City Of Sacramento

Development Services
Department
Current Planning
Division

Aerial Image

P07-134

Leavitt Estates

2700 26th Avenue

019-0181-019

Paul Philley

May 6, 2008

Feet
50 25 0 50 100

Development Services
We Help Build A Great City

Aerial Photos from March 2004

SITE AERIAL PHOTO

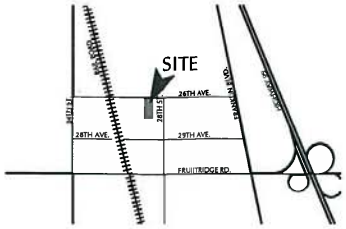
LEAVITT ESTATE

CITY OF SACRAMENTO, CALIFORNIA

NOT TO SCALE

VICINITY MAP

N.T.S.



DECEMBER 14, 2007

G.C. WALLACE OF CA, INC.
ENGINEERS | PLANNERS | SURVEYORS
2150 RIVER PLAZA DRIVE · STE 100 · SACRAMENTO, CA 95833
T: 916.286.7600 · F: 916.286.7601 · GCWALLACE.COM

A DIVISION OF G.C. WALLACE COMPANIES
LAS VEGAS · SACRAMENTO · RENO

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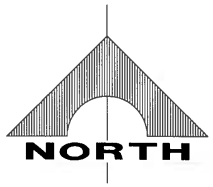
REZONE EXHIBIT

LEAVITT ESTATES

CITY OF SACRAMENTO, CALIFORNIA



REVISED: DECEMBER 14, 2007
SEPTEMBER 20, 2007

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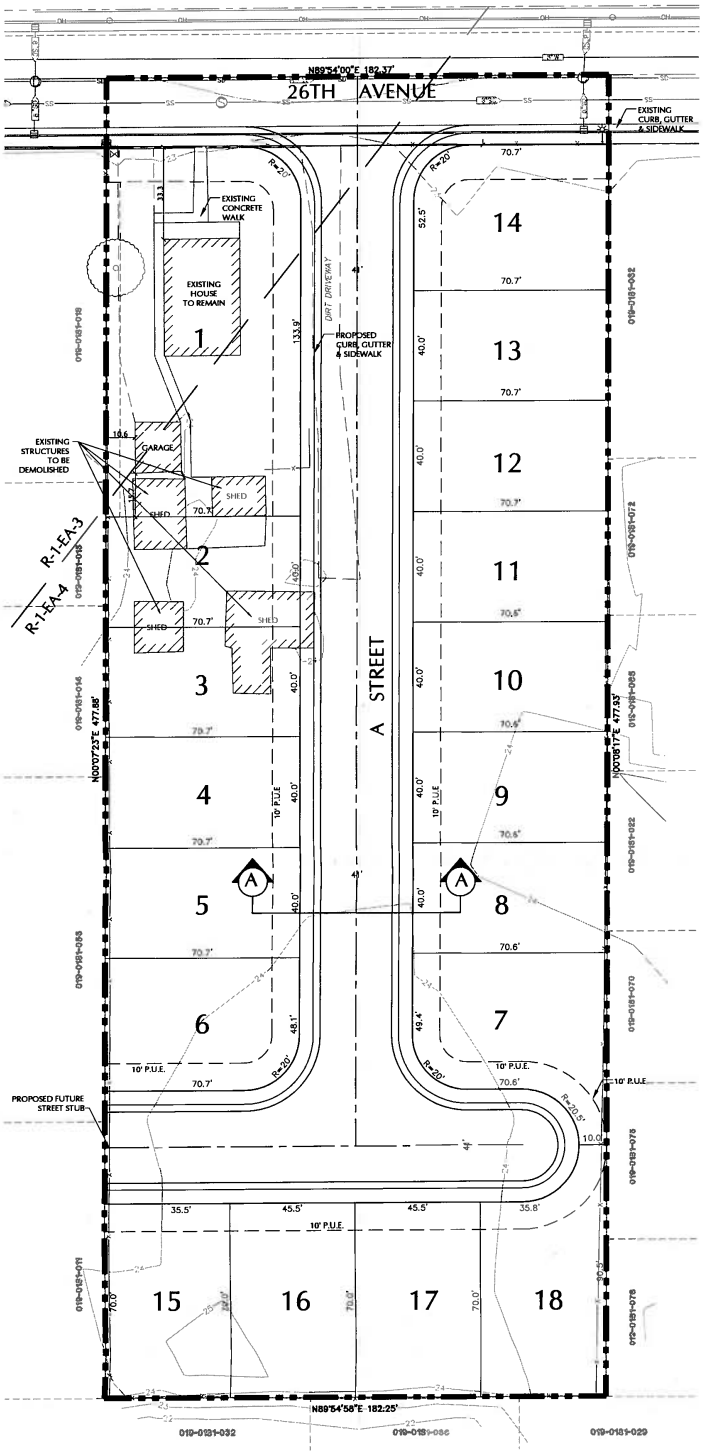
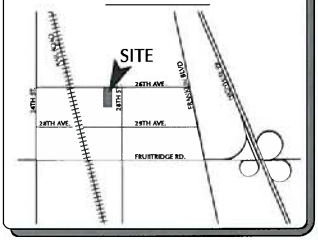
TENTATIVE SUBDIVISION MAP

