



|  |  |                               |
|--|--|-------------------------------|
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Anders Hauge  
3665 Taylor Road, PO Box 1330  
Loomis, CA 95650  
Email: hiddengrove@loomis.ca.gov

May 12, 2021  
VIA EMAIL

**RE: Hidden Grove Preliminary Application – Additional Information**

Dear Mr. Hauge:

We are providing this transmittal to you in response to your letter dated April 1, 2021. In that letter, you requested additional information to complete the preliminary application for the Hidden Grove subdivision. To be responsive to your request, we are providing the following items with this transmittal:

1. A document entitled “Hidden Grove SB330 Pre-Application Elevations” which contains the information called for in Gov. Code section 65941.1(a)(3); and
2. An ALTA survey of the Hidden Grove site along with a preliminary title report that shows all easements called for in Gov. Code section 65941.1(a)(17).

With these items now submitted to the Town, we view our preliminary application as being complete in accordance with Gov. Code section 65589.5(h)(5).

Thank you for working with us on this project; we are looking forward to submitting our formal project application soon.

Sincerely,

A handwritten signature in black ink that reads "Grant Taylor".

Grant Taylor

Cc: Sean Rabe, Town Manager  
Mary Beth Van Voorhis, Planning Director  
Christy Consolini, Hauge Brueck Associates  
Jeffrey Mitchell, Kronik, Moskovitz, Tiedmann & Girard  
Andreas Booher, Kronik, Moskovitz, Tiedmann & Girard  
Randy Sater, StoneBridge Properties

Mike Isle, StoneBridge Properties  
Hillary Johnson, Stonebridge Properties  
John Taylor, Taylor & Wiley



*May 2021*

# HIDDEN GROVE

SB330 PRE-APPLICATION ELEVATIONS

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## INTRODUCTION

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This document is submitted with the Hidden Grove Tentative Map SB330 Preliminary Application that was provided to the Town of Loomis in accordance with Government Code Sections 65589.5 and 65941.1. As conceptualized in this document, the Hidden Grove neighborhood will be comprised of a variety of distinct housing types interconnected and tied together by tree-lined walkable streets, open space, and community spaces. By employing a design palette of authentic architectural styles and creative site planning techniques, the neighborhood will embody a strong architectural identity that is consistent with and compliments the surrounding community.

This document is divided into three informational sections. Section 1, "Site Plan," illustrates the proposed subdivision configuration and defines separate lot types. Section 2, "Development Standards and Massing," shows setbacks,

height limitations, approximate square footage, and other massing elements that would be applicable to each lot within the proposed subdivision. Section 3, "Elevations," shows the preliminary design, color, and materials for homes that would be built on each proposed lot. Please note that all standards, elevations and styles shown herein are preliminary and the project's final standards will be determined during the formal application process.

## SECTION 1: SITE PLAN

### GENERAL PLAN

The Hidden Grove project is an approximately 61.6+ acre infill site within the Town of Loomis. As illustrated by Figure 1-1, this property is designated by the Loomis General Plan for Town Center Commercial (TC), Residential-Medium Density (RM), Residential-Medium High Density (RMH), Residential- High Density (RH) and Public/Quasi-Public (P) Land Uses.

In order to implement the General Plan, the Hidden Grove project has been designed to provide a mixture of residential housing types, commercial uses, park land, recreational opportunities and open space areas. Figure 1-2 illustrates the site plan for the property while Table 1-1 breaks out land uses, approximate acreages and densities for the Plan Area.

**FIGURE 1-1: GENERAL PLAN DESIGNATIONS**

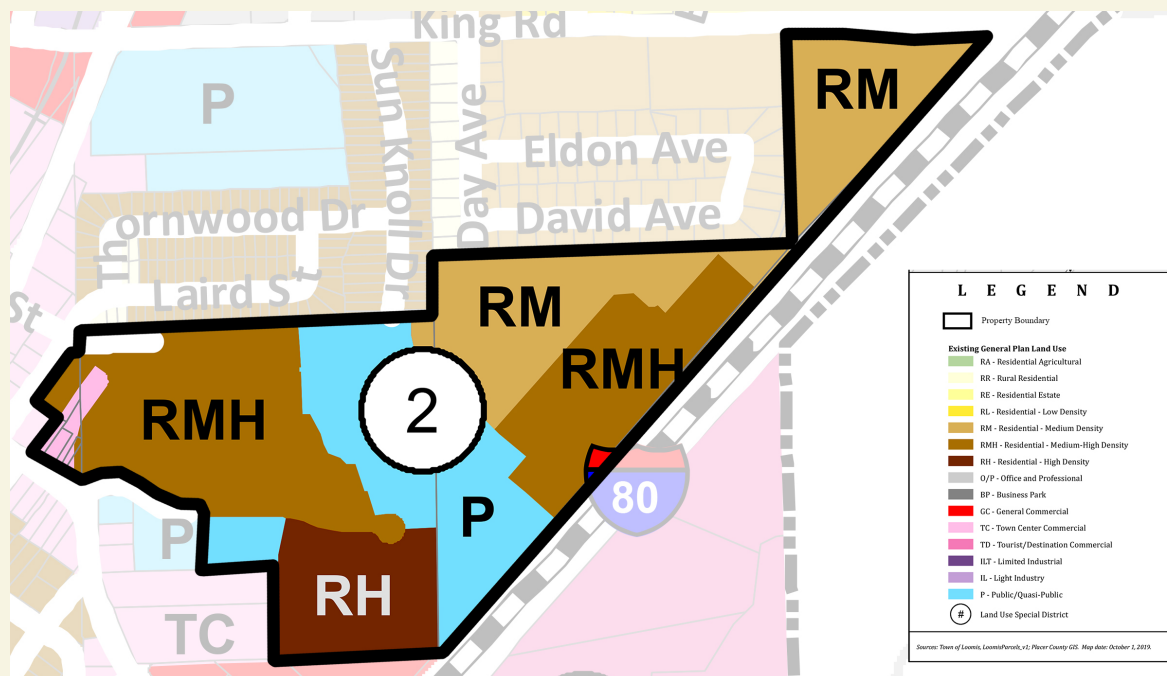
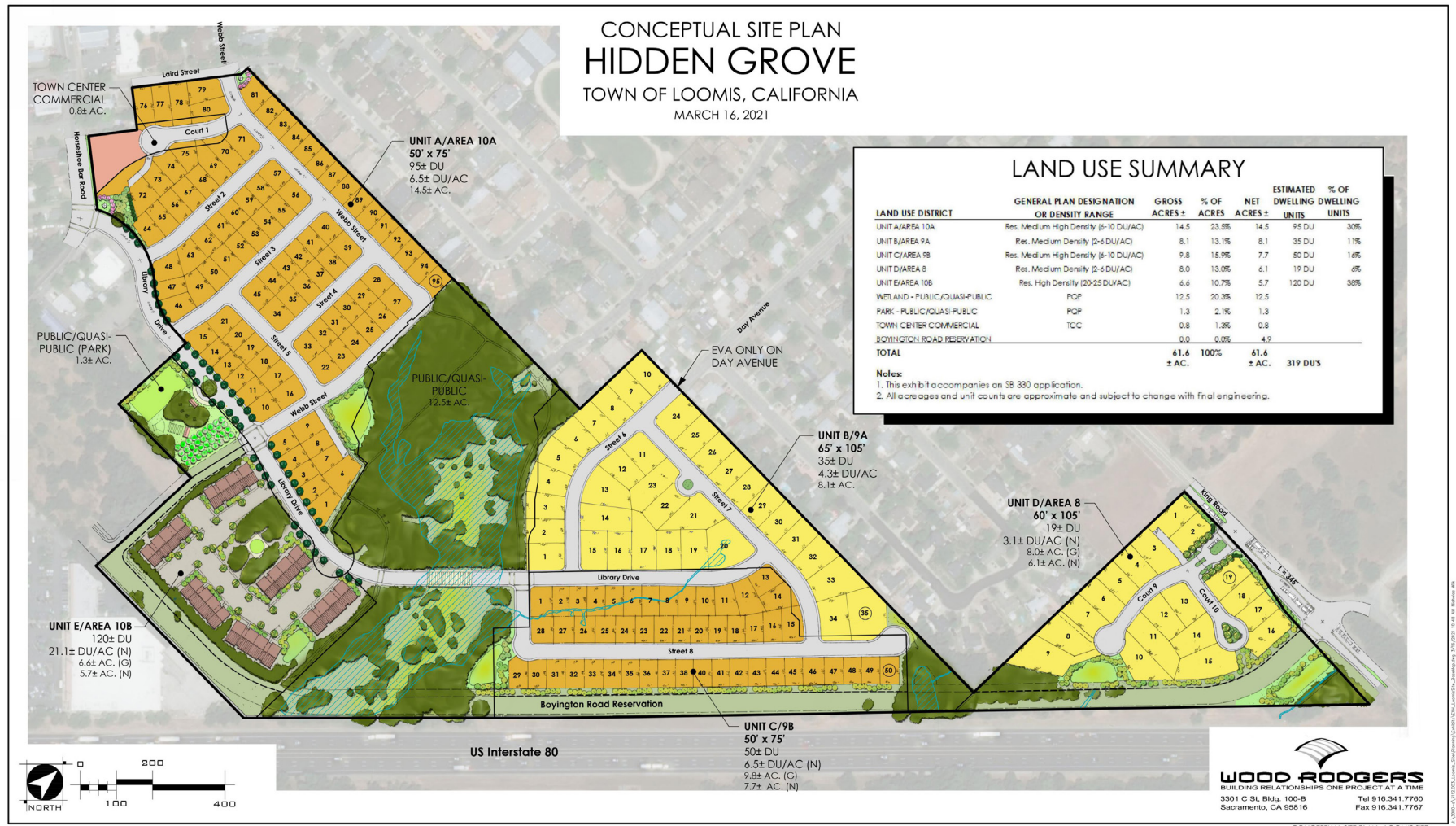


FIGURE 1-2: SITE PLAN



**TABLE 1-1: LAND USE SUMMARY**

| Land Use District          | General Plan Designation<br>or Density Range | Gross<br>Acres<br>± | Net<br>Acres<br>± | Estimated<br>Dwelling<br>Units |
|----------------------------|--|---------------------|-------------------|--------------------------------|
| Unit A/ Area 10A           | Res. Medium High Density (6-10 du/ac)        | 14.5                | 14.5              | 95                             |
| Unit B/Area 9A             | Res. Medium Density (2-6 du/ac)              | 8.1                 | 8.1               | 35                             |
| Unit C/Area 9B             | Res. Medium High Density (6-10 du/ac)        | 9.8                 | 7.7               | 50                             |
| Unit D/Area 8 Res.         | Medium Density (2-6 du/ac)                   | 8.0                 | 6.1               | 19                             |
| Unit E/Area 10B            | Res. High Density (20-25 du/ac)              | 6.6                 | 5.7               | 120                            |
| Public/<br>Quasi-Public    | PQP  | 12.5                | 12.5              |                                |
| Park - Public/Quasi-Public | PQP  | 1.3                 | 1.3               |                                |
| Town Center Commercial     | TCC  | 0.8                 | 0.8               |                                |
| Boyington Road Reservation |  | 0.0                 | 4.9               |                                |
| <b>TOTAL</b>               |  | ± 61.6 AC           | ± 61.6 AC         | 319 DU                         |

*Notes:*

(1) All acreages and unit counts are approximate and subject to change with final engineering.

(2) SB330 allows a 20% variance in unit counts from those shown.



## SECTION 2: DEVELOPMENT STANDARDS AND MASSING

### 1. MASSING AND ROOF FORM

Proportion and placement of architectural forms and elements must be appropriately and authentically applied in a manner consistent with the historical architectural styles being represented. Roof articulation in the form of proper roof pitches and forms also plays a significant role in the authenticity and diversity of the streetscape and creates an aesthetically pleasing “roof bounce” or skyline effect.

- Massing must be appropriate and authentic to the architectural style (e.g., The Prairie style has a very horizontal character and it would be inappropriate to have dominant vertical massing).
- One out of every three homes must have a significantly different roof form than its neighbors (e.g., forward-facing gable versus side-facing gable).
- Front porches, when appropriate to the building style must have a minimum depth of five (5) feet.

### 2. REPETITION

Avoiding repetition of identical floor plans or architectural styles is important to create a sense of permanence and the effect of a community that has been built over time.

- The same floor plan with the same architectural elevational style should be no less than five (5) lots away in any direction (on the same side of the street as well as the opposite side of the street).

### 3. EXTERIOR LOTS TO THE SUBDIVISION

Where appropriate, single-story homes or two story homes with setbacks, buffers or easements will be incorporated along the exterior of the subdivision in conformance with Loomis Town Code Section 13.42.265.

#### 4. FOUR-SIDED ARCHITECTURE

The continuation of style-specific architectural elements from the front facade around to the side and rear elevations creates an authentic architectural statement and is required on all homes within the Hidden Grove Neighborhood. As defined in this document, there is a minimum level of enhancement required on all homes based on architectural style. Each style of architecture has a matrix representing minimum and enhanced elements that are inherent to each style. Blank, unadorned building faces are never permitted; a certain minimum amount of detail is required.

#### 5. COLOR AND MATERIALS

Major Building Forms:

- The primary goal for major building forms is to establish a recognizable neighborhood character which incorporates a rich palette of colors.

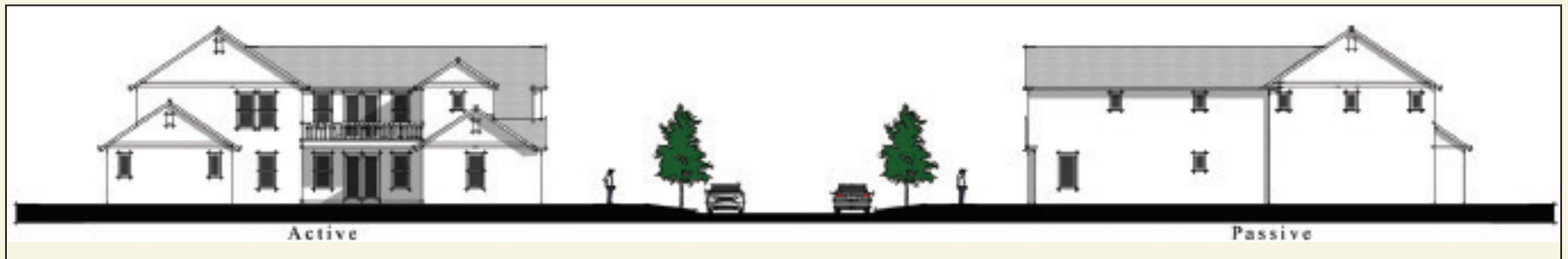
Details and Trim:

- Details and Trim: The color of details and trim offers the opportunity to establish individual identity and interest. Detail and trim colors must differ from that of the major building forms and are intended to provide contrast to the primary wall colors.

Materials:

- Primary materials are discussed within each of the seven (7) specific architectural styles.

## ACTIVE AND PASSIVE SIDES



Active and Passive Sides

### ACTIVE AND PASSIVE SIDES

Side yards offer a unique opportunity for private outdoor space that can be easily overlooked when not planned effectively. To promote the utilization of these spaces, it is important to designate active and passive sides to each home. The active side of a home is identified as having more and larger windows and the most usable outdoor living space. The passive side of the house has fewer and smaller windows to promote privacy for the neighbor's active side. This creates a relationship between homes and helps create an enhanced living environment.

