



REPORT TO COUNCIL

City of Sacramento

915 I Street, Sacramento, CA 95814-2604
www. CityofSacramento.org

CONSENT
June 5, 2007

Honorable Mayor and
Members of the City Council

Title: Morey Avenue Estates (P06-059)

Location/Council District: 185 Morey Avenue, west of Norwood Avenue
APN: 250-0341-003, Council District 2

Recommendation 1) Review a **Resolution** approving environmental exemption under the CEQA Guidelines Section 15332 (infill); 2) review an **Ordinance** approving a rezoning from Standard Single Family Residential (R-1) to Single Family Alternative Residential (R-1A); and 3) Pass for Publication the Ordinance title as required by Sacramento City Charter 32c to be adopted June 12, 2007.

Contact: Jamie Cutlip, Assistant Planner, 808-8684; Stacia Cosgrove, Senior Planner, 808-7110

Presenters: Not applicable

Department: Development Services

Division: Current Planning

Organization No: 4881

Description/Analysis

Issue: The applicant is requesting entitlements to develop 34 detached single-family residential units. The property is currently in the Standard Single-Family (R-1) zone. A rezone is required to develop 34 lots because the lots, ranging in size from 3,017 to 11,851 square feet, vary from the typical 5,200 square feet for single-family lots. At a density of 10 dwelling units per net acre (du/na), the proposed Single-Family Alternative (R-1A) zone remains consistent with the General Plan designation of Low Density Residential (4-15 du/na) and the North Sacramento Community Plan designation of Residential (7-15 du/na).

The project site has one existing single-family residence, which will remain. In addition, several large trees will be preserved on site. Review of the entitlement history for the project site did not reveal any previous entitlements. The project is in the Strawberry Manor Design Review District, and the proposed units have been reviewed and approved by Design Review staff.

The applicant is now requesting entitlements to allow the development of 34 single-family detached residential units on 4.6± gross acres.

Policy Considerations: Staff finds that the proposed project complies with all applicable General Plan, North Sacramento Community Plan and Zoning Ordinance requirements, and that the project meets the intent of the Single Family Residential and North Sacramento Design Guidelines.

While the City's General Plan is being updated, the City Council has adopted a vision for the future of the City, as well as several guiding principles to help guide the update and achieve this vision. This was done to ensure that new developments submitted during the ongoing update comply with the goals and policies that are being incorporated into the General Plan through the update. The applicable guiding principles that this proposal complies with include:

- 1) Develop residential land uses in a manner which is efficient and utilizes existing and planned urban resources to increase infill and reuse, while maintaining important qualities of community character;
- 2) Promote infill development as a means to meet future housing needs;
- 3) Provide adequate housing sites and opportunities for all households; and
- 4) Include a mix of housing types within neighborhoods to promote a diversity of household types and housing choices for residents of all ages and income levels to promote stable neighborhoods.

In addition to being consistent with these principles, the proposal is not contrary to any of the other approved principles of the General Plan Update Vision.

Committee/Commission Action: On March 10, 2007, the Planning Commission unanimously approved (nine ayes and zero noes) the Morey Avenue Estates project and forwarded the recommendation to the City Council for approval of the Rezone. At the same meeting, the Planning Commission approved the Exemption from the California Environmental Quality Act (CEQA), Tentative Maps, Special Permit, Subdivision Modification, and Variance for the project.

Environmental Considerations: The proposed project is exempt from environmental review pursuant to CEQA Guidelines (CEQA Section 15332). No review is required since this is an infill project and is consistent with the proposed zoning of the site, has no habitat value, can be adequately served by all required utilities and services, and has no impacts relating to traffic, noise, air, or water quality.

Rationale for Recommendation: The proposed project includes re-designating 4.6± gross acres from Standard Single Family (R-1) zone to the Single Family Alternative (R-1A) zone. The R-1A zone allows single-family residential development at a slightly higher density (maximum density of 15 du/na) and

smaller lot sizes than the Standard Single Family (R-1) zone. The proposed project will have a density of 10± du/na.

The project is located in an area that is difficult to develop due to the presence of several large and heritage size trees and an existing home. By creating larger lots that retain both the single-family home and heritage size trees, several adjoining lots were reduced to dimensions less than a typical subdivision in the Standard Single-Family (R-1) zone. Minimum lot dimensions in the R-1 zone are fifty-two (52) feet by one hundred (100) feet for interior lots, and sixty-two (62) feet by one hundred (100) feet for corner lots. Only four of 34 lots meet this requirement.

As the project meets the maximum density requirements of the R-1A zone, and is consistent with other projects in the surrounding area and with the land use designations of the General Plan and North Sacramento Community Plan, staff supports the proposed rezone.

Financial Considerations: This project has no fiscal considerations.

Emerging Small Business Development (ESBD): No goods or services are being purchased under this report.

Respectfully Submitted by:  _____
DAVID KWONG
Planning Manager

Approved by:  _____
WILLIAM THOMAS
Director of Development Services

Recommendation Approved:

 _____
RAY KERRIDGE
City Manager

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Attachment 1 – Background Information

Morey Avenue Estates (P06-059) – Project Background

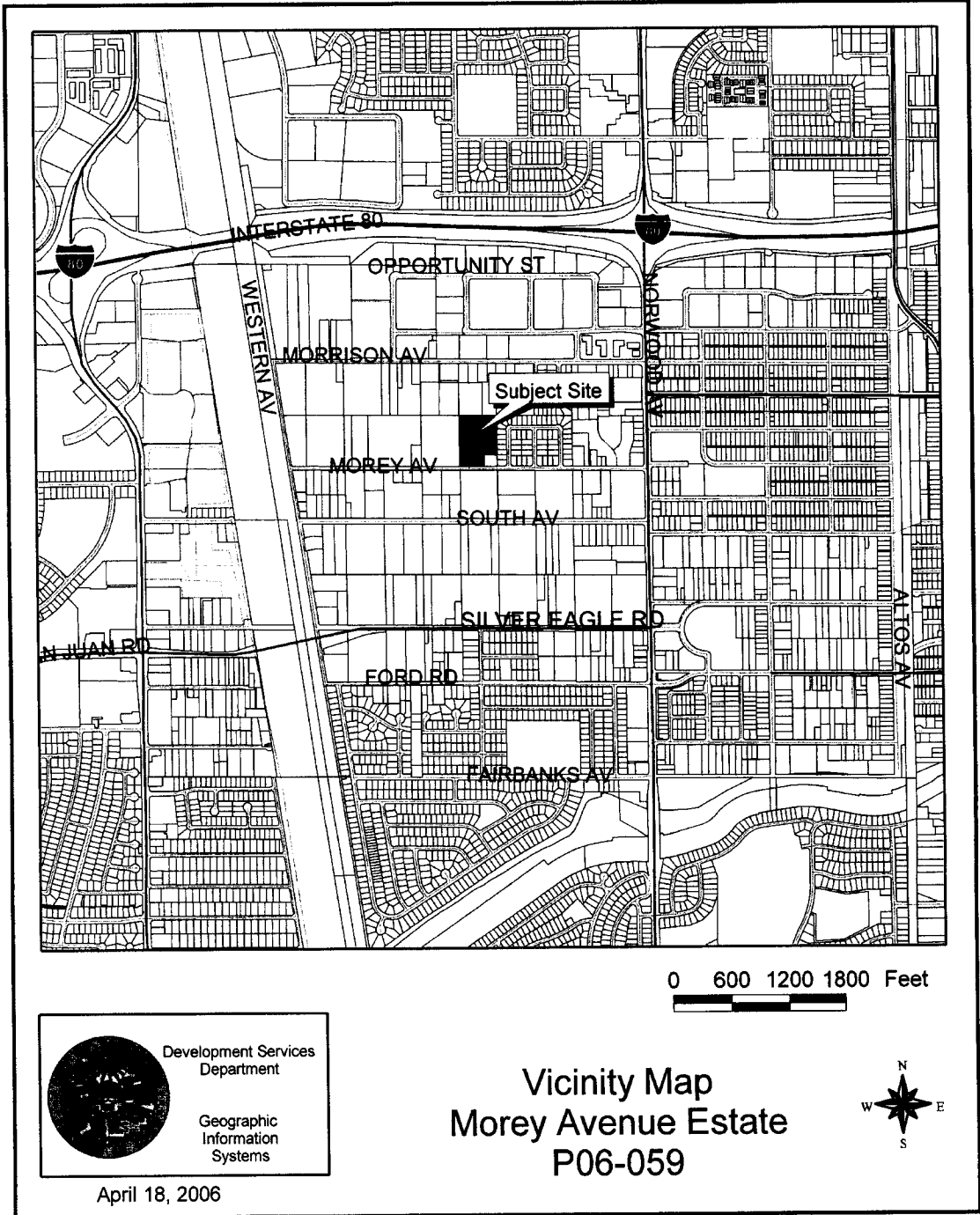
No previous entitlements are on record for the subject site. The 4.6± gross acres site contains an existing single-family residence that was built in 1924 and the corresponding property is assumed to have been farmed. In April 2006, the applicant submitted an application to subdivide the 4.6± gross acres into 34 single-family residential lots. Associated entitlements include a Rezone, Tentative Map, Subdivision Modification, and a Special Permit.

The proposed house plans are subject to the Strawberry Manor Design Review District and were approved by staff on October 20, 2006. On April 18, 2007, the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the proposed Tentative Map subject to the Conditions of Approval.

On March 10, 2007, the Planning Commission unanimously approved (nine ayes and zero noes) the Morey Avenue Estates project and forwarded the recommendation to the City Council for approval of the Rezone. At the same meeting, the Planning Commission approved the Exemption from the California Environmental Quality Act (CEQA), Tentative Maps, Special Permit, Subdivision Modification, and Variance for the project.

As required by section 17.208.020(C) of the City Code, notice of the June 12, 2007 public hearing has been given by publication and by mail within a 500 foot radius of the subject site.

Attachment 2 – Vicinity Map



Development Services
Department

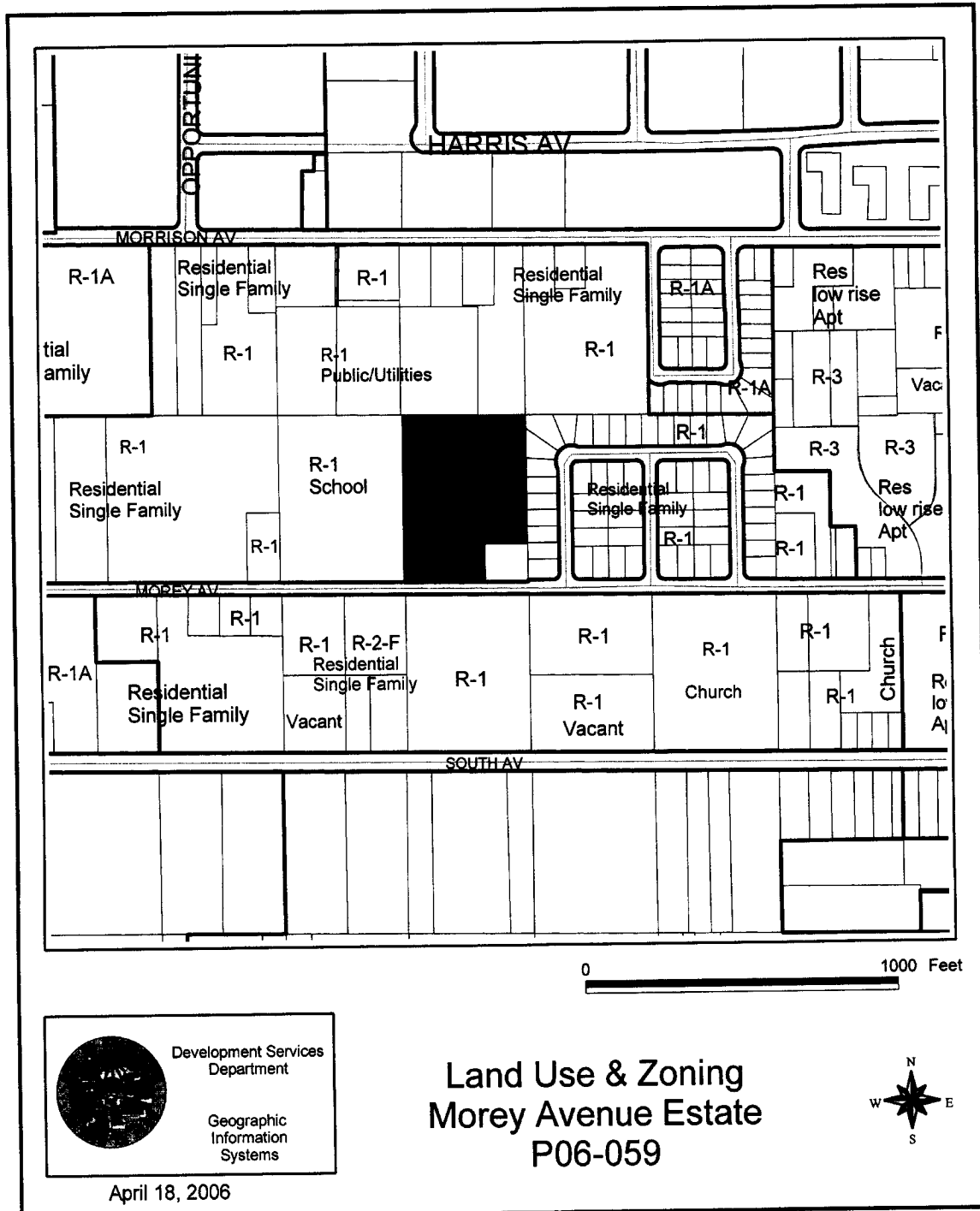
Geographic
Information
Systems

April 18, 2006

Vicinity Map
Morey Avenue Estate
P06-059



Attachment 3 - Land Use Map



Attachment 4 – Resolution to Adopt Environmental Exemption

RESOLUTION NO. 2007-

Adopted by the Sacramento City Council

**DETERMINING PROJECT EXEMPT FROM REVIEW UNDER THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT,
FOR THE PROPERTY LOCATED AT 185 MOREY AVENUE
(P06-059) (APN: 250-0341-003)**

BACKGROUND

A. The City of Sacramento’s Environmental Planning Services has reviewed the Morey Avenue Estates project (P06-141) (“Project”) and has determined the Project is exempt from review under the California Environmental Quality Act as follows:

1. The Project is exempt under the following provisions of the California Environmental Quality Act and/or Guidelines: Section 15332, infill Development.
2. The factual basis for the finding of exemption is as follows: The project is consistent with the applicable General Plan designation and all applicable plan policies as well as with applicable zoning designations and regulations. The project occurs within city limits on a site not more than five acres and substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare, or threatened species. Approval of the project will not result in any significant effects relating to traffic, noise, air quality, or water quality. The site can be adequately served by all required utilities and public services.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

SECTION 1

The City Council has reviewed and considered the Environmental Planning Services determination of exemption and the comments received at the hearing on the Project and determines that the Project is exempt from review under the California Environmental Quality Act for the reasons stated above.

Attachment 5 - Ordinance to Approve Rezone

ORDINANCE NO. 2007-

Adopted by the Sacramento City Council

AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE (TITLE 17 OF THE CITY CODE), BY RECONFIGURING THE ZONING OF 4.6± GROSS ACRES OF SINGLE FAMILY (R-1) TO ALTERNATIVE SINGLE FAMILY (R-1A) ZONE, LOCATED IN NORTH SACRAMENTO AT 185 MOREY AVENUE, WEST OF NORWOOD AVENUE IN SACRAMENTO, CALIFORNIA. (P06-059) (APN: 250-0341-003)

BACKGROUND

- A. The Planning Commission reviewed this proposal on May 10, 2007 and voted to forward the rezone to City Council with a recommendation for approval (the Planning Commission vote was 9 ayes, 0 noes, and 0 abstentions).

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

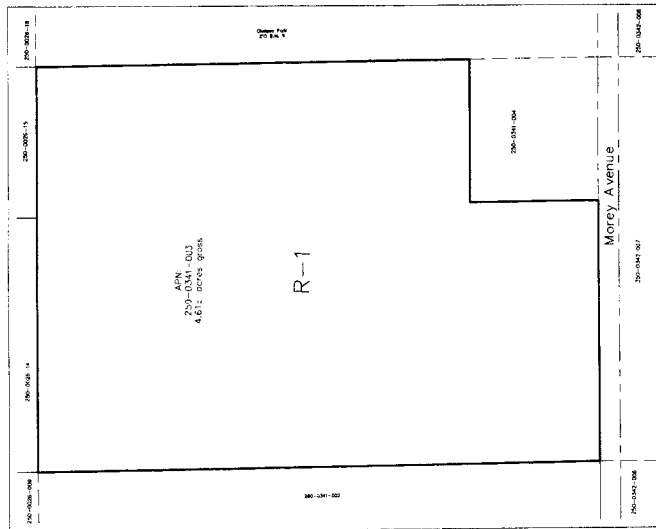
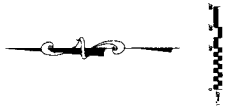
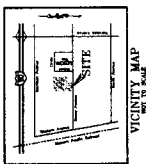
- Section 1. The Properties generally described, known, and referred to as Morey Avenue Estates (APN: 250-0341-003) which is shown on the attached Exhibit A, consists of 4.6± gross acres currently located in the Standard Single-Family (R-1) zone established by the Comprehensive Zoning Ordinance (Title 17 of the City Code). Said property is hereby removed from the Standard Single-Family (R-1) zone and placed in the Single-Family Alternative (R-1A) zone.
- Section 2. Rezoning of the property described in the attached Exhibit A by the adoption of this Ordinance shall be deemed to be in compliance with the procedures for the rezoning of property described in the Comprehensive Zoning Ordinance, Title 17 of the City Code, as amended, as said procedures have been affected by recent court decisions.
- Section 3. The City Clerk of the City of Sacramento is hereby directed to amend the official zoning maps which are a part of said Ordinance to conform to the provisions of this Ordinance.

Table of Contents:

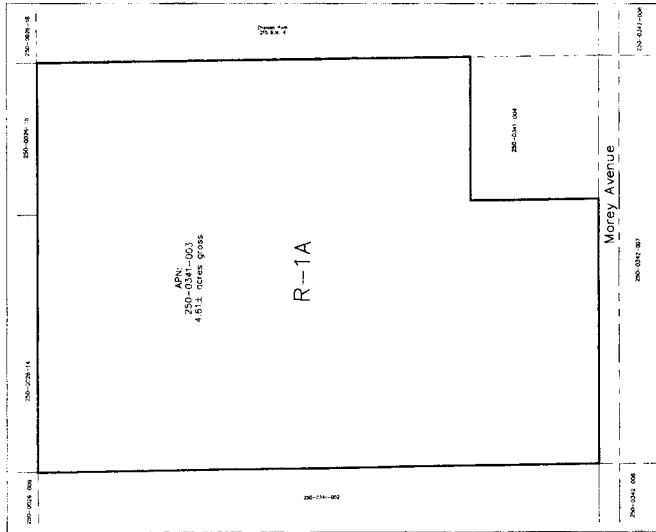
Exhibit A – Rezone Exhibit

Exhibit A: Rezone Exhibit

Re-zone Exhibit
Morey Avenue Estates
 Showing a division of a portion of Lot 24, as shown on the Map entitled "Plat of Oak Knoll" filed in Book 11 of Maps, Page 20, Sacramento County Records in the City of Sacramento, Sacramento County, California March 2, 2006

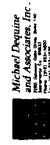


Existing Zoning


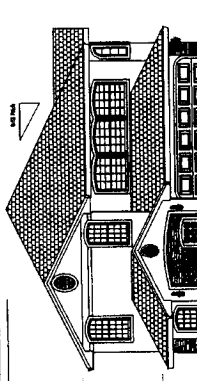
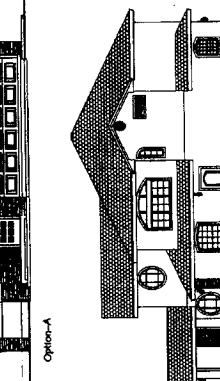
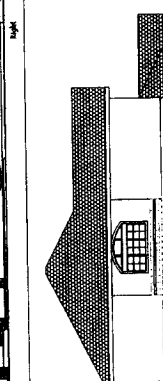
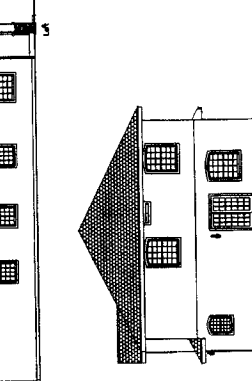
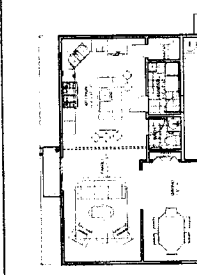
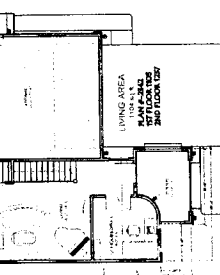
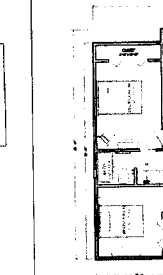
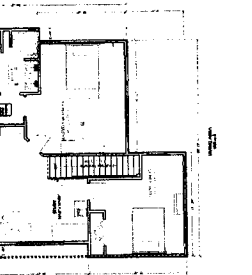
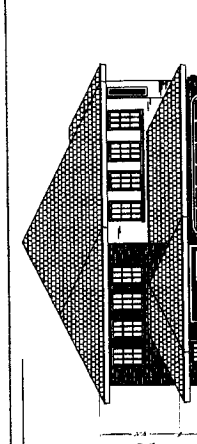
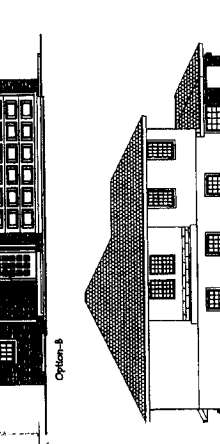
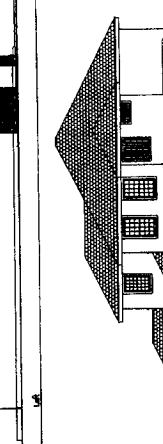
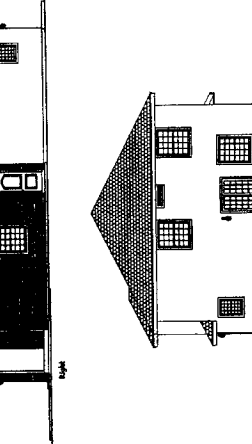


