



**CITY OF SACRAMENTO  
CALIFORNIA**

PLANNING AND BUILDING  
DEPARTMENT  
(916) 264-5381

1231 I STREET  
ROOM 300  
SACRAMENTO, CA 95814-2998

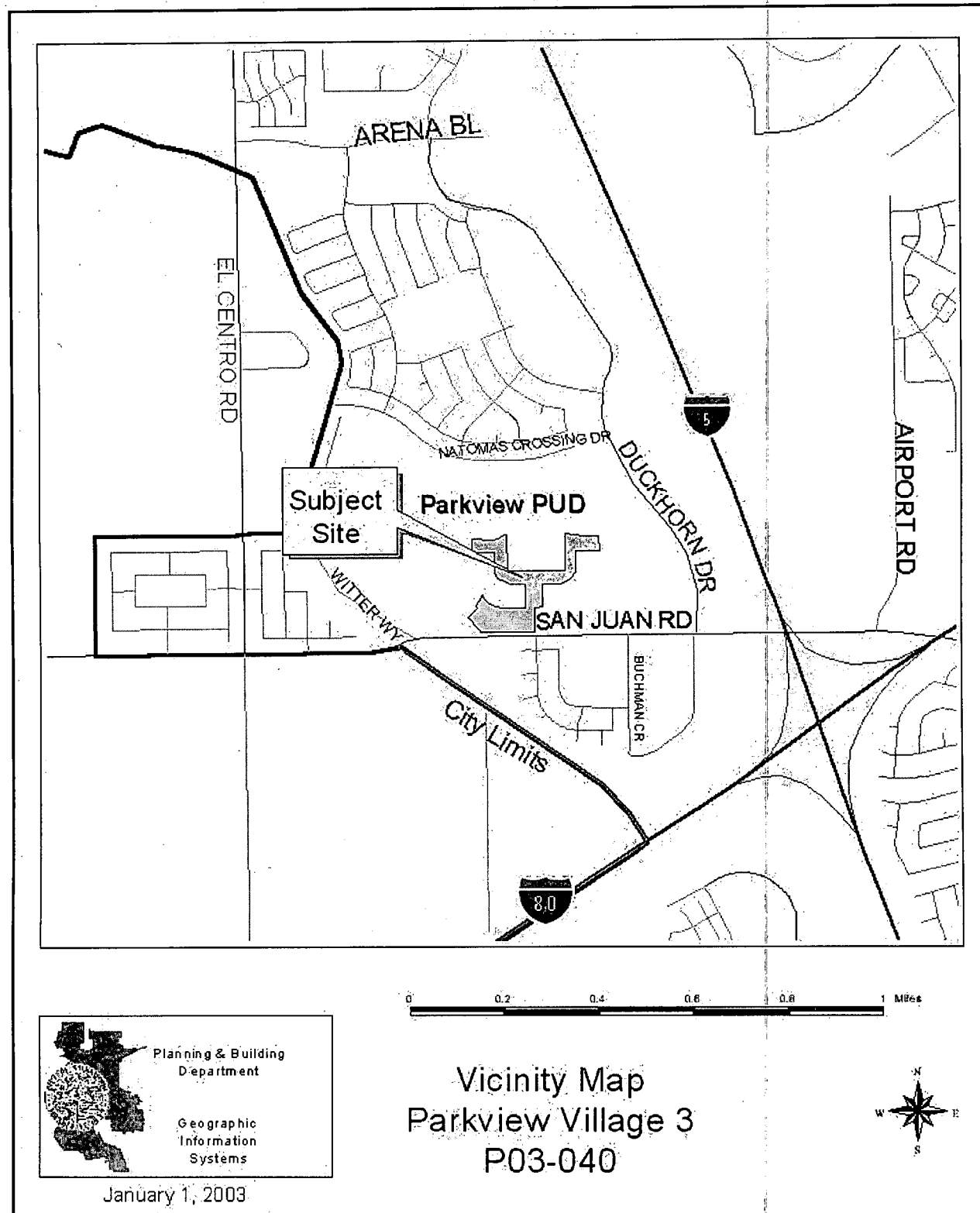
**ACTION OF THE PLANNING DIRECTOR**

On July 21, 2003, the Planning Director approved with conditions a special permit for four house plans on 60 lots and a model home complex for the project known as Parkview Village 3 in River View/Parkview PUD (P03-040). Findings of Fact and conditions of approval for the project are listed on pages 4 through 8.

Request:     **A. Planning Director's Special Permit** for four house plans on 60 lots in Parkview Village 3 in River View/Parkview PUD  
              **B. Model Home Complex** for four model homes with two sales offices

Location:    Northwest of San Juan Road and Duckhorn Drive, south of Myotis Drive  
              Parkview Village 3 in River View/Parkview PUD  
              APN: 225-0180-005, 225-0180-006  
              North Natomas Community Plan  
              Natomas Unified School District  
              Council District 1

|                               |   |
|-------------------------------|---|
| APPLICANT:                    | John Kuntz, (916) 714-1153<br>Kimball Hill Homes<br>10535 E. Stockton Blvd., Suite K, Elk Grove, CA 95624 |
| OWNER:                        | Kimball Hill Homes<br>10535 E. Stockton Blvd., Suite K, Elk Grove, CA 95624                               |
| PLANS BY ( <i>optional</i> ): | Bloom Architectural Developments Incorporated<br>4437 Kenneth Avenue, Fair Oaks, CA 95628                 |
| APPLICATION FILED:            | March 28, 2003  |
| APPLICATION COMPLETED:        | May 5, 2003   |
| STAFF CONTACT:                | David Hung, (916) 264-5530  |



**PROJECT INFORMATION:**

General Plan Designation: Low Density Residential (4-15 du/na)  
Community Plan Designation: Low Density Residential (3-10 du/na)  
Existing Land Use of Site: Vacant  
Existing Zoning of Site: Standard Single-Family (R-1) Planned Unit Development (PUD)  
Subdivision & Village: Parkview Village 3 (Lots 1-60) in River View/Parkview PUD  
Property Area: 14.7± gross acres, 10.9± net acres  
Square Footage of Buildings: 2,202 to 4,073 square feet

| House Plan       | Square Footage | Elevations |
|------------------|----------------|------------|
| Linden (1-story) | 2,202          | A, B, C    |
| Linden (2-story) | 2,850          | A, B, C    |
| Bellingham       | 2,889          | A, B, C, D |
| Ultima           | 3,161          | A, B, C, D |
| Yorkshire        | 4,073          | A, B, C, D |

Height of Building: One to two stories (18'-0" to 31'-9", to highest point from grade)  
Exterior Building Materials: Stucco, stucco trim  
Roof Materials: Tile  
Previous Files: P00-022, P00-023  
Project Plans: See attachments

**ADDITIONAL INFORMATION:**

This is a Planning Director's Special Permit (PDSP) approval to develop four house plans on 60 lots along with a model home complex in Parkview Village 3 in the River View/Parkview Park Planned Unit Development. After the above approval, a building permit will be required prior to the construction of the residential development.

**PROJECT EVALUATION:**

| House Plan       | Level of Compliance | Comments  |
|------------------|---------------------|---|
| Linden (1-story) | Compliant           | Living area in front of forward facing garage                               |
| Linden (2-story) | Compliant           | Living area in front of forward facing garage and second floor above garage |
| Bellingham       | Compliant           | Second floor living area over forward facing garage                         |
| Ultima           | Compliant           | Living area flush with forward facing garage and second floor above garage  |
| Yorkshire        | Compliant           | Living area in front of forward facing garage and second floor above garage |

Staff finds that the proposed house plans comply with all applicable General Plan, Community Plan, Zoning Ordinance requirements, River View/Parkview PUD Guidelines, and that they generally meet the intent of the Single Family Residential Design Guidelines. The proposed model home complex shall be built as specified under the Conditions of Approval.

**ENVIRONMENTAL DETERMINATION:**

On January 24, 2002, the Planning Commission ratified a Negative Declaration for the original project (P00-022 & P00-023). Potentially significant environmental issues regarding Air Quality, Biological Resources, Noise, Cultural Resources and Recreational Resources were discussed and mitigated in this document. The proposed project was analyzed in this previous environmental document. No new issues or new information is known that would trigger additional environmental analysis. The Adopted Negative Declaration adequately described the effects of the proposed development. The analyses and mitigation measures in the adopted Negative Declaration are reaffirmed. Section 15162 of the California Environmental Quality Act Guidelines provides that an additional Negative Declaration (or Environmental Impact Report) need not be prepared unless subsequent changes are proposed in the project, substantial changes occur with respect to the project circumstances, or new information of substantial importance to the project becomes known or available. A Mitigation Monitoring Plan was prepared for the mitigation measures identified in the previous Negative Declaration. The applicant shall comply with the Mitigation Monitoring Plan, when applicable to the proposed project.

**NEIGHBORHOOD/AGENCY COMMENTS:**

The applicant mailed a public notice to adjacent property owners on February 28, 2003. No comments have been received from the public notice.

The Natomas Community Association (NCA) has reviewed the plans on May 13, 2003 and had the following comments:

1. Exterior color schemes that include some green and blue body colors is appreciated.
2. Wood-burning outdoor fireplace option for courtyard in new model should be replaced with gas-fired unit to reduce air pollution emissions.
3. We would like any additional floor plans to include "granny flats".
4. Architect should try to eliminate flat, featureless walls from rear and side elevations.

The Parkview Design Review Committee approved the project plans on May 20, 2003 as stated on the letter from Greg Guardino of Alleghany Properties, Inc. attached as Exhibit 11.

**CONDITIONS OF APPROVAL:**

A. Planning Director's Special Permit for 60 residential units is approved subject to the following conditions:

- A1. Plans shall be consistent with elevations attached in Exhibits 3 through 6.
- A2. All of the house plans submitted and approved with this PDSP application shall be actively marketed and offered for sale within the subdivision/village(s) covered by this approval (P03-040).

- A3. Any change in the design, materials, or colors shall be submitted to the Planning Director for review and approval.
- A4. Two plot plans consistent with the approved Final Map (P00-022 and P00-023) shall be submitted to Building Division demonstrating compliance with setbacks, and lot coverage (including the use of allowances/incentives as specified in the PUD Guidelines) for all lots included in this approval. All building elevations shall demonstrate compliance with roof pitch and enhancement requirements as specified in the River View/Parkview PUD Guidelines.

Required Setbacks (for Conventional-Shape Lots):

- Porch: 12'-6" minimum from back of walk except for lots fronting on San Juan Road where the setback is 17'-6" minimum from back of walk
- Front: 17'-6" minimum from back of walk  
Deeper front yard setbacks may be required for cul-de-sac lots
- Side: 5'-0" minimum on each side (with the exception of zero-lot line conditions, which shall be 5'-0" and 0")  
Garages and/or accessory dwelling units which are recessed a minimum of 50'-0" from the street may have a 0'-0" side yard setback subject to Building Code
- Side Street: 12'-6"
- Rear: 15'-0" minimum  
Detached garages and accessory dwelling units which are recessed a minimum of 50'-0" from the street may have a 0'-0" side yard setback subject to Building Code
- Garage: For front drives, the minimum setback is 20'-0" or more from back of walk  
For alley conditions, the minimum setback is 16'-0" from the center of the alley where the alley is 20'-0" in width

Lot Coverage: The lot coverage shall not exceed 45 percent for single story homes and 40 percent for two story homes, given allowances/incentives described in the River View/Parkview PUD Guidelines (P00-022 and P00-023).

- A5. Enhanced side and rear elevations shall be required whenever either of those elevations faces a public street, school, park, canal, or other public space. Enhanced elevations shall include, at a minimum, "pop-outs" around windows and doors consisting of stucco over foam trim, finished with a texture that is different from the texture of the house, or other appropriate door and window trim features; and a four foot return of materials on the side or rear elevations, as appropriate. On enhanced side and rear elevations, window treatments, rooflines, and materials shall match front facade in appearance and quality. All enhanced elevation treatments shall be shown on the plans submitted for building permit.
- A6. All windows on enhanced side and rear elevations for all house plans on this application shall have grid pattern to match the respective front elevations.
- A7. Roofing shall be as shown on plans.
- A8. Prior to building permit issuance for lots with zero lot lines, the applicant shall enter into and record an Agreement for Conveyance of Easements with the City stating that a five

(5) foot private access and maintenance easement shall be conveyed to and reserved for the lot adjacent to the zero lot line, at no cost, at the time of sale or other conveyance of either parcel.

- A9. No two house plans shall be placed on adjacent lots, unless they are of different elevations. Applicant shall provide to the Building Division a map that indicates plan and elevation on adjacent lots.
- A10. On corner lots, the driveway shall be located away from the intersections of streets.
- A11. On corner lots, fencing shall start at or near the rear corner of the house or acceptable to the Planning Director.
- A12. The applicant shall comply with the Parkview TSMAQ Plan for residential development.
- A13. Install two 15-gallon trees per lot frontage, with the average spacing of 30' on center, as measured along the entire length of the street.
- A14. Front landscaping and irrigation system shall be provided and consistent with the PUD Guidelines.
- A15. On corner lots, the builder shall provide special landscaping treatments by providing accent trees and shrubs along the side yard fence.
- A16. All landscaping and planting shall conform to City standards for sight line requirements at intersections and driveways.
- A17. Walls and fences shall be consistent with the PUD Guidelines and shall conform to City standards for sight line requirements at intersections and driveways.
- A18. Driveways shall comply with maximum paved area as permitted in the PUD Guidelines and Title 17 of the City Code.
- A19. Garages: Each house shall provide at least one garage space with minimum inside dimensions of 10 wide by 20 feet long, as required by Title 17 of the City Code.
- A20. The applicant shall comply with the originally approved Mitigation Monitoring Plan (P00-022 and P00-023) on file at the Planning Division.
- A21. Prior to the issuance of the 150th building permit for the project known as Parkview Village 3 (P03-040), or the first certificate of occupancy or the final permit of said project, whichever comes first, the applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project to an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to special districts. The purpose of the district is to equitably spread the cost of neighborhood parks maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the costs will be spread based upon a hearing report which specifies the tax rate and method of apportionment.

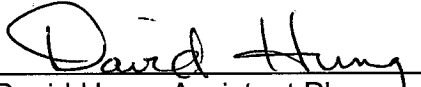
- A22. This approval is for 60 lots within Parkview Village 3 (Lots 1-60). Any increase in the number of lots or any modification to the location of the lots specified for these house plans shall be reviewed by the Planning Director and may require additional entitlements.
- A23. The applicant shall obtain all necessary building permits prior to commencement of construction; and building permits shall not be issued unless the Final Map has been approved.
- B. Model Home Complex is approved subject to the following conditions:
- B1. The four model homes and a parking lot on Lots 17, 18, 19, 20 and 21 of Village 3 shall be consistent with attached Exhibits 7 through 10. A sales office will be situated in the Versailles II model home on Lot 18 and the Linden model home on Lot 20.
- B2. All model homes shall comply with the requirements for River View/Parkview PUD and the conditions per the respective PDSP application, inclusive of lot coverage, height and setback requirements; the lot coverage shall not exceed 45 percent for single story homes and 40 percent for two story homes, given allowances/incentives described in the River View/Parkview PUD Guidelines (P00-022 and P00-023).
- B3. Parking area shall be paved to the standards in Section 17.68.020(A) of the Zoning Code. No gravel lots will be allowed. A four foot landscaped planter is required if the parking area is adjacent to the public right-of-way.
- B4. Upon expiration of this permit, or upon completion of the use of the model homes for display, whichever happens first, the trap fence, trap walk, paved parking area, any signage, temporary landscaping and temporary outdoor fixtures or structures (including trellis and planters) shall be removed; each garage used for sales office shall be restored to a garage and driveways for each home shall be built.
- B5. In compliance with the drought tolerant landscaping requirement for model home complexes of three or more models, a Water Conservation Landscape and Irrigation plan has been submitted and approved by the City Landscape Architect on July 2, 2003. The model home on Lot 18 will be drought tolerant.
- B6. All necessary building permits and sign permits shall be obtained for construction.
- B7. The model home complex/temporary sales office permit shall be valid for two years from the date of its issuance. The zoning administrator may renew the permit for up to additional one-year periods upon written application at least 30 days prior to expiration.

**FINDINGS OF FACT:**

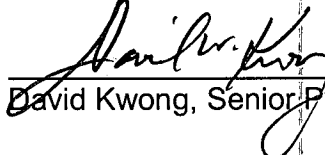
1. The project is based upon sound principles of land use in that the site is designated single family residential and the project to be developed consists of single-family homes.
2. The proposed development will not be detrimental to the public health, safety or welfare in that the residential development is consistent with the adopted PUD Guidelines and Schematic Plans for River View/Parkview and will comply with the required setbacks, height and lot coverage.

3. The proposed residential development is consistent with the objectives of the General Plan and the 1994 North Natomas Community Plan in that:
- a. The project complies with the land use designations;
  - b. The project complies with density and open space proximity requirements of the North Natomas Community Plan;
  - c. The project continues to fulfill the North Natomas Community plan of providing neighborhoods that are focused on an elementary school, provides for a variety of housing densities and types with commercial, civic, transit and park uses in close proximity.
  - d. The project advances transportation and air quality goals.

Prepared By:

  
David Hung, Assistant Planner

Approved By:

  
David Kwong, Senior Planner

Attachments:

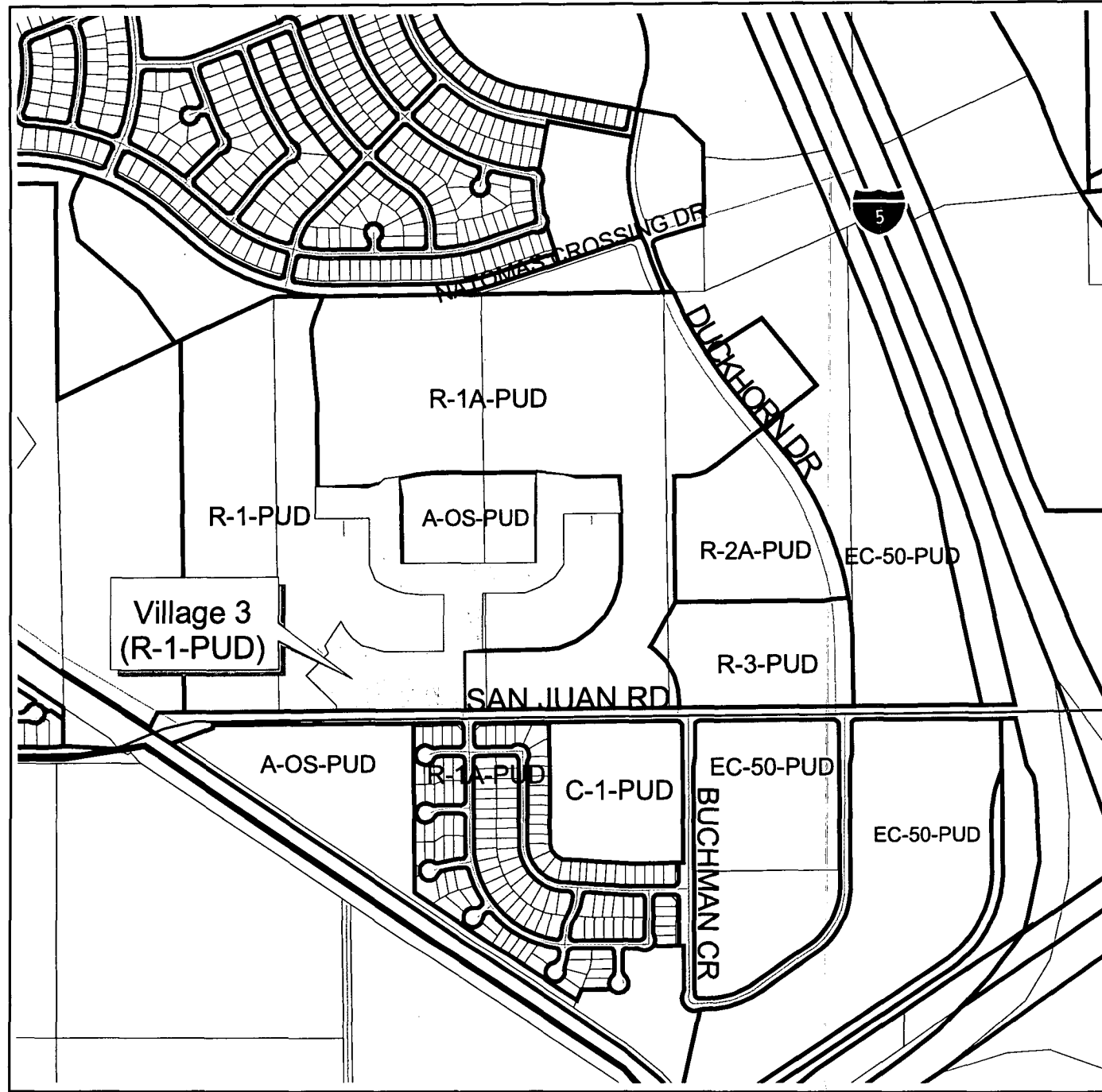
- Location and Zoning Map
- Exhibit 1: Site Plan - Parkview Village 3
- Exhibit 2: Corner Lot and Interior Lot Layouts – Linden, Bellingham, Ultima, Yorkshire
- Exhibit 3: Elevations (A), (B), (C) and Floor Plan plus options – Linden
- Exhibit 4: Elevations (A), (B), (C), (D) and Floor Plan plus options – Bellingham
- Exhibit 5: Elevations (A), (B), (C), (D) and Floor Plan plus options – Ultima
- Exhibit 6: Elevations (A), (B), (C), (D) and Floor Plan plus options – Yorkshire
- Exhibit 7: Model Park Landscape Plan
- Exhibit 8: Model Home Landscape Plan – Horizon, Versailles, Linden, Yorkshire
- Exhibit 9: Parking Lot Landscape Plan
- Exhibit 10: Xeriscape Lot (Drought Tolerant) Irrigation Plan
- Exhibit 11: Parkview Design Review Committee (PDRC) Approval Letter
- Exhibit 12: Letter of Agreement

