

RESOLUTION NO. 2005-671

Adopted by the Sacramento City Council

September 13, 2005

ADOPTING A NOTICE OF DECISION AND FINDINGS OF FACT FOR THE VILLAGE GREENS PROJECT (P04-121), LOCATED IN THE WESTBOROUGH PLANNED UNIT DEVELOPMENT, IN NORTH NATOMAS, SOUTHEAST AND SOUTHWEST OF THE INTERSECTION OF BAYOU ROAD AND CALLISON DRIVE. (P04-121) (APN: 225-1480-055, 225-1740-001, AND 225-1750-001)

BACKGROUND

- A. On August 11, 2005, the City Planning Commission deemed the Tentative Subdivision Map, Subdivision Modification, and PUD Special Permits denied by a vote of 3 ayes, 3 noes, and 0 abstentions; and
- B. On August 17, 2005, the decision of the City Planning Commission was appealed by the applicant; and
- C. On September 6, 2005, the City Council heard and considered evidence in the above-mentioned matter.

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

- Section 1. At the regular meeting of September 13, 2005, the City Council heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the City Council took the following actions for the location listed above:
 - A. Approved the Tentative Subdivision Map to subdivide 25.3± acres into 183± residential lots, 2± private park lots, 2± landscape lots, and 8± private drive lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone;
 - B. Approved the Subdivision Modification to allow non-standard elbow design, non-standard intersection, non-standard tangent length between curves and alleys;
 - C. Approved the Planned Unit Development (PUD) Special Permit to allow the development of four (4) house plans on 78± lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone; and
 - D. Approved the Planned Unit Development (PUD) Special Permit to allow the development of three (3) house plans on 104± lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone.

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. Tentative Subdivision Map: The Tentative Subdivision Map to subdivide 25.3± acres into 183± residential lots, 2 private park lots, 2 landscape lots, and 8 private drive lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone 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;
 2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 16 of the City Code, which is a Specific Plan of the City. The proposed City General Plan designation for the subject site is Medium Density Residential.
 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; and
 4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
- B. Subdivision Modification: The Subdivision Modification to allow non-standard elbow design, non-standard intersection, non-standard tangent length between curves, and alleys is approved based on the following findings of fact:
1. The property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impractical, or undesirable in the particular case to conform to the strict application of these regulations;
 2. The cost to the subdivider, of strict or literal compliance with the regulation, is not the sole reason for granting the modification;
 3. The modification will not be detrimental to the public health, safety, or welfare or be injurious to other properties in the vicinity; and
 4. Granting the modification is in accord with the intent and purposes of these regulations and is consistent with the General Plan and with all other applicable specific plans of the City.

C. Planned Unit Development (PUD) Special Permit: The Planned Unit Development (PUD) Special Permit to allow the development of four (4) house plans on 78 lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone is approved based on the following findings of fact:

1. Granting the Special Permit is based upon sound principles of land use in that the proposed use will not adversely affect the peace and general welfare of the surrounding residential neighborhood;
2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that the project is required to build in conformance with Building Codes and PUD Guidelines;
3. The proposed project is consistent with the proposed City of Sacramento General Plan and North Natomas Community Plan designations, the Westborough PUD, and the requirements of the Single-Family Alternative Planned Unit Development (R-1A-PUD) zone.

D. Planned Unit Development (PUD) Special Permit: The Planned Unit Development (PUD) Special Permit to allow the development of three (3) house plans on 104 lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone is approved based on the following findings of fact:

1. Granting the Special Permit is based upon sound principles of land use in that the proposed use will not adversely affect the peace and general welfare of the surrounding residential neighborhood;
2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that the project is required to build in conformance with Building Codes and PUD Guidelines;
3. The proposed project is consistent with the proposed City of Sacramento General Plan and North Natomas Community Plan designations, the Westborough PUD, and the requirements of the Single-Family Alternative Planned Unit Development (R-1A-PUD) zone.

CONDITIONS OF APPROVAL:

A. The Tentative Subdivision Map to subdivide 25.3± acres into 182± residential lots, 2 private park lots, 2 landscape lots, and 8 private drive lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone (Exhibit 1G) is hereby approved subject to the following conditions of approval:

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 (P04-121). The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.

The applicant shall satisfy each of the following conditions prior to filing the Final Map unless a different time for compliance is specifically stated in these conditions. Any condition requiring an improvement that has already been designed and secured under a City Approved improvement agreement may be considered satisfied at the discretion of the Development Engineering and Finance Division:

GENERAL: All Projects

- A1) In accordance with City Code Section 16.24.090(c)(1), approval of this map by the Planning Commission is contingent upon approval by the City Council of all required Plan Amendments (if any), Zoning changes, and the Development Agreement. The Final Map may not be recorded unless and until such time as the City Council approves such required Plan Amendments (if any), Zoning changes, and the Development Agreement.
- A2) The applicant shall participate in the North Natomas Financing Plan, adopted by Resolution No. 94-495 on August 9, 1994, as amended from time to time, and shall execute any and all agreements which may be required in order to implement this condition.
- A3) Comply with and meet all the requirements of the Development Agreement to the satisfaction of the City of Sacramento.
- A4) Comply with the North Natomas Development Guidelines and the PUD guidelines approved for this project (P04-121) to the satisfaction of the Planning Director and Department of Public Works.
- A5) Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P98-112).

Note: This is the last project in the Westborough PUD seeking approval. Careful review of the Mitigation Monitoring Plan by plan/map check staff is required to insure all mitigation measures are satisfied.
- A6) Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
- A7) 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 Development Engineering and Finance Division after consultation with the U.S. Postal Service.
- A8) 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 any private drive Parcel at no cost, at the time of sale or other conveyance of any private drive parcel.

- A9) Show all continuing and proposed/required easements on the Final Map.
- A10) 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.

PUBLIC WORKS: Streets

- A11) Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering and Finance Division. Improvements required shall be determined by the City. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. Standard subdivision improvements include street lighting to the satisfaction of Development Engineering and Finance. This shall include the repair or replacement/reconstruction any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering and Finance Division.
- A12) At its discretion, the City may require the inclusion of traffic calming devices along residential streets, to be constructed as part of the public improvements. The Proposed project contains a single long straight street (A Street) with two traffic circles that may not be supportable under current City policies. The applicant shall coordinate with the Department of Transportation to resolve this issue. All Traffic Calming devices shall be determined by the Department of Transportation and reviewed by the Development Engineering and Finance Division.
- A13) The private alleys associated with this map require a subdivision modification. They will be individual lots and shall have 5' public utility easements (PUE) dedicated adjacent to both sides. A Street lighting system shall be installed within the PUE. Said alleys must be constructed out of concrete to the satisfaction of Development Engineering and finance.
- A14) Dedicate and construct A Street to a 41' residential standard.
- A15) Dedicate and additional 3' of right-of-way adjacent to the North side of Callison Drive and construct an 8' separated sidewalk to the satisfaction of Development Engineering and Finance.
- A16) The design and placement of walls, fences, signs and Landscaping near intersections and driveways 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 Development Engineering and Finance Division;

PUBLIC/PRIVATE UTILITIES

SMUD

- A17) Dedicate a standard 12.5 foot public utility easement (PUE) for underground facilities and appurtenances adjacent to all street rights of ways, excepting where buildings are located. (May be reduced to 10' after meeting with SMUD)**
- A18) Dedicate the private drives and 10' adjacent thereto as public utility easements (PUE's) for underground facilities and appurtenances excepting where buildings are located.

CSD-1

- A19) Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.
- A20) Each parcel shall have a separate connection to the CSD-1 sewer system.
- A21) CSD-1 shall require an approved sewer study prior to the approval of Final Map or submittal of improvement plans for plan check to CSD-1, which ever comes first.
- A22) In order to obtain sewer service, construction of CSD-1 sewer infrastructure is expected to be required.
- A23) Sewer easements may be required. All sewer easements shall be dedicated to CSD-1, in a form approved by the District Engineer. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance.
- A24) The Homeowners Association By-Laws of the subject project shall include a provision to repair and/or replace all non-asphalt and/or enhanced surface treatments of streets and driveways damaged by CSD-1 maintenance and repair operations.
- A25) CSD-1 requires their sewers to be located 10 feet from other parallel utilities (water, drain, electrical, etc.). Prior to recording the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met.
- A26) The trunk and collector sewer system for the project will not be accepted for maintenance and building occupancy will not be granted until the

downstream sewer system serving the project is also accepted for maintenance.

- A27) Impact fees for CSD-1 shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever is first.

CITY UTILITIES

- A28) Prior to or concurrent with the submittal of improvement plans, a project specific drainage study as described in section 11.7 of the City Design and Procedures Manual shall be approved by the Department of Utilities (DOU). The 10-year HGL's developed using the North Natomas Drainage Design & Procedures Manual, dated July 1998 and amendments thereto, shall be shown on the improvement plans. Drain inlets shall be a minimum of 6 inches above the 10-year HGL. Residential building pad elevations shall be approved by the DOU and shall be a minimum of 1.2 feet above the 100-year HGL and 1.5 feet above the controlling overland release, whichever is higher. All drainage lines shall be placed within the asphalt section of public-right-of-ways as per the City's Design and Procedures Manual. The storm drain system shall be designed to conform to the master drainage plan for the area.
- A29) 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 which crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the Department of Utilities. 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. Sufficient off-site and on-site spot elevations shall be provided in the drainage study to determine the direction of storm drain runoff. The drainage study shall include an overland flow release map for the proposed project.
- A30) Prior to or concurrent with the submittal of improvement plans, a project specific water study shall be approved by the DOU.
- A31) The water distribution system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be a least 30 pounds per square inch and (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch.
- A32) Two points of service for the water distribution system for this subdivision or any phase of this subdivision are required. All water lines shall be placed within the asphalt section of public right-of-ways as per the City's Design and Procedures Manual.

- A33) Construct water pipes and appurtenances, construct storm drain pipes and appurtenances, and construct sanitary sewer pipes and appurtenances in A Street, B Street, Tarboro Drive, Bayou Road and Callison Drive. The construction shall be to the satisfaction of the DOU and County Sanitation District 1 (CSD-1).
- A34) Per Sacramento City Code, water meters shall be located at the point of service which is the back of curb for separated sidewalks or the back of walk for connected sidewalks.
- A35) Any new domestic water services shall be metered. Only one domestic water service is allowed per parcel. Excess services shall be abandoned to the satisfaction of the Department of Utilities.
- A36) Public and private streets, with City maintained water and storm facilities, shall have a minimum paved width of 25-feet from lip of gutter to lip of gutter.
- A37) City maintained water pipes and storm drain pipes and shall not be located within the alleys.
- A38) Surface and subsurface drainage facilities located within Alleys shall be private facilities maintained by a homeowners association (HOA) or a privately funded maintenance district. Private easements shall be dedicated for these facilities. 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 Department of Utilities and the City Attorney.
- A39) Water and drainage facilities located within private driveways shall be private facilities maintained by the homeowner, HOA or a privately funded maintenance district. Private easements shall be dedicated for these facilities.
- A40) The applicant shall execute a Hold Harmless Agreement for surface improvements placed within Lot L (Landscape Lot). Trees shall not be planted within this lot. The Hold Harmless Agreement shall be to the satisfaction of the Department of Utilities and the City Attorney.
- A41) Residential water taps shall be sized per the City's Building Department onsite plumbing requirements (water taps from the water main in the street to the meter may need to be larger than 1-inch depending on the length of the house service, number of fixture units, etc.).
- A42) All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
- A43) The proposed development is located within County Sanitation District 1 (CSD1). The applicant shall comply with all CDS1 requirements.

- A44) Per Sacramento City Code, section 16.28.100, no final map shall be certified (by the Director of Public Works) until the required improvements have been installed or agreed to be installed in accordance with Chapter 16.48 (Subdivision Improvements).
- A45) Paragraphs (A), (B), (C), (D), (F), (N) and (Q) of Section 16.48.110 of the City Code shall be required for this development. Off-site water, sanitary sewer and drainage main extensions may be required.
- A46) Street and gutter flow line elevations shall be designed so that runoff from the development overland releases to the Westlake detention pond/lake.
- A47) Dedicate all necessary easements, right-of-way, IOD fee title and/or fee title property on the final map as required to implement the approved drainage, water and sanitary sewer studies per each approving agency requirements. Drainage and water easements, right-of-way, IOD fee title and/or fee title property shall be to the satisfaction of the DOU.
- A48) A grading plan showing existing and proposed elevations is required. 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' 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 Department of Utilities.
- A49) This project is greater than 1 acre, 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. The SWPPP will be reviewed by the Department of Utilities 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.
- A50) All lots shall be graded so that drainage does not cross property lines or private drainage easements shall be granted.
- A51) Properly abandon under permit, from the County Environmental Health Division, any well or septic system located on the property.
- A52) The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading

plans, and prepare plans to control urban runoff pollution from the project site during construction.

- A53) Post construction, 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 that is served by a regional water quality control facility, only source control measures are required. Specific source controls are required for (1) commercial/industrial material storage, (2) commercial/industrial outdoor loading/unloading of materials, (3) commercial/industrial vehicle and equipment fueling, (4) commercial/industrial vehicle and equipment maintenance, repair and washing, (5) commercial/industrial outdoor process equipment operations and maintenance and (6) commercial/industrial waste handling. Storm drain message 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.
- A54) Show all existing and proposed easements on the improvement plans.
- A55) If required by the Department of Utilities, 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 each lot shall grant to the adjacent lot, as needed, private reciprocal drainage, water, sewer and home maintenance easements 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____)."
- A56) The applicant shall enter into and record a Hold Harmless Agreement, in a form acceptable to the City Attorney, for all lots within the subdivision regarding the placement of water meters within driveways, walkways, hardscape and concrete or asphalt concrete (AC) flat work.

PPDD: Parks

- A57) The Applicant shall comply with City Code 16.64 (Parkland Dedication) and dedicate a park site at a location deemed acceptable to the City's PPDD; **and/or**, as determined by PPDD, request the City have prepared, at the applicants expense, a fair market value appraisal of the property to be subdivided and pay the required parkland dedication in lieu fees or, as an alternative to the appraisal process, pay the required parkland dedication in lieu fees based on the Community Planning Area "fixed market value " per acre of land as adopted by Sacramento City Council. Applicant may also apply excess Quimby credits to partially comply with City Code, as approved by PPDD, prior to the recordation of a Final Subdivision Map for the project.

- A58) The applicant must provide proof they have initiated and completed the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annexed the project to an existing parks maintenance district prior to recording a Final (Parcel) Map. The applicant shall pay all city fees for formation of or annexation to special districts. The purpose of the district is to equitably spread the cost of neighborhood park maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the cost will be spread based upon the hearing report, which specifies the tax rate and method of apportionment. (Contact Development Services Department, Special Districts, Project Manager).

FIRE

- A59) All turning radii for fire access shall be designed as 35' inside and 55' outside.
- A60) Dead ends exceeding 150 feet in length require an approved Fire Department turnaround (45' radius cul-de-sac or city standard hammerhead).
- A61) Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13' 6" or more.
- B. The Subdivision Modification to allow non-standard elbow design, non-standard intersection, non-standard tangent length between curves, and alleys is hereby approved subject to the following conditions of approval:
- B1) The applicant shall comply with the conditions of approval of the Tentative Subdivision Map (P04-121).
- B2) Signing and striping of the non-standard elbows shall be to the satisfaction of the Development Engineering and Finance.
- C. The Planned Unit Development (PUD) Special Permit to allow the development of four (4) house plans on 78 lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone is hereby approved subject to the following conditions of approval:
- C1) Plans shall be consistent with the elevations shown on Exhibits 1I through 1L. The applicant shall provide a minimum of three elevations for each house plan. All three elevations shall be actively marketed and offered for sale with this subdivision.
- C2) All of the house plans submitted and approved with this Special Permit shall be actively marketed and offered for sale within the subdivision/villages covered by this approval.
- C3) Any change in the design, materials, or colors shall be submitted to the Planning Director for review and approval.

- C4) All building elevations submitted to the Planning and Building Department shall demonstrate compliance with roof pitch and enhancement requirements of the Westborough PUD Guidelines.
- C5) Two plot plans shall be provided for each parcel, consistent with the approved Final Map, shall be submitted to Building Division demonstrating compliance with setbacks and lot coverage.
- C6) Setbacks shall comply with the Westborough PUD Guidelines for single-family building standards (low and medium density) for alternative ownership housing type and non-conventional shape lots, as they apply.
- C7) The lot coverage shall not exceed 45 percent for single story homes and 40 percent for two story homes, given the following allowances/incentives:
 - a) Covered porches in the front or street side do not count toward the maximum lot coverage.
 - b) Attached or detached garages that are recessed a minimum of four feet from the living area of the home (not the porch) count 50 percent toward the maximum lot coverage.
 - c) At the homeowner's discretion, an additional 100 square feet of accessory structure(s) may be built on the lot.
 - d) A maximum of 50 percent of the lots within a village may exceed 40 percent lot coverage.
 - e) A maximum of 10 percent of the lots within a village may have a lot coverage for single story homes not exceeding 48 percent with the applicable allowances for covered porch, recessed garage, and accessory structures.
 - f) No more than 2 homes exceeding the lot coverage shall be located in a row along the street.
- C8) Enhanced side and rear elevations shall be required whenever either of those elevations faces a public street, school, park, canal, other public space, or alley. This includes the street side elevation on all corner lots in the subdivision. Enhanced elevations shall include, at a minimum, "pop-outs" around windows and doors consisting of stucco over foam trim, finished with a texture that is different from the texture of the house, or other appropriate door and window trim features; and a four foot return of materials on the side or rear elevations, as appropriate. On enhanced side and rear elevations, window treatments, rooflines, and materials shall match the front façade in appearance and quality. All enhanced elevation treatments shall be shown on the plans submitted for building permit.
- C9) None of the same house plans may be placed on more than two adjacent/consecutive lots, and shall be different elevations when adjacent. The applicant shall provide the Building Division with a map that indicates plan and elevation on adjacent lots.
- C10) On corner lots, the driveway shall be located away from the intersections of streets.

- C11) On corner lots, fencing shall start at or near the rear corner of the house.
- C12) Roofing shall be as shown on plans.
- C13) Prior to building permit issuance for lots with zero lot lines, the applicant shall enter into and record an Agreement for Conveyance of Easements with the City stating that a five (5) foot private access and maintenance easement shall be conveyed to and reserved for the lot adjacent to the zero lot line, at no cost, at the time of sale or other conveyance of either parcel.
- C14) The applicant shall provide and comply with the TSMAQ Plan for this residential development.
- C15) 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.
- C16) Front landscaping and irrigation shall be provided and consistent with the PUD Guidelines.
- C17) On corner lots, the builder shall provide special landscaping treatments by providing accent trees and shrubs along the side yard fence.
- C18) All landscaping and planting shall conform to City standards for sight line requirements at intersections and driveways.
- C19) Walls and fences shall be consistent with the PUD Guidelines and shall conform to City standards for sight line requirements at the intersections and driveways.
- C20) Driveways shall comply with maximum paved area as permitted in the PUD Guidelines and Title 17 of the City Code.
- C21) Garages: Each house shall provide at least one garage space with minimum inside dimensions of 10 feet wide by 20 feet long, as required by Title 17 of the City Code.
- C22) Prior to development of any model homes, the applicant shall obtain a Zoning Administrator's Model Home Complex Special Permit.
- C23) The applicant shall comply with the approved Mitigation Monitoring Plan (P04-121).
- C24) This approval is for 78 lots within the Village Greens proposal (P04-121). Any increase in the number of lots or any modification to the location of the lots specified for these house plans shall be reviewed by the Planning Director and may require additional entitlements.
- C25) The applicant shall obtain all necessary building permits prior to the commencement of construction and building permits shall not be issued unless the Final Map has been approved.

- C26) Prior to the issuance of the 78th building permit for the project known as Village Green (P04-121), or the first certificate of occupancy of final building permit for the project known as Village Green (P04-121), whichever comes first, the applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project to an existing parks maintenance district. The purpose of the district is to equitably spread the cost of neighborhood parks maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the costs will be spread based upon a hearing report, which specifies the tax rate and method of apportionment.
- C27) The applicant shall construct a six foot masonry wall along the northern boundary of Bayou Road to the satisfaction of the Development Services Department.

FIRE:

- C28) Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.
 - C29) Provide a water flow test. (Contact Department of Utilities at 916-808-5371.)
 - C30) Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5.
 - C31) Provide appropriate Knox access for site.
 - C32) Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.
- D. The Planned Unit Development (PUD) Special Permit to allow the development of three (3) house plans on 104 lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone is hereby approved subject to the following conditions of approval:
- D1) Plans shall be consistent with the elevations shown on Exhibits 1M through 1P. The applicant shall provide a minimum of three elevations for each house plan. All three elevations shall be actively marketed and offered for sale with this subdivision.
 - D2) All of the house plans submitted and approved with this Special Permit shall be actively marketed and offered for sale within the subdivision/villages covered by this approval.
 - D3) Any change in the design, materials, or colors shall be submitted to the Planning Director for review and approval.

- D4) All building elevations submitted to the Planning and Building Department shall demonstrate compliance with roof pitch and enhancement requirements of the Westborough PUD Guidelines.
- D5) Two plot plans shall be provided for each parcel, consistent with the approved Final Map, shall be submitted to Building Division demonstrating compliance with setbacks and lot coverage.
- D6) Setbacks shall comply with the Westborough PUD Guidelines for single-family building standards (low and medium density) for alternative ownership housing type and non-conventional shape lots, as they apply.
- D7) The lot coverage shall not exceed 45 percent for single story homes and 40 percent for two story homes, given the following allowances/incentives:
- a) Covered porches in the front or street side do not count toward the maximum lot coverage.
 - b) Attached or detached garages that are recessed a minimum of four feet from the living area of the home (not the porch) count 50 percent toward the maximum lot coverage.
 - c) At the homeowner's discretion, an additional 100 square feet of accessory structure(s) may be built on the lot.
 - d) A maximum of 50 percent of the lots within a village may exceed 40 percent lot coverage.
 - e) A maximum of 10 percent of the lots within a village may have a lot coverage for single story homes not exceeding 48 percent with the applicable allowances for covered porch, recessed garage, and accessory structures.
 - f) No more than 2 homes exceeding the lot coverage shall be located in a row along the street.
- D8) Enhanced side and rear elevations shall be required whenever either of those elevations faces a public street, school, park, canal, other public space, or alley. This includes the street side elevation on all corner lots in the subdivision. Enhanced elevations shall include, at a minimum, "pop-outs" around windows and doors consisting of stucco over foam trim, finished with a texture that is different from the texture of the house, or other appropriate door and window trim features; and a four foot return of materials on the side or rear elevations, as appropriate. On enhanced side and rear elevations, window treatments, rooflines, and materials shall match the front façade in appearance and quality. All enhanced elevation treatments shall be shown on the plans submitted for building permit.
- D9) None of the same house plans may be placed on more than two adjacent/consecutive lots, and shall be different elevations when adjacent. The applicant shall provide the Building Division with a map that indicates plan and elevation on adjacent lots.
- D10) On corner lots, the driveway shall be located away from the intersections of streets.
- D11) On corner lots, fencing shall start at or near the rear corner of the house.

