



CITY OF SACRAMENTO
CALIFORNIA

PLANNING AND BUILDING
DEPARTMENT
(916) 264-5381

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

January 8, 2001

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

FILE: P00-145

PREVIOUS FILE NUMBER(S): P96-058, P98-133, P99-022, and P00-026

PROJECT NAME: Northpointe Park Village 17

PROJECT LOCATION: On the north side of Danbrook Drive, between Crest Drive and North Bend Drive.

ASSESSOR'S PARCEL NUMBER(S): 225-1060-024 & 025

APPLICANT'S NAME/ADDRESS: John Laing Homes (Dar Ahrens / Kevin Carson)
1536 Eureka Road, Suite 100, Roseville, CA 95661
(916) 780-1222; fax (916) 780-1333

DATE APPLICATION FILED: October 20, 2000

STAFF CONTACT: Philip Reed, Assistant Planner

APPROVAL: This Planning Director's Special Permit (PDSP) approval is for **93 lots** in Northpointe Park Village 17, within Northpointe Park Planned Unit Development (PUD). After approval of the PDSP, the following entitlements are required prior to construction of the residential development: 1) Zoning Administrator's Special Permit for a Model Home Complex; and 2) Building Permits.

PROJECT INFORMATION:

Zoning -	R-1-PUD / R-1A-PUD		
Typical Lot -	45 feet x 105 feet	Range in House Size -	1,642 to 2,225 sf
Typical Lot Size -	4,725 square feet	Range in Price -	\$180,000-220,000
Number of Lots -	93 lots	Number of Models -	3 (plus options)
Gross Acres -	15.297 acres	Number of Elevations -	3
Net Acres -	14.608 acres	No. of Color Schemes -	9 (total)
Net Density -	6.37 du/na		

BACKGROUND: Northpointe Park Planned Unit Development (PUD) was established on February 4, 1997 by the City Council, which also approved the Development Agreement, General Plan and North Natomas Community Plan Amendments, and a Rezone, along with the PUD Schematic Plan and PUD Guidelines (Resolution No. 97-061). On December 19, 1996, the Planning Commission had approved the Tentative Master Parcel Map and Tentative Subdivision Map for Northpointe Park, together with various Subdivision Modifications (P96-058), and forwarded recommendations for approval on the aforementioned entitlements approved by City Council. In approving the PUD Guidelines, the Council determined that a Planning Director's Special Permit would be required in lieu of a Planning Commission Special Permit for single and two family residential development within the PUD. The PUD Guidelines have been subsequently amended on January 21, 1999 and March 25, 1999 (P98-133 and P99-022, respectively), primarily with respect to setback and lot coverage requirements. A subsequent tentative map with plan amendments approved by City Council on December 5, 2000 (P00-026) modified Village 17, along with Village 18 and other adjoining parcels, to accommodate the relocation of the middle school.

The applicant is requesting approval of a Planning Director's Special Permit for three single family house plans to be constructed on 93 lots within Northpointe Park Village 17 (see Vicinity Map).

PROJECT DETAILS:

House Plans: Please see Table 1 below for information regarding each house plan. The square footage given is the total living space provided by the applicant. Also note that a negative value under Garage Recess indicates that the garage projects out in front of the house instead of being recessed; and a negative value under Porch Projection indicates that the porch (or covered entry, as the case may be) is recessed behind the forward most living space rather than projecting out in front.

**Table 1
HOUSE PLANS**

	House Plan Name or Number	Square Footage	No. of Stories	No. of Bedrms	Garage Stalls	Max House Dims		Garage Recess	Porch Projection
						(width)	(depth)		
1	Plan 1	1,645-1,895	1	3	2	35.00	69.00	3.50	5.00
2	Plan 2	1,924-2,166	1	3/4	2	35.00	72.00	4.00	0.00
3	Plan 3	2,225-2,389	2	4/5	3T ¹	35.00	63.00	10.50	5.00

NOTE: 1) Third-car space is a tandem space.

Other features and options of the house plans include:

Plan 1: Optional second floor bonus room (attic conversion) increases roof pitch from 5:12 to 8:12 (250 sq.ft.); prominent porches are featured on two of three elevations.

Plan 2: Optional second floor bonus room (attic conversion) increases roof pitch from 5:12 to 8:12 (242 sq.ft.); diagonally oriented front door recessed back along the side elevation of the house.

Plan 3: Optional second floor bonus room / master bedroom expansion (retreat) where it would otherwise be open to below (164 sq.ft.); a prominent porch is featured on one of three elevations.

Models: The applicant plans to model all three of the house plans submitted in their model home complex.

Elevations, Materials, and Colors: In general, three elevations are proposed for each house plan. The basic features of these elevations are applied consistently to each of the house plans as detailed below, with additional variations in entry structures, door, window, and shutter treatments, vent styles, and roofing plans among the three elevations as applied to the three different house plans:

<u>Elevation</u>	<u>Materials and Features</u>
A - Italian	Stucco, with stucco trim; hipped front facing roof elements, rather than gabled.
B - Spanish	Stucco, with stucco trim; mainly gabled roof, with "Spanish" style concrete s-tile.
C - French Country	Stucco, with stone veneer; mainly gabled front facing roof elements.

A total of nine color schemes have been provided, with three designated for each of the three elevations; and there is one particular style of stone veneer provided for each of the three color schemes applied to the one elevation that provides stone veneer. Likewise, one particular roofing tile selection is provided for each of the three elevations. Staff has suggested using s-tile for the Spanish Elevation B, leaving the flat tile on Elevations A and C. All roofing will be concrete tile. The amended Northpointe Park PUD Guidelines specify a minimum roof pitch of 5:12, with provision to allow a shallower roof pitch if appropriate for the architectural style. All roof pitches on each of the three house plans will meet the minimum 5:12 roof pitch. Enhanced side and/or rear elevations will be required as conditioned, whenever these elevations face a public street, school, park, canal, or other public space.

Height, Setbacks, and Lot Coverage: One and two story homes are proposed for all lots in the subdivision, and this is in compliance with the maximum of two stories allowed by the PUD Guidelines.

Setbacks: Dimensions of the typical lot in Northpointe Park Village 17 are 45 feet wide by 105 feet deep. The setbacks required by the Northpointe Park PUD Guidelines are shown in Table 2 below.

**Table 2
SETBACKS**

Minimum Setbacks	Front	Rear	Side	Street Side
Living Area	16	15	5 ¹	12.5
Porch	14	15	5	12.5
Garage	20	15	5	N/A

NOTE: 1) Minimum setback of seven (7) feet for Plan 2 when constructed with courtyard on an interior lot only, as conditioned (1.c).

There are ten (10) lots in the subdivision (located around the outside of the "knuckles" at 90° turns on Tuckerman Way, Bissett Way, and Brookley Way) that may not provide the full 105 feet in depth. In some of these cases, while one side of the lot is 105 feet, the other is less; and in other cases, the shortest perpendicular distance from lot frontage to back of the lot may be as little as 92 feet. These are identified as Lots 33, 34, 36, 37, 57, 58, 60, 61, 82, and 83. Plan 2 will not fit on at least half of these lots and may not fit on the others as well (depending on whether it is a left or right plan orientation), while Plan 1 may fit on most of these lots depending on whether or not it includes the porch. Plan 3, however, will fit on any of these lots with respect to setbacks, and it appears that all three of the plans will fit on any of the other lots in the subdivision; therefore, staff does not have a concern that any of the three house plans will be unduly limited by setback restrictions.

Lot Coverage: The amended PUD Guidelines allow a maximum lot coverage of 45 percent for single-story homes and 40 percent for two-story homes, with allowances for porches and recessed garages on both. Front porch area is not counted toward lot coverage, and only half of the area of garages that are recessed four feet or more behind the forward most living area of the house is counted. Two out of the three house plans in this application qualify for the lot coverage allowance for a recessed garage, and the third misses by just six inches (garage is recessed only 3'-6").

Table 3 below provides lot coverage calculations for each of the three house plans. These calculations are based on the typical lot size of 4,725 square feet: first using the total footprint area; and secondly, taking into consideration allowances for all front porch areas and recessed garages.

**Table 3
LOT COVERAGE**

		GROUND FLOOR AREAS (SF)								
	House Plan Name or Number	Living Space	Front Porch	Garage Area	Other Area ¹	Total Footprint	Allowance Area	% Lot Coverage	% with Allowance	
1	Plan 1	1645	104	417	0	2166	104	46%	44%	
2	Plan 2	1924	0	413	0	2337	207	49%	45%	
3	Plan 3	1198	137	580	0	1915	427	41%	31%	

NOTE: 1) There are no other (or optional) areas that need to be added for total footprint on these plans.

As shown in Table 3, all three of the house plans rely on lot coverage allowances to fit on the typical lot; and there are six (6) lots that are smaller than typical. Nevertheless, there are only two lots in the subdivision (Lots 57 and 82) that cannot accept all three house plans at 40 or 45 percent lot coverage, for two-story and single-story plans, respectively: only Plan 3 will fit on Lot 82, while Plans 1 and 3 will fit on Lot 57. However, the PUD Guidelines specify that 40 percent lot coverage may be exceeded on no more than half of the lots in the subdivision, and there are only 36 lots that can accept the single-story plans (Plans 1 and 2) at 40 percent lot coverage or less. While staff does not anticipate that this restriction will have an undesirable effect on the distribution and mixture of house plans within the subdivision, the applicant should be aware of this restriction as house plans are plotted to insure compliance.

In addition, it should be noted that staff does not consider the second floor bonus room option offered on Plans 1 and 2 to constitute a change from single-story to two-story classification for the purposes of figuring lot coverage. This determination is based on characterizing the second floor option as an attic conversion, which, even though it substantially increases the roof pitch when present, does not increase the height of the side elevation walls and therefore does not contribute to the sense of overshadowing upon neighboring properties that a full height two-story house would. Two-story houses have not been allowed at greater lot coverage than 40 percent to avoid increasing this overshadowing effect.

Corner Lots: There are nineteen (19) corner lots in Northpointe Park Village 17 (see Exhibit 1). All three of the house plans are acceptable on corner lots, as long as setback and lot coverage requirements are met; and Plan 2 is especially well suited for corner lots because of the diagonally oriented front door recessed back along the street side elevation (staff favors Plan 2 on corners more than on interior lots).

Street Trees, Landscaping, Fencing and Walls: The street trees, landscaping, and fencing within this village will be in accordance with the Northpointe Park PUD Guidelines and as conditioned in this approval. Masonry walls are not required in association with this village, and there is nothing unusual or any other special requirements for this village that need consideration and discussion.

ENVIRONMENTAL REVIEW:

Negative Declaration and Mitigation Monitoring Plan: On February 4, 1997, the City Council ratified a Negative Declaration for the original project (P96-058). Potentially significant environmental issues regarding Animal Life, Noise, Land Use, and Cultural 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. 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.

Air Quality Mitigation Strategy: The master developer of Natomas Park, which includes Northpointe Park PUD and this village, has submitted an Air Quality Mitigation Plan. The Plan was adopted by Planning and Public Works, and the homebuilder of this village will be responsible mitigation measures as conditioned in this PDSP approval.

COMMENTS:

Public notice was mailed to adjacent property owners by the applicant on October 19, 2000. No comments have been received from the public notice. The project plans were presented by the applicant to the Natomas Community Association (NCA) on November 28, 2000. Review of the project plans was completed by the Natomas Park Design Review Committee on November 21, 2000, with comments and conditions provided in the letter from Don Barnett of Lennar Communities attached as Exhibit 9.

The Public Works Department requires that a minimum 20 foot long driveway be provided for each house. Also, Public Works staff has reviewed and approved the Transportation Systems Management and Air Quality (T SMAQ) Plan for Natomas Park, including Northpointe Park PUD. TSM measures are being provided with these plans, and are included as conditions of approval.

Planning staff finds that all of the house plans and elevations are of a high quality in architectural design and materials proposed, and generally in accordance with the Single Family Residential Design Principles adopted by City Council on September 7, 2000. Staff appreciates in particular the following features of the house plans: 1) living space forward of the garage on all three plans; 2) attic conversion second floor bonus room options for both of the single-story house plans; 3) a tandem third-car space provided for the one house plan that offers a three-car garage.

However, planning staff expressed concern about the diagonally-oriented front entry on Plan 2 which is recessed back on the side elevation, contrary to the goal in the City's Single Family Residential Design Principles that states that "the main entry feature (which shall not be the garage door) should be prominently displayed on the elevation facing the street" and the City Zoning Code which specifies that "the main entrance to the single-family dwelling unit shall be from the front yard or the street side yard" (Section 17.24.050, Footnote 26.j); and while this arrangement is especially suitable for corner lots (and though a prominent entry structure is provided on all three elevations), the potential exists for creating a constricted entry corridor between the side elevation and neighboring side yard fencing when placed on interior lots. The applicant has therefore agreed to pair the Plan 2 (when located on an interior lot) with the recessed garage of the Plan 3 such that openness is maintained adjacent to the front door of the Plan 2, instead of a six foot high side yard fence (see Exhibit 7); or alternatively, a courtyard feature (as shown on Exhibit 8) shall be required and the house restricted to wider than typical/minimum width interior lots with a greater than minimum setback on that side of the house.

Planning staff finds Plan 1 and Plan 3 to be excellent house plans as submitted. As conditioned, the project represents a high level of adherence to the City's Single Family Residential Design Principles; and staff finds that the proposed house plans comply with all applicable General Plan, Community Plan, and Zoning Ordinance requirements, and they are consistent with the amended Northpointe Park PUD Guidelines and Schematic Plan.

ACTION:

The Planning Director approves the requested Planning Director's Special Permit based on the following findings and subject to the following conditions:

Findings:

1. The proposed residential development is consistent with the objectives of the General Plan and the 1994 North Natomas Community Plan in that:
 - o the project is consistent with the General Plan land use designations;
 - o the project is consistent with the 1994 North Natomas Community Plan land use designations;
 - o the project is consistent with policies related to land use, including residential densities and open space proximity;
 - o the project begins to develop planned North Natomas neighborhoods each focused on an elementary school, with a variety of housing densities and types, and commercial, civic, transit, and park uses close by; and
 - o the project advances City transportation management and air quality goals.
2. The proposed residential development is consistent with the adopted PUD Guidelines and Schematic Plan for the Northpointe Park PUD in that the housing designs provided comply with requirements related to setbacks, height, and lot coverage and meet the purposes and criteria stated in the City Zoning Code, Sections 17.180.010 and 17.180.020, in that the PUD facilitates mixed residential uses designed to assure that new development is healthy and of long lasting benefit to the North Natomas community and the City; and
3. The proposed residential development will not be detrimental to the public health, safety or welfare in that the single family residential development will be in harmony with the general purposes and intent of the City Zoning Code in that the approved elevations are well-designed; and that the proposed uses will not create a negative impact on any nearby sensitive uses.

Conditions:

1. The design of the proposed house plans shall conform substantially to the plans as shown on Exhibits 4 thru 6, and specifically:
 - a. Three (3) different elevations shall be offered for each house plan, as shown on the attached Exhibits 4 thru 6; and the features of these elevations (including but not limited to all trim, door and window styles, shutters, siding, veneer, and roofing materials shown on the elevations, specified in the color and materials palettes, and/or conditioned herein) shall be required and not optional;
 - b. 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 (P00-145); and all three house plans shall be featured in the model home complex;
 - c. **Plan 2** shall be favored on corner lots; when constructed on interior lots, Plan 2 shall be paired with the recessed garage side of Plan 3 (as shown on Exhibit 7); otherwise, a courtyard (as shown on Exhibit 8) shall be required for the Plan 2, with a minimum interior side yard setback of seven (7) feet on the courtyard side of the house; this courtyard may be offered as an option when the Plan 2 is located on corner lots or paired with the Plan 3, but is otherwise required;

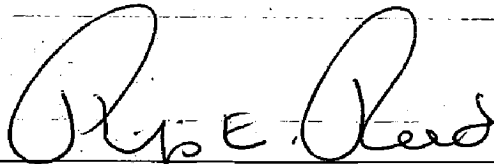
- e. On corner lots, the driveway shall be located away from the intersection of streets;
- f. When corner lots are wider than necessary to provide minimum setbacks on both the interior and street side of the house, and street side fencing is required to start at or near the rear corner of the house (see Fence and Wall condition), the house shall be located toward the minimum street side setback in order to maximize the usable area available for private fenced yard;
- g. No more than 50 percent of all lots in the subdivision may exceed 40 percent lot coverage;
- h. Roofing shall be concrete tile; the 'Villa' style s-tile shall be provided on at least one elevation, and flat tile on the remaining elevation(s), for each of the three house plans; the roof shall be finished with end and ridge caps; and roof pitch shall be no less than a 5 to 12 pitch;
- i. A total of nine color palette options shall be offered, three for each of the three elevations, as indicated on the color and materials board and schedule submitted with this application.

Any change in the design, materials, or colors shall be submitted to the Planning Director for review and approval.

2. Prior to development of any model homes, the applicant shall obtain a Zoning Administrator's Model Home Complex Special Permit.
3. 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.
4. The Planning Director's Special Permit shall expire two years from the date of approval.
5. The applicant shall comply with the originally approved Mitigation Monitoring Plan (P96-058) on file at the Planning Division.
6. Air Quality Mitigation: The applicant shall comply with the Natomas Park TSMAQ Plan for residential development, including but not limited to the following:
 - a. Participate in the North Natomas Transportation Management Association (TMA);
 - b. Install low nitrogen oxide emitting, and/or high efficiency water heaters;
 - c. Install gas or electric outlets in the backyard;
 - d. Install energy efficient dual-pane windows, and/or energy efficient windows treated with reflective coatings; and
 - e. Provide new homeowners with information regarding alternative travel modes.
7. Street Trees - Selection and placement of street trees shall be consistent with the Northpointe Park PUD Guidelines, including PUD Guidelines Exhibits 10 and 11, Master Landscape Plan - Street Tree Exhibit and Street Tree Matrix (on pages 33 and 34), and as follows:
 - a. Applicant shall provide and install an average of two 15-gallon size street trees per lot frontage, with an average spacing of 20' to 30' on center, as measured along the entire length of the street;
 - b. On corner lots, the street side yard also shall be planted with two 15-gallon size street trees, plus three accent trees selected from Northpointe Park PUD Guidelines Exhibit 12: Recommended Trees (on page 35); and accent trees shall be a different species from the street trees;
 - c. If spacing is interrupted by street lights or driveways, the trees shall be re-spaced to accommodate required clearances while maintaining the required quantity of trees on average;
 - d. Location of street trees and accent trees shall conform to City standards for sight line requirements at intersections and driveways.
8. Landscaping - Landscaping will be subject to review by the Natomas Park Design Review Committee (DRC), and shall be in accordance with the Northpointe Park PUD Guidelines and as follows:

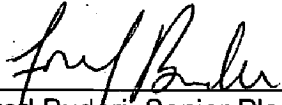
- a. Front yard landscaping materials shall include, in addition to street trees: one 15-gallon accent tree, one 5-gallon specimen shrub, 20 1-gallon foundation and accent shrubs, turf, and ground cover at a maximum spacing of 12 inch on center with decorative bark;
 - b. Side yard landscaping shall include, in addition to street trees and accent trees: one 5-gallon specimen shrub, turf, and ground cover with a maximum spacing of 12 inch on center with decorative bark;
 - c. All plant materials shall be consistent with Northpointe Park PUD Guidelines Exhibit 12: Other Recommended Trees, Shrubs and Groundcovers (on pages 35 thru 37); and
 - d. All landscaping and planting shall conform to City standards for sight line requirements at intersections and driveways.
9. Fencing and Walls - All fencing and walls will be subject to the review of the Natomas Park DRC, and shall be in accordance with the Northpointe Park PUD Guidelines and as follows:
- a. There are no masonry walls required within this subdivision;
 - b. Wood fencing with wood posts shall be provided in the village per the PUD Guidelines;
 - c. All fencing visible to the public shall have a semi-transparent stain in a neutral tone to be specified by the Natomas Park Design Review Committee;
 - d. On corner lots, street side fence shall commence at the back corner of the house nearest to the street (excluding projections), leaving side elevation and landscaping exposed to the side street;
 - e. Side and rear yard fences up to six feet (6'-0") in height from house grade are allowed; however, within the front setback area, no fence or wall shall be greater than 3'-6" in height; and
 - f. All fencing and walls shall conform to City standards for sight line requirements at intersections and driveways.
10. Design Enhancements on Visible Elevations: Enhanced side and rear elevations shall be required whenever either of those elevations face a public street, school, park, canal, or other public space. This includes the street side elevation on all corner lots in the subdivision. There are nineteen corner lots that will require enhanced street side elevations. 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, roof lines, and materials shall match front facade in appearance and quality. All enhanced elevation treatments shall be shown on the plans submitted for building permit.
11. Driveways - Driveways shall have a pattern of score lines to minimize the expanse of concrete. "Hollywood style" driveways are encouraged with a minimum 2 foot 6 inch planter strip between the two driveways. A maximum of 40% of front yard setback area may be paved, per City Zoning Code; and this calculation (including front yard setback area, driveway area within the setback, and the percent covered by paving) shall be shown on all plot plans.
12. Garage: Each house plan shall provide at least one garage space with minimum *inside* dimensions of 10 feet wide by 20 feet long, as required by the City Zoning Code.

PREPARED BY:



Philip Reed, Assistant Planner

APPROVED BY:



Fred Buderi, Senior Planner

APPROVED ON:

1/24/01

Date

Attachments:

Location Map

Vicinity Map

Exhibit 1: Site Plans (a)(b)

Exhibit 2: Setback Exhibits (a)(b)(c) - Typical Interior Lot

Exhibit 2: Setback Exhibits (d)(e)(f) - Typical Corner Lot

Exhibit 3: Landscaping Plans (a) Typical Interior Lot; (b) Typical Corner Lot

Exhibit 4: Plan 1 (a) Floor Plan; and (b)(c) and (d) Elevations

Exhibit 5: Plan 2 (a) Floor Plan; and (b)(c) and (d) Elevations

Exhibit 6: Plan 3 (a)(b) Floor Plans; and (c)(d) and (e) Elevations

Exhibit 7: Streetscape Plan for Plan 2 paired with Plan 3

Exhibit 8: Front Entry Courtyard for the Plan 2 (a)(b)

Exhibit 9: Natomas Park DRC Approval Letter

Exhibit 10: Letter of Agreement.

