



**CITY OF SACRAMENTO
CALIFORNIA**

DEVELOPMENT SERVICES
DEPARTMENT
PLANNING DIVISION

915 I STREET
NEW CITY HALL, 3RD FLOOR
SACRAMENTO, CA 95814-2998

ACTION OF THE PLANNING DIRECTOR

On January 30, 2007, the Planning Director approved with conditions a Plan Review for six house plans on 118 lots for the project known as **Carriage** in the North Natomas Central PUD (P06-048). Findings of Fact and Conditions of Approval for the project are listed on pages 5 through 9.

FILE: Carriage, P06-048

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

REQUESTS:

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

PROJECT LOCATION: Southwest of Del Paso Road & El Centro Road
North Natomas Community Plan
Natomas Unified School District
Council District 1

ASSESSOR'S PARCEL NUMBER(S): A portion of 225-0080-015 and -016

APPLICANT'S NAME/ADDRESS: Jung Architect (Stephen Jung)
1100 Melody Lane Suite 211
Roseville, Ca 95678

OWNER'S NAME/ADDRESS: K Hovnanian Home
1796 Tribute Road, Suite 100
Sacramento, CA 95815

DATE APPLICATION FILED: March 22, 2006

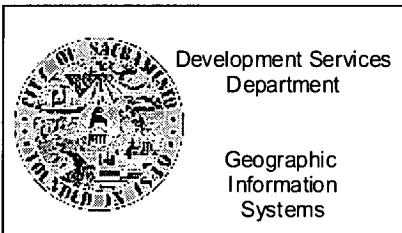
DATE APPLICATION COMPLETED: October 13, 2006

STAFF CONTACT: Jamie Cutlip, Assistant Planner, Ph: 916-808-8684
jcutlip@cityofsacramento.org

Vicinity Map



0 3000 6000 Feet



May 30, 2006

Vicinity Map
P06-048, Carriages
Natomas Central Village A & B



PROJECT INFORMATION:

General Plan Designation: Medium Density Residential
Community Plan Designation: Medium Density Residential (7-21 du/na, target 12 du/na)
Existing Land Use of Site: Vacant
Existing Zoning of Site: Single-Family Alternative (R-1A-PUD) Planned Unit Development (PUD)
Subdivision & Village: Natomas Central PUD
Village A, Lots 58-121 and Village B, Lots 31-84
Property Area: 6.8± net / 8.2± gross acres
Typical Lot Size: From 30' x 76' (2280 SF) to 40 x 76' (3040 SF)
Square Footage of Buildings: From 1,292 to 1,816 Square Feet

House Plan	Square Footage	Number of Floors
Plan 791	1292	2 story
Plan 792	1414	2 story
Plan 793	1521	2 story
Plan 794	1540	2 story
Plan 795	1672	2 story
Plan 796	1816	2 story

Height of Building: two stories
Proposed Elevations: 18 (Three options per floorplan)
Exterior Building Materials: Stucco, cultured stone veneer, brick veneer
Roof Materials: Concrete tile
Previous Files: P04-173
Project Plans: See Exhibits 1 through 8

ADDITIONAL INFORMATION:

This is a Planning Director's Plan Review (PDPR) approval to develop six house plans on 118 lots in 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 791	Compliant	Rear loaded garage
Plan 792	Compliant	Rear loaded garage
Plan 793	Compliant	Rear loaded garage

Plan 794	Compliant	Rear loaded garage
Plan 795	Compliant	Rear loaded garage
Plan 796	Compliant	Rear loaded 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 that they generally meet the intent of the Single Family Residential Design Guidelines.

ENVIRONMENTAL DETERMINATION:

On October 25, 2005, the City Council ratified a Mitigated Negative Declaration and associated Mitigation Monitoring Plan for the originally proposed project (P04-173). Potentially significant environmental issues regarding Air, Water, Plant and Animal Life, Transportation and Circulation, Human Health, and Cultural Resources were discussed and mitigated in this document.

The proposed project does not require any additional information from the original project that was previously analyzed and mitigated. No other new issues or information is known that would trigger additional environmental analysis. Therefore, this project falls under the previous Mitigated Negative Declaration (P04-173). The applicant shall comply with the original Mitigation Monitoring Plan, when applicable to the proposed project.

NEIGHBORHOOD/AGENCY COMMENTS:

An early notification was mailed to adjacent property owners within 500 feet of the subject site. No comments have been received from the public notice.

The project application was routed to applicable neighborhood associations, advisory groups, and interested members of the public including the North Natomas Alliance (NNA), North Natomas Community Association (NNCA), Environmental Council of Sacramento (ECOS), Attorney Jim Pachi, Natomas Chapter of Partners for Active Communities (NCPAC), WalkSacramento and the Natomas Community Association (NCA).

The applicant presented the proposed plan to NCA on August 24, 2006 and the following comment was provided:

1. We are concerned about the alley lengths at the alley-loaded units. Some are 16 houses long with no breaks and minimal landscaping, if not any. Isn't this a public safety hazard? There must be something that can be done to break up the length to prevent the tunnel effect

Staff response: *City Planning Commission on October 13, 2006 (P04-173) approved the Tentative Map. At that time the site layout, including alley design was reviewed and deemed acceptable by engineering and planning staff.*

A presentation was also given to a joint meeting with NCPAC and WalkSacramento on August 26, 2006. Staff received the following comments:

1. Shuttles and Buses: We suggest that the developers of all of the Villages in the Natomas Central community discuss the need for shuttle service and/or regional transportation with the North Natomas TMA and Sacramento RT. They may require paved pads or other improvements at shuttle or bus stops and other regularly scheduled pick up locations, as well as access to the gated active adult facilities. The TMA shuttle service is very popular and convenient, and we have no doubt that the residents of this community (especially seniors and downtown commuters) will wish to make use of the service regularly. While it did arise during the applicant's presentation at the August meeting of the Partnership for Active Communities Natomas Chapter Design and Development Review Committee meeting, we felt the subject warranted further mention for consideration and action on the part of both the City and the applicant.

Staff response: The comment has been passed on to the applicant.

CONDITIONS OF APPROVAL:

- A. Planning Director's Plan Review for 118 residential units is approved subject to the following conditions:
 - A1. Plans shall be consistent with elevations attached in Exhibits 1 through 8.
 - A2. This approval is for Lots 58-121 in Village A & Lots 31-84 in Village B (total of 118 lots) 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.
 - A3. The applicant shall comply with the originally approved Mitigation Monitoring Plan (P04-173) on file at the Planning Division.
 - A4. 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.
 - A5. Prior to the issuance of a building permit the applicant will submit a Transportation Management Plan for review and approved by the City's Alternative Modes Coordinator and Planning Director or show compliance with an existing AQTMP.
 - A6. 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 (P06-048).
 - A7. Any change in the design, materials, or colors shall be submitted to the Planning Director for review and approval.

A8. 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.

A9. Required Setbacks (for Non-Conventional Shape Lots):

- a. **Porch:** 10' 0" minimum from back of walk.
- b. **Front of Building:** 10' 0" minimum from back of walk.
- c. **Side Yard:** Minimum 3'-0" on each side, subject to Building Code, with the exception of zero-lot line conditions, which shall be 5' 0" and 0". Garages and/or accessory dwelling units which are either detached and/or are recessed a minimum of 50' from the street may have a 0'-0" side yard setback.
- d. **Rear Yard:** Minimum 5'-0" setback.
- e. **Garage Setbacks:** The goal is to reduce the impact of the garage and driveway on the streetscape, while providing adequate off-street parking. For front drives or street side drives; the recommended minimum setback 18'-0" or more from back of walk or back of curb, which is closer. When located on an alley, the minimum garage setback is 4'-0" from the alley.
- f. **Accessory Dwelling Units:** allowed and encouraged, subject to Building Code and any relevant setbacks listed above.
- g. **Projections and Bays:** Bays and projection are permitted to encroach up to 3'-0" into the front yard setback, and up to 2'-0" into the side yard setback and 3'-0" into the rear yard setback.

A10. Lot Coverage:

The lot coverage shall not exceed 50 percent for single and two story homes given allowances/incentives described in the Natomas Central PUD Guidelines as follows:

- 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; and
- 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 Carriage Subdivision in the Natomas Central PUD may exceed 40 percent lot coverage.
 - No more than two (2) homes exceeding the lot coverage shall be located in a row along the street.
- A11. A minimum of 118 parking spaces (1 space per dwelling unit) is required per City Zoning Code (Section 17.64.20). As per City Code, the applicant will be responsible to meet this obligation.
- A12. Enhanced side and rear elevations shall be required whenever either of those elevations faces a public street, school, park, canal, or other public space. Enhanced elevations shall include, at a minimum, "pop-outs" around windows and doors consisting of stucco over foam trim, finished with a texture that is different from the texture of the house, or other appropriate door and window trim features; and a four foot return of materials on the side or rear elevations, as appropriate. On enhanced side and rear elevations, window treatments, rooflines, and materials shall match front facade in appearance and quality. All enhanced elevation treatments shall be shown on the plans submitted for building permit.
- A13. 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.
- A14. Roofing shall be as shown on plans.
- A15. 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.
- A16. No two house plans shall be placed on adjacent lots, unless they are of different elevations. Applicant shall provide to the Building Division a map that indicates plan and elevation on adjacent lots.
- A17. On corner lots, the driveway shall be located away from the intersections of streets.
- A18. The applicant shall comply with the Natomas Central PUD Guidelines for residential development.
- A19. This project shall require street lighting. There is an existing street lighting system around this project area. Improvements of right-of-way may require modification to the existing system. Electrical equipment shall be protected and remained functional during construction.
- A20. Driveways shall comply with maximum paved area as permitted in the PUD Guidelines and Title 17 of the City Code.

- A21. 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.

Landscaping, Walls & Fencing:

- A22. Front landscaping and irrigation system shall be provided and consistent with the Natomas Central PUD Guidelines.
- A23. All landscaping and planting shall conform to City standards for sight line requirements at intersections and driveways.
- A24. 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.
- A25. On corner lots, the builder shall provide special landscaping treatments by providing accent trees and shrubs along the side/back yard fence.
- A26. Walls and fences shall be consistent with the PUD Guidelines and shall conform to City standards for sight line requirements at intersections and driveways.
- A27. On corner lots, fencing shall start at or near the rear corner of the house or acceptable to the Planning Director.

Parks Planning, Design & Development Services:

- A28. The Natomas Central Carriage project is included within the boundaries of the Natomas Central Master Parcel Map (P04-173). The applicant for this project has an obligation to meet/or provide proof they have met all of the applicable conditions for this project prior to the issuance of building permits. These obligations include but are not limited to compliance with City Code, Title 16, 16.64 Park Dedication/In Lieu Fees, Title 18, 18.44 Park Development Impact Fee and annexation to Community Facilities District 2002-02, Neighborhood Park Maintenance CFD.

Advisory Notes:

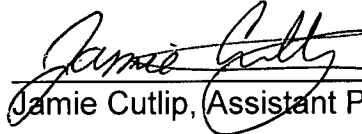
1. Special consideration should be given during the design phase of a development project to address the benefits derived from the urban forest by installing, whenever possible, large shade trees and thereby increasing the shade canopy cover on residential lots and streets. Trees in the urban environments reduce air and noise pollution, furnish wildlife habitat, provide energy saving shade and cooling, enhanced aesthetics and property values, and contribute to community image and quality of life.
2. As per City Code, the applicant will be responsible to meet his/her obligations regarding:
 - a. Title 16, 16.64 Park Dedication / In Lieu (Quimby) Fees, due prior to approval of the final map.

- b. Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$516,604. This is based on 118 single family units at \$4,378 each. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.
- c. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation

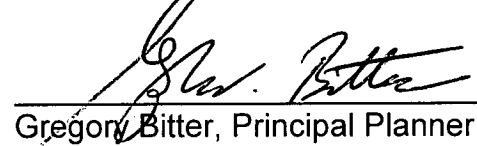
FINDINGS OF FACT:

- 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 Northborough/Parkway Plaza/JMA 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 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:


Jamie Cutlip, Assistant Planner

Approved By:


Gregory Bitter, Principal Planner

Attachments:

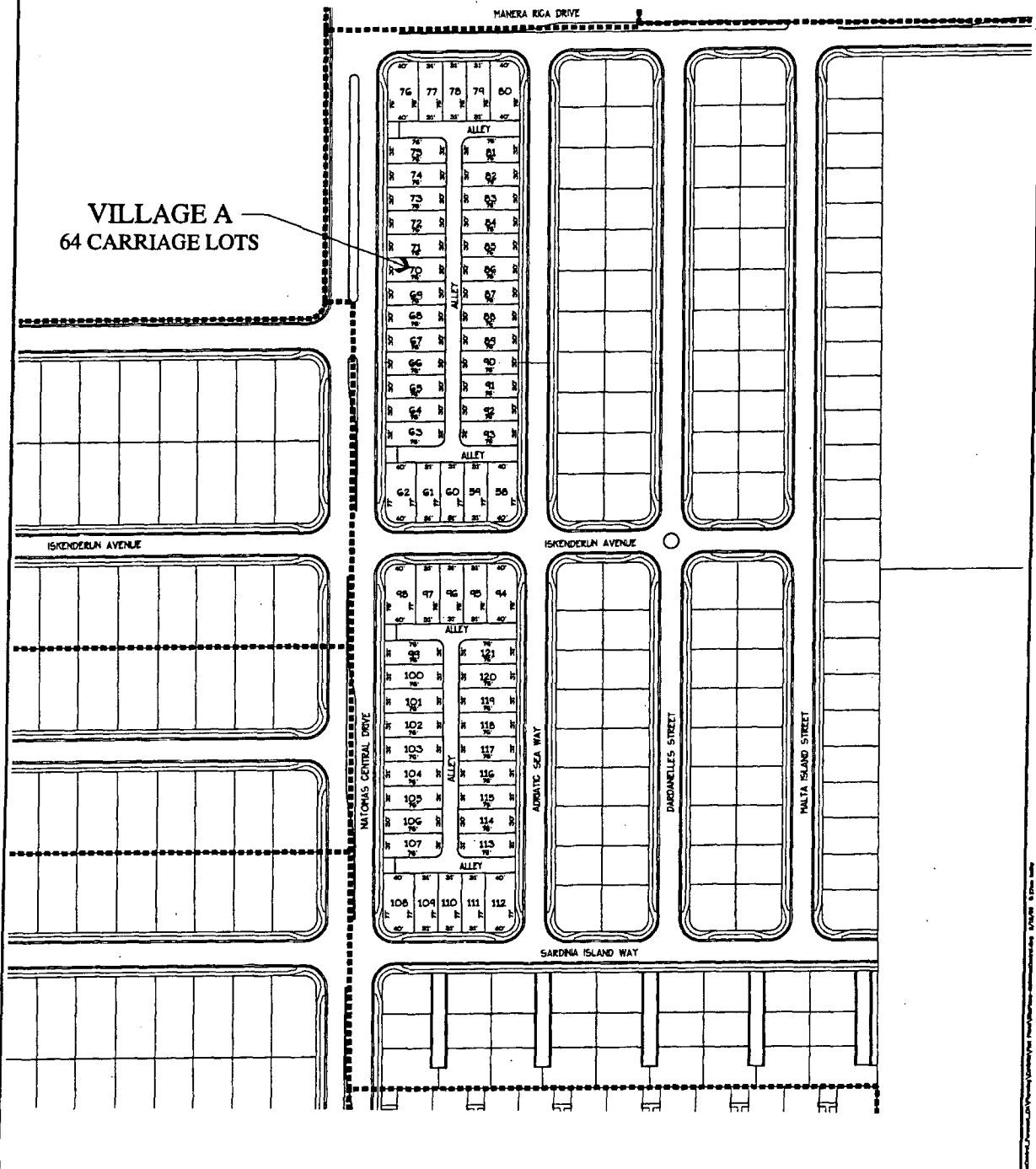
- Exhibit 1: Site Plan – Village A & B
- Exhibit 2: Plot Plans – Plans 791-796
- Exhibit 3: Plan 791 Floor Plans, Elevations (A), (B), & (C)
- Exhibit 4: Plan 792 Floor Plans, Elevations (A), (B), & (C)
- Exhibit 5: Plan 793 Floor Plans, Elevations (A), (B) & (C)
- Exhibit 6: Plan 794 Floor Plans, Elevations (A), (B) & (C)
- Exhibit 7: Plan 795 Floor Plans, Elevations (A), (B) & (C)
- Exhibit 8: Plan 796 Floor Plans, Elevations (A), (B) & (C)
- Exhibit 9: Letter of Agreement
- Attachment 1: Land Use and Zoning Map

