

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	George Heath, 4941 First Parkway, Sacramento, Ca. 95823		
OWNER	Valley Hi/Meadowgate Congregation, 8108 Goldenfield Way, Sacramento 95823		
PLANS BY	Book and Flannery		
FILING DATE	3/28/83	50 DAY DRACTION DATE	REPORT BY:RBH:mm
NEGATIVE DEC.	EIR	ASSESSOR'S PCL. NO.	117-132-12

LOCATION: Ehrhardt Avenue (West of 5500 Ehrhardt)

PROPOSAL: New Construction - Church

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1968 Valley Hi Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Single Family Residential & Vacant
Surrounding Land Use and Zoning:	
North:	Residential & Vacant: R-1
South:	Vacant; R-1
East:	Vacant; R-1
West:	Vacant; R-1
Parking Required:	40
Parking Provided:	93
Property Dimensions:	134x461x212x168x95x281
Property Area:	1.6 acres
Square Footage of Building:	5214
Height of Structure:	One-Story
Topography:	Flat
Street Improvements/Utilities:	To be provided
Exterior Building Color:	Rustic Red, Brown
Exterior Building Material:	Wood siding, masonry, concrete tile roof

BACKGROUND: The City Planning Commission heard a request for a Special Permit to establish a 5,000 sq.ft. church in an R-2 zone on September 23, 1982. As part of the conditions of approval, the building plans and elevation were to be submitted to the Design Review/Preservation Board for review and approval before the issuance of a building permit (see attachment). The applicant has revised their drawings and submitted them for Design Review.

STAFF EVALUATION: The elevations as first submitted to the City Planning Commission were architecturally uninteresting. The revised drawings as prepared by the firm of Book and Flannery are well thought out and should be a welcome addition to the neighborhood. The use of brick veneer and redwood shiplap on the exterior walls as well as concrete tile roofing along with the design of the structure, will

produce a handsome building. Texture 1-11 is proposed for the west elevation. Normally staff would suggest a continuation of the horizontal wood siding on all elevations of the structure. In this case the west elevation will be within 15' of a 6' high masonry wall and at the rear of the building. Because of the low visibility of this part of the building, staff is willing to accept the change of material. The applicant has provided 3' to 4' berms and 15 gallon Betula Pendula (European White Birch) in the front 25' setback area as required by the City Planning Commission condition. A 16 s.f. identification sign is located in back of the 25' setback line. Although not a proposed condition, staff would think that some window openings would provide natural lighting to the interior.

STAFF RECOMMENDATIONS: Staff recommends approval of the project with the following condition:

1. Trash storage area to be provided, if not within building then exterior storage area to be fenced to match 5'-6' wood fence around air conditioning units.

Approval is based on the following Findings of Fact:

1. The structure has been redesigned to fit into the neighborhood.
2. Staff conditions will allow the prtoject to meet City guidelines.