LEAVITT ESTATES

CITY OF SACRAMENTO, CALIFORNIA



VICINITY MAP



PROJECT SUMMARY

ASSESSOR PARCEL NUMBER:
019-0181-019

OWNER:
HENRY LEAVITT TRUST
2700 26TH AVENUE
SACRAMENTO, CA 95820

JAG DEVELOPMENT, INC.
P.O. BOX 603
ORNAGEVALE, CA 95662

APPLICANT/DEVELOPER:
JAG DEVELOPMENT
P.O. BOX 603
ORANGEVALE, CA 95662
PHONE: (916) 988-1415
CONTACT: BRIAN GUINN

PLANNER/ENGINEER:
GC WALLACE OF CALIFORNIA
2150 RIVER PLAZA DRIVE
SACRAMENTO, CA 95833
PHONE: (916) 286-7600
CONTACT: ANDREA MAYER

EXISTING ZONING:
R-1 (EA-3), R-1 (EA-4)

PROPOSED ZONING:
R-1 (EA-3), R-1A (EA-4)

EXISTING/ PROPOSED USE:
SINGLE-FAMILY RESIDENTIAL

AREA:
2.0±AC (G), 1.9±AC (N)

DENSITY & ZONING:

LOT 1	4 DU/NA	R-1 (EA-3)
LOT 2-18	11 DU/NA	R-1A (EA-4)

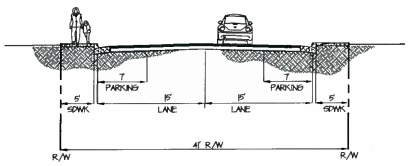
SUMMARY:

USE	ACREAGE
SINGLE FAMILY LOT (1)	±0.22
SINGLE FAMILY LOT (2-18)	±1.20
EXISTING ROW	±0.10
PROPOSED ROW	±0.48
TOTAL:	±2.00

DISTRICTS:

IMPROVEMENTS:	CITY OF SACRAMENTO
SEWER:	SACRAMENTO REGIONAL SANITATION DISTRICT
WATER:	CITY OF SACRAMENTO
DRAINAGE:	CITY OF SACRAMENTO
FIRE DISTRICT:	CITY OF SACRAMENTO
ELECTRICTY:	SMUD
NATURAL GAS:	PG&E
PARK DISTRICT:	CITY OF SACRAMENTO
SCHOOL DISTRICT:	SACRAMENTO UNIFIED SCHOOL DISTRICT
TELEPHONE:	AT&T

PROPOSED CROSS SECTION

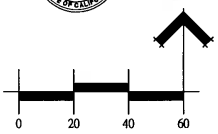


(A) PROPOSED LOCAL RESIDENTIAL 'A STREET'
N.T.S.

SYMBOLS & LINE TYPE LEGEND

TREE
STORM DRAIN MANHOLE
SANITARY SEWER MANHOLE
OVERHEAD POLE
STREET LIGHT
DRAINAGE INLET

STORM DRAIN — SD
SANITARY SEWER — SS
OVERHEAD LINE — OH
WATER LINE — W
CURB LINE
BUILDING
BOUNDARY LINE
CENTERLINE
MAJOR CONTOUR — 25
MINOR CONTOUR — 24
FENCE — X



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SEPTEMBER 20, 2007

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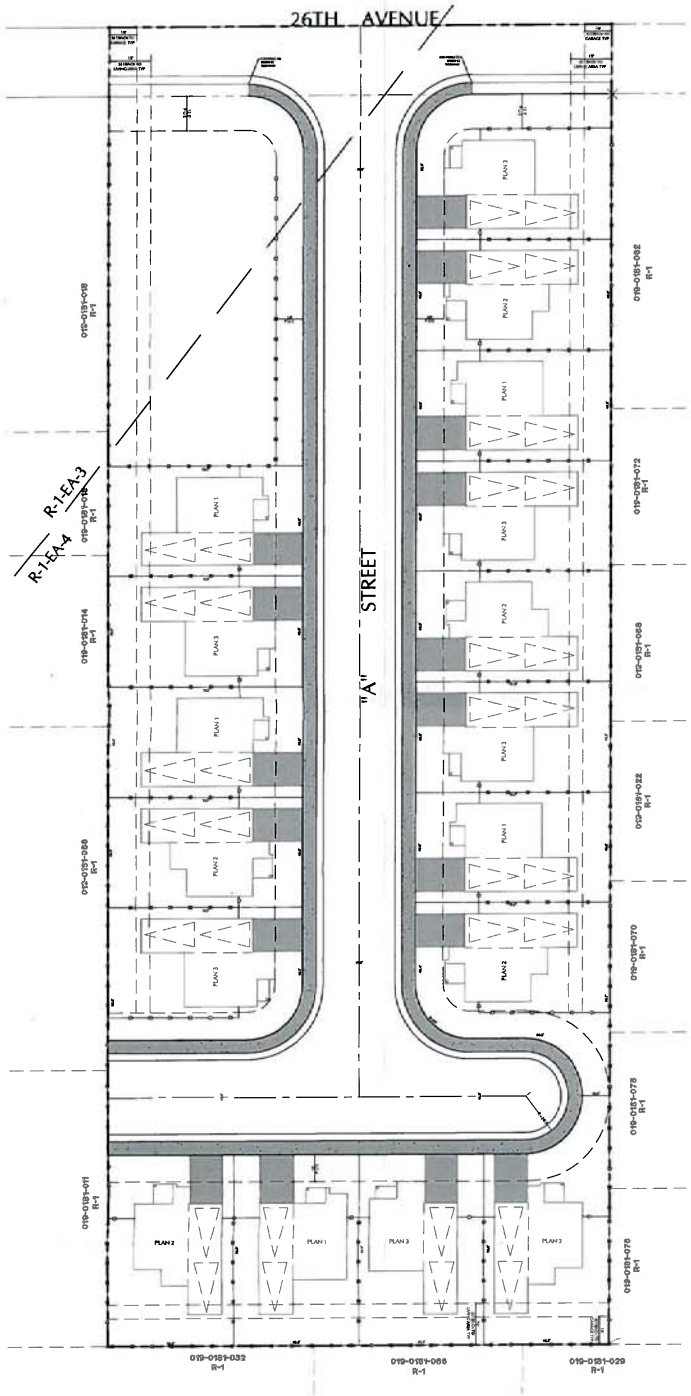
STREET SITE PLAN