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

cc: File  
Applicant  
Development Services - Building Division  
PUD Binder

Location & Zoning Map



0 500 1000 1500 2000 2500 3000 Feet



Planning & Building  
Department

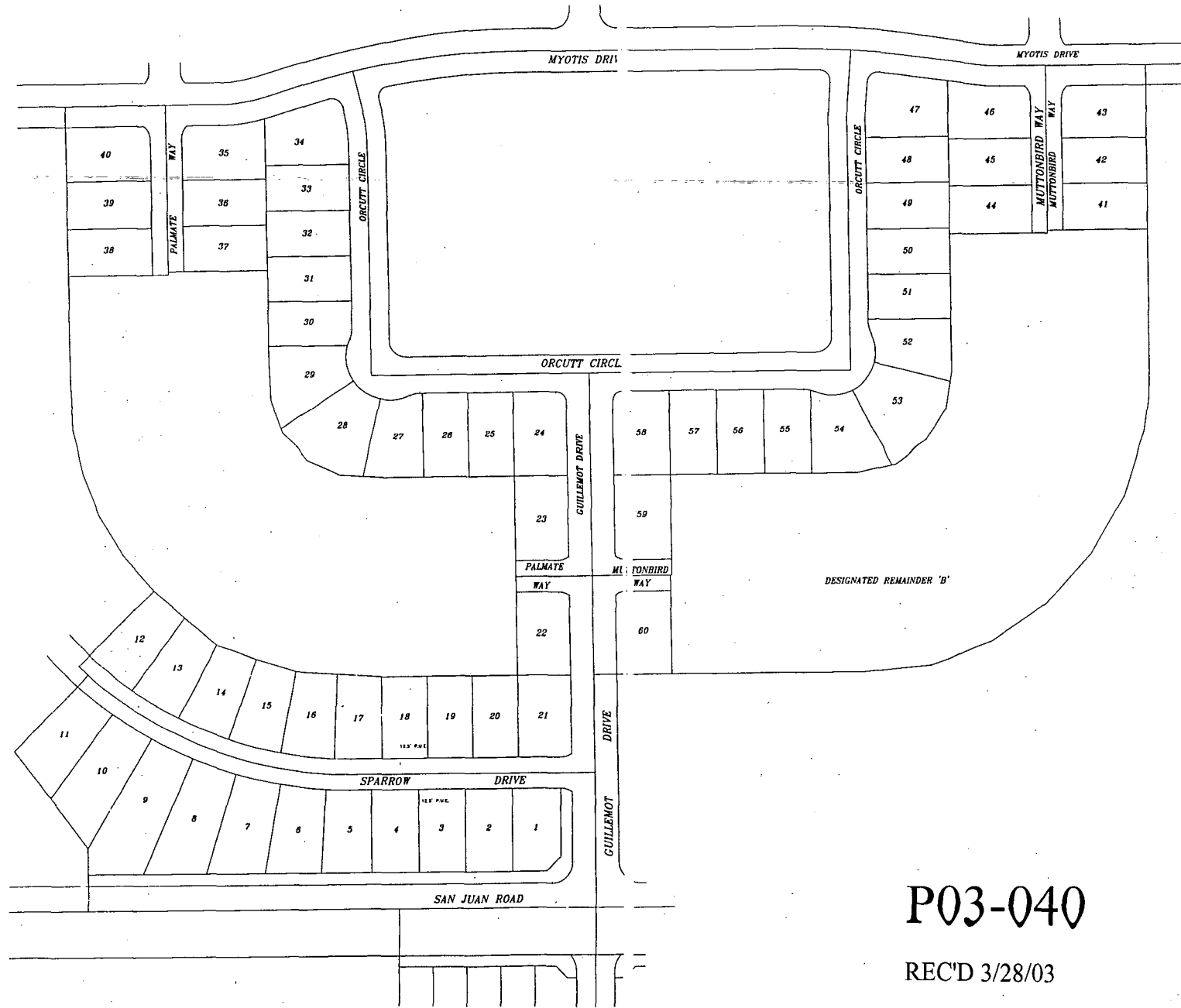
Geographic  
Information  
Systems

January 1, 2003

Location & Zoning Map  
Parkview Village 3  
P03-040



Exhibit 1: Site Plan  
(Parkview Village 3)



P03-040

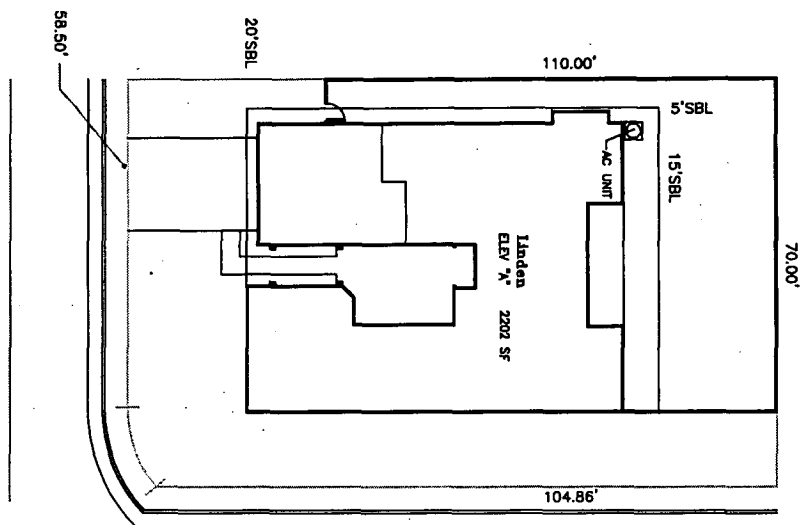
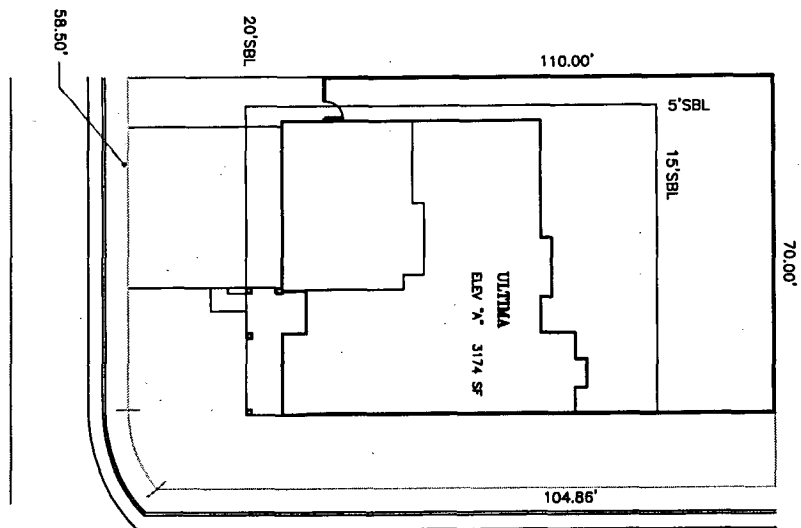
REC'D 3/28/03

KIMBALL HILL HOMES  
10535 E. STOCKTON BLVD SUITE K  
ELK GROVE, CA 95624  
PHONE (916) 744-1403  
FAX (916) 744-1407



Parkview Unit 3

Exhibit 2: Corner Lot Layout  
(Ultima & Linden)



Scale 1"=10'

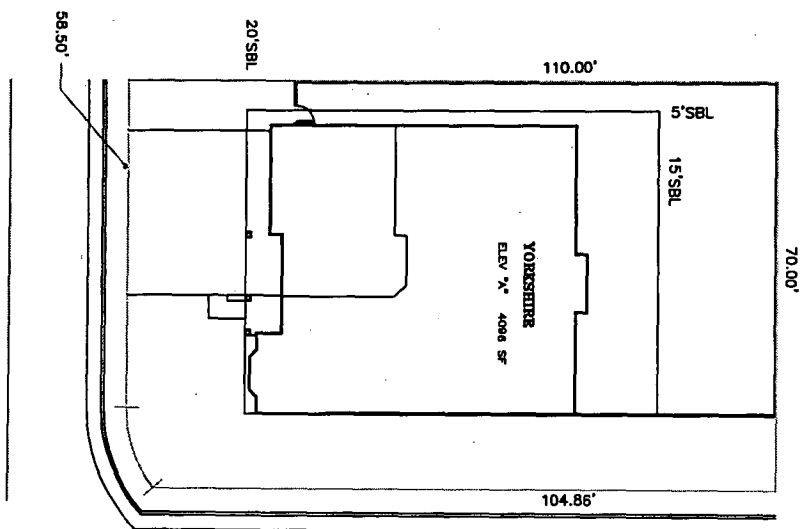
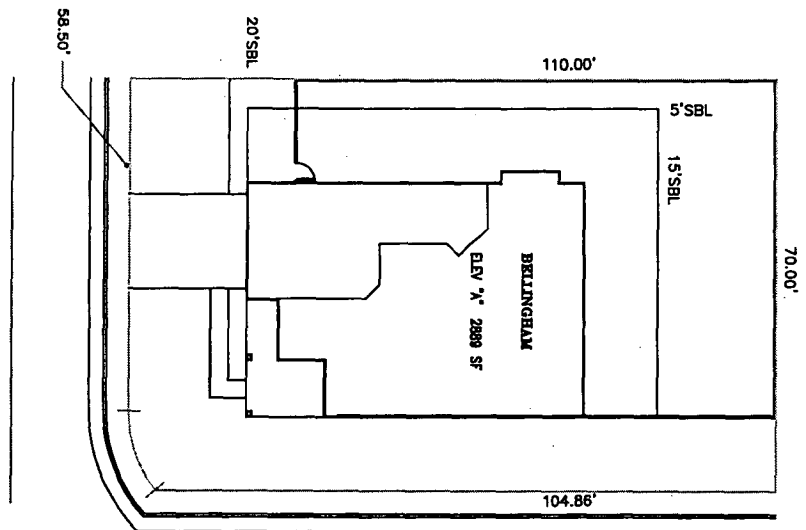
P03-040  
REC'D 3/28/03

Parkview Lot Layout



KIMBALL HILL HOMES  
10596 E. STOCKTON BLVD SUITE K  
ELK GROVE, CA 95624  
PHONE (916) 714-1153  
FAX (916) 714-1407

Exhibit 2: Corner Lot Layout  
(Bellingham & Yorkshire)



P03-040  
REC'D 3/28/03

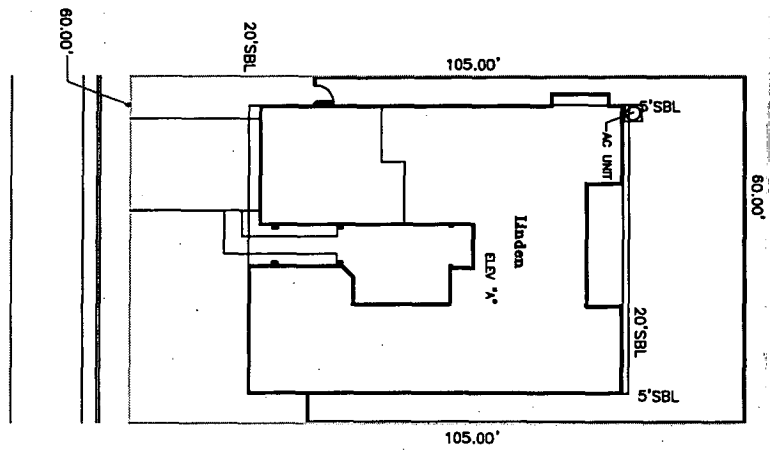
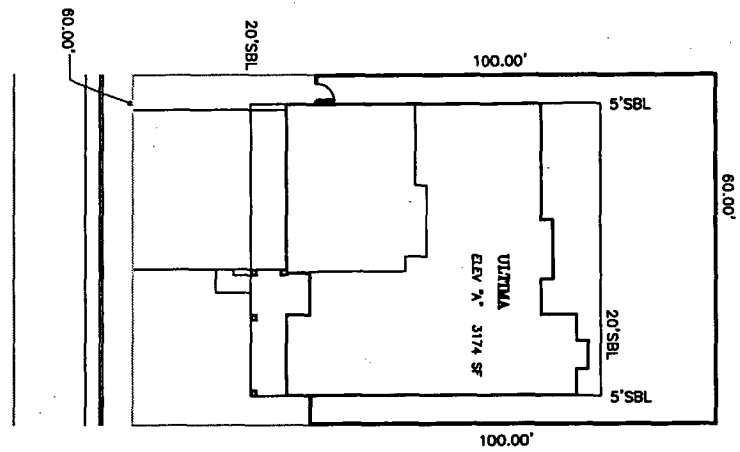
Scale 1"=10'

Parkview Lot Layout



KIMBALL HILL HOMES  
10830 E. STOCKTON BLVD SUITE K  
ELK GROVE, CA 95624  
PHONE (916) 714-1158  
FAX (916) 714-1407

Exhibit 2: Interior Lot Layout  
(Ultima & Linden)



Scale 1" = 10'

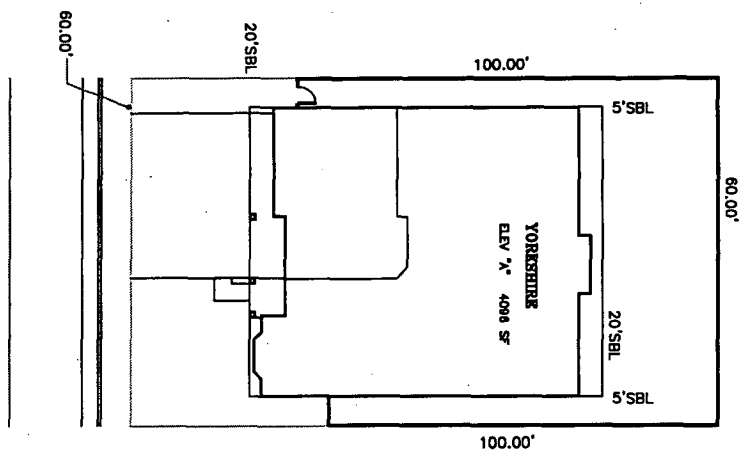
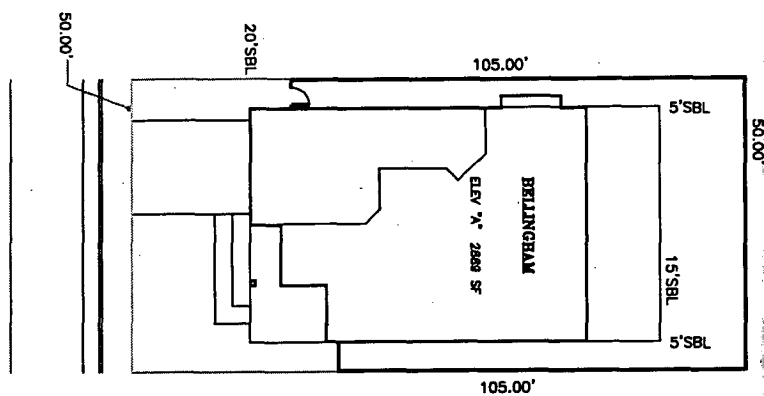
P03-040  
REC'D 3/28/03

Parkview Lot Layout



KIMBALL HILL HOMES  
10680 E. STOCKTON BLVD SUITE X  
ELK GROVE, CA 95624  
PHONE (916) 714-1153  
FAX (916) 714-1407

Exhibit 2: Interior Lot Layout  
(Bellingham & Yorkshire)



Scale 1" = 10'

P03-040  
REC'D 3/28/03

Parkview Lot Layout

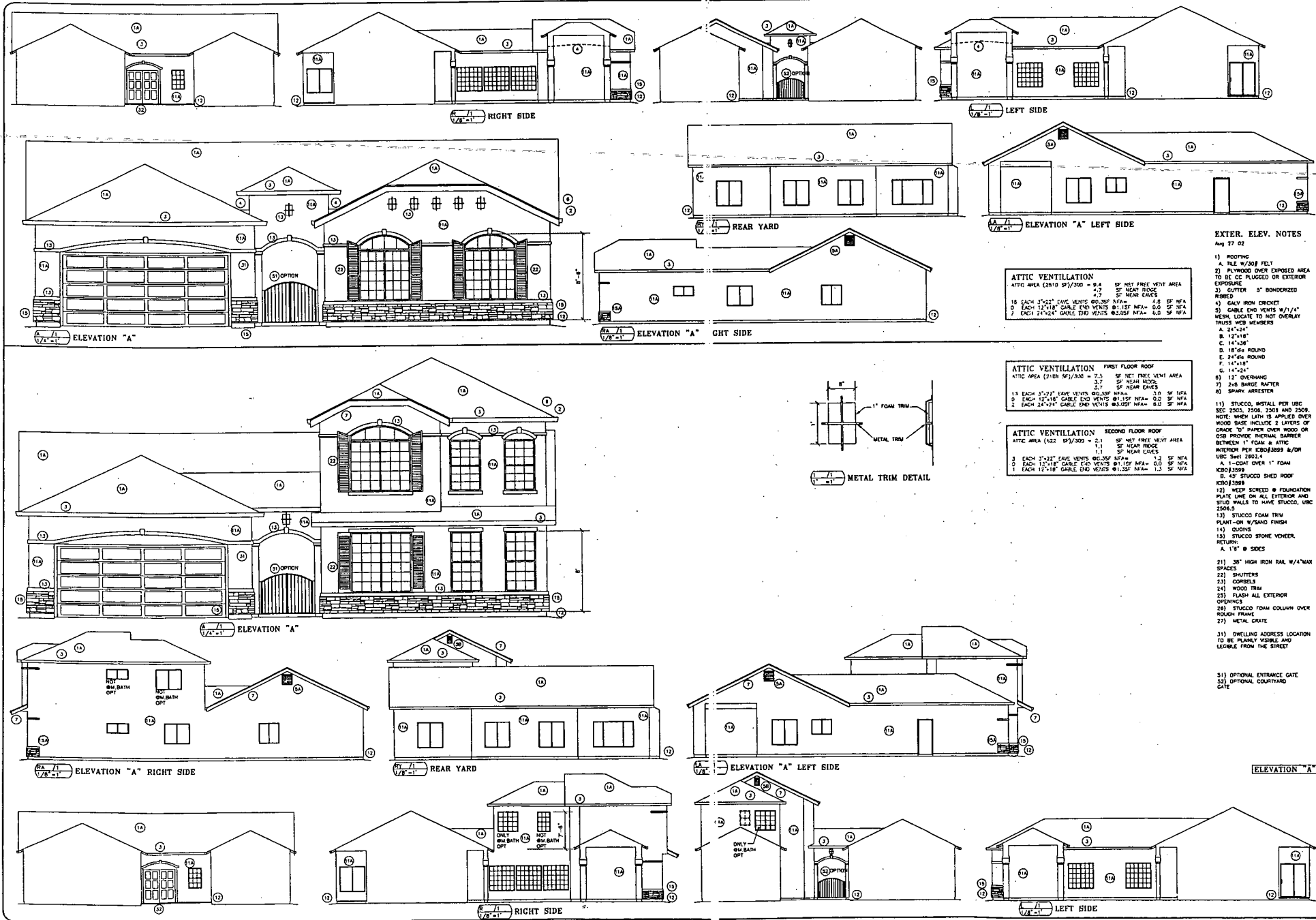


KIMBALL HILL HOMES  
10606 E. STOCKTON BLVD SUITE X  
ELK GROVE, CA 95624  
PHONE (916) 714-1153  
FAX (916) 714-1407

P03-040

REC'D 3/28/03

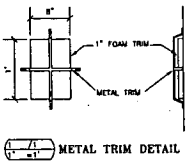
Exhibit 3: Elevation A  
(Linden)



**ATTIC VENTILATION**  
 ATTIC AREA (2410 SF)/300 = 8.0 SF NET FREE VENT AREA  
 4.2 SF NEAR RIDGE  
 4.2 SF NEAR EAVES  
 15 EACH 3"x23" GABLE VENTS @0.28 SF NFA = 4.2 SF NFA  
 0 EACH 12"x18" GABLE END VENTS @1.15 SF NFA = 0.0 SF NFA  
 7 EACH 24"x24" GABLE END VENTS @0.55 SF NFA = 3.9 SF NFA