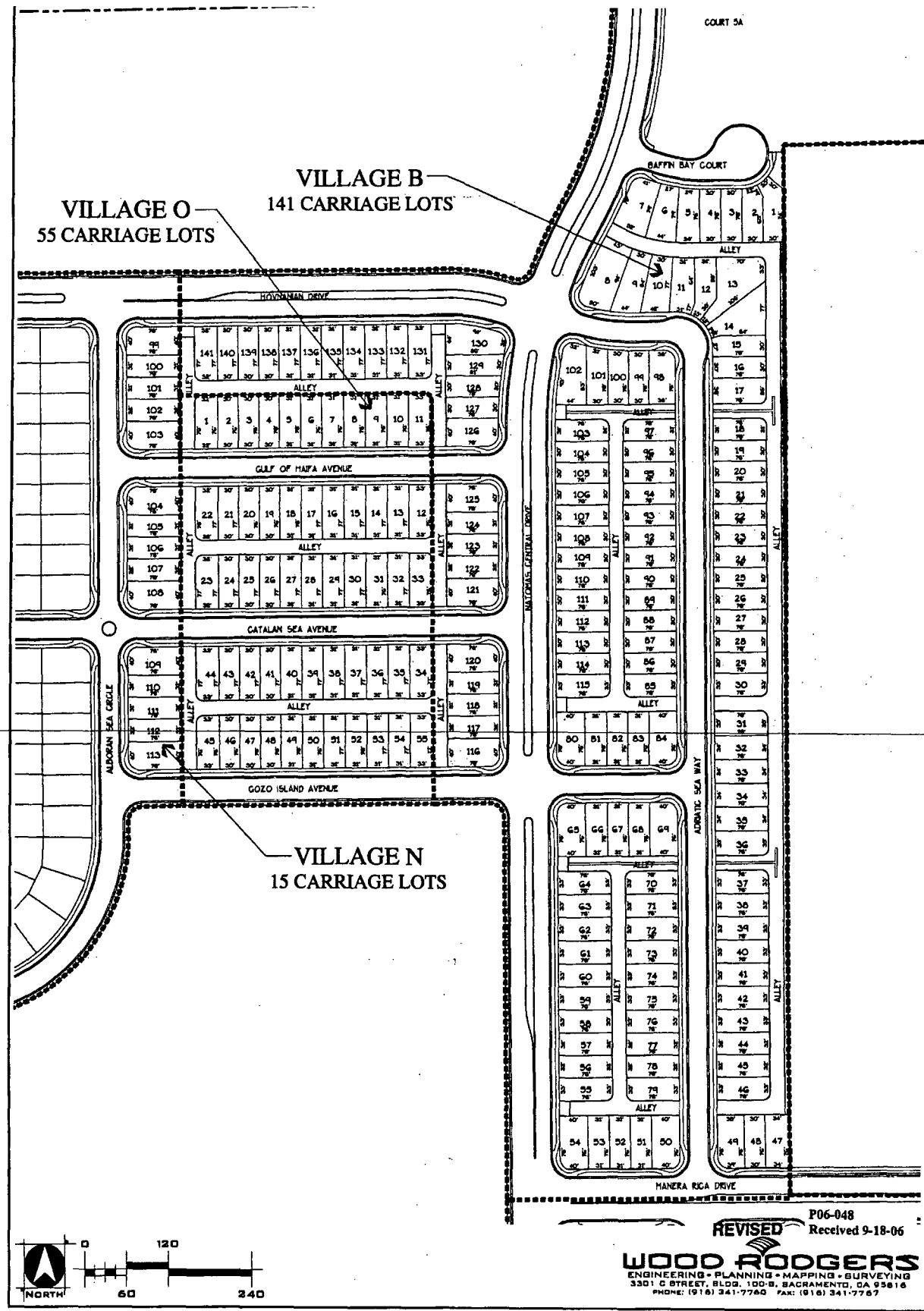
A use for which a Plan Review is granted must be established within three years after such permit is approved. If such use is not so established the Plan Review shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established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

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

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

SITE PLAN - CARRIAGE
NATOMAS CENTRAL
CITY OF SACRAMENTO, CALIFORNIA
JULY 17, 2006
(REVISED SEPTEMBER 5, 2006)
SHEET 2 OF 2

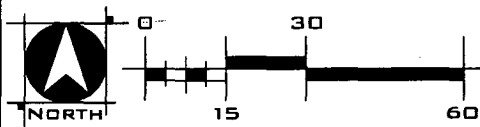
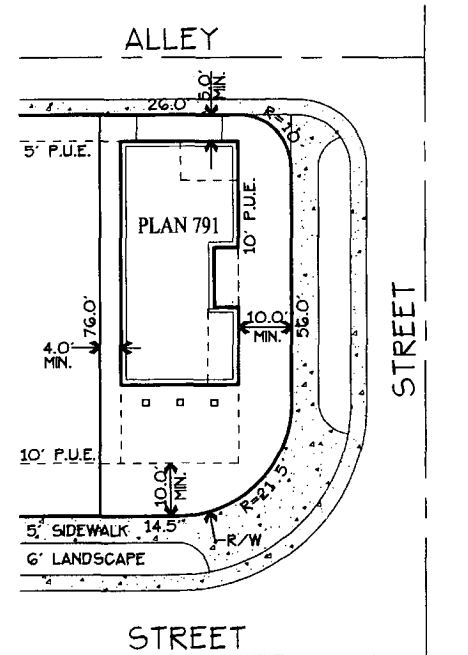
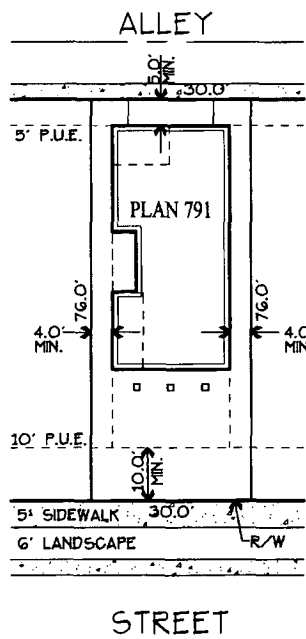




CARRIAGE-PLAN 791
NATOMAS CENTRAL
 CITY OF SACRAMENTO, CALIFORNIA
 AUGUST 7, 2006

REVISED

LOT COVERAGE	
LIVING AREA	528 S.F.
GARAGE	434 S.F. x .5
TOTAL	745 S.F.
MIN. LOT AREA	2,280 S.F.
MAX. LOT COVERAGE	33%



P06-048
 Received 8-07-06

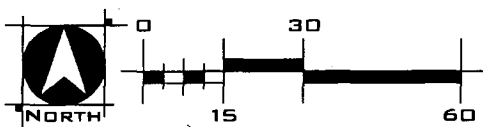
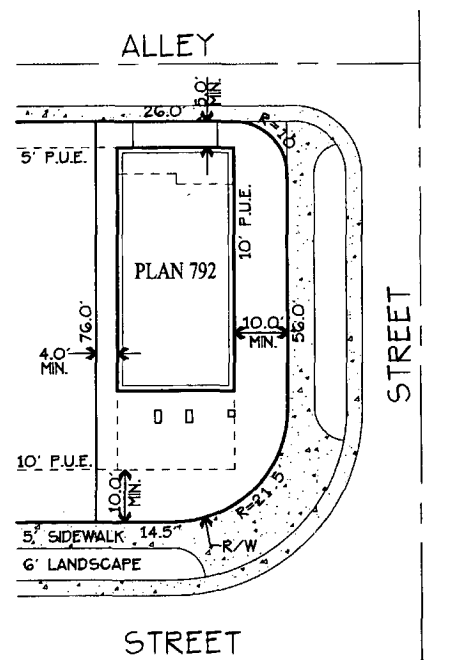
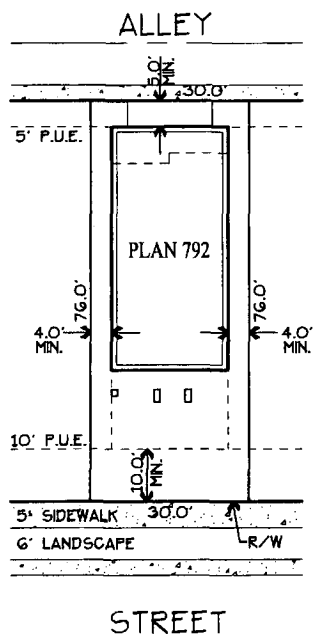
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 3301 C STREET, BLDG. 100-B, SACRAMENTO, CA 95816
 PHONE: (916) 341-7760 FAX: (916) 341-7767

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Exhibit 2: Plot Plans - Plans 791-796

CARRIAGE-PLAN 792
NATOMAS CENTRAL
 CITY OF SACRAMENTO, CALIFORNIA
 AUGUST 7, 2006

LOT COVERAGE	
LIVING AREA	578 S.F.
GARAGE	434 S.F. x .5
TOTAL	795 S.F.
MIN. LOT AREA	2,280 S.F.
MAX. LOT COVERAGE	35%



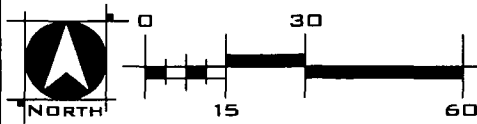
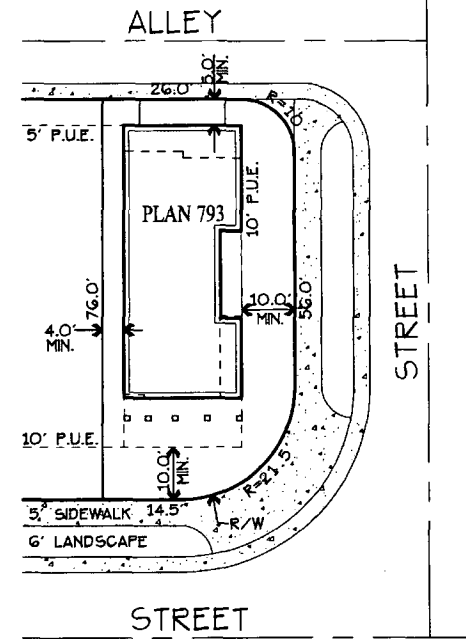
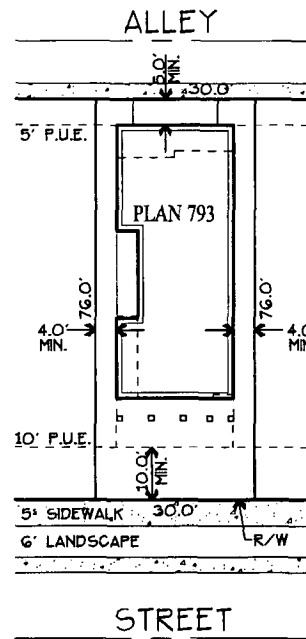
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Received 8-07-06

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CARRIAGE-PLAN 793
NATOMAS CENTRAL
 CITY OF SACRAMENTO, CALIFORNIA
 AUGUST 7, 2006

LOT COVERAGE	
LIVING AREA	633 S.F.
GARAGE	438 S.F. x .5
TOTAL	852 S.F.
MIN. LOT AREA	2,280 S.F.
MAX. LOT COVERAGE	38%



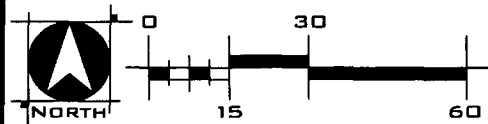
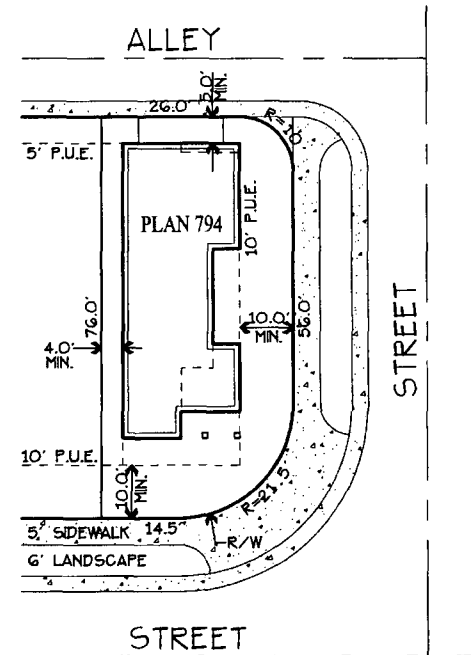
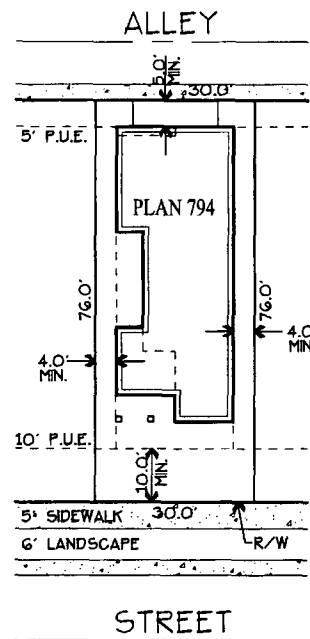
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CARRIAGE-PLAN 794
NATOMAS CENTRAL
 CITY OF SACRAMENTO, CALIFORNIA
 AUGUST 7, 2006

LOT COVERAGE	
LIVING AREA	639 S.F.
GARAGE	446 S.F. x .5
TOTAL	862 S.F.
MIN. LOT AREA	2,280 S.F.
MAX. LOT COVERAGE	38%



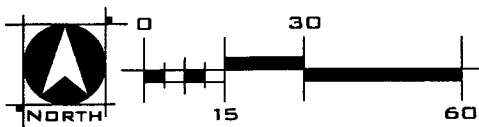
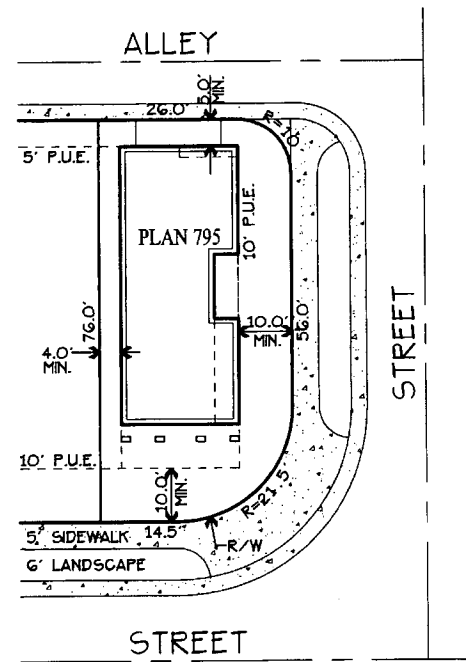
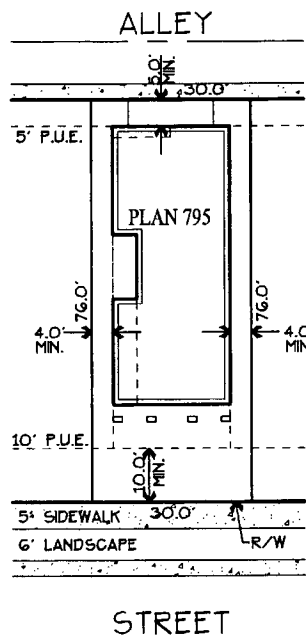
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CARRIAGE-PLAN 795
NATOMAS CENTRAL
 CITY OF SACRAMENTO, CALIFORNIA
 AUGUST 7, 2006

