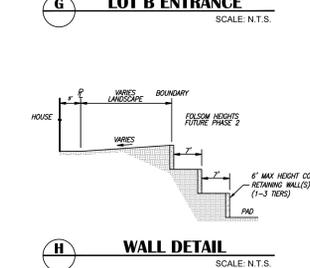
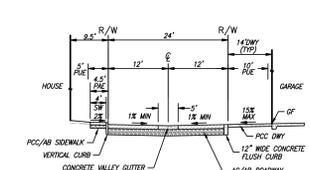
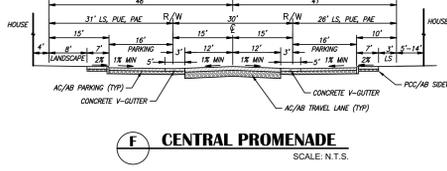
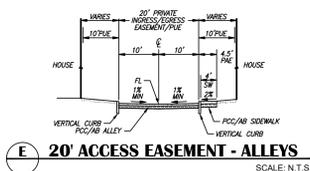
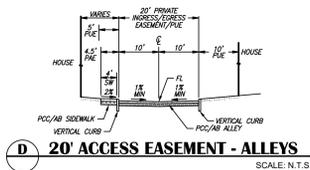
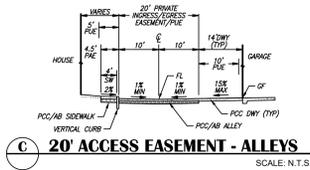
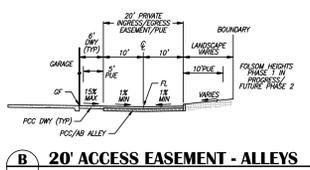
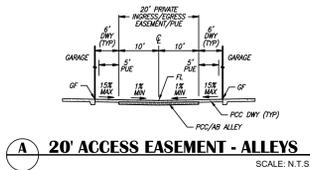
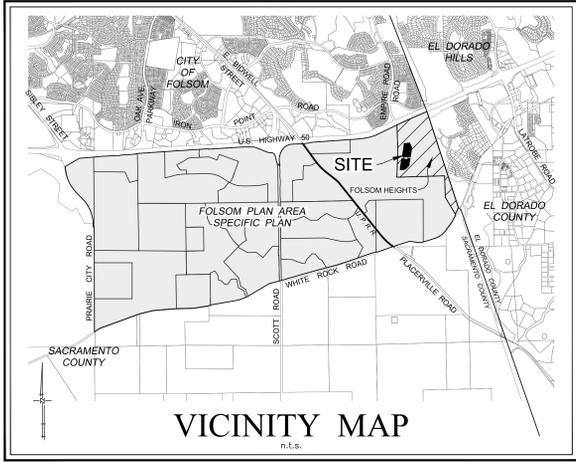


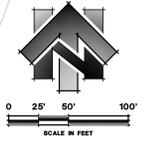
VERANDA AT FOLSOM HEIGHTS

SMALL LOT VESTING TENTATIVE
SUBDIVISION MAP
CITY OF FOLSOM, CALIFORNIA
JULY 2025



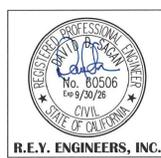
TENTATIVE MAP INFORMATION	
OWNER/DEVELOPER:	ELLIOTT HOMES, INC. 340 Palladio Parkway, Suite #521 Folsom, CA 95630
ENGINEER:	R.E.V. ENGINEERS, INC. 905 Sutter Street, Suite #200 Folsom, CA 95630 (916) 368-3040
ASSESSORS PARCEL NO.:	072-3460-011 & 072-3460-014
SITE ACREAGE (GROSS):	14.9 ± AC
EXISTING LAND USE ZONE:	SP-MLD-PD (Folsom Plan Area Specific Plan)
NUMBER OF LOTS:	149: TOTAL LOTS 125: MLD lots 2: Private Streets 20: Landscape lots 2: Park lots
GROSS DENSITY:	8.4 Dwelling Units/Acre
SERVICE PROVIDERS:	SCHOOL DISTRICTS: Folsom Cordova Unified School District PARKS & RECREATION: City of Folsom POLICE & FIRE PROTECTION: City of Folsom SANITARY SEWER: El Dorado Irrigation District & City of Folsom DOMESTIC WATER: El Dorado Irrigation District STORM DRAIN: City of Folsom SMUD: ATAT ELECTRICITY: SMO CABLE: COMCAST

BENCHMARK	
IDENTIFICATION NO.:	City of Folsom Benchmark "BM 71"
ELEVATION:	444.84 FEET (NAVD83)
BRASS DISK STAMPED "CITY OF FOLSOM BM 71" ON THE SOUTHWEST CORNER FOOTING FOR A 68KV POWER POLE #J0126903. LOCATION OF SITE IS APPROXIMATELY 100 FEET SOUTH OF HIGHWAY 50 AND 36 FEET EAST OF THE RAILROAD TRACKS ALONG OLD PLACERVILLE ROAD. APPROXIMATE LATITUDE: N380 38' 34.68" LONGITUDE: W121D 08' 33.76"	



REY ENGINEERS, INC.
ONE BRIDGEWAY | 1400 13TH AVENUE, SUITE 100
955 Sutter Street, Suite 200, Folsom, CA 95630
(916) 368-3040 | (916) 368-3333

- NOTES**
- PROPERTY DESCRIPTION: A portion of Sections 10 and 15, Township 9 North, Range 8 East, Mount Diablo Meridian.
 - 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 herein 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 determined at the time of 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 herein 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.



14-2081 - Elliott Homes 084 - Folsom Heights Large Lots 11 & 14 Tentative Subdivision Map July 09, 2025 - 12:00pm - 05pm

VERANDA AT FOLSOM HEIGHTS

PRELIMINARY UTILITY PLAN
CITY OF FOLSOM, CALIFORNIA
JANUARY 2025

LEGEND

FUTURE / IN-PROGRESS	PROPOSED	DESCRIPTION
		DRAIN MANHOLE
		DRAIN INLET
		DRAIN INLET TYPE 'GOL'
		DRAIN INLET TYPE 'F'
		DRAIN LINE AND SIZE
		SEWER MANHOLE
		SEWER LINE AND SIZE
		WATER LINE AND SIZE
		GATE VALVE
		BUTTERFLY VALVE
		FIRE HYDRANT - CITY OF FOLSOM JONES J-4060, CLOW MODEL 960, OR EQUIVALENT
		BLOW-OFF
		AIR RELEASE VALVE

NOTE:
SEWER FACILITIES FOR LOTS 1-59 TO BE OWNED AND MAINTAINED BY THE CITY OF FOLSOM.
SEWER FACILITIES FOR ALL OTHER LOTS TO BE OWNED AND MAINTAINED BY THE EL DORADO IRRIGATION DISTRICT
ALL WATER FACILITIES TO BE OWNED AND MAINTAINED BY THE EL DORADO IRRIGATION DISTRICT

FUTURE EMPIRE RANCH ROAD PHASE 2

ALDER CREEK PKWY

EMPIRE RANCH ROAD PHASE 1 (IN-PROGRESS)

FUTURE EMPIRE RANCH ROAD INTERCHANGE

FUTURE FOLSOM HEIGHTS PHASE 3

FUTURE FOLSOM HEIGHTS PHASE 2

FOLSOM HEIGHTS PHASE 1 (IN-PROGRESS)



0 25' 50' 100'
SCALE IN FEET



Community Parklet (Lot P2)

Scale: 1" = 10'-0"



Community Parklet (Lot P1)

Scale: 1" = 10'-0"

Project Elements Legend

- 1 Seating area with tables, a wood trellis, benches, and enhanced paving.
- 2 Backed bench, t/p.
- 3 Open turf area.
- 4 Concrete gathering/seating area.
- 5 4'-0" wide residential concrete sidewalk and 5'-0" to 6'-5" wide concrete sidewalk, t/p. Refer to Sheet 4.
- 6 Adjacent production home lot, t/p.
- 7 Lot line, t/p.
- 8 Large shade tree, t/p.
- 9 Accent tree, t/p.
- 10 Utility friendly street trees, t/p.
- 11 Shrub and groundcover planting area with rock or bark mulch, t/p.
- 12 Guest parking, t/p.
- 13 Cobble swale with boulders and xeriscape style plantings.



The HLA Group Landscape Architects & Planners, Inc.
 655 University Avenue, Suite 1841, Sacramento, California 95835
 916.437.7400 / www.hla-group.com

Veranda at Folsom Heights - by Elliott Homes

Community Parklet Concepts

Folsom, California



Conceptual Tree Legend

Symbol	Botanical Name	Common Name	Size	Typical Uses	Remarks
Large Shaded Tree					
Medium Tree					
Small Tree					
Shrub					
Groundcover					
Planting Notes					

Conceptual Shrub & Groundcover Legend

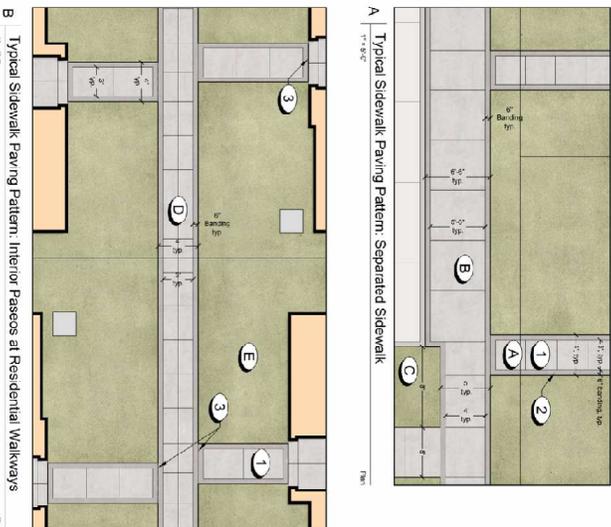
Symbol	Botanical Name	Common Name	Size	Typical Uses	Remarks
Shrub					
Groundcover					
Planting Notes					

Private Sidewalk Paving Pattern Key Notes

- A 4'-0" wide Residential Concrete Walkway, typ. Includes 6" Banding both sides with 3'-0" score pattern.
- B 5'-0" wide Public Sidewalk at Public Street. Includes 5' score pattern. Public Sidewalk is 7'-0" wide when adjacent to parking stalls.
- C Parking Lot Finger Planer, typ.
- D 4'-0" wide Paseo Concrete Walkway, typ. Includes 6" Banding both sides with 3'-0" score pattern.
- E Residential Front Entry Landscaping, typ.

