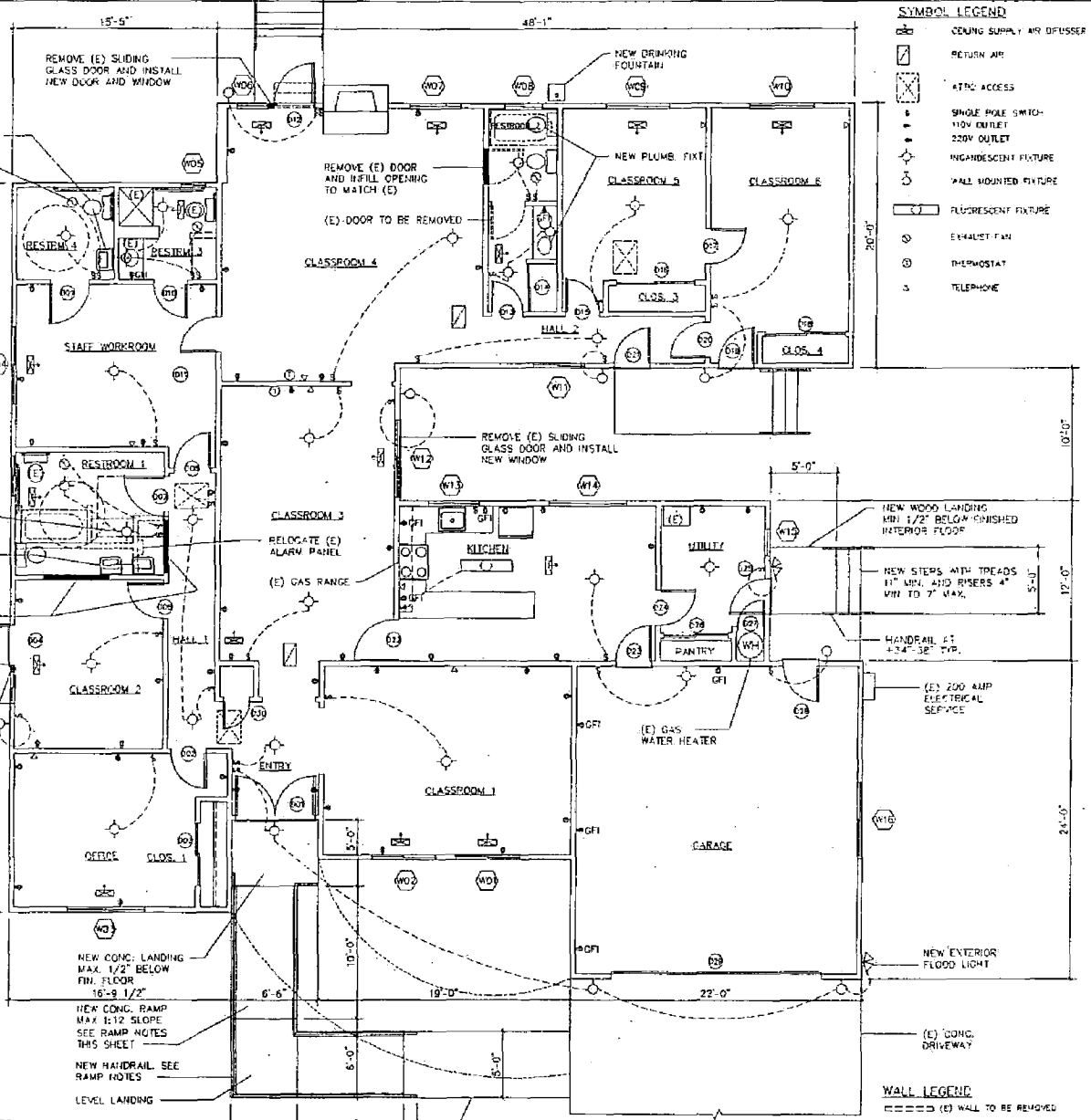
ALL DOORS ARE EXISTING UNLESS OTHERWISE NOTED OTHERWISE. SEE DOOR NOTES THIS SHEET.