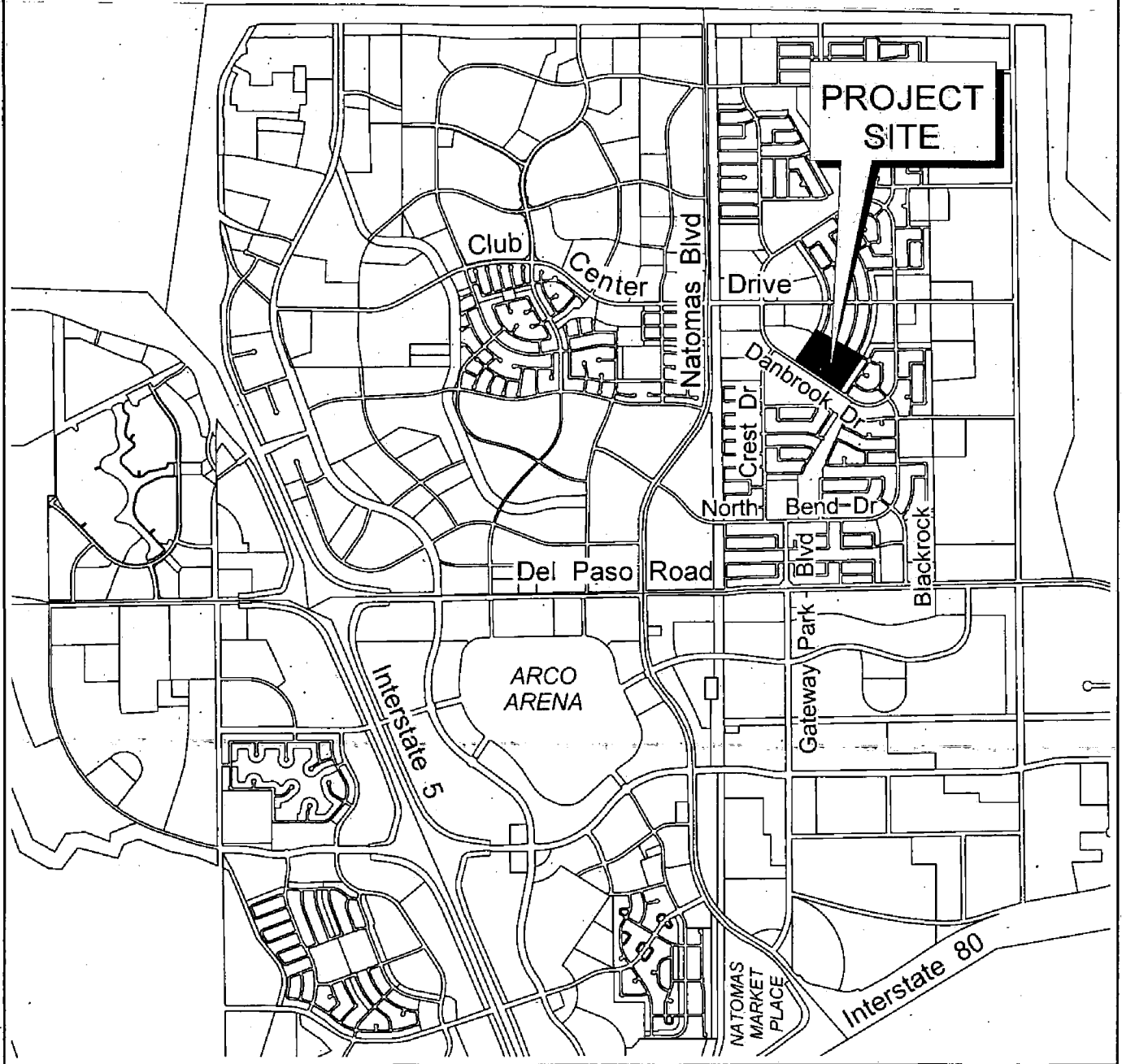
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cc: Applicant

Development Services - Building Division (2)

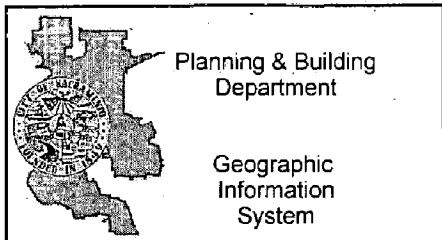
PUD Binder

Northpointe Park Village 17

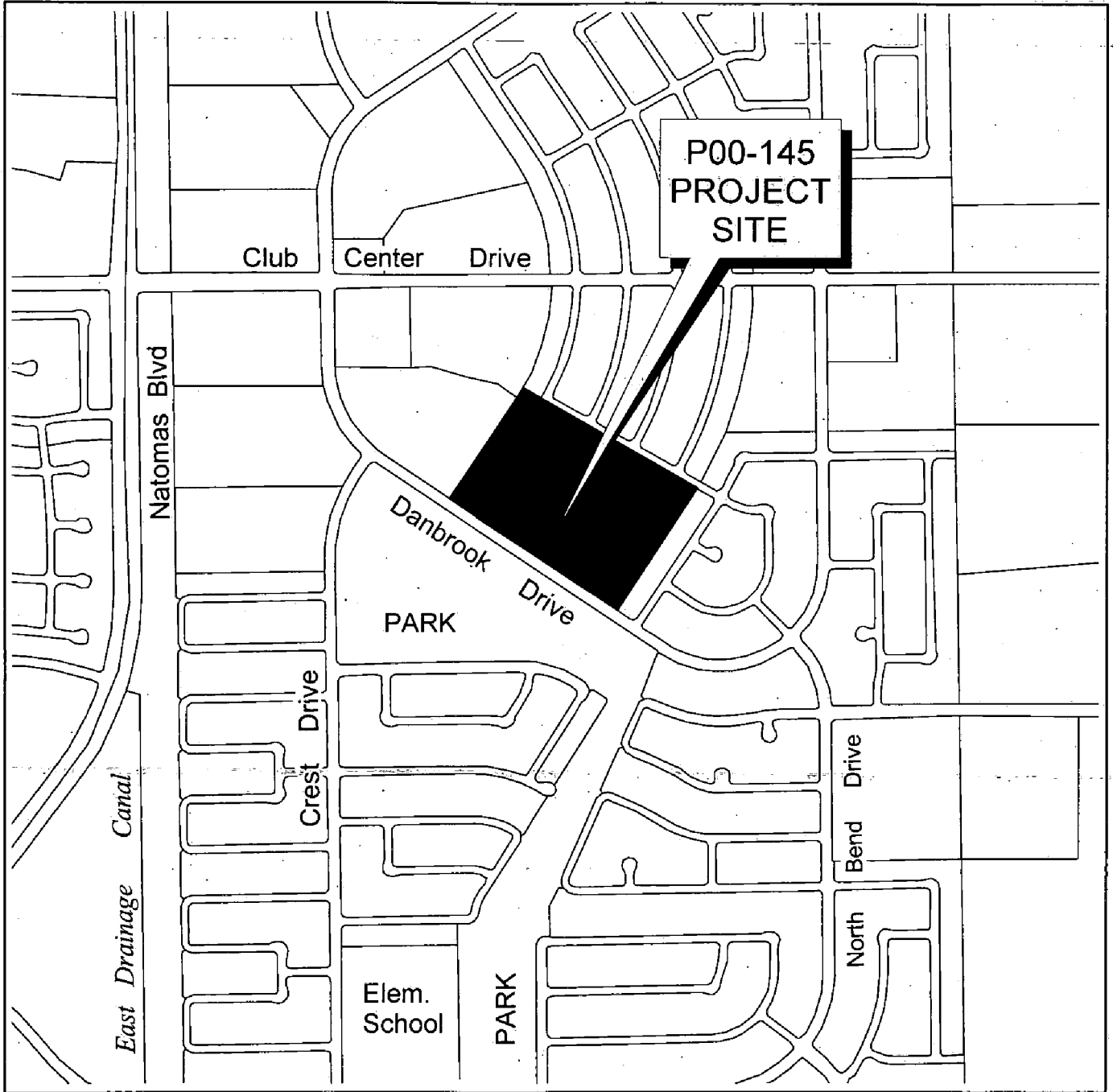


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Location Map
P00-145



Northpointe Park Village 17



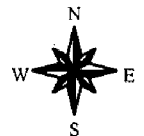
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Planning & Building
Department

Geographic
Information
System

Vicinity Map P00-145



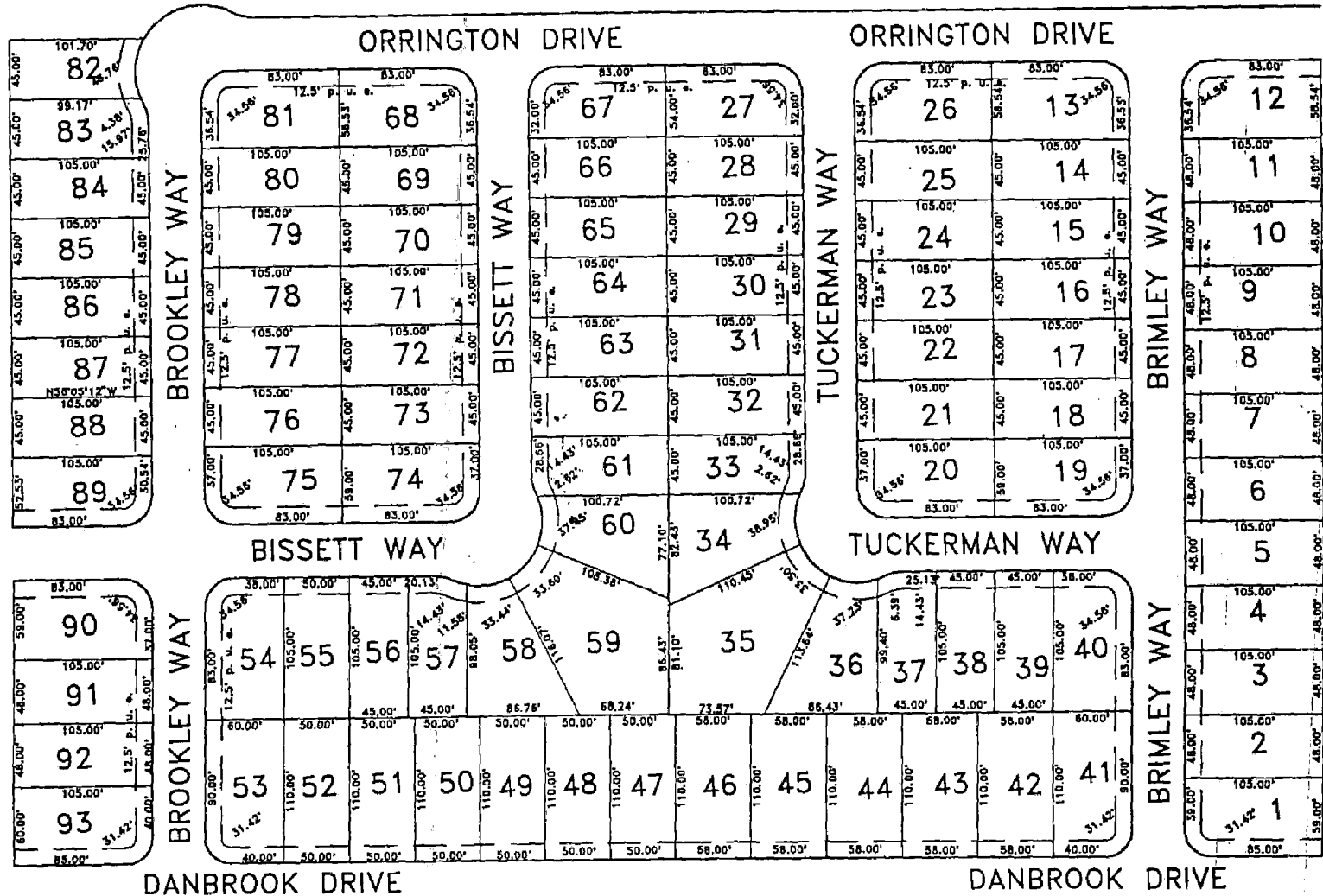
NORTHPOINTE PARK

VILLAGE 17 PHASE I

City of Sacramento,

California

NOT TO SCALE



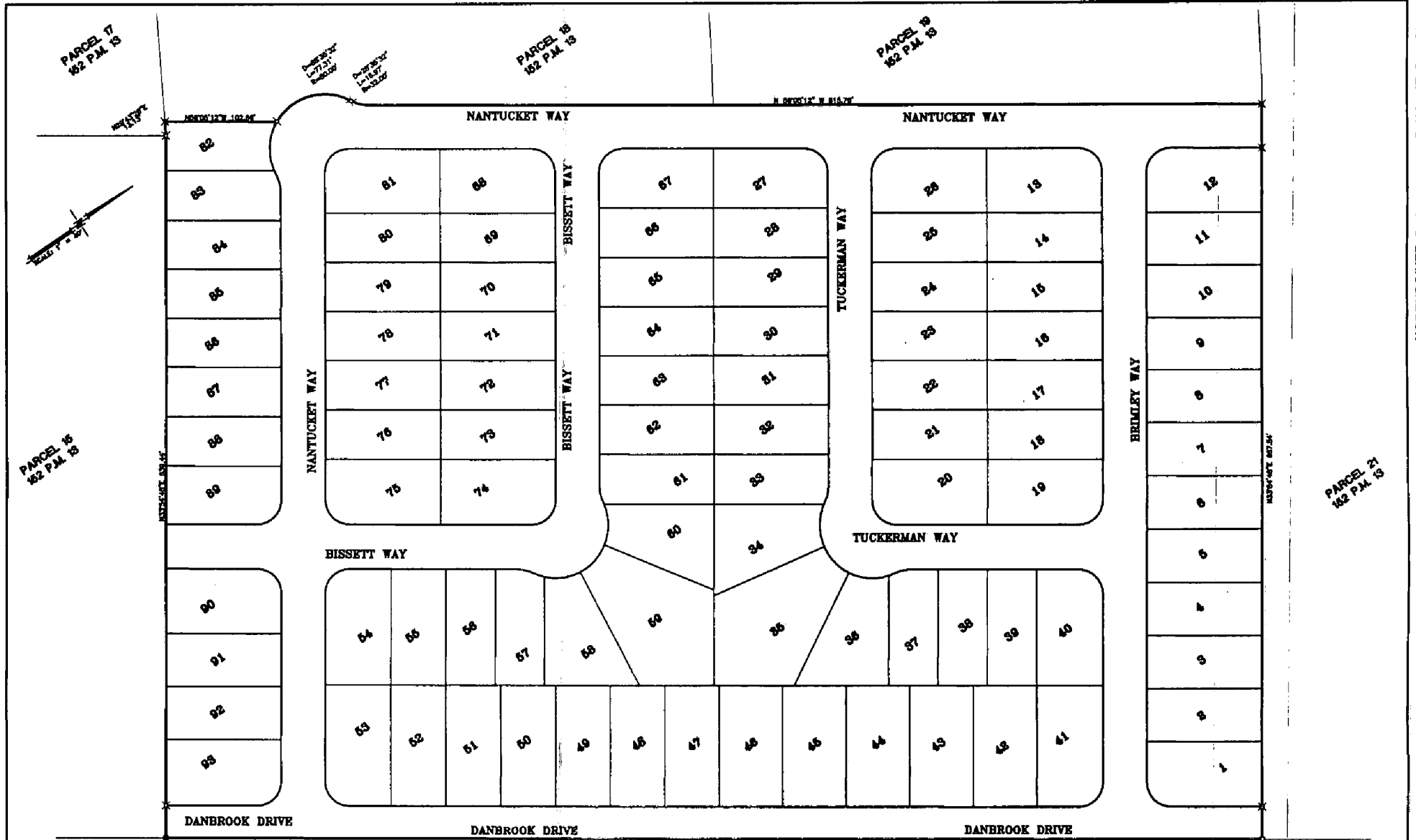
OCT 20 REC'D
P 00-145
The Spink Corporation
 2600 VENTURE DAKS WAY, SACRAMENTO CALIFORNIA 95833-5205
 PHONE: (916) 935-8500 FAX: (916) 931-9274

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PLANNING SERVICES

P00 145



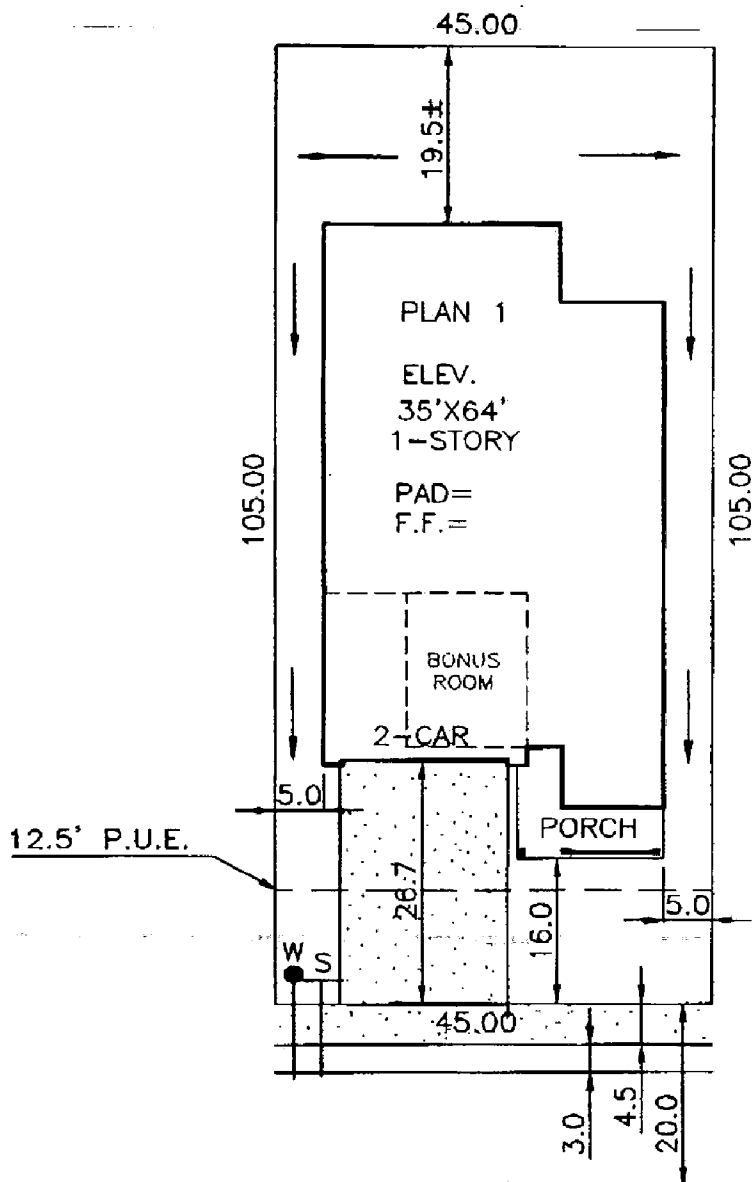
NORTHPOINTE PARK VILLAGE NO. 17 PHASE 1

REVISIONS NO. DESCRIPTION DATE BY		BENCH MARK DESCRIPTION: _____ ELEV. _____		FIELD BOOK _____		CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORKS		IMPROVEMENT PLANS FOR NORTHPOINTE PARK VILLAGE NO. 17 PHASE 1		PG-058 WOOD-RODGERS INC. <small>INCORPORATED 1954</small>	CC P353 1 of 1
DRAWN BY: _____ DATE: _____		DESIGNED BY: _____ DATE: _____		CHECKED BY: _____ DATE: _____		S.C.E. _____		S.C.E. _____			

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PLANNING SERVICES



P00 145

TYPICAL INTERIOR LOT

John Laing Homes
 1536 EUREKA ROAD SUITE 100
 ROSEVILLE, CALIFORNIA 95661

NORTHPOINTE PARK
 VILLAGE 17

SHEET: 1 OF 1

DATE: 11/14/00

PLAN NO.: 1 | LOT SQ. FT.: 4,725 | LOT COV. 43%

CITY OF SACTO., CALIF.

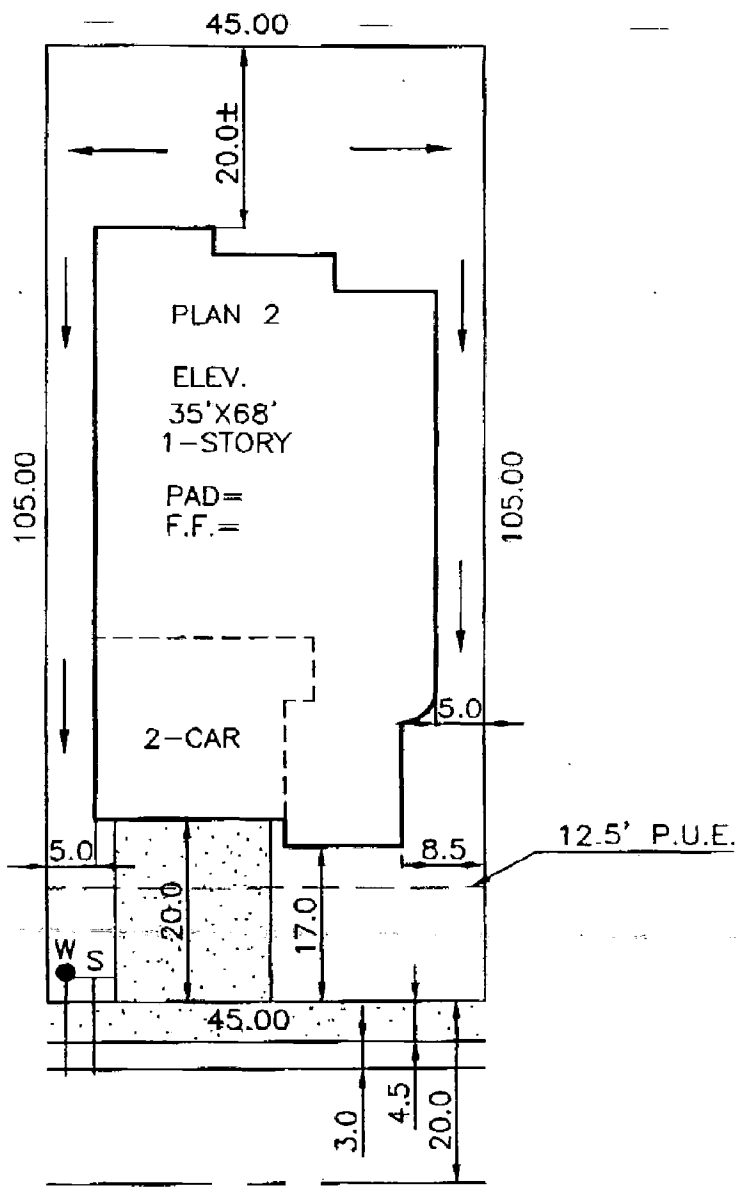
SCALE: 1"=20'

DIMENSIONS SHOWN ARE APPROXIMATE EXCEPT FOR MINIMUMS REQUIRED BY ORDINANCE.
 THIS PLOT DOES NOT REFLECT AS BUILT CONDITIONS AND MAY VARY FROM THIS PLAN.

