

**CITY OF SACRAMENTO
DEVELOPMENT SERVICES DEPARTMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, May 25, 2005, the Zoning Administrator approved with conditions a special permit to construct a new apartment complex for the project known as Z05-052. Findings of Fact and conditions of approval for the project are listed on pages 3-9.

Project Information

Request: **Zoning Administrator Special Permit** to construct an apartment complex containing 73 units on 2.85± developed acres in the General Commercial (C-2) zone.

Location: 8581 Folsom Blvd (D6, Area 3)

Assessor's Parcel Number: 078-0180-007

Applicant: Sequoia Communities {Contact: Jeff Peterson}
1012 Briose Drive, Ste. 107
Costa Mesa, CA 92627

Property Owner: Suraya LLC
1029 Sandbar Circle
Carmichael, CA 95608

Project Planner: Sandra Yope

General Plan Designation: Community/Neighborhood Commercial & Offices
Existing Land Use of Site: Motel
Existing Zoning of Site: General Commercial (C-2)

Surrounding Land Use and Zoning:	Setbacks	Required	Proposed
North: R-1; Single Family Residential	Front:	15'	21'
South: M-2S-R (SWR); Industrial	Side (E):	0'	5'
East: C-2; Commercial	Side (W):	0'	60'
West: C-2; Commercial/Residential	Rear:	15'	80'

Property Dimensions: Irregular
Property Area: 2.85± acres
Parking Required: 117 spaces
Parking Provided: 121 spaces
Bicycle Parking Required: 6 spaces (3 Class 1 facilities)
Square Footage of Buildings: Building A (2): 9,144 square feet
Building B (4): 14,872 square feet
Recreation Building: 2,322 square feet
Covered Parking: 11,700 square feet
Total- 38,088 square feet
Height of Buildings: Three Stories, 35 feet
Exterior Building Materials: Stucco

Roof Materials: Tile
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing

Project Plans: See Exhibit A-I

Previous Files: None

Additional Information: The applicant proposes to demolish an existing motel complex and construct a 73 unit apartment complex. The site fronts Folsom Boulevard. There will be six three story apartment buildings and one recreation building with a managers unit on the second floor. The Zoning Code allows an apartment complex with 100 units or less (and a minimum density of 17 du/ac) in the C-2 zone with a Zoning Administrator Special Permit.

The apartment complex will have two building sizes. There will be two Building As at 4,572 square feet each and four Building Bs at 3,718 square feet each. Each building will be three stories high with a stucco exterior and a tile roof. There will be 24 two bedroom units, 36 three bedroom units, and 12 four bed units. The recreation building will be 2,322 square feet including the manager's unit on the second floor. The recreation building is located in the center of the lot with a swimming pool and tot lot. There will be 121 parking spaces provided with the majority covered. The project required 117 parking spaces based on 1.5 spaces per unit and one guest space per 15 units. Six bicycle parking spaces are required with 50 percent Class I facilities. There will be a six foot high masonry wall along the perimeter (and a minimum of eight feet along the north property line) and a decorative wrought iron fence along the street frontage. The proposed project exceeds all required setbacks.

Public\Neighborhood and Business Association Comments: The site is located within the Power Inn-Business & Transportation Association (BTA) area and the College/Glenn Neighborhood Association areas. The project plans were sent to the association and both associations provided comments about the project. Both associations supported the project with concerns about the landscaping primarily along Folsom Boulevard. The applicant has agreed to plant redwood trees along in the front landscape area.

The project was noticed and staff received several calls from adjacent property owners in opposition to the use and the potential impact on their single family residences. Staff indicated the closest building would be 80 feet to their rear property line and a sound wall would be installed. The neighbors attended the hearing.

Agency Comments: The proposed project has been reviewed by the City Utilities Department, the Building Division, the Fire Department, the Police Department, and the Development Engineering and Finance Division. The comments received pertaining to the project are listed as conditions.

Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines 15332.

Zoning Administrator Hearing: The 1.5 hour hearing provided a thorough discussion of the proposed project. Annette Deglow, president of the College Glenn Neighborhood association, presented a letter of support from the association. Becky Heieck, the BTA Executive Director, submitted a letter of support for the project with several suggestions regarding fencing and landscaping at the front of the site.

Several adjacent property owners came with specific concerns and opposition to the project. The applicant agreed to several conditions to include a higher sound wall than required and restrictions on the northern most parking and turn around area as well as the addition of security cameras to help mitigate the concerns of the adjacent property owners to the north. An adjacent property owner to the west was concerned about the wall along the dedicated easement line and the location of the trash enclosure. The applicant is required to install a six foot high solid masonry wall between the parking area and adjacent residential uses to the west. The

applicant indicated they would return for a future entitlement to waive the wall requirement for a portion of the distance in order to have wrought iron fencing and dense landscaping.

After hearing testimony from staff, the applicant and the public, the Zoning Administrator closed the public hearing and approved the project subject to conditions and based upon findings of fact. The Zoning Administrator found that the apartment complex was a well designed use for the site that would provide affordable housing; provided adequate setbacks and parking; and adequate features to reduce the impact to adjacent single family residences.

Conditions of Approval for Special Permit

Planning:

1. The applicant shall obtain all necessary building permits prior to commencing construction. The building shall be constructed per submitted plans.
2. The applicant shall provide six bicycle parking spaces and three spaces must be Class 1 facilities.
3. Any other changes or modifications to the site will require additional Planning review and approval.
4. Any new signage shall conform to the Sign Code and have a sign permit. The applicant shall only have a monument sign.
5. The masonry wall along the rear property line (north) shall be a decorative masonry wall on both sides. The height of the wall shall be between eight and ten feet as agreed upon by the adjacent neighbors. The wall shall be built prior to construction of the other structures.
6. The applicant shall screen all mechanical equipment and no mechanical equipment shall be located on the roof.
7. The carports shall be designed to compliment the architecture of the buildings to include a pitched roof. The applicant shall submit carport elevations to planning for review and approval prior to submission for building permits.
8. The covered parking stalls at the northern part of the site (closest to the single family homes) shall be designated for tenants only (no guest parking).
9. The turn around area at the northern end of the site shall be striped as a turn area only and not used for any activities. There shall be no guest parking in this area.
10. There shall be three security cameras mounted on the rear, middle and front buildings (B-6, B-3, A-1). The applicant shall have a security system (ideally to include a security guard although not required).
11. The applicant shall meet all construction requirements for dust monitoring to include watering the site daily during grading.
12. The applicant shall provide additional screening landscaping around the trash enclosure.
13. The applicant shall plant redwood trees along the rear property line 10-15 feet on center as required by a landscape architect.
14. All development standards and conditions of approval shall be continuously met by the applicant. Buildings and premises, including paint, siding, roofs, windows, fences, parking lots and landscaping shall be kept in good repair. Premises shall be kept free of junk, debris and abandoned vehicles. The owner/operator shall make periodic inspections, not less than monthly, of the exterior of all buildings,

trash enclosures and recreation facilities.

