

APPLICANT Morton & Pitalo Inc. 1430 Alhambra Blvd. Sacramento, CA 95816
OWNER R.C. Collet, P.O. Box 1965, Woodland, CA 95695
PLANS BY Morton & Pitalo, Inc.
FILING DATE 9-15-89 ENVIR. DET. Reg. Dec. REPORT BY DH:df
ASSESSOR'S PCL. NO. 237-100-4,23,26

APPLICATION:

- A. Negative Declaration
- B. Amend City General Plan from Residential (16-29 du/net acre) to Low density Residential (14-15 du/net acre).
- C. Amend 1984 North Sacramento Community Plan from Residential 11 to 21 du/net acre to Residential 7-15 du/net acre.
- D. Rezone 8+ acres from Multiple Family Residential (R-2B-R) to Single Family Alternative (R-1A) zone.
- E. Tentative Map to divide 8.0+ vacant acres into 43 petite single Family Lots.
- F. Special Permit to develop 43 petite Single Family dwellings .
- G. Subdivision Modification to reduce lot depth for 1 lot.

LOCATION: North side Jessie Avenue +200 ft. east of Norwood Avenue.

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 43 unit petite single family subdivision.

PROJECT INFORMATION:

1988 General Plan Designation:	Medium Density Residential, 16 to 29 du/net acre.
1984 North Sacramento Community Plan Designation:	Residential 11-21 du/net acre.
Existing Zoning of Site:	R-2B-R
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant;R-2B	Front:	25'	To be determined
South: Vacant;R-3	Side(Int):	5'	
East: Vacant;Convalescent Hospital;R-1A,A	Side(St):	12 1/2'	
West: Drainage Canal, Apartments, Vacant R-3, C-1-R	Rear:	15'	

Parking Required:	One space per unit
Parking Provided:	Two spaces per unit
Property Dimensions:	Irregular
Property Area:	7.8+ acres

Density of Development:	d.u. per acre
Square Footage of Building:	1364 sq. ft.; 2313 sq. ft.; 1942 sq. ft; 1602 sq. ft.
Height of Building:	one & two stories
Topography:	Flat
Street Improvements:	To be extended
Utilities:	To be extended
Exterior Building Materials:	Stucco wood trim
Roof Material:	Tile or wood shake

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On December 27, 1989, by a vote of seven ayes and two absent the Subdivision Review Committee recommended approval of a revised 43 lot tentative map subject to conditions which follow.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of three tax assessors parcels totaling 7.8+ vacant acres int the Multiple Family - Review (R-2B-R) Zone. The site is designated Medium Density Residential, 16 to 29 du/net acre on the General Plan and is designated Residential 11-21 du/net acre on the 1984 North Sacramento Community Plan. Previous approvals occurred in 1985 with rezoning of the site to R-2B-R and approval of 168 apartments. (P85-364) The site was re-approved in 1988 for a 168 unit condominium complex by the Planning Commission (P88-092). The current owner has decided to not pursue the multiple family development and proposes a 43 lot petite single family subdivision. A Community Plan Amendment, General Plan Amendment, Rezoning from R-2B-R to R-1A and Special Permit for 43 petite single family dwellings in addition to the tentative map is required. The original request was for 48 lots but due to redesign to accommodate the City Traffic Engineer concerns about through traffic, 5 lots were deleted.

B. General Plan, Community Plan and Rezoning Analysis:

The Planning Division has reviewed the down zoning of the site from multiple family to single family for policy implications related to Housing Balance as stated in the North Sacramento and North Natomas Community Plan (Refer to Exhibit C) The down zoning will result in a 1% change in the ratio of multi-family to single family units at buildout in North Sacramento. Such a change has been determined to not be significant as related to the overall job housing balance with North Natomas.

The original rezoning request of 1985, P85-364, also included property located at the southwest corner of Bell Avenue and Taylor Street recently approved for 55 petite single family units in the R-1A Zone. (P89-121) The original request to also included rezoning 0.5+ acres at the Northeast corner of Norwood and Jessie Avenues to C-1-R. The proposed rezone only affects the 7.8+ acres of the subject site and does not affect the C-1-R or existing R-1A Zoned properties.

Staff supports the General Plan Amendment, Community Plan Amendment and Rezoning from R-2B-R to R-1A in order to develop 43 petite single family dwellings, in keeping with

the current trend in North Sacramento for owner-occupied dwellings. The loss of 126 rental units results in a 1% change in the ratio of multi-family to single family units at buildout.

C. Tentative Map Design Analysis:

The revised tentative map shows 43 petite single family lots resulting from comments related to Traffic circulation and the access-way to the Magpie Creek Drainage Channel. An access ramp is located off Jessie Avenue east of the canal. The City Public Works Department required an easement off Jessie Avenue to the canal. The map was redesigned to relocate the major north-south street to the eastern portion of the site. In so doing, the Traffic Engineering concern over a high-speed short cut from Bell to Jessie Avenues is resolved. The tentative map design complies with minimum lot area requirements and variable lot widths normally at 45 feet in width in the R-1A Zone. Actual building placement will require an exhibit once specific floor plans have been assigned to specific lots.

The Flood Control Division of the City Department of Public Works maintains the Magpie Creek Drainage canal. No plans for increasing the design capacity of the canal are planned at this time. The City is studying the upper Magpie Creek Drainage system which may result in future downstream improvements.

Staff supports the revised 43 lot tentative map design.

D. Subdivision Modification Analysis:

The December 27, 1989 revised tentative map shows lot 28 with less than 100 feet of depth to 55 feet. Staff notes that Exhibit G, Model 71 Alternative, shows a 25 foot wide by 52 foot long house which should fit onto Lot 28 and provide adequate rear, side and front yard areas. Under the provisions of the Special Permit, staff will review the yard areas for all lots including lot 28. Staff supports the modification to reduce lot depth.

E. Special Permit - Petite Dwelling Units

The applicant has provided four elevations and floor plans for review. All models propose the use of stucco, shake, or tile roofing and wood trim. Following are the proposed unit sizes. (Refer to Exhibit D)

	<u>Area</u>	<u>Rooms</u>	<u>Height</u>
Model 70	1,364 sq. ft.	3 bedroom, 2 bath	Single story
Model 71	1,602 sq. ft.	3 bedroom, 2 bath	Single story
Model 72	1,942 sq. ft.	4 bedroom, 3 bath	Two story
Model 73	2,313 sq. ft.	4 bedroom, 3 bath	Two Story

Alternative Model 71 was designed for shallow and wide lots proposed on the original tentative map along the south property line. Due to redesign, Alternative model 71 is not necessary.

Elevations propose two car garages with windows of living rooms facing the street. Entryways on Models 71 and 72 face the street. Entryways on Models 70 and 73 face an interior property line. Use of a chimney element, hip roof and gable design with glass and attic vents designed into the exterior provide variety and movement for the units. Exclusive use of stucco may be a bit overwhelming. On similar petite developments, rows of two car garages with very little front building view line have created visual barrier inconsistent with a residential neighborhood. Most of the proposed units are 30 feet in width and 80 feet in depth. On 45 foot wide lots or larger, there will be adequate open yard area and breaks between structures. No plot plans showing placement of the proposed units were provided. Since windows are present on the two side elevations, each unit will be required to meet the minimum 5 foot side yard setback requirements from side property lines. However the units (70 & 73) with door openings on the side will be required to have a minimum to 10 foot side yard or the entry be relocated to the front.

F. Parkland Dedication:

The Planning and Community Services Divisions have determined Parkland Dedication in lieu fees are appropriate. Fees will be based upon the per acre value established by the applicant's appraiser. (0.05376 fee acres)

G. Schools:

The Grant Joint Union High School District and Robla Elementary School District collect developer fees due at time of building permit issuance.

H. Environmental Determination:

The Environmental Coordinator has determined that the project as proposed will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070 (B) 1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects would occur: (Refer to Attachment A, Initial Study Discussion)

- A. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 levels in the vicinity of construction zones. Elements of this programs should include the following:
1. Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50%.
 2. Cover stockpiles of sand, soil, and similar materials with a tarp.
 3. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.

4. Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
 5. Increase the frequency of city streets cleaning along streets in the vicinity of construction site.
 6. Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.
- B. The City shall not approve the final project building permit until the Land Use Planning Policy EIR is completed and approved (anticipated for December, 1989*).
- C. The applicant shall comply with all applicable mitigation measures imposed by the Land Use Planning Policy EIR prior to final project approval. The applicant is aware that applicable mitigation measure could substantially alter the proposed project and require additional future environmental review prior to the issuance of a City building permit.

*It is anticipated that residential projects located in the Sacramento River Levee Flood Failure area will not receive final project building permits until June, 1990. In the event the Land Use Policy is adopted (anticipated for December, 1989) the growth limitations of the policy will further prevent issuance of final project building permits until June, 1990 (or when decision makers determine it is appropriate to allow building to proceed).