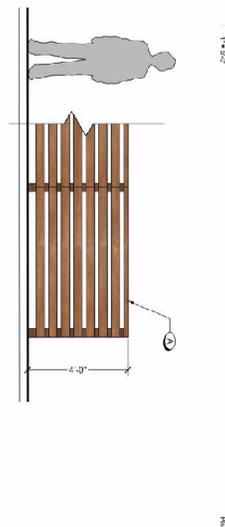
Private Sidewalk Concrete Finishes

- 1 Medium Broom Finish, typ.
- 2 Trowel Finish Banding, typ.
- 3 Concrete Control Joints, typ.



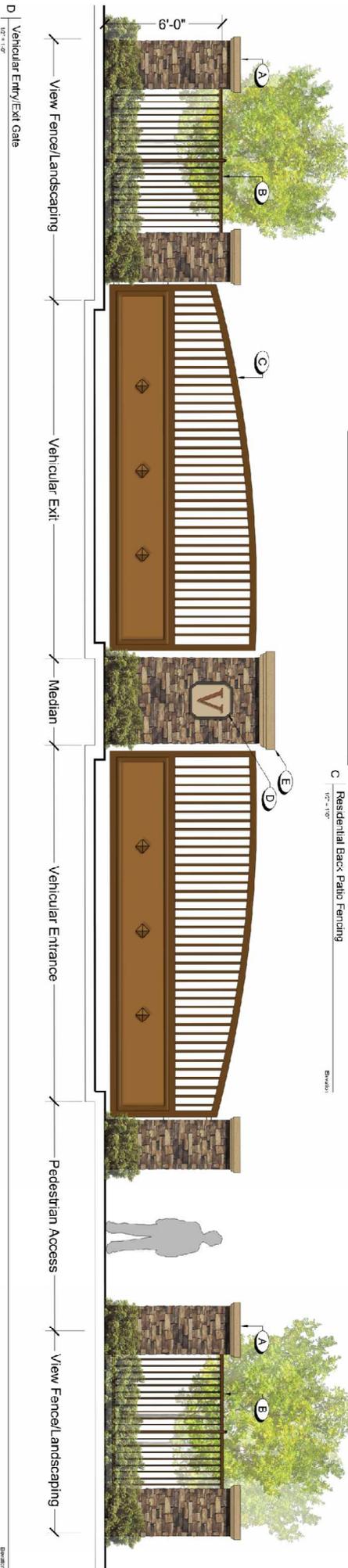
Residential Back Patio Fencing Key Notes

- A 4'-0" high wood fence with 1" x 4" slats, 2" x 4" top rail, and 4" x 4" wood posts.



Gate Key Notes

- A 7'-0" CMU block Accent Plaster with stone veneer and concrete cap. Stone Veneer by El Dorado Stone, style: "Mountain Ledger" color: "Durango". Pre-cast Concrete cap by Handstone or approved equal. Color: "Sandstone" with stone finish.
- B 6'-0" Tubular Steel Fencing, "Heavy Empire", as pre-manufactured by Builders Fence Company, Inc., or approved equal. Color to be Polyurethane painted in "BFG Brown".
- C Vertical entry gates with metal frame and decorative detailing; color to match steel Tubular Steel Fencing.
- D Project Medallion/raque on muller plaster only. Field color: "Chop Sticks SW 75/25. Accent color: "Black Bean SW 60/40/Spicy Hue SW 69/32. A separate sign permit from the City of Folsom will be required.
- E 8'-0" CMU block Median Plaster with stone veneer and concrete cap. Stone Veneer by El Dorado Stone, style: "Mountain Ledger" color: "Durango". Pre-cast Concrete Concrete Cap by Handstone or approved equal. Color: "Sandstone" with stone finish.



Veranda at Folsom Heights - by Elliott Homes

Plant Legends, Fence Materials, and Walkway Layouts

Folsom, California

FUTURE EMPIRE RANCH ROAD INTERCHANGE

FUTURE FOLSOM HEIGHTS PHASE 3

VERANDA AT FOLSOM HEIGHTS

SITE DEVELOPMENT PLAN
JULY 23, 2025

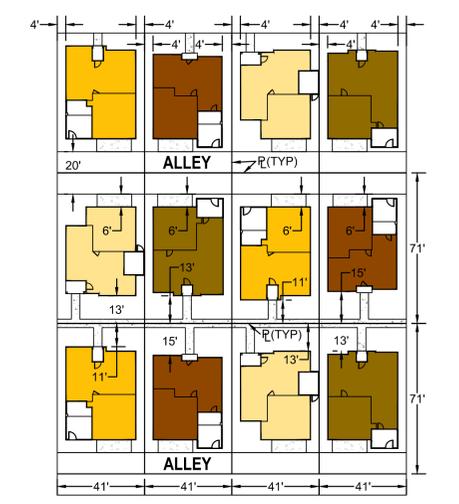
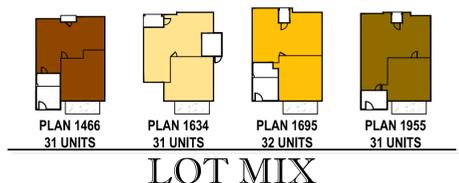


0 25' 50' 100'
SCALE IN FEET

FUTURE EMPIRE RANCH ROAD PHASE 2

EMPIRE RANCH ROAD

PHASE 2
PHASE 1



TYPICAL LOT LAYOUT

PARKING MATRIX:
LOTS COUNT SOUTH OF SUMMIT ST = 53
PARKING SOUTH OF SUMMIT ST = 56
LOT COUNT NORTH OF SUMMIT ST = 72
PARKING NORTH OF SUMMIT ST = 71

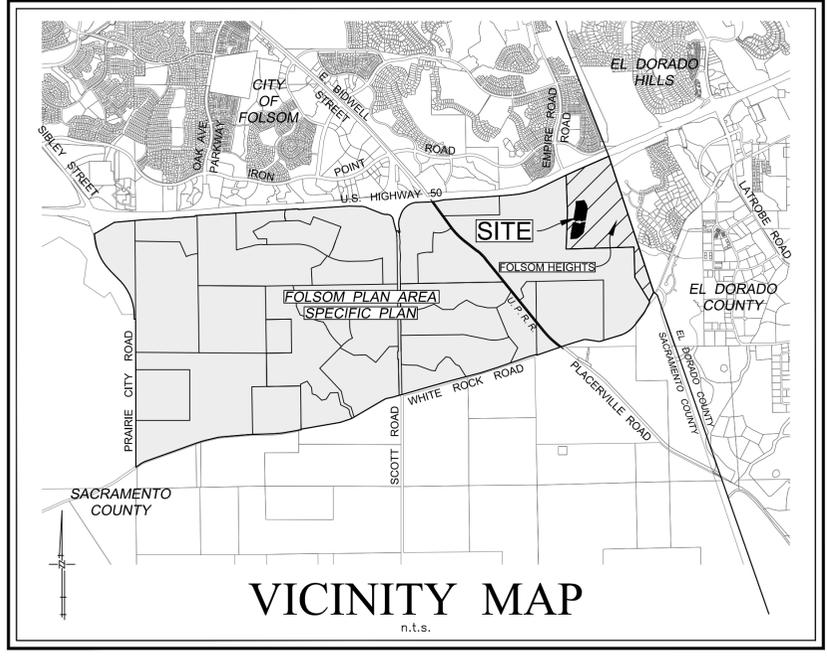
EMPIRE RANCH ROAD PHASE 1 (IN-PROGRESS)

SUMMIT STREET



FOLSOM HEIGHTS PHASE 1 (IN-PROGRESS)

IRON HORSE DRIVE



VICINITY MAP
n.t.s.

"VERANDA AT FOLSOM HEIGHTS"

CIRCULATION EXHIBIT
CITY OF FOLSOM, CALIFORNIA
JULY 2025

LEGEND

- PEDESTRIAN ACCESS & CIRCULATION ---
- EMERGENCY RESPONSE & VEHICLE CIRCULATION ---
- VEHICLE CIRCULATION ---
- FIRE EQUIPMENT TURNING
R=25' INSIDE, 45' OUTSIDE
UNLESS NOTED OTHERWISE



0 30' 60' 120'
SCALE IN FEET

REY ENGINEERS, INC.
CIVIL ENGINEERS | LAND SURVEYORS | LIDAR
905 Sutter Street, Suite 200, Folsom, CA 95630
(916) 366-3040 T | (916) 366-3303 F