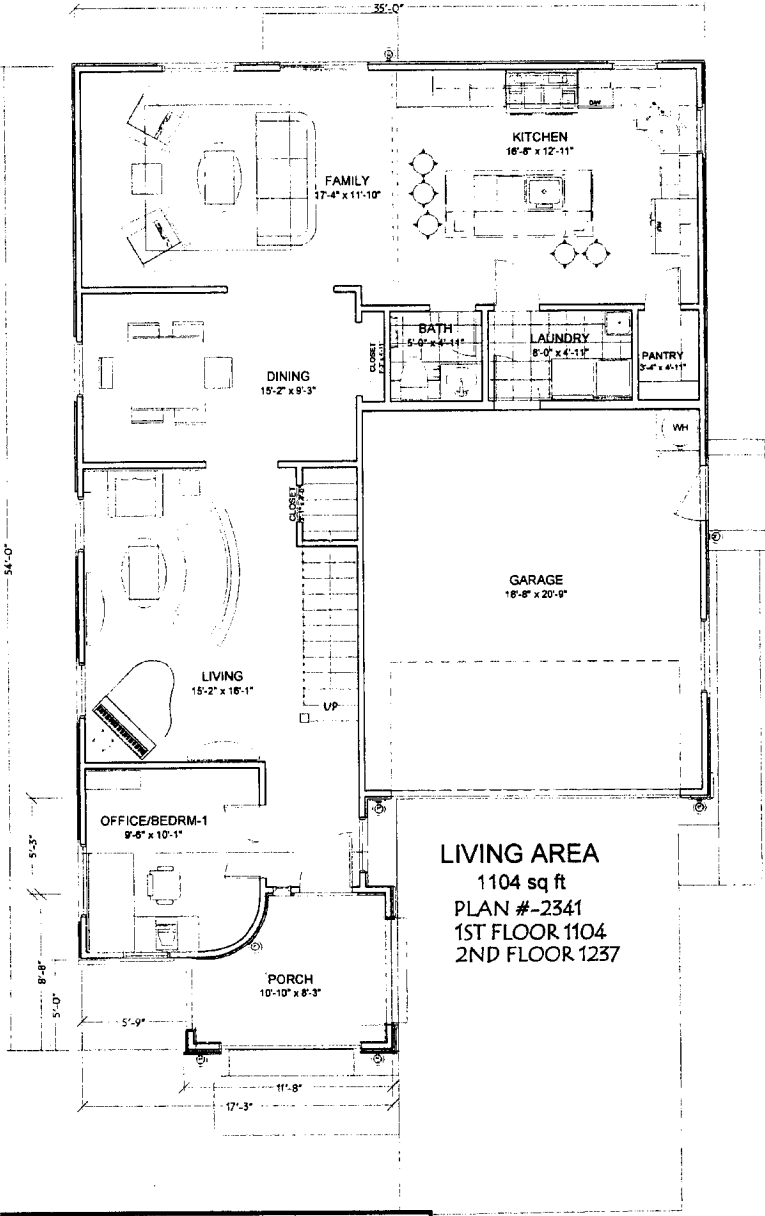
Proposed Zoning

P06-059
APRIL 7, 2006

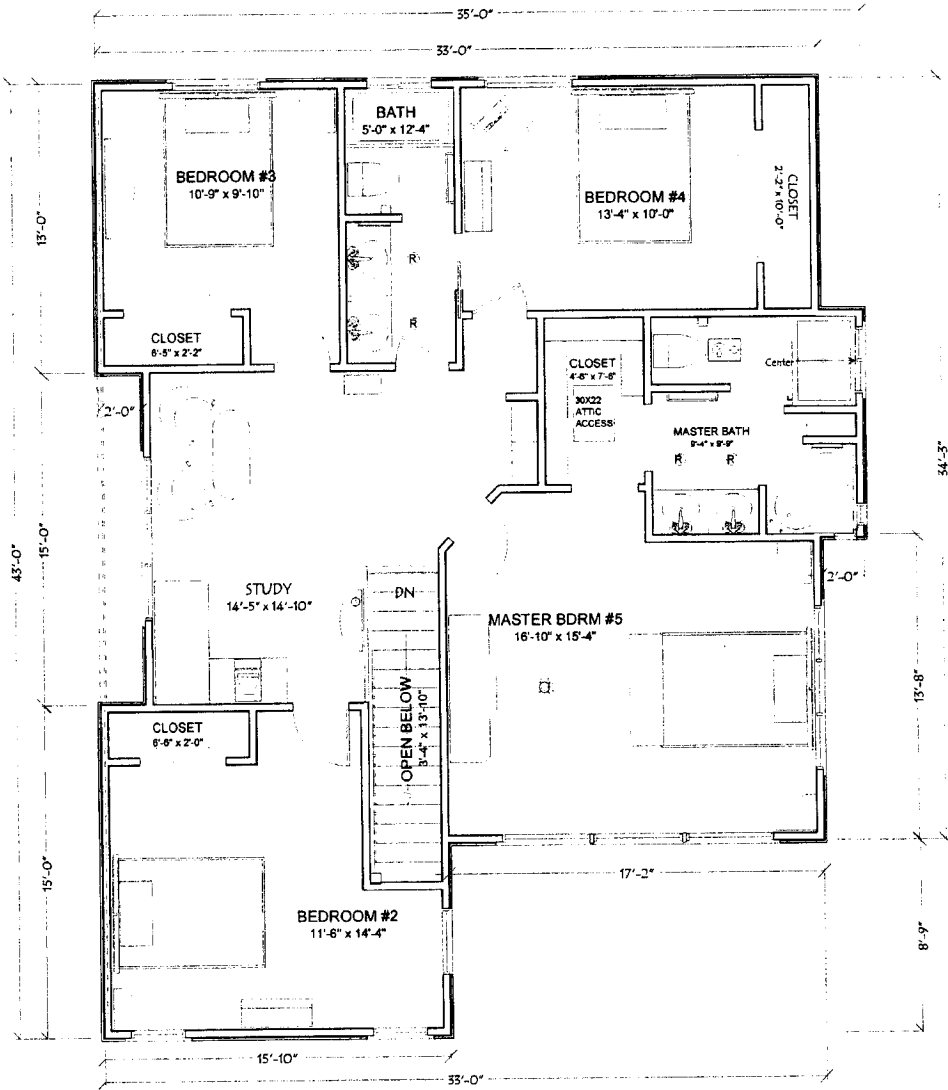


Attachment 7 - The Midwesterner - Floor Plan, Elevations

<p>OWNER'S NOTICE The information contained herein is for informational purposes only and does not constitute an offer of insurance. Insurance coverage is subject to underwriting and may vary by state. Please contact your insurance agent for more information.</p>	<p>NOTICE TO BUYER BUYER'S PERSONNEL The information contained herein is for informational purposes only and does not constitute an offer of insurance. Insurance coverage is subject to underwriting and may vary by state. Please contact your insurance agent for more information.</p>	<p>OWNER / DEVELOPER The Midwesterner 2542 S.W. 11th St. Miami, FL 33135</p>	<p>PROJECT / ARCHITECT The Midwesterner 2542 S.W. 11th St. Miami, FL 33135</p>	<p>APR 25, 2006</p>	 <p>The Midwesterner 2542 S.W. 11th St. Option A-B</p>	<p>SCALE: 1/8" = 1'-0" Others: 1/4" = 1'-0" Pg. -1</p>
 <p>Option-A</p>	 <p>1/4" = 1'-0"</p>	 <p>1/4" = 1'-0"</p>	 <p>1/4" = 1'-0"</p>			
 <p>LIVING AREA PLAN 2-3-03 2ND FLOOR (OPT)</p>	 <p>1/4" = 1'-0"</p>	 <p>1/4" = 1'-0"</p>	 <p>1/4" = 1'-0"</p>			
 <p>Option-B</p>	 <p>1/4" = 1'-0"</p>	 <p>1/4" = 1'-0"</p>	 <p>1/4" = 1'-0"</p>			

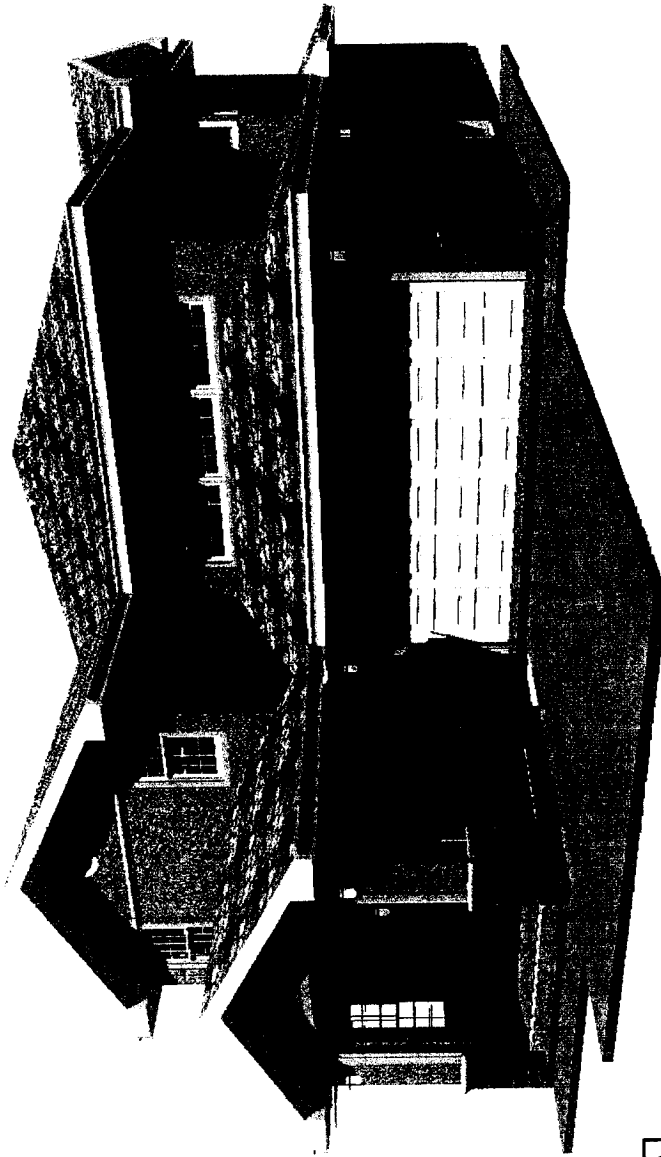


The MidWesterner 35x54'



The MidWesterner 35x54'
2nd Floor Plan.

LIVING AREA
1236 sq ft

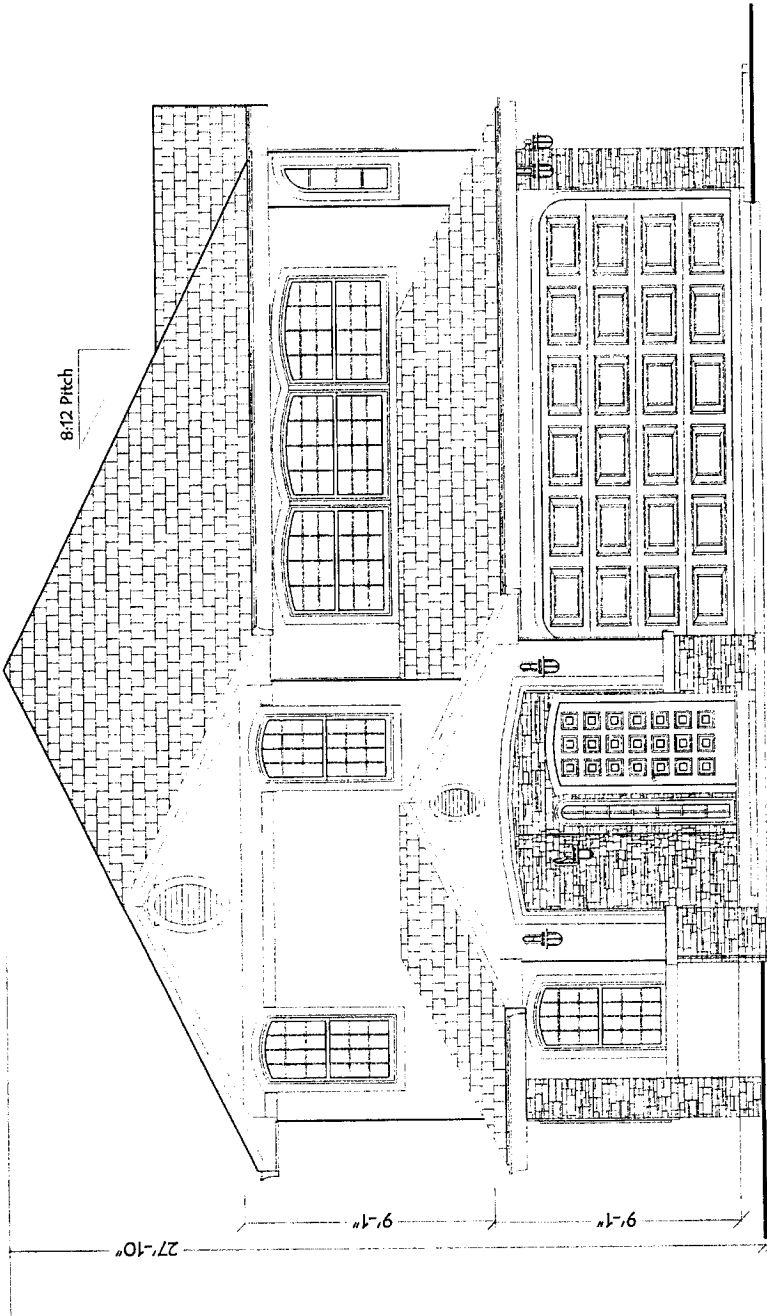


Optn.-A

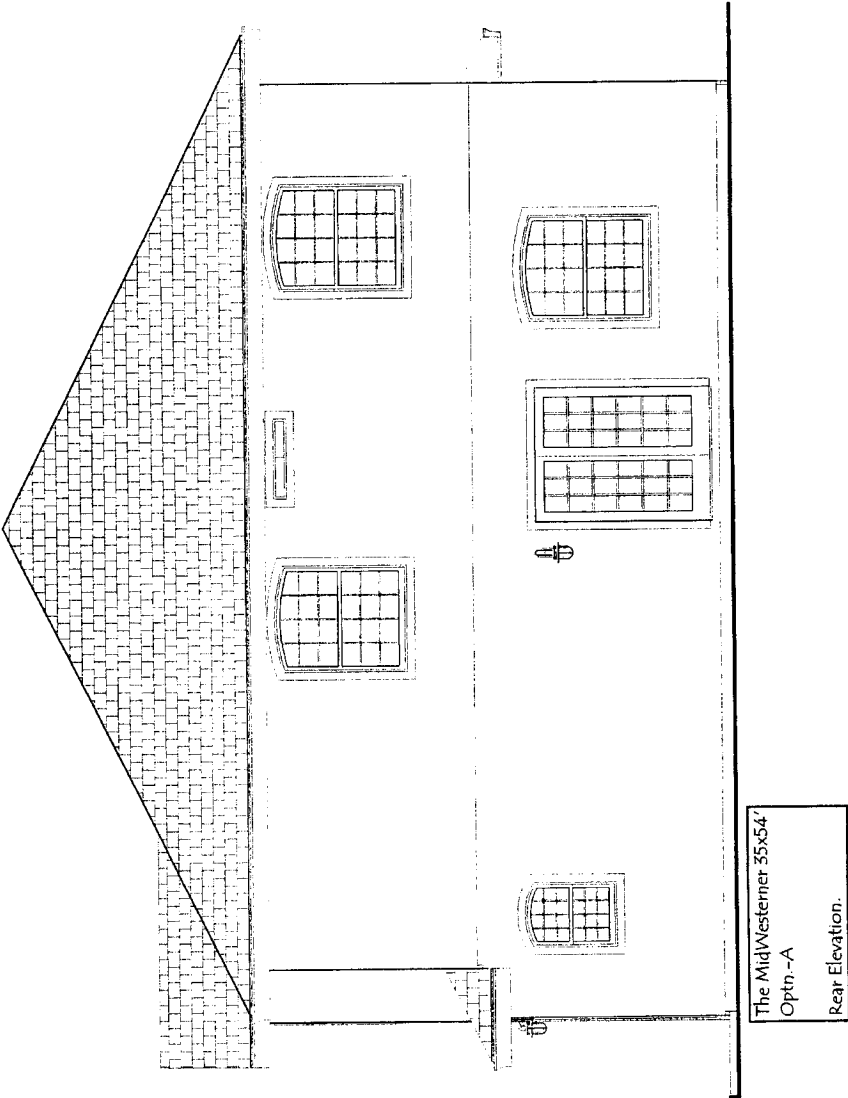
**The MidWesterner 2342 SQ Ft.
4-Bedroom/5th Optn. 2.5 Bath.**

{similar to the "Prairie Ranch" } Window & Rock Wall treatments.

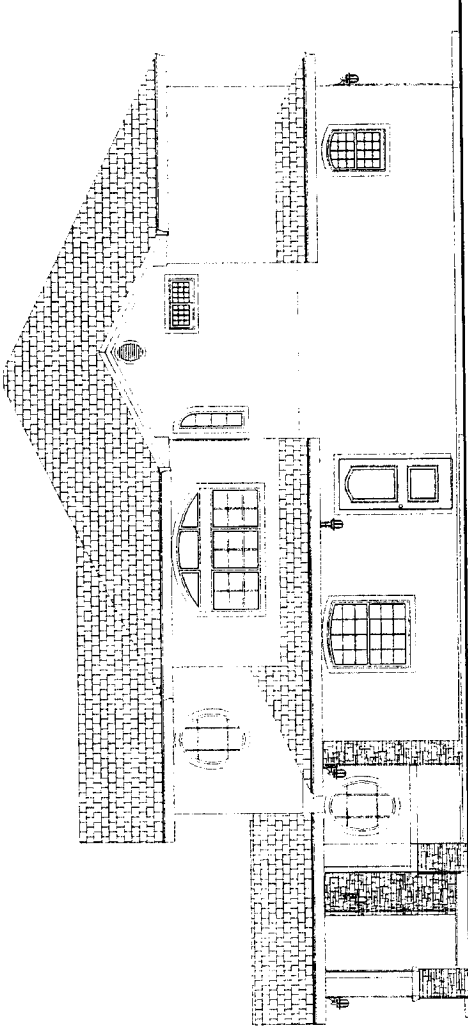
- 1. Radius Windows.
- 3. Hip Roof/Flat Tile/Comp.
- 5. 3-Coat Plaster.
- 7. Dual Pane Windows.High E
- 9. Raised Panel Doors.
- 11. Architectural Lighting.
- 13. Gable Circ. Venting.
- 2. Brick Finishes./ Ledger Stone Quality.
- 4. 6:12 Pitch Hip & Gable Roof Lines.
- 6. Recessed Front Windows.
- 8. Column Porch.
- 10. Boxed-in Eaves.
- 12. Curved Fascia Gutters.
- 14. Quality Architectural Trim Pkg.



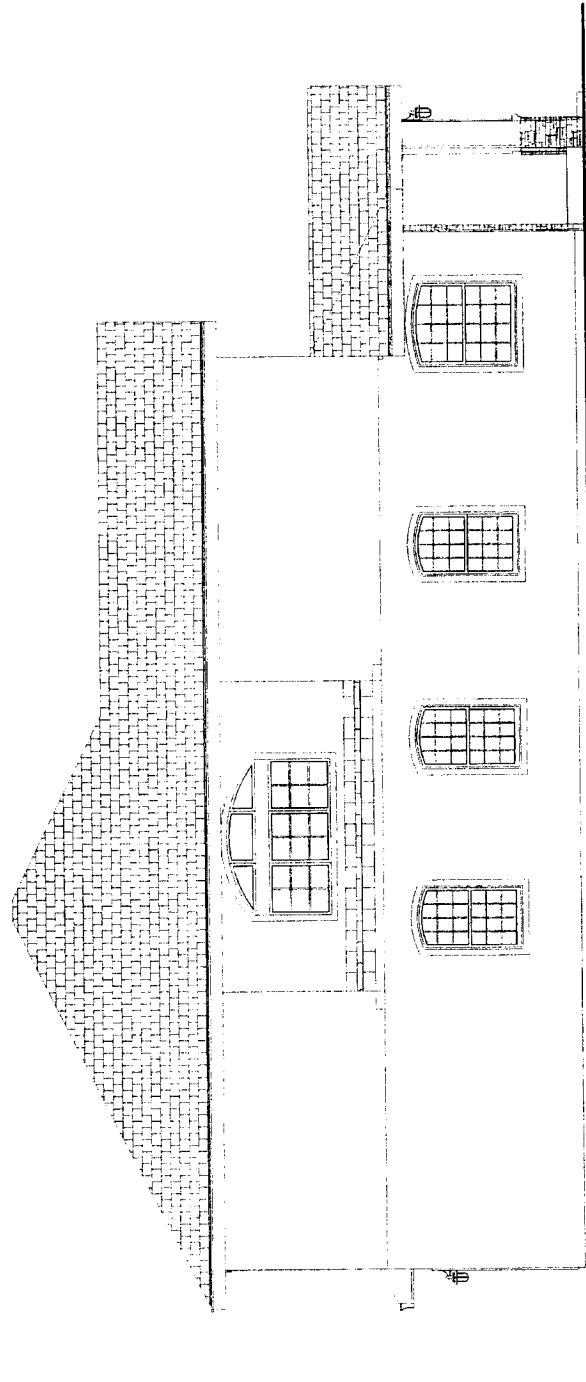
The MidWesterner 35x54'
Optn.-A
Front Elevation.



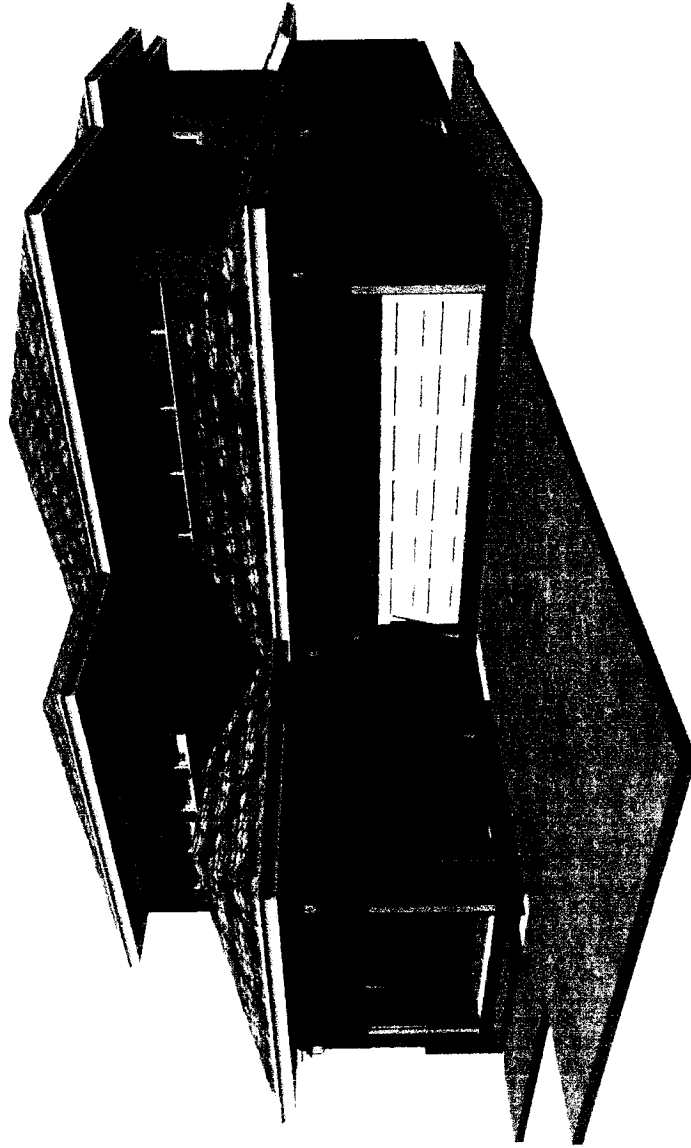
The MidWesterner 35x54
Optn.-A
Rear Elevation.



The MidWesterner 35x54
Optn.-A
Right Elevation.



The MidWesterner 35x54'
Optn.-A
Left Elevation.