NO.	TYPE	MATERIAL	WIDTH	HEIGHT	REMARKS
D01	SC	WOOD	2-3/4	6'-8"	
D02	HC	WOOD	2'-8"	6'-8"	
D03	BP-PASS	WOOD	4'-9"	5'-8"	
D04	SC	WOOD	3'-0"	5'-8"	NEW, WS & TH
D05	HC	WOOD	2'-8"	6'-8"	
D06	BP-PASS	WOOD	5'-0"	5'-8"	
D07	HC	WOOD	3'-0"	6'-8"	NEW. SEE SIGN NOTES
D08	HC	WOOD	2'-8"	6'-8"	
D09	HC	WOOD	2'-8"	6'-8"	NEW. SEE SIGN NOTES
D10	HC	WOOD	2'-8"	6'-8"	
D11	SC	WOOD	3'-0"	6'-8"	
D12	HC	WOOD	3'-4"	6'-8"	NEW, WS & TH
D13	HC	WOOD	3'-7 1/2	6'-8"	
D14	BP-PASS	WOOD	5'-0"	5'-8"	
D15	HC	WOOD	2'-8"	6'-8"	
D16	BP-PASS	WOOD	5'-0"	5'-8"	
D17	HC	WOOD	2'-8"	6'-8"	
D18	BP-PASS	WOOD	5'-0"	5'-8"	
D19	SC	WOOD	2'-8"	6'-8"	
D20	HC	WOOD	2'-8"	6'-8"	
D21	SC	WOOD	2'-8"	6'-8"	
D22	HALF GATE	WOOD	3'-0"	5'-8"	NEW. SELF-CLOSING.
D23	SC	WOOD	2'-8"	6'-8"	
D24	HC	WOOD	2'-8"	6'-8"	
D25	SC	WOOD	2'-8"	6'-8"	
D26	BP-PASS	WOOD	4'-11"	6'-8"	
D27	HC	WOOD	2'-0"	6'-8"	
D28	SC	WOOD	2'-8"	6'-8"	
D29	ROLL-UP	METAL	16'-0"	7'-0"	
D30	HC	WOOD	2'-0"	6'-8"	

