

ARCHITECTURAL REVIEW BOARD

APPLICANT The Spink Corporation, P.O. Box 2511/720 "F" Street, Sacto., 95811/95814
OWNER Barratt Sacramento, 2135 Butano Drive, Suite 105, Sacto., 95821
PLANS BY The Spink Corporation, 444-8170
FILING DATE 3/15/82 50 DAY ARB ACTION DATE _____ REPORT BY: RBH:dgh
NEGATIVE DEC. N/A EIR N/A ASSESSOR'S PCL. NO. 225-890-01-10

LOCATION: Northwest corner San Juan Road & Truxel Road

PROPOSAL: 218 New Housing Units, ARB Review of Exterior Elevations

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1978 South Natomas Community
Plan Designation: Residential; 11-21 du/ac
Existing Zoning of Site: R-1A (PUD)
Existing Land Use of Site: Phases I and II of Villa San Juan,
52 condominium units

Surrounding Land Use and Zoning:

North: Vacant; Agriculture (A)
South: Multiple Family and Vacant; R-1A and vacant
East: Multiple Family and Vacant; R-1A and vacant
West: Vacant; Agriculture (A)

Proposed Zoning: R-2B (PUD)
Parking Required: 351 spaces
Parking Provided: 588 spaces
Parking Ratio: 1:1.7
Property Dimensions: 933' x 833'
Property Area: 20+ acres
Density of Development: 17.5 du/ac
Topography: Flat
Street Improvements/Utilities: To be provided as private access, utilities
easement
Exterior Building Colors: Earth tones
Exterior Building Materials: Wood, stucco
Square Footage of Buildings: 306 sq. ft. efficiency unit to 1,150 sq.
ft. 2-bedroom, 2-bath unit
North/South Lot/Structure
Orientation: 84 percent
Units with Potential Solar
Access: 47 percent

APPLC. NO. 82-128

MEETING DATE April 7, 1982

ARB
~~XXX~~ ITEM NO. 11

BACKGROUND INFORMATION: This project has been reviewed by the Planning Commission (P-9562). A condition of approval of the project was that the Architectural Review Board would review the exterior elevations. The applicant has revised the exterior of the buildings from those which were originally presented to the Planning Commission. The revisions have taken the form of changes in roof line, exterior elevations and composition of the various complex layouts. The applicant has proposed varying color schemes for each of the complexes. Canvas awnings are proposed to be placed over some windows.

STAFF EVALUATION: Staff feels that the changes in the elevations and the roof lines of the buildings have been beneficial to the proposed project. Staff has concerns with the following:

1. Staff feels that a change in wall treatment would be appropriate on those elevations where no window or door openings are proposed. Staff feels that a horizontal siding painted the same color as the stucco would be appropriate. This would allow a change of texture and yet keep the color scheme the same. Horizontal siding should not be any more expensive than stucco.
2. Staff feels that a portion of each of the deck areas railings should be in solid material. This would serve as a screening devise to hide miscellaneous patio items which are usually stored outdoors. This would provide an attractive alternative to the usual visual blight that is found on these type of deck areas.
3. Staff feels that each deck area should have some type of overhead cover. Either as part of the permanent construction of the building or in the form of canvas awning. Many of the decks as proposed do have a cover provided. All ground level decks are covered over by the deck of the second floor patio. Only some second floor patios are not provided with a covering devise. Staff feels that is important for a feeling of enclosure to provide some overhead protection from the sun and rain and to give an indication of some privacy.
4. Staff feels that the decks could further provide a sense of enclosure and privacy in those areas where the deck is only adjacent to one wall of the structure. Staff feels that a wing wall extending out from the face of the building and running up the width of the deck from ground to roof line would provide, not only a sense of enclosure for the deck areas, but also would provide a design element on the exterior of the building.

