MOUNTAIN HOUSE

SINGLE FAMILY

RESIDENTIAL DESIGN MANUAL

JULY 22, 2003
MAY 3, 2005

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SINGLE FAMILY RESIDENTIAL DESIGN MANUAL

TRIMARK COMMUNITIES, LLC

JULY 22, 2003

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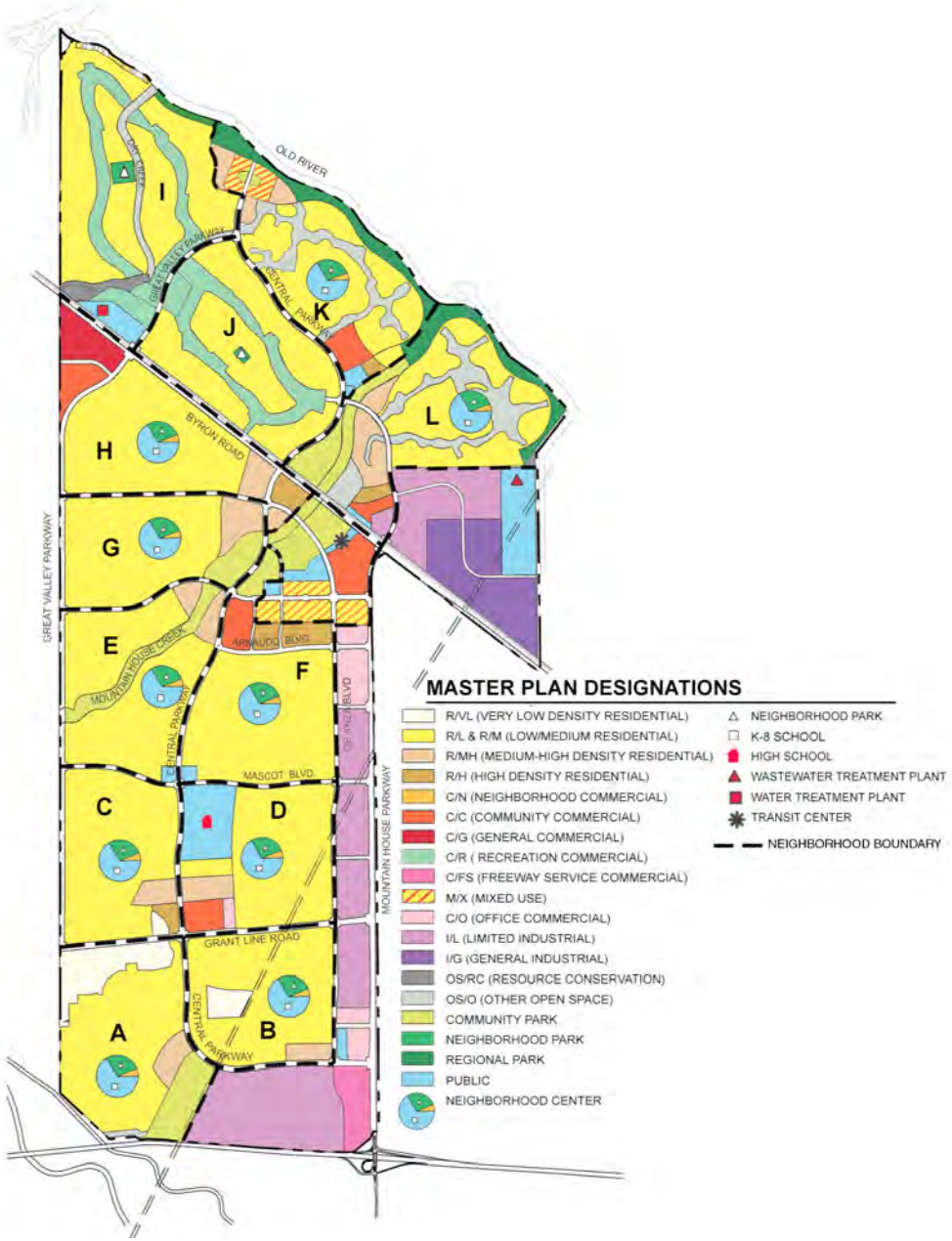
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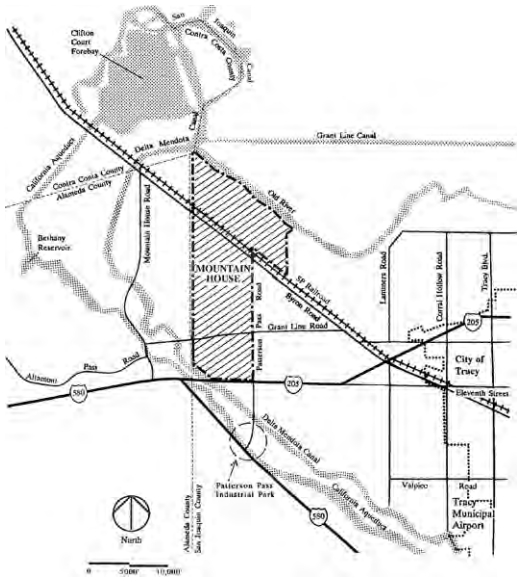
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CONTEXT

PURPOSE

This manual is intended to provide design guidance for single-family detached residential development within Mountain House, and is to be used during the preparation and review of plans for all privately developed areas. All development proposals must also comply with all Mountain House plans, programs, ordinances, and Master CC&Rs.

The guidelines are not intended to limit creativity or prohibit creative responses to unique site conditions.

GOALS

- Establish a consistent high level of quality for single-family development within Mountain House.
- Build value for future generations.
- Incorporate the best of contemporary and traditional neighborhoods.
- Emphasize pedestrians while accommodating the automobile.
- Create distinct architectural and landscape expressions.
- Emphasize the importance of schools and neighborhood centers.
- Create an attractive and consistent streetscape and landscape environment.
- Integrate houses, yards and streetscapes into a cohesive expression.
- Foster collaboration among design teams.

CONTEXT

Mountain House is located on the western edge of the San Joaquin Valley in San Joaquin County, California, approximately 60 miles east of San Francisco. The 4,800-acre site is bounded by: Interstate 205 to the south, Mountain House Parkway to the east, the Alameda County line to the west, and the Old River to the north.

Mountain House is currently under development as a new community with jobs, services and 12 residential neighborhoods, each focused on a K-8 school and park.

DEFINITIONS

For purposes of these guidelines, the word "community" refers to the entire Mountain House new town. "neighborhood" refers to one of the 12 residential areas, focused on a central school/park and generally bounded by arterial roadways. The term "subarea" refers to a group of contiguous residential lots or a particular subdivision or tract within a neighborhood that consist of one specific product line.

CHAPTER TWO: IMPLEMENTATION

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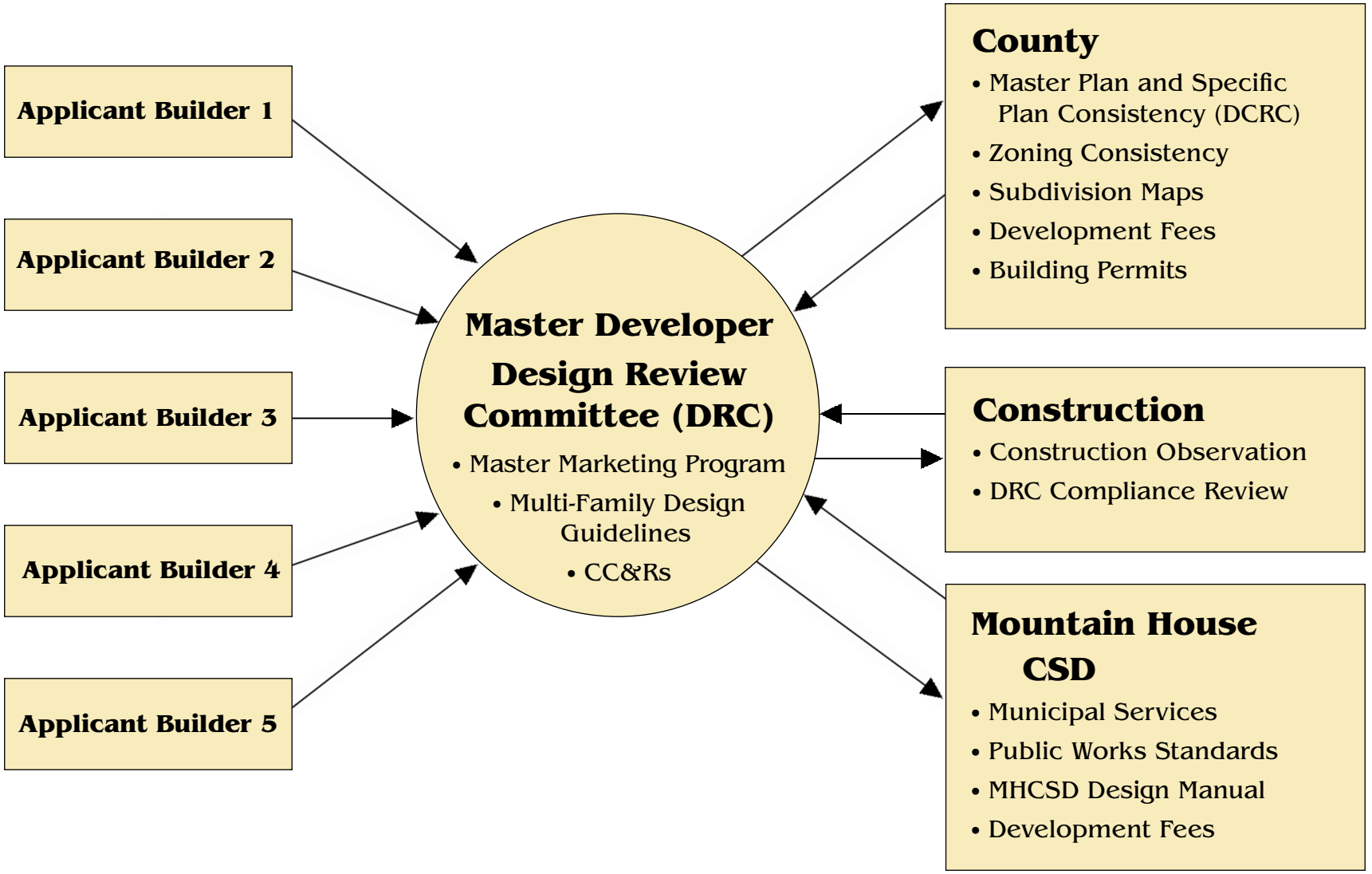
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• Master Marketing Program
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MOUNTAIN HOUSE DESIGN REVIEW COMMITTEE (DRC)

All projects shall be subject to the design review process and submittal requirements described in the following sections. Projects will be reviewed by the Mountain House Design Review Committee (DRC), according to the requirements set forth below. The DRC has been established by Trimark Communities, LLC, and consists of a representative from Trimark, an architect, a civil engineer, a landscape architect, and may include other disciplines. The DRC will review design and improvement plans for new construction on undeveloped lands within the community for conformance with this design manual, and with all applicable Master Plan programs, policies and standards, and applicable Covenants Conditions and Restrictions (CC&Rs). The DRC does not guarantee approval of any permit from other entities.

Subsequent to DRC review, builders will be required to obtain approval by the Mountain House Community Services District (MHCSD) for all infrastructure, roadway and utility improvement plans, if applicable. Prior to receipt of final DRC approval, builders must receive a conditional "will serve" letter for community services from the MHCSD (if applicable).

The DRC will consider requests by applicants for either variations or substitutions for standards contained herein. Any and all requests must be presented during the Step 2 Submittal. Approvals of such requests shall be at the sole discretion of the DRC.

SAN JOAQUIN COUNTY DEVELOPMENT APPLICATIONS

Builders are responsible for all applicable permits from the County of San Joaquin including review by the County Design Consistency Review Committee (DCRC). **All applications for development plans must have received written notification of Final Design Review approval from the DRC prior to submittal to San Joaquin County.** Following County permit approvals, Builders must, in turn, resubmit final County permit documents back through the DRC for compliance confirmation.

CONSISTENCY REQUIREMENTS

Plans must be found consistent with this document and applicable County and MHCSD plan Ordinances, standards, and rules, including:

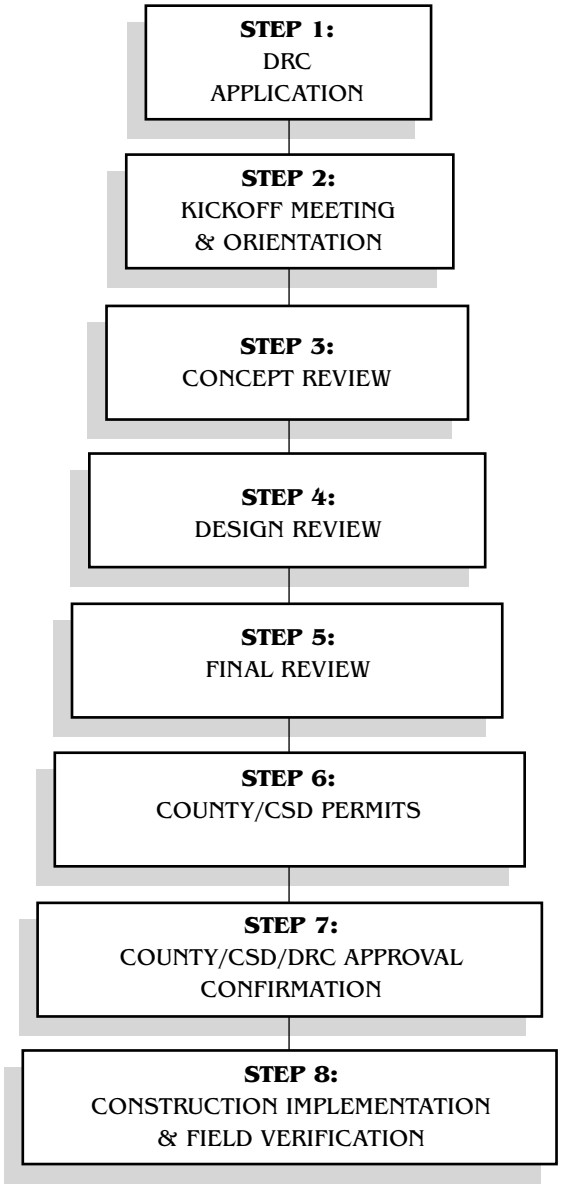
- Master Plan
- Applicable Specific Plans
- County Development Title
- Mountain House Development Title
- Applicable Special Purpose Plans (SPP)
- MHCSD Rules and Regulations including Public Works Standards and Design Manual
- Other Applicable County Plans or Programs
- Appendix F of this Manual

DESIGN REVIEW FEES

Builders shall submit a review fee of $4,000 to Trimark Communities, LLC at only the following submittal steps: 1-2, 3, 4, 5 and 7. Step 1-2 is combined, Step 6 is submittal to county plan check and Step 8 is construction and field verification. This fee shall accompany the required submittal documents. The amount of the fee is subject to periodic review and adjustment by the DRC.

Multiple submissions at any of the stages may require additional fees, including Step 5 hFinal Review submittals that do not reflect changes required by the DRC based on review of previous submittals. The amount of such fees shall be determined by the DRC on a case-by-case basis at the time of such application.

DESIGN REVIEW PROCESS AND REQUIREMENTS



Project revisions initiated by the Builder, the MHCSD or San Joaquin County shall require resubmittal and review of new exhibits, and may require payment of additional design review fees. The amount of such fees shall be determined by the DRC on a case-by-case basis at the time of such application.

Projects with common areas shall establish a funding mechanism for maintenance and upkeep of these areas in perpetuity.

DESIGN REVIEW SUBMITTAL REQUIREMENTS

The design review process described below is intended to ensure that projects developed for Mountain House contribute to the character and quality envisioned for the community, leading to long term enhancement of value.

The requirements are intended to result in a process that will move quickly and efficiently, without sacrificing the quality of site planning, architectural and landscape architectural opportunities available for each site.

Key to the success of the process are:

- Complete submittals with all required items included. No part of a submittal will be reviewed, and the timeline will not begin, until all items are received. Submittals shall include, at minimum,

DESIGN REVIEW PROCESS AND REQUIREMENTS

the items described for each submittal step. Additional materials or information may be required by the DRC based on unique site or product characteristics.

- Selection and hiring of a committed design team at the inception of the project, including the Architect, Landscape Architect, and Civil Engineer.
- A consistent and quality level of participation and interaction with the DRC and the Mountain House Community Services District (MHCSD).
- Periodic working sessions meant to promote interaction and to explore ideas. These sessions are an opportunity to refine ideas with the DRC and/or MHCSD Staff, as appropriate. The length of the approval process can be greatly reduced when the Builder and DRC participate closely during the planning and design process.

STEP 1:
PROJECT APPLICATION

The design review process will commence upon receipt of the Builder's application form and review fee (a copy of the form is included in the Appendix). Upon receipt of the application, each Builder will be notified within 15 working days of the date, time and place for the kickoff meeting.

Submittals:

1. Completed Application and Fee

STEP 2
KICKOFF AND ORIENTATION

Prior to starting the more detailed site planning and design process a meeting and/or work session shall occur with the DRC (may include MHCSD and County Staff, if appropriate), to discuss the design review process, required submittals, the conditions specific to the Builder's site as well as Master Developer sales and marketing requirements.

Issues:

- Community context and connections.
- Applicable guidelines.
- Architectural and landscape architectural character.
- Land use, building(s), programs, density, and market objectives.
- Parking/access, circulation, service areas, etc.
- General planning concepts: "The Big Idea."
- Architectural and landscape architectural ideas and their integration.
- Specific issues and objectives affecting the site or lot conditions.
- Project schedule and review process.
- Type, size, and scale of drawings to be submitted. Drawings shall typically be submitted as 1/2 size, scaleable plans, unless otherwise determined by the DRC.

Submittals:

1. Builder team directory identifying roles and scopes of work.
   A. Civil Engineer
   B. Landscape Architect
   C. Architect
   D. Merchant Builder
2. Project schedule.
3. Land use, building types, programs, density, and market objectives.
4. Project proposed square footage and pricing ranges.
5. Architectural character board with photographs and "image" sketches, presenting a preliminary description of the character of the architectural styles.

DESIGN REVIEW PROCESS AND REQUIREMENTS

STEP 3:
CONCEPT REVIEW

*NOTE: Site planning requirements apply only to parcels without approved tentative maps, but are included here for reference.

The purpose of this step is to define an overall concept "big idea" for the project; establish the project's architectural, landscape and open space, and movement systems; and to conceptualize the scope and character of the project.

Upon review and approval of the Builder's submittal package, the DRC will schedule an appointment for the Preliminary Design Review Session, in which the DRC will meet with the Builder to review rough site concept plans or other applicable alternatives for the project. In this meeting, site conditions, community development concepts and any appropriate elements of the Mountain House Residential Design Manual or MHCSD Design Manuals will be discussed to establish the direction for the preparation of detailed plans by the Builder.

Following the Preliminary Design Review, the DRC shall prepare and submit to the Builder, within 15 business days of plan submittal, a written memorandum outlining the agreed-upon direction of the DRC and the Builder.

Issues:

- Architectural form, massing, roofs, and details, which establish character and set the project theme.
- Parking/access, circulation, service areas, etc.
- Preliminary thoughts on colors and materials.
- Landscape concepts identifying major tree and shrub massing, hardscape areas and proposed character.
- Street-scenes, and the manner in which the buildings and landscape define the street character.

Submittals:

Civil/Planning Items

1. Location Map to show relationship of project in overall community.
2. Fit list and/or plot plan showing proposed house footprints for each lot. Plans shall be prepared at a minimum scale of 1"=50'.

Landscape Items

3. For parcels without approved tentative maps, landscape concept plans, identifying general planting scheme, street tree program, front, side, and rear yards. Plan shall be prepared at a minimum scale of 1"=20'.
4. A color illustration plan showing typical landscape treatment for at least five contiguous lots, including one corner lot. The typical plan shall include at least one of each floor plan proposed for the project. The plan shall include description of the landscape concept.

Architectural Items

5. A plan showing at least five contiguous lots, including one corner lot. The footprint for each plan and elevation shall be shown at least once and shall show drives, walks, dimensioned setbacks, fencing and other major features.
6. Preliminary building floor plans, front elevations, street scene, and representative side and rear elevations (one per style). These should be at a minimum 1/8"=1'-0" scale.

STEP 4:
DESIGN REVIEW

The purpose of this step is to develop the specific designs for the architectural and landscape architectural, and civil engineering elements of the project.

Upon receipt of and confirmation with the DRC's Preliminary Design Review Memo-

DESIGN REVIEW PROCESS AND REQUIREMENTS

randum, more detailed project plans shall be prepared and submitted to the DRC for Design Review. Plans shall be a progression of the approved plans and direction established during Preliminary Design Review. Horizontal and vertical dimensional control is critical during this phase. All of the consultants must use the same hard-lined or computer-generated site plan bases. Consultant coordination is essential to ensure that the site systems are mutually supportive.

Design Review will provide the opportunity for the Builder to proceed directly to the preparation of working drawings for all aspects of the project site. Within 15 business days following receipt of a complete submittal the DRC will prepare and submit to the Builder a written memorandum of either approval or approval with appropriate modifications. In the event that significant modifications are necessary, a second design review meeting will be scheduled by the DRC, focused on those major changes.

Professionals licensed to practice in the State of California shall prepare all Architectural, Civil Engineering and Landscape Architectural Plans. No non-licensed design work shall be permitted. Licensed building designers may be used only with the special approval of the DRC.

Issues:

- Architectural and/or landscape materials and details that support proposed treatments.
- Paving modules and finishes.
- Site furniture, signing, and lighting.
- Site grading.
- Landscape coordination with street improvement plans, utility plans, and grading plans.

Submittals:

Civil/Planning Items

1. Location Map (as prepared for Preliminary Design Review).
2. Dimensioned site plan, showing building footprints, porches, garages, street curbs and rights-of-way, easements, driveways, dimensioned building setbacks, slope banks, recreation areas, walks, walls, exterior stairs, patios, overhangs, and planting areas. The site plan shall include the actual footprint and architectural style for each lot.
3. Rough grading plans, showing both existing and proposed grades, drainage system, major profile sections and approximate earthwork quantities.
4. Utility coordination drawings, showing location, and visual mitigation, of all major utilities, including both above ground elements and below ground elements. Careful attention should be given to the placement of transformer pads, utility and irrigation cabinets, and backflow preventers, since these have a dramatic negative impact on the appearance and livability of the neighborhood.
5. Exterior lighting drawings, showing-the location and appearance of all exterior lights, including pole height, fixture type, type of light source, and color.

Landscape Items

6. Preliminary Landscape Plans (minimum scale 1"=20') , including:
    - Cover sheet with sheet index.
    - Plant material list and key.
    - Plotting for all lots showing building footprints, porches, driveways, walkways, steps, walls, fences and required street trees, neighborhood accent trees, and rear yard arterial buffer trees.
    - Typical layout plans for 10-15 homes (1 sheet), with all linework indicated, but dimensions and score patterns not required until Step 5.

DESIGN REVIEW PROCESS AND REQUIREMENTS

- Typical planting plans for 10-15 homes (1 sheet) indicating tree, shrub, groundcover and vine planting.
- Fencing, hardscape and planting details.

7. Site Plan/Landscape Concept for the Model Home Complex, Sales Office and Temporary Marketing Facility (minimum scale 1"=20').
8. Landscape material list, finishes and colors.

Architectural Items

9. Architectural design drawings, including floor plans, roof plans, secondary unit plans, alternatives or options, all exterior elevations (including interior courts), sections, and key details, prepared at a minimum scale of 1/4"=1'-0".
10. Architectural color and material sample boards for every color scheme by architectural style intended. These should be noted by elevation style for each product.

Miscellaneous Items

11. Comment response memo identifying the steps taken to address DRC comments from step 3, Preliminary Design Review.
12. Preliminary Signage Program, showing the location and appearance of all permanent or temporary exterior signs, including copy layout, elevations, dimensions, materials, colors, typography, and illumination.
13. Estimated Construction Schedule for completion of the project, including in-tract improvements, model home complex site improvements and phasing.

STEP 5:
FINAL REVIEW

The purpose of this step is to assure that the specific designs for the architectural and landscape architectural elements of the project approved in the previous phase are included in the final construction documents, and to review the resolution of all outstanding items from the previous phase.

All items submitted as part of Final Design Review must be consistent with the design concepts approved during previous submittals, which must be clearly evident in the final construction documents. Previous approvals, which were made at the Preliminary Design and Design Review steps, shall stand. Only changes, corrections and modifications will be reviewed and approved in the Final Design Review.

Builders shall be notified in writing of the findings for the Final Design Review by the DRC. Notification will be made within 15 business days after receipt of all required submittal materials. Suggestions may be made to assist the Builder in making adjustments that the DRC finds necessary.

No submittal to San Joaquin County or the MHCSD may be made until receipt of Notice of Final Approval by the DRC.

Submittals:

Civil Items

1. Final site plans, including grading, surface drainage, utility, and electrical plans (minimum scale 1"=50').

Landscape Items

2. Final landscape, hardscape, and irrigation plans for all production homes and model complex. Landscape plans shall be prepared for each lot (minimum scale 1"=20'). Irrigation plans may be typicals, provided all floor plans and lot types are represented (i.e. standard corner, cul-de-sac or other non-standard condition).
3. Pertinent details, catalog cut sheets, specifications, including all wall/fence details, paving details.
4. Final exterior lighting plans, including fixture illustrations, colors, and pole heights.

DESIGN REVIEW PROCESS AND REQUIREMENTS

Architectural Items

5. Final architectural drawings, including all details (minimum plan scale: 1/4"=1'-0"). These should include all options and variations.

6. Final color and material sample boards, with color blocking on elevations.

Miscellaneous Items

7. Comment response memo addressing DRC comments from step 4.

8. Final exterior signing plans, including locations and designs.

9. Construction plans including traffic, signage, fencing, etc.

10. Other plans or items needed to address previous Design Review requirements.

11. For projects requiring common area maintenance, project specific CC&Rs: Said CC&R's shall specify, at a minimum, the formation of a perpetuity maintenance body with the power to levy dues to maintain common areas, and restrictions with adequate enforcement powers to guarantee the perpetual qualitative appearance of the exterior of all homes within the subdivision.

STEP 6:
COUNTY / CSD PLAN CHECK / PERMITS

Following DRC final approval, Builders may submit applications for any County or MHCSD required permits. The DRC shall not be responsible for any such approval.

Submittals:

1. As required by County and/or MHCSD.

STEP 7:
COUNTY / CSD /DRC APPROVAL CONFIRMATION

In order to assure that the plans approved by the DRC during the Final Design Review have not been materially changed during the County and MHCSD permitting process, Builders shall submit for final approval all plans and copies of permits as approved by the County or MHCSD. As part of this submittal, Builders identify all changes made during the County and/or MHCSD permit process. If modifications are deemed inconsistent with this manual by the DRC, the DRC reserves the right to require additional modifications to plans to ensure consistency.

Notice of Final Approval, or Disapproval, shall be issued by the DRC within fifteen (15) business days.

Final project design approval is valid through the absorption period of the project.

Submittals:

1. Final plans as approved by County and MHCSD.

2. Copies of permits/approvals.

3. County Plan Check Comments and a memorandum identifying changes to DRC final approved plans, color and material boards, landscape plans and civil/planning plans.

DESIGN REVIEW PROCESS AND REQUIREMENTS

STEP 8:
CONSTRUCTION IMPLEMENTATION AND FIELD CHANGE VERIFICATION

The DRC shall be notified if conditions encountered during construction of the project change the previously approved design. As applicable, the DRC shall be notified of the time for the review of on-site mockups of materials and colors. If the DRC determines at any time during the construction phase that the applicant is not in compliance with DRC approvals, provisions of the Master Restrictions or any other applicable CC&Rs, the applicant will be subject to all compliance enforcement measures contained in the CC&Rs.

All projects are subject to periodic field inspections by the DRC. If any non-compliance issues are identified, the DRC will immediately contact the applicant's designated representative. The applicant will have five (5) days to respond in writing with a remedy acceptable to the DRC. The remedy shall be signed by both the DRC and applicant.

All field changes require approval of the DRC.

Submittals:

1. Plans, elevations, or details to explain the proposed change.
2. Site map showing locations of proposed change.
3. Memorandum explaining proposed change, and need for change to approved DRC package.

