

---

**. CITY OF SACRAMENTO .**  
**. DESIGN REVIEW - PRESERVATION BOARD .**

**1231 "I" Street, Suite 200, SACRAMENTO, CALIFORNIA 95814**

---

**APPLICANT** Reynolds Webber Architects; 777 Campus Commons, #165; Sacto. 95825  
**OWNER** Sacto. Hsg. Redev. Agency; 631 F Street; Sacramento 95814  
**PLANS BY** Applicant **REPORT BY** LS:hp  
**FILING DATE** 6/22/92 **ASSESSOR'S PARCEL NUM.** 250-314-032

---

*Approved with amended condition by Board 8/5/92. LS:hp*

**LOCATION:** 3257-63 Norwood Avenue

**PROPOSAL:** Construction of new 5,000 square feet day care facility and rehab of four existing apartment buildings (16 units).

**PROJECT INFORMATION:**

Existing Zoning of Site: R-2B  
Existing Land Use of Site: Multi-family

**Surrounding Land Use and Zoning:**

North: Vacant; R-2B  
South: Church; R-2B  
East: Multi-family, R-2B  
West: Residential, R-1

Property Dimensions: 227'-0" x 202'-0"  
Property Area: 1.05 acres  
Height of Building: Daycare Building, 18'-0";  
Apartment Buildings, 26'-0"  
Square Footage of Building: 5,000 sq. ft. (Daycare Bldg.);  
1,800 sq. ft. (ea. Apartment Bldg.-4 total)  
Parking Required: 26 Spaces  
Parking Proposed: 26 Spaces  
Significant Features of Site: Del Paso Heights Design Review District  
Exterior Building Colors: Brick Red, Tans, White  
Exterior Building Materials: Stucco, Wood Siding and Trim

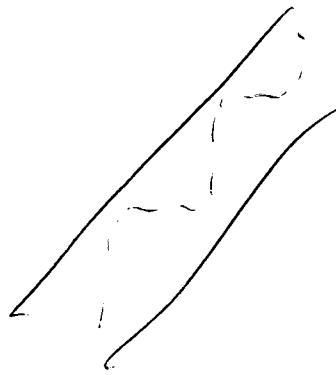
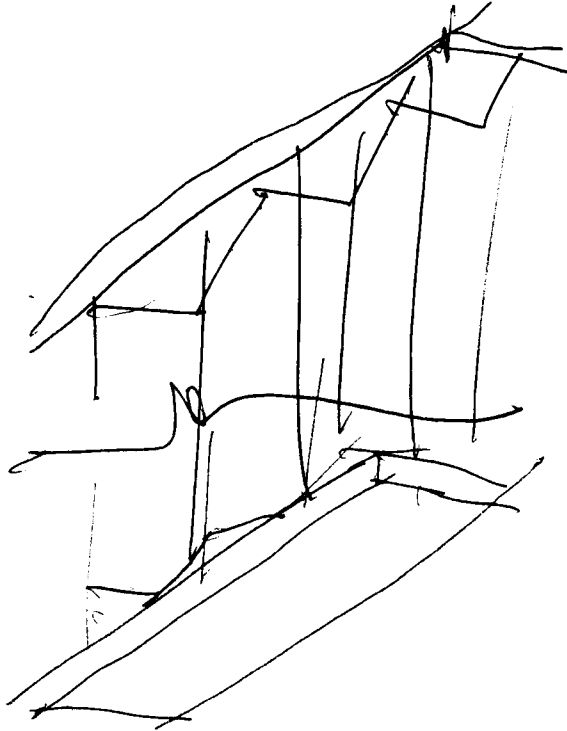
**BACKGROUND INFORMATION:** The proposal consists of a new daycare facility serving 60 to 70 children. The daycare also provides a community room for use by the apartment tenants. The rehabilitation of the apartments includes structural and cosmetic remodeling, landscaping, fencing, parking and recreation spaces. Immediately to the west at Carroll Avenue, 3 apartment units will be rehabilitated to match the Norwood apartments. (The Carroll apartments are staff review but submitted together since two sites relate to each other.)

**PROJECT EVALUATION:** Staff has the following comments regarding the proposed project:

1. The applicant met with the Del Paso Heights RAC and with city staff and has responded to most comments to improve the project.
2. The proposed daycare building consists of a stucco base with horizontal lap siding above and vertical siding at the gable ends. Round columns accent the entry. Multi-paned windows and white trim provide contrast to the warm color tones of the building. Half circle vents in accent color add interest to the gable ends. Charcoal gray composition shingle roofing is utilized to further enrich the color scheme. Staff feels that the daycare design is well done and will be a strong visual anchor to the project.
3. The existing apartment buildings on the Norwood site are flat topped with a stucco finish. The proposal includes new pitched roof with composition shingles, enhanced entries at stairwells and new windows. A textured stucco base extends to the bottom of first floor windows with smooth plaster above bisected by wood trim bands. Staff is in support of the rehab design of the apartment buildings.
4. The new windows at extant apartment buildings will incorporate projecting sills and wide frames, strong vertical dividers and geometric mullions. Staff supports this design.
5. Decorative Ogee fascia gutters will provide additional interest at the roof edge.
6. Accent colored railing and vents will compliment the warm color scheme.
7. The existing apartment buildings on the Carroll site utilizes the same architectural features and color scheme as the Norwood site. Of special interest at the Carroll apartments, is the pedestrian bridge visually connecting the two buildings flanking the courtyard.
8. Decorative wrought iron railing will be utilized at both sides, and lush landscaping will serve to enhance the architecture. Staff supports the use of wrought iron and heavy landscaping.
9. Trash enclosures are proposed to reflect the materials and colors of the buildings. Staff has a concern with the durability of the proposed use of stucco on the trash enclosures.
10. No mechanical equipment will be located on the roof tops.