RECEIVED

NOV 15 2000

PLANNING SERVICES



P00 145

TYPICAL INTERIOR LOT

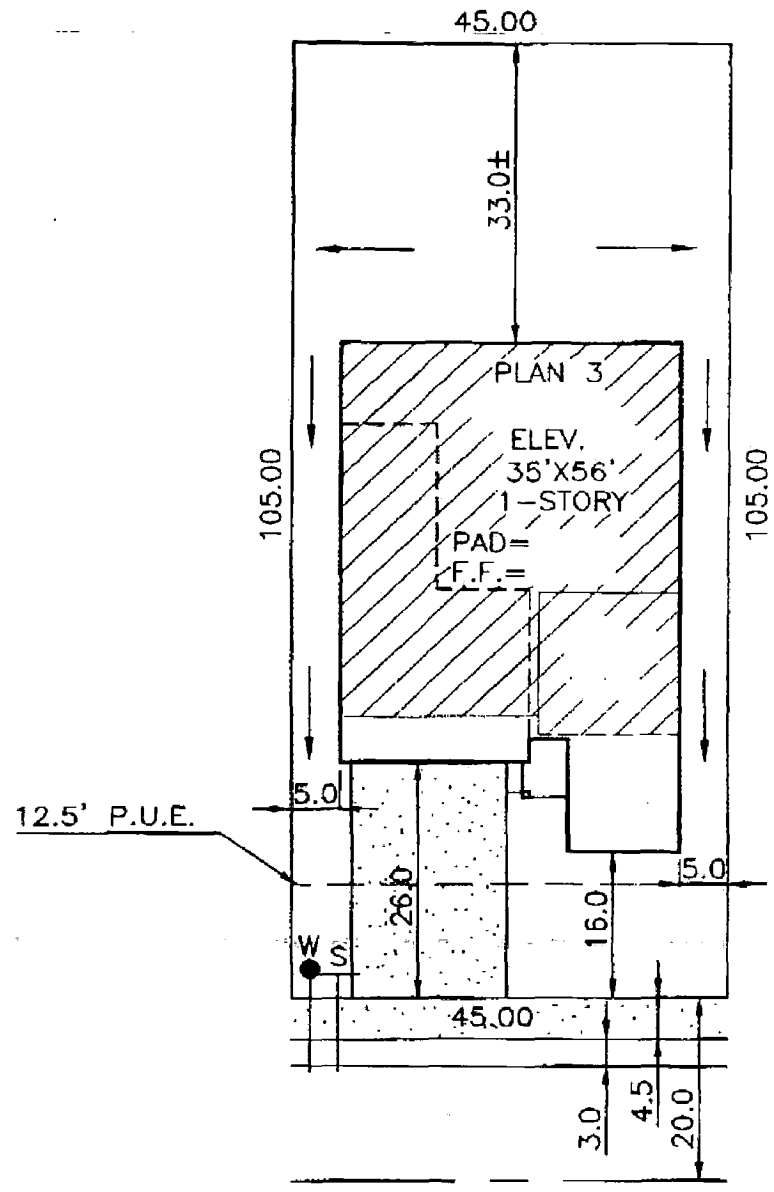
John Laing Homes 1536 EUREKA ROAD SUITE 100 ROSEVILLE, CALIFORNIA 95661		NORTHPOINTE PARK VILLAGE 17 CITY OF SACTO., CALIF.	SHEET: 1 OF 1 DATE: 11/14/00 SCALE: 1"=20'
PLAN NO.: 2	LOT SQ. FT.: 4,725	LOT COV. 46%	

DIMENSIONS SHOWN ARE APPROXIMATE EXCEPT FOR MINIMUMS REQUIRED BY ORDINANCE.
 THIS PLOT DOES NOT REFLECT AS BUILT CONDITIONS AND MAY VARY FROM THIS PLAN.

RECEIVED

NOV 15 2000

PLANNING SERVICES



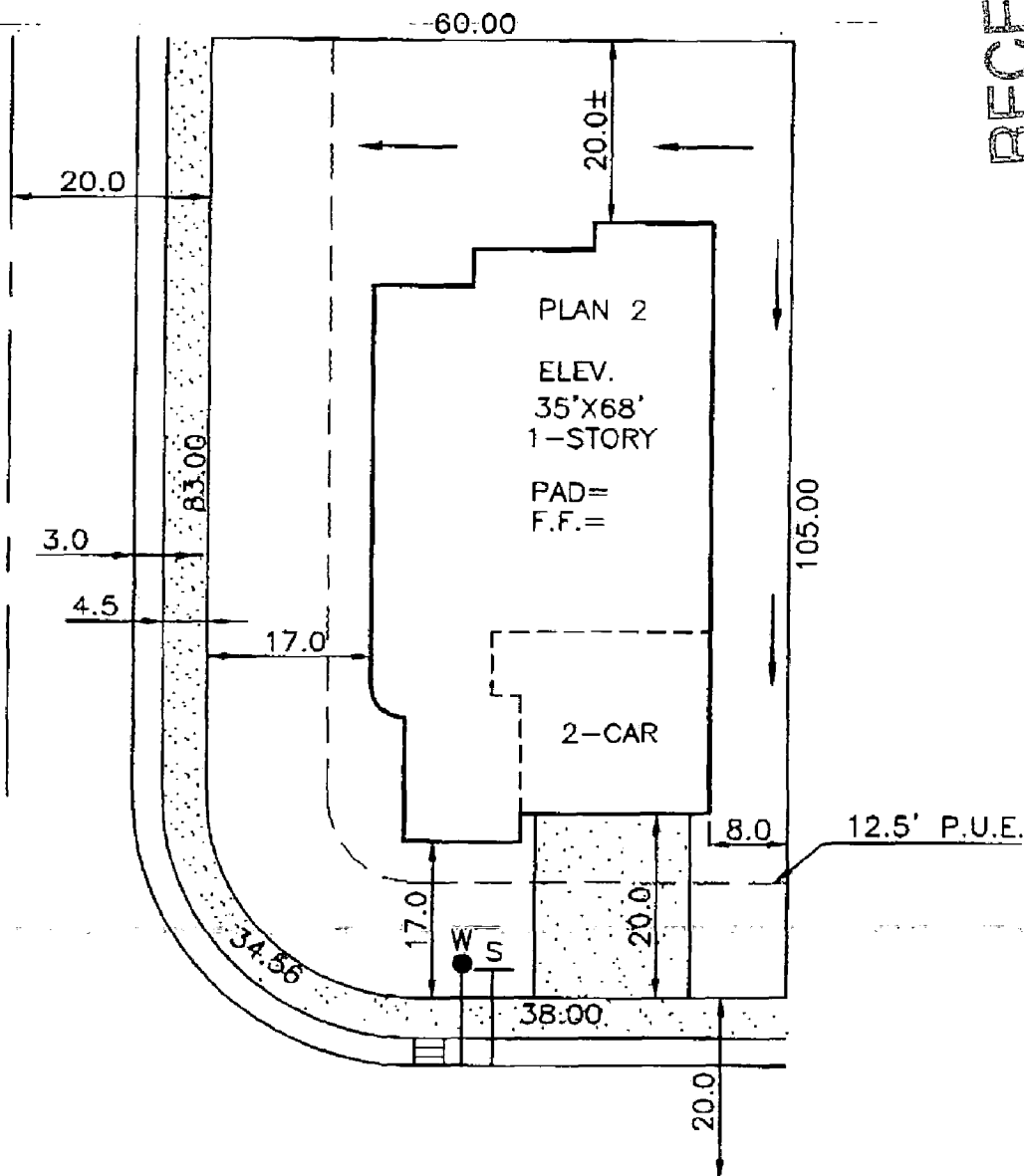
P00 145

TYPICAL INTERIOR LOT

John Laing Homes 1538 EUREKA ROAD SUITE 100 ROSEVILLE, CALIFORNIA 95661	NORTHPOINTE PARK VILLAGE 17 CITY OF SACTO., CALIF.	SHEET: 1 OF 1
		DATE: 11/14/00
PLAN NO.: 3 LOT SQ. FT.: 4,725 LOT COV. 36%		SCALE: 1"=20'

DIMENSIONS SHOWN ARE APPROXIMATE EXCEPT FOR MINIMUMS REQUIRED BY ORDINANCE.
 THIS PLOT DOES NOT REFLECT AS BUILT CONDITIONS AND MAY VARY FROM THIS PLAN.

RECEIVED
NOV 15 2000
PLANNING SERVICES



P00 145

TYPICAL CORNER LOT

John Laing Homes
1536 EUREKA ROAD SUITE 100
ROSEVILLE, CALIFORNIA 95661

NORTHPOINTE PARK
VILLAGE 17
CITY OF SACTO., CALIF.

SHEET: 1 OF 1

DATE: 11/14/00

PLAN NO.: 2 | LOT SQ. FT.: 6,196 | LOT COV. 35%

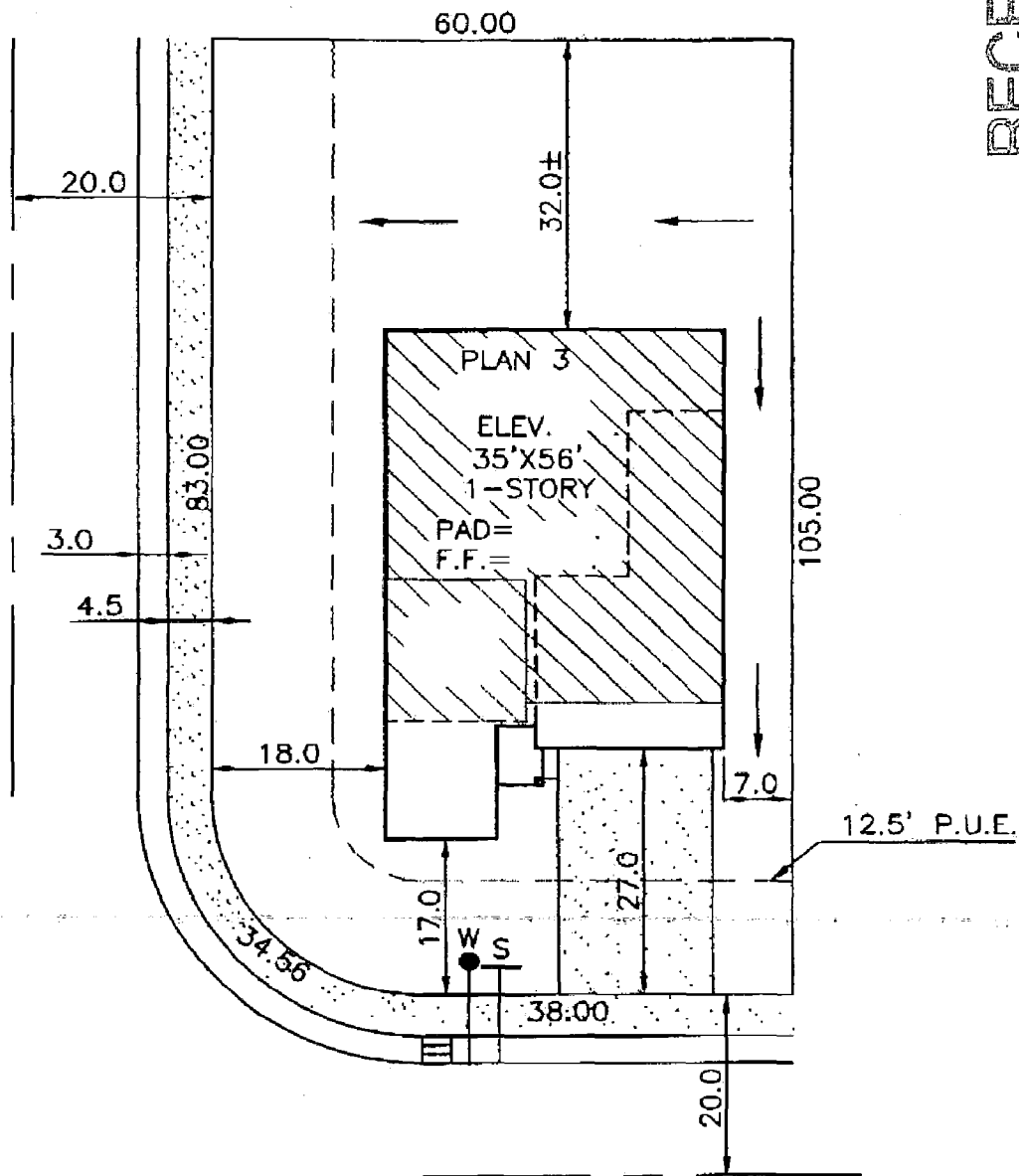
SCALE: 1"=20'

DIMENSIONS SHOWN ARE APPROXIMATE EXCEPT FOR MINIMUMS REQUIRED BY ORDINANCE.
THIS PLOT DOES NOT REFLECT AS BUILT CONDITIONS AND MAY VARY FROM THIS PLAN.

RECEIVED

NOV 15 2000

PLANNING SERVICES



P00 145

TYPICAL CORNER LOT

John Laing Homes 1536 EUREKA ROAD SUITE 100 ROSEVILLE, CALIFORNIA 95661	NORTHPOINTE PARK VILLAGE 17 CITY OF SACTO., CALIF.	SHEET: 1 OF 1
		DATE: 11/14/00
PLAN NO.: 3 LOT SQ. FT.: 6,196 LOT COV. 28%		SCALE: 1"=20'

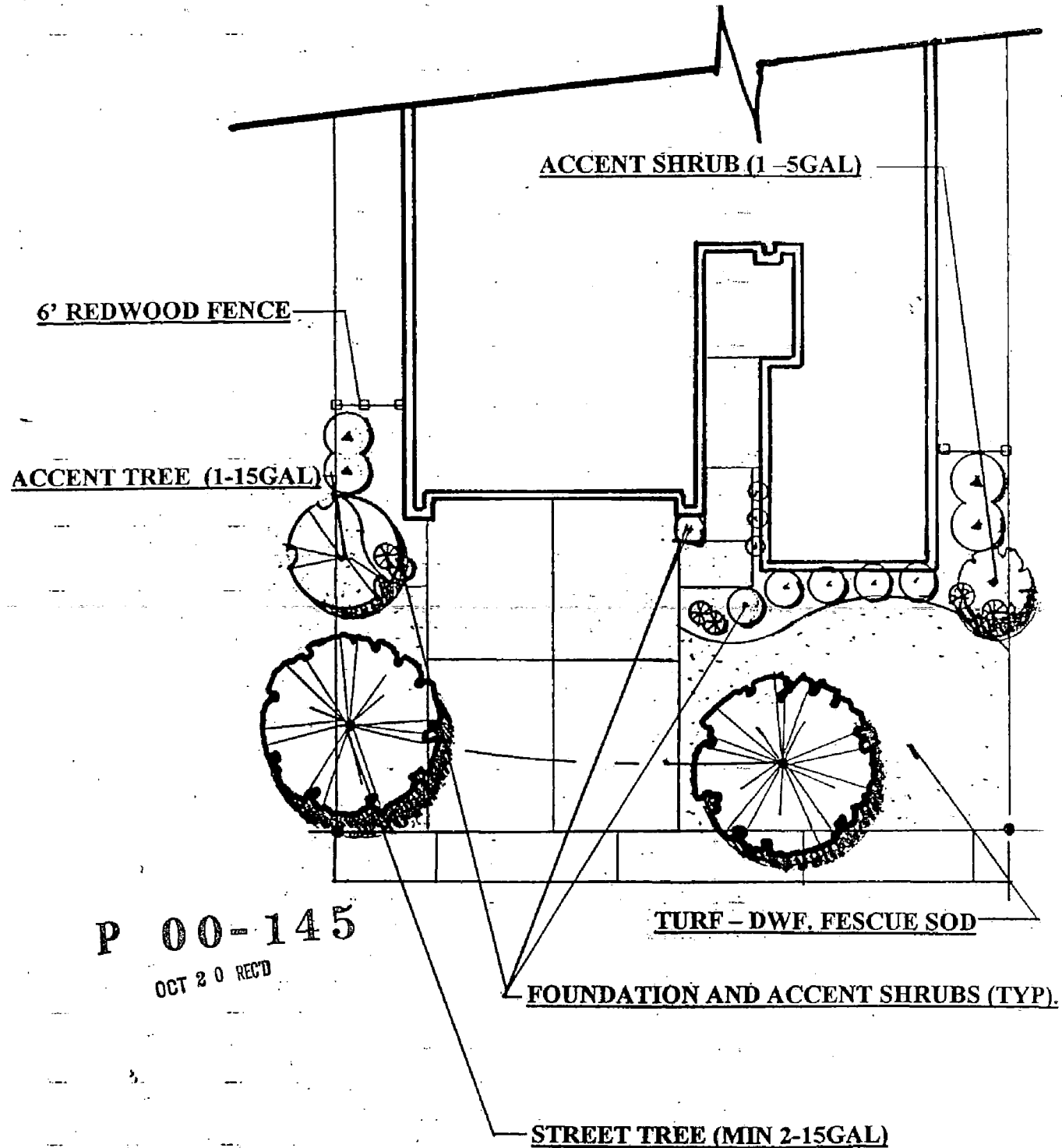
DIMENSIONS SHOWN ARE APPROXIMATE EXCEPT FOR MINIMUMS REQUIRED BY ORDINANCE. THIS PLOT DOES NOT REFLECT AS BUILT CONDITIONS AND MAY VARY FROM THIS PLAN.

NORTHPOINTE PARK

VILLAGE 17

TYPICAL INTERIOR PLAN

*(PLANT MATERIALS FROM SECTION VII
RECOMMENDED PLANT LIST).



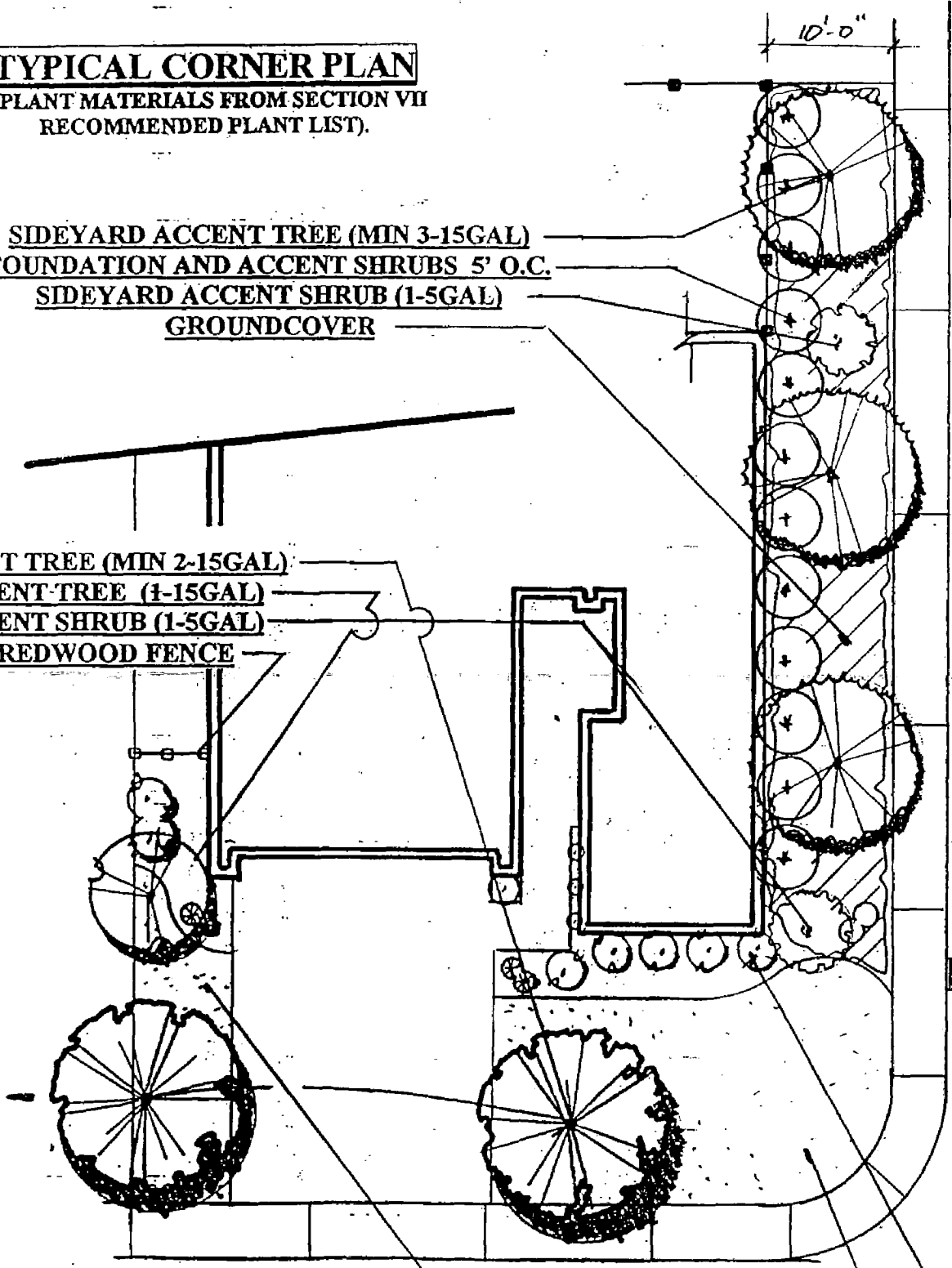
NORTHPOINTE PARK VILLAGE 17

TYPICAL CORNER PLAN

*(PLANT MATERIALS FROM SECTION VII
RECOMMENDED PLANT LIST).