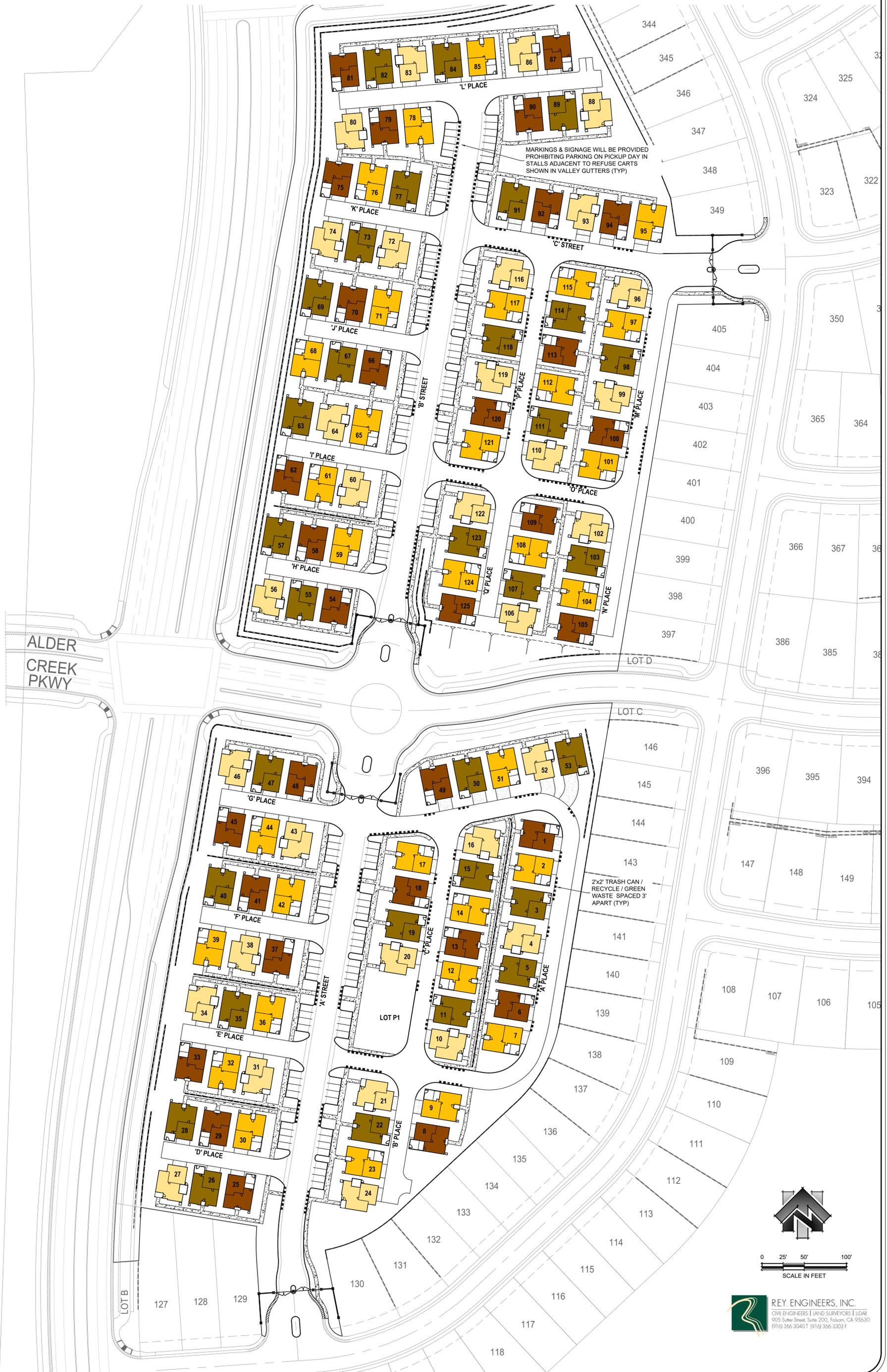
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"VERANDA AT FOLSOM HEIGHTS"

REFUSE CART SET-OUT PLAN

CITY OF FOLSOM, CALIFORNIA

JULY 2025



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VERANDA AT

FOLSOM HEIGHTS

SINGLE FAMILY HOMES



CITY OF FOLSOM, CALIFORNIA
07.10.2025

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A1.2	SCHEMATIC RENDERING	A5.2	PLAN 41 SCHEMATIC PERSPECTIVE I SPANISH
A1.3	TYPICAL PLOTTING EXHIBIT I STANDARD LOT	A5.3	PLAN 41 SCHEMATIC ELEVATIONS I SPANISH
A1.4	TYPICAL PLOTTING EXHIBIT I CORNER LOT	A5.4	PLAN 41 SCHEMATIC PERSPECTIVE I CALIFORNIA COTTAGE
A2.1	PLAN 1 I SCHEMATIC FLOOR PLANS	A5.5	PLAN 41 SCHEMATIC ELEVATIONS I CALIFORNIA COTTAGE
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A2.7	PLAN 1 I SCHEMATIC ELEVATIONS I EARLY CALIFORNIA	A6.3	PLAN 4X1 SCHEMATIC ELEVATIONS I SPANISH
A3.1	PLAN 2 I SCHEMATIC FLOOR PLANS	A6.4	PLAN 4X1 SCHEMATIC PERSPECTIVE I CALIFORNIA COTTAGE
A3.2	PLAN 2 I SCHEMATIC PERSPECTIVE I SPANISH	A6.5	PLAN 4X1 SCHEMATIC ELEVATIONS I CALIFORNIA COTTAGE
A3.3	PLAN 2 I SCHEMATIC ELEVATIONS I SPANISH	A6.6	PLAN 4X1 SCHEMATIC PERSPECTIVE I EARLY CALIFORNIA
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A3.5	PLAN 2 I SCHEMATIC ELEVATIONS I CALIFORNIA COTTAGE	A7.1	COLOR + MATERIALS I SPANISH
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A4.1	PLAN 3 I SCHEMATIC FLOOR PLANS		
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A4.7	PLAN 3 I SCHEMATIC ELEVATIONS I EARLY CALIFORNIA		





PLAN 1 | "SPANISH"

PLAN 2 | "CALIFORNIA COTTAGE"

PLAN 3 | "EARLY CALIFORNIA"

PLAN 4 | "SPANISH"

SCHEMATIC STREET SCENE

Elliott Homes
A Tradition of Quality Since 1914

VERANDA AT FOLSOM HEIGHTS
CITY OF FOLSOM, CALIFORNIA

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SCALE: 3/8" = 1'

PHOTOGRAPHY: JAMES W. HARRIS / JAMES W. HARRIS PHOTOGRAPHY



A1.1

JDA JOB NUMBER: 20021
DATE: 07.10.2025



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VERANDA AT FOLSOM HEIGHTS
CITY OF FOLSOM, CALIFORNIA

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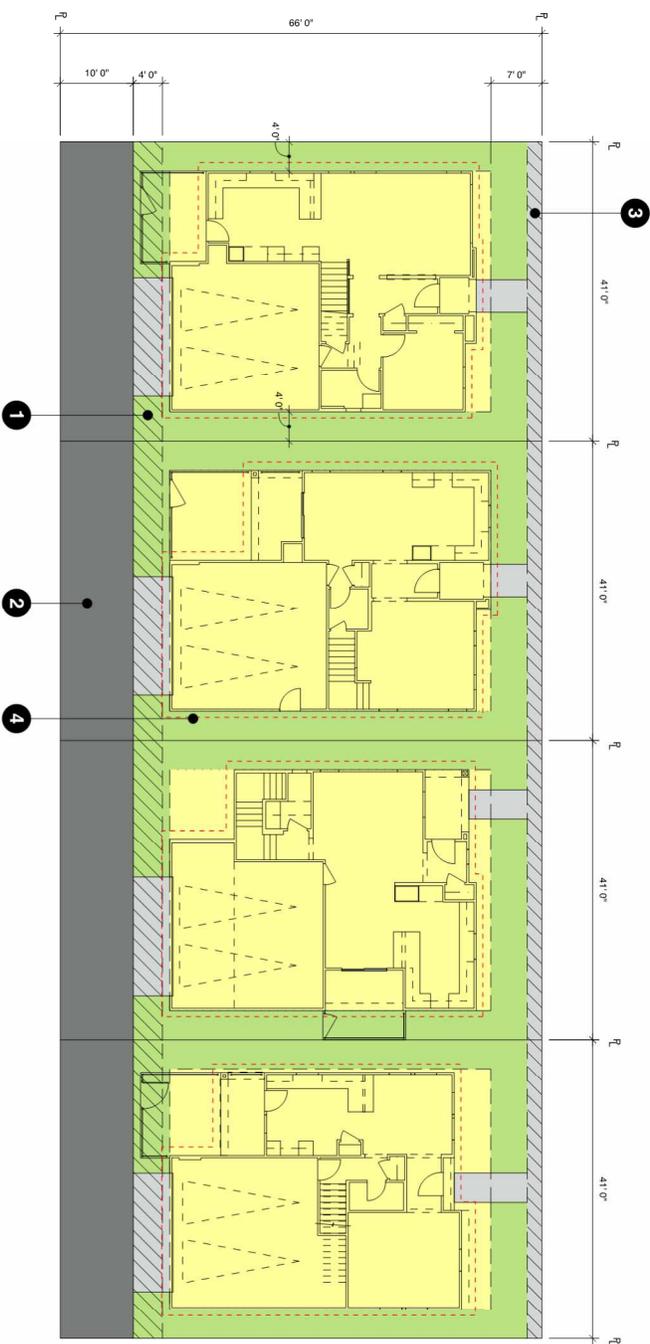
SCHEMATIC RENDERING

PHOTOGRAPHY BY JAMES W. HARRIS, ARCHITECTURAL PHOTOGRAPHER



JDA JOB NUMBER: 25021
DATE: 07.10.2025

A1.2

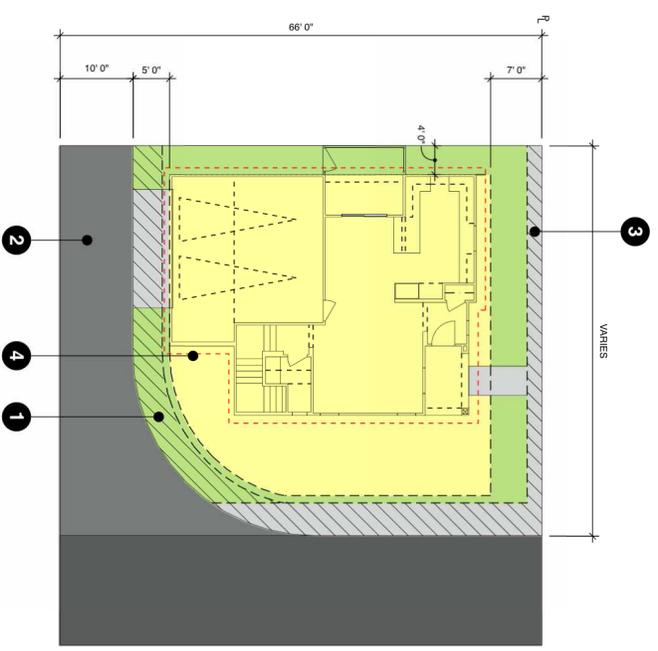


KEYNOTES

- 1** 4' PUE
- 2** 20' ALLEY / SHARED DRIVE. HALF WIDTH SHOWN.
- 3** 4' PRIVATE PEDESTRIAN EASEMENT. HALF WIDTH SHOWN.
- 4** MAX ROOF OVERHANG. INDICATED BY DASHED RED LINE.

TYPICAL PLOTTING EXHIBIT | STANDARD LOT





KEYNOTES

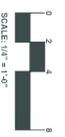
- 1 4' PUE
- 2 20' ALLEY / SHARED DRIVE. HALF WIDTH SHOWN.
- 3 4' PRIVATE PEDESTRIAN EASEMENT. HALF WIDTH SHOWN.
- 4 MAX ROOF OVERHANG. INDICATED BY DASHED RED LINE.