15. The apartments shall have a manager who resides on-site.
16. The owner/operator shall post and maintain signage on the premises that provides the phone number to contact maintenance and management staff.
17. The owner/operator shall establish and conduct a regular program of routine maintenance for the property. The program shall include common areas, scheduled repainting, replanting, and other similar activities that typically require attention at periodic intervals.
18. The owner/operator shall repaint or retreat all painted or treated areas at least once every eight years.
19. The owner/operator shall maintain the landscaping and irrigation in a healthy and serviceable condition.
20. The owner/operator shall indicate and maintain all locations of parking stalls for handicapped/disabled access and strictly enforce the rules related to them.

Development Engineering and Finance:

21. Construct driveways per city standards and to the satisfaction of Development Engineering and Finance.
22. Remove and replace curb, gutter, and sidewalk per city standards and to the satisfaction of Development Engineering and Finance. This will include a minimum 5-foot wide sidewalk with vertical curb. Separate the sidewalk with a 6 foot planter strip, this 6-foot width can be credited toward the setback. Irrigation and landscaping must be provided to the landscape strip.
23. Provide a minimum 40 feet of driveway throat depth measured from the face of curb into the site.
24. The monument sign shall not impede exiting driver's site distance.

Police:

25. **Landscaping** shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged along fence and property lines and under vulnerable windows.
26. Access to interior areas of the complex and buildings shall be key or card key controlled. Any additional fences or barriers around areas such as the swimming pool shall be master keyed to only allow-access by residents.
27. A lighting level of 1 foot candles shall be provided in parking areas.
28. A lighting level of .50 foot candles shall be provided in all open areas and pedestrian travel areas.
29. All required lighting shall be high-pressure sodium with vandal-resistant covers/lenses.
30. Tire stops shall be installed in all parking spaces that do not overhang a 6 foot wide landscape or sidewalk area.
31. Parking spaces shall not be numbered to coincide with dwelling unit numbers. Guest spaces shall be clearly marked, and assigned open resident parking shall be clearly designated. Handicapped

spaces shall be clearly marked and properly sign posted.

32. The entrance to the parking area and other highly visible locations on-site shall be posted with appropriate signs per 22658 (a) CVC to assist in removing vehicles at the property owner/manager's request and controlling parking in designated spaces only.
33. All pedestrian entrances to the complex shall be provided with illustrated diagrammatic representations of the complex which shows the location of the viewer and the unit designations within the complex.
34. Ground level patio fences should be low profile to allow observation while still providing a sense of privacy.
35. The tot lot should be in a location with maximum observation from the apartments.
36. The developer/applicant shall enclose the entire perimeter of the project with a chain link fence with necessary construction gates to be locked after normal construction hours. A security person shall be provided to patrol the project after normal working hours during all phases of construction, adequate security lighting shall be provided to illuminate vulnerable equipment and materials.
37. Primary living areas and windows of individual units should be focused for observation of common use areas, adjacent units, recreational areas, child play areas, and outside vehicle parking, to provide for self-policing and a sense of community.
38. Benches should be provided throughout the complex to enhance observation and supervision of common use areas.
39. Exterior doors into the common areas of the complex (not individual units) shall have self locking (dead latch) devices allowing egress but requiring a key to be used to gain access to the interior of the building from the outside.
40. Exterior doors shall be equipped with self closing devices.
41. Main entrance doors into individual apartments shall be secured with single cylinder deadbolt locks with a minimum throw of one inch, in addition to door latches with a one-half inch minimum throw. The locks should be so constructed that both deadbolt and dead latch can be retracted by a single action of inside doorknob.
42. A viewing device (or peephole) shall be installed in each individual unit entrance door and shall allow for 180-degree vision.
43. Exterior doors swinging out shall have non-removable hinge pins or hinge studs to prevent removal of the door.
44. Single sliding glass doors shall have the movable section of the door adjusted in such a manner that the up and down play is taken up to prevent lifting with a pry tool to defeat the locking mechanism.
45. Secondary dead locks shall be installed on all single sliding glass doors accessible from ground level or adjacent balconies. Lock bolts shall be of hardened material or shall have hardened steel inserts.
46. Windows shall be constructed so that when the window is locked it cannot be lifted from the frame. The vertical play shall be taken up to prevent lifting of the movable section to defeat the locking mechanism.
47. The sliding portion of a sliding glass window shall be on the inside track.

48. Window locking devices shall be capable of withstanding a force of 300 lbs. in any direction.
49. All residential buildings shall display a street number in a prominent location on the street side in such a position that the number is easily visible to approaching emergency vehicles.
50. Each individual unit within the complex shall display a prominent identification number not less than two to four inches in height, which is easily visible to approaching pedestrian traffic. The numerals shall be of contrasting color to the background to which they are attached. Units accessed by stairways whose numbers cannot be seen from the base of the stairs shall have unit designators at the base of the stairs also.
51. Directional signs shall be installed where appropriate on site to facilitate location of individual units within the complex.
52. Each entry, patio, balcony, and pedestrian garage door shall be equipped with its own light source.
53. Stairwell lights shall remain on at all times.
54. No public pay phones shall be installed at the site.
55. The applicant shall post the property "No Trespassing" and sign an agreement with the Police Department to prosecute all violators.

Utilities:

56. Any new domestic water services shall be metered. Only one domestic water service per parcel will be allowed.
57. Multiple fire services are allowed per parcel and may be required.
58. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
59. The proposed development is located within County Sanitation District No. 1 (CSD1). Satisfy all CSD1 requirements.
60. The applicant shall show all existing easements on the construction drawings.
61. An on-site surface drainage system is required and shall be connected to the City drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
62. Prior to the submittal of on-site improvement plans, a project specific drainage study as described in Section 11.7 of the City Design and Procedures Manual shall be approved by the Department of Utilities (DOU). The storm drain system shall be sized per the latest design standards for infill areas. Prior to design the applicant's engineer shall contact the DOU for the latest infill criteria. This project may be required to provide storm water detention on-site. Finished floor elevations shall be approved by the DOU and shall be a minimum of 1.5 feet above the 100 year HGL and 1.7 feet above the controlling overland release, whichever is higher. The drainage study shall include sufficient off-site topography to determine all off-site runoff from adjoining property which crosses the project. The site is located within Drainage Basin 92 which is pumped at a rate of 0.15 cfs/ac with all pumps operating and 0.08 cfs/ac

with all pumps less one pump operating.

