

Exhibit A – Tentative Map

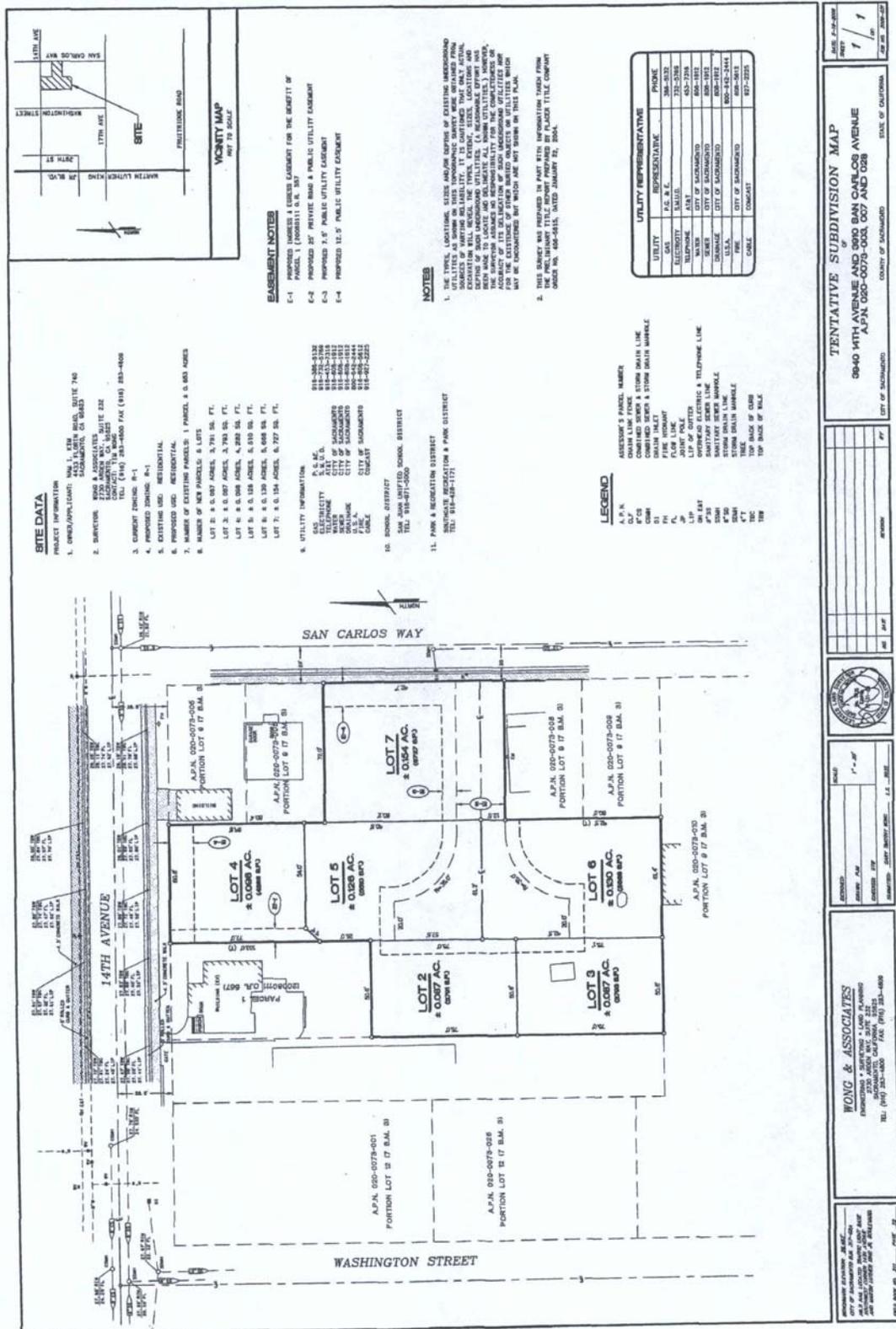