VERANDA AT FOLSOM HEIGHTS

Elliott Homes
 A Tradition of Quality Since 1914
 CITY OF FOLSOM, CALIFORNIA

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TYPICAL PLOTTING EXHIBIT | CORNER LOT



05050 STATE LANCERS DRIVE, SUITE 150, FOLSOM, CA 95630, (916) 439-1000, WWW.ELLIOTTHOMES.COM



JDA JOB NUMBER: 25021
 DATE: 07.10.2025
A1.4

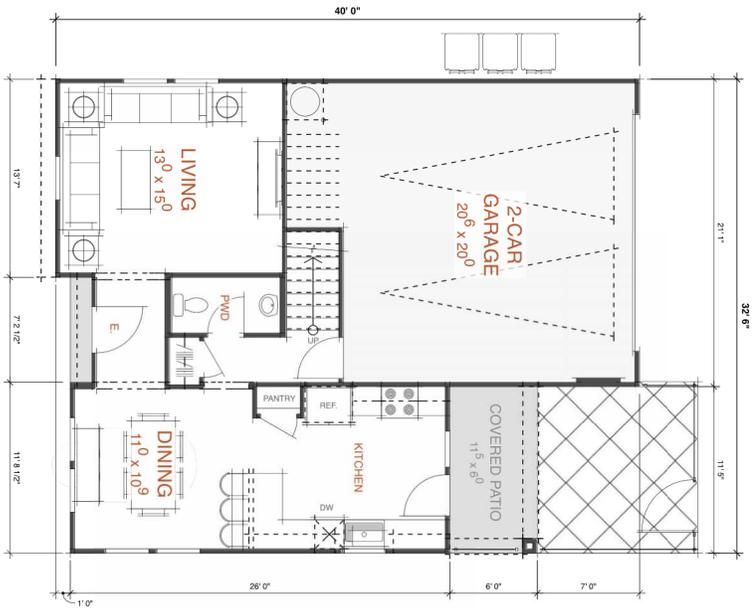
SHEET NOTES

PROGRAM

STORIES	=	2
BEDROOMS	=	3
BATHROOMS	=	2.5
GARAGE	=	2 - CAR
KITCHEN / DINING / FAMILY	=	
COVERED PATIO	=	

AREA CALCS (Building Total)

LIVING (Conditioned)	=	1,452 SF
GARAGE	=	405 SF
PORCH / PATIO	=	107 SF



PLAN 1 | SCHEMATIC FLOOR PLANS - 1,452 SF

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CITY OF FOLSOM, CALIFORNIA

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



A2.1

JDVA JOB NUMBER: 2021
DATE: 07.10.2025



PLAN 1 | SCHEMATIC PERSPECTIVE | SPANISH

Elliott Homes
A TRADITION OF QUALITY SINCE 1914

VERANDA AT FOLSOM HEIGHTS
CITY OF FOLSOM, CALIFORNIA

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9500 STATE LANE, SUITE 100, FOLSOM, CA 95630



JDVA JOB NUMBER: 29021
DATE: 07.10.2025

A2.2

23'-1" x 11'
TOP OF RIDGE



RIGHT ELEVATION

23'-1" x 11'
TOP OF RIDGE



LEFT ELEVATION

NOTE: SIDE WINDOW TRIM AT ENHANCED LOCATIONS ONLY

5 3 4 1 2



FRONT ELEVATION - SCHEME 1



REAR ELEVATION

SHEET NOTES

PLAN #1

SQUARE FOOTAGE	=	1,482 SF
STORIES	=	2
BEDROOMS	=	3
BATHROOMS	=	2.5

- MATERIALS**
- 1 TILE ROOF
EAGLE ROOFING | CHRISTIANO
 - 2 STUCCO
SMOOTH COAT
 - 3 DECORATIVE SHUTTERS
 - 4 DECORATIVE CANALE
 - 5 MASONRY VENEER

PLAN 1 | SCHEMATIC ELEVATIONS | SPANISH



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

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JDA JOB NUMBER: 25021
DATE: 07.10.2025

A2.3



PLAN 1 | SCHEMATIC PERSPECTIVE | CALIFORNIA COTTAGE

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VERANDA AT FOLSOM HEIGHTS
CITY OF FOLSOM, CALIFORNIA

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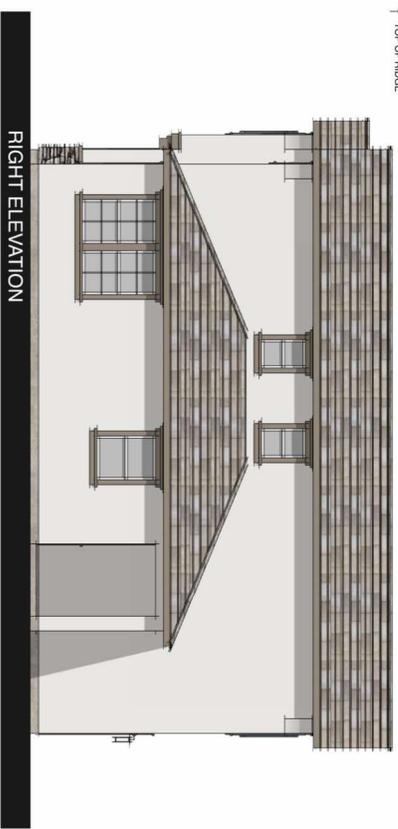
800 QUINCY LANE, SUITE 100, FOLSOM, CA 95630. VISIT US AT ELLIOTTHOMES.COM



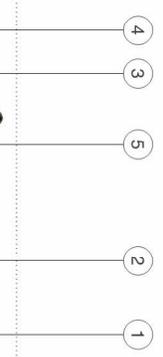
JDVA JOB NUMBER: 20251
DATE: 07.10.2025

A2.4

25'-1" A.L.T.
TOP OF RIDGE



RIGHT ELEVATION



FRONT ELEVATION - SCHEME 4

SHEET NOTES

PLAN #1

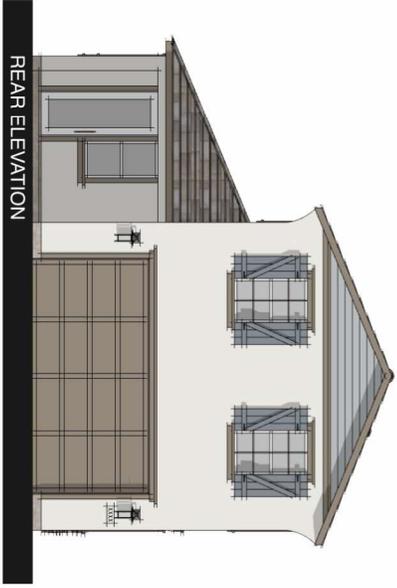
SQUARE FOOTAGE	=	1,482 SF
STORIES	=	2
BEDROOMS	=	3
BATHROOMS	=	2.5

- MATERIALS**
- 1 TILE ROOF
EAGLE ROOFING | BEL AIR
 - 2 STUCCO
SMOOTH COAT
 - 3 HORIZONTAL SIDING
HARDEN/LANK | 6" EXPOSURE
 - 4 DECORATIVE SHUTTERS
 - 5 MASONRY VENEER

25'-1" A.L.T.
TOP OF RIDGE



LEFT ELEVATION



REAR ELEVATION

NOTE: SIDE WINDOW TRIM AT ENHANCED LOCATIONS ONLY.

PLAN 1 | SCHEMATIC ELEVATIONS | CALIFORNIA COTTAGE

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CITY OF FOLSOM, CALIFORNIA

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



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DATE: 07.10.2025
A2.5



PLAN 1 | SCHEMATIC PERSPECTIVE | EARLY CALIFORNIA

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VERANDA AT FOLSOM HEIGHTS
CITY OF FOLSOM, CALIFORNIA

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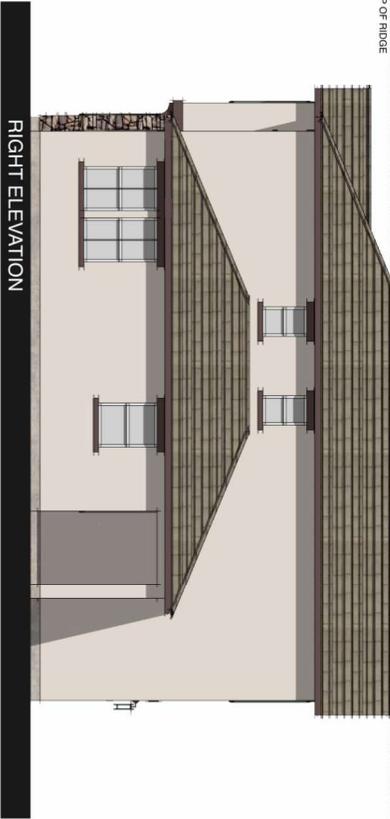
9560 SHAWLUTE LANE, DAVIS, CA 95618 | 916.455.1100 | WWW.ELLIOTTHOMES.COM



JDVA JOB NUMBER: 29021
DATE: 07.10.2025

A2.6

24'-1" x 11'
TOP OF RIDGE



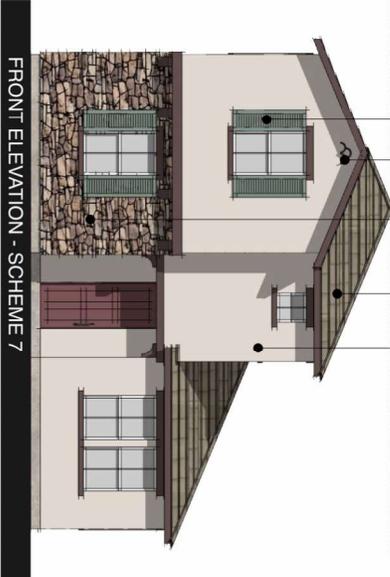
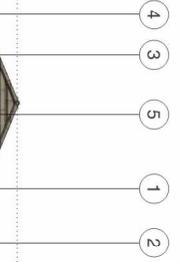
RIGHT ELEVATION

24'-1" x 11'
TOP OF RIDGE



LEFT ELEVATION

NOTE: SIDE WINDOW TRIM AT ENHANCED LOCATIONS ONLY.



