# REPORT TO COUNCIL
## City of Sacramento

915 I Street, Sacramento, CA 95814-2671
www. CityofSacramento.org

**PUBLIC HEARING**
**July 24, 2007**

Honorable Mayor and
Members of the City Council

**Title: Iris Avenue Subdivision (P06-098)**

**Location/Council District**: 150 feet northwest of Albatross & Iris Avenue, APN: 266-0203-002, -016, -018, and -029, Council District 3

**Recommendation:** Conduct a public hearing and upon conclusion 1) adopt a **Resolution** approving an environmental exemption under the CEQA Guidelines Section 15332 (infill); and 2) adopt an **Ordinance** approving a rezone from General Commercial (C-2) to Multi-Family Residential (R-2A).

**Contact:** Jamie Cutlip, Assistant Planner, 808-8684; Stacia Cosgrove, Senior Planner, 808-7110
**Presenters:** Jamie Cutlip, Assistant Planner
**Department:** Development Services
**Division:** Current Planning
**Organization No:** 4881

**Description/Analysis**

**Issue:** The applicant proposes to subdivide the 2.8 +/- gross acre project site into 20 parcels for small-lot, residential development. A 2.07 +/- acre portion of the site is currently zoned Multi-Family Alternative (R-2A), and 0.73 +/- acres of the project site is zoned General Commercial (C-2). While single-family residential is permitted in the C-2 zone with a Special Permit (Section 17.24.050 (26b)), at the direction of staff, the applicant is re-designating the 0.73± acre portion of the site to create consistent, residentially zoned parcels within the subject project area. The project is located in the Ben Ali neighborhood, annexed into the City of Sacramento in the 1960's. The larger neighborhood is generally zoned as Multi-Family (R-2A), but has been developed with single-family homes. Adjacent and to the west of the subject site is a mobile home park and commercial parcel. To the east are single-family and two-family homes.

Under a separate application, the applicant is filing a lot line adjustment for APN: 266-0203-002 to merge a 20 foot wide, 126 foot deep segment to the adjacent General Commercial (C-2) zoned parcel (APN: 266-0203-026) at the corner of Juliesse Avenue and Auburn Boulevard. Once the lot adjustment is complete, the existing C-2 parcel will not have public street frontage or access from the surrounding, existing streets.

**Policy Considerations:** Staff finds that the proposed project complies with all applicable General Plan and Zoning Ordinance requirements, and that the project meets the intent of the Single Family Residential Design Guidelines. The subject site is located in the Ben Ali neighborhood and is not subject to a particular Community Plan.

While the City's General Plan is being updated, the City Council has adopted a vision for the future of the City, as well as several guiding principles to help guide the update and achieve this vision. This was done to ensure that new developments submitted during the ongoing update comply with the goals and policies that are being incorporated into the General Plan through the update. The applicable guiding principles that this proposal complies with include:

1) Develop residential land uses in a manner which is efficient and utilizes existing and planned urban resources to increase infill and reuse, while maintaining important qualities of community character;
2) Promote infill development as a means to meet future housing needs;
3) Provide adequate housing sites and opportunities for all households; and
4) Include a mix of housing types within neighborhoods to promote a diversity of household types and housing choices for residents of all ages and income levels to promote stable neighborhoods.

In addition to being consistent with these principles, the proposal is not contrary to any of the other approved principles of the General Plan Update Vision.

**Committee/Commission Action:** On June 14, 2007, the Planning Commission approved (eight ayes and one no) the Iris Avenue Subdivision project and forwarded the recommendation to the City Council for approval of the Rezone. At the same meeting, the Planning Commission approved the Exemption from the California Environmental Quality Act (CEQA), Tentative Map, Special Permit, and Variance for the project.

**Environmental Considerations:** The proposed project is exempt from environmental review pursuant to CEQA Guidelines (CEQA Section 15332). No review is required since this is an infill project and is consistent with the proposed zoning of the site, has no habitat value, can be adequately served by all required utilities and services, and has no impacts relating to traffic, noise, air, or water quality.

**Rationale for Recommendation:** The proposed project includes re-designating 0.73+/- gross acres from General Commercial (C-2) zone to the Multi-Family Residential (R-2A) zone. The R-2A zone allows single-family residential development at a maximum density of 17 dwelling units per net acre (du/na); the proposed project has a density of 12 du/na. While residential is permitted in the C-2 zone, the General Commercial land use designation is primarily for the sale of commodities, or performance of services, including repair facilities, offices, small wholesale stores or distributors, and limited processing and packaging. Because a portion of the project site is already in the R-2A zone, staff is recommending that the underlying zoning be consistent throughout the project site.

Staff supports the rezone as the lot will be developed for residential use, consistent with the surrounding land uses. The portion of the project site to be rezoned is not desirable for future commercial development as the existing 0.73+/- acre will not have public street access to Juliesse Avenue after the lot line adjustment is complete.

At a density of 12 du/na the proposed project does not exceed the maximum density requirements of the General Plan land-use designation of Medium Density Residential (16-29 du/na) or the Zoning land-use designation of Multi-Family (R-2A).

**Financial Considerations:** This project has no fiscal considerations.

**Emerging Small Business Development (ESBD):** No goods or services are being purchased under this report.

Respectfully Submitted by: David Kwong
Planning Manager

Approved by: William Thomas
Director of Development Services

Recommendation Approved:

for RAY KERRIDGE
City Manager

**Table of Contents:**

Report Pg 1

**Attachments**

1. Background Information Pg 5
2. Vicinity Map Pg 6
3. Land Use Map Pg 7
4. Resolution – Environmental Exemption Pg 8
5. Ordinance – Rezone Pg 9
   Exhibit A – Rezone Pg 10
6. Tentative Map Pg 11
7. Site Plan Pg 12
8. Lot 1 - Front Elevations, Floor Plans, Typical Rear/Side Elevations Pg 13
9. Lot 2 - Front Elevations, Floor Plans Pg 17
10. Lot 3 - Front Elevations, Floor Plans Pg 20
11. Lot 4 - Front Elevations, Floor Plans Pg 23
12. Lot 5 - Front Elevations, Floor Plans Pg 26
13. Lot 6 - Front Elevations, Floor Plans Pg 29
14. Lot 7 - Front Elevations, Floor Plans Pg 33
15. Lot 8 - Front Elevations, Floor Plans Pg 36
16. Lot 9 - Front Elevations, Floor Plans Pg 39
17. Lot 10 - Front Elevations, Floor Plans Pg 42
18. Lot 11 - Front Elevations, Floor Plans Pg 45
19. Lot 12 - Front Elevations, Floor Plans Pg 48
20. Lot 13 - Front Elevations, Floor Plans Pg 51
21. Lot 14 - Front Elevations, Floor Plans Pg 54
22. Lot 15 - Front Elevations, Floor Plans Pg 57
23. Lot 16 - Front Elevations, Floor Plans Pg 60
24. Lot 17 - Front Elevations, Floor Plans Pg 63
25. Lot 18 - Front Elevations, Floor Plans Pg 66
26. Lot 19 - Front Elevations, Floor Plans Pg 69
27. Lot 20 - Front Elevations, Floor Plans Pg 72

## Iris Avenue Subdivision (P06-098) – Project Background

No previous entitlements are on record for the subject site. The 2.8± gross acres site contains two existing single-family residences that will be demolished. In June 2006, the applicant submitted an application to subdivide the 2.8± gross acres into 20 single-family residential lots. Associated entitlements include a Rezone, Tentative Map, Special Permit and Variance.

On April 18, 2007, the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the proposed Tentative Map subject to the Conditions of Approval.

The proposed project went before Planning Commission on May 24, 2006. During the public hearing, neighbors within the project area gave testimony that they would prefer to see the subdivision designed with a full public street connecting Iris Avenue to Juliesse Avenue. Planning Commission continued the item to the June 14th, 2007 hearing and directed staff to study a through-street alternative.

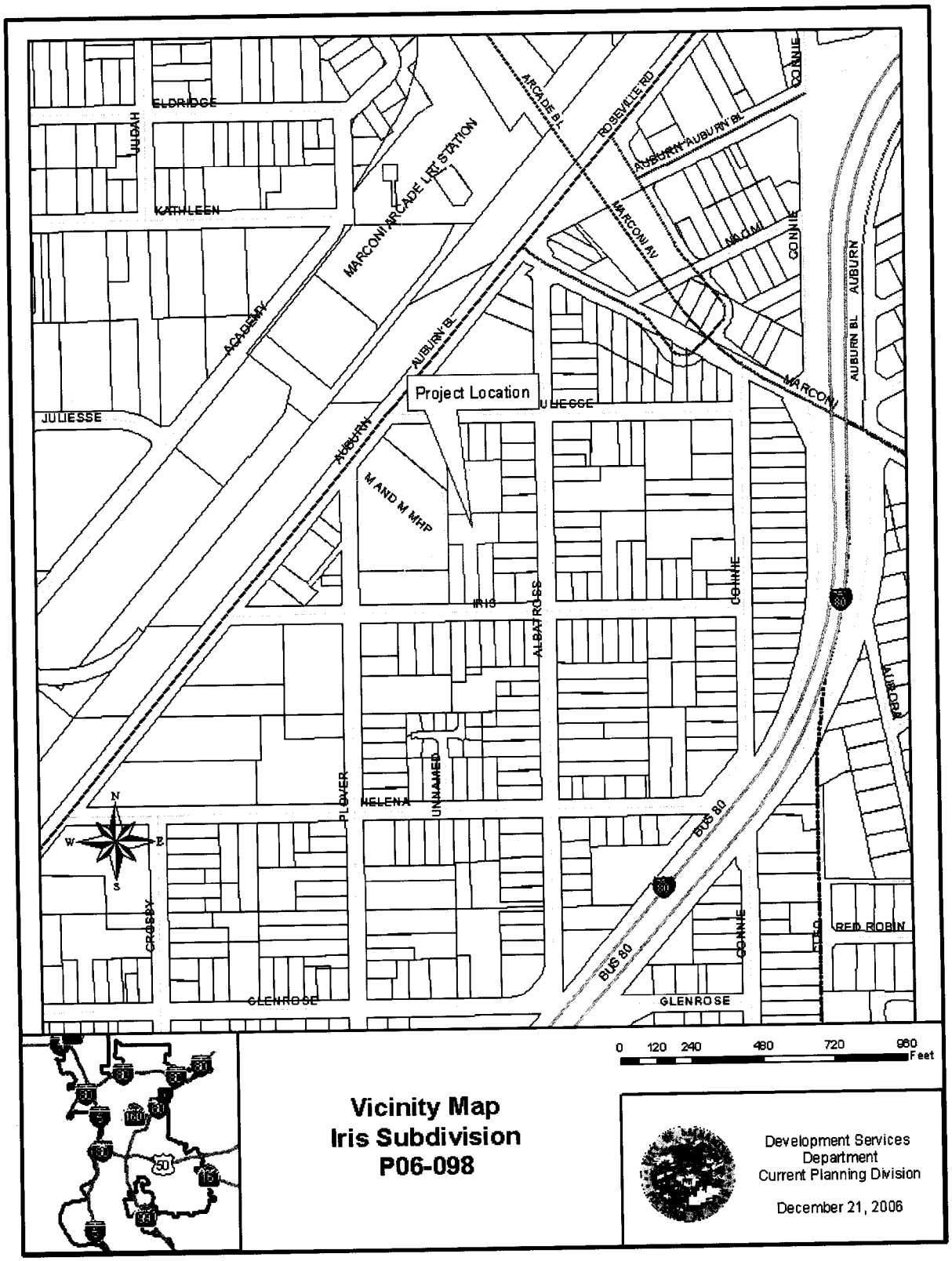
On June 14th, 2007, the project was heard again before the Planning Commission and three alternatives were presented: 1) a through-street from Iris to Juliesse Avenue which resulted in the loss of a lot; 2) a pedestrian connection from the project site; and 3) the project as originally proposed without a through-street or pedestrian connection to Juliesse Avenue.

Staff recommended approval of the project as originally proposed (option 3), as staff finds the Ben Ali neighborhood to be already well-gridded and the through street connection does not serve to open up any more of the area to development. A through-street would result in a loss of developable area for both the residential development and a future commercial site. The proposed project is consistent with City housing goals for infill development and will contribute positively to the overall community.

At the June 14, 2007 hearing, the Planning Commission voted by eight ayes and one no to approve the Iris Subdivision project as originally proposed and forwarded the recommendation to the City Council for approval of the Rezone. At the same meeting, the Planning Commission approved the Exemption from the California Environmental Quality Act (CEQA), Tentative Map, Special Permit, and Variance for the project.

As required by section 17.208.020(C) of the City Code, notice of the July 24, 2007 public hearing has been given by publication and by mail within a 500 foot radius of the subject site.

Attachment 2 – Vicinity Map

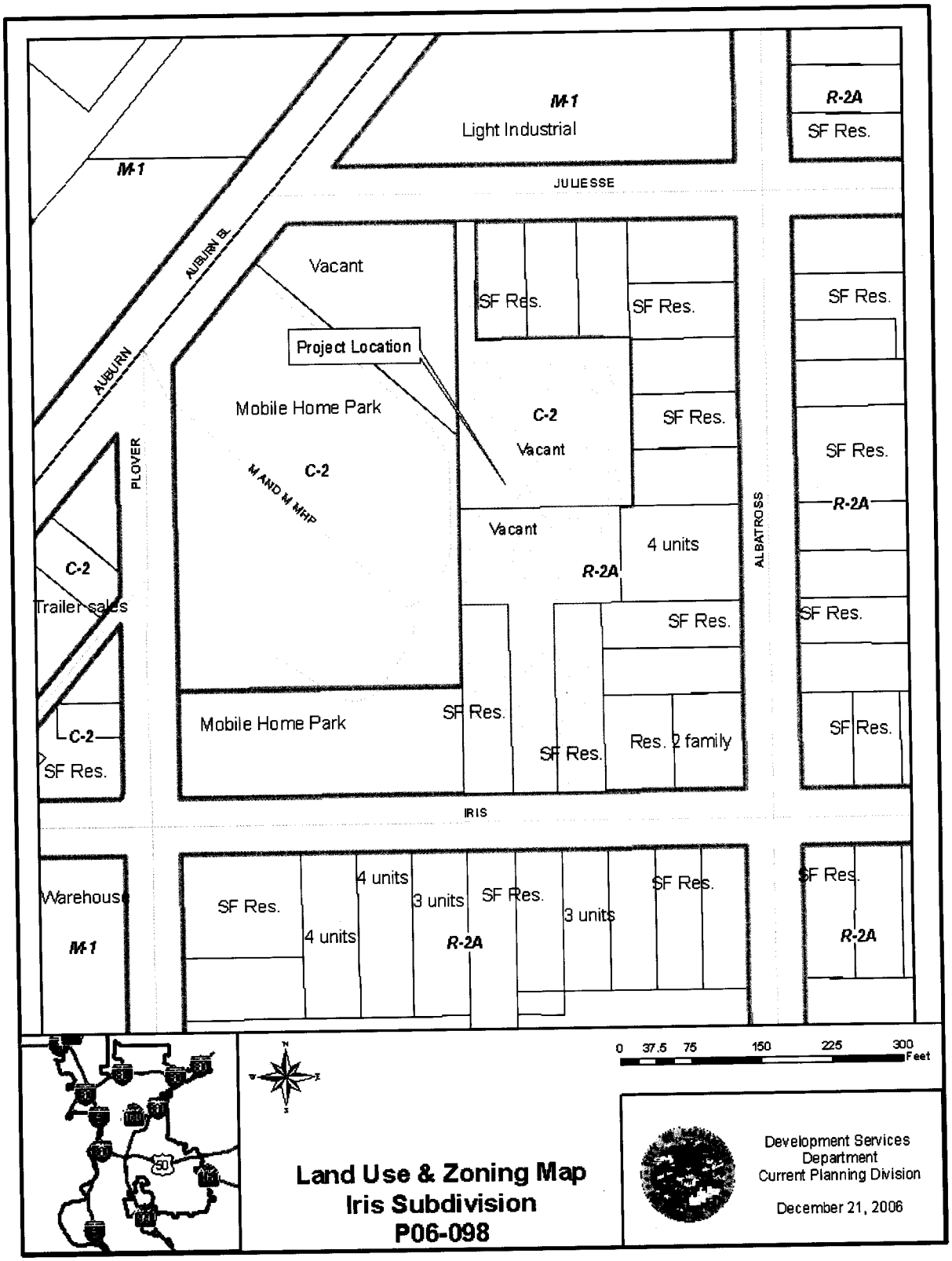



**Vicinity Map**
**Iris Subdivision**
**P06-098**

Development Services Department
Current Planning Division

December 21, 2006

Attachment 3 - Land Use Map



Attachment 4 – Resolution of Environmental Exemption

# RESOLUTION NO. 2007-

Adopted by the Sacramento City Council

**DETERMINING PROJECT EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, FOR THE PROPERTY LOCATED 150 FEET NORTHWEST OF ALBATROSS & IRIS AVENUES (P06-098) (APN: 266-0203-002, -016, -018, and -029)**

## BACKGROUND

A. The City of Sacramento's Environmental Planning Services has reviewed the Iris Avenue Subdivision project (P06-098) ("Project") and has determined the Project is exempt from review under the California Environmental Quality Act as follows:

1. The Project is exempt under the following provisions of the California Environmental Quality Act and/or Guidelines: Section 15332, infill Development.

2. The factual basis for the finding of exemption is as follows: The project is consistent with the applicable General Plan designation and all applicable plan policies as well as with applicable zoning designations and regulations. The project occurs within city limits on a site not more than five acres and substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare, or threatened species. Approval of the project will not result in any significant effects relating to traffic, noise, air quality, or water quality. The site can be adequately served by all required utilities and public services.

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

SECTION 1

The City Council has reviewed and considered the Environmental Planning Services determination of exemption and the comments received at the hearing on the Project and determine that the Project is exempt from review under the California Environmental Quality Act for the reasons stated above.

Attachment 5 - Rezone Ordinance

# ORDINANCE NO.

Adopted by the Sacramento City Council

**AMENDING TITLE 17 OF THE SACRAMENTO CITY CODE (THE ZONING CODE) BY REZONING 0.73+/- GROSS ACRES OF GENERAL COMMERCIAL (C-2) TO MULTI-FAMILY (R-2A) (150 FEET NORTHWEST OF ALBATROSS AND IRIS AVENUE IN SACRAMENTO, CA)(P06-098)(APN: 266-0203-002, -016, -018, & -29)**

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

Section 1. Title 17 of the Sacramento City Code (the Zoning Code) is amended by rezoning the property shown in the attached Exhibit A, generally described, known, and referred to as Iris Avenue Subdivision (P06-098), located 150 feet northwest of Albatross and Iris Avenue (APN: 266-0203-002, -016, -018, & -29) and consisting of 0.73± gross net acres, from General Commercial (C-2) to Multi-Family (R-2A).