LOT COVERAGE	
LIVING AREA	664 S.F.
GARAGE	441 S.F. x .5
TOTAL	885 S.F.
MIN. LOT AREA	2,280 S.F.
MAX. LOT COVERAGE	39%



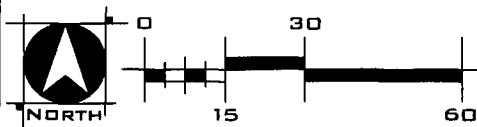
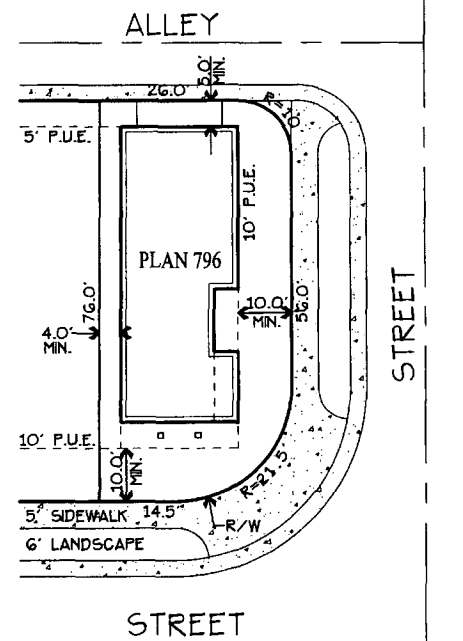
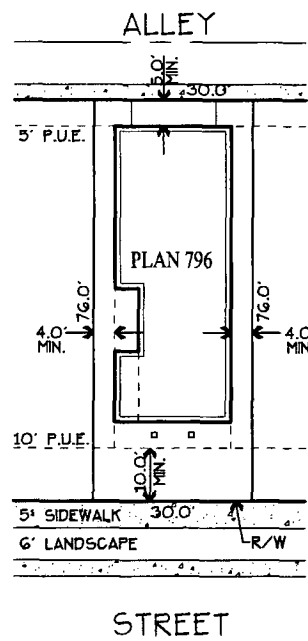
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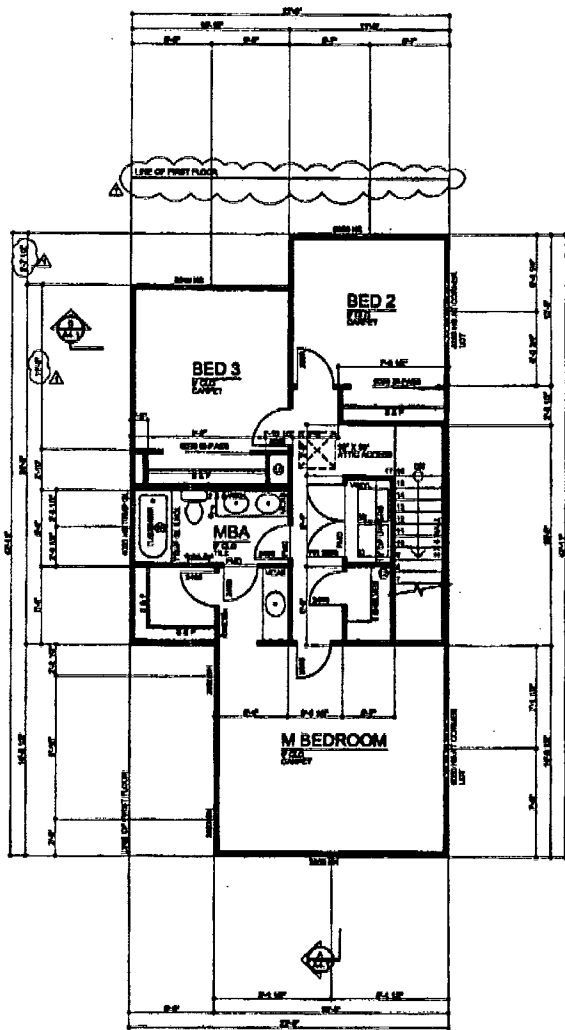
CARRIAGE-PLAN 796
NATOMAS CENTRAL
 CITY OF SACRAMENTO, CALIFORNIA
 AUGUST 7, 2006

LOT COVERAGE	
LIVING AREA	740 S.F.
GARAGE	439 S.F. x .5
TOTAL	960 S.F.
MIN. LOT AREA	2,280 S.F.
MAX. LOT COVERAGE	43%

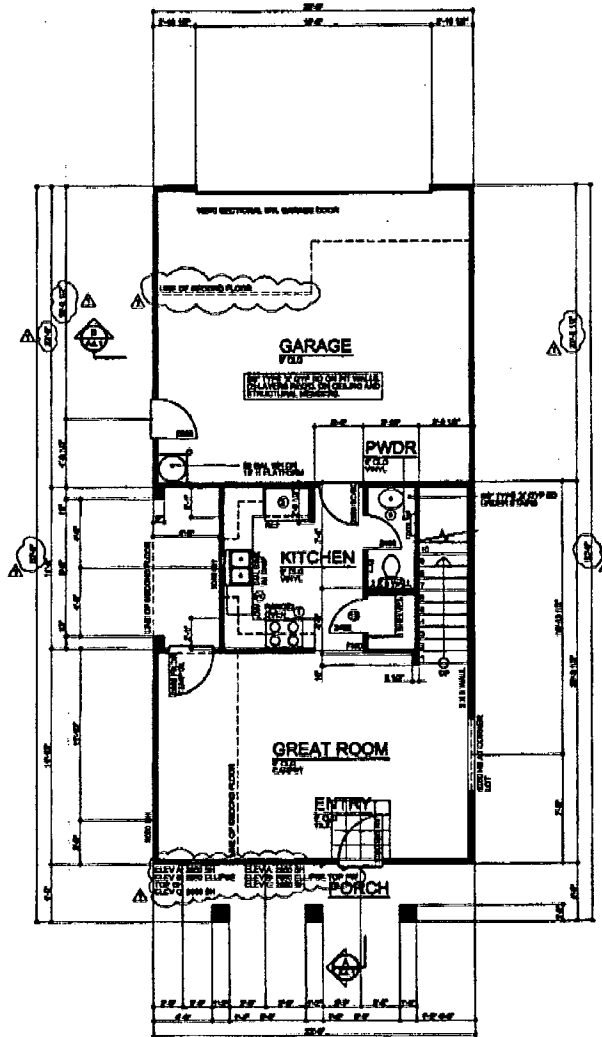


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SECOND FLOOR PLAN



FIRST FLOOR PLAN

Jung Architecture
 Stephen M. Jung, Architect
 1100 Melody Ln., Ste., 211
 Roseville, CA 95678
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REGISTERED ARCHITECT
 STATE OF CALIFORNIA

REV.	DESCRIPTION
1	CITY PLANNING CHANGES

KEYNOTES

1. ROOMS WITH DIMENSIONS ABOVE WORDS EXCEPT AT 1/4".
2. PROVIDE APPROVED AIR GAP.
3. CORRECTLY SHOW REVISIONS TO BE 3/4" DEEP.
4. NOT USED.
5. NOT USED.
6. FINISH LAM. BATHROOM CABINETS AND NOE.
7. OPTIONAL MARBLE/STONE.
8. NOT USED.
9. FLOORING OVER EXISTING CONCRETE.
10. GLEASS LINER.
11. NOT USED.
12. 2" DIA. EXTERIOR VENT. FROM ROOF. NOT TO EXCEED 12" H.
13. OPTIONAL GLASS DOORS.
14. NOT USED.
15. NOT USED.
16. NOT USED.
17. ACCESS PANEL FOR MOTOR WITH 1/2" DIA. PANEL. SET OPTION. SECTION OPENING IS 1/2" x 1/2" - 1/2" x 1/2" AT 4"
18. MECHANICAL DUCT COVER - DRYWALL ON CEILING ONLY.
19. NOT USED.
20. MARBLE SURROUND FROM TOP OF TUB TO 1/2" WITH 4" TYP. GLASS ENCLOSURE.

NOTE: CLOSET NUMBER SHALL HAVE A 2" DIA. GLASS WITH GRAB CONNECTED TO SANITARY NETWORK LINE.

P06-048
 Received 10-13-06

PROJECT DATA

PERMITS:	
PROT. PLAN:	1
SECOND FLOOR:	1
TOTAL LIVING:	1
QUADRANT:	1
COVERED PATIO/PORCH:	1
FOOTPRINT:	1

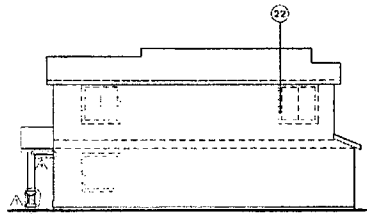
Proposed Plans for:
 K. Monahan Homes
 CARRIAGE
 City of Sacramento

PLAN 791
 Floor Plans

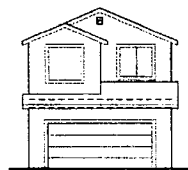
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REV.:	10/13/06	NO. OF	1
DATE:	10/13/06	NO. OF	1
REV.:	10/13/06	NO. OF	1

A2.1

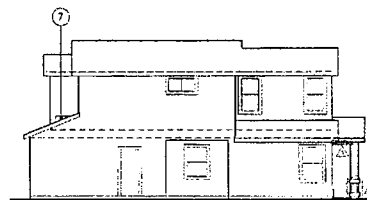
Exhibit 3: Plan 791 Floor Plans, Elevations (A), (B), & (C)



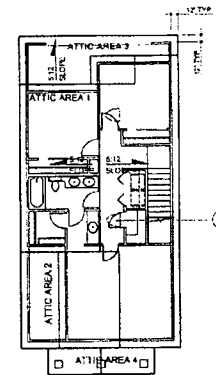
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



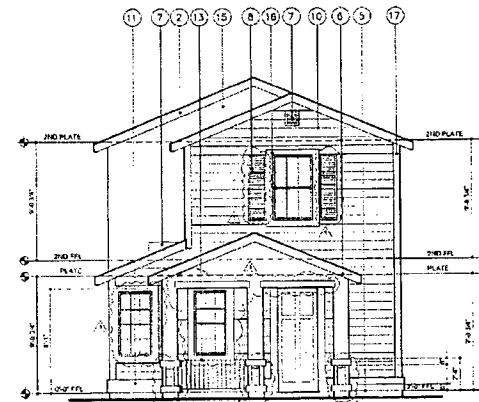
REAR ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

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REV.	DESCRIPTION
1	CITY PLANNING CHANGE

KEYNOTES

1. CONCRETE TILE
2. 2 X 4 RAFTER
3. INSULATION
4. ROOF SHEET
5. FINISH FLOOR LINE
6. CEILING LINE
7. ATTIC CEILING FINISH LINE
8. DECORATIVE SHUTTER
9. 2 X 12 JOIST FROM AT LINE OF 2ND FLOOR
10. HANGBOARD UP CORNER EXTERIOR
11. 2 X 12 JOIST BELLY BAND TRIM
12. BLACK PINT
13. 2 X 4 STUD
14. 2 X 4 STUD
15. 2 X 4 STUD
16. 2 X 4 STUD
17. 2 X 4 STUD
18. 2 X 4 STUD
19. 2 X 4 STUD
20. 2 X 4 STUD
21. 2 X 4 STUD
22. 2 X 4 STUD

NOTE: 2. RAFTERS SET TO MATCH BELLY BAND TRIM AT CORNER (10) @ 1/2"

ATTIC VENTILATION

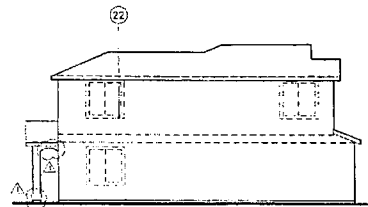
ATTIC AREA	1/2" x 4" STUD	PROPOSED VENT AREA
ATTIC AREA 1 (1)	1152	2.17
ATTIC AREA 2 (2)	1152	2.17
ATTIC AREA 3 (3)	1152	2.17
ATTIC AREA 4 (4)	1152	2.17

Proposed Plans for:
K. Hevnanian Homes
CARRIAGE
City of Sacramento

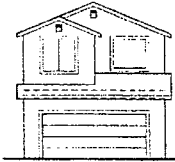
PLAN 791
Exterior Elevations "A"
Roof Plan "A"

2006-048
214
20-1516
A3.1A

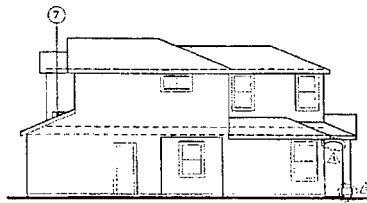
P06-048
Received 10-05-06



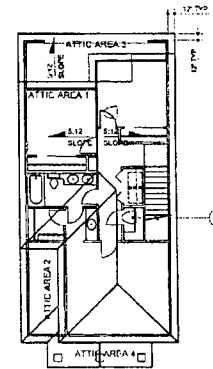
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



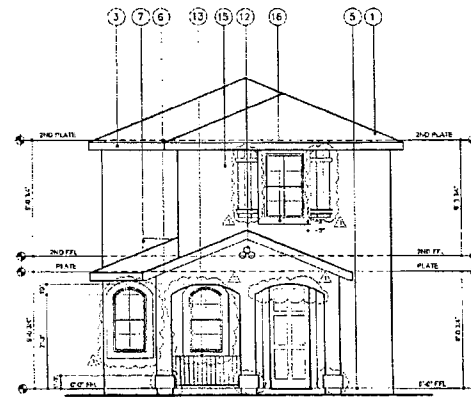
REAR ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

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REV.	DESCRIPTION
01	ENTER JANUARY CHANGES

- KEYNOTES**
1. CONCRETE TALE
 2. 2" BARGE
 3. FANCLAY CUTTER
 4. HOT GLUE
 5. 1/2" X 1/2" FLOOR JOIST
 6. CEILING LINE
 7. ATTIC VENT AREA - SEE ATTACHED CHANG
 8. DISCRETELY FINISH
 9. 2" X 10" WOOD TRIM AT LINE OF JOIST
 10. HANDSCRAPE LAY SIDING BY EXPOSURE
 11. 2" X 12" WOOD BELL BAND TRIM
 12. 2" X 12" WOOD BELL BAND TRIM
 13. 2" X 12" WOOD BELL BAND TRIM
 14. BRACKET FINISH
 15. 2" X 12" WOOD TRIM
 16. STUCCO OVER PLASTER FROM
 17. 2" X 12" WOOD TRIM
 18. STONE VENEER
 19. 1/2" X 1/2" FLOOR JOIST
 20. 2" X 12" WOOD BELL BAND TRIM
 21. 2" X 12" WOOD BELL BAND TRIM
 22. STUCCO OVER PLASTER FROM AT CORNER LOT 8 & 9

NOTE: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
PER PLANNING DEPARTMENT MEETING 10/05/06