**BOOK
and
FLANNERY**

• ARCHITECTURE •
• PLANNING •
• INTERIOR DESIGN •

1375 43RD AVENUE
SAN FRANCISCO, CA 94122
PH 415 681-8798



A.P. #117-132-12

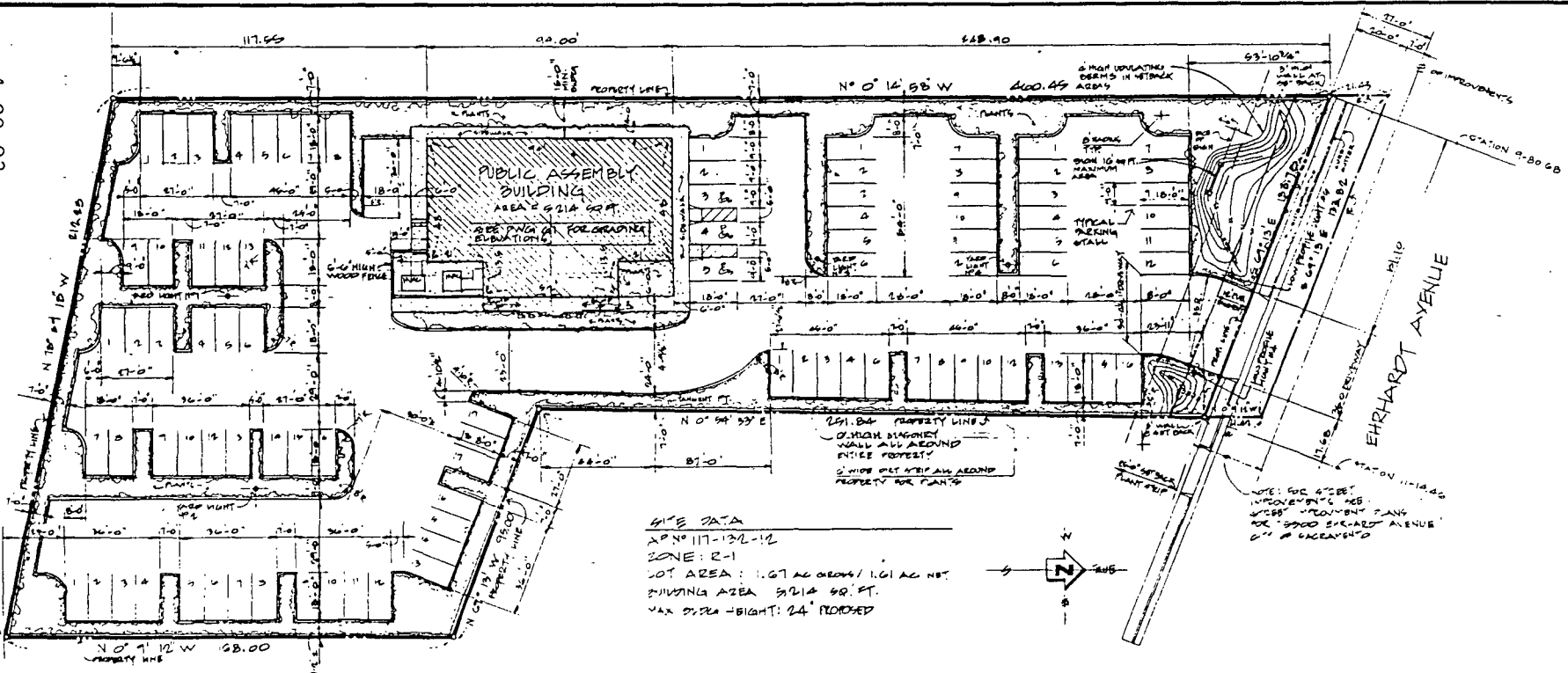
PROJECT TITLE
**KINGDOM HALL
OF
JEHOVAH'S WITNESSES
FOR THE
VALLEY HI
CONGREGATION**
4500 EHRHARDT AVENUE
SACRAMENTO, CALIF.

