

EXHIBIT A
DR2016-0003



QUARRY ROW

ROCKLIN, CA

SEPTEMBER 25, 2019



FARMHOUSE - PLAN 1205

CRAFTSMAN - PLAN 1355

PRAIRIE - PLAN 1469

Quarry Row
 Rocklin, CA
 September 25, 2019



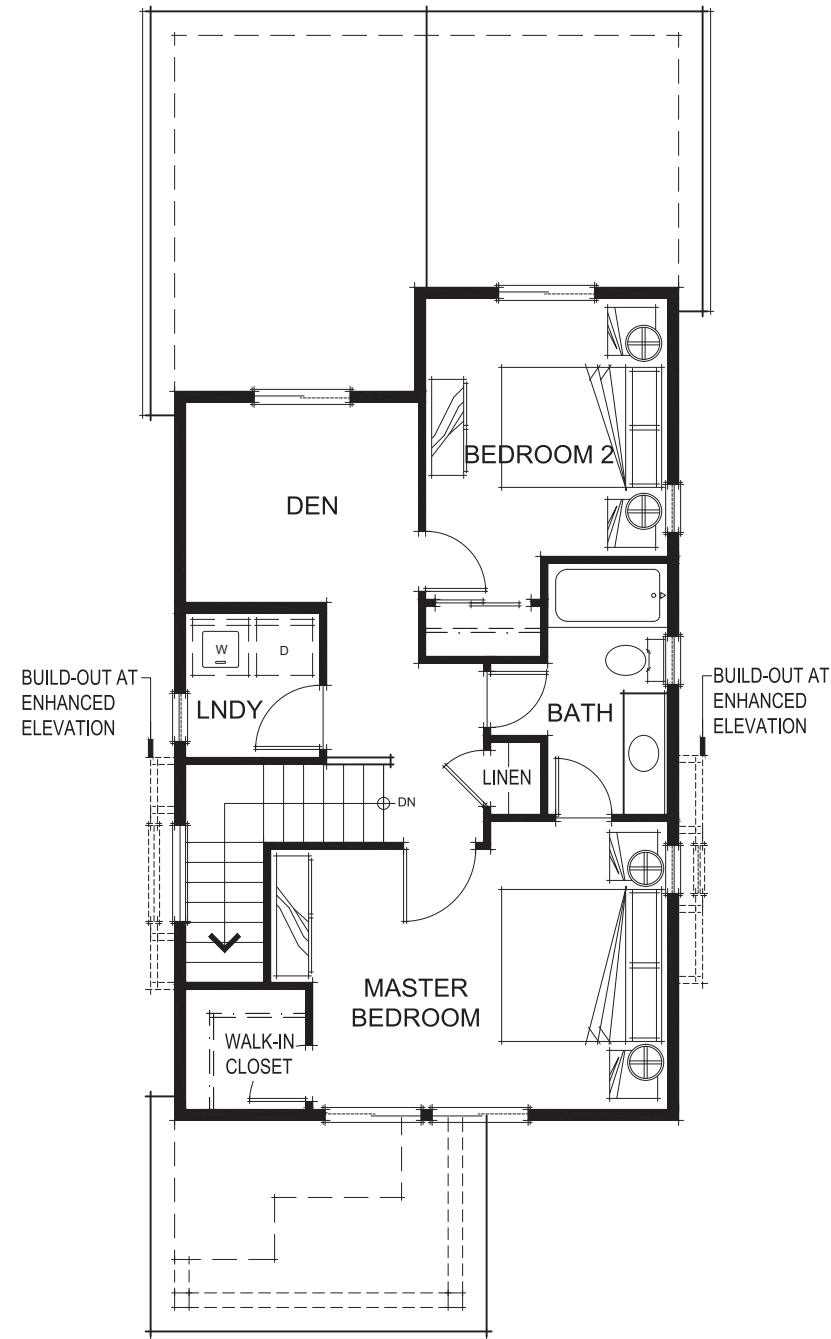
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 ROSEVILLE, CA 95661
 916.297.4461

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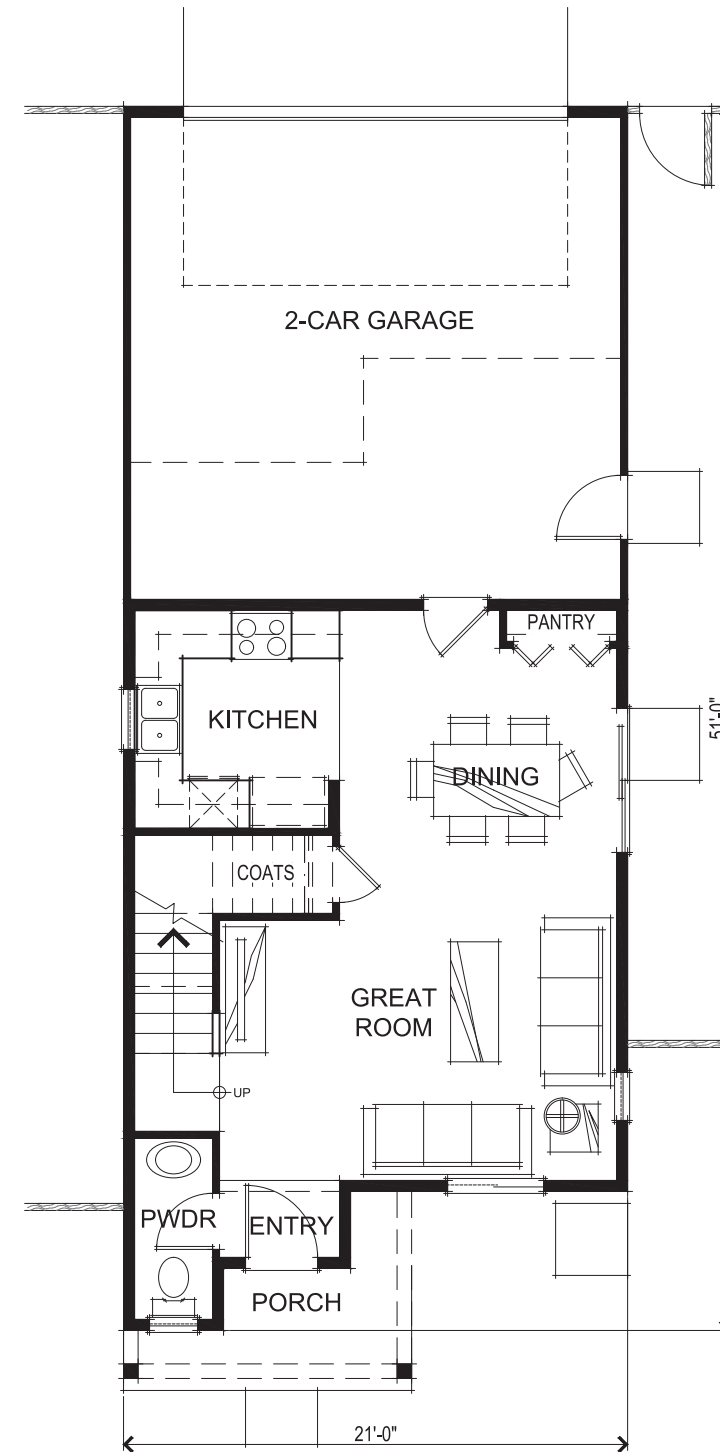
CONCEPTUAL STREETSCAPE
 A000

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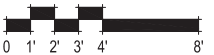


SECOND FLOOR PLAN



FARMHOUSE FIRST FLOOR PLAN

SQUARE FOOTAGES	
FIRST FLOOR	559 SQ. FT.
SECOND FLOOR	646 SQ. FT.
TOTAL LIVING	1205 SQ. FT.
2-CAR GARAGE	431 SQ. FT.



PLAN 1205 FLOOR PLAN
A001

Quarry Row
Rocklin, CA
September 25, 2019



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PRAIRIE FRONT ELEVATION



FARMHOUSE FRONT ELEVATION



CRAFTSMAN FRONT ELEVATION



PLAN 1205 FRONT ELEVATIONS
A002

Quarry Row
Rocklin, CA
September 25, 2019

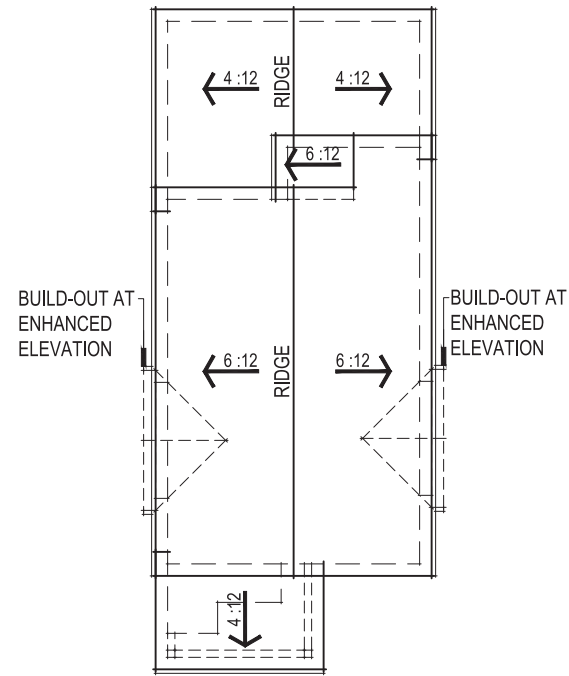


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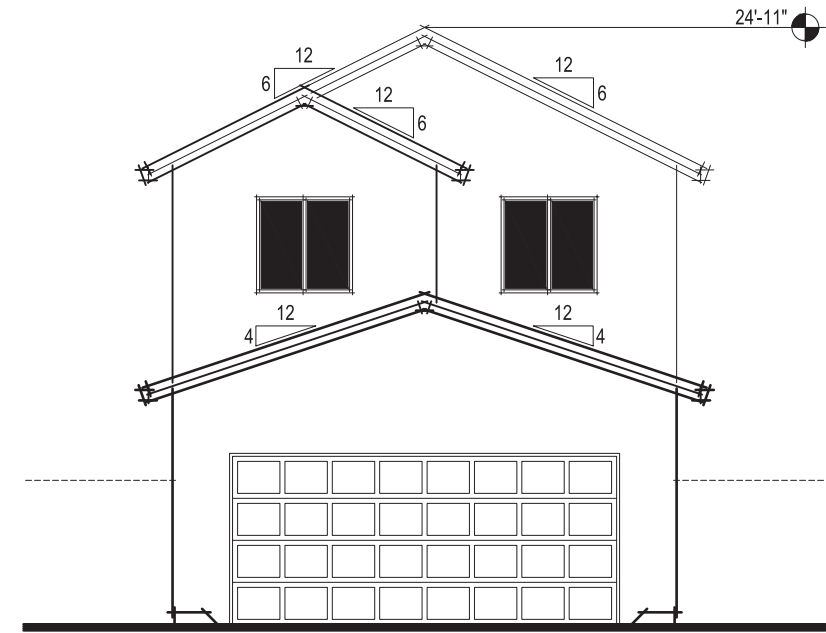
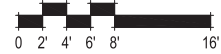
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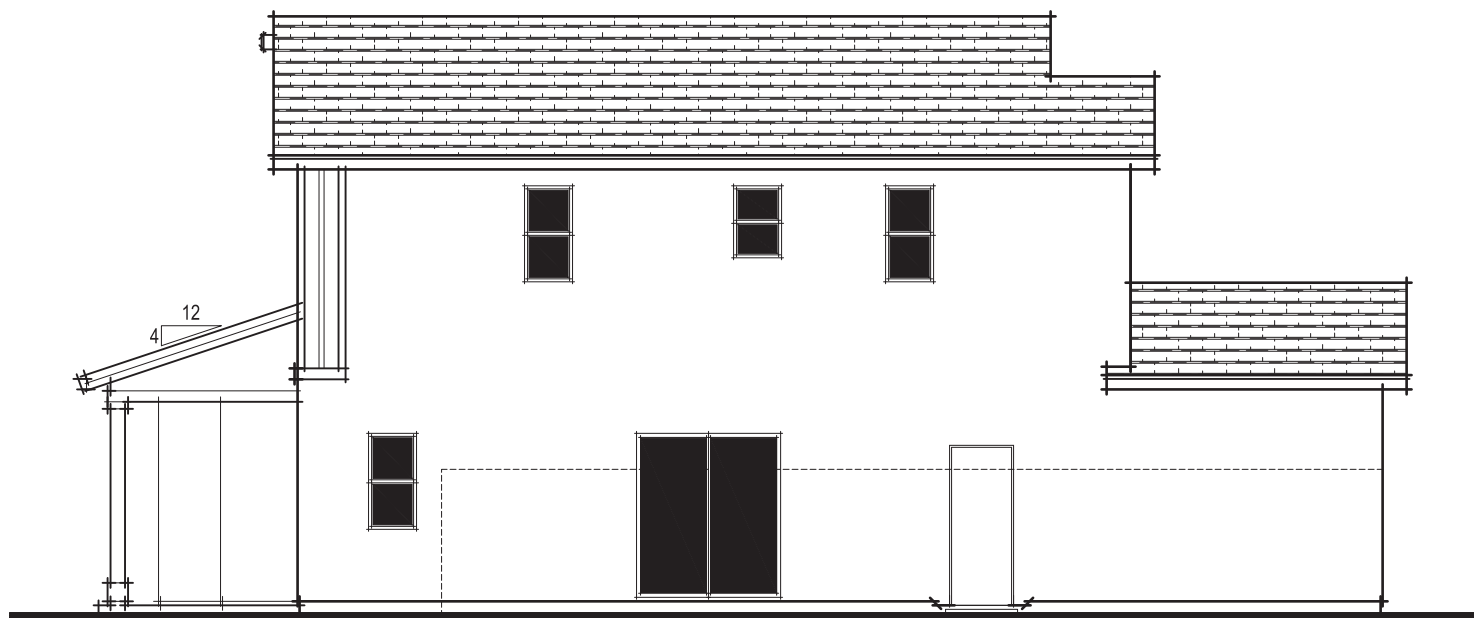




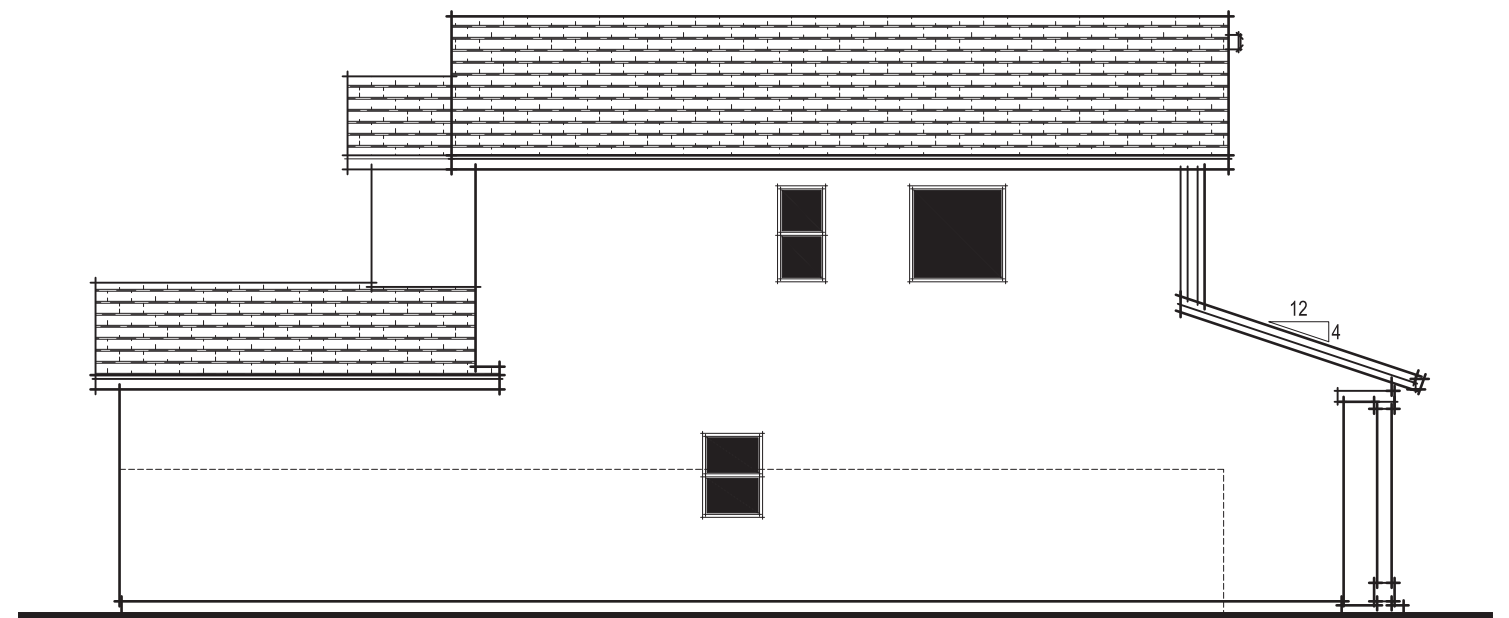
FARMHOUSE ROOF PLAN



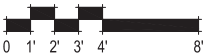
FARMHOUSE REAR ELEVATION



FARMHOUSE RIGHT ELEVATION



FARMHOUSE LEFT ELEVATION



PLAN 1205 FARMHOUSE ELEVATIONS

A003

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September 25, 2019



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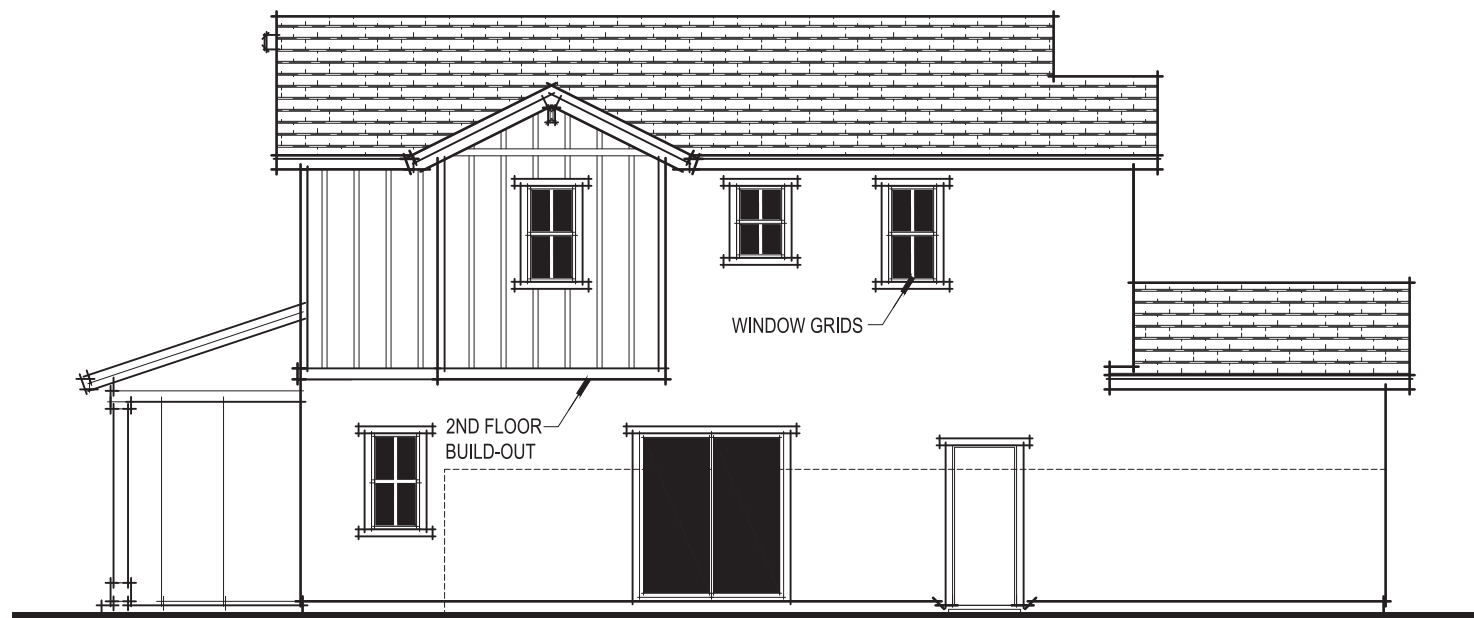
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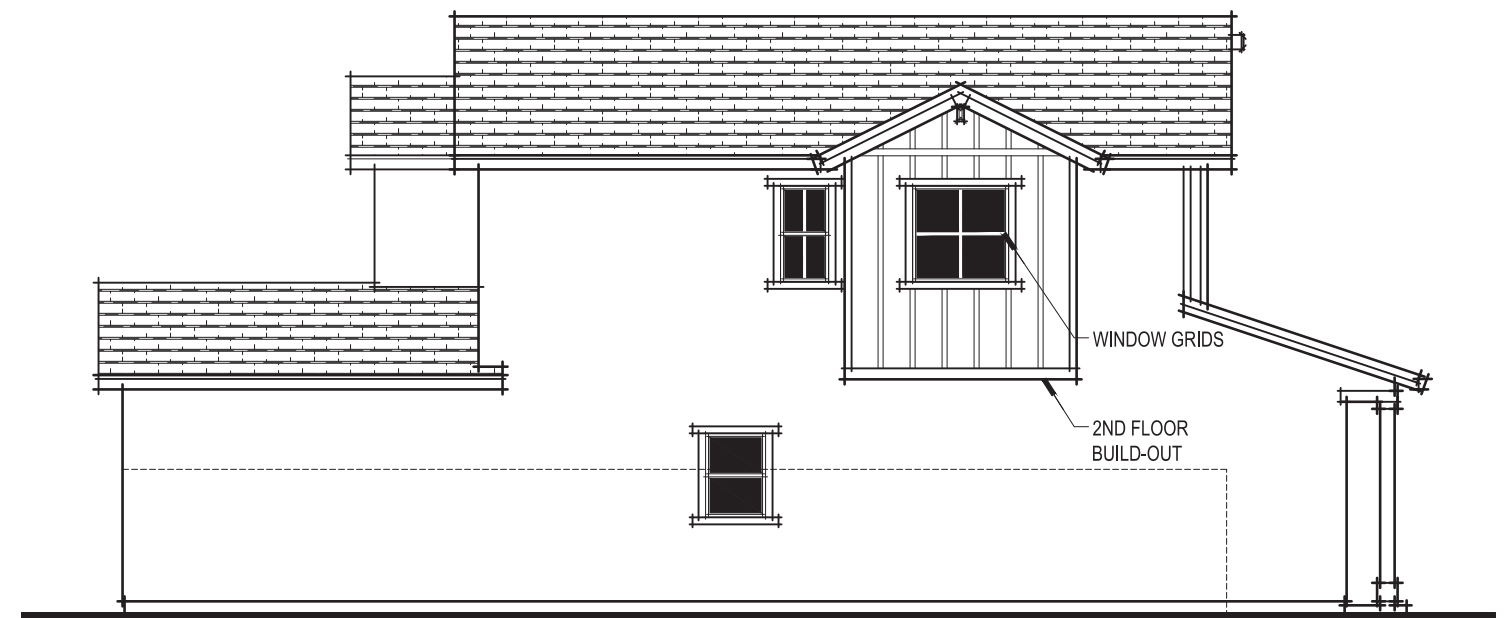