- D. All joints in exterior walls shall be grouted or caulked airtight.
- E. Window or through-the-wall ventilation and air conditioning units shall not be permitted.
- F. All penetrations of exterior walls shall include a 1/2 inch airspace. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.
- G. Windows must have a minimum STC rating of 29 or better. Windows which open and face the noise source should comprise less than 25 percent of the wall area. Windows shall have air infiltration rate of less than or equal to 0.20 CFM/lin. ft. when tested with a 25 mile an hour wind per ASTM standards.
- H. Sliding glass doors must carry an STC rating of 31 or better. They should be double glazed and they must meet or exceed the window air infiltration rating given above.
- I. Exterior entrance doors should have a minimum STC rating of 30. They must include complete perimeter door seals.

- J. The City shall not approve the final project building permit until the General Plan is amended to exclude areas designated A99 Flood Hazard zone from areas considered "subject to unreasonable risk of flooding."

However, if the proposed flood policy and General Plan amendment are not approved the proposed project must be reevaluated prior to issuance of the final building permit to determine the level of significance of flood hazards associated with the project and to re-issuance of mitigation measures to address the identified impact.

- K. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during development or construction of the project, work in the area shall stop immediately and a qualified archaeologist and representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures maybe required, or the applicant may be requested to prepare an Environmental Impact Report if identified impact cannot be reduced to less than a significant level through mitigation.

STAFF RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Recommend approval of the General Plan Amendment from Medium Density Residential (16-29 du/net acre) to Low Density Residential (4-15 du/na);
- C. Recommend approval of the Amendment to the 1984 North Sacramento Community Plan from Residential 11-21 du/na to 7-15 du/na;
- D. Recommend approval of the Rezoning of 7.8+ vacant acres from R-2B-R to R1A;
- E. Recommend approval of the Tentative Map to divide 7.8+ acres into 43 petite single family lots and;
- F. Approve the Special Permit for petite single family development subject to conditions and based upon findings of fact which follow.
- G. Recommend approval of the subdivision modification to reduce lot depth for 1 lot.

CONDITIONS TENTITIV MAP: The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. Name streets to the satisfaction of the Planning Director.
4. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
5. Pursuant to City Code Section 40.1302 (parkland dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map (0.5376 fee acres);
6. Pursuant to City Code Section 40.319-1, the applicant shall 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 City Engineer after consultation with the U.S. Postal Service;
7. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
8. Meet all County Sanitation District requirements and coordinate.
9. Submit a soils test prepared by a registered engineer to be used in street design;
10. Extend offsite sewer line in Jessie Avenue to Rio Linda Boulevard per plans on file with the City.
11. Dedicate a standard 12.5-foot Public Utility Easement for underground and overhead electrical and public utility facilities and appurtenances adjacent to all public ways;
12. Dedicate a 12.5 foot Public Utility Easement for underground and over-head electrical facilities and appurtenances adjacent to Jessie Avenue.
13. Dedicate R/W along Jessie Avenue to 27 ft. half-section as per study on file with the City.
14. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers

Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

15. Remainder of Parcel not subdivided and parcel known as Chardonnay Homes (P89-121) shall be shown on final map as a designated remainder if filed prior to P89-121. Additionally, if filed prior to P89-121, street adjacent to lots 1-5 and a turn around to the satisfaction of the Traffic Engineer shall be included on Final Map.
16. Subject property must complete annexation to both Sacramento Regional County Sanitation District and County Sanitation District No. 1 of Sacramento County prior to recordation of the map or prior to the approval of improvements plans, whichever occurs first.
17. Applicant shall comply with all mitigation measures stated in the Negative Declaration for P89-343 on file at the City Planning Department. A note shall be placed on the final map and in the deeds to all lots referencing compliance with mitigation measures.

Conditions - Special Permit

1. The structures shall be constructed per the submitted plans. Materials shall consist of stucco with wood trim and tile or wood shake roofs.
2. A master site plan indicating a variable front setback from 20 to 27 feet and usable rear yard access shall be submitted to staff for review and approval prior to issuance of any building permits. Lots 28 shall have a minimum of 15 feet of front yard with a 20 ft. long driveway.
3. A six foot high solid board fence shall be constructed along the east property line. If a solid board fence is to be constructed adjacent to the Drainage canal, design shall provide for maintenance of the levee fence and not allow build-up of refuse. Staff prefers no chainlink fencing. If possible removal of the fence with Flood Control Approval and construction of a solid board fence is supported.
4. The applicant shall provide a 10 foot sideyard setback for models 70 and 73 (at doorway side) or redesign these models with a front door entry.
5. The applicant shall comply with the following mitigation measures:
 - a. Require construction contractors to implement a dust abatement program that will reduce the effect of construction of local PM 10 levels in the vicinity of construction zones. Elements of the program should include the following:
 - 1) Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50%.

- 2) Cover stockpiles of sand, soil, and similar materials with a tarp.
 - 3) Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
 - 4) Sweep up dirt or debris spilled onto paved surfaces immediately to reduce suspension of PM 10 through vehicle movements over these surfaces.
 - 5) Increase the frequency of city street cleaning along streets in the vicinity of construction site.
- b. The City shall not approve the final project building permit until the Land Use Planning Policy EIR is completed and approved (anticipated for December, 1989*).
- c. The applicant shall comply with all applicable mitigation measures imposed by the Land Use Planning Policy EIR prior to final project approval. The applicant is aware that applicable mitigation measure could substantially alter the proposed project and require additional future environmental review prior to the issuance of a City building permit.
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However, if the proposed flood policy and General Plan amendment are not approved the proposed project must be reevaluated prior to issuance of the final building permit to determine the level of significance of flood hazards associated with the project and to re-issuance of mitigation measures to address the identified impact.

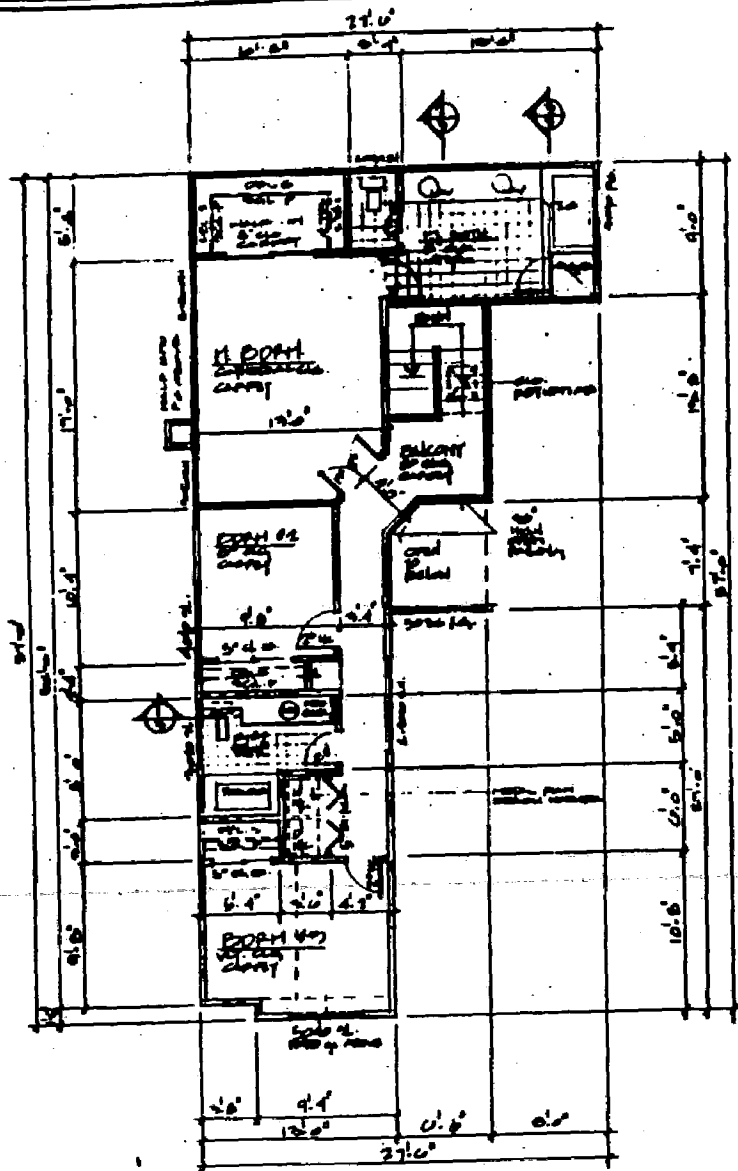
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Findings of Fact - Special Permit