SHEET TITLE
.SITE PLAN

DATE 5/28/83	PROJECT NO. 312
DESIGN CJE	SHEET NO. A-2
CHECKED	OF



4-20-83

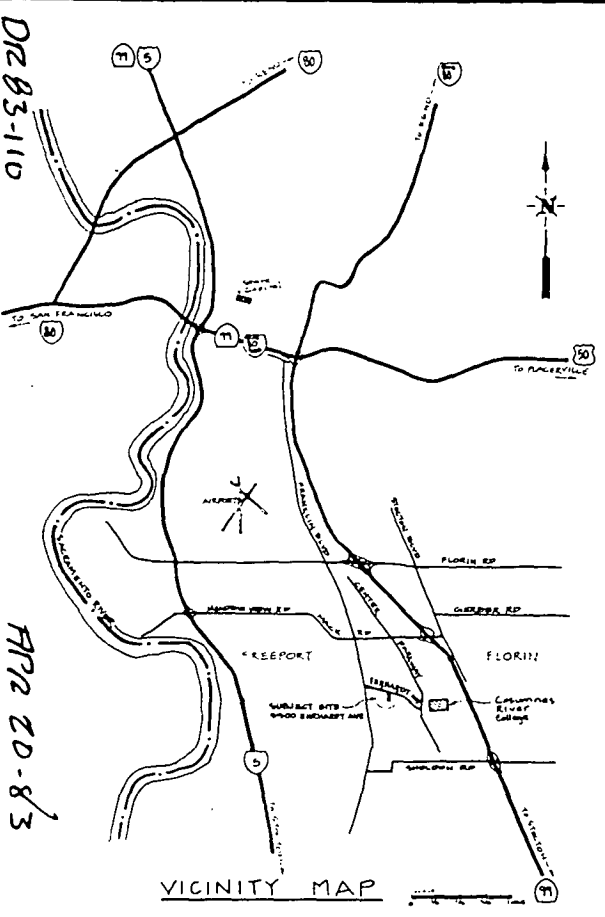


S I T E P L A N #10

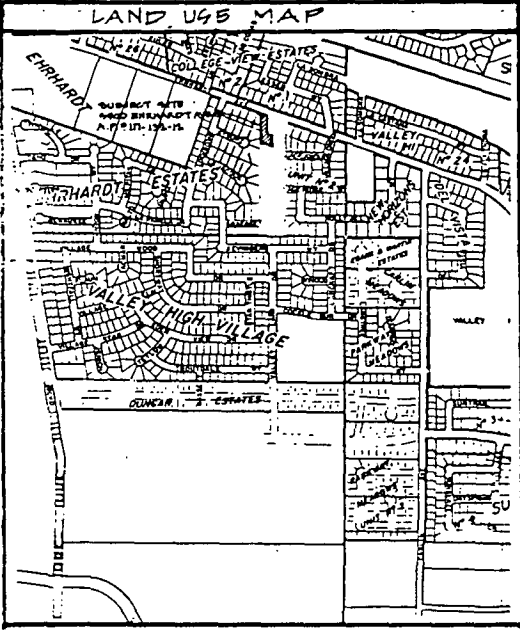
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DR 83-110

APR 20-83



VICINITY MAP



LAND USE MAP

DRAWING INDEX

- ARCHITECTURAL:
- A-1 TITLE SHEET & DRAWING INDEX
 - A-2 SITE PLAN
 - A-3 FLOOR PLAN
 - A-4 EXTERIOR ELEVATIONS
 - A-5 BUILDING SECTIONS
 - A-6 BUILDING SECTIONS
 - A-7 ROOF PLAN & DETAILS
 - A-8 REFLECTED CEILING PLAN
 - A-9 FINISH & DOOR SCHEDULES
 - A-10 PLATFORM DETAILS

STRUCTURAL:

- S-1 FOUNDATION PLAN
- S-2 ROOF FRAMING PLAN
- S-3 FOUNDATION SECTIONS & DETAILS
- S-4 FRAMING DETAILS

MECHANICAL:

- M-1 HVAC FLOOR PLAN
- M-2 CONTROL SCHEDULES & SYMBOLS

PLUMBING:

- P-1 SITE PLUMBING PLAN
- P-2 PLUMBING PLAN & SCHEDULE

ELECTRICAL:

- E-1 ELECTRICAL SITE PLAN
- E-2 ELECTRICAL POWER LIGHTING & SIGNAL PLAN
- E-3 ELECTRICAL PANEL, SCHEDULES & DIAGRAMS

GRADING:

- G-1 SITE GRADING PAVING & DRAINAGE PLAN
- G-2 DETAILS

GENERAL NOTES:

- GN-1 GENERAL NOTES
- GN-2 GENERAL NOTES

BOOK and FLANNERY

ARCHITECTURE PLANNING INTERIOR DESIGN

1375 42nd AVENUE SAN FRANCISCO, CA 94122 PH 415 862-3798



AP. 8117-132-12 PROJECT TITLE

KINGDOM HALL OF JEHOVAH'S WITNESSES FOR THE VALLEY HI CONGREGATION 8800 BERNHARDT AVE. SACRAMENTO, CALIF.

