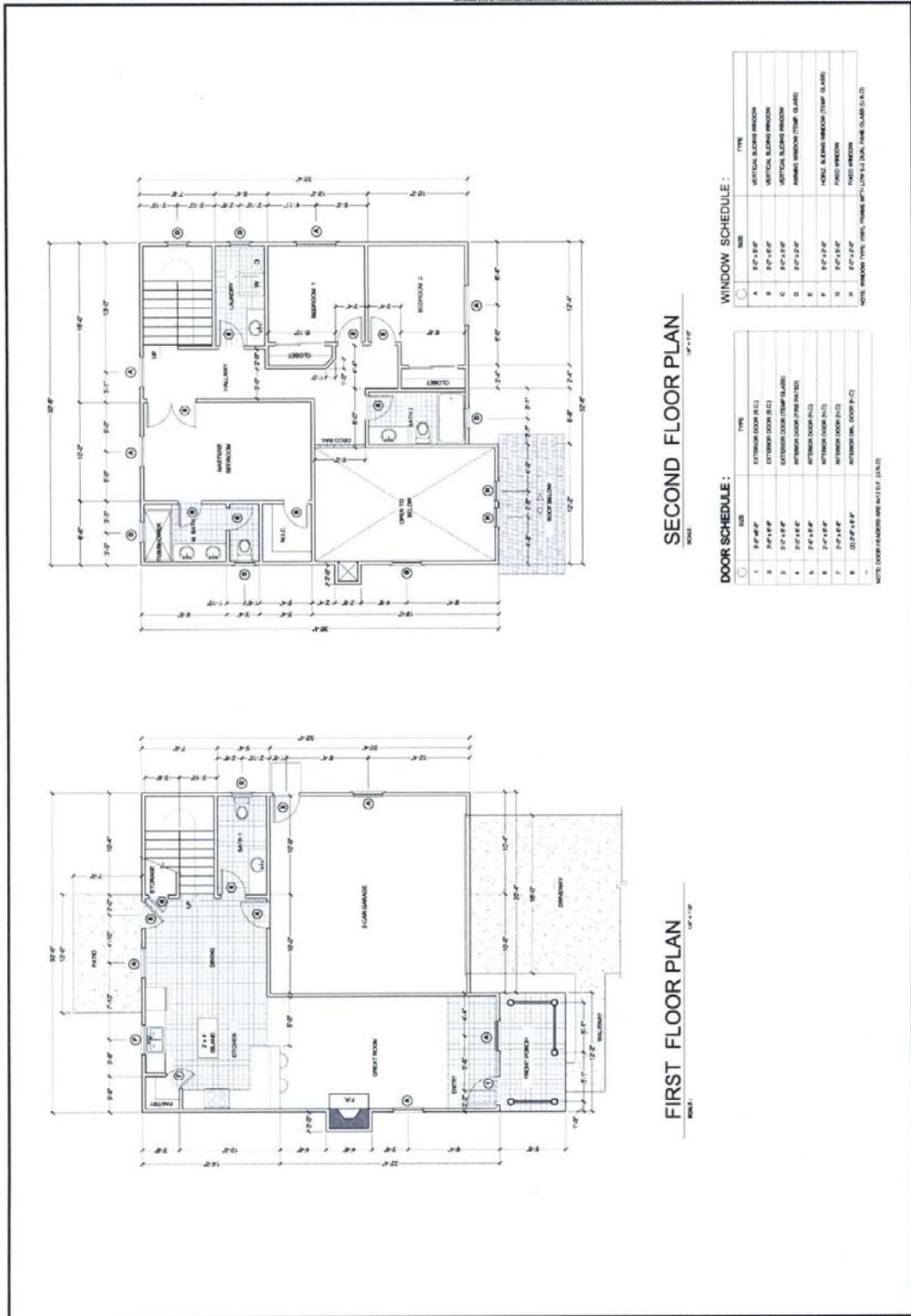






Exhibit C – Plan A Floor Plan

<b>ARAS</b> DESIGN & CONSTRUCTION INC. 2333 BOULEVARD SACRAMENTO, CALIFORNIA 95825 (916) 486-1111 L.A.D.	KIM SUBDIVISION 2ND FLOOR & 3RD FLOOR PLAN	FLOOR PLAN (PLAN-A) LOT-8	<b>A1</b>	
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**WINDOW SCHEDULE:**

NO.	SIZE	TYPE
A	8'-0" x 6'-0"	VERTICAL SLOPE WINDOW
B	8'-0" x 6'-0"	VERTICAL SLOPE WINDOW
C	8'-0" x 6'-0"	VERTICAL SLOPE WINDOW
D	8'-0" x 7'-0"	AWNING WINDOW (TEMP. GLASS)
E	8'-0" x 7'-0"	AWNING WINDOW (TEMP. GLASS)
F	8'-0" x 7'-0"	AWNING WINDOW (TEMP. GLASS)
G	8'-0" x 6'-0"	FIXED WINDOW
H	8'-0" x 6'-0"	FIXED WINDOW

NOTE: WINDOW TYPE: TYPICAL FRAME WITH LUMBER GLASS (U-G) & L.L.G.