- SIDEYARD ACCENT TREE (MIN 3-15GAL)
- FOUNDATION AND ACCENT SHRUBS 5' O.C.
- SIDEYARD ACCENT SHRUB (1-5GAL)
- GROUNDCOVER

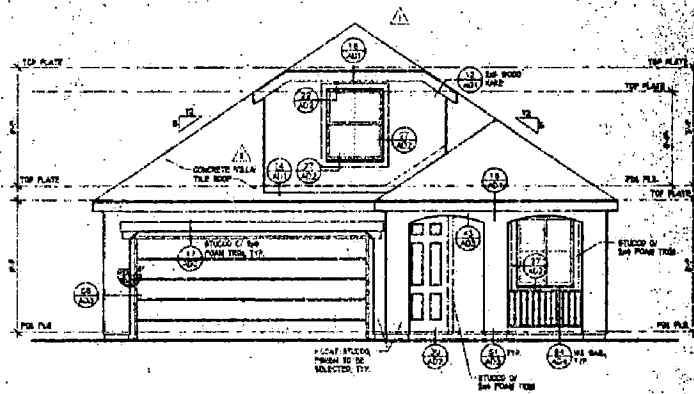
- STREET TREE (MIN 2-15GAL)
- ACCENT TREE (1-15GAL)
- ACCENT SHRUB (1-5GAL)
- 6' REDWOOD FENCE



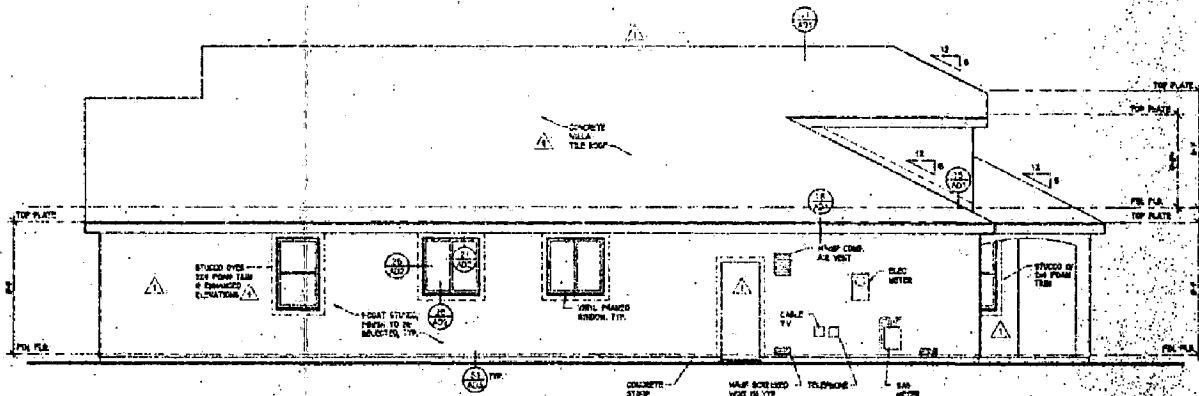
TURF - DWF. FESCUE SOD
FOUNDATION AND ACCENT SHRUBS (TYP.)

P 00-145

OCT 8 0 RECD



FRONT ELEVATION 'A' W/ ATTIC
SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION 'A' W/ ATTIC
SCALE: 1/4"=1'-0"

W

THE
MODULAR
ARCHITECTURAL
GROUP

10 ELLIOTT AVENUE, SUITE 200
COSTA MESA, CALIFORNIA 92626
TEL: 714 440-1111 FAX: 714 440-1112

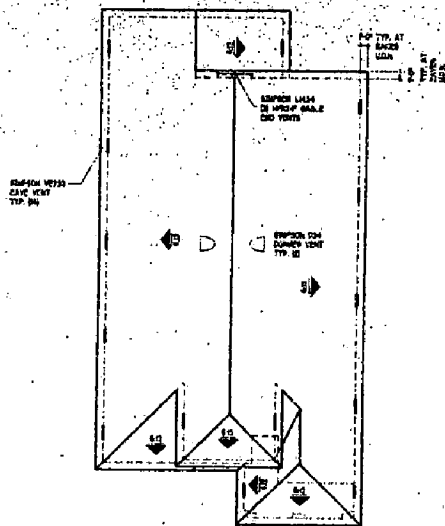
**CALYPSO
LIVING
HOMES**

DATE: 12/28/00

REVISIONS

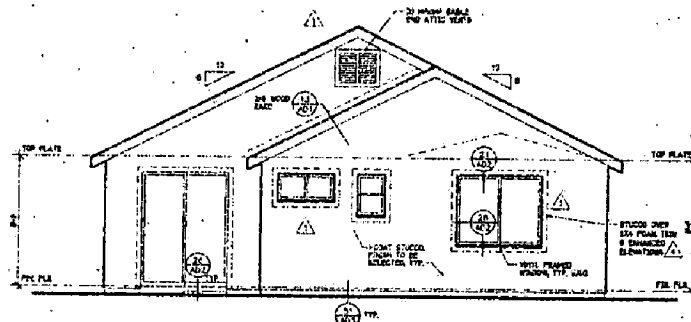
10/30/00	INITIAL ISSUE
10/25/00	CLINCH CHANGES
10/20/00	CLINCH CHANGES
10/17/00	CLINCH CHANGES
10/14/00	BUILDING PERM
10/28/00	CLINCH CHANGES

PLAN
PLAN 1
SHEET 11

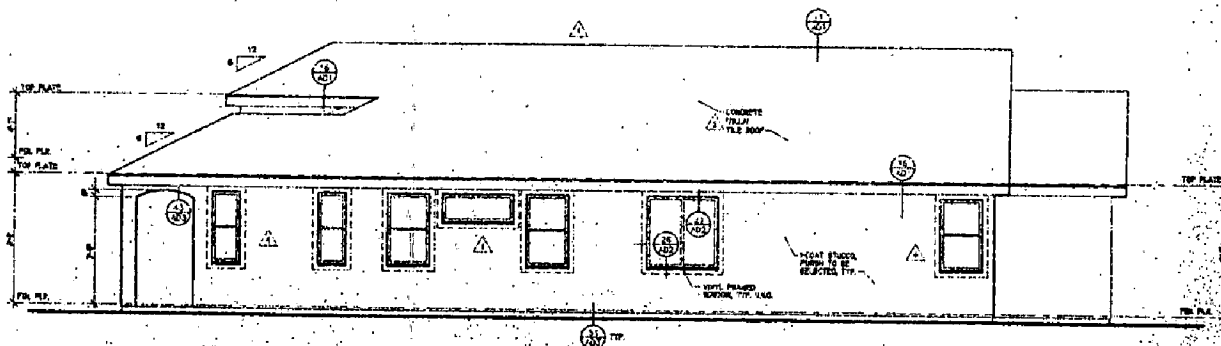


ROOF PLAN 'A'
SCALE: 1/4"=1'-0"

ATTIC VENT CALCULATION	
PLAN 1 (A)	
VENTILATED AREA (SQ. FT.)	100.00
MIN. FREE AREA (SQ. FT.)	100.00
VENTILATED AREA (SQ. FT.)	100.00
MIN. FREE AREA (SQ. FT.)	100.00
VENTILATED AREA (SQ. FT.)	100.00
MIN. FREE AREA (SQ. FT.)	100.00
VENTILATED AREA (SQ. FT.)	100.00
MIN. FREE AREA (SQ. FT.)	100.00



REAR ELEVATION 'A'
SCALE: 1/4"=1'-0"



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

[Handwritten Signature]
 ARCHITECT
 ARCHITECTURAL
 DESIGN

CALYPSO
 LIVING HOMES

DATE: 12/28/00

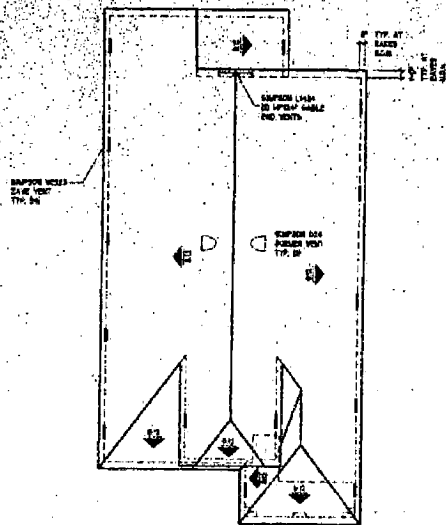
REVISIONS:
 INITIAL ISSUE

- 1/18/00
- 2/1/00
- 2/1/00
- 2/1/00
- 2/1/00
- 2/23/00
- 2/23/00

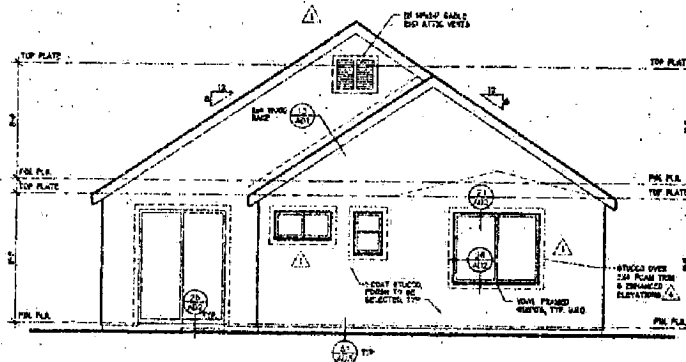
PLAN 1

P 00 145

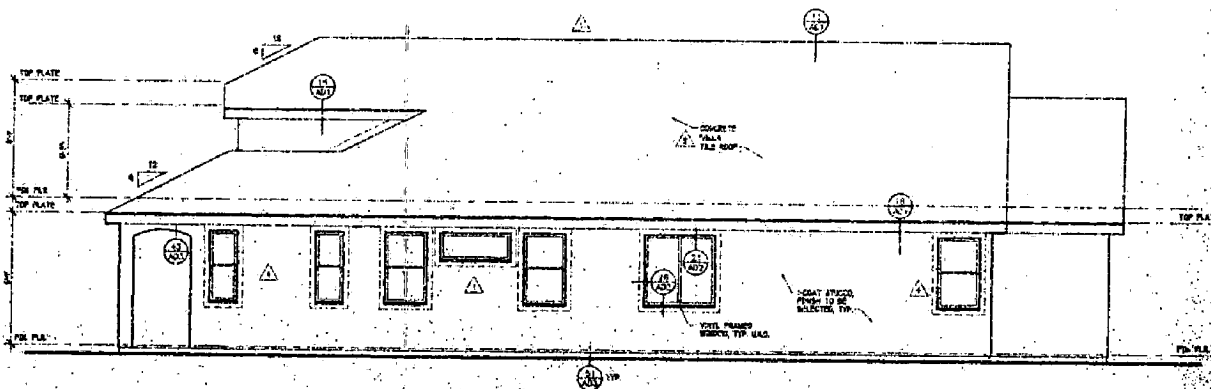
DEC 29 REC'D



ROOF PLAN 'A' W/ ATTIC
SCALE: 1/8"=1'-0"



REAR ELEVATION 'A' W/ ATTIC
SCALE: 1/8"=1'-0"



RIGHT SIDE ELEVATION 'A' W/ ATTIC
SCALE: 1/8"=1'-0"

P 00 145

DEC 29 REC'D

PLAN I

PLAN I

SCALE: 1/8"=1'-0"

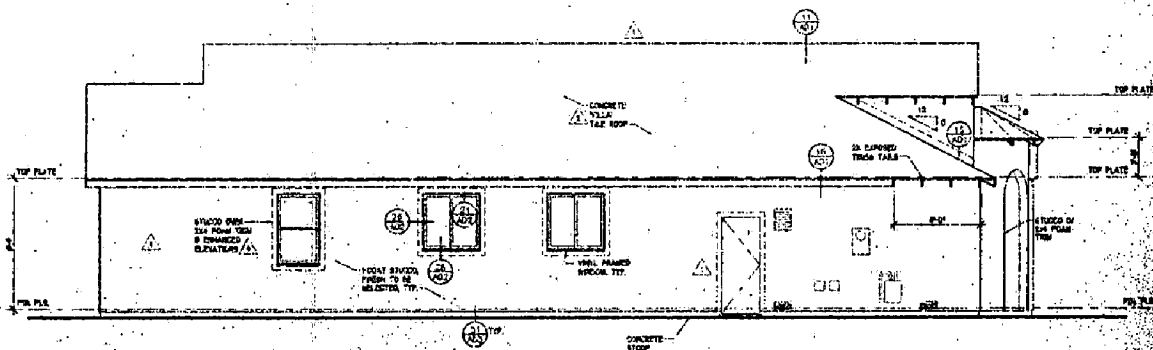
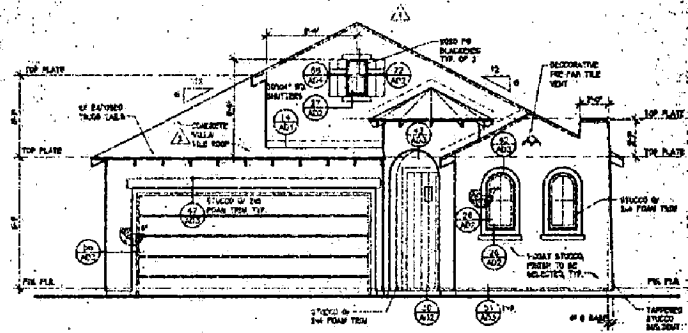
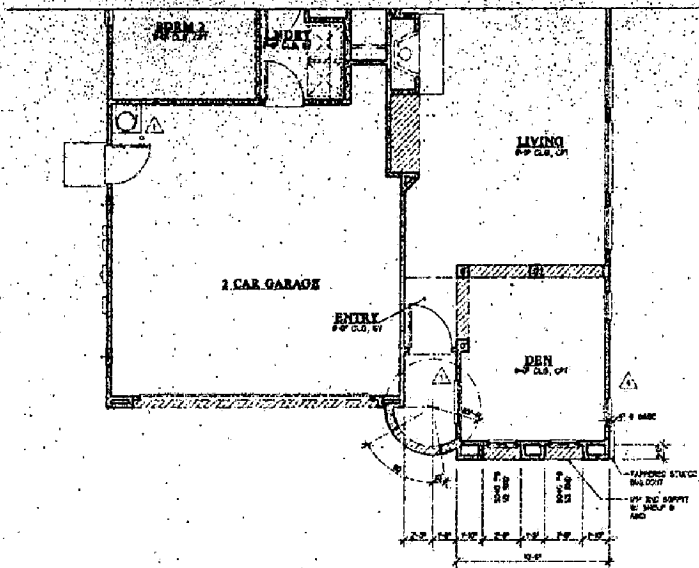
41

DATE: 12/29/00

REVISIONS:

10/30/00 INITIAL ISSUE

- △ 10/30/00 CLIENT CHANGE
- △ 10/30/00 CLIENT CHANGE
- △ 12/24/00 BUILDING DEPT.
- △ 12/28/00 CLIENT CHANGE



W
 WOODS
 ARCHITECTURAL
 GROUP
 18 SAGAMON AVENUE, SUITE 200
 COSTA MESA, CALIFORNIA 92626
 TEL: (714) 440-1111 FAX: (714) 440-1112

CALYPSO
 LIVING
 HOMES

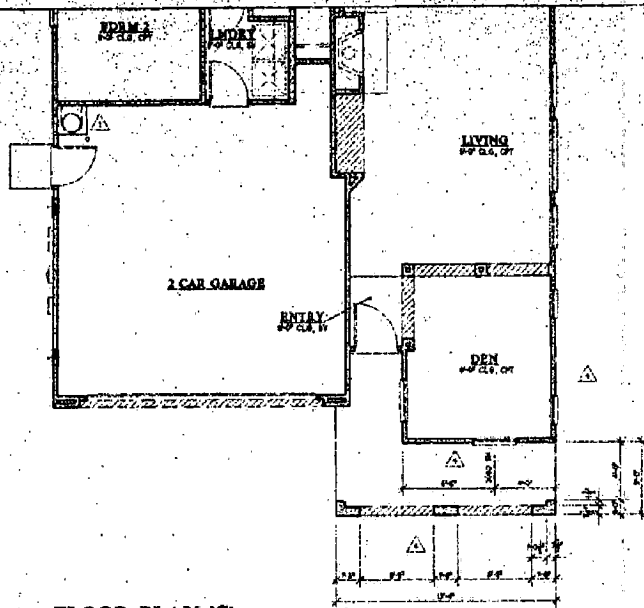
DATE: 12/28/00
 REVISIONS:
 1. 12/28/00
 INITIAL: JH/BB

WOOD CLIENT CHANGES 12/28/00
 WOOD CLIENT CHANGES 12/28/00
 WOOD CLIENT CHANGES 12/28/00
 BUILDING DEPT. 12/28/00
 CLIENT CHANGES 12/28/00

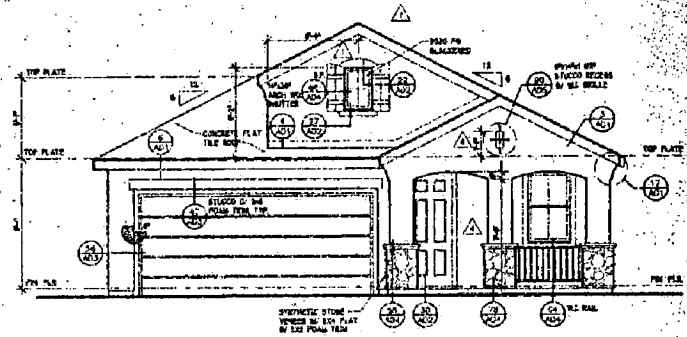
PLAN
 PLAN 1
 SHEET
 15

P 00 145

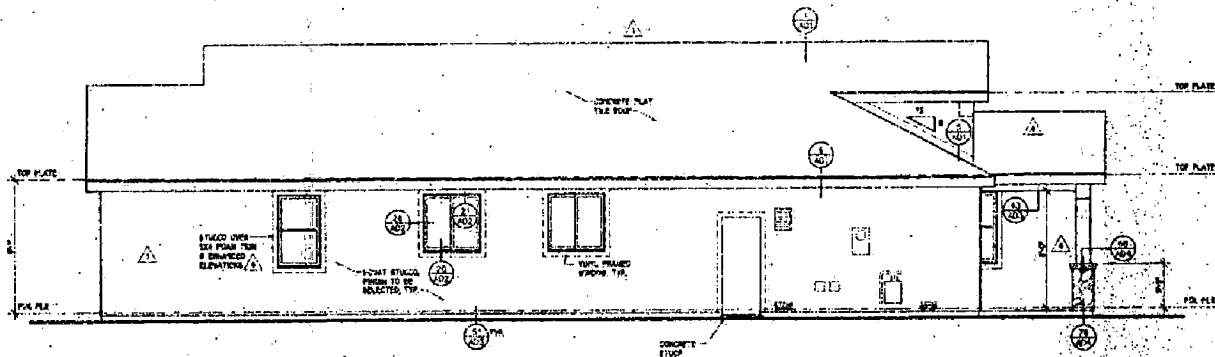
DEC 29 REC'D



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



FRONT ELEVATION 'C'
SCALE 1/4" = 1'-0"



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

P 00 145

DEC 29 REC'D

W

DESIGNED BY
ARCHITECTURAL
FIRM

AS BUILT/VOLUME HEREIN IS IN
CONFORMANCE WITH THE
1977 CALIFORNIA BUILDING CODE

CALYPSO
LIVING
HOMES

DATE 12/29/00

REVISIONS

10/20/00
INITIAL ISSUE

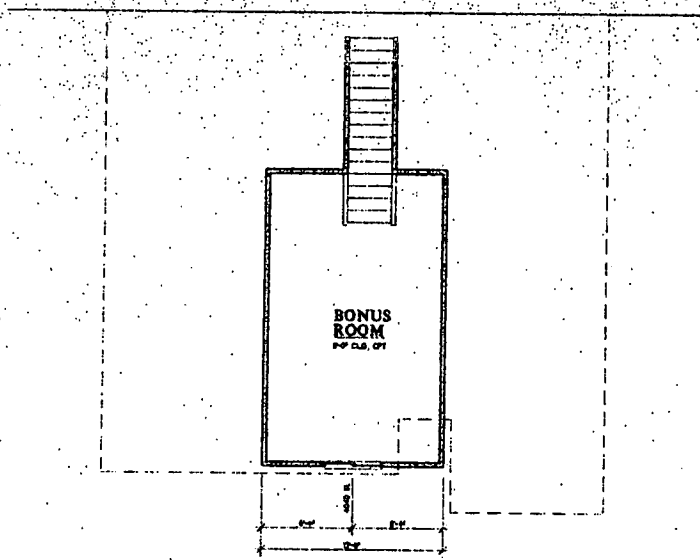
1/12/00
CLIENT CHANGES

11/03/00
CLIENT CHANGES

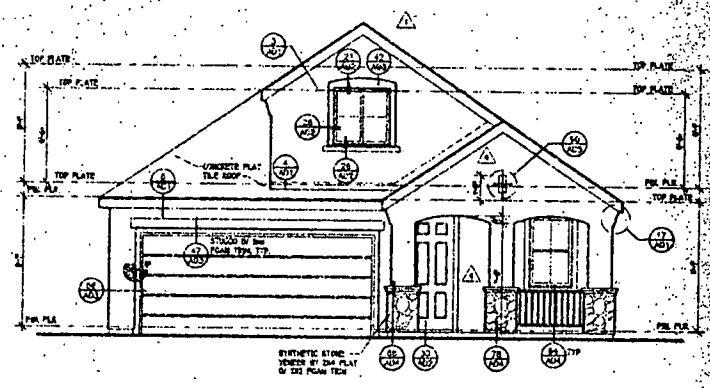
12/23/00
BUILDING DEPT.