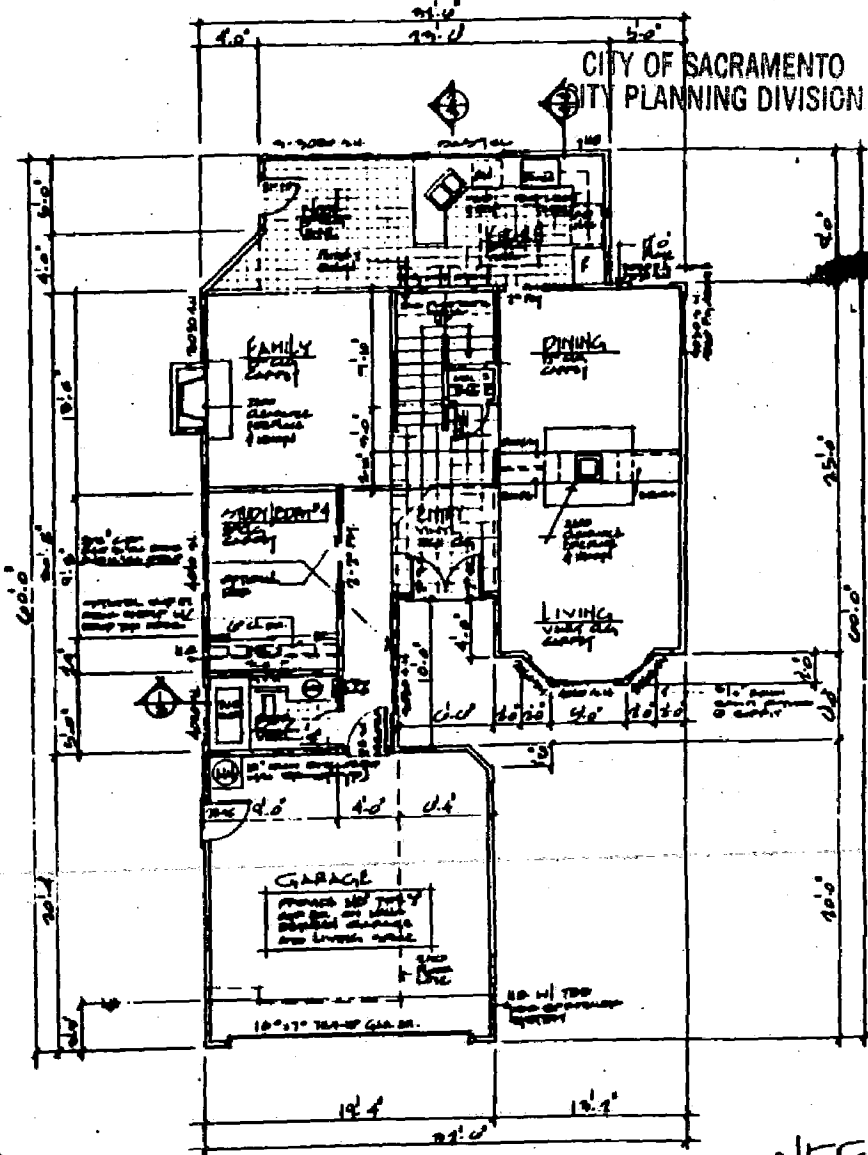
1. The project, as conditioned, is based on sound principles of land use in that the proposed single family subdivision is compatible with the surrounding residential land uses which consist of single family residential, elementary school, condominiums, convalescent hospital and apartments.
2. The special permit, as conditioned, will not be detrimental to the public health, safety, or welfare in that:
 - a. the proposal will have adequate on-site parking and landscaping will be provide throughout the project;
 - b. the proposal will not significantly alter the characteristics of the area.
3. The proposal is consistent with the 1988 General Plan and 1984 North Sacramento Community Plan which designate the site for residential uses.

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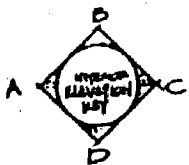
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CITY PLANNING DIVISION



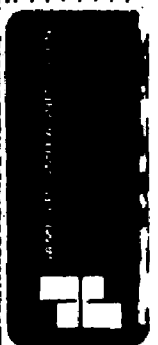
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FLOOR PLAN - FIRST FLOOR
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NEED
FURNACE
LOCATION