**STAFF RECOMMENDATIONS:** Staff recommends approval of the proposed project subject to the following conditions:

1. The vertical siding proposed at the gable ends of daycare facility shall be wood tongue and groove siding and not grooved plywood siding.



SIDE

2. The rough textured plaster base shall not be heavy trowel but must provide contrast to smooth plaster above.
3. New stairways shall have closed risers with parallel stringers.
4. The windows shall have a prefinished color. Applicant shall submit final details to staff for review and approval.
5. Provide 25 year laminated dimensional composition shingles with heavy ridge caps at all ridges.
6. No mechanical equipment shall be placed on the roof.
7. Final color scheme shall be submitted for review and approval of staff. *Staff and RAC shall review color schemes and samples of actual material to be used.*
8. Trash enclosures shall conform to city construction standards and relate to materials and colors utilized at buildings while maintaining a high durability.
9. Wrought iron railing color shall match deep accent tone of handrails and vents.
10. Final landscaping and irrigation plans shall be submitted for review and approval by staff and the Board landscape architect prior to the issuance of a building permit.

Approval is based on the following findings of fact:

1. The project, as conditioned, will enhance the surrounding area.
2. The project, as conditioned, addresses the concerns of the Del Paso RAC.
3. The project, as conditioned, conforms with the Board's design criteria.

**APPROVAL BY THE DESIGN REVIEW/PRESERVATION BOARD DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY TO MEET REQUIREMENTS OF ALL ZONING ORDINANCES AND BUILDING CODES.**

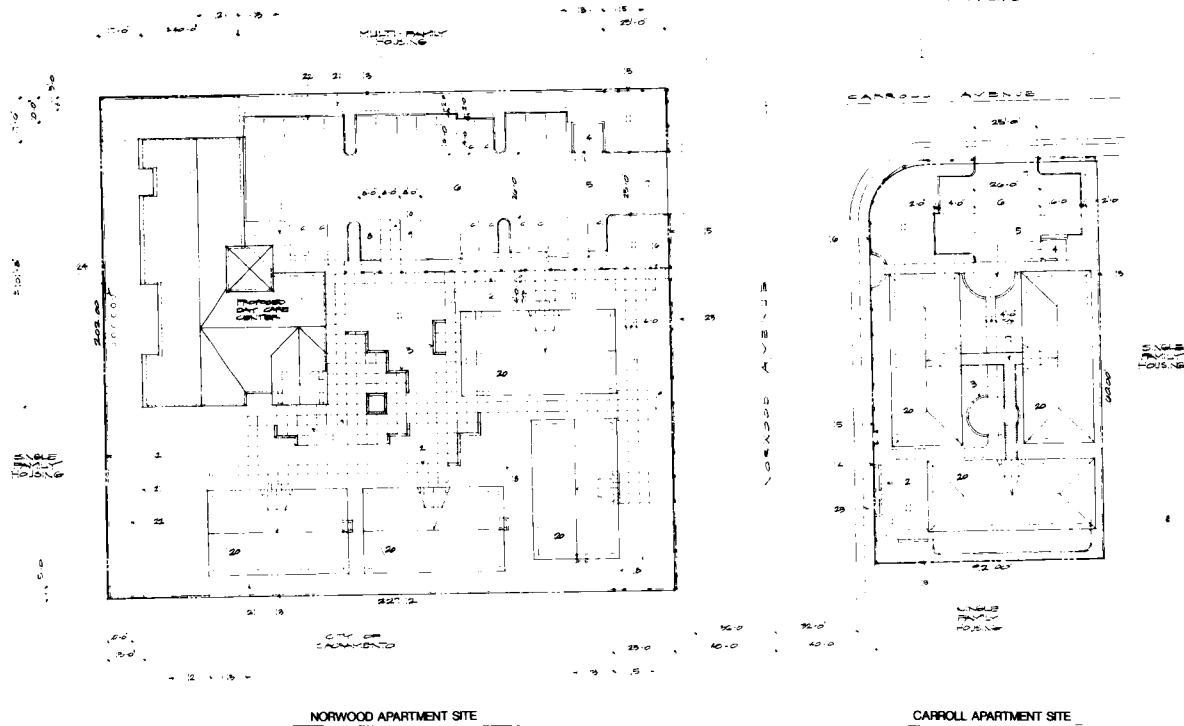
**FINAL PLANS SUBMITTED TO THE CITY FOR A BUILDING PERMIT WILL INCLUDE ALL CHANGES REQUIRED AS CONDITIONS OF APPROVAL BY THE BOARD. THE CHANGES WILL BE SHOWN BY DRAWING REVISIONS AND/OR BY NOTATION, WHICHEVER IS MORE APPLICABLE. PLANS WHICH HAVE OMISSIONS WILL BE RETURNED TO THE APPLICANT FOR CORRECTION AND WILL NOT BE PROCESSED. THE APPLICANT IS RESPONSIBLE FOR ANY TIME LOST DUE TO INCOMPLETE PLANS. NO EXCEPTIONS WILL BE MADE.**

**THE APPLICANT IS RESPONSIBLE FOR ANY DELAYS RESULTING FROM NONCOMPLIANCE WITH CONDITIONS OF APPROVAL.**

DR92-233

Aug. 5, 1992

Item 4



NORWOOD APARTMENT SITE

CARROLL APARTMENT SITE

SITE PLAN  
SCALE 1" = 20'-0"