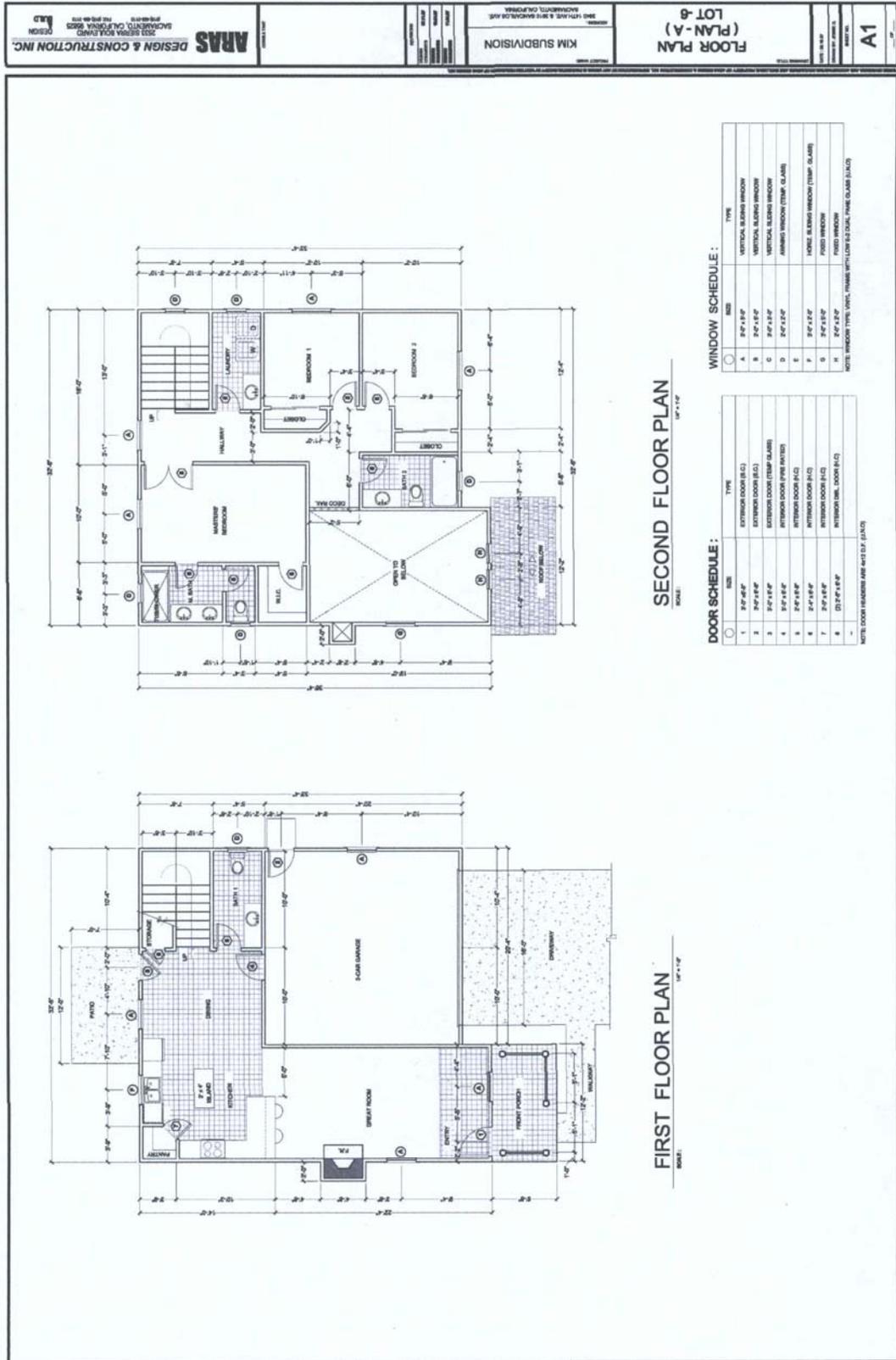