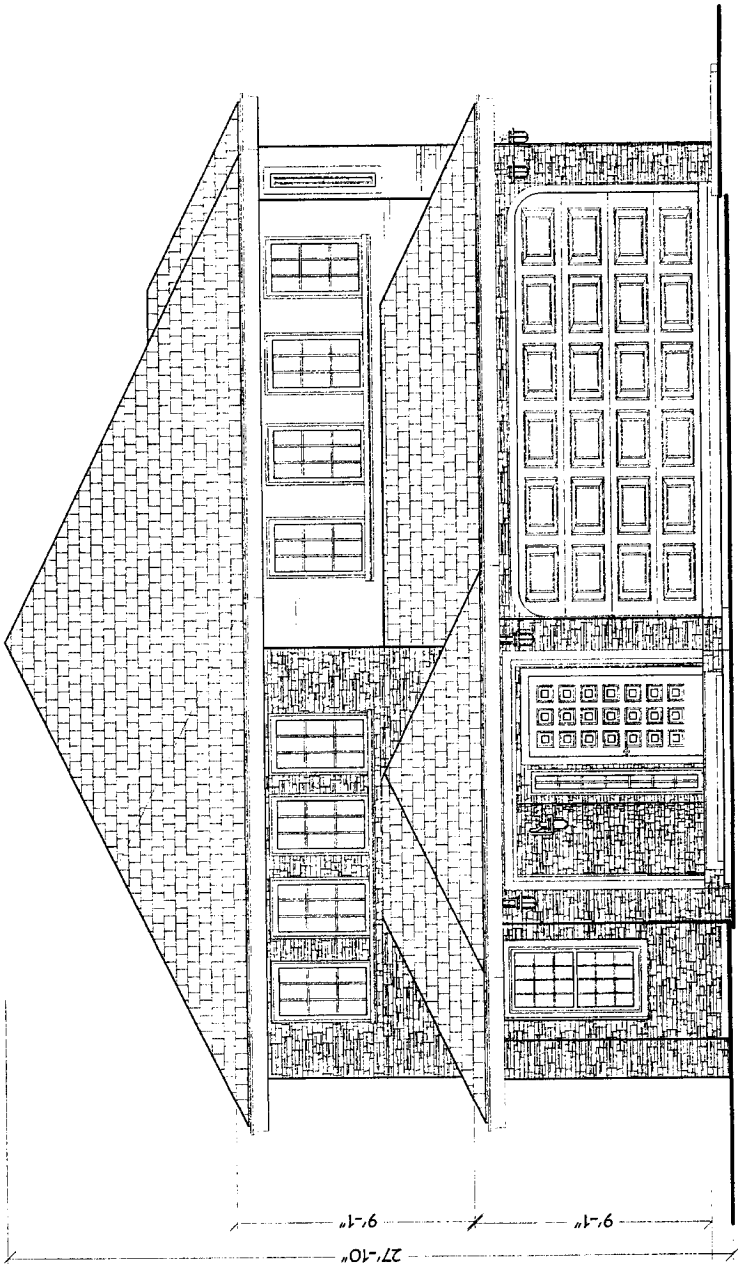


Optn.-B

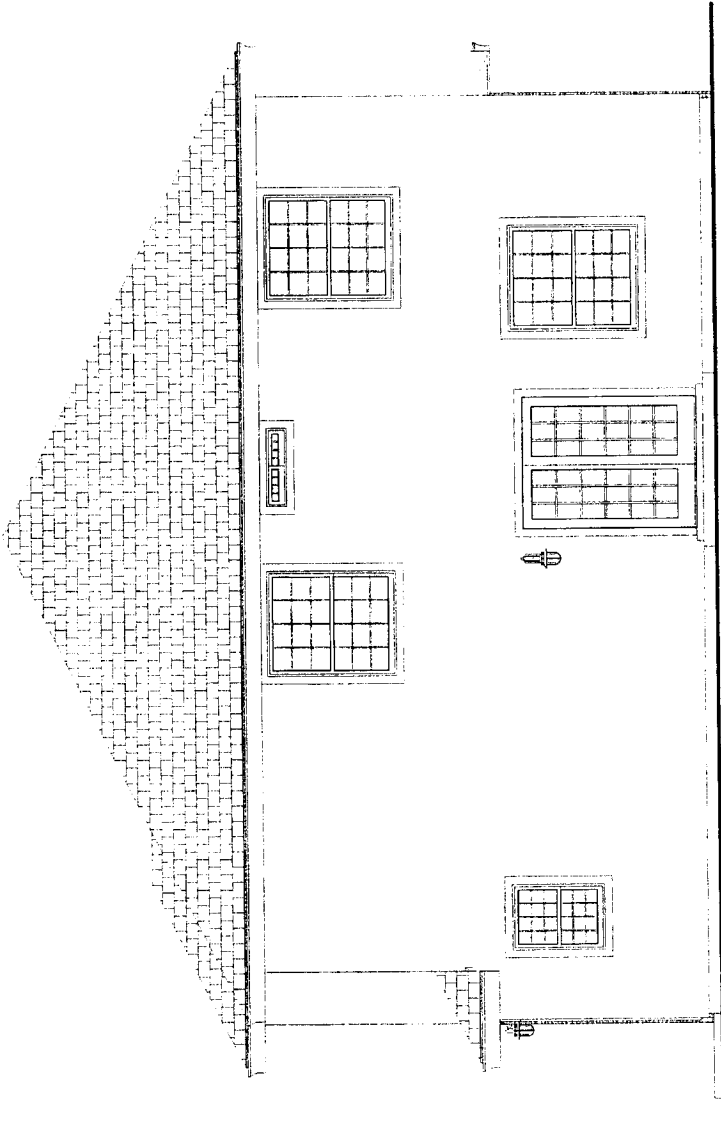
**The MidWesterner 2842 SQ Ft.
4-Bedroom/5th Optn. 2.5 Bath.**

{Similar to the "Prairie Ranch" } Window & Rock Wall treatments.
9'-0" 1st Floor Ceilings- 8'-0" 2nd Floor.....

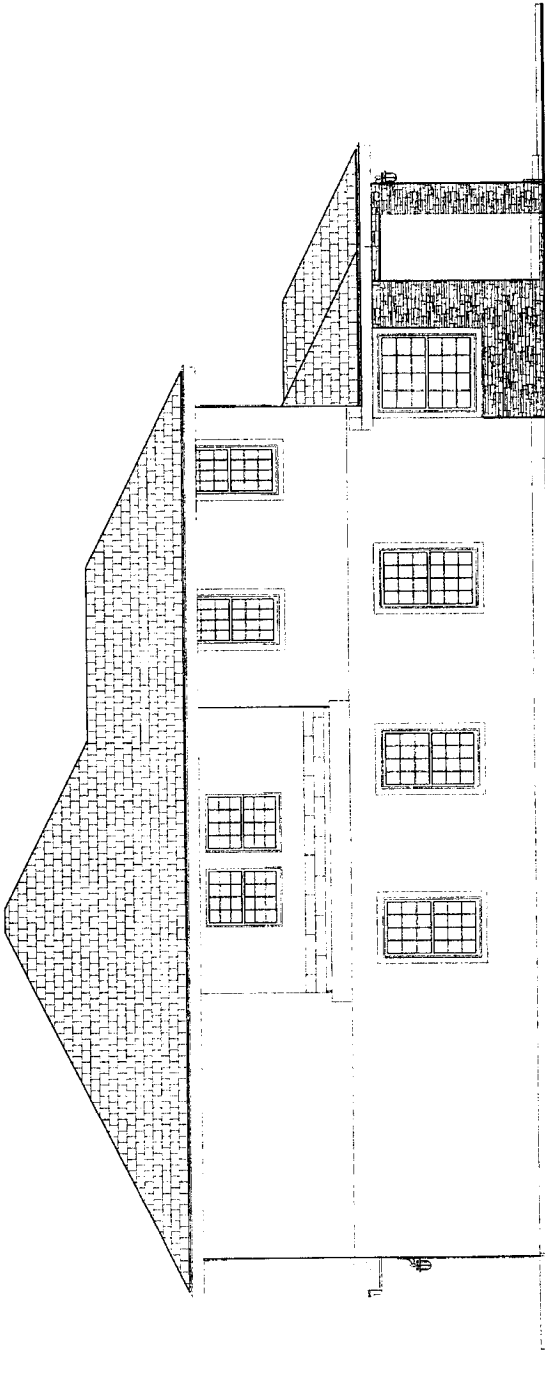
- 1. Sq Architectural Windows.
- 2. Brick Finishes./ Ledger Stone Quality.
- 3. Hip Roof/Flat Tile/Comp.
- 4. 8:12 Pitch Hip Roof Lines.
- 5. 3-Coat Plaster.
- 6. Deep-Well/Recessed Front Windows.
- 7. Dual Pane Windows.High E
- 8. Full Column Porch.
- 9. Raised Panel Doors.
- 10. Boxed-in Eaves.
- 11. Architectural Lighting.
- 12. Curved Fascia Gutters.
- 13. Quality Eave Venting.
- 14. Quality Architectural Trim Pkg.
- 15. Optn on All Roof finishes may upgrade to Tile/Flat or Spanish.



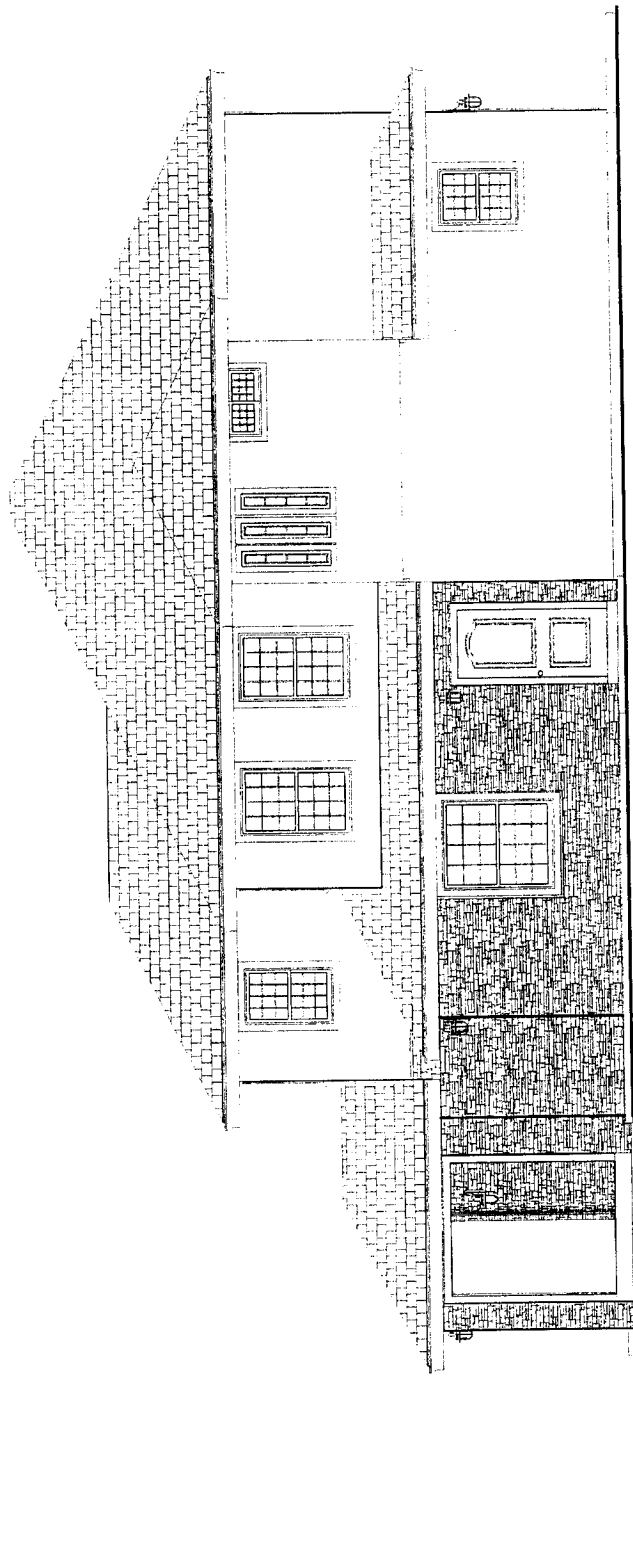
The MidWesterner 35x54
Optn.-B
Front Elevation.



The MidWesterner 35x54'
Optn.-B
Rear Elevation.



The MidWesterner 35x54
Optn.-B
Left Elevation.



The MidWesterner 35x54'
Optn.-B
Right Elevation.

Attachment 8 - The Westcoast - Floor Plan, Elevations

NOTICE TO PLAN REVIEW PERSONNEL

OWNER / DEVELOPER

ARCHITECT

APR 25, 2007

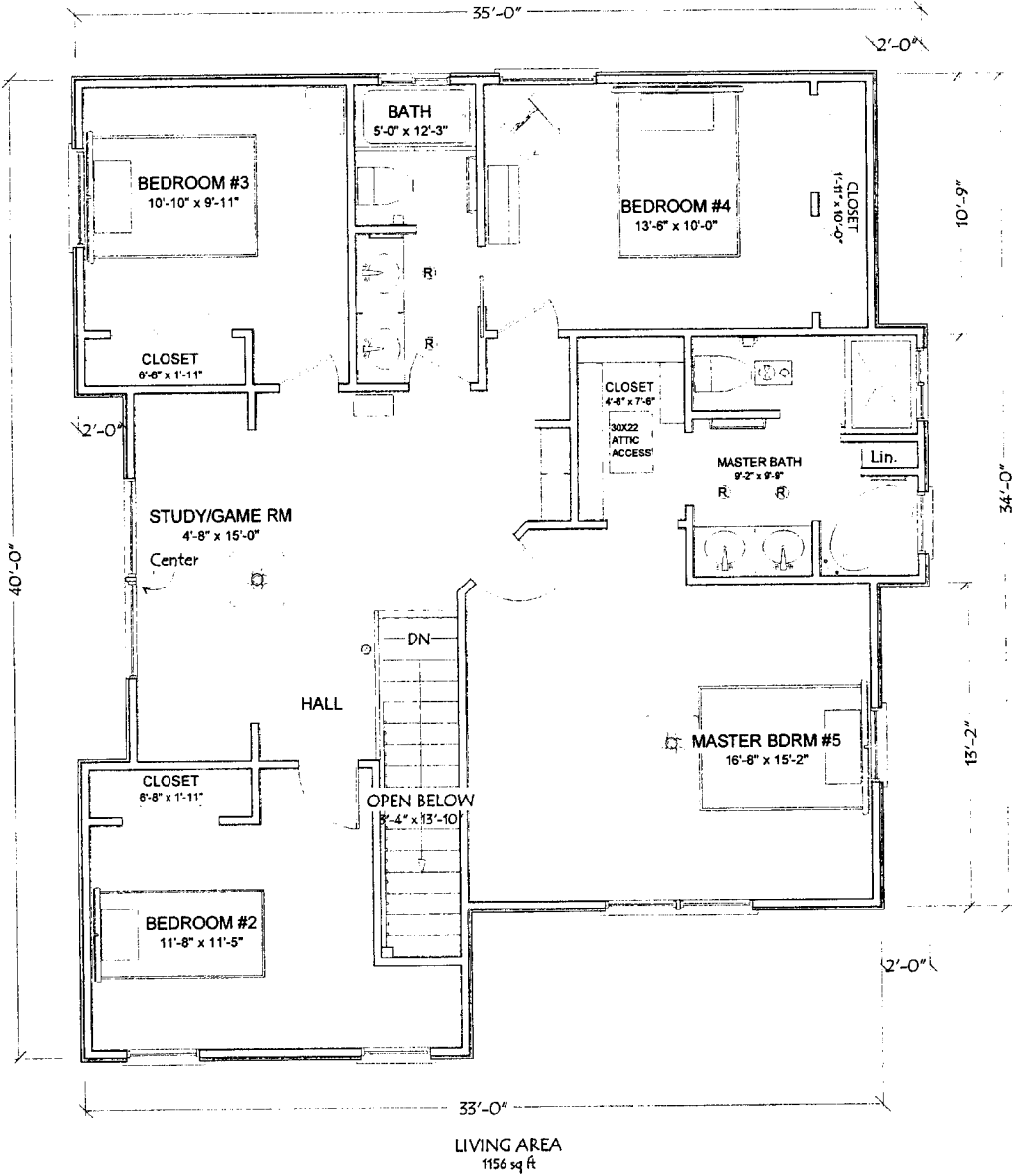
PLAN 4-2149
1ST FLOOR, 2ND FLOOR, 1156

Option-A Front Elev.

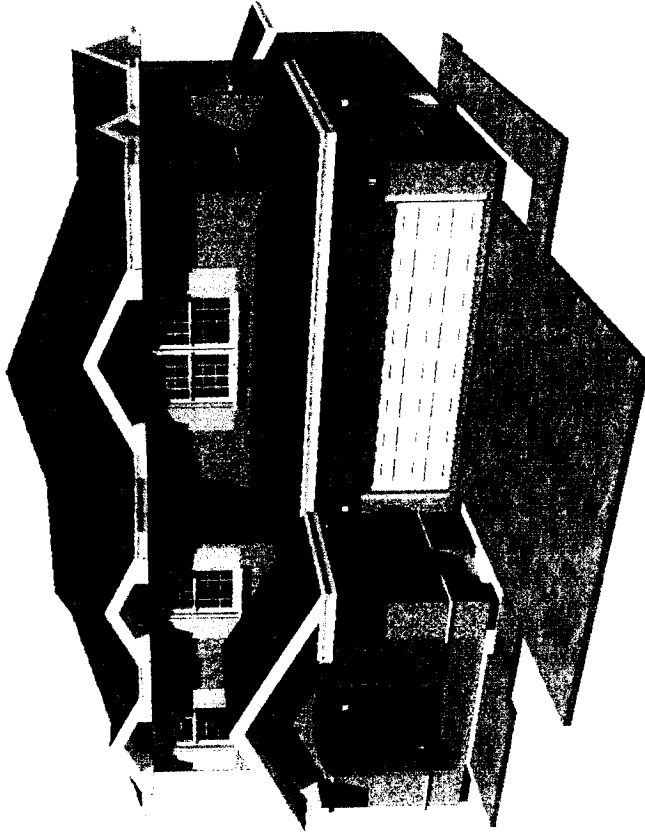
Front Elevations Options A-B 1156

The Westcoast
2149 SQ. FT.
Options A-B

Pg.-2



The WestCoast 35x46'
2nd Floor Plan.



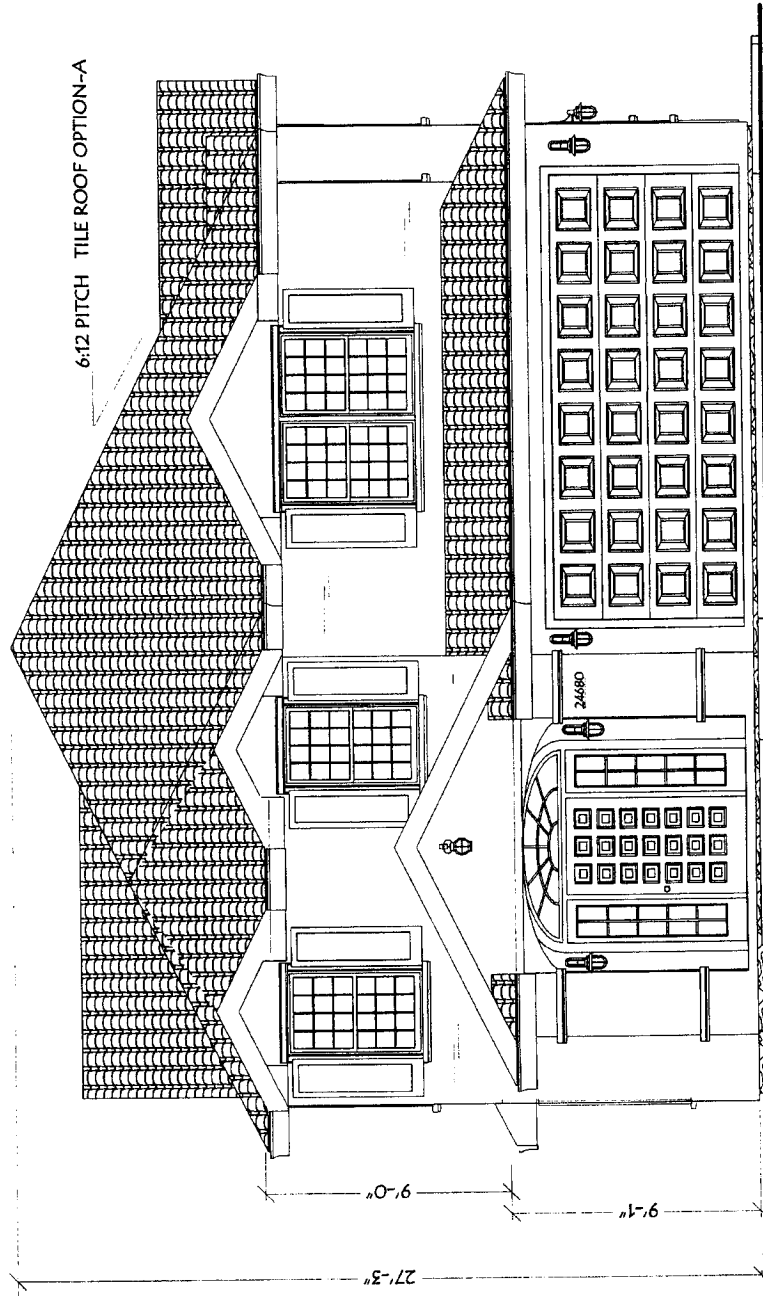
Optn.-A

**The WestCoast 2149 SQ FT.
4-Bedroom/3 1/2 Bath. 2.5 Bath.**

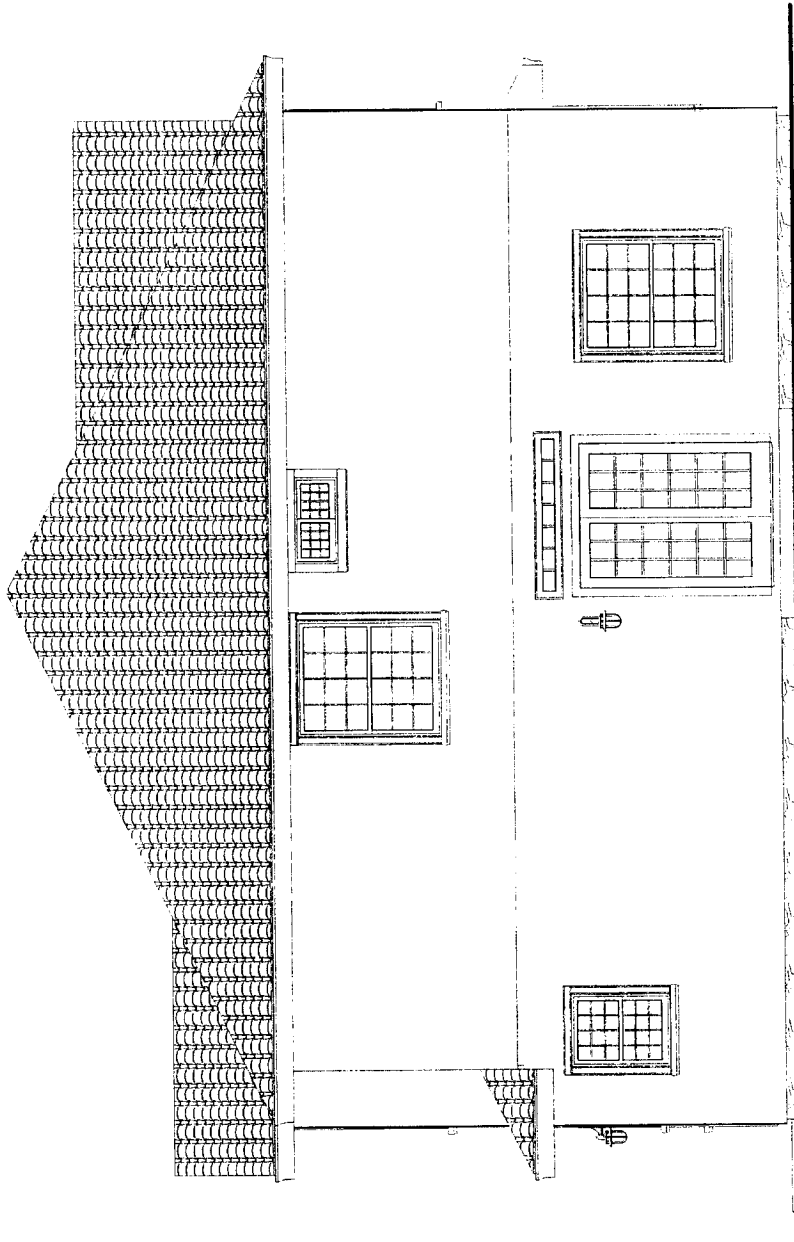
{Similar to the "American Traditional" } Porch/Hip/Shutters/Returns.

9'-0" 1st Floor Ceilings- 8'-0" 2nd Floor.....