- D12) Roofing shall be as shown on plans.
- D13) Prior to building permit issuance for lots with zero lot lines, the applicant shall enter into and record an Agreement for Conveyance of Easements with the City stating that a five (5) foot private access and maintenance easement shall be conveyed to and reserved for the lot adjacent to the zero lot line, at no cost, at the time of sale or other conveyance of either parcel.
- D14) The applicant shall provide and comply with the TSMAQ Plan for this residential development.
- D15) 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.
- D16) Front landscaping and irrigation shall be provided and consistent with the PUD Guidelines.
- D17) On corner lots, the builder shall provide special landscaping treatments by providing accent trees and shrubs along the side yard fence.
- D18) All landscaping and planting shall conform to City standards for sight line requirements at intersections and driveways.
- D19) Walls and fences shall be consistent with the PUD Guidelines and shall conform to City standards for sight line requirements at the intersections and driveways.
- D20) Driveways shall comply with maximum paved area as permitted in the PUD Guidelines and Title 17 of the City Code.
- D21) Garages: Each house shall provide at least one garage space with minimum inside dimensions of 10 feet wide by 20 feet long, as required by Title 17 of the City Code.
- D22) Prior to development of any model homes, the applicant shall obtain a Zoning Administrator's Model Home Complex Special Permit.
- D23) The applicant shall comply with the approved Mitigation Monitoring Plan (P04-121).
- D24) This approval is for 104 lots within the proposed Village Green project (P04-121). Any increase in the number of lots or any modification to the location of the lots specified for these house plans shall be reviewed by the Planning Director and may require additional entitlements.
- D25) The applicant shall obtain all necessary building permits prior to the commencement of construction and building permits shall not be issued unless the Final Map has been approved.
- D26) Prior to the issuance of the 101st building permit for the project known as Village Greens (P04-121), or the first certificate of occupancy of final building permit for the project known as Village Greens (P04-121), whichever comes first, the applicant shall initiate and complete the formation of a parks

maintenance district (assessment or Mello-Roos special tax district), or annex the project to an existing parks maintenance district. The purpose of the district is to equitably spread the cost of neighborhood parks maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the costs will be spread based upon a hearing report, which specifies the tax rate and method of apportionment.

- D27) The applicant shall construct a six foot masonry wall along the northern boundary of Bayou Road to the satisfaction of the Development Services Department.

FIRE:

- D28) Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.
- D29) Provide a water flow test. (Contact Department of Utilities at 916-808-5371.)
- D30) Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5.
- D31) Provide appropriate Knox access for site.
- D32) Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.

ADVISORY NOTES:

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

- 1) Prior to issuance of any building permits within the subject area all sanitary sewer, storm drainage, water, and flood control improvements shall be in place and fully functioning unless otherwise approved by the Department of Utilities.
- 2) Prior to occupancy within the subject area, all sanitary sewer, storm drainage, water and flood control improvements shall be in place, fully functioning, and a notice of completion shall be issued by Public Works.
- 3) **Changes in lot configuration and/or street widths may be required to facilitate CSD-1 conditions.**
- 4) Existing Sacramento Regional County Sanitation District (SRCSD) facilities serving this proposed project are capacity constrained. Ultimate capacity will be provided by construction of the Lower Northwest and Upper Northwest Interceptors, currently scheduled for completion in 2010. SRCSD is working to identify potential interim projects to provide

additional capacity. SRCSD and County Sanitation District 1 (CSD-1) will issue sewer permits to connect to the system if it is determined that capacity is available and the property has met all other requirements for service. This process is "first come, first served". There is no guarantee that capacity will be available when actual requests for sewer service are made. Once connected, the property has the entitlement to use the system. However, its entitlement is limited to the capacity accounted for by the payment of the appropriate SRCSD fees.

- 5) Developing this property may require the payment of additional sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

Table of Contents:

- Exhibit A – Tentative Subdivision Map
- Exhibit B – 880' Walking Map Exhibit
- Exhibit C – Front-Loaded – Floor Plans and Elevations
- Exhibit D – Rear-Loaded – Floor Plans and Elevations
- Exhibit E – Rear-Loaded – Optional Floor Plans and Elevations
- Exhibit F – Rear Loaded – Plot Plans
- Exhibit G – Conceptual Landscape Plan

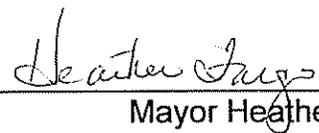
Adopted by the City of Sacramento City Council on September 13, 2005 by the following vote:

Ayes: Councilmembers Cohn, Fong, Hammond, McCarty, Pannell, Sheedy, Tretheway, Waters and Mayor Fargo.

Noes: None

Abstain: None

Absent: None



Mayor Heather Fargo

Attest:



Shirley Concolino, City Clerk

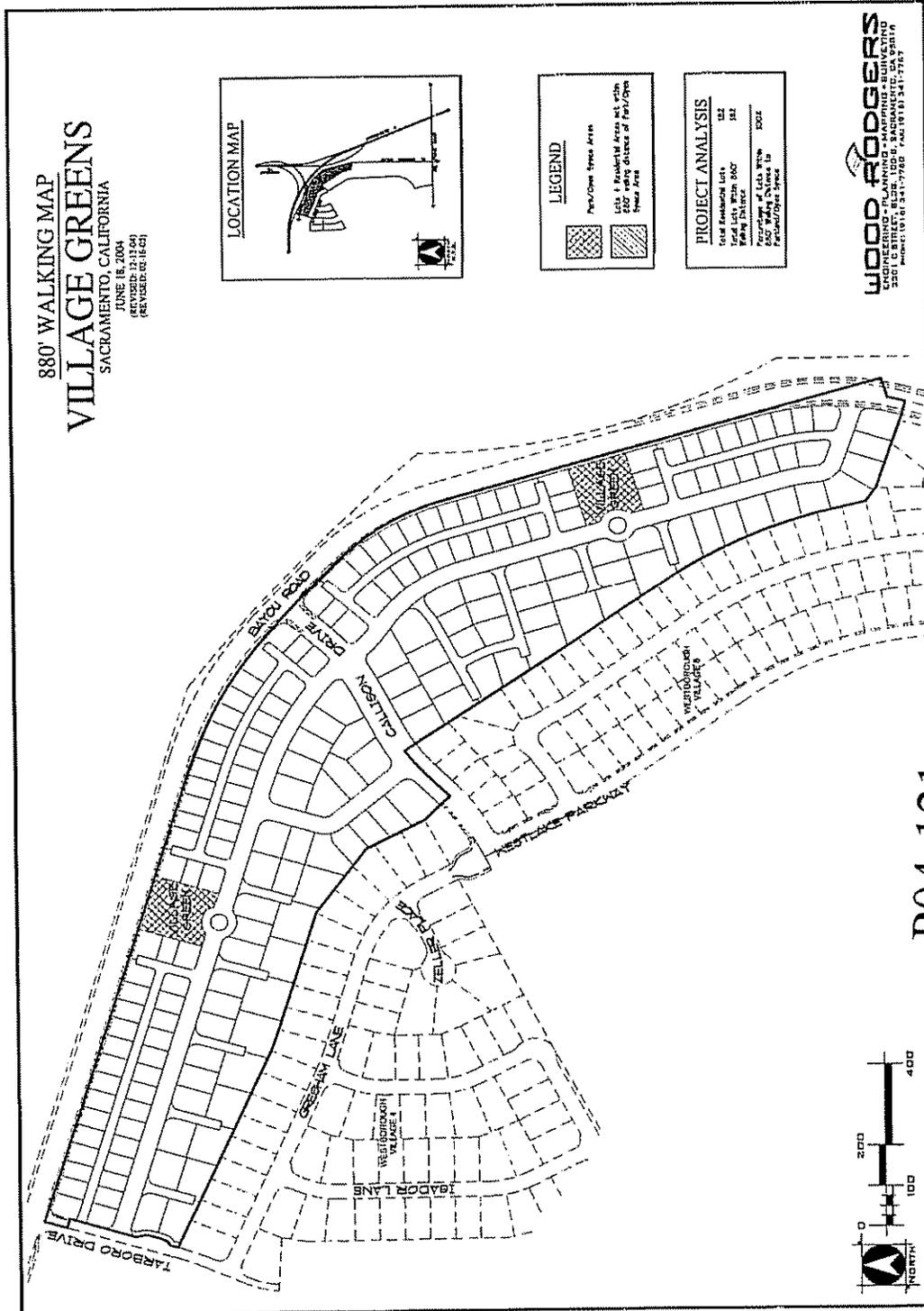


Exhibit C – Front-Loaded – Floor Plans and Elevations

P04-121
 RECEIVED 03/11/05

WATERFORD PLACE AT WESTBOROUGH - PHASE II
 SACRAMENTO, CALIFORNIA

ARCHITECT: HODGSON SHAPIRO PARTNERS
 1000 MARKET STREET, SUITE 1000
 SACRAMENTO, CA 95811
 TEL: 916.442.1100
 FAX: 916.442.1101
 WWW.HSGSP.COM

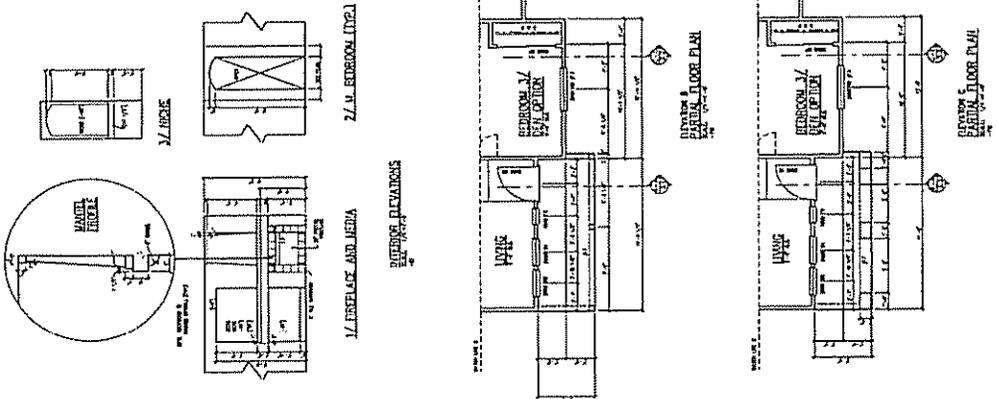
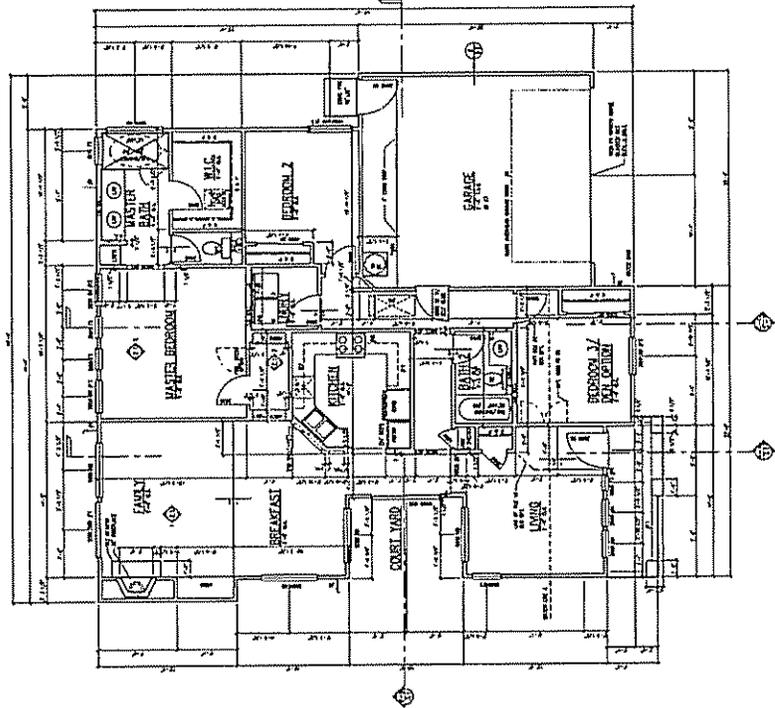
DATE: 03/11/05
 PLAN: IT1
 SHEET: 2.1

SQUARE FOOTAGES

| | |
|------------------|-------|
| NET AREA | 1,100 |
| GROSS AREA | 1,100 |
| COMMON AREA | 100 |
| RESIDENTIAL AREA | 1,000 |
| OFFICE AREA | 0 |
| RETAIL AREA | 0 |
| RESTAURANT AREA | 0 |
| RECREATION AREA | 0 |
| OTHER AREA | 0 |
| TOTAL AREA | 1,100 |

NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. FINISHES ARE AS SHOWN ON THE FINISH SCHEDULE.
3. SEE ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND METHODS.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2001 IBC AND ALL APPLICABLE CODES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
7. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN EXISTING.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
9. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
10. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
11. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES AND UTILITIES.
13. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
14. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
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20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES AND UTILITIES.

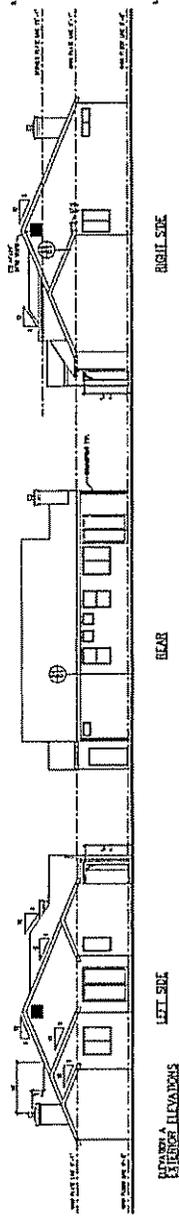


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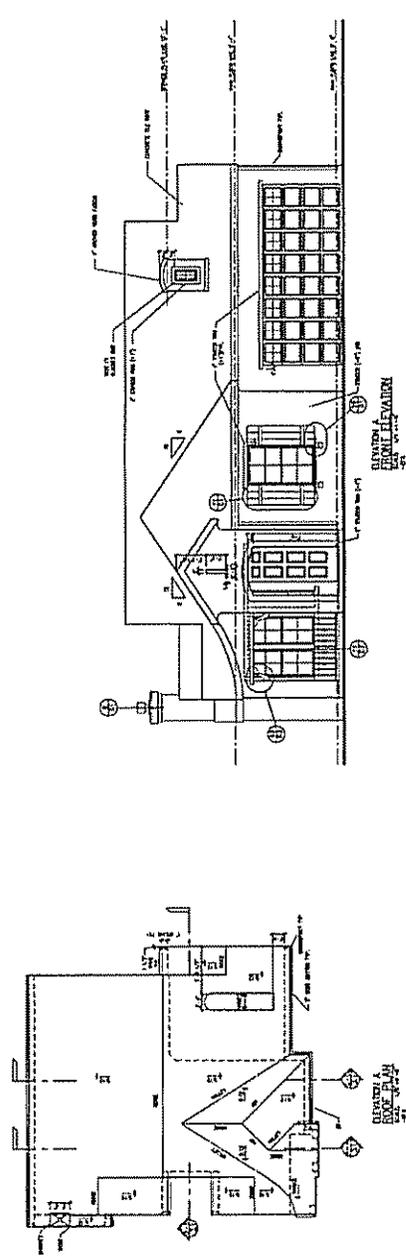
WATERFORD PLACE AT WESTBOROUGH - PHASE II
 SACRAMENTO, CALIFORNIA
 PROLOGO ARCHITECTURE & PLANNING, INC.
 1000 GOLDEN GATE AVENUE, SUITE 100
 SAN FRANCISCO, CA 94102
 TEL: 415.774.1111
 FAX: 415.774.1112
 WWW.PROLOGO.COM

DATE: 03/11/05
 DRAWING NO.: 104-121-01
 SHEET NO.: 3/1

GENERAL NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
 5. THE CONTRACTOR SHALL MAINTAIN THE EXISTING LANDSCAPE AND PLANTING.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
 7. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAYS AND SIDEWALKS.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
 9. THE CONTRACTOR SHALL MAINTAIN THE EXISTING LANDSCAPE AND PLANTING.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.



SECTION A
 EXTERIOR ELEVATIONS

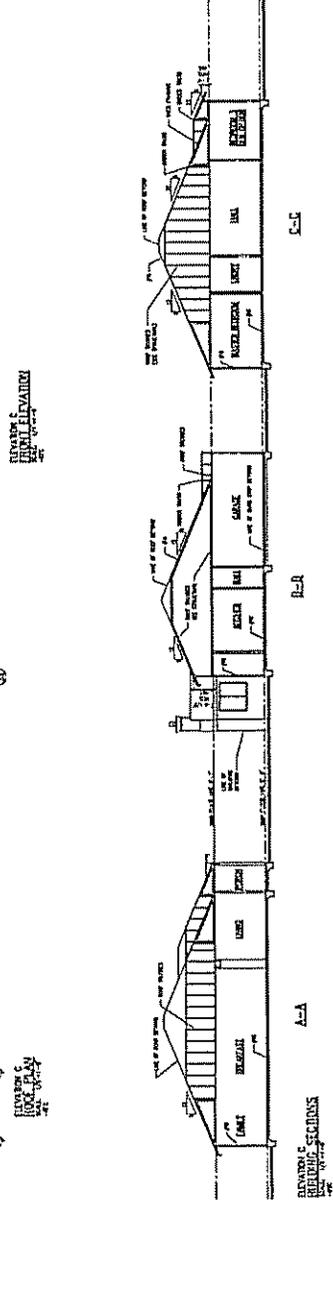
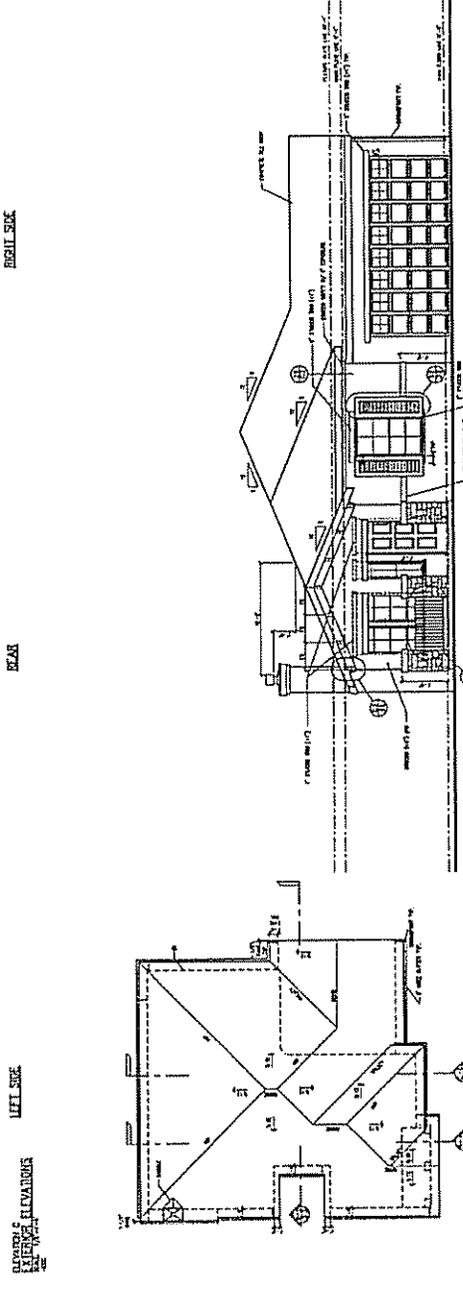
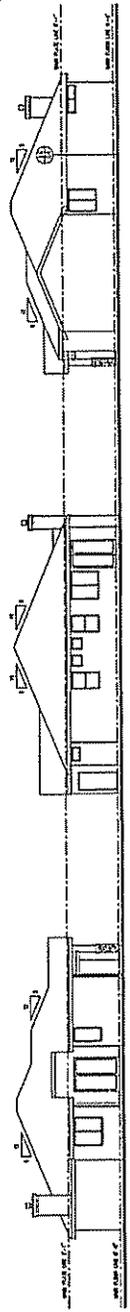


SECTION A
 EXTERIOR ELEVATIONS

P04-121
 RECEIVED 03/11/05

| | | |
|---|---|--------------|
| ARCHITECT'S SEAL AND SIGNATURE DATE: _____ PROJECT NO.: _____ SHEET NO.: _____ | SACRAMENTO, CALIFORNIA WATERBURY PLACE AT WESTBROOK - PHASE II ARCHITECTS & PLANNERS, INC. 1110 COLLEGE AVENUE, SUITE 100 SACRAMENTO, CA 95811 TEL: (916) 441-1111 FAX: (916) 441-1112 WWW.A&P.COM | SHEET NO. 33 |
| | | PLAN 171 |

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
 2. FINISHES AS NOTED.
 3. REFER TO SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.
 4. REFER TO ARCHITECT'S GENERAL NOTES FOR ADDITIONAL INFORMATION.
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 20. REFER TO ARCHITECT'S GENERAL NOTES FOR ADDITIONAL INFORMATION.