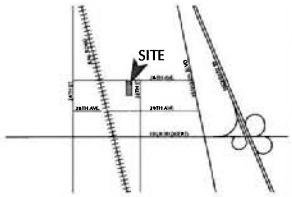
LEAVITT ESTATES

CITY OF SACRAMENTO, CALIFORNIA



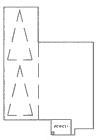
VICINITY MAP

N.T.S.

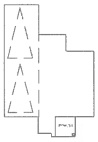


FLOOR PLANS

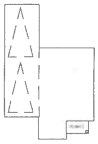
N.T.S.



PLAN 1:
LIVING AREA 1,406 S.F.



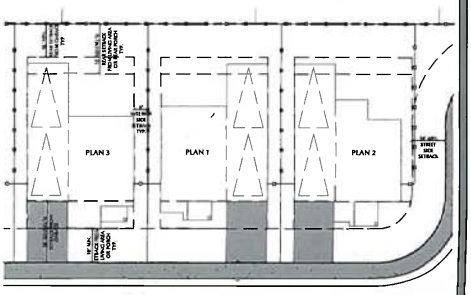
PLAN 2:
LIVING AREA 1,469 S.F.



PLAN 3:
LIVING AREA 1,526 S.F.

DEVELOPMENT STANDARDS TYPICAL DETAIL

N.T.S.



DEVELOPMENT STANDARDS

MINIMUM LOT SIZE	2,800 SF
MINIMUM LOT WIDTH	40'
INTERIOR CORNER	46'
MINIMUM LOT DEPTH	70'
SETBACKS	
FRONT	
from living space or porch	10'
from garage	18'
REAR	
from living space or porch	15'
from garage	10'
INTERIOR SIDE	4'
STREET SIDE	10'
MAX LOT COVERAGE	50%

NOTES:
HOUSE FLOORPLAN PLACEMENT AND FENCING LOCATION IS FOR DIAGRAMMATICAL PURPOSES ONLY. DEVELOPER RESERVES THE RIGHT TO REVISE FLOOR PLAN PLACEMENT AND FENCING LOCATION DURING THE IMPROVEMENT PLAN PROCESS.

LEGEND

- BUILDING ENVELOPE
- PROPOSED FENCE LOCATION
- SIDEWALK HATCH
- DRIVEWAY HATCH

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PLAN 1406 'A'

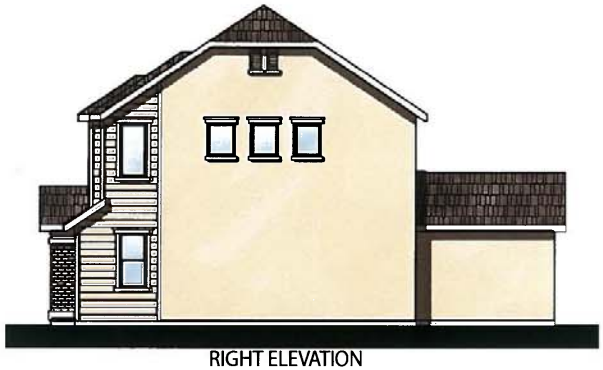
PLAN 1469 'B'

PLAN 1526 'A'

IAG Development, Inc.

26th Avenue

JAG Development, Inc.



RIGHT ELEVATION

REAR ELEVATION

LEFT ELEVATION

FRONT ELEVATION

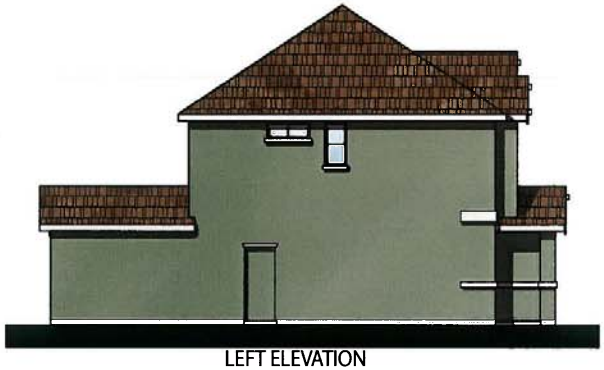
26th Avenue

PLAN 1406 'A'

JAG Development, Inc.

RIGHT ELEVATION

REAR ELEVATION



LEFT ELEVATION

FRONT ELEVATION

26th Avenue

PLAN 1406 'B'

JAG Development, Inc.