FRONT ELEVATION - SCHEME 7



REAR ELEVATION

SHEET NOTES

PLAN #1

SQUARE FOOTAGE	=	1,482 SF
STORIES	=	2
BEDROOMS	=	3
BATHROOMS	=	2.5

MATERIALS

- 1 TILE ROOF
EAGLE ROOFING | BEL AIR
- 2 STUCCO
SMOOTH COAT
- 3 DECORATIVE CANALE
- 4 DECORATIVE SHUTTERS
- 5 MASONRY VENEER

PLAN 1 | SCHEMATIC ELEVATIONS | EARLY CALIFORNIA

Elliott Homes
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VERANDA AT FOLSOM HEIGHTS
CITY OF FOLSOM, CALIFORNIA

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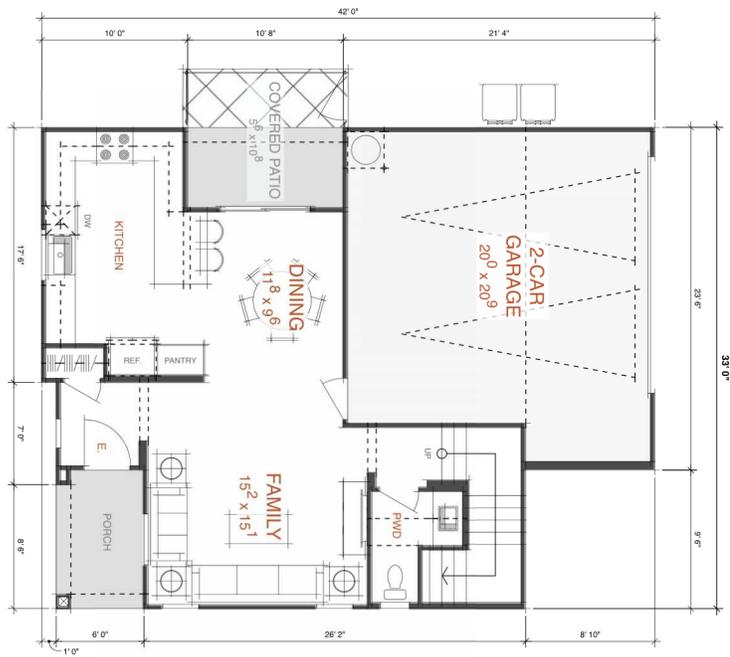
SCALE: 1/4" = 1'-0"

100% COMPLETE LAND DEVELOPMENT. DESIGN AND CONSTRUCTION BY CALIFORNIA. SEE PLAN 1 FOR CONSTRUCTION. WWW.ELLIOTTHOMES.COM



JDVA JOB NUMBER: 25021
DATE: 07.10.2025

A2.7



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VERANDA AT FOLSOM HEIGHTS
 CITY OF FOLSOM, CALIFORNIA

PLAN 2 | SCHEMATIC FLOOR PLANS - 1,542 SF

SCALE: 1/8" = 1'-0"
 05/25/2021 11:42:56 AM STATE: 15/3/2021 10:41:00 AM
 JDA



A3.1

SHEET NOTES

PROGRAM

STORIES	=	2
BEDROOMS	=	3
BATHROOMS	=	2.5
GARAGE	=	2-CAR
KITCHEN / GREAT ROOM	=	
COVERED PATIO	=	

AREA CALCCS (Building Total)

LIVING (Conditioned)	=	1,542 SF
GARAGE	=	457 SF
PORCH / PATIO	=	63 SF

JDA-JOB NUMBER: 25021
 DATE: 07/10/2025



VERANDA AT FOLSOM HEIGHTS

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CITY OF FOLSOM, CALIFORNIA

800 QUINCY LANE, SUITE 100, FOLSOM, CA 95630

PLAN 2 | SCHEMATIC PERSPECTIVE | SPANISH

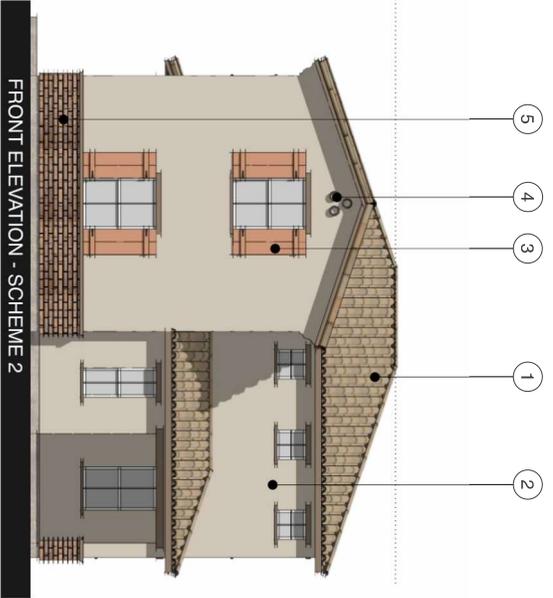


JDVA JOB NUMBER: 2021
DATE: 07.10.2025

A3.2



RIGHT ELEVATION



FRONT ELEVATION - SCHEME 2

SHEET NOTES

PLAN #2

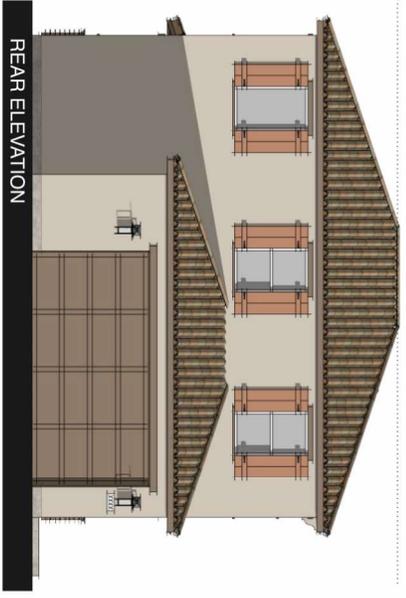
SQUARE FOOTAGE	=	1,542 SF
STORIES	=	2
BEDROOMS	=	3
BATHROOMS	=	2.5

MATERIALS

- 1 TILE ROOF
EAGLE ROOFING | CHRISTIANO
- 2 STUCCO
SMOOTH COAT
- 3 DECORATIVE SHUTTERS
- 4 DECORATIVE CANALE
- 5 MASONRY VENEER



LEFT ELEVATION



REAR ELEVATION

NOTE: SIDE WINDOW TRIM AT ENHANCED LOCATIONS ONLY.

PLAN 2 | SCHEMATIC ELEVATIONS | SPANISH

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



JDA JOB NUMBER: 25021
DATE: 07.10.2025

A3.3



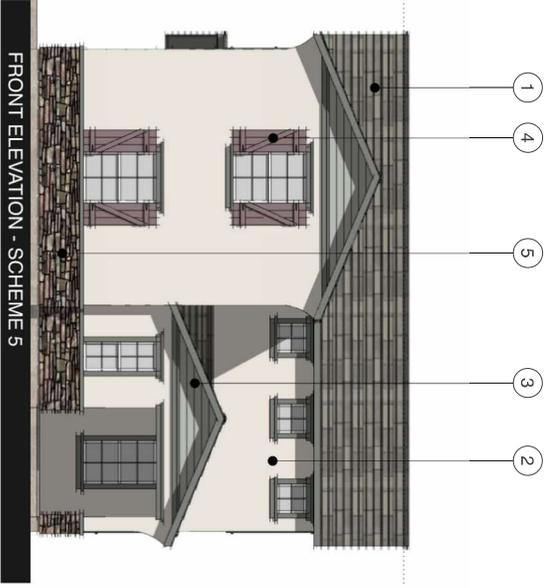
PLAN 2 | SCHEMATIC PERSPECTIVE | CALIFORNIA COTTAGE

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CITY OF FOLSOM, CALIFORNIA

9500 STATE LANE, SUITE 100, FOLSOM, CA 95630



JDVA JOB NUMBER: 2021
DATE: 07.10.2025
A3.4



- 1
- 4
- 5
- 3
- 2

SHEET NOTES

PLAN #2

SQUARE FOOTAGE	=	1,542 SF
STORIES	=	2
BEDROOMS	=	3
BATHROOMS	=	2.5

MATERIALS

- 1 TILE ROOF
EAGLE ROOFING | BEL AIR
- 2 STUCCO
SMOOTH COAT
- 3 HORIZONTAL SIDING
HARDYPLANK | 6" EXPOSURE
- 4 DECORATIVE SHUTTERS
- 5 MASONRY VENEER



NOTE: SIDE WINDOW TRIM AT ENHANCED LOCATIONS ONLY.

PLAN 2 | SCHEMATIC ELEVATIONS | CALIFORNIA COTTAGE

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0505 05/24/21 11:42 AM
SCALE: 1/4" = 1'-0"



JDA JOB NUMBER: 20021
DATE: 07.10.2025
A3.5



PLAN 2 | SCHEMATIC PERSPECTIVE | EARLY CALIFORNIA

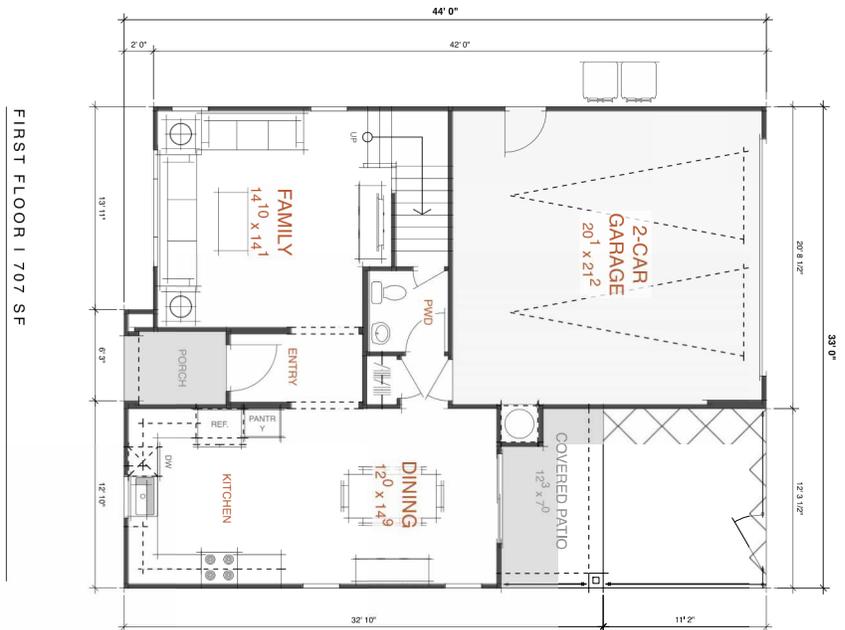
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CITY OF FOLSOM, CALIFORNIA

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JDVA JOB NUMBER: 20251
DATE: 07.10.2025
A3.6



