



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION AGENDA
December 20, 2023
CITY COUNCIL CHAMBERS
6:30 p.m.
50 Natoma Street
Folsom, California 95630

CALL TO ORDER PLANNING COMMISSION: Bill Miklos, Ralph Peña, Bill Romanelli, James Ortega, Mathew Herrera, Daniel West, Eileen Reynolds

The Planning Commission has a policy that no new item will begin after 10:30 p.m. Therefore, if you are here for an item that has not been heard by 10:30 p.m., you may leave, as the item will be continued to a future Planning Commission Meeting.

Any documents produced by the City and distributed to the Planning Commission regarding any item on this agenda will be made available upon request at the Community Development Counter at City Hall located at 50 Natoma Street, Folsom, California. The meeting is available to view via webcast on the City's website the day after the meeting.

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: The Planning Commission welcomes and encourages participation in City Planning Commission meetings and will allow up to five minutes for expression on a non-agenda item. Matters under the jurisdiction of the Commission, and not on the posted agenda, may be addressed by the public, however, California law prohibits the Commission from taking action on any matter which is not on the posted agenda unless it is determined to be an emergency by the Commission.

MINUTES

The minutes of the November 15, 2023 meeting will be presented for approval.

NEW BUSINESS

1. DRCL 23-00149: Broadstone Estates Residential Design Review and Confirmation that No Further Environmental Review is Required

A Public Meeting to consider a request from Woodside Homes for Design Review approval for four individual master plans to be implemented on 40 single-family residential lots (Lots 1-40) within the previously approved Broadstone Estates Subdivision located at the southeast corner of the intersection of U.S. Highway 50 and Placerville Road within the Folsom Plan Area. The General Plan Land Use designation for the project site is SF (Single Family), while the Specific Plan land use designation is SP-SF-PD (Specific Plan- Single Family-Planned Development). An Addendum to the Folsom Plan Area Environmental Impact Report was previously approved for the Broadstone Estates Subdivision project (PN 15-308) on June 28, 2016 in accordance with the requirements of the California Environmental Quality Act (CEQA). Staff has determined that no new impacts will result from development of the subject project that were not already considered with the previous approval. No further environmental review is required. **(Project Planner: Steve Banks/Applicant: Woodside Homes)**

PLANNING COMMISSION / PLANNING MANAGER REPORT

The next Planning Commission meeting is scheduled for **January 17, 2024**. Additional non-public hearing items may be added to the agenda; any such additions will be posted on the bulletin board in the foyer at City Hall at least 72 hours prior to the meeting.

Persons having questions on any of these items can visit the Community Development Department during normal business hours (8:00 a.m. to 5:00 p.m.) at City Hall, 2nd Floor, 50 Natoma Street, Folsom, California, prior to the meeting. The phone number is (916) 461-6200 and FAX number is (916) 355-7274.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in the meeting, please contact the Community Development Department at (916) 461-6200, (916) 355-7274 (fax) or ckelley@folsom.ca.us. Requests must be made as early as possible and at least two full business days before the start of the meeting.

NOTICE REGARDING CHALLENGES TO DECISIONS

The appeal period for Planning Commission Action: Any appeal of a Planning Commission action must be filed in writing with the City Clerk's Office no later than ten (10) days from the date of the action pursuant to Resolution No. 8081. Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, the public hearing.



CITY OF
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PLANNING COMMISSION MINUTES
November 15, 2023
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

CALL TO ORDER PLANNING COMMISSION:

The regular Planning Commission Meeting was called to order at 6:30 p.m. with Chair Eileen Reynolds presiding.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

ROLL CALL:

Commissioners Present: Daniel West, Vice Chair
Ralph Peña, Commissioner
Bill Romanelli, Commissioner
James Ortega, Commissioner
Mathew Herrera, Commissioner
Eileen Reynolds, Chair

Commissioners Absent: Bill Miklos, Commissioner

CITIZEN COMMUNICATION: None

MINUTES:

The minutes of the October 18, 2023 Regular Meeting were approved as submitted.

NEW BUSINESS

1. SUBPM 23-00094: Parcel 61 Vesting Tentative Parcel Map and Determination that No Additional Environmental Review is Required

A Public Hearing to consider a request from TK Consulting, Inc. for approval of a Vesting Tentative Parcel Map to subdivide a 47-acre property (known as the Parcel 61 remainder) into 4 individual parcels for future sale, financing, and development. The General Plan Land Use designation for the project site is RC (Regional Commercial), while the Specific Plan land use designation is SP-RC-PD (Specific Plan – Regional Commercial-Planned Development). The City, as lead agency, has determined that the proposed project is entirely consistent with the Folsom Plan Area Specific Plan (FPASP) and Westland Eagle Specific Plan Amendment and, therefore no additional environmental review is required pursuant to Public Resources Code section 21083.3 and CEQA Guidelines section 15183. **(Project Planner: Steve Banks/Applicant: TK Consulting, Inc.)**

COMMISSIONER ROMANELLI MOVED TO APPROVE A VESTING TENTATIVE PARCEL MAP FOR THE PARCEL 61 VESTING TENTATIVE PARCEL MAP PROJECT AS ILLUSTRATED ON ATTACHMENT 5. THIS APPROVAL IS BASED ON THE FINDINGS (FINDINGS A-Q) AND SUBJECT TO THE CONDITIONS OF APPROVAL (CONDITIONS 1-24) ATTACHED TO THIS REPORT.

COMMISSIONER WEST SECONDED THE MOTION.

AYES: WEST, PEÑA, ROMANELLI, ORTEGA, HERRERA, REYNOLDS

NOES: NONE

RECUSED: NONE

ABSENT: MIKLOS

MOTION PASSED

2. SPPL 23-00051: Folsom Plan Area Specific Plan Amendment for Electronic Readerboard Sign and Adoption of an Addendum to the Final Environmental Impact Report for the Folsom Plan Area Specific Plan

A Public Hearing to consider a request from TK Consulting, Inc. for a recommendation to the City Council for approval of a Specific Plan Amendment to modify FPASP Table A.7 (Transportation, Communication, & Infrastructure) to add "Electronic Readerboard Sign" as a conditionally permitted use on a specific property (Parcel 61) within the Folsom Plan Area. The General Plan Land Use designation for the project site is RC (Regional Commercial), while the Specific Plan land use designation is SP-RC-PD (Specific Plan – Regional Commercial-Planned Development). An Environmental Checklist and Addendum to the Folsom Plan Area Specific Plan EIR/EIS has been prepared for this project in accordance with the California Environmental Quality Act (CEQA). **(Project Planner: Steve Banks/Applicant: TK Consulting, Inc.)**

COMMISSIONER REYNOLDS MOVED TO RECOMMEND THAT THE CITY COUNCIL ADOPT AN ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE FOLSOM PLAN AREA SPECIFIC PLAN PREPARED FOR THE FOLSOM PLAN AREA SPECIFIC PLAN AMENDMENT FOR ELECTRONIC READERBOARD SIGN PROJECT (SPPL 23-00051) PER ATTACHMENT 9;

AND

APPROVE A SPECIFIC PLAN AMENDMENT TO MODIFY FPASP TABLE A.7 (TRANSPORTATION, COMMUNICATION, INFRASTRUCTURE) TO ADD "ELECTRONIC READERBOARD SIGN" AS A CONDITIONALLY PERMITTED USE ON A SPECIFIC PROPERTY (PARCEL 61 – APN NO. 072-3190-052) WITH A REGIONAL COMMERCIAL PLANNED DEVELOPMENT DISTRICT (SP-RC-PD) SPECIFIC PLAN LAND USE DESIGNATION LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF U.S. HIGHWAY 50 AND EAST BIDWELL STREET WITHIN THE FOLSOM PLAN AREA PER ATACHMENT 5;

AND

THESE RECOMMENDED APPROVALS ARE BASED ON THE FINDINGS BELOW (FINDINGS A-L) AND SUBJECT TO THE CONDITIONS OF APPROVAL (CONDITIONS 1-7) ATTACHED TO THIS REPORT.

COMMISSIONER ORTEGA SECONDED THE MOTION.

AYES: WEST, PEÑA, ORTEGA, HERRERA, REYNOLDS

NOES: ROMANELLI

RECUSED: NONE

ABSENT: MIKLOS

MOTION PASSED

3. Folsom Blvd Bicycle & Pedestrian Overcrossing Feasibility Study

A public meeting to consider a recommendation to the City Council for approval of the North Alternative Alignment as the preferred alignment for the Folsom Boulevard Overcrossing Project. The purpose of the Folsom Boulevard Bicycle and Pedestrian Overcrossing Feasibility Study is to identify the preferred alignment location and potential conceptual architectural bridge design. The goal of the feasibility study is to identify a safe, convenient, and cost-effective active transportation connection across Folsom Boulevard, linking transit, neighborhoods, businesses, and recreational attractions such as the Folsom Lake State Recreation Area. The feasibility study is exempt from environmental review in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15262. **(Project Planner: Brett Bollinger, Parks & Recreation Department/Applicant: City of Folsom)**

COMMISSIONER ORTEGA MOVED TO RECOMMEND TO CITY COUNCIL APPROVAL OF THE NORTH ALTERNATIVE ALIGNMENT AS THE PREFERRED ALIGNMENT FOR THE FOLSOM BOULEVARD OVERCROSSING PROJECT.

COMMISSIONER ROMANELLI SECONDED THE MOTION.

AYES: WEST, PEÑA, ROMANELLI, ORTEGA, HERRERA, REYNOLDS

NOES: NONE

RECUSED: NONE

ABSENT: MIKLOS

MOTION PASSED

PLANNING COMMISSION / PLANNING MANAGER REPORT

Planning Manager, Desmond Parrington, shared the following with the Commission:

- Staff handled 8 staff level planning approvals which were mostly design review of custom homes and accessory structures.
- In the spring of 2024, staff will present proposed General Plan and Folsom Plan Area Specific Plan amendments to address the City’s Housing Element objectives.
- Staff will also present draft objective design and development standards for multi-family housing in key targeted areas that are the focus of the General Plan and Specific Plan amendments.
- City staff are in discussions with Sacramento Regional Transit staff regarding changes to both bus and light rail service in Folsom in 2024.

The next Planning Commission meeting is scheduled for December 20, 2023.

ADJOURNMENT

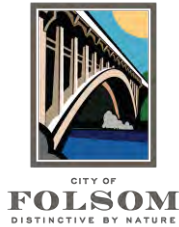
There being no further business to come before the Folsom Planning Commission, Chair Eileen Reynolds adjourned the meeting at 8:02 p.m.

RESPECTFULLY SUBMITTED,

Christina Kelley, ADMINISTRATIVE ASSISTANT

APPROVED:

Eileen Reynolds, CHAIR



Planning Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: Broadstone Estates Residential Design Review
File #: DRCL 23-00149
Requests: Design Review
Location: The Broadstone Estates Subdivision is located at the southeast corner of the intersection of U.S. Highway 50 and Placerville Road within the Folsom Plan Area
Staff Contact: Steve Banks, Principal Planner, 916-461-6207
sbanks@folsom.ca.us

Applicant/Owner

Name: Woodside Homes
Address: 1130 Iron Point Road, Suite 200
Folsom, CA 95630

Recommendation: Conduct a public meeting and upon conclusion recommend approval of a Residential Design Review Application for 40 traditional single-family residential units within the previously approved Broadstone Estates Subdivision, based on the findings (Findings A-H) and subject to the conditions of approval (Conditions 1-14) attached to this report.

Project Summary: The proposed project includes a request for Residential Design Review approval for four individual master plans to be implemented within 40 traditional single-family residential lots (Lots 1-40) within the previously approved Broadstone Estates Subdivision located at the southeast corner of the intersection of U.S. Highway 50 and Placerville Road within the Folsom Plan Area. The four proposed master plans, which range in size from 2,616 square feet up to 3,952 square feet, feature six distinctive architectural styles including California Craftsman, California Prairie, California Villa, California Wine Country, Monterey, and Spanish Colonial Revival.

Table of Contents:

Attachment 1 - Description/Analysis
Attachment 2 - Background
Attachment 3 - Conditions of Approval



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AGENDA ITEM NO. 1
Type: Public Meeting
Date: December 20, 2023

- Attachment 4 - Vicinity Map
- Attachment 5 - Approved Tentative Subdivision Map dated March 9, 2017
- Attachment 6 - Master Plan Exhibit, Dated March 9, 2017
- Attachment 7 - Typical Lot Layout and Landscape Exhibit, dated August, 2023
- Attachment 8 - Building Elevations and Floor Plans, dated August 28, 2023
- Attachment 9 - Building Renderings dated September 14, 2023
- Attachment 10 - Street Scene Exhibit dated September 14, 2023
- Attachment 11 - Color and Materials Exhibit, dated September 14, 2023
- Attachment 12 - Russell Ranch/Broadstone Estates Design Guidelines

Submitted,

A handwritten signature in blue ink, appearing to read "Pam Johns", with a long horizontal flourish extending to the right.

PAM JOHNS
Community Development Director

**ATTACHMENT 1
DESCRIPTION/ANALYSIS**

APPLICANT’S PROPOSAL

The applicant, Woodside Homes, is requesting Residential Design Review approval for 40 traditional single-family residential lots situated within the previously approved Broadstone Estates Subdivision project located at the southeast corner of the intersection of U.S. Highway 50 and Placerville Road within the Folsom Plan Area. Specifically, the proposed project features a request for approval of four individual master plans with six distinctive architectural styles including California Craftsman, California Prairie, California Villa, California Wine Country, Monterey, and Spanish Colonial Revival (three architectural styles and two-four color and materials options are available for each master plan).

The proposed master plans, which feature three, two-story models and one, single-story model, range in size from 2,616 to 3,952 square feet (3BR/3.5BA to 5BR/4.5BA) and include an attached two-car or three-car garage. The six classic California-inspired design themes are characterized by a variety of unique architectural elements including varied roof shapes and forms, creative use of building massing, covered entries, prominent window design, and enhanced decorative elements. Proposed building materials include stucco, lap siding, board & batten siding, stone veneer, decorative wall tiles, wood shutters, metal and wood accents, themed garage doors, and concrete roof tiles. In addition, there are two to four distinct color and material alternatives available for each of the master plans resulting in 38 different visual expressions. Proposed building renderings, street-scenes, and elevations of the master plans are shown below and on the following pages.

FIGURE 1: BUILDING RENDERINGS



FIGURE 2: STREET-SCENE EXHIBIT



TYPICAL STREETSCAPE



FIGURE 3: BUILDING ELEVATIONS (PLAN 1 – CALIFORNIA CRAFTSMAN)



FIGURE 4: BUILDING ELEVATIONS (PLAN 2 – CALIFORNIA WINE COUNTRY)



FIGURE 5: BUILDING ELEVATIONS (PLAN 3 – CALIFORNIA PRAIRIE)



FIGURE 6: BUILDING ELEVATIONS (PLAN 4 – SPANISH COLONIAL REVIVAL)



POLICY/RULE

The Folsom Plan Area Specific Plan (Section 13.2 - Approvals and Entitlements) requires that single-family residential projects located in the Plan Area be subject to Design Review approval by the City as outlined in the Folsom Municipal Code. Folsom Municipal Code (FMC) Section 17.06.030 requires that single-family residential master plans submit a Design Review Application for approval by the Planning Commission.

ANALYSIS

Development Standards

The proposed project is subject to the development standards established by the Folsom Plan Area Specific Plan for SF (Single-Family) designated properties as outlined in the Russell Ranch/Broadstone Estates Design Guidelines (Attachment 12). The table on the following page demonstrates that the proposed project is consistent with all of the required development standards:

FIGURE 7: SINGLE FAMILY (SF) DEVELOPMENT STANDARDS TABLES

| Development Standards Table Single Family (SP-SF-PD)(60' X 105' LOTS) | | |
|--|--------------------|-------------------------|
| Development Standard | Requirement | Proposed Project |
| Minimum Lot Area | 6,300 SF | 6,300 SF |
| Front Porch Setback | 12.5 Feet | 12.5 Feet |
| Front Primary Structure Setback | 12.5/24.5 Feet* | 12.5/24.5 Feet* |
| Front Garage Setback | 18/30 Feet* | 18/30 Feet* |
| Side Yard Setback | 5 Feet | 5 to 10 Feet |
| Rear Yard Setback | 15 Feet | 15 Feet |
| Maximum Building Height | 28/35 Feet** | <28/35 Feet** |
| Maximum Lot Coverage | 50% | <50% |

* Setbacks for Attached and Detached Sidewalk Conditions

** Building Height for Single-Story and Two-Story Residences

| Development Standards Table Single Family (SP-SF-PD)(65' X 105' LOTS) | | |
|--|--------------------|-------------------------|
| Development Standard | Requirement | Proposed Project |
| Minimum Lot Area | 6,825 SF | 6,825 SF |
| Front Porch Setback | 12.5 Feet | 12.5 Feet |
| Front Primary Structure Setback | 12.5/24.5 Feet* | 12.5/24.5 Feet* |
| Front Garage Setback | 18/30 Feet* | 18/30 Feet* |
| Side Yard Setback | 5 Feet | 5 to 10 Feet |
| Rear Yard Setback | 15 Feet | 15 Feet |
| Maximum Building Height | 28/35 Feet** | <28/35 Feet** |
| Maximum Lot Coverage | 50% | <50% |

* Setbacks for Attached and Detached Sidewalk Conditions

** Building Height for Single-Story and Two-Story Residences

Residential Design Review

The proposed project, which is located within the northeast portion of the Folsom Plan Area, is subject to the Russell Ranch/Broadstone Estates Design Guidelines which were originally approved by the City Council in 2015 and revised in 2021. The Design Guidelines are a complementary document to the Folsom Plan Area Specific Plan and the Folsom Plan Area Specific Plan Community Guidelines. The Design Guidelines, which are intended to act as an implementation tool for residential development within the Russell Ranch/Broadstone Estates Subdivisions, provide the design framework for architecture, street scene, and landscaping to convey a master plan identity. While these Design Guidelines establish the quality of architectural and landscape development for

the overall subdivision, they are not intended to prevent alternative designs and/or concepts that are compatible with the overall project theme.

As a regulatory tool, the Design Guidelines are intended to assist applicants in creating single-family residential neighborhoods that reflect the City's rich history, reinforce the sense of community, and utilize sustainable best practices. The Design Guidelines also provide the framework for design review approval of residential projects within the Russell Ranch and Broadstone Estates Subdivisions. In addition, the Design Guidelines are intended to be used by builders and developers when designing their Master Plot Plans. Any development project that is submitted to the City must be reviewed for consistency with these Design Guidelines. The following are the general architectural principles intended to guide the design of the Russell Ranch and Broadstone Estates Subdivisions to ensure quality development:

- Master Plan series must include a minimum of three unique building elevations
- Provide an elegant and diverse streetscape
- Building massing must be appropriate and authentic to the architectural style
- Horizontal and vertical articulation is required
- Include varied roof shapes and forms
- Avoid repetition of identical architectural styles
- Ensure four-sided architecture is provided
- Highly visible lots require additional architectural enhancements

In addition to the general architectural principles referenced above, the Design Guidelines also provide specific direction regarding a number of architectural situations and features including building forms, roof details, wall materials, window and door designs, and decorative details. Each of the architectural styles is required to include a specific set of style elements (form, roof, walls, windows/doors, and details) based on the particular design theme. Based on the highly visible nature of the residential lots within the Russell Ranch and Broadstone Estates Subdivisions, the Design Guidelines also require that corner lots and lots adjacent to open space provide additional enhanced elements above and beyond the minimum required style elements for the building elevations facing the street(s) and open space areas respectively. The following are examples of required and enhanced style elements that are relevant to the proposed project:

- Provide symmetrical or asymmetrical form
- Utilize simple massing, front or side gabled
- Include a deep front entry porch
- Provide low-pitched roofs with large over-hanging eaves
- Wall materials should include stucco, lap siding, wood shingles, and masonry
- Use windows individually or in groups
- Provide head and sill window trim or full window surrounds

- Utilize two stories with combination of one and two-story elements
- Utilized enhanced elements on highly visible lots
- Include steep pitched accent gable (enhanced element)
- Provide smooth or imperfect smooth stucco (enhanced element)
- Utilize casement windows (enhanced element)
- Feature entry porch columns with single or multiple posts (enhanced element)
- Include exposed rafter tails or eaves (enhanced element)

The Russell Ranch/Broadstone Estates Design Guidelines identify up to nine unique architectural styles that are envisioned being implemented within the subdivisions including: California Cottage, California Prairie, California Craftsman, California Villa, California Wine Country, Monterey, Transitional Bungalow, Spanish Colonial Revival and Spanish Eclectic. As described in the applicant's proposal, the proposed project features six architectural themes that have been chosen from the design collections referenced above including: California Craftsman, California Prairie, California Villa, California Wine Country, Monterey, and Spanish Colonial Revival. Below is a thorough description of each of the proposed architectural styles:

California Craftsman

Influenced by the English Arts and Crafts movement of the late 19th century and stylized by California architects Charles and Henry Greene in the early 1900's, the Craftsman style focused on exterior elements with tasteful and artful attention to detail. Originating in California, Craftsman architecture relied on the simple house tradition, combining hip and gable roof forms with wide, livable porches, and broad overhanging eaves. Extensive built-in elements define this style, treating details such as windows and porches as if they were furniture. The horizontal nature is emphasized by exposed rafter tails and knee braces below broad overhanging eaves constructed in rustic-textured building materials. The overall effect is the creation of a natural, warm, and livable home of artful and expressive character.

California Prairie

The California Prairie design, also referred to as Modern Prairie, is a late 19th and early 20th century architectural style that has its roots in the City of Chicago. Frank Lloyd Wright, the most famous proponent of this architectural style, promoted the idea of "organic architecture", the primary principal of which was that a structure should look as if it belongs on the site as if it naturally grew there. California Prairie is a distinctly American style defined by simple structured massing, horizontal lines, and flat or hipped roofs with broad overhanging eaves. The California Prairie style is also recognized for its use of brick, stone, and stucco exteriors with restrained application of ornamental materials.

California Villa

Artfully combining Spanish Colonial and California Hacienda vernaculars, the California Villa style translates these quintessential Early California aesthetics into one style, more refined and clean in its execution than its predecessors. The style echoes required elements of both Spanish Colonial and Early California Ranch aesthetics as depicted by the Russell Ranch Design Guidelines. The form is inherently asymmetrical, simplistic in its massing, and is articulated by low-pitched gable roofs and expressed entries. Comprised primarily of stucco, the facade is accentuated by barrel-tiled roofs, arched windows, wood detailing, and minimal wrought iron. Entries are emphasized with arches, single-story elements, and porches.

California Wine Country

Present in more rural, agrarian parts of California and influenced by the vineyard estates scattered throughout California's wine country, the California Wine Country style has a built-over-time feel, expressed through its rustic material palette and building forms. Comparable to elements of Western Farmhouse and Early California Ranch, as defined by the Russell Ranch Design Guidelines, the form is humble and simple in its appearance. Gable roofs dominate and exhibit steep roof pitches, while roof tails further distinguish the style. Windows appear as structured compositional elements, emphasized by wrapping foam trim and over grouted stone. A rich material palette of stucco, stone veneer, and textured concrete roof tile contributes to feeling that the structure was developed over time, while the clean execution of its form and materials provides a distinctly contemporary impression.

Spanish Colonial Revival

The Spanish Colonial style evolved in California and the southwest as an adaptation of Mission Revival infused with additional elements and details from Latin America. The style attained widespread popularity after its use in the Panama-California Exposition of 1915. Key features of this style were adapted to the California lifestyle. Plans were informally organized around a courtyard with the front elevation very simply articulated and detailed. The charm of this style lies in the directness, adaptability, and contrasts of materials and textures.

Monterey

The historic Monterey style blends the Spanish cultures of original California residents with the influences brought to the west by the first European settlers. These homes are a juxtaposition of local indigenous materials with colonial detailing applied. The dominant feature of the Monterey style is the always-present upper-story balcony element, which is contained within the principal roof form and cantilevered. The balcony is of heavy timbered construction, defining the structure. The Monterey style is a direct link to the colonial heritage of California. Only appropriate for two-story homes, this style will enhance the animation of the streetscape, both vertically and horizontally, through height, recess, and significant shadow play.

In reviewing the architecture and design of the project, staff determined that the design of the four proposed master plans (which also includes a total of six distinct California heritage-themed architectural styles and a total of twelve color and material alternatives) accurately reflect the level and type of high-quality design features recommended by the Russell Ranch/ Broadstone Estates Design Guidelines. Specifically, the master plans are responsive to views on all four building elevations and include a variety of unique architectural elements that create an interesting streetscape scene including: varied roof shapes and forms, covered entries, themed garage doors, distinct window design, and enhanced decorative elements. In addition, each of the proposed master plans meets or exceeds the minimum and enhanced style element requirements as articulated in the Design Guidelines.

The proposed building materials (stucco, lap siding, board & batten siding, stone veneer, decorative wall tiles, wood shutters, metal and wood accents, themed garage doors, and concrete roof tiles) are consistent with the materials recommended by the Russell Ranch/Broadstone Estates Design Guidelines. In addition, the proposed project includes distinct color schemes, which are consistent with each of the architectural styles, thus enhancing the visual interest of each of the master plans. Taking into consideration the aforementioned architectural details, materials, and colors, staff has determined that the proposed master plans are consistent with the design principles established by the Russell Ranch/Broadstone Estates Design Guidelines. As a result, staff forwards the following design recommendations to the Commission for consideration:

1. This approval is for four master plans, each with three distinct building elevations and three distinct color and material alternatives within Village 1 (Lots 1-40) of the previously approved Broadstone Estates Subdivision. The owner/applicant shall submit building plans that comply with this approval and the attached building elevations dated August 28, 2023.
2. The design, materials, and colors for the Broadstone Estates Subdivision (Village 1, Lots 1-40) single-family residential units shall be consistent with the submitted building elevations, materials samples, and color scheme to the satisfaction of the Community Development Department.
3. The Community Development Department shall approve the individual lot permits to assure no duplication or repetition of the same house, same roof-line, same elevation style, and that there are no homes of the same style that are side-by-side or across the street from each other.
4. All mechanical equipment shall be ground-mounted and concealed from view of public streets, neighboring properties and nearby higher buildings. For lots abutting the open space areas, mechanical equipment shall be located out of view from open space areas.

5. Lighting shall be designed to be directed downward onto the project site and away from adjacent properties and public rights-of-way. In addition, final exterior building and site lighting plans shall be submitted for review and approval by Community Development Department for aesthetics, level of illumination, glare and trespass prior to the issuance of any building permits.
6. A minimum of one tree shall be planted in the front yard of each residential lot within the subdivision. A minimum of two trees are required along the street-side of all corner lots. All front yard irrigation and landscaping shall be installed prior to a Building Permit Final.

These recommendations listed above are included in the conditions of approval presented for consideration by the Planning Commission (Condition No. 12).

ENVIRONMENTAL REVIEW

An Addendum to the Folsom Plan Area Environmental Impact Report was previously approved for the Broadstone Estates Subdivision project (PN 15-308) on June 28, 2016 in accordance with the requirements of the California Environmental Quality Act (CEQA). Staff has determined that no new impacts will result from development of the subject project that were not already considered with the previous approval. No further environmental review is required.

RECOMMENDATION

Staff recommends approval of the proposed project, subject to the attached conditions of approval.

PROPOSED PLANNING COMMISSION ACTION

Move to Approve a Residential Design Review Application for 40 traditional single-family residential units (Village 1, Lots 1-40) within the previously approved Broadstone Estates Subdivision for the Broadstone Estates Residential Design Review project as illustrated on Attachments 5 through 11, subject to the findings (Findings A-H) and conditions of approval (Conditions 1-14) attached to this report.

GENERAL FINDINGS

- A. NOTICE OF MEETING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.
- B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN, THE FOLSOM PLAN AREA SPECIFIC PLAN, AND THE RUSSELL RANCH/BROADSTONE ESTATES DESIGN GUIDELINES.

CEQA FINDINGS

- C. AN ADDENDUM TO THE FOLSOM PLAN AREA ENVIRONMENTAL IMPACT REPORT WAS PREVIOUSLY APPROVED FOR THE BROADSTONE ESTATES SUBDIVISION PROJECT (PN 15-308) ON JUNE 28, 2016 IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).
- D. NO NEW IMPACTS WILL RESULT FROM DEVELOPMENT OF THE SUBJECT PROJECT THAT WERE NOT ALREADY CONSIDERED WITH THE PREVIOUS APPROVAL
- E. NO ADDITIONAL ENVIRONMENTAL REVIEW IS REQUIRED FOR THIS APPLICATION.

DESIGN REVIEW FINDINGS

- F. THE PROJECT IS IN COMPLIANCE WITH THE GENERAL PLAN, THE FOLSOM PLAN AREA SPECIFIC PLAN, AND THE APPLICABLE ZONING ORDINANCES.
- G. THE PROJECT IS IN CONFORMANCE WITH THE RUSSELL RANCH/BROADSTONE ESTATES DESIGN GUIDELINES.
- H. THE BUILDING MATERIALS, TEXTURES, AND COLORS OF THE PROJECT WILL BE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.

ATTACHMENT 2 BACKGROUND

BACKGROUND

On June 28, 2016, the City Council approved a General Plan Amendment, Specific Plan Amendment, and First Amended and Restated Development Agreement for development of the Broadstone Estates Subdivision project. The approved General Plan Amendment and Specific Plan Amendment resulted in an increase in the amount of land designated for single-family development, and increase in the amount of open space, and elimination of land designated for industrial, office, and commercial uses within the 37.2-acre Broadstone Estates Subdivision project area.

On April 11, 2017, the City Council approved a Small-Lot Vesting Tentative Subdivision Map, Project Design Guidelines, and an Inclusionary Housing Plan for the development of an 81-unit single family residential subdivision (Broadstone Estates Subdivision) on a 37.2-acre site located in the Folsom Plan Area at the southeast corner of Placerville Road and U.S. Highway 50. On August 27, 2019, the City Council approved a three-year extension in time for the previously approved Small-Lot Vesting Tentative Subdivision Map associated with the Broadstone Estates Subdivision project. On August 31, 2021, Elliott Homes submitted a timely letter to the City requesting a three-year extension in time for the Small-Lot Vesting Tentative Subdivision Map associated with the Broadstone Estates Subdivision project.

On August 27, 2021, Elliott Homes submitted an application to the City for approval of a code amendment to modify Section 16.16.120(D) of the Folsom Municipal Code to make it consistent with State law relative to map extensions. State law allows local jurisdictions to extend subdivision maps up to six years from the date of approval, while the Folsom Municipal Code limits the extension to three years. On September 28, 2021, the City Council approved Ordinance No. 1317, an Ordinance of the City of Folsom Amending Section 16.16.120(D) of the Folsom Municipal Code Pertaining to Extension of Tentative Subdivision Maps.

On July 26, 2023, the Community Development Director approved a Minor Administrative Modification (MAM) for the Broadstone Estates Subdivision project. The MAM clarified the front yard setback requirements for certain single-family residential lots (60' by 105' lots and 65' by 105' lots) located within the Broadstone Estates Subdivision. Specifically, the MAM clarified that a 12'5" front yard setback is required for single-family residential lots with an attached sidewalk condition within the Broadstone Estates Subdivision. The MAM also clarified that a 21' street side yard setback is required for single-family residential lots with a detached sidewalk condition within the Broadstone Estates Subdivision. Lastly, the proposed MAM clarified that the front yard setback for a garage with a swing driveway (side load garage) shall be the same as the front living space setback for lots within the Broadstone Estates Subdivision.

| | |
|----------------------------------|---|
| GENERAL PLAN DESIGNATION | SF (Single-Family) |
| SPECIFIC PLAN DESIGNATION | SP-SF-PD (Folsom Plan Area Specific Plan, Single-Family, Planned Development District) |
| ADJACENT LAND USES/ZONING | North: U.S. Highway 50 with the Broadstone Unit No. 3 Subdivision Beyond South: Russell Ranch Subdivision (SP-SFHD-PD) with Alder Creek Parkway Beyond East: Russell Ranch Subdivision (SP-SFHD-PD) with Empire Ranch Road beyond West: Placerville Road with the Mangini Ranch Phase 2 Subdivision Beyond |
| SITE CHARACTERISTICS | The project site has been rough graded and site improvements (underground utilities, roadways, curbs, gutters, sidewalks, etc.) are under construction. |
| APPLICABLE CODES | <u>FMC</u> Section 17.06, Design Review FPASP (Folsom Plan Area Specific Plan) Russell Ranch/Broadstone Estates Design Guidelines |

Attachment 3

Conditions of Approval

| CONDITIONS OF APPROVAL FOR BROADSTONE ESTATES RESIDENTIAL DESIGN REVIEW PROJECT (DRCL 23-00149) SOUTHEAST CORNER OF U.S. HIGHWAY 50 AND PLACERVILLE ROAD | | | | |
|---|---------------------------|--|----------------------|-------------------------------|
| | Mitigation Measure | Condition/Mitigation Measure | When Required | Responsible Department |
| 1. | | <p>The applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below:</p> <ul style="list-style-type: none"> • Building Elevations and Floor Plans, dated August 28, 2023 • Building Renderings dated September 14, 2023 • Street Scene Exhibit dated September 14, 2023 • Color and Materials Exhibit, dated September 14, 2023 <p>This project approval is for Broadstone Estates Design Review (DRCL 23-00149), which includes design review approval of four master plans to be implemented within 40 single-family residential units (Lots 1-40) for the Broadstone Estates Design Review project as illustrated on Attachments 5 through 11. Implementation of the project shall be consistent with the above-referenced items as modified by these conditions of approval.</p> | B | CD (P)(E) |
| 2. | | <p>Building plans shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards and other requirements of the City of Folsom.</p> | B | CD (P)(E)(B) |
| 3. | | <p>The project approvals granted under this staff report (Residential Design Review for Broadstone Estates Lots 1-40) shall remain in effect for two years from final date of approval (December 20, 2023). If a building permit is not issued within the identified time frame and/or the applicant has not demonstrated substantial progress towards the development of the project, this approval shall be considered null and void. The owner/applicant may file an application with the Community Development Department for an extension not less than 60 days prior to the expiration date of the approval, along with appropriate fees and necessary submittal materials pursuant to <u>Section 17.52.350</u> of the <u>Folsom Municipal Code</u>. If after approval of this project, a lawsuit is filed which seeks to invalidate any approval, entitlement, building permit, or other construction permit required in connection with any of the activities or construction authorized by the project approvals, or to enjoin the development contemplated herein, or to challenge the issuance by any governmental agency of any environmental document or exemption determination, the one year period for submitting a complete building permit application referenced in FMC section 17.52.350(A) shall be tolled during the time that any litigation is pending, including any appeals.</p> | B | CD (P) |

| CONDITIONS OF APPROVAL FOR BROADSTONE ESTATES RESIDENTIAL DESIGN REVIEW PROJECT (DRCL 23-00149) SOUTHEAST CORNER OF U.S. HIGHWAY 50 AND PLACERVILLE ROAD | | | | |
|---|---------------------------|---|----------------------|--|
| | Mitigation Measure | Condition/Mitigation Measure | When Required | Responsible Department |
| 4. | | <p>The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:</p> <ul style="list-style-type: none"> • The City bears its own attorney’s fees and costs; and • The City defends the claim, action or proceeding in good faith <p>The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant.</p> | OG | CD (P)(E)(B) PW, PR, FD, PD, NS |
| DEVELOPMENT COSTS AND FEE REQUIREMENTS | | | | |
| 5. | | The owner/applicant shall pay all applicable taxes, fees and charges at the rate and amount in effect at the time such taxes, fees and charges become due and payable. | B | CD (P)(E) |
| 6. | | If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees. | B | CD (E) |
| 7. | | The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required. | B | CD (P)(E) |
| 8. | | If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the applicant shall reimburse the City for actual costs it incurs in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the Final Map, improvement plans, or beginning inspection, whichever is applicable. | B | CD (P)(E) |

| CONDITIONS OF APPROVAL FOR BROADSTONE ESTATES RESIDENTIAL DESIGN REVIEW PROJECT (DRCL 23-00149) SOUTHEAST CORNER OF U.S. HIGHWAY 50 AND PLACERVILLE ROAD | | | | |
|---|---------------------------|---|----------------------|-------------------------------|
| | Mitigation Measure | Condition/Mitigation Measure | When Required | Responsible Department |
| 9. | | This project shall be subject to all City-wide development impact fees, unless exempt by previous agreement. This project shall be subject to all City-wide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, fees for fire protection, park facilities, park equipment, light rail, TSM, capital facilities and traffic impacts. The 90-day protest period for all fees, dedications, reservations or other exactions imposed on this project will begin on the date of final approval (December 20, 2023). The fees shall be calculated at the fee rate in effect at the time of building permit issuance. | B | CD (P)(E), PW, PK |
| 10. | | The owner/applicant agrees to pay to the Folsom-Cordova Unified School District the maximum fee authorized by law for the construction and/or reconstruction of school facilities. The applicable fee shall be the fee established by the School District that is in effect at the time of the issuance of a building permit. Specifically, the owner/applicant agrees to pay any and all fees and charges and comply with any and all dedications or other requirements authorized under Section 17620 of the Education Code; Chapter 4.7 (commencing with Section 65970) of the Government Code; and Sections 65995, 65995.5 and 65995.7 of the Government Code. | B | CD (P) |
| ARCHITECTURE/SITE DESIGN REQUIREMENTS | | | | |
| 11. | | Final exterior building and site lighting plans shall be submitted for review and approval by Community Development Department for aesthetics, level of illumination, glare and trespass prior to the issuance of any building permits. The exterior building and site lighting will be required to achieve energy efficient standards by installing high-intensity discharge (mercury vapor, high-pressure sodium, or similar) lamps. Lighting shall be equipped with a timer or photo condenser. Lighting shall be designed to be directed downward onto the project site and away from adjacent properties and public rights-of-way. | B | CD (P) |

| CONDITIONS OF APPROVAL FOR BROADSTONE ESTATES RESIDENTIAL DESIGN REVIEW PROJECT (DRCL 23-00149) SOUTHEAST CORNER OF U.S. HIGHWAY 50 AND PLACERVILLE ROAD | | | | |
|---|---------------------------|--|----------------------|-------------------------------|
| | Mitigation Measure | Condition/Mitigation Measure | When Required | Responsible Department |
| 12. | | <p>The project shall comply with the following architecture and design requirements:</p> <ol style="list-style-type: none"> 1. This approval is for four master plans, each with three distinct building elevations and three distinct color and material alternatives within Village 1 (Lots 1-40) of the previously approved Broadstone Estates Subdivision. The owner/applicant shall submit building plans that comply with this approval and the attached building elevations dated August 28, 2023. 2. The design, materials, and colors for the Broadstone Estates Subdivision (Village 1, Lots 1-40) single-family residential units shall be consistent with the submitted building elevations, materials samples, and color scheme to the satisfaction of the Community Development Department. 3. The Community Development Department shall approve the individual lot permits to assure no duplication or repetition of the same house, same roof-line, same elevation style, side-by-side, or across the street from each other. 4. All mechanical equipment shall be ground-mounted and concealed from view of public streets, neighboring properties and nearby higher buildings. For lots abutting the open space areas, mechanical equipment shall be located out of view from open space areas. 5. Lighting shall be designed to be directed downward onto the project site and away from adjacent properties and public rights-of-way. In addition, final exterior building and site lighting plans shall be submitted for review and approval by Community Development Department for aesthetics, level of illumination, glare and trespass prior to the issuance of any building permits. 6. A minimum of one tree shall be planted in the front yard of each residential lot within the subdivision. A minimum of two trees are required along the street-side of all corner lots. All front yard irrigation and landscaping shall be installed prior to a Building Permit Final. | B | CD (P) (B) |

| FIRE DEPARTMENT REQUIREMENT | | | | |
|------------------------------------|--|---|---|----|
| 13. | | The building shall have illuminated addresses visible from the street or drive fronting the property. Size and location of address identification shall be reviewed and approved by the Fire Marshal. | B | FD |
| POLICE/SECURITY REQUIREMENT | | | | |
| 14. | | The owner/applicant shall consult with the Police Department in order to incorporate all reasonable crime prevention measures. The following security/safety measures shall be required: <ul style="list-style-type: none"> • A security guard shall be on-duty at all times at the site or another approved security measure shall be in place including but not limited to a six-foot security fence shall be constructed around the perimeter of construction areas. (This requirement shall be included on the approved construction drawings). • Security measures for the safety of all construction equipment and unit appliances shall be employed. • Landscaping shall not cover exterior doors or windows, block line-of-sight at intersections or screen overhead lighting. | B | PD |

CONDITIONS

See attached tables of conditions for which the following legend applies.

| RESPONSIBLE DEPARTMENT | | WHEN REQUIRED | |
|-------------------------------|----------------------------------|----------------------|--|
| CD | Community Development Department | I | Prior to approval of Improvement Plans |
| (P) | Planning Division | M | Prior to approval of Final Map |
| (E) | Engineering Division | B | Prior to issuance of first Building Permit |
| (B) | Building Division | O | Prior to approval of Occupancy Permit |
| (F) | Fire Division | G | Prior to issuance of Grading Permit |
| PW | Public Works Department | DC | During construction |
| PR | Park and Recreation Department | OG | On-going requirement |
| PD | Police Department | | |

Attachment 4

Vicinity Map

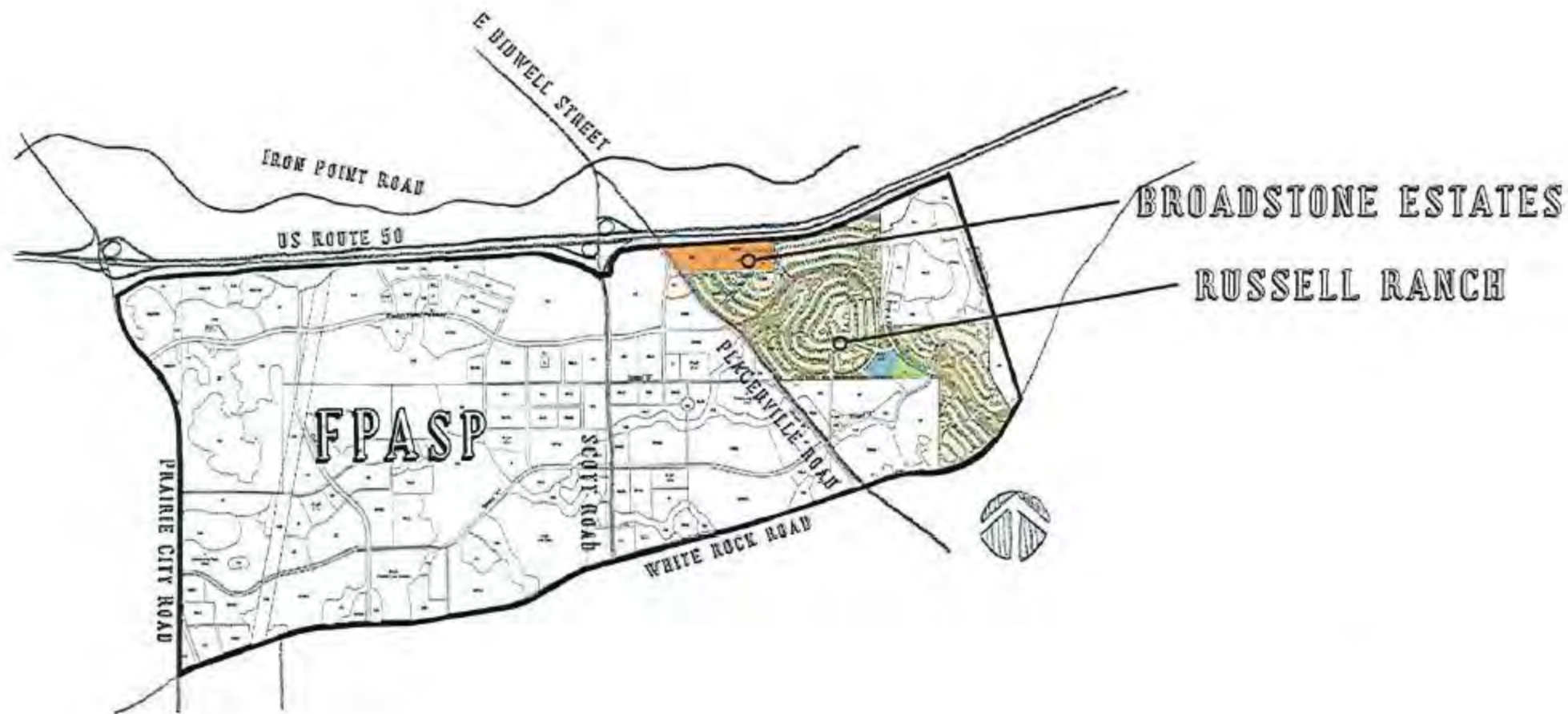
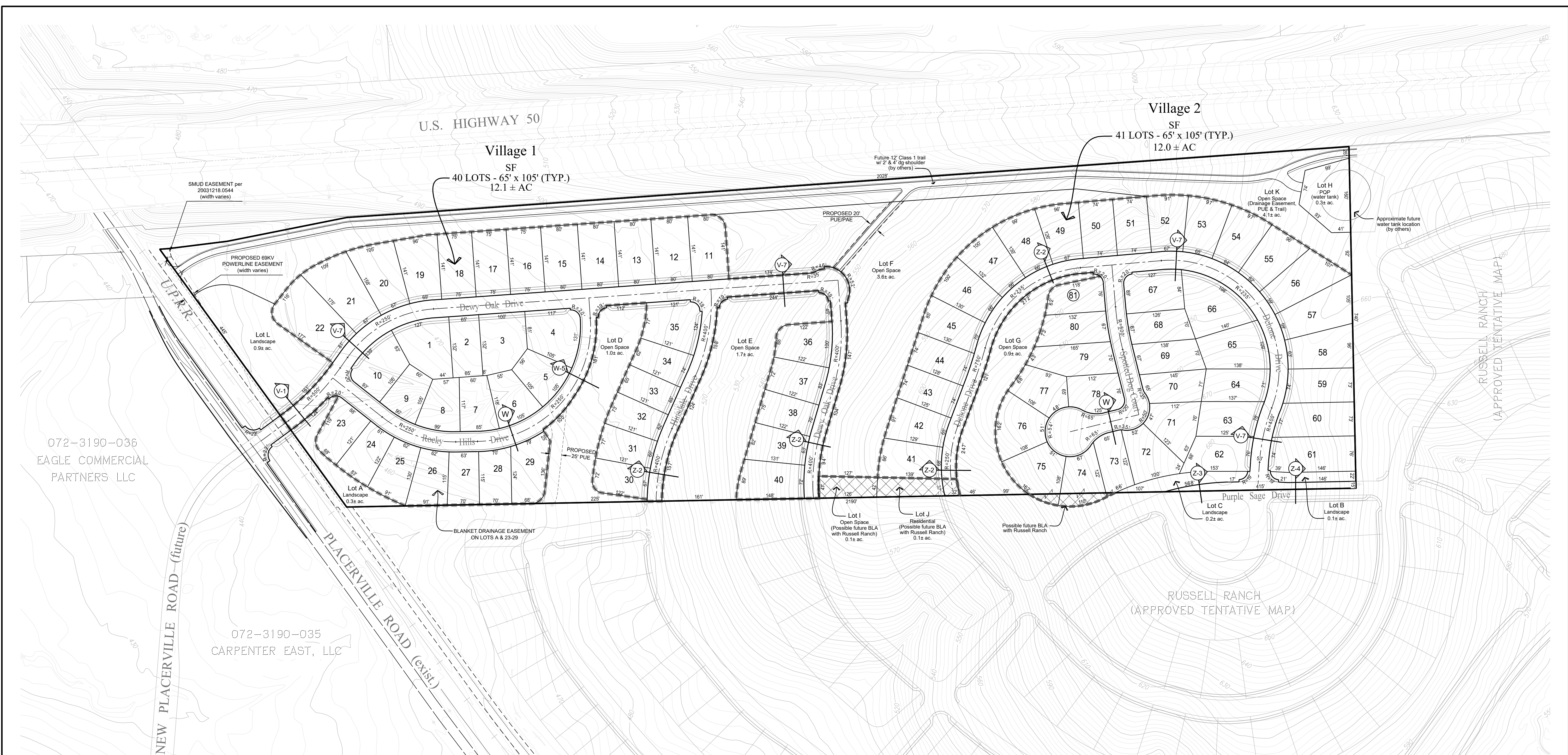


Figure 1: Vicinity Map

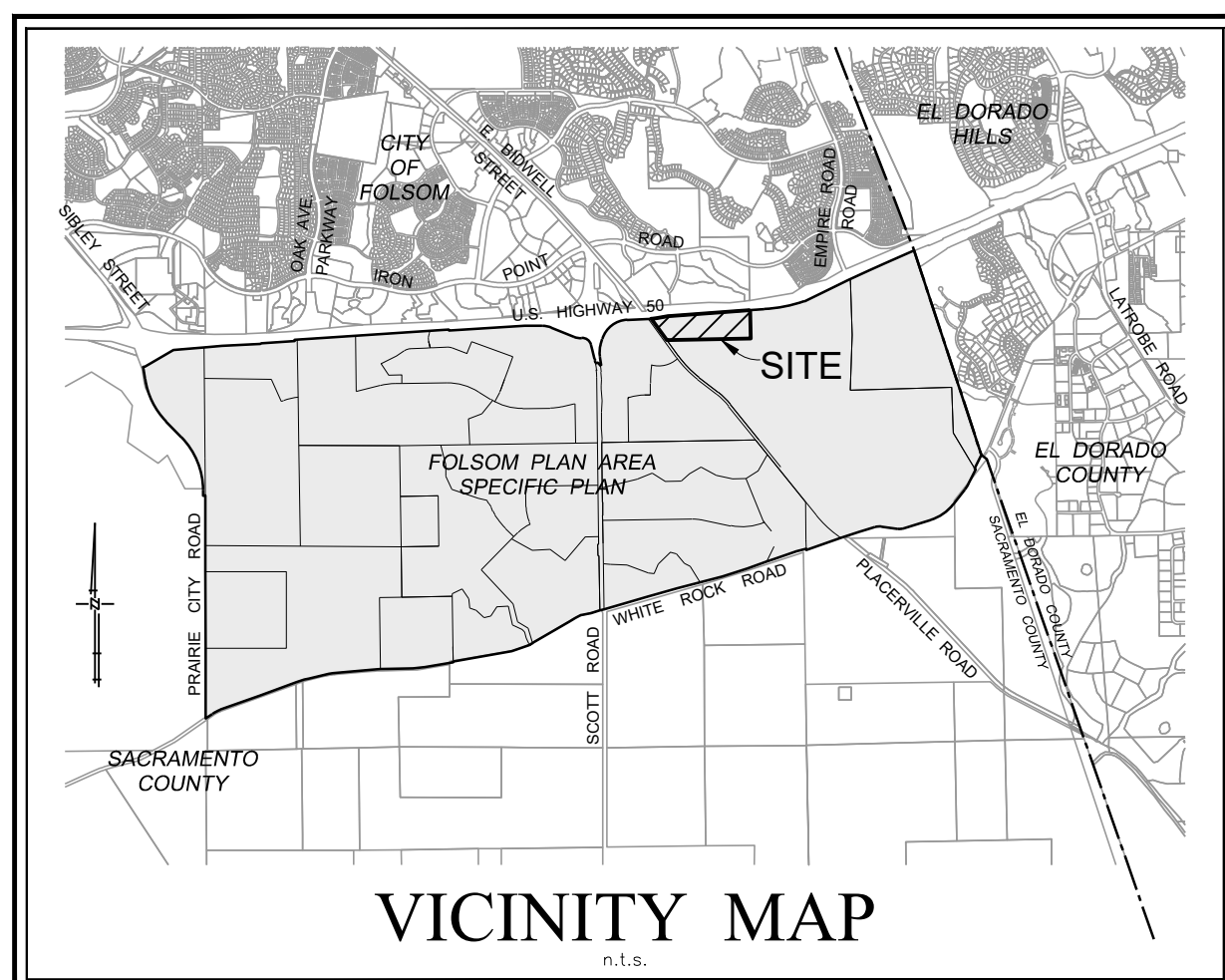
Attachment 5

Approved Vesting Tentative Subdivision Map Dated March 9, 2017



072-3190-036
EAGLE COMMERCIAL
PARTNERS LLC

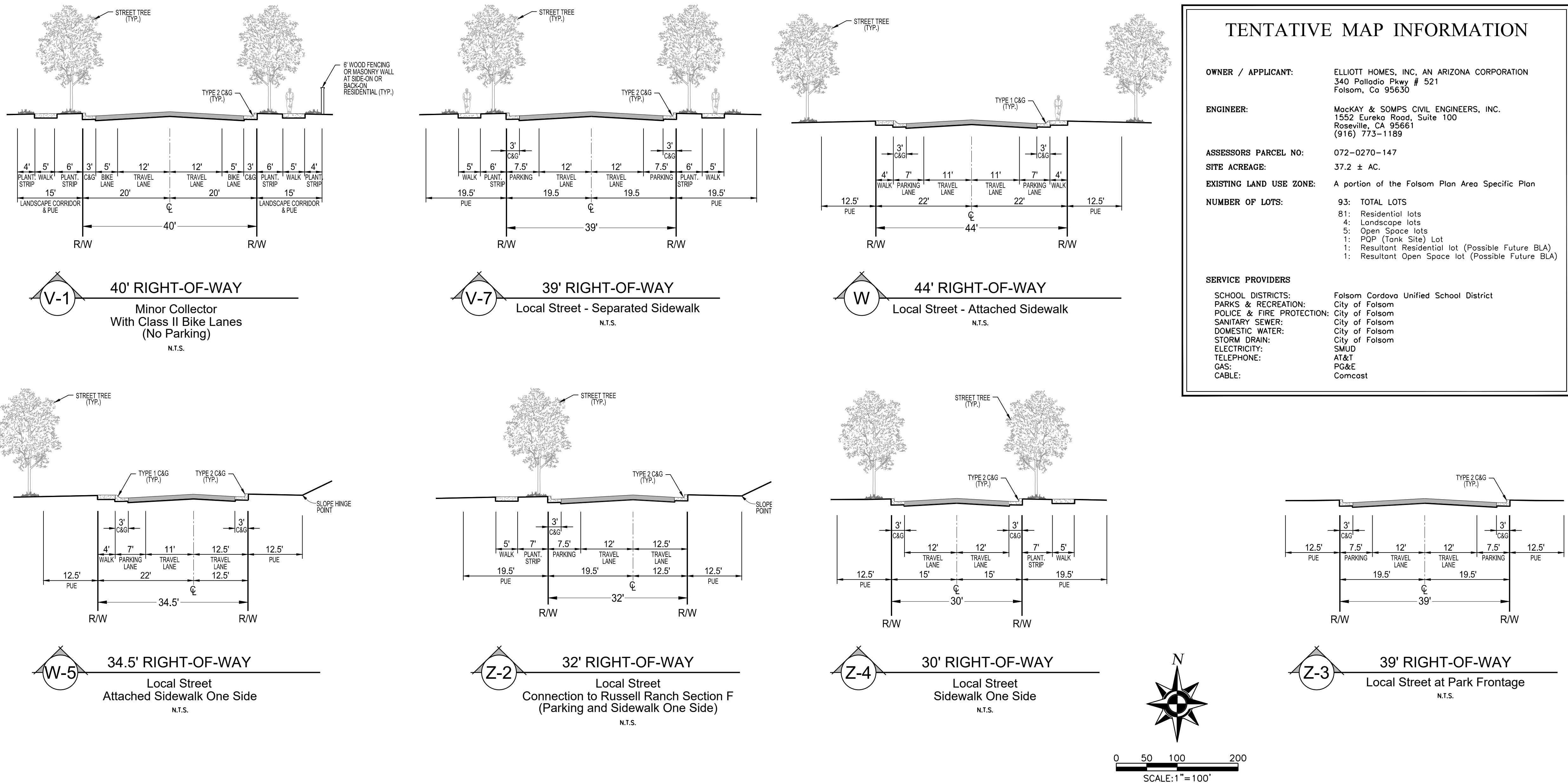
072-3190-035
CARPENTER EAST, LLC



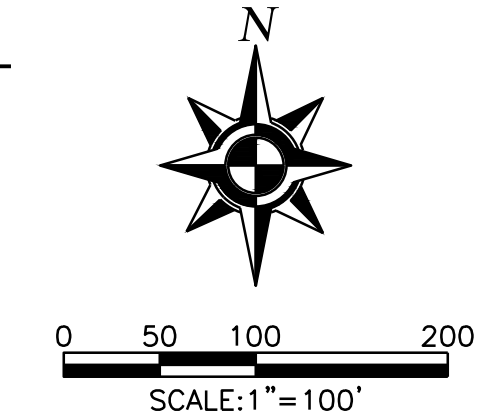
BENCHMARK
IDENTIFICATION NO.: City of Folsom Benchmark "1b-35"
ELEVATION: 414.63 (NAVD 88)
7/8" TAG AND NAIL IN HEADWALL AT NORTHEAST CORNER OF IRON POINT ROAD AND EAST BIRDWELL STREET. BASED ON A LEVEL RUN BY MACKAY & SOMPS IN FEBRUARY 2014.