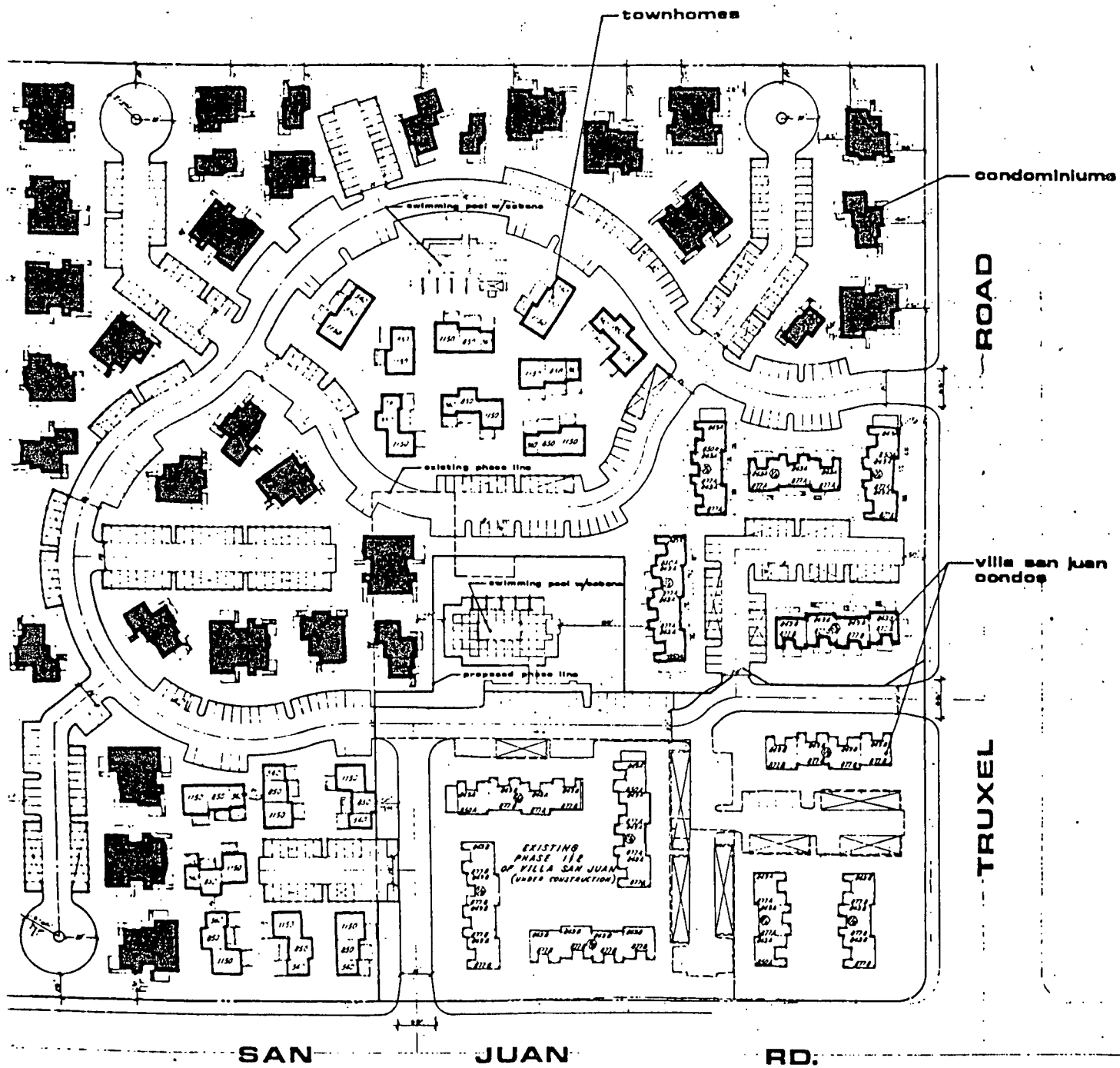
STAFF RECOMMENDATIONS: Staff recommends approval of the project with the following conditions:

1. The applicant will provide horizontal siding painted the same color as the stucco on the walls of the structures which do not have window or door openings.
2. The applicant will provide overhead roofing or awning over all deck areas.
3. The applicant will provide some solid railing areas on each deck to be used as screening in order to hide stored items from public view.