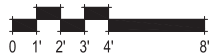
FARMHOUSE ENHANCED REAR ELEVATION



FARMHOUSE ENHANCED RIGHT ELEVATION



FARMHOUSE ENHANCED LEFT ELEVATION



PLAN 1205 FARMHOUSE ENHANCED ELEVATIONS

A003.1

Quarry Row
Rocklin, CA
September 25, 2019

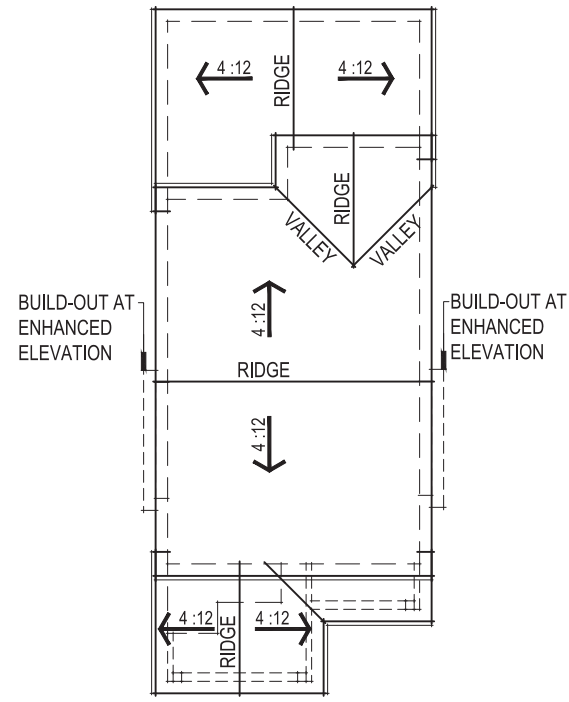


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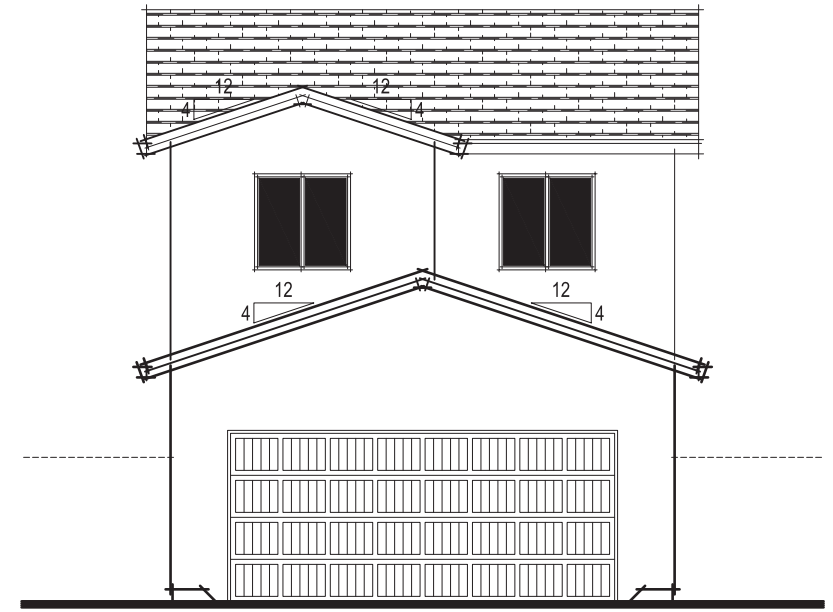
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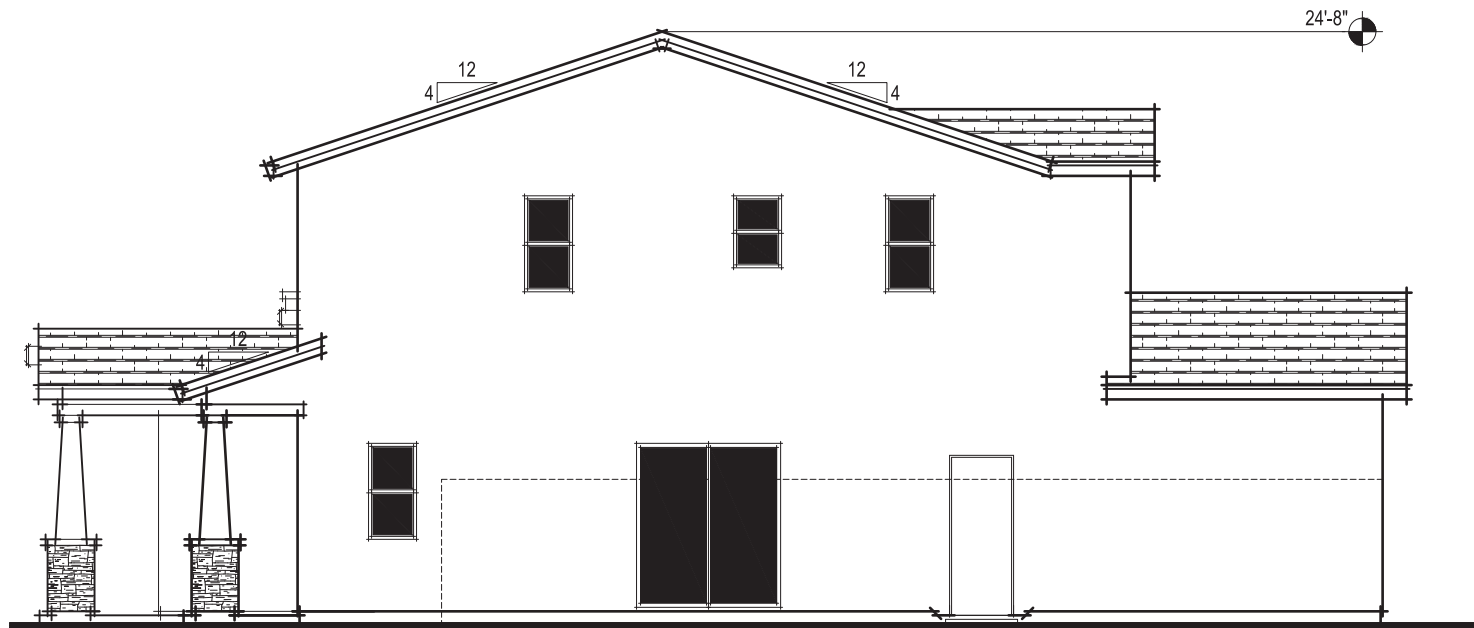




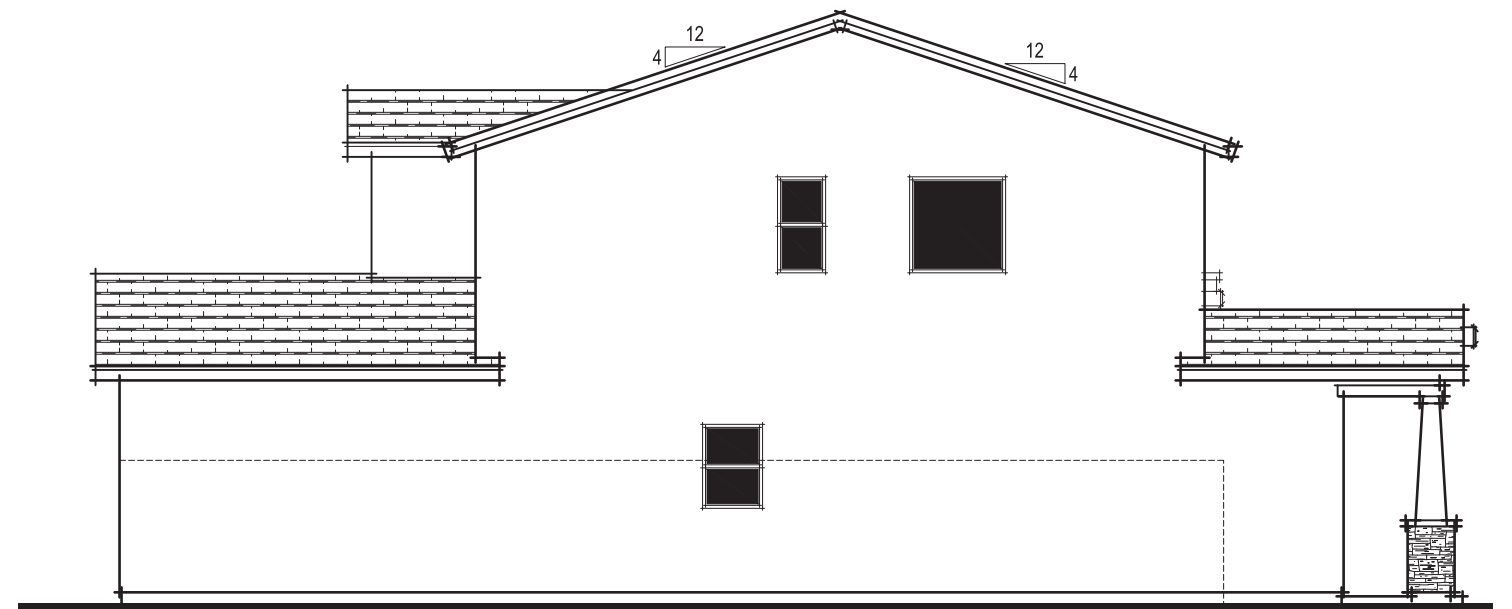
CRAFTSMAN ROOF PLAN



CRAFTSMAN REAR ELEVATION



CRAFTSMAN RIGHT ELEVATION



CRAFTSMAN LEFT ELEVATION

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September 25, 2019



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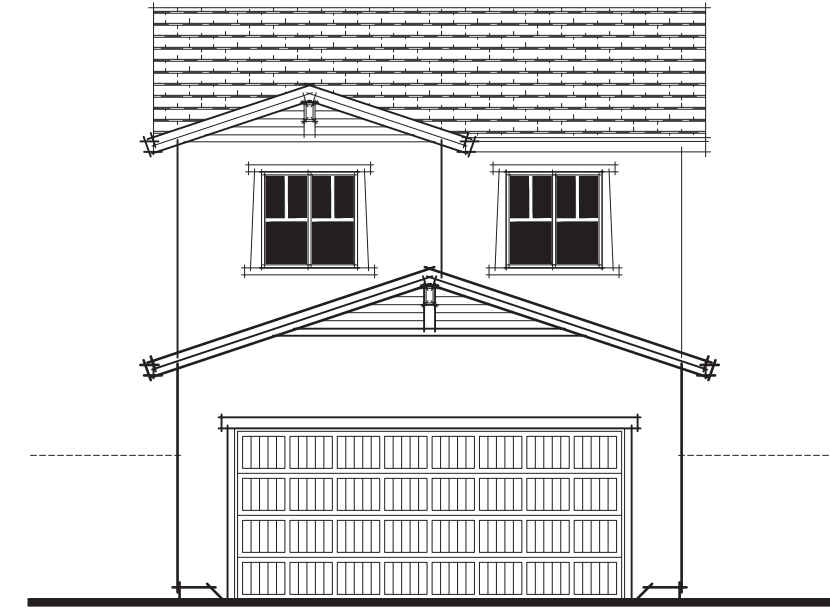
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PLAN 1205 CRAFTSMAN ELEVATIONS

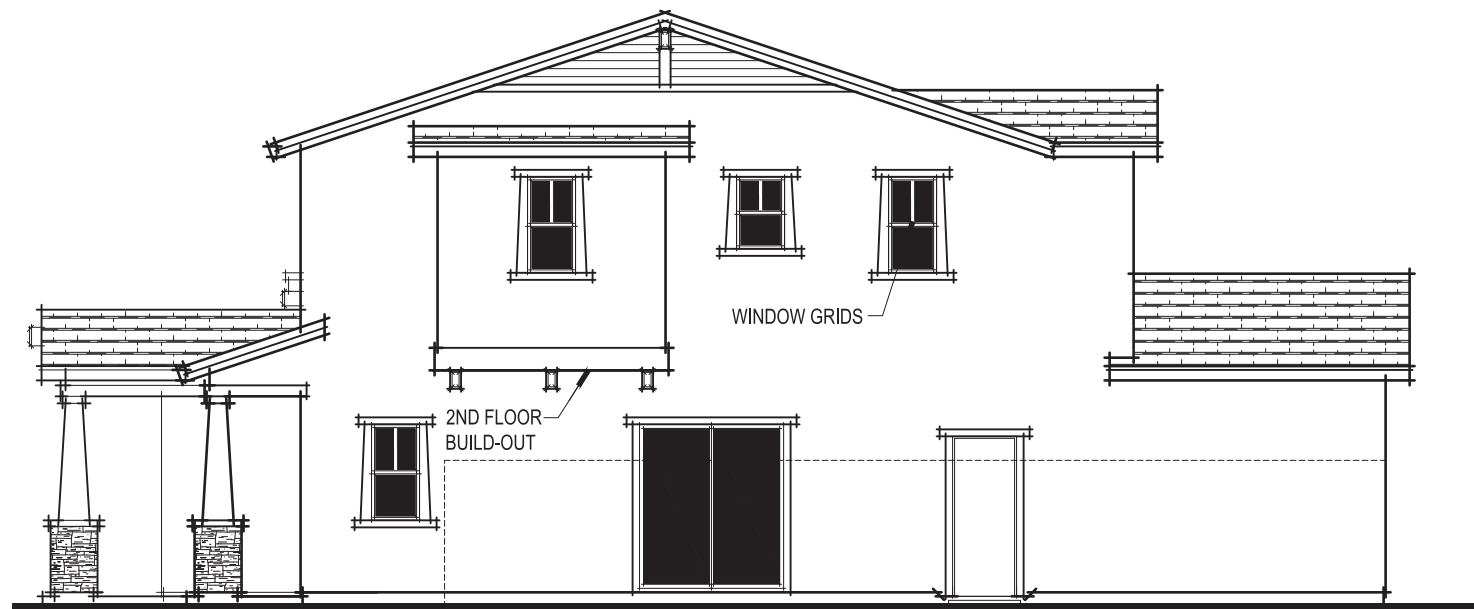
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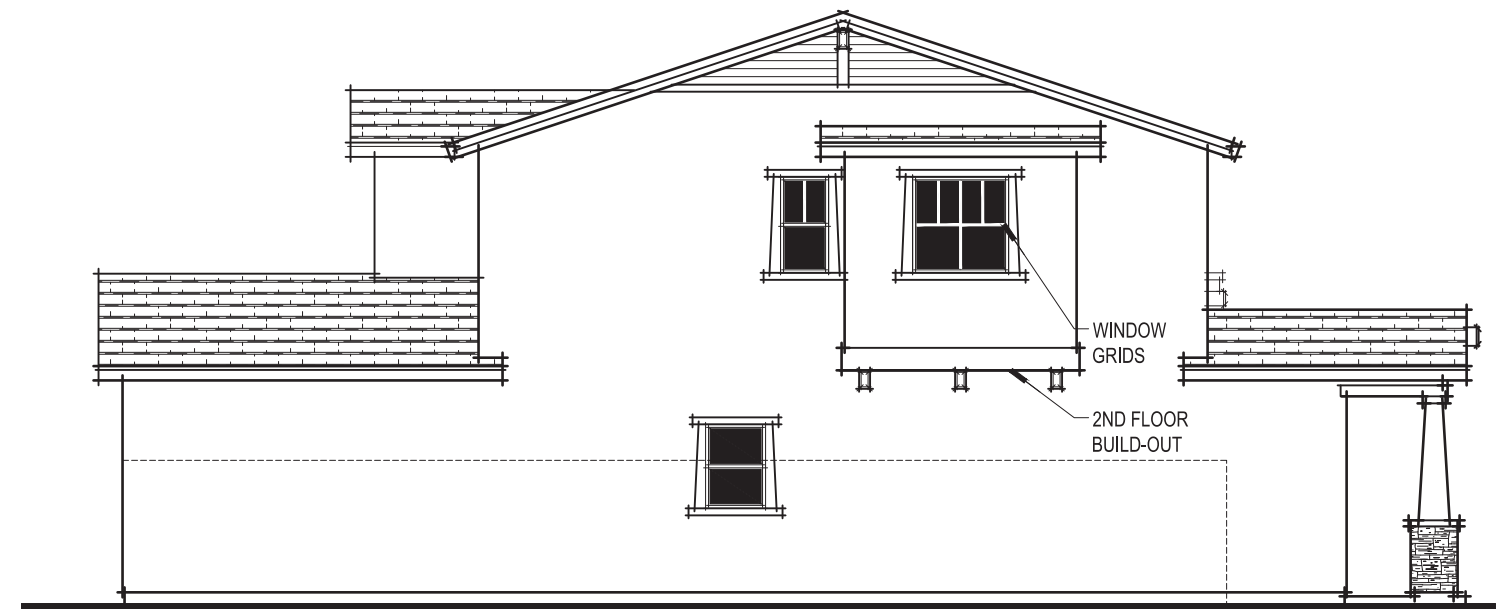