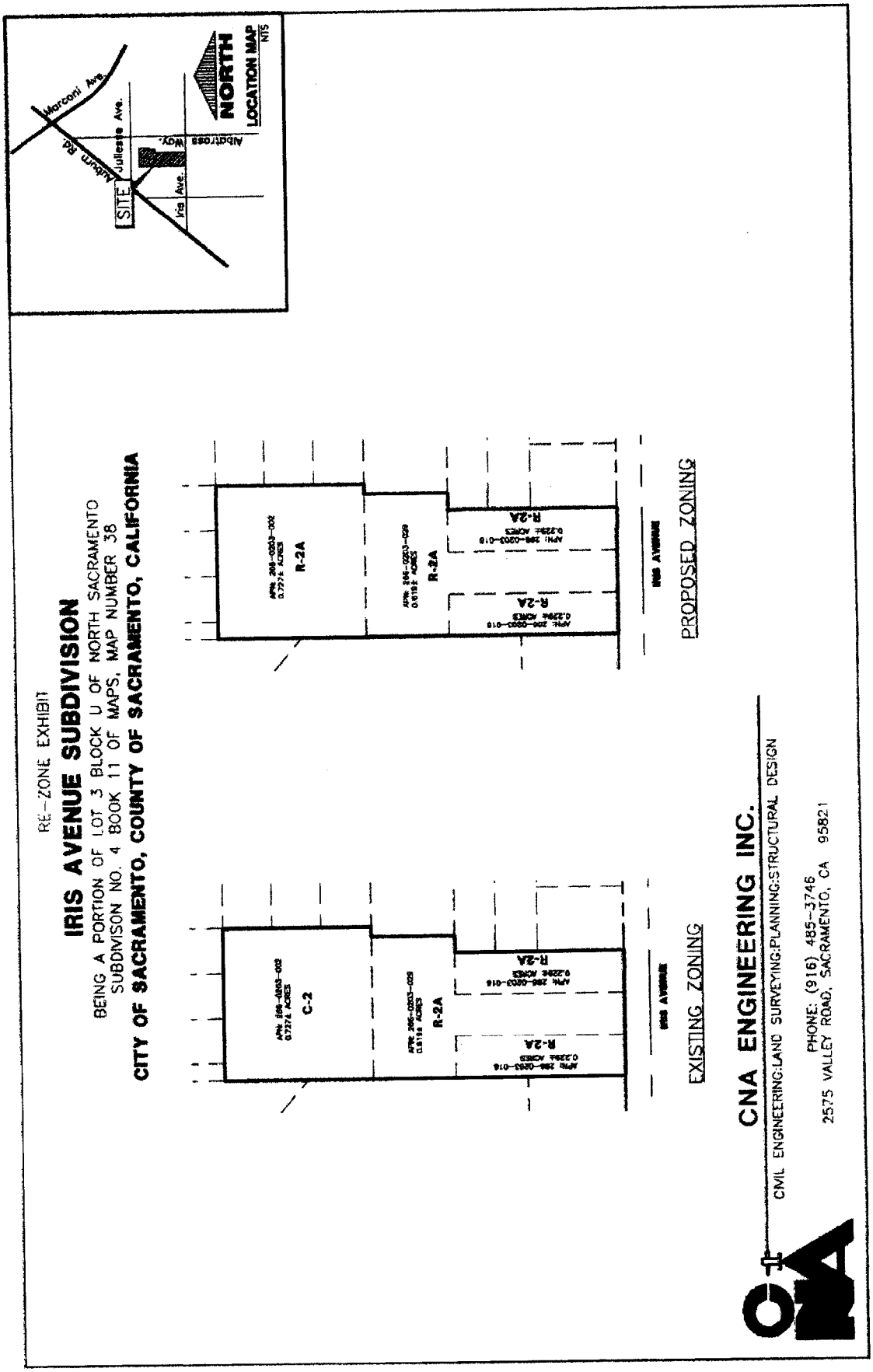
Section 2. Rezoning of the property shown in the attached Exhibit A, by the adoption of this Ordinance, will be considered to be in compliance with the requirements for the rezoning of property described in the Zoning Code, as amended, as those procedures have been affected by recent court decisions.

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

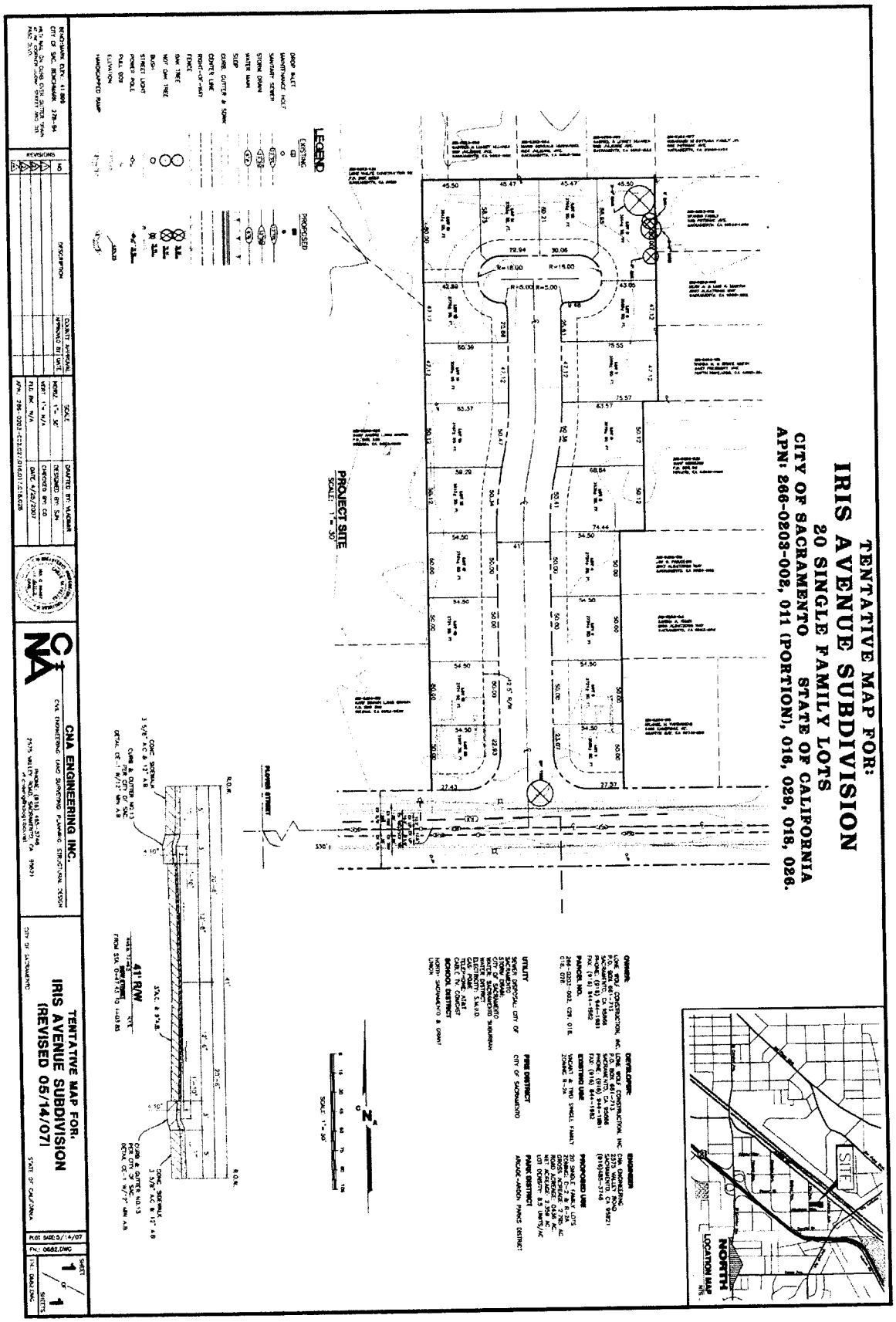
Table of Contents:

Exhibit A - Rezone

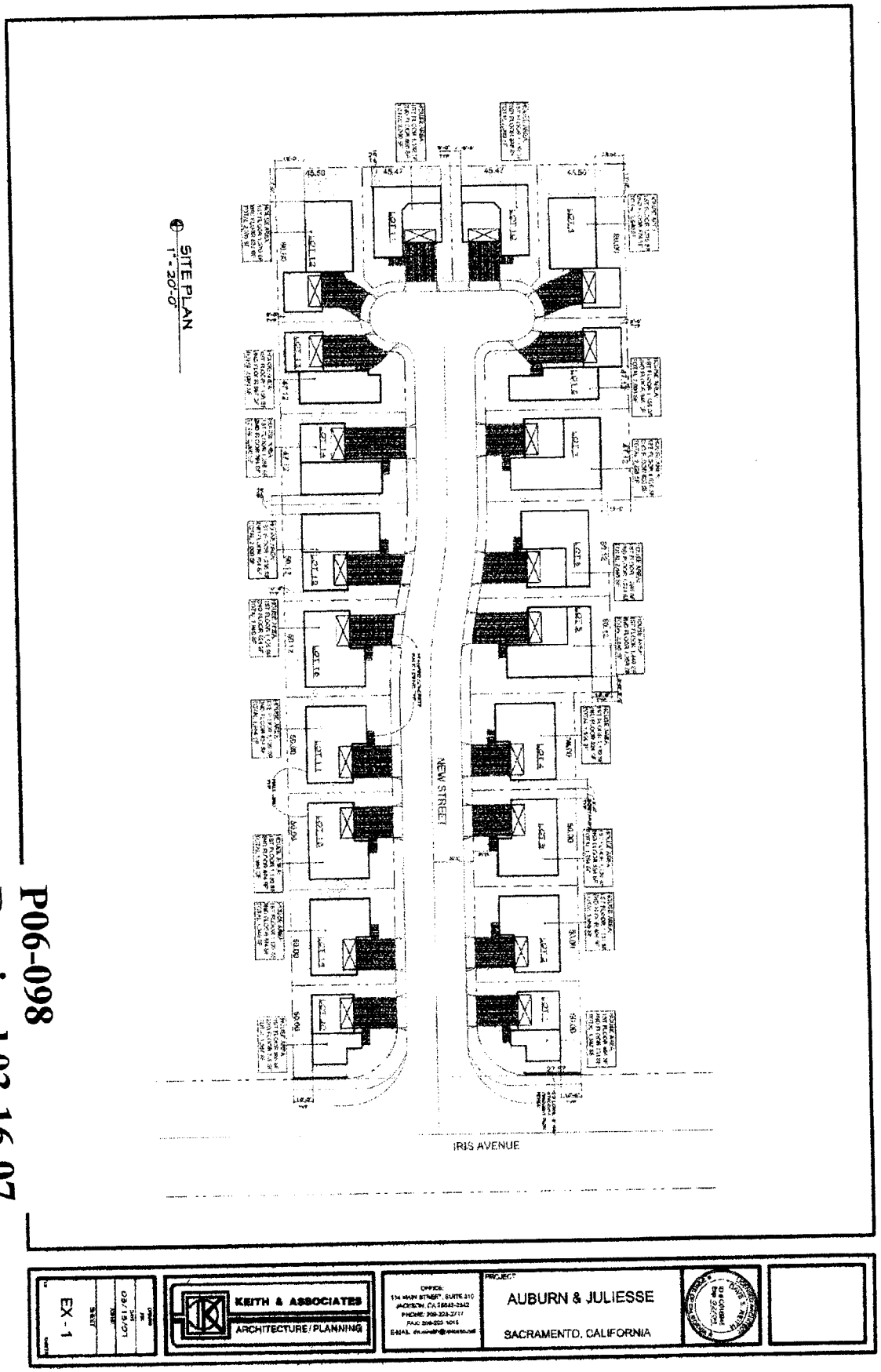
Exhibit A: Rezone Exhibit



Attachment 6 – Tentative Map

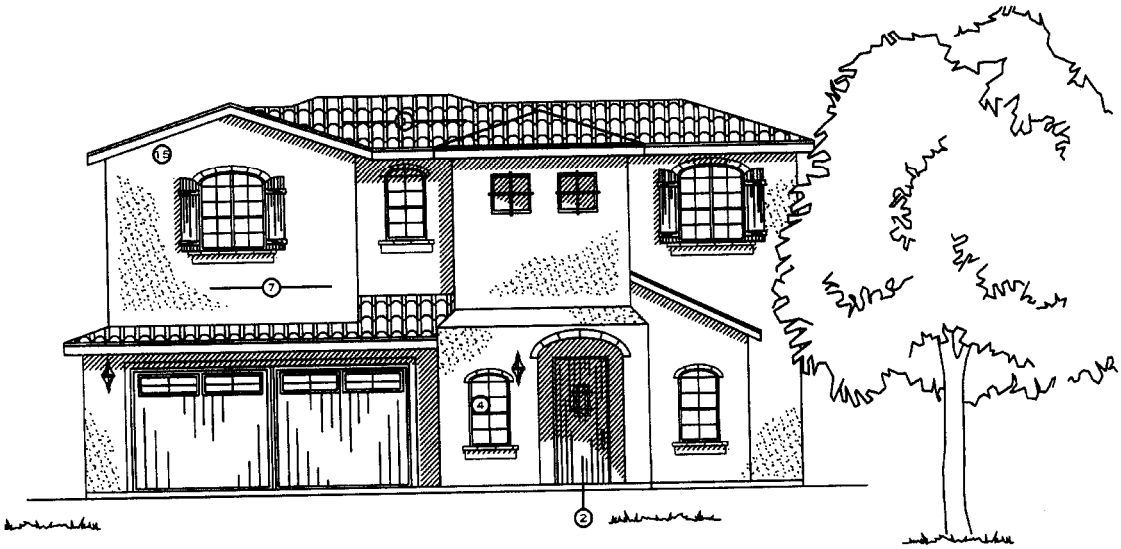


Attachment 7 – Site Plan

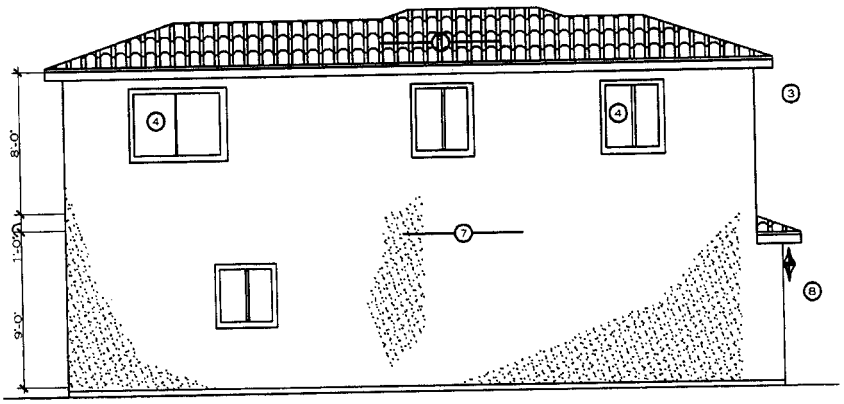



P06-098
Received 03-16-07

## Attachment 8 - Lot 1: Front Elevations, Floor Plans, and Typical Rear/Side Elevations



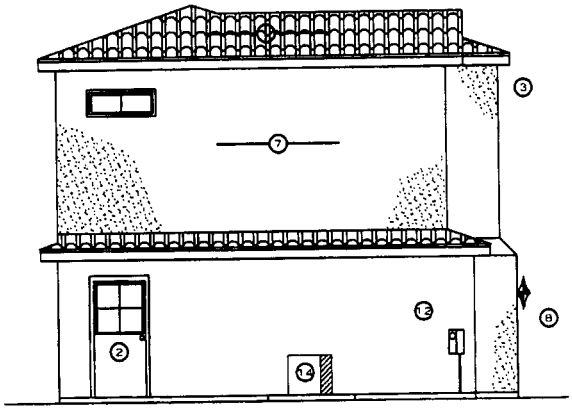
WEST ELEVATION




EAST ELEVATION

LOT 1
1/8" = 1'-0"

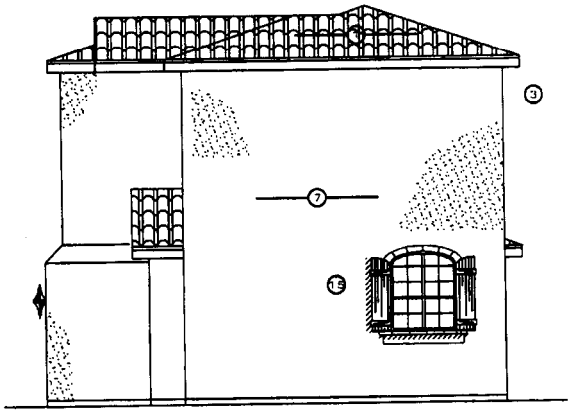
IRIS/JULIESSE



NORTH ELEVATION

EXTERIOR MATERIAL LIST

1. COMPO ASPHALT SHINGLES OV/ 15 LB BLDG PAPER OV/ ROOF FRAMING
2. WOOD DOOR SET IN WOOD FRAME W/ DECORATIVE TRIM
3. 2 X 6 WOOD FASCIA, PAINT
4. DUAL GLAZING SET IN VINYL FRAME W/ DECORATIVE TRIM
5. DECORATIVE WINDOW SHUTTERS
6. 4 X 4 WD POST
7. SMOOTH FINISHE TEXTURE CEMENT PLASTER
8. EXTERIOR LIGHT FIXTURE
9. LOUVERED VENT W/ BUG SCREEN
10. LIGHTED STREET ADDRESS SIGNS, VISIBLE FROM THE STREET

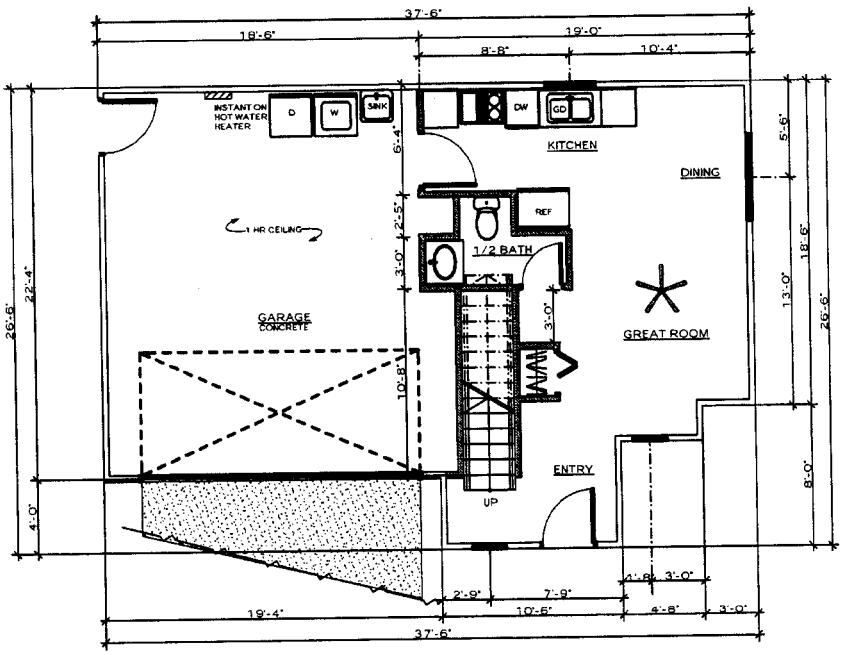


SOUTH ELEVATION

LOT 1

1/8" = 1'-0"

IRIS/JULIESSE



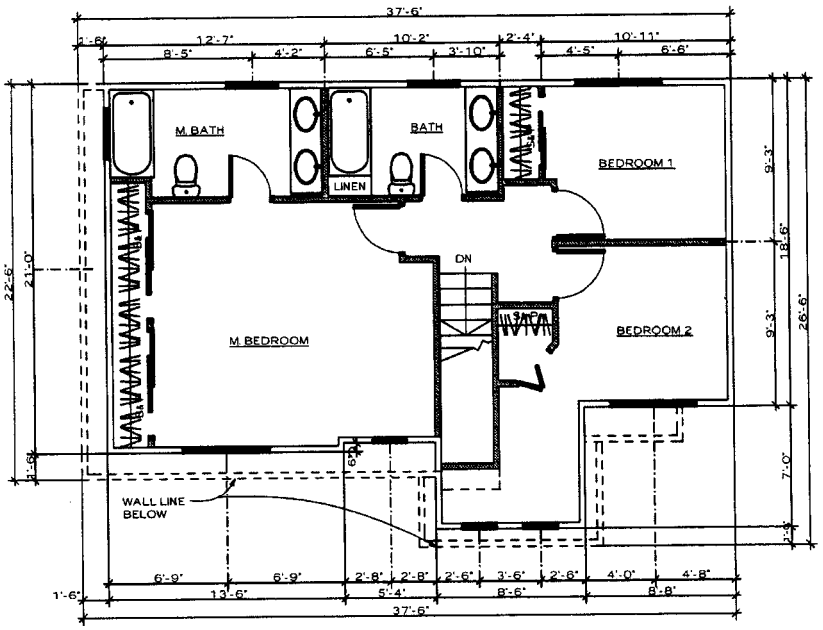

FIRST FLOOR PLAN
1/4" = 1'-0"