- NOTES**
- Lot dimensions and acreages are approximate and subject to change.
 - Lot lines and lot areas may be adjusted at the time of the Final Map(s) provided no additional lots are created, subject to the approval of the City of Folsom. Flexibility in lot configuration as shown hereon is allowed provided the new configuration is in substantial compliance with the approved Specific Plan, subject to the approval of the City of Folsom.
 - The Final Mapping and subsequent development of lots may be phased. Phasing is to be consistent with the Development Agreement.
 - Phasing and Lot numbering is for identification purposes only and does not indicate phasing order of development. Ultimate development phasing shall be orderly and will be determined at Final Map and/or improvement plan stage.
 - Pursuant to Government Code Section 66456.1, the subdivider may file multiple Final Maps based upon this Tentative Map. The filing of a Final Map on a portion of this Tentative Map shall not invalidate any part of this Tentative Map.
 - Street names shown hereon are for identification purposes only. A street name list will be approved with Tentative Map; final street names & locations will be determined at the time of Final Map and Improvement Plan preparation.
 - Additional easements to accommodate new public utility improvements, access required for lot development, or other similar mapping requirements needed to accomplish the final design may be added prior to each Final Map based on this Tentative Map.
 - A 12.5' public utility easement will be located adjacent to all rights-of-way except as approved by the City Engineer.
 - The entire property contained within this Tentative Subdivision Map is covered by an Avigation Easement to the benefit of the City of Folsom and County of Sacramento recorded November 26, 2014 in Book 20141126, Page 0592, Official Records of Sacramento County.
 - Lots D, E, F, G, I, K and L (12.3 ac) are included in "Measure W" open space.

| LAND USE SUMMARY | | | | |
|--------------------|---|-----------------------|--------------|-----------------|
| LOT/VILLAGE NUMBER | LAND USE | GENERAL PLAN / ZONING | AREA (ACRES) | DENSITY (DU/AC) |
| 1 | SINGLE FAMILY RESIDENTIAL (65' X 105') | SF / SP-SF-PD | 12.1 | 40 |
| 2 | SINGLE FAMILY RESIDENTIAL (65' X 105') | SF / SP-SF-PD | 12.0 | 41 |
| A | LANDSCAPE CORRIDOR | OS / SP-OS2-PD | 0.3 | - |
| B | LANDSCAPE CORRIDOR | SF / SP-SF-PD | 0.1 | - |
| C | LANDSCAPE CORRIDOR | SF / SP-SF-PD | 0.2 | - |
| D | OPEN SPACE | OS / SP-OS2-PD | 1.0 | - |
| E | OPEN SPACE | OS / SP-OS2-PD | 1.7 | - |
| F | OPEN SPACE | OS / SP-OS2-PD | 3.6 | - |
| G | OPEN SPACE | OS / SP-OS2-PD | 0.9 | - |
| H | POP (Tank Site) | POP / SP-POP-PD | 0.3 | - |
| I | OPEN SPACE (Possible future BLA) | OS / SP-OS2-PD | 0.1 | - |
| J | SINGLE FAMILY RESIDENTIAL (Possible future BLA) | SF / SP-SF-PD | 0.1 | - |
| K | OPEN SPACE (Drainage Easement / PUE / Trail) | OS / SP-OS2-PD | 4.1 | - |
| L | LANDSCAPE | OS / SP-OS2-PD | 0.9 | - |
| TOTAL | | | 37.2 | 81 |



| TENTATIVE MAP INFORMATION | |
|--------------------------------|--|
| OWNER / APPLICANT: | ELLIOTT HOMES, INC. AN ARIZONA CORPORATION 340 Pollocke Pkwy # 521 Folsom, Ca 95630 |
| ENGINEER: | MackAY & SOMPS CIVIL ENGINEERS, INC. 1552 Eureka Road, Suite 100 Roseville, CA 95661 (916) 773-1189 |
| ASSESSORS PARCEL NO: | 072-0270-147 |
| SITE ACREAGE: | 37.2 ± AC. |
| EXISTING LAND USE ZONE: | A portion of the Folsom Plan Area Specific Plan |
| NUMBER OF LOTS: | 93: TOTAL LOTS 81: Residential lots 4: Landscape lots 5: Open Space lots 1: POP (Tank Site) Lot 1: Resultant Residential lot (Possible Future BLA) 1: Resultant Open Space lot (Possible Future BLA) |
| SERVICE PROVIDERS | SCHOOL DISTRICTS: Folsom Cordova Unified School District PARKS & RECREATION: City of Folsom POLICE & FIRE PROTECTION: City of Folsom SANITARY SEWER: City of Folsom DOMESTIC WATER: City of Folsom STORM DRAIN: City of Folsom ELECTRICITY: SMUD TELEPHONE: AT&T GAS: PG&E CABLE: Comcast |



SMALL LOT VESTING TENTATIVE SUBDIVISION MAP

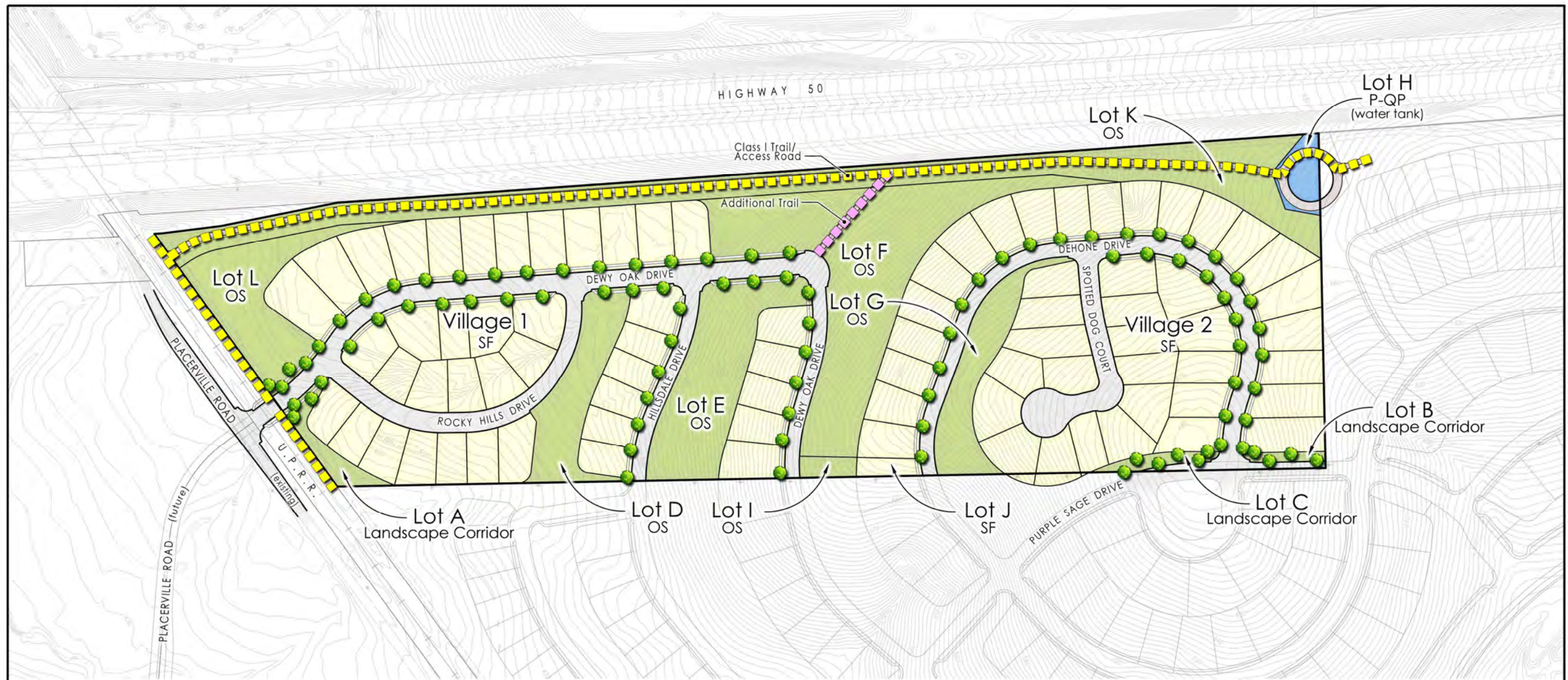
BROADSTONE ESTATES

Scale: 1" = 100'
Folsom, California
October 10, 2015
Revised: April 7, 2016
May 20, 2016
October 21, 2016
February 28, 2017
March 9, 2017

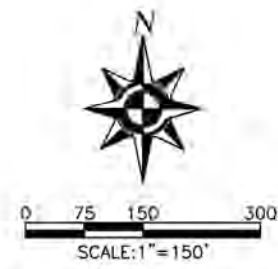
MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

Attachment 6

Master Plan Exhibit Dated March 9, 2017



| LAND USE SUMMARY | | | | | |
|--------------------|---|-----------------------|--------------|--------------------|-----|
| LOT/VILLAGE NUMBER | LAND USE | GENERAL PLAN / ZONING | AREA (ACRES) | DU DENSITY (DU/AC) | |
| 1 | SINGLE FAMILY RESIDENTIAL (65' X 105') | SF / SP-SF-PD | 12.1 | 40 | 3.3 |
| 2 | SINGLE FAMILY RESIDENTIAL (65' X 105') | SF / SP-SF-PD | 12.0 | 41 | 3.4 |
| A | LANDSCAPE CORRIDOR | OS / SP-OS2-PD | 0.3 | - | - |
| B | LANDSCAPE CORRIDOR | SF / SP-SF-PD | 0.1 | - | - |
| C | LANDSCAPE CORRIDOR | SF / SP-SF-PD | 0.2 | - | - |
| D | OPEN SPACE | OS / SP-OS2-PD | 1.0 | - | - |
| E | OPEN SPACE | OS / SP-OS2-PD | 1.7 | - | - |
| F | OPEN SPACE | OS / SP-OS2-PD | 3.6 | - | - |
| G | OPEN SPACE | OS / SP-OS2-PD | 0.9 | - | - |
| H | POP (Tank Site) | POP / SP-POP-PD | 0.3 | - | - |
| I | OPEN SPACE (Possible future BLA) | OS / SP-OS2-PD | 0.1 | - | - |
| J | SINGLE FAMILY RESIDENTIAL (Possible future BLA) | SF / SP-SF-PD | 0.1 | - | - |
| K | OPEN SPACE (Drainage Easement / PUE / Trail) | OS / SP-OS2-PD | 4.1 | - | - |
| L | LANDSCAPE | OS / SP-OS2-PD | 0.9 | - | - |
| TOTAL | | | 37.2 | 81 | |



ILLUSTRATIVE MASTER PLAN EXHIBIT

BROADSTONE ESTATES

Scale: 1" = 100'

Folsom, California











March 9, 2017

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

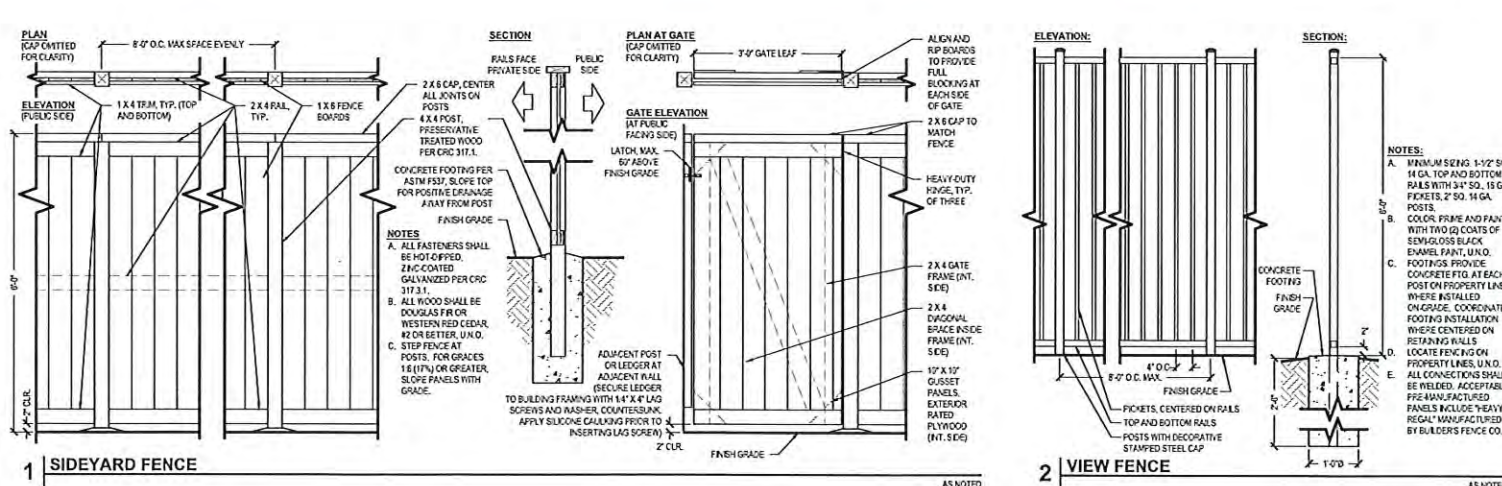
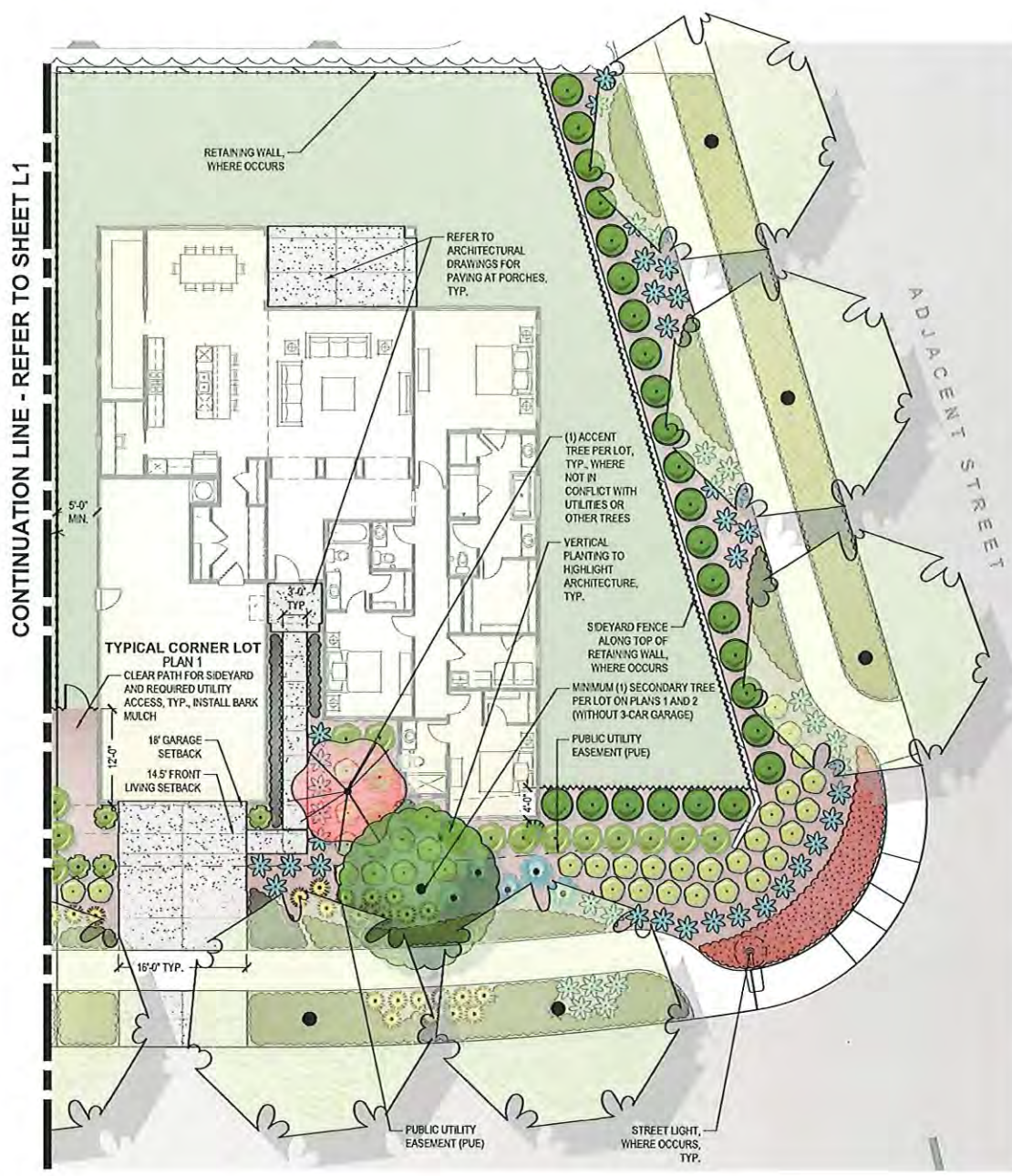
Attachment 7

Typical Lot Layout and Landscape Exhibit Dated August, 2023

PRELIMINARY PLANT LEGEND

| | | |
|---|---|--|
|  | ACCENT TREES SMALLER SIZE SUITABLE FOR PLANTING ADJACENT HOMES. LOCATED NEAR FRONT DOOR AT END UNITS. CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD WUCOLS (L) SW EXPOSURE ONLY CHONANTHUS RETUSUS / CHINESE FRNGE TREE WUCOLS (M) ALL EXPOSURES CORNUS KOUSA / KOUSA DOGWOOD WUCOLS (M) N.E EXPOSURE ONLY ERIOBOTRYA DEFLEXA / BRONZE LOQUAT WUCOLS (L) LAGERSTROEMIA INDICA 'MUSKOGEE' / MUSKOGEE CRAPE MYRTLE WUCOLS (L) ALL EXPOSURES. USAGE TO BE PROPORTIONAL TO ALL OTHER TREES. MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA WUCOLS (L) | 15 GAL. 15 GAL. 15 GAL. 15 GAL. 15 GAL. |
|  | STREET TREES STREET TREES PLANTED FOR SHADE AND CANOPY GROWTH. PLANT SAME SPECIES THROUGHOUT EACH STREET. PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE WUCOLS (L) QUERCUS AGRIFOLIA / COAST LIVE OAK WUCOLS (L) QUERCUS SUBER / CORK OAK WUCOLS (L) ULMUS AMERICANA 'PRINCETON' / AMERICAN ELM WUCOLS (M) ZELKOYA SERRATA 'GREEN VASE' / GREEN VASE JAPANESE ZELKOYA WUCOLS (M) | 15 GAL. 15 GAL. 15 GAL. 15 GAL. 15 GAL. |
|  | SECONDARY TREES EVERGREEN SECONDARY TREES TO USE AS APPROPRIATE ON LARGER LOTS AND CORNERS (NOT SHOWN) AR BUTUS X MARINA / MARINA STRAWBERRY TREE STANDARD WUCOLS (M) PINUS ELDERICA / AFGHAN PINE WUCOLS (L) QUERCUS VIRGINIANA / SOUTHERN LIVE OAK WUCOLS (M) | 15 GAL. 15 GAL. |
|  | LARGE SHRUBS LARGE EVERGREEN SHRUBS USED AS FOUNDATION PLANTING, BACKGROUND PLANTING, AND FOR SCREENING. ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMANN' / HOWARD MCMANN MANZANITA WUCOLS (L) SW EXPOSURES OSMANTHUS FRAGRANS / SWEET OLIVE WUCOLS (M) N.E EXPOSURE PHOTINA X FRASERI / PHOTINA WUCOLS (L) ALL EXPOSURES PITTOSPORUM TOBRA 'VARIEGATA' / VARIEGATED MOCK ORANGE WUCOLS (L) SW EXPOSURES PRUNUS LAUROCERASUS 'OTTO LUYKEN' / LUYKEN LAUREL WUCOLS (M) N.E EXPOSURES RHAMNUS CALIFORNICA 'EVE CASE' / CALIFORNIA COFFEEBERRY WUCOLS (L) ALL EXPOSURES RHAPHOLEPIS X 'MONTIC' / MAGESTIC BEAUTY INDIAN HAWTHORN WUCOLS (L) ALL EXPOSURES | 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. |
|  | VERTICAL SCREEN VERTICAL SCREENING SHRUBS - UPRIGHT HABIT, USED AGAINST WALLS, FENCES, ETC. ELAEOCARPUS DECIPENS 'LITTLE EMPEROR' / DWARF JAPANESE BLUEBERRY TREE WUCOLS (M) ALL EXPOSURES LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET WUCOLS (L) ALL EXPOSURES, UPRIGHT FORM PODOCARPUS MACROPHYLLUS MAKI / SHRUBBY YEW WUCOLS (L) N.E EXPOSURES PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT' TM / BRIGHT 'N TIGHT CAROLINA LAUREL WUCOLS (L) ALL EXPOSURES | 5 GAL. 5 GAL. 5 GAL. 5 GAL. |
|  | M.D. GROUND SHRUBS M.D. GROUND SHRUBS SELECTED FOR INTEREST AND COLOR. PREDOMINATELY LOW WATER USE. CAMELLIA SASANQUA 'SHISHI GASHRA' / SHISHI GASHRA CAMELLIA WUCOLS (M) N.E EXPOSURE OSTIUS PULVERULENTUS 'SUNSET' / ROCKROSE WUCOLS (L) ESCALLONIA X 'COMPACTA' / COMPACT ESCALLONIA WUCOLS (L) SW EXPOSURE LAVANDULA DENTATA 'MUNSTEAD' OR 'GOOD 'N CREEK' / FRENCH LAVENDER WUCOLS (L) SW EXPOSURE LOROPETALUM CHINENSE RUBRUM 'FIRE DANCE' / PURPLE LEAF FRNGE FLOWER WUCOLS (M) ALL EXPOSURES RHAPHOLEPIS INDICA 'PINK DANCER' / INDIAN HAWTHORNE WUCOLS (M) SW EXPOSURE RHAPHOLEPIS UMBELLATA 'PINKIE' / PINK INDIAN HAWTHORNE WUCOLS (L) ALL EXPOSURES ROSA FLORIBUNDA 'ICEBERG' / ICEBERG ROSE WUCOLS (M) SW EXPOSURE ROSMARINUS OFFICINALIS 'COLLINGWOOD INGRAM' / ROSEMARY WUCOLS (L) SW EXPOSURE SALVIA CHAMAEDRYODES / MEXICAN BLUE SAGE WUCOLS (L) ALL EXPOSURES SPIRAEA X BUNALDA 'ANTHONY WATERER' / ANTHONY WATERER SPIRAEA WUCOLS (M) ALL EXPOSURES TEUCRIUM FRUTICOSA 'AZUREUM' / AZURE BUSH GERMANDER WUCOLS (L) ALL EXPOSURES WESTRINGIA FRUTICOSA 'BLUE GEM' / COAST ROSEMARY WUCOLS (L) SW EXPOSURE | 5 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. |
|  | GROUND COVER SPREADING PLANTS, TYPICALLY EVERGREEN, AS FOREGROUND AND TURF SUBSTITUTE. ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA WUCOLS (L) ALL EXPOSURES COPROSMA PUMILA 'VERDE VISTA' / CREEPING COPROSMA WUCOLS (L) ALL EXPOSURES COTONEASTER DAMMERI 'LOWFAST' / LOWFAST BEARBERRY COTONEASTER WUCOLS (L) ALL EXPOSURES JUNIPERUS HORIZONTALIS 'BLUE RUG' / BLUE RUG JUNIPER WUCOLS (L) ALL EXPOSURES ROSMARINUS OFF. 'HUNTINGTON CARPET' / PROSTRATE ROSEMARY WUCOLS (L) ALL EXPOSURES | 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. |
|  | ENTRY WALK GROUND COVER SMALLER SCALE GROUND COVERS, TYPICALLY FLOWERING, USED TO ADD INTEREST AND COLOR AT ENTRY WALKS TEUCRIUM CHAMAEDRYOS 'PROSTRATUM' / PROSTRATE GERMANDER WUCOLS (L) ALL EXPOSURES TRACHELOSPERMUM JASMINOIDES / STAR JASMINE WUCOLS (M) N.E EXPOSURES VERBENA C. 'HOMESTEAD PURPLE' / HOMESTEAD PURPLE VERBENA WUCOLS (L) EXPOSURE SW | 1 GAL. 1 GAL. 1 GAL. 1 GAL. |
|  | PARKWAY GROUND COVER COMMUNITY PARKWAY STRIP GROUND COVER: CONSISTENT, EVERGREEN MAT OF DENSE FOLIAGE HYPERICUM CALYCARUM / CREEPING ST. JOHN'S WORT WUCOLS (M) ALL EXPOSURES, 1'-2" T. X 2'-4" W. MYOPORUM X 'PUTAH CREEK' / PUTAH CREEK MYOPORUM ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY WUCOLS (L) ALL EXPOSURES, 1'-2" T. X 4'-6" W. TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE WUCOLS (M) | 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. |
|  | CORNER GROUND COVER LOW FLOWERING GROUND COVERS, USED TO ADD INTEREST AND COLOR AT CORNERS ROSA X 'FLOWER CARPET CORAL' / ROSE WUCOLS (M) ROSA X 'NOASCHEE' / FLOWER CARPET WHITE GROUND COVER ROSE | 2 GAL. 2 GAL. |

| | | |
|---|--|--|
|  | ACCENT PLANTS ACCENT PLANTS FOR SPECIAL INTEREST AGAPANTHUS AFRICANUS 'BLUE' OR 'WHITE' / LILY OF THE NILE WUCOLS (M) N.E EXPOSURE DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY WUCOLS (L) SW EXPOSURE DIETES VEGATA / FORTNIGHT LILY WUCOLS (L) ALL EXPOSURES ERIGERON KARVINSKANUS 'PROFUSION' / SANTA BARBARA DAISY WUCOLS (L) ALL EXPOSURES PENNYSETUM X 'FARTY TALKS' / EVERGREEN FOUNTAIN GRASS WUCOLS (L) SW EXPOSURE PHORMIUM TENAX 'MAORI MAIDEN SUNRISE' / TRICOLOR NEW ZEALAND FLAX WUCOLS (M) SW EXPOSURE | 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. |
|  | ORNAMENTAL GRASSES ORNAMENTAL GRASSES FOR SEASONAL INTEREST AND TEXTURE. CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS WUCOLS (L) FESTUCA GLAUCA 'ELIUAH BLUE' / BLUE FESCUE WUCOLS (L) SW EXPOSURES FESTUCA GLAUCA 'SISKIYOU BLUE' / SISKIYOU BLUE FESCUE WUCOLS (L) NW EXPOSURE FESTUCA MAREI 'GREENLEE'S FORM' / GREENLEE ATLAS FESCUE WUCOLS (L) ALL EXPOSURES PENNYSETUM ALOPECUROIDES 'LITTLE BUNNY' / LITTLE BUNNY FOUNTAIN GRASS WUCOLS (L) SW EXPOSURE | 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. |
|  | SPECIMEN PLANTS UNIQUE SPECIMENS FOR VISUAL INTEREST AGAVE AMERICANA 'MEDIO-PICATA ALBA' / STRIPED CENTURY PLANT WUCOLS (L) ANIGOZANTHOS X 'BIG RED' / KANGAROO PAW HYBRIDS WUCOLS (M) DASYLIRION WHEELERI / GREY DESERT SPOON | 5 GAL. 5 GAL. 5 GAL. |
|  | VERTICAL ACCENT TALL VERTICAL SHRUBS USED TO ACCENTUATE ARCHITECTURAL FEATURES. CUPRESSUS SEMPERVIRENS 'TINY TOWER' TM / TINY TOWER ITALIAN CYPRESS WUCOLS (M) ILEX CRENATA 'SKY PENCIL' / SKY PENCIL JAPANESE HOLLY WUCOLS (M) PICEA GLAUCA 'CONICA' / DWARF ALBERTA SPRUCE WUCOLS (M) | 5 GAL. 5 GAL. 5 GAL. |
|  | VERTICAL SHRUBS VERTICAL SHRUBS FOR SMALL SPACES, TYPICALLY EVERGREEN. BUXUS MICROPHYLLA JAPONICA 'WINTER GEM' / WINTER GEM JAPANESE BOXWOOD WUCOLS (M) ESCALLONIA X 'NEWPORT DWARF' / NEWPORT DWARF ESCALLONIA WUCOLS (L) ALL EXPOSURES RHAPHOLEPIS UMBELLATA 'M. NOR' / PINK YEDDA HAWTHORNE WUCOLS (L) ALL EXPOSURES SPIRAEA JAPONICA 'ANTHONY WATERER' / ANTHONY WATERER SPIREA WUCOLS (M) ALL EXPOSURES | 5 GAL. 5 GAL. 5 GAL. 5 GAL. |
|  | GROUND COVER SPREADING PLANTS, TYPICALLY EVERGREEN, AS FOREGROUND AND TURF SUBSTITUTE. ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA WUCOLS (L) ALL EXPOSURES COPROSMA PUMILA 'VERDE VISTA' / CREEPING COPROSMA WUCOLS (L) ALL EXPOSURES COTONEASTER DAMMERI 'LOWFAST' / LOWFAST BEARBERRY COTONEASTER WUCOLS (L) ALL EXPOSURES JUNIPERUS HORIZONTALIS 'BLUE RUG' / BLUE RUG JUNIPER WUCOLS (L) ALL EXPOSURES ROSMARINUS OFF. 'HUNTINGTON CARPET' / PROSTRATE ROSEMARY WUCOLS (L) ALL EXPOSURES | 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. |
|  | ENTRY WALK GROUND COVER SMALLER SCALE GROUND COVERS, TYPICALLY FLOWERING, USED TO ADD INTEREST AND COLOR AT ENTRY WALKS TEUCRIUM CHAMAEDRYOS 'PROSTRATUM' / PROSTRATE GERMANDER WUCOLS (L) ALL EXPOSURES TRACHELOSPERMUM JASMINOIDES / STAR JASMINE WUCOLS (M) N.E EXPOSURES VERBENA C. 'HOMESTEAD PURPLE' / HOMESTEAD PURPLE VERBENA WUCOLS (L) EXPOSURE SW | 1 GAL. 1 GAL. 1 GAL. |
|  | PARKWAY GROUND COVER COMMUNITY PARKWAY STRIP GROUND COVER: CONSISTENT, EVERGREEN MAT OF DENSE FOLIAGE HYPERICUM CALYCARUM / CREEPING ST. JOHN'S WORT WUCOLS (M) ALL EXPOSURES, 1'-2" T. X 2'-4" W. MYOPORUM X 'PUTAH CREEK' / PUTAH CREEK MYOPORUM ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY WUCOLS (L) ALL EXPOSURES, 1'-2" T. X 4'-6" W. TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE WUCOLS (M) | 1 GAL. 1 GAL. 1 GAL. 1 GAL. |
|  | CORNER GROUND COVER LOW FLOWERING GROUND COVERS, USED TO ADD INTEREST AND COLOR AT CORNERS ROSA X 'FLOWER CARPET CORAL' / ROSE WUCOLS (M) ROSA X 'NOASCHEE' / FLOWER CARPET WHITE GROUND COVER ROSE | 2 GAL. 2 GAL. |



REPRESENTATIVE PLANT SELECTIONS

PLANT SELECTION NOTE
 NOT ALL PLANTS PROPOSED ARE SHOWN, AND CONVERSELY, ADDITIONAL PLANTS SIMILAR TO THOSE SHOWN MAY BE USED. PLANT SELECTIONS MAY VARY DEPENDING ON AVAILABILITY AND INTRODUCTION OF NEW, SIMILAR VARIETIES WITHIN THE NURSERY TRADE. FINAL PLANTING SELECTION AND INTENT SHALL CONFORM TO THE CITY OF FOLSOM DESIGN GUIDELINES AND ARCHETYPES DEFINED WITHIN THE RUSSELL RANCH DESIGN GUIDELINES.

Native/Adapted Trees



Quercus kelloggii *Quercus lobata*

Accent Trees



Cercis canadensis 'Oklahoma' *Chionanthus retusus* *Magnolia grandiflora* 'Little Gem'

Large Shrubs



Osmanthus fragrans *Pittosporum tobira* 'Variegata' *Prunus laurocerasus* 'Zabeliana' *Rhampholepis* x 'Majestic Beauty'

Mid-Ground shrubs



Camellia sasanqua 'Shishi gashira' *Escallonia fradesii* 'Terr' *Loropetalum chinense rubrum* 'Monraz' *Prunus laurocerasus* 'Otto Luykens' *Phaphelepis* 'Pink Dancer' *Spiraea bumalda* 'Anthony Waterer' *Salvia chamaedryoides* *Teucrium fruticosum*

Vertical Screening Shrubs



Elaeocarpus decipiens 'Little Emperor' *Ligustrum japonicum* 'Texanum' *Podocarpus macrophyllus* makii

Specimen Shrubs



Agave americana 'Medio-picta' *Dasylirion wheeleri* 'DesertSpoon' *Anigozanthos* x 'Bush Ballad'

Groundcovers



Rosa 'Flower Carpet Coral' *Rosmarinus officinalis* 'Huntington Carpet' *Trachelospermum asiaticum* *Trachelospermum jasminoides*

Accent Plants



Agapanthus 'Rancho White' *Dionella* 'Little Rev' *Dietes vegata* *Phormium* 'Maori Maiden'

Ornamental Grasses



Calamagrostis acutifolia 'Karl Foerster' *Festuca mairei* *Festuca ovina glauca* *Pennisetum* sp.

Vertical Accent



Cupressus sempervirens 'Tiny Tower'

Native and Adapted Planting



Acacia redolens 'Low Boy' *Arcrostaphylos* x 'Emerald Carpet' *Baccharis pilularis* *Festuca mairei* *Muhlenbergia dubia* *Muhlenbergia rigens* *Carpenteria californica* *Ceanothus* x 'Ray Hartman' *Heteromeles arbutifolia* *Prunus ilicifolia*

Attachment 8

Building Elevations and Floor Plans Dated August 28, 2023

BROADSTONE ESTATES

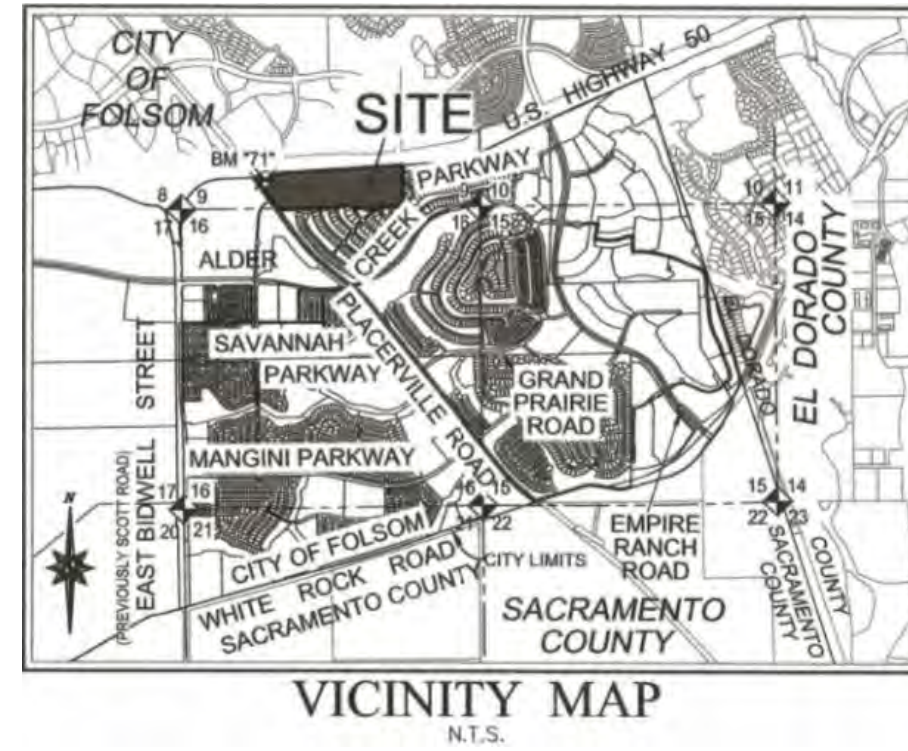
PROJECT INFORMATION

PROJECT NAME: BROADSTONE ESTATES
LOCATION: FOLSOM, CA

PROJECT TYPE: SINGLE FAMILY

OCCUPANCY GROUPS: R-3

TYPE OF CONSTRUCTION:



PROJECT TEAM

LOCAL JURISDICTION:
CITY OF FOLSOM
50 NATOMA ST.
FOLSOM, CA
916.461.6200

APPLICANT:
WOODSIDE HOMES
1130 IRON POINT #200
FOLSOM, CA 95630
CONTACT: MICHAEL LAFORTUNE -
michael.lafortune@woodsidehomes.com
916.790.7121

ARCHITECT:
BSB DESIGN, INC.
11211 GOLD COUNTRY BLVD., STE 101
GOLD RIVER, CA 95670
CONTACT: JOE PITZNER- jpitznr@bsbdesign.com
916.941.0990

CIVIL:
MACKAY & SOMPS
1025 CREEKSIDE DR, STE. 150
ROSEVILLE, CA 95678
CONTACT:
PHONE: 916.773.1189

LANDSCAPE:
ROACH + CAMPBELL
111 SCRIPPS DR.
SACRAMENTO, CA 95825
CONTACT: DAVID CAMPBELL
PHONE: 916.945.8003

SHEET INDEX

COVER SHEET:
A0.1 COVER SHEET, SHEET INDEX, PROJECT INFO

RENDERINGS:
A1.0 CONCEPTUAL 3D RENDERING

PLAN 1:
A1.1 ELEVATIONS - CALIFORNIA WINE COUNTRY
A1.2 ELEVATIONS - CALIFORNIA CRAFTSMAN
A1.3 ELEVATIONS - CALIFORNIA PRAIRIE
A1.4 FLOOR PLANS - 'A' ELEVATION
A1.5 FLOOR PLANS - 'B' & 'C' ELEVATIONS
A1.6 FLOOR PLANS - OPTIONS
A1.7 FLOOR PLANS - OPTIONS
A1.8 FLOOR PLANS - OPTIONS

PLAN 2:
A2.1 ELEVATIONS - CALIFORNIA WINE COUNTRY
A2.2 ELEVATIONS - CALIFORNIA CRAFTSMAN
A2.3 ELEVATIONS - CALIFORNIA MONTEREY
A2.4 FLOOR PLANS - MAIN FLOOR - 'A' ELEVATION
A2.5 FLOOR PLANS - MAIN FLOOR - 'B' & 'D' ELEVATIONS
A2.6 FLOOR PLANS - MAIN FLOOR - OPTIONS
A2.7 FLOOR PLANS - MAIN FLOOR - OPTIONS
A2.8 FLOOR PLANS - UPPER FLOOR - 'A' ELEVATION
A2.9 FLOOR PLANS - UPPER FLOOR - 'B' & 'D' ELEVATIONS
A2.10 FLOOR PLANS - UPPER FLOOR - OPTIONS

PLAN 3 :
A3.1 ELEVATIONS - CALIFORNIA WINE COUNTRY
A3.2 ELEVATIONS - CALIFORNIA CRAFTSMAN
A3.3 ELEVATIONS - CALIFORNIA PRAIRIE
A3.4 FLOOR PLANS - MAIN FLOOR - 'A' ELEVATION
A3.5 FLOOR PLANS - MAIN FLOOR - 'B' & 'C' ELEVATIONS
A3.6 FLOOR PLANS - MAIN FLOOR - OPTIONS
A3.7 FLOOR PLANS - UPPER FLOOR - 'A' ELEVATION
A3.8 FLOOR PLANS - UPPER FLOOR - 'B' & 'C' ELEVATIONS
A3.9 FLOOR PLANS - UPPER FLOOR - OPTIONS

PLAN 4 :
A4.1 ELEVATIONS - CALIFORNIA CRAFTSMAN
A4.2 ELEVATIONS - CALIFORNIA SPANISH COLONIAL REVIVAL
A4.3 ELEVATIONS - CALIFORNIA VILLA
A4.4 FLOOR PLANS - MAIN FLOOR - 'B' ELEVATION
A4.5 FLOOR PLANS - MAIN FLOOR - 'E' & 'F' ELEVATIONS
A4.6 FLOOR PLANS - MAIN FLOOR - OPTIONS
A4.7 FLOOR PLANS - UPPER FLOOR - 'B' ELEVATION
A4.8 FLOOR PLANS - UPPER FLOOR - 'E' & 'F' ELEVATIONS
A4.9 FLOOR PLANS - UPPER FLOOR - OPTIONS



TYPICAL STREETSCAPE



TYPICAL STREETSCAPE



PERSPECTIVE



PERSPECTIVE



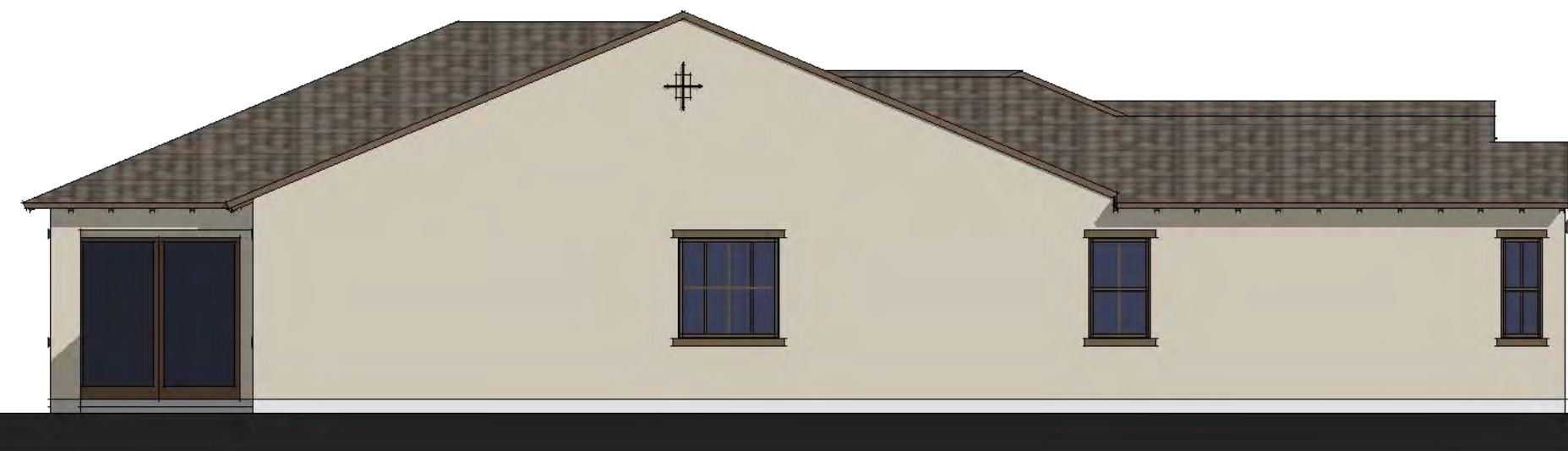
0' 2' 4' 8'
SCALE : 3/16" = 1'-0"

RIGHT



0' 2' 4' 8'
SCALE : 3/16" = 1'-0"

REAR



0' 2' 4' 8'
SCALE : 1/8" = 1'-0"

LEFT - ENHANCED



0' 2' 4' 8'
SCALE : 1/8" = 1'-0"

REAR - ENHANCED



0' 2' 4' 8'
SCALE : 3/16" = 1'-0"

LEFT



0' 2' 4' 8'
SCALE : 3/16" = 1'-0"

FRONT

Woodside
HOMES
Folsom, California

Enhancements Provided (Min. 3 Required)
- Exposed rafter tails.
- One feature window recessed 12".
- Colored window frames.