4. The applicant will provide a vertical wing wall extending out from the surface of the building adjacent to each deck where that deck is now only adjacent to one wall surface of a building.
5. Final irrigation and landscaping plans will be returned to staff for review and approval.

Approval of the project is based on the following Findings of Fact:

1. The project as shown in the attached drawings and with the conditions as stipulated will be beneficial to the development of the area.
2. The conditions as required will enhance the design and liveability of each of the dwelling units.



SITE CRITERIA

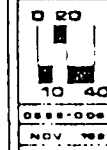
acreage	20.00±00
dwelling units	351
density	17.55±00
parking	
covered	351
guest	237
total	588

UNIT CRITERIA

townhomes	
1150	16
850	18
840	13
total	47
condominiums	
748	28
813	28
308	34
total	218
villa san juan condos	
848A	22
877A	15
850A	7
849B	21
877B	21
total	86

THE SPINK CORPORATION
 ARCHITECTURAL PLANNING ENGINEERING
 ARCHITECTURE INTERIOR DESIGN LANDSCAPE ARCHITECTURE

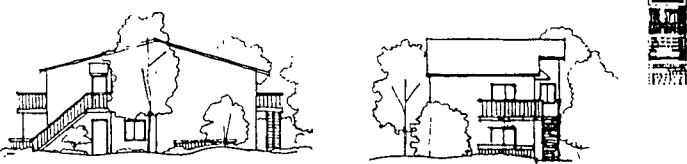
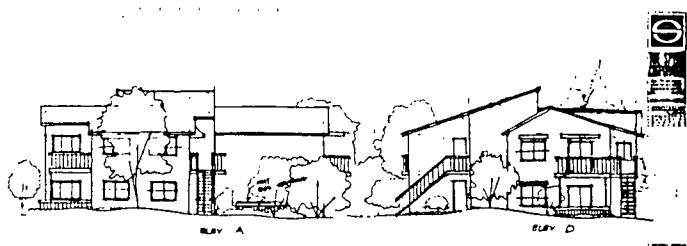
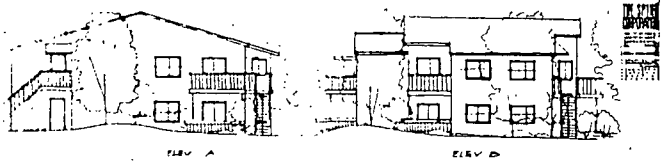
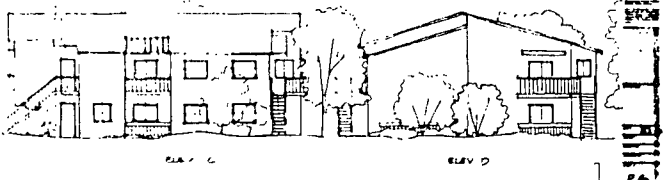
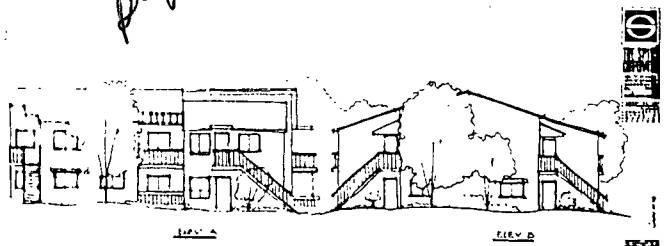
BARRATT SACRAMENTO
 SCHEMATIC SITE PLAN