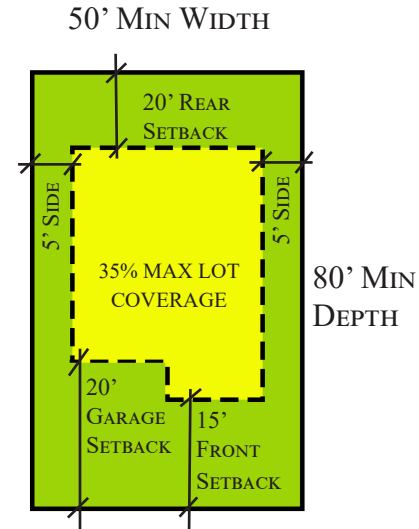
Active and passive sides must be adjacent to each other to ensure privacy for the active side.

Reciprocal use easements are encouraged when utilizing passive and active sides to allow for more usable side yard area.

For side drive or pushback garage lots, the wall adjacent to the side drive must be active.

# DESIGN STANDARDS AND MASSING

## UNIT D / AREA 8

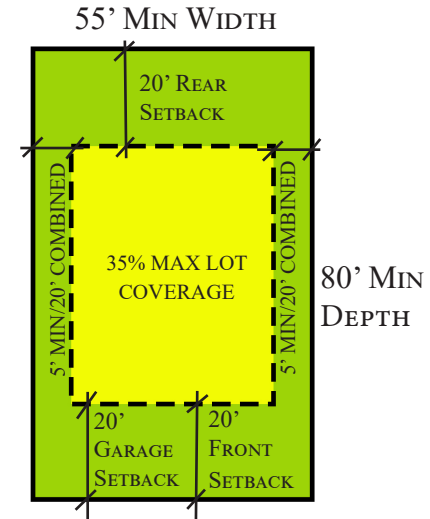
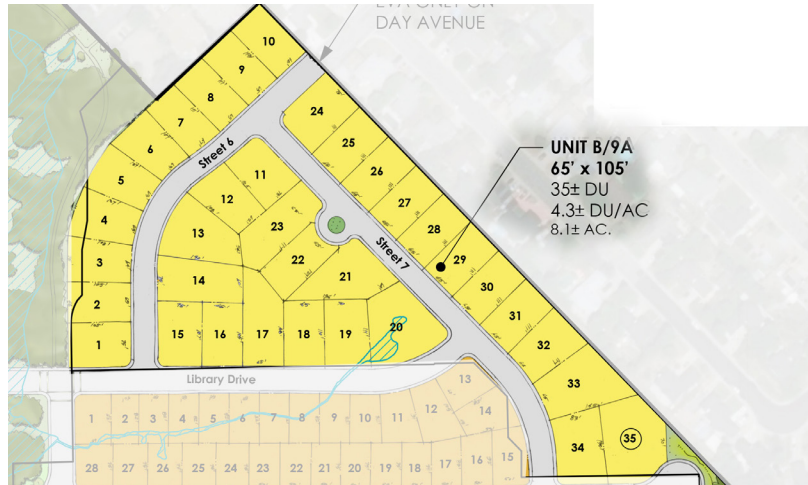


|                                    |                                   |            |                         |                                 |                    |
|------------------------------------|-----------------------------------|------------|-------------------------|---------------------------------|--------------------|
| Lot Characteristics                | Minimum Lot Size                  | 4,500 s.f. | Garage Setbacks         | Side                            | 5'                 |
|                                    | Width (Min.)                      | 50'        |                         | Rear                            | 5'                 |
|                                    | Depth (Min.)                      | 80'        |                         | Minimum Driveway Length         | 20'                |
|                                    | Maximum Lot Coverage              | 35%        |                         | Approximate Building Size Range | 1,500 - 3,600 s.f. |
| Principal Building Setbacks (Min.) | Front                             | 15'        | Maximum Building Height | 30'/2 stories                   |                    |
|                                    | Side                              | 5'         |                         |                                 |                    |
|                                    | Corner Lot Side Yard Along Street | 12.5'      |                         |                                 |                    |
|                                    | Rear (to Living Space)            | 20'        |                         |                                 |                    |

- Notes:*
- (1) All setbacks are minimum unless otherwise specified.
  - (2) Building square footages are approximate and will vary based upon final lot size and configuration.

# DESIGN STANDARDS AND MASSING

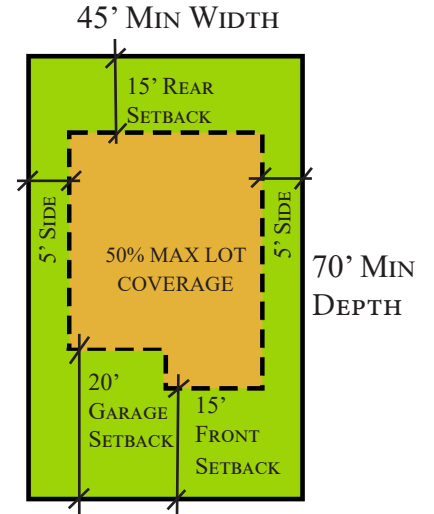
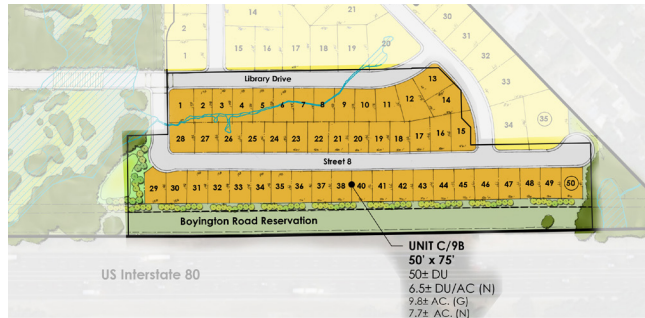
## UNIT B / AREA 9A



|                                    |   |            |   |                                 |                    |
|------------------------------------|---|------------|---|---------------------------------|--------------------|
| Lot Characteristics                | Minimum Lot Size  | 5,000 s.f. | Garage Setbacks   | Side                            | 5'                 |
|                                    | Width (Min.)  | 55'        |   | Rear                            | 5'                 |
|                                    | Depth (Min.)  | 80'        |   | Minimum Driveway Length         | 20'                |
|                                    | Maximum Lot Coverage  | 35%        |   | Approximate Building Size Range | 1,500 - 3,600 s.f. |
| Principal Building Setbacks (Min.) | Front   | 20'        | Maximum Building Height   |                                 | 30'/2 stories      |
|                                    | Side (A total of 20' combined for both interior sides, minimum 5' each side)                          | 5' (Min.)  |   |                                 |                    |
|                                    | Corner Lot Side Yard Along Street   | 20'*       |   |                                 |                    |
|                                    | * In instances where the corner side yard setback applies, the interior yard setback is a 5' minimum. |            | Notes:  |                                 |                    |
|                                    | Rear (to Living Space)  | 20'        | (1) All setbacks are minimum unless otherwise specified.  |                                 |                    |
|                                    |   |            | (2) Building square footages are approximate and will vary based upon final lot size and configuration. |                                 |                    |

# DESIGN STANDARDS AND MASSING

## UNIT A / AREA 10A & UNIT C / AREA 9B



|                                    |                                   |            |                                 |                         |                |
|------------------------------------|-----------------------------------|------------|---------------------------------|-------------------------|----------------|
| Lot Characteristics                | Minimum Lot Size                  | 3,150 s.f. | Garage Setbacks                 | Side                    | 5'             |
|                                    | Width (Min.)                      | 45'        |                                 | Rear                    | 5'             |
|                                    | Depth (Min.)                      | 70'        |                                 | Minimum Driveway Length | 20'            |
|                                    | Maximum Lot Coverage              | 50%        |                                 |                         |                |
| Principal Building Setbacks (Min.) | Front                             | 15'        | Approximate Building Size Range | 1,400 - 3,600 s.f.      |                |
|                                    | Side                              | 5'         |                                 | Maximum Building Height | 30 1/2 stories |
|                                    | Corner Lot Side Yard Along Street | 12.5'      |                                 |                         |                |
|                                    | Rear (to Living Space)            | 15'        |                                 |                         |                |

*Notes:*  
 (1) All setbacks are minimum unless otherwise specified.  
 (2) Building square footages are approximate and will vary based upon final lot size and configuration.

# DESIGN STANDARDS AND MASSING

## UNIT E / AREA 10B



**UNIT E/AREA 10B**  
 120± DU  
 21.1± DU/AC (N)  
 6.6± AC. (G)  
 5.7± AC. (N)



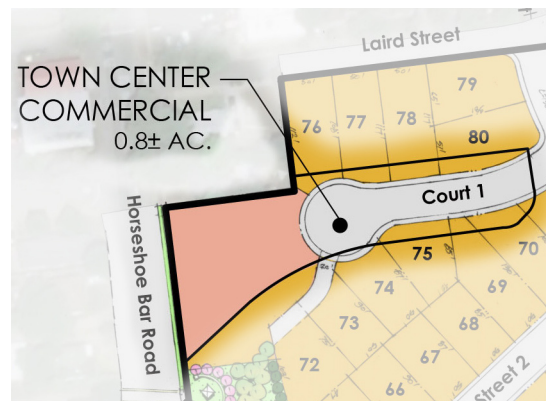
|  |  |
|--|--|
| Minimum lot size <sup>(1) (2)</sup>    |  |
| Area (net)                             | 10,000 sf <sup>(1)</sup>   |
| Width, depth                           | 60 ft  |
| Depth                                  | 100 ft   |
| Residential density <sup>(1) (2)</sup> |  |
| Max. Density                           | 10-15 units/acre   |
| Setbacks <sup>(1)</sup>                |  |
| Front <sup>(1)</sup>                   | 15', 25' max. allowed.   |
| Side-Interior (Each) <sup>(1)</sup>    | Both interior side setbacks shall total a minimum of 20 ft with neither side less than 5 ft  |
| Side-Corner <sup>(1)</sup>             | 15 ft  |
| Rear <sup>(1)</sup>                    | 6 ft   |
| Building separation <sup>(1)</sup>     | 20 ft between a garage and another structure on the site, if needed for vehicular ingress and egress to and from the garage; 6 ft between other structures on the same site. |

|                             |                                  |
|-----------------------------|----------------------------------|
| Lot coverage <sup>(1)</sup> | 40%                              |
| Height limit <sup>(1)</sup> |                                  |
| Maximum height              | 30 ft. and 2 stories             |
| Landscaping <sup>(1)</sup>  | Per Chapter 13.34 in Zoning Code |
| Parking <sup>(1)</sup>      | Per Chapter 13.36 in Zoning Code |
| Signs <sup>(1)</sup>        | Per Chapter 13.38 in Zoning Code |

**Notes:**  
 (1) The Residential-High Density Overlay established by Ordinance 254 allows up to 7 acres of 20-25 units per acre on the project site for the development of a minimum of 129 very low and low income units "by right". Should the developer elect to implement the RH-20 Overlay, development standards will differ than those shown here and will be determined on a project specific basis in order to achieve the goal of meeting affordable housing requirements. Should the developer elect to proceed without the benefit of the RH-20 overlay, the development standards shown here will apply consistent with the Residential-High Density (RH) land use designation of the Loomis General Plan and RH (High Density Residential) Zoning.  
 (2) A condominium, townhome, or planned development project may be subdivided with smaller parcels for ownership purposes, with their minimum lot area determined through the subdivision review process, provided that the total number of dwellings does not exceed the maximum density allowed by the applicable zoning district.

## DESIGN STANDARDS & MASSING

### TOWN CENTER COMMERCIAL



|                      |   |                        |                                  |
|----------------------|---|------------------------|----------------------------------|
| Minimum lot size     |   | Floor area ratio (FAR) | 0.25 min., 1.60 max.             |
| Area (net)           | 5,000 sf <sup>(1)</sup>   | Lot coverage           | 35% to 60%                       |
| Width, depth         | Determined by the review authority through the subdivision process  | Height limit           |                                  |
|                      |   | Maximum height         | 35' - 3 stories                  |
| Residential density  |   | Landscaping            | Per Chapter 13.34 in Zoning Code |
| Max. Density         | 15 units/acre in a mixed use project  | Parking                | Per Chapter 13.36 in Zoning Code |
| Setbacks             |   | Signs                  | Per Chapter 13.38 in Zoning Code |
| Front                | Horseshoe Bar Road - 15' for landscaping and the preservation of existing buildings and landscaping.<br>Other streets - 15' |                        |                                  |
| Side-Interior (Each) | 15' along a property line abutting a residential zone or use, not required otherwise  |                        |                                  |
| Side-Corner          | Same as front setback   |                        |                                  |
| Rear                 | Same as interior side setback   |                        |                                  |

*Notes:*

(1) A commercial condominium, or a residential condominium, townhome, or planned development project may be subdivided with smaller parcels for ownership purposes, with the minimum lot area requirement determined through the subdivision review process, provided that the overall development site complies with the lot area requirements, and the total number of any dwellings is in compliance with the maximum density established by the applicable zoning district.



## SECTION 3: ELEVATIONS

The concept, inspiration, and vision for the Hidden Grove Neighborhood are based on a unique and compelling design character derived from timeless, small town neighborhoods. The architectural styles presented herein include the most prevalent historical architectural styles of these town neighborhoods (listed to the right) and are representative of the styles envisioned within the Hidden Grove Neighborhood.

When interspersed throughout the neighborhoods, this collection of architectural elevations will create a diverse and eclectic streetscape through massing and form, material and color, and detailing. The variety of styles will energize and animate the streetscape, creating a dynamic and vibrant complement to the surrounding neighborhood.

The following architectural elevations define the history and intent of each style, identify key style elements, and provide a matrix that identifies the minimum elements required for each style along with applicable enhanced elements. Additionally, sketches of primary style elements and details and pictorial examples of both a historic and present day version of the style are represented. 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.

---

THE CALIFORNIA RANCH  
THE FARMHOUSE REVIVAL  
THE CRAFTSMAN BUNGALOW  
THE PRAIRIE  
THE SPANISH ECLECTIC  
THE FOURSQUARE REVIVAL  
THE MONTEREY

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## SINGLE FAMILY ELEVATION DESIGN PRINCIPLES

To further define the architecture of the Hidden Grove Neighborhood, the following statements apply to all styles herein:

- On styles utilizing stucco, smooth, imperfect smooth, or fine sand finish stucco is the only allowed finish (further defined per style on pages to follow).
- Masonry must be applied authentically, wrapping outside corners and terminating at inside corners.
- All material changes must occur on an inside corner.
- No fascia gutter.
- No concrete rake tiles.
- Garage doors and entry doors shall complement architectural style.
- Lights should complement architectural style.
- Homes built in the Hidden Grove Neighborhood shall utilize high quality windows that enhance the selected architectural style of each home. Vinyl windows are not allowed. Windows shall be either wood or clad wood with the ability to choose frame colors that coordinate with the architecture and the chosen color scheme. Muntins, when used, shall be of high quality and mimic “true divided light” windows. Muntins that are internal to the windowpanes without exterior detailing are discouraged.
- When shutters are used, each shutter must be sized to one-half of entire adjacent window width.