HOUSE AREA - LOT 1
FIRST FLOOR:
HABITABLE - 417 SQ. FT
GARAGE - 438 SQ. FT
SUB TOTAL - 855 SQ. FT
UPPER FLOOR:
HABITABLE - 725 SQ. FT
TOTAL - 1,580 SQ. FT

LOT 1 - MODEL 'E' ELEVATION 3a

LOT 1
1/8" = 1'-0"

IRIS/JULIESSE




UPPER FLOOR PLAN

LOT 1
1/8" = 1'-0"

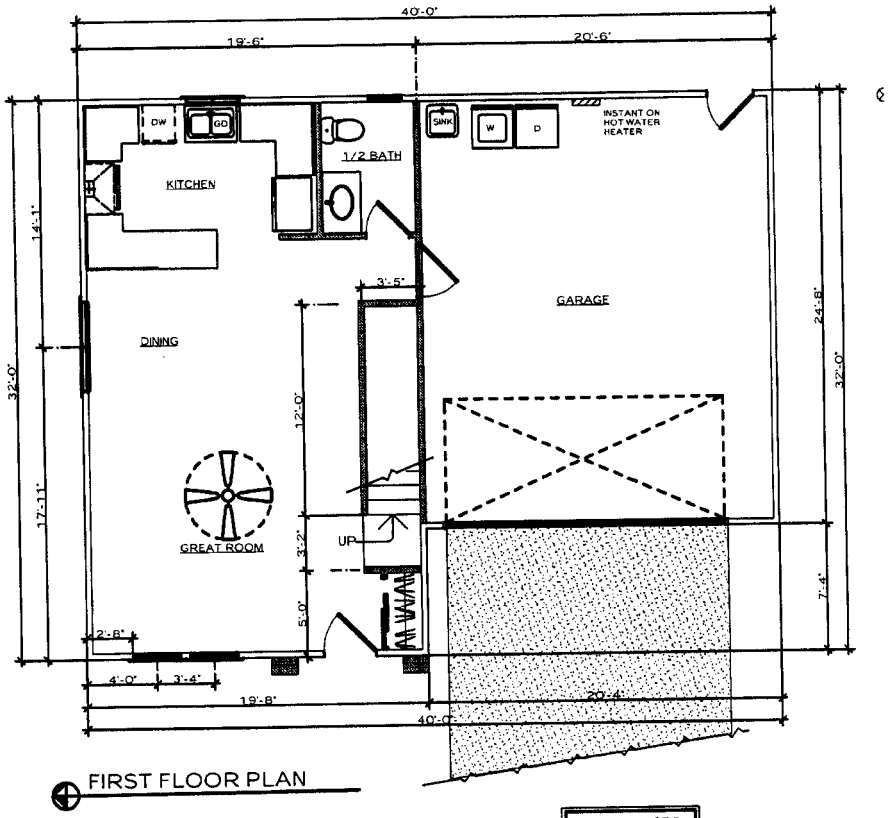
IRIS/JULIESSE

Attachment 9 - Lot 2: Front Elevations, Floor Plans

FRONT ELEVATION 2 LOT 2

LOT 2
1/8" = 1'-0"

IRIS/JULIESSE



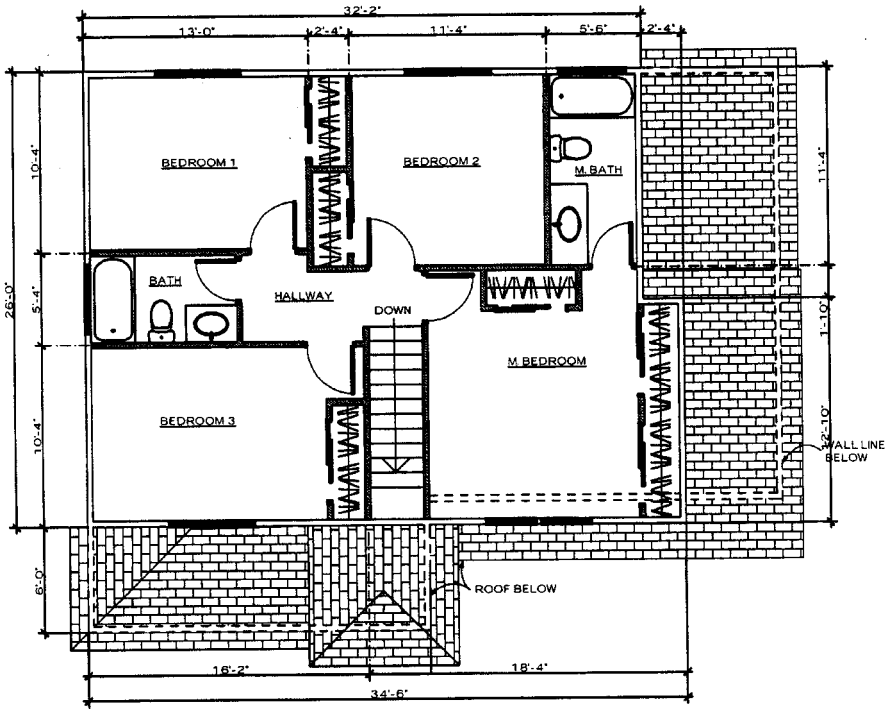

FIRST FLOOR PLAN

HOUSE AREA- LOT 2
FIRST FLOOR:
HABITABLE - 629 SQ FT
GARAGE - 502 SQ FT
SUB TOTAL: 1,131 SQ FT
UPPER FLOOR: 824 SQ FT
TOTAL - 1,955 SQ FT

LOT 2 - MODEL A ELEVATION 2b

LOT 2
1/8" = 1'-0"

IRIS/JULIESSE

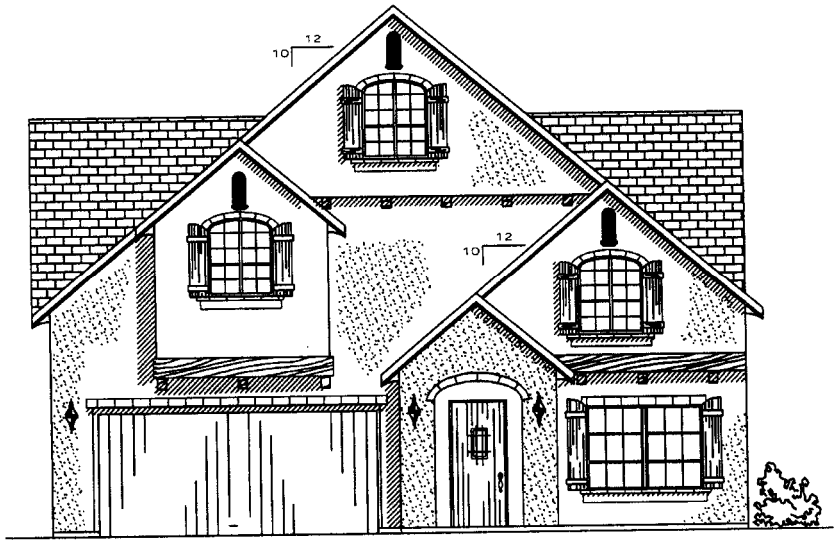



UPPER FLOOR PLAN

LOT 2
1/8" = 1'-0"

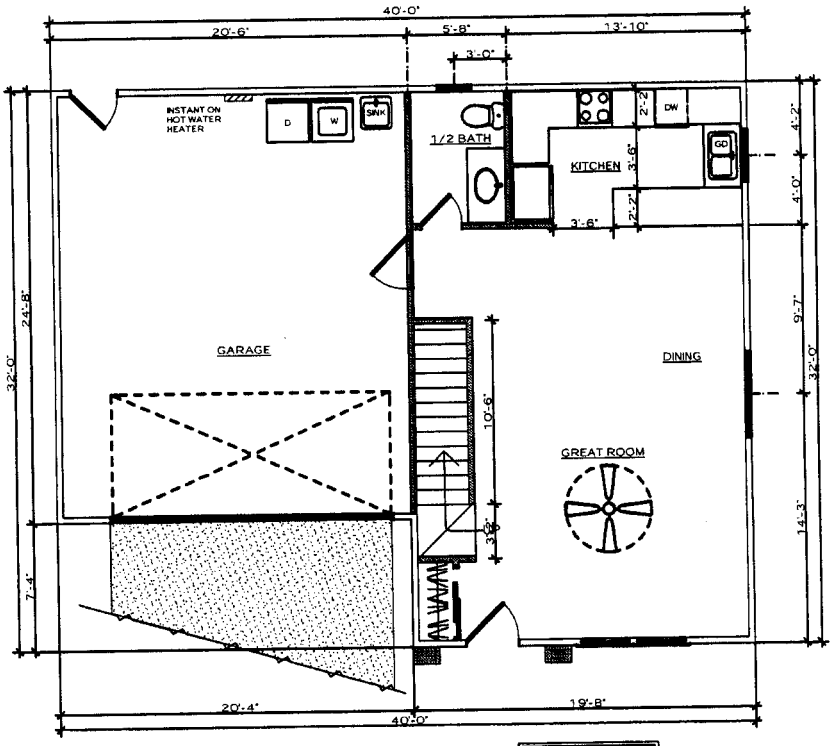
IRIS/JULIESSE

Attachment 10 - Lot 3: Front Elevations, Floor Plans




LOT 3
1/8" = 1'-0"

IRIS/JULIESSE



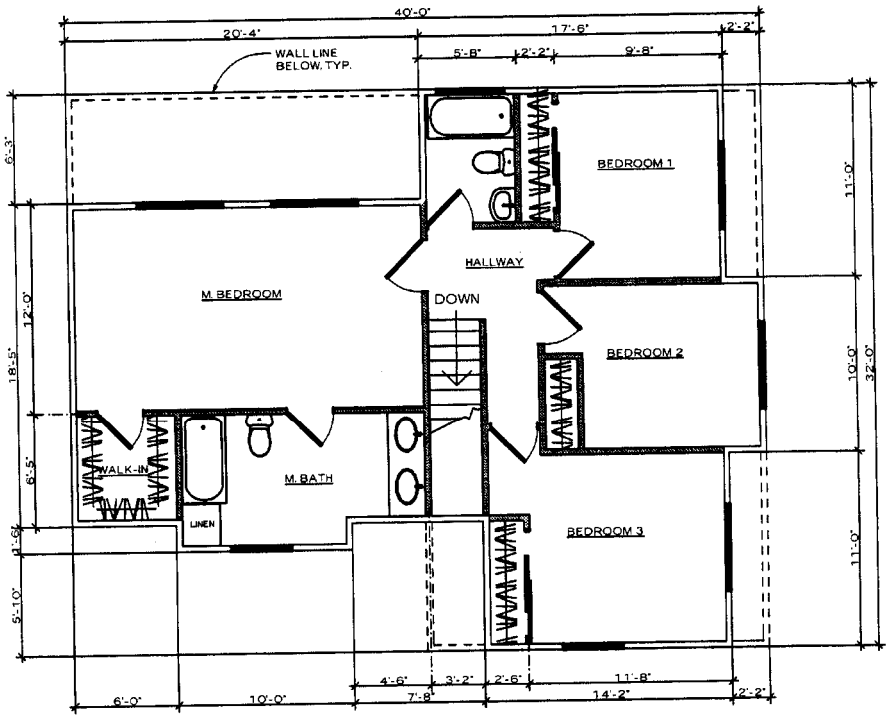

FIRST FLOOR PLAN
1/4" = 1'-0"

HOUSE AREA- LOT 3
FIRST FLOOR:
HABITABLE - 501 SQ.FT.
GARAGE - 629 SQ.FT.
SUB TOTAL - 1130 SQ.FT.
UPPER FLOOR:
HABITABLE - 1507 SQ.FT.
TOTAL - 2637 SQ.FT.

LOT 3 - MODEL A ELEVATION 1

LOT 3
1/8" = 1'-0"

IRIS/JULIESSE




UPPER FLOOR PLAN LOT 3

LOT 3

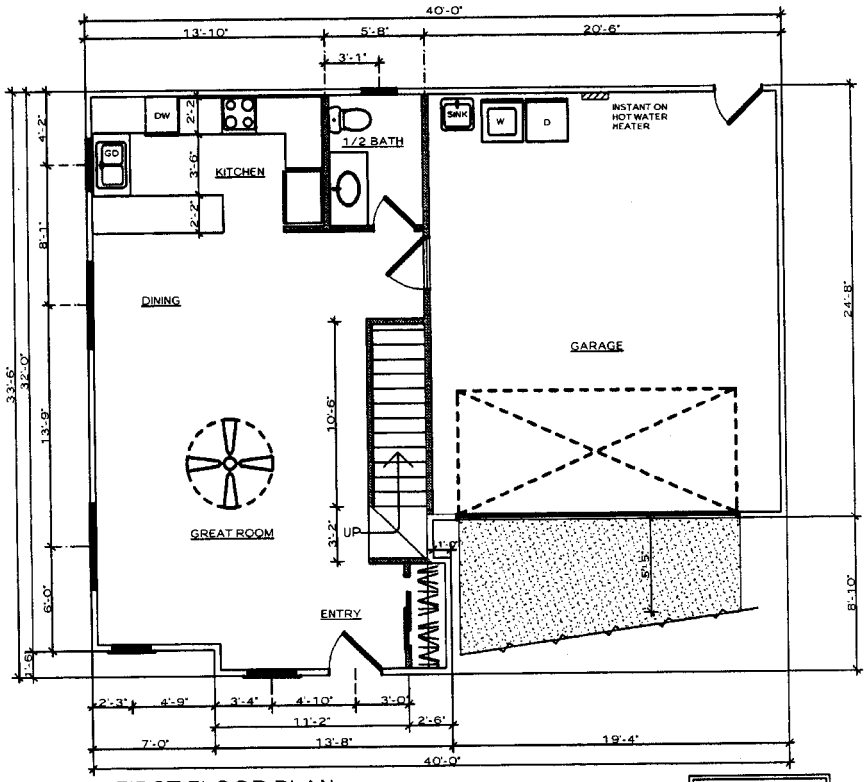
1/8" = 1'-0"

IRIS/JULIESSE

Attachment 11 - Lot 4: Front Elevations, Floor Plans

LOT 4
1/8" = 1'-0"

IRIS/JULIESSE



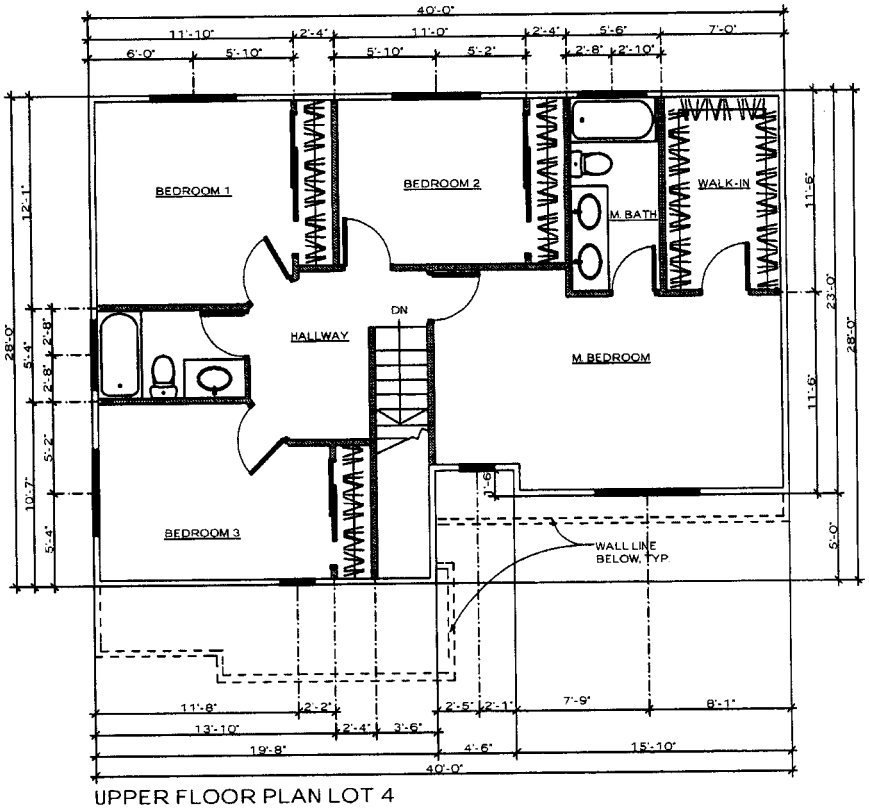

FIRST FLOOR PLAN

HOUSE AREA- LOT 4
FIRST FLOOR
HABITABLE - 655 SQ.FT.
GARAGE - 504 SQ.FT.
SUB TOTAL - 1,159 SQ.FT.
UPPER FLOOR
HABITABLE - 965 SQ.FT.
TOTAL - 2,124 SQ.FT.

LOT 4 - MODEL A ELEVATION 4a

LOT 4
1/8" = 1'-0"

IRIS/JULIESSE

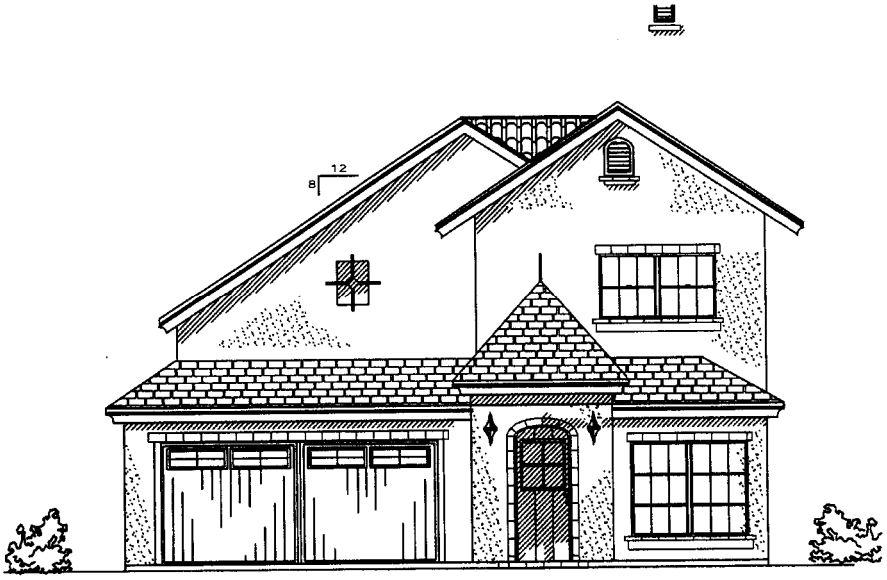



UPPER FLOOR PLAN LOT 4

LOT 4
1/8" = 1'-0"

IRIS/JULIESSE

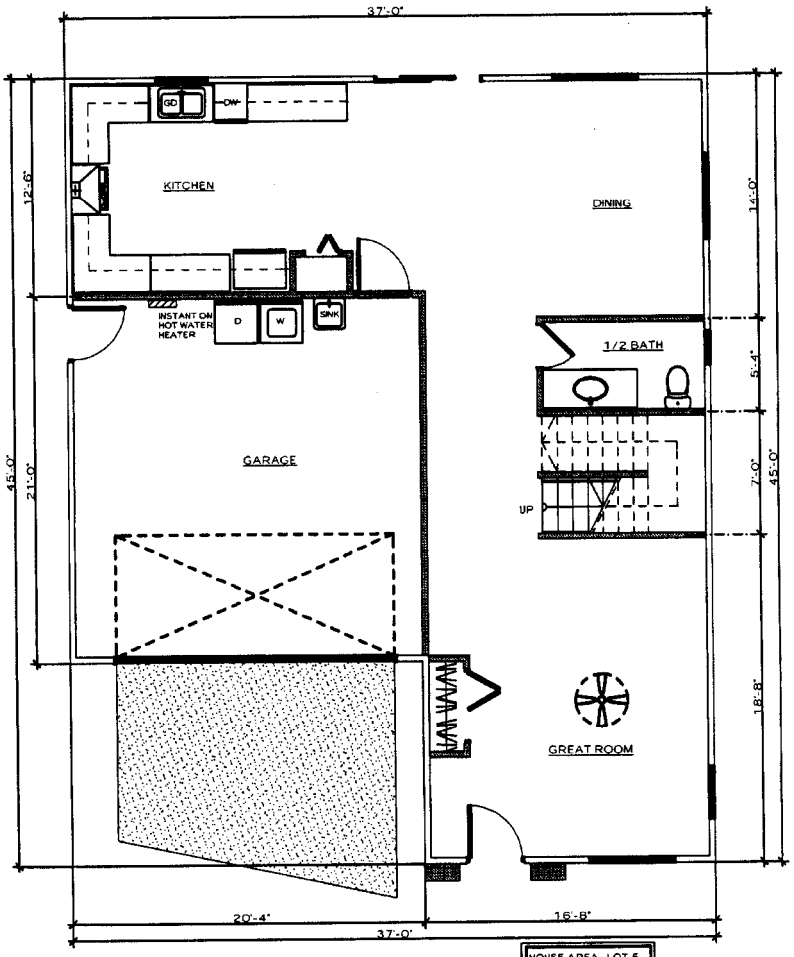
Attachment 12 - Lot 5: Front Elevations, Floor Plans