SHEET NOTES

PROGRAM

STORIES	=	2
BEDROOMS	=	3
BATHROOMS	=	2.5
GARAGE	=	2 - CAR
KITCHEN / DINING / FAMILY	=	
COVERED PATIO	=	

AREA CALCS (Building Total)

LIVING (Conditioned)	=	1,684 SF
GARAGE	=	470 SF
PORCH / PATIO	=	104 SF





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VERANDA AT FOLSOM HEIGHTS
CITY OF FOLSOM, CALIFORNIA

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PLAN 3 | SCHEMATIC PERSPECTIVE | SPANISH

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JDA JOB NUMBER: 20251
DATE: 07.10.2025

A4.2



PLAN 3 | SCHEMATIC PERSPECTIVE | CALIFORNIA COTTAGE

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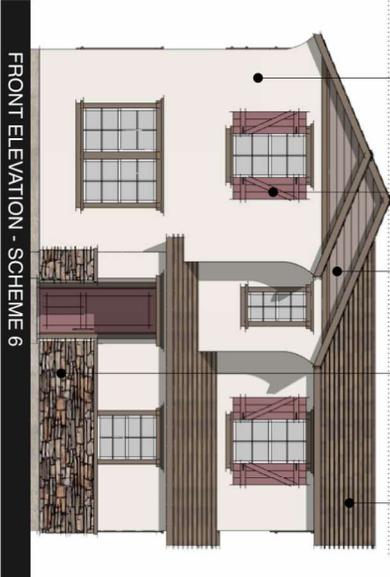
JDVA JOB NUMBER: 29021
DATE: 07.10.2025
A4.4

24'-0" a.f.f.
TOP OF RIDGE



RIGHT ELEVATION

2 4 3 5 1



FRONT ELEVATION - SCHEME 6

SHEET NOTES

PLAN #3

SQUARE FOOTAGE	=	1,684 SF
STORIES	=	2
BEDROOMS	=	3
BATHROOMS	=	2.5

- MATERIALS**
- 1 TILE ROOF
EAGLE ROOFING | BEL AIR
 - 2 STUCCO
SMOOTH COAT
 - 3 HORIZONTAL SIDING
HARDENLANK | 6" EXPOSURE
 - 4 DECORATIVE SHUTTERS
 - 5 MASONRY VENEER

24'-0" a.f.f.
TOP OF RIDGE



LEFT ELEVATION

NOTE: SIDE WINDOW TRIM AT ENHANCED LOCATIONS ONLY.



REAR ELEVATION

PLAN 3 | SCHEMATIC ELEVATIONS | CALIFORNIA COTTAGE

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SCALE: 1/4" = 1'-0"
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JDA JOB NUMBER: 29021
DATE: 07.10.2025
A4.5



PLAN 3 | SCHEMATIC PERSPECTIVE | EARLY CALIFORNIA

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VERANDA AT FOLSOM HEIGHTS
CITY OF FOLSOM, CALIFORNIA

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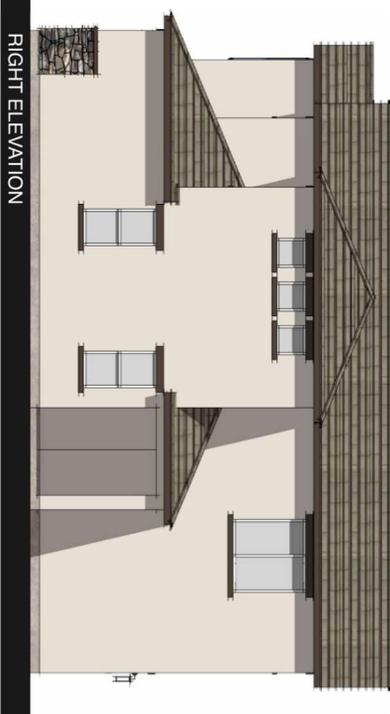
3D5 SCHEMATIC PERSPECTIVE RENDERING BY CALIFORNIA, 3014 N. 152ND STREET, PLYMOUTH, CALIFORNIA



JDA JOB NUMBER: 20251
DATE: 07.10.2025

A4.6

24'-0" a.l.l.
TOP OF RIDGE



RIGHT ELEVATION

24'-0" a.l.l.
TOP OF RIDGE



LEFT ELEVATION

NOTE: SIDE WINDOW TRIM AT ENHANCED LOCATIONS ONLY.

2 3 4 1 5



FRONT ELEVATION - SCHEME 9



REAR ELEVATION

SHEET NOTES

PLAN #3

SQUARE FOOTAGE	=	1,684 SF
STORIES	=	2
BEDROOMS	=	3
BATHROOMS	=	2.5

MATERIALS

- 1 TILE ROOF
EAGLE ROOFING | BEL AIR
- 2 STUCCO
SMOOTH COAT
- 3 DECORATIVE CANALE
- 4 DECORATIVE SHUTTERS
- 5 MASONRY VENEER

PLAN 3 | SCHEMATIC ELEVATIONS | EARLY CALIFORNIA

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VERANDA AT FOLSOM HEIGHTS
CITY OF FOLSOM, CALIFORNIA

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

0855 004425 LINC DMBG STATE | 505 004425 BAY CALIFORNIA | 916 414 7020 25021 VERANDA HEIGHTS | 0855 004425



JDA JOB NUMBER: 25021
DATE: 07.10.2025

A4.7



VERANDA AT FOLSOM HEIGHTS

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PLAN 4 | SCHEMATIC PERSPECTIVE | SPANISH

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JDVA JOB NUMBER: 29021
DATE: 07.10.2025

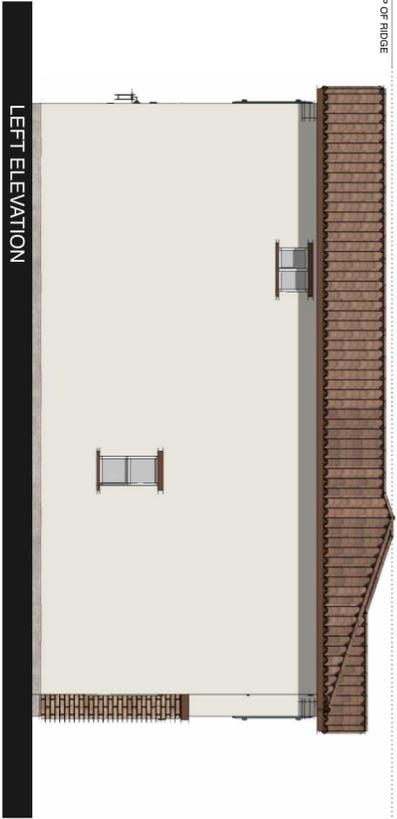
A5.2

24'-1" a.l.l.
TOP OF RIDGE



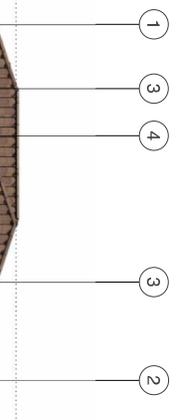
RIGHT ELEVATION

24'-1" a.l.l.
TOP OF RIDGE



LEFT ELEVATION

NOTE: SIDE WINDOW TRIM AT ENHANCED LOCATIONS ONLY



FRONT ELEVATION - SCHEME 1



REAR ELEVATION

PLAN 4 | SCHEMATIC ELEVATIONS | SPANISH

SHEET NOTES

PLAN #4

SQUARE FOOTAGE	=	1,930 SF
STORIES	=	2
BEDROOMS	=	4
BATHROOMS	=	3

- MATERIALS**
- 1 TILE ROOF
EAGLE ROOFING | CHRISTIANO
 - 2 STUCCO
SMOOTH COAT
 - 3 DECORATIVE SHUTTERS
 - 4 DECORATIVE CANALE
 - 5 MASONRY VENEER

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SCALE: 1/8" = 1'-0"
95% COMPLETE LAYOUT SHEET. DATE: 07/10/2025. 95% COMPLETE LAYOUT SHEET. DATE: 07/10/2025. 95% COMPLETE LAYOUT SHEET. DATE: 07/10/2025.



JDA JOB NUMBER: 29021
DATE: 07/10/2025
A5.3



PLAN 4 | SCHEMATIC PERSPECTIVE | CALIFORNIA COTTAGE

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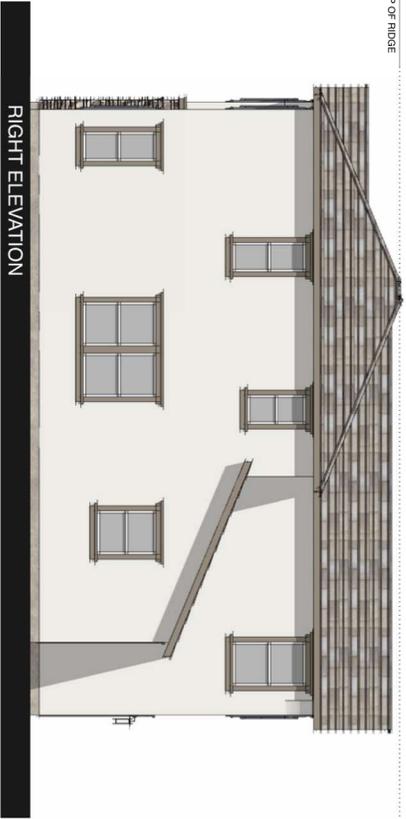
8000 STATE LANE, SUITE 100, FOLSOM, CA 95630