SHEET TITLE TITLE SHEET & DRAWING INDEX

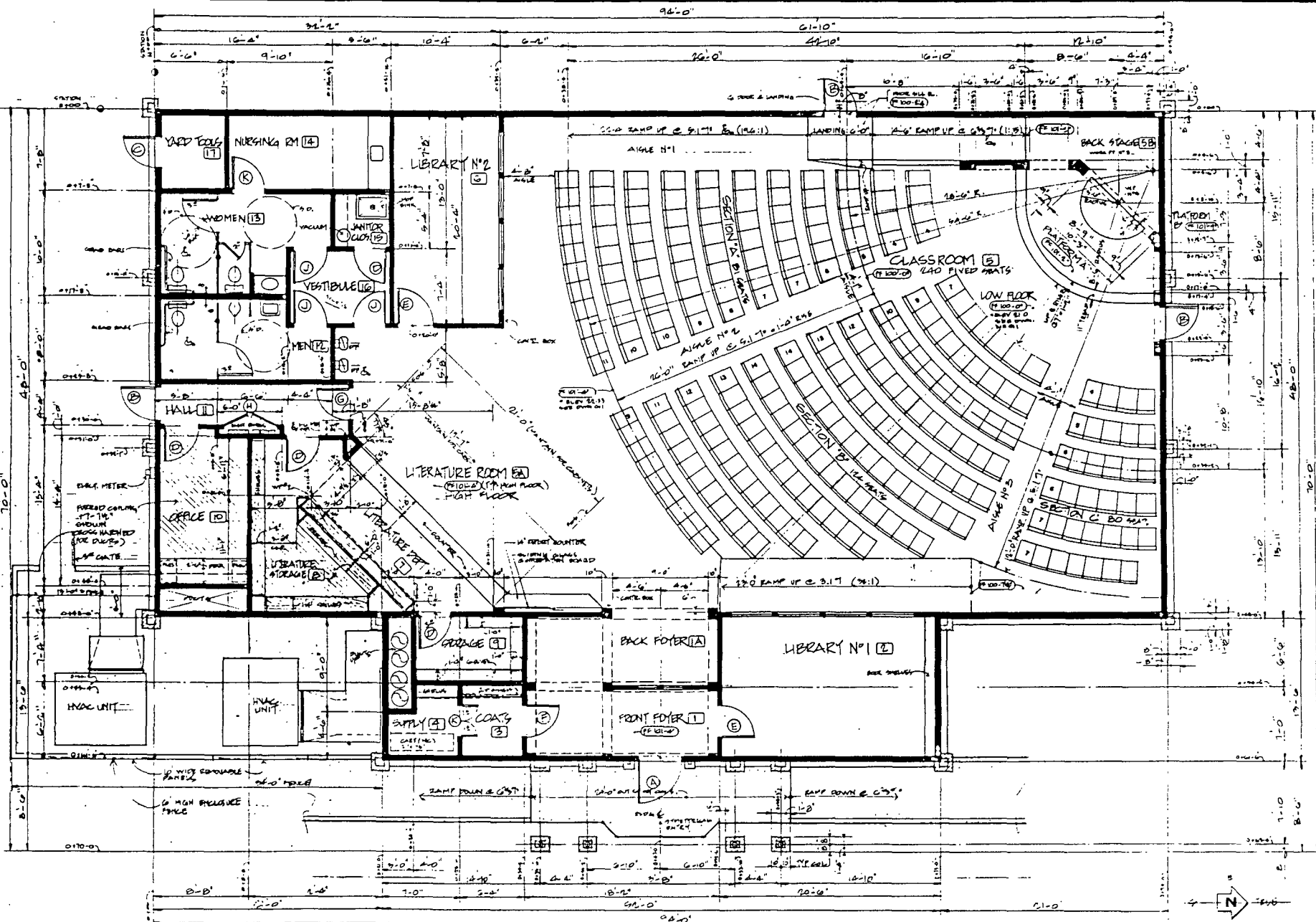
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DRAWN C.F.E.	SHEET NO. A-1
CHECKED	01 10

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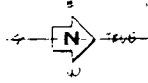
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FLOOR PLAN 1/8" = 1'-0" FLOOR AREA = 3,914 SQ. FT.



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 ARCHITECTURE • PLANNING • INTERIOR DESIGN •
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 SAN FRANCISCO, CA 94122
 PH 415 681-3795



AP. #117-132-12
 PROJECT TITLE
KINGDOM HALL OF JEHOVAH'S WITNESSES FOR THE VALLEY HI CONGREGATION
 5500 EHRHARDT AV. SACRAMENTO, CALIF.

SHEET TITLE
FLOOR 9A

DATE 3/29/83	PROJECT NO. 332
DRAWN	SHEET NO. A-3
CHECKED	

APR 23-110

APR 23-110

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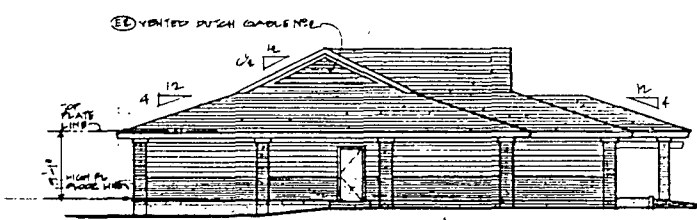
A.P.#117-132-11