63. Per City Code, the applicant may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of the drainage across the property. The project shall construct a private infrastructure to handle off-site runoff to the satisfaction of the Department of Utilities. The applicant shall dedicate the required private easements and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney.
64. 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 improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
65. 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 Department of Utilities.
66. This project will disturb greater than 1 acre of property, therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained at www.swrcb.ca.gov/stormwtr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit or approval of improvement plans to assure that the following items are included: 1) vicinity map, 2) site map, 3) list of potential pollutant sources, 4) type and location of erosion and sediment BMPs, 5) name and phone number of person responsible for SWPPP, 6) certification by property owner or authorized representative.
67. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is not served by a regional water quality control facility and is greater than 1 acre, both source controls and on-site treatment control measures (e.g. vegetated swale, media filtration, water quality pond) are required. On-site treatment control measures may affect site design and site configuration and therefore, should be considered during the early planning stages. Improvement plans must include the source controls and on-site treatment control measures selected for the site. Refer to the "Guidance Manual for On-site Stormwater Quality Control Measures", dated January 2000, for appropriate source control measures and recommended on-site control measures.
68. **Advisory Note:** Prior to design of the subject project, the Department of Utilities 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 systems.
69. **Advisory Note:** 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:

70. Timing and Installation: When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.
71. Provide a water flow test. (Make arrangements at the North Permit Center's walk-in counter: 2101 Arena Blvd., Suite 200, Sacramento, CA 95834)
72. Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5.
73. Provide appropriate Knox access for site.
74. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.
75. Locate and identify Fire Department Connections (FDCs) on address side of building within 40 feet of a fire hydrant. The fire sprinkler system in each building shall be supplied by its own main.
76. Multiple access is required for sites serving 25 or more dwelling units in accordance with CFC 902.1 Appendix III-D, Section 2.1.

Findings of Fact for Special Permit:

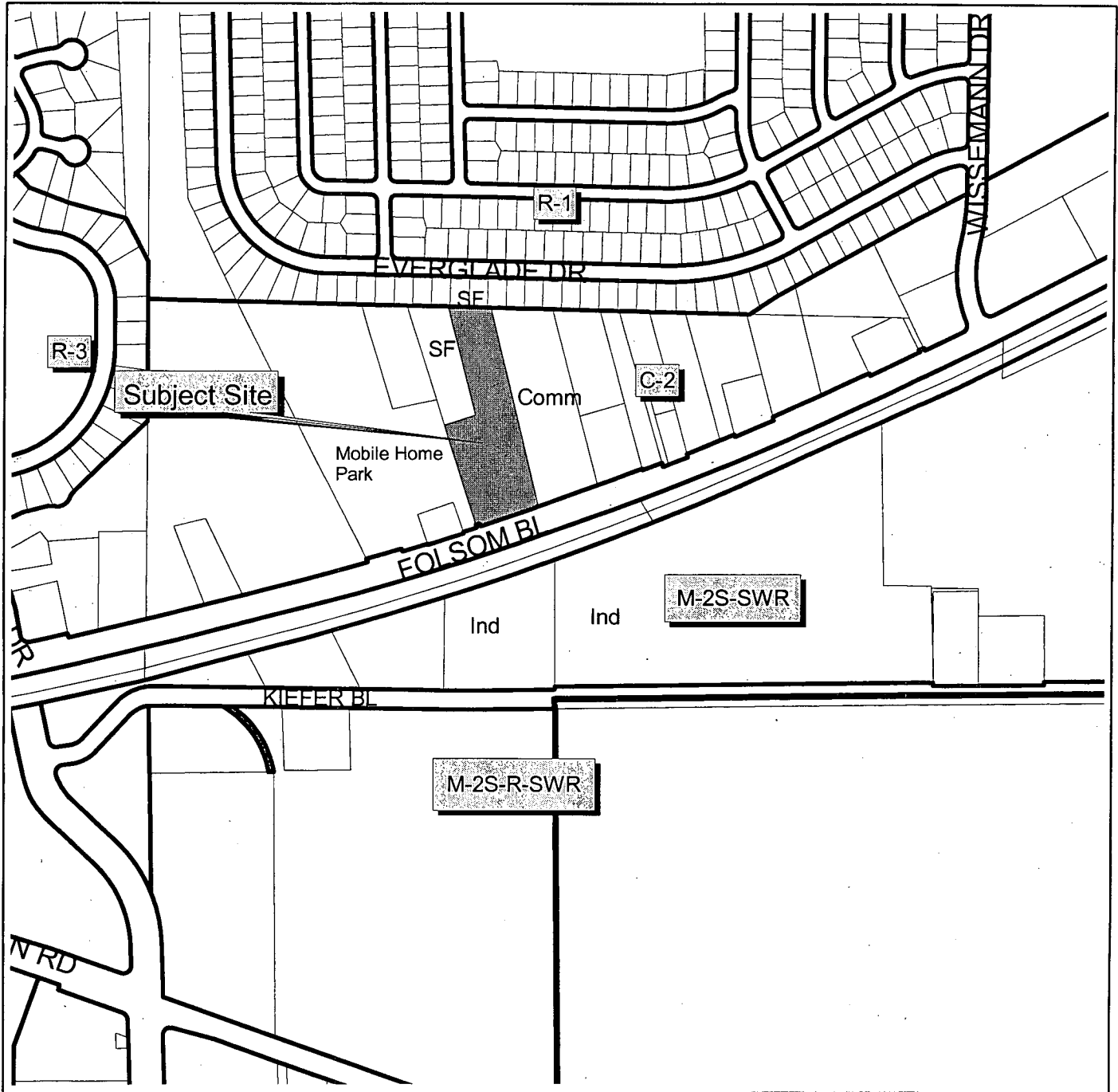
1. The proposed project, as conditioned, is based upon sound principles of land use in that:
 - a. the apartments will provide affordable housing within a well designed complex area with a mix of unit sizes;
 - b. adequate amenities are provided;
 - c. the proposed apartment complex is near light rail and bus services along Folsom Boulevard; and
 - d. the proposed apartment complex will not significantly impact the surrounding mixed use area.
2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. adequate on-site parking, circulation; and setbacks will be provided; and
 - b. a tall masonry wall (minimum of eight feet) will buffer the parking area and apartments from the adjacent single family residences to the north.
3. The project is consistent with the General Plan which designate the subject site as Community/Neighborhood Commercial & Offices. Apartments are allowed in the C-2 zone with a special permit.