ATTIC VENTILATION

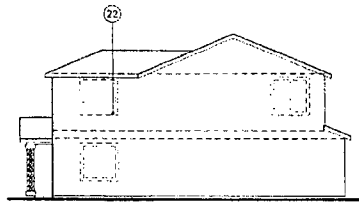
ATTIC AREA	VENT AREA
ATTIC AREA 1 (1)	217
ATTIC AREA 2 (2)	271
ATTIC AREA 3 (3)	214
ATTIC AREA 4 (4)	248
ATTIC AREA 5 (5)	218
ATTIC AREA 6 (6)	218
ATTIC AREA 7 (7)	217
ATTIC AREA 8 (8)	217
ATTIC AREA 9 (9)	217
ATTIC AREA 10 (10)	217
ATTIC AREA 11 (11)	217
ATTIC AREA 12 (12)	217
ATTIC AREA 13 (13)	217
ATTIC AREA 14 (14)	217
ATTIC AREA 15 (15)	217
ATTIC AREA 16 (16)	217
ATTIC AREA 17 (17)	217
ATTIC AREA 18 (18)	217
ATTIC AREA 19 (19)	217
ATTIC AREA 20 (20)	217
ATTIC AREA 21 (21)	217
ATTIC AREA 22 (22)	217

PROPOSED PLANS FOR:
K. HOVSEPIAN HOMES
CARRIAGE
CITY OF SACRAMENTO

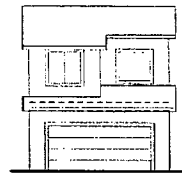
PLAN 791
EXTERIOR ELEVATIONS "B"
ROOF PLAN "B"

DATE: 10/05/06
BY: [Signature]
CHECKED: [Signature]
SCALE: A3.1B

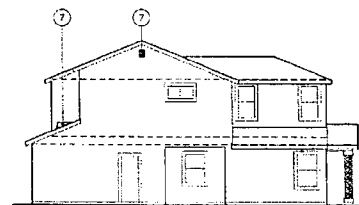
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Received 10-05-06



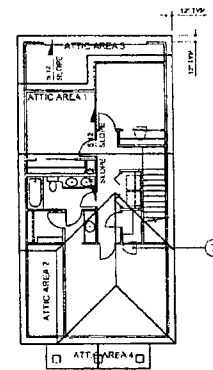
RIGHT ELEVATION
SCALE 1/8"=1'-0"



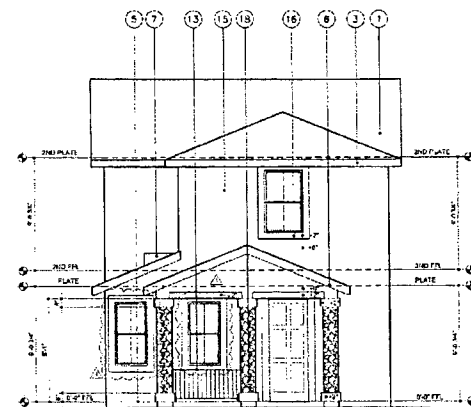
REAR ELEVATION
SCALE 1/8"=1'-0"



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



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



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

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June 2, 2006, 8:00 AM - 5:00 PM



REV.	DESCRIPTION
1	CITY PLANNING CHANGE

KEYNOTES

1. GUMPHREYS TRAC
2. 2X 4 BRGSS
3. FABRIC GUTTER
4. NOT USED
5. FINISH FLOOR LINE
6. SCHEDULE
7. ATTACHMENT: REAR ATTACHMENT CAUSE
8. DELONDAH ST. GOLF LINK
9. 3/8" X 16" WOOD TRIM, ATTACH TO JOIST
10. PARALLEL TO JOIST, 2" SET BACK
11. 1/2" X 1/2" WOOD BELL FLOOR TRIM
12. CLAY PIPER
13. 20" HIGH X 1/2" SCHEDULE
14. 1/2" X 1/2" WOOD TRIM
15. STRUCTURAL TRIM
16. 1/2" X 1/2" WOOD TRIM FROM
17. 1/2" X 1/2" WOOD TRIM
18. 1/2" X 1/2" WOOD TRIM
19. ATTACHMENT
20. 1/2" X 1/2" WOOD TRIM
21. 1/2" X 1/2" WOOD TRIM TO MATCH KEYNOTE
22. 1/2" X 1/2" WOOD TRIM TO MATCH KEYNOTE
23. 1/2" X 1/2" WOOD TRIM TO MATCH KEYNOTE

ATTIC VENTILATION

ITEM	AREA (SQ. FT.)
1. GUMPHREYS TRAC	812
2. 2X 4 BRGSS	114
3. FABRIC GUTTER	114
4. NOT USED	0
5. FINISH FLOOR LINE	0
6. SCHEDULE	0
7. ATTACHMENT: REAR ATTACHMENT CAUSE	0
8. DELONDAH ST. GOLF LINK	0
9. 3/8" X 16" WOOD TRIM, ATTACH TO JOIST	0
10. PARALLEL TO JOIST, 2" SET BACK	0
11. 1/2" X 1/2" WOOD BELL FLOOR TRIM	0
12. CLAY PIPER	0
13. 20" HIGH X 1/2" SCHEDULE	0
14. 1/2" X 1/2" WOOD TRIM	0
15. STRUCTURAL TRIM	0
16. 1/2" X 1/2" WOOD TRIM FROM	0
17. 1/2" X 1/2" WOOD TRIM	0
18. 1/2" X 1/2" WOOD TRIM	0
19. ATTACHMENT	0
20. 1/2" X 1/2" WOOD TRIM	0
21. 1/2" X 1/2" WOOD TRIM TO MATCH KEYNOTE	0
22. 1/2" X 1/2" WOOD TRIM TO MATCH KEYNOTE	0
23. 1/2" X 1/2" WOOD TRIM TO MATCH KEYNOTE	0

Proposed Plans for:
K. Hovnanian Homes
CARRIAGE
City of Sacramento

PLAN 791
Exterior Elevations "C"
Roof Plan "C"

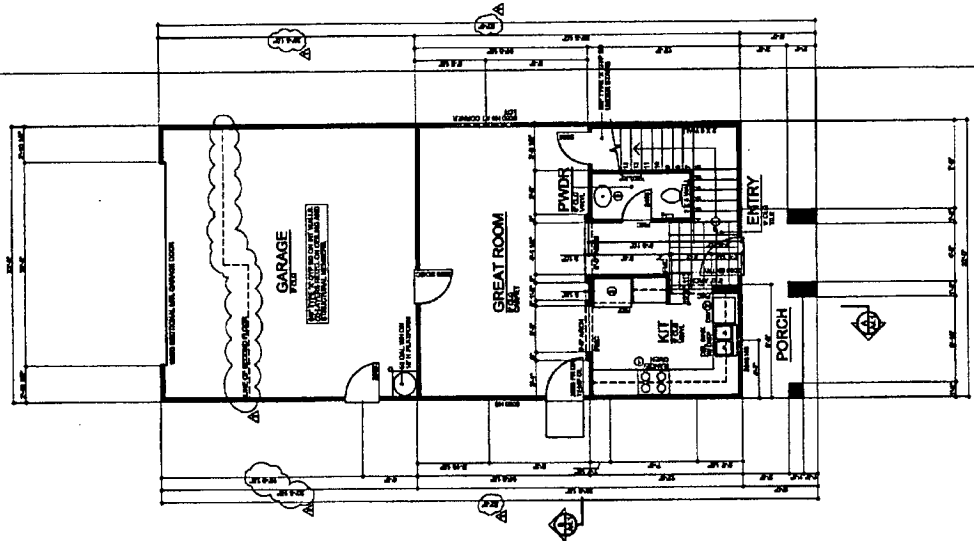
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DRAWN BY: JMC
CHECKED BY: JMC
DATE: 2006-03
SCALE: 1/8"=1'-0"
DRAWN BY: JMC
CHECKED BY: JMC

A3.1C

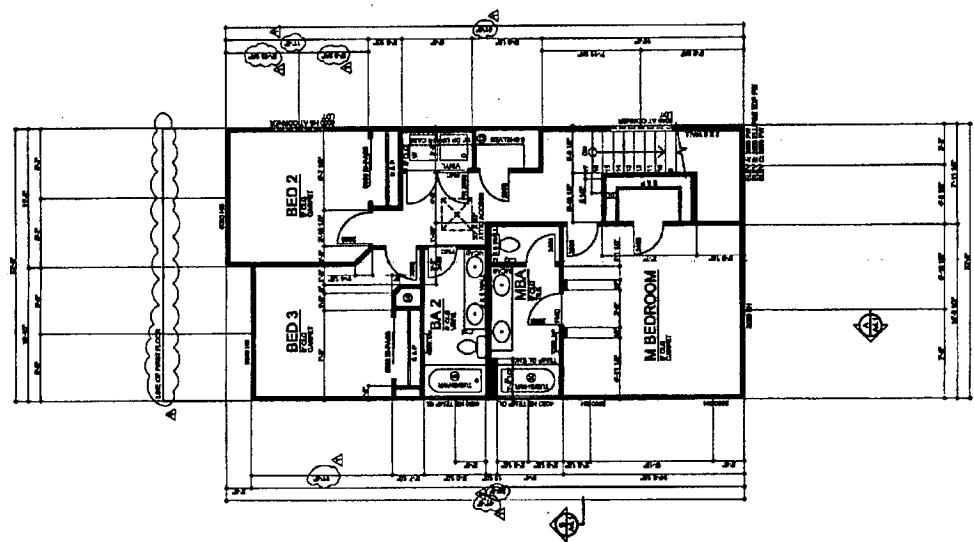
P06-048
Received 10-05-06

Exhibit 4: Plan 792 Floor Plans, Elevations (A), (B), & (C)

<p>JunArchitecture Stephen M. Jung Architects 1100 Broadway, Suite 211 Berkeley, CA 94708 (916) 877-1631 sjung@junarchitecture.com</p>		<p>KEYNOTES</p> <ol style="list-style-type: none"> 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED. 2. FINISHES AS NOTED ON SHEETS. 3. CHECKED AND APPROVED BY JUN. 4. TO BE OF GOOD QUALITY. 5. NOT TO BE USED FOR CONSTRUCTION. 6. NOT TO BE USED FOR CONSTRUCTION. 7. NOT TO BE USED FOR CONSTRUCTION. 8. NOT TO BE USED FOR CONSTRUCTION. 9. NOT TO BE USED FOR CONSTRUCTION. 10. NOT TO BE USED FOR CONSTRUCTION. 11. NOT TO BE USED FOR CONSTRUCTION. 12. NOT TO BE USED FOR CONSTRUCTION. 13. NOT TO BE USED FOR CONSTRUCTION. 14. NOT TO BE USED FOR CONSTRUCTION. 15. NOT TO BE USED FOR CONSTRUCTION. 16. NOT TO BE USED FOR CONSTRUCTION. 17. NOT TO BE USED FOR CONSTRUCTION. 18. NOT TO BE USED FOR CONSTRUCTION. 19. NOT TO BE USED FOR CONSTRUCTION. 20. NOT TO BE USED FOR CONSTRUCTION. 21. NOT TO BE USED FOR CONSTRUCTION. 22. NOT TO BE USED FOR CONSTRUCTION. 23. NOT TO BE USED FOR CONSTRUCTION. 24. NOT TO BE USED FOR CONSTRUCTION. 25. NOT TO BE USED FOR CONSTRUCTION. 26. NOT TO BE USED FOR CONSTRUCTION. 27. NOT TO BE USED FOR CONSTRUCTION. 28. NOT TO BE USED FOR CONSTRUCTION. 29. NOT TO BE USED FOR CONSTRUCTION. 30. NOT TO BE USED FOR CONSTRUCTION. 31. NOT TO BE USED FOR CONSTRUCTION. 32. NOT TO BE USED FOR CONSTRUCTION. 33. NOT TO BE USED FOR CONSTRUCTION. 34. NOT TO BE USED FOR CONSTRUCTION. 35. NOT TO BE USED FOR CONSTRUCTION. 36. NOT TO BE USED FOR CONSTRUCTION. 37. NOT TO BE USED FOR CONSTRUCTION. 38. NOT TO BE USED FOR CONSTRUCTION. 39. NOT TO BE USED FOR CONSTRUCTION. 40. NOT TO BE USED FOR CONSTRUCTION. 41. NOT TO BE USED FOR CONSTRUCTION. 42. NOT TO BE USED FOR CONSTRUCTION. 43. NOT TO BE USED FOR CONSTRUCTION. 44. NOT TO BE USED FOR CONSTRUCTION. 45. NOT TO BE USED FOR CONSTRUCTION. 46. NOT TO BE USED FOR CONSTRUCTION. 47. NOT TO BE USED FOR CONSTRUCTION. 48. NOT TO BE USED FOR CONSTRUCTION. 49. NOT TO BE USED FOR CONSTRUCTION. 50. NOT TO BE USED FOR CONSTRUCTION. 51. NOT TO BE USED FOR CONSTRUCTION. 52. NOT TO BE USED FOR CONSTRUCTION. 53. NOT TO BE USED FOR CONSTRUCTION. 54. NOT TO BE USED FOR CONSTRUCTION. 55. NOT TO BE USED FOR CONSTRUCTION. 56. NOT TO BE USED FOR CONSTRUCTION. 57. NOT TO BE USED FOR CONSTRUCTION. 58. NOT TO BE USED FOR CONSTRUCTION. 59. NOT TO BE USED FOR CONSTRUCTION. 60. NOT TO BE USED FOR CONSTRUCTION. 61. NOT TO BE USED FOR CONSTRUCTION. 62. NOT TO BE USED FOR CONSTRUCTION. 63. NOT TO BE USED FOR CONSTRUCTION. 64. NOT TO BE USED FOR CONSTRUCTION. 65. NOT TO BE USED FOR CONSTRUCTION. 66. NOT TO BE USED FOR CONSTRUCTION. 67. NOT TO BE USED FOR CONSTRUCTION. 68. NOT TO BE USED FOR CONSTRUCTION. 69. NOT TO BE USED FOR CONSTRUCTION. 70. NOT TO BE USED FOR CONSTRUCTION. 71. NOT TO BE USED FOR CONSTRUCTION. 72. NOT TO BE USED FOR CONSTRUCTION. 73. NOT TO BE USED FOR CONSTRUCTION. 74. NOT TO BE USED FOR CONSTRUCTION. 75. NOT TO BE USED FOR CONSTRUCTION. 76. NOT TO BE USED FOR CONSTRUCTION. 77. NOT TO BE USED FOR CONSTRUCTION. 78. NOT TO BE USED FOR CONSTRUCTION. 79. NOT TO BE USED FOR CONSTRUCTION. 80. NOT TO BE USED FOR CONSTRUCTION. 81. NOT TO BE USED FOR CONSTRUCTION. 82. NOT TO BE USED FOR CONSTRUCTION. 83. NOT TO BE USED FOR CONSTRUCTION. 84. NOT TO BE USED FOR CONSTRUCTION. 85. NOT TO BE USED FOR CONSTRUCTION. 86. NOT TO BE USED FOR CONSTRUCTION. 87. NOT TO BE USED FOR CONSTRUCTION. 88. NOT TO BE USED FOR CONSTRUCTION. 89. NOT TO BE USED FOR CONSTRUCTION. 90. NOT TO BE USED FOR CONSTRUCTION. 91. NOT TO BE USED FOR CONSTRUCTION. 92. NOT TO BE USED FOR CONSTRUCTION. 93. NOT TO BE USED FOR CONSTRUCTION. 94. NOT TO BE USED FOR CONSTRUCTION. 95. NOT TO BE USED FOR CONSTRUCTION. 96. NOT TO BE USED FOR CONSTRUCTION. 97. NOT TO BE USED FOR CONSTRUCTION. 98. NOT TO BE USED FOR CONSTRUCTION. 99. NOT TO BE USED FOR CONSTRUCTION. 100. NOT TO BE USED FOR CONSTRUCTION. 		<p>PROJECT DATA</p> <p>PROPOSED PLANS FOR: K. HORNEMAN HANNE CARRIAGE City of Sacramento</p>	
<p>PLAN 792 Floor Plans</p>		<p>A2.1</p>			