RIGHT ELEVATION

REAR ELEVATION

LEFT ELEVATION

FRONT ELEVATION

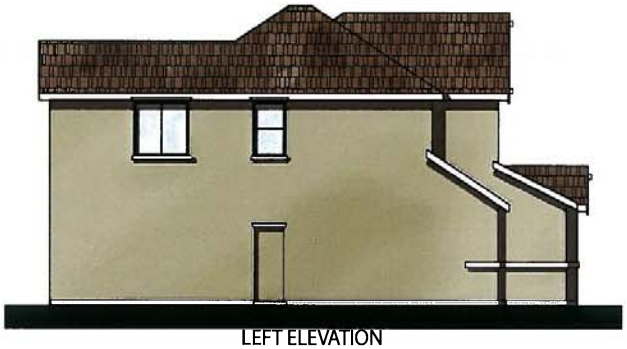
26th Avenue

PLAN 1469 'A'

JAG Development, Inc.

RIGHT ELEVATION

REAR ELEVATION



LEFT ELEVATION

FRONT ELEVATION

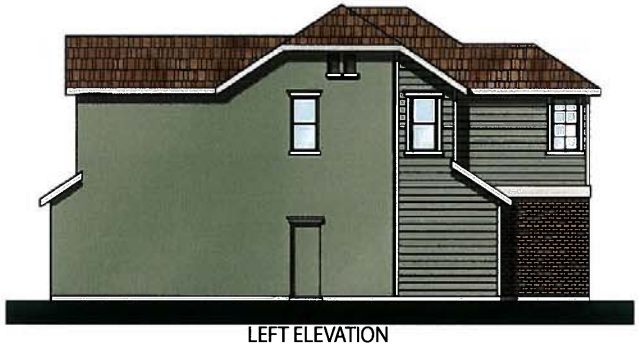
26th Avenue

PLAN 1469 'B'

JAG Development, Inc.

RIGHT ELEVATION

REAR ELEVATION



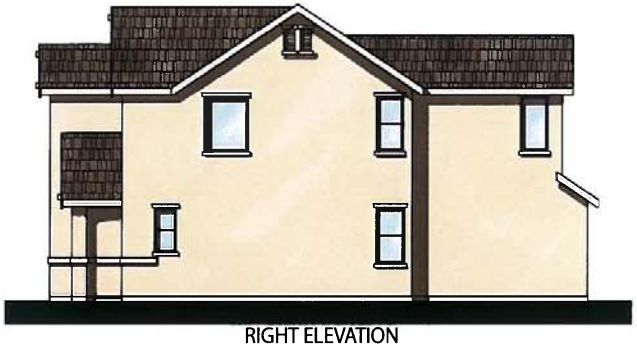
LEFT ELEVATION

FRONT ELEVATION

26th Avenue

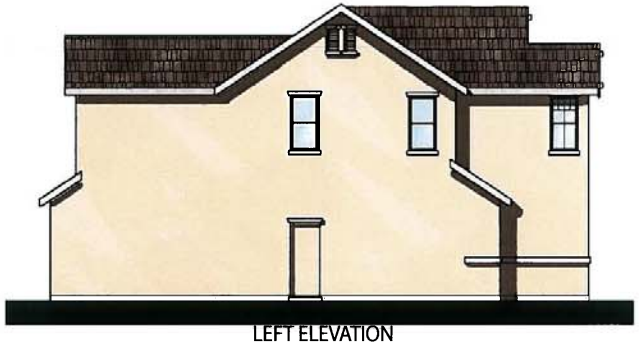
PLAN 1526 'A'

JAG Development, Inc.



RIGHT ELEVATION

REAR ELEVATION



LEFT ELEVATION

FRONT ELEVATION

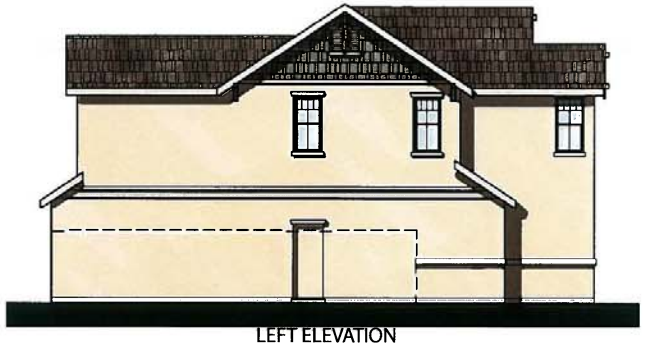
26th Avenue

PLAN 1526 'B'

JAG Development, Inc.