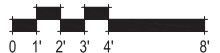
CRAFTSMAN ENHANCED REAR ELEVATION



CRAFTSMAN ENHANCED RIGHT ELEVATION



CRAFTSMAN ENHANCED LEFT ELEVATION



Quarry Row
Rocklin, CA
September 25, 2019

PLAN 1205 CRAFTSMAN ENHANCED ELEVATIONS
A004.1

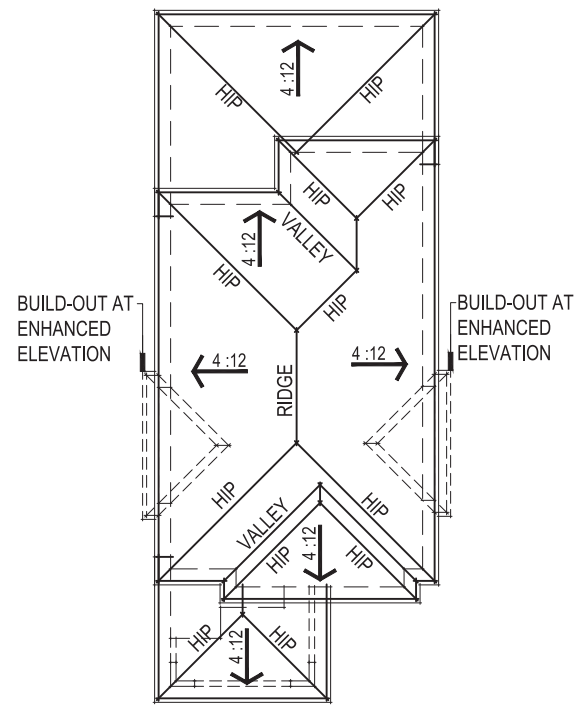
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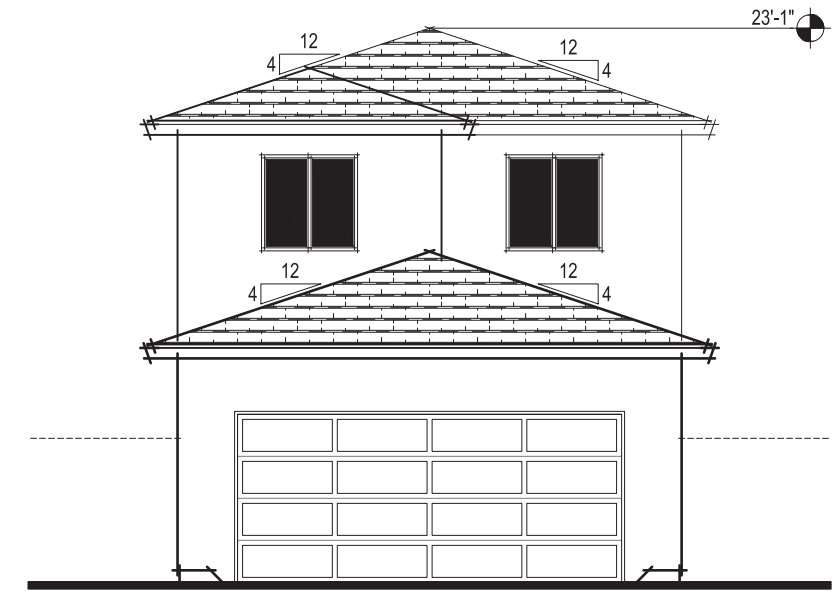
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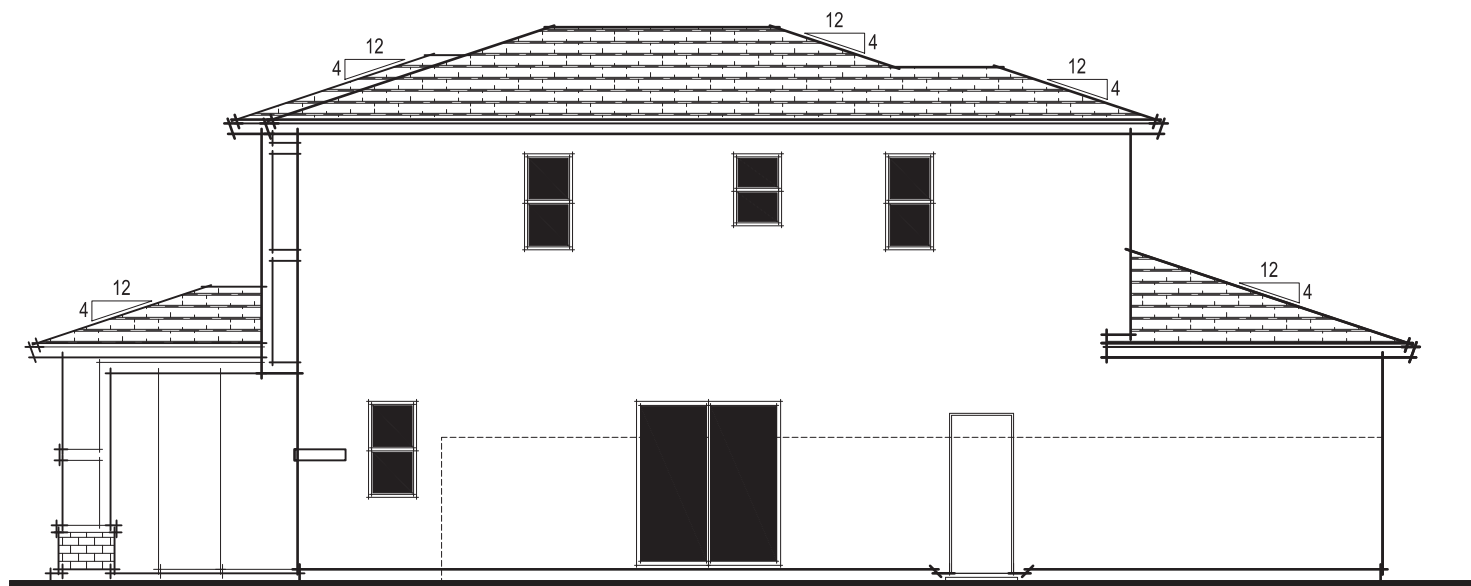




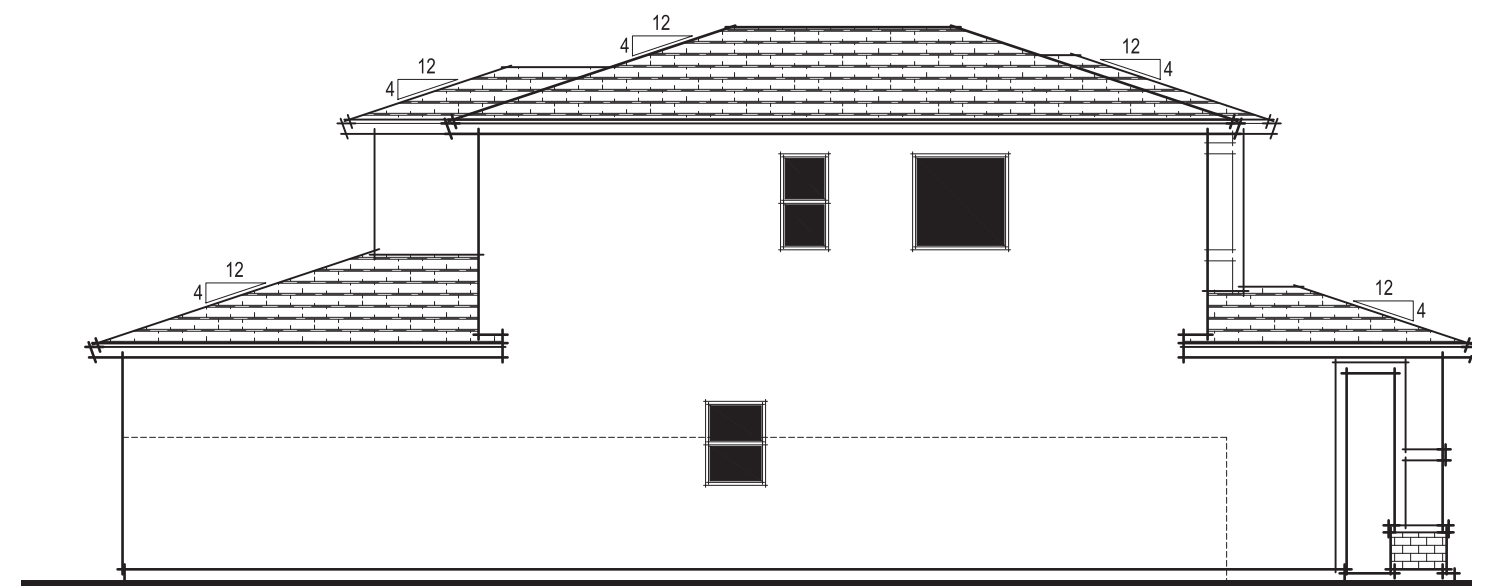
PRAIRIE ROOF PLAN



PRAIRIE REAR ELEVATION



PRAIRIE RIGHT ELEVATION



PRAIRIE LEFT ELEVATION



PLAN 1205 PRAIRIE ELEVATIONS

A005

Quarry Row
Rocklin, CA
September 25, 2019



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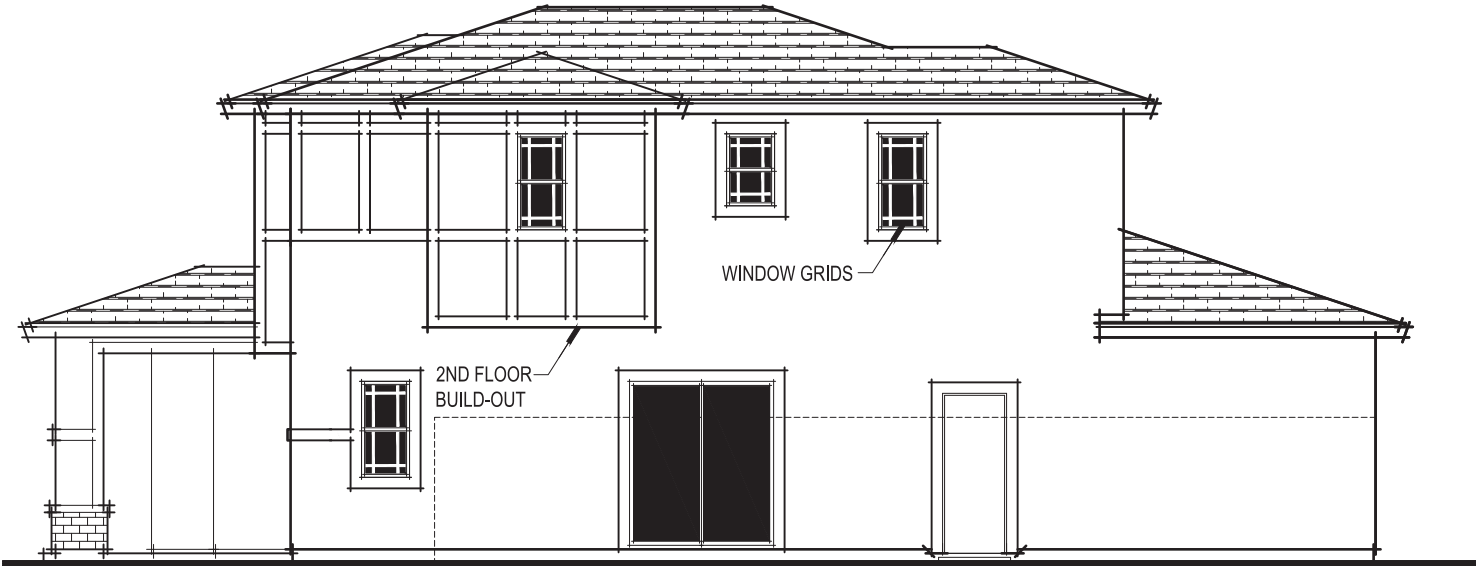
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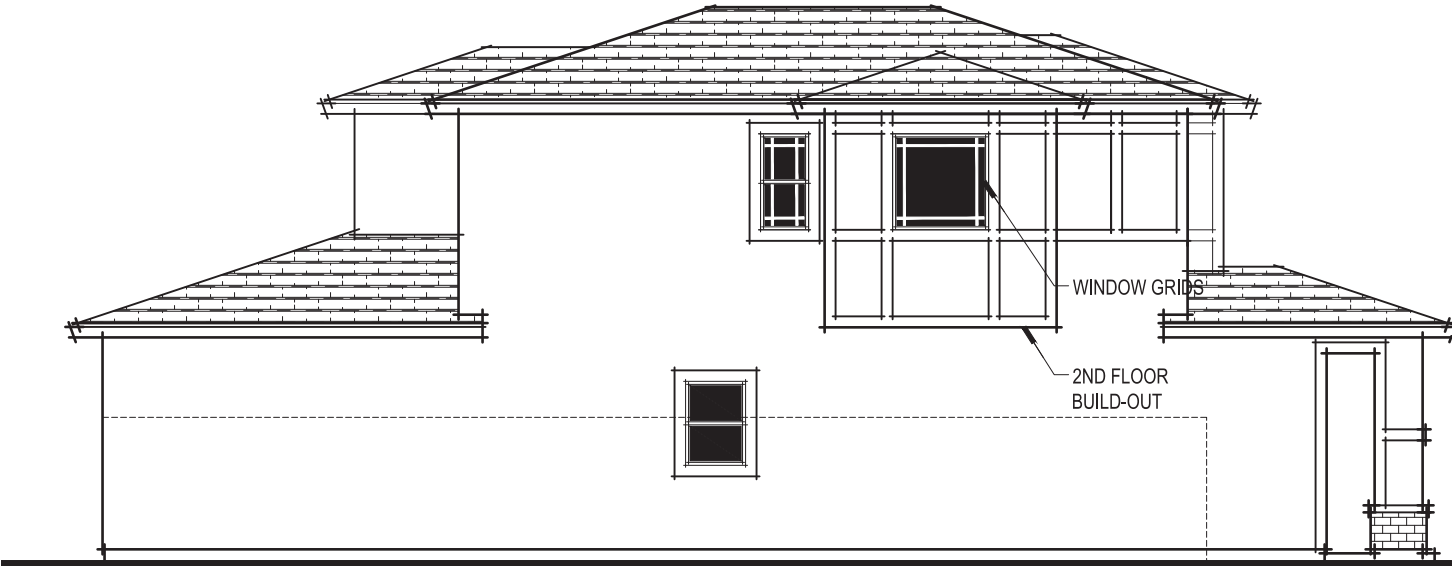




PRAIRIE ENHANCED REAR ELEVATION



PRAIRIE ENHANCED RIGHT ELEVATION



PRAIRIE ENHANCED LEFT ELEVATION



PLAN 1205 PRAIRIE ENHANCED ELEVATIONS

A005.1

Quarry Row
Rocklin, CA
September 25, 2019

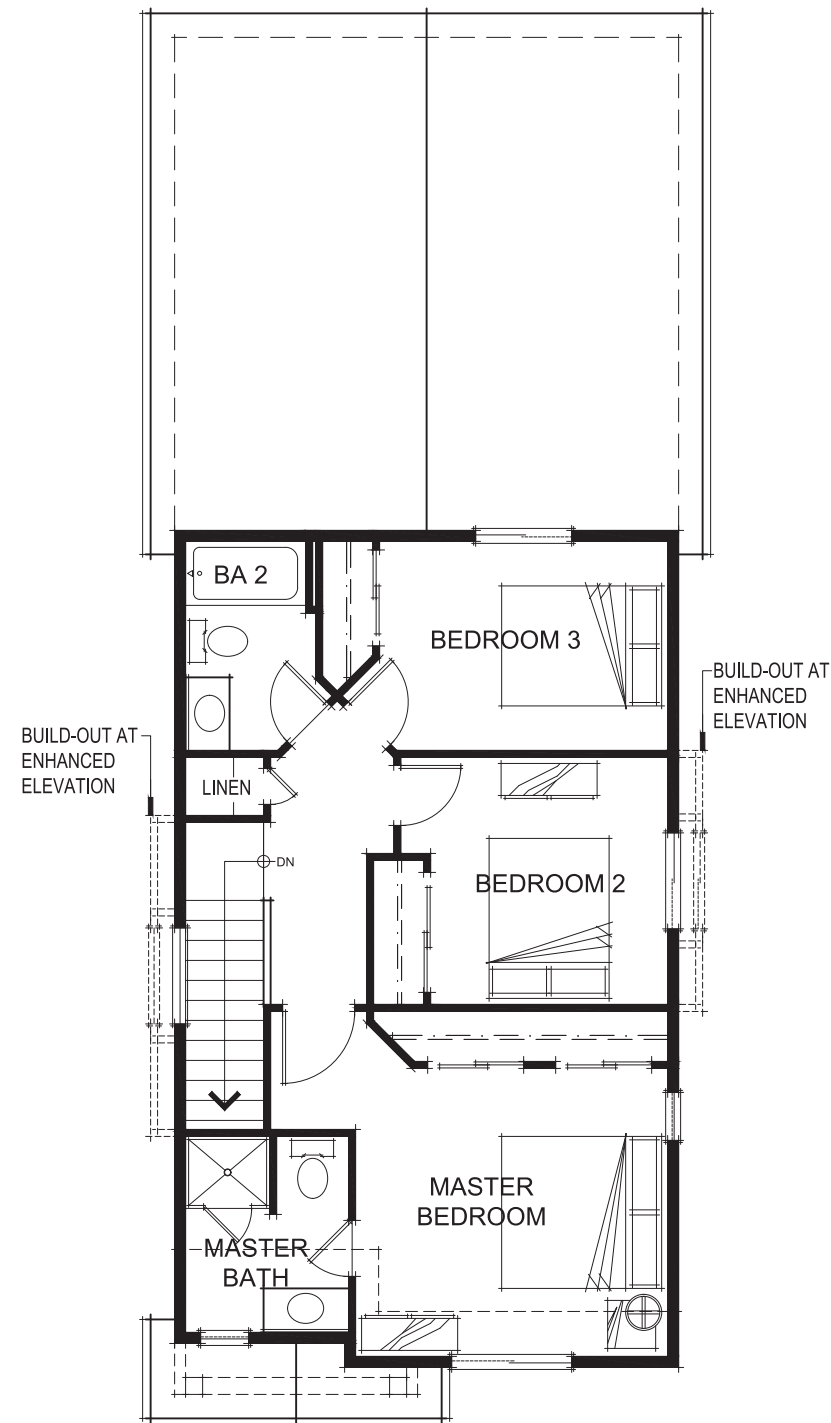


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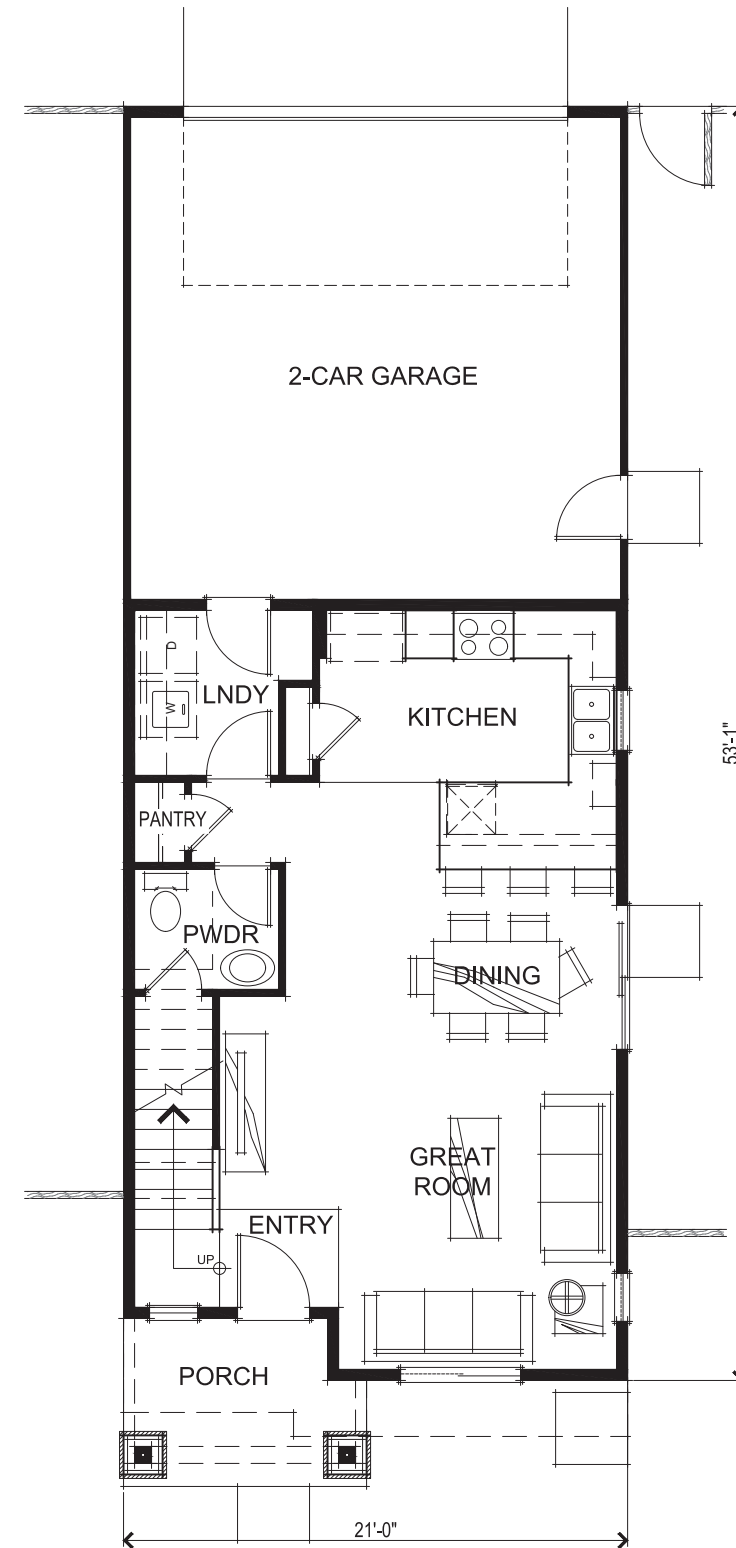
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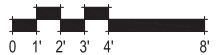


SECOND FLOOR PLAN



CRAFTSMAN FIRST FLOOR PLAN

SQUARE FOOTAGES	
FIRST FLOOR	661 SQ. FT.
SECOND FLOOR	694 SQ. FT.
TOTAL LIVING	1355 SQ. FT.
2-CAR GARAGE	431 SQ. FT.