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WATERBROOK PLACE AT WATERBROOK - PHASE II
 SACRAMENTO, CALIFORNIA

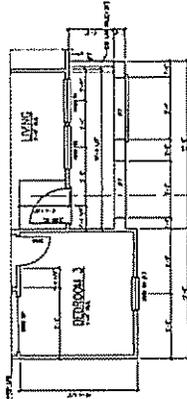
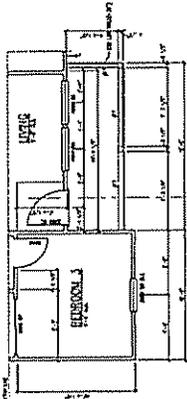
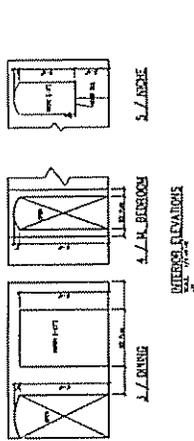
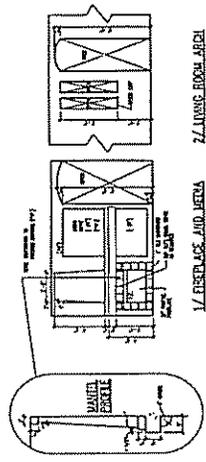
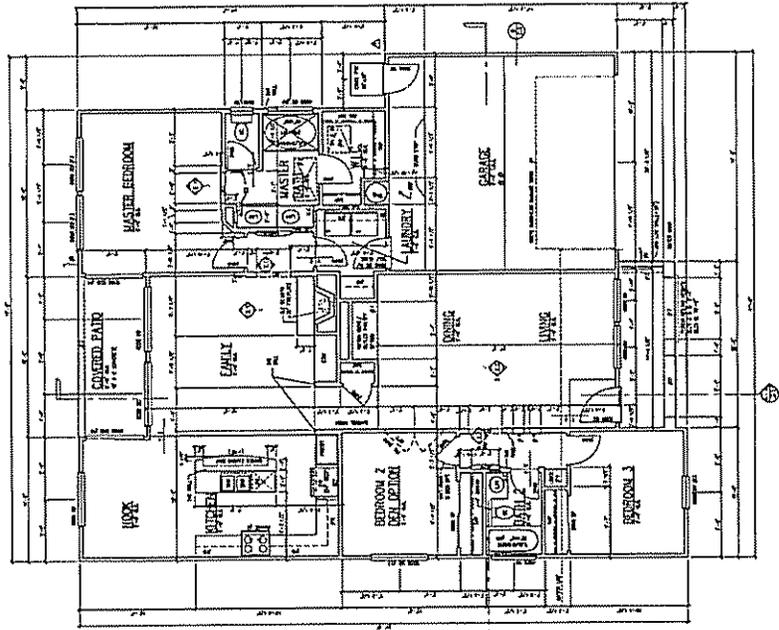
IN SPECIAL AREA 17B
 DISTRICT 17B-103

PLANNING & ARCHITECTURE
 1000 J STREET, SUITE 100
 SACRAMENTO, CA 95811
 TEL: (916) 441-1111
 FAX: (916) 441-1112

DATE: 03/11/05
 DRAWING NO.: 17B-103-001
 SHEET NO.: 21

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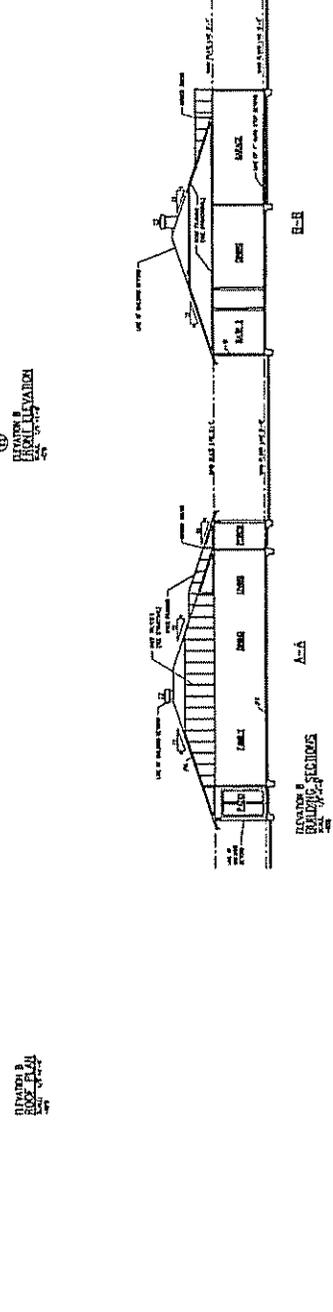
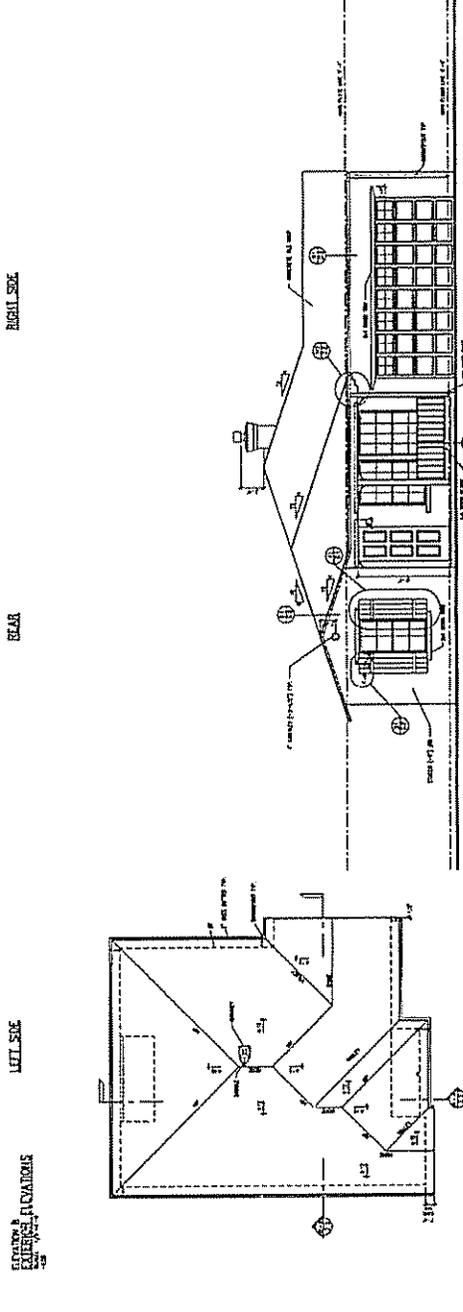
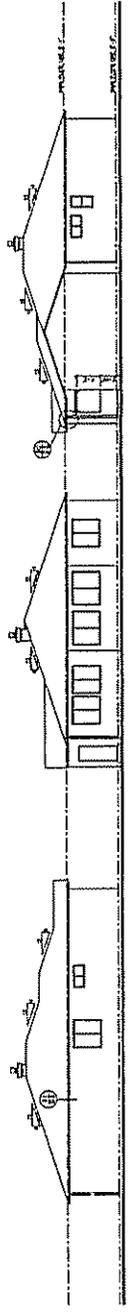
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| 4. PARKING AREA | 5. COMMON AREA | 6. OTHER AREA |
| 7. TOTAL AREA | 8. NET AREA | 9. GROSS AREA |
| 10. TOTAL AREA | 11. NET AREA | 12. GROSS AREA |



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SACRAMENTO, CALIFORNIA
 WATERBOND PLACE AT WESTBOURNE - PHASE II
 ARCHITECTS & PLANNERS INC.
 1000 J STREET, SUITE 100
 SACRAMENTO, CA 95811
 TEL: 916.441.1111
 FAX: 916.441.1112
 WWW.A&PINC.COM

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.
 3. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2003 CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING LANDSCAPE AND PLANTING.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING PAVEMENT AND DRIVEWAYS.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND STRUCTURES.
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P04-121

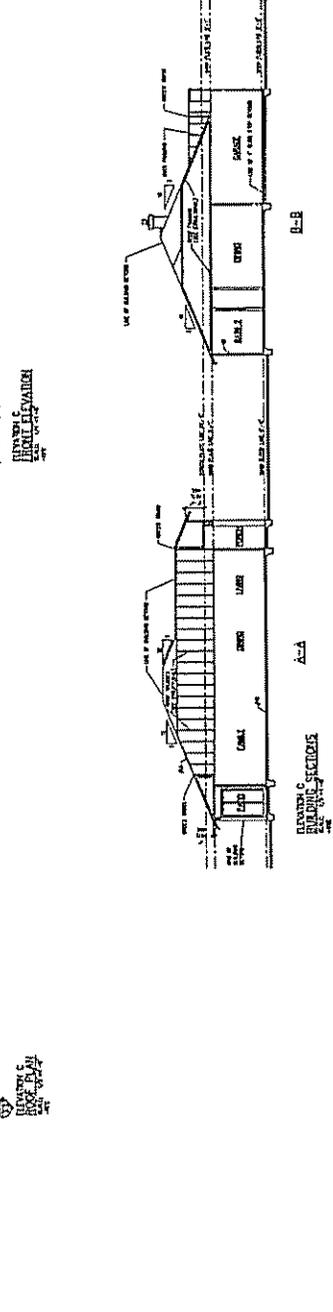
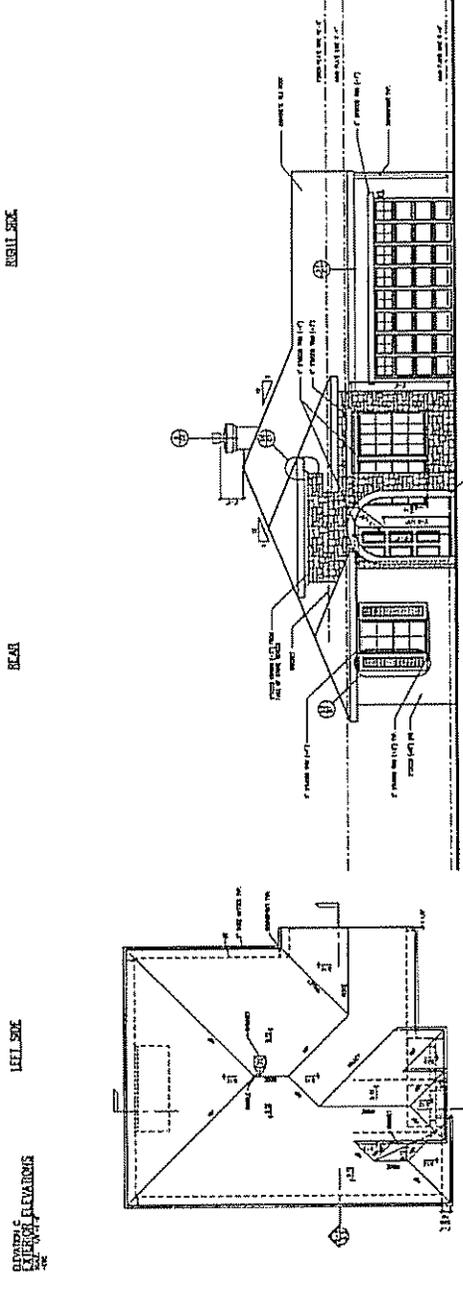
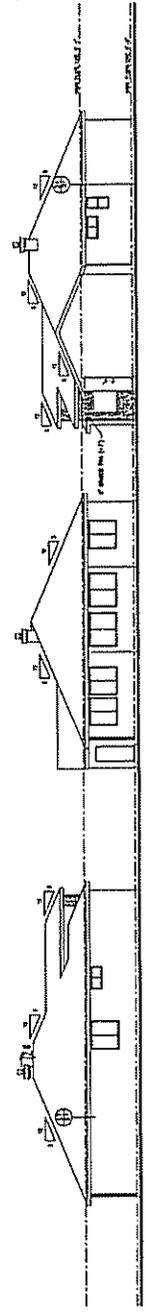
RECEIVED 03/11/05

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AND SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
5. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE PROJECT.
6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
7. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
9. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
10. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.

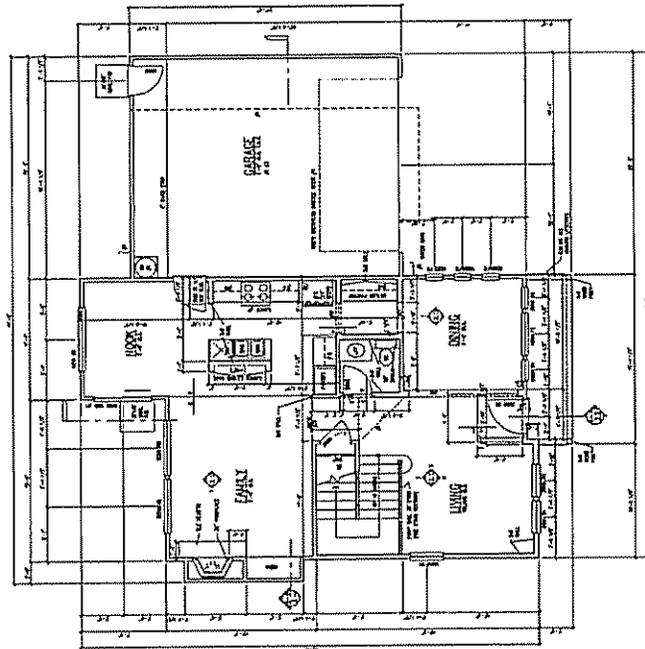
WATKINS & ASSOCIATES - PHASE II
 SACRAMENTO, CALIFORNIA
 ARCHITECTS & PLANNERS, INC.
 1000 S ST. SUITE 100
 SACRAMENTO, CA 95811
 (916) 441-1111
 FAX (916) 441-1112
 WWW.WATKINS-CA.COM

PROJECT: WATKINS & ASSOCIATES - PHASE II
DATE: 03/11/05
SCALE: AS SHOWN
PLAN: 02
SHEET: 33

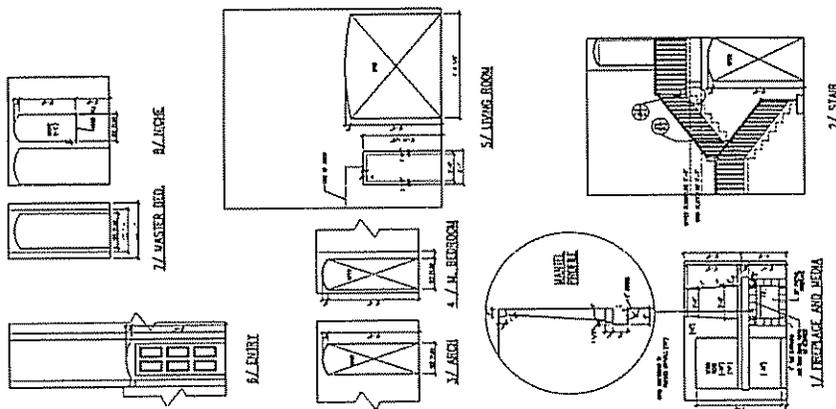


P04-121

RECEIVED 03/11/05



GROUND FLOOR PLAN



WATERBOND PLACE AT WESTCROUCH - PHASE II
 SACRAMENTO, CALIFORNIA

ARCHITECTURE & PLANNING INC. 2100 J STREET, SUITE 200, SACRAMENTO, CA 95811
 TEL: 916.441.1111 FAX: 916.441.1112

DATE: 03/11/05
 DRAWING NO.: 104-121-01
 SHEET NO.: 104-121-01

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

DATE: 03/11/05

PROJECT: WATERBOND PLACE AT WESTCROUCH - PHASE II

LOCATION: SACRAMENTO, CALIFORNIA

OWNER: SACRAMENTO COUNTY

DESIGNER: ARCHITECTURE & PLANNING INC.

DATE: 03/11/05

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

DATE: 03/11/05

P04-121
 RECEIVED 03/11/05

WATERFORD PLACE AT WESTBROOK - PHASE II
 SACRAMENTO, CALIFORNIA

3000000 SHARP BUSTER ARCHITECTS & PLANNERS INC.
 1000 J STREET, SUITE 100
 SACRAMENTO, CA 95811
 TEL: 916.441.1111
 FAX: 916.441.1112

NO SCALE WITH THIS PLAN

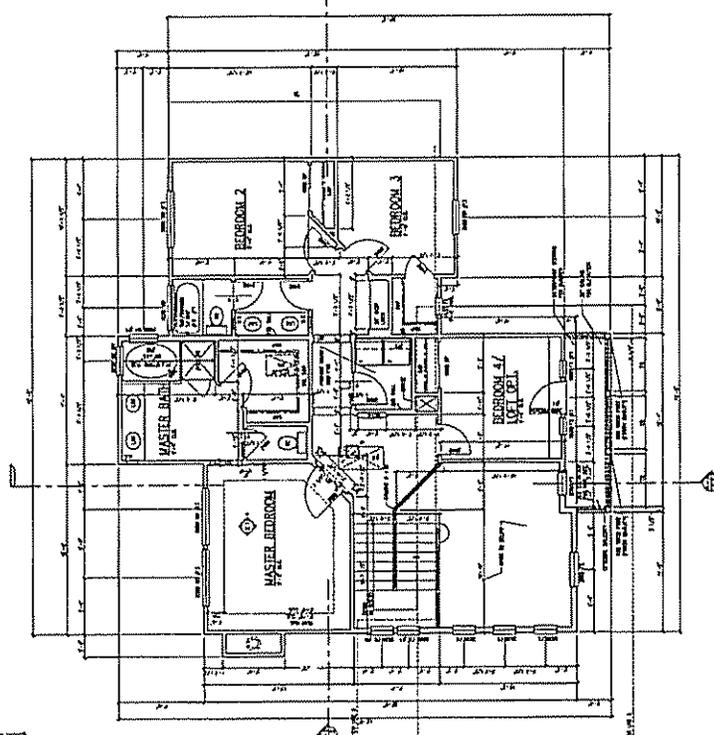
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PROJECT: WATERFORD PLACE AT WESTBROOK - PHASE II

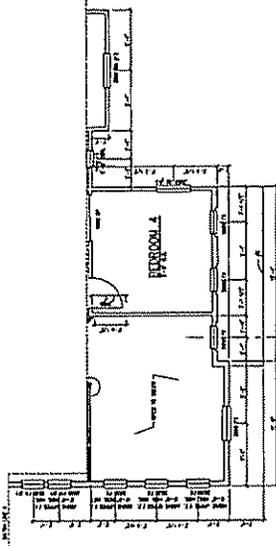
PLAN: 173

REV: 2.2

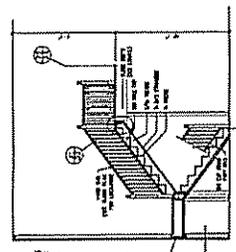
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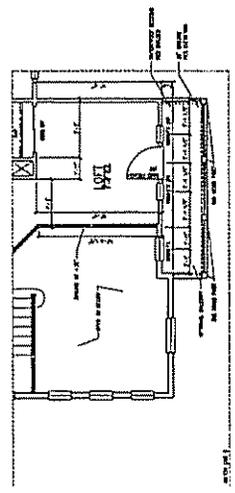
UPPER FLOOR PLAN



BRIDGING OVER PLAN W/O MEHANA



STAIR SECTION



BRIDGING OVER PLAN W/O MEHANA

P04-121
 RECEIVED 03/11/05

WATERFORD PLACE AT WESTBROUGH - PHASE II
 SACRAMENTO, CALIFORNIA

ARCHITECT: BLOOMGOOD SMITH DUSTIN
 1000 N. STREET, SUITE 100
 SACRAMENTO, CA 95811
 TEL: 916.442.1212
 FAX: 916.442.1213

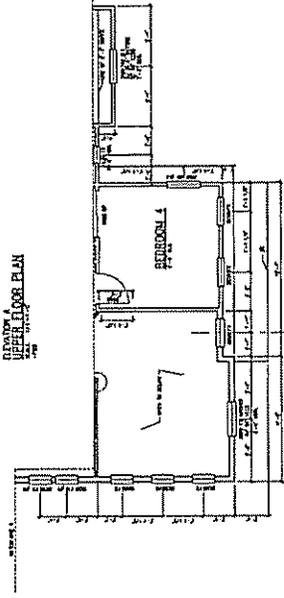
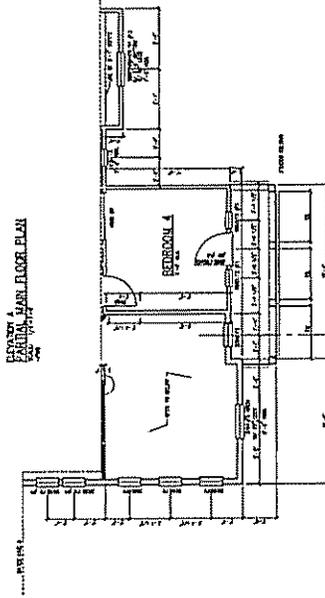
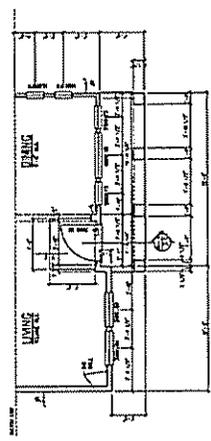
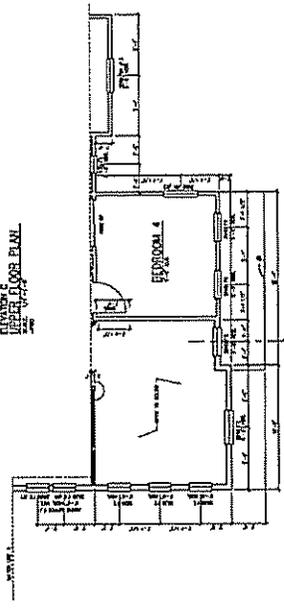
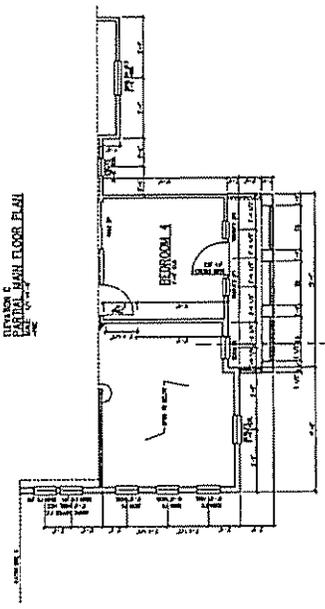
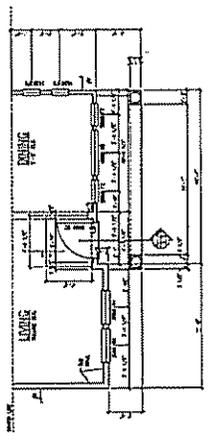
DATE: 03/11/05
 PLAN: 713
 SHEET: 23

SCALE: FOOTAGES

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| 1/4" = 1'-0" | 1/2" = 1'-0" | 3/4" = 1'-0" | 1" = 1'-0" |
|--------------|--------------|--------------|------------|

NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. FINISHES ARE AS NOTED OR SEE FINISH SCHEDULE.
3. SEE MECHANICAL AND ELECTRICAL PLANS FOR DETAILS.
4. SEE STRUCTURAL PLANS FOR DETAILS.
5. SEE CIVIL PLANS FOR DETAILS.
6. SEE LANDSCAPE ARCHITECTURE PLANS FOR DETAILS.
7. SEE INTERIOR DESIGNER PLANS FOR DETAILS.
8. SEE ALL OTHER PLANS FOR DETAILS.
9. SEE ALL NOTES ON ALL OTHER SHEETS.
10. SEE ALL NOTES ON ALL OTHER SHEETS.
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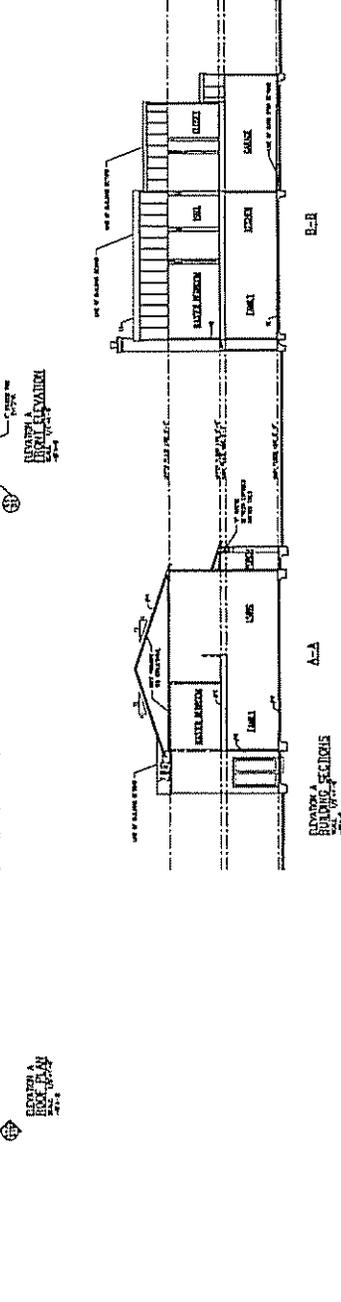
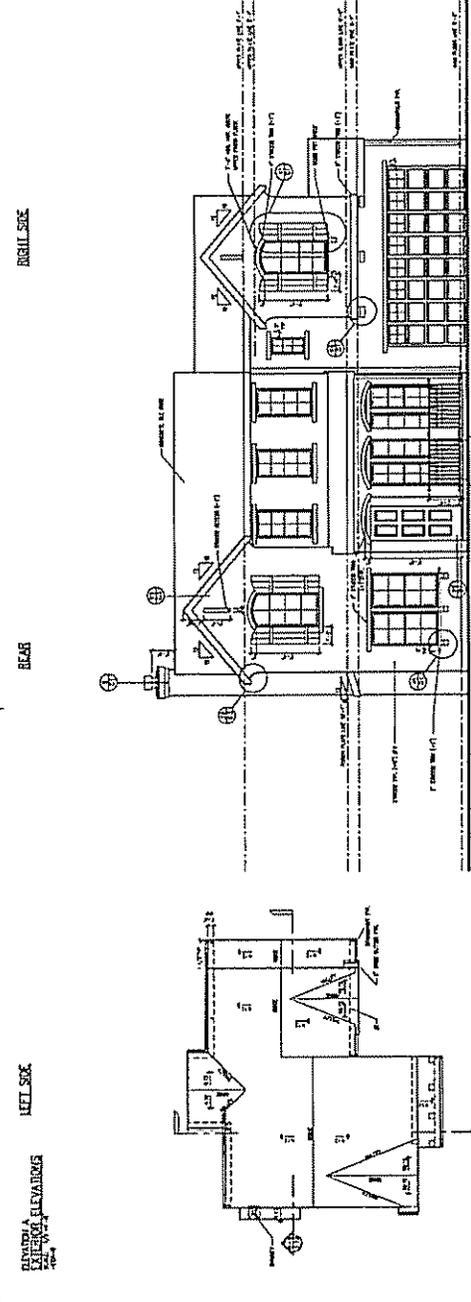
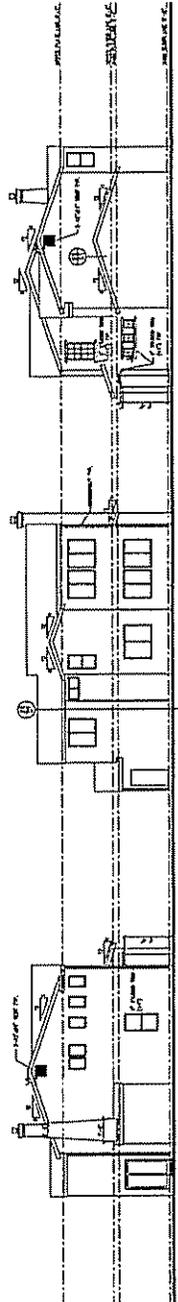


P04-121
 RECEIVED 03/11/05

ARCHITECT & PLANNER, INC. ARCHITECT ENGINEER PLANNING INTERIOR DESIGN LANDSCAPE ARCHITECTURE ENVIRONMENTAL DESIGN HISTORIC PRESERVATION OTHER

SACRAMENTO, CALIFORNIA
WATERBURY PLACE AT WESTBOROUGH - PHASE II
 PROJECT NO. 04-121
 SHEET NO. 31

1. GENERAL NOTES:
 A. REFER TO SHEET 30 FOR GENERAL NOTES.
 B. REFER TO SHEET 32 FOR GENERAL NOTES.
 C. REFER TO SHEET 33 FOR GENERAL NOTES.
 D. REFER TO SHEET 34 FOR GENERAL NOTES.
 E. REFER TO SHEET 35 FOR GENERAL NOTES.
 F. REFER TO SHEET 36 FOR GENERAL NOTES.
 G. REFER TO SHEET 37 FOR GENERAL NOTES.
 H. REFER TO SHEET 38 FOR GENERAL NOTES.
 I. REFER TO SHEET 39 FOR GENERAL NOTES.
 J. REFER TO SHEET 40 FOR GENERAL NOTES.
 K. REFER TO SHEET 41 FOR GENERAL NOTES.
 L. REFER TO SHEET 42 FOR GENERAL NOTES.
 M. REFER TO SHEET 43 FOR GENERAL NOTES.
 N. REFER TO SHEET 44 FOR GENERAL NOTES.
 O. REFER TO SHEET 45 FOR GENERAL NOTES.
 P. REFER TO SHEET 46 FOR GENERAL NOTES.
 Q. REFER TO SHEET 47 FOR GENERAL NOTES.
 R. REFER TO SHEET 48 FOR GENERAL NOTES.
 S. REFER TO SHEET 49 FOR GENERAL NOTES.
 T. REFER TO SHEET 50 FOR GENERAL NOTES.
 U. REFER TO SHEET 51 FOR GENERAL NOTES.
 V. REFER TO SHEET 52 FOR GENERAL NOTES.
 W. REFER TO SHEET 53 FOR GENERAL NOTES.
 X. REFER TO SHEET 54 FOR GENERAL NOTES.
 Y. REFER TO SHEET 55 FOR GENERAL NOTES.
 Z. REFER TO SHEET 56 FOR GENERAL NOTES.
 AA. REFER TO SHEET 57 FOR GENERAL NOTES.
 AB. REFER TO SHEET 58 FOR GENERAL NOTES.
 AC. REFER TO SHEET 59 FOR GENERAL NOTES.
 AD. REFER TO SHEET 60 FOR GENERAL NOTES.
 AE. REFER TO SHEET 61 FOR GENERAL NOTES.
 AF. REFER TO SHEET 62 FOR GENERAL NOTES.
 AG. REFER TO SHEET 63 FOR GENERAL NOTES.
 AH. REFER TO SHEET 64 FOR GENERAL NOTES.
 AI. REFER TO SHEET 65 FOR GENERAL NOTES.
 AJ. REFER TO SHEET 66 FOR GENERAL NOTES.
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 BI. REFER TO SHEET 91 FOR GENERAL NOTES.
 BJ. REFER TO SHEET 92 FOR GENERAL NOTES.
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 BR. REFER TO SHEET 100 FOR GENERAL NOTES.



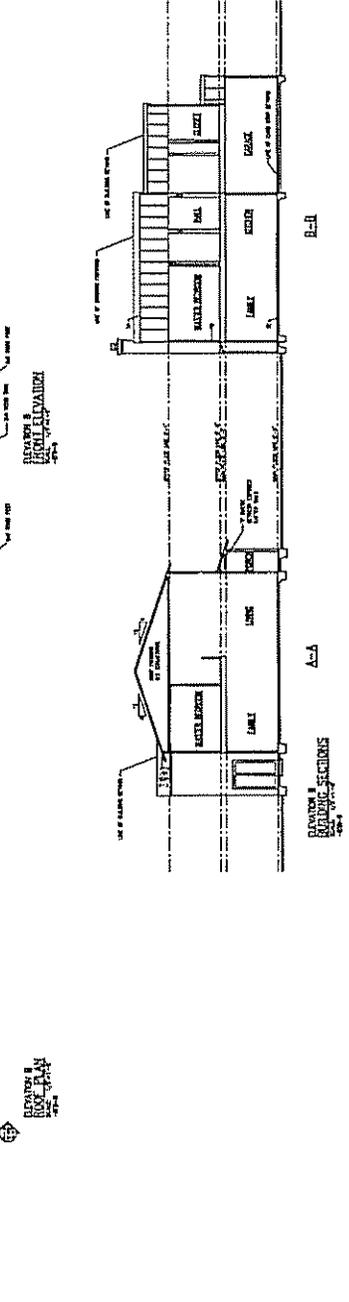
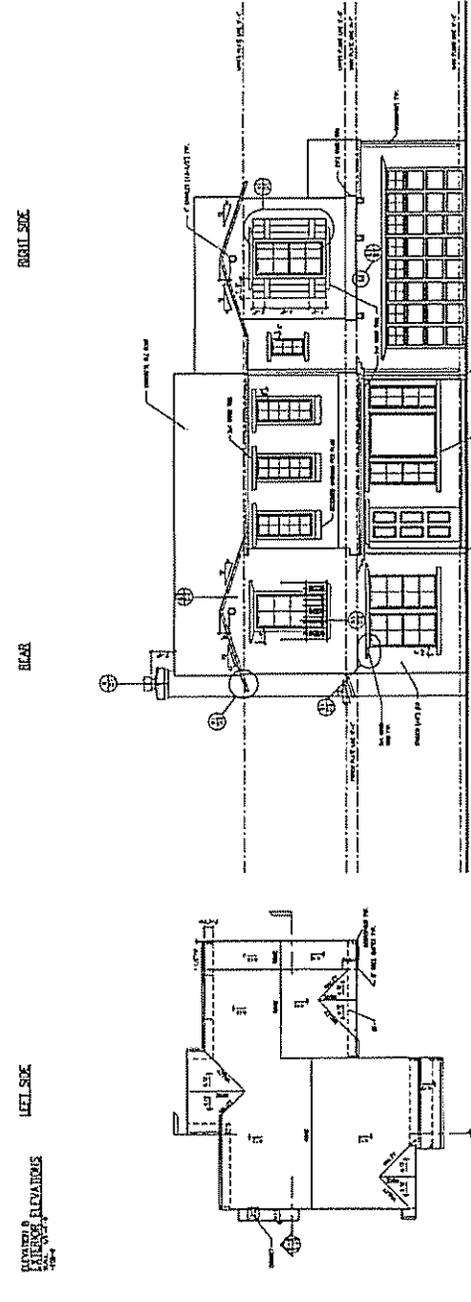
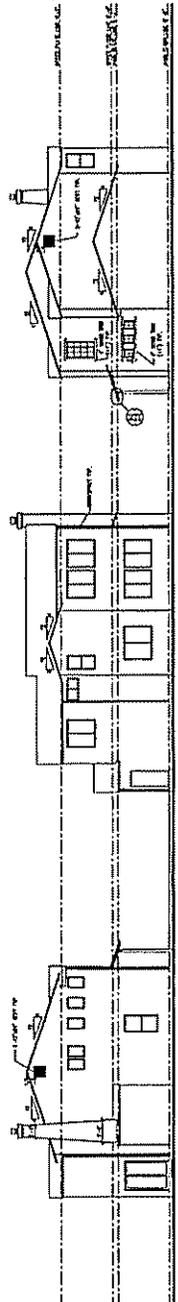
P04-121

RECEIVED 03/11/05

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. FINISH GRADE SHALL BE AS SHOWN.
 3. ALL EXTERIOR WALLS SHALL BE CONCRETE BLOCK WITH 1/2" GYPSUM BOARD AND FINISH AS SHOWN.
 4. ALL INTERIOR WALLS SHALL BE 1/2" GYPSUM BOARD AND FINISH AS SHOWN.
 5. ALL FLOORS SHALL BE 1/2" GYPSUM BOARD ON TOP OF CONCRETE SLAB.
 6. ALL ROOFS SHALL BE AS SHOWN.
 7. ALL ROOFING SHALL BE AS SHOWN.
 8. ALL CEILING SHALL BE 1/2" GYPSUM BOARD AND FINISH AS SHOWN.
 9. ALL LIGHT FIXTURES SHALL BE AS SHOWN.
 10. ALL ELECTRICAL SHALL BE AS SHOWN.
 11. ALL MECHANICAL SHALL BE AS SHOWN.
 12. ALL PAINT SHALL BE AS SHOWN.
 13. ALL FINISHES SHALL BE AS SHOWN.
 14. ALL MATERIALS SHALL BE AS SHOWN.
 15. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SACRAMENTO SPECIFICATIONS.

WATERFORD PLACE AT WESTBROOK - PHASE II
 SACRAMENTO, CALIFORNIA
 35 HOOVER STAMP HUSTON
 ARCHITECTS & PLANNERS, INC.
 916-441-9100
 1000 J STREET, SUITE 100
 SACRAMENTO, CA 95811

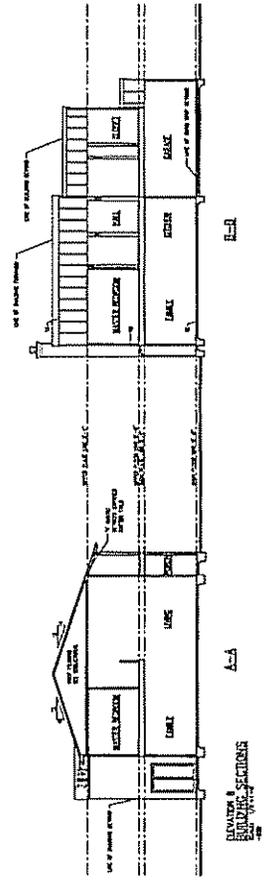
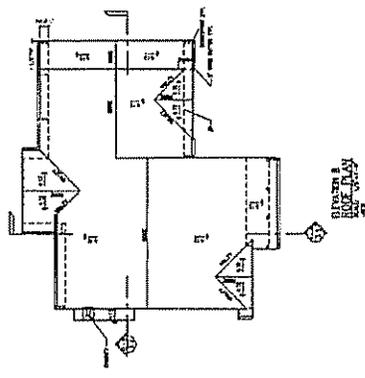
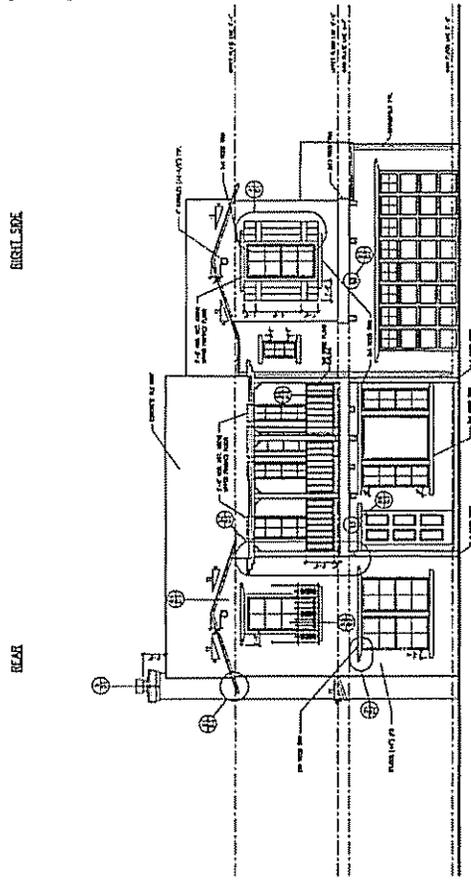
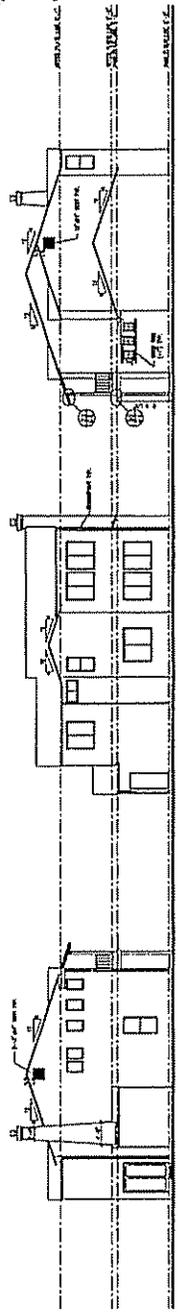
SHEET NO. 3.2
 PLAN 7.0
 DATE 03/11/05



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| SACRAMENTO PLACE AT WESTBROOK - PHASE II SACRAMENTO, CALIFORNIA PROJECT NO. 04-121 SHEET NO. 101 | | DATE: 3/20/05 DRAWN BY: [Name] CHECKED BY: [Name] |
| 52 HOOVER ROAD, SACRAMENTO, CA 95834 TEL: 916-441-1111 FAX: 916-441-1112 WWW.HUNTERDOUGLAS.COM | | |

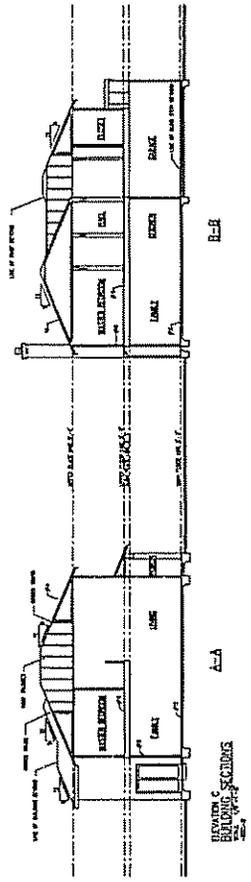
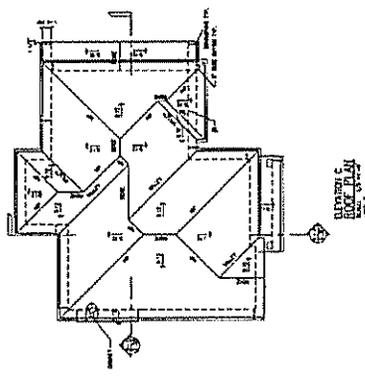
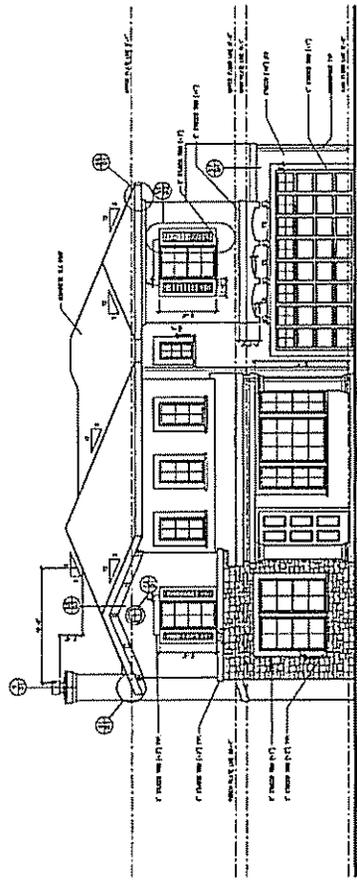
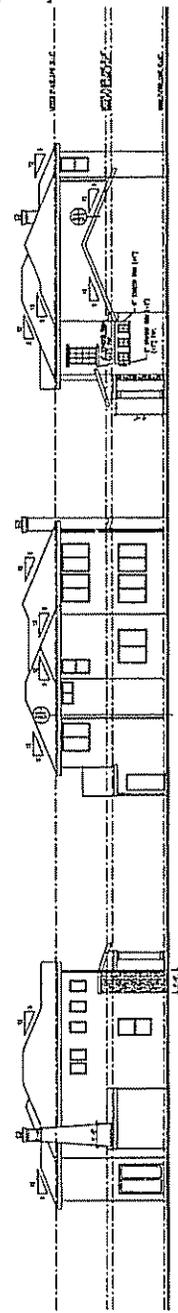
GENERAL NOTES:

1. REFER TO ALL SHEETS FOR NOTES.
2. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
3. ALL FINISHES TO BE AS SHOWN ON THE SHEETS.
4. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
5. ALL WORK TO BE IN ACCORDANCE WITH THE CITY OF SACRAMENTO SPECIFICATIONS.
6. ALL WORK TO BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE.
7. ALL WORK TO BE IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE.
8. ALL WORK TO BE IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
9. ALL WORK TO BE IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE.
10. ALL WORK TO BE IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE.
11. ALL WORK TO BE IN ACCORDANCE WITH THE CALIFORNIA GAS CODE.
12. ALL WORK TO BE IN ACCORDANCE WITH THE CALIFORNIA PEST CONTROL CODE.
13. ALL WORK TO BE IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL CODE.
14. ALL WORK TO BE IN ACCORDANCE WITH THE CALIFORNIA HISTORIC PRESERVATION ACT.
15. ALL WORK TO BE IN ACCORDANCE WITH THE CALIFORNIA ANTI-DISCRIMINATION ACT.
16. ALL WORK TO BE IN ACCORDANCE WITH THE CALIFORNIA LABOR CODE.
17. ALL WORK TO BE IN ACCORDANCE WITH THE CALIFORNIA WAGE ORDER.
18. ALL WORK TO BE IN ACCORDANCE WITH THE CALIFORNIA EMPLOYMENT RELATIONS ACT.
19. ALL WORK TO BE IN ACCORDANCE WITH THE CALIFORNIA LABOR RELATIONS ACT.
20. ALL WORK TO BE IN ACCORDANCE WITH THE CALIFORNIA LABOR CODE.



