

CITY OF SACRAMENTO  
DEPARTMENT OF DEVELOPMENT SERVICES  
PLANNING DIRECTOR  
915 I Street, Third Floor, Sacramento, CA 95814

**ACTION OF THE PLANNING DIRECTOR**

On Monday, March 6, 2006, the Planning Director approved with conditions a Planning Director's Plan Review Major Modification to develop a 99-unit apartment complex with a community building, associated landscaping, and parking on 3.68± undeveloped acres in the Multi-Family (R-2B-R) zone, for the project known as file P05-159. Findings of Fact and conditions of approval for the project are listed on pages 3-7.

**Project Information**

**P05-159 – Lemon Hill Vistas Major Modification**

- Entitlements: A. **Environmental Determination:** Addendum to a Previous Negative Declaration (P05-064);
- B. **Planning Director's Plan Review Major Modification** to modify a previously approved Planning Director's Plan Review (P05-064) from a 76-unit apartment complex to a 99-unit apartment complex.
- C. **Density Bonus** to exceed the maximum allowable units by 23 units (99 total units).

Location: 6131 63<sup>rd</sup> Street

Assessor's Parcel Number: 038-0101-002, -004, and -010

Applicant: Weitman & Associates  
10114 Sorenstam Drive  
Sacramento, CA 95829

Property Owner: Advanced Development & Investment, Inc  
5939 Monterey Road  
Los Angeles, CA 99942

Project Planner: Antonio Ablog, (916) 808-7702

General Plan Designation: Medium Density Residential, 16-29 du/na  
Community Plan Designation: Residential 11-21 du/na  
Existing Land Use of Site: Vacant  
Existing Zoning of Site: Multi-Family (R-2B-R) zone

## Surrounding Land Use and Zoning:

North: Apartments, Multi-Family Residential, R-3  
 South: Single Family Residence & Vacant, Multi-Family Residential, R-2B-R  
 East: 65<sup>th</sup> Street Expressway & Single Family Residences, Single Family Residential, R-1  
 West: Apartments, Multi-Family Residential, R-3

Setbacks:	Required	Provided
Street:	20'-0"	20'-0"
Side Yard:	5'-0"	7'-0"
Rear Yard:	15'-0"	25'-0"
Courtyard:	10'-0"	33'-8"+

Property Dimensions: Irregular  
 Property Area: 3.68± acres  
 Density of Development: 27± du/na  
 Height of Building: 26'-3" to roofline, 2 stories  
 Exterior Building Materials: Stucco, Horizontal Siding  
 Roof Material: Dimensional Composition Shingle  
 Topography: Flat  
 Street Improvements: Existing  
 Utilities: Existing

Previous Files: **Z04-208**, Lot Line Adjustment  
**P05-065**, Planning Director's Plan Review

Background Information: A Planning Director's Plan Review to allow for the construction of a 76-unit apartment complex with associated landscaping and parking was approved on July 12, 2005. On October 3, 2005, an application was submitted requesting to modify the approved plans by adding 23 units to the previously approved project. Since the total number of units is less than 100, the requested modification is subject to Planning Director approval.

Additional Information: Development of the proposed project would result in the construction of 10 apartment buildings, housing a total of 99 four bedroom/two bathroom units and one recreation/community building. Also proposed are 158 parking spaces and associated landscaping. The modified plans retain the overall site layout of the original approval. To gain the additional space needed to accommodate the 23 additional units, the applicant has included underground parking to accommodate 80 of the required parking spaces. The changes to the site plan allow for proper on-site circulation and access. The building types and elevations remain consistent with the previously approved project.

The 23 additional units result in a project density of approximately 27 units per net acre. This is six units per acre more than is designated by the South Sacramento Community Plan. Since the proposed project will be an affordable housing project, the applicant has requested

the approval of a Density Bonus. Staff believes that the Density Bonus is appropriate for the project and that the resulting apartments will be compatible with the surrounding land uses.

The proposed project, as conditioned, is consistent with the Multi-Family Residential Design Guidelines, the Sacramento City Code (Title 17), the City's Smart Growth Principles, the General Plan, and the South Sacramento Community Plan. The Departments of Utilities and Development Engineering and Finance have reviewed the project and found that all necessary improvements and utilities exist at this site in order to adequately serve the project.

Staff is in support of the project because the project meets all of the City's development standards for this site, design of the buildings are consistent with the Multi-Family Residential Guidelines, and a need for affordable, multi-family housing exists in the project area.

The project was routed to the Southeast Area Neighborhood Association, and the Fruitridge Manor Neighborhood Association, and all property owners within a 500-foot radius of the project site. Staff did not receive any comments.

Environmental Determination: The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, an addendum to the previous Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address Noise, Cultural Resources, and Biological Resources.

**Conditions of Approval:**

- B. The Planning Director's Plan Review Major Modification** to modify a previously approved Planning Director's Plan Review (P05-064) from a 76-unit apartment complex to a 99-unit apartment complex is approved subject to the following conditions.

**Planning:**

- B1. The applicant shall comply with all conditions of the original approval (P05-064);
- B2. The applicant shall obtain all necessary building permits prior to commencing construction.
- B3. The project shall substantially conform to the approved plans as shown on the attached exhibits (including building colors and materials). Any modification to the project may be subject to review and approval by Planning staff (and may require additional entitlements) prior to the issuance of building permits.

- B4. Ninety-Nine (99) units are approved with this modification. Any additional units shall be subject to further review and my require approval by the Planning Commission
- B5. For security purposes, any solid walls between parking stalls within the underground parking structure shall be replaced with load bearing columns.
- B6. The applicant shall include a "tot lot" to be placed in a common open area.

**Police:**

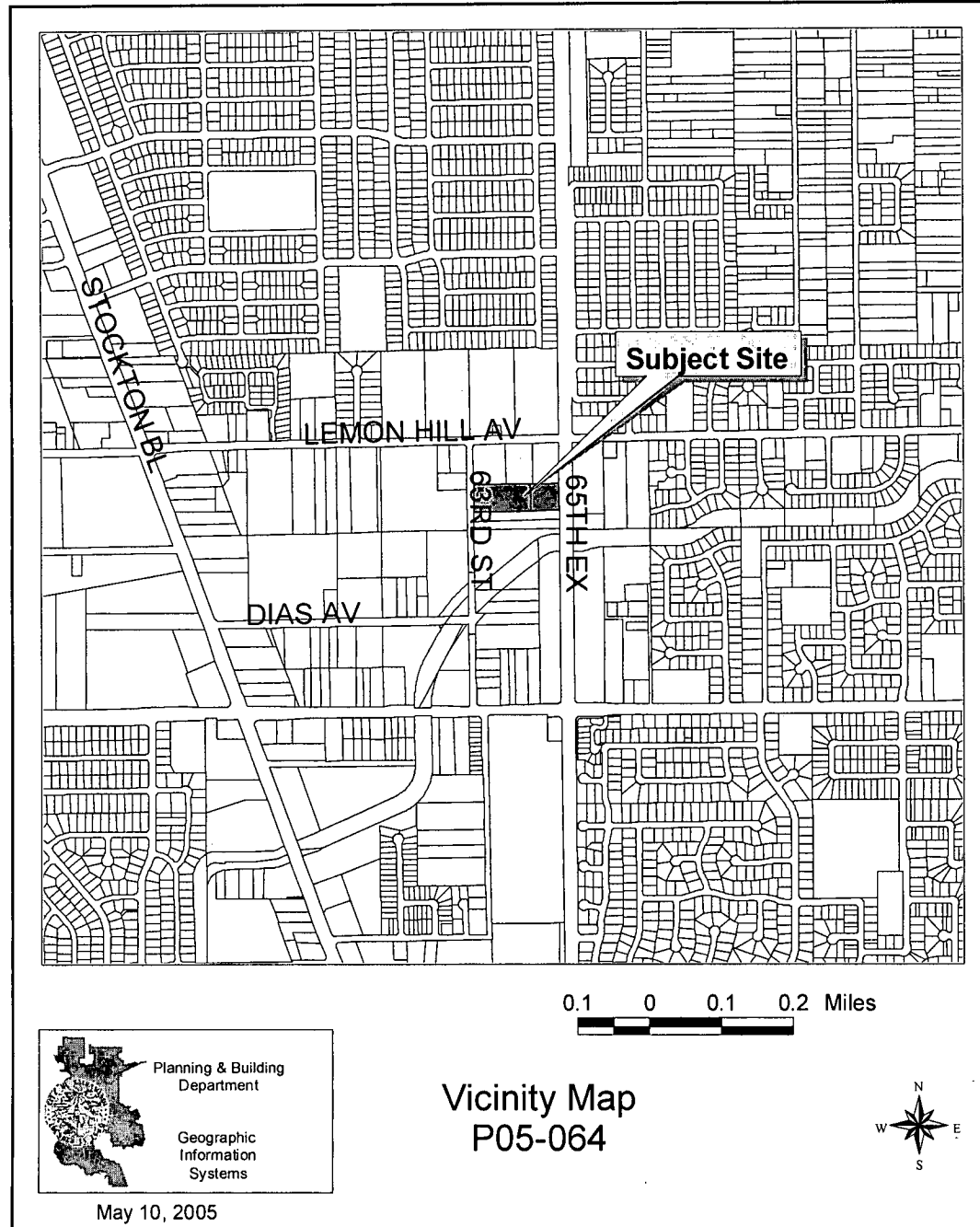
- B7. Parking lots, aisles, passageways, recesses, and grounds contiguous to buildings shall be provided with high intensity discharge lighting with sufficient wattage to provide adequate illumination for the safety and security of vehicles and pedestrians using the site during the hours of darkness or diminished lighting. **ALL lighting shall be equipped with vandal-resistant covers/lenses.**
- B8. A lighting level of 1.5 - 2 foot candles minimum maintained at ground level is required in all vehicle parking and pedestrian areas.
- B9. All exterior doors shall be adequately illuminated at all hours with their own light source.
- B10. Exterior door, perimeter, canopy, and parking area lights shall be controlled by photocell and shall remain on during the hours of darkness or diminished lighting.
- B11. All entrances to the parking areas shall be posted with appropriate signs per 22658(a) CVC, to assist in removing vehicles at the property owner's / manager's request.
- B12. Two or more closed circuit television cameras with recording capability shall be employed to monitor parking area in case of robbery or other serious felony.
- B13. Property shall be posted area is being videotaped.
- B14. Cameras and recording equipment shall be maintained in good working condition at all times.
- B15. The Police Department reserves the right to increase the minimum number of security guards without further public hearings, should negative activity warrant it.
- B16. All elevators on the property shall be equipped with convex mirrors to allow persons to view the interior of the car before entering.

- B17. Elevators shall be equipped with card key access to allow only residents to gain access.
- B18. Interior walls of parking structure shall be painted a light color to enhance lighting and visibility.
- B19. Stairwell, hall, and elevator lighting shall be equipped with vandal-resistant lenses and shall remain on at all times.
- B20. All assigned parking stalls shall be clearly marked.
- B21. Exterior door, perimeter, parking area, and canopy lights shall be controlled by photocell and shall be left on during hours of darkness or diminished lighting.
- B22. Parking spaces shall **not** be numbered to coincide with dwelling unit numbers. Guest spaces shall be clearly marked, and assigned open resident parking shall be clearly designated. Handicapped spaces shall be clearly marked and properly sign posted.
- B23. The entrance to the parking areas and other highly visible locations on-site shall be posted with appropriate signs per 22658 (a) CVC to assist in removing vehicles at the property owner/manager's request.
- B24. Exterior doors and doors leading from the garage areas into the multiple dwelling buildings, and doors leading into stairwells shall be equipped with self-closing devices.
- B25. All storage, mechanical, electrical, maintenance, and roof access doors shall be of solid core wood or hollow sheet metal with a minimum thickness of 1 ¾ inches and shall be secured by a deadbolt lock with a minimum throw of one inch.
- B26. All exterior doors from the parking structure onto the property must be equipped with card key access to allow only residents access.
- B27. Stairwell and enclosed parking area lights shall remain on at all times.
- B28. Each entry, patio, balcony, and pedestrian garage door shall be equipped with its own light source.
- B29. The applicant shall post the property "No Trespassing" and sign an agreement with the Police Department to prosecute all violators. This agreement shall be kept on file on the premises and at the Police Department.
- B30. No public telephone shall be installed on the premises.

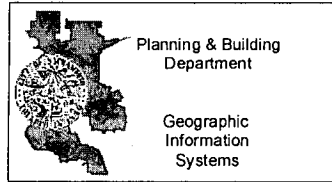
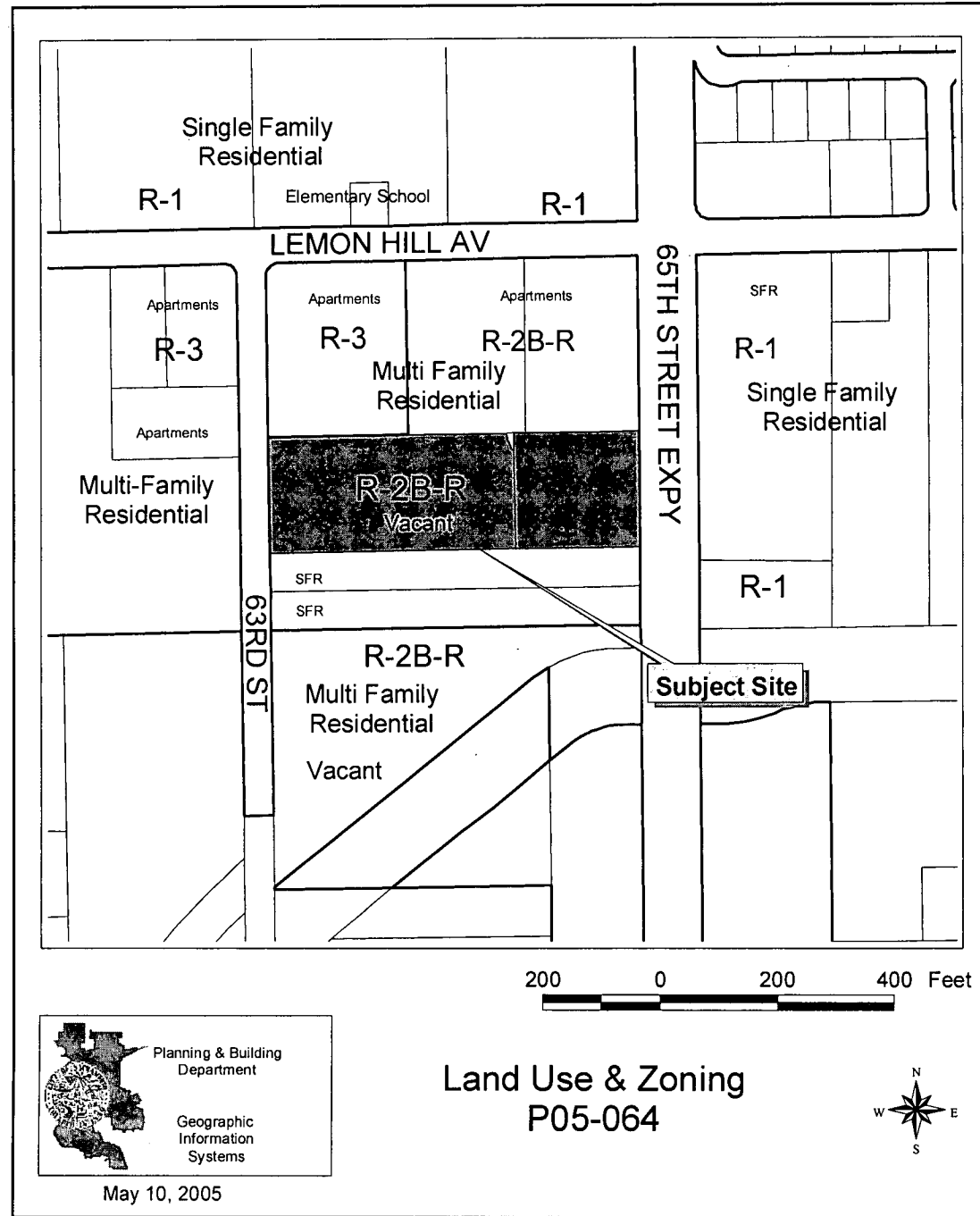
- B31. The applicant shall be responsible for the daily removal of all litter generated by the business, from the subject site, adjacent properties and streets.
- C. The **Density Bonus** to exceed the maximum allowable units by 23 units (99 total units) is approved subject to the following conditions.
- C1. A density bonus of 23 dwelling units (approximately 27 percent) is granted by the Planning Director in accordance with City Code Chapter 17.186, subject to the requirements of that chapter. It is understood that this is the maximum density bonus requested by the applicant.
- C2. Prior to issuance of any building permit, a density bonus housing agreement shall be executed and recorded on the subject site to the satisfaction of the Planning Director and the Executive Director of the Sacramento Housing and Redevelopment Agency, in accordance with the provisions of City Code Section 17.186.070.
- C3. The housing agreement shall identify the level of affordability of the restricted "target" units and the number of target units designated as affordable units and shall require that the target units be constructed on-site concurrently with the market-rate units. The target units shall remain restricted and affordable to the restricted group in accordance with City Code Section 17.186.040(B).