**ATTIC VENTILATION FIRST FLOOR ROOF**  
 ATTIC AREA (2110 SF)/300 = 7.0 SF NET FREE VENT AREA  
 3.7 SF NEAR RIDGE  
 3.7 SF NEAR EAVES  
 13 EACH 3"x23" GABLE VENTS @0.32 SF NFA = 4.2 SF NFA  
 0 EACH 12"x18" GABLE END VENTS @1.15 SF NFA = 0.0 SF NFA  
 1 EACH 24"x24" GABLE END VENTS @0.55 SF NFA = 0.6 SF NFA

**ATTIC VENTILATION SECOND FLOOR ROOF**  
 ATTIC AREA (422 SF)/300 = 1.4 SF NET FREE VENT AREA  
 1.1 SF NEAR RIDGE  
 1.1 SF NEAR EAVES  
 3 EACH 3"x23" GABLE VENTS @0.37 SF NFA = 1.1 SF NFA  
 1 EACH 12"x18" GABLE END VENTS @1.15 SF NFA = 1.2 SF NFA  
 1 EACH 24"x24" GABLE END VENTS @0.55 SF NFA = 0.6 SF NFA



- EXTER. ELEV. NOTES**  
 Aug 27 02
- ROOFING
  - TILE W/30# FELT
  - PLYWOOD OVER EXPOSED AREA TO BE CC PLUGGED OR EXTERIOR EXPOSURE
  - CUTTER 3" BONDZERED ROOFED
  - GALV IRON CRICKET
  - CABLE END VENTS W/1" MESH, LOCATE TO NOT OVERLAY TRUSS WEB MEMBERS
  - A. 24"x24"
  - 12"x18"
  - 14"x18"
  - 18"x18" ROUND
  - 24"x24" ROUND
  - 14"x18"
  - 12" OVERHANG
  - 2x6 BARGE RAFTER
  - SPAWN ARRESTER
  - STUCCO, INSTALL PER UBC SEC 2505, 2506, 2509 AND 2509. NOTE: WHEN LATH IS APPLIED OVER WOOD BASE INCLUDE 2 LAYERS OF CHALK TO PAPER OVER WOOD OR OSB PROVIDE METAL BARRIER BETWEEN 1" FOAM & ATTIC INTERIOR PER IRC@3899 A/DN UBC Sect 2502.4
  - A. 1" GYPSUM OVER 1" FOAM K90@3899
  - B. 1/2" STUCCO SHED ROOF K90@3899
  - WEEP SCREED @ FOUNDATION PLATE LINE ON ALL EXTERIOR AND STUD WALLS TO HAVE STUCCO, UBC 2506.5
  - QUONDS
  - STUCCO STONE VENEER RETURN:
  - A. 1" @ SIDES
  - 3/4" HIGH IRON RAIL W/4" MAX SPACES
  - SHUTTERS
  - CONTELS
  - WOOD TRIM
  - FLASH ALL EXTERIOR OPENINGS
  - STUCCO FOAM COLUMN OVER ROUGH FRAME
  - METAL GRATE
  - DWELLING ADDRESS LOCATION TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET
  - OPTIONAL ENTRANCE GATE
  - OPTIONAL COURTYARD GATE

2202 LINDEN PARKVIEW  
 KHH California, Inc.  
 10535 E. Stockton Blvd. Ste. K, Elk Grove, CA 95624  
 (916)714-1153

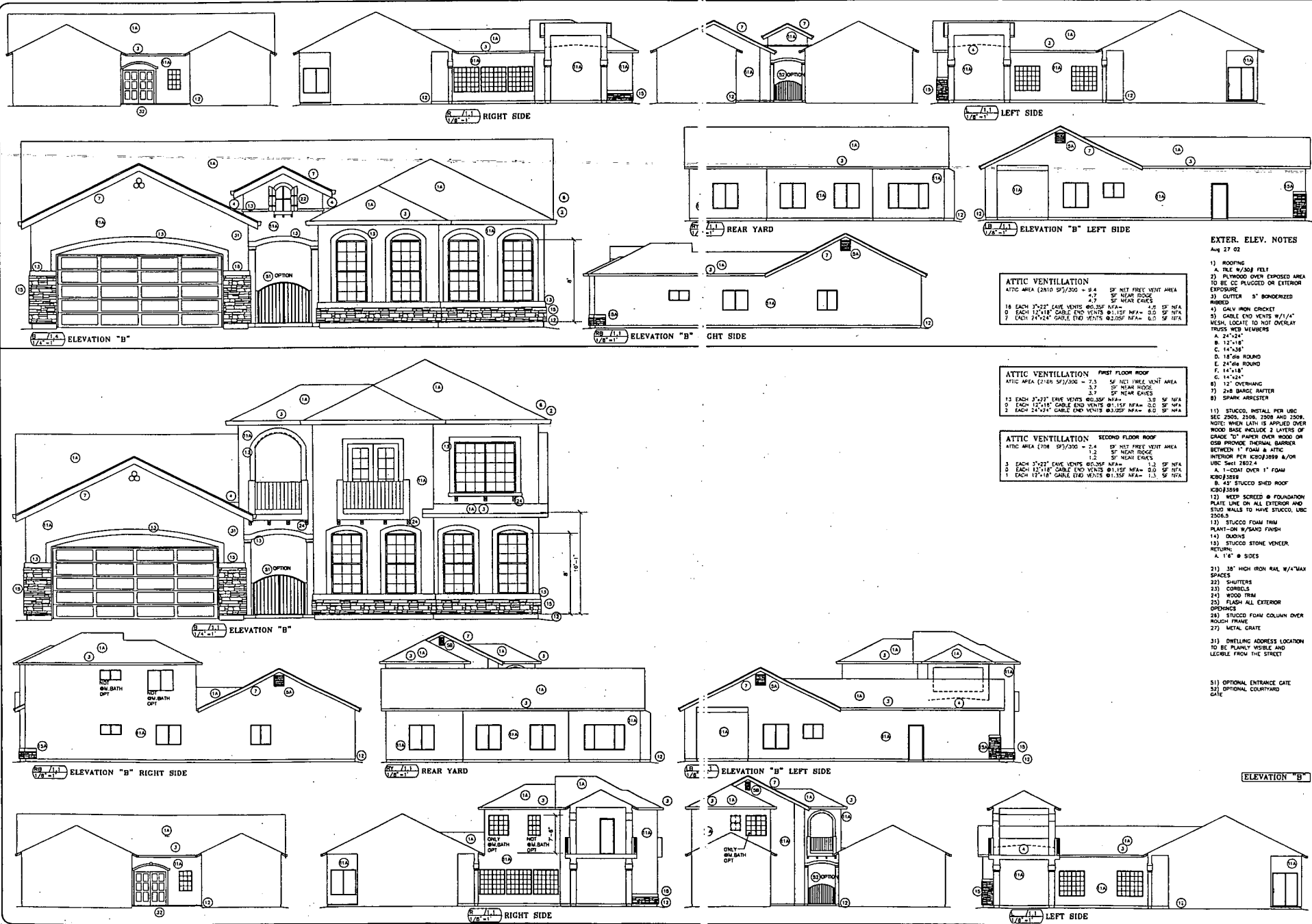
THESE PLANS ARE FOR PERMIT PURPOSES AND DO NOT PURPORT TO INCLUDE ALL CONSTRUCTION REQUIREMENTS, CONFORM TO CURRENTLY ENFORCED UBC CODES, ORDINANCES, AND OTHER REGULATIONS.

BLUOM Architectural Developments Incorporated  
 442 Research Avenue  
 Fremont, CA 94538  
 (916)471-1000  
 www.bluumarchitect.com

REGISTERED ARCHITECT  
 STATE OF CALIFORNIA  
 No. C-7311

Feb 24 03  
 SHEET # 1

Exhibit 3: Elevation B  
(Linden)



**ATTIC VENTILATION**  
 ATTIC AREA (2810 SF)/300 = 9.4 SF NET FREE VENT AREA  
 2.7 SF NEAR RIDGE  
 2.7 SF NEAR EAVES  
 18 EACH 12"x21" LAKE VENTS @0.35F NFA= 6.3 SF NFA  
 0 EACH 12"x18" CABLE END VENTS @1.15F NFA= 0.0 SF NFA  
 7 EACH 12"x14" CABLE END VENTS @0.20F NFA= 1.4 SF NFA

**ATTIC VENTILATION FIRST FLOOR ROOF**  
 ATTIC AREA (2168 SF)/300 = 7.3 SF NET FREE VENT AREA  
 3.7 SF NEAR RIDGE  
 3.7 SF NEAR EAVES  
 13 EACH 12"x21" LAKE VENTS @0.35F NFA= 4.6 SF NFA  
 0 EACH 12"x18" CABLE END VENTS @1.15F NFA= 0.0 SF NFA  
 2 EACH 24"x24" CABLE END VENTS @3.00F NFA= 6.0 SF NFA

**ATTIC VENTILATION SECOND FLOOR ROOF**  
 ATTIC AREA (708 SF)/300 = 2.4 SF NET FREE VENT AREA  
 1.2 SF NEAR RIDGE  
 1.2 SF NEAR EAVES  
 3 EACH 12"x21" LAKE VENTS @0.35F NFA= 1.1 SF NFA  
 0 EACH 12"x18" CABLE END VENTS @1.15F NFA= 0.0 SF NFA  
 1 EACH 12"x18" CABLE END VENTS @1.35F NFA= 1.3 SF NFA

- EXTER. ELEV. NOTES**  
 Aug 27 02
- 1) ROOFING
  - 2) FLASHING OVER EXPOSED AREA TO BE CC PLUGGED ON EXTERIOR EXPOSURE
  - 3) CUTTER 3" BONDERED RIBBED
  - 4) 4x4x1/2" IRON CRACKET
  - 5) CABLE END VENTS W/1/4" MESH, LOCATE TO NOT OVERLAY TRUSS WEB MEMBERS
  - 6) 24"x24"
  - 7) 12"x18"
  - 8) 14"x38"
  - 9) 18" RND ROUND
  - 10) 24x36 ROUND
  - 11) 14"x18"
  - 12) 14"x24"
  - 13) OVERHANG
  - 14) 2x8 BARGE RAFTER
  - 15) SPARK ARRESTER
- 11) STUCCO, INSTALL PER USC SEC 2300, 2309, 2308 AND 2309. NOTE: WHEN LATH IS APPLIED OVER WOOD BASE INCLUDE 2 LAYERS OF GRADE "D" PAPER OVER WOOD OR OSB PROVIDE THERMAL BARRIER BETWEEN 1" FOAM & ATTIC INTERIOR PER K803389 A/D OR USC SNAI 2022.4  
 A. 1-1/2" OVER 1" FOAM K803389  
 B. 40' STUCCO SHED ROOF K803389
- 12) KEEP SCREEN @ FOUNDATION PLATE LINE ON ALL EXTERIOR AND STUO WALLS TO HAVE STUCCO, USC 2306.0
  - 13) STUCCO FOAM FRAM PLANT-ON W/STAND FINISH
  - 14) QUONES
  - 15) STUCCO STONE VENEER RETURN:
  - A. 1'6" @ SIDES
  - 21) 38" HIGH IRON RAIL W/4" MAX SPACES
  - 22) SHUTTERS
  - 23) CORBELS
  - 24) WOOD FRAM
  - 25) FLASH ALL EXTERIOR OPENINGS
  - 26) STUCCO FOAM COLLAR OVER ROUGH FRAME
  - 27) METAL GRATE
  - 31) DWELLING ADDRESS LOCATION TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET
  - 31) OPTIONAL ENTRANCE GATE
  - 32) OPTIONAL COURTYARD GATE

**2202**  
**LINDEN**  
 Parkway  
**KHH California, Inc.**  
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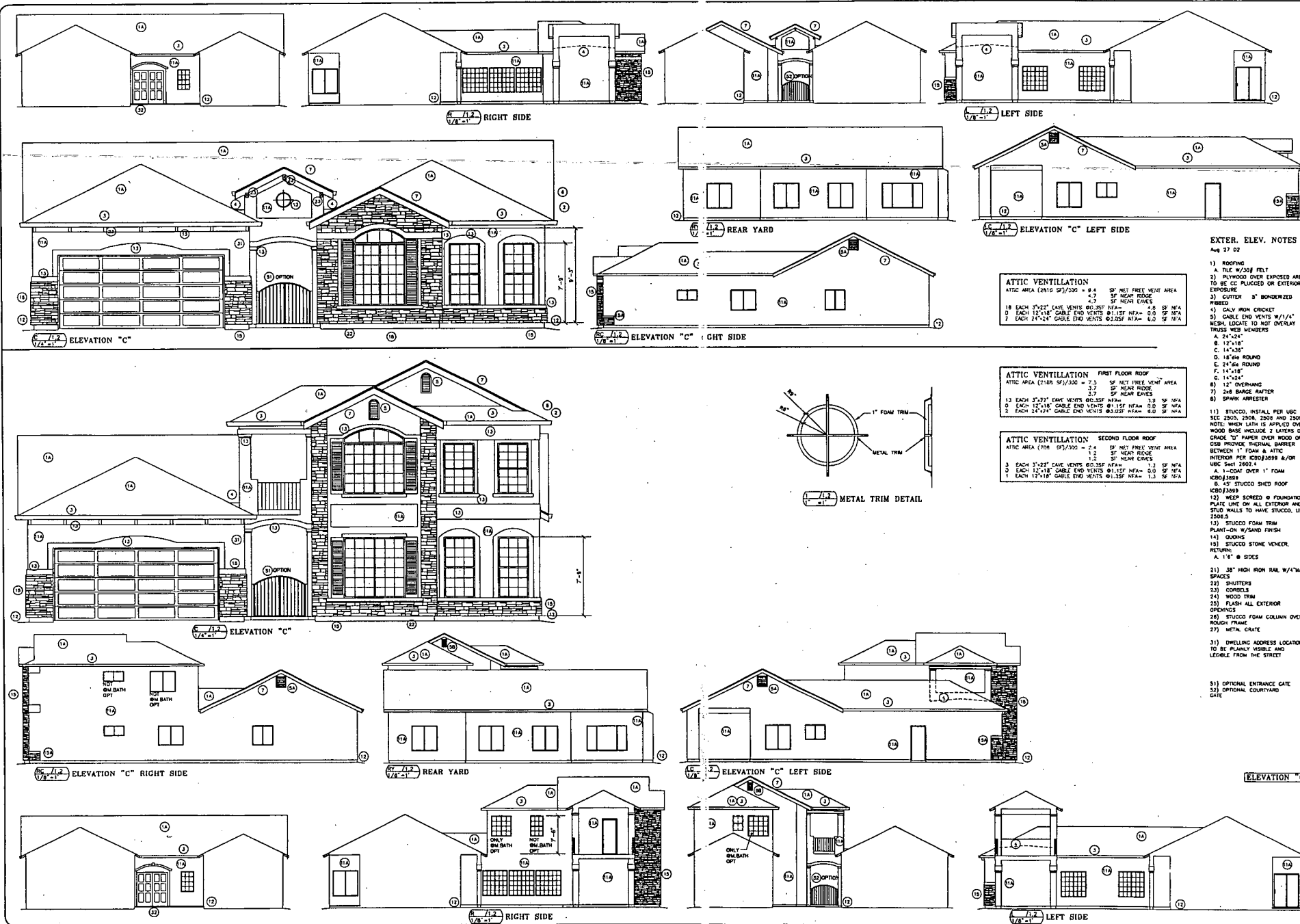
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 Architectural  
 Developments  
 Incorporated  
 447 Research Avenue  
 Fremont, CA 94538  
 (916) 977-1000  
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Exhibit 3: Elevation C  
(Linden)

P03-040

REC'D 3/28/03



EXTER. ELEV. NOTES

- Aug 27 02
- ROOFING
  - TILE W/30# FELT
  - PLYWOOD OVER EXPOSED AREA TO BE CC PLUGGED OR EXTERIOR EXPOSURE
  - CUTTER 5" BONDZERIZED RIBBED
  - DAILY IRON CRICKET
  - CABLE END VENTS W/1/4" MESH. LOCATE TO NOT OVERLAY TRUSS WEB MEMBERS
  - 24"X24"
  - 18"X18"
  - 14"X38"
  - 14"X38"
  - 18"X6" ROUND
  - 24"X6" ROUND
  - 14"X24"
  - 15" OVERHANG
  - 2x8 BARGE RAFTER
  - SPARK ARRESTER
  - STUCCO, INSTALL PER USC SEE 2200, 2208, 2209 AND 2208
  - NOTE: WHEN LATH IS APPLIED OVER WOOD BASE INCLUDE 2 LAYERS OF GRADE 70 PAPER OR WOOD OR OSB PROVIDE THERMAL BARRIER BETWEEN 1" FOAM & ATTIC INTERIOR PER IRC020899 &/OR USC INT 2802.4
  - 1" FOAM OVER 1" FOAM IRC020899
  - 45° STUCCO SHED ROOF IRC020899
  - WEAP SCHEDULE FOUNDATION PLATE LINT ON ALL EXTERIOR AND STUD WALLS TO HAVE STUCCO, USC 2208.5
  - STUCCO FOAM TRIM PLANT-ON W/SAND FINISH
  - QUICKS
  - STUCCO STONE VENEER, RETURN: A. 1'x' @ SIDES
  - 38" HIGH IRON RAIL W/4"X4" SPACES
  - SHUTTERS
  - CORNICES
  - WOOD TRIM
  - FLASH ALL EXTERIOR OPENINGS
  - STUCCO FOAM COLUMN OVER ROUGH FRAME
  - METAL GRATE
  - DWELLING ADDRESS LOCATION TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET
  - OPTIONAL ENTRANCE GATE
  - OPTIONAL COURTYARD GATE

2202  
LINDEN  
Parkview

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EXPLANATION  
RENEWAL  
12/03  
STATE OF CALIFORNIA

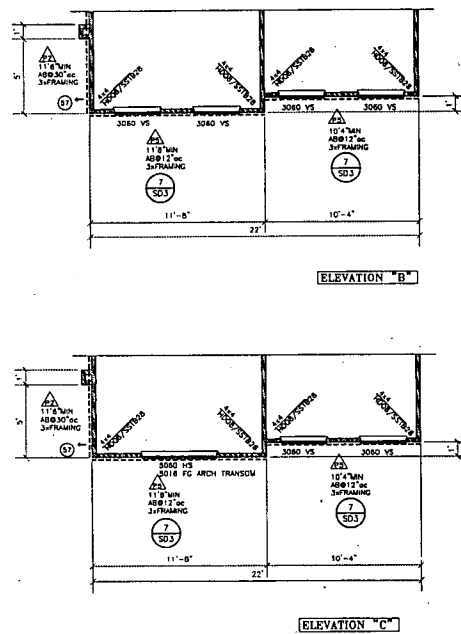
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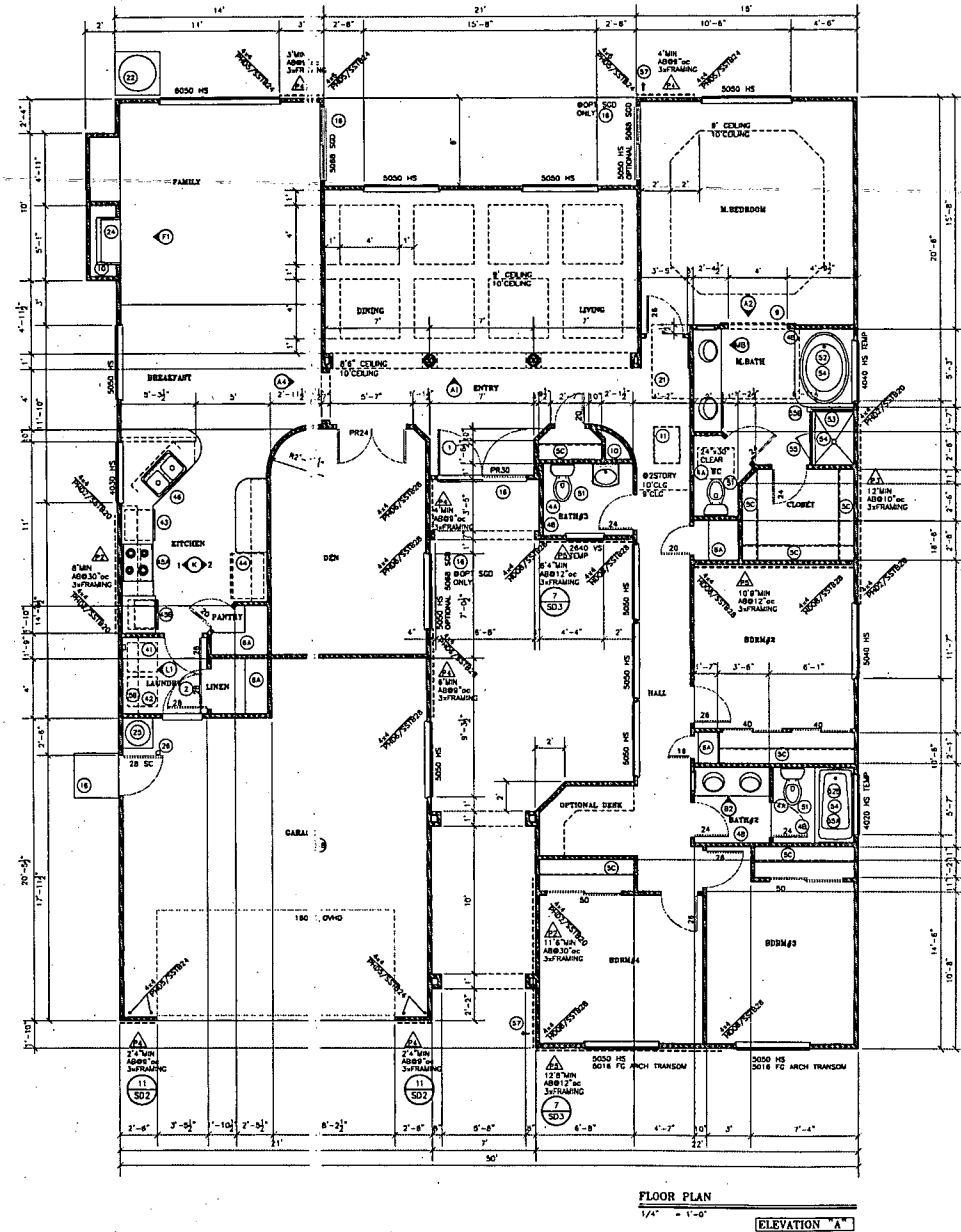
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Exhibit 3: Floor Plan (Linden)



| SYMBOL | TYPE                 | FRAMING<br>(Reinforced Edge/Floor) | ANCHOR<br>BOLTS IN SHEAR<br>PLATE | MAX<br>SHEAR<br>PLF |
|--------|----------------------|------------------------------------|-----------------------------------|---------------------|
| ▲      | 3/8" CDK<br>OR OSB   | 50#8:8:12<br>1600'3"oc             | 42"                               | 220                 |
| ▲      | 3/8" CDK<br>OR OSB   | 50#4:8:12<br>1600'3"oc             | 30"                               | 320                 |
| ▲      | 3/8" CDK<br>OR OSB   | 50#2:2:12<br>1600'3"oc             | 10"                               | 410                 |
| ▲      | 3/8" CDK<br>OR OSB   | 50#2:2:12<br>1600'3"oc             | 8"                                | 530                 |
| ▲      | 1 1/2" CDK<br>OR OSB | 10#2:2:12<br>1600'3"oc             | 12"                               | 770                 |