PROJECT TITLE
 KINGDOM HALL
 OF
 JEHOVAH'S WITNESS
 FOR THE
 VALLEY HI
 CONGREGATION
 • 5500 EHRHARDT AVE
 • SACRAMENTO • CA

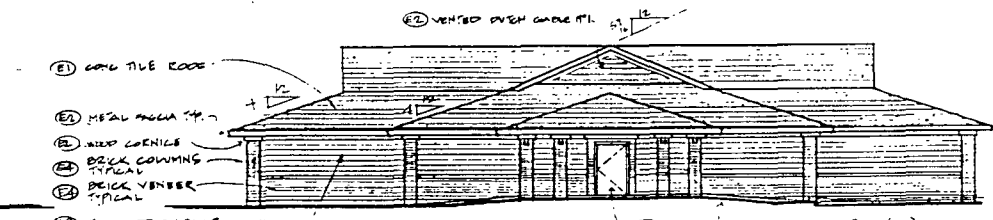
SHEET TITLE

EXTERIOR ELEVATION

DATE 2/23/83	PROJECT # 504
DRAWN C.F.E.	SHEET NO A-4
CHECKED	01

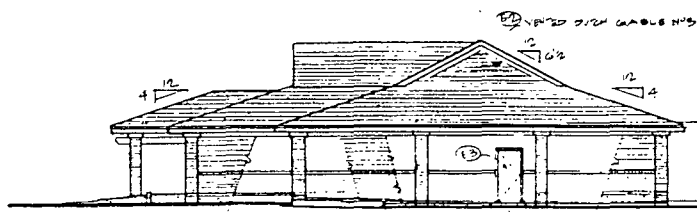


SOUTH ELEVATION 18'-0"

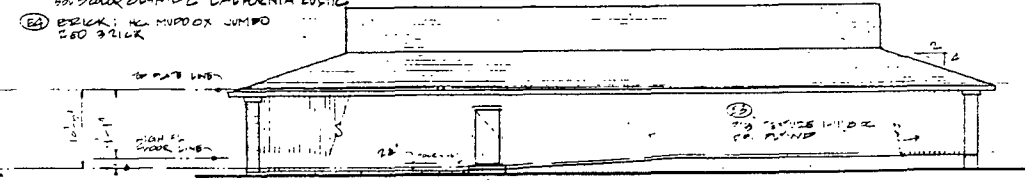


EAST ELEVATION 18'-0"

- EXTERIOR FINISH SCHEDULE
- (1) ROOF: TYPICAL MONIER #109 - MICHIGAN DRUMME FLASHED
 - (2) WALLS: 1/2" GYPSUM BOARD OVER 1/2" INSULATION
 - (3) WINDOWS, DOORS & WALLS: WOOD ASKAR 200 STAIN OXIDIZED CALIFORNIA FINISH
 - (4) BRICK: 1/2" MUDDOX JUMBO 280 3/4" BRICK



(EHRHARDT AVE VIEW)
NORTH ELEVATION 18'-0"



WEST ELEVATION 6'-0"

#3

DR 43-110

FIN 20-83

BOOK and FLANNERY

• ARCHITECTURE •
• PLANNING •
• INTERIOR DESIGN •

1375 43RD AVENUE
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AP #117-132-12