**DOOR SCHEDULE:**

NO.	SIZE	TYPE
1	7'-0" x 6'-0"	EXTERIOR DOOR (SL)
2	7'-0" x 6'-0"	EXTERIOR DOOR (SL)
3	7'-0" x 6'-0"	EXTERIOR DOOR (TEMP. GLASS)
4	7'-0" x 6'-0"	INTERIOR DOOR (TEMP. GLASS)
5	7'-0" x 6'-0"	INTERIOR DOOR (TEMP. GLASS)
6	7'-0" x 6'-0"	INTERIOR DOOR (SL)
7	7'-0" x 6'-0"	INTERIOR DOOR (SL)
8	7'-0" x 6'-0"	INTERIOR DOOR (SL)

NOTE: DOOR-HANDING: AS NOTED (S/L)



Exhibit E – Plan B Floor Plan

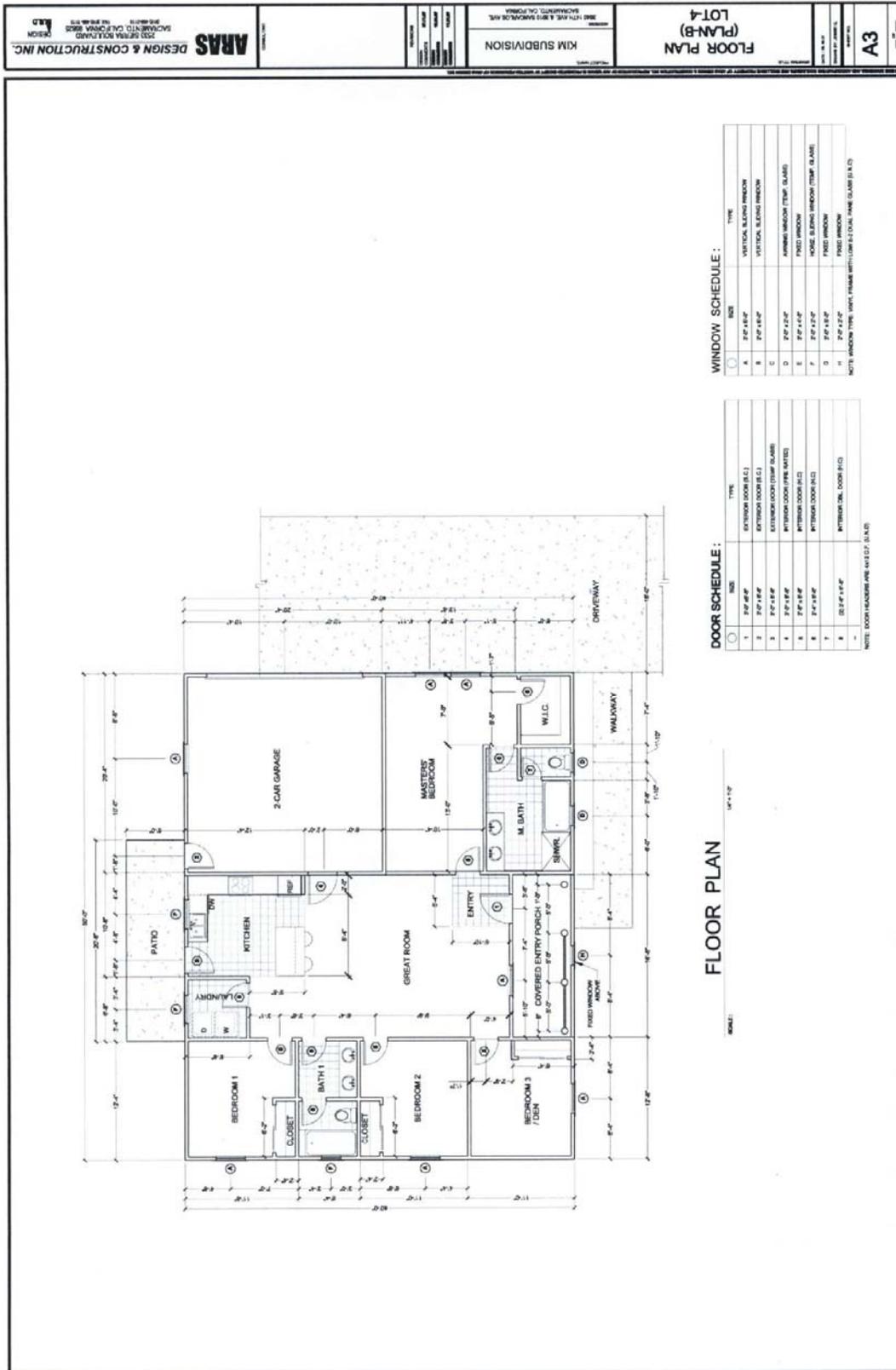


Exhibit F – Plan B Elevation

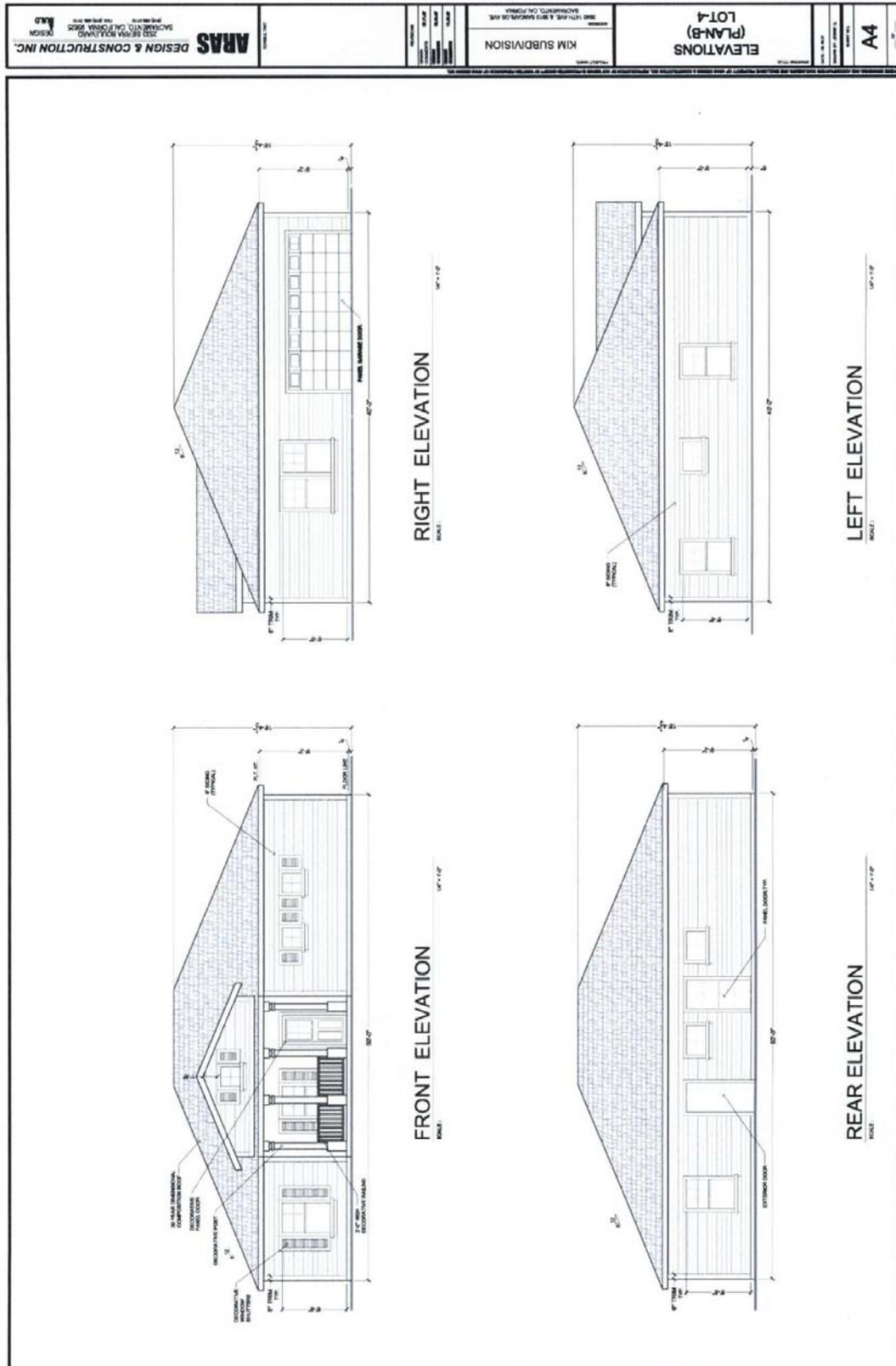


Exhibit G – Plan C Floor Plan

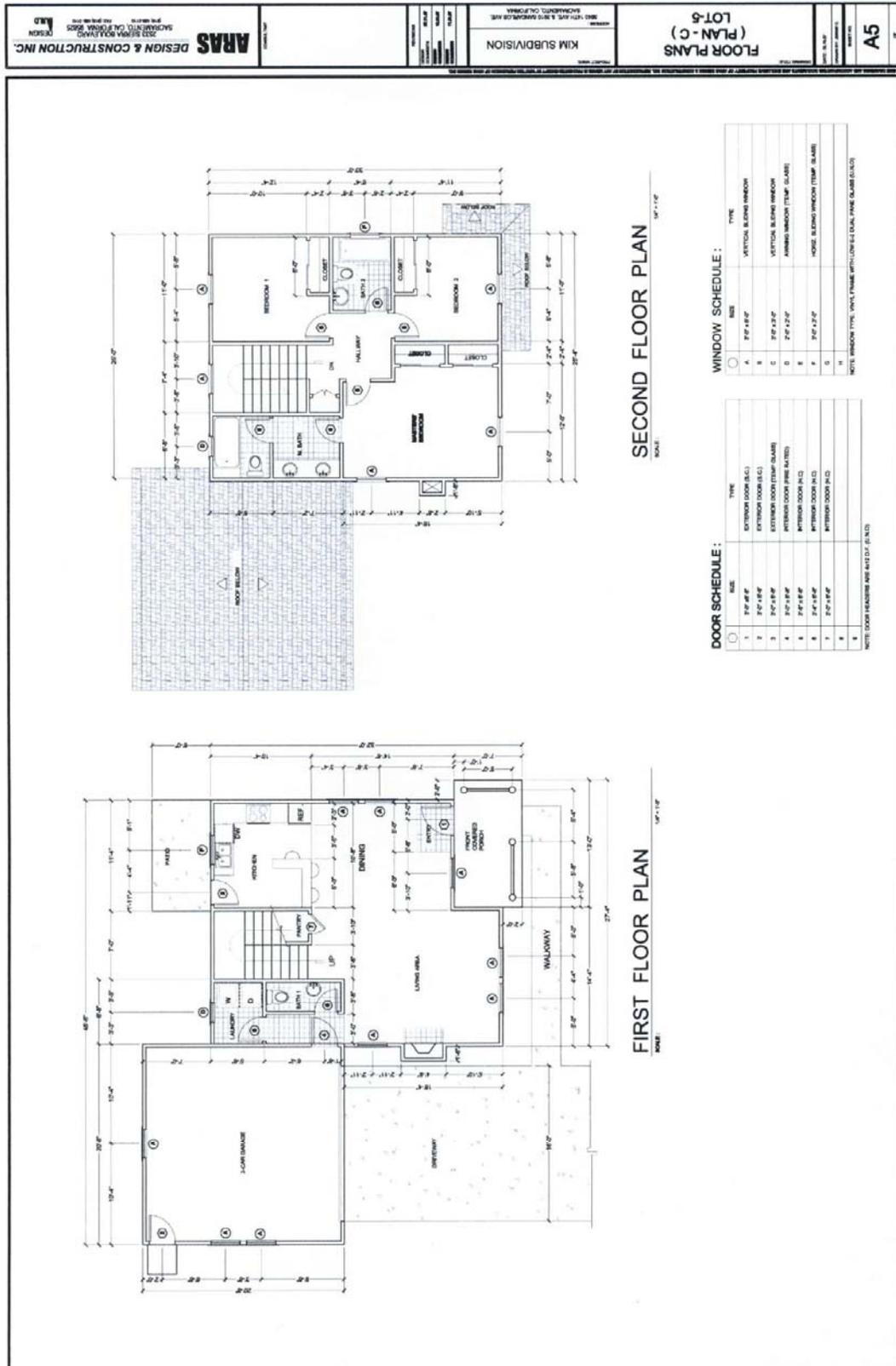
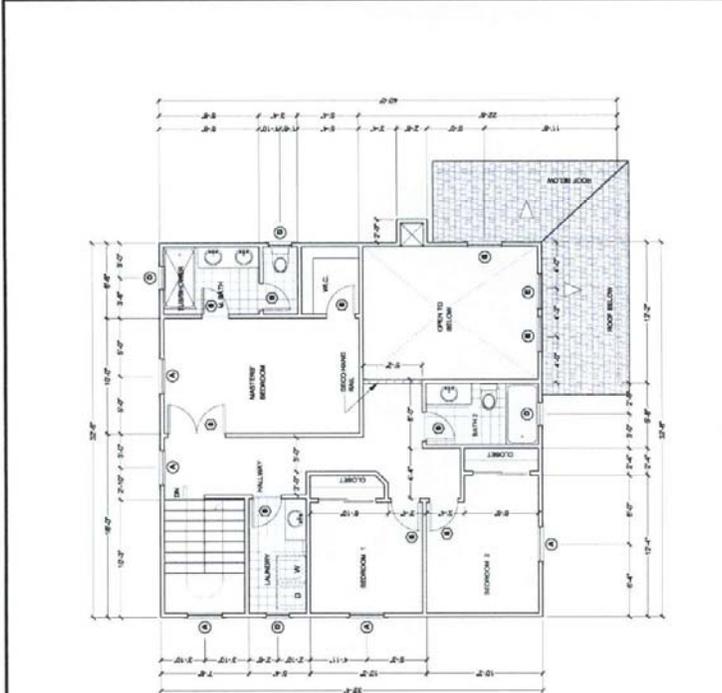