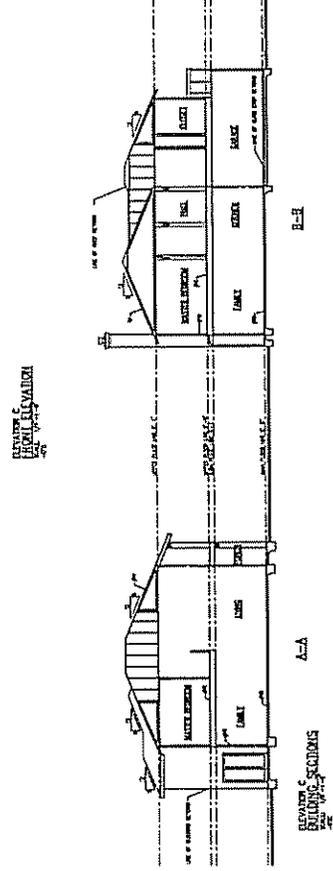
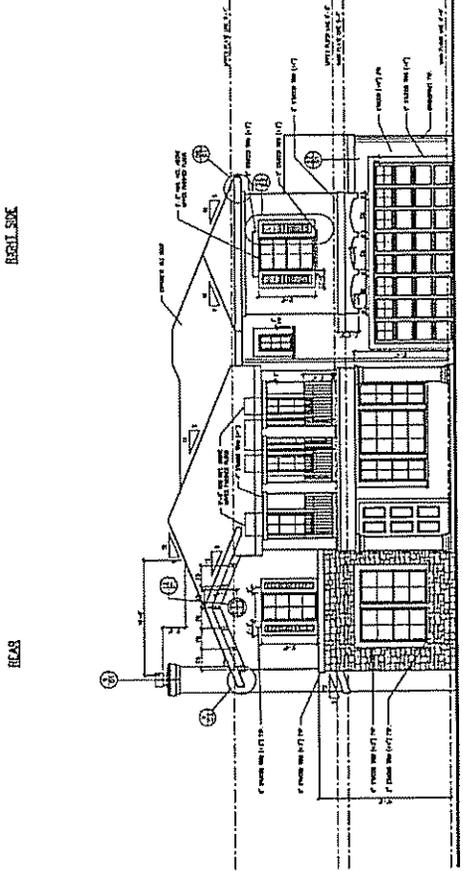
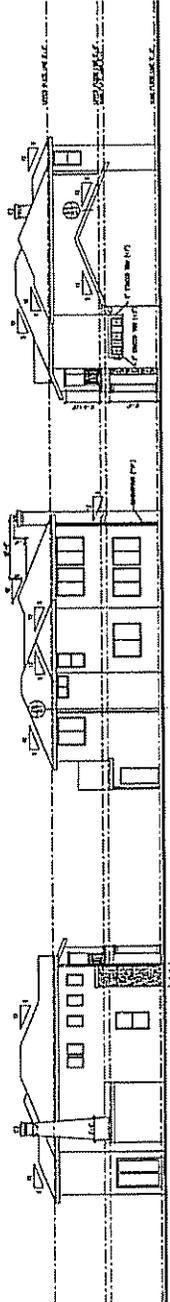
P04-121
 RECEIVED 03/11/05

THE CITY ENGINEER'S OFFICE HAS REVIEWED THE SUBMITTED PLANS AND SPECIFICATIONS FOR THE PROPOSED CONSTRUCTION OF THE ABOVE PROJECT. THE CITY ENGINEER'S OFFICE HAS REVIEWED THE SUBMITTED PLANS AND SPECIFICATIONS FOR THE PROPOSED CONSTRUCTION OF THE ABOVE PROJECT. THE CITY ENGINEER'S OFFICE HAS REVIEWED THE SUBMITTED PLANS AND SPECIFICATIONS FOR THE PROPOSED CONSTRUCTION OF THE ABOVE PROJECT.



P04-121
 RECEIVED 03/11/05

GENERAL NOTES:
 1. REFER TO ALL SHEETS FOR NOTES.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE LOCAL BUILDING DEPARTMENT.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.
 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 6. ALL UTILITIES SHALL BE PROTECTED AND DEEPLY REPAIRED.
 7. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE NOTED.
 8. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.
 10. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 11. ALL UTILITIES SHALL BE PROTECTED AND DEEPLY REPAIRED.
 12. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE NOTED.
 13. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.



P04-121
 RECEIVED 03/11/05

P04-121
 RECEIVED 03/11/05

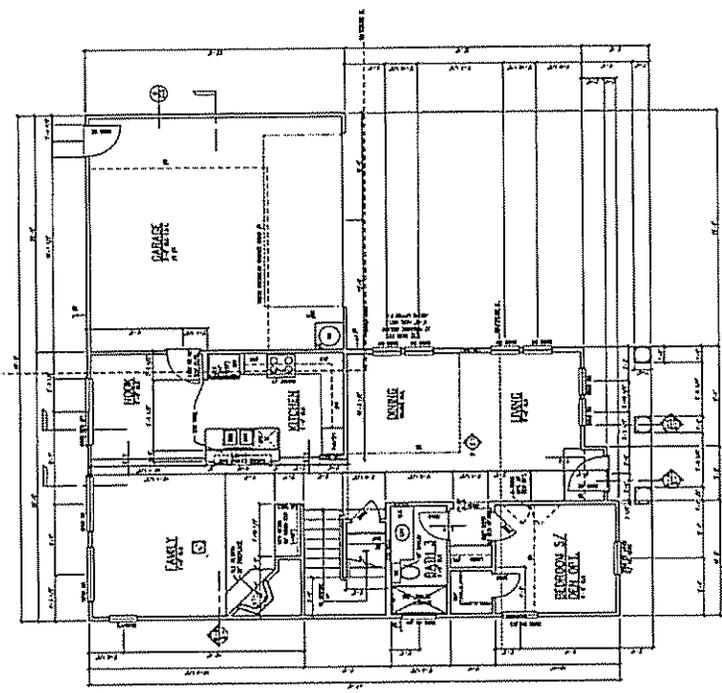
WATERPOOD PLACE AT WENTZBOUGH - PHASE II
 SACRAMENTO, CALIFORNIA

ARCHITECTS OF PLANNING INC. #1000 P. #1000
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 1000 P. #1000

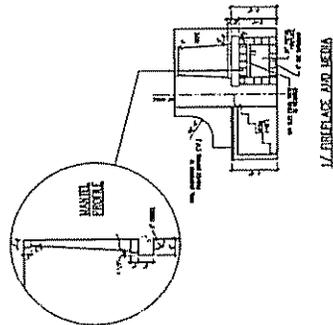
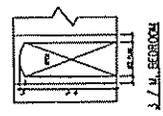
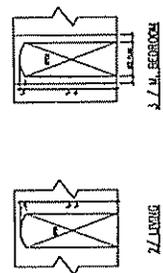
DATE: 03/11/05
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"

SQUARE FOOTAGES

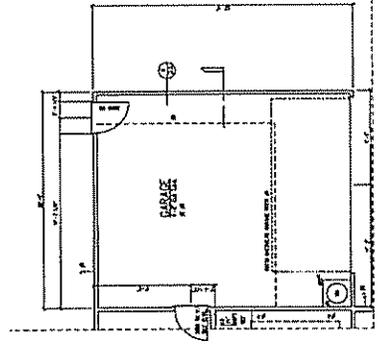
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| 994 | 995 | 996 |
| 997 | 998 | 999 |
| 1000 | 1001 | 1002 |



OWNER'S MAIN FLOOR PLAN



INTERIOR ELEVATIONS



OWNER'S GARAGE FLOOR PLAN

P04-121
 RECEIVED 03/11/05

WATERFORD PLACE AT WESTBROOK - PHASE II
 SACRAMENTO, CALIFORNIA

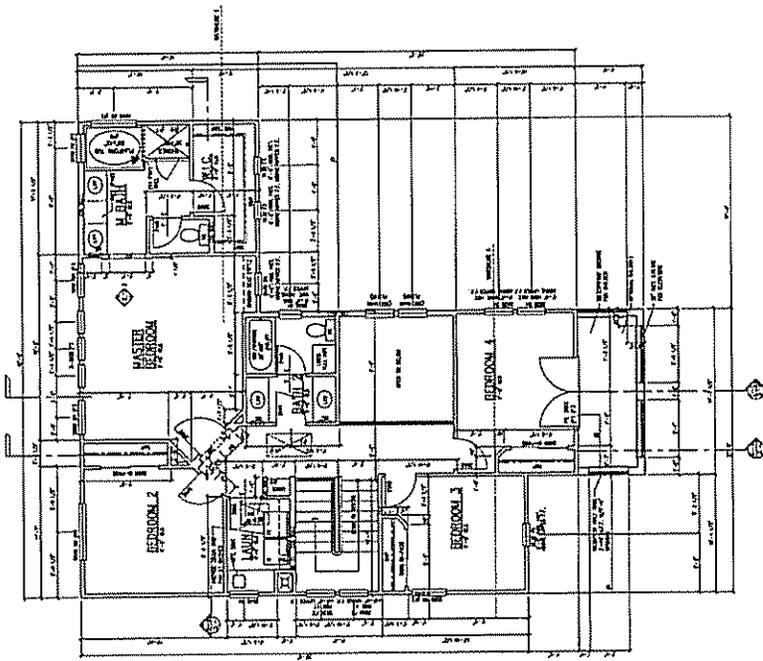
US DESIGN BUREAU, INC.
 1000 J STREET, SUITE 100
 SACRAMENTO, CA 95811
 (916) 441-1111

ARCHITECT

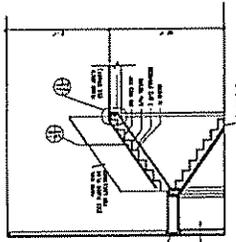
DATE: 03/11/05
 PLAN: 17A
 SHEET: 22

SQUARE FOOTAGES

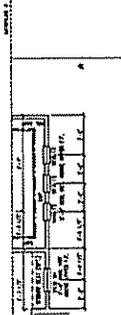
| | |
|-------------|-------|
| NET AREA | 1,234 |
| GROSS AREA | 1,567 |
| COMMON AREA | 333 |
| TOTAL AREA | 1,901 |



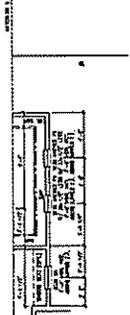
SECTION C
 UPPER FLOOR PLAN



STAIR SECTION



SECTION B
 PARTIAL UPPER FLOOR PLAN



SECTION A
 PARTIAL UPPER FLOOR PLAN

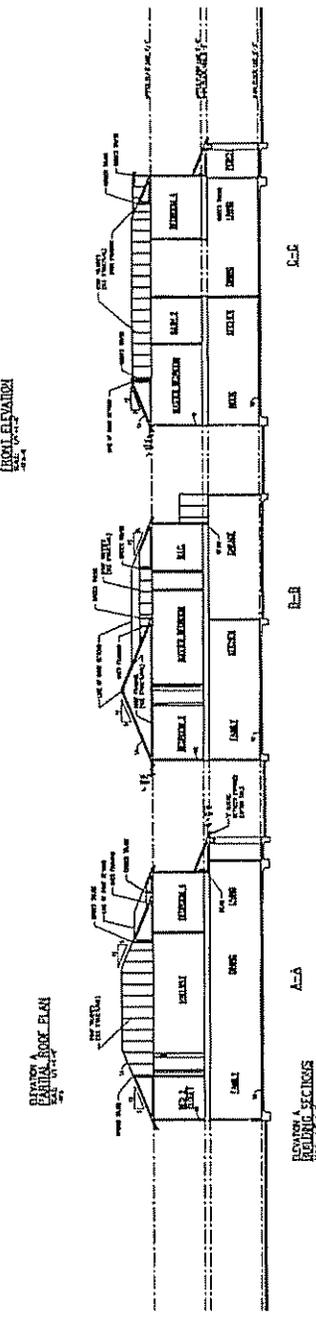
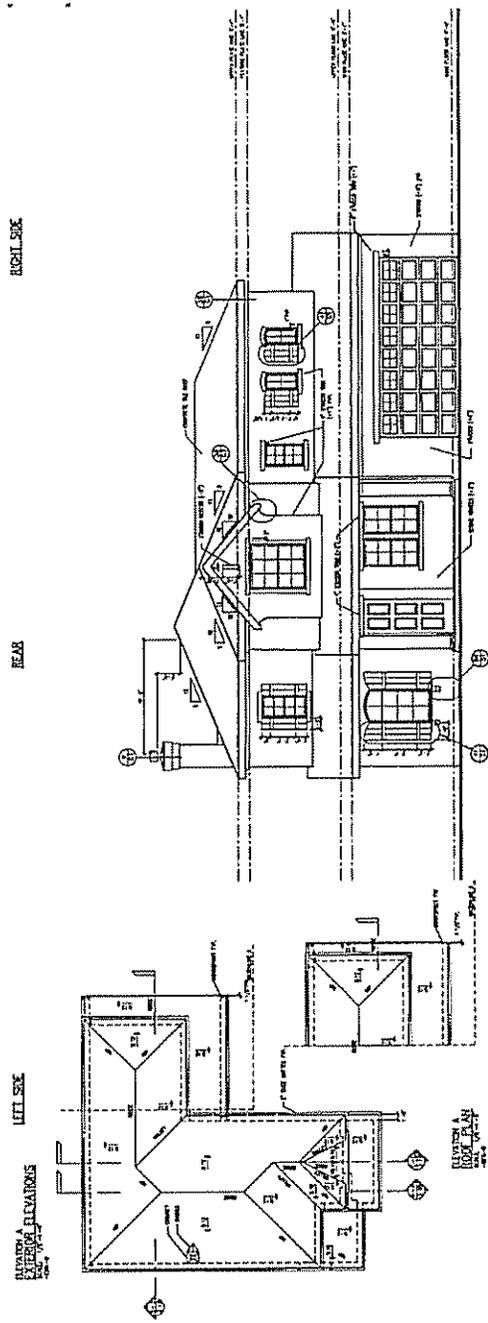
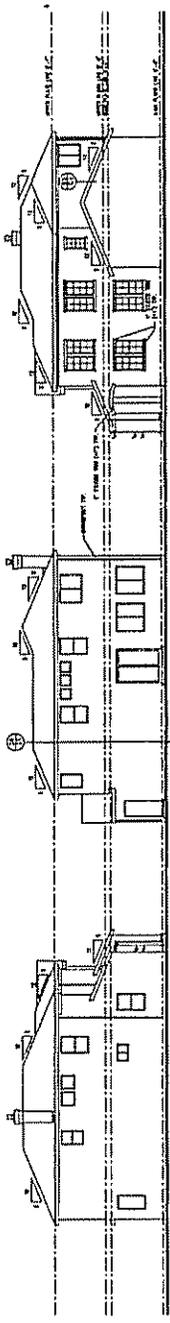
P04-121

RECEIVED 03/11/05

GENERAL NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
 4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL JURISDICTION.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES ON THE SITE.
 6. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
 7. THE CONTRACTOR SHALL MAINTAIN THE EXISTING GRADING UNLESS OTHERWISE NOTED.
 8. ALL FINISHES SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
 10. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.

WATERFORD PLACE AT WESTROCK - PHASE II
 SACRAMENTO, CALIFORNIA
 ARCHITECTS & PLANNERS, INC.
 1000 J STREET, SUITE 100
 SACRAMENTO, CA 95811
 TEL: 916.441.1111
 FAX: 916.441.1112
 WWW: WWW.ARPAC.COM

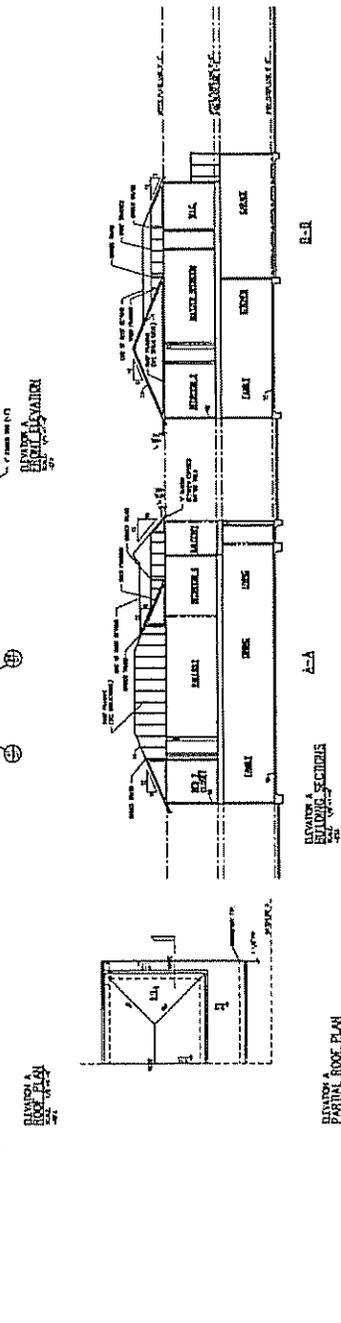
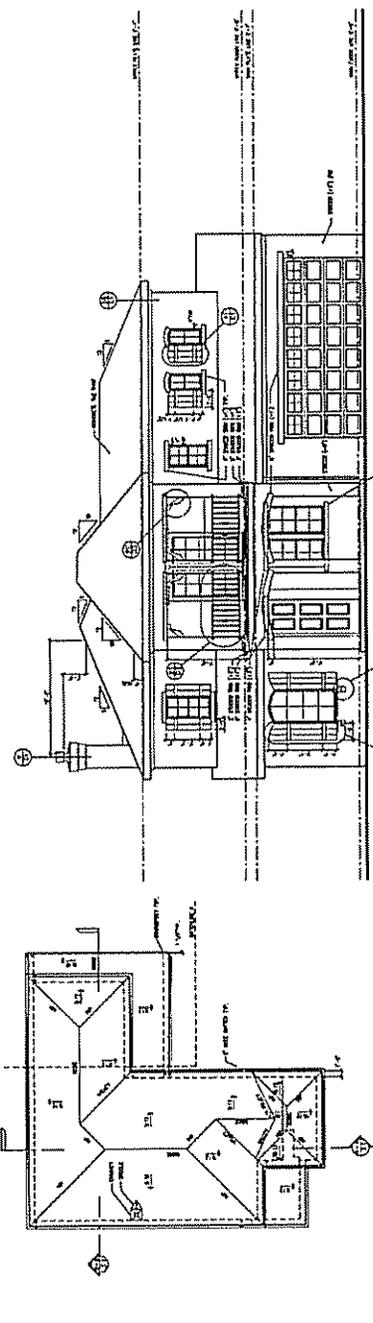
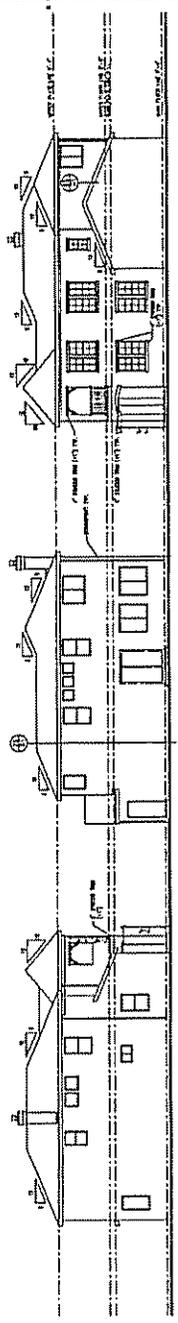
PLAN 17A
 DATE: 03/11/05
 SHEET: 31



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 RECEIVED 03/11/05

SACRAMENTO, CALIFORNIA
 WATKINS PLACE AT WESTBOUGH - PHASE II
 PROJECT NO. 04-000000
 SHEET NO. 100
 DATE: 03/11/05
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

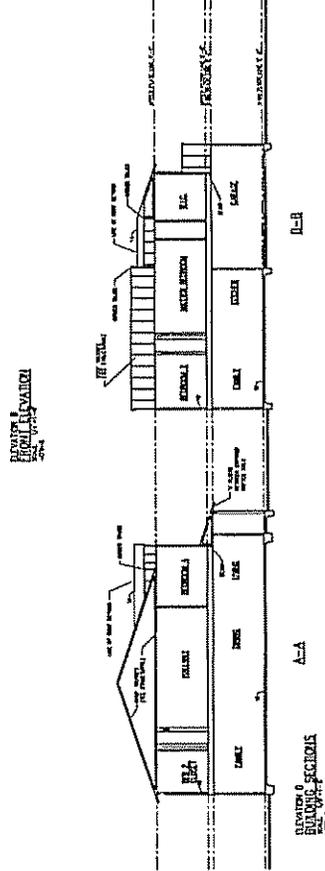
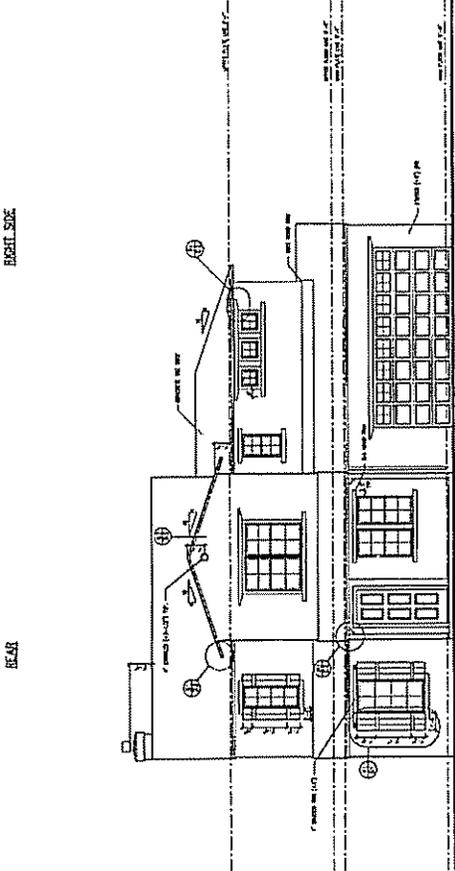
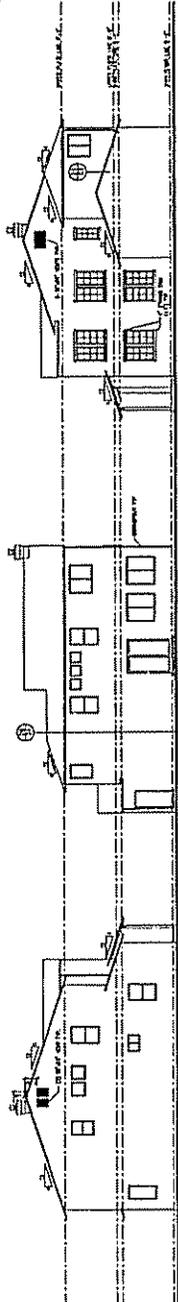
GENERAL NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. FINISH GRADE SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.
 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
 6. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AGENCIES.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 8. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED PRIOR TO CONSTRUCTION.
 9. THE CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.
 10. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDS.
 12. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.
 13. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.
 14. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TRANSPORTATION PERMITS.
 16. ALL TRUCKS AND EQUIPMENT SHALL BE PROPERLY MAINTAINED AND OPERATED.
 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY NOISE ABATEMENT PERMITS.
 18. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.
 20. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AGENCIES.



P04-121
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GENERAL NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. FINISHES ARE AS SHOWN ON THE SCHEDULE.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL ADJACENT PROPERTIES.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL ADJACENT PROPERTIES.
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES.
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES.

