



**CITY OF SACRAMENTO**  
CALIFORNIA

DEVELOPMENT SERVICES  
DEPARTMENT  
PLANNING DIVISION

915 I STREET  
NEW CITY HALL, 3<sup>RD</sup> FLOOR  
SACRAMENTO, CA 95814-2998

**ACTION OF THE PLANNING DIRECTOR**

On November 16, 2006, the Planning Director approved with conditions a Plan Review for three house plans on 105 lots for the project known as Wildflower in the Natomas Central PUD (P06-123). Findings of Fact and conditions of approval for the project are listed on pages 5 through 8

**FILE:** Natomas Central – Wildflower, P06-12~~3~~

**PREVIOUS FILE NUMBER(S):** P04-173 Natomas Central

**REQUESTS:**

- A. Prior Negative Declaration
- B. Planning Director's Plan Review

**PROJECT LOCATION:** Southeast of the intersection of Del Paso Road and El Centro Road (A portion of Villages C, G, and L in the Natomas Central PUD)  
North Natomas Community Plan  
Natomas Unified School District  
Council District 1

**ASSESSOR'S PARCEL NUMBER(S):** A portion of 225-2270-006, -007, and -009

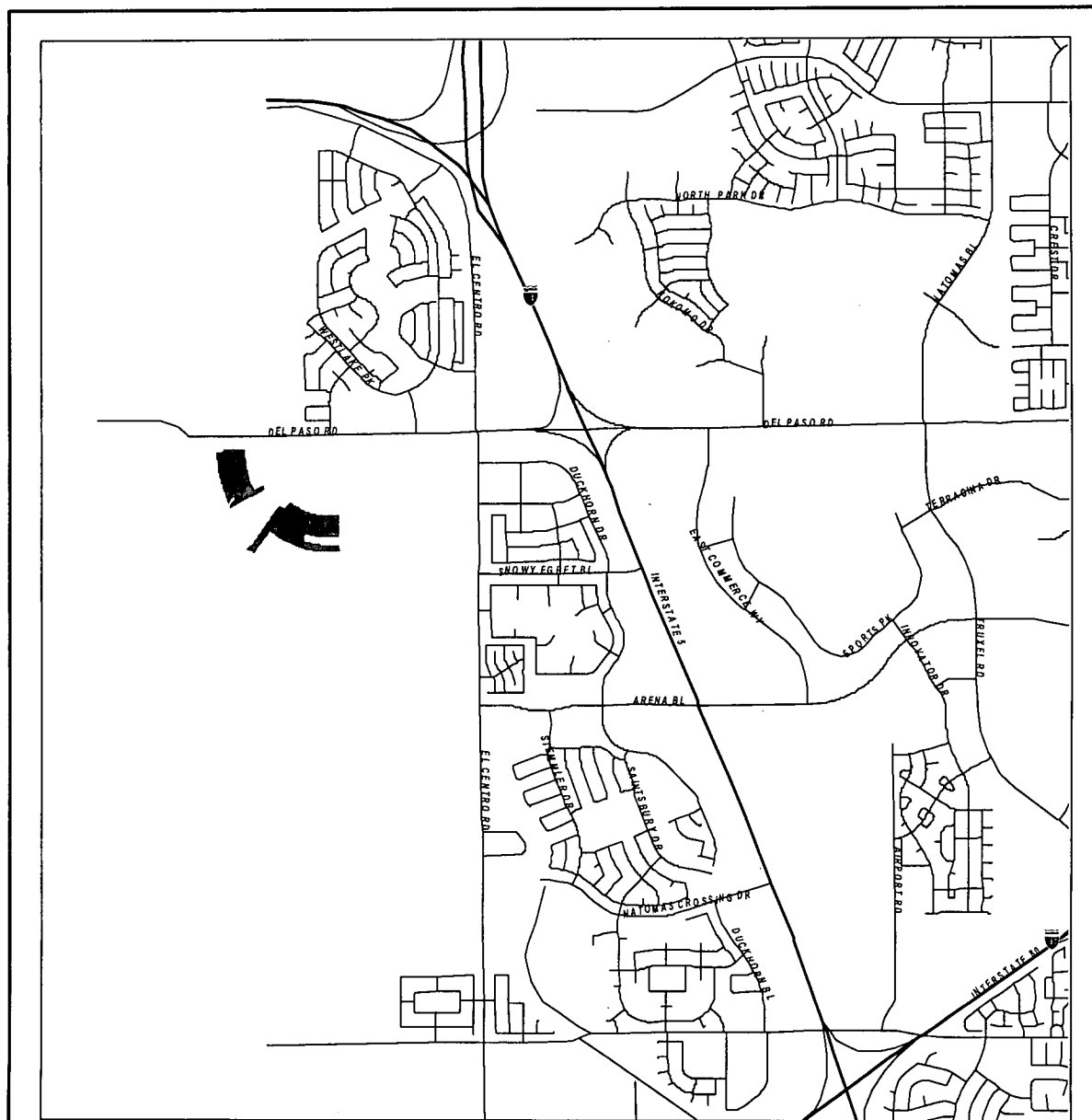
**APPLICANT'S NAME/ADDRESS:** Gordon Rogers Architecture (Dave Garcia)  
6805 Five Star Blvd, Ste 200, Rocklin, CA 95677

**OWNER'S NAME/ADDRESS:** K Hovnanian Homes  
1375 Exposition Blvd, Ste 300, Sacramento, CA 95815

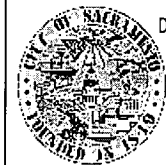
**DATE APPLICATION FILED:** July 19, 2006

**DATE APPLICATION COMPLETED:** October 5, 2006

**STAFF CONTACT:** Arwen Wacht, 808-1964  
[awacht@cityofsacramento.org](mailto:awacht@cityofsacramento.org)



0 2000 4000 Feet



Development Services  
Department

Geographic  
Information  
Systems

October 10, 2006

Vicinity Map  
P06-123



**PROJECT INFORMATION:**

General Plan Designation: Low Density Residential (4-15 du/na)  
Community Plan Designation: Low Density Residential  
Existing Land Use of Site: Vacant  
Existing Zoning of Site: Standard Single-Family Planned Unit Development (R-1-PUD)  
Subdivision & Village: A portion of Villages C, G, and L in the Natomas Central PUD  
Property Area: 18.2± gross acres  
Typical Lot Size: 55' x 105' (5,775 SF)  
Square Footage of Buildings: From 1,932 to 2,229 Square Feet

House Plan	Square Footage	Number of Floors
Plan 251	1,932	1 story
Plan 252	2,010	1 story
Plan 253	2,229	1 story

Height of Building: One story  
Proposed Elevations: 3 ("A", "B", and "C")  
Exterior Building Materials: Stucco, cultured stone veneer, wood shutters  
Roof Materials: Concrete tile  
Previous Files: P04-173  
Project Plans: See Exhibits 1 through 5

**ADDITIONAL INFORMATION:**

This is a Planning Director's Plan Review (PDPR) approval to develop three house plans on 105 lots in the senior portion of the Natomas Central PUD. After the above approval, a Zoning Administrator Review for Model Home Complex/Temporary Sales Office will be required for any model homes or temporary sales trailer, and a building permit will be required prior to the construction of the residential development.

**PROJECT EVALUATION:**

House Plan	Level of Compliance	Comments
Plan 251	Mitigated	Front entry is very recessed, but living space is forward of garage.
Plan 252	Compliant	Front entry is slightly recessed and living space is forward of garage.
Plan 253	Mitigated	Front entry is very recessed, but living space is forward of garage.

Staff finds that generally the proposed house plans comply with all applicable General Plan, Community Plan, Zoning Ordinance requirements, Natomas Central PUD Guidelines, and the proposal generally meets the intent of the Single Family Residential Design Guidelines.

### **ENVIRONMENTAL DETERMINATION:**

On October 25, 2005, the City Council ratified a Negative Declaration for the original project (P04-173). Potentially significant environmental issues regarding air quality, transportation and circulation, biological resources, noise, utilities and services systems, 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.

### **NEIGHBORHOOD/AGENCY COMMENTS:**

Planning staff mailed a public notice to adjacent property owners within 500 feet of the subject site on August 15, 2006. No comments have been received from the public notice.

The several proposed plans for the Natomas Central area (including the Wildflower proposal) have been reviewed by the Natomas Chapter of Partnership for Active Community (NCPAC), WalkSacramento, and Natomas Community Association. No comments specific to the Wildflower proposal have been received.

### **CONDITIONS OF APPROVAL:**

- A. Planning Director's Plan Review for 105 residential units is approved subject to the following conditions:
  - A1. Plans shall be consistent with elevations attached in Exhibits 1 through 5, except as follows:
    - a. The roof pitch shall be consistent throughout Plan 251.
    - b. Stone veneer from the front elevation shall wrap a minimum 4'-0" onto the side elevations. Any reduction in the 4'-0" stone veneer shall be reviewed and approved by the Planning Director.
  - A2. All of the house plans submitted and approved with this PDPR application shall be actively marketed and offered for sale within the subdivision/village(s) covered by this approval (P06-123).
  - A3. Any change in the design, materials, or colors shall be submitted to the Planning Director for review and approval.
  - A4. Two plot plans consistent with the approved Final Map (P04-173) shall be submitted to Building Division demonstrating compliance with setbacks, and lot coverage (including the use of allowances/incentives as specified in the PUD

Guidelines) for all lots included in this approval. All building elevations shall demonstrate compliance with roof pitch and enhancement requirements as specified in the Natomas Central PUD Guidelines.

A5. Setbacks:

- a. **Porch:** 12'6" minimum from back of walk or back of curb, whichever is closer.
- b. **Front of Building:** 12'6" minimum from back of walk or back of curb, whichever is closer.
- c. **Sideyard:** 5'-0" minimum on each side, with the exception of zero-lot line conditions, which shall be 5'-0" and 0". Garages and/or accessory dwelling units which are recessed a minimum of 50' from the street may have a 0'-0" side yard setback.
- d. **Rear Yard:** The recommended setback is 15'-0" minimum. Detached garages and accessory dwelling units ("granny flats"), if recessed a minimum of 50' from the street, may have a 0'-0" rear yard setback.
- e. **Garage:** For front drives, the minimum setback is 18'-0" from the back of walk or back of curb, whichever is closer. For alley conditions, the minimum setback is 5'-0" from the alley.
- f. **Accessory Structures:** Accessory dwelling units, or "granny flats", are encouraged. Subject to Building Code, granny flats may have 0'-0" side yard setbacks and 0'-0" rear yard setbacks if structure is recessed a minimum of 50' from street. The goal is to have an attractive design without intruding on neighbors.

A6. Lot Coverage: Lot coverage shall not exceed 45 percent for single story homes and 40 percent for two story homes, given the following allowances/incentives (also described in the Natomas Central PUD Guidelines under single family housing - conventional shape lots):

- Covered porches in the front or street side do not count toward the maximum lot coverage.
- Attached or detached garages that are recessed a minimum of four feet from the living area of the home (not the porch) count 50 percent toward the maximum lot coverage.
- At the homeowner's discretion, an additional 100 square feet of accessory structure(s) may be built on the lot.
- A maximum of 50 percent of the lots within the Wildflower proposal may exceed the 40 percent lot coverage.
- A maximum of 10 percent of the lots within the Wildflower proposal may have lot coverage for single story homes not exceeding 48 percent with the applicable allowances for covered porch, recessed garage, and accessory structures.
- No more than two (2) homes exceeding the lot coverage shall be located in a row along the street.