#### Findings of Fact

1. The proposed development is consistent with the General Plan, and the South Sacramento Community Plan which designate the site for medium density residential development;
2. Facilities, including utilities, access roads, sanitation and drainage for the proposed project are adequate and consistent with city standards, and the proposed project would be properly related to existing and proposed streets and highways;
3. The proposed development is of adequate size and shape to accommodate the proposed use and required yard, building coverage, setbacks, parking areas, courtyards, and other development standards set forth in the City Code are met; and
4. Granting the **Planning Director's Plan Review Major Modification** would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
  - a. The project use is compatible with the uses in the vicinity of the project site in that apartments are a permitted use in the R-2B-R zone;
  - b. Adequate landscaping, vehicle circulation, maneuvering, and parking is provided; and



Attachment B – Land Use & Zoning Map

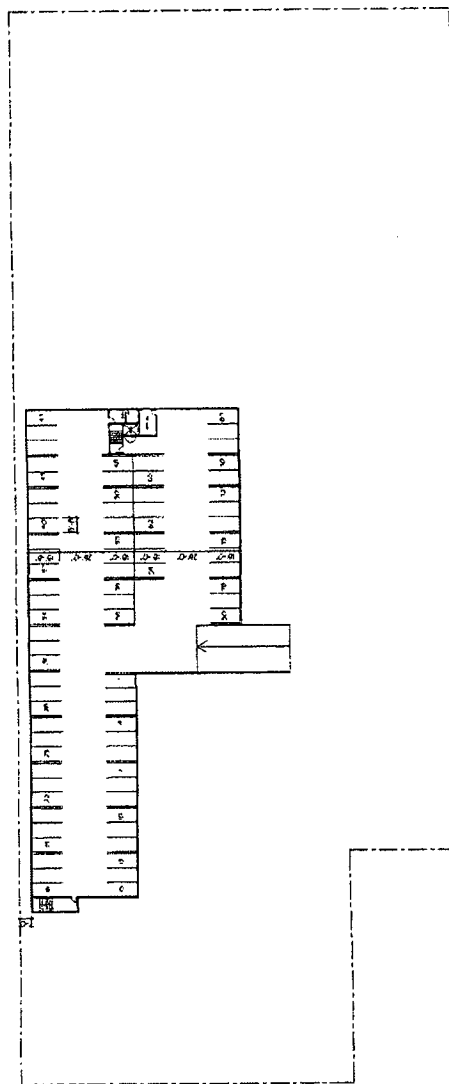


May 10, 2005

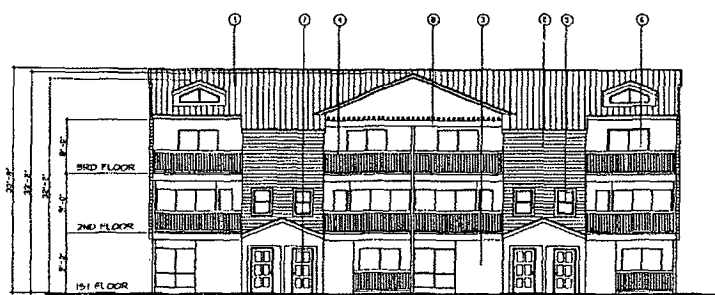
Land Use & Zoning  
P05-064







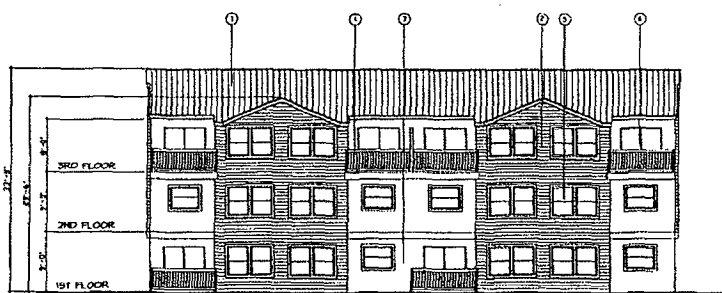
1 GARAGE PLAN  
1:000



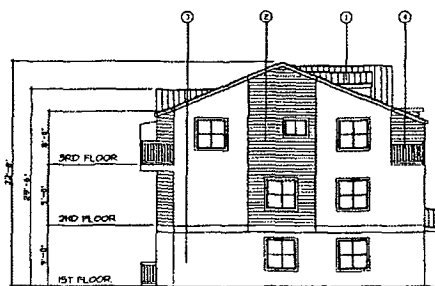
KEYNOTES

- ① ROOFING - COMPOSITION SHINGLES, MIN. 30 YR.
- ② HARDBOARD SIDING
- ③ STUCCO
- ④ PRESSED IRON RAILING, PAINTED
- ⑤ ALUMINUM SPINLE HAND FINISH
- ⑥ SOLID CORE PANEL DOOR
- ⑦ SOLID CORE PANEL DOOR
- ⑧ WOODEN TRELLIS

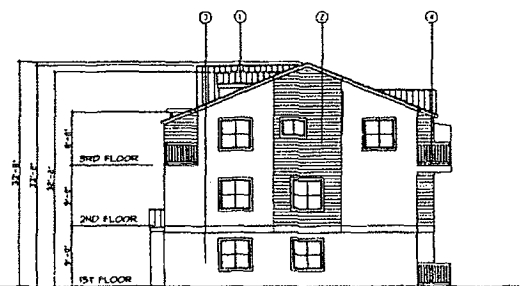
SOUTH ELEVATION / FRONT  
SCALE: 1/8"=1'



NORTH ELEVATION / REAR  
SCALE: 1/8"=1'



WEST ELEVATION  
SCALE: 1/8"=1'



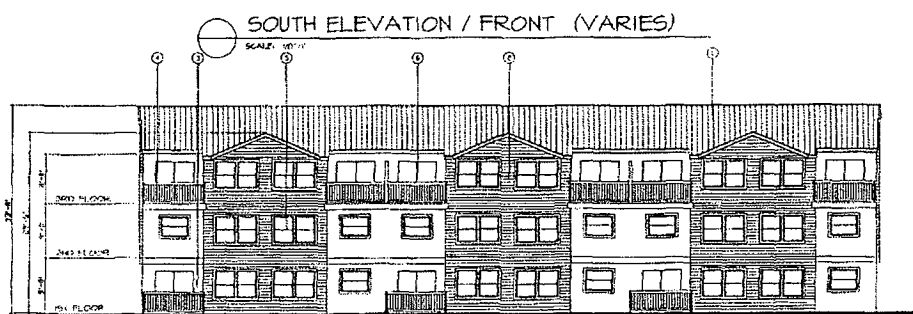
EAST ELEVATION  
SCALE: 1/8"=1'

TYPICAL  
BLDGS A & I

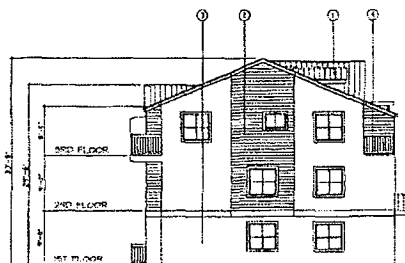


KEYNOTES

- ① ROOFING - COMPOSITION SHINGLES, MIN 30 YR.
- ② HANDICAPPED SLEW
- ③ VINYL
- ④ PRESIDENT APN WALLING, PAINTED
- ⑤ ALUMINUM TYPICAL HAND FINISH
- ⑥ ALUMINUM TYPICAL GLASS DOORS
- ⑦ BULKY GARDEN STAIRS, DOOR
- ⑧ WOODEN TRAILER



○ NORTH ELEVATION / REAR (VARIES)  
SCALE: 1/8" = 1'-0"



○ WEST ELEVATION (VARIES)  
SCALE: 1/8" = 1'-0"



○ EAST ELEVATION (VARIES)  
SCALE: 1/8" = 1'-0"

TYPICAL BLDGS.  
B, C, D & G

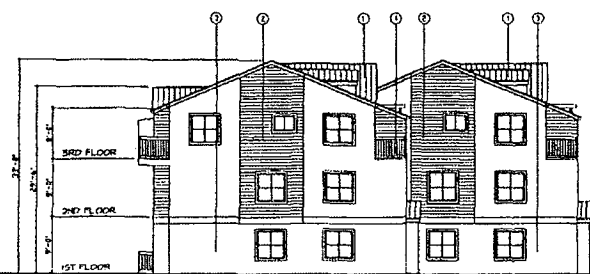


- KEYNOTES
- ① ROOFING: COMPOSITION SHINGLES, 1/2" NO. 15
  - ② HARDWOOD SIDING
  - ③ STUCCO
  - ④ FROUGHT IRON RAILING, PAINTED
  - ⑤ ALUMINUM SINGLE-HUNG WINDOW
  - ⑥ ALUMINUM SLIDING GLASS DOOR
  - ⑦ SOLID CORE PANEL DOOR
  - ⑧ HIDDEN TRUSS

SOUTH ELEVATION / FRONT  
SCALE: 1/8"=1'-0"



NORTH ELEVATION / REAR  
SCALE: 1/8"=1'-0"



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



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

BUILDING E



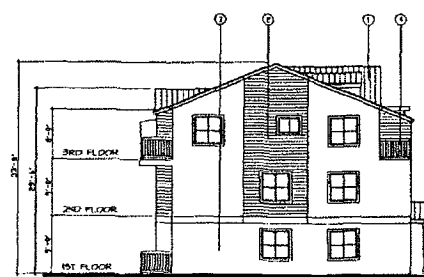
NORTH ELEVATION / FRONT (VARIES)  
SCALE: 1/8" = 1'-0"

KEYNOTES

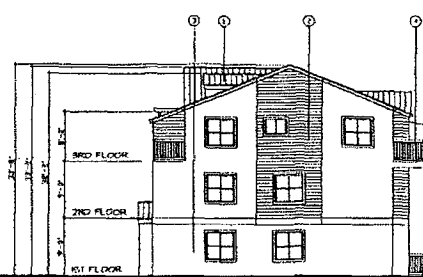
- ① ROOFING: COMPOSITION SHEET/FLY ASH
- ② HARDWARE: BRASS
- ③ BRICK
- ④ WEIGHT ROOF RAFTERS, PAINTED
- ⑤ ALUMINUM SIDING-REAR WINDOW
- ⑥ ALUMINUM SLIDING GLASS DOORS
- ⑦ SOLID CORE PANEL DOOR
- ⑧ HIDDEN TRUSS



SOUTH ELEVATION / REAR (VARIES)  
SCALE: 1/8" = 1'-0"



EAST ELEVATION (VARIES)  
SCALE: 1/8" = 1'-0"



WEST ELEVATION (VARIES)  
SCALE: 1/8" = 1'-0"

TYPICAL BLD  
F & H DGS



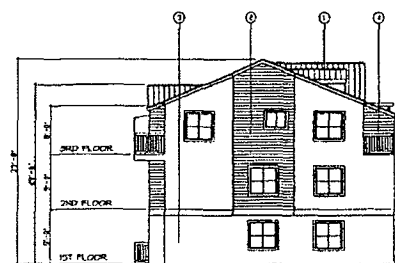
NORTH ELEVATION / FRONT

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



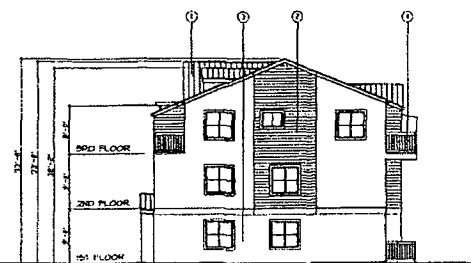
SOUTH ELEVATION / REAR

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



EAST ELEVATION

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

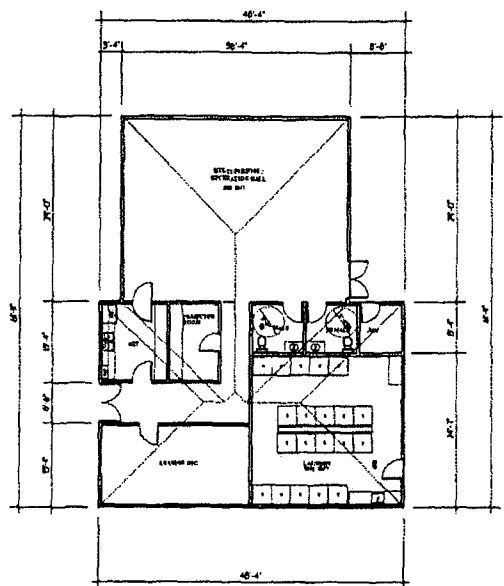


WEST ELEVATION

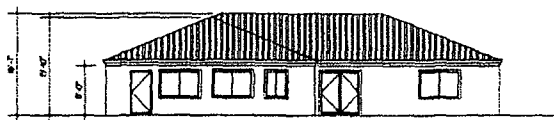
SCALE: 1/8"=1'-0"