Each elevation section within this document is broken into four pages, each with a distinct purpose. The first page articulates the history of the architectural style as well as the intent of that style within the Hidden Grove Neighborhood. Additionally, this page offers a list of some of the elements that make the defined style distinctive. These elements draw from both the minimum and enhanced elements from the matrix found on the following page and are intended to be descriptive, rather than prescriptive, by conveying the essence of the style. The second page offers a matrix of the minimum and enhanced elements of each style and serves as the prescriptive requirements of the style. The third page graphically represents a selection of the key style elements described in the matrix. Finally, the last page offers details and vignettes as well as pictorial representations, both historical and present day, of well-executed examples of the style.

## SINGLE FAMILY ELEVATIONS

### THE CALIFORNIA RANCH

#### HISTORY AND INTENT

When construction resumed after World War II, houses based on historical precedent were largely abandoned in favor of new variations of the modern styles that had only begun to flourish in the pre-war years. The earliest of these, the Minimal Traditional style, was a simplified form loosely based on the previously dominant Tudor style of the 1920s and 1930s. By the early 1950s, they were being replaced by the

Ranch style, which dominated American domestic building through the '60s.

The California Ranch style of the Hidden Grove Neighborhood is a modern interpretation that blends the essence of the Minimal Traditional and Ranch styles to create a new style intended to emphasize the eclectic and distinctive nature of the community.



#### Distinctive Style Elements

- |   |                         |
|---|-------------------------|
| 1 | Clinker Brick Chimney   |
| 2 | Shake Roof              |
| 3 | Shed Roof at Front Door |
| 4 | Board & Batten Siding   |
| 5 | Painted Brick           |

# THE CALIFORNIA RANCH

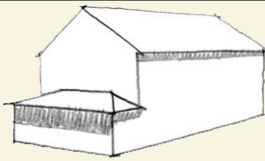
| Style Elements  | Minimum Elements  | Enhanced Elements <sup>1</sup>  |
|-----------------|---|---|
| Form            | <ul style="list-style-type: none"> <li>• Single story.</li> <li>• Symmetrical or asymmetrical form.</li> <li>• Dominant front gable or side-gabled.</li> <li>• Small covered entry porch.</li> </ul>  | <ul style="list-style-type: none"> <li>• Full hipped roof.</li> <li>• Screened side or rear porch.</li> </ul>   |
| Roof            | <ul style="list-style-type: none"> <li>• Low pitched roof (4:12-6:12).</li> <li>• Composition shingle or flat concrete tile with a shake appearance.</li> <li>• Tight gable overhangs (4" max) with slender, understated fascias (4" max).</li> <li>• Eave overhangs can be moderate (12" max) with a thin, crisp fascia line.</li> </ul> | <ul style="list-style-type: none"> <li>• Gable dormers.</li> </ul>  |
| Walls           | <ul style="list-style-type: none"> <li>• Predominantly lap siding.</li> <li>• Siding exposure can range from very tight to wide (3"-10").</li> </ul>  | <ul style="list-style-type: none"> <li>• Brick or stone wall cladding as principal wall material with lap siding at gable ends.</li> <li>• Use of a variety of wall materials is common to accent different vertical units.</li> </ul>  |
| Windows & Doors | <ul style="list-style-type: none"> <li>• Gridded windows with simple wood trim on all four sides.</li> <li>• Rectangular windows can be vertically or horizontally-oriented.</li> <li>• Simple wood entry door.</li> </ul>  | <ul style="list-style-type: none"> <li>• Decorative shutters.</li> <li>• Feature picture window at front elevation.</li> <li>• Large square gridded window at front elevation.</li> <li>• Front feature windows grouped into three, with a large square central window between two vertically-oriented single hung windows.</li> <li>• Accent colored window frames.</li> </ul> |
| Details         | <ul style="list-style-type: none"> <li>• Covered entry porch integrated into the primary roof or as an independent element.</li> <li>• Decorative wood spindles or wrought iron porch supports.</li> </ul>  | <ul style="list-style-type: none"> <li>• Massive rectangular brick chimney, often painted.</li> <li>• Colonial-influenced octagonal or round gable end vent painted to match siding.</li> <li>• Porch integrated into primary roof with brick porch supports (when primary wall cladding is brick).</li> </ul>  |

<sup>1</sup> Minimum three enhanced elements per house are required.

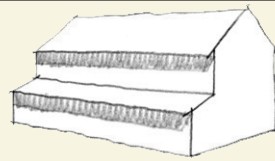
<sup>2</sup> All corner lots must employ at least four enhancements from the enhanced elements list on all street-adjacent building faces (in addition to the minimum enhancements required for all homes).

# THE CALIFORNIA RANCH

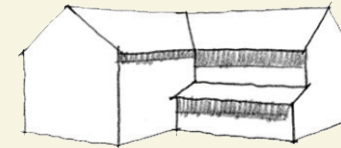
FORWARD  
GABLE



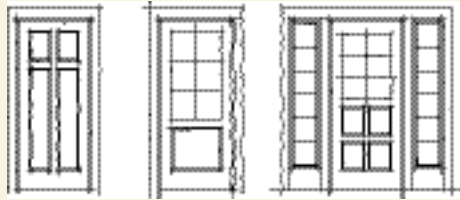
SIDE  
GABLE



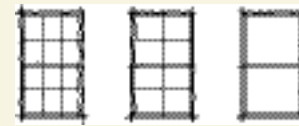
ASSYMETRICAL  
GABLE



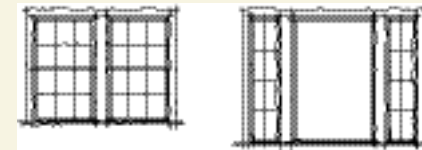
Entry Doors  
and  
Surrounds



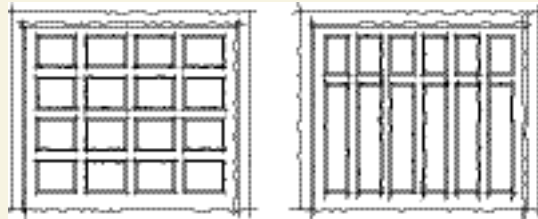
Window  
Patterns



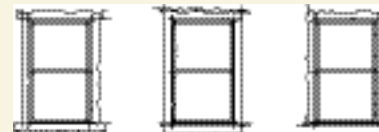
Window  
Groupings



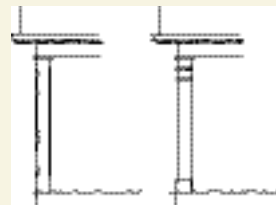
Garage  
Doors



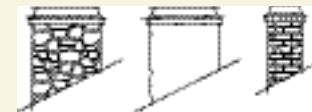
Window  
Surrounds



Porch  
Columns



Chimneys

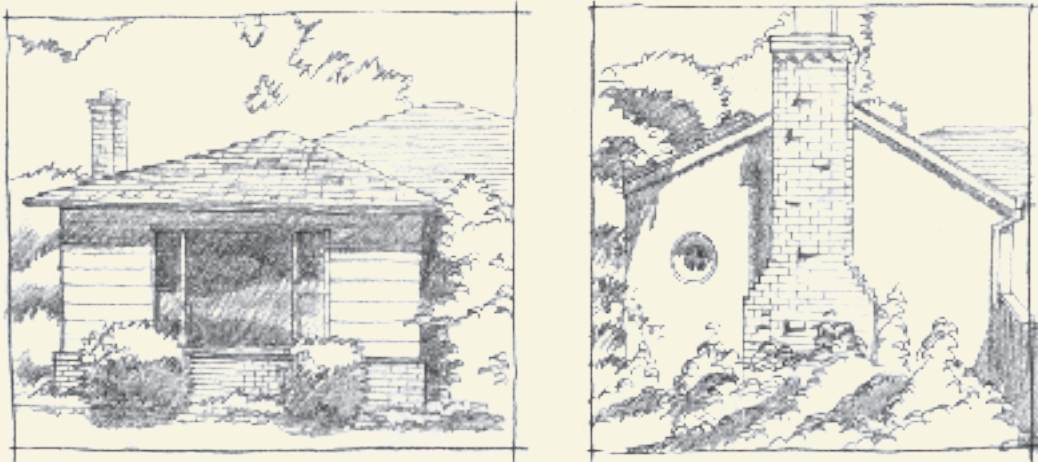


Shutters



# THE CALIFORNIA RANCH

## DETAILS



## PICTORIAL EXAMPLES



Historical Representation



Present Day Interpretation

## THE FARMHOUSE REVIVAL

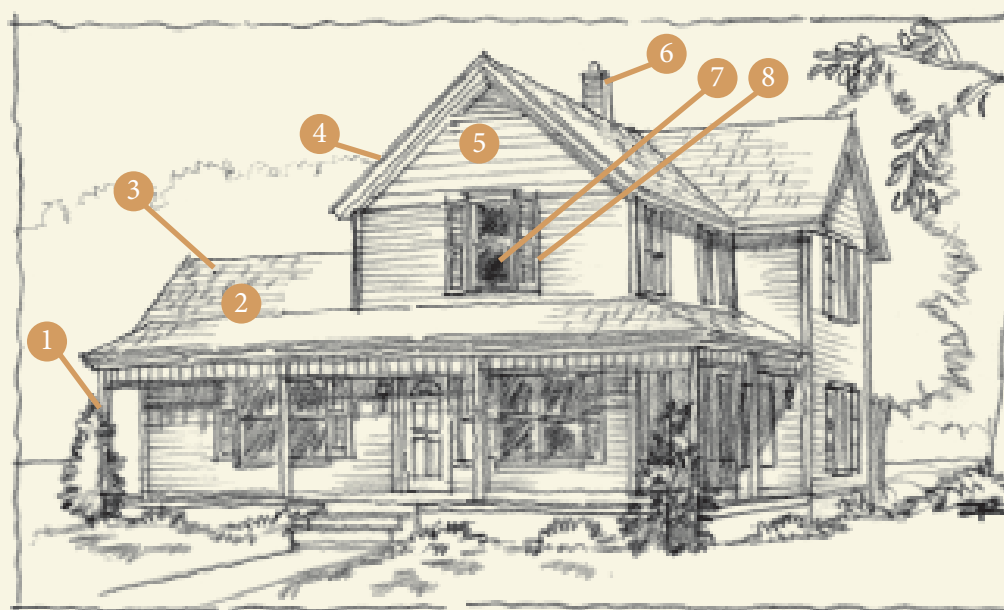
### HISTORY AND INTENT

In the Sacramento area, farmhouses were utilitarian housing for farmers settling in outlying areas of the region. They were typically wood frame with clapboard siding. These homes were simply detailed and understated, and often evolved in size and form to reflect the success and size of the farming family. Although utilitarian in nature, the farmhouse also reflected the regional style of the time to the extent possible, sometimes emulating a higher style of architecture by borrowing details of widely accepted styles.

The intent of the Farmhouse Revival at the Hidden Grove Neighborhood is to include a style that embraces the agrarian history of the region. The Farmhouse Revival is a traditional, honest representation of the style with simple forms and detailing, lacking the highly stylized features of its Midwestern and East Coast counterparts.

#### Distinctive Style Elements

- |   |                                 |
|---|---------------------------------|
| 1 | Slender Porch Columns           |
| 2 | Projecting Porch with Shed Roof |
| 3 | Rectangular, Cross Gabled Form  |
| 4 | Dominant Gable Roof             |
| 5 | Lap Siding                      |
| 6 | Brick Chimney                   |
| 7 | Single-Hung Windows             |
| 8 | Louvered Shutters               |





## THE FARMHOUSE REVIVAL

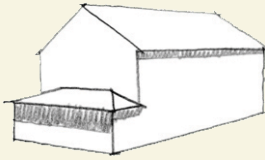
| Style Elements  | Minimum Elements  | Enhanced Elements <sup>1</sup>   |
|-----------------|---|--|
| Form            | <ul style="list-style-type: none"> <li>• Rectangular, typically two-story.</li> <li>• Front, side, or cross-gabled.</li> <li>• Symmetrical or asymmetrical.</li> <li>• Entry porch, very simple in form and detailing.</li> <li>• Porches project from the house rather than being incorporated into the primary massing</li> </ul> | <ul style="list-style-type: none"> <li>• Two-story with opposing wings in larger homes.</li> <li>• One- or two-story wings and covered porches.</li> <li>• Form may reflect additions to original house.</li> <li>• Covered porches along entire façade or wrapping around corners, very simple in form and detailing.</li> </ul>                    |
| Roof            | <ul style="list-style-type: none"> <li>• Dominate gable roof forms.</li> <li>• Roof pitch 6:12 to 10:12 with porches of lower profiles.</li> <li>• 6” to 12” overhangs.</li> <li>• Concrete shingles that are flat or resemble wood shake or composition asphalt shingles.</li> <li>• Tight wood fascias and rakes.</li> </ul>      | <ul style="list-style-type: none"> <li>• Shed roof forms, reflecting additions to the original house.</li> <li>• Porch roofs or entire roofs of standing seam metal.</li> <li>• Roof dormers, shed or gabled, symmetrically organized.</li> <li>• Fascias and rakes may be box end soffit or open with exposed rafters and starter board.</li> </ul> |
| Walls           | <ul style="list-style-type: none"> <li>• Primary exterior material is lap siding with 6”-8” exposure.</li> <li>• Window and door trim, corner boards, starter boards, and vergeboards used as siding terminations.</li> </ul>   | <ul style="list-style-type: none"> <li>• Lap siding with tighter exposure or shingles at accent areas.</li> <li>• Picket railings at porches in various styles.</li> <li>• Stone at raised foundation.</li> <li>• Accent colored window frames.</li> </ul>   |
| Windows & Doors | <ul style="list-style-type: none"> <li>• Wood window and door trims.</li> <li>• Single hung vertical windows with or without window grids.</li> </ul>   | <ul style="list-style-type: none"> <li>• Enhanced (built-up) window trim.</li> </ul>   |
| Details         | <ul style="list-style-type: none"> <li>• Verge rafters.</li> <li>• Trim at corner boards, verge boards, and starter boards.</li> <li>• Slender, unornamented square or round porch columns.</li> </ul>  | <ul style="list-style-type: none"> <li>• Roof ornamentation such as cupolas, weather vanes, or dovecote accents.</li> <li>• Chimneys clad in stone, brick, or siding with basic rectilinear termination caps.</li> </ul>   |

<sup>1</sup> Minimum three enhanced elements per house are required.

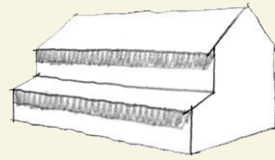
<sup>2</sup> All corner lots must employ at least four enhancements from the enhanced elements list on all street-adjacent building faces (in addition to the minimum enhancements required for all homes).