- A7. Enhanced side and rear elevations shall be required whenever either of those elevations faces a public street, school, park, canal, or other public space. Enhanced elevations shall include, at a minimum, two inch (2") "pop-outs" around windows and doors consisting of stucco over foam trim, finished with a texture that is different from the texture of the house, or other appropriate door and window trim features; and a four foot return of materials on the side or rear elevations, as appropriate. On enhanced side and rear elevations, window treatments, rooflines, and materials shall match front facade in appearance and quality. All enhanced elevation treatments shall be shown on the plans submitted for building permit.
- A8. All windows on enhanced side and rear elevations for all house plans on this application shall have grid pattern to match the respective front elevations.
- A9. Roofing shall be as shown on plans.
- A10. Prior to building permit issuance for lots with zero lot lines, the applicant shall enter into and record an Agreement for Conveyance of Easements with the City stating that a five (5) foot private access and maintenance easement shall be conveyed to and reserved for the lot adjacent to the zero lot line, at no cost, at the time of sale or other conveyance of either parcel.
- A11. No two house plans shall be placed on adjacent lots, unless they are of different elevations or separated by T-court driveway. Applicant shall provide to the Building Division a map that indicates plan and elevation on adjacent lots.
- A12. On corner lots, the driveway shall be located away from the intersections of streets.
- A13. Prior to issuance of a Building Permit the applicant will submit a Transportation Management Plan for review and approval by the City's Alternate Modes Coordinator and Planning Director or show compliance with an existing Air Quality Transportation Management Plan (AQTMP).
- A14. The applicant shall comply with the Natomas Central TSMAQ Plan for residential development.
- A15. Landscaping:
- a. Install an average of two 15-gallon trees, with an average of 20' to 30' on center, along the lot frontage of each unit. In addition, along side yards adjacent to public streets, install one 15-gallon tree at approximately 20' to 30' on center.
  - b. Front landscaping and irrigation system shall be provided and consistent with the Natomas Central PUD Guidelines.
  - c. On corner lots, the builder shall provide special landscaping treatments by providing accent trees and shrubs along the side/back yard fence.

- d. All landscaping and planting shall conform to City standards for sight line requirements at intersections and driveways.

A16. Walls and Fences:

- a. Walls and fences shall be consistent with the PUD Guidelines and shall conform to City standards for sight line requirements at intersections and driveways.
- b. On corner lots, fencing shall start at or near the rear corner of the house or acceptable to the Planning Director.

A17. Driveways shall comply with maximum paved area as permitted in the PUD Guidelines and Title 17 of the City Code.

A18. Garages: Each house shall provide at least one garage space with minimum inside dimensions of 10 wide by 20 feet long, as required by Title 17 of the City Code.

A19. The applicant shall comply with the originally approved Mitigation Monitoring Plan (P04-173) on file at the Planning Division.

A20. Prior to the issuance of the 105th building permit for the project known as Wildflower at Natomas Central (P06-123), or the first certificate of occupancy or the final permit of said project, whichever comes first, the applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project to an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to special districts. The purpose of the district is to equitably spread the cost of neighborhood parks maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the costs will be spread based upon a hearing report which specifies the tax rate and method of apportionment.

A21. This approval is for 105 lots within Wildflower in the Natomas Central PUD. Any increase in the number of lots or any modification to the location of the lots specified for these house plans shall be reviewed by the Planning Director and may require additional entitlements.

A22. 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.

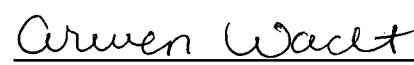
**FINDINGS OF FACT:**

- 1. The project is based upon sound principles of land use in that the site is designated single family residential and the project to be developed consists of single-family homes.

2. The proposed development will not be detrimental to the public health, safety or welfare in that the residential development is consistent with the adopted PUD Guidelines and Schematic Plans for Natomas Central PUD and will comply with the required setbacks, height and lot coverage.
3. The proposed residential development is consistent with the objectives of the General Plan and the 1994 North Natomas Community Plan in that:
  - a. The project complies with the existing land use designations;
  - b. The project complies with density and open space proximity requirements of the North Natomas Community Plan;
  - c. The project continues to fulfill the North Natomas Community plan of providing neighborhoods that are focused on an elementary school, provides for a variety of housing densities and types with commercial, civic, transit and park uses in close proximity.
  - d. The project advances transportation and air quality goals.

Prepared By:

Approved By:

  
Arwen Wacht, Associate Planner

  
Gregory Bitter, Senior Planner

Attachments: Exhibit 1: Village Site Plans  
Exhibit 2: Plan 251 Floor Plan and Elevations  
Exhibit 3: Plan 252 Floor Plan and Elevations  
Exhibit 4: Plan 253 Floor Plan and Elevations  
Exhibit 5: Typical Interior and Corner Plot Plans  
Exhibit 6: Letter of Agreement

A use for which a Plan Review is granted must be established within three years after such review is approved. If such use is not so established the Plan Review shall be deemed to have expired and shall be null and void. A Plan Review which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required, the use shall be deemed established when the activity permitted has been commenced.

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

cc: File (original)  
Applicant  
Development Services - Building Division  
PUD Binder

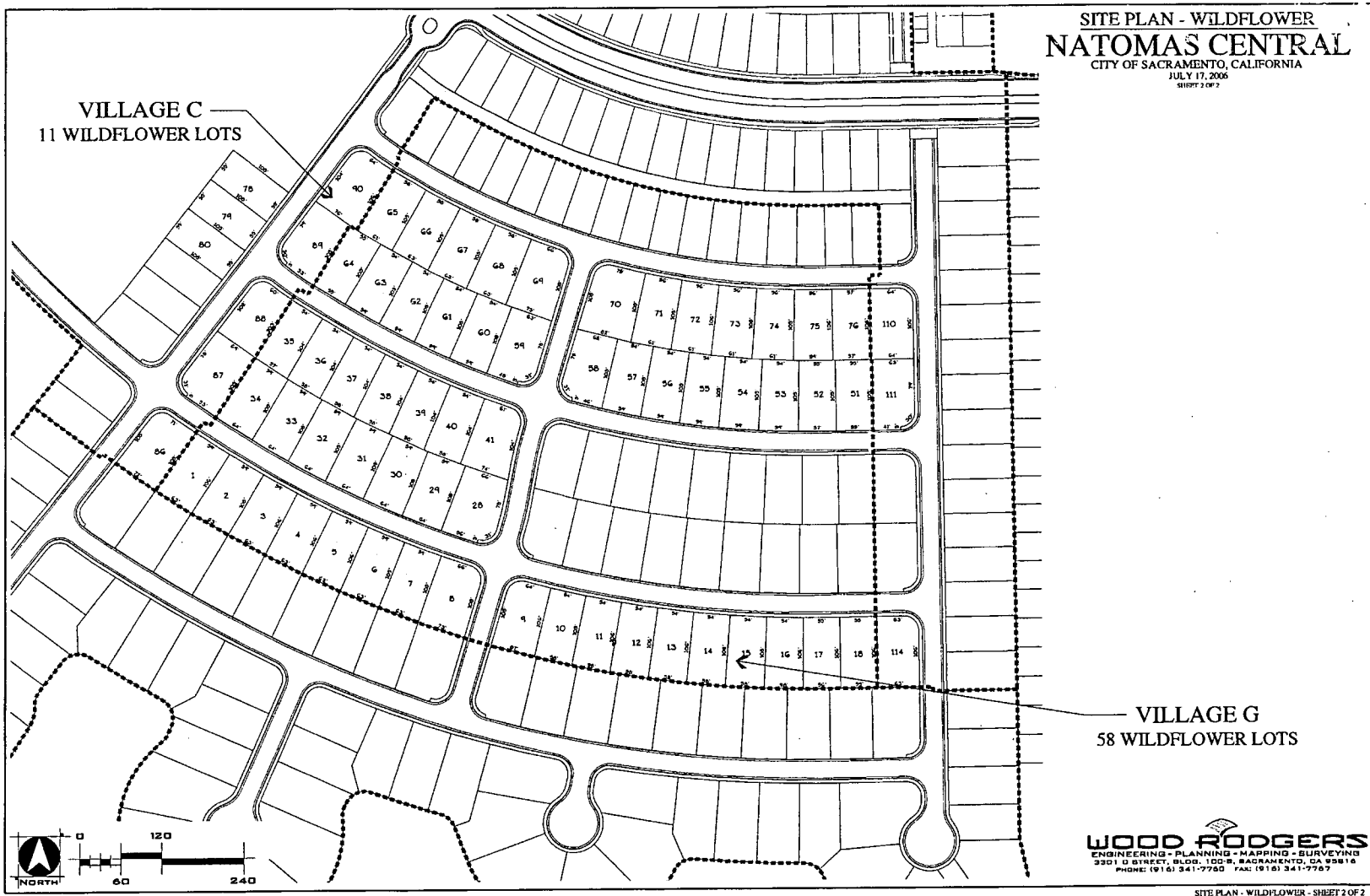
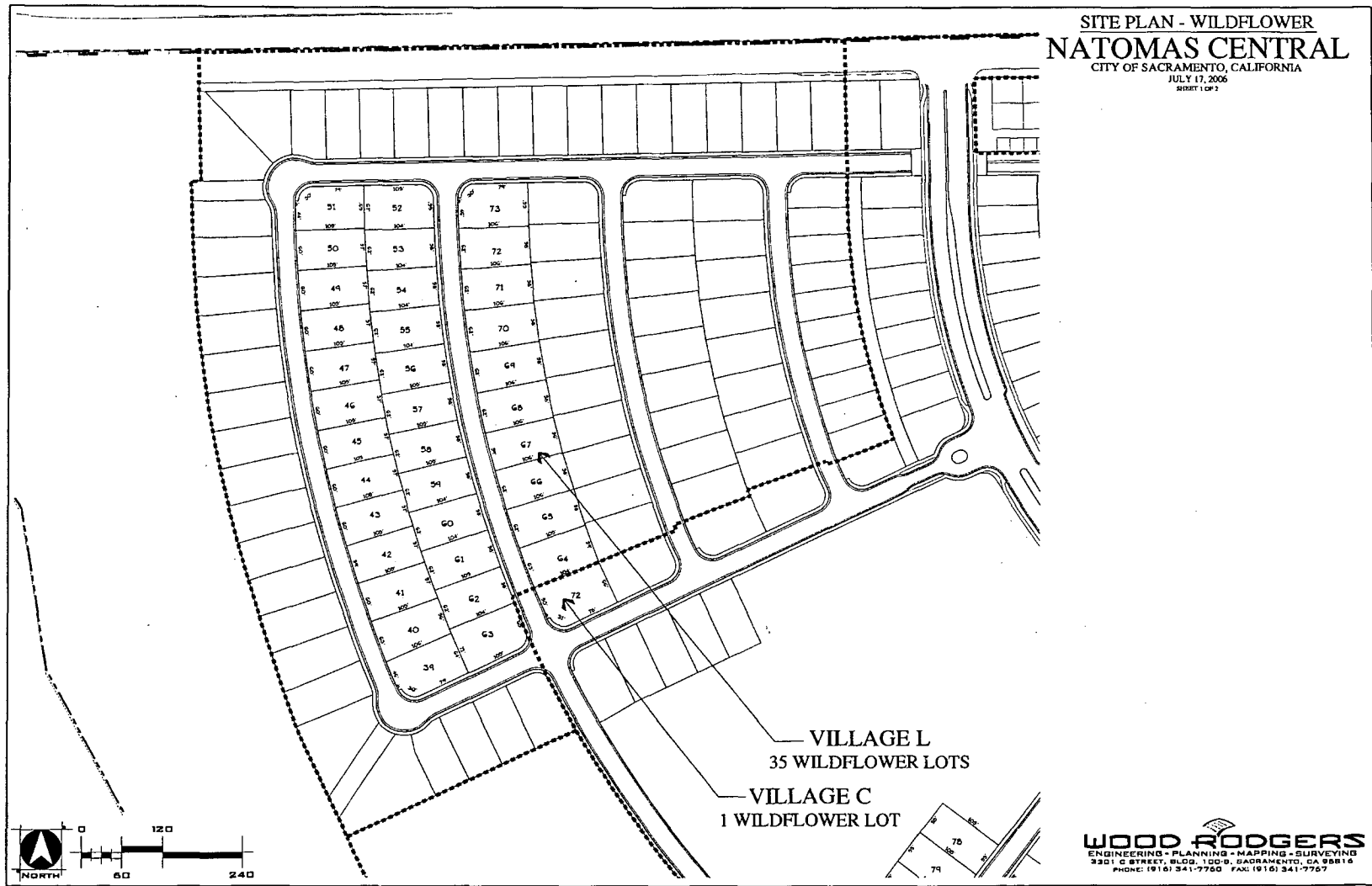