SITE: VILLA SAN JUAN

NOV 1981

Colored
signage

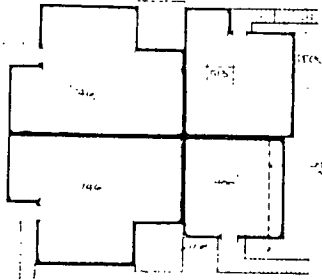


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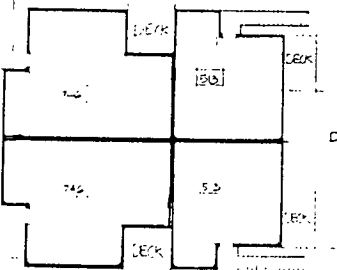
BARRATT
SACRAMENTO

(NEW ELEVATIONS)

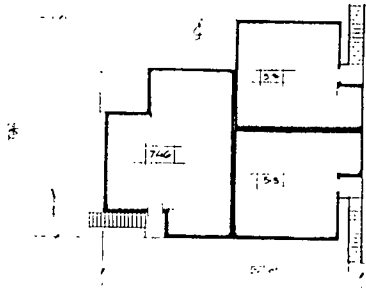
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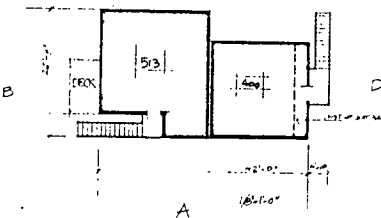
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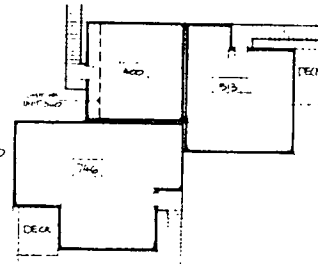
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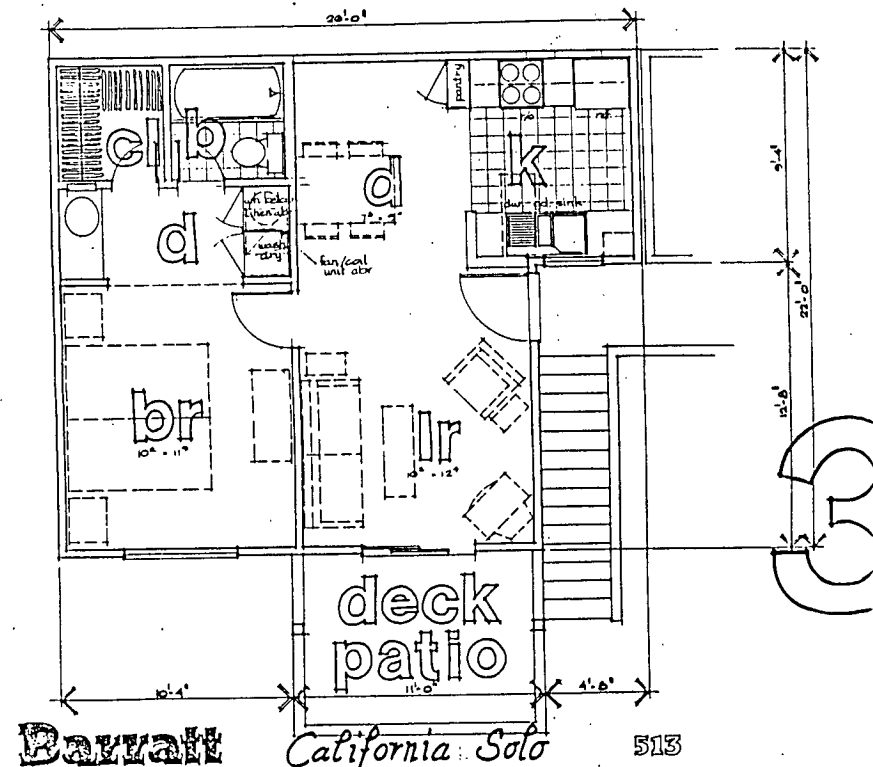