# THE FARMHOUSE REVIVAL

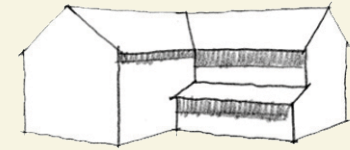
FORWARD  
GABLE



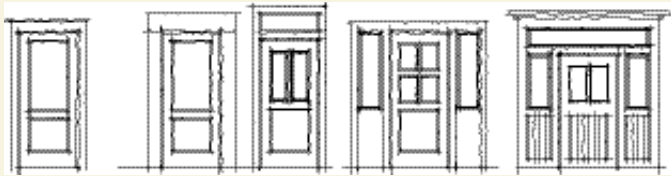
SIDE  
GABLE



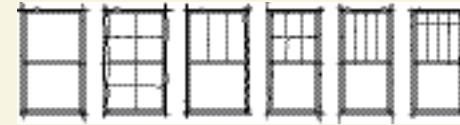
ASSYMETRICAL  
GABLE



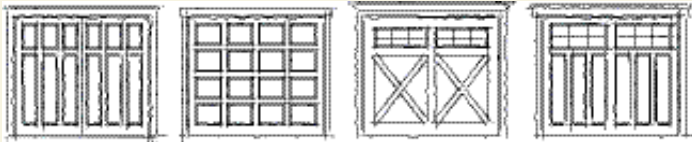
Entry Doors  
and  
Surrounds



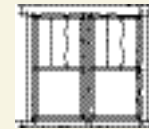
Window  
Patterns



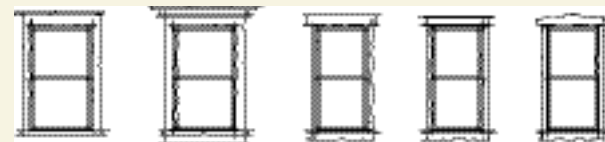
Garage  
Doors



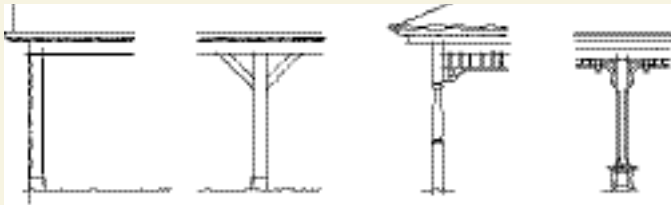
Window  
Groupings



Window  
Surrounds



Porch  
Columns



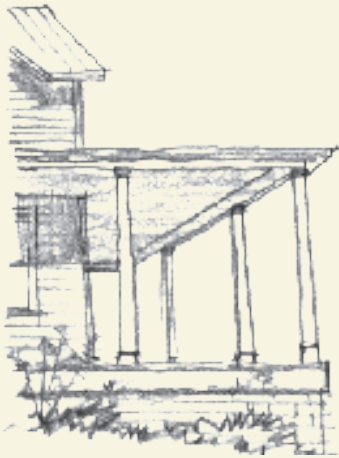
Shutters



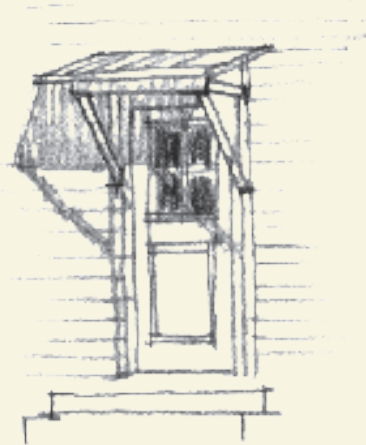
# THE FARMHOUSE REVIVAL

## DETAILS

## PICTORIAL EXAMPLES



Raised Porch



Shed Roof at Door



Gable and Porch



Historical Representation



Present Day Interpretation

## THE CRAFTSMAN BUNGALOW

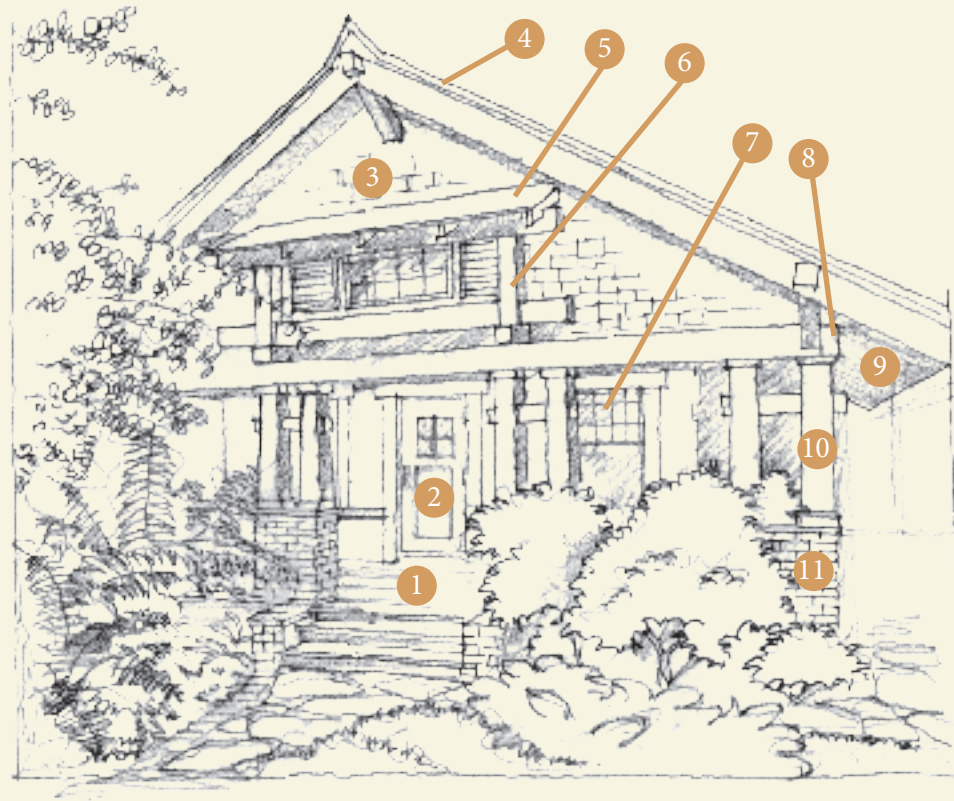
### HISTORY AND INTENT

The Arts and Crafts bungalow was an enormously influential form and style of architecture in Sacramento between 1906 and 1918, the first truly American vernacular style. The bungalow 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 lawn and garden, 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.

#### Distinctive Style Elements

- |    |                            |
|----|----------------------------|
| 1  | Deep Recessed Porch        |
| 2  | Wide Entry Door            |
| 3  | Shingle Siding             |
| 4  | Gable Roof                 |
| 5  | Gable Ornamentation        |
| 6  | Gable Vents                |
| 7  | Decorative Window Patterns |
| 8  | Knee Braces                |
| 9  | Wide Overhangs             |
| 10 | Decorative Porch Columns   |
| 11 | Masonry Column Base        |



cladding (brick, clapboard, tile and shingle), and oversized eave brackets painted in colors of nature.

The intent of the Hidden Grove Neighborhood's Park Bungalow recalls the comfortable and welcoming nature of the Craftsman bungalows found in the towns across America in the early 20th Century. These homes reflect a sense of permanence that only artisanship and careful design can convey.

# THE CRAFTSMAN BUNGALOW

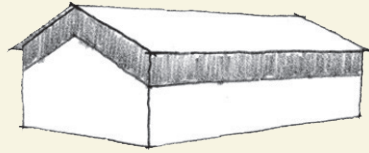
| Style Elements  | Minimum Elements  | Enhanced Elements <sup>1</sup>  |
|-----------------|---|---|
| Form            | <ul style="list-style-type: none"> <li>• Simple massing on one to one-and-a-half stories, front or side gabled.</li> <li>• Symmetrical or asymmetrical form.</li> <li>• Deep front entry porch.</li> <li>• Stylized column and beam detailing at porches</li> </ul>   | <ul style="list-style-type: none"> <li>• Cross-gabled massing.</li> <li>• Two stories with a combination of one and two-story elements.</li> <li>• Full width, deep porch at entry.</li> </ul>  |
| Roof            | <ul style="list-style-type: none"> <li>• Low-pitched roofs with large over-hanging eaves, emphasizing horizontal planes.</li> <li>• 4:12 to 6:12 roof pitch.</li> <li>• 16” to 24” overhangs.</li> <li>• Flat concrete tile with a shingle appearance or composition shingle.</li> </ul>  | <ul style="list-style-type: none"> <li>• Varied porch roofs; shed or gabled.</li> <li>• Cascading (multiple) gables.</li> <li>• Roof dormers (shed or gable form).</li> <li>• 24” to 36” overhangs.</li> <li>• Extended and shaped barge rafters.</li> <li>• Exposed rafter tails at eaves.</li> </ul>  |
| Walls           | <ul style="list-style-type: none"> <li>• Exterior wall materials with combinations of wood shingles, horizontal siding, board and batten, and stucco.</li> <li>• Foundation or wainscot using stone or brick.</li> </ul>  | <ul style="list-style-type: none"> <li>• Stone, brick or combination chimneys.</li> <li>• Eliminate stucco as a wall treatment.</li> <li>• Battered (tapered) stone foundation or wainscot</li> </ul>   |
| Windows & Doors | <ul style="list-style-type: none"> <li>• Single hung windows at front elevations.</li> <li>• Divided light windows with wood trim.</li> <li>• Use windows individually or in groups (typically two or three).</li> <li>• Doors with full surrounds.</li> <li>• Windows with full surrounds and a projected sill/apron.</li> </ul>   | <ul style="list-style-type: none"> <li>• Casement windows.</li> <li>• Three or more windows in a “ribbon.”</li> <li>• Grouped windows with a high transom.</li> <li>• Wide wood entry door with integrated glass.</li> <li>• Wood door and window surrounds.</li> <li>• Accent colored window frames.</li> </ul>  |
| Details         | <ul style="list-style-type: none"> <li>• Entry porches with columns resting on larger pier or bases.</li> <li>• Porch rails of repeated vertical elements.</li> <li>• Wood brackets or knee braces.</li> <li>• Surface mounted fixtures on front elevations must complement architectural style.</li> <li>• Garage door patterns and lights to complement the architectural style.</li> </ul> | <ul style="list-style-type: none"> <li>• Entry porch columns consist of single or multiple wood posts with battered brick or stone pier or base.</li> <li>• Porch rails comprised of decoratively cut boards that create a pattern.</li> <li>• Additional “stick-work” in gable ends.</li> <li>• Typical downspouts replaced with “rain chains.”</li> <li>• Open eave overhangs with shaped rafter tails.</li> <li>• Decorative ridge beams, outlookers and purlins.</li> <li>• Porte-cochère, pergola, or trellis that continues, or is integrated with, the front porch.</li> </ul> |

<sup>1</sup> Minimum three enhanced elements per house are required.

<sup>2</sup> All corner lots must employ at least four enhancements from the enhanced elements list on all street-adjacent building faces (in addition to the minimum enhancements required for all homes).

# THE CRAFTSMAN BUNGALOW

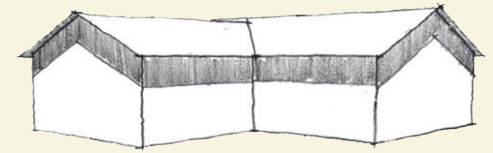
FORWARD  
GABLE



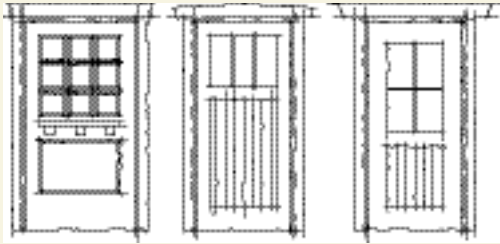
SIDE  
GABLE



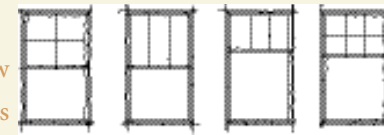
CROSS  
GABLE



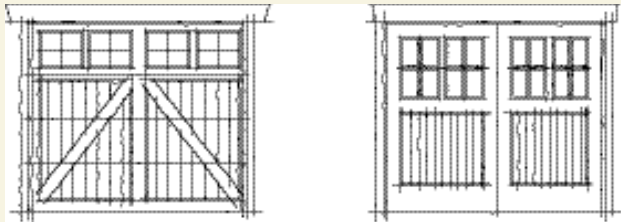
Entry Doors  
and  
Surrounds



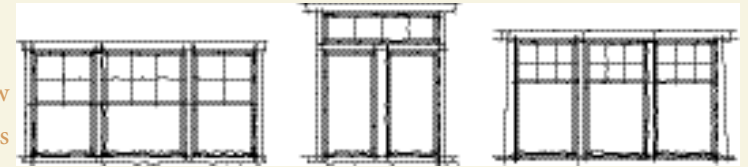
Window  
Patterns



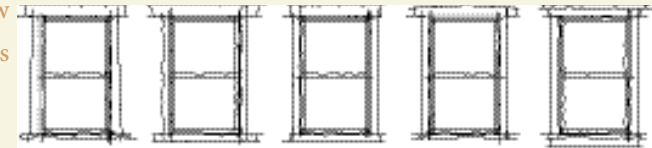
Garage  
Doors



Window  
Groupings



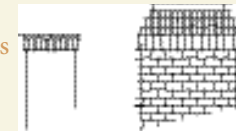
Window  
Surrounds



Porch  
Columns



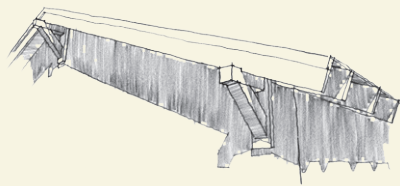
Shutters



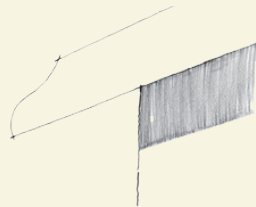
## THE CRAFTSMAN BUNGALOW

## DETAILS

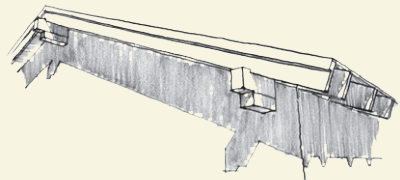
## PICTORIAL EXAMPLES



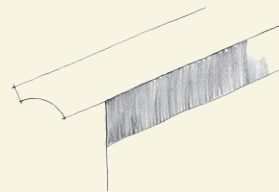
Gable with Knee Brace Detail



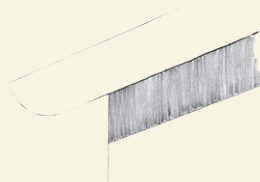
Fancy Cut Rafter



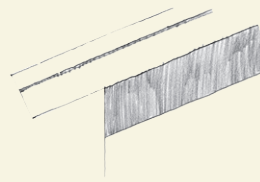
Gable with Outlooker Detail



Quarter Round Cut Rafter



Round Cut Rafter



Square Cut Rafter



Historical Representation



Present Day Interpretation

## THE PRAIRIE

### HISTORY AND INTENT

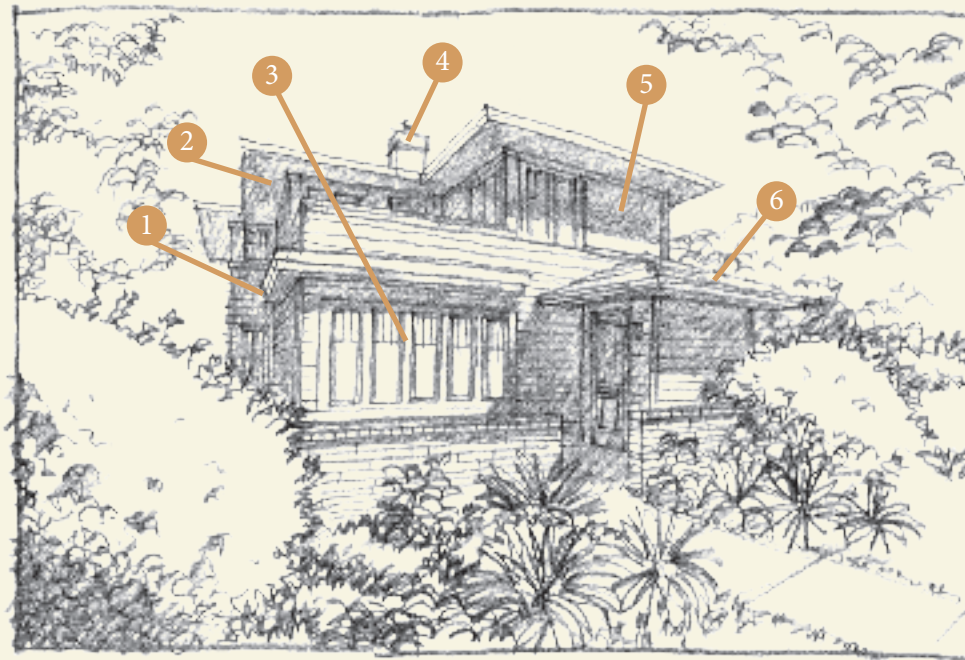
The Prairie style was borne of the Chicago Prairie School movement. The style is organic in nature, integrated with the land, using natural materials and abstracted nature forms. The Prairie emphasizes the integration of indoor and outdoor areas. Its trademark wide overhangs, appropriate for the Sacramento climate, typically identify 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 Hidden Grove Neighborhood Prairie is appropriate for larger lots within the community to emphasize the horizontal nature of the style. Another variation of the style, the two-story Prairie Box (which is a variant of the American Foursquare), can also be appropriate on smaller lots, adding additional diversity to the streetscape.