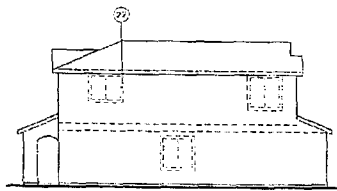


FIRST FLOOR PLAN

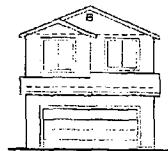


SECOND FLOOR PLAN

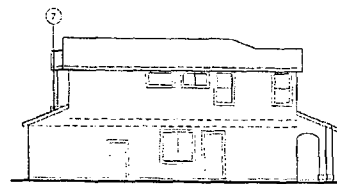
P06-048
 Issued 10-13-06



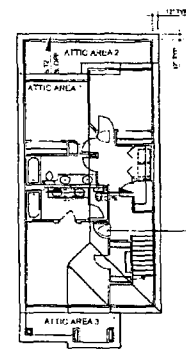
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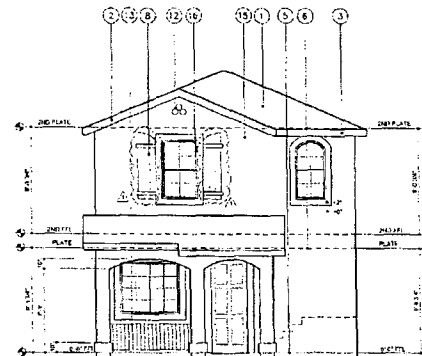
REAR ELEVATION
SCALE 1/8" = 1'-0"



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



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



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

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sjung@jungaarchitecture.com



REV.	DESCRIPTION
01	CITY PLANNING DEPARTMENT

- KEYNOTES**
1. CONCRETE SLAB
 2. 4" X 4" JOIST
 3. FLOOR JOIST
 4. EXTERIOR WALL
 5. INTERIOR WALL
 6. EXTERIOR WALL
 7. ATTACHED GARAGE FLOOR SLAB
 8. EXTERIOR WALL
 9. EXTERIOR WALL
 10. EXTERIOR WALL
 11. EXTERIOR WALL
 12. EXTERIOR WALL
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 48. EXTERIOR WALL
 49. EXTERIOR WALL
 50. EXTERIOR WALL

ATTIC VENTILATION

ITEM	AREA (SQ. FT.)	CFM
1. ATTIC AREA 1	265	132
2. ATTIC AREA 2	199	99
3. ATTIC AREA 3	117	58
4. ATTIC AREA 4	117	58
5. ATTIC AREA 5	117	58
6. ATTIC AREA 6	117	58
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48. ATTIC AREA 48	117	58
49. ATTIC AREA 49	117	58
50. ATTIC AREA 50	117	58

ITEM	AREA (SQ. FT.)	CFM
1. ATTIC AREA 1	265	132
2. ATTIC AREA 2	199	99
3. ATTIC AREA 3	117	58
4. ATTIC AREA 4	117	58
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21. ATTIC AREA 21	117	58
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50. ATTIC AREA 50	117	58

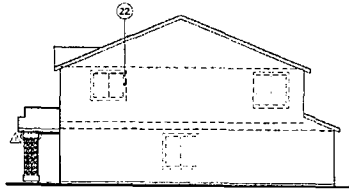
Proposed Plans for
K. Mountain Homes
CARRIAGE
City of Sacramento

PLAN 789
Exterior Elevations "B"
Roof Plan "B"

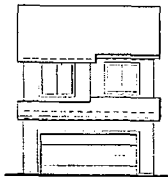
NO.	REVISION	DATE
1	ISSUED	10/05/06

A3.1B

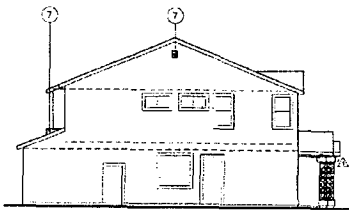
Received 10-05-06
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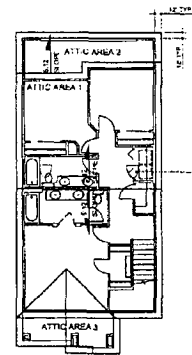
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



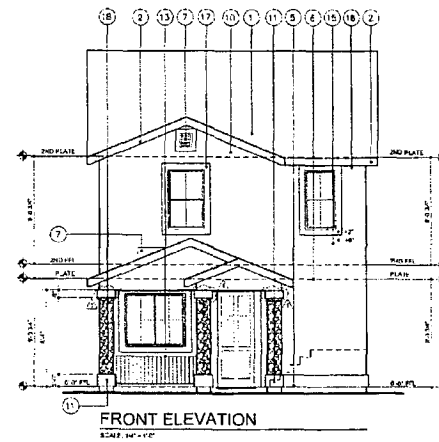
REAR ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

JunGArchitecture
Stephen M. Jung, Architect
1100 Melody Ln. Ste., 211
Roseville, CA 95678
(916) 677-1851
sjung@jungarchitecture.com



REV. REVISION
DATE DESCRIPTION

KEYNOTES

- 1 CONCRETE FLE
- 2 2" BARGE
- 3 FASCIA/SOFFIT
- 4 INSULATED
- 5 FINISH FLOORING
- 6 CEILING LINE
- 7 ATTIC VENT PER ATTIC VENT GUIDE
- 8 DECOMPRING SHEATH
- 9 2" X 4" WOOD BATT INSULATION
- 10 1/2" WOOD SHIP LAP JOINTS, P EXPOSED
- 11 2" X 4" WOOD BATT INSULATION
- 12 2" X 4" WOOD BATT INSULATION
- 13 2" X 4" WOOD BATT INSULATION
- 14 2" X 4" WOOD BATT INSULATION
- 15 2" X 4" WOOD BATT INSULATION
- 16 2" X 4" WOOD BATT INSULATION
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- 18 2" X 4" WOOD BATT INSULATION
- 19 2" X 4" WOOD BATT INSULATION
- 20 2" X 4" WOOD BATT INSULATION
- 21 2" X 4" WOOD BATT INSULATION
- 22 2" X 4" WOOD BATT INSULATION

NOTE: REFER TO THE PROJECT'S SPECIFICATIONS FOR MATERIALS AND FINISHES.

ATTIC VENTILATION

ATTIC AREA	VENT AREA
ATTIC AREA 1 (1')	1.1
ATTIC AREA 2 (1')	1.1
ATTIC AREA 3 (1')	1.1
ATTIC AREA 4 (1')	1.1
ATTIC AREA 5 (1')	1.1
ATTIC AREA 6 (1')	1.1
ATTIC AREA 7 (1')	1.1
ATTIC AREA 8 (1')	1.1
ATTIC AREA 9 (1')	1.1
ATTIC AREA 10 (1')	1.1
ATTIC AREA 11 (1')	1.1
ATTIC AREA 12 (1')	1.1
ATTIC AREA 13 (1')	1.1
ATTIC AREA 14 (1')	1.1
ATTIC AREA 15 (1')	1.1
ATTIC AREA 16 (1')	1.1
ATTIC AREA 17 (1')	1.1
ATTIC AREA 18 (1')	1.1
ATTIC AREA 19 (1')	1.1
ATTIC AREA 20 (1')	1.1
ATTIC AREA 21 (1')	1.1
ATTIC AREA 22 (1')	1.1

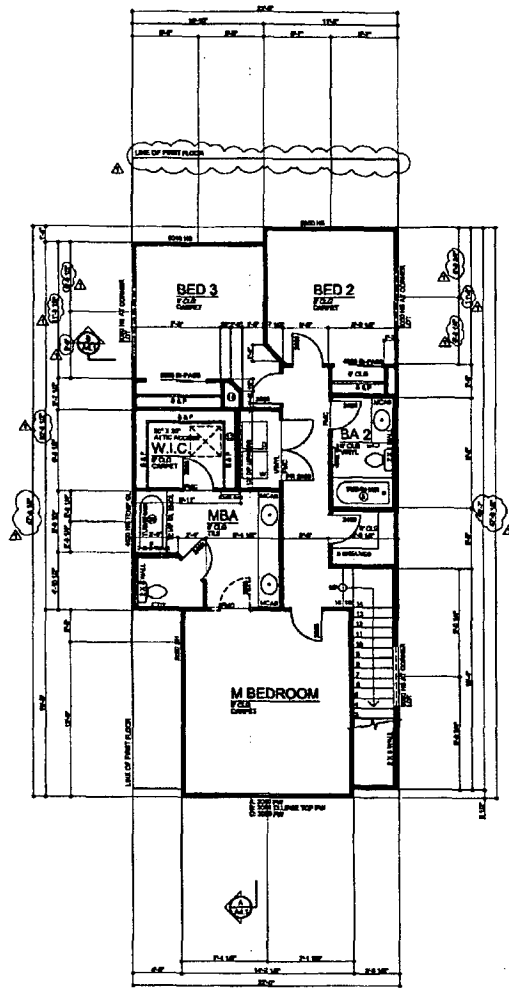
PROPOSED VENTILATION	AREA (SQ. FT.)
VENT 1	1.1
VENT 2	1.1
VENT 3	1.1
VENT 4	1.1
VENT 5	1.1
VENT 6	1.1
VENT 7	1.1
VENT 8	1.1
VENT 9	1.1
VENT 10	1.1
VENT 11	1.1
VENT 12	1.1
VENT 13	1.1
VENT 14	1.1
VENT 15	1.1
VENT 16	1.1
VENT 17	1.1
VENT 18	1.1
VENT 19	1.1
VENT 20	1.1
VENT 21	1.1
VENT 22	1.1

Proposed Plans for:
K. Movarian Homes
CARRIAGE
City of Sacramento

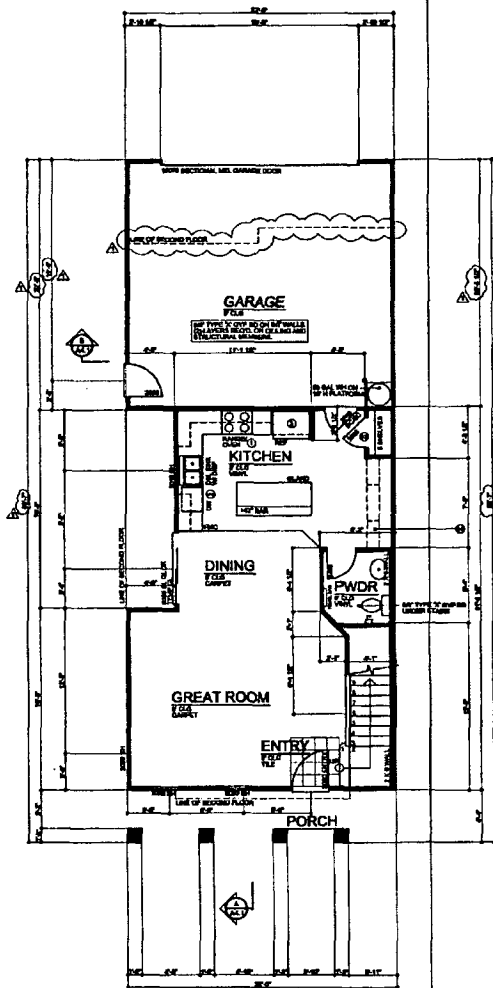
PLAN 792
Exterior Elevations 'C'
Roof Plan 'C'

DATE: 10/05/06
SCALE: AS SHOWN
DRAWN BY: [Signature]
CHECKED BY: [Signature]
PROJECT NO.: A3.1C

P06-048
Received 10-05-06




SECOND FLOOR PLAN



FIRST FLOOR PLAN

Jung Architecture
 Stephen M. Jung, Architect
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 Roseville, CA 95678
 (916) 677-1631
 sjung@jungarchitecture.com
 Copyright 2006, Stephen M. Jung, architect



REV	DESCRIPTION
1	CITY PLANNING DIVISION

KEYNOTES
 1. FINISH WITH OCCUPANCY AND/OR WOOD FINISH AT 4" FT.
 2. PROVIDE APPROVED AIR BAR.
 3. CABINETS ABOVE INFORMATION TO BE 2" FT. DEEP.
 4. NOT USED.
 5. NOT USED.
 6. FINISH LINE THROUGH CORNER AND KID.
 7. OPTIONAL SWAPFACE KIT.
 8. NOT USED.
 9. PERFORM WITH 1/2" CHAMFER ABOVE.
 10. BLIND SLINE.
 11. NOT USED.
 12. IF OIL, COVER WITH 1/2" CHAMFER AND TO EXCEED 1/4" FT.
 13. OPTIONAL GLASS DOOR.
 14. NOT USED.
 15. NOT USED.
 16. NOT USED.
 17. ACCESS PANEL FOR WIRE WITH 1/2" SWAPFACE KIT OPTICAL SCISSOR OPENING 14" WIDE BY 14" HIGH BY 1/4" FT.
 18. MECHANICAL DUCT CHASE - CORNER ON CLOSET SIDE ONLY.
 19. NOT USED.
 20. SYMBOLS SHOWN FROM TOP OF BAR TO 1/4" HIGH OF TRAP ISLAND EXCLUSIVE.

NOTE:
 DIMENSION NUMBERS SHALL HAVE A 1/8" DIA. LINE WITH DIMS CONNECTED TO DIMENSION SYMBOL LINE.

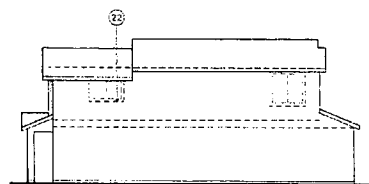
PROJECT DATA
 ARCHITECT: Jung Architecture
 PROJECT: Carriage
 SECOND FLOOR: [Symbol]
 TOTAL FLOOR: [Symbol]
 GARAGE: [Symbol]
 COVERED PATIO/PORCHES: [Symbol]
 FOOTPRINT: [Symbol]

Proposed Plans for:
 K. Hovnanian Homes
 CARRIAGE
 City of Sacramento

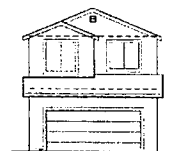
PLAN 793
 Floor Plans

DATE: 2006-12	SCALE: A2.1
REV: 1	
REV: 2	
REV: 3	
REV: 4	

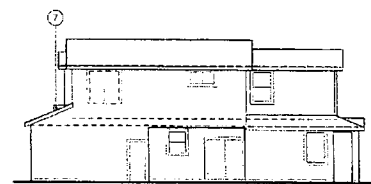
P06-048
Received 10-13-06



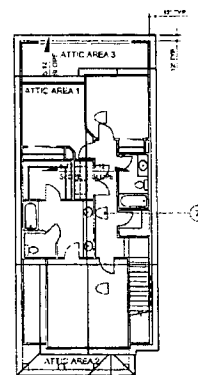
RIGHT ELEVATION
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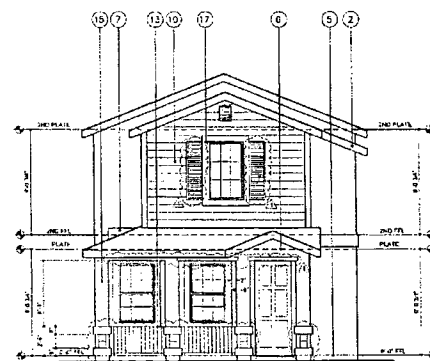
REAR ELEVATION
SCALE: 1/8" = 1'-0"



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

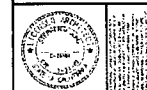


ROOF PLAN
SCALE: 1/8" = 1'-0"



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

Jung Architecture
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www.jungarch.com



NO. 10000
STEPHEN M. JUNG, ARCHITECT
STATE OF CALIFORNIA
EXPIRES 12/31/2010

- KEYNOTES**
1. CONCRETE FLOOR
 2. 2" GYPSUM BOARD
 3. 3/4" OSB SHEATHING
 4. 1/2" GYPSUM BOARD
 5. 1/2" GYPSUM BOARD
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ATTIC VENTILATION