Exhibit C – Plan A Floor Plan



ARAS DESIGN & CONSTRUCTION INC.
2005 BERRY ROAD, SUITE 100
DESIGN PROJECTS AND PERMITS
ARCHITECTURAL SERVICES

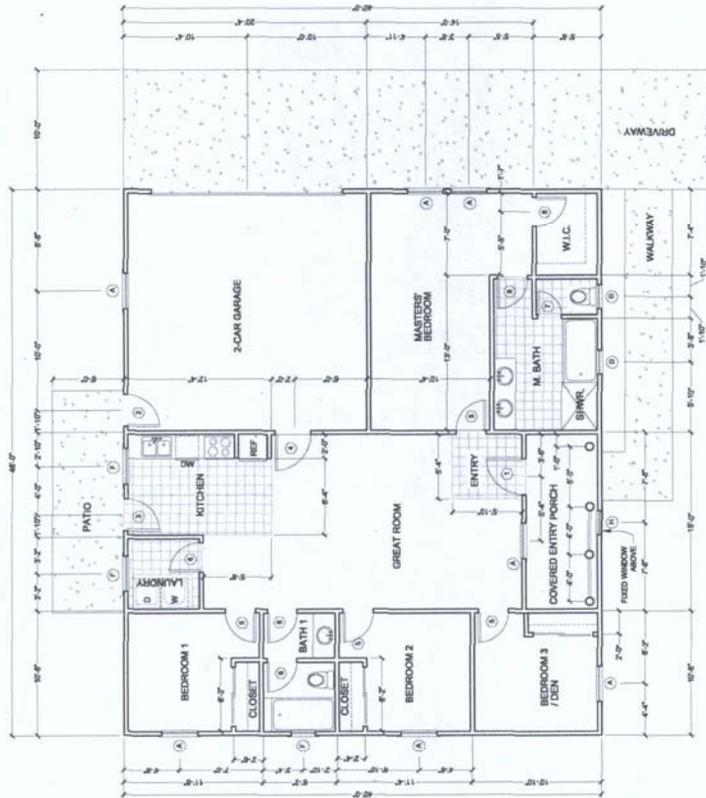
KIM SUBDIVISION
AND UTILITY & SERVICE AREAS
AND EXISTING UTILITIES

FLOOR PLAN
(PLAN-A)
LOT-6

A1

Exhibit E – Plan B Floor Plan

ARAS DESIGN & CONSTRUCTION INC. 2023 CENTRAL AVENUE, SUITE 100 SACRAMENTO, CALIFORNIA 95811 916.444.1111	KIM SUBDIVISION 2507 1/2 N. G & 2ND ST. SACRAMENTO, CALIFORNIA	FLOOR PLAN (PLAN-B) LOT-4	A3
---	---	---------------------------------	----



WINDOW SCHEDULE :

NO.	SIZE	TYPE
A	3'-0" x 10'-0"	VERTICAL SLIDING WINDOW
B	2'-0" x 10'-0"	VERTICAL SLIDING WINDOW
C	2'-0" x 10'-0"	VERTICAL SLIDING WINDOW
D	2'-0" x 10'-0"	FIXED WINDOW
E	2'-0" x 10'-0"	FIXED WINDOW
F	2'-0" x 10'-0"	FIXED WINDOW
G	2'-0" x 10'-0"	FIXED WINDOW
H	2'-0" x 10'-0"	FIXED WINDOW

NOTE: WINDOW TYPE: VINYL FRAME WITH LOW-E GLAZING (U=0.25) (SHGC=0.45) (R=2.5) (I=0.45)

DOOR SCHEDULE :

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

NOTE: DOOR LEADING TO GARAGE IS 4'-0" x 6'-0" (SLC)