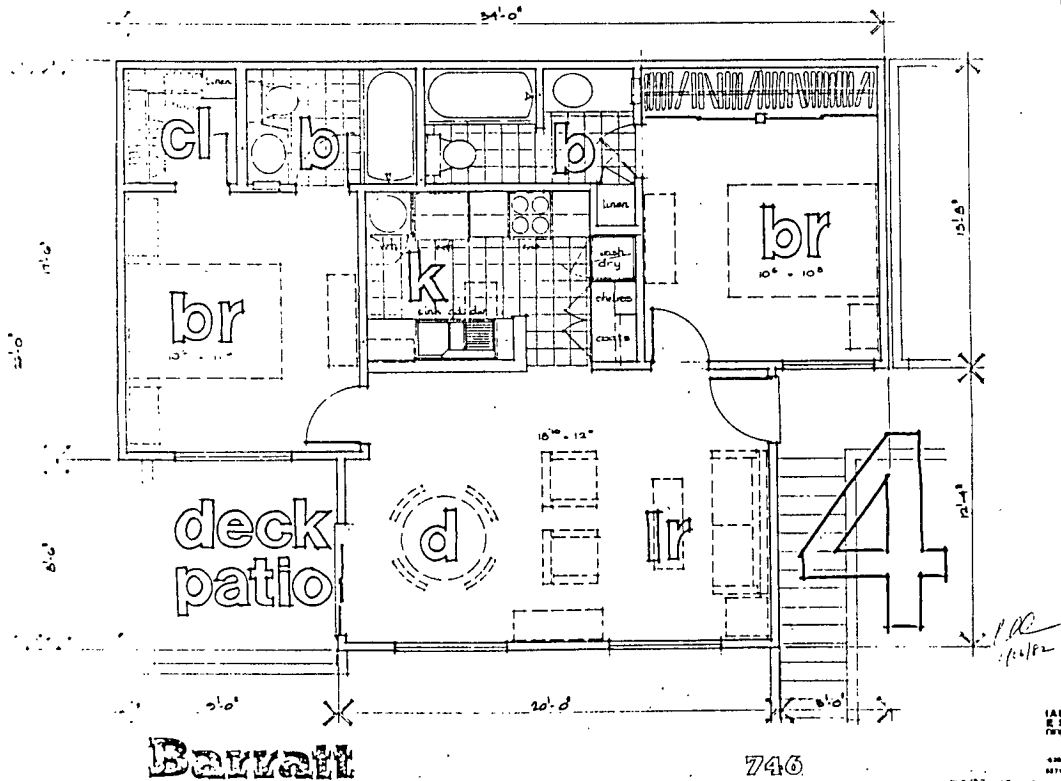
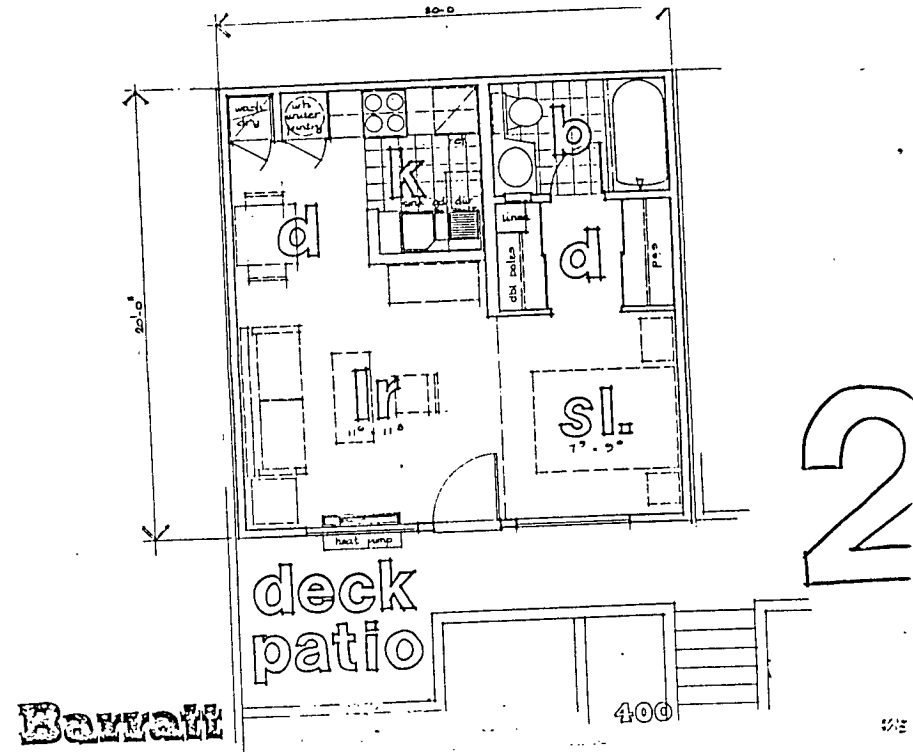
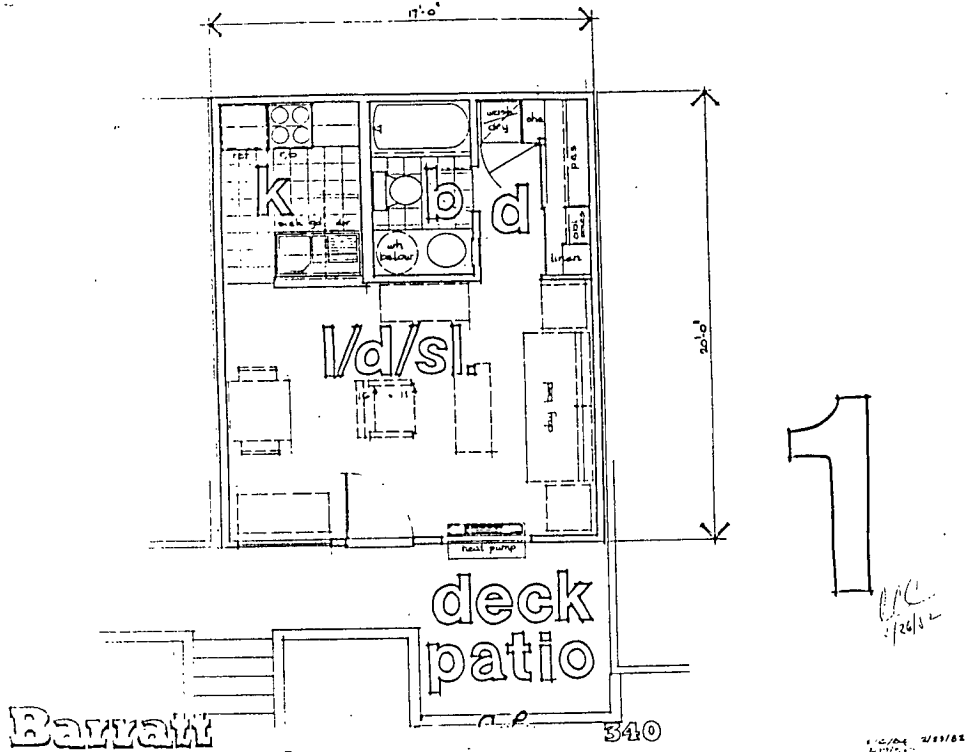
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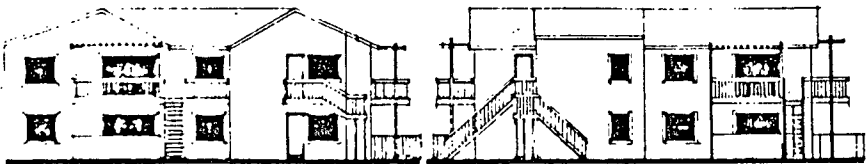