- KEYNOTES
- ① ROOFING: COMPOSITION SHINGLES, 30" X 42"
  - ② INTERIORS: MASONRY
  - ③ STUCCO
  - ④ FINISHES: WITH RAILING, PAINTED
  - ⑤ ALUMINUM SIDING, 4" X 8" PANELS
  - ⑥ ALUMINUM SIDING, 4" X 8" PANELS
  - ⑦ SOLID CORE PANEL DOOR
  - ⑧ WOODEN TRELLIS

BUILDING J



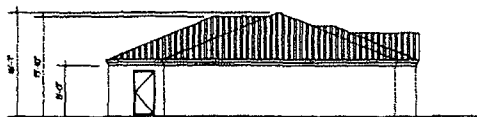
FLOOR PLAN  
SCALE: 1/8"=1'-0"



WEST ELEVATION / FRONT  
SCALE: 1/8"=1'-0"



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



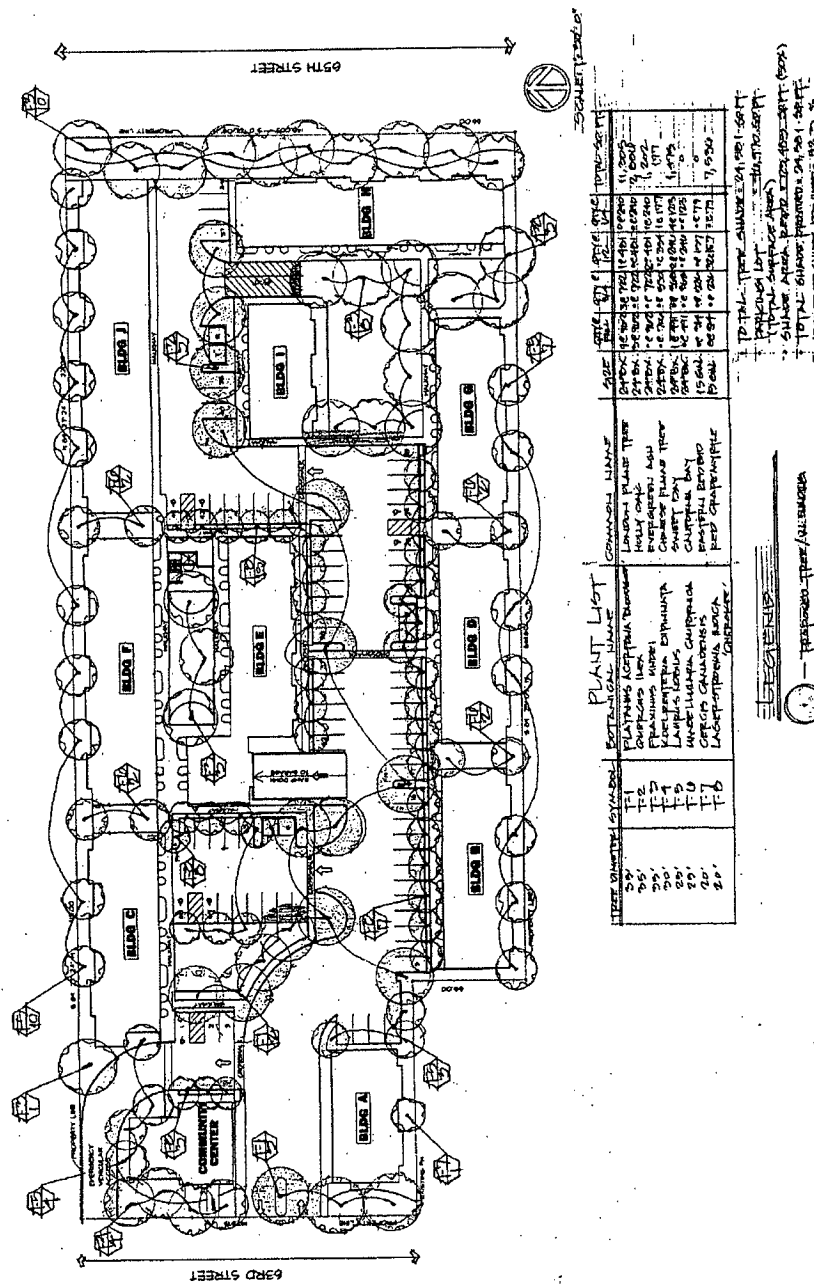
SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



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

COMMUNITY CENTER

Exhibit 9 – Tree Shading

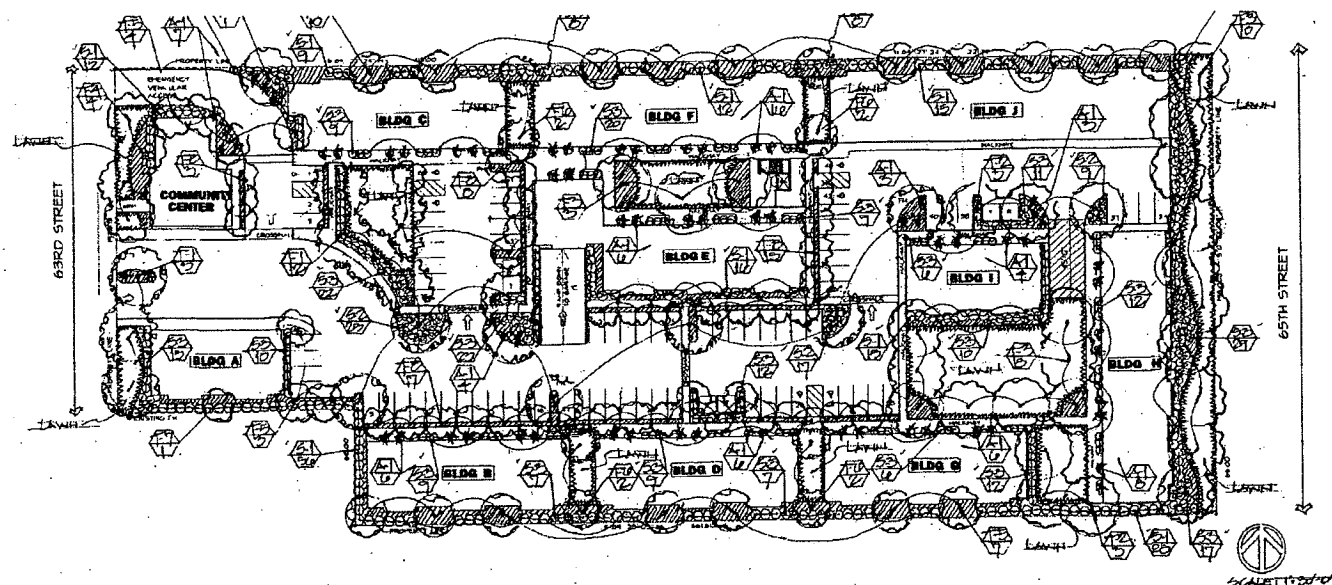


PARKING LOT TREE SHADING

LARRY G. TISON & ASSOCIATES  
LAWYERS, ARCHITECTS & ENGINEERS  
11100 W. 16th Ave., Suite 100  
Denver, CO 80202  
Tel: 303.755.1100  
Fax: 303.755.1101  
www.lgtison.com

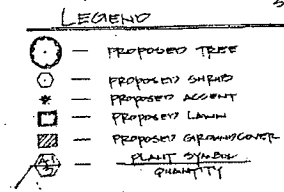


4/24



**PLANT LIST**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	SPACING
T-1	PLATANUS ACERIFOLIA 'BOONVILLE'	LONDON PLANE TREE	24" BK	15	5' x 5'
T-2	QUERCUS ILIC	HOLLY OAK	24" BK	15	5' x 5'
T-3	FRAXINUS HICOIDES	EVERGREEN ASH	24" BK	15	5' x 5'
T-4	KOELREUTERIA BIPINNATA	'CHERRY PLUM TREE'	24" BK	15	5' x 5'
T-5	LAVINIA SPECIOSA	'SHRUB OAK'	24" BK	15	5' x 5'
T-6	UNDELLIUM CALIFORNICUM	CALIFORNIA BAY	24" BK	15	5' x 5'
T-7	CERCIS CANADENSIS	EASTERN REDBUD	15" BK	15	5' x 5'
T-8	LACINIA STRIPARIA 'HAROLD'	RED GRAPENUT TREE	15" BK	15	5' x 5'
S-1	PASTINACA PENSILVANA	PASTINACA	0.4M	20	5' x 5'
S-2	NOELIA CARADIFLORA 'GARDNER'	INDIA HAWTHORN	5.5M	20	5' x 5'
S-3	RAUPLIUM 'PINK CLOUD'	DECADE NEW ZEALAND FERN	5.5M	100	5' x 5'
A-1	PHORADENDRON 'DWARF'	DIWIDDIUM IVY	1.0M	200	5' x 5'
A-2	MACRANDRUM 'DWARF'	MAUIE ENGLISH IVY	1.0M	200	5' x 5'
LAWNS	'MARTINIUM TRIFOLIUM'				
	CYCLOSTANTHUS - HYDROPHILA 'HALL'				
	(ALL PLANTING AREAS)				



© 2006 by Larry G. Tison & Associates, Landscape Architects

**PLANTING PLAN**



LARRY G. TISON & ASSOC  
LANDSCAPE ARCHITECTS  
111 E. WINDWAY, SUITE 2, GLENDALE, CA

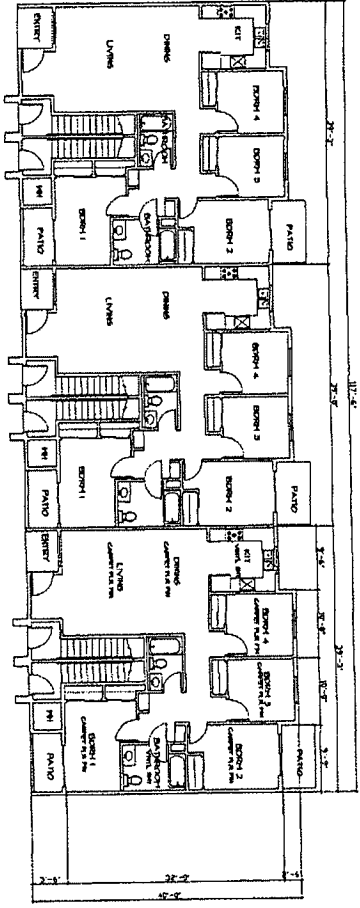
**Exhibit 10 - Planting Plan**

Page 19  
March 6, 2006

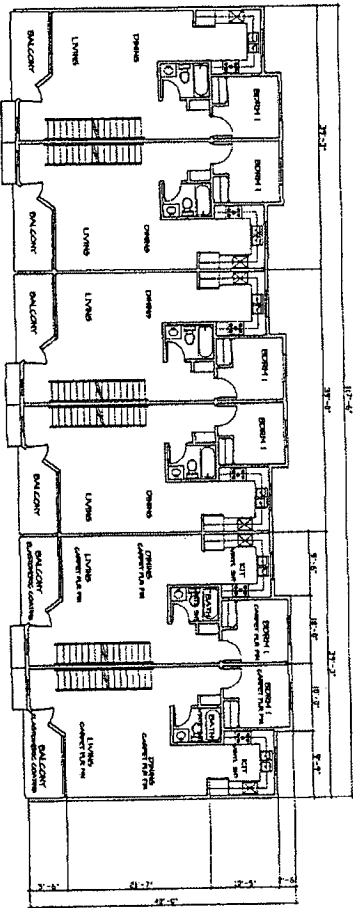


TYPICAL BLDGS  
A & I

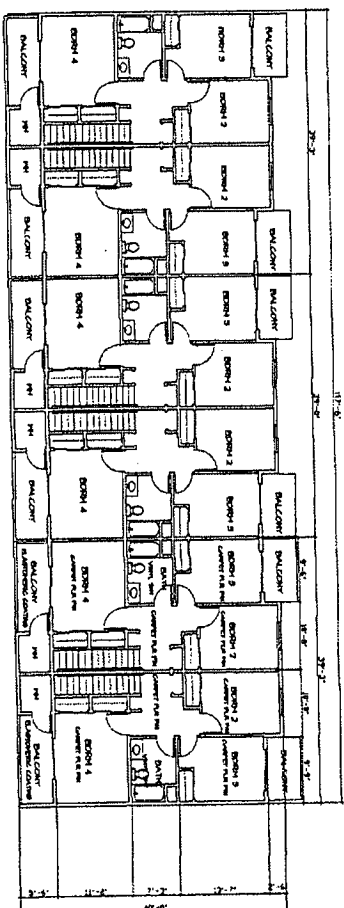




1ST FLOOR PLAN  
SCALE: 1/8"=1'-0"



2ND FLOOR PLAN  
SCALE: 1/8"=1'-0"

