



**CITY OF SACRAMENTO**  
CALIFORNIA

DEVELOPMENT SERVICES  
DEPARTMENT  
PLANNING DIVISION

9151 STREET  
NEW CITY HALL, 3<sup>RD</sup> FLOOR  
SACRAMENTO, CA 95814-2998

**ACTION OF THE PLANNING DIRECTOR**

On April 9, 2007, the Planning Director approved with conditions a Plan Review for four house plans on 57 lots for the project known as the Trails at Westshore in the Natomas Central PUD (P07-023). Conditions of Approval and Findings of Fact for the project are listed on pages 4 through 9.

**FILE:** Trails at Westshore, P07-023

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

**REQUESTS:** A. Prior Mitigated 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):** 225-2270-010

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

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

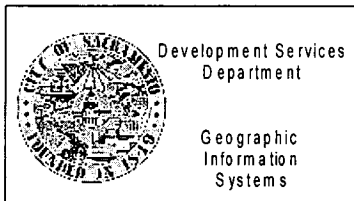
**DATE APPLICATION FILED:** February 6, 2007

**DATE APPLICATION COMPLETED:** March 6, 2007

**STAFF CONTACT:** Heather Forest, Associate Planner, Ph: 916-808-5008  
hforest@cityofsacramento.org



0.3 0 0.3 0.6 Miles



February 23, 2007

Vicinity Map  
P07-023  
Trails at Westshore



**PROJECT INFORMATION:**

General Plan Designation: Low Density Residential (4-15 du/na)  
Community Plan Designation: Low Density Residential (3-10 du/na)  
Existing Land Use of Site: Vacant  
Existing Zoning of Site: Standard Single-Family Planned Unit Development (R-1-PUD)  
Subdivision & Village: Natomas Central PUD  
Village K: Lots 6-43 and 53-73  
Property Area: 13.2± gross acres  
Typical Lot Size: 60' x 105' (5,775 SF)  
Square Footage of Buildings: From 2,329 to 3,345 Square Feet

House Plan	Square Footage	Number of Floors
Plan 241	2,329	1 story
Plan 242	2,612	1 story
Plan 243	2,828	1 story
Plan 244	3,345	2 stories

Height of Buildings: One and two stories  
Proposed Elevations: 12 (three options per floor plan)  
Exterior Building Materials: Stucco, 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 12 house plans on 57 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:**

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.

House Plan	Level of Compliance	Comments
Plan 241	Compliant	Front entry is very recessed, but a front courtyard is provided. Living space is forward of garage.
Plan 242	Compliant	Front entry is slightly recessed with large front courtyard. Living space is forward of garage.
Plan 243	Mitigated	Front entry is slightly recessed, with a covered porch. Living space are forward of garage.
Plan 244	Compliant	Front entry is very recessed, but a front courtyard is provided. Living space is forward of garage.

**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 Community Association (NNCA), Natomas Community Association (NCA), the Natomas Chapter of the Partnership for Active Communities (NCPAC), the Sundance Lake Homeowner's Association, and the Westlake Master Association.

Staff received comments from WALKSacramento. WALKSacramento requested changes to some of the house plans however; City staff finds that the proposed house plans are consistent with the Single Family Residential Design Principles and the Natomas Central PUD Guidelines.

**CONDITIONS OF APPROVAL:**

- A. This Planning Director's Plan Review is for 57 residential units and is approved subject to the following conditions:

**General:**

- A1. Plans shall be consistent with elevations attached in Exhibits 1 through 5.
- A2. This approval is for Lots 6-43 and 53-73 in Village K 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 (P07-023).
- 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 Natomas Central PUD Guidelines.
- A9. Required Setbacks (for Conventional Shape Lots):
  - a. **Porch:** 12" 6' minimum from the back of walk or back of curb, whichever is closer.
  - b. **Front of Building:** 12" 6' minimum from the back of walk or back of curb, whichever is closer.
  - c. **Side Yard:** Minimum 5'-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 15'-0" setback.
- e. **Garage Setbacks:** For front drives, the minimum setback is 18'-0" from the back of walk or back of curb, whichever is closer.
- 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 45 percent for single story, given the following allowance/incentive described in the Natomas Central PUD Guidelines:

- 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 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 a village may exceed the 40 percent lot coverage.
  - A maximum of 10 percent of the lots within a village may have a 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 homes exceeding the lot coverage shall be located in a row along the street.
- A11. A minimum of 57 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. 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.
- A16. On corner lots, the driveway shall be located away from the intersections of streets.
- A17. The applicant shall comply with the Natomas Central PUD Guidelines for residential development.
- A18. 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.
- A19. Driveways shall comply with maximum paved area as permitted in the PUD Guidelines and Title 17 of the City Code.
- A20. 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:**

- A21. Front landscaping and irrigation system shall be provided and consistent with the Natomas Central PUD Guidelines.
- A22. All landscaping and planting shall conform to City standards for sight line requirements at intersections.
- A23. 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.
- A24. On corner lots, the builder shall provide special landscaping treatments by providing accent trees and shrubs along the side/back yard fence.
- A25. Any fencing shall start at or near the rear corner of the house or acceptable to the Planning Director.

- A26. Walls and fences shall be consistent with the PUD Guidelines and shall conform to City standards for sight line requirements at intersections.

**Parks Planning, Design & Development Services:**

- A27. The Trails at Westshore 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.

**FINDINGS OF FACT:**

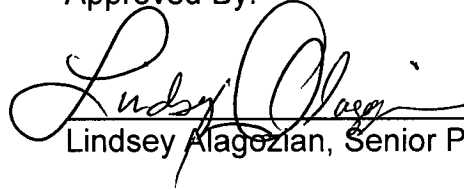
1. The project is based upon sound principles of land use in that the site is designated single family residential and the project to be developed consists of single-family homes.
2. The proposed development will not be detrimental to the public health, safety or welfare in that the residential development 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 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:



Heather Forest, Associate Planner

Approved By:



Lindsey Alagozian, Senior Planner

Attachments1: Land Use and Zoning Map

Exhibit 1: Plot plans

Exhibit 2: Plan 241 Floor Plans, Elevations (A), (B) & (C)

Exhibit 3: Plan 242 Floor Plans, Elevations (A), (B) & (C)

Exhibit 4: Plan 243 Floor Plans, Elevations (A), (B) & (C)

Exhibit 5: Plan 244 Floor Plans, Elevations (A), (B) & (C)

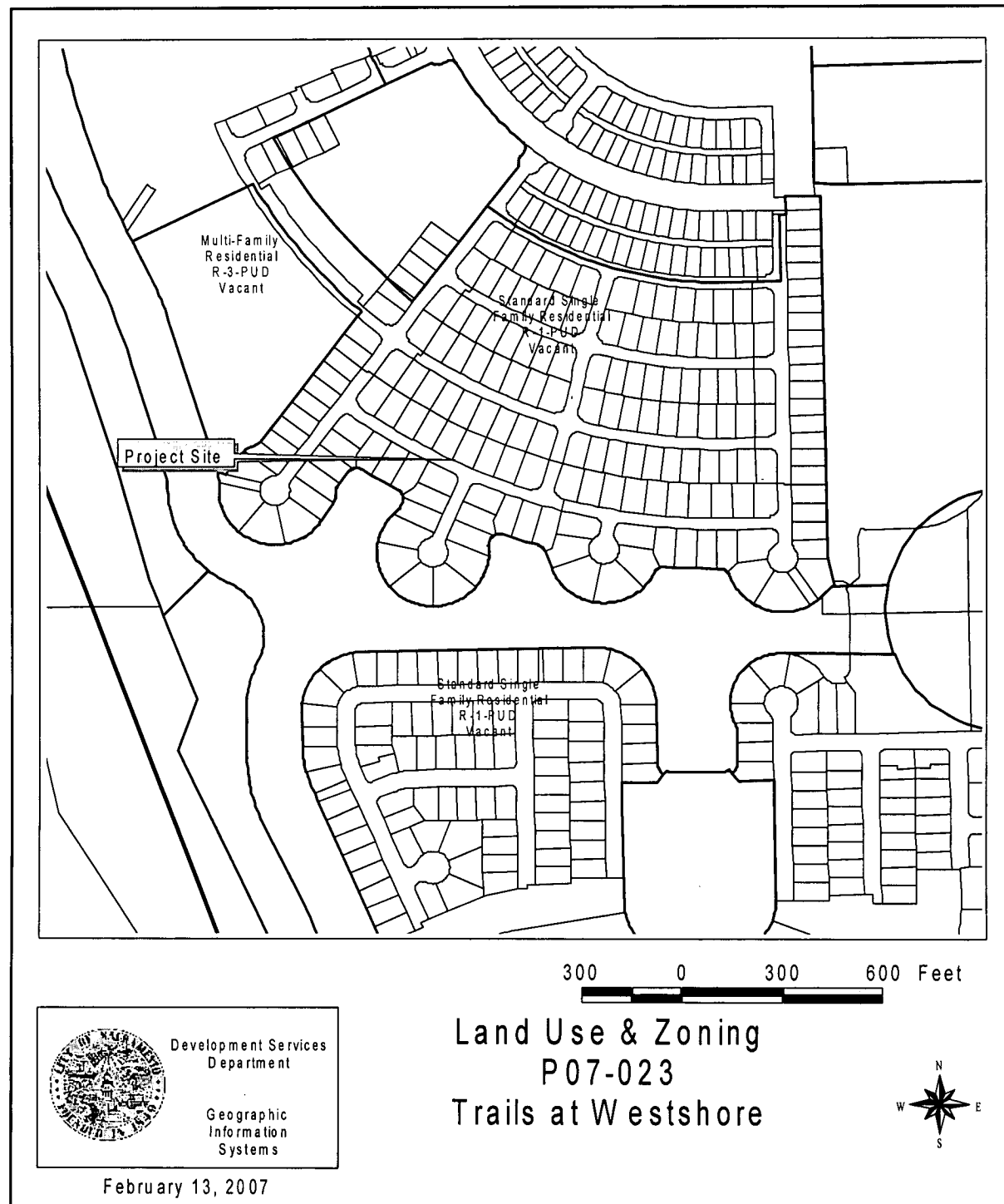
Attachment 2: Letter of Agreement

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

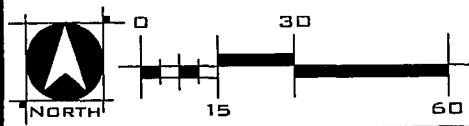
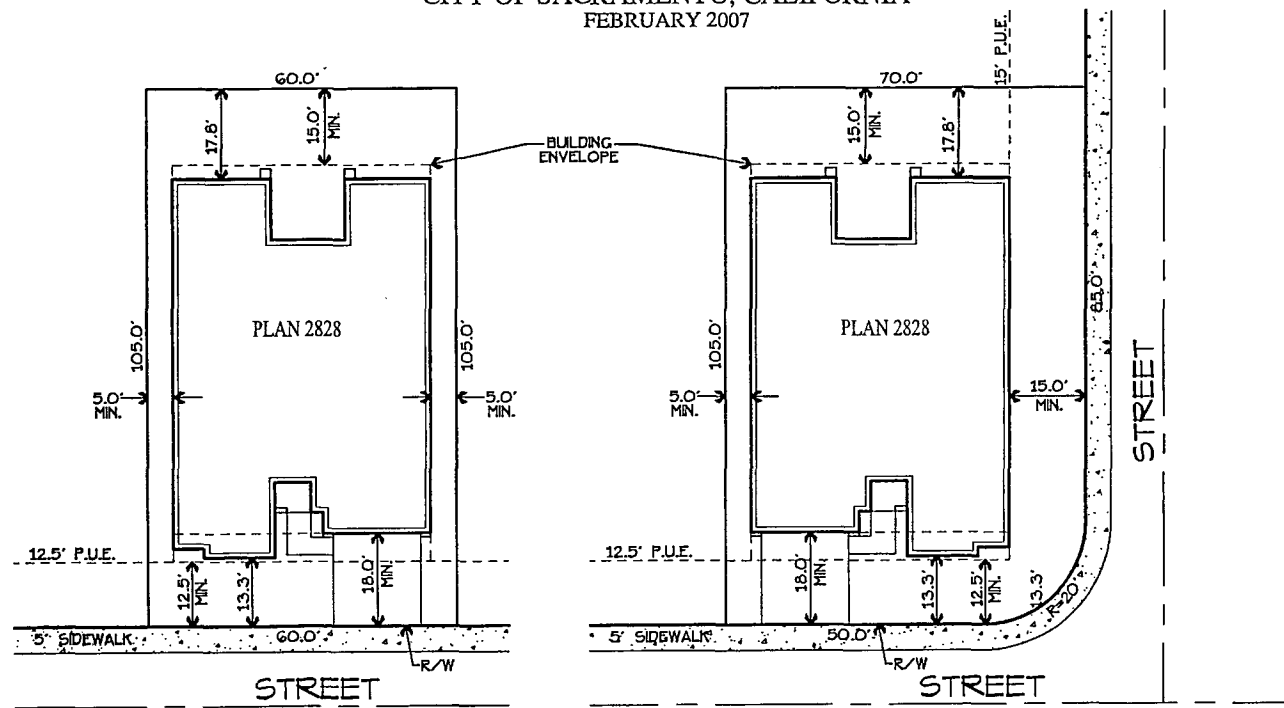
Attachment 1: Land Use & Zoning Map







TRAILS-PLAN 2828  
 ACTIVE ADULT COMMUNITY  
**NATOMAS CENTRAL**  
 CITY OF SACRAMENTO, CALIFORNIA  
 FEBRUARY 2007



**WOOD RODGERS**  
 DEVELOPING INNOVATIVE DESIGN SOLUTIONS  
 3301 C St, Bldg. 100-B Tel 916.341.7760  
 Sacramento, CA 95818 Fax 916.341.7767

J:\0207117-Natomas-Central\NatomasCentral\_Precast\NatomasCentral\_Precast\_LDA\Planning\Exhibits\Plot Plans\TrailPlan-Trail.dwg 2/02/07 11:53am amoss

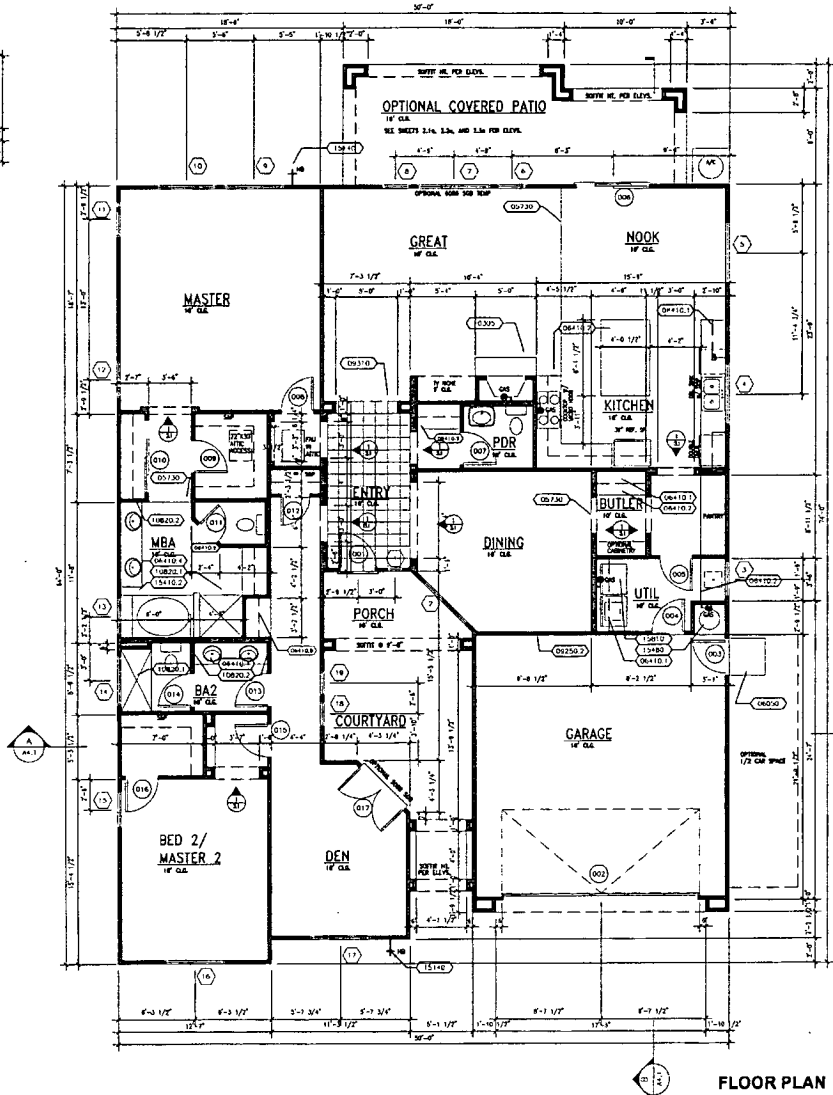
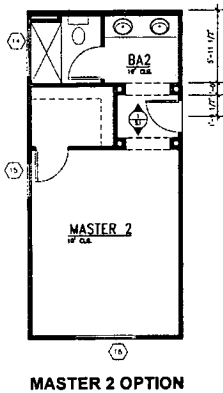


Exhibit 2: Plan 241 Floor Plans, Elevations (A), (B), & (C)

DOOR SCHEDULE		
MARK	SIZE	REMARKS
001	7'-0" x 8'-0"	
002	18'-0" x 8'-0"	
003	7'-0" x 8'-0"	
004	7'-0" x 8'-0"	
005	7'-0" x 8'-0"	
006	6'-0" x 8'-0"	
007	7'-0" x 8'-0"	
008	7'-0" x 8'-0"	
009	7'-0" x 8'-0"	
010	6'-0" x 8'-0"	
011	7'-0" x 8'-0"	
012	7'-0" x 8'-0"	
013	7'-0" x 8'-0"	
014	7'-0" x 8'-0"	
015	7'-0" x 8'-0"	
017	7'-0" x 8'-0"	