ATTIC AREA	AREA (SQ FT)	VENTILATION (CFM)
ATTIC AREA 1	111	111
ATTIC AREA 2	111	111
ATTIC AREA 3	111	111
TOTAL	333	333

TYPE OF LIGHT USED	AREA (SQ FT)
DAYLIGHT	111
ARTIFICIAL	111
TOTAL	222

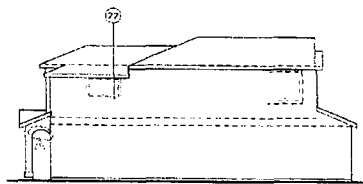
Proposed Plans for
K. Hovnanian Morris
CARRIAGE
City of Sacramento

PLAN 793
Exterior Elevations "A"
Roof Plan "A"

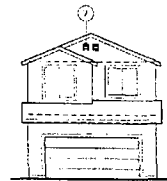
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A3.1A

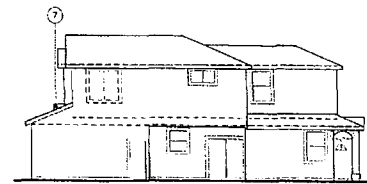
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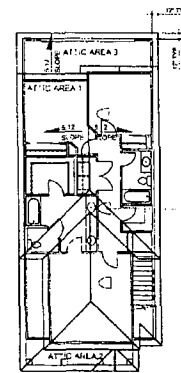
RIGHT ELEVATION
SCALE 1/4" = 1'-0"



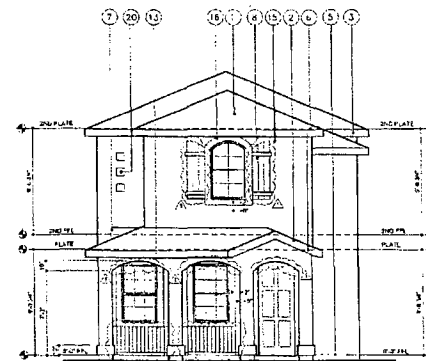
REAR ELEVATION
SCALE 1/4" = 1'-0"



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



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



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

JimCarrNecture
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109 Melody Ln, Ste. 211
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(916) 677-1851
sjung@juncarrnecture.com
www.juncarrnecture.com



REV: 1.00
DATE: 10/05/05

KEYNOTES

1. CONCRETE FILL
2. EX. BRICKS
3. FIBERGLASS
4. VENT. BRICK
5. FIBER FLOORING
6. CONCRETE
7. ATTIC VENT. FROM ATTIC VENT. DUCTS
8. ROOFING - 30 YEAR
9. 2" X 4" WOOD TRUSS AT JOINTS AND ENDS
10. 2" X 4" WOOD TRUSS AT JOINTS AND ENDS
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ATTIC VENTILATION

ITEM	AREA (SQ FT)
ATTIC AREA 1	274
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ATTIC AREA 83	274
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ATTIC AREA 87	274
ATTIC AREA 88	274
ATTIC AREA 89	274
ATTIC AREA 90	274
ATTIC AREA 91	274
ATTIC AREA 92	274
ATTIC AREA 93	274
ATTIC AREA 94	274
ATTIC AREA 95	274
ATTIC AREA 96	274
ATTIC AREA 97	274
ATTIC AREA 98	274
ATTIC AREA 99	274
ATTIC AREA 100	274

TYPICAL VENT. LEAK	AREA (SQ FT)
CRACKS	1.00
DOORS	1.00
WINDOWS	1.00
ROOF	1.00
WALLS	1.00
FLOORS	1.00
CEILING	1.00
BASE	1.00
STAIRS	1.00
MECH.	1.00
PLUMBING	1.00
ELECTRICAL	1.00
TELEPHONE	1.00
TV	1.00
OTHER	1.00
TOTAL	1.00

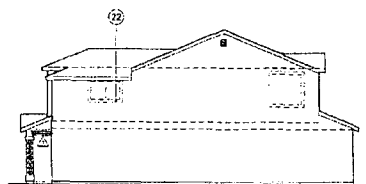
Proposed Plans for
K. Hovnanian Homes
CARRIAGE
City of Sacramento

PLAN 793
Exterior Elevations "B"
Roof Plan "B"

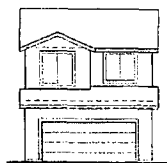
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CHECKED BY: [Name]
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A3.1B

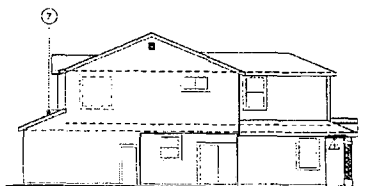
P06-048
Received 10-05-05



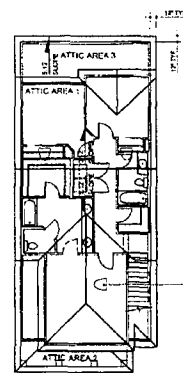
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SCALE: 1/8" = 1'-0"



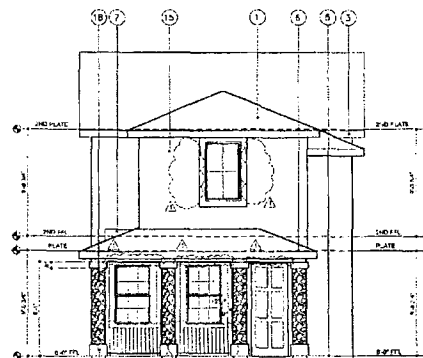
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LEFT ELEVATION
SCALE: 1/8" = 1'-0"

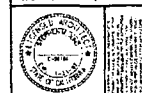


ROOF PLAN
SCALE: 1/8" = 1'-0"



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

JunGA Architecture
Stephen M. Jung, Architect
1100 Melody Ln. Ste. 211
Roseville, CA 95678
(916) 877-1851
http://www.jungarchitecture.com



NO.	DESCRIPTION
793	CITY PLANNING CHANGE

- KEYNOTES**
1. SPECIAL USE
 2. 2x4 BRACKET
 3. 2x4 BRACKET
 4. BRACKET
 5. 2x4 BRACKET
 6. 2x4 BRACKET
 7. ATTIC VENT PER ATTIC VENT CALC
 8. EXHAUSTIVE UNIT PER
 9. 1x4 WOOD BRACKET AS LINE OF JOINT
 10. HARDWOOD SHIP STUDS @ 16" ON CENTER
 11. 1x4 WOOD BRACKET AS LINE OF JOINT
 12. 2x4 BRACKET
 13. 2x4 BRACKET
 14. 2x4 BRACKET
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 25. 2x4 BRACKET
 26. 2x4 BRACKET
 27. 2x4 BRACKET

NOTE: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
PER: PLANNING DEPARTMENT

ATTIC VENTILATION

ITEM	DESCRIPTION	AREA (SQ. FT.)
1	ATTIC VENT PER ATTIC VENT CALC	274
2	EXHAUSTIVE UNIT PER	274
3	1x4 WOOD BRACKET AS LINE OF JOINT	274
4	HARDWOOD SHIP STUDS @ 16" ON CENTER	274
5	2x4 BRACKET	274
6	2x4 BRACKET	274
7	2x4 BRACKET	274
8	2x4 BRACKET	274
9	2x4 BRACKET	274
10	2x4 BRACKET	274
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23	2x4 BRACKET	274
24	2x4 BRACKET	274
25	2x4 BRACKET	274
26	2x4 BRACKET	274
27	2x4 BRACKET	274

TYPICAL VENTILATION

ITEM	DESCRIPTION	AREA (SQ. FT.)
1	ATTIC VENT PER ATTIC VENT CALC	274
2	EXHAUSTIVE UNIT PER	274
3	1x4 WOOD BRACKET AS LINE OF JOINT	274
4	HARDWOOD SHIP STUDS @ 16" ON CENTER	274
5	2x4 BRACKET	274
6	2x4 BRACKET	274
7	2x4 BRACKET	274
8	2x4 BRACKET	274
9	2x4 BRACKET	274
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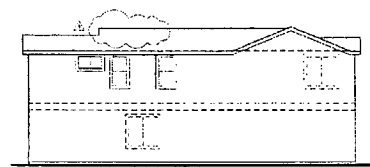
Proposed Plans for:
K. Hovnanian Homes
CARRIAGE
City of Sacramento

PLAN 793
Exterior Elevations "C"
Roof Plan "C"

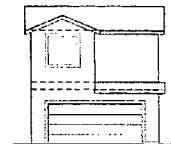
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PROJECT: CARRIAGE	NO. 793
DATE: 10-05-05	SCALE: 1/8" = 1'-0"
PROJECT: CARRIAGE	NO. 793

A3.1C

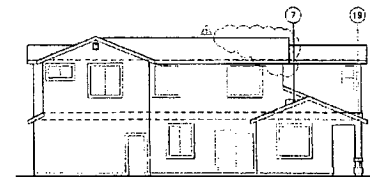
P06-048
Received 10-05-05



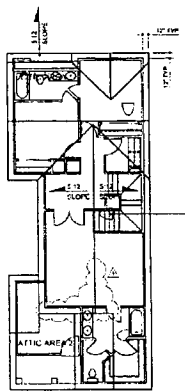
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



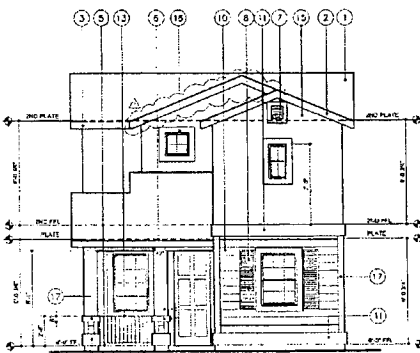
REAR ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

JanGArchitecture
Stephen M. Jung, Architect
1100 Melody Ln, Ste. 211
Redwood, CA 95078
(916) 877-1851
Sjung@jgarchitect.com



NO.	DESCRIPTION
1	DATE OF REVISION
2	DATE OF REVISION
3	DATE OF REVISION
4	DATE OF REVISION
5	DATE OF REVISION
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8	DATE OF REVISION
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45	DATE OF REVISION
46	DATE OF REVISION
47	DATE OF REVISION
48	DATE OF REVISION
49	DATE OF REVISION
50	DATE OF REVISION

KEYNOTES

1. CONCRETE TILE
2. 2x8 RAFTERS
3. TRUSS ROOF LINE
4. 2x12 RAFTERS
5. 2x12 RAFTERS
6. 2x12 RAFTERS
7. 2x12 RAFTERS
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ATTIC VENTILATION

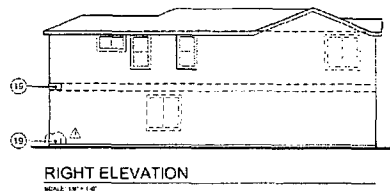
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Proposed Plans for:
K. Hovnanian Thomas
CARRIAGE
City of Sacramento

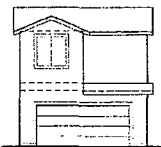
PLAN 784
Exterior Elevations "A"
Roof Plan "A"

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SHEET: A3.1A

P06-048
Received 10-05-05



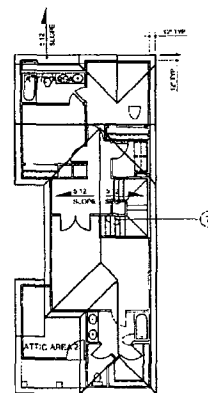
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SCALE: 1/4\"/>



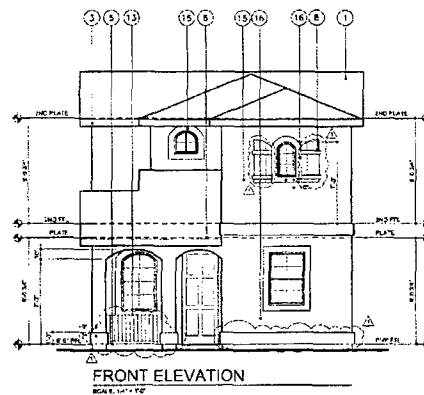
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SCALE: 1/4\"/>



LEFT ELEVATION
SCALE: 1/4\"/>

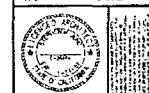


ROOF PLAN
SCALE: 1/4\"/>



FRONT ELEVATION
SCALE: 1/4\"/>

LinC Architects
Stephen M. Jung, Architect
1100 Katelyn Ln., Ste. 211
Roseville, CA 95678
(916) 677-1851
sjung@lincarchitects.com



REV	DESCRIPTION
1	ISSUE FOR PERMITS

- KEYNOTES**
1. CONCRETE FLEE
 2. 2 X BARGE
 3. RAKE GUTTER
 4. INSULATED
 5. 1/2\"/>

NOTES:
1. FOR PERMITS, THIS DRAWING IS TO BE SUBMITTED TO THE PLANNING DEPARTMENT.

ATTIC VENTILATION

ITEM	AREA (SQ. FT.)
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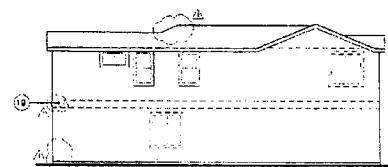
Proposed Plans for:
K. Hawaiian Homes
CARRIAGE
City of Sacramento

PLAN 794
Exterior Elevations "B"
Roof Plan "B"

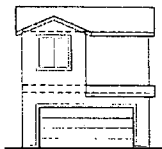
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1	10-05-05	SJ	SM

A3.1B

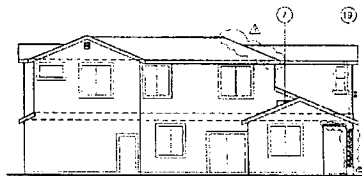
P06-048
Received 10-05-05



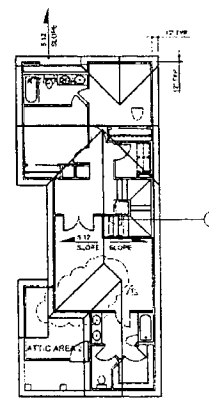
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SCALE: 1/8" = 1'-0"



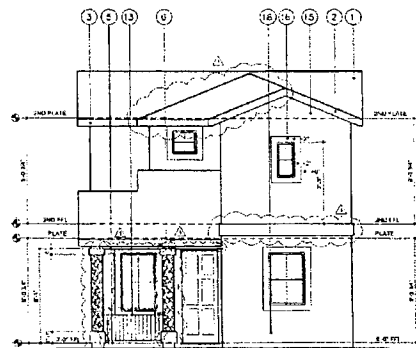
REAR ELEVATION
SCALE: 1/8" = 1'-0"



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

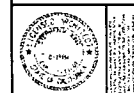


ROOF PLAN
SCALE: 1/8" = 1'-0"



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

JunCamArchitecture
Stephen M. Jung, Architect
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Reno, CA 95678
(916) 677-1951
http://www.juncamarchitecture.com
Phone: 916.677.1951 Fax: 916.677.1952



Rev. Description
1.0.0. PLANNING CHANGES

KEYNOTES

1. JOIST & TRUSSES
2. 2x6 BRIMS
3. 1/2" GYP BOARD
4. 1/2" GYP BOARD
5. 1/2" GYP BOARD
6. ATTIC VENT FOR ATTIC VENTILATION
7. 2x6 STUDS @ 16" O.C.
8. 2x6 STUDS @ 16" O.C. @ END WALL
9. 2x6 STUDS @ 16" O.C. @ END WALL
10. 2x6 STUDS @ 16" O.C. @ END WALL
11. 2x6 STUDS @ 16" O.C. @ END WALL
12. 2x6 STUDS @ 16" O.C. @ END WALL
13. 2x6 STUDS @ 16" O.C. @ END WALL
14. 2x6 STUDS @ 16" O.C. @ END WALL
15. 2x6 STUDS @ 16" O.C. @ END WALL
16. 2x6 STUDS @ 16" O.C. @ END WALL
17. 2x6 STUDS @ 16" O.C. @ END WALL
18. 2x6 STUDS @ 16" O.C. @ END WALL
19. 2x6 STUDS @ 16" O.C. @ END WALL
20. 2x6 STUDS @ 16" O.C. @ END WALL
21. 2x6 STUDS @ 16" O.C. @ END WALL
22. 2x6 STUDS @ 16" O.C. @ END WALL