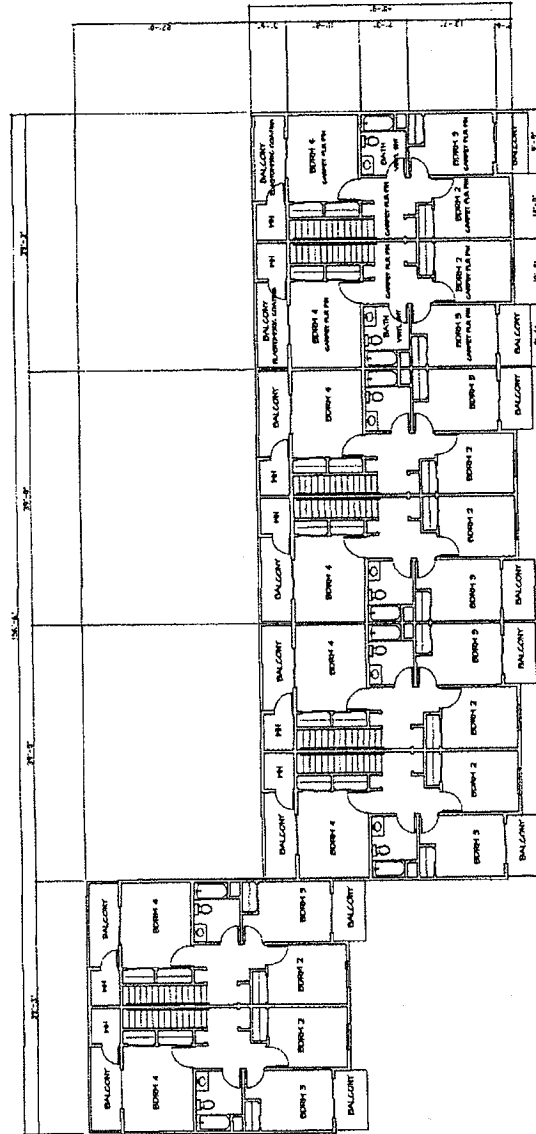


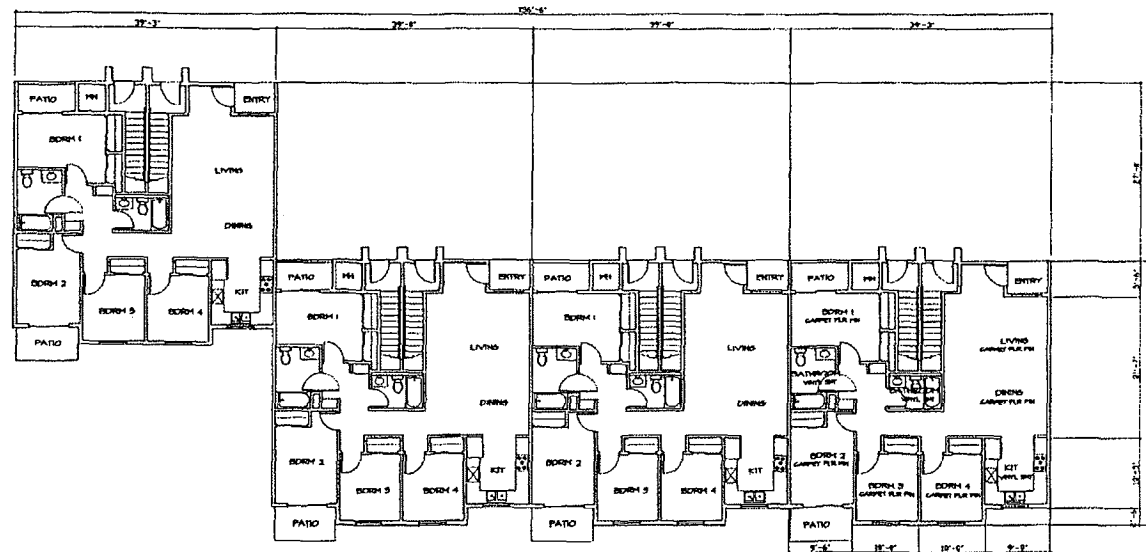
3RD FLOOR PLAN  
SCALE: 1/8"=1'-0"



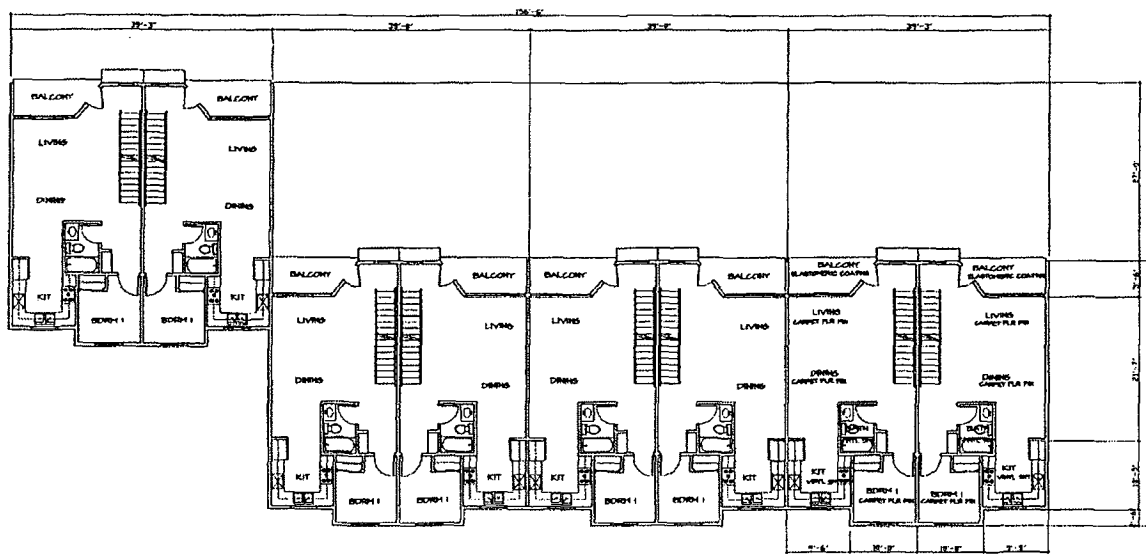
BUILDING C

BUILDING E





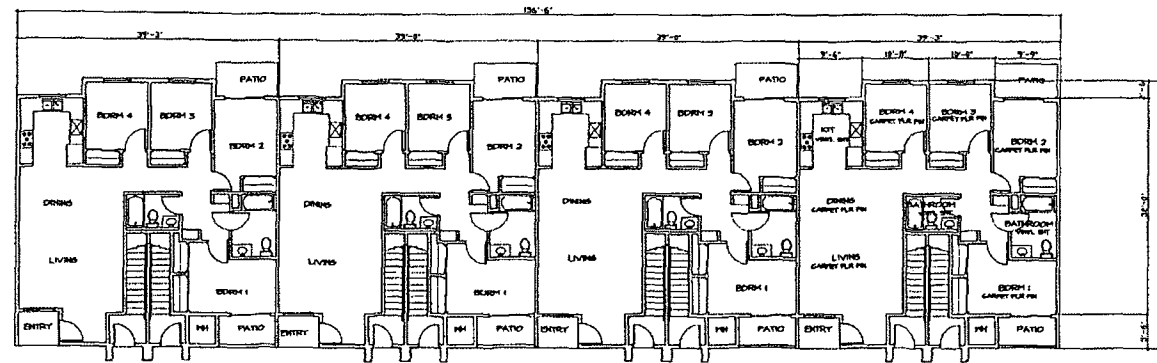
1ST FLOOR PLAN  
SCALE: 1/8"=1'-0"



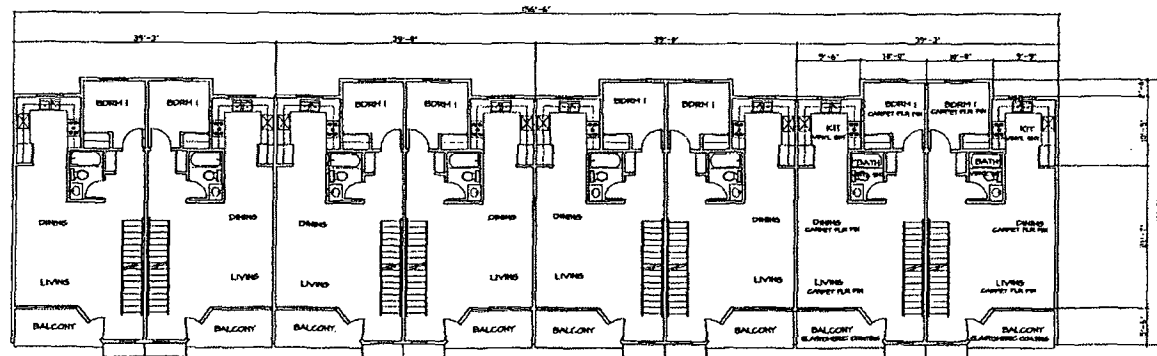
2ND FLOOR PLAN  
SCALE: 1/8"=1'-0"



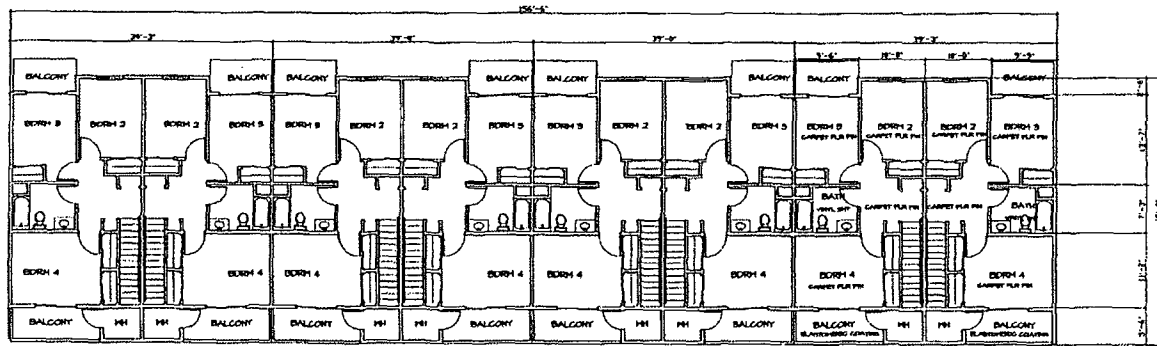
BUILDING E



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



2ND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

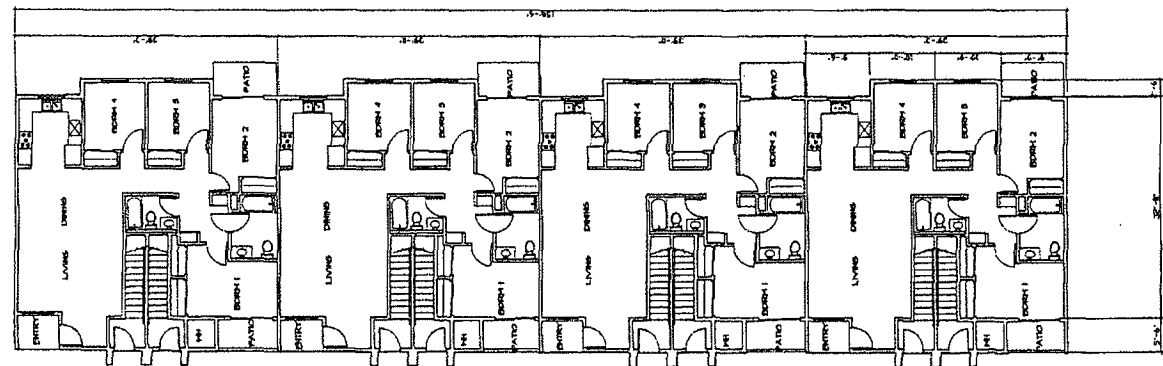
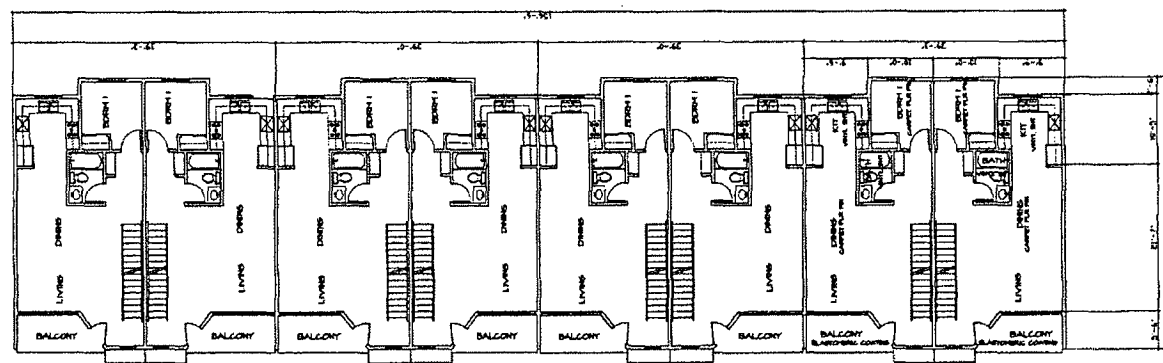
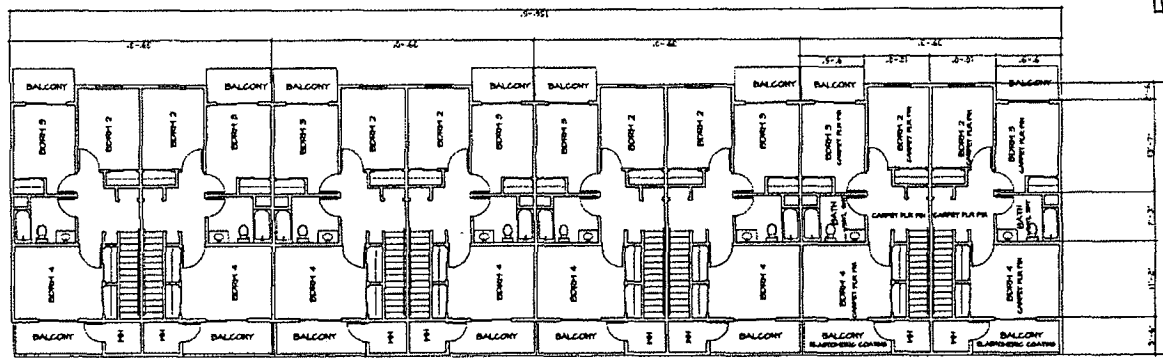


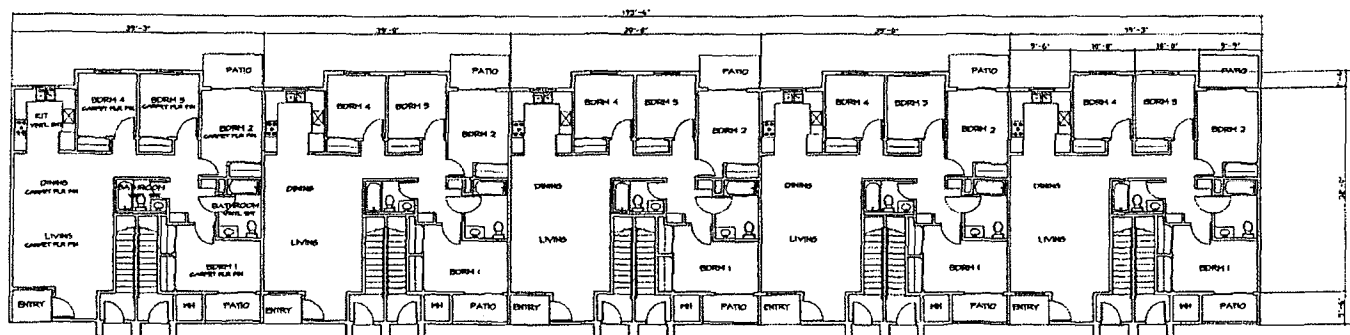
3RD FLOOR PLAN  
SCALE: 1/8" = 1'-0"