WINDOW SCHEDULE			
MARK	SIZE	TYPE	REMARKS
1	1'-0" x 3'-0"	PICTURE	
2	3'-0" x 3'-0"	HORIZ. SLIDER	
3	3'-0" x 4'-6"	SINGLE HUNG	
4	3'-0" x 4'-6"	HORIZ. SLIDER	
5	3'-0" x 5'-0"	HORIZ. SLIDER	
6	2'-8" x 6'-0"	SINGLE HUNG	
7	6'-0" x 6'-0"	HORIZ. SLIDER	
8	2'-0" x 6'-0"	SINGLE HUNG	
9	3'-0" x 5'-0"	HORIZ. SLIDER	
10	3'-0" x 3'-0"	HORIZ. SLIDER	
11	3'-0" x 3'-0"	SINGLE HUNG	
12	3'-0" x 3'-0"	SINGLE HUNG	
13	1'-0" x 7'-0"	HORIZ. SLIDER	
14	3'-0" x 5'-0"	SINGLE HUNG	
15	3'-0" x 5'-0"	HORIZ. SLIDER	
16	3'-0" x 6'-0"	HORIZ. SLIDER	
17	3'-0" x 5'-0"	HORIZ. SLIDER	
18	2'-0" x 4'-0"	SINGLE HUNG	
19	2'-0" x 4'-0"	SINGLE HUNG	

ROOM FINISH SCHEDULE			
ROOM	FLOOR	WALLS	CEILING
BED 2/ MASTER 2	01	02	03
BED 1	01	02	03
BATH 1	01	02	03
BATH 2	01	02	03
BATH 3	01	02	03
BATH 4	01	02	03
BATH 5	01	02	03
BATH 6	01	02	03
BATH 7	01	02	03
BATH 8	01	02	03
BATH 9	01	02	03
BATH 10	01	02	03
BATH 11	01	02	03
BATH 12	01	02	03
BATH 13	01	02	03
BATH 14	01	02	03
BATH 15	01	02	03
BATH 16	01	02	03
BATH 17	01	02	03
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BATH 95	01	02	03
BATH 96	01	02	03
BATH 97	01	02	03
BATH 98	01	02	03
BATH 99	01	02	03
BATH 100	01	02	03



- KLYNOIE LEGEND**
- 05 Metals
  - 06 Wood
  - 09 Finishes
  - 10 Specialties
  - 15 Mechanical



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

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

Project Name:  
Natomas Central Trails

Project Owner:  
K. Hovnanian Homes  
1375 Luskison Blvd.  
Sacramento, CA 95815  
(916) 920-0200

GRC Job No.:	01054
Release Date:	01/30/07
Drawn By:	
Checked By:	
Plan Number:	Plan 241 (2329)
Sheet Title:	FLOOR PLAN ROOM FINISH SCHEDULE DOOR & WINDOW SCHEDULE

Sheet: **A1.1**

DESIGN REVIEW SUBMITTAL SET 01/30/07

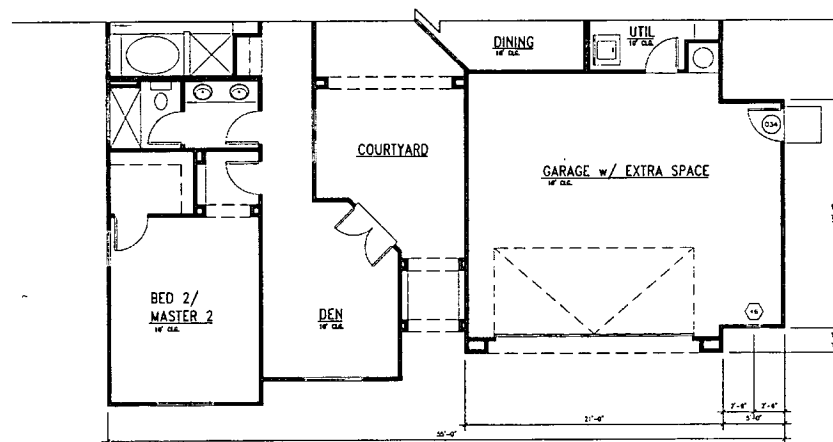


**GORDON  
ROGERS**

ARCHITECTURE  
4800 Rockwell Blvd., Suite 200  
Reno, CA 96177  
714.333.3310  
714.333.1300 fax  
www.gordonrogers.com

Builder:

Consultant:



DOOR SCHEDULE			
MARK	SIZE	REMARKS	
034	2'-8" x 6'-6"	--	

WINDOW SCHEDULE			
MARK	SIZE	REMARKS	
46	11'-6" x 2'-6"	PRESURE	

**FLOOR PLAN DATA**

TYPE	FOOTAGE
THIS FLOOR	2239
SECOND FLOOR	N/A
NET CHANG. AREA	2329
BASED AREA	223
TOTAL FOOTPRINT	2530

ARC Job No.: 04004  
Release Date: 01/30/07  
Drawn By:  
Checked By:

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Plan Number: Plan 241 (2329)

Sheet Title:  
FLOOR PLAN  
OPTIONAL GARAGE SPACE

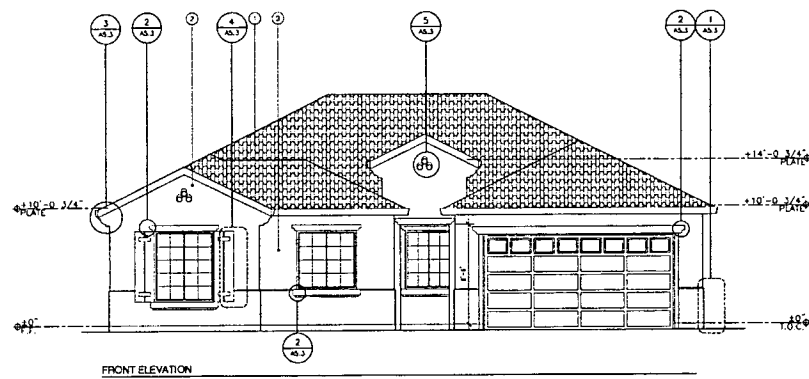
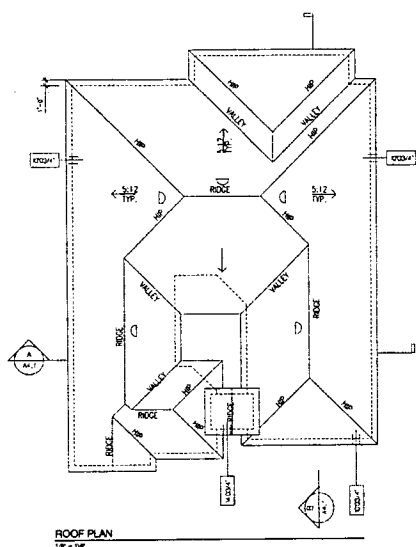
Sheet:

A1.2

FLOOR PLAN

P07-023

DESIGN REVIEW SUBMITTAL SET 013007

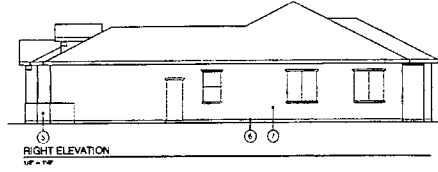
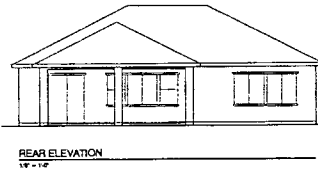
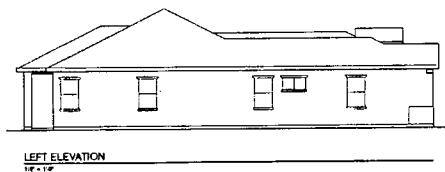


## ATTIC VENT CALCULATIONS

ATTIC AREA (SQ FT)	TYPICAL VENTS USED	VENT TYPE	AREA (SQ FT)
ATTIC AREA (SQ FT)	2/06	GABLE END	0.659
USED: 1/10 (SQ FT)	1/78	SOFFIT	0.330
2/06 (SQ FT)	4/20	SOFFIT	0.330
1/10 (SQ FT)	3/12	SOFFIT	0.330
EXPOSED VENT AREA (SQ FT)	9/10		
ROOF CHANGING (SQ FT)	7/2		
2/06 (SQ FT)	1/1		

## KEYNOTES:

1. CONCRETE FULL HOODING
2. 1/8" HEAD SAWN SHAKES
3. 1/2" GYPSUM BOARD SYSTEM
4. ATTIC AREA: SEE CHANGES FOR SPECIFICATIONS
5. 2" X 4" RAFTERS
6. GYPSUM BOARD: SEE SPECIFICATIONS FOR ALL SHEETS
7. CORNER LAYOUT: SEE SPECIFICATIONS FOR ALL SHEETS
8. 2" SLOPED FROM FRONT TO REAR
9. ON SLOPE: SEE SPECIFICATIONS FOR ALL SHEETS
10. MATCH THE COLOR OF FRONT ELEVATION



GORDON  
ROGERS  
ARCHITECTURE

1885 Park Ave. #100, San Jose, CA 95128

Phone: (415) 921-1100

Fax: (415) 921-1101

www.gordonrogers.com

Builder:

Consultant:



Rev.	Date	Description
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

Project Name:

Natomas Central  
Trails

Project Owner:

K. Hovnanian Homes

1375 Exposition Blvd.  
Sacramento, Ca 95815  
(916) 920-0200

GRC Job No.: 04004

Release Date: 01/30/07

Drawn By:

Checked By:

Plan Number: Plan 241 (2329)

Sheet Title:

EXTERIOR ELEVATION "A"

ROOF PLAN "A"

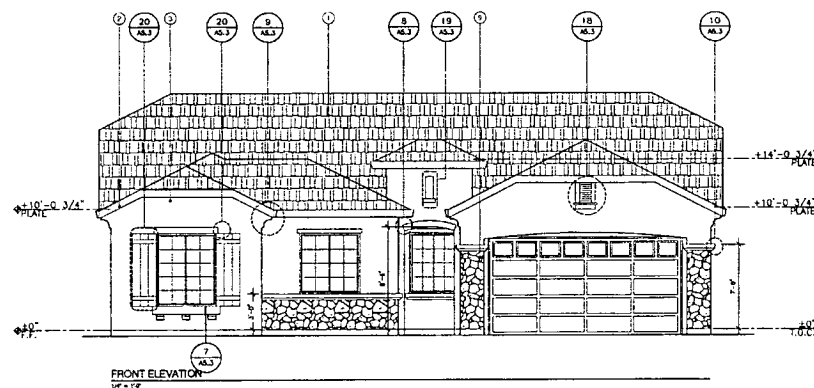
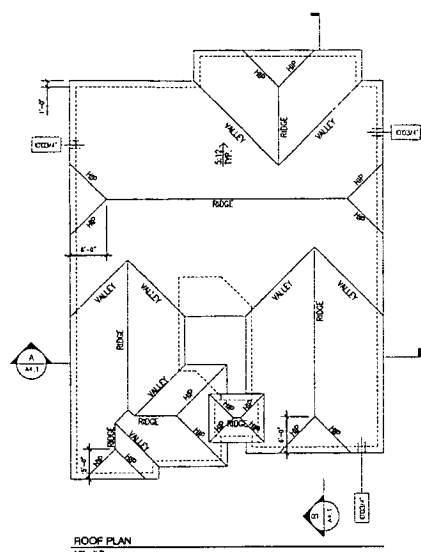
ATTIC VENT CALCULATIONS

Sheet:

A2.1

DESIGN REVIEW SUBMITTAL SET 01/30/07



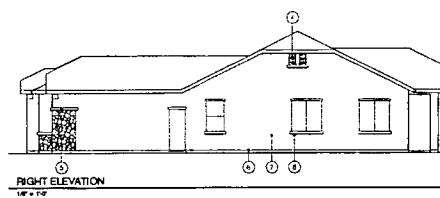
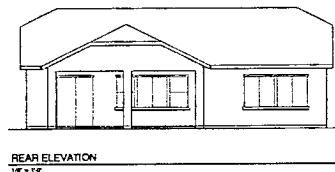
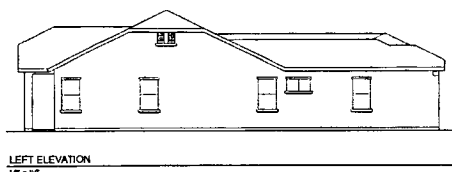


#### ATTIC VENT CALCULATIONS

ATTIC AREA (SQ)	TYPICAL VENTS USED	VENT TYPE	AREA (SQ)
ATTIC	2036	CABLE END	0536
2300M SPOUR SF	1870	4" x 12"	1006
688'	546	4" x 8"	1356
4" x 12" CABLE END	340	4" x 24"	036
17' SCREEN VENTS			
<b>PROPOSED VENT AREA</b>	<b>0536</b>	<b>EAVE</b>	<b>231 (11%)</b>
		<b>CONT. EAVE VENT</b>	<b>032</b>
		<b>18" x 18" DOME</b>	<b>020</b>
		<b>SCREEN</b>	<b>030</b>
		<b>CONT. HUXIE</b>	<b>010 (5%)</b>
		<b>ROOF</b>	<b>000</b>
		<b>CHIMNEYS CLOAKED</b>	<b>70</b>
		<b>24" DIAV DOWNST</b>	<b>94</b>

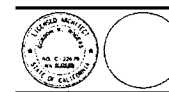
#### KEYNOTES:

1. CHECK TO SEE ALL REEFS
2. 2 x 8 FLOOR JOIST BAYS
3. ON CONT. SILEXED SYSTEM
4. ATTIC VENT SEE CALC FOR QUANTITIES
5. 4" x 12" FLOOR JOIST
6. CONT. HUXIE W/ 2" ESPRESSO ALL SIDES
7. CONT. HUXIE W/ 2" ESPRESSO ALL SIDES FOR MANUFACTURING SPECIFICATIONS
8. 7' CEILING FROM FINISH SLOPE ON GCL AND FINISH ELEVATION COLOR TO MATCH FINISH COLOR ON FRONT ELEVATION
9. SIGN 42027



Builder:

Consultant:



Revisions	Rev	Date	Description
	1		
	2		
	3		
	4		
	5		
	6		
	7		
	8		
	9		
	10		

Project Name:

Natomas Central Trails

Project Owner:

K. Havnian Homes

1175 Exposition Blvd.  
Sacramento, CA 95815  
(916) 920-0200

GRC Job No.: 04024  
Release Date: 01/20/07  
Drawn By:  
Checked By:  
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Plan Number: Plan 241 (2329)

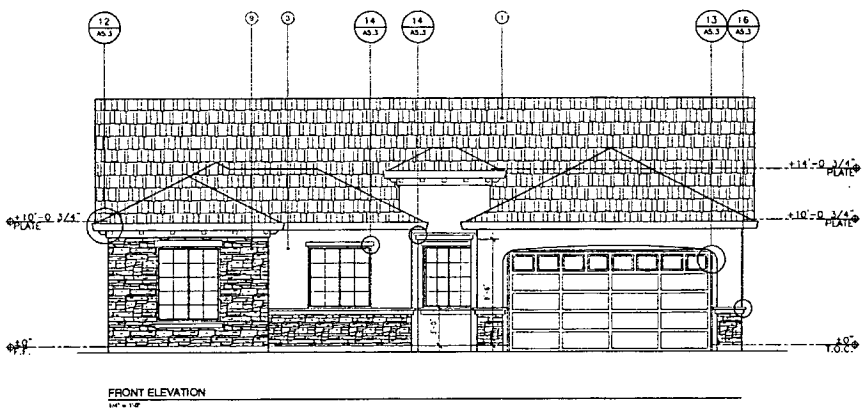
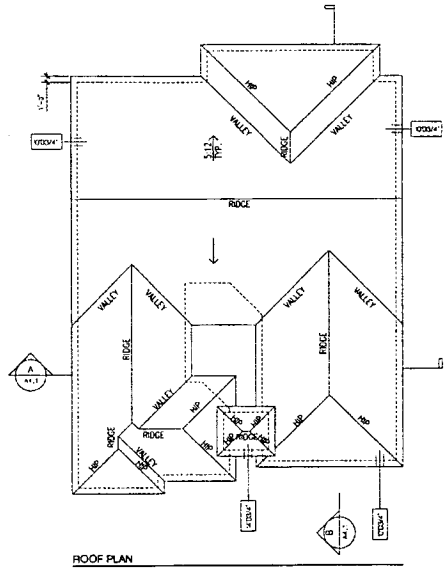
Sheet Title:  
EXTERIOR ELEVATION "B"  
ROOF PLAN "B"  
ATTIC VENT CALCULATIONS

Sheet:

A2.2

DESIGN REVIEW SUBMITTAL SET 01/20/07



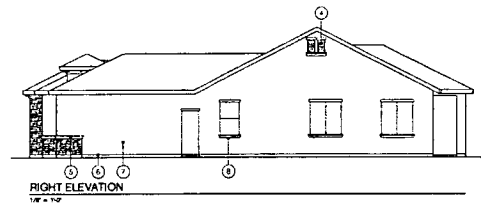
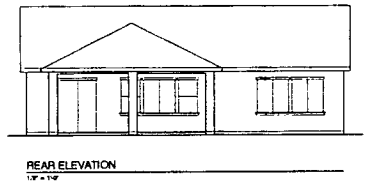
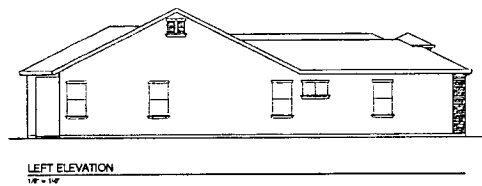