WATERGARD PLACE AT WESTBOURNE - PHASE II
 SACRAMENTO, CALIFORNIA
 BLAIRBORO SHARP BOSTON ARCHITECTS & PLANNERS, INC.
 104 DOUGLASS BLVD. STE. 100
 SACRAMENTO, CA 95811
 916-441-1171



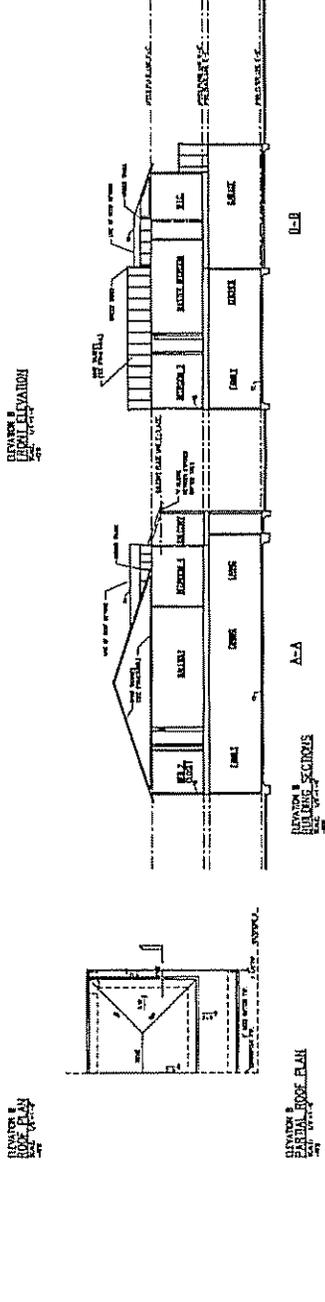
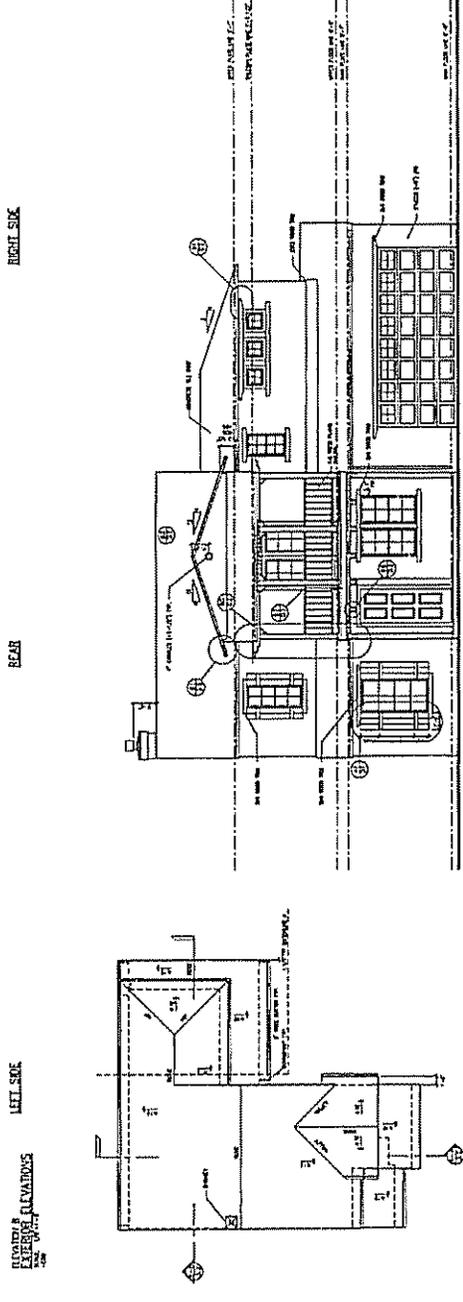
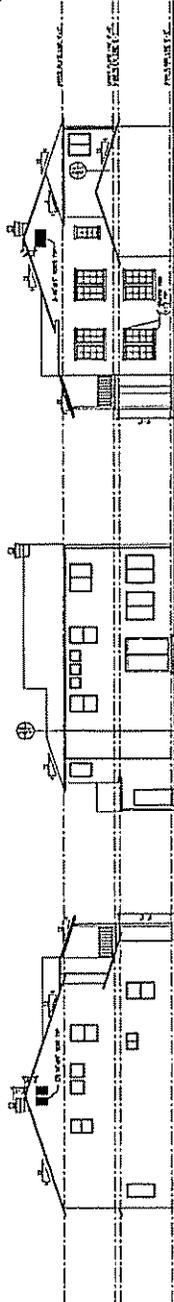
P04-121

RECEIVED 03/11/05

WATERFORD PLACE AT WESTBOURNE - PHASE II
 SACRAMENTO, CALIFORNIA
 BLOORGOOD SHARP RUSTEN ARCHITECTS & PLANNERS INC.
 1000 J STREET, SUITE 200
 SACRAMENTO, CA 95811
 TEL: 916.441.1111
 FAX: 916.441.1112
 WWW.BLOORGOOD.COM

DATE: 03/11/05
 DRAWING NO.: 1.201
 SHEET NO.: 1.201
 TOTAL SHEETS: 1.201

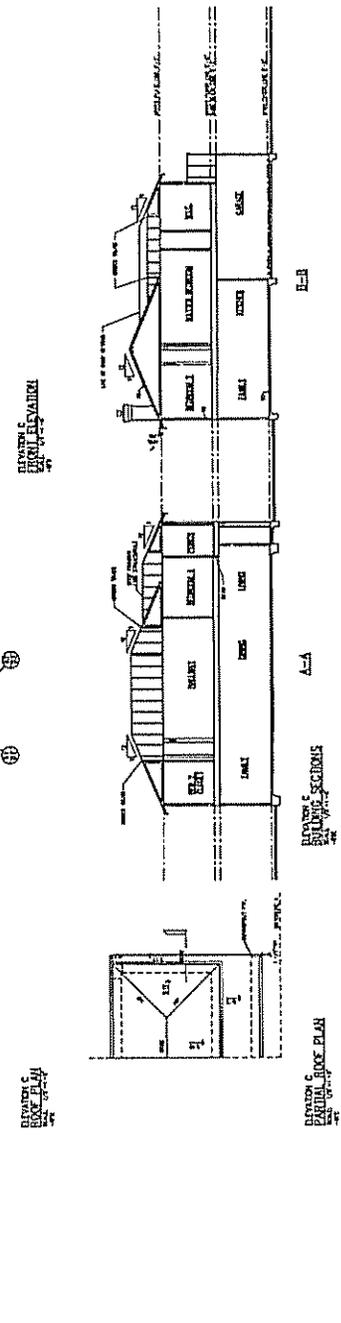
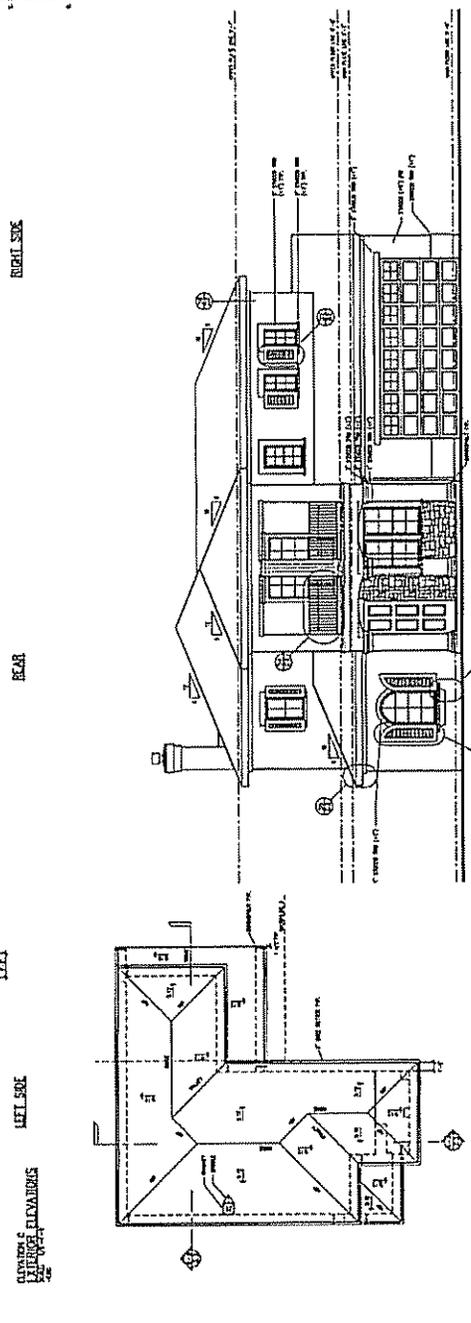
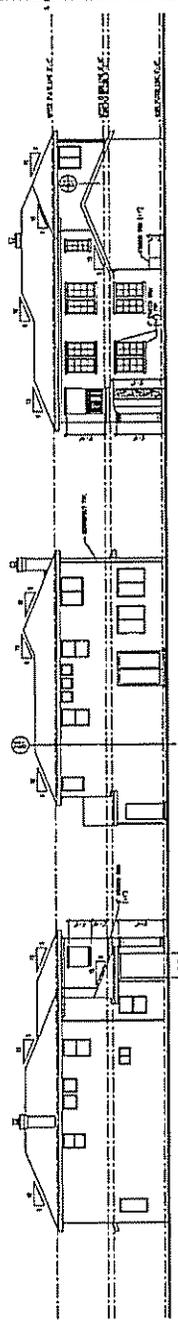
GENERAL NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SACRAMENTO SPECIFICATIONS AND THE CALIFORNIA BUILDING CODE.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SACRAMENTO.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
 5. THE CONTRACTOR SHALL MAINTAIN THE EXISTING CURB AND SIDEWALKS.
 6. THE CONTRACTOR SHALL MAINTAIN THE EXISTING LANDSCAPE AND TREES.
 7. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SIGNAGE.
 8. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAYS AND PATIO AREAS.
 9. THE CONTRACTOR SHALL MAINTAIN THE EXISTING FENCES AND WALLS.
 10. THE CONTRACTOR SHALL MAINTAIN THE EXISTING ROADS AND ALLEYS.
 11. THE CONTRACTOR SHALL MAINTAIN THE EXISTING UTILITIES AND STRUCTURES.
 12. THE CONTRACTOR SHALL MAINTAIN THE EXISTING LANDSCAPE AND TREES.
 13. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SIGNAGE.
 14. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAYS AND PATIO AREAS.
 15. THE CONTRACTOR SHALL MAINTAIN THE EXISTING FENCES AND WALLS.
 16. THE CONTRACTOR SHALL MAINTAIN THE EXISTING ROADS AND ALLEYS.

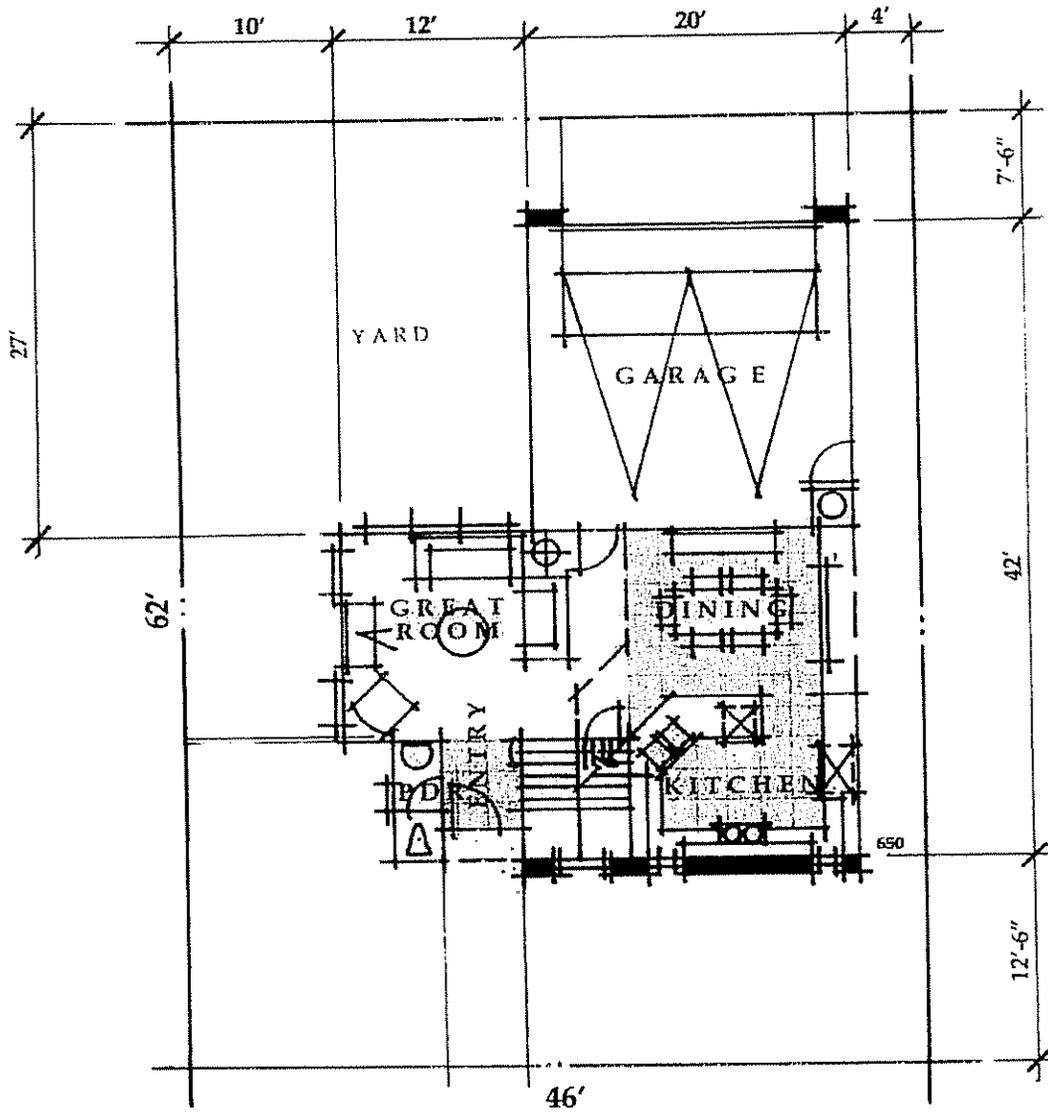


P04-121
 RECEIVED 03/11/05

GENERAL EXPLANATION NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. FINISH FLOOR LEVELS ARE SHOWN.
 3. ALL WALLS ARE 12" THICK UNLESS NOTED OTHERWISE.
 4. ROOF IS 12/12 GABLE.
 5. ALL WINDOWS ARE 36" X 48" UNLESS NOTED OTHERWISE.
 6. ALL DOORS ARE 36" X 80" UNLESS NOTED OTHERWISE.
 7. ALL INTERIORS ARE TO BE FINISHED WITH SHEETROCK ON STUDS.
 8. ALL EXTERIORS ARE TO BE FINISHED WITH STUCCO ON STUDS.
 9. ALL ROOFING IS TO BE ASPH/FLT SHINGLES.
 10. ALL CEILING IS TO BE 8' O.C. JOISTS.
 11. ALL FLOORING IS TO BE 2" X 6" JOISTS.
 12. ALL FOUNDATION IS TO BE CONCRETE ON GRADE.
 13. ALL UTILITIES ARE TO BE INSTALLED AS SHOWN.
 14. ALL MECHANICAL SYSTEMS ARE TO BE INSTALLED AS SHOWN.
 15. ALL ELECTRICAL SYSTEMS ARE TO BE INSTALLED AS SHOWN.
 16. ALL PLUMBING SYSTEMS ARE TO BE INSTALLED AS SHOWN.
 17. ALL PAINT IS TO BE EXTERIOR GRADE PASTE PAINT.
 18. ALL INTERIORS ARE TO BE PAINTED.
 19. ALL EXTERIORS ARE TO BE PAINTED.
 20. ALL ROOFING IS TO BE INSTALLED AS SHOWN.
 21. ALL FLOORING IS TO BE INSTALLED AS SHOWN.
 22. ALL CEILING IS TO BE INSTALLED AS SHOWN.
 23. ALL MECHANICAL SYSTEMS ARE TO BE INSTALLED AS SHOWN.
 24. ALL ELECTRICAL SYSTEMS ARE TO BE INSTALLED AS SHOWN.
 25. ALL PLUMBING SYSTEMS ARE TO BE INSTALLED AS SHOWN.

WATERFORD PLACE AT WESTBOROUGH - PHASE II
SACRAMENTO, CALIFORNIA
 ARCHITECT: [Logo]
 1500 BROADWAY, SUITE 1000
 SACRAMENTO, CA 95811
 TEL: 916.441.1111
 FAX: 916.441.1112
 PROJECT NO. 04-121
 SHEET NO. 04-121-01
 DATE: 03/11/05

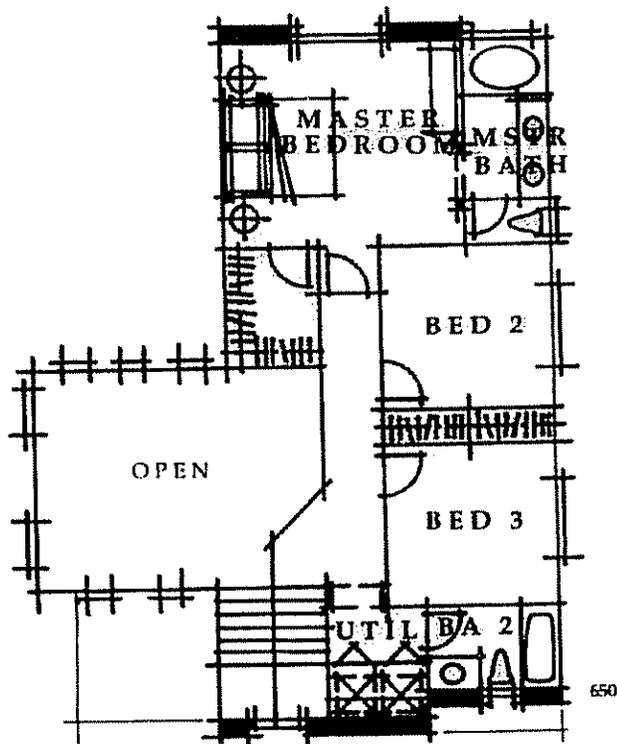




PLAN 1
 1300 sq. ft.
 great room
 3 bed/2.5 bath
 2 car garage

**THE VILLAGE
 GREENS**
 REAR LOADED PRODUCT
 SACRAMENTO, CALIFORNIA
 46' x 62' LOTS
 SCHEMATIC FLOOR PLAN
 06.11.04

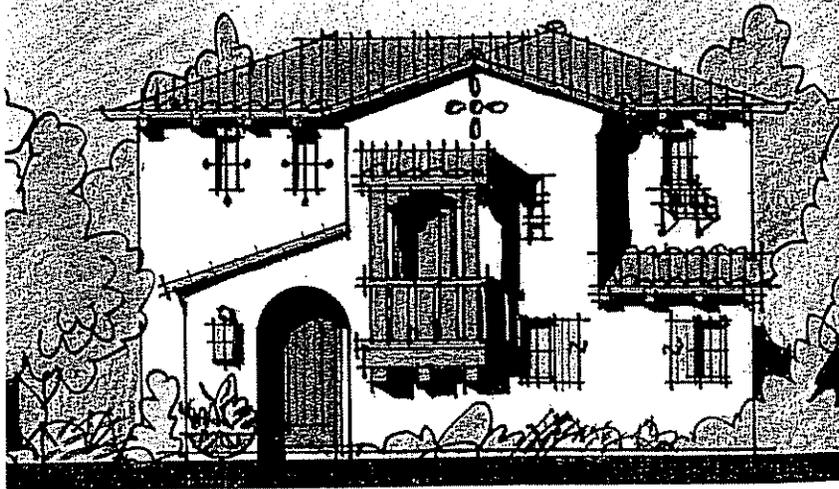
**THE
 DESIGN
 COLLABORATIVE**
 ARCHITECTURE
 PLANNING



PLAN 1

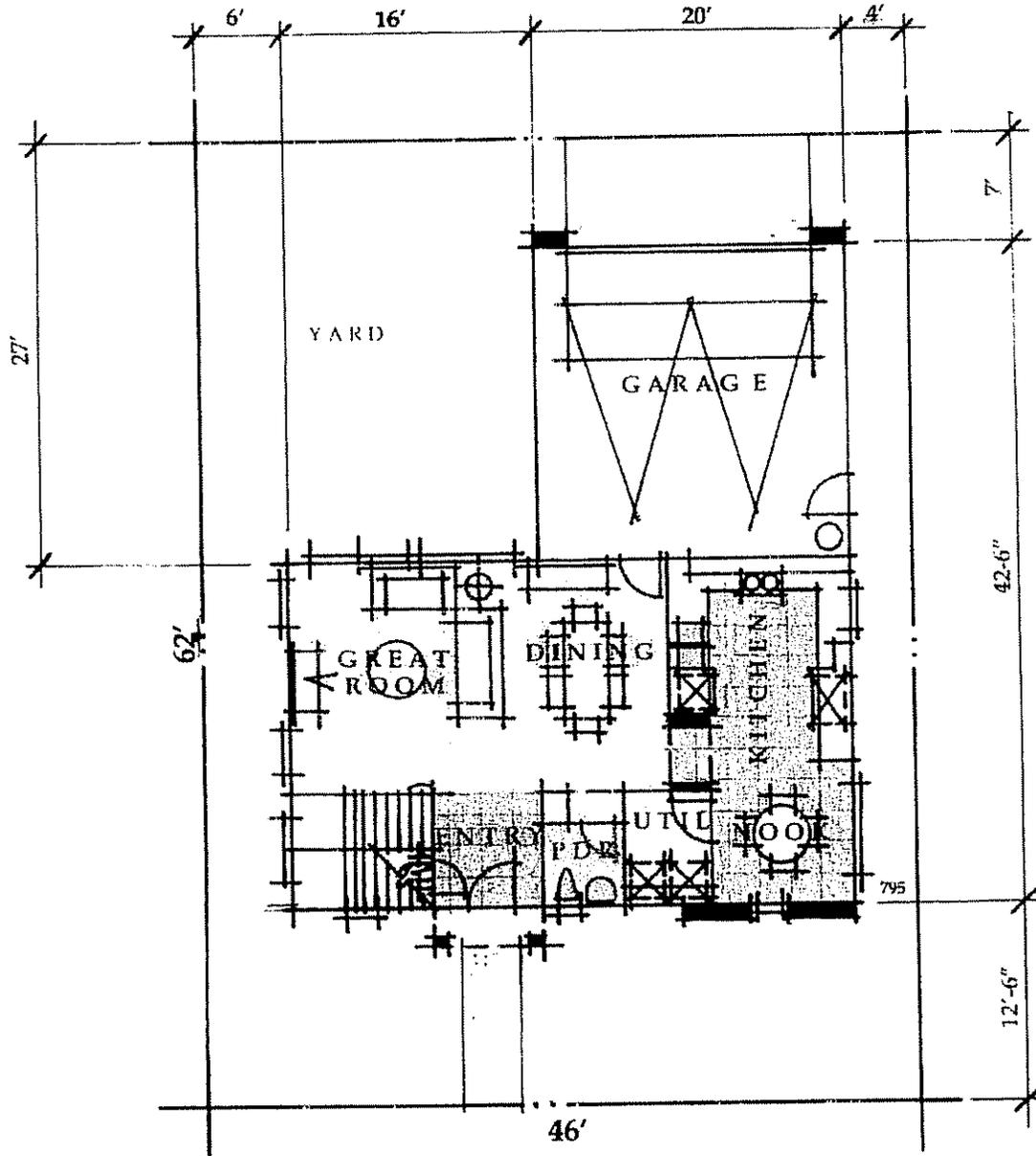
1300 sq. ft.