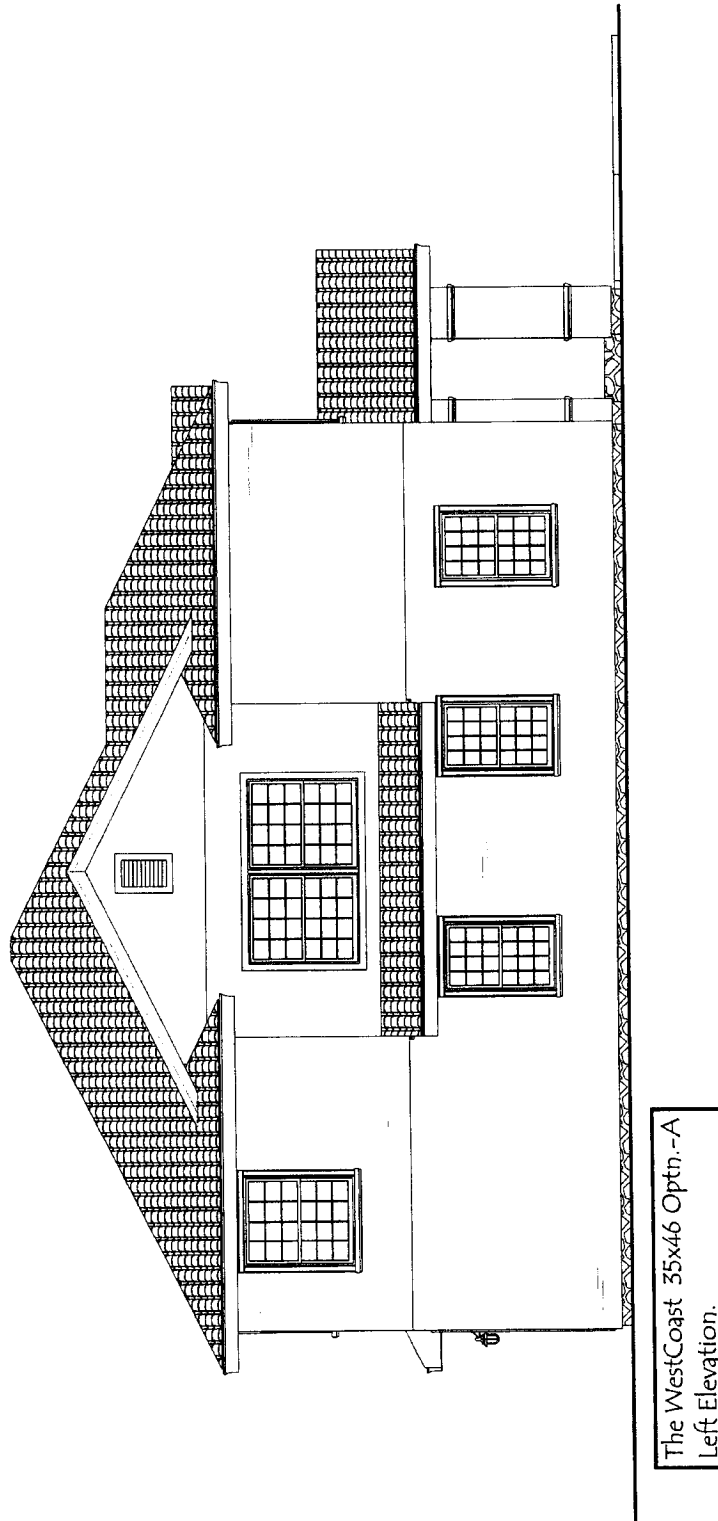
1. Sq Architectural Windows.
2. Brick Finishes./ Ledger Stone Quality.
3. Hip Roof/Flat Tile/Comp.
4. 6:12 Pitch Hip & Return-Roof Lines.
5. 3-Coat Plaster.
6. Deep Grid Dbl-Hung Front Windows.
7. Dual Pane Windows.High E
8. Full Column Porch & Architectural Trims.
9. Raised Panel Doors.
10. Boxed-in Eaves.
11. Architectural Lighting.
12. Curved Fascia Gutters.
13. Quality Eave Venting.
14. Quality Architectural Trim Pkg.
15. Optn on All Roof finishes may upgrade to Tile/Flat or Spanish.
16. Optn on All Corner Finishes Inset/Out.

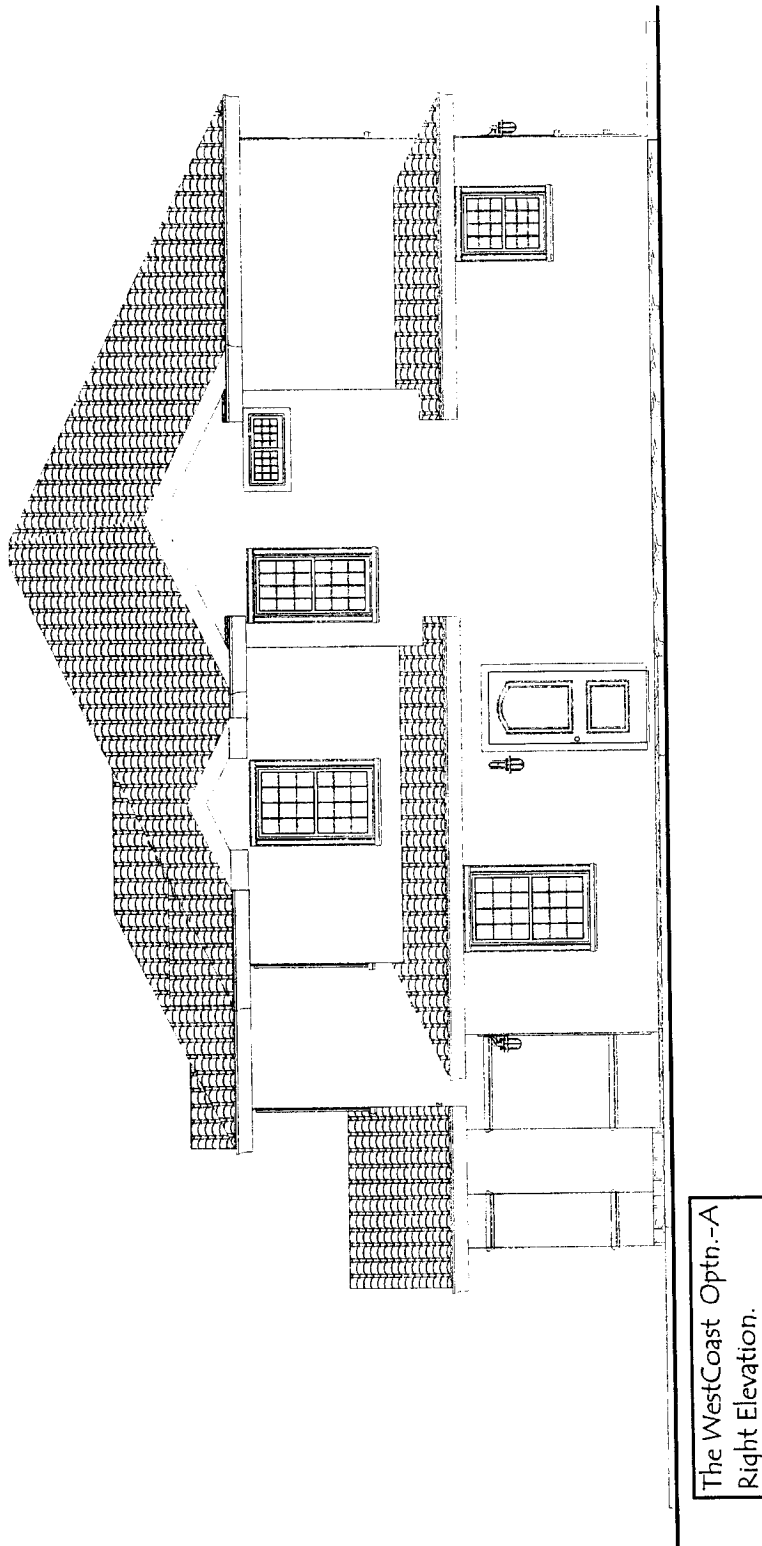


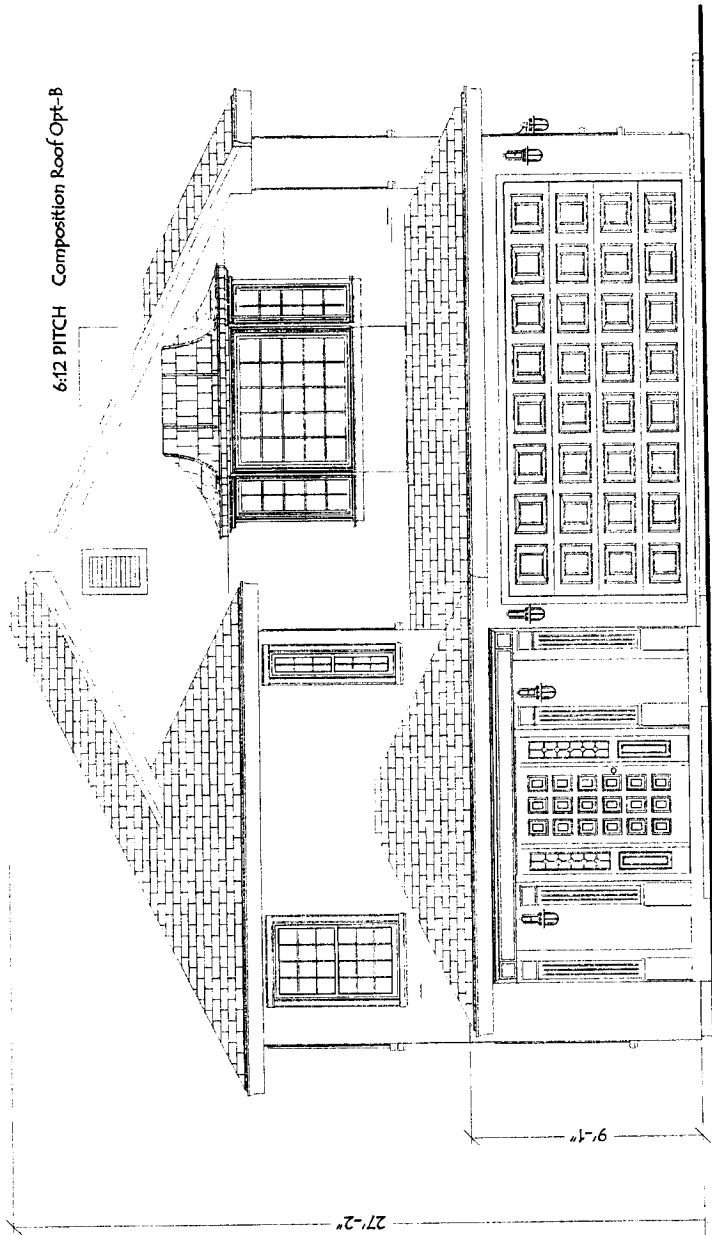
The WestCoast Optn.-A
FRont Elevation.



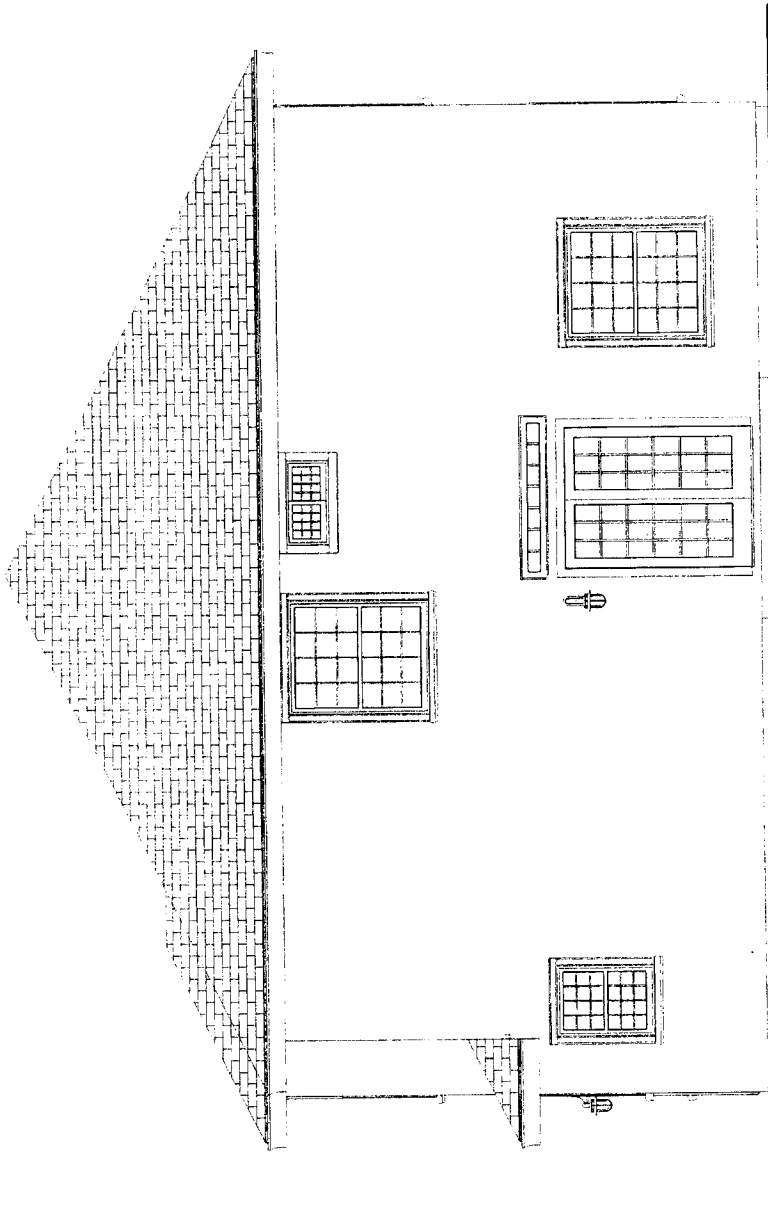
The WestCoast Optn.--A
Rear Elevation.



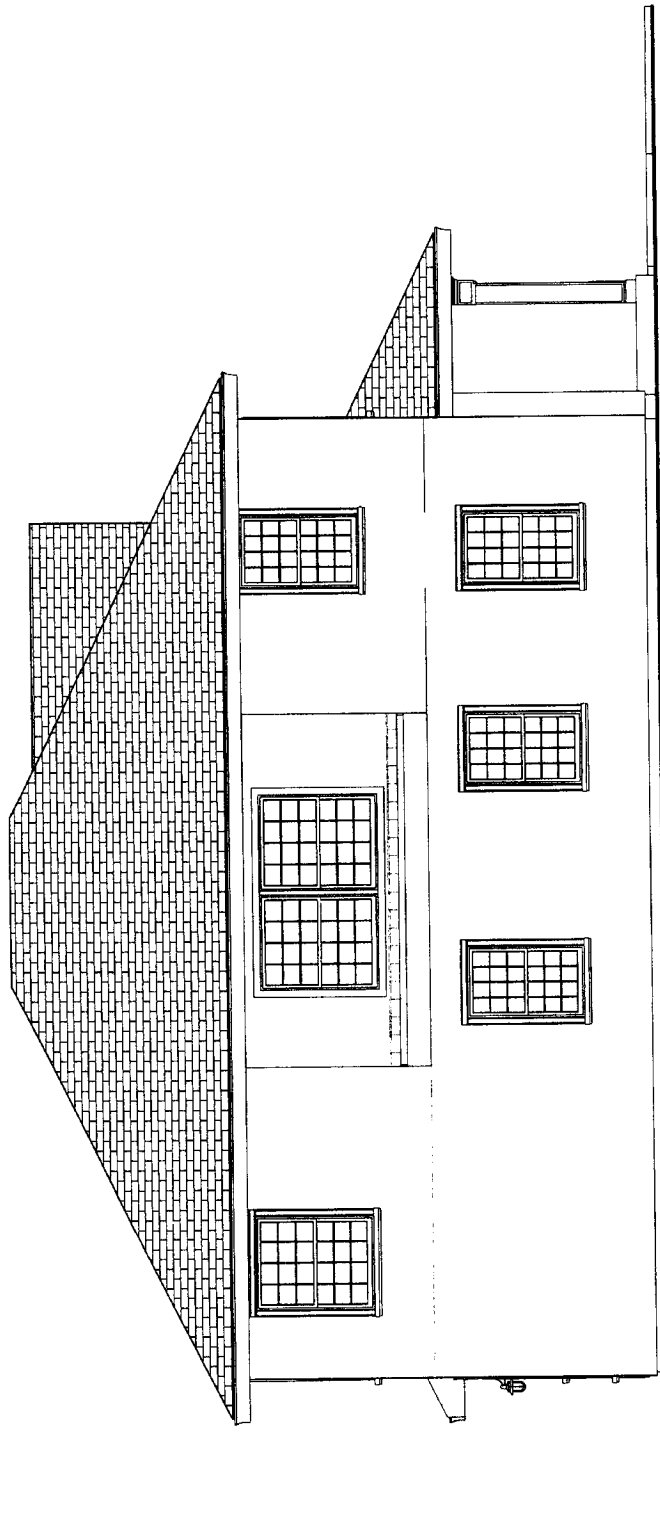




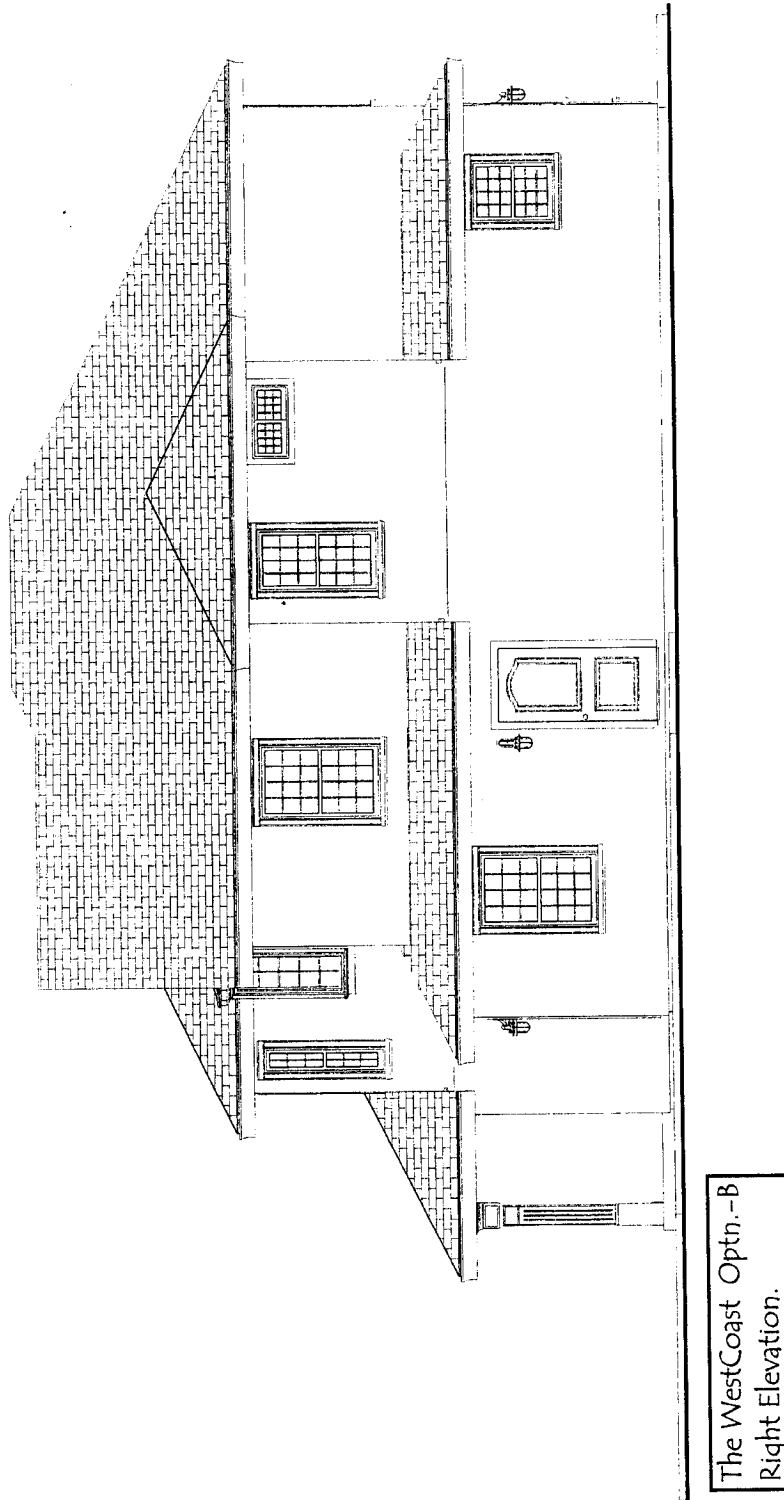
The WestCoast Optn.-B
Front Elevation.

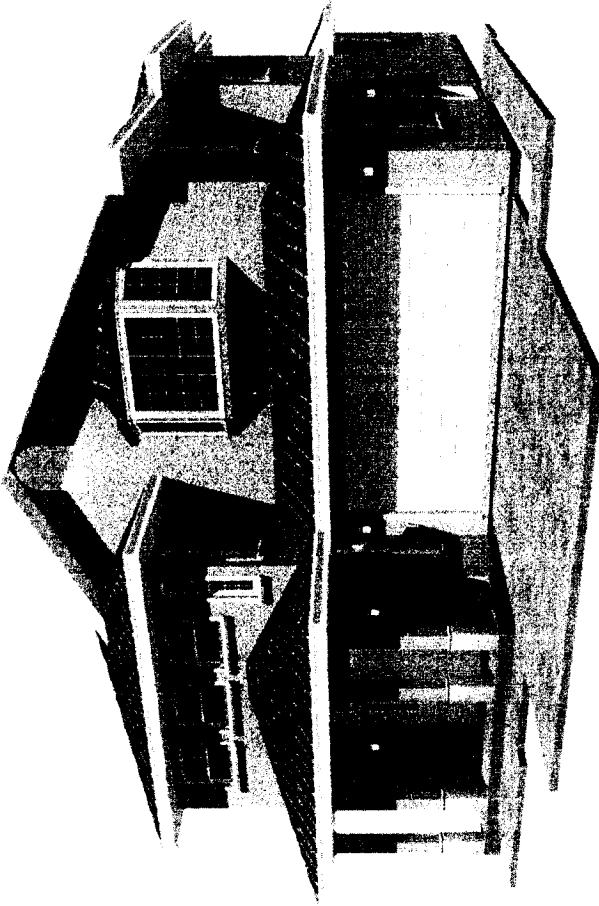


The WestCoast Optn.-B
Rear Elevation.



The WestCoast Opn.-B
Left Elevation.