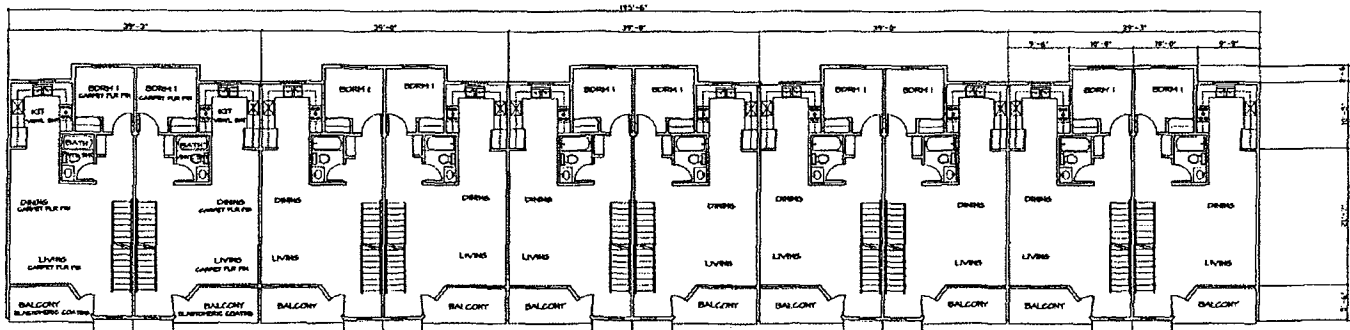
BUILDING F

BUILDING H

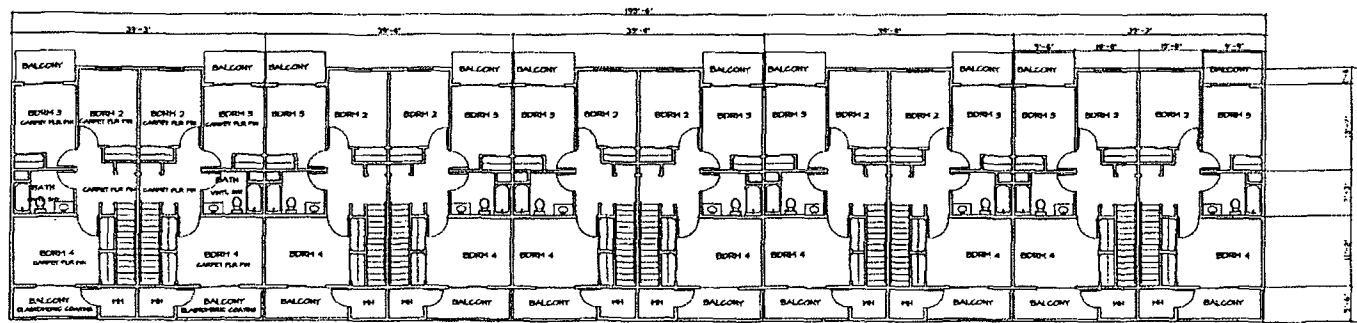




1ST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



2ND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



3RD FLOOR PLAN  
SCALE: 1/8" = 1'-0"



BLDG J

CITY OF SACRAMENTO  
DEPARTMENT OF DEVELOPMENT SERVICES  
PLANNING DIRECTOR  
1231 I Street, Sacramento, CA 95814

**ACTION OF THE PLANNING DIRECTOR**

On Monday, March 6, 2006, the Planning Director approved with conditions a Planning Director's Plan Review Major Modification to develop a 99-unit apartment complex with a community building, associated landscaping, and parking on 3.68± undeveloped acres in the Multi-Family (R-2B-R) zone, for the project known as file P05-159. Findings of Fact and conditions of approval for the project are listed on pages 3-12.

**Project Information**

**P05-159 – Lemon Hill Vistas Major Modification**

- Entitlements: A. **Environmental Determination:** Addendum to a Previous Negative Declaration (P05-064);
- B. **Planning Director's Plan Review Major Modification** to modify a previously approved Planning Director's Plan Review (P05-064) from a 76-unit apartment complex to a 99-unit apartment complex.
- C. **Density Bonus** to exceed the maximum allowable units by 23 units (99 total units).

Location: 6131 63<sup>rd</sup> Street

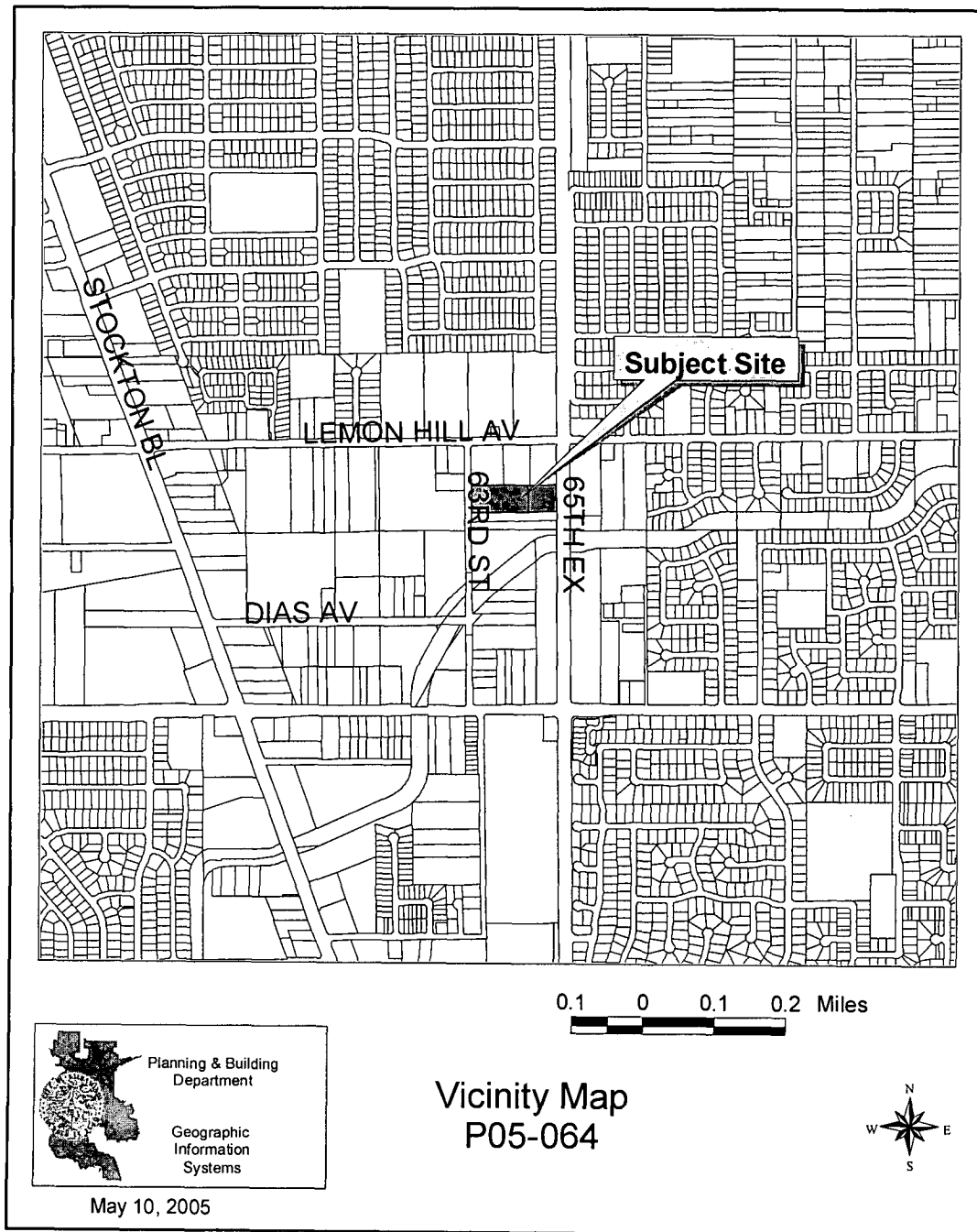
Assessor's Parcel Number: 038-0101-002, -004, and -010

Applicant: Weitman & Associates  
10114 Sorenstam Drive  
Sacramento, CA 95829

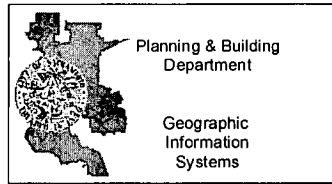
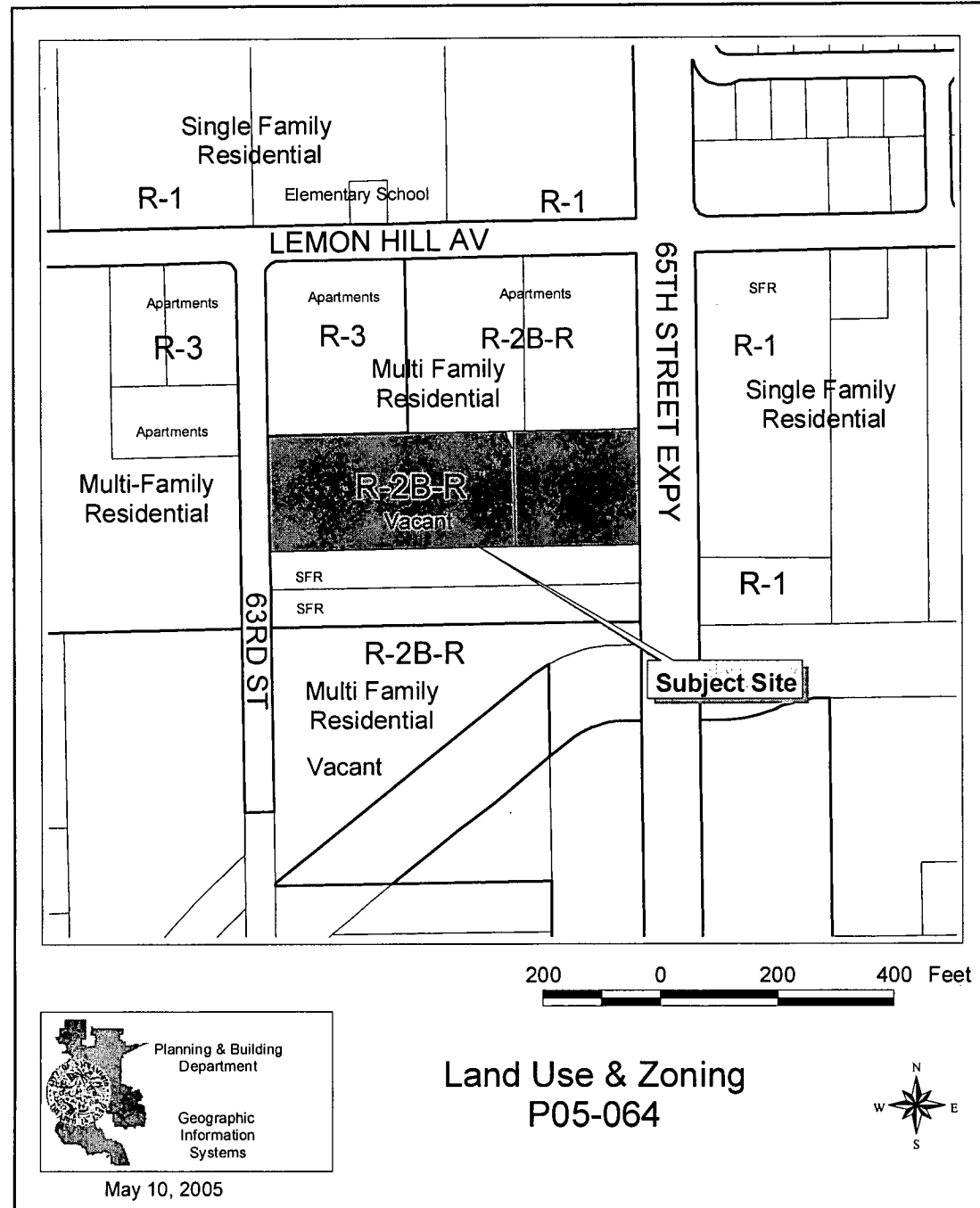
Property Owner: Advanced Development & Investment, Inc  
5939 Monterey Road  
Los Angeles, CA 99942

Project Planner: Antonio Ablog, (916) 808-7702

General Plan Designation: Medium Density Residential, 16-29 du/na  
Community Plan Designation: Residential 11-21 du/na  
Existing Land Use of Site: Vacant  
Existing Zoning of Site: Multi-Family (R-2B-R) zone



Attachment B – Land Use & Zoning Map



May 10, 2005

Land Use & Zoning  
P05-064



P05-159  
10

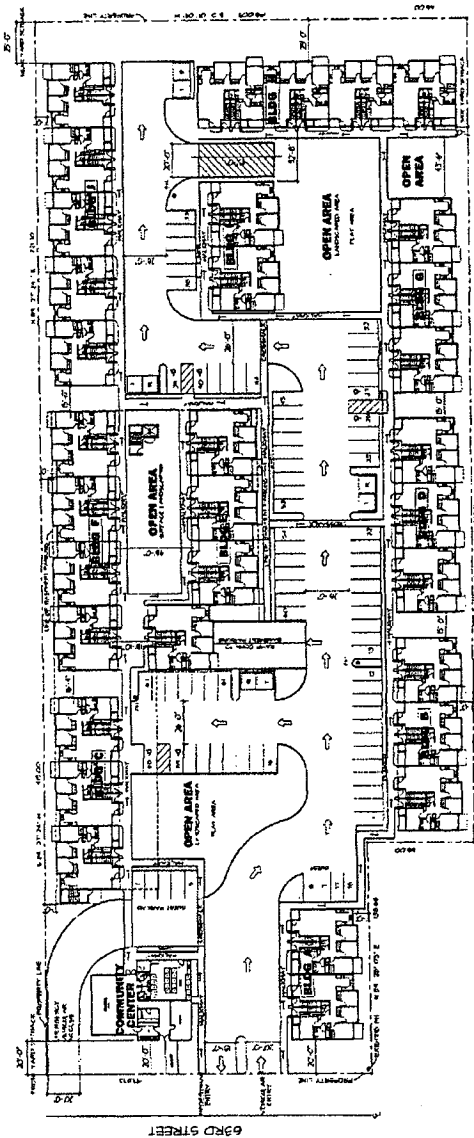
Page

March 6, 2006  
**Exhibit 1 – Site Plan**

MATERIAL	FINISH	COLOR
EXTERIOR WALL	TEXTURED	BEIGE
ROOF	PRE-PAN	CREAM
DOORS	ASPHALT SINGLE	RED/BROWN
WINDOWS	SOLID CORE WOOD	BROWN
GUARDRAILS	ALUMINUM SLIDING	WHITE FRAME
	ALUMINUM	WHITE FRAME
	MIDWAY ROAN	PAINTED
		BLACK

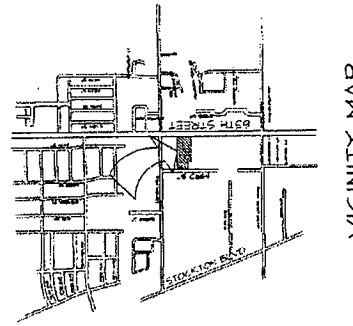
SITE AREA: 58,404.14 SQ FEET (1.34 ACRES)
ZONING: R-30-C
TYPE OF USE: RESIDENTIAL (MULTI-FAMILY)
TYPE OF CONSTRUCTION: TYPE 7 (6-28 DU/ACRE)
ORIGINAL PLAN NUMBER: 05077-16-28 DU/ACRE
NO. OF DWELLING UNITS PROPOSED: 142 UNITS
TOTAL NO. OF BUILDINGS: 11 UNITS (10 RESIDENTIAL, 1 COMMUNITY CTR)
TOTAL BUILDING COVERAGE: 33.4%
PARKING PROVIDED: 159 SPACES
PERCENTAGE OF LOT COVERAGE: 33.4%
145 STANDARD, 6 HC PARKING, 1 VISITOR
TOTAL AREA OF PARKING/DRIVEWAY: 46,710 (0.07 ACRES)
TOTAL AREA FOR PAVEDWAYS, PLAY AREA, BROADCASTING, LANDSCAPE: 30,804 SF

BUILDING TYPES	NO. OF UNITS	A	B	SF/BLDG
BUILD A	6	2	4	8,640
BUILD B	1	4	5	13,620
BUILD C	1	4	3	13,620
BUILD D	1	4	3	13,620
BUILD E	1	12	4	17,280
BUILD F	1	12	4	17,280
BUILD G	1	4	3	8,640
BUILD H	1	6	2	17,280
BUILD I	1	5	10	21,240
BUILD J	1	15	5	7,642
COMMUNITY CTR	1	15	33	146,071
TOTAL	11	68	146	420,111
TOTAL GARAGE PARKING AREA				1,505
TOTAL FLOOR AREA PER UNIT TYPE				2,521
TYPE A: FLAT (BEDZBATH)				
TYPE B: TOWNHOUSE (BEDZBATH)				1520



1 SITE PLAN  
1"=30'

- NOTES:
1. PROVIDE APPROPRIATE WORK ACCESS FOR SITE AND CONSTRUCTION.
  2. TRUCKS & INSTALLATION: WHEN FIRE PROTECTION, INCLUDING FIRE APPARATUS ACCESS ROADS & WATER SUPPLIES FOR FIRE PROTECTION IS REQUIRED BY THE LOCAL JURISDICTION, CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS PRIOR TO COMMENCING THE TIME OF CONSTRUCTION.



