

## RESOLUTION NO. 2011-237

Adopted by the Sacramento City Council

April 21, 2011

### ADOPTING FINDINGS OF FACT AND APPROVING THE PROVENCE PROJECT (P09-006)

#### BACKGROUND

- A. On March 24, 2011, the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve the Provence project.
- B. On April 21, 2011, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.200.010(C)(2)(a), (b), and (c) (publication, posting, and mail 500'), and received and considered evidence concerning the Provence project.

#### BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. Based on the verbal and documentary evidence received at the hearing on the Provence project, the City Council approves the project based on the findings of fact and subject to the conditions of approval as set forth below.

Section 2. The City Council approves the Project entitlements based on the following findings of fact:

**A. Tentative Map:** The Tentative Map to create 28 residential condominium lots, 5 private street lots, 16 private drive lots and one landscape lot on 10.8 net acres is **approved** based on the following findings of fact:

- 1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision as follows:
  - a. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan, all applicable community and specific plans, and Title 16 of the City Code, which is a specific plan of the City;
  - b. The site is physically suitable for the type of development proposed and suited for the proposed density;
  - c. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife their habitat;
  - d. The design of the subdivision and the type of improvements are not likely to

cause serious public health problems;

e. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use, of, property within the proposed subdivision.

2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and Title 16 Subdivisions of the City Code, which is a specific plan of the City (Gov. Code §66473.5);
3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov. code §66474.6);
4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1);
5. The City Council has considered the effect of the approval of this tentative subdivision map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3).

**B. Special Permit:** The Special Permit to develop 233 condominium units in the Employment Center 50 Planned Unit Development (EC-50-PUD) is **approved** based on the following findings of fact:

1. A special permit shall be granted upon sound principles of land use.  
The proposed development is an appropriate land use that will have positive contribution to the surrounding area, in that the project site is in close proximity to future commercial and open space uses and that the site will be well served by auto, bicycle, and pedestrian linkages.
2. A special permit shall not be granted if it will be detrimental to the public health, safety or welfare, or if it results in the creation of a nuisance.  
The proposed condominium development site and building design are consistent with the Natomas Crossing PUD Guidelines and the Multi-Family Residential Design Principles and will not be detrimental to public health, safety or welfare.
3. A special permit use must comply with the objectives of the general or specific plan for the area in which it is to be located.  
The proposed project is consistent with the goals and policies of the employment center designation in the 2030 General Plan and the North Natomas Community Plan.

**C. Special Permit Major Modification:** The Special Permit to amend previous approval for 187 townhouse units per P06-194 is **approved** based on the following findings of fact:

1. A special permit shall be granted upon sound principles of land use.  
The proposed condominium development is a better designed project than the previous approval on the site; the project provides more architectural variations and both private and public outdoor spaces for the occupants.
2. A special permit shall not be granted if it will be detrimental to the public health, safety or welfare, or if it results in the creation of a nuisance.  
The project will not be detrimental to the public health, safety or welfare since the buildings will be constructed to meet code standards. Residential developments of this type have been approved in many areas of the city. Staff finds that the proposed development is consistent with the Natomas Crossing PUD Guidelines and the Multi-Family Residential Design Principles.
3. A special permit use must comply with the objectives of the general or specific plan for the area in which it is to be located.  
The proposed project is consistent with the employment center and residential policies of the 2030 General Plan and the North Natomas Community Plan.

Section 3. The City Council approves the Project entitlements subject to the following conditions of approval:

**Conditions of Approval**

A. The **Tentative Map** to create 28 residential condominium lots, 5 private street lots, 16 private drive lots and one landscape lot on 10.8 net acres is hereby approved subject to the following conditions:

**NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map or any contradictory provisions in the PUD guidelines approved for this project (P01-028). The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.**

**GENERAL: All Projects**

1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
2. Pursuant to City Code Section 16.40.190, indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Department of Transportation after consultation with the U.S. Postal Service.
3. The applicant shall participate in the North Natomas Financing Plan, adopted by Resolution No. 94-495 on August 9, 1994, and updated by Resolution No 2005-584 on August 2, 2005, and shall execute any and all agreements, which may be required

in order to implement this condition.

4. Comply with the North Natomas Development Guidelines and the PUD guidelines approved for this project (P01-028) to the satisfaction of the Planning Director and the Department of Transportation.
5. Private reciprocal ingress, egress, maneuvering and parking easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress, maneuvering, and parking easement shall be conveyed to and reserved from each common access lots (A, B, C, D, E, F, H, I, J, K, L, M, N, O, P) to each individual Lot along the common Lot, and from all private street lots (G, Q, R, S, T and U) at no cost, at the time of sale or other conveyance of either parcel.
6. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P01-028).
7. Meet all conditions of the existing PUD (P01-028) unless the condition is superseded by a Tentative Map condition.
8. Meet all conditions of the development agreement.
9. Show all continuing and proposed/required easements on the Final Map.
10. Multiple Final Maps may be recorded. Prior to recordation of any Final Map all infrastructure/improvements necessary for the respective Final Map must be in place to the satisfaction of the Departments of Utilities, and Department of Transportation.
11. Prior to submittal of improvement plans for this project, the developer's design consultant(s) shall participate in a pre-design conference with City staff. The purpose of this conference is to allow City staff and the design consultants to exchange information on project design requirements and to coordinate the improvement plan review process. Contact the Department of Transportation, Plan Check Engineer at 808-7915 to schedule the conference. It is strongly recommended that the conference be held as early in the design process as possible.

**Department of Transportation: Streets (Anis Ghobril, DOT, 808-5367)**

12. The applicant shall be responsible for the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk fronting the property along East Commerce Way, Benefit Way and Advantage Court per City standards and to the satisfaction of the Department of Transportation. This shall include any needed street lighting.
13. The design and placement of walls, fences, signs and Landscaping near public intersections and private streets shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow

sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Department of Transportation.

14. 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 remain functional during construction. The applicant shall provide acorn lighting as required along East Commerce Way to the satisfaction of the Department of Transportation.
15. The applicant shall make provisions for bus stops, shelters, etc. to the satisfaction of Regional Transit.
16. The applicant shall dedicate (if necessary) and construct bus turn-outs for all bus stops adjacent to the subject site to the satisfaction of the Department of Transportation.

**Department of Transportation: Private Streets (DOT)**

17. The applicant shall repair/reconstruct any deteriorated curb, gutter and sidewalks along the private streets to the satisfaction of the Department of Transportation.

**PUBLIC/PRIVATE UTILITIES (Yujean Kim, SMUD, (916) 732-5027)  
(Salam Khan, SASD, (916) 876-6094)**

18. Dedicate a standard 12.5 foot public utility easement (PUE) for underground and overhead facilities and appurtenances adjacent to all street right of ways.
19. Dedicate all private drives and 5-feet adjacent thereto, as public utility easement for underground and overhead facilities and appurtenances.
20. The owner or developer must disclose to future or potential owners the existing 69KV electrical facilities.
21. Sewer lines are already constructed and accepted by SASD. Any addition or modification to the SASD's sewer system shall be required to the satisfaction of SASD. SASD Design Standards apply to sewer construction or modification. (SASD)
22. While reconfiguring the lots, it must be ensured that each parcel shall have a separate connection to SASD public sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel shall have a separate connection to a private on-site sewer line or SASD public sewer line. (SASD)
23. Sewer easements have already been recorded for SASD sewer line installed within the project area. However, any modification to these sewer easements, if required, shall to the satisfaction of SASD. (SASD)
24. The subject project owner(s) and successors in interest thereof, shall be responsible

for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of streets and drives (such as stamped/colored/decorative concrete, concrete pavers, etc.) within these easements damaged by District maintenance and repair operations, including landscaping, channelization's, lighting, fountain area, sidewalk, and any other appurtenances conflicting therein. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be responsibility of successors in interest in future land transfers and divisions and by language approved by the District. The District will only replace asphalt and standard concrete roadway/driveway disturbed due to maintenance/repair of its sewer line. If the repair is of decorative or stamped concrete, the District will only replace with standard concrete. (SASD)

25. Additional SASD/SRCSD Sewer impact fee (one time connection fee) may be required before issuance of building permits. Applicant should contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information. (SASD)

**CITY UTILITIES** (Jesus Reyes, Dept. of Utilities, 808-1721)

26. Applicant/Association shall execute an Agreement with the Department of Utilities (DOU) to assume ownership of the existing 8" public water line currently located in the existing private drives. The Agreement shall be to the satisfaction of the DOU, Fire Department and the City Attorney.
27. Install 8" water meters and 8" RP back flow prevention assemblies at the two points of service (one at Benefit Way and the other one at Advantage Court) to the satisfaction of Department of Utilities. Meters shall be special meters suitable for use in combination Fire and Domestic water systems.
28. Applicant shall pay appropriate tap, meter and development fees associated with the installation of the special meters.
29. Water services for the existing townhouses (APN's: 225-2330-019, 020, 021, 022 & 023) shall be disconnected from the existing 8" water main and re-connected to the existing 12" public water main in East Commerce Way or Benefit Way. City will abandon the existing water services and install new water service taps to the point of service for fee. (Note: The existing water services may remain connected to the existing water main if the townhouses/lots become part of the Provence Master Association).
30. Abandon existing "Public Water Easements" (PWE) relating to the existing on-site public water main/appurtenances.
31. Execute and record a Utility Service Agreement (USA) approved by the City Attorney's Office and Department of Utilities.
32. If required, construct public water, sewer, drainage and service connections to the satisfaction of DOU.
33. All existing easements that are to remain and all existing right-of-ways shall be shown

on the Final Map.

34. All onsite streets, drives, common areas, storm drain & water facilities shall be private facilities. Prior to or concurrent with the recording of the final map a homeowners association (HOA) shall be formed and C.C. & R.s shall be approved by the City and recorded assuring maintenance of the private streets, private drives, storm drainage facilities, water facilities and common areas. Private easements shall be dedicated for these facilities. The private street and drive maintenance shall include all pavement, curb, gutter and v-gutter.
35. Concurrent with the recordation of the final map, the applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, requiring that private easements be granted, as needed, for drainage, water and sanitary sewer at no cost at the time of sale or other conveyance of any lot. A note stating the following shall be placed on the Final Map: "The lots created by this map shall be developed in accordance with recorded agreement for conveyance of easements # (Book\_\_\_\_, Page\_\_\_\_)."

**FIRE** (King Tunson, Fire Department, 808-1358)

36. Maintenance agreements shall be provided for the interior roadways of the proposed project and for the fire protection systems. The agreement shall be record with the Public Records Office having jurisdiction and shall provide for the following:
  - a. Provisions for the necessary repair and maintenance of the roadway surface.
  - b. Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13'6") and/or width of twenty feet (20').
  - c. Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping.
  - d. Unrestricted use of and access to the roadways covered by the agreements.
  - e. Provisions for the control of vehicle parking in prohibited areas and a mechanism for the removal of vehicles illegally parked.
  - f. Maintenance and timely repair of all fire protection systems, including but not limited to hydrants, fire alarm systems and fire sprinklers.
37. Provide the required fire hydrants in accordance with CFC 508 and Appendix C, Section C105. Hydrant spacing shall be decreased where T courts are used. Hydrants shall be provided halfway between each T court, on one side of the street, and to the satisfaction of the Fire Department. *Due to the project increasing the number of units from 187 to 237, additional hydrants may be required.*

**PPDS:** Parks (Raymond Costantino, Parks Department, 808-8826)

38. **Payment of In-lieu Park Fee:** Pursuant to Sacramento City Code Chapter 16.64 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§16.64.040 and 16.64.050 equal to the value of land prescribed for dedication under 16.64.030 and not satisfied by dedication. (See Advisory Note).

39. **Maintenance District:** The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Public Improvement Financing, Special Districts Project Manager. In assessment districts, the cost of neighborhood park maintenance is equitably spread on the basis of special benefit. In special tax districts, the cost of neighborhood park maintenance is spread based upon the hearing report, which specifies the tax rate and method of apportionment.).
40. **Multi-Use Trail:** A multi-use trail and adjacent landscaping shall be dedicated and constructed as specified below and in compliance with the Park Planning & Development Services (PPDS) "Multi-Use Trail Design Guidelines" available by contacting PPDS.
- 1 The City 2010 Bikeway Master Plan identifies an off-street multi-use trail on the southern portion of the project site, north of Snowy Egret Boulevard. The applicant shall comply with the Bikeway Master Plan and construct a multi-use trail in compliance with PPDS guidelines.
  - 2 The applicant shall submit and obtain PPDS approval of the alignment and design of the multi- use trail prior to submitting improvement plans for the trail.
  - 3 The proposed multi-use trail shall comply with Class I bike trail standards, including regulatory signage, as defined in Chapter 1000 of State Department of Transportation Highway Design Manual. The trail shall be a minimum 8' of asphalt concrete paving, with clear, graded shoulders that are a minimum of 2' in width. Shoulders should be decomposed granite or an alternate material approved by PPDS. Pavement sections shall be 3" minimum asphaltic concrete over 6" min of aggregate base, with a centerline stripe (refer to PPDS Trail detail and specification).
  - 4 Vehicular access controls shall be placed at the entrance to all access points to the trail (refer to PPDS details and specifications for approved designs). Access to the trail via Lots CC, DD and EE, along Colmars, Bastille and Garonne Walks is encouraged.
  - 5 Wherever possible and as approved by PPDS and the Department of Utilities, multi-use trails shall be designed as joint-use with utility service roads utilizing the service roads aggregate base as the trail's aggregate base course. Applicant shall design the pavement to meet all required design loads.
  - 6 Where a multi-use trail is located adjacent to any embankment with a greater than 4:1 slope, the Applicant shall, at his expense, install a post-and-cable fence along the top of the embankment, between the embankment and the multi-use trail.
  - 7 Residential lots adjoining the trail should be fenced w/ open tubular steel fencing.

8 The Applicant shall disclose the location of the planned multi-use trail to all future/potential owners of parcels within the subdivision.

41. **New Private Facility Credits:** The Carriage Lane III (P05-079) development project, previously approved for this site, has a Private Facilities Agreement (City Agreement No. 2006-0298) which allowed 5% parkland dedication credit in exchange for the development of a private pool for the use of all residents in the then 187 unit subdivision. That Agreement is not transferable to this project. Prior to recording a Final Map, Applicant may opt to enter into a new private facilities agreement for the 238 units (including the 5 existing units), in which case the following shall apply. City Code Chapter 16.64, Sections 16.64.100, 110 and 120 address granting of private recreation facility credits. The city may grant credits for privately owned and maintained open space or local recreation facilities, or both, in planned developments as defined in Section 11003 of the Business and Professions Code, condominiums as defined in Section 783 of the Civil Code, and other common interest developments. Such credit, if granted in acres, or comparable in lieu fees, shall not exceed twenty-five (25) percent of the dedication or fees, or both, otherwise required under this chapter and no more than five percent per category of open space or recreational facilities described in this Chapter under 16.64.100. Should the applicant elect to request City consideration of private facilities credit, contact PPDS at least three (3) months prior to recordation of Final Map. The Private Facilities Agreement will require City Council approval and must be in place prior to recordation of the Final Map.

## MISCELLANEOUS

42. Title to any property required to be dedicated to the City in fee shall be conveyed free and clear of all rights, restrictions, easements, impediments, encumbrances, liens, taxes, assessments or other security interests of any kind (hereafter collectively referred to as "Encumbrances"), except as provided herein. The applicant shall take all actions necessary to remove any and all Encumbrances prior to approval of the Final Map and acceptance of the dedication by City, except that the applicant shall not be required to remove Encumbrances of record, including but not limited to easements or rights-of-way for public roads or public utilities, which, in the sole and exclusive judgment of the City, cannot be removed and/or would not interfere with the City's future use of the property. The applicant shall provide title insurance with the City as the named beneficiary assuring the conveyance of such title to City.
43. Form a Homeowner's Association. CC&R's shall be approved by the City and recorded assuring maintenance of private roadway(s). The Homeowner's Association shall maintain all private streets, common lights, common landscaping and common areas.

## ADVISORY NOTES:

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

44. Prior to the issuance of any building permits, provide the City with a copy of the certificate of payment of any school fees for the applicable school district(s). (DOT)
45. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition. (DOT)
46. Dedicate slope easements and right-of-way necessary, for the Snowy Egret Boulevard overcrossing to the satisfaction of the Department of Transportation. The appropriate slope easements will be determined during the plan check phase of the improvement plans for this map. The Snowy Egret overcrossing shall line up with the street on the west side of I-5, to the satisfaction of the Department of Transportation. If a retaining wall is used in the construction of the overcrossing, then an engineering design shall be submitted to the satisfaction of the Department of Transportation. (DOT)
47. SASD policy prohibits gates that prevent access within sewer easements unless SASD standards for accessibility through gates are met. (SASD)
48. Any use of SASD sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of the SASD's sanitary sewer(s), shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping. (SASD)
49. A sewer study entitled Carriage Lane III was approved and the sewer infrastructure for this project has been constructed and accepted by SASD. (SASD)
50. As per City Code, the applicant will be responsible to meet his/her obligations regarding: (Parks)
  - 1 Title 16, 16.64 Park Dedication / In Lieu (Quimby) Fees, due prior to approval of the final map. The Quimby in-lieu fee due for this project is estimated at \$401,610, if there is no new private facilities agreement, or \$382,866 if a new private facilities agreement is approved by City Council before the final map. Option 1 is based on 46 new multi-family units (difference between 233 and 187) and an average land value of \$687,500 per acre for the North Natomas Planning Area, plus an additional 20% for off-site park infrastructure improvements (which totals \$333,960), plus reimbursable to City of the 5% Quimby credit received on P05-079 for 187 units (\$67,650). Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment.
  - 2 Option 2 is based on 233 multi-family units and an average land value of \$687,500 per acre for the North Natomas Planning Area, plus an additional 20% for off-site park infrastructure improvements (which totals 1,691,580), less 5% Credit for new Private Facilities Agreement on 238 units for P06-006 (\$86,394), less Alleghany Credits applied to Quimby Obligation for P05-079 (\$1,289,970), plus reimbursable

to City of the 5% Quimby credit received on P05-079 for 187 units (\$67,650). Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment.

- 3 Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$712,514. This is based on 233 multi-family units at the rate of \$3,058 per unit. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.
- 4 Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

B. The **Special Permit** to develop 233 condominium units in the Employment Center 50 Planned Unit Development (EC-50-PUD) is hereby approved subject to the following conditions:

### **Planning**

- B1. This approval is for the construction of 233 condominium units per attached exhibits. Any change in the design, materials, or colors from this approval shall be submitted to the Planning Division for review and determination for further actions.
- B2. Final landscape and circulation plans shall be submitted to Planning Division for review and comment prior to submittal for building permits.
- B3. The applicant shall obtain all necessary building permits prior to commencement of construction.
- B4. Building plans and elevations shall be plotted that no two same elevations and no two color schemes are adjacent to one another. All building side elevations facing a street shall be enhanced with window openings, trims and decorative elements.
- B5. Provide an ownership association responsible for the care and maintenance of all common areas and common improvements and any other interest common to the condominium owners. Complete and true copies of all covenants, conditions and restrictions, articles of incorporation and by-laws shall be subject to review and approval by the city prior to occupancy as a condominium unit.
- B6. The homeowner's association shall conduct periodic inspections, not less than monthly, of the exterior of all buildings, trash enclosures and recreation facilities.
- B7. The homeowner's association shall establish and conduct a regular program of routine maintenance for the property. Such a program shall include common areas and scheduled repainting, replanting and other similar activities that typically require attention at periodic intervals but not necessarily continuous. Owner/Operator shall repaint or retreat all painted or treated areas at least once every 8 years; provided that the Planning Director may approve less frequent painting or re-treatment upon a

determination that less frequent repainting or re-treatment is appropriate, given the nature of the materials used or other factors. The program shall be subject to review and approval by the Planning Director.

- B8. The homeowner's association shall maintain landscaping and irrigation in a healthy and serviceable condition.
- B9. The homeowner's association shall indicate and maintain all locations of parking stalls for handicapped/disabled access and strictly enforce rules related thereto.
- B10. Each condominium unit shall comply with the state of California's Noise Insulation Standards (California Amended Code Section 1092).
- B11. Each condominium unit shall provide the following:
  - a. A separate sewer service hookup; provided, that the planning commission may permit the use of common sewer lines that are oversized by one size or more, or which are hydraulically designed with the concurrence of the city engineer, finds the common sewer lines can adequately service the condominiums and that separate service hookups would not be feasible. For this provision, the Planning Commission is delegating the approval to the Planning Director subject to concurrence with the Public Works Director and the Utilities Department.
  - b. A separate water service hookup or shutoff; provided, that the planning commission may permit a single water system to service more than one condominium unit where shutoffs are provided wherever practicable and where the planning commission, with the concurrence of the city engineer, finds that the single water system can adequately service the condominiums and separate service hookups or shutoffs are not feasible. For this provision, the Planning Commission is delegating the approval to the Planning Director subject to concurrence with the Public Works Director and the Utilities Department.
  - c. A separate gas service where gas is a necessary utility.
  - d. A separate electrical service, with separate meters and disconnects and ground fault interrupters where and as required by Building Code.
- B12. Each unit of a condominium project and all commonly owned portions of a Condominium building shall comply with all applicable building code standards. Nothing herein shall be construed to prevent or prohibit the applicant or the city from providing or requiring building standards greater than those set forth in the Building Code where the greater standards are found to be necessary to carry out the purposes and objectives of this chapter. (Ord. 99-015 § 6-3-D)
- B13. Landscaping & Walls and Fencing:
  - a. The project shall comply with the City's Tree Shading Ordinance which requires 50 percent shading of the parking area within 15 years.

- b. Install two 15-gallon trees per lot frontage, with the average spacing of 30' on center, as measured along the entire length of the street.
- c. All landscaping and planting shall conform to City standards for sight line requirements at intersections and driveways.
- d. All mechanical equipment shall be located within enclosed cabinets or screened by landscaping and/or screening/fencing.
- e. In order to provide adequate surveillance opportunities, all *plants and shrubs* are to be maintained at maximum height of thirty inches (30"); the lowest branch height shall be at least six feet (6'). Decorative planting shall be maintained so as not to obstruct or diminish lighting level throughout the project.
- f. Walls and fences shall conform to City standards for sight line requirements at intersections and driveways.

B14. The applicant shall comply with the City's Recycling Ordinance (Section 17.72).

B15. Signage:

- a. All detached signs shall be monument-type, constructed of masonry with finish materials and colors, which are consistent with building architecture. One detached monument sign is permitted and may be located within a landscape setback area but no closer than 10 feet from public right-of-way.
- b. Attached signage shall consist of address numbers only.
- c. All signage shall comply with the Natomas Crossing PUD signage criteria; a sign permit shall be obtained prior to construction of any sign.

B16. Lighting:

- a. The type and location of the outdoor lighting (building, parking lot, walkway, etc.) must be approved by the Planning Director prior to issuance of a building permit. Lighting shall be provided in garage areas and each building address number shall be illuminated.
- b. Project lighting shall be provided as follows: one foot-candle of minimum maintained illumination per square foot of parking space and exterior walkways/sidewalks during hours of darkness and 0.25 foot-candle of minimum maintained illumination per square foot of surface on any interior walkway, alcove, passageway, etc., from one-half hour before dusk to one-half hour after dawn. All light fixtures are to be vandal-resistant.
- c. Per Section 17.68.030(B), exterior lighting, if provided, shall reflect away from residential areas and public streets.

- d. Fixtures shall be unobtrusive and complementary to the architectural design of the building. Lighting shall be designed so as not to produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public.
- B17. The applicant shall comply with the approved Mitigation Monitoring Plan (P09-006) on file at the Planning Division.
- B18. The final playground shade structure and sculptures specifications shall be submitted for review and approval by the Planning Director prior to the issuance of building permit.
- B19. The final building color palette shall be submitted for review and approval by the Planning Director prior to the issuance of building permit.
- B20. The applicant shall paint electrical meters/cabinets, telephone connection boxes and other utility appurtenances to match the building to which they are attached.
- B21. *If security becomes a concern and if deemed necessary by the Police Department, the applicant shall contract with a reputable security firm to provide on-site security, night and day.*
- B22. Prior to the issuance of any building permits, the applicant shall provide the City with a copy of the certificate of payment of school fees for the applicable school district(s).
- B23. This approval does not include any vehicular gates. Any proposal for vehicular gates will require an additional Special Permit subject to approval by the Planning Commission.
- B24. Condominiums addressing shall be to City standards.
- B25. The pool and tot lot shall be used by tenants and their guests only.
- B26. Auto repairs are not permitted at any time, except in emergencies, such as flat tire or dead battery.
- B27. Visitor parking shall be strictly enforced.

#### **Department of Transportation**

- B28. The applicant shall be responsible for the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk fronting the property along East Commerce Way, Benefit Way and Advantage Court per City standards and to the satisfaction of the Department of Transportation. This shall include any needed street lighting.
- B29. 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 remain functional during

construction. The applicant shall provide acorn lighting as required along East Commerce Way to the satisfaction of the Department of Transportation.

- B30. The design and placement of walls, fences, signs and Landscaping near public intersections and private Streets shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Department of Transportation.
- B31. The applicant shall repair/reconstruct any deteriorated curb, gutter and sidewalks along the private streets to the satisfaction of the Department of Transportation.
- B32. Form a Homeowner's Association. CC&R's shall be approved by the City and recorded assuring maintenance of private roadway(s). The Homeowner's Association shall maintain all private streets, common lights, common landscaping and common areas.

#### **Fire**

- B33. Install gate at emergency vehicle access at East Commerce Way.

#### **Utilities**

- B34. Applicant/Association shall execute an Agreement with the Department of Utilities (DOU) to assume ownership of the existing 8" public water line currently located in the existing private drives. The Agreement shall be to the satisfaction of the DOU, Fire Department and the City Attorney.
- B35. Install 8" water meters and 8" RP back flow prevention assemblies at the two points of service (one at Benefit Way and the other one at Advantage Court) to the satisfaction of Department of Utilities. Meters shall be special meters suitable for use in combination Fire and Domestic water systems.
- B36. Applicant shall pay appropriate tap, meter and development fees associated with the installation of the special meters.
- B37. Water services for the existing townhouses (APN's: 225-2330-019, 020, 021, 022 & 023) shall be disconnected from the existing 8" water main and re-connected to the existing 12" public water main in East Commerce Way or Benefit Way. City will abandon the existing water services and install new water service taps to the point of service for fee. (Note: The existing water services may remain connected to the existing water main if the townhouses/lots become part of the Provence Master Association)
- B38. Abandon existing "Public Water Easements" (PWE) relating to the existing on-site public water main/appurtenances.

- B39. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
- B40. Per Sacramento City Code, water meters shall be located at the point of service which is located at the back of curb for separated sidewalks or the back of walk for connected sidewalks or at a location acceptable to DOU.
- B41. All onsite streets, drives, common areas, storm drain & water facilities shall be private facilities. A homeowners association (HOA) shall be formed and C.C. & R.s shall be approved by the City and recorded assuring maintenance of the private streets, private drives, storm drainage facilities, water facilities and common areas. Private easements shall be dedicated for these facilities. The private street and drive maintenance shall include all pavement, curb, gutter and v-gutter. If required by the Department of Utilities (DOU), the responsible maintenance agency shall enter into and record an agreement with the City regarding the maintenance of these facilities. The agreement shall be to the satisfaction of the DOU and the City Attorney.
- B42. Prior to issuance of a building permit, the owners and ownership association shall enter into a utility service agreement with the City to receive such utility services at points of service designated by the DOU. Such agreement shall provide, among other requirements, for payment of all charges for the storm drainage and water services, shall authorize discontinuance of utility services at the City's point(s) of service in the event that all or any portion of such charges are not paid when and as required, shall require compliance with all relevant utility billing and maintenance requirements of the City, and shall be in a form approved by the City Attorney.
- B43. Per City Code, the Subdivider may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the DOU. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney.
- B44. The proposed development is located within Sacramento Area Sewer District (SASD) Satisfy all SASD requirements.
- B45. A grading plan showing existing and proposed elevations is required. All lots/parcels shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. At a minimum, one-foot off-site contours within 100 feet of the project boundary are required (per Plate 2, page 3-7 of the City Design and Procedures Manual). No grading shall occur until the grading plan has been reviewed and approved by the DOU.

- B46. This project is greater than 1 acre in size; therefore, the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained from [www.swrcb.ca.gov/stormstr/construction.html](http://www.swrcb.ca.gov/stormstr/construction.html). The SWPPP will be reviewed by the DOU prior to issuing a grading permit. The following items shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment BMP's, (5) name and phone number of person responsible for SWPPP and (6) certification by property owner or authorized representative.
- B47. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
- B48. Post construction (permanent), stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is in an area served by a regional water quality control facility, only source control measures are required. Storm drain message and signage is required at all drain inlets. Improvement plans must include the source controls measures selected for the site. Refer to the latest edition of the "Guidance Manual for On-Site Stormwater Quality Control Measures" for appropriate source control measures.

Advisory notes for the **Special Permit**:

1. Since December 8, 2008, the proposed project has been in a 100-year flood plain, designated as an AE zone by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). The base flood elevation ("BFE") for the Natomas Basin is 33' feet above sea level. The DOU expects the area to be taken out of the 100-year floodplain in 2012. Contact Nancy Dorfer (916-808-3539) for more information and updates on this issue. City Code Chapter 15.104 Floodplain Management Regulations require that any new construction of and/or substantial improvement to any structure located in Zone AE must have the lowest floor, including the basement, elevated a minimum of one (1) foot above the BFE. Non-residential structures have the option of flood proofing to one (1) foot above the BFE in lieu of the elevation requirement.
2. Unless otherwise approved by the Department of Utilities (DOU), all sanitary sewer, storm drain, water, and flood control improvements shall be in place and fully functioning prior to issuance of any building permits within the subject area.
3. **Many projects within the City of Sacramento require on-site booster pumps for fire suppression and domestic water systems.** Prior to design of the subject project, the DOU suggests that the applicant request a water supply test to determine

what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site fire suppression system.

Section 4. Exhibits A through L are a part of this Resolution.

**Table of Contents:**

- Exhibit 6A: Tentative Map – 1 page
- Exhibit 6B: Existing Condition – 1 page
- Exhibit 6C: Special Permit Plan – 1 page
- Exhibit 6D: Landscape Plan – 1 page
- Exhibit 6E: Circulation Plan – 1page
- Exhibit 6F: East Commerce Views Looking Southwest & West – With Trees – 2 pages
- Exhibit 6G: East Commerce Views Looking Southwest & West – Without Trees – 2 pages
- Exhibit 6H: Courts – House Plans and Elevations – 62 pages
- Exhibit 6I: Urban Villas – House Plans and Elevations – 14 pages
- Exhibit 6J: Building Data Charts – 2 pages
- Exhibit 6K: Elevation Variation Plotting and Color Schemes – 12 pages
- Exhibit 6L: Playground Shade Structure and Paseo Concept Plans – 3 pages

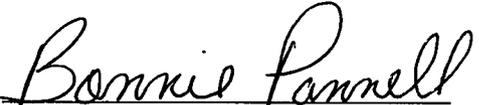
Adopted by the City of Sacramento City Council on April 21, 2011 by the following vote:

Ayes: Councilmembers Ashby, Cohn, D Fong, R Fong, McCarty, Pannell, Schenirer, Sheedy.

Noes: None.

Abstain: None.

Absent: Mayor Johnson.

  
Bonnie Pannell, Vice-Mayor

Attest:

*for*   
Shirley Concolino, City Clerk









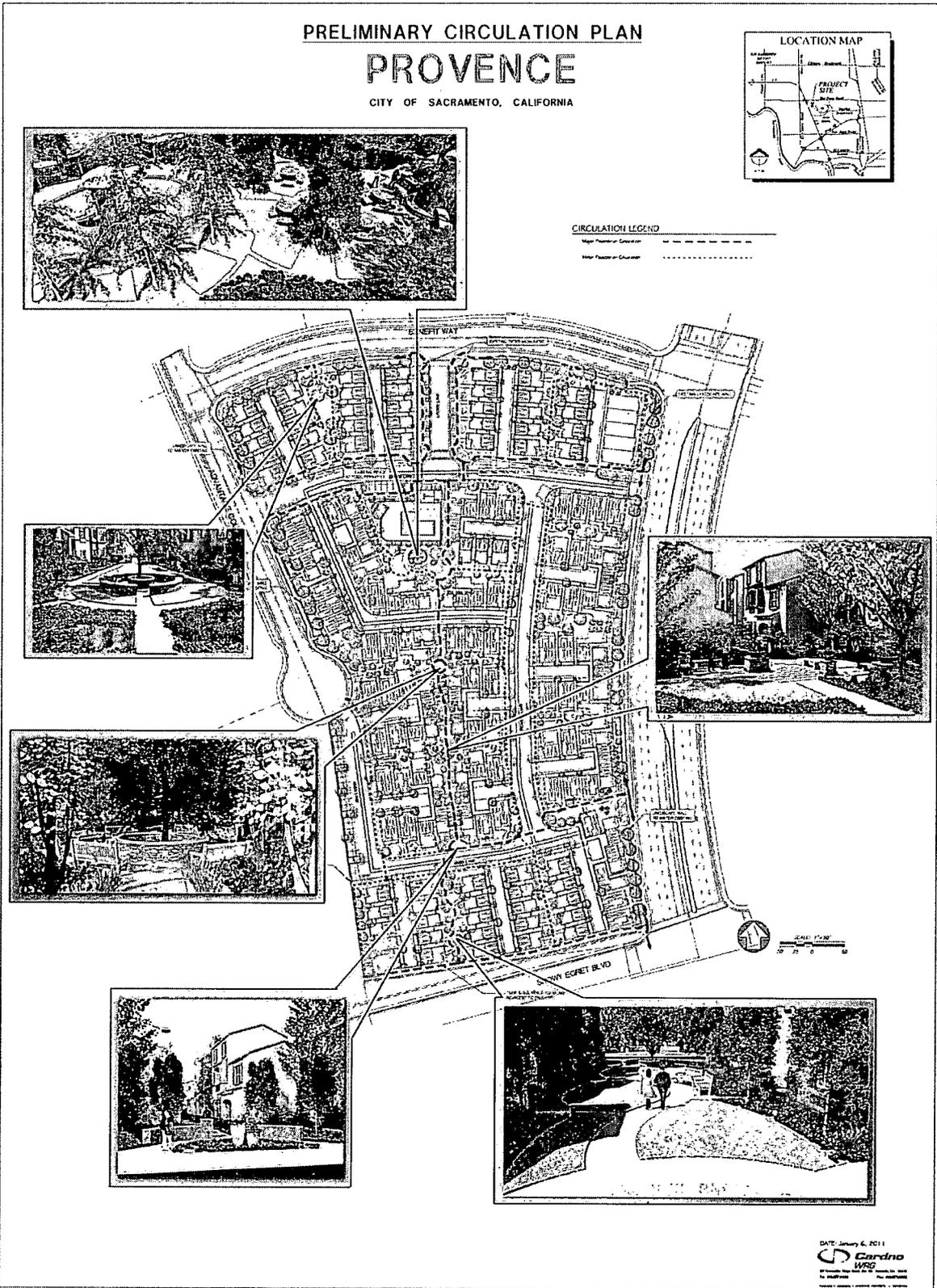


Exhibit 6F: East Commerce Views Looking Southwest & West – With Trees



Note: Different monitors and printers may skew colors. Please reference the color boards provided for "true color and contrast."

Building: 53  
 Type: 8  
 Elevation: A  
 Color Scheme: 3

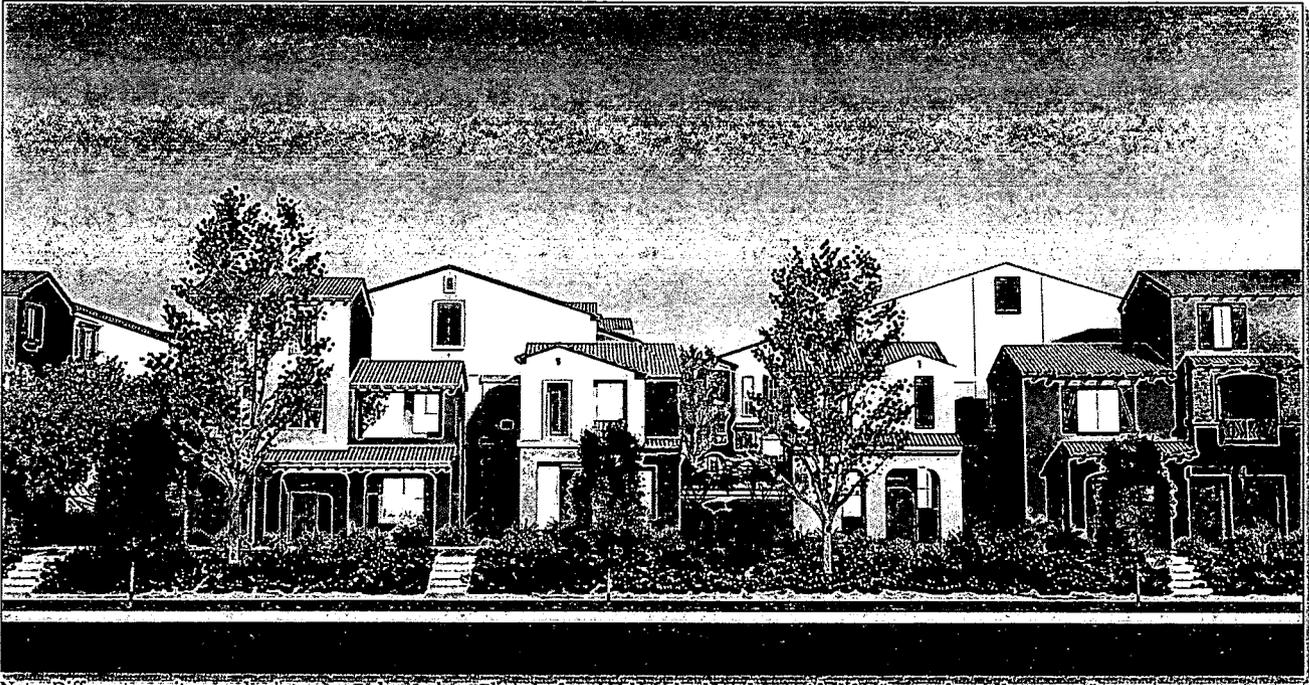
Building: 52  
 Type: 8  
 Elevation: C  
 Color Scheme: 4

Building: 51  
 Type: 6-9  
 Elevation: A  
 Color Scheme: 1

Building: 46  
 Type: 6-9  
 Elevation: B  
 Color Scheme: 2

Building: 45  
 Type: 1-4  
 Elevation: C  
 Color Scheme: 3

Exhibit 6G: East Commerce Views Looking Southwest & West – Without Trees



Note: Different monitors and printers may skew colors. Please reference the color boards provided for "true color and contrast."

Building: 53  
 Type: 8  
 Elevation: A  
 Color Scheme: 3

Building: 52  
 Type: 8  
 Elevation: C  
 Color Scheme: 4

Building: 51  
 Type: 6-9  
 Elevation: A  
 Color Scheme: 1

Building: 46  
 Type: 6-9  
 Elevation: B  
 Color Scheme: 2

Building: 45  
 Type: 1-4  
 Elevation: C  
 Color Scheme: 3

**PROVENCE**

2/24/2011



Courts - East Commerce Way looking West -With Trees



Note: Different monitors and printers may skew colors. Please reference the color boards provided for "true color and contrast."

Building: 53  
 Type: 8  
 Elevation: A  
 Color Scheme: 3

Building: 52  
 Type: 8  
 Elevation: C  
 Color Scheme: 4

Building: 51  
 Type: 6-9  
 Elevation: A  
 Color Scheme: 1

Building: 46  
 Type: 6-9  
 Elevation: B  
 Color Scheme: 2

Building: 45  
 Type: 1-4  
 Elevation: C  
 Color Scheme: 3



Note: Different monitors and printers may skew colors. Please reference the color boards provided for "true color and contrast."

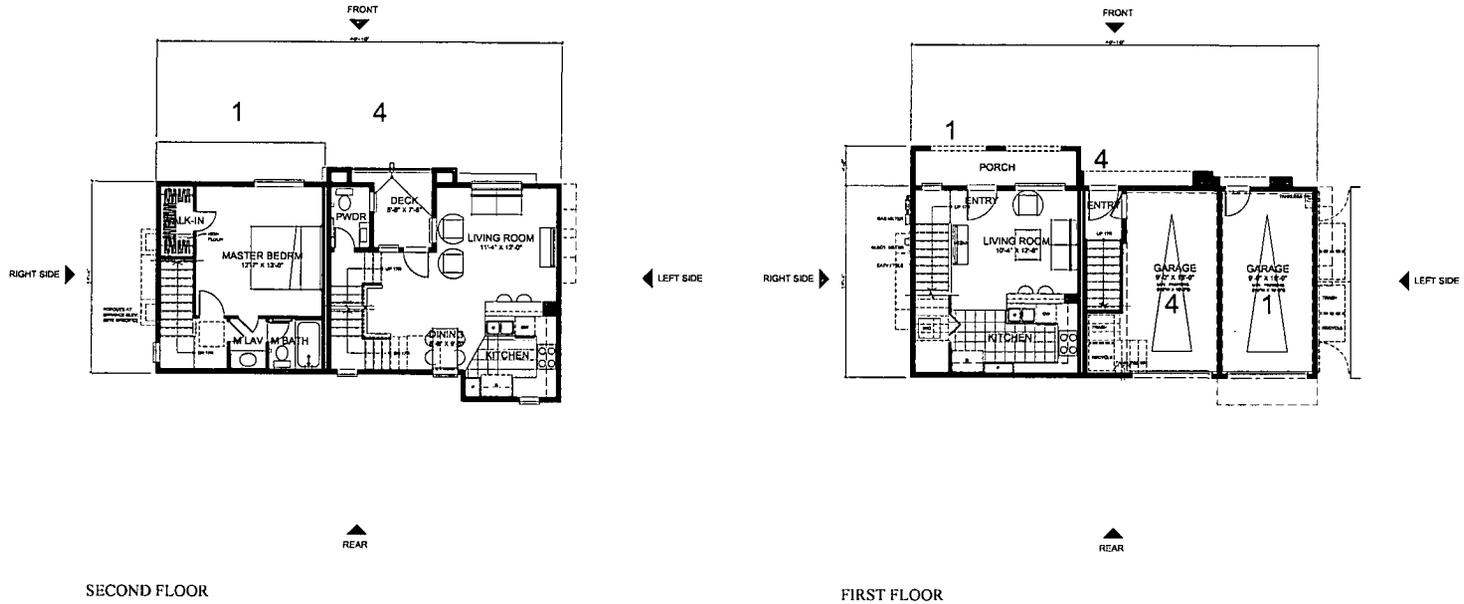
Building: 53  
 Type: 8  
 Elevation: A  
 Color Scheme: 3

Building: 52  
 Type: 8  
 Elevation: C  
 Color Scheme: 4

Building: 51  
 Type: 6-9  
 Elevation: A  
 Color Scheme: 1

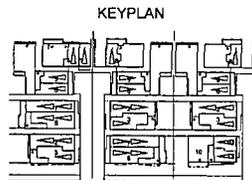
Building: 46  
 Type: 6-9  
 Elevation: B  
 Color Scheme: 2

Building: 45  
 Type: 1-4  
 Elevation: C  
 Color Scheme: 3



SECOND FLOOR

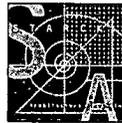
FIRST FLOOR



1. THIS PLAN IS TO BE USED TO IDENTIFY THE LOCATION OF THE UNIT WITHIN THE BUILDING.  
 2. THIS PLAN IS TO BE USED TO IDENTIFY THE LOCATION OF THE UNIT WITHIN THE BUILDING.  
 3. THIS PLAN IS TO BE USED TO IDENTIFY THE LOCATION OF THE UNIT WITHIN THE BUILDING.  
 4. THIS PLAN IS TO BE USED TO IDENTIFY THE LOCATION OF THE UNIT WITHIN THE BUILDING.