Exhibit 1: Village Site Plans

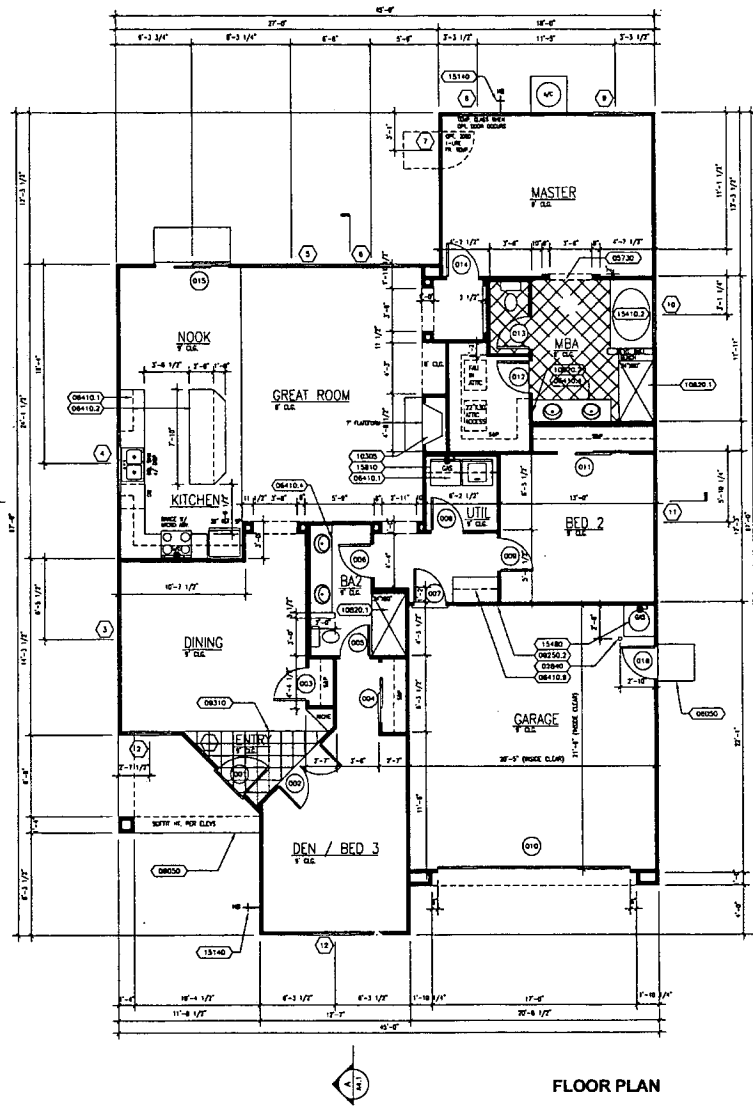


DOOR SCHEDULE			
MARK	SIZE	HGT	REMARKS
001	2'-0"	6'-8"	ENTRY
002	2'-0"	6'-8"	
003	2'-0"	6'-8"	
004	2'-0"	6'-8"	SI-PASS
005	2'-0"	6'-8"	
006	2'-0"	6'-8"	SLIDE
007	2'-0"	6'-8"	SLIDE
008	2'-0"	6'-8"	
009	2'-0"	6'-8"	
010	2'-0"	6'-8"	
011	6'-0"	6'-8"	SECTIONAL
012	2'-0"	6'-8"	
013	2'-0"	6'-8"	
014	2'-0"	6'-8"	
015	2'-0"	6'-8"	SCD
016	2'-0"	6'-8"	

WINDOW SCHEDULE				
MARK	SIZE	HGT	TYPE	REMARKS
1	1'-0"	5'-0"	PICTURE	TPP
2	4'-0"	5'-0"	HORIZ. SLIDER	
3	5'-0"	5'-0"	HORIZ. SLIDER	
4	5'-0"	5'-0"	HORIZ. SLIDER	
5	5'-0"	5'-0"	HORIZ. SLIDER	
6	5'-0"	5'-0"	HORIZ. SLIDER	
7	5'-0"	5'-0"	HORIZ. SLIDER	
8	4'-0"	5'-0"	HORIZ. SLIDER	
9	4'-0"	5'-0"	HORIZ. SLIDER	
10	4'-0"	5'-0"	HORIZ. SLIDER	
11	5'-0"	5'-0"	HORIZ. SLIDER	
12	4'-0"	5'-0"	HORIZ. SLIDER	
13	5'-0"	5'-0"	HORIZ. SLIDER	
14	5'-0"	5'-0"	PICTURE	BOW TOP

ROOM FINISH SCHEDULE					
ROOM	FLOOR	BASE	WALLS	CLG	LEGEND / NOTES
ENTRY	A	A	A	A	A
GREAT ROOM	A	A	A	A	A
KITCHEN	A	A	A	A	A
DINING	A	A	A	A	A
BED 1	A	A	A	A	A
BED 2	A	A	A	A	A
BED 3	A	A	A	A	A
BATH	A	A	A	A	A
HALL	A	A	A	A	A
CLOSET	A	A	A	A	A
LAUNDRY	A	A	A	A	A
GARAGE	A	A	A	A	A

DEN / BED 3  
AT ELEVATION "B"



- KEYNOTE LEGEND**
- 02 Site
  - 02840 4" DIA. CONC. FILLED PIPE BOLLARD. SEE 16/401
  - 05 Metals
  - 05730 FLOOR COVERING BREAK
  - 06 Wood
  - 06050 REFER TO STRUCTURAL SHEETS
  - 06410 UPPER CABINET
  - 06410.2 COUNTERTOP ON 36" HIGH BASE CAB.
  - 06410.4 COUNTERTOP ON 30" HIGH BASE CAB
  - 06410.9 LINEN BASE W/ HD. TOP - UPPER
  - 09 Finishes
  - 09250.2 PROVIDE 2-LAYERS 5/8" TYPE 'X' GYP. WALL BOARD ON ALL GARAGE CEILING MEMBERS. PROVIDE 1-LAYER 5/8" TYPE 'X' GYP. ON ALL GARAGE WALLS
  - 09310 TRANSIT TILE FLOOR (VERIFY EXTENTS)
  - 10 Specialties
  - 10305 ZERO CLEARANCE FP W/ 20" HEARTH VERIFY OPENING WITH MANUF.
  - 10820.1 SHOWER W/ SAFETY GLASS ENCLOSURE
  - 10820.2 RECESSED MEDICINE CABINET
  - 15 Mechanical
  - 15410.2 42" x 60" OWL TUB
  - 15480 50 GAL. GAS WATER HEATER ON 18" HIGH PLATFORM SEE DETAIL 15/401
  - 15810 VENT TO EXTER. MAKE RUN 14" W/ 2 - 90'S
  - 15140 HOSEBIB W/ BACKFLOW PREVENTER (TYP) / LOC. MAIN SHUTOFF AT FRONT

**FLOOR PLAN DATA**

SQUARE FOOTAGE	NET
FLOOR PLAN	1532
NET FINISH AREA	1532
CABINET AREA	442
TOTAL FOOTPRINT	3860
COVERED PORCH	72



Builder:

Consultant:



Revisions	Rev	Date	Description

Project Name:  
**Natomas Central Wildflower**

Project Owner:  
**K. Havnanian Homes**

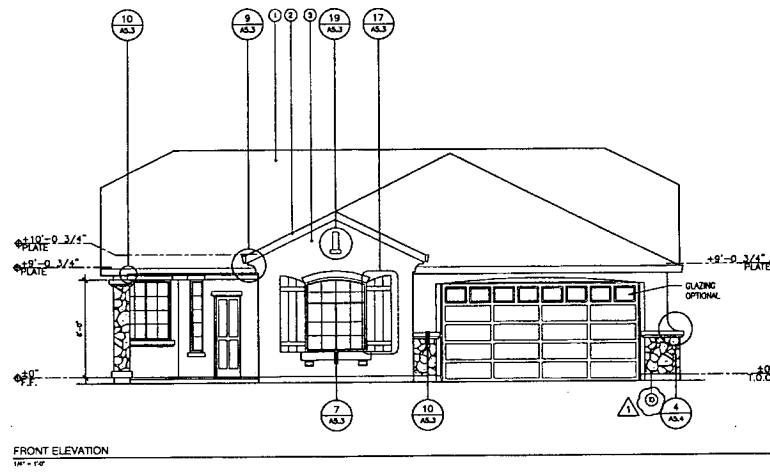
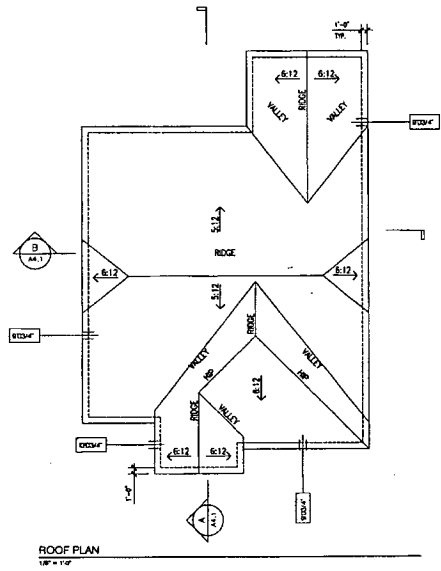
1706 Tribble Rd. Suite 100  
Sacramento, CA 95815  
(916) 920-0200