(b)(1)

BARRATT
SACRAMENTO
CORPORATION

(BLDG. CLUSTER)

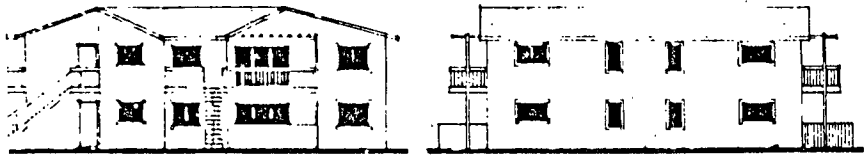




ELEV A

ELEV B

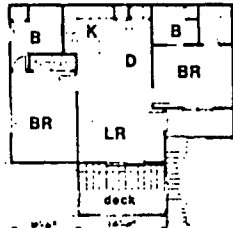
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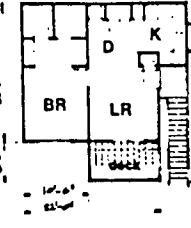
ELEV D

ELEV C

UNIT 746



UNIT 513

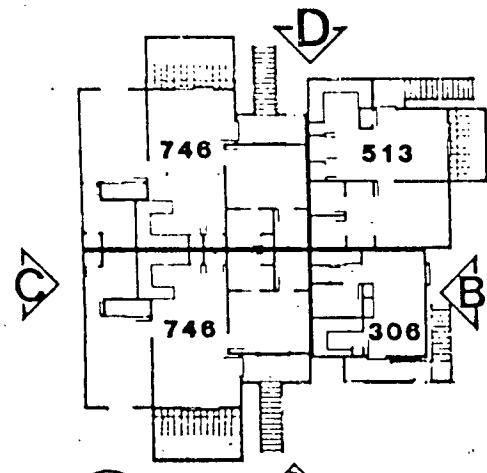


UNIT 306

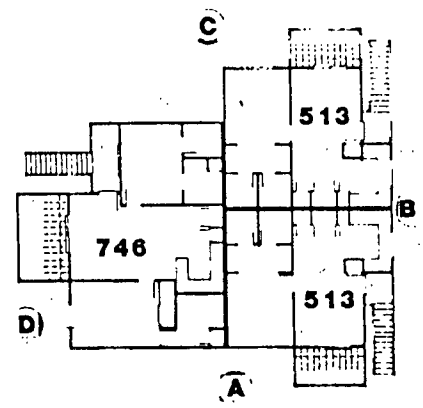


FLOOR PLAN UNITS

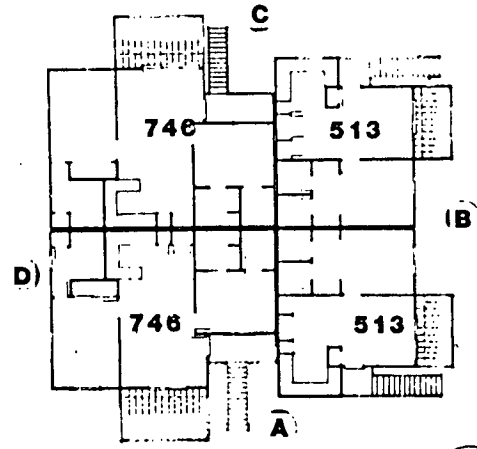
1/8"=1'-0"



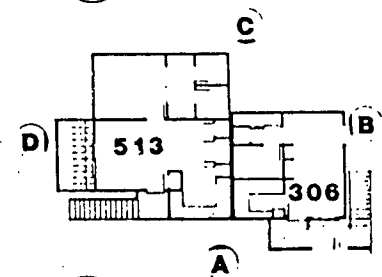
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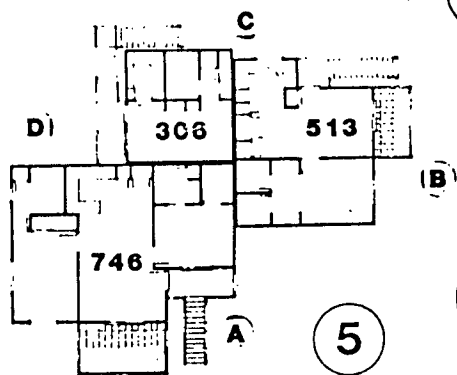
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3