**ATTIC VENT CALCULATIONS**

ATTIC AREA (SQ)	VENT TYPE	TYPICAL VENTS USED	AREA (SQ)
ATTIC	2006	CHABLE END	1000
2000 (FRONT)	3/8	4\"/>	

**KEYNOTES:**

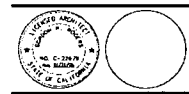
1. GENERAL TILE ROOFING
2. 2 X 8 HIDDEN SCAM RAFTER
3. ONE COAT STUCCO SYSTEM
4. ATTIC VENT SIZE CALC FOR SUBSTIT
5. METAL FURN LEND
6. CONTINUOUS WITH SCHEDULE ALL SIDES
7. CONTROLLED EXPANSION JOINT LOCATED
8. 2\"/>



**GORDON ROGERS ARCHITECTURE**  
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Builder:

Consultant:



Rev	Date	Description

Project Name:  
**Natomas Central Trails**

Project Owner:  
**K. Hovnonian Homes**  
 1375 Exposition Blvd  
 Sacramento, Ca 95815  
 (916) 920-0200

GRC Job No.: 04054  
 Release Date: 01/25/01  
 Drawn By:  
 Checked By:

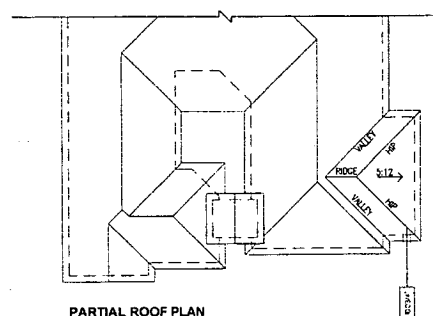
Plan Number:  
**Plan 241 (2329)**

Sheet Title:  
**EXTERIOR ELEVATION "C"  
 ROOF PLAN "C"  
 ATTIC VENT CALCULATIONS**

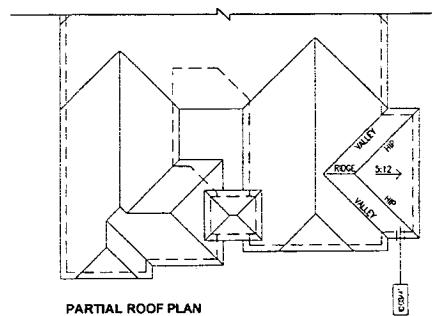
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**A2.3**

DESIGN REVIEW SUBMITTAL SET 01/30/07

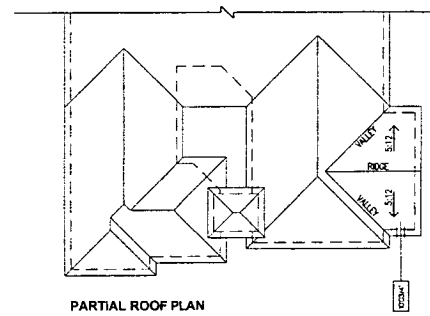




PARTIAL ROOF PLAN



PARTIAL ROOF PLAN



PARTIAL ROOF PLAN



FRONT



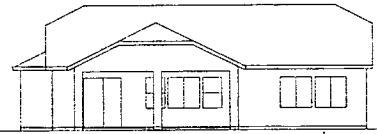
FRONT



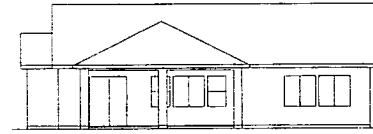
FRONT



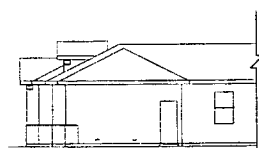
REAR



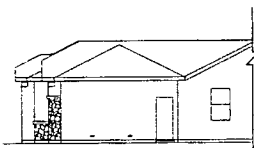
REAR



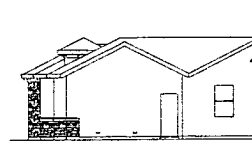
REAR



RIGHT



RIGHT



RIGHT

ELEVATION A

ELEVATION B

ELEVATION C

## ATTIC VENT CALCS

ATTIC AREA (sq ft)	
ATTIC	3026
4200 sq ft (113 sq ft)	1038
VEE	4.75
8 SQUARE FEET	3.40
REQUIRED VENT AREA	634

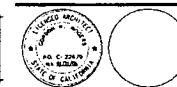


**GORDON  
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ARCHITECTURE

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Builder:

Consultant:



Revisions	Symbol	Date	Description

Project Name:  
Natomas Central  
Trails

Project Owner:  
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Sacramento, CA 95815  
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GRC Job No.: D4054  
Release Date: 01/30/07

Drawn By:

Checked By:

Plan Number: Plan 241 (2329)

Sheet Title:  
EXTERIOR ELEVATIONS  
OPTIONAL GARAGE SPACE

Sheet:

A2.4

EXTERIOR ELEVATIONS  
ROOF PLANS

DESIGN REVIEW SUBMITTAL SET 01/30/07

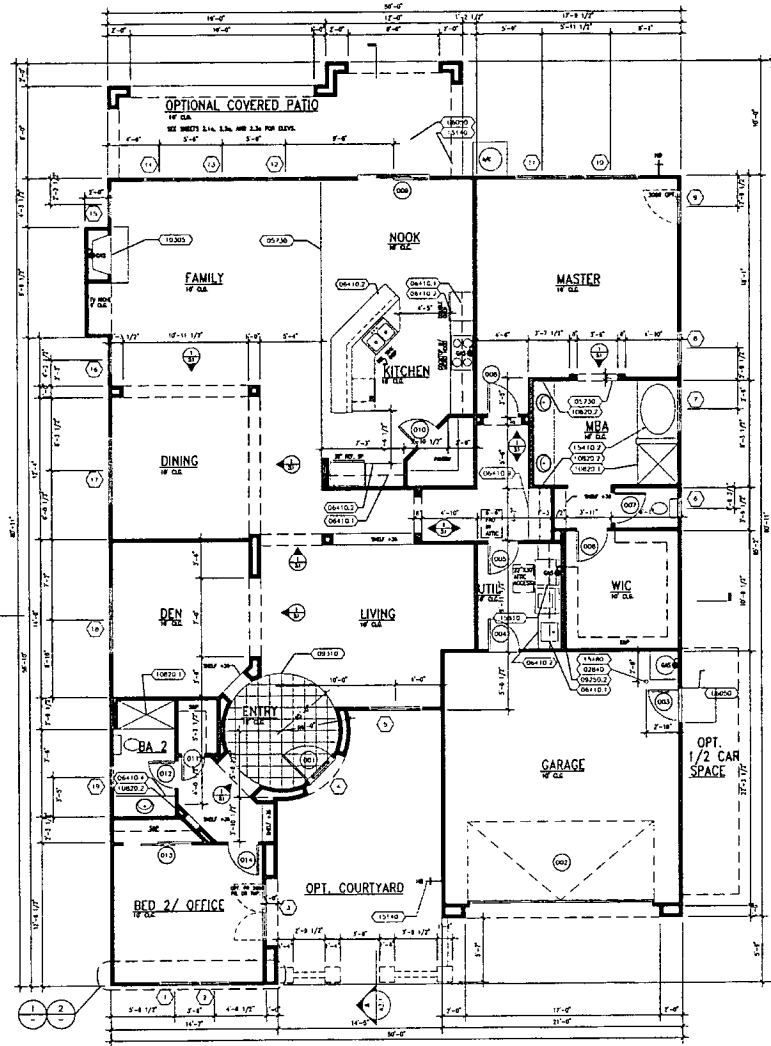
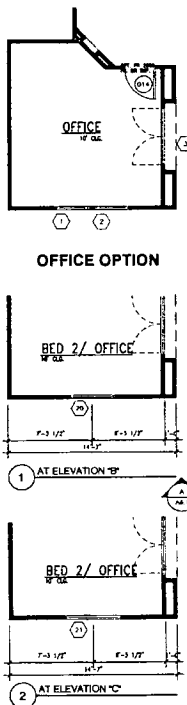
Exhibit 3: Plan 242 Floor Plans, Elevations (A), (B), & (C)

P07-023  
REC'D 2/6/2007

WINDOW SCHEDULE				
MARK	SIZE	TYPE	REMARKS	
1	2'-0" x 6'-0"	INCLINE	WINDY TOP	
2	2'-0" x 6'-0"	INCLINE	WINDY TOP	
3	2'-0" x 6'-0"	INCLINE	WINDY TOP	
4	2'-0" x 6'-0"	INCLINE	WINDY TOP	
5	2'-0" x 6'-0"	INCLINE	WINDY TOP	
6	2'-0" x 6'-0"	INCLINE	WINDY TOP	
7	2'-0" x 6'-0"	INCLINE	WINDY TOP	
8	2'-0" x 6'-0"	INCLINE	WINDY TOP	
9	2'-0" x 6'-0"	INCLINE	WINDY TOP	
10	2'-0" x 6'-0"	INCLINE	WINDY TOP	
11	2'-0" x 6'-0"	INCLINE	WINDY TOP	
12	2'-0" x 6'-0"	INCLINE	WINDY TOP	
13	2'-0" x 6'-0"	INCLINE	WINDY TOP	
14	2'-0" x 6'-0"	INCLINE	WINDY TOP	
15	2'-0" x 6'-0"	INCLINE	WINDY TOP	
16	2'-0" x 6'-0"	INCLINE	WINDY TOP	
17	2'-0" x 6'-0"	INCLINE	WINDY TOP	
18	2'-0" x 6'-0"	INCLINE	WINDY TOP	
19	2'-0" x 6'-0"	INCLINE	WINDY TOP	
20	2'-0" x 6'-0"	INCLINE	WINDY TOP	
21	2'-0" x 6'-0"	INCLINE	WINDY TOP	

DOOR SCHEDULE				
MARK	SIZE	REMARKS		
001	2'-0" x 8'-0"			
002	2'-0" x 8'-0"			
003	2'-0" x 8'-0"			
004	2'-0" x 8'-0"			
005	2'-0" x 8'-0"			
006	2'-0" x 8'-0"			
007	2'-0" x 8'-0"			
008	2'-0" x 8'-0"			
009	2'-0" x 8'-0"			
010	2'-0" x 8'-0"			
011	2'-0" x 8'-0"			
012	2'-0" x 8'-0"			
013	2'-0" x 8'-0"			
014	2'-0" x 8'-0"			

ROOM FINISH SCHEDULE				
ROOM	FINISH	REMARKS		
01	CEILING	9000		
02	FLOOR	1000		
03	WALL	2000		
04	DOOR	3000		
05	WINDOW	4000		
06	STAIR	5000		
07	BATH	6000		
08	KITCHEN	7000		
09	BEDROOM	8000		
10	LIVING	9000		
11	DINING	10000		
12	FAMILY	11000		
13	NOOK	12000		
14	MASTER	13000		
15	BEDROOM	14000		
16	BEDROOM	15000		
17	BEDROOM	16000		
18	BEDROOM	17000		
19	BEDROOM	18000		
20	BEDROOM	19000		
21	BEDROOM	20000		
22	BEDROOM	21000		
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97	BEDROOM	96000		
98	BEDROOM	97000		
99	BEDROOM	98000		
100	BEDROOM	99000		
101	BEDROOM	100000		



- KEYNOTE LEGEND
- 02 Site
  - 03000 1" DIA. CONC. FIBER OPT. BOLLARD SEE 11/001
  - 05 Metals
  - 05730 FLOOR COATING ITEM
  - 06 Wood
  - 06000 REFER TO STRUCTURAL SHEETS
  - 06100 UPPER CAMEL
  - 06110 COUNTERTOP ON 36" HIGH BRK. CAB.
  - 06115 COUNTERTOP ON 36" HIGH BRK. CAB.
  - 06120 COUNTERTOP ON 36" HIGH BRK. CAB.
  - 06125 COUNTERTOP ON 36" HIGH BRK. CAB.
  - 09 Finishes
  - 09200 FINISH 3" LUMBER SP. 1/2" x 6" BRK. BOARD ON ALL GARAGE CEILING. HANGERS FINISH. 1" x 4" x 8" TYP. 1" ON OF ALL GARAGE WALLS
  - 09310 HANGERS ALL FLOOR (EXCEPT FLOORS)
  - 10 Specialties
  - 10200 ZIRCO CLAMMAGE 1/2" x 20" ALUMINUM HANGERS FINISH. 1" x 4" x 8" TYP. 1" ON OF ALL GARAGE WALLS
  - 10300 HANGERS ALL FLOOR (EXCEPT FLOORS)
  - 15 Mechanical
  - 15100 1/2" x 8" DIA. TUB
  - 15200 3/4" DIA. GAS WATER HEATER ON 12" HIGH PLATFORM SEE 07/15/001
  - 15300 1/2" x 8" DIA. TUB
  - 15400 HANGERS ALL FLOOR (EXCEPT FLOORS)
  - 15500 HANGERS ALL FLOOR (EXCEPT FLOORS)

**GORDON ROGERS ARCHITECTURE**  
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 Redlands, CA 92370  
 (916) 222-2222  
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Builder:

Consultant:

Project Name:  
 Natomas Central Trails

Project Owner:  
 K. Hovnanian Homes

1375 Capellan Blvd.  
 Sacramento, CA 95815  
 (916) 920-0200

CAC Job No.: 07004  
 Release Date: 01/29/07  
 Drawn By:  
 Checked By:  
 Plan Number: Plan 242 (2612)  
 Sheet Title:  
 FLOOR PLAN  
 ROOM FINISH SCHEDULE  
 DOOR & WINDOW SCHEDULE

Sheet: A1.1

DESIGN REVIEW SUBMITTAL SET 0703007

FLOOR PLAN DATA  
 SQUARE FOOTAGE

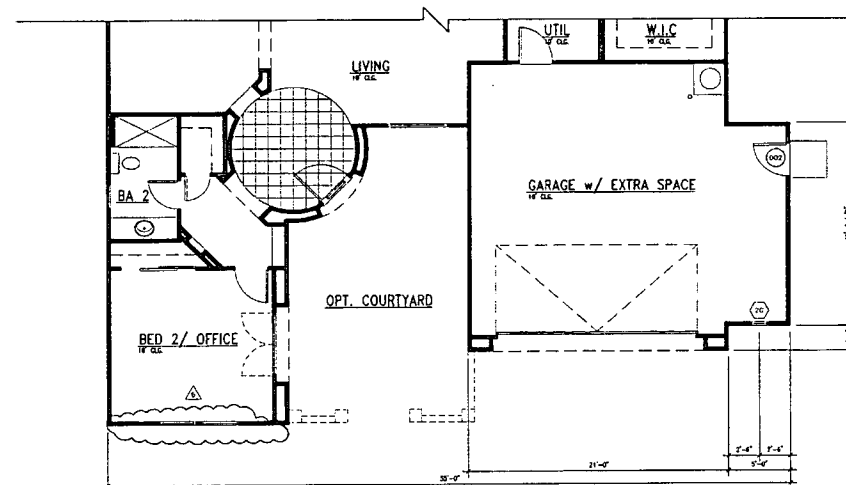
FLOOR PLAN	361
ROOM FINISH	361
NET FLOOR AREA	722
GARAGE AREA	624
TOTAL FLOORING	1346
COURTYARD	361

FLOOR PLAN



Builder:

Consultant:

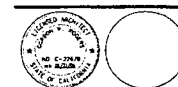


WINDOW SCHEDULE				
SIZE				
MARK	WD	HGT	TYPE	REMARKS
20	11'-0"	7'-0"	PICTURE	

DOOR SCHEDULE				
SIZE				
MARK	WD	HGT	REMARKS	
007	7'-6"	8'-0"		

## FLOOR PLAN DATA

SQUARE FOOTAGE	
FIRST FLOOR	2612
SECOND FLOOR	876
NET LIVING AREA	2612
Garage Area	867
TOTAL FOOTPRINT	3231
COURTYARD	312



Revisions	
Sum	Description
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

Project Name:  
Nafamas Central  
TrailsProject Owner:  
K. Hovnanian Homes1.175 Expansion Blvd,  
Sacramento, CA 95815  
(916) 920-0208

GRC Job No.: C4054

Release Date: 01/30/07

Drawn By:

Checked By:

Plan Number: Plan 242 (2612)

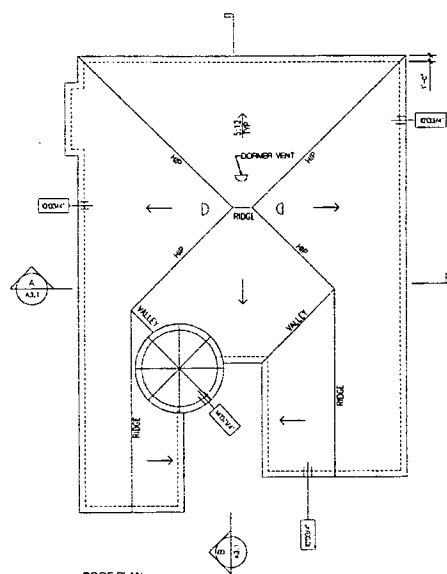
Sheet Title:  
FLOOR PLAN  
OPTIONAL GARAGE SPACE

Sheet:

A1.2

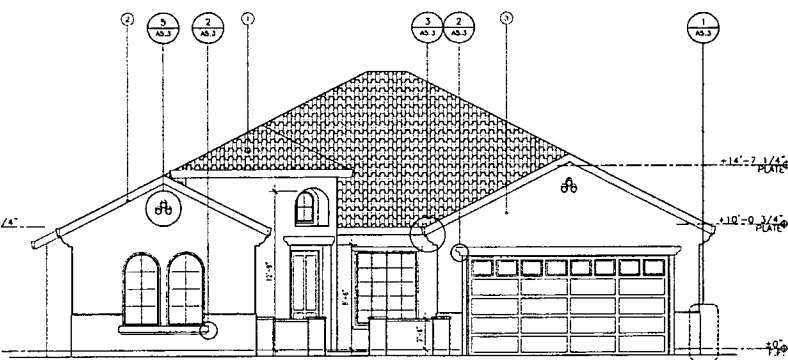
DESIGN REVIEW SUBMITTAL SET 01/30/07

FLOOR PLAN

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

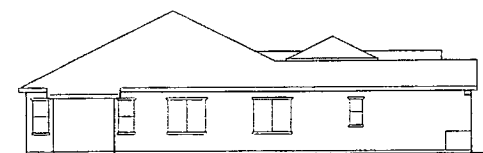
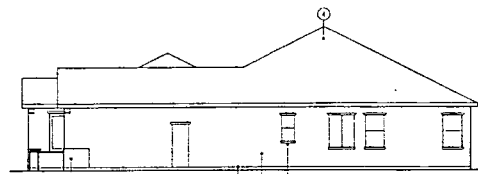
## ATTIC VENT CALCULATIONS

ATTIC AREA (SF)	TYPICAL VENTS USED	VENT TYPE	AREA (SF)
ATTIC	3032	GABLE END	0.550
WATER 1/4 DIA SF	1312	4" X 8"	1.226
LEE	584	4" X 8"	1.226
6" DIA CORNER	140	4" X 24"	1.556
9" SQUARE VENTS			
EXPOSED VENT AREA	804	EAVE	0.017
		CORN EAVE VENT	0.031
		6" X 12" BOARD	0.031
		ROOF 2"	0.031
TURFET	10	ROOF	0.031
ROOF 1/4 DIA SF	.75	CORN ROOF	0.031
LEE			
3" SQUARE VENTS	90	ROOF	0.031
EXPOSED VENT AREA	90	24" DIA DIA R.R.	.341

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

## KEYNOTES:

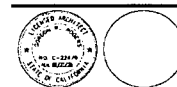
1. CONCRETE TILT ROOFING
2. 2" X 6 FLOOR JOIST SPACING
3. 1/2" GYPSUM BOARD SYSTEM
4. 1/2" X 1/2" GYPSUM BOARD SYSTEM
5. 24" TRUSS SPACING
6. CONTINUOUS WHITE SHEET 1/4" SHEET
7. GYPSUM BOARD JOIST LOCATED WITHIN ATTACHED BRICK GARAGE
8. 2" STUCCO FLOOR FINISH 1/2" DIA. AND 1/2" ELEVATION CHECK TO MATCH THE ELEVATION FROM ELEVATION

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

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Builder:

Consultant:



Revision	Date	Description

Project Name:  
Natomas Central  
Trails

Project Owner:  
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CRC Job No.: 04024  
Release Date: 01/30/07

Drawn By:

Checked By:

Plan Number: Plan 242 (2612)

Sheet Title:

EXTERIOR ELEVATION "A"

ROOF PLAN "A"

ATTIC VENT CALCULATIONS

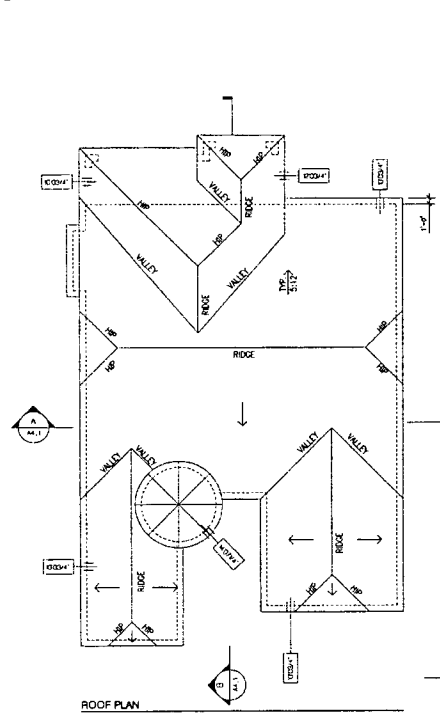
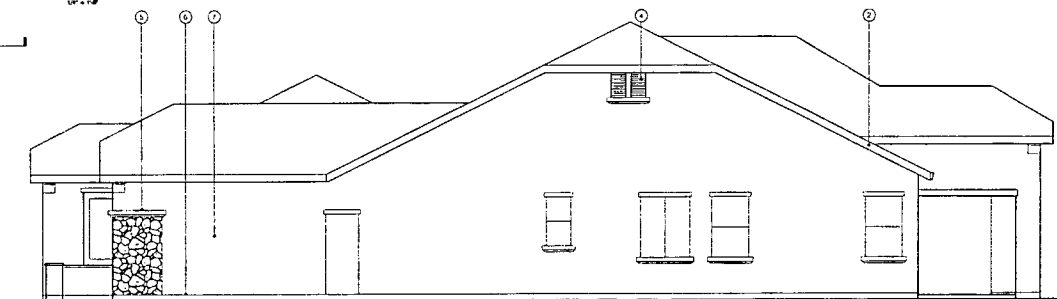
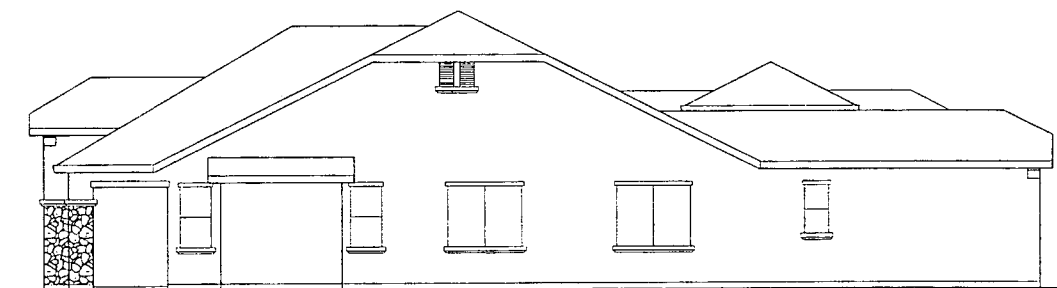
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DESIGN REVIEW SUBMITTAL SET 01/30/07





ROOF PLAN  
VP \* TPREAR ELEVATION  
VP \* TPRIGHT ELEVATION  
VP \* TPLEFT ELEVATION  
VP \* TP

## KEYNOTES:

1. GABLE END VALLEY VENT
2. 2" PLENUM SQUARE
3. ONE GABLE END SYSTEM
4. ATTIC VENT BE CAUTION RAINFALL
5. AFFECTION VENT
6. CONTINUOUS WEEP DRESS ALL SITS
7. CENTERLINE WINDOW JAMB LOCATE WITH MARKER ACROSS THE FACE OF JAMB
8. 2" SLOTTED VENT THIS AS SHOWN ON SIDE WITH 1/4" RECESSED EDGE TO MATCH TRIM COLOR ON OTHER SIDE VENT
9. SIGNAL MARK



**GORDON  
ROGERS**  
ARCHITECTURE

9885 Aliso Viejo Blvd., Suite 200  
Aliso Viejo, CA 92657  
949 433 3313  
949 433 3314  
www.gordonrogers.com

Builder:

Consultant:



Revisions	Symbol	Date	Description

Project Name:  
Nalomas Central  
Trails

Project Owner:  
K. Hovnanian Homes

1325 Equation Blvd.  
Sacramento, Ca 95815  
(916) 970-0200

GRC Job No.: 04024

Release Date: 01/30/07

Drawn By:

Checked By:

Plan Number:  
Plan 242 (2612)

Sheet Title:  
EXTERIOR ELEVATION "B"  
ROOF PLAN "B"  
ATTIC VENT CALCULATIONS  
OPTIONAL COVERED  
PATIO

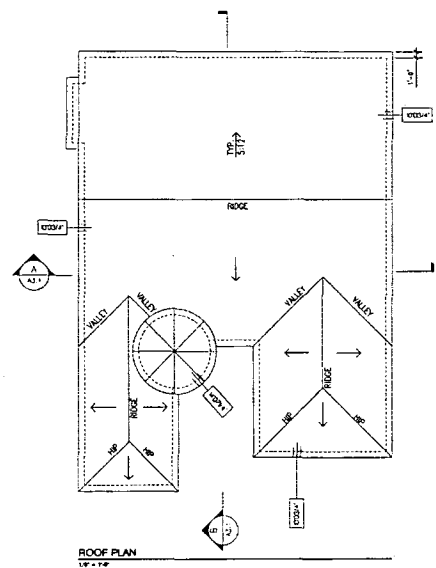
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DESIGN REVIEW SUBMITTAL SET 0730107

## ATTIC VENT CALCULATIONS

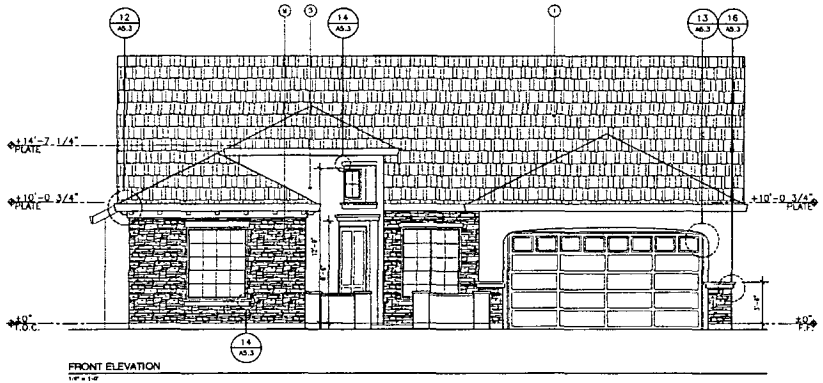
ATTIC AREA (SQ FT)	TYPICAL VENTS USED	VENT TYPE	AREA (SQ FT)
ATTIC: 3004	VENT TYPE	GABLE END	1336
ROOF: 180	VENT TYPE	1" X 8"	1336
USE: 546	VENT TYPE	1" X 8"	1336
4" X 24" GABLE END	VENT TYPE	1" X 8"	1336
IN-ROOF VENTS	VENT TYPE	1" X 8"	1336
EXPOSED VENT AREA	VENT TYPE	1" X 8"	1336
1076	VENT TYPE	1" X 8"	1336
ROOF: 180	VENT TYPE	1" X 8"	1336
USE: 546	VENT TYPE	1" X 8"	1336
4" X 24" GABLE END	VENT TYPE	1" X 8"	1336
IN-ROOF VENTS	VENT TYPE	1" X 8"	1336
EXPOSED VENT AREA	VENT TYPE	1" X 8"	1336
1076	VENT TYPE	1" X 8"	1336



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

ATTIC VENT CALCULATIONS

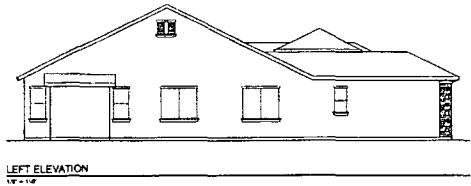
ATTIC AREA (SF)		TYPICAL VENTS USED	
ATTIC	3002	VENT TYPE	AREA (SF)
USOON (REGD SF)	0/0	GABLE END	0636
1" x 2" GABLE END	546	" x " SOFFIT	1336
3" x 6" SOFFIT VENTS	340	1" x 2" SOFFIT	1336
PROPOSED VENT AREA	0/0	EAVE	0/0 (SEE PLAN)
		SOFFIT	0/0 (SEE PLAN)
		ROOF	0/0 (SEE PLAN)
		CHIMNEY	0/0 (SEE PLAN)
		2" x 4" SOFFIT	0/0 (SEE PLAN)
		3" x 6" SOFFIT	0/0 (SEE PLAN)
		4" x 6" SOFFIT	0/0 (SEE PLAN)
		5" x 6" SOFFIT	0/0 (SEE PLAN)
		6" x 6" SOFFIT	0/0 (SEE PLAN)
		7" x 6" SOFFIT	0/0 (SEE PLAN)
		8" x 6" SOFFIT	0/0 (SEE PLAN)
		9" x 6" SOFFIT	0/0 (SEE PLAN)
		10" x 6" SOFFIT	0/0 (SEE PLAN)
		11" x 6" SOFFIT	0/0 (SEE PLAN)
		12" x 6" SOFFIT	0/0 (SEE PLAN)
		13" x 6" SOFFIT	0/0 (SEE PLAN)
		14" x 6" SOFFIT	0/0 (SEE PLAN)
		15" x 6" SOFFIT	0/0 (SEE PLAN)
		16" x 6" SOFFIT	0/0 (SEE PLAN)
		17" x 6" SOFFIT	0/0 (SEE PLAN)
		18" x 6" SOFFIT	0/0 (SEE PLAN)
		19" x 6" SOFFIT	0/0 (SEE PLAN)
		20" x 6" SOFFIT	0/0 (SEE PLAN)



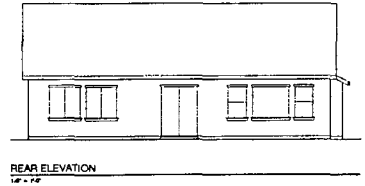
FRONT ELEVATION  
1/2" = 1'-0"

KEYNOTES

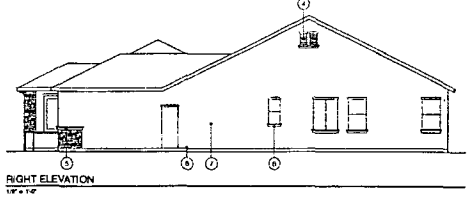
1. GROUNDWATER PROTECTION
2. 2" x 4" FLOOR JOIST SPACING
3. 2" x 4" FLOOR JOIST SPACING
4. ATTIC AREA SEE CALC FOR VENT AREA
5. 2" x 4" FLOOR JOIST
6. CONTINUOUS WOOD JOIST ALL SEALS
7. 2" x 4" FLOOR JOIST SPACING
8. 2" x 4" FLOOR JOIST SPACING



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



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



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

**GORDON ROGERS**  
ARCHITECTURE  
1885 Pine Ave #204, Suite 200  
Sacramento, CA 95817  
916 433 2310  
916 432 8888  
www.groper.com

Builder:

Consultant:



Rev	Date	Description
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

Project Name:  
Natomas Central Trails

Project Owner:  
K. Hovnanian Homes

1375 I. Location Blvd  
Sacramento, CA 95815  
(916) 922-0290

DWG Job No.: 0404  
Release Date: 01/15/07

Drawn By:  
Checked By:

Plan Number:  
Plan 242 (2612)

Sheet Title:  
EXTERIOR ELEVATION "C"  
ROOF PLAN "C"  
ATTIC VENT CALCULATIONS

Sheet:  
A2.3

DESIGN REVIEW SUBMITTAL SET 01/30/07

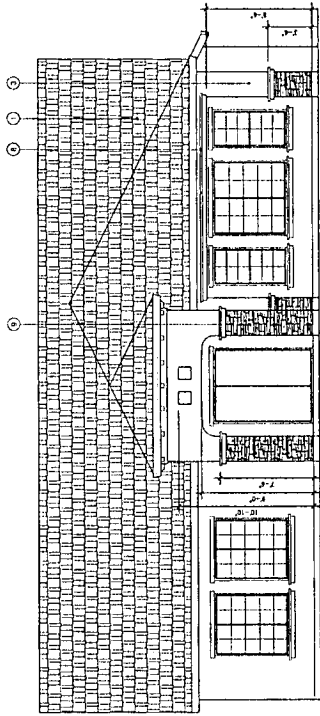


**GORDON ROGERS**  
ARCHITECTURE  
1111 14TH AVENUE  
DENVER, CO 80202  
303.733.1400

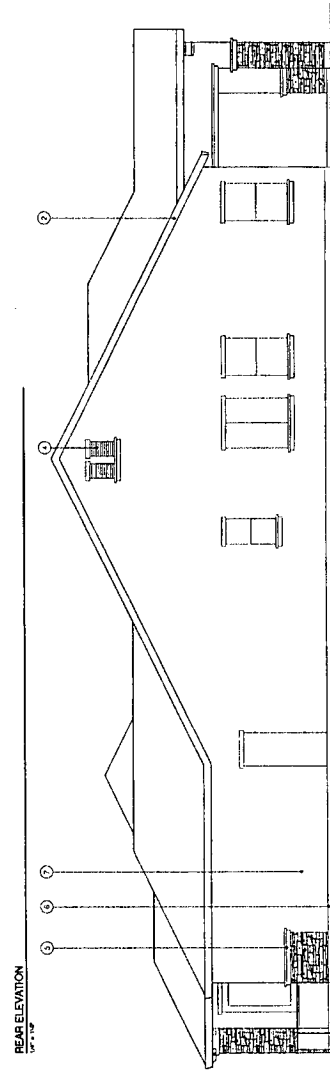
DATE: 01/29/07

CONSULTANT:

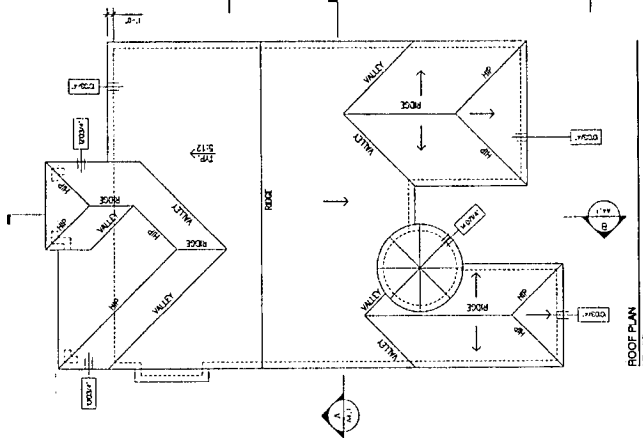
- KEYNOTES:**
1. CONCRETE VENT HOLES
  2. 1/2" DIA. VENTS
  3. 1/2" DIA. VENTS
  4. 1/2" DIA. VENTS
  5. 3/4" DIA. VENTS
  6. 1/2" DIA. VENTS
  7. 1/2" DIA. VENTS
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  94. 1/2" DIA. VENTS
  95. 1/2" DIA. VENTS
  96. 1/2" DIA. VENTS
  97. 1/2" DIA. VENTS
  98. 1/2" DIA. VENTS
  99. 1/2" DIA. VENTS
  100. 1/2" DIA. VENTS