Exhibit I – Plan E Floor Plan

<b>ARAS</b> DESIGN & CONSTRUCTION INC. 2333 BERRA BOULEVARD SACRAMENTO, CALIFORNIA 95825 (916) 486-1111 www.aras.com	KIM SUBDIVISION 3641 14TH AVE S W 1/2 SECTION 34 E SHERMAN COUNTY, OREGON	FLOOR PLAN (PLAN - E) LOT 2	A7
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SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE:

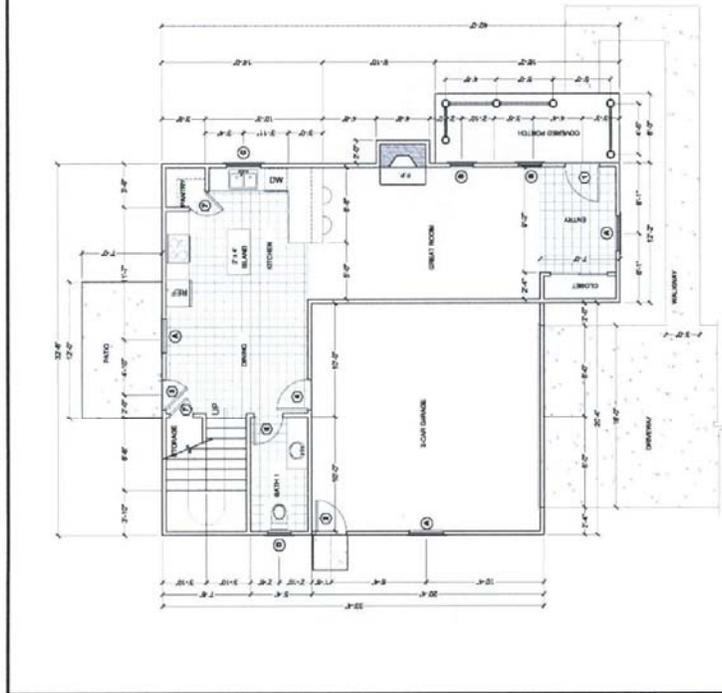
NO.	SIZE	TYPE
A	2'-0" x 6'-0"	VERTICAL SLIDING WINDOW
B	2'-0" x 6'-0"	VERTICAL SLIDING WINDOW
C	2'-0" x 3'-0"	VERTICAL SLIDING WINDOW
D	2'-0" x 2'-0"	FIXED WINDOW (TEMP. GLASS)
E	2'-0" x 4'-0"	FIXED WINDOW
F	-	-
G	-	-

WINDOW TYPE: VINYL FRAME WITH LOW-E GLASS PANE GLASS (UNGL.)