ATTIC VENTILATION

ITEM	AREA (SQ. FT.)	AREA (SQ. FT.)
1. 1/2" GYP BOARD	1.12	1.12
2. 1/2" GYP BOARD	1.12	1.12
3. 1/2" GYP BOARD	1.12	1.12
4. 1/2" GYP BOARD	1.12	1.12
5. 1/2" GYP BOARD	1.12	1.12
6. 1/2" GYP BOARD	1.12	1.12
7. 1/2" GYP BOARD	1.12	1.12
8. 1/2" GYP BOARD	1.12	1.12
9. 1/2" GYP BOARD	1.12	1.12
10. 1/2" GYP BOARD	1.12	1.12
11. 1/2" GYP BOARD	1.12	1.12
12. 1/2" GYP BOARD	1.12	1.12
13. 1/2" GYP BOARD	1.12	1.12
14. 1/2" GYP BOARD	1.12	1.12
15. 1/2" GYP BOARD	1.12	1.12
16. 1/2" GYP BOARD	1.12	1.12
17. 1/2" GYP BOARD	1.12	1.12
18. 1/2" GYP BOARD	1.12	1.12
19. 1/2" GYP BOARD	1.12	1.12
20. 1/2" GYP BOARD	1.12	1.12
21. 1/2" GYP BOARD	1.12	1.12
22. 1/2" GYP BOARD	1.12	1.12

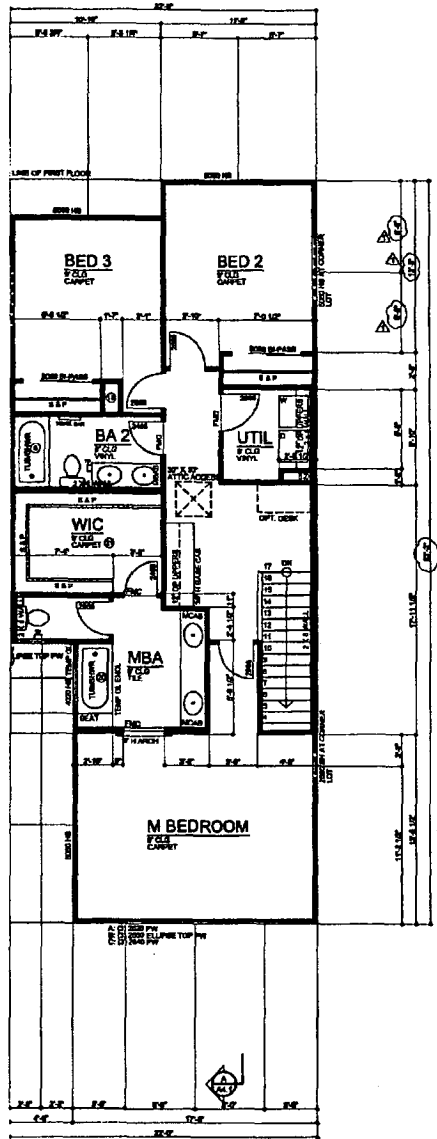
ITEM	AREA (SQ. FT.)	AREA (SQ. FT.)
1. 1/2" GYP BOARD	1.12	1.12
2. 1/2" GYP BOARD	1.12	1.12
3. 1/2" GYP BOARD	1.12	1.12
4. 1/2" GYP BOARD	1.12	1.12
5. 1/2" GYP BOARD	1.12	1.12
6. 1/2" GYP BOARD	1.12	1.12
7. 1/2" GYP BOARD	1.12	1.12
8. 1/2" GYP BOARD	1.12	1.12
9. 1/2" GYP BOARD	1.12	1.12
10. 1/2" GYP BOARD	1.12	1.12
11. 1/2" GYP BOARD	1.12	1.12
12. 1/2" GYP BOARD	1.12	1.12
13. 1/2" GYP BOARD	1.12	1.12
14. 1/2" GYP BOARD	1.12	1.12
15. 1/2" GYP BOARD	1.12	1.12
16. 1/2" GYP BOARD	1.12	1.12
17. 1/2" GYP BOARD	1.12	1.12
18. 1/2" GYP BOARD	1.12	1.12
19. 1/2" GYP BOARD	1.12	1.12
20. 1/2" GYP BOARD	1.12	1.12
21. 1/2" GYP BOARD	1.12	1.12
22. 1/2" GYP BOARD	1.12	1.12

Proposed Plans for:
K. Hovnanian Homes
CARRIAGE
City of Sacramento

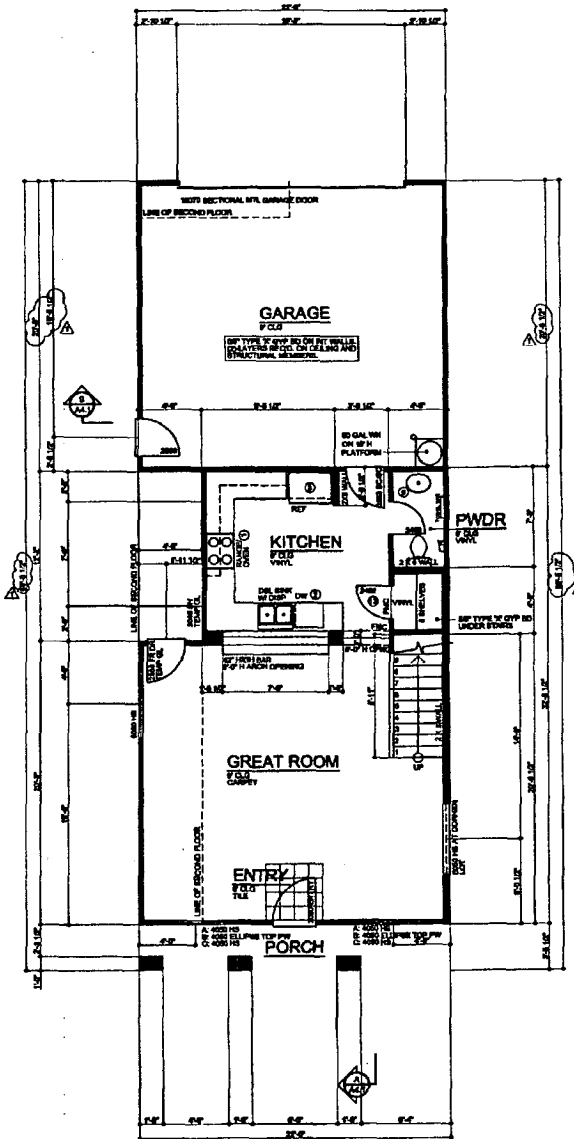
PLAN 794
Exterior Elevations "C"
Roof Plan "C"

DATE: 10/05/06
SCALE: 1/8" = 1'-0"
SHEET: A3.1C

P06-048
Received 10-05-06



2ND FLOOR PLAN



FIRST FLOOR PLAN

P06-048
Received 10-13-05

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UNLICENSED ARCHITECT
STEPHEN M. JUNG
STATE OF CALIFORNIA

REV.	DESCRIPTION
1	CITY PLANNING CHANGES

KEYNOTES

1. RAISE WITH HOOD/MICRO ABOVE. HOOD EQUALIZE AT 17".
2. PROVIDE APPROVED AIR GAP.
3. CLOSETS ABOVE REFRIGERATORS TO BE 34" DEEP.
4. NOT USED
5. NOT USED
6. FINISH LAB TURN-POWER COMBO AND HOD.
7. OPTIONAL WAREPOOL JETS
8. NOT USED
9. FROST-FREE SINK WITH CIVIL SERVICE APPROV.
10. SLIDING LATCH
11. NOT USED
12. IF DUAL BREAKS VENT THRU ROOF, NOT TO EXCEED 14" H.P.
13. OPTIONAL GLASS DOORS
14. NOT USED
15. NOT USED
16. NOT USED
17. ACCESS PANEL FOR MOTOR WITH WAREPOOL, SET OPTION HEIGHT OPENING: 14 1/2" X 14 1/2" - BILL AT 4"
18. MECHANICAL DUCT CHANGE - DRYWALL ON CLOSET SIDE ONLY
19. NOT USED
20. HANDLE IS BRICKLINED FROM TOP OF TUB TO 1/2" WITH 4" TEMP GLASS ENCLOSURE

NOTE:
CLOSET'S NUMBER 20 HAS A 30 GA SLIPFRONT WITH DRAIN CONNECTED TO SANITARY SEWER LINE.

PROJECT DATA

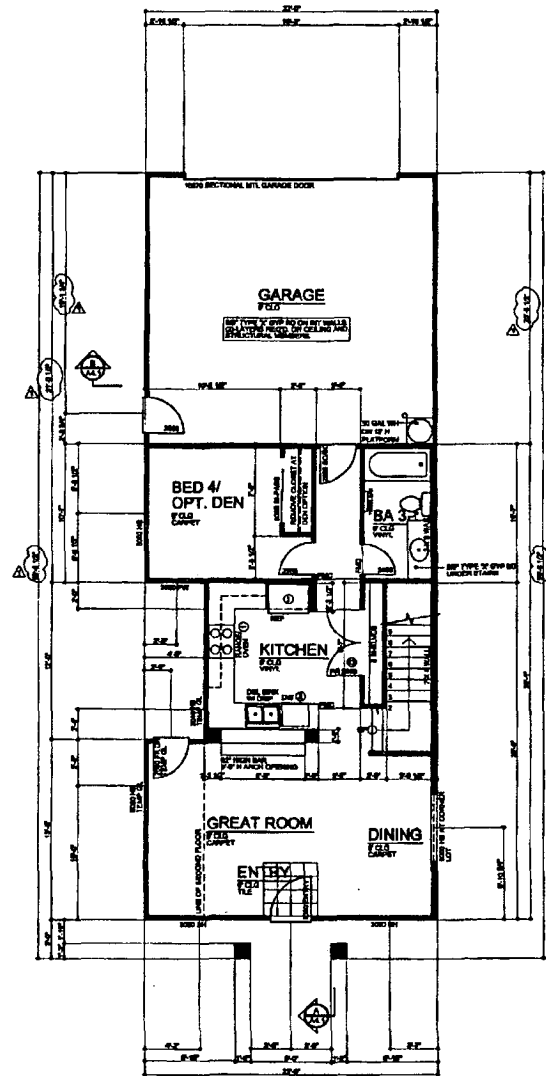
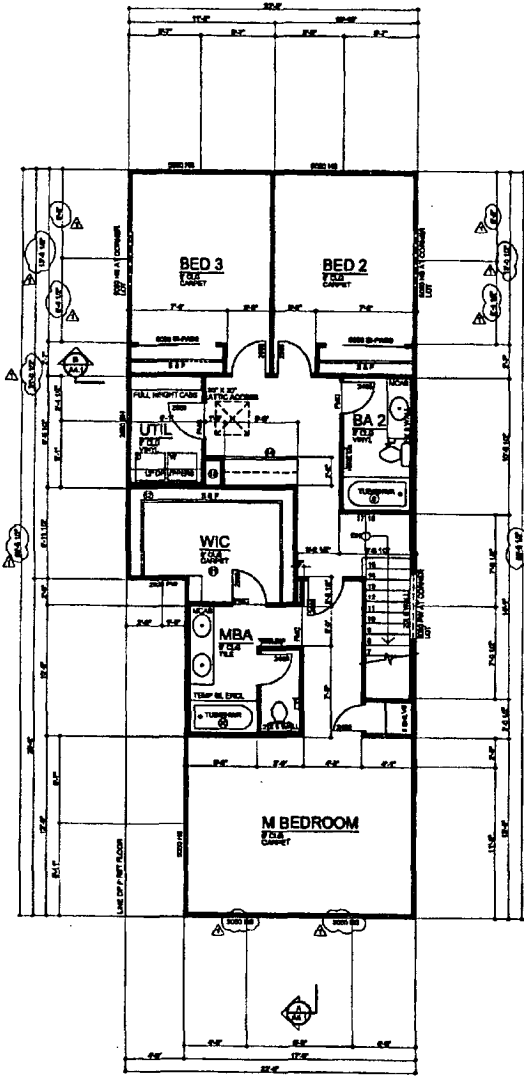
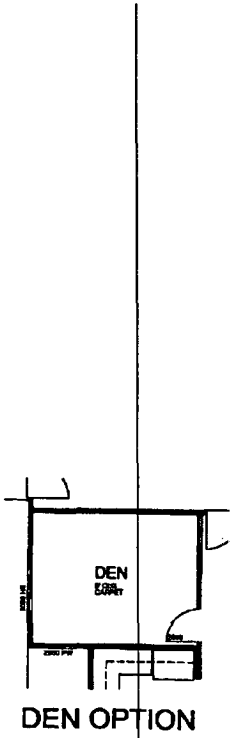
RELATIVE FOOTAGES:	
FIRST FLOOR:	1084 sq ft
SECOND FLOOR:	1084 sq ft
TOTAL LIVING:	2168 sq ft
GARAGE:	480 sq ft
COVERED PATIO/PORCHES:	112 sq ft
FOOTPRINT:	1718 sq ft

Proposed Plans for:
K. Hovnanian Homes
CARRIAGE
City of Sacramento

PLAN 795
Floor Plans

DATE:	2004-05	SCALE:	
BY:	SMJ	PROJECT:	A2.1
CHKD:	10/10/05		
APPD:	10/13/05		

Exhibit 7: Plan 795 Floor Plans, Elevations (A), (B) & (C)



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REGISTERED ARCHITECT
 STATE OF CALIFORNIA

REV	DESCRIPTION
1	CITY PLANNING CHANGES

KEYNOTES

1. FINISH WITH HOODS/ROOF ABOVE HOOD EXHAUST AT 1'-11"
2. PROVIDE APPROVED AIR SUPPLY
3. CABINETS ABOVE REFRIGERATORS TO BE 2" MIN
4. NOT USED
5. NOT USED
6. FINISHES TO BE DETERMINED AND NOTED
7. OPTIONAL, WIREPOOL, ETC.
8. NOT USED
9. FINISHES TO BE DETERMINED ABOVE
10. BLDG IN LINE
11. NOT USED
12. 4" DIA. DRYER VENT THRU ROOF, NOT TO EXCEED 14'-0"
13. OPTIONAL, SLABS DOORS
14. NOT USED
15. NOT USED
16. NOT USED
17. ACCESS PANEL FOR MOTOR WITH WIREPOOL AT OPTICAL ROOM OPENING 14" X 14" X 14" - BELL AT 4"
18. MECHANICAL SLICE CHANGE - DIMENSION ON CLERESTORY ONLY
19. NOT USED
20. FINISHES TO BE DETERMINED FROM TOP OF SLAB TO 1'-0" WITH 4" TYP. CLERESTORY ENCLOSURE

NOTE:
 CLERESTORY WINDOW SHALL HAVE A 20" DIA. SLIPFR WITH GRASS CONNECTED TO EXISTING SERVICE LINE

PROJECT DATA

SQUARE FOOTAGE	1,200 SF
FIRST FLOOR	1,200 SF
SECOND FLOOR	1,200 SF
TOTAL AREA	2,400 SF
COVERAGE	100%
COVERED PERCENT FOOTPRINT	100%