\* 3/8" FRAMING MEMBERS @ ADJOINING PANEL EDGES  
 \*\* 3/8" FRAMING MEMBERS @ ADJ. PANEL EDGES & 3/8" SILL PLATE  
 \*\*\* 5/8" x 12" LONG ANCHOR BOLTS  
 \*\*\*\* 2nd OR BASED FLOOR  
 NOTE: JOINT AND SILL PLATE NAILING IS TO BE STAGGERED IN ALL CASES



**FLOOR PLAN NOTES**

- Aug 27 02
- SOLID CORE DOOR W/DEADBOLT & VIEW HOLE
  - SOLID CORE 1" THICK DOOR W/SWELF CLOSER, THRESHOLD & WEATHERSTRIPPING, & DEAD BOLT LOCK
  - HANDRAILS TO BE CONTINUOUS
    - 40" HIGH OPEN RAILING W/SPINDLES@4"
    - 40" HIGH 1/2" WALL + WOOD CAP, 1/2" TO 1/2" x HANDRAIL
  - PROVIDE 2x BACHING FOR
    - TOILET PAPER HOLDER
    - TOWEL BAR
    - TOWEL RING
  - CLOSET 1-SHELF/1-POLE
    - 2-SHELF/2-POLE
    - WIRE SHELF
    - WIRE 1-SHELF/1-POLE
    - WIRE 2-SHELF/2-POLE
    - 3 SHELVES
    - 4 WIRE SHELVES
  - PLANT SHELF
    - 8" x 24"
    - 8" x 10"
  - NICHE W/ARCH
  - ARCH
  - SMALL STAIR PER UBC FOR FIP @ CONCEALED SPACES
  - 22" x 30" ATIC ACCESS W/WEATHERSTRIPPING
  - 36" x 36" MIN CONC LANDING PER UBC @ ALL EXITS
  - WATERPROOF DECK MEMBRANE "TUFFLEX" OVER 3/4" CDK FWD
  - FALL IN ATIC ON 2" FWD PLATFORM ON 2x8@24" OC JOISTS OVER TRUSS CHORD. W/30" x 30" WORK SPACE, W/24" W/ CATWALK TO ATIC ACCESS, ALL W/30" MIN HGT CLEARANCE
  - FORCED AIR UNIT DUCTS AND PENETRATIONS MUST COMPLY WITH UBC RECS. PROVIDE SETBACK 1-STAT. FALL 1/2" WIDE MAX. ALL PIECES OF HVAC MUST FIT THROUGH 22" x 30" ACCESS
  - A/C UNIT, PROVIDE 30" x 36" WORKING SPACE, A/C DISCONNECT, 18" x 30" CONCRETE PAD
  - THERMOSTAT (VERIFY LOC) 8"-38" ABOVE FLOOR
  - FP: MARTIN F530000E AGA#1287.008 DIRECT VENT GAS ONLY, OR EQUIV.
    - MARTIN F5316 IC80111116 NO LOG LIGHTER, 830 CHIMNEY STRAPS PER UBC 3102 & 1-HR SEPARATION REQ'D @ FIREBOX & CHIMNEY INSIDE 1/2" TYPE "X" GYP BRD @ 2x8@18" oc
    - GAS WTR HTR: 50 GAL W/1/4" VALVE, PIPE TO EXT.
    - SEISMIC STRAPS (2EA), ONE @ 1/3 HOOD/FROM TOP & ONE @ 1/3 FROM BOTTOM @ 1/4" ABOVE CONTROLS.
    - 18" HIGH EQUIPMENT PLATFORM W/POLYWOOD FRONT AND DRYWALL FACES. #6 ENCLOSED PROVIDE 2 VENTS EACH 50 IN. @ 12" FROM TOP & 12" FROM BOTTOM OF WATER HEATER. INSIDE 1/4" x 3/8" W/1/4"
    - EQUIPMENT BARRIER 1 1/2" STEEL PIPE CONCRETE FILLED W/18" x 18" x 12" CONCRETE FOOTING
  - CYBRID WALLBOARD
    - DASHED LINE INDICATES 5/8" TYPE "X" GYP BRD FOUNDATION TO RF SING
    - 5/8" TYPE "X" CYBRID WALLS AND CEILING W/2" OR RC CHANNEL @ 16" oc
    - ON POST: 5/8" TYPE "X" CB W/26#02 TO +4' AFF
    - 5/8" TYPE "X" CYBRID UNDER STAIRWAY ALL SURFACES ON 2x8@18" oc
  - DRYER, VENT TO EXTERIOR W/BURNER/SHUT DAMPER 1/4" DIA DUCT LENGTH
    - PROVIDE VENT IN DOOR W/100 SO IN NET FREE VENT
  - WASHER
    - W/WATER PAN & DRAIN, SCREEN & DAMPER
    - DISHWASHER UNDER COUNTERTOP W/AIR CAP PER UPC 807.4
    - REFRIGERATOR SPACE W/ICE MAKER HOOKUP
    - RANGE & OVEN, HOOD AND MICROWAVE ABOVE
    - COOKTOP & HOOD
    - OVEN AND MICROWAVE
    - SINK W/CARBIDE DISPOSAL, PROVIDE AIR CAP PER UPC 807.4
  - WC W/MAX FLUSH VOL: 1.8 GAL
    - 5' x 32"
    - 5' x 32" W/SHOWER W/ SMOOTH NONABSORBANT SURFACE TO +10" OVER WATER RESISTIVE CYBRID
    - 5' x 36"
    - 5' x 42"
    - 6' x 36"
    - 5' x 32" CORNER
    - SHOWER STALL W/ SMOOTH NONABSORBANT SURFACE TO +10" OVER WATER RESISTIVE CYBRID
    - F.C PAN W/MARBLE SURROUNDING
    - SOLO WASTE CONNECTION @ TUB/SHOWER PRESSURE BAL+THERMOSTATIC MIXING VALVE PER UPC 420.0
    - TEMPERED CLEAR GL SHOWER DR
    - SHOWER CURTAIN ROD
    - 38" TALL WALL
    - 12" MARBLE WAINSCOT
    - MODE BIBB

**2202**  
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Parkview

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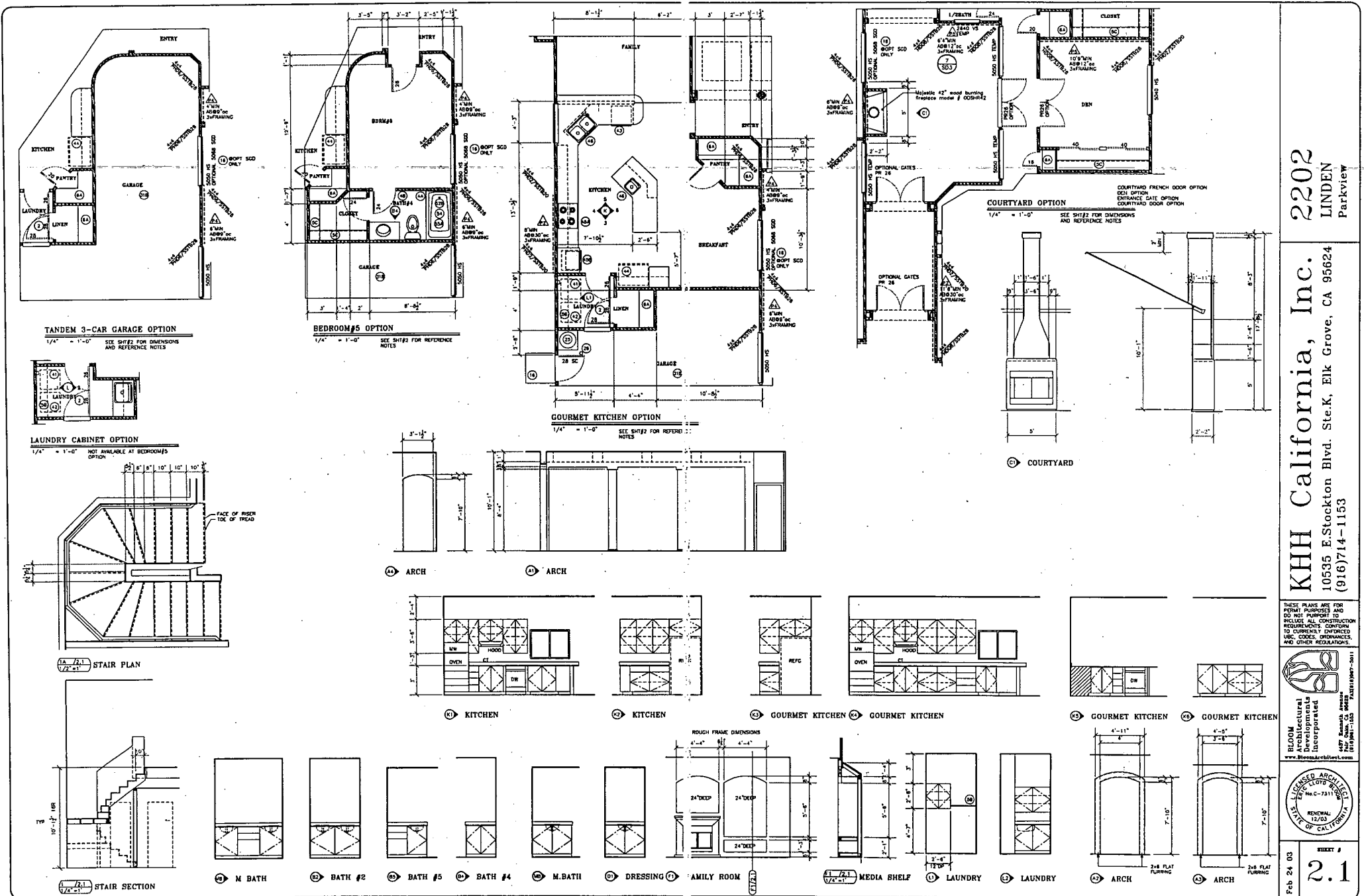
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No. C-73117

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SHEET #  
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Exhibit 3: Floor Plan Options  
(Linden)

P03-040

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LINDEN  
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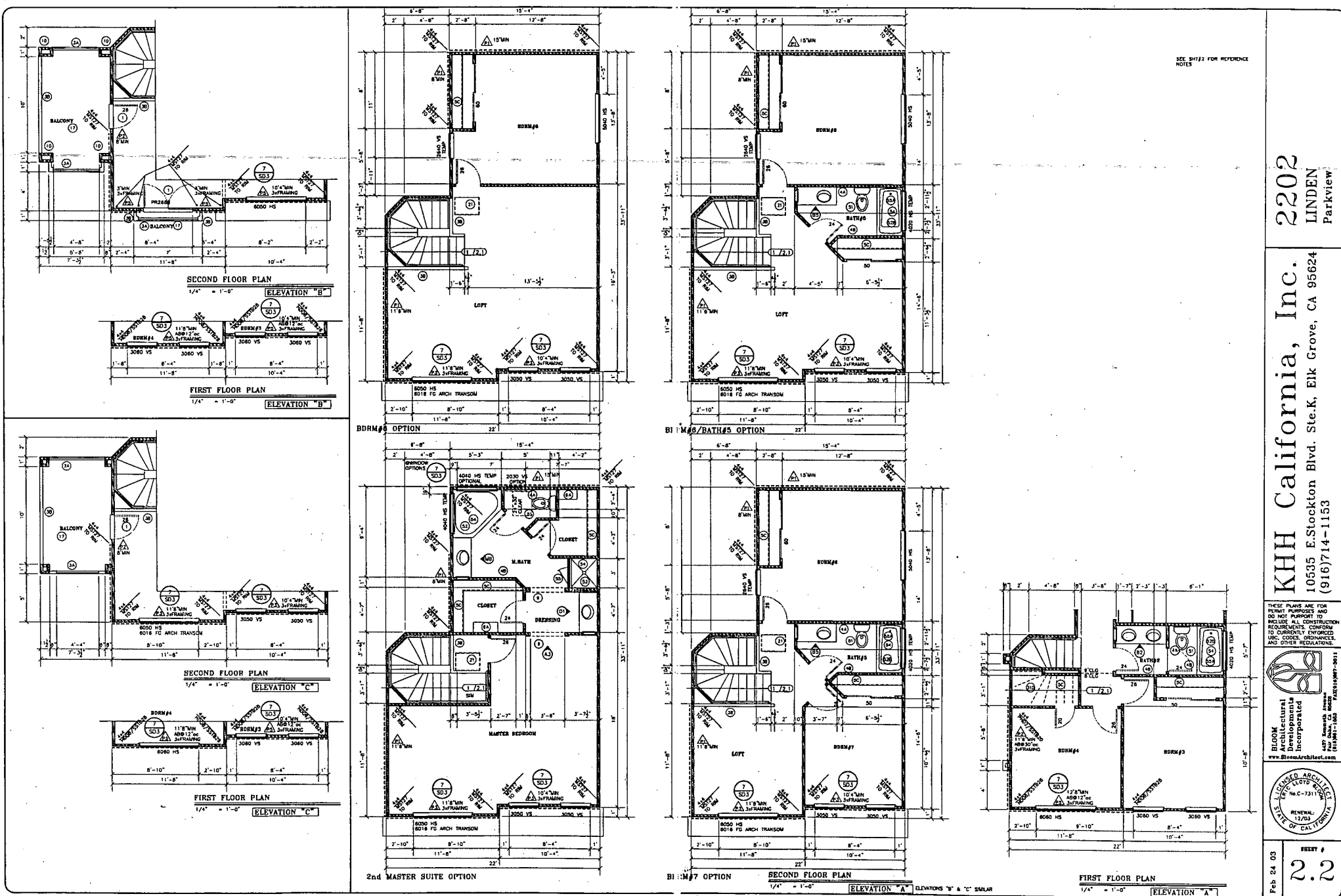
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(916) 714-1153  
www.BloomArchitect.com

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STATE OF CALIFORNIA  
No. C-7311  
RENEWAL: 12/03

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2.1

Exhibit 3: Floor Plan Options  
(Linden)

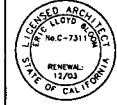
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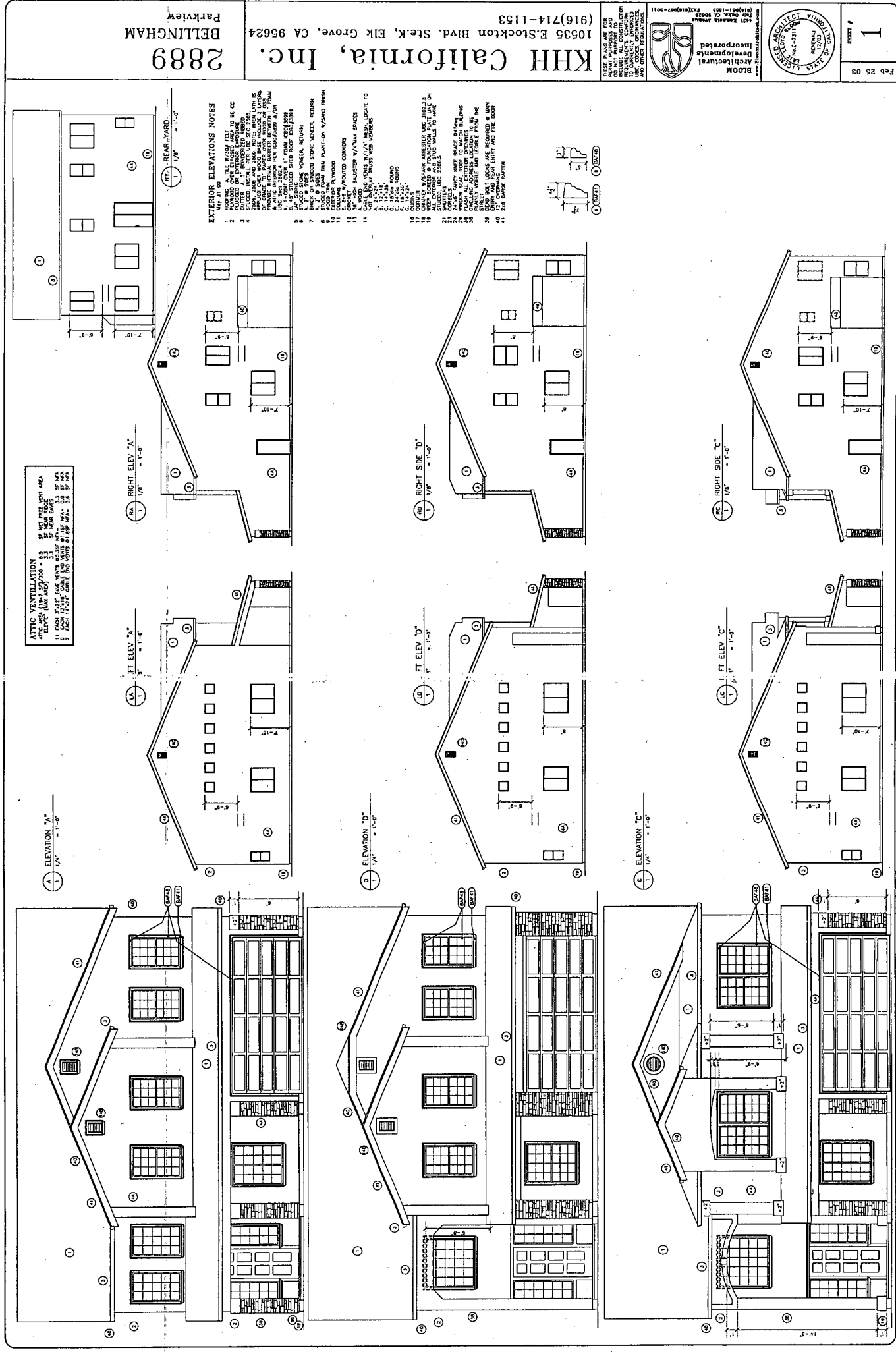


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Exhibit 4: Elevations A, C, D  
(Bellingham)