RIGHT ELEVATION

REAR ELEVATION



LEFT ELEVATION

FRONT ELEVATION

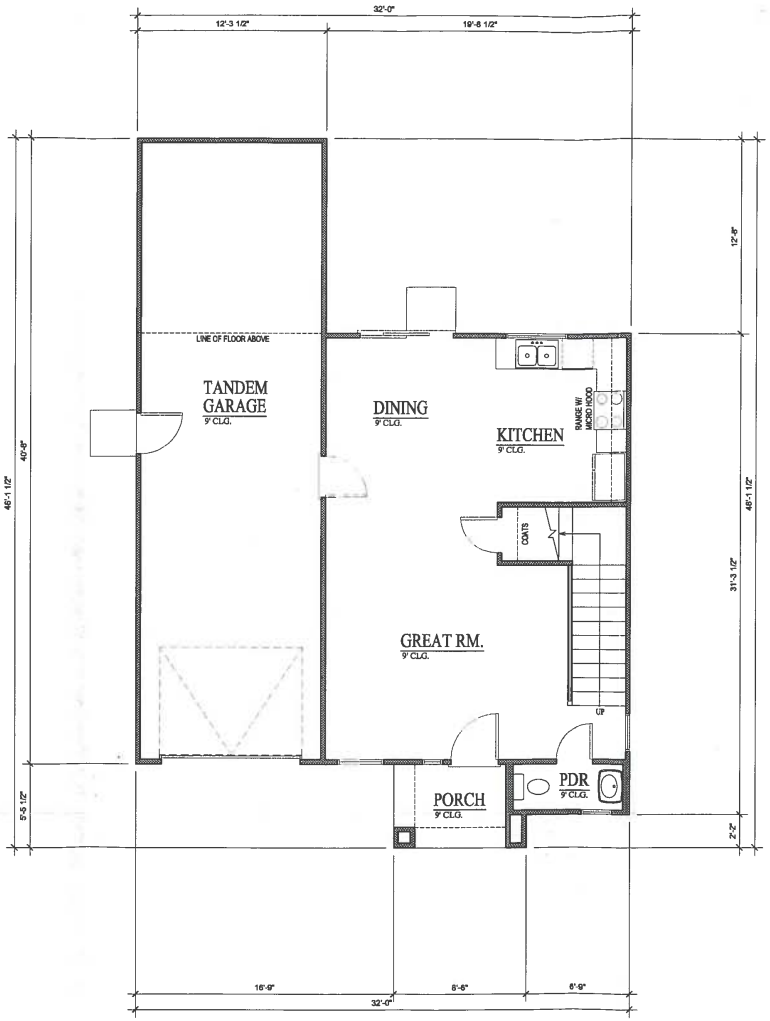
26th Avenue

PLAN 1526 'B'

(AT LOT 14 ONLY)

PLAN 1 (1406)

SECOND FLOOR PLAN 820 SQ.FT.
1/4" = 1'-0"



PLAN 1 (1406)

FIRST FLOOR PLAN 586 SQ.FT.
1/4" = 1'-0"

REVISION	DATE

JAG Development, Inc.

26TH AVENUE
SINGLE FAMILY HOMES
CITY OF SACRAMENTO

PROJECT

1ST AND 2ND FLOOR PLANS

SHEET CONTENTS

JOB NO. -

DATE: 08/19/07

DRAWN: D&J

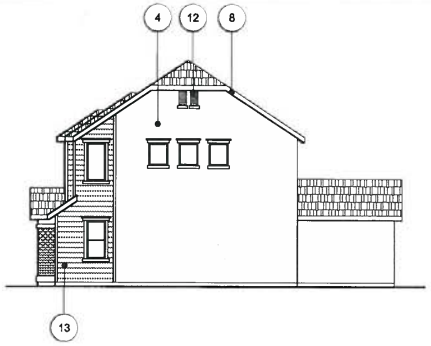
SHEET

A1

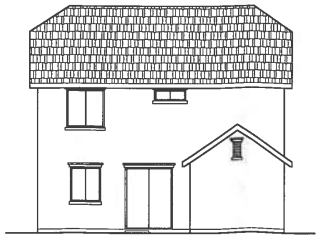
FRONT ELEVATION
1/8" = 1'-0"

ELEVATION NOTES

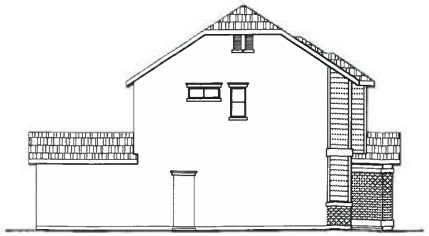
1. COMP. SHINGLE ROOFING
2. 2X4 TRIM @ CORNERS
3. WOOD OR FOAM PLANK-TYP SHUTTERS
4. STUCCO EXTERIOR
5. 8" SIDING
6. METAL SECTIONAL GARAGE DOORS
7. 6-PANEL ENTRY DOOR
8. 2X8 BARGE RAFTER (TYP.)
9. 7" FASCIA GUTTER
10. WHITE VINYL FRAMED WINDOWS (TYP.)
11. BRICK VENEER
12. ATTIC VENT
13. 36" RETURN MININUM



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



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



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

REVISION	DATE

JAG Developments, Inc.

26TH AVENUE
SINGLE FAMILY HOMES
CITY OF SACRAMENTO

PROJECT

EXTERIOR 'A' ELEVATIONS

SHEET CONTENTS

JOB NO. .

DATE: 08/19/07

DRAWN: D&J

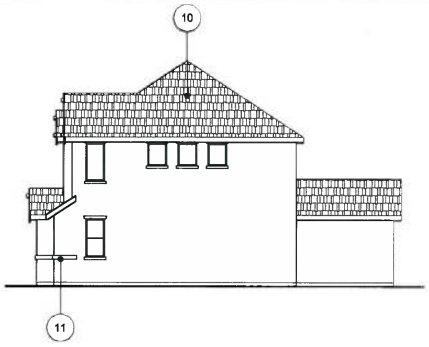
SHEET

A2

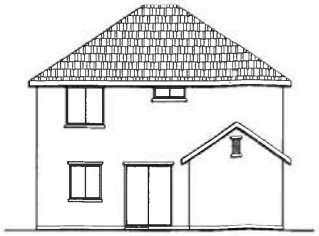
FRONT ELEVATION
1/4" = 1'-0"

ELEVATION NOTES

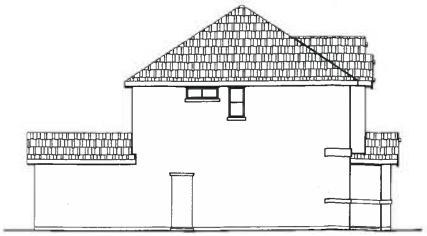
1. COMP. SHINGLE ROOFING
2. STUCCO EXTERIOR
3. 4X OUTLOOKERS
4. METAL SECTIONAL GARAGE DOORS
5. 6-PANEL ENTRY DOOR
6. 2X8 BARGE RAFTER (TYP.)
7. 7" FASCIA GUTTER
8. WHITE VINYL FRAMED WINDOWS (TYP.)
9. HARDI- SHINGLE SIDING
10. ATTIC VENT
11. 36" RETURN MININUM
12. STUCCO O/ FOAM TRIM



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



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



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

REVISION	DATE

JAG Developments, Inc.