KEY NOTES

1. NEW CONCRETE FLATWORK
2. NEW 4'-0" WIDE WALKWAY
3. NEW LOW SEATING WALL
4. NEW TRASH ENCLOSURE
5. NEW CONCRETE APRON
6. NEW ASPHALT PAVING
7. NEW DRIVEWAY
8. NEW HANDICAP PARKING STALL
9. NEW VAN HANDICAP PARKING STALL
10. NEW HANDICAP RAMP
11. NEW PLANTER
12. NEW 8'-0" HIGH CONCRETE BLOCK FENCE
13. NEW 8'-0" HIGH WOOD FENCE
14. NEW 8'-0" HIGH WOOD AND PLASTER FENCE
15. NEW 8'-0" HIGH WROUGHT IRON FENCE
16. NEW 4'-0" HIGH WROUGHT IRON FENCE
17. NEW STAIRWAY AND PEDESTRIAN BRIDGE
18. EXISTING TREE TO REMAIN
19. EXISTING TREE TO BE REMOVED
20. EXISTING TWO STORY APARTMENT BUILDING
21. ZONING BUILDING SETBACK
22. EXISTING PUBLIC UTILITY EASEMENT
23. EXISTING SIDEWALK, CURB AND GUTTER
24. LOCATION OF CONDENSING UNITS

Reynolds - Wobler

Architects, Inc.

777 Campus Commons  
Drive, Suite 188  
Sacramento, CA 95825  
916-920-2232

The undersigned architect does not  
warrant that these plans or the special  
conditions of contract prepared and  
issued hereunder are complete or  
correct in every particular. The  
contractor shall be responsible for  
checking the plans and specifications  
and for any errors or omissions  
therein or in part or any other way.

The contractor shall verify and be  
responsible for all dimensions and  
conditions of the site and the office  
shall be held in writing of any  
variations from the contract and  
conditions shown by these drawings.

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

Copyright © Reynolds - Wobler  
Architects, Inc.

Contract No.

Sheet No.

SITE PLAN

Project No.

SACRAMENTO  
HOUSING &  
REDEVELOPMENT  
AGENCY

FAMILY  
HOUSING  
DEMOLITION  
PROJECT

- CONSTRUCTION SET
- BID SET
- PLAN CHECK SET
- DESIGN DEVELOPMENT  
(JUN-86, 11, 18-88, 2)
- SCHEMATICS

Date	No.	Description
JUN 18, 1992	19-115-00	
DATE: JUNE 18, 1992		
DRAWN BY:		