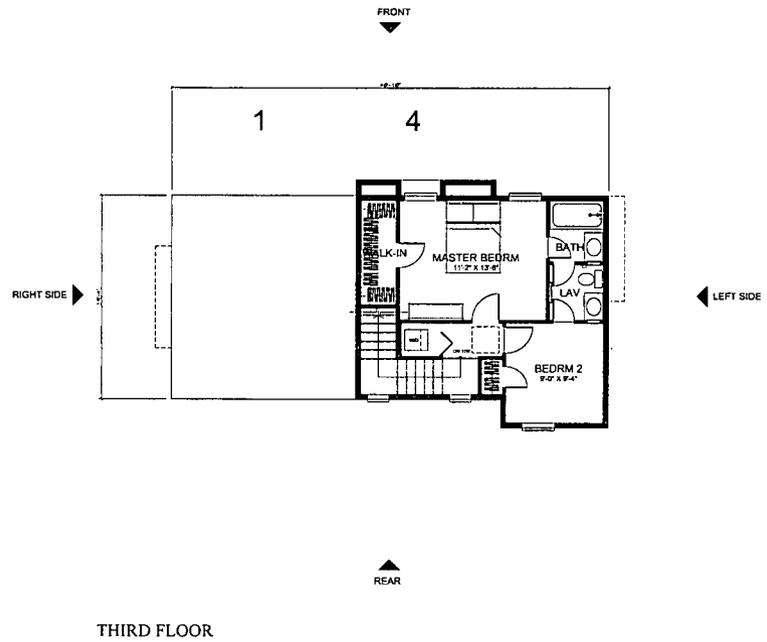
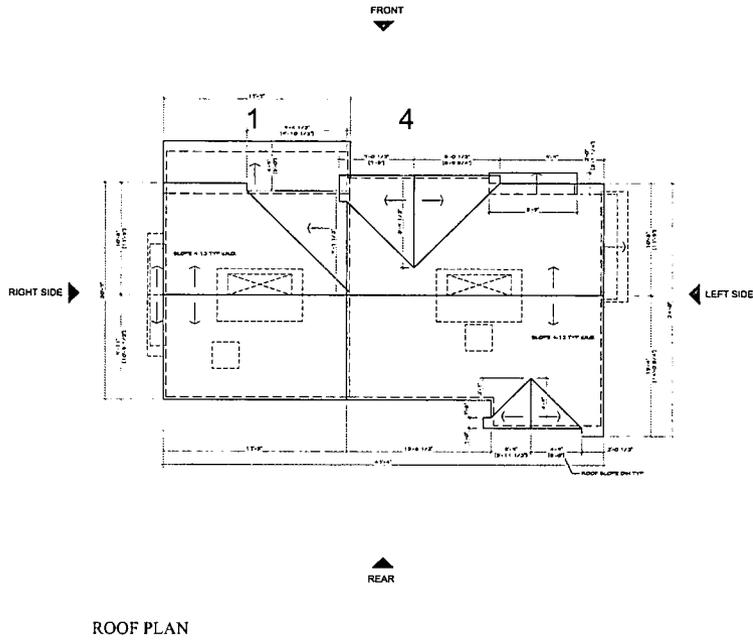
UNIT 1 & 4  
 FIRST / SECOND FLOOR PLANS  
 ELEVATION STYLE - 'A'

PROVENCE - COURTS  
 RC NATOMAS, LLC

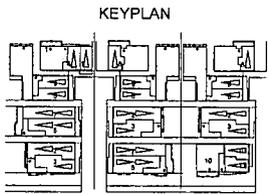


13.11

| AREA ANALYSIS       |                     |
|---------------------|---------------------|
| UNIT 1              |                     |
| FIRST FLOOR         | 324.33 E.F.         |
| SECOND FLOOR        | 324.33 E.F.         |
| TOTAL ENCLOSED AREA | 648.67 E.F.         |
| GARAGE              | 787.75 E.F.         |
| PORCH               | 41.33 E.F.          |
| <b>TOTAL AREA</b>   | <b>1477.75 E.F.</b> |
| UNIT 4              |                     |
| FIRST FLOOR         | 56.71 E.F.          |
| SECOND FLOOR        | 56.71 E.F.          |
| THIRD FLOOR         | 48.81 E.F.          |
| TOTAL ENCLOSED AREA | 162.23 E.F.         |
| GARAGE              | 711.80 E.F.         |
| DECK                | 80.83 E.F.          |
| <b>TOTAL AREA</b>   | <b>944.86 E.F.</b>  |

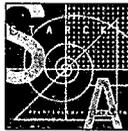


UNIT 1 & 4  
THIRD FLOOR / ROOF PLAN  
ELEVATION STYLE - 'A'



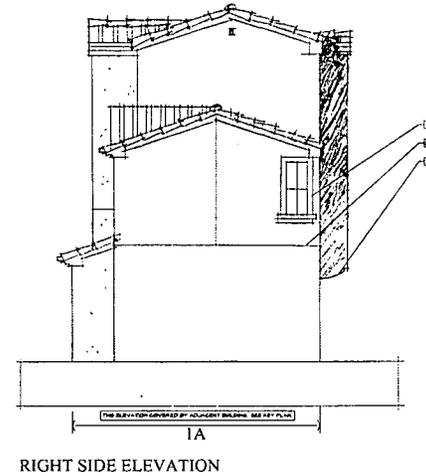
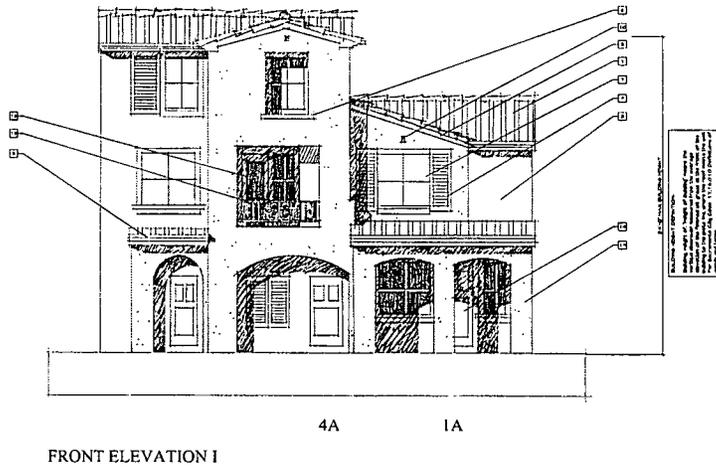
1 - THE C PROJECTS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF NATOMAS ZONING ORDINANCE, CHAPTER 21.02, AND THE CITY OF NATOMAS DEVELOPMENT CODE, CHAPTER 21.04.

PROVENCE - COURTS  
RC NATOMAS, LLC



1.1.1

| AREA ANALYSIS     |              |
|-------------------|--------------|
| <b>UNIT 1</b>     |              |
| FIRST FLOOR       | 330.37 S.F.  |
| SECOND FLOOR      | 324.16 S.F.  |
| TOTAL LIVING AREA | 654.53 S.F.  |
| GARAGE            | 180.77 S.F.  |
| PORCH             | 69.33 S.F.   |
| TOTAL AREA        | 924.63 S.F.  |
| <b>UNIT 4</b>     |              |
| FIRST FLOOR       | 350.71 S.F.  |
| SECOND FLOOR      | 433.66 S.F.  |
| THIRD FLOOR       | 464.81 S.F.  |
| TOTAL LIVING AREA | 1249.18 S.F. |
| GARAGE            | 211.80 S.F.  |
| PORCH             | 30.33 S.F.   |
| TOTAL AREA        | 1491.31 S.F. |



# A

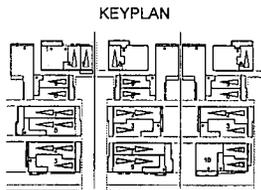
UNIT 1 & 4  
EXTERIOR ELEVATIONS  
ELEVATION STYLE - 'A'

## PROVENCE - COURTS RC NATOMAS, LLC

200904620



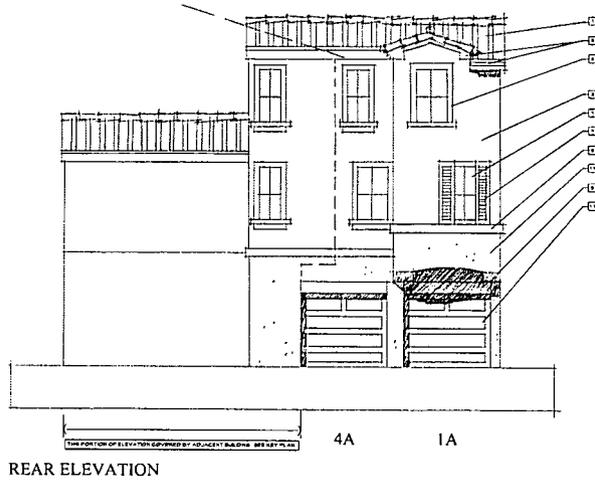
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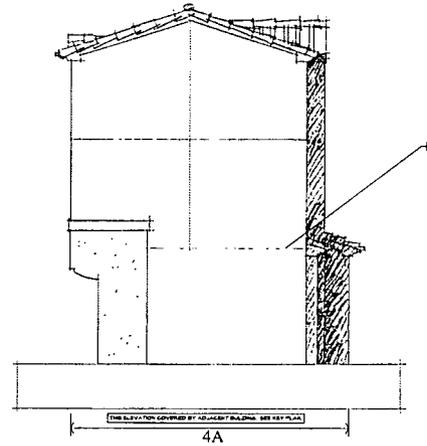
NOTE: THESE ELEVATIONS REPRESENT ONLY THE SAMPLE UNIT. THE FINAL BUILDING UNIT MAY VARY IN THE ELEVATION STYLE, TOP TO BOTTOM AND LEFT TO RIGHT. ALL UNITS ARE TO BE IDENTICAL TO THE SAMPLE UNIT.

A = THREE BEDROOM UNIT (1,000 SQ. FT.)  
 B = THREE BEDROOM UNIT (1,000 SQ. FT.) WITH 2ND BATH  
 C = TOWNHOME (1,000 SQ. FT.) WITH 2ND BATH  
 D = TOWNHOME (1,000 SQ. FT.) WITH 1ST BATH

| TYPICAL BUILDING MATERIALS                  |  |
|---|--|
| <input type="checkbox"/>                    | INTEGRAL COLOR TILE ROOF                 |
| <input type="checkbox"/>                    | INTEGRAL COLOR PLASTER                   |
| <input type="checkbox"/>                    | PANCA                                    |
| <input type="checkbox"/>                    | RAKE BOARD                               |
| <input type="checkbox"/>                    | PLASTER CORDEL                           |
| <input type="checkbox"/>                    | PLASTER WINDOW TRIM                      |
| <input type="checkbox"/>                    | VINYL WINDOW                             |
| <input type="checkbox"/>                    | PLASTER TRIM                             |
| <input type="checkbox"/>                    | DECORATIVE SHUTTER                       |
| <input type="checkbox"/>                    | DECORATIVE PLASTER PROJECTION            |
| <input type="checkbox"/>                    | RAFTER TAIL                              |
| <input type="checkbox"/>                    | STONE PATTERN VENEER                     |
| <input type="checkbox"/>                    | METAL RAIL / GUARDRAIL                   |
| <input type="checkbox"/>                    | PIED-GLASS ENTRY DOOR                    |
| <input type="checkbox"/>                    | GLASS DOOR                               |
| <input type="checkbox"/>                    | FRENCH DOOR                              |
| <input type="checkbox"/>                    | METAL SECTIONAL GARAGE DOOR WITH WINDOWS |
| <input type="checkbox"/>                    | BLENDING PLASTER BELL                    |
| <input type="checkbox"/>                    | HEAVY TEXTURE STUCCO                     |
| <input type="checkbox"/>                    | EXPANSION JOINT                          |
| <input type="checkbox"/>                    | PLASTER BATTERED WALL                    |
| * ALL METAL AND WOOD ELEMENTS TO BE PAINTED |  |



REAR ELEVATION



LEFT SIDE ELEVATION

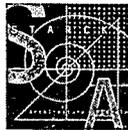
# A

UNIT 1 & 4  
EXTERIOR ELEVATIONS  
ELEVATION STYLE - 'A'

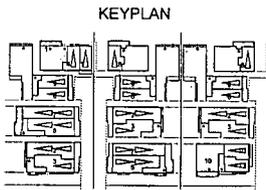
1/4"=1'-0"

## PROVENCE - COURTS RC NATOMAS, LLC

200804020

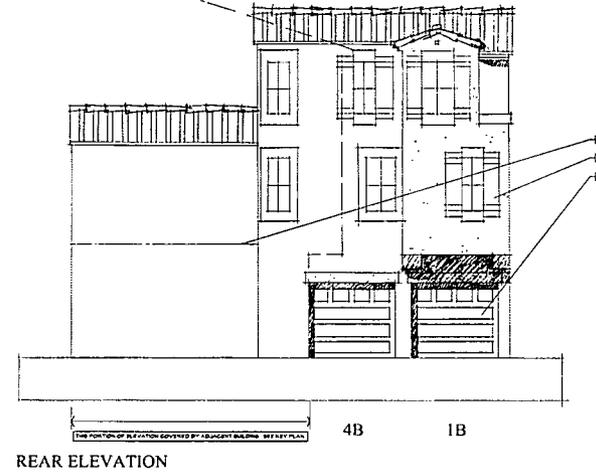
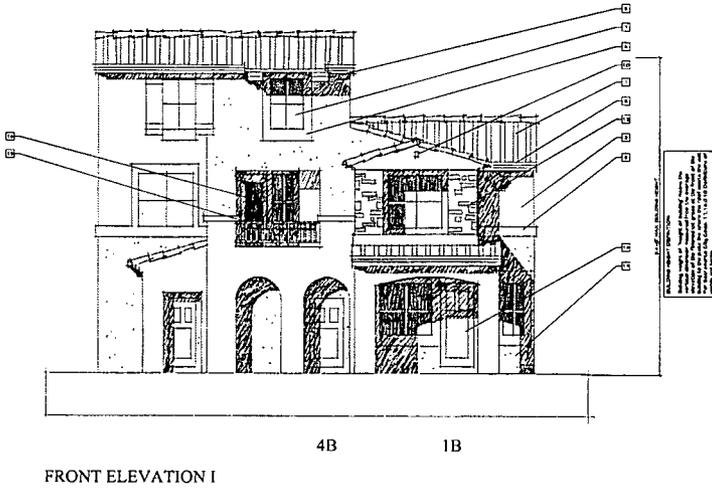


1.5.11



NOTE: UNITS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

| TYPICAL BUILDING MATERIALS                  |  |
|---|--|
| <input type="checkbox"/>                    | INTERNAL COLOR WHITE ROOF                |
| <input type="checkbox"/>                    | INTERNAL COLOR PLASTER                   |
| <input type="checkbox"/>                    | PANCA                                    |
| <input type="checkbox"/>                    | RAKE BOARD                               |
| <input type="checkbox"/>                    | PLASTER CORBEL                           |
| <input type="checkbox"/>                    | PLASTER WINDOW TRIM                      |
| <input type="checkbox"/>                    | VINYL WINDOW                             |
| <input type="checkbox"/>                    | PLASTER TRIM                             |
| <input type="checkbox"/>                    | DECORATIVE SHUTTER                       |
| <input type="checkbox"/>                    | DECORATIVE PLASTER PROJECTION            |
| <input type="checkbox"/>                    | BAFFLE TAIL                              |
| <input type="checkbox"/>                    | STONE PATTERN VENER                      |
| <input type="checkbox"/>                    | METAL RAIL / GUARDRAIL                   |
| <input type="checkbox"/>                    | FIBERGLASS ENTRY DOOR                    |
| <input type="checkbox"/>                    | BLENDING GLASS DOOR                      |
| <input type="checkbox"/>                    | FRENCH DOOR                              |
| <input type="checkbox"/>                    | METAL SECTIONAL GARAGE DOOR WITH WINDOWS |
| <input type="checkbox"/>                    | SLOPING PLASTER SILL                     |
| <input type="checkbox"/>                    | HEAVY TEXTURE STUCCO                     |
| <input type="checkbox"/>                    | EXPANSION JOINT                          |
| <input type="checkbox"/>                    | PLASTER BATTERED HALL                    |
| * ALL METAL AND WOOD ELEMENTS TO BE PAINTED |  |



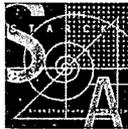
# B

SEE 'A' ELEVATIONS FOR SIDES

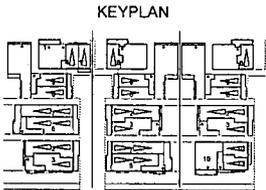
UNIT 1 & 4  
EXTERIOR ELEVATIONS  
ELEVATION STYLE - 'B'

## PROVENCE - COURTS RC NATOMAS, LLC

2008046120



1311

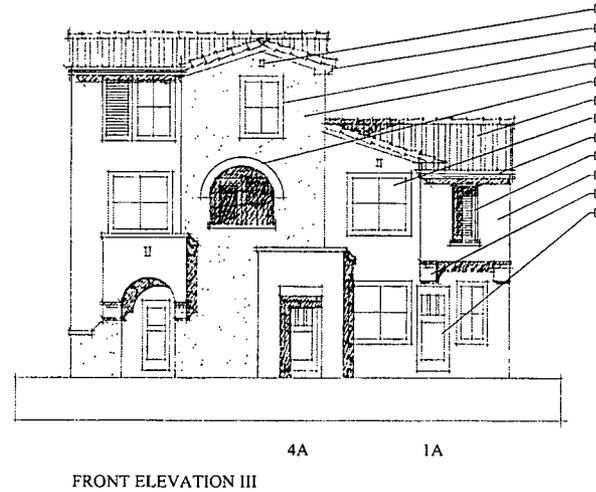
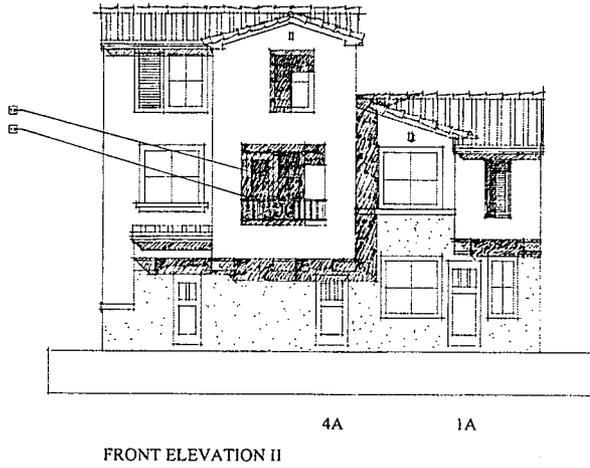


1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES (1" = 1/8" = 0.125').  
2. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
3. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
4. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

| TYPICAL BUILDING MATERIALS |  |
|----------------------------|--|
| ☐                          | INTERNAL COLOR TILE ROOF                 |
| ☐                          | INTERNAL COLOR PLASTER                   |
| ☐                          | PANCA                                    |
| ☐                          | RAKE BOARD                               |
| ☐                          | PLASTER CORDEL                           |
| ☐                          | PLASTER WINDOW TRIM                      |
| ☐                          | VINYL WINDOW                             |
| ☐                          | PLASTER TRIM                             |
| ☐                          | DECORATIVE SHUTTER                       |
| ☐                          | DECORATIVE PLASTER PROJECTION            |
| ☐                          | SLATTER TAIL                             |
| ☐                          | STONE PATTERN VENEER                     |
| ☐                          | METAL RAIL / GUARDRAIL                   |
| ☐                          | FIBERGLASS ENTRY DOOR                    |
| ☐                          | BUILDING GLASS DOOR                      |
| ☐                          | FRENCH DOOR                              |
| ☐                          | METAL SECTIONAL GARAGE DOOR WITH WINDOWS |
| ☐                          | SLOPING PLASTER SILL                     |
| ☐                          | HEAVY TEXTURE STUCCO                     |
| ☐                          | EXPANSION JOINT                          |
| ☐                          | PLASTER BATTERED WALL                    |

\* ALL METAL AND WOOD ELEMENTS TO BE PAINTED





# A

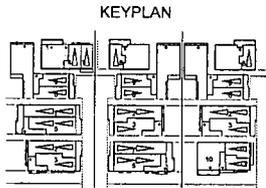
UNIT 1 & 4  
EXTERIOR ELEVATIONS  
ELEVATION STYLE - 'A'

## PROVENCE - COURTS RC NATOMAS, LLC

2008046320

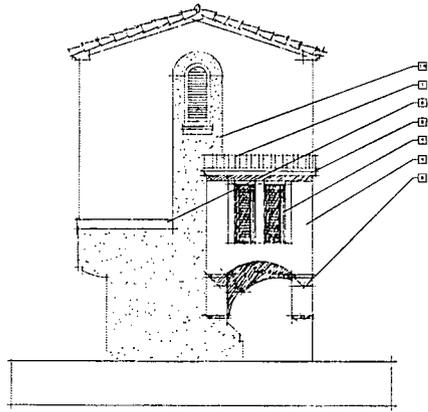


13 31

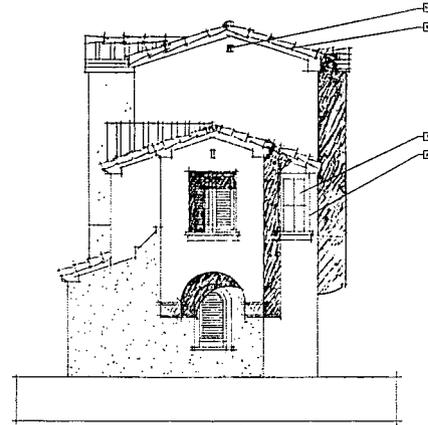


1 - 1/2\"/>

| TYPICAL BUILDING MATERIALS                  |   |
|---|---|
| <input type="checkbox"/>                    | INTEGRAL COLOR 3\"/>                    |
| <input type="checkbox"/>                    | INTEGRAL COLOR PLASTER                  |
| <input type="checkbox"/>                    | MOSAIC                                  |
| <input type="checkbox"/>                    | RAISE BOARD                             |
| <input type="checkbox"/>                    | PLASTER CORBEL                          |
| <input type="checkbox"/>                    | PLASTER FINISH TRIM                     |
| <input type="checkbox"/>                    | VINYL FINISH                            |
| <input type="checkbox"/>                    | PLASTER TRIM                            |
| <input type="checkbox"/>                    | DECORATIVE SHUTTER                      |
| <input type="checkbox"/>                    | DECORATIVE PLASTER PROJECTION           |
| <input type="checkbox"/>                    | RAFTER TAIL                             |
| <input type="checkbox"/>                    | STONE PATTERN VENEER                    |
| <input type="checkbox"/>                    | METAL RAIL / GUARDRAIL                  |
| <input type="checkbox"/>                    | FIBERGLASS ENTRY DOOR                   |
| <input type="checkbox"/>                    | SLIDING GLASS DOOR                      |
| <input type="checkbox"/>                    | FRENCH DOOR                             |
| <input type="checkbox"/>                    | METAL SECTIONAL GARAGE DOOR WITH FINISH |
| <input type="checkbox"/>                    | SLOPING PLASTER SILL                    |
| <input type="checkbox"/>                    | HEAVY TEXTURE STUCCO                    |
| <input type="checkbox"/>                    | EXPANSION JOINT                         |
| <input type="checkbox"/>                    | PLASTER BATTERED WALL                   |
| * ALL METAL AND HOOD ELEMENTS TO BE PAINTED |   |



1A  
ENHANCED LEFT SIDE ELEVATION II

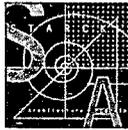


1A  
ENHANCED RIGHT SIDE ELEVATION II

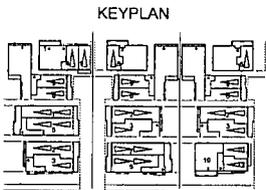
# A

UNIT 1 & 4  
EXTERIOR ELEVATIONS  
ELEVATION STYLE - 'A'

## PROVENCE - COURTS RC NATOMAS, LLC



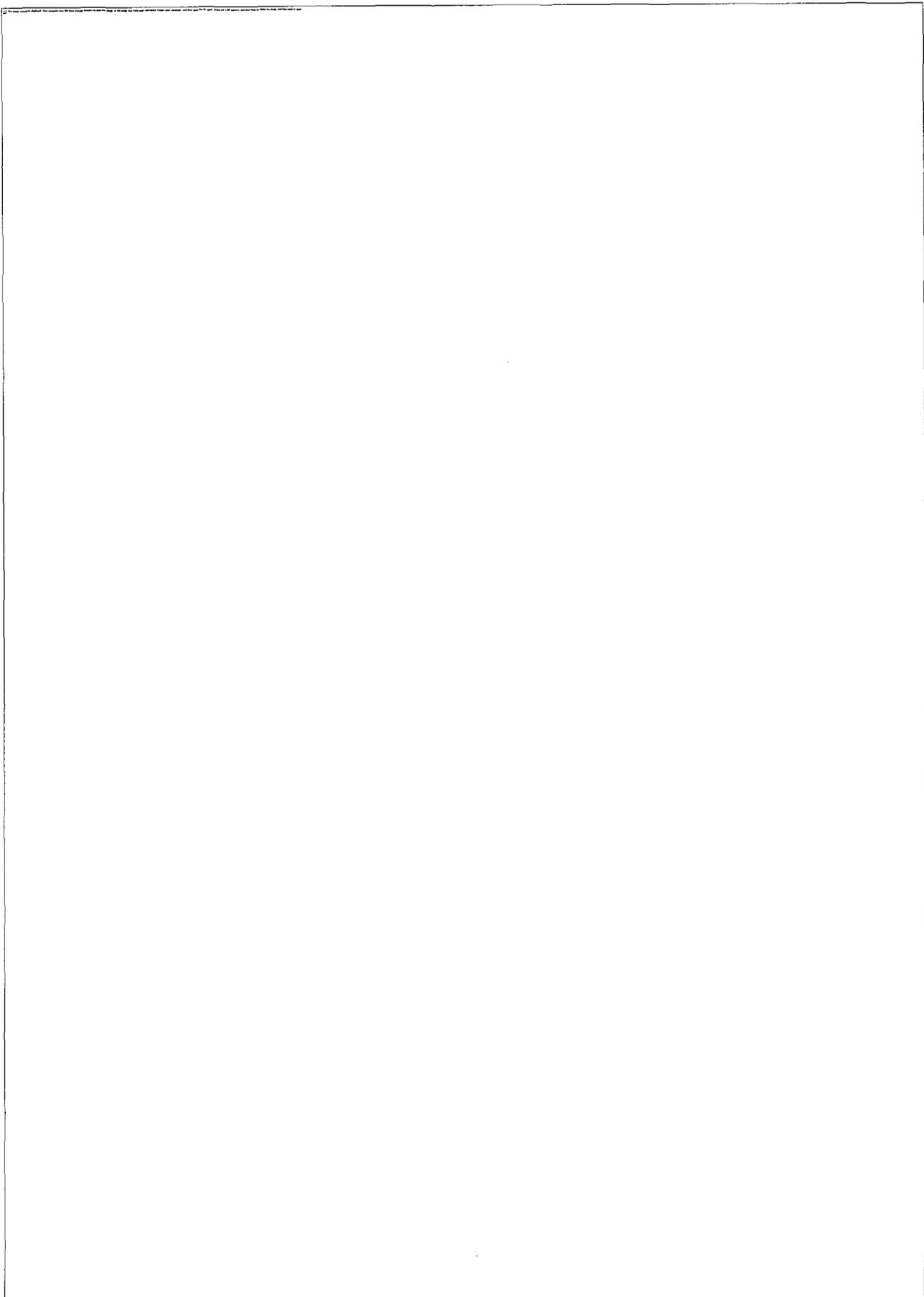
1.5.11



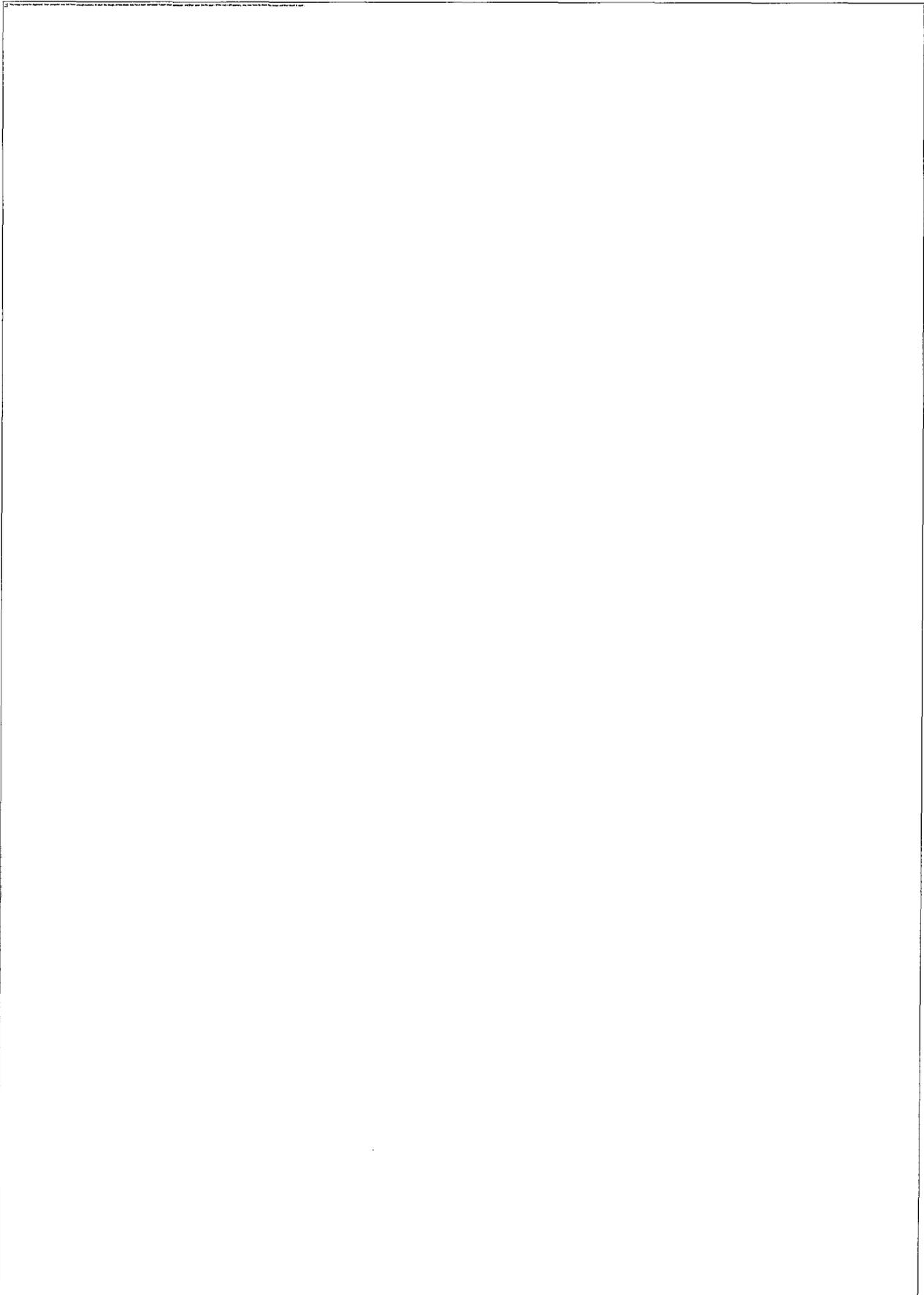
NOTES:  
1. REFER TO ALL OTHER DRAWINGS FOR MATERIALS AND FINISHES.  
2. REFER TO ALL OTHER DRAWINGS FOR MATERIALS AND FINISHES.  
3. REFER TO ALL OTHER DRAWINGS FOR MATERIALS AND FINISHES.  
4. REFER TO ALL OTHER DRAWINGS FOR MATERIALS AND FINISHES.  
5. REFER TO ALL OTHER DRAWINGS FOR MATERIALS AND FINISHES.

| TYPICAL BUILDING MATERIALS                   |  |
|--|--|
| <input type="checkbox"/>                     | INTEGRAL COLOR TILE ROOF                 |
| <input type="checkbox"/>                     | INTEGRAL COLOR PLASTER                   |
| <input type="checkbox"/>                     | FASCIA                                   |
| <input type="checkbox"/>                     | RANK BOARD                               |
| <input type="checkbox"/>                     | PLASTER GORBEL                           |
| <input type="checkbox"/>                     | PLASTER FINISH TRIM                      |
| <input type="checkbox"/>                     | VINYL WINDOW                             |
| <input type="checkbox"/>                     | PLASTER TRIM                             |
| <input type="checkbox"/>                     | DECORATIVE SHUTTER                       |
| <input type="checkbox"/>                     | DECORATIVE PLASTER PROJECTION            |
| <input type="checkbox"/>                     | PLASTER TAIL                             |
| <input type="checkbox"/>                     | STONE PATTERN VENEER                     |
| <input type="checkbox"/>                     | METAL RAIL / GUARDRAIL                   |
| <input type="checkbox"/>                     | FIBERGLASS ENTRY DOOR                    |
| <input type="checkbox"/>                     | SLIDING GLASS DOOR                       |
| <input type="checkbox"/>                     | FRIDGE DOOR                              |
| <input type="checkbox"/>                     | METAL SECTIONAL GARAGE DOOR WITH WINDOWS |
| <input type="checkbox"/>                     | BLOOMING PLASTER SILL                    |
| <input type="checkbox"/>                     | HEAVY TEXTURE STUCCO                     |
| <input type="checkbox"/>                     | EXPANSION JOINT                          |
| <input type="checkbox"/>                     | PLASTER BATTERED PILL                    |
| * ALL METAL AND PAVED ELEMENTS TO BE PAINTED |  |

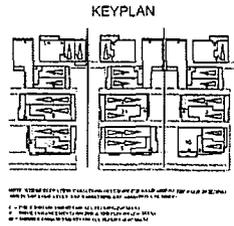
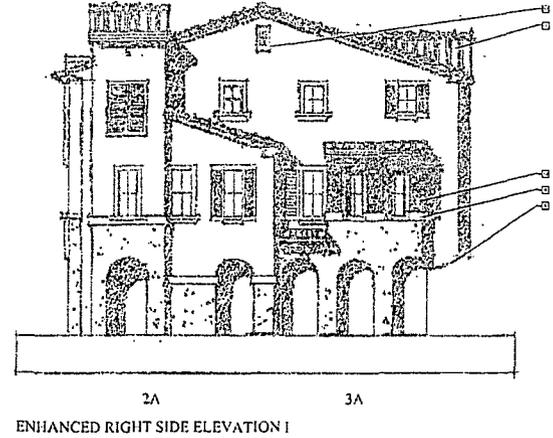
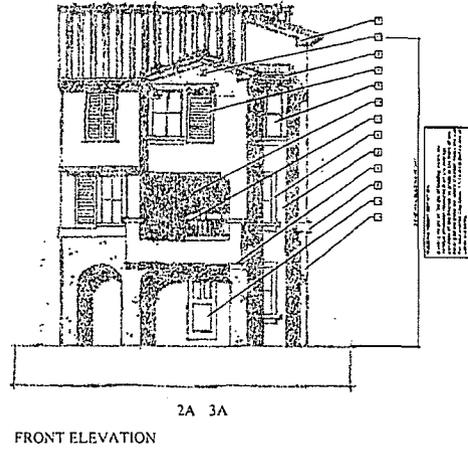








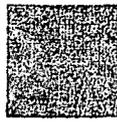




NOTE: REFER TO THE KEY PLAN FOR THE LOCATION OF THE UNITS AND THE UNIT PLANS.  
 UNITS 2A AND 3A ARE THE UNITS SHOWN IN THIS KEY PLAN.  
 1 - THE 2 UNIT PLAN IS ON ALL 11 SHEETS OF THIS SET.  
 2 - REFER TO THE KEY PLAN FOR THE LOCATION OF THE UNITS.  
 3 - REFER TO THE KEY PLAN FOR THE LOCATION OF THE UNITS.

**A**  
 SEE 'B' FOR STANDARD RIGHT  
 UNIT 2 & 3  
 EXTERIOR ELEVATIONS  
 ELEVATION STYLE - 'A'

PROVENCE - COURTS  
 RC NATOMAS, LLC

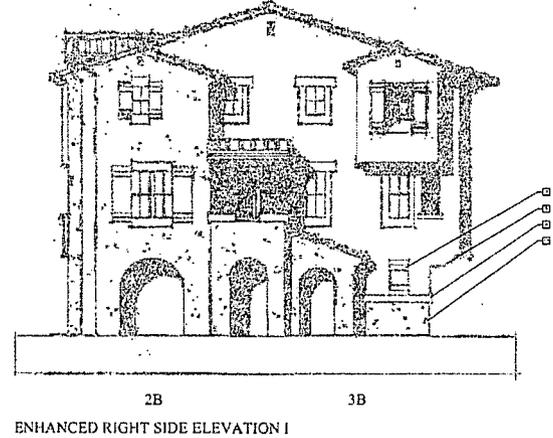
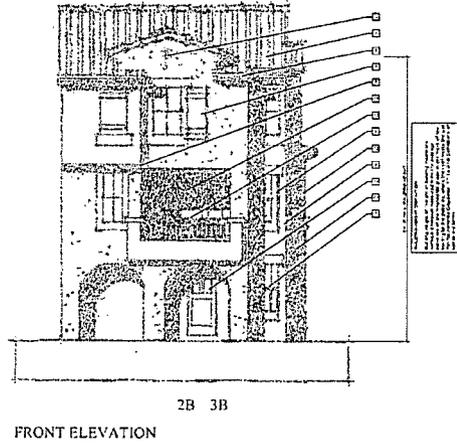


1331

| TYPICAL BUILDING MATERIALS |   |
|----------------------------|---|
| <input type="checkbox"/>   | INTERIOR COLOR & TILE ROOF                |
| <input type="checkbox"/>   | INTERIOR COLOR PLASTER                    |
| <input type="checkbox"/>   | ASPH                                      |
| <input type="checkbox"/>   | BASE BOARD                                |
| <input type="checkbox"/>   | PLASTER CORBEL                            |
| <input type="checkbox"/>   | PLASTER WINDOW TRIM                       |
| <input type="checkbox"/>   | W/TL WINDOW                               |
| <input type="checkbox"/>   | PLASTER FIN                               |
| <input type="checkbox"/>   | NEGATIVE SHOTTER                          |
| <input type="checkbox"/>   | NEGATIVE PLASTER PROJECTION               |
| <input type="checkbox"/>   | RAFTER/TAIL                               |
| <input type="checkbox"/>   | STONE PATTERN VENEER                      |
| <input type="checkbox"/>   | METAL ROOF SHINGLES                       |
| <input type="checkbox"/>   | FRONTAL BR BRNTY DOOR                     |
| <input type="checkbox"/>   | SLIDING GLASS DOOR                        |
| <input type="checkbox"/>   | FRENCH DOOR                               |
| <input type="checkbox"/>   | METAL SECTIONAL SHUTTER DOOR WITH WINDOWS |
| <input type="checkbox"/>   | SLOPING PLASTER SL                        |
| <input type="checkbox"/>   | HEAVY TRAFFIC STAGE                       |
| <input type="checkbox"/>   | EXPANDED JOINT                            |
| <input type="checkbox"/>   | PLASTER BATTERED PAINT                    |

\* ALL METAL AND WOOD ELEMENTS TO BE PAINTED

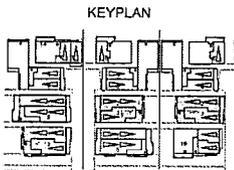




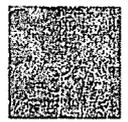
# B

UNIT 2 & 3  
EXTERIOR ELEVATIONS  
ELEVATION STYLE - 'B'

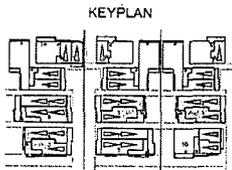
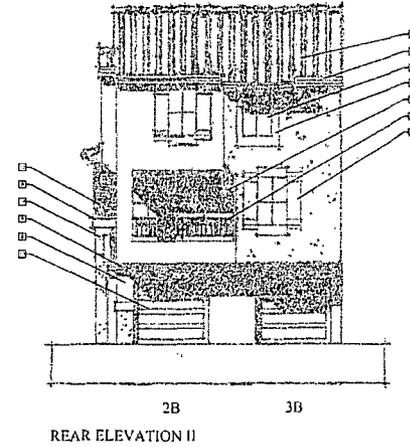
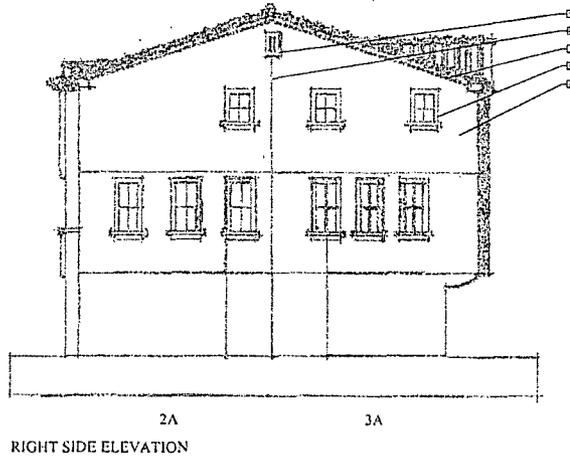
PROVENCE - COURTS  
RC NATOMAS, LLC



1 - THIS ELEVATION IS FOR THE EXTERIOR OF THE BUILDING.  
2 - THIS ELEVATION IS FOR THE EXTERIOR OF THE BUILDING.  
3 - THIS ELEVATION IS FOR THE EXTERIOR OF THE BUILDING.  
4 - THIS ELEVATION IS FOR THE EXTERIOR OF THE BUILDING.



| TYPICAL BUILDING MATERIALS                 |   |
|--|---|
| <input type="checkbox"/>                   | INTERIOR COLOR 3" TILE ROOF             |
| <input type="checkbox"/>                   | INTERIOR COLOR PLASTER                  |
| <input type="checkbox"/>                   | PAVING                                  |
| <input type="checkbox"/>                   | PLASTER BOARD                           |
| <input type="checkbox"/>                   | PLASTER CORNER                          |
| <input type="checkbox"/>                   | PLASTER WINDOW TRIM                     |
| <input type="checkbox"/>                   | VINYL WINDOW                            |
| <input type="checkbox"/>                   | PLASTER TRIM                            |
| <input type="checkbox"/>                   | DESCRIPTIVE BUTTER                      |
| <input type="checkbox"/>                   | DESCRIPTIVE PLASTER PROJECTION          |
| <input type="checkbox"/>                   | RAFTER TAIL                             |
| <input type="checkbox"/>                   | STONE PATTERNS VENER                    |
| <input type="checkbox"/>                   | METAL RAIL HANDRAIL                     |
| <input type="checkbox"/>                   | MIRRORLESS ENTRY DOOR                   |
| <input type="checkbox"/>                   | SLIDING GLASS DOOR                      |
| <input type="checkbox"/>                   | FRAMES DOOR                             |
| <input type="checkbox"/>                   | METAL SECTIONAL GARAGE DOOR WITH WINDOW |
| <input type="checkbox"/>                   | SLIPPER PLASTER SILL                    |
| <input type="checkbox"/>                   | HEAVY TEXTURE STUCCO                    |
| <input type="checkbox"/>                   | EXPANDED JOINT                          |
| <input type="checkbox"/>                   | PLASTER BUTTERED WALL                   |
| *ALL METAL AND WOOD ELEMENTS TO BE PAINTED |   |



NOTE: WORK SHOWN IS SUBJECT TO THE FOLLOWING NOTES AND THE SHOWN ELEVATION IS NOT TO SCALE. THE SHOWN ELEVATION IS NOT TO SCALE.

1 - 1/2" = 1'-0" UNLESS OTHERWISE NOTED.

2 - 1/4" = 1'-0" UNLESS OTHERWISE NOTED.

3 - 1/8" = 1'-0" UNLESS OTHERWISE NOTED.