26TH AVENUE
SINGLE FAMILY HOMES
CITY OF SACRAMENTO

PROJECT

EXTERIOR 'B'
ELEVATIONS

SHEET CONTENTS

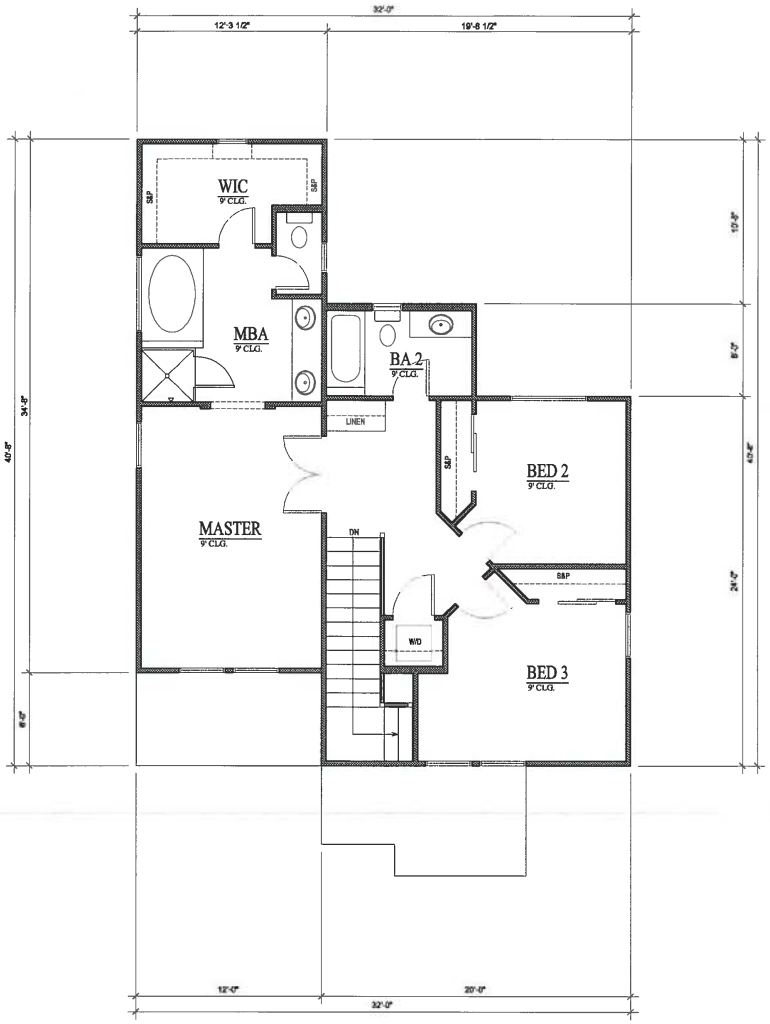
JOB NO. .

DATE: 08/19/07

DRAWN: D&J

SHEET

A3



PLAN 2 (1469)

SECOND FLOOR PLAN 893 SQ.FT.

1/4" = 1'-0"

PLAN 2 (1469)

FIRST FLOOR PLAN 576 SQ.FT.

1/4" = 1'-0"

REVISION	DATE

JAG Development, Inc.