LOT 5 ELEVATION '2a'

LOT 5
1/8" = 1'-0"

IRIS/JULIESSE



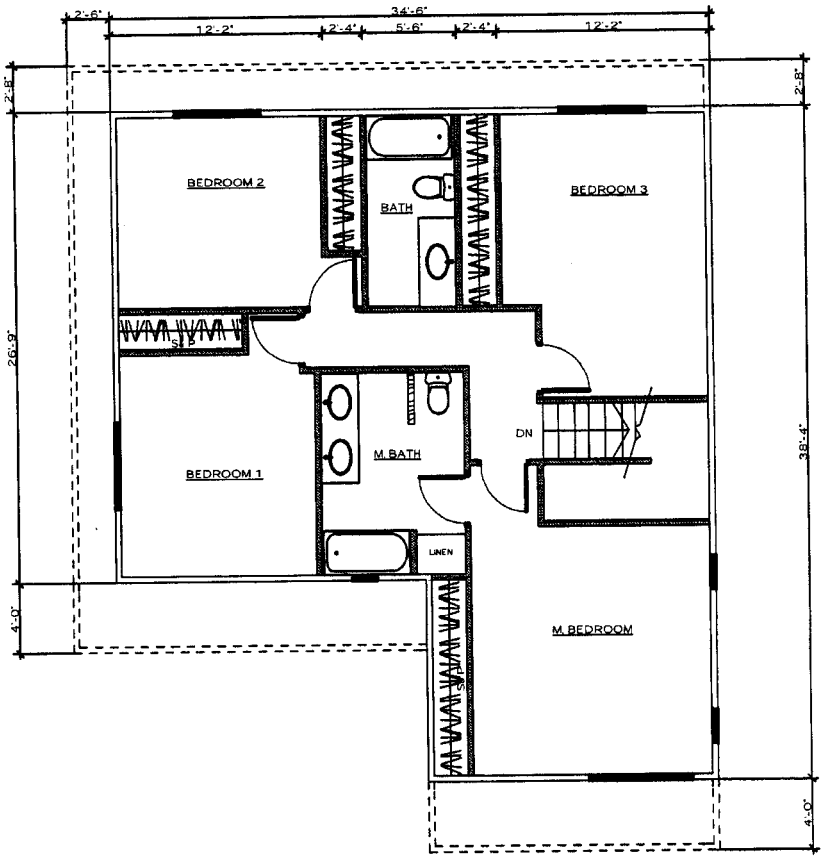

HOUSE AREA- LOT 5
FIRST FLOOR:
HABITABLE - 1,002 SQ.FT.
GARAGE - 427 SQ.FT.
SUB TOTAL- 1,429 SQ.FT.
UPPER FLOOR:
HABITABLE - 1,046 SQ.FT.
TOTAL - 2,475 SQ.FT.

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

LOT 5 - MODEL B ELEVATION 2a

LOT 5
1/8" = 1'-0"

IRIS/JULIESSE




UPPER FLOOR PLAN LOT 5

LOT 5
1/8" = 1'-0"

IRIS/JULIESSE

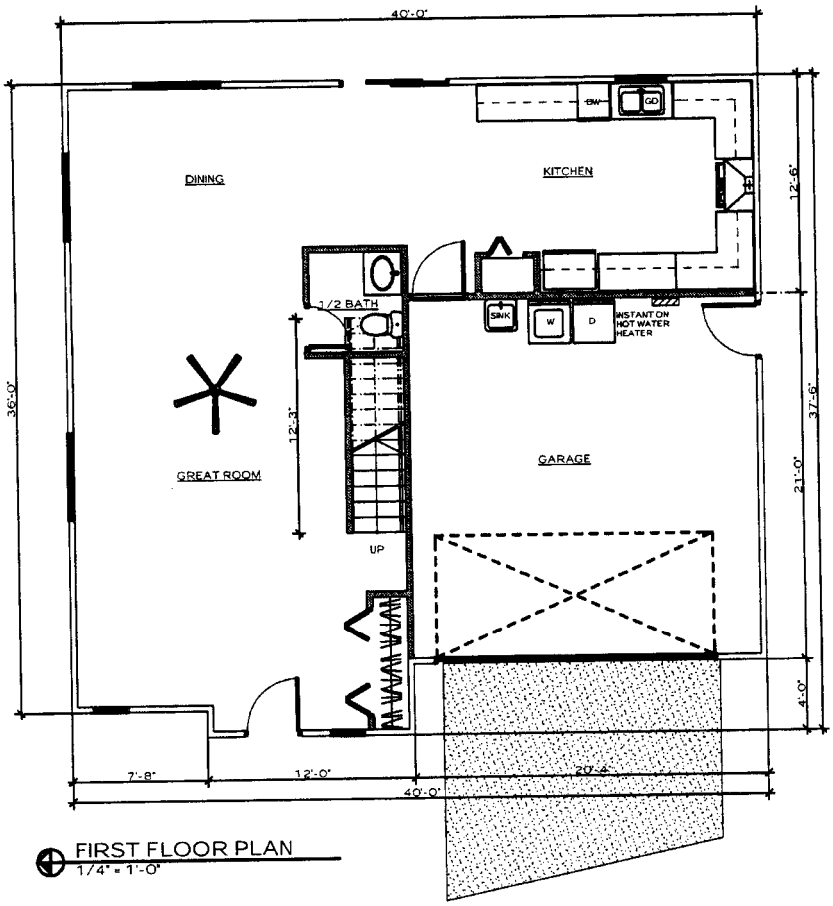
Attachment 13 - Lot 6: Front Elevations, Floor Plans

WEST ELEVATION

LOT 6

1/8" = 1'-0"

IRIS/JULIESSE



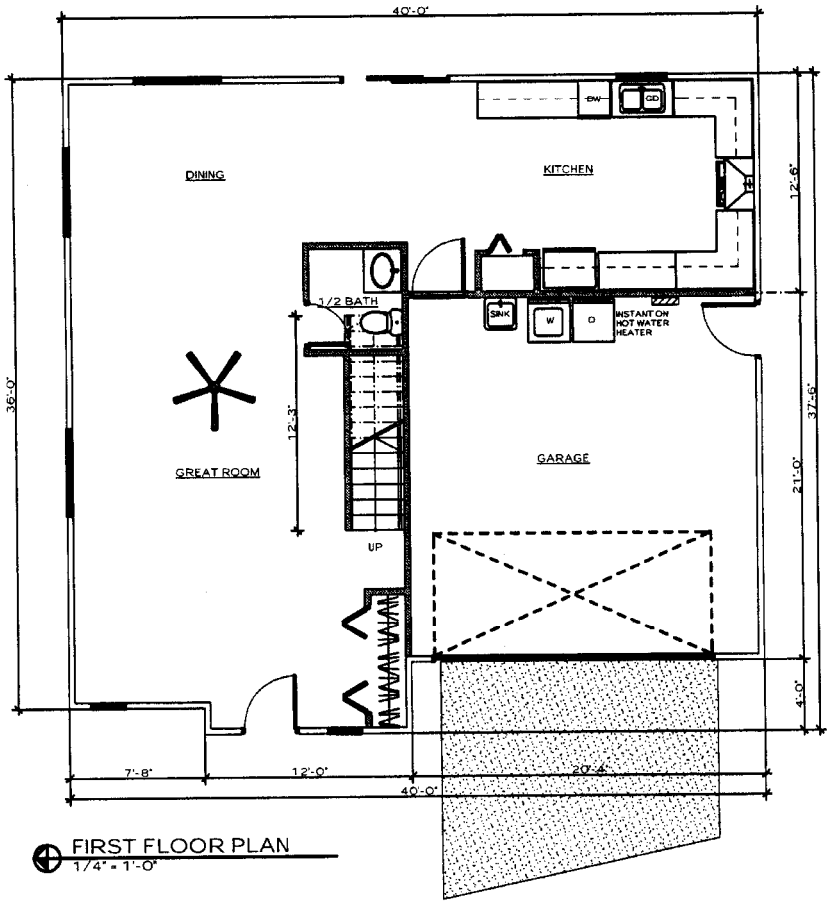

FIRST FLOOR PLAN
1/4" = 1'-0"

LOT 6 - MODEL B1 ELEVATION 3

| HOUSE AREA- LOT 6 |
|---|
| FIRST FLOOR: |
| HABITABLE - 980 SQ. FT |
| GARAGE - 422 SQ. FT |
| SUB TOTAL - 1,402 SQ. FT |
| UPPER FLOOR: |
| HABITABLE - 1,029 SQ. FT |
| TOTAL - 2,432 SQ. FT |

LOT 6
1/8" = 1'-0"

IRIS/JULIESSE



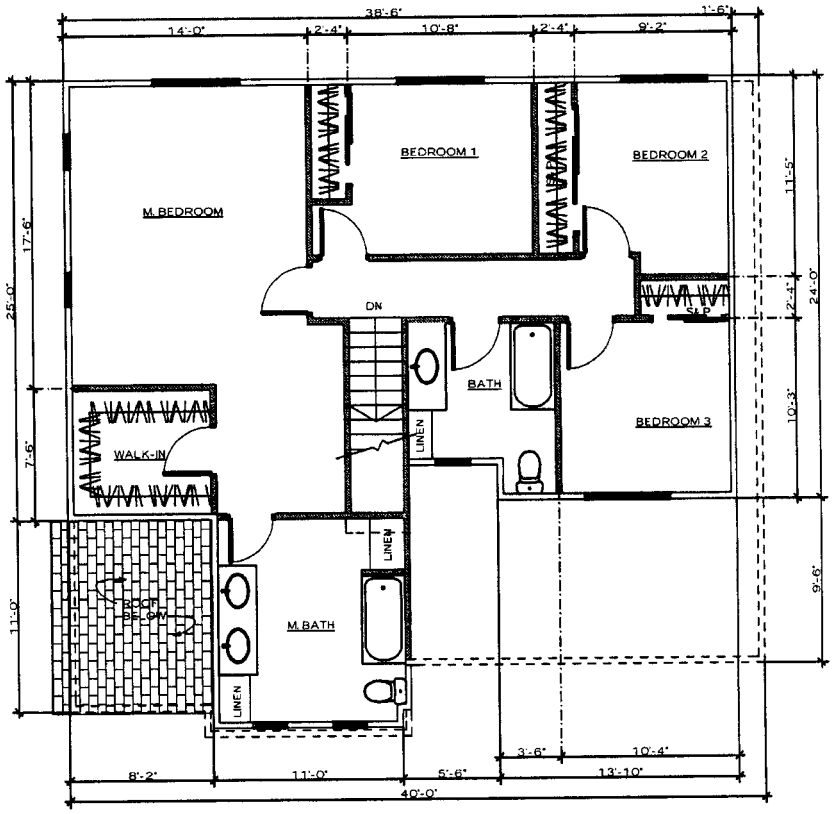

FIRST FLOOR PLAN
1/4" = 1'-0"

LOT 6 - MODEL B1 ELEVATION 3

HOUSE AREA- LOT 6
FIRST FLOOR
HABITABLE - 980 SQ.FT.
GARAGE - 422 SQ.FT.
SUB TOTAL - 1,402 SQ.FT.
UPPER FLOOR
HABITABLE - 1029 SQ.FT.
TOTAL - 2,432 SQ.FT.

LOT 6
1/8" = 1'-0"

IRIS/JULIESSE

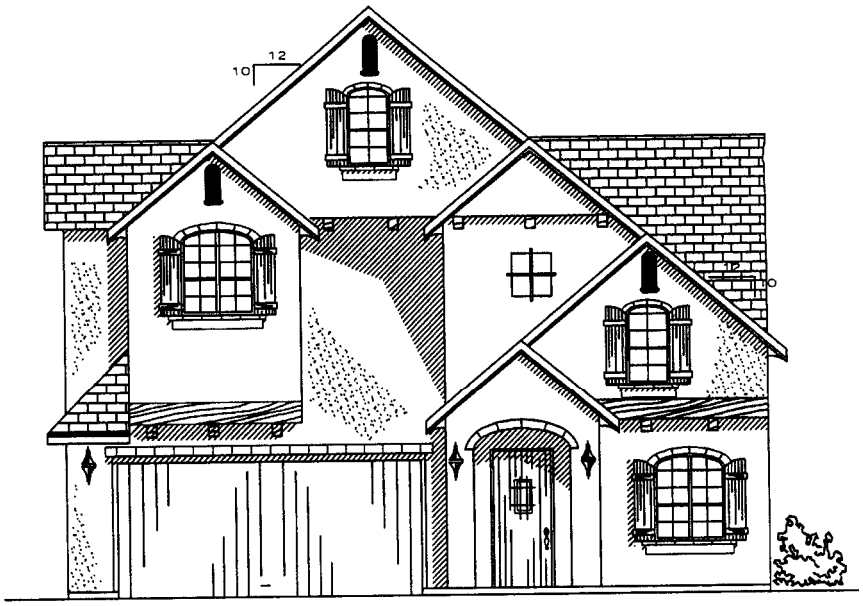



UPPER FLOOR PLAN LOT 6

LOT 6
1/8" = 1'-0"

IRIS/JULIESSE

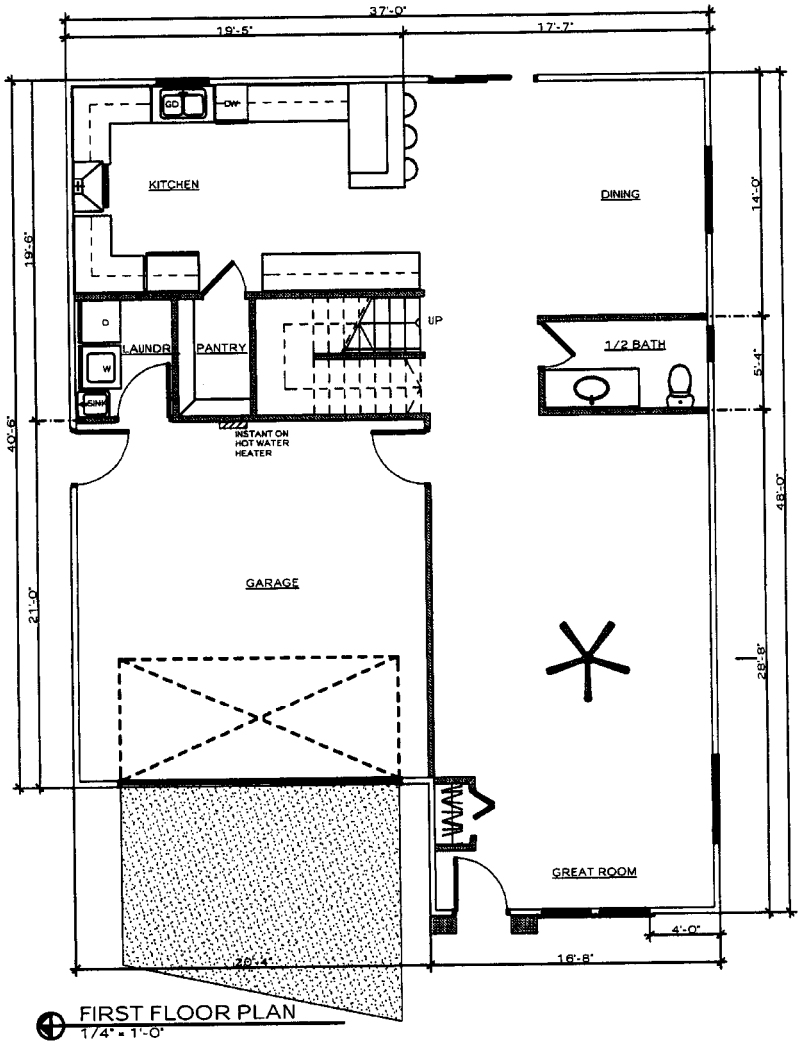
Attachment 14 - Lot 7: Front Elevations, Floor Plans




WEST ELEVATION

LOT 7
1/8" = 1'-0"

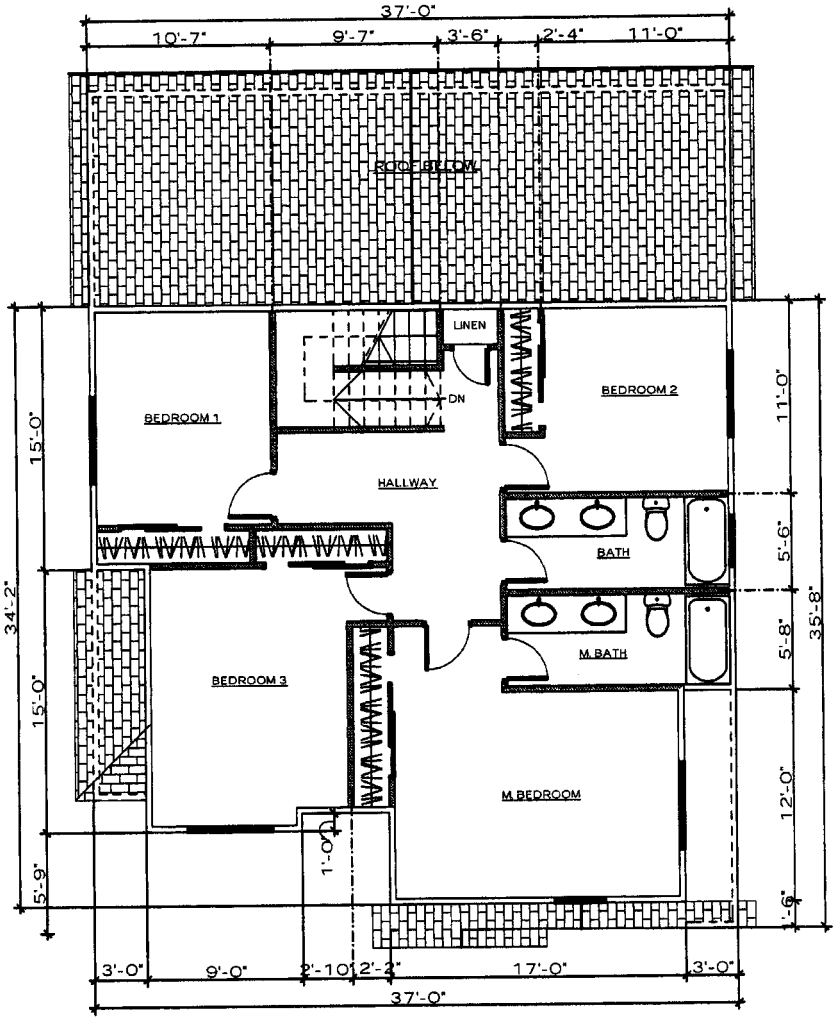
IRIS/JULIESSE




LOT 7 - MODEL B2 ELEVATION 1a

LOT 7
1/8" = 1'-0"

IRIS/JULIESSE




UPPER FLOOR PLAN LOT 7

LOT 7
1/8" = 1'-0"