# A,B

SEE 'A' ELEVATIONS FOR LEFT SIDE

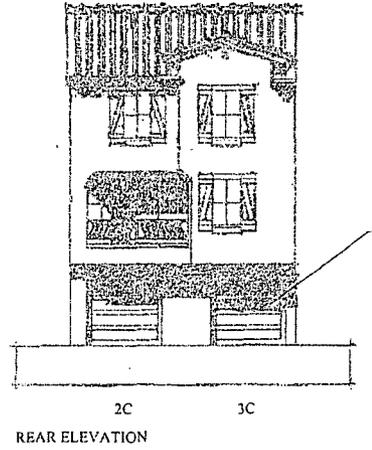
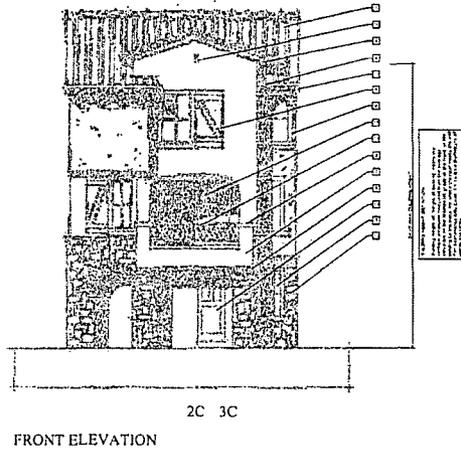
UNIT 2 & 3  
EXTERIOR ELEVATIONS  
ELEVATION STYLE 'A' & 'B'

PROVENCE - COURTS  
RC NATOMAS, LLC



LSH

| TYPICAL BUILDING MATERIALS                  |  |
|---|--|
| <input type="checkbox"/>                    | INTERIOR COLOR & TILE ROOF             |
| <input type="checkbox"/>                    | INTERIOR COLOR PLASTER                 |
| <input type="checkbox"/>                    | PAVING                                 |
| <input type="checkbox"/>                    | BRICKWORK                              |
| <input type="checkbox"/>                    | PLASTER CORNICE                        |
| <input type="checkbox"/>                    | PLASTER ANCHOR TRIM                    |
| <input type="checkbox"/>                    | VINYL WINDOW                           |
| <input type="checkbox"/>                    | PLASTER TRIM                           |
| <input type="checkbox"/>                    | DECORATIVE SHUTTER                     |
| <input type="checkbox"/>                    | DECORATIVE PLASTER PROJECTION          |
| <input type="checkbox"/>                    | SLATTED TAIL                           |
| <input type="checkbox"/>                    | STONE-FIT BRICK VENEER                 |
| <input type="checkbox"/>                    | METAL RAIL / HANDRAIL                  |
| <input type="checkbox"/>                    | FIBERGLASS ENTRY DOOR                  |
| <input type="checkbox"/>                    | ALUMINUM GLASS DOOR                    |
| <input type="checkbox"/>                    | FRESH AIR DOOR                         |
| <input type="checkbox"/>                    | METAL SECTION, 6" x 6" DOOR AT WINDOWS |
| <input type="checkbox"/>                    | ALUMINUM PLASTER BALL                  |
| <input type="checkbox"/>                    | HEAVY TEXTURE STUCCO                   |
| <input type="checkbox"/>                    | EXPANSION JOINT                        |
| <input type="checkbox"/>                    | PLASTER STEREO WALL                    |
| * ALL METAL AND WOOD ELEMENTS TO BE PAINTED |  |

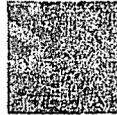


C

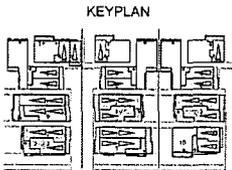
SEE 'A' ELEVATIONS FOR STANDARD SIDES

UNIT 2 & 3  
EXTERIOR ELEVATIONS  
ELEVATION STYLE - 'C'

PROVENCE - COURTS  
RC NATOMAS, LLC



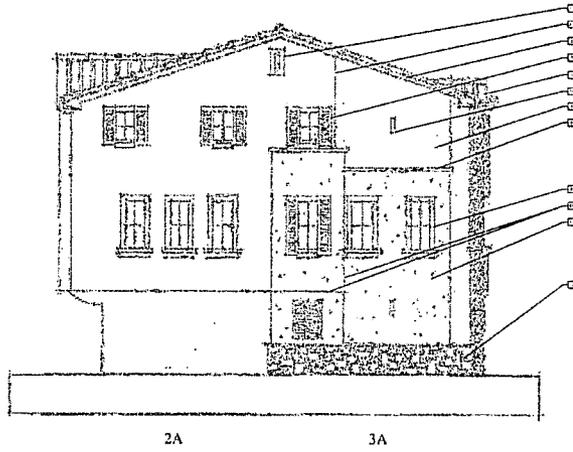
1311



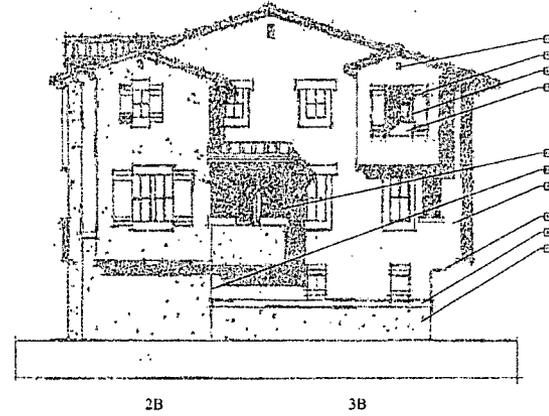
UNIT 1: THIS UNIT IS A TYPICAL UNIT. IT IS NOT TO BE CONSIDERED AS A REPRESENTATIVE UNIT FOR THE PROJECT.  
UNIT 2: THIS UNIT IS A TYPICAL UNIT. IT IS NOT TO BE CONSIDERED AS A REPRESENTATIVE UNIT FOR THE PROJECT.  
UNIT 3: THIS UNIT IS A TYPICAL UNIT. IT IS NOT TO BE CONSIDERED AS A REPRESENTATIVE UNIT FOR THE PROJECT.  
UNIT 4: THIS UNIT IS A TYPICAL UNIT. IT IS NOT TO BE CONSIDERED AS A REPRESENTATIVE UNIT FOR THE PROJECT.

| TYPICAL BUILDING MATERIALS |  |
|----------------------------|--|
| <input type="checkbox"/>   | INTERIOR COLOR TILE ROOF               |
| <input type="checkbox"/>   | INTERIOR COLOR PLASTER                 |
| <input type="checkbox"/>   | FINISH                                 |
| <input type="checkbox"/>   | FRAME BOARD                            |
| <input type="checkbox"/>   | PLASTER CORBEL                         |
| <input type="checkbox"/>   | PLASTER WINDOW TRIM                    |
| <input type="checkbox"/>   | JOINT FINISH                           |
| <input type="checkbox"/>   | PLASTER TIE                            |
| <input type="checkbox"/>   | DECORATIVE BRITCH                      |
| <input type="checkbox"/>   | DECORATIVE PLASTER PROJECTION          |
| <input type="checkbox"/>   | WATER TAIL                             |
| <input type="checkbox"/>   | STONE PLASTER VENEER                   |
| <input type="checkbox"/>   | METAL TRAIL / BOARDING                 |
| <input type="checkbox"/>   | FRONT GLASS ENTRY DOOR                 |
| <input type="checkbox"/>   | BLEND GLASS DOOR                       |
| <input type="checkbox"/>   | TRAIL DOOR                             |
| <input type="checkbox"/>   | METAL SECTIONAL GARAGE DOOR WITH HANDS |
| <input type="checkbox"/>   | SLOPING PLASTER WALL                   |
| <input type="checkbox"/>   | HEAVY TEXTURED STUCCO                  |
| <input type="checkbox"/>   | EXPANSION JOINT                        |
| <input type="checkbox"/>   | PLASTER BATTERED WALL                  |

\* ALL METAL AND HARD ELEMENTS TO BE PAINTED



ENHANCED RIGHT SIDE ELEVATION III  
(REVERSED)



ENHANCED RIGHT SIDE ELEVATION II

# A, B

SEE 'A' ELEVATIONS FOR STANDARD SIDES

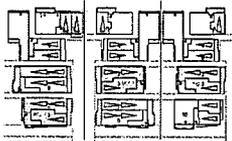
UNIT 2 & 3  
EXTERIOR ELEVATIONS  
ELEVATION STYLE - 'A' & 'B'

## PROVENCE - COURTS RC NATOMAS, LLC



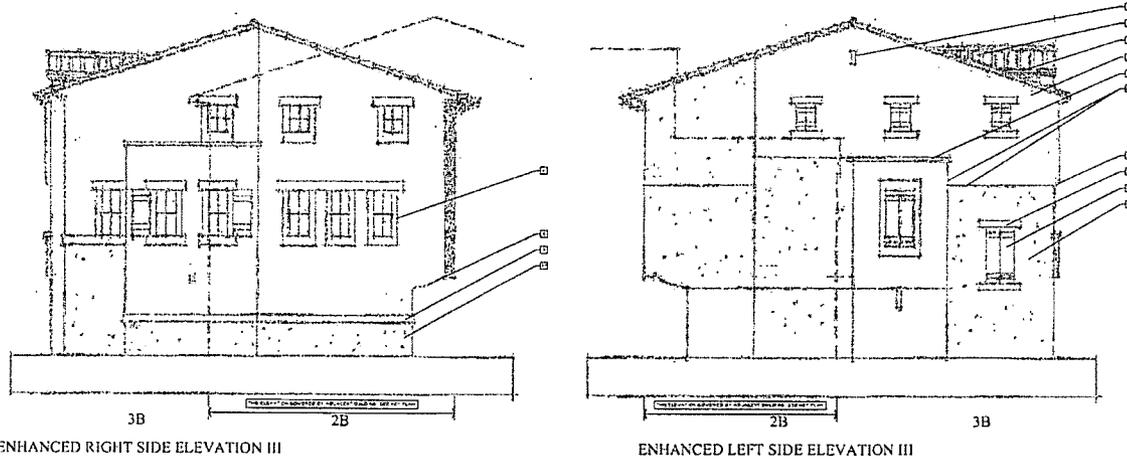
1:811

KEYPLAN



NOTE: 1. REFER TO EXTERIOR ELEVATIONS FOR THE LOCATION OF THE EXTERIOR WALLS AND THE LOCATION OF THE EXTERIOR WALLS.  
2. REFER TO EXTERIOR ELEVATIONS FOR THE LOCATION OF THE EXTERIOR WALLS AND THE LOCATION OF THE EXTERIOR WALLS.  
3. REFER TO EXTERIOR ELEVATIONS FOR THE LOCATION OF THE EXTERIOR WALLS AND THE LOCATION OF THE EXTERIOR WALLS.

| TYPICAL BUILDING MATERIALS                  |  |
|---|--|
| <input type="checkbox"/>                    | INTERIOR COLOR 1/2" TILE TRIM            |
| <input type="checkbox"/>                    | INTERIOR COLOR PLASTER                   |
| <input type="checkbox"/>                    | FASCIA                                   |
| <input type="checkbox"/>                    | ROOF BOARD                               |
| <input type="checkbox"/>                    | PLASTER LUMBER                           |
| <input type="checkbox"/>                    | PLASTER WINDOW TRIM                      |
| <input type="checkbox"/>                    | VINYL WINDOW                             |
| <input type="checkbox"/>                    | PLASTER TRIM                             |
| <input type="checkbox"/>                    | SEGMENTED BRICK                          |
| <input type="checkbox"/>                    | SEGMENTED PLASTER PROJECTION             |
| <input type="checkbox"/>                    | WASTER TAIL                              |
| <input type="checkbox"/>                    | STONE PATTERNS VENEER                    |
| <input type="checkbox"/>                    | METAL TRIM HANDRAIL                      |
| <input type="checkbox"/>                    | FIBERGLASS ENTRY DOOR                    |
| <input type="checkbox"/>                    | SLIDING GLASS DOOR                       |
| <input type="checkbox"/>                    | FRENCH DOOR                              |
| <input type="checkbox"/>                    | METAL SECTIONAL GARAGE DOOR WITH WINDOWS |
| <input type="checkbox"/>                    | SLIDING PLASTER TRIM                     |
| <input type="checkbox"/>                    | HEAVY TRIPLE STUCCO                      |
| <input type="checkbox"/>                    | EXPANSION JOINT                          |
| <input type="checkbox"/>                    | PLASTER BATTERED HALL                    |
| * ALL METAL AND WOOD ELEMENTS TO BE PAINTED |  |



ENHANCED RIGHT SIDE ELEVATION III

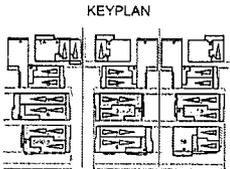
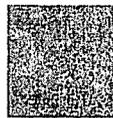
ENHANCED LEFT SIDE ELEVATION III

# B

SEE 'A' ELEVATIONS FOR STANDARD SIDES

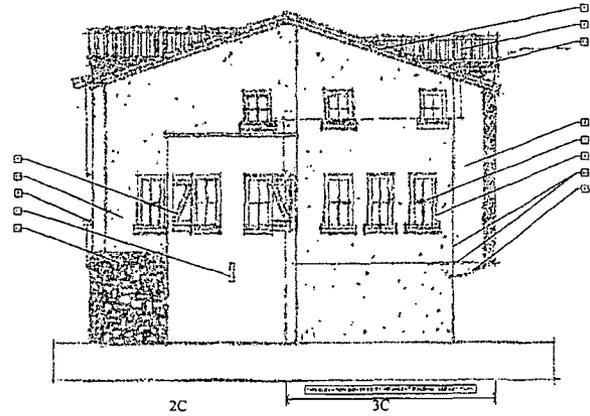
UNIT 2 & 3  
EXTERIOR ELEVATIONS  
ELEVATION STYLE - 'B'

## PROVENCE - COURTS RC NATOMAS, LLC



1. SEE 'A' ELEVATIONS FOR STANDARD SIDES  
2. SEE 'B' ELEVATIONS FOR THIS SIDE  
3. SEE 'C' ELEVATIONS FOR THIS SIDE  
4. SEE 'D' ELEVATIONS FOR THIS SIDE  
5. SEE 'E' ELEVATIONS FOR THIS SIDE  
6. SEE 'F' ELEVATIONS FOR THIS SIDE  
7. SEE 'G' ELEVATIONS FOR THIS SIDE  
8. SEE 'H' ELEVATIONS FOR THIS SIDE  
9. SEE 'I' ELEVATIONS FOR THIS SIDE  
10. SEE 'J' ELEVATIONS FOR THIS SIDE  
11. SEE 'K' ELEVATIONS FOR THIS SIDE  
12. SEE 'L' ELEVATIONS FOR THIS SIDE  
13. SEE 'M' ELEVATIONS FOR THIS SIDE  
14. SEE 'N' ELEVATIONS FOR THIS SIDE  
15. SEE 'O' ELEVATIONS FOR THIS SIDE  
16. SEE 'P' ELEVATIONS FOR THIS SIDE  
17. SEE 'Q' ELEVATIONS FOR THIS SIDE  
18. SEE 'R' ELEVATIONS FOR THIS SIDE  
19. SEE 'S' ELEVATIONS FOR THIS SIDE  
20. SEE 'T' ELEVATIONS FOR THIS SIDE  
21. SEE 'U' ELEVATIONS FOR THIS SIDE  
22. SEE 'V' ELEVATIONS FOR THIS SIDE  
23. SEE 'W' ELEVATIONS FOR THIS SIDE  
24. SEE 'X' ELEVATIONS FOR THIS SIDE  
25. SEE 'Y' ELEVATIONS FOR THIS SIDE  
26. SEE 'Z' ELEVATIONS FOR THIS SIDE

| TYPICAL BUILDING MATERIALS                  |  |
|---|--|
| <input type="checkbox"/>                    | INTERIUM COLOR TILE ROOF               |
| <input type="checkbox"/>                    | INTERIUM COLOR PLASTER                 |
| <input type="checkbox"/>                    | FASCIA                                 |
| <input type="checkbox"/>                    | RAVE BOARD                             |
| <input type="checkbox"/>                    | PLASTER CORNIC                         |
| <input type="checkbox"/>                    | PLASTER WINDOW TRIM                    |
| <input type="checkbox"/>                    | VINYL WINDOW                           |
| <input type="checkbox"/>                    | PLASTER TRIM                           |
| <input type="checkbox"/>                    | REGULATIVE BUTTER                      |
| <input type="checkbox"/>                    | REGULATIVE PLASTER PROJECTION          |
| <input type="checkbox"/>                    | RAFTER TAIL                            |
| <input type="checkbox"/>                    | STONE PATTERN VENEER                   |
| <input type="checkbox"/>                    | METAL TRAY DOWNSPOUT                   |
| <input type="checkbox"/>                    | FIBERGLASS CURVE DOOR                  |
| <input type="checkbox"/>                    | SLIDING GLASS DOOR                     |
| <input type="checkbox"/>                    | FRANCE DOOR                            |
| <input type="checkbox"/>                    | METAL WINDOW, SHUTTER DOOR WITH WINDOW |
| <input type="checkbox"/>                    | SLIDING PLASTER BALL                   |
| <input type="checkbox"/>                    | HEAVY TRIPLE STUCCO                    |
| <input type="checkbox"/>                    | EXPANSION JOINT                        |
| <input type="checkbox"/>                    | PLASTER BUTTERED WALL                  |
| * ALL METAL AND WOOD ELEMENTS TO BE PAINTED |  |



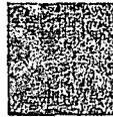
ENHANCED RIGHT SIDE ELEVATION III

C

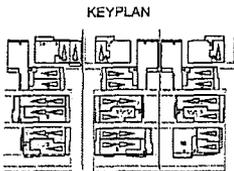
SEE 'A' ELEVATIONS FOR STANDARD SIDES

UNIT 2 & 3  
EXTERIOR ELEVATIONS  
ELEVATION STYLE - 'C'

PROVENCE - COURTS  
RC NATOMAS, LLC



1:21

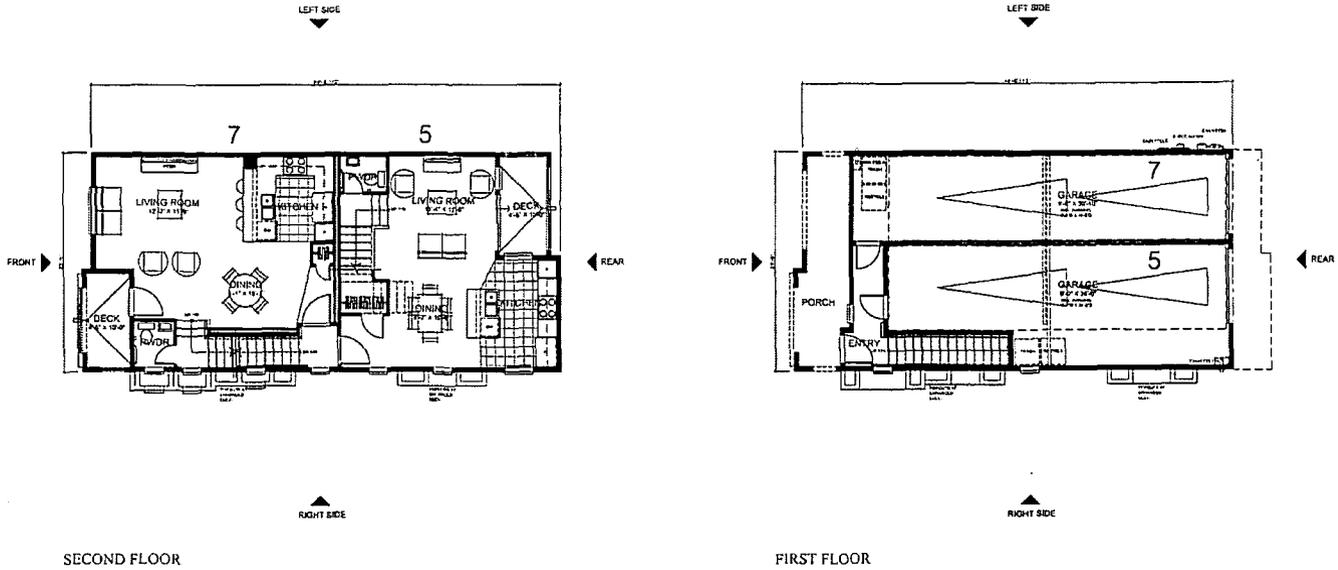


KEYPLAN

NOTE: THIS KEY PLAN IS FOR INFORMATION ONLY. IT IS NOT TO BE USED AS A BASIS FOR CONSTRUCTION. THE EXACT LAYOUT OF THE BUILDING SHALL BE DETERMINED BY THE ARCHITECT'S FIELD SURVEY AND CONSTRUCTION DOCUMENTS.

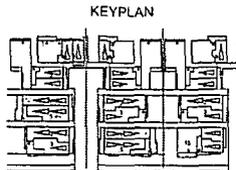
1 - THIS KEY PLAN IS FOR INFORMATION ONLY. IT IS NOT TO BE USED AS A BASIS FOR CONSTRUCTION. THE EXACT LAYOUT OF THE BUILDING SHALL BE DETERMINED BY THE ARCHITECT'S FIELD SURVEY AND CONSTRUCTION DOCUMENTS.

| TYPICAL BUILDING MATERIALS                  |   |
|---|---|
| <input type="checkbox"/>                    | INTERNAL COLOR TILE ROOF                |
| <input type="checkbox"/>                    | INTERNAL SOLID PLASTER                  |
| <input type="checkbox"/>                    | INSULATION                              |
| <input type="checkbox"/>                    | PLASTER BOARD                           |
| <input type="checkbox"/>                    | PLASTER CORNICE                         |
| <input type="checkbox"/>                    | PLASTER FINISH TIE                      |
| <input type="checkbox"/>                    | VINYL WINDOW                            |
| <input type="checkbox"/>                    | PLASTER TRIM                            |
| <input type="checkbox"/>                    | DECORATIVE BUTTER                       |
| <input type="checkbox"/>                    | DECORATIVE PLASTER PROJECTION           |
| <input type="checkbox"/>                    | PLASTER TAG                             |
| <input type="checkbox"/>                    | STONE PATTERNS VENEER                   |
| <input type="checkbox"/>                    | METAL PANEL BUILDING                    |
| <input type="checkbox"/>                    | ALUMINUM ENTRY DOOR                     |
| <input type="checkbox"/>                    | ALUMINUM WINDOW                         |
| <input type="checkbox"/>                    | FINISH DOOR                             |
| <input type="checkbox"/>                    | METAL SECTIONAL GARAGE DOOR WITH WINDOW |
| <input type="checkbox"/>                    | SLOPING PLASTER ALL                     |
| <input type="checkbox"/>                    | HEAVY TEXTURE STUCCO                    |
| <input type="checkbox"/>                    | STUCCO JOINT                            |
| <input type="checkbox"/>                    | PLASTER GATED HALL                      |
| * ALL METAL AND HOOD ELEMENTS TO BE PAINTED |   |



SECOND FLOOR

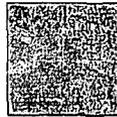
FIRST FLOOR



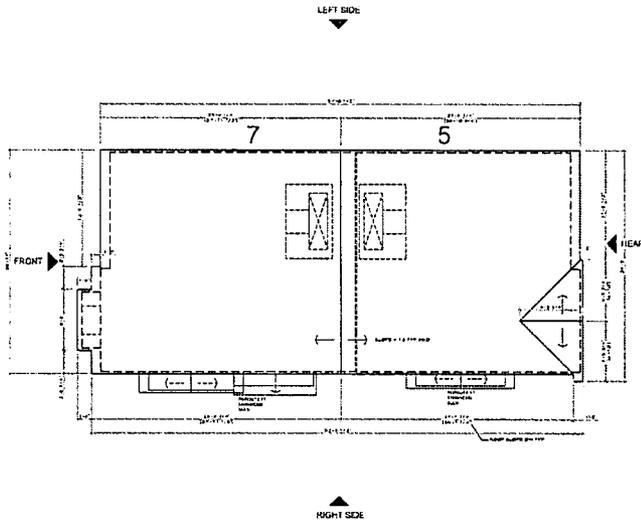
NOT TO SCALE  
 ALL DIMENSIONS ARE IN FEET AND INCHES  
 DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED  
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED  
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED

UNIT 5 & 7  
 FIRST / SECOND FLOOR PLANS  
 ELEVATION STYLE - 'A'

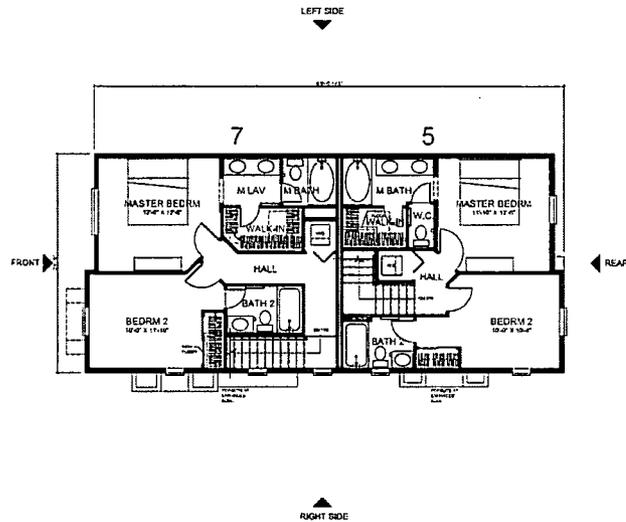
PROVENCE - COURTS  
 RC NATOMAS, LLC



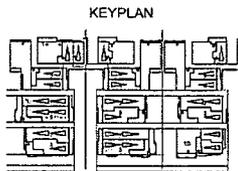
| AREA ANALYSIS     |             |
|-------------------|-------------|
| <b>UNIT 5</b>     |             |
| FLOOR AREA        | 1,024.00 SF |
| DECK AREA         | 100.00 SF   |
| TOTAL AREA        | 1,124.00 SF |
| TOTAL LIVING AREA | 1,024.00 SF |
| TOTAL DECK AREA   | 100.00 SF   |
| TOTAL AREA        | 1,124.00 SF |
| <b>UNIT 7</b>     |             |
| FLOOR AREA        | 1,024.00 SF |
| DECK AREA         | 100.00 SF   |
| TOTAL AREA        | 1,124.00 SF |
| TOTAL LIVING AREA | 1,024.00 SF |
| TOTAL DECK AREA   | 100.00 SF   |
| TOTAL AREA        | 1,124.00 SF |



ROOF PLAN



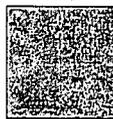
THIRD FLOOR



NOTES: 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES. 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

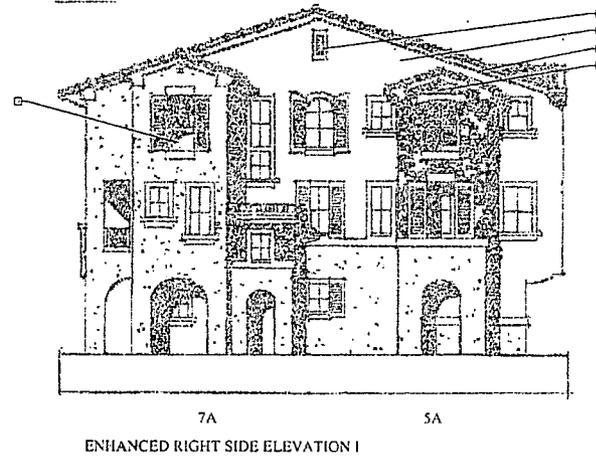
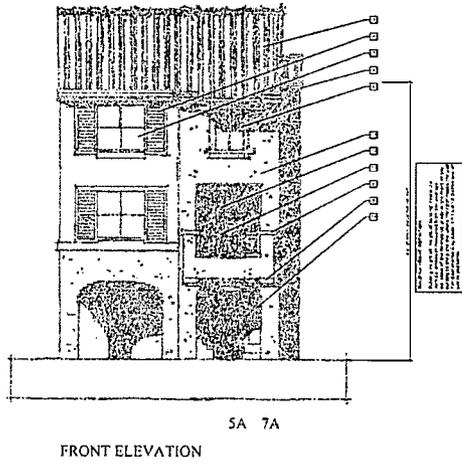
UNIT 5 & 7  
THIRD FLOOR / ROOF PLAN  
ELEVATION STYLE - 'A'

PROVENCE - COURTS  
RC NATOMAS, LLC



1111

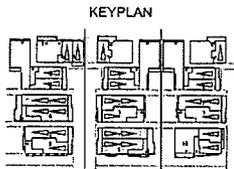
| AREA ANALYSIS    |            |
|------------------|------------|
| UNIT 5           | 1,111 S.F. |
| UNIT 7           | 1,111 S.F. |
| TOTAL UNIT AREA  | 2,222 S.F. |
| TOTAL FLOOR AREA | 2,222 S.F. |
| TOTAL AREA       | 2,222 S.F. |
|                  |            |
| UNIT 5           | 1,111 S.F. |
| UNIT 7           | 1,111 S.F. |
| TOTAL UNIT AREA  | 2,222 S.F. |
| TOTAL FLOOR AREA | 2,222 S.F. |
| TOTAL AREA       | 2,222 S.F. |



A

UNIT 5 & 7  
EXTERIOR ELEVATIONS  
ELEVATION STYLE - 'A'

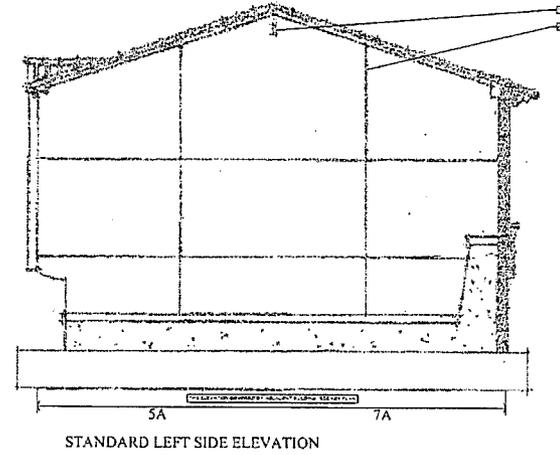
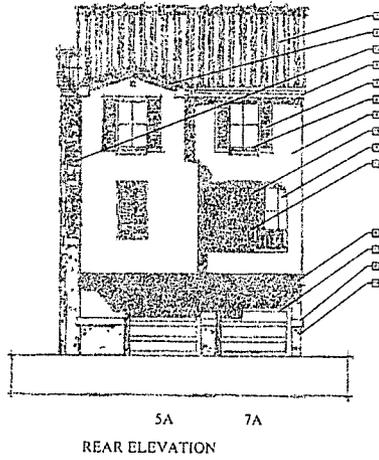
PROVENCE - COURTS  
RC NATOMAS, LLC



UNIT 5 & 7  
1. SEE ELEVATION 'A' FOR MATERIALS AND FINISHES.  
2. SEE ELEVATION 'A' FOR MATERIALS AND FINISHES.  
3. SEE ELEVATION 'A' FOR MATERIALS AND FINISHES.



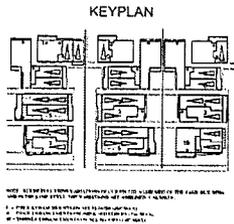
| TYPICAL BUILDING MATERIALS                  |  |
|---|--|
| <input type="checkbox"/>                    | INTERGRAL COLOR V GLE ROOF                 |
| <input type="checkbox"/>                    | INTERGRAL COLOR PLASTER                    |
| <input type="checkbox"/>                    | TRUSS                                      |
| <input type="checkbox"/>                    | TRUSS BRIDGE                               |
| <input type="checkbox"/>                    | PLASTER GURBEL                             |
| <input type="checkbox"/>                    | PLASTER FINISH TRIM                        |
| <input type="checkbox"/>                    | VINYL FINISH                               |
| <input type="checkbox"/>                    | PLASTER TRIM                               |
| <input type="checkbox"/>                    | DECORATIVE SHUTTER                         |
| <input type="checkbox"/>                    | DECORATIVE PLASTER PROJECTION              |
| <input type="checkbox"/>                    | WAPTES T-10                                |
| <input type="checkbox"/>                    | VINYL FINISH WINEY                         |
| <input type="checkbox"/>                    | METAL RAIL / HANDRAIL                      |
| <input type="checkbox"/>                    | FIBERGLASS ENTRY DOOR                      |
| <input type="checkbox"/>                    | SLOPING GLASS DOOR                         |
| <input type="checkbox"/>                    | TRUSS BRIDGE                               |
| <input type="checkbox"/>                    | METAL SECTIONAL GARAGE DOOR WITH FINISHING |
| <input type="checkbox"/>                    | SLOPING PLASTER WALL                       |
| <input type="checkbox"/>                    | HEAVY TEXTURE STUCCO                       |
| <input type="checkbox"/>                    | TRUSS BRIDGE                               |
| <input type="checkbox"/>                    | PLASTER BATTERED WALL                      |
| * ALL METAL AND WOOD ELEMENTS TO BE PAINTED |  |



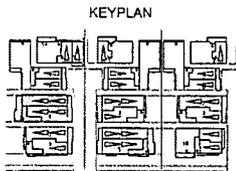
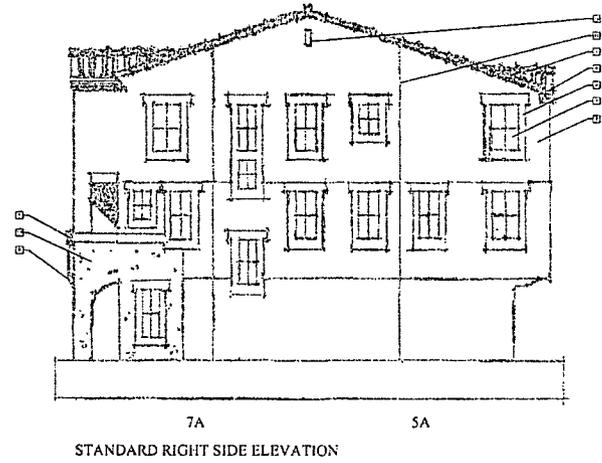
A

UNIT 5 & 7  
EXTERIOR ELEVATIONS  
ELEVATION STYLE - 'A'

PROVENCE - COURTS  
RC NATOMAS, LLC



| TYPICAL BUILDING MATERIALS                  |  |
|---|--|
| <input type="checkbox"/>                    | INTERNAL COLOR 9 TABS ROOF                 |
| <input type="checkbox"/>                    | INTERNAL COLOR PLASTER                     |
| <input type="checkbox"/>                    | PARGIA                                     |
| <input type="checkbox"/>                    | AKME BOARDS                                |
| <input type="checkbox"/>                    | PLASTER CORNICE                            |
| <input type="checkbox"/>                    | PLASTER WINDOW TRIM                        |
| <input type="checkbox"/>                    | VINYL RAZOR                                |
| <input type="checkbox"/>                    | PLASTER TRIM                               |
| <input type="checkbox"/>                    | REGULATIVE BUTTER                          |
| <input type="checkbox"/>                    | REGULATIVE PLASTER PROJECTION              |
| <input type="checkbox"/>                    | RAFTER TAIL                                |
| <input type="checkbox"/>                    | STONE PATTERN VENEER                       |
| <input type="checkbox"/>                    | METAL RAIL HANDRAIL                        |
| <input type="checkbox"/>                    | METAL-ASS ENTRY DOOR                       |
| <input type="checkbox"/>                    | SLIDING GLASS DOOR                         |
| <input type="checkbox"/>                    | FRANCH DOOR                                |
| <input type="checkbox"/>                    | METAL-ASS INTERNAL GARAGE DOOR WITH FRONTS |
| <input type="checkbox"/>                    | SLIPING PLASTER BALL                       |
| <input type="checkbox"/>                    | HEAVY TEXTURE STUCCO                       |
| <input type="checkbox"/>                    | EXPANSION JOINT                            |
| <input type="checkbox"/>                    | PLASTER BUTTERED WALL                      |
| * ALL METAL AND HARD ELEMENTS TO BE PAINTED |  |

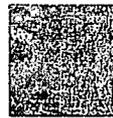


NOTE: REFER TO THE CONSTRUCTION SPECIFICATIONS FOR THE PLACEMENT OF THE STAIRS AND ELEVATOR.  
 1 - FINISH TO BE DETERMINED BY THE ARCHITECT.  
 2 - FINISH TO BE DETERMINED BY THE ARCHITECT.  
 3 - FINISH TO BE DETERMINED BY THE ARCHITECT.

# A

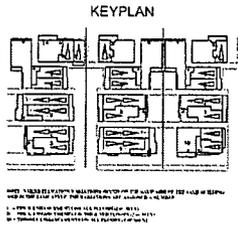
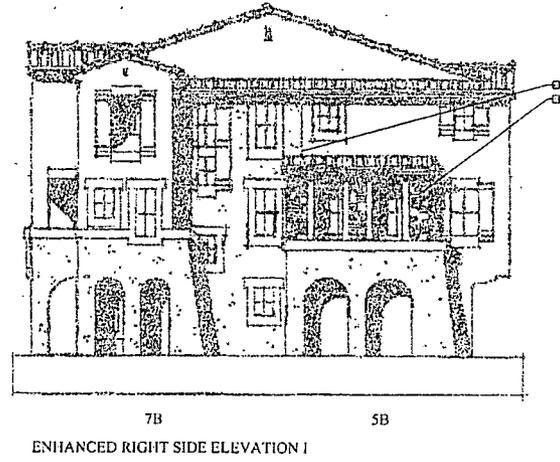
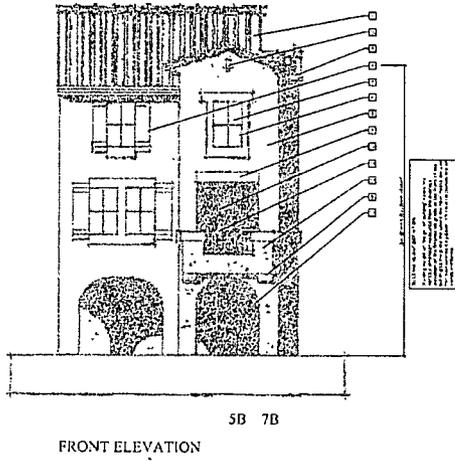
UNIT 5 & 7  
 EXTERIOR ELEVATIONS  
 ELEVATION STYLE - 'A'

PROVENCE - COURTS  
 RC NATOMAS, LLC



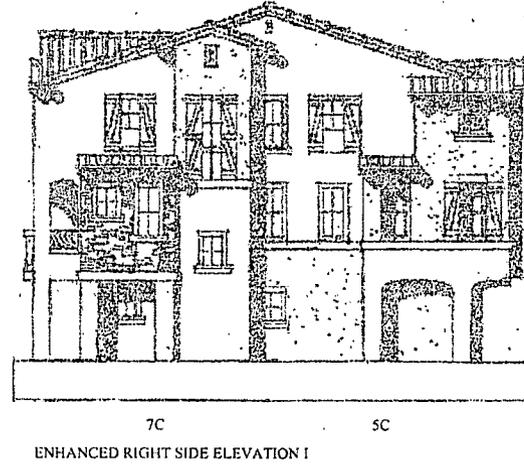
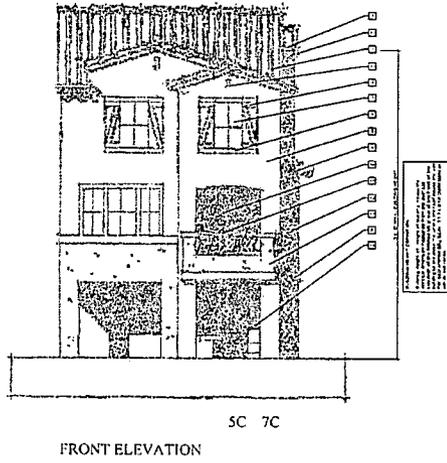
1:11

| TYPICAL BUILDING MATERIALS                    |  |
|---|--|
| <input type="checkbox"/>                      | INTERIOR COLOR OF THE ROOF             |
| <input type="checkbox"/>                      | INTERIOR COLOR PLASTER                 |
| <input type="checkbox"/>                      | FASCIA                                 |
| <input type="checkbox"/>                      | FACE BOARD                             |
| <input type="checkbox"/>                      | PLASTER CORNER                         |
| <input type="checkbox"/>                      | PLASTER WINDOW TRIM                    |
| <input type="checkbox"/>                      | WALL WINDOW                            |
| <input type="checkbox"/>                      | PLASTER TRIM                           |
| <input type="checkbox"/>                      | DECA-PENTE BRICK                       |
| <input type="checkbox"/>                      | ORGANIC PLASTER PROJECTION             |
| <input type="checkbox"/>                      | WASTER TAIL                            |
| <input type="checkbox"/>                      | STONE PLASTER VENEER                   |
| <input type="checkbox"/>                      | METAL RAIL BOUNDARY                    |
| <input type="checkbox"/>                      | METAL SLAB ENTRY DOOR                  |
| <input type="checkbox"/>                      | SLIDING GLASS DOOR                     |
| <input type="checkbox"/>                      | FRENCH DOOR                            |
| <input type="checkbox"/>                      | METAL SECTIONAL SLAB DOOR WITH WINDOWS |
| <input type="checkbox"/>                      | SLIPPER PLASTER BALL                   |
| <input type="checkbox"/>                      | HEAVY TEXTURE STUCCO                   |
| <input type="checkbox"/>                      | EXPANSION JOINT                        |
| <input type="checkbox"/>                      | PLASTER BUTTERED WALL                  |
| * ALL METAL AND FINISH ELEMENTS TO BE PAINTED |  |



**B**  
 SEE 'A' ELEVATIONS FOR SIDES  
 UNIT 5 & 7  
 EXTERIOR ELEVATIONS  
 ELEVATION STYLE - 'B'  
 PROVENCE - COURTS  
 RC NATOMAS, LLC

| TYPICAL BUILDING MATERIALS                 |  |
|--|--|
| <input type="checkbox"/>                   | INTERNAL COLOR OF TILE ROOF              |
| <input type="checkbox"/>                   | INTERNAL COLOR PLASTER                   |
| <input type="checkbox"/>                   | PARGE                                    |
| <input type="checkbox"/>                   | TRIM BOARD                               |
| <input type="checkbox"/>                   | PLASTER CORE BELL                        |
| <input type="checkbox"/>                   | PLASTER RANDOM FORM                      |
| <input type="checkbox"/>                   | VINYL WINDOW                             |
| <input type="checkbox"/>                   | PLASTER TRIM                             |
| <input type="checkbox"/>                   | REGULATIVE WHITE                         |
| <input type="checkbox"/>                   | DECORATIVE PLASTER PROJECTION            |
| <input type="checkbox"/>                   | RAMPTER TAIL                             |
| <input type="checkbox"/>                   | STONE PATTERN VENER                      |
| <input type="checkbox"/>                   | METAL TRAIL / GUARDRAIL                  |
| <input type="checkbox"/>                   | MINERAL WOLLE PUFF / DOOR                |
| <input type="checkbox"/>                   | SLIDING GLASS DOOR                       |
| <input type="checkbox"/>                   | FRENCH DOOR                              |
| <input type="checkbox"/>                   | METAL BALCONY / BARABE DOOR WITH WINDOWS |
| <input type="checkbox"/>                   | SLIDING PLASTER BALL                     |
| <input type="checkbox"/>                   | HEAVY TRAFFIC STUCCO                     |
| <input type="checkbox"/>                   | CORNER JOINT                             |
| <input type="checkbox"/>                   | PLASTER SHUTTERED WALL                   |
| *ALL METAL AND WOOD ELEMENTS TO BE PAINTED |  |

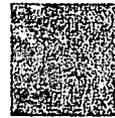


# C

SEE 'A' ELEVATIONS FOR SIDES

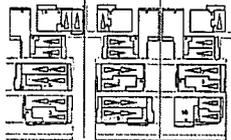
UNIT 5 & 7  
EXTERIOR ELEVATIONS  
ELEVATION STYLE - 'C'

## PROVENCE - COURTS RC NATOMAS, LLC



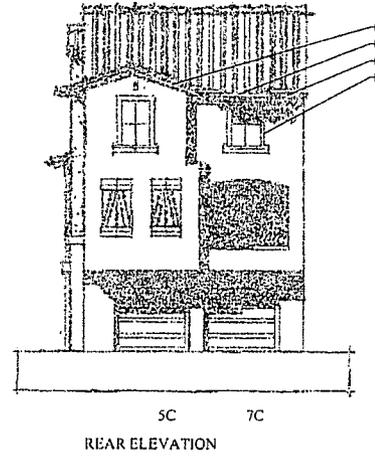
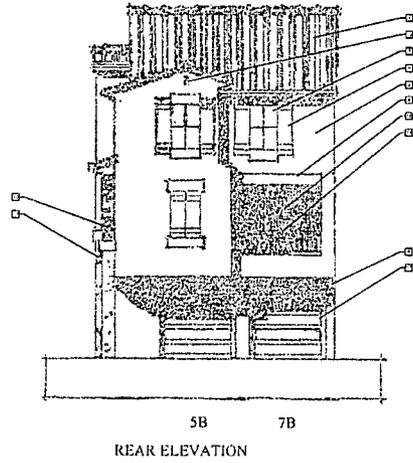
L311

### KEYPLAN



ALL UNITS ARE TO BE CONSTRUCTED WITH CONCRETE FOUNDATION AND CONCRETE SLAB ON GRADE. ALL UNITS ARE TO BE CONSTRUCTED WITH CONCRETE FRAMEWORK AND CONCRETE SLAB ON GRADE. ALL UNITS ARE TO BE CONSTRUCTED WITH CONCRETE FRAMEWORK AND CONCRETE SLAB ON GRADE. ALL UNITS ARE TO BE CONSTRUCTED WITH CONCRETE FRAMEWORK AND CONCRETE SLAB ON GRADE.