DOOR SCHEDULE:

NO.	SIZE	TYPE
1	2'-0" x 6'-0"	EXTERIOR DOOR (S.C.)
2	2'-0" x 6'-0"	EXTERIOR DOOR (S.C.)
3	2'-0" x 6'-0"	EXTERIOR DOOR (TEMP. GLASS)
4	2'-0" x 6'-0"	INTERIOR DOOR (FIX. PARTS)
5	2'-0" x 6'-0"	INTERIOR DOOR (P-2)
6	2'-0" x 6'-0"	INTERIOR DOOR (P-2)
7	2'-0" x 6'-0"	INTERIOR DOOR (P-2)
8	2'-0" x 6'-0"	INTERIOR DOOR (P-2)
9	2'-0" x 6'-0"	INTERIOR DOOR (P-2)

ALL DOOR HANDS ARE 4112 (L. GLASS)



FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



## Exhibit K - Design Review Approval

CITY OF SACRAMENTO  
CALIFORNIA

PLANNING AND  
BUILDING DEPARTMENT  
PHONE 916-808-5656

9151 I STREET, 3<sup>rd</sup> Floor  
SACRAMENTO, CA 95814-2998  
FAX 916-808-7480

STAFF LEVEL PROJECT REVIEW

DR Number: DR07-0266  
Address: 3940 14<sup>th</sup> Street  
APN: 020-0073-028  
Description: Small Subdivision

Applicant/Owner: Fred Arastoo, AIA  
Date Filed: August 6, 2007  
Date Approved: December 13<sup>th</sup>, 2007  
Staff Contact: Raymond Costantino  
808-8826

**STAFF ACTION AND CONDITIONS OF APPROVAL:**

Staff has reviewed the proposed project, and approves it with the following conditions of approval:

**Conditions for Floorplan A, Lot 6:**

1. New roof pitch (5 in 12) shall be provided per approved plans. A minimum 30-year laminated dimensional composition shingle shall be provided per approved plans.
2. New 6-inch exposure wood or fiber cement horizontal lap siding shall be provided on all elevations per approved plans. All lap siding shall be smooth finish, no stamped grain.
3. Gable roof at front elevation shall be provided per approved plans. New board and batten (wood or fiber cement) vertical siding at front elevation gables shall be provided per approved plans.
4. Horizontal 18" wood trim board shall be provided on all elevations per approved plans.
5. Wide frame vinyl windows with decorative wood (1" X 4") trim, projecting wood sills and aprons shall be provided per approved plans. Grids shall be provided on all elevation windows per approved plans.
6. Window shutters shall be provided at front elevation windows per approved plans.
7. Front porch shall be provided per approved plans. New decorative wood front porch columns with 18" built-out wood bases shall be provided per approved plans. New top mounded wood guardrail and bottom rail with 2" X 2" wood pickets at 4" centers, shall be provided at front porch per approved plans.
8. New chimney with 6-inch exposure wood or fiber cement horizontal lap siding shall be provided per approved plans.
9. Gable vents with wood louvers and 1" X 2" decorative trim shall be provided per approved plans.
10. Front entry door with raised panel design shall be provided per approved plans.
11. Raised panel garage door with top window row shall be provided per approved plans.
12. Provide painted gutters and downspouts per redlined drawings.
13. Provide decorative light fixtures at front and rear doors, and garage door per approved plans.

**Conditions for Floorplan B, Lot 4:**

14. New roof pitch (5 in 12) shall be provided per approved plans. A minimum 30-year laminated dimensional composition shingle shall be provided per approved plans.
15. New 6-inch exposure wood or fiber cement horizontal lap siding shall be provided on all elevations per approved plans. All lap siding shall be smooth finish, no stamped grain.
16. Wide frame vinyl windows with decorative wood (1" X 4") trim, projecting wood sills and aprons shall be provided per approved plans. Grids shall be provided on all elevation windows per approved plans.
17. Window shutters shall be provided at front elevation windows per approved plans.
18. Front porch shall be provided per approved plans. New decorative wood front porch columns with 18" built-out wood bases shall be provided per approved plans. New top mounded wood guardrail and bottom rail with 2" X 2" wood pickets at 4" centers, shall be provided at front porch per approved plans.
19. Front entry door with raised panel design shall be provided per approved plans.
20. Raised panel garage door with top window row shall be provided per approved plans.

21. Provide painted gutters and downspouts per redlined drawings.
22. Provide decorative light fixtures at front and rear doors and garage door per approved plans.