PROJECT

26TH AVENUE
SINGLE FAMILY HOMES
CITY OF SACRAMENTO

1ST AND 2ND FLOOR PLANS

SHEET CONTENTS

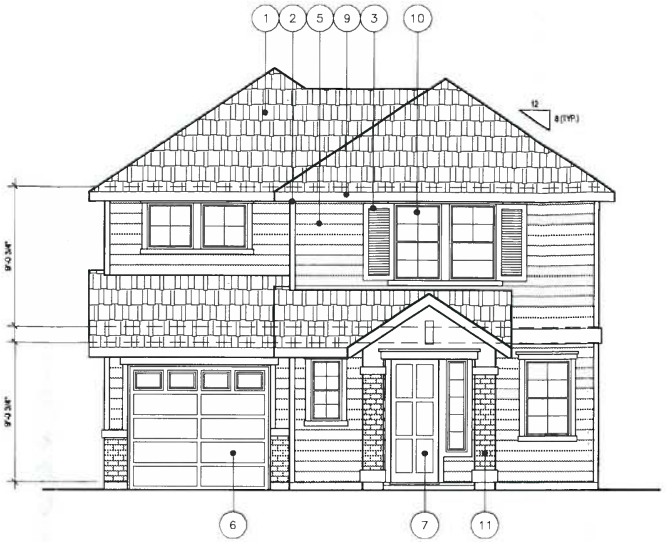
JOB NO. -

DATE: 08/19/07

DRAWN: D&J

SHEET

A1



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

ELEVATION NOTES

1. COMP. SHINGLE ROOFING
2. 2X4 TRIM @ CORNERS
3. WOOD OR FOAM PLANK-TYP SHUTTERS
4. STUCCO EXTERIOR
5. 8" SIDING
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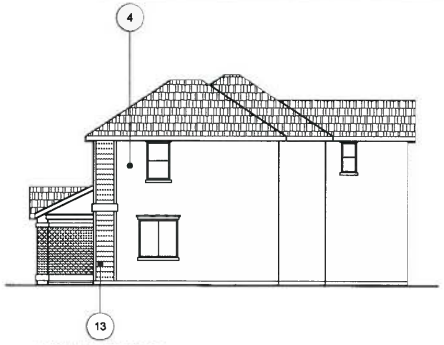
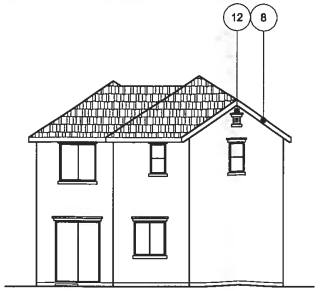
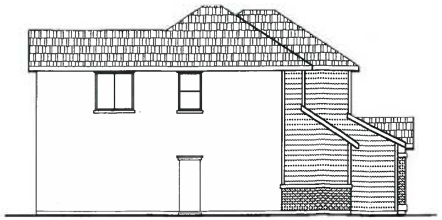


RIGHT ELEVATION
1/8" = 1'-0"



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



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

REVISION	DATE

JAG Development, Inc.

26TH AVENUE
SINGLE FAMILY HOMES
CITY OF SACRAMENTO

PROJECT

EXTERIOR 'A'
ELEVATIONS

SHEET CONTENTS

JOB NO. -

DATE: 08/19/07

DRAWN: D&J

SHEET

A2

ELEVATION NOTES

1. COMP. SHINGLE ROOFING
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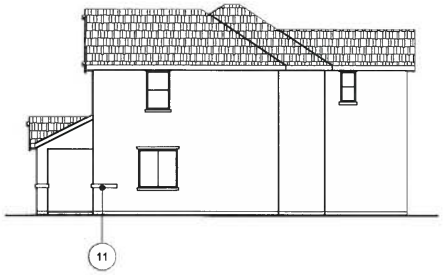
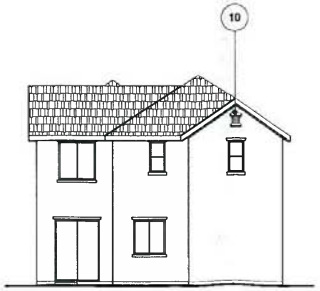
9. HARDI- SHINGLE SIDING
10. ATTIC VENT
11. 36" RETURN MININUM
12. STUCCO O/ FOAM TRIM

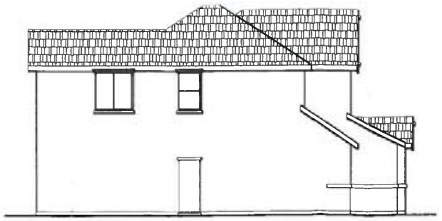
FRONT ELEVATION
1/4" = 1'-0"



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



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



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

REVISION	DATE

JAG Development, Inc.

26TH AVENUE
SINGLE FAMILY HOMES
CITY OF SACRAMENTO

PROJECT

EXTERIOR 'B'
ELEVATIONS

SHEET CONTENTS

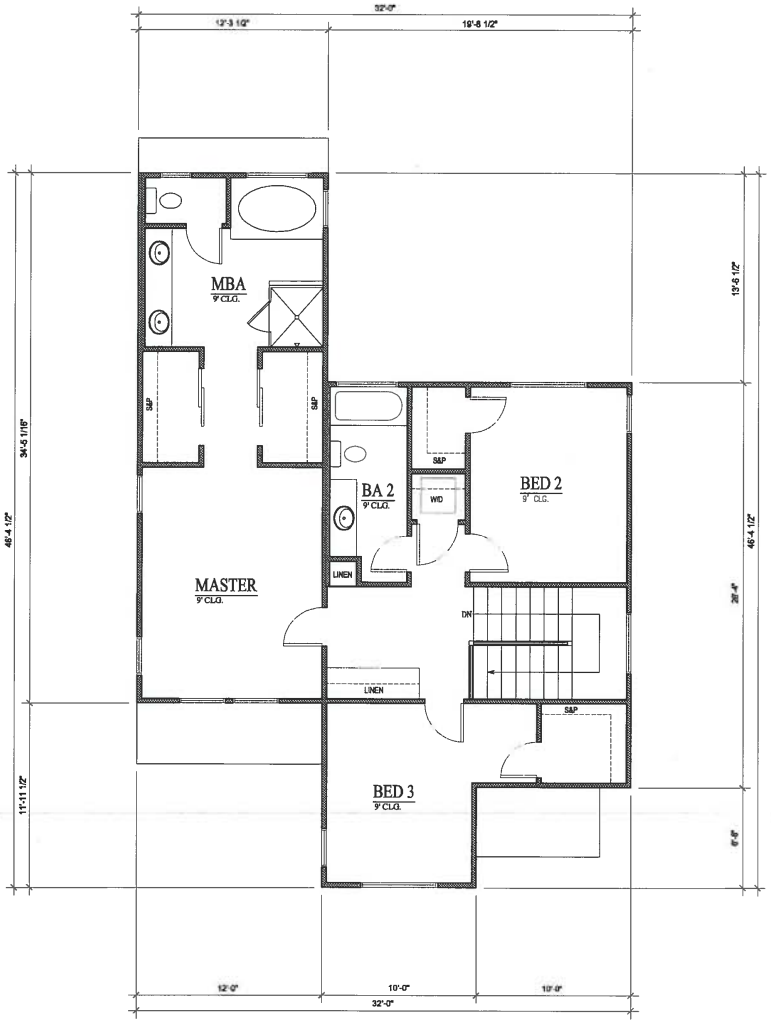
JOB NO.