CHAPTER THREE: SITE PLANNING AND LANDSCAPE DESIGN

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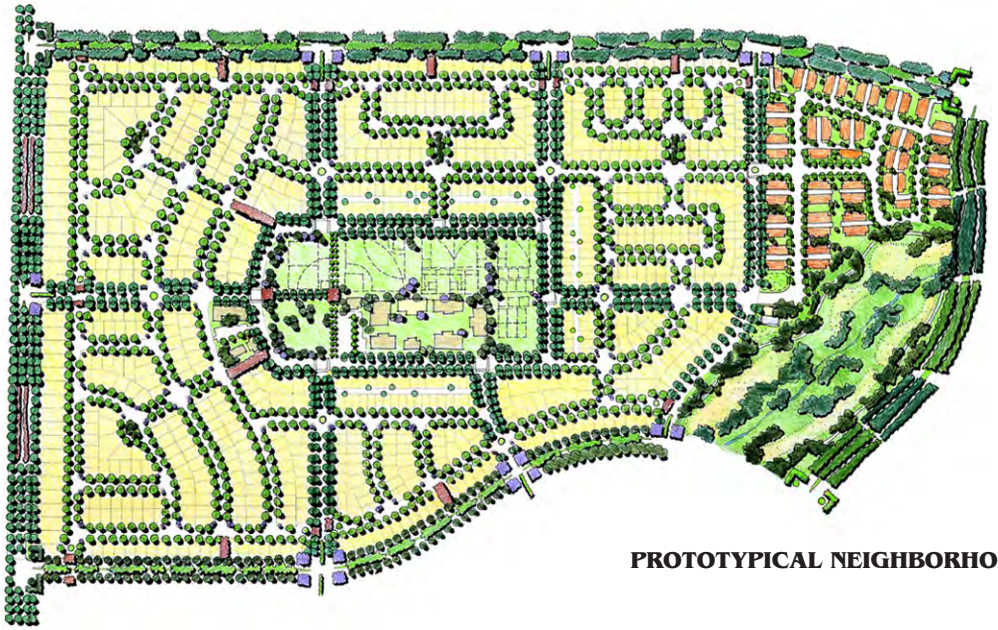
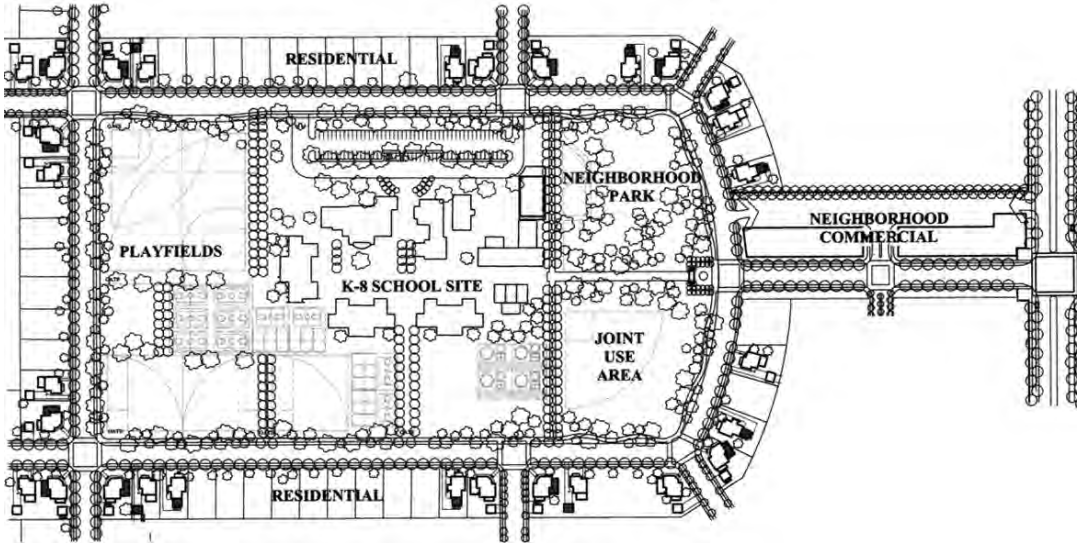
*Note: Site Planning requirements are applicable to projects where Tentative Maps have not been approved.

SITE PLANNING



PROTOTYPICAL NEIGHBORHOOD PLAN



PROTOTYPICAL NEIGHBORHOOD CENTER PLAN

SITE PLANNING

SITE PLANNING

The following elements represent the basic components of a neighborhood site plan, and are applicable to all parcels without an approved tentative map.

GENERAL REQUIREMENTS

- Each neighborhood site plan should express a unique sense of identity, with attractive, identifiable neighborhoods and a clear sense of entry, edges and center.
- Subareas within the neighborhood should also exhibit a sense of entry and focus. Subareas will vary depending on size, residential product type and relation to other community and neighborhood features.
- Site plans shall consider energy efficient, cost effective subdivision design; maximize access from housing to parks, greenbelts and other amenities; and discourage vehicular through-traffic.

NEIGHBORHOOD CENTERS

Neighborhood Centers, each containing a K-8 school and neighborhood park, are the focus of residential life at Mountain House. Site plans shall insure that Neighborhood Centers are:

- prominently located and efficiently linked to surrounding arterial roadways by collector and local streets,
- generally located within a 1/2 mile radius of all homes within the neighborhood,
- clearly linked to the pedestrian network, with multiple access points,
- connected to the community's transit system, as it develops, and
- designed so that neighborhood commercial areas are located close to Neighborhood Centers, on sites that offer visibility and access and are separated from school sites by the neighborhood park (see guidelines for commercial development).

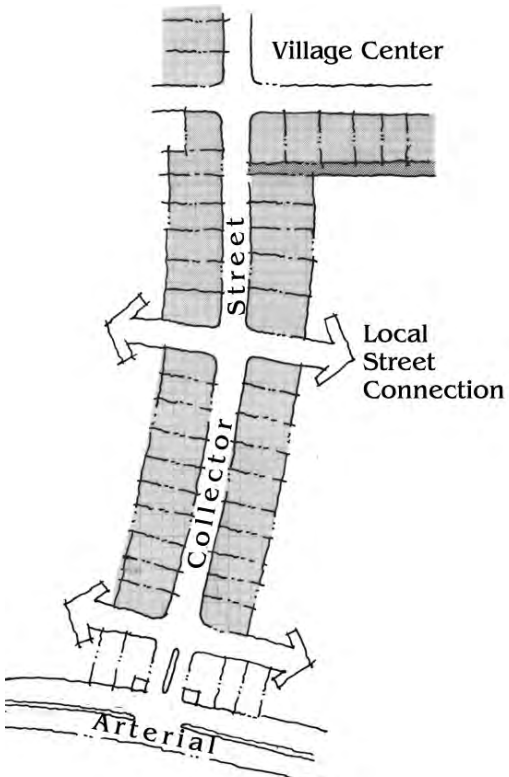
COMMUNITY FACILITIES

Community facilities such as schools, parks, transit stops, and commercial uses shall be located:

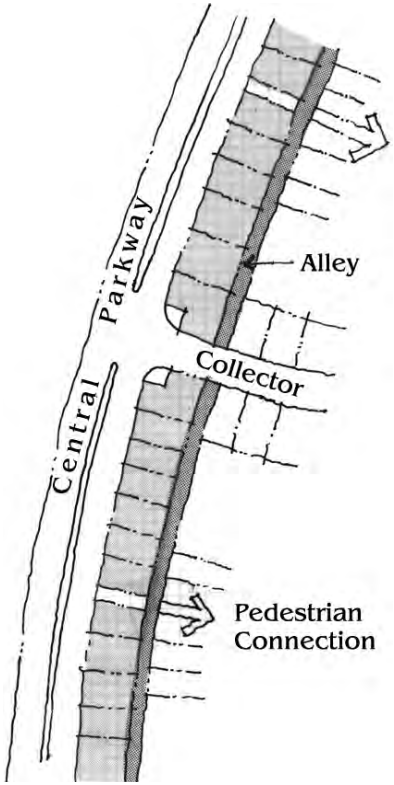
- on axis with neighborhood entries and/or Neighborhood Centers,
- in areas accessible to pedestrians, and
- in areas compatible with residential uses.

Parking lots for community facilities shall be designed as small areas located at the sides and rear of buildings and shall be heavily planted with shade trees (see guidelines for commercial development).

SITE PLANNING



LOTTING ON COLLECTOR STREETS



LOTTING ON CENTRAL PARKWAY

SITE PLANNING

NEIGHBORHOOD ENTRY PORTALS

Neighborhood Entry Portals shall:

- be located at all intersections of collector streets with arterials roadways,
- serve as the primary gateways to neighborhoods for both pedestrians and automobiles, and
- utilize landscaping, streetscape design, wall treatments, decorative paving materials, monuments, or other appropriate elements (see below).

RESIDENTIAL LOTTING

In general, site plans shall insure that:

- homes front onto all local and collector streets, and
- long streets with only side yard frontage are avoided.

Residential Lots On Arterials

Site plans shall insure that:

- no driveways provide direct access to individual homes from major arterial streets or any homes located within 30 feet of arterial streets at neighborhood entry portals, and
- street and lot layouts ensure frequent pedestrian connections between the neighborhood and arterial street pathways.

Residential Lots on Collectors

To reinforce the hierarchy and importance of collectors, site plans shall:

- maximize the number of homes whose primary entrance fronts onto the street,
- to the extent possible, provide that residences along collector streets should be alley-served or have deeply recessed garages to the rear with "Hollywood" or narrow driveways, and
- utilize paired drives to reduce curb cuts on collectors.

Residential Lots on Central Parkway

To reinforce the park-like and pedestrian-scaled streetscape of Central Parkway, site plans shall insure that:

- homes sited along Central Parkway convey a sense of grandeur,
- homes sited along Central Parkway front, or give the appearance of fronting, onto Central Parkway, with vehicular access provided from the rear alleys or streets,
- finish floor elevations are a minimum of three (3) feet above street elevations, and
- except for limited areas adjacent to neighborhood entry portals, or between buildings, no walls or privacy fences shall intrude on the open park-like quality of Central Parkway.

Residential Lots on Mountain House Creek or other Amenities

Site plans shall insure that:

- homes sited along Mountain House Creek or other parks, schools, golf courses, lakes or other public amenity areas are oriented to front onto the amenity whenever possible,
- architectural treatment, including porches, trellises, and trim details, should wrap around sides of the home facing the amenity, and
- fencing should be minimized along the amenity edge, and where used, should be decorative in character, and shall be masonry, vinyl or other durable material to be approved by the DRC.

SITE PLANNING

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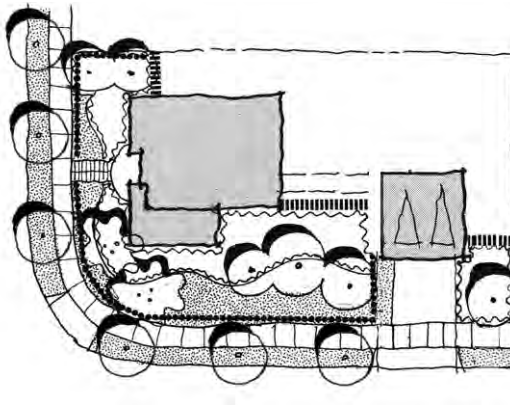


PROTOTYPICAL CORNER TREATMENT

Corner Lots

Corner lots provide a special opportunity to articulate street intersections and provide visual relief to the continuity of the residential street. Site plans shall insure that:

- corner lots shall be modified from the typical interior lot to take advantage of the additional side exposure,
- as practical, garages should be accessed from the side or rear and not from the primary facade,
- corner lot dimensions shall be a minimum of 5' wider than interior lots (see *County Development Title* for standards), and
- architectural elements such as porches, masonry, balconies and trellises should wrap around the corner of houses located on corners.

Small-Lot Products

Small-lot products, such as greencourts or autocourts, should be designed to reinforce the strong streetscape intended for all roadways in Mountain House. Site plans shall insure that:

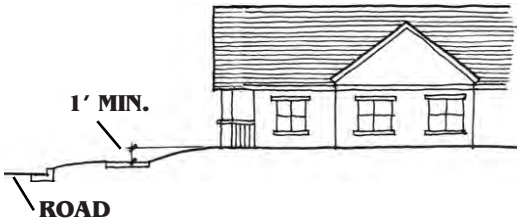
- architectural elements such as porches, masonry, balconies and trellises face all public streets and greenways,
- only decorative fencing is utilized where such fencing is visible from greenways, streets, shared driveways, and alleys.
- Entry drive elements common to a group of homes or cluster shall provide decorative paving between the street and building setback.

SOLAR ORIENTATION

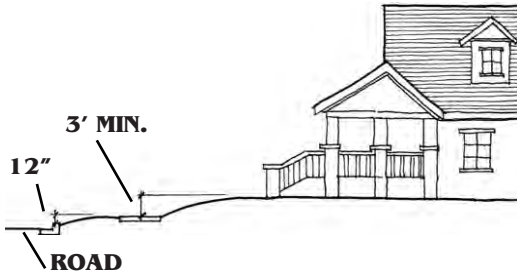
To maximize opportunities for future passive or natural heating or cooling in single family subdivisions, site plans should emphasize the following:

- Where possible, orient the long axes of houses east-west so that major glass and wall areas face north and south. When possible, place the garage on the east or west side.
- Incorporate landscape, especially deciduous trees, to provide seasonal cooling and solar access (see guidelines for residential landscape, below, and *Appendix D: Plant List*).
- Where feasible, orient primary living spaces and design residential landscape to receive direct sunlight during the winter months.

SITE PLANNING

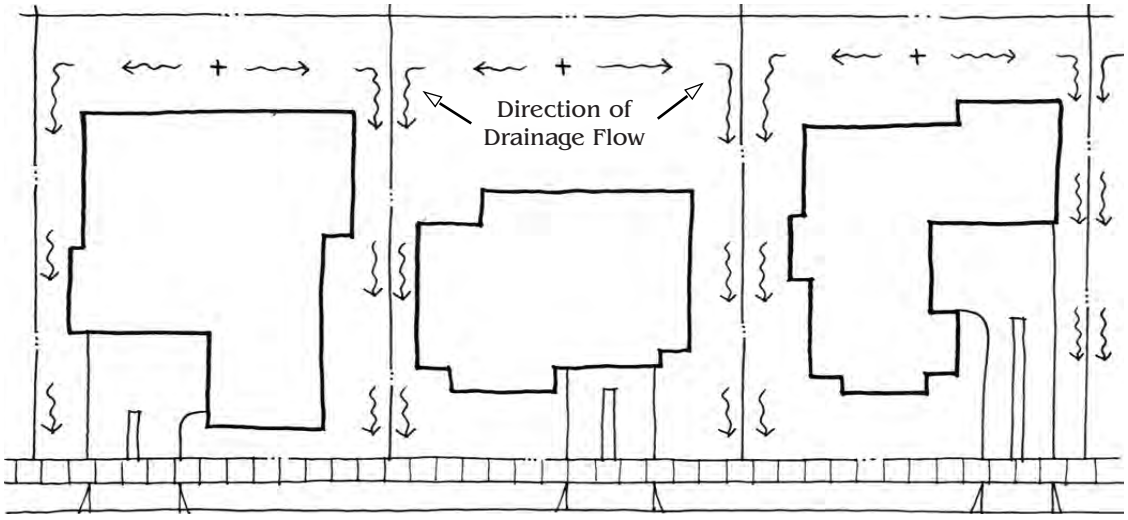


SECTION AT COLLECTOR/LOCAL STREET



SECTION AT CENTRAL PARKWAY

PROTOTYPICAL GRADING ON CENTRAL PARKWAY



PROTOTYPICAL GRADING AT RESIDENTIAL LOTS: PLAN VIEW

PROTOTYPICAL CENTRAL PARKWAY TREATMENT

SITE PLANNING

GRADING

Grading plans and practices shall:

- minimize distortion of the natural topography; protect and enhance the project's aesthetics; minimize risk to health and property from improper control of storm drain water runoff erosion and sedimentation; and provide for efficient construction operations,
- grade all site areas to ensure positive drainage,
- grade residential lots to direct storm water runoff towards public streets or easements,
- efficiently control erosion and sedimentation,
- ensure that perimeter grades adjacent to developed or other undeveloped properties match the adjacent grade, plus or minus 1/2 foot, unless the grade change is accommodated within a landscaped area,
- ensure that residential lots are graded in such a manner that the finished floor elevation is a minimum of 12" above the sidewalk and street curb,
- on arterial streets, set the top of curb 6" to 12" below the finished grade, as measured at the right of way line,
- design berms, channels and swales to appear as an integral part of the graded or paved surface, and designed with smooth transitions between changes in slope, and
- ensure that storm water runoff does not cross adjacent properties.

e-sacs adjacent to arterial streets and the Mountain House Creek Community Park.

- In order to maximize interconnections between all areas within neighborhoods, street and block lengths shall be generally limited to 800 feet for all local streets. A minority of streets within a neighborhood may exceed this length, providing that through-block, pedestrian connections occur

ROADWAY LAYOUT AND STREETSCAPE

OVERALL ROADWAY LAYOUT REQUIREMENTS

The layout of neighborhood roadways should establish a local street network that facilitates easy access within neighborhoods and contributes to an attractive residential setting.

- Pavement widths shall be minimized to the extent possible to reduce development and maintenance costs, to discourage speeding, and improve the visual appearance and scale of street corridors.
- Roadway layout should emphasize an interconnected grid, including pedestrian connections, that will allow for dispersal of trips throughout the neighborhood rather than concentrated traffic on major roads.
- Cul-de-sacs, if utilized, and local streets shall be oriented and designed to minimize travel distance to Neighborhood Centers for both pedestrians and automobiles. Pedestrian/bicycle connections shall be provided from local streets and the ends of cul-de-sacs adjacent to arterial streets and the Mountain House Creek Community Park.
- In order to maximize interconnections between all areas within neighborhoods, street and block lengths shall be generally limited to 800 feet for all local streets. A minority of streets within a neighborhood may exceed this length, providing that through-block, pedestrian connections occur at distances no greater than every 500 feet. In instances where proposed locations of through-block pedestrian connections are determined by the County Community Development Director and the MHCSD to be in conflict with the health, safety and welfare of future residents, such connections may be eliminated.
- All streets, except very low capacity streets in limited areas, shall provide sidewalks on both sides. Sidewalks on one side may be allowed on cul-de-sacs of ten or fewer homes, or where special site conditions apply.

OVERALL STREETSCAPE REQUIREMENTS

Street trees and plantings in parkway strips are critical to the creation of an attractive and harmonious landscape expression in Mountain House neighborhoods. The following requirements apply to all streets.

Street Trees

- Street trees shall be planted to produce a shaded pedestrian-scaled environment.
- Street trees shall be located in accordance with the "Neighborhood In-tract Landscape Guildlines" plans prepared for each Neighborhood.
- Street trees shall be installed per the MHCSD standards.
- Street trees shall be of a consistent height and form at time of planting.
- Street trees shall be centered in parkway strip.
- Spacing may vary slightly based upon lot width and driveway spacing.
- Street trees and trees in private areas near public walks or street curbs shall be selected to reasonably prevent damage to sidewalks, curbs, gutters and infrastructure.
- Tree species with invasive root systems shall not be allowed near water lines or sewer lines.
- Traffic safety sight lines shall not be obscured.
- See *Appendix D: Plant List* for approved plant material including street trees and lawn/groundcover for parkway strips.

ROADWAY LAYOUT AND STREETSCAPE

Grading

- Cross-slopes within parkways shall not exceed 4:1.

Maintenance and Irrigation

- Maintenance shall be carried out at regular intervals sufficient to promote plant health and appearance. See *Appendix E, Maintenance Standards*.
- Builder shall install an automatic irrigation for the parkway strip with sleeving beneath the sidewalk. See *Appendix B, Irrigation Standards*.
- Irrigation and maintenance of parkway strips shall be responsibility of the abutting homeowner.

Sidewalks

See below

Street Lights

See below.

Mail Boxes

See below

Traffic Control Signage

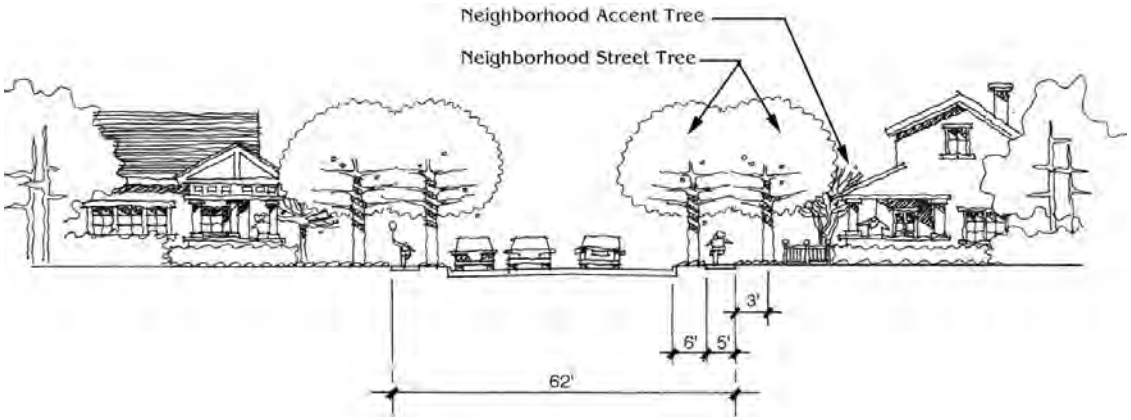
See MHCSD Development Standards

ARTERIAL STREETS

Arterial streets connect single family areas with the rest of Mountain House and, in many cases, form the edges of neighborhoods. They should:

- have frequent intersections with collector and local streets to provide convenient pedestrian and automobile access, and
- be linked to the pedestrian network by frequent connections (see below).

ROADWAY LAYOUT AND STREETSCAPE



COLLECTOR STREET: SECTION

PROTOTYPICAL COLLECTOR STREETS

ROADWAY LAYOUT AND STREETSCAPE

See *MHCSD Design Manual* and Development Standards for arterial streetscape and intersection criteria.

COLLECTOR STREETS

The design of collectors should create a network of heavily shaded tree-lined streets of a consistent character and treatment, that serve as the primary connection to Neighborhood Centers, Schools, commercial uses, public facilities and adjacent subareas.

Layout

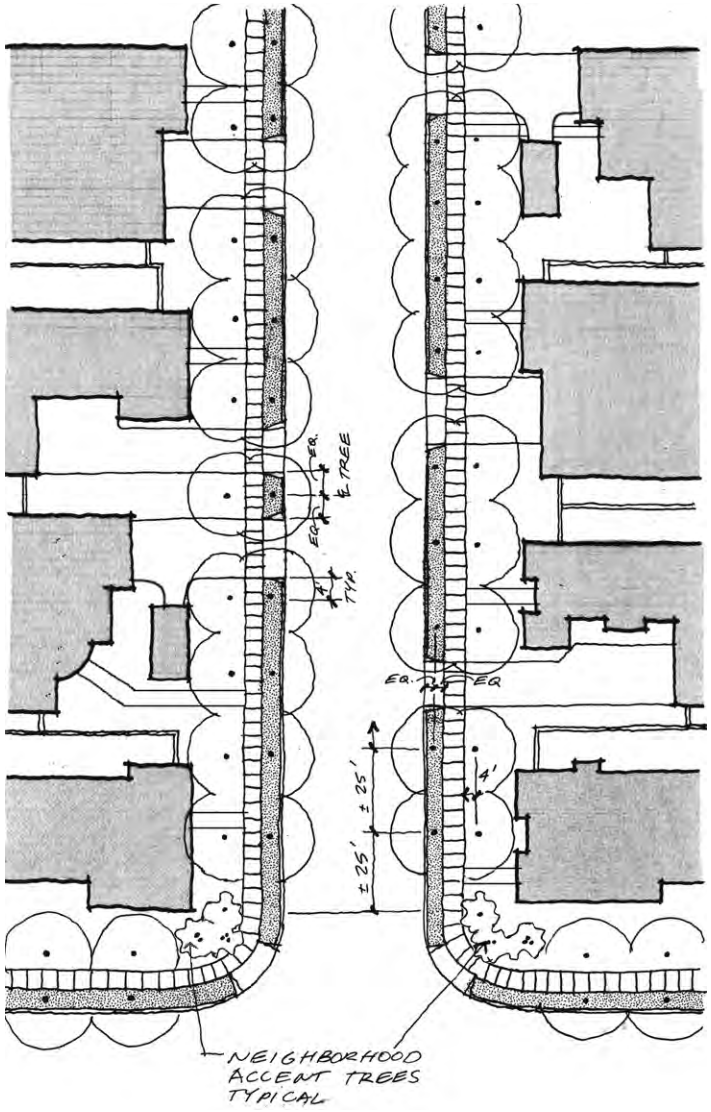
Collector streets should:

- link arterial streets with Neighborhood Centers,
- provide clear and convenient circulation routes for both pedestrians and automobiles,
- function as physical links between neighborhoods, and
- have numerous local street connections to disperse traffic and provide convenient pedestrian access.

Geometry

- Corner Radii: 30′ maximum (15′-20′ preferred).
- Bulb or bumpouts to reduce pedestrian crossing distances are encouraged where safety will not be impaired.
- Block lengths should be varied to limit monotony and discourage through traffic. Blocks should not exceed 800 feet in length and shall not possess long unbroken stretches of side yard elevations.

ROADWAY LAYOUT AND STREETSCAPE



PROTOTYPICAL COLLECTOR STREET: PLANTING

ROADWAY LAYOUT AND STREETSCAPE

Collector Street Trees

- On collector streets, a second tree shall be planted in the front yard of the same size and species as the primary street tree.
- Species: See *Appendix D: Plant List.*
- Size: 24" box, minimum.
- Spacing: double-row 25' O.C., typical.
- Neighborhood Flowering Accent Tree.

  A small group of the flowering accent trees designated for the neighborhood shall be planted at the intersection corner of all corner lots. These trees shall be planted at collector street intersections, and two trees at local street intersections. Trees should be planted as close as practical to the corner.

  Species: *See Appendix D: Plant List.*

  Size: 15 gal. minimum.

Parkway Planting Strips

- Shall be planted with lawn.
- Minimum width of planting area: 5 feet.

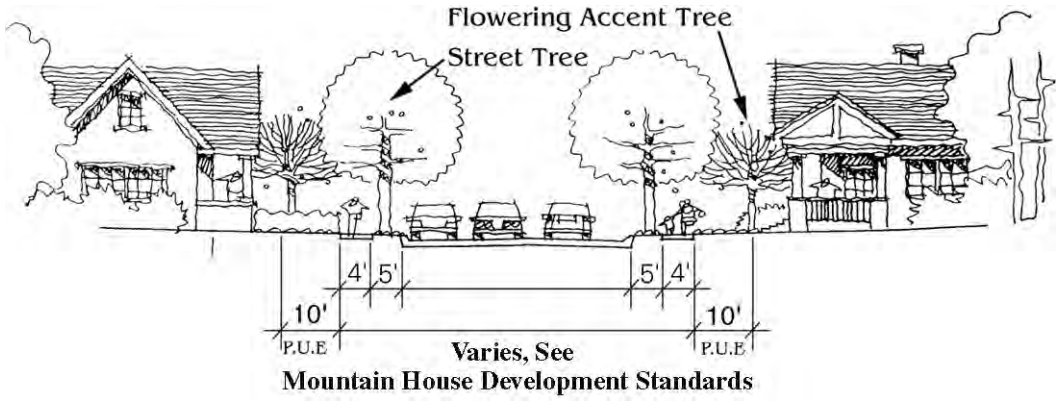
Curbs

- Shall be a vertical or roll type to conform to MHCSD Development Standards.

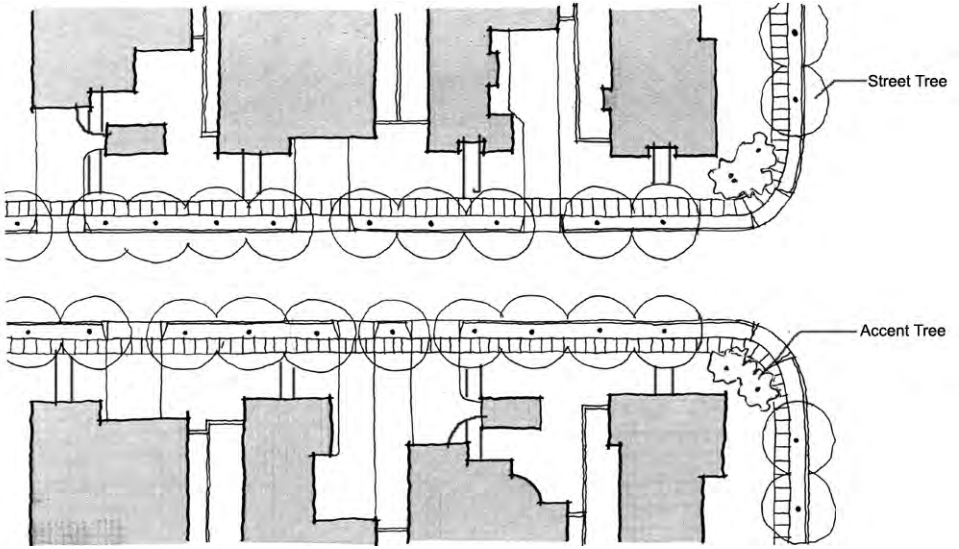
Medians

- 8' wide (minimum) medians shall be provided at all intersections of collectors with arterial streets, adjacent to neighborhood entries.
- Where provided, roadway median strips shall be graded with a crown height approximately 6" to 12" above the curb.