DESIGN REVIEW SUBMITTAL SET 072806

ARC Job No.: 0425  
Release Date: 9/22/05  
Drawn By:  
Checked By:  
Plan Number: **Plan 251 (1932)**  
Sheet Title:  
**FLOOR PLAN  
ROOM FINISH SCHEDULE  
DOOR & WINDOW SCHEDULE**  
Sheet: **A1.1**

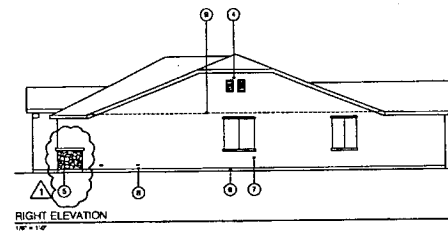
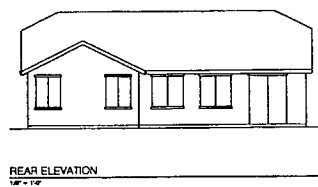
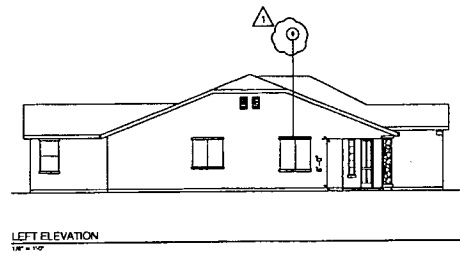
Exhibit 2: Plan 251 Floor Plan and Elevations





ATTIC AREA (sq)		TYPICAL VENTS USED	
VENT TYPE	AREA sq	VENT TYPE	AREA sq
ATTIC	2504	GABLE END	0.558
ROOF FLOOR (F)	534	1/2\"/>	
USE		1/2\"/>	
M-SOLE VENTS	1.52	1/2\"/>	
M-SCREEN VENTS	1.52	1/2\"/>	
PROPOSED VENT AREA	852	EAVE	0.5 (F/F)
		SOFT EAVE VENT	0.30
		SCREEN	0.30
		ROOF	0.5 (F/F)
		COFFER ROOF	0.5 (F/F)
		ROOF	0.5 (F/F)
		FRAMING CLOUSED	20
		AT GAMB (DASH)	441

- KEYNOTES:**
1. CHECK THE ROOFING
  2. 2 X 8 FOLDS MAIN SURFACE
  3. ONE COAT BRUSSED PAPER
  4. ATTACHED SEE CALC FOR ROOFPIE
  5. 4\"/>
  6. COMPLETELY NEW BUILT-UP ROOF
  7. CONTROL DOWNWARD JOINT LOCATE PER MANUFACTURER SPECIFICATIONS
  8. SHARPE VENT - PER CAT
  9. CEILING LINE - PER CAT
  10. REFER TO KEYNOTE 10
  11. 2\"/>
  12. 2\"/>
  13. 2\"/>
  14. 2\"/>
  15. 2\"/>
  16. 2\"/>
  17. 2\"/>
  18. 2\"/>
  19. 2\"/>



1885 Pine Hill Blvd., Suite 202  
 Redwood City, CA 94061  
 Tel: 650 334 1111  
 Fax: 650 334 1111  
 www.gordonrogers.com

Builder: \_\_\_\_\_  
 Consultant: \_\_\_\_\_



Revisions	Rev	Date	Description
1	10/11/08		CLIENT REVISIONS
2			
3			
4			
5			
6			
7			
8			
9			
10			

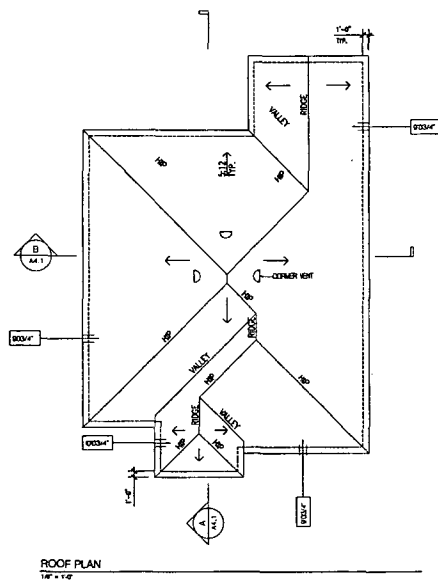
Project Name:  
 Natomas Central  
 Wildflower

Project Owner:  
 K. Hovnanian Homes  
 1795 Tribute Rd., Suite 100  
 Sacramento, Ca 95815  
 (916) 920-0200

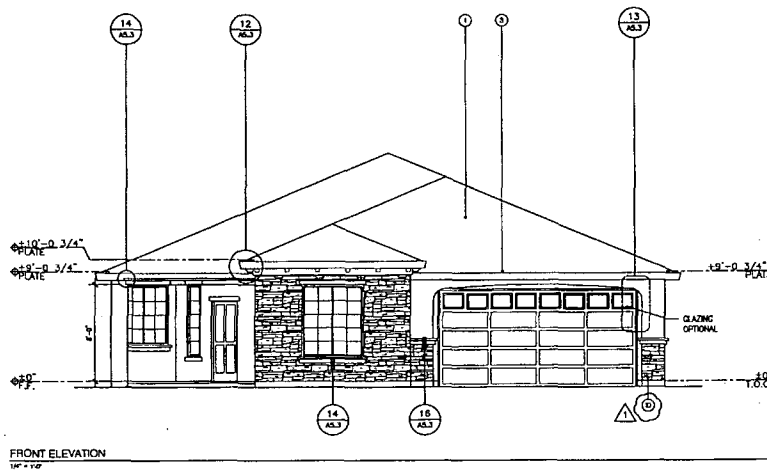
GRC Job No.: 04053  
 Release Date: 9/22/04  
 Drawn By:  
 Checked By:  
 These drawings and the instruments of service of Gordon Rogers & Company, Inc. and are copyrighted under the United States copyright act, all drawings reserved. Gordon Rogers & Company, Inc., all rights reserved.

Plan Number: 251 (1932)  
 Sheet Title:  
 EXTERIOR ELEVATION "B"  
 ROOF PLAN "B"  
 ATTIC VENT CALCULATIONS  
 Sheet:  
**A2.2**

PLAN CHECK SUBMITTAL SET 1031108



ROOF PLAN  
1/8" = 1'-0"

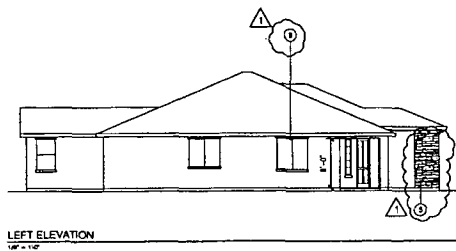


FRONT ELEVATION  
1/8" = 1'-0"

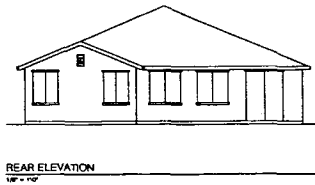
ATTIC AREA (sq)		TYPICAL VENTS USED	
VENT TYPE	AREA (sq)	VENT TYPE	AREA (sq)
ATTIC (WOOD FLOOR)	2304	GABLE END	0.650
1-1/2" x 24" GABLE VENTS	1.560	1" x 2" SF	1.000
3 SCREEN VENTS	2.88	1" x 24"	1.500
1/4" SCREEN VENTS	4.20	EAVE	0.87 (PLF)
PROPOSED VENT AREA	8.57	CONT. EAVE VENT (BRD BOARD SCREEN)	0.28
		ROOF	0.31
		CONT. INDOOR	0.33 (PLF)
		CHIMNEY (CLOSED)	.70
		24" DIA. DOWNST	.94

KEYNOTES:

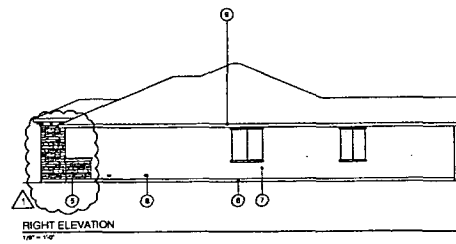
1. CONCRETE TILE ROOFING
2. 2 x 8 PULVER BURN SHIPCE
3. ONE CONT. BRICKED SHIPCE
4. ATTIC VENT: SEE CALC. FOR SIZE/TYP.
5. 24" DIA. DOWNST
6. CONT. EAVE VENT: BRD BOARD SCREEN
7. CORNER VENT: BRD BOARD SCREEN
8. GARAGE VENT - 1 PER GAR.
9. GABLE END - 8"
10. 1/4" SCREEN VENTS
11. IF BRICKED FROM TRIM AS SHOWN ON REAR AND FRONT ELEVATIONS, COLOR TO MATCH TRIM COLOR ON FRONT ELEVATION.



LEFT ELEVATION  
1/8" = 1'-0"



REAR ELEVATION  
1/8" = 1'-0"



RIGHT ELEVATION  
1/8" = 1'-0"



Builder: \_\_\_\_\_  
Consultant: \_\_\_\_\_



Revision	Rev. No.	Date	Description
1	A	10/11/06	CLIENT REVISIONS
2			
3			
4			
5			
6			
7			
8			
9			
10			

Project Name:  
Natomas Central  
Wildflower

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Sacramento, Ca 95815  
(916) 920-0200

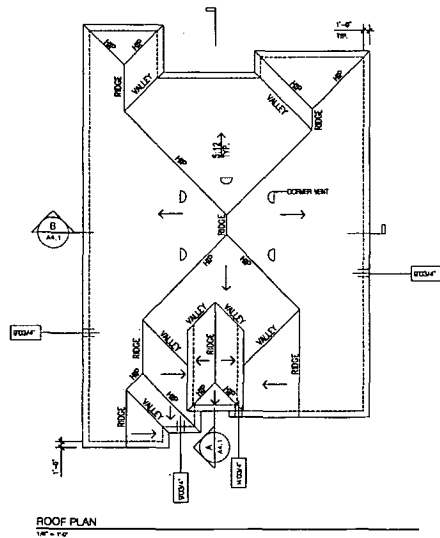
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Release Date: 9/22/04  
Drawn By: \_\_\_\_\_

Checked By: \_\_\_\_\_  
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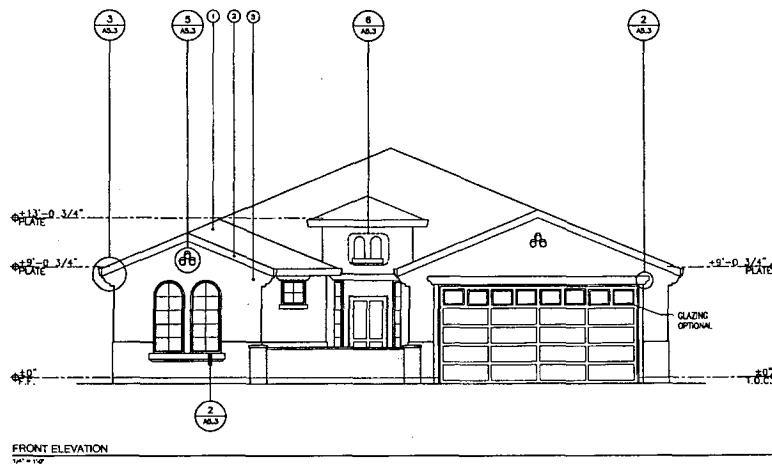
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Sheet Title:  
EXTERIOR ELEVATION "C"  
ROOF PLAN "C"  
ATTIC VENT CALCULATIONS