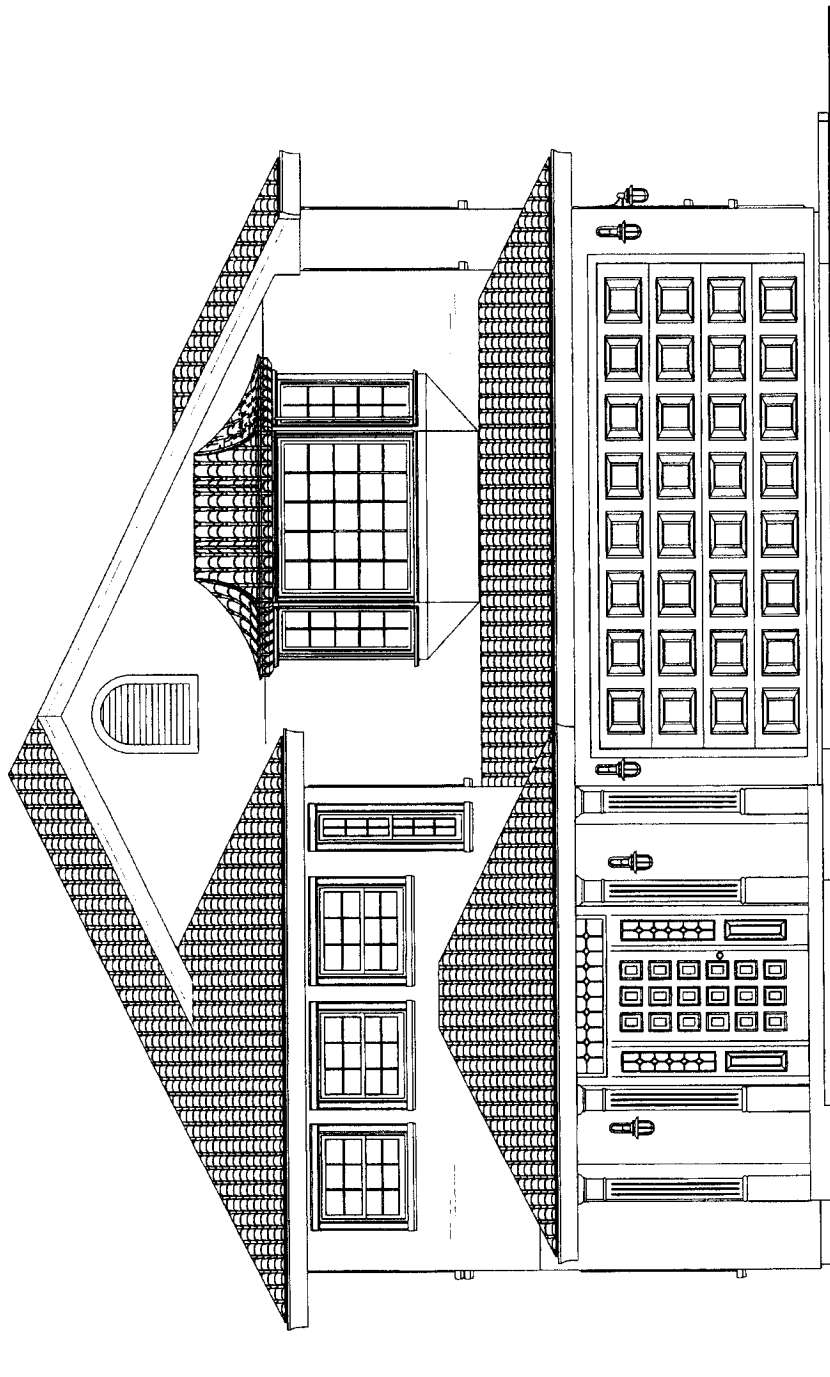




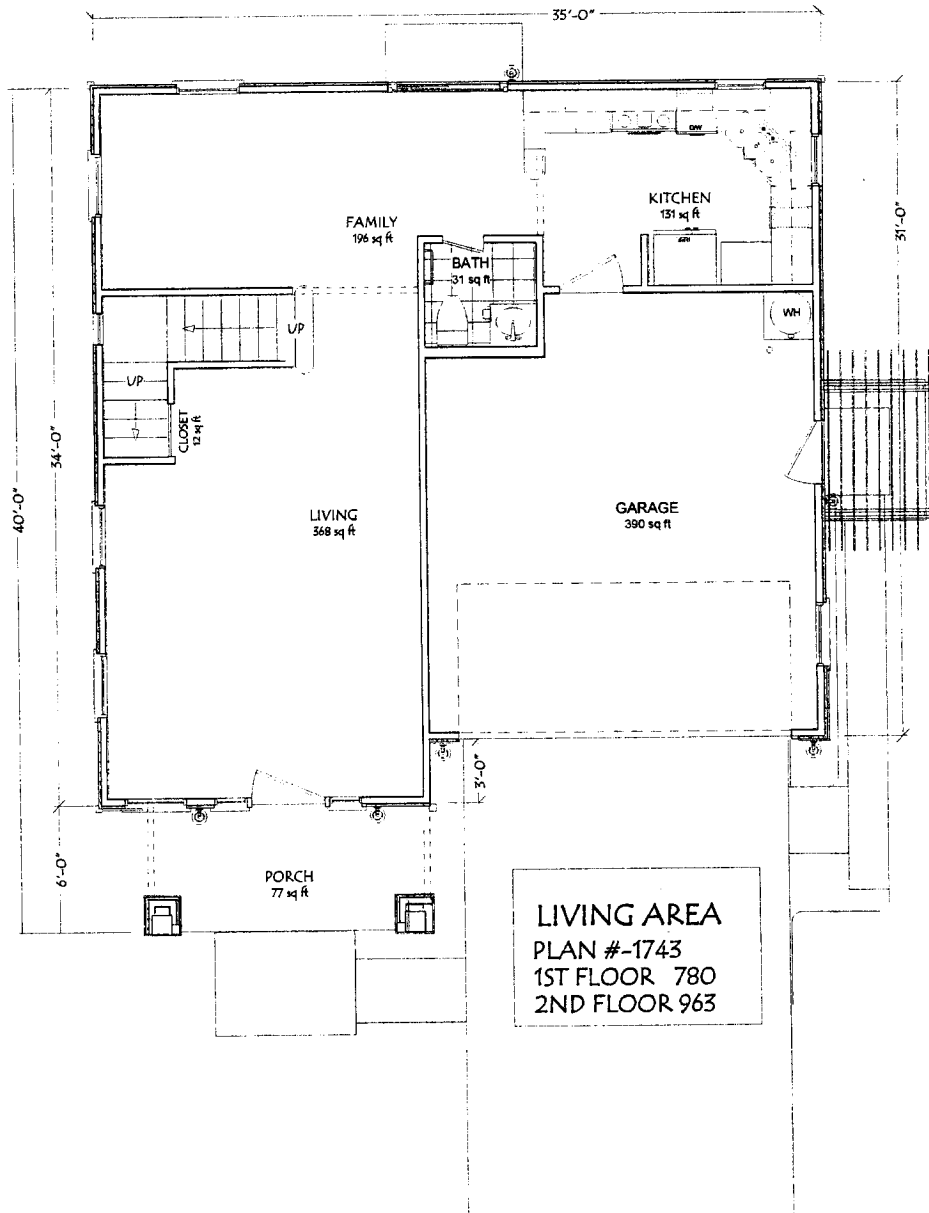
Optn. B-B 3-Win.

The WestCoast 2149 SQ Ft. {Similar to the American Traditional"} Porch-Hip-Pop Outs.
4-Bedroom/Game Rm Optn. 2.5 Bath. 9'-0" 1st Floor Ceilings- 8'-0" 2nd Floor.....

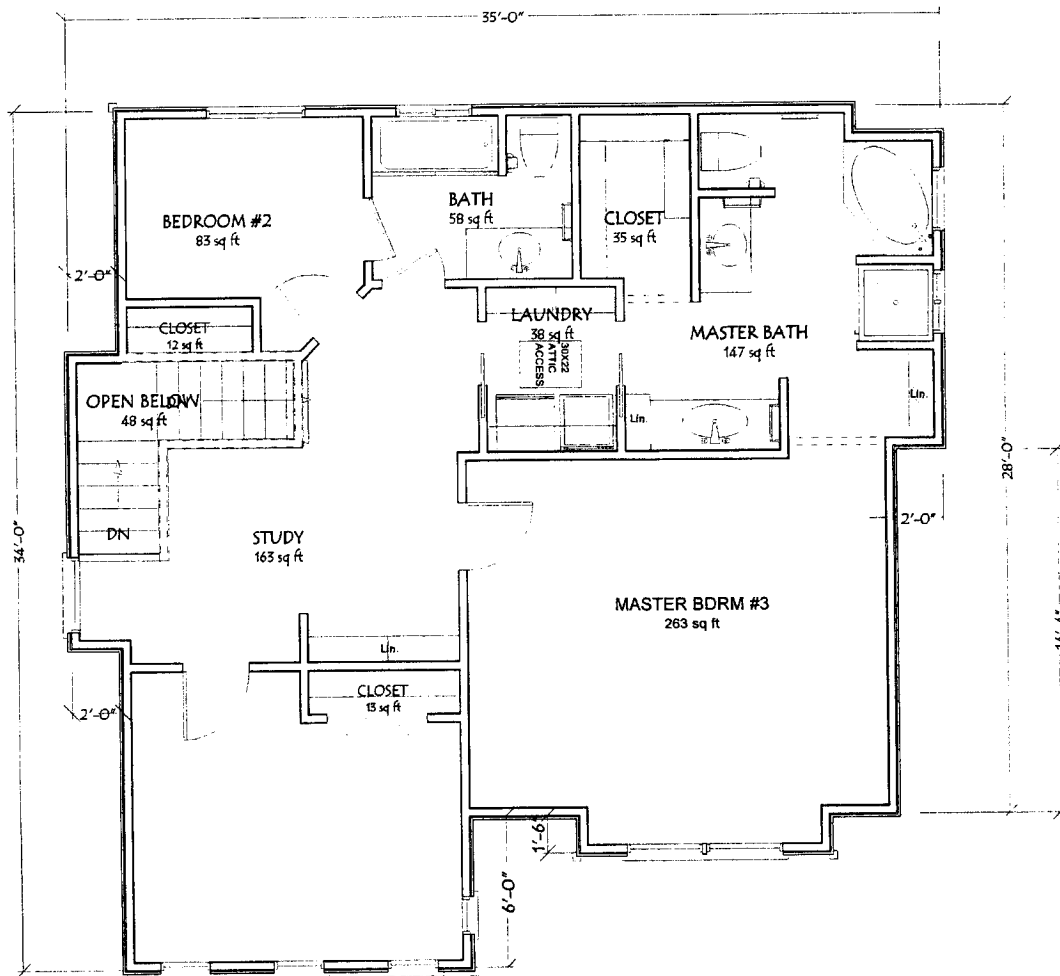
1. Sq Architectural Windows.
2. Quality Wood Finishes.
3. Hip Roof/Flat Tile or Spanish.
4. 6:12 Pitch Hip Roof Lines.
5. 3-Coat Plaster.
6. Quality DBL-Hung Windows.
7. Dual Pane Windows.High E
8. Full Craftsman Porch Columns.
9. Raised Panel Doors.
10. Boxed-in Eaves.
11. Architectural Lighting.
12. Curved Fascia Gutters.
13. Quality Eave Venting.
14. Quality Architectural Trim Pkg.
15. Optn on All Roof finishes may upgrade to Tile/Flat or Spanish.



The WestCoast Opth.-B-B, 3-Win.
Front Elev.

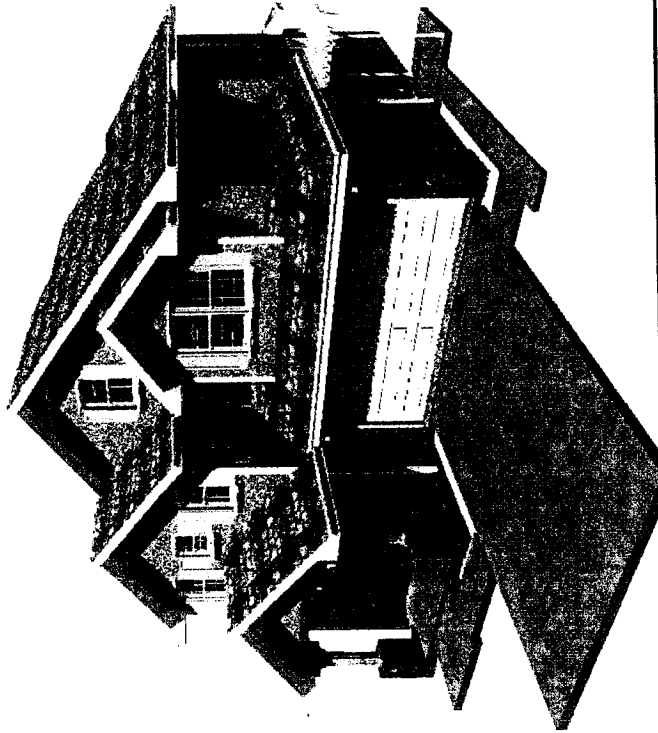


The New Orleans 35x40'
1st Floor Plan.



The New Orleans 35x40'
2nd Floor Plan.

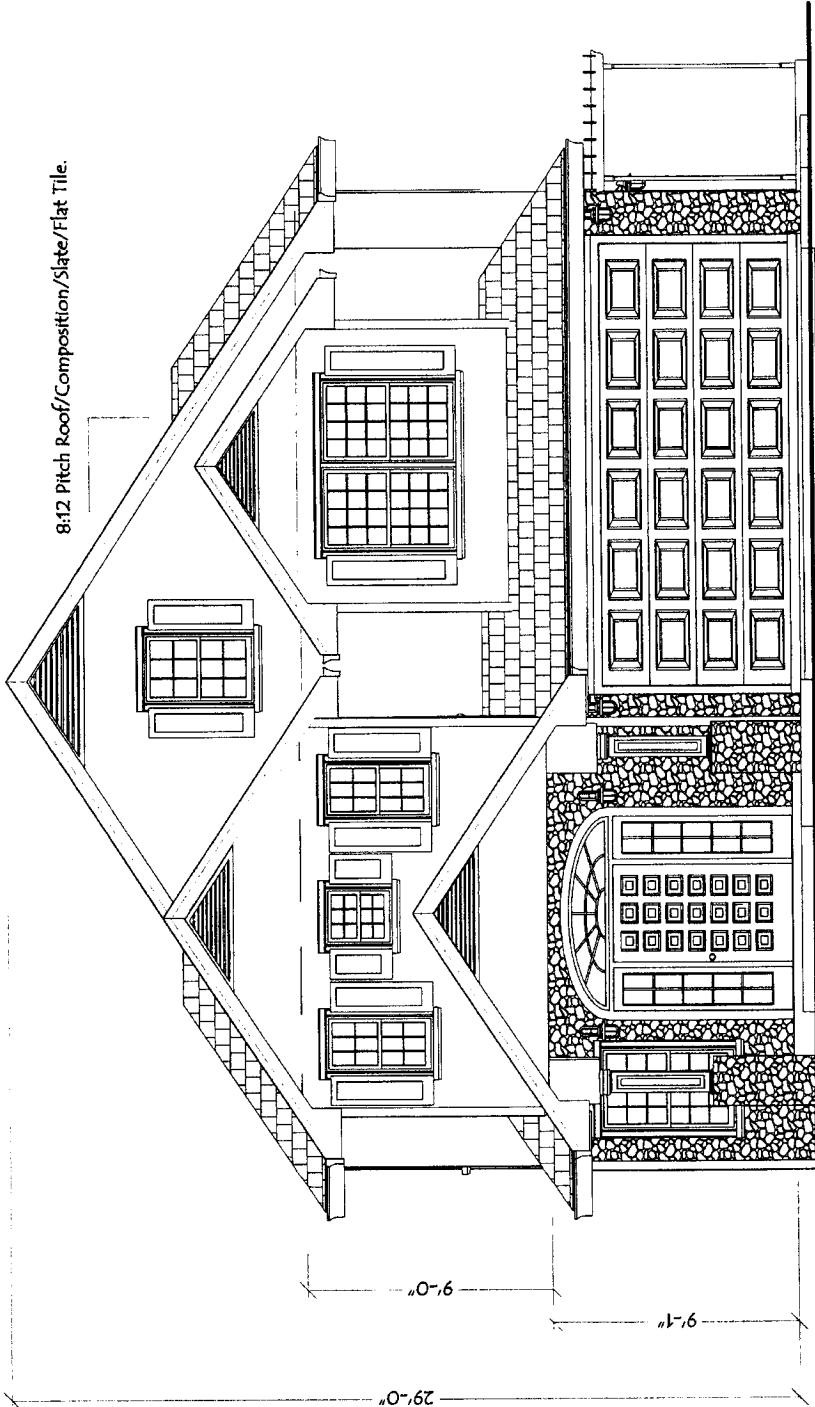
LIVING AREA
963 sq ft



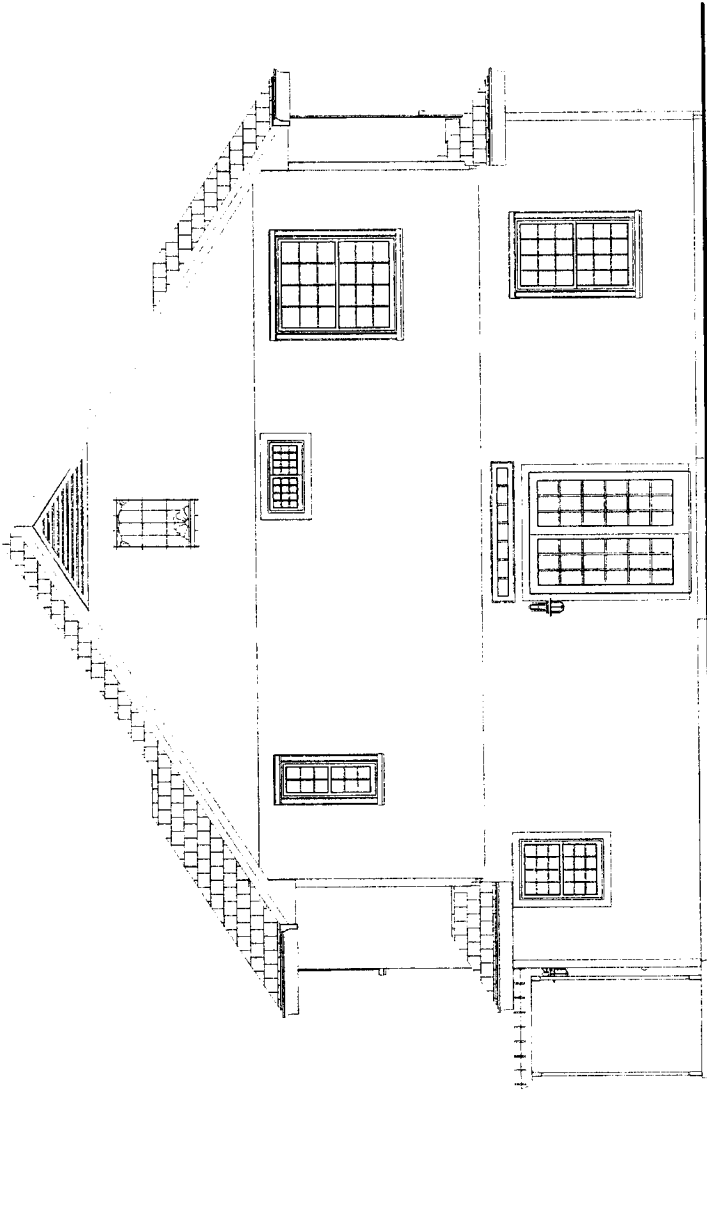
Optn.-A

The New Orleans 1743 SQ Ft. [Similar to the "National"] Carpenter Column-Shutters-Gables
3-Bedroom/Game Rm Optn. 2.5 Bath. 9'-0" 1st Floor Ceilings- 8'-0" 2nd Floor.....

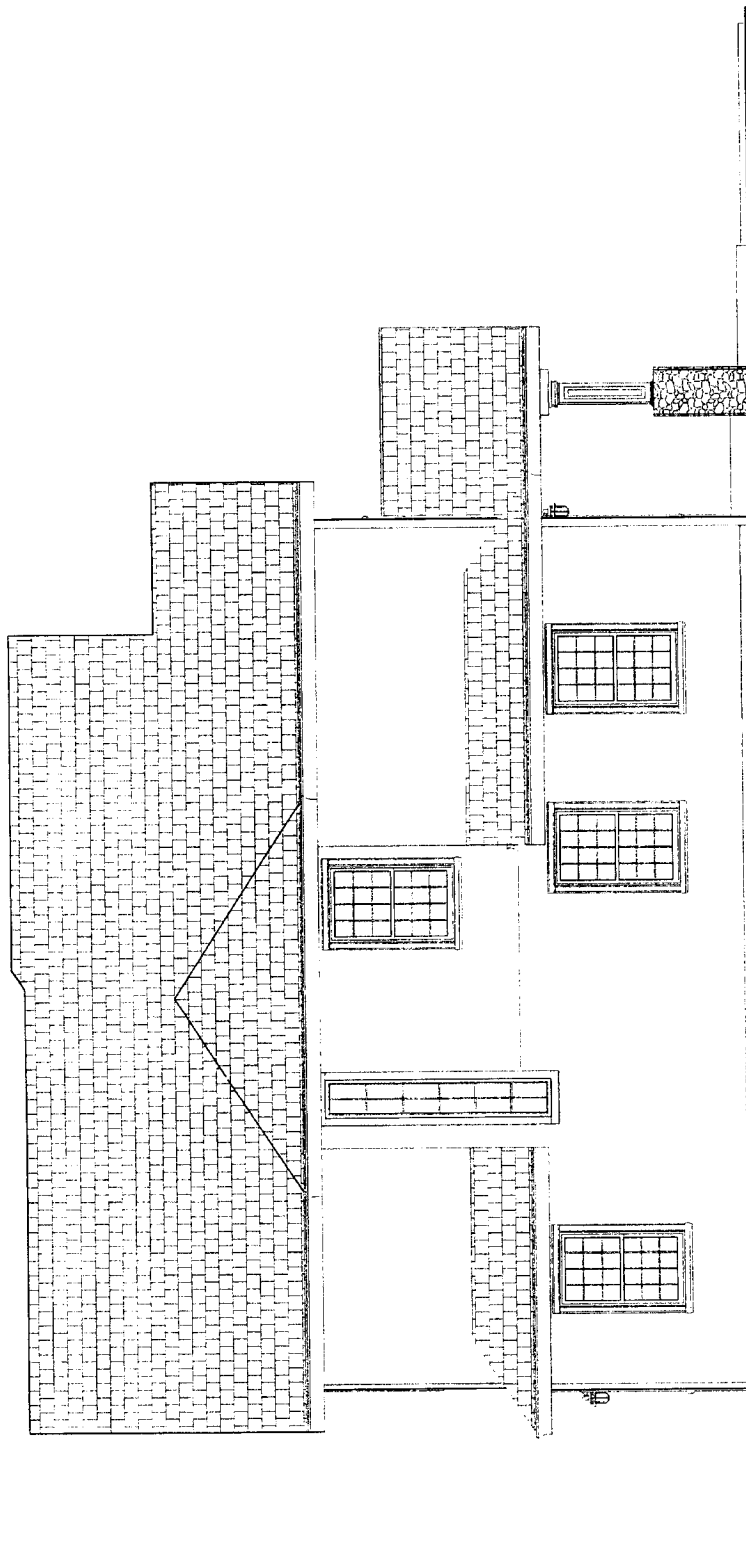
1. Sq Architectural Windows.
2. RiverRock Finishes./ Stone Quality.
3. Hip & Gable Roof/Tile or Spanish.
4. 8:12 Pitch Hip Roof Lines.
5. 3-Coat Plaster.
6. Quality DBL-Hung Windows.
7. Dual Pane Windows.High E
8. Full Craftsman Porch Columns/Rock.
9. Raised Panel Doors.
10. Boxed-in Eaves.
11. Architectural Lighting.
12. Curved Fascia Gutters.
13. Quality Eave Venting.
14. Quality Architectural Trim Pkg.
15. Optn on All Roof finishes may upgrade to Tile/Flat or Spanish.
16. Note Side Yard Lattice Optn.



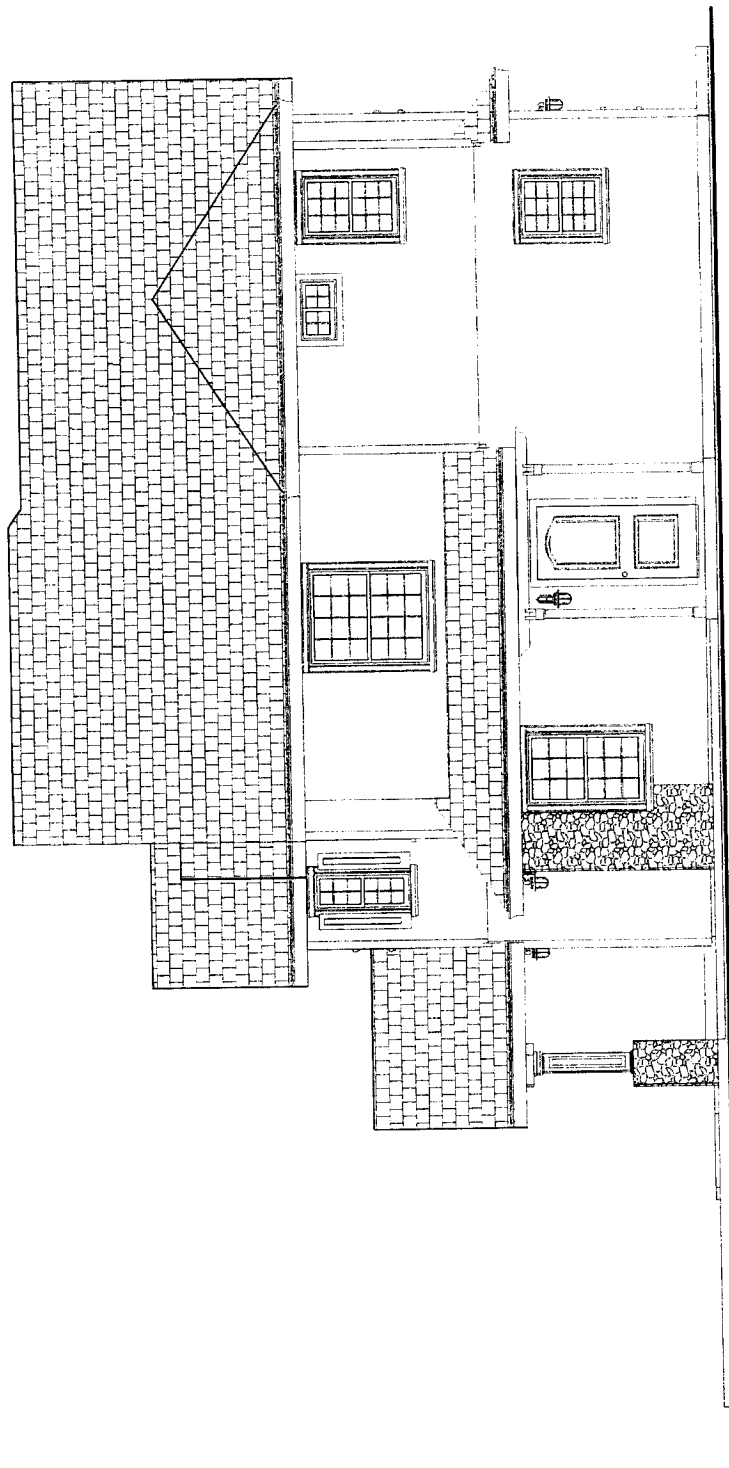
The New Orleans Optn.-A
Front Elevation.