great room
 3 bed/2.5bath
 2 car garage



PLAN ONE 'B'
Santa Barbara

P04-121
RECEIVED 08/12/04



PLAN 2

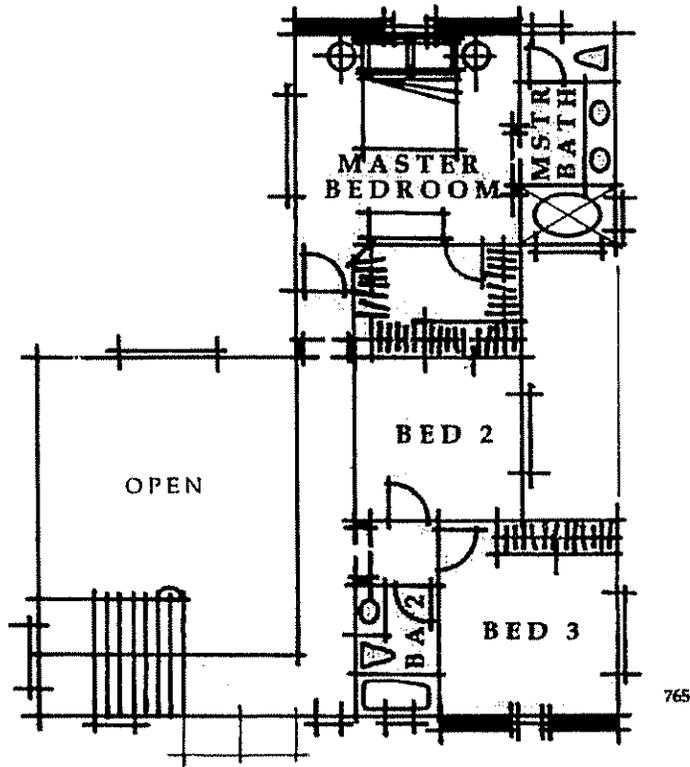
1560 sq. ft.
 great room
 3 bed/2.5bath
 2 car garage

**THE VILLAGE
 GREENS**

REAR LOADED PRODUCT
 SACRAMENTO, CALIFORNIA
 46' x 62' LOTS
 SCHEMATIC FLOOR PLAN

06.11.04





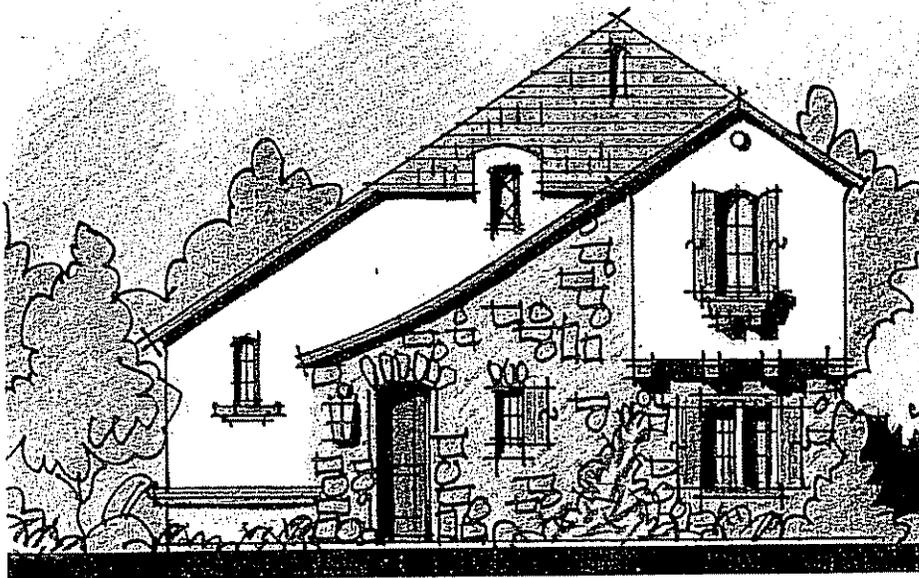
PLAN 2

1560 sq. ft.

great room

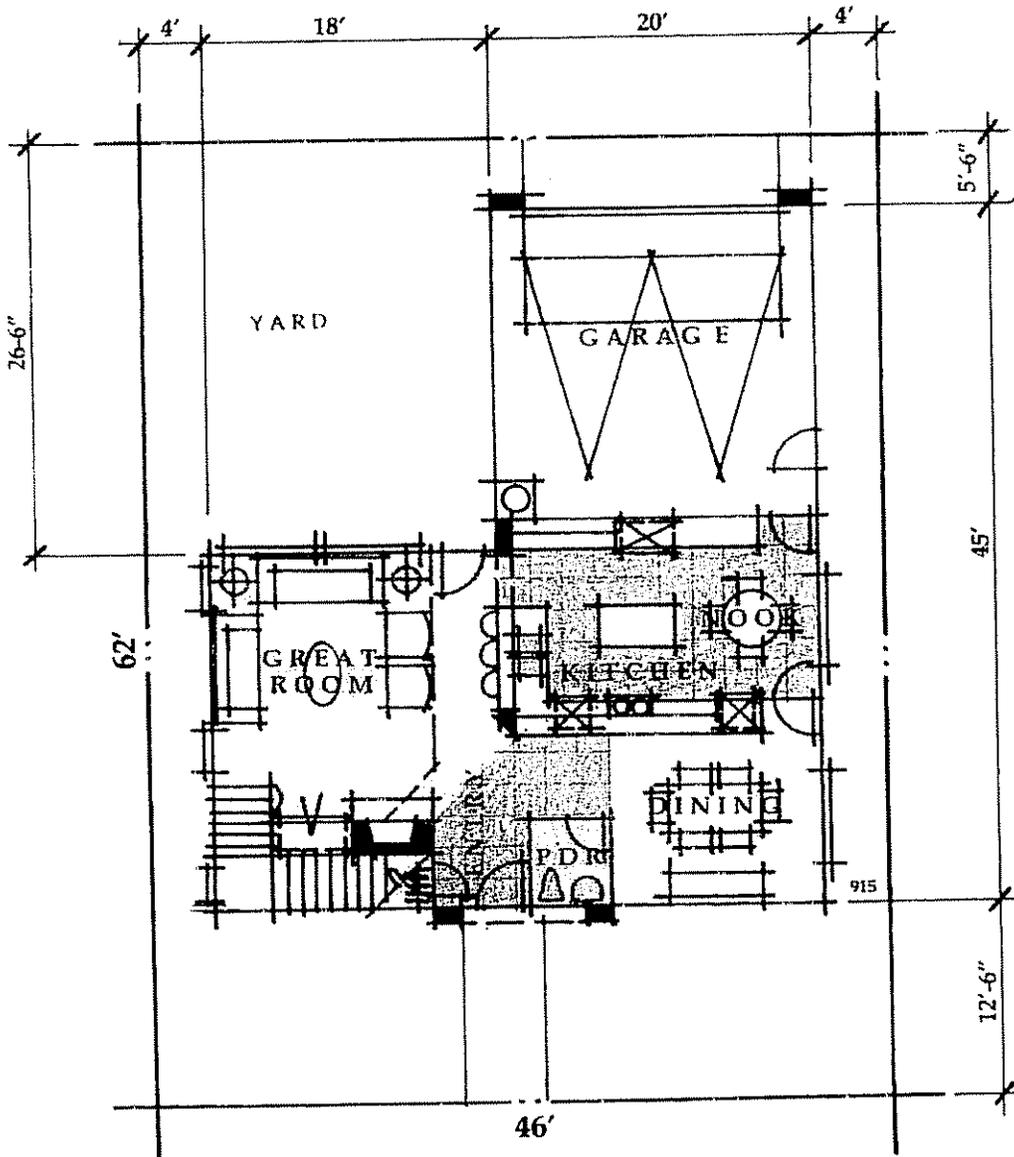
3 bed/2.5bath

2 car garage



PLAN TWO 'C'
French Country

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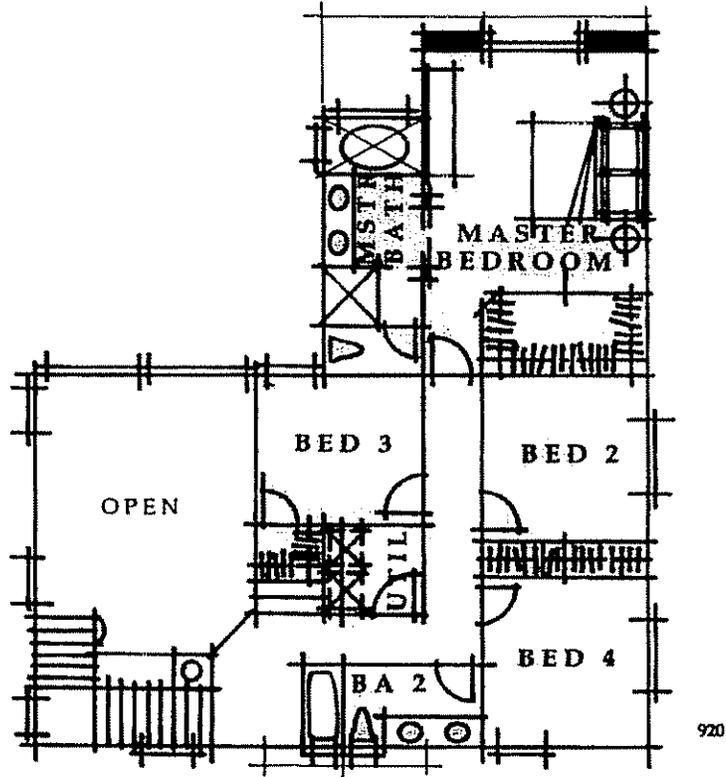
PLAN 3

1835 sq. ft.
 great room
 4 bed/2.5bath
 2 car garage

**THE VILLAGE
 GREENS**

REAR LOADED PRODUCT
 SACRAMENTO, CALIFORNIA
 46' x 62' LOTS
 SCHEMATIC FLOOR PLAN
 06.11.04

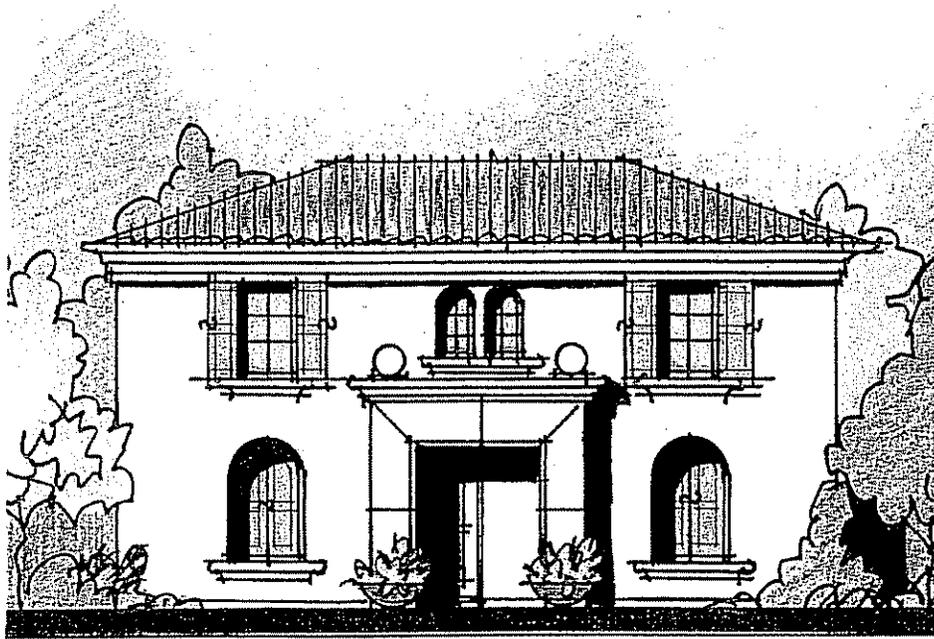




PLAN 3

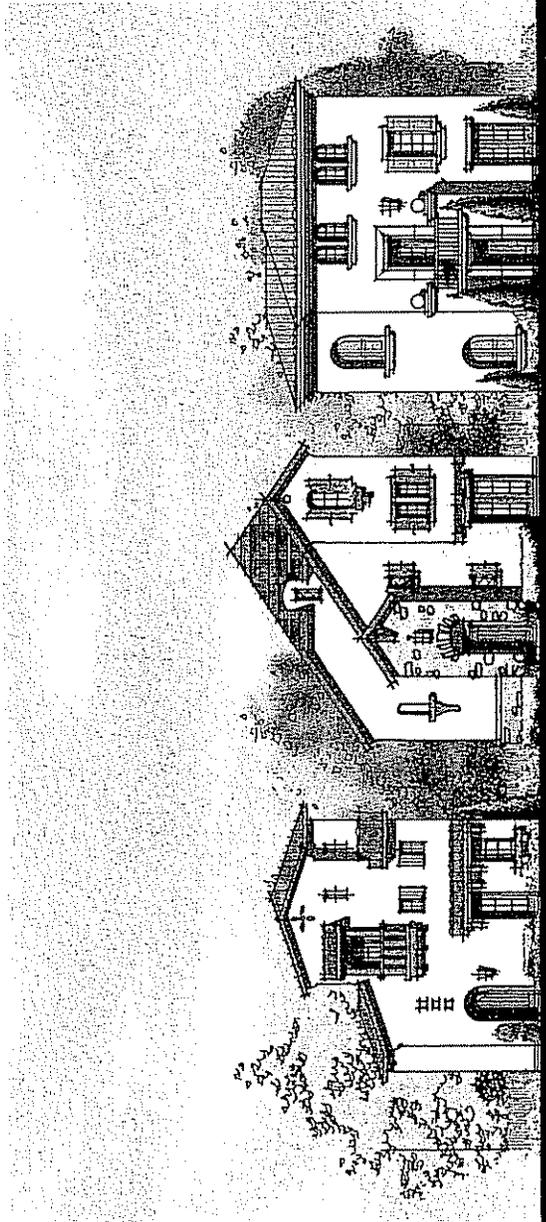
1835 sq. ft.
 great room
 4 bed/2.5bath
 2 car garage

P04-121
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PLAN THREE 'A'
Italianate

**THE VILLAGE
GREENS**
REAR LOADED PRODUCT
SACRAMENTO, CALIFORNIA
46' x 62' LOTS
SCHEMATIC STREETSCENE
07.09.04



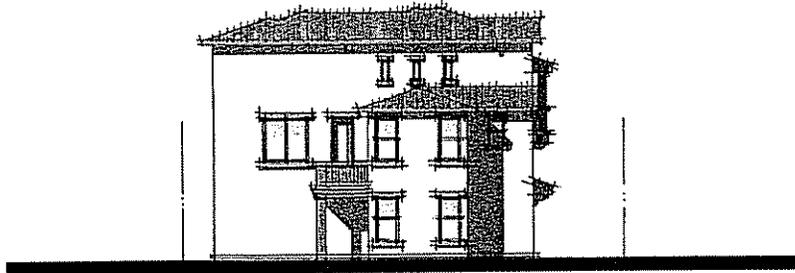
PLAN 1B
SANTA BARBARA

PLAN 2C
FRENCH COUNTRY

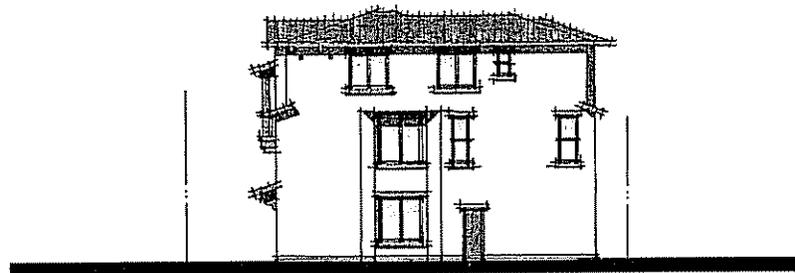
PLAN 3A
ITALIANATE

VILLAGE GREENS
REAR LOADED - LIVE/WORK OPTION
WINN COMMUNITIES
REPRESENTATIVE DESIGN
1999-2001





LEFT



RIGHT

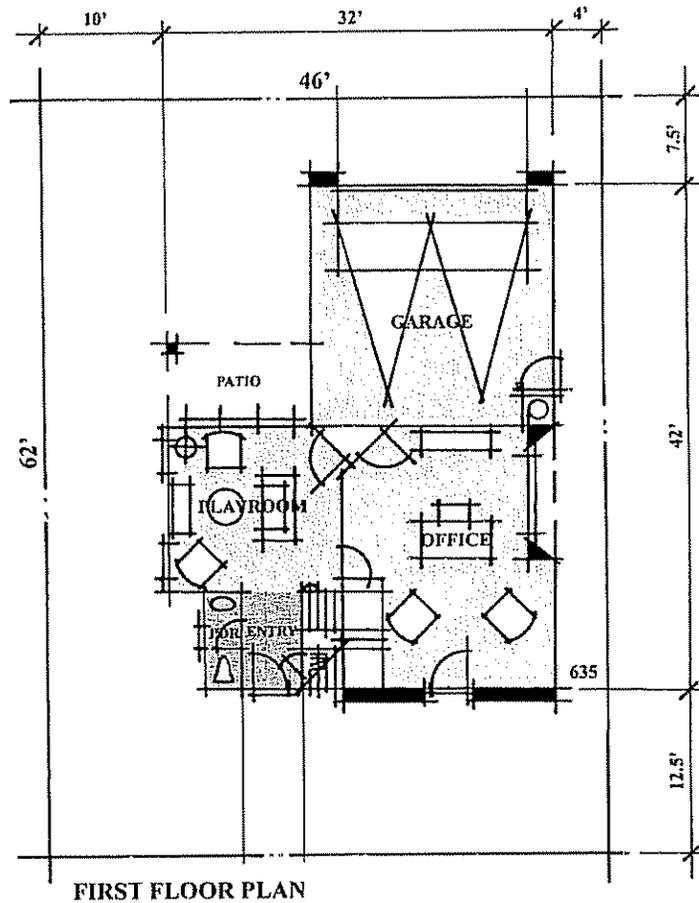


REAR

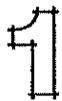
PLAN 1B

VILLAGE GREENS
REAR LOADED LIVE/WORK OPTION
WINN COMMUNITIES
WINN COUNTY DIVISION





FIRST FLOOR PLAN



1670 S.F.

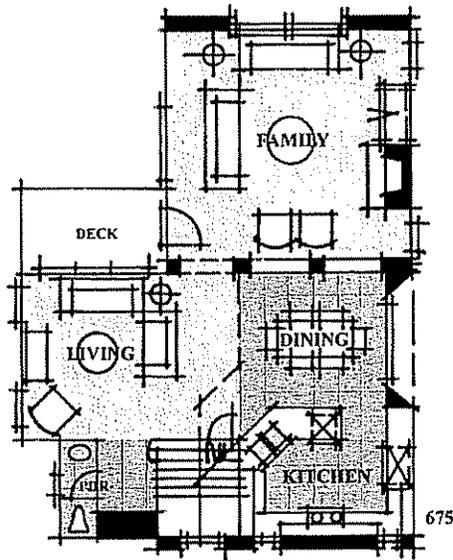


VILLAGE GREENS

LIVE / WORK OPTION
SACRAMENTO, CALIFORNIA

REAR LOADED PRODUCT
46'x62' LOTS
06 21 05





SECOND FLOOR PLAN

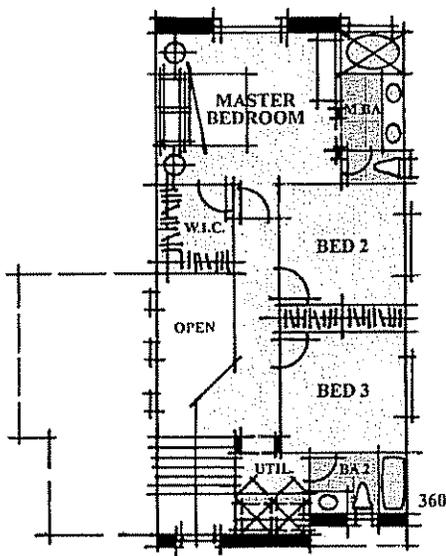
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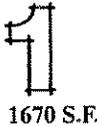
VILLAGE GREENS
LIVE / WORK OPTION
SACRAMENTO, CALIFORNIA

REAR LOADED PRODUCT
46'x62' LOTS
06 21 05





THIRD FLOOR PLAN



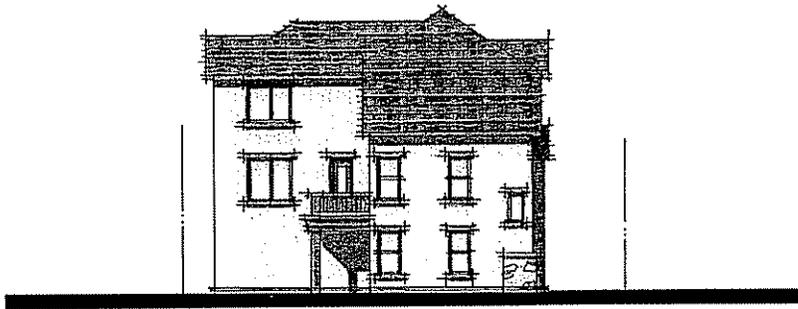
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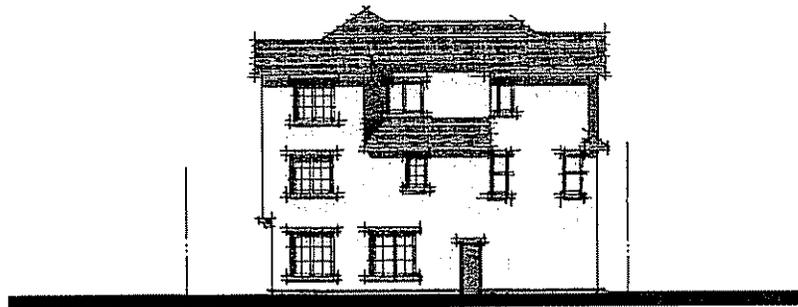
VILLAGE GREENS
LIVE / WORK OPTION
SACRAMENTO, CALIFORNIA