Sheet: A2.3  
PLAN CHECK SUBMITTAL SET 103106





ROOF PLAN  
1/8" = 1'-0"

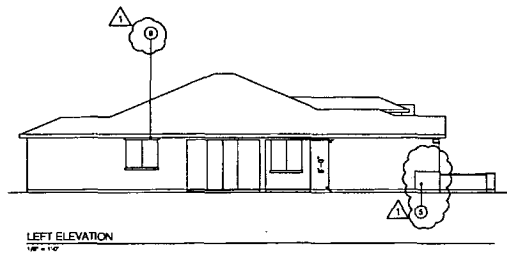


FRONT ELEVATION  
1/8" = 1'-0"

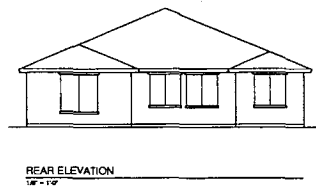
ATTIC AREA (SQ)		TYPICAL VENTS USED	
VENT TYPE	AREA (SQ)	VENT TYPE	AREA (SQ)
ATTIC VENT (RECT 8")	2656	OVABLE END	6630
USED	835	14" X 14"	1008
15" CORNER VENTS	430	14" X 24"	1008
14" SCREEN VENTS	430		
PROPOSED VENT AREA	880		

KEYNOTES:

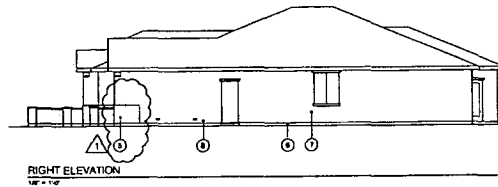
1. CONCRETE TILE ROOFING
2. 2" X 8" POLY BARN BRACE
3. ON CHIM. RETICED SYSTEM
4. ATTIC JOIST USE COLOR FOR SIZE/TYPE
5. 4" RETAIN GIRD
6. CENTRAL AIR SYSTEM FOR ALL ROOMS
7. CONTROL / EXHAUST JOINT LOCATE FOR MANUFACTURER'S SPECIFICATIONS
8. GARAGE VENT - 1 PER CAR
9. 2" RETICED FROM TRIM AS SHOWN ON SIDE AND REAR ELEVATIONS. COLOR TO MATCH TRIM COLOR ON FRONT ELEVATION



LEFT ELEVATION  
1/8" = 1'-0"



REAR ELEVATION  
1/8" = 1'-0"

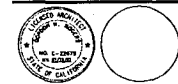


RIGHT ELEVATION  
1/8" = 1'-0"



Builder:

Consultant:



Revisions	
Sym	Description
A	10/17/06 CLEAN REVIEWS
A	
A	
A	
A	
A	
A	
A	
A	

Project Name:  
Nalams Central  
Wildflower

Project Owner:  
K. Hovnanian Homes

1796 Tribute Rd. Suite 100  
Sacramento, Ca. 95815  
(916) 922-0200

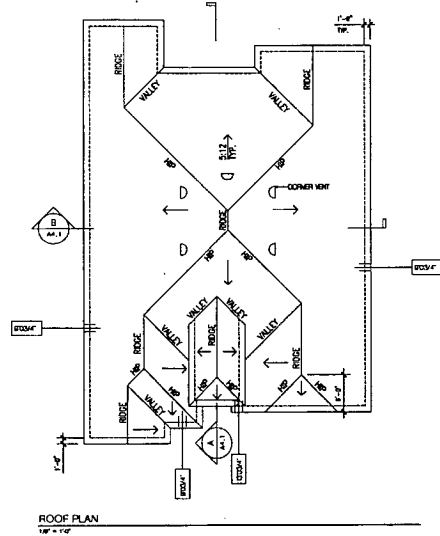
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Release Date: 9/27/04  
Drawn By:  
Checked By:

Plan Number:  
1001252 (2010)  
Sheet Title:  
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ROOF PLAN "A"  
ATTIC VENT CALCULATIONS

Sheet:

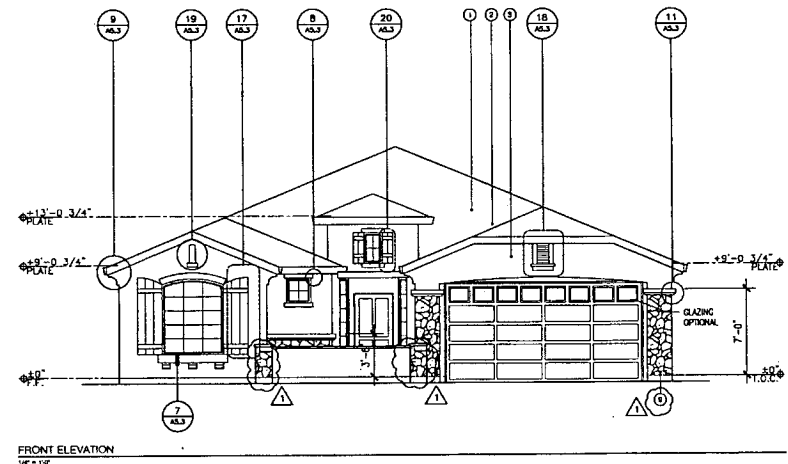
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PLAN CHECK SUBMITTAL SET 1001252



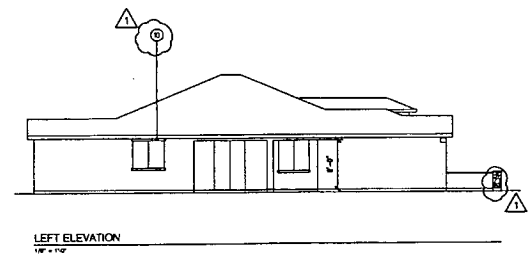
ROOF PLAN  
1/8" = 1'-0"

ATTIC AREA (SF)		TYPICAL VENTS USED	
VENT TYPE	AREA SQ	VENT TYPE	AREA SQ
ATTIC (FROM FLOOR UP)	3655	GABLE END	0.550
W/3/4"	8.00	W/ 4" X 12"	1.000
W/ 4" X 12"	4.20	W/ 2" X 8"	1.350
W/ 2" X 8"	4.20	EAVES	0.0 (PLF)
PROPOSED VENT AREA	8.80	CORNER VENT	0.20
		W/ 2" X 8"	0.30
		W/ 2" X 8"	0.30 (PLF)
		ROOF	0.0 (PLF)
		CHIMNEY CROWNED	20
		34" DIAM CORNER	241

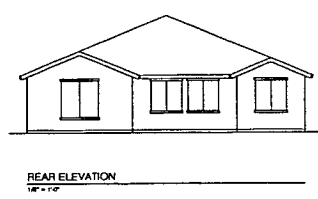


FRONT ELEVATION  
1/8" = 1'-0"

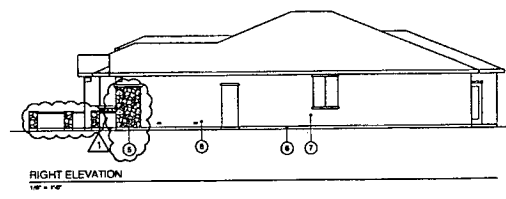
- KEYNOTES:
1. CONCRETE TILE ROOFING
  2. 2" X 8 ROOF RAKE RAFTER
  3. ONE CORNER VENT SYSTEM
  4. ATTIC VENT (SEE CALC FOR SIZE/TYP)
  5. W/ 4" X 12" LIND
  6. CONTINGENCY W/3/4" TO FILL ALL BOSS
  7. CONTINGENCY DOWNWARD JOINT LOCATE FOR MANUFACTURER'S SPEC CALLS
  8. SHIMMED JOINT - 1/8" GAP
  9. SHIMMED JOINT - 1/8" GAP
  10. 2" STUCCO FOMT TRIM AS SHOWN ON SIDE AND REAR ELEVATIONS. COLOR TO MATCH THE COLOR OF FRONT ELEVATION



LEFT ELEVATION  
1/8" = 1'-0"



REAR ELEVATION  
1/8" = 1'-0"



RIGHT ELEVATION  
1/8" = 1'-0"



1805 First Street, Suite 200  
Redden, CA 96277  
Tel: 530-750-  
916-471-2989 fax  
www.groper.com

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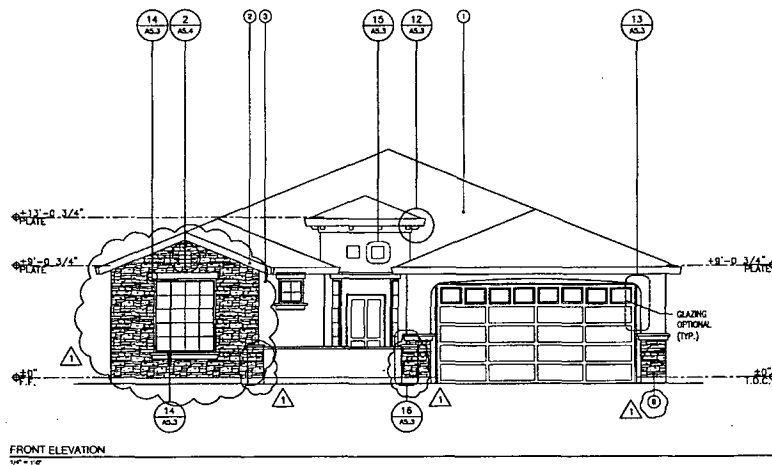
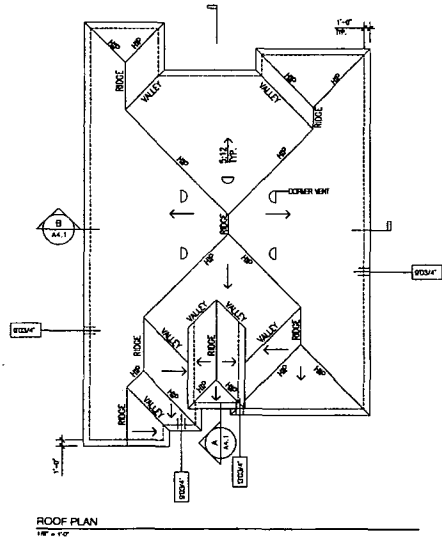


Revisions	
Sym	Description
▲	10/11/06 ELEV REVISIONS
▲	
▲	
▲	
▲	
▲	
▲	
▲	
▲	

Project Name:  
Natomas Central  
Wildflower

Project Owner:  
K. Hovnanian Homes  
1798 Triunfo Rd., Suite 100  
Sacramento, Ca 95815  
(916) 920-0200