Joy D. Patterson
Zoning Administrator

A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required, the use shall be deemed established when the activity permitted has been commenced.

The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

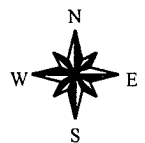
cc: File
Applicant
ZA Log Book
Al Marshall; 1012 Brioso #201; Costa Mesa, CA 92627
Pam Piccione and Clar Rohde; 8590 Everglade Dr; Sacramento, CA 95826
Ron Sheckler; 8599 Everglade Dr; Sacramento, CA 95826



Development Services
Department

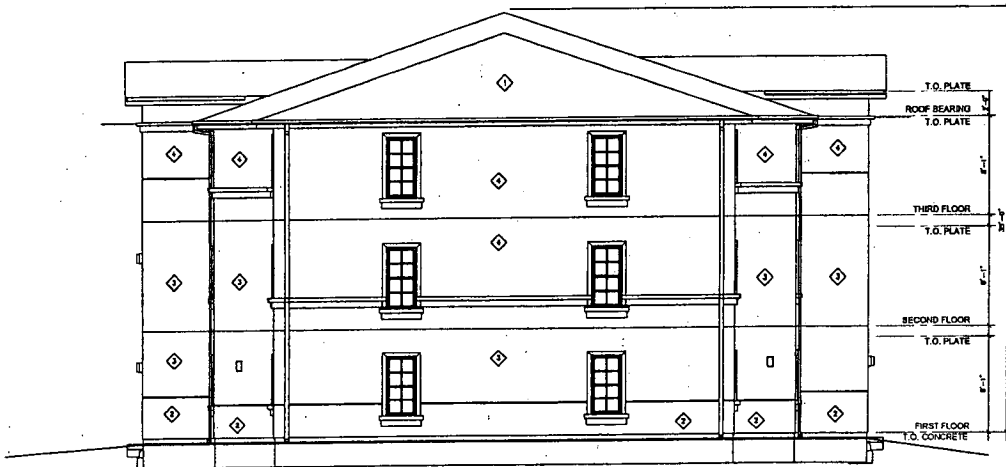
Geographic
Information
System

Land Use & Zoning





BUILDING A FRONT ELEVATION 1
SCALE 1/4"=1'-0"



BUILDING A SIDE ELEVATION 2
SCALE 1/4"=1'-0"

KEYNOTES

- DIVISION 3 - CONCRETE
- 121 CONCRETE FOUNDATION
- DIVISION 6 - WOOD AND PLASTICS
- 122 2X8 WOOD FASCIA WITH PAINT FINISH
- 123 WOOD TRUSSES
- DIVISION 7 - THERMAL & MOISTURE PROTECTION
- 124 CONCRETE TILE OVER THREE LAYERS (MINIMUM) 30 LB. ASPHALT PAPER. SEE ROOFING DETAILS SHEET A8.1.
- 125 ALUMINUM GUTTER AND DOWNSPOUT WITH KYNAR FINISH
- DIVISION 8 - DOORS AND WINDOWS
- 126 SOLID VINYL WINDOWS W/ 1" INSULATED GLAZING AND GRIDS BETWEEN PANEES. SEE WINDOW SCHEDULE FOR SIZE AND TYPE
- 127 DOOR AND FRAME - SEE SCHEDULE
- DIVISION 9 - FINISHES
- 128 7/8" STUCCO
- 129 DOOR AND WINDOW HEAD & SILL FOAM TRIM ATTACHED TO STUCCO W/ CEMENT COLOR COAT
- 130 HORIZONTAL 1" SQUARE GALVANIZED STEEL REVEAL
- 131 EXPANSION JOINT IN STUCCO FINISH
- DIVISION 10 - SPECIALTIES
- 132 BUILDING ADDRESS SIGNAGE
- 133 18" DIAMETER ALUMINUM ATTC VENT WITH INSECT SCREEN
- DIVISION 16 - ELECTRICAL
- 134 EXTERIOR LIGHT SCONCE

MATERIAL LEGEND

- ◇ ROOF MATERIAL: CONCRETE 3" TILE, CAPSTRANO SUNBLEND 3443 BY EAGLE TILE
- ◇ STUCCO BASE: SIDEWINDER DE 3187 BY DUNN EDWARDS
- ◇ STUCCO FIELD: FINER TUCK DE 1036 BY DUNN EDWARDS
- ◇ STUCCO TOP: CUSTARD DE 884 BY DUNN EDWARDS
- ◇ STUCCO TRIM: WHITE WITH SMOOTH TRIMMEL FINISH AT DOORS, WINDOWS AND RAIL. TRIM LINEY
- ◇ PAINTED TUBULAR STEEL RAILS: WHITE
- ◇ DECORATIVE GABLE END VENTS: WHITE
- ◇ PAINTED WOOD FASCIA: WHITE

RONALD E. TUTTLE
ARCHITECTURE & INTERIOR DESIGN
1810 ROCKLAND
LAGUNA BEACH, CA
949 248 3121 FAX 949 248 1524

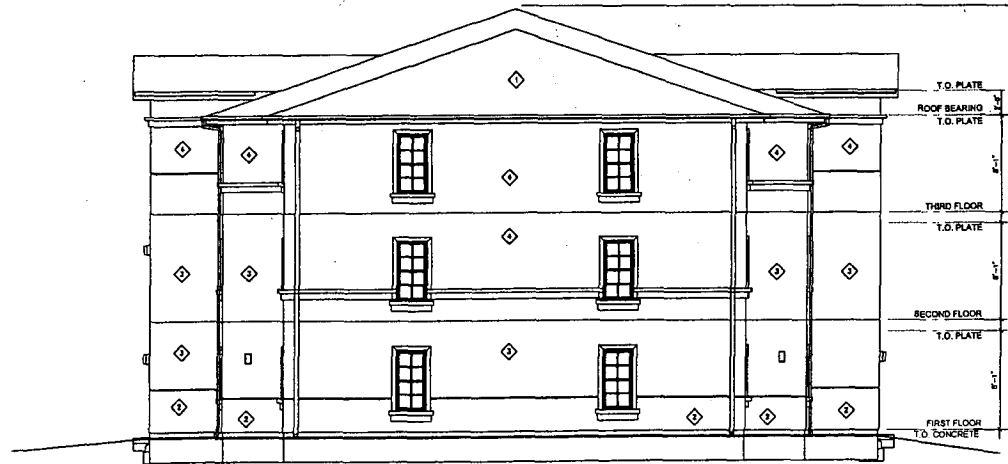
ALL CHANGES AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF ARCHITECT.