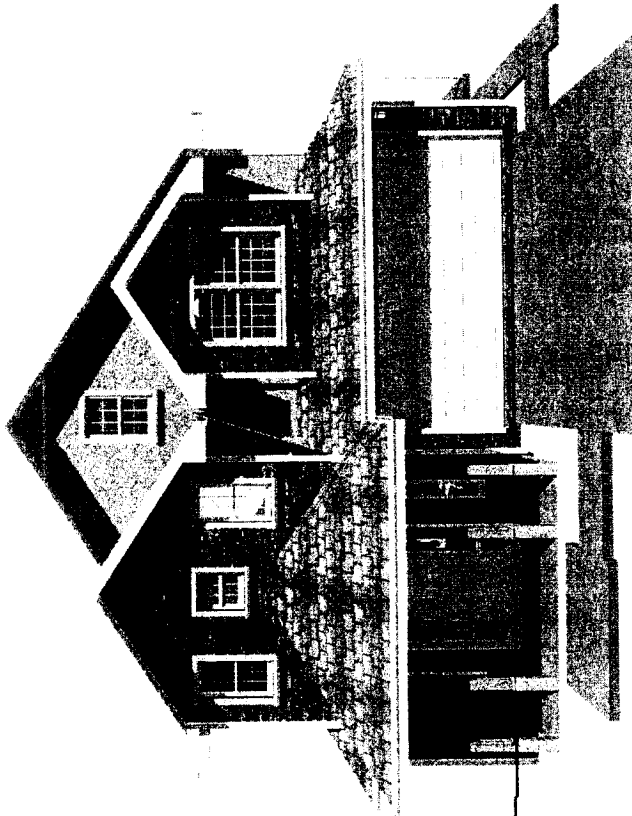
The New Orleans Optn.-A
Rear Elevation.



The New Orleans Optn.-A
Left Elevation.



The New Orleans Optn.-A
Right Elevation.

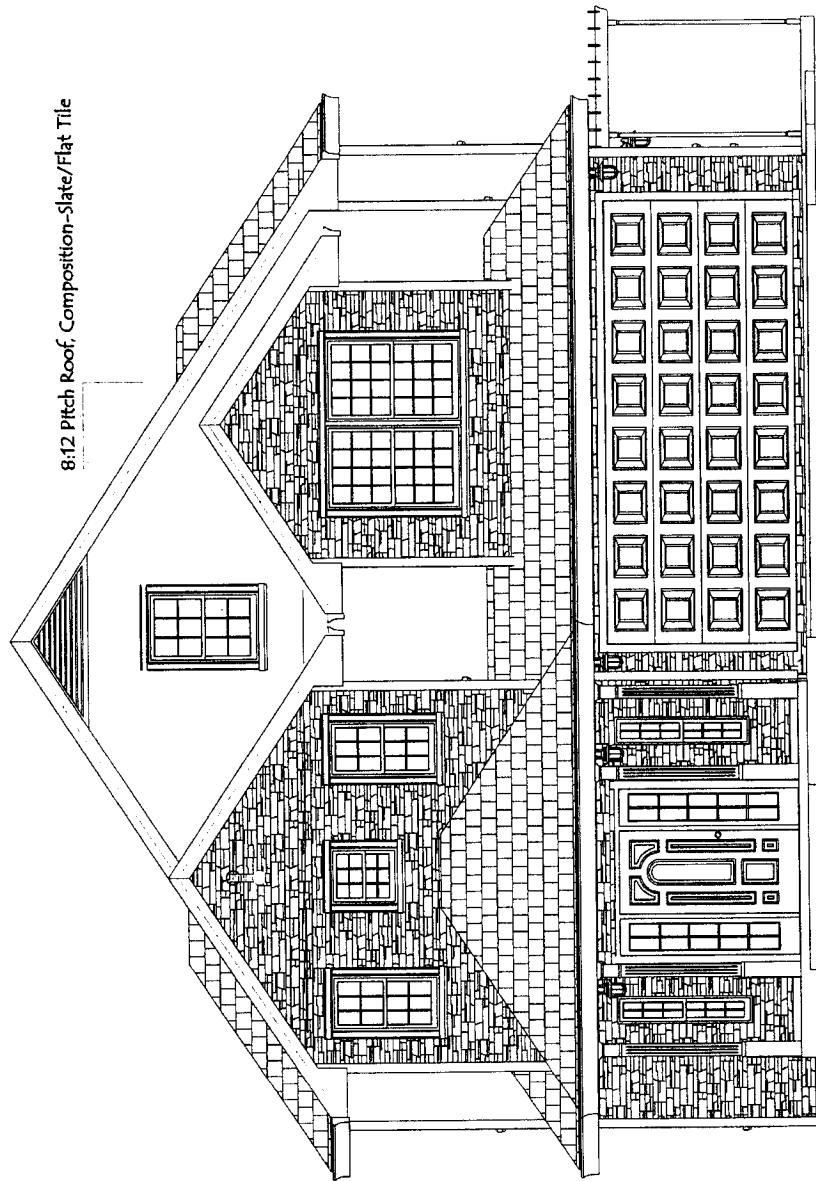


Optional Handrail/Picket

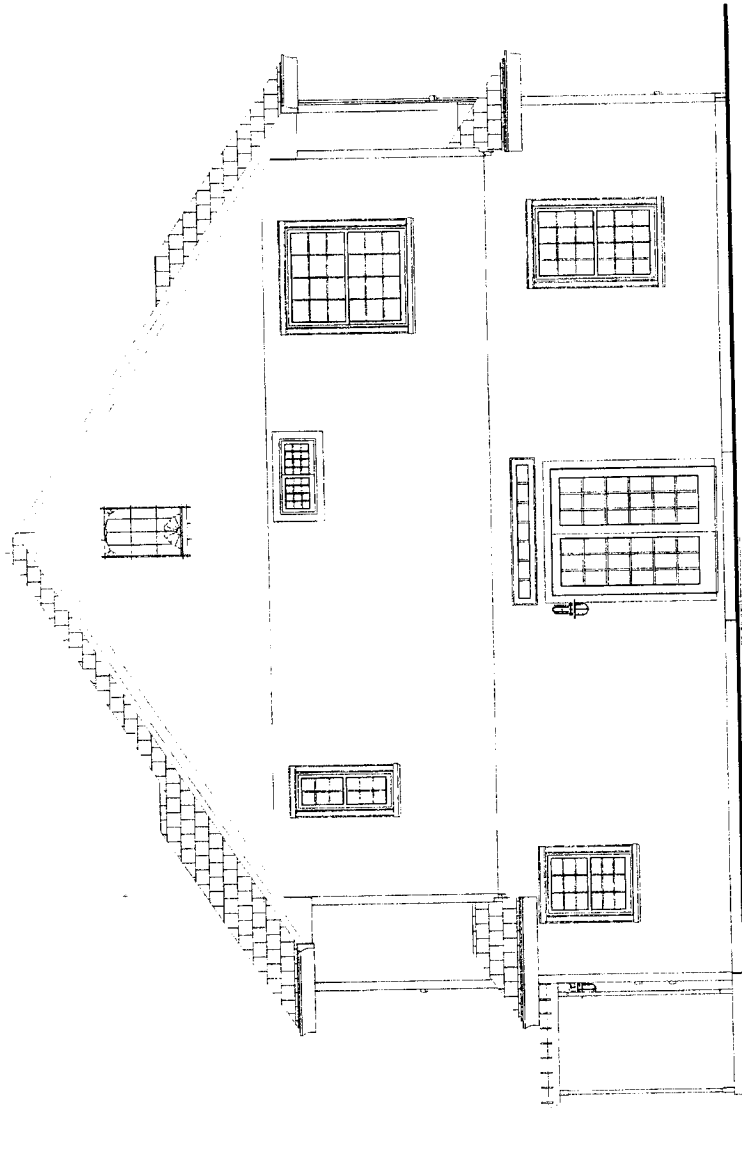
Optn.-B

The New Orleans 1743 SQ. Ft. {Similar to the "National" } Carpenter Column-Shutters-Gables
3-Bedroom/Game Rm Optn. 2.5 Bath. 9'-0" 1st Floor Ceilings- 8'-0" 2nd Floor.....

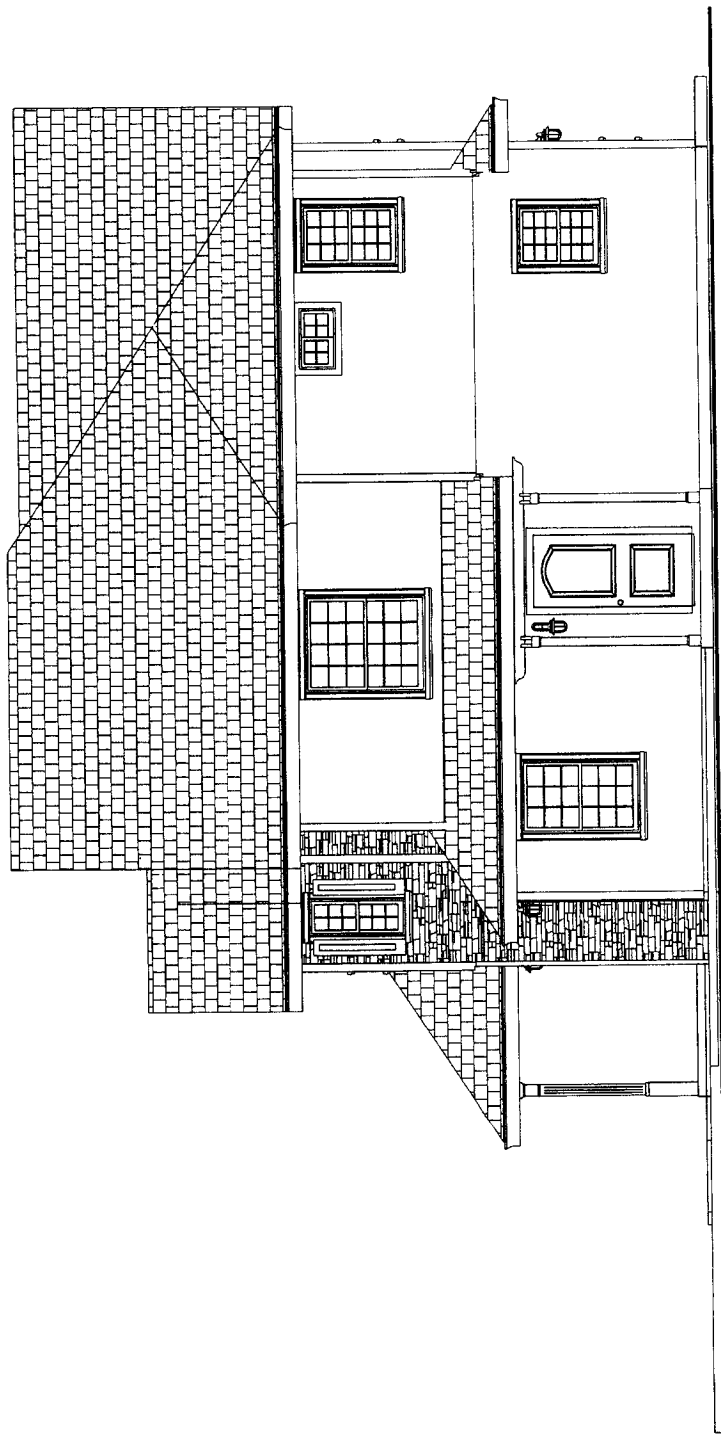
<ol style="list-style-type: none"> 1. Sq Architectural Windows. 3. Hip & Gable Roof/Tile or Spanish. 5. 3-Coat Plaster. 7. Dual Pane Windows.High E 9. Raised Panel Doors. 11. Architectural Lighting. 13. Quality Eave Venting. 15. Optn on All Roof finishes may upgrade to Tile/Flat or Spanish. 16. Note Side Yard Lattice Optn. 	<ol style="list-style-type: none"> 2. LedgerRock Finishes./ Stone Quality. 4. 8:12 Pitch Hip & Gable Roof Lines. 6. Quality DBI-Hung Windows. 6" Inset 8. Full Craftsman Porch Columns. 10. Boxed-in Eaves. 12. Curved Fascia Gutters. 14. Quality Architectural Trim Pkg.
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The New Orleans Optn.-B
Front Elevation.



The New Orleans Optn.-B
Rear Elevation.



The New Orleans Optn.-B
Right Elevation.


Attachment 10 - The Sacramento County - Floor Plan, Elevations

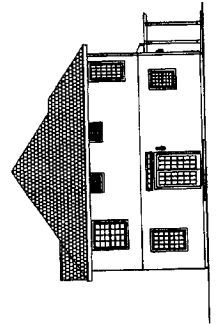
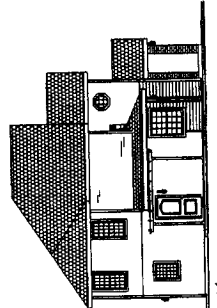
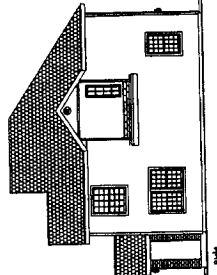
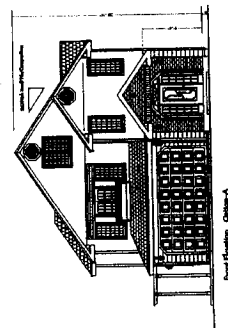
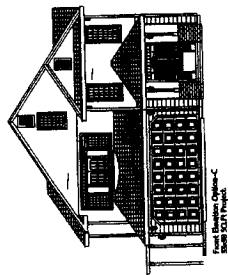
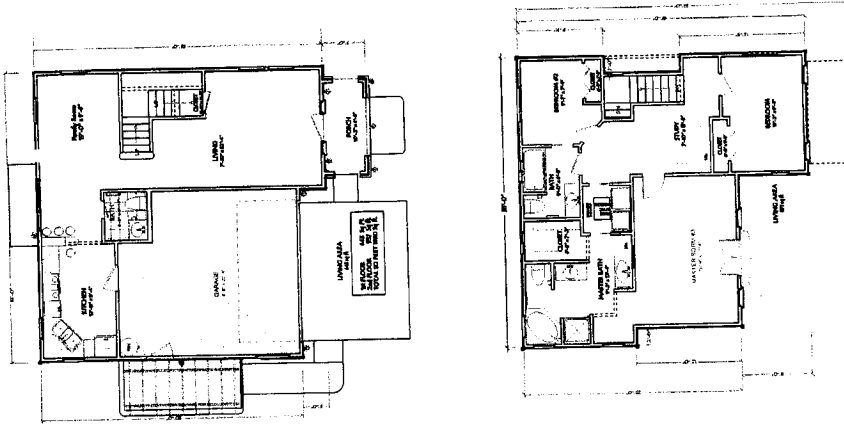
NOTICE TO PLAN BUYER/RESPONSIBLE
The undersigned hereby certifies that the above described plans were prepared by me or under my direct supervision and that I am a duly Licensed Architect in the State of California. I am not providing these plans for the purpose of circumventing the requirements of the California Building Code. I am not providing these plans for the purpose of circumventing the requirements of the California Building Code. I am not providing these plans for the purpose of circumventing the requirements of the California Building Code.

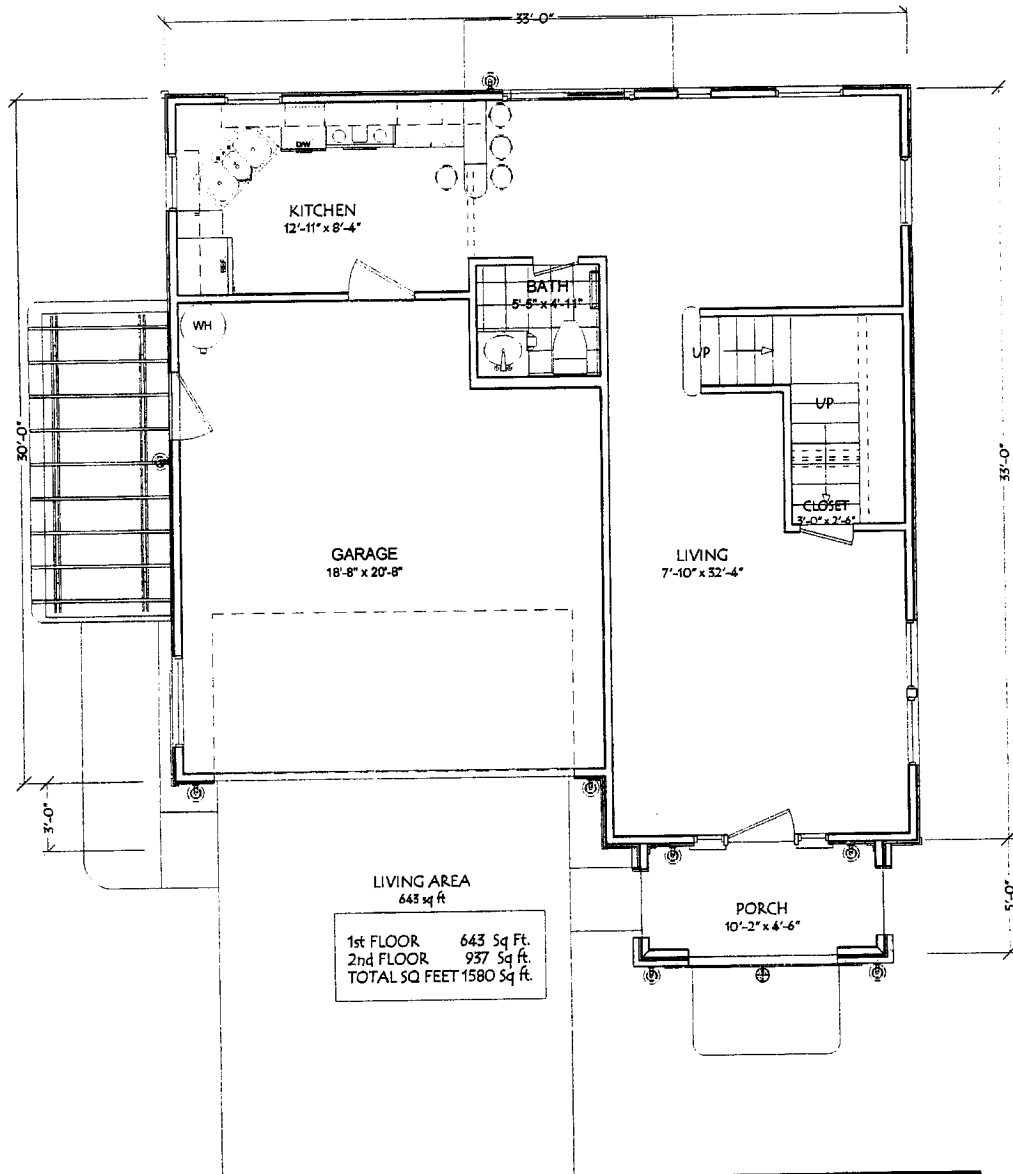
OWNER / DEVELOPER
The Sacramento County
55358 Sq. Ft.
Option-A & C

SCALE: 1/8" = 1'-0"
Drawing: CH 11.1

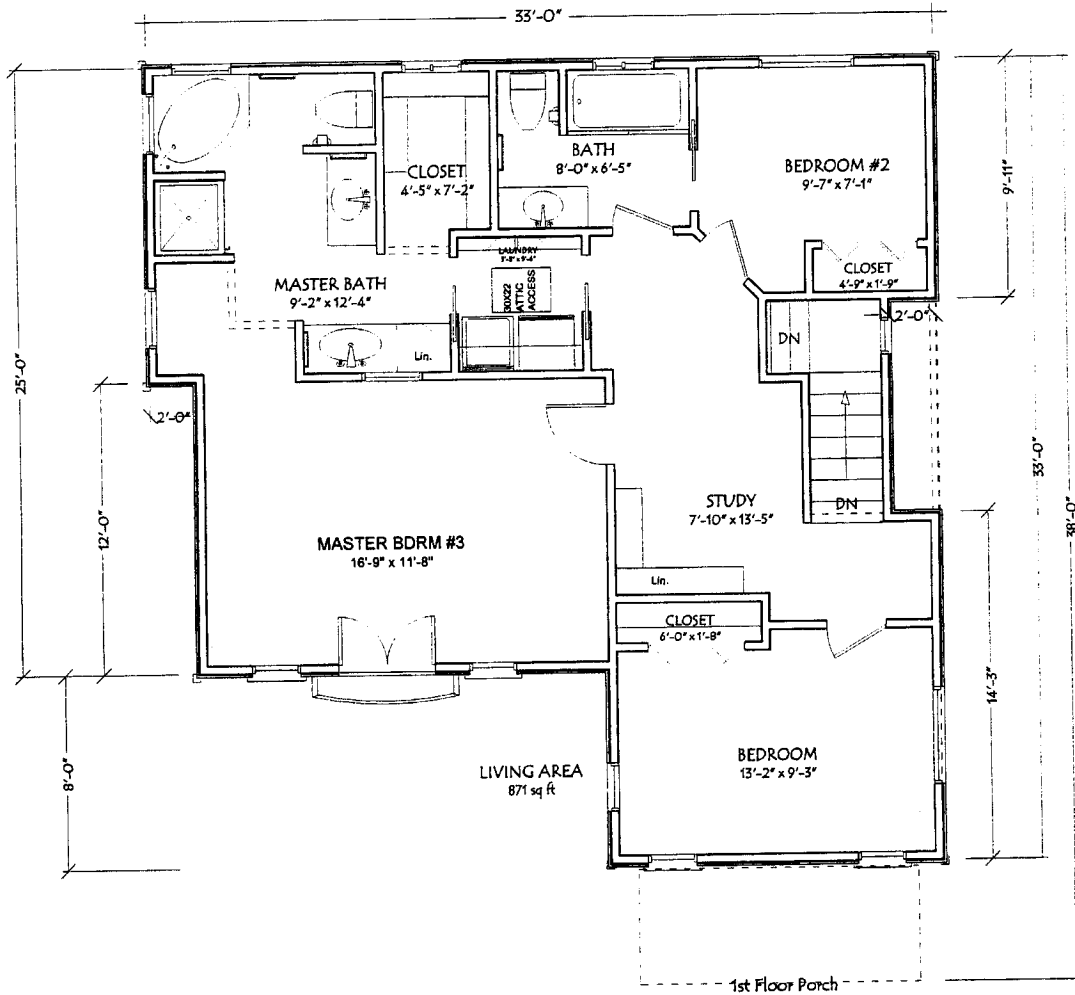
Pg-4

<p>OWNER: BLANK, MARY ANN 1414 Park Parkway / Albany, CA 94706 (415) 762-1111 FAX: (415) 762-1112 www.maryannblank.com</p>	<p>ARCHITECT: JAMES H. BLANK, ARCHITECT 1414 Park Parkway / Albany, CA 94706 (415) 762-1111 FAX: (415) 762-1112 www.jamesblank.com</p>	<p>PROJECT NUMBER: P06-059-003 1414 Park Parkway / Albany, CA 94706 (415) 762-1111 FAX: (415) 762-1112 www.jamesblank.com</p>	<p>DATE: 06/05/07</p>		<p>The Sacramento County 33438 Sq. Ft. Option-A & C</p>
<p>SCALE: 1/4" = 1'-0" (Overall Site Plan) 1/8" = 1'-0" (Overall Site Plan)</p>					
<p>Pg.-4</p>					

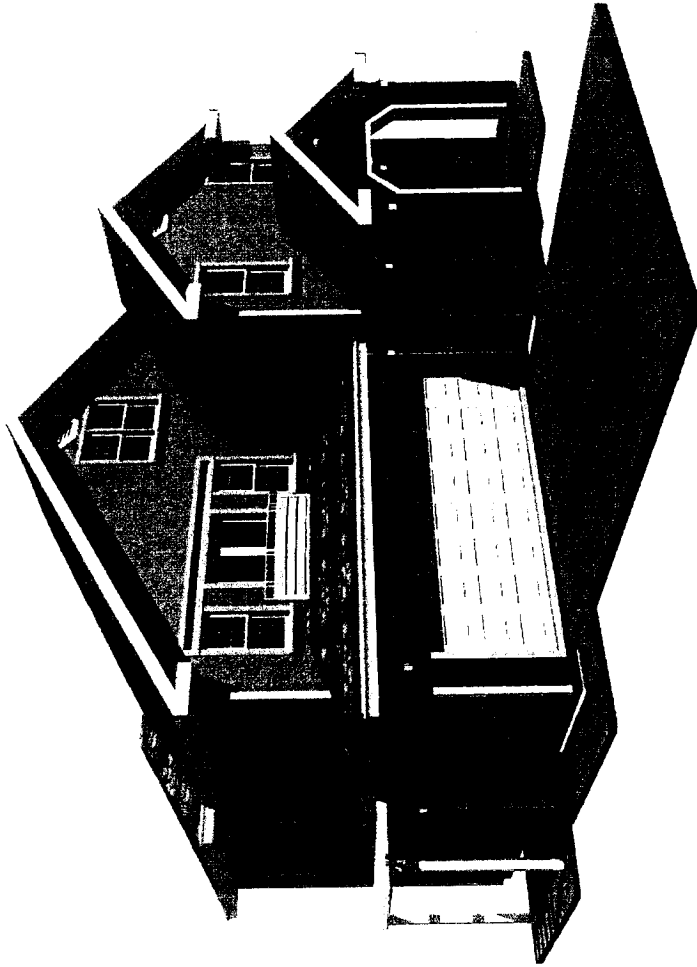




The Sacramento Country Modern Optn.-A
1st Floor Plan.