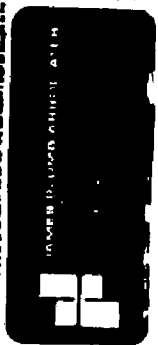
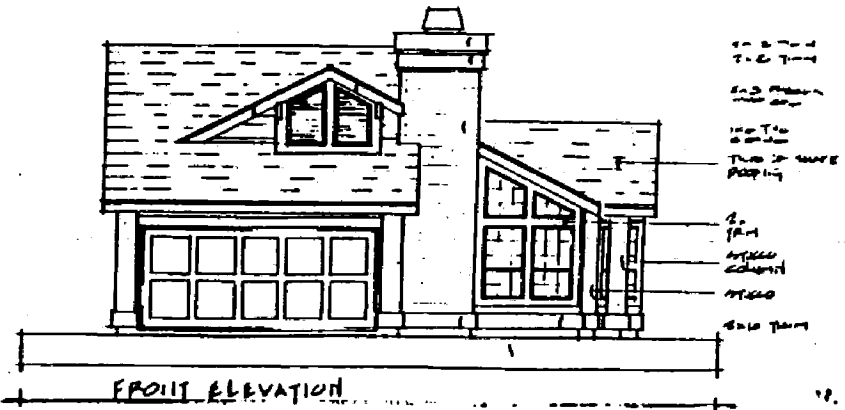
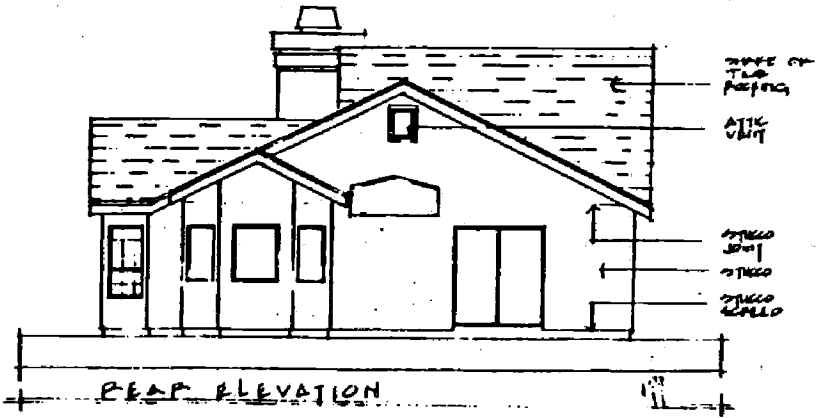
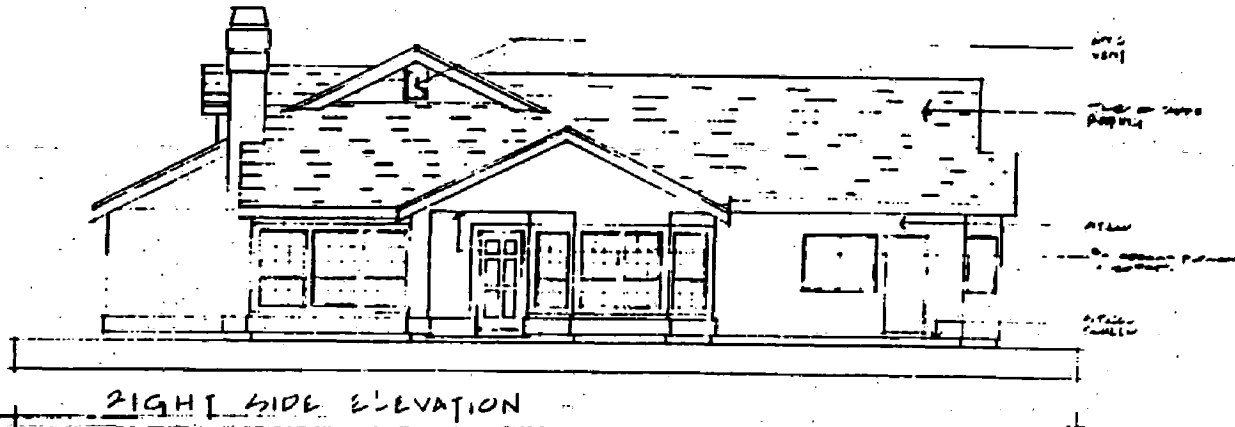
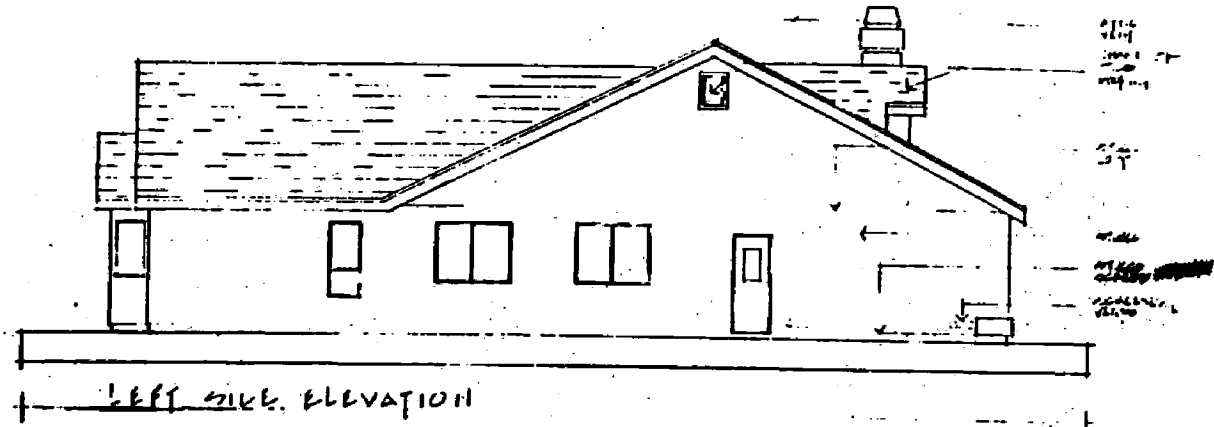
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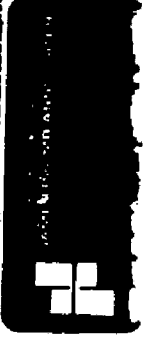
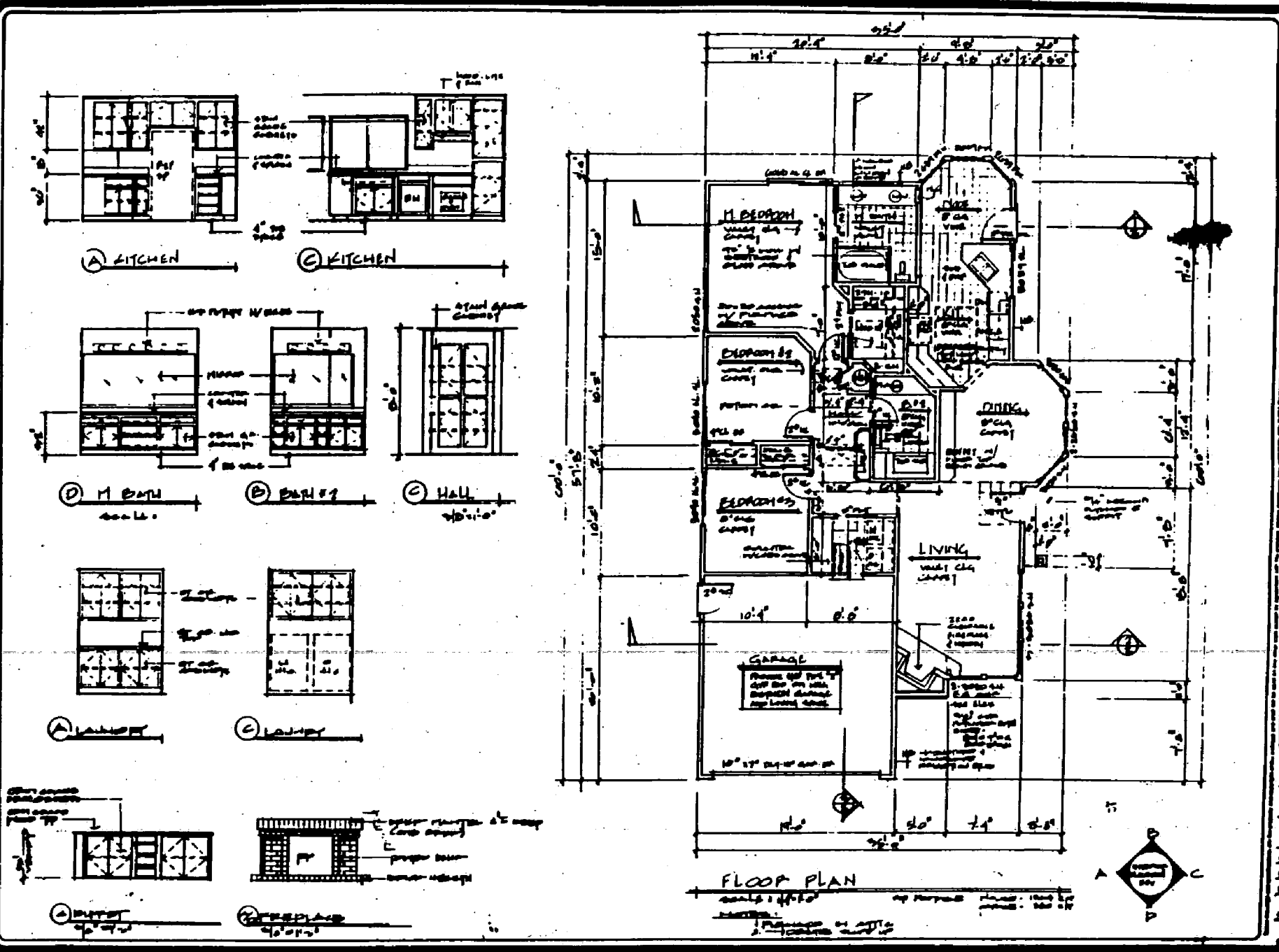
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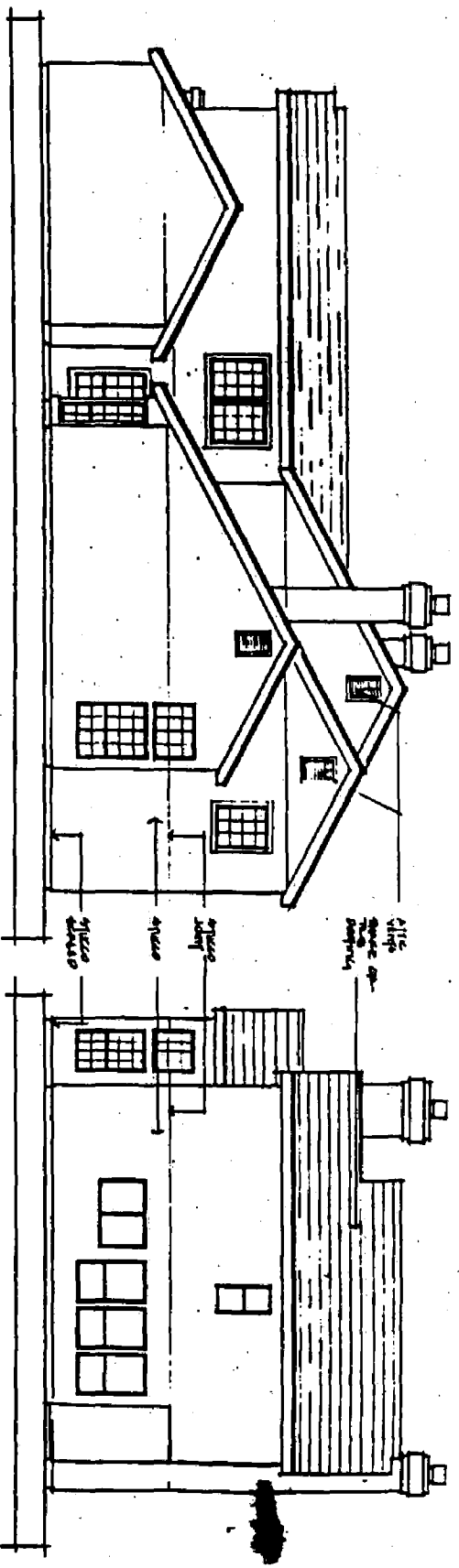
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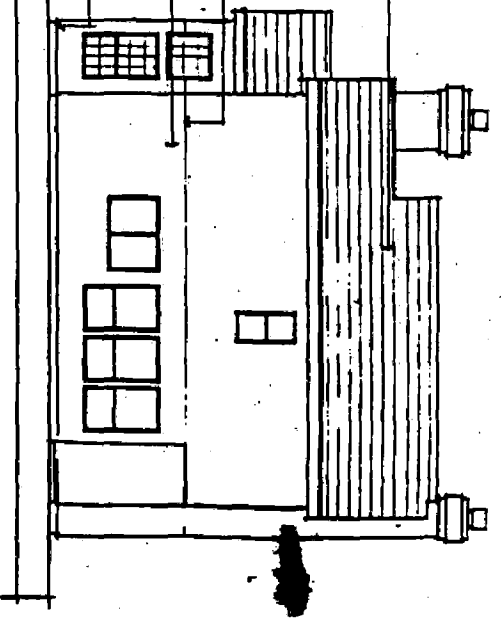