S - 1

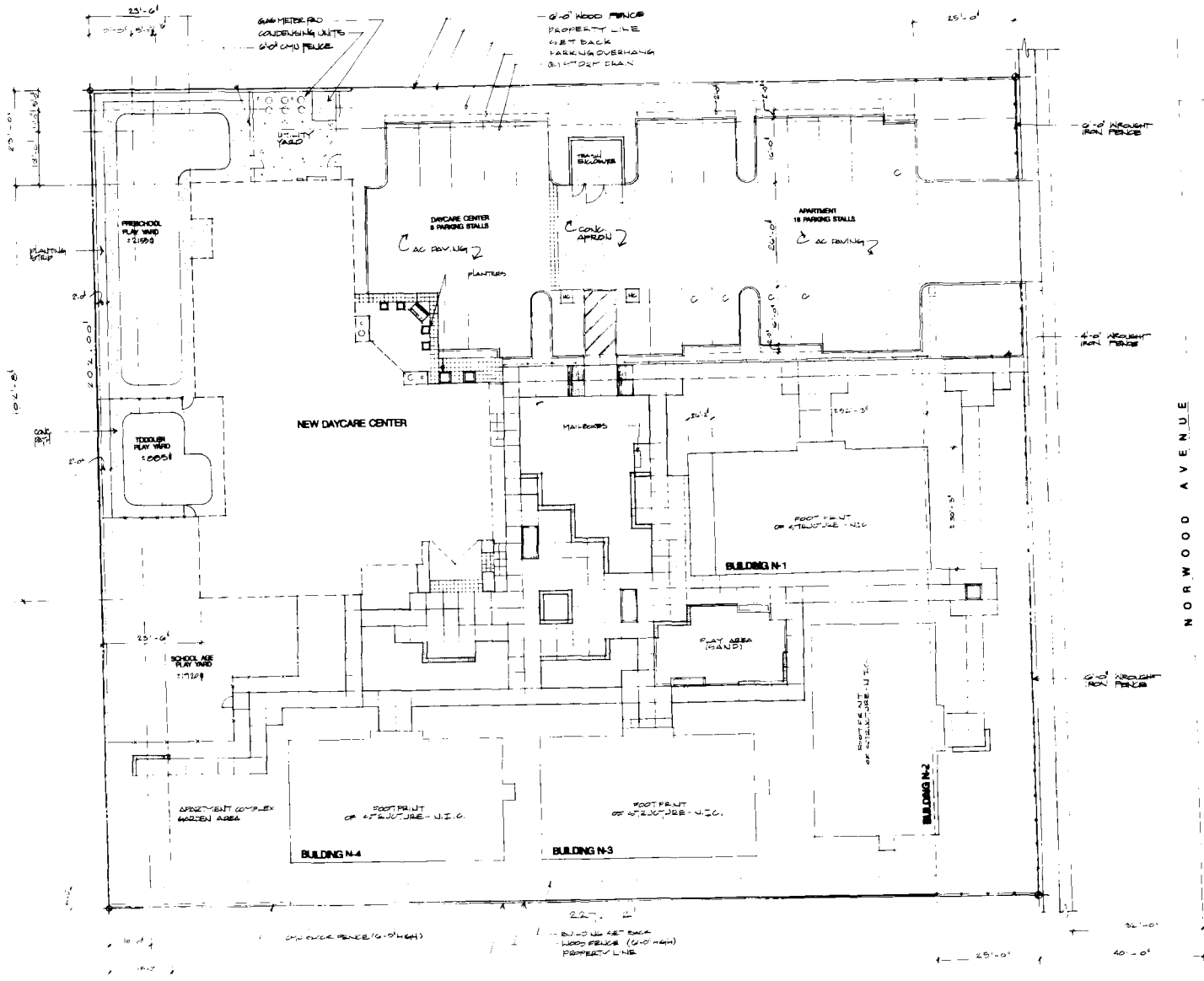


of 5 sheets

DR92-233

Aug. 5, 1992

Item 4



SITE PLAN  
SCALE: 1" = 10'-0"



Reynolds, Webber  
Architect, Inc.

777 Calumet Commons  
Drive, Suite 100  
Sacramento, CA 95823  
916 930 2232

The undersigned architect hereby represents that these plans or the specifications and conditions hereon are true and correct and that they were prepared by him or under his direct supervision and control. The architect shall be responsible for the accuracy and completeness of these plans and specifications insofar as they relate to the work to be done hereon.

The contractor shall verify and be responsible for all dimensions and conditions on the job prior to the start of work and shall be liable for any errors or omissions shown by these drawings.

This drawing is not to be used for construction without the written consent of the undersigned architect.

Contractor's Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_

SITE PLAN

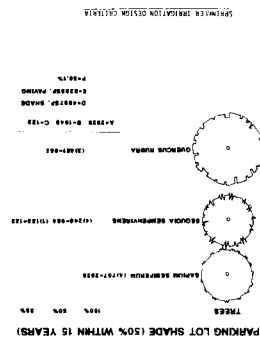
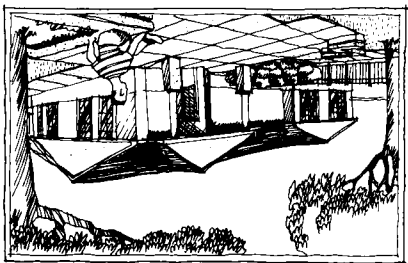
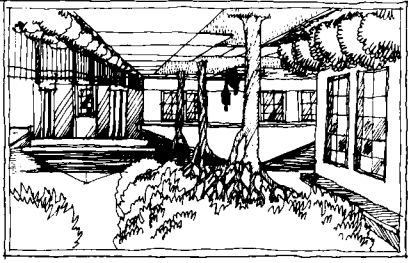
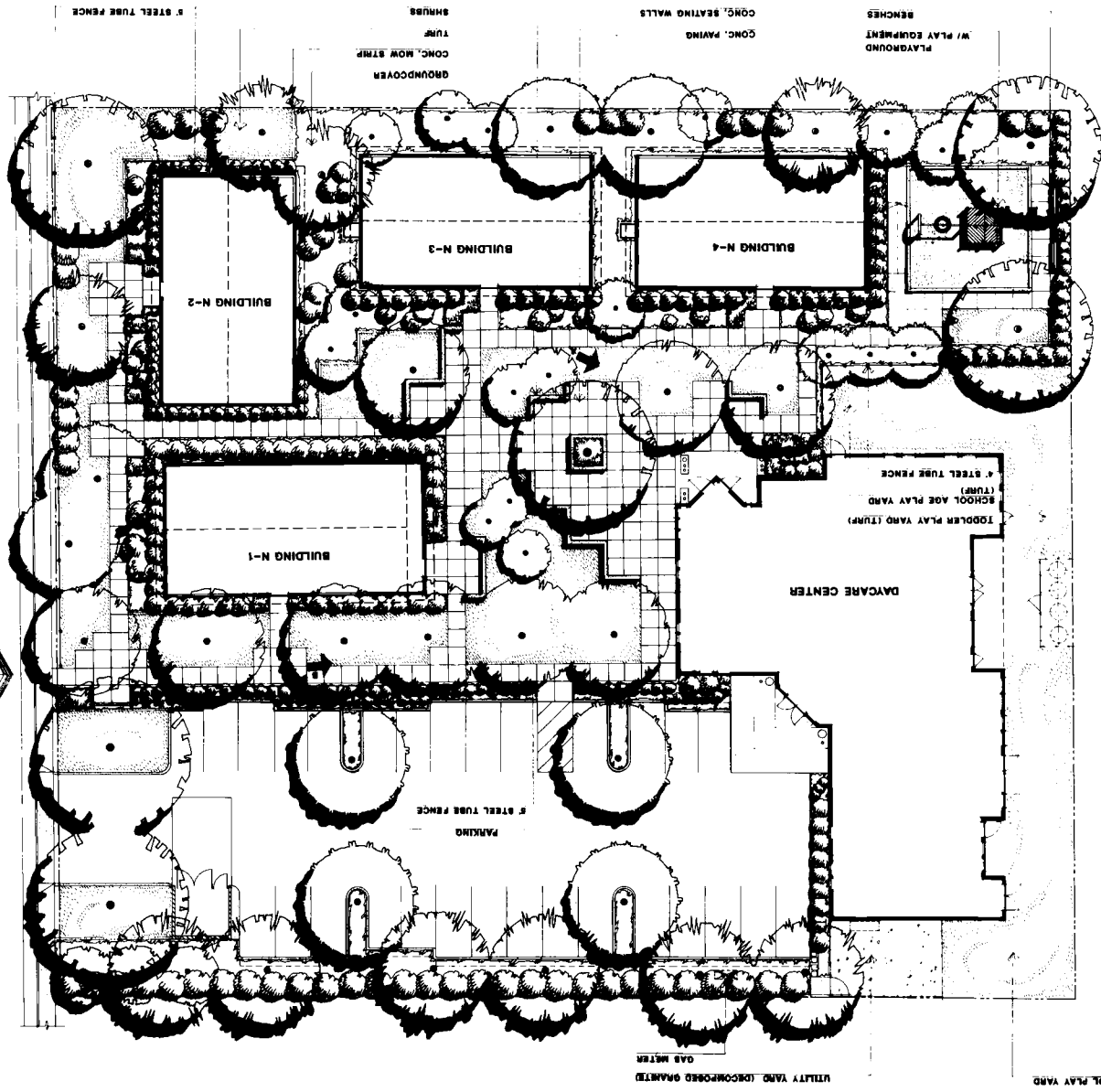
DAYCARE CENTER