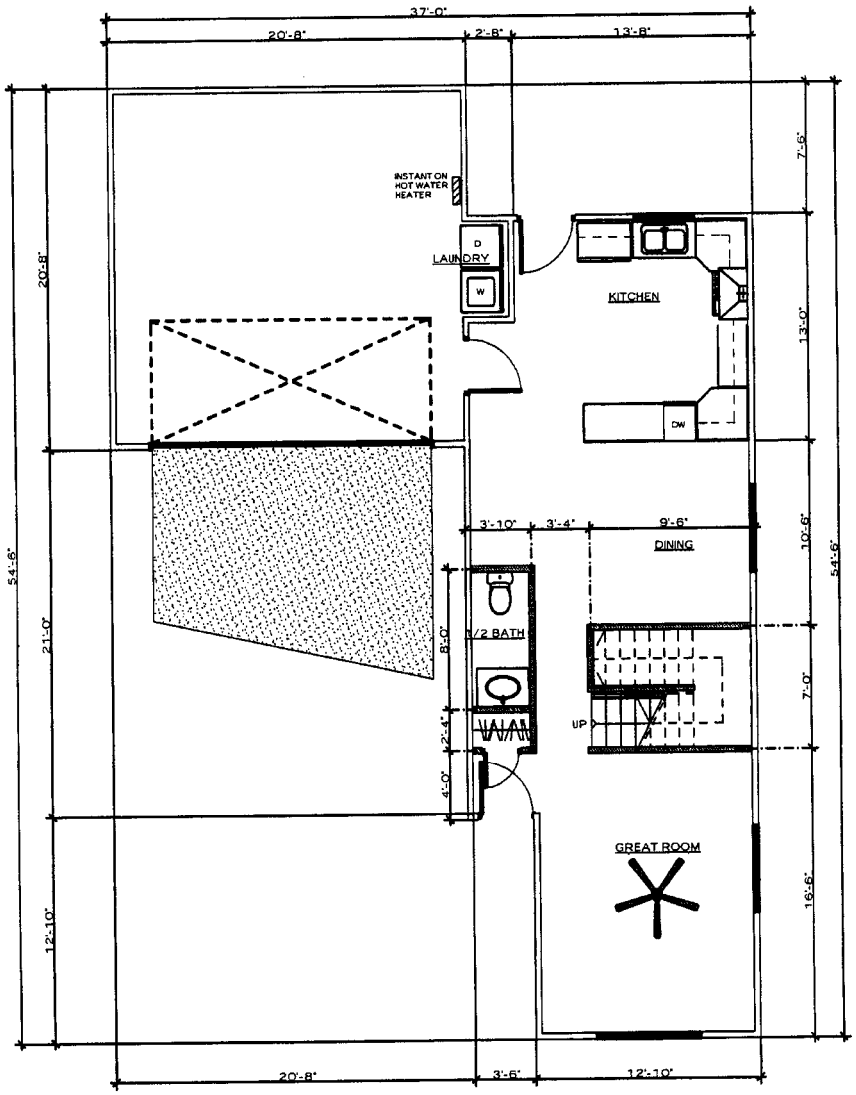
IRIS/JULIESSE

Attachment 15 - Lot 8: Front Elevations, Floor Plans

WEST ELEVATION

LOT 8
1/8" = 1'-0"

IRIS/JULIESSE




FIRST FLOOR PLAN

| HOUSE AREA- LOT 8 |
|---|
| FIRST FLOOR: |
| HABITABLE - 720 SQ.FT. |
| GARAGE - 435 SQ.FT. |
| SUB TOTAL - 1,155 SQ.FT. |
| UPPER FLOOR: 921 SQ.FT. |
| HABITABLE - 1,641 SQ.FT. |
| TOTAL - 2,076 SQ.FT. |

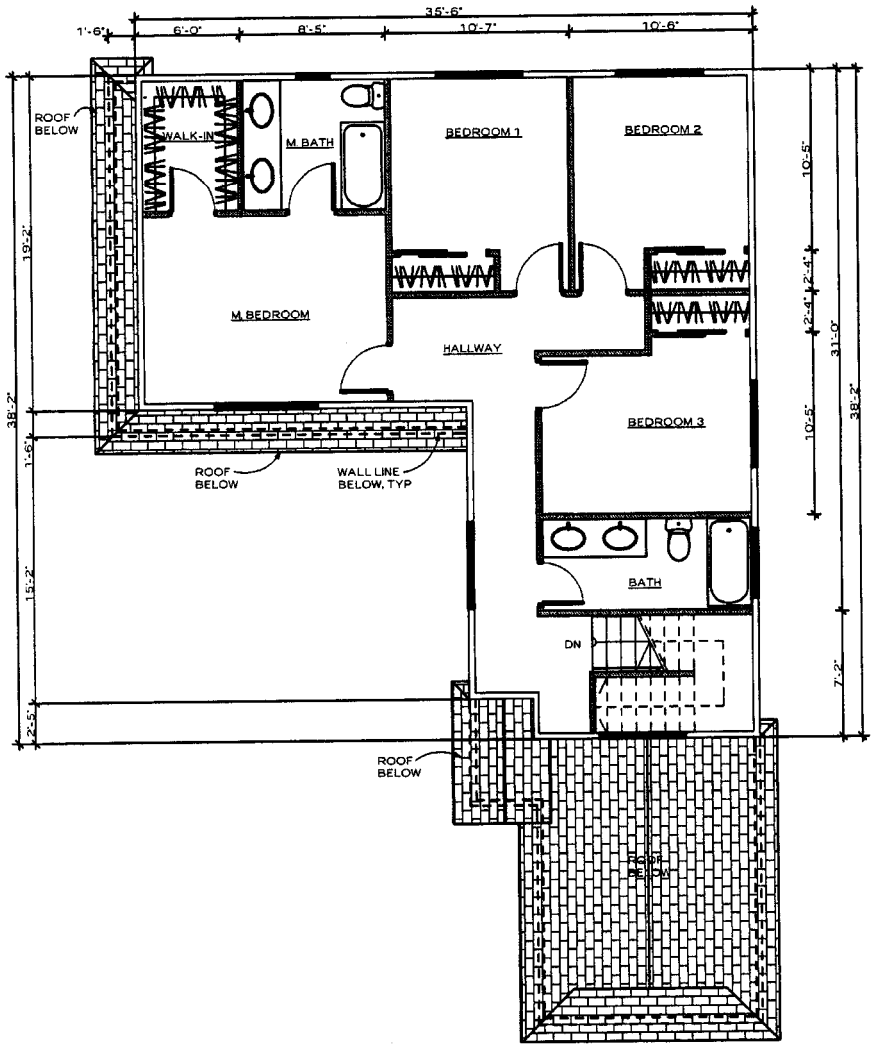
| HOUSE AREA- LOT 8 |
|---|
| HOUSE - 720 SQ.FT. |
| GARAGE - 435 SQ.FT. |
| TOTAL - 1,155 SQ.FT. |

LOT 8 - MODEL D ELEVATION 5

IRIS/JULIESSE

LOT 8

1/8" = 1'-0"

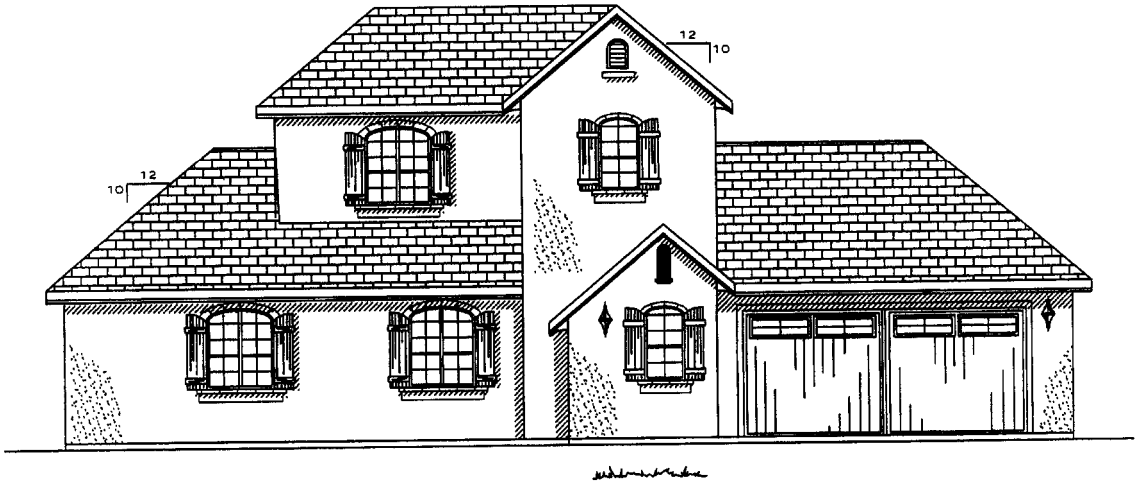



UPPER FLOOR PLAN LOT 8

LOT 8
1/8" = 1'-0"

IRIS/JULIESSE

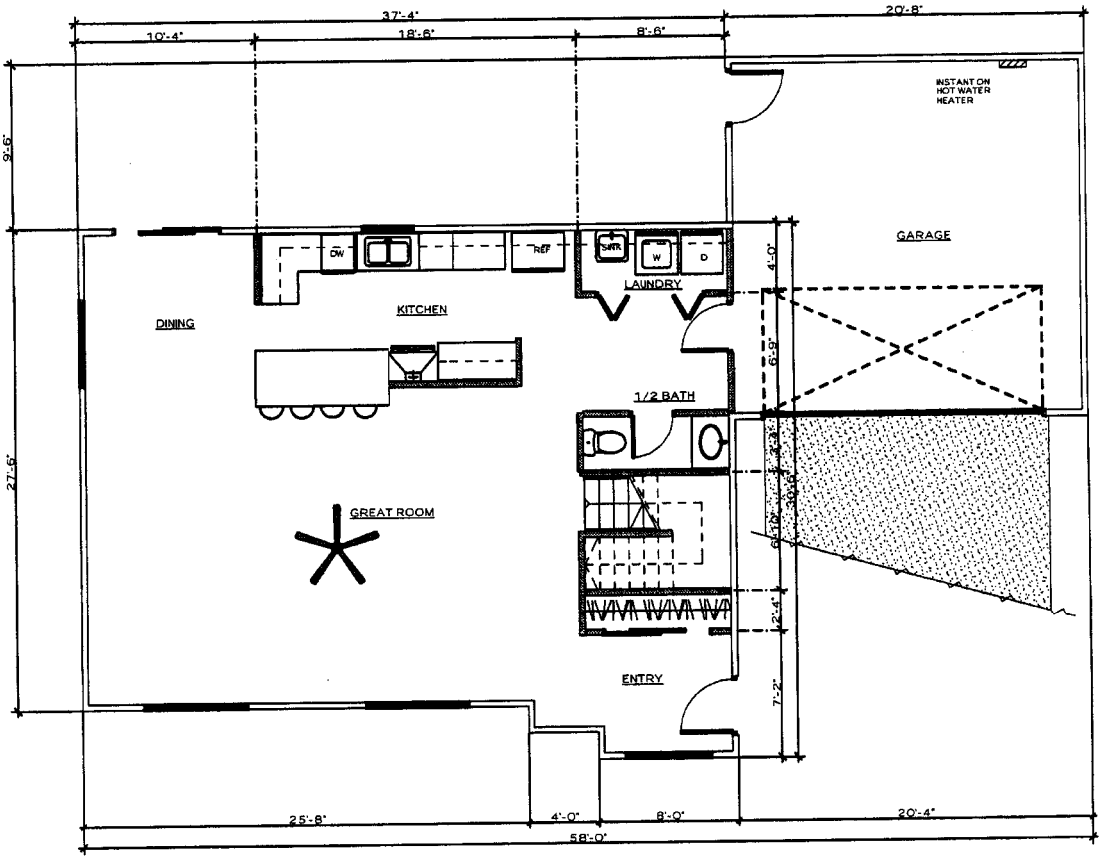
Attachment 16 - Lot 9: Front Elevations, Floor Plans




WEST ELEVATION

LOT 9
1/8" = 1'-0"

IRIS/JULIESSE




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

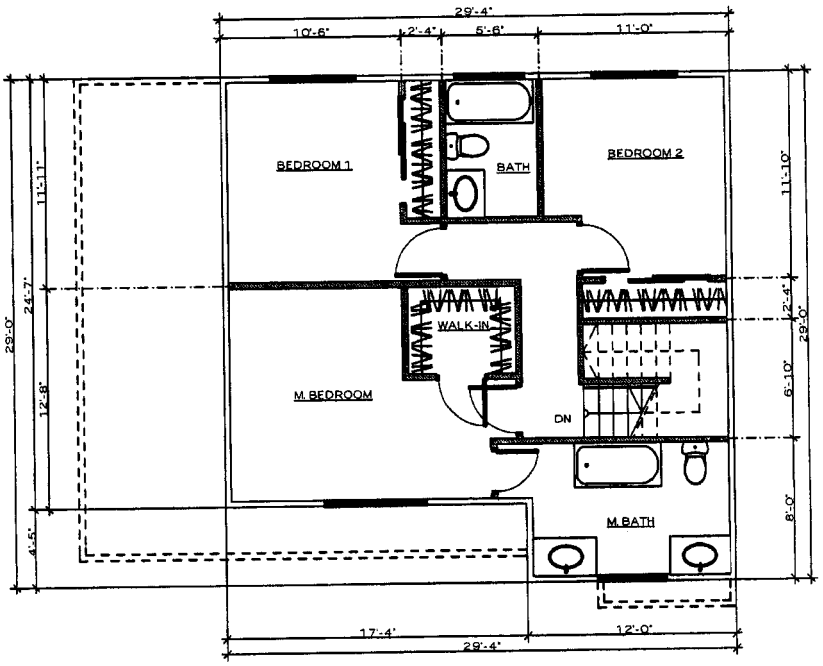
| HOUSE AREA- LOT 9 |
|---|
| FIRST FLOOR: |
| HABITABLE - 1,086 SQ. FT. |
| GARAGE - 427 SQ. FT. |
| SUB TOTAL - 1,493 SQ. FT. |
| UPPER FLOOR: |
| HABITABLE - 714 SQ. FT. |
| TOTAL - 2207 SQ. FT. |

| HOUSE AREA- LOT 9 |
|---|
| HOUSE - 952 SQ. FT. |
| GARAGE - 418 SQ. FT. |
| TOTAL - 1,370 SQ. FT. |

LOT 9- MODEL F ELEVATION 6

LOT 9
1/8" = 1'-0"

IRIS/JULIESSE




UPPER FLOOR PLAN

LOT 9
1/8" = 1'-0"

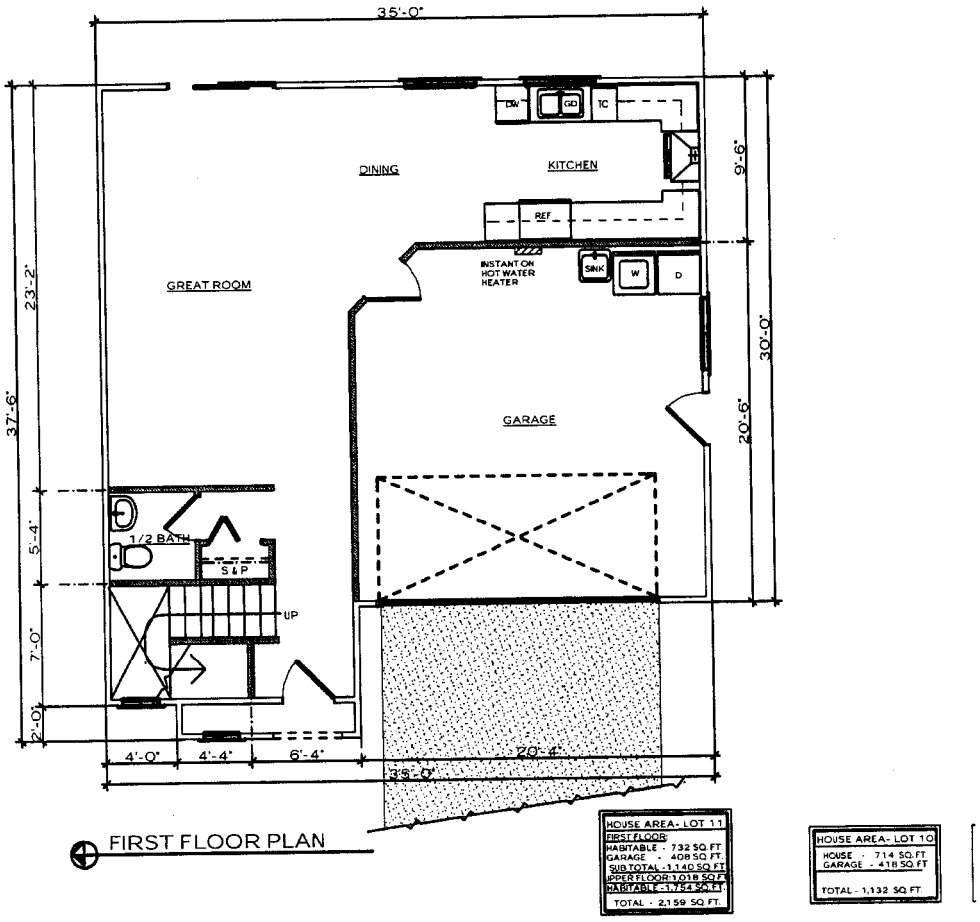
IRIS/JULIESSE

Attachment 17 - Lot 10: Front Elevations, Floor Plans

WEST ELEVATION

LOT 10
1/8" = 1'-0"

IRIS/JULIESSE



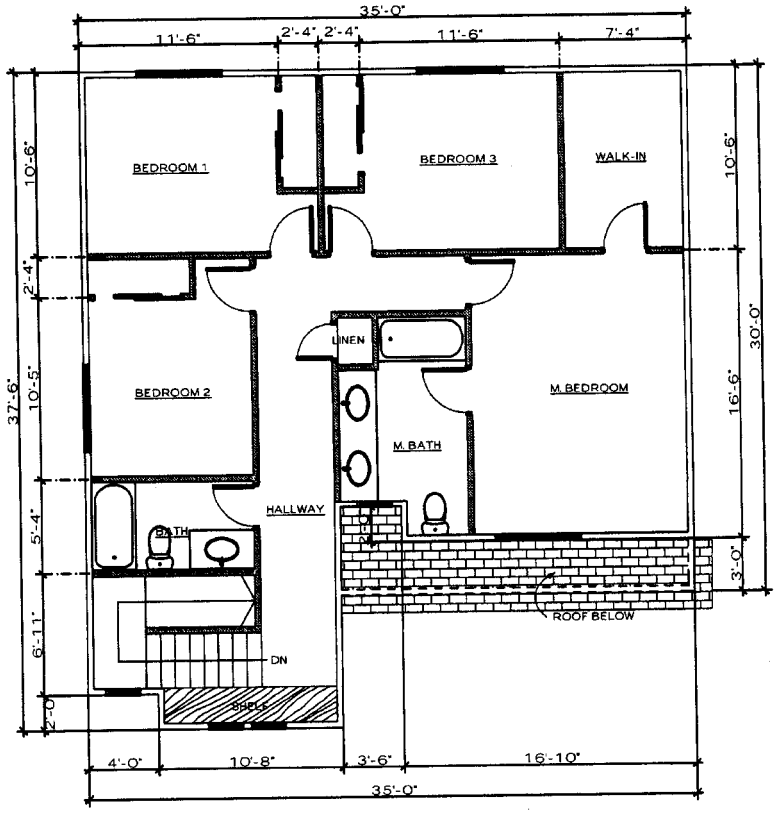

LOT 10 MODEL C ELEVATION 3b

LOT 10- MODEL C ELEVATION 3

LOT 10

1/8" = 1'-0"

IRIS/JULIESSE




UPPER FLOOR PLAN

LOT 10

1/8" = 1'-0"