PROJECT TITLE

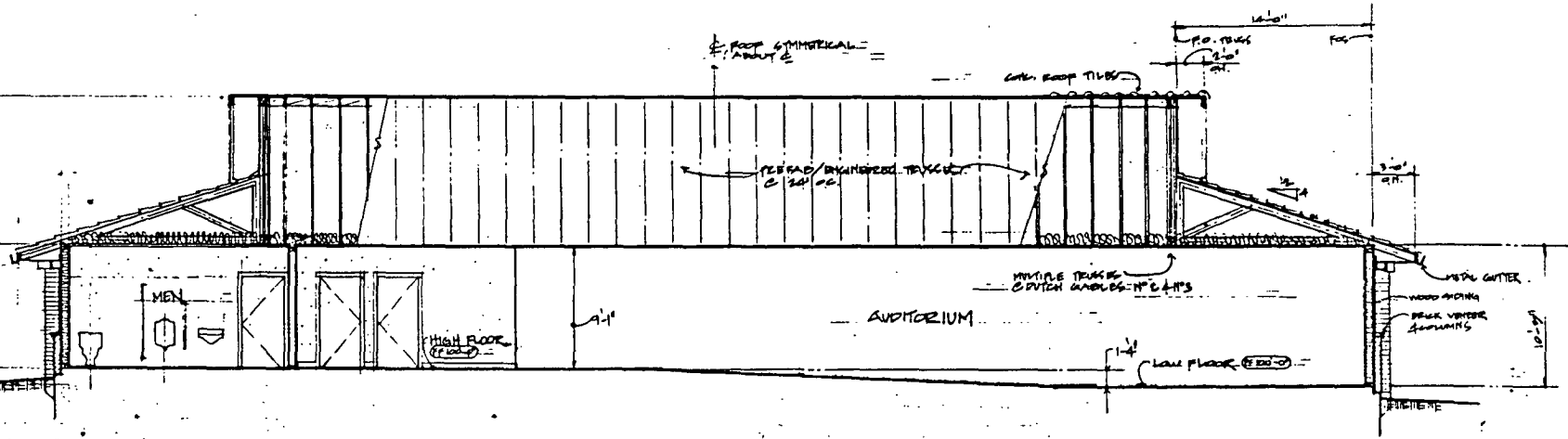
KINGDOM HALL
OF
JEHOVAH'S WITNESSES
FOR THE
VALLEY HI
CONGREGATION

6500 ENHART AVE
SACRAMENTO, CALIF

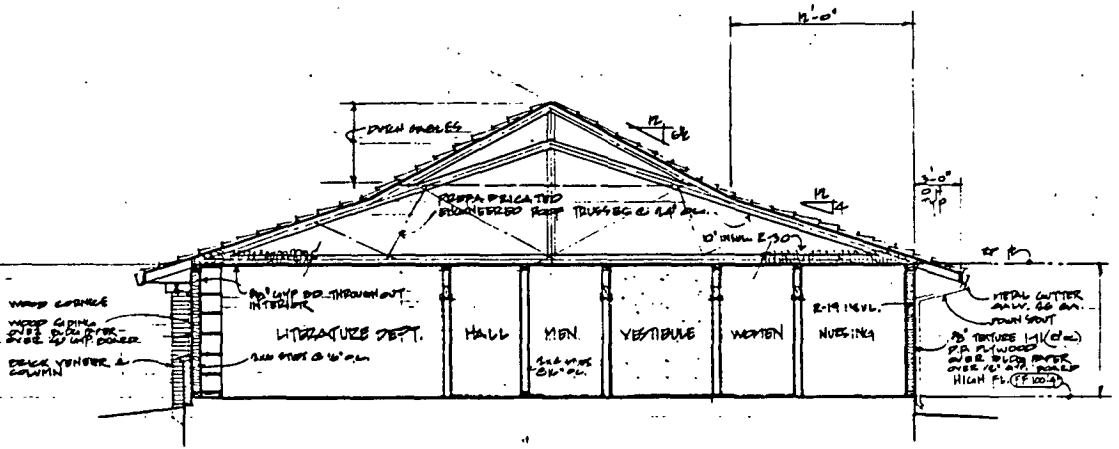
SHEET TITLE

BUILDING
SECTIONS

DATE 2/25/83	PROJECT NO. E-1
DRAWN CJP	SHEET NO. A-5
CHECKED	



LONGITUDINAL SECTION A-A
LOOKING WEST 1/2"=1'-0" (A)



TYPICAL CROSS SECTION B-B 1/2"=1'-0" (B)