OAK RIDGE APARTMENTS
8581 Folsom Boulevard, Sacramento, California
by Sequoia Communities
1012 Brioso Drive, Suite 107 • Costa Mesa, California • 92627

BUILDING A ELEVATIONS
DATE LAST EDITED
February 10, 2005
SHEET NO.
A-5



BUILDING B FRONT ELEVATION 1
SCALE 1/4"=1'-0"



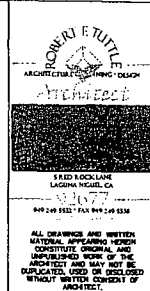
BUILDING B SIDE ELEVATION 2
SCALE 1/4"=1'-0"

KEYNOTES

- DIVISION 3 - CONCRETE
 - 1) CONCRETE FOUNDATION
- DIVISION 6 - WOOD AND PLASTICS
 - 2) 2X8 WOOD FASGIA WITH PAINT FINISH
 - 3) WOOD TRUSSES
- DIVISION 7 - THERMAL & MOISTURE PROTECTION
 - 4) CONCRETE TILE OVER THREE LAYERS (MINIMUM) 30 LB. ASPHALT PAPER. SEE ROOFING DETAILS SHEET AB.1.
 - 5) ALUMINUM GUTTER AND DOWNSPOUT WITH KYNAR FINISH
- DIVISION 8 - DOORS AND WINDOWS
 - 6) SOLID VINYL WINDOWS W/ 1" INSULATED GLAZING AND GROSS BETWEEN PANES SEE WINDOW SCHEDULE FOR SIZE AND TYPE
 - 7) DOOR AND FRAME - SEE SCHEDULE
- DIVISION 9 - FINISHES
 - 8) 7/8" STUCCO
 - 9) DOOR AND WINDOW HEAD & SILL FOAM TRIM ATTACHED TO STUCCO W/ CEMENT COLOR COAT
 - 10) HORIZONTAL 1" SQUARE GALVANIZED STEEL REVEAL
 - 11) EXPANSION JOINT IN STUCCO FINISH
- DIVISION 10 - SPECIALTIES
 - 12) BUILDING ADDRESS SIGNAGE
 - 13) 18" DIAMETER ALUMINUM ATTC VENT WITH INSECT SCREEN
- DIVISION 18 - ELECTRICAL
 - 14) EXTERIOR LIGHT SOURCE

MATERIAL LEGEND

- ◇ ROOF MATERIAL: CONCRETE TILED; GARSTADT SUPRIZE BLEND 3845 BY EAGLE TILE
- ◇ STUCCO BASE: EDWARDS DE 3187 BY DUNN EDWARDS
- ◇ STUCCO FIELD: FINER TUCK DE 1036 BY DUNN EDWARDS
- ◇ STUCCO TOP: CUSTARD DE 884 BY DUNN EDWARDS
- ◇ STUCCO TRIM: WHITE WITH SMOOTH TOUCH. FINISH AT DOORS WINDOWS AND WALL TRIM LINES
- ◇ PAINTED TUBULAR STEEL RAIL: WHITE
- ◇ DECORATIVE CABLE DND VENTS: WHITE
- ◇ PAINTED WOOD FASGIA: WHITE



OAK RIDGE APARTMENTS
 8581 Folsom Boulevard, Sacramento, California
 by Sequoia Communities
 1012 Brioso Drive, Suite 107 * Costa Mesa, California * 92627

BUILDING ELEVATIONS
 DATE LAST EDITED:
 February 10, 2006

SHEET NO.
A-6



REC BUILDING REAR ELEVATION 3
SCALE 1/4"=1'-0"



REC BUILDING FRONT ELEVATION 2
SCALE 1/4"=1'-0"

KEYNOTES

- DIVISION 3 - CONCRETE
- 31 CONCRETE FOUNDATION
- DIVISION 4 - WOOD AND PLASTICS
- 41 2x8 WOOD FASCIA WITH PAINT FINISH
- 42 WOOD TRUSSES
- DIVISION 7 - THERMAL & MOISTURE PROTECTION
- 71 CONCRETE TILE OVER THREE LAYERS (MINIMUM) 30 LB. ASPHALT PAPER, SEE ROOFING DETAILS SHEET A8.1.
- 72 ALUMINUM GUTTER AND DOWNSPOUT WITH RYNAR FINISH
- DIVISION 8 - DOORS AND WINDOWS
- 81 SOLID VINYL WINDOWS W/ 1" INSULATED GLAZING AND GRIDS BETWEEN PANES SEE WINDOW SCHEDULE FOR SIZE AND TYPE
- 82 DOOR AND FRAME - SEE SCHEDULE
- DIVISION 9 - FINISHES
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- 93 HORIZONTAL 1" SQUARE GALVANIZED STEEL REVEAL
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- 101 BUILDING ADDRESS SIGNAGE
- 102 18" DIAMETER ALUMINUM ATTIC VENT WITH INSECT SCREEN
- DIVISION 18 - ELECTRICAL
- 181 EXTERIOR LIGHT SCONCE

MATERIAL LEGEND

- ◇ ROOF MATERIAL: CONCRETE TILE, CARPENTER BURRHEAD BLEND 3x6 BY GABLE TILE
- ◇ STUCCO BASE: SIDERINDER DE 3197 BY DUNN EDWARDS
- ◇ STUCCO FIELDS: FINER TUCK DE 1038 BY DUNN EDWARDS
- ◇ STUCCO TOP: EDWARDS CUSTARD DE 884 BY DUNN EDWARDS
- ◇ STUCCO TRIM: WHITE W/EN SMOOTH TRIM, FINISH AT CORNER, WINDOW AND WALL TRIM LINES
- ◇ PAINTED TUBULAR STEEL RAILS: WHITE
- ◇ DECORATIVE CABLE END VENTS: WHITE
- ◇ PAINTED WOOD FASCIA: WHITE