SACRAMENTO HOUSING & REDEVELOPMENT AGENCY

FAMILY HOUSING DEMONSTRATION PROJECT

- CONSTRUCTION SET
- BID SET
- PLAN CHECK SET
- DESIGN DEVELOPMENT  
JULY 22, 1992
- SCHEMATICS  
MAY 8, 1992

DATE	BY	DESCRIPTION
19.11.5.00		
JULY 22, 1992		



DATE: 8.5.1992  
 SCALE: 1"=10'-0"  
 1" = 10'-0"  
 1 1/2" = 15'-0"  
 2" = 20'-0"  
 3" = 30'-0"  
 4" = 40'-0"  
 5" = 50'-0"  
 6" = 60'-0"  
 8" = 80'-0"  
 10" = 100'-0"

THE PROJECT ARCHITECTURE SYSTEMS WILL BE ATTEMPTING TO PROVIDE A COMPLETE SPECIFICATION SYSTEM WITHIN A VARYING EXTENT TO BE DETERMINED BY THE CLIENT. THE PROJECT ARCHITECTURE SYSTEMS WILL BE ATTEMPTING TO PROVIDE A COMPLETE SPECIFICATION SYSTEM WITHIN A VARYING EXTENT TO BE DETERMINED BY THE CLIENT. THE PROJECT ARCHITECTURE SYSTEMS WILL BE ATTEMPTING TO PROVIDE A COMPLETE SPECIFICATION SYSTEM WITHIN A VARYING EXTENT TO BE DETERMINED BY THE CLIENT.

PRELIMINARY LANDSCAPE PLAN

SACRAMENTO HOUSING & REDEVELOPMENT AGENCY

FAMILY HOUSING - NORWOOD AVENUE

- CONSTRUCTION SET
- BID SET
- PLAN CHECK SET
- DESIGN DEVELOPMENT
- SCHEMATICS

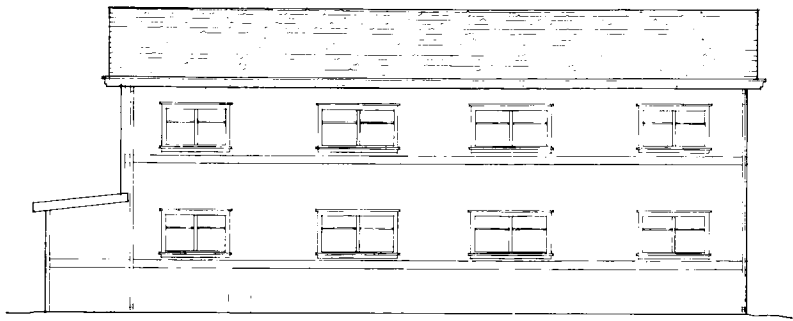
JUNE 19, 1992

L-11

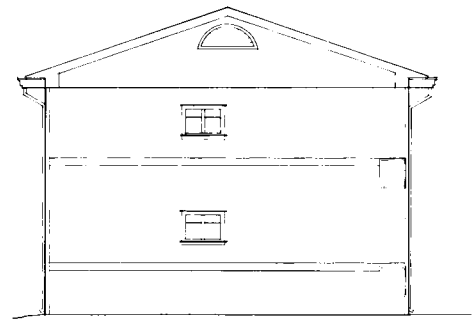
DR92-233

Aug. 5, 1992

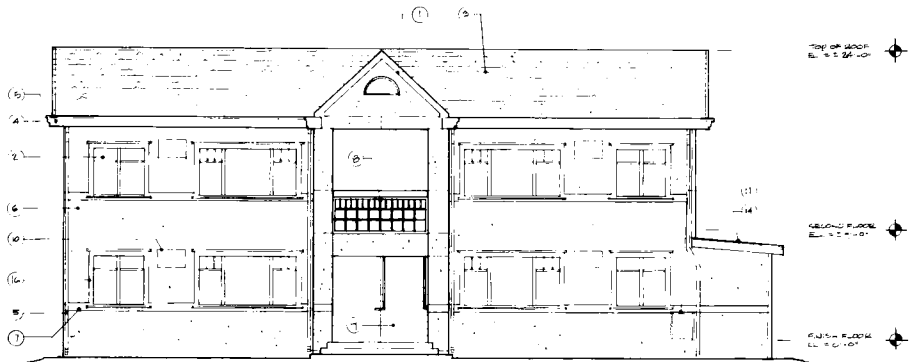
Item 4



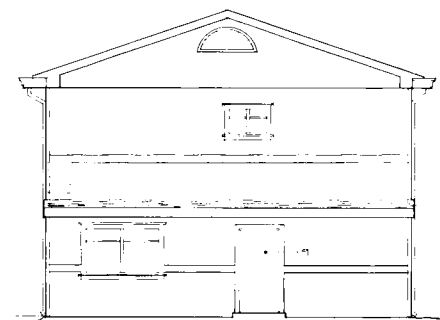
SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