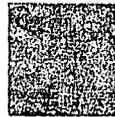
| TYPICAL BUILDING MATERIALS |   |
|----------------------------|---|
| <input type="checkbox"/>   | TEMPERAL GELUM B-TILE ROOF                |
| <input type="checkbox"/>   | TEMPERAL GELUM PLASTER                    |
| <input type="checkbox"/>   | PAVING                                    |
| <input type="checkbox"/>   | WINE BOTTLE                               |
| <input type="checkbox"/>   | PLASTER CORNELL                           |
| <input type="checkbox"/>   | PLASTER WINDOW TRIM                       |
| <input type="checkbox"/>   | WALL FINISH                               |
| <input type="checkbox"/>   | PLASTER TRAY                              |
| <input type="checkbox"/>   | REGULATIVE MORTAR                         |
| <input type="checkbox"/>   | DECORATIVE PLASTER PROJECTION             |
| <input type="checkbox"/>   | ANTIFAL                                   |
| <input type="checkbox"/>   | STONE PATTERN VENEER                      |
| <input type="checkbox"/>   | METAL FINISH GRANITE                      |
| <input type="checkbox"/>   | METAL FINISH ENTRY DOOR                   |
| <input type="checkbox"/>   | SLIP-NO PLASS DOOR                        |
| <input type="checkbox"/>   | FRAMING DOOR                              |
| <input type="checkbox"/>   | METAL SECTIONAL GARAGE DOOR WITH FINISHES |
| <input type="checkbox"/>   | SLIP-NO PLASTER BALL                      |
| <input type="checkbox"/>   | HEAVY TEXTURE BRICK                       |
| <input type="checkbox"/>   | EXPANDED JOINT                            |
| <input type="checkbox"/>   | PLASTER BUTTERED WALL                     |
| <input type="checkbox"/>   | ALL METAL AND WOOD ELEMENTS TO BE PAINTED |



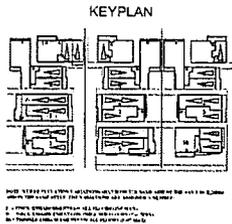
# B,C

UNIT 5 & 7  
EXTERIOR ELEVATIONS  
ELEVATION STYLE - 'B' & 'C'

PROVENCE - COURTS  
RC NATOMAS, LLC

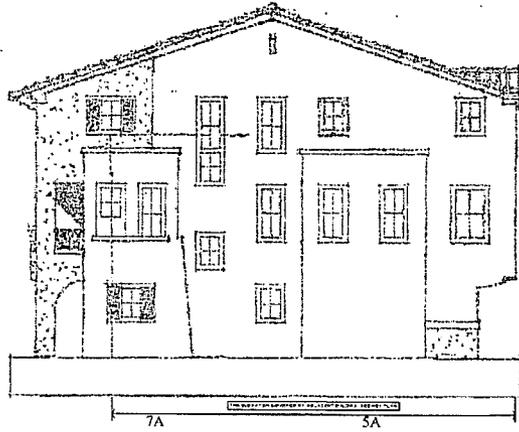


1311

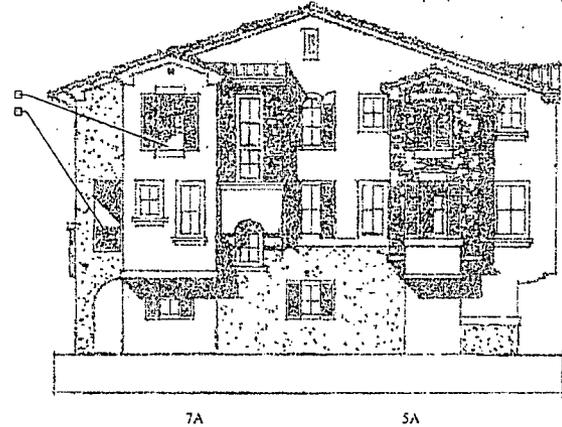


NOTE: THESE PLANS SHOW A REPRESENTATIVE UNIT. THE EXACT LAYOUT AND FINISHES MAY VARY FROM UNIT TO UNIT.  
1. FINISHES SHOWN ARE FOR INFORMATION ONLY.  
2. ALL FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE.  
3. ALL FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE.

| TYPICAL BUILDING MATERIALS                  |   |
|---|---|
| <input type="checkbox"/>                    | INTERNAL GUTTER TILE ROOF               |
| <input type="checkbox"/>                    | EXTERNAL GUTTER PLASTER                 |
| <input type="checkbox"/>                    | BRICK                                   |
| <input type="checkbox"/>                    | BRICK BOND                              |
| <input type="checkbox"/>                    | PLASTER CORNER                          |
| <input type="checkbox"/>                    | PLASTER WINDOW TRIM                     |
| <input type="checkbox"/>                    | VINYL WINDOW                            |
| <input type="checkbox"/>                    | PLASTER TRIM                            |
| <input type="checkbox"/>                    | WOODEN TRIM SHUTTER                     |
| <input type="checkbox"/>                    | DECORATIVE PLASTER PROJECTION           |
| <input type="checkbox"/>                    | RAFTER TAIL                             |
| <input type="checkbox"/>                    | STONE PATTERN VENEER                    |
| <input type="checkbox"/>                    | METAL HALF SHUTTERING                   |
| <input type="checkbox"/>                    | BERGLASS ENTRY DOOR                     |
| <input type="checkbox"/>                    | WOODEN SLASH DOOR                       |
| <input type="checkbox"/>                    | FRENCH DOOR                             |
| <input type="checkbox"/>                    | METAL SECTIONAL SLASH DOOR WITH WINDOWS |
| <input type="checkbox"/>                    | WOODEN PLASTER WALL                     |
| <input type="checkbox"/>                    | HEAVY TEXTURE STUCCO                    |
| <input type="checkbox"/>                    | EXPANSION JOINT                         |
| <input type="checkbox"/>                    | PLASTER BATTERED WALL                   |
| * ALL METAL AND WOOD ELEMENTS TO BE PAINTED |   |



RIGHT SIDE ELEVATION III

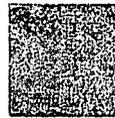


ENHANCED RIGHT SIDE ELEVATION II

A

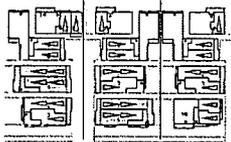
UNIT 5 & 7  
EXTERIOR ELEVATIONS  
ELEVATION STYLE - 'A'

PROVENCE - COURTS  
RC NATOMAS, LLC



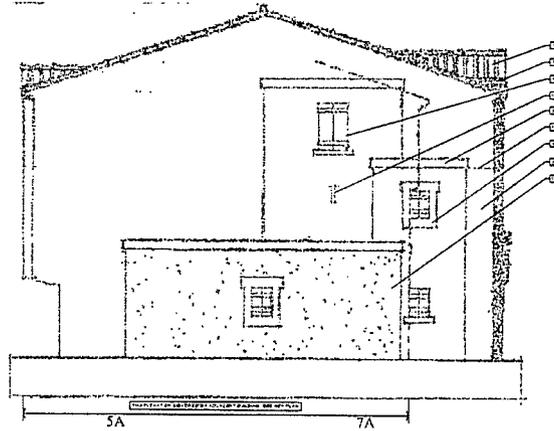
1211

KEYPLAN

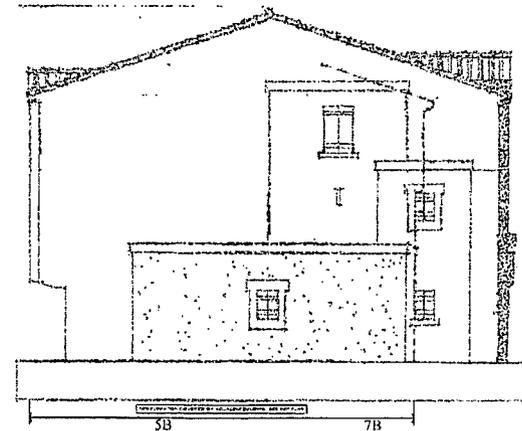


NOTES: SEE PERMITS FOR A DEVELOPMENT TO PERFORM YOUR OWN SET OF PERMITS. SEE PERMITS FOR A DEVELOPMENT TO PERFORM YOUR OWN SET OF PERMITS.  
1. THE EXTERIOR ELEVATIONS ARE TO BE CONSIDERED AS A GUIDE ONLY.  
2. THE EXTERIOR ELEVATIONS ARE TO BE CONSIDERED AS A GUIDE ONLY.  
3. THE EXTERIOR ELEVATIONS ARE TO BE CONSIDERED AS A GUIDE ONLY.

| TYPICAL BUILDING MATERIALS                  |  |
|---|--|
| <input type="checkbox"/>                    | INTERIUM COLOR 1/2" FIBROCK                |
| <input type="checkbox"/>                    | INTERIUM COLOR PLASTER                     |
| <input type="checkbox"/>                    | PARMA                                      |
| <input type="checkbox"/>                    | 4" X 8" BOARD                              |
| <input type="checkbox"/>                    | PLASTER CORNER                             |
| <input type="checkbox"/>                    | PLASTER FINISH TRIM                        |
| <input type="checkbox"/>                    | W/11/11 WINDOW                             |
| <input type="checkbox"/>                    | PLASTER TRIM                               |
| <input type="checkbox"/>                    | NEGATIVE SHUTTER                           |
| <input type="checkbox"/>                    | NEGATIVE PLASTER PROJECTION                |
| <input type="checkbox"/>                    | RATTLE TAG                                 |
| <input type="checkbox"/>                    | STONE PATTERN VENEER                       |
| <input type="checkbox"/>                    | METAL HALF SHUTTER                         |
| <input type="checkbox"/>                    | 7" X 8" SLIP ENTRY DOOR                    |
| <input type="checkbox"/>                    | SLIP SLIP DOOR                             |
| <input type="checkbox"/>                    | W/11/11 DOOR                               |
| <input type="checkbox"/>                    | METAL SECTION - SHIP SLIP DOOR WITH FINISH |
| <input type="checkbox"/>                    | SLIP SLIP PLASTER BEL                      |
| <input type="checkbox"/>                    | HEAVY TEXTURE STUCCO                       |
| <input type="checkbox"/>                    | EXPANSION JOINT                            |
| <input type="checkbox"/>                    | PLASTER FINISHED WALL                      |
| * ALL METAL AND WOOD ELEMENTS TO BE PAINTED |  |



LEFT SIDE ELEVATION III - 'A'

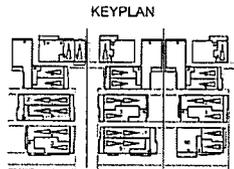


LEFT SIDE ELEVATION III - 'B'

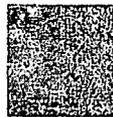
# A,B

UNIT 5 & 7  
EXTERIOR ELEVATIONS  
ELEVATION STYLE - 'A' & 'B'

PROVENCE - COURTS  
RC NATOMAS, LLC

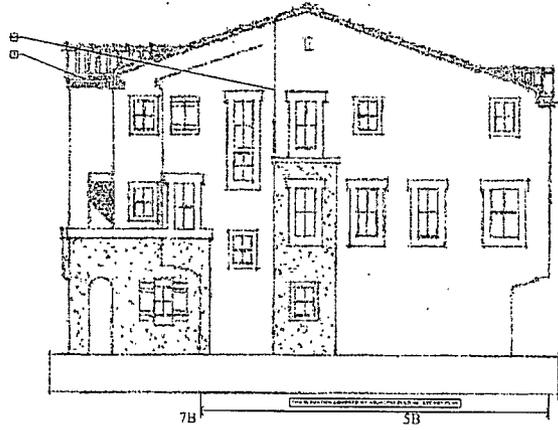


1 - UNIT 5 & 7 ARE THE SUBJECT OF THIS RESOLUTION.  
2 - THIS IS A PRELIMINARY PLAN AND SHOULD NOT BE USED FOR CONSTRUCTION.  
3 - THE CITY ENGINEER HAS REVIEWED THIS PLAN AND HAS APPROVED IT FOR THE CITY OF NATOMAS.

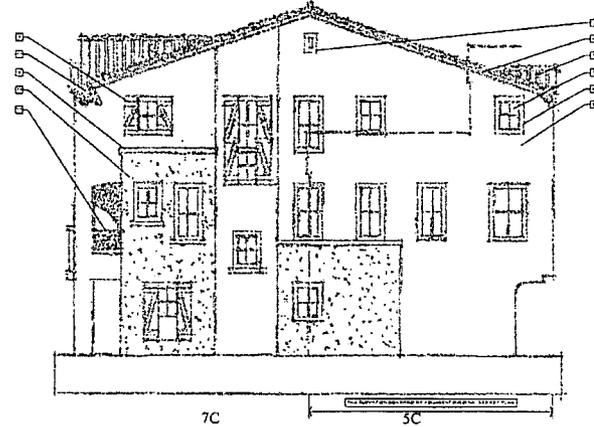


12.31

| TYPICAL BUILDING MATERIALS                  |  |
|---|--|
| <input type="checkbox"/>                    | INTERNAL COLOR TO THE ROOF               |
| <input type="checkbox"/>                    | INTERNAL COLOR PLASTER                   |
| <input type="checkbox"/>                    | PAINT                                    |
| <input type="checkbox"/>                    | ALUM. SIDING                             |
| <input type="checkbox"/>                    | PLASTER CORNER                           |
| <input type="checkbox"/>                    | PLASTER WINDOW TRIM                      |
| <input type="checkbox"/>                    | VINYL WINDOW                             |
| <input type="checkbox"/>                    | PLASTER TRIM                             |
| <input type="checkbox"/>                    | REGULAR VINYL SHUTTER                    |
| <input type="checkbox"/>                    | DECORATIVE PLASTER PROJECTION            |
| <input type="checkbox"/>                    | RAMMED EARTH                             |
| <input type="checkbox"/>                    | STONE PATTERNS & VENEER                  |
| <input type="checkbox"/>                    | METAL TRAY DOWNSPOUTS                    |
| <input type="checkbox"/>                    | FRAMING GLASS ENTRY DOOR                 |
| <input type="checkbox"/>                    | SLIDING GLASS DOOR                       |
| <input type="checkbox"/>                    | FRENCH DOOR                              |
| <input type="checkbox"/>                    | METAL SECTIONAL SHOWER DOOR WITH HANDLES |
| <input type="checkbox"/>                    | SLIDING PLASTER WALL                     |
| <input type="checkbox"/>                    | HEAVY FEATURE STUCCO                     |
| <input type="checkbox"/>                    | EXPANDED JOINT                           |
| <input type="checkbox"/>                    | PLASTER BUTTERFLY WALL                   |
| * ALL METAL AND WOOD ELEMENTS TO BE PAINTED |  |



RIGHT SIDE ELEVATION III



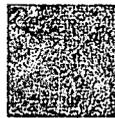
RIGHT SIDE ELEVATION III

# B,C

SEE 'A' ELEVATIONS FOR STANDARD SIDES

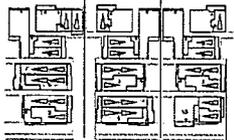
UNIT 5 & 7  
EXTERIOR ELEVATIONS  
ELEVATION STYLE - 'B' & 'C'

## PROVENCE - COURTS RC NATOMAS, LLC



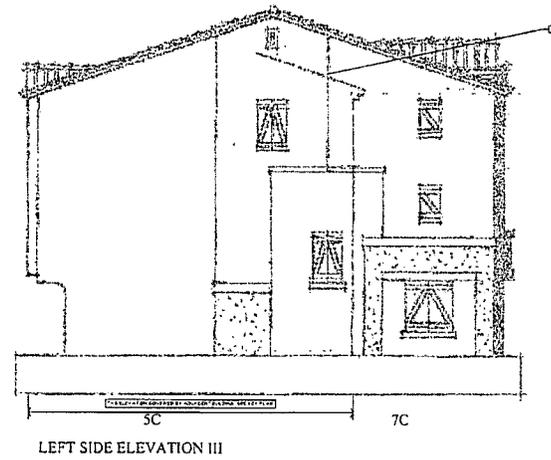
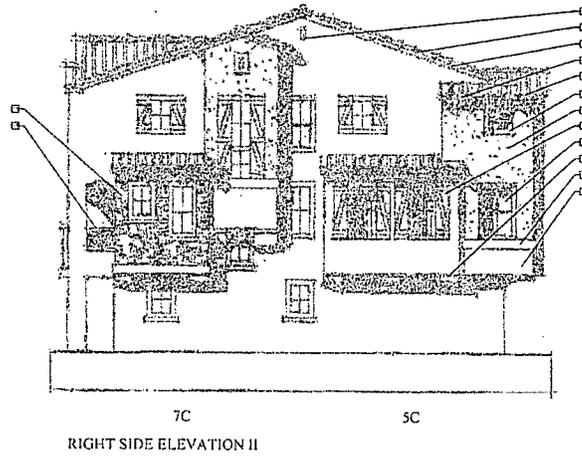
1111

KEYPLAN



1. THIS ELEVATION IS FOR THE EXTERIOR OF THE BUILDING ONLY.  
2. THIS ELEVATION IS FOR THE EXTERIOR OF THE BUILDING ONLY.  
3. THIS ELEVATION IS FOR THE EXTERIOR OF THE BUILDING ONLY.

| TYPICAL BUILDING MATERIALS                  |   |
|---|---|
| <input type="checkbox"/>                    | INTERNAL COLOR TILE ROOF                  |
| <input type="checkbox"/>                    | INTERNAL COLOR PLASTER                    |
| <input type="checkbox"/>                    | FAHSA                                     |
| <input type="checkbox"/>                    | PLANK BOARD                               |
| <input type="checkbox"/>                    | PLASTER CORNICE                           |
| <input type="checkbox"/>                    | PLASTER ARCHIT. TRIM                      |
| <input type="checkbox"/>                    | W/HT. WOOD                                |
| <input type="checkbox"/>                    | PLASTER TRIM                              |
| <input type="checkbox"/>                    | DECORATIVE SHUTTER                        |
| <input type="checkbox"/>                    | DECORATIVE PLASTER PROJECTION             |
| <input type="checkbox"/>                    | SLATTER TAIL                              |
| <input type="checkbox"/>                    | STONE PATTERN VENEER                      |
| <input type="checkbox"/>                    | METAL RAIL HANDRAIL                       |
| <input type="checkbox"/>                    | METAL RIB ENTRY DOOR                      |
| <input type="checkbox"/>                    | SLIDING GLASS DOOR                        |
| <input type="checkbox"/>                    | FRENCH DOOR                               |
| <input type="checkbox"/>                    | METAL SECTIONAL GARAGE DOOR W/HT. WINDOWS |
| <input type="checkbox"/>                    | SLIPING PLASTER BALL                      |
| <input type="checkbox"/>                    | PLASTER BATTERED BALL                     |
| <input type="checkbox"/>                    | EXPANSION JOINT                           |
| <input type="checkbox"/>                    | PLASTER BATTERED BALL                     |
| * ALL METAL AND WOOD ELEMENTS TO BE PAINTED |   |

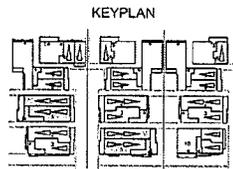
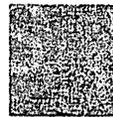


C

SEE 'A' ELEVATIONS FOR STANDARD SIDES

UNIT 5 & 7  
EXTERIOR ELEVATIONS  
ELEVATION STYLE - 'C'

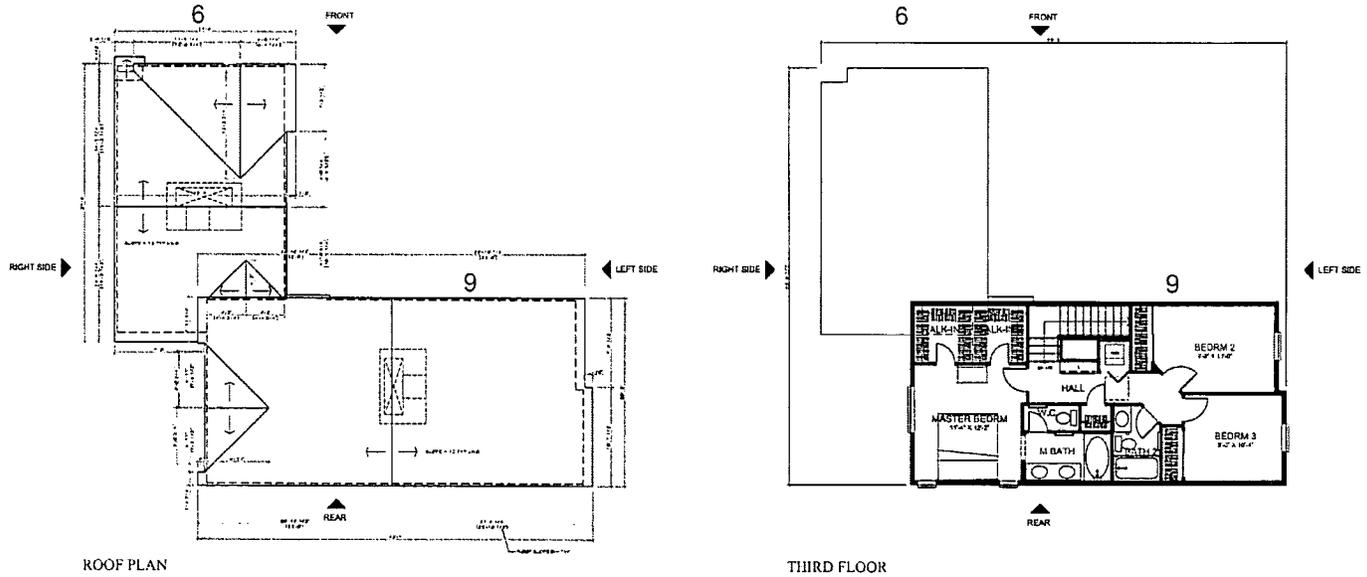
PROVENCE - COURTS  
RC NATOMAS, LLC



1. UNIT 5 & 7 SHALL BE CONSTRUCTED TO MEET THE FOLLOWING REQUIREMENTS:  
2. THE EXTERIOR FINISH SHALL BE AS SHOWN ON THE ELEVATIONS.  
3. THE EXTERIOR FINISH SHALL BE AS SHOWN ON THE ELEVATIONS.  
4. THE EXTERIOR FINISH SHALL BE AS SHOWN ON THE ELEVATIONS.

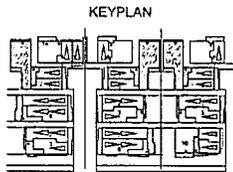
| TYPICAL BUILDING MATERIALS                  |   |
|---|---|
| <input type="checkbox"/>                    | INTEGRAL COLOR G/TILE ROOF                |
| <input type="checkbox"/>                    | INTEGRAL COLOR PLASTER                    |
| <input type="checkbox"/>                    | PLASTER                                   |
| <input type="checkbox"/>                    | HAND-SAWN                                 |
| <input type="checkbox"/>                    | PLASTER CORNICE                           |
| <input type="checkbox"/>                    | PLASTER ARCHITECTURE                      |
| <input type="checkbox"/>                    | VINYL WINDOW                              |
| <input type="checkbox"/>                    | PLASTER TRIM                              |
| <input type="checkbox"/>                    | DECORATIVE SHUTTER                        |
| <input type="checkbox"/>                    | DECORATIVE PLASTER PROJECTION             |
| <input type="checkbox"/>                    | WAPTES TAIL                               |
| <input type="checkbox"/>                    | STONE PLASTER VENEER                      |
| <input type="checkbox"/>                    | METAL RAIL/BALUSTRADE                     |
| <input type="checkbox"/>                    | FABRICATION ENTRY DOOR                    |
| <input type="checkbox"/>                    | SLOPING GLASS DOOR                        |
| <input type="checkbox"/>                    | FRENCH DOOR                               |
| <input type="checkbox"/>                    | METAL REG CORNICE SHARED DOOR WITH WINDOW |
| <input type="checkbox"/>                    | SLOPING PLASTER BAL.                      |
| <input type="checkbox"/>                    | HEAVY TEXTURE STUCCO                      |
| <input type="checkbox"/>                    | SPRAYED JOINT                             |
| <input type="checkbox"/>                    | PLASTER BATTERED PILL                     |
| * ALL METAL AND WOOD ELEMENTS TO BE PAINTED |   |





ROOF PLAN

THIRD FLOOR



NOT: THESE PLANS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.  
 1. THIS PLAN IS FOR THE USE OF THE ARCHITECT ONLY.  
 2. THESE PLANS ARE SUBJECT TO ALL CITY ORDINANCES AND REGULATIONS.  
 3. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY.

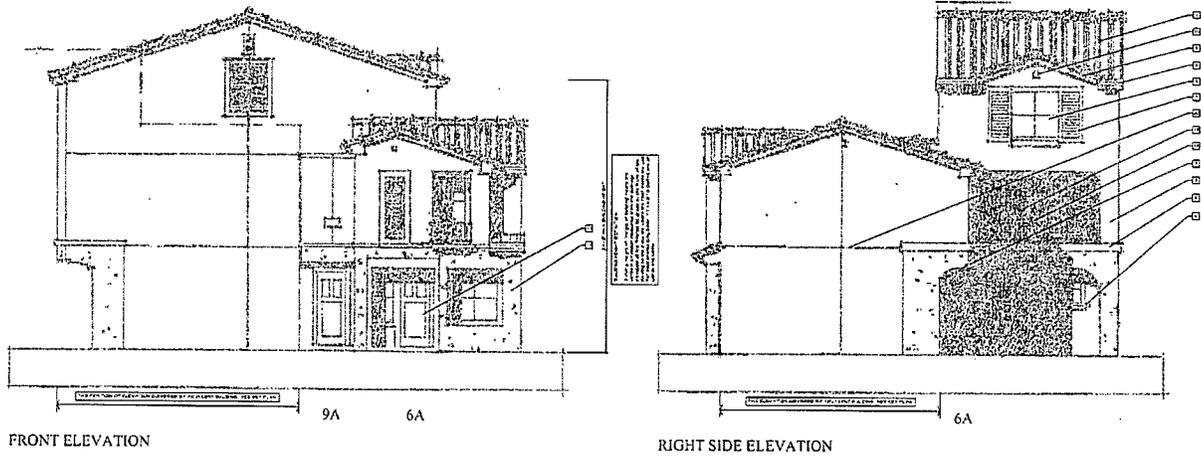
UNIT 6 & 9  
 THIRD FLOOR / ROOF PLAN  
 ELEVATION STYLE - 'A'

PROVENCE - COURTS  
 RC NATOMAS, LLC



1511

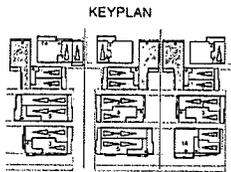
| AREA ANALYSIS    |               |
|------------------|---------------|
| UNIT 6           | 1,100.00 S.F. |
| UNIT 9           | 1,100.00 S.F. |
| TOTAL UNIT AREA  | 2,200.00 S.F. |
| TOTAL FLOOR AREA | 2,200.00 S.F. |
| TOTAL GROSS AREA | 2,200.00 S.F. |
| TOTAL NET AREA   | 2,200.00 S.F. |
| TOTAL AREA       | 2,200.00 S.F. |



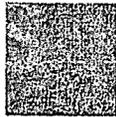
A

UNIT 6 & 9  
EXTERIOR ELEVATIONS  
ELEVATION STYLE - 'A'

PROVENCE - COURTS  
RC NATOMAS, LLC

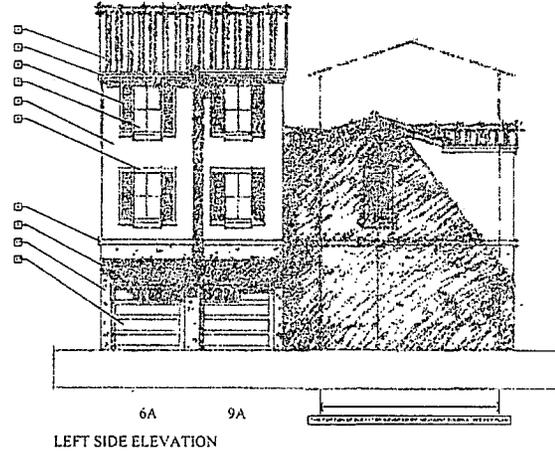
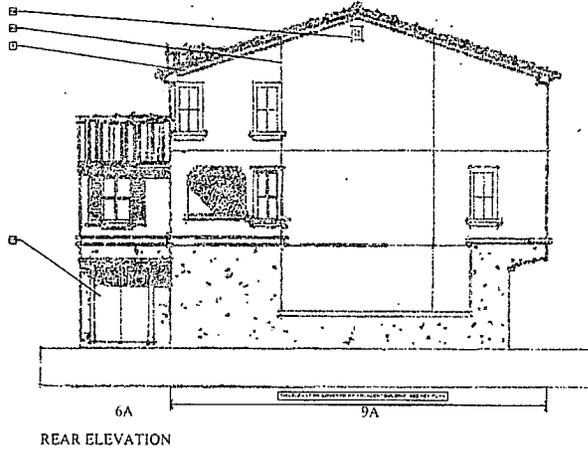


NOTE: THIS KEY PLAN IS A GENERAL GUIDE ONLY. THE EXACT LOCATION OF THE BUILDING SHALL BE DETERMINED BY THE LOCAL OFFICIALS. THE LOCAL OFFICIALS SHALL BE RESPONSIBLE FOR THE FINAL LOCATION OF THE BUILDING. THE LOCAL OFFICIALS SHALL BE RESPONSIBLE FOR THE FINAL LOCATION OF THE BUILDING. THE LOCAL OFFICIALS SHALL BE RESPONSIBLE FOR THE FINAL LOCATION OF THE BUILDING.



| TYPICAL BUILDING MATERIALS |  |
|----------------------------|--|
|                            | INTERNAL GOLOR PLASTER                   |
|                            | PLASTER                                  |
|                            | PLASTER CORBEL                           |
|                            | PLASTER AND/OR TRIM                      |
|                            | VINYL AND/OR                             |
|                            | PLASTER TRIM                             |
|                            | DECORATIVE PLASTER PROJECTION            |
|                            | RAPPER TAIL                              |
|                            | SOME PATTERN VENEER                      |
|                            | METAL RAIL / SHARDERS                    |
|                            | FIBERGLASS ENTRY DOOR                    |
|                            | SLUING SLABS DOOR                        |
|                            | FRENCH DOOR                              |
|                            | METAL SECTIONAL GARAGE DOOR WITH WINDOWS |
|                            | SLUING PLASTER M.C.                      |
|                            | HEAVY TEXTURE STUCCO                     |
|                            | EXPANSION JOINT                          |
|                            | PLASTER BATTERED WALL                    |

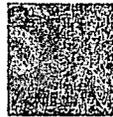
\* ALL METAL AND HOOD ELEMENTS TO BE PAINTED



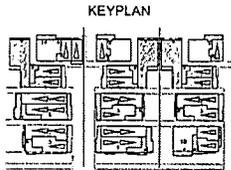
A

UNIT 6 & 9  
EXTERIOR ELEVATIONS  
ELEVATION STYLE - 'A'

PROVENCE - COURTS  
RC NATOMAS, LLC



1.21

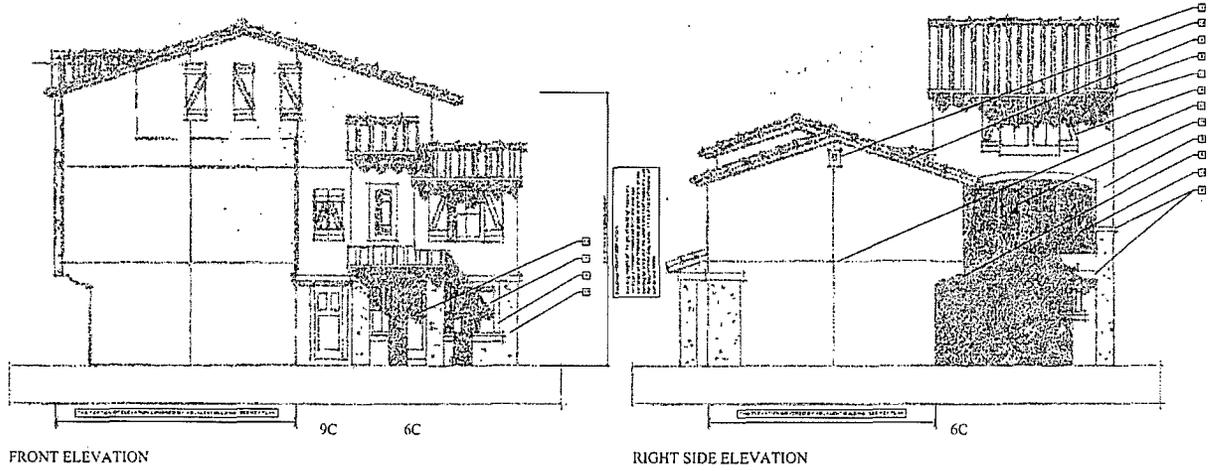


KEYPLAN

NOTES:  
1. THIS KEYPLAN IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.  
2. THIS KEYPLAN IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.  
3. THIS KEYPLAN IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.  
4. THIS KEYPLAN IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.

| TYPICAL BUILDING MATERIALS                  |   |
|---|---|
| <input type="checkbox"/>                    | INTERIOR COLOR TILE ROOF                |
| <input type="checkbox"/>                    | INTERIOR COLOR PLASTER                  |
| <input type="checkbox"/>                    | PANES                                   |
| <input type="checkbox"/>                    | PAINT BOARDS                            |
| <input type="checkbox"/>                    | PLASTER CORNER                          |
| <input type="checkbox"/>                    | PLASTER WINDOW TRIM                     |
| <input type="checkbox"/>                    | PLYWOOD                                 |
| <input type="checkbox"/>                    | PLASTER TRIM                            |
| <input type="checkbox"/>                    | DECORATIVE BRACKET                      |
| <input type="checkbox"/>                    | DECORATIVE PLASTER PROJECTION           |
| <input type="checkbox"/>                    | WAPTES TAIL                             |
| <input type="checkbox"/>                    | WIND RAIN PROTECTOR                     |
| <input type="checkbox"/>                    | METAL RAIL / GUARDRAIL                  |
| <input type="checkbox"/>                    | METAL RAIL ENTRY DOOR                   |
| <input type="checkbox"/>                    | SLIDING GLASS DOOR                      |
| <input type="checkbox"/>                    | FRENCH DOOR                             |
| <input type="checkbox"/>                    | METAL BECKONAL GARAGE DOOR HT - WINDOWS |
| <input type="checkbox"/>                    | SLOPING PLASTER BAL                     |
| <input type="checkbox"/>                    | HEAVY TEXTURED GYP                      |
| <input type="checkbox"/>                    | CONCRETE JOINT                          |
| <input type="checkbox"/>                    | PLASTER BATTERED WALL                   |
| * ALL METAL AND WOOD ELEMENTS TO BE PAINTED |   |

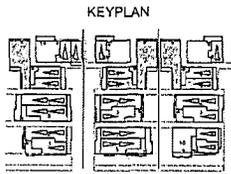




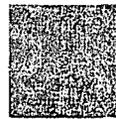
C

UNIT 6 & 9  
EXTERIOR ELEVATIONS  
ELEVATION STYLE - 'C'

PROVENCE - COURTS  
RC NATOMAS, LLC

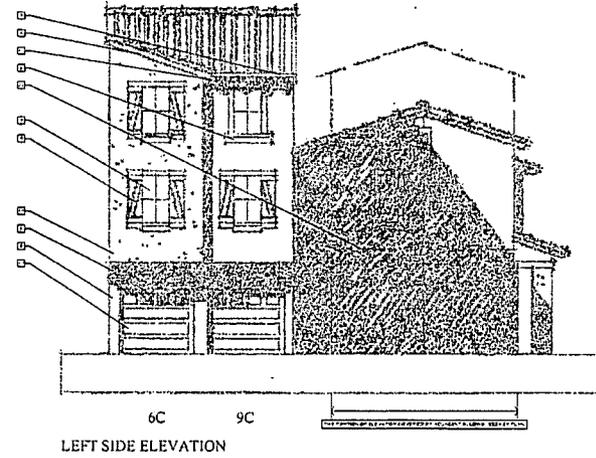
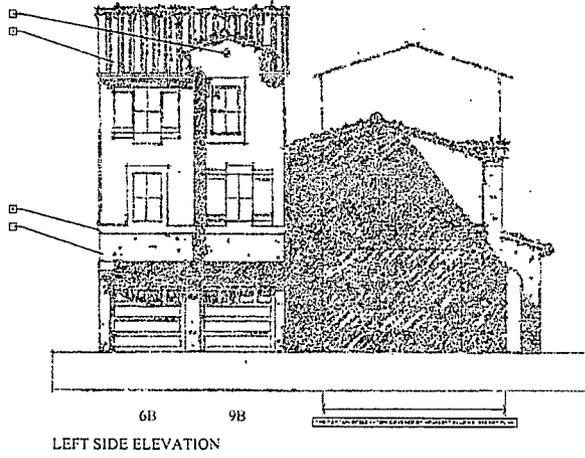


1. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO ORDERING.  
2. ALL MATERIALS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.  
3. ALL MATERIALS SHALL BE INSTALLED ACCORDING TO THE ARCHITECT'S NOTES AND SPECIFICATIONS.  
4. ALL MATERIALS SHALL BE INSTALLED ACCORDING TO THE ARCHITECT'S NOTES AND SPECIFICATIONS.



1.3.11

| TYPICAL BUILDING MATERIALS                  |                                       |
|---|---------------------------------------|
| <input type="checkbox"/>                    | INTERIAR COLOR TILE ROOF              |
| <input type="checkbox"/>                    | INTERIAR COLOR PLASTER                |
| <input type="checkbox"/>                    | PANELS                                |
| <input type="checkbox"/>                    | RACE BOARD                            |
| <input type="checkbox"/>                    | PLASTER CORNICE                       |
| <input type="checkbox"/>                    | PLASTER WINDOW TRIM                   |
| <input type="checkbox"/>                    | VINYL WINDOW                          |
| <input type="checkbox"/>                    | PLASTER TRIM                          |
| <input type="checkbox"/>                    | DECORATIVE BRACKET                    |
| <input type="checkbox"/>                    | DECORATIVE PLASTER PROJECTION         |
| <input type="checkbox"/>                    | SLIPPER TAIL                          |
| <input type="checkbox"/>                    | STONE PATTERNS VENER                  |
| <input type="checkbox"/>                    | METAL MAIL BRACKETS                   |
| <input type="checkbox"/>                    | WIPERGLASS ENTRY DOOR                 |
| <input type="checkbox"/>                    | BUILDING GLASS DOOR                   |
| <input type="checkbox"/>                    | FRENCH DOOR                           |
| <input type="checkbox"/>                    | METAL SECTION GLASS DOOR WITH WINDOWS |
| <input type="checkbox"/>                    | BUFFER PLASTER BALL                   |
| <input type="checkbox"/>                    | HEAVY TEXTURE STUCCO                  |
| <input type="checkbox"/>                    | EXPANSION JOINT                       |
| <input type="checkbox"/>                    | PLASTER BATTERED PALL                 |
| * ALL METAL AND MOOD ELEMENTS TO BE PAINTED |                                       |



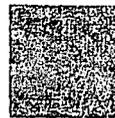
# B,C

SEE 'A' ELEVATIONS FOR REARS

UNIT 6 & 9  
EXTERIOR ELEVATIONS  
ELEVATION STYLE - 'B' & 'C'

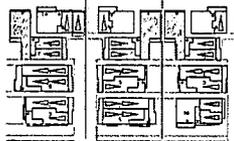
LEVEL UP

## PROVENCE - COURTS RC NATOMAS, LLC



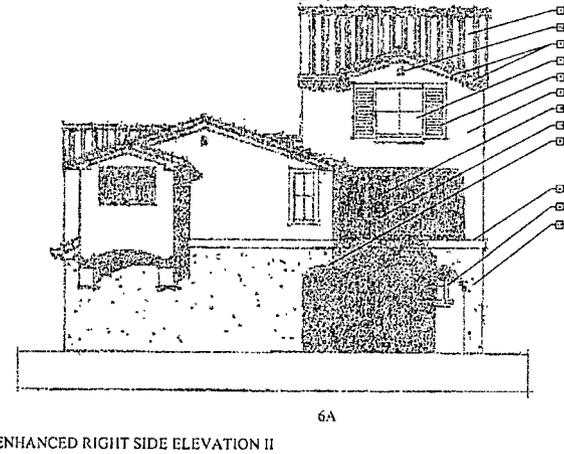
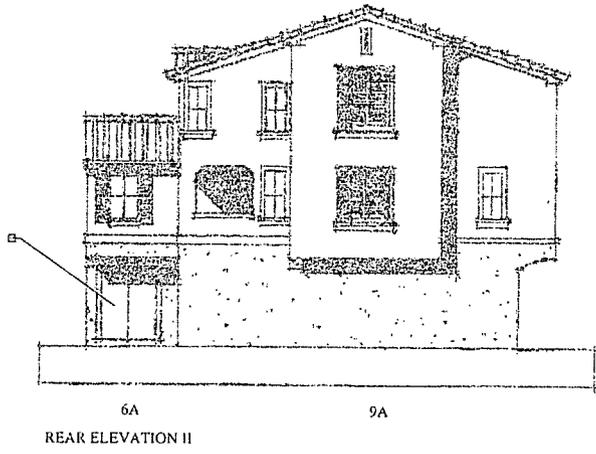
4.311

### KEYPLAN



NOTE: THIS KEY PLAN IS FOR INFORMATION ONLY. THE EXACT LOCATION OF THE UNITS IS SUBJECT TO THE FINAL SITE PLAN AND THE FINAL ARCHITECTURAL DRAWINGS.  
1 - THE EXTERIOR ELEVATIONS ARE FOR INFORMATION ONLY.  
2 - THE EXTERIOR ELEVATIONS ARE FOR INFORMATION ONLY.

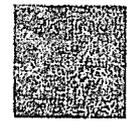
| TYPICAL BUILDING MATERIALS                   |                                       |
|--|---------------------------------------|
| <input type="checkbox"/>                     | INTERNAL GROUND FLOOR FLOOR           |
| <input type="checkbox"/>                     | INTERNAL GROUND FLOOR PLASTER         |
| <input type="checkbox"/>                     | FABRIC                                |
| <input type="checkbox"/>                     | RAVINE BOARD                          |
| <input type="checkbox"/>                     | PLASTER GUMMED                        |
| <input type="checkbox"/>                     | PLASTER FINISH ON TOP                 |
| <input type="checkbox"/>                     | VINYL FINISH                          |
| <input type="checkbox"/>                     | PLASTER FINISH                        |
| <input type="checkbox"/>                     | DISCREETIVE PLASTER PROJECTION        |
| <input type="checkbox"/>                     | RAFTER TAIL                           |
| <input type="checkbox"/>                     | STONE PATTERN VENEER                  |
| <input type="checkbox"/>                     | METAL RAIL / HANDRAIL                 |
| <input type="checkbox"/>                     | METAL HAS ENTRY DOOR                  |
| <input type="checkbox"/>                     | BRASS GLASS DOOR                      |
| <input type="checkbox"/>                     | FRENCH DOOR                           |
| <input type="checkbox"/>                     | METAL SECTION, BRASS DOOR WITH WINDOW |
| <input type="checkbox"/>                     | DISCREETIVE PLASTER                   |
| <input type="checkbox"/>                     | HEAVY TEXTURE STUCCO                  |
| <input type="checkbox"/>                     | EXPANDED JOINT                        |
| <input type="checkbox"/>                     | PLASTER BATTERED WALL                 |
| * ALL METAL AND GLASS ELEMENTS TO BE PAINTED |                                       |



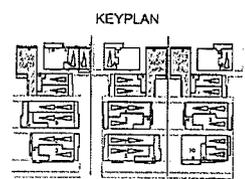
# A

UNIT 6 & 9  
EXTERIOR ELEVATIONS  
ELEVATION STYLE - 'A'

PROVENCE - COURTS  
RC NATOMAS, LLC



1311



**KEYPLAN**

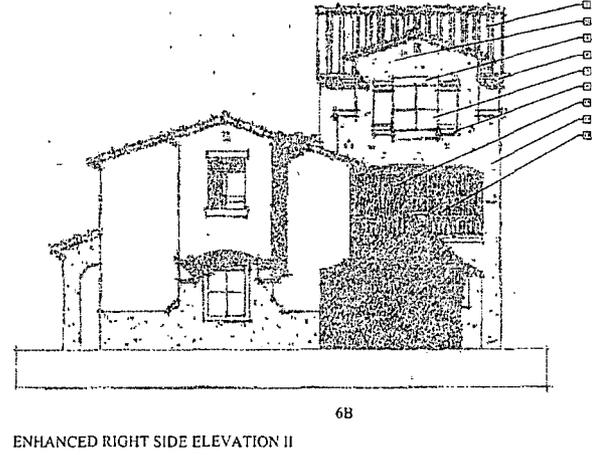
NOTE: UNITS ARE SHOWN IN RELATION TO THE POLY LINE AND NOT TO SCALE. UNITS ARE SHOWN IN RELATION TO THE POLY LINE AND NOT TO SCALE. UNITS ARE SHOWN IN RELATION TO THE POLY LINE AND NOT TO SCALE.