ROADWAY LAYOUT AND STREETSCAPE



LOCAL STREET: SECTION



LOCAL STREET: PLAN VIEW

LOCAL STREETS

ROADWAY LAYOUT AND STREETSCAPE

LOCAL STREETS

Layout

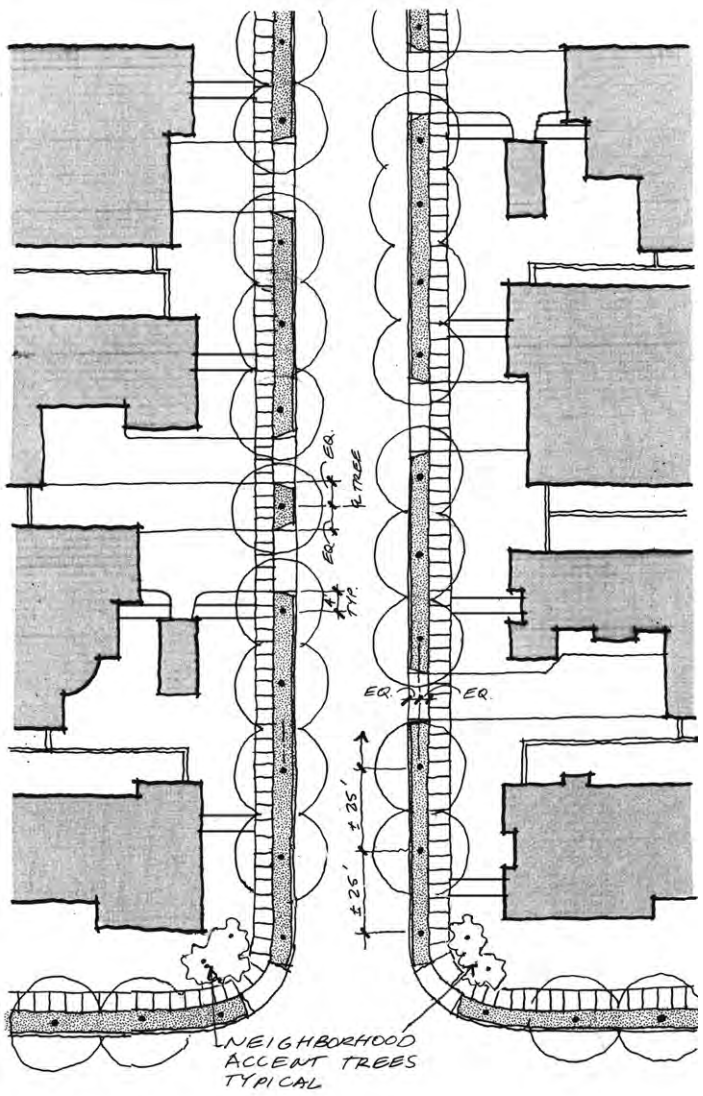
Local streets within neighborhoods shall be designed to disperse traffic and create a comfortable safe pedestrian environment. They shall:

- disperse traffic and create a comfortable pedestrian scale (either curvilinear, with frequent through-connections, or grid street patterns are acceptable within residential areas),
- discourage rapid, through-traffic and encourage pedestrian access by means of shorter block lengths and frequent intersections with other roadways, and
- to the extent feasible, shall provide frontage on Mountain House Creek Community Park.

Geometry

- The width of the right of way shall be the minimum allowed by the Master Plan to reduce the physical and visual scale of the street.
- Corner Radii: 20' maximum (15' preferred).
- Bulb or bumpouts to reduce pedestrian crossing distances are encouraged where safety will not be impaired.
- Block lengths should be varied to limit monotony and discourage through traffic. Blocks should not exceed 800 feet in length and shall not possess long unbroken stretches of side yard elevations.

ROADWAY LAYOUT AND STREETSCAPE



LOCAL STREET: PLANTING

Local Street Trees

- Species: See Appendix D: Plant List.
- Size: 15 gal. min.
- Spacing: Single Row, 25' O.C., typical.

Parkway Planting Strips

- Minimum with of planting area: 5 feet.
- Shall be planted with lawn.

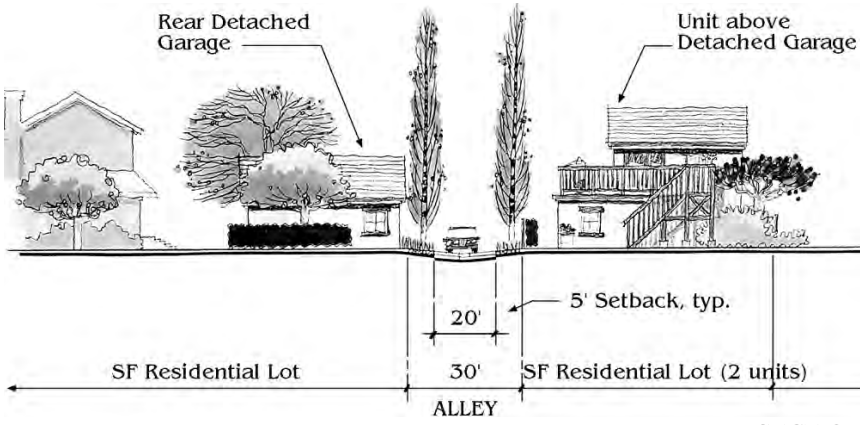
Curbs

- Vertical or roll type to conform to MHCSD Public Works standards.

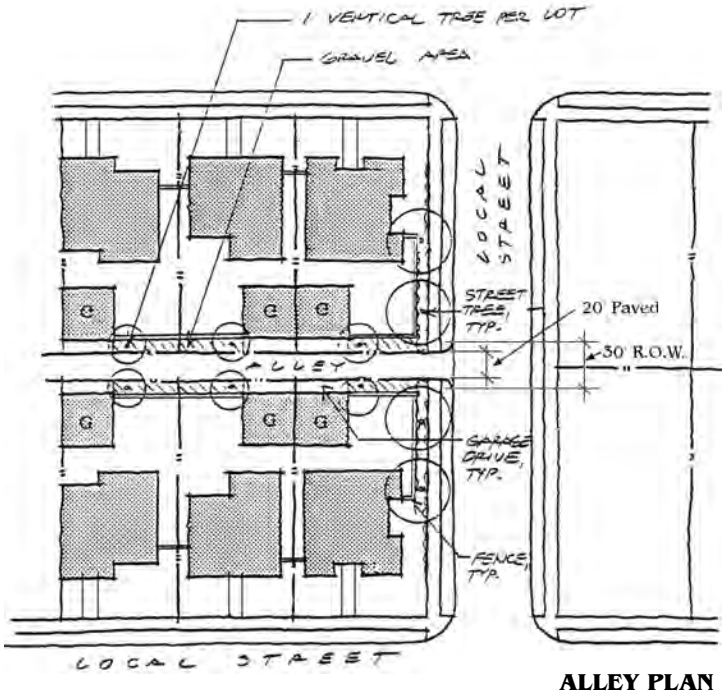
Neighborhood Accent trees

- Two trees, minimum, of the designated Accent tree species.
- 15 Gallon minimum.

ROADWAY LAYOUT AND STREETSCAPE



SECTION



ALLEY PLAN

ALLEYS

Layout

Alleys should be used to eliminate the need for garages, driveways and curb cuts along important arterial an collector streets. Alleys can also reduce the required width of streets by providing parking in the rear of residences. Where feasible, alleys are encouraged where they can serve:

- residential lots located at neighborhood entries and along Central Parkway or other important arterial or collector streets, and
- lots along collector streets, fronting Neighborhood Centers, pocket parks, or other important neighborhood streets.

Geometry

- Corner Radii: 20' maximum, 10'-15' preferred.
- Width: 30' maximum R.O.W., *See Mountain House Development Title.*

Trees:

- Species: *See Appendix D: Plant List.*
- Size: 15 gal. minimum.
- Spacing: One tree per lot, minimum

ROADWAY LAYOUT AND STREETSCAPE

Alleys: Continued

Groundplane:

- Location: Between rear-yard fences and road surface.
- Material: Lawn or groundcover or shrubs, *See Appendix D: Plant List*.

Garages:

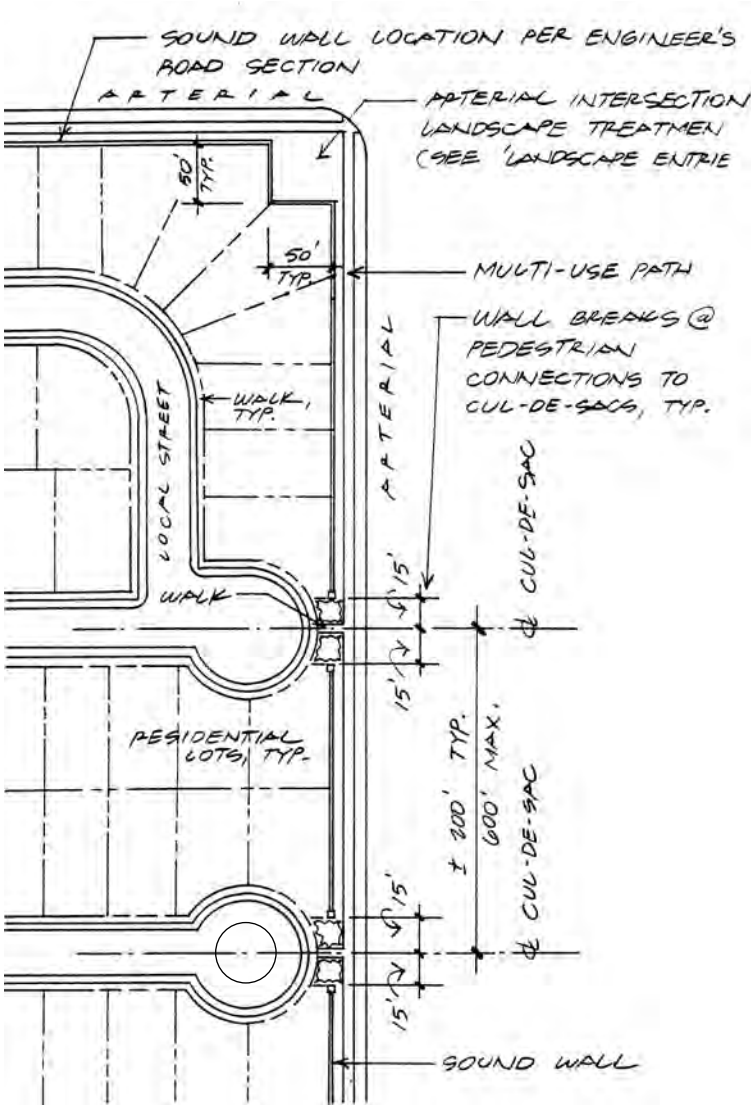
- At rear of residence, see *Chapter Four, Architectural Guidelines* for criteria.

Rear Yard Fences:

- Located at edge of rear property lines.
- See below for standards.

Curbs:

- Per MHCSD standards.



CUL DE SAC PLAN

ROADWAY LAYOUT AND STREETSCAPE

CUL-DE-SACS

Layout

Cul-de-sacs shall provide heavily shaded, pedestrian-scaled environments enlivened by pedestrian connections to trail networks and arterial streets. Where feasible, cul-de-sac ends should be located adjacent to arterial right-of-ways to allow convenient pedestrian access to the arterial street network.

Geometry

- Corner Radii: 20' maximum.
- Bulb or bumpout radii encouraged where safety will not be impaired.
- Length: 800' long maximum.
- Paving Diameter: *See Mountain House Development Title and MHCSD Development Standards*).

Trees Around Bulb

- Tree spacing around the Cul-de-sac bulb shall vary from the designated street tree to provide variety and a sense of destination.
- Species: *See Appendix D: Plant List and Neighborhood Intract Guidlines package.*
- Size: 15 gal.
- Spacing: Single-row, 25' o.c., typical.

Parkway Planting Area

- Shall be planted in lawn.
- Minimum with of planting area: 5 feet.

Driveways

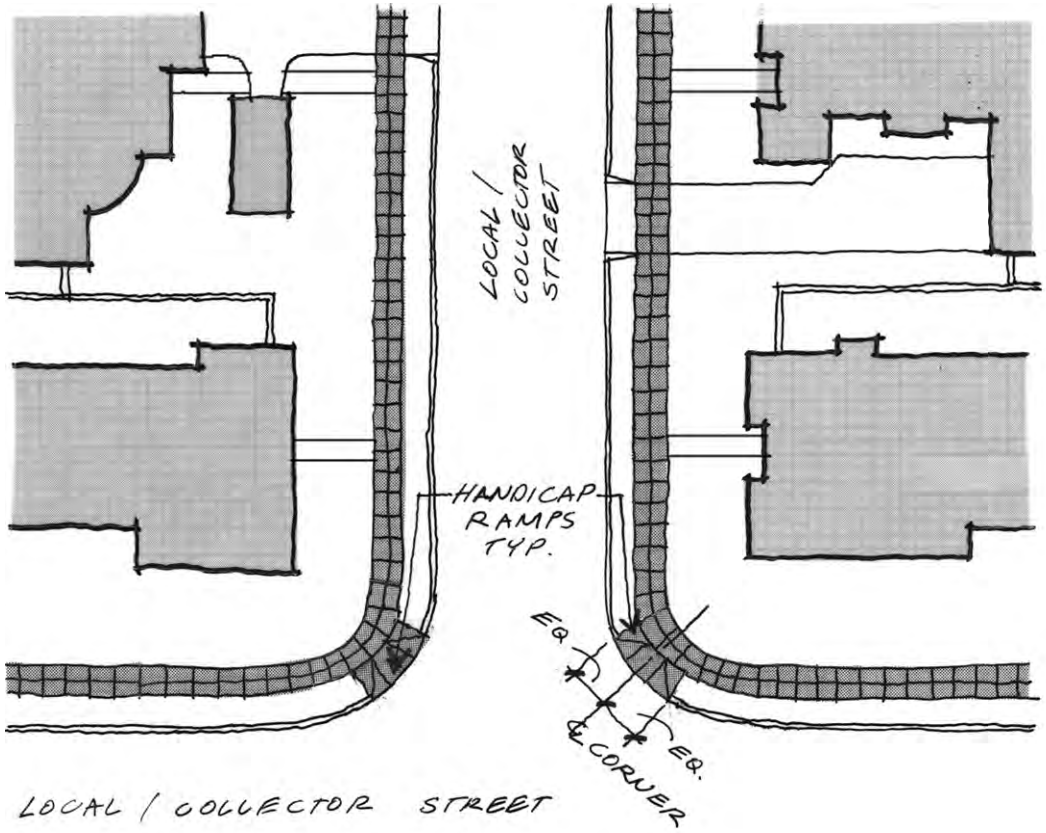
See below.

Curbs

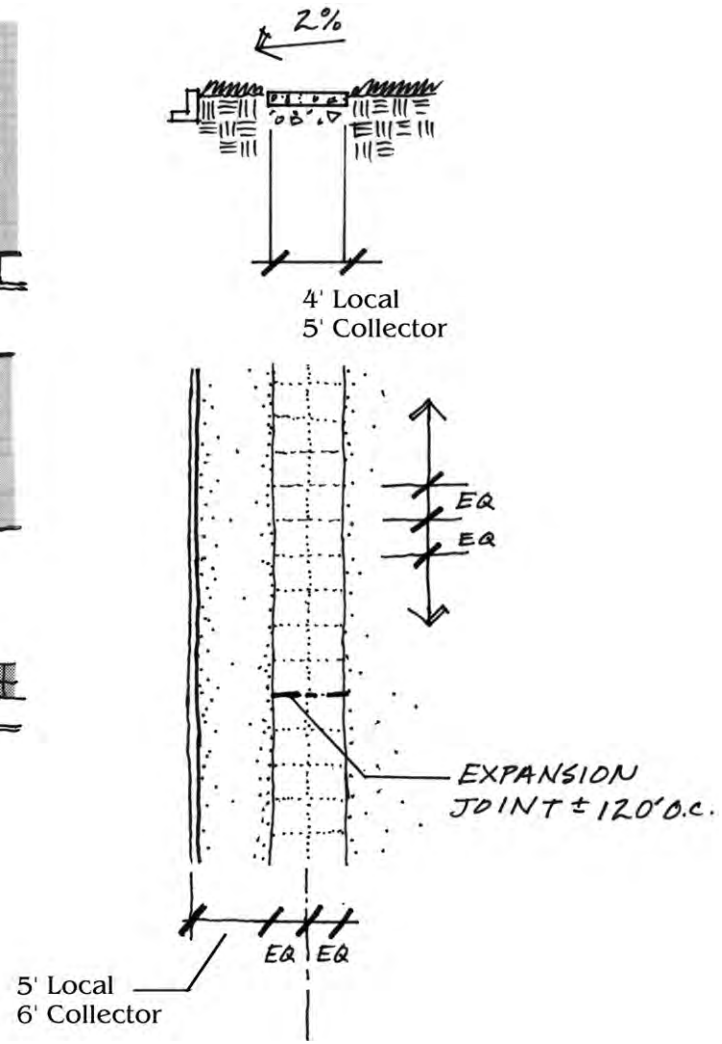
- Shall be a vertical or rolled type to conform with MHCSD Development Standards.

ROADWAY LAYOUT AND STREETSCAPE

CORNER AT LOCAL STREETS AND COLLECTORS



PROTOTYPICAL PLAN AND SECTION



** See Mountain House CSD Public Works Standards*

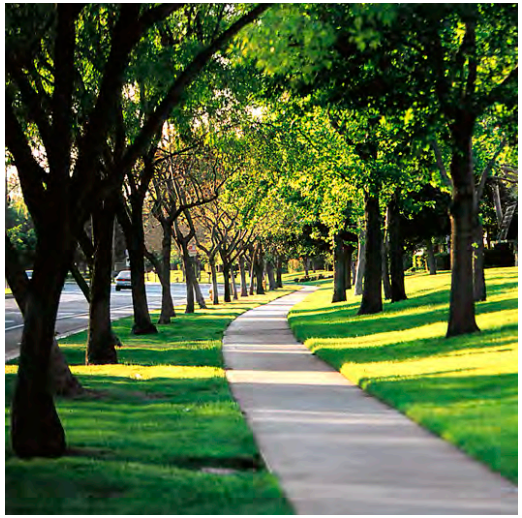
ROADWAY LAYOUT AND STREETSCAPE

PEDESTRIAN NETWORK

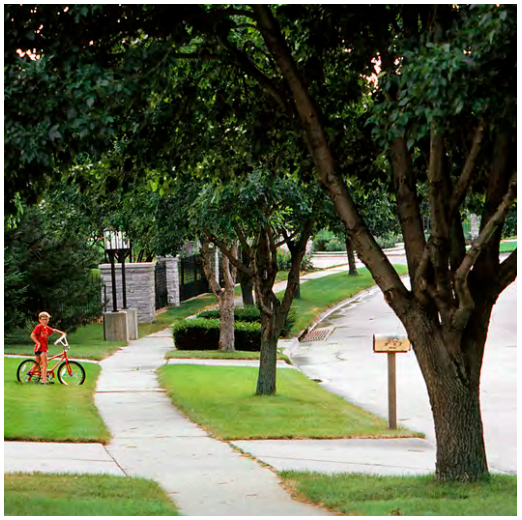
The pedestrian network should provide efficient pedestrian circulation throughout the community by a full range of facilities including:

- sidewalks,
- greenways,
- multi-use and park trails,
- connections from ends of cul-de-sacs to sidewalks of adjacent arterial streets,
- common walks through small-lot "green-court" subareas,
- connections to transit stops at Neighborhood Centers,
- pedestrian crossings, and
- pedestrian lighting and signage (see below).

ROADWAY LAYOUT AND STREETSCAPE



EXAMPLE: SIDEWALK ON COLLECTOR



EXAMPLE: SIDEWALK ON LOCAL STREET

ROADWAY LAYOUT AND STREETSCAPE

SIDEWALKS

Location

- 6′ clear from face of curb (collector streets).
- 5′ clear from face of curb (local streets).
- R.O.W. at back edge of walk.

Scoring

- Hand tooled joint pattern per *MHCSD Public Works Standards.*

Width

- Collector streets: 5′-0″.
- Local streets: 4′0″.
- Through-block connectors to arterial streets and at schools: 8′-0″, otherwise 5'.

Color

- Glare reduction, integrally mixed into concrete, per MHCSD Standards.

Finish

- Medium broom finish, perpendicular to the path of travel.
- Submit sample to Master Developer or construct a full-scale mock-up in field.

Grading

- 2% cross-slope, typical.
- All transitions shall be smooth and even.

Timing

- Sidewalks shall be constructed prior to the installation of front yard landscaping.

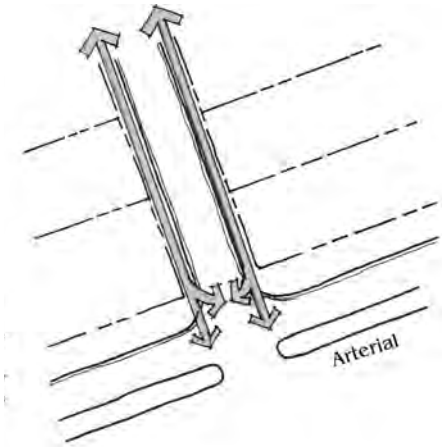
Handicap Ramps

- Refer to MHCSD Standards.

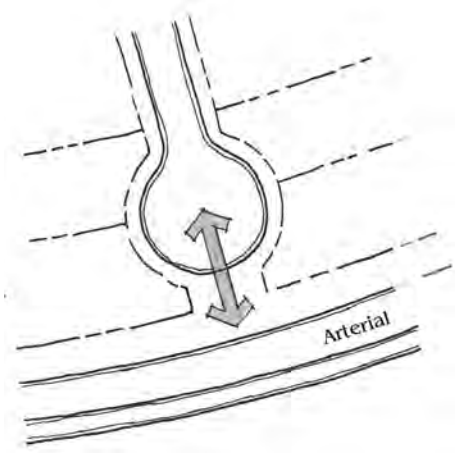
Prohibited

- Rock salt finishes.
- Exposed aggregate.
- Meandering layouts.

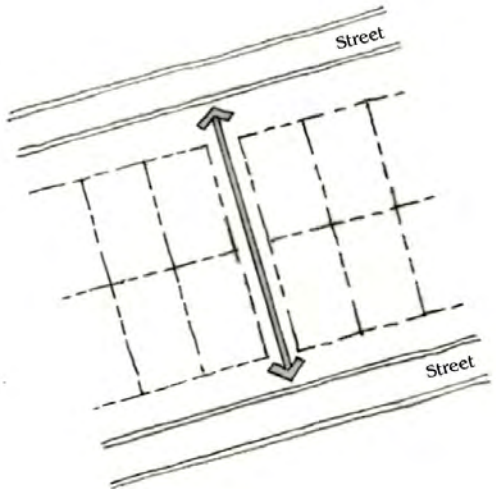
ROADWAY LAYOUT AND STREETSCAPE



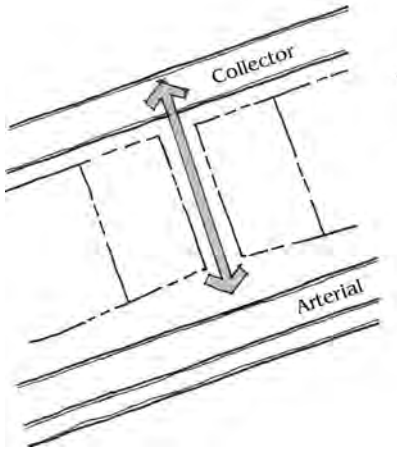
PEDESTRIAN CONNECTION AT SUBAREA ENTRIES ALONG ARTERIALS



PEDESTRIAN CONNECTION AT CUL-DE-SACS ALONG ARTERIALS



THROUGH BLOCK CONNECTION WITHIN NEIGHBORHOOD



PEDESTRIAN CONNECTION THROUGH BLOCK CONNECTIONS ALONG ARTERIALS/COLLECTORS

ROADWAY LAYOUT AND STREETSCAPE

PEDESTRIAN CONNECTIONS

Pedestrian connections shall:

- be provided at a maximum of 500 feet o.c.,
- occur at all cul-de-sacs adjacent to public streets (see MHCSD Design Manual),
- be clearly marked at entry points with signage, landscaping and pavement changes, and
- be a minimum 30' in width, with length not to exceed 250' (through-block connections adjacent to schools or exceeding 150 feet in length may require pedestrian lighting).

Community walls shall separate through-block connections from the adjacent residential properties.

PEDESTRIAN NETWORK LANDSCAPE

Flowering Trees at Arterial Street Connections

- Species: Purple Leaf Plum, Prunus cerecifera. *See Appendix D: Plant List.*
- Size: 15 gal min.
- Spacing: 12'-15' O.C., typical.

Flowering Trees within Neighborhood

- Species: Neighborhood Accent Tree *See Appendix D: Plant List.*
- Size: 15 gal min.
- Spacing: 12'-15' O.C., typical.

Flowering Groundcover

- Species: *See Appendix D: Plant List.*
- Size: 1 gal min.
- Spacing: 24" O.C. typical.

Clipped Hedge

- Species: *See Appendix D: Plant List.*
- Size: 5 gallon.
- Spacing: 36" O.C. maximum.

Walls

- "Finished" side of sound walls shall face the public walkway. *See MHCSD Design Manual.*
- Walls shall be planted with flowering vines.

Flowering Vines on Walls and Fences:

- Species: *See Appendix D: Plant List.*
- Size: 5 gallon.
- Spacing: 10' O.C. maximum.

Irrigation

See Appendix B: Irrigation Standards.

Maintenance

- Shall be carried out at regular intervals sufficient to promote plant health and appearance. *See Appendix E: Maintenance Standards.*
- Maintenance shall be the responsibility of the MHCSD.

RESIDENTIAL LANDSCAPE

RESIDENTIAL LANDSCAPE

Streetscapes, sidewalks, lighting, driveways, front yard plantings, mailboxes, fences, grading and signage shall be considered as part of a comprehensive system and integrated into a harmonious expression, consistent with the community and neighborhood landscape themes.

INSTALLATION AND MAINTENANCE REQUIREMENTS

- Builders are responsible for installation of streetscape plantings, front yard landscapes and individual automatic irrigation systems.
- All front yard landscapes and parkway strips shall be irrigated by an underground automatic irrigation system installed by the builder and connected to the homeowner's water service.
- All landscapes shall be carefully maintained to preserve Mountain House's image and value.
- Maintenance of front yards and parkway strips shall be the responsibility of the private homeowner or the builder. *See Appendix E, Maintenance Standards.*

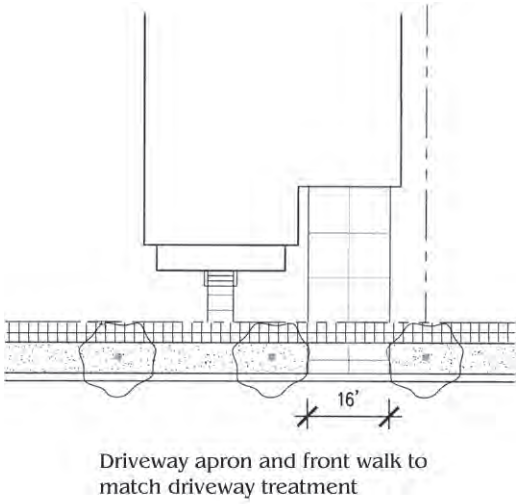
GENERAL PLANTING REQUIREMENTS

- Plantings shall create and define usable spaces and shall not be purely decorative.
- Plantings should highlight home entries, soften building edges, provide scale and define parcel edges.
- Plant palettes should be kept to a small number of dominant species.
- Planting plans shall avoid obvious conflicts with existing or future infrastructure.
- Specimen plantings are encouraged in areas of high visual importance.
- Plantings shall be of sufficient size to insure their viability and to meet the requirements of the community's streetscape program.
- *See Appendix D, Plant List.*

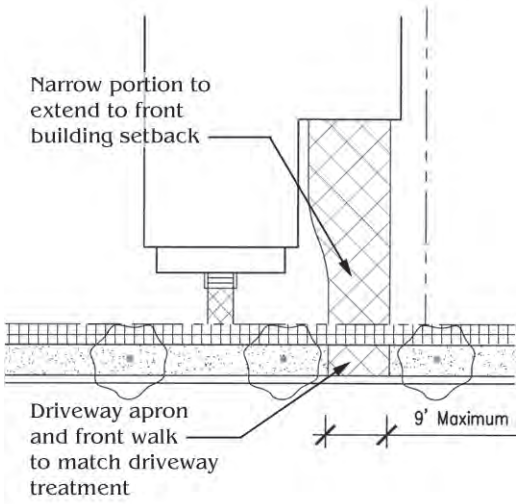
ENERGY AND WATER CONSERVATION

- Plant materials shall be water-conserving and drought resistant, and should emphasize native, long-lived species, well adapted to the Mountain House climate and/or reflective of the Central Valley's heritage.
- Planting should be grouped in zones that correspond to water requirements. Plants requiring higher water consumption should be used sparingly at areas of special importance such as entrances.
- Landscape irrigation should consist of micro-irrigation or low volume systems with low-angle spray heads and bubblers. Irrigation should be coordinated with planting zones and set to the lowest possible settings for plant health, with efficient control systems tied to local weather patterns (e.g., early morning or night watering to avoid evaporation and loss of water through wind).
- Landscape around homes should provide shade during the hot months. Deciduous trees should be planted on the southern, eastern, and western exposures of homes to save energy by providing shade in the summer and allow solar gain in the winter. Evergreen materials may be used for windbreaks.
- Vegetation should not be allowed to block sunlight from solar collectors; however, planting of deciduous trees is encouraged for shading south-facing windows in the summer months.