12/28/00
CLIENT CHANGES

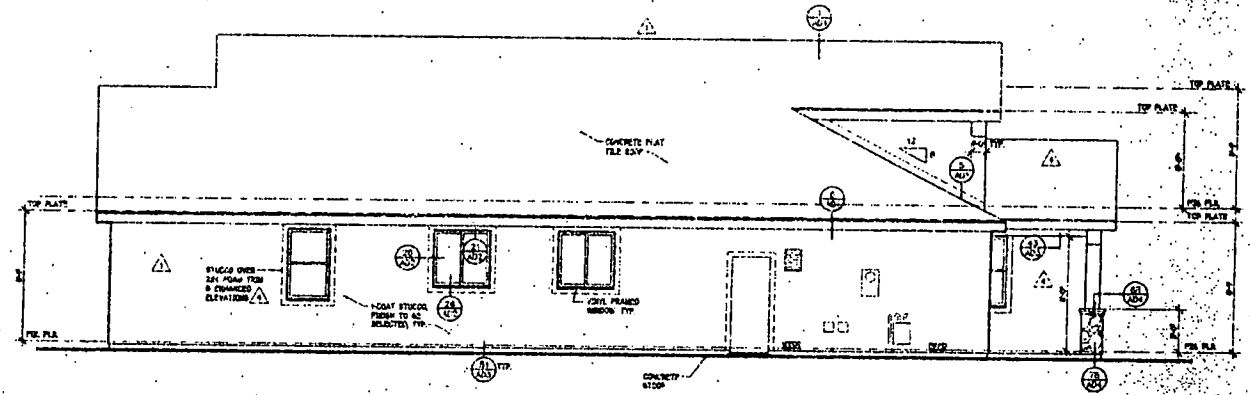
PLAN
PLAN 1



ATTIC PLAN 'C'
SCALE 1/4"=1'-0"



FRONT ELEVATION 'C' W/ ATTIC
SCALE 1/4"=1'-0"



LEFT SIDE ELEVATION 'C' W/ ATTIC
SCALE 1/4"=1'-0"

P 00 145

DEC 29 REC'D

W

WATER
WOODPLANT
ARCHITECTURAL
DRAWING

11/15/00
11/16/00
11/17/00
11/18/00
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12/30/00
12/31/00

DATE: 12/29/00

REVISIONS:

10/30/00
INITIAL 11882C

11/16/00
CLIENT CHANGES

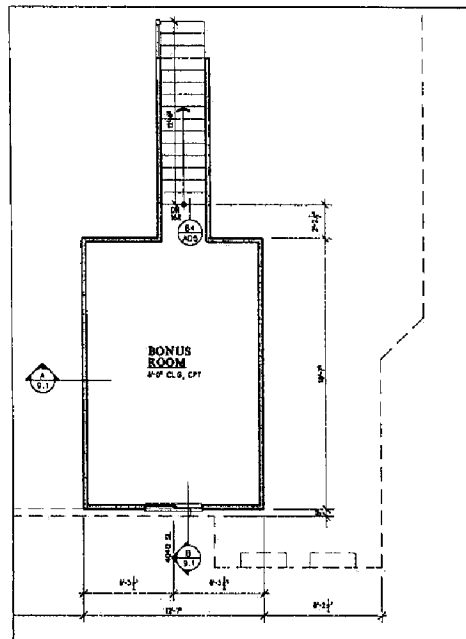
11/30/00
CLIENT CHANGES

12/11/00
BUILDING DEPT.

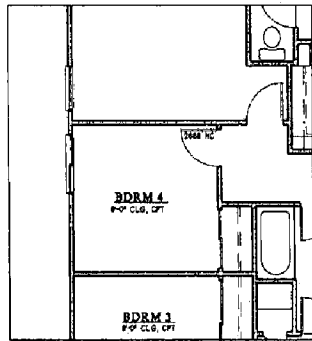
12/22/00
CLIENT CHANGES

12/23/00
CLIENT CHANGES

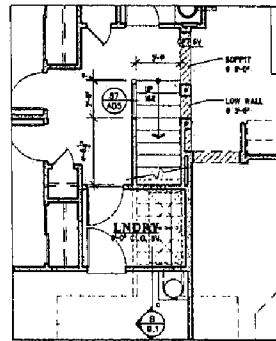
PLAN
PLAN 1
SHEET
71



OPTIONAL BONUS ROOM
SCALE: 1/4"=1'-0"

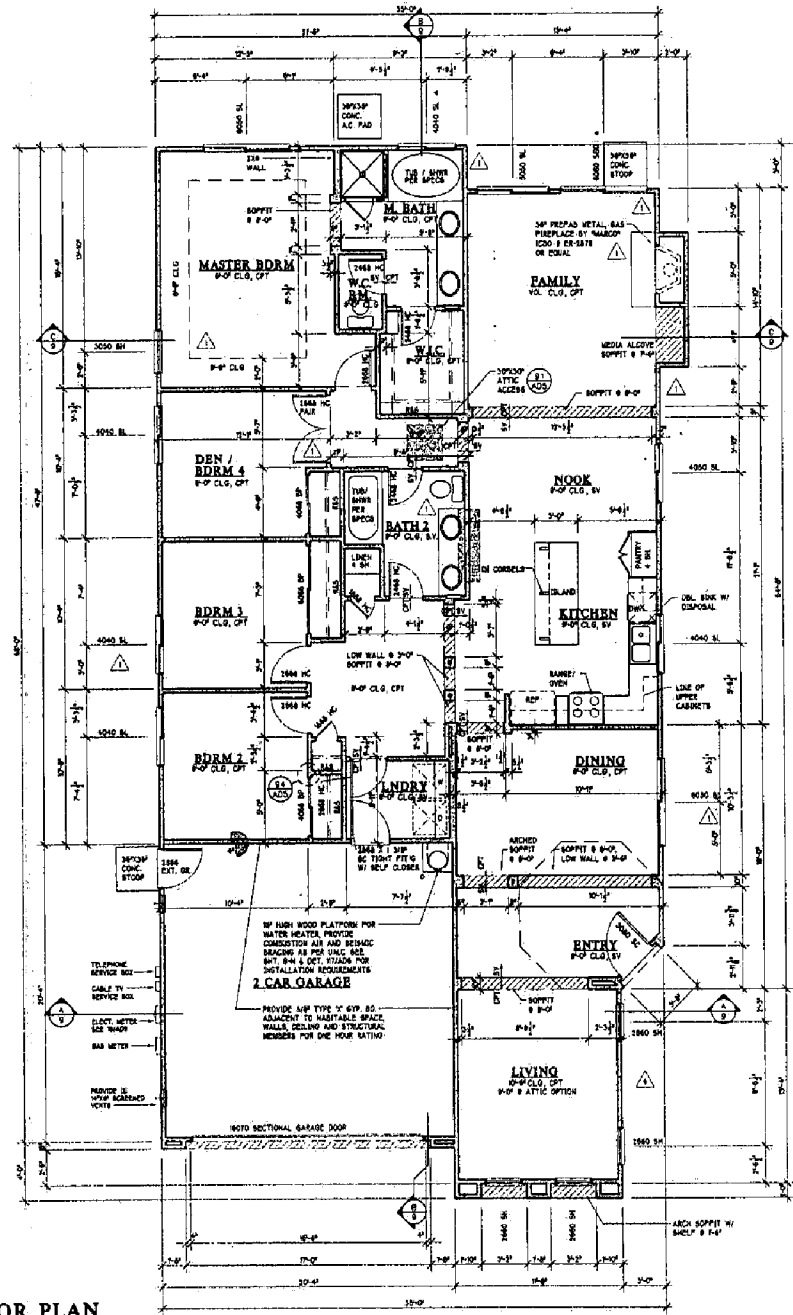


BDRM 4
SCALE: 1/4"=1'-0"

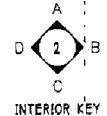


FIRST FLOOR PLAN
● BONUS OPTION
SCALE: 1/4"=1'-0"

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



SQUARE FOOTAGES	
FLOOR PLAN:	1024 SQ. FT.
2-CAR GARAGE:	413 SQ. FT.
BONUS OPTION:	243 SQ. FT.



INTERIOR KEY

THE WOODLEY ARCHITECTURAL STUDIO

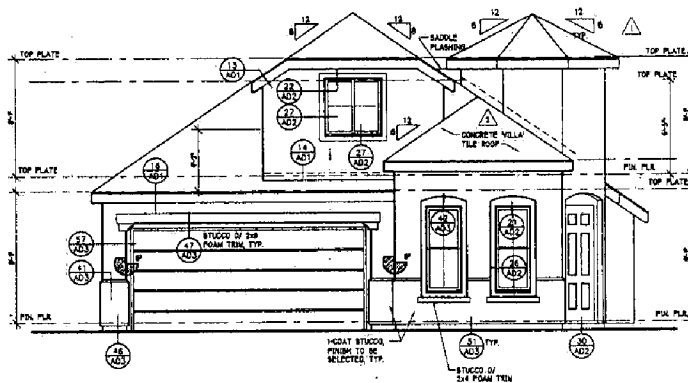
10. E. LAUREL AVENUE, SUITE 210
COSTA MESA, CALIFORNIA 92626
TEL: 714 949-7400 FAX: 714 949-7401

CALYPSO
LIVING HOMES

DATE: 12/28/00
REVISIONS:
10/30/00 INITIAL ISSUE
11/15/00 CLIENT CHANGES
11/30/00 CLIENT CHANGES
12/14/00 BUILDING DEPT.
12/28/00 CLIENT CHANGES

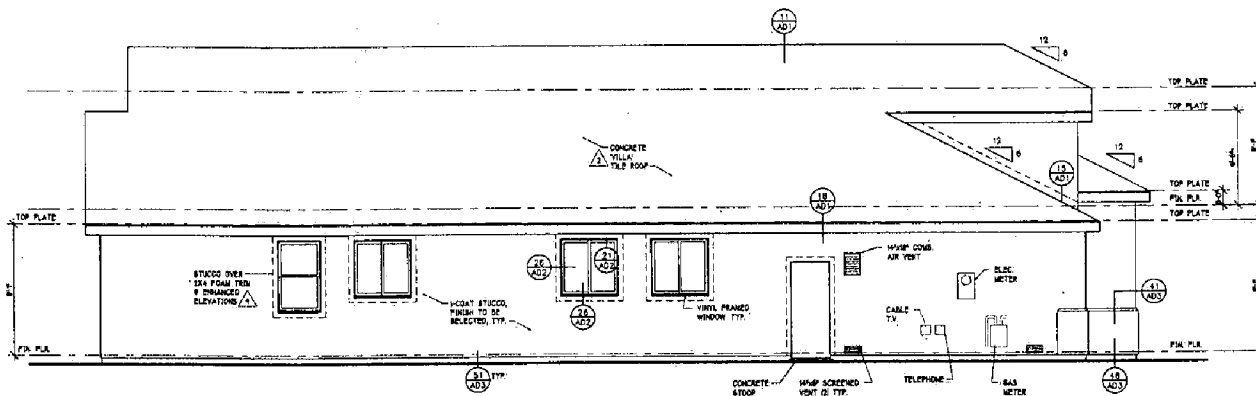
PLAN
PLAN 2
SHEET 1

P 00 145
JAN 10 RECD



FRONT ELEVATION 'A' W/ ATTIC

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



LEFT SIDE ELEVATION 'A' W/ ATTIC

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

P 00 145

JAN 10 REC'D



THE WOODLEY ARCHITECTURAL GROUP

18 KILBURN AVENUE, SUITE 208
COSTA MESA, CALIFORNIA 92626
TEL: 714 960-7100 FAX: 714 960-7100

CALYPSO
LIVING HOMES

DATE: 12/29/00

REVISIONS:

10/30/00
INITIAL: JBUE

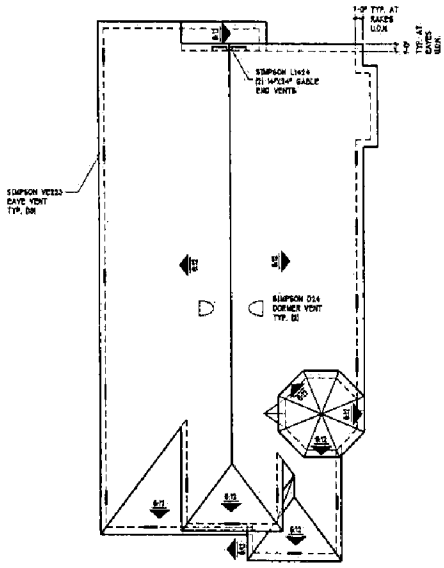
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11/20/00 CLIENT CHANGES

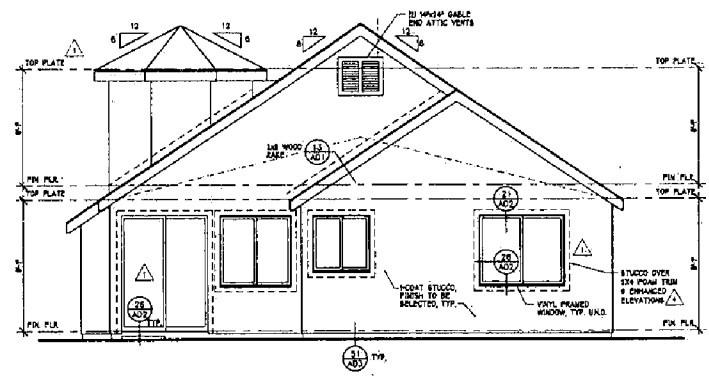
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12/28/00 CLIENT CHANGES

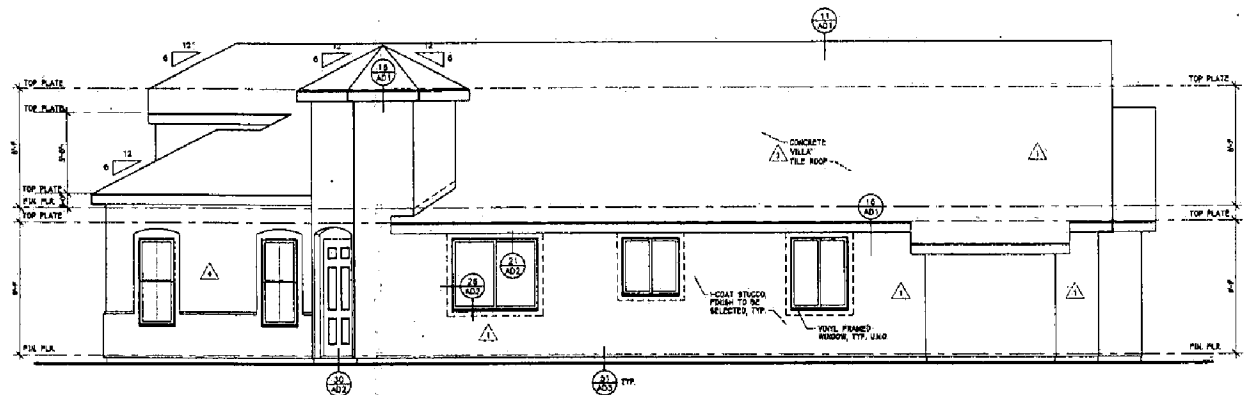
PLAN
PLAN 2
SHEET
31



ROOF PLAN 'A' W/ ATTIC
 SCALE: 1/8"=1'-0"



REAR ELEVATION 'A' W/ ATTIC
 SCALE: 1/8"=1'-0"



RIGHT SIDE ELEVATION 'A' W/ ATTIC
 SCALE: 1/8"=1'-0"

P 00 145

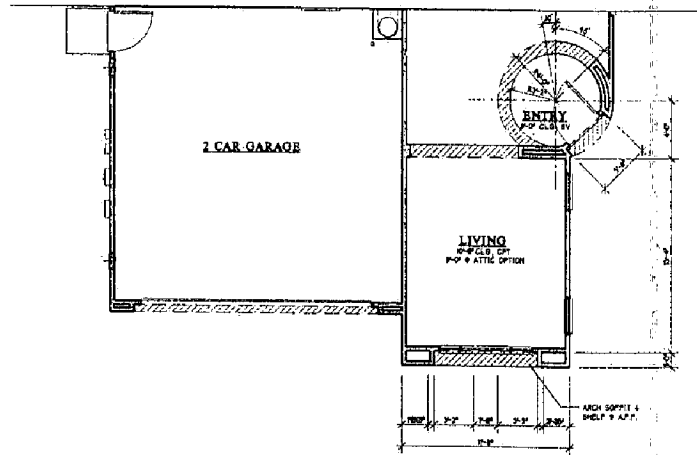
JAN 10 REC'D

W
 TERRY WOODLEY ARCHITECTURAL GROUP
 18 KALAMAY AVENUE, SUITE 100
 COSTA MESA, CALIFORNIA 92626
 TEL: (714) 260-7411 FAX: (714) 260-7412

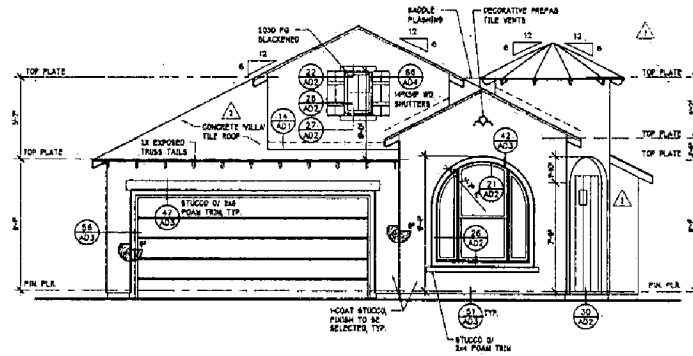
CALYPSO LIVING HOMES

DATE: 12/29/00
 REVISIONS:
 10/30/00 INITIAL ISSUE
 11/15/00 CLIENT CHANGES
 11/30/00 CLIENT CHANGES
 12/14/00 CLIENT CHANGES
 12/14/00 BUILDING DEPT.
 12/29/00 CLIENT CHANGES

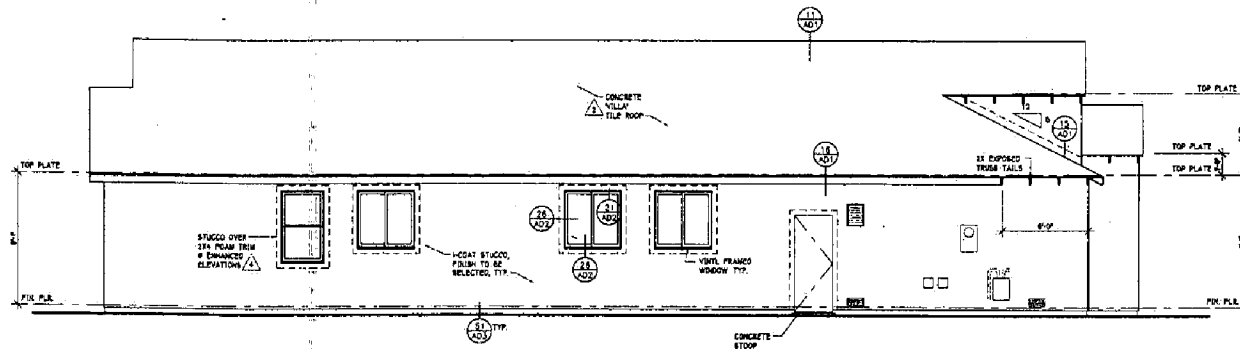
PLAN: **PLAN 2**
 SHEET: **41**



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



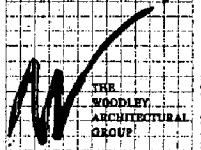
FRONT ELEVATION 'B'
SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION 'B'
SCALE: 1/4"=1'-0"

P 00 145

JAN 10 REC'D



18 BELMONT AVENUE, SUITE 200
COSTA MESA, CALIFORNIA 92626
TEL: (714) 766-7000 FAX: (714) 766-7000

CALYPSO
LIVING HOMES

DATE: 12/29/00

REVISIONS:

NO.	DATE	DESCRIPTION
1	10/30/00	INITIAL ISSUE
2	11/16/00	CLIENT CHANGES
3	11/30/00	CLIENT CHANGES
4	12/14/00	CLIENT CHANGES
5	12/29/00	CLIENT CHANGES

PLAN
PLAN 2
SHEET
5

THE WOODLEY ARCHITECTURAL GROUP

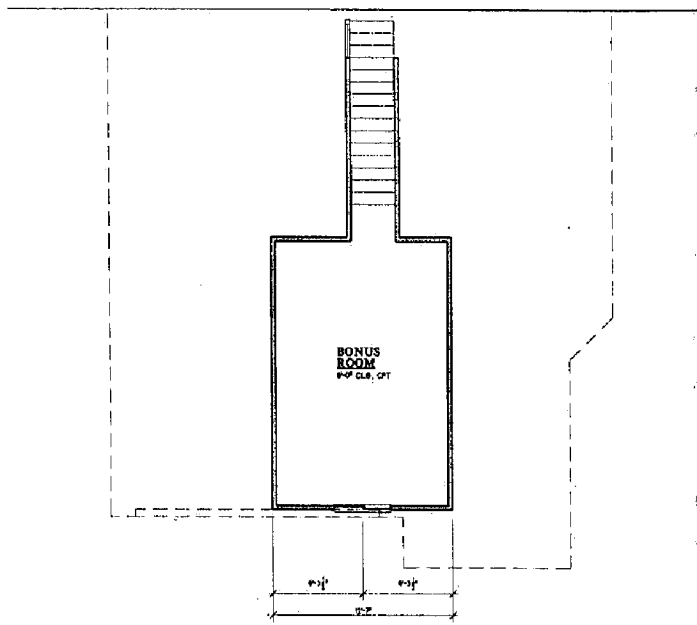
16 KALAMAIN AVENUE, SUITE 200
COSTA MESA, CALIFORNIA 92626
TEL: (714) 440-7000 FAX: (714) 440-7001

CALYPSO LIVING HOMES

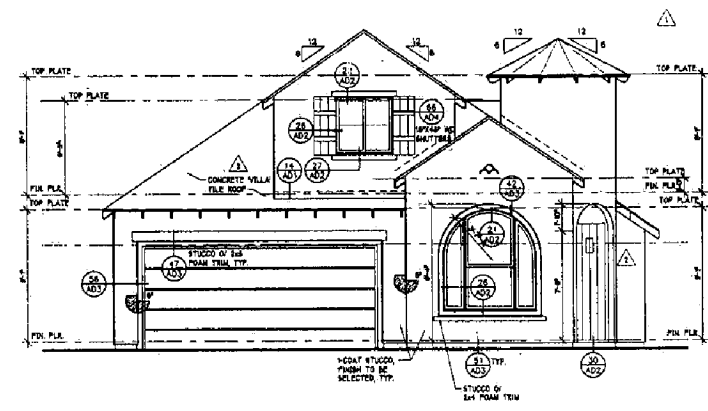
DATE: 12/28/00

NO.	REVISIONS	DATE
1	INITIAL ISSUE	10/30/00
2	CLIENT CHANGES	11/15/00
3	CLIENT CHANGES	11/23/00
4	CLIENT CHANGES	12/14/00
5	BUILDING DEPT.	12/28/00
6	CLIENT CHANGES	