PLAN 1355 FLOOR PLAN
A006

Quarry Row
Rocklin, CA
September 25, 2019

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CONC. FLAT TILE ROOFING

BUILT UP FOAM TRIM

CEMENT PLASTER FINISH

BRICK VENEER

PRAIRIE FRONT ELEVATION



1x3 BATTS of SMOOTH HARDIE PANEL

CONC. FLAT TILE ROOFING

CEMENT PLASTER FINISH

FARMHOUSE FRONT ELEVATION



CONC. FLAT TILE ROOFING

CEDARMILL HARDIE LAP SIDING

CEMENT PLASTER FINISH

STONE VENEER

CRAFTSMAN FRONT ELEVATION



PLAN 1355 FRONT ELEVATIONS
A007

Quarry Row
Rocklin, CA
September 25, 2019

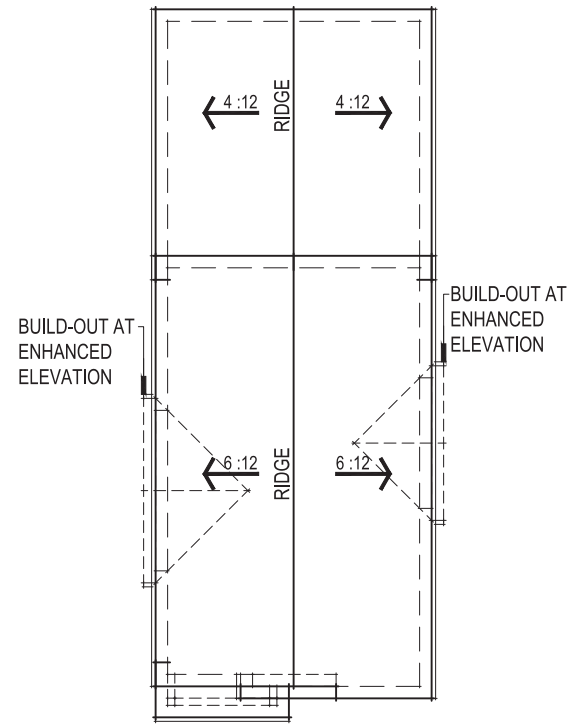


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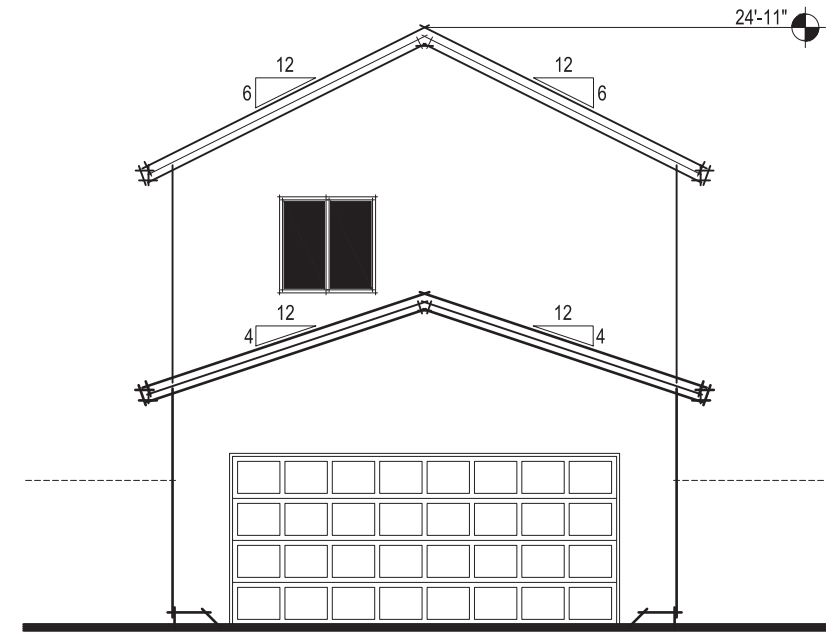
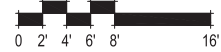
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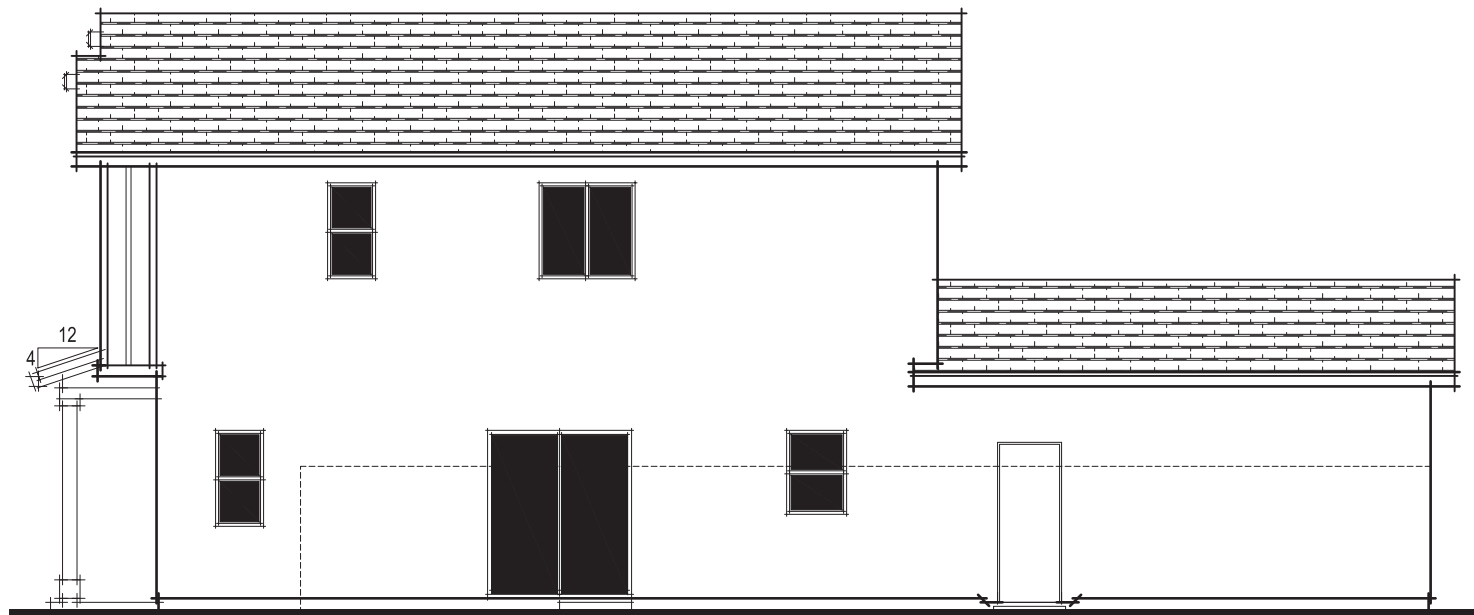




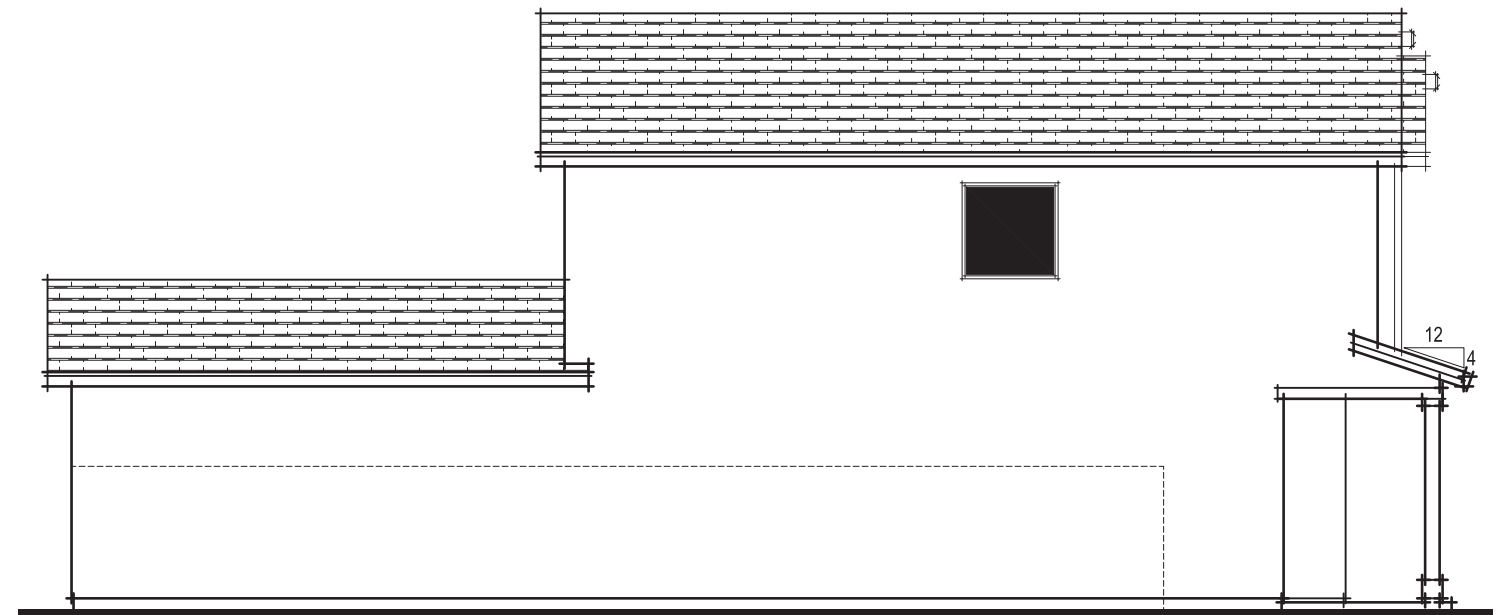
FARMHOUSE ROOF PLAN



FARMHOUSE REAR ELEVATION



FARMHOUSE RIGHT ELEVATION



FARMHOUSE LEFT ELEVATION

Quarry Row
Rocklin, CA
September 25, 2019



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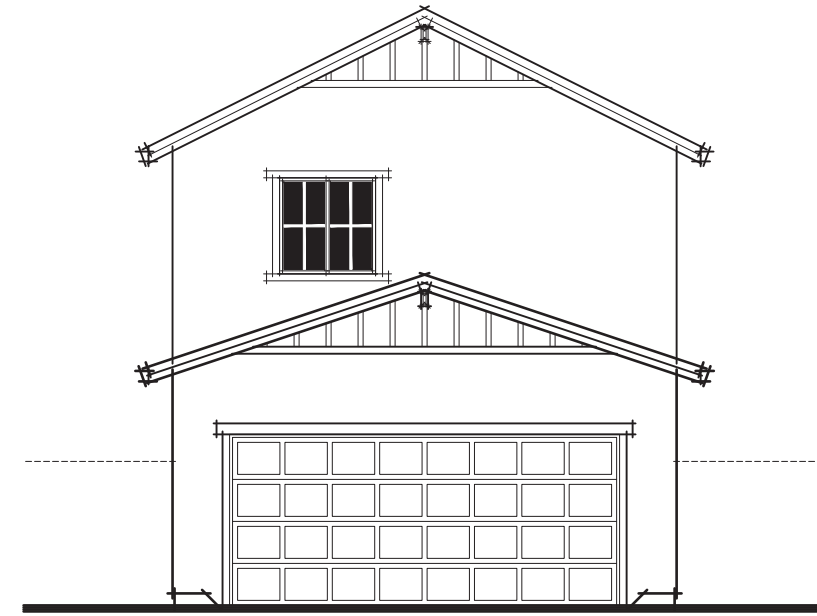
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PLAN 1355 FARMHOUSE ELEVATIONS

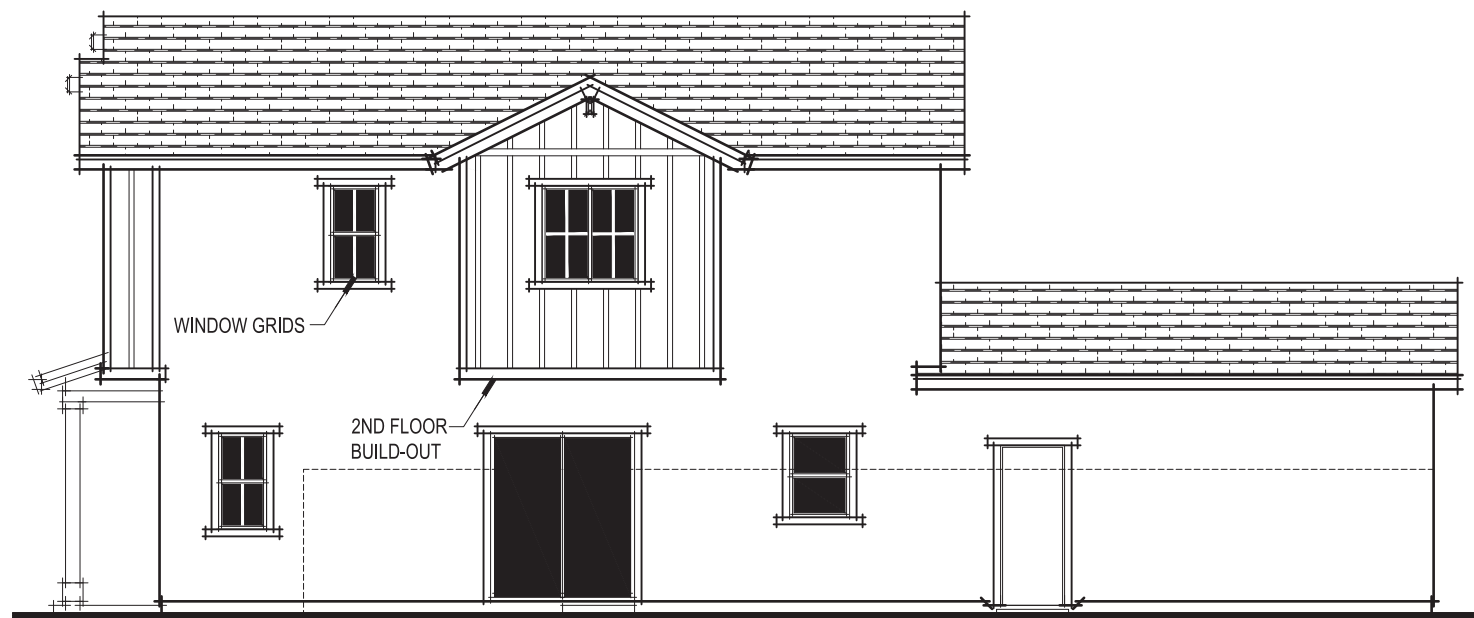
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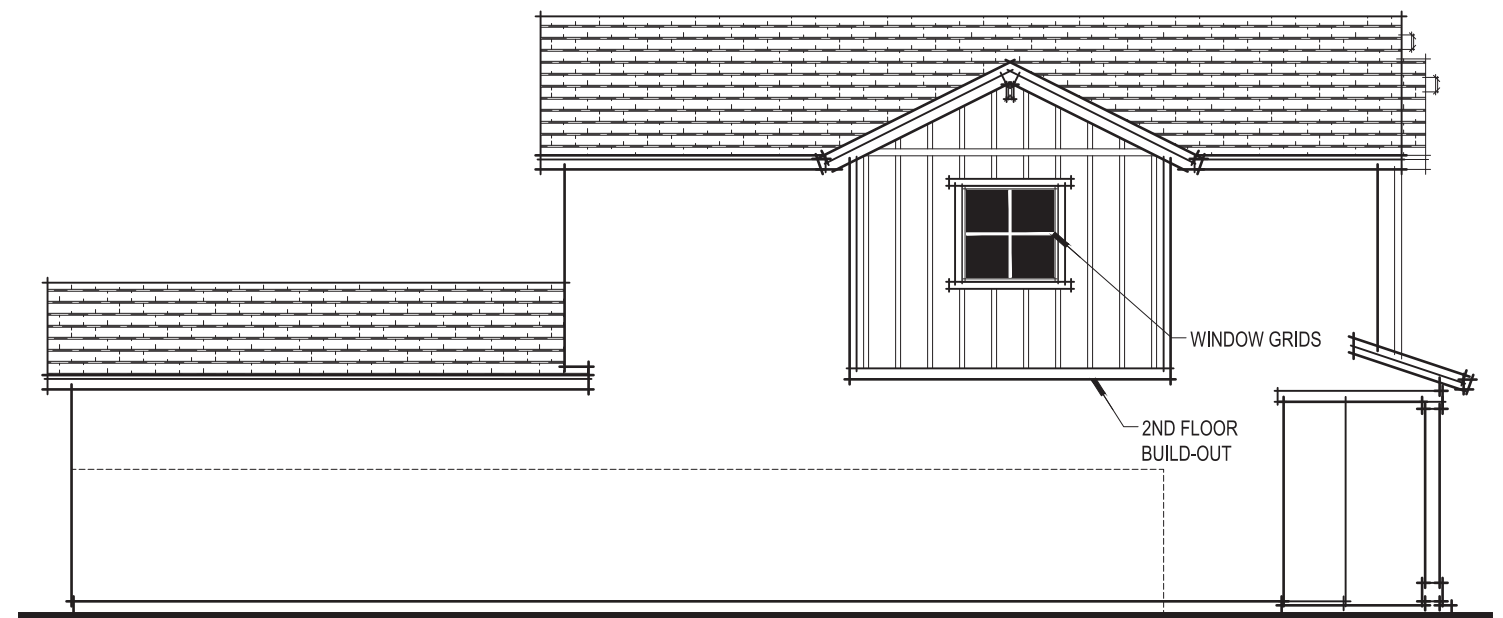




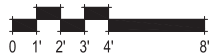
FARMHOUSE ENHANCED REAR ELEVATION



FARMHOUSE ENHANCED RIGHT ELEVATION



FARMHOUSE ENHANCED LEFT ELEVATION



Quarry Row
Rocklin, CA
September 25, 2019

PLAN 1355 FARMHOUSE ENHANCED ELEVATIONS

A008.1

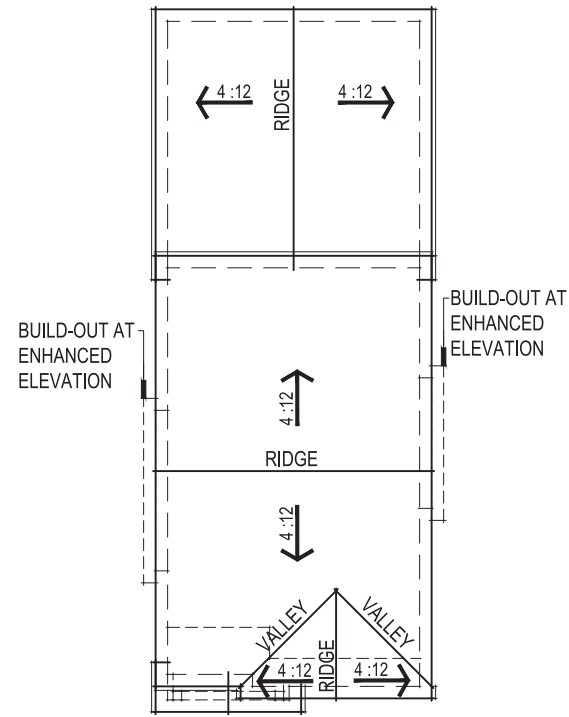


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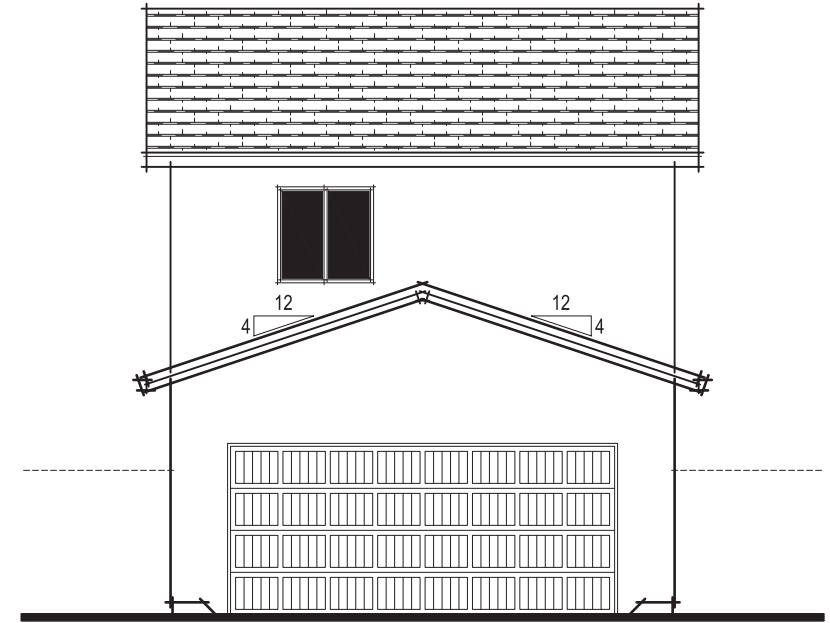
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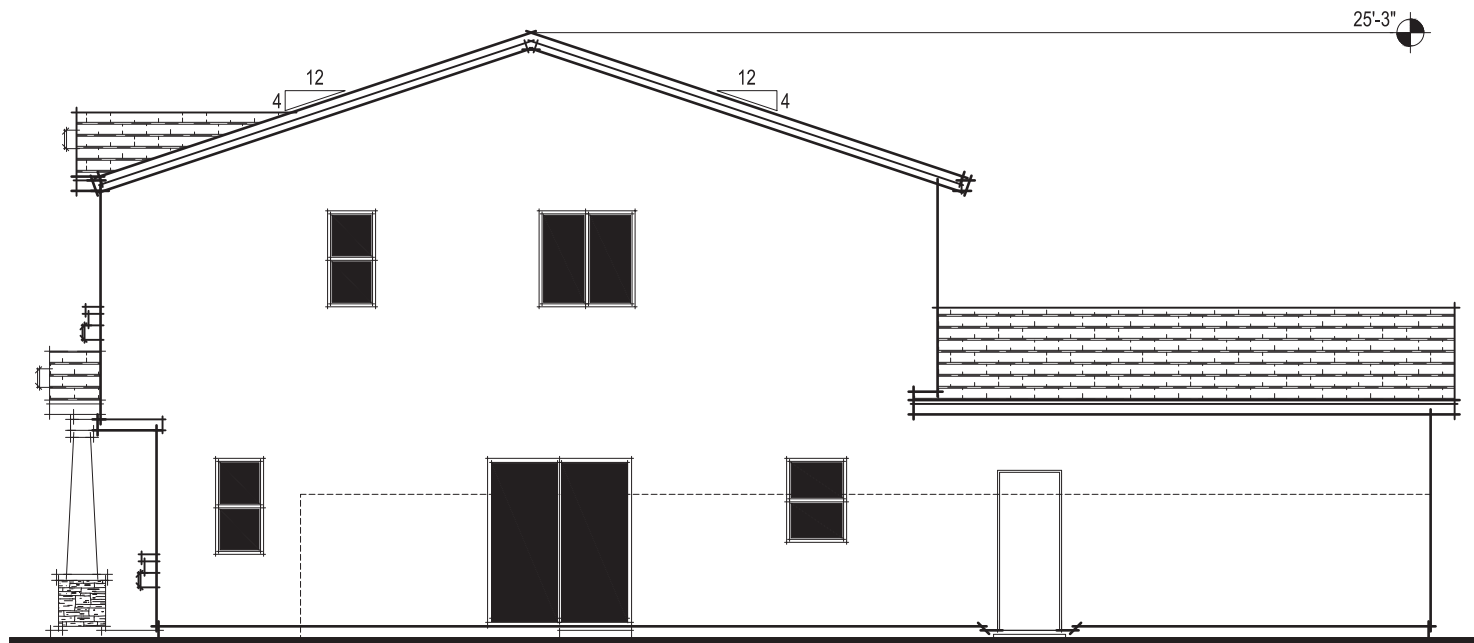