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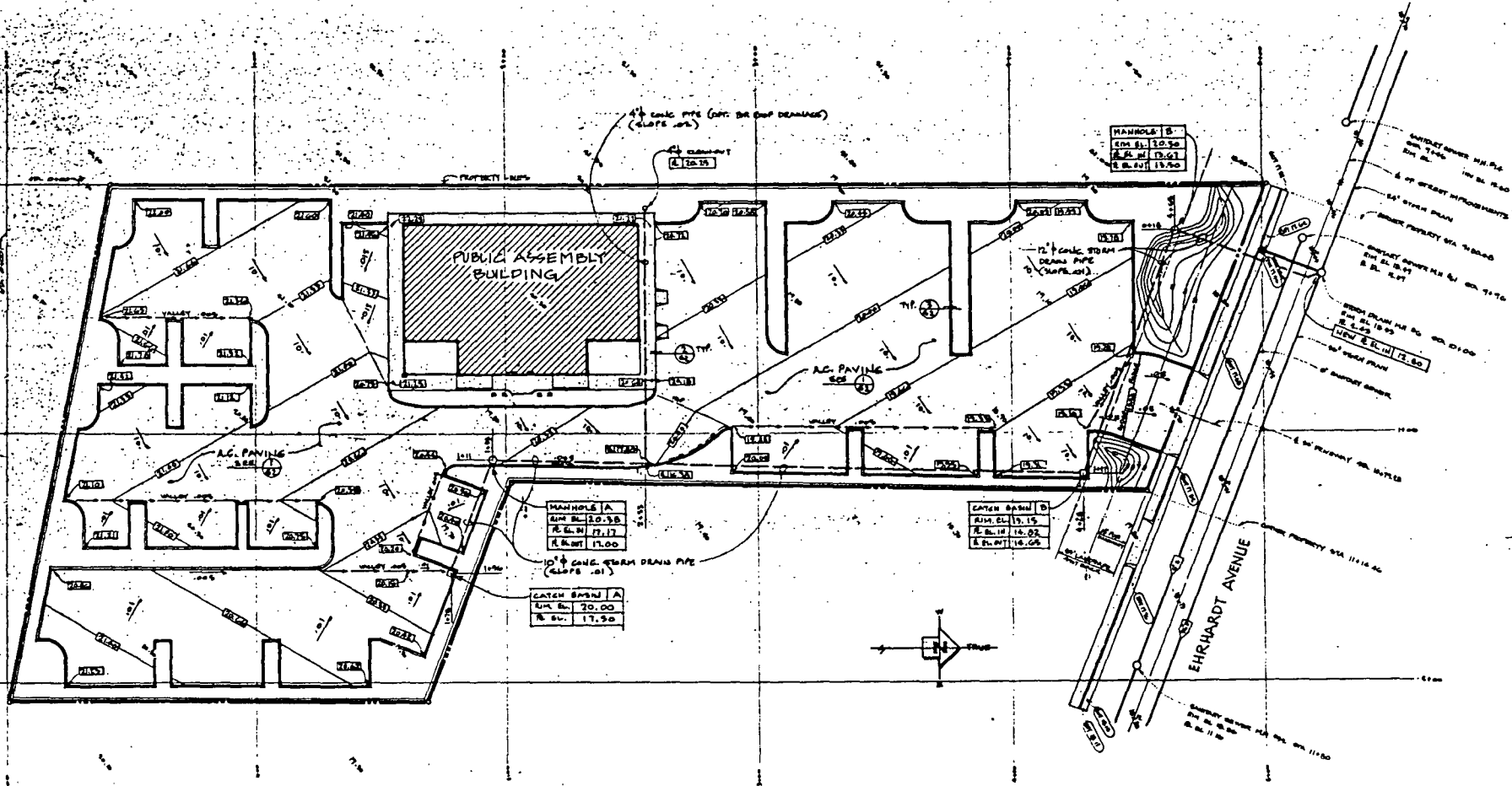
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• PLANNING •
• INTERIOR DESIGN •

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SITE GRADING PAVING & DRAINAGE PLAN 1"=20'