P03-040

REC'D 3/28/03



2889  
BELLINGHAM  
Parkview

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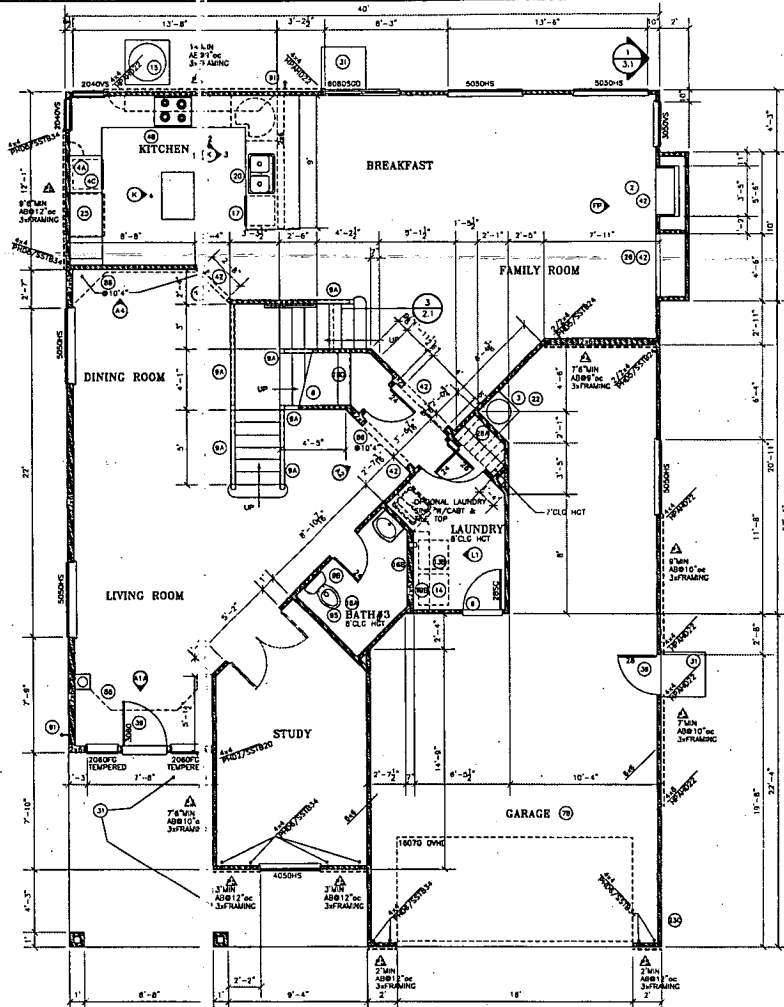
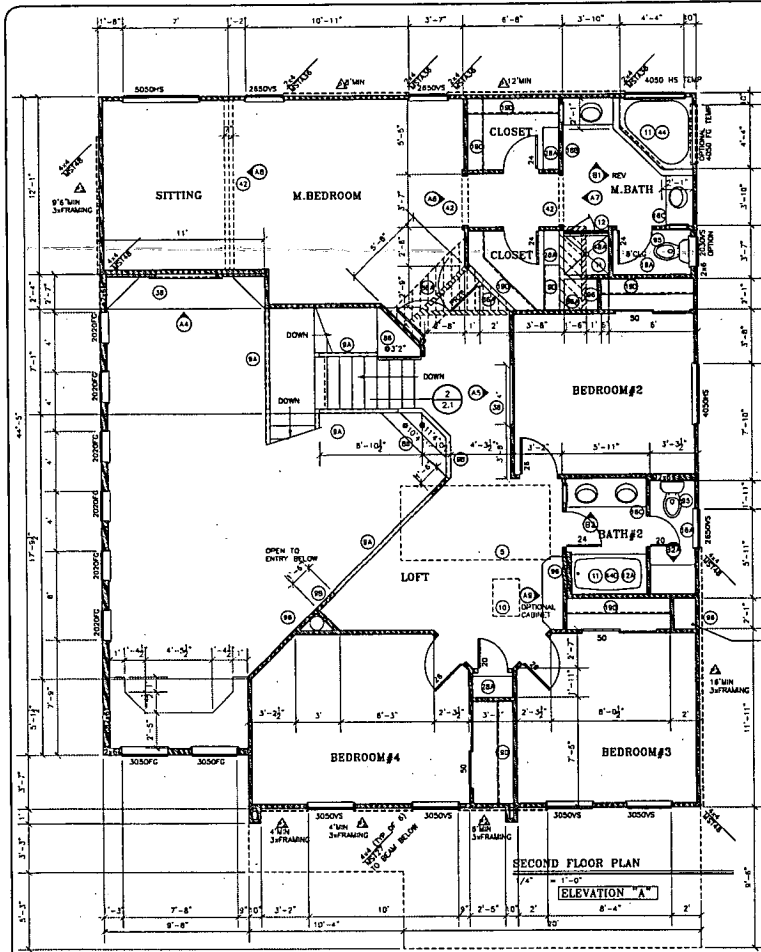


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Sheet 1

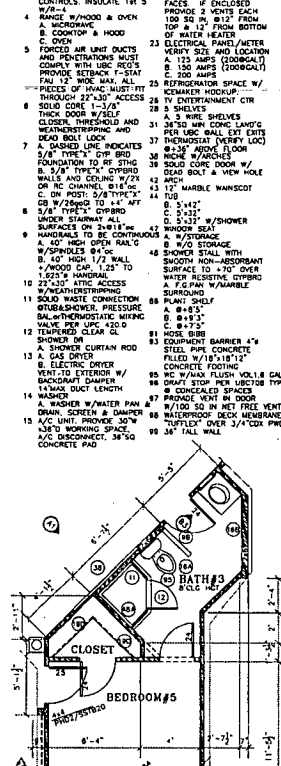


Exhibit 4: Floor Plans  
(Bellingham)

P03-040  
REC'D 3/28/03



- FLOOR PLAN NOTES
1. A. MARTIN'S 20 KNOB 114118 PROVIDE 2x BACKING FOR F. NO GAS LINE LOCATOR
  2. TOWEL BAR
  3. TOWEL RING
  4. DISHWASHER UNDER COUNTERTOP W/ WAP CAP PER UPC 807.4
  5. CLOSET LINEN/POLE PER UPC 807.4
  6. CLOSET WIRE SHELF
  7. CLOSET WIRE SHELF
  8. WIRE SHELF/POLE
  9. WIRE SHELF/POLE
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  48. WIRE SHELF/POLE
  49. WIRE SHELF/POLE
  50. WIRE SHELF/POLE



SHEAR WALL SCHEDULE (1997 UBC) Mar 28 01

| SYMBOL | TYPE              | MATERIAL   | ANCHOR     | MAX SHEAR |
|--------|-------------------|------------|------------|-----------|
| ▲      | 3/8" CDK OR OSB   | 5006:6:12  | 16094" 42" | 320       |
| ▲      | 3/8" CDK OR OSB   | 5004:4:12  | 16093" 30" | 320       |
| ▲      | 3/8" CDK OR OSB   | 5003:3:12  | 16093" 10" | 410       |
| ▲      | 3/8" CDK OR OSB   | 5002:2:12  | 16093" 9"  | 530       |
| ▲      | 15/32" CDK OR OSB | 10002:2:12 | 16093" 12" | 770       |

3" FRAMING MEMBERS @ ADJOINING PANEL EDGES  
3" FRAMING MEMBERS @ ALL PANEL EDGES & 3" BLL PLATE  
5/8" x 12" LONG ANCHOR BOLTS  
2x6 GP RASSED FLOOR

KHH California, Inc. 2889  
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(916) 714-1153  
BELLINGHAM  
Parkview

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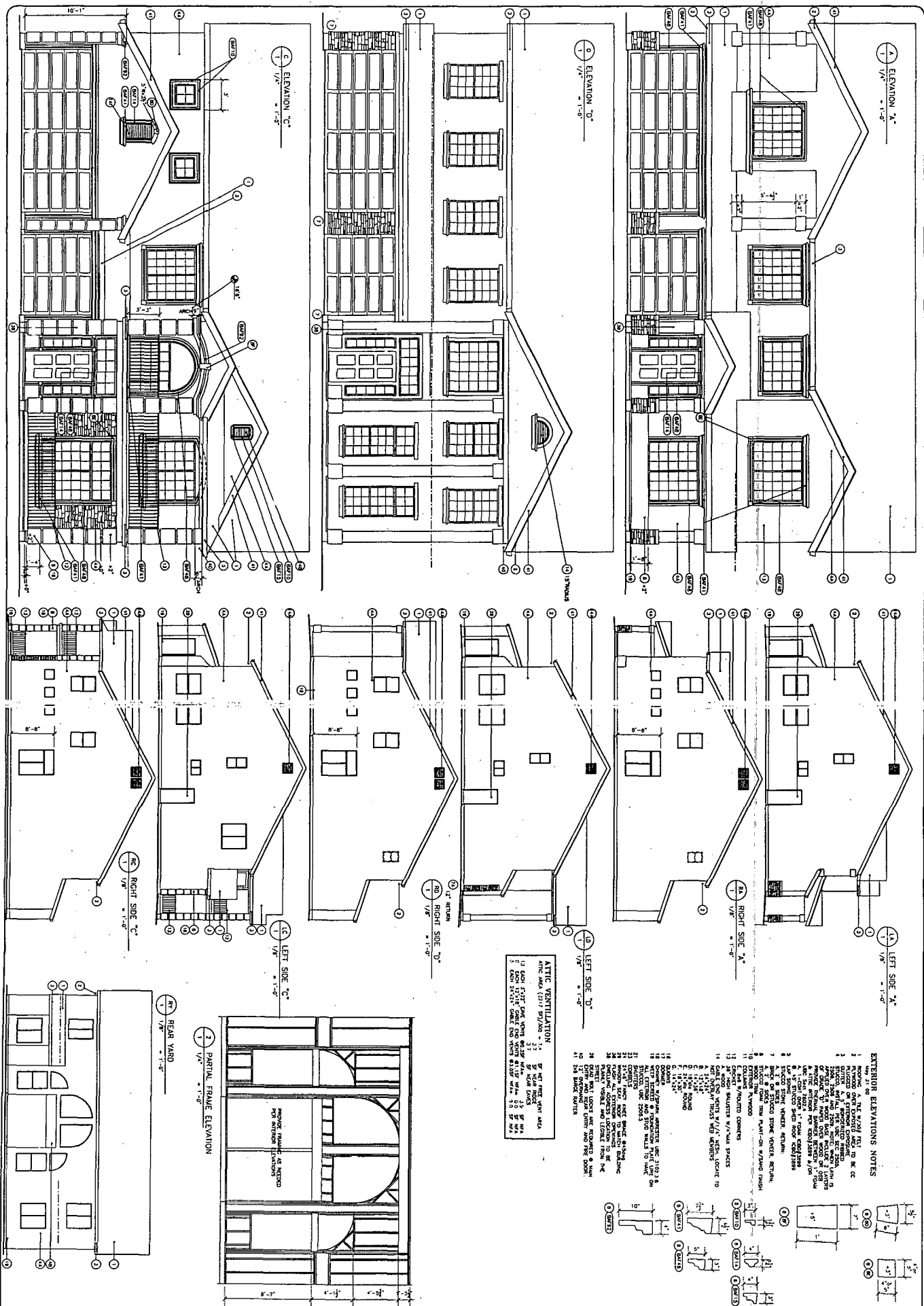
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Exhibit 5: Elevations A, C, D  
(Ultima)

P03-040  
REC'D 3/28/03



**ATTIC VENTILATION**

|    |                        |     |
|----|------------------------|-----|
| 1  | ATTIC AREA (21) 37/200 | 1.5 |
| 2  | ATTIC AREA (22) 37/200 | 1.5 |
| 3  | ATTIC AREA (23) 37/200 | 1.5 |
| 4  | ATTIC AREA (24) 37/200 | 1.5 |
| 5  | ATTIC AREA (25) 37/200 | 1.5 |
| 6  | ATTIC AREA (26) 37/200 | 1.5 |
| 7  | ATTIC AREA (27) 37/200 | 1.5 |
| 8  | ATTIC AREA (28) 37/200 | 1.5 |
| 9  | ATTIC AREA (29) 37/200 | 1.5 |
| 10 | ATTIC AREA (30) 37/200 | 1.5 |
| 11 | ATTIC AREA (31) 37/200 | 1.5 |
| 12 | ATTIC AREA (32) 37/200 | 1.5 |
| 13 | ATTIC AREA (33) 37/200 | 1.5 |
| 14 | ATTIC AREA (34) 37/200 | 1.5 |
| 15 | ATTIC AREA (35) 37/200 | 1.5 |
| 16 | ATTIC AREA (36) 37/200 | 1.5 |
| 17 | ATTIC AREA (37) 37/200 | 1.5 |
| 18 | ATTIC AREA (38) 37/200 | 1.5 |
| 19 | ATTIC AREA (39) 37/200 | 1.5 |
| 20 | ATTIC AREA (40) 37/200 | 1.5 |
| 21 | ATTIC AREA (41) 37/200 | 1.5 |
| 22 | ATTIC AREA (42) 37/200 | 1.5 |
| 23 | ATTIC AREA (43) 37/200 | 1.5 |
| 24 | ATTIC AREA (44) 37/200 | 1.5 |
| 25 | ATTIC AREA (45) 37/200 | 1.5 |
| 26 | ATTIC AREA (46) 37/200 | 1.5 |
| 27 | ATTIC AREA (47) 37/200 | 1.5 |
| 28 | ATTIC AREA (48) 37/200 | 1.5 |
| 29 | ATTIC AREA (49) 37/200 | 1.5 |
| 30 | ATTIC AREA (50) 37/200 | 1.5 |
| 31 | ATTIC AREA (51) 37/200 | 1.5 |
| 32 | ATTIC AREA (52) 37/200 | 1.5 |
| 33 | ATTIC AREA (53) 37/200 | 1.5 |
| 34 | ATTIC AREA (54) 37/200 | 1.5 |
| 35 | ATTIC AREA (55) 37/200 | 1.5 |
| 36 | ATTIC AREA (56) 37/200 | 1.5 |
| 37 | ATTIC AREA (57) 37/200 | 1.5 |
| 38 | ATTIC AREA (58) 37/200 | 1.5 |
| 39 | ATTIC AREA (59) 37/200 | 1.5 |
| 40 | ATTIC AREA (60) 37/200 | 1.5 |
| 41 | ATTIC AREA (61) 37/200 | 1.5 |
| 42 | ATTIC AREA (62) 37/200 | 1.5 |
| 43 | ATTIC AREA (63) 37/200 | 1.5 |
| 44 | ATTIC AREA (64) 37/200 | 1.5 |
| 45 | ATTIC AREA (65) 37/200 | 1.5 |
| 46 | ATTIC AREA (66) 37/200 | 1.5 |
| 47 | ATTIC AREA (67) 37/200 | 1.5 |
| 48 | ATTIC AREA (68) 37/200 | 1.5 |
| 49 | ATTIC AREA (69) 37/200 | 1.5 |
| 50 | ATTIC AREA (70) 37/200 | 1.5 |

Feb 25 03

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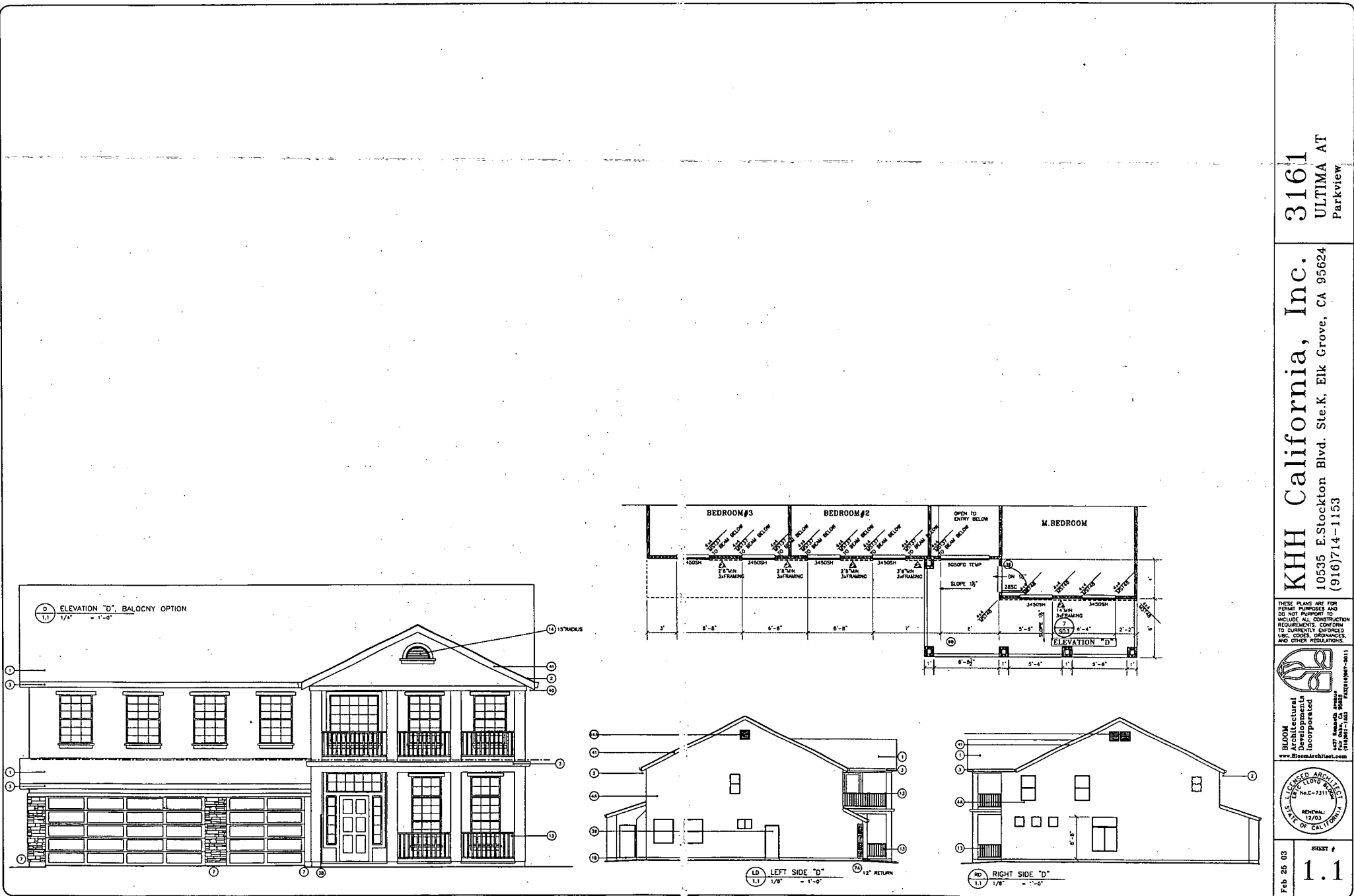
**3161 ULTIMA AT Parkview**

BLOOM Architectural Developments Incorporated  
447 Kenneth Avenue, Suite 200, Elk Grove, CA 95624  
(916) 967-1625 FAX (916) 967-2011

1

Exhibit 5: Elevation D Option  
(Ultima)

P03-040  
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3161  
ULTIMA AT  
Parkview

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LICENSED ARCHITECT  
STATE OF CALIFORNIA  
RENEWAL: 12/03

Feb 25 03  
SHEET #  
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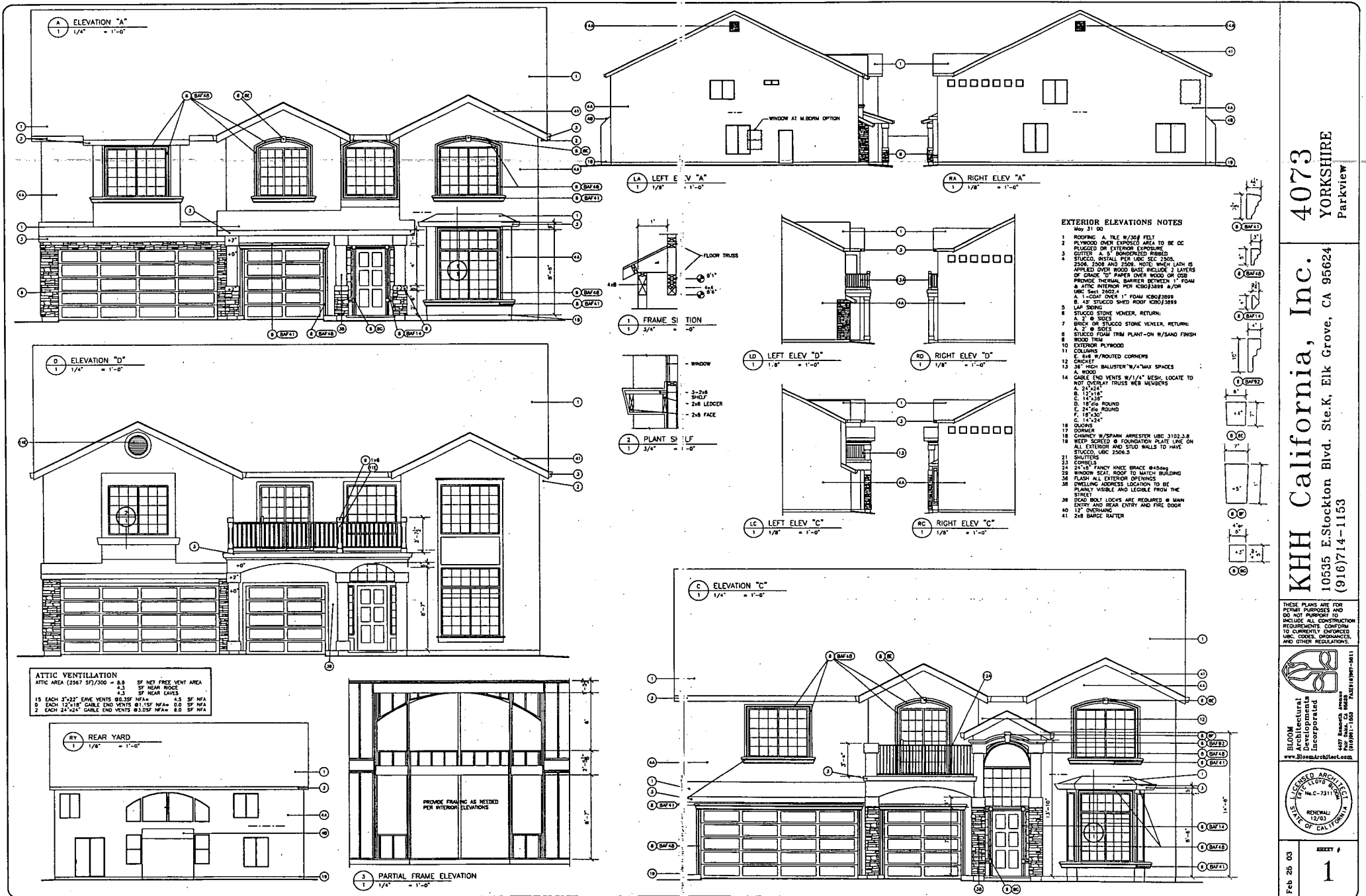