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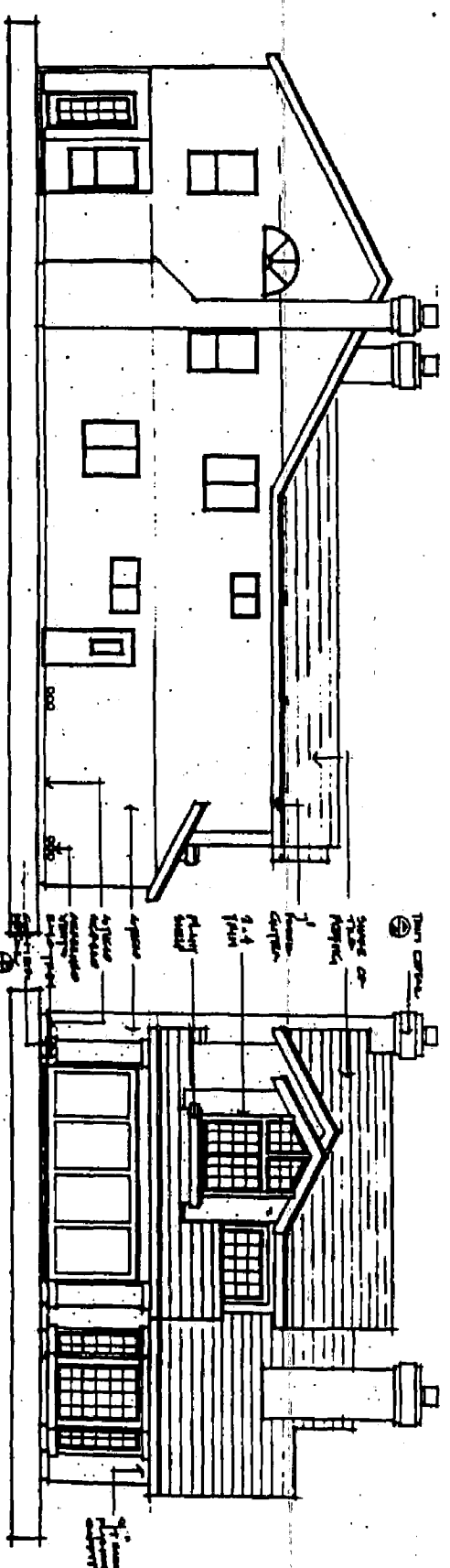
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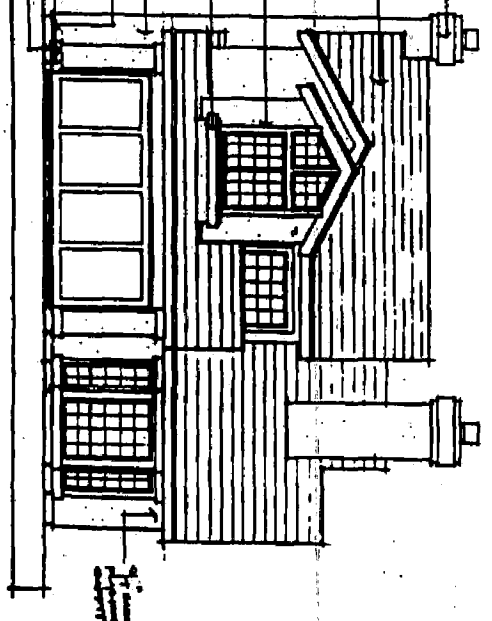
RIGHT SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION



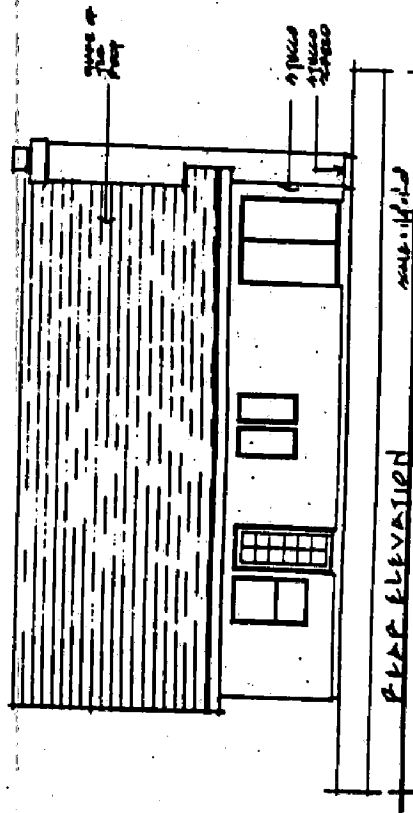
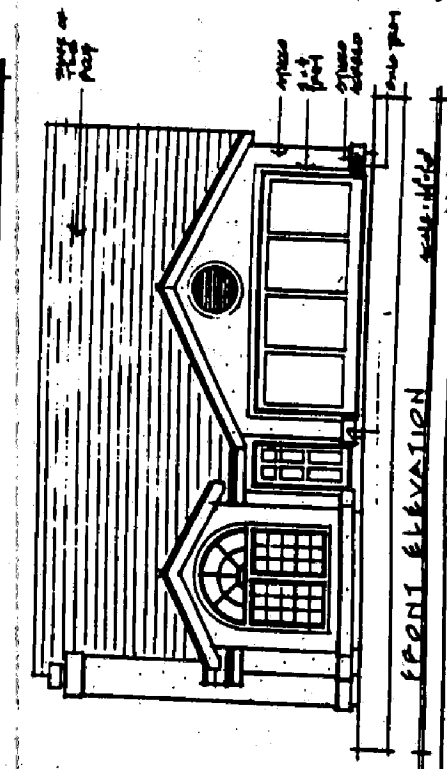
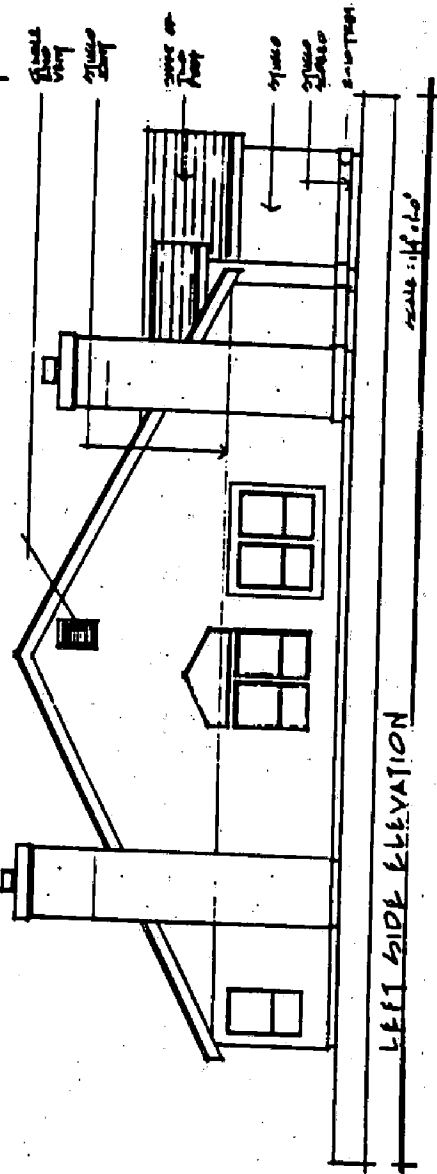
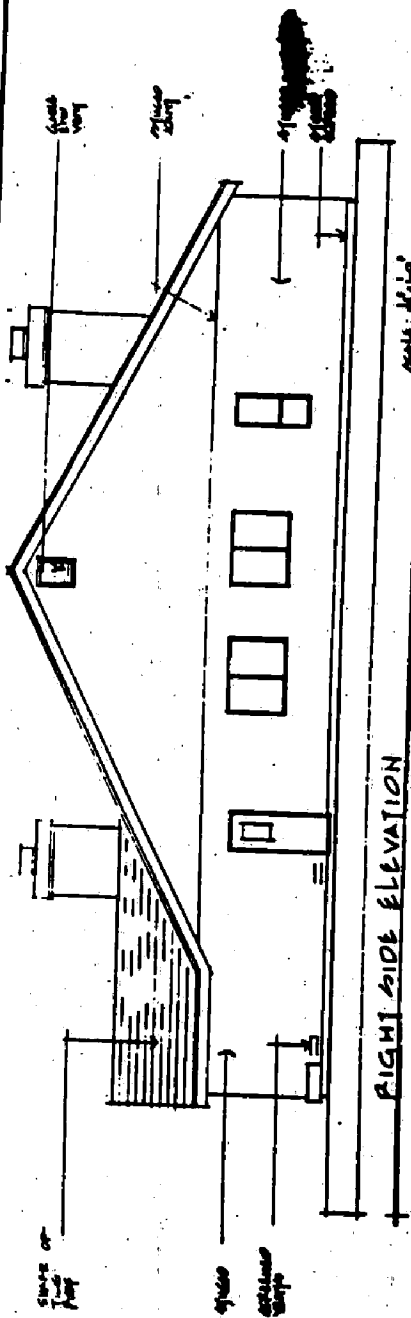
LEFT SIDE ELEVATION