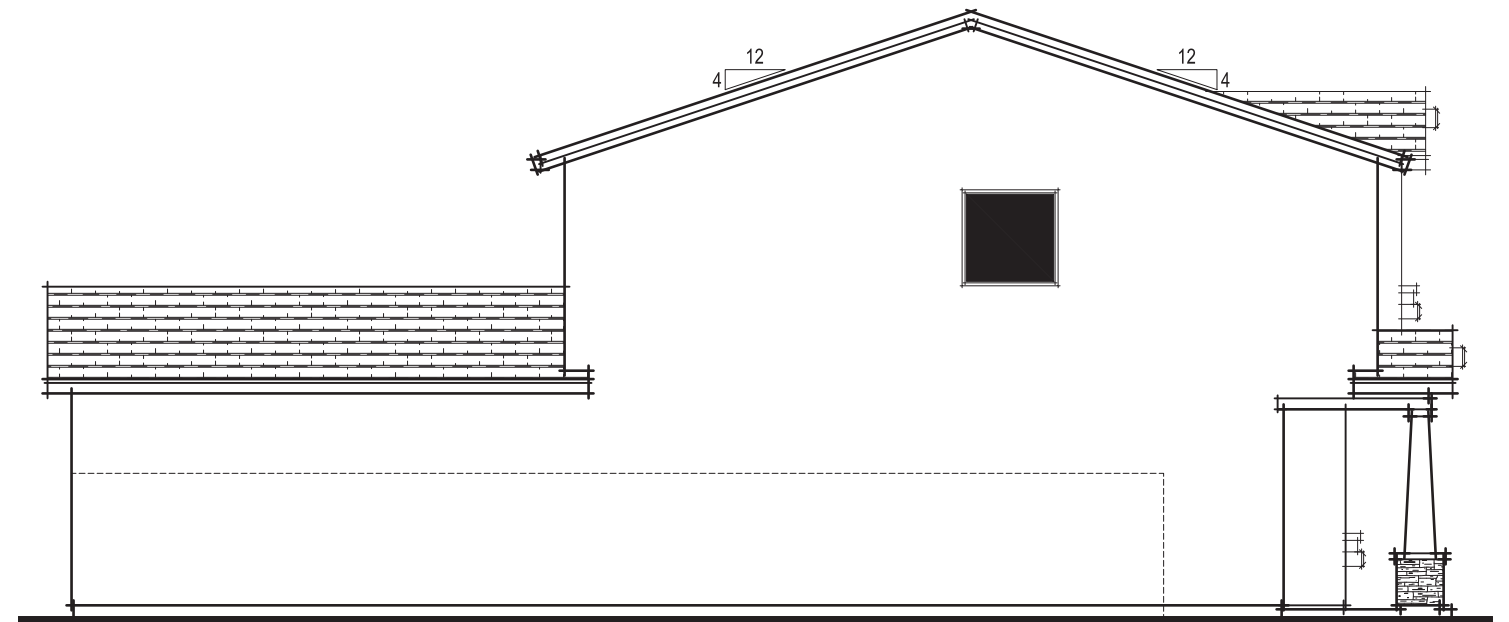
CRAFTSMAN ROOF PLAN



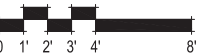
CRAFTSMAN REAR ELEVATION



CRAFTSMAN RIGHT ELEVATION



CRAFTSMAN LEFT ELEVATION



PLAN 1355 CRAFTSMAN ELEVATIONS

A009

Quarry Row
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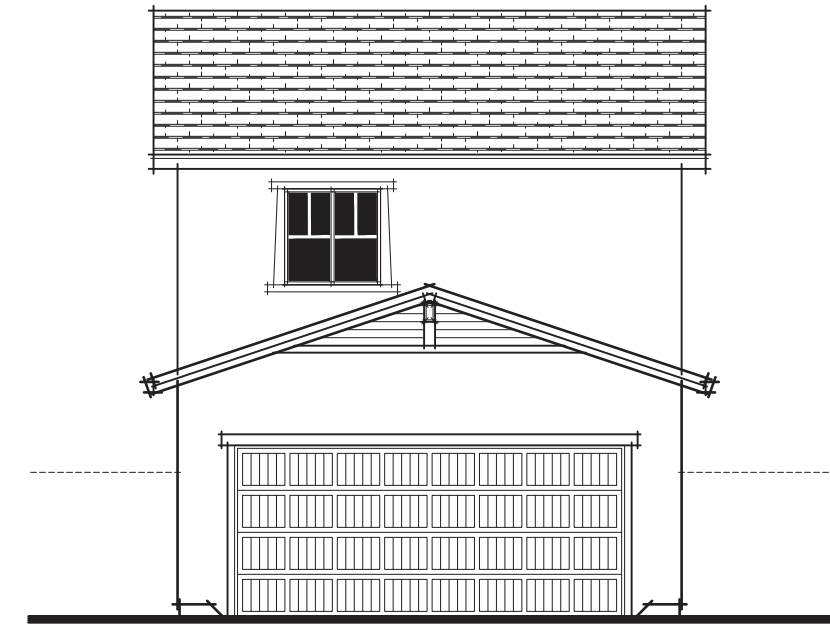


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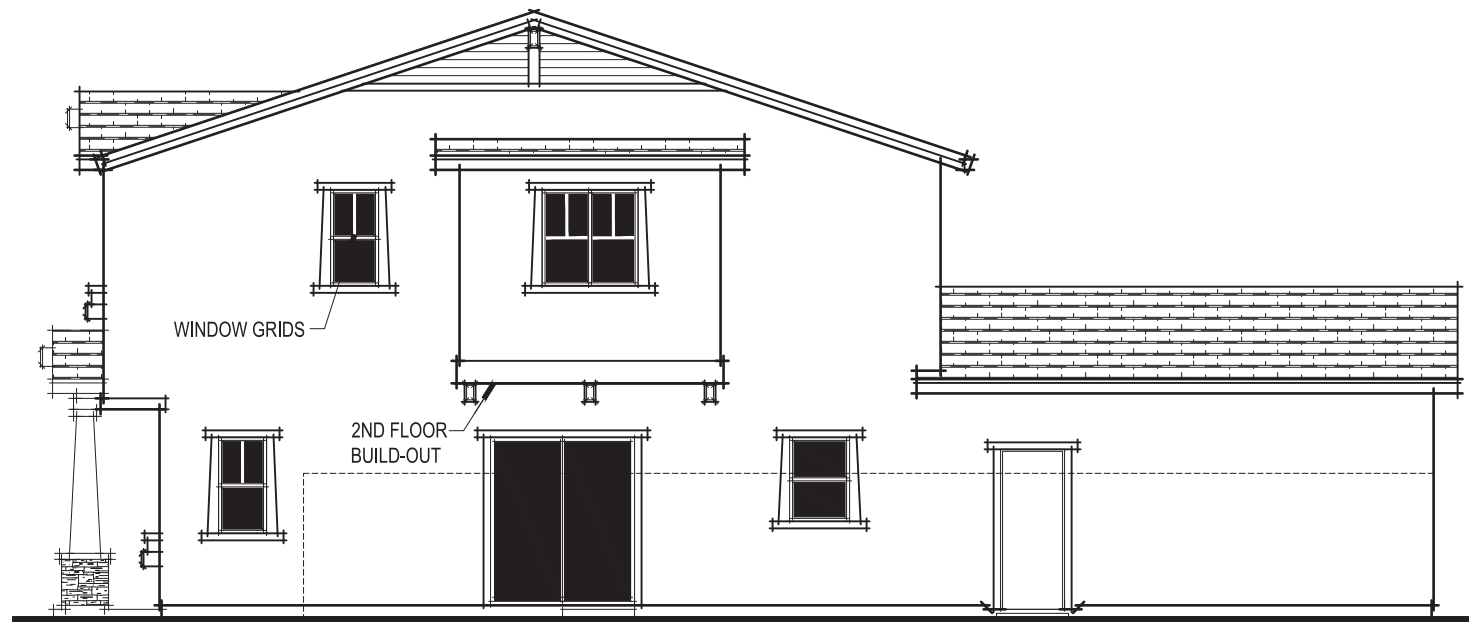
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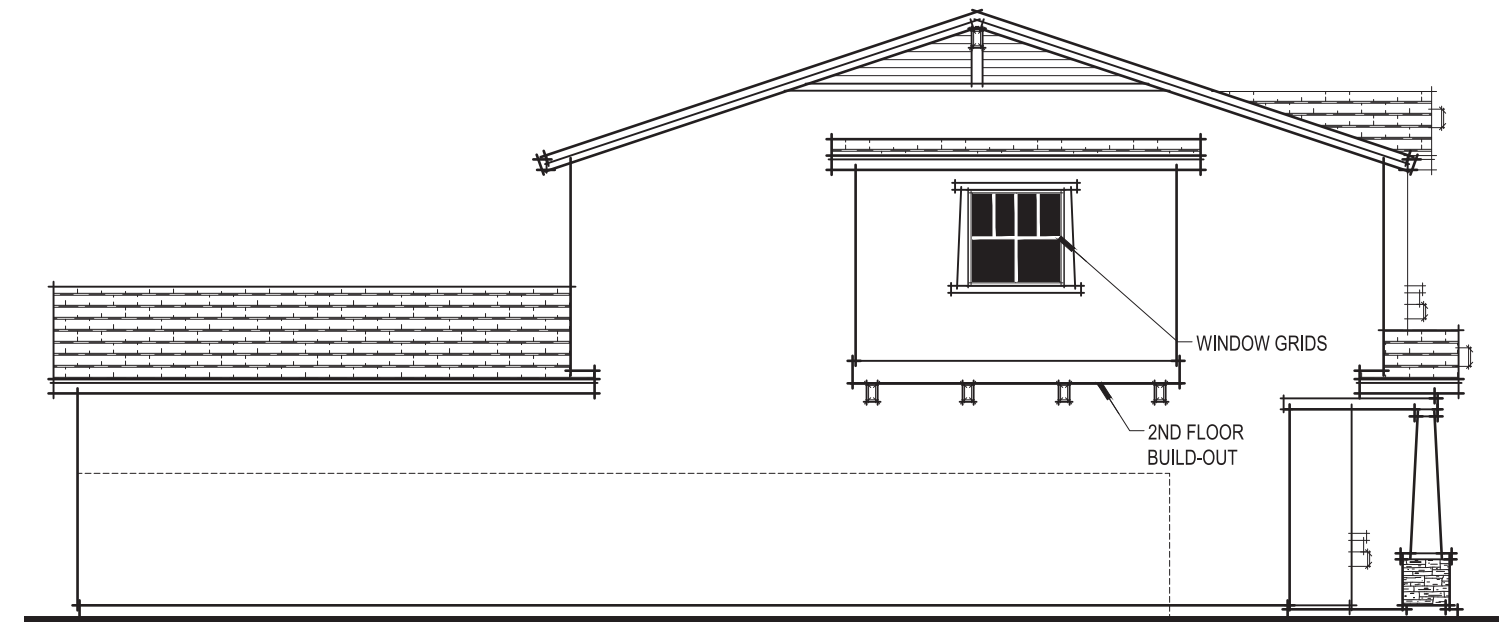




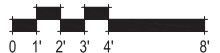
CRAFTSMAN ENHANCED REAR ELEVATION



CRAFTSMAN ENHANCED RIGHT ELEVATION



CRAFTSMAN ENHANCED LEFT ELEVATION



Quarry Row
Rocklin, CA
September 25, 2019

PLAN 1355 CRAFTSMAN ENHANCED ELEVATIONS

A009.1

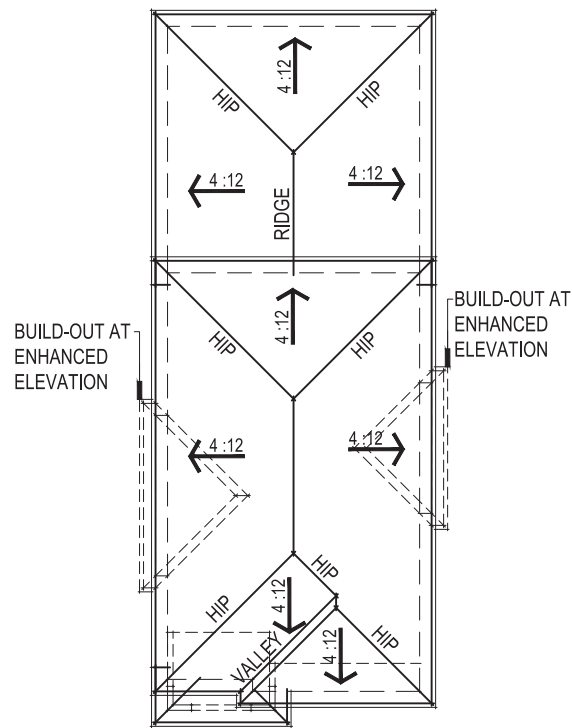
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916.297.4461

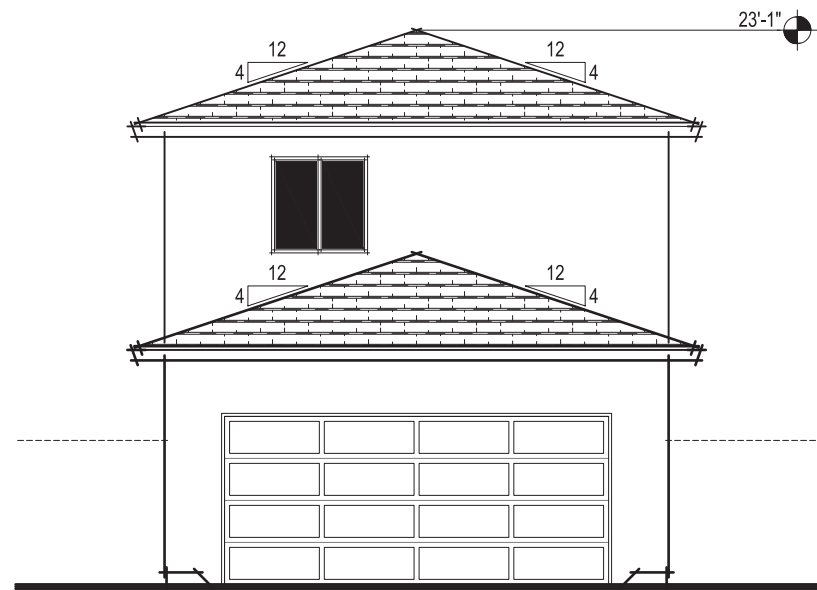
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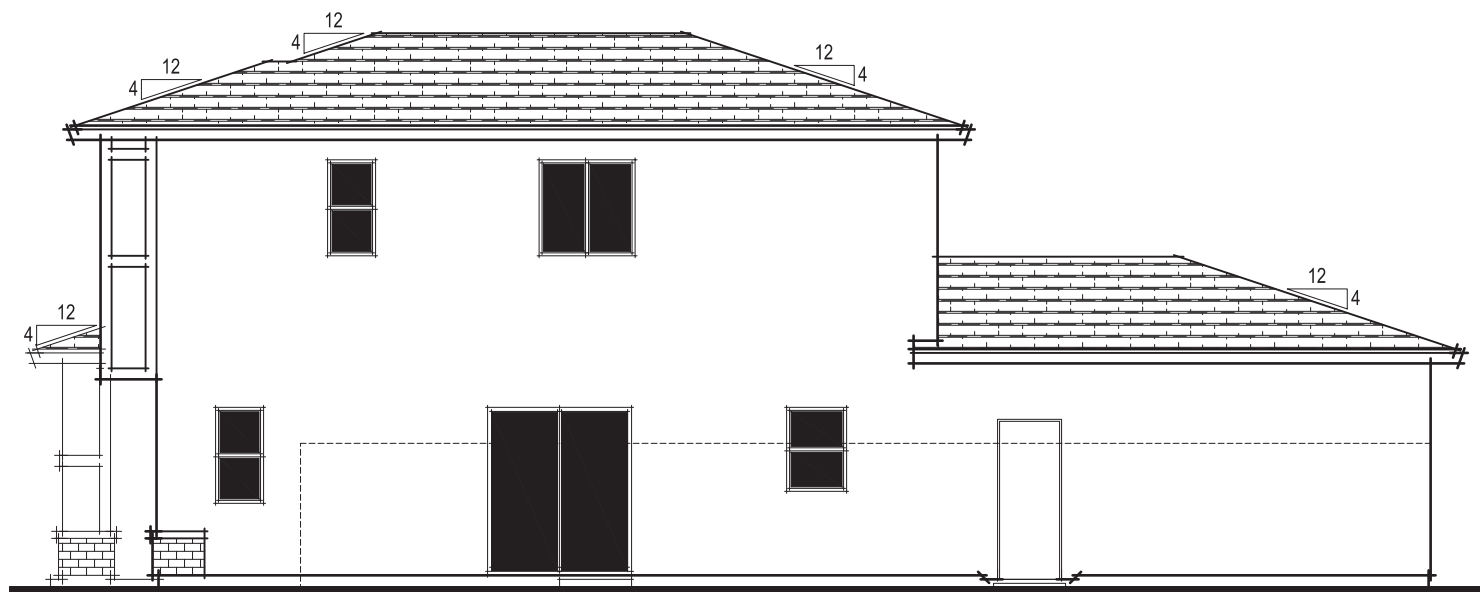