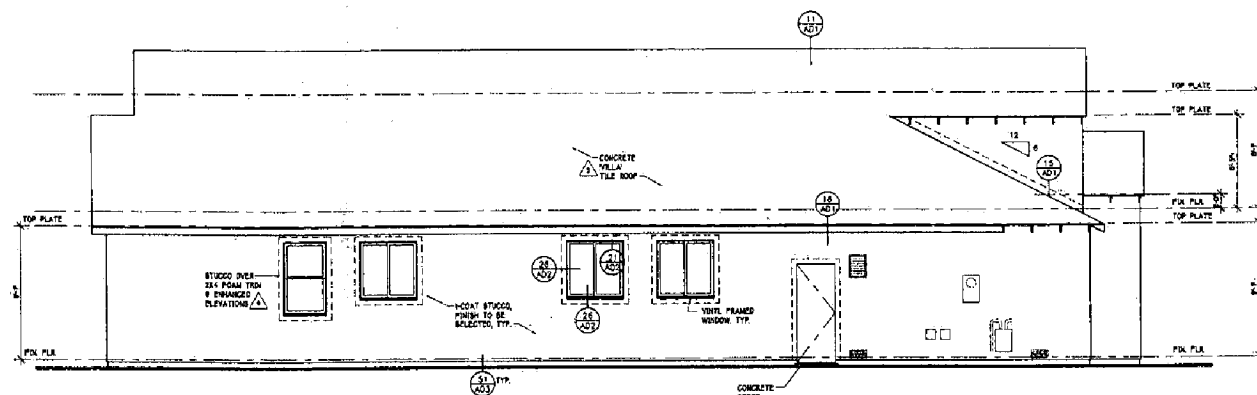
PLAN:	PLAN 2
SHEET:	51



ATTIC PLAN 'B'
SCALE: 1/8"=1'-0"

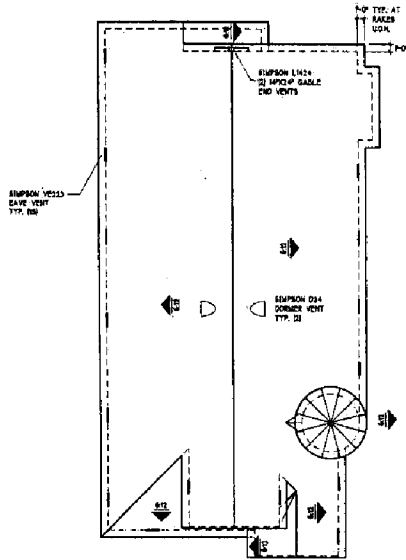


FRONT ELEVATION 'B' W/ ATTIC
SCALE: 1/8"=1'-0"

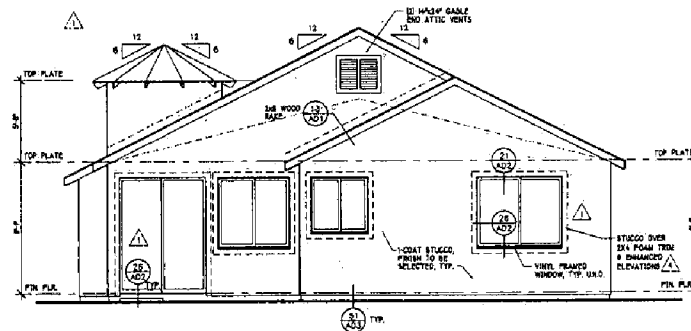


LEFT SIDE ELEVATION 'B' W/ ATTIC
SCALE: 1/8"=1'-0"

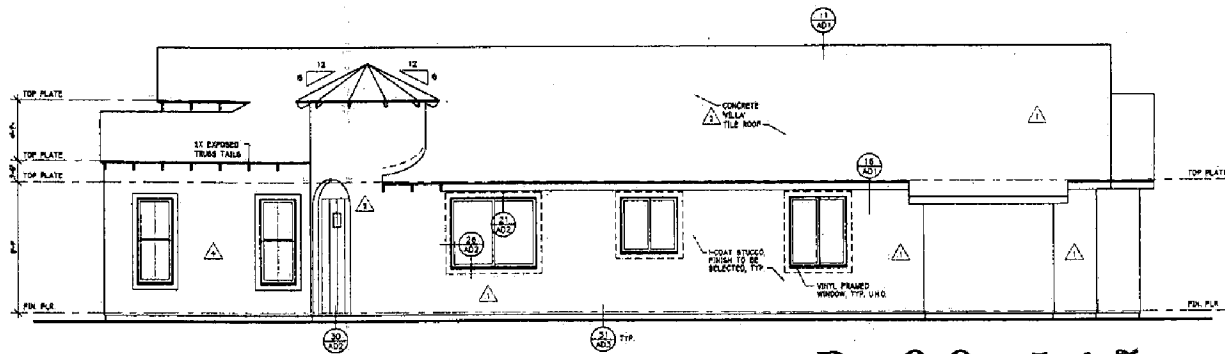
P 00 145
JAN 10 REC'D



ROOF PLAN 'B'
SCALE: 1/4"=1'-0"



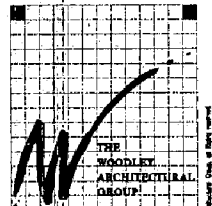
REAR ELEVATION 'B'
SCALE: 1/4"=1'-0"



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

P 00 145

JAN 10 REC'D



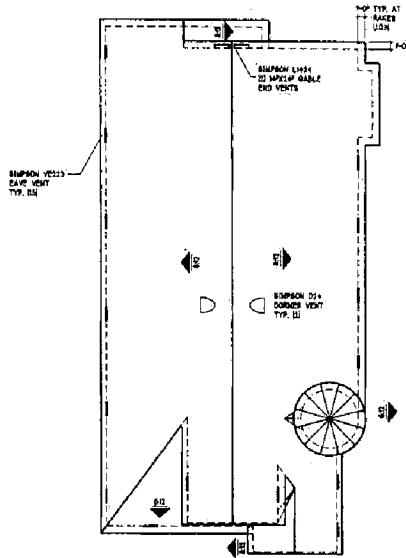
THE WOODLEY ARCHITECTURAL GROUP
17 KALAMIA AVENUE, SUITE 8124
CONTRA COSTA, CALIFORNIA 94515
TEL: (925) 386-9777 FAX: (925) 386-9777

CALYPSO
LIVING HOMES

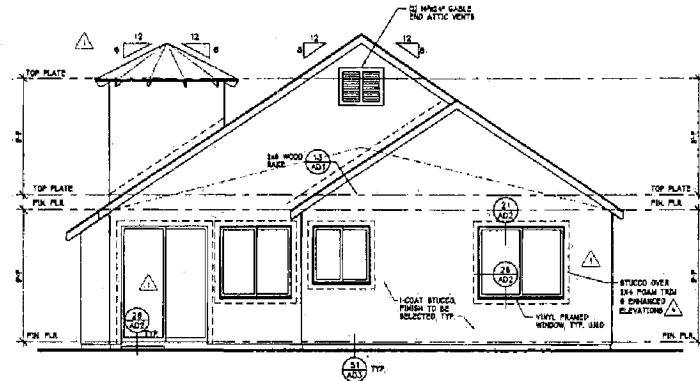
DATE:	12/29/00
REVISIONS:	
	10/30/00
	INITIAL ISSUE
▲	11/16/00
	CLIENT CHANGES
▲	11/30/00
	CLIENT CHANGES
▲	12/14/00
	BUILDING DRPT.
▲	12/29/00
	CLIENT CHANGES

PLAN: **PLAN 2**
SHEET: **6**

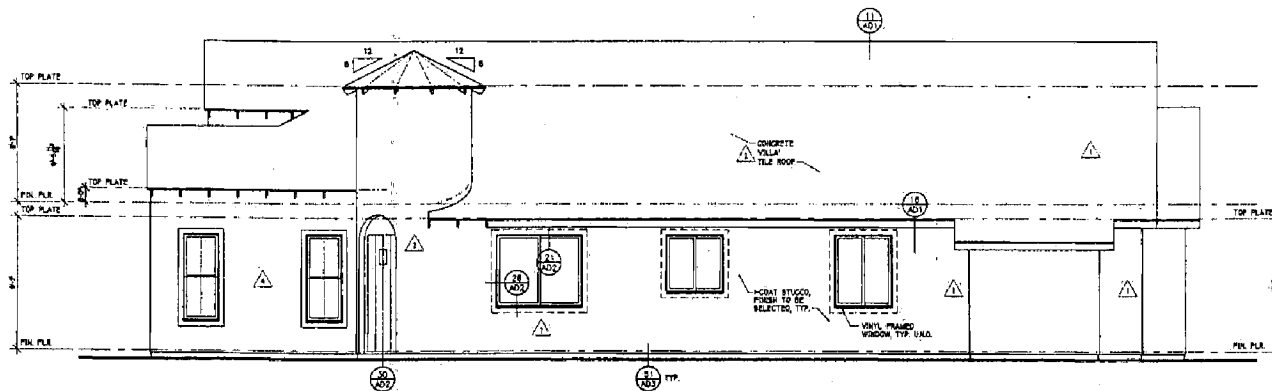
This drawing is prepared as a CONTRACT, not as a proposal. It is subject to the terms and conditions of the contract documents. The client is responsible for obtaining all necessary permits and approvals. The architect is not responsible for the accuracy of the information provided by the client. © 2000 The Woodley Architectural Group.



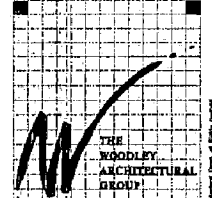
ROOF PLAN 'B'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'B'
SCALE: 1/4"=1'-0"



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



18 ELLIOTT AVENUE, SUITE 200
COSTA MESA, CALIFORNIA 92626
TEL: (714) 962-8877 FAX: (714) 962-8877

CALYPSO
LIVING HOMES

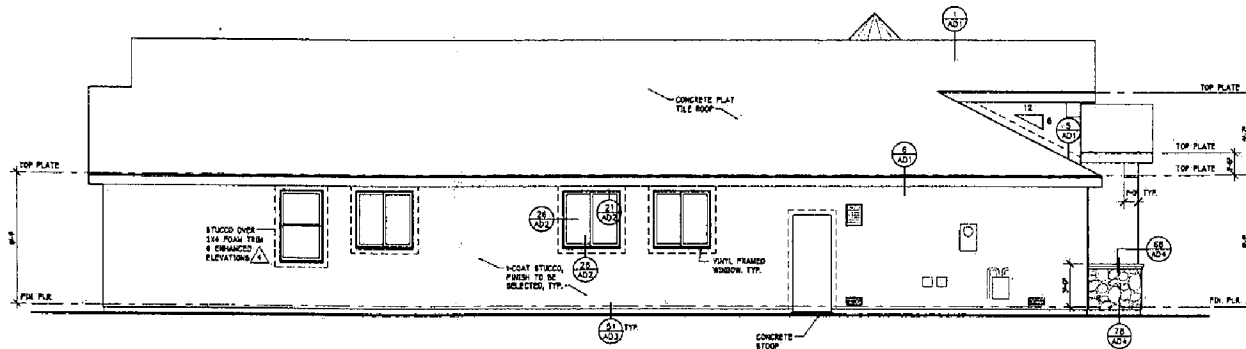
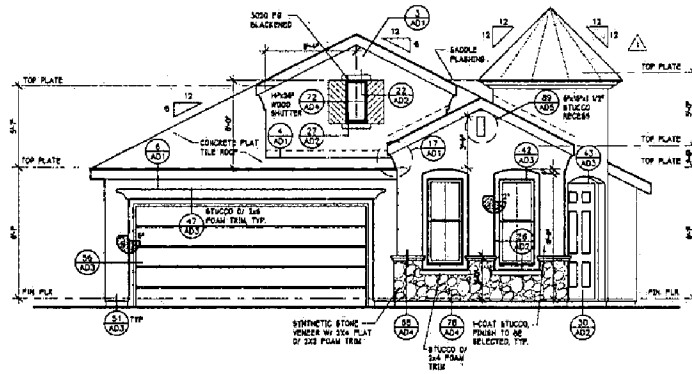
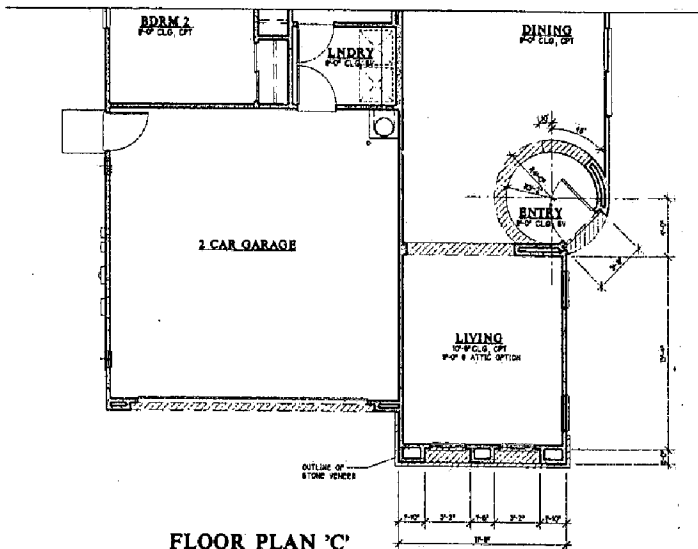
DATE: 12/29/00

REVISIONS:
10/30/00
INITIAL ISSUE:

- 11/15/00 CLIENT CHANGES
- 11/20/00 CLIENT CHANGES
- 12/14/00 CLIENT CHANGES
- 12/29/00 BUILDING DEPT.
- 12/29/00 CLIENT CHANGES

PLAN:
PLAN 2
SHEET:
61

P 00 145
JAN 1 0 REC'D



THE WOODLEY ARCHITECTURAL GROUP

100 CALIFORNIA AVENUE, SUITE 100
COSTA MESA, CALIFORNIA 92626
TEL: 714/440-1100 FAX: 714/440-1101

CALYPSO LAING HOMES

DATE: 12/28/00

REVISIONS:

10/20/00	CLIENT CHANGES
11/20/00	CLIENT CHANGES
12/16/00	CLIENT CHANGES
12/28/00	CLIENT CHANGES

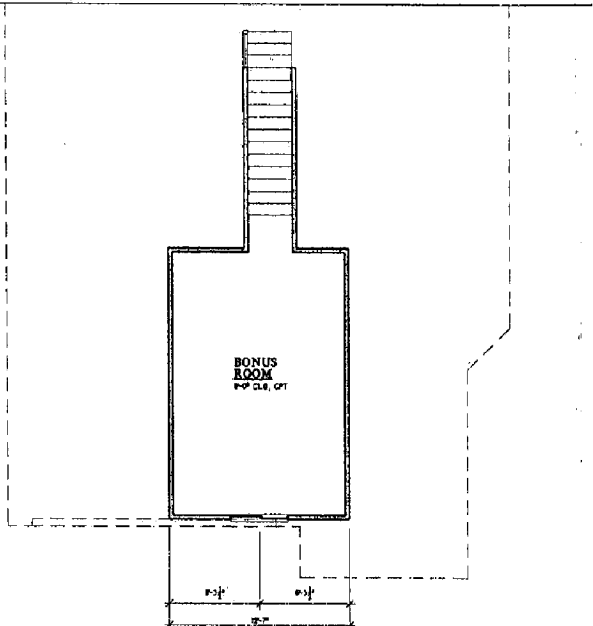
INITIAL ISSUE

PLAN: **PLAN 2**

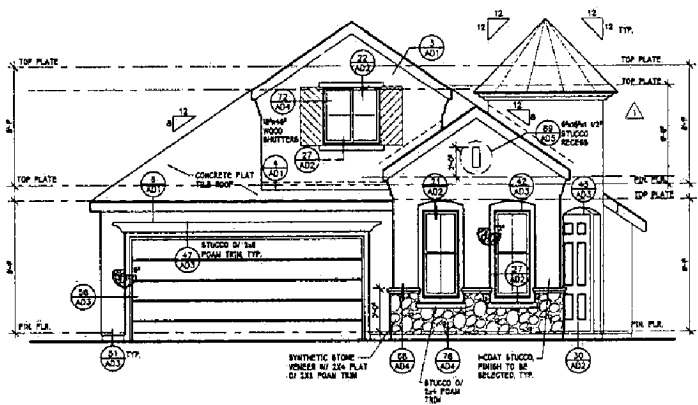
SHEET: **7**

P 00 145

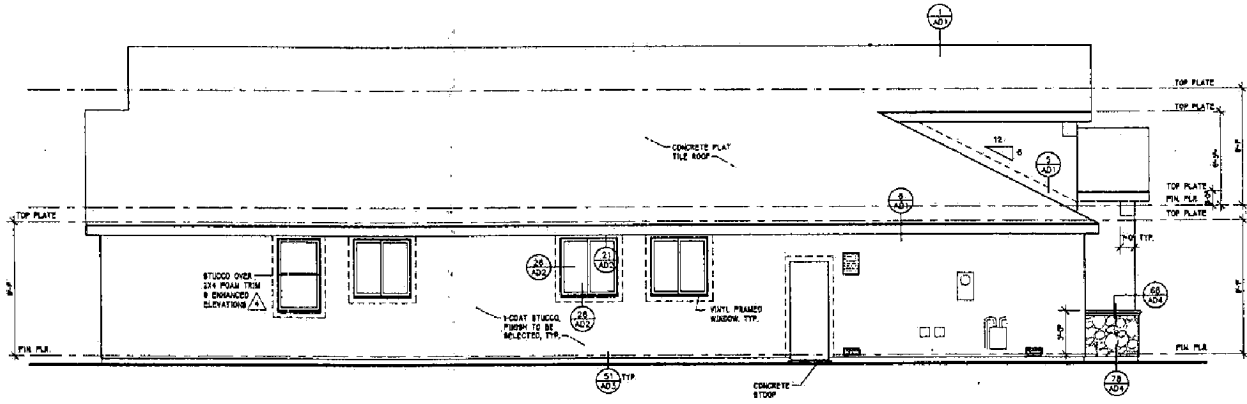
JAN 10 REC'D



ATTIC PLAN 'C'
SCALE: 1/4"=1'-0"



FRONT ELEVATION 'C' W/ ATTIC
SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION 'C' W/ ATTIC
SCALE: 1/4"=1'-0"

P 00 145

JAN 10 REC'D

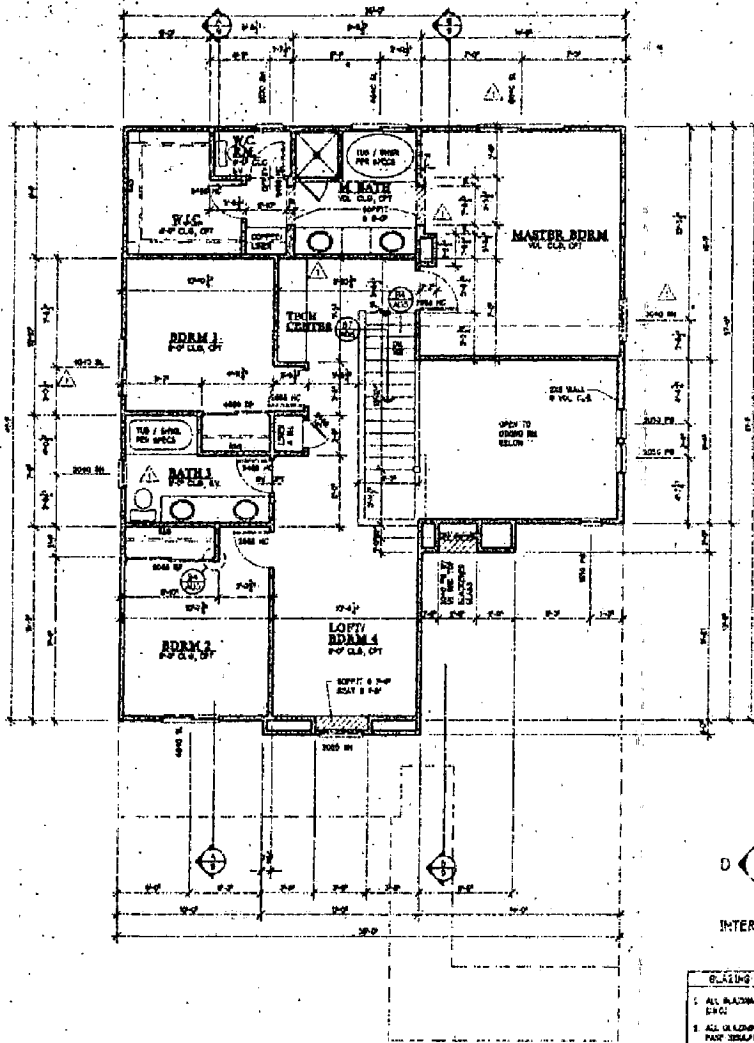
THE WOODLEY ARCHITECTURAL GROUP

28 BARSTON AVENUE, SUITE 102
COSTA MESA, CALIFORNIA 92626
TEL: 714-261-0800 FAX: 714-261-0800

CALYPSO LAING HOMES

DATE	12/29/00
REVISIONS	
	10/30/00 INITIAL ISSUE
	11/15/00 CLIENT CHANGES
	11/22/00 CLIENT CHANGES
	12/14/00 BUILDING DEPT.
	12/29/00 CLIENT CHANGES

PLAN	
PLAN 2	
SHEET	71

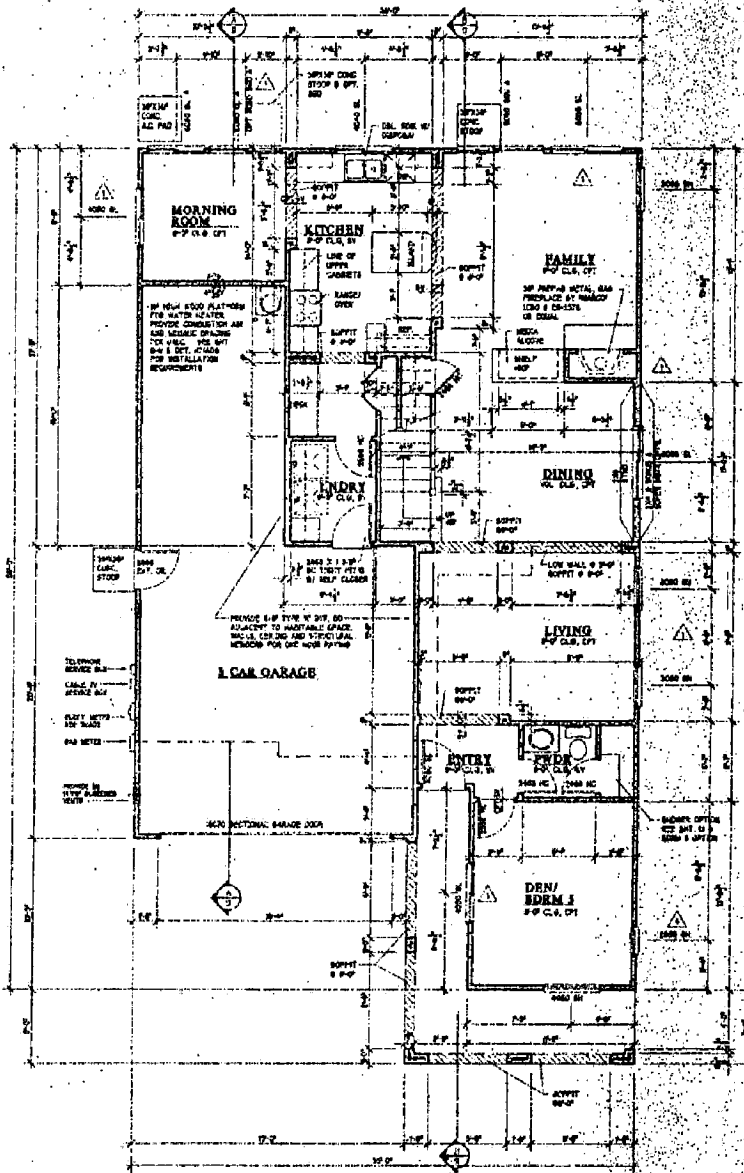


SECOND FLOOR PLAN
SCALE 1/4"=1'-0"

- GLAZING NOTES**
1. ALL GLAZING IS TYPED S.G.C.
 2. ALL GLAZING IS 3/4" PANE GLASS UNLESS NOTED OTHERWISE.
 3. SPECIALS MARKED WITH * SHALL BE FLOPPERS WITH HOLDING BRACES.
 4. GLAZING MARKED WITH # SHALL BE 3/4" LAMINATED GLASS WITH TYPED SAFETY GLASS.