FLOOR PLAN

Exhibit G – Plan C Floor Plan

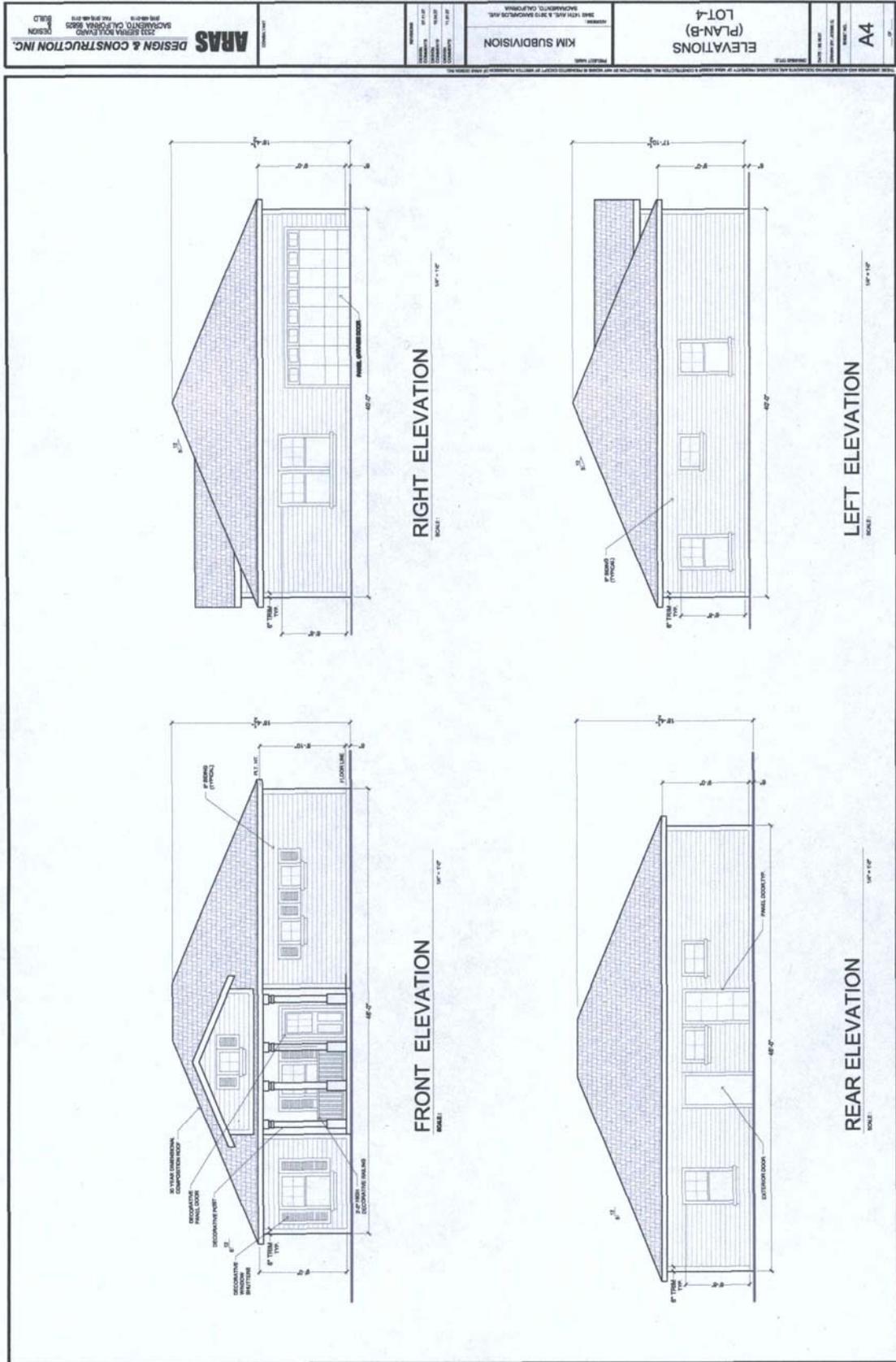