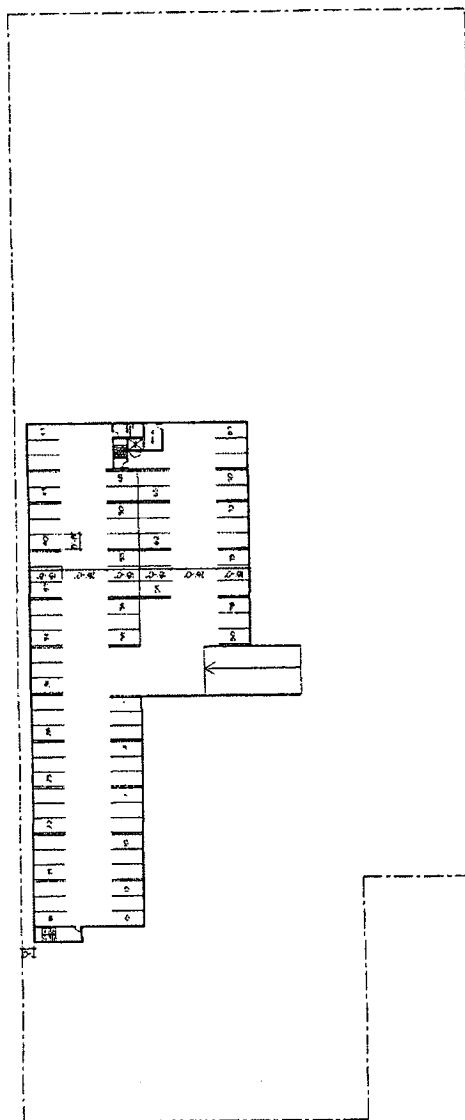
VICINITY MAP



P05-159  
12

Page

March 6, 2006  
**Exhibit 2 – Garage Plan**



GARAGE PLAN  
1/3/06



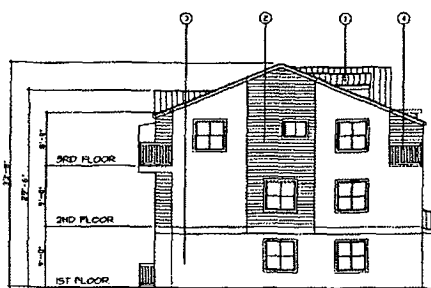
KEYNOTES

- ① ROOFING - COMPOSITION SHINGLES, MIN 30 YR
- ② HARDSCAPE / STONE
- ③ STUCCO
- ④ PAINTED WOOD SILLING, PAINTED
- ⑤ ALUMINUM SLIDING GLASS DOORS
- ⑥ ALUMINUM SLIDING GLASS DOORS
- ⑦ SOLID CORE PANEL DOOR
- ⑧ WOODEN TRELLIS

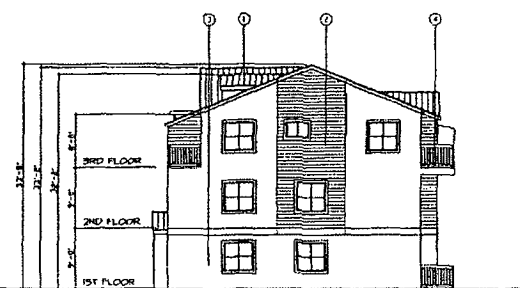
○ SOUTH ELEVATION / FRONT  
SCALE: 1/8"=1'-0"



○ NORTH ELEVATION / REAR  
SCALE: 1/8"=1'-0"



○ WEST ELEVATION  
SCALE: 1/8"=1'-0"



○ EAST ELEVATION  
SCALE: 1/8"=1'-0"

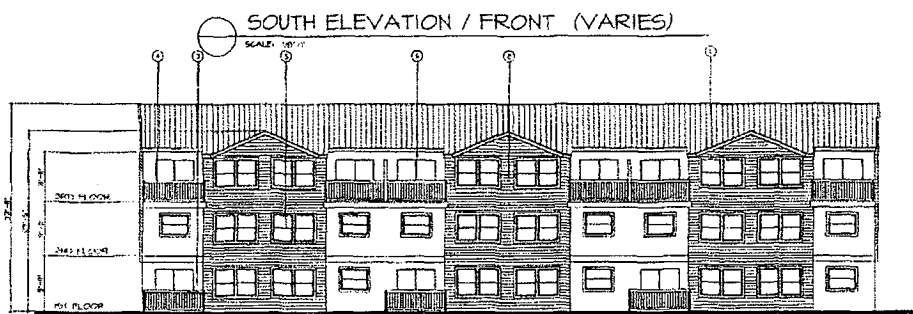
TYPICAL  
BLDGS A & I



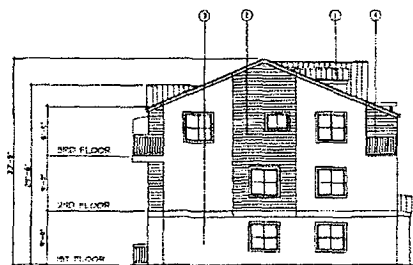
KEYNOTES

- ① ROOFING: COPPER WITH 30 YEAR WARRANTY
- ② HANDICAPPED SLOPE
- ③ STUCCO
- ④ WOODSIDE WOOD SHAKES, FINISHED
- ⑤ ALUMINUM DOUBLE HUNG WINDOWS
- ⑥ ALUMINUM THERMO GLASS DOORS
- ⑦ POLYURETHANE PANEL DOOR
- ⑧ MODERN TRAILER

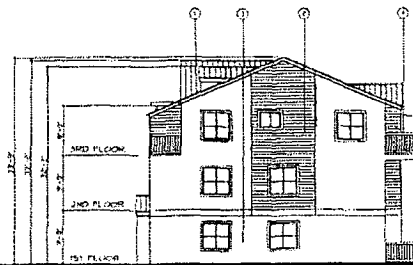
SOUTH ELEVATION / FRONT (VARIES)



NORTH ELEVATION / REAR (VARIES)



WEST ELEVATION (VARIES)



EAST ELEVATION (VARIES)

TYPICAL BLDGS.  
B, C, D & G

P05-159  
16

Page

March 6, 2006

**Exhibit 5 – Floor Plans**

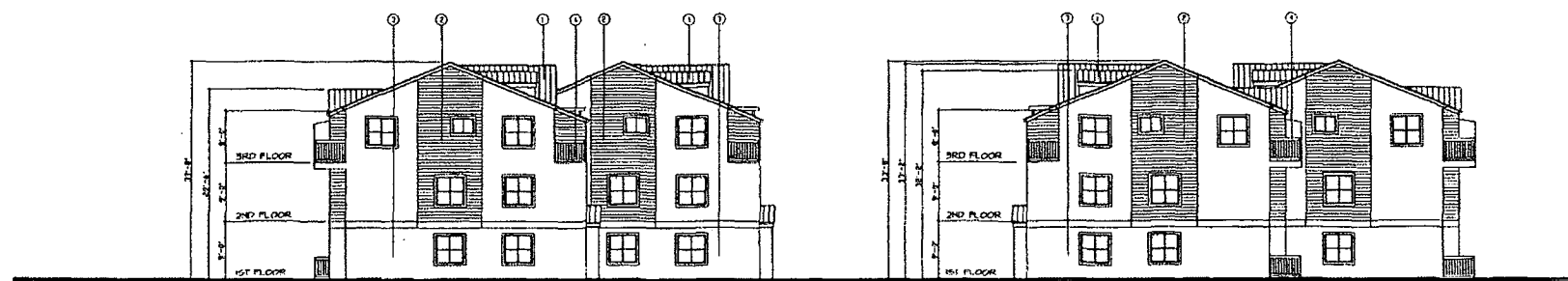


○ SOUTH ELEVATION / FRONT  
SCALE: 1/8"=1'-0"

- KEYNOTES
- ① ROOFING: COMPOSITION SHINGLES, MIN. 30 YR
  - ② HARDBOARD SIDING
  - ③ STACCO
  - ④ FRODOIT IRON RAILING, PAINTED
  - ⑤ ALUMINUM SINGLE-HUNG WINDOW
  - ⑥ ALUMINUM SLIDING GLASS DOOR
  - ⑦ SOLID CORE PANEL DOOR
  - ⑧ WOODEN TRUSS



○ NORTH ELEVATION / REAR  
SCALE: 1/8"=1'-0"



○ WEST ELEVATION  
SCALE: 1/8"=1'-0"

○ EAST ELEVATION  
SCALE: 1/8"=1'-0"

BUILDING E

P05-159  
18

Page

March 6, 2006

**Exhibit 6 – Building E Elevations**

P05-159  
19

Page

March 6, 2006

**Exhibit 7 – Building F, H Elevations**



P05-159  
21

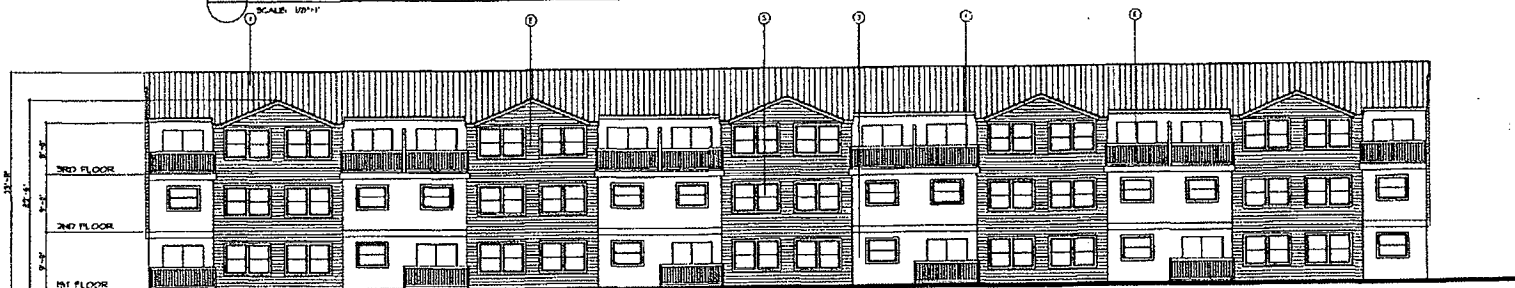
Page

March 6, 2006

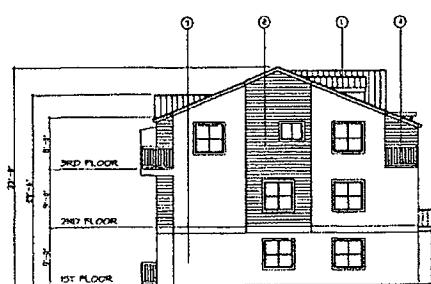
**Exhibit 8 – Building J Elevations**



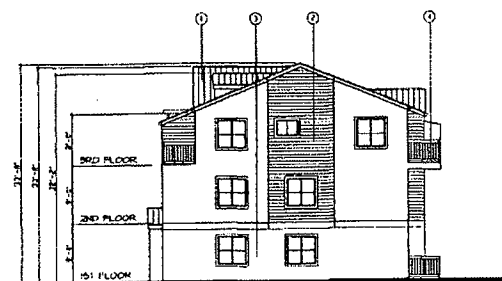
NORTH ELEVATION / FRONT  
SCALE: 1/8"=1'-0"



SOUTH ELEVATION / REAR  
SCALE: 1/8"=1'-0"



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



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

- KEYNOTES
- ① ROOFING - COMPOSITION SHINGLES, 30 YR
  - ② HARDWOOD SIDING
  - ③ SUEGGO
  - ④ PINKISH IRON GALVALUM PAINTED
  - ⑤ ALUMINUM DOUBLE GLASS WINDOWS
  - ⑥ ALUMINUM SLIDING GLASS DOORS
  - ⑦ SOLID CORE PANEL FLOOR
  - ⑧ WOODEN TRELLIS