**Conditions for Floorplan C, Lot 5:**

23. New roof pitch (5 in 12) shall be provided per approved plans. A minimum 30-year laminated dimensional composition shingle shall be provided per approved plans.
24. New 6-inch exposure wood or fiber cement horizontal lap siding shall be provided on all elevations per approved plans. All lap siding shall be smooth finish, no stamped grain.
25. New board and batten (wood or fiber cement) vertical siding at front and rear elevation gables shall be provided per approved plans.
26. Horizontal 18" trim board shall be provided on all elevations per approved plans.
27. Wide frame vinyl windows with decorative wood (1" X 4") trim, projecting wood sills and aprons shall be provided per approved plans. Grids shall be provided on all elevation windows per approved plans.
28. Window shutters shall be provided at front elevation windows per approved plans.
29. Front porch shall be provided per approved plans. New decorative wood front porch columns with 18" built-out wood bases shall be provided per approved plans. New top mounded wood guardrail and bottom rail with 2" X 2" wood pickets at 4" centers, shall be provided at front porch per approved plans.
30. New chimney with 6-inch exposure wood or fiber cement horizontal lap siding shall be provided per approved plans.
31. Gable vents with wood louvers and 1" X 2" decorative trim shall be provided per approved plans.
32. Front entry door with raised panel design shall be provided per approved plans.
33. Raised panel garage door with top window row shall be provided per approved plans.
34. Provide painted gutters and downspouts per redlined drawings.
35. Provide decorative light fixtures at front, rear door, garage man-door and garage door per approved plans.

**Conditions for Floorplan E, Lot 2:**

36. New roof pitch (5 in 12) shall be provided per approved plans. A minimum 30-year laminated dimensional composition shingle shall be provided per approved plans.
37. New 6-inch exposure wood or fiber cement horizontal lap siding shall be provided on all elevations per approved plans. All lap siding shall be smooth finish, no stamped grain.
38. Horizontal 18" wood trim board shall be provided on all elevations per approved plans.
39. Wide frame vinyl windows with decorative wood (1" X 4") trim, projecting wood sills and aprons shall be provided per approved plans. Grids shall be provided on all elevation windows per approved plans.
40. Window shutters shall be provided at front and left elevation windows per approved plans.
41. Front porch shall be provided per approved plans. New flared out decorative wood columns with 36" built-out wood bases shall be provided per approved plans. New top mounded wood guardrail and bottom rail with 2" X 2" wood pickets at 4" centers, shall be provided at front porch per approved plans.
42. New chimney with 6-inch exposure wood or fiber cement horizontal lap siding shall be provided per approved plans.
43. Front entry door with raised panel design shall be provided per approved plans.
44. Raised panel garage door with top window row shall be provided per approved plans.
45. Provide painted gutters and downspouts per redlined drawings.
46. Provide decorative light fixtures at front, rear and side doors, and garage door per approved plans.

**Conditions for Floorplan E, Lot 7:**

47. New roof pitch (5 in 12) shall be provided per approved plans. A minimum 30-year laminated dimensional composition shingle shall be provided per approved plans.
48. New 6-inch exposure wood or fiber cement horizontal lap siding shall be provided on all elevations per approved plans. All lap siding shall be smooth finish, no stamped grain.
49. New board and batten (wood or fiber cement) vertical siding at front and rear elevation gables shall be provided per approved plans.
50. Horizontal 18" wood trim board shall be provided on all elevations per approved plans.
51. Wide frame vinyl windows with decorative wood (1" X 4") trim, projecting wood sills and aprons shall be provided per approved plans. Grids shall be provided on all elevation windows per approved plans.
52. Window shutters shall be provided at front and left elevation windows per approved plans.

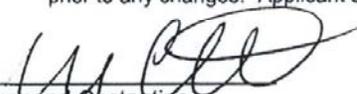
53. Front porch shall be provided per approved plans. New flared out decorative wood columns with 36" built-out brick bases shall be provided per approved plans. New top mounded wood guardrail and bottom rail with 2" X 2" wood pickets at 4" centers, shall be provided at front porch per approved plans.
54. New chimney with 6-inch exposure wood or fiber cement horizontal lap siding shall be provided per approved plans.
55. Gable vents with wood louvers and 1" X 2" decorative trim shall be provided per approved plans.
56. Front entry door with raised panel design shall be provided per approved plans.
57. Raised panel garage door with top window row shall be provided per approved plans.
58. Provide painted gutters and downspouts per redlined drawings.
59. Provide decorative light fixtures at front, rear and side doors, and garage door per approved plans.