1 - THE POLY LINE IS NOT TO SCALE. UNITS ARE SHOWN IN RELATION TO THE POLY LINE AND NOT TO SCALE.

2 - THE POLY LINE IS NOT TO SCALE. UNITS ARE SHOWN IN RELATION TO THE POLY LINE AND NOT TO SCALE.

3 - THE POLY LINE IS NOT TO SCALE. UNITS ARE SHOWN IN RELATION TO THE POLY LINE AND NOT TO SCALE.

| TYPICAL BUILDING MATERIALS                  |  |
|---|--|
| <input type="checkbox"/>                    | INTERIAL COLOR TILE ROOF                 |
| <input type="checkbox"/>                    | INTERIAL COLOR PLASTER                   |
| <input type="checkbox"/>                    | FAIRFA                                   |
| <input type="checkbox"/>                    | BASE BOARD                               |
| <input type="checkbox"/>                    | PLASTER CORNELL                          |
| <input type="checkbox"/>                    | PLASTER WINDOW TRIM                      |
| <input type="checkbox"/>                    | VINYL WINDOW                             |
| <input type="checkbox"/>                    | PLASTER TRAY                             |
| <input type="checkbox"/>                    | DECORATIVE SHUTTER                       |
| <input type="checkbox"/>                    | DECORATIVE PLASTER PROJECTION            |
| <input type="checkbox"/>                    | RAFTER TAIL                              |
| <input type="checkbox"/>                    | STONE PATTERN VENEER                     |
| <input type="checkbox"/>                    | METAL SILL / SUBSTRATE                   |
| <input type="checkbox"/>                    | METAL-GLASS ENTRY DOOR                   |
| <input type="checkbox"/>                    | BURNE GLASS DOOR                         |
| <input type="checkbox"/>                    | FRENCH DOOR                              |
| <input type="checkbox"/>                    | METAL SECTIONAL GARAGE DOOR WITH WINDOWS |
| <input type="checkbox"/>                    | SLOPING PLASTER BAL.                     |
| <input type="checkbox"/>                    | HEAVY TEXTURE STUCCO                     |
| <input type="checkbox"/>                    | EXPANSION JOINT                          |
| <input type="checkbox"/>                    | PLASTER BATTERED WALL                    |
| * ALL METAL AND WOOD ELEMENTS TO BE PAINTED |  |

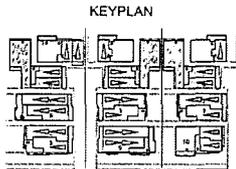
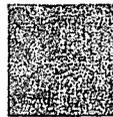


# B

SEE 'A' ELEVATIONS FOR STANDARD SIDES

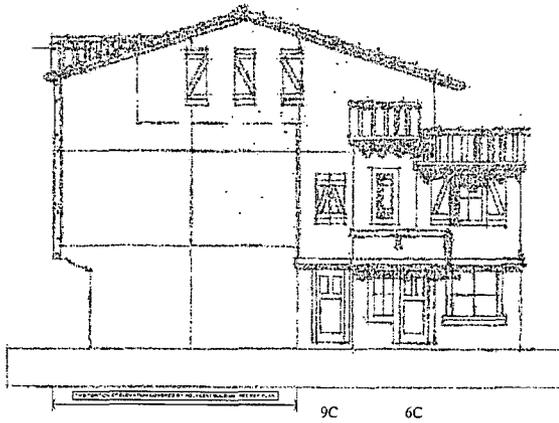
UNIT 6 & 9  
EXTERIOR ELEVATIONS  
ELEVATION STYLE - 'B'

## PROVENCE - COURTS RC NATOMAS, LLC

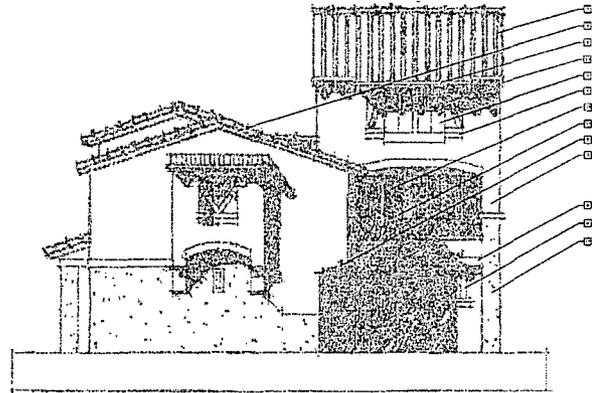


NOTE: THESE ELEVATIONS ARE INTENDED TO BE USED AS A GUIDE ONLY. THE EXACT APPEARANCE OF THE BUILDING WILL VARY BASED ON THE QUALITY OF THE MATERIALS USED AND THE SKILL OF THE CONTRACTOR.  
1 - CHINA STONE PATTERNS ARE NOT TO BE USED FOR FINISH.  
2 - ALL STONE PATTERNS ARE TO BE USED FOR FINISH.  
3 - FINISHES AND PATTERNS ARE TO BE USED FOR FINISH.

| TYPICAL BUILDING MATERIALS                    |                                      |
|---|--------------------------------------|
| <input type="checkbox"/>                      | INTERNAL COLOR OF THE ROOF           |
| <input type="checkbox"/>                      | INTERNAL COLOR PLASTER               |
| <input type="checkbox"/>                      | FASCIA                               |
| <input type="checkbox"/>                      | SHINGLES                             |
| <input type="checkbox"/>                      | PLASTER CORBEL                       |
| <input type="checkbox"/>                      | PLASTER ARCHITECTURE TRIM            |
| <input type="checkbox"/>                      | VINYL WINDOW                         |
| <input type="checkbox"/>                      | PLASTER TRIM                         |
| <input type="checkbox"/>                      | DECORATIVE SHUTTER                   |
| <input type="checkbox"/>                      | DECORATIVE PLASTER PROJECTION        |
| <input type="checkbox"/>                      | RAPPORT TAG                          |
| <input type="checkbox"/>                      | STONE PATTERNS FINISH                |
| <input type="checkbox"/>                      | METAL PANEL SHUTTER                  |
| <input type="checkbox"/>                      | FIBERGLASS ENTRY DOOR                |
| <input type="checkbox"/>                      | SLIDING GLASS DOOR                   |
| <input type="checkbox"/>                      | FRENCH DOOR                          |
| <input type="checkbox"/>                      | METAL SECTION GLASS DOOR WITH WINDOW |
| <input type="checkbox"/>                      | SLIGHT PLASTER BALL                  |
| <input type="checkbox"/>                      | HEAVY TEXTURE STUCCO                 |
| <input type="checkbox"/>                      | EXPANDED JOINT                       |
| <input type="checkbox"/>                      | PLASTER STUCCO FINISH                |
| * ALL METAL AND FINISH ELEMENTS TO BE PAINTED |                                      |



FRONT ELEVATION II



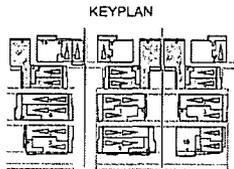
ENHANCED RIGHT SIDE ELEVATION II

C

SEE 'A' ELEVATIONS FOR STANDARD SIDES

UNIT 6 & 9  
EXTERIOR ELEVATIONS  
ELEVATION STYLE - 'C'

PROVENCE - COURTS  
RC NATOMAS, LLC



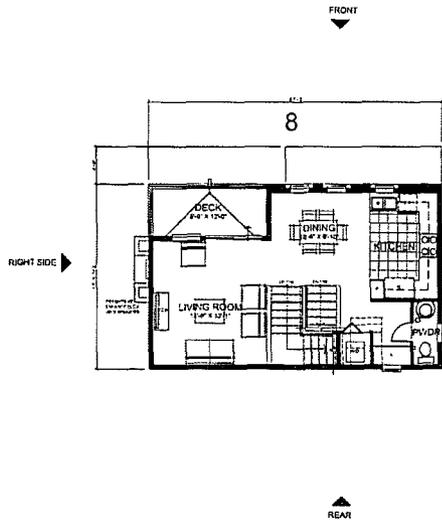
NOTE: THESE ELEVATIONS ARE FOR INFORMATION ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THESE ELEVATIONS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THESE ELEVATIONS.



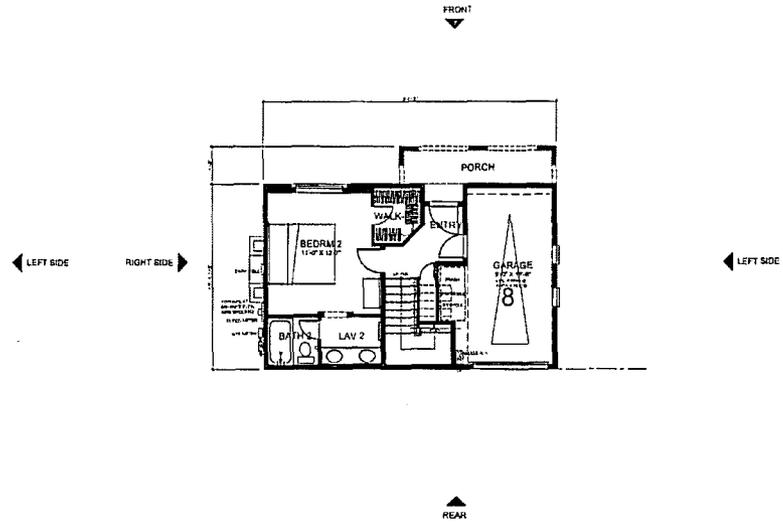
2004000

| TYPICAL BUILDING MATERIALS |   |
|----------------------------|---|
| <input type="checkbox"/>   | INTERNAL COLOR 3 TILE ROOF                |
| <input type="checkbox"/>   | INTERNAL COLOR PLASTER                    |
| <input type="checkbox"/>   | TRUSS                                     |
| <input type="checkbox"/>   | RAVINE BOARD                              |
| <input type="checkbox"/>   | PLASTER GORDEL                            |
| <input type="checkbox"/>   | PLASTER WINDOW TRIM                       |
| <input type="checkbox"/>   | WALL FINISH                               |
| <input type="checkbox"/>   | PLASTER TRIM                              |
| <input type="checkbox"/>   | DECORATIVE SHUTTER                        |
| <input type="checkbox"/>   | DECORATIVE PLASTER PROJECTION             |
| <input type="checkbox"/>   | PLASTER FINISH                            |
| <input type="checkbox"/>   | STONE PATTERN VENEER                      |
| <input type="checkbox"/>   | METAL RAIL / BARRIER                      |
| <input type="checkbox"/>   | FRIBRAKOR ENTRY DOOR                      |
| <input type="checkbox"/>   | ALUMINUM GLASS DOOR                       |
| <input type="checkbox"/>   | FINISH DOOR                               |
| <input type="checkbox"/>   | METAL SECTIONAL GARAGE DOOR WITH FINISHES |
| <input type="checkbox"/>   | ALUMINUM PLASTER WALL                     |
| <input type="checkbox"/>   | SEMI-TEXTURED BRICK                       |
| <input type="checkbox"/>   | EXPANSION JOINT                           |
| <input type="checkbox"/>   | PLASTER BATTERED WALL                     |

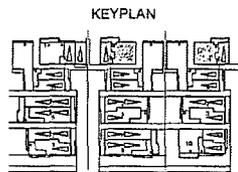
\* ALL METAL AND FINISH ELEMENTS TO BE PAINTED



SECOND FLOOR



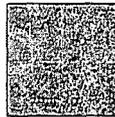
FIRST FLOOR



UNIT 8: 11'0" x 11'0" (BEDRM 2)  
 8'0" x 10'0" (GARAGE)  
 11'4" x 11'4" (LIVING ROOM)  
 8'4" x 10'2" (DINING)  
 8'4" x 10'2" (KITCHEN)  
 8'0" x 10'0" (PORCH)  
 11'0" x 11'0" (WALK)  
 8'0" x 10'0" (LAV 2)  
 8'0" x 10'0" (BATH)  
 8'0" x 10'0" (PVD)  
 8'0" x 10'0" (LINEN)  
 8'0" x 10'0" (ENTRY)

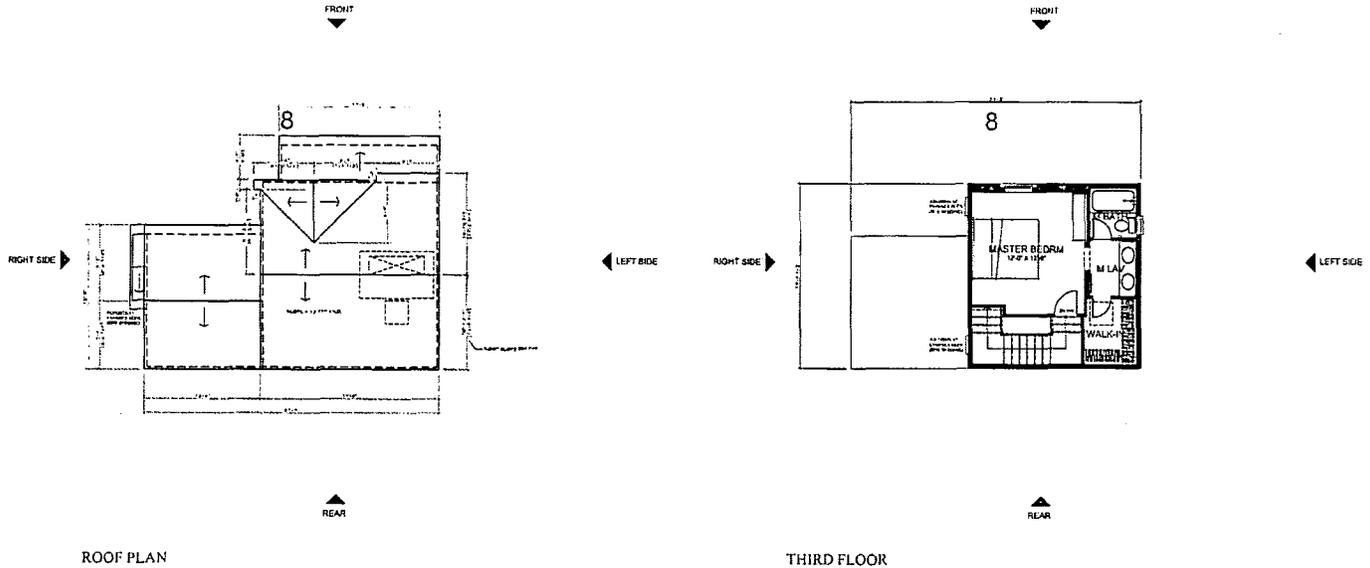
UNIT 8  
 FIRST / SECOND FLOOR PLANS  
 ELEVATION STYLE - 'A'

PROVENCE - COURTS  
 RC NATOMAS, LLC



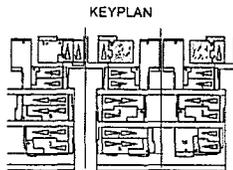
1.5.11

| AREA ANALYSIS |           |
|---------------|-----------|
| UNIT 8        | 257.00 SF |
| UNIT 9        | 217.00 SF |
| UNIT 10       | 217.00 SF |
| UNIT 11       | 217.00 SF |
| UNIT 12       | 217.00 SF |
| UNIT 13       | 217.00 SF |
| UNIT 14       | 217.00 SF |
| UNIT 15       | 217.00 SF |
| UNIT 16       | 217.00 SF |
| UNIT 17       | 217.00 SF |
| UNIT 18       | 217.00 SF |
| UNIT 19       | 217.00 SF |
| UNIT 20       | 217.00 SF |
| UNIT 21       | 217.00 SF |
| UNIT 22       | 217.00 SF |
| UNIT 23       | 217.00 SF |
| UNIT 24       | 217.00 SF |
| UNIT 25       | 217.00 SF |
| UNIT 26       | 217.00 SF |
| UNIT 27       | 217.00 SF |
| UNIT 28       | 217.00 SF |
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| UNIT 30       | 217.00 SF |
| UNIT 31       | 217.00 SF |
| UNIT 32       | 217.00 SF |
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| UNIT 39       | 217.00 SF |
| UNIT 40       | 217.00 SF |
| UNIT 41       | 217.00 SF |
| UNIT 42       | 217.00 SF |
| UNIT 43       | 217.00 SF |
| UNIT 44       | 217.00 SF |
| UNIT 45       | 217.00 SF |
| UNIT 46       | 217.00 SF |
| UNIT 47       | 217.00 SF |
| UNIT 48       | 217.00 SF |
| UNIT 49       | 217.00 SF |
| UNIT 50       | 217.00 SF |
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| UNIT 52       | 217.00 SF |
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| UNIT 79       | 217.00 SF |
| UNIT 80       | 217.00 SF |
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| UNIT 82       | 217.00 SF |
| UNIT 83       | 217.00 SF |
| UNIT 84       | 217.00 SF |
| UNIT 85       | 217.00 SF |
| UNIT 86       | 217.00 SF |
| UNIT 87       | 217.00 SF |
| UNIT 88       | 217.00 SF |
| UNIT 89       | 217.00 SF |
| UNIT 90       | 217.00 SF |
| UNIT 91       | 217.00 SF |
| UNIT 92       | 217.00 SF |
| UNIT 93       | 217.00 SF |
| UNIT 94       | 217.00 SF |
| UNIT 95       | 217.00 SF |
| UNIT 96       | 217.00 SF |
| UNIT 97       | 217.00 SF |
| UNIT 98       | 217.00 SF |
| UNIT 99       | 217.00 SF |
| UNIT 100      | 217.00 SF |



ROOF PLAN

THIRD FLOOR



UNIT 8 IS SHOWN IN DARK GRAY. THE UNIT IS ONE OF SEVERAL UNITS WHICH ARE IDENTICAL. THE TOTAL NUMBER OF UNITS IS 16 UNITS.  
 1. UNIT 8 IS SHOWN IN DARK GRAY. THE UNIT IS ONE OF SEVERAL UNITS WHICH ARE IDENTICAL. THE TOTAL NUMBER OF UNITS IS 16 UNITS.  
 2. UNIT 8 IS SHOWN IN DARK GRAY. THE UNIT IS ONE OF SEVERAL UNITS WHICH ARE IDENTICAL. THE TOTAL NUMBER OF UNITS IS 16 UNITS.  
 3. UNIT 8 IS SHOWN IN DARK GRAY. THE UNIT IS ONE OF SEVERAL UNITS WHICH ARE IDENTICAL. THE TOTAL NUMBER OF UNITS IS 16 UNITS.

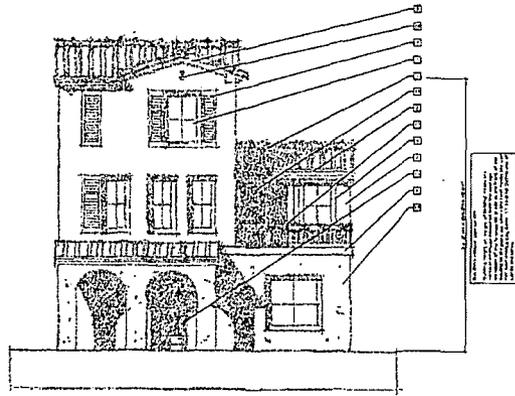
UNIT 8  
 THIRD FLOOR / ROOF PLAN  
 ELEVATION STYLE - 'A'

PROVENCE - COURTS  
 RC NATOMAS, LLC

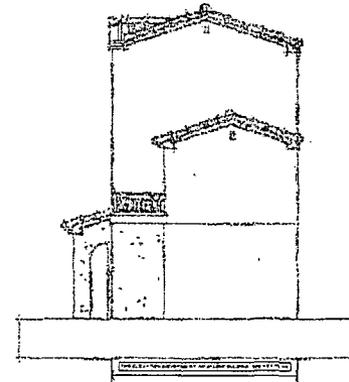


0.00

| AREA ANALYSIS       |           |
|---------------------|-----------|
| UNIT 8              | 217.72 SF |
| UNIT 8 (GROSS)      | 217.72 SF |
| UNIT 8 (NET)        | 132.00 SF |
| UNIT 8 (GROSS AREA) | 132.00 SF |
| UNIT 8 (NET AREA)   | 132.00 SF |
| UNIT 8 (TOTAL)      | 132.00 SF |
| UNIT 8 (TOTAL)      | 132.00 SF |
| UNIT 8 (TOTAL)      | 132.00 SF |



8A  
FRONT ELEVATION I

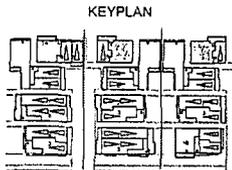
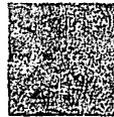


RIGHT SIDE ELEVATION

A

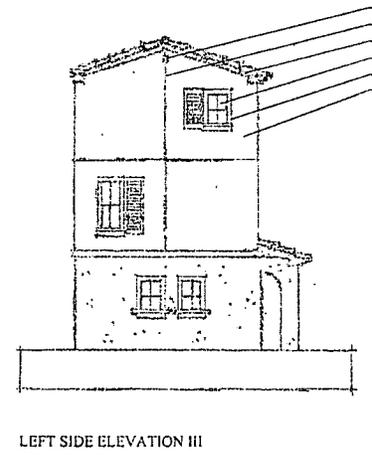
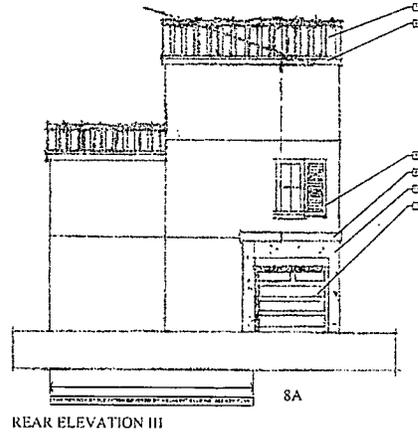
UNIT 8  
EXTERIOR ELEVATIONS  
ELEVATION STYLE - 'A'

PROVENCE - COURTS  
RC NATOMAS, LLC



KEYPLAN

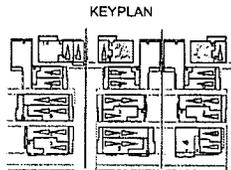
| TYPICAL BUILDING MATERIALS                  |   |
|---|---|
| <input type="checkbox"/>                    | INTERNAL COLOR V GLE ROOF               |
| <input type="checkbox"/>                    | INTERNAL COLOR PLASTER                  |
| <input type="checkbox"/>                    | PIGMA                                   |
| <input type="checkbox"/>                    | PAVE BOARD                              |
| <input type="checkbox"/>                    | PLASTER CORNER                          |
| <input type="checkbox"/>                    | PLASTER WINDOW TRIM                     |
| <input type="checkbox"/>                    | VINYL WINDOW                            |
| <input type="checkbox"/>                    | PLASTER FINISH                          |
| <input type="checkbox"/>                    | DECORATIVE SHUTTER                      |
| <input type="checkbox"/>                    | DECORATIVE PLASTER PROJECTION           |
| <input type="checkbox"/>                    | SHUTTER FINISH                          |
| <input type="checkbox"/>                    | STONE WATER SILL VENEER                 |
| <input type="checkbox"/>                    | METAL RAIL / BALUSTRADE                 |
| <input type="checkbox"/>                    | METAL ASS ENTRY DOOR                    |
| <input type="checkbox"/>                    | BURTON BLIND DOOR                       |
| <input type="checkbox"/>                    | FRACK DOOR                              |
| <input type="checkbox"/>                    | METAL SECTION, GARAGE DOOR WITH WINDOWS |
| <input type="checkbox"/>                    | BLOOMING PLASTER BALL                   |
| <input type="checkbox"/>                    | HEAVY TEXTURE STUCCO                    |
| <input type="checkbox"/>                    | EXPANSION JOINT                         |
| <input type="checkbox"/>                    | PLASTER BATTERED FINISH                 |
| * ALL METAL AND WOOD ELEMENTS TO BE PAINTED |   |



A

UNIT 8  
EXTERIOR ELEVATIONS  
ELEVATION STYLE - 'A'

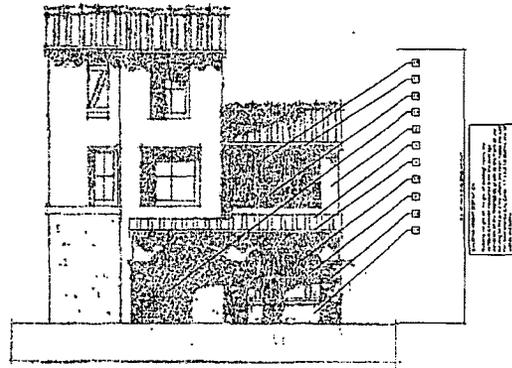
PROVENCE - COURTS  
RC NATOMAS, LLC



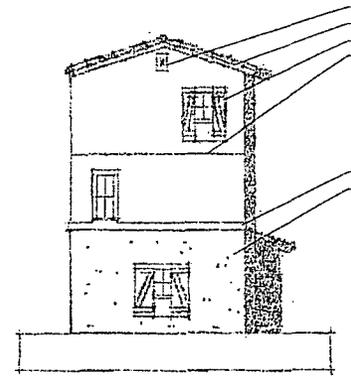
KEYPLAN

NOT TO SCALE  
1. THIS KEYPLAN IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.  
2. THIS KEYPLAN IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.  
3. THIS KEYPLAN IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.

| TYPICAL BUILDING MATERIALS                  |  |
|---|--|
| <input type="checkbox"/>                    | INTERNAL GOLDEN B TILE ROOF            |
| <input type="checkbox"/>                    | INTERNAL GOLDEN PLASTER                |
| <input type="checkbox"/>                    | FINISH                                 |
| <input type="checkbox"/>                    | FLAME BOARD                            |
| <input type="checkbox"/>                    | PLASTER CORNER                         |
| <input type="checkbox"/>                    | PLASTER FINISH TANK                    |
| <input type="checkbox"/>                    | VINYL FINISH                           |
| <input type="checkbox"/>                    | PLASTER TOP                            |
| <input type="checkbox"/>                    | DECORATIVE SHUTTER                     |
| <input type="checkbox"/>                    | DECORATIVE PLASTER PROJECTION          |
| <input type="checkbox"/>                    | RAPPER TAIL                            |
| <input type="checkbox"/>                    | STONE PATTERN WINDOW                   |
| <input type="checkbox"/>                    | METAL RAIL / HANDRAIL                  |
| <input type="checkbox"/>                    | FIBERGLASS ENTRY DOOR                  |
| <input type="checkbox"/>                    | SLIDING GLASS DOOR                     |
| <input type="checkbox"/>                    | FINISH DOOR                            |
| <input type="checkbox"/>                    | METAL SECTION / GLASS DOOR WITH WINDOW |
| <input type="checkbox"/>                    | ALUMINUM PLASTER BALL                  |
| <input type="checkbox"/>                    | HEAVY TEXTURE STUCCO                   |
| <input type="checkbox"/>                    | EXPANSION JOINT                        |
| <input type="checkbox"/>                    | PLASTER BATTERED WALL                  |
| * ALL METAL AND HARD ELEMENTS TO BE PAINTED |  |



8C  
FRONT ELEVATION I



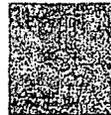
LEFT SIDE ELEVATION III

C

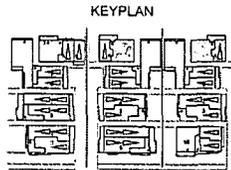
SEE 'A' ELEVATIONS FOR RIGHT SIDE & REAR

UNIT 8  
EXTERIOR ELEVATIONS  
ELEVATION STYLE - 'C'  
(SB DOES NOT OCCUR)

PROVENCE - COURTS  
RC NATOMAS, LLC

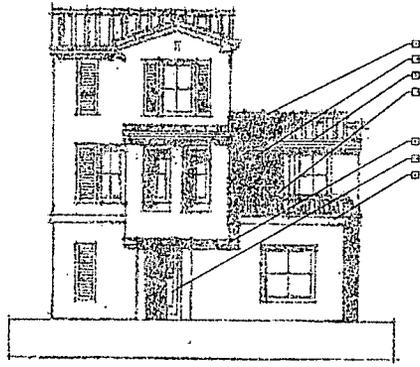


1311



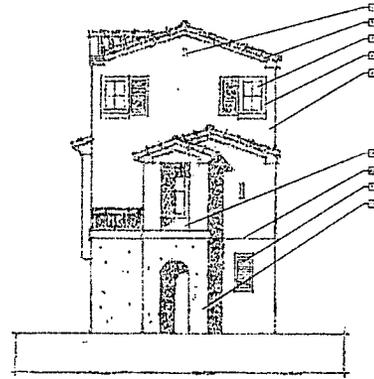
NOTE: THESE ELEVATIONS SHOW THE EXTERIOR OF THE UNIT. INTERIOR FINISHES ARE NOT SHOWN. SEE THE ARCHITECTURAL SPECIFICATIONS FOR A COMPLETE LIST OF FINISHES.  
1. FINISHES SHOWN ARE SUBJECT TO CHANGE WITHOUT NOTICE.  
2. FINISHES SHOWN ARE SUBJECT TO CHANGE WITHOUT NOTICE.  
3. FINISHES SHOWN ARE SUBJECT TO CHANGE WITHOUT NOTICE.

| TYPICAL BUILDING MATERIALS                 |  |
|--|--|
| <input type="checkbox"/>                   | INTERNAL COLOR & TILE ROOF               |
| <input type="checkbox"/>                   | INTERNAL COLOR PLASTER                   |
| <input type="checkbox"/>                   | PANCA                                    |
| <input type="checkbox"/>                   | RAMME BOARD                              |
| <input type="checkbox"/>                   | PLASTER CORNICE                          |
| <input type="checkbox"/>                   | PLASTER MODERN TRIM                      |
| <input type="checkbox"/>                   | UNGLAZED WINDOW                          |
| <input type="checkbox"/>                   | PLASTER TRIM                             |
| <input type="checkbox"/>                   | DECORATIVE BUTTER                        |
| <input type="checkbox"/>                   | DECORATIVE PLASTER PROJECTION            |
| <input type="checkbox"/>                   | BATTERED TRAIL                           |
| <input type="checkbox"/>                   | STONE PATTERN VENEER                     |
| <input type="checkbox"/>                   | METAL PANELS / SHARDALS                  |
| <input type="checkbox"/>                   | FIBERGLASS ENTRY DOOR                    |
| <input type="checkbox"/>                   | SLIDING GLASS DOOR                       |
| <input type="checkbox"/>                   | FRENCH DOOR                              |
| <input type="checkbox"/>                   | METAL SECTIONAL GARAGE DOOR WITH WINDOWS |
| <input type="checkbox"/>                   | BUFFERING PLASTER WALL                   |
| <input type="checkbox"/>                   | HEAVY TEXTURE STUCCO                     |
| <input type="checkbox"/>                   | EXPANSION JOINT                          |
| <input type="checkbox"/>                   | PLASTER BATTERED WALL                    |
| *ALL METAL AND WOOD ELEMENTS TO BE PAINTED |  |



8A

FRONT ELEVATION II



ENHANCED RIGHT SIDE ELEVATION I

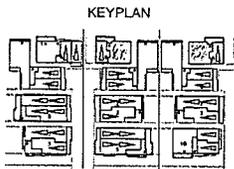
# A

UNIT 8  
EXTERIOR ELEVATIONS  
ELEVATION STYLE - 'A'

PROVENCE - COURTS  
RC NATOMAS, LLC



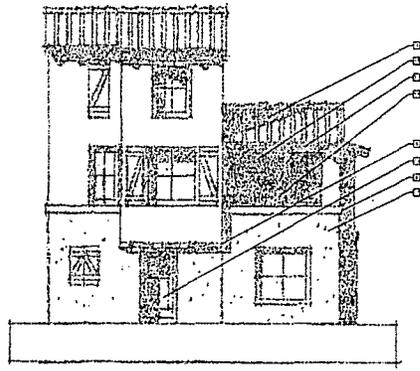
1233



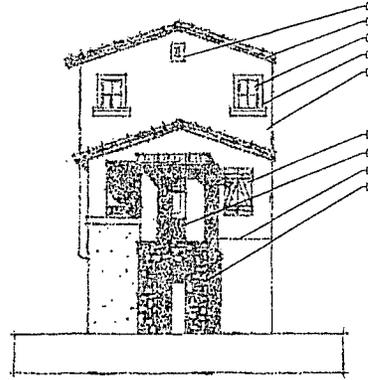
KEYPLAN

1. THIS UNIT IS SHOWN IN THE KEYPLAN WITH A DIFFERENT SHADING PATTERN FROM THE OTHER UNITS.  
2. THIS UNIT IS SHOWN IN THE KEYPLAN WITH A DIFFERENT SHADING PATTERN FROM THE OTHER UNITS.  
3. THIS UNIT IS SHOWN IN THE KEYPLAN WITH A DIFFERENT SHADING PATTERN FROM THE OTHER UNITS.

| TYPICAL BUILDING MATERIALS                  |                                     |
|---|-------------------------------------|
| <input type="checkbox"/>                    | INTERIOR GLOSS 9 TALL ROOF          |
| <input type="checkbox"/>                    | INTERIOR GLOSS PLASTER              |
| <input type="checkbox"/>                    | FABRIC                              |
| <input type="checkbox"/>                    | WALL BRUSH                          |
| <input type="checkbox"/>                    | PLASTER CORNICE                     |
| <input type="checkbox"/>                    | PLASTER ARCHITECTURE                |
| <input type="checkbox"/>                    | VINYL WINDOW                        |
| <input type="checkbox"/>                    | PLASTER TRIM                        |
| <input type="checkbox"/>                    | DECORATIVE SHUTTER                  |
| <input type="checkbox"/>                    | DECORATIVE PLASTER PROJECTION       |
| <input type="checkbox"/>                    | PLASTER TAIL                        |
| <input type="checkbox"/>                    | STONE PATTERN VENER                 |
| <input type="checkbox"/>                    | METAL WALL BRACKET                  |
| <input type="checkbox"/>                    | REPAIRABLE ENTRY DOOR               |
| <input type="checkbox"/>                    | SLIDING GLASS DOOR                  |
| <input type="checkbox"/>                    | BRUSH ROOF                          |
| <input type="checkbox"/>                    | METAL SECTION GLASS DOOR WITH HANDS |
| <input type="checkbox"/>                    | SLOPING PLASTER SKI                 |
| <input type="checkbox"/>                    | HEAVY TEXTURE STUCCO                |
| <input type="checkbox"/>                    | EXPANDED JOINT                      |
| <input type="checkbox"/>                    | PLASTER BATTERED WALL               |
| * ALL METAL AND WOOD ELEMENTS TO BE PAINTED |                                     |



8C  
FRONT ELEVATION II



ENHANCED RIGHT SIDE ELEVATION I

C

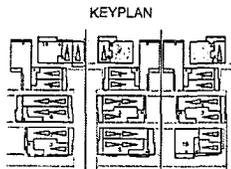
SEE 'A' ELEVATIONS FOR STANDARD RIGHT SIDE & REAR

UNIT 8  
EXTERIOR ELEVATIONS  
ELEVATION STYLE - 'C'  
(8B DOES NOT OCCUR)

PROVENCE - COURTS  
RC NATOMAS, LLC



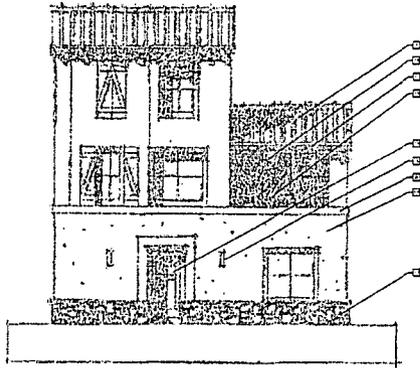
13.11



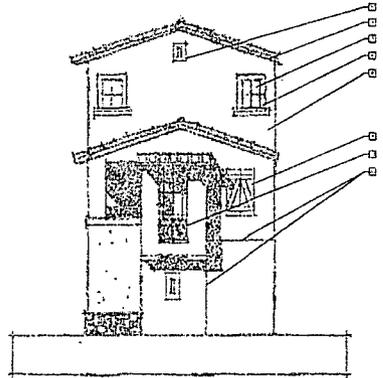
KEYPLAN

UNIT 8  
UNIT 9  
UNIT 10  
UNIT 11  
UNIT 12  
UNIT 13  
UNIT 14  
UNIT 15  
UNIT 16  
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UNIT 98  
UNIT 99  
UNIT 100

| TYPICAL BUILDING MATERIALS                   |  |
|--|--|
| <input type="checkbox"/>                     | INTERNAL COLOR V-TILE ROOF             |
| <input type="checkbox"/>                     | INTERNAL GLOSS PLASTER                 |
| <input type="checkbox"/>                     | PLASTER                                |
| <input type="checkbox"/>                     | PLASTER BOARD                          |
| <input type="checkbox"/>                     | PLASTER GORBEL                         |
| <input type="checkbox"/>                     | PLASTER ANKOR TAP                      |
| <input type="checkbox"/>                     | VENTIL. FINISH                         |
| <input type="checkbox"/>                     | PLASTER FORM                           |
| <input type="checkbox"/>                     | DECORATIVE SHUTTER                     |
| <input type="checkbox"/>                     | DECORATIVE PLASTER PROJECTION          |
| <input type="checkbox"/>                     | SHUTTER FALL                           |
| <input type="checkbox"/>                     | STONE PATTERN VENEER                   |
| <input type="checkbox"/>                     | METAL RAIL / GUARDRAIL                 |
| <input type="checkbox"/>                     | METAL RAIL ENT. DOOR                   |
| <input type="checkbox"/>                     | BLINDING SLATS DOOR                    |
| <input type="checkbox"/>                     | TRUCK DOOR                             |
| <input type="checkbox"/>                     | METAL SECTION, SHUTTER DOOR WITH PRODS |
| <input type="checkbox"/>                     | SLOPING PLASTER SILL                   |
| <input type="checkbox"/>                     | HEAVY WEIGHT MET. STAGG                |
| <input type="checkbox"/>                     | EXTERIOR JOINT                         |
| <input type="checkbox"/>                     | PLASTER BATTERED FALL                  |
| * ALL METALS AND WOOD ELEMENTS TO BE PAINTED |  |



8C  
FRONT ELEVATION III



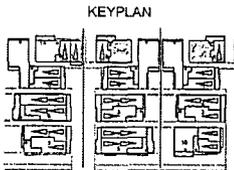
ENHANCED RIGHT SIDE ELEVATION II

C

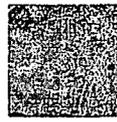
SEE 'A' ELEVATIONS FOR STANDARD RIGHT SIDE & REAR

UNIT 8  
EXTERIOR ELEVATIONS  
ELEVATION STYLE - 'C'  
(NB DOES NOT OCCUR)

PROVENCE - COURTS  
RC NATOMAS, LLC

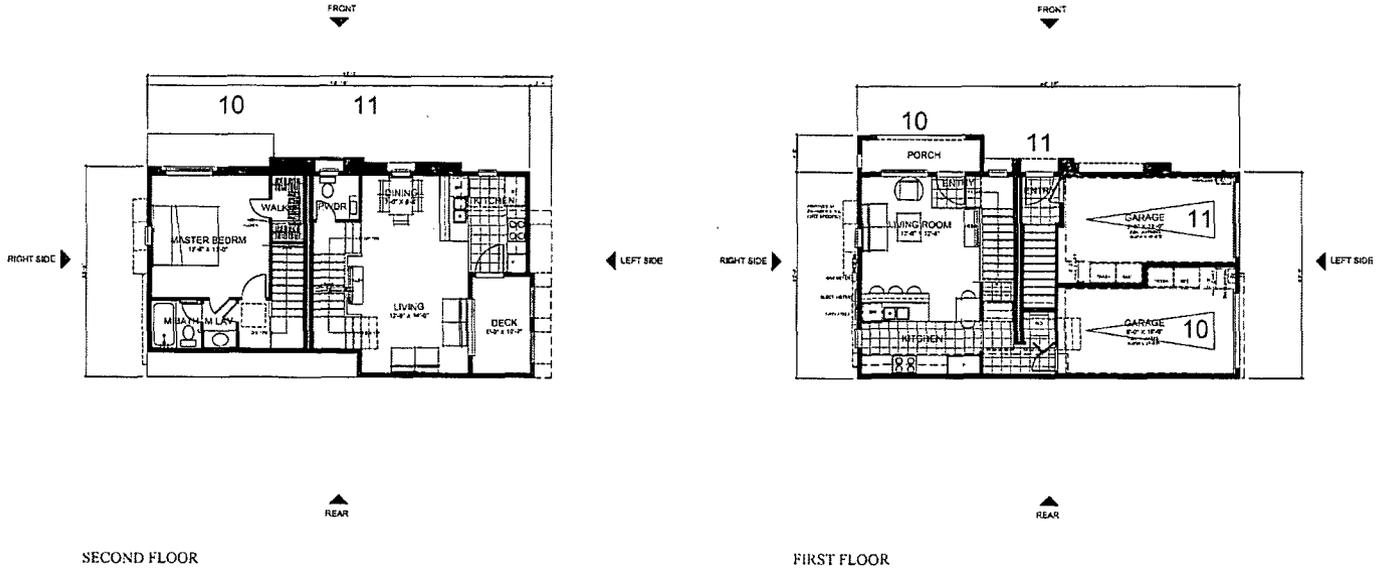


KEYPLAN  
NOTES:  
1 - THIS UNIT IS A STANDARD UNIT WITH A BATH AND A CLOSET.  
2 - THIS UNIT IS A STANDARD UNIT WITH A BATH AND A CLOSET.  
3 - THIS UNIT IS A STANDARD UNIT WITH A BATH AND A CLOSET.



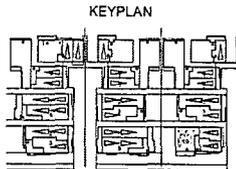
1.1.11

| TYPICAL BUILDING MATERIALS                  |  |
|---|--|
| <input type="checkbox"/>                    | INTERNAL COLOR GLEAM TILE ROOF         |
| <input type="checkbox"/>                    | INTERNAL COLOR PLASTER                 |
| <input type="checkbox"/>                    | FANCLIA                                |
| <input type="checkbox"/>                    | FRANC BOARDS                           |
| <input type="checkbox"/>                    | PLASTER CORNICE                        |
| <input type="checkbox"/>                    | PLASTER PAROCH TANK                    |
| <input type="checkbox"/>                    | VINYL PAROCH                           |
| <input type="checkbox"/>                    | PLASTER TRIP                           |
| <input type="checkbox"/>                    | DECORATIVE BUTTER                      |
| <input type="checkbox"/>                    | DECORATIVE PLASTER PROJECTION          |
| <input type="checkbox"/>                    | WATER TAIL                             |
| <input type="checkbox"/>                    | STONE PLASTER VENEER                   |
| <input type="checkbox"/>                    | METAL RAIL / BALUSTRADE                |
| <input type="checkbox"/>                    | NEEDELASS ENTRY DOOR                   |
| <input type="checkbox"/>                    | SLOPING GLASS DOOR                     |
| <input type="checkbox"/>                    | FRENCH DOOR                            |
| <input type="checkbox"/>                    | METAL SECTIONAL & WARE DOOR WITH HANDS |
| <input type="checkbox"/>                    | SLOPING PLASTER WALL                   |
| <input type="checkbox"/>                    | HEAVY TEXTURE STUCCO                   |
| <input type="checkbox"/>                    | EXPANSION JOINT                        |
| <input type="checkbox"/>                    | PLASTER BUTTERED WALL                  |
| * ALL METAL AND WOOD ELEMENTS TO BE PAINTED |  |



SECOND FLOOR

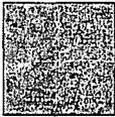
FIRST FLOOR



NOTES: THESE PLANS COMPLY WITH THE CITY OF LOS ANGELES ORDINANCES AND THE CALIFORNIA BUILDING CODE. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS FOUND THEM TO BE AS SHOWN ON THESE PLANS. THE ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE SITE OR THE EXISTING CONDITIONS. THE ARCHITECT HAS NOT CONDUCTED A GEOTECHNICAL ANALYSIS OF THE SITE. THE ARCHITECT HAS NOT CONDUCTED A SEISMIC ANALYSIS OF THE STRUCTURE. THE ARCHITECT HAS NOT CONDUCTED A STRUCTURAL ANALYSIS OF THE STRUCTURE. THE ARCHITECT HAS NOT CONDUCTED A STRUCTURAL ANALYSIS OF THE STRUCTURE.