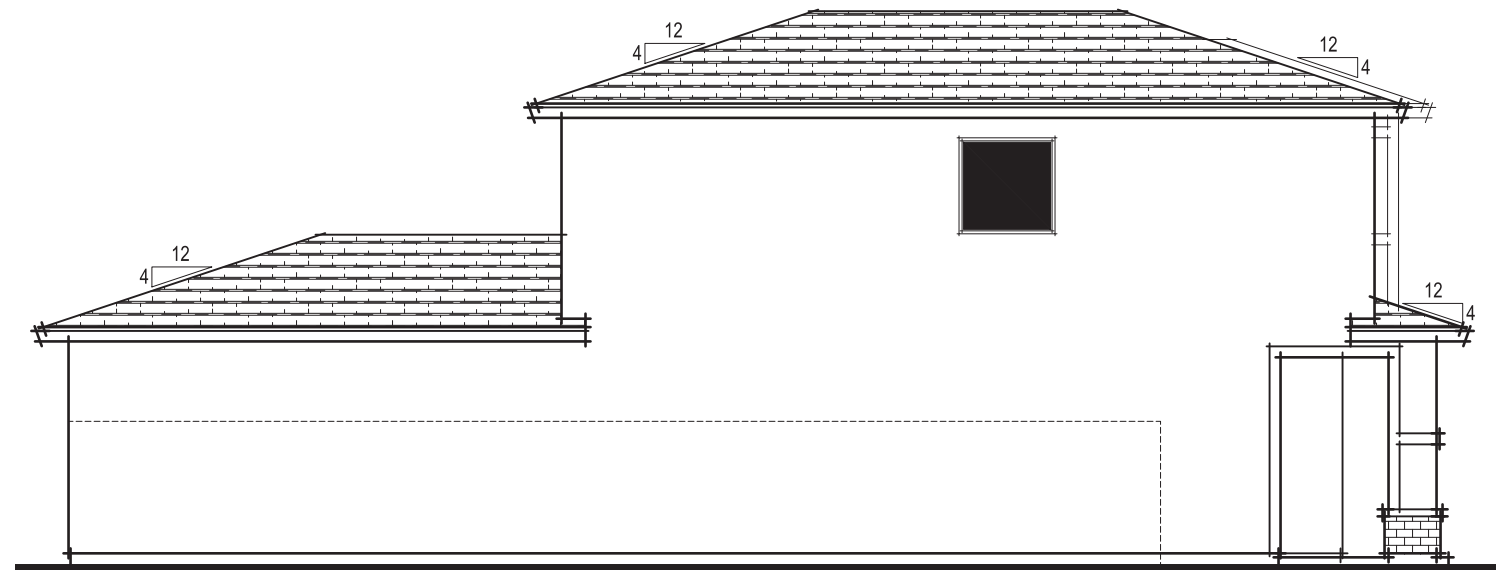
PRAIRIE ROOF PLAN



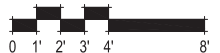
PRAIRIE REAR ELEVATION



PRAIRIE RIGHT ELEVATION



PRAIRIE LEFT ELEVATION



PLAN 1355 PRAIRIE ELEVATIONS

A010

Quarry Row
Rocklin, CA
September 25, 2019

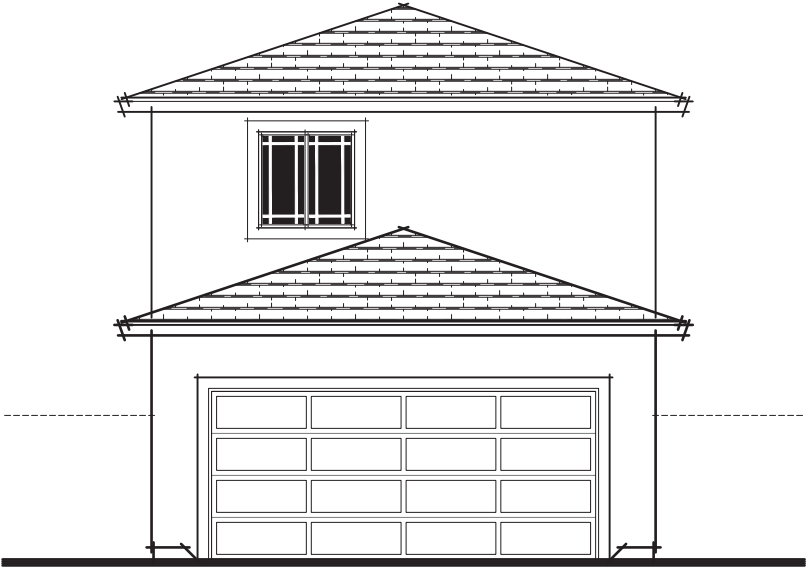


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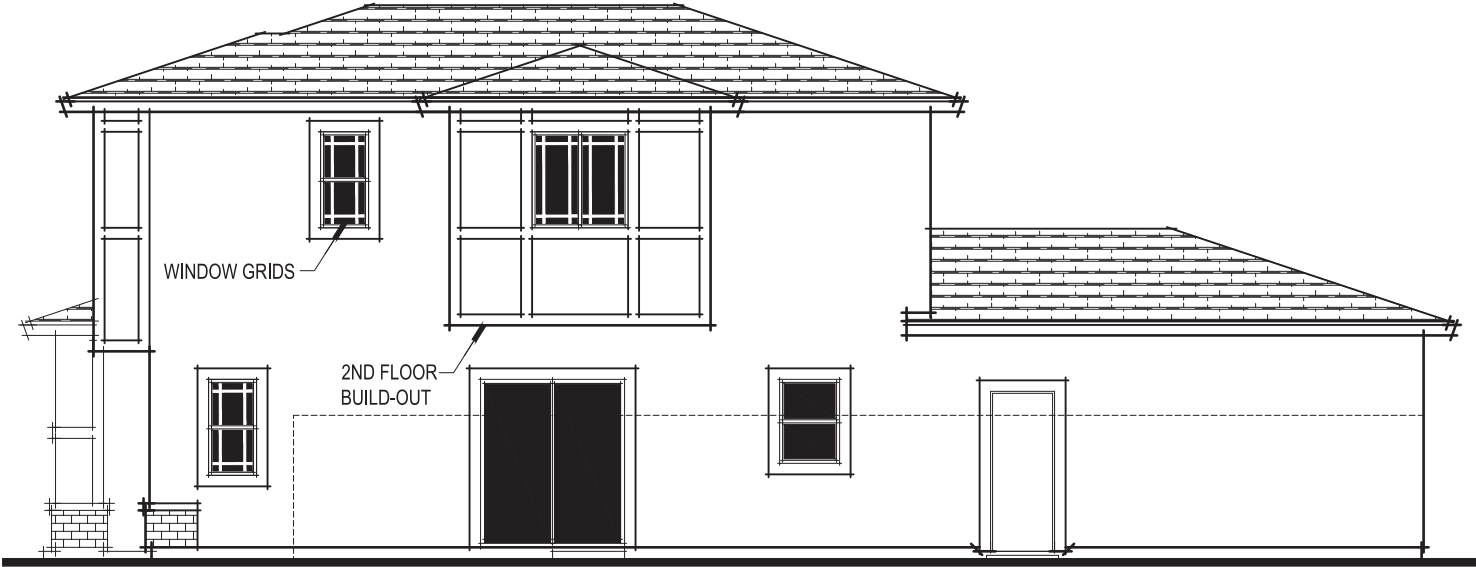
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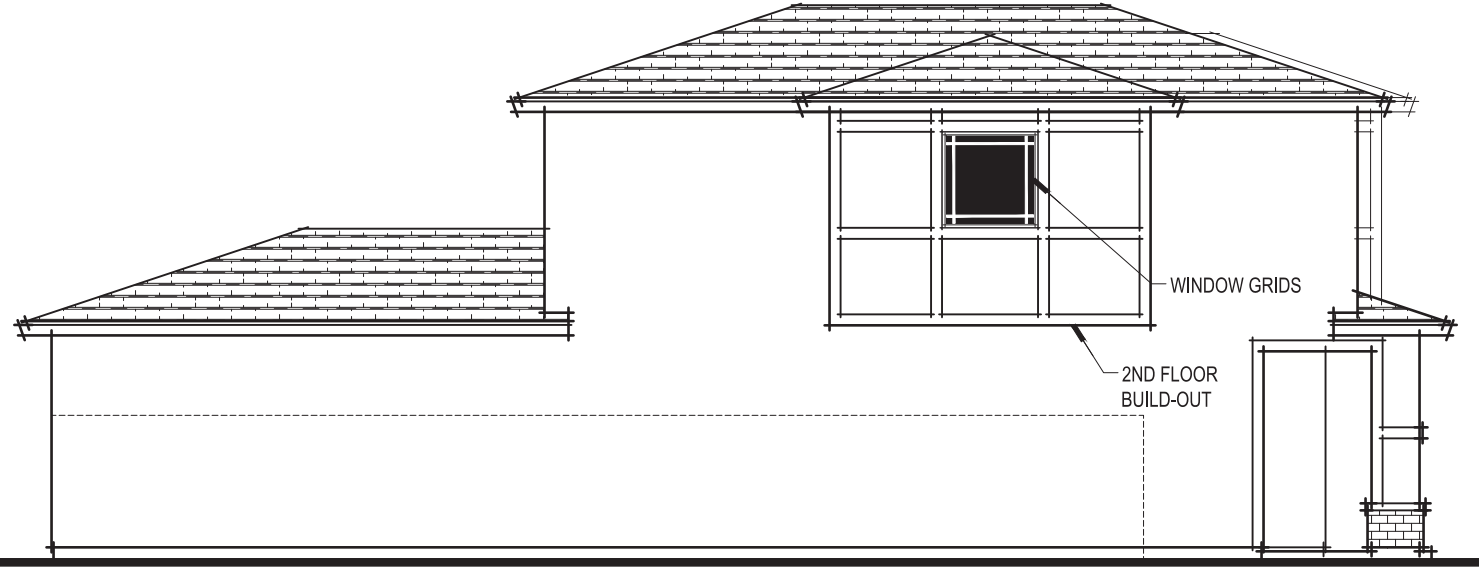




PRAIRIE ENHANCED REAR ELEVATION



PRAIRIE ENHANCED RIGHT ELEVATION



PRAIRIE ENHANCED LEFT ELEVATION



PLAN 1355 PRAIRIE ENHANCED ELEVATIONS
A010.1

Quarry Row
Rocklin, CA
September 25, 2019

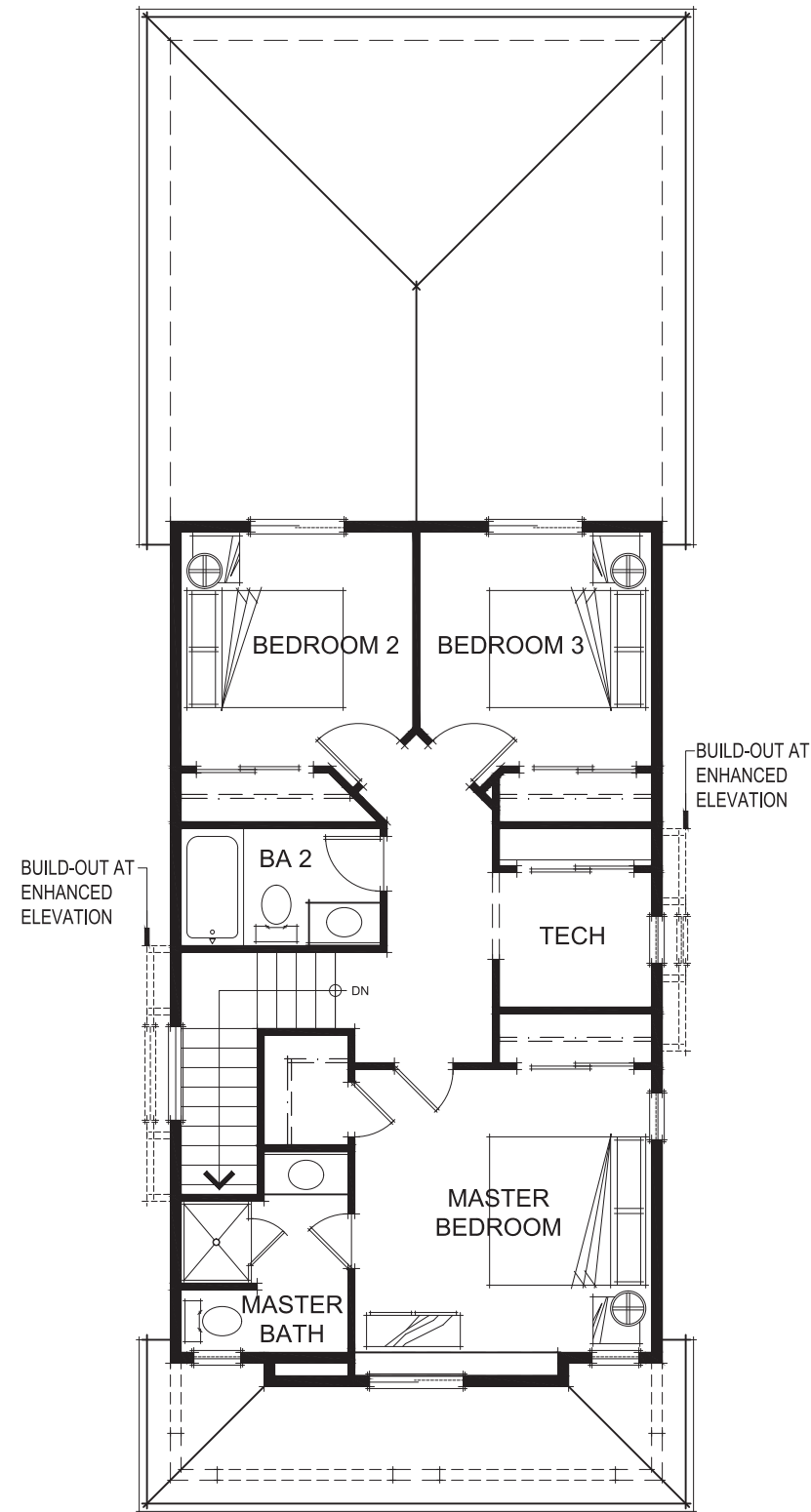
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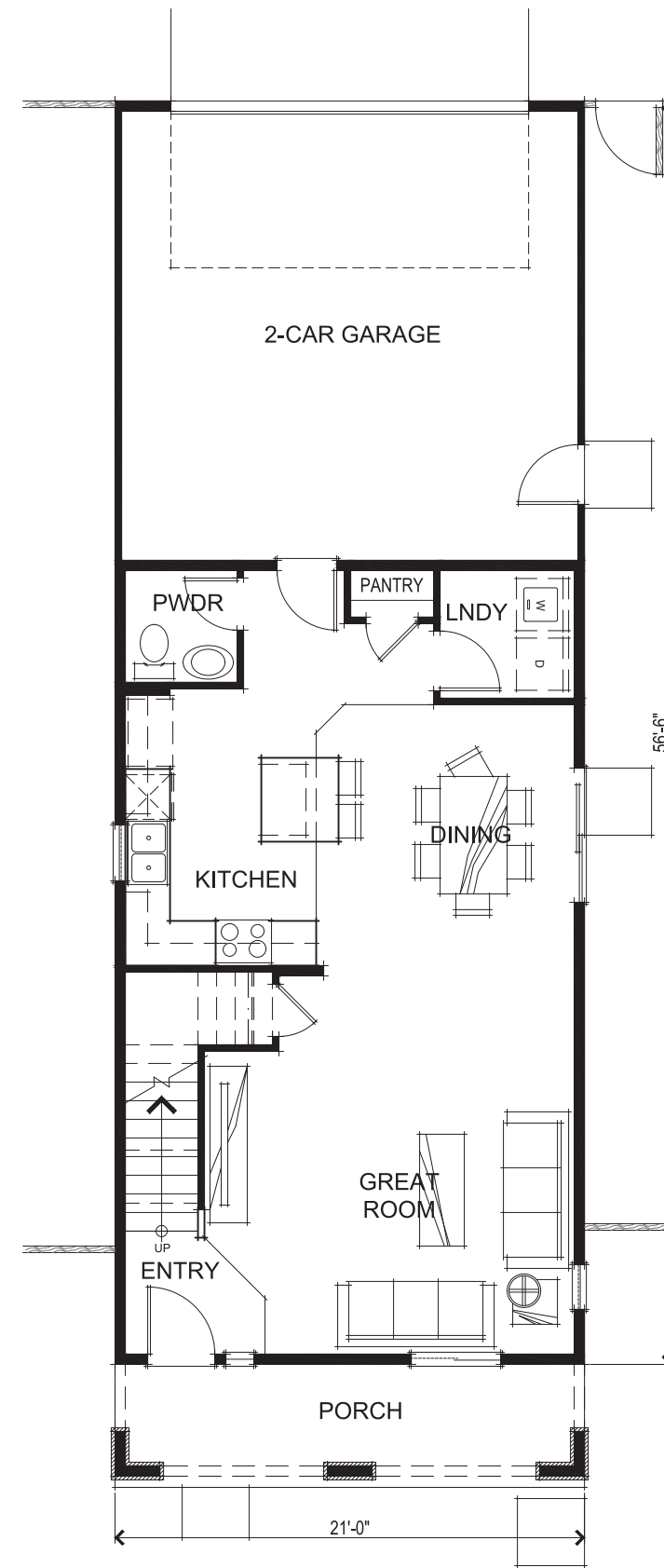
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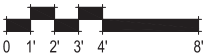


SECOND FLOOR PLAN



PRAIRIE FIRST FLOOR PLAN

SQUARE FOOTAGES	
FIRST FLOOR	755 SQ. FT.
SECOND FLOOR	714 SQ. FT.
TOTAL LIVING	1469 SQ. FT.
2-CAR GARAGE	431 SQ. FT.



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CONC. FLAT TILE ROOFING
 BUILT UP FOAM TRIM
 CEMENT PLASTER FINISH
 BRICK VENEER

PRAIRIE FRONT ELEVATION



1x3 BATTS o/ SMOOTH HARDIE PANEL
 CONC. FLAT TILE ROOFING
 CEMENT PLASTER FINISH

FARMHOUSE FRONT ELEVATION



CONC. FLAT TILE ROOFING
 CEDARMILL HARDIE LAP SIDING
 CEMENT PLASTER FINISH
 STONE VENEER

CRAFTSMAN FRONT ELEVATION



PLAN 1469 FRONT ELEVATIONS
 A012

Quarry Row
 Rocklin, CA
 September 25, 2019

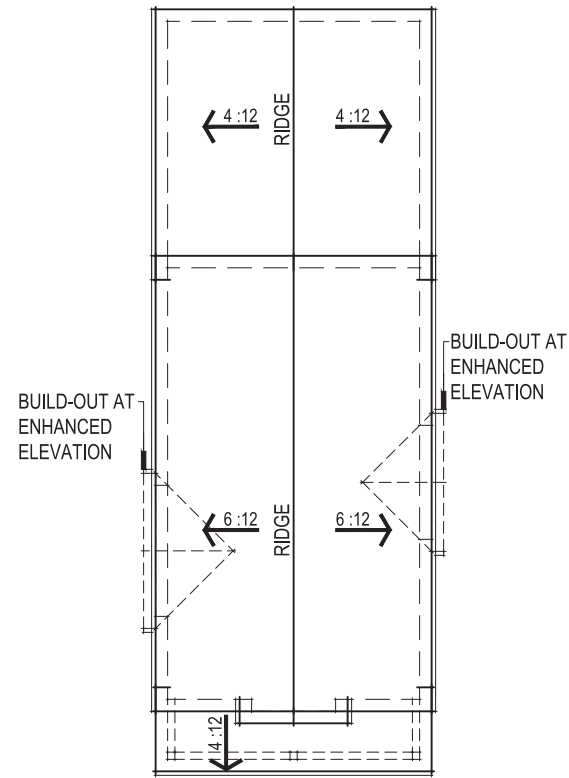


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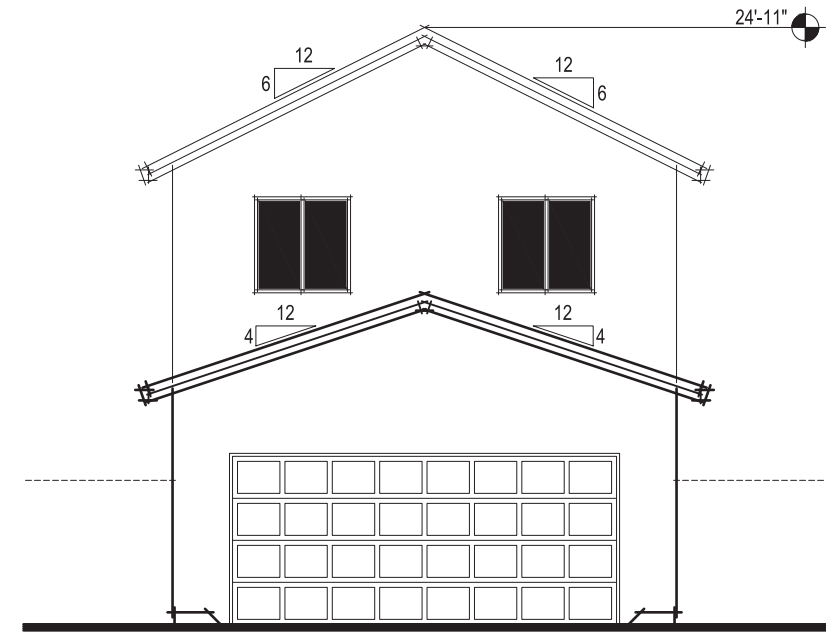
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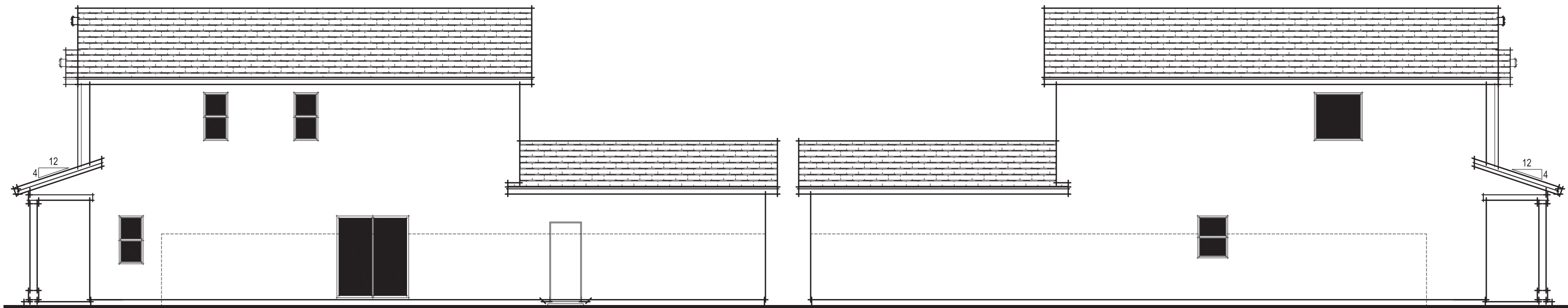




FARMHOUSE ROOF PLAN

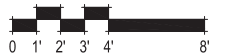


FARMHOUSE REAR ELEVATION



FARMHOUSE RIGHT ELEVATION

FARMHOUSE LEFT ELEVATION



Quarry Row
Rocklin, CA
September 25, 2019



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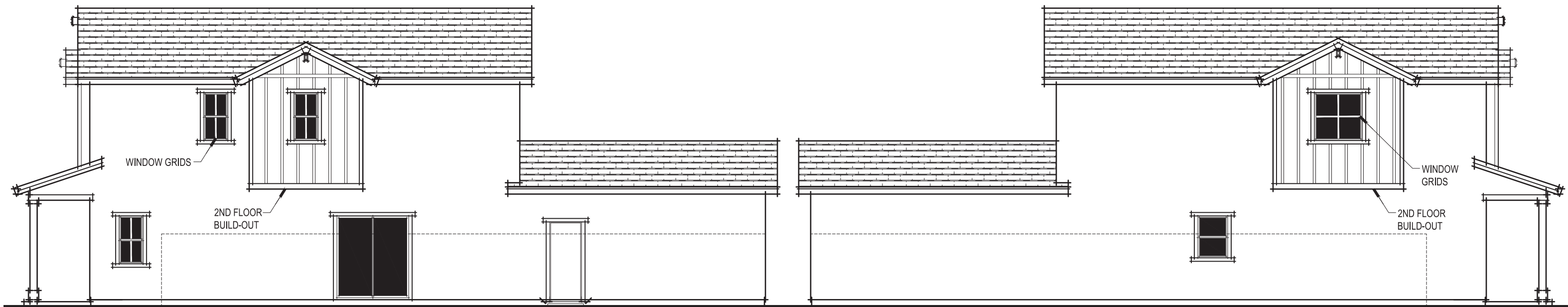
PLAN 1469 FARMHOUSE ELEVATIONS
A013

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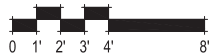