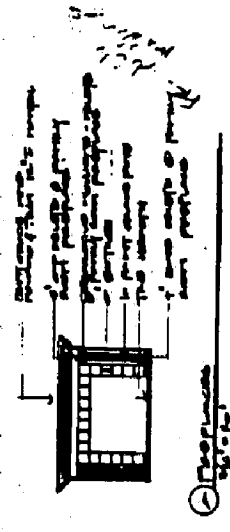
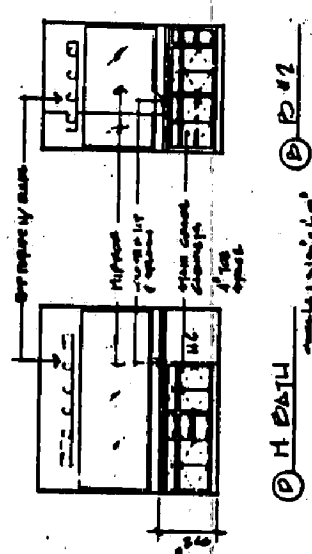
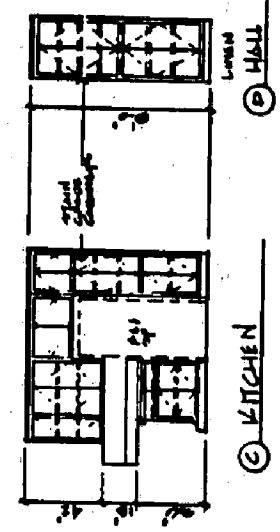
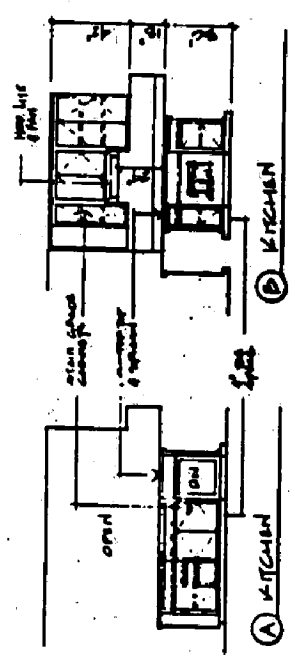
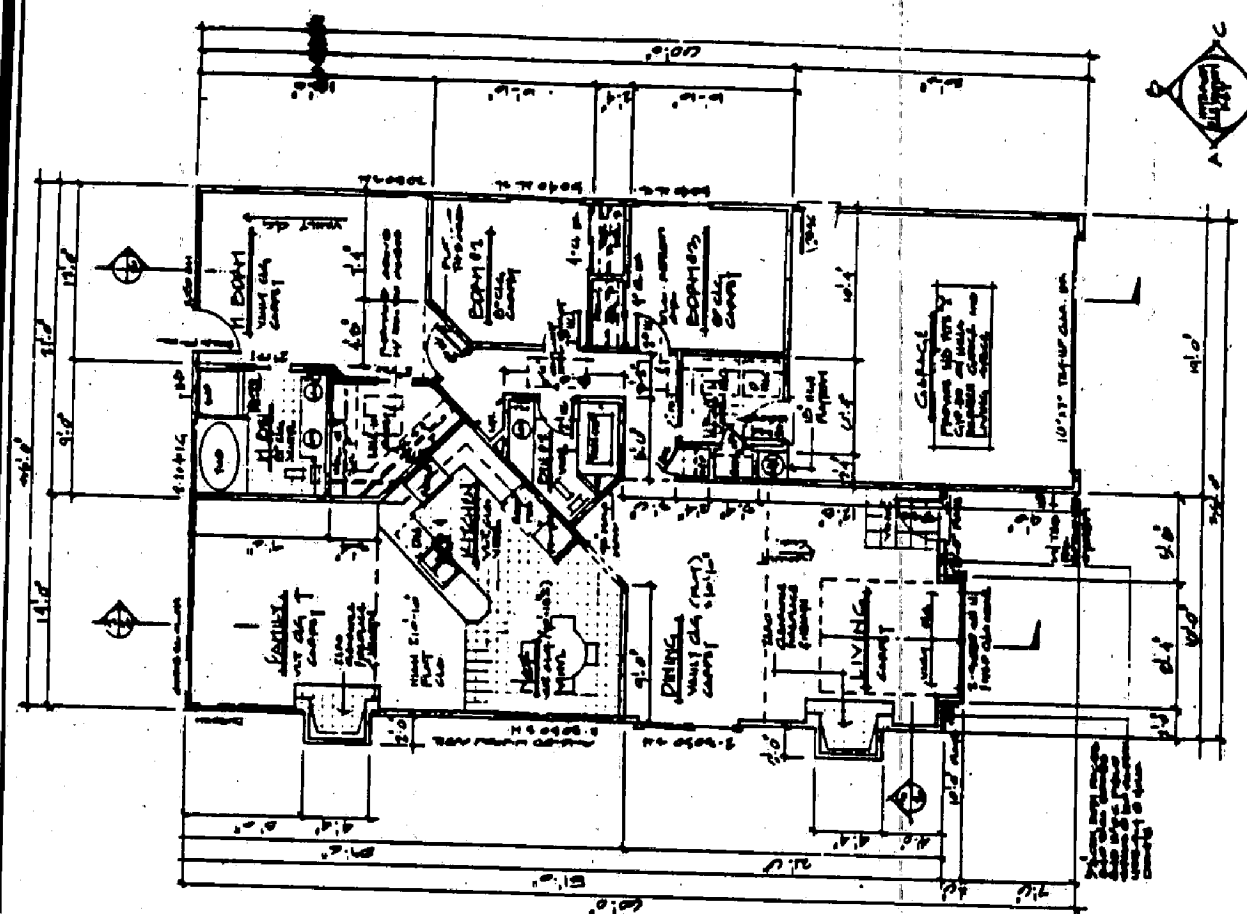
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 ㊴ 1/2" x 3/4" Plywood
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 ㊿ 1/2" x 3/4" Plywood