Proposed Plans for:
 K. Hovnanian Homes
 CARRIAGE
 City of Sacramento

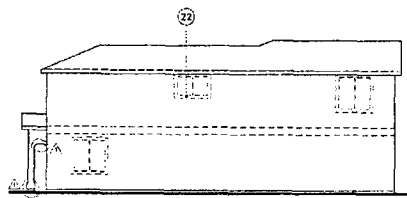
PLAN 796
 Floor Plans

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

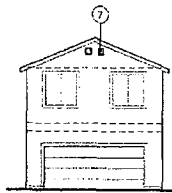
A2.1

Exhibit 8: Plan 796 Floor Plans, Elevations (A), (B) & (C)

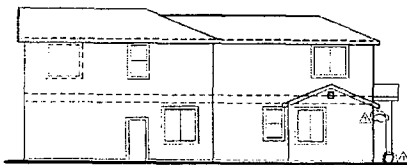
P06-048
 Received 10-13-06



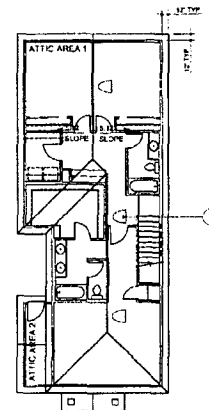
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



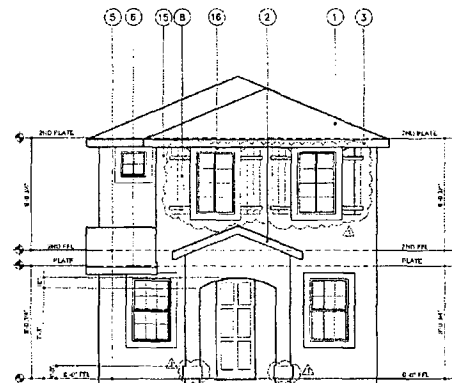
REAR ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

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REV.	DESCRIPTION
21	DIFF. PLANNING CHANGES

KEYNOTES

1. CONCRETE TIE
2. 2x BAYS
3. FIBER DUFFLER
4. INSULATION
5. FINISH FLOOR LINE
6. GROUND LINE
7. ATTIC FLOOR PER ATTIC VENT CALC
8. DECORATIVE BRACKET
9. 2x 10 WOOD TRIM, 4" x 10 WOOD JOIST
10. UNFINISHED UP JOIST, 6" GIRDERS
11. 2x 12 WOOD TRIM, 4" x 10 WOOD JOIST
12. 2x 10 WOOD TRIM, 4" x 10 WOOD JOIST
13. 2x 10 WOOD TRIM, 4" x 10 WOOD JOIST
14. 2x 10 WOOD TRIM, 4" x 10 WOOD JOIST
15. 2x 10 WOOD TRIM, 4" x 10 WOOD JOIST
16. 2x 10 WOOD TRIM, 4" x 10 WOOD JOIST
17. 2x 10 WOOD TRIM, 4" x 10 WOOD JOIST
18. 2x 10 WOOD TRIM, 4" x 10 WOOD JOIST
19. 2x 10 WOOD TRIM, 4" x 10 WOOD JOIST
20. 2x 10 WOOD TRIM, 4" x 10 WOOD JOIST
21. 2x 10 WOOD TRIM, 4" x 10 WOOD JOIST
22. 2x 10 WOOD TRIM, 4" x 10 WOOD JOIST

NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

ATTIC VENTILATION

VENT TYPE	AREA (SF)
ATTIC AREA - SEE PT 1	370
24" DIAMETER DOWNER	478
PROPOSED VENT AREA	370
ATTIC AREA - SEE PT 1	370
24" DIAMETER DOWNER	478
PROPOSED VENT AREA	370

PROPOSED VENTS USED:

VENT TYPE	AREA (SF)
24" DIAMETER DOWNER	478
PROPOSED VENT AREA	370

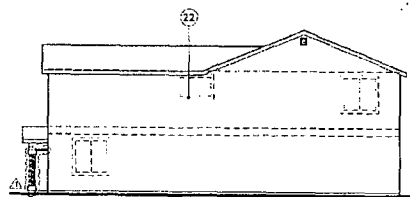
Proposed Plans for:
K. Iovannian Homes
CARRIAGE
City of Sacramento

PLAN 796
Exterior Elevations "B"
Roof Plan "B"

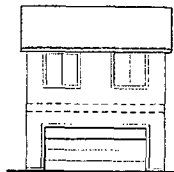
DATE: 2/20/13	SCALE: 1/8" = 1'-0"
NO: 796	NO: 796
DATE: 02/15/13	NO: 796
NO: 796	NO: 796

A3.1B

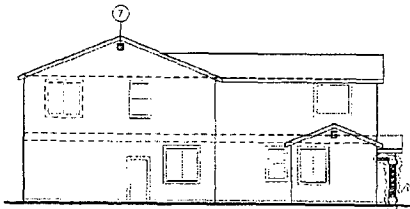
P06-048
Received 10-05-06



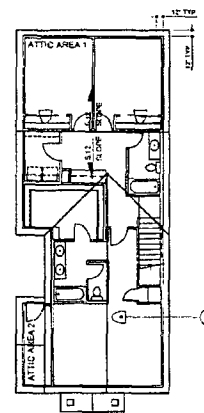
RIGHT ELEVATION
SCALE 1/8" = 1'-0"



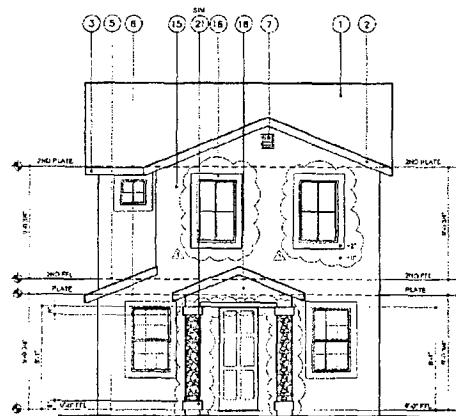
REAR ELEVATION
SCALE 1/8" = 1'-0"



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



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



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

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December 2006, Revised 10-05-06



REV	DESCRIPTION
1	CITY HEALTH DEPARTMENT

KEYNOTES

1. CERAMIC TILE
2. 2 X 4 RAFTER
3. FASCIA & GUTTER
4. FLOOR USED
5. FLOOR FLOOR LINE
6. CEILING LINE
7. ATTIC VENT FOR ATTIC VENT CAUSE
8. DECORATIVE SHUTTER
9. 2 X 4 RAFTER WITH 1/2" GUESS LINE
10. HANDICAP LAP BOARD BY WINDOW
11. 2 X 12 WOOD BELY BAND TRIM
12. SILL BOARD
13. 20" X 40" IN. GUESS
14. NOT USED
15. STUCK IN PLACE
16. STUCK ON WALL FROM
17. 2 X 4 WOOD TRIM
18. 1/2" GUESS LINE
19. ATTIC TRIM
20. FLOOR FOR DRIVE
21. 2 X 12 FLOOR BOARD TO MATCH BELY BAND
22. 1/2" GUESS LINE FOR 1/2" DOWNER
23. 1/2" GUESS

ATTIC VENTILATION

ATTIC AREA 1 (SQ. FT.)	172
ATTIC AREA 2 (SQ. FT.)	172
ATTIC AREA 3 (SQ. FT.)	172
ATTIC AREA 4 (SQ. FT.)	172
ATTIC AREA 5 (SQ. FT.)	172
ATTIC AREA 6 (SQ. FT.)	172
ATTIC AREA 7 (SQ. FT.)	172
ATTIC AREA 8 (SQ. FT.)	172
ATTIC AREA 9 (SQ. FT.)	172
ATTIC AREA 10 (SQ. FT.)	172
ATTIC AREA 11 (SQ. FT.)	172
ATTIC AREA 12 (SQ. FT.)	172
ATTIC AREA 13 (SQ. FT.)	172
ATTIC AREA 14 (SQ. FT.)	172
ATTIC AREA 15 (SQ. FT.)	172
ATTIC AREA 16 (SQ. FT.)	172
ATTIC AREA 17 (SQ. FT.)	172
ATTIC AREA 18 (SQ. FT.)	172
ATTIC AREA 19 (SQ. FT.)	172
ATTIC AREA 20 (SQ. FT.)	172
ATTIC AREA 21 (SQ. FT.)	172
ATTIC AREA 22 (SQ. FT.)	172
ATTIC AREA 23 (SQ. FT.)	172
ATTIC AREA 24 (SQ. FT.)	172
ATTIC AREA 25 (SQ. FT.)	172
ATTIC AREA 26 (SQ. FT.)	172
ATTIC AREA 27 (SQ. FT.)	172
ATTIC AREA 28 (SQ. FT.)	172
ATTIC AREA 29 (SQ. FT.)	172
ATTIC AREA 30 (SQ. FT.)	172
ATTIC AREA 31 (SQ. FT.)	172
ATTIC AREA 32 (SQ. FT.)	172
ATTIC AREA 33 (SQ. FT.)	172
ATTIC AREA 34 (SQ. FT.)	172
ATTIC AREA 35 (SQ. FT.)	172
ATTIC AREA 36 (SQ. FT.)	172
ATTIC AREA 37 (SQ. FT.)	172
ATTIC AREA 38 (SQ. FT.)	172
ATTIC AREA 39 (SQ. FT.)	172
ATTIC AREA 40 (SQ. FT.)	172
ATTIC AREA 41 (SQ. FT.)	172
ATTIC AREA 42 (SQ. FT.)	172
ATTIC AREA 43 (SQ. FT.)	172
ATTIC AREA 44 (SQ. FT.)	172
ATTIC AREA 45 (SQ. FT.)	172
ATTIC AREA 46 (SQ. FT.)	172
ATTIC AREA 47 (SQ. FT.)	172
ATTIC AREA 48 (SQ. FT.)	172
ATTIC AREA 49 (SQ. FT.)	172
ATTIC AREA 50 (SQ. FT.)	172

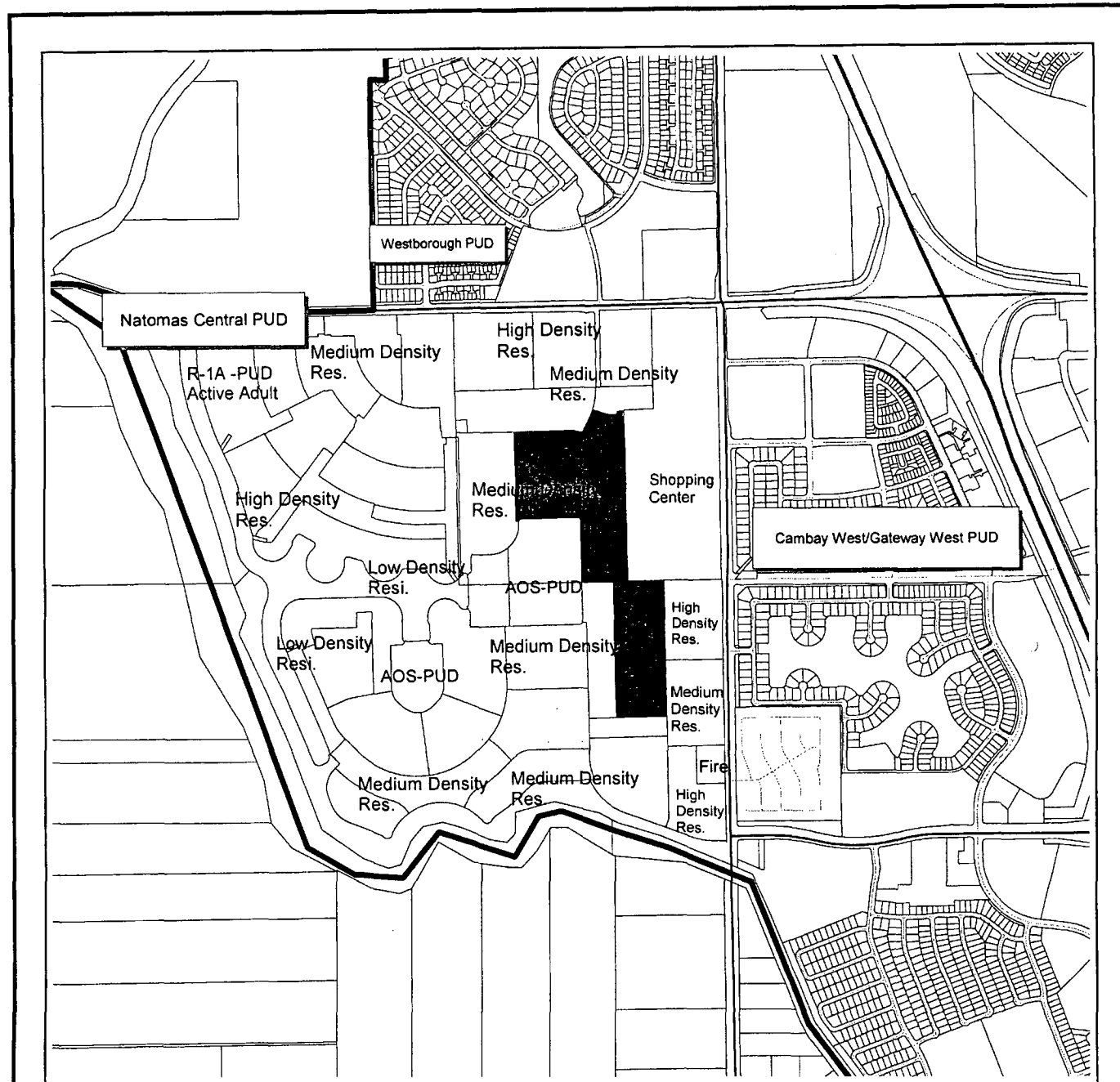
Proposed Plans for:
K. Hovnanian Homes
CARRIAGE
City of Sacramento

PLAN 796
Exterior Elevations "C"
Roof Plan "C"

DATE: 10-05-06
BY: SJM
CHECKED: BJS
SCALE: AS SHOWN
SHEET NO: A3.1C


P06-048
Received 10-05-06

Attachment 1: Zoning and Land Use Map



0.09 0 0.09 0.18 0.27 Miles



 Development Services
Department

Geographic
Information
Systems

August 22, 2006

Land Use & Zoning
P06-048, Carriages
Natomas Central Village A, B & O



PLANNING DIRECTOR'S PLAN REVIEW
FOR A HOUSE PLANS IN A PUD
LETTER OF AGREEMENT

P06-048: Carriages

PROJECT NAME/FILE #: Carriages in the Natomas Central Planned Unit Development (PUD) for six house plans on 118 lots, file P06-048.

PROJECT LOCATION: Lots 58-121 in Village A & Lots 31-84 in Village B, Southwest of Del Paso Road and El Centro Road.

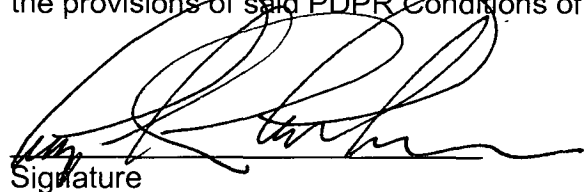
ASSESSOR'S PARCEL NUMBER(S): A portion of 225-0080-015 and -016

ZONING: R-1-PUD

APPLICANT'S NAME/ADDRESS: Stephen Jung, Jung Architecture
1100 Melody Lane, Suite 211
Roseville, CA 95678
(916) 677-1851; fax (916) 677-1852

I, Raymond R. Putnam COMMUNITY MGR (please print and include title), agree to amend the project application, Carriage, P06-048 to incorporate the attached Conditions of Approval into the requested Planning Director's Plan Review (PDPR).

I acknowledge that this project, Carriage, P06-048, 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.


Signature

COMMUNITY MANAGER
Title

1/23/07
Date