ROOM FINISH SCHEDULE

ROOM NAME	FLOOR	RAMP	WALLS	CWNING HT	CEILING
CLASSROOM 1	WGT	(E) WOOD	PAINTED GYP. BD.	+8'-0"	PAINTED GYP. BD.
CLASSROOM 2	WGT	(E) WOOD	PAINTED GYP. BD.	+8'-0"	PAINTED GYP. BD.
CLASSROOM 3	WGT	(E) WOOD	PAINTED GYP. BD.	+8'-0"	PAINTED GYP. BD.
CLASSROOM 4	WGT	(E) WOOD	PAINTED GYP. BD.	+8'-0"	PAINTED GYP. BD.
CLASSROOM 5	WGT	(E) WOOD	PAINTED GYP. BD.	+8'-0"	PAINTED GYP. BD.
CLASSROOM 6	WGT	(E) WOOD	PAINTED GYP. BD.	+8'-0"	PAINTED GYP. BD.
CLASSROOM 7	WGT	(E) WOOD	PAINTED GYP. BD.	+8'-0"	PAINTED GYP. BD.
CLASSROOM 8	WGT	(E) WOOD	PAINTED GYP. BD.	+8'-0"	PAINTED GYP. BD.
CLASSROOM 9	WGT	(E) WOOD	PAINTED GYP. BD.	+8'-0"	PAINTED GYP. BD.
CLASSROOM 10	WGT	(E) WOOD	PAINTED GYP. BD.	+8'-0"	PAINTED GYP. BD.
CLASSROOM 11	WGT	(E) WOOD	PAINTED GYP. BD.	+8'-0"	PAINTED GYP. BD.
CLASSROOM 12	WGT	(E) WOOD	PAINTED GYP. BD.	+8'-0"	PAINTED GYP. BD.
CLASSROOM 13	WGT	(E) WOOD	PAINTED GYP. BD.	+8'-0"	PAINTED GYP. BD.
CLASSROOM 14	WGT	(E) WOOD	PAINTED GYP. BD.	+8'-0"	PAINTED GYP. BD.
CLASSROOM 15	WGT	(E) WOOD	PAINTED GYP. BD.	+8'-0"	PAINTED GYP. BD.
CLASSROOM 16	WGT	(E) WOOD	PAINTED GYP. BD.	+8'-0"	PAINTED GYP. BD.
CLASSROOM 17	WGT	(E) WOOD	PAINTED GYP. BD.	+8'-0"	PAINTED GYP. BD.
CLASSROOM 18	WGT	(E) WOOD	PAINTED GYP. BD.	+8'-0"	PAINTED GYP. BD.
CLASSROOM 19	WGT	(E) WOOD	PAINTED GYP. BD.	+8'-0"	PAINTED GYP. BD.
CLASSROOM 20	WGT	(E) WOOD	PAINTED GYP. BD.	+8'-0"	PAINTED GYP. BD.
CLASSROOM 21	WGT	(E) WOOD	PAINTED GYP. BD.	+8'-0"	PAINTED GYP. BD.
CLASSROOM 22	WGT	(E) WOOD	PAINTED GYP. BD.	+8'-0"	PAINTED GYP. BD.
CLASSROOM 23	WGT	(E) WOOD	PAINTED GYP. BD.	+8'-0"	PAINTED GYP. BD.
CLASSROOM 24	WGT	(E) WOOD	PAINTED GYP. BD.	+8'-0"	PAINTED GYP. BD.
CLASSROOM 25	WGT	(E) WOOD	PAINTED GYP. BD.	+8'-0"	PAINTED GYP. BD.
CLASSROOM 26	WGT	(E) WOOD	PAINTED GYP. BD.	+8'-0"	PAINTED GYP. BD.
CLASSROOM 27	WGT	(E) WOOD	PAINTED GYP. BD.	+8'-0"	PAINTED GYP. BD.
CLASSROOM 28	WGT	(E) WOOD	PAINTED GYP. BD.	+8'-0"	PAINTED GYP. BD.
CLASSROOM 29	WGT	(E) WOOD	PAINTED GYP. BD.	+8'-0"	PAINTED GYP. BD.
CLASSROOM 30	WGT	(E) WOOD	PAINTED GYP. BD.	+8'-0"	PAINTED GYP. BD.
CLASSROOM 31	WGT	(E) WOOD	PAINTED GYP. BD.	+8'-0"	PAINTED GYP. BD.
CLASSROOM 32	WGT	(E) WOOD	PAINTED GYP. BD.	+8'-0"	PAINTED GYP. BD.
CLASSROOM 33	WGT	(E) WOOD	PAINTED GYP. BD.	+8'-0"	PAINTED GYP. BD.
CLASSROOM 34	WGT	(E) WOOD	PAINTED GYP. BD.	+8'-0"	PAINTED GYP. BD.
CLASSROOM 35	WGT	(E) WOOD	PAINTED GYP. BD.	+8'-0"	PAINTED GYP. BD.
CLASSROOM 36	WGT	(E) WOOD	PAINTED GYP. BD.	+8'-0"	PAINTED GYP. BD.
CLASSROOM 37	WGT	(E) WOOD	PAINTED GYP. BD.	+8'-0"	PAINTED GYP. BD.
CLASSROOM 38	WGT	(E) WOOD	PAINTED GYP. BD.	+8'-0"	PAINTED GYP. BD.
CLASSROOM 39	WGT	(E) WOOD	PAINTED GYP. BD.	+8'-0"	PAINTED GYP. BD.
CLASSROOM 40	WGT	(E) WOOD	PAINTED GYP. BD.	+8'-0"	PAINTED GYP. BD.
CLASSROOM 41	WGT	(E) WOOD	PAINTED GYP. BD.	+8'-0"	PAINTED GYP. BD.
CLASSROOM 42	WGT	(E) WOOD	PAINTED GYP. BD.	+8'-0"	PAINTED GYP. BD.
CLASSROOM 43	WGT	(E) WOOD	PAINTED GYP. BD.	+8'-0"	PAINTED GYP. BD.
CLASSROOM 44	WGT	(E) WOOD	PAINTED GYP. BD.	+8'-0"	PAINTED GYP. BD.
CLASSROOM 45	WGT	(E) WOOD	PAINTED GYP. BD.	+8'-0"	PAINTED GYP. BD.
CLASSROOM 46	WGT	(E) WOOD	PAINTED GYP. BD.	+8'-0"	PAINTED GYP. BD.
CLASSROOM 47	WGT	(E) WOOD	PAINTED GYP. BD.	+8'-0"	PAINTED GYP. BD.
CLASSROOM 48	WGT	(E) WOOD	PAINTED GYP. BD.	+8'-0"	PAINTED GYP. BD.
CLASSROOM 49	WGT	(E) WOOD	PAINTED GYP. BD.	+8'-0"	PAINTED GYP. BD.
CLASSROOM 50	WGT	(E) WOOD	PAINTED GYP. BD.	+8'-0"	PAINTED GYP. BD.