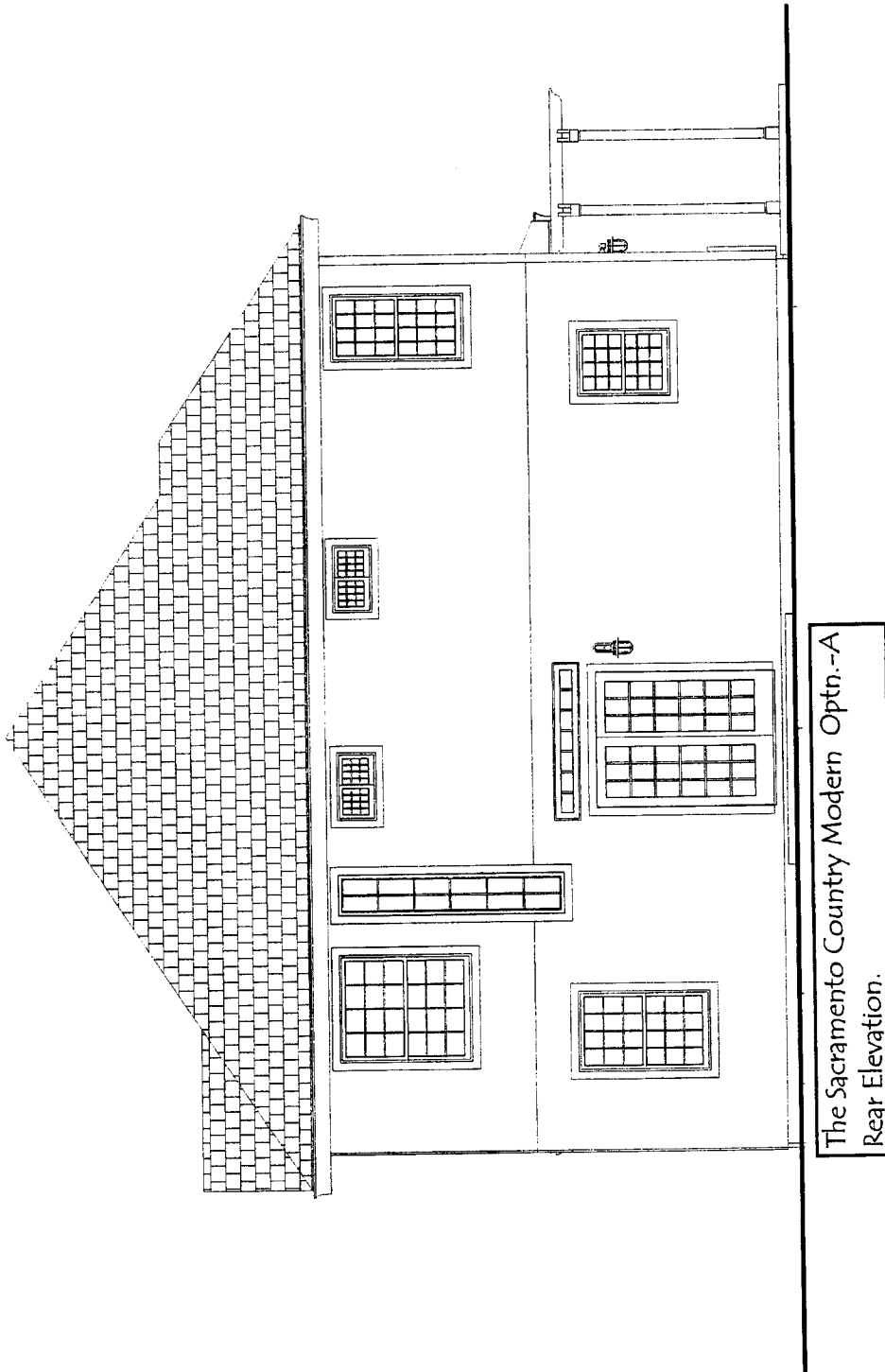
The Sacramento Country Modern Optn.-A
2nd Floor Plan.



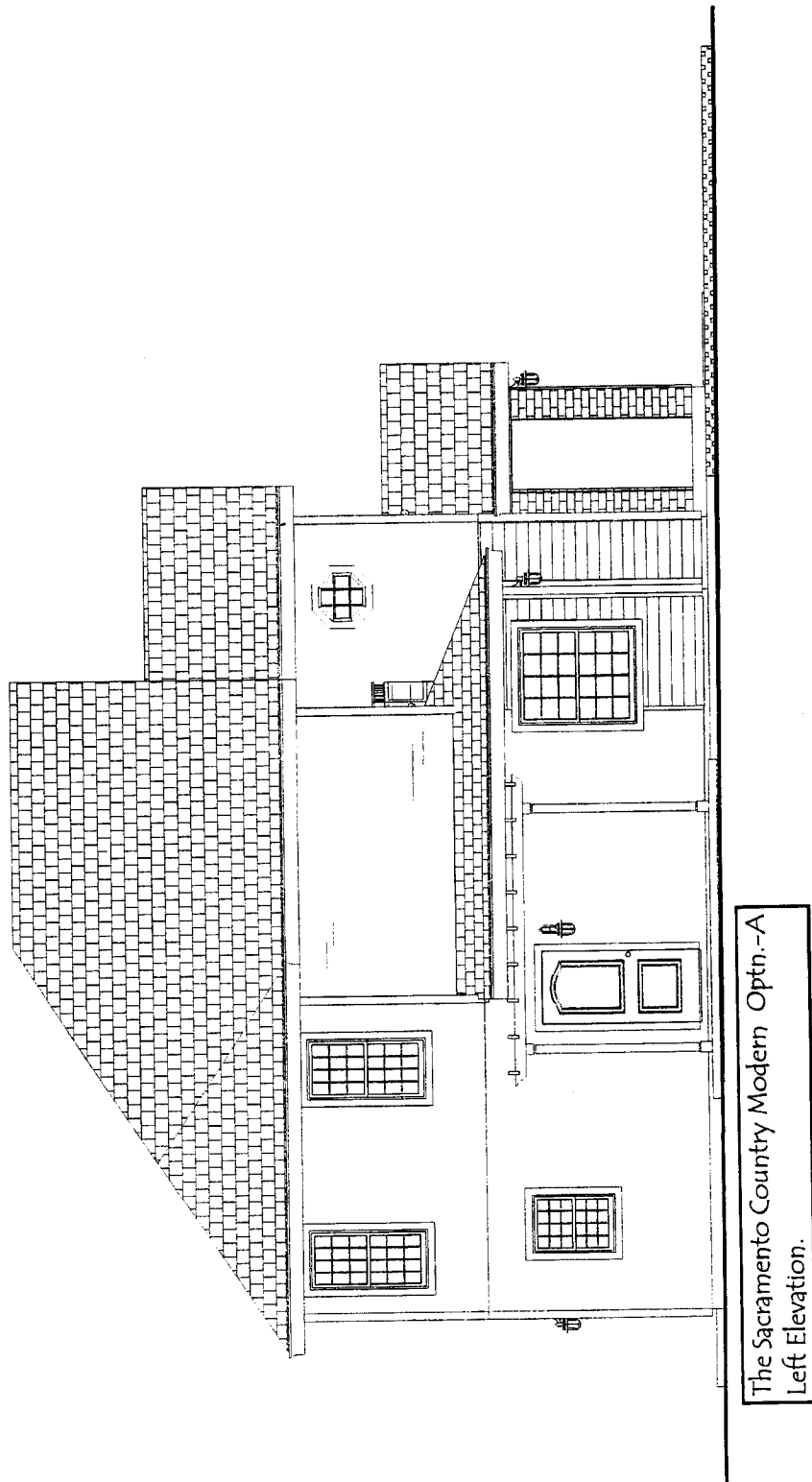
Optn.-A

The Sacramento Country Modern 1580 SQ Ft. {Similar to the "Eastern Seaboard"} Carpenter Column-Shutters-Gables
 3-Bedroom/Game Rm Optn. 2.5 Bath. 9'-0" 1st Floor Ceilings- 8'-0" 2nd Floor.....

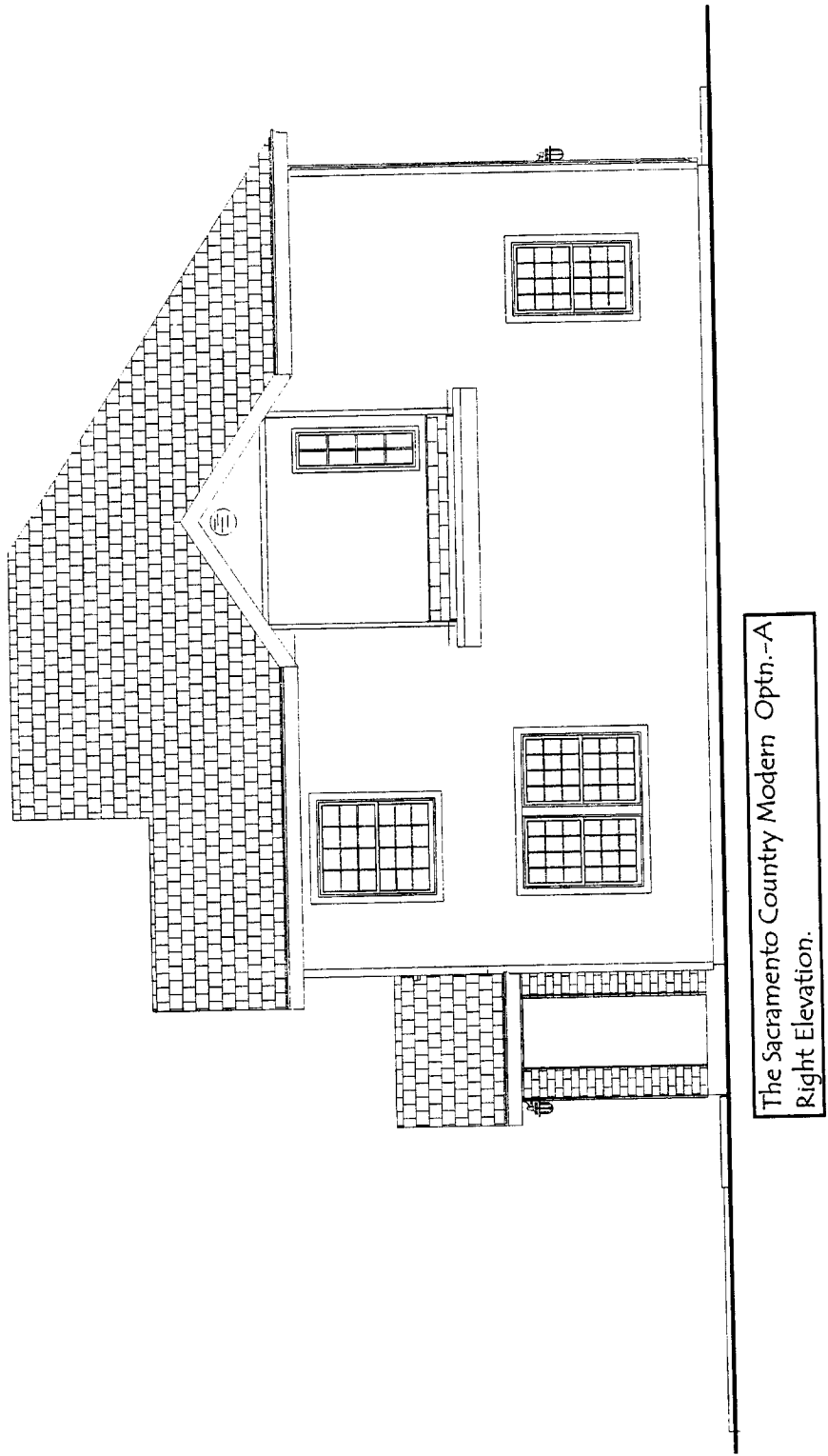
1. Sq Architectural Windows.
2. Redwood Lap Finishes./Brick- Stone Quality.
3. Hip & Gable Roof/Tile or Spanish.
4. 8:12 Pitch Hip & Gable Roof Lines.
5. 3-Coat Plaster.
6. Quality DBI-Hung Windows.
7. Dual Pane Windows.High E
8. Full Brick Porch Columns.
9. Raised Panel Doors.
10. Boxed-in Eaves./Returns.
11. Architectural Lighting.
12. Curved Fascia Gutters.
13. Quality Eave Venting.
14. Quality Architectural Trim Pkg.
15. Optn on All Roof finishes may upgrade to Tile/Flat or Spanish.
16. Note Side Yard Lattice Optn.



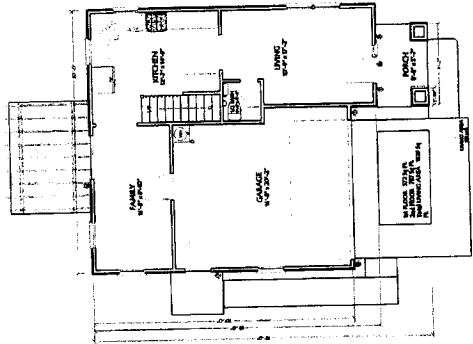
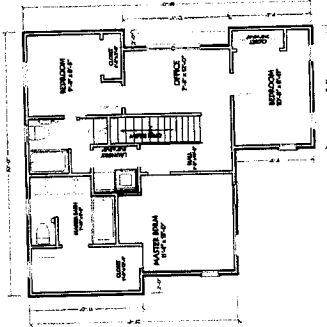
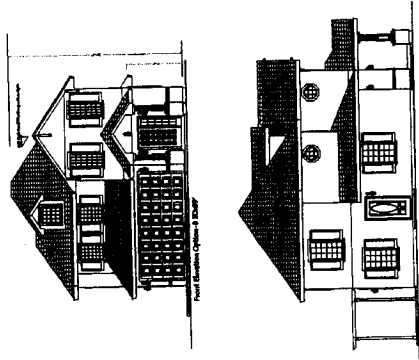
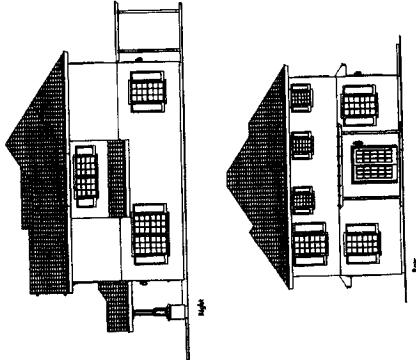
The Sacramento Country Modern Opn.-A
Rear Elevation.

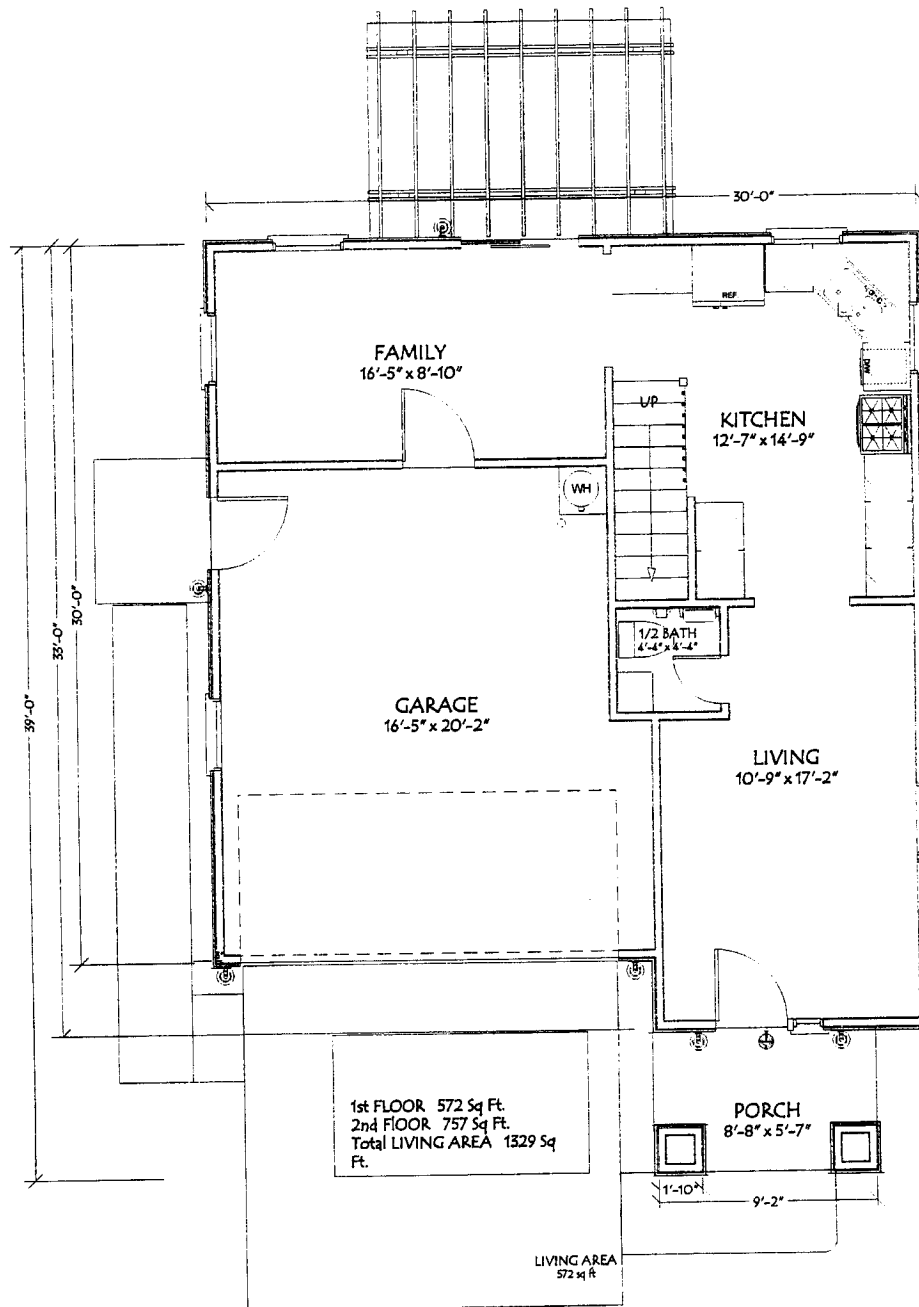


The Sacramento Country Modern Optn.-A
Left Elevation.