Exhibit 6: Elevations A, C, D  
(Yorkshire)

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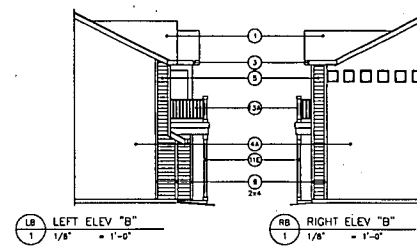
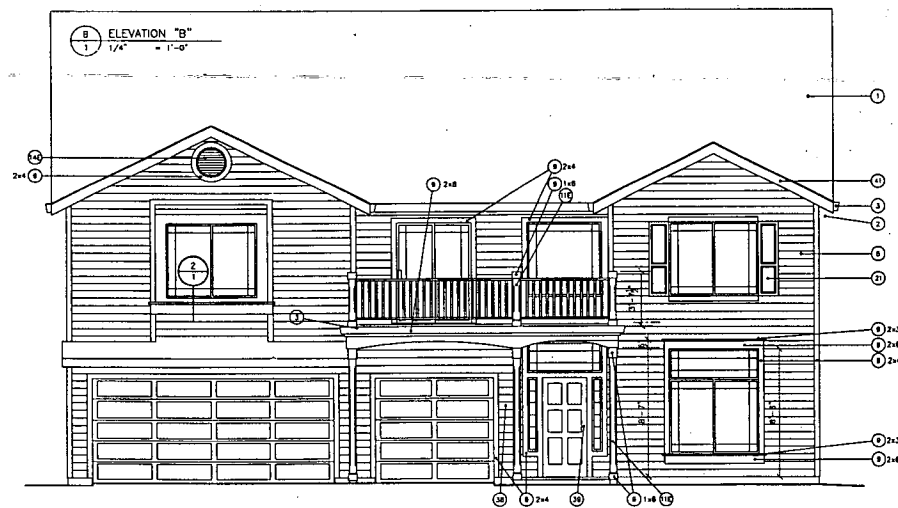
REGISTERED ARCHITECT  
STATE OF CALIFORNIA  
No. C-7311  
RENEWAL: 2/01

Feb 25 03  
SHEET #  
**1**

# P03-040

REC'D 5/5/2003

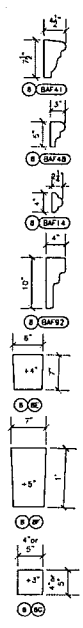
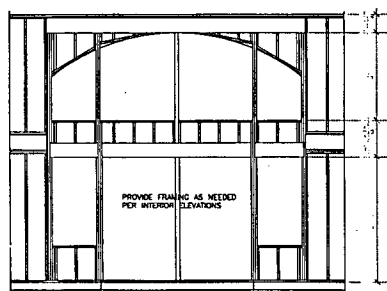
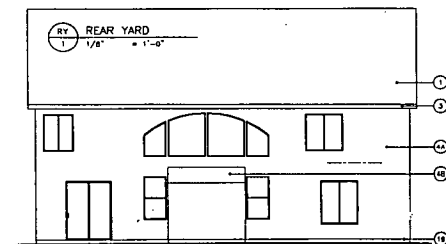
Exhibit 6: Elevation B  
(Yorkshire)



- EXTERIOR ELEVATIONS NOTES**  
May 31 03
- 1 ROOFING: A. T&E W/30# FELT
  - 2 PLYWOOD OVER EXPOSED AREA TO BE CC PLACED ON EXTERIOR EXPOSURE
  - 3 CUTTER A. 5' BONDING REBBER
  - 4 STUCCO INSTALL PER USC SEC 2505, 2506, 2508 AND 2508. NOTE: WHEN LATH IS APPLIED OVER WOOD BASE INCLUDE 2 LAYERS OF GRADE 70 PAPER OVER WOOD OR OSB PROVIDE THERMAL BARRIER BETWEEN 1" FOAM & ATTIC INTERIOR PER USC#3599 A/OR USC S&I 2002.1
  - 5 A. 1" COAT OVER 1" FOAM (C80#3599
  - 6 B. 1/2" STUCCO SHED ROOF (C80#3599
  - 7 STUCCO STONE VENEER, RETURN
  - 8 LAP 30#MG
  - 9 BRICK OR STUCCO STONE VENEER, RETURN
  - 10 STUCCO FOAM TRIM PLANT-ON W/SAND FINISH
  - 11 WOOD TRIM
  - 12 EXTERIOR PLYWOOD
  - 13 COLUMNS
  - 14 2" x 6" W/ROUNDED CORNERS
  - 15 2" x 6" HIGH BALUSTER W/1/4" MAX SPACES
  - 16 A. 1" x 4" x 1/2"
  - 17 B. 1 1/2" x 1 1/2" x 1/2"
  - 18 C. 1 1/2" x 3/4" x 1/2"
  - 19 D. 1 1/2" x 3/4" x 1/2" ROUND
  - 20 E. 1 1/2" x 3/4" x 1/2" ROUND
  - 21 F. 1 1/2" x 3/4" x 1/2"
  - 22 G. 1 1/2" x 3/4" x 1/2"
  - 23 DORMER
  - 24 CORNER W/SPARK ARRESTER USC 3102.3.B
  - 25 KEEP SCROED W FOUNDATION PLATE LINE ON ALL EXTERIOR AND STUD WALLS TO HAVE STUCCO, USC 2506.3
  - 26 SHUTTERS
  - 27 CORNER
  - 28 1/4" x 1/4" FANCY KNEE BRACE @45deg
  - 29 WINDOW SEAT, ROOF TO MATCH BUILDING
  - 30 FLASH ALL EXTERIOR OPENINGS
  - 31 DWELLING ADDRESS LOCATION TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET
  - 32 DEAD BOLT LOCKS ARE REQUIRED @ MAIN ENTRY AND REAR ENTRY AND FIRE DOOR
  - 33 12" OVERHANG
  - 40 2x8 BARGE RAFTER

**ATTIC VENTILLATION**  
ATTIC AREA (2587 SF)/300 = 8.6 SF NET FREE VENT AREA  
4.3 SF NEAR RIDGE  
4.3 SF NEAR EAVES

15 EACH 3"x22" EAVE VENTS @0.35F NFA= 5.3 SF NFA  
2 EACH 12"x18" CABLE END VENTS @1.35F NFA= 2.7 SF NFA  
2 EACH 24"x24" CABLE END VENTS @2.05F NFA= 4.1 SF NFA



**KHH California, Inc.**  
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THESE PLANS ARE FOR PERMIT PURPOSES AND DO NOT PURPORT TO INCLUDE ALL CONSTRUCTION REQUIREMENTS CONFORM TO CURRENTLY ENFORCED USC, CODES, ORDINANCES, AND OTHER REGULATIONS.

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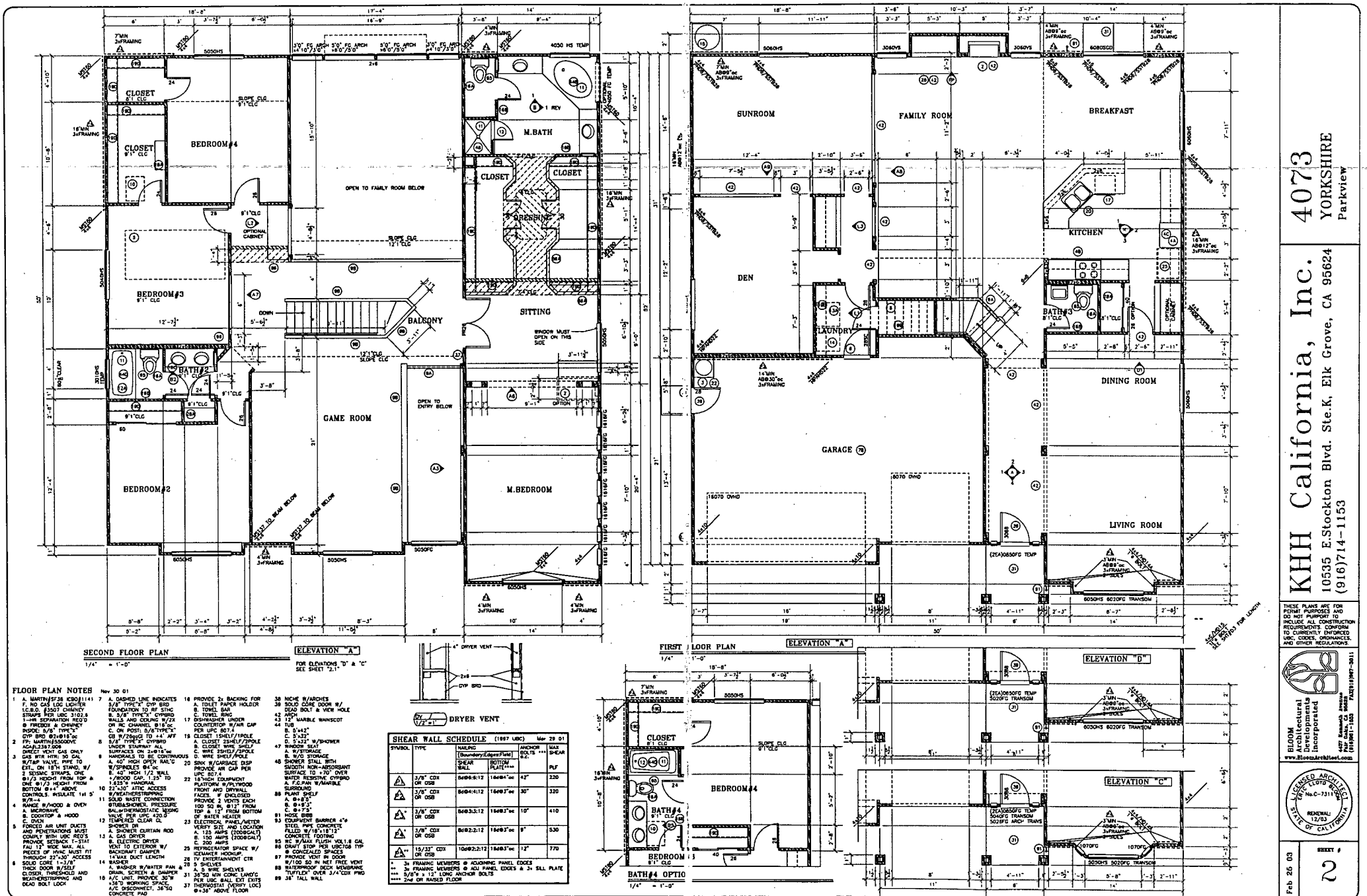


FEB 25 03 SHEET #  
**1.1**

Exhibit 6: Floor Plans  
(Yorkshire)

P03-040

REC'D 3/28/03



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Feb 26 03 SHEET # 2

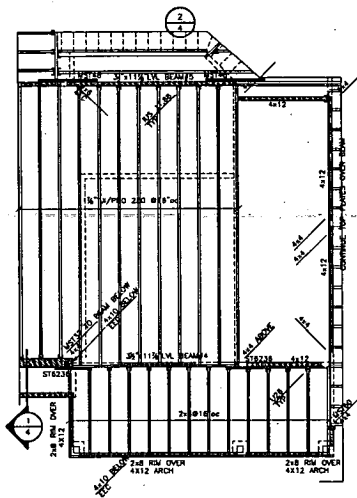


Exhibit 6: Floor Plan Options  
(Yorkshire)

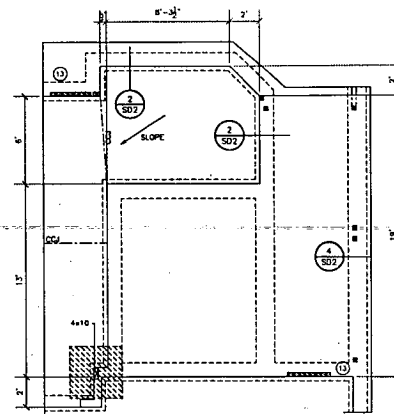


① (BAY 1) ② (BAY 2)  
SIMILAR AT OTHER ELEVATIONS.  
TRIM SURROUND AT WINDOWS  
TO MATCH THE TRIM AT LIVING  
ROOM WINDOW

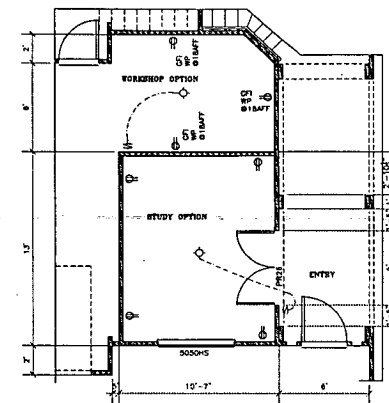
①  
ELEVATION "A"  
1/4" = 1'-0"  
SEE SHEET 1 FOR GENERAL  
NOTES



SECOND FLOOR FRAMING PLAN  
1/4" = 1'-0"  
ELEVATION "D" OTHER ELEVATIONS SIMILAR  
SEE SHEET 1 FOR GENERAL  
NOTES



FOUNDATION PLAN  
1/4" = 1'-0"  
SEE SHEET 1 FOR GENERAL  
NOTES



STUDY OPTION  
1/4" = 1'-0"  
SEE SHEET 2 FOR GENERAL  
NOTES

KHH California, Inc. 4073  
YORKSHIRE  
Parkview

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REQUIREMENTS, CONFORM  
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LLOYD BLOOM  
No. C-7311  
RENEWAL:  
12/03  
STATE OF CALIFORNIA

SHEET #  
2.2

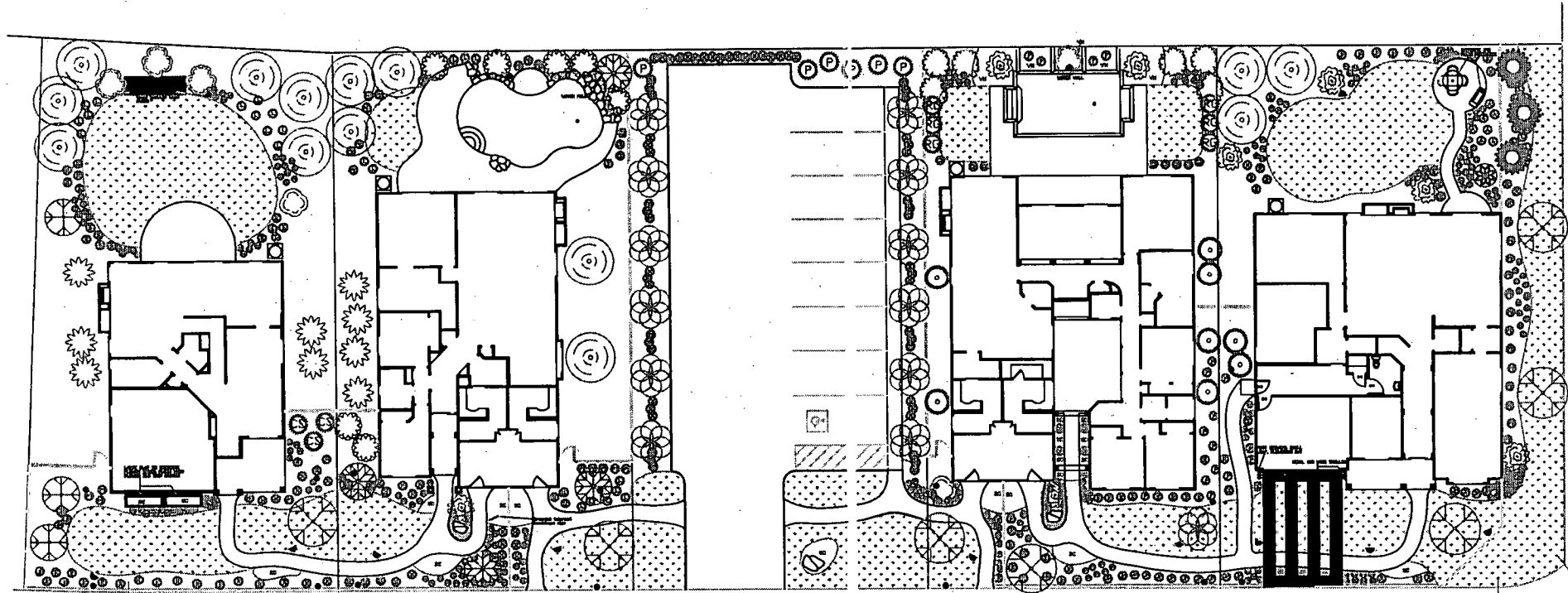
P03-040  
REC'D 3/28/03

Exhibit 7: Model Park  
Landscape Plan

P03-040

REC'D 3/28/03

scale 1"=10'



SPARROW

DRIVE

KIMBALL HILL HOMES  
LANDSCAPE ARCHITECTURE  
1000 S. BRIDGEMAN BLVD SUITE 1  
SANTA ANA, CA 92704  
PHONE (949) 744-1115  
FAX (949) 744-1477



Parkview Model Park

Model  
Park  
Landscape  
Plan

Exhibit 8: Model Home  
Landscape Plan (Horizon)

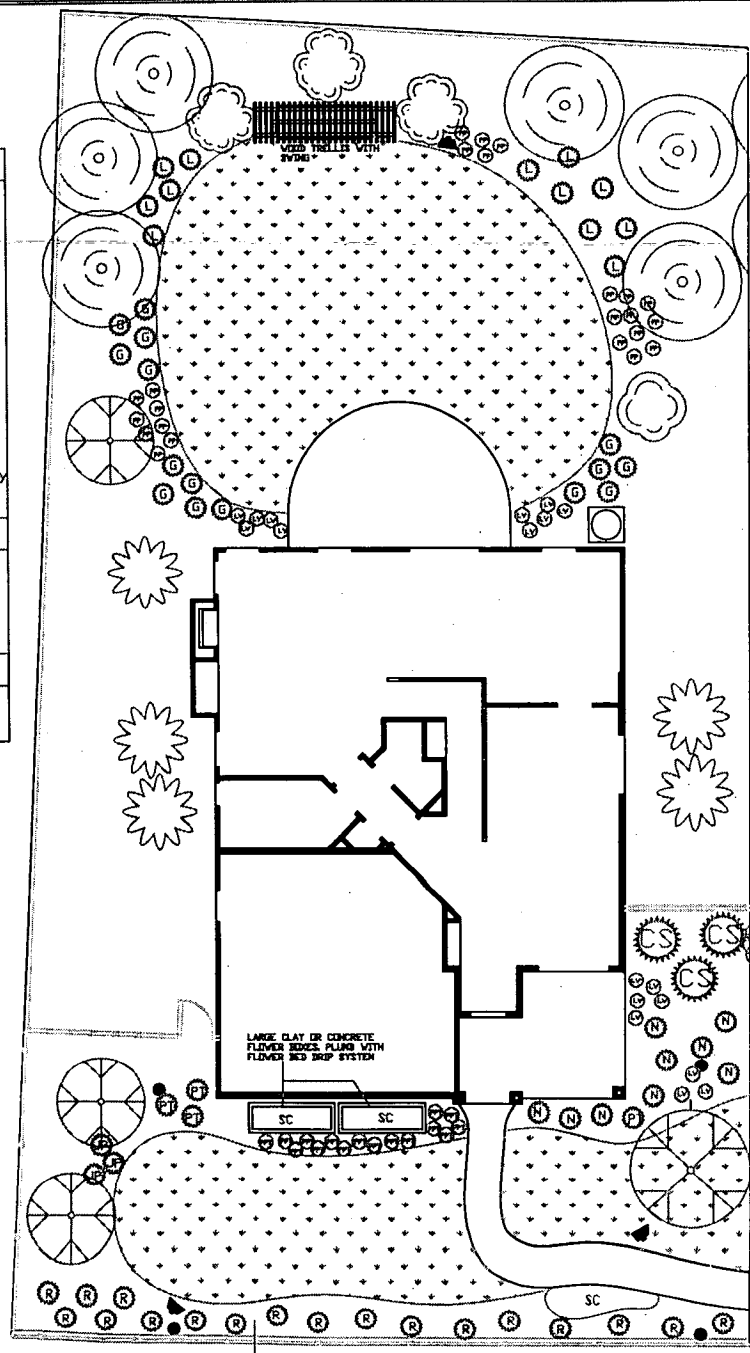
P03-040

REC'D 3/28/03

SCALE 1"=5'