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

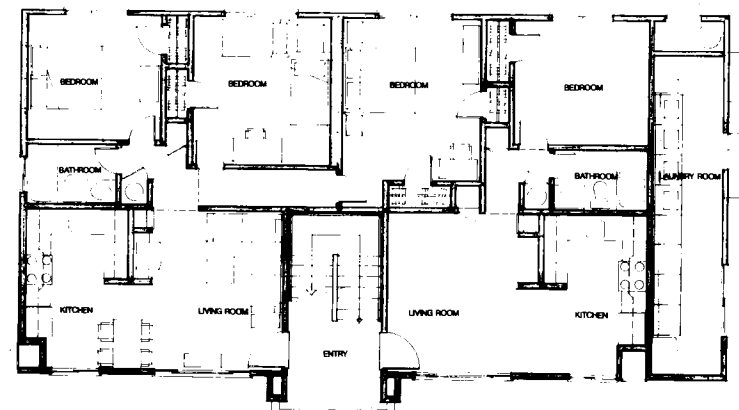


NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



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

EXTERIOR ELEVATIONS



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

KEY NOTES

1. NEW ENTRY PORCH
2. REPLACE WINDOWS
3. NEW TRUSSED ROOF / ASPHALT COMPOSITION SHINGLES
4. NEW WOOD FASCIA
5. NEW GUTTERS AND DOWNSPUTS
6. PATCHED AND REPAIRED STUCCO AND NEW PAINT
7. REPAIRED WOOD STAIR
8. NEW DECORATIVE PAINTED METAL RAILINGS
9. NEW METAL CLAD PANEL DOORS
10. REMOVED THRU WALL A/C UNIT
11. NEW FLUSH MOUNT A/C CONDENSER GRILLES
12. NEW METAL AND CONCRETE STAIR SYSTEM
13. NEW VERTICAL SIDING
14. LAUNDRY ROOM (TYPICAL OF ONE BUILDING ONLY)
15. NEW ASPHALT COMPOSITION SHINGLES
16. NEW 1X WOOD TRIM
17. NEW 2X WOOD TRIM

Reynolds - Webber  
Architects, Inc.  
777 Campus Commons  
Drive, Suite 155  
Sacramento, CA 95825  
916 920 2732

The contractor shall be responsible for the construction of the exterior elevations. The contractor shall be responsible for the construction of the exterior elevations. The contractor shall be responsible for the construction of the exterior elevations.

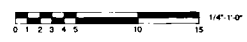
NORWOOD APARTMENTS  
FLOOR PLAN ELEVATIONS

SACRAMENTO HOUSING & REDEVELOPMENT AGENCY  
FAMILY HOUSING DEMONSTRATION PROJECT

- CONSTRUCTION SET
- BID SET
- PLAN CHECK SET
- DESIGN DEVELOPMENT
- SCHEMATICS

Date	No.	Description
19	115	00
JUNE 19, 1992		

A - 1

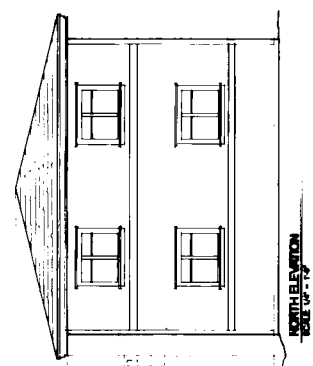




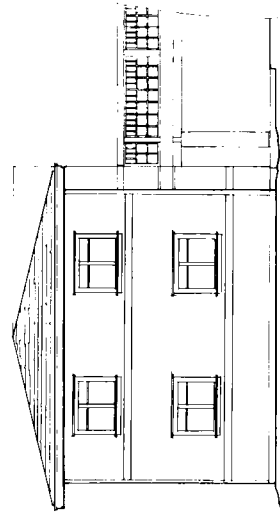
777 Camino Colorado  
San Francisco, CA 94109  
415 553 2332

Contractor: [Name]  
Address: [Address]  
City: [City] State: [State] Zip: [Zip]  
Phone: [Phone]  
Contract No.: [Contract No.]  
Project No.: [Project No.]  
Date: [Date]

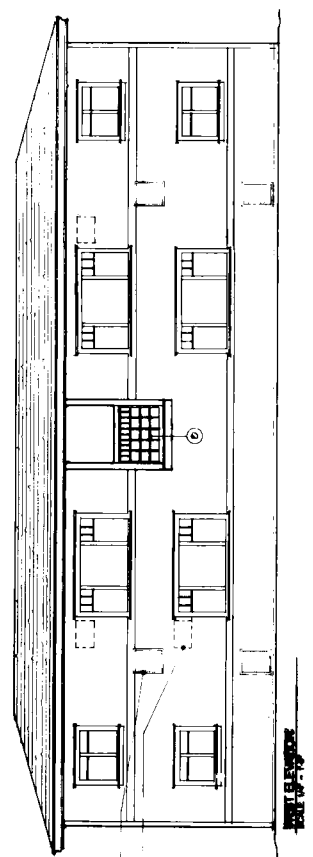
### CARROLL APARTMENTS FLOOR PLAN ELEVATIONS



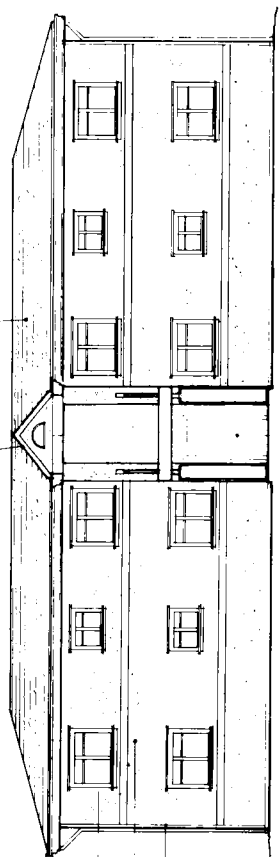
**NORTH ELEVATION**  
SCALE 1/4" = 1'-0"