FARMHOUSE ENHANCED REAR ELEVATION



FARMHOUSE ENHANCED RIGHT ELEVATION

FARMHOUSE ENHANCED LEFT ELEVATION



Quarry Row
Rocklin, CA
September 25, 2019

PLAN 1469 FARMHOUSE ENHANCED ELEVATIONS
A013.1

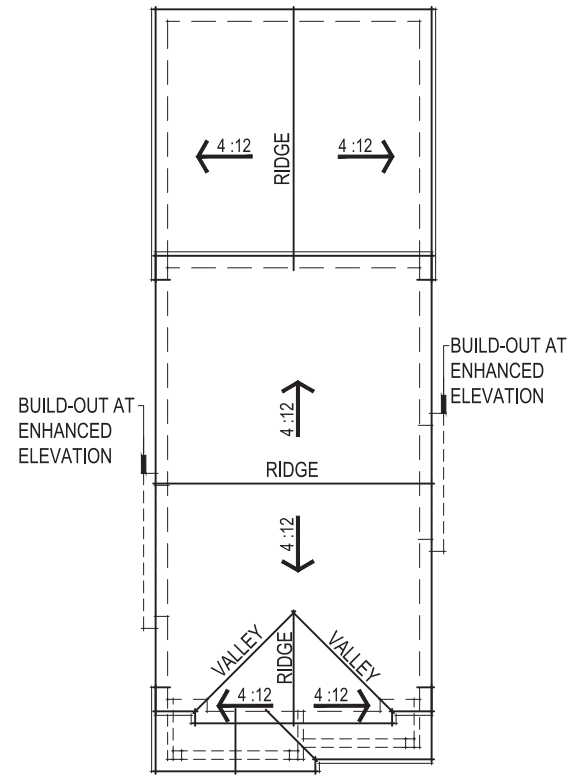


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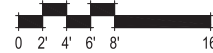
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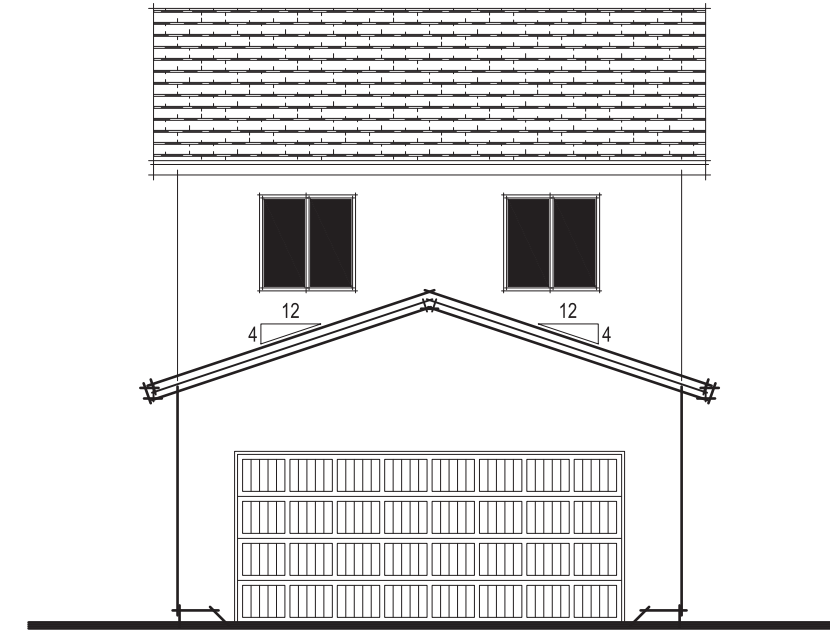




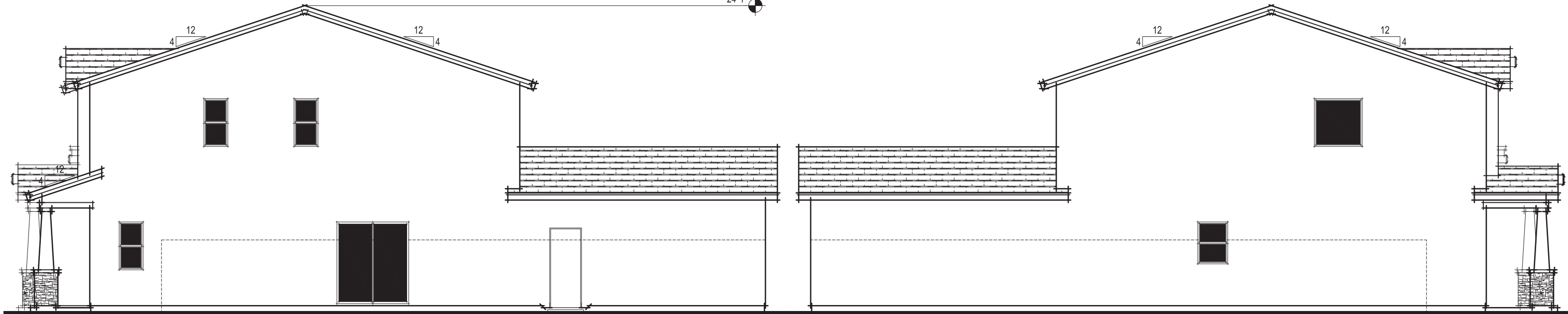
CRAFTSMAN ROOF PLAN



24'-7"

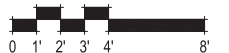


CRAFTSMAN REAR ELEVATION



CRAFTSMAN RIGHT ELEVATION

CRAFTSMAN LEFT ELEVATION



PLAN 1469 CRAFTSMAN ELEVATIONS

A014

Quarry Row
Rocklin, CA
September 25, 2019

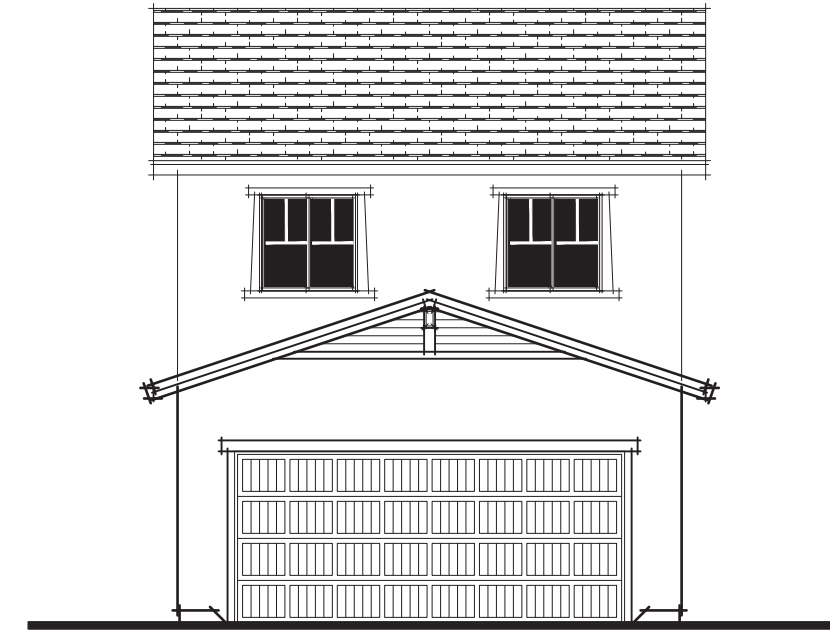


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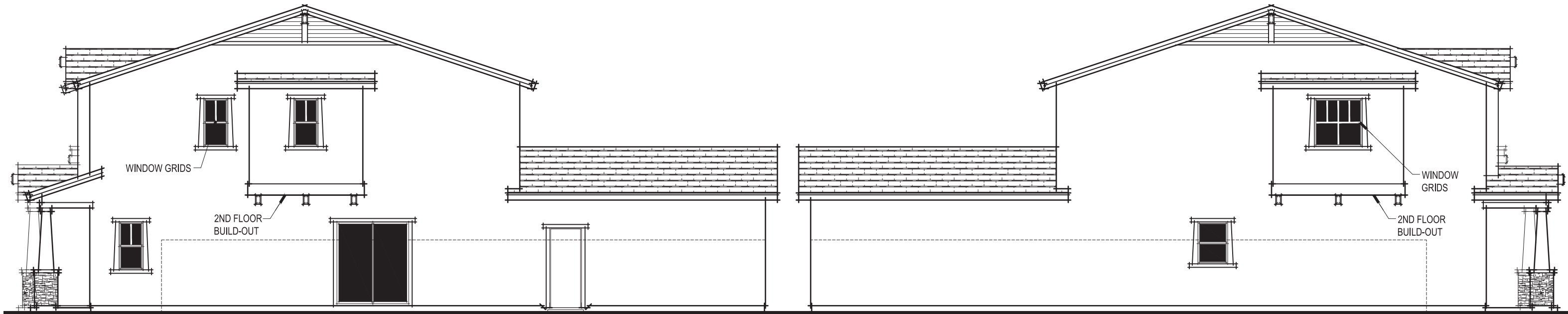
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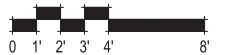


CRAFTSMAN ENHANCED REAR ELEVATION



CRAFTSMAN ENHANCED RIGHT ELEVATION

CRAFTSMAN ENHANCED LEFT ELEVATION



Quarry Row
Rocklin, CA
September 25, 2019

PLAN 1469 CRAFTSMAN ENHANCED ELEVATIONS
A014.1

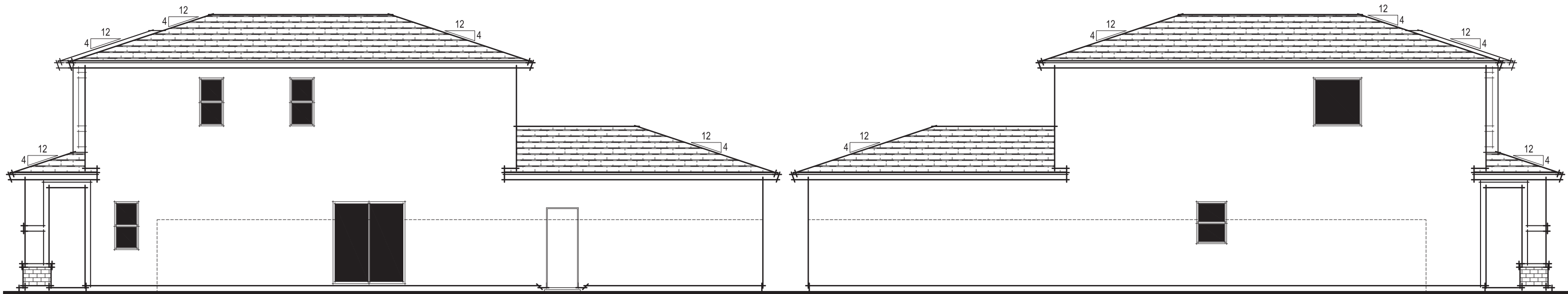
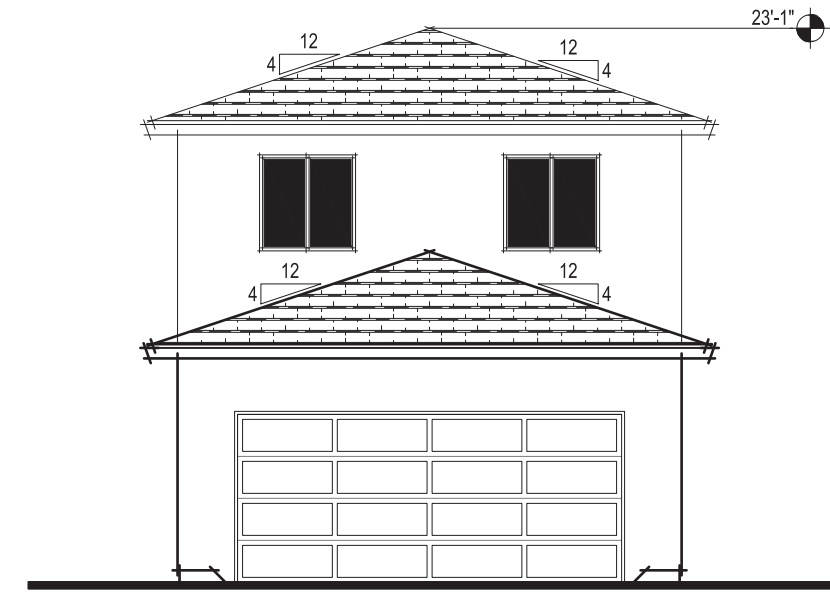
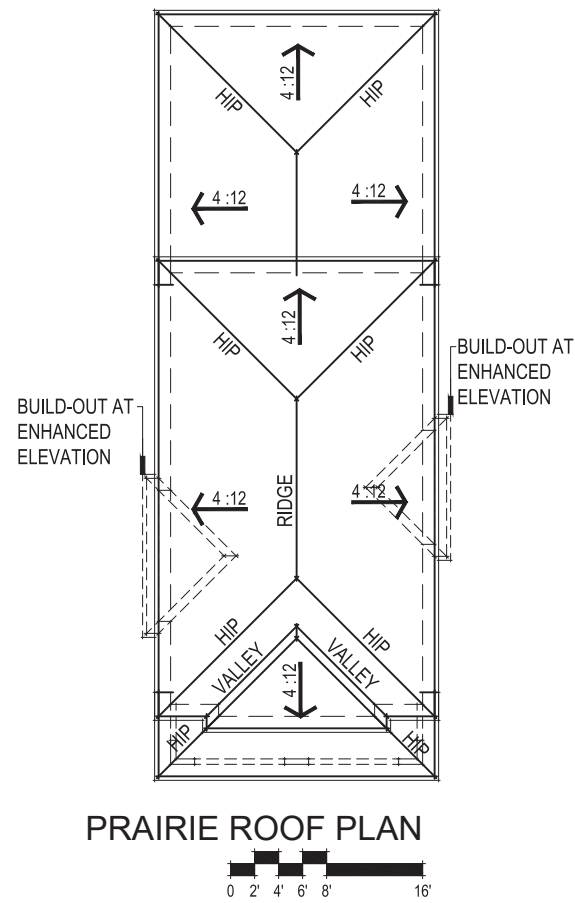


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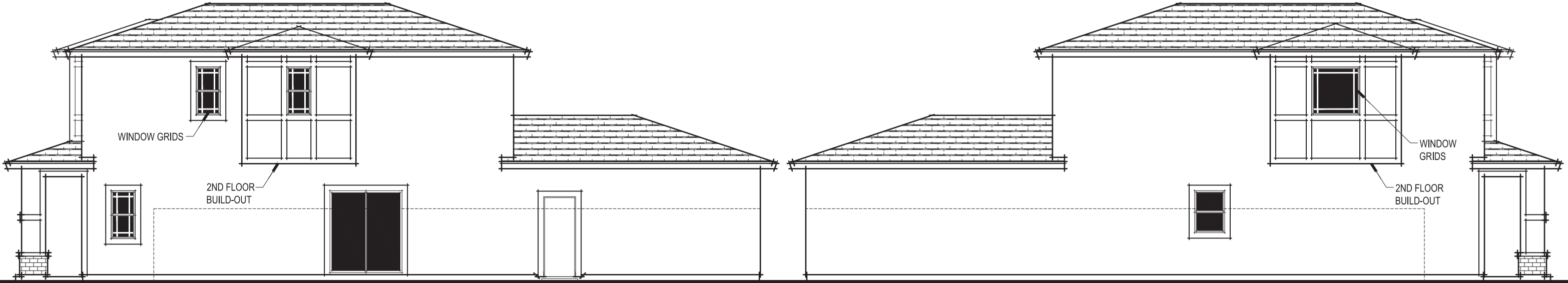
PLAN 1469 PRAIRIE ELEVATIONS
A015

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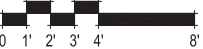


PRAIRIE ENHANCED REAR ELEVATION



PRAIRIE ENHANCED RIGHT ELEVATION

PRAIRIE ENHANCED LEFT ELEVATION



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 September 25, 2019

PLAN 1469 PRAIRIE ENHANCED ELEVATIONS
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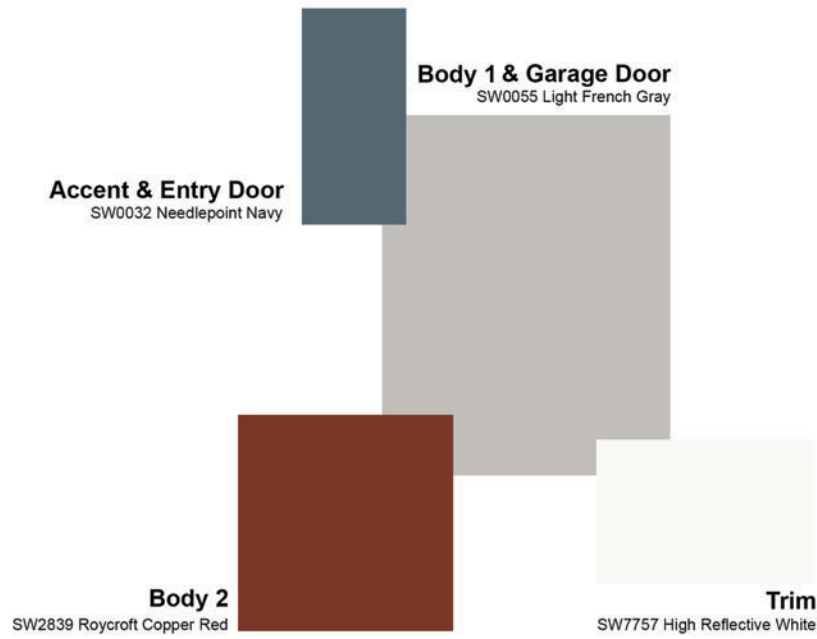
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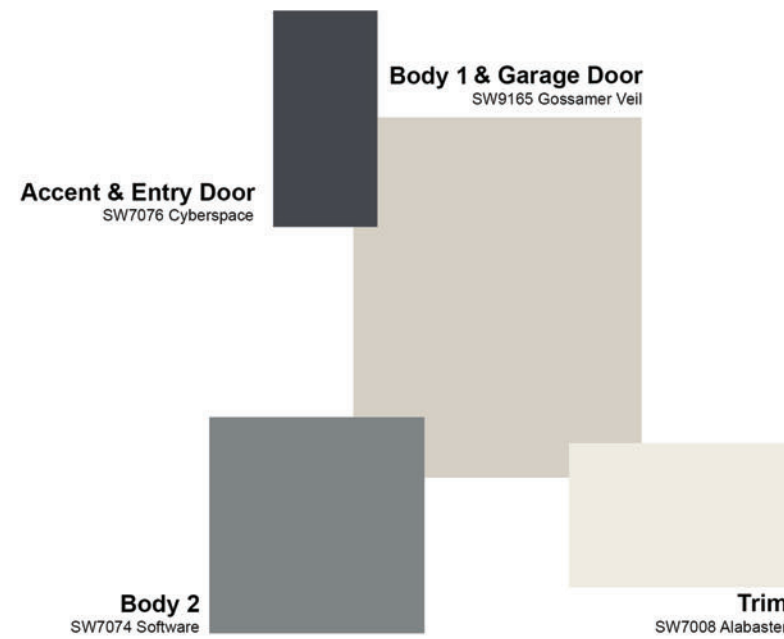
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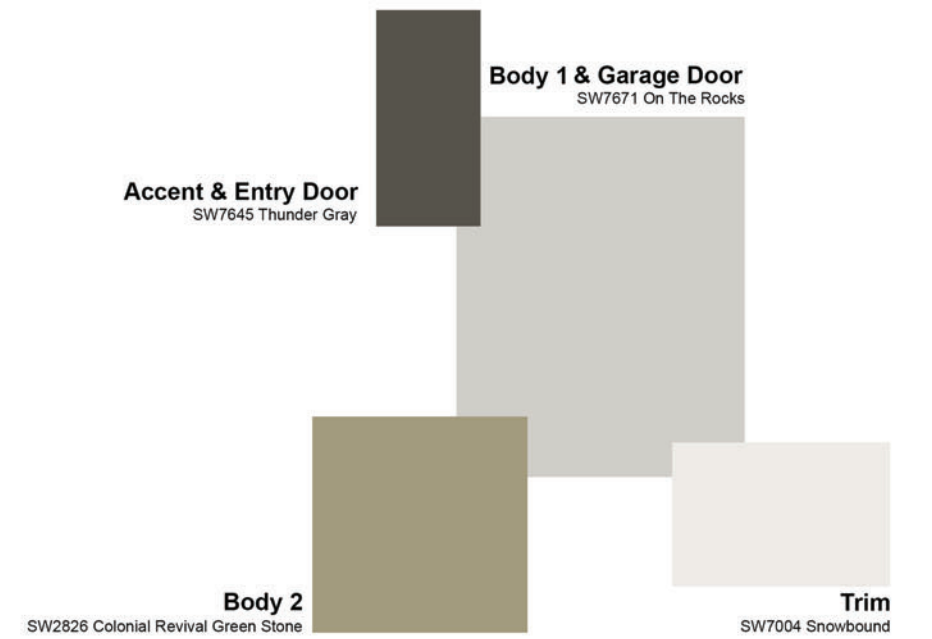
SCHEME 1 - FARMHOUSE



SCHEME 2 - FARMHOUSE



SCHEME 3 - FARMHOUSE



Note: All colors and textures are representative samples only, pending verification of actual material suppliers and manufacturers for this particular project.