JDA JOB NUMBER: 20251
DATE: 07.10.2025

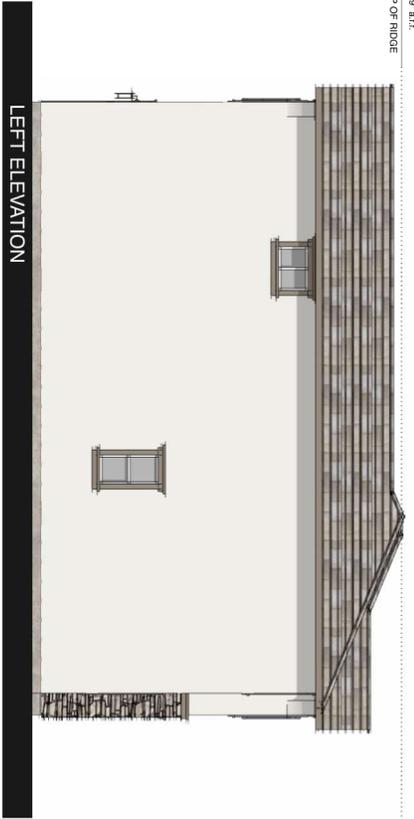
A5.4

24'-9" A.I.L.
TOP OF RIDGE



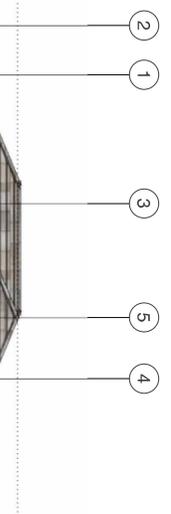
RIGHT ELEVATION

24'-9" A.I.L.
TOP OF RIDGE



LEFT ELEVATION

NOTE: SIDE WINDOW TRIM AT ENHANCED LOCATIONS ONLY



FRONT ELEVATION - SCHEME 4



REAR ELEVATION

SHEET NOTES

PLAN #4

SQUARE FOOTAGE	=	1,930 SF
STORIES	=	2
BEDROOMS	=	4
BATHROOMS	=	3

MATERIALS

- 1 TILE ROOF
EAGLE ROOFING | BEL AIR
- 2 STUCCO
SMOOTH COAT
- 3 HORIZONTAL SIDING
HARDENLANK | 6" EXPOSURE
- 4 DECORATIVE SHUTTERS
- 5 MASONRY VENEER

PLAN 4 | SCHEMATIC ELEVATIONS | CALIFORNIA COTTAGE

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SCALE: 1/4" = 1'-0"
08/25/2021 10:42 AM
08/25/2021 10:42 AM



A5.5
JDVA JOB NUMBER: 29021
DATE: 07/10/2025



PLAN 4 | SCHEMATIC PERSPECTIVE | EARLY CALIFORNIA

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VERANDA AT FOLSOM HEIGHTS
CITY OF FOLSOM, CALIFORNIA

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JDA JOB NUMBER: 29021
DATE: 07.10.2025

A5.6

24'-8" a.l.l.
TOP OF RIDGE



RIGHT ELEVATION

24'-8" a.l.l.
TOP OF RIDGE



LEFT ELEVATION

NOTE: SIDE WINDOW TRIM AT ENHANCED LOCATIONS ONLY.

- 2
- 1
- 3
- 5
- 4



FRONT ELEVATION - SCHEME 7



REAR ELEVATION

SHEET NOTES

PLAN #4

SQUARE FOOTAGE	=	1,930 SF
STORIES	=	2
BEDROOMS	=	4
BATHROOMS	=	3

MATERIALS

- 1 TILE ROOF
EAGLE ROOFING | BEL AIR
- 2 STUCCO
SMOOTH COAT
- 3 DECORATIVE CANALE
- 4 DECORATIVE SHUTTERS
- 5 MASONRY VENEER

PLAN 4 | SCHEMATIC ELEVATIONS | EARLY CALIFORNIA

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VERANDA AT FOLSOM HEIGHTS
CITY OF FOLSOM, CALIFORNIA

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



JDA JOB NUMBER: 29021
DATE: 07.10.2025
A5.7



PLAN 4X | SCHEMATIC PERSPECTIVE | SPANISH

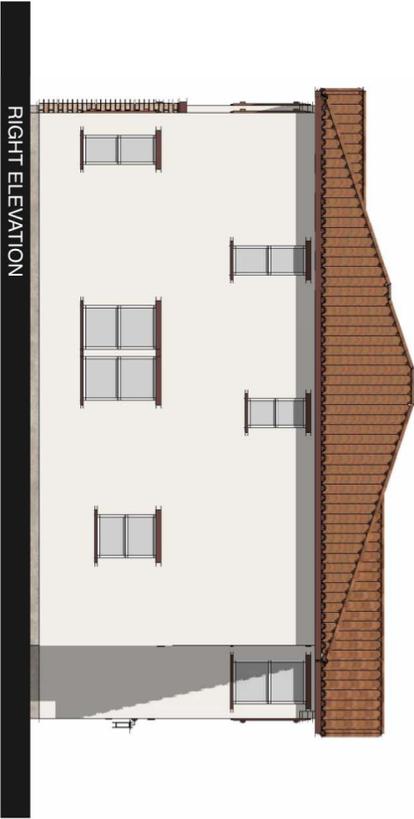
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VERANDA AT FOLSOM HEIGHTS
CITY OF FOLSOM, CALIFORNIA
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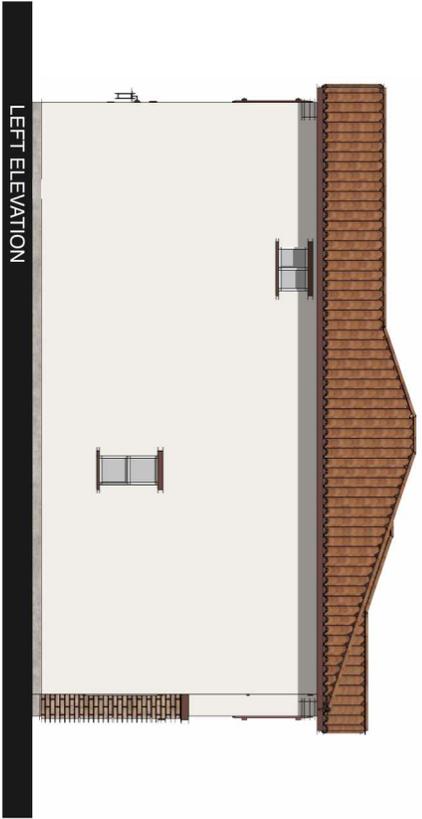


JDVA JOB NUMBER: 29021
DATE: 07.10.2025
A6.2

27'-7" a.l.t.
TOP OF RIDGE



27'-7" a.l.t.
TOP OF RIDGE



NOTE: SIDE WINDOW TRIM AT ENHANCED LOCATIONS ONLY



SHEET NOTES

PLAN #4

SQUARE FOOTAGE	=	2,094 SF
STORIES	=	2
BEDROOMS	=	5
BATHROOMS	=	3

MATERIALS

- 1 TILE ROOF
EAGLE FOOTING L CHRISTIANO
- 2 STUCCO
SMOOTH COAT
- 3 DECORATIVE SHUTTERS
- 4 DECORATIVE CANALE
- 5 MASONRY VENEER

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PLAN 4X | SCHEMATIC ELEVATIONS | SPANISH



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



A6.3

JDA JOB NUMBER: 25021
DATE: 07.10.2025



PLAN 4X | SCHEMATIC PERSPECTIVE | CALIFORNIA COTTAGE

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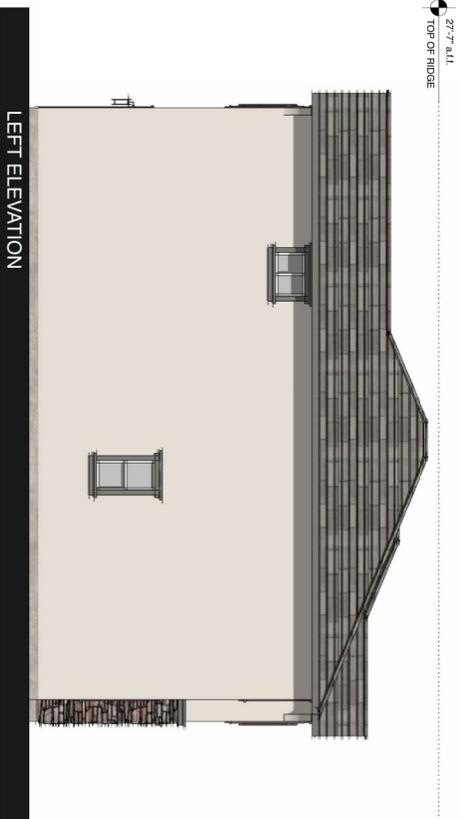
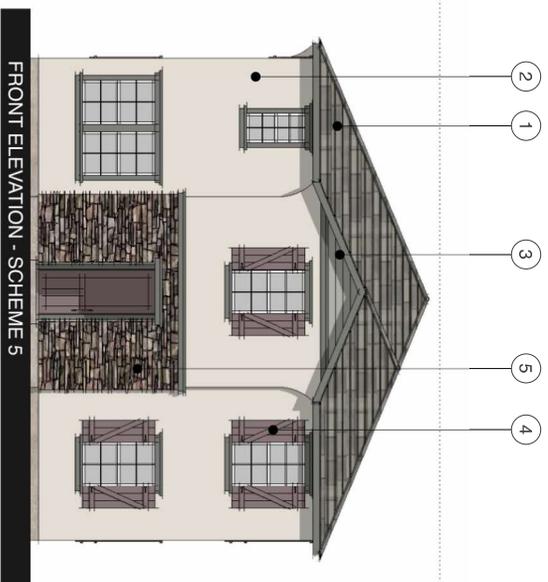
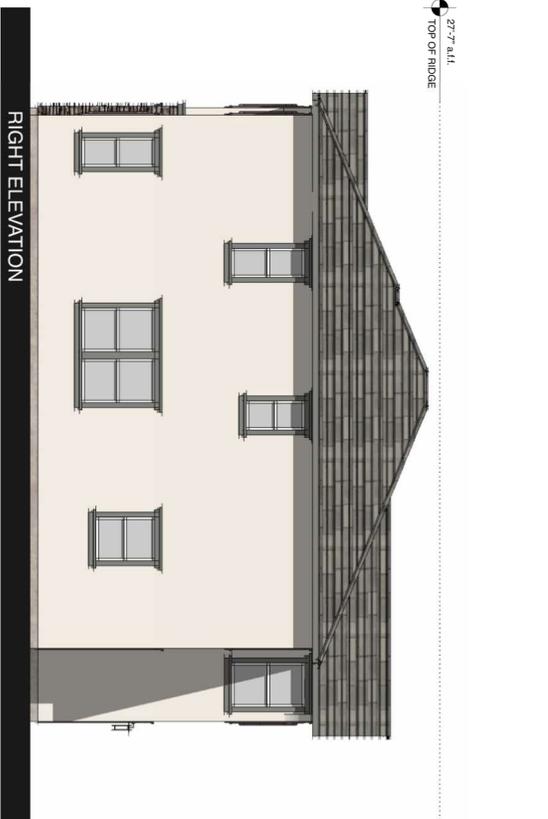
JDVA JOB NUMBER: 29021
DATE: 07.10.2025
A6.4

SHEET NOTES

PLAN #4	
SQUARE FOOTAGE	= 2,094 SF
STORIES	= 2
BEDROOMS	= 3
BATHROOMS	= 3

MATERIALS

- 1 TILE ROOF
EAGLE ROOFING | BEL AIR
- 2 STUCCO
SMOOTH COAT
- 3 HORIZONTAL SIDING
HARDYPLANK | 6" EXPOSURE
- 4 DECORATIVE SHUTTERS
- 5 MASONRY VENEER



NOTE: SIDE WINDOW TRIM AT ENHANCED LOCATIONS ONLY.