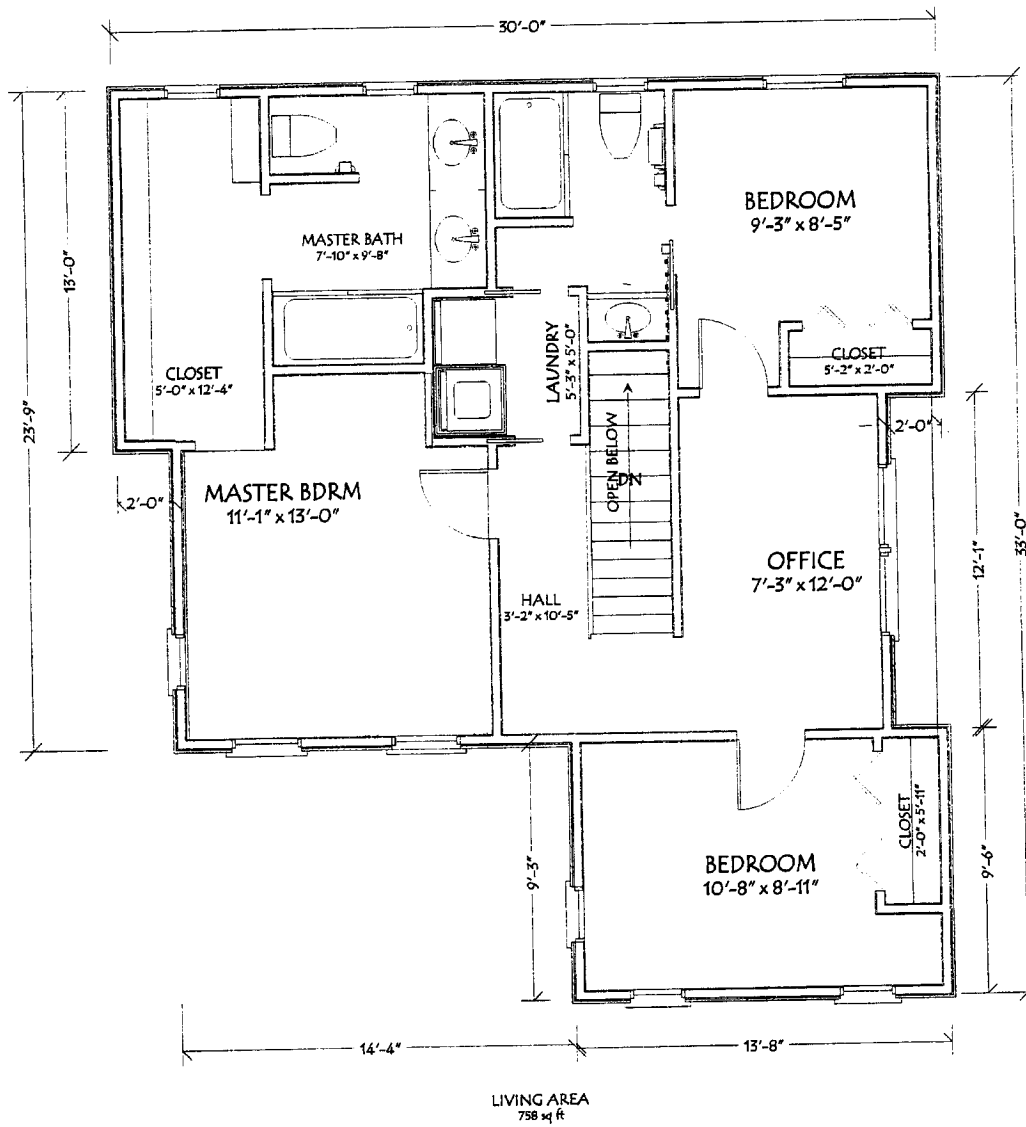


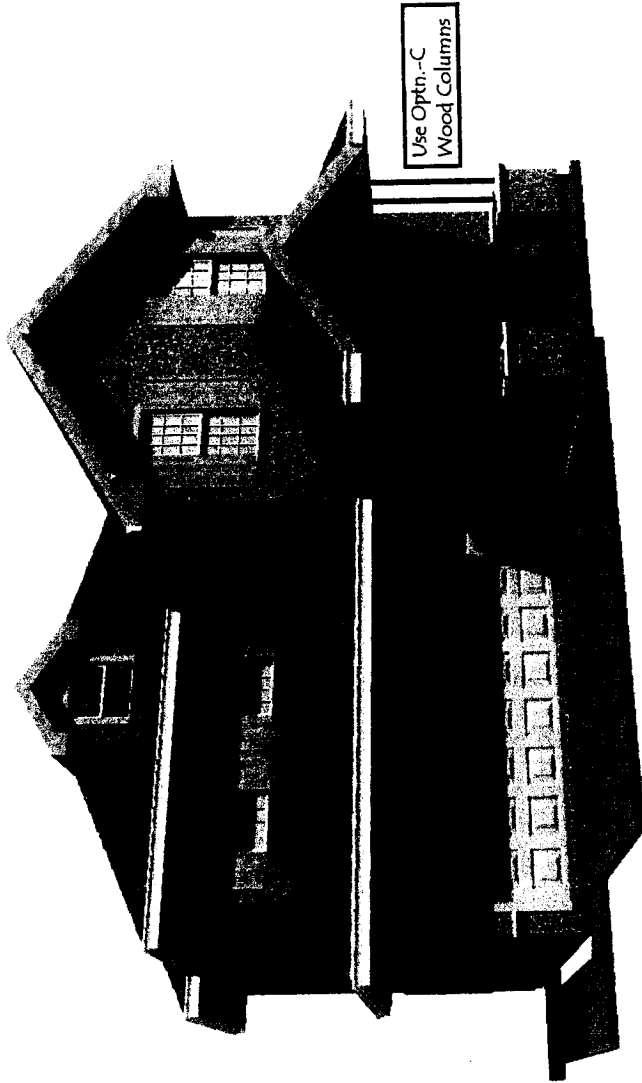
Attachment 11 -The Sacramento County Modern - Floor Plan, Elevations

	
	
<p>NOTICE TO PLAN REVIEWER/PERMITS:</p> <p>OWNER/DEVELOPER:</p> <p>PROJECT ADDRESS:</p> <p>APR 2007 0641-003</p> <p>The Sacramento County "Modern" 30x39' 5 1/2' PL. Option-B & C of page 4.</p> <p>SCALE: 1/4" = 1'-0" (Floor Plan) 3/16" = 1'-0" (Elevations)</p> <p>Pg.-5</p>	



30x39' The Sacramento Country Modern
1st Floor Plan.

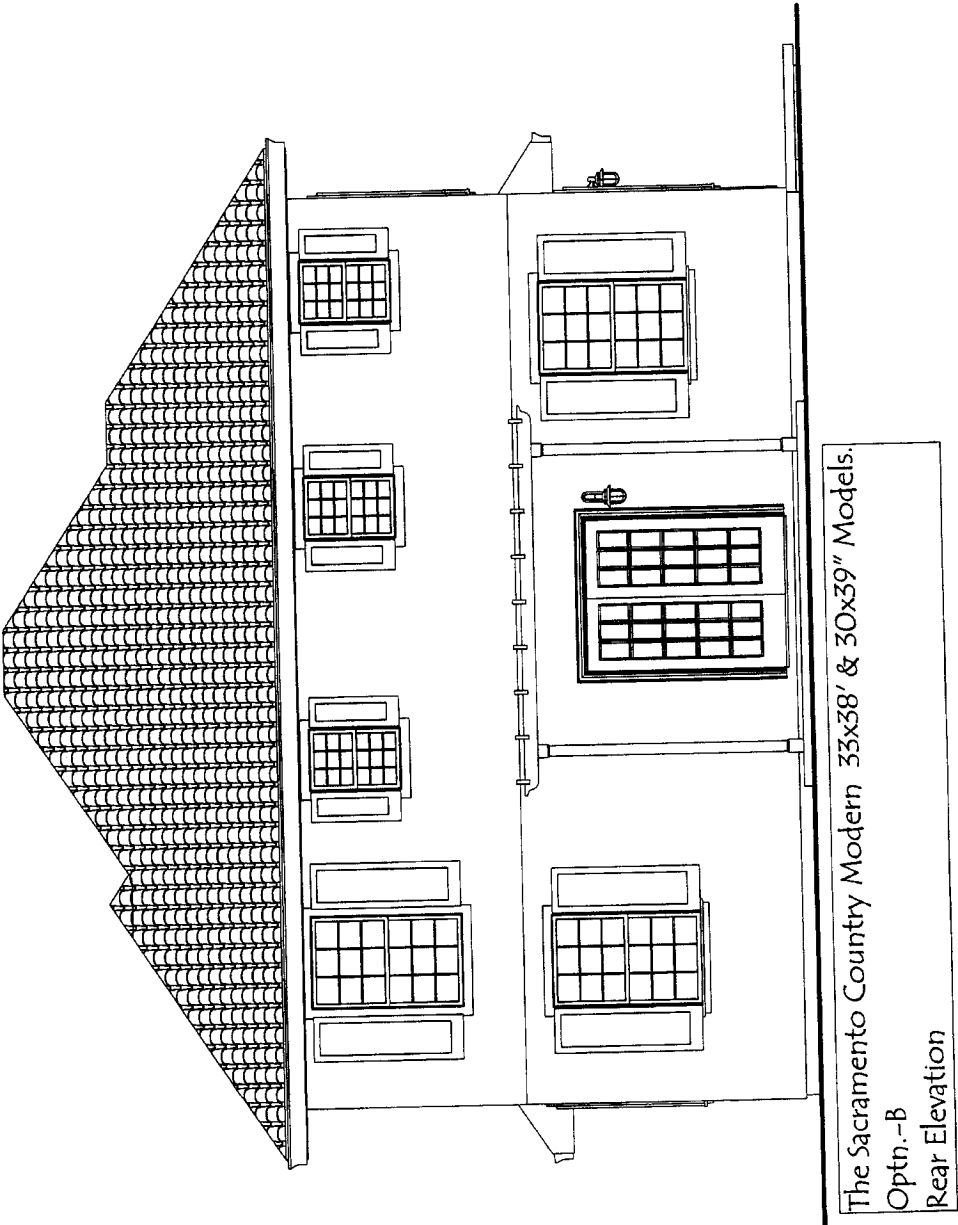


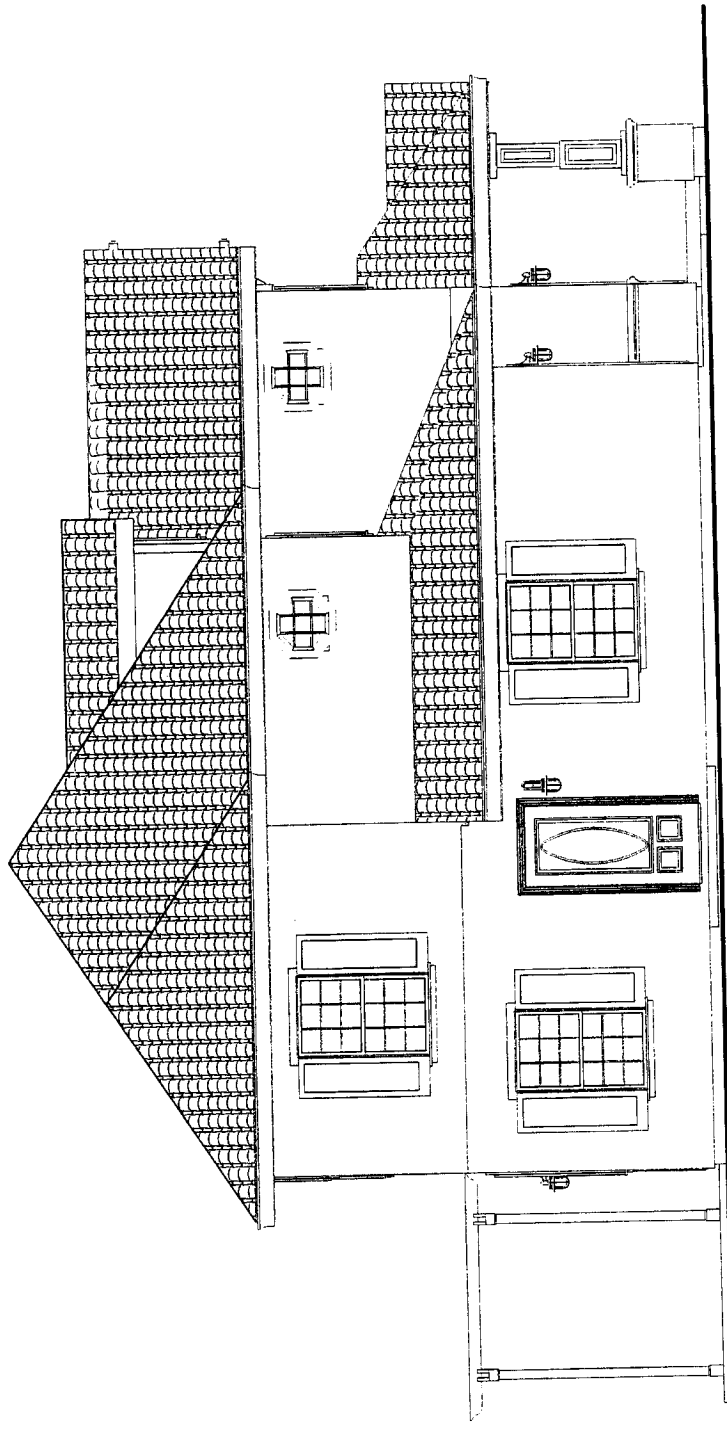


Optn.-B

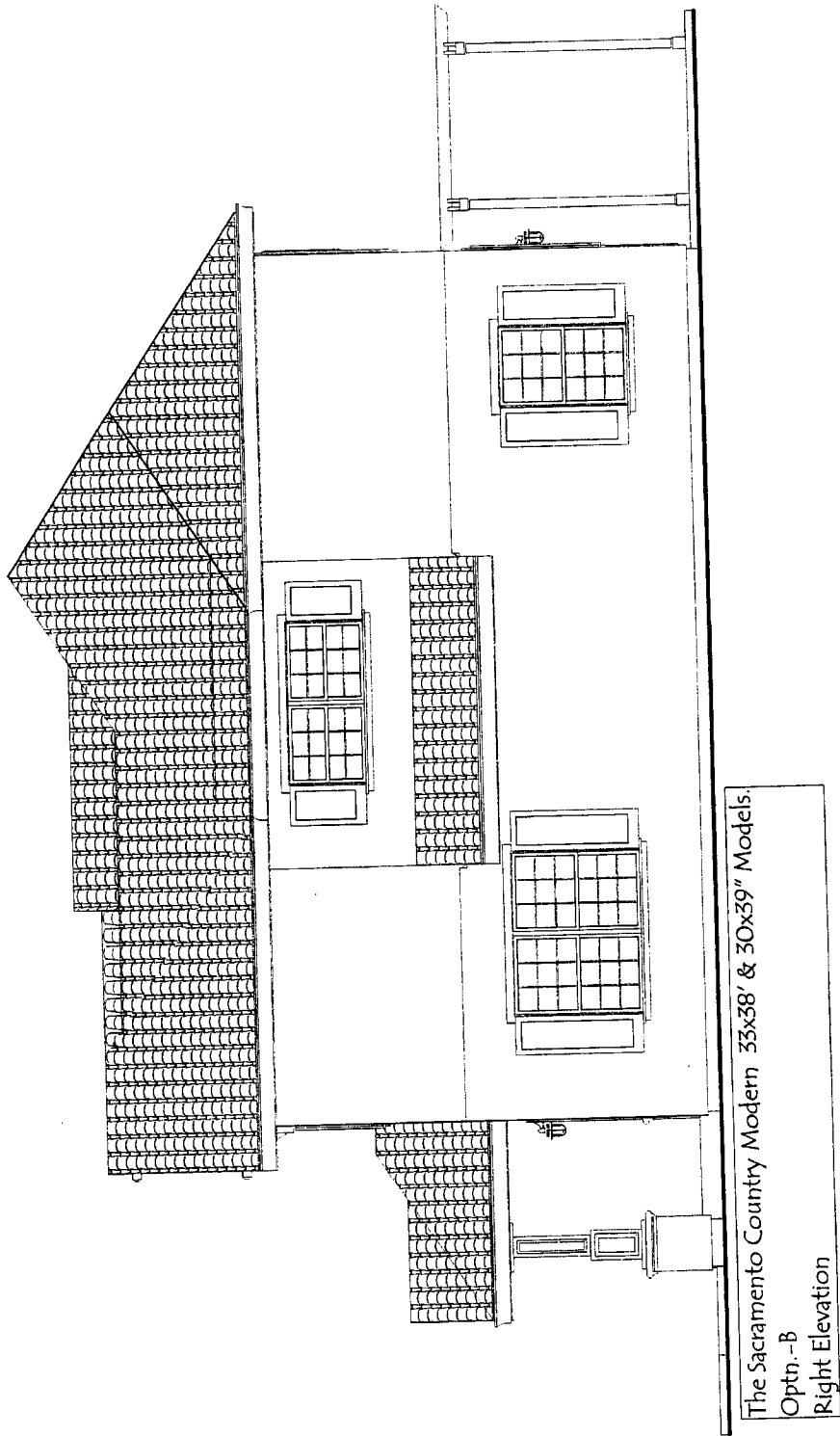
**The Sacramento Country "Modern" 1880-1890 SQ Ft. } Similar to the "Traditional Ranch" } Carpenter Column-Shutters-Gables
 3-Bedroom/Game Rm Optn. 2.5 Bath. 9'-0" 1st Floor Ceilings-8'-0" 2nd Floor.....**

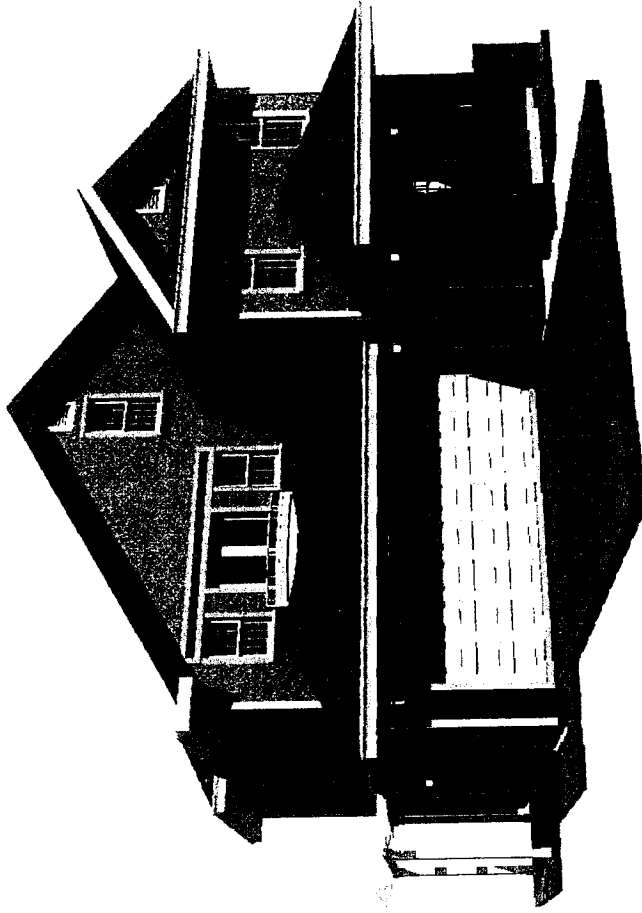
1. Sq Architectural Windows.
2. MasterBedroom Dormer.
3. Hip & Gable Roof/Tile or Spanish.
4. 8:12 Pitch Hip & Gable Roof Lines.
5. 3-Coat Plaster.
6. Quality DBI-Hung Windows.
7. Dual Pane Windows.High E
8. Plaster Porch Columns W/10"Craftsman Posts./Not Shown.
9. Raised Panel Doors.
10. Boxed-in Eaves./Returns/Ranch Eave 4x Brackets above Porch.
11. Architectural Lighting.
12. Curved Fascia Gutters.
13. Quality Eave Venting.
14. Quality Architectural Trim Pkg.
15. Optn on All Roof finishes may upgrade to Tile/Flat or Spanish.
16. See Option "C" per Columns-Craftsman 8" & 10".





The Sacramento Country Modern 33x38' & 30x39" Models.
Optn.-B
Left Elevation

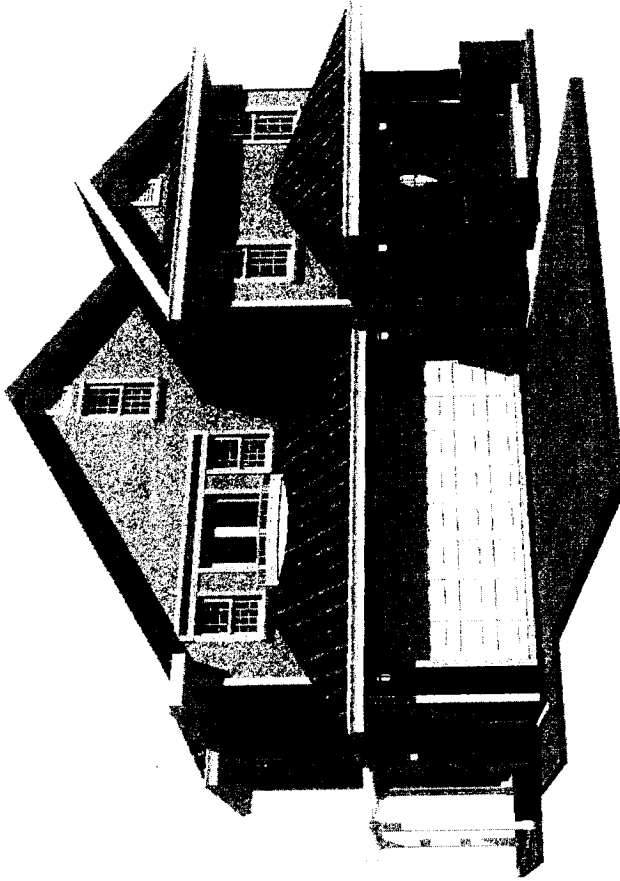




Optn.-C

The Sacramento Country Modern 1329 SQ Ft. [Similar to the Traditional Ranch"] Carpenter Column-Gables-2nd Floor Porch
3-Bedroom/Game Rm Optn. 2.5 Bath. 9'-0" 1st Floor Ceilings- 8'-0" 2nd Floor.....

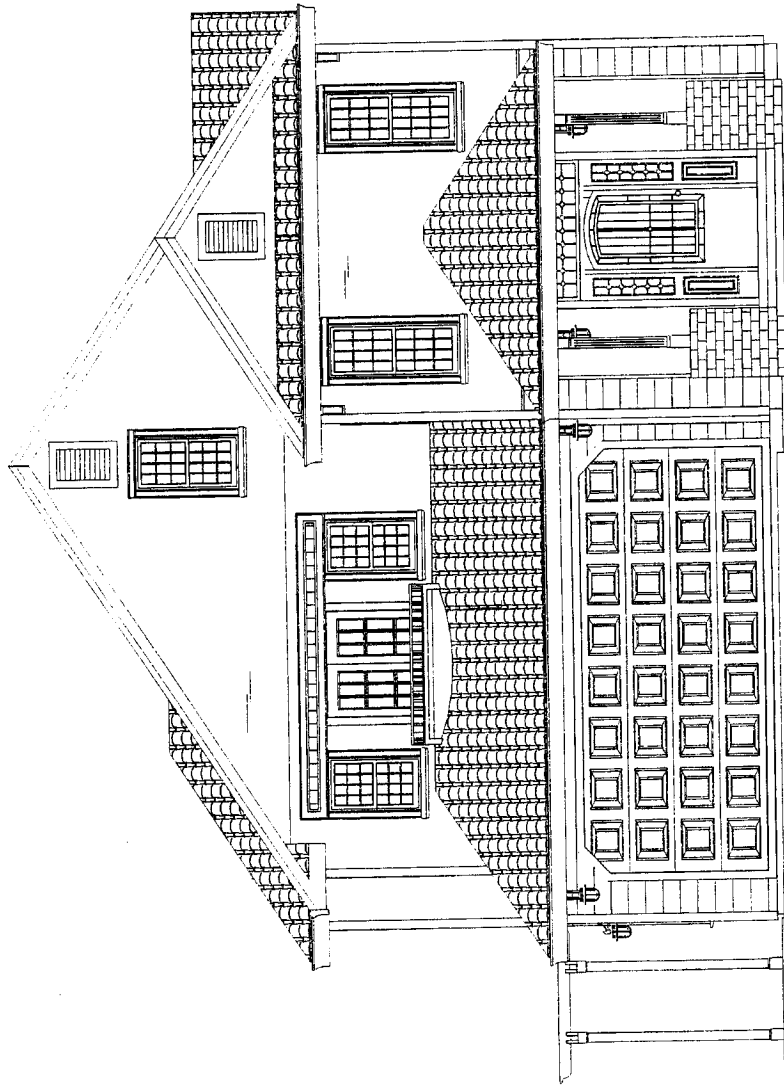
1. Sq Architectural Windows.
2. Redwood Lap Finishes./Brick- Stone Quality.
3. Hip & Gable Roof/Tile or Spanish.
4. 8:12 Pitch Hip & Gable Roof Lines.
5. 3-Coat Plaster.
6. Quality DBL-Hung Windows.
7. Dual Pane Windows.High E
8. Half- Brick Porch Columns. With Craftsman Dble-Posts.
9. Raised Panel Doors.
10. Boxed-in Eaves./Returns/Trellis win. MasterBedroom
11. Architectural Lighting.
12. Curved Fascia Gutters.
13. Quality Eave Venting.
14. Quality Architectural Trim Pkg.
15. Optn on All Roof finishes may upgrade to Tile/Flat or Spanish.
16. Note Side Yard Lattice Optn.



Optn.-C

The Sacramento Country Modern 1329 SQ Ft. [Similar to the Traditional Ranch"] Carpenter Column-Gables--2nd Floor Porch
 3-Bedroom/Game Rm Optn. 2.5 Bath. 9'-0" 1st Floor Ceilings- 8'-0" 2nd Floor.....

1. Sq Architectural Windows.
2. Redwood Lap Finishes/Brick- Stone Quality.
3. Hip & Gable Roof/Tile or Spanish.
4. 8:12 Pitch Hip & Gable Roof Lines.
5. 3-Coat Plaster.
6. Quality DBI-Hung Windows.
7. Dual Pane Windows.High E
8. Half- Brick Porch Columns. With Craftsman Dble-Posts.
9. Raised Panel Doors.
10. Boxed-in Eaves./Returns/Trellis win. MasterBedroom
11. Architectural Lighting.
12. Curved Fascia Gutters.
13. Quality Eave Venting.
14. Quality Architectural Trim Pkg.
15. Optn on All Roof finishes may upgrade to Tile/Flat or Spanish.
16. Note Side Yard Lattice Optn.



Front Elevation Optn.-C
Corrected view 10.11.06