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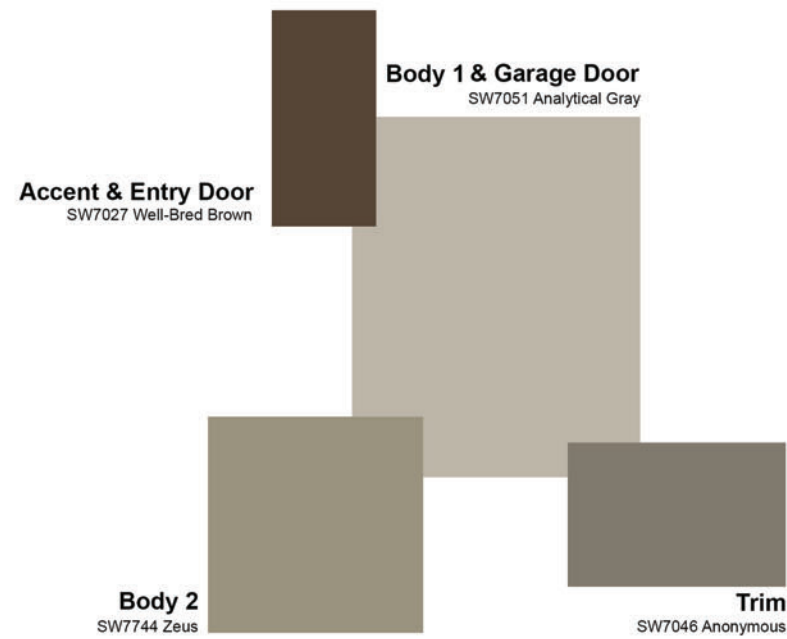
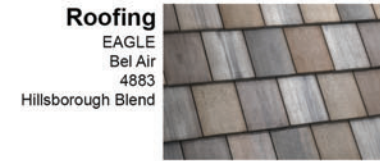
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FARMHOUSE COLOR SCHEMES
A016

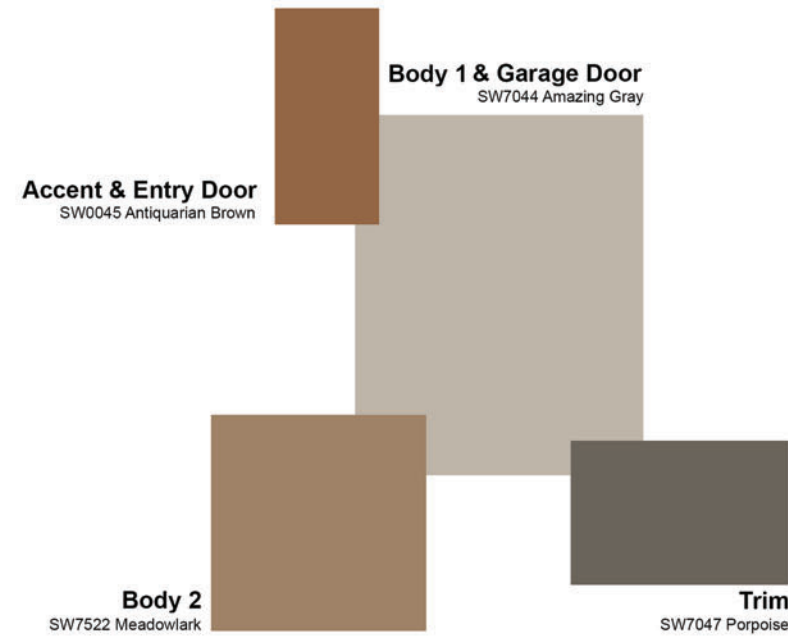
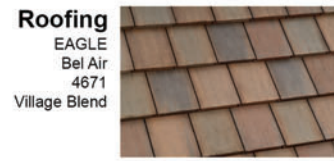
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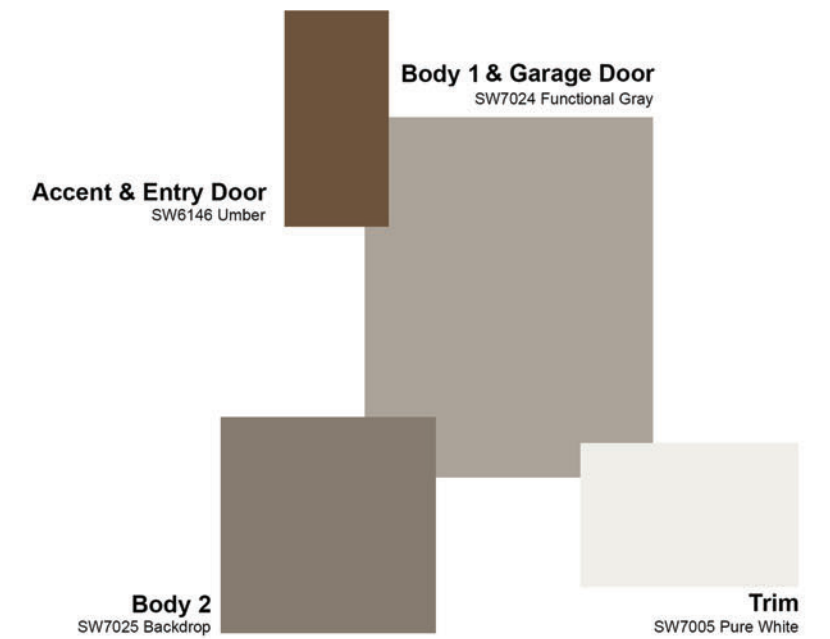
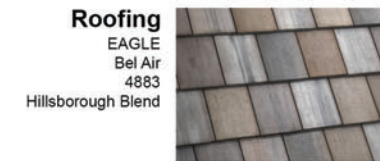
SCHEME 4 - CRAFTSMAN



SCHEME 5 - CRAFTSMAN



SCHEME 6 - CRAFTSMAN



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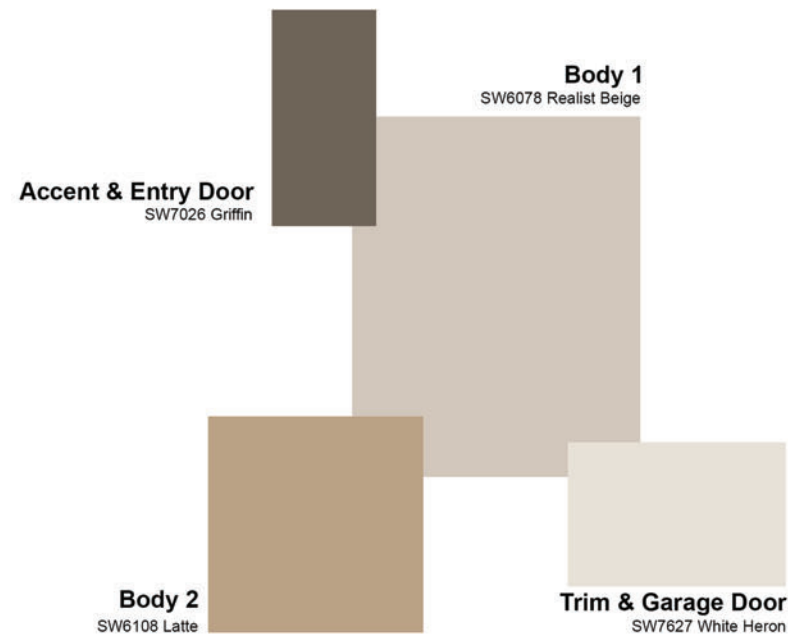
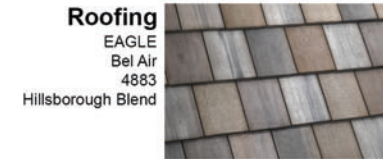
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CRAFTSMAN COLOR SCHEMES
A017

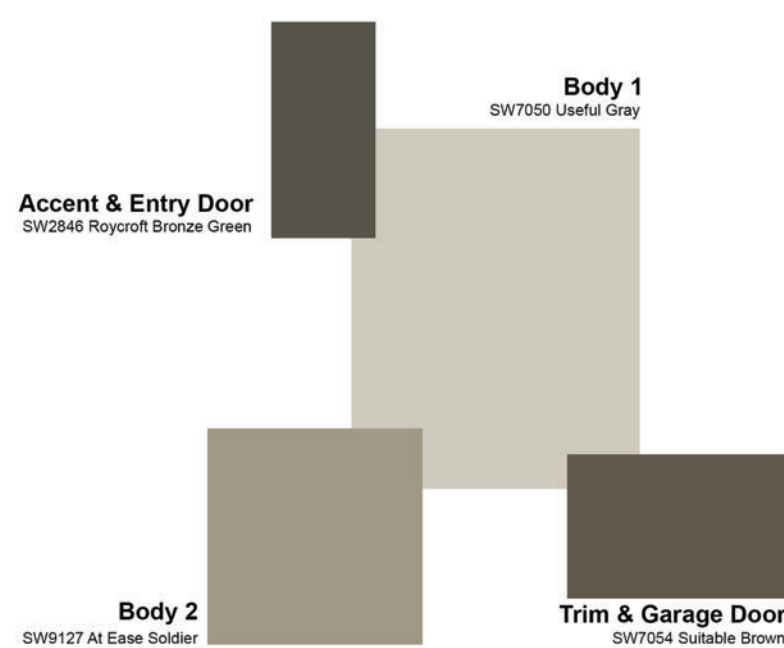
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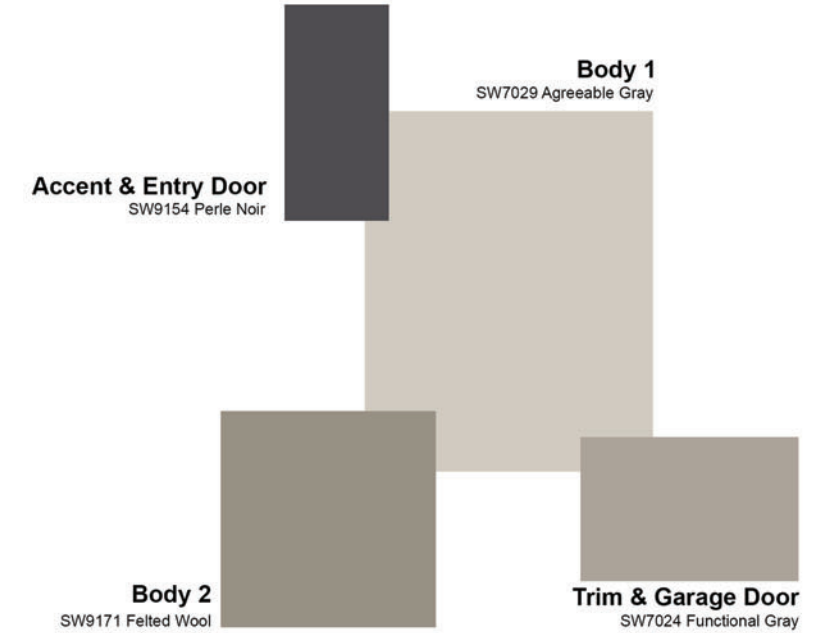
SCHEME 7 - PRAIRIE



SCHEME 8 - PRAIRIE



SCHEME 9 - PRAIRIE



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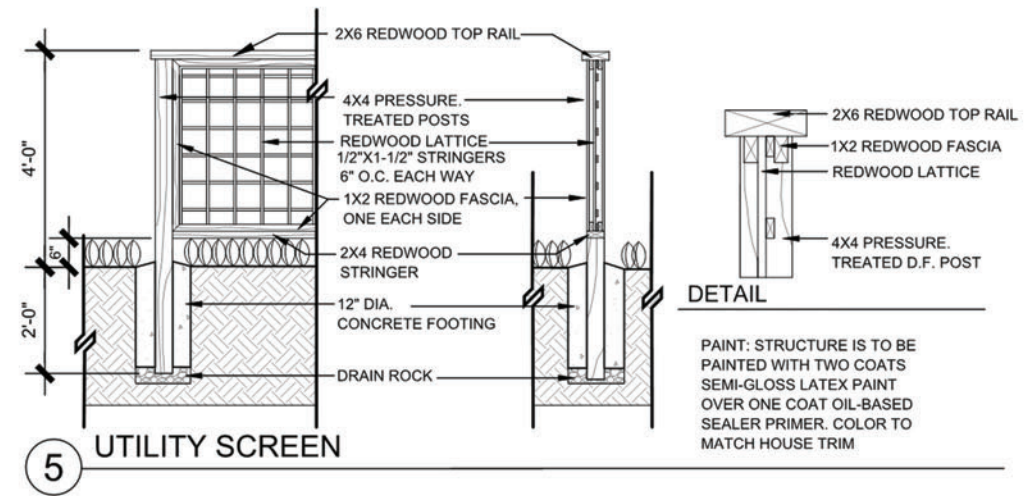
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PRAIRIE COLOR SCHEMES
A018

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QUARRY ROW

LOT FIT SITING PLAN

ROCKLIN, CALIFORNIA

SEPTEMBER 2019

SHEET 1 OF 1

NOTES:

THE LOT FIT SITING PLAN ASSUMES THE LARGEST OF THE THREE PROPOSED BUILDING FOOTPRINTS (E.G., THE 1,469 SF PLAN) LOCATED ON EACH LOT, EXCEPT ON THREE LOTS (1, 17 AND 45). ON THESE THREE LOTS THE SMALLEST PLAN (1,205 SF PLAN) IS PLOTTED AND REPORTED IN THE LOT FIT SITING INFORMATION TABLE.

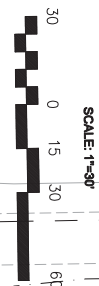
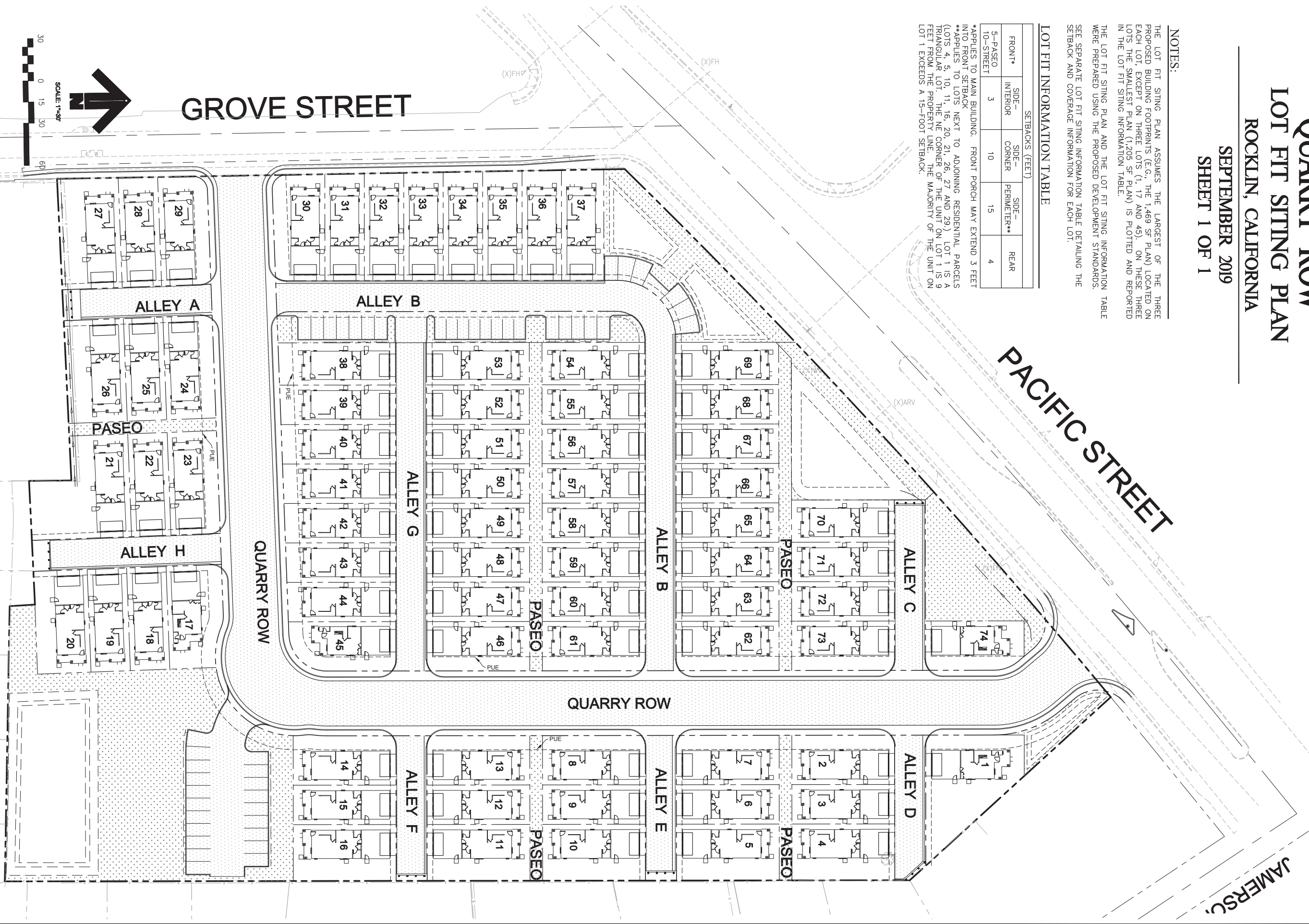
THE LOT FIT SITING PLAN AND THE LOT FIT SITING INFORMATION TABLE WERE PREPARED USING THE PROPOSED DEVELOPMENT STANDARDS. SEE SEPARATE LOT FIT SITING INFORMATION TABLE DETAILING THE SETBACK AND COVERAGE INFORMATION FOR EACH LOT.

LOT FIT INFORMATION TABLE

SETBACKS (FEET)			
FRONT*	SIDE-INTERIOR	SIDE-CORNER	SIDE-REAR PERMETER**
5-PASEO 10-STREET	3	10	15
			4

*APPLIES TO MAIN BUILDING. FRONT PORCH MAY EXTEND 3 FEET INTO FRONT SETBACK

**APPLIES TO LOTS NEXT TO ADJOINING RESIDENTIAL PARCELS (LOTS 4, 5, 10, 11, 16, 20, 21, 26, 27 AND 29). LOT 1 IS A TRIANGULAR LOT. THE NE CORNER OF THE UNIT ON LOT 1 IS 9 FEET FROM THE PROPERTY LINE. THE MAJORITY OF THE UNIT ON LOT 1 EXCEEDS A 15-FOOT SETBACK.



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Quarry Row: Lot Fit Siting Information (Sept. 30, 2019)

Note: 1,469 SF plan located on all lots except lots 1, 17, and 45. 1,205 SF plan located on these three lots.

Lot No.	Setbacks (feet)					Lot Coverage %
	Front	Side - interior	Side – corner	Side - perimeter	Rear	
1	5	-	10	9*	4	23
2	5	3	10	-	4	47
3	5	3	-	-	4	58
4	5	3	-	15	4	41
5	5	3	-	15	4	41
6	5	3	-	-	4	58
7	5	3	10	-	4	47
8	5	3	10	-	4	47
9	5	3	-	-	4	58
10	5	3	-	15	4	41
11	5	3	-	11	4	41
12	5	3	-	-	4	58
13	5	3	10	-	4	47
14	5	3	10	-	4	46
15	5	3	-	-	4	58
16	5	3	-	15	4	41
17	5	3	10	-	4	37
18	5	3	-	-	4	58
19	5	3	-	-	4	58
20	5	3	-	14	4	43
21	5	3	-	15	4	28
22	5	3	-	-	4	58
23	5	3	10	-	4	47
24	5	3	10	-	4	47
25	5	3	-	-	4	58
26	5	3	-	15	4	39
27	10	3	-	15	4	35
28	10	3	-	-	4	55
29	10	3	10	-	4	44
30	10	3	10	-	4	44
31	10	3	-	-	4	56
32	10	3	-	-	4	56
33	10	3	-	-	4	55
34	10	3	-	-	4	55
35	10	3	-	-	4	55
36	10	3	-	-	4	54
37	10	3	-	-	4	50

*This is only at one building corner. Otherwise, setback > 15 feet.

Quarry Row: Lot Fit Siting Information (Sept. 30, 2019)

Note: 1,469 SF plan located on all lots except lots 1, 17, 45 and 74. 1,205 SF plan located on these four lots.

Lot No.	Setbacks (feet)					Lot Coverage %
	Front	Side - interior	Side – corner	Side - perimeter	Rear	
38	10	3	-	-	4	48
39	10	3	-	-	4	52
40	10	3	-	-	4	52
41	10	3	-	-	4	53
42	10	3	-	-	4	54
43	10	3	-	-	4	54
44	10	3	-	-	4	55
45	10	3	10	-	4	40
46	5	3	10	-	4	47
47	5	3	-	-	4	58
48	5	3	-	-	4	58
49	5	3	-	-	4	58
50	5	3	-	-	4	58
51	5	3	-	-	4	58
52	5	3	-	-	4	58
53	5	3	-	-	4	54
54	5	3	-	-	4	54
55	5	3	-	-	4	58
56	5	3	-	-	4	58
57	5	3	-	-	4	58
58	5	3	-	-	4	58
59	5	3	-	-	4	58
60	5	3	-	-	4	58
61	5	3	10	-	4	47
62	5	3	10	-	4	47
63	5	3	-	-	4	58
64	5	3	-	-	4	58
65	5	3	-	-	4	58
66	5	3	-	-	4	58
67	5	3	-	-	4	58
68	5	3	-	-	4	58
69	5	3	-	-	4	54
70	5	3	-	-	4	54
71	5	3	-	-	4	58
72	5	3	-	-	4	58
73	5	3	10	-	4	47
74	5	3	10	-	4	50