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



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



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

**ATTIC VENT CALCULATIONS**

ATTIC AREA (SQ FT)	ATTIC VENT TYPE	VENT TYPE	AREA (SQ FT)
1000	1/2" DIA. VENT	1/2" DIA. VENT	1000
1000	3/4" DIA. VENT	3/4" DIA. VENT	1000
1000	1" DIA. VENT	1" DIA. VENT	1000
1000	1 1/2" DIA. VENT	1 1/2" DIA. VENT	1000
1000	2" DIA. VENT	2" DIA. VENT	1000
1000	2 1/2" DIA. VENT	2 1/2" DIA. VENT	1000
1000	3" DIA. VENT	3" DIA. VENT	1000
1000	3 1/2" DIA. VENT	3 1/2" DIA. VENT	1000
1000	4" DIA. VENT	4" DIA. VENT	1000
1000	4 1/2" DIA. VENT	4 1/2" DIA. VENT	1000
1000	5" DIA. VENT	5" DIA. VENT	1000
1000	5 1/2" DIA. VENT	5 1/2" DIA. VENT	1000
1000	6" DIA. VENT	6" DIA. VENT	1000
1000	6 1/2" DIA. VENT	6 1/2" DIA. VENT	1000
1000	7" DIA. VENT	7" DIA. VENT	1000
1000	7 1/2" DIA. VENT	7 1/2" DIA. VENT	1000
1000	8" DIA. VENT	8" DIA. VENT	1000
1000	8 1/2" DIA. VENT	8 1/2" DIA. VENT	1000
1000	9" DIA. VENT	9" DIA. VENT	1000
1000	9 1/2" DIA. VENT	9 1/2" DIA. VENT	1000
1000	10" DIA. VENT	10" DIA. VENT	1000
1000	10 1/2" DIA. VENT	10 1/2" DIA. VENT	1000
1000	11" DIA. VENT	11" DIA. VENT	1000
1000	11 1/2" DIA. VENT	11 1/2" DIA. VENT	1000
1000	12" DIA. VENT	12" DIA. VENT	1000
1000	12 1/2" DIA. VENT	12 1/2" DIA. VENT	1000
1000	13" DIA. VENT	13" DIA. VENT	1000
1000	13 1/2" DIA. VENT	13 1/2" DIA. VENT	1000
1000	14" DIA. VENT	14" DIA. VENT	1000
1000	14 1/2" DIA. VENT	14 1/2" DIA. VENT	1000
1000	15" DIA. VENT	15" DIA. VENT	1000
1000	15 1/2" DIA. VENT	15 1/2" DIA. VENT	1000
1000	16" DIA. VENT	16" DIA. VENT	1000
1000	16 1/2" DIA. VENT	16 1/2" DIA. VENT	1000
1000	17" DIA. VENT	17" DIA. VENT	1000
1000	17 1/2" DIA. VENT	17 1/2" DIA. VENT	1000
1000	18" DIA. VENT	18" DIA. VENT	1000
1000	18 1/2" DIA. VENT	18 1/2" DIA. VENT	1000
1000	19" DIA. VENT	19" DIA. VENT	1000
1000	19 1/2" DIA. VENT	19 1/2" DIA. VENT	1000
1000	20" DIA. VENT	20" DIA. VENT	1000
1000	20 1/2" DIA. VENT	20 1/2" DIA. VENT	1000
1000	21" DIA. VENT	21" DIA. VENT	1000
1000	21 1/2" DIA. VENT	21 1/2" DIA. VENT	1000
1000	22" DIA. VENT	22" DIA. VENT	1000
1000	22 1/2" DIA. VENT	22 1/2" DIA. VENT	1000
1000	23" DIA. VENT	23" DIA. VENT	1000
1000	23 1/2" DIA. VENT	23 1/2" DIA. VENT	1000
1000	24" DIA. VENT	24" DIA. VENT	1000
1000	24 1/2" DIA. VENT	24 1/2" DIA. VENT	1000
1000	25" DIA. VENT	25" DIA. VENT	1000
1000	25 1/2" DIA. VENT	25 1/2" DIA. VENT	1000
1000	26" DIA. VENT	26" DIA. VENT	1000
1000	26 1/2" DIA. VENT	26 1/2" DIA. VENT	1000
1000	27" DIA. VENT	27" DIA. VENT	1000
1000	27 1/2" DIA. VENT	27 1/2" DIA. VENT	1000
1000	28" DIA. VENT	28" DIA. VENT	1000
1000	28 1/2" DIA. VENT	28 1/2" DIA. VENT	1000
1000	29" DIA. VENT	29" DIA. VENT	1000
1000	29 1/2" DIA. VENT	29 1/2" DIA. VENT	1000
1000	30" DIA. VENT	30" DIA. VENT	1000

ATTIC VENT CALCULATIONS  
EXTERIOR ELEVATION "C"  
ROOF PLAN "C"  
ATTIC VENT CALCULATIONS  
OPTIONAL COVERED  
PATIO

Sheet:

A2.3.1.1

1/4

Project Owner:  
K. Hovnanian Homes  
1115 Lupton Blvd.  
Scottsdale, AZ 85261  
(480) 485-0000

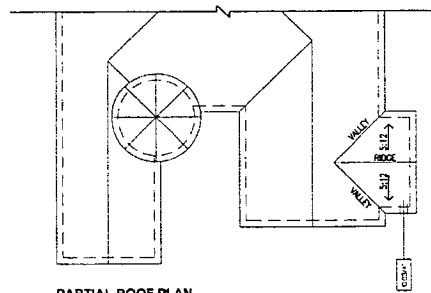
Project Name:  
Natomas Central  
Trails

Project No.: 0000  
Release Date: 01/29/07  
Drawn By:  
Checked By:  
Scale:  
Project Location:  
Project Description:  
Project Status:  
Project Phase:  
Project Start Date:  
Project End Date:  
Project Budget:  
Project Cost:  
Project Revenue:  
Project Profit:  
Project Risk:  
Project Return:  
Project ROI:  
Project NPV:  
Project IRR:  
Project Payback:  
Project Break-Even:  
Project Sensitivity:  
Project Scenario:  
Project Assumptions:  
Project Risks:  
Project Opportunities:  
Project Challenges:  
Project Solutions:  
Project Recommendations:  
Project Conclusions:  
Project Summary:

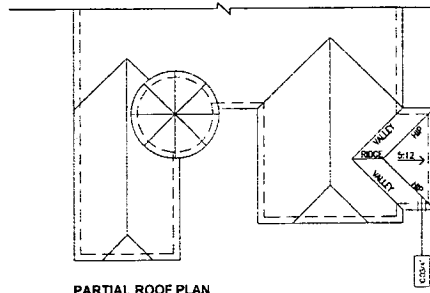
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EXTERIOR ELEVATION "C"  
ROOF PLAN "C"  
ATTIC VENT CALCULATIONS  
OPTIONAL COVERED  
PATIO

Sheet:

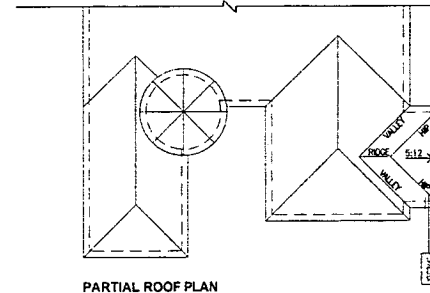
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PARTIAL ROOF PLAN



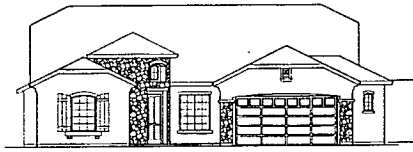
PARTIAL ROOF PLAN



PARTIAL ROOF PLAN



FRONT



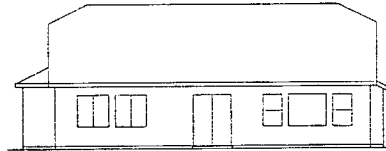
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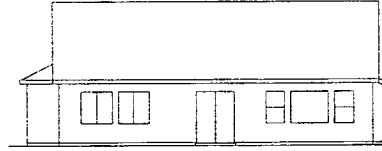
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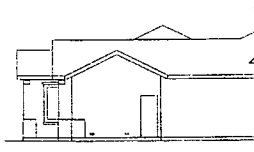
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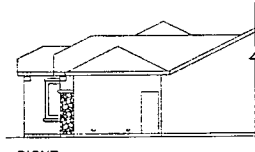
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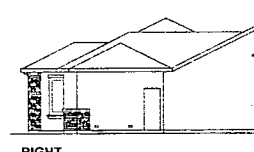
REAR



RIGHT



RIGHT



RIGHT

**ELEVATION A**

**ATTIC VENT CALCS**

ATTIC AREA (SQ)	315	1/4" VENT	85
ATTIC VOLUME (CU FT)	630	1/2" VENT (R-10)	75
LEAK	4.7	LEAK	
3" 24" DIA CORNER	600	3" SQUARE VENTS	90
20" SQUARE VENTS			
PROPOSED VENT AREA	150	PROPOSED VENT AREA	90

**ELEVATION B**

**ELEVATION C**

**EXTERIOR ELEVATIONS  
ROOF PLANS**



**GORDON  
ROGERS**  
ARCHITECTURE  
4881 Ave 20th Blvd, Suite 200  
Sacramento, CA 95817  
916 433 2318  
916 433 2399  
www.gordonrogers.com

Builder:

Consultant:



Rev	Date	Description
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

Project Name:  
**Natarnas Central  
Trails**

Project Owner:  
**K. Hovnanian Homes**

1375 Exposition Blvd  
Sacramento, CA 95815  
(916) 970-0200

GRC Job No.: 04254  
Release Date: 01/30/07  
Drawn By:  
Checked By:

Plan Number: **Plan 242 (2612)**

Sheet Title:  
**EXTERIOR ELEVATIONS  
OPTIONAL GARAGE SPACE**

Sheet:

**A2.4**

DESIGN REVIEW SUBMITTAL SET 01/30/07



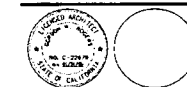


**GORDON  
ROGERS**  
ARCHITECTURE

4800 Rio San Pedro Lane, Suite 300  
Sacramento, CA 95817  
916.432.3310  
916.432.8399 fax  
www.gordonrogers.com

Builder:

Consultant:



Rev.	Date	Description

Project Name:

Natomas Central  
Trails

Project Owner:

K. Hovnanian Homes

1375 Exposition Blvd.  
Sacramento, Ca 95815  
(916) 920-0200

GRC Job No.: 04024  
Release Date: 01/30/07

Drawn By:

Checked By:

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Plan Number: Plan 243 (2828)

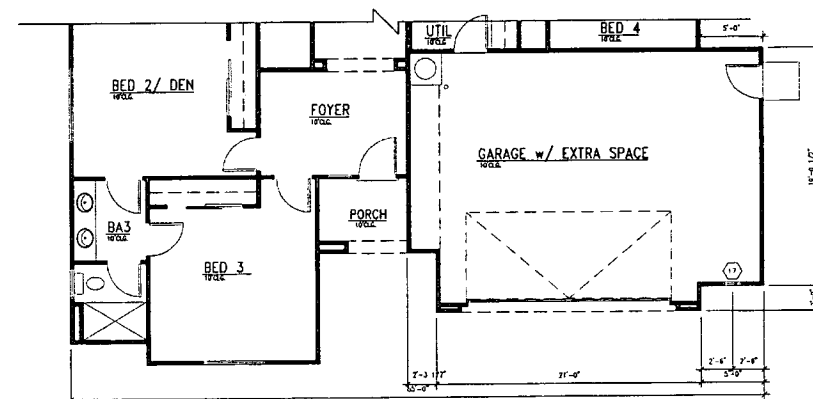
Sheet Title:

FLOOR PLAN  
OPTIONAL GARAGE SPACE

Sheet:

A1.2

DESIGN REVIEW SUBMITTAL SET 01/30/07



WINDOW SCHEDULE			
MARK	SIZE	TYPE	REMARKS
12	1'-6" x 3'-0"	PICTURE	ARCHITECT: B. ELLIOTT

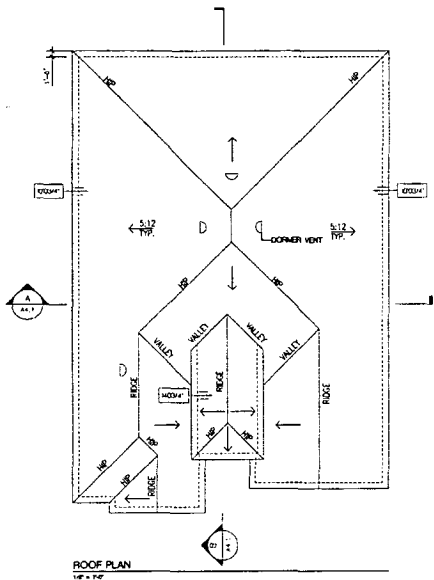
#### ATTIC VENT CALOS

ATTIC AREA (SQ)	3574
USABLE FLOOR AREA	621
2" x 4" LVA VENT AREA	620
20" SQUARE VENT AREA	620
REQUIRED VENT AREA	620

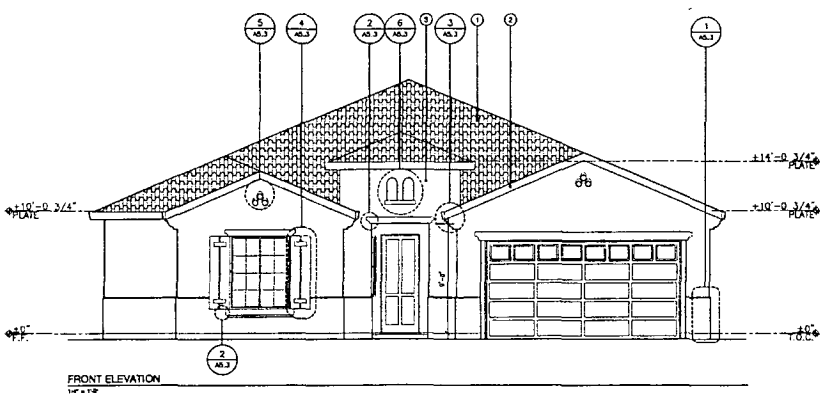
#### FLOOR PLAN DATA

SQUARE FOOTAGE	
FIRST FLOOR	3836
SECOND FLOOR	476
NET USABLE AREA	3360
GARAGE AREA	566
TOTAL FLOORPLAN	3926
CORNER PORCH	312

FLOOR PLAN



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



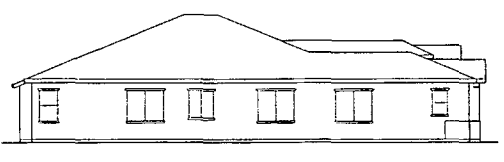
FRONT ELEVATION  
1/8" = 1'-0"

ATTIC VENT CALCULATIONS

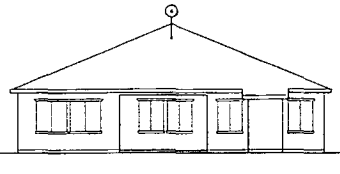
ATTIC AREA (SF)	TYPICAL VENTS USED	VENT TYPE	AREA (SF)
3224	GABLE END	48" x 60"	72
174	14" x 8"	1008	14
8.56	14" x 8"	1008	14
143	14" x 8"	1008	14
2706	EAVE	30" x 14"	42
	CORNER VENT	30" x 14"	42
	SO GLE	30" x 14"	42
	ROOF	30" x 14"	42
	ROOF	30" x 14"	42
	24" (1440) CORNER	94	

KEYNOTES:

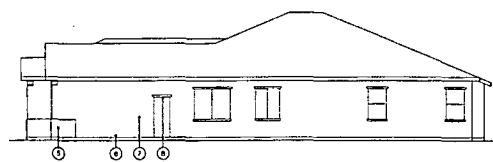
1. CONGR. HALL ROOFING
2. 2" x 8" RAFTER SPACING
3. ON SHAM BRUCCO SYSTEM
4. ATTIC AIR-SEAL CAULK FOR ALL Joints
5. 2" VENTUR SAND
6. CONTINUOUS RIGID SOLID AL. BARS
7. CONTROL EXPANSION JOINTS LOCATED PER MANUFACTURER'S RECOMMENDATIONS
8. 7' SLATED FROM TRIM AS SHOWN ON SHEET WITH 1/2" HOLLOW INSULATION TO MATCH TRIM GLECH ON FRONT ELEVATION



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



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

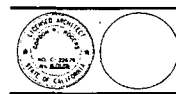


RIGHT ELEVATION  
1/8" = 1'-0"



Builder:

Consultant:



Revisions	Rev	Date	Description
	1		
	2		
	3		
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	5		
	6		
	7		
	8		
	9		

Project Name:  
Natomes Central Trails

Project Owner:  
K. Hovnanian Homes  
1370 Exposition Blvd.  
Sacramento, Ca 95815  
(916) 900-0200