THE CALIFORNIA WINE COUNTRY
PLAN 1 - ELEVATIONS

A1.1
BROADSTONE ESTATES
Folsom, California





0' 2' 4' 8'
SCALE : 3/16" = 1'-0"

RIGHT



0' 2' 4' 8'
SCALE : 3/16" = 1'-0"

REAR



0' 2' 4' 8'
SCALE : 1/8" = 1'-0"

LEFT - ENHANCED



0' 2' 4' 8'
SCALE : 1/8" = 1'-0"

REAR - ENHANCED



0' 2' 4' 8'
SCALE : 3/16" = 1'-0"

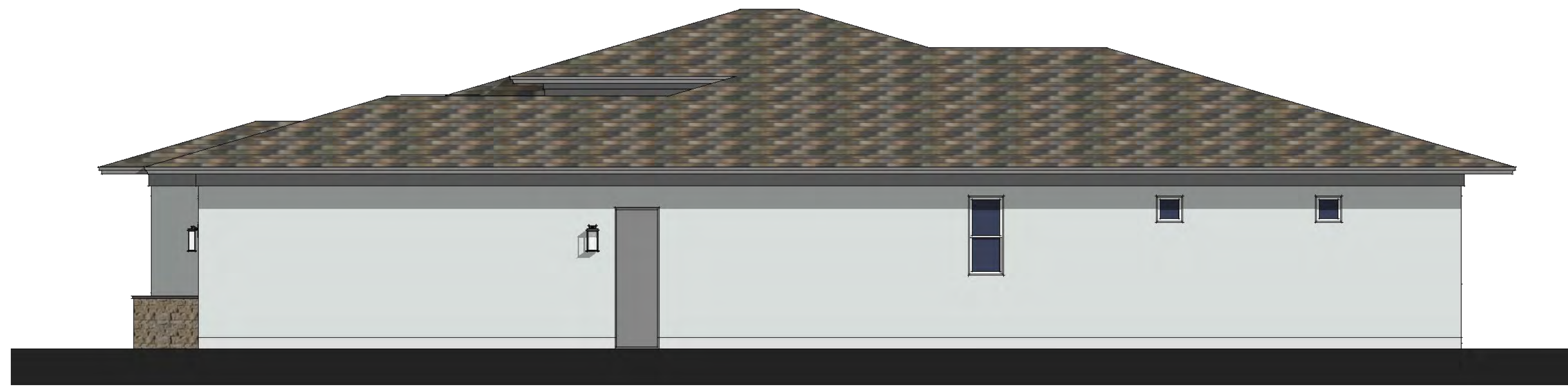
LEFT



0' 2' 4' 8'
SCALE : 3/16" = 1'-0"

FRONT

- Enhancements Provided (Min. 3 Required)**
- Cross-gabled massing.
 - Extended and shaped barge rafters.
 - Exposed rafter tails.
 - Wood brackets or knee braces.



0' 2' 4' 8'
SCALE : 3/16" = 1'-0"

RIGHT



0' 2' 4' 8'
SCALE : 3/16" = 1'-0"

REAR



0' 2' 4' 8'
SCALE : 1/8" = 1'-0"

LEFT - ENHANCED



0' 2' 4' 8'
SCALE : 1/8" = 1'-0"

REAR - ENHANCED



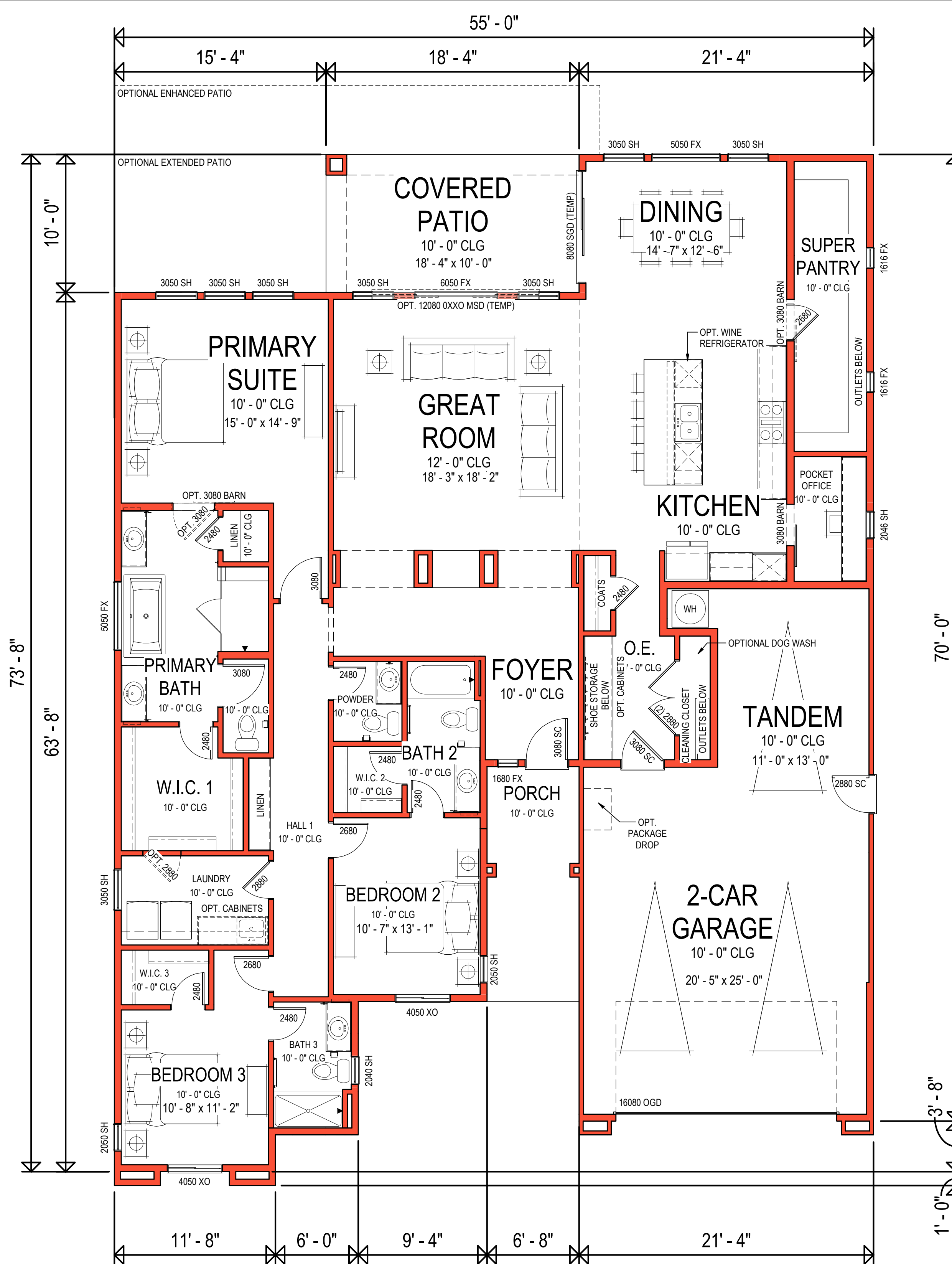
0' 2' 4' 8'
SCALE : 3/16" = 1'-0"

LEFT



0' 2' 4' 8'
SCALE : 3/16" = 1'-0"

FRONT



| PLAN 1 | |
|---------------------|---------|
| MAIN FLOOR LIVABLE | 2616 SF |
| LIVABLE | 2616 SF |
| 3-CAR TANDEM GARAGE | 694 SF |
| COVERED PATIO | 183 SF |
| PORCH | 53 SF |
| NON-LIVABLE | 930 SF |
| PLAN 1 | 3546 SF |

| PLAN 1 | |
|-------------------------------|---------|
| OPT. PET ROOM | 63 SF |
| OPT. POCKET OFFICE 2 | 53 SF |
| OPT. MORNING KITCHEN | 91 SF |
| OPTIONAL LIVABLE | 207 SF |
| OPT. COVERED PATIO - EXTENDED | 337 SF |
| OPT. COVERED PATIO - ENHANCED | 513 SF |
| OPTIONAL NON-LIVABLE | 850 SF |
| PLAN 1 OPTIONS | 1057 SF |

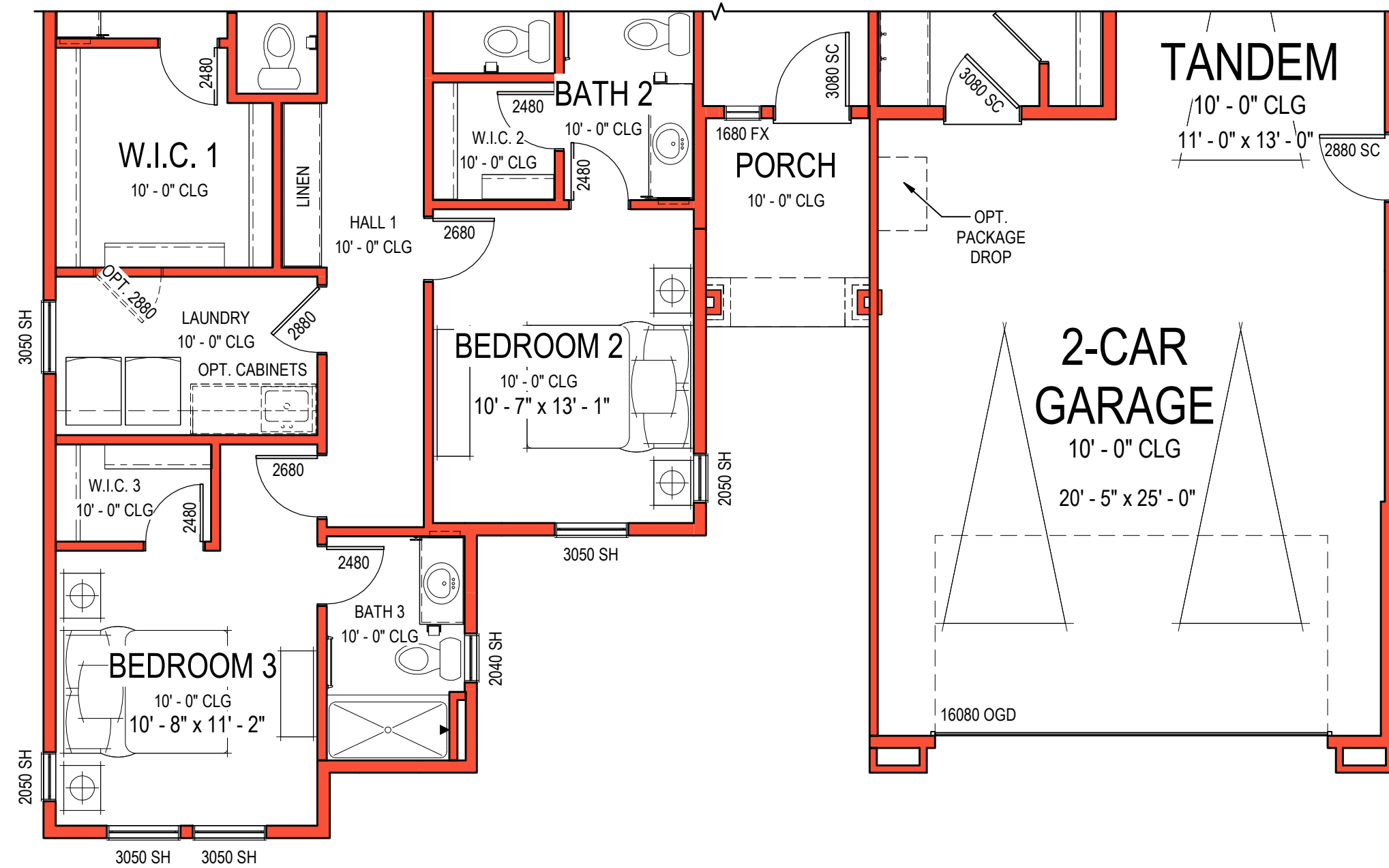
| LOT COVERAGE CALCULATIONS | | | |
|--|---------------------------|---------------------------|---------------------------|
| LOT SIZE: 7,865 SQUARE FEET | PROPOSED | ALLOWABLE | 3-SIDED PATIO ALLOWABLE |
| LOT COVERAGE | 3,575 SQUARE FEET (45.5%) | 3,932 SQUARE FEET (50.0%) | 4,719 SQUARE FEET (60.0%) |
| LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6 FEET IN HEIGHT | | | |

Elevation A - California Wine Country Main Floor Plan

SCALE: 3/16" = 1'-0"

Plan 1

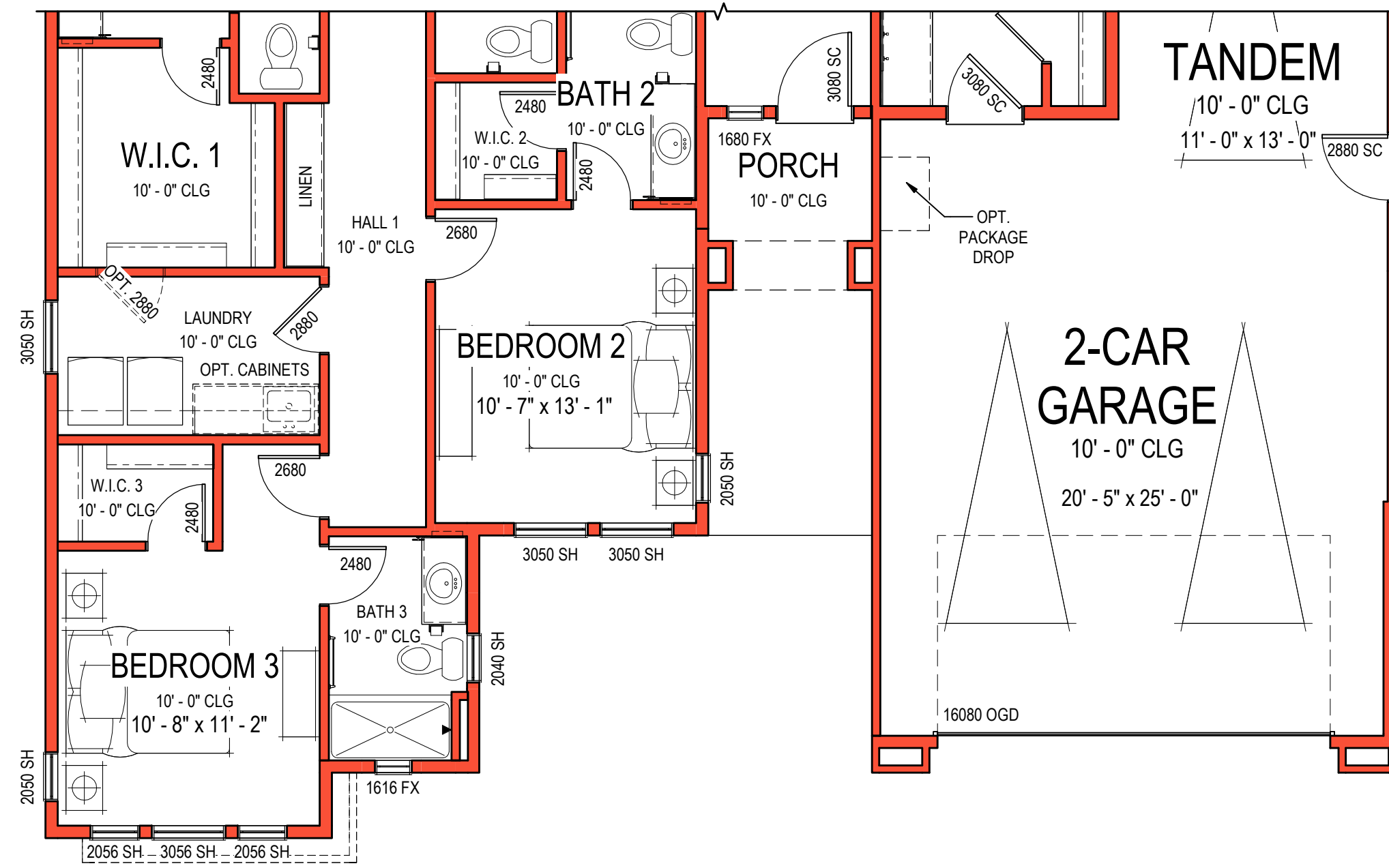




Elevation B - Craftsman Partial Main Floor Plan

SCALE: 3/16" = 1'-0"

| LOT COVERAGE CALCULATIONS | | | |
|---|------------------------------|------------------------------|------------------------------|
| LOT SIZE: 7,865 SQUARE FEET | PROPOSED | ALLOWABLE | 3-SIDED PATIO ALLOWABLE |
| LOT COVERAGE | 3,575 SQUARE FEET (45.5%) | 3,932 SQUARE FEET (50.0%) | 4,719 SQUARE FEET (60.0%) |
| <small>LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6 FEET IN HEIGHT</small> | | | |



Elevation C - Prairie Partial Main Floor Plan

SCALE: 3/16" = 1'-0"

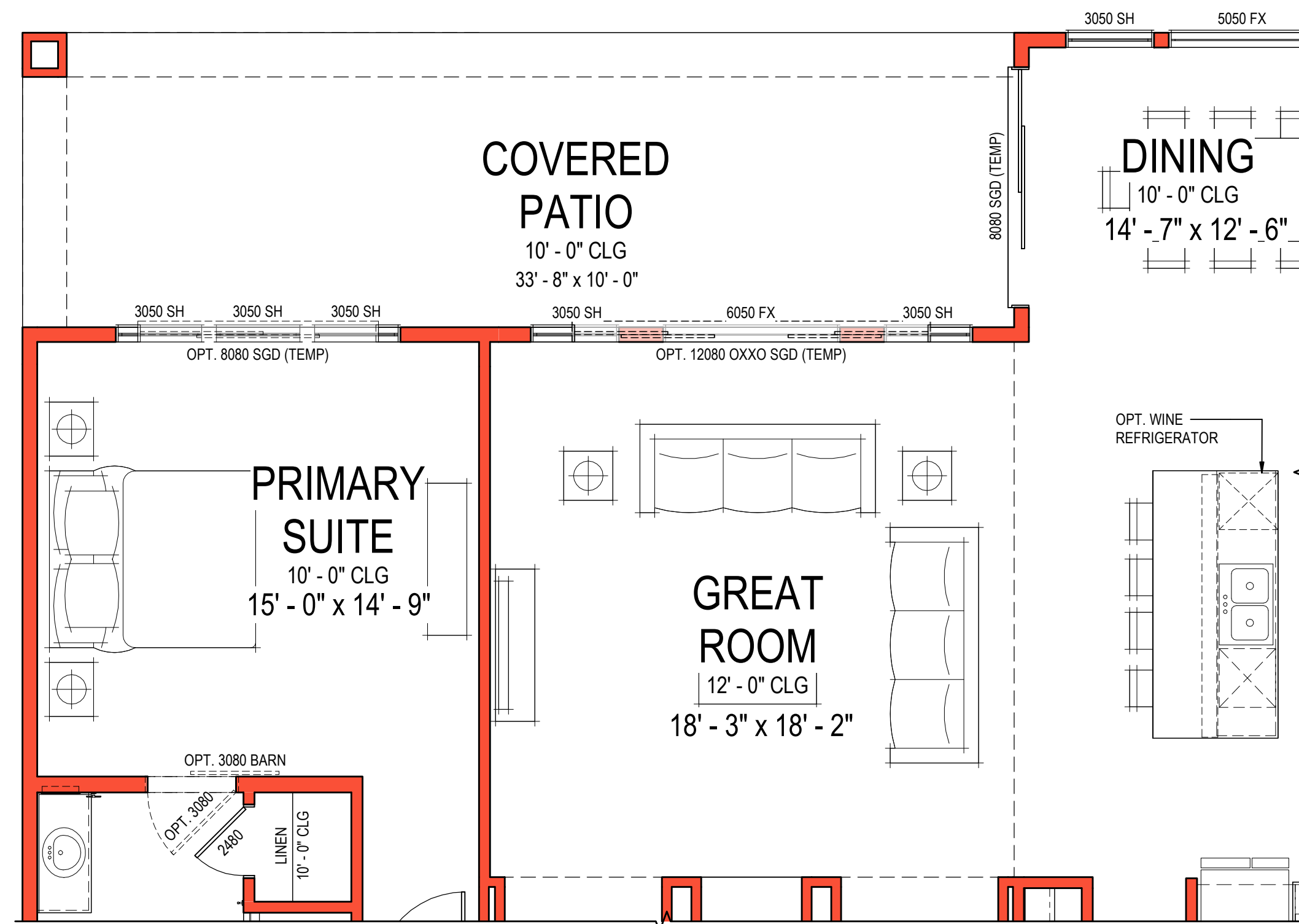
| PLAN 1 | |
|-------------------------------|---------|
| OPT. PET ROOM | 63 SF |
| OPT. POCKET OFFICE 2 | 53 SF |
| OPT. MORNING KITCHEN | 91 SF |
| OPTIONAL LIVABLE | 207 SF |
| OPT. COVERED PATIO - EXTENDED | 337 SF |
| OPT. COVERED PATIO - ENHANCED | 513 SF |
| OPTIONAL NON-LIVABLE | 850 SF |
| PLAN 1 OPTIONS | 1057 SF |

| PLAN 1 | |
|---------------------|---------|
| MAIN FLOOR LIVABLE | 2616 SF |
| LIVABLE | 2616 SF |
| 3-CAR TANDEM GARAGE | 694 SF |
| COVERED PATIO | 183 SF |
| PORCH | 53 SF |
| NON-LIVABLE | 930 SF |
| PLAN 1 | 3546 SF |



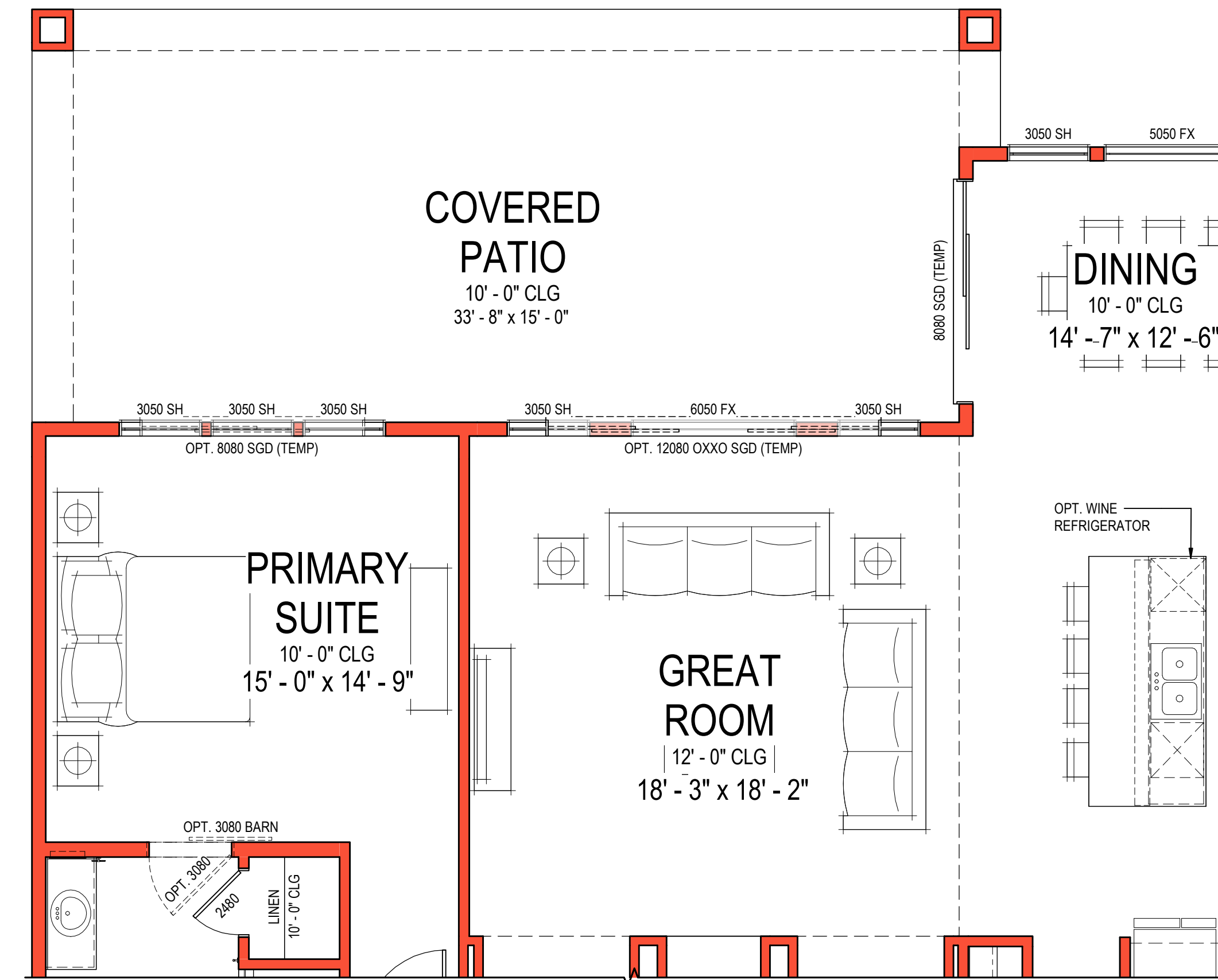
Plan 1





**Opt. Extended Covered Patio
Partial Main Floor Plan**

SCALE: 1/4" = 1'-0"



**Opt. Enhanced Covered Patio
Partial Main Floor Plan**

SCALE: 1/4" = 1'-0"

| LOT COVERAGE CALCULATIONS | | | |
|---|------------------------------|------------------------------|------------------------------|
| LOT SIZE: 7,865 SQUARE FEET | PROPOSED | ALLOWABLE | 3-SIDED PATIO ALLOWABLE |
| LOT COVERAGE | 3,575 SQUARE FEET (45.5%) | 3,932 SQUARE FEET (50.0%) | 4,719 SQUARE FEET (60.0%) |
| <small>LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6 FEET IN HEIGHT</small> | | | |

| PLAN 1 | |
|-------------------------------|----------------|
| OPT. PET ROOM | 63 SF |
| OPT. POCKET OFFICE 2 | 53 SF |
| OPT. MORNING KITCHEN | 91 SF |
| OPTIONAL LIVABLE | 207 SF |
| OPT. COVERED PATIO - EXTENDED | 337 SF |
| OPT. COVERED PATIO - ENHANCED | 513 SF |
| OPTIONAL NON-LIVABLE | 850 SF |
| PLAN 1 OPTIONS | 1057 SF |

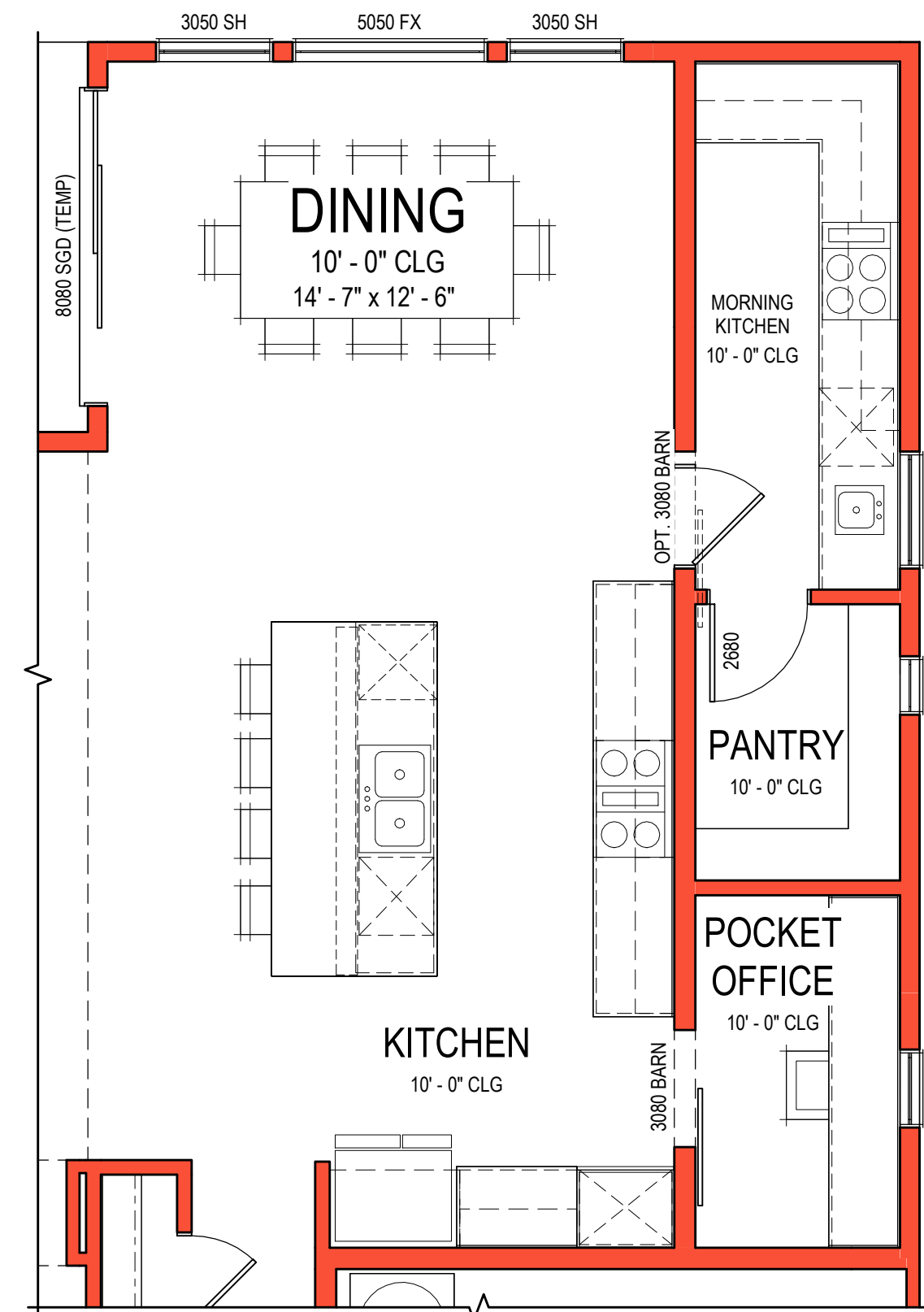
| PLAN 1 | |
|---------------------|----------------|
| MAIN FLOOR LIVABLE | 2616 SF |
| LIVABLE | 2616 SF |
| 3-CAR TANDEM GARAGE | 694 SF |
| COVERED PATIO | 183 SF |
| PORCH | 53 SF |
| NON-LIVABLE | 930 SF |
| PLAN 1 | 3546 SF |



Plan 1

A1.6
BROADSTONE ESTATES
Folsom, California





Morning Kitchen Main Floor Plan

SCALE: 1/4" = 1'-0"

| LOT COVERAGE CALCULATIONS | | | |
|---|------------------------------|------------------------------|------------------------------|
| LOT SIZE: 7,865 SQUARE FEET | PROPOSED | ALLOWABLE | 3-SIDED PATIO ALLOWABLE |
| LOT COVERAGE | 3,575 SQUARE FEET (45.5%) | 3,932 SQUARE FEET (50.0%) | 4,719 SQUARE FEET (60.0%) |
| <small>LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6 FEET IN HEIGHT</small> | | | |

| PLAN 1 | |
|-------------------------------|---------|
| OPT. PET ROOM | 63 SF |
| OPT. POCKET OFFICE 2 | 53 SF |
| OPT. MORNING KITCHEN | 91 SF |
| OPTIONAL LIVABLE | 207 SF |
| OPT. COVERED PATIO - EXTENDED | 337 SF |
| OPT. COVERED PATIO - ENHANCED | 513 SF |
| OPTIONAL NON-LIVABLE | 850 SF |
| PLAN 1 OPTIONS | 1057 SF |

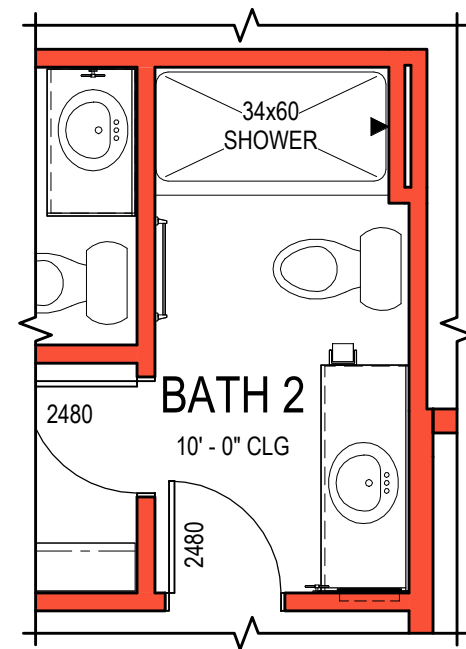
| PLAN 1 | |
|---------------------|---------|
| MAIN FLOOR LIVABLE | 2616 SF |
| LIVABLE | 2616 SF |
| 3-CAR TANDEM GARAGE | 694 SF |
| COVERED PATIO | 183 SF |
| PORCH | 53 SF |
| NON-LIVABLE | 930 SF |
| PLAN 1 | 3546 SF |



Plan 1

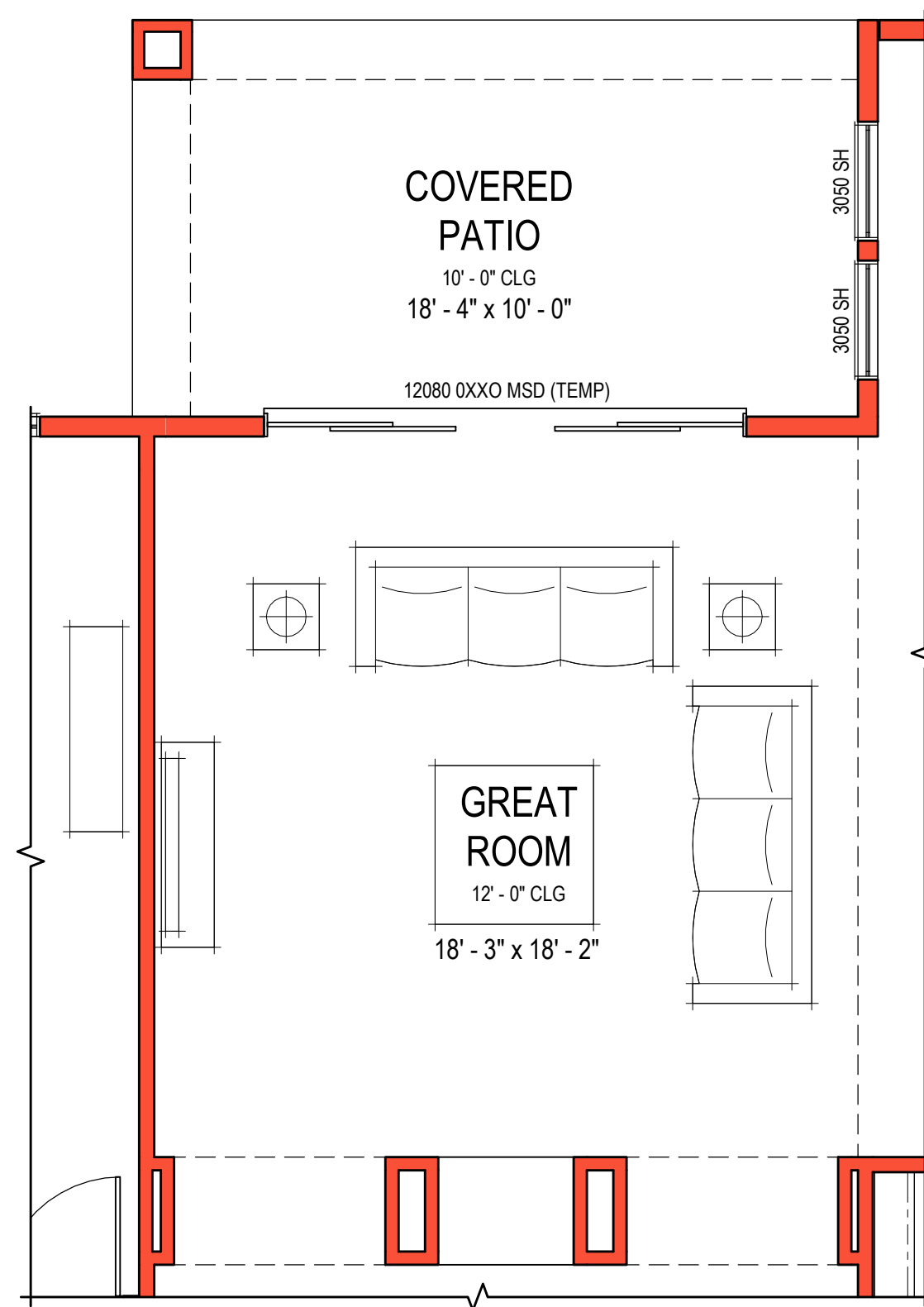
A1.7
BROADSTONE ESTATES
Folsom, California





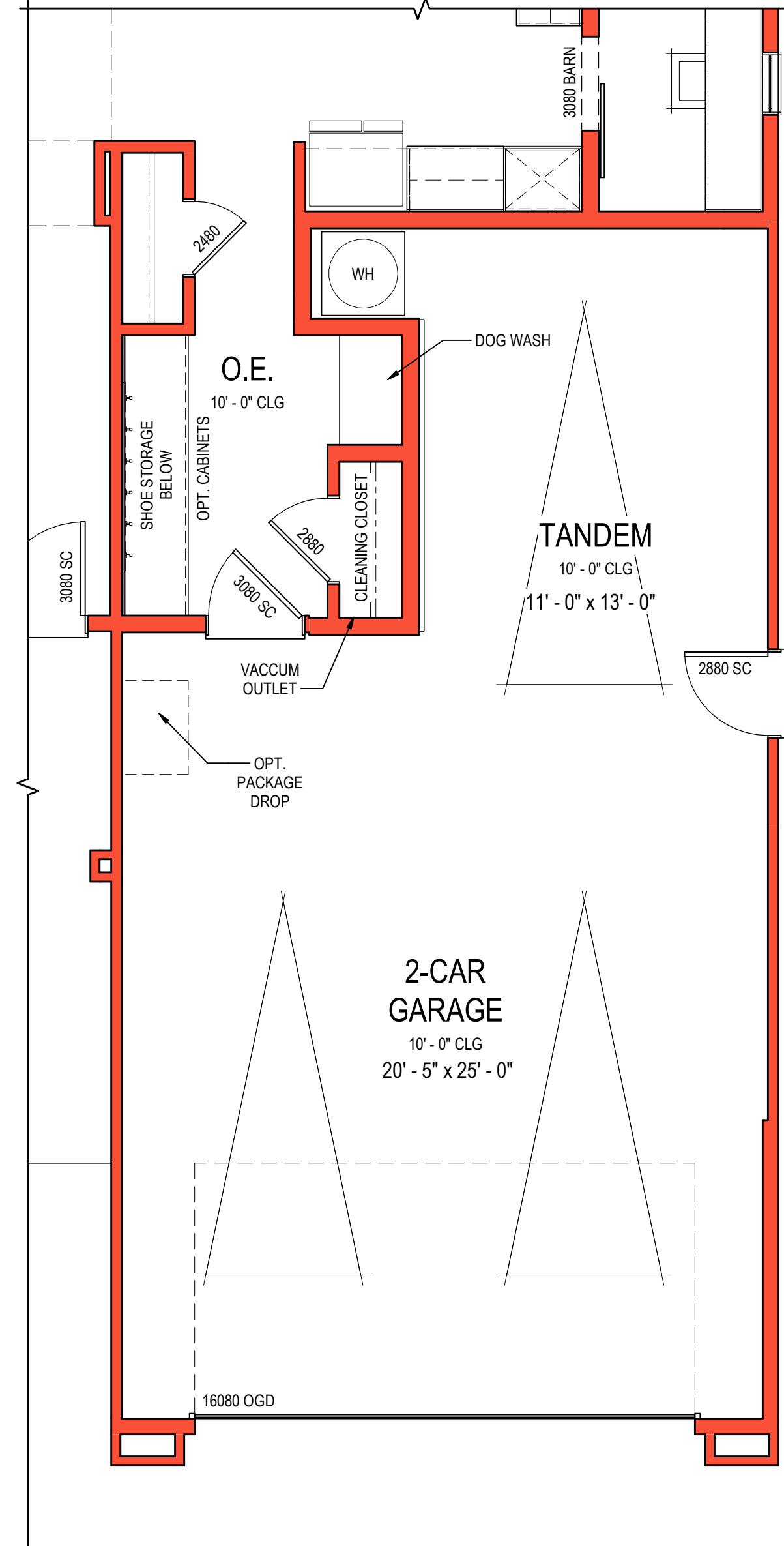
**Opt. Bath 2 Shower
Main Floor Plan**

SCALE: 1/4" = 1'-0"



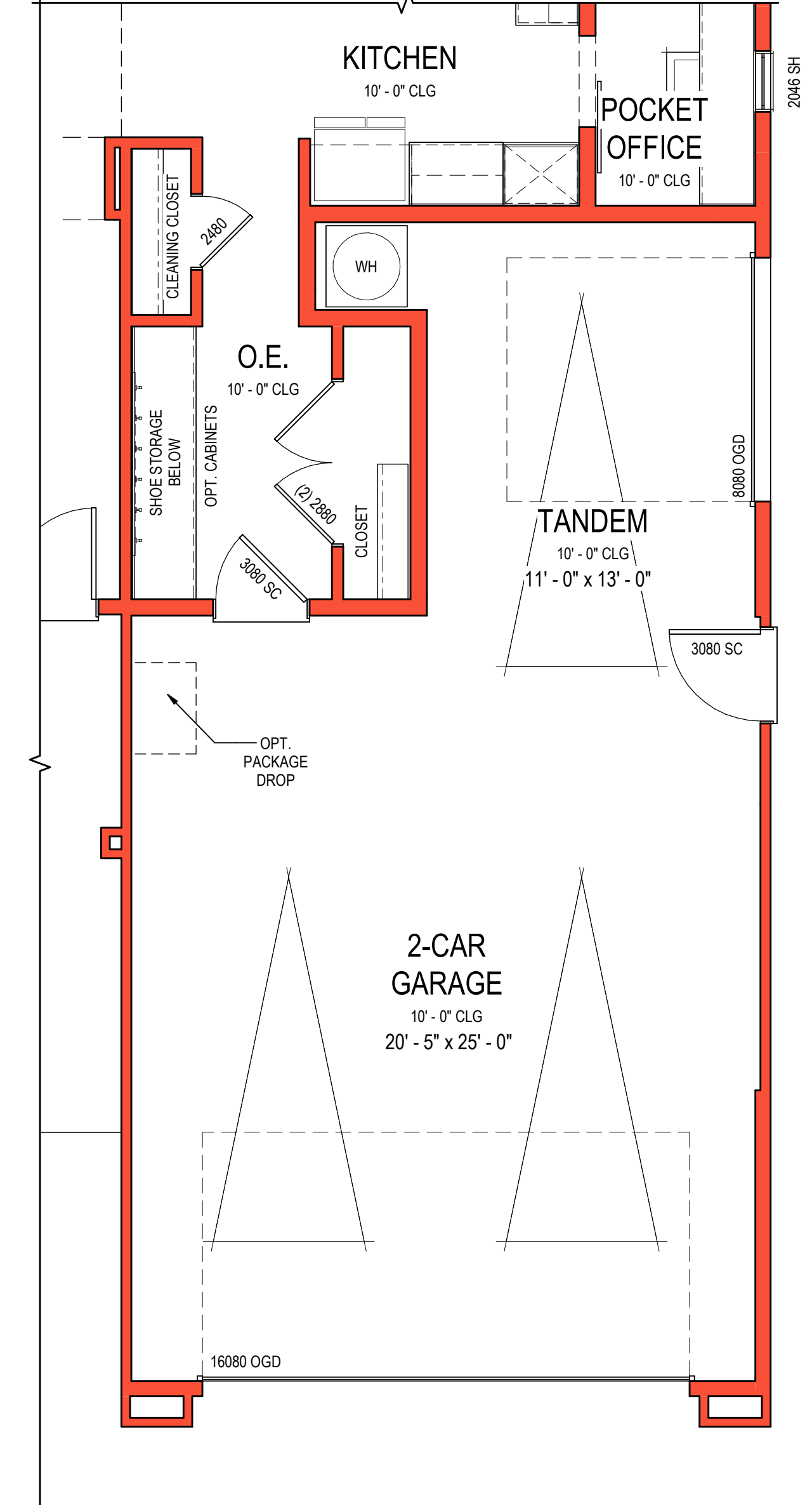
**Opt. 12' Sliding Door
Main Floor Plan**

SCALE: 1/4" = 1'-0"



**Pet Wash
Main Floor Plan**

SCALE: 1/4" = 1'-0"



**7' Side Garage Door
Main Floor Plan**

SCALE: 1/4" = 1'-0"

| PLAN 1 | |
|---------------------|---------|
| MAIN FLOOR LIVABLE | 2616 SF |
| LIVABLE | 2616 SF |
| 3-CAR TANDEM GARAGE | 694 SF |
| COVERED PATIO | 183 SF |
| PORCH | 53 SF |
| NON-LIVABLE | 930 SF |
| PLAN 1 | 3546 SF |

| PLAN 1 | |
|-------------------------------|---------|
| OPT. PET ROOM | 63 SF |
| OPT. POCKET OFFICE 2 | 53 SF |
| OPT. MORNING KITCHEN | 91 SF |
| OPTIONAL LIVABLE | 207 SF |
| OPT. COVERED PATIO - EXTENDED | 337 SF |
| OPT. COVERED PATIO - ENHANCED | 513 SF |
| OPTIONAL NON-LIVABLE | 850 SF |
| PLAN 1 OPTIONS | 1057 SF |

| LOT COVERAGE CALCULATIONS | | | |
|--|---------------------------|---------------------------|---------------------------|
| LOT SIZE: 7,865 SQUARE FEET | PROPOSED | ALLOWABLE | 3-SIDED PATIO ALLOWABLE |
| LOT COVERAGE | 3,575 SQUARE FEET (45.5%) | 3,932 SQUARE FEET (50.0%) | 4,719 SQUARE FEET (60.0%) |
| LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6 FEET IN HEIGHT | | | |



Plan 1

A1.8
BROADSTONE ESTATES
Folsom, California





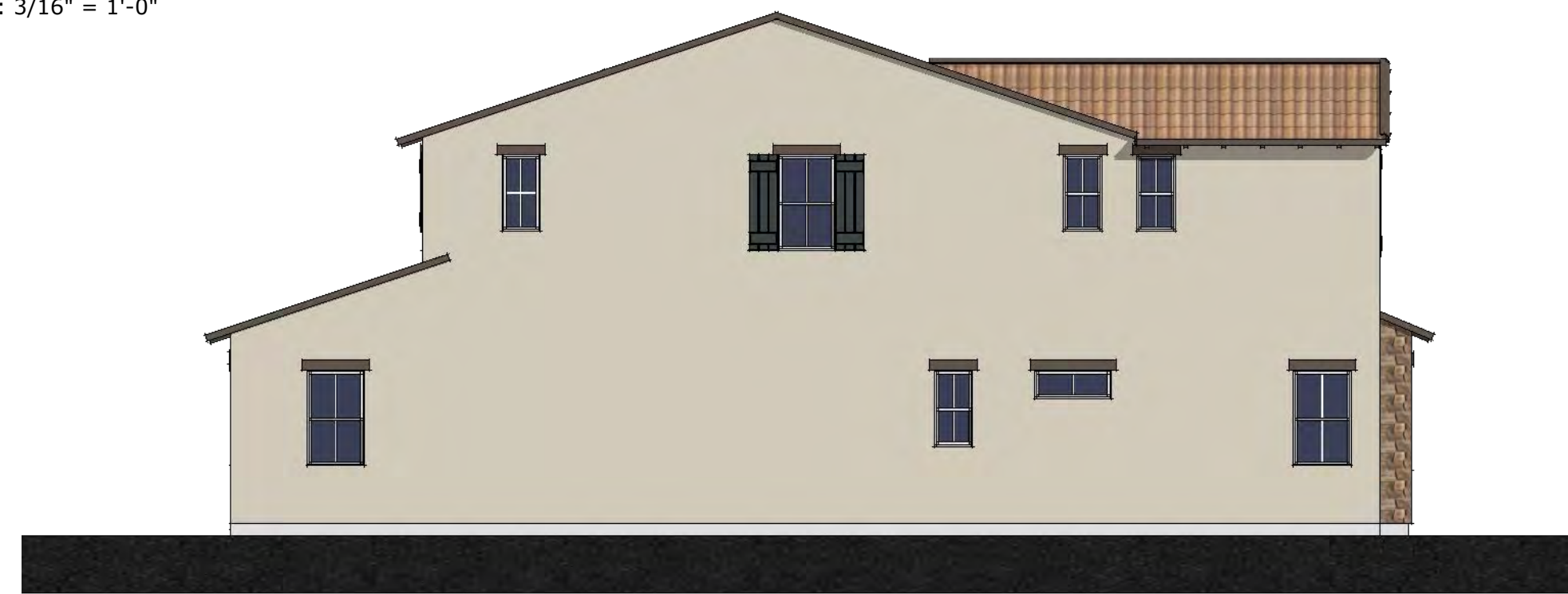
0' 2' 4' 8'
SCALE : 3/16" = 1'-0"

RIGHT



0' 2' 4' 8'
SCALE : 3/16" = 1'-0"

REAR



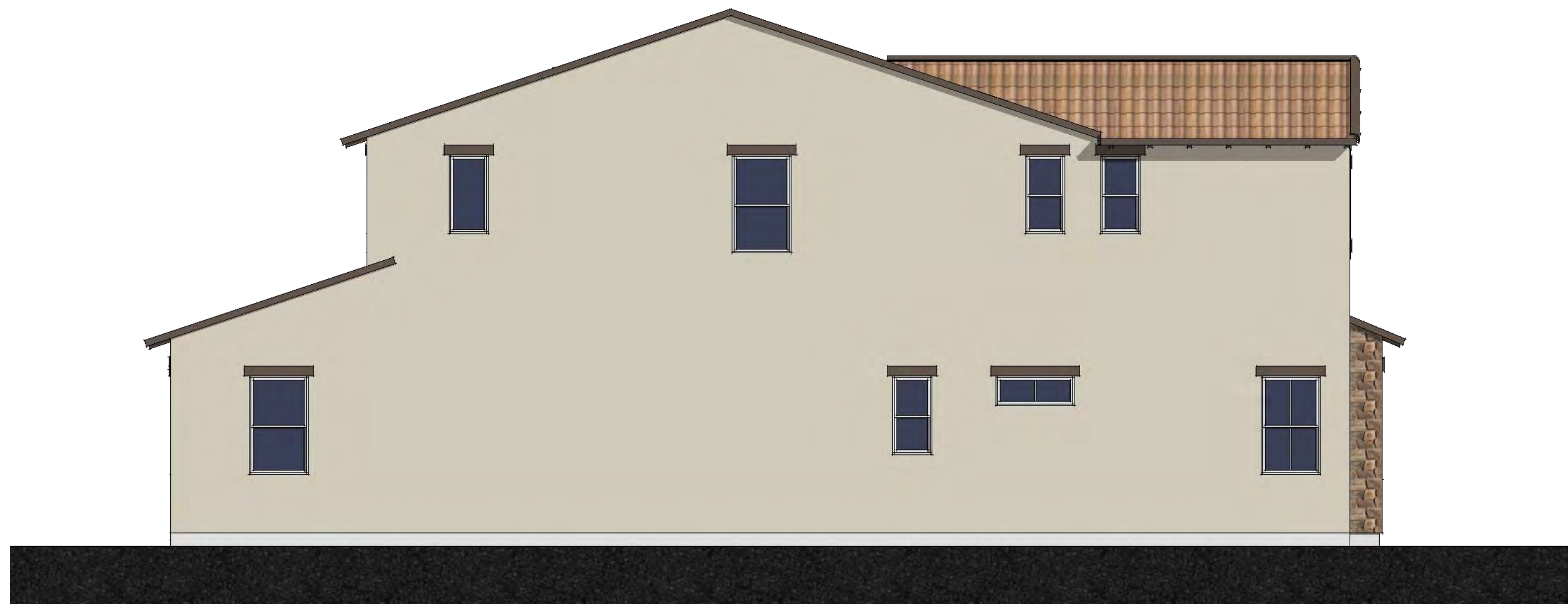
0' 2' 4' 8'
SCALE : 1/8" = 1'-0"

LEFT - ENHANCED



0' 2' 4' 8'
SCALE : 1/8" = 1'-0"

REAR - ENHANCED



0' 2' 4' 8'
SCALE : 3/16" = 1'-0"

LEFT



0' 2' 4' 8'
SCALE : 3/16" = 1'-0"

FRONT

Woodside
HOMES
Folsom, California

Enhancements Provided (Min. 3 Required)
- Exposed rafter tails.
- Front elevation with all windows inset 2".
- Shutters (plank or diagonal brace).