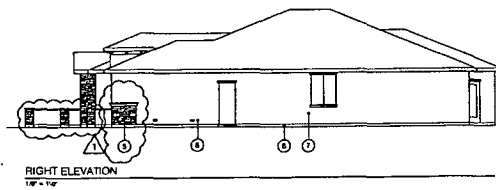
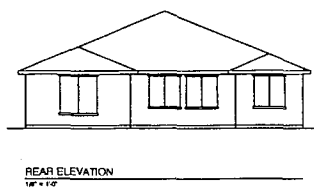
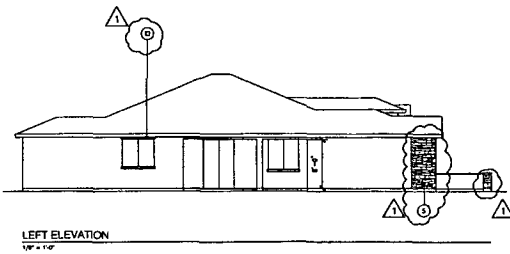
GRC Job No.: 04055  
Release Date: 9/22/04  
Drawn By:  
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Plan Number: Plan 252 (2010)  
Sheet Title:  
EXTERIOR ELEVATION "B"  
ROOF PLAN "B"  
ATTIC VENT CALCULATIONS  
Sheet:  
A2.2  
PLAN CHECK SUBMITTAL SET 10/3/06



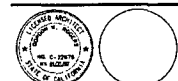
ATTIC AREA (sq)		TYPICAL VENTS USED:	
VENT TYPE	AREA (sq)	VENT TYPE	AREA (sq)
ATTIC (WOOD SHAKE)	2655	GALE END	0.609
WOOD SHAKE	8.60	14\"/>	

KEYNOTES:

1. CONCRETE TILE ROOFING
2. 2 X 8 ROUGH BARK SHAKE
3. ONE COAT STUCCO SYSTEM
4. ATIC SIDE SILL SCALES FOR INSULATION
5. 4\"/>



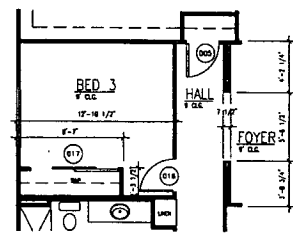
Builder:  
Consultant:



Revisions	Sym	Date	Description
▲		10/11/06	CLIENT REVISIONS
▲			
▲			
▲			
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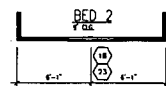
Project Name:  
Natomas Central  
Wildflower  
Project Owner:  
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SRC Job No.: 04055  
Release Date: 9/27/04  
Drawn By:  
Checked By:  
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Plan Number: Jan 252 (2010)  
Sheet Title:  
EXTERIOR ELEVATION "C"  
ROOF PLAN "C"  
ATTIC VENT CALCULATIONS  
Sheet:  
A2.3  
PLAN CHECK SUBMITTAL SET 10/31/06



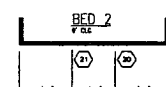
BED 3 OPTION

DOOR SCHEDULE			
MARK	WD	HGT	REMARKS
001	3'-0"	6'-8"	
002	3'-0"	6'-8"	
003	3'-0"	6'-8"	
004	3'-0"	6'-8"	
005	3'-0"	6'-8"	
006	3'-0"	6'-8"	
007	3'-0"	6'-8"	
008	3'-0"	6'-8"	
009	3'-0"	6'-8"	
010	3'-0"	6'-8"	
011	3'-0"	6'-8"	
012	3'-0"	6'-8"	
013	3'-0"	6'-8"	
014	3'-0"	6'-8"	
015	3'-0"	6'-8"	
016	3'-0"	6'-8"	
017	3'-0"	6'-8"	



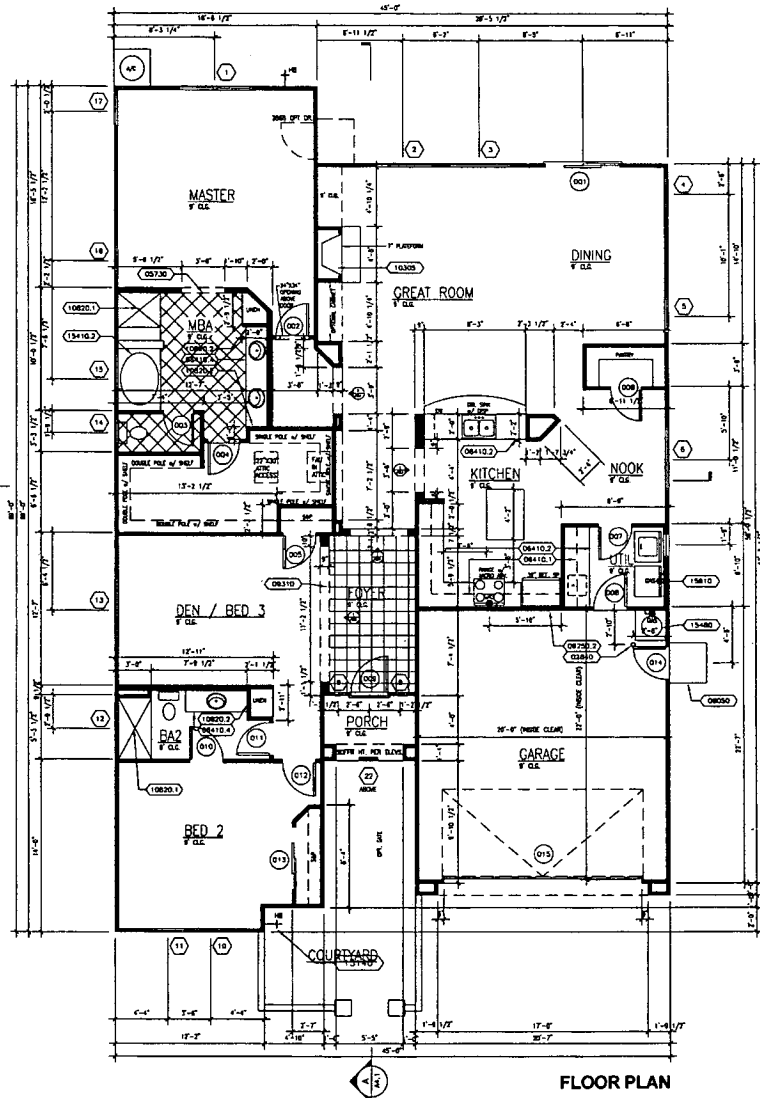
AT ELEVATION "B"

WINDOW SCHEDULE			
MARK	WD	HGT	REMARKS
1	2'-0"	5'-0"	
2	3'-0"	5'-0"	
3	3'-0"	5'-0"	
4	3'-0"	5'-0"	
5	3'-0"	5'-0"	
6	3'-0"	5'-0"	
7	3'-0"	5'-0"	
8	3'-0"	5'-0"	
9	3'-0"	5'-0"	
10	3'-0"	5'-0"	
11	3'-0"	5'-0"	
12	3'-0"	5'-0"	
13	3'-0"	5'-0"	
14	3'-0"	5'-0"	
15	3'-0"	5'-0"	
16	3'-0"	5'-0"	
17	3'-0"	5'-0"	
18	3'-0"	5'-0"	
19	3'-0"	5'-0"	
20	3'-0"	5'-0"	
21	3'-0"	5'-0"	
22	3'-0"	5'-0"	
23	3'-0"	5'-0"	



AT ELEVATION "C"

ROOM FINISH SCHEDULE					
ROOM	FLOOR	BASE	WALLS	CLG	LEGEND / NOTES
FOYER					
GREAT					
DINING					
KITCHEN					
NOOK					
BATH					
UTILITY					
M. BATH					
BATH 2					
BATH 3					
HALLWAY					
BED 2					
BED 3					



FLOOR PLAN

KEYNOTE LEGEND

- 02 Site
- 02B40 4" DIA. CONC. FILLED PIPE BOLLARD, SEE 16/A01
- 05 Metals
- 05730 FLOOR COVERING BREAK
- 06 Wood
- 06050 REFER TO STRUCTURAL SHEETS
- 06410.1 UPPER CABINET
- 06410.2 COUNTERTOP ON 36" HIGH BASE CAB.
- 06410.4 COUNTERTOP ON 30" HIGH BASE CAB.
- 09 Finishes
- 09250.2 PROVIDE 2-LAYER 5/8" TYPE '3' CIP. WALL BOARD ON ALL GARAGE CEILING MEMBERS. PROVIDE 1-LAYER 5/8" TYPE '3' CIP. ON ALL GARAGE WALLS.
- 09310 THINSET TILE FLOOR (VERIFY EXTENTS)
- 10 Specialties
- 10305 ZERO CLEARANCE FT. 1/2" 20" HEARTH VERIFY OPENING WITH MANUF.
- 10820.1 SHOWER W/ SAFETY GLASS ENCLOSURE
- 10820.2 RECESSED MEDICINE CABINET
- 15 Mechanical
- 15410.2 42" X 60" CHIL. TILE
- 15480 50 GAL. GAS WATER HEATER ON 18" HIGH PLATFORM SEE DETAIL 15/A01
- 15810 VENT TO EXTER. MAX. RUN 14' W/ 2" X 90'S
- 15140 MESSAGED W/ BACKFLOW PREVENTER (BFP) / LOC. MAIN SHUTOFF AT FRONT



Builder:

Consultant:



Revisions	Symbol	Date	Description

Project Name:  
Natamas Central  
Wildflower

Project Owner:  
K. Hovnanian Homes  
1756 Tribute Rd. Suite 100  
Sacramento, Ca 95815  
(916) 970-0200

REC Job No.: 04255  
Release Date: 3/22/04  
Drawn By:  
Checked By:

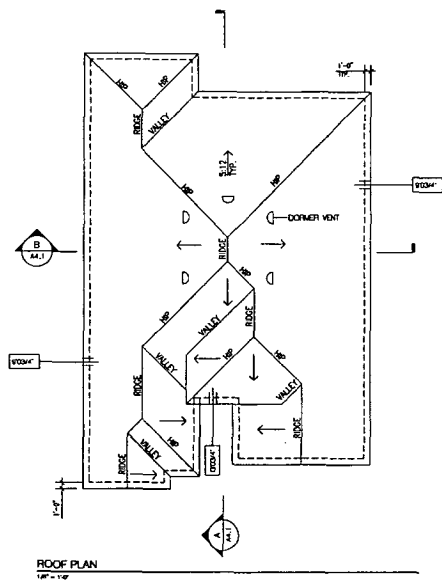
Plan Number:  
Plan 253 (2229)  
Sheet Title:  
FLOOR PLAN  
ROOM FINISH SCHEDULE  
DOOR & WINDOW SCHEDULE

Square Footage:  
FIRST FLOOR 2229  
SECOND FLOOR 812  
NET UNIMP. AREA 2229  
FINISH AREA 482  
TOTAL FOOTPRINT 2339  
COVERED PORCH 147