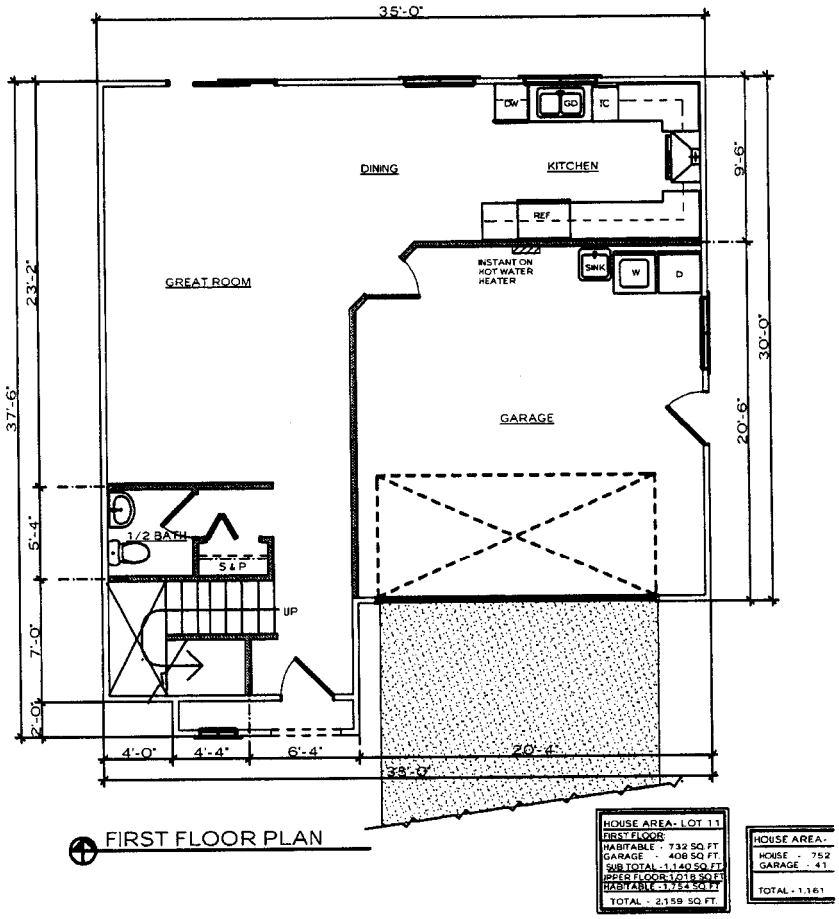
IRIS/JULIESSE

Attachment 18 - Lot 11: Front Elevations, Floor Plans

SOUTH ELEVATION

LOT 11
1/8" = 1'-0"

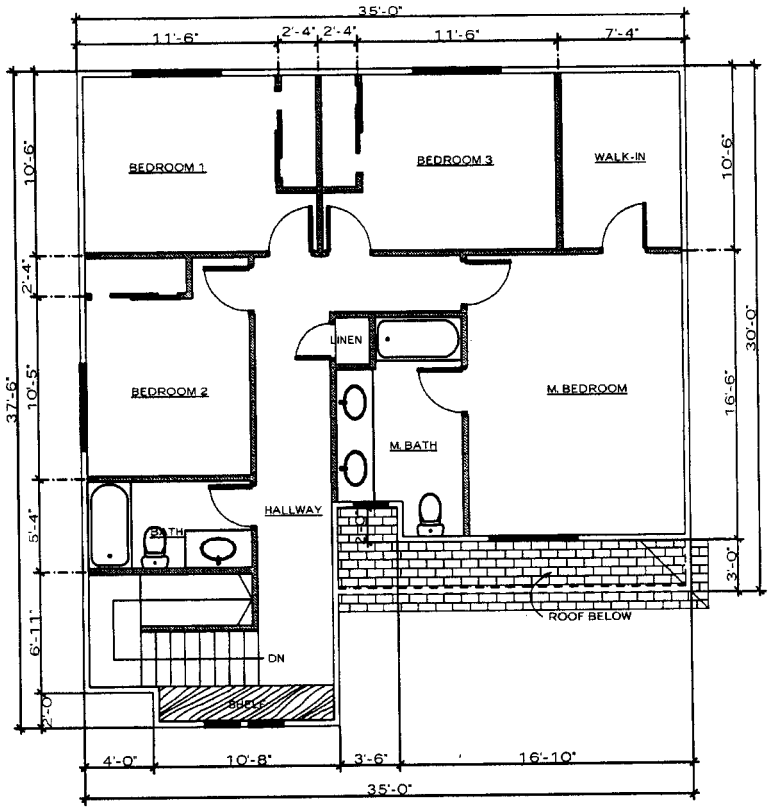
IRIS/JULIESSE




LOT 11 - MODEL C ELEVATION 4

LOT 11
1/8" = 1'-0"

IRIS/JULIESSE



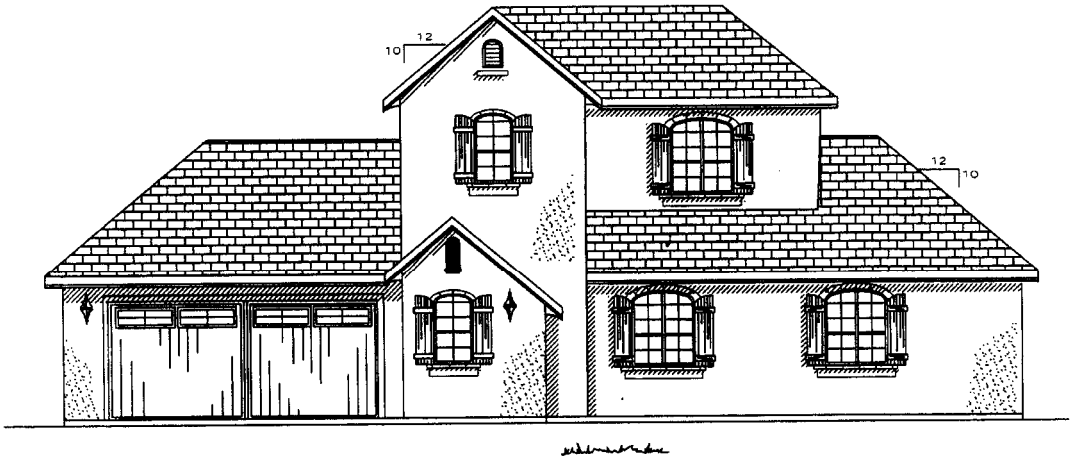

UPPER FLOOR PLAN

LOT 11

1/8" = 1'-0"

IRIS/JULIESSE

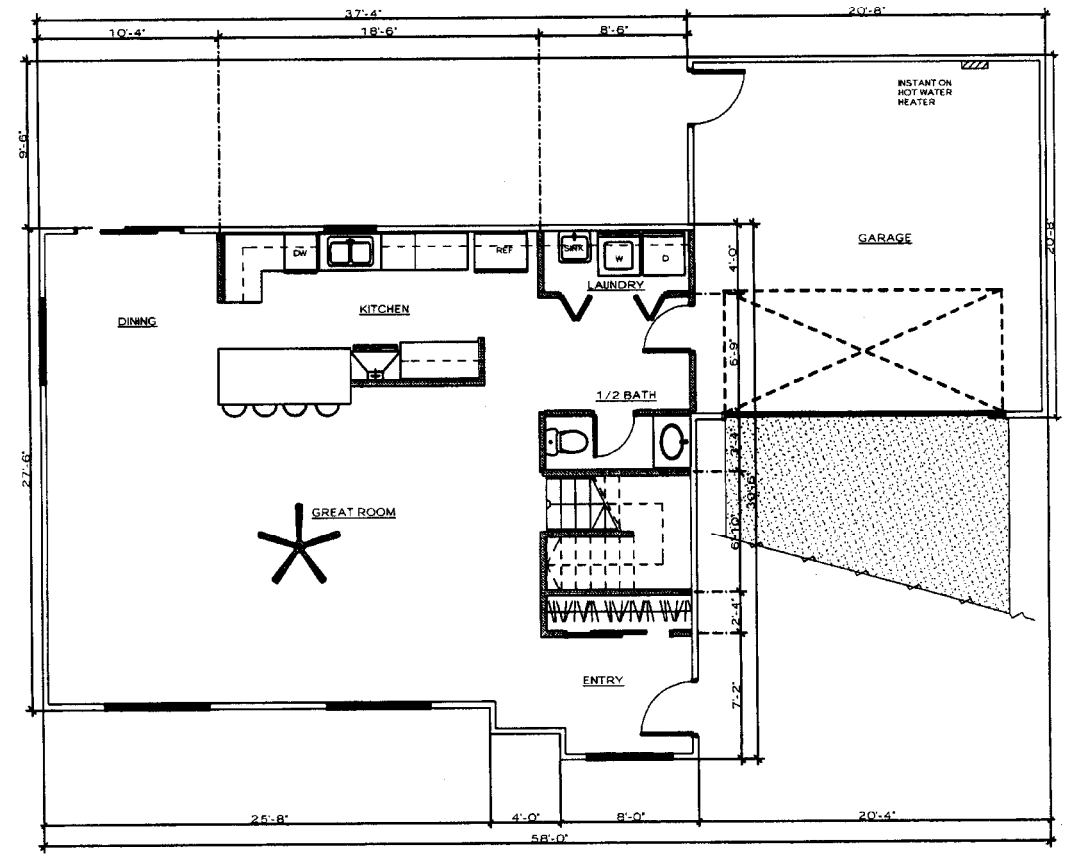
Attachment 19 - Lot 12: Front Elevations, Floor Plans




EAST ELEVATION

LOT 12
1/8" = 1'-0"

IRIS/JULIESSE




FIRST FLOOR PLAN

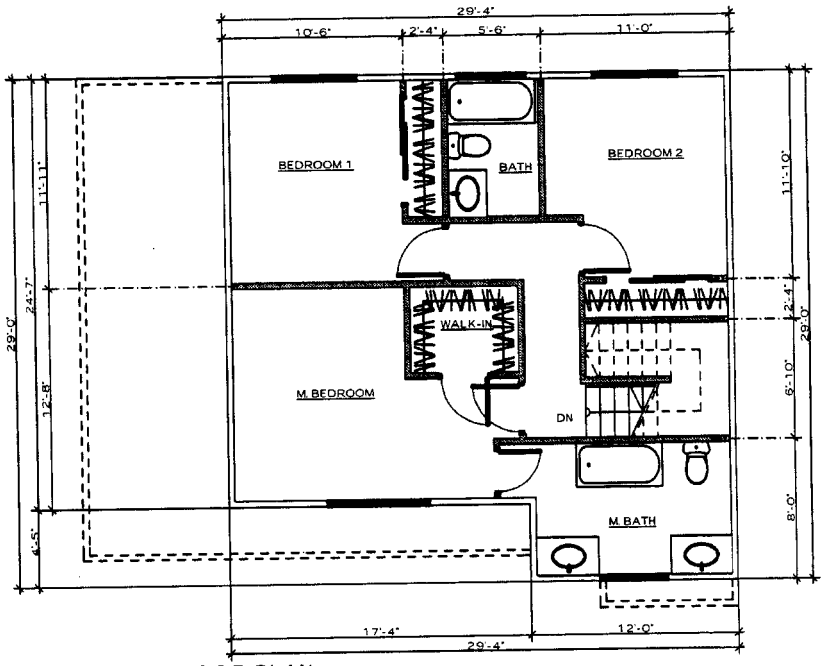
| HOUSE AREA - LOT 12 |
|---|
| FIRST FLOOR: |
| HABITABLE - 1,066 SQ.FT. |
| GARAGE - 427 SQ.FT. |
| SUB TOTAL - 1,493 SQ.FT. |
| SECOND FLOOR: |
| HABITABLE - 714 SQ.FT. |
| TOTAL - 2,207 SQ.FT. |

LOT 12 - MODEL F ELEVATION 6

LOT 12

1/8" = 1'-0"

IRIS/JULIESSE



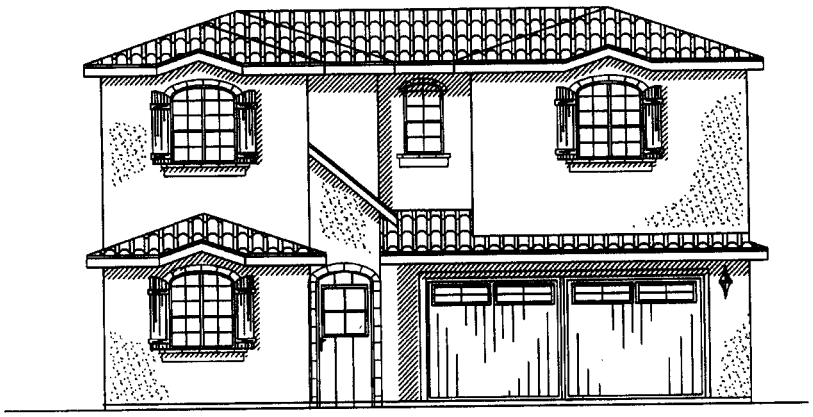

UPPER FLOOR PLAN

LOT 12

1/8" = 1'-0"

IRIS/JULIESSE

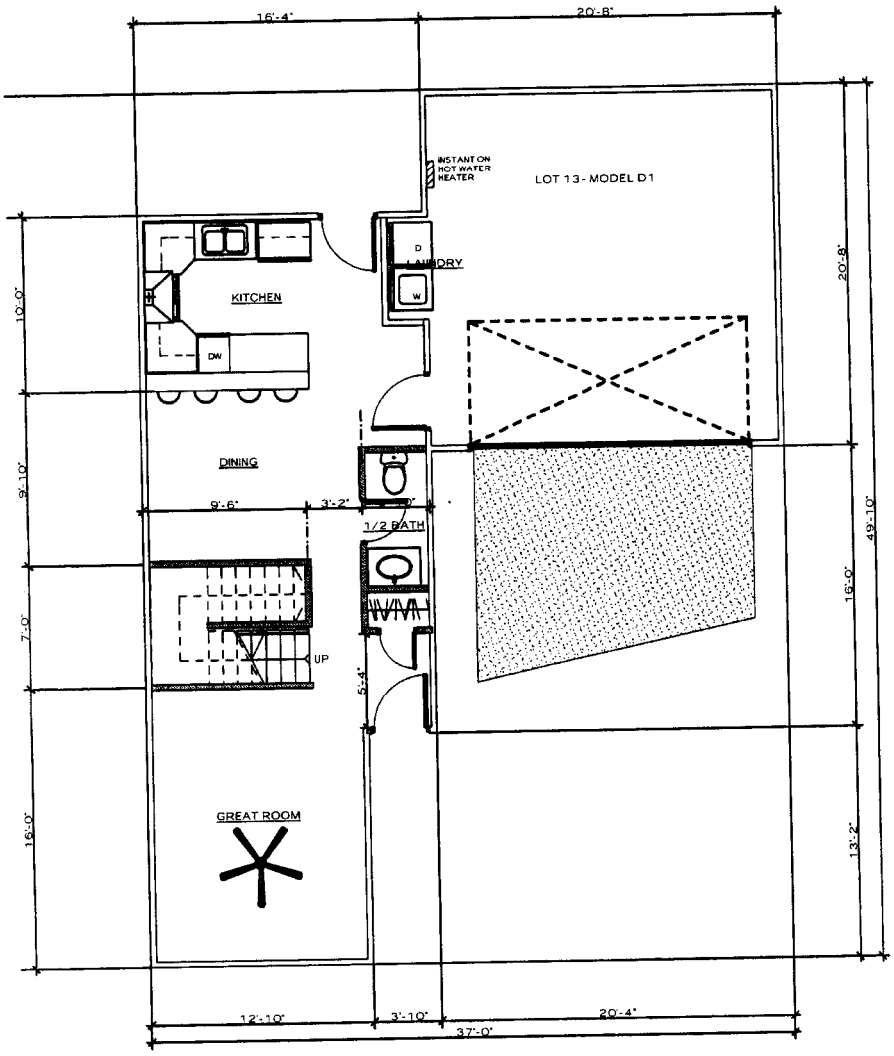
Attachment 20 - Lot 13: Front Elevations, Floor Plans



EAST ELEVATION

LOT 13
1/8" = 1'-0"

IRIS/JULIESSE




FIRST FLOOR PLAN

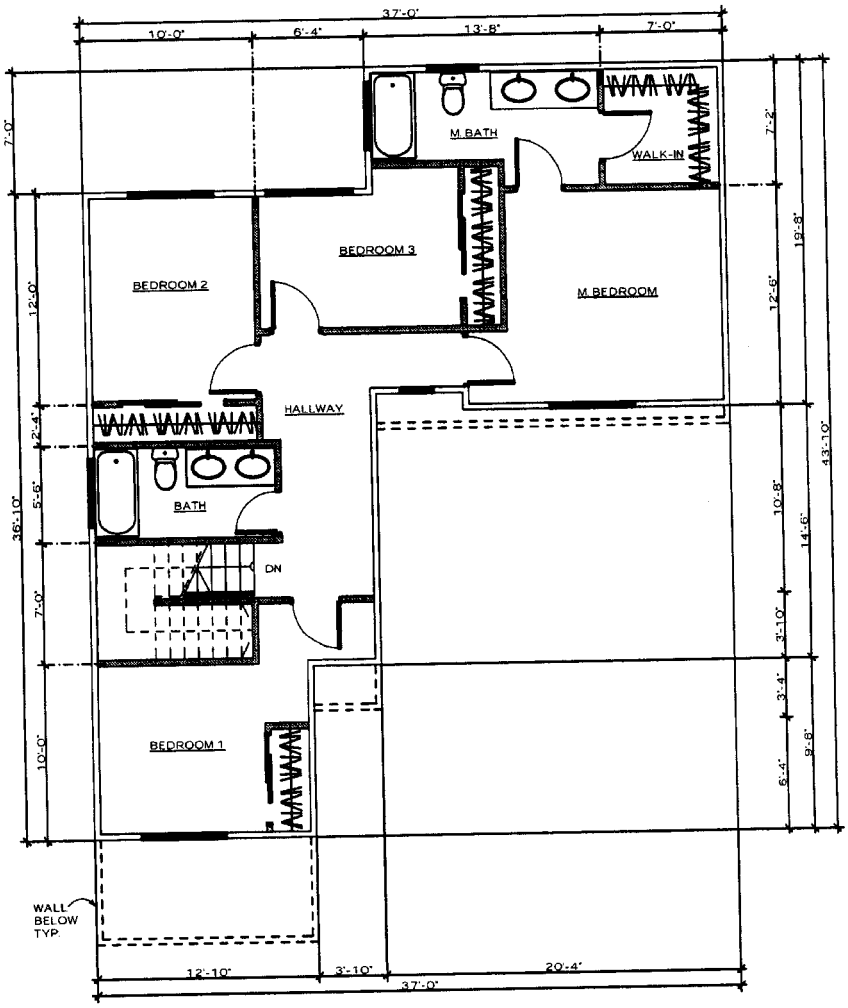
HOUSE AREA- LOT 13
FIRST FLOOR:
HABITABLE - 663 SQ FT
GARAGE - 422 SQ FT
SUB TOTAL - 1,085 SQ FT
UPPER FLOOR:
HABITABLE - 907.5Q FT
TOTAL - 1,993 SQ FT

HOUSE AREA- LOT 13
HOUSE - 663 SQ FT
GARAGE - 422 SQ FT
TOTAL - 1,085 SQ FT

LOT 13- MODEL D1 ELEVATION 7

IRIS/JULIESSE

LOT 13
1/8" = 1'-0"