THE CALIFORNIA WINE COUNTRY
PLAN 2 - ELEVATIONS

A2.1
BROADSTONE ESTATES
Folsom, California





0' 2' 4' 8'
SCALE : 3/16" = 1'-0"

RIGHT



0' 2' 4' 8'
SCALE : 3/16" = 1'-0"

REAR



0' 2' 4' 8'
SCALE : 1/8" = 1'-0"

LEFT - ENHANCED



0' 2' 4' 8'
SCALE : 1/8" = 1'-0"

REAR - ENHANCED



0' 2' 4' 8'
SCALE : 3/16" = 1'-0"

LEFT

- Enhancements Provided (Min. 3 Required)**
- Cross-gabled massing.
 - Two stories with a combination of one and two story elements.
 - 18" to 36" Overhangs.
 - Extended and shaped barge rafters.
 - Exposed rafter tails at eaves.
 - Wood brackets or knee braces.



0' 2' 4' 8'
SCALE : 3/16" = 1'-0"

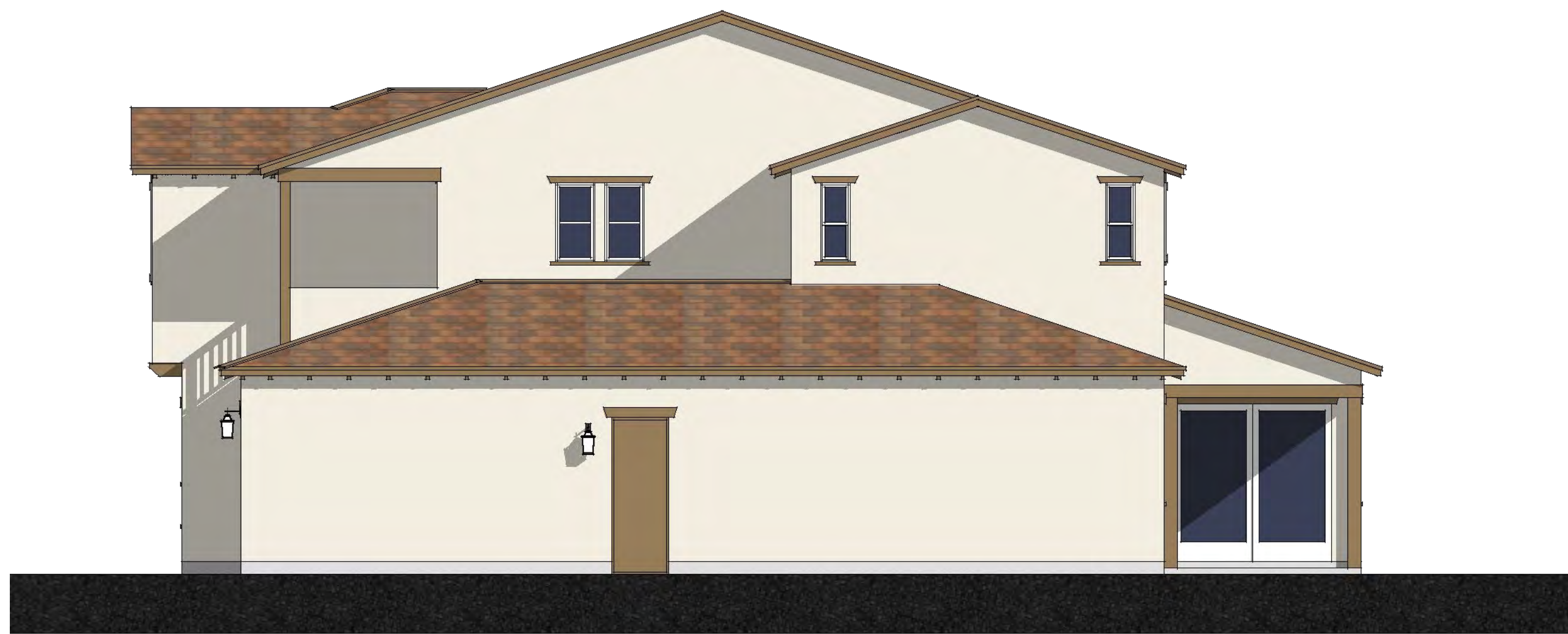
FRONT

Woodside
HOMES
Folsom, California

THE CALIFORNIA CRAFTSMAN
PLAN 2 - ELEVATIONS

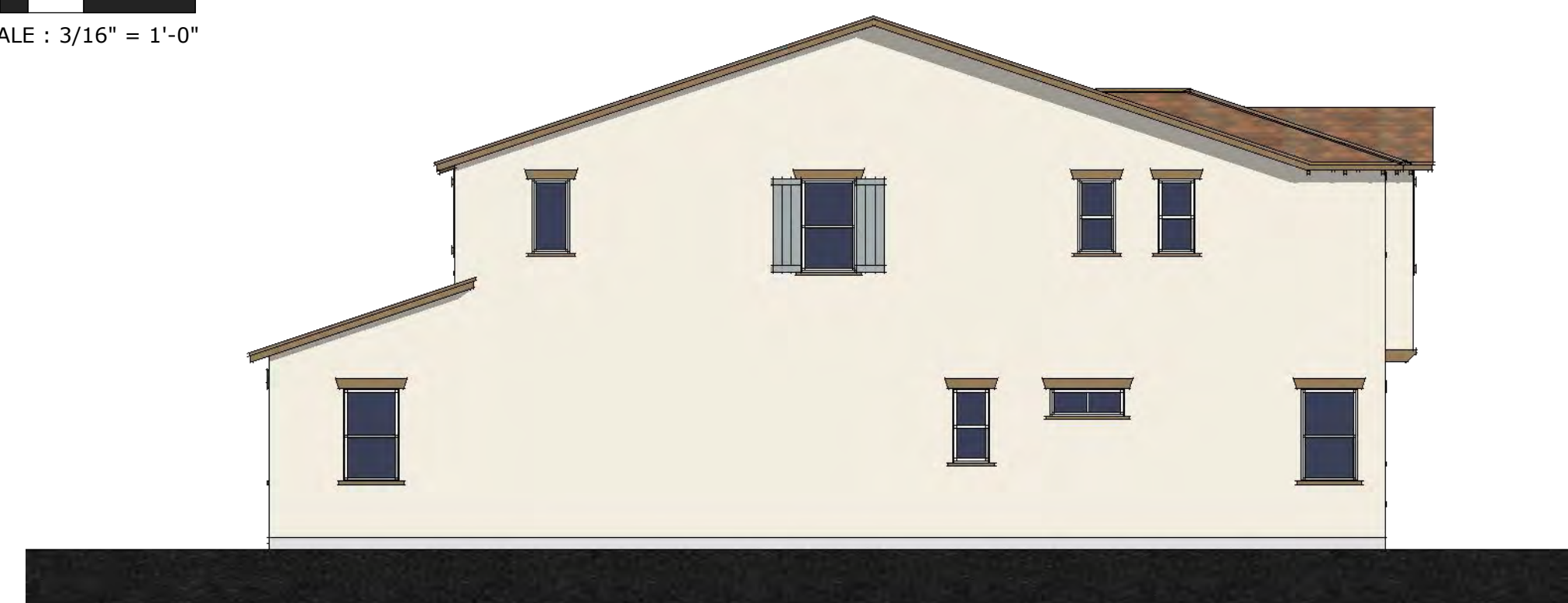
A2.2
BROADSTONE ESTATES
Folsom, California





0' 2' 4' 8'
SCALE : 3/16" = 1'-0"

RIGHT



0' 2' 4' 8'
SCALE : 1/8" = 1'-0"

LEFT - ENHANCED



0' 2' 4' 8'
SCALE : 3/16" = 1'-0"

LEFT

- Enhancements Provided (Min. 3 Required)**
- Hipped Roof elements.
 - Exposed rafter tails.
 - At least one pair of French doors accessing the balcony.
 - Exposed decorative wood elements at balconies.



0' 2' 4' 8'
SCALE : 3/16" = 1'-0"

REAR



0' 2' 4' 8'
SCALE : 1/8" = 1'-0"

REAR - ENHANCED



0' 2' 4' 8'
SCALE : 3/16" = 1'-0"

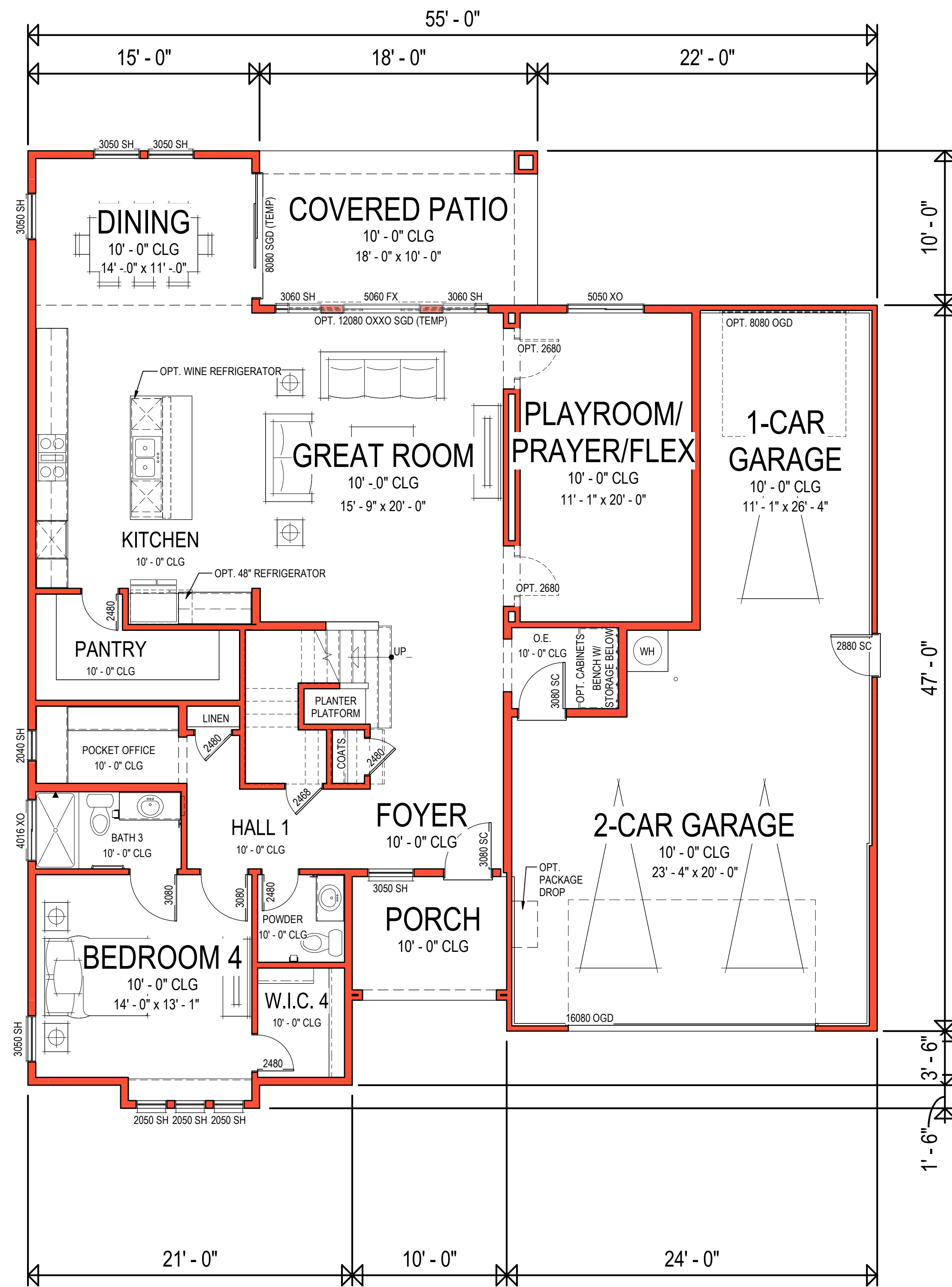
FRONT

Woodside
HOMES
Folsom, California

THE MONTEREY
PLAN 2 - ELEVATIONS

A2.3
BROADSTONE ESTATES
Folsom, California





Main Floor Plan - Elevation A - California Wine Country

SCALE: 3/16" = 1'-0"

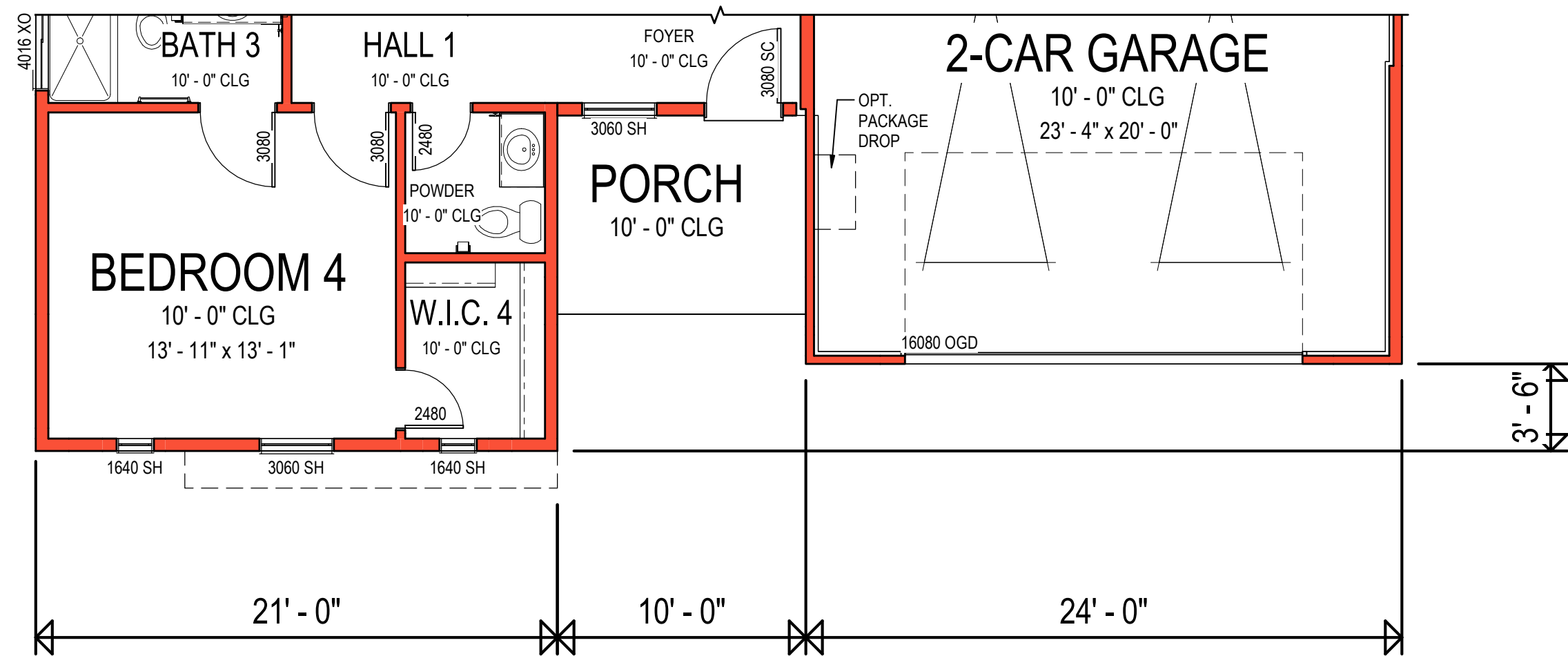
Plan 2

| PLAN 2 | |
|---------------------|---------|
| MAIN FLOOR LIVABLE | 1890 SF |
| UPPER FLOOR LIVABLE | 1587 SF |
| LIVABLE | 3477 SF |
| GARAGE | 819 SF |
| PORCH | 80 SF |
| COVERED PATIO | 180 SF |
| NON-LIVABLE | 1079 SF |
| PLAN 2 | 4556 SF |

| PLAN 2 | |
|---|---------|
| OPTIONAL HOME + | 52 SF |
| OPTIONAL LIVABLE | 52 SF |
| OPTIONAL EXTENDED COVERED PATIO | 220 SF |
| OPTIONAL ENHANCED COVERED PATIO | 428 SF |
| OPTIONAL BALCONY @ ENHANCED COVERED PATIO | 450 SF |
| OPTIONAL NON-LIVABLE | 1098 SF |
| PLAN 2 OPTIONS | 1150 SF |

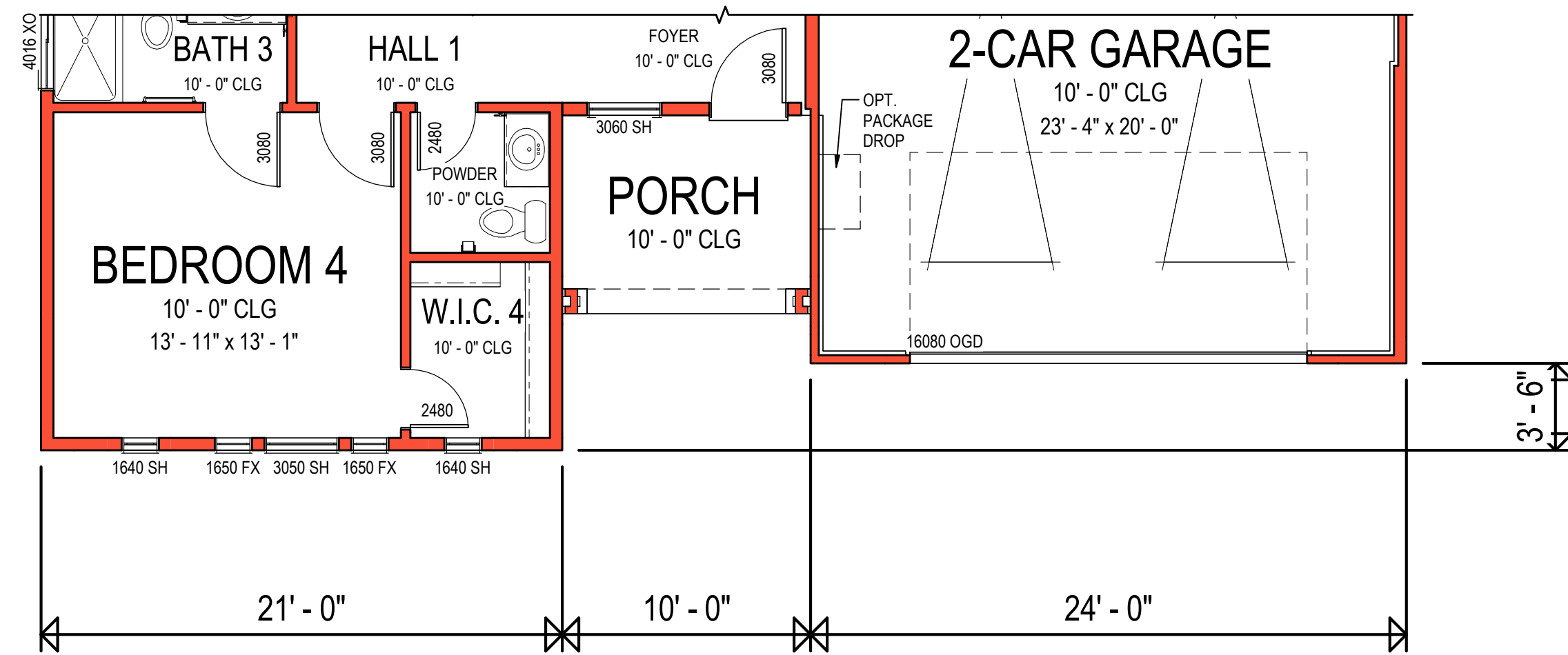
| LOT COVERAGE CALCULATIONS | | | |
|---|---------------------------|---------------------------|---------------------------|
| LOT SIZE: 7,865 SQUARE FEET | PROPOSED | ALLOWABLE | 3-SIDED PATIO ALLOWABLE |
| LOT COVERAGE | 2,969 SQUARE FEET (37.7%) | 3,932 SQUARE FEET (50.0%) | 4,719 SQUARE FEET (60.0%) |
| <small>LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6 FEET IN HEIGHT</small> | | | |





**Elevation C - California Monterey
Partial Main Floor Plan**

SCALE: 3/16" = 1'-0"



**Elevation B - California Craftsman
Partial Main Floor Plan**

SCALE: 3/16" = 1'-0"

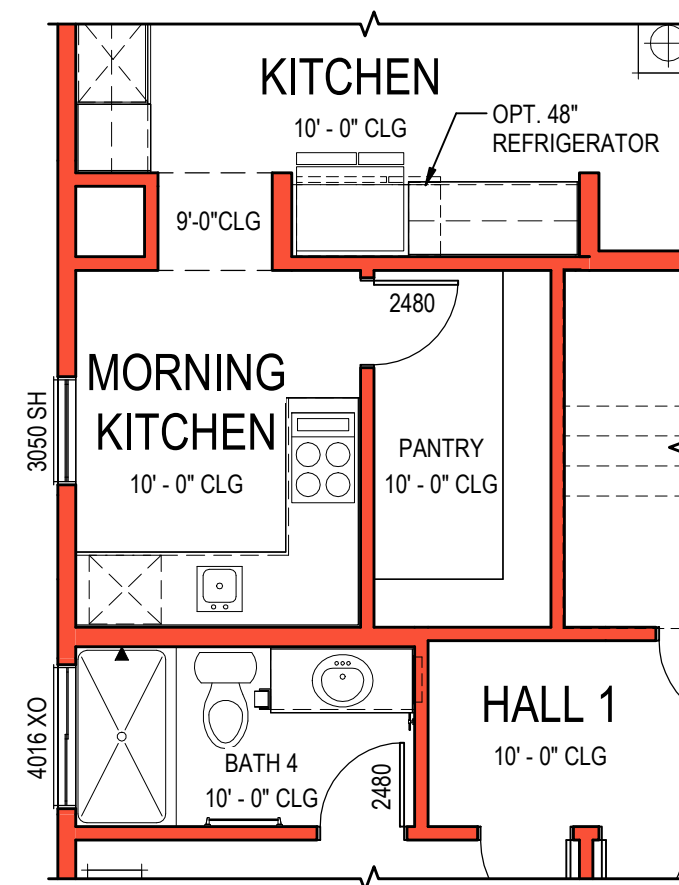
| PLAN 2 | |
|---------------------|---------|
| MAIN FLOOR LIVABLE | 1890 SF |
| UPPER FLOOR LIVABLE | 1587 SF |
| LIVABLE | 3477 SF |
| GARAGE | 819 SF |
| PORCH | 80 SF |
| COVERED PATIO | 180 SF |
| NON-LIVABLE | 1079 SF |
| PLAN 2 | 4556 SF |

| PLAN 2 | |
|---|---------|
| OPTIONAL HOME + | 52 SF |
| OPTIONAL LIVABLE | 52 SF |
| OPTIONAL EXTENDED COVERED PATIO | 220 SF |
| OPTIONAL ENHANCED COVERED PATIO | 428 SF |
| OPTIONAL BALCONY @ ENHANCED COVERED PATIO | 450 SF |
| OPTIONAL NON-LIVABLE | 1098 SF |
| PLAN 2 OPTIONS | 1150 SF |

| LOT COVERAGE CALCULATIONS | | | |
|--|---------------------------|---------------------------|---------------------------|
| LOT SIZE: 7,865 SQUARE FEET | PROPOSED | ALLOWABLE | 3-SIDED PATIO ALLOWABLE |
| LOT COVERAGE | 2,969 SQUARE FEET (37.7%) | 3,932 SQUARE FEET (50.0%) | 4,719 SQUARE FEET (60.0%) |
| LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6 FEET IN HEIGHT | | | |

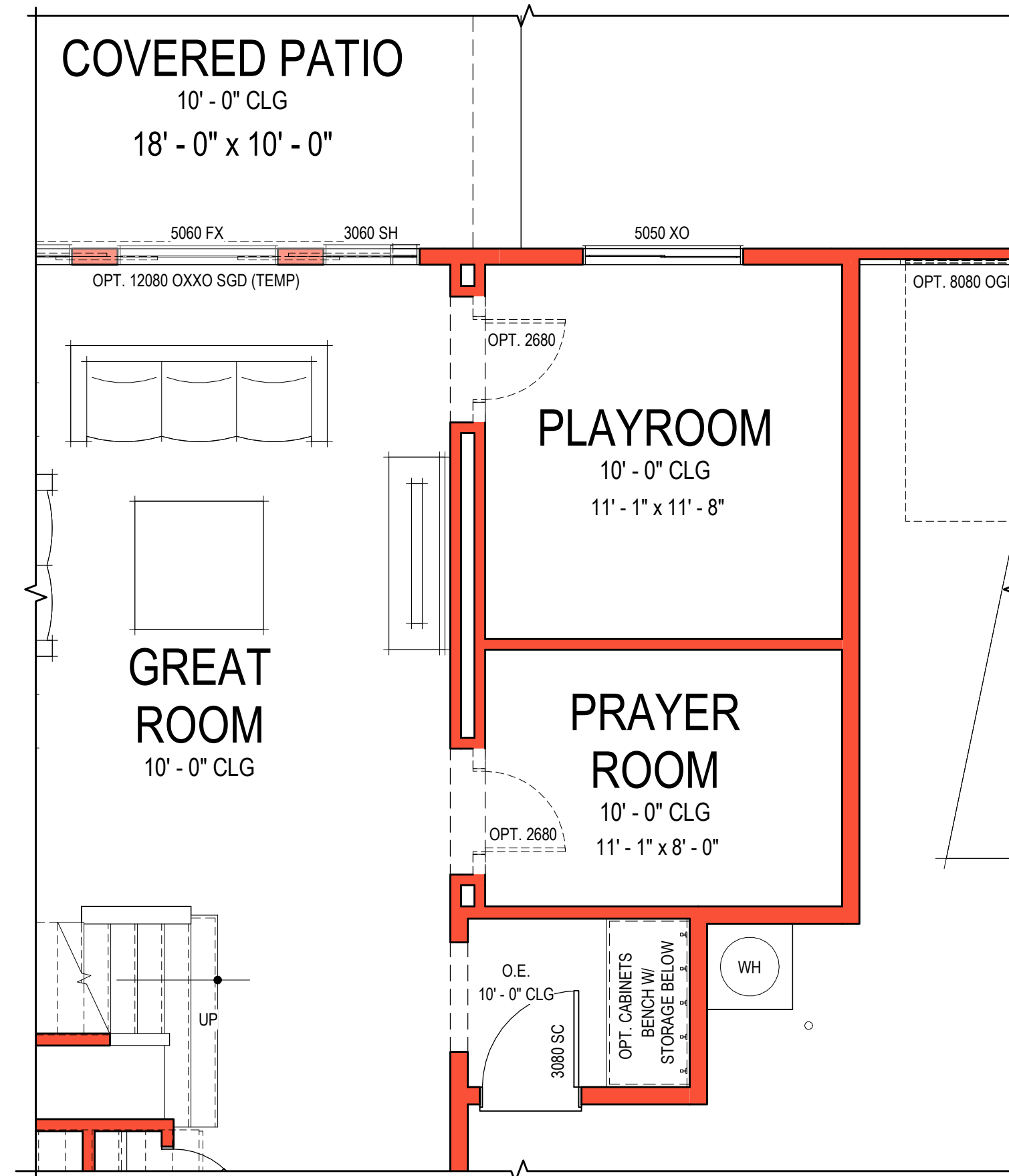
Plan 2





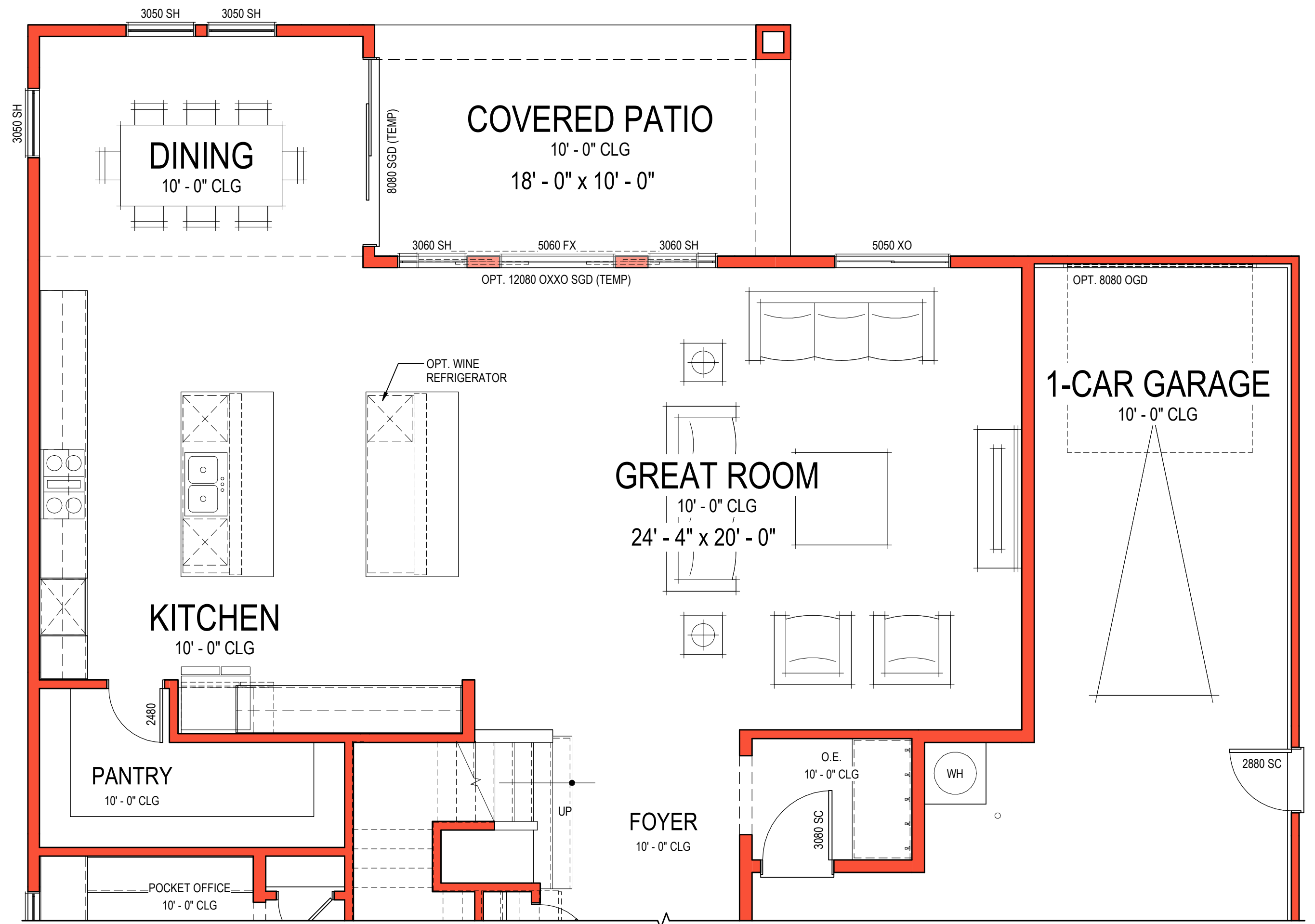
Opt. Morning Kitchen

SCALE: 3/16" = 1'-0"



Opt. Prayer Room / Play Room

SCALE: 1/4" = 1'-0"



Opt. Extended Great Room

SCALE: 1/4" = 1'-0"

| PLAN 2 | |
|---|----------------|
| OPTIONAL HOME + | 52 SF |
| OPTIONAL LIVABLE | 52 SF |
| OPTIONAL EXTENDED COVERED PATIO | 220 SF |
| OPTIONAL ENHANCED COVERED PATIO | 428 SF |
| OPTIONAL BALCONY @ ENHANCED COVERED PATIO | 450 SF |
| OPTIONAL NON-LIVABLE | 1098 SF |
| PLAN 2 OPTIONS | 1150 SF |

| PLAN 2 | |
|---------------------|----------------|
| MAIN FLOOR LIVABLE | 1890 SF |
| UPPER FLOOR LIVABLE | 1587 SF |
| LIVABLE | 3477 SF |
| GARAGE | 819 SF |
| PORCH | 80 SF |
| COVERED PATIO | 180 SF |
| NON-LIVABLE | 1079 SF |
| PLAN 2 | 4556 SF |

| LOT COVERAGE CALCULATIONS | | | |
|---|---------------------------|---------------------------|---------------------------|
| LOT SIZE: 7,865 SQUARE FEET | PROPOSED | ALLOWABLE | 3-SIDED PATIO ALLOWABLE |
| LOT COVERAGE | 2,969 SQUARE FEET (37.7%) | 3,932 SQUARE FEET (50.0%) | 4,719 SQUARE FEET (60.0%) |
| <small>LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6 FEET IN HEIGHT</small> | | | |

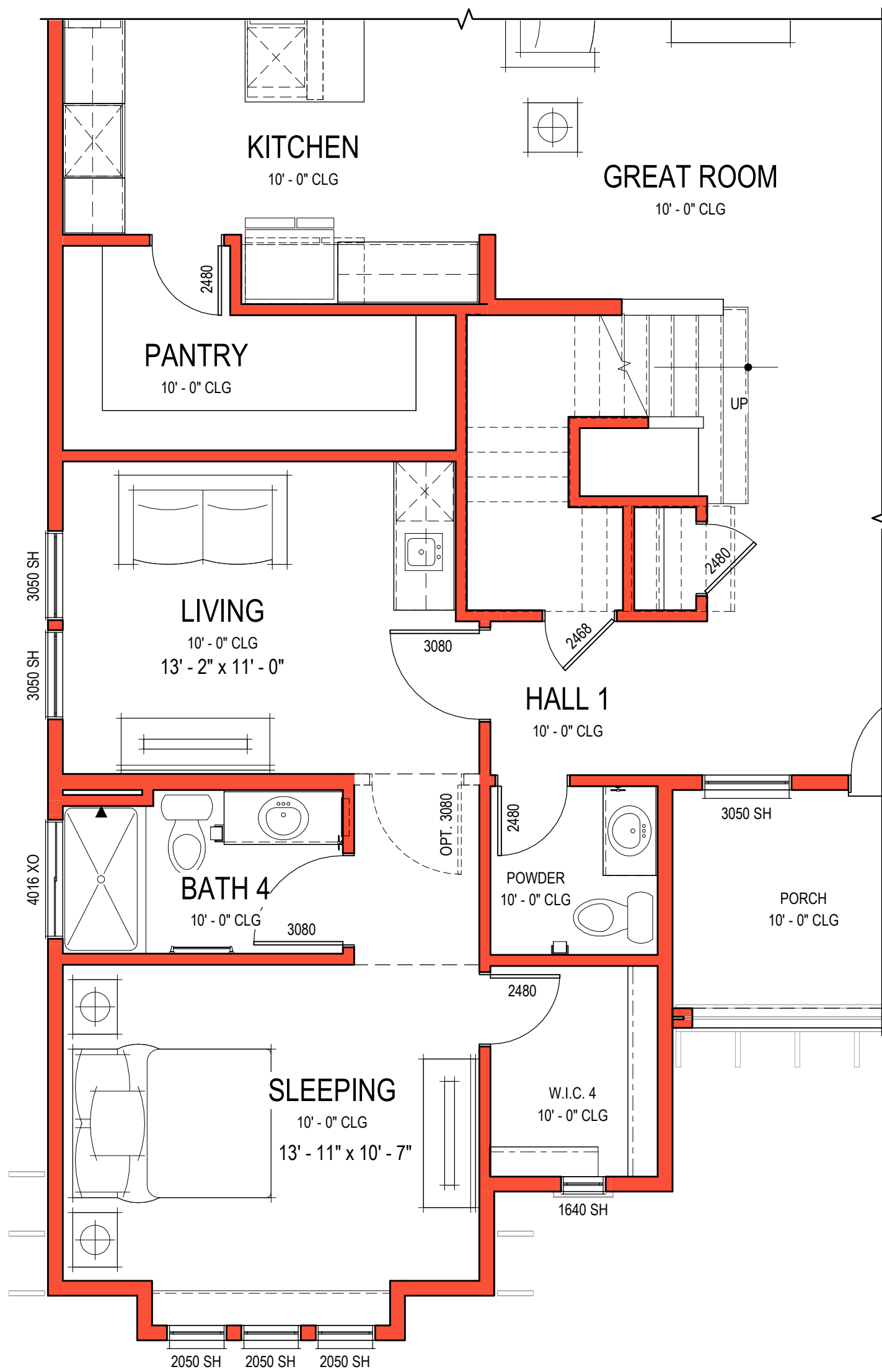
Plan 2



Folsom, CA

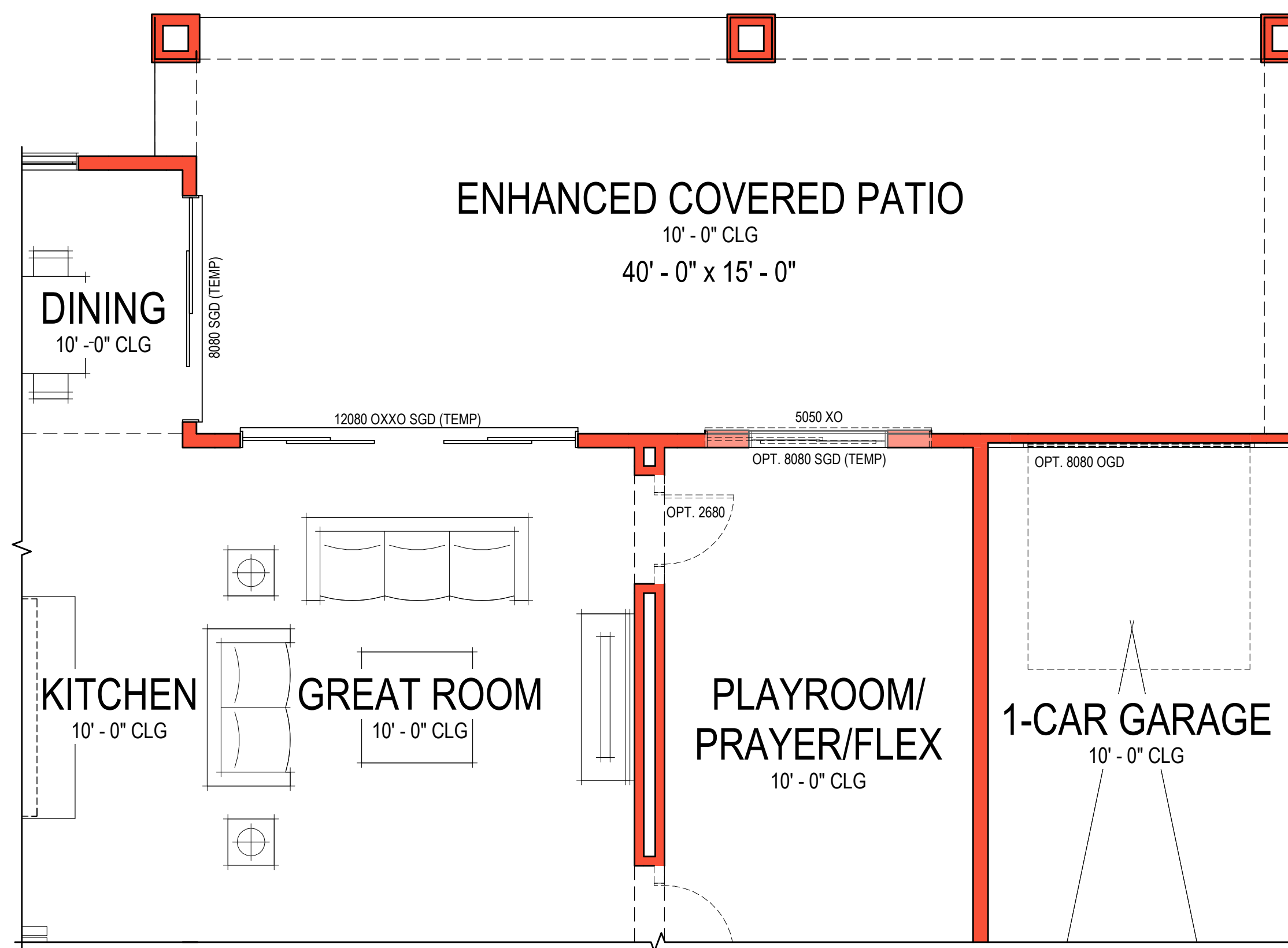
A2.6
BROADSTONE ESTATES
Folsom, CA





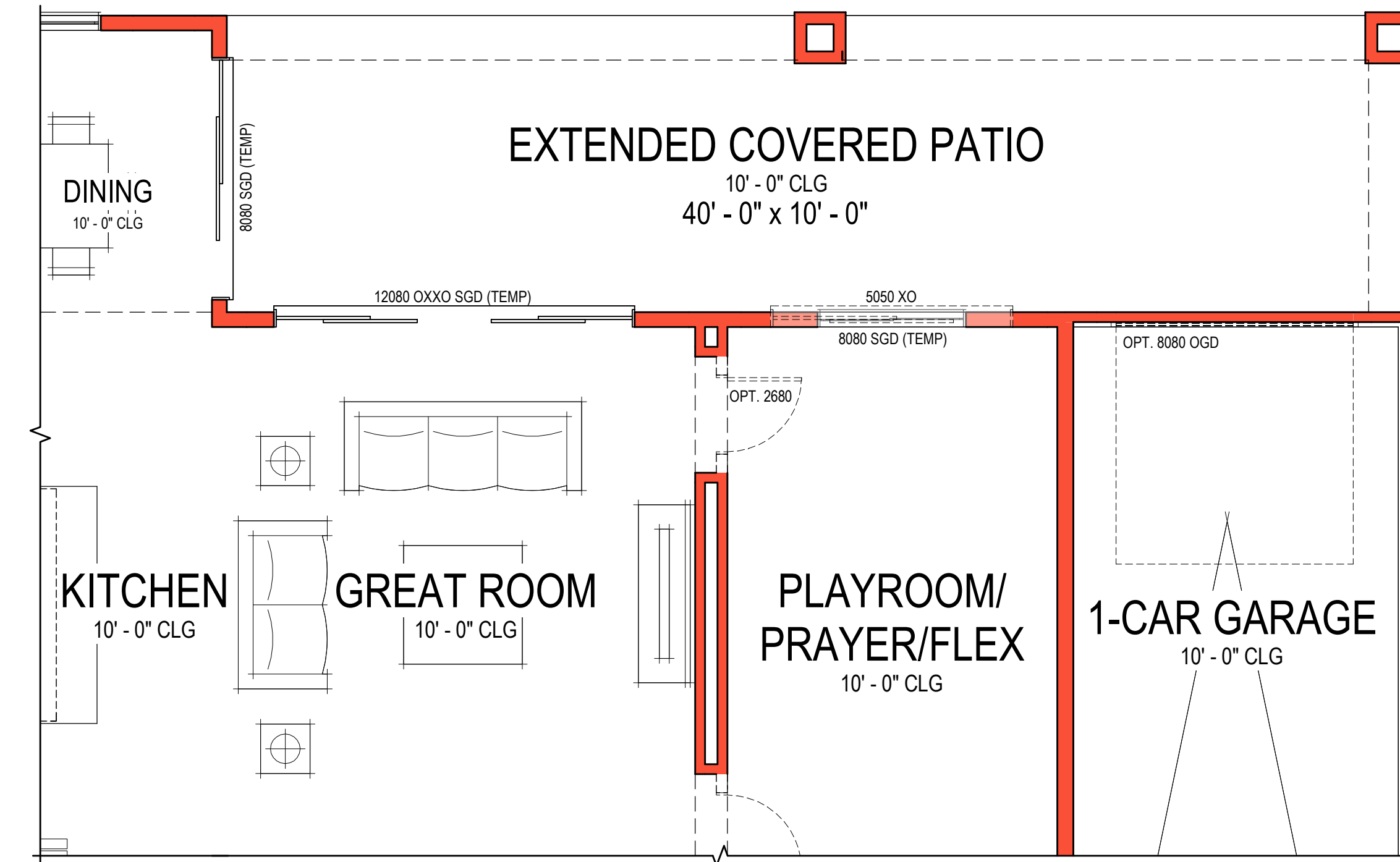
Opt. Home + I.L.O. Bedroom 4

SCALE: 1/4" = 1'-0"



Opt. Enhanced Patio

SCALE: 1/4" = 1'-0"



Opt. Extended Patio

SCALE: 1/4" = 1'-0"

| PLAN 2 | |
|---|----------------|
| OPTIONAL HOME + | 52 SF |
| OPTIONAL LIVABLE | 52 SF |
| OPTIONAL EXTENDED COVERED PATIO | 220 SF |
| OPTIONAL ENHANCED COVERED PATIO | 428 SF |
| OPTIONAL BALCONY @ ENHANCED COVERED PATIO | 450 SF |
| OPTIONAL NON-LIVABLE | 1098 SF |
| PLAN 2 OPTIONS | 1150 SF |

| PLAN 2 | |
|---------------------|----------------|
| MAIN FLOOR LIVABLE | 1890 SF |
| UPPER FLOOR LIVABLE | 1587 SF |
| LIVABLE | 3477 SF |
| GARAGE | 819 SF |
| PORCH | 80 SF |
| COVERED PATIO | 180 SF |
| NON-LIVABLE | 1079 SF |
| PLAN 2 | 4556 SF |

| LOT COVERAGE CALCULATIONS | | | |
|---|---------------------------|---------------------------|---------------------------|
| LOT SIZE: 7,865 SQUARE FEET | PROPOSED | ALLOWABLE | 3-SIDED PATIO ALLOWABLE |
| LOT COVERAGE | 2,969 SQUARE FEET (37.7%) | 3,932 SQUARE FEET (50.0%) | 4,719 SQUARE FEET (60.0%) |
| <small>LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6 FEET IN HEIGHT</small> | | | |

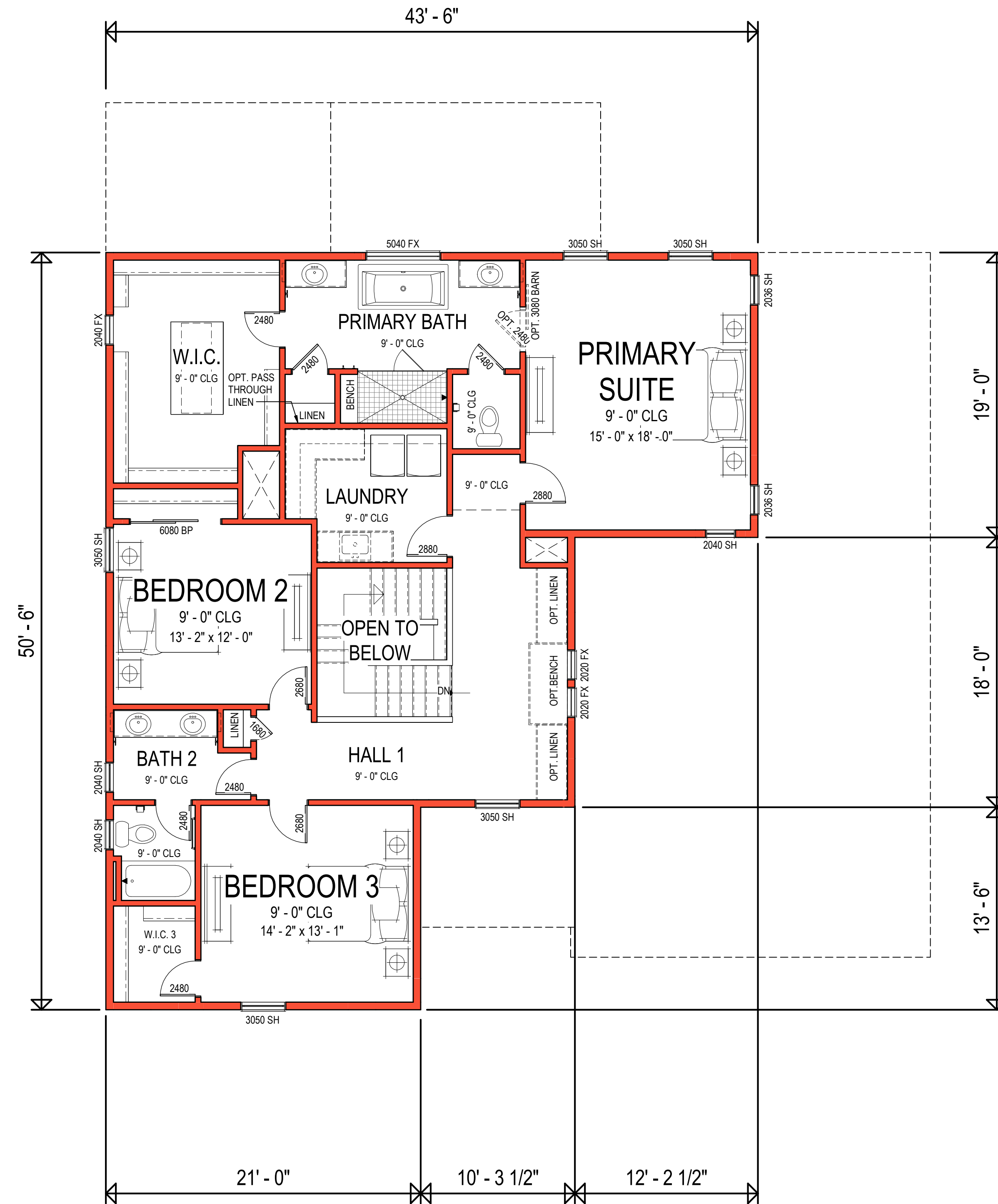
Plan 2



Folsom, CA

A2.7
BROADSTONE ESTATES
Folsom, CA





Upper Floor Plan - Elevation A - California Wine Country

SCALE: 3/16" = 1'-0"