#### Distinctive Style Elements

- |   |   |
|---|---|
| 1 | Two-Story Horizontal Massing                      |
| 2 | Long Soffited Eave Overhangs                      |
| 3 | Square or Rectangular Windows with Divided Lights |
| 4 | Chimney   |
| 5 | Smooth Stucco                                     |
| 6 | Low Pitched Roof                                  |





# THE PRAIRIE

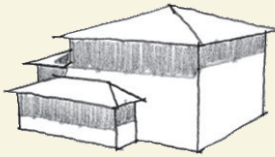
| Style Elements  | Minimum Elements  | Enhanced Elements <sup>1</sup>   |
|-----------------|---|--|
| Form            | <ul style="list-style-type: none"> <li>• One or two-story with horizontal massing.</li> <li>• Secondary masses perpendicular to the primary forms.</li> </ul>   | <ul style="list-style-type: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

<sup>1</sup> Minimum three enhanced elements per house are required.

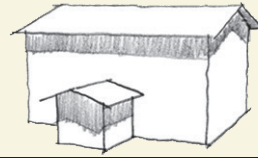
<sup>2</sup> All corner lots must employ at least four enhancements from the enhanced elements list on all street-adjacent building faces (in addition to the minimum enhancements required for all homes).

# THE PRAIRIE

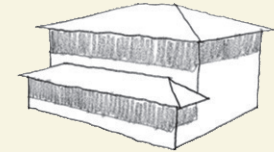
ASSYMETRICAL  
HIP



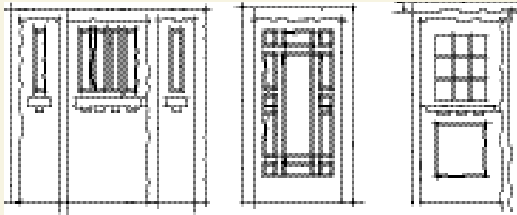
SIDE  
GABLE



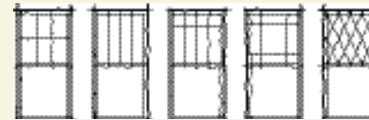
HIP WITH  
FRONT ENTRY



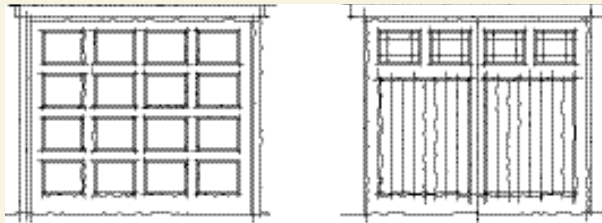
Entry Doors  
and  
Surrounds



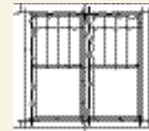
Window  
Patterns



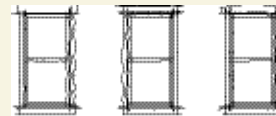
Garage  
Doors



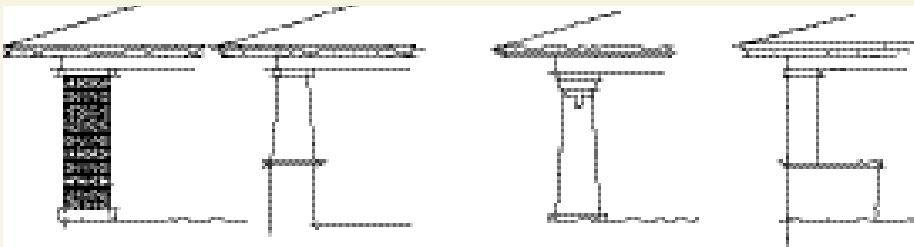
Window  
Groupings



Window  
Surrounds



Porch  
Columns



Chimneys



# THE PRAIRIE

## DETAILS

## PICTORIAL EXAMPLES



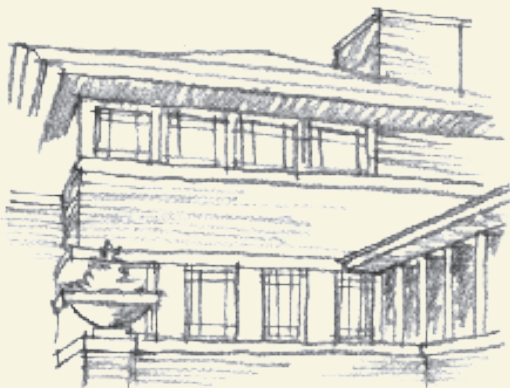
Massing with Hip Roof Form



Low Walls, Horizontal Banding,  
and Long Overhang



Historical Representation



Massing with Horizontal Banding



Prairie Box Alternate



Present Day Interpretation

## THE SPANISH ECLECTIC

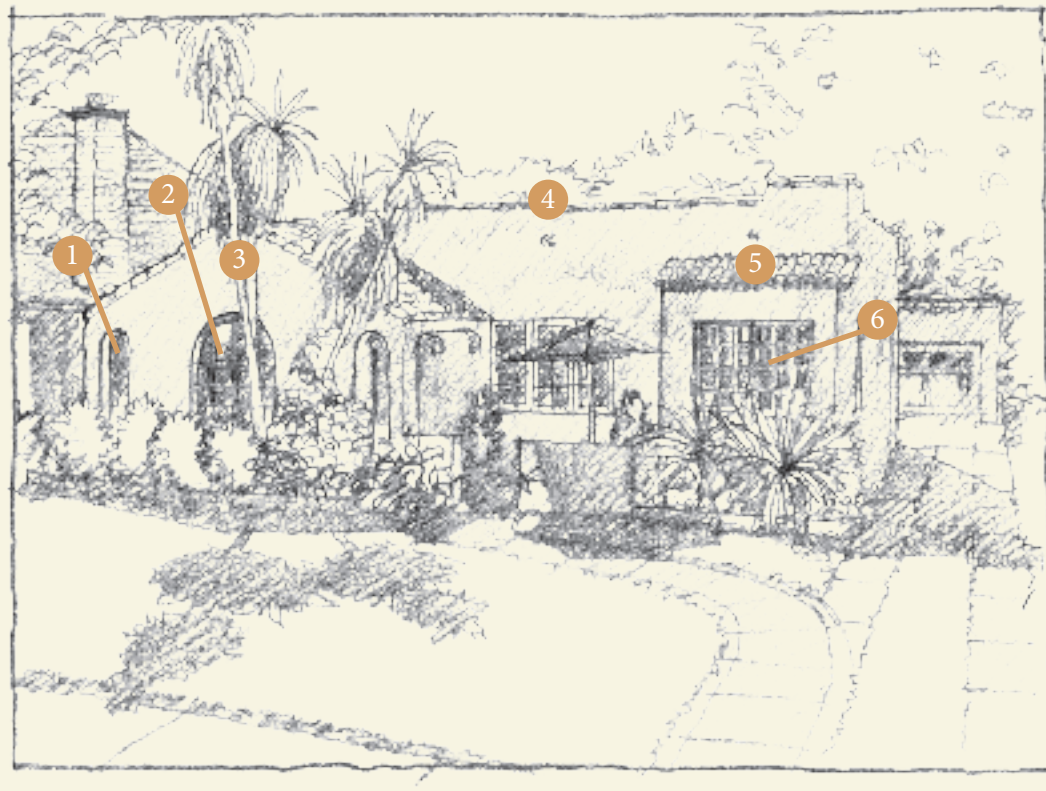
### HISTORY AND INTENT

The Spanish Eclectic house 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 all historic neighborhoods, because of its adaptability of form and casual, playful character. Historic

precedence can be drawn from a wide and diverse range of influences; region, chronology, and function (based on urban versus rural examples) all contribute to the evolution of the Spanish Eclectic style. Truly one of the most eclectic architectural styles, the Spanish Eclectic can vary from playful to exotic, bungalow to hacienda.

#### Distinctive Style Elements

- 1 Arcaded Wing Wall
- 2 Arched Feature Window
- 3 Intersecting Gable Roof
- 4 Parapet Roof
- 5 Barrel Roof Tile
- 6 Multi-Paned Windows



The Hidden Grove Neighborhood Spanish Eclectic style will add to the intrinsic character and rich diversity of the streetscape. Offering an opportunity for bright colors and whimsical forms, the style will add a playful element to the neighborhood.

## THE SPANISH ECLECTIC

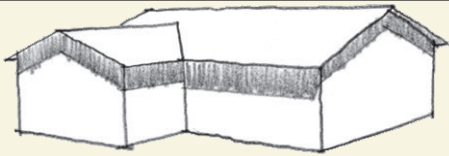
| Style Elements  | Minimum Elements  | Enhanced Elements <sup>1</sup>   |
|-----------------|---|--|
| Form            | <ul style="list-style-type: none"> <li>• One, one-and-a-half (with strong one story element and stepped back second story), or full two-story massing. (The form is not rigidly defined; this style can be applied to a wide variety of asymmetric building mass configurations.)</li> <li>• Roof form is predominately pitched, hipped or gabled, but may also be parapeted.</li> </ul>  | <ul style="list-style-type: none"> <li>• Massive chimney with buttressed form and elaborate cap with arched openings and small tiled roof.</li> <li>• Massive battered (tapered) chimney with finial chimney cap.</li> <li>• Recessed arcade along front elevation.</li> <li>• Arcaded wing wall.</li> <li>• Balconies.</li> </ul> |
| Roof            | <ul style="list-style-type: none"> <li>• Low pitched roof (3:12 to 5:12).</li> <li>• Simple flat, hip, or gable roof with one intersecting gable roof.</li> <li>• Overhangs are typically tight, but can be up to 18”.</li> <li>• Fascia is either tight to the building (6” max) or nonexistent with rake tile providing the transition from wall to roof.</li> <li>• Flat concrete tiles.</li> <li>• Exposed rafter tails.</li> </ul> | <ul style="list-style-type: none"> <li>• Barrel or S-shaped concrete tiles.</li> <li>• Boosted roof tiles.</li> </ul>  |
| Walls           | <ul style="list-style-type: none"> <li>• Smooth or imperfect smooth stucco.</li> </ul>  |  |
| Windows & Doors | <ul style="list-style-type: none"> <li>• Feature recessed arched picture window or three grouped arched windows.</li> <li>• Vertical multi-paned windows or inserts at front elevations.</li> <li>• Window head and jamb trim is absent.</li> <li>• Modest (4” max) window sill trim.</li> </ul>  | <ul style="list-style-type: none"> <li>• Accent beveled glass recessed window.</li> <li>• Single or grouped arched windows.</li> <li>• Decorative precast concrete door and window surrounds.</li> <li>• Heavy wood head trim at windows.</li> <li>• Thickened walls.</li> <li>• Accent colored window frames.</li> </ul>          |
| Details         | <ul style="list-style-type: none"> <li>• Shaped rafter tails at feature areas.</li> <li>• Masonry vents.</li> <li>• Canales.</li> </ul>   | <ul style="list-style-type: none"> <li>• Shaped rafter rails throughout.</li> <li>• Wrought iron balconies and accent details.</li> <li>• Arched stucco column porches.</li> <li>• Vibrant and colorful glazed Spanish tile accents</li> </ul>   |

<sup>1</sup> Minimum three enhanced elements per house are required.

<sup>2</sup> All corner lots must employ at least four enhancements from the enhanced elements list on all street-adjacent building faces (in addition to the minimum enhancements required for all homes).

# THE SPANISH ECLECTIC

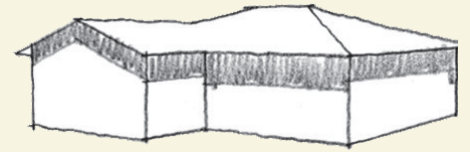
CROSS GABLE



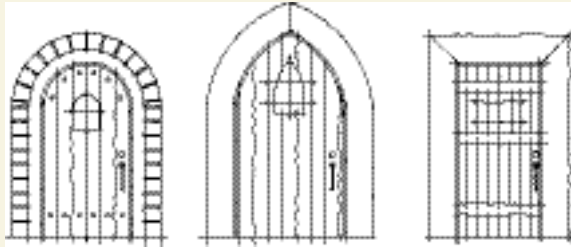
SIDE GABLE



COMBINED HIP AND GABLE



Entry Doors and Surrounds



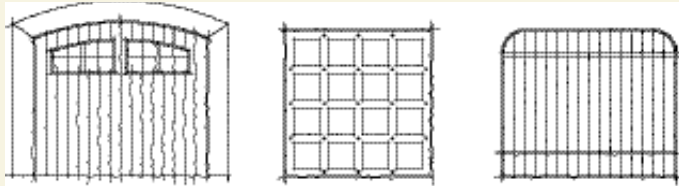
Window Patterns



Window Groupings



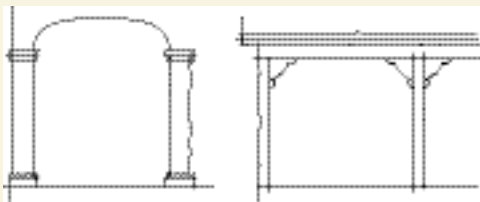
Garage Doors



Window Surrounds



Porch Columns



Chimneys and Shutters



# THE SPANISH ECLECTIC

## DETAILS

## PICTORIAL EXAMPLES



Arches and Chimney  
Elaboration



Decorative Vents



Deep Recessed Entry



Historical Representation



Present Day Interpretation

## THE FOURSQUARE REVIVAL

### HISTORY AND INTENT

The American Foursquare style is a subtype of the Colonial Revival style, comprising about one-third of Colonial Revival houses built before about 1915.

The intent of the Foursquare Revival at Hidden Grove Neighborhood is to bring a formal, stately, and gracious presence to the neighborhood, further enhancing the community's eclectic streetscape.