**Conditions for Floorplan E, Lot 3:**

60. New roof pitch (5 in 12) shall be provided per approved plans. A minimum 30-year laminated dimensional composition shingle shall be provided per approved plans.
61. New 6-inch exposure wood or fiber cement horizontal lap siding shall be provide on all elevations per approved plans. All lap siding shall be smooth finish, no stamped grain.
62. New board and batten (wood or fiber cement ) vertical siding at front and rear elevation gables shall be provided per approved plans.
63. Horizontal 18" wood trim board shall be provided on all elevations per approved plans.
64. Wide frame vinyl windows with decorative wood (1" X 4") trim, projecting wood sills and aprons shall be provided per approved plans. Grids shall be provided on all elevation windows per approved plans.
65. Window shutters shall be provided at front and left elevation windows per approved plans.
66. Front porch shall be provided per approved plans. New decorative wood columns with 36" built-out brick bases shall be provided per approved plans. New top mounded wood guardrail and bottom rail with 2" X 2" wood pickets at 4" centers, shall be provided at front porch per approved plans.
67. Brick wainscot shall be provided on front and right elevations and shall wrap 3' around the rear and left elevations per approved plans.
68. New chimney with 6-inch exposure wood or fiber cement horizontal lap siding shall be provided per approved plans.
69. Gable vents with wood louvers and 1" X 2" decorative trim shall be provided per approved plans.
70. Front entry door with raised panel design shall be provided per approved plans.
71. Raised panel garage door with top window row shall be provided per approved plans.
72. Provide painted gutters and downspouts per redlined drawings.
73. Provide decorative light fixtures at front, rear and side doors, and garage door per approved plans.

**General Requirements for all structures:**

74. Any other changes are subject to Design Review staff approval.
75. Each residence shall be painted a different color scheme. Color boards shall be provided for Design Review staff review and approval prior to issuance of Building Permit.
76. Window trim and projecting sills, doors and door trim, lap siding, fascia boards, bellyboards, shutters, gable vents and trim, front porch columns, railings, corbels and garage door and trim, shall be painted the trim color of each residence.
77. No building permit shall be issued until the expiration of the ten (10) calendar day request for reconsideration period. If reconsideration is requested, no permit shall be issued until final approval is received.
78. Any person dissatisfied with the staff action has the right to request reconsideration by the Design Director. Requests for reconsideration must be received within ten (10) calendar days of the staff action. The decision of the Design Director after reconsideration shall be final and shall not be subject to appeal.
79. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any changes to the final set of plans stamped by Design Review staff shall be subject to review and approval prior to any changes. Applicant shall comply with all current building code requirements.

  
Raymond Costantino,  
Design Review

**Attachment 9 – Rezone Ordinance**

**ORDINANCE NO.**

Adopted by the Sacramento City Council

**AMENDING TITLE 17 OF THE SACRAMENTO CITY CODE (THE ZONING  
CODE) BY REZONING CERTAIN REAL PROPERTY  
FROM STANDARD SINGLE-FAMILY (R-1) TO SINGLE FAMILY  
ALTERNATIVE (R-1A)  
(3940 14<sup>TH</sup> AVENUE)  
(P05-019) (APN: 020-0073-003, -007, -028)**

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

Section 1. Title 17 of the Sacramento City Code (the Zoning Code) is amended by rezoning the property shown in the attached Exhibit A, generally described, known, and referred to 3940 14<sup>th</sup> Avenue (APN: 020-0073-003, -007, -028) and consisting of 0.80± gross acres, to 0.80± net acres of Single-Family Alternative (R-1A).

Section 2. Rezoning of the property shown in the attached Exhibit A, by the adoption of this Ordinance, will be considered to be in compliance with the requirements for the rezoning of property described in the Zoning Code, as amended, as those procedures have been affected by recent court decisions.

Section 3. The City Clerk of the City of Sacramento is directed to amend the official zoning maps, which are part of the Zoning Code, to conform to the provisions of this Ordinance.

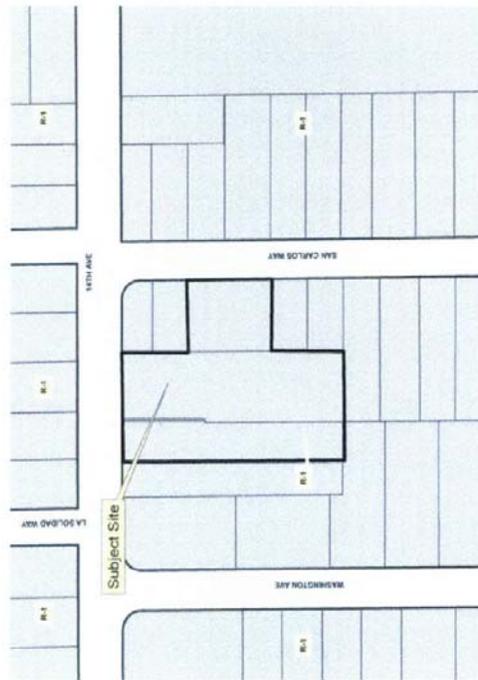
Table of Contents:

Exhibit A - Rezone

Exhibit A – Rezone



Proposed Zone: Single-Family Alternative (R-1A)



Existing Zone: Standard Single-Family (R-1)