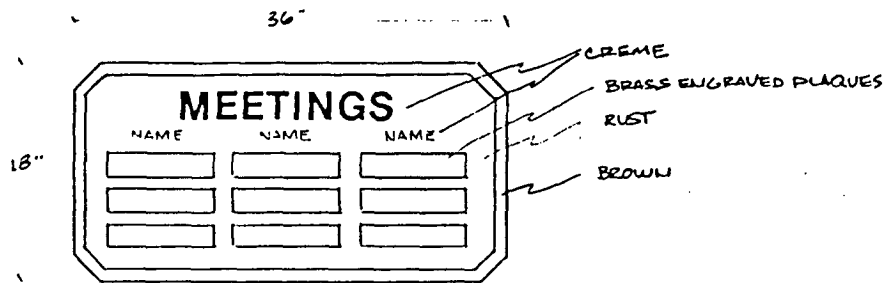
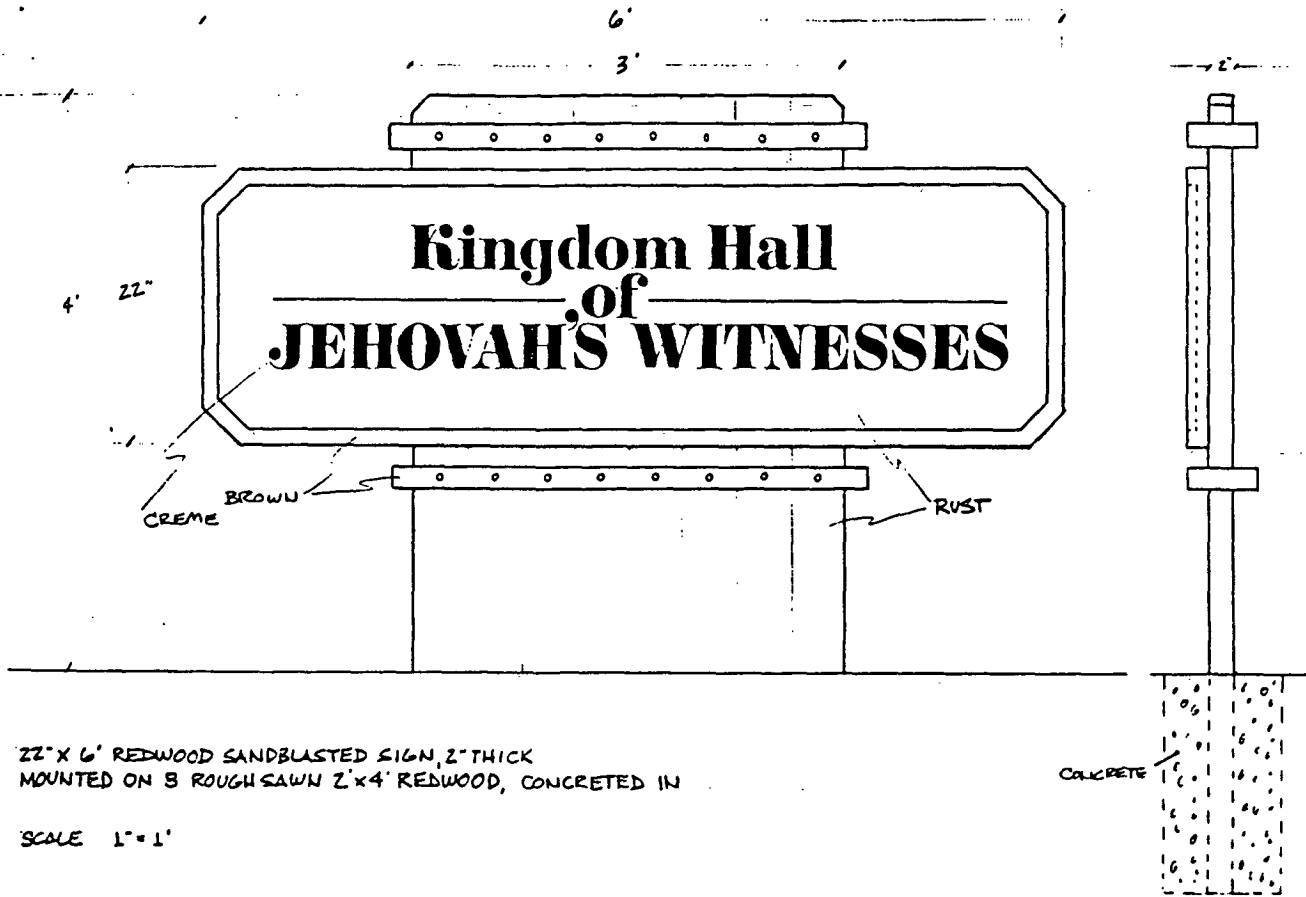
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KINGDOM HALL
OF
JEHOVAH'S WITNESSES
FOR THE
VALLEY HI
CONGREGATION
5500 EHRHARDT AVE
SACRAMENTO, CALIF.

SHEET TITLE
SITE GRADING PAV
& DRAINAGE PL.

DATE 2/28/83	PROJECT JCL
DRAWN D.W. SHERIDAN	CHECKED BY G-1
DESIGNED	BY

#3



18" X 36" REDWOOD SANDBLASTED SIGN WITH CHANGEABLE ENGRAVED PLAQUES (2" X 12")

SCALE 1" = 1'

DIR 83-110

APR 20 - 83

THE SIGN FACTORY
11292 Coloma Rd., Suite L
Rancho Cordova, CA. 95670

635-9213

CHRIS

#3