UNIT 10 & 11  
 FIRST / SECOND FLOOR PLANS  
 ELEVATION STYLE - 'A'

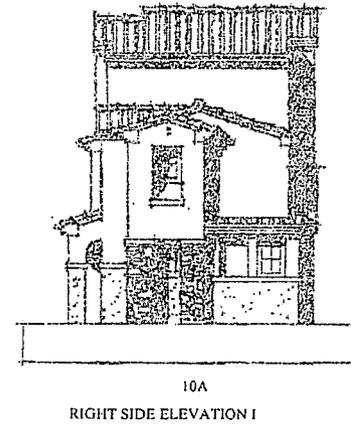
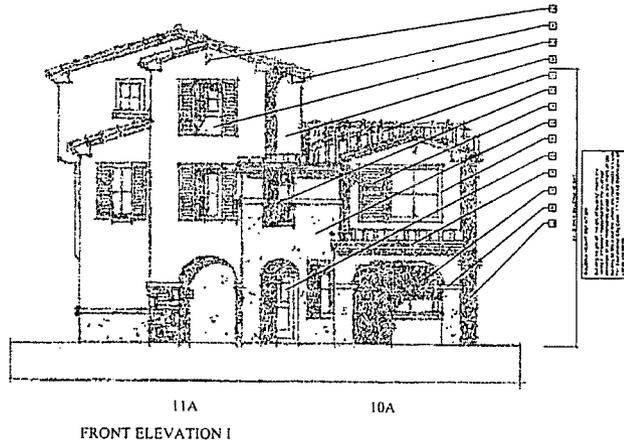
PROVENCE - COURTS  
 RC NATOMAS, LLC



1.5.11

| AREA ANALYSIS    |          |
|------------------|----------|
| UNIT 10          | 1,114.00 |
| UNIT 11          | 1,114.00 |
| TOTAL UNIT AREA  | 2,228.00 |
| TOTAL FLOOR AREA | 4,456.00 |
| TOTAL GROSS AREA | 8,912.00 |
| TOTAL NET AREA   | 4,456.00 |
| TOTAL GROSS AREA | 8,912.00 |
| TOTAL NET AREA   | 4,456.00 |
| TOTAL GROSS AREA | 8,912.00 |
| TOTAL NET AREA   | 4,456.00 |

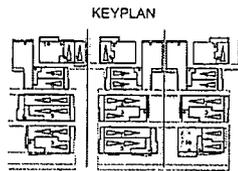
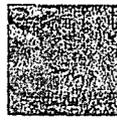




# A

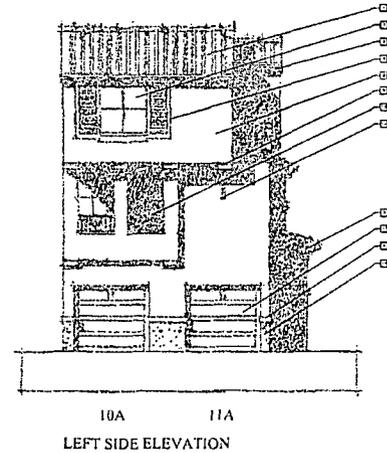
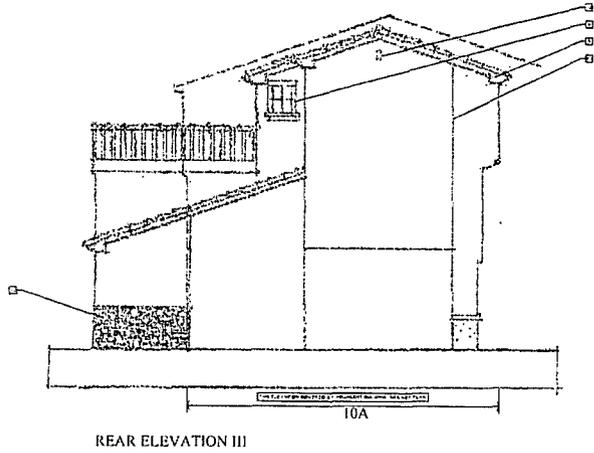
UNIT 10 & 11  
EXTERIOR ELEVATIONS  
ELEVATION STYLE - 'A'

1/2" = 1'-0"  
**PROVENCE - COURTS**  
RC NATOMAS, LLC



NOTES:  
1. ALL METAL AND FINISH ELEMENTS TO BE PAINTED.  
2. ALL METAL AND FINISH ELEMENTS TO BE PAINTED.  
3. ALL METAL AND FINISH ELEMENTS TO BE PAINTED.  
4. ALL METAL AND FINISH ELEMENTS TO BE PAINTED.

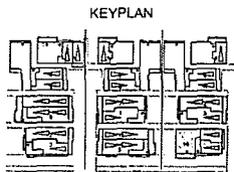
| TYPICAL BUILDING MATERIALS |  |
|----------------------------|--|
| <input type="checkbox"/>   | INTERIOR COLOR W/ TILE ROOF            |
| <input type="checkbox"/>   | INTERIOR COLOR PLASTER                 |
| <input type="checkbox"/>   | PAVING                                 |
| <input type="checkbox"/>   | PAINT BOARD                            |
| <input type="checkbox"/>   | PLASTER CORNER                         |
| <input type="checkbox"/>   | PLASTER FINISH TRIM                    |
| <input type="checkbox"/>   | PLY. WOOD                              |
| <input type="checkbox"/>   | PLASTER TRIM                           |
| <input type="checkbox"/>   | DECORATIVE SHUTTER                     |
| <input type="checkbox"/>   | DECORATIVE PLASTER PROJECTION          |
| <input type="checkbox"/>   | SHUTTER PANEL                          |
| <input type="checkbox"/>   | STONE PATTERN VENER                    |
| <input type="checkbox"/>   | METAL TRAIL / BARRIERS                 |
| <input type="checkbox"/>   | FRONT DOOR                             |
| <input type="checkbox"/>   | FRONT DOOR                             |
| <input type="checkbox"/>   | FRONT DOOR                             |
| <input type="checkbox"/>   | METAL SECTIONAL GARAGE DOOR WITH HANDS |
| <input type="checkbox"/>   | SHUTTER PLASTER WALL                   |
| <input type="checkbox"/>   | SHUTTER TRIM                           |
| <input type="checkbox"/>   | EXPANSION JOINT                        |
| <input type="checkbox"/>   | PLASTER BATTERED PANEL                 |



A

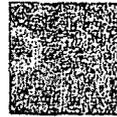
UNIT 10 & 11  
EXTERIOR ELEVATIONS  
ELEVATION STYLE - 'A'

PROVENCE - COURTS  
RC NATOMAS, LLC



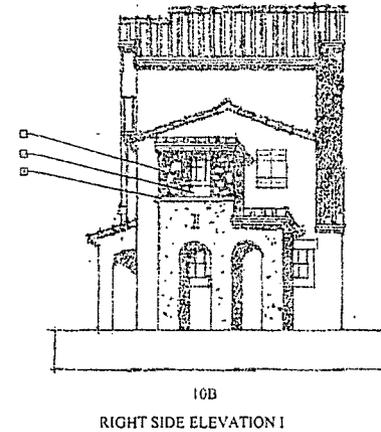
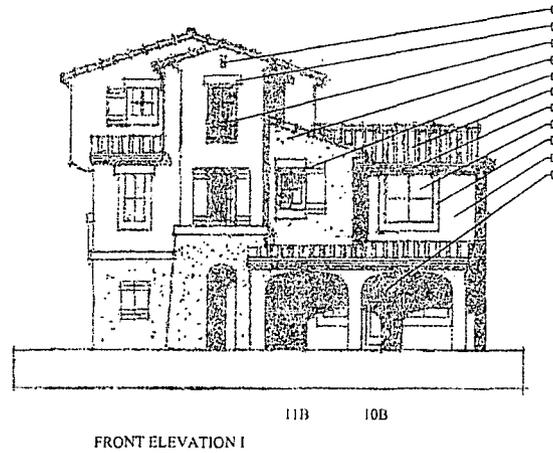
KEYPLAN

1. THIS ELEVATION IS FOR THE BUILDING AS SHOWN IN THE KEYPLAN AND IS NOT TO BE USED FOR ANY OTHER PURPOSES.  
2. THIS ELEVATION IS FOR THE BUILDING AS SHOWN IN THE KEYPLAN AND IS NOT TO BE USED FOR ANY OTHER PURPOSES.  
3. THIS ELEVATION IS FOR THE BUILDING AS SHOWN IN THE KEYPLAN AND IS NOT TO BE USED FOR ANY OTHER PURPOSES.



| TYPICAL BUILDING MATERIALS |   |
|----------------------------|---|
| <input type="checkbox"/>   | INTERIOr GOLFOr O TILE ROOF               |
| <input type="checkbox"/>   | INTERIOr GOLFOr PLASTER                   |
| <input type="checkbox"/>   | FINISH                                    |
| <input type="checkbox"/>   | PLASTER CORNER                            |
| <input type="checkbox"/>   | PLASTER PERIMETER TRAY                    |
| <input type="checkbox"/>   | PLASTER WINDOW                            |
| <input type="checkbox"/>   | PLASTER FINISH                            |
| <input type="checkbox"/>   | DECORATIVE BUTTRESS                       |
| <input type="checkbox"/>   | DECORATIVE PLASTER PROJECTION             |
| <input type="checkbox"/>   | SMOOTH FINISH                             |
| <input type="checkbox"/>   | STONE PATTERN VENER                       |
| <input type="checkbox"/>   | METAL WALL BOARDING                       |
| <input type="checkbox"/>   | FIBERGLASS ENTRY DOOR                     |
| <input type="checkbox"/>   | GLASS SLIPPER DOOR                        |
| <input type="checkbox"/>   | FRENCH DOOR                               |
| <input type="checkbox"/>   | METAL SECTIONAL BARABER DOOR WITH WINDOWS |
| <input type="checkbox"/>   | SLUPLINE PLASTER WALL                     |
| <input type="checkbox"/>   | VENTILATED BRICK                          |
| <input type="checkbox"/>   | EXPANSION JOINT                           |
| <input type="checkbox"/>   | PLASTER BATTERED WALL                     |

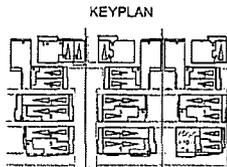
\* ALL METAL AND WOOD ELEMENTS TO BE PAINTED



# B

UNIT 10 & 11  
EXTERIOR ELEVATIONS  
ELEVATION STYLE - 'B'

PROVENCE - COURTS  
RC NATOMAS, LLC



NOTE: REFER TO THE UNIT 10 & 11 FLOOR PLANS FOR THE LAYOUT OF THE UNIT IN RELATION TO THE OTHER UNITS AND THE BUILDING. THE UNITS ARE IDENTIFIED BY THE UNIT NUMBER AND THE UNIT TYPE (10A, 10B, 11A, 11B).

1 - THIS IS A UNIT 10 & 11 FLOOR PLAN.

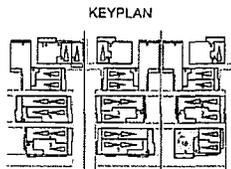
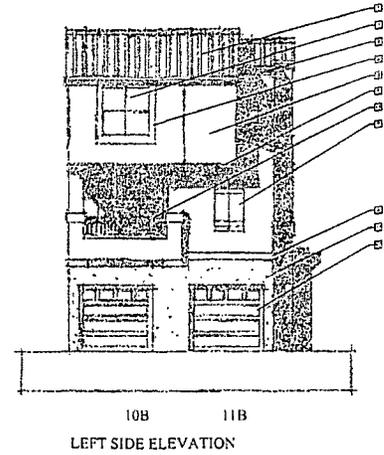
2 - THIS IS A UNIT 10 & 11 FLOOR PLAN.

3 - THIS IS A UNIT 10 & 11 FLOOR PLAN.



| TYPICAL BUILDING MATERIALS |   |
|----------------------------|---|
| <input type="checkbox"/>   | INTERIAL GOLOR TILE ROOF                |
| <input type="checkbox"/>   | INTERIAL GOLOR PLASTER                  |
| <input type="checkbox"/>   | ROOF                                    |
| <input type="checkbox"/>   | ROOF BOARD                              |
| <input type="checkbox"/>   | PLASTER CORNER                          |
| <input type="checkbox"/>   | PLASTER WINDOW TRIM                     |
| <input type="checkbox"/>   | VINYL WINDOW                            |
| <input type="checkbox"/>   | PLASTER TRIM                            |
| <input type="checkbox"/>   | DECORATIVE SHUTTER                      |
| <input type="checkbox"/>   | DECORATIVE PLASTER PROJECTION           |
| <input type="checkbox"/>   | SLIPPER WALL                            |
| <input type="checkbox"/>   | STONE PATTERN VENEER                    |
| <input type="checkbox"/>   | METAL PANEL / SHARDING                  |
| <input type="checkbox"/>   | METAL ALUMINUM ENTRY DOOR               |
| <input type="checkbox"/>   | SLIPPER GLASS DOOR                      |
| <input type="checkbox"/>   | FRENCH DOOR                             |
| <input type="checkbox"/>   | METAL SECTIONAL GARAGE DOOR WITH WINDOW |
| <input type="checkbox"/>   | SLIPPER PLASTER WALL                    |
| <input type="checkbox"/>   | HEAVY TEXTURE STUCCO                    |
| <input type="checkbox"/>   | SHARDING JOINT                          |
| <input type="checkbox"/>   | PLASTER BATTERED WALL                   |

\* ALL METAL AND WOOD ELEMENTS TO BE PAINTED



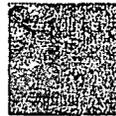
1. THIS ELEVATION SHALL BE CONSIDERED AS THE EXTERIOR ELEVATION OF THE BUILDING.  
2. THIS ELEVATION SHALL BE CONSIDERED AS THE EXTERIOR ELEVATION OF THE BUILDING.  
3. THIS ELEVATION SHALL BE CONSIDERED AS THE EXTERIOR ELEVATION OF THE BUILDING.  
4. THIS ELEVATION SHALL BE CONSIDERED AS THE EXTERIOR ELEVATION OF THE BUILDING.

# B

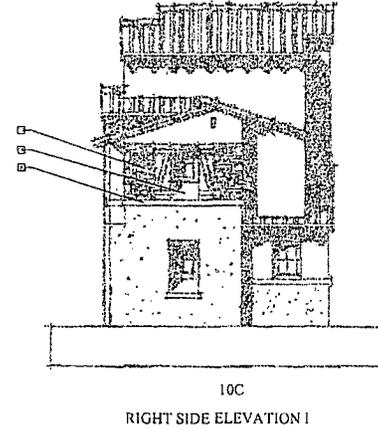
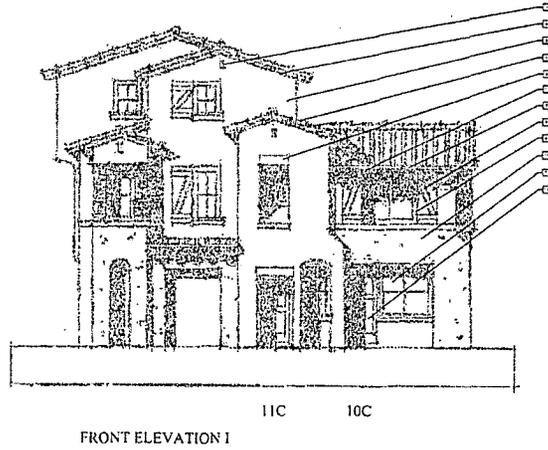
SEE 'A' ELEVATION FOR REAR

UNIT 10 & 11  
EXTERIOR ELEVATIONS  
ELEVATION STYLE - 'B'

PROVENCE - COURTS  
RC NATOMAS, LLC



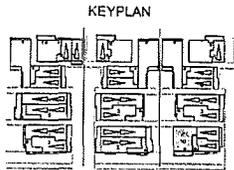
| TYPICAL BUILDING MATERIALS                  |  |
|---|--|
| <input type="checkbox"/>                    | INTERNAL GOLDEN TILE ROOF                |
| <input type="checkbox"/>                    | INTERNAL GOLDEN PLASTER                  |
| <input type="checkbox"/>                    | PANCA                                    |
| <input type="checkbox"/>                    | FRAME BOARD                              |
| <input type="checkbox"/>                    | PLASTER BOARD                            |
| <input type="checkbox"/>                    | PLASTER FINISH TRIM                      |
| <input type="checkbox"/>                    | VINYL WINDOW                             |
| <input type="checkbox"/>                    | PLASTER TRIM                             |
| <input type="checkbox"/>                    | DECORATIVE PLASTER                       |
| <input type="checkbox"/>                    | DECORATIVE PLASTER PROJECTION            |
| <input type="checkbox"/>                    | RAFTER TAIL                              |
| <input type="checkbox"/>                    | STONE PATTERN VENEER                     |
| <input type="checkbox"/>                    | METAL WALL FINISHING                     |
| <input type="checkbox"/>                    | FIBERGLASS ENTRY DOOR                    |
| <input type="checkbox"/>                    | BUILDING GLASS DOOR                      |
| <input type="checkbox"/>                    | FRENCH DOOR                              |
| <input type="checkbox"/>                    | METAL SECTIONAL GARAGE DOOR WITH WINDOWS |
| <input type="checkbox"/>                    | BLOTTING PLASTER WALL                    |
| <input type="checkbox"/>                    | HEAVY TEXTURE STUCCO                     |
| <input type="checkbox"/>                    | EXPANDED JOINT                           |
| <input type="checkbox"/>                    | PLASTER BATTERED WALL                    |
| * ALL METAL AND WOOD ELEMENTS TO BE PAINTED |  |



C

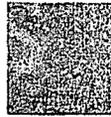
UNIT 10 & 11  
EXTERIOR ELEVATIONS  
ELEVATION STYLE - 'C'

PROVENCE - COURTS  
RC NATOMAS, LLC



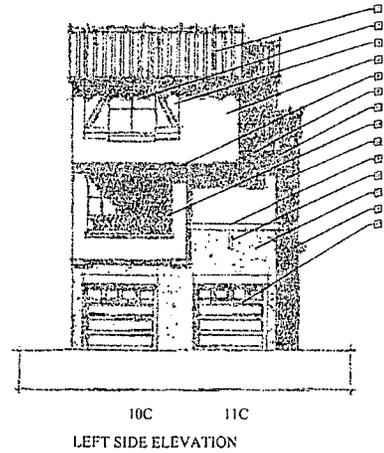
KEYPLAN

NOTE: THESE ELEVATIONS CORRESPOND TO THE UNIT SHOWN IN THE SHADING OF THE KEYPLAN.  
1 - THIS ELEVATION IS FOR THE EXTERIOR OF THE BUILDING.  
2 - THIS ELEVATION IS FOR THE INTERIOR OF THE BUILDING.  
3 - THESE ELEVATIONS ARE FOR THE INTERIOR OF THE BUILDING.



1311

| TYPICAL BUILDING MATERIALS                  |   |
|---|---|
| <input type="checkbox"/>                    | INTERNAL COLOR 9 TILE ROOF              |
| <input type="checkbox"/>                    | INTERNAL COLOR PLASTER                  |
| <input type="checkbox"/>                    | FRONT                                   |
| <input type="checkbox"/>                    | RAVE BOARD                              |
| <input type="checkbox"/>                    | PLASTER CORNER                          |
| <input type="checkbox"/>                    | PLASTER WINDOW TRIM                     |
| <input type="checkbox"/>                    | WALL WINDOW                             |
| <input type="checkbox"/>                    | PLASTER TRIM                            |
| <input type="checkbox"/>                    | DECORATIVE BUTTER                       |
| <input type="checkbox"/>                    | DECORATIVE PLASTER PROJECTION           |
| <input type="checkbox"/>                    | SHUTTER FALL                            |
| <input type="checkbox"/>                    | STONE/PIECE VENEER                      |
| <input type="checkbox"/>                    | METAL MAIL BOARDING                     |
| <input type="checkbox"/>                    | METAL MASS ENTRY DOOR                   |
| <input type="checkbox"/>                    | ALUMINUM GLASS DOOR                     |
| <input type="checkbox"/>                    | FRANCE DOOR                             |
| <input type="checkbox"/>                    | METAL SECTIONAL GARAGE DOOR WITH WINDOW |
| <input type="checkbox"/>                    | SLIPING PLASTER SILL                    |
| <input type="checkbox"/>                    | HEAVY TRAILING STUCCO                   |
| <input type="checkbox"/>                    | EXPANSION JOINT                         |
| <input type="checkbox"/>                    | PLASTER BATTERED PILL                   |
| * ALL METAL AND WOOD ELEMENTS TO BE PAINTED |   |

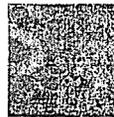


# C

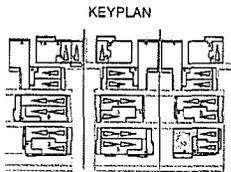
SEE 'A' ELEVATION FOR REAR

UNIT 10 & 11  
EXTERIOR ELEVATIONS  
ELEVATION STYLE - 'C'

## PROVENCE - COURTS RC NATOMAS, LLC

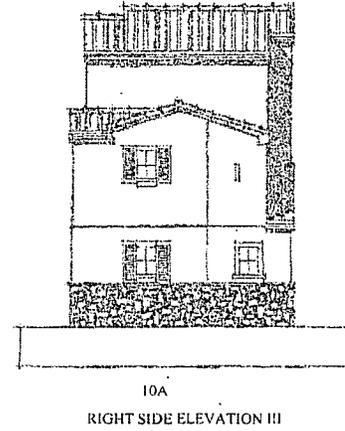
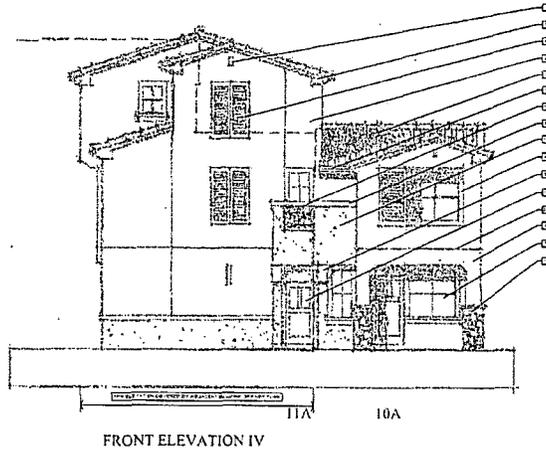


1231



1. THIS KEY PLAN IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.  
2. THIS KEY PLAN IS SUBJECT TO THE REVISIONS AND CHANGES TO THE ARCHITECTURAL DRAWINGS.  
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

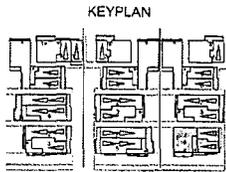
| TYPICAL BUILDING MATERIALS                  |  |
|---|--|
| <input type="checkbox"/>                    | INTERNAL COLOR V-TILE ROOF               |
| <input type="checkbox"/>                    | INTERNAL COLOR PLASTER                   |
| <input type="checkbox"/>                    | PAVING                                   |
| <input type="checkbox"/>                    | ROCK BOARD                               |
| <input type="checkbox"/>                    | PLASTER CORNICE                          |
| <input type="checkbox"/>                    | PLASTER FINISH                           |
| <input type="checkbox"/>                    | PLASTER FRAM                             |
| <input type="checkbox"/>                    | DECORATIVE SHUTTER                       |
| <input type="checkbox"/>                    | DECORATIVE PLASTER PROJECTION            |
| <input type="checkbox"/>                    | RASTER FIN                               |
| <input type="checkbox"/>                    | STONE PATTERN VENEER                     |
| <input type="checkbox"/>                    | METAL RAIL / HANDRAIL                    |
| <input type="checkbox"/>                    | FIBERGLASS ENTRY DOOR                    |
| <input type="checkbox"/>                    | BUILDING GLASS DOOR                      |
| <input type="checkbox"/>                    | FRANCH ROOF                              |
| <input type="checkbox"/>                    | METAL SECTIONAL GARAGE DOOR WITH WINDOWS |
| <input type="checkbox"/>                    | SANDING PLASTER WALL                     |
| <input type="checkbox"/>                    | HEAVY TEXTURE STUCCO                     |
| <input type="checkbox"/>                    | EXPANSION JOINT                          |
| <input type="checkbox"/>                    | PLASTER BATTERED WALL                    |
| * ALL METAL AND WOOD ELEMENTS TO BE PAINTED |  |



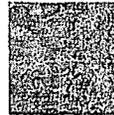
A

UNIT 10 & 11  
EXTERIOR ELEVATIONS  
ELEVATION STYLE - 'A'

PROVENCE - COURTS  
RC NATOMAS, LLC



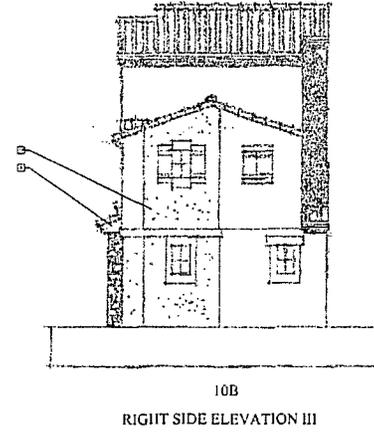
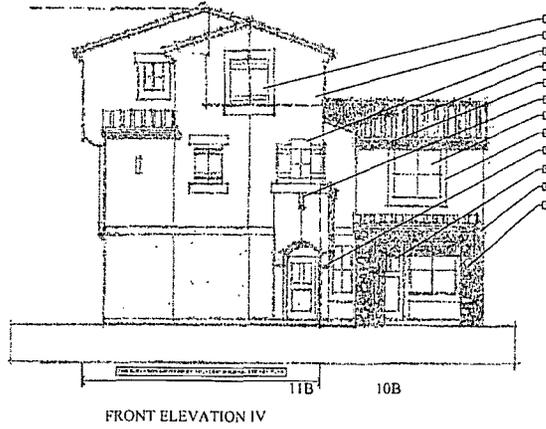
1. THIS ELEVATION IS FOR THE EXTERIOR OF THE BUILDING.  
2. THIS ELEVATION IS FOR THE EXTERIOR OF THE BUILDING.  
3. THIS ELEVATION IS FOR THE EXTERIOR OF THE BUILDING.  
4. THIS ELEVATION IS FOR THE EXTERIOR OF THE BUILDING.



1111

| TYPICAL BUILDING MATERIALS |  |
|----------------------------|--|
| <input type="checkbox"/>   | INTERNAL GROUND TILE ROOF              |
| <input type="checkbox"/>   | INTERNAL GROUND PLASTER                |
| <input type="checkbox"/>   | PAINT                                  |
| <input type="checkbox"/>   | RAKE BOARD                             |
| <input type="checkbox"/>   | PLASTER CORNICE                        |
| <input type="checkbox"/>   | PLASTER HIDDEN TRIM                    |
| <input type="checkbox"/>   | WALL FINISH                            |
| <input type="checkbox"/>   | PLASTER FINISH                         |
| <input type="checkbox"/>   | DECORATIVE PLASTER                     |
| <input type="checkbox"/>   | DECORATIVE PLASTER PROJECTION          |
| <input type="checkbox"/>   | ROOFING                                |
| <input type="checkbox"/>   | STONE PATTERN VENEER                   |
| <input type="checkbox"/>   | METAL RAIL / HANDRAIL                  |
| <input type="checkbox"/>   | METAL GLASS ENTRY DOOR                 |
| <input type="checkbox"/>   | SLIP-RESISTANT DOOR                    |
| <input type="checkbox"/>   | FRANCE DOOR                            |
| <input type="checkbox"/>   | METAL REGIONAL BALANCE DOOR WITH HANDS |
| <input type="checkbox"/>   | BOFFING PLASTER SILL                   |
| <input type="checkbox"/>   | HEAVY TEXTURE STUCCO                   |
| <input type="checkbox"/>   | EXPANDED JOINT                         |
| <input type="checkbox"/>   | PLASTER BATTERED WALL                  |

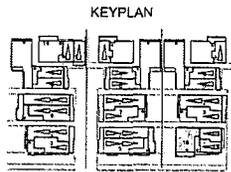
\* ALL METAL AND WOOD ELEMENTS TO BE PAINTED



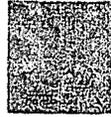
# B

UNIT 10 & 11  
EXTERIOR ELEVATIONS  
ELEVATION STYLE - 'B'

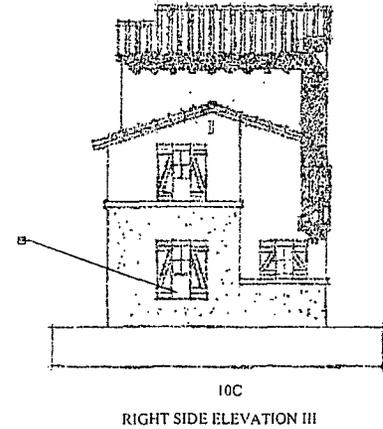
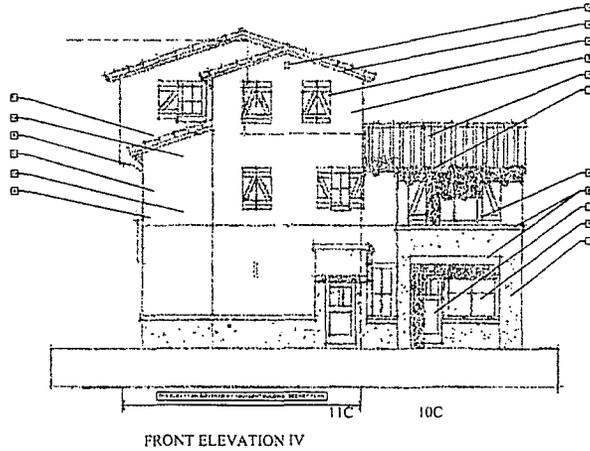
PROVENCE - COURTS  
RC NATOMAS, LLC



1. THIS PLAN SHALL BE USED TO IDENTIFY THE LOCATION OF THE UNIT TO BE CONSIDERED FOR THE PURPOSES OF THIS RESOLUTION.  
 2. THE EXTERIOR ELEVATIONS SHALL BE IDENTIFIED BY THE UNIT NUMBER AND THE UNIT TYPE.  
 3. THE EXTERIOR ELEVATIONS SHALL BE IDENTIFIED BY THE UNIT NUMBER AND THE UNIT TYPE.



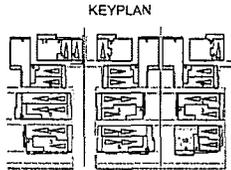
| TYPICAL BUILDING MATERIALS                  |   |
|---|---|
| <input type="checkbox"/>                    | INTERPOL COLOR V-TILE ROOF              |
| <input type="checkbox"/>                    | INTERPOL COLOR PLASTER                  |
| <input type="checkbox"/>                    | TRASS                                   |
| <input type="checkbox"/>                    | FRANK BOARD                             |
| <input type="checkbox"/>                    | PLASTER CORNICE                         |
| <input type="checkbox"/>                    | PLASTER MIDDEN FISH                     |
| <input type="checkbox"/>                    | WALL MIDDEN                             |
| <input type="checkbox"/>                    | PLASTER TRIM                            |
| <input type="checkbox"/>                    | DECORATIVE BUTTER                       |
| <input type="checkbox"/>                    | DECORATIVE PLASTER PROJECTION           |
| <input type="checkbox"/>                    | WAFER TAIL                              |
| <input type="checkbox"/>                    | STONE PATTERNS - LENSER                 |
| <input type="checkbox"/>                    | METAL RAIL / SHARDING                   |
| <input type="checkbox"/>                    | FIBERGLASS ENTRY DOOR                   |
| <input type="checkbox"/>                    | WELDED ALUMINUM DOOR                    |
| <input type="checkbox"/>                    | FRENCH DOOR                             |
| <input type="checkbox"/>                    | METAL SECTION - GARAGE DOOR WITH MIDDEN |
| <input type="checkbox"/>                    | SMOOTH PLASTER WALL                     |
| <input type="checkbox"/>                    | HEAVY FELT-TIME STUCCO                  |
| <input type="checkbox"/>                    | EXPANSION JOINT                         |
| <input type="checkbox"/>                    | PLASTER BATTERED WALL                   |
| * ALL METAL AND HARD ELEMENTS TO BE PAINTED |   |



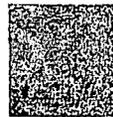
C

UNIT 10 & 11  
EXTERIOR ELEVATIONS  
ELEVATION STYLE - C

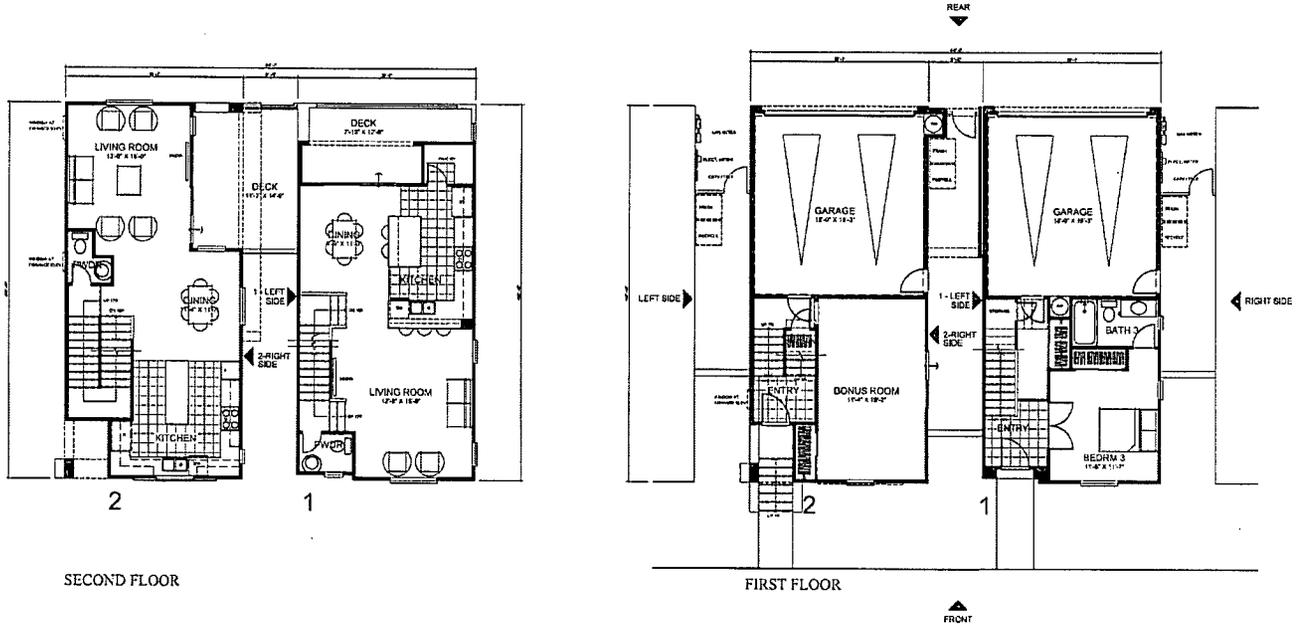
PROVENCE - COURTS  
RC NATOMAS, LLC



KEYPLAN  
1 - PROPOSED UNIT 10 & 11  
2 - EXISTING UNIT 10 & 11  
3 - EXISTING UNIT 10 & 11  
4 - EXISTING UNIT 10 & 11  
5 - EXISTING UNIT 10 & 11  
6 - EXISTING UNIT 10 & 11  
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97 - EXISTING UNIT 10 & 11  
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99 - EXISTING UNIT 10 & 11  
100 - EXISTING UNIT 10 & 11



| TYPICAL BUILDING MATERIALS                  |  |
|---|--|
| [Symbol]                                    | INTERIUM COLUMN & T&B ROOF             |
| [Symbol]                                    | INTERIUM COLUMN PLASTER                |
| [Symbol]                                    | FABRICA                                |
| [Symbol]                                    | FRICK BOARD                            |
| [Symbol]                                    | PLASTER CORNER                         |
| [Symbol]                                    | PLASTER HANDON TRIM                    |
| [Symbol]                                    | VINYL HANDON                           |
| [Symbol]                                    | PLASTER TRIM                           |
| [Symbol]                                    | DECORATIVE SHUTTER                     |
| [Symbol]                                    | DECORATIVE PLASTER PROJECTION          |
| [Symbol]                                    | APERTER T&B                            |
| [Symbol]                                    | STONE PATTERNS - CHERRY                |
| [Symbol]                                    | METAL HANDON/SHUTTER                   |
| [Symbol]                                    | T&B GLASS ENTRY DOOR                   |
| [Symbol]                                    | BUILDING GLASS DOOR                    |
| [Symbol]                                    | FRICK DOOR                             |
| [Symbol]                                    | METAL SHUTTER - GLASS DOOR WITH HANDON |
| [Symbol]                                    | SLOPING PLASTER BALL                   |
| [Symbol]                                    | HEAVY TEXTURE STUCCO                   |
| [Symbol]                                    | EXPANSION JOINT                        |
| [Symbol]                                    | PLASTER BATTERED WALL                  |
| * ALL METAL AND WOOD ELEMENTS TO BE PAINTED |  |



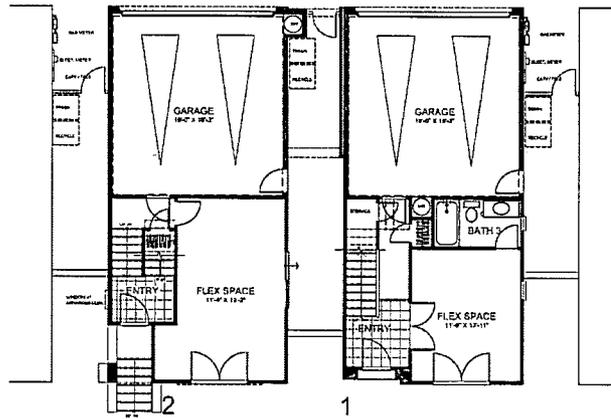
UNIT 1 & 2  
FIRST / SECOND FLOOR PLANS  
ELEVATION STYLE - 'A'

PROVENCE - URBAN VILLAS  
RC NATOMAS, LLC



0125 11

| AREA ANALYSIS     |            |
|-------------------|------------|
| UNIT 1            |            |
| FIRST FLOOR       | 2473.87 SF |
| SECOND FLOOR      | 1117.81 SF |
| TOTAL FLOOR AREA  | 3591.68 SF |
| TOTAL LIVING AREA | 1811.88 SF |
| GARAGE            | 279.87 SF  |
| DECK              | 179.92 SF  |
| TOTAL AREA        | 3791.57 SF |
| UNIT 2            |            |
| FIRST FLOOR       | 2172.87 SF |
| SECOND FLOOR      | 887.78 SF  |
| TOTAL FLOOR AREA  | 3060.65 SF |
| TOTAL LIVING AREA | 1481.97 SF |
| GARAGE            | 380.07 SF  |
| DECK              | 178.60 SF  |
| TOTAL AREA        | 3219.59 SF |
| UNIT 3            |            |
| FIRST FLOOR       | 4811.81 SF |
| SECOND FLOOR      | 146.18 SF  |
| TOTAL FLOOR AREA  | 4957.99 SF |
| TOTAL LIVING AREA | 2728.81 SF |
| GARAGE            | 234.82 SF  |
| DECK              | 194.36 SF  |
| TOTAL AREA        | 5387.24 SF |



FIRST FLOOR



FRONT ELEVATION

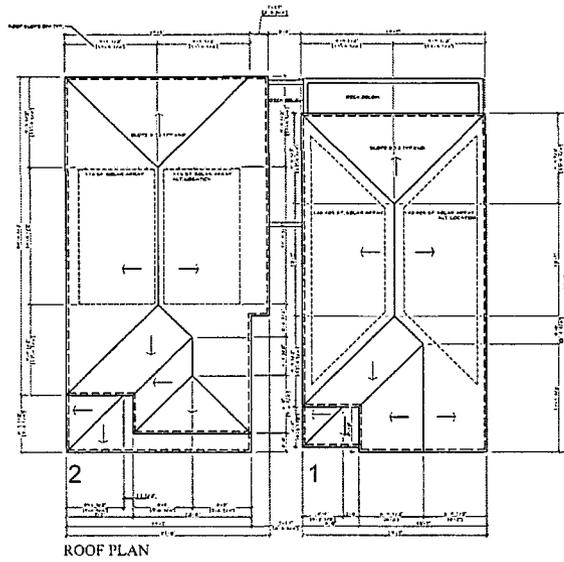
UNIT 1 & 2  
FLEX SPACE ALTERNATE  
ELEVATION STYLE - 'A'

PROVENCE - URBAN VILLAS  
RC NATOMAS, LLC

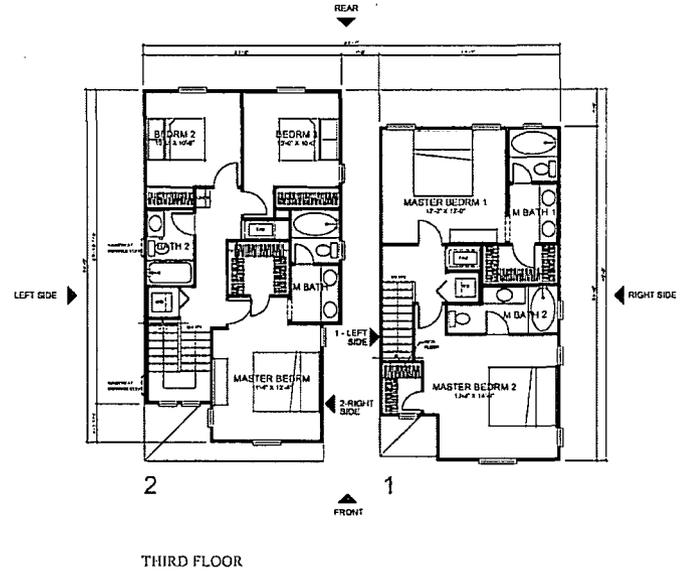


8128 11

| AREA ANALYSIS     |              |
|-------------------|--------------|
| UNIT 1            |              |
| FIRST FLOOR       | 104 88 8' 0" |
| SECOND FLOOR      | 113 00 0' 0" |
| TOTAL FLOOR       | 217 88 8' 0" |
| TOTAL LIVING AREA | 143 88 8' 0" |
| CORRIDOR          | 30 00 0' 0"  |
| DECK              | 18 00 0' 0"  |
| SCREEN            | 26 00 0' 0"  |
| UNIT 2            |              |
| FIRST FLOOR       | 248 58 8' 0" |
| SECOND FLOOR      | 104 00 0' 0" |
| TOTAL FLOOR       | 352 58 8' 0" |
| TOTAL LIVING AREA | 181 00 0' 0" |
| CORRIDOR          | 30 00 0' 0"  |
| DECK              | 70 00 0' 0"  |
| SCREEN            | 71 58 8' 0"  |
| UNIT 3            |              |
| FIRST FLOOR       | 181 41 8' 0" |
| SECOND FLOOR      | 114 80 0' 0" |
| TOTAL FLOOR       | 296 21 8' 0" |
| TOTAL LIVING AREA | 150 00 0' 0" |
| CORRIDOR          | 20 00 0' 0"  |
| DECK              | 20 00 0' 0"  |
| SCREEN            | 26 21 8' 0"  |