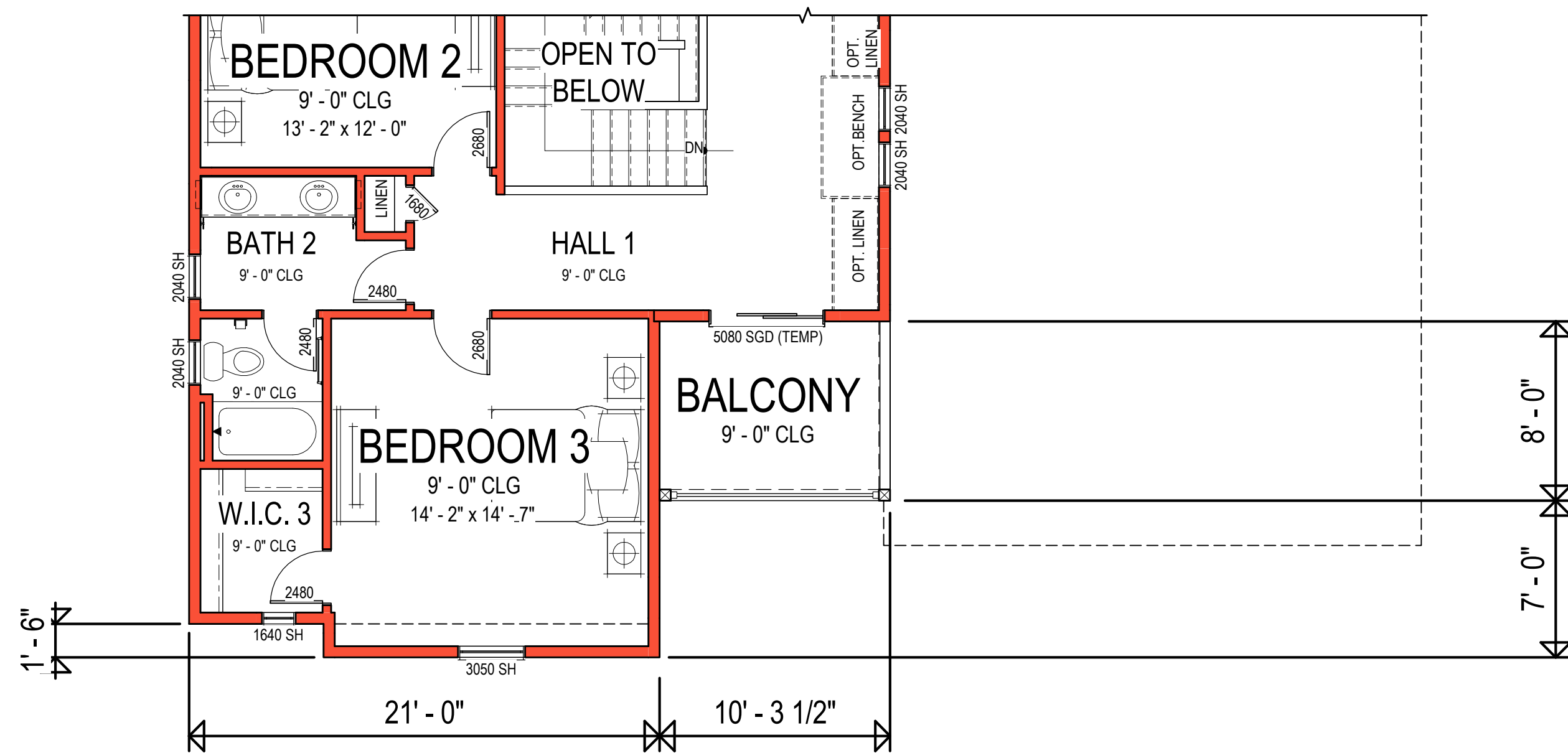
Plan 2

| PLAN 2 | |
|---------------------|---------|
| MAIN FLOOR LIVABLE | 1890 SF |
| UPPER FLOOR LIVABLE | 1587 SF |
| LIVABLE | 3477 SF |
| | |
| GARAGE | 819 SF |
| PORCH | 80 SF |
| COVERED PATIO | 180 SF |
| NON-LIVABLE | 1079 SF |
| PLAN 2 | 4556 SF |

| PLAN 2 | |
|---|---------|
| OPTIONAL HOME + | 52 SF |
| OPTIONAL LIVABLE | 52 SF |
| | |
| OPTIONAL EXTENDED COVERED PATIO | 220 SF |
| OPTIONAL ENHANCED COVERED PATIO | 428 SF |
| OPTIONAL BALCONY @ ENHANCED COVERED PATIO | 450 SF |
| OPTIONAL NON-LIVABLE | 1098 SF |
| PLAN 2 OPTIONS | 1150 SF |

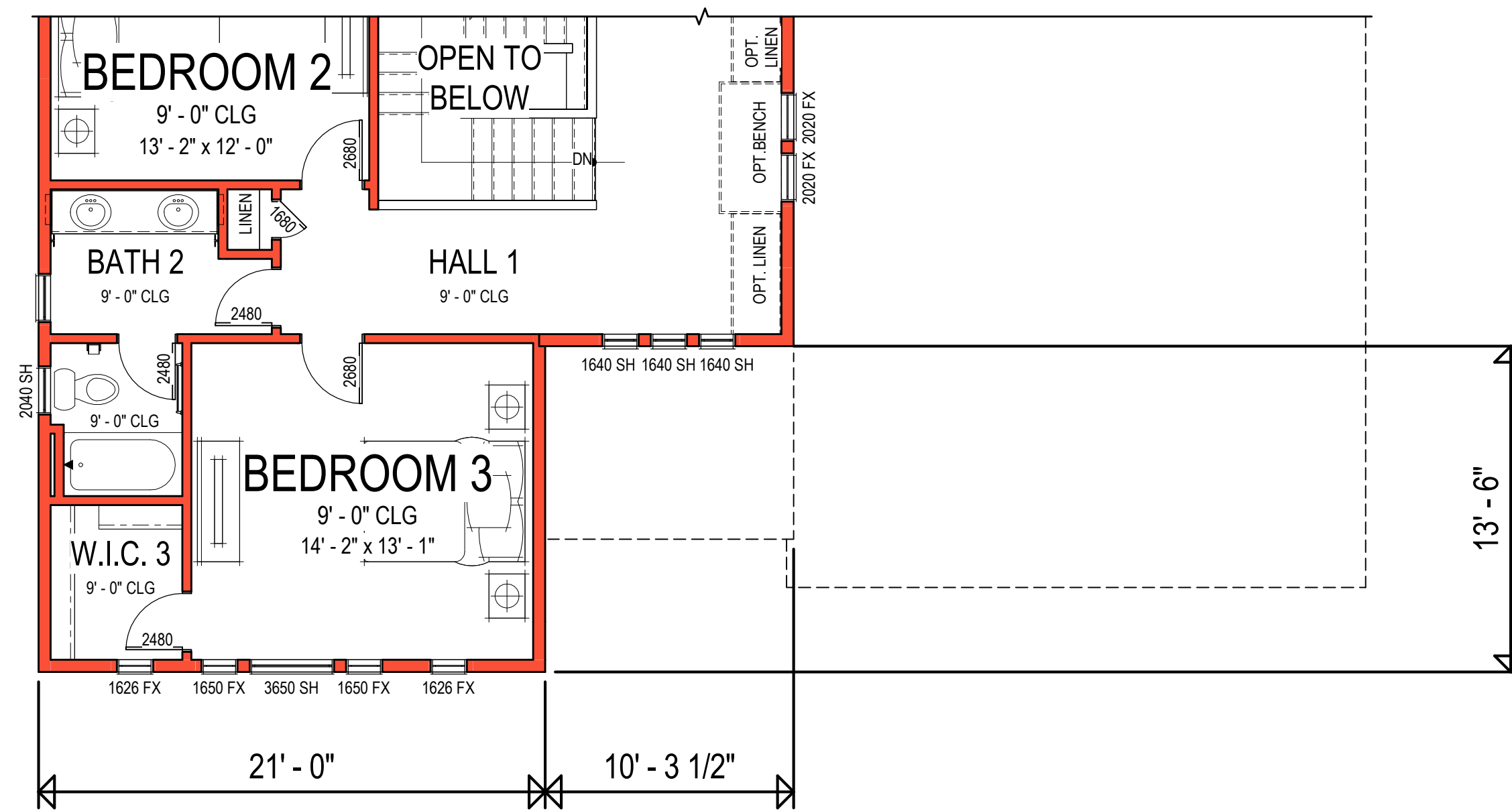
| LOT COVERAGE CALCULATIONS | | | |
|--|---------------------------|---------------------------|---------------------------|
| LOT SIZE: 7,865 SQUARE FEET | PROPOSED | ALLOWABLE | 3-SIDED PATIO ALLOWABLE |
| LOT COVERAGE | 2,969 SQUARE FEET (37.7%) | 3,932 SQUARE FEET (50.0%) | 4,719 SQUARE FEET (60.0%) |
| LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6 FEET IN HEIGHT | | | |





**Elevation C - California Monterey
Partial Upper Floor Plan**

SCALE: 3/16" = 1'-0"



**Elevation B - California Craftsman
Partial Upper Floor Plan**

SCALE: 3/16" = 1'-0"

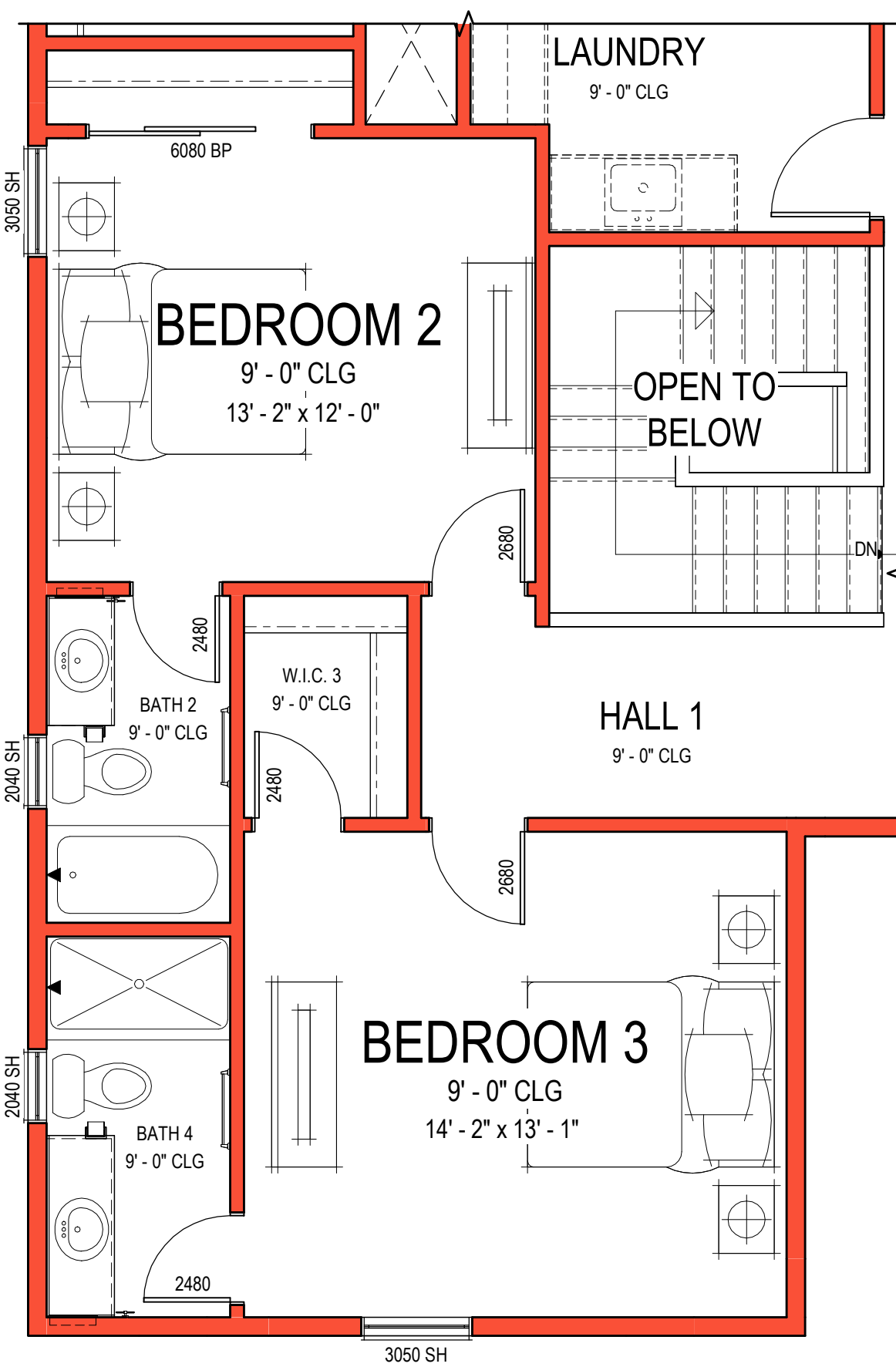
| PLAN 2 | |
|---------------------|---------|
| MAIN FLOOR LIVABLE | 1890 SF |
| UPPER FLOOR LIVABLE | 1587 SF |
| LIVABLE | 3477 SF |
| GARAGE | 819 SF |
| PORCH | 80 SF |
| COVERED PATIO | 180 SF |
| NON-LIVABLE | 1079 SF |
| PLAN 2 | 4556 SF |

| PLAN 2 | |
|---|---------|
| OPTIONAL HOME + | 52 SF |
| OPTIONAL LIVABLE | 52 SF |
| OPTIONAL EXTENDED COVERED PATIO | 220 SF |
| OPTIONAL ENHANCED COVERED PATIO | 428 SF |
| OPTIONAL BALCONY @ ENHANCED COVERED PATIO | 450 SF |
| OPTIONAL NON-LIVABLE | 1098 SF |
| PLAN 2 OPTIONS | 1150 SF |

| LOT COVERAGE CALCULATIONS | | | |
|---|---------------------------|---------------------------|---------------------------|
| LOT SIZE: 7,865 SQUARE FEET | PROPOSED | ALLOWABLE | 3-SIDED PATIO ALLOWABLE |
| LOT COVERAGE | 2,969 SQUARE FEET (37.7%) | 3,932 SQUARE FEET (50.0%) | 4,719 SQUARE FEET (60.0%) |
| <small>LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6 FEET IN HEIGHT</small> | | | |

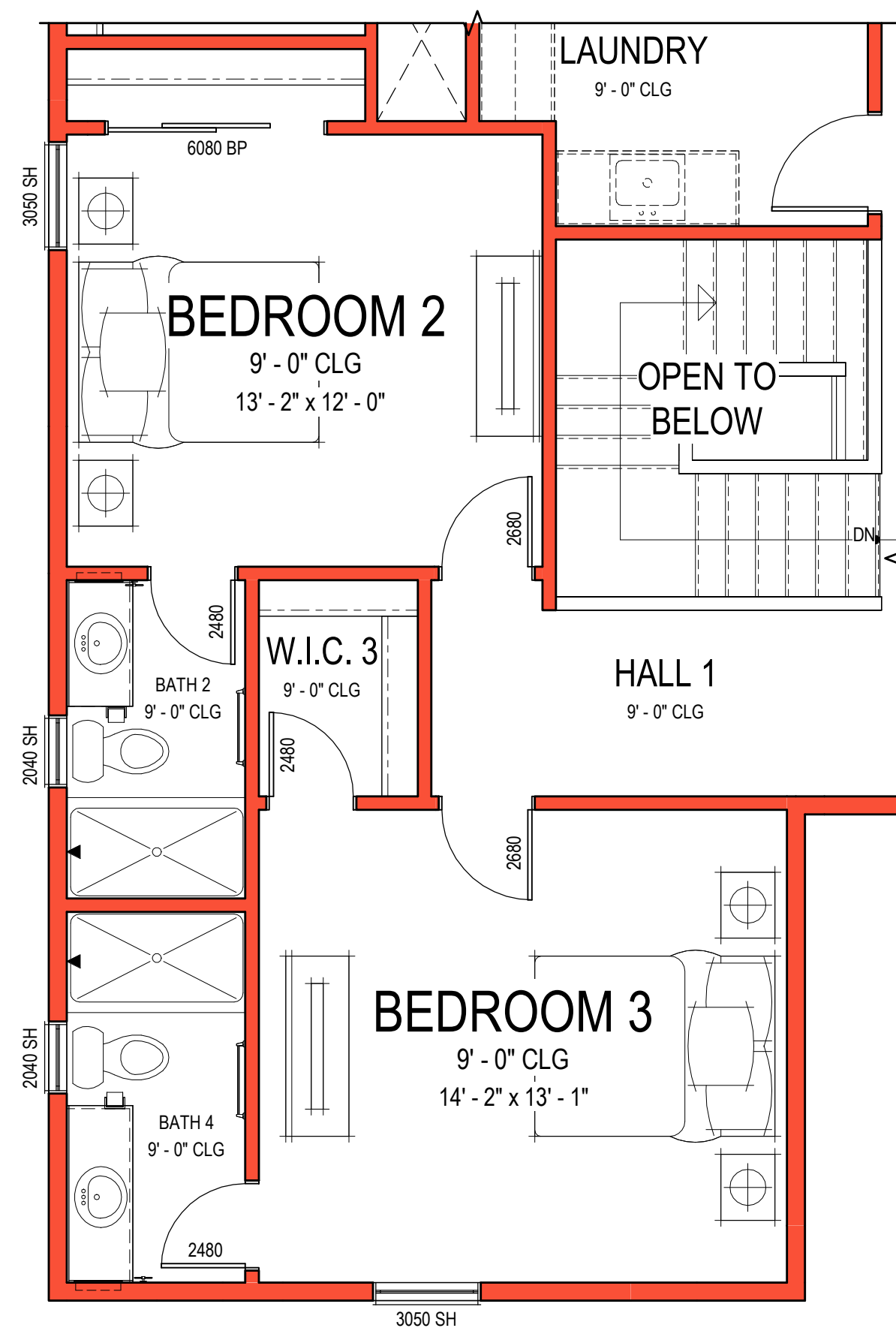
Plan 2





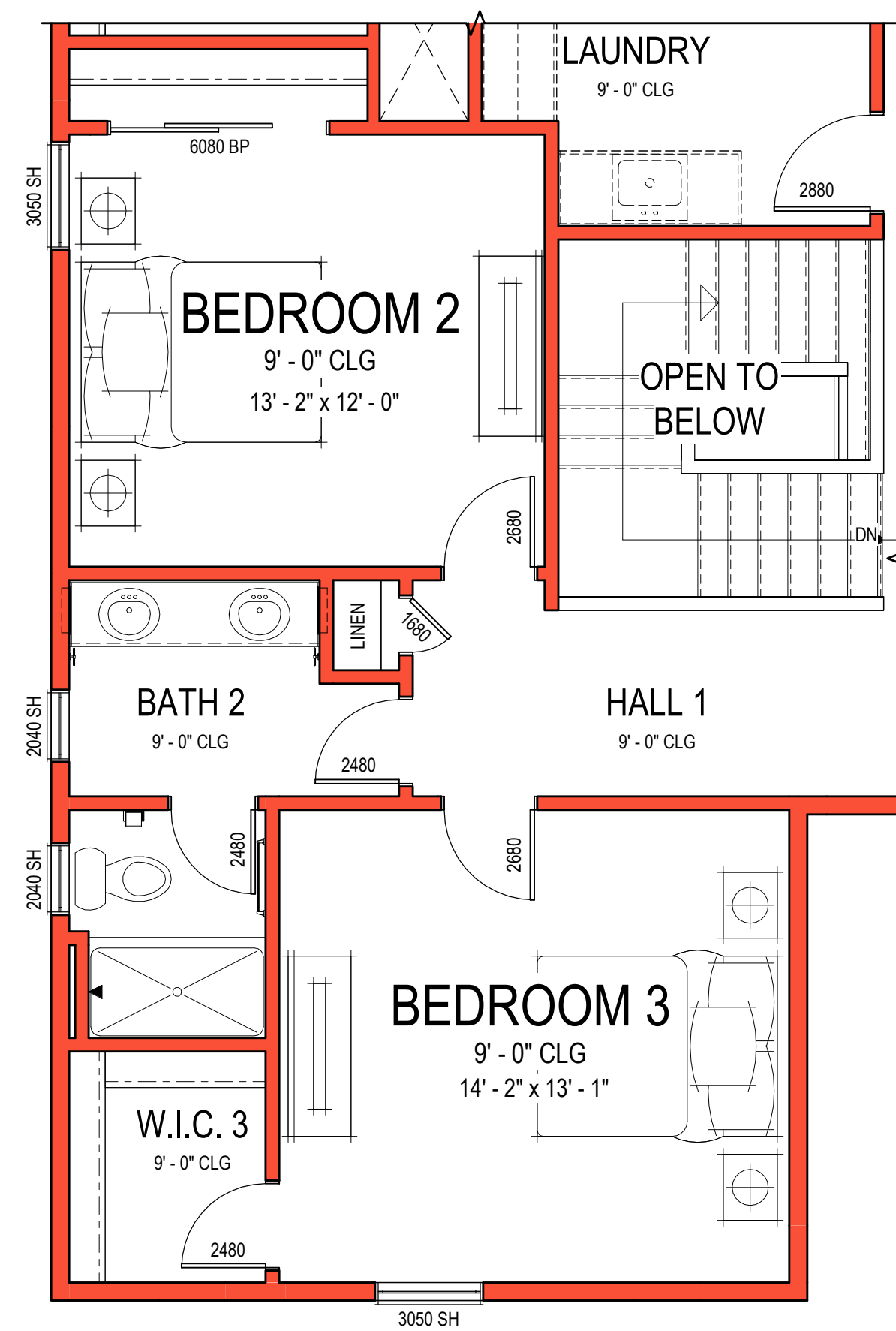
Opt. Individual Bath Plan

SCALE: 1/4" = 1'-0"



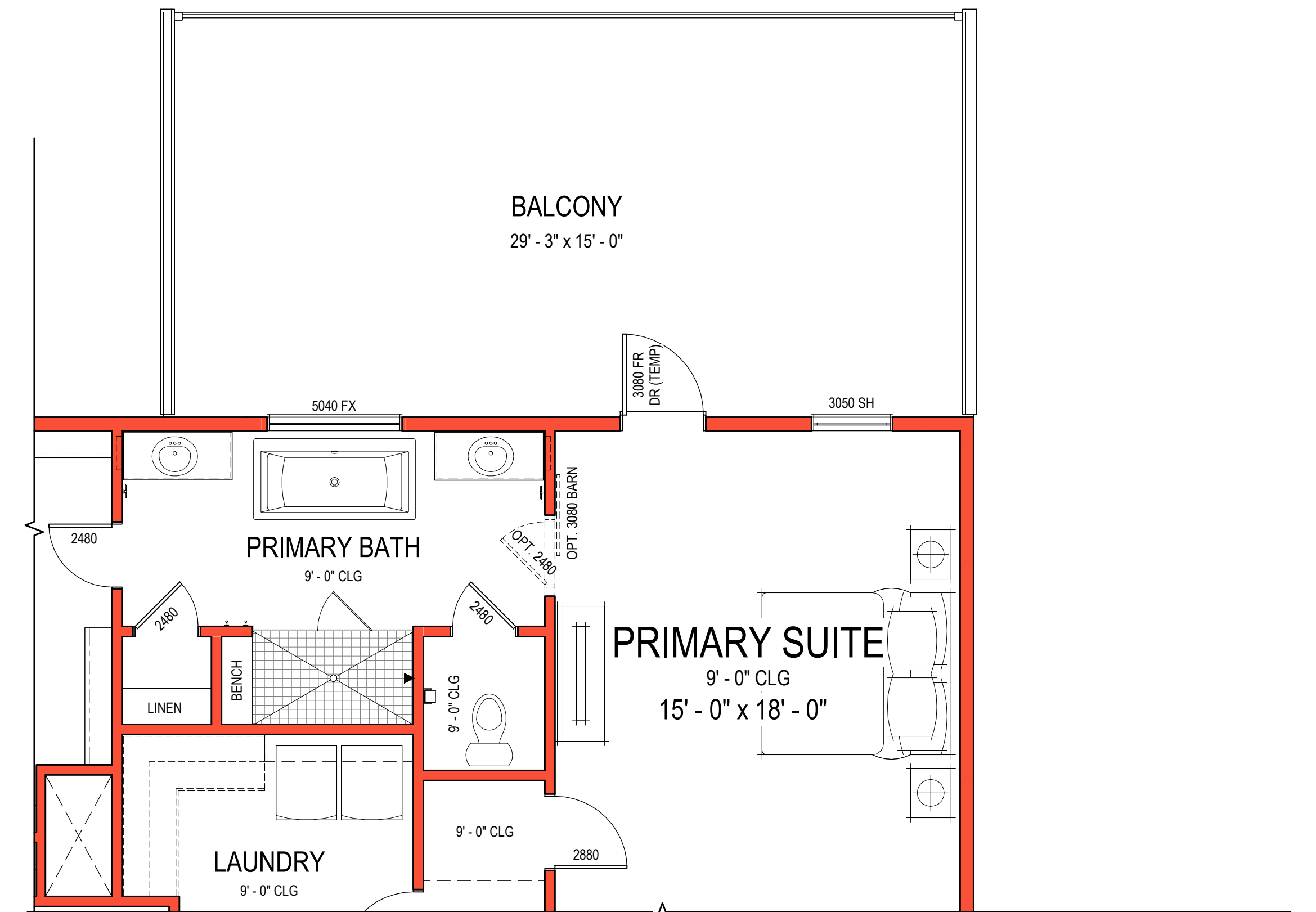
Opt. Individual Bath Plan w/ Shower

SCALE: 1/4" = 1'-0"



Opt. Single Bath Plan w/ Shower

SCALE: 1/4" = 1'-0"



Opt. Balcony @ Enhanced Covered Patio

SCALE: 1/4" = 1'-0"

| PLAN 2 | |
|---|---------|
| OPTIONAL HOME + | 52 SF |
| OPTIONAL LIVABLE | 52 SF |
| OPTIONAL EXTENDED COVERED PATIO | 220 SF |
| OPTIONAL ENHANCED COVERED PATIO | 428 SF |
| OPTIONAL BALCONY @ ENHANCED COVERED PATIO | 450 SF |
| OPTIONAL NON-LIVABLE | 1098 SF |
| PLAN 2 OPTIONS | 1150 SF |

| PLAN 2 | |
|---------------------|---------|
| MAIN FLOOR LIVABLE | 1890 SF |
| UPPER FLOOR LIVABLE | 1587 SF |
| LIVABLE | 3477 SF |
| GARAGE | 819 SF |
| PORCH | 80 SF |
| COVERED PATIO | 180 SF |
| NON-LIVABLE | 1079 SF |
| PLAN 2 | 4556 SF |

| LOT COVERAGE CALCULATIONS | | | |
|--|---------------------------|---------------------------|---------------------------|
| LOT SIZE: 7,865 SQUARE FEET | PROPOSED | ALLOWABLE | 3-SIDED PATIO ALLOWABLE |
| LOT COVERAGE | 2,969 SQUARE FEET (37.7%) | 3,932 SQUARE FEET (50.0%) | 4,719 SQUARE FEET (60.0%) |
| LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6 FEET IN HEIGHT | | | |

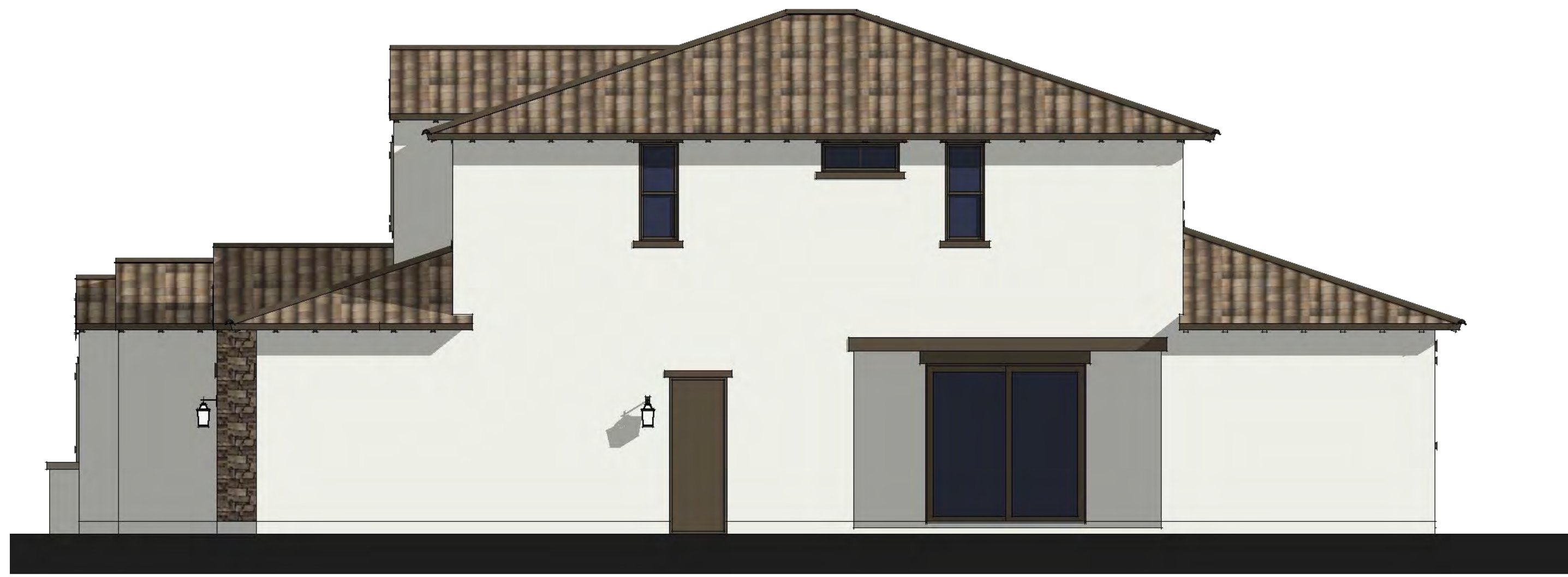


Folsom, CA

Plan 2

A2.10
BROADSTONE ESTATES
Folsom, CA





0' 2' 4' 8'
SCALE : 3/16" = 1'-0"

RIGHT



0' 2' 4' 8'
SCALE : 3/16" = 1'-0"

REAR



0' 2' 4' 8'
SCALE : 1/8" = 1'-0"

LEFT - ENHANCED



0' 2' 4' 8'
SCALE : 1/8" = 1'-0"

REAR - ENHANCED



0' 2' 4' 8'
SCALE : 3/16" = 1'-0"

LEFT



0' 2' 4' 8'
SCALE : 3/16" = 1'-0"

FRONT

- Enhancements Provided (Min. 3 Required)**
- Exposed rafter tails.
 - Over-grouted stone or brick as entire massing element.
 - Shutters (plank or diagonal brace).
 - Colored window frames.



0' 2' 4' 8'
SCALE : 3/16" = 1'-0"

RIGHT



0' 2' 4' 8'
SCALE : 3/16" = 1'-0"

REAR



0' 2' 4' 8'
SCALE : 1/8" = 1'-0"

LEFT - ENHANCED



0' 2' 4' 8'
SCALE : 1/8" = 1'-0"

REAR - ENHANCED



0' 2' 4' 8'
SCALE : 3/16" = 1'-0"

LEFT



0' 2' 4' 8'
SCALE : 3/16" = 1'-0"

FRONT

- Enhancements Provided (Min. 3 Required)**
- Cross-gabled massing.
 - Two stories with a combination of one and two-story elements.
 - 18" to 36" Overhangs.
 - Extended and shaped barge rafters
 - Exposed rafter tails at eaves.
 - Wood brackets or knee braces.



0' 2' 4' 8'
SCALE : 3/16" = 1'-0"

RIGHT



0' 2' 4' 8'
SCALE : 3/16" = 1'-0"

REAR



0' 2' 4' 8'
SCALE : 1/8" = 1'-0"

LEFT - ENHANCED



0' 2' 4' 8'
SCALE : 1/8" = 1'-0"

REAR - ENHANCED



0' 2' 4' 8'
SCALE : 3/16" = 1'-0"

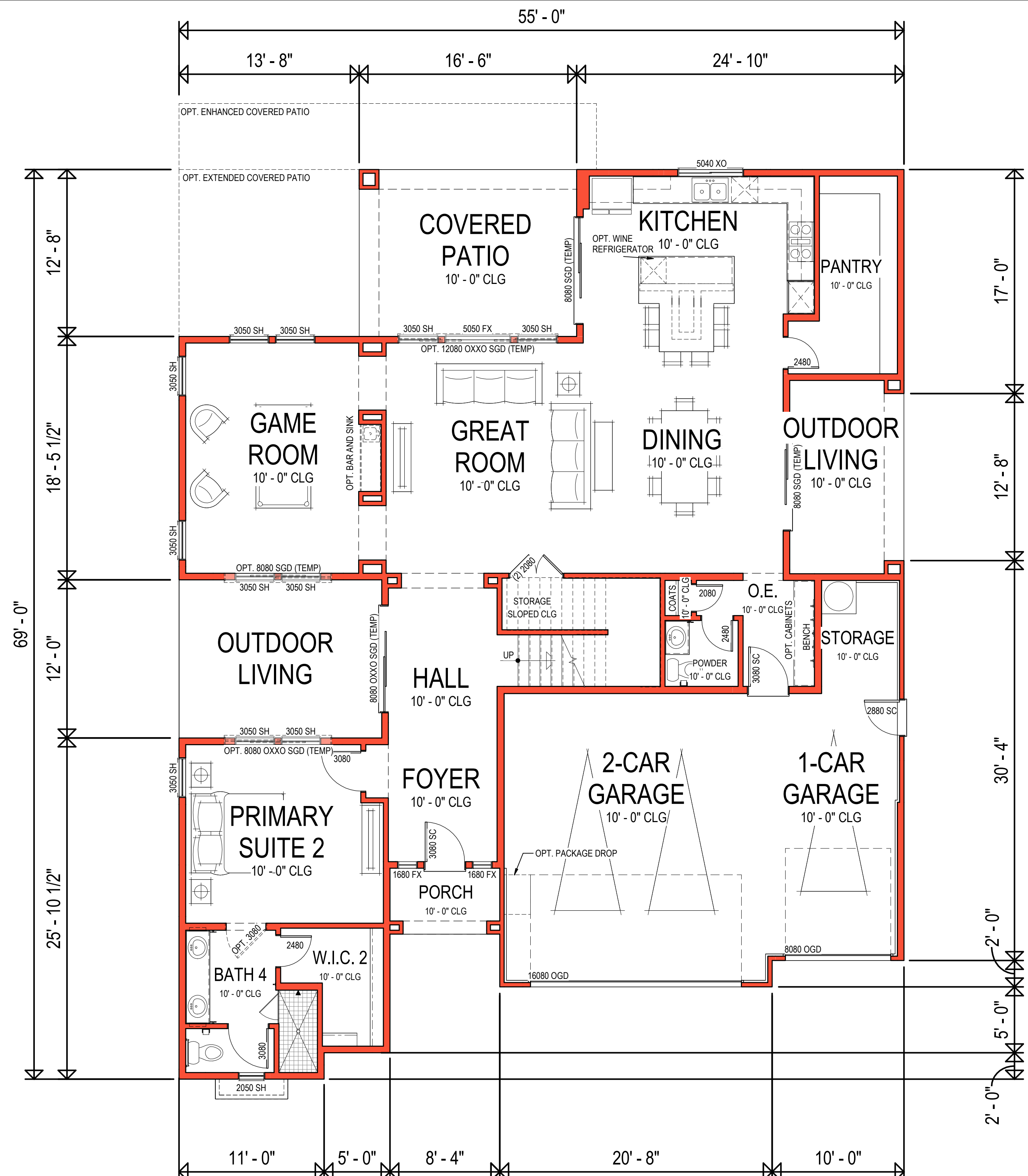
LEFT



0' 2' 4' 8'
SCALE : 3/16" = 1'-0"

FRONT

Enhancements Provided (Min. 3 Required)
 - 12"-18" Overhangs.
 - Cement plank lap siding is found in some examples.
 - Style-specific unique lighting fixtures.



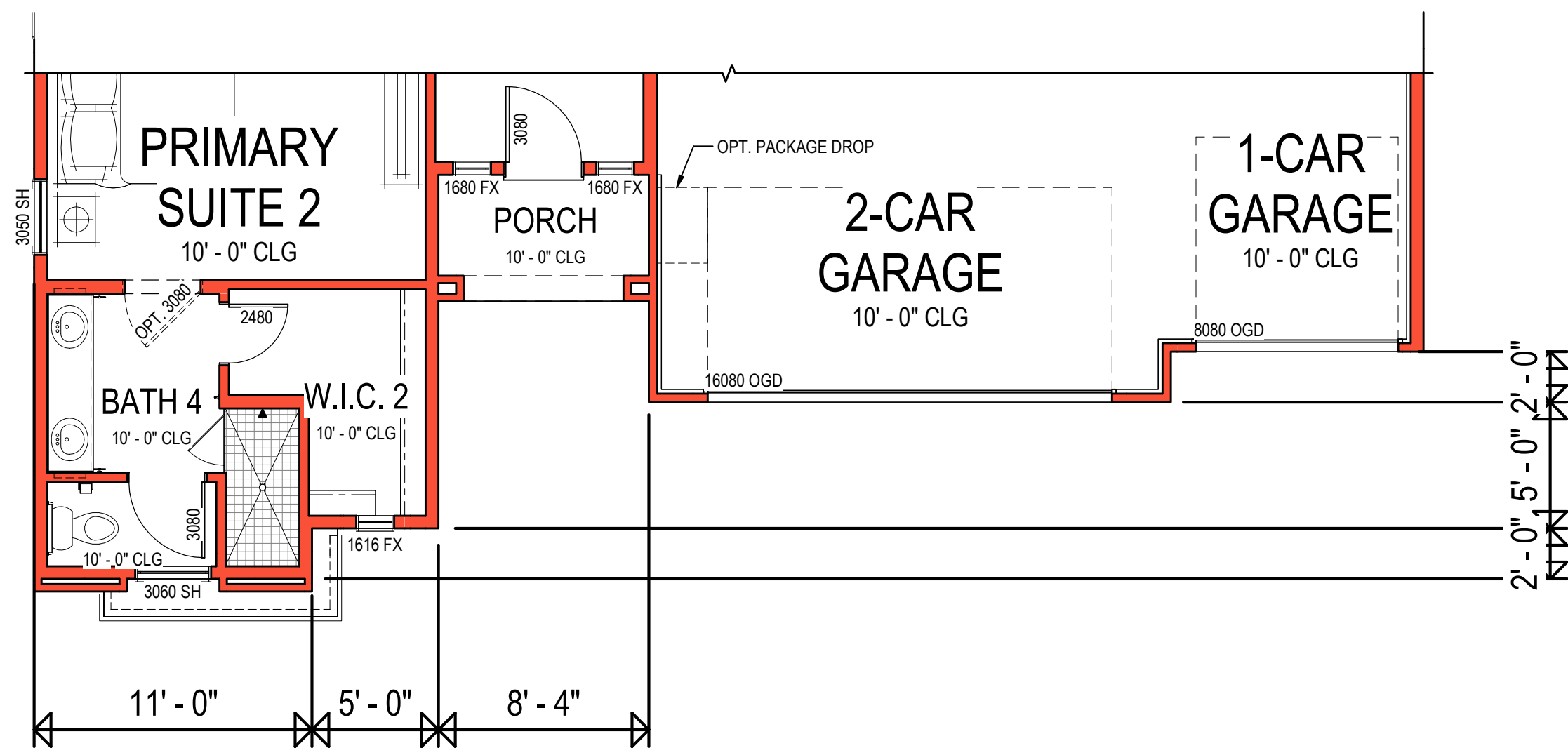
Main Floor Plan - Elevation A - California Wine Country
Plan 3
 SCALE: 3/16" = 1'-0"

| PLAN 3 | |
|--------------------------|----------------|
| MAIN FLOOR LIVABLE | 2007 SF |
| UPPER FLOOR LIVABLE | 1661 SF |
| LIVABLE | 3668 SF |
| 3-CAR TANDEM GARAGE | 717 SF |
| PORCH | 42 SF |
| COVERED PATIO | 209 SF |
| OUTDOOR LIVING | 312 SF |
| ARCHITECTURAL PROJECTION | 8 SF |
| NON-LIVABLE | 1288 SF |
| PLAN 3 | 4956 SF |

| PLAN 3 | |
|---|----------------|
| OPTIONAL P.O. | 54 SF |
| OPTIONAL PRAYER ROOM | 54 SF |
| OPTIONAL LIVEABLE | 108 SF |
| OPTIONAL EXTENDED COVERED PATIO | 173 SF |
| OPTIONAL ENHANCED COVERED PATIO | 300 SF |
| OPTIONAL BALCONY @ ENHANCED COVERED PATIO | 528 SF |
| OPTIONAL NON-LIVEABLE | 1001 SF |
| PLAN 3 OPTIONS | 1109 SF |

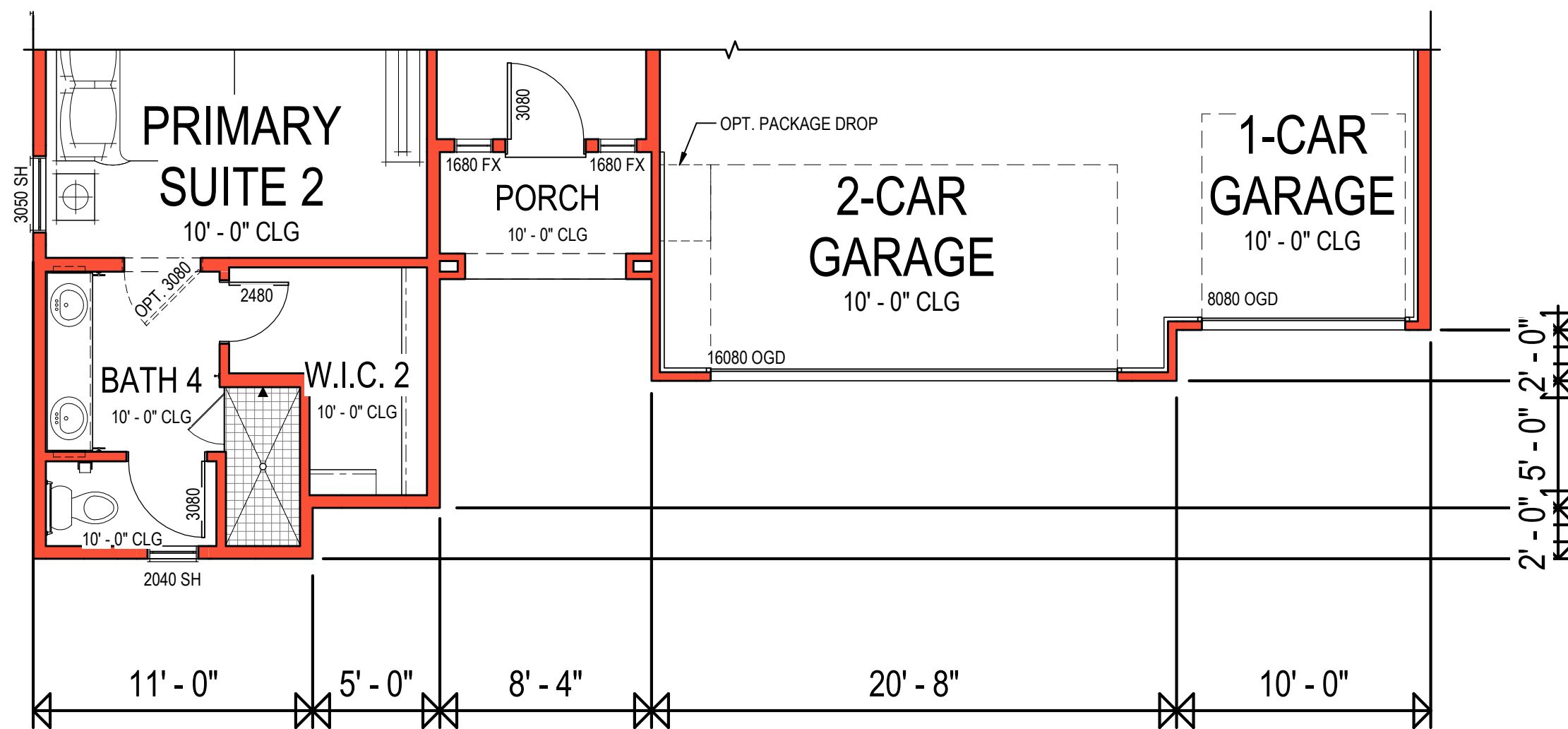
| LOT COVERAGE CALCULATIONS | | | |
|--|--------------------------|--------------------------|--------------------------|
| LOT SIZE: 7,865 SQUARE FEET | PROPOSED | ALLOWABLE | 3-SIDED PATIO ALLOWABLE |
| LOT COVERAGE | 3,281 SQUARE FEET | 3,932 SQUARE FEET | 4,719 SQUARE FEET |
| LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6 FEET IN HEIGHT | (41.7%) | (50.0%) | (60.0%) |





**Elevation C - California Prairie
Partial Main Floor Plan**

SCALE: 3/16" = 1'-0"



**Elevation B - California Craftsman
Partial Main Floor Plan**

SCALE: 3/16" = 1'-0"

| PLAN 3 | |
|----------------------------|----------------|
| MAIN FLOOR LIVABLE | 2007 SF |
| UPPER FLOOR LIVING LIVABLE | 1661 SF |
| LIVABLE | 3668 SF |
| 3-CAR TANDEM GARAGE | 717 SF |
| PORCH | 42 SF |
| COVERED PATIO | 209 SF |
| OUTDOOR LIVING | 312 SF |
| ARCHITECTURAL PROJECTION | 8 SF |
| NON-LIVABLE | 1288 SF |
| PLAN 3 | 4956 SF |

| PLAN 3 | |
|---|----------------|
| OPTIONAL P.O. | 54 SF |
| OPTIONAL PRAYER ROOM | 54 SF |
| OPTIONAL LIVEABLE | 108 SF |
| OPTIONAL EXTENDED COVERED PATIO | 173 SF |
| OPTIONAL ENHANCED COVERED PATIO | 300 SF |
| OPTIONAL BALCONY @ ENHANCED COVERED PATIO | 528 SF |
| OPTIONAL NON-LIVEABLE | 1001 SF |
| PLAN 3 OPTIONS | 1109 SF |

| LOT COVERAGE CALCULATIONS | | | |
|---|---------------------------|---------------------------|---------------------------|
| LOT SIZE: 7,865 SQUARE FEET | PROPOSED | ALLOWABLE | 3-SIDED PATIO ALLOWABLE |
| LOT COVERAGE | 3,281 SQUARE FEET (41.7%) | 3,932 SQUARE FEET (50.0%) | 4,719 SQUARE FEET (60.0%) |
| <small>LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6 FEET IN HEIGHT</small> | | | |

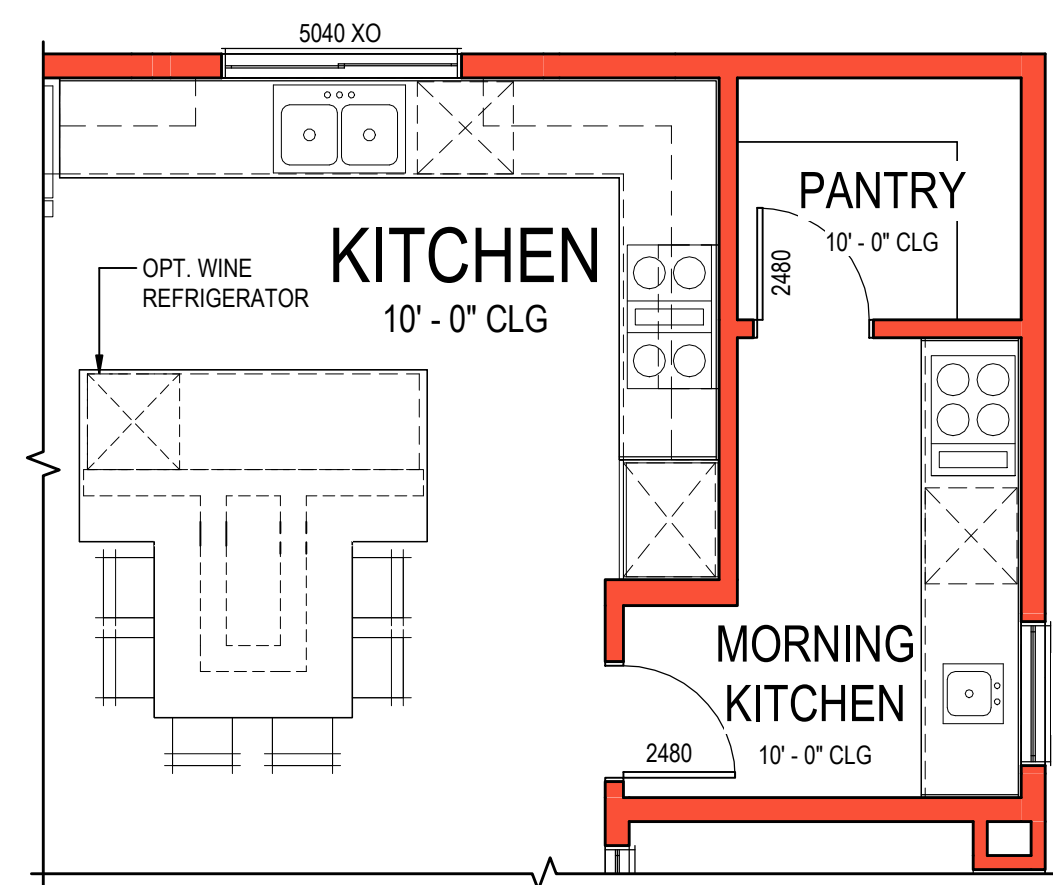
Plan 3



| PLAN 3 | |
|--------------------------|---------|
| MAIN FLOOR LIVABLE | 2007 SF |
| UPPER FLOOR LIVING | 1661 SF |
| LIVABLE | 3668 SF |
| | |
| 3-CAR TANDEM GARAGE | 717 SF |
| PORCH | 42 SF |
| COVERED PATIO | 209 SF |
| OUTDOOR LIVING | 312 SF |
| ARCHITECTURAL PROJECTION | 8 SF |
| NON-LIVABLE | 1288 SF |
| PLAN 3 | 4956 SF |