DATE: 08/19/07

DRAWN: D&J

SHEET

A3



PLAN 3 (1526)

SECOND FLOOR PLAN 934 SQ.FT.

1/4" = 1'-0"

PLAN 3 (1526)

FIRST FLOOR PLAN 592 SQ.FT.

1/4" = 1'-0"

REVISION	DATE

JAG Development, Inc.

PROJECT

26TH AVENUE
SINGLE FAMILY HOMES
CITY OF SACRAMENTO

1ST AND 2ND FLOOR PLANS

SHEET CONTENTS

JOB NO. -

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DRAWN: D&J

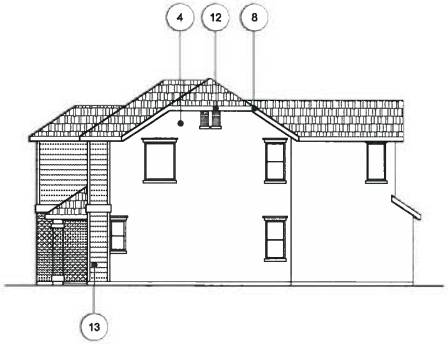
SHEET

A1

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

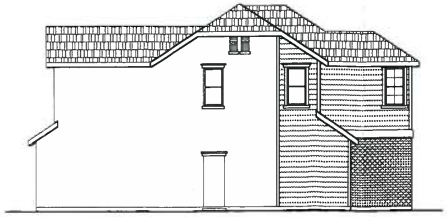
ELEVATION NOTES

1. COMP. SHINGLE ROOFING
2. 2X4 TRIM @ CORNERS
3. WOOD OR FOAM PLANK-TYP SHUTTERS
4. STUCCO EXTERIOR
5. 8" SIDING
6. METAL SECTIONAL GARAGE DOORS
7. 6-PANEL ENTRY DOOR
8. 2X8 BARGE RAFTER (TYP.)
9. 7" FASCIA GUTTER
10. WHITE VINYL FRAMED WINDOWS (TYP.)
11. BRICK VENEER
12. ATTIC VENT
13. 36" RETURN MININUM



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

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



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

REVISION	DATE

JAG Developments, Inc.

PROJECT

26TH AVENUE
SINGLE FAMILY HOMES
CITY OF SACRAMENTO

SHEET CONTENTS

EXTERIOR 'A'
ELEVATIONS

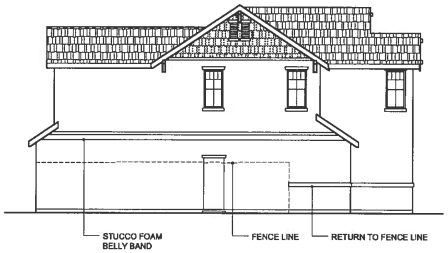
JOB NO. -

DATE: 08/19/07

DRAWN: D&J

SHEET

A2



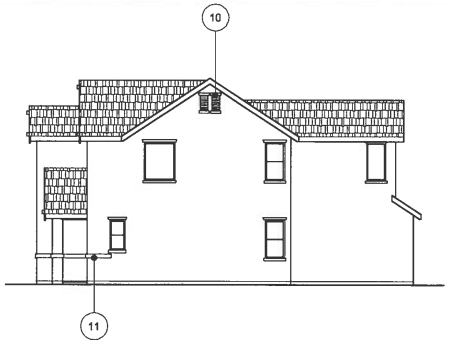
LEFT ELEVATION AT LOT 14
1/8" = 1'-0"

REAR ELEVATION AT LOT 14
1/8" = 1'-0"

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

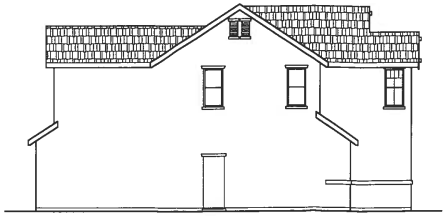
ELEVATION NOTES

1. COMP. SHINGLE ROOFING
2. STUCCO EXTERIOR
3. 4X OUTLOOKERS
4. METAL SECTIONAL GARAGE DOORS
5. 6-PANEL ENTRY DOOR
6. 2X8 BARGE RAFTER (TYP.)
7. 7" FASCIA GUTTER
8. WHITE VINYL FRAMED WINDOWS (TYP.)
9. HARDI- SHINGLE SIDING
10. ATTIC VENT
11. 36" RETURN MININUM
12. STUCCO O/ FOAM TRIM



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

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



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

REVISION	DATE

JAG Development, Inc.

26TH AVENUE
SINGLE FAMILY HOMES
CITY OF SACRAMENTO

PROJECT

EXTERIOR 'B'
ELEVATIONS

SHEET CONTENTS

JOB NO. -
DATE: 08/19/07
DRAWN: D&J

SHEET
A3