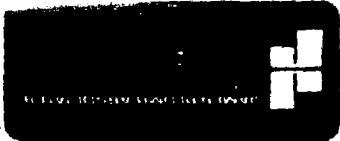
EXHIBIT D
 BOON CORPORATION



72



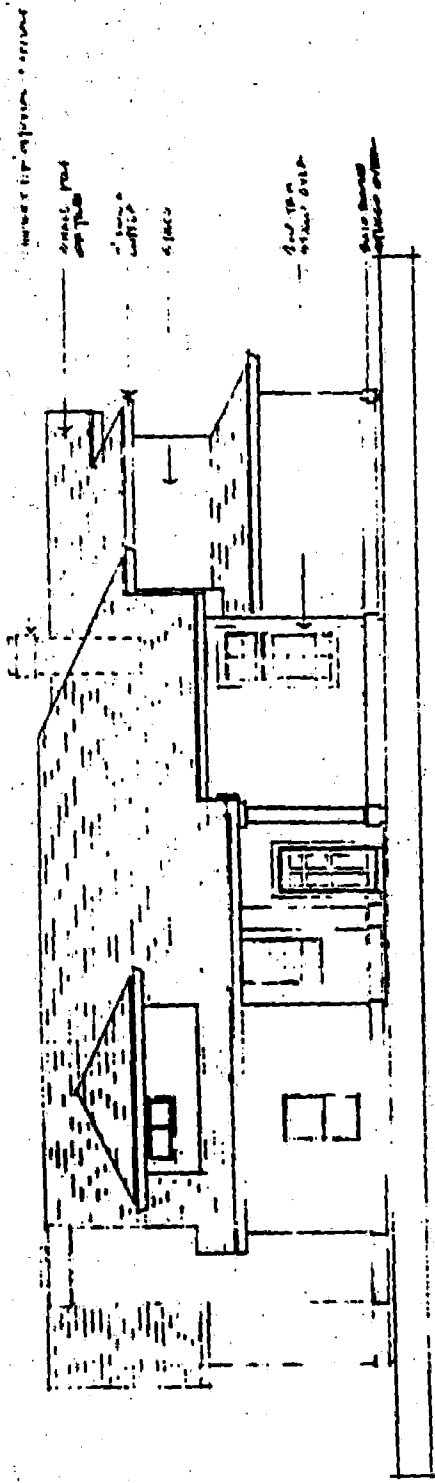




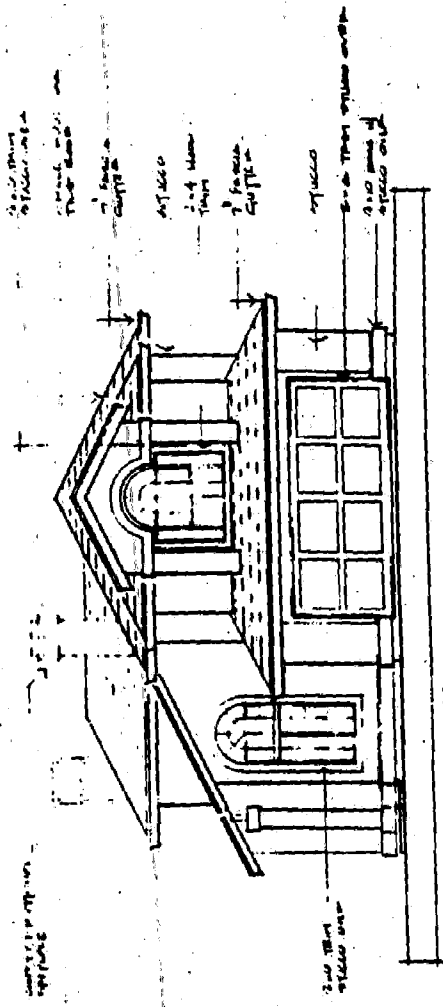
NEW YORK STATE
EXHIBIT #

73

A4



WEST SIDE ELEVATION



FRONT ELEVATION

P-89-343

1-11-90

item 9

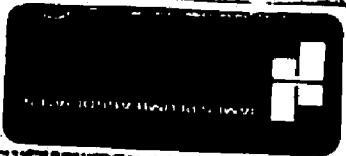
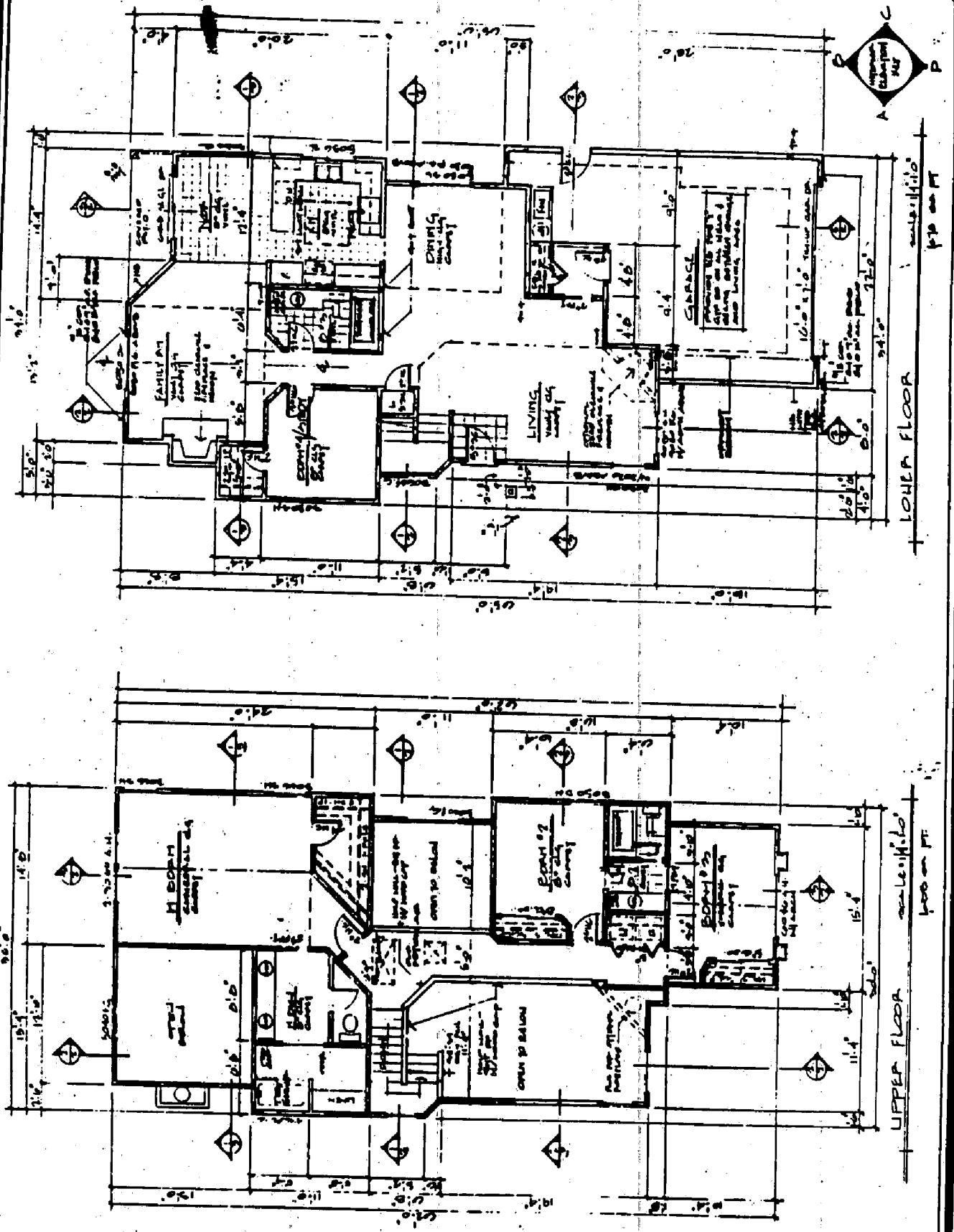


EXHIBIT F-1
 BROOKS CORPORATION

2-73

DATE	BY

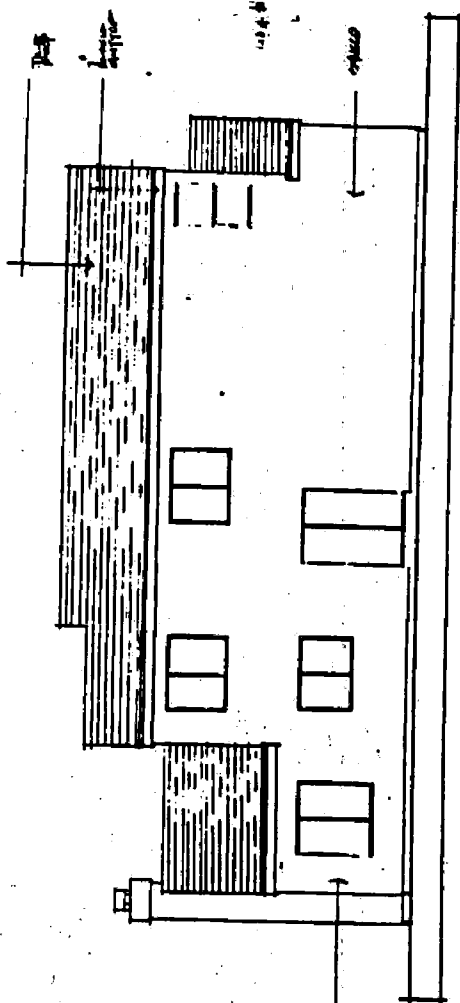


JAMES P. BURR ARCHITECTS

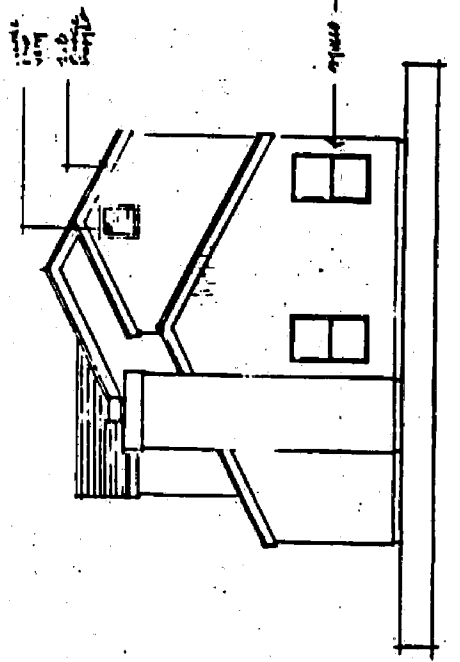
EXHIBIT G
BRODS CORPORATION
VILLA CREEKRIDGE

Z.A.T.T.