#### Distinctive Style Elements

- 1 Large Porch
- 2 Corner Boards
- 3 Large Decorative Frieze
- 4 Shutters
- 5 Pyramidal Roof





## THE FOURSQUARE REVIVAL

| Style Elements  | Minimum Elements  | Enhanced Elements <sup>1</sup>  |
|-----------------|---|---|
| Form            | <ul style="list-style-type: none"> <li>• Two-story, simple rectangular or square form.</li> <li>• Pyramidal hipped roof.</li> <li>• One-story, full-width porch with classical columns.</li> </ul>  | <ul style="list-style-type: none"> <li>• Paired porch columns.</li> <li>• Pedimented entry porch accenting center entry door.</li> </ul>  |
| Roof            | <ul style="list-style-type: none"> <li>• Moderately pitched roof (5:12 to 9:12).</li> <li>• Composition shingle roof.</li> <li>• Moderate overhang (6"-12").</li> </ul>   | <ul style="list-style-type: none"> <li>• Roof dormers, hipped or gabled.</li> <li>• Two-story pilasters at building corners.</li> </ul>   |
| Walls           | <ul style="list-style-type: none"> <li>• Predominately lap siding with 3"-6" exposure.</li> <li>• Smooth finish stucco.</li> </ul>  | <ul style="list-style-type: none"> <li>• Large decorative frieze board.</li> </ul>  |
| Windows & Doors | <ul style="list-style-type: none"> <li>• Symmetrically balanced windows.</li> <li>• Door may be centered or placed to the side.</li> <li>• Windows with double-hung sashes, usually with divided lights (divided into six, eight, nine, or twelve panes).</li> <li>• Windows in adjacent pairs.</li> <li>• Window and door surrounds with projecting built-up head trim and projecting sills at windows.</li> <li>• Doors with overhead fanlights or sidelights.</li> </ul> | <ul style="list-style-type: none"> <li>• Bay windows.</li> <li>• Windows with broken segmental or triangular pediments.</li> <li>• Accentuated pedimented front door supported by pilasters, or extended forward and supported by slender columns to form an entry porch.</li> <li>• Accent colored window frames.</li> </ul> |
| Details         | <ul style="list-style-type: none"> <li>• Ogee gutter as part of eave detail.</li> <li>• Cornice at roof line.</li> </ul>  | <ul style="list-style-type: none"> <li>• Massive central chimney.</li> <li>• Louvered or panel shutters (each shutter must be sized to one-half of entire adjacent window width).</li> <li>• Dentil frieze.</li> <li>• Roof and/or upper porch balustrades.</li> <li>• Leader heads at downspouts.</li> </ul>                 |

<sup>1</sup> Minimum three enhanced elements per house are required.

<sup>2</sup> All corner lots must employ at least four enhancements from the enhanced elements list on all street-adjacent building faces (in addition to the minimum enhancements required for all homes).

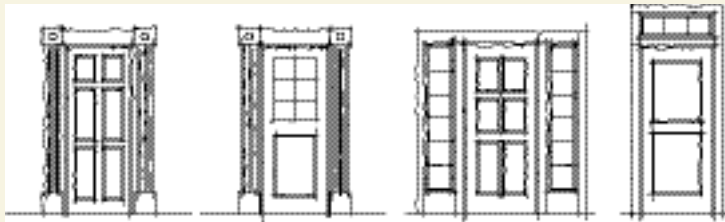
# THE FOURSQUARE REVIVAL

## FORWARD GABLE

## SIDE GABLE

## ASSYMETRICAL GABLE

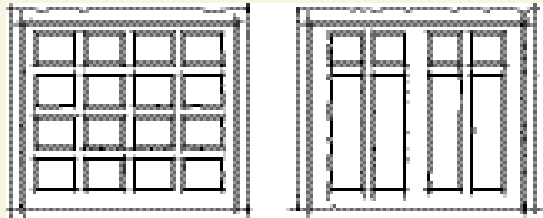
Entry Doors  
and  
Surrounds



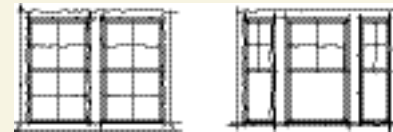
Window  
Patterns



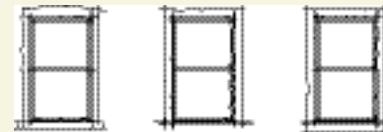
Garage  
Doors



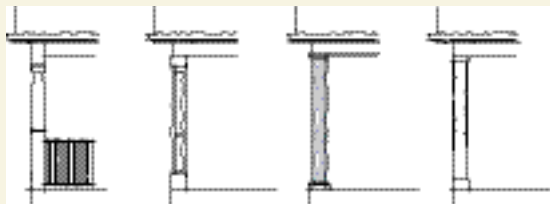
Window  
Groupings



Window  
Surrounds



Porch  
Columns



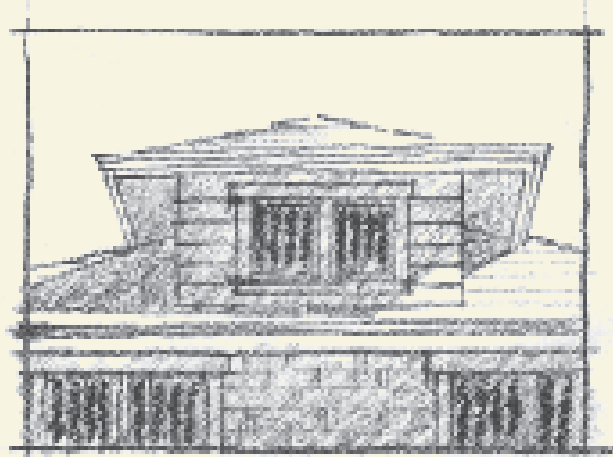
Chimneys  
and Shutters



# THE FOURSQUARE REVIVAL

## DETAILS

## PICTORIAL EXAMPLES



Historical Representation



Present Day Interpretation

## THE MONTEREY

### HISTORY AND INTENT

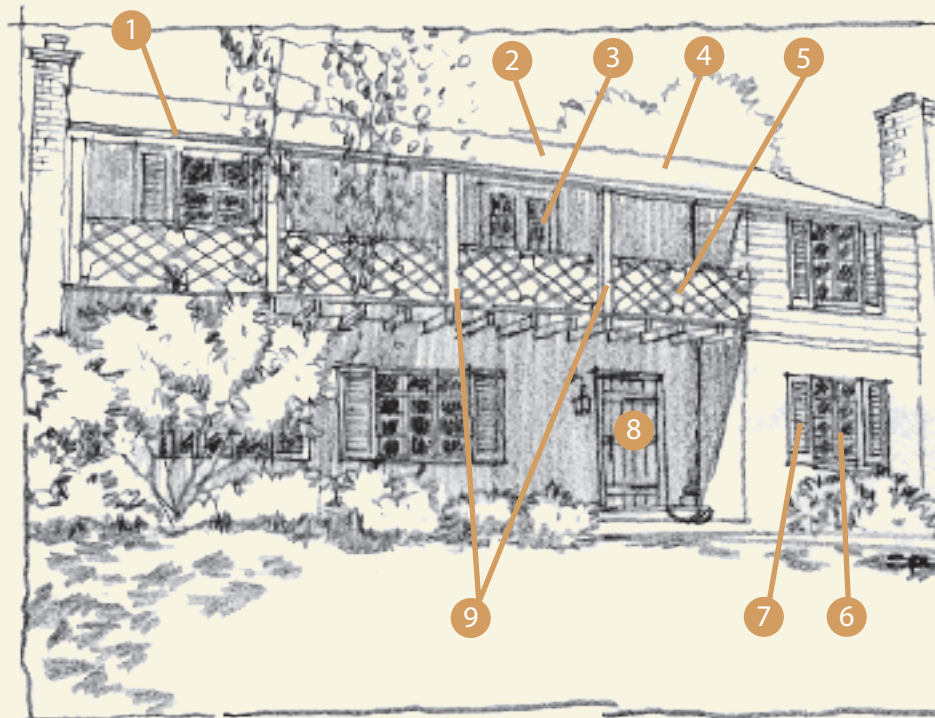
The Monterey style blends the Hispanic cultures of the early California residents with the influences brought to the west by the first European settlers. These homes are a juxtaposition of local indigenous materials, with colonial detailing applied. The dominant feature of the Monterey style is the always 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. These homes will be found on the larger lot sizes of the neighborhood, to provide an authentic representation of the style, and its horizontal nature.

#### Distinctive Style Elements

- 1 Thin Eaves
- 2 Low Pitched Roof
- 3 French Doors Accessing Balcony
- 4 Two-Story Rectangular Form
- 5 Cantilevered Second-Story Balcony
- 6 Vertical Divided Light Windows
- 7 Louvered Shutters
- 8 Rustic Plank Entry Door
- 9 Decorative Posts and Beams at Cantilever



# THE MONTEREY

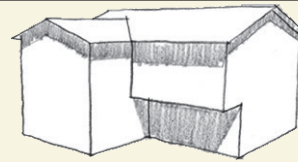
| Style Elements  | Minimum Elements   | Enhanced Elements <sup>1</sup>  |
|-----------------|--|---|
| Form            | <ul style="list-style-type: none"> <li>• Two-story, rectangular form.</li> <li>• Principal side gabled roof.</li> <li>• Cantilevered second story balcony covered by principal roof.</li> </ul>  | <ul style="list-style-type: none"> <li>• L-shaped form with front facing cross gable.</li> </ul>  |
| Roof            | <ul style="list-style-type: none"> <li>• Low-pitched gabled roofs (4:12 to 5:12).</li> <li>• Slate-look tile roof.</li> <li>• 12" to 16" overhangs.</li> <li>• Exposed rafter tails.</li> <li>• Thin eaves with either a half-round or ogee gutter.</li> </ul> | <ul style="list-style-type: none"> <li>• S-tile roof.</li> <li>• Boosted roof tiles.</li> </ul>   |
| Walls           | <ul style="list-style-type: none"> <li>• Smooth or imperfect smooth stucco is the dominant exterior finish.</li> </ul>   | <ul style="list-style-type: none"> <li>• Brick at first floor that may be painted.</li> <li>• Horizontal wood siding at the upper floor.</li> <li>• Thickened walls.</li> </ul> |
| Windows & Doors | <ul style="list-style-type: none"> <li>• Paired windows in groups of twos or threes.</li> <li>• Tall vertical windows.</li> <li>• At least one pair of French doors accessing the balcony.</li> <li>• Rustic plank wood entry door.</li> </ul>                 | <ul style="list-style-type: none"> <li>• First floor arched picture window at cross gable.</li> <li>• Accent colored window frames.</li> </ul>                                  |
| Details         | <ul style="list-style-type: none"> <li>• Fixed panel or louvered wood shutters (each shutter must be sized to one-half of entire adjacent window width).</li> <li>• Wood railing at balcony to match posts and beams.</li> </ul>                               | <ul style="list-style-type: none"> <li>• Exposed decorative wood elements at balconies.</li> <li>• Ornate wrought iron railing at balcony.</li> </ul>                           |

<sup>1</sup> Minimum three enhanced elements per house are required.

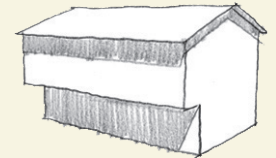
<sup>2</sup> All corner lots must employ at least four enhancements from the enhanced elements list on all street-adjacent building faces (in addition to the minimum enhancements required for all homes).

# THE MONTEREY

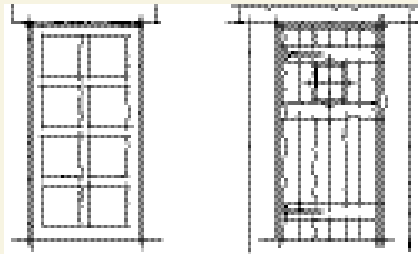
CROSS  
GABLE



SIDE  
GABLE



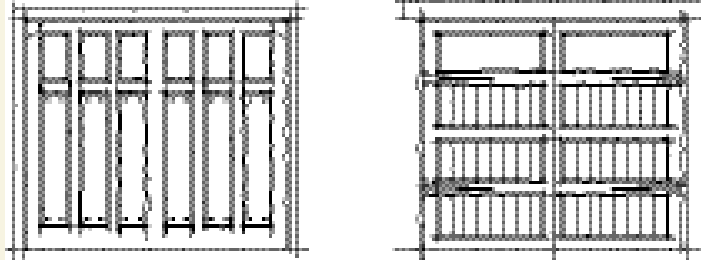
Entry Doors  
and  
Surrounds



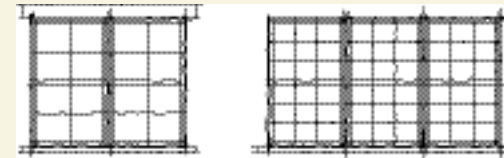
Window  
Patterns



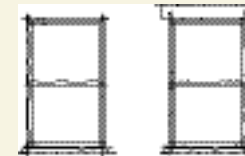
Garage  
Doors



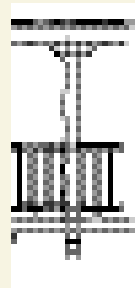
Window  
Groupings



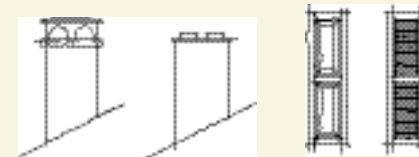
Window  
Surrounds



Porch  
Columns



Chimneys &  
Shutters



# THE MONTEREY

## DETAILS

## PICTORIAL EXAMPLES



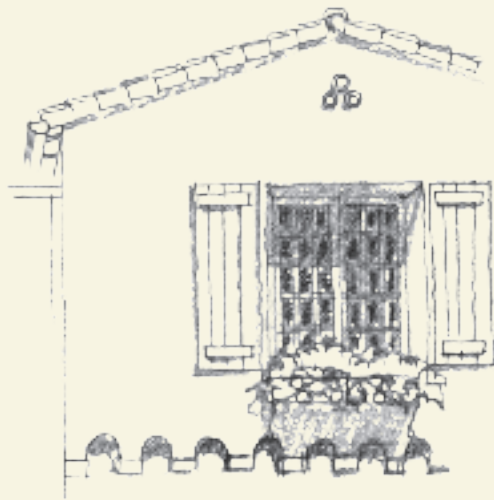
Cantilevered Balcony



Rafter Tail and Downspout



Historical Representation



Gable with Canales, Shutters, and Deep Recess



Present Day Interpretation

## MULTI-FAMILY ELEVATION DESIGN PRINCIPLES

Multi-family buildings may be designed with one architectural expression per building or multiple architectural styles with the intent of reflecting the feel of a collection of smaller structures. Architectural styles must be selected from the seven (7) palettes as described in this document.

The building facade should be a combination of elements with heights of up to three stories. The incorporation of style-appropriate porches and balconies is encouraged to provide private outdoor space and additional articulation and shadow play on the structure.

Outdoor amenity spaces, which may include a clubhouse, should be provided in proportion to the size and use of the project. Site structures, such as trash enclosures, carports, and maintenance buildings, should be architecturally complimentary to the project. It is appropriate for accessory buildings such as clubhouses to be architecturally consistent with the residential buildings on the site or be complementary thematically.