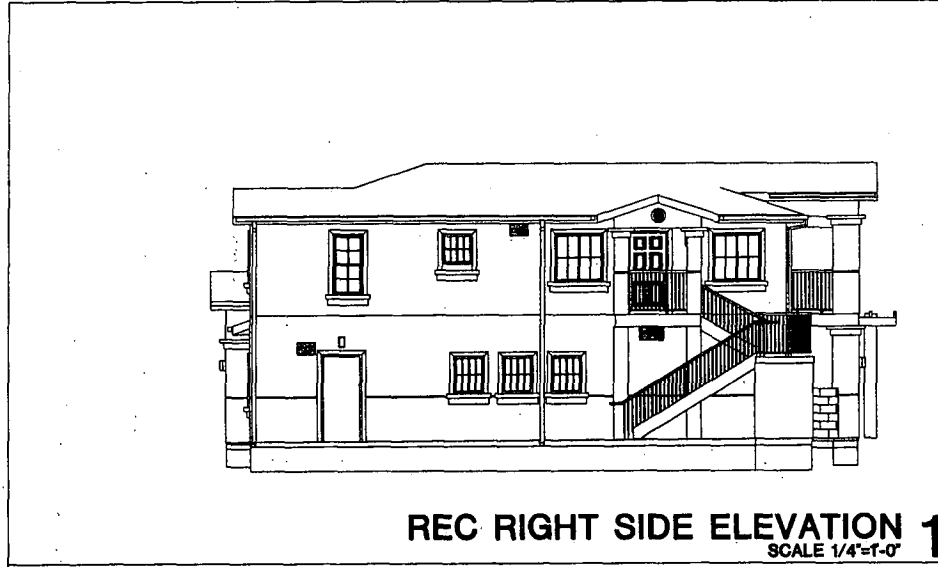
1820 OCEAN BLVD
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92653
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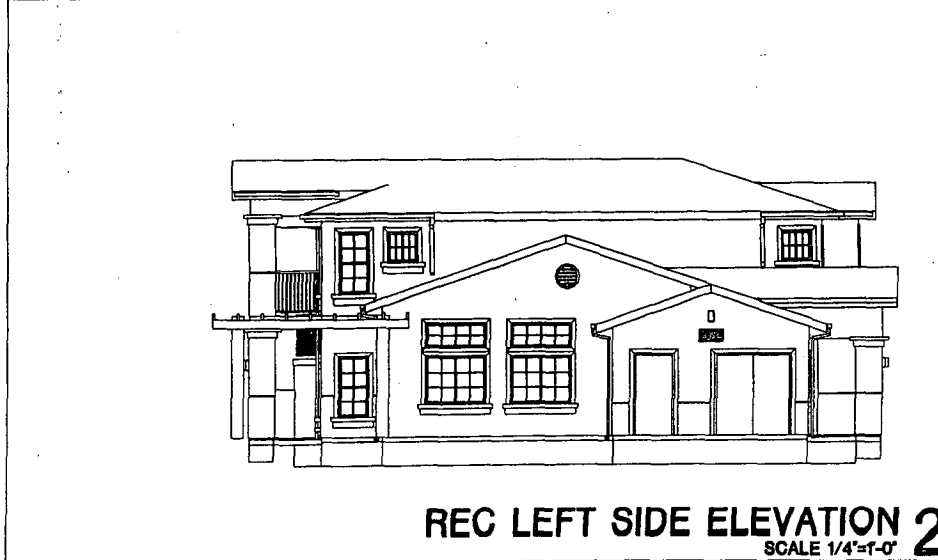
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NO FRONT - REAR ELEVATIONS
DATE LAST EDITED:
February 10, 2005

SHEET NO.
A-7



REC RIGHT SIDE ELEVATION 1
SCALE 1/4"=1'-0"



REC LEFT SIDE ELEVATION 2
SCALE 1/4"=1'-0"

KEYNOTES

- DIVISION 3 - CONCRETE
- 11 CONCRETE FOUNDATION
- DIVISION 4 - WOOD AND PLASTICS
- 12 2X8 WOOD FASCIA WITH PAINT FINISH
- 13 WOOD TRUSSES
- DIVISION 7 - THERMAL & MOISTURE PROTECTION
- 14 CONCRETE TILE OVER THREE LAYERS (MINIMUM) 30 LB. ASPHALT PAPER, SEE ROOFING DETAILS SHEET A8.1.
- 15 ALUMINUM GUTTER AND DOWNSPOUT WITH KYNAR FINISH
- DIVISION 8 - DOORS AND WINDOWS
- 16 SOLID VINYL WINDOWS W/ 1" INSULATED GLAZING AND GRIDS BETWEEN PANEES SEE WINDOW SCHEDULE FOR SIZE AND TYPE
- 17 DOOR AND FRAME - SEE SCHEDULE
- DIVISION 9 - FINISHES
- 18 7/8" STUCCO
- 19 DOOR AND WINDOW HEAD & SILL FOAM TRIM ATTACHED TO STUCCO W/ CEMENT COLOR COAT
- 20 HORIZONTAL 1" SQUARE GALVANIZED STEEL REINER
- 21 EXPANSION JOINT IN STUCCO FINISH
- DIVISION 10 - SPECIALTIES
- 22 BUILDING ADDRESS SIGNAGE
- 23 18" DIAMETER ALUMINUM ATFC VENT WITH INSECT SCREEN
- DIVISION 16 - ELECTRICAL
- 24 EXTERIOR LIGHT SCENE

MATERIAL LEGEND

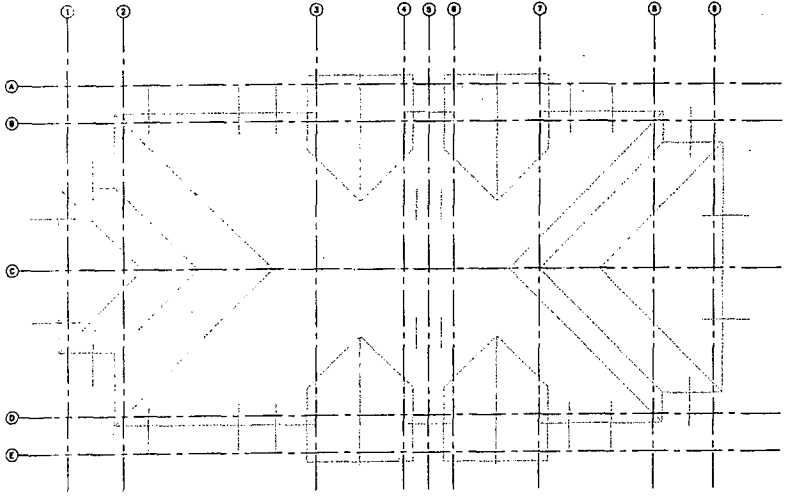
- ◇ ROOF MATERIAL: CONCRETE, 1" TILE CARLSTRAND SUNBSE BLDG 3843 BY EAGLE TILE
- ◇ STUCCO BASE: SIKKENSER DE 3157 BY DUNN EDWARDS
- ◇ STUCCO FIELD: FRIER TUCK DE 1036 BY DUNN EDWARDS
- ◇ STUCCO TOP: CUSTARD DE 884 BY DUNN EDWARDS
- ◇ STUCCO TRIM: WHITE WITH SMOOTH DRUMEL FINISH AT DOORS WINDOWS AND WALL TRIM LINES
- ◇ PAINTED TUBULAR STEEL RAILS: WHITE
- ◇ DECORATIVE GABLE END VENT: WHITE
- ◇ PAINTED WOOD FASCIA: WHITE