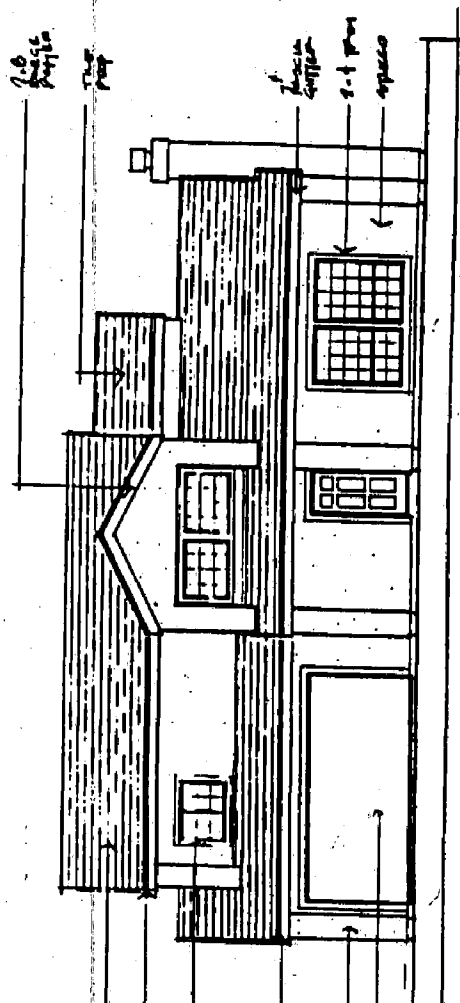
A-3.



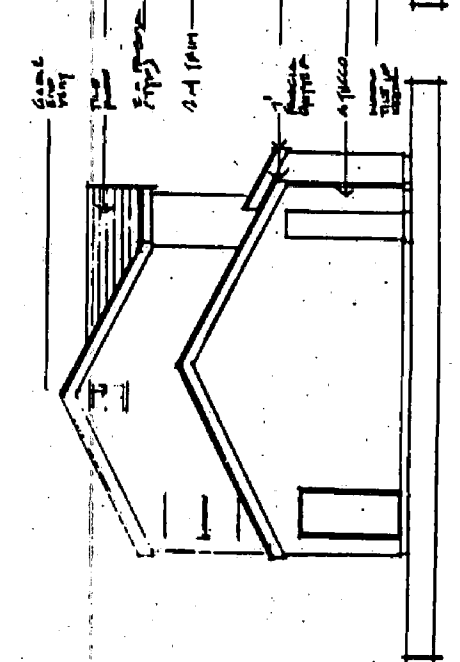
REAR ELEVATION



RIGHT ELEVATION



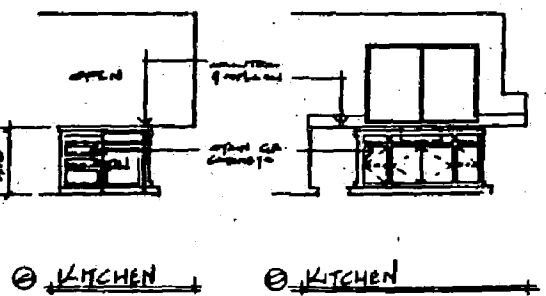
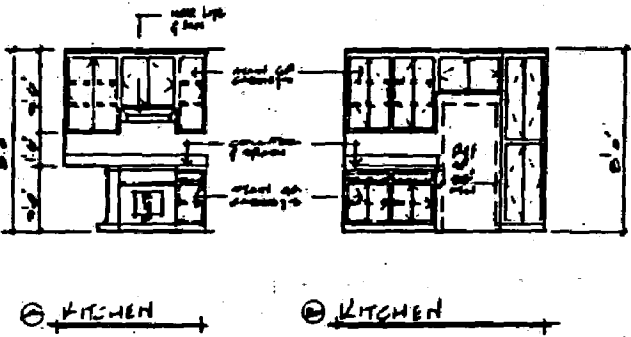
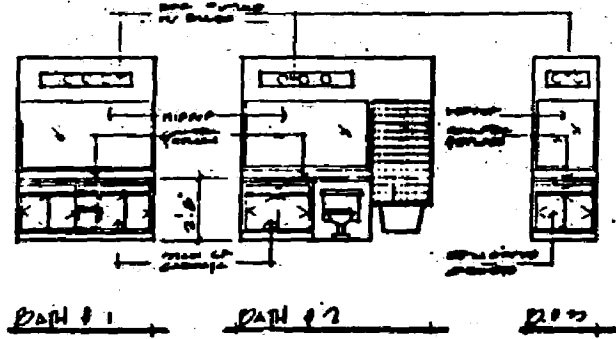
FRONT ELEVATION



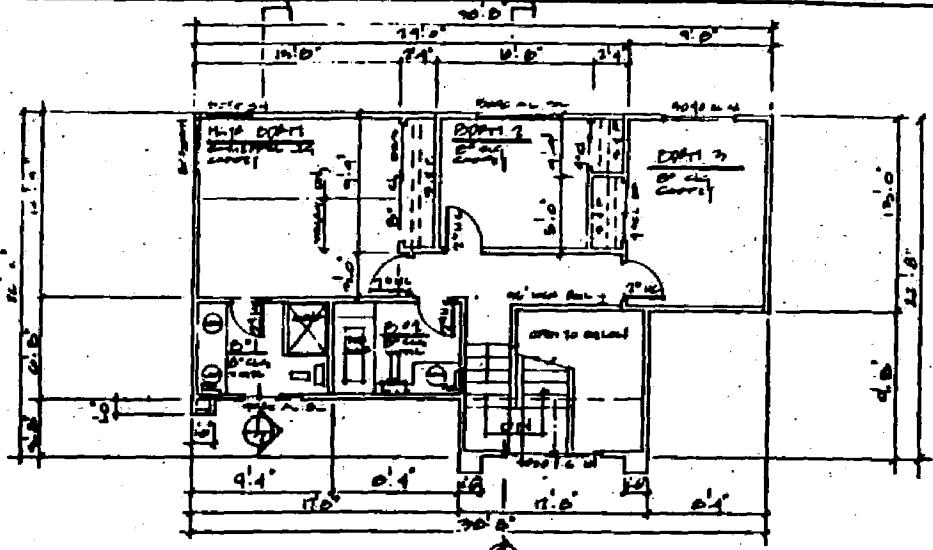
LEFT ELEVATION

P-89-343

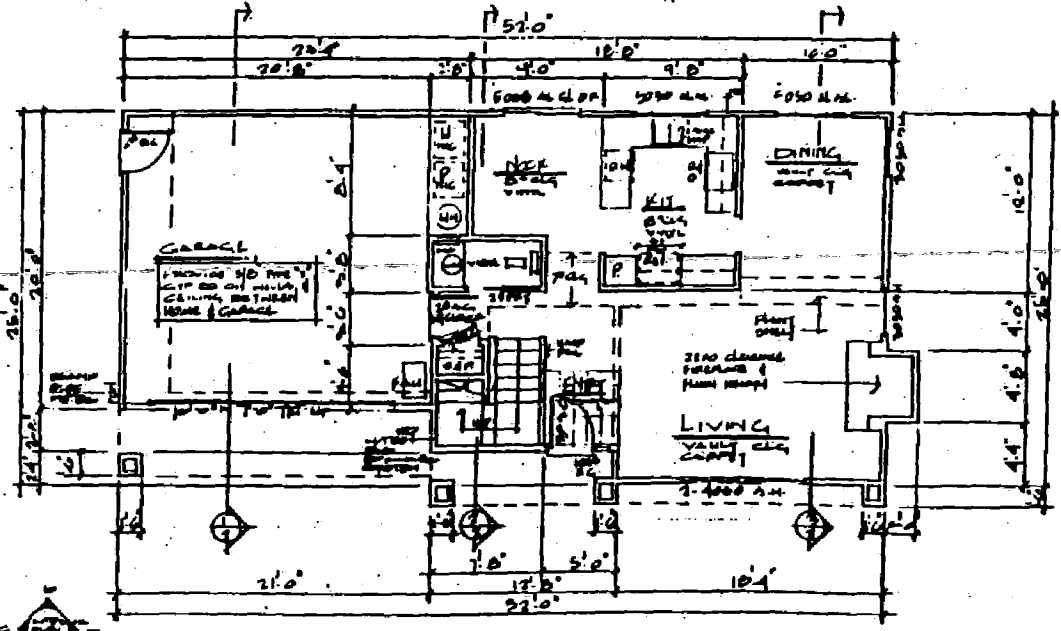
L-11-90



CABINET ELEVATIONS



FLOOR PLAN - SECOND FLOOR



FLOOR PLAN - FIRST FLOOR

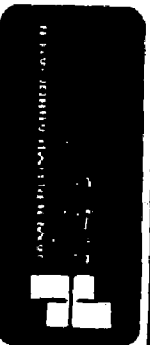


EXHIBIT
 HOUSES CORPORATION
 5-1
 VILLA GREENHEDGE

15' x 22'
 7' ALT.
 SCALE 1/8" = 1'-0"