**SOUTH ELEVATION**  
SCALE 1/4" = 1'-0"

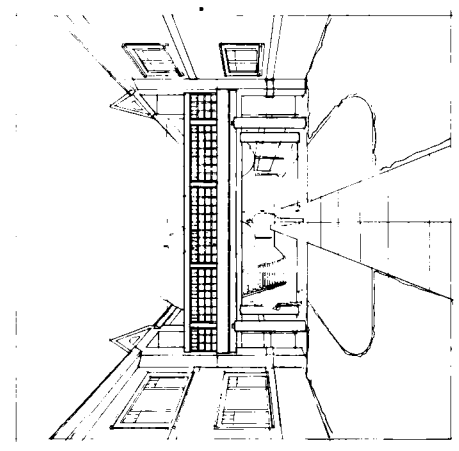


**EAST ELEVATION**  
SCALE 1/4" = 1'-0"

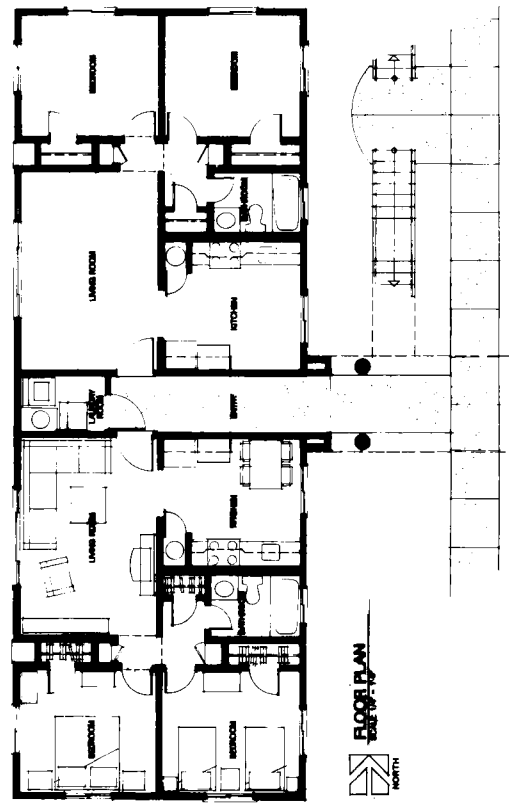


**WEST ELEVATION**  
SCALE 1/4" = 1'-0"

### EXTERIOR ELEVATIONS



A-2



**FLOOR PLAN**  
SCALE 1/4" = 1'-0"

### KEY NOTES

1. NEW EXTERIOR FINISHES
2. NEW EXTERIOR ROOF
3. NEW INSULATED ROOF WITH ASPHALT COMPOSITION SHINGLES
4. NEW EXTERIOR WALLS AND DOWNSPOUTS
5. NEW EXTERIOR WALLS AND DOWNSPOUTS
6. NEW EXTERIOR WALLS AND DOWNSPOUTS
7. NEW EXTERIOR WALLS AND DOWNSPOUTS
8. NEW EXTERIOR WALLS AND DOWNSPOUTS
9. NEW EXTERIOR WALLS AND DOWNSPOUTS
10. NEW EXTERIOR WALLS AND DOWNSPOUTS
11. NEW EXTERIOR WALLS AND DOWNSPOUTS
12. NEW EXTERIOR WALLS AND DOWNSPOUTS
13. NEW EXTERIOR WALLS AND DOWNSPOUTS
14. NEW EXTERIOR WALLS AND DOWNSPOUTS
15. NEW EXTERIOR WALLS AND DOWNSPOUTS
16. NEW EXTERIOR WALLS AND DOWNSPOUTS
17. NEW EXTERIOR WALLS AND DOWNSPOUTS