RONALD E. TUTTLE
ARCHITECT
1121 ROCKLAND
SACRAMENTO, CA
95811-7777
916 241 5317 FAX 916 241 5313

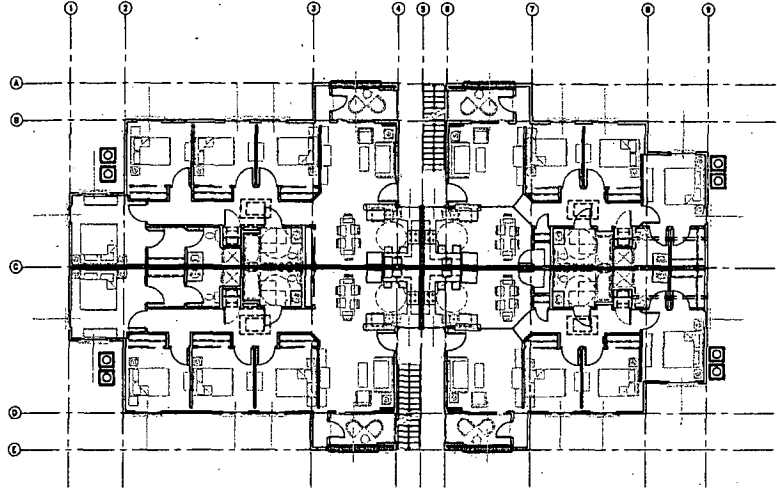
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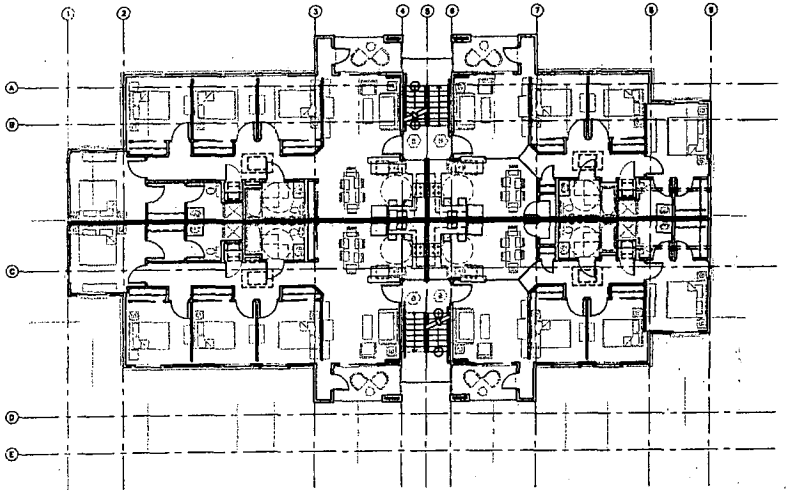
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A-8



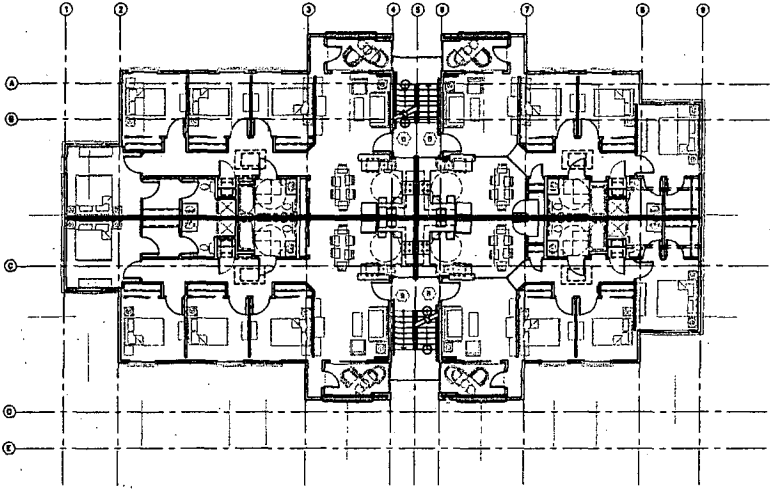
BUILDING A ROOF PLAN 3
SCALE 1/8"=1'-0"



BUILDING A FIRST FLOOR PLAN 1
SCALE 1/8"=1'-0"



BUILDING A THIRD FLOOR PLAN 4
SCALE 1/8"=1'-0"



BUILDING A SECOND FLOOR PLAN 2
SCALE 1/8"=1'-0"