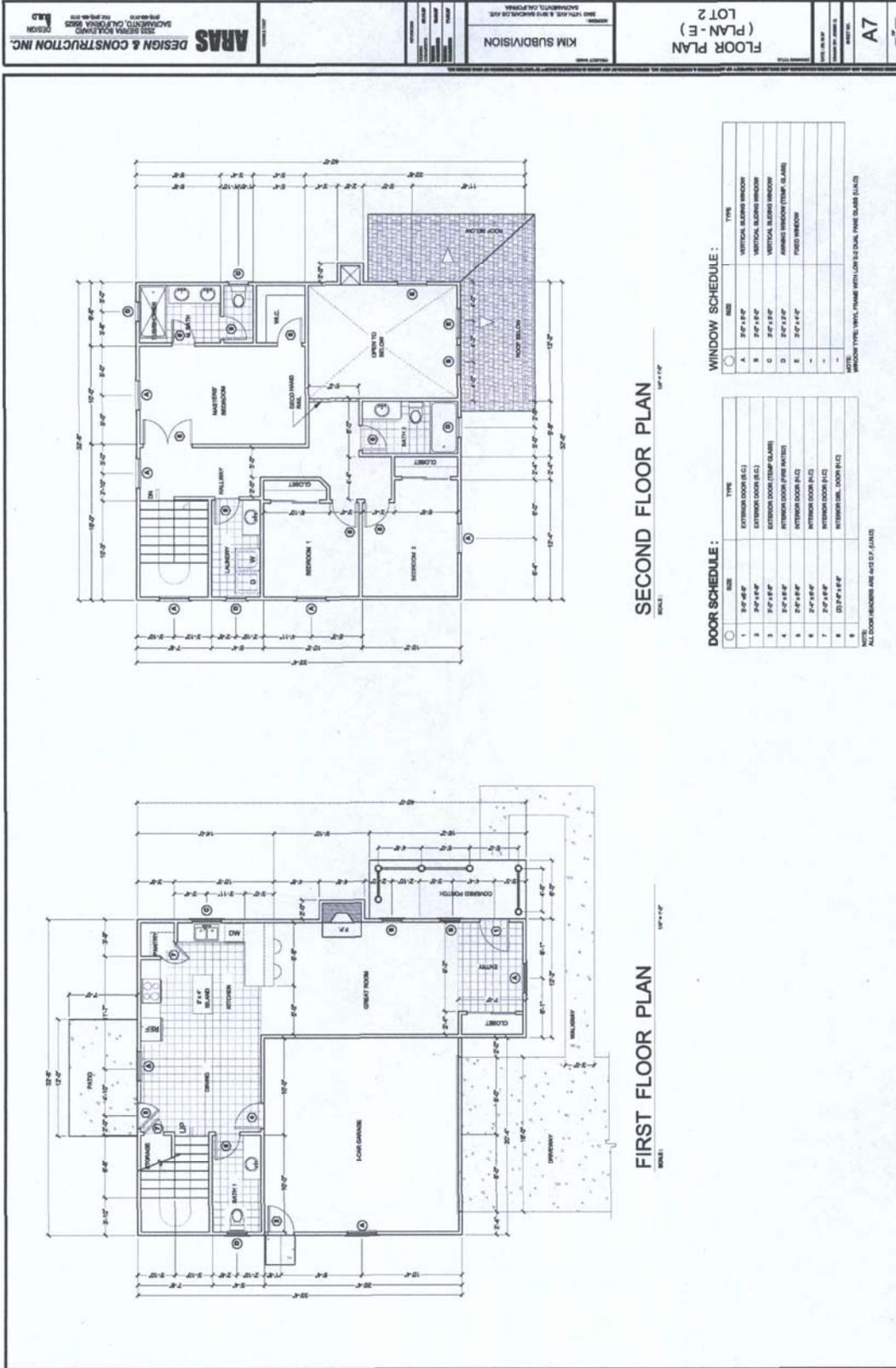