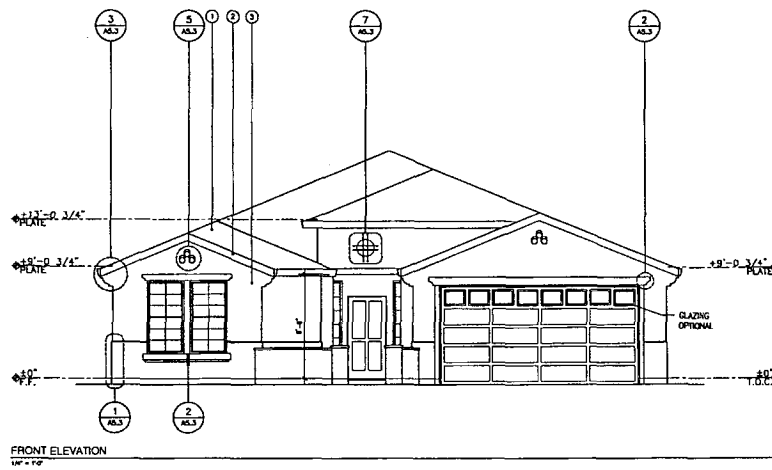
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DESIGN REVIEW SET 02/28/06

Exhibit 4: Plan 253 Floor Plan and Elevations



ROOF PLAN  
1/2" = 1'-0"

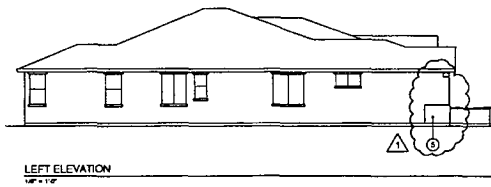


FRONT ELEVATION  
1/2" = 1'-0"

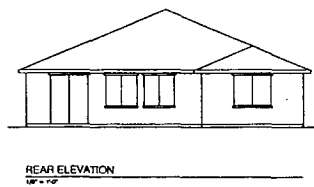
ATTIC AREA (SQ)		TYPICAL VENTS USED	
VENT TYPE	AREA SQ	VENT TYPE	AREA SQ
ATTIC (VOLUME PROVIDED BY)	2250	CHIMNEY BRICK	0.550
15" CORNER VENTS	470	1" x 2" R	0.300
15" SQUARE VENTS	480	1" x 2" R	0.300
PROPOSED VENT AREA	8.50	EAVE	0.175
		CONT. EAVE VENT	0.200
		SOFT BOARD	0.200
		SCREEN	0.200
		RIDGE	0.000
		CONT. RIDGE	0.000
		ROOF	0.000
		CHIMNEY CROWN	0.000
		24" DIAM DORMER	0.000

KEYNOTES:

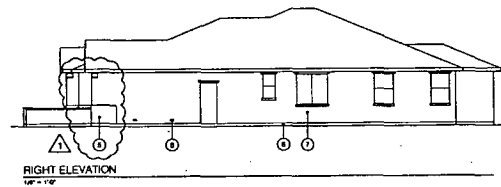
1. CONCRETE TILE ROOFING
2. 2" x 8 POLY-BURN BOARD
3. ONE CORNER VENT PER SIDE
4. ATTIC VENT SEE CALLS FOR SIZE/TYP
5. 2" RIFLE VENT
6. CONTINUOUS EAVE VENT ALL ROOF
7. CONTINUOUS RIDGE VENT LOCATE FOR MANUFACTURER'S INDICATIONS
8. GARAGE VENT - 1 PER CAR



LEFT ELEVATION  
1/2" = 1'-0"



REAR ELEVATION  
1/2" = 1'-0"



RIGHT ELEVATION  
1/2" = 1'-0"



Builder:  
Consultant:

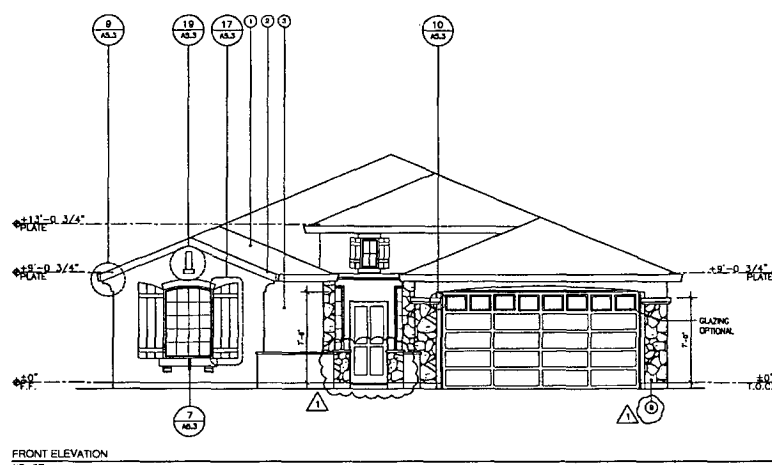
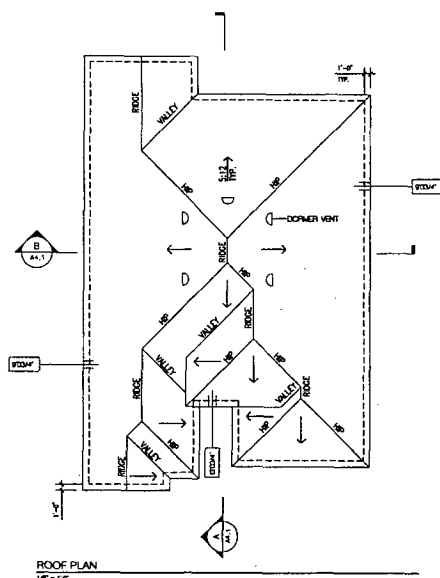


Revisions	Symbol	Date	Description
1	A	10/11/06	CLIENT REVISIONS
2	A		
3	A		
4	A		
5	A		
6	A		
7	A		

Project Name:  
Nalomas Central  
Wildflower  
Project Owner:  
K. Hovnanian Homes  
1796 Inbyle Rd. Suite 100  
Sacramento, Ca 95815  
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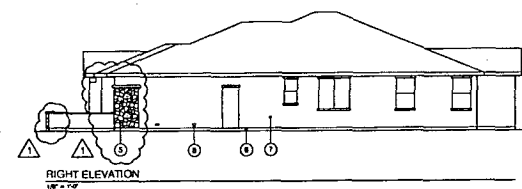
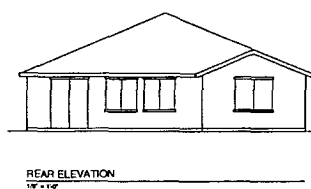
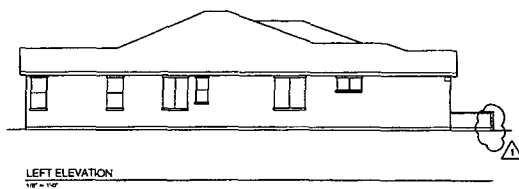
GRC Job No.: 04055  
Release Date: 9/22/04  
Drawn By:  
Checked By:  
Plan Number: Plan 253 (2229)  
Sheet Title:  
EXTERIOR ELEVATION "A"  
ROOF PLAN "A"  
ATTIC VENT CALCULATIONS  
Sheet:  
A2.1

PLAN CHECK SUBMITTAL SET 10/31/06



ATTIC AREA (SF)		TYPICAL VENTS USED	
ATTIC	2703	VENT TYPE	AREA SQ
VISION (PROD SF)	8.8	CHASE DND	0.650
USE:		4" X 2" S	1.000
5- CORNER VENTS	4.70	4" X 2" S	1.350
1- SCREEN VENTS	4.83	EAVE	0.07 (PLF)
PROPOSED VENT AREA	9.50	CORNER VENT	0.20
		BEFO BOARD	0.30
		SCREEN	
		HICUP	0.10 (PLF)
		CORNER RIDGE	0.10 (PLF)
		ROOF:	
		CHIMNEY CLOAKED	20
		24" CHAM CORNER	341

- KEYNOTES:
1. CONCRETE TILE ROOFING
  2. 2 X 8 ROUGH BATT BARGE
  3. ONE COAT STUCCO BATTERY
  4. STEEL BRACE CALK FOR NEGATIVE
  5. 2" X 2" STUDS
  6. CONTINUOUS INSULATED ALL SIDES
  7. CORNER / EXPANSION JOINT LOCATE FOR MANUFACTURERS SPECIFICATIONS
  8. GARAGE WPT - 1 1/2" CH
  9. ADHESIVE STONE VENEER



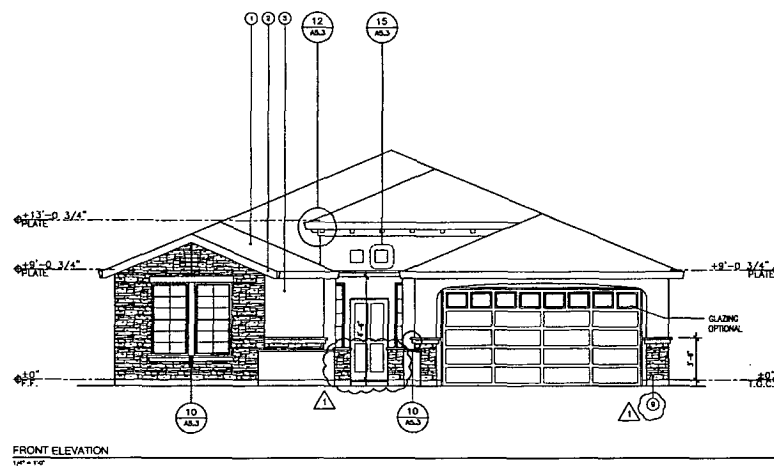
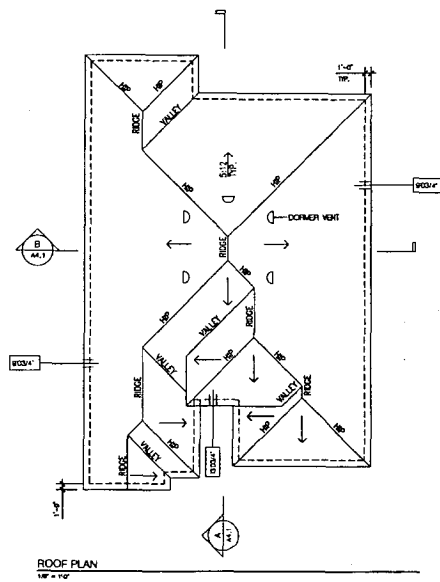
Builder:  
Consultant:



Revisions	Sym	Date	Description
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3			
4			
5			
6			
7			
8			
9			
10			

Project Name:  
Natomas Central  
Wildflower  
Project Owner:  
K. Hovnanian Homes  
1796 Tribute Rd, Suite 100  
Sacramento, Ca 95815  
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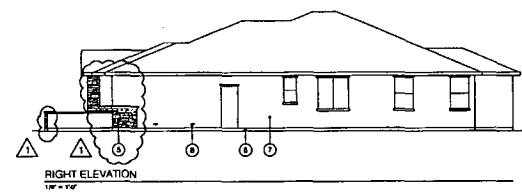
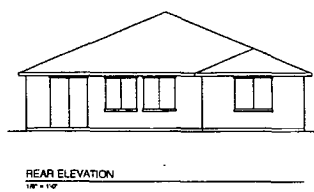
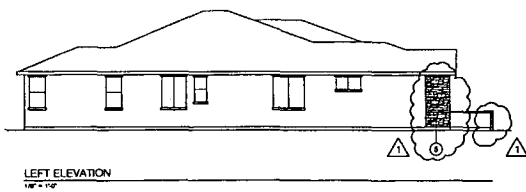
GRC Job No.: 04255  
Release Date: 9/27/04  
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Plan Number: 2229  
Sheet Title:  
EXTERIOR ELEVATION "B"  
ROOF PLAN "B"  
ATTIC VENT CALCULATIONS  
Sheet:  
A2.2  
PLAN CHECK SUBMITTAL SET 10/31/06