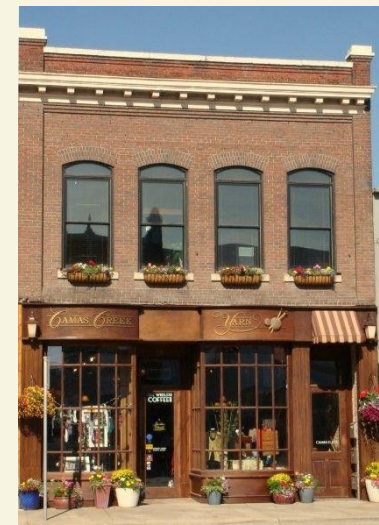
Utility meters and other outdoor equipment should be screened from view through a combination of landscaping and site walls designed to be integrated into the design and complementary to the architectural concept.





## TOWN CENTER COMMERCIAL ELEVATION DESIGN PRINCIPLES

The Town Center is located at Horseshoe Bar Road near Library Drive. Its central location makes it an ideal walkable destination for nearby residents. The Town Center Mixed-Use may include a range of local-serving uses and professional services placed along Horseshoe Bar Road facing the street. Vertical mixed-use (residential over retail or office) is preferred and encouraged over projects that provide commercial structures on the front portion of the lot with residential uses placed at the rear of the lot (horizontal mix). Parking to the rear is preferred and encouraged. Building materials and colors should draw from the development itself or from the existing neighborhoods along Taylor Road and Horseshoe Bar Road.



## DESCRIPTION OF SUBJECT PROPERTY:

INFORMATION PER PRELIMINARY REPORT TITLE NO. 34-255701, ISSUED BY STEWART TITLE OF PLACER, DATED FEBRUARY 3, 2021:

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF PLACER, AND TOWN OF LOOMIS, IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

THAT PORTION OF NORTHEAST ¼ OF SECTION 9 AND NORTHWEST ¼ OF SECTION 10, TOWNSHIP 10 NORTH, RANGE 7 EAST, M. D. B. & M., INCLUDED WITHIN THE LAND SHOWN AND DESIGNATED AS PARCEL "D" ON PARCEL MAP NO. 72972 FILED OF RECORD IN THE OFFICE OF THE RECORDER OF PLACER COUNTY, CALIFORNIA ON NOVEMBER 16, 1978, IN BOOK 13 OF PARCEL MAPS, AT PAGE 87, PLACER COUNTY RECORDS.

APN: 043-080-044

PARCEL TWO:

BEGINNING AT A POINT ON THE EASTERLY LINE OF LAIRD STREET IN THE TOWN OF LOOMIS, CALIFORNIA, FROM WHICH POINT THE INTERSECTION OF THE EASTERLY LINE OF LAIRD STREET WITH THE NORTHERLY LINE OF PINE STREET BEARS SOUTH 35° 59' WEST 135.00 FEET, AND THE QUARTER CORNER ON THE EAST LINE OF SECTION 9, TOWNSHIP 11 NORTH, RANGE 7 EAST, M. D. B. & M., BEARS SOUTH 7° 48' 20" EAST 1330.56 FEET; AND RUNNING THENCE PARALLEL TO NORTH LINE OF PINE STREET SOUTH 53° 28' EAST 118.00 FEET; THENCE ALONG OLD FENCE NORTH 37° 49' EAST 137.33 FEET TO EAST LINE OF SECTION 9; THENCE ALONG SECTION LINE NORTH 0° 04' WEST 208.23 FEET; THENCE ALONG THE EASTERLY LINE OF LAIRD STREET SOUTH 35° 59' WEST 304.60 FEET TO POINT OF BEGINNING.

APN: 044-094-001

PARCEL THREE:

LOTS 6, 7, 8, 9 AND 31, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF THE LAIRD ADDITION TO THE TOWN OF LOOMIS", FILED IN THE OFFICE OF THE COUNTY RECORDER OF PLACER COUNTY, ON JANUARY 13, 1900, IN BOOK "A" OF MAPS, AT PAGE 26.

APN: 044-094-005, 044-094-006 AND 044-094-010

PARCEL FOUR:

LOTS 10 AND 11, ACCORDING TO THE MAP ENTITLED, "MAP OF LAIRD ADDITION TO THE TOWN OF LOOMIS, PLACER COUNTY, CALIFORNIA", FILED JANUARY 13, 1900, IN BOOK "A" OF MAPS, AT PAGE 26.

APN: 044-094-004

PARCEL FIVE:

THAT PORTION OF THE SOUTH 55 ACRES OF THE EAST HALF OF NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 11 NORTH, RANGE 7 EAST, M. D. B. & M., THAT LIES WEST OF THE NORTHWEST LINE OF THE STATE HIGHWAY AS ESTABLISHED BY DEED TO THE STATE OF CALIFORNIA, RECORDED APRIL 25, 1958, IN BOOK 759 OF OFFICIAL RECORDS, AT PAGE 335.

APN: 043-080-015

PARCEL SIX:

THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 11 NORTH, RANGE 7 EAST, M. D. B. & M.

EXCEPTING THEREFROM ALL THOSE PORTIONS DESCRIBED IN THE FOLLOWING DEEDS:

RECORDED FEBRUARY 25, 1880, IN BOOK "FF" OF DEEDS, AT PAGE 628.  
RECORDED NOVEMBER 24, 1944, IN BOOK 450, AT PAGE 263, OFFICIAL RECORDS  
RECORDED FEBRUARY 26, 1958, IN BOOK 755, AT PAGE 200, OFFICIAL RECORDS  
RECORDED OCTOBER 21, 1960, IN BOOK 853, AT PAGE 536, OFFICIAL RECORDS

ALSO EXCEPTING THEREFROM ALL THAT PORTION WHICH LIES SOUTHERLY AND EASTERLY OF THE SOUTHEASTERLY RIGHT OF WAY OF INTERSTATE 80, SAID PARCEL ALSO BEING BOUNDED ON THE EAST BY THE WESTERLY BOUNDARY OF THE PARCEL DESCRIBED IN BOOK 450 AT PAGE 263, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ANY PORTION THEREOF LYING WITHIN THE BOUNDARIES OF KING ROAD.

APN: 043-080-008

PARCEL SEVEN:

A PORTION OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 11 NORTH, RANGE 7 EAST, M. D. B. & M., ACQUIRED BY THE STATE OF CALIFORNIA FROM FELIX M. SMITH ET AL, BY DEED RECORDED AUGUST 25, 1958, IN BOOK 769, AT PAGE 399, OFFICIAL RECORDS, SAID PORTION BEING ALL THAT PART OF THE WESTERLY 12 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 10, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT WHICH BEARS SOUTH 61° 35' 45" WEST 3771.47 FEET FROM THE NORTHEAST QUARTER OF SAID SECTION 10, SAID POINT ALSO BEING 95.00 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE BASE LINE AT ENGINEER'S STATION "A" 386+00.00 OF THE DEPARTMENT OF PUBLIC WORKS' 1955 SURVEY FROM A HALF MILE EAST OF ROSEVILLE TO 1 MILE EAST OF NEWCASTLE ROAD II-PLA-17-A, R.O.C.B. (THE CALIFORNIA STATE ZONE II COORDINATES FOR SAID POINT ARE X= 2,232-492.93 AND Y= 421,281.95); THENCE FROM SAID POINT OF BEGINNING NORTH 41° 26' 46" EAST 2234.34 FEET TO A POINT THAT IS 134.00 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID BASE LINE AT ENGINEER'S STATION "A" 408+34.00".

EXCEPTING THEREFROM ALL MINERALS, OILS, GASES AND OTHER HYDROCARBONS, BY WHATSOEVER NAME KNOWN, THAT MAY BE WITHIN OR UNDER SAID LAND, WITHOUT THE RIGHT TO DRILL, DIG OR MINE THROUGH THE SURFACE THEREOF, AS RESERVED BY THE STATE OF CALIFORNIA IN THE DIRECTOR'S DEED RECORDED OCTOBER 21, 1960 IN BOOK 853, AT PAGE 536, OFFICIAL RECORDS.

APN: 043-080-007

## TITLE REPORT EXCEPTIONS:

INFORMATION PER PRELIMINARY REPORT TITLE NO. 34-255701, ISSUED BY STEWART TITLE OF PLACER, DATED FEBRUARY 3, 2021:

1. RIGHTS OF THE PUBLIC AND OF THE COUNTY OF PLACER, AS TO THAT PORTION OF THE HEREIN DESCRIBED PROPERTY LYING WITHIN KING ROAD, A PUBLIC ROAD.

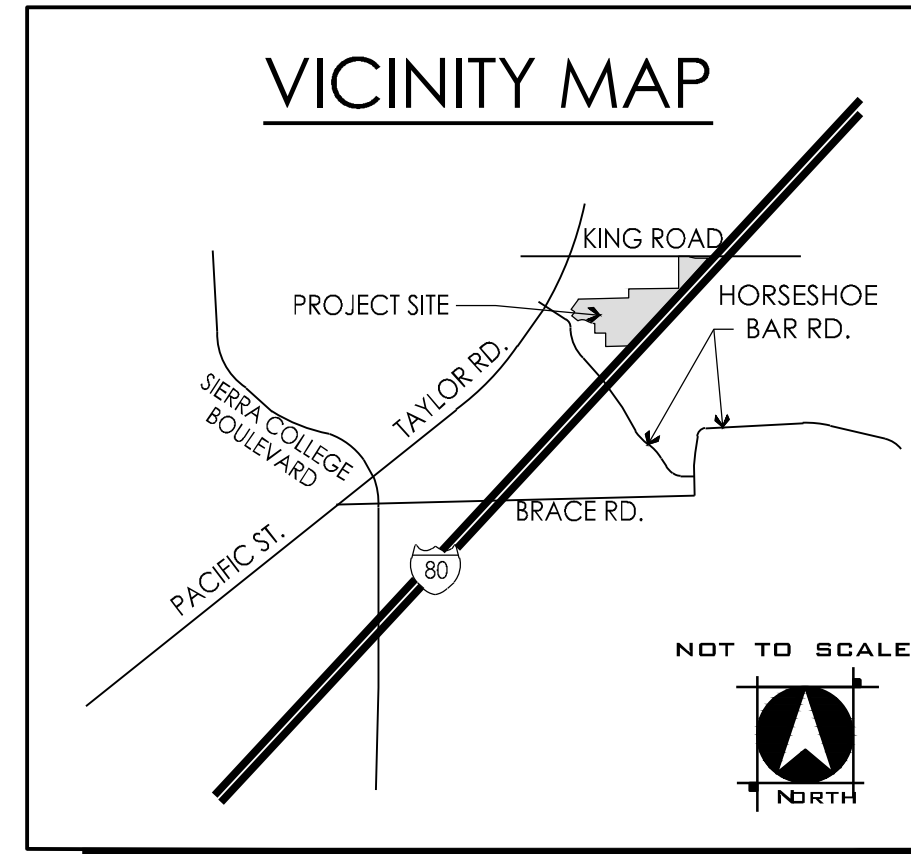
2. AN EASEMENT OVER SAID LAND FOR PIPELINE, ACQUEDUCT AND INCIDENTAL PURPOSES, AS GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY, IN DEED RECORDED AUGUST 11, 1923, AS BOOK 208, PAGE 32, OF DEEDS.

AFFECTS: A STRIP OF LAND 20 FEET WIDE AS SHOWN ON PARCEL MAP NO. 72972 FILED IN THE OFFICE OF THE RECORDER OF PLACER COUNTY, CALIFORNIA ON NOVEMBER 16, 1978, IN BOOK 13 OF PARCEL MAPS, AT PAGE 87.

THE INTEREST OF PACIFIC GAS AND ELECTRIC COMPANY WAS ASSIGNED TO PLACER COUNTY WATER AGENCY BY INSTRUMENT, RECORDED OCTOBER 24, 1968, BOOK 1220, PAGE 631, OFFICIAL RECORDS.

3. AN EASEMENT OVER SAID LAND FOR A SINGLE LINE OF POLES, WIRES, APPURTENANT FIXTURES AND INCIDENTAL PURPOSES, AS GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY, IN DEED RECORDED FEBRUARY 1, 1937, BOOK 360 PAGE 483, OFFICIAL RECORDS.

AFFECTS: PARCEL SEVEN (DOES NOT AFFECT THIS SITE)



## TITLE REPORT EXCEPTIONS (CONTINUED):

4. AN EASEMENT OVER SAID LAND FOR ROAD, WATER SYSTEM AND INCIDENTAL PURPOSES, AS RESERVED BY HOO SUEY QUONG, IN DEED RECORDED DECEMBER 4, 1952, BOOK 619 PAGE 311, OFFICIAL RECORDS.

AFFECTS: PARCEL SEVEN

5. LACK OF ABUTTERS RIGHTS IN AND TO THE FREEWAY OR HIGHWAY ADJACENT TO SAID PROPERTY, SAID RIGHTS HAVING BEEN RELEASED AND RELINQUISHED BY DEED TO THE STATE OF CALIFORNIA, RECORDED FEBRUARY 28, 1958, BOOK 755 PAGE 200, OFFICIAL RECORDS.

AFFECTS PARCEL SIX

6. WAIVER OF ANY CLAIMS FOR DAMAGES TO SAID PROPERTY BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF THE FREEWAY ADJOINING SAID PROPERTY AS CONTAINED IN THE DEED TO THE STATE OF CALIFORNIA RECORDED FEBRUARY 28, 1958, BOOK 755 PAGE 200, OFFICIAL RECORDS.

AFFECTS PARCEL SIX

7. WAIVER OF ANY CLAIMS FOR DAMAGES TO SAID PROPERTY BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF THE FREEWAY ADJOINING SAID PROPERTY AS CONTAINED IN THE DEED TO THE STATE OF CALIFORNIA RECORDED APRIL 25, 1958, AS BOOK 759, PAGE 335, OFFICIAL RECORDS.

AFFECTS PARCEL FIVE

8. LACK OF ABUTTERS RIGHTS IN AND TO THE FREEWAY OR HIGHWAY ADJACENT TO SAID PROPERTY, SAID RIGHTS HAVING BEEN RELEASED AND RELINQUISHED BY DEED TO THE STATE OF CALIFORNIA, RECORDED APRIL 25, 1958, BOOK 759, PAGE 335, OFFICIAL RECORDS.

AFFECTS PARCEL FIVE

9. WAIVER OF ANY CLAIMS FOR DAMAGES TO SAID PROPERTY BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF THE FREEWAY ADJOINING SAID PROPERTY AS CONTAINED IN THE DEED TO THE STATE OF CALIFORNIA RECORDED AUGUST 26, 1958, BOOK 769 PAGE 401, OFFICIAL RECORDS.

AFFECTS PARCEL SEVEN

10. THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET OR HIGHWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN SEVERED FROM SAID LAND BY THE INSTRUMENT, RECORDED NOVEMBER 14, 1958, BOOK 777, PAGE 293, OFFICIAL RECORDS.

AFFECTS PARCEL ONE

11. WAIVER OF ANY CLAIMS FOR DAMAGES TO SAID PROPERTY BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF THE FREEWAY ADJOINING SAID PROPERTY AS CONTAINED IN THE DEED TO THE STATE OF CALIFORNIA RECORDED NOVEMBER 14, 1958, AS BOOK 777, PAGE 293, OFFICIAL RECORDS.