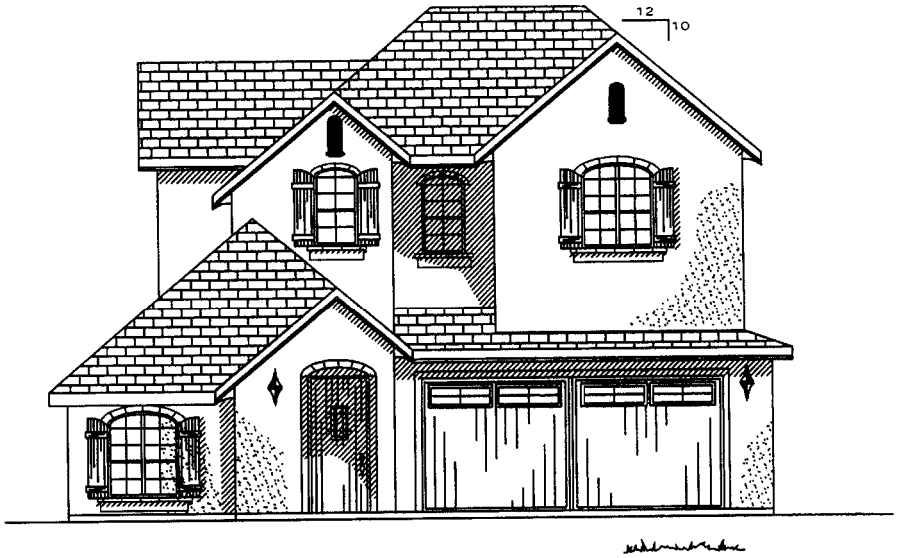

UPPER FLOOR PLAN

IRIS/JULIESSE

LOT 13

1/8" = 1'-0"

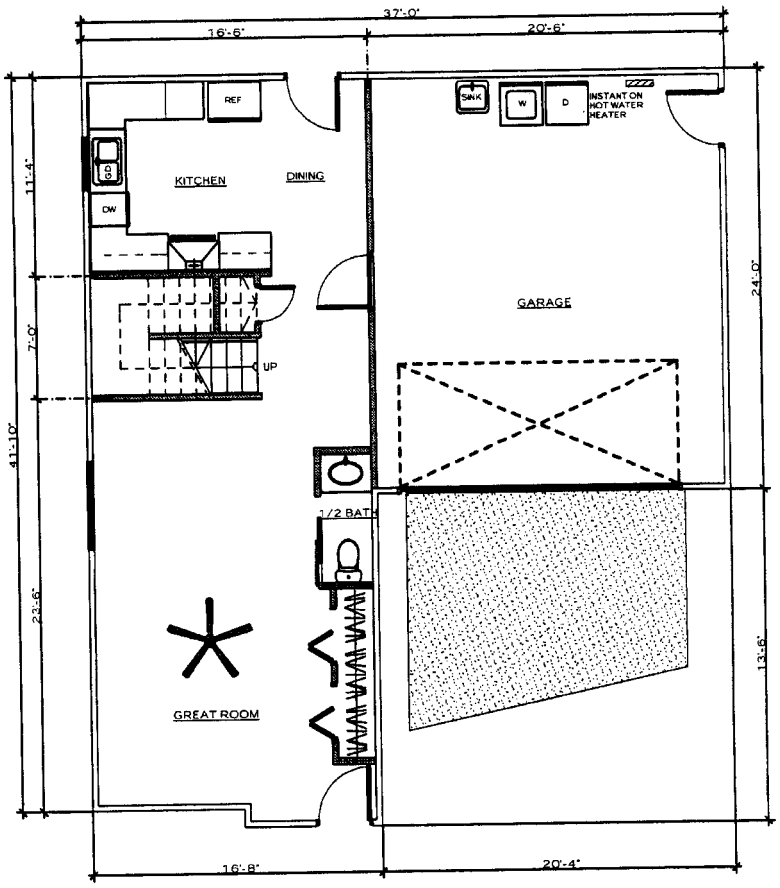
Attachment 21 - Lot 14: Front Elevations, Floor Plans




EAST ELEVATION

LOT 14
1/8" = 1'-0"

IRIS/JULIESSE



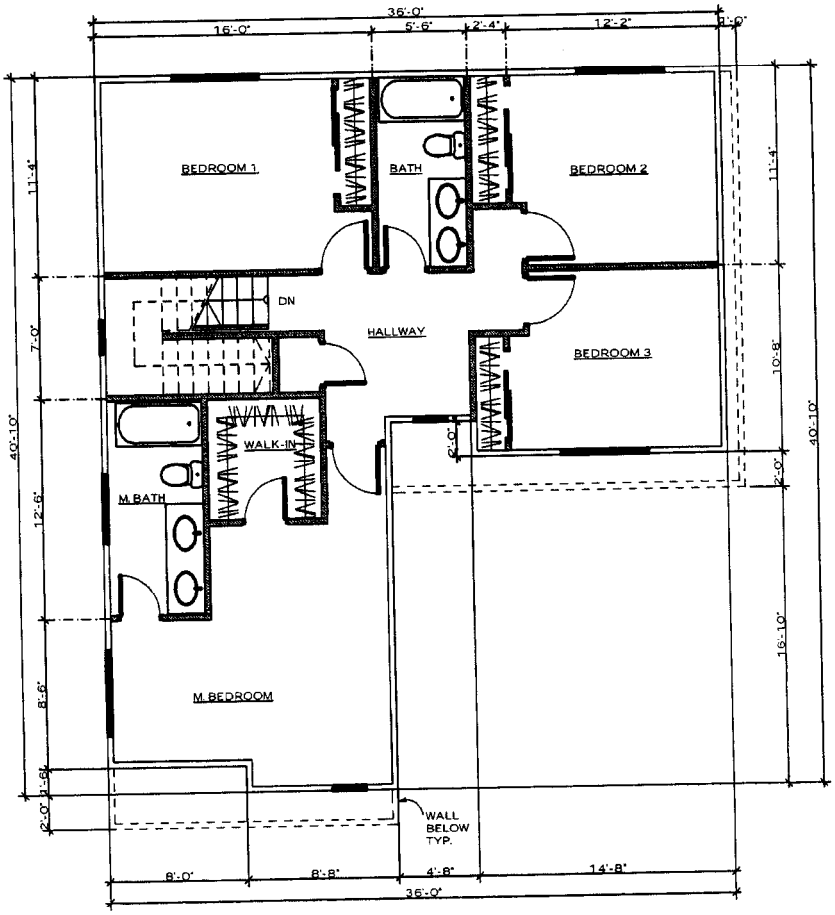

FIRST FLOOR PLAN

HOUSE AREA- LOT 14
FIRST FLOOR:
HABITABLE - 705 SQ.FT.
GARAGE - 488 SQ.FT.
SUB TOTAL - 1,193 SQ.FT.
UPPER FLOOR:
HABITABLE - 1,010 SQ.FT.
TOTAL - 2,203 SQ.FT.

LOT 14 - MODEL B3 ELEVATION 4b

IRIS/JULIESSE

LOT 14
1/8" = 1'-0"



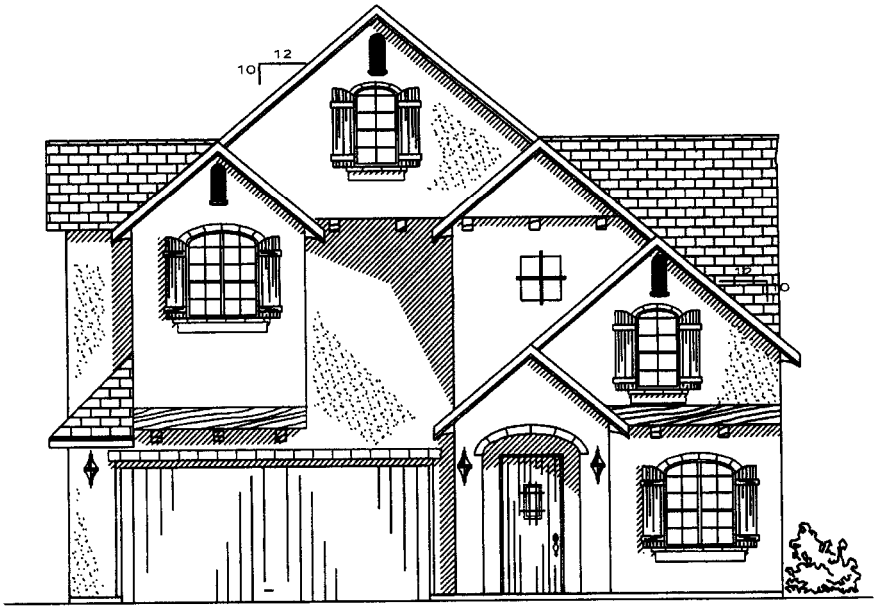

UPPER FLOOR PLAN

IRIS/JULIESSE

LOT 14

1/8" = 1'-0"

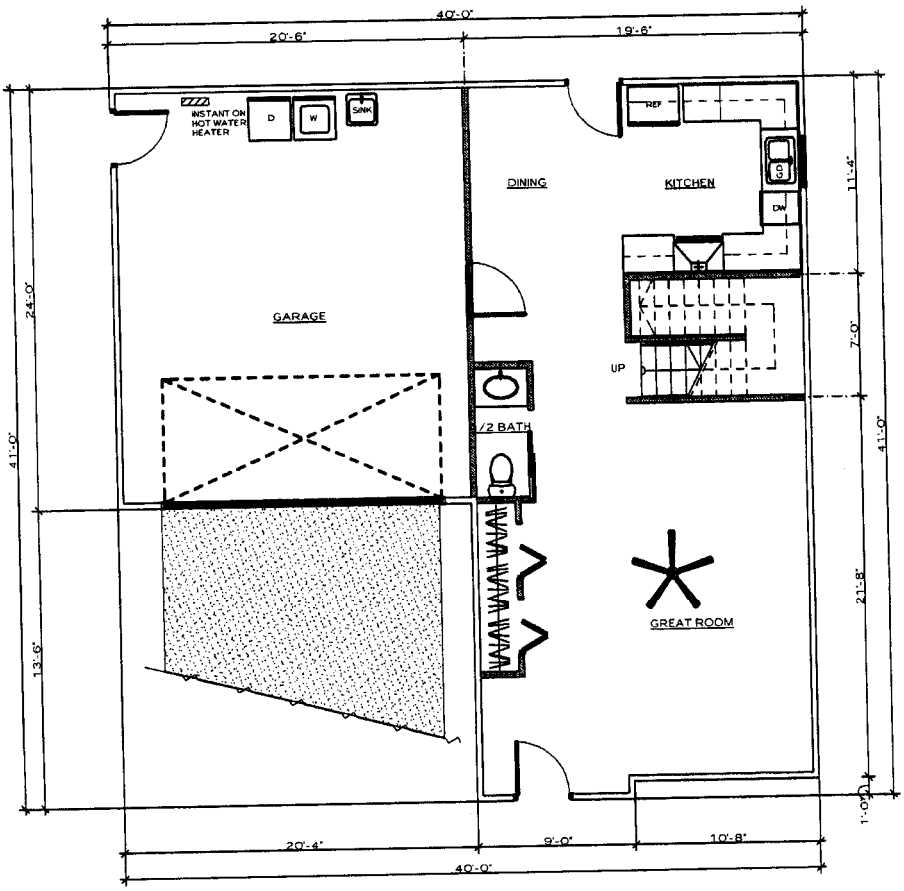
Attachment 22 - Lot 15: Front Elevations, Floor Plans




EAST ELEVATION

LOT 15
1/8" = 1'-0"

IRIS/JULIESSE




FIRST FLOOR PLAN

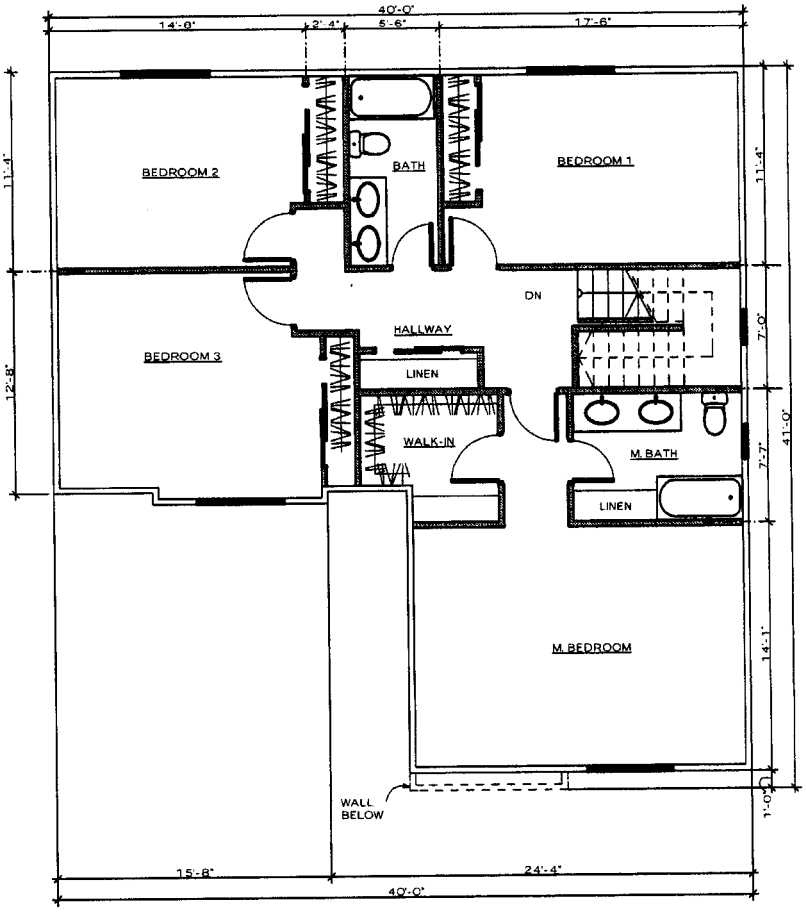
| HOUSE AREA - LOT 6 |
|---|
| FIRST FLOOR: |
| HABITABLE - 980 SQ. FT. |
| GARAGE - 422 SQ. FT. |
| SUB TOTAL - 1,402 SQ. FT. |
| UPPER FLOOR: |
| HABITABLE - 1,029 SQ. FT. |
| TOTAL - 2,432 SQ. FT. |

LOT 15 - MODEL B3 ELEVATION 1

IRIS/JULIESSE

LOT 15

1/8" = 1'-0"




UPPER FLOOR PLAN

IRIS/JULIESSE

LOT 15

1/8" = 1'-0"

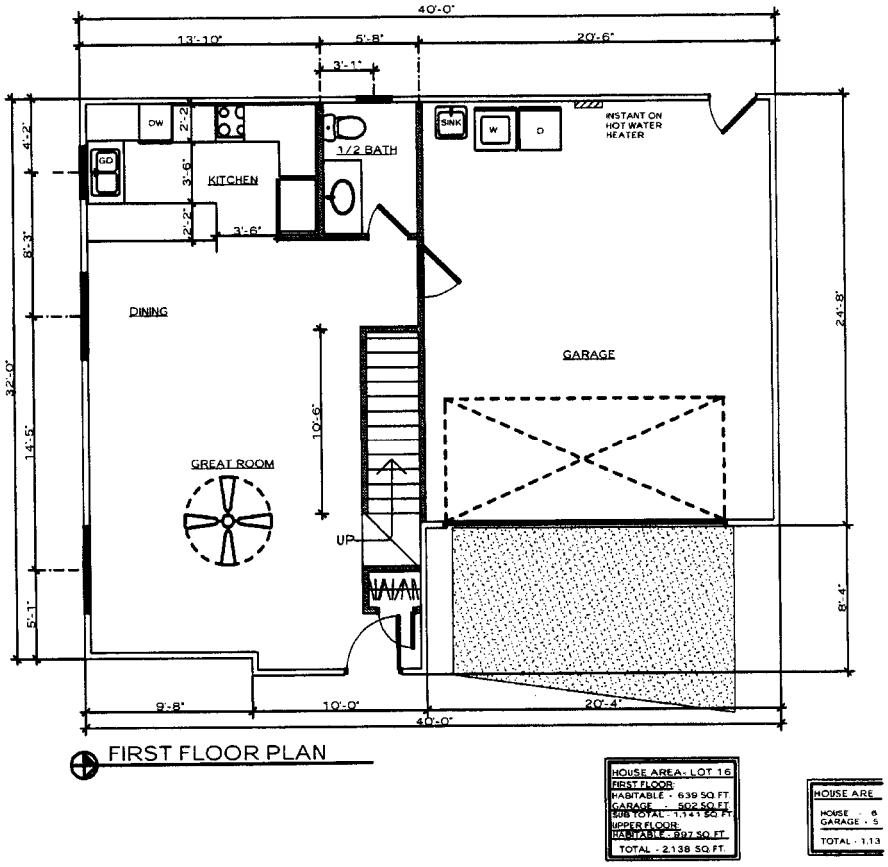
Attachment 23 - Lot 16: Front Elevations, Floor Plans

EAST ELEVATION

IRIS/JULIESSE

LOT 16

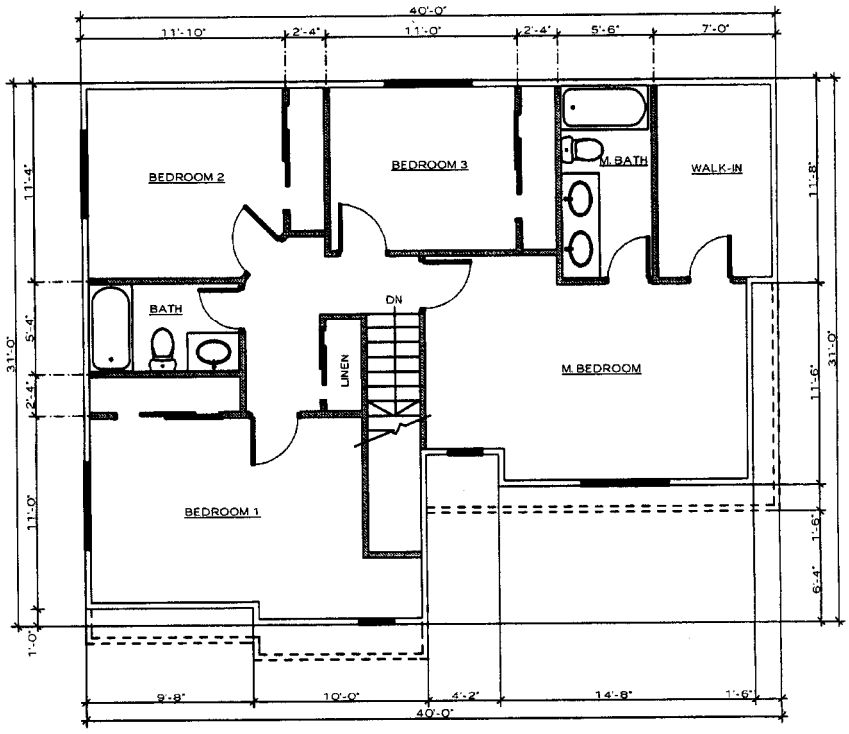
1/8" = 1'-0"




LOT 16 - MODEL A ELEVATION 4

LOT 16
1/8" = 1'-0"

IRIS/JULIESSE

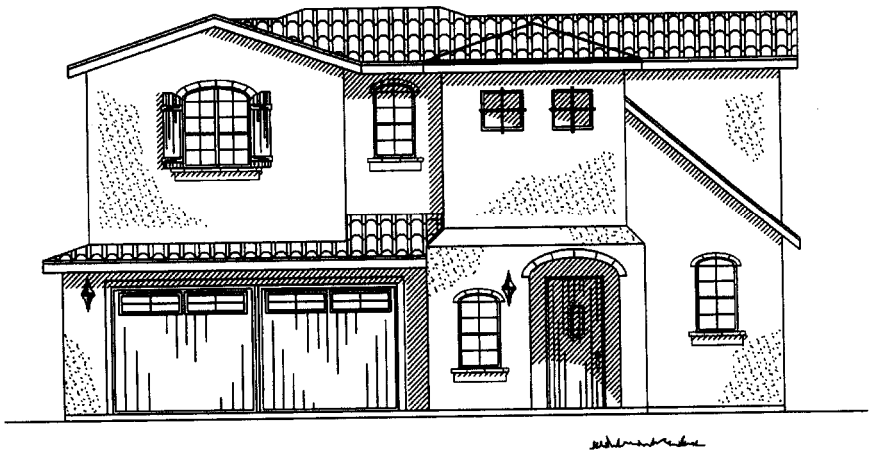



UPPER FLOOR PLAN

LOT 16
1/8" = 1'-0"