| TREE SCHEDULE |  |                      |
|---------------|--|----------------------|
| 36" BOX       |  |                      |
|               | <i>Sequoia sempervirens</i> 'Sageel'   | Costal Redwood       |
|               | <i>Platanus acerifolia</i> 'Bloodgood' | London Plane         |
| 24" BOX       |  |                      |
|               | <i>Quercus ilex</i>                    | Holly Oak            |
|               | <i>Acer palmatum</i>                   | Green Japanese Maple |
|               | <i>Acer palmatum</i> 'Bloodgood'       | Red Japanese Maple   |
|               | <i>Pyrus calleryana</i> 'Aristocrat'   | Ornamental Pear      |
|               | <i>Betula alba</i>                     | European White Birch |
|               | <i>Matenus borla</i> 'Green showers'   | Mayten               |
|               | <i>Malus</i> Sp.                       | Crabapple            |
|               | <i>Prunus</i> Sp.                      | Purple Leaf Plum     |
|               | <i>Arbutus unedo</i> 'compacta'        | Madrone              |
|               | <i>Lagerstroemia indica</i>            | Crape Myrtle         |
|               | <i>Taxus</i> Sp.                       | Yew Pine             |
|               | <i>Magnolia Soulangeana</i>            | Saucer Magnolia      |

| SHRUB SCHEDULE     |   |                        |       |
|--------------------|---|------------------------|-------|
|                    | 15 gal                                    | 5 gal                  | 1 gal |
| EC                 | <i>Arctostaphylos</i> 'Howard McMilln'    | Manzanita              |       |
| BL                 | <i>Festuca chereia</i>                    | Blue oat Grass         |       |
| D                  | <i>Dietes Vegeta</i>                      | Fortnight Lily         |       |
| L                  | <i>Lantana</i> Sp.                        | Blue trailing          |       |
| PT                 | <i>Nerium oleander</i>                    | Petit Oleander         |       |
| CE                 | <i>Ceanothus</i> Sp.                      | Yank's point           |       |
| R                  | <i>Raphiolepis indica</i>                 | Pink lincer            |       |
| P                  | <i>Photinia fraseri</i>                   | Photinia               |       |
| U                  | <i>Lavandula stoechas</i>                 | Spanish Lavender       |       |
| N                  | <i>Nandina domestica</i>                  | Gulfstream             |       |
| CS                 | <i>Canella Sasanqua</i>                   | Canella 'Pink'         |       |
| PP                 | <i>Agapanthus</i> Sp.                     | Peter Pan              |       |
| PPT                | <i>Agapanthus</i> sp.                     | Tinkerbell             |       |
| PN                 | <i>Pennisetum setaceum</i> 'rubra'        | Red Fountain Grass     |       |
| LV                 | <i>Liriope muscari</i>                    | Variegated Liriope     |       |
| RG                 | <i>Leptospermum scoparium</i> 'Ruby Glow' | Siberian Tea Tree      |       |
| G                  | <i>Gardenia radicans</i>                  | Gardenia               |       |
| A                  | <i>Rhododendron</i> Sp.                   | Azalea mix             |       |
| FF                 | <i>Loropetalum Chinese</i>                | Fring Flower           |       |
| CC                 | <i>Prunus caroliniana</i>                 | Carolina Laurel Cherry |       |
| F                  | <i>Phornium hybrid</i>                    | Dwarf Phlox            |       |
| JP                 | <i>Berberis thunbergiana</i>              | Japanese Barberry      |       |
| GROUND COVER / IVY |   |                        |       |
| AC                 | <i>Arctostaphylos</i> 'Emerald Carpet'    | Mazinka                |       |
| VM                 | <i>Vinca Minor</i>                        | Vinca                  |       |
| RS                 | <i>Rosa</i> Sp.                           | Carpet Rose            |       |
| SC                 | Seasonal Color                            |                        |       |
|                    | <i>Hetera helix</i>                       | Variegated English Ivy |       |
| MISC.              |   |                        |       |
|                    |   | FLOOD LIGHT            |       |
|                    |   | DRAIN                  |       |



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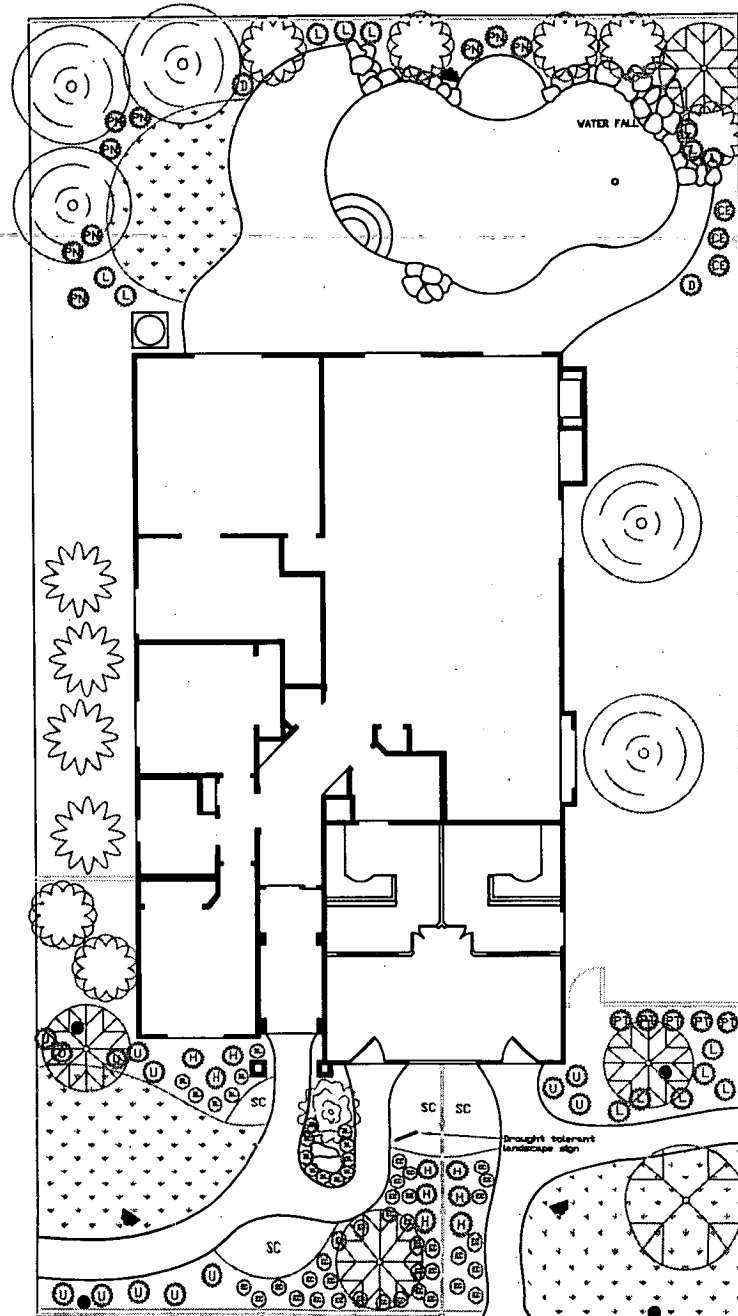
Parkview Model Park

HORIZON LANDSCAPE PLAN

SCALE 1"=5'

| TREE SCHEDULE |  |                      |
|---------------|--|----------------------|
| 36" BOX       |  |                      |
|               | <i>Sequoia sempervirens</i> "Sequoi"   | Costal Redwood       |
|               | <i>Platanus acerifolia</i> "Bloodgood" | London Plane         |
| 24" BOX       |  |                      |
|               | <i>Quercus ilex</i>                    | Holly Oak            |
|               | <i>Acer palmatum</i>                   | Green Japanese Maple |
|               | <i>Acer palmatum</i> "Bloodgood"       | Red Japanese Maple   |
|               | <i>Pyrus calleryana</i> "Aristocrat"   | Ornamental Pear      |
|               | <i>Betula alba</i>                     | European White Birch |
|               | <i>Matenus borla</i> "Green showers"   | Mayten               |
|               | <i>Malus</i> Sp.                       | Crabapple            |
|               | <i>Prunus</i> Sp.                      | Purple Leaf Plum     |
|               | <i>Arbutus unedo</i> "compacta"        | Madrone              |
|               | <i>Lagerstroemia indica</i>            | Crape Myrtle         |
|               | <i>Taxus</i> Sp.                       | Yew Pine             |
|               | <i>Magnolia Soulangeana</i>            | Saucer Magnolia      |

| SHRUB SCHEDULE     |   |                        |       |
|--------------------|---|------------------------|-------|
|                    | 15 gal                                    | 5 gal                  | 1 gal |
| EC                 | <i>Arctostaphylos</i> "Howard McMinn"     | Manzanita              |       |
| BL                 | <i>Festuca cinerea</i>                    | Blue Funt Grass        |       |
| D                  | <i>Dietes</i> Vegeta                      | Fortnight Lily         |       |
| L                  | <i>Lantana</i> Sp.                        | Blue Trailing          |       |
| PT                 | <i>Nerium oleander</i>                    | Petite Oleander        |       |
| CE                 | <i>Ceanothus</i> Sp.                      | Yankee point           |       |
| R                  | <i>Raphiolepis indica</i>                 | Pink Bianca            |       |
| P                  | <i>Photinia fraseri</i>                   | Phothia                |       |
| U                  | <i>Lavandula stoechas</i>                 | Spanish Lavender       |       |
| N                  | <i>Nandina domestica</i>                  | Gulfstream             |       |
| CS                 | <i>Camellia sasanqua</i>                  | Camellia "Pink"        |       |
| PP                 | <i>Agapanthus</i> Sp.                     | Peter Pan              |       |
| PPT                | <i>Agapanthus</i> sp.                     | Tinkerbell             |       |
| PN                 | <i>Pennisetum setaceum</i> "rubra"        | Red Fountain Grass     |       |
| LV                 | <i>Liriope muscari</i>                    | Variegated Liriope     |       |
| RG                 | <i>Leptospermum scoparium</i> "Ruby Glow" | Siberian Tea Tree      |       |
| G                  | <i>Gardenia radicans</i>                  | Gardenia               |       |
| A                  | <i>Rhododendron</i> Sp.                   | Azalea mix             |       |
| FF                 | <i>Loropetalum Chinese</i>                | Fringe Flower          |       |
| CC                 | <i>Prunus caroliniana</i>                 | Carolina Laurel Cherry |       |
| F                  | <i>Phornum hybrid</i>                     | Dwarf Phlox            |       |
| JP                 | <i>Berberis thunbergiana</i>              | Japanese Barberry      |       |
| GROUND COVER / IVY |   |                        |       |
| AC                 | <i>Arctostaphylos</i> "Emerald Carpet"    | Mazilia                |       |
| VM                 | <i>Vinca Minor</i>                        | Vinca                  |       |
| RS                 | <i>Rosa</i> Sp.                           | Carpet Rose            |       |
| SC                 | Seasonal Color                            |                        |       |
|                    | <i>Hetera helix</i>                       | Variegated English Ivy |       |
| MISC.              |   |                        |       |
|                    |   | FLOOD LIGHT            |       |
|                    |   | DRAIN                  |       |



















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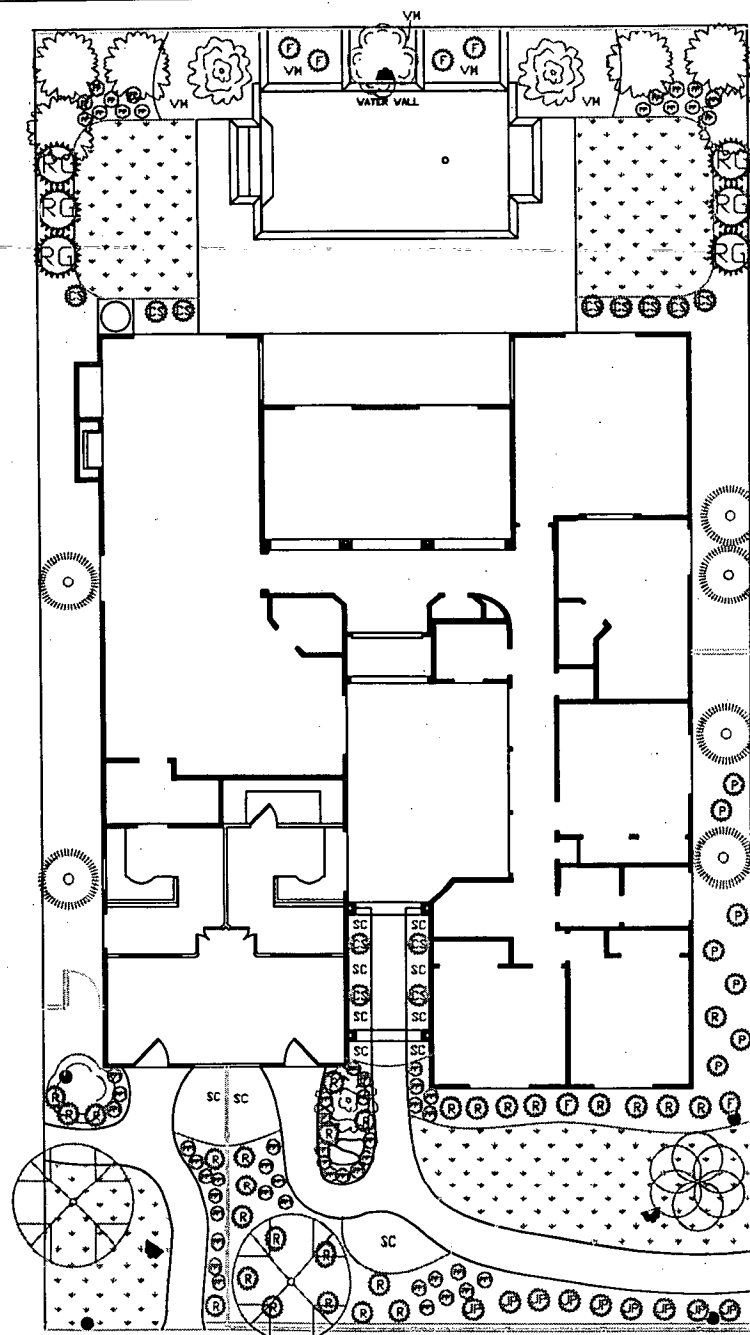
Versailles  
 LANDSCAPE  
 PLAN

Parkview Model Park

SCALE 1"=5'

| TREE SCHEDULE   |  |                      |
|---|--|----------------------|
| 36" BOX   |  |                      |
|    | <i>Sequoia sempervirens</i> 'Soquel'   | Costal Redwood       |
|    | <i>Platanus acerifolia</i> 'Bloodgood' | London Plane         |
| 24" BOX   |  |                      |
|    | <i>Quercus ilex</i>                    | Holly Oak            |
|   | <i>Acer palmatum</i>                   | Green Japanese Maple |
|  | <i>Acer palmatum</i> 'Bloodgood'       | Red Japanese Maple   |
|  | <i>Pyrus calleryana</i> 'Aristocrat'   | Ornamental Pear      |
|  | <i>Betula alba</i>                     | European White Birch |
|  | <i>Matenus borla</i> 'Green showers'   | Mayten               |
|  | <i>Malus</i> Sp.                       | Crabapple            |
|  | <i>Prunus</i> Sp.                      | Purple Leaf Plum     |
|  | <i>Arbutus unedo</i> 'compacta'        | Madrone              |
|  | <i>Lagerstroemia indica</i>            | Crape Myrtle         |
|  | <i>Taxus</i> Sp.                       | Yew Pine             |
|  | <i>Magnolia soulangiana</i>            | Saucer Magnolia      |

| SHRUB SCHEDULE     |   |                        |
|--------------------|---|------------------------|
|                    | 15 gal  | 5 gal                  |
| EC                 | <i>Arctostaphylos</i> 'Howard McMinn'   | Manzanita              |
| BL                 | <i>Festuca cinerea</i>  | Blue Cat Grass         |
| D                  | <i>Dietes</i> Vegeta  | Fortnight Lily         |
| L                  | <i>Lantana</i> Sp.  | Blue Trelling          |
| PT                 | <i>Nerium oleander</i>  | Petit Oleander         |
| CE                 | <i>Ceanothus</i> Sp.  | Yankton point          |
| R                  | <i>Raphiolepis indica</i>   | Pink Dancer            |
| P                  | <i>Photinia fraseri</i>   | Photinia               |
| U                  | <i>Lavandula stoechas</i>   | Spanish Lavender       |
| N                  | <i>Nandina domestica</i>  | Gulfstream             |
| CS                 | <i>Camellia sasanqua</i>  | Camellia 'Pink'        |
| PP                 | <i>Agapanthus</i> Sp.   | Peter Pan              |
| PPT                | <i>Agapanthus</i> sp.   | Tinkerbell             |
| PN                 | <i>Pennisetum setaceum</i> 'rubra'  | Red Mountain Grass     |
| LV                 | <i>Liriope muscari</i>  | Variegated Liriope     |
| RG                 | <i>Leptospermum scoparium</i> 'Ruby Glow'   | Siberian Tea Tree      |
| G                  | <i>Gardenia radicans</i>  | Gardenia               |
| A                  | <i>Rhododendron</i> Sp.   | Azalea mix             |
| FF                 | <i>Loropetalum</i> Chinese  | Fringe Flower          |
| CC                 | <i>Prunus caroliniana</i>   | Carolina Laurel Cherry |
| F                  | <i>Phoradendron hybrid</i>  | Dwarf Phlox            |
| JP                 | <i>Berberis thunbergiana</i>  | Japanese Barberry      |
| GROUND COVER / IVY |   |                        |
| AC                 | <i>Arctostaphylos</i> 'Emerald Carpet'  | Manzanita              |
| VM                 | <i>Vinca minor</i>  | Vinca                  |
| RS                 | <i>Rosa</i> Sp.   | Carpet Rose            |
| SC                 | Seasonal Color  |                        |
|                    | <i>Hetera helix</i>   | Variegated English Ivy |
| MISC.              |   |                        |
|                    |  | FLOOD LIGHT            |
|                    |  | DRAIN                  |



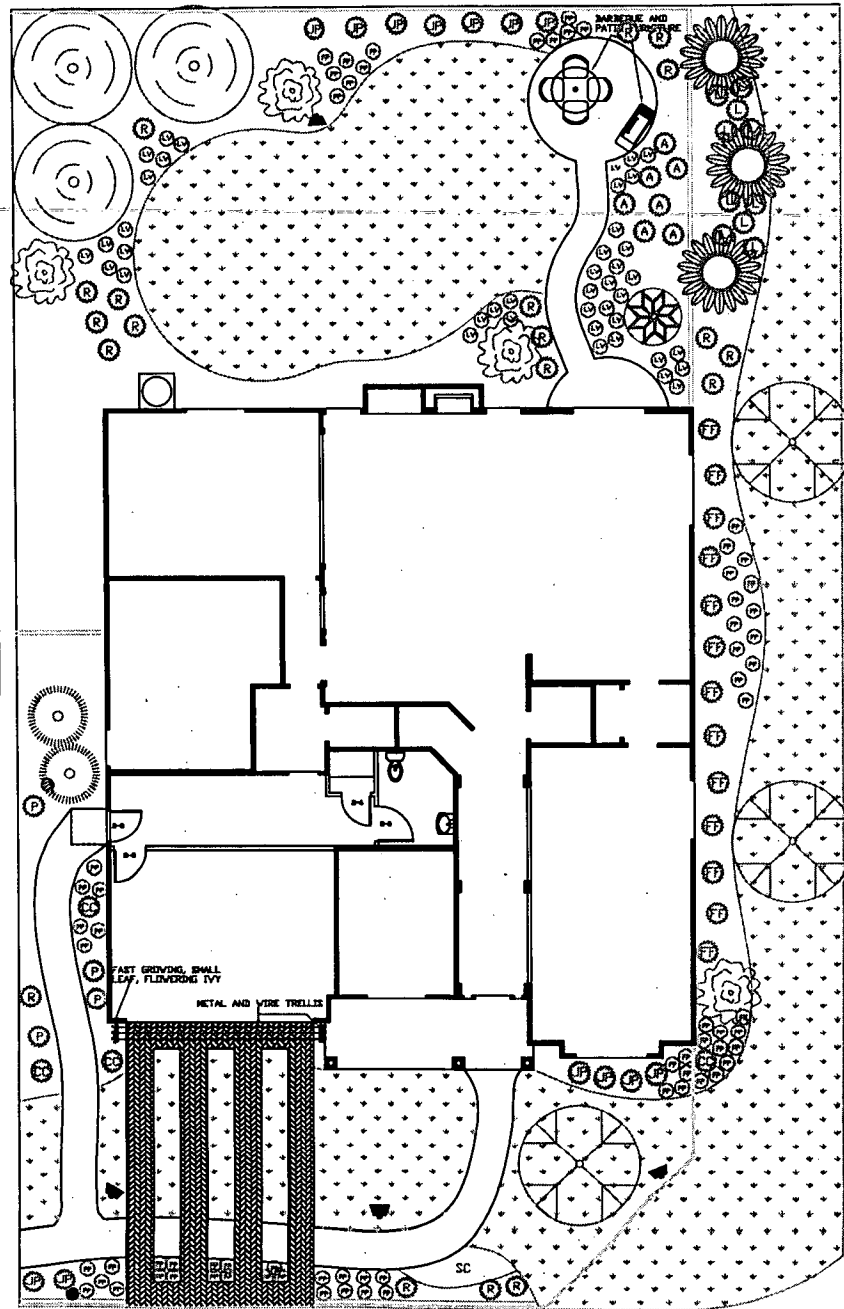
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MIL CANYON, CA 90024  
PHONE (910) 714-1163  
FAX (910) 714-1487