AFFECTS PARCEL ONE

12. LACK OF ABUTTERS RIGHTS IN AND TO THE FREEWAY OR HIGHWAY ADJACENT TO SAID PROPERTY, SAID RIGHTS HAVING BEEN RELEASED AND RELINQUISHED BY DEED TO THE STATE OF CALIFORNIA, RECORDED OCTOBER 21, 1960, BOOK 853 PAGE 536, OFFICIAL RECORDS.

AFFECTS PARCEL SEVEN

13. AN EASEMENT OVER SAID LAND FOR SEWER LINES AND INCIDENTAL PURPOSES, AS GRANTED TO ROCKLIN-LOOMIS MUNICIPAL UTILITY DISTRICT, IN DEED RECORDED JANUARY 10, 1967, AS BOOK 1140, PAGE 322, OFFICIAL RECORDS.

AFFECTS: A STRIP OF LAND 10 FEET WIDE AS SHOWN ON THE PARCEL MAP REFERRED TO IN PARCEL ONE HEREIN

14. AN EASEMENT OVER SAID LAND FOR ROAD, UTILITY RIGHTS AND INCIDENTAL PURPOSES, AS GRANTED TO THE COUNTY OF PLACER, IN DEED RECORDED DECEMBER 3, 1978, BOOK 1787 PAGE 43, OFFICIAL RECORDS.

AFFECTS: THE EXACT LOCATION IS NOT DISCLOSED OF RECORD.  
[PLOTTED AND SHOWN HEREON]

15. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS SHOWN OR AS OFFERED FOR DEDICATION ON THE FILED MAP SHOWN BELOW.

PARCEL MAP: 13 PM 87

EASEMENT PURPOSE - FENCELINE NOT LOCATED ON BOUNDARY LINES  
AFFECTS - THE EASTERLY PORTION AND THE SOUTHERLY PORTION  
[NO EASEMENT SHOWN ON PARCEL MAP]

16. AN EASEMENT OVER SAID LAND FOR ROAD, UTILITY AND INCIDENTAL PURPOSES, AS GRANTED TO THE COUNTY OF PLACER, IN DEED RECORDED NOVEMBER 16, 1978, AS BOOK 2051, PAGE 452, OFFICIAL RECORDS.

AFFECTS: THE EXACT LOCATION IS NOT DISCLOSED OF RECORD.

AFFECTS PARCEL ONE

17. AN EASEMENT OVER SAID LAND FOR ROAD AND INCIDENTAL PURPOSES, AS GRANTED TO LESTER N. WEINZER, ET AL, IN DEED RECORDED DECEMBER 28, 1978, AS BOOK 2067, PAGE 368, OFFICIAL RECORDS.

AFFECTS: A NORTHWESTERLY PORTION OF PARCEL ONE  
[APPEARS TO AFFECT A PORTION OF LAIRD STREET ONLY]  
[GRANT OF EASEMENT DOCUMENT GRAPHICALLY SHOWS A 10' SEWER EASEMENT, THERE IS NO MENTION OF THIS IN THE DOCUMENT]

## TITLE REPORT EXCEPTIONS (CONTINUED):

18. AN EASEMENT OVER SAID LAND FOR UTILITIES AND INCIDENTAL PURPOSES, AS GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY, IN DEED RECORDED SEPTEMBER 06, 1984, IN BOOK 2730, AT PAGE 330, OFFICIAL RECORDS.

AFFECTS: THE NORTHWESTERLY 5 FEET OF PARCEL TWO

19. AN EASEMENT OVER SAID LAND FOR DRAINAGE AND INCIDENTAL PURPOSES, AS GRANTED TO THE COUNTY OF PLACER, IN DEED RECORDED DECEMBER 11, 1984, IN BOOK 2759, AT PAGE 754, OFFICIAL RECORDS.

AFFECTS: NORTHERLY PORTIONS OF PARCEL ONE

20. AN EASEMENT OVER SAID LAND FOR PIPELINE, APPURTENANT FACILITIES AND INCIDENTAL PURPOSES, AS GRANTED TO PLACER COUNTY WATER AGENCY, IN DEED RECORDED JANUARY 24, 1990, BOOK 3814 PAGE 103, OFFICIAL RECORDS.

AFFECTS: PARCEL SEVEN

21. AN EASEMENT OVER SAID LAND FOR PIPELINE, APPURTENANT FACILITIES AND INCIDENTAL PURPOSES, AS GRANTED TO PLACER COUNTY WATER AGENCY, IN DEED RECORDED JANUARY 24, 1990, BOOK 3814 PAGE 108, OFFICIAL RECORDS.

AFFECTS: PARCEL SIX

22. - 25. NOT SURVEY RELATED

26. THE LEGAL DESCRIPTION CONTAINED HEREIN MAKES REFERENCE TO A SPECIFIC ACREAGE AMOUNT. NO ASSURANCE IS AFFORDED THAT THE HEREIN DESCRIBED PROPERTY CONTAINS SUCH ACREAGE.

27. THE EFFECT OF A GRANT DEED IN LIEU OF FORECLOSURE BETWEEN THE VILLAGE AT LOOMIS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS GRANTOR AND NCN LOOMIS REO, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS GRANTEE RECORDED OCTOBER 22, 2019, SERIES NO. 2019-0082678, OFFICIAL RECORDS.

28. ANY RIGHTS OF PARTIES-IN-POSSESSION OF SAID LAND BASED UPON AN UNRECORDED LEASE, AGREEMENT OR CONTRACT.

THIS COMPANY WILL REQUIRE THAT WE BE FURNISHED COPIES AND A LIST OF ALL EXISTING LEASES ON THE PROPERTY HEREIN DESCRIBED AND ANY AMENDMENTS THERETO FOR OUR REVIEW AND EXAMINATION.

29. NOT SURVEY RELATED

## GENERAL NOTES:

1. THE PREPARER DID NOT PERFORM NOR HAS ACCEPTED ANY RESPONSIBILITY TO PERFORM ADDITIONAL RECORDS RESEARCH.

2. IT IS THE PREPARER'S OPINION THAT THE ALTA/NSPS PRECISION AND ACCURACY STANDARDS ARE INTENDED TO BE APPLIED SOLELY TO BOUNDARY PORTIONS OF THE SURVEY. OTHER MEASUREMENTS SHOWN ARE TO A PRECISION AND ACCURACY STANDARD JUDGED APPROPRIATE BY THE PREPARER.

3. FIELD TIES ARE PER A FIELD SURVEY OF THE SUBJECT PROPERTY PERFORMED ON MARCH 1-31, 2021.

4. TOTAL AREA OF SUBJECT PROPERTY IS 61.687± ACRES (GROSS)

5. CURRENT OWNERS OF RECORD:

NCN LOOMIS REO, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

6. THIS SURVEY DOES NOT IDENTIFY SPRINGS, WATER OF THE STATE, WATERS OF THE UNITED STATES, OR JURISDICTIONAL WETLANDS.

7. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO LIBRARY DRIVE, HORSESHOE BAR DRIVE, LAIRD STREET, SUN KNOLL DRIVE, DAY AVENUE, AND KING ROAD, DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY.

8. THE PRELIMINARY REPORT INCORRECTLY LISTED THIS SITE AS BEING IN THE CITY OF LINCOLN.

9. AFTER RECORDS RESEARCH THERE IS EVIDENCE THAT LOTS 12-18 FRONTING LAIRD STREET ARE NOT 125' IN DEPTH, AS SHOWN ON LAIRD'S ADDITION TO THE TOWN OF LOOMIS, BUT 118' BASED UPON DOCUMENT NO. 94-063978. IT WAS DETERMINED THAT LOTS 12-18 WERE INTENDED TO BE 118'.

## SURVEYOR'S CERTIFICATE:

TO: STONEBRIDGE PROPERTIES, LLC AND STEWART TITLE OF PLACER:

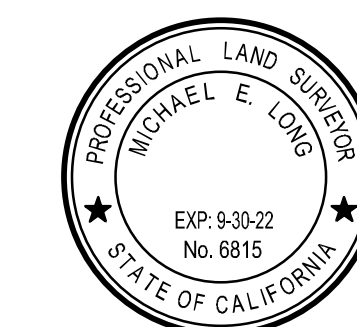
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES NO ITEMS OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 31, 2021.

DATE: 4/5/21

WOOD-RODGERS, INC.

*Michael E. Long*

MICHAEL E. LONG, PLS 6815  
LICENSE EXPIRES: SEPTEMBER 30, 2022



CALIFORNIA BUSINESS AND PROFESSIONS CODE 8770.6 STATES: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER IN THE PRACTICE OF PROFESSIONAL ENGINEERING OR LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS, OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

## ALTA/NSPS LAND TITLE SURVEY

FOR

STONEBRIDGE PROPERTIES, LLC.

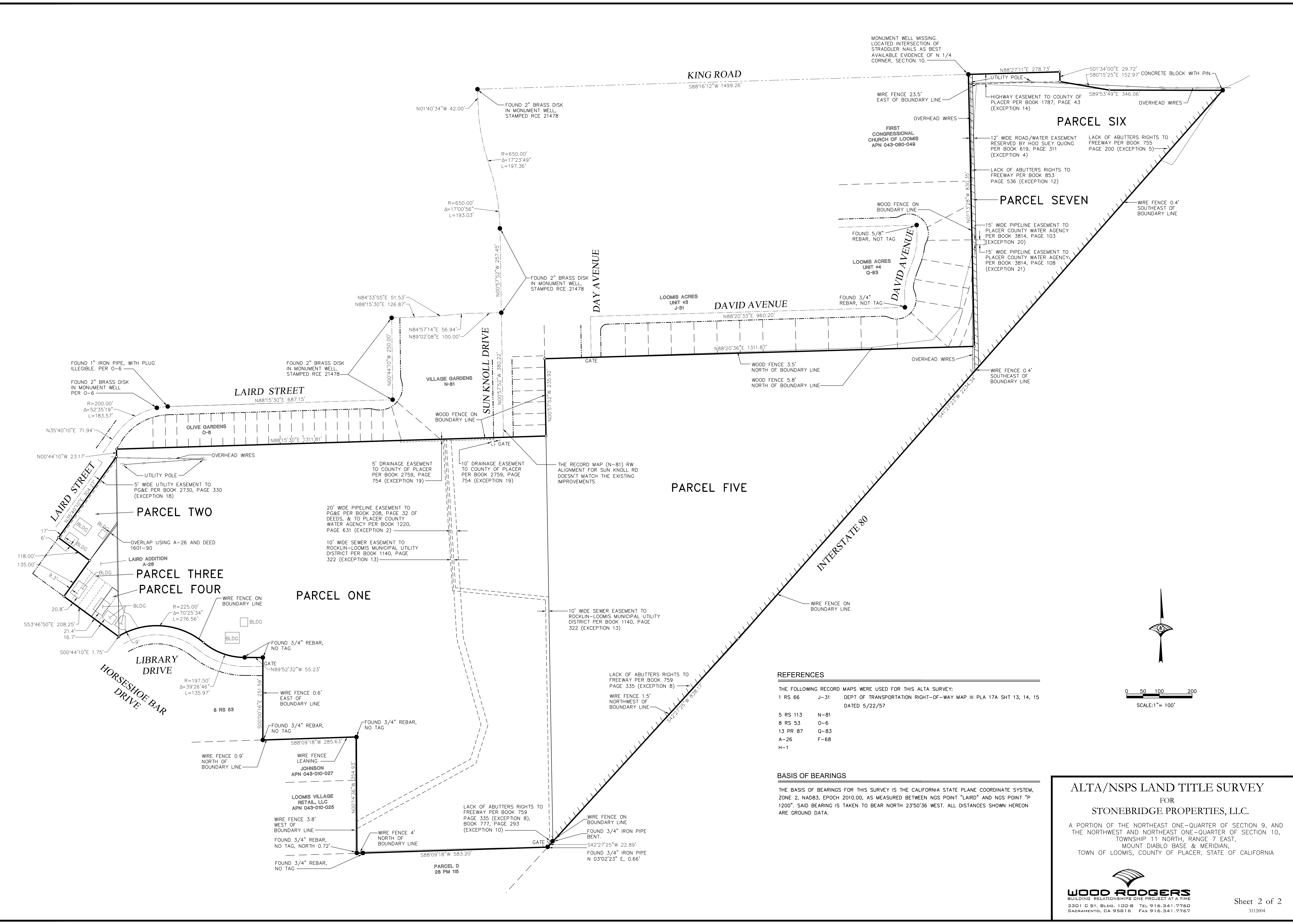
A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 9, AND THE NORTHWEST AND NORTHEAST ONE-QUARTER OF SECTION 10, TOWNSHIP 11 NORTH, RANGE 7 EAST, MOUNT DIABLO BASE & MERIDIAN, TOWN OF LOOMIS, COUNTY OF PLACER, STATE OF CALIFORNIA



**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
3301 C ST. BLDG. 100-B TEL 916.341.7760  
SACRAMENTO, CA 95816 FAX 916.341.7767

REVISED 4/5/2021

Sheet 1 of 2  
3112004



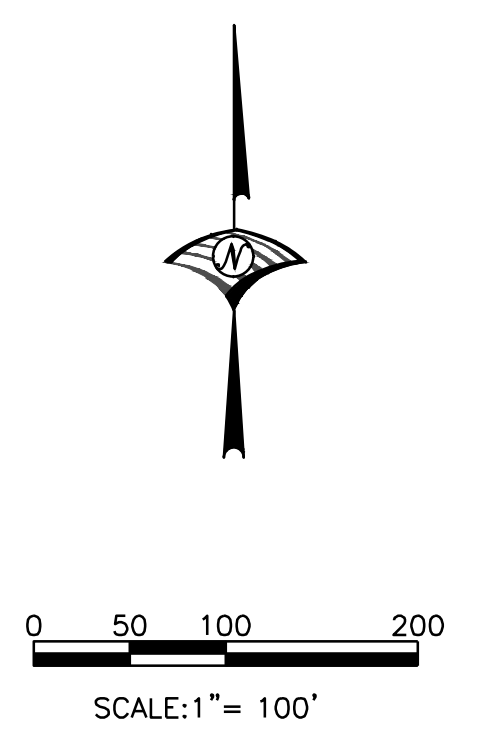
**REFERENCES**

THE FOLLOWING RECORD MAPS WERE USED FOR THIS ALTA SURVEY:

|               |      |  |
|---------------|------|--|
| 1 RS 66       | J-31 | DEPT OF TRANSPORTATION RIGHT-OF-WAY MAP III PLA 17A SHT 13, 14, 15 |
| DATED 5/22/57 |      |  |
| 5 RS 113      | N-81 |  |
| 8 RS 53       | O-6  |  |
| 13 PR 87      | Q-83 |  |
| A-26          | F-68 |  |
| H-1           |      |  |

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 2, NAD83, EPOCH 2010.00, AS MEASURED BETWEEN NGS POINT "LAIRD" AND NGS POINT "P 1200". SAID BEARING IS TAKEN TO BEAR NORTH 23°03'36" WEST. ALL DISTANCES SHOWN HEREON ARE GROUND DATA.



**ALTA/NSPS LAND TITLE SURVEY**  
 FOR  
**STONEBRIDGE PROPERTIES, LLC.**

A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 9, AND THE NORTHWEST AND NORTHEAST ONE-QUARTER OF SECTION 10, TOWNSHIP 11 NORTH, RANGE 7 EAST, MOUNT DIABLO BASE & MERIDIAN, TOWN OF LOOMIS, COUNTY OF PLACER, STATE OF CALIFORNIA

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