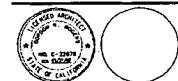
ATTIC AREA (SQ')		TYPICAL VENTS USED	
VENT TYPE	AREA	VENT TYPE	AREA
ATTIC VENT (RECT) (SQ')	2728	GABLE END	0.558
USE	5.8	4\"/>	
DORMER VENTS (SQ')	4.70	4\"/>	
USE	4.00	4\"/>	
PROPOSED VENT AREA	0.50	EAVE CONT. EAVE VENT	0.17 (PLF)
		GRID BOARD	0.00
		SCREEN	0.30
		ROOF CHIMNEY	0.0 (PLF)
		ROOF CHIMNEY CROWNED	0.0
		24\"/>	

KEYNOTES:

1. CONCRETE TILE ROOFING
2. 2 X 8 FLOOR BATT SPACE
3. ONE CORNER BRIDGE SYSTEM
4. ATTIC VENT, SEE CALC FOR SIZE/TYPE
5. 4\"/>
6. CONTINUOUS REINFORCED ALL BEAMS
7. CONTINUOUS REINFORCED ALL BEAMS FOR MANUFACTURER'S SPECIFICATIONS
8. SURFACE VENT - 1\"/>
9. REAR VENT - 1\"/>



Builder: \_\_\_\_\_  
 Consultant: \_\_\_\_\_



Revisions	
Sym	Description
1	10/11/06 CLEAR REVISIONS

Project Name:  
 Natomas Central  
 Wildflower

Project Owner:  
 K. Hovnanian Homes

1796 Tribeca Rd., Suite 100  
 Sacramento, CA 95815  
 (916) 920-0200

GRC Job No.: 04025  
 Release Date: 9/22/04  
 Drawn By:  
 Checked By:  
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Plan Number: 253 (2229)  
 Sheet Title:  
 EXTERIOR ELEVATION "C"  
 ROOF PLAN "C"  
 ATTIC VENT CALCULATIONS

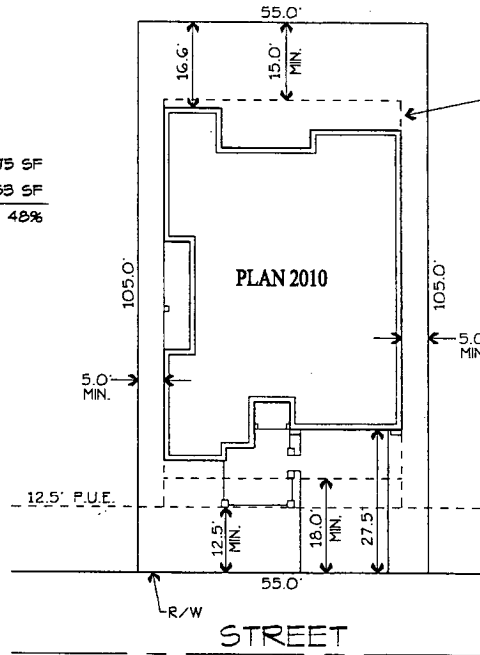
Sheet: **A2.3**

PLAN CHECK SUBMITTAL SET 10/31/06

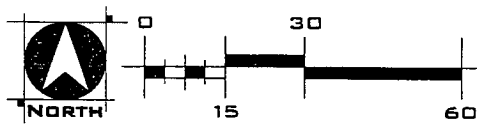
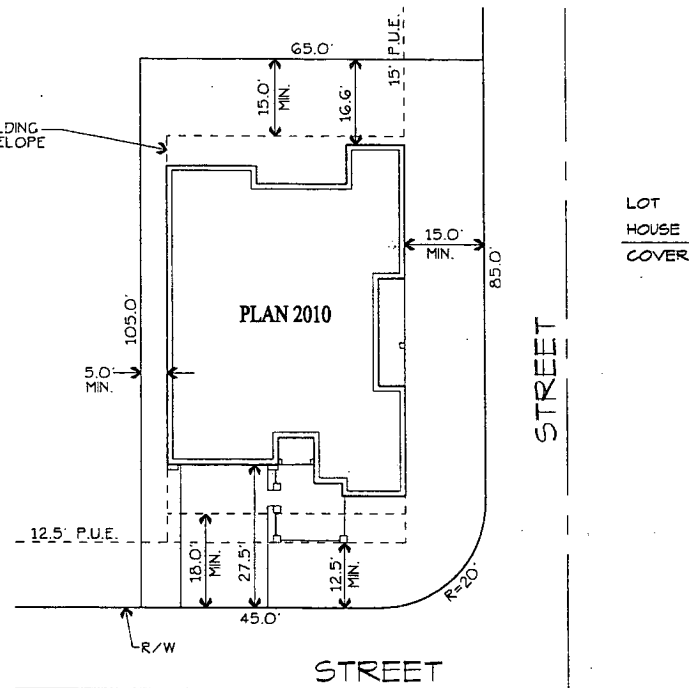


WILDFLOWER-PLAN 2010  
 ACTIVE ADULT COMMUNITY  
**NATOMAS CENTRAL**  
 CITY OF SACRAMENTO, CALIFORNIA  
 JULY 2006

LOT 5775 SF  
 HOUSE 2753 SF  
 COVERAGE 48%



LOT 6739 SF  
 HOUSE 2753 SF  
 COVERAGE 41%

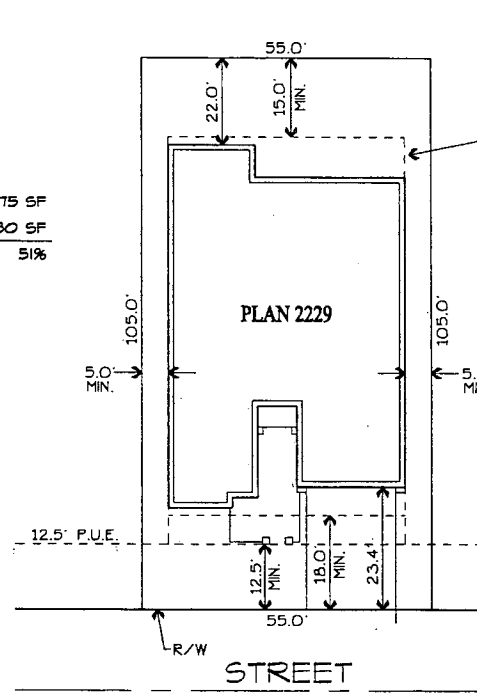


**WOOD RODGERS**  
 ENGINEERING • PLANNING • MAPPING • SURVEYING  
 3301 C STREET, BLDG. 100-B, SACRAMENTO, CA 95816  
 PHONE: (916) 341-7760 FAX: (916) 341-7767

J:\jobs\1117-Natomas-Central\NatomasCentral\_Forecast\NatomasCentral\_Forecast\Plots\Plots\Wildflower.dwg 7/13/06 5:19pm jye

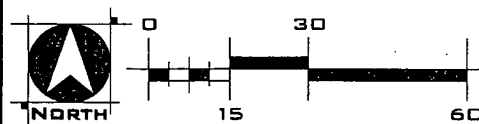
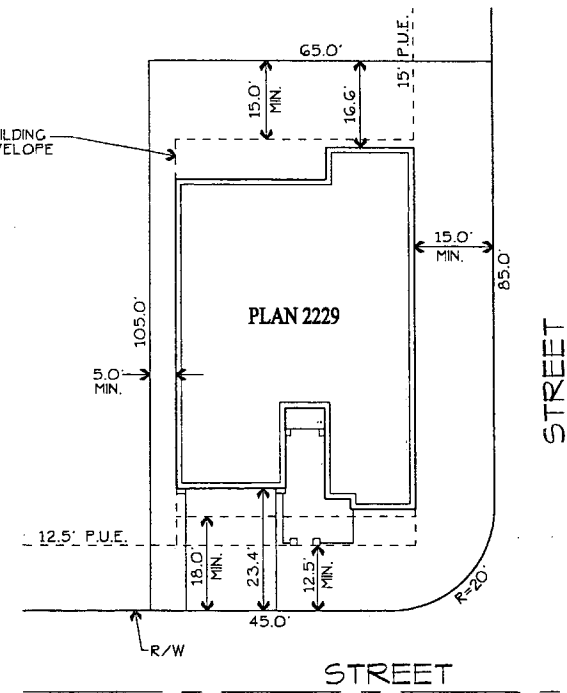
**WILDFLOWER-PLAN 2229**  
**ACTIVE ADULT COMMUNITY**  
**NATOMAS CENTRAL**  
 CITY OF SACRAMENTO, CALIFORNIA  
 JULY 2006

LOT 5775 SF  
 HOUSE 2430 SF  
 COVERAGE 51%



BUILDING ENVELOPE

LOT 6734 SF  
 HOUSE 2430 SF  
 COVERAGE 43%



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 PHONE: (916) 341-7760 FAX: (916) 341-7767

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DEVELOPMENT SERVICES  
DEPARTMENT

CITY OF SACRAMENTO  
CALIFORNIA

915 I STREET  
NEW CITY HALL  
3<sup>RD</sup> FLOOR  
SACRAMENTO, CA  
95814-2998

PLANNING DIRECTOR'S PLAN REVIEW  
FOR WILDFLOWER  
IN THE NATOMAS CENTRAL PUD  
LETTER OF AGREEMENT

P06-123: WILDFLOWER

**PROJECT NAME/FILE #:** Wildflower in the Natomas Central PUD, File P06-123.

**PROJECT LOCATION:** Southwest of the intersection of Del Paso Road and El Centro Road

**ASSESSOR'S PARCEL NUMBER(S):** A portion of 225-2270-006, -007, and -009

**ZONING:** Standard Single Family Planned Unit Development (R-1-PUD) Zone

**APPLICANT'S NAME/ADDRESS:** Gordon Rogers Architecture (Dave Garcia)  
6805 Five Star Blvd Ste 200  
Rocklin, CA 95677  
(916) 632-3310

I, MIKE PRWETT SR. COMMUNITY MANAGER (please print and include title), agree to amend the project application, P06-123, to incorporate the attached PDPR Conditions of Approval dated November 3, 2006.

I acknowledge that this project, P06-123, is subject to these PDPR Conditions of Approval. These PDPR 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 PDPR Conditions of Approval. I understand that the PDPR Conditions of Approval for my project may require the expenditure of owner/developer funds where necessary to comply with the provisions of said PDPR Conditions of Approval.

Mike Prwett

Signature

SR. COMMUNITY MANAGER

Title

11/16/06

Date