RESIDENTIAL LANDSCAPE

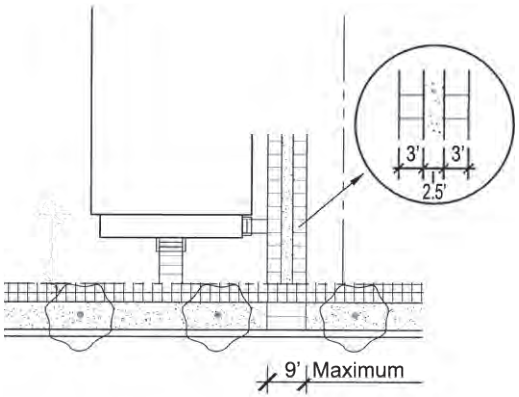


TYPICAL 16'-WIDE DRIVEWAY

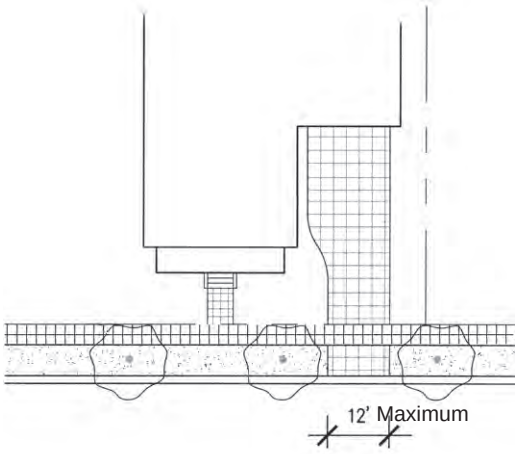


TYPICAL 9'-WIDE DRIVEWAY(PREFERRED)

PROTOTYPICAL ''HOLLYWOOD DRIVE'



TYPICAL 9'-WIDE 'HOLLYWOOD' DRIVEWAY(PREFERRED)



12' DRIVEWAY TREATMENT FACING SCHOOL AND PARK

PROTOTYPICAL FRONT WALKS

RESIDENTIAL LANDSCAPE

DRIVEWAYS

Residential landscape design shall minimize the visual impact of driveways and garages by such techniques as minimizing the number and width of driveways, utilizing alleys (see above), and maintaining the sidewalk as the consistent visual and functional element along the street.

See Chapter Four: Architecture for detailed requirements for garage placement and design.

PAIRED, NARROW DRIVEWAYS

Location

- Driveways shall be located to avoid conflicts with existing utilities.
- Driveways should be 'paired' to the extent possible to reduce curb cuts and points of conflict along streets. Use of shared driveways is encouraged.

Width

- Narrow, single width driveways (9' Maximum) accessing deep-recessed garages are preferred.
- 'Hollywood' drives are encouraged, consisting of paved 'drive strips' with either lawn or groundcover planting between.
- In addition to the above requirements, driveways around the school and parks, including mini-parks, shall be limited in width to 12' maximum, and "paired" to the extent possible.
- 16' wide driveways shall be limited to homes with shallow-recessed garages, unless specific product design or street conditions dictate otherwise. Homes with mid and deep-recessed garages *(see Chapter Four, Garage Treatments)* shall utilize narrower driveway options.

Form and Materials

- Driveways shall be constructed of scored, colored concrete, or other dark toned, non-reflective materials such as brick, stone or small pebble, exposed aggregate.
- Each home model shall have its own distinctive scoring pattern or other paving enhancement. Front walk scoring shall match the paving pattern of the same home's driveway (e.g. diagonal scoring); spacing may differ.
- Driveway materials, color and score pattern for the driveway apron shall be the same as the main driveway.

RESIDENTIAL LANDSCAPE

FRONT YARD

PROTOTYPICAL PLANTING DESIGN

FRONT YARD

PROTOTYPICAL FRONT WALKS

RESIDENTIAL LANDSCAPE

FRONT YARDS

Landscape designs shall create varied and unique garden-like front yards that are planted predominantly with flowering, drought tolerant species and unique rich materials. As possible, front yards shall be differentiated in form, materials and plant palettes from adjacent residences.

Variety of Plans

- Builders must provide a minimum of one unique front yard landscape design for each model.
- Designs shall be complementary to the architectural styles.
- Yard/garden designs shall emphasize spatial relationships of the house and the lot.

Front Walks

- Front walks shall be constructed of deeply toned, scored concrete, stone, concrete pavers, brick or other enhanced material.
- Fronts walks may be curved or straight or offset to complement the architecture, but should travel directly to street sidewalk.
- Front walks shall connect directly from the house entry to the public sidewalk.

Planting Palettes

- Plant palettes should be kept to a small number of dominant species, which are thematically harmonious with the architectural style of each home.
- Unique plant materials are encouraged as a means to differentiate yard areas.

Ground Plane

- Parkway strips shall be planted with lawn (see MHCSD Design Manual).
- Area of lawn shall not exceed 50% of total front yard (lower % preferred), including the parkway strip.
- Flowering, drought tolerant groundcovers are encouraged as alternatives to lawn.
- Shrub and groundcover areas shall be planted to ensure 100% coverage within two years.
- Size: 1 gal. minimum (5 gal. preferred) Spacing: 30" O.C. maximum.

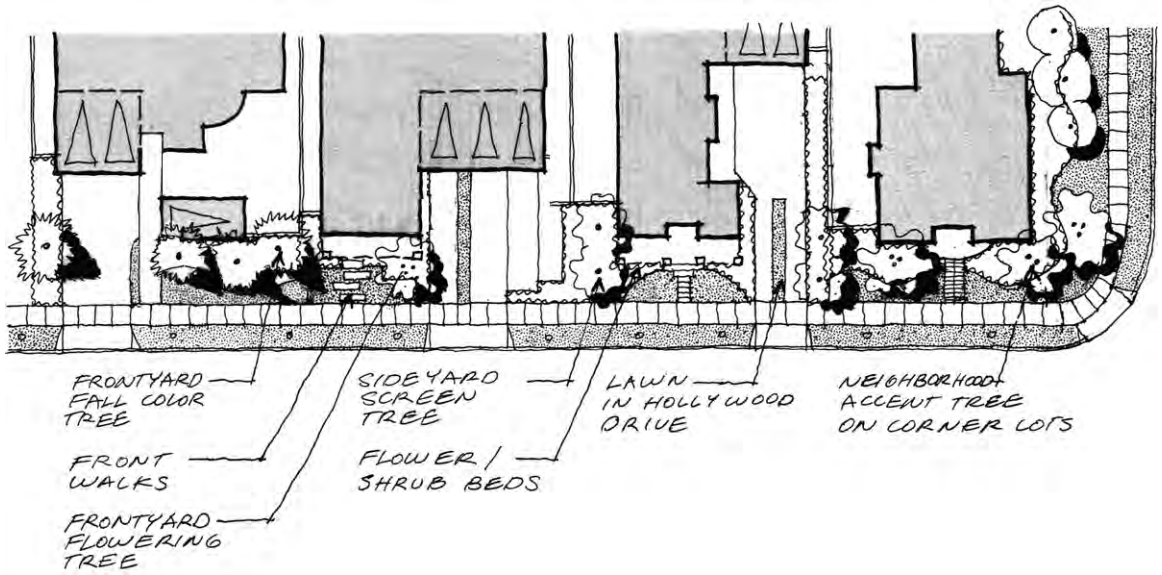
Trees

- In addition to required street trees, a minimum of one front yard tree shall be planted for lots 4,500 square feet or smaller (two are preferred), and a minimum of two shall be planted for lots greater than 4,500 square feet. Trees shall be located between the house and the street, not recessed within the sideyard.
- On collectors, a second street tree shall be planted within the private yard of the same size and species as the designated street tree. *See Appendix D: Plant List.*
- Flowering or fall color accent trees are encouraged to be planted in small groups or where feasible, across property lines to give the appearance of larger plant groupings.
- Size: Minimum of 15 gal., 24" box preferred.
- Species: *See Appendix D: Plant List.*

Hedges

- Hedges are encouraged as alternative to fences and to screen view of garbage, utilities, etc.
- Hedges shall consist of fast growing evergreen shrubs of 5 gal. size min., spaced 36" O.C. maximum.

RESIDENTIAL LANDSCAPE



FRONT YARDS

CORNER LOT

RESIDENTIAL LANDSCAPE

Vines

- Flowering vines are encouraged to be planted on all exposed areas of fences and architectural elements such as trellises, arbors and porte-cocheres.
- Vines are encouraged on side yard fences and trellises.
- Vines shall be planted on side-yard gate trellises.
- See below for corner lot treatments.
- *See Appendix D: Plant List.*

Grading

- No slopes shall exceed 2:1.
- Berms may be used to screen undesirable views, and emphasize architectural elements.

Irrigation

- All front yard landscapes shall be irrigated by a fully automatic underground irrigation system, connected to residence domestic water supply.
- Parkway strips shall be irrigated by each individual homeowners irrigation system. Sleeves shall be provided under sidewalks and driveways.

Installation and Maintenance

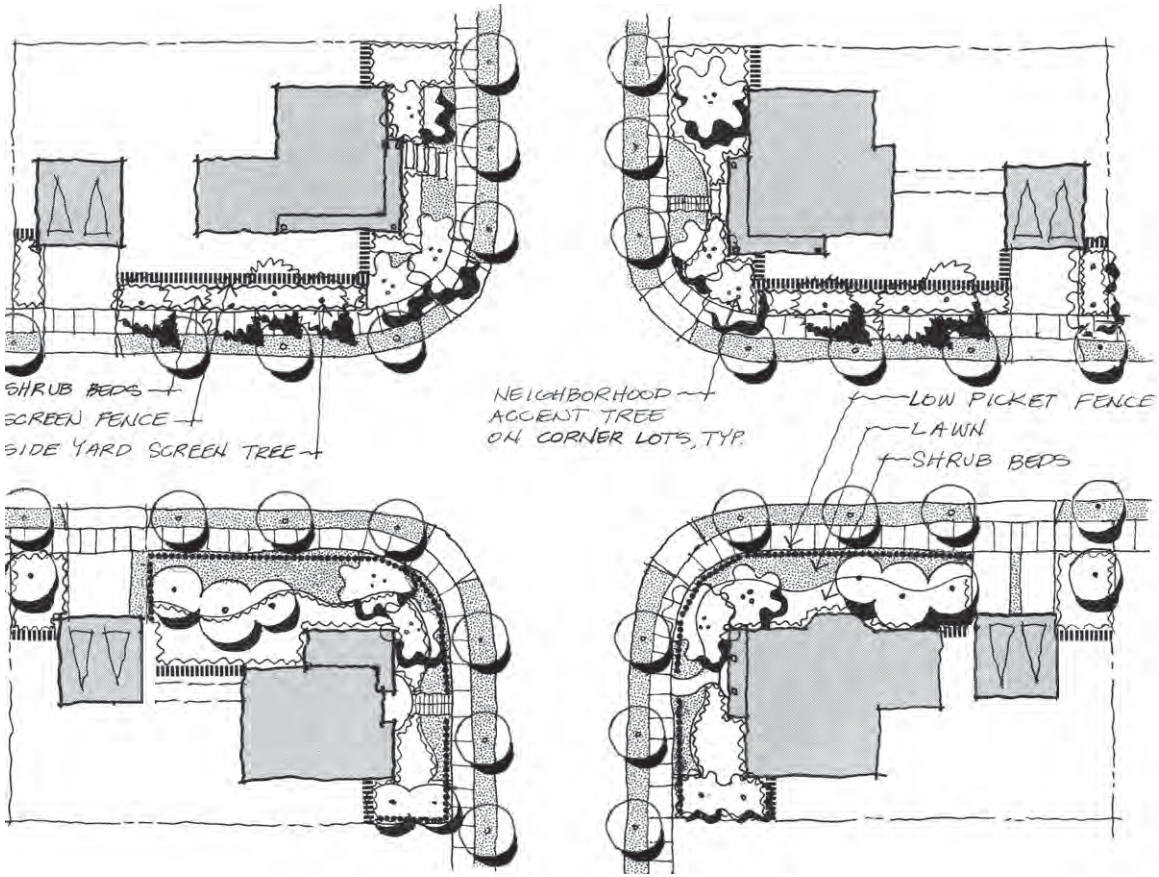
- Front yard landscapes shall be fully installed and irrigation system shall be fully functional prior to issuance of the certificate of occupancy.
- Homeowners shall be required to maintain front and side yard landscaping.

Prohibited:

- Colored rock or large expanses of gravel mulch.

RESIDENTIAL LANDSCAPE

PROTOTYPICAL PLANTING PLAN



PROTOTYPICAL CORNER LOT TREATMENTS

RESIDENTIAL LANDSCAPE

CORNER LOTS

Landscape designs shall take advantage of the additional street frontage of corner lots by softening the visual impact of side yard elevations. The above requirements for front yards apply to corner lots. In addition:

Flowering Trees

- Trees of the same species shall be planted approximately 15' O.C. along the side yard area between the sidewalk and fence or house, as applicable. Use of the designated neighborhood accent tree species is encouraged in these areas.
- Where feasible, the same species shall be planted on corner lots on all four sides of the intersection.

Vines

- Flowering vines shall be planted along all side yard fences and gate trellises.
- Size: 5 gallon.
- Spacing: evenly spaced, 10' O.C. max.
- *See Appendix D: Plant List.*

Groundplane

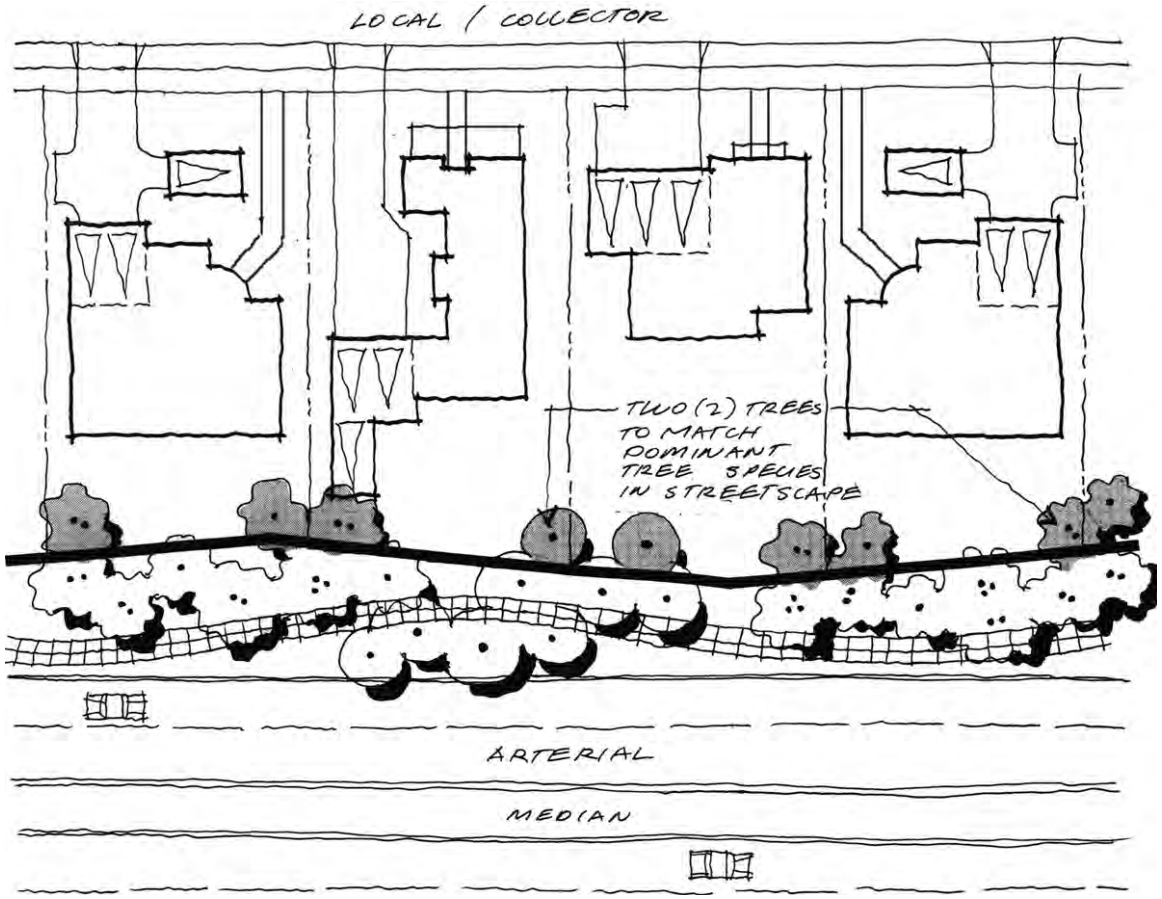
- Flowering groundcovers, perennials, or shrubs shall be planted between the sidewalk and fence or house, as applicable.
- Shrubs and groundcover areas shall be planted to ensure 100% coverage within two years.
- Size: 1 gallon, 30" O.C. maximum.
- Lawn shall not be planted adjacent to structures (buildings or fencing).

SMALL-LOT PRODUCTS

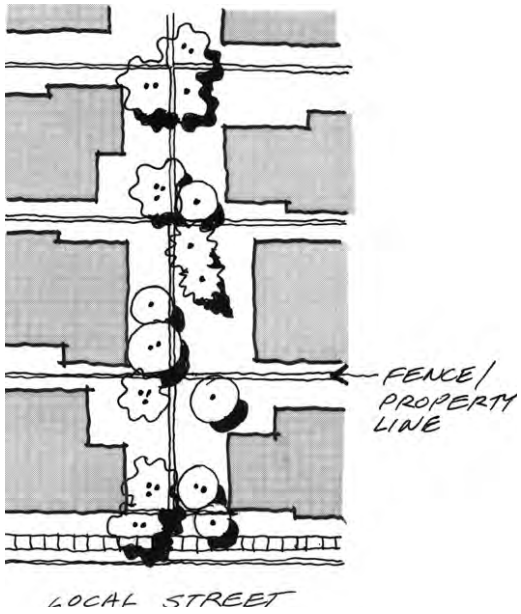
Small-lot products include clustered housing types such as greencourts, autocourts, or other configurations.

- Residential design shall insure that small-lot subareas maintain a high quality of public and private landscape, including the continuity of adjacent streetscapes and street tree planting.
- Where fencing is visible from streets, alleys, greenways, shared driveways, or other public areas, it shall be decorative in character.
- Landscape planting shall be used to screen views and provide privacy between adjacent units. This may include trees to block views between upperstory windows.
- Common Greenways shall be landscaped as a single expression, with uniform elements of trees and flowering groundcovers and shrubs.
- A minimum of one tree per home is recommended for greenways. Species may be selected from the recommended palette for front yards or, for more columnar species, from the recommended palette for alleys *(see Appendix D: Plant List).*
- Entries to autocourts, greenways, or alleys may be emphasized by special planting along streets and alleys, for instance by use of the neighborhood accent tree. However, such planting should not result in a reduction of the street tree planting.
- Shared driveways serving primary building entries must utilize enhanced paving materials such as unit pavers or colored, scored concrete.
- Paved areas should be the minimum required for circulation. Landscape shall be emphasized, especially to indicate vehicular and building entry points.

RESIDENTIAL LANDSCAPE



REAR YARD PLANTING FOR LOTS ADJACENT TO ARTERIALS



INTERIOR LOT PLANTING

RESIDENTIAL LANDSCAPE

REAR YARDS

Landscape design of rear yards shall screen rear home elevations from adjacent arterial streets, create privacy from other adjacent residences and encourage the creation of private rear yard tree plantings.

Lots Adjacent to Arterial Streets:

- For these lots, two trees shall be planted within 5'-0" of the rear property lines. The trees shall be of the same species and size as the dominant tree species in the arterial streetscape. See Neighborhood Intract Landscape Guidelines.
- The individual homeowner shall maintain the trees in a healthy and vigorous condition. *See Appendix E: Maintenance Standards.*

Interior Lots

- Owners of interior lots are encouraged to plant a minimum of one shade tree within 5'-0" of the rear property lines. The trees shall be from the recommended plant list. *See Appendix D, Plant List.*

Fences

- *See Site Furnishings, below.*

Porches and Trellises

- Porches and trellises are encouraged as a graceful transition from house to garden.
- They shall be planted with flowering vines, S*ee Appendix D, Plant List, Vines.*

Prohibited:

- Trellises/Gazebos or other structures exceeding 15'-0" in height placed adjacent to the rear or side property lines without special approval of the DRC.
- Wire fencing.
- Aluminum structures.

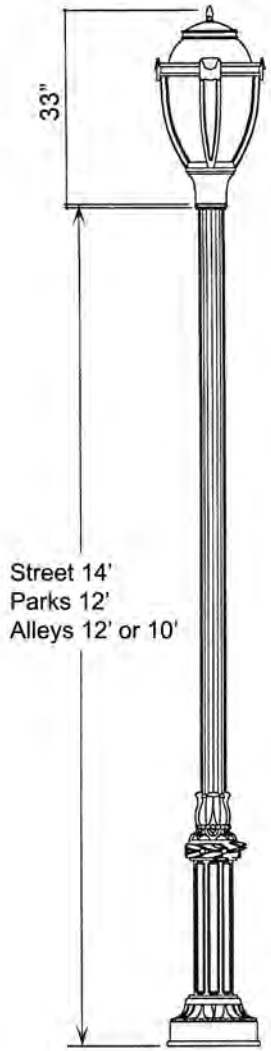
SIDE YARDS

Side yards should be viewed as an opportunity to create unique solutions and shall be articulated with flowering trees and more detailed fencing when visible from public areas.

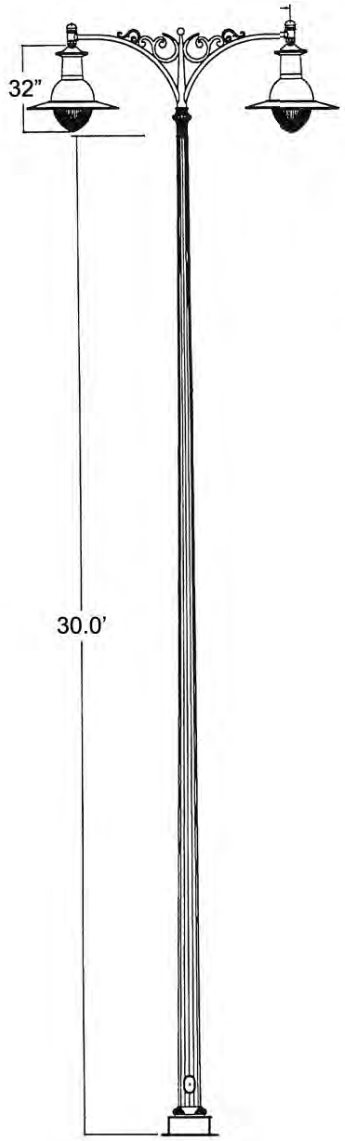
UTILITIES AND SERVICE AREAS

- Utilities and services shall be placed underground or in areas not visible from streets or homes. Above-ground utilities must be adequately screened with landscaping, with meters placed out of site (behind fences, etc.).
- Trash receptacles for single-family residential dwellings shall be screened by enclosures or landscaping and concealed from view. All enclosures shall be landscaped with a combination of trees, shrubs and/or vines.
- Enclosures shall be compatible with the building architecture and shall be constructed of masonry or other permanent materials.
- Gates shall be of solid construction, and shall entirely block the view of the trash receptacle.
- Design and location of all utilities and infrastructure must be coordinated with the civil engineer, landscape architect, and architect.

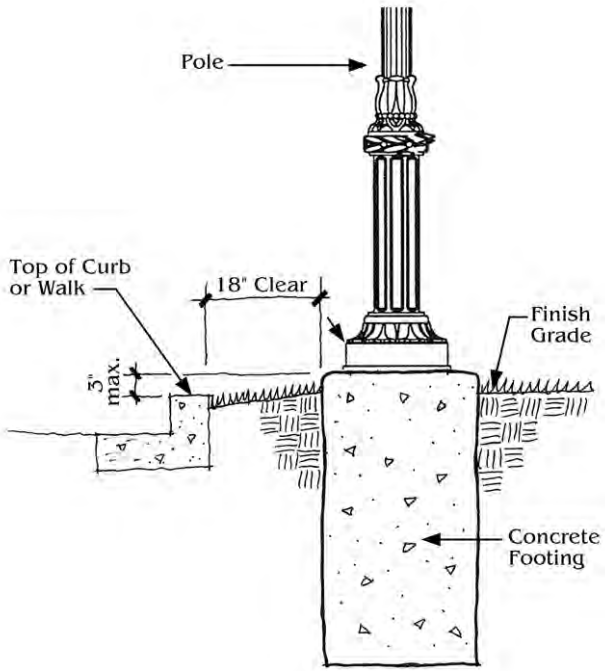
LIGHTING



LOCAL/COLLECTOR POLE AND LUMINAIRE



ARTERIAL POLE AND LUMINAIRE



PROTOTYPICAL POLE AND FOOTING INSTALLATION

LIGHTING

GENERAL LIGHTING REQUIREMENTS

- Site lighting shall provide sufficient levels of ambient light to create a safe and pleasant environment.
- Lighting fixture types shall differentiate use areas, emphasize community amenities, provide continuity along street corridors and ensure the safety of residents.
- To the extent possible, street lighting should be minimized, with light concentrated at intersections.
- All sources of light shall be concealed and be directed downward. Street lighting shall be directionally shaded to reduce off-site fugitive light and glare.
- Light fixture heights shall not exceed the maximum heights indicated for the specific application, including base supports.
- Exterior lighting shall be shielded to minimize direct glare and reflections.

Prohibited:

- Exposed Lamps,
- Blinking, Flashing Lights except at pedestrian crossings,
- Lights of Unusually High Intensity,
- Low Pressure Sodium Lamps,
- Variations from Standard Fixtures and Lamps, and
- Exposed Galvanized Finishes.

STREET AND ALLEY LIGHTING

Arterial

Luminaire: Lumec Renaissance Series with photocontrol.

Mast Arm: Antique Street Lamps, 4' Aluminum.

Pole: Union Metal fluted tapered steel.

Pole Height: 30'.

Finish Color: Powder Coat Black

Placement:

- Centered in median, equally spaced.
- In side parkway strips, opposite spacing.

Local/Collector Street/Alley

Luminaire: Lumec Nostalgia Series with photocontrol.

Pole: Union Metal.

Pole Height:

Fourteen (14) foot pole (streets).

Twelve (12) foot pole (parks).

Ten (10) or twelve (12') foot pole (alleys).

Base: Cast Aluminum Pedestal.

Lamp:

Streets: 100w Metal Halide.

Parks: 70w/50w Metal Halide.

Alleys: 50w Metal Halide.

Finish Color: Luminaire: Black.

Pole: Powder Coat Black.

Placement Options:

- Regular spaced along collector streets.
- Alternating.
- At intersection corners only.

Spacing: Spacing varies.

** See MHCSD Standards Specifications for detailed information.*

LIGHTING

UP-LIGHT

UP-LIGHT

SPOTLIGHT

BOLLARD LIGHT

GROUND/PATH LIGHT

LIGHTING

PEDESTRIAN LIGHTING

Pedestrian lighting shall provide attractive, low-level lights along pedestrian corridors, ensure the safety of residents and reinforce the pedestrian scale of the community.

Location:

- Along primary pedestrian pathways.
- Pathway intersections with arterial streets.
- At pedestrian bridge crossings.
- Parks or other special high use areas.
- All light fixtures shall be unobtrusive and source shall be low glare and hidden from view.

BOLLARD LIGHTS

Manufacturer: Hadco - Illuminated Bollard

Lamp: 50W Metal Halide

Maximum Height: 36 inches

Finish Color: Black Powder Coated

Spacing; Varies, 25 to 100 feet

PEDESTRIAN CROSSWALK LIGHTS

Manufacturer: Guardco, Lightguard Smart Crosswalk System

Location: at non signalized street-crossings

LANDSCAPE AND SIGN LIGHTING CRITERIA

General

- Sign lighting shall be understated and not call undue attention to the sign features. To the extent possible, sign lighting should rely on ambient lighting.
- Ground mounted fixtures shall be durable and integrated into the sign base or adjacent landscaping.
- Fixtures shall be unobtrusive and the light source hidden from direct view.

Location:

- Entry walls and monuments.
- Specimen plantings.
- Town Center street trees.

Manufacturer: Kim, Guardco, Bega, or equal.

Model:

Flush Mount/Wall Wash:
Kim LTV or 5100 Series or equal.

Above-ground Spot/Flood Lights:
Guardco Designer Spotlight, or equal.