ROOF PLAN



THIRD FLOOR

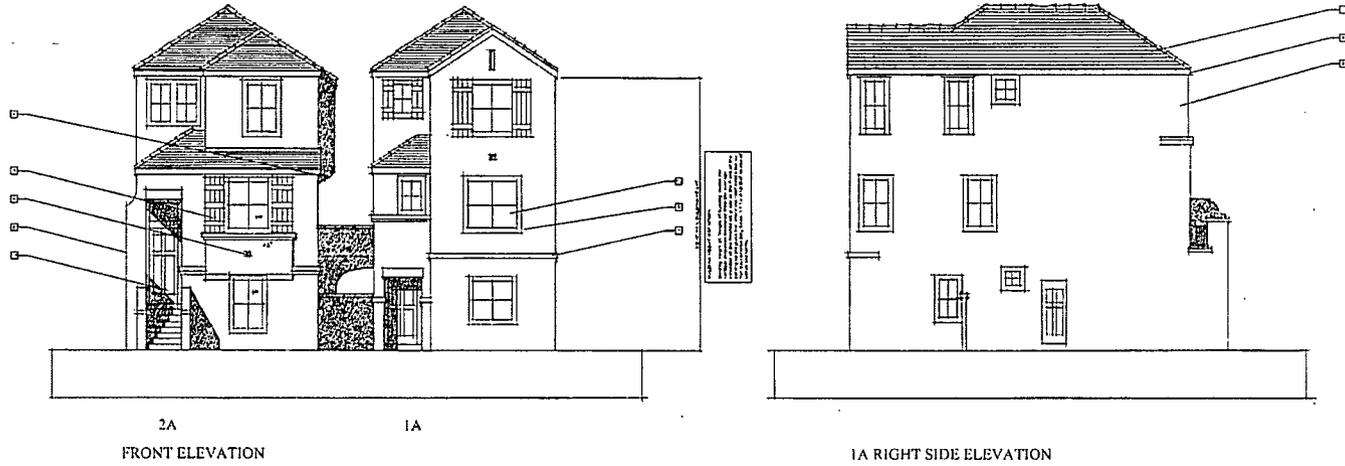
UNIT 1 & 2  
THIRD FLOOR / ROOF PLAN  
ELEVATION STYLE - 'A'

PROVENCE - URBAN VILLAS  
RC NATOMAS, LLC



012511

| AREA ANALYSIS     |             |
|-------------------|-------------|
| UNIT 1            | 1,402.81 SF |
| FIRST FLOOR       | 1,402.81 SF |
| SECOND FLOOR      | 1,402.81 SF |
| THIRD FLOOR       | 1,402.81 SF |
| TOTAL LIVING AREA | 4,208.43 SF |
| LOBBY             | 270.00 SF   |
| DECK              | 270.00 SF   |
| TOTAL AREA        | 5,148.43 SF |
| UNIT 2            | 1,402.81 SF |
| FIRST FLOOR       | 1,402.81 SF |
| SECOND FLOOR      | 1,402.81 SF |
| THIRD FLOOR       | 1,402.81 SF |
| TOTAL LIVING AREA | 4,208.43 SF |
| LOBBY             | 270.00 SF   |
| DECK              | 270.00 SF   |
| TOTAL AREA        | 5,148.43 SF |



2A  
FRONT ELEVATION

1A

1A RIGHT SIDE ELEVATION

# A

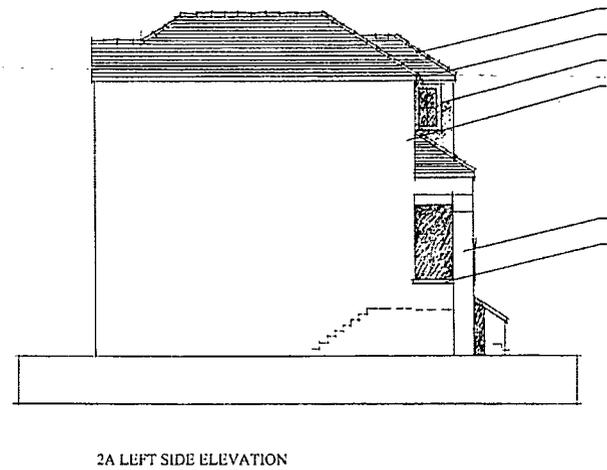
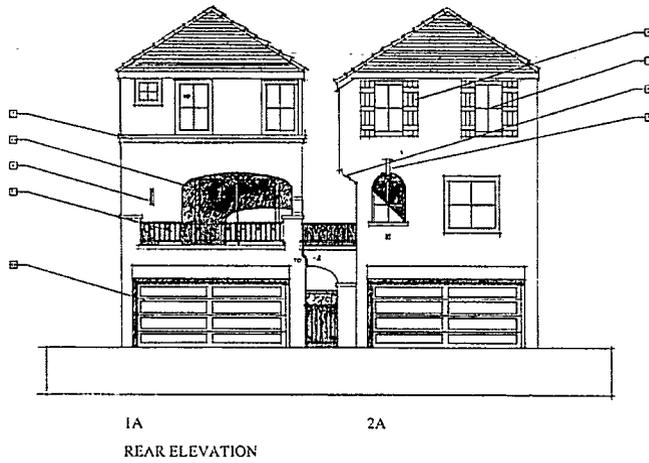
EXTERIOR ELEVATIONS  
ELEVATION STYLE - '1A & 2A'

OWNER  
**PROVENCE - URBAN VILLAS**  
RC NATOMAS, LLC



8/28/11

| TYPICAL BUILDING MATERIALS                  |                               |
|---|-------------------------------|
| <input type="checkbox"/>                    | INTERNAL COLOR FLAT TILE ROOF |
| <input type="checkbox"/>                    | INTERNAL COLOR PLASTER        |
| <input type="checkbox"/>                    | PUTTICK                       |
| <input type="checkbox"/>                    | PLASTER CORNELL               |
| <input type="checkbox"/>                    | PLASTER WINDOW FLOW           |
| <input type="checkbox"/>                    | DECORATIVE PLASTER PROJECTION |
| <input type="checkbox"/>                    | PLASTER TIE-IN                |
| <input type="checkbox"/>                    | PLASTER BUTTERED WALL         |
| <input type="checkbox"/>                    | DECORATIVE SHUTTER            |
| <input type="checkbox"/>                    | EXPANDED JOINT                |
| <input type="checkbox"/>                    | METAL RAIL / HANDRAIL         |
| <input type="checkbox"/>                    | WPC FINISH                    |
| <input type="checkbox"/>                    | TRICKLE GLASS ENTRY DOOR      |
| <input type="checkbox"/>                    | ALUMINUM GLASS DOOR           |
| <input type="checkbox"/>                    | METAL SECTIONAL SHARRE DOOR   |
| * ALL METAL AND WOOD ELEMENTS TO BE PAINTED |                               |



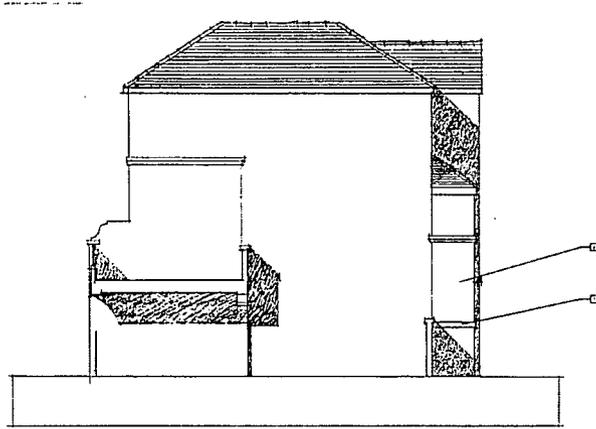
# A

EXTERIOR ELEVATIONS  
ELEVATION STYLE - '1A & 2A'

PROVENCE - URBAN VILLAS  
RC NATOMAS, LLC



| TYPICAL BUILDING MATERIALS                  |                               |
|---|-------------------------------|
| <input type="checkbox"/>                    | INTERNAL COLOR FLAT TILE ROOF |
| <input type="checkbox"/>                    | INTERNAL COLOR PLASTER        |
| <input type="checkbox"/>                    | 3X FASCIA                     |
| <input type="checkbox"/>                    | PLASTER CORBEL                |
| <input type="checkbox"/>                    | PLASTER FINISH TRIM           |
| <input type="checkbox"/>                    | DECORATIVE PLASTER PROJECTION |
| <input type="checkbox"/>                    | PLASTER TRIM                  |
| <input type="checkbox"/>                    | PLASTER BATTERED WALL         |
| <input type="checkbox"/>                    | DECORATIVE BATTER             |
| <input type="checkbox"/>                    | EXPANDED JOINT                |
| <input type="checkbox"/>                    | METAL PAUL / BENCHRAL         |
| <input type="checkbox"/>                    | VINYL FINISH                  |
| <input type="checkbox"/>                    | TREX/ALUMINUM ENTRY DOOR      |
| <input type="checkbox"/>                    | MUDROOM SLIP-RES DOOR         |
| <input type="checkbox"/>                    | METAL SECTIONAL GARAGE DOOR   |
| * ALL METAL AND WOOD ELEMENTS TO BE PAINTED |                               |



1A LEFT SIDE ELEVATION



2A RIGHT SIDE ELEVATION

# A

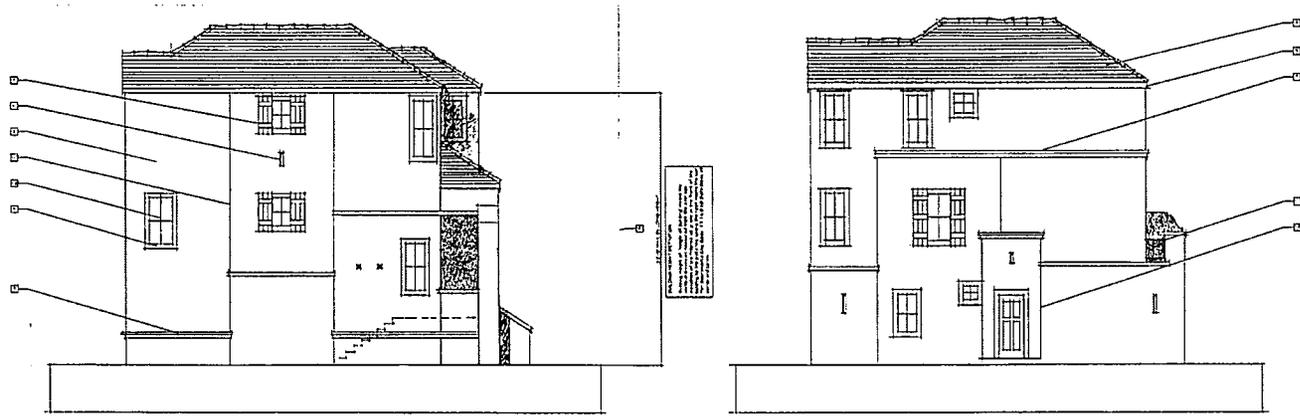
EXTERIOR ELEVATIONS  
ELEVATION STYLE - '1A & 2A'

PROVENCE - URBAN VILLAS  
RC NATOMAS, LLC



61.0311

| TYPICAL BUILDING MATERIALS                  |                                 |
|---|---------------------------------|
| <input type="checkbox"/>                    | INTERNAL COLOR PLAT TILE ROOF   |
| <input type="checkbox"/>                    | INTERNAL COLOR PLASTER          |
| <input type="checkbox"/>                    | 2x4 FRAMING                     |
| <input type="checkbox"/>                    | PLASTER CORE BELL               |
| <input type="checkbox"/>                    | PLASTER FINISH T&M              |
| <input type="checkbox"/>                    | ORGANIC FIVE PLASTER PROJECTION |
| <input type="checkbox"/>                    | PLASTER T&M                     |
| <input type="checkbox"/>                    | PLASTER BATTERED WALL           |
| <input type="checkbox"/>                    | REGULATIVE SHITTER              |
| <input type="checkbox"/>                    | EXPANSION JOINT                 |
| <input type="checkbox"/>                    | METAL TRAIL / BARRIER AL        |
| <input type="checkbox"/>                    | VINYL WINDOW                    |
| <input type="checkbox"/>                    | THERMAL INSULATED ENTRY DOOR    |
| <input type="checkbox"/>                    | BUILDING GLASS DOOR             |
| <input type="checkbox"/>                    | METAL SECTIONAL BARRIER DOOR    |
| * ALL METAL AND WOOD ELEMENTS TO BE PAINTED |                                 |



2A  
2A ENHANCED LEFT SIDE ELEVATION

1A ENHANCED RIGHT SIDE ELEVATION

# A

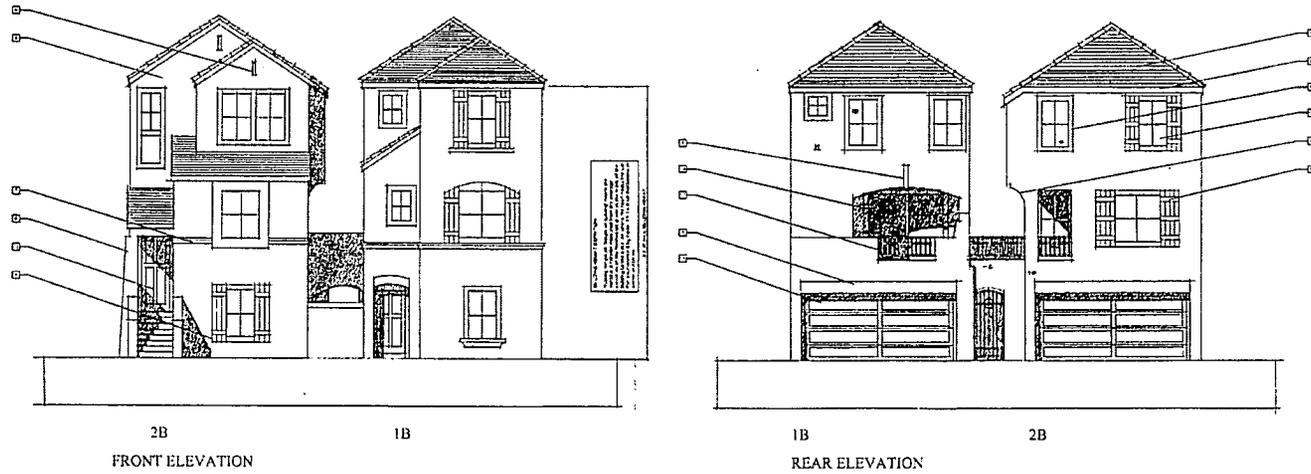
EXTERIOR ELEVATIONS  
ELEVATION STYLE - '1A & 2A'

PROVENCE - URBAN VILLAS  
RC NATOMAS, LLC



48111

| TYPICAL BUILDING MATERIALS                  |                               |
|---|-------------------------------|
| <input type="checkbox"/>                    | EXTERNAL COLOR FLAT TILE ROOF |
| <input type="checkbox"/>                    | INTERNAL COLOR PLASTER        |
| <input type="checkbox"/>                    | 2x FINGER                     |
| <input type="checkbox"/>                    | PLASTER CORNELL               |
| <input type="checkbox"/>                    | PLASTER FINISH TRIM           |
| <input type="checkbox"/>                    | DECORATIVE PLASTER PROJECTION |
| <input type="checkbox"/>                    | PLASTER TRIM                  |
| <input type="checkbox"/>                    | PLASTER BATTERED WALL         |
| <input type="checkbox"/>                    | DECORATIVE BUTTER             |
| <input type="checkbox"/>                    | EXPANSION JOINT               |
| <input type="checkbox"/>                    | METAL RAIL / SHARDRAL         |
| <input type="checkbox"/>                    | WALL HOOKER                   |
| <input type="checkbox"/>                    | METAL/ALUM ENTRY DOOR         |
| <input type="checkbox"/>                    | SLIDING GLASS DOOR            |
| <input type="checkbox"/>                    | METAL REGIONAL SHALINE DOOR   |
| * ALL METAL AND WOOD ELEMENTS TO BE PAINTED |                               |



# B

SEE 'A' ELEVATIONS FOR SIDES

EXTERIOR ELEVATIONS  
ELEVATION STYLE - '1B & 2B'

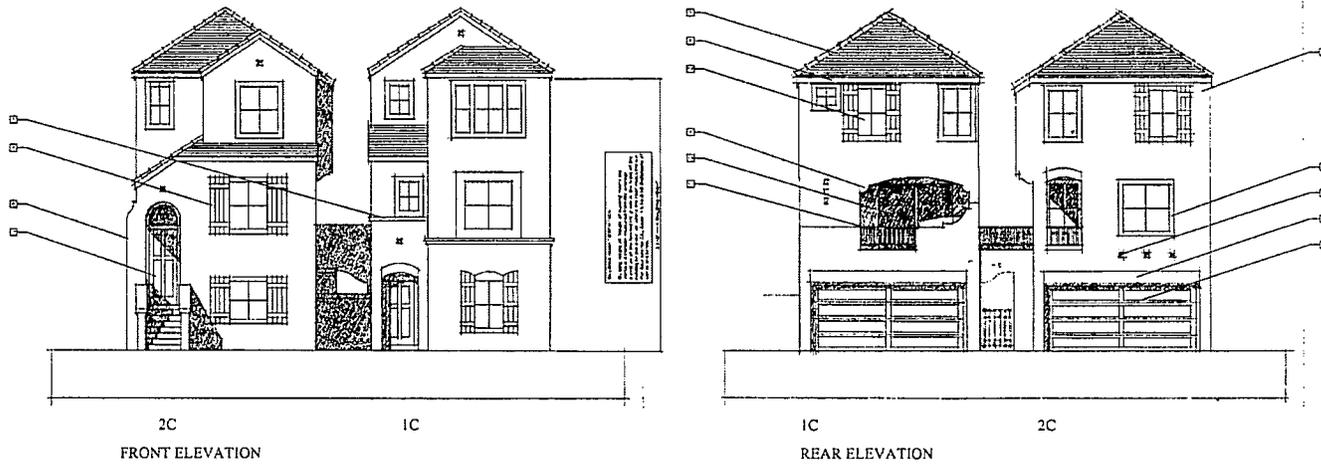
## PROVENCE - URBAN VILLAS RC NATOMAS, LLC



03.03.11

### TYPICAL BUILDING MATERIALS

- INTERNAL COLOR FLAT TILE ROOF
  - INTERNAL COLOR PLASTER
  - 3/4" FIBER
  - PLASTER CORNICE
  - PLASTER WINDOW TRIM
  - DECORATIVE PLASTER PROJECTION
  - PLASTER TRIM
  - PLASTER BATTERED MULL
  - DECORATIVE BATTER
  - EXPANSION JOINT
  - METAL RAIL / BALUSTRADE
  - VINYL FINISH
  - FIBERGLASS ENTRY DOOR
  - BLACK ALUMINUM DOOR
  - METAL SECTIONAL GARAGE DOOR
- \* ALL METAL AND WOOD ELEMENTS TO BE PAINTED



# C

SEE 'A' ELEVATIONS FOR SIDES

EXTERIOR ELEVATIONS  
ELEVATION STYLE - '1C & 2C'

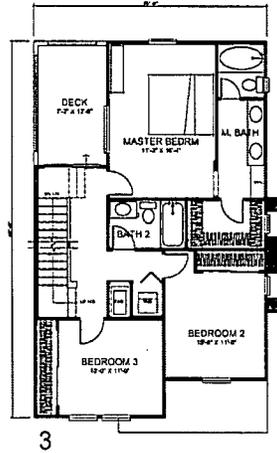
## PROVENCE - URBAN VILLAS RC NATOMAS, LLC



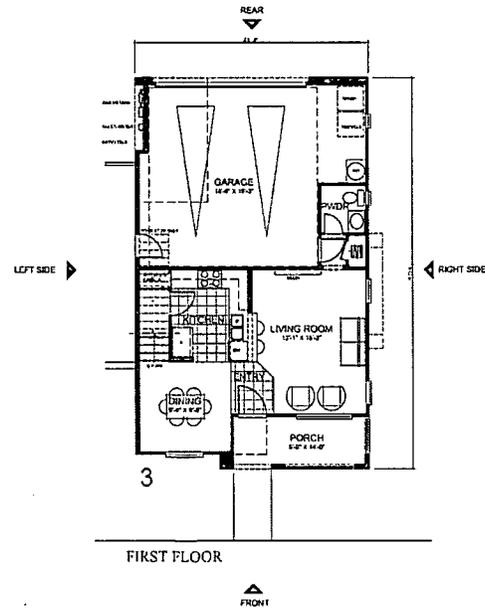
SI 0311

### TYPICAL BUILDING MATERIALS

- INTERNAL COLOR FLAT TILE ROOF
- INTERNAL COLOR PLASTER
- 3/4 PLYS.
- PLASTER CORNICE
- PLASTER IN HOOD TRIM
- DECORATIVE PLASTER PROJECTION
- PLASTER TRIM
- PLASTER BATTERED MALL
- DECORATIVE BUTTER
- EXPANSION JOINT
- METAL TRIM / BLINDS
- VINYL FINISH
- FEDERAL 55 ENTRY DOOR
- WIDTH 36-00 DOOR
- METAL SECTIONAL GARAGE DOOR
- \*ALL METAL AND WOOD ELEMENTS TO BE PAINTED



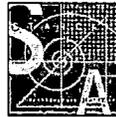
SECOND FLOOR



FIRST FLOOR

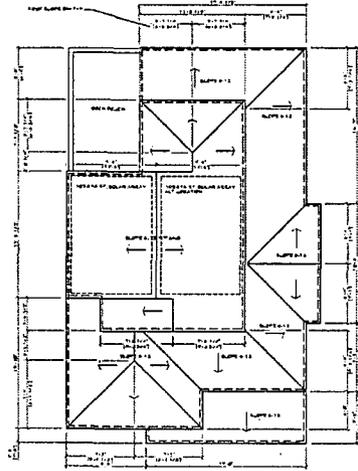
UNIT 3  
FIRST / SECOND FLOOR PLANS  
ELEVATION STYLE - 'W'

PROVENCE - URBAN VILLAS  
RC NATOMAS, LLC

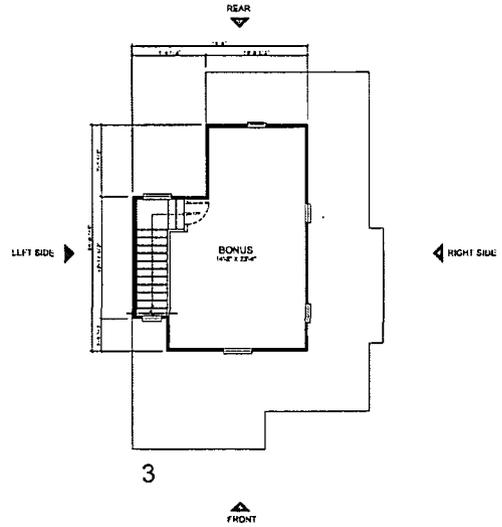


0122 11

| AREA ANALYSIS     |             |
|-------------------|-------------|
| UNIT 1            |             |
| FIRST FLOOR       | 260.13 S.F. |
| SECOND FLOOR      | 311.71 S.F. |
| TOTAL FLOOR       | 571.84 S.F. |
| TOTAL LIVING AREA | 241.11 S.F. |
| DECK              | 29.67 S.F.  |
| LOBBY AREA        | 31.07 S.F.  |
| UNIT 2            |             |
| FIRST FLOOR       | 313.38 S.F. |
| SECOND FLOOR      | 308.71 S.F. |
| TOTAL FLOOR       | 622.09 S.F. |
| TOTAL LIVING AREA | 268.77 S.F. |
| DECK              | 17.81 S.F.  |
| LOBBY AREA        | 35.50 S.F.  |
| UNIT 3            |             |
| FIRST FLOOR       | 437.11 S.F. |
| SECOND FLOOR      | 328.31 S.F. |
| TOTAL FLOOR       | 765.42 S.F. |
| TOTAL LIVING AREA | 346.89 S.F. |
| DECK              | 28.87 S.F.  |
| LOBBY AREA        | 29.67 S.F.  |



ROOF PLAN

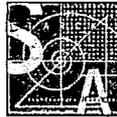


3

THIRD FLOOR

UNIT 3  
THIRD FLOOR / ROOF PLAN  
ELEVATION STYLE - 'A'

PROVENCE - URBAN VILLAS  
RC NATOMAS, LLC



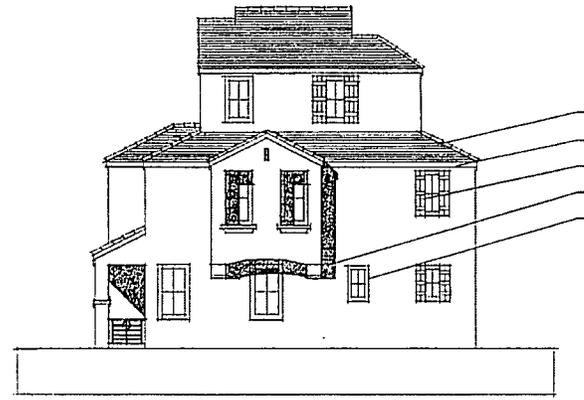
04/05/11

AREA ANALYSIS

|                 |              |
|-----------------|--------------|
| UNIT 1          |              |
| FIRST FLOOR     | 364,681.77   |
| SECOND FLOOR    | 415,499.89   |
| THIRD FLOOR     | 185,772.11   |
| TOTAL UNIT AREA | 965,953.77   |
| Garage          | 732,118.57   |
| USG             | 136,173.77   |
| USG Area        | 899,785.77   |
| UNIT 2          |              |
| FIRST FLOOR     | 514,381.77   |
| SECOND FLOOR    | 468,478.89   |
| THIRD FLOOR     | 705,772.11   |
| TOTAL UNIT AREA | 1,688,632.77 |
| Garage          | 1,567,118.57 |
| USG             | 121,514.20   |
| USG Area        | 1,688,632.77 |
| UNIT 3          |              |
| FIRST FLOOR     | 211,411.84   |
| SECOND FLOOR    | 188,891.89   |
| THIRD FLOOR     | 511,551.84   |
| TOTAL UNIT AREA | 911,855.57   |
| Garage          | 724,772.11   |
| USG             | 187,083.46   |
| USG Area        | 724,855.57   |



FRONT ELEVATION



ENHANCED RIGHT SIDE ELEVATION

# A

EXTERIOR ELEVATIONS  
ELEVATION STYLE - '3A'

## PROVENCE - URBAN VILLAS RC NATOMAS, LLC

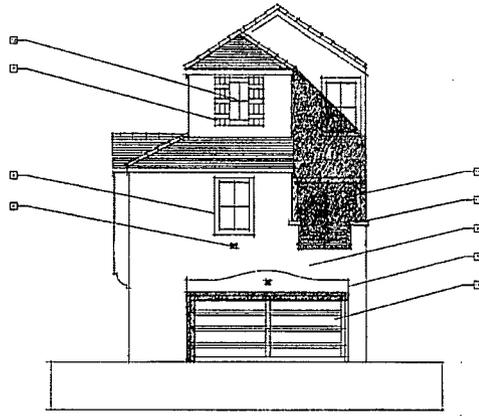


WELLS

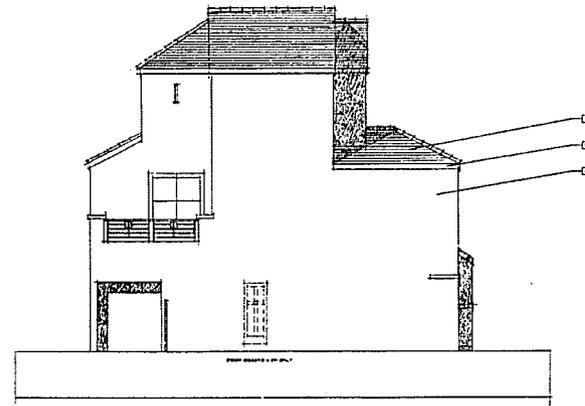
### TYPICAL BUILDING MATERIALS

- INTERNAL EDGED FLAT TILE ROOF
- INTEGRAL COLOR PLASTER
- 3/4" PBR
- PLASTER SCREEN
- PLASTER FINISH TRIM
- DECORATIVE PLASTER PROJECTION
- PLASTER TRIM
- PLASTER DATTERED WALL
- NEGATIVE BUTTER
- EXPANSION JOINT
- METAL RAIL / HANDRAIL
- METAL FINISH
- THERMAL INSULATION ENTRY DOOR
- SLIDING GLASS DOOR
- METAL REGIONAL GARAGE DOOR

\* ALL METAL AND WOOD ELEMENTS TO BE PAINTED



REAR ELEVATION



LEFT SIDE ELEVATION

A

EXTERIOR ELEVATIONS  
ELEVATION STYLE - '3A'

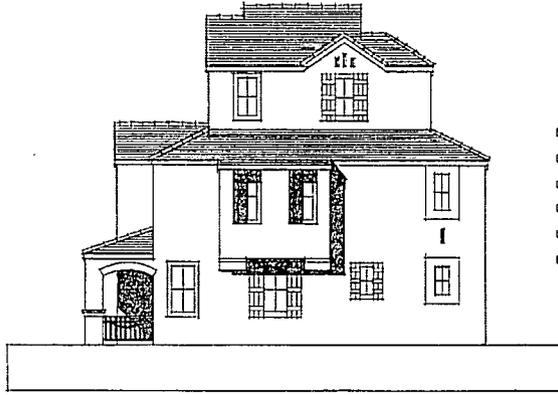
PROVENCE - URBAN VILLAS  
RC NATOMAS, LLC



| TYPICAL BUILDING MATERIALS                  |                              |
|---|------------------------------|
| <input type="checkbox"/>                    | INTERIAL COLOR FLAT FIN ROOF |
| <input type="checkbox"/>                    | INTERIAL COLOR PLASTER       |
| <input type="checkbox"/>                    | 3/4 FINISH                   |
| <input type="checkbox"/>                    | PLASTER CORNICE              |
| <input type="checkbox"/>                    | PLASTER FINISH TRIM          |
| <input type="checkbox"/>                    | NEGATIVE PLASTER PROJECTION  |
| <input type="checkbox"/>                    | PLASTER TRIM                 |
| <input type="checkbox"/>                    | PLASTER BATTERED FINISH      |
| <input type="checkbox"/>                    | REGULATIVE GUTTER            |
| <input type="checkbox"/>                    | EXPANSION JOINT              |
| <input type="checkbox"/>                    | METAL HALF SHARDING          |
| <input type="checkbox"/>                    | METAL FINISH                 |
| <input type="checkbox"/>                    | METAL SLASH ENTRY DOOR       |
| <input type="checkbox"/>                    | SLIDING SLASH DOOR           |
| <input type="checkbox"/>                    | METAL SECTIONAL GARAGE DOOR  |
| * ALL METAL AND WOOD ELEMENTS TO BE PAINTED |                              |



FRONT ELEVATION



ENHANCED RIGHT SIDE ELEVATION



REAR ELEVATION

# B

EXTERIOR ELEVATIONS  
ELEVATION STYLE - 'B'

PROVENCE - URBAN VILLAS  
RC NATOMAS, LLC



04/21/11

### TYPICAL BUILDING MATERIALS

- INTERNAL GORBEL PLAT FILE ROOF
- INTERNAL GORBEL PLASTER
- 24 PASCAL
- PLASTER GORBEL
- PLASTER WINDOW TRIM
- DECORATIVE PLASTER PROJECTION
- PLASTER TRIM
- PLASTER BATTERED WALL
- DECORATIVE SHUTTER
- 1/2" FINISH JOINT
- METAL WALL FINISH
- VINYL FINISH
- 7" BEVELLED ENTRY DOOR
- 6" OTHER GLASS DOOR
- METAL SECTIONAL GARAGE DOOR
- \* ALL METAL AND WOOD ELEMENTS TO BE PAINTED

## Structure Square Footage

### Existing Structure Square Footage

| PRODUCT  | TOTAL LIVING AREA | GARAGE | TOTAL AREA |
|----------|-------------------|--------|------------|
| Unit 1B  | 1279 SF           | 429 SF | 1708 SF    |
| Unit 2A  | 1351 SF           | 429 SF | 1780 SF    |
| Unit 3A  | 1265 SF           | 429 SF | 1694 SF    |
| Unit 2RB | 1351 SF           | 429 SF | 1780 SF    |
| Unit 1RC | 1279 SF           | 429 SF | 1708 SF    |

Total Existing Structure Square Footage: **4,730 SF** *NOT A PART (P06-194)*

### Proposed Structure Square Footage

| PRODUCT             | TOTAL LIVING AREA | GARAGE | DECK/PORCH | GROSS AREA PER BLDG. | BLDGS. PER PLAN | TOTAL BLDG. AREA |
|---------------------|-------------------|--------|------------|----------------------|-----------------|------------------|
| <b>Courts</b>       |                   |        |            |                      |                 |                  |
| Plan 1/4            | 1623 SF           | 402 SF | 119 SF     | 2143 SF              | 16              | 34290 SF         |
| Plan 2/3            | 1806 SF           | 803 SF | 114 SF     | 2724 SF              | 14              | 38133 SF         |
| Plan 5/7            | 2154 SF           | 861 SF | 118 SF     | 3133 SF              | 31              | 97121 SF         |
| Plan 6/9            | 2477 SF           | 473 SF | 137 SF     | 3087 SF              | 11              | 33957 SF         |
| Plan 8              | 1242 SF           | 215 SF | 145 SF     | 1602 SF              | 7               | 11217 SF         |
| Plan 10/11          | 1793 SF           | 425 SF | 140 SF     | 2359 SF              | 10              | 23585 SF         |
| <b>Urban Villas</b> |                   |        |            |                      |                 |                  |
| Unit 1              | 1634 SF           | 380 SF | 136 SF     | 2150 SF              | 7               | 15050 SF         |
| Unit 1&2            | 3315 SF           | 761 SF | 313 SF     | 4389 SF              | 17              | 74613 SF         |
| Unit 3              | 1702 SF           | 437 SF | 174 SF     | 2313 SF              | 21              | 48573 SF         |

Total Proposed Structure Square Footage: **376538 SF**

### Lot Coverage

| PRODUCT             | COVERAGE PER BUILDING | BLDGS. PER PLAN | TOTAL BLDG. COVERAGE |
|---------------------|-----------------------|-----------------|----------------------|
| <b>Courts</b>       |                       |                 |                      |
| Plan 1/4            | 893 SF                | 16              | 14288 SF             |
| Plan 2/3            | 1024 SF               | 14              | 14336 SF             |
| Plan 5/7            | 1178 SF               | 31              | 36518 SF             |
| Plan 6/9            | 1205 SF               | 11              | 13255 SF             |
| Plan 8              | 743 SF                | 7               | 5201 SF              |
| Plan 10/11          | 1057 SF               | 10              | 10570 SF             |
| <b>Urban Villas</b> |                       |                 |                      |
| Unit 1              | 760 SF                | 7               | 5320 SF              |
| Unit (1&2)          | 1540 SF               | 17              | 26180 SF             |
| Unit 3              | 1009 SF               | 21              | 21190 SF             |

Total Building Coverage Area: **146858 SF**  
 Total Residential/Landscape Lot Area: **348,480 SF (8.0AC)**  
 Total Lot Coverage Percentage: **42%**

## Building Heights & Materials

### Proposed Building Heights

| PRODUCT             | MAX. BUILDING HEIGHT | NUMBER OF FLOORS |
|---------------------|----------------------|------------------|
| Courts - Plan 1/4   | 33' - 0" max         | 3                |
| Courts - Plan 2/3   | 33' - 0" max         | 3                |
| Courts - Plan 5/7   | 35' - 0" max         | 3                |
| Courts - Plan 6/9   | 34' - 0" max         | 3                |
| Courts - Plan 8     | 33' - 0" max         | 3                |
| Courts - Plan 10/11 | 34' - 0" max         | 3                |
| Urban Villas        | 32' - 0" max         | 3                |

### Existing Building Heights

| PRODUCT  | MAX. BUILDING HEIGHT | NUMBER OF FLOORS |
|----------|----------------------|------------------|
| Unit 1B  | 19' - 3.5"           | 2                |
| Unit 2A  | 19' - 3.5"           | 2                |
| Unit 3A  | 19' - 3.5"           | 2                |
| Unit 2RB | 19' - 3.5"           | 2                |
| Unit 1RC | 19' - 3.5"           | 2                |

### Proposed Building Materials

Exterior Walls & Soffits, Trim: Integral color stucco, 2x fascia, plaster corbel, & plaster window trim rake board, rafter tail, stone pattern veneer,  
 Roofing: Composit MAXItile  
 Misc: metal rail/ guardrail, vinyl windows, decorative shutter, sliding glass door, fiberglass entry door, metal sectional garage door, metal sectional garage door with windows, and french door

### Existing Building Materials

Exterior Walls & Soffits, Trim: Stucco, Stucco over foam trim  
 Roofing: Class A Fire Retardent flat concrete tiles  
 Shutters: decorative Foam  
 Misc: metal exterior balcony guardrail  
 plywood mounted decorative clay pipe  
 decorative 3/4" round wrought iron

ATTACHMENT B

Exhibit 6K: Elevation Variation Plotting and Color Schemes

Elev Enhancement Plotting 02-10-2011.xls

| Providence-Courts  | Area                                 | Br/Ba      | Garage         | Height          | Elev Style      | Color Scheme | Front        | Right | Rear  | Left |      |
|--|--------------------------------------|------------|----------------|-----------------|-----------------|--------------|--------------|-------|-------|------|------|
| 2008046  |                                      |            |                |                 |                 |              |              |       |       |      |      |
| 1/3/2011   |                                      |            |                |                 |                 |              |              |       |       |      |      |
| 1/24/2011  | City revisions, additional plan info |            |                |                 |                 |              |              |       |       |      |      |
| <b>Elevation Variation Plotting</b>  |                                      |            |                |                 |                 |              |              |       |       |      |      |
| Notes: Not all sides of all buildings are visible and enhanced                 |                                      |            |                |                 |                 |              |              |       |       |      |      |
| Areas are approximate, see design drawing for accurate plan areas              |                                      |            |                |                 |                 |              |              |       |       |      |      |
| <b>Color Plotting</b>  |                                      |            |                |                 |                 |              |              |       |       |      |      |
| Notes: Please refer to the Color Lists for scheme specifications (Schemes 1-4) |                                      |            |                |                 |                 |              |              |       |       |      |      |
| <b>Variations</b>  |                                      |            |                |                 |                 |              |              |       |       |      |      |
| Thick enhancements on all floors (2'-6" max)                                   |                                      |            |                |                 |                 |              |              |       |       |      |      |
| Thick enhancements on 2nd & 3rd floors (2'-6" max)                             |                                      |            |                |                 |                 |              |              |       |       |      |      |
| Thinner enhancements (1'-0" max)   |                                      |            |                |                 |                 |              |              |       |       |      |      |
| Thick enhancements all floors, not full building width (2'-6" max)             |                                      |            |                |                 |                 |              |              |       |       |      |      |
| Bldg No  | Bldg Type                            | Area       | Br/Ba          | Garage          | Height          | Elev Style   | Color Scheme | Front | Right | Rear | Left |
| 31   | 5-7                                  | 5: 1021 sf | 5: 2Br/2.5 Ba  | 7: 2 car tandem | 5: 34' 7: 34'   | B            | 2            |       |       |      |      |
| 32   | 5-7                                  | 5: 1021 sf | 5: 2Br/2.5 Ba  | 7: 2 car tandem | 5: 34' 7: 34'   | C            | 4            |       |       |      |      |
| 33   | 5-7                                  | 5: 1021 sf | 5: 2Br/2.5 Ba  | 7: 2 car tandem | 5: 34' 7: 34'   | A            | 3            |       |       |      |      |
| 34   | 5-7                                  | 5: 1021 sf | 5: 2Br/2.5 Ba  | 7: 2 car tandem | 5: 34' 7: 34'   | C            | 3            |       |       |      |      |
| 35   | 2-3                                  | 2: 903 sf  | 3: 2Br/2.5 Ba  | 3: 2 car tandem | 2: 34' 3: 34'   | A            | 2            |       |       |      |      |
| 36   | 5-7                                  | 5: 1021 sf | 5: 2Br/2.5 Ba  | 7: 2 car tandem | 5: 34' 7: 34'   | B            | 3            |       |       |      |      |
| 37   | 6-9                                  | 6: 1040 sf | 6: 2 Br/2.5 Ba | 9: 1 car        | 6: 24' 9: 34'   | C            | 1            |       |       |      |      |
| 38   | 1-4                                  | 1: 649 sf  | 1: 1 Br/1 Ba   | 4: 2 Br/1.5 Ba  | 1: 24' 4: 34'   | A            | 4            |       |       |      |      |
| 41   | 10-11                                | 10: 727 sf | 11: 1066 sf    | 10: 1 car       | 10: 24' 11: 34' | A            | 4            |       |       |      |      |
| 42   | 5-7                                  | 5: 1021 sf | 5: 2Br/2.5 Ba  | 7: 2 car tandem | 5: 34' 7: 34'   | B            | 2            |       |       |      |      |
| 43   | 6-9                                  | 6: 1040 sf | 6: 2 Br/2.5 Ba | 9: 1 car        | 6: 24' 9: 34'   | C            | 3            |       |       |      |      |
| 44   | 1-4                                  | 1: 649 sf  | 1: 1 Br/1 Ba   | 4: 2 Br/1.5 Ba  | 1: 24' 4: 34'   | A            | 4            |       |       |      |      |
| 45   | 1-4                                  | 1: 649 sf  | 1: 1 Br/1 Ba   | 4: 2 Br/1.5 Ba  | 1: 24' 4: 34'   | C            | 1            |       |       |      |      |
| 46   | 6-9                                  | 6: 1040 sf | 6: 2 Br/2.5 Ba | 9: 1 car        | 6: 24' 9: 34'   | B            | 2            |       |       |      |      |
| 47   | 5-7                                  | 5: 1021 sf | 5: 2Br/2.5 Ba  | 7: 2 car tandem | 5: 34' 7: 34'   | C            | 2            |       |       |      |      |
| 48   | 10-11                                | 10: 727 sf | 11: 1066 sf    | 10: 1 car       | 10: 24' 11: 34' | C            | 1            |       |       |      |      |
| 49   | 5-7                                  | 5: 1021 sf | 5: 2Br/2.5 Ba  | 7: 2 car tandem | 5: 34' 7: 34'   | B            | 2            |       |       |      |      |
| 50   | 5-7                                  | 5: 1021 sf | 5: 2Br/2.5 Ba  | 7: 2 car tandem | 5: 34' 7: 34'   | C            | 4            |       |       |      |      |
| 51   | 6-9                                  | 6: 1040 sf | 6: 2 Br/2.5 Ba | 9: 1 car        | 6: 24' 9: 34'   | A            | 1            |       |       |      |      |
| 52   | 8                                    | 8: 1242 sf | 8: 2 Br/2.5 Ba | 8: 1 car        | 8: 24' 8: 34'   | C            | 3            |       |       |      |      |
| 53   | 8                                    | 8: 1242 sf | 8: 2 Br/2.5 Ba | 8: 1 car        | 8: 24' 8: 34'   | A            | 4            |       |       |      |      |
| 54   | 6-9                                  | 6: 1040 sf | 6: 2 Br/2.5 Ba | 9: 1 car        | 6: 24' 9: 34'   | B            | 2            |       |       |      |      |
| 55   | 5-7                                  | 5: 1021 sf | 5: 2Br/2.5 Ba  | 7: 2 car tandem | 5: 34' 7: 34'   | A            | 3            |       |       |      |      |
| 56   | 5-7                                  | 5: 1021 sf | 5: 2Br/2.5 Ba  | 7: 2 car tandem | 5: 34' 7: 34'   | C            | 3            |       |       |      |      |
| 57   | 10-11                                | 10: 727 sf | 11: 1066 sf    | 10: 1 car       | 10: 24' 11: 34' | A            | 4            |       |       |      |      |
| 58   | 5-7                                  | 5: 1021 sf | 5: 2Br/2.5 Ba  | 7: 2 car tandem | 5: 34' 7: 34'   | B            | 3            |       |       |      |      |
| 59   | 6-9                                  | 6: 1040 sf | 6: 2 Br/2.5 Ba | 9: 1 car        | 6: 24' 9: 34'   | C            | 1            |       |       |      |      |
| 60   | 1-4                                  | 1: 649 sf  | 1: 1 Br/1 Ba   | 4: 2 Br/1.5 Ba  | 1: 24' 4: 34'   | A            | 2            |       |       |      |      |
| 61   | 1-4                                  | 1: 649 sf  | 1: 1 Br/1 Ba   | 4: 2 Br/1.5 Ba  | 1: 24' 4: 34'   | B            | 3            |       |       |      |      |
| 62   | 2-3                                  | 2: 903 sf  | 3: 2Br/2.5 Ba  | 3: 2 car tandem | 2: 34' 3: 34'   | C            | 4            |       |       |      |      |
| 63   | 2-3                                  | 2: 903 sf  | 3: 2Br/2.5 Ba  | 3: 2 car tandem | 2: 34' 3: 34'   | A            | 1            |       |       |      |      |