4



5

(OLD ELEVATIONS)

BARRATT SACRAMENTO
CONDOMINIUMS

ARCHITECT ASSIGNED
THE LOCATION OF ALL
CONTRACTS & MATERIALS
FOR COMPLETION OF ALL
CONSTRUCTION
DEVELOPER SHALL
DECK OVER SOIL
ALL CONSTRUCTION SHALL
BE IN ACCORDANCE WITH
THE CITY OF SACRAMENTO
DEPARTMENT OF CONSTRUCTION

P.I.



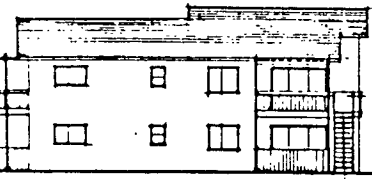
THE SPINK CORPORATION

ARCHITECTURE
ENVIRONMENTAL
PLANNING
ENGINEERING
LANDSCAPE ARCHITECTURE
INTERIOR DESIGN

BARRATT SACRAMENTO

CONDOMINIUMS

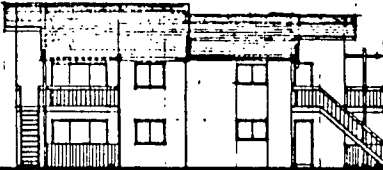
1. ARCHITECT ASSURES THE PLAN SHALL BE IN ACCORDANCE WITH ALL ORDINANCES AND REGULATIONS OF ALL JURISDICTIONS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DETAILS.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION.
4. ANY DEVIATION FROM DIMENSIONS OR CONDITIONS SHALL BE APPROVED BY ARCHITECT IN WRITING PRIOR TO CONSTRUCTION.



ELEV A



ELEV B



ELEV C

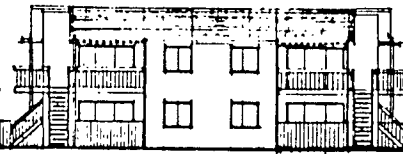


ELEV D

2



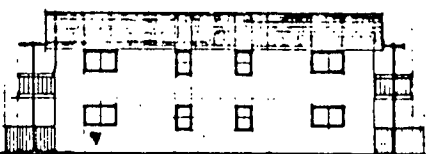
ELEV A



ELEV B



ELEV C

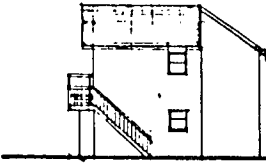


ELEV D

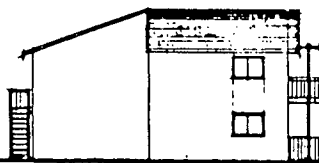
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ELEV A



ELEV B



ELEV C

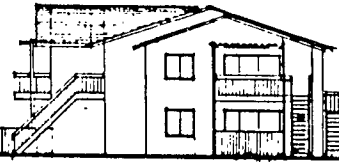


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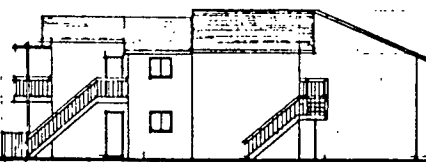
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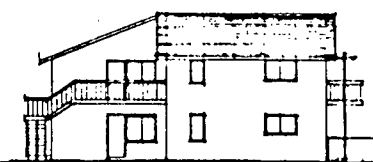
ELEV A



ELEV B



ELEV C



ELEV D

5

(OLD ELEVATIONS)