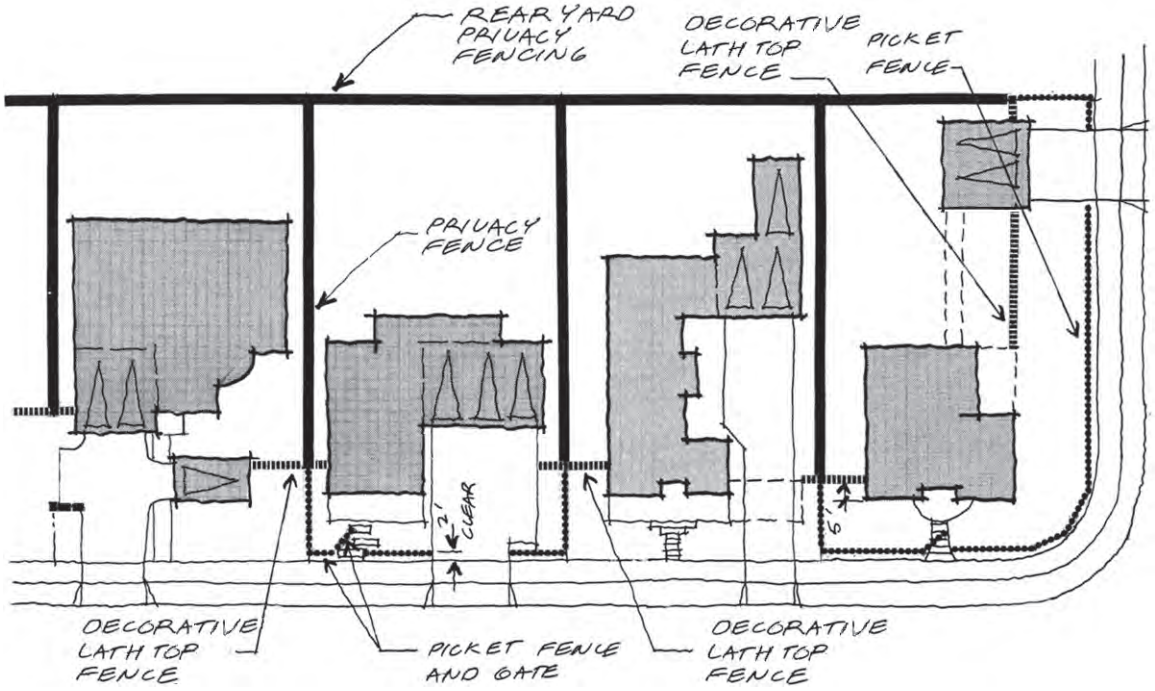
Ground/Path Light:
Bega #8714MH, Single Port or equal.

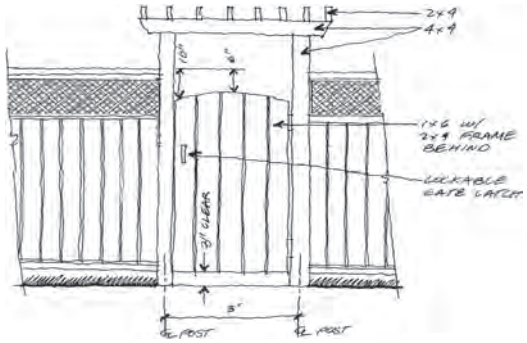
Finish Color: Flat Black powder coat for elements visible from public areas.

Screening: Required for above ground fixtures.

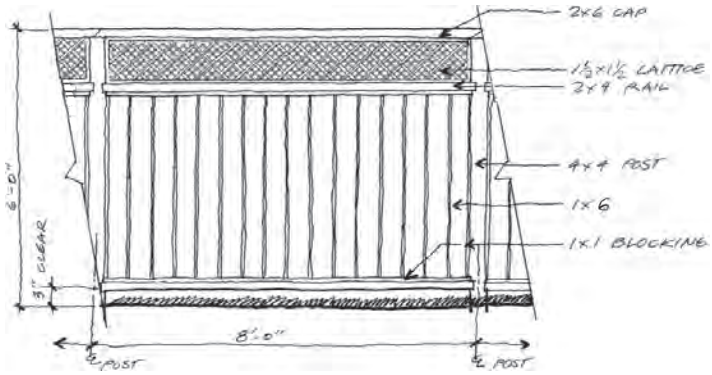
SITE FURNISHINGS

PROTOTYPICAL FENCE LOCATIONS

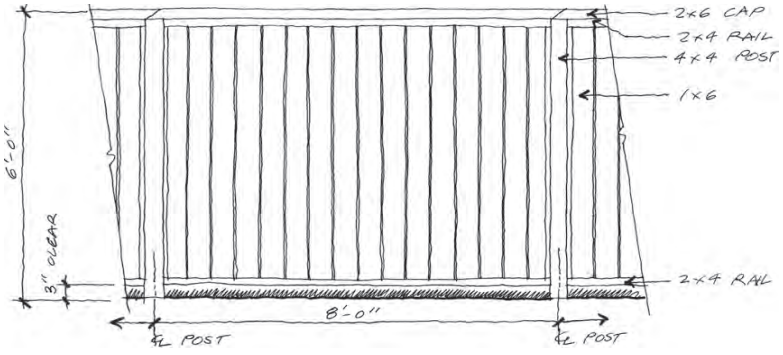




SIDE YARD GATE



DECORATIVE LATH TOP FENCING FACING PUBLIC AREAS



INTERIOR PRIVACY FENCING (NOT VISIBLE FROM PUBLIC AREAS)

SITE FURNISHINGS

PROTOTYPICAL PICKET FENCE

FENCES AND WALLS

Privacy fences shall be discrete elements between residential parcels and should be softened with flowering vines. Fencing along corner lot side yards shall minimize the 'overlap' of the house.

Side Yard and Interior Privacy Fence

Heights and Location:

- 6' high maximum, centered on property lines. Fences shall not project above sound walls.
- 5' minimum setback from front facade of residence. 5' minimum from sidewalk.
- Decorative fence planted with vines shall be located in all areas visible from public areas.

Materials and Finish:

- Redwood or cedar, natural wood, clear or earth tone stain.
- Hardware - Black powdercoat or hot dipped galvanized painted with 2 coats of black enamel paint.
- Vinyl systems may be considered on a case-by-case basis. Style and color to replicate required appearance.

Footings:

- Concrete, 18" deep, min.

Gates:

- Shall be a maximum of 5' high.
- Shall have trellises above.
- Shall be a maximum of 3' wide.

Vines:

- Flowering vines shall be planted along the fence for all areas visible from the street.
- Spacing: evenly spaced, 10' O.C. max.

Picket Fences

Picket fences are encouraged for appropriate house styles.

Heights and Location *(see Development Title)*:

- 3'-6" high maximum, 2'-0" clear from back of walk, typical.

Materials and Finish

- Vinyl or similar durable fence that simulates the appearence of traditional wood fencing. (e.g., Bufftech, 1-800-333-0569).
- Hardware- Black powdercoat or hot dipped galvanized painted with 2 coats of black enamel paint.

Footings

- Concrete, 18" deep, min.

SITE FURNISHINGS

Picket Fence Gates

- Shall be a maximum of 3' high.
- Trellises above gates are encouraged.
- Shall be a maximum of 3' wide.

Vines

- The planting of flowering vines is encouraged on all public edges of the picket fence.

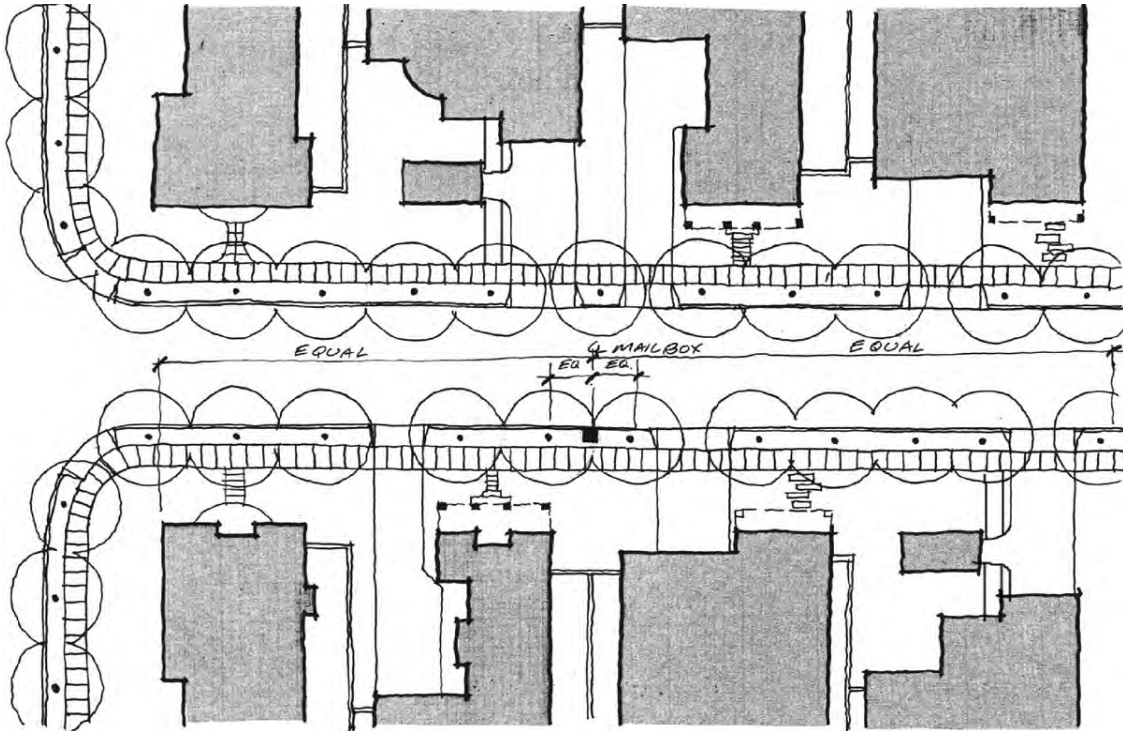
Masonry Walls and Retaining Walls

- Walls to match community wall *(see MHCSD Design Manual)* or building architecture.
- The unfinished (back) side of community walls visible from public areas shall be planted with flowering vines, evenly spaced, 10' O.C. maximum.
- All retaining walls are subject to DRC review and approval in terms of placement, design, materials, color and long-term maintenance requirements.

Fencing Visible from Public Areas

- All fencing visible from arterial streets shall be masonry walls to match the community wall (see MHCSD Design Manual) or vinyl fencing to be approved by the DRC.

PROTOTYPICAL MAILBOX LOCATION



- All fencing adjacent to Mountain House Creek, any public park, or Central Parkway shall be decorative masonry, wrought iron, vinyl or other durable material to be specifically approved by the DRC.
- Fencing or walls adjacent to Central Parkway shall be minimized, and only located to screen rear yard areas. Fencing shall not overlap the facade facing the Parkway.

SITE FURNISHINGS

MAILBOXES

- Mailboxes shall be installed in conformance with Postal Service requirements.
- Mailboxes shall not become a dominant visual element and should blend in with the overall streetscape.
- Mailbox design shall be consistent with the designated mailbox for the community.

Location

- Mailboxes shall be located, on a concrete pad facing the sidewalk, convenient to the homes being served.
- Mailboxes shall not be located where any obvious conflicts with utilities, pedestrian circulations or sight lines may occur.

Manufacturer

Custom Home Accessories.

Regency Collection - "Edward" with "Flame" finial.

Specify 8, 12, 13 or 16 boxes.

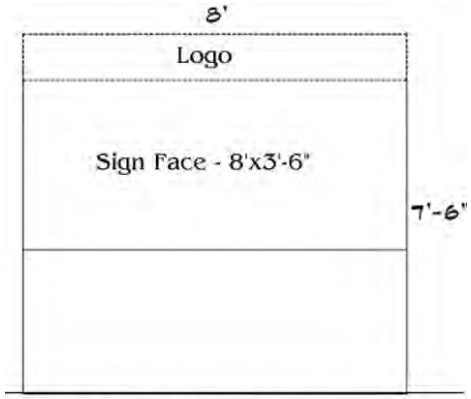
Model: REG-ED-TOP.

Color: Black.

Timing

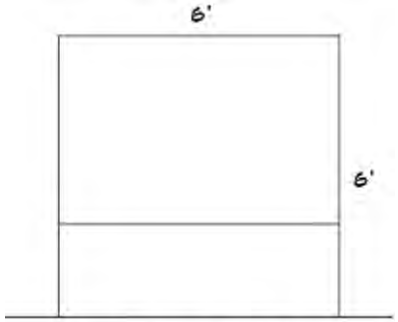
- Mailboxes shall be installed and operational prior to final occupancy.

SITE FURNISHINGS



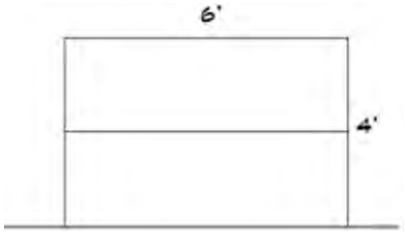
Project Entrance Marketing Sign

Max, Height 7'-6"
Max. Area 28 sq. ft.



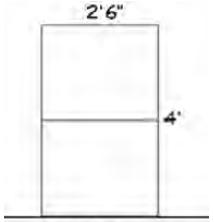
Sales Information Sign

Max Height 6'
Max. Area 24 sq. ft.



Parking Sign

Max. Height 4'
Max. Area 12 sq. ft.



Model I.D.

Max. Height 4'
Max. Area 5 sq. ft.
or Wall Mount

SITE FURNISHINGS

ON-SITE SIGNAGE

On-Site Subdivision Signs

Other on-site signs including sales information sign, parking sign, and model I.D. signs, will conform to the assigned builder color palette. Maximum height and sizes shall be as indicated.

Builders may design their discretionary signs to fit their individual project identity. However, surface materials, fonts, and colors must be in keeping with the architectural theme selected for each neighborhood with the rustic, ornate vernacular of the Arts and Crafts period. All designs are subject to approval by the DRC.

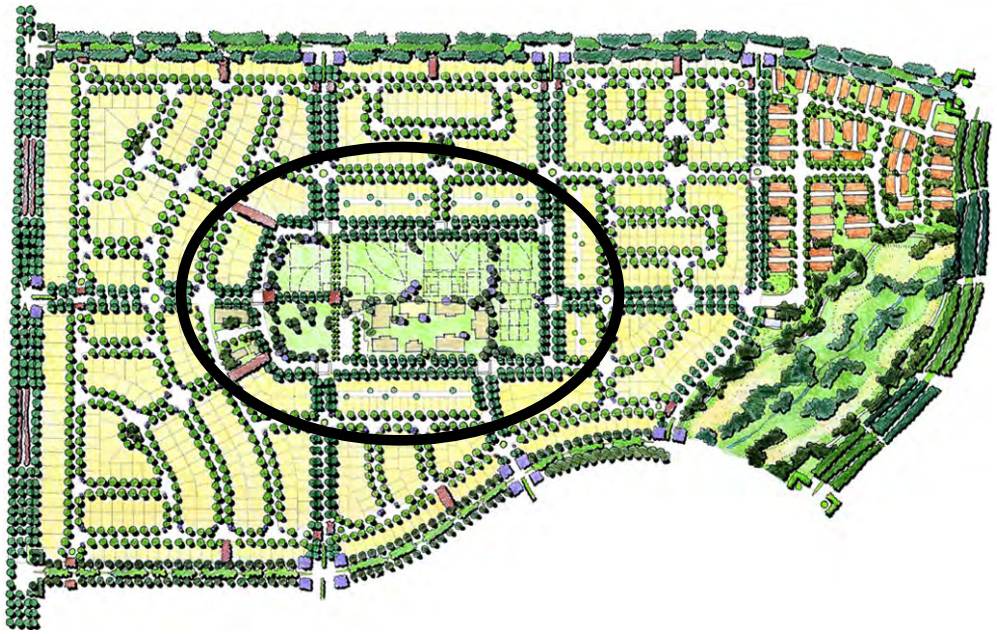
Flags

On-site flags will conform to the approved project design and are limited to 6 flags with a height of 18'. No other flags or banners are allowed.

Colors and Materials

Builders will be assigned project colors from an approved project color palette. Each builder will select an overall color and accent color. Builders will have exclusive use of these colors during the construction and sales period. All project signage will conform to this color palette. Wood portions of sign structures will be painted using Olympic Stain colors Ebony, Coffee, and Oxford Brown or equivalent. Stucco and stone will be Gray, Charcoal, Ochre, and Sand tones.

MODEL HOME COMPLEX GUIDELINES



MODEL HOME COMPLEX LOCATION - PROTOTYPICAL

PROTOTYPICAL MODEL HOME LANDSCAPE

MODEL HOME COMPLEX GUIDELINES

The following guidelines are intended to create a beautiful, prototypical garden-like environment to help promote individual lot sales and provide an example for homeowners.

Location:

- To the extent fesible model complexes shall be located on lots fronting the Neighborhood Center. Subdivisions which do not have fronting lots should locate models in close proximity to the Neighborhood Center or a landscape feature, such as a mini-park.

Landscape Design Approach

- Landscape plans shall reinforce the architectural theme, express a clear sense of order, and provide an enhanced example of landscaping proposed for each home type.
- Residential landscapes shall be planted with shade trees and colorful drought tolerant perennials and groundcovers. Planting plans should emphasize the use of seasonally colorful, drought tolerant, native plantings.
- Highly detailed materials, large, mature plantings and rich saturated colors are encouraged.

Planting Design

- Plantings should be used to create and define usable spaces, and to give the space a definitive character.
- Plantings of a single species should be used in large masses.
- Plantings should complement and accentuate the form, scale, and style of homes.
- Plantings should accent front doors and pedestrian circulation routes.

Irrigation

- Irrigation shall be installed in all landscaped areas and designed for use in perpetuity by homeowners after build out.

Water Efficient Landscaping

- Builders shall construct a water efficient landscape for one model home from each complex (Development Title Section 9-1020) and use signs and information to identify characteristics of a water efficient landscape installation such as selection of plant materials, definition of hydrozones, equipment selection, mulching, maintenance or other techniques.

Corner Lots

- Corner lots should exhibit an enhanced version of required landscaping for typical corner lot conditions.

Signage

- Signs should be understated and integrated into the landscape design. Signs should avoid cool, harsh colors.
- Signage design should reflect the architectural styles for the neighborhood, as selected by the Master Developer.

Lighting

- Fixtures and lamps which possess an "Arts and Crafts" appearance are highly encouraged.
- Tree uplighting, or other forms of concealed ambient lighting are encouraged.

MODEL HOME COMPLEX GUIDELINES

MODEL HOME COMPLEX GUIDELINES

Driveways

- Should include enhanced materials such as stone, brick, or masonry units. Each model homes shall have a distinctive scoring pattern or other paving enhancement. Front walks shall match the paving pattern of the same home's driveway (e.g. diagonal scoring). Materials and pattern shall be applied to driveway apron.
- Driveway configurations shall conform to requirements for typical homes (i.e., Hollywood drives encouraged, 25% narrow drives, 12' maximum facing the school and park). See above, discussions of residential driveways.
- Driveways may be curved or straight, connecting from house entry to the sidewalk.
- Driveways shall be constructed of scored, colored concrete, or other dark toned, non-reflective materials such as brick, stone or small pebble, exposed aggregate.

Fencing

- Should be used to define spaces and pedestrian circulation routes.
- Consistent materials should be used throughout the model home complex.
- Materials may include wood, vinyl or wrought iron.

Grading

- Berms shall not exceed slopes of 2:1, where feasible.
- Landforms should be used to accentuate home entries or screen undesirable views.

Sidewalks

- Sidewalks shall be installed and finished per above discussion of sidewalks.
- Deviations from the standard are only allowed if they result in an upgrade in materials and finishes.

Timing of Installation

- Gardens shall be installed after exterior finishes on home are completed.

Temporary Parking and Sales Trailers

- Parking lots, and temporary sales facilities shall be fully landscaped and irrigated.
- Parking areas and exposed trailers elevations shall be scnered with tree and shrub plantings.
- Wood fencing shall utilize the decorative, lathotop design.
- Fencing shall be planted with vines, 10' o.c. maximum.

CHAPTER FOUR: ARCHITECTURE

CHAPTER FOUR: ARCHITECTURE

Table of Contents

ARCHITECTURE

GENERAL CRITERIA

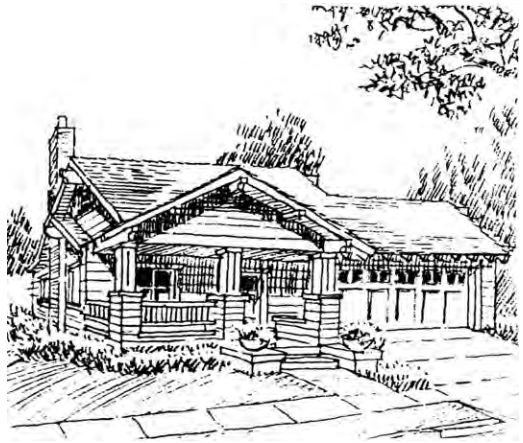
PURPOSE

These architectural guidelines are designed to enhance residential product variety, compatibility and overall community value for Mountain House. They require adherence to a select number of historically authentic architectural styles, which should be combined with the latest techniques of modern building technology and architectural innovation to provide the very best residential products.

The design criteria and styles described below are intended to assist the applicant in design, review processing, and implementation of projects. The applicant is required to use details, materials and colors that complement floor plans. The interpretation of styles should fall within the constraints of good site planning, landscaping and architectural design.

Some design approaches will not result in a good product. The Design Review Committee (DRC) will not respond favorably to these products, and this will limit the success of applicants and slow the approval process. Adherence to these standards will speed the approval process.

COTTAGE



CRAFTSMAN

The DRC, at its sole discretion, may revise or modify any specific requirement contained in this section on a case-by-case basis to relax unreasonable constraints to product square footage and segmentation goals, provided all other architectural standards are adhered to.

Architectural treatments of homes adjacent to Central Parkway shall require specific approval by the DRC.

All homes that front or side onto Central Parkway shall:

1. Meet all requirements of the master plan.
2. Provide additional, enhanced architectural treatments as specifically determined and approved by the DRC, including but not limited to:
    - porches,
    - significant one-story elements,
    - architectural features consistent with the style,
    - full, enhanced architectural treatments wrapping the entire and facade facing Central Parkway,
    - entries or the appearance of entries on the facade facing Central Parkway.

GENERAL CRITERIA

HALF-TIMBERED

PRAIRIE

ARCHITECTURAL VOCABULARY

The ten architectural styles chosen for Mountain House offer a range of building types and styles that have evolved in California since the turn of the 20th century. The ten styles represent an inherent attractiveness, informality, and elegance that have enabled them to remain popular over an extended period of time. They all have historic precedents and are visually compatible with one another. These styles possess market appeal, community acceptance and can be successfully expressed in modern merchant built homes.

GENERAL CRITERIA

HISTORIC AUTHENTICITY

The architectural styles required for residential development at Mountain House owe their lineage to both the architectural heritage of early California and the western expansion of architectural styles from the east coast of the United States and Europe. They were especially fluent from the 1880's through the 1940's, and now form the primary vocabulary of many of California's attractive, established neighborhoods. Each style represents a particular sense of place in history and a significant architectural statement. These styles have been chosen because they refrain from architectural gimmicks that sacrifice the integrity of the architectural heritage.

Applicants shall direct their architectural consultants to:

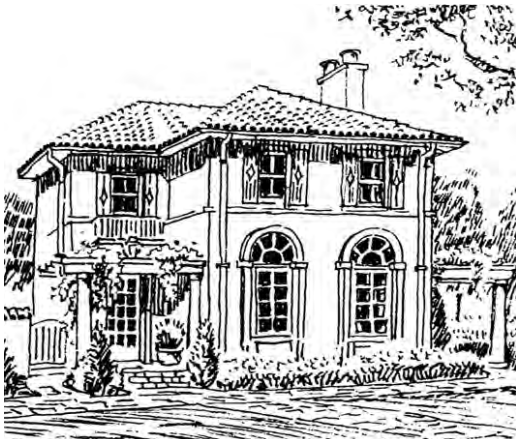
- express the motifs and details of the selected style on all four sides of the structure and on interior courtyards where they occur, and to avoid stage-front or facade architecture, and
- express architectural authenticity through basic massing and roof forms with authentic detailing characteristic of the style.

FARMHOUSE

TRADITIONAL

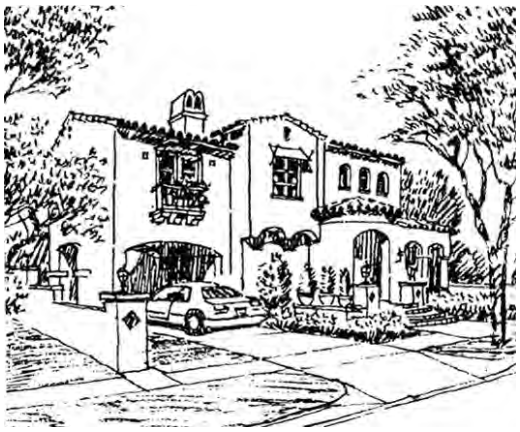
SHINGLE

GENERAL CRITERIA



ITALIANATE

MONTEREY



MISSION

VARIETY REQUIREMENT

An important goal for the Mountain House community is to develop an interesting mix of plans and elevation styles within each specific housing product line, and to ensure balanced and varied streetscapes. In order to achieve this, the following architectural requirements must be met:

1. In product lines or subdivisions of 100 or fewer homes - provide a minimum of three floor plans (four plans are preferred by the DRC). Alley, motorcourt,and conventional products on lots less than 3,600 square feet, must provide a minimum of three floor plans.
2. In product lines or subdivisions of 101 or more homes - provide a minimum of four floor plans.
3. In all product lines or subdivisions:
   - All product types with lots greater in size than 3500 square feet should include at least one single story floor plan unless waived by the DRC in its sole discretion, in order to allow the applicant to achieve reasonable product segmentation or square footage targets. Single story plans may include second story square footage, as long as the area is contained underneath a typical single story roof line consistent with the selected architectural style.
   - Provide a minimum of three different architectural elevation styles per floor plan.
   - Provide a minimum of four different architectural elevation styles per subarea.
   - Provide a minimum of four different color schemes per architectural elevation style.

ARCHITECTURAL STYLES

ARCHITECTURAL STYLES

SELECTION CRITERIA

The architectural styles are divided into three architectural groups. Each group represents one of the great movements in the development of architectural styles in the United States and specifically California. In most cases, when applicants select architectural styles, they will need to select a minimum of one style from each of these three style groups.

Every neighborhood at Mountain House has a primary theme for its public buildings, selected by the Master Developer. This theme applies to the school, neighborhood commercial building, recreation structures, neighborhood entry portals, and neighborhood park pavilions. This architectural style should be represented in the residential mix in a significant percentage.

To further emphasize the Neighborhood theme, applicants are directed to locate homes with the designated style adjacent to entries, entry collector streets around the school and park site or other focal areas.

1. If three different styles are required, applicants must pick one style from each of the style groups below. One of these must be the neighborhood theme style.
2. If four styles are required, applicants must pick one from each of the style groups below, and one to match the neighborhood theme.
3. If an applicant is developing more than one product line within a neighborhood, the applicant must ensure that styles or similar styles are not excessively repeated.
4. Applicant must ensure the neighborhood theme is represented in the development in a minimum 40% of homes constructed.
5. Homes with neighborhood theme style should be plotted on lots adjacent to neighborhood portal entries- even if backing on complex.

STYLE GROUPS

1. ARTS AND CRAFTS MOVEMENT

- Cottage
- Craftsman
- Half-timber
- Prairie

2. AMERICAN WOOD HERITAGE

- Farmhouse
- Shingle
- Traditional

3. MEDITERRANEAN REVIVAL

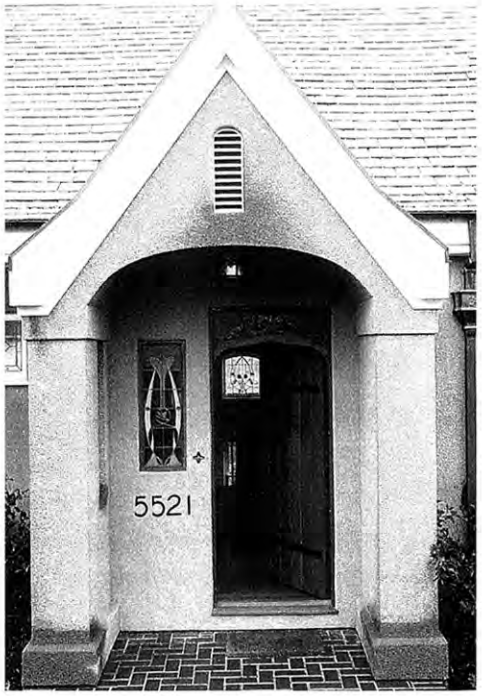
- Italianate
- Mission
- Monterey

COTTAGE

GABLE ENDS

TIGHT RAKE

VARYING WINDOW ACCENTS



DISTINCT ENTRY

STONE ACCENT

PROJECTING GABLE END

COTTAGE

HISTORICAL PRECEDENT

Cottage is a quaint style derived from the domestic architecture of the medieval European Norman and English Tudor era. After the adoption of stone and brick veneer techniques of the 1920's, the English and French cottage look became extremely popular nationwide. In southern California, established neighborhoods in Orange, Pasadena and Santa Ana contain many homes that depict the charming, yet unpretentious lifestyle of the Cottage home. In northern California, excellent examples may be seen in Berkeley, Oakland, Sacramento, San Jose and San Francisco.