- NOTES:**
1. ALL ELECTRICAL FIXTURES AND CONNECTIONS, MECHANICAL AND PLUMBING FIXTURES ARE EXISTING UNLESS NOTED OTHERWISE.
 - 3-SEE DET. 1/42 FOR COVER BASE AND FRP INSTALLATION.



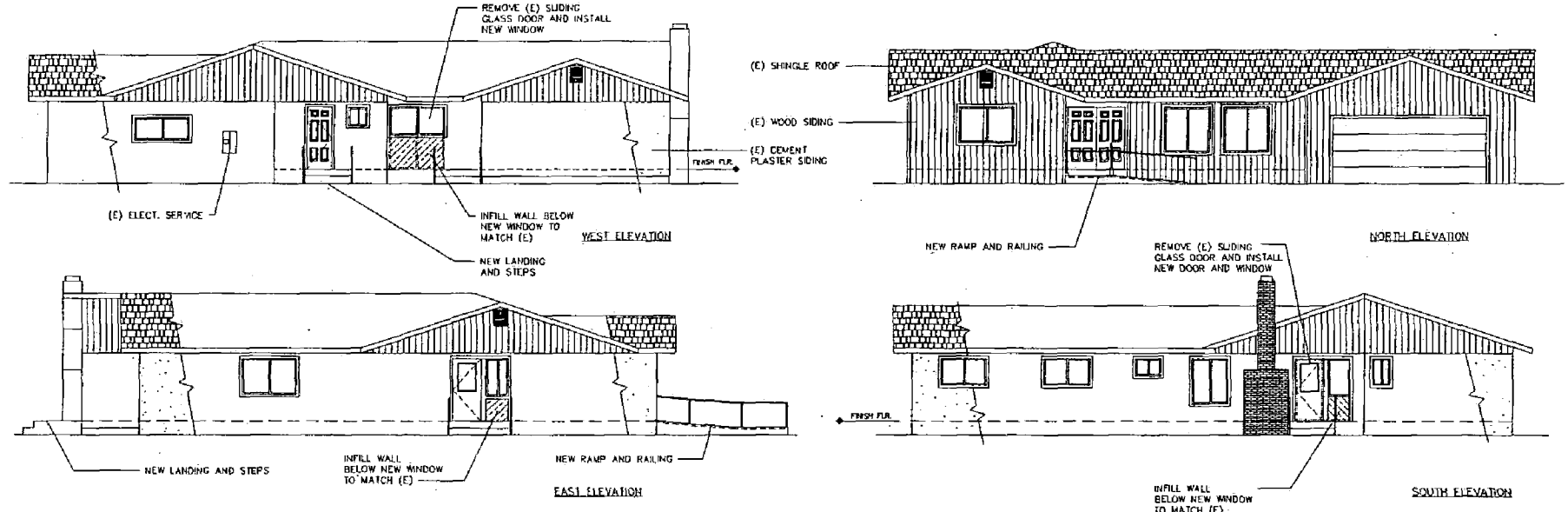
FLOOR PLAN

2,845 S.F. SCALE: 1/4" = 1'-0"