Exhibit I – Plan E Floor Plan



ARMS DESIGN & CONSTRUCTION INC.
 2025 SOUTH CALIFORNIA BLVD
 ANAHEIM, CALIFORNIA 92805
 PHONE: 714.944.1111
 FAX: 714.944.1112
 WWW.ARMSDESIGN.COM

KIM SUBDIVISION
 2001 LINDSEY & BROADWAY AVE
 ANAHEIM, CALIFORNIA

FLOOR PLAN (PLAN - E)
 LOT 2

A7

SECOND FLOOR PLAN
 DATE: 08-11-08

FIRST FLOOR PLAN
 DATE: 08-11-08

WINDOW SCHEDULE:

NO.	SIZE	TYPE
1	2'-0" x 2'-0"	VERTICAL SLAM WINDOW
2	2'-0" x 2'-0"	VERTICAL SLAM WINDOW
3	2'-0" x 2'-0"	VERTICAL SLAM WINDOW
4	2'-0" x 2'-0"	VERTICAL SLAM WINDOW
5	2'-0" x 2'-0"	FIXED WINDOW
6	2'-0" x 2'-0"	FIXED WINDOW
7	2'-0" x 2'-0"	FIXED WINDOW
8	2'-0" x 2'-0"	FIXED WINDOW
9	2'-0" x 2'-0"	FIXED WINDOW
10	2'-0" x 2'-0"	FIXED WINDOW
11	2'-0" x 2'-0"	FIXED WINDOW
12	2'-0" x 2'-0"	FIXED WINDOW
13	2'-0" x 2'-0"	FIXED WINDOW
14	2'-0" x 2'-0"	FIXED WINDOW
15	2'-0" x 2'-0"	FIXED WINDOW
16	2'-0" x 2'-0"	FIXED WINDOW
17	2'-0" x 2'-0"	FIXED WINDOW
18	2'-0" x 2'-0"	FIXED WINDOW
19	2'-0" x 2'-0"	FIXED WINDOW
20	2'-0" x 2'-0"	FIXED WINDOW
21	2'-0" x 2'-0"	FIXED WINDOW
22	2'-0" x 2'-0"	FIXED WINDOW
23	2'-0" x 2'-0"	FIXED WINDOW
24	2'-0" x 2'-0"	FIXED WINDOW
25	2'-0" x 2'-0"	FIXED WINDOW
26	2'-0" x 2'-0"	FIXED WINDOW
27	2'-0" x 2'-0"	FIXED WINDOW
28	2'-0" x 2'-0"	FIXED WINDOW
29	2'-0" x 2'-0"	FIXED WINDOW
30	2'-0" x 2'-0"	FIXED WINDOW
31	2'-0" x 2'-0"	FIXED WINDOW
32	2'-0" x 2'-0"	FIXED WINDOW
33	2'-0" x 2'-0"	FIXED WINDOW
34	2'-0" x 2'-0"	FIXED WINDOW
35	2'-0" x 2'-0"	FIXED WINDOW
36	2'-0" x 2'-0"	FIXED WINDOW
37	2'-0" x 2'-0"	FIXED WINDOW
38	2'-0" x 2'-0"	FIXED WINDOW
39	2'-0" x 2'-0"	FIXED WINDOW
40	2'-0" x 2'-0"	FIXED WINDOW
41	2'-0" x 2'-0"	FIXED WINDOW
42	2'-0" x 2'-0"	FIXED WINDOW
43	2'-0" x 2'-0"	FIXED WINDOW
44	2'-0" x 2'-0"	FIXED WINDOW
45	2'-0" x 2'-0"	FIXED WINDOW
46	2'-0" x 2'-0"	FIXED WINDOW
47	2'-0" x 2'-0"	FIXED WINDOW
48	2'-0" x 2'-0"	FIXED WINDOW
49	2'-0" x 2'-0"	FIXED WINDOW
50	2'-0" x 2'-0"	FIXED WINDOW
51	2'-0" x 2'-0"	FIXED WINDOW
52	2'-0" x 2'-0"	FIXED WINDOW
53	2'-0" x 2'-0"	FIXED WINDOW
54	2'-0" x 2'-0"	FIXED WINDOW
55	2'-0" x 2'-0"	FIXED WINDOW
56	2'-0" x 2'-0"	FIXED WINDOW
57	2'-0" x 2'-0"	FIXED WINDOW
58	2'-0" x 2'-0"	FIXED WINDOW
59	2'-0" x 2'-0"	FIXED WINDOW
60	2'-0" x 2'-0"	FIXED WINDOW
61	2'-0" x 2'-0"	FIXED WINDOW
62	2'-0" x 2'-0"	FIXED WINDOW
63	2'-0" x 2'-0"	FIXED WINDOW
64	2'-0" x 2'-0"	FIXED WINDOW
65	2'-0" x 2'-0"	FIXED WINDOW
66	2'-0" x 2'-0"	FIXED WINDOW
67	2'-0" x 2'-0"	FIXED WINDOW
68	2'-0" x 2'-0"	FIXED WINDOW
69	2'-0" x 2'-0"	FIXED WINDOW
70	2'-0" x 2'-0"	FIXED WINDOW
71	2'-0" x 2'-0"	FIXED WINDOW
72	2'-0" x 2'-0"	FIXED WINDOW
73	2'-0" x 2'-0"	FIXED WINDOW
74	2'-0" x 2'-0"	FIXED WINDOW
75	2'-0" x 2'-0"	FIXED WINDOW
76	2'-0" x 2'-0"	FIXED WINDOW
77	2'-0" x 2'-0"	FIXED WINDOW
78	2'-0" x 2'-0"	FIXED WINDOW
79	2'-0" x 2'-0"	FIXED WINDOW
80	2'-0" x 2'-0"	FIXED WINDOW
81	2'-0" x 2'-0"	FIXED WINDOW
82	2'-0" x 2'-0"	FIXED WINDOW
83	2'-0" x 2'-0"	FIXED WINDOW
84	2'-0" x 2'-0"	FIXED WINDOW
85	2'-0" x 2'-0"	FIXED WINDOW
86	2'-0" x 2'-0"	FIXED WINDOW
87	2'-0" x 2'-0"	FIXED WINDOW
88	2'-0" x 2'-0"	FIXED WINDOW
89	2'-0" x 2'-0"	FIXED WINDOW
90	2'-0" x 2'-0"	FIXED WINDOW
91	2'-0" x 2'-0"	FIXED WINDOW
92	2'-0" x 2'-0"	FIXED WINDOW
93	2'-0" x 2'-0"	FIXED WINDOW
94	2'-0" x 2'-0"	FIXED WINDOW
95	2'-0" x 2'-0"	FIXED WINDOW
96	2'-0" x 2'-0"	FIXED WINDOW
97	2'-0" x 2'-0"	FIXED WINDOW
98	2'-0" x 2'-0"	FIXED WINDOW
99	2'-0" x 2'-0"	FIXED WINDOW
100	2'-0" x 2'-0"	FIXED WINDOW