BUILDING J



P05-159  
25

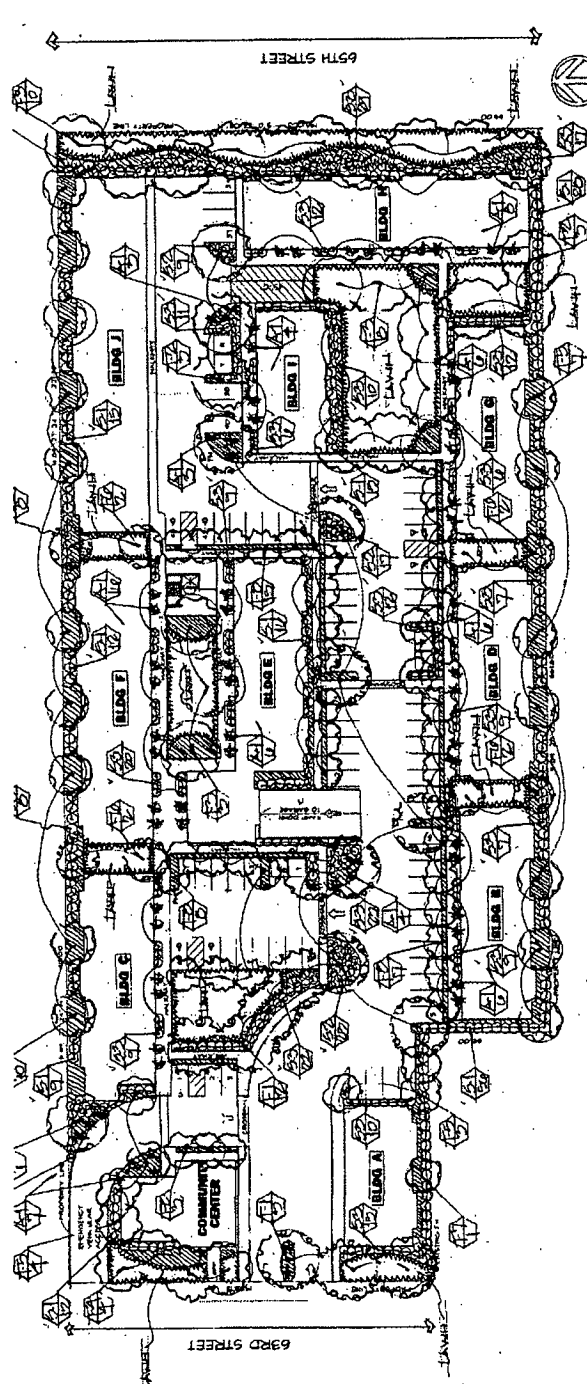
Page

March 6, 2006

**Exhibit 11 – Planting Plan**

PLANTING PLAN

LARRY S. TEON & ASSOC  
LANDSCAPE ARCHITECTS  
1411 MONMOUTH STREET, SUITE 100  
NEWARK, NJ 07102



LEGEND

- Proposed Tree
- Proposed Shrub
- Proposed Accent
- Proposed Lawn
- Proposed Groundcover
- Plant Quantity

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	STAGING
T-1	Platanus occidentalis	Holly Oak	24" x 24"	10	500
T-2	Quercus ilicifolia	Red Oak	24" x 24"	10	500
T-3	Prunella virginiana	Black Cherry	24" x 24"	10	500
T-4	Lonicera japonica	Wintergreen	24" x 24"	10	500
T-5	Amelanchier canadensis	Shadbush	24" x 24"	10	500
T-6	Opuntia humifusa	Cactus	18" x 18"	10	500
T-7	Chamaecyparis lawsoniana	Juniper	18" x 18"	10	500
S-1	Phlox paniculata	Phlox	24" x 24"	100	500
S-2	Abutilon	Abutilon	24" x 24"	100	500
S-3	Impatiens	Impatiens	24" x 24"	100	500
S-4	Antennaria	Antennaria	24" x 24"	100	500
S-5	Artemisia	Artemisia	24" x 24"	100	500
S-6	Lythrum	Lythrum	24" x 24"	100	500
S-7	Phlox	Phlox	24" x 24"	100	500
S-8	Artemisia	Artemisia	24" x 24"	100	500
S-9	Phlox	Phlox	24" x 24"	100	500
S-10	Artemisia	Artemisia	24" x 24"	100	500
S-11	Phlox	Phlox	24" x 24"	100	500
S-12	Artemisia	Artemisia	24" x 24"	100	500
S-13	Phlox	Phlox	24" x 24"	100	500
S-14	Artemisia	Artemisia	24" x 24"	100	500
S-15	Phlox	Phlox	24" x 24"	100	500
S-16	Artemisia	Artemisia	24" x 24"	100	500
S-17	Phlox	Phlox	24" x 24"	100	500
S-18	Artemisia	Artemisia	24" x 24"	100	500
S-19	Phlox	Phlox	24" x 24"	100	500
S-20	Artemisia	Artemisia	24" x 24"	100	500

PLANT LIST

PLANTING NOTES:  
 1. All plants to be installed by landscape artist.  
 2. All plants to be installed by 10/1/06.

PLANTING NOTES:  
 1. All plants to be installed by landscape artist.

P05-159  
27

Page

March 6, 2006

**Exhibit 12 – Floor Plans A**



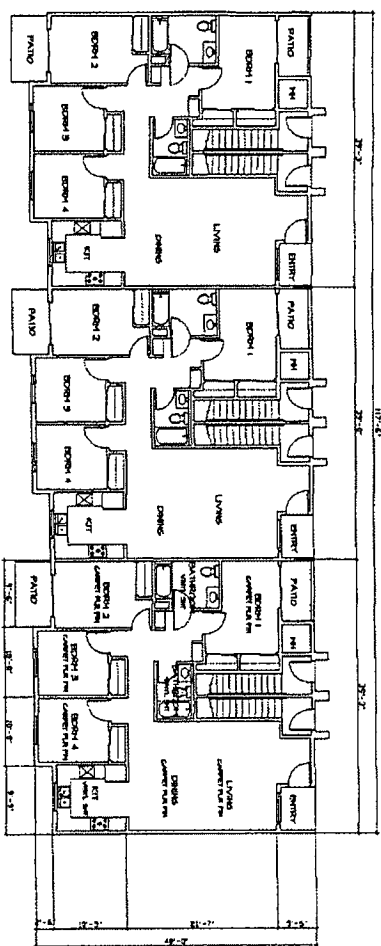
TYPICAL BLDGS  
A & 1

P05-159  
29

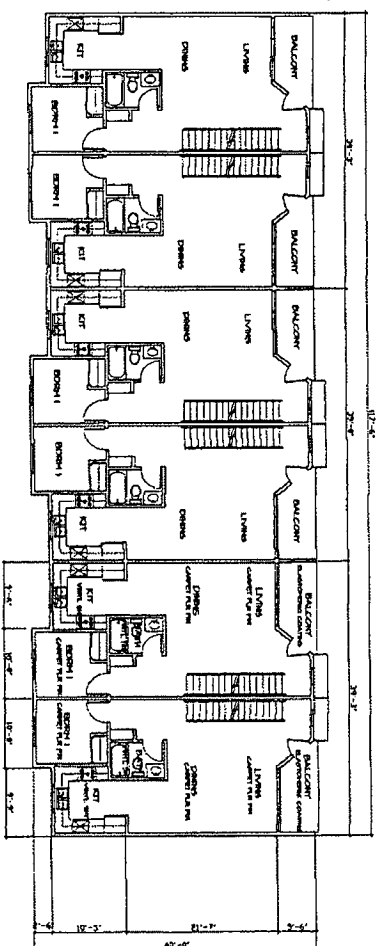
Page

March 6, 2006

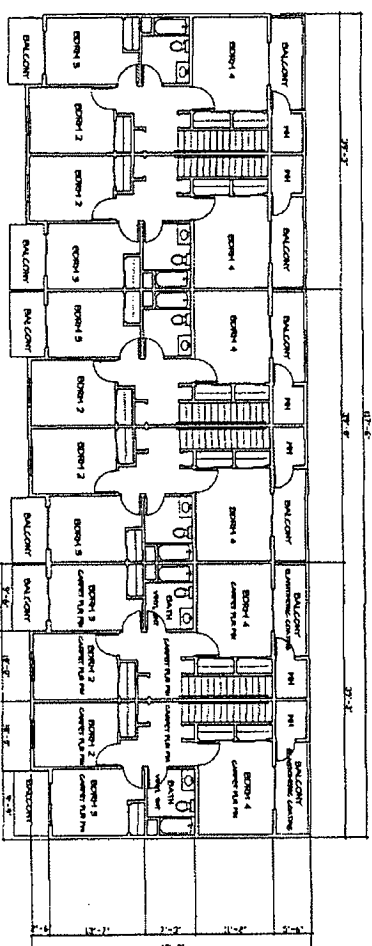
**Exhibit 13 – Floor Plans B, D, G**



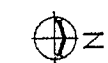
1ST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



2ND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

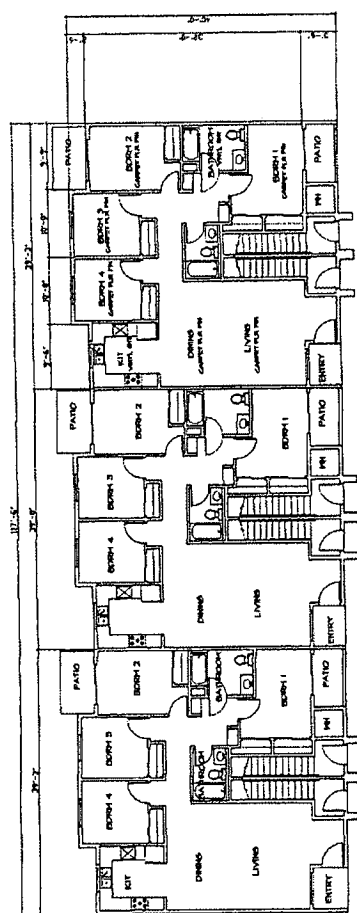


3RD FLOOR PLAN  
SCALE: 1/8" = 1'-0"

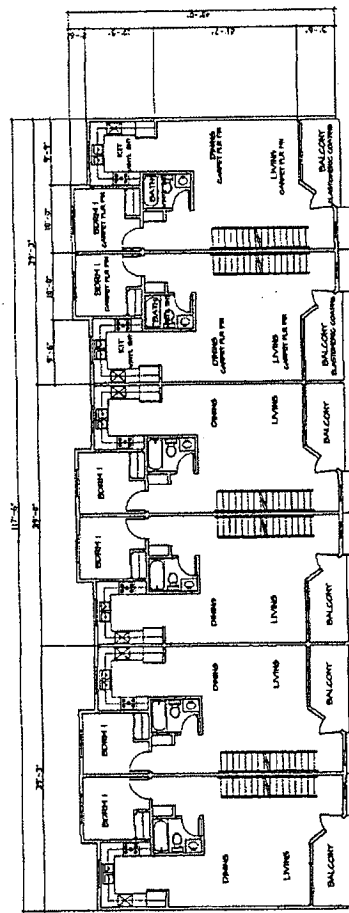


TYPICAL BLDGS  
B, D & G

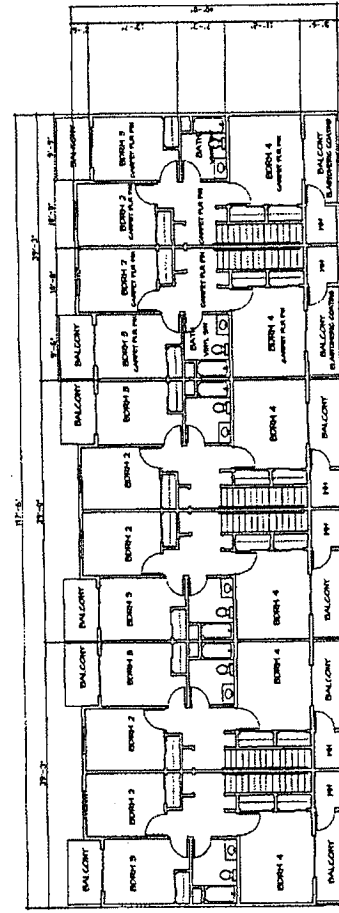
1ST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



2ND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

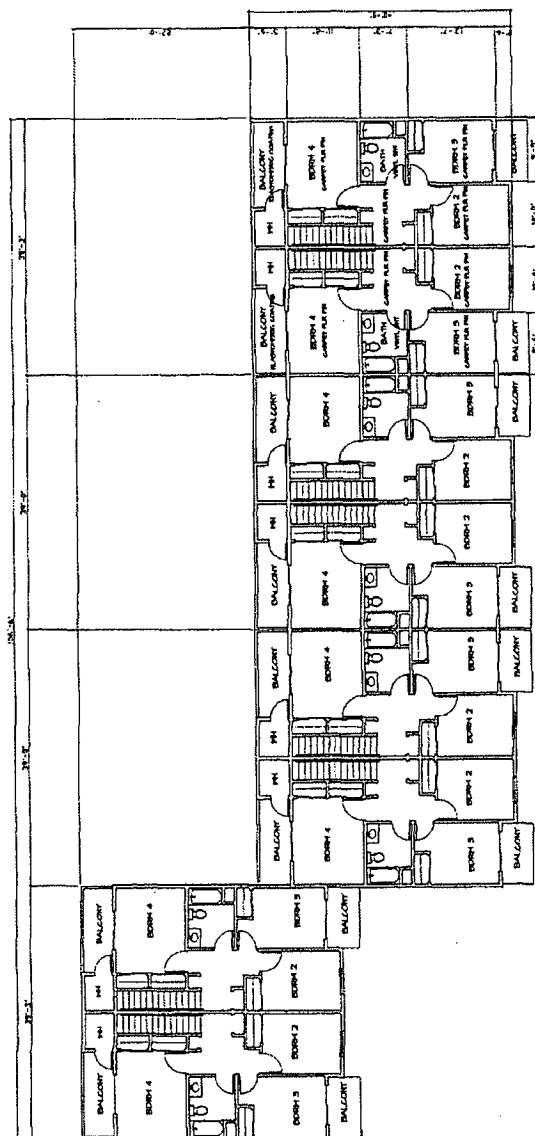


3RD FLOOR PLAN  
SCALE: 1/8" = 1'-0"