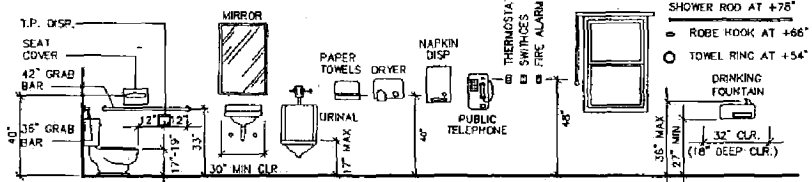
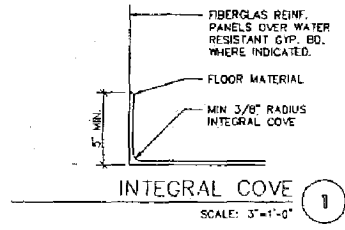
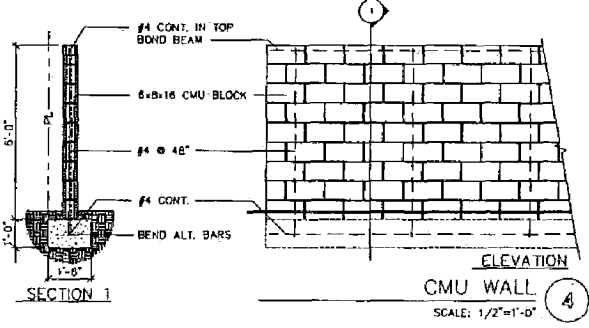
NORMAN H. SMITH
ARCHITECT
(916) 428-6462
CA LIC NO. C26040

NO.	REVISIONS



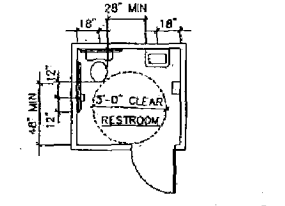
EXTERIOR ELEVATIONS
SCALE: 3/16"=1'-0"

RESTROOM DOOR SIGNAGE
DOORWAYS LEADING TO MENS RESTROOMS SHALL BE IDENTIFIED BY AN EQUILATERAL TRIANGLE 1/4" THICK WITH EDGES 12" LONG AND A VERTEX POINTING UPWARDS. WOMENS RESTROOMS SHALL BE IDENTIFIED BY A CIRCLE 1/4" THICK AND 12" IN DIAMETER. SYMBOLS SHALL BE CENTERED ON THE DOOR AT A HEIGHT OF 60" AND THEIR COLOR AND CONTRAST SHALL BE DIFFERENT FROM THE COLOR AND CONTRAST OF THE DOOR.
ALSO PROVIDE A RAISED LETTER AND A BRILLE SIGN BESIDE EACH RESTROOM DOOR INSTALLED ON THE WALL ADJACENT TO THE LATCH OUTSIDE THE DOOR. MOUNTING HEIGHT SHALL BE 60" ABOVE THE FINISH FLOOR TO THE CENTERLINE OF THE SIGN AND LOCATED SO THAT A PERSON MAY APPROACH WITHIN 3" OF THE SIGN WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF THE DOOR.



HC MOUNTING HEIGHTS
SCALE: NONE

- NOTES:**
1. HEIGHT TO TOP OF SEAT OR FLOOR MOUNTED WATER CLOSETS MIN. 17" TO MAX. 19" AND FOR STANDARD SEATS 18".
 2. NOT WATER SUPPLIES AND DRAINS TO BE COVERED OR INSULATED.
 3. NO DRIP OR ADHESIVE SURFACES UNDER LAVS.
 4. MIN. 10" CLEARANCE UNDER FRONT OF LAV TO BE 30" HIGH, 9" HIGH AND 17" DEEP.
 5. CONTROLS ON LAV TO BE OPERABLE WITH ONE HAND AND WITH MAX. ACTIVATING FORCE OF 5 POUNDS. SELF CLOSING VALVES TO REMAIN OPEN MIN. 10 SECS.
 6. PROVIDE A CLEAR SPACE OF 30" WIDE BY 48" DEEP IN FRONT OF LAV.



TYP. H.C. RESTROOM
SCALE: 1/4"=1'-0"

A DAYCARE FACILITY REMODEL FOR:
MACEDONIA BAPTIST CHURCH
SACRAMENTO, CA

DATE: 2/20/87
PLOT SCALE: 3/16"=1'-0"
FILE: MAC402
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