DOOR SCHEDULE:

NO.	SIZE	TYPE
1	2'-0" x 2'-0"	EXTENSION DOOR (C)
2	2'-0" x 2'-0"	EXTENSION DOOR (C)
3	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
4	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
5	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
6	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
7	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
8	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
9	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
10	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
11	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
12	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
13	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
14	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
15	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
16	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
17	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
18	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
19	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
20	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
21	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
22	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
23	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
24	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
25	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
26	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
27	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
28	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
29	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
30	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
31	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
32	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
33	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
34	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
35	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
36	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
37	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
38	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
39	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
40	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
41	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
42	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
43	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
44	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
45	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
46	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
47	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
48	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
49	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
50	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
51	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
52	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
53	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
54	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
55	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
56	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
57	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
58	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
59	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
60	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
61	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
62	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
63	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
64	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
65	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
66	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
67	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
68	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
69	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
70	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
71	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
72	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
73	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
74	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
75	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
76	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
77	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
78	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
79	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
80	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
81	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
82	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
83	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
84	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
85	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
86	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
87	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
88	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
89	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
90	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
91	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
92	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
93	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
94	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
95	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
96	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
97	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
98	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
99	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)
100	2'-0" x 2'-0"	EXTENSION DOOR (SLAM BLIND)

NOTE: ALL DOOR SCHEDULES ARE AS SHOWN IN PLAN.
 WINDOW TYPES, WALL FINISH, WINDOW SIZES, SLAM BLINDS, ETC.