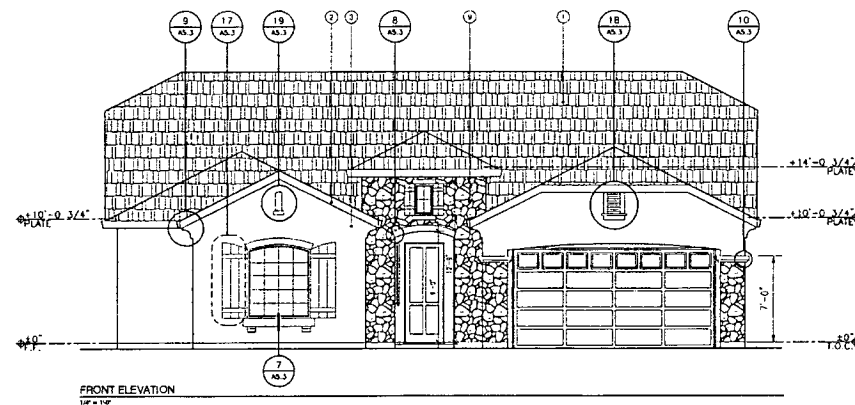
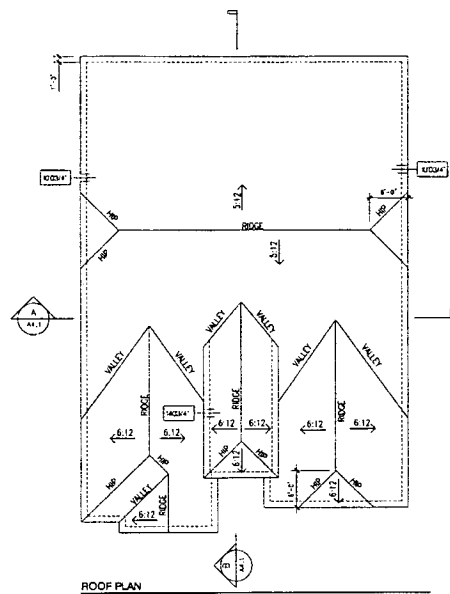
GRC Job No.:	0404
Release Date:	01/30/07
Drawn By:	
Checked By:	
Plan Number:	Plan 243 (2828)

Sheet Title:  
EXTERIOR ELEVATION "A"  
ROOF PLAN "A"  
ATTIC VENT CALCULATIONS

Sheet:  
A2.1

DESIGN REVIEW SUBMITTAL SET 01/30/07



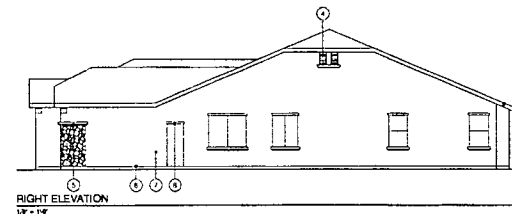
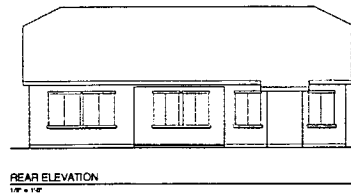
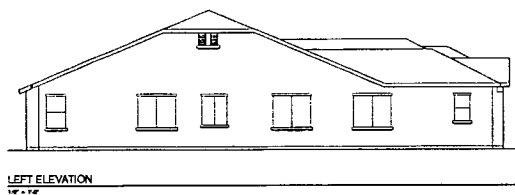


#### ATTIC VENT CALCULATIONS

ATTIC AREA USED	VENT TYPE	AREA SQ'
ATTIC	2" x 8" RAFTER GABLE VENT	1006
10000' FLOOR SF	1" x 1" SQUARE	1006
USE:	1" x 1" SQUARE	1006
4" SLOPE GABLE END	1" x 1" SQUARE	1006
1" x 1" SQUARE	1" x 1" SQUARE	1006
20 SQUARE VENTS	1" x 1" SQUARE	1006
PROPOSED VENT AREA	1" x 1" SQUARE	1006

#### KEYNOTES:

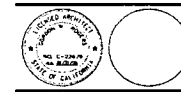
1. GENERAL TILE ROOFING
2. 2" x 8" RAFTER GABLE VENT
3. ONE COAT STUCCO SYSTEM
4. ATTIC VENT, SEE DETAILS FOR DETAILS
5. 1/2" RAFTER END
6. GUTTER AND DRAINAGE ALL SIDES
7. CENTRAL EXTERIOR LIGHT LOCATED
8. 2" SLOPE FROM FRONT TO REAR ON SIDE AND REAR EXTERIOR LIGHT LOCATED
9. STONE CHIMNEY
10. STONE GARAGE



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Builder:

Consultant:



Revisions	Rev. No.	Date	Description

Project Name:  
Natomas Central  
Trails

Project Owner:  
K. Hovnanian Homes

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GRC Job No.: 04054  
Release Date: 01/30/07

Drawn By:

Checked By:

Plan Number: Plan 243 (2828)

Sheet Title:

EXTERIOR ELEVATION "B"

ROOF PLAN "B"

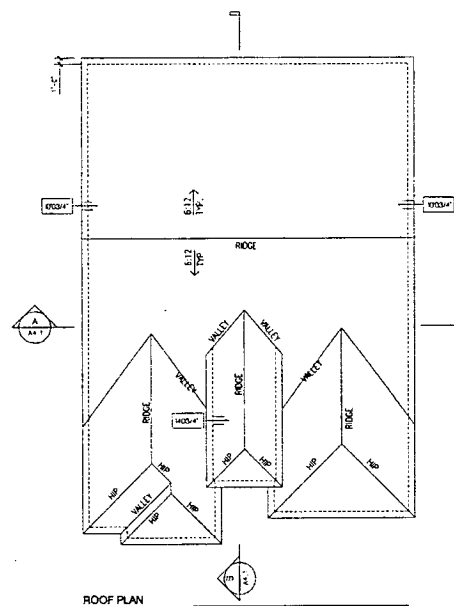
ATTIC VENT CALCULATIONS

Sheet:

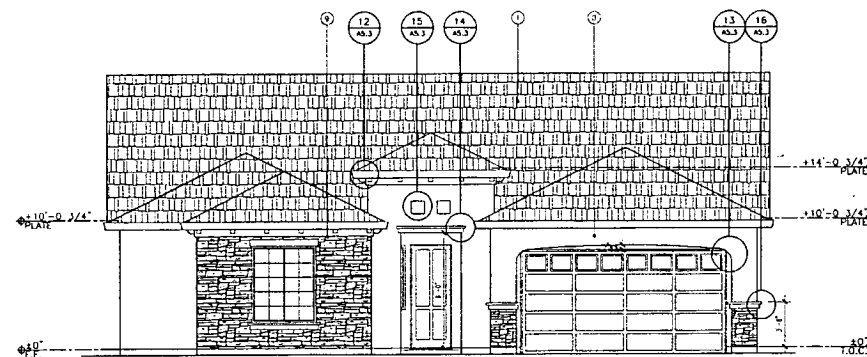
A2.2

DESIGN REVIEW SUBMITTAL SET 01/30/07





ROOF PLAN  
VP = 1/8"



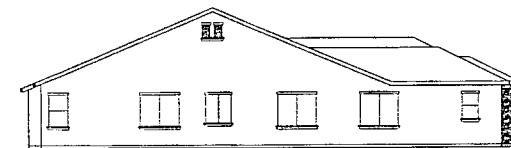
FRONT ELEVATION  
VP = 1/8"

#### ATTIC VENT CALCULATIONS

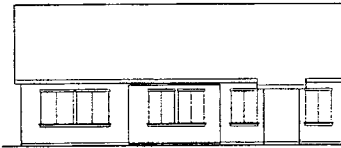
ATTIC AREA (SQ)	VENT TYPE	AREA (SQ)
ATTIC (2200) (INFO SP)	GALE END	0.659
LEFT	14" x 36"	13.06
RIGHT	14" x 36"	13.06
2" IMPACT GABLE END	SOFTEN	0.30
1.75" (2) GABLE ENDS	SOFTEN	0.30
20" SOFTEN VENTS	SOFTEN	0.30
PROPOSED VENT AREA	SOFTEN	0.30

#### KEYNOTES:

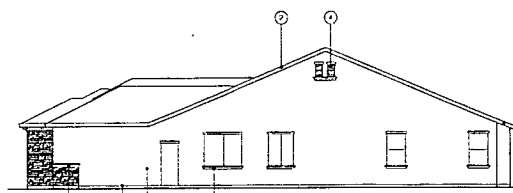
1. CHECK IF THE ROOM HAS
2. 2 X 8 RAFTER SPACING
3. GLE GLEAT SYSTEM
4. ATTIC FLOOR JOIST SPACING
5. 48" R-19 INSULATION
6. CONTINUOUS AIR BARRIER
7. CONTINUOUS AIR BARRIER
8. 2" SOFTEN FROM THE GLE END
9. SOFTEN FROM THE GLE END
10. SOFTEN FROM THE GLE END
11. SOFTEN FROM THE GLE END
12. SOFTEN FROM THE GLE END
13. SOFTEN FROM THE GLE END
14. SOFTEN FROM THE GLE END
15. SOFTEN FROM THE GLE END
16. SOFTEN FROM THE GLE END
17. SOFTEN FROM THE GLE END
18. SOFTEN FROM THE GLE END
19. SOFTEN FROM THE GLE END
20. SOFTEN FROM THE GLE END



LEFT ELEVATION  
VP = 1/8"



REAR ELEVATION  
VP = 1/8"

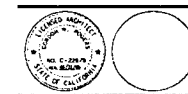


RIGHT ELEVATION  
VP = 1/8"



Builder:

Consultant:



Revisions	Sym	Date	Description
1			
2			
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Project Name:  
Notomas Central Trails

Project Owner:  
K. Hovnanian Homes

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(916) 920-0200

ARC Job No.: 0404  
Release Date: 01/30/07  
Drawn By:  
Checked By:

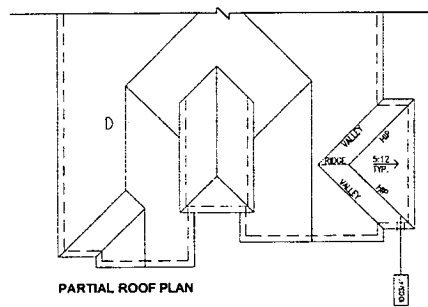
Plan Number: 243 (2828)

Sheet Title:  
EXTERIOR ELEVATION "C"  
ROOF PLAN "C"  
ATTIC VENT CALCULATIONS

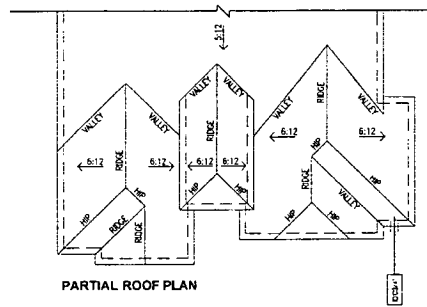
Sheet: A2.3

DESIGN REVIEW SUBMITTAL SET 01/30/07

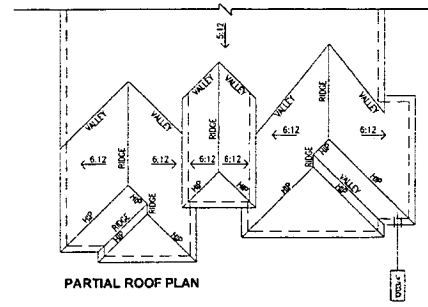




PARTIAL ROOF PLAN



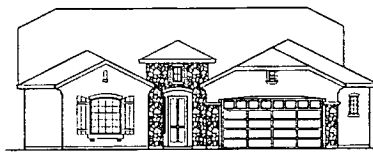
PARTIAL ROOF PLAN



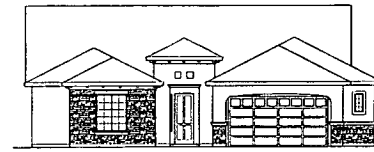
PARTIAL ROOF PLAN



FRONT



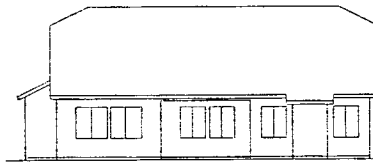
FRONT



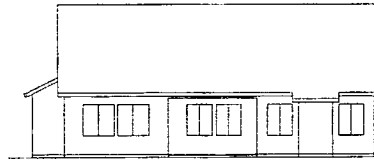
FRONT



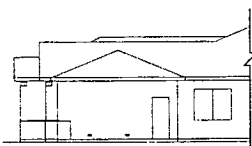
REAR



REAR

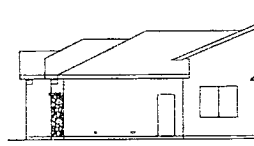


REAR



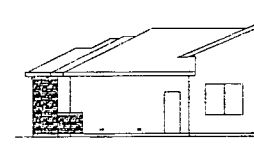
RIGHT

ELEVATION A



RIGHT

ELEVATION B



RIGHT

ELEVATION C

EXTERIOR ELEVATIONS  
ROOF PLANS



4825 9th Street, Suite 200  
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951 421 6286  
www.grp.com

Builder:

Consultant:



Rev.	Date	Description

Project Name:  
Natomas Central  
Trails

Project Owner:  
K. Hovnanian Homes

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(916) 920-0200

GRC Job No.: 04034  
Release Date: 01/30/07

Drawn By:

Checked By:

Plan Number: Plan 243 (2828)

Sheet Title:

EXTERIOR ELEVATIONS  
OPTIONAL GARAGE SPACE

Sheet:

A2.4

DESIGN REVIEW SUBMITTAL SET 01/30/07

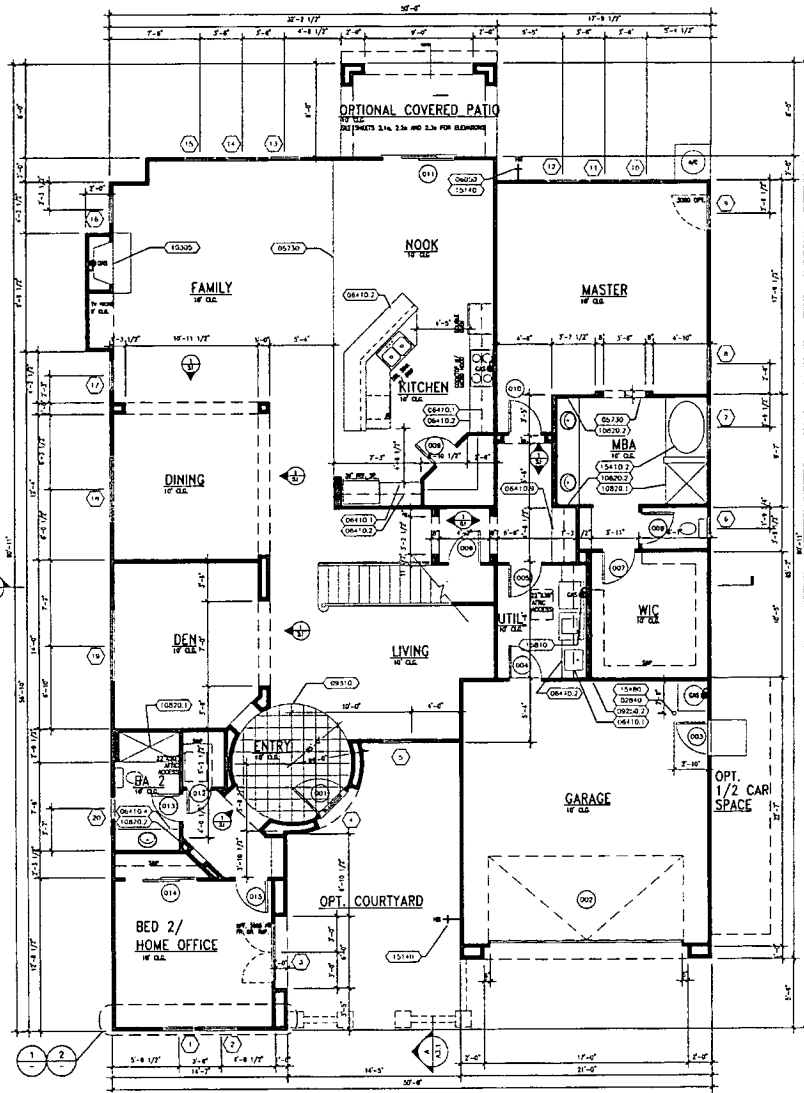
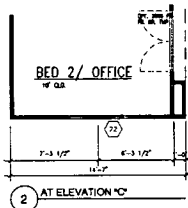
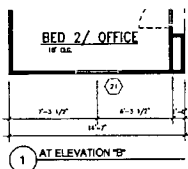
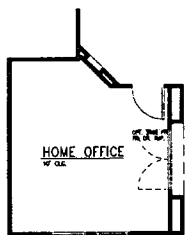
Exhibit 5: Plan 244 Floor Plans, Elevations (A), (B), & (C)

P07-023  
REC'D 2/6/2007

WINDOW SCHEDULE			
MARK	SIZE	TYPE	REMARKS
1	3'-0" x 6'-0"	PICTURE	ARCH TOP
2	3'-0" x 6'-0"	PICTURE	ARCH TOP
3	3'-0" x 6'-0"	PICTURE	ARCH TOP
4	3'-0" x 6'-0"	PICTURE	ARCH TOP
5	3'-0" x 6'-0"	PICTURE	ARCH TOP
6	3'-0" x 6'-0"	PICTURE	ARCH TOP
7	3'-0" x 6'-0"	PICTURE	ARCH TOP
8	3'-0" x 6'-0"	PICTURE	ARCH TOP
9	3'-0" x 6'-0"	PICTURE	ARCH TOP
10	3'-0" x 6'-0"	PICTURE	ARCH TOP
11	3'-0" x 6'-0"	PICTURE	ARCH TOP
12	3'-0" x 6'-0"	PICTURE	ARCH TOP
13	3'-0" x 6'-0"	PICTURE	ARCH TOP
14	3'-0" x 6'-0"	PICTURE	ARCH TOP
15	3'-0" x 6'-0"	PICTURE	ARCH TOP
16	3'-0" x 6'-0"	PICTURE	ARCH TOP
17	3'-0" x 6'-0"	PICTURE	ARCH TOP
18	3'-0" x 6'-0"	PICTURE	ARCH TOP
19	3'-0" x 6'-0"	PICTURE	ARCH TOP
20	3'-0" x 6'-0"	PICTURE	ARCH TOP
21	3'-0" x 6'-0"	PICTURE	ARCH TOP
22	3'-0" x 6'-0"	PICTURE	ARCH TOP