BUILDING C

BUILDING E



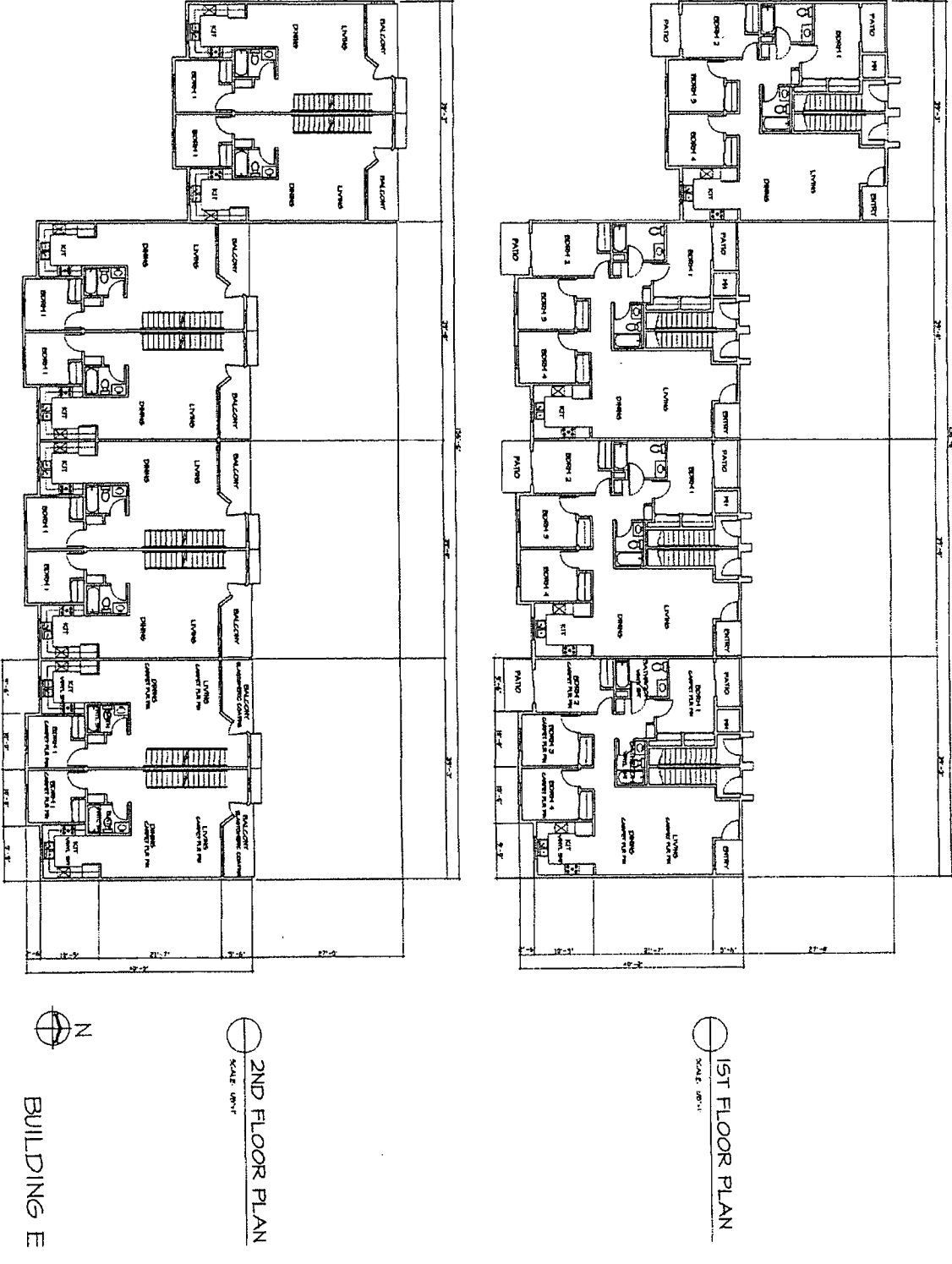


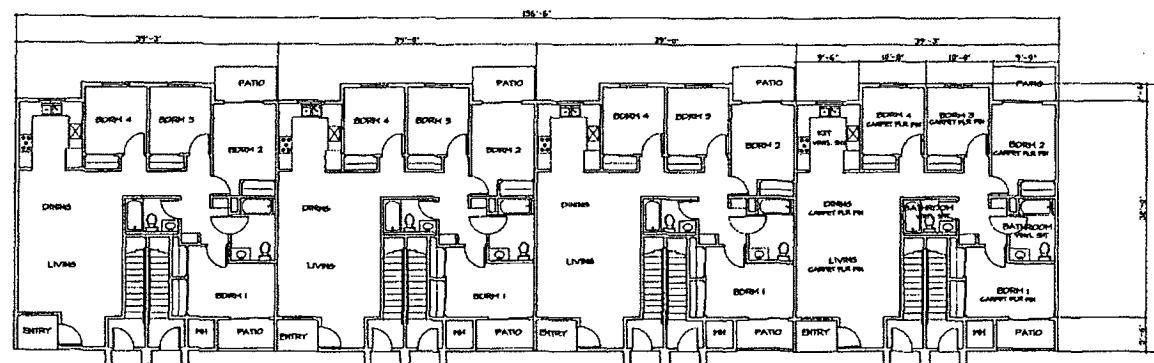
Exhibit 16 - Floor Plans E

March 6, 2006

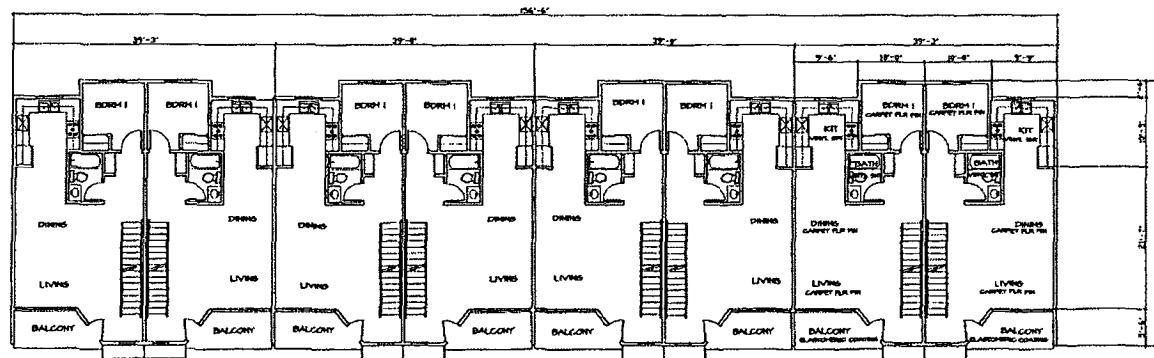
P05-159  
34

Page

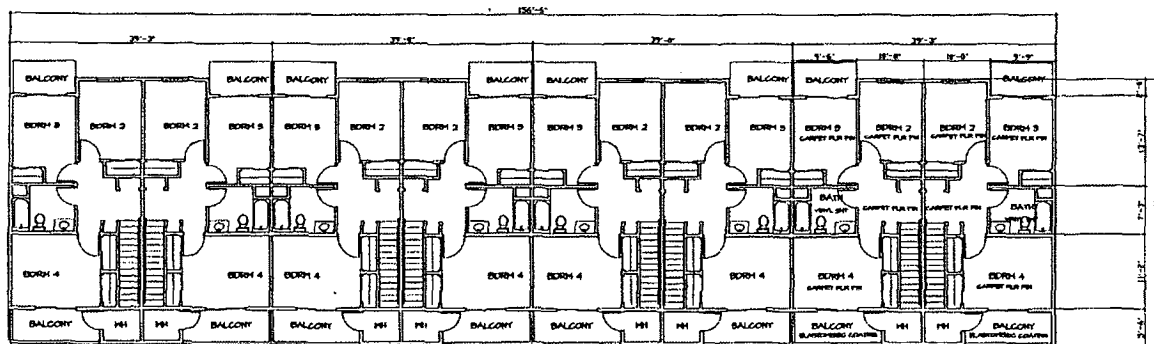
March 6, 2006  
Exhibit 17 – Floor Plan F



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



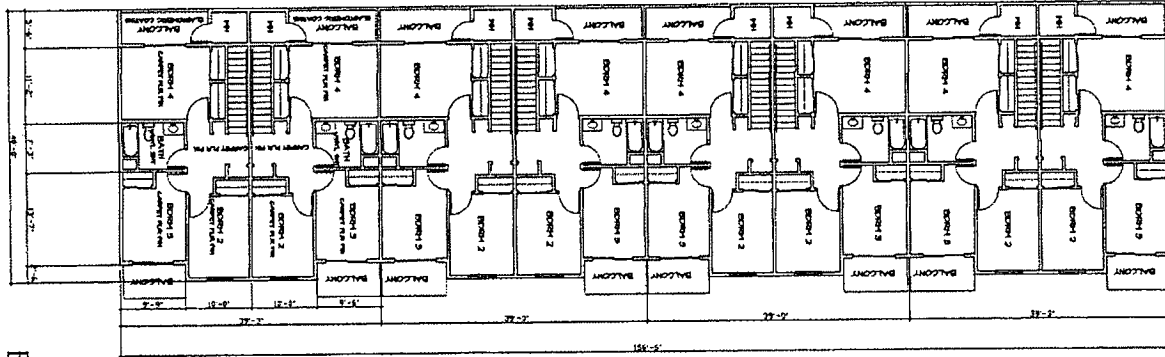
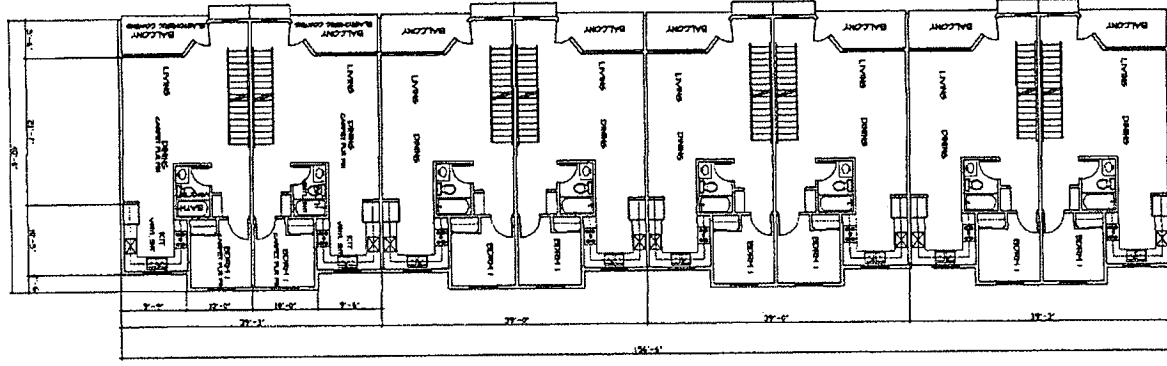
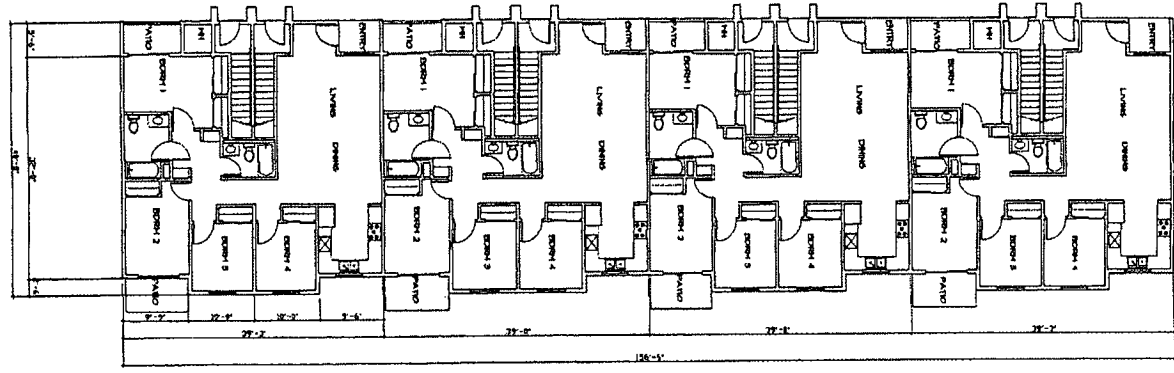
2ND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



3RD FLOOR PLAN  
SCALE: 1/8" = 1'-0"



BUILDING F

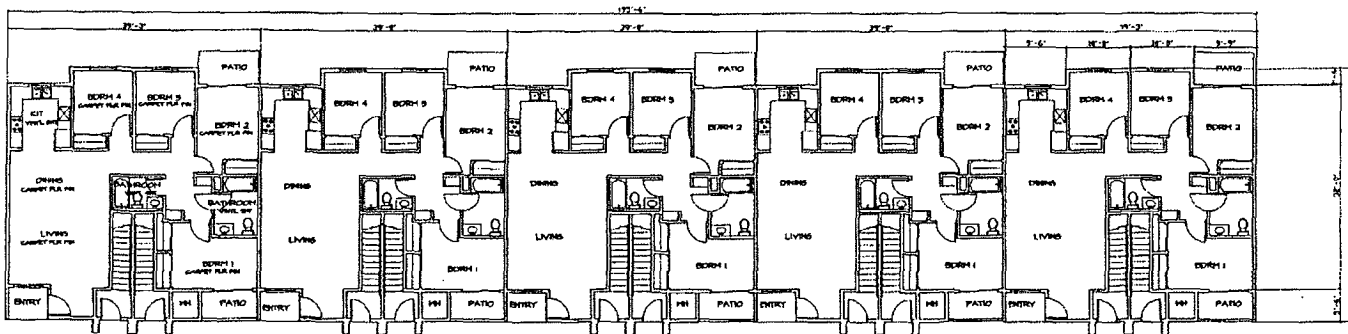


BUILDING H

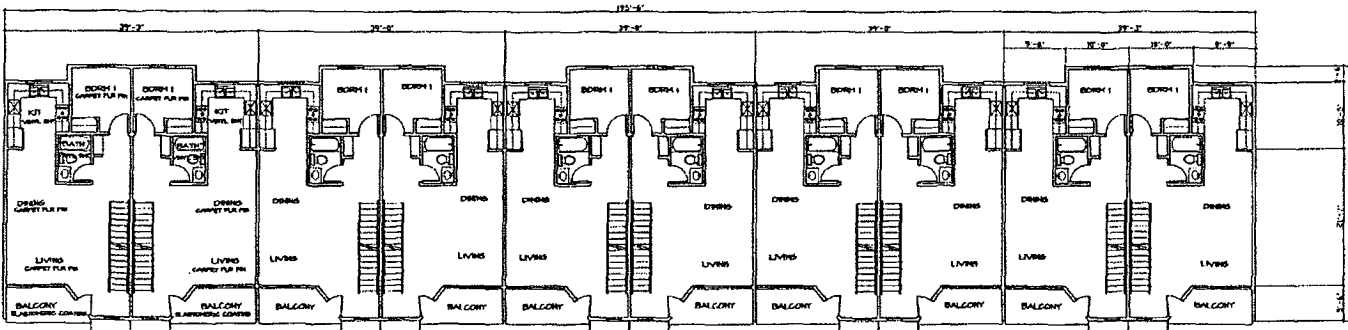
Exhibit 18 - Building H

March 6, 2006

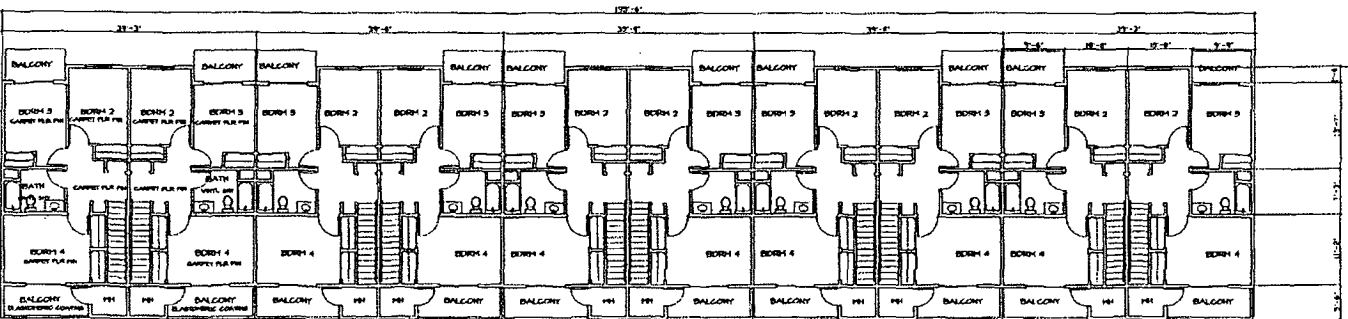
Page



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



2ND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



3RD FLOOR PLAN  
SCALE: 1/8" = 1'-0"



BLDG J

Exhibit 19 - Floor Plans J

March 6, 2006

Page