ROBERT E. TUTTLE
ARCHITECTURAL ENGINEERING DESIGN
Architect

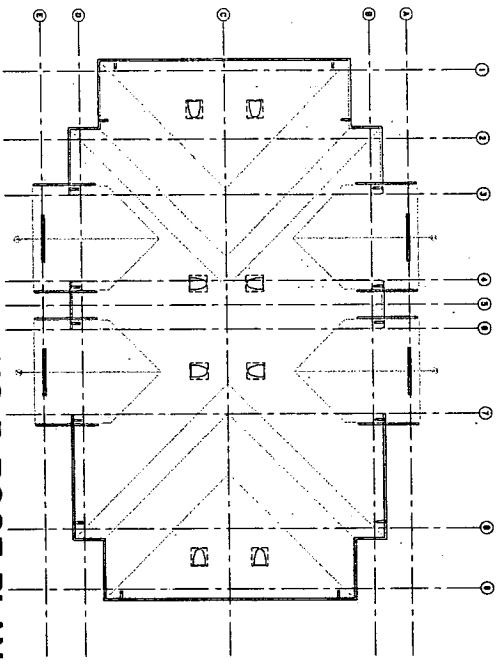
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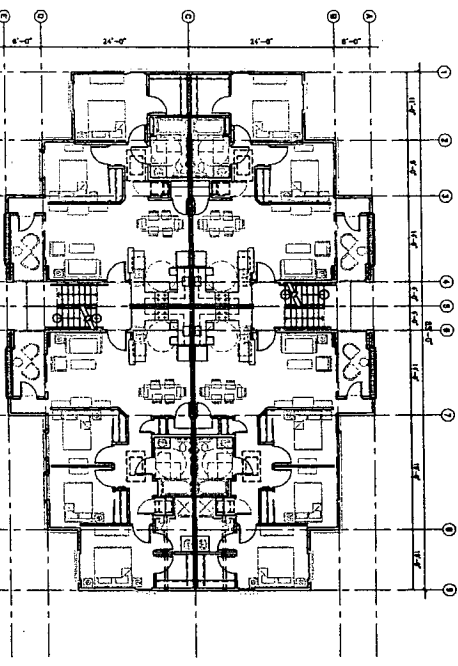
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BUILD A PLANS
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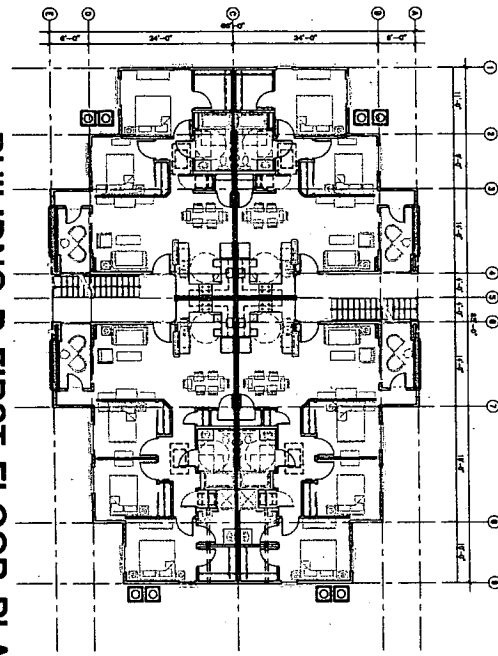
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A-2



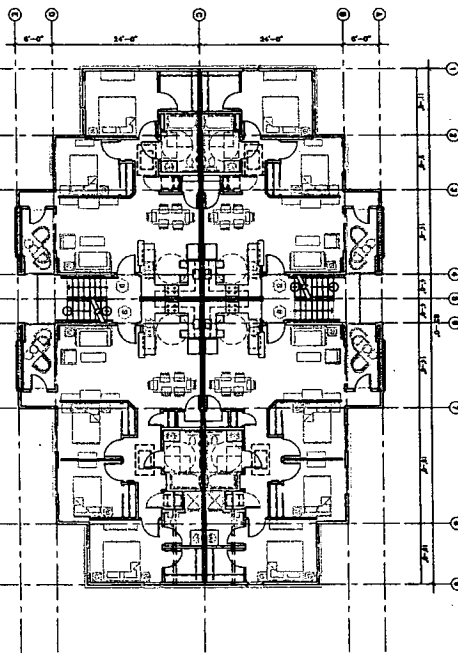
BUILDING B ROOF PLAN 3
SCALE 1/8"=1'-0"



BUILDING B THIRD FLOOR PLAN 4
SCALE 1/8"=1'-0"



BUILDING B FIRST FLOOR PLAN 1
SCALE 1/8"=1'-0"



BUILDING B SECOND FLOOR PLAN 2
SCALE 1/8"=1'-0"

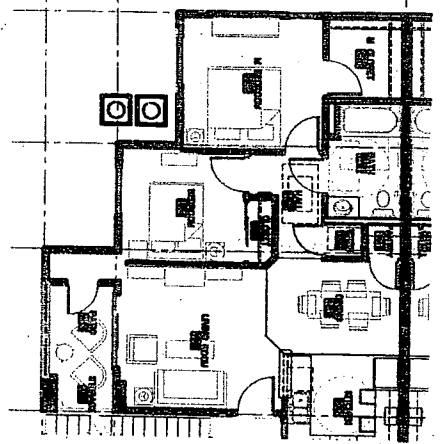
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A-3

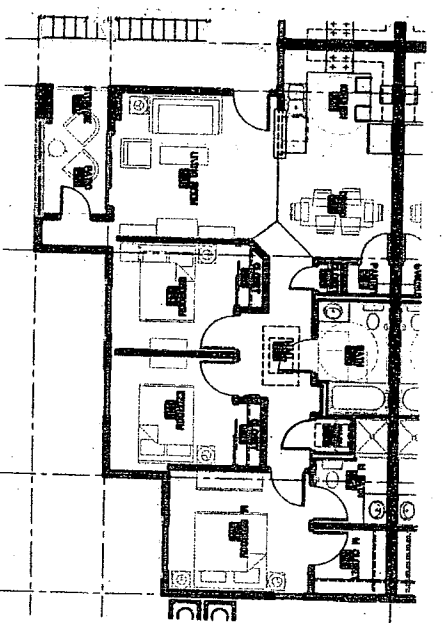
DATE: FEBRUARY 10, 2005
 DRAWN BY: [Name]
 CHECKED BY: [Name]

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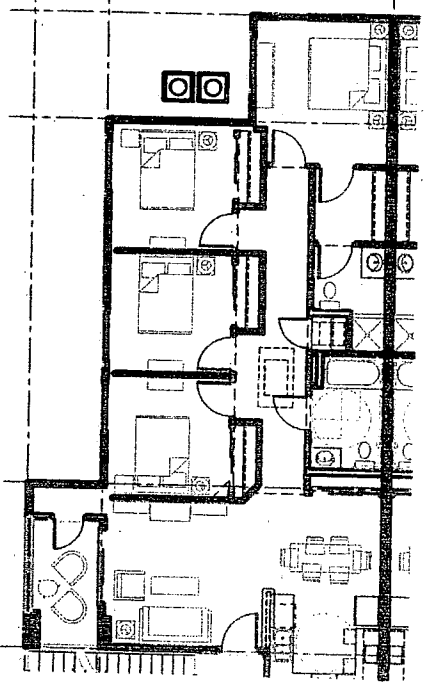
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ENLARGED UNIT 2 PLAN 3
SCALE 1/8"=1'-0"



ENLARGED UNIT 3 PLAN 2
SCALE 1/8"=1'-0"



ENLARGED UNIT 4 PLAN 1
SCALE 1/8"=1'-0"

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A-11
 OAK RIDGE APARTMENTS
 February 19, 2005