DOOR SCHEDULE			
MARK	SIZE	TYPE	REMARKS
1001	3'-0" x 8'-0"	SWING	
1002	3'-0" x 8'-0"	SWING	
1003	3'-0" x 8'-0"	SWING	
1004	3'-0" x 8'-0"	SWING	
1005	3'-0" x 8'-0"	SWING	
1006	3'-0" x 8'-0"	SWING	
1007	3'-0" x 8'-0"	SWING	
1008	3'-0" x 8'-0"	SWING	
1009	3'-0" x 8'-0"	SWING	
1010	3'-0" x 8'-0"	SWING	
1011	3'-0" x 8'-0"	SWING	
1012	3'-0" x 8'-0"	SWING	
1013	3'-0" x 8'-0"	SWING	
1014	3'-0" x 8'-0"	SWING	
1015	3'-0" x 8'-0"	SWING	

ROOM FINISH SCHEDULE			
ROOM	FINISH	WALLS	FLOOR
BED 2 / HOME OFFICE	15410.2	06410.2	10020.2
BED 2 / OFFICE	15410.2	06410.2	10020.2
BED 2 / OFFICE	15410.2	06410.2	10020.2
BED 2 / OFFICE	15410.2	06410.2	10020.2
BED 2 / OFFICE	15410.2	06410.2	10020.2
BED 2 / OFFICE	15410.2	06410.2	10020.2
BED 2 / OFFICE	15410.2	06410.2	10020.2
BED 2 / OFFICE	15410.2	06410.2	10020.2
BED 2 / OFFICE	15410.2	06410.2	10020.2
BED 2 / OFFICE	15410.2	06410.2	10020.2



- KLYNOTE LEGEND**
- 02 Site
  - 02840 4" DIA. CONC. REBAR FIVE EQUALS SEE TRASH
  - 05 Metals
  - 05/200 FLOOR COATING SEE W
  - 06 Wood
  - 06250 MILLER TO STRUCTURAL SHEETS
  - 06410.2 UPPER LEVEL
  - 06410.3 COUNTERTOP ON 3/4" HOD-BAG CAB
  - 06410.4 COUNTERTOP ON 3/4" HOD-BAG CAB
  - 06410.5 AREA BGL BY 40 TOP - UPPER
  - 09 Finishes
  - 09220.2 PRIME 2-LAYER 3/8" T&E 1/2" GYP WALL BOARD OR ALL GYM CEILING WHERE PRIME 1-LAYER 5/8" T&E 1/2" GYP ON ALL GYM WALLS
  - 09310 TRIM TO FLOOR (NEW EXIST)
  - 10 Specialties
  - 10305 1/8" DIA. CLEARANCE FP W/ 3/8" HEATH HUBBY OPENING WITH WHEEL
  - 10420.1 SHOWER BY SWEET CLASS ENCLOSURE
  - 10420.2 ACCESS MEDICINE CABINET
  - 15 Mechanical
  - 15410.2 4" x 8" 40' DIA. TUB
  - 15480 36" DIA. 20' HOD-BAG FLOOR ON 1/2" HOD-BAG SEE TRASH (15/40)
  - 15610 HOD-BAG LATER WAS RUN 14" W/ 2 - 1/2" BBS
  - 15740 HOD-BAG BY 4000 ON THE 14" (10' x 1/2" SEE BGL) AT 1/8000



Builder:

Consultant:

Revisions	Date	Description
1		
2		
3		
4		
5		
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7		
8		
9		
10		

Project Name:  
Natomas Central Trails

Project Owner:  
K. Hovnanian Homes

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**FLOOR PLAN DATA**

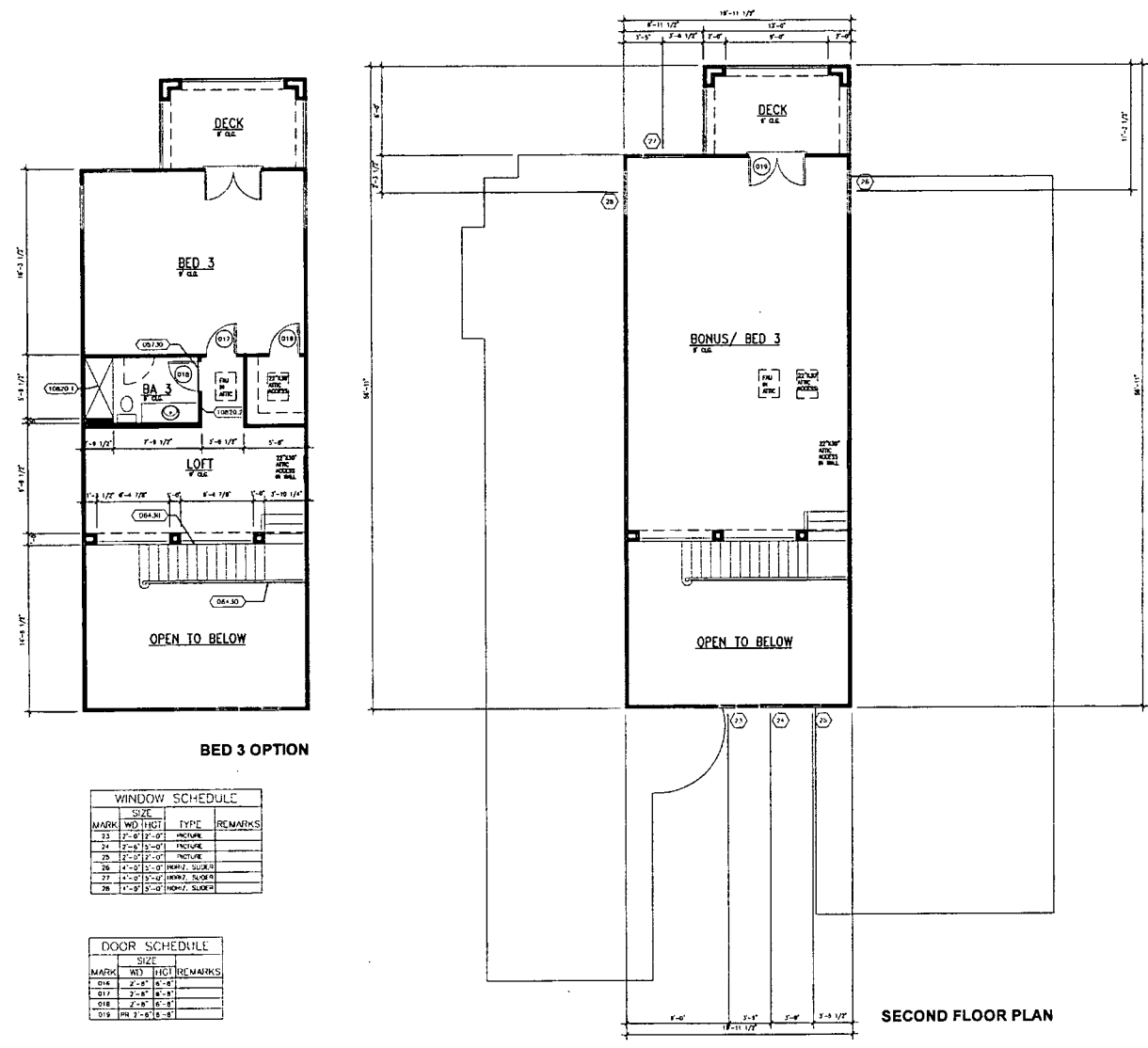
**SQUARE FOOTAGE**

PRIM FLOOR	3672
SECOND FLOOR	423
NET LEASE AREA	3345
GARAGE AREA	476
TOTAL FOOTPRINT	2148
COURTYARD	341

GRC Job No.: 01004  
Release Date: 01/30/07  
Drawn By:  
Checked By:  
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Gordon Rogers Architecture, Inc.  
Plan Number: Plan 244 (3345)  
Sheet Title:  
FIRST FLOOR PLAN  
ROOM FINISH SCHEDULE  
DOOR & WINDOW SCHEDULE  
Sheet:  
A1.1

FIRST FLOOR PLAN

DESIGN REVIEW SUBMITTAL SET 01/30/07



- KEYNOTE LEGEND**
- 05 Metals
  - 06 Wood
  - 10 Specialties



**Builder:**

**Consultant:**

Rev	Date	Description

**Project Name:**  
Natomas Central Trails

**Project Owner:**  
K. Hovnanian Homes

1375 Latham Blvd.  
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**GRC Job No.:** 04054  
**Release Date:** 01/26/07  
**Drawn By:**  
**Checked By:**

**FLOOR PLAN DATA**

SQUARE FOOTAGE	NET AREA
1909 FLOOR	659
SECOND FLOOR	3345
NET LIVING AREA	274
GRADE AREA	8148
TOTAL FOOTPRINT	312
COURTYARD	

**Plan Number:** Plan 244 (3345)

**Sheet Title:** SECOND FLOOR PLAN  
ROOM FINISH SCHEDULE  
DOOR & WINDOW SCHEDULE

**Sheet:** A1.2

**WINDOW SCHEDULE**

MARK	SIZE	TYPE	REMARKS
23	7'-0" x 2'-0"	PICTURE	
24	12'-0" x 2'-0"	PICTURE	
25	12'-0" x 2'-0"	PICTURE	
26	4'-0" x 2'-0"	PICTURE, SLIDER	
27	4'-0" x 2'-0"	PICTURE, SLIDER	
28	4'-0" x 2'-0"	PICTURE, SLIDER	

**DOOR SCHEDULE**

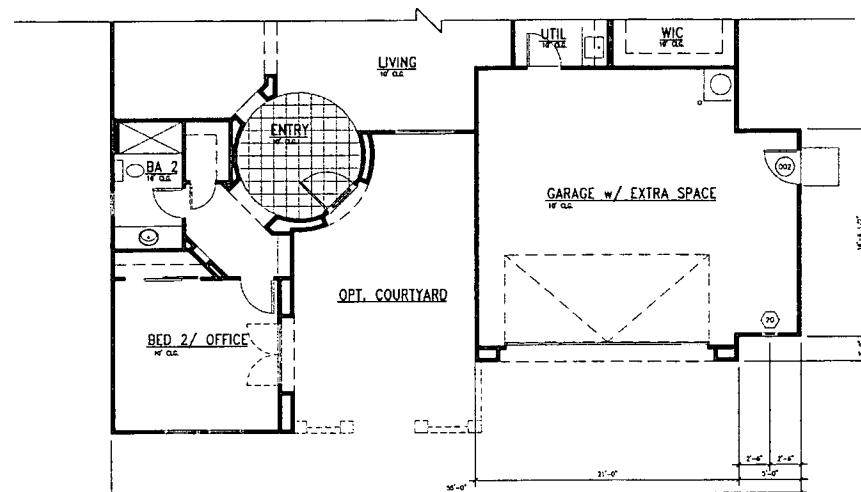
MARK	SIZE	REMARKS
014	2'-8" x 6'-8"	
017	2'-8" x 6'-8"	
018	2'-8" x 6'-8"	
019	2'-8" x 6'-8"	

DESIGN REVIEW SUBMITTAL SET 01/26/07



Builder:

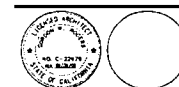
Consultant:



DOOR SCHEDULE				WINDOW SCHEDULE						
MARK	SIZE	WD	HGT	REMARKS	MARK	SIZE	WD	HGT	TYPE	REMARKS
002	2'-8" x 6'-8"			--	20	1'-6" x 2'-0"			INSURE	

## FLOOR PLAN DATA

SQUARE FOOTAGE	
FIRST FLOOR	2613
SECOND FLOOR	815
NET UNFIN. AREA	3328
GRABBLE AREA	523
TOTAL FOOTPRINT	3851
COURTYARD	312



Revisions		
Rev	Date	Description

Project Name:  
Natomas Central  
Trails

Project Owner:  
K. Hovnanian Homes

1375 Exposition Blvd.  
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ERC Job No.: 04004  
Release Date: 01/30/07  
Drawn By:  
Checked By:

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Plan Number: Plan 244 (3345)

Sheet Title:  
FLOOR PLAN  
OPTIONAL GARAGE SPACE

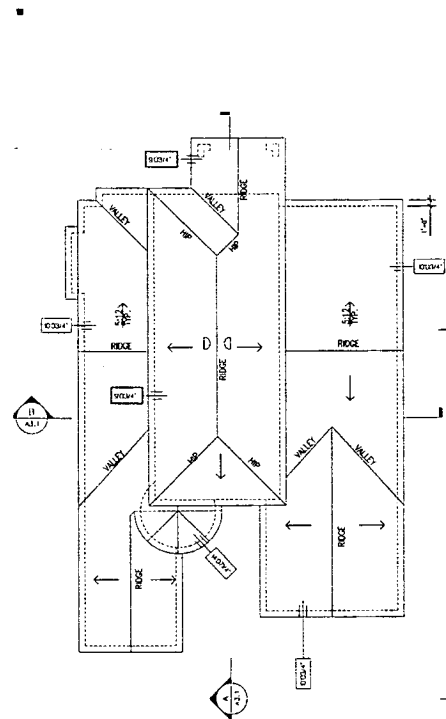
Sheet:

A1.3

DESIGN REVIEW SUBMITTAL SET 01/30/07

FLOOR PLAN





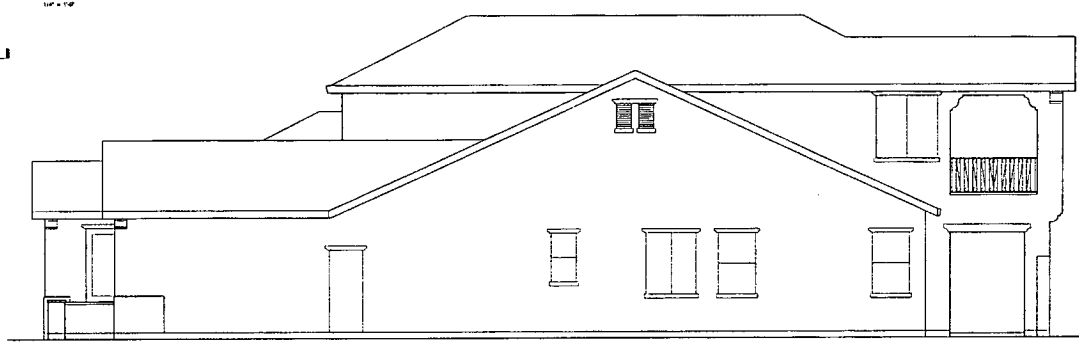
ROOF PLAN  
1/8" = 1'-0"

ATTIC VENT CALCULATIONS

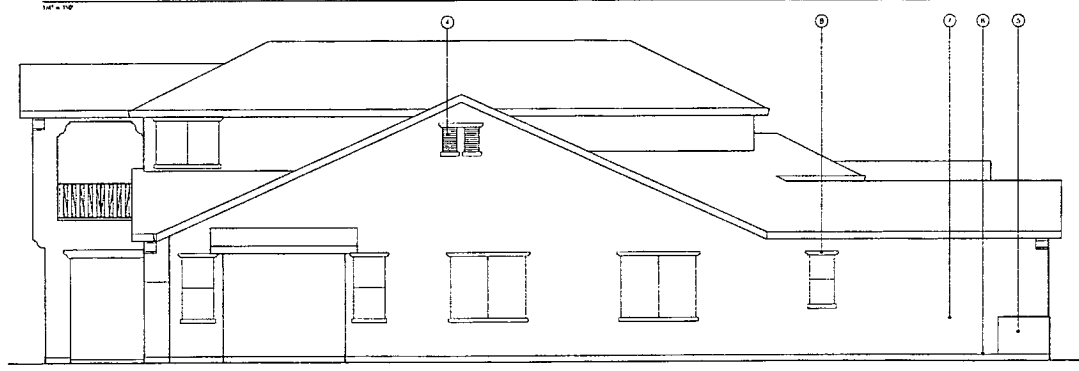
ATTIC AREA (SF)	TYPICAL VENTS USED	VENT TYPE	AREA (SF)
RIGHT ATTIC			
1000' x 8' (8000 SF)		GABLE END	0.85
100'		14" x 14"	0.25
2 1/2" x 2 1/2" GABLE END		14" x 14"	0.25
2 SCREEN VENTS		14" x 14"	0.25
PROPOSED VENT AREA			1.60
LEFT ATTIC			
800'		ROOF	0.00
1000' x 8' (8000 SF)		CHIMNEY (CROWNED)	0.15
2 1/2" x 2 1/2" GABLE END		2 1/2" x 2 1/2" CORNER	0.15
2 SCREEN VENTS			
PROPOSED VENT AREA			0.30
UPPER ATTIC			
1000' x 8' (8000 SF)			0.40
100'			0.17
100'			0.17
2 1/2" x 2 1/2" GABLE END			0.15
2 SCREEN VENTS			0.15
PROPOSED VENT AREA			0.94



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



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

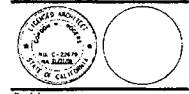


LEFT ELEVATION  
1/8" = 1'-0"

- KEYNOTES:**
1. CONFORM TO THE CODES
  2. 2 X 8 RAFTER BAY SPACING
  3. ONE GARY STUDDED SYSTEM
  4. ATTIC VENT, SEE CALC'S FOR SIZE
  5. 1/2" x 1/2" x 1/2"
  6. CONTROLS MUST BE BUILT AS PER
  7. CONTROLS EXPANSION JOINT LOCATE
  8. PERMANENTLY LOCATED SPECIFICATIONS
  9. 2" x 2" GABLE END, PERMANENTLY LOCATED ON SIDE AND REAR ELEVATION. CHECK TO MATCH FINISH COLOR ON FRONT ELEVATION.