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| Blkg No | Blkg Type | Acreage    | Br/Ba       | Garage         | Height          | Elev Style      | Color Scheme    | Front   | Rght    | Rear | Lot |     |
|---------|-----------|------------|-------------|----------------|-----------------|-----------------|-----------------|---------|---------|------|-----|-----|
| 64      | 5-7       | 5: 1021 sf | 7: 1133 sf  | 5: 2Br/2.5 Ba  | 7: 2Br/2.5 Ba   | 5: 2 car tandem | 7: 2 car tandem | 5: 34'  | 7: 34'  | B    | 2   | I   |
| 65      | 2-3       | 2: 903 sf  | 3: 903 sf   | 2: 2Br/2.5 Ba  | 3: 2Br/2.5 Ba   | 2: 1 car        | 3: 2 car tandem | 5: 34'  | 4: 34'  | B    | 2   | III |
| 66      | 1-4       | 1: 649 sf  | 4: 974 sf   | 1: 1 Br/1 Ba   | 4: 2 Br/1.5 Ba  | 1: 1 car        | 4: 1 car        | 1: 24'  | 4: 34'  | C    | 4   | I   |
| 67      | 1-4       | 1: 649 sf  | 4: 974 sf   | 1: 1 Br/1 Ba   | 4: 2 Br/1.5 Ba  | 1: 1 car        | 4: 1 car        | 1: 24'  | 4: 34'  | A    | 4   | I   |
| 68      | 6-9       | 6: 1040 sf | 9: 1437 sf  | 6: 2 Br/2.5 Ba | 9: 3 Br/2.5 Ba  | 6: 1 car        | 9: 1 car        | 6: 24'  | 9: 34'  | B    | 4   | II  |
| 69      | 2-3       | 2: 903 sf  | 3: 903 sf   | 2: 2Br/2.5 Ba  | 3: 2Br/2.5 Ba   | 2: 1 car        | 3: 2 car tandem | 2: 34'  | 3: 34'  | C    | 4   | I   |
| 70      | 2-3       | 2: 903 sf  | 3: 903 sf   | 2: 2Br/2.5 Ba  | 3: 2Br/2.5 Ba   | 2: 1 car        | 3: 2 car tandem | 2: 34'  | 3: 34'  | A    | 2   | III |
| 89      | 5-7       | 5: 1021 sf | 7: 1133 sf  | 5: 2Br/2.5 Ba  | 7: 2Br/2.5 Ba   | 5: 2 car tandem | 7: 2 car tandem | 5: 34'  | 7: 34'  | A    | 3   | I   |
| 90      | 5-7       | 5: 1021 sf | 7: 1133 sf  | 5: 2Br/2.5 Ba  | 7: 2Br/2.5 Ba   | 5: 2 car tandem | 7: 2 car tandem | 5: 34'  | 7: 34'  | B    | 2   | I   |
| 91      | 10-11     | 10: 727 sf | 11: 1066 sf | 10: 1 Br/1 Ba  | 11: 2 Br/1.5 Ba | 10: 1 car       | 11: 1 car       | 10: 24' | 11: 34' | C    | 1   | IV  |
| 92      | 1-4       | 1: 649 sf  | 4: 974 sf   | 1: 1 Br/1 Ba   | 4: 2 Br/1.5 Ba  | 1: 1 car        | 4: 1 car        | 1: 24'  | 4: 34'  | A    | 4   | II  |
| 93      | 1-4       | 1: 649 sf  | 4: 974 sf   | 1: 1 Br/1 Ba   | 4: 2 Br/1.5 Ba  | 1: 1 car        | 4: 1 car        | 1: 24'  | 4: 34'  | C    | 3   | II  |
| 94      | 2-3       | 2: 903 sf  | 3: 903 sf   | 2: 2Br/2.5 Ba  | 3: 2Br/2.5 Ba   | 2: 1 car        | 3: 2 car tandem | 2: 34'  | 3: 34'  | B    | 3   | III |
| 95      | 5-7       | 5: 1021 sf | 7: 1133 sf  | 5: 2Br/2.5 Ba  | 7: 2Br/2.5 Ba   | 5: 2 car tandem | 7: 2 car tandem | 5: 34'  | 7: 34'  | A    | 4   | I   |
| 96      | 5-7       | 5: 1021 sf | 7: 1133 sf  | 5: 2Br/2.5 Ba  | 7: 2Br/2.5 Ba   | 5: 2 car tandem | 7: 2 car tandem | 5: 34'  | 7: 34'  | C    | 3   | I   |
| 97      | 10-11     | 10: 727 sf | 11: 1066 sf | 10: 1 Br/1 Ba  | 11: 2 Br/1.5 Ba | 10: 1 car       | 11: 1 car       | 10: 24' | 11: 34' | B    | 4   | IV  |
| 98      | 8         | 8: 1242 sf |             | 8: 2 Br/2.5 Ba |                 | 8: 1 car        |                 | 8: 24'  | 8: 34'  | A    | 2   | II  |
| 99      | 8         | 8: 1242 sf |             | 8: 2 Br/2.5 Ba |                 | 8: 1 car        |                 | 8: 24'  | 8: 34'  | C    | 3   | II  |
| 100     | 10-11     | 10: 727 sf | 11: 1066 sf | 10: 1 Br/1 Ba  | 11: 2 Br/1.5 Ba | 10: 1 car       | 11: 1 car       | 10: 24' | 11: 34' | C    | 2   | IV  |
| 101     | 2-3       | 2: 903 sf  | 3: 903 sf   | 2: 2Br/2.5 Ba  | 3: 2Br/2.5 Ba   | 2: 1 car        | 3: 2 car tandem | 2: 34'  | 3: 34'  | A    | 2   | II  |
| 102     | 5-7       | 5: 1021 sf | 7: 1133 sf  | 5: 2Br/2.5 Ba  | 7: 2Br/2.5 Ba   | 5: 2 car tandem | 7: 2 car tandem | 5: 34'  | 7: 34'  | C    | 4   | I   |
| 103     | 5-7       | 5: 1021 sf | 7: 1133 sf  | 5: 2Br/2.5 Ba  | 7: 2Br/2.5 Ba   | 5: 2 car tandem | 7: 2 car tandem | 5: 34'  | 7: 34'  | B    | 2   | I   |
| 104     | 2-3       | 2: 903 sf  | 3: 903 sf   | 2: 2Br/2.5 Ba  | 3: 2Br/2.5 Ba   | 2: 1 car        | 3: 2 car tandem | 2: 34'  | 3: 34'  | A    | 3   | I   |
| 105     | 10-11     | 10: 727 sf | 11: 1066 sf | 10: 1 Br/1 Ba  | 11: 2 Br/1.5 Ba | 10: 1 car       | 11: 1 car       | 10: 24' | 11: 34' | C    | 1   | IV  |
| 106     | 8         | 8: 1242 sf |             | 8: 2 Br/2.5 Ba |                 | 8: 1 car        |                 | 8: 24'  | 8: 34'  | A    | 4   | II  |
| 107     | 8         | 8: 1242 sf |             | 8: 2 Br/2.5 Ba |                 | 8: 1 car        |                 | 8: 24'  | 8: 34'  | C    | 3   | II  |
| 108     | 10-11     | 10: 727 sf | 11: 1066 sf | 10: 1 Br/1 Ba  | 11: 2 Br/1.5 Ba | 10: 1 car       | 11: 1 car       | 10: 24' | 11: 34' | A    | 3   | IV  |
| 109     | 10-11     | 10: 727 sf | 11: 1066 sf | 10: 1 Br/1 Ba  | 11: 2 Br/1.5 Ba | 10: 1 car       | 11: 1 car       | 10: 24' | 11: 34' | B    | 2   | I   |
| 110     | 5-7       | 5: 1021 sf | 7: 1133 sf  | 5: 2Br/2.5 Ba  | 7: 2Br/2.5 Ba   | 5: 2 car tandem | 7: 2 car tandem | 5: 34'  | 7: 34'  | A    | 1   | I   |
| 111     | 2-3       | 2: 903 sf  | 3: 903 sf   | 2: 2Br/2.5 Ba  | 3: 2Br/2.5 Ba   | 2: 1 car        | 3: 2 car tandem | 2: 34'  | 3: 34'  | B    | 4   | I   |
| 112     | 1-4       | 1: 649 sf  | 4: 974 sf   | 1: 1 Br/1 Ba   | 4: 2 Br/1.5 Ba  | 1: 1 car        | 4: 1 car        | 1: 24'  | 4: 34'  | A    | 2   | II  |
| 113     | 1-4       | 1: 649 sf  | 4: 974 sf   | 1: 1 Br/1 Ba   | 4: 2 Br/1.5 Ba  | 1: 1 car        | 4: 1 car        | 1: 24'  | 4: 34'  | B    | 3   | I   |
| 114     | 10-11     | 10: 727 sf | 11: 1066 sf | 10: 1 Br/1 Ba  | 11: 2 Br/1.5 Ba | 10: 1 car       | 11: 1 car       | 10: 24' | 11: 34' | C    | 2   | IV  |
| 115     | 5-7       | 5: 1021 sf | 7: 1133 sf  | 5: 2Br/2.5 Ba  | 7: 2Br/2.5 Ba   | 5: 2 car tandem | 7: 2 car tandem | 5: 34'  | 7: 34'  | A    | 1   | I   |
| 116     | 5-7       | 5: 1021 sf | 7: 1133 sf  | 5: 2Br/2.5 Ba  | 7: 2Br/2.5 Ba   | 5: 2 car tandem | 7: 2 car tandem | 5: 34'  | 7: 34'  | A    | 4   | I   |
| 117     | 5-7       | 5: 1021 sf | 7: 1133 sf  | 5: 2Br/2.5 Ba  | 7: 2Br/2.5 Ba   | 5: 2 car tandem | 7: 2 car tandem | 5: 34'  | 7: 34'  | C    | 1   | I   |
| 118     | 5-7       | 5: 1021 sf | 7: 1133 sf  | 5: 2Br/2.5 Ba  | 7: 2Br/2.5 Ba   | 5: 2 car tandem | 7: 2 car tandem | 5: 34'  | 7: 34'  | B    | 2   | I   |
| 119     | 6-9       | 6: 1040 sf | 9: 1437 sf  | 6: 2 Br/2.5 Ba | 9: 3 Br/2.5 Ba  | 6: 1 car        | 9: 1 car        | 6: 24'  | 9: 34'  | A    | 4   | II  |
| 120     | 8         | 8: 1242 sf |             | 8: 2 Br/2.5 Ba |                 | 8: 1 car        |                 | 8: 24'  | 8: 34'  | C    | 1   | III |
| 121     | 2-3       | 2: 903 sf  | 3: 903 sf   | 2: 2Br/2.5 Ba  | 3: 2Br/2.5 Ba   | 2: 1 car        | 3: 2 car tandem | 2: 34'  | 3: 34'  | B    | 3   | II  |
| 122     | 2-3       | 2: 903 sf  | 3: 903 sf   | 2: 2Br/2.5 Ba  | 3: 2Br/2.5 Ba   | 2: 1 car        | 3: 2 car tandem | 2: 34'  | 3: 34'  | A    | 2   | II  |
| 123     | 5-7       | 5: 1021 sf | 7: 1133 sf  | 5: 2Br/2.5 Ba  | 7: 2Br/2.5 Ba   | 5: 2 car tandem | 7: 2 car tandem | 5: 34'  | 7: 34'  | C    | 4   | I   |
| 124     | 5-7       | 5: 1021 sf | 7: 1133 sf  | 5: 2Br/2.5 Ba  | 7: 2Br/2.5 Ba   | 5: 2 car tandem | 7: 2 car tandem | 5: 34'  | 7: 34'  | B    | 3   | I   |
| 125     | 6-9       | 6: 1040 sf | 9: 1437 sf  | 6: 2 Br/2.5 Ba | 9: 3 Br/2.5 Ba  | 6: 1 car        | 9: 1 car        | 6: 24'  | 9: 34'  | C    | 1   | II  |
| 126     | 1-4       | 1: 649 sf  | 4: 974 sf   | 1: 1 Br/1 Ba   | 4: 2 Br/1.5 Ba  | 1: 1 car        | 4: 1 car        | 1: 24'  | 4: 34'  | A    | 4   | II  |
| 127     | 1-4       | 1: 649 sf  | 4: 974 sf   | 1: 1 Br/1 Ba   | 4: 2 Br/1.5 Ba  | 1: 1 car        | 4: 1 car        | 1: 24'  | 4: 34'  | C    | 2   | III |

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| Blk# No   | Blk# Type | Area       | Bv/Ba          | Garage          | Height         | Blow Style      | Color Scheme    | Front  | Right  | Rear | Left |
|---|-----------|------------|----------------|-----------------|----------------|-----------------|-----------------|--------|--------|------|------|
| 128   | 6-9       | 6: 1040 sf | 9: 1437 sf     | 6: 2 Bv/2.5 Ba  | 9: 3 Bv/2.5 Ba | 6: 1 car        | 9: 1 car        | 6: 24' | 9: 34' | B    | 3    |
| 129   | 5-7       | 5: 1021 sf | 7: 1133 sf     | 5: 2Bv/2.5 Ba   | 7: 2Bv/2.5 Ba  | 5: 2 car tandem | 7: 2 car tandem | 5: 34' | 7: 34' | A    | 4    |
| 130   | 6-9       | 6: 1040 sf | 9: 1437 sf     | 6: 2 Bv/2.5 Ba  | 9: 3 Bv/2.5 Ba | 6: 1 car        | 9: 1 car        | 6: 24' | 9: 34' | A    | 1    |
| 131   | 1-4       | 1: 649 sf  | 4: 974 sf      | 1: 1 Bv/1 Ba    | 4: 2 Bv/1.5 Ba | 1: 1 car        | 4: 1 car        | 1: 24' | 4: 34' | B    | 3    |
| 132   | 1-4       | 1: 649 sf  | 4: 974 sf      | 1: 1 Bv/1 Ba    | 4: 2 Bv/1.5 Ba | 1: 1 car        | 4: 1 car        | 1: 24' | 4: 34' | C    | 2    |
| 133   | 2-3       | 2: 903 sf  | 3: 903 sf      | 2: 2Bv/2.5 Ba   | 3: 2Bv/2.5 Ba  | 2: 1 car        | 3: 2 car tandem | 2: 34' | 3: 34' | B    | 4    |
| 134   | 5-7       | 5: 1021 sf | 7: 1133 sf     | 5: 2Bv/2.5 Ba   | 7: 2Bv/2.5 Ba  | 5: 2 car tandem | 7: 2 car tandem | 5: 34' | 7: 34' | C    | 3    |
| 135   | 5-7       | 5: 1021 sf | 7: 1133 sf     | 5: 2Bv/2.5 Ba   | 7: 2Bv/2.5 Ba  | 5: 2 car tandem | 7: 2 car tandem | 5: 34' | 7: 34' | A    | 1    |
| 136   | 1-4       | 1: 649 sf  | 4: 974 sf      | 1: 1 Bv/1 Ba    | 4: 2 Bv/1.5 Ba | 1: 1 car        | 4: 1 car        | 1: 24' | 4: 34' | B    | 2    |
| 137   | 2-3       | 2: 903 sf  | 3: 903 sf      | 2: 2Bv/2.5 Ba   | 3: 2Bv/2.5 Ba  | 2: 1 car        | 3: 2 car tandem | 2: 34' | 3: 34' | A    | 4    |
| 138   | 5-7       | 5: 1021 sf | 7: 1133 sf     | 5: 2Bv/2.5 Ba   | 7: 2Bv/2.5 Ba  | 5: 2 car tandem | 7: 2 car tandem | 5: 34' | 7: 34' | C    | 3    |
| 139   | 5-7       | 5: 1021 sf | 7: 1133 sf     | 5: 2Bv/2.5 Ba   | 7: 2Bv/2.5 Ba  | 5: 2 car tandem | 7: 2 car tandem | 5: 34' | 7: 34' | B    | 2    |
| <b>Providence Urban Villas</b>  |           |            |                |                 |                |                 |                 |        |        |      |      |
| 2008046   |           |            |                |                 |                |                 |                 |        |        |      |      |
| 1/10/2011   |           |            |                |                 |                |                 |                 |        |        |      |      |
| <b>Elevation Variation Plotting</b>   |           |            |                |                 |                |                 |                 |        |        |      |      |
| Notes: Areas are approximate, see design drawing for accurate plan areas      |           |            |                |                 |                |                 |                 |        |        |      |      |
| <b>Color Plotting</b>   |           |            |                |                 |                |                 |                 |        |        |      |      |
| Notes: Please refer to the Color List for scheme specifications (Schemes 4-6) |           |            |                |                 |                |                 |                 |        |        |      |      |
| Blk# No   | Blk# Type | Area       | Bv/Ba          | Garage          | Height         | Blow Style      | Color Scheme    | Front  | Right  | Rear | Left |
| 1   | 3         | 3: 1702 sf | 3: 3 Bv/2.5 Ba | 3: 2 car tandem | 3: 32'         | B               | 5               |        |        |      |      |
| 2   | 1-2       | 1: 1634 sf | 1: 3 Bv/2.5 Ba | 1: 2 car tandem | 1: 32'         | C               | bl0q1:6bl0q 2-4 |        |        |      |      |
| 3   | 1         | 1: 1634 sf | 1: 3 Bv/3.5 Ba | 1: 2 car tandem | 1: 32'         | B               | 3               |        |        |      |      |
| 4   | 3         | 3: 1702 sf | 3: 3 Bv/2.5 Ba | 3: 2 car tandem | 3: 32'         | AR              | 6               |        |        |      |      |
| 5   | 3         | 3: 1702 sf | 3: 3 Bv/2.5 Ba | 3: 2 car tandem | 3: 32'         | B               | 5               |        |        |      |      |
| 6   | 1-2       | 1: 1634 sf | 2: 1681 sf     | 1: 3 Bv/2.5 Ba  | 1: 32'         | A               | bl0q1:4bl0q 2-6 |        |        |      |      |
| 7   | 1         | 1: 1634 sf | 1: 3 Bv/2.5 Ba | 1: 2 car tandem | 1: 32'         | B               | 5               |        |        |      |      |
| 8   | 3         | 3: 1702 sf | 3: 3 Bv/2.5 Ba | 3: 2 car tandem | 3: 32'         | AR              | 4               |        |        |      |      |
| 9   | 3         | 3: 1702 sf | 3: 3 Bv/2.5 Ba | 3: 2 car tandem | 3: 32'         | B               | 6               |        |        |      |      |
| 10  | 1-2       | 1: 1634 sf | 2: 1681 sf     | 1: 3 Bv/2.5 Ba  | 1: 32'         | C               | bl0q1:4bl0q 2-5 |        |        |      |      |
| 11  | 1-2       | 1: 1634 sf | 2: 1681 sf     | 1: 3 Bv/2.5 Ba  | 1: 32'         | A               | bl0q1:6bl0q 2-4 |        |        |      |      |
| 12  | 1-2       | 1: 1634 sf | 1: 3 Bv/2.5 Ba | 1: 2 car tandem | 1: 32'         | C               | bl0q1:6bl0q 2-5 |        |        |      |      |
| 13  | 1-2       | 1: 1634 sf | 2: 1681 sf     | 1: 3 Bv/2.5 Ba  | 1: 32'         | B               | bl0q1:4bl0q 2-6 |        |        |      |      |
| 14  | 3         | 3: 1702 sf | 3: 3 Bv/2.5 Ba | 3: 2 car tandem | 3: 32'         | AR              | 3               |        |        |      |      |
| 15  | 3         | 3: 1702 sf | 3: 3 Bv/2.5 Ba | 3: 2 car tandem | 3: 32'         | B               | 4               |        |        |      |      |
| 16  | 1-2       | 1: 1634 sf | 2: 1681 sf     | 1: 3 Bv/2.5 Ba  | 1: 32'         | A               | bl0q1:5bl0q 2-6 |        |        |      |      |
| 17  | 1-2       | 1: 1634 sf | 2: 1681 sf     | 1: 3 Bv/2.5 Ba  | 1: 32'         | B               | bl0q1:4bl0q 2-5 |        |        |      |      |
| 18  | 3         | 3: 1702 sf | 3: 3 Bv/2.5 Ba | 3: 2 car tandem | 3: 32'         | A               | 6               |        |        |      |      |
| 19  | 1-2       | 1: 1634 sf | 2: 1681 sf     | 1: 3 Bv/2.5 Ba  | 1: 32'         | C               | bl0q1:5bl0q 2-4 |        |        |      |      |
| 20  | 1         | 1: 1634 sf | 1: 3 Bv/3.5 Ba | 1: 2 car tandem | 1: 32'         | B               | 6               |        |        |      |      |

Elev Enhancement Paving 02-10-2011.xls

| Blind No | Blind Type | Areas      | Br/Da          | Garage          | Height | Elev Style | Color Scheme    | Front | Right | Rear | Left |
|----------|------------|------------|----------------|-----------------|--------|------------|-----------------|-------|-------|------|------|
| 21       | 3          | 3: 1702 sf | 3: 3 Br/2.5 Ba | 3: 2 car tandem | 3: 32' | AR         |                 |       |       |      |      |
| 22       | 3          | 3: 1702 sf | 3: 3 Br/2.5 Ba | 3: 2 car tandem | 3: 32' | B          |                 |       |       |      |      |
| 23       | 3          | 3: 1702 sf | 3: 3 Br/2.5 Ba | 3: 2 car tandem | 3: 32' | A          |                 |       |       |      |      |
| 24       | 1          | 1: 1634 sf | 1: 3 Br/3.5 Ba | 1: 2 car tandem | 1: 32' | C          |                 |       |       |      |      |
| 25       | 3          | 3: 1702 sf | 3: 3 Br/2.5 Ba | 3: 2 car tandem | 3: 32' | BR         |                 |       |       |      |      |
| 39       | 1-2        | 1: 1634 sf | 2: 1681 sf     | 1: 2 car tandem | 1: 32' | C          | bidet:60hdg 2:5 |       |       |      |      |
| 40       | 3          | 3: 1702 sf | 3: 3 Br/2.5 Ba | 3: 2 car tandem | 3: 32' | AR         |                 |       |       |      |      |
| 71       | 1-2        | 1: 1634 sf | 2: 1681 sf     | 1: 2 car tandem | 1: 32' | B          | bidet:60hdg 2:5 |       |       |      |      |
| 72       | 1-2        | 1: 1634 sf | 2: 1681 sf     | 1: 2 car tandem | 1: 32' | C          | bidet:60hdg 2:6 |       |       |      |      |
| 73       | 3          | 3: 1702 sf | 3: 3 Br/2.5 Ba | 3: 2 car tandem | 3: 32' | AR         |                 |       |       |      |      |
| 74       | 3          | 3: 1702 sf | 3: 3 Br/2.5 Ba | 3: 2 car tandem | 3: 32' | B          |                 |       |       |      |      |
| 75       | 1-2        | 1: 1634 sf | 2: 1681 sf     | 1: 2 car tandem | 1: 32' | A          | bidet:50hdg 2:6 |       |       |      |      |
| 76       | 1          | 1: 1634 sf | 1: 3 Br/3.5 Ba | 1: 2 car tandem | 1: 32' | C          |                 |       |       |      |      |
| 77       | 3          | 3: 1702 sf | 3: 3 Br/2.5 Ba | 3: 2 car tandem | 3: 32' | AR         |                 |       |       |      |      |
| 78       | 1-2        | 1: 1634 sf | 2: 1681 sf     | 1: 2 car tandem | 1: 32' | C          | bidet:40hdg 2:6 |       |       |      |      |
| 79       | 1-2        | 1: 1634 sf | 2: 1681 sf     | 1: 2 car tandem | 1: 32' | B          | bidet:50hdg 2:4 |       |       |      |      |
| 80       | 3          | 3: 1702 sf | 3: 3 Br/2.5 Ba | 3: 2 car tandem | 3: 32' | AR         |                 |       |       |      |      |
| 81       | 3          | 3: 1702 sf | 3: 3 Br/2.5 Ba | 3: 2 car tandem | 3: 32' | B          |                 |       |       |      |      |
| 82       | 1-2        | 1: 1634 sf | 2: 1681 sf     | 1: 2 car tandem | 1: 32' | C          | bidet:60hdg 2:4 |       |       |      |      |
| 83       | 1          | 1: 1634 sf | 1: 3 Br/3.5 Ba | 1: 2 car tandem | 1: 32' | B          |                 |       |       |      |      |
| 84       | 3          | 3: 1702 sf | 3: 3 Br/2.5 Ba | 3: 2 car tandem | 3: 32' | AR         |                 |       |       |      |      |
| 85       | 3          | 3: 1702 sf | 3: 3 Br/2.5 Ba | 3: 2 car tandem | 3: 32' | B          |                 |       |       |      |      |
| 86       | 1-2        | 1: 1634 sf | 2: 1681 sf     | 1: 2 car tandem | 1: 32' | A          | bidet:40hdg 2:6 |       |       |      |      |
| 87       | 1          | 1: 1634 sf | 1: 3 Br/3.5 Ba | 1: 2 car tandem | 1: 32' | C          |                 |       |       |      |      |
| 88       | 3          | 3: 1702 sf | 3: 3 Br/2.5 Ba | 3: 2 car tandem | 3: 32' | AR         |                 |       |       |      |      |

PROVENCE – COURTS / RC NATOMAS, LLC  
 COLOR SCHEMES / SAAP NO. 2008046  
 January 03, 2011

| COLOR SCHEMES | • PLASTER 1 (LOWER) | • PLASTER 2 (UPPER) | • PLASTER TRIM<br>• PLASTER WINDOW TRIM<br>• DECORATIVE PLASTER PROJECTION | • FASCIA<br>• RAKE BOARD<br>• ENTRY DOOR<br>• GARAGE DOOR<br>• FRENCH DOOR | • SHUTTER      | • METAL RAIL / GUARDRAIL | • STONE PATTERN VENEER | • COMPOSITE'S' ROOF TILE |
|---------------|---------------------|---------------------|--|--|----------------|--------------------------|------------------------|--------------------------|
| 1             | <u>CL 2923</u>      | CL 2911             | <u>CL 3163</u>   | CL 3165  | CL 3105        | CL 3226                  | ADANTE                 | CLAY                     |
| 2             | CLC 1250            | CLC 1249            | CL 2934  | CL 2955  | CL 2996        | CL 3226                  | UMBRIA                 | RED FLASHED              |
| 3             | CL 2814             | CL 2813             | CL 2506  | CL 2507  | CL 2496        | CL 3226                  | MESETA                 | CLAY FLASHED             |
| 4             | <u>CL 2924</u>      | <u>CL 2913</u>      | <u>CL 2914</u>   | <u>CL 3014</u>   | <u>CL 3016</u> | <u>CL 3226</u>           | PADOVA                 | CLAY FLASHED             |

ALL COLOR TO BREAK AT INSIDE CORNERS. RAIN GUTTERS AND DOWNSPOUTS TO BE PAINTED TO MATCH ADJACENT SURFACE – I.E., GUTTERS TO MATCH FASCIA, DOWNSPOUTS TO MATCH STUCCO.

- PLASTER BY EXPO STUCCO - 16/20 SAND FINISH AND HEAVY TEXTURE PLASTER (HEAVY DASH).
- PAINT IS BY FRAZEE (CLW/CLC/CLV/CL 0000).
- STONE PATTERN VENEER: COLOR / STONE TYPE / TEXTURE SIMILAR TO ELDORADO FIELDLEDGE.
- ROOF TILE COMPOSITE: TILE MaxiLITE P10 BY MAXITILE.
- Fourth Color Scheme added 12/07/10
- Changes highlighted 01/03/11, per Jim Mura's request.

**PROVENCE – URBAN VILLAS / RC NATOMAS, LLC  
 COLOR SCHEMES / SAAP NO. 2008046  
 June 17, 2010**

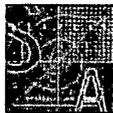
| COLOR SCHEMES | • PLASTER 1 (LOWER) | • PLASTER 2 (UPPER) | • PLASTER TRIM<br>• WINDOW TRIM<br>• DECORATIVE PLASTER PROJECTION | • FASCIA<br>• ENTRY DOOR<br>• GARAGE DOOR | • METAL RAIL / GUARDRAIL<br>• SHUTTER | • FLAT COMPOSITE ROOF TILE |
|---------------|---------------------|---------------------|--|---|---------------------------------------|----------------------------|
| 4             | CL 2802             | CL 2792             | CL 2846  | CL 2925                                   | CL 2676                               | FLASHED BROWN              |
| 5             | CL 1873             | CL 2762             | CL 2785  | CL 2866                                   | CL 2887                               | OXFORD GRAY                |
| 6             | CL 2834             | CL 2923             | CL 2835  | CL 2936                                   | CL 2937                               | FLASHED OXFORD             |

ALL COLOR TO BREAK AT INSIDE CORNERS. RAIN GUTTERS AND DOWNSPOUTS TO BE PAINTED TO MATCH ADJACENT SURFACE – I.E., GUTTERS TO MATCH FASCIA, DOWNSPOUTS TO MATCH STUCCO.

- PLASTER BY EXPO STUCCO - 16/20 SAND FINISH.
- PAINT IS BY FRAZEE (CLW/CLC/CLV/CL 0000).
- ROOF TILE COMPOSITE FLAT TILE MaxiSHAKE / MaxiSLATE BY MAXITILE.



PROVENCE - COURTS  
UNIT 1/4  
FRONT ELEVATION  
ELEVATION STYLE 'B'





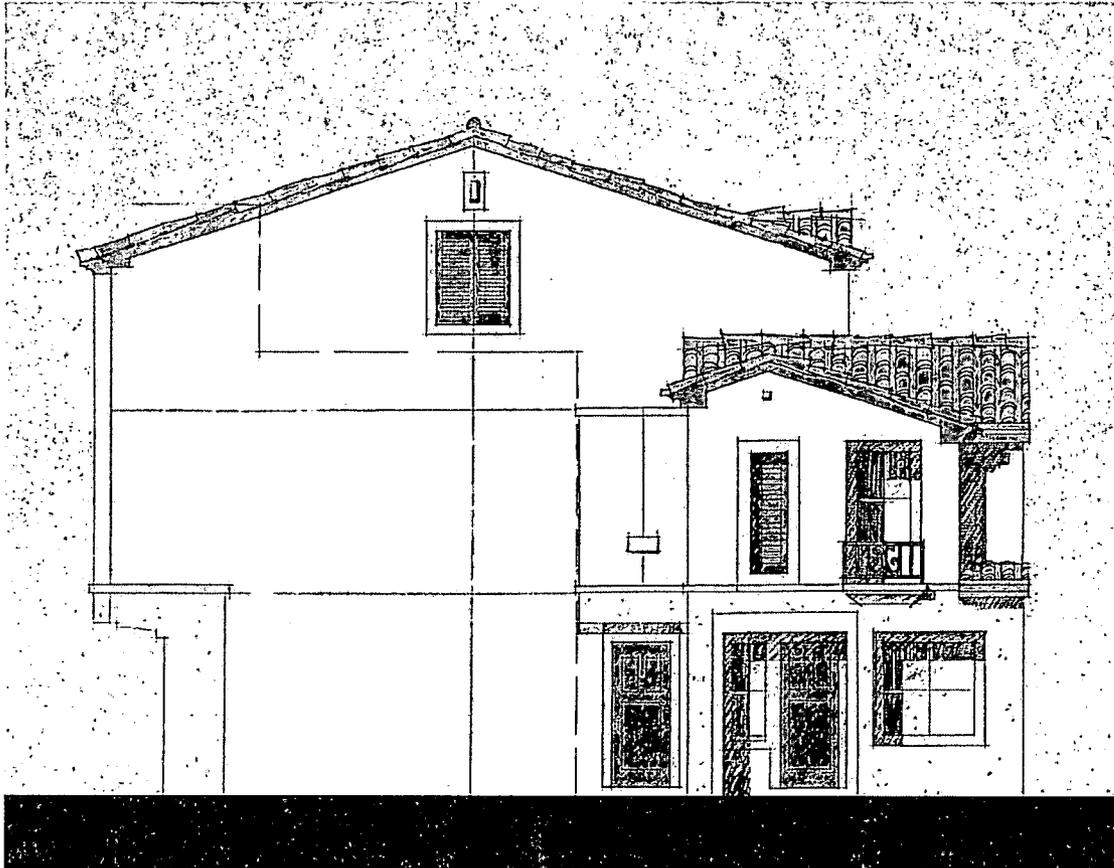
PROVENCE - COURTS  
UNIT 2/3  
ENHANCED RIGHT ELEVATION  
ELEVATION STYLE 'B'





PROVENCE - COURTS  
UNIT 5/7  
ENHANCED RIGHT ELEVATION  
ELEVATION STYLE 'A'





PROVENCE - COURTS  
UNIT 6/9  
FRONT ELEVATION  
ELEVATION STYLE 'A'





PROVENCE - COURTS  
UNIT 8  
FRONT ELEVATION  
ELEVATION STYLE 'C'

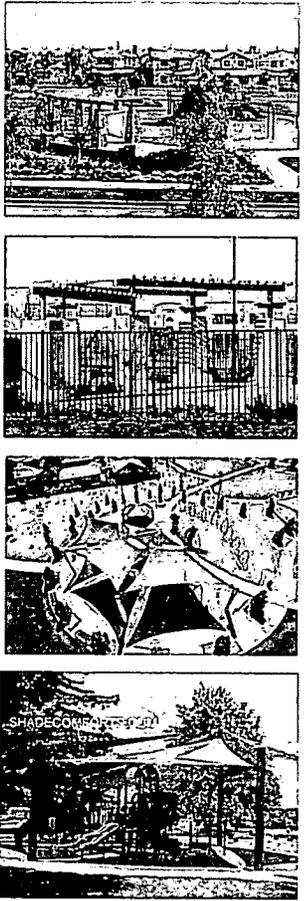
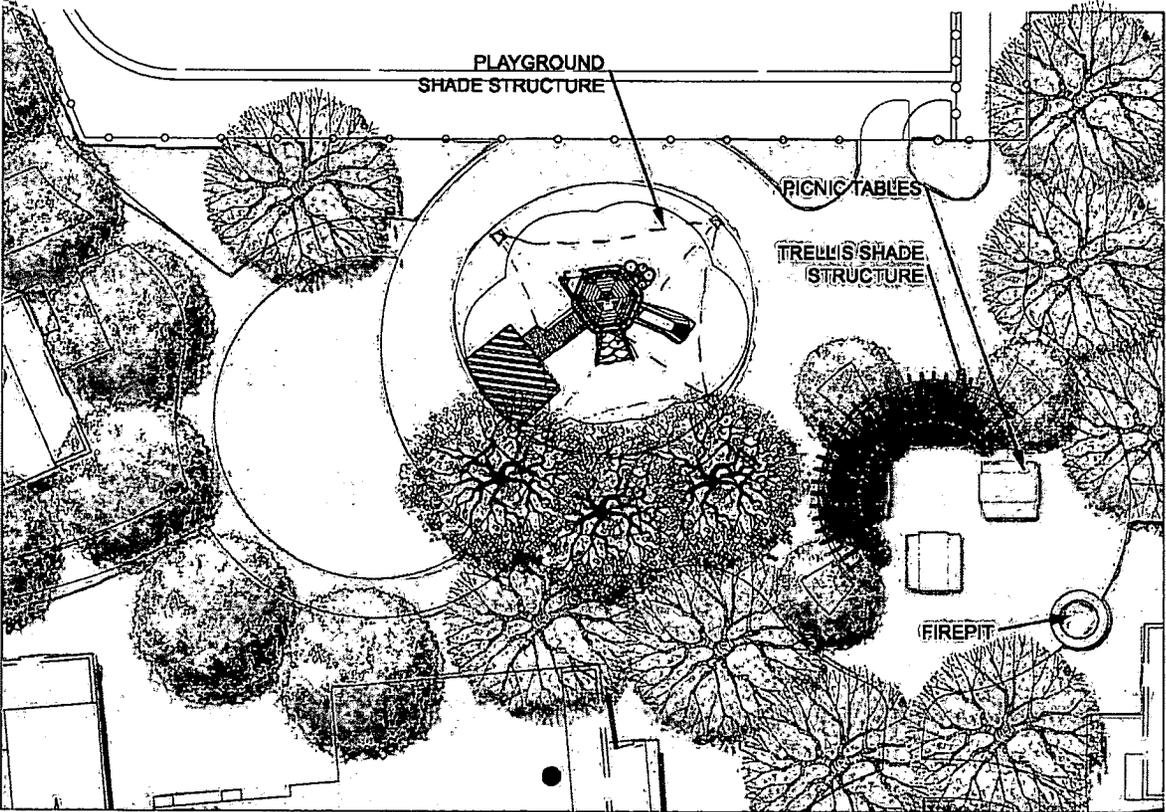




PROVENCE - COURTS  
UNIT 10/11  
FRONT ELEVATION  
ELEVATION STYLE 'C'



NOTE: CONSIDERING OPTIONS FOR SHADE STRUCTURE.  
FINAL DESIGN TO BE DETERMINED.

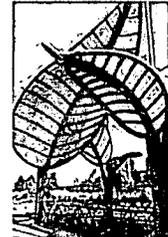
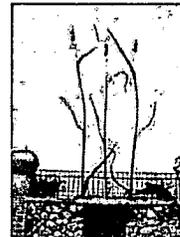
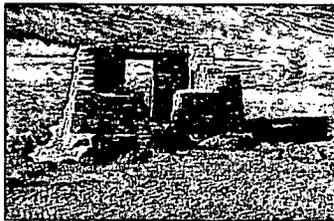
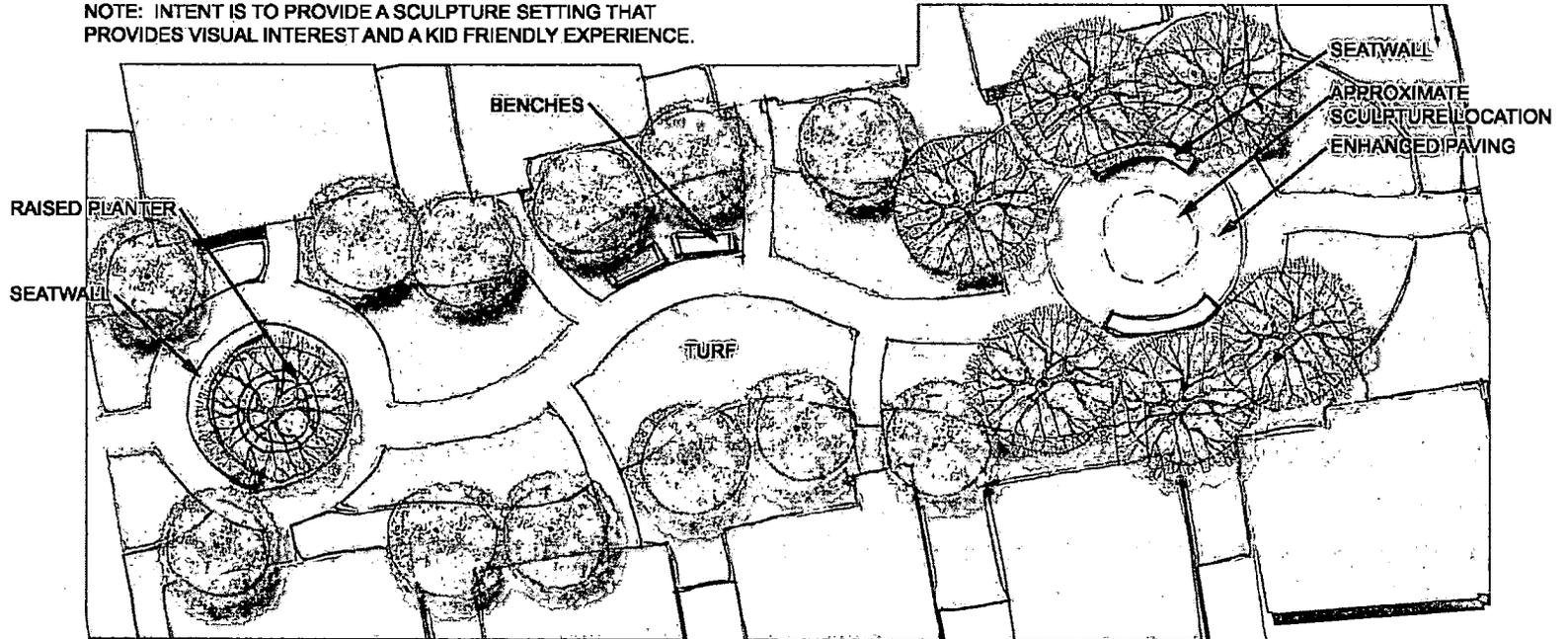


**PROVENCE**  
RC NATOMAS, LLC

SACRAMENTO, CA   
PLAYGROUND SHADE EXHIBIT

02/23/2011

NOTE: INTENT IS TO PROVIDE A SCULPTURE SETTING THAT PROVIDES VISUAL INTEREST AND A KID FRIENDLY EXPERIENCE.



NORTH



SCALE: 1" = 10'-0"

# PROVENCE

RC NATOMAS, LLC

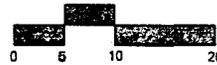
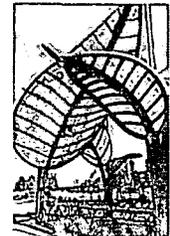
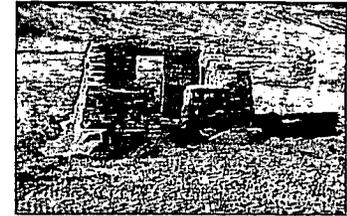
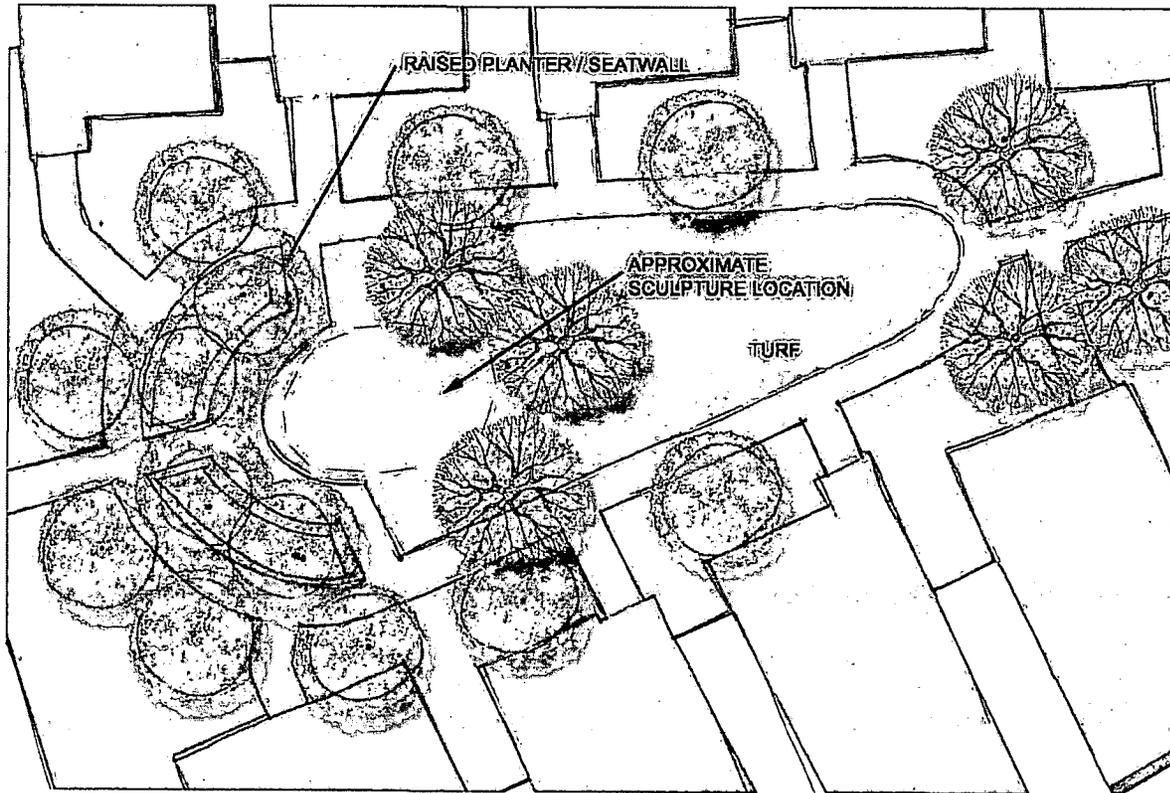
SACRAMENTO, CA

SOUTH PASEO CONCEPT PLAN

02/22/2011



NOTE: INTENT IS TO PROVIDE A SCULPTURE SETTING THAT PROVIDES VISUAL INTEREST AND A KID FRIENDLY EXPERIENCE.



**PROVENCE**  
RC NATOMAS, LLC

SACRAMENTO, CA <sup>02/22/2011</sup>  
  
 NORTH PASEO CONCEPT PLAN