SQUARE FOOTAGES

FIRST FLOOR :	108 SQ. FT.
2ND FLOOR :	1027 SQ. FT.
TOTAL :	2235 SQ. FT.
3 CAR GARAGE :	680 SQ. FT.
PORCH :	137 SQ. FT.
SCREENED / WATER GATE :	164 SQ. FT.



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

THE WOODLEY ARCHITECTURAL STUDIO

10 CALLE LINDA AVENUE, SUITE 100
COSTA MESA, CALIFORNIA 92626
TEL: 949 261-1000 FAX: 949 261-1001

CALYPSO LIVING HOMES

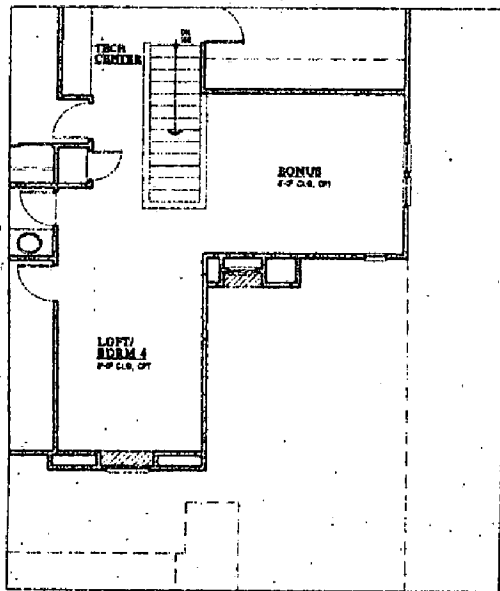
DATE: 10/10/00
REVISIONS:
10/10/00 PROGRESS SET

PLAN 3

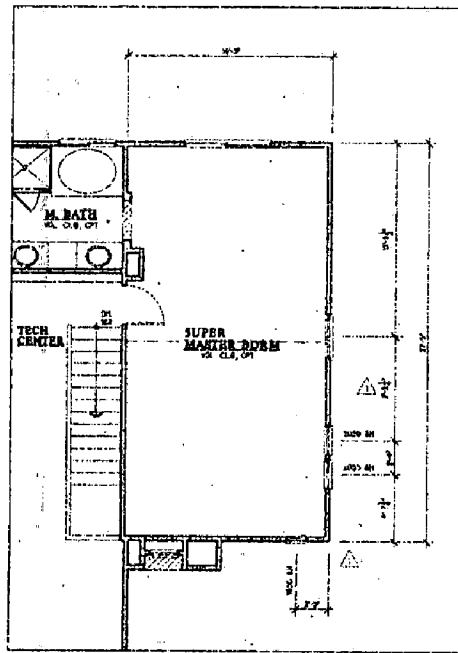
P 00 145

DEC 29 REC'D

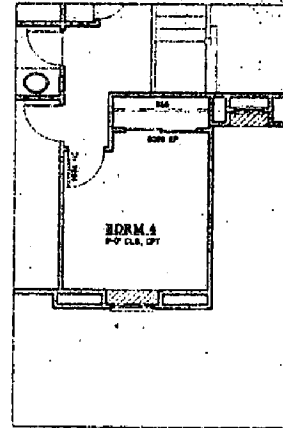
P 00 145



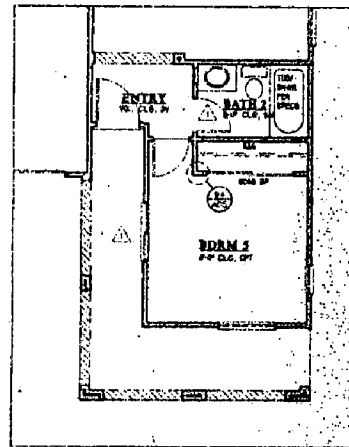
OPTIONAL BONUS RM (144 812)
SCALE: 1/4"=1'-0"



OPTIONAL SUPER MASTER (144 812)
SCALE: 1/4"=1'-0"



BDRM 4 OPTION
SCALE: 1/4"=1'-0"



BDRM 5 OPTION
SCALE: 1/4"=1'-0"

THE WOODLEY ARCHITECTURAL GROUP

38 SALINAS AVENUE, SUITE 100
COSTA MESA, CALIFORNIA 92626
(714) 440-1000 FAX (714) 440-1001

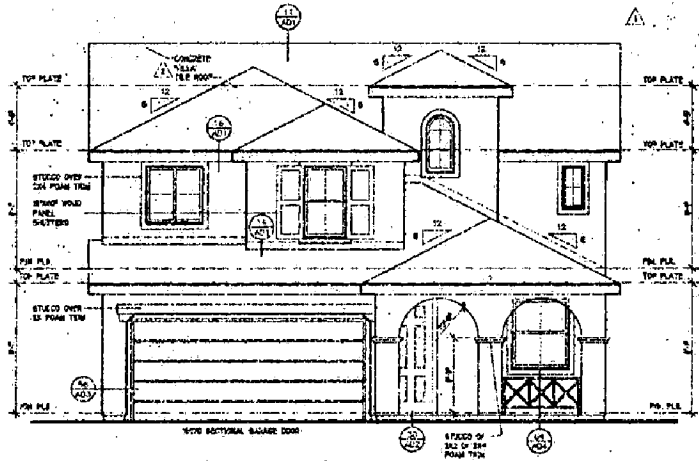
CALYPSO LIVING HOMES

DATE: 12/05/00
REVISION:
10/05/00
PROJECT: SET

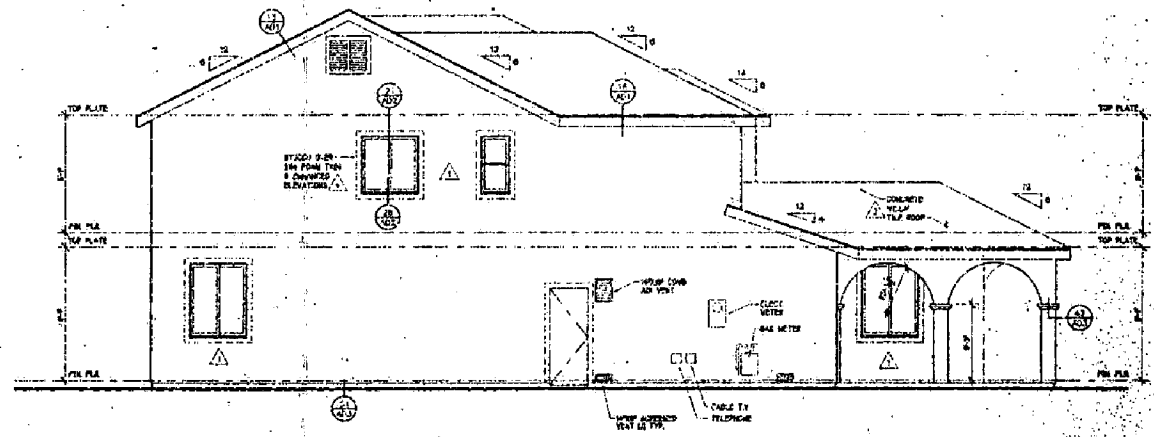
PLAN:
PLAN 3
SHEET

P 00 145

DEC 29 REC'D



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



LEFT SIDE ELEVATION 'A'
SCALE: 1/4"=1'-0"

P 00 145
DEC 29 REC'D

CALYPSO
CALVO HOMES

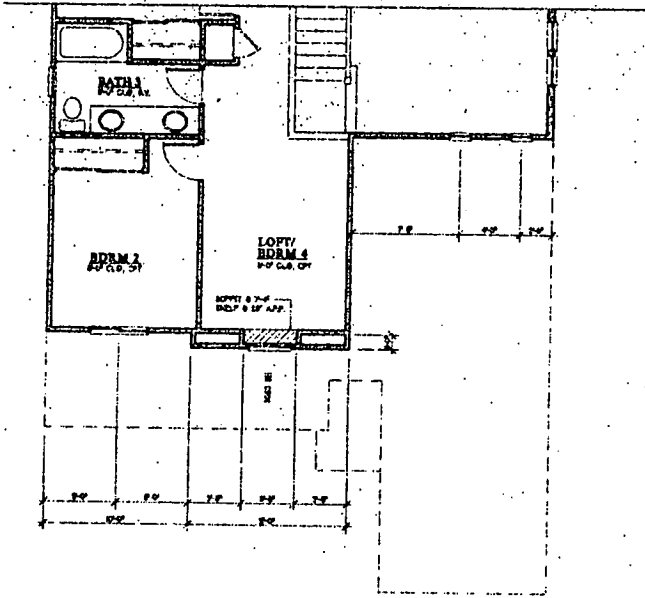
DATE: 12/29/00

REVISIONS:

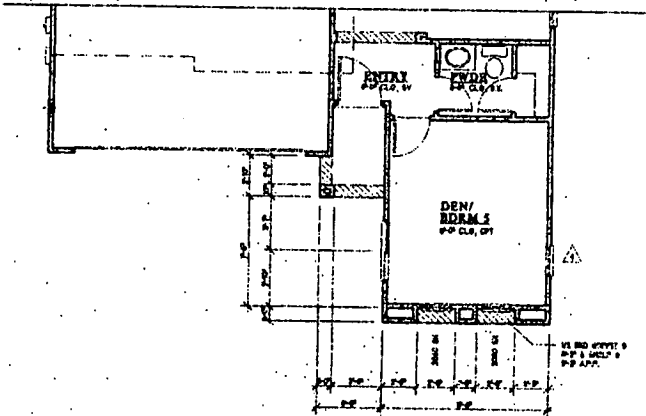
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11/15/00	CLIENT CHANGES
11/20/00	CLIENT CHANGES
12/14/00	REBUILDING DEPT
12/21/00	CLIENT CHANGES

PLAN 3

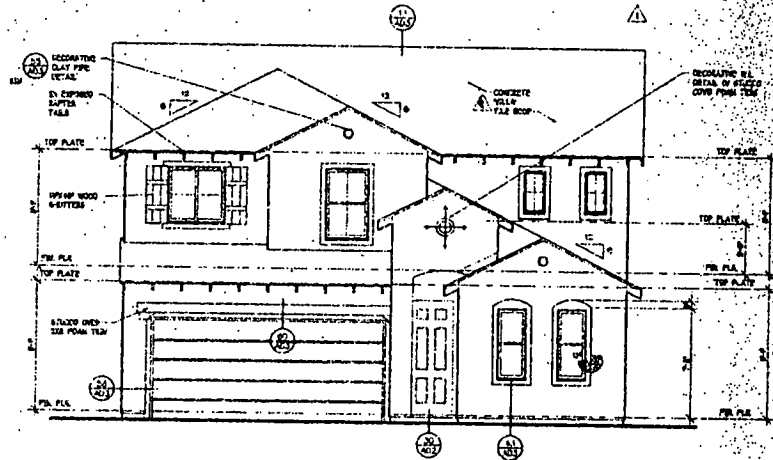
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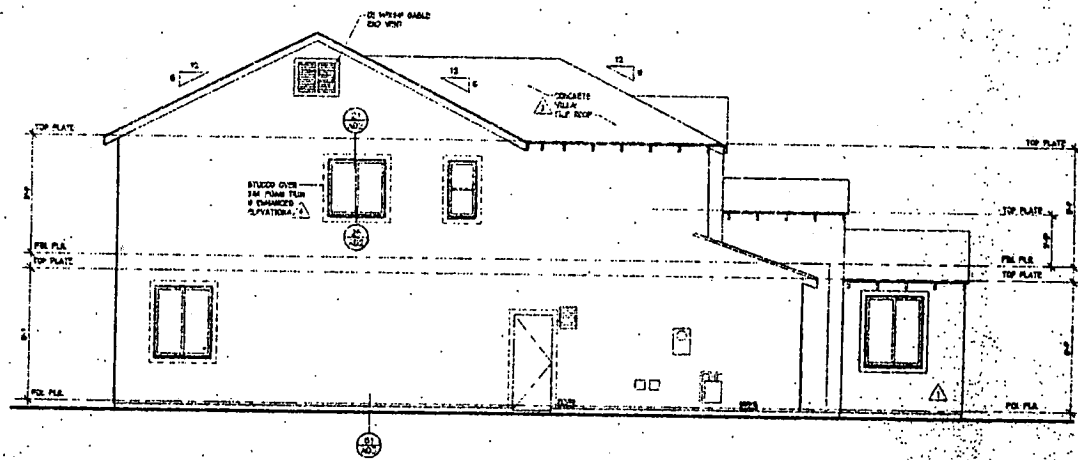
FIRST FLOOR PLAN 'B'
SCALE: 1/8"=1'-0"



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



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



LEFT SIDE ELEVATION 'B'
SCALE: 1/4"=1'-0"

W

WEEB
WOODLEY
ARCHITECTURAL
FLOORPLAN

18 E. MARSH AVENUE, SUITE 200
COSTA MESA, CALIFORNIA 92626
TEL: 714.769.7333 FAX: 714.769.7334

CALYPSO
LIVING HOMES

DATE: 12/29/00

REVISIONS:

01/30/01 INITIAL ISSUE

01/30/01 CLIENT CHANGES

01/30/01 CLIENT CHANGES

01/30/01 CLIENT CHANGES

01/30/01 BUILDING DEPT

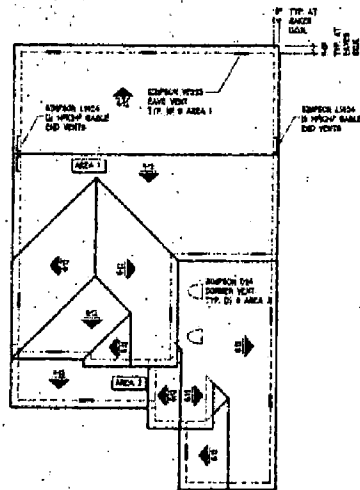
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PLAN: **PLAN 3**

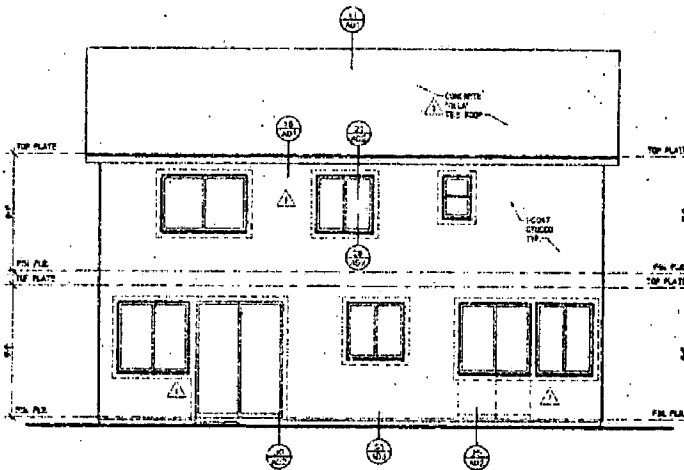
SHEET: **5**

P 00 145

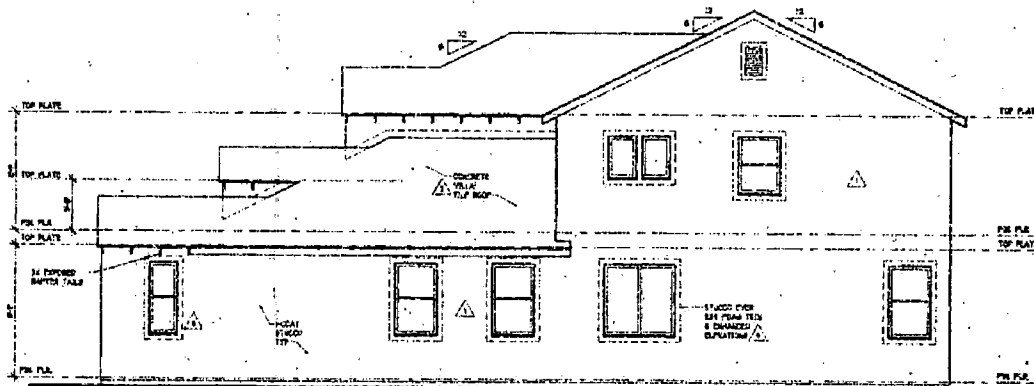
DEC 29 REC'D



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



REAR ELEVATION 'B'
SCALE: 1/4" = 1'-0"



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

P 00 145

DEC 29 REC'D

W

W. CALYPSO ARCHITECTURAL (FIRM)

10100 1/25

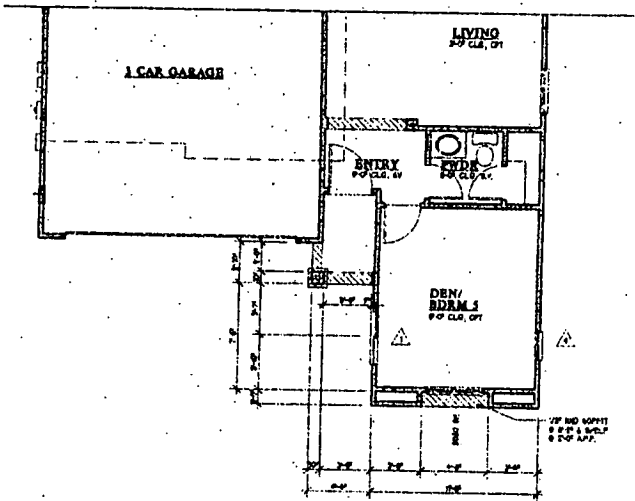
DATE: 12/28/00

REVISIONS

1	10/30/05	INITIAL 10/30/05
2	11/15/00	CLIENT CHANGE
3	11/20/00	CLIENT CHANGE
4	12/14/00	CLIENT CHANGE
5	12/28/00	BUILDING DEP.
6	12/28/00	CLIENT CHANGE

PLAN 3

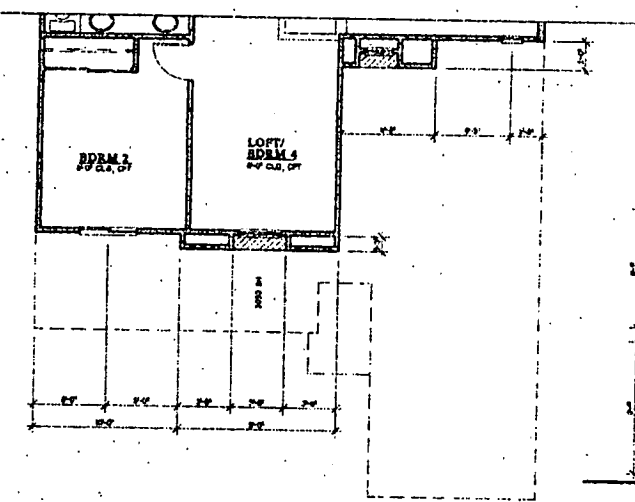
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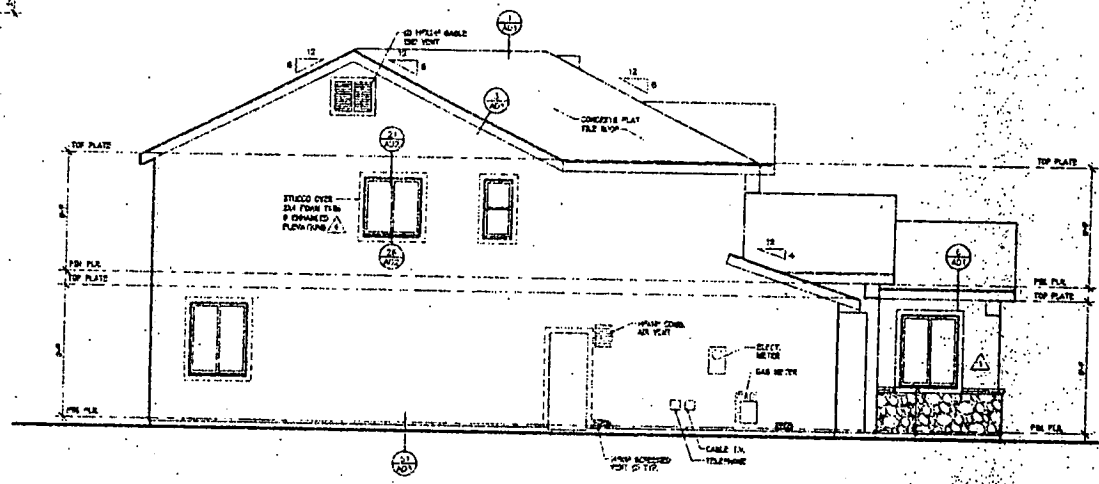
FIRST FLOOR PLAN 'C'
SCALE: 1/4"=1'-0"



FRONT ELEVATION 'C'
SCALE: 1/4"=1'-0"



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



LEFT SIDE ELEVATION 'C'
SCALE: 1/4"=1'-0"

CALYPSO
LIVING HOMES

DATE: 12/29/00

REVISIONS:

10/30/00 INITIAL ISSUE

11/12/00 CLIENT CHANGES

11/14/00 CLIENT CHANGES

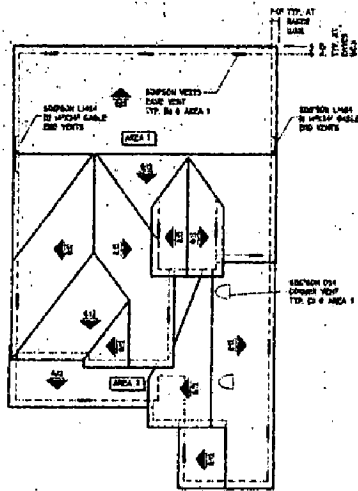
12/11/00 CLIENT CHANGES

12/22/00 BUILDING DEPT.