Exhibit J - Plan E Elevation

<p>ARMS DESIGN & CONSTRUCTION INC. 2555 RIVINGTON DRIVE SACRAMENTO, CALIFORNIA 95833 TEL: 916.486.1111 WWW.ARMSDESIGN.COM</p>	<p>KIM SUBDIVISION 3840 14TH AVE. & SANDCREEK DR. SACRAMENTO, CALIFORNIA</p>	<p>ELEVATIONS PLAN - E LOT 2</p>	<p>A8</p>	
--	---	---	------------------	--

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

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

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

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

Exhibit K - Design Review Approval



**CITY OF SACRAMENTO
CALIFORNIA**

PLANNING AND
BUILDING DEPARTMENT
PHONE 916-808-5656

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

STAFF LEVEL PROJECT REVIEW

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

Applicant/Owner: Fred Arastoo, AIA
Date Filed: August 6, 2007
Date Approved: December 13th, 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.

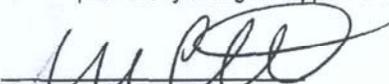
53. Front porch shall be provided per approved plans. New flared out decorative wood columns with 36" built-out brick bases shall be provided per approved plans. New top mounded wood guardrail and bottom rail with 2" X 2" wood pickets at 4" centers, shall be provided at front porch per approved plans.
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 14TH 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 14th Avenue (APN: 020-0073-003, -007, -028) and consisting of 0.80± gross acres, to 0.80± net acres, from Single-Family (R-1) to Single-Family Alternative (R-1A).

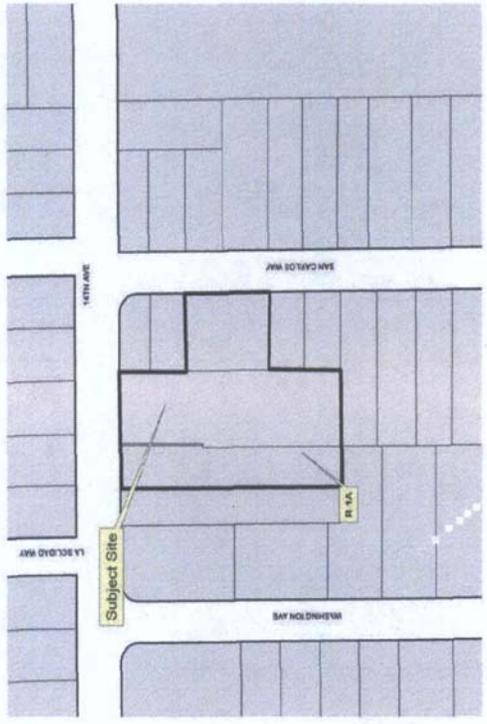
Section 2. Rezoning of the property shown in the attached Exhibit A, by the adoption of this Ordinance, will be considered to be in compliance with the requirements for the rezoning of property described in the Zoning Code, as amended, as those procedures have been affected by recent court decisions.

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.

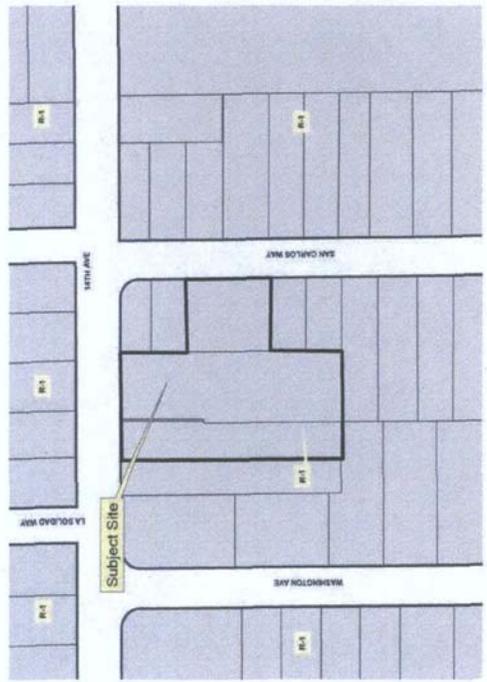
Table of Contents:

Exhibit A - Rezone

Exhibit A – Rezone



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



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