Parkview Model Park

LINDEN  
LANDSCAPE  
PLAN

SCALE 1"=5'



| TREE SCHEDULE |  |
|---------------|--|
| 36" BOX       |  |
|               | <i>Sequoia sempervirens</i> 'Sequel' Coastal Redwood |
|               | <i>Platanus acerifolia</i> 'Bloodgood' London Plane  |
| 24" BOX       |  |
|               | <i>Quercus ilex</i> Holly Oak                        |
|               | <i>Acer palmatum</i> Green Japanese Maple            |
|               | <i>Acer palmatum</i> 'Bloodgood' Red Japanese Maple  |
|               | <i>Pyrus calleryana</i> 'Aristocrat' Ornamental Pear |
|               | <i>Betula alba</i> European White Birch              |
|               | <i>Matenus borla</i> 'Green showers' Mayten          |
|               | <i>Malus</i> Sp. Crabapple                           |
|               | <i>Prunus</i> Sp. Purple Leaf Plum                   |
|               | <i>Arbutus unedo</i> 'compacta' Madrone              |
|               | <i>Lagerstroemia Indica</i> Crape Myrtle             |
|               | <i>Taxus</i> Sp. Yew Pine                            |
|               | <i>Magnolia Soulangeana</i> Saucer Magnolia          |

| SHRUB SCHEDULE            |   | 15 gal                 | 5 gal | 1 gal |
|---------------------------|---|------------------------|-------|-------|
| EC                        | <i>Arctostaphylos</i> 'Howard McMilln'    | Manzanita              |       |       |
| BL                        | <i>Festuca cinerea</i>                    | Blue Oat Grass         |       |       |
| D                         | <i>Dietes Vegeta</i>                      | Fortnight Lily         |       |       |
| L                         | <i>Lantana</i> Sp.                        | Blue Trailing          |       |       |
| PT                        | <i>Nerium oleander</i>                    | Petite Oleander        |       |       |
| CE                        | <i>Ceanothus</i> Sp.                      | Yankee point           |       |       |
| R                         | <i>Raphiolepis indica</i>                 | Pink Dancer            |       |       |
| P                         | <i>Photinia Fraseri</i>                   | Photinia               |       |       |
| LI                        | <i>Lavandula stoechas</i>                 | Spanish Lavender       |       |       |
| N                         | <i>Nandina domestica</i>                  | Gulfstream             |       |       |
| CS                        | <i>Camellia Sasanqua</i>                  | Camellia 'Pink'        |       |       |
| PP                        | <i>Agapanthus</i> Sp.                     | Peter Pan              |       |       |
| PPT                       | <i>Agapanthus</i> sp.                     | Tinkerbell             |       |       |
| PN                        | <i>Pennisetum setaceum 'rubra'</i>        | Red Fountain Grass     |       |       |
| LV                        | <i>Liriope muscari</i>                    | Variegated Liriope     |       |       |
| RG                        | <i>Leptospermum scoparium 'Ruby Glow'</i> | Siberian Tea Tree      |       |       |
| G                         | <i>Gardenia radicans</i>                  | Gardenia               |       |       |
| A                         | <i>Rhododendron</i> Sp.                   | Azalea mix             |       |       |
| FF                        | <i>Loropetalum Chinese</i>                | Fringe Flower          |       |       |
| CC                        | <i>Prunus caroliniana</i>                 | Carolina Laurel Cherry |       |       |
| F                         | <i>Phornium hybrid</i>                    | Dwarf Phlox            |       |       |
| JP                        | <i>Berberis thunbergiana</i>              | Japanese Barberry      |       |       |
| <b>GROUND COVER / IVY</b> |   |                        |       |       |
| AC                        | <i>Arctostaphylos</i> 'Emerald Carpet'    | Manzanita              |       |       |
| VM                        | <i>Vinca Minor</i>                        | Vinca                  |       |       |
| RS                        | <i>Rosa</i> Sp.                           | Carpet Rose            |       |       |
| SC                        | Seasonal Color                            |                        |       |       |
| q                         | <i>Hetera helix</i>                       | Variegated English Ivy |       |       |
| <b>MISC.</b>              |   |                        |       |       |
| ▼ FLOOD LIGHT             |   |                        |       |       |
| ● DRAIN                   |   |                        |       |       |















KIMBALL HILL HOMES  
10000 E. STOCKTON BLVD SUITE 1  
MILWAUKEE, WI 53226  
PHONE (414) 714-1163  
FAX (414) 714-1407



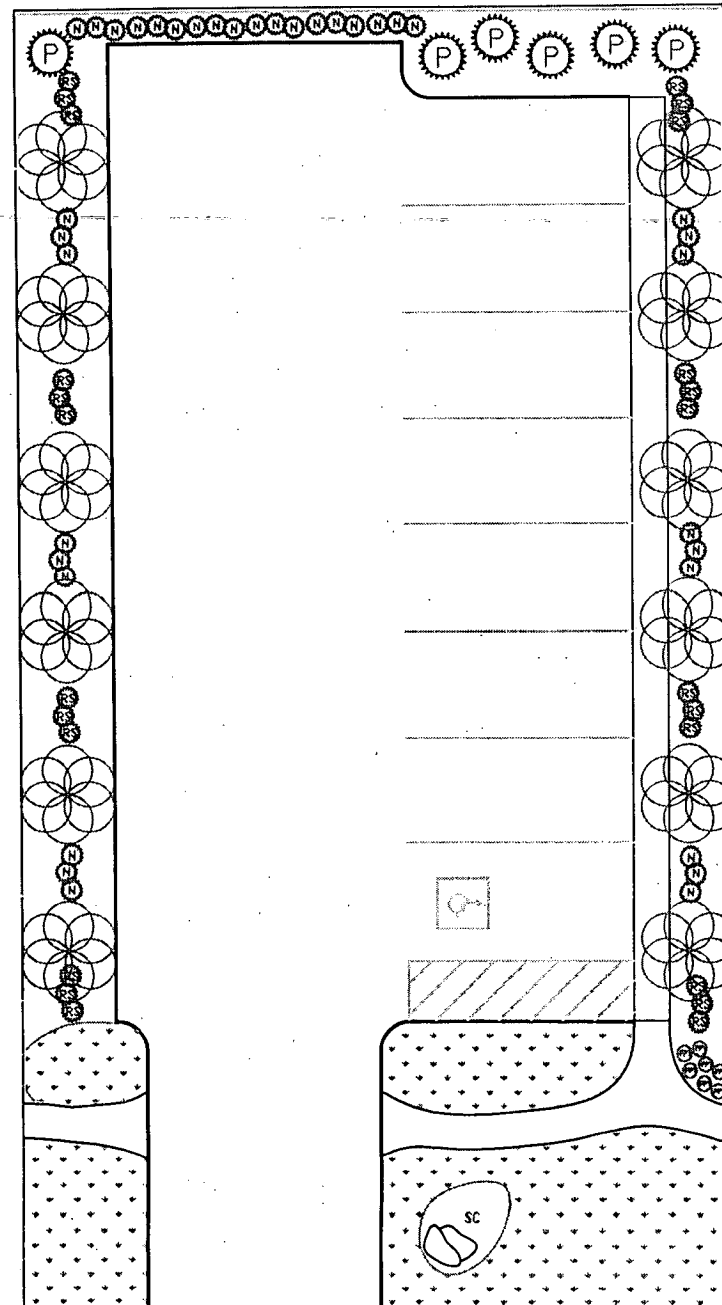
Parkview Model Park

YORKSHIRE  
LANDSCAPE  
PLAN

SCALE 1"=5'

| TREE SCHEDULE   |                                 |                      |
|---|---------------------------------|----------------------|
| 36" BOX   |                                 |                      |
|    | Sequoia sempervirens "Soquel"   | Costal Redwood       |
|    | Platanus acerifolia "Bloodgood" | London Plane         |
| 24" BOX   |                                 |                      |
|    | Quercus ilex                    | Holly Oak            |
|   | Acer palmatum                   | Green Japanese Maple |
|  | Acer palmatum "Bloodgood"       | Red Japanese Maple   |
|  | Pyrus calleryana "Aristocrat"   | Ornamental Pear      |
|  | Betula alba                     | European White Birch |
|  | Matenus borla "Green showers"   | Mayten               |
|  | Malus Sp.                       | Crabapple            |
|  | Prunus Sp.                      | Purple Leaf Plum     |
|  | Arbutus unedo "compacta"        | Madrone              |
|  | Lagerstroemia indica            | Crape Myrtle         |
|  | Taxus Sp.                       | Yew Pine             |
|  | Magnolia Soulangeana            | Saucer Magnolia      |

| SHRUB SCHEDULE     |                                    |                        |       |
|--------------------|------------------------------------|------------------------|-------|
|                    | 15 gal                             | 5 gal                  | 1 gal |
| EC                 | Arctostaphylos "Howard McMilln"    | Manzanita              |       |
| BL                 | Festuca chinerea                   | Blue Cat Grass         |       |
| D                  | Dietes Vegeta                      | Fortnight Lily         |       |
| L                  | Lantana Sp.                        | Blue Trailing          |       |
| PT                 | Nerium oleander                    | Petite Oleander        |       |
| CE                 | Ceanothus Sp.                      | Yankee point           |       |
| R                  | Raphiolepis indica                 | Pink Dancer            |       |
| P                  | Photinia fraseri                   | Photinia               |       |
| U                  | Lavandula stoechas                 | Spanish Lavender       |       |
| N                  | Nandina domestica                  | Gulf's rean            |       |
| CS                 | Camellia Sasanqua                  | Camellia "Pink"        |       |
| PP                 | Agapanthus Sp.                     | Peter Pan              |       |
| PPT                | Agapanthus sp.                     | Tinkerbell             |       |
| PH                 | Pennisetum setaceum "rubra"        | Red Fountain Grass     |       |
| LV                 | Liriope muscari                    | Varietyed Liriope      |       |
| RG                 | Leptospermum scoparium "Ruby Glow" | Siberian Tea Tree      |       |
| G                  | Gardenia radicans                  | Gardenia               |       |
| A                  | Rhododendron Sp.                   | Azalea mix             |       |
| FF                 | Loropetalum Chinese                | Fringe Flower          |       |
| CC                 | Prunus caroliniana                 | Carolina Laurel Cherry |       |
| F                  | Phornium hybrid                    | Dwarf Phlox            |       |
| JP                 | Berberis thunbergiana              | Japanese Barberry      |       |
| GROUND COVER / IVY |                                    |                        |       |
| AC                 | Arctostaphylos "Emerald Carpet"    | Mazinka                |       |
| VM                 | Vinca Minor                        | Vinca                  |       |
| RS                 | Rosa Sp.                           | Carpet Rose            |       |
| SC                 | Seasonal Color                     |                        |       |
|                    | Hetera helix                       | Varietyed English Ivy  |       |
| MISC.              |                                    |                        |       |
|                    | FLOOD LIGHT                        |                        |       |
|                    | DRAIN                              |                        |       |



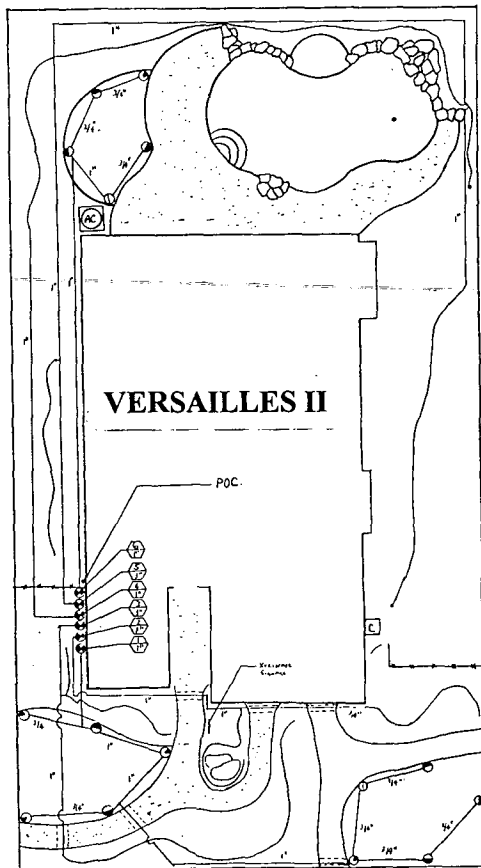
KIMBALL HILL HOMES  
10000 E. STOCKTON BLVD SUITE 1  
DICK CROFT, CA 94604  
PHONE (916) 714-1108  
FAX (916) 714-1607



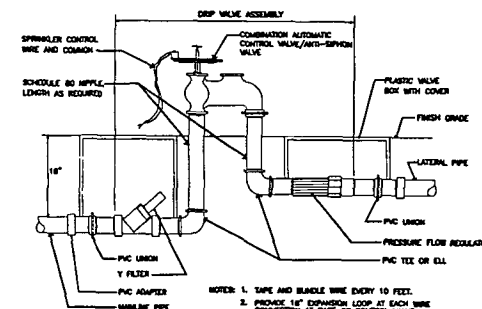
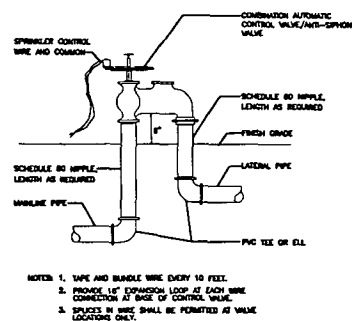
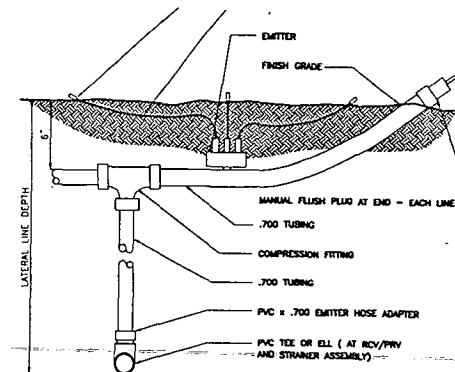
Parkview Model Park

PARKING  
LOT  
LANDSCAPE  
PLAN

Exhibit 10: Xeriscape Lot  
Irrigation Plan



**XERISCAPE LOT**



Irrigation Schedule:

| RCV#               | Time/Day | Duration   | Gal/Day  | Days/Week | Gal/yr   |
|--------------------|----------|------------|----------|-----------|----------|
| 1                  | 1        | 15 Minutes | 96.8     | 3 4 3 0   | 14,133.4 |
| 2                  | 1        | 30 Minutes | 211.8    | 2 5 3 0   | 6,872.7  |
| 3                  | 1        | 30 Minutes | 143.1    | 2 5 2 0   | 16,742.7 |
| 4                  | 1        | 30 Minutes | 86.1     | 2 5 2 0   | 9,371.7  |
| 5                  | 1        | 30 Minutes | 39.9     | 2 5 2 0   | 4,448.3  |
| 6                  | 1        | 15 Minutes | 15.9     | 3 4 3 0   | 7,794.4  |
| Total              |          |            | 58,955.8 |           |          |
| M.A.W.A. Allowance |          |            | 78,348.8 |           |          |

**Irrigation Legend**

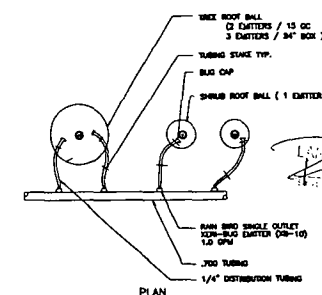
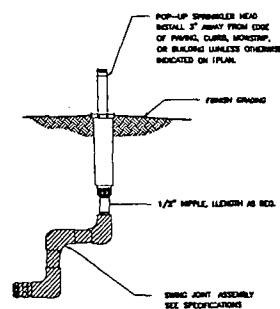
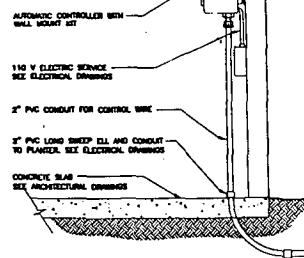
- Rainbird ESP-MCS Controller - Outside Mount
- ⊙ Rainbird ASVP Series Anti-Siphon Valve
- ⊙ Rainbird 1806 Pop-up with 1804 Nozzle
- ⊙ Rainbird 1806 Pop-up with 18Q Nozzle
- ⊙ Rainbird 1806 Pop-up with 18T Nozzle
- Poly Drip Tube 1/2"
- Schedule 80 PVC Malleable - 1"
- Class 200 PVC Lateral Line - Size as Noted

**Notes:**

Irrigation system is designed to Operate at a minimum of 35psi.

**NOTES:**

1. COORDINATE EXACT LOCATION WITH ELECTRICAL SUBCONTRACTOR.
2. INSTALL CONTROLLER TO WALL WITH MOUNTING BRG.
3. AUTOMATIC CONTROLLER TO BE INSTALLED PLUMB AND LEVEL.



**NOTES:**

1. ON SLOPE AREAS, LOCATE END OF DISTRIBUTION TUBING ON HIGH SIDE.
2. LENGTH OF DISTRIBUTION TUBING SHALL NOT EXCEED 10'.

| REVISIONS | BY |
|-----------|----|
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |

PARKVIEW MODEL PARK

CARSON

Date 6-17-03

Scale 1/8" = 1'-0"

Drawn J.C.

Job

Sheet

P03-040

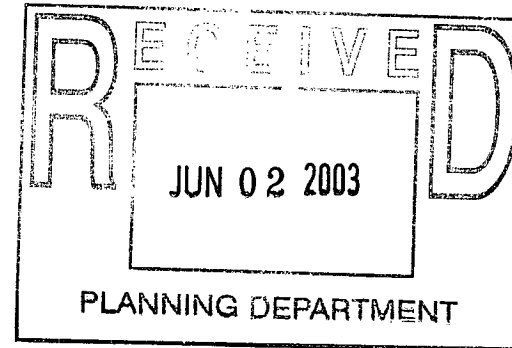
# ALLEGHANY PROPERTIES, INC.

2150 River Plaza Drive, Suite 155 • Sacramento, California 95833 • (916) 648-7700

Exhibit 11: Parkview DRC  
Approval Letter

May 21, 2003

Russ Jamison  
Kimball Hill Homes  
10535 East Stockton Blvd., Suite K  
Elk Grove, CA 95624



Dear Russ,

Please accept this letter as formal approval by the Parkview Design Review Committee (PDRC) of the architectural floor plans and elevations dated 10/2/02 that have been submitted for review.

Also, I've attached the executed and approved Letter of Agency (Form B) for inclusion with the Special Permit Applications for the Kimball Hill Homes Portion of the Parkview Development (Villages 3, 4, 5 & 6)

Sincerely,

A handwritten signature in black ink, appearing to read "Greg Guardino". The signature is fluid and cursive, with a long horizontal stroke at the end.

Greg Guardino  
Vice President  
Alleghany Properties, Inc.

**PLANNING DIRECTOR'S SPECIAL PERMIT  
FOR SINGLE FAMILY RESIDENTIAL IN A PUD  
LETTER OF AGREEMENT**

**P03-040: KIMBALL HILL HOMES - PARKVIEW VILLAGE 3**

**PROJECT NAME/FILE #:** Parkview Villages 3, 60 Units total, P03-040

**PROJECT LOCATION:** Northwest of San Juan Road and Duckhorn Drive,  
south of Myotis Drive

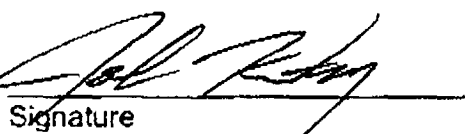
**ASSESSOR'S PARCEL NUMBER(S):** 225-0180-005, 225-0180-006

**ZONING:** R-1-PUD

**APPLICANT'S NAME/ADDRESS:** Kimball Hill Homes (John Kuntz)  
10535 E. Stockton Boulevard, Suite K  
Elk Grove, CA 95624  
(916) 714-1153; fax (916) 714-1407

I, John KUNTZ PROJECT MANAGER (please print and include title), agree to amend the project application, P03-040 to incorporate the attached Conditions of Approval into the requested Planning Director's Special Permit (PDSP).

I acknowledge that this project, P03-040 is subject to these PDSP Conditions of Approval. These PDSP Conditions of Approval will establish responsibilities for the monitoring of my project by various City Departments, and by other public agencies under the terms agreed upon in the PDSP Conditions of Approval. I understand that the PDSP Conditions of Approval for my project may require the expenditure of owner/developer funds where necessary to comply with the provisions of said PDSP Conditions of Approval.

  
Signature

PROJECT MANAGER  
Title

7/21/03  
Date