The roof pitches of these homes are typically steeper than other styles, and are composed of tight raked gables, hips and half-hip forms. The overhangs are often minimal, with either tight-fascias/eaves, or short exposed rafter tails. These are sometimes trimmed with a fascia board. The primary exterior material is stucco. Stone and brick are used along with wood as accents on key elements. The most recognizable details were stucco accents of recessed elements and swooping sculptured walls at the front elevation and around the chimneystack.

DESIGN CHARACTERISTICS

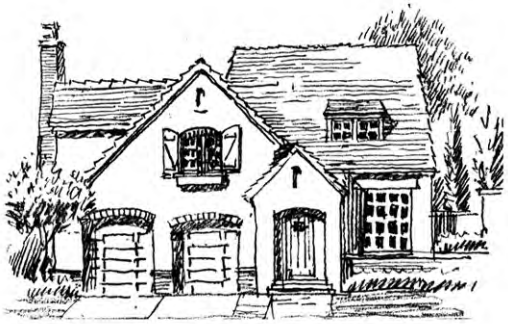
The design characteristics provide essential information for massing, scale, proportion and building materials. They are identified as:

- Steep pitched roofs with some gently sloping elements;
- Projecting gables with tight rake edges;
- Tight eaves or close fascias;
- Sculptured stucco walls and recessed accents.

This style shall be reviewed and approved based on the following representative criteria and examples. Elements and details that vary from the historical context shall not be accepted.

COTTAGE

DISTINCT ENTRY



BRICK ACCENT

PORCH

DORMER

GABLE ENDS

STEEP PITCHES

SLOPING ROOF LINES

COTTAGE

DESIGN REQUIREMENTS

Roof

- Pitch to be 6:12 to 10:12;
- Overhangs to be 12" maximum, with tight rake or no overhang preferred;
- Flat concrete tile or 40-year composition shingles shall range in color from light brown, to green, to dark brown.

Siding & Chimneys

- Siding shall be used as an accent, typically in steep gables;
- Stone and/or brick veneer accents are expected around front window and/or door openings, or porch/entry;
- Chimneys are generally stucco, with stone or brick elements near the ground.

Porches & Balconies

- The porch or tower entry element may vary in size, but always covers the entry door area;
- Balconies may have either wrought iron detailing or carved wood detailing in railings.

Window Treatments

- Trim shall be used on all windows. Board trim at siding. Stucco trim at stucco walls;
- Shutters will be used on all elevations (more than three elements on front elevations, more than two elements on sides and rear elevations). A variety of shutter styles may be used on one house.

Entry & Door

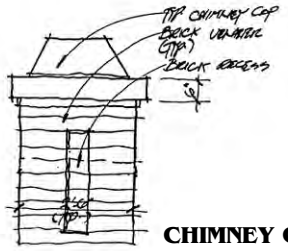
- The entry shall be covered by a front porch or tower.

Garage Doors

- The garage doors shall be roll-up type doors;
- A variety of panel breakups and glazing shall correspond with the style.

COTTAGE

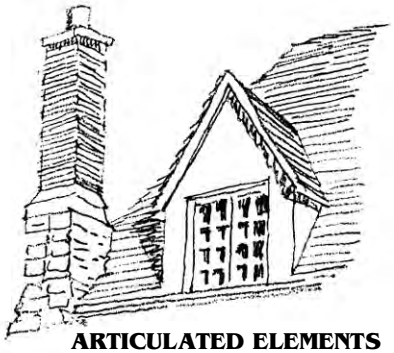
GABLE ENDS



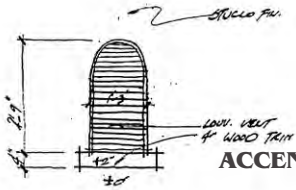
CHIMNEY CAP

WROUGHT IRON BALCONY

STONE/BRICK ACCENTS

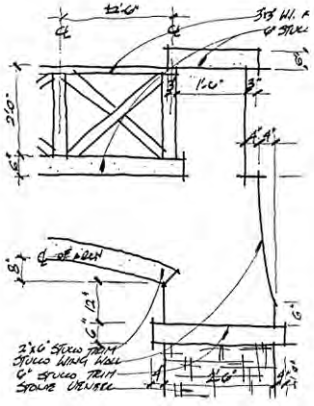


ARTICULATED ELEMENTS



ACCENT VENT

STEEPLY PITCHED ROOF



RAILING DETAIL

GABLE FORM ABOVE ENTRY

COTTAGE

Color Palette & Stucco Finish

- The stucco field colors shall range from white to earth tones of light beige or brown, with trim, fascia and surrounding porch elements providing contrasting accent colors;
- Stucco will be a Medium Dash finish and contrast with the siding color.

Roof & Elevation Massing

- Main roofs will be simple in form and often have curving elements. They will have 45% vertical and 55% horizontal elements;
- Gables will be 25% opposing and 75% parallel to main ridge.

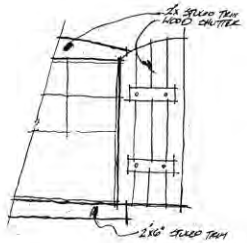
Design Details

The application of characteristic architectural details will add to the essential character and diversity of scale. Moreover, the architectural elements shown here will initiate the appropriate development of design detailing.

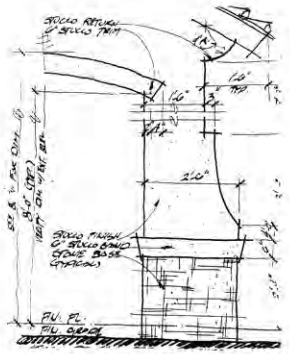
WINDOW DETAILS

DORMER ACCENT

CHIMNEY CAP



SHUTTER ACCENT



COLUMN DETAIL

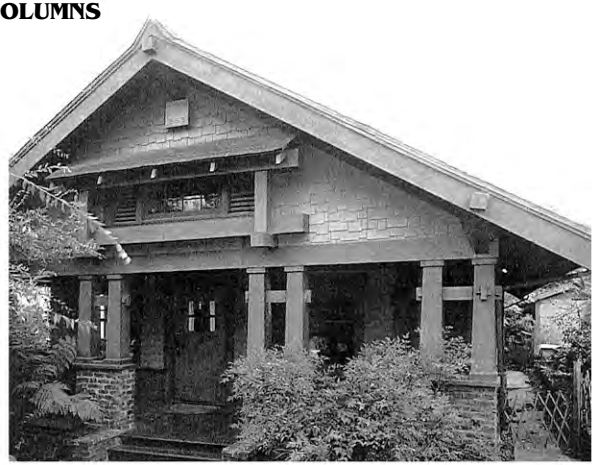
CRAFTSMAN

SIDING ACCENT

EXPOSED RAFTERS

PORCHES WITH WOOD COLUMNS

PROJECTING GABLE ENDS



GENTLY PITCHED ROOF

CRAFTSMAN

HISTORICAL PRECEDENT

Craftsman style was inspired by the English Arts and Crafts Movement of the later part of the 19th century. The style stressed the importance of ensuring that all exterior and interior elements receive both tasteful and artful attention. The movement influenced numerous California architects such as Greene and Greene, Bernard Maybeck and Julia Morgan. The resulting Craftsman style responded with extensive built-in wood elements, and by treating details such as windows, stair rails, or ceilings as if they were furniture. The overall affect was the creation of a natural, warm and livable home.

The style is further characterized by the rustic texture of the building materials: broad overhangs with exposed and ornamental rafter tails at the eaves, and at trellises over porches. In southern California, the Craftsman style derived from bungalows that were the production home of the time. This type of architecture can be found in the classic tree-lined neighborhoods of Orange, Pasadena and Santa Ana. In northern California, the Craftsman style was brought to fruition in the San Francisco bay area communities of Berkeley, Oakland and San Jose.

DESIGN CHARACTERISTICS

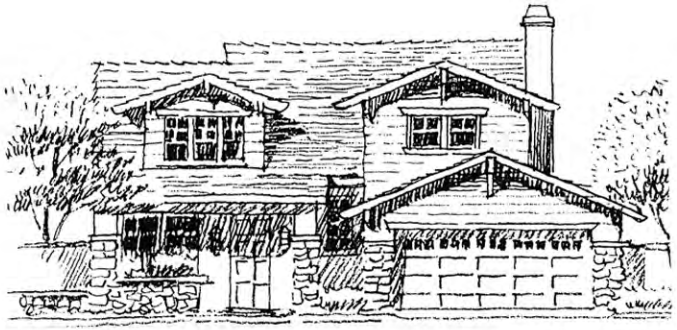
The design characteristics provide essential information for massing, scale, proportion and building materials. They are identified as:

- Porches that cover the length of the front elevation and often wrap onto side elevations;
- Main roof pitch breaking to a shallower roof pitch at the porch;
- Board and batten or clapboard siding with various course exposures;
- Stone or brick veneer used singularly, or in combination.

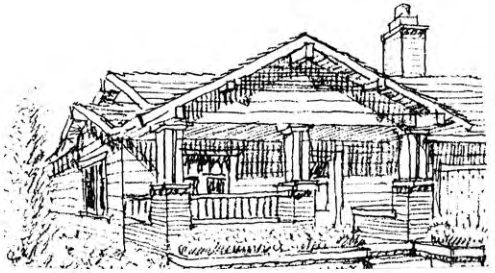
This style shall be reviewed and approved based on the following representative criteria and examples. Elements and details that vary from the historical context shall not be accepted.

CRAFTSMAN

GABLE ENDS

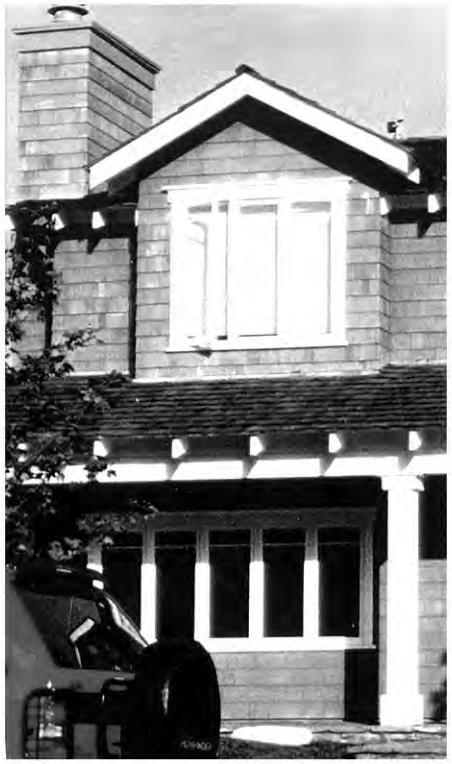


MASSING



PORCH

SINGLE STORY ELEMENTS



SIDING

CRAFTSMAN

DESIGN REQUIREMENTS

Roof

- Pitch to be 3.5:12 to 5:12;
- Overhangs to be 18" minimum to 30" standard;
- Decorative rafter tails are traditional;
- Decorative gable brackets are often seen;
- Flat raked/textured concrete tile or 40-year composition shingles shall range in color from light brown, to green, to dark brown.

Siding & Chimneys

- Siding shall be used as an accent on all elevations of the building. This often occurs in gables, and may be board and batten, horizontal, or lattice over a panel;
- Stone and/or brick veneer chimneys are encouraged on the ground level, with stucco as the upper wall material abutting the chimney cap.

Porches & Balconies

- Porches will often run the length of the front elevation, and must cover the entry;
- Balconies will project over the building plane of the lower floor, and be articulated with wood detailing and railings.

Window Treatments

- Trim shall be used on all windows. Board trim at siding. Stucco trim at stucco walls;
- Shutters will seldom be used;
- Pot shelves should be expressed on all elevations (two elements on front elevation and one each on sides and rears).

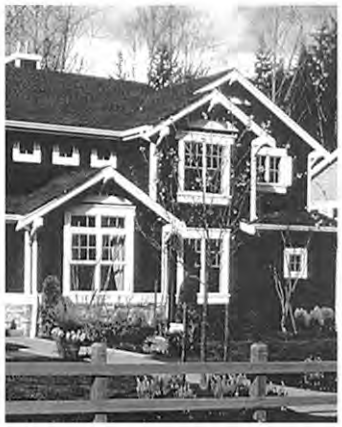
Entry & Door

- The entry shall be covered and contained by the porch;
- The entry door will often have sidelights and the proportions are often wide rather than tall.

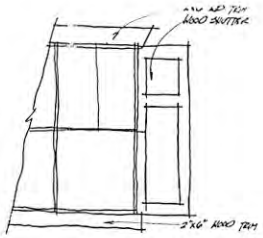
Garage Doors

- The garage doors shall be roll-up type doors;
- A variety of panel breakups and glazing shall correspond with the style.

CRAFTSMAN

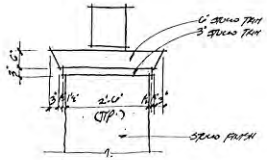


GABLE FORMS

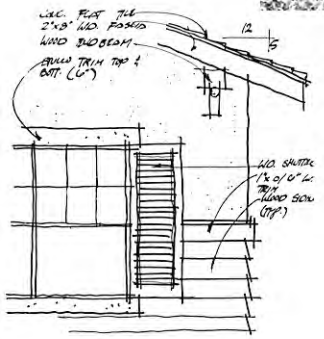


SHUTTER

WOOD AND STONE ACCENTS

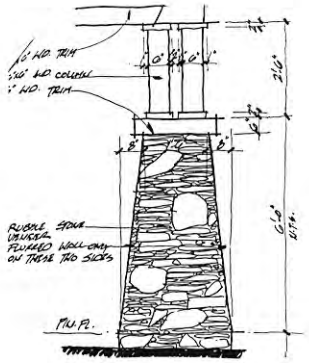


CHIMNEY CAP



SHUTTER/SIDING

PORCH ELEMENTS



GABLE/COLUMN CONNECTION AND STONE ACCENT

KNEE BRACE

CRAFTSMAN

Color Palette & Stucco Finish

- The siding and/or stucco colors shall range from lighter creams and tans, to richer earth tones of sage and brown. Contrasting colors will be used on trim, fascia, porch posts and exposed beams;
- Stucco will be a Medium Dash finish to a heavier texture. Stucco may either match the siding, or be a contrast to it.

Roof & Elevation Massing

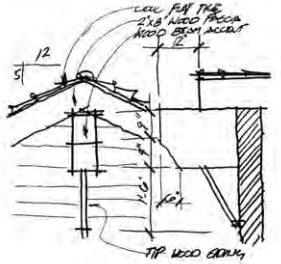
- Main roofs will have 15% vertical and 85% horizontal elements;
- Roof elements will be low and simple, with broad overhangs providing sheltering cover;
- Gables will be 25% opposing and 75% parallel to main ridge.

Design Details

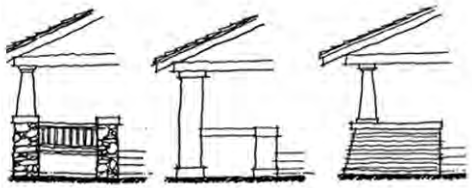
The application of characteristic architectural details will add to the essential character and diversity of scale. Moreover, the architectural elements shown here will initiate the appropriate development of design detailing.

ENTRY DETAIL

DISTINCT ENTRY



GABLE DETAIL



ALTERNATE PORCH ELEMENTS

HALF-TIMBER

DEFINED COVERED ENTRY

SINGLE AND TWO STORY MASSING

STONE ACCENT

GABLE END TIMBERING

DETAILED MASSING

DISTINCT ENTRY

STEEP ROOF LINES

HALF-TIMBER

HISTORICAL PRECEDENT

The Half-timber style is a picturesque style defined from medieval English prototypes. The design elements of steeply pitched; gables and half-timbered ornamentation blossomed in the English Revival and American Eclectic expressions in the 1920's & 1930's. The overall shapes and forms contain endless variations of one and two-story asymmetrical facades.

Relatively uncommon at the turn of the century, this style expanded in popularity with the widespread evolution of brick and stone veneering techniques. Many of these homes provide strong influence in older communities, and the quality of materials and craftsmanship remain distinguished. The use of brick and stone materials, along with the ornamentation of timbering creates the embellishment for this specific architecture.

DESIGN CHARACTERISTICS

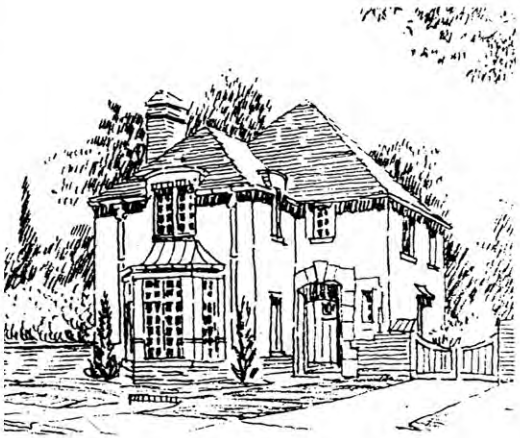
The design characteristics provide essentials for massing, scale and proportion and building materials, in understanding this particular style. They are identified as:

- Steep pitched roofs;
- Gables, Dutch gables and hip elements;
- Eave and occasional ornamental gutter details;
- Timbering in the stucco field;
- Dormer windows that often break the eaves of the main roof;
- Decorative wood trim surrounds;
- Stone and/or brick accents at walls and chimneystack.

This style shall be reviewed and approved based on the following representative criteria and examples. Elements and details that vary from the historical context shall not be accepted.

HALF-TIMBER

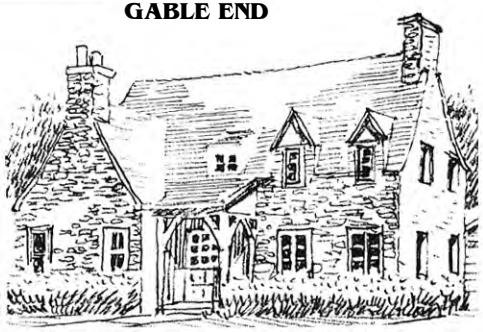
BAY WINDOW ACCENT



MASONRY ACCENTS

DEFINED ENTRY AND BRICK ACCENTS

GABLE END



BROKEN PITCH ENTRY

STEEP ROOF PITCH

HALF-TIMBER ACCENTS

HALF-TIMBER

DESIGN REQUIREMENTS

Roof

- Pitch to be 6:12 to 12:12;
- Overhangs to be 12" standard, but tight rakes are preferred on forward elements;
- Flat concrete tile or 40-year composition shingles shall range in color from light brown, to medium brown.

Siding & Chimneys

- Siding shall be applied as an accent;
- Half-timbering (wood timber elements separating fields of stucco) are required;
- Stone and/or brick veneer are encouraged as accents or significant elements, with stucco as the upper wall material abutting the chimney cap.

Porches & Balconies

- Porches shall cover the front door area;
- Balconies are seldom seen, and if present are covered and engaged by building mass on both sides.

Window Treatments

- Trim shall be used on all windows;
- Shutters are seldom seen.

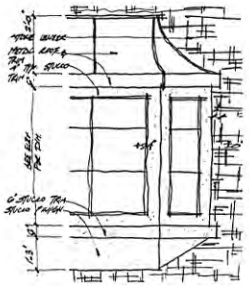
Entry & Door

- The entry area will be covered by a porch or tower element;
- The front door will have sidelights and wood accents.

Garage Doors

- The garage doors shall be roll-up type doors;
- A variety of panel breakups and glazing shall correspond with the style.

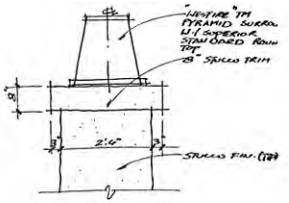
HALF-TIMBER



BAY WINDOW ACCENT

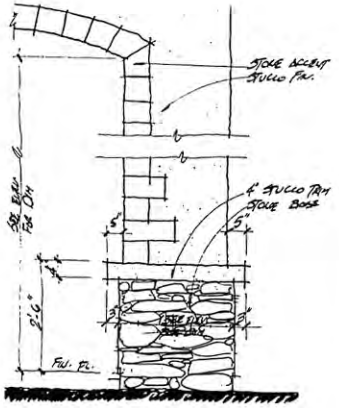
BRICK ACCENT

STONE QUOINS



CHIMNEY CAP

DEFINED ENTRY



STONE ACCENT

HALF-TIMBERED ACCENT

HALF-TIMBER

Color Palette & Stucco Finish

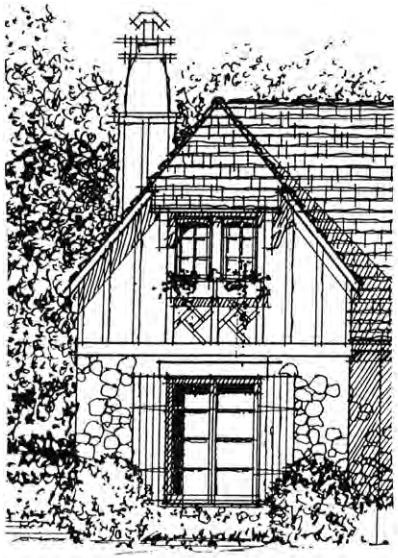
- The siding and/or stucco colors shall range from white, to cream, to light beige and brown, with contrasting color on the fascia, porch posts and supporting exposed beams;
- Shutters will be accented with contrasting colors for each field color respectively;
- Stucco will be a Skip Trowel finish and match the siding color. (Trim: Medium Dash finish).

Roof & Elevation Massing

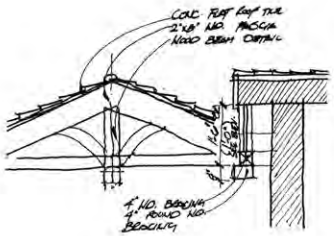
- Main roofs will have 60% vertical and 40% horizontal elements;
- Gables will be 40% opposing and 60% parallel to main ridge;
- The rooflines will be steep and simple with some projecting roofs.

Design Details

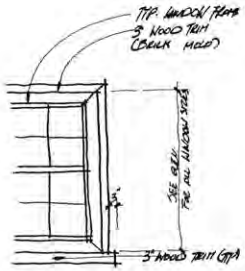
The application of characteristic architectural details will add to the essential character and diversity of scale. Moreover, the architectural elements shown here will initiate the appropriate development of design detailing.



RANDOM STONE ACCENT



GABLE END DETAIL

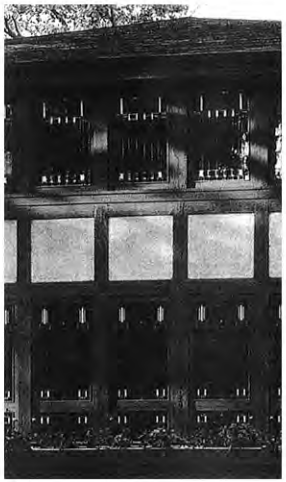


WINDOW DETAIL

HALF-TIMBERING

PRAIRIE

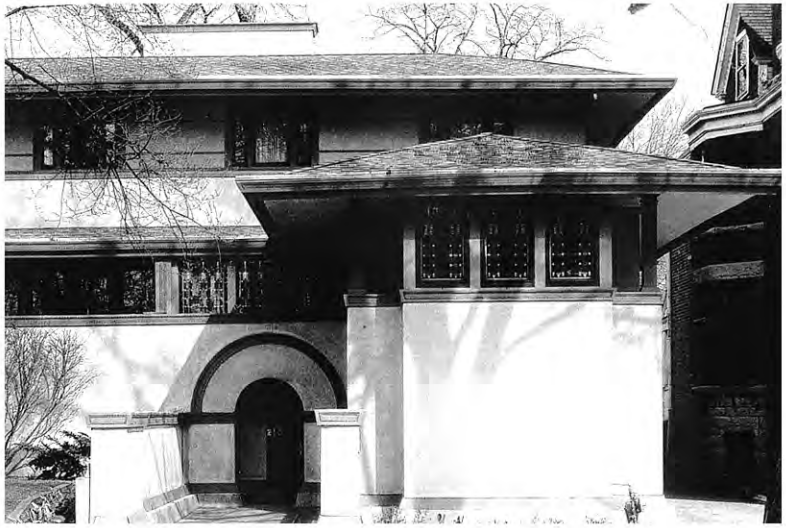
BRICK VENEER ACCENT



WINDOW DETAILING

HORIZONTAL WINDOW REPETITION

USE OF HORIZONTAL FORMS



DISTINCT ENTRY

PRAIRIE

HISTORICAL PRECEDENT

The roots of Prairie architecture began in the 1890's with the "Oak Park" and "River Forest" houses of Frank Lloyd Wright. The Prairie school or came to California with its own unique interpretation. The style is characterized by horizontal expressions. Stately, strong and heavy proportions provide a massive earthy feel, while the roof often seems to float with its deep overhangs. Porte-cocheres, trellises and raised porches or terraces often extended the horizontal lines from the house as a typical feature.

The Wrightian Movement grew in popularity during the first decade of the 20th century and had many promoters. By 1910 there existed a definite vocabulary that defined a natural house that was sympathetic to the regional landscape. The Prairie school invented new decorative motifs and modified details derived from European precedents. The Prairie style vernacular spread throughout the country, along with Wright's beliefs that a building should not only fulfill its primary function, but also exude character, spirit, beauty and blend with the environment.

DESIGN CHARACTERISTICS

The design characteristics provide essentials for massing, scale and proportion and building materials, in understanding this particular style. They are identified as:

- Low pitched roofs;
- Half-round arched elements at prominent openings, often in brick;
- Wide-overhanging eaves;
- Planters or broad bases with decorative shallow pots;
- Emphasis on horizontal lines with a brick veneer base;
- Extensions of wall bands into the adjacent landscape areas;
- Horizontal bands of vertical windows with articulated separations.

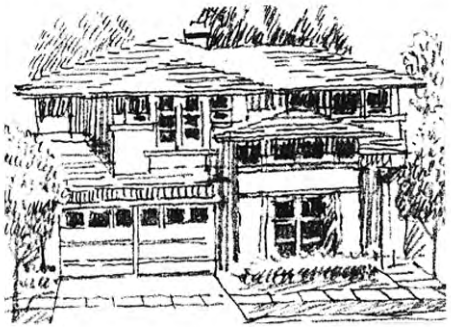
This style shall be reviewed and approved based on the following representative criteria and examples. Elements and details that vary from the historical context shall not be accepted.

PRAIRIE

HORIZONTAL MASSING

DEFINED PORCH

HORIZONTAL DETAILING



ARCHITECTURE FORWARD

DISTINCT ENTRY

SINGLE AND TWO STORY MASSING

PRAIRIE

DESIGN REQUIREMENTS

Roof

- Pitch to be 3.5:12 to 4.5:12 standard, 5:12 maximum;
- Overhangs to be 24" minimum, but 30" or greater is preferred;
- Flat concrete tile or 40-year composition shingles shall range in color from light brown to medium red, to dark brown.

Siding & Chimneys

- Siding shall be used as an accent on all elevations;
- Stone and/or brick veneer chimneys are encouraged on the ground level, with stucco or siding as the upper wall material abutting the chimney cap;
- Porch piers, and some broad expanses of wall may be expressed in brick, up to a horizontal trim band element.

Porches & Balconies

- Porches are often seen on multiple sides with broad overhanging roof elements;
- Balconies are seldom seen, and if employed are covered and engaged by building mass on both sides.

Window Treatments

- Trim shall be used on all windows. Board trim at siding. Stucco trim at stucco walls;
- Shutters and pot shelves are seldom seen;
- Emphasis should be placed on horizontal bands of windows, and horizontal trim elements.

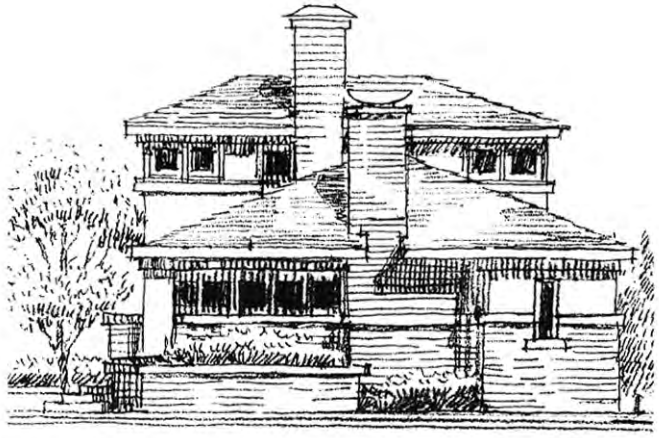
Entry & Door

- The entry shall be covered with a porch, and in some cases an arched masonry and stucco element;
- The front door will often have horizontal glazing, leaded glass or stained glass.