PLAN 4X | SCHEMATIC ELEVATIONS | CALIFORNIA COTTAGE

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CITY OF FOLSOM, CALIFORNIA

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JDVA JOB NUMBER: 28021
DATE: 07.10.2025

A6.5



PLAN 4X | SCHEMATIC PERSPECTIVE | EARLY CALIFORNIA

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VERANDA AT FOLSOM HEIGHTS
CITY OF FOLSOM, CALIFORNIA

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JDA JOB NUMBER: 20251
DATE: 07.10.2025

A6.6

27'-7" MAX
TOP OF RIDGE



RIGHT ELEVATION

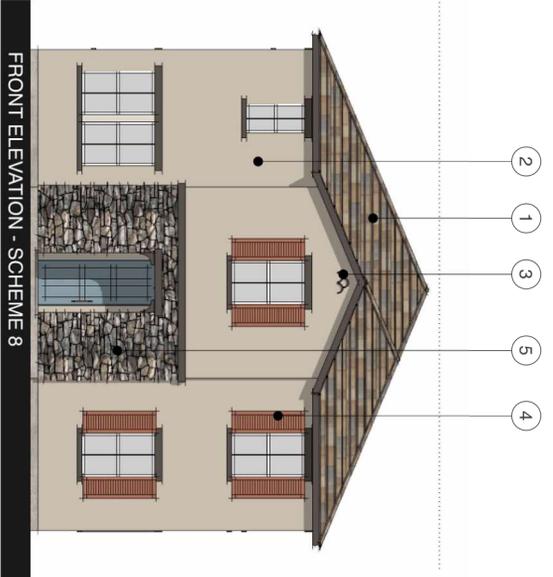
27'-7" MAX
TOP OF RIDGE



LEFT ELEVATION

NOTE: SIDE WINDOW TRIM AT ENHANCED LOCATIONS ONLY.

- 2
- 1
- 3
- 5
- 4



FRONT ELEVATION - SCHEME 8



REAR ELEVATION

SHEET NOTES

PLAN #4

SQUARE FOOTAGE	=	2,094 SF
STORIES	=	2
BEDROOMS	=	5
BATHROOMS	=	3

MATERIALS

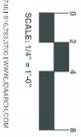
- 1 TILE ROOF
EAGLE FOOTING I BEL AIR
- 2 STUCCO
SMOOTH COAT
- 3 DECORATIVE CANALE
- 4 DECORATIVE SHUTTERS
- 5 MASONRY VENEER

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CITY OF FOLSOM, CALIFORNIA

VERANDA AT FOLSOM HEIGHTS

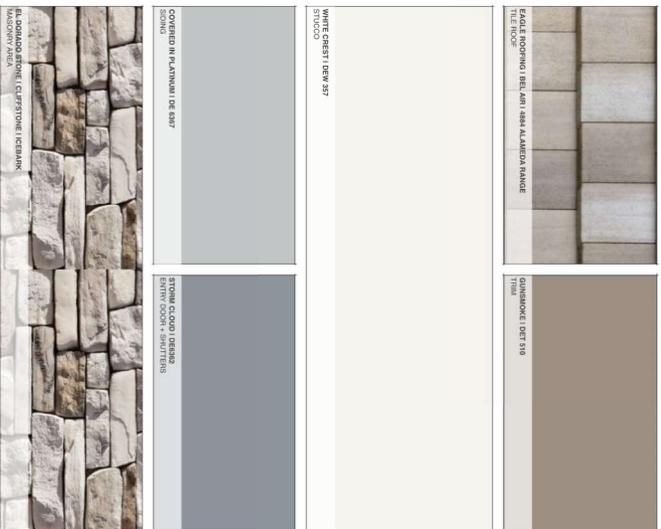
PLAN 4X | SCHEMATIC ELEVATIONS | EARLY CALIFORNIA

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

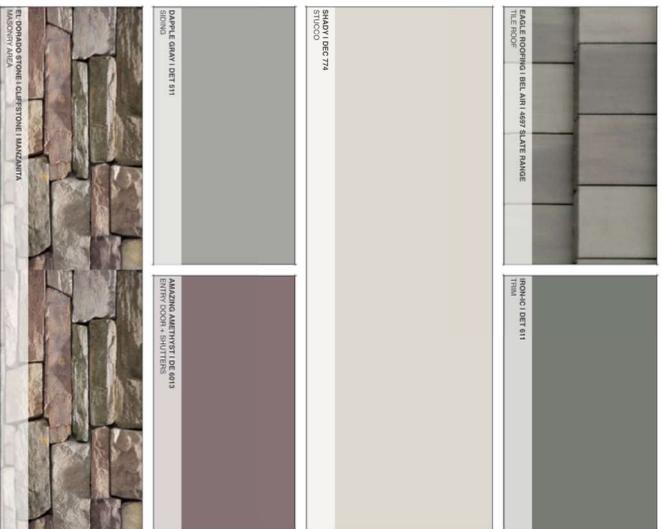


JDA JOB NUMBER: 25021
DATE: 07.10.2025
A6.7

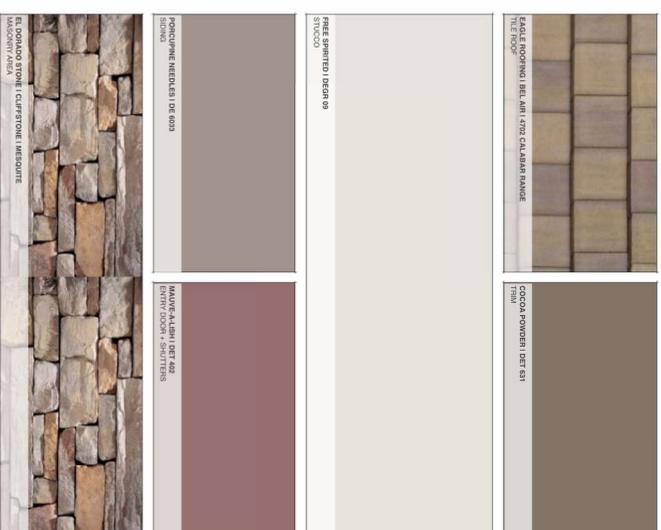
SCHEME 4



SCHEME 5



SCHEME 6



COLOR & MATERIALS | CALIFORNIA COTTAGE

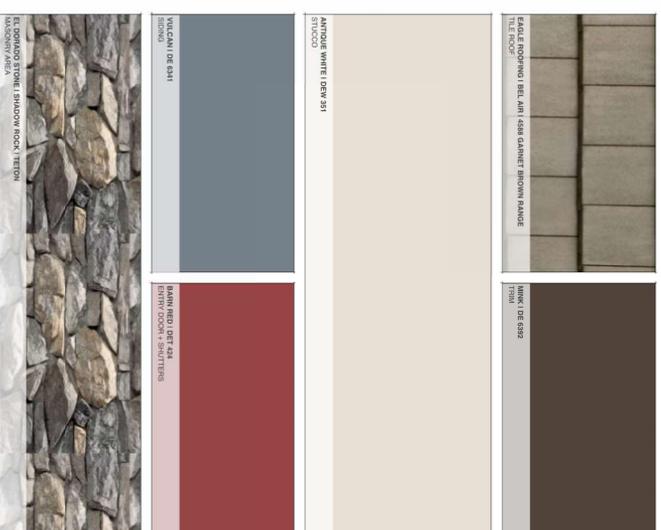
SCHEME 7



SCHEME 8



SCHEME 9



MULTI-FAMILY LOW DENSITY (SP-MLD)

The SP-MLD land use designation is intended to create residential neighborhoods consisting primarily of compact single family, two family and multiple family dwelling units with libraries, parks, public schools, live work studios and home occupation uses also allowed. Separate development standards are shown for single family and two family dwellings units and multiple family dwelling units.

Table A.4		
Multi-Family Low Density (SP-MLD) - Single Family and Two Family Dwelling Units Development Standards		
	Single Family Dwelling Units	Veranda
Lot Size		
Interior Lot	3,000 SF Min.	2,700 SF Min.
Corner Lot	3,500 SF Min.	2,900 SF Min.
Building Coverage		
Interior Lot	50% Max.	60% Max.
Corner Lot	50% Max.	60% Max.
Width (measured at front yard setback)		
Interior Lot	30 Ft. Min.	40 Ft. Min.
Corner Lot	35 Ft. Min.	45 Ft. Min.
Setbacks (measured at back of sidewalk)		
<i>Front Yard Setbacks</i>		
Courtyard / Porch (measured at foundation line)	12.5 Ft. Min.	7 ft. min.
Primary Structure	15 Ft. Min.	7 ft. min.
Garage	20 Ft. Min.	N/A
<i>Side Yard Setbacks</i>		
Interior Side Yard	5 ft. min. ¹	4 ft. min.
Street Side Yard (corner lot)	12.5 ft. min.	5.5 ft. min.
Garage Facing Side Street (corner lot)	20 ft. min.	N/A
Accessory Structures (interior lot lines)	3 ft. min.	N/A
<i>Rear Yard Setbacks</i>		
Main building	10 ft. min.	5 ft. min.
Accessory Structure	5 ft. min.	N/A
Detached Garage	5 ft. min.	5 ft. min.
Building Height		
Main Building	35 ft. max.	35 ft. max.
Detached Garage	18 ft. max.	N/A
Accessory Building	15 ft. max.	N/A
Off-Street Parking		
	Refer to Table A.14 for MLD parking requirements.	Refer to Table A.14 for MLD parking requirements.

Notes:

1. For zero-lot-line dwelling units: 0 feet side yard setback for one side; 10 feet side yard setback for the other side.

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ELLIOTT HOMES
VERANDA - FOLSOM HIEGHTS
CITY OF FOLSOM, CALIFORNIA
25021 | 04.04.2025 SCALE: NA
1 | EXAMPLE ELEVATION IMAGERY