DR92-233

Aug. 5, 1992

Item 4

DR92-233

DECOMPOSED GRANITE  
5' WROUGHT IRON FENCE  
HANDICAP RAMP

GROUND COVER

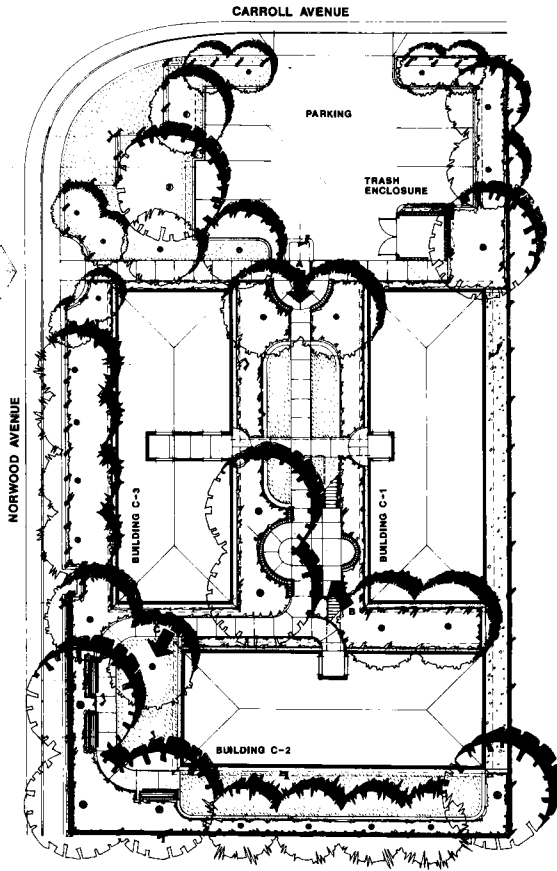
12' CONC. MOW STRIP

BRICK SEATING WALL

6' WOOD FENCE  
W/ MASONRY COLUMNS

WOOD BENCH  
4' CONC. SIDEWALK  
TURF

6' WOOD FENCE  
12' CONC. MOW STRIP



PARKING LOT SHADE (50% WITHIN 15 YEARS)

TREES	75%	50%	25%
LAGERSTROMIA	(2)331-472		
QUYENHUI	(2)337-224 (2)170-184		
TRILIA	(1)124-226		
	A=472	B=220	C=184
	D=108 SF SHADE	E=224 SF SHADE	F=87.7%

SPRINKLER IRRIGATION DESIGN CRITERIA

THE SPRINKLER IRRIGATION SYSTEM WILL BE AUTOMATIC TO PROVIDE ADEQUATE SUPPORT OF PLANT GROWTH, TO REDUCE MAINTENANCE COSTS AND TO CONSERVE WATER. THE SYSTEM WILL BE DESIGNED TO PROVIDE A PRECIPITATION RATE OF UP TO TWO INCHES PER WEEK, WHICH IS REQUIRED IN THE HOT, SUMMER MONTHS OF THE SITE. IT WILL ALSO BE DESIGNED TO MAKE THE GROWTH OF SOILING THROUGH A COMPLETE CYCLE DURING THE EARLY MORNING HOURS, WHICH WILL CONSERVE WATER (LESS WIND AND EVAPORATION).

SHRUB BEDS WITH WIDELY VARYING EXPOSURES WILL BE WATERED SEPARATELY TO AVOID EXTREMES OF FLOODING AND STARVING. PROPER IRRIGATION PROGRAMMING CAN ALSO REDUCE THE GROWTH OF WEEDS.

IRRIGATION MATERIAL SPECIFIED WILL BE WELL-KNOWN BRANDS, LOCALLY AVAILABLE. INSTALLATION DETAILS WILL CONFORM TO PUBLISHED SPECIFICATIONS, WHICH SHOULD REDUCE MAINTENANCE COSTS. EQUIPMENT WILL BE SELECTED ON THE BASIS OF RELIABILITY AND SIMPLICITY AND EASE OF MAINTENANCE.

A COMPLETE SPRINKLER IRRIGATION PLAN, INCLUDING LEGEND, NOTES, AND DETAILS WILL BE SUBMITTED PRIOR TO BUILDING PERMIT PHASE.

Item 4



Reynolds Webber  
ARCHITECT INC.

777 Campus Commons  
Drive, Suite 185  
Sacramento, CA 95825  
916 802 2232

The project is a preliminary landscape plan for a family housing development. The plan shows the layout of the buildings, parking lot, and surrounding streets. The plan is intended to provide a visual representation of the proposed landscape design.

The plan shows the layout of the buildings, parking lot, and surrounding streets. The plan is intended to provide a visual representation of the proposed landscape design.

Project: Family Housing - Carroll Avenue  
Date: 6/23/1992



REYNOLDS WEBBER ARCHITECTS  
LANDSCAPE ARCHITECTURE  
Office of Site Planning

1000 East Broadway, Suite 100  
Sacramento, CA 95811  
Telephone: (916) 802-2232

PRELIMINARY LANDSCAPE PLAN

Project: SACRAMENTO HOUSING & REDEVELOPMENT AGENCY

Project: FAMILY HOUSING - CARROLL AVENUE

Project: PRELIMINARY LANDSCAPE PLAN

Project: SACRAMENTO HOUSING & REDEVELOPMENT AGENCY

Project: FAMILY HOUSING - CARROLL AVENUE

Project: PRELIMINARY LANDSCAPE PLAN

Project: SACRAMENTO HOUSING & REDEVELOPMENT AGENCY

Project: FAMILY HOUSING - CARROLL AVENUE

Project: PRELIMINARY LANDSCAPE PLAN

Project: SACRAMENTO HOUSING & REDEVELOPMENT AGENCY

Project: FAMILY HOUSING - CARROLL AVENUE

Project: PRELIMINARY LANDSCAPE PLAN

Project: SACRAMENTO HOUSING & REDEVELOPMENT AGENCY

Project: FAMILY HOUSING - CARROLL AVENUE

Project: PRELIMINARY LANDSCAPE PLAN

Project: SACRAMENTO HOUSING & REDEVELOPMENT AGENCY

Project: FAMILY HOUSING - CARROLL AVENUE

Project: PRELIMINARY LANDSCAPE PLAN

Project: SACRAMENTO HOUSING & REDEVELOPMENT AGENCY

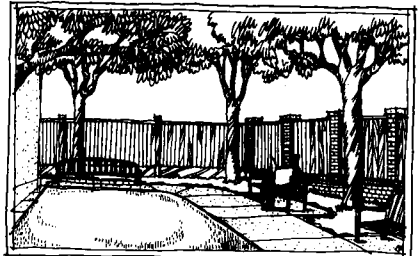
Project: FAMILY HOUSING - CARROLL AVENUE



A



B



C

SCALE: 1"=10'-0"  
DATE: 6/23/1992

L - 12