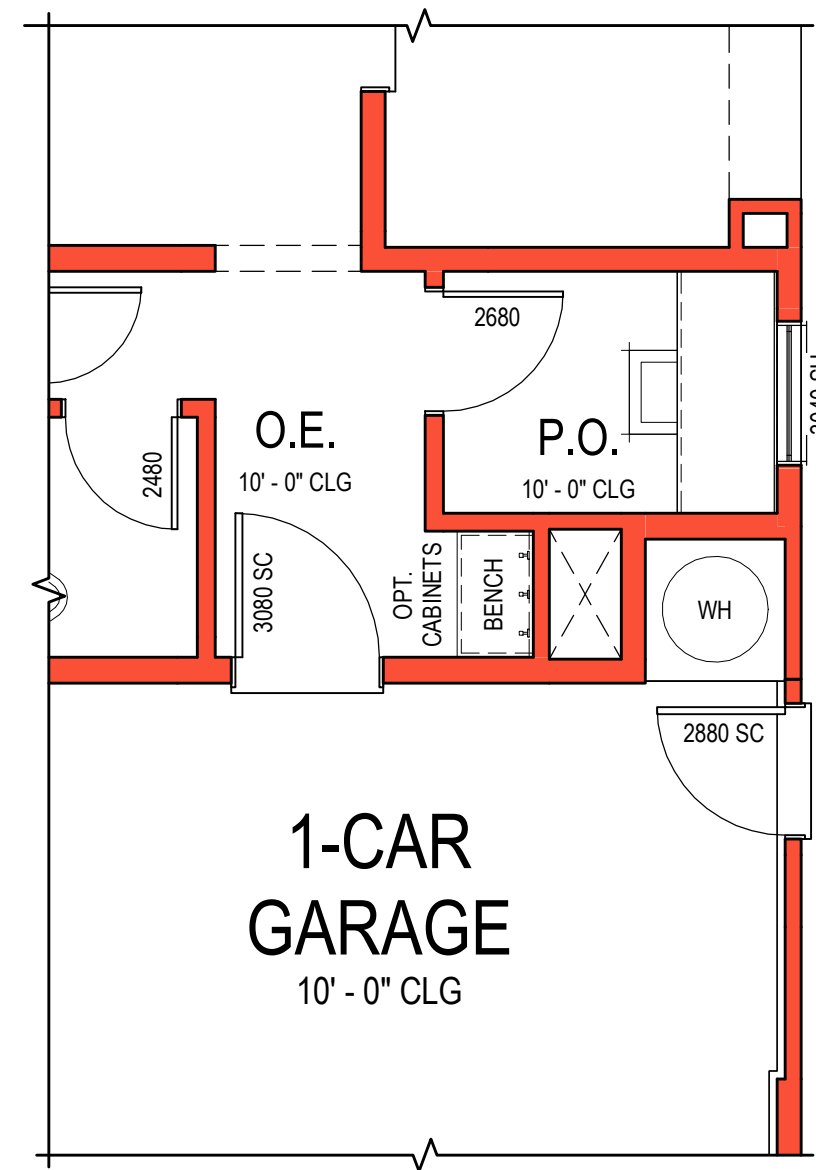
| PLAN 3 | |
|---|---------|
| OPTIONAL P.O. | 54 SF |
| OPTIONAL PRAYER ROOM | 54 SF |
| OPTIONAL LIVEABLE | 108 SF |
| | |
| OPTIONAL EXTENDED COVERED PATIO | 173 SF |
| OPTIONAL ENHANCED COVERED PATIO | 300 SF |
| OPTIONAL BALCONY @ ENHANCED COVERED PATIO | 528 SF |
| OPTIONAL NON-LIVEABLE | 1001 SF |
| PLAN 3 OPTIONS | 1109 SF |

| LOT COVERAGE CALCULATIONS | | | |
|--|---------------------------|---------------------------|---------------------------|
| LOT SIZE: 7,865 SQUARE FEET | PROPOSED | ALLOWABLE | 3-SIDED PATIO ALLOWABLE |
| LOT COVERAGE | 3,281 SQUARE FEET (41.7%) | 3,932 SQUARE FEET (50.0%) | 4,719 SQUARE FEET (60.0%) |
| LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6 FEET IN HEIGHT | | | |



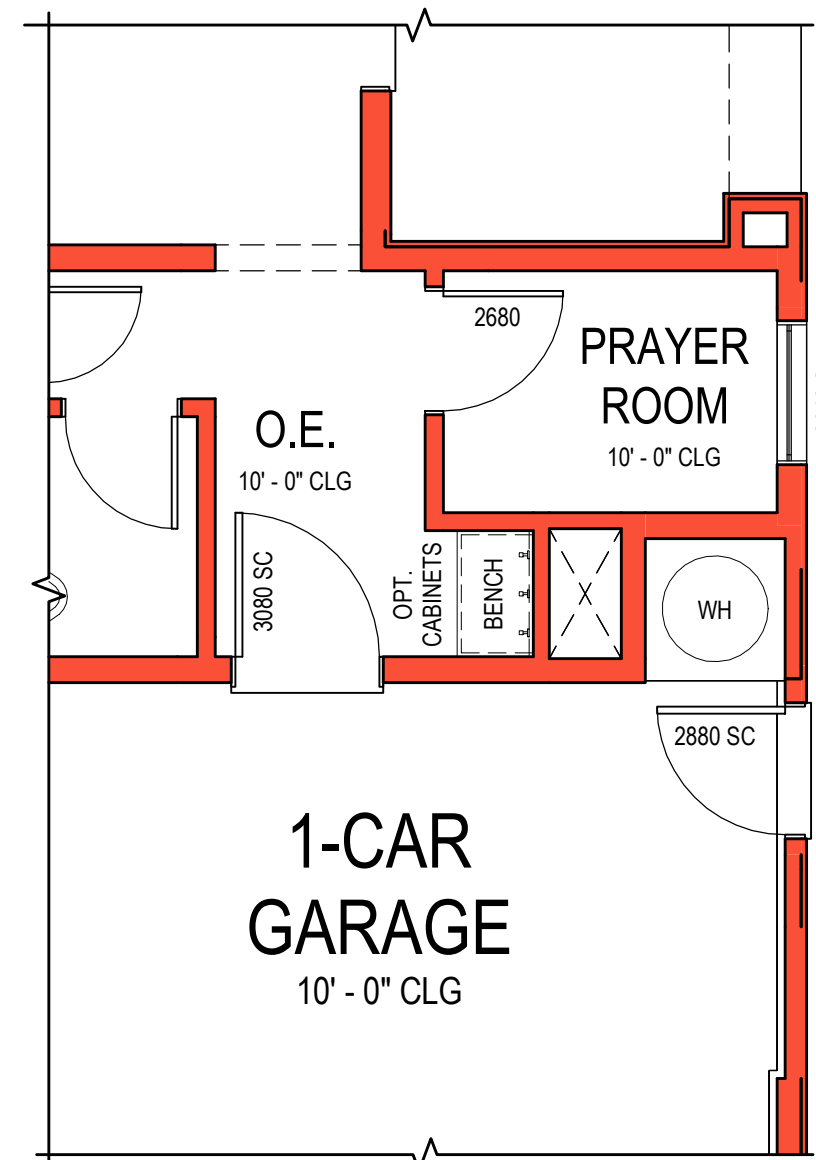
Opt. Morning Kitchen Partial Main Floor Plan

SCALE: 1/4" = 1'-0"



Opt. P.O. I.L.O. Storage Partial Main Floor Plan

SCALE: 1/4" = 1'-0"



Opt. Prayer Room I.L.O. Storage Partial Main Floor Plan

SCALE: 1/4" = 1'-0"

Plan 3



Opt. Extended Covered Patio Partial Main Floor Plan

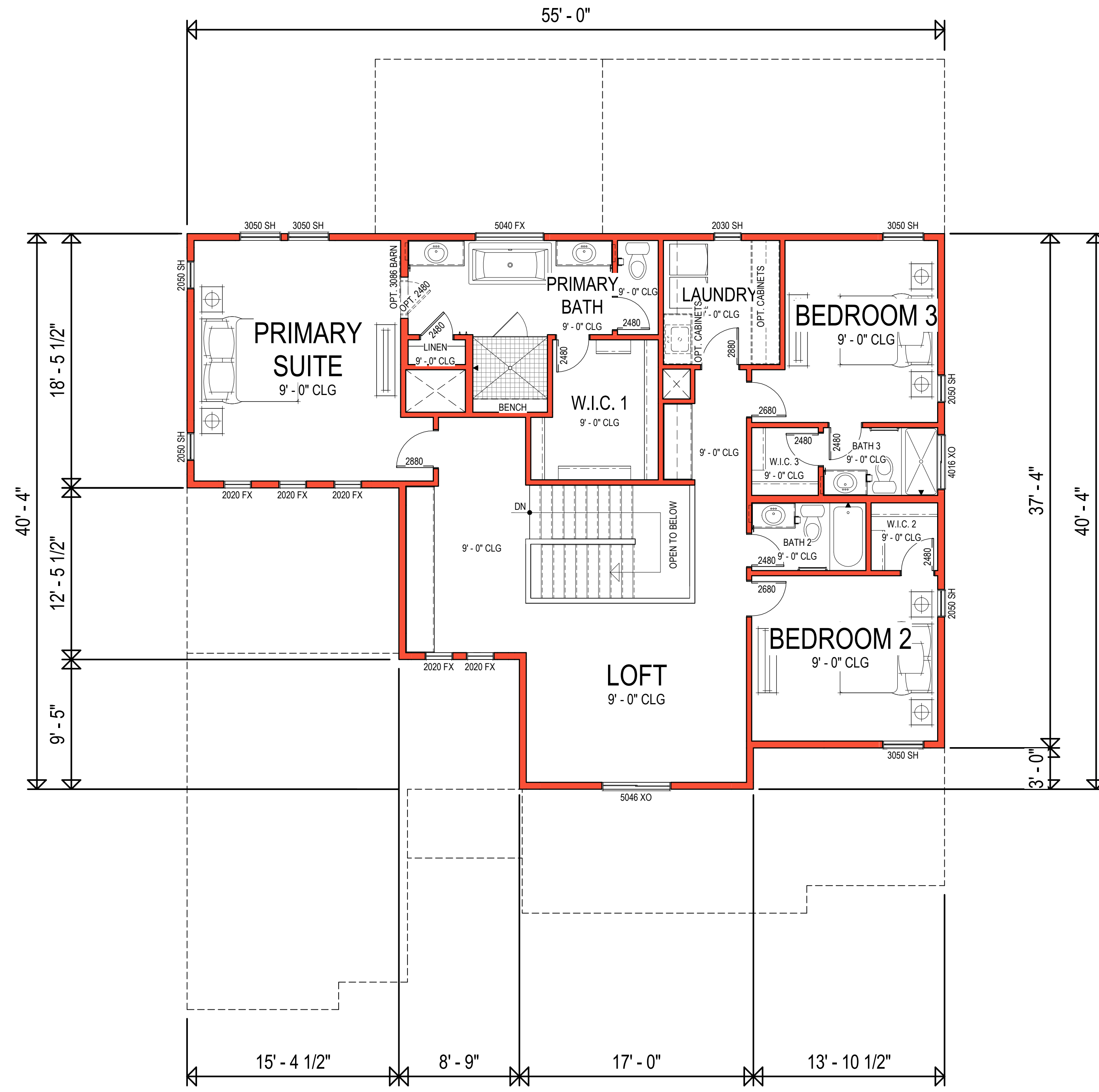
SCALE: 1/4" = 1'-0"



Opt. Enhanced Covered Patio Partial Main Floor Plan

SCALE: 1/4" = 1'-0"





Upper Floor Plan - Elevation A - California Wine Country

SCALE: 3/16" = 1'-0"

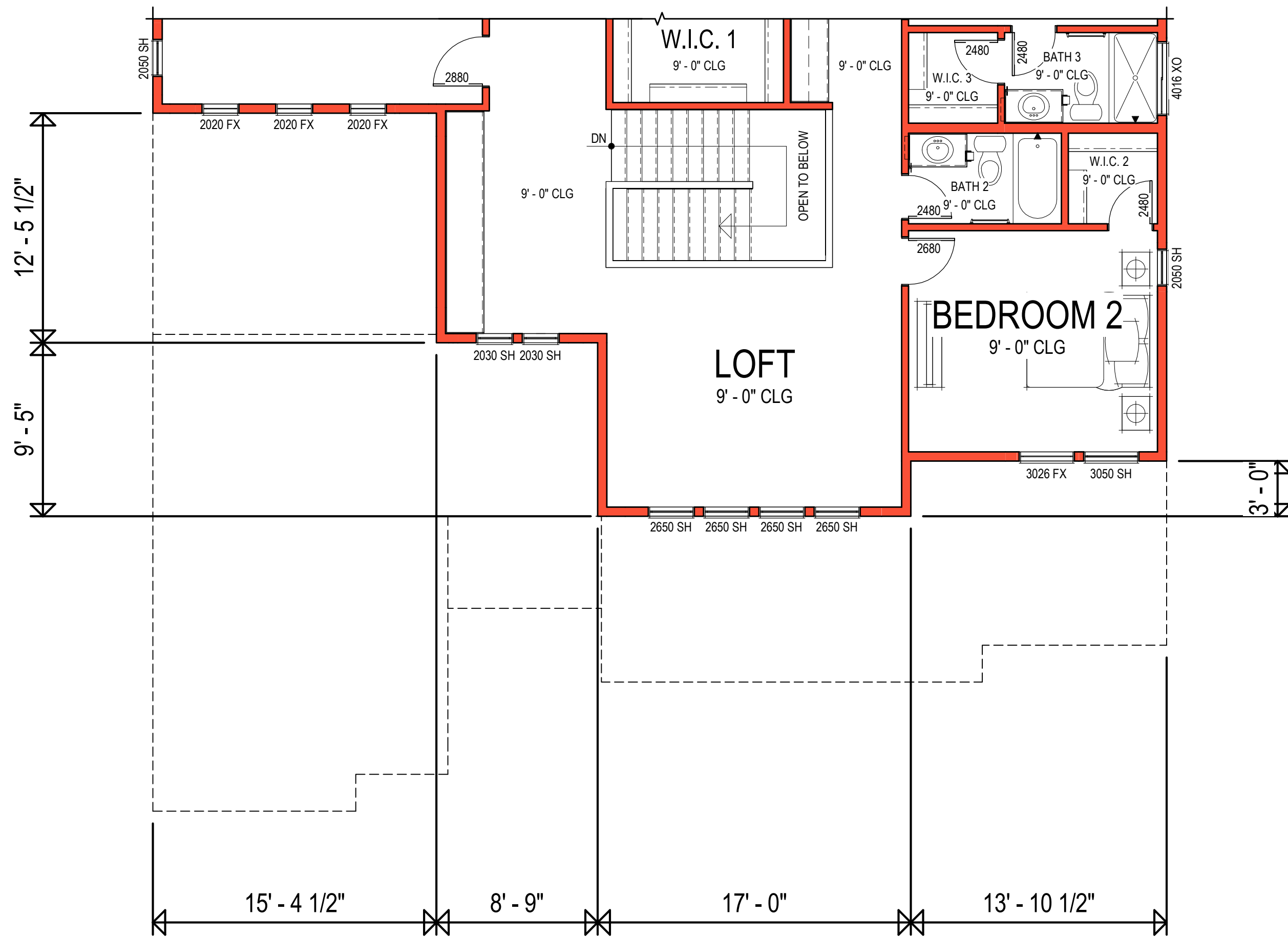
Plan 3

| PLAN 3 | |
|--------------------------|----------------|
| MAIN FLOOR LIVABLE | 2007 SF |
| UPPER FLOOR LIVING | 1661 SF |
| LIVABLE | 3668 SF |
| 3-CAR TANDEM GARAGE | 717 SF |
| PORCH | 42 SF |
| COVERED PATIO | 209 SF |
| OUTDOOR LIVING | 312 SF |
| ARCHITECTURAL PROJECTION | 8 SF |
| NON-LIVABLE | 1288 SF |
| PLAN 3 | 4956 SF |

| PLAN 3 | |
|---|----------------|
| OPTIONAL P.O. | 54 SF |
| OPTIONAL PRAYER ROOM | 54 SF |
| OPTIONAL LIVEABLE | 108 SF |
| OPTIONAL EXTENDED COVERED PATIO | 173 SF |
| OPTIONAL ENHANCED COVERED PATIO | 300 SF |
| OPTIONAL BALCONY @ ENHANCED COVERED PATIO | 528 SF |
| OPTIONAL NON-LIVEABLE | 1001 SF |
| PLAN 3 OPTIONS | 1109 SF |

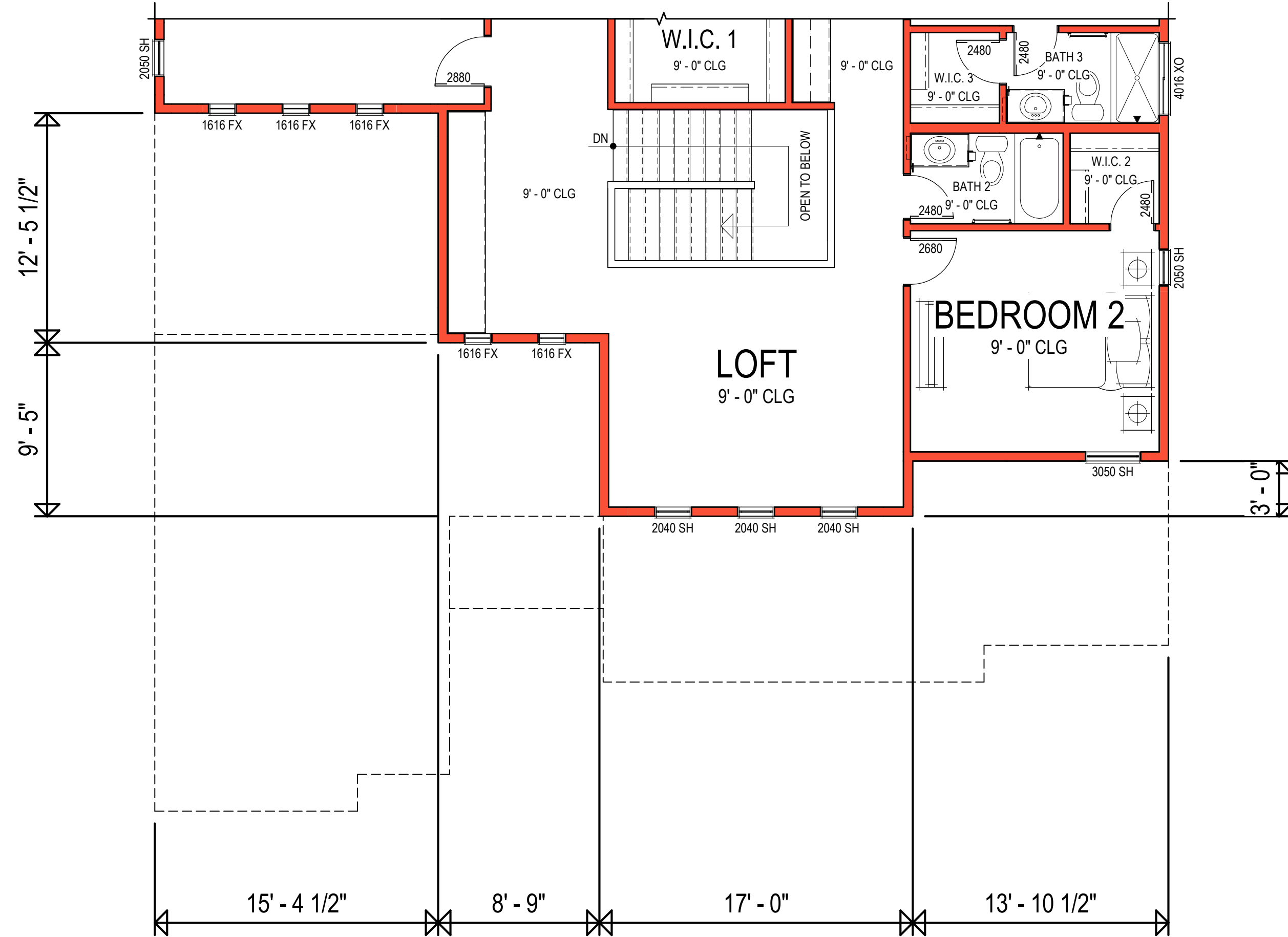
| LOT COVERAGE CALCULATIONS | | | |
|--|---------------------------|---------------------------|---------------------------|
| LOT SIZE: 7,865 SQUARE FEET | PROPOSED | ALLOWABLE | 3-SIDED PATIO ALLOWABLE |
| LOT COVERAGE | 3,281 SQUARE FEET (41.7%) | 3,932 SQUARE FEET (50.0%) | 4,719 SQUARE FEET (60.0%) |
| LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6 FEET IN HEIGHT | | | |





**Elevation C - California Prairie
Partial Upper Floor Plan**

SCALE: 3/16" = 1'-0"



**Elevation B - California Craftsman
Partial Upper Floor Plan**

SCALE: 3/16" = 1'-0"

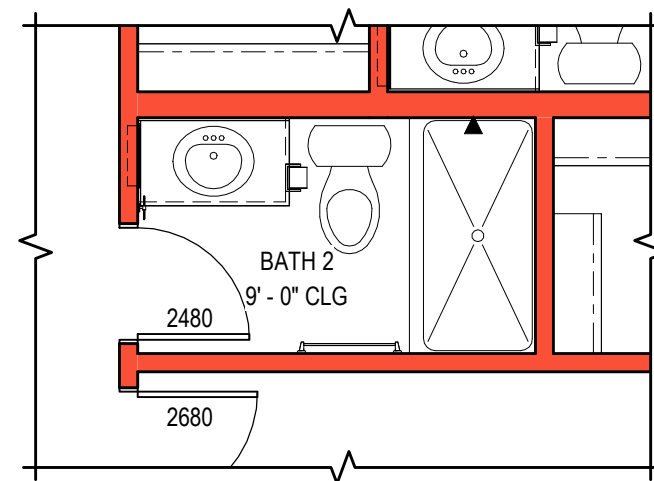
| PLAN 3 | |
|--------------------------|----------------|
| MAIN FLOOR LIVABLE | 2007 SF |
| UPPER FLOOR LIVING | 1661 SF |
| LIVABLE | 3668 SF |
| 3-CAR TANDEM GARAGE | 717 SF |
| PORCH | 42 SF |
| COVERED PATIO | 209 SF |
| OUTDOOR LIVING | 312 SF |
| ARCHITECTURAL PROJECTION | 8 SF |
| NON-LIVABLE | 1288 SF |
| PLAN 3 | 4956 SF |

| PLAN 3 | |
|---|----------------|
| OPTIONAL P.O. | 54 SF |
| OPTIONAL PRAYER ROOM | 54 SF |
| OPTIONAL LIVEABLE | 108 SF |
| OPTIONAL EXTENDED COVERED PATIO | 173 SF |
| OPTIONAL ENHANCED COVERED PATIO | 300 SF |
| OPTIONAL BALCONY @ ENHANCED COVERED PATIO | 528 SF |
| OPTIONAL NON-LIVEABLE | 1001 SF |
| PLAN 3 OPTIONS | 1109 SF |

| LOT COVERAGE CALCULATIONS | | | |
|--|---------------------------|---------------------------|---------------------------|
| LOT SIZE: 7,865 SQUARE FEET | PROPOSED | ALLOWABLE | 3-SIDED PATIO ALLOWABLE |
| LOT COVERAGE | 3,281 SQUARE FEET (41.7%) | 3,932 SQUARE FEET (50.0%) | 4,719 SQUARE FEET (60.0%) |
| LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6 FEET IN HEIGHT | | | |

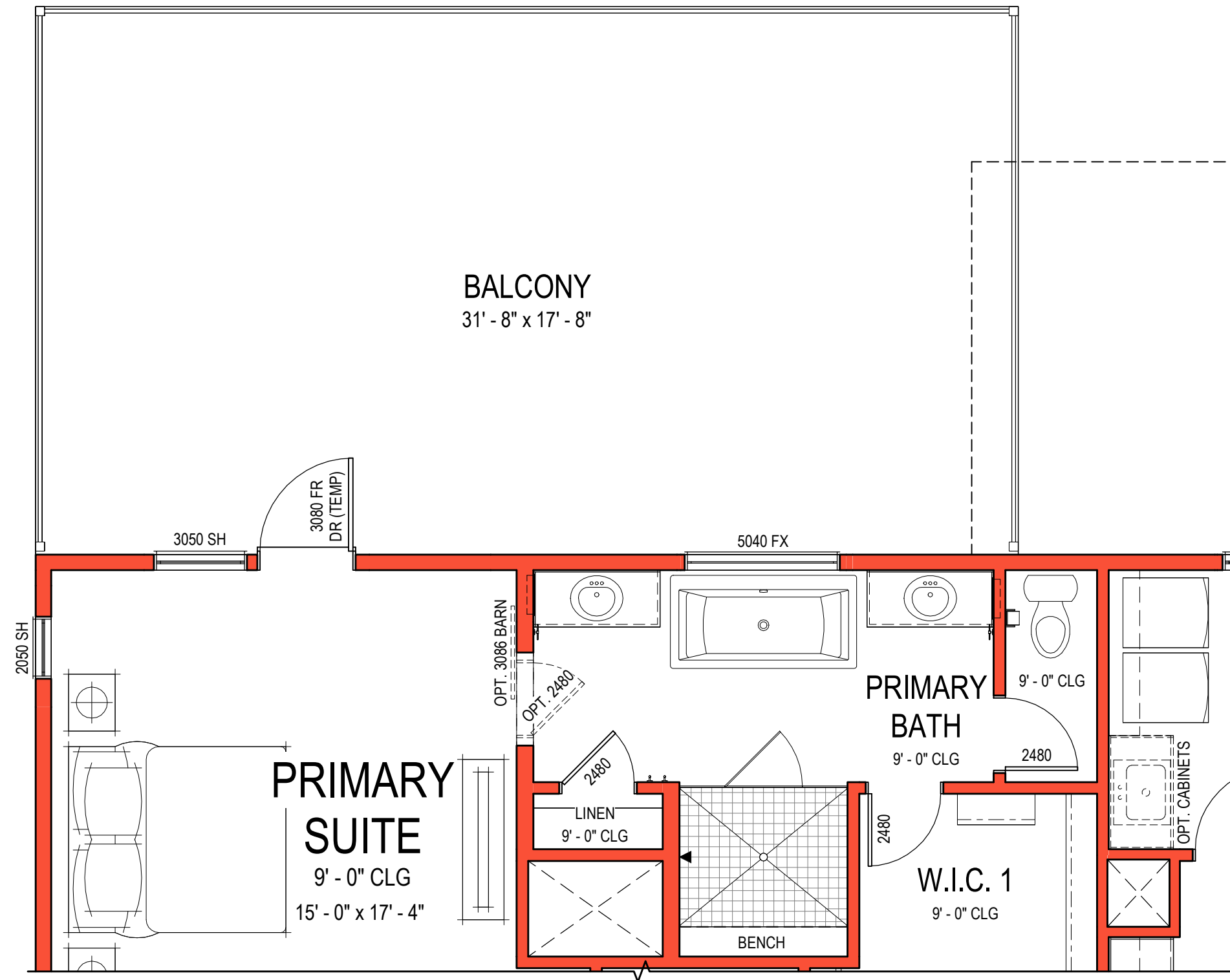
Plan 3





**Opt. Bath 2 Shower I.L.O. Tub
Partial Upper Floor Plan**

SCALE: 1/4" = 1'-0"



**Opt. Balcony @ Enhanced Covered Patio
Partial Upper Floor Plan**

SCALE: 1/4" = 1'-0"

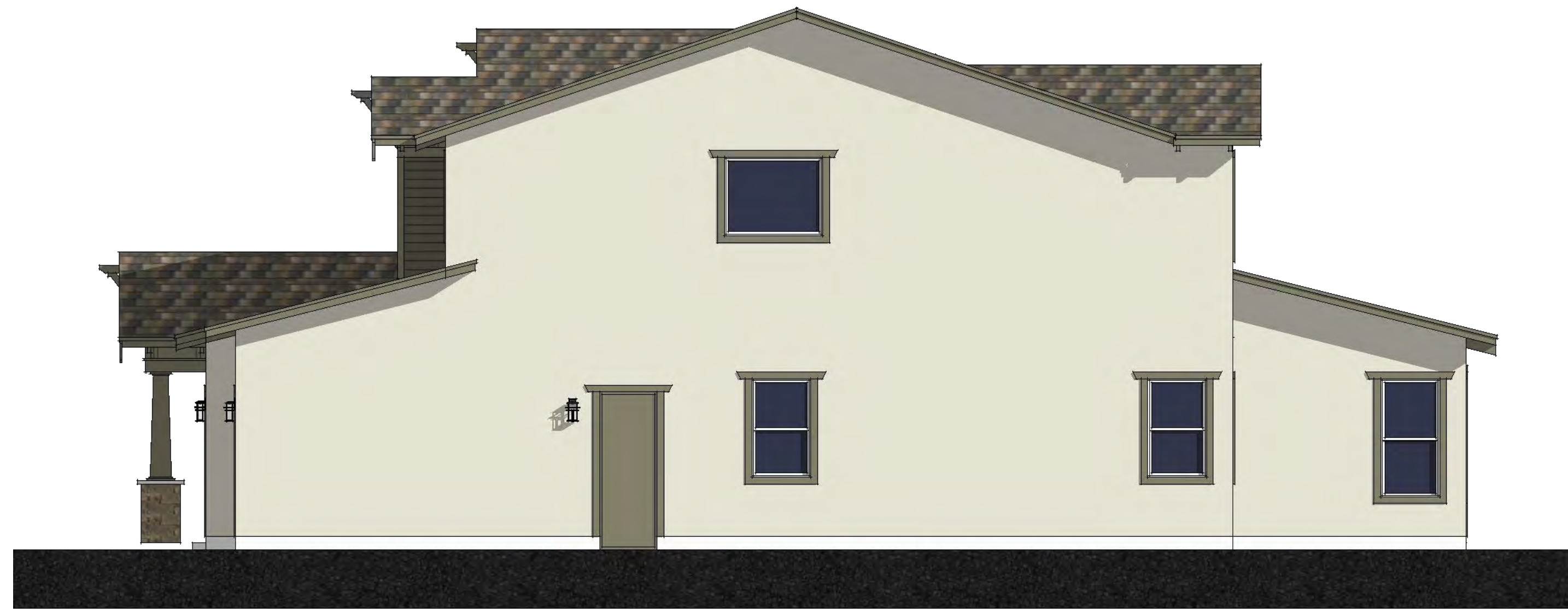
| PLAN 3 | |
|--------------------------|----------------|
| MAIN FLOOR LIVABLE | 2007 SF |
| UPPER FLOOR LIVING | 1661 SF |
| LIVABLE | 3668 SF |
| 3-CAR TANDEM GARAGE | 717 SF |
| PORCH | 42 SF |
| COVERED PATIO | 209 SF |
| OUTDOOR LIVING | 312 SF |
| ARCHITECTURAL PROJECTION | 8 SF |
| NON-LIVABLE | 1288 SF |
| PLAN 3 | 4956 SF |

| PLAN 3 | |
|---|----------------|
| OPTIONAL P.O. | 54 SF |
| OPTIONAL PRAYER ROOM | 54 SF |
| OPTIONAL LIVEABLE | 108 SF |
| OPTIONAL EXTENDED COVERED PATIO | 173 SF |
| OPTIONAL ENHANCED COVERED PATIO | 300 SF |
| OPTIONAL BALCONY @ ENHANCED COVERED PATIO | 528 SF |
| OPTIONAL NON-LIVEABLE | 1001 SF |
| PLAN 3 OPTIONS | 1109 SF |

| LOT COVERAGE CALCULATIONS | | | |
|---|---------------------------|---------------------------|---------------------------|
| LOT SIZE: 7,865 SQUARE FEET | PROPOSED | ALLOWABLE | 3-SIDED PATIO ALLOWABLE |
| LOT COVERAGE | 3,281 SQUARE FEET (41.7%) | 3,932 SQUARE FEET (50.0%) | 4,719 SQUARE FEET (60.0%) |
| <small>LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6 FEET IN HEIGHT</small> | | | |

Plan 3





0' 2' 4' 8'
SCALE : 3/16" = 1'-0"

RIGHT



0' 2' 4' 8'
SCALE : 3/16" = 1'-0"

REAR



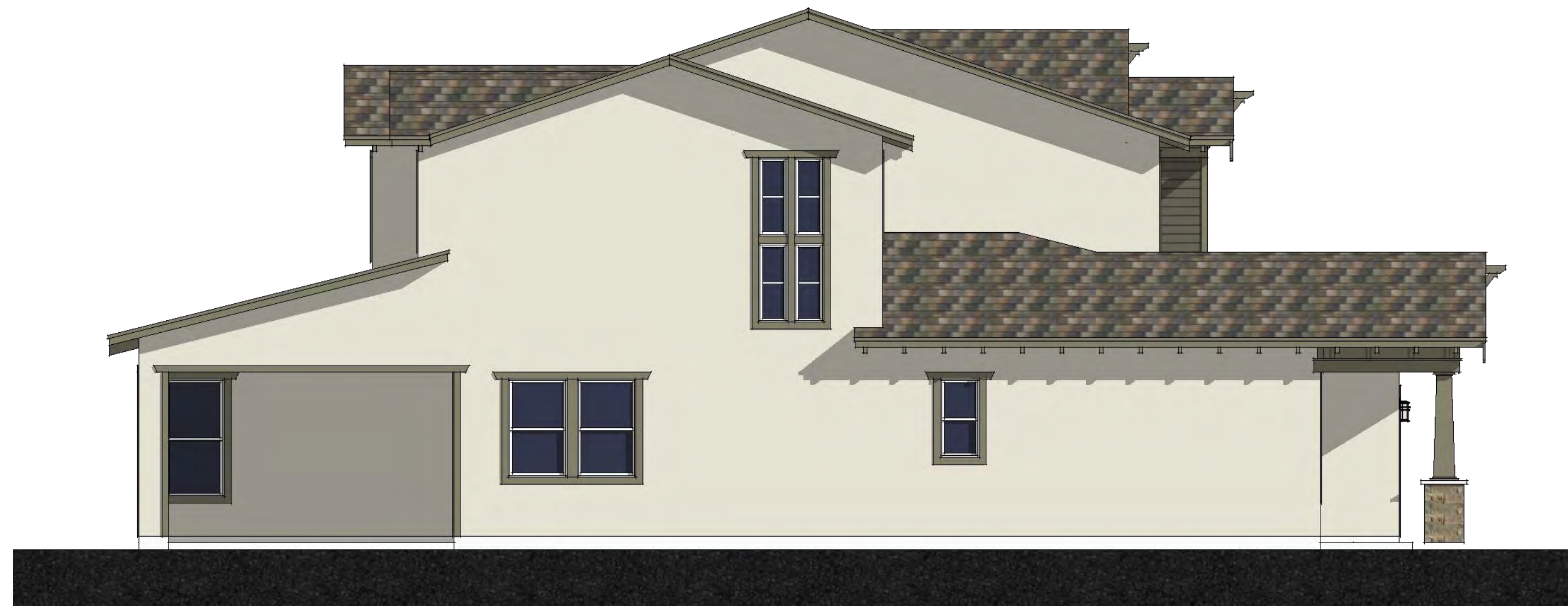
0' 2' 4' 8'
SCALE : 1/8" = 1'-0"

LEFT - ENHANCED



0' 2' 4' 8'
SCALE : 1/8" = 1'-0"

REAR - ENHANCED



0' 2' 4' 8'
SCALE : 3/16" = 1'-0"

LEFT

- Enhancements Provided (Min. 3 Required)**
- Cross-gabled massing.
 - Two stories with a combination of one and two-story elements.
 - 18" to 36" Overhangs.
 - Extended and shaped barge rafters
 - Exposed rafter tails at eaves.
 - Wood brackets or knee braces.

THE CALIFORNIA CRAFTSMAN
PLAN 4 - ELEVATIONS



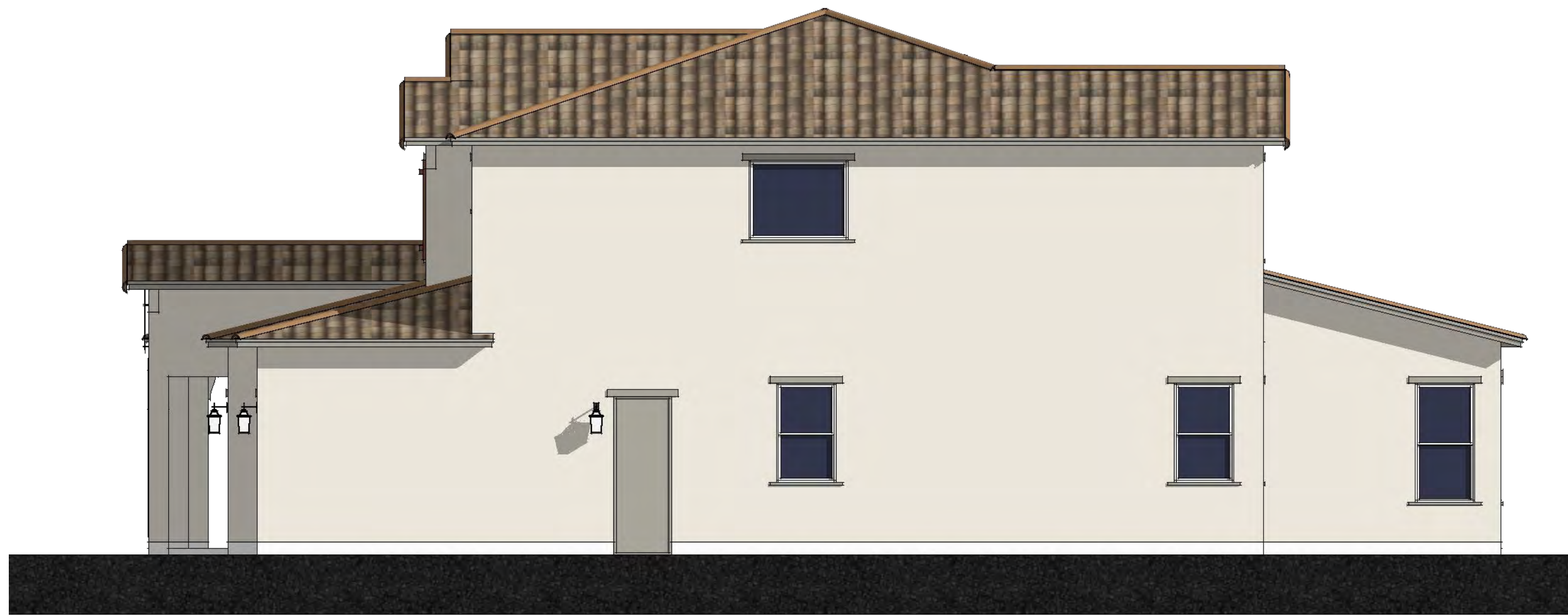
0' 2' 4' 8'
SCALE : 3/16" = 1'-0"

FRONT

Woodside
HOMES
Folsom, California

A4.1
BROADSTONE ESTATES
Folsom, California





0' 2' 4' 8'
SCALE : 3/16" = 1'-0"

RIGHT



0' 2' 4' 8'
SCALE : 3/16" = 1'-0"

REAR



0' 2' 4' 8'
SCALE : 1/8" = 1'-0"

LEFT - ENHANCED



0' 2' 4' 8'
SCALE : 1/8" = 1'-0"

REAR - ENHANCED



0' 2' 4' 8'
SCALE : 3/16" = 1'-0"

LEFT



0' 2' 4' 8'
SCALE : 3/16" = 1'-0"

FRONT

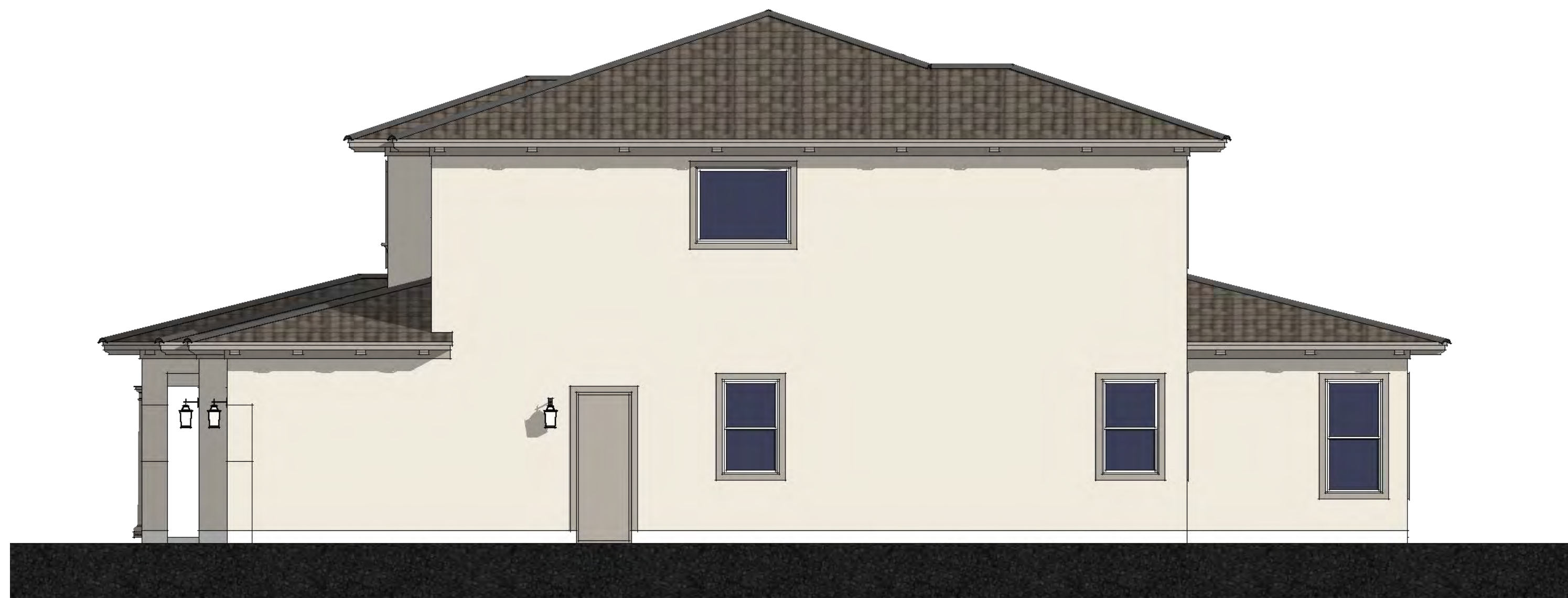
Woodside
HOMES
Folsom, California

Enhancements Provided (Min. 3 Required)
 - Exposed rafter tails.
 - Arched stucco column porches.
 - Vibrant and colorful glazed Spanish tile accents.

THE SPANISH COLONIAL REVIVAL
 PLAN 4 - ELEVATIONS

A4.2
BROADSTONE ESTATES
 Folsom, California





0' 2' 4' 8'
SCALE : 3/16" = 1'-0"

RIGHT



0' 2' 4' 8'
SCALE : 3/16" = 1'-0"

REAR



0' 2' 4' 8'
SCALE : 3/16" = 1'-0"

LEFT

Enhancements Provided (Min. 3 Required)
 - Decorative brackets at eaves.
 - Hipped roof with single - story projecting wings.
 - Decorative frieze.