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



Revisions	Symbol	Date	Description

Project Name:  
Natomas Central Trails

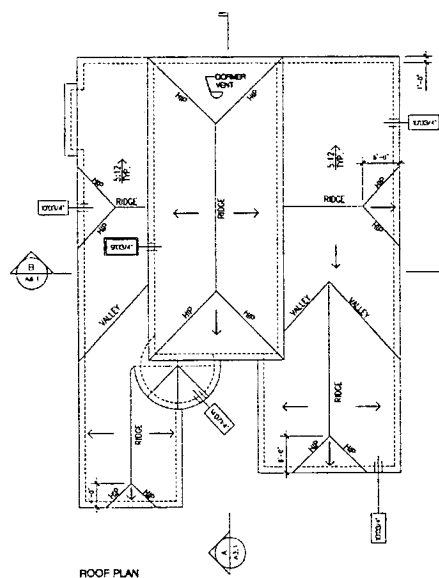
Project Owner:  
K. Hovnanian Homes  
1375 Espinosa Blvd.  
Sacramento, Ca 95815  
(916) 920-0700

URS Job No.: 04004  
Release Date: 01/30/07  
Drawn By:  
Checked By:

Plan Number: Plan 244 (3345)  
Sheet Title:  
EXTERIOR ELEVATION "A"  
ROOF PLAN "A"  
ATTIC VENT CALCULATIONS  
OPTIONAL COVERED PATIO

Sheet: A2.1.1

DESIGN REVIEW SUBMITTAL SET 0173007

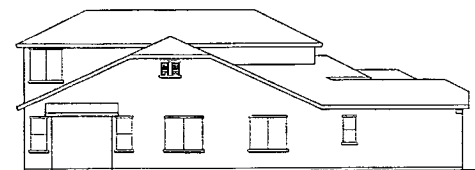
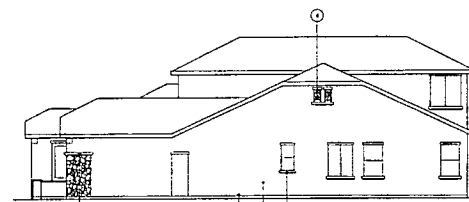
ROOF PLAN  
1/8" = 1'-0"FRONT ELEVATION  
1/8" = 1'-0"

## ATTIC VENT CALCULATIONS

ATTIC AREA (SQ. FT.)	TYPICAL VENTS USED	VENT TYPE	AREA (SQ. FT.)
RIGHT ATTIC	2 2" x 8" RIDGE VENTS	2 2" x 8" RIDGE VENTS	16.00
ROOF PRISM	1 ONE CORN. STICK SYSTEM	1 ONE CORN. STICK SYSTEM	1.00
1 1/2" x 24" CORN. PRISM	4 ATTIC VENT. (SEE CALC. FOR SIZES)	4 ATTIC VENT. (SEE CALC. FOR SIZES)	16.00
2 1/2" x 24" CORN. PRISM	2 2" x 8" RIDGE VENTS	2 2" x 8" RIDGE VENTS	16.00
PROPOSED VENT AREA	2 CONTINUOUS WEEP SERVED ALL SABS	2 CONTINUOUS WEEP SERVED ALL SABS	2.00
	2 CONTIN. / 1/2" WEEPERS / 2" x 8" RIDGE	2 CONTIN. / 1/2" WEEPERS / 2" x 8" RIDGE	16.00
	1 1/2" x 24" CORN. PRISM	1 1/2" x 24" CORN. PRISM	1.00
	2 2" x 8" RIDGE VENTS	2 2" x 8" RIDGE VENTS	16.00
LEFT ATTIC	2 2" x 8" RIDGE VENTS	2 2" x 8" RIDGE VENTS	16.00
ROOF PRISM	1 ONE CORN. STICK SYSTEM	1 ONE CORN. STICK SYSTEM	1.00
1 1/2" x 24" CORN. PRISM	4 ATTIC VENT. (SEE CALC. FOR SIZES)	4 ATTIC VENT. (SEE CALC. FOR SIZES)	16.00
2 1/2" x 24" CORN. PRISM	2 2" x 8" RIDGE VENTS	2 2" x 8" RIDGE VENTS	16.00
PROPOSED VENT AREA	2 CONTINUOUS WEEP SERVED ALL SABS	2 CONTINUOUS WEEP SERVED ALL SABS	2.00
	2 CONTIN. / 1/2" WEEPERS / 2" x 8" RIDGE	2 CONTIN. / 1/2" WEEPERS / 2" x 8" RIDGE	16.00
	1 1/2" x 24" CORN. PRISM	1 1/2" x 24" CORN. PRISM	1.00
	2 2" x 8" RIDGE VENTS	2 2" x 8" RIDGE VENTS	16.00
LOWER ATTIC	2 2" x 8" RIDGE VENTS	2 2" x 8" RIDGE VENTS	16.00
ROOF PRISM	1 ONE CORN. STICK SYSTEM	1 ONE CORN. STICK SYSTEM	1.00
1 1/2" x 24" CORN. PRISM	4 ATTIC VENT. (SEE CALC. FOR SIZES)	4 ATTIC VENT. (SEE CALC. FOR SIZES)	16.00
2 1/2" x 24" CORN. PRISM	2 2" x 8" RIDGE VENTS	2 2" x 8" RIDGE VENTS	16.00
PROPOSED VENT AREA	2 CONTINUOUS WEEP SERVED ALL SABS	2 CONTINUOUS WEEP SERVED ALL SABS	2.00
	2 CONTIN. / 1/2" WEEPERS / 2" x 8" RIDGE	2 CONTIN. / 1/2" WEEPERS / 2" x 8" RIDGE	16.00
	1 1/2" x 24" CORN. PRISM	1 1/2" x 24" CORN. PRISM	1.00
	2 2" x 8" RIDGE VENTS	2 2" x 8" RIDGE VENTS	16.00

## KEYNOTES:

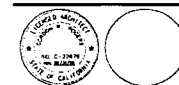
1. DIMENSIONS IN PARENTHESIS
2. 2" x 8" RIDGE VENTS
3. ONE CORN. STICK SYSTEM
4. ATTIC VENT. (SEE CALC. FOR SIZES)
5. 2" x 8" RIDGE VENTS
6. CONTINUOUS WEEP SERVED ALL SABS
7. CONTIN. / 1/2" WEEPERS / 2" x 8" RIDGE
8. 1 1/2" x 24" CORN. PRISM
9. 2 2" x 8" RIDGE VENTS
10. 1 1/2" x 24" CORN. PRISM
11. 2" x 8" RIDGE VENTS
12. 1 1/2" x 24" CORN. PRISM

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

4885 Pine Street, Suite 200  
Sacramento, CA 95817  
916.433.2218  
916.433.2299 fax  
www.gordonrogers.com

Builder:

Consultant:



Revisions	Rev.	Date	Description
	1		
	2		
	3		
	4		
	5		
	6		
	7		
	8		
	9		
	10		

Project Name:  
Nalomas Central  
Trails

Project Owner:  
K. Hovnanian Homes

1375 L. location Blvd.  
Sacramento, Ca 95815  
(916) 920-0200

GRC Job No.: 04034  
Release Date: 01/30/07  
Drawn By:

Checked By:

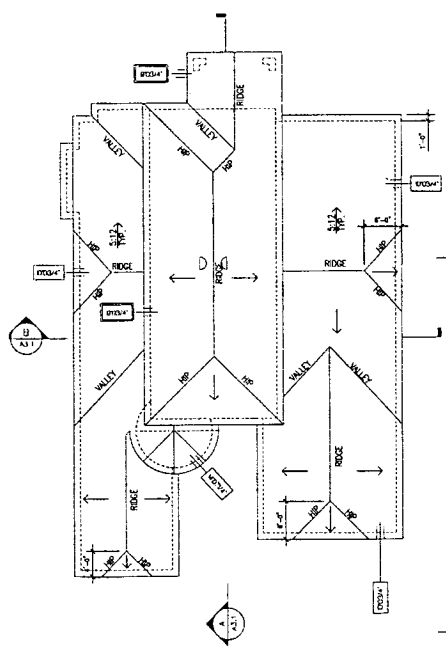
Plan Number: Plan 244 (3345)

Sheet Title:  
EXTERIOR ELEVATION "B"  
ROOF PLAN "B"  
ATTIC VENT CALCULATIONS

Sheet:

A2.2

DESIGN REVIEW SUBMITTAL SET 01/30/07



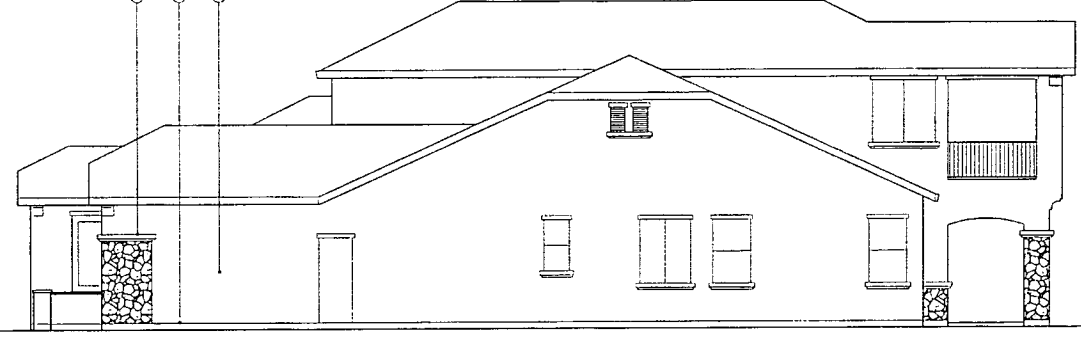
ROOF PLAN  
VP = VP

ATTIC VENT CALCULATIONS

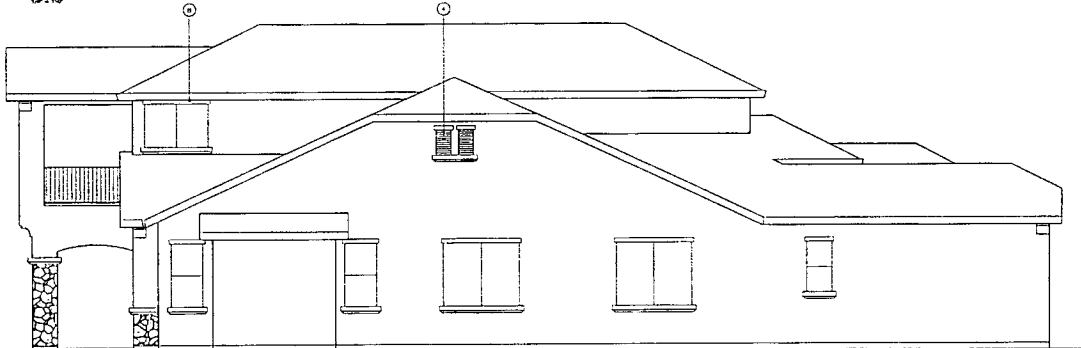
ATTIC AREA (SF)		TYPICAL VENTS USED	
FRONT ATTIC	265	VENT TYPE	AREA (SF)
ROOF AREA (SF)	421	GABLE END	
USE:		4" X 8"	0.008
2 36" X 24" GABLE END	2.75	4" X 8"	0.008
4 SCREEN VENTS	7.00	4" X 24"	0.065
PROPOSED VENT AREA	4.84	EAVE	CONT. EAVE VENT (12" X 12")
			0.02
			SCREEN
			0.30
LEFT ATTIC	300	ROOF	CHANGERS (2 LINED)
ROOF AREA (SF)	348		24" DIA. CORNER
USE:			0.00
2 36" X 24" GABLE END	2.75		
4 SCREEN VENTS	7.00		
PROPOSED VENT AREA	3.91		
UPPER ATTIC	041		
ROOF AREA (SF)	347		
USE:			
2 36" X 24" GABLE END	1.88		
4 SCREEN VENTS	1.90		
PROPOSED VENT AREA	0.88		



REAR ELEVATION  
VP = VP



RIGHT ELEVATION  
VP = VP



LEFT ELEVATION  
VP = VP

KEYNOTES:

1. CURB TILE TILE HOOK END
2. 2" X 8" 12" ON-BAY RAFTER
3. ONE COAT STUCCO SYSTEM
4. ATTIC VENT SEE CALLS FOR SIZES/MS
5. AIR FILTER LINE
6. CONTINUOUS WEAP. SOFFIT ALL SALS
7. CONTINUOUS SPANISH TILE LOCATE STRAINERS ACTIVELY SEE OF GROUND
8. 7" STUCCO FOR TRIM AS SHOWN ON SKE. AND FLOOR ELEVATIONS CALL OUT TO MATCH TRIM COLOR ON FRONT ELEVATION
9. SLOPE RAFTER



Builder:  
Consultant:



Revisions	Symbol	Date	Description

Project Name:  
**Nafamas Central Trails**

Project Owner:  
**K. Hovnanian Homes**  
1375 Kapaun Blvd.  
Sacramento, CA 95815  
(916) 920-0700

GRC Job No.: 04004  
Release Date: 07/30/07  
Drawn By:  
Checked By:

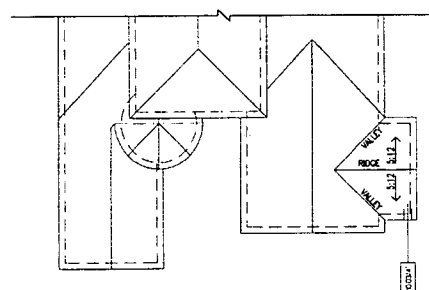
Plan Number:  
**Plan 244 (3345)**

Sheet Title:  
**EXTERIOR ELEVATION "B"  
ROOF PLAN "B"  
ATTIC VENT CALCULATIONS  
OPTIONAL COVERED PATIO**

Sheet:  
**A2.2.1**

DESIGN REVIEW SUBMITTAL SET 01/20/07





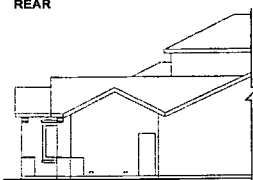
PARTIAL ROOF PLAN



FRONT



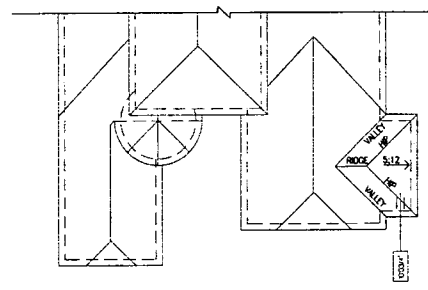
REAR



RIGHT

### ELEVATION A ATTIC VENT CALCS

ATTIC AREA 1501	
REQ'D ATTIC VENT	326
VEHICLE GARAGE SF	445
100%	
AT 2.5% GABLE END	256
R. GABLE END	440
RECOMMENDED VENT AREA	474



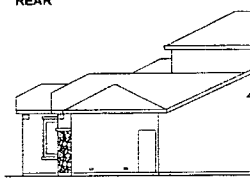
PARTIAL ROOF PLAN



FRONT

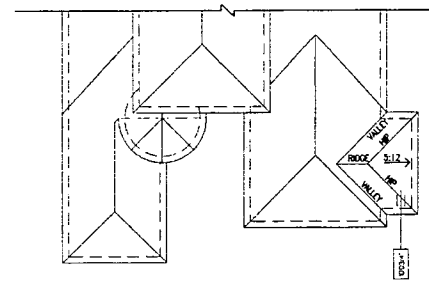


REAR



RIGHT

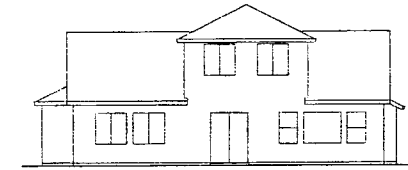
### ELEVATION B



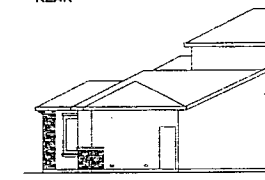
PARTIAL ROOF PLAN



FRONT



REAR



RIGHT

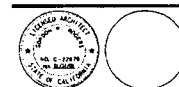
### ELEVATION C

### EXTERIOR ELEVATIONS ROOF PLANS



Builder:

Consultant:



Rev	Date	Description
1		
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4		
5		

Project Name:  
Natomas Central  
Trails

Project Owner:  
K. Hovnanian Homes

1375 Locuston Blvd.  
Sacramento, Ca 95815  
(916) 920-0200

GRC Job No.: 04034

Release Date: 01/30/07

Drawn By:

Checked By:

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Plan Number: Plan 244 (3345)

Sheet Title:

EXTERIOR ELEVATIONS  
OPTIONAL GARAGE SPACE  
ROOF PLANS

Sheet:

A2.4

DESIGN REVIEW SUBMITTAL SET 01/30/07

Attachment 2: Letter of Agreement

Apr. 9. 2007, 9:28AM GORDON ROGERS COMPANY INC. No. 0912 P. 2  
04/09/2007 07:33 3162643326 CITY OF SACRAMENTO PAGE 02/02

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

**P07-023; Trails at Westshore**

**PROJECT NAME/FILE #:** Trails at Westshore in the Natomas Central Planned Unit Development (PUD) for four house plans on 57 lots, file P07-023.

**PROJECT LOCATION:** Lots 6-43 and 53-73 in Village K & Lots 31-84 in Village B, Southwest of Del Paso Road and El Centro Road.


**ASSESSOR'S PARCEL NUMBER(S):** A portion of APN: 225-2270-010

**ZONING:** R-1-PUD

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

I, Dave Garcia, Gordon Rogers Architecture (please print and include title), agree to amend the project application, Trails at Westshore, P07-023 to incorporate the attached Conditions of Approval into the requested Planning Director's Plan Review (P DPR).

I acknowledge that this project, Trails at Westshore, P07-023, 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  
Project Mgr - Gordon Rogers Architecture  
Title  
4/9/07  
Date