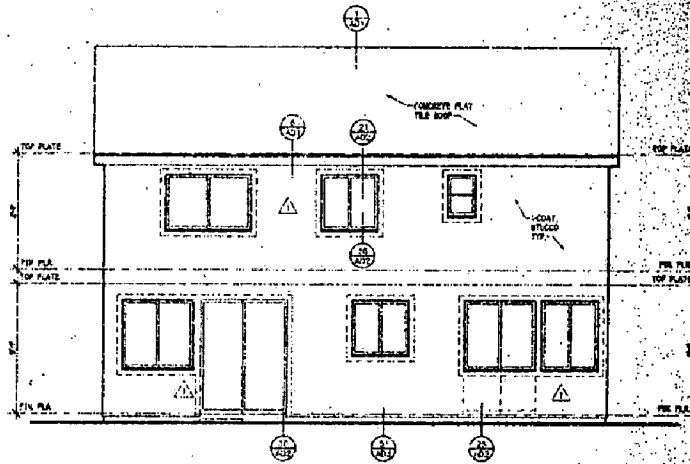
12/22/00 CLIENT CHANGES

PLAN 3

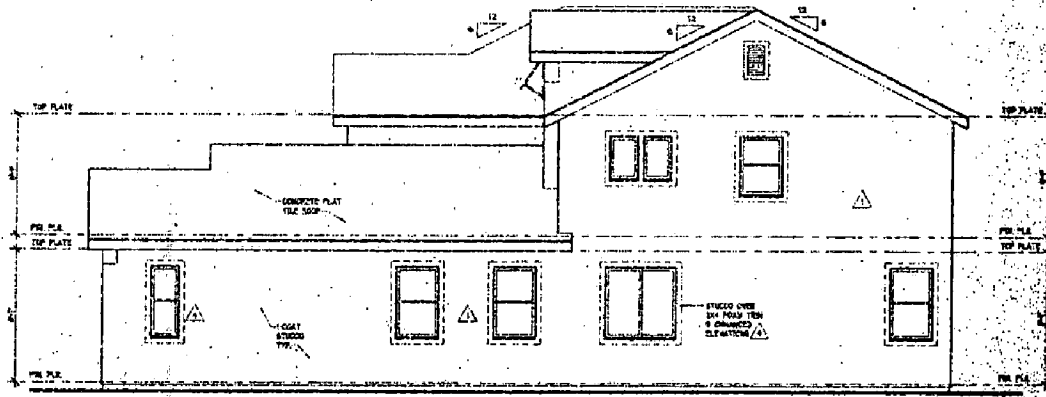
SHEET 7



ROOF PLAN 'C'
SCALE: 1/4"=1'-0"



REAR ELEVATION 'C'
SCALE: 1/4"=1'-0"



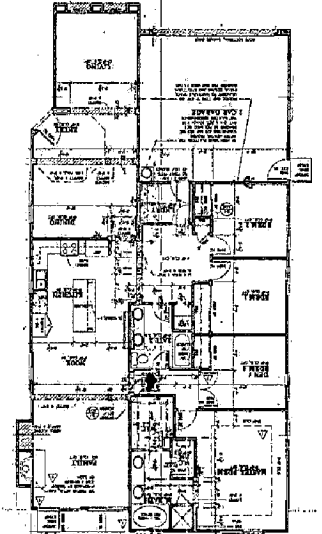
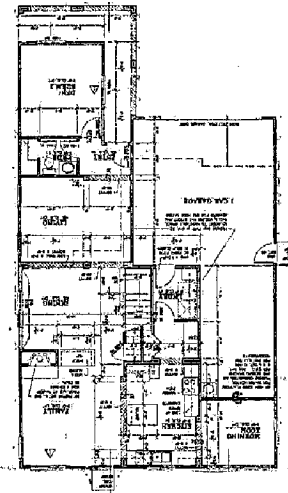
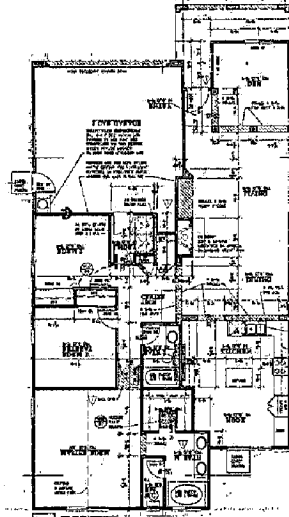
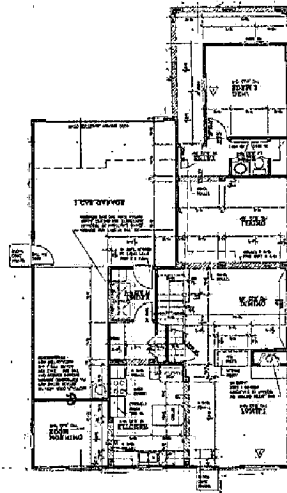
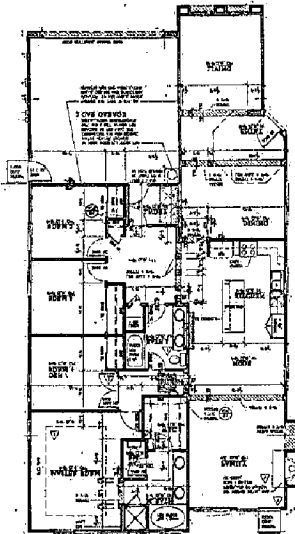
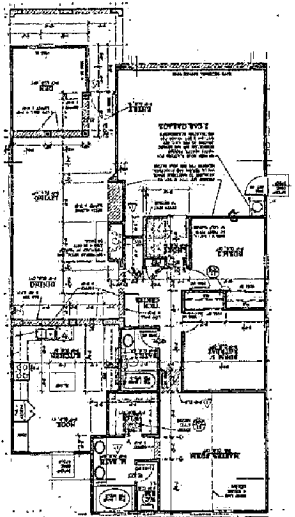
RIGHT SIDE ELEVATION 'C'
SCALE: 1/4"=1'-0"

P 00 145
DEC 2 9 REC'D

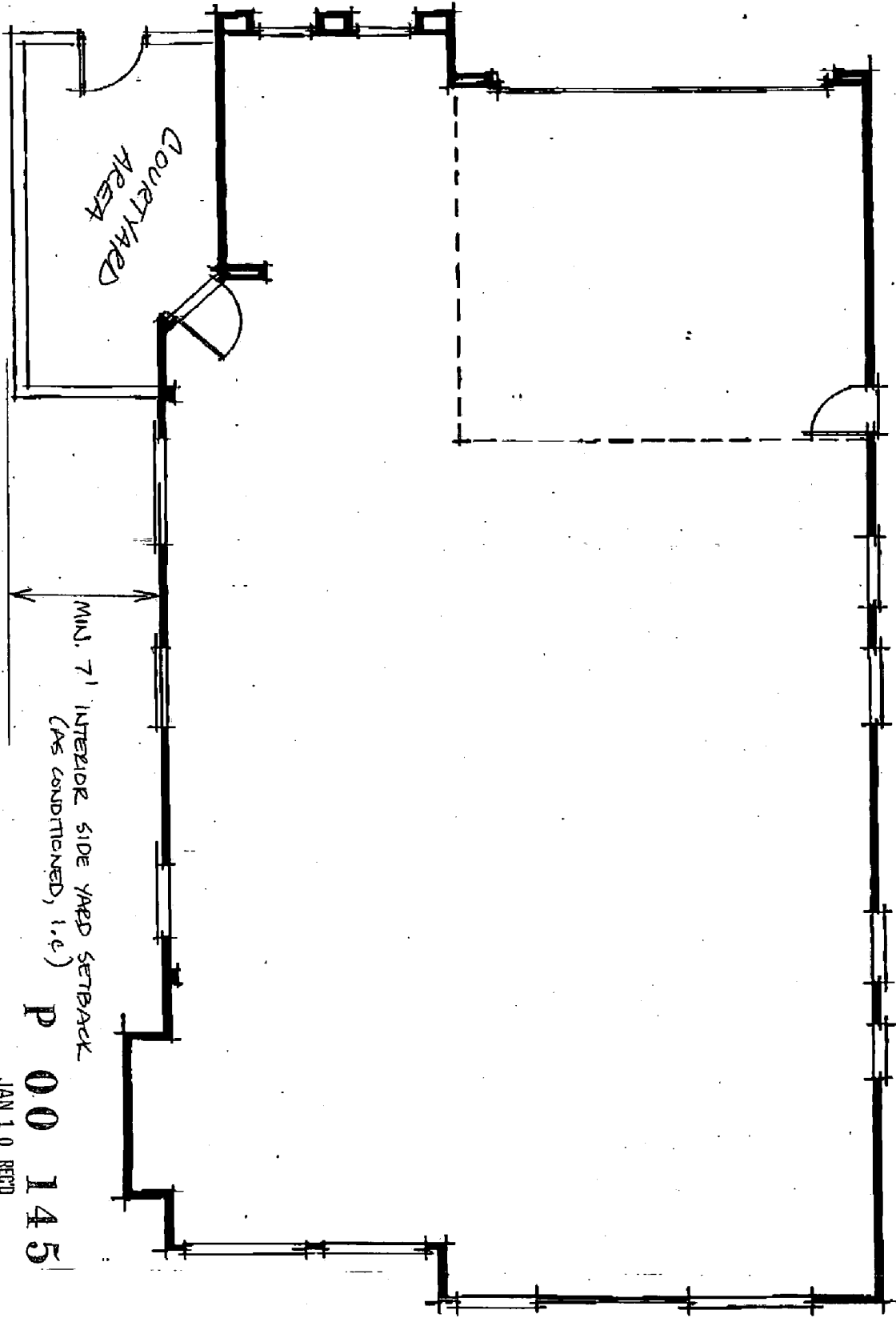
CALYPSO
HAWAII HOMES

DATE: 12/29/00
REVISIONS:
12/30/00 INITIAL: [Signature]
1/6/01 CLIENT CHANGES
1/20/01 CLIENT CHANGES
12/11/00 BUILDING DEPT
11/28/00 CLIENT CHANGES

PLAN 3
SHEET 8



P 00 145
JAN 10 REC'D

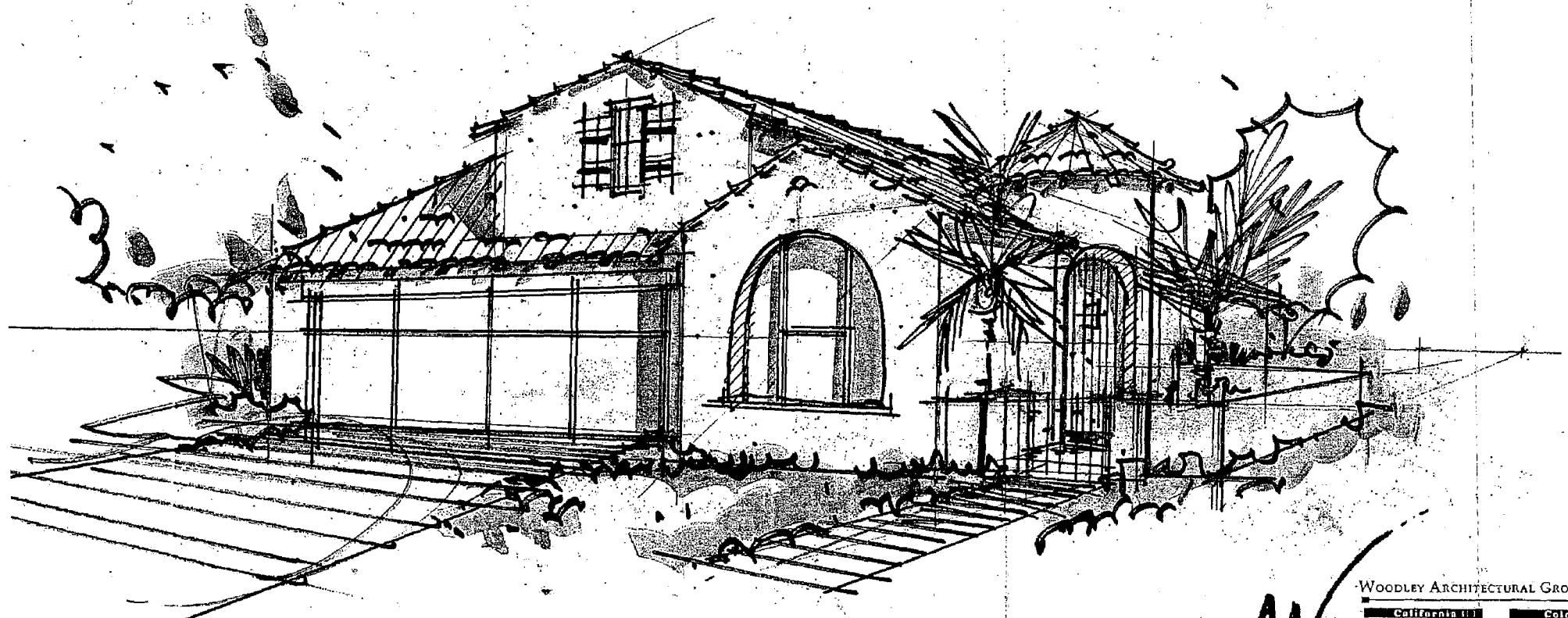


COURTYARD AREA

MIN. 7' INTERIOR SIDE YARD SETBACK
(AS CONDITIONED, I.E.)

P 00 145

JAN 10 RECD



P 00 145

JAN 10 RECD

WOODLEY ARCHITECTURAL GROUP, INC.

California	Colorado
151 KARNER DRIVE 9TH E220 COSTA MESA, CA 92626	10308 RUSTIC REDWOOD COURT HIGHLANDS RANCH, CO 80126
TEL: (714) 546-8919	TEL: (303) 683-7231
FAX: (714) 546-8929	FAX: (303) 683-2922
	E-MAIL: mwwag@aol.com

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November 21, 2000

Mr. Dar Ahrens
Project Manager
JOHN LAING HOMES
1536 Eurkea Road, Suite 100
Roseville, CA 95661

**RE: Design Review of John Laing Home Plans – Natomas Park
Northpointe - Village 17**

Dear Dar:

The plans you submitted for Northpointe Village 17 have been reviewed by the Natomas Park Design Review Committee. We would like to compliment you on the design of these excellent homes. The submitted items, listed below, are approved with the following conditions:

Floor plans & Elevations

Floor plans are approved as submitted.

Exterior elevations approved with following conditions:

1. Homes with back or sides to streets, parks, open space and schools need to continue trim along visible side of house, as noted on plans.
2. Materials shall wrap on the sides of the homes, as noted on the plans.
3. The accent materials shown on plans are to be standard materials, not options.
4. Driveways shall have a pattern of score lines that will create a pleasing texture compatible with the architecture.

In addition to these conditions, we recommend that any roof projections (i.e.: vents, pipes) be located in the back of the home, not visible from the street.

Landscape Plans

Approved subject to the comments noted on the plans.

Site/Lot Plans

Approved subject to the comments noted on the plans.

We believe that the appearance of the streetscape is a critical element in achieving an attractive community. For this reason, we request that you stagger your home setbacks to create an open and diverse streetscape.

Mr. Dar Ahrens
November 21, 2000
Page 2 of 2

Exterior Colors & Materials

Please provide the exterior colors and materials when available.

Please be aware that the adopted guidelines require diversity in streetscape, i.e.: variation of colors and elevations. Please provide evidence during the project development of achieving the required diversity.

The model home complex site plan, neighborhood identification signage and/or monumentation is also subject to approval by the NPDRC. Please submit for review when available.

The plans were reviewed for compliance with the Design Review Handbook. You are responsible to ensure that the plans are in compliance with the City of Sacramento Zoning Code and all applicable building codes. Compliance with the City of Sacramento Zoning Code includes compliance with building setback and lot coverage standards.

For your reference, please find enclosed the garage mitigation compliance form and a checklist that we used during our review. Please give me a call should you have any questions.

Respectfully,


LENNAR COMMUNITIES



Don Barnett
Community Planning Manager

Cc: DRC file

By signing below, you acknowledge your acceptance of these comments and conditions, and you agree to comply with them.



Dar Ahrens

11-28-00
Date

GARAGE MITIGATION COMPLIANCE

BUILDER/NEIGHBORHOOD: John Laing Homes- Northpointe Village 17

% compliance
of total
of homes

PLAN	A	B	C	D	
1	recessed garage full credit	recessed garage full credit	recessed garage full credit		33%
2	recessed garage full credit	recessed garage full credit	recessed garage full credit		33%
3	recessed garage full credit	recessed garage full credit	recessed garage full credit		33%

TOTAL COMPLIANCE %: 100%

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

P00-145; JOHN LAING HOMES - NORTHPOINTE PARK VILLAGE 17

PROJECT NAME/FILE #: Northpointe Park Village 17
(93 Units total), P00-145

PROJECT LOCATION: On the north side of Danbrook Drive, between Crest Drive
and North Bend Drive.

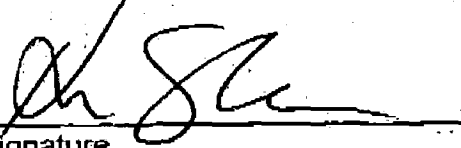
ASSESSOR'S PARCEL NUMBER(S): 225-1060-024 & 025

ZONING: R-1-PUD / R-1A-PUD

APPLICANT'S NAME/ADDRESS: John Laing Homes (Dar Ahrens / Kevin Carson)
1536 Eureka Road, Suite 100, Roseville, CA 95661
(916) 780-1222; fax (916) 780-1333

I, KEVIN S. CARSON, VICE PRESIDENT (please print and include title),
agree to amend the project application, P00-145, to incorporate the attached Conditions of Approval
into the requested Planning Director's Special Permit (PDSP).

I acknowledge that this project, P00-145, 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

VICE PRESIDENT

Title

1/24/00

Date

P00-145



SACRAMENTO CITY PLANNING DIVISION

1231 I Street, Room 200; Sacramento, CA 95814
(916) 264-5381

Application taken by/date: Monica May, October 20, 2000

Project Location: On the N side of Danbrook Dr. between Crest Dr and North Bend Dr.

Assessor's Parcel No.: 225-1060-024 & 025

Owner: Lennar Natomas LLC

Address: 2240 Douglas Blvd. Suite 200, Roseville, CA 95611

Applicant: WL Homes LLC DBA John Laing Homes

Address: 1536 Eureka Road, Suite 100 Roseville, CA 95611

REQUESTED ENTITLEMENT(S): Planning Director's Special Permit for single family residential in a PUD

ACTIONS TAKEN: No Planning Commission action is required

Sent to Applicant: _____

Date

Nel Penney, Executive Secretary
AN:np

EXPIRATION

TENTATIVE MAP: Failure to record a final map within two years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

SPECIAL PERMIT: A use for which a Special Permit is granted must be established within two years after such permit is issued. If such use is not so established, the Special Permit shall be deemed to have expired.

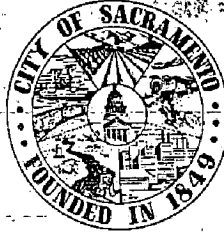
VARIANCE: Any variance involving an action which requires a building permit shall expire at the end of two years unless a building permit is obtained within the variance term.

NOTE: Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Original to Applicant

Copies: File & Permit Book

P00-145



PLANNING AND BUILDING
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2998

PHILIP REED
ASSISTANT PLANNER
916-264-8287

PLANNING
916-264-5381
916-264-5328 (FAX)

January 29, 2001

Kevin Carson
John Laing Homes
1536 Eureka Road, Suite 100
Roseville, CA 95661

**SUBJECT: PLANNING DIRECTOR'S SPECIAL PERMIT FOR SINGLE FAMILY
RESIDENTIAL IN NORTHPOINTE PARK VILLAGE 17 (P00-145)**

Dear Mr. Carson:

The above noted project has been approved by the Planning Director on January 24, 2001. We received your fax of the signed Letter of Agreement, indicating your acceptance of the conditions of approval. The signed approved PDSP staff report is enclosed for your records and information, with the Letter of Agreement attached as Exhibit 10. The approval is subject to a ten day appeal period from the date of the notice of said approval sent on January 29, 2001.

Please don't hesitate to call if I may be of any further assistance.

Sincerely,

Philip Reed
Assistant Planner
(916)264-8287
(916)264-5328 (FAX)
email: preed@cityofsacramento.org