Garage Doors

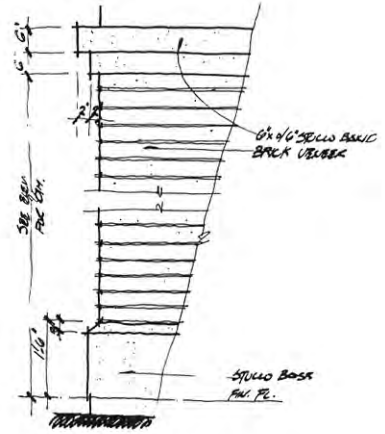
- The garage doors shall be roll-up type doors;
- A variety of panel breakups and glazing shall correspond with the style.

PRAIRIE

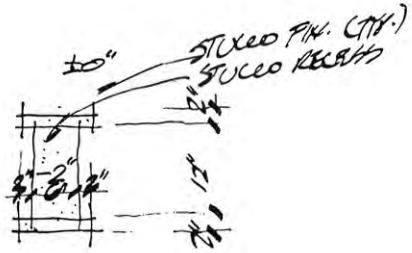


USE OF BRICK VENEER

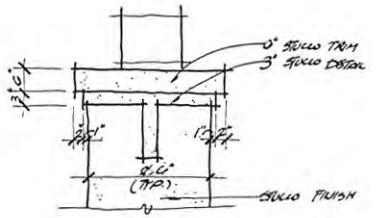
WINDOW DETAILING



BRICK VENEER



STUCCO ACCENT



CHIMNEY CAP

STONE ACCENT

SIMPLE ROOF WITH HORIZONTAL TRIM

PRAIRIE

Color Palette & Stucco Finish

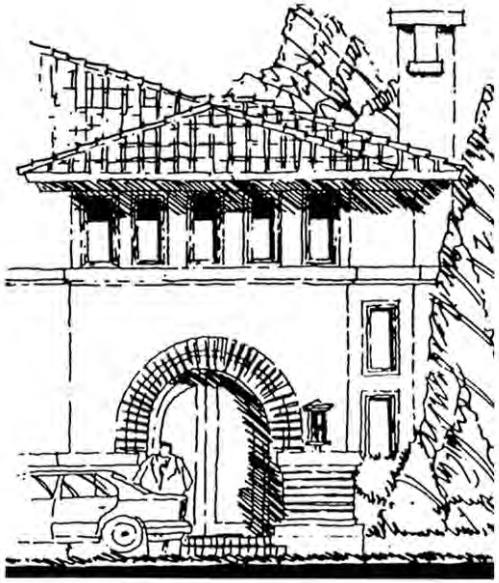
- The field of color will emphasize earth tones with lighter or darker trim and fascia;
- Brick veneer color will be the driving force in the color selections, and will often be deep and saturated reds and browns;
- Stucco will be a Light Sand finish to a heavier texture and siding color should support emphasis of the horizontal lines.

Roof & Elevation Massing

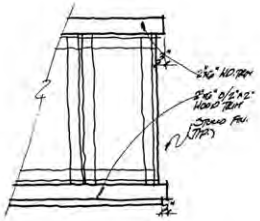
- Main roofs will have 10% vertical and 90% horizontal elements;
- Gables will be 20% opposing and 80% parallel to main ridge;
- Porches will have one and/or two-story massing and may express brick and half-round arch elements as a focusing element.

Design Details

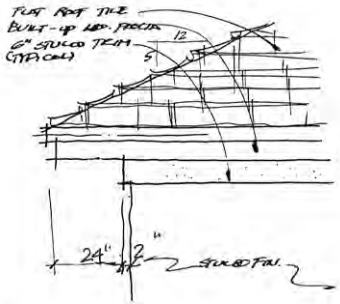
The application of characteristic architectural details will add to the essential character and diversity of scale. Moreover, the architectural elements shown here will initiate the appropriate development of design detailing.



DISTINCT ENTRY AND MASSING



ARTICULATED WINDOW



ACCENT TRIM AT EAVE

ARCHITECTURE FORWARD

FARMHOUSE

SECOND FLOOR MASSING

PORCH ELEMENT

GABLE FORM

USE OF SIDING

ROOF FORM

SIMPLE ROOF LINES

FARMHOUSE

HISTORICAL PRECEDENT

The Farmhouse represents the practical and picturesque country house. The historical beginnings are traced to both the Colonial and Cape Cod styles of New England. As the American frontier moved westward, the Farmhouse style evolved according to the availability of building materials and new technological advancements, such as balloon framing.

Predominant features of the style are large, and often wrapping, front porches with a wide variety of wood columns and railing details. Symmetrical elevations occur most often on the New England Farmhouse variation. Asymmetrical, casual cottage look, with a more decorated appearance, is more typical of the mid-western Farmhouse. Roof ornamentation consists of dormers, cupolas, weather vanes and dovecotes.

DESIGN CHARACTERISTICS

The design characteristics provide essential information for massing, scale, proportion and building materials. They are identified as:

- Porches that cover the length of the front elevation and often wrap onto side elevations;
- Main roof pitch breaking to a shallower roof pitch at the porch;
- Board and batten or clapboard siding with various course exposures;
- Stone or brick veneer used singularly, or in combination.

This style shall be reviewed and approved based on the following representative criteria and examples. Elements and details that vary from the historical context shall not be accepted.

FARMHOUSE

SHUTTER DETAIL

PORCH

USE OF SIDING

WRAPPED PORCH

DORMER ACCENTS

LIFESTYLE PORCH

HORIZONTAL RIDGE LINE

FARMHOUSE

DESIGN REQUIREMENTS

Roof

- Pitch to be 5:12 to 8:12;
- Overhangs to be 12" to 24";
- Flat concrete tile or 40-year composition shingles shall range in color from light brown, to dark brown, to gray.

Siding & Chimneys

- Siding shall be applied on the front elevation and a minimum of four feet on adjoining side elevations, and as an accent on the rear elevation;
- Stone and/or brick veneer chimneys are encouraged on the ground level, with stucco or siding as the upper wall material abutting the chimney cap.

Porches & Balconies

- Porches shall run the length of the front elevation;
- Balconies are uncharacteristic with this style.

Window Treatments

- Trim shall be used on all windows. Board trim at siding. Stucco trim at stucco walls;
- Shutters and pot-shelves will be used extensively on all elevations (more than three elements on front elevations, more than two elements on sides and rear elevations)

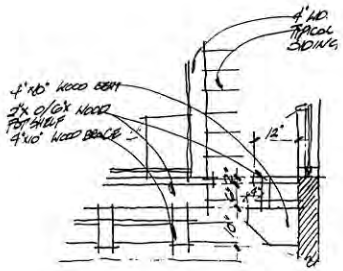
Entry & Door

- The entry shall be covered with a break pitch above the front porch;
- The front door will often exhibit glass panels combined with solid.

Garage Doors

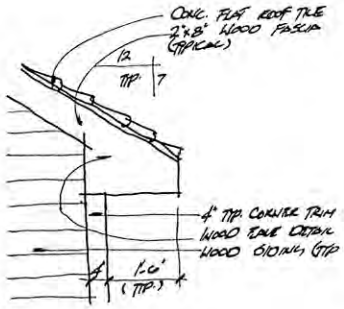
- The garage doors shall be roll-up type doors;
- A variety of panel breakups and glazing shall correspond with the style.

FARMHOUSE

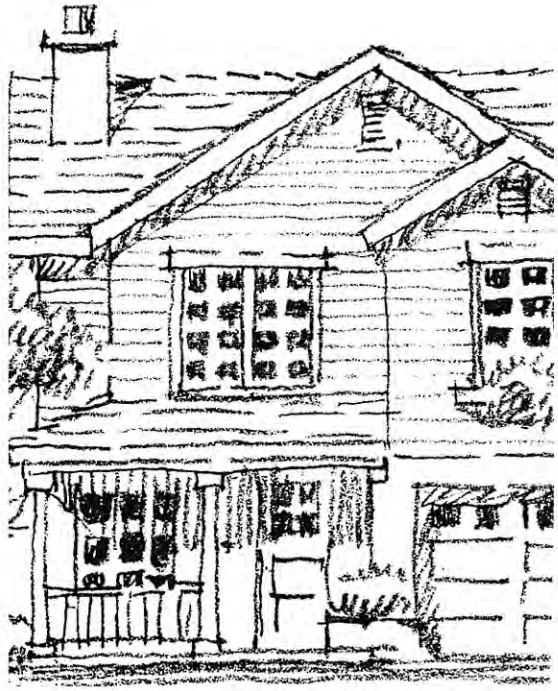


POTSHELF DETAIL

WRAPPING PORCH

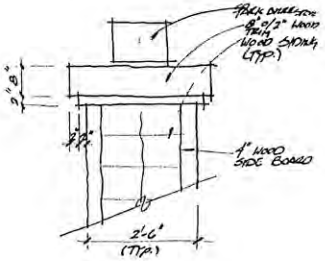


FASCIA DETAIL

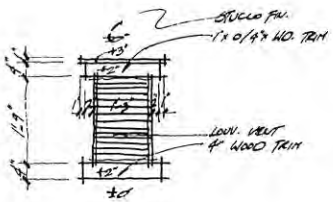


GARAGE, STORM PORCH ELEMENT

FULL PORCH



CHIMNEY CAP



VENT ACCENT

GABLE END

FARMHOUSE

Color Palette & Stucco Finish

- The siding and/or stucco colors shall range from white, to cream, to soft yellows, to light beige, to light blue and gray, with contrasting white trim on the fascia, columns and wood railing at the porch. Shutters will be accented with contrasting colors for each field color respectively;
- Stucco will be a Medium Dash finish and match the siding color.

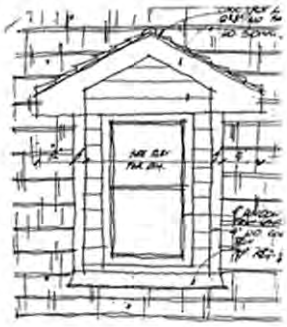
Roof & Elevation Massing

- Main roofs will have 30% vertical and 70% horizontal elements;
- Gables will be 30% opposing and 70% parallel to main ridge;
- Porches will have one and/or two-story massing, with simple gable accents, and some side hips, occurring at the first floor.

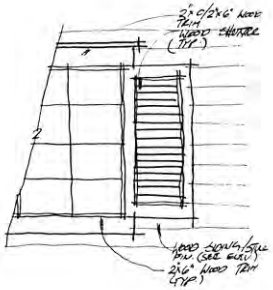
Design Details

The application of characteristic architectural details will add to the essential character and diversity of scale. Moreover, the architectural elements shown here will initiate the appropriate development of design detailing.

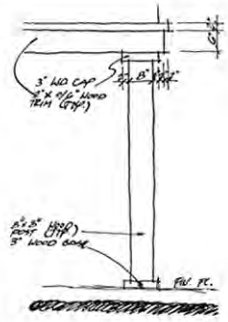
PORCH ELEMENT



DORMER ELEMENT



SHUTTER DETAIL



POST AND TRIM DETAIL

SHINGLE

ARTICULATE WINDOW ON SIMPLE FRAME

ORNATE WINDOW DETAIL

GABLE AND DORMER PENETRATING SIMPLE FRONT TO BACK ROOF

SIMPLE GABLE END

MASSING AND FORM

GABLE END PROJECTION

DOUBLE DORMERS ABOVE GARAGE

ARTICULATED MASSING

DISTINCT ENTRY

SINGLE STORY PORCH ELEMENT

SHINGLE

HISTORICAL PRECEDENT

Unlike most prominent styles, the Shingle style was first intended for informal second homes for the east coast elite. These homes helped to popularize resort areas of New England, New York and New Jersey. Before long, these shingled summer homes dotted the coastal areas of the eastern United States. Drawing from various styles, like Queen Anne and Colonial Revival, the Shingle style's essential character was organic and sculptural with its dark, weathered shingled siding.

A trend to experimentation with simple interpretations of traditional colonial designs emerged as the characteristic shingle-covered exterior walls. Additionally, the use of towers, gabled dormers, shutters and stair railings fused together in the asymmetrical seaside cottage expression. The application of shingling to cover walls, including porch posts, embodied this style and created the sense of continuous surfacing which was basic to the Shingle style.

DESIGN CHARACTERISTICS

The design characteristics provide essentials for massing, scale and proportion and building materials, in understanding this particular style. They are identified as:

- Use of continuous shingle cladding at wall, porch and roof (generally dark);
- Asymmetrical facades;
- Broad building masses with steeply pitched roofs and single-story porch elements.

This style shall be reviewed and approved based on the following representative criteria and examples. Elements and details that vary from the historical context shall not be accepted.

SHINGLE

PAIRED COLUMNS

ARTICULATED WINDOWS

SINGLE AND TWO STORY MASSING

SIMPLE ROOF DESIGN WITH OPPOSING GABLE

TOWER ELEMENT

SPECIAL ACCENT WINDOWS

SHINGLE APPLICATION ON WALLS

REAR ARTICULATION

SHINGLE

DESIGN REQUIREMENTS

Roof

- Pitch to be 4:12 minimum, up to 10: 12 on elements;
- Overhangs to be 18" to 30";
- Flat concrete tile or 40-year composition shingles shall range in color from light brown, to green, to dark brown and gray.

Siding & Chimneys

- Shingle siding shall be applied on the entire front elevation, with the exception of small areas of trim and/or accent siding, and a minimum of four feet on adjoining side elevations (up to the fence line preferred), and as a significant accent on the rear elevation;
- Decorative shingle patterns are often seen in gables;
- Stone and/or brick veneer is sometimes seen as an accent. Often at piers or column supports on porches;
- Stone and/or brick veneer chimneys are encouraged at the ground level, with stucco or shingles as the upper wall material abutting the chimney cap.

Porches & Balconies

- Porches shall run the length of the front elevation;
- Porch column should have shingle covered support columns;
- Balconies are uncharacteristic with this style except directly over the entry as an accent.

Window Treatments

- Trim shall be used on all windows. Board trim at shingles or siding. Stucco trim at stucco walls;
- Shutters and pot-shelves will be used extensively on all elevations (more than 3 elements on front elevations, more than two elements on sides and rear elevations)

Entry & Door

- The entry shall be covered by the front porch;
- The front door will have wood trim, and will preferably have sidelights.

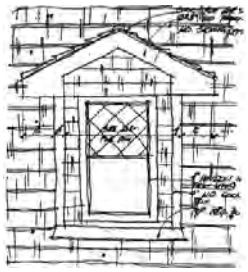
Garage Doors

- The garage doors shall be roll-up type doors;
- A variety of panel breakups and glazing should correspond with the style.

SHINGLE

SHINGLE APPLICATION

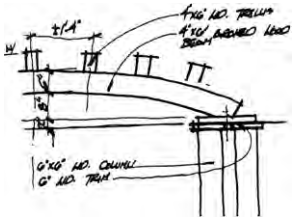
SIMPLE MASSING



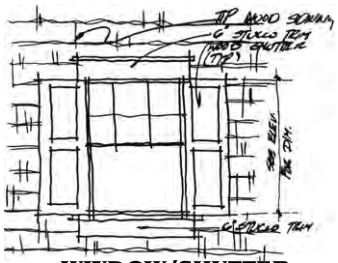
DORMER WINDOW

TRELLIS ACCENT

TOWER AND ARTICULATED WINDOWS

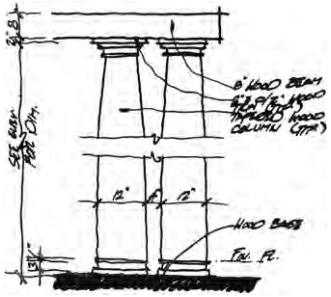


TRELLIS AT COURT ENTRY



WINDOW/SHUTTER DETAIL

BALCONY ACCENT



DOUBLE COLUMN AND PORCH DETAIL

SINGLE STORY ELEMENTS

SHINGLE

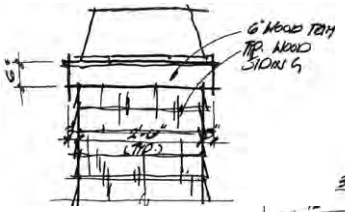
Color Palette & Stucco Finish

- The siding and/or stucco colors shall range from dark beige, to sage, to dark brown, with contrasting color on trim, fascia, and wood railing at the porch. This contrasting color may be very light or very dark;
- Shutters will be accented with contrasting colors for each field color respectively;
- Stucco will be a Medium Dash finish and match the shingle siding color.

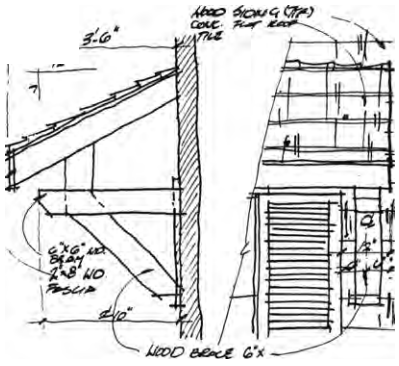
PORCH ELEMENT WITH MASSING ABOVE

Roof & Elevation Massing

- Asymmetrical and relaxed geometry should predominate;
- Simple gables as main roof, but hips are sometimes seen;
- Irregular, steeply pitched rooflines, usually with cross gables as accents;
- Main roofs will have 40% vertical and 60% horizontal elements;
- Gables will be 25% opposing and 75% parallel to main ridge;
- Porches will have one and/or two-story massing, with simple gable accents, and some side hips, occurring at the first floor.



CHIMNEY CAP



TRELLIS/KNEE BRACE DETAIL

Design Details

The application of characteristic architectural details will add to the essential character and diversity of scale. Moreover, the architectural elements shown here will initiate the appropriate development of design detailing.

ARTICULATED GABLE END MASSING

TRADITIONAL

ONE AND TWO STORY ROOF ELEMENTS

SHUTTERS

SIDING ACCENT

DISTINCT ENTRY

PICKET FENCE

ARTICULATED DOOR AND SIDELIGHTS

TRADITIONAL

HISTORICAL PRECEDENT

Traditional style is a mixture of several styles including Farmhouse, Colonial Revival, Craftsman and Prairie. This eclectic style developed in the San Francisco bay area since the 1940's by architects such as Cliff May and William Wurster. It initiated the current acceptance of the informal open room plan and strong relationship between indoor and outdoor living areas.

This style is usually one or two stories with multiple gables and little or no decorative details. Often suggestive of the Tudor houses of the 1920's with a front facing gable, fairly large chimneystack, but with much shallower roof pitch. The use of brick veneer and or wood siding with heavier trim above doors and windows are typical. Wood shutters and a white picket fence often round out the details in this quaint picture of Americana.

DESIGN CHARACTERISTICS

The design characteristics provide essentials for massing, scale and proportion and building materials, in understanding this particular style. They are identified as:

- One and two-story roof elements in both house and porch;
- Simple gable forms;
- Siding and brick accents wrapping the house;
- Combinations of siding, masonry and stucco.

This style shall be reviewed and approved based on the following representative criteria and examples. Elements and details that vary from the historical context shall not be accepted.

TRADITIONAL

GABLE FORMS

PORCH DETAIL

SYMMETRICAL MASSING

DORMER ACCENT

SIMPLE ROOF LINE

TRADITIONAL

DESIGN REQUIREMENTS

Roof

- Pitch to be 4:12 minimum, up to 7: 12;
- Overhangs to be 18" to 30";
- Flat concrete tile or 40-year composition shingles shall range in color from light brown to light gray.

Siding & Chimneys

- Siding shall be used as an accent on all elevations;
- Brick veneer is often seen on the front elevation and wrapping onto the side elevations;
- Chimneys will be detailed stucco and siding, or in combination with brick veneer.

Porches & Balconies

- Porches will vary in size, and may extend across the entire front elevation;
- Balconies are seldom seen.

Window Treatments

- Trim shall be used on all windows. Board trim at siding. Stucco trim at stucco walls;
- Windows at upper floors are often stacked directly over windows and doors at lower floors;
- Shutters will be used widely beyond the front elevation (more than three elements on front, more than two elements on sides and rear elevations).

Entry & Door

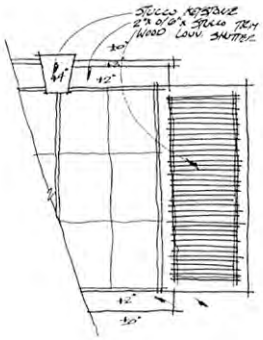
- The entry shall be covered by the front porch;
- Sidelights are encouraged at front door;
- The front door will have wood and/or stucco surround.

Garage Doors

- The garage doors shall be roll-up type doors;
- A variety of panel breakups and glazing should correspond with the style.

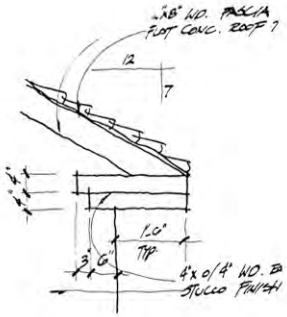
TRADITIONAL

DISTINCT ENTRY



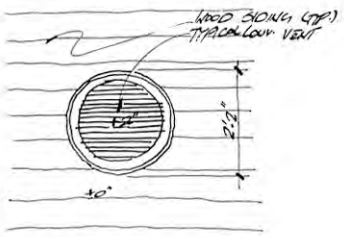
SHUTTER /TRIM DETAIL

COLUMN DETAIL

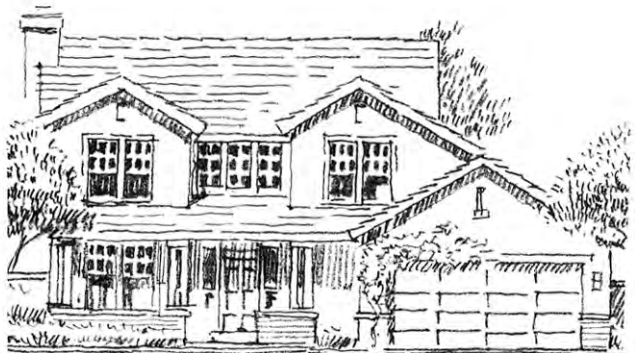


FASCIA ACCENT

ENTRY DETAIL



VENT ACCENT



PORCH ACCENT

PORCH ELEMENT

TRADITIONAL

Color Palette & Stucco Finish

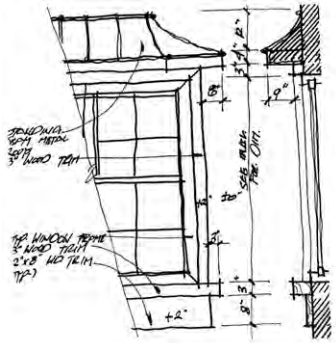
- The siding and/or stucco colors shall range from white, cream or soft yellows, to light beige, to brown and gray, with contrasting color on trim, fascia, columns and wood railing at the porch;
- Shutters will be accented with contrasting colors for each field color respectively;
- Stucco will be a Medium Dash finish and match the siding color.

Roof & Elevation Massing

- Main roofs will have 30% vertical and 70% horizontal elements;
- Gables will be 25% opposing and 75% parallel to main ridge;
- Porches will usually have one-story massing, with simple gable accents forward and some hips to the side.

Design Details

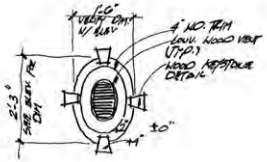
The application of characteristic architectural details will add to the essential character and diversity of scale. Moreover, the architectural elements shown here will initiate the appropriate development of design detailing.



WINDOW DETAIL

HORIZONTAL ROOF FORM

DORMER/COLUMN ACCENTS



VENT ACCENT

SIMPLE ROOF LINES

ITALIANATE

ARCHED VERTICAL WINDOWS

SIMPLE ROOF WITH ARTICULATED FACADE

ARTICULATED PROJECTION

DISTINCT ENTRY

FEATURE WINDOW

WROUGHT IRON ACCENTS

ITALIANATE

HISTORICAL PRECEDENT

The Italianate style began as part of the picturesque movement, representing a shift away from the more formal direction in art and architecture. The new period generated rambling informality, with traditional square towers, as models of Italian style villas. In California, this old world prototype embellished, adapted and refined into a truly eclectic style. The decorative brackets that articulate the flat overhanging eaves, and the shallow pitched roof, immediately identify the style.

The villa, as a housing type, found great popularity as a true town home. Larger than a cottage and statelier than a farmhouse, the scale of villas was more appropriate for family residences on larger parcels of land.

DESIGN CHARACTERISTICS

The design characteristics provide essentials for massing, scale and proportion and building materials, in understanding this particular style. They are identified as:

- Elaboration and detail of the windows, cornices, porches and doorways;
- Low-pitched roofs;
- Deep overhangs;
- Square cupola or tower as predominant element.

This style shall be reviewed and approved based on the following representative criteria and examples. Elements and details that vary from the historical context shall not be accepted.

ITALIANATE

COVERED PORCH

ARCHWAYS

SPECIAL COLUMN ELEMENTS

SHUTTERS

SINGLE STORY ELEMENT

STEPPED MASSING WITH ARTICULATED WINDOW PATTERNS

WROUGHT IRON AND SHUTTER ACCENT

ITALIANATE

DESIGN REQUIREMENTS

Roof

- Pitch to be 3.5:12 to 5:12;
- Overhangs to be 18" to 30", supported on brackets (often paired);
- Clay or concrete barrel or "S" tile ranging in color from reddish orange to deep terracotta, but may have accents of light gray or black.

Siding & Chimneys

- No siding;
- The stucco chimneystack will have an articulated cap detail and may have tile roof accents at the lower level.

Porches & Balconies

- Porches will be expressed differently dependant on the massing approach for the style:
  1. If the approach is square plan, then a very formal and articulated tower element is expected;
  2. If the approach is an asymmetrical plan, then a horizontally informal porch is expected.
- Balconies will be highly decorative wrought iron elements projecting from the building plane, or may be roofed and fully engaged by building mass on both sides.

Window Treatments

- Proportions will be vertical or stacked windows creating a vertical expanse;
- Stucco trim shall be used on all windows;
- Special windows may receive articulated moldings and surrounds;
- Arched and curved window tops shall be used below traditional rectangular windows;
- Shutters will be used occasionally on all elevations.

Entry & Door

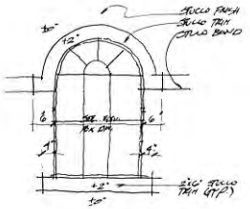
- The entry shall be covered with a highly detailed porch and with a embellished door enframement;
- The front door will be expressed with a transom over the door and often with sidelights.

Garage Doors

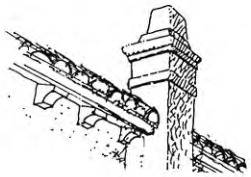
- The garage doors shall be roll-up type doors;
- A variety of panel breakups and glazing should correspond with the style.

ITALIANATE

ARCHWAY AND PORCH

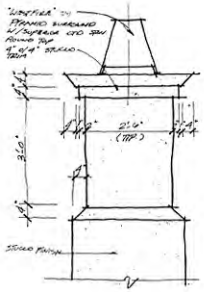


ARCHED WINDOW

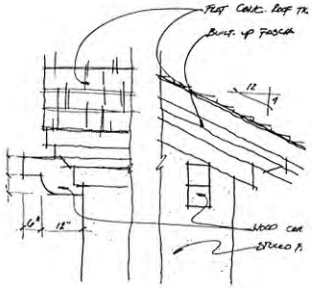


ACCENT DETAIL

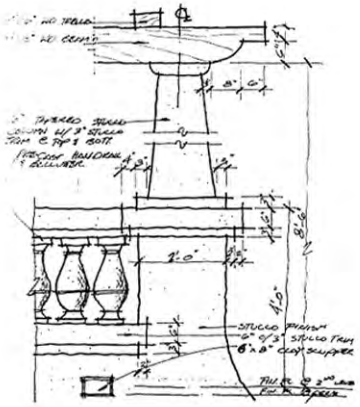
ARCHED DETAILS



CHIMNEY CAP



OVERHANG DETAIL



BALCONY DETAIL

WINDOW/DOOR ALIGNMENT AND DETAILING

DENTIL DETAIL AT OVERHANG

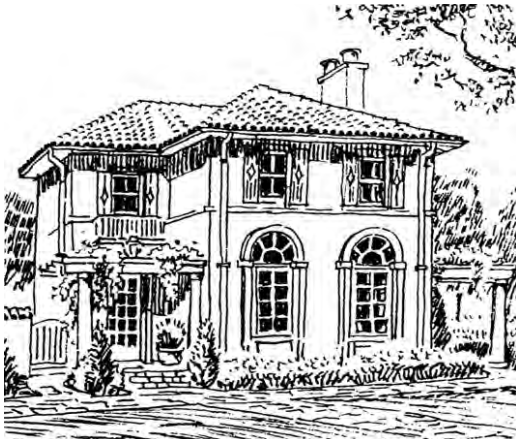
ITALIANATE

Color Palette & Stucco Finish

- The stucco colors shall be medium saturation warm earth tones with contrasting lighter or aged white trim;
- Shutters and other embellishments and/or accents shall be darker than the adjacent field color;
- Stucco will be a Light Sand finish.