0' 2' 4' 8'
SCALE : 3/16" = 1'-0"

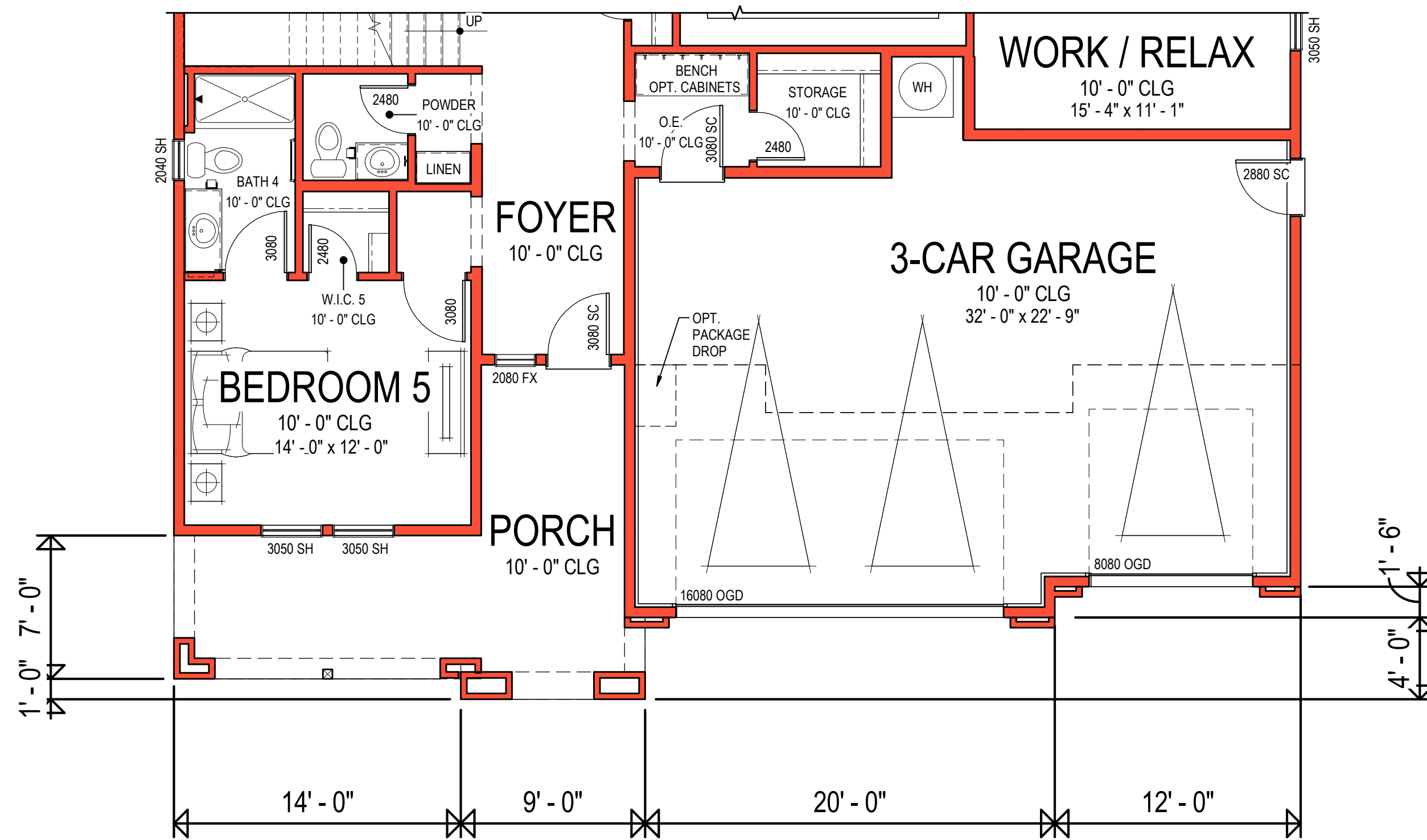
FRONT

Woodside
HOMES
Folsom, California

THE CALIFORNIA VILLA
PLAN 4 - ELEVATIONS

A4.3
BROADSTONE ESTATES
Folsom, California

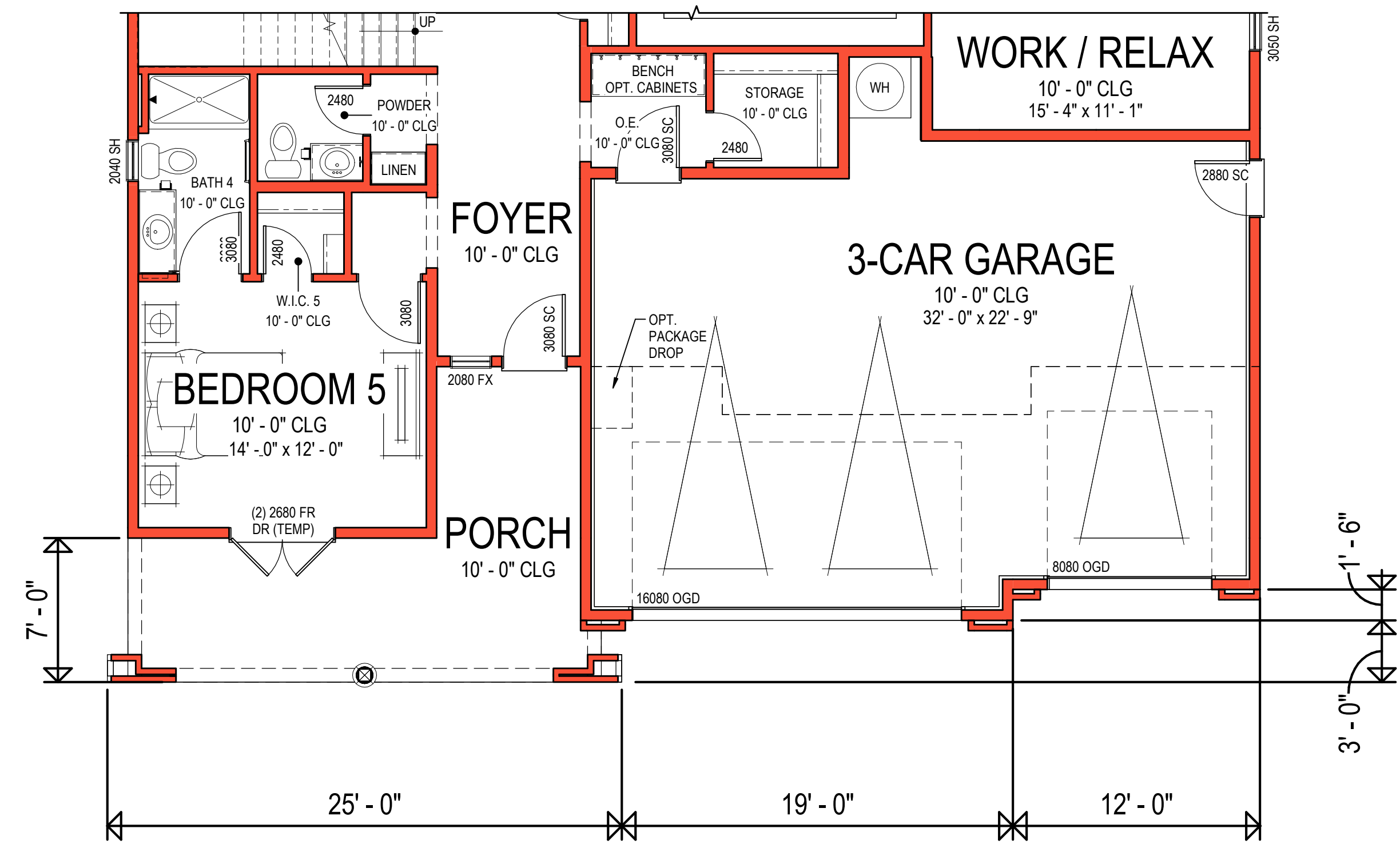




**Elevation E - Spanish Colonial Revival
Partial Main Floor Plan**

SCALE: 3/16" = 1'-0"

| LOT COVERAGE CALCULATIONS | | | |
|--|---------------------------|---------------------------|---------------------------|
| LOT SIZE: 7,865 SQUARE FEET | PROPOSED | ALLOWABLE | 3-SIDED PATIO ALLOWABLE |
| LOT COVERAGE | 3,389 SQUARE FEET (43.1%) | 3,932 SQUARE FEET (50.0%) | 4,719 SQUARE FEET (60.0%) |
| LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6 FEET IN HEIGHT | | | |



**Elevation F - California Villa
Partial Main Floor Plan**

SCALE: 3/16" = 1'-0"

| PLAN 4 | |
|---------------------------------|---------|
| OPT. MORNING KITCHEN AND PANTRY | 112 SF |
| OPT. HOME + | 476 SF |
| OPT. BEDROOM 6 | 233 SF |
| OPTIONAL LIVABLE | 821 SF |
| OPT. REAR BALCONY | 569 SF |
| OPTIONAL NON-LIVABLE | 569 SF |
| PLAN 4 OPTIONS | 1390 SF |

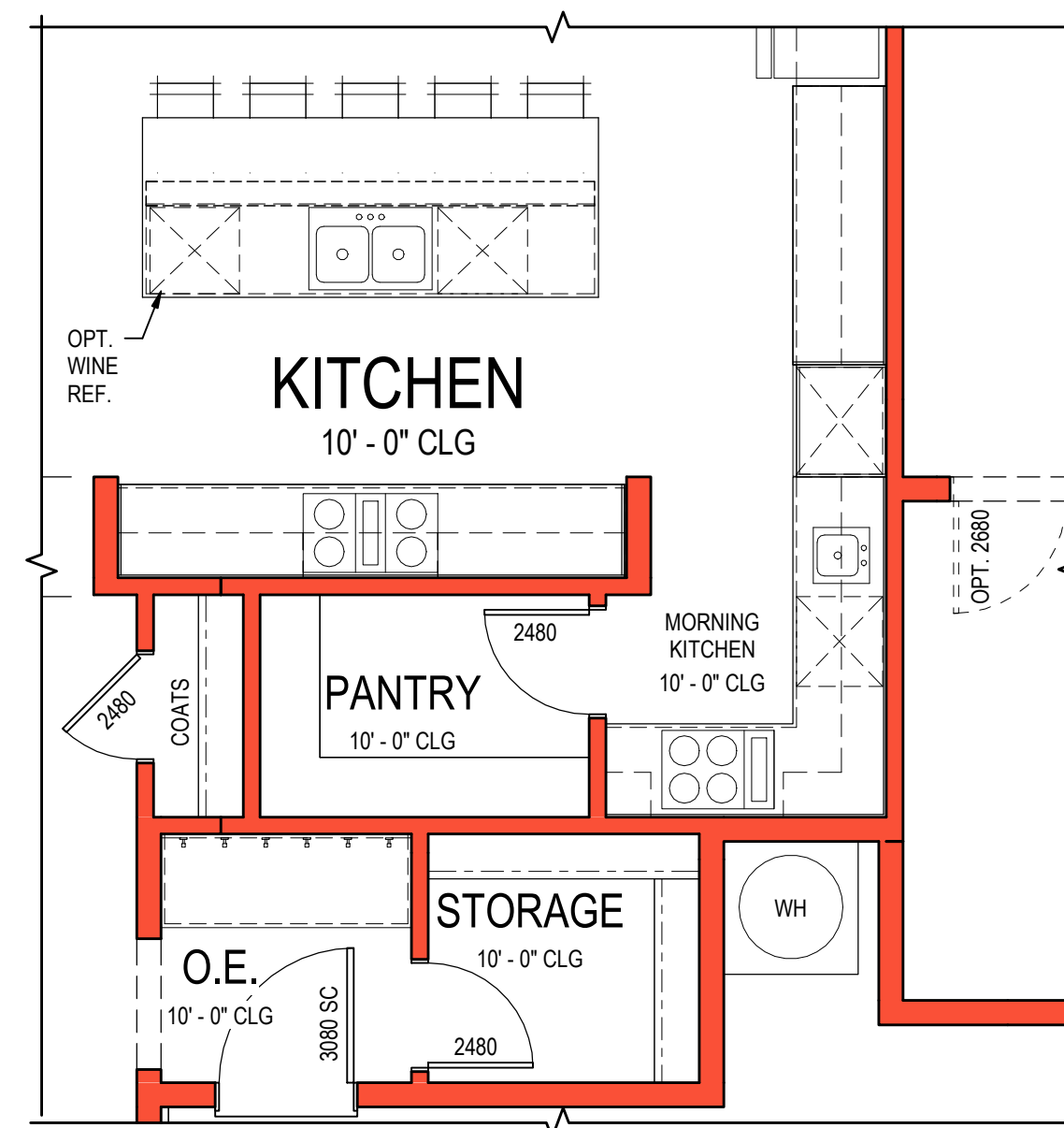
| PLAN 4 | |
|---------------------|---------|
| MAIN FLOOR LIVABLE | 2158 SF |
| UPPER FLOOR LIVABLE | 1794 SF |
| LIVABLE | 3952 SF |
| 3-CAR GARAGE | 739 SF |
| COVERED PATIO | 261 SF |
| PORCH | 223 SF |
| NON-LIVABLE | 1223 SF |
| PLAN 4 | 5175 SF |



Plan 4

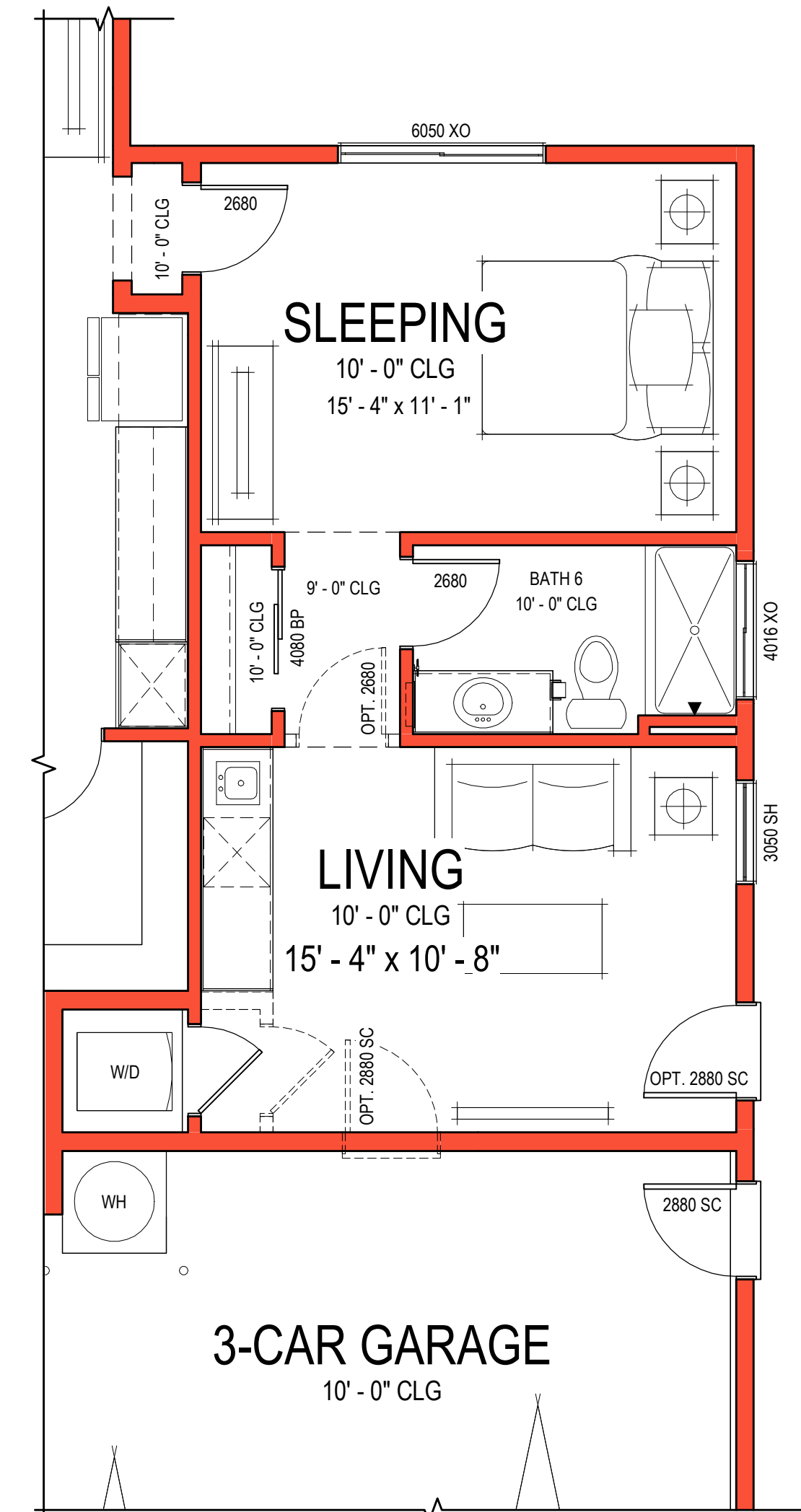
A4.5
BROADSTONE ESTATES
Folsom, California





**Opt. Morning Kitchen & Pantry
Partial Main Floor Plan**

SCALE: 1/4" = 1'-0"



**Opt. Home +
I.L.O. Game Room and Media
Partial Main Floor Plan**

SCALE: 1/4" = 1'-0"

| LOT COVERAGE CALCULATIONS | | | |
|--|-------------------|-------------------|-------------------------|
| LOT SIZE: 7,865 SQUARE FEET | PROPOSED | ALLOWABLE | 3-SIDED PATIO ALLOWABLE |
| LOT COVERAGE | 3,389 SQUARE FEET | 3,932 SQUARE FEET | 4,719 SQUARE FEET |
| LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6 FEET IN HEIGHT | (43.1%) | (50.0%) | (60.0%) |

| PLAN 4 | |
|---------------------------------|---------|
| OPT. MORNING KITCHEN AND PANTRY | 112 SF |
| OPT. HOME + | 476 SF |
| OPT. BEDROOM 6 | 233 SF |
| OPTIONAL LIVABLE | 821 SF |
| OPT. REAR BALCONY | 569 SF |
| OPTIONAL NON-LIVABLE | 569 SF |
| PLAN 4 OPTIONS | 1390 SF |

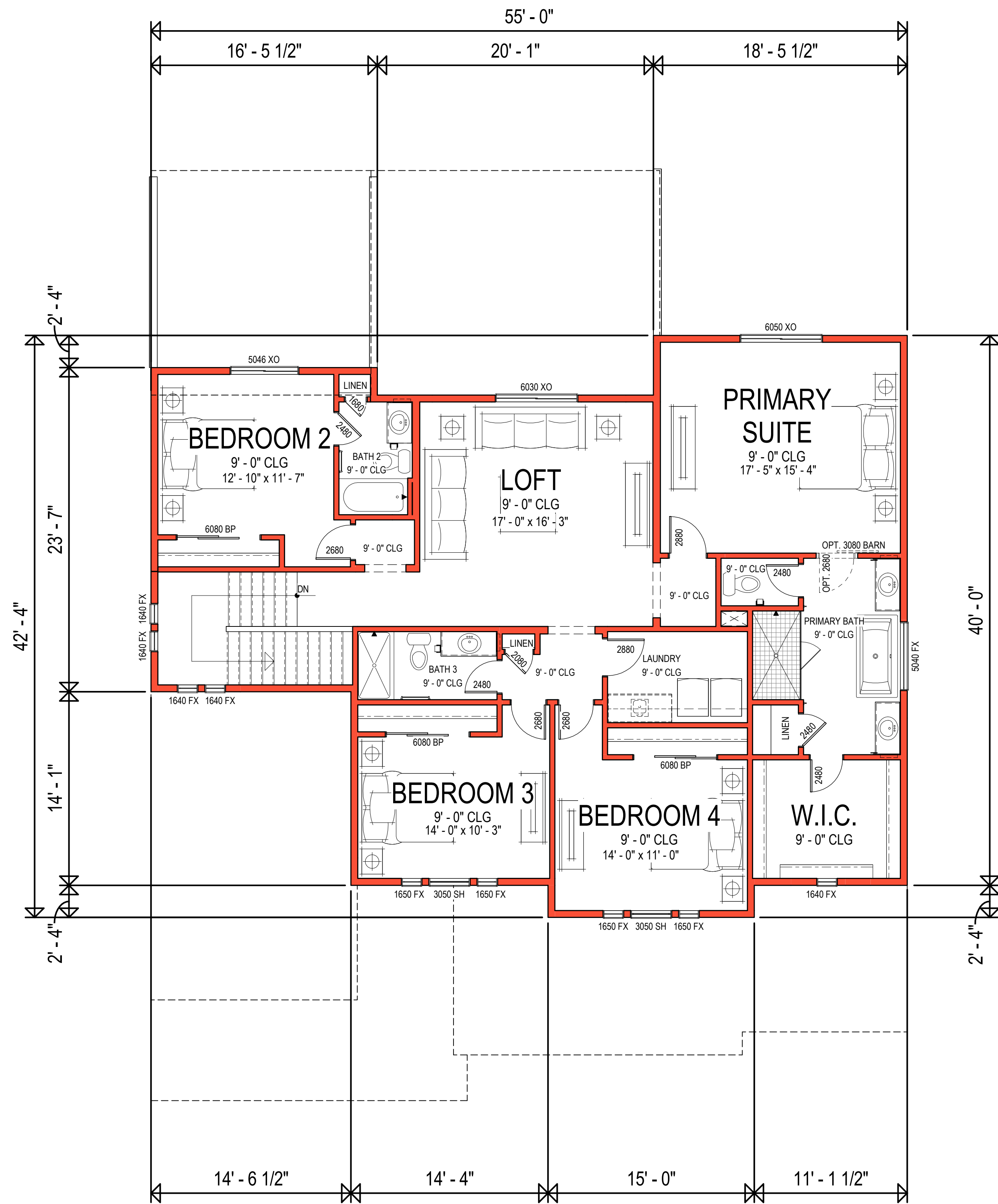
| PLAN 4 | |
|---------------------|---------|
| MAIN FLOOR LIVABLE | 2158 SF |
| UPPER FLOOR LIVABLE | 1794 SF |
| LIVABLE | 3952 SF |
| 3-CAR GARAGE | 739 SF |
| COVERED PATIO | 261 SF |
| PORCH | 223 SF |
| NON-LIVABLE | 1223 SF |
| PLAN 4 | 5175 SF |



Plan 4

A4.6
BROADSTONE ESTATES
Folsom, California





**Elevation B - Craftsman
Upper Floor Plan**

SCALE: 3/16" = 1'-0"

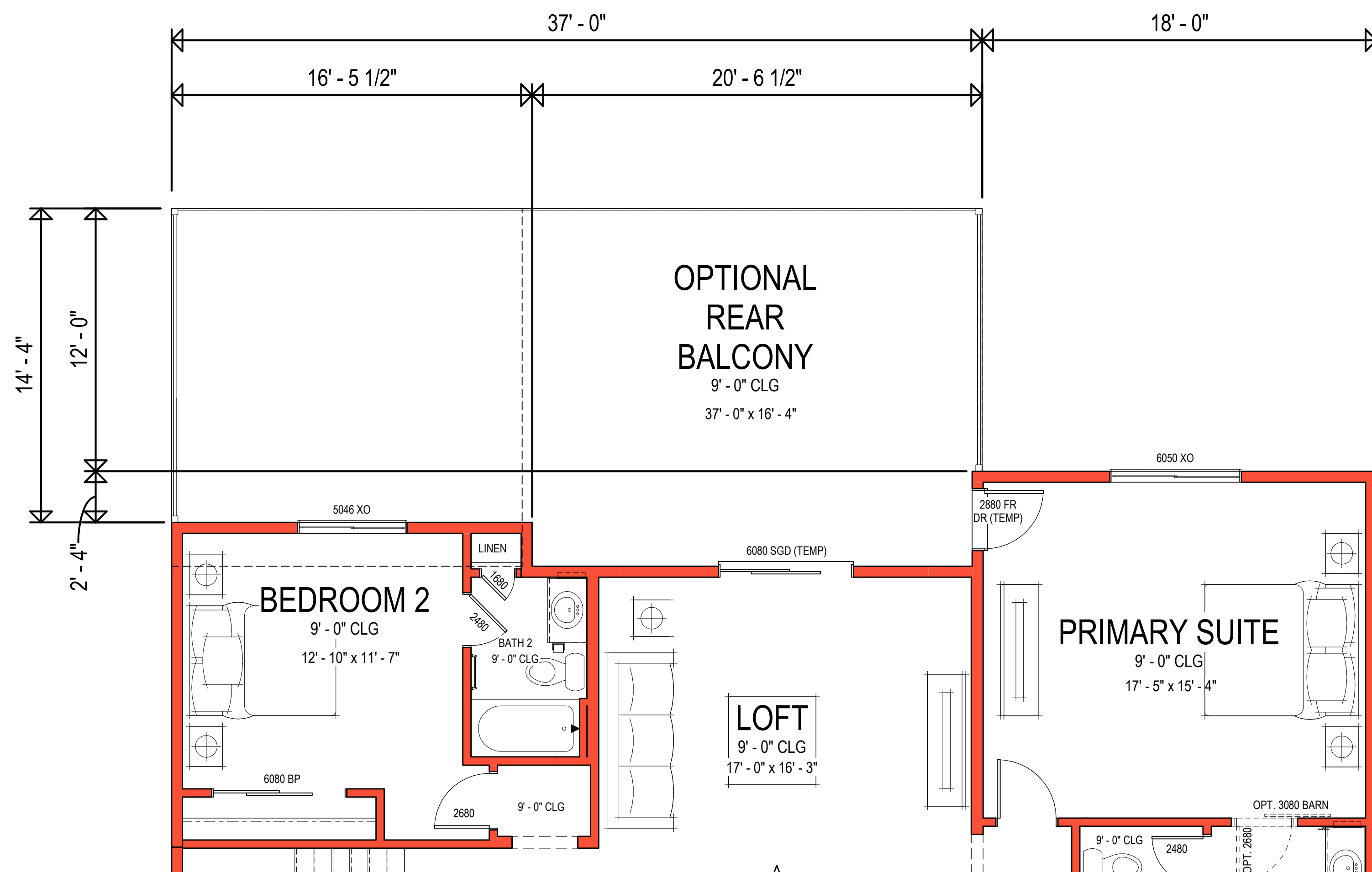
Plan 4

| PLAN 4 | |
|---------------------|---------|
| MAIN FLOOR LIVABLE | 2158 SF |
| UPPER FLOOR LIVABLE | 1794 SF |
| LIVABLE | 3952 SF |
| 3-CAR GARAGE | 739 SF |
| COVERED PATIO | 261 SF |
| PORCH | 223 SF |
| NON-LIVABLE | 1223 SF |
| PLAN 4 | 5175 SF |

| PLAN 4 | |
|---------------------------------|---------|
| OPT. MORNING KITCHEN AND PANTRY | 112 SF |
| OPT. HOME + | 476 SF |
| OPT. BEDROOM 6 | 233 SF |
| OPTIONAL LIVABLE | 821 SF |
| OPT. REAR BALCONY | 569 SF |
| OPTIONAL NON-LIVABLE | 569 SF |
| PLAN 4 OPTIONS | 1390 SF |

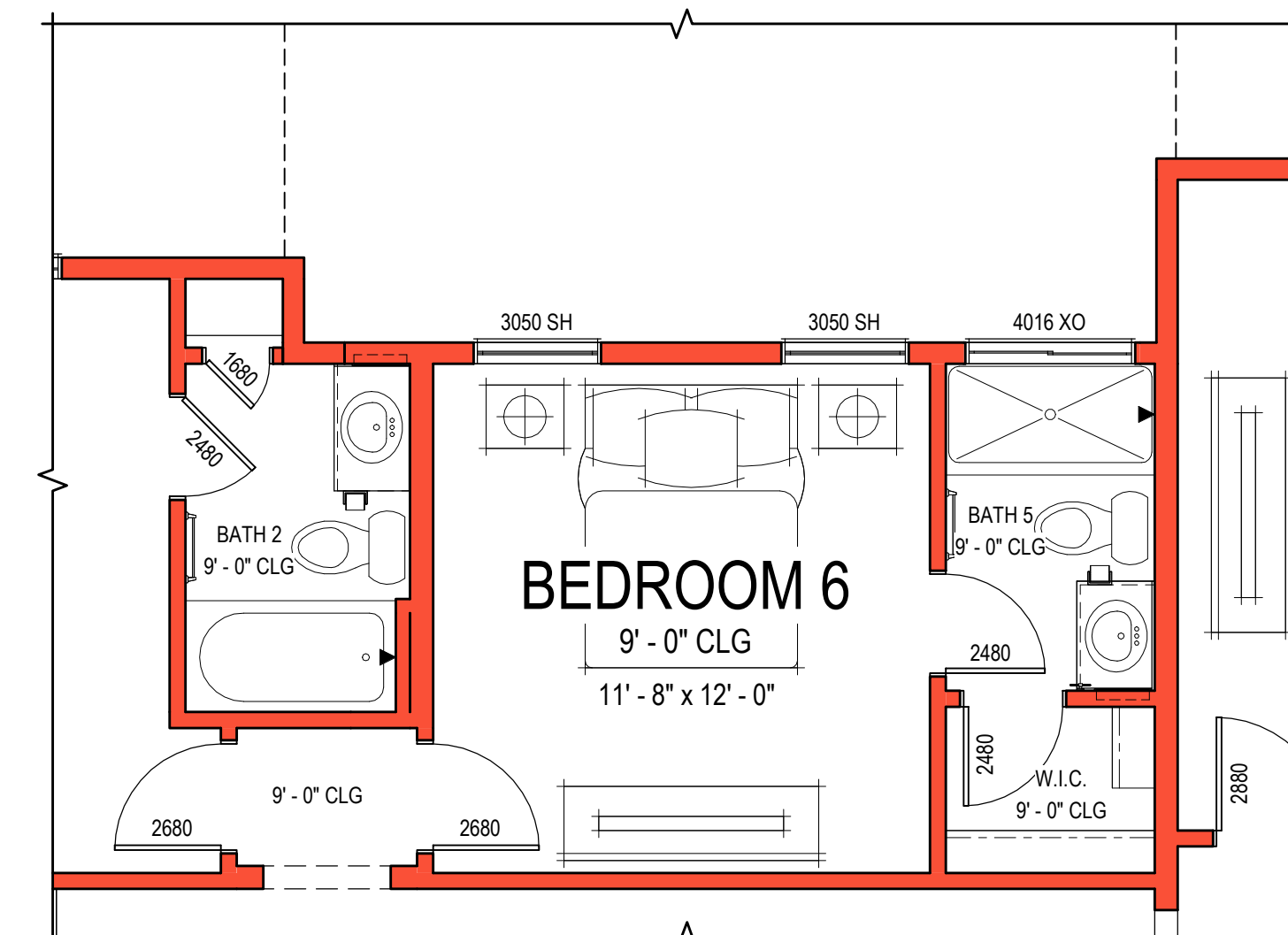
| LOT COVERAGE CALCULATIONS | | | |
|---|---------------------------|---------------------------|---------------------------|
| LOT SIZE: 7,865 SQUARE FEET | PROPOSED | ALLOWABLE | 3-SIDED PATIO ALLOWABLE |
| LOT COVERAGE | 3,389 SQUARE FEET (43.1%) | 3,932 SQUARE FEET (50.0%) | 4,719 SQUARE FEET (60.0%) |
| <small>LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6 FEET IN HEIGHT</small> | | | |





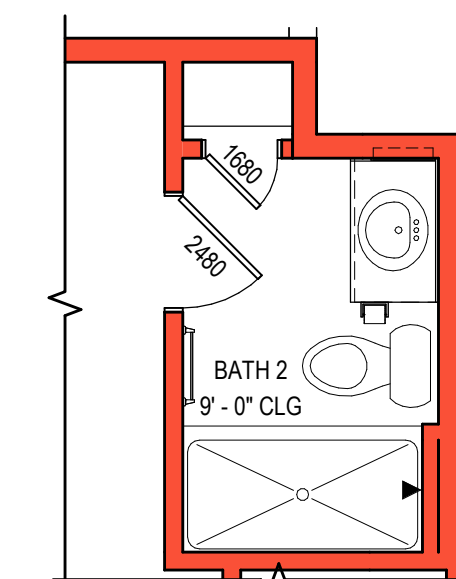
**Opt. Rear Balcony
Upper Floor Plan**

SCALE: 1/4" = 1'-0"



**Opt. Bedroom 7 I.L.O. Loft
Partial Upper Floor Plan**

SCALE: 1/4" = 1'-0"



**Opt. Bath 2 Shower I.L.O. Tub
Partial Upper Floor Plan**

SCALE: 1/4" = 1'-0"

| LOT COVERAGE CALCULATIONS | | | |
|---|-------------------|-------------------|-------------------------|
| LOT SIZE: 7,865 SQUARE FEET | PROPOSED | ALLOWABLE | 3-SIDED PATIO ALLOWABLE |
| LOT COVERAGE | 3,389 SQUARE FEET | 3,932 SQUARE FEET | 4,719 SQUARE FEET |
| <small>LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6 FEET IN HEIGHT</small> | (43.1%) | (50.0%) | (60.0%) |

| PLAN 4 | |
|---------------------------------|---------|
| OPT. MORNING KITCHEN AND PANTRY | 112 SF |
| OPT. HOME + | 476 SF |
| OPT. BEDROOM 6 | 233 SF |
| OPTIONAL LIVABLE | 821 SF |
| OPT. REAR BALCONY | 569 SF |
| OPTIONAL NON-LIVABLE | 569 SF |
| PLAN 4 OPTIONS | 1390 SF |

| PLAN 4 | |
|---------------------|---------|
| MAIN FLOOR LIVABLE | 2158 SF |
| UPPER FLOOR LIVABLE | 1794 SF |
| LIVABLE | 3952 SF |
| 3-CAR GARAGE | 739 SF |
| COVERED PATIO | 261 SF |
| PORCH | 223 SF |
| NON-LIVABLE | 1223 SF |
| PLAN 4 | 5175 SF |



Plan 4

A4.9
BROADSTONE ESTATES
Folsom, California



Attachment 9

Building Renderings
Dated September 14, 2023



PERSPECTIVE



PERSPECTIVE

Attachment 10

Street Scene Exhibit Dated September 14, 2023

BROADSTONE ESTATES

PROJECT INFORMATION

PROJECT NAME: BROADSTONE ESTATES
LOCATION: FOLSOM, CA

PROJECT TYPE: SINGLE FAMILY

OCCUPANCY GROUPS: R-3

TYPE OF CONSTRUCTION:

PROJECT TEAM

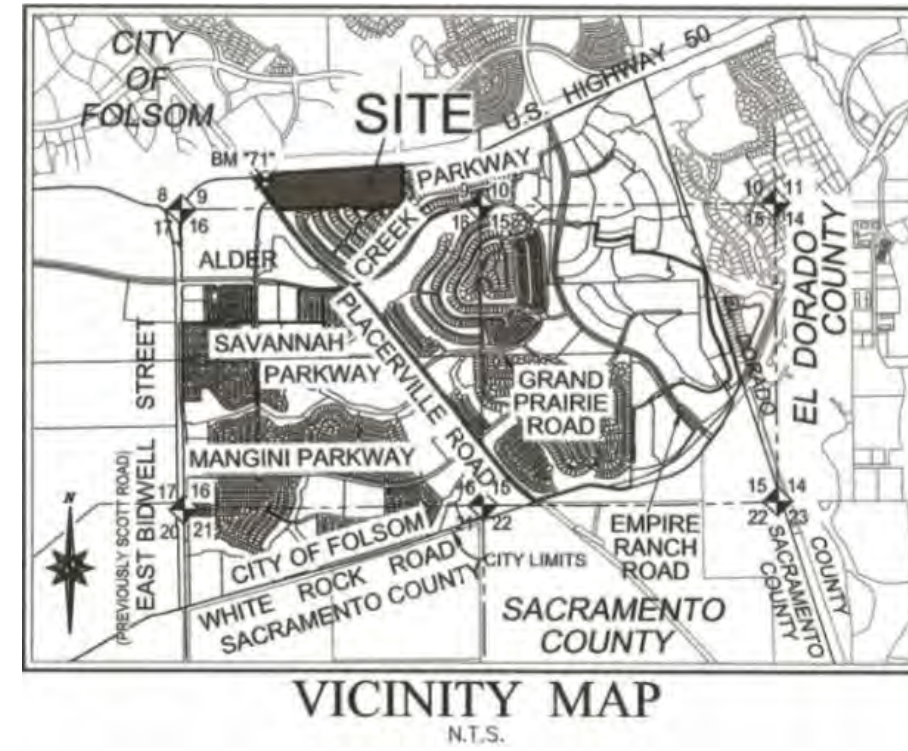
LOCAL JURISDICTION:
CITY OF FOLSOM
50 NATOMA ST.
FOLSOM, CA
916.461.6200

APPLICANT:
WOODSIDE HOMES
1130 IRON POINT #200
FOLSOM, CA 95630
CONTACT: MICHAEL LAFORTUNE -
michael.lafortune@woodsidehomes.com
916.790.7121

ARCHITECT:
BSB DESIGN, INC.
11211 GOLD COUNTRY BLVD., STE 101
GOLD RIVER, CA 95670
CONTACT: JOE PITZNER- jpitznr@bsbdesign.com
916.941.0990

CIVIL:
MACKAY & SOMPS
1025 CREEKSIDE DR, STE. 150
ROSEVILLE, CA 95678
CONTACT:
PHONE: 916.773.1189

LANDSCAPE:
ROACH + CAMPBELL
111 SCRIPPS DR.
SACRAMENTO, CA 95825
CONTACT: DAVID CAMPBELL
PHONE: 916.945.8003



SHEET INDEX

COVER SHEET:
A0.1 COVER SHEET, SHEET INDEX, PROJECT INFO

RENDERINGS:
A1.0 CONCEPTUAL 3D RENDERING

PLAN 1:
A1.1 ELEVATIONS - CALIFORNIA WINE COUNTRY
A1.2 ELEVATIONS - CALIFORNIA CRAFTSMAN
A1.3 ELEVATIONS - CALIFORNIA PRAIRIE
A1.4 FLOOR PLANS - 'A' ELEVATION
A1.5 FLOOR PLANS - 'B' & 'C' ELEVATIONS
A1.6 FLOOR PLANS - OPTIONS
A1.7 FLOOR PLANS - OPTIONS
A1.8 FLOOR PLANS - OPTIONS

PLAN 2:
A2.1 ELEVATIONS - CALIFORNIA WINE COUNTRY
A2.2 ELEVATIONS - CALIFORNIA CRAFTSMAN
A2.3 ELEVATIONS - CALIFORNIA MONTEREY
A2.4 FLOOR PLANS - MAIN FLOOR - 'A' ELEVATION
A2.5 FLOOR PLANS - MAIN FLOOR - 'B' & 'D' ELEVATIONS
A2.6 FLOOR PLANS - MAIN FLOOR - OPTIONS
A2.7 FLOOR PLANS - MAIN FLOOR - OPTIONS
A2.8 FLOOR PLANS - UPPER FLOOR - 'A' ELEVATION
A2.9 FLOOR PLANS - UPPER FLOOR - 'B' & 'D' ELEVATIONS
A2.10 FLOOR PLANS - UPPER FLOOR - OPTIONS

PLAN 3 :
A3.1 ELEVATIONS - CALIFORNIA WINE COUNTRY
A3.2 ELEVATIONS - CALIFORNIA CRAFTSMAN
A3.3 ELEVATIONS - CALIFORNIA PRAIRIE
A3.4 FLOOR PLANS - MAIN FLOOR - 'A' ELEVATION
A3.5 FLOOR PLANS - MAIN FLOOR - 'B' & 'C' ELEVATIONS
A3.6 FLOOR PLANS - MAIN FLOOR - OPTIONS
A3.7 FLOOR PLANS - UPPER FLOOR - 'A' ELEVATION
A3.8 FLOOR PLANS - UPPER FLOOR - 'B' & 'C' ELEVATIONS
A3.9 FLOOR PLANS - UPPER FLOOR - OPTIONS

PLAN 4 :
A4.1 ELEVATIONS - CALIFORNIA CRAFTSMAN
A4.2 ELEVATIONS - CALIFORNIA SPANISH COLONIAL REVIVAL
A4.3 ELEVATIONS - CALIFORNIA VILLA
A4.4 FLOOR PLANS - MAIN FLOOR - 'B' ELEVATION
A4.5 FLOOR PLANS - MAIN FLOOR - 'E' & 'F' ELEVATIONS
A4.6 FLOOR PLANS - MAIN FLOOR - OPTIONS
A4.7 FLOOR PLANS - UPPER FLOOR - 'B' ELEVATION
A4.8 FLOOR PLANS - UPPER FLOOR - 'E' & 'F' ELEVATIONS
A4.9 FLOOR PLANS - UPPER FLOOR - OPTIONS



TYPICAL STREETSCAPE



TYPICAL STREETSCAPE



COVER SHEET

BROADSTONE ESTATES
Folsom, CA



Attachment 11

Color and Materials Exhibit Dated September 14, 2023

BROADSTONE ESTATES

FOLSOM, CALIFORNIA

EXTERIOR COLOR AND MATERIALS BOOKLET

SEPTEMBER 14, 2023

WOODSIDE HOMES BROADSTONE ESTATES SEPTEMBER 14, 2023

CALIFORNIA WINE COUNTRY | PALETTE 1 - PLAN 1

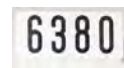
ROOF

(WESTLAKE ROYAL ROOFING SOLUTIONS/ CONCRETE TILE / BARCELONA 900 /GRAPHITE FINISH)



WINDOWS

(AVANTI VINYL FRAME WHITE FINISH)



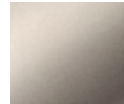
ADDRESS LIGHT

(AERO-LITE 4" LED ADDRESS SIGN PLHN4WLED WHITE FINISH)



EXTERIOR LIGHT

(PROGRESS LIGHTING P560166-031 CARDIFF COLLECTION BLACK FINISH)



DOOR HARDWARE

(KWIKSET SATIN NICKEL)

STUCCO BODY

(PPG PAINT WITH STUCCO SUBSTRATE / SYNCHRONICITY / PPG1021-2/ 57 LRV / 4-22 PERMA-CRETE EXTERIOR FLAT FINISH)



STONE WALL

(ELDORADO / CYPRESS RIDGE / ORCHARD FINISH)



TRIM, COLUMNS & FASCIA

(PPG PAINT WITH STUCCO SUBSTRATE / CHOCOLATE RIPPLE / PPG1078-7 / 13 LRV / 6-900 SPEED HIDE SEMI-GLOSS FINISH)



FRONT DOOR COLOR

(THERMA-TRU-SMOOTH STAR / PPG PAINTS / SWEET SPICEBERRY/ PPG1059-7 / 8 LRV / 6-900 SPEED HIDE SEMI-GLOSS FINISH)



GARAGE DOOR COLOR

(CLOPAY GALLERY STEEL - SHORT PANEL / PPG PAINTS / SMOKEY SLATE / PPG1028-4 / 34 LRV / 6-900 SPEEDHIDE SEMI-GLOSS FINISH)



WOODSIDE HOMES BROADSTONE ESTATES SEPTEMBER 14, 2023

CALIFORNIA WINE COUNTRY | PALETTE 2 - PLAN 2

ROOF

(WESTLAKE ROYAL ROOFING SOLUTIONS/ CONCRETE TILE / BARCELONA 900 /CHARLESTON FINISH)



STUCCO BODY

(PPG PAINT WITH STUCCO SUBSTRATE/ MOTH GRAY/ PPG1024-4/ 58 LRV / 4-22 PERMA-CRETE EXTERIOR FLAT FINISH)



STONE WALL

(ELDORADO / FIELDLEGE / VENETO FINISH)



TRIM, COLUMNS & FASCIA

(PPG PAINT WITH STUCCO SUBSTRATE / GROUND COFFEE/ PPG1076-7 / 9 LRV / 6-900 SPEED HIDE SEMI-GLOSS FINISH)



FRONT DOOR COLOR

(THERMA-TRU FRONT LINE SMOOTH / PPG PAINTS / DARK AS NIGHT / PPG14-05 / 6 LRV / 6-900 SPEED HIDE SEMI-GLOSS FINISH)



GARAGE DOOR COLOR

(CLOPAY GALLERY STEEL - SHORT PANEL / PPG PAINTS / DARK AS NIGHT / PPG14-05 / 6 LRV / 6-900 SPEED HIDE SEMI-GLOSS FINISH)



WINDOWS

(AVANTI VINYL FRAME WHITE FINISH)



6380

ADDRESS LIGHT

(AERO-LITE 4" LED ADDRESS SIGN PLHN4WLED WHITE FINISH)

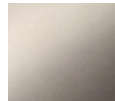


EXTERIOR LIGHT

(PROGRESS LIGHTING P560166-031 CARDIFF COLLECTION BLACK FINISH)

DOOR HARDWARE

(KWIKSET SATIN NICKEL)



SHUTTERS

(PPG PAINT WITH WOOD SUBSTRATE PPG14-05 DARK AS NIGHT 6 LRV 6-900 SPEED HIDE SEMI-GLOSS FINISH)



WOODSIDE HOMES BROADSTONE ESTATES SEPTEMBER 14, 2023

CALIFORNIA WINE COUNTRY | PALETTE 3 - PLAN 3

ROOF
(WESTLAKE ROYAL ROOFING SOLUTIONS/ CONCRETE TILE / BARCELONA 900 /SMOKEY TOPAZ FINISH)

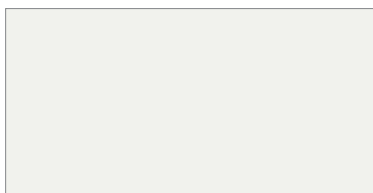


WINDOWS
(AVANTI VINYL FRAME WHITE FINISH)

6380

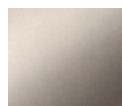
ADDRESS LIGHT
(AERO-LITE 4" LED ADDRESS SIGN PLHN4WLED WHITE FINISH)

STUCCO BODY
(PPG PAINT WITH STUCCO SUBSTRATE / DELICATE WHITE / PPG1001-1/ 88 LRV / 4-22 PERMA-CRETE EXTERIOR FLAT FINISH)



EXTERIOR LIGHT
(PROGRESS LIGHTING P560166-031 CARDIFF COLLECTION BLACK FINISH)

STONE WALL
(ELDORADO / CLIFFSTONE / MONTECITO FINISH)



DOOR HARDWARE
(KWIKSET SATIN NICKEL)

TRIM, COLUMNS & FASCIA
(PPG PAINT WITH STUCCO SUBSTRATE / AFTERNOON TEA /PPG1023-7/ 7 LRV / 6-900 SPEED HIDE SEMI-GLOSS FINISH)



SHUTTERS
(PPG PAINT WITH WOOD SUBSTRATE PPG1023-5 STONE GRAY 30 LRV 6-900 SPEED HIDE SEMI-GLOSS FINISH)

FRONT DOOR COLOR
(THERMA-TRU FRONT LINE SMOOTH / PPG PAINTS / STONE GRAY/ PPG1023-5 / 30 LRV / 6-900 SPEED HIDE SEMI-GLOSS FINISH)



GARAGE DOOR COLOR
(CLOPAY GALLERY STEEL - SHORT PANEL / PPG PAINTS / STONE GRAY/ PPG1023-5 / 30 LRV / 6-900 SPEED HIDE SEMI-GLOSS FINISH)

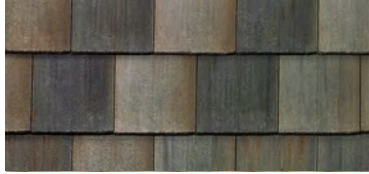


WOODSIDE HOMES BROADSTONE ESTATES SEPTEMBER 14, 2023

CALIFORNIA CRAFTSMAN | PALETTE 1 - PLAN 1

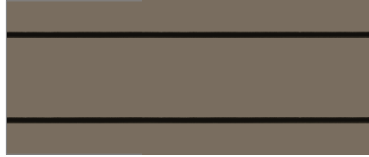
ROOF

(WESTLAKE ROYAL ROOFING SOLUTIONS/ CONCRETE TILE / SAXONY 900 SLATE /APPALACIAN BLEND FINISH)



SIDING

(LAP SIDING SMOOTH / PPG1025-6 SLEEPING GIANT / 4-22 PERMA-CRETE EXTERIOR FLAT FINISH)



STUCCO BODY

(PPG PAINT WITH STUCCO SUBSTRATE/ NAVAJO SAND/ 40YY 69/112/ 69 LRV / 4-22 PERMA-CRETE EXTERIOR FLAT FINISH)



STONE WALL

(ELDORADO / CLIFFSTONE / WHITEBARK FINISH)



TRIM, COLUMNS & FASCIA

(PPG PAINT WITH STUCCO SUBSTRATE / COFFEE HOUSE/ PPG1077-7 / 11 LRV / 6-900 SPEED HIDE SEMI-GLOSS FINISH)



FRONT DOOR COLOR

(THERMA-TRU FRONT LINE SMOOTH / PPG PAINTS / STONE'S THROW / PPG1008-7 / 11LRV / 6-900 SPEED HIDE SEMI-GLOSS FINISH)



GARAGE DOOR COLOR

(CLOPAY GALLERY STEEL - COACHMAN DESIGN 21 / PPG PAINTS / STONE'S THROW / PPG1008-7 / 11LRV / 6-900 SPEED HIDE SEMI-GLOSS FINISH)



WINDOWS

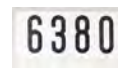
(AVANTI VINYL FRAME WHITE FINISH)



6380

ADDRESS LIGHT

(AERO-LITE 4" LED ADDRESS SIGN PLHN4WLED WHITE FINISH)



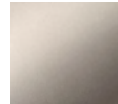
EXTERIOR LIGHT

(PROGRESS LIGHTING P560166-031 CARDIFF COLLECTION BLACK FINISH)





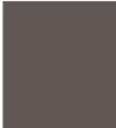
DOOR HARDWARE

(KWIKSET SATIN NICKEL)



WOODSIDE HOMES BROADSTONE ESTATES SEPTEMBER 14, 2023

CALIFORNIA CRAFTSMAN | PALETTE 2 - PLAN 2

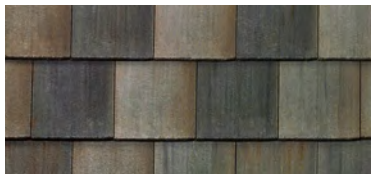
| | | |
|--|--|---|
| <p>ROOF (WESTLAKE ROYAL ROOFING SOLUTIONS/ CONCRETE TILE / SAXONY 900 SLATE /APPALACIAN BLEND FINISH)</p> | | <p>WINDOWS (AVANTI VINYL FRAME WHITE FINISH)</p> |
| <p>SIDING (LAP SIDING SMOOTH / PPG1126-4 SIDE KICK 53 LRV / 4-22 PERMA-CRETE EXTERIOR FLAT FINISH)</p> | | <p>6380 ADDRESS LIGHT (AERO-LITE 4" LED ADDRESS SIGN PLHN4WLED WHITE FINISH)</p> |
| <p>STUCCO BODY (PPG PAINT WITH STUCCO SUBSTRATE/ PRAIRIE WINDS/ PPG1111-1 / 79 LRV / 4-22 PERMA-CRETE EXTERIOR FLAT FINISH)</p> | | <p> EXTERIOR LIGHT (PROGRESS LIGHTING P560110-020 BOXWOOD COLLECTION BLACK FINISH)</p> |
| <p>STONE WALL (ELDORADO / CUT COARSE STONE / SEASHELL FINISH)</p> | | <p> DOOR HARDWARE (KWIKSET SATIN NICKEL)</p> |
| <p>TRIM, COLUMNS & FASCIA (PPG PAINT WITH STUCCO SUBSTRATE / PRAIRIE WINDS/ PPG1111-1 / 79 LRV / 6-900 SPEED HIDE SEMI-GLOSS FINISH)</p> | | <p> CORBELS (PPG PAINT WITH WOOD SUBSTRATE PPG1007-7 BARK 10 LRV 6-900 SPEED HIDE SEMI-GLOSS FINISH)</p> |
| <p>FRONT DOOR COLOR (THERMA-TRU FRONT LINE SMOOTH / PPG PAINTS / BARK/ PPG1007-7 / 10 LRV / 6-900 SPEED HIDE SEMI-GLOSS FINISH)</p> | | |
| <p>GARAGE DOOR COLOR (CLOPAY GALLERY STEEL - COACHMAN DESIGN 21 / PPG PAINTS / BARK/ PPG1007-7 / 10 LRV / 6-900 SPEED HIDE SEMI-GLOSS FINISH)</p> | | |

WOODSIDE HOMES BROADSTONE ESTATES SEPTEMBER 14, 2023

CALIFORNIA CRAFTSMAN | PALETTE 3 - PLAN 3

ROOF

(WESTLAKE ROYAL ROOFING SOLUTIONS/ CONCRETE TILE / SAXONY 900 SLATE /APPALACIAN BLEND FINISH)



SIDING

(LAP SIDING SMOOTH / PHANTOM / PPG1036-6 / 18 LRV / 4-22 PERMA-CRETE EXTERIOR FLAT FINISH)



SIDING

(BOARD & BATTEN SMOOTH / PPG PAINT / DELICATE WHITE / PPG1001-1 / 88 LRV / 4-22 PERMA-CRETE EXTERIOR FLAT FINISH)



STUCCO BODY

(PPG PAINT WITH STUCCO SUBSTRATE/ PACHYDERM / PPG1039-4 / 31 LRV / 4-22 PERMA-CRETE EXTERIOR FLAT FINISH)



TRIM, SHUTTERS & FASCIA

(PPG PAINT WITH STUCCO SUBSTRATE / PPG PAINT / DELICATE WHITE / PPG1001-1 / 88 LRV / 6-900 SPEED HIDE SEMI-GLOSS FINISH)



FRONT DOOR COLOR

(THERMA-TRU FRONT LINE SMOOTH / PPG PAINTS / SLIPPERY STONE / PPG1080-7 / 16 LRV / 6-900 SPEED HIDE SEMI-GLOSS FINISH)



GARAGE DOOR COLOR

(CLOPAY GALLERY STEEL - COACHMAN DESIGN 21 / PPG PAINTS / SLIPPERY STONE / PPG1080-7 / 16 LRV / 6-900 SPEED HIDE SEMI-GLOSS FINISH)



WINDOWS

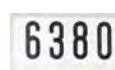
(AVANTI VINYL FRAME WHITE FINISH)



6380

ADDRESS LIGHT

(AERO-LITE 4" LED ADDRESS SIGN PLHN4WLED WHITE FINISH)



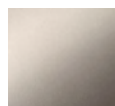
EXTERIOR LIGHT

(PROGRESS LIGHTING P560110-020 BOXWOOD COLLECTION BLACK FINISH)



DOOR HARDWARE

(KWIKSET SATIN NICKEL)



WOODSIDE HOMES BROADSTONE ESTATES SEPTEMBER 14, 2023

CALIFORNIA CRAFTSMAN | PALETTE 4 - PLAN 4

ROOF

(WESTLAKE ROYAL ROOFING SOLUTIONS/ CONCRETE TILE / SAXONY 900 SLATE / APPALACHIAN BLEND)



WINDOWS

AVANTI VINYL FRAME
WHITE FINISH

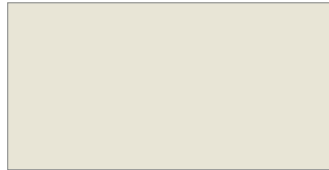
6380

ADDRESS LIGHT

AERO-LITE
4" LED ADDRESS SIGN PLHN4WLED
WHITE FINISH

STUCCO BODY

(PPG PAINTS/ OFF WHITE / PPG1024-1/ 76 LRV / 4-22 PERMA-CRETE EXTERIOR FLAT FINISH)

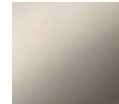


EXTERIOR LIGHT

PROGRESS LIGHTING
P560110-020 BOXWOOD COLLECTION
BLACK FINISH

LAP SIDING

(JAMES HARDIE / HARDIE PLANK LAP SIDING SMOOTH / PPG PAINTS / NEVERGREEN / PPG1031-6/ 13 LRV / 4-22 PERMA-CRETE EXTERIOR FLAT FINISH)