REAR LOADED PRODUCT
46'x62' LOTS
06 21 05





LEFT



RIGHT

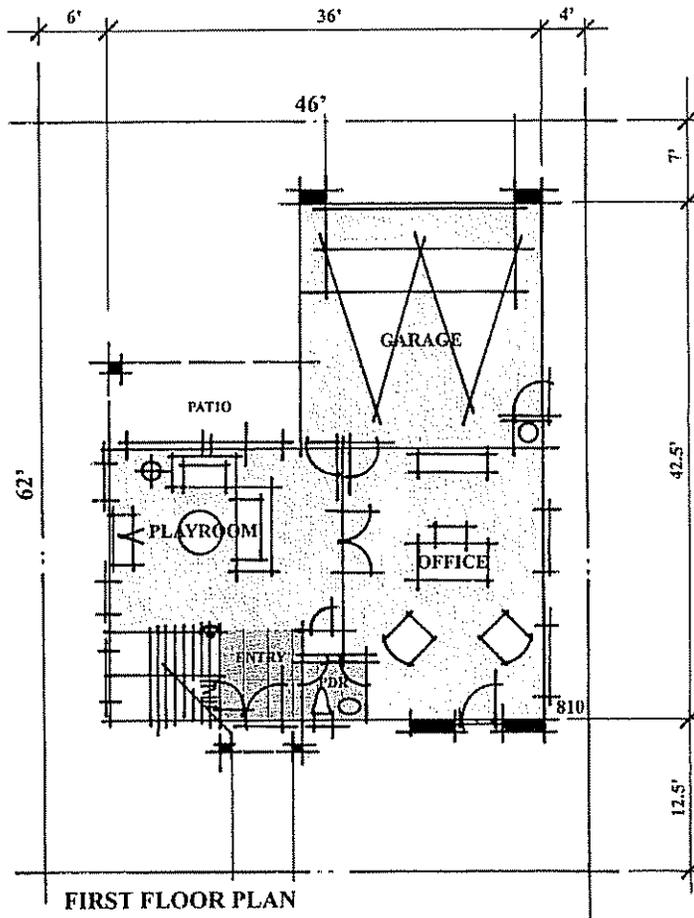


REAR

PLAN 2C

VILLAGE GREENS
REAR LOADED LIVE/WORK OPTION
WINN COMMUNITIES
ALTERNATE DESIGN
2005.09.13





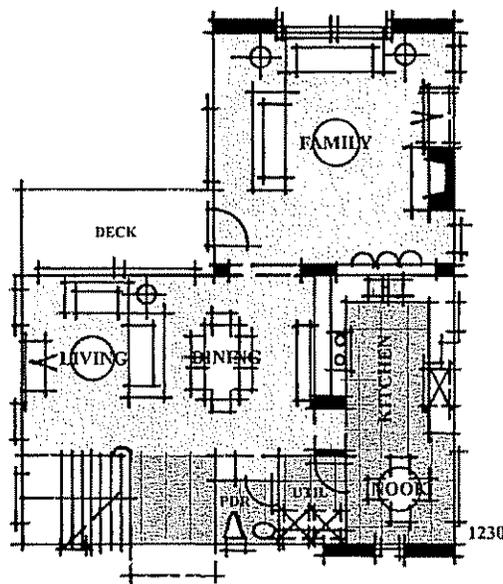
2
2845 S.F.



VILLAGE GREENS
LIVE / WORK OPTION
SACRAMENTO, CALIFORNIA

REAR LOADED PRODUCT
46'x62' LOTS
06 21.05





SECOND FLOOR PLAN

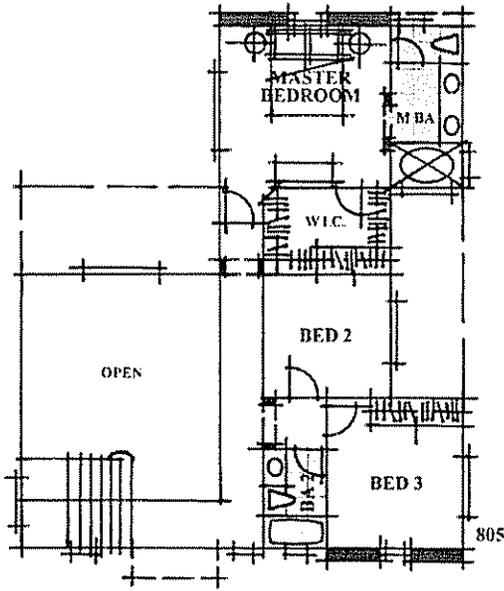
2
2845 S.F.



VILLAGE GREENS
LIVE / WORK OPTION
SACRAMENTO, CALIFORNIA

REAR LOADED PRODUCT
46'x62' LOTS
06 21 05





THIRD FLOOR PLAN

2

2845 S.F.

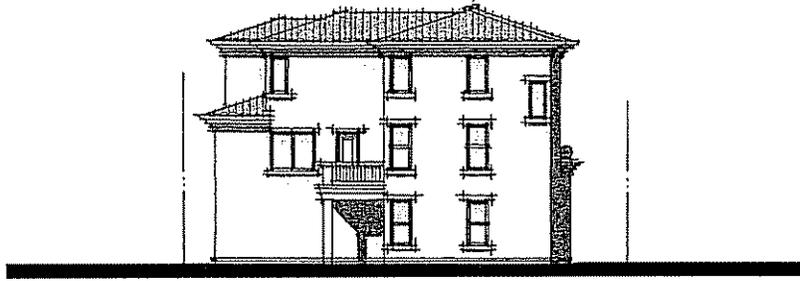


VILLAGE GREENS

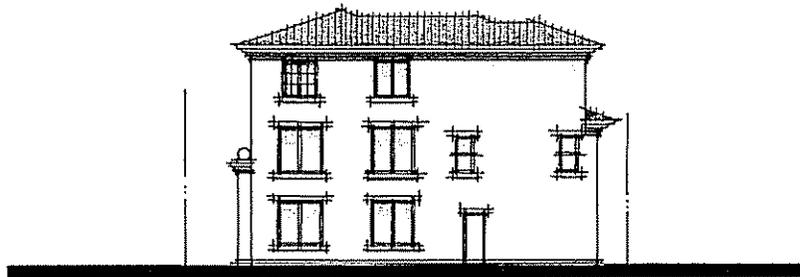
LIVE / WORK OPTION
SACRAMENTO, CALIFORNIA

REAR LOADED PRODUCT
46' x 62' LOTS
06 21 05





LEFT



RIGHT

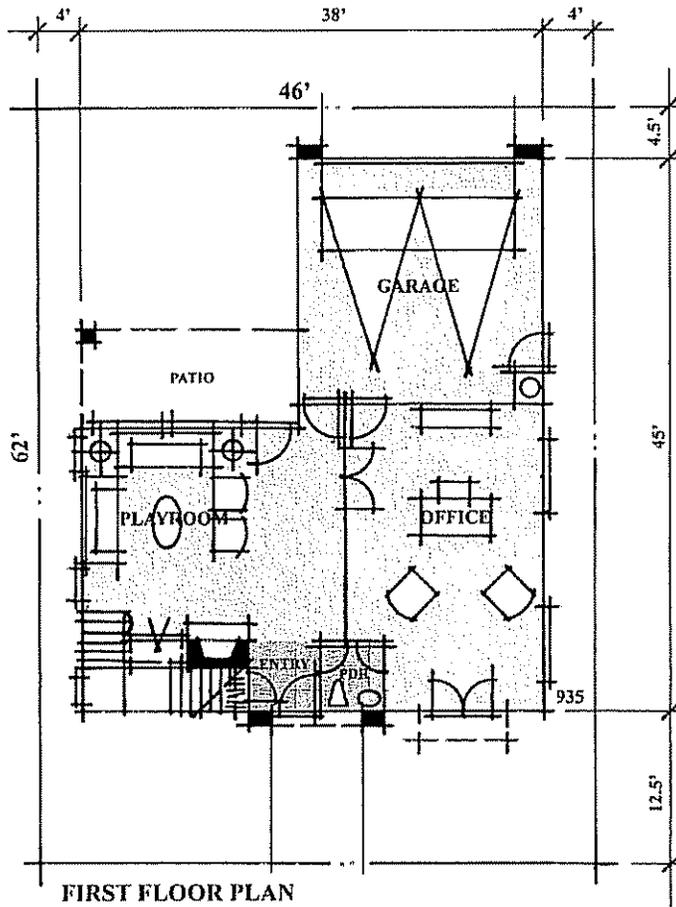


REAR

PLAN 3A

VILLAGE GREENS
REAR LOADED LIVE/WORK OPTION
WINN COMMUNITIES
REAL WORLD DESIGN





3290 S.F.

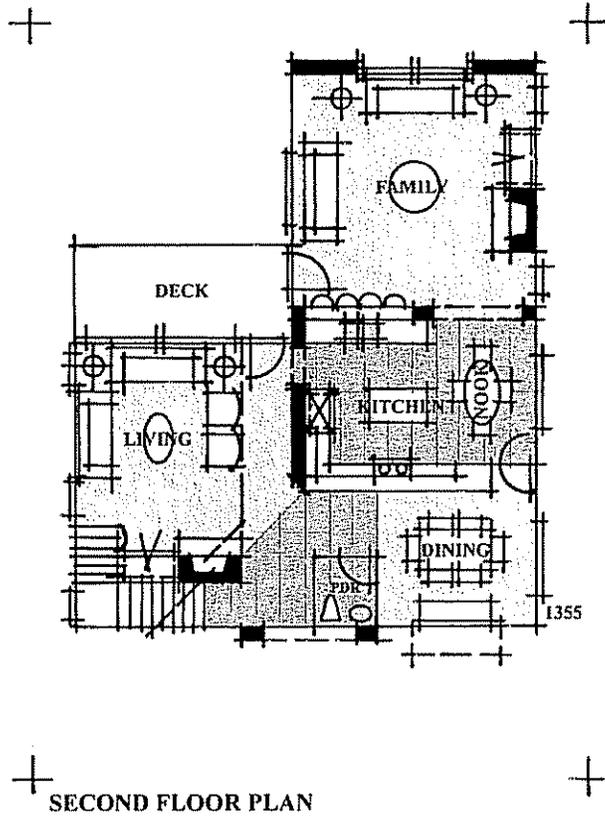


VILLAGE GREENS

LIVE / WORK OPTION
SACRAMENTO, CALIFORNIA

REAR LOADED PRODUCT
46'x62' LOTS
06 21 05





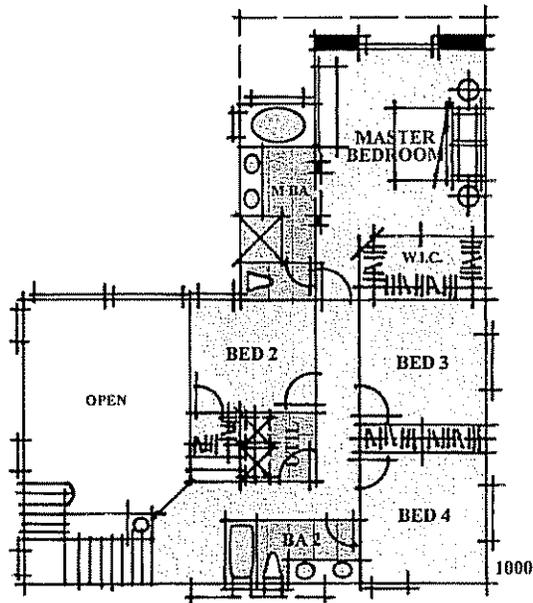
3
3290 S.F.



VILLAGE GREENS
LIVE / WORK OPTION
SACRAMENTO, CALIFORNIA

REAR LOADED PRODUCT
46'x62' LOTS
06 21 05





THIRD FLOOR PLAN

3

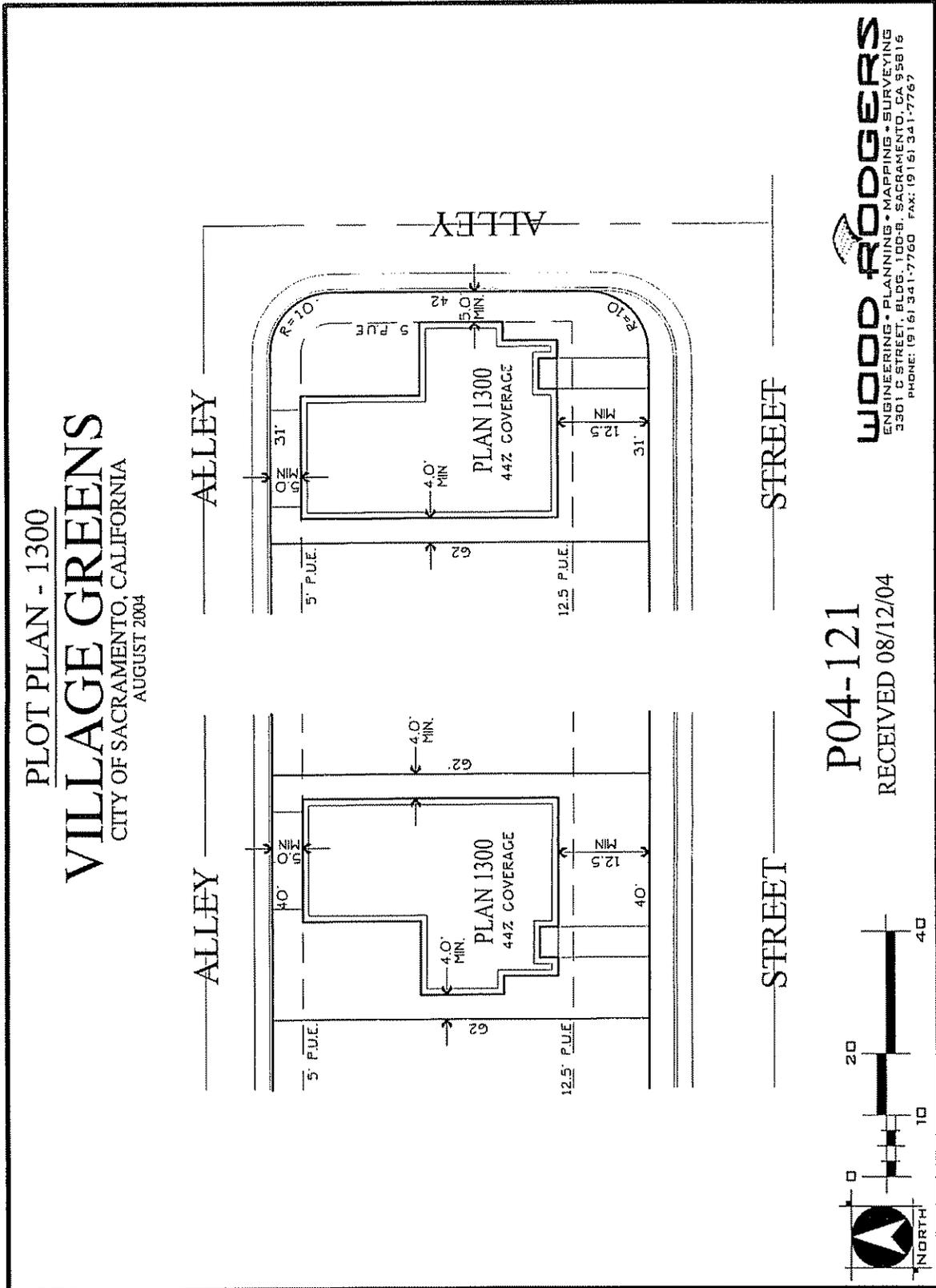
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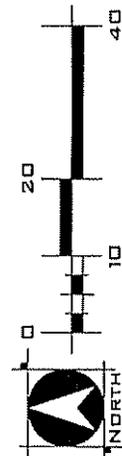
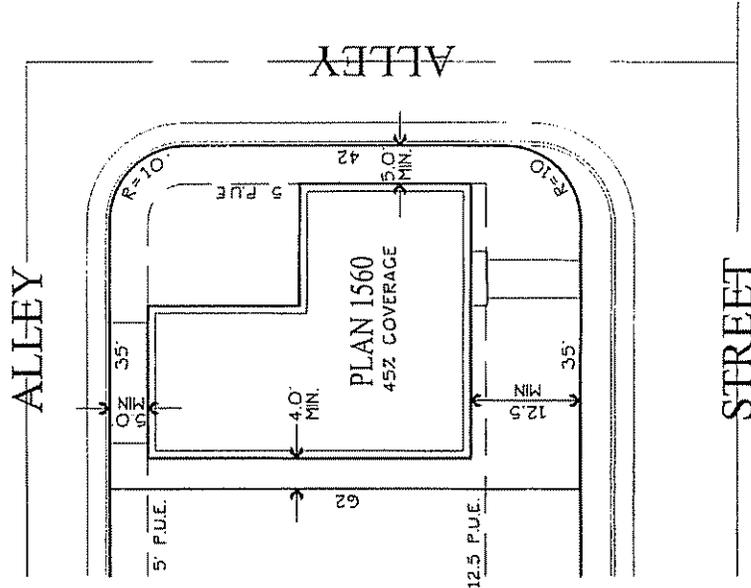
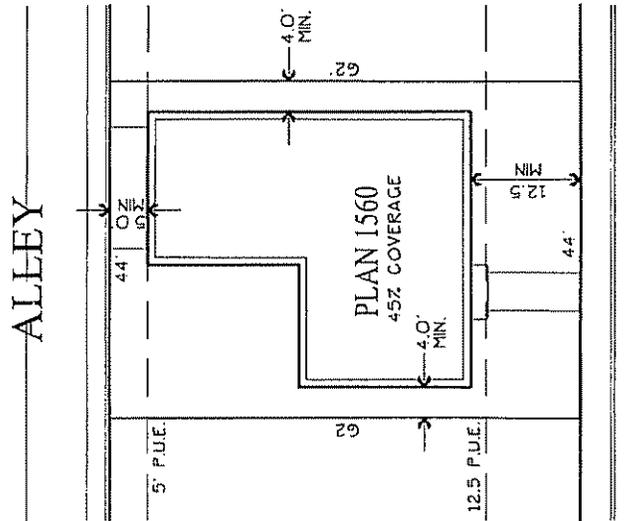
VILLAGE GREENS
LIVE / WORK OPTION
SACRAMENTO, CALIFORNIA

REAR LOADED PRODUCT
46'x62' LOTS
06 21 05





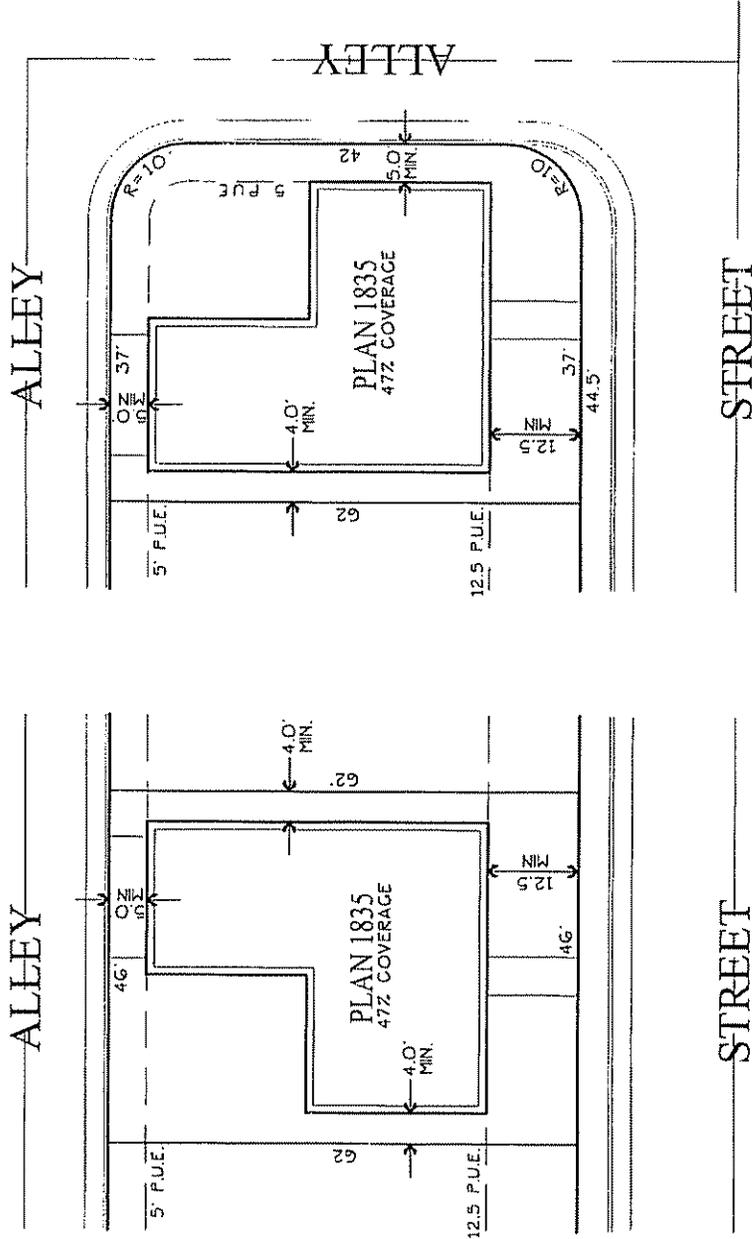
PLOT PLAN - 1560
VILLAGE GREENS
 CITY OF SACRAMENTO, CALIFORNIA
 AUGUST 2004



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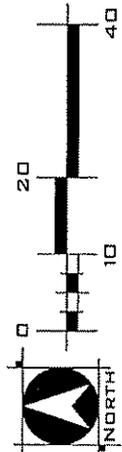
WOOD ROGERS
 ENGINEERING • PLANNING • MAPPING • SURVEYING
 3301 D STREET, BLDG. 100-B, SACRAMENTO, CA 95816
 PHONE: (916) 341-7760 FAX: (916) 341-7767

PLOT PLAN - 1835
VILLAGE GREENS
 CITY OF SACRAMENTO, CALIFORNIA
 AUGUST 2004



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 3301 O STREET, BLDG. 100-B, SACRAMENTO, CA 95816
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CONCEPTUAL LANDSCAPE PLAN
VILLAGE GREEN
 SACRAMENTO, CALIFORNIA
 AUGUST, 2004