IRIS/JULIESSE

Attachment 24 - Lot 17: Front Elevations, Floor Plans

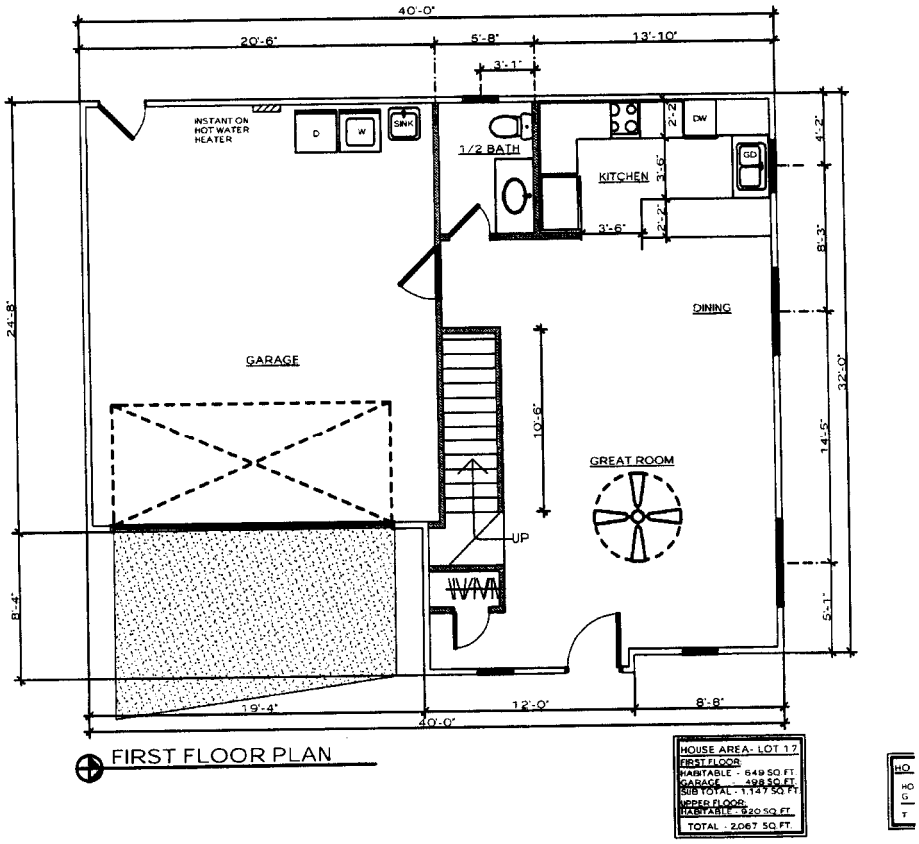


EAST ELEVATION

IRIS/JULIESSE

LOT 17

1/8" = 1'-0"



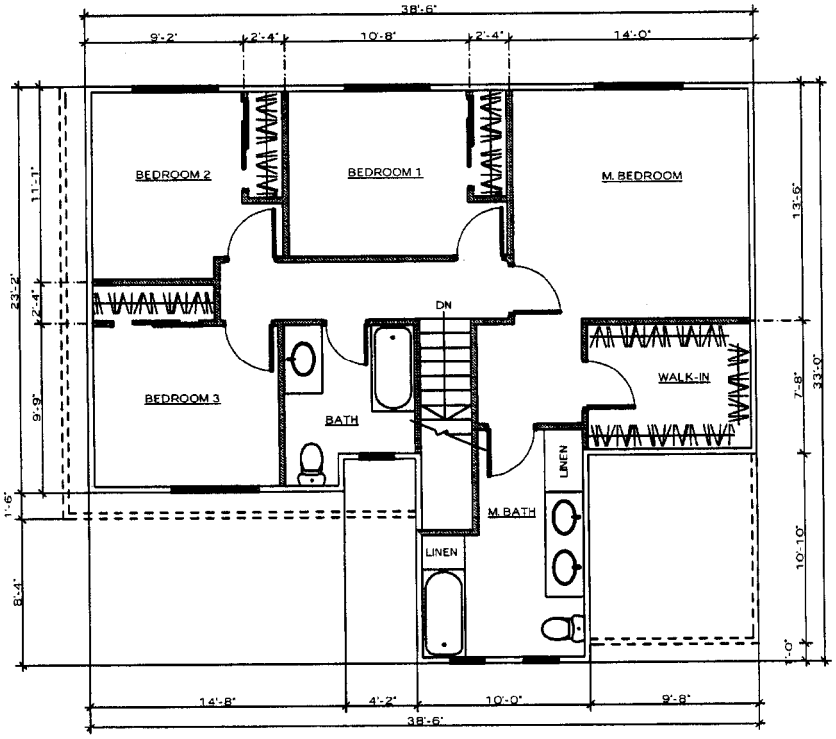

FIRST FLOOR PLAN

LOT 17 - MODEL A ELEVATION 3

IRIS/JULIESSE

LOT 17

1/8" = 1'-0"




UPPER FLOOR PLAN

LOT 17

1/8" = 1'-0"

IRIS/JULIESSE

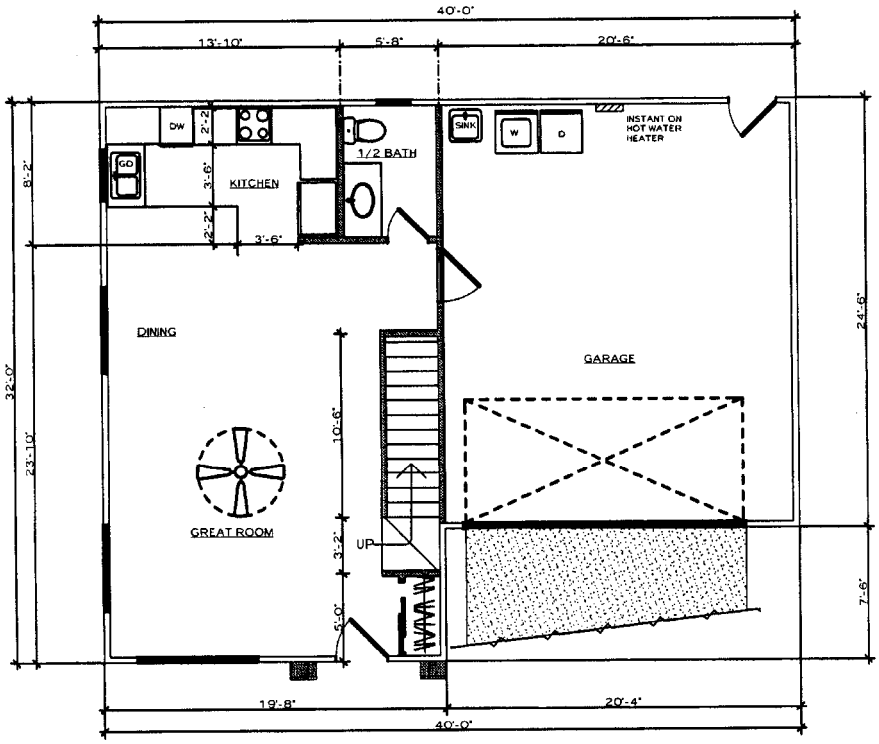
Attachment 25 - Lot 18: Front Elevations, Floor Plans

EAST ELEVATION

LOT 18

1/8" = 1'-0"

IRIS/JULIESSE




FIRST FLOOR PLAN

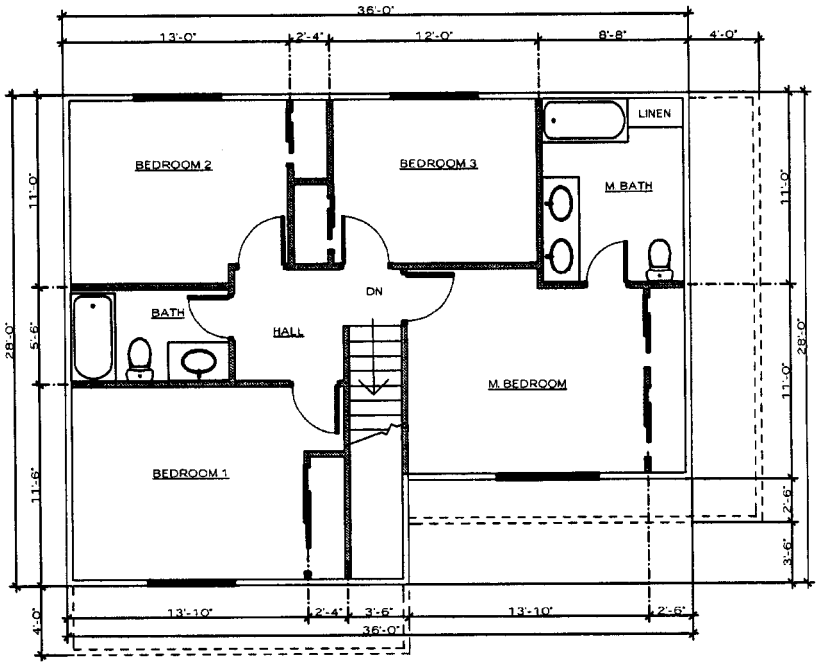
HOUSE AREA- LOT 18
FIRST FLOOR:
HABITABLE - 629 SQ FT
GARAGE - 498 SQ FT
SUB TOTAL - 1,127 SQ FT
UPPER FLOOR:
HABITABLE - 859 SQ FT
TOTAL - 1,986 SQ FT

HOUSE AREA- L
HOUSE - 629
GARAGE - 498
TOTAL - 1,127 S

LOT 18 - MODEL A ELEVATION 2

IRIS/JULIESSE

LOT 18
1/8" = 1'-0"




UPPER FLOOR PLAN

LOT 18

1/8" = 1'-0"

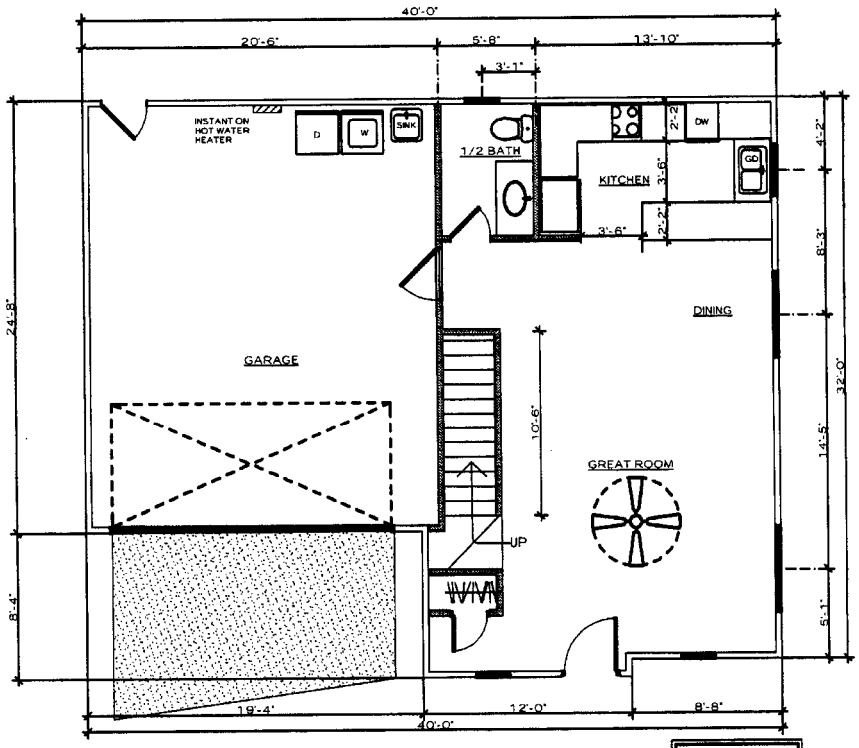
IRIS/JULIESSE

Attachment 26 - Lot 19: Front Elevations, Floor Plans

EAST ELEVATION

LOT 19
1/8" = 1'-0"

IRIS/JULIESSE




FIRST FLOOR PLAN

| HOUSE AREA- LOT 19 |
|---|
| FIRST FLOOR: |
| HABITABLE - 649 SQ. FT. |
| GARAGE - 498 SQ. FT. |
| SUB TOTAL - 1,147 SQ. FT. |
| UPPER FLOOR: |
| HABITABLE - 920 SQ. FT. |
| TOTAL - 2,067 SQ. FT. |

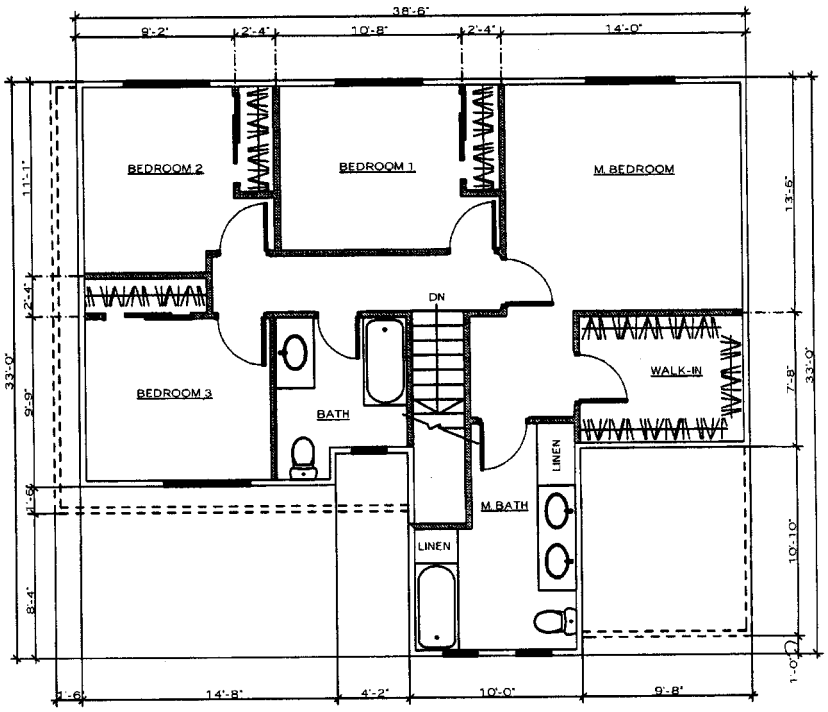
LOT 19 - MODEL A ELEVATION 3

| HOUSE AREA- LOT 19 |
|---|
| HOUSE - 649 SQ. FT. |
| GARAGE - 498 SQ. FT. |

IRIS/JULIESSE

LOT 19

1/8" = 1'-0"

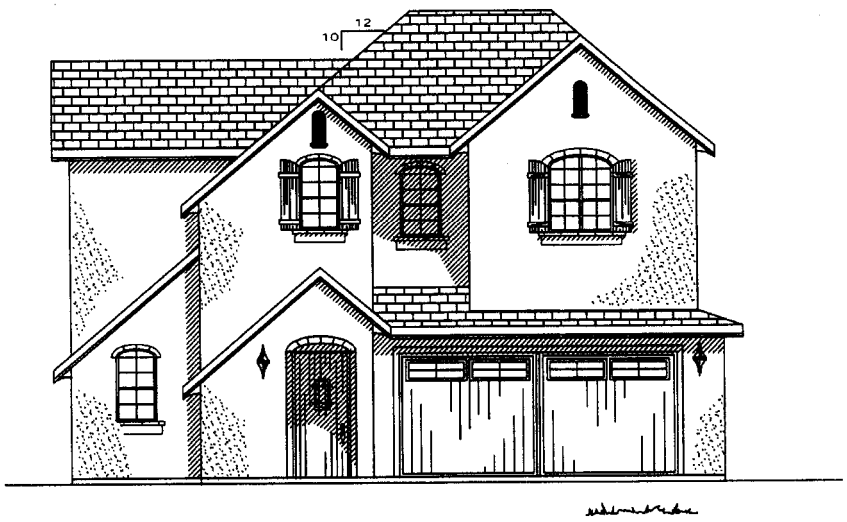



UPPER FLOOR PLAN

LOT 19
1/8" = 1'-0"

IRIS/JULIESSE

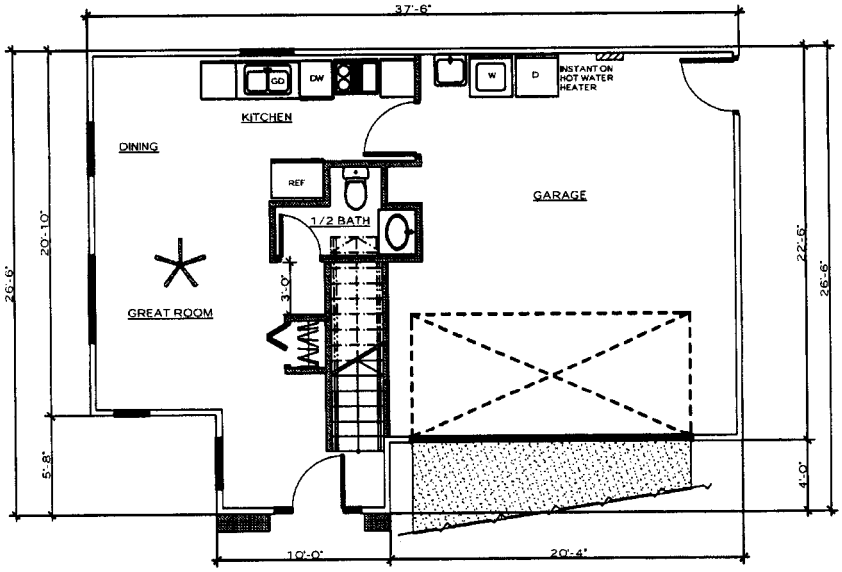
Attachment 27 - Lot 20: Front Elevations, Floor Plans




EAST ELEVATION

LOT 20
1/8" = 1'-0"

IRIS/JULIESSE




FIRST FLOOR PLAN

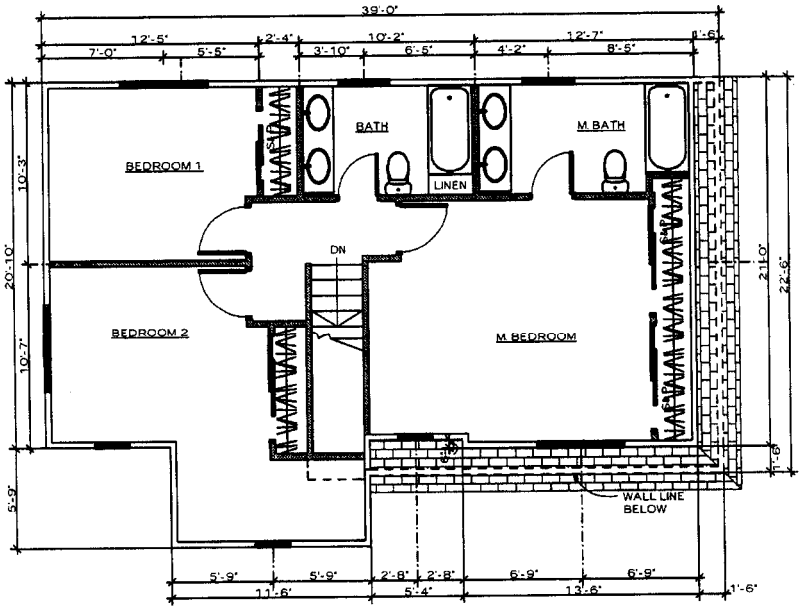
| HOUSE AREA- LOT 20 |
|---|
| FIRST FLOOR: |
| HABITABLE - 433 SQ.FT. |
| GARAGE - 444 SQ.FT. |
| SUBTOTAL - 877 SQ.FT. |
| UPPER FLOOR: |
| HABITABLE - 801 SQ.FT. |
| TOTAL - 1,678 SQ.FT. |

| HOUSE AREA- LOT 20 |
|---|
| HOUSE - 433 SQ.FT. |
| GARAGE - 444 SQ.FT. |
| TOTAL - 877 SQ.FT. |

LOT 20 - MODEL E ELEVATION 4c

LOT 20
1/8" = 1'-0"

IRIS/JULIESSE




UPPER FLOOR PLAN

IRIS/JULIESSE

LOT 20

1/8" = 1'-0"