DOOR HARDWARE

KWIKSET
SATIN NICKEL

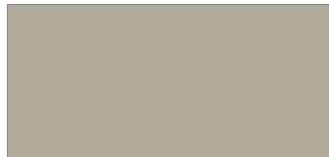
COLUMNS, TRIM & FASCIA

(PPG PAINTS / TORTUGA / PPG1032-5 / 22 LRV/ 4-22 PERMA-CRETE EXTERIOR FLAT FINISH)



GARAGE DOOR COLOR

(CLOPAY / GALLERY STEEL - COACHMAN DESIGN 21 PPG1032-3 OLIVE IT / 40 LRV / 6-900 SPEED HIDE SEMI-GLOSS FINISH)



FRONT & GARAGE DOOR COLOR

(THERMATRU FRONT LINE SMOOTH PPG1032-3 OLIVE IT / 40 LRV / 6-900 SPEED HIDE SEMI-GLOSS FINISH)



STONE VENEER

(EL DORADO / CUT COARSE STONE / MADRONA FINISH)



WOODSIDE HOMES BROADSTONE ESTATES SEPTEMBER 14, 2023

CALIFORNIA PRAIRIE | PALETTE 1 - PLAN 1

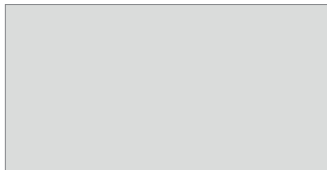
ROOF

(WESTLAKE ROYAL ROOFING SOLUTIONS/ CONCRETE TILE / SAXONY 900 SLATE / APPALACIAN BLEND)



STUCCO BODY

(PPG PAINTS/ THIN ICE / PPG1001-3/ 70 LRV / 4-22 PERMA-CRETE EXTERIOR FLAT FINISH)



LAP SIDING

(JAMES HARDIE / HARDIE PLANK LAP SIDING SMOOTH / PPG PAINTS / FLAGSTONE / PPG 1001-4/ 6 LRV / 4-22 PERMA-CRETE EXTERIOR FLAT FINISH)



TRIM & FASCIA

(PPG PAINTS / DOVER GRAY/ PPG1001-5 / 23 LRV, / 4-22 PERMA-CRETE EXTERIOR FLAT FINISH)



GARAGE DOOR COLOR

(CLOPAY / GALLERY STEEL - LONG PANEL PPG1001-6 / KNIGHTS ARMOR / 11 LRV / 6-900 SPEED HIDE SEMI-GLOSS FINISH)



FRONT COLOR

(THERMATRU FRONT LINE SMOOTH PPG1001-6 / KNIGHTS ARMOR 11 LRV / 6-900 SPEED HIDE SEMI-GLOSS FINISH)



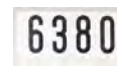
STONE VENEER

(EL DORADO / CUT COARSE STONE/ SEASHELL FINISH)



WINDOWS

AVANTI VINYL FRAME WHITE FINISH



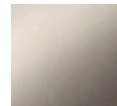
ADDRESS LIGHT

AERO-LITE 4" LED ADDRESS SIGN PLHN4WLED WHITE FINISH



EXTERIOR LIGHT

PROGRESS LIGHTING P5610-31 ENDICOTT COLLECTION BLACK FINISH



DOOR HARDWARE

KWIKSET SATIN NICKEL

WOODSIDE HOMES BROADSTONE ESTATES SEPTEMBER 14, 2023

CALIFORNIA PRAIRIE | PALETTE 2 - PLAN 3

ROOF

(WESTLAKE ROYAL ROOFING SOLUTIONS/ CONCRETE TILE / SAXONY 900 SLATE / APPALACHIAN BLEND)

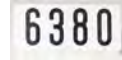
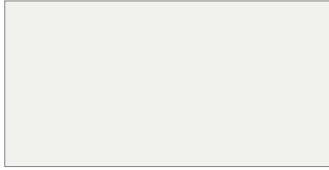


WINDOWS

AVANTI VINYL FRAME
WHITE FINISH

STUCCO BODY

(PPG PAINTS/ DELICATE WHITE / PPG1001-1/ 88 LRV / 4-22 PERMA-CRETE EXTERIOR FLAT FINISH)



ADDRESS LIGHT

AERO-LITE
4" LED ADDRESS SIGN PLHN4WLED
WHITE FINISH

LAP SIDING

(JAMES HARDIE / HARDIE PLANK LAP SIDING SMOOTH / PPG PAINTS / BURGUNDY WINE / PPG1053-7 / 6 LRV / 4-22 PERMA-CRETE EXTERIOR FLAT FINISH)

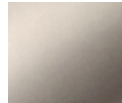


EXTERIOR LIGHT

PROGRESS LIGHTING
P5610-31 ENDICOTT COLLECTION
BLACK FINISH

SHUTTER, TRIM & FASCIA

(PPG PAINTS / BLACK MAGIC / PPG1001-7 / 4 LRV / 4-22 PERMA-CRETE EXTERIOR FLAT FINISH)



DOOR HARDWARE

KWIKSET
SATIN NICKEL

GARAGE DOOR COLOR

(CLOPAY / GALLERY STEEL - LONG PANEL / PPG1007-7 / BARK / 10 LRV / 6-900 SPEED HIDE SEMI-GLOSS FINISH)



FRONT DOOR COLOR

(THERMATRU FRONT LINE SMOOTH / PPG1007-7 / BARK / 10 LRV / 6-900 SPEED HIDE SEMI-GLOSS FINISH)



STONE VENEER

(EL DORADO / CUT COARSE STONE / CANNONMADE FINISH)



WOODSIDE HOMES BROADSTONE ESTATES SEPTEMBER 14, 2023

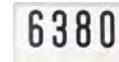
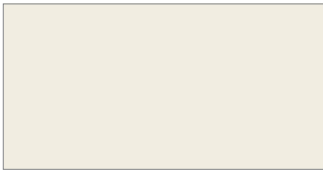
MONTEREY | PALETTE 1 - PLAN 2

ROOF
(WESTLAKE ROYAL ROOFING SOLUTIONS/ CONCRETE TILE / SAXONY 900 SLATE / TESORO BLEND FINISH)



WINDOWS
AVANTI VINYL FRAME
WHITE FINISH

STUCCO BODY
(PPG PAINTS/ CANDLELIT BEIGE / PPG1207-1/ 85 LRV / 4-22 PERMA-CRETE EXTERIOR FLAT FINISH)



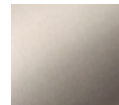
ADDRESS LIGHT
AERO-LITE
4" LED ADDRESS SIGN PLHN4WLED
WHITE FINISH

COLUMNS, TRIM & FASCIA
(PPG PAINTS / COCOA PECAN / PPG1084-6 / 21 LRV / 4-22 PERMA-CRETE EXTERIOR FLAT FINISH)



EXTERIOR LIGHT
PROGRESS LIGHTING
P6078 - LED EAST HAVEN
BLACK FINISH

GARAGE DOOR COLOR
(CLOPAY / GALLERY STEEL - LONG PANEL / PPG1039-3 / MIRROR MIRROR / 43 LRV / 6-900 SPEED HIDE SEMI-GLOSS FINISH)



DOOR HARDWARE
KWIKSET
SATIN NICKEL

FRONT DOOR COLOR
(THERMATRU FRONT LINE SMOOTH PPG1039-3 MIRROR MIRROR / 43 LRV / 6-900 SPEED HIDE SEMI-GLOSS FINISH)



SHUTTERS
PPG PAINT WITH WOOD SUBSTRATE / PPG1039-3 MIRROR MIRROR / 43 LRV / 6-900 SPEED HIDE SEMI-GLOSS FINISH

WOODSIDE HOMES BROADSTONE ESTATES SEPTEMBER 14, 2023

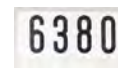
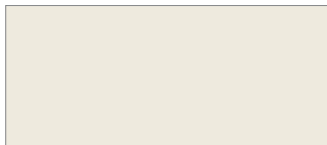
SPANISH COLONIAL REVIVAL | PALETTE 1 - PLAN 4

ROOF
(WESTLAKE ROYAL ROOFING SOLUTIONS/ CONCRETE TILE / BARCALONA 900 / SMOKEY TOPAZ)



WINDOWS
AVANTI VINYL FRAME
WHITE FINISH

STUCCO BODY
(PPG PAINTS/ HORSERADISH / PPG1086-1 / 81 LRV / 4-22 PERMA-CRETE EXTERIOR FLAT FINISH)



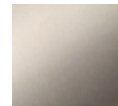
ADDRESS LIGHT
AERO-LITE
4" LED ADDRESS SIGN PLHN4WLED
WHITE FINISH

COLUMN, TRIM & FASCIA
(PPG PAINTS / HOT STONE / PPG1007-4 / 40 LRV / 4-22 PERMA-CRETE EXTERIOR FLAT FINISH)



EXTERIOR LIGHT
PROGRESS LIGHTING
P6071 EDITION
BLACK FINISH

FRONT DOOR COLOR
(THERMATRU FRONT LINE SMOOTH / PPG1062-7 WARM WASSAIL / 10 LRV / 6-900 SPEED HIDE SEMI-GLOSS FINISH)



DOOR HARDWARE
KWIKSET
SATIN NICKEL

GARAGE DOOR COLOR
(CLOPAY GALLERY STEEL - LONG PANEL / PPG1062-7 WARM WASSAIL / 10 LRV / 6-900 SPEED HIDE SEMI-GLOSS FINISH)



SHUTTERS
PPG PAINT WITH WOOD SUBSTRATE / PPG1062-7 WARM WASSAIL / 10 LRV / 6-900 SPEED HIDE SEMI-GLOSS FINISH

TILE
(DAL TILE / QUARTETTO / WARM PETALO / MATTE FINISH 8"X8"X3/8")



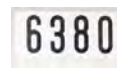
WOODSIDE HOMES BROADSTONE ESTATES SEPTEMBER 14, 2023

CALIFORNIA VILLA | PALETTE 1 - PLAN 4

ROOF
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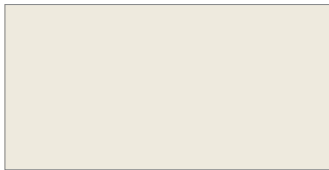


WINDOWS
AVANTI VINYL FRAME
WHITE FINISH



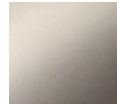
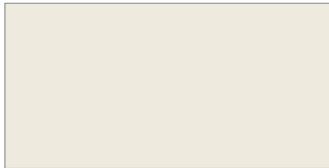
ADDRESS LIGHT
AERO-LITE
4" LED ADDRESS SIGN PLHN4WLED
WHITE FINISH

STUCCO BODY
(PPG PAINTS/ HORSERADISH/ PPG1086-1/ 81 LRV / 4-22 PERMA-CRETE EXTERIOR FLAT FINISH)



EXTERIOR LIGHT
PROGRESS LIGHTING
P560032 CREIGHTON ONE LIGHT
WALL LANTERN
BLACK FINISH

COLUMNS
(PPG PAINTS/ HORSERADISH/ PPG1086-1/ 81 LRV / 6-900 SPEED HIDE SEMI GLOSS)



DOOR HARDWARE
KWIKSET
SATIN NICKEL

TRIM & FASCIA
(PPG PAINTS / GREYHOUND / PPG1008-3 / 41 LRV / 4-22 PERMA-CRETE EXTERIOR FLAT FINISH)



GARAGE DOOR COLOR
(CLOPAY GALLERY STEEL - LONG PANEL PPG1001-7 / BLACK MAGIC / 4 LRV / 6-900 SPEED HIDE SEMI-GLOSS FINISH)



FRONT DOOR COLOR
(THERMATRU FRONT LINE SMOOTH PPG1001-7 / BLACK MAGIC / 4 LRV / 6-900 SPEED HIDE SEMI-GLOSS FINISH)



Attachment 12

Russell Ranch/Broadstone Estates Design Guidelines

4.4 ARCHITECTURAL GUIDELINES

The concept, inspiration, and vision for Russell Ranch is one of a distinctively California village with a unique and compelling design character derived from successful landmark neighborhoods throughout California.

Russell Ranch presents a cohesive collection of nine architectural styles, which will create a diverse and eclectic streetscape through massing and form, material and color, and detailing. The variety of styles will animate and activate the streetscape, creating a dynamic and vibrant community palette. Additional architectural styles that are consistent with the neighborhood vision will be reviewed and approved by the RRDRRC on a case by case basis.

ARCHITECTURAL PALETTE

- The California Wine Country
- The Monterey
- The Spanish Eclectic
- The California Cottage
- The Transitional Bungalow
- The California Prairie
- The Spanish Colonial Revival
- The California Craftsman
- The California Villa



Streetscape Example

HOW TO USE THESE GUIDELINES

The guidelines found in this section are formatted into individual style spreads, with each architectural style being defined and articulated over the course of three pages. The first page of the style spread defines the history and intent of the style; the second page provides a matrix that identifies the minimum elements for each style along with applicable enhanced elements and the third page identifies key style elements.

The core requirements for home design within the Russell Ranch neighborhood are concentrated in each style matrix (the second page of each spread), with the remaining pages intended as supporting and inspirational material. The sketches, key style elements, and details are intended to be an overview of the defining characteristics of the style and are not intended to be exhaustive, nor to represent all of the appropriate details inherent to each style.

With the intent of creating authentic representations of these architectural styles, all of the minimum elements outlined on the style specific matrix are required along with three enhanced elements.

To further define and emphasize the architecture of Russell Ranch, the following statements apply to all styles:

- Masonry must be applied authentically, wrapping outside corners and terminating at inside corners.
- Stone or brick scattered over stucco to mimic building age is not appropriate.
- Heavy knock down or “Spanish Lace” stucco is not permitted. Stucco finish options may include light lace, sand, smooth, imperfect smooth, cat face, or similar.
- All material changes must occur at an inside corner or other defined terminus (i.e., a fence line).
- No fascia gutter (gutter that serves as fascia) is permitted.
- No concrete rake tiles are permitted.
- Where wood is specified, cementitious material is acceptable to promote longevity and ease of maintenance.
- Grooved plywood siding and vinyl siding are not permitted.
- Garage doors shall complement the architectural style.
- House lights shall complement the architectural style.
- When shutters are used, each shutter shall be sized to one-half of the entire adjacent window width, such that if the shutters were closed, they would completely cover the window.

THE CALIFORNIA WINE COUNTRY

Reflective of the rolling terrain of the California Wine Country, this casual and rustic architectural style borrows European accents and reinterprets them to be authentically California. Asymmetrical forms are layered to create casual massing and the use of rustic accent materials, such as overgrouted stone or brick, wrought iron, and heavy beams add to the charm of this style.

The California Wine Country style will add a rustic element to the streetscape, offering a casual and lower profile complement to the more formal vertical styles.



| Style Elements | Minimum Elements (All Required on All Homes) | Enhanced Elements ^{1, 2} (Minimum of 3 Required on All Homes) |
|-----------------|--|--|
| Form | <ul style="list-style-type: none"> Simple rectangular massing in one, one-and-a-half, full two-story, or a combination thereof. | |
| Roof | <ul style="list-style-type: none"> Low-pitched gabled primary roofs (3:12 to 5:12). Shed porches. Tight rake at gables (0" to 6"). 12" to 16" eaves. Barrel or S-tile roof. | <ul style="list-style-type: none"> Exposed rafter tails. Boosted roof tiles. |
| Walls | <ul style="list-style-type: none"> Stucco is the primary wall material. | <ul style="list-style-type: none"> Overgrouted stone or brick as entire massing element. Smooth or imperfect smooth stucco finish. |
| Windows & Doors | <ul style="list-style-type: none"> Head and sill window trim or full window surrounds. Simple wood panel doors with vertical panels. Divided light windows. | <ul style="list-style-type: none"> Front elevation with all windows inset 2" or one feature window recessed 12". Shutters (plank or diagonal brace). Colored window frames (e.g. cranberry, sage green, dark brown, etc.) |
| Details | <ul style="list-style-type: none"> Rustic wood railing and column posts. | <ul style="list-style-type: none"> Massive chimney (may be battered or tapered) clad in stucco, stone, or brick. Wood trellises, applied sheds over windows, or Bermuda shutters. Carriage style garage doors with hardware. Typical downspouts replaced with "rain chains" or round metal downspouts. |

1. An additional 2 enhancements required on visible lots shown on Figure 4.1 for a total of 5 Enhanced Elements.

2. An additional 3 enhancements required on corner visible lots shown on Figure 4.1 for a total of 6 Enhanced Elements.

THE MONTEREY

The historic Monterey style blends the Spanish cultures of original California residents with the influences brought to the west by the first European settlers. These homes are a juxtaposition of local indigenous materials with colonial detailing applied. The dominant feature of the Monterey style is the always-present upper-story balcony element, which is contained within the principal roof form and cantilevered. The balcony is of heavy timbered construction, defining the structure.

The Monterey style is a direct link to the colonial heritage of California. Only appropriate for two-story homes, this style will enhance the animation of the streetscape, both vertically and horizontally, through height, recess, and significant shadow play.



| Style Elements | Minimum Elements (All Required on All Homes) | Enhanced Elements ^{1, 2} (Minimum of 3 Required on All Homes) |
|-----------------|---|--|
| Form | <ul style="list-style-type: none"> Two-story, rectangular form. Principal side gabled roof. Cantilevered second story balcony covered by principal roof. | <ul style="list-style-type: none"> L-shaped form with front facing cross gable. Hipped roof elements. |
| Roof | <ul style="list-style-type: none"> Low-pitched gabled roofs (4:12 to 5:12). Flat tile roof with barrel ridge and hip tiles. 12" to 16" overhangs. Thin eaves with either a half-round or ogee gutter. | <ul style="list-style-type: none"> Full S-tile roof. Applied shed roof elements over windows Exposed rafter tails.. |
| Walls | <ul style="list-style-type: none"> Stucco is the dominant exterior finish. | <ul style="list-style-type: none"> Brick at first floor, which may be painted. Horizontal wood siding at upper floor. Thickened walls. |
| Windows & Doors | <ul style="list-style-type: none"> Paired windows in groups of twos or threes. Tall vertical windows. Rustic plank entry door. | <ul style="list-style-type: none"> First floor arched picture window at cross gable. Bermuda shutters. At least one pair of French doors accessing the balcony. |
| Details | <ul style="list-style-type: none"> Fixed panel or louvered wood shutters. Wood railing at balcony to match posts and beams. | <ul style="list-style-type: none"> Exposed decorative wood elements at balconies. Ornate wrought iron railing at balcony. |

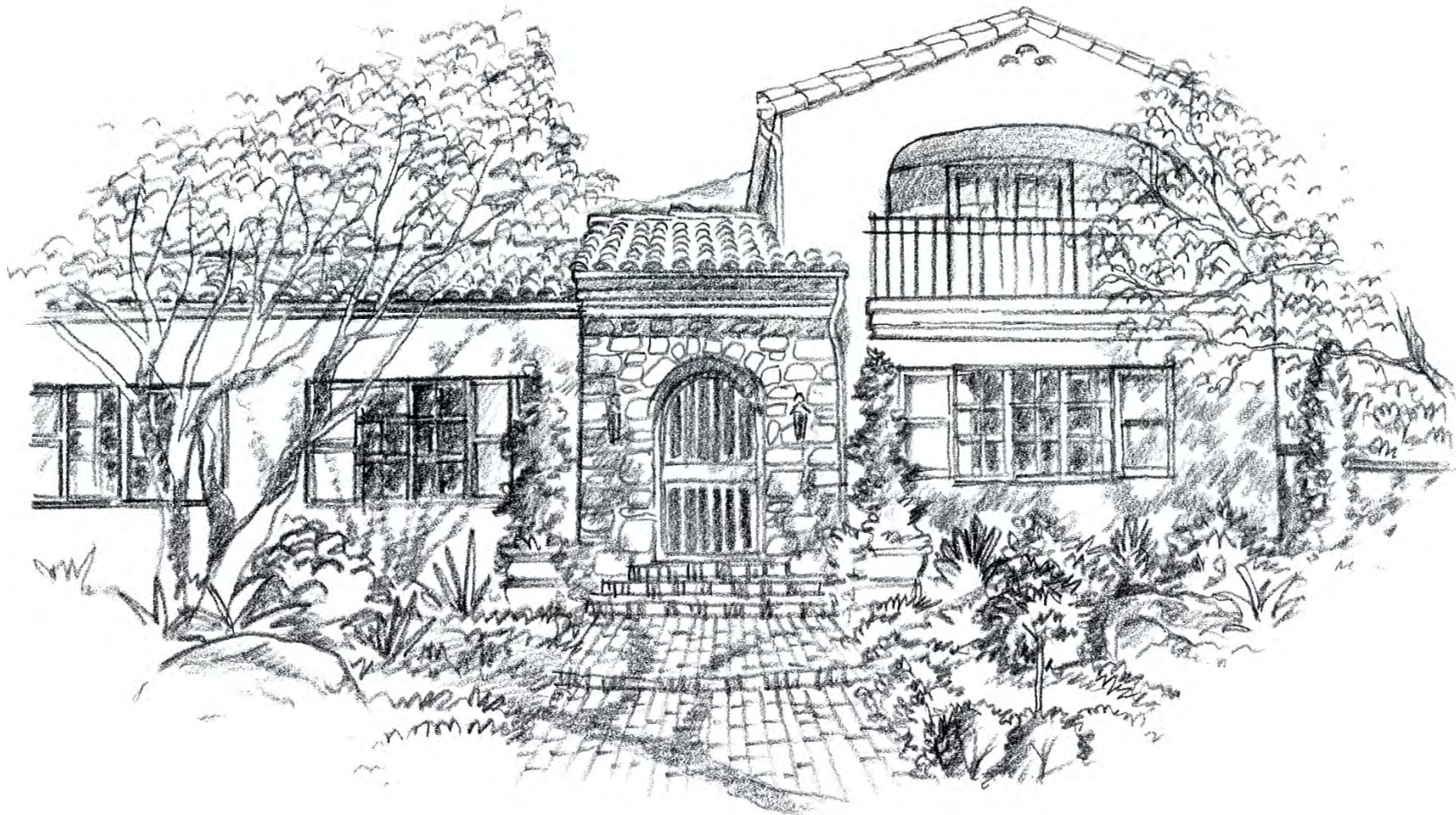
1. An additional 2 enhancements required on visible lots shown on Figure 4.1 for a total of 5 Enhanced Elements.

2. An additional 3 enhancements required on corner visible lots shown on Figure 4.1 for a total of 6 Enhanced Elements.

THE SPANISH ECLECTIC

The Spanish Eclectic architectural style in California gained in popularity and sophistication in surface design after the 1915 Panama-California Exposition in San Diego. The Spanish Eclectic house is popular in many historic neighborhoods due to its adaptability of formal and casual, playful character. Historic precedence can be drawn from a wide and diverse range of influences; region, chronology, and function all contribute to the evolution of the Spanish Eclectic style. Truly one of the most diverse architectural styles, the Spanish Eclectic can vary from playful to exotic, bungalow to hacienda.

The Spanish Eclectic style will add to the intrinsic character and rich diversity of the streetscape. Offering an opportunity for bold color statement and whimsical forms, the style will add a playful element to the neighborhood.



| Style Elements | Minimum Elements (All Required on All Homes) | Enhanced Elements ^{1, 2} (Minimum of 3 Required on All Homes) |
|-----------------|---|--|
| Form | <ul style="list-style-type: none"> One, one-and-a-half (with strong one-story element and stepped back second story), or full two-story massing. (The form is not rigidly defined; this style can be applied to a wide variety of asymmetrical building mass configurations.) Roof form is predominately pitched, hipped or gabled, but may also be parapeted. | <ul style="list-style-type: none"> Massive chimney with buttressed form and elaborate cap with arched opening and small tiled roof. Massive battered (tapered) chimney with finial chimney cap. Recessed arcade along front elevation. Arcaded wing wall. Balconies. |
| Roof | <ul style="list-style-type: none"> Low pitched roof (3:12 to 5:12). Simple flat, hip, or gable roof with one intersecting gable roof. Overhangs are typically tight, but can be up to 18". Fascia is either tight to the building (6" max) or nonexistent with rake tile providing the transition from wall to roof. S-shaped concrete tiles. Thin eaves with either a half-round or ogee gutter. | <ul style="list-style-type: none"> "Boosted" or raised tiles (may be all or a percentage of the roof field). Applied shed roof elements over windows. Exposed rafter tails. |
| Walls | <ul style="list-style-type: none"> Stucco is the dominant exterior finish. | <ul style="list-style-type: none"> Overgrouted stone, brick, or adobe expressed as a single massing element. |
| Windows & Doors | <ul style="list-style-type: none"> Feature recessed arched picture window or three grouped arched windows. Vertical multi-paned windows or inserts at front elevations. Window head and jamb trim is absent. Modest (4" max) window sill trim. | <ul style="list-style-type: none"> Accent beveled glass recessed window. Single or grouped arched windows. Decorative precast concrete door and window surrounds. Heavy wood head trim at windows. Thickened walls. Juliet balconies. Bermuda shutters. |
| Details | <ul style="list-style-type: none"> Masonry vents. Canales. | <ul style="list-style-type: none"> Shaped rafter tails at feature areas. Wrought iron balconies and accent details. Arched stucco column porches. Vibrant and colorful glazed Spanish tile accents. |

1. An additional 2 enhancements required on visible lots shown on Figure 4.1 for a total of 5 Enhanced Elements.

2. An additional 3 enhancements required on corner visible lots shown on Figure 4.1 for a total of 6 Enhanced Elements.

THE CALIFORNIA COTTAGE

The California Cottage introduces a quaint and picturesque element to the eclectic Russell Ranch streetscape. The Cottage typically has a steeply pitched roof, with the principal roof being side gabled, and multiple asymmetric cross gables. The Cottage is a popular style throughout historic California neighborhoods, with French and English European influences.

Homes may have applied half-timbering, and may feature face brick, which can be painted. Gabled dormers are common, with only modest eave extension. Details such as eyebrow dormers, bell-cast eaves, and arched windows add charm and whimsy to the storybook architectural style. Windows tend to be vertically oriented, often with casements, and often with square gridded or diamond-pane leaded muntins. Cottage houses generally have prominent chimneys.



| Style Elements | Minimum Elements (All Required on All Homes) | Enhanced Elements ^{1, 2} (Minimum of 3 Required on All Homes) |
|-----------------|--|--|
| Form | <ul style="list-style-type: none"> One, one-and-a-half, or full two-story massing. Asymmetrical massing and proportions. Gable roof form (either front-to-back, side-to-side, or cross-gable). | <ul style="list-style-type: none"> Single eyebrow dormer. Multiple (two or three) gable dormers. Massive chimney, usually integrated with the dominant gable. |
| Roof | <ul style="list-style-type: none"> Low pitched main roof (3:12 to 6:12). Asphalt composition shingles preferred, concrete tile allowed with raised bargeboard. Rake at gables up to 12". | <ul style="list-style-type: none"> Steeply pitched accent gable (6:12 to 9:12). Standing seam metal accent roof at dormers or bay windows. Up to 16" eaves. |
| Walls | <ul style="list-style-type: none"> Stucco, lap siding, masonry/brick, stone, or any combination thereof. | <ul style="list-style-type: none"> Smooth or imperfect smooth stucco. Stone or brick wainscot. Horizontal siding accents at gables and single massing elements. Masonry as an entire massing element (e.g., chimney, gable end, etc.) Painted brick. |
| Windows & Doors | <ul style="list-style-type: none"> Divided lights common on all windows. Vertical windows in groupings of two and three. Head and sill window trim or full window surrounds. Entry doors accented by trim surrounds. | <ul style="list-style-type: none"> Front elevation with all windows inset 2" or one feature window recessed 12". Round accent window or arched accent window flanked with arched shutters. Soft arch or radius top windows. Casement windows. Mulled window groupings. Arched entry door. Brick or stone window and/or door surrounds at key locations. Bay window. Deep recessed entry door. |
| Details | <ul style="list-style-type: none"> Shutters | <ul style="list-style-type: none"> Exposed accent wood timbers and beams. Cast concrete door surrounds, window trim accents, and/or lentils. Balcony or windows with decorative metal railings and French doors. Recessed gable vents. Leader heads at downspouts. Brick window and/or door headers at key locations. |

1. An additional 2 enhancements required on visible lots shown on Figure 4.1 for a total of 5 Enhanced Elements.

2. An additional 3 enhancements required on corner visible lots shown on Figure 4.1 for a total of 6 Enhanced Elements.

THE TRANSITIONAL BUNGALOW

The Craftsman bungalow was the first truly American vernacular style and became a very popular and beloved addition to historic California streetscapes. The Craftsman plan form broke with earlier formal Victorian spatial arrangements and changed the way that families lived in and related to their houses.

Russell Ranch's Transitional Bungalow reinterprets the traditional Craftsman style through a reduction in ornamentation and delicacy, bold material placement emphasizing major architectural elements, and prominent strong architectural forms. Focused on the blending of structure with nature, window walls and clerestory forms effectively bring the outdoors in to the home.



| Style Elements | Minimum Elements (All Required on All Homes) | Enhanced Elements ^{1, 2} (Minimum of 3 Required on All Homes) |
|-----------------|--|---|
| Form | <ul style="list-style-type: none"> Simple massing, front or side gabled, typically one- to one-and-a-half-story massing. Symmetrical or asymmetrical form. Deep front entry porch. Stylized column and beam detailing at porches | <ul style="list-style-type: none"> Cross-gabled massing. Two stories with a combination of one and two-story elements. 6' minimum full width, deep porch at entry. |
| Roof | <ul style="list-style-type: none"> Low-pitched roofs with large over-hanging eaves, emphasizing horizontal planes. 4:12 to 6:12 roof pitch. 12" to 18" overhangs. Asphalt composition shingles | <ul style="list-style-type: none"> Concrete roof tile with raised bargeboard. Varied porch roofs; shed or gabled. Metal roof at porch (standing seam or corrugated). Cascading (multiple) gables. Single large shed dormer. 18" to 36" overhangs. Extended and shaped barge rafters. Exposed rafter tails at eaves. |
| Walls | <ul style="list-style-type: none"> Exterior wall materials with combinations of materials, such as wood shingles, horizontal siding, board and batten, and stucco. | <ul style="list-style-type: none"> Brick chimneys. Battered (tapered) stone foundation or wainscot. Foundation or wainscot using brick. |
| Windows & Doors | <ul style="list-style-type: none"> Single hung windows at front elevations. Use windows individually or in groups (typically two or three). Doors with full surrounds. Windows with full surrounds and a projected sill/apron. | <ul style="list-style-type: none"> Casement windows. Three or more windows in a "ribbon." Grouped windows with a high transom. Large feature picture window flanked by two narrow vertical windows. Wide wood entry door with integrated glass. Wood door and window surrounds. |
| Details | <ul style="list-style-type: none"> Entry porches with columns resting on larger piers or bases. Porch rails of repeated vertical elements. | <ul style="list-style-type: none"> Entry porch columns consisting of single or multiple wood posts with rectangular or battered brick or stone piers or bases. Wood brackets or knee braces. Porch rails comprised of decoratively cut boards that create a horizontal pattern. Typical downspouts replaced with "rain chains" or round metal downspouts. Open eave overhangs with plumb or square cut rafter tails. Exposed square cut ridge beams, outlookers, and purlins. Porte-cochère, pergola, or trellis that continues, or is integrated with, the front porch. |

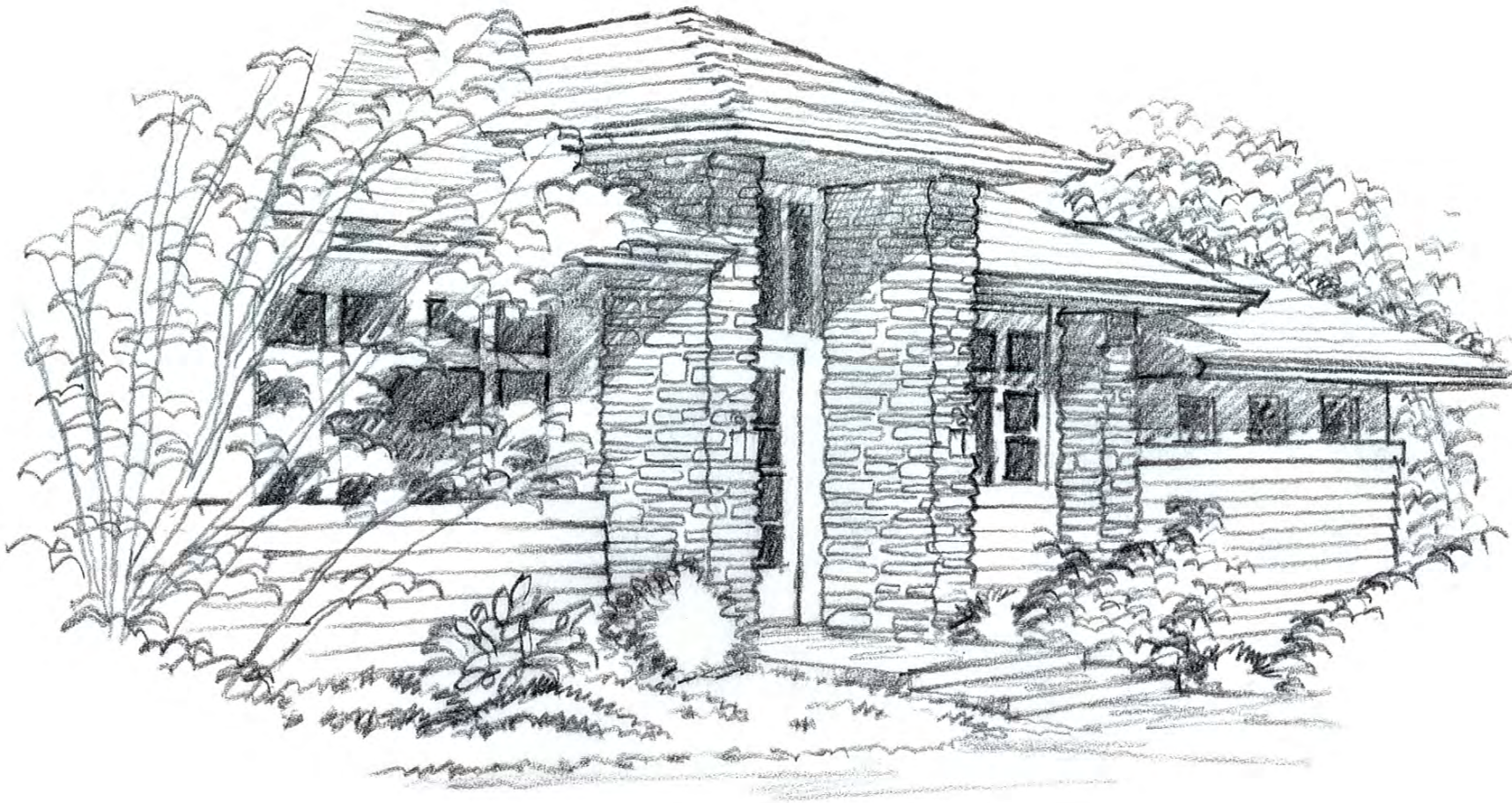
1. An additional 2 enhancements required on visible lots shown on Figure 4.1 for a total of 5 Enhanced Elements.

2. An additional 3 enhancements required on corner visible lots shown on Figure 4.1 for a total of 6 Enhanced Elements.

THE CALIFORNIA PRAIRIE

The Prairie style was borne of the Chicago Prairie School movement. The style is organic in nature, integrated with the land, using natural materials and abstracted nature forms. The Prairie emphasizes the integration of indoor and outdoor spaces with its trademark wide overhangs, appropriate for the regional climate, identifying the style. Although not as prevalent in the area as the Craftsman style, Prairie homes are very distinctive and add a strong horizontal presence to the community.

The California Prairie at Russell Ranch is a slightly abstracted version of the traditional Prairie style with simplicity in form and detail. A commitment to strong orthogonal forms and linear arrangements tie the California Prairie to its Midwestern roots.



| Style Elements | Minimum Elements (All Required on All Homes) | Enhanced Elements ^{1, 2} (Minimum of 3 Required on All Homes) |
|-----------------|--|--|
| Form | <ul style="list-style-type: none"> • One or two-story with strongly horizontal massing. • Secondary masses perpendicular to the primary forms. | <ul style="list-style-type: none"> • Porte-cocheres (where applicable) and raised porches extending out from the entry of the home. • Accentuated horizontal base extending out as a site or planter wall. |
| Roof | <ul style="list-style-type: none"> • Long, horizontal low-pitched hip roofs with large over-hanging eaves, emphasizing horizontal planes (3.5:12 to 4:12 roof pitch). • 36" minimum overhangs. • Gable roof forms are also appropriate. • Flat concrete tile with a shingle appearance or asphalt composition shingles.. | <ul style="list-style-type: none"> • Terraces covered by primary roof form with massive rectilinear stone piers for roof support. • 12" - 18" overhangs |
| Walls | <ul style="list-style-type: none"> • Stucco in combination with ledge stone or masonry wainscot base. • Ledge stone used as post bases and fireplaces only. | <ul style="list-style-type: none"> • Extensive use of brick or ledge stone, used to emphasize the horizontal planes, with struck horizontal grout joints. • Cement plank lap siding is found in some examples. |
| Windows & Doors | <ul style="list-style-type: none"> • Square or rectangular windows • Grouping and arrangement of windows should emphasize the geometry of the elevation. • Ribbons of windows under deep roof overhangs. • Wood window and door trim. | <ul style="list-style-type: none"> • Clerestory windows. • Leaded glass inserts at entry. • Accent colored window frames. • Style-specific divided lights |
| Details | <ul style="list-style-type: none"> • Ornamental railings and gates. • Wood beams and brackets. | <ul style="list-style-type: none"> • Metal or wood fascia. • Carpenter detailing³. • Style-specific unique lighting fixtures. • Low garden walls to enclose and frame outdoor living spaces. • Massive chimney forms, wrapped in stone or brick. |

1. An additional 2 enhancements required on visible lots shown on Figure 4.1 for a total of 5 Enhanced Elements.

2. An additional 3 enhancements required on corner visible lots shown on Figure 4.1 for a total of 6 Enhanced Elements.

3. Wood trim details (e.g., at doors, windows, eaves, terraces and pergola style porte-cocheres).

THE SPANISH COLONIAL REVIVAL

The 1915 Panama-California Exposition, designed by Spanish Colonial architecture expert Bertram Grosvenor Goodhue, ended the precedent of free adaptations of the Mission style and brought the emergence of precise imitations of more elaborate Spanish prototypes. Goodhue wanted to go beyond the then prevalent Mission interpretations and emphasize the richness of Spanish precedents found throughout Latin America. Fashionable architects of the time began to look directly to Spain for source material, finding a long and rich sequence of architectural traditions, which became melded into a style that became the Spanish Colonial Revival.

The Spanish Colonial Revival introduces a more formal and symmetrical counterpart to the playful Spanish Eclectic style, adding diversity to the Russell Ranch streetscape.



| Style Elements | Minimum Elements (All Required on All Homes) | Enhanced Elements ^{1, 2} (Minimum of 3 Required on All Homes) |
|-----------------|--|--|
| Form | <ul style="list-style-type: none"> One, one-and-a-half (with strong one-story elements), or full two-story massing. Roof form is predominantly pitched, hipped or gabled, but may also have a parapeted accent, which may be shaped in a traditional mission form. Primarily symmetrical form. | <ul style="list-style-type: none"> Massive chimney with buttressed form and elaborate cap with arched opening and small tiled roof. Massive battered (tapered) chimney with finial chimney cap. Recessed arcade along front elevation. Arcaded wing wall. Balconies. Cantilevered second story elements with brackets. |
| Roof | <ul style="list-style-type: none"> Low pitched roof (3:12 to 5:12). Overhangs are typically tight, but can be up to 18". Fascia is either tight to the building (6" max) or nonexistent with rake tile providing the transition from wall to roof. S-shaped concrete tiles. Thin eaves with either a half-round or ogee gutter. | <ul style="list-style-type: none"> "Boosted" or raised tiles (may be all or a percentage of the roof field). Exposed rafter tails. |
| Walls | <ul style="list-style-type: none"> Stucco is the dominant exterior finish. | |
| Windows & Doors | <ul style="list-style-type: none"> Feature recessed arched picture windows or three grouped arched windows. Vertical multi-paned windows or inserts at front elevations. Window head and jamb trim is absent. Modest (4" max) window sill trim. Oversized wood entry door. | <ul style="list-style-type: none"> Multiple feature recessed arched windows. Accent beveled glass recessed window. Single or grouped arched windows. Decorative precast concrete door and window surrounds. Heavy wood head trim at windows. Thickened walls. Juliet balconies. Bermuda shutters. |
| Details | <ul style="list-style-type: none"> Masonry vents. Canales. | <ul style="list-style-type: none"> Scalloped eaves. Shaped rafter tails at feature areas. Wrought iron balconies and accent details. Arched stucco column porches. Vibrant and colorful glazed Spanish tile accents. |

1. An additional 2 enhancements required on visible lots shown on Figure 4.1 for a total of 5 Enhanced Elements.

2. An additional 3 enhancements required on corner visible lots shown on Figure 4.1 for a total of 6 Enhanced Elements.

THE CALIFORNIA CRAFTSMAN

The Craftsman bungalow was an enormously influential form and style of architecture in America between 1906 and 1918, the first truly American vernacular style. The Craftsman plan form broke with earlier formal Victorian spatial arrangements and changed the way that families lived in and related to their houses.

Architecturally, the Craftsman bungalow was designed to achieve harmony between the house and its landscape, to get as close as possible to nature. A Craftsman bungalow has many of the hallmarks of the Arts and Crafts aesthetic: clinker brick, carved rafter tails, a mixture of cladding (brick, clapboard, tile, and shingle), and oversized eave brackets painted in colors of nature.

The California Craftsman recalls the comfortable and welcoming nature of the much-loved historic Craftsman bungalows with a uniquely California flair with large windows and an emphasis on the blending of indoor and outdoor spaces. These homes reflect a sense of permanence that only artisanship and careful design can convey.



| Style Elements | Minimum Elements (All Required on All Homes) | Enhanced Elements ^{1, 2} (Minimum of 3 Required on All Homes) |
|-----------------|---|---|
| Form | <ul style="list-style-type: none"> • Simple massing, front or side gabled, typically one- to one-and-a-half-story massing. • Symmetrical or asymmetrical form. • 6' minimum deep front entry porch. • Stylized column and beam detailing at porches | <ul style="list-style-type: none"> • Cross-gabled massing. • Two stories with a combination of one and two-story elements. • Full width, deep porch at entry. |
| Roof | <ul style="list-style-type: none"> • Low-pitched roofs with large over-hanging eaves, emphasizing horizontal planes. • 4:12 to 6:12 roof pitch. • 12" to 18" overhangs. • Asphalt composition shingles preferred. | <ul style="list-style-type: none"> • Concrete roof tile with raised bargeboard. • Varied porch roofs; shed or gabled. • Cascading (multiple) gables. • Roof dormers (shed or gable form). • 18" to 36" overhangs. • Extended and shaped barge rafters. • Exposed rafter tails at eaves. |
| Walls | <ul style="list-style-type: none"> • Exterior wall materials with combinations of materials, such as wood shingles, horizontal siding, board and batten, and stucco. | <ul style="list-style-type: none"> • Stone, brick or combination chimneys. • Eliminate stucco as a wall treatment. • Foundation or wainscot using brick, stone, or a combination. • Battered (tapered) stone foundation or wainscot. |
| Windows & Doors | <ul style="list-style-type: none"> • Single hung windows at front elevations. • Use windows individually or in groups (typically two or three). • Doors with full surrounds. • Windows with full surrounds and a projected sill/apron. | <ul style="list-style-type: none"> • Casement windows. • Divided light windows. • Three or more windows in a "ribbon." • Grouped windows with a high transom. • Wide wood entry door with integrated glass. • Wood door and window surrounds. |
| Details | <ul style="list-style-type: none"> • Entry porches with columns resting on larger piers or bases. • Porch rails of repeated vertical elements. | <ul style="list-style-type: none"> • Wood brackets or knee braces. • Entry porch columns consisting of single or multiple wood posts with rectangular or battered brick or stone piers or bases. • Porch rails comprised of decoratively cut boards that create a pattern. • Additional "stick-work" in gable ends. • Typical downspouts replaced with "rain chains." • Open eave overhangs with shaped rafter tails. • Decorative ridge beams, outlookers, and purlins. • Porte-cochère, pergola, or trellis that continues, or is integrated with, the front porch. |

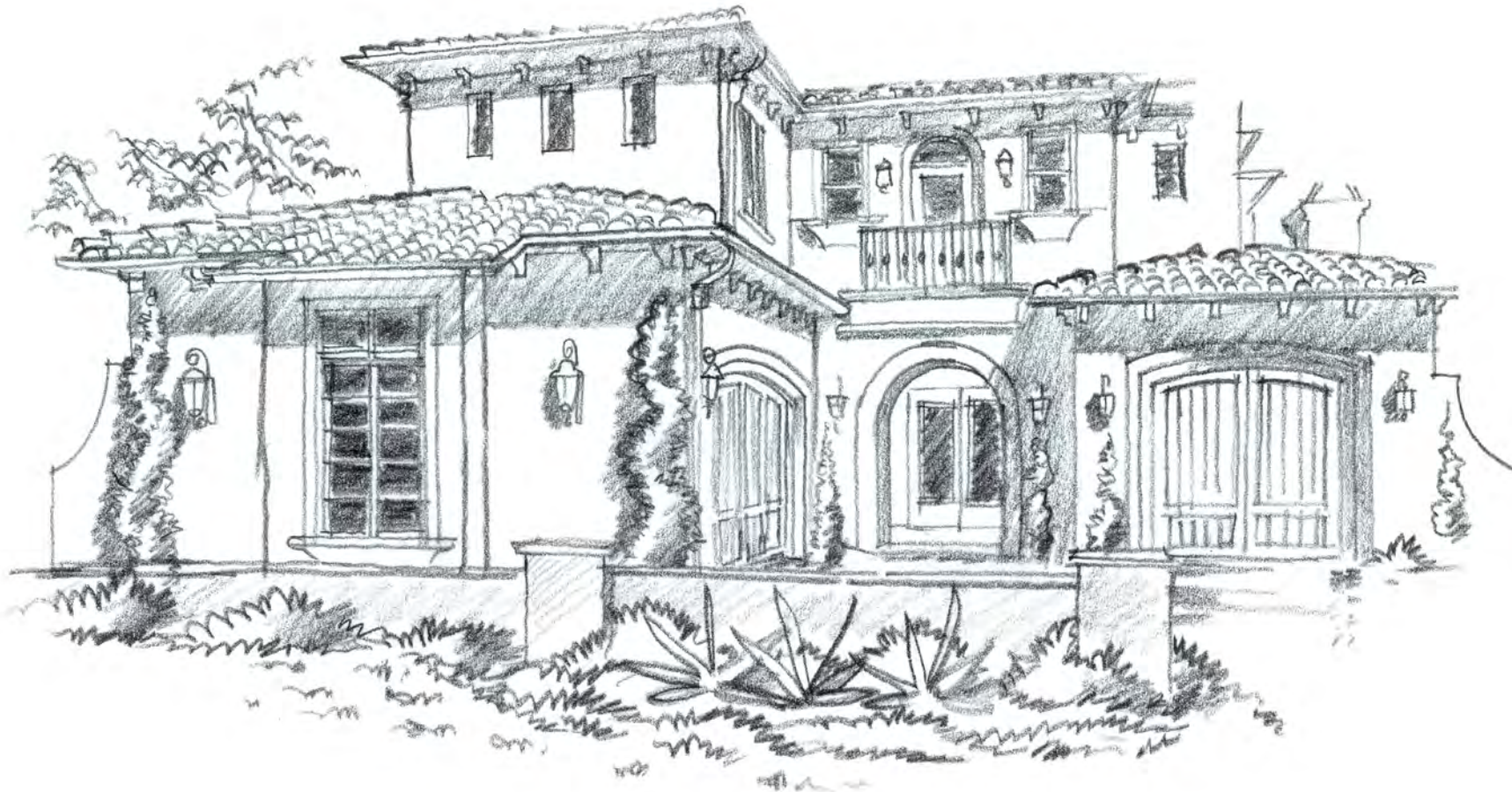
1. An additional 2 enhancements required on visible lots shown on Figure 4.1 for a total of 5 Enhanced Elements.

2. An additional 3 enhancements required on corner visible lots shown on Figure 4.1 for a total of 6 Enhanced Elements.

THE CALIFORNIA VILLA

The Villa pays homage to Italian Renaissance architecture while introducing elements of California style. Simple, symmetrical, unornamented facades with decorative elements focused to high-visibility areas, such as doors and windows. Small details concentrated in high impact locations work to create a highly ordered style with classical elegance and restrained formality.

Being more formal and vertical in nature, the Villa adds an attractive contrast to some of the casual and eclectic styles within the neighborhood.



| Style Elements | Minimum Elements (All Required on All Homes) | Enhanced Elements ^{1, 2} (Minimum of 3 Required on All Homes) |
|-----------------|---|--|
| Form | <ul style="list-style-type: none"> • Two-story form. • Simple hipped roof with a flat, symmetrical facade. | <ul style="list-style-type: none"> • Full-width loggia with a formal and elegantly detailed colonnade. |
| Roof | <ul style="list-style-type: none"> • Low pitched roof (4:12 to 5:12). • Simple hipped roof. • Broadly overhanging (24" min) boxed eaves. • Barrel or S-shaped concrete tiles. | <ul style="list-style-type: none"> • Decorative brackets at eaves. • Hipped roof with single-story projecting wings (i.e., porte-cochere or sunroom). • Decorative frieze. |
| Walls | <ul style="list-style-type: none"> • Stucco is the dominant exterior finish. | <ul style="list-style-type: none"> • Yellow brick walls. • Horizontal rusticated base of stone or masonry. |
| Windows & Doors | <ul style="list-style-type: none"> • Formal window arrangement across full facade. • Symmetrical placement of windows. • Smaller windows on upper floors. • Classical door surrounds. | <ul style="list-style-type: none"> • Full-length first-story windows with arches above. • Palladian window arrangements. • Precast concrete door and window surrounds. • Pedimented door surround with columns. • Arched entry door. • Pedimented windows. |
| Details | <ul style="list-style-type: none"> • Belt-course to accent second floor plate or window sills. | <ul style="list-style-type: none"> • Roof-line balustrades. • Molded cornices. • Bracketed window cornices. • Molded precast concrete belt-course to accent second floor plate or window sills. • Shutters (louvered). |

1. An additional 2 enhancements required on visible lots shown on Figure 4.1 for a total of 5 Enhanced Elements.

2. An additional 3 enhancements required on corner visible lots shown on Figure 4.1 for a total of 6 Enhanced Elements.