Roof & Elevation Massing

- The massing will be more vertical with expressed tower elements and stacked windows;
- Main roofs will have 30% vertical and 70% horizontal elements. The main roof elements will be hipped;
- Gables will be 15% opposing and 85% parallel to main ridge;

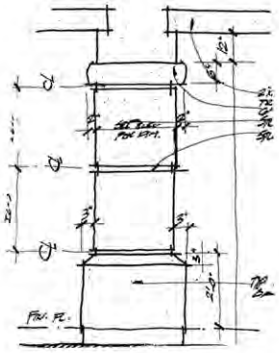


- Porches will have one and/or two-story massing, with simple gable accents, and some side hips, occurring at the first floor.

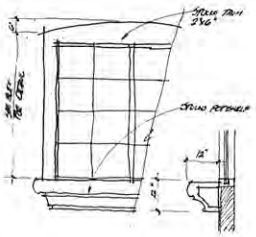
Design Details

The application of characteristic architectural details will add to the essential character and diversity of scale. Moreover, the architectural elements shown here will initiate the appropriate development of design detailing.

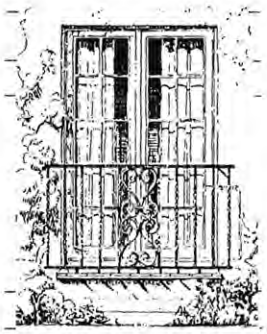
ARCHED WINDOWS



COLUMN AND TRIM



WINDOW DETAILING



WROUGHT IRON RAILING

WINDOW DETAILING

MISSION

WROUGHT IRON ACCENTS

SIMPLE RIDGE LINES

COURT WITH ARCHWAY

STEPPED MASSING

TWO STORY MASSING AT ENTRY

GABLE END MASSING

EXTERIOR ARCH AT ENTRY

MISSION

HISTORICAL PRECEDENT

Mission style homes come from one of the great Mediterranean building expressions in California. Spanish Colonial Revival, also known as Spanish Eclectic, is an adaptation of Mission Revival enriched with additional Latin American details and elements. The style attained widespread popularity after its use in the Panama-California Exposition of 1915.

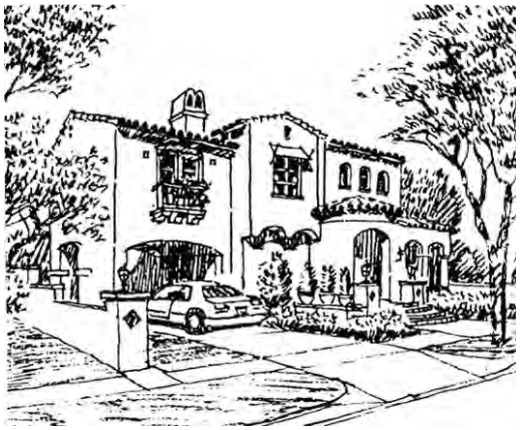
The courtyards of the Mission Revival style were replete with arcades, hanging pots, flowering gardens and sprawling shade trees. Further architectural distinction was established through the use of tile roofs, stucco walls, heavily textured wooden doors and highlighted ornamental ironwork. Key features were adapted to California locales, and the simplicity of the style, its adaptation to a warm sunny climate, and an easy livability made it a popular choice in developing communities from the coast to the Sierras. The plans were often informally organized around a courtyard with the front elevation very simply articulated and detailed. The charm of this style lies in the directness, adaptability and contrast of materials and textures.

DESIGN CHARACTERISTICS

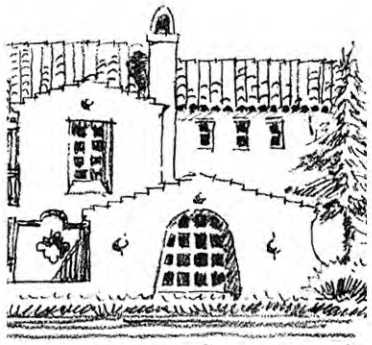
The design characteristics provide essentials for massing, scale and proportion and building materials, in understanding this particular style. They are identified as:

- Exterior arches;
- Round or square exterior columns;
- Wrought iron accent grates, colorful tile accents, and ornamental tiles, recesses, or pipes in gables;
- Wrought iron balcony railings;
- Tight eaves with overlapping roof tiles;
- Entry courtyard walls and gates.

This style shall be reviewed and approved based on the following representative criteria and examples. Elements and details that vary from the historical context shall not be accepted.



MISSION

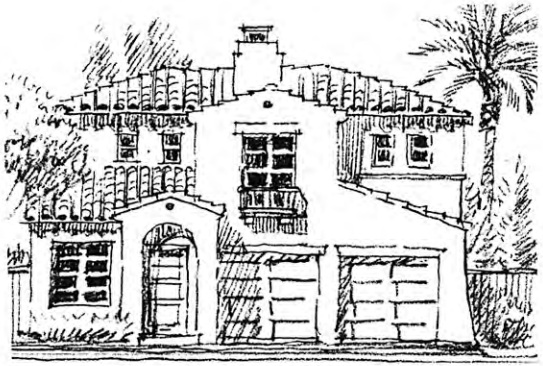


GABLE ENDS

DISTINCT ENTRY

SCALLOPED CANTILEVER

SIMPLE ROOF



SHARED FACADE ABOVE GARAGES

WROUGHT IRON ACCENT

FRONT ELEVATION DETAILING

BALCONY DETAILING

MISSION

DESIGN REQUIREMENTS

Roof

- Pitch to be 3.5:12 to 5:12 standard, with pitch break often seen at porch;
- Tight rakes with 12" eaves standard, exposed rafter tails as accents;
- Clay or concrete barrel or "S" tile roof with colors from reddish orange to deep terracotta.

Siding & Chimneys

- Stucco walls standard;
- Chimneystacks will be sculptured stucco with an articulated chimney cap.

Porches & Balconies

- Porches shall wrap courtyard elements and extend entry sequence in an "L" shape, and shall be accented by detailed columns, walls and gates;
- Balconies will project over building planes below to break up the building mass. They will be detailed with wood or wrought iron details.

Window Treatments

- Stucco trim shall be used on all windows;
- Special accent windows will be recessed a minimum of 2" on the front elevation;
- Wrought iron grille elements will often be expressed as accents over small windows or recesses;
- Shutters shall be used throughout on all elevations (minimum of three elements on front elevation, and minimum of two each on sides and rears;
- Several pot-shelves will be expressed on all elevations and may be wrought iron, wood, or projecting stucco shelves and/or platforms.

Entry & Door

- The entry shall be covered and part of the entry courtyard sequence;
- The front door will be recessed and articulated with stucco or wood trim surrounds;

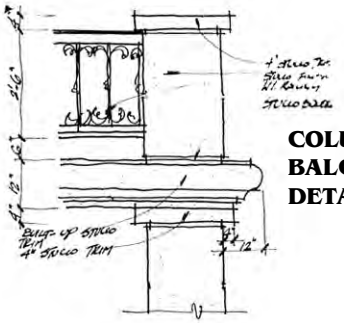
- Doors may be expressed with transoms, or sidelights, or decorative vision panels covered with a grill.

Garage Doors

- The garage doors shall be roll-up type doors;
- A variety of panel breakups and glazing should correspond with the style.

MISSION

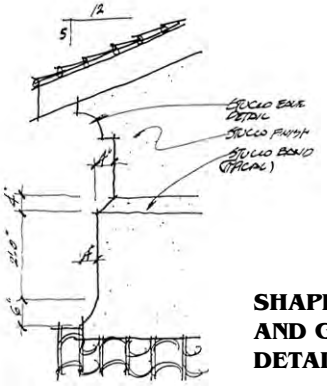
GABLE END MASSING



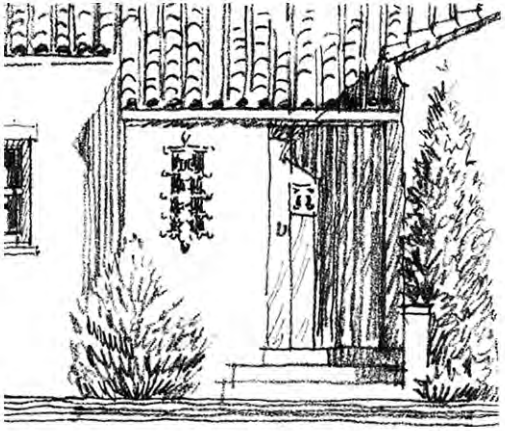
COLUMN AND BALCONY DETAILING

STEPPED MASSING

WROUGHT IRON ACCENT

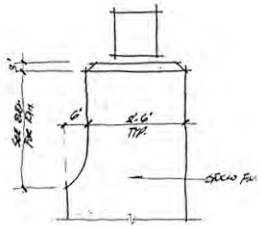


SHAPED WALL AND GABLE DETAIL

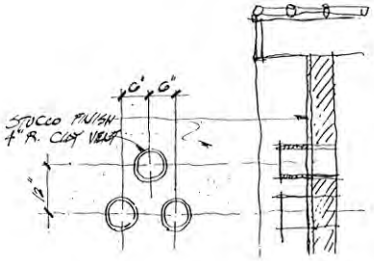


ENTRY ACCENT WITH WROUGHT IRON GRILLE

LIGHT ACCENT



SHAPED CHIMNEY



CLAY TILE ACCENT

GABLE END MASSING

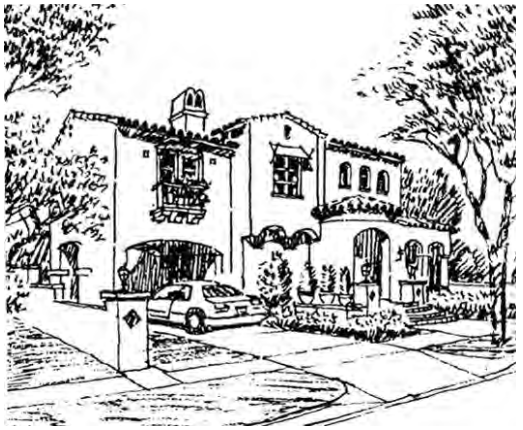
MISSION

Color Palette & Stucco Finish

- Wood trim and/or fascias and exposed rafter tails shall have a darker contrasting color from the field stucco color;
- Stucco fascia will be integral or close to the field stucco color which will range from whites, to creams, to light beige or pale pinks;
- Shutters will have a contrasting range of color from aqua, to blue, to green, to ochre and red;
- Stucco will be a Light Sand finish.

Roof & Elevation Massing

- Main roofs will have 30% vertical and 70% horizontal elements;
- Hip elements may be expressed in an asymmetrical balance;
- Gables will be 50% opposing and 50% parallel to main ridge.



Design Details

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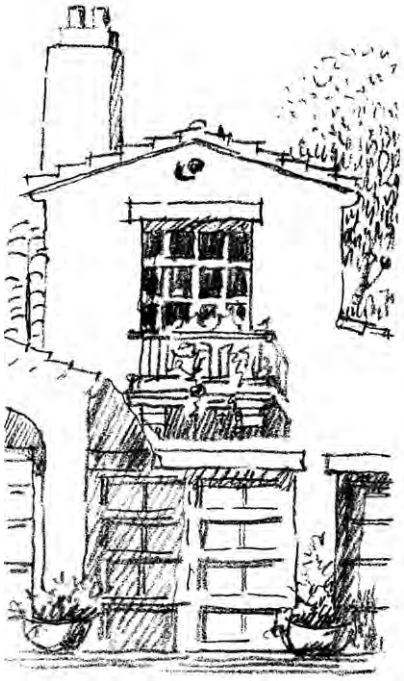
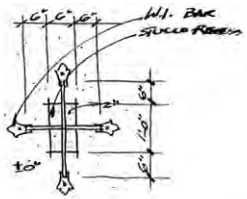
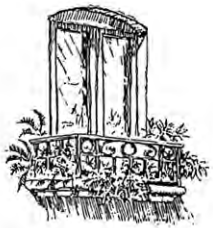


BALCONY ACCENT



WROUGHT IRON ACCENT



WROUGHT IRON POTSHELF

ARCHITECTURE FORWARD

MONTEREY

SHUTTER ACCENT

WROUGHT IRON ACCENT

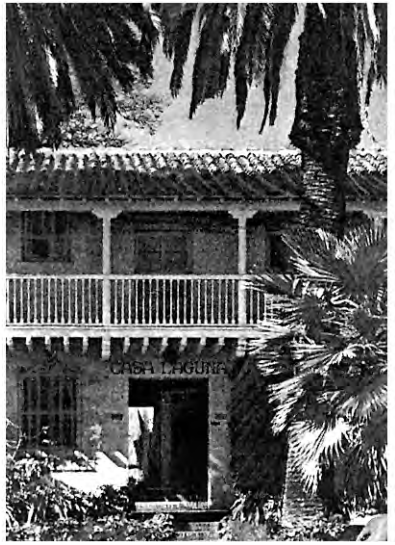
COURTYARD

BALCONY

WROUGHT IRON ACCENT/PORCH

WROUGHT IRON ACCENT

SIDING ACCENT



VERANDA

MONTEREY

HISTORICAL PRECEDENT

The Monterey style is a combination of the original Spanish Colonial adobe construction methods with two-story New England colonial house forms. Prior to the introduction of this innovation in Monterey, California, by Thomas Larkin in 1835, all Spanish colonial houses were of single-story construction. Monterey style, and its single-story counterparts, had a major influence on the development of modern architecture in the 1930's.

The style was popularized by the use of simple building forms as in Mission Revival. Roofs featured gables or hips with broad overhangs, often with exposed rafter tails. The essential design motif of Monterey style is a second level wood detailed balcony that is often roofed and engaged with the building mass on at least one side. Shutters, verandas, and porches are often integral to the Monterey character.

DESIGN CHARACTERISTICS

The design characteristics provide essentials for massing, scale and proportion and building materials, in understanding this particular style. They are identified as:

- Second level balconies;
- Siding contrasting the second level from the stucco or sometime slump brick first level;
- Balconies, verandas and porches;
- Exposed rafter tails.

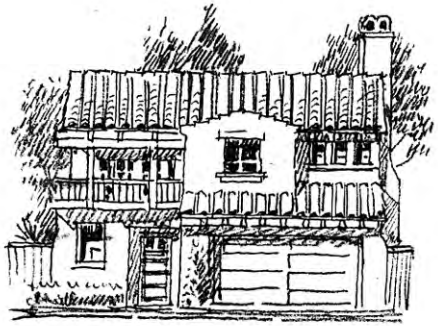
This style shall be reviewed and approved based on the following representative criteria and examples. Elements and details that vary from the historical context shall not be accepted.

MONTEREY

VERANDA/BALCONY DETAIL

SHUTTER ACCENT

COURTYARD



BALCONY DETAIL ABOVE ENTRY

SIDING ACCENT

OVERALL HORIZONTAL FORM

SIMPLE ROOF LINES

MONTEREY

DESIGN REQUIREMENTS

Roof

- Pitch to be 4:12 standard, breaking to 3:12 over porches or balconies;
- Overhangs to be 12" typical, with tight rakes at gables and extended eaves with decorative exposed rafter tails;
- Flat concrete tile, or 40-year composition shingles shall range in color from light brown, to dark brown, to gray. Clay or concrete "S" tile may be used and range in color from reddish orange, to terracotta or brown.

Siding & Chimneys

- Siding shall be the material that differentiates the second level from the stucco first level;
- All stucco versions of this style will not be acceptable to the DRC;
- Siding accents will be seen in most gable elements at either first or second level;
- Chimneys are to be expressed in stucco or brick with a very simple a chimney cap.

Porches & Balconies

- Porches may extend across a significant portion of the front elevation;
- Balconies shall be expressed on the main elevation, except at corners, where either street exposure is acceptable;
- Balcony railing and post detailing will most often be wood and simple in form.

Window Treatments

- Trim shall be used on all windows. Board trim at siding. Stucco trim at stucco walls;
- Shutters and pot-shelves will be used as accents.

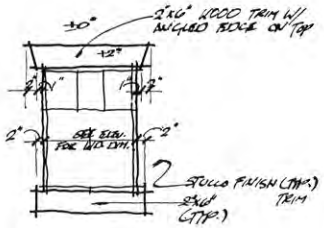
Entry & Door

- The entry shall be covered. If covered by a porch, the roof will express a pitch break. The entry may be covered by the expression of a second level roofed balcony, whose posts may reach to the ground or be cantilevered over the building plane below;
- The entry doors will be simple with wood trim surrounds.

Garage Doors

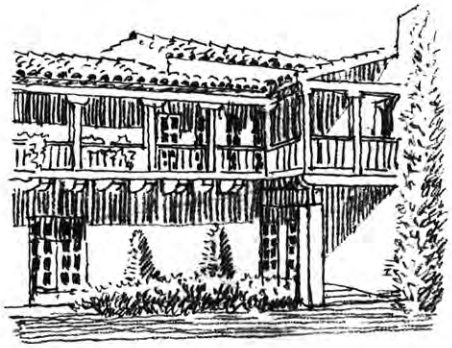
- The garage doors shall be roll-up type doors;
- A variety of panel breakups and glazing should correspond with the style.

MONTEREY



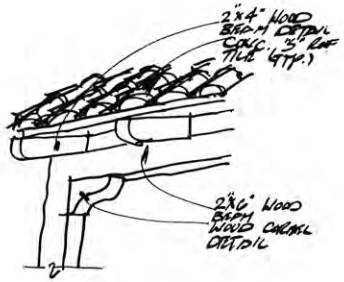
WINDOW TRIM

SIMPLE ROOF FORMS



DETAIL ABOVE ENTRY

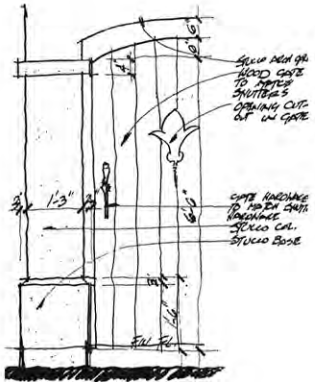
FORWARD GABLE WITH SHUTTERS



EXPOSED RAFTER TAILS

VERANDA

BALCONY



COLUMN RAILINGS

BALCONY ACCENT

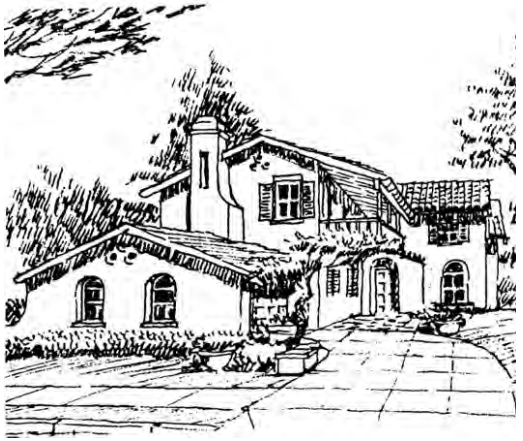
MONTEREY

Color Palette & Stucco Finish

- The siding and/or stucco colors shall range from white, to light beige and light brown;
- The stucco and siding colors will match, with the material and/or texture change providing the contrast;
- Stucco will be a Skip Trowel finish (Trim: Medium Dash finish).
- Trim, shutter and fascia colors will be in contrast and darker than stucco body color, and may range from aqua, green and red, to dark brown.

Roof & Elevation Massing

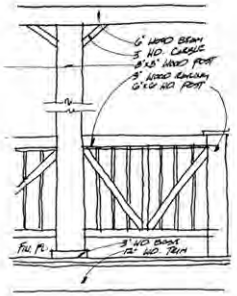
- Main roofs will have 30% vertical and 70% horizontal elements;
- The roof massing will express one hip, with an opposing gable, 15% opposing and 85% parallel to main ridge;
- Porches will have one and/or two-story massing, with simple gable accents, and some side hips, occurring at the first floor.



Design Details

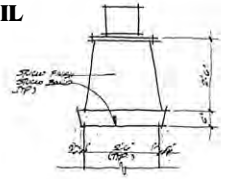
The application of characteristic architectural details will add to the essential character and diversity of scale. Moreover, the architectural elements shown here will initiate the appropriate development of design detailing.

COURT IN FOREGROUND

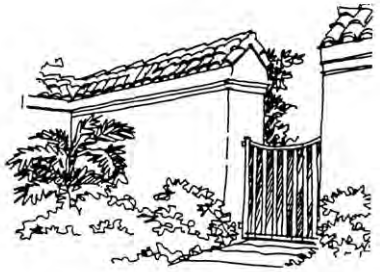


RAILINGS/POST DETAIL

FULL HEIGHT SHUTTER DETAIL



CHIMNEY CAP



COURT WALL

PRIMARY ELEMENTS - Massing

ARTICULATED VERTICAL ELEMENTS

STEPPED-BACK BUILDING FORMS

WRAPPING PORCH

VARIED MASSING

PRIMARY ELEMENTS - Massing

MASSING

When creating architectural designs, building mass should be developed to reflect the interior uses and the specific architectural style. Exterior mass and form must be manipulated, as necessary, to improve the streetscape, by controlling the impact of the homes as they relate to the street, parkway, setbacks, adjacent homes, and corner conditions.

Criteria

1. For most styles, if the form of a building is viewed as a series of interlocking masses rather than a single box, a more desirable and aesthetic solution will occur.
2. Front elevations shall be designed to emphasize entries, porches, or other resident use areas, and to de-emphasize garages. All garages shall be setback from the front living space of the house.
3. All subareas should include a mix of single-story and two-story homes. Two-story homes should have significant single-story elements to help model the building.

PRIMARY ELEMENTS - Massing

DISTINCT ENTRY

MASSING IN STYLE

SINGLE STORY EXPRESSION

PRIMARY ELEMENTS - Massing

4. Corner homes shall provide a significant single-story element on both the main street elevation side, and the secondary street elevation side. This may take the form of a wrapping porch, if style appropriate, or can be living space or bays with distinctive roofs.

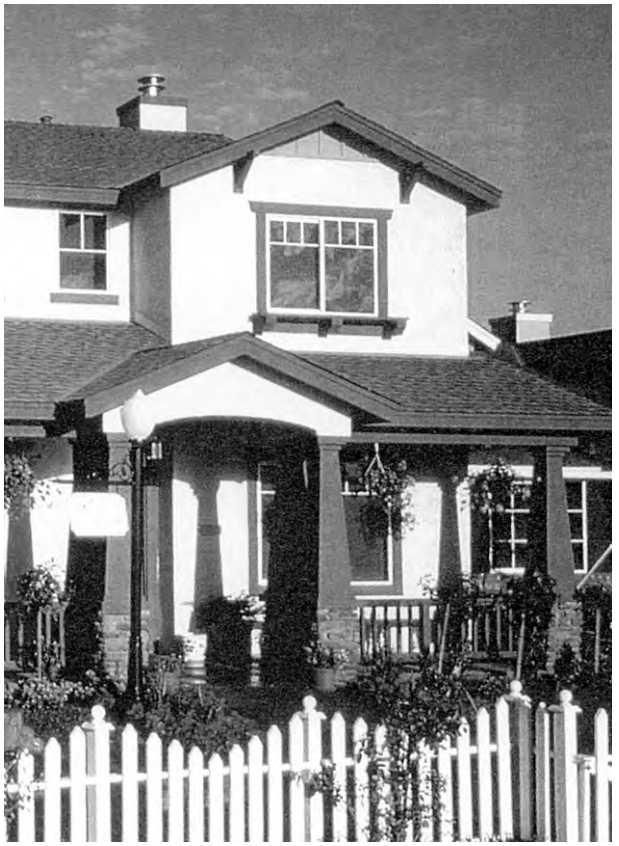
5. Houses will be designed to create interesting street scenes. The position of the fronts of houses shall vary from the standard front yard setbacks in order to provide variety in the appearance of the streetscape. Plans and elevations will be mixed to avoid the repetition of identical facades and rooflines both front and rear.

6. See *San Joaquin County Development Title* for building coverage requirements.

PRIMARY ELEMENTS - Front Articulation

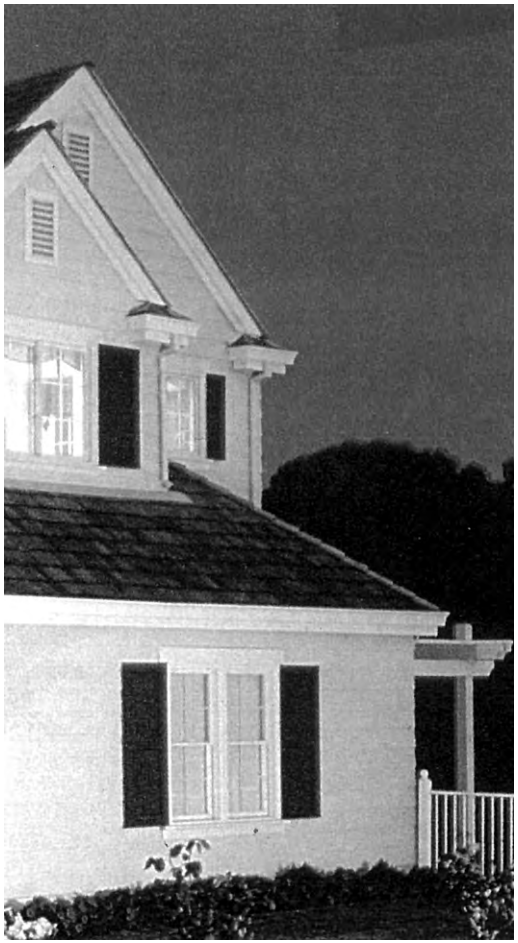
2ND FLOOR PUSHED BACK

2ND FLOOR ARTICULATED IN STYLE



2ND FLOOR CONCEALED BY PORCH ELEMENT

PRIMARY ELEMENTS - Front Articulation



2ND FLOOR PUSHED BACK

FRONT ARTICULATION

Setting the second-story mass back from the ground level living space shall be used to provide variety to the fronts of houses, and to improve the mass modeling of the streetscape.

Criteria

1. The second-story mass shall be set-back in relation to the ground-level porch, living space and/or garage.
2. To be historically accurate, certain styles dictate a more boxlike solution. Styles such as Cottage, Farmhouse, Italianate, and Monterey will permit a more boxlike exterior massing. Even though, in these instances, the box-like form is permitted on a restricted basis, it is not the desired dominant form to be built at Mountain House. These styles often have mitigating single-story elements.
3. Elements such as porches, turrets, balconies, bay windows, entry towers, deep recesses, stepping roofs, breaks in eaves, garage offsets, etc. shall be used to provide articulation to the front elevations of houses.
4. 50% of all plans and/or buildings plotted will have a recessed second level at a minimum of 20 feet front setback.

2ND FLOOR BEYOND

2ND FLOOR VARIABLE RECESS

PRIMARY ELEMENTS - Rear Articulation

ARTICULATED DETAIL

STYLE ELEMENT

AUTHENTIC BUILDING FORMS

VARIED MASSING

PRIMARY ELEMENTS - Rear Articulation

REAR ARTICULATION

Rear elevations are viewed from various parts of the community, so the look of the rear of a house is important in the design of the homes. Each of these conditions shall be designed and detailed accordingly. Issues of second-story privacy shall be addressed where rear elevations are seen from adjacent housing units and/or rear yards. Issues of visible details shall be addressed where houses are seen from quasi-public areas such as adjacent community arterial roadways and from interior collector streets. Issues of distant silhouette shall be addressed where homes are seen from adjacent neighborhoods and public areas.

Criteria

1. On a minimum of 50% of all two-story homes, there shall be a minimum 3-foot horizontal offset in plan and preferably vertical stacking. This is to provide a projecting two-story element, with its own roof form, to break-up rear eave lines.
2. Second floors shall have enhanced details. Roof framing shall express variations in ridgelines. Ground levels, if not screened by perimeter privacy fencing, shall receive the same details and enhancements as second floors and roofs.
3. Where homes back onto streets and are viewed from close range, details, such as materials, color, and changes in wall planes and ridgelines must be clearly evident.
4. Where rows of homes can be seen from a distance, or are generally perceived by their contrast against the background or skyline, the dominant impact is the overall shape of the building and rooflines instead of the surface articulation or materials. In these conditions the following criteria apply:
   - Maximize the rear yard setback from the top of slope;
   - Articulate the rear elevation and roof plane to minimize the visual impact of repetitious flat planes;
   - Ridgelines and roof framing shall be varied, giving particular attention to avoiding repeating elements such as continuous gable-ends, similar building silhouettes, eave heights and ridge heights.

PRIMARY ELEMENTS - Roof Forms

ARTICULATED SINGLE STORY ROOF

STEPPED BACK ROOF

APPROPRIATE ROOF STYLE ELEMENTS

VARIABLE ROOF FORMS

PRIMARY ELEMENTS - Roof Forms

VARIABLE FORMS

SINGLE STORY ARTICULATION

STEPPED ROOF FORM

ROOF FORMS

Roof forms are the dominant visual element in the street scene of a residential neighborhood and shall provide consistency in character and appropriate scale for the selected architectural style.

Criteria

1. All homes will have roof pitches consistent with the pitch range of the specific architectural style used.
2. Architectural styles selected should provide a variety of roof designs along the street-scene, including height variation.
3. Two-story homes must express a minimum of two, fundamentally different, types of roof framing (e.g. front-to-back ridge, side-to-side ridge, or hip). Slight variations or build-outs will not be sufficient.
4. Applicants should consider breaks in rear eave lines to prevent uninterrupted second level eaves that run along several homes. These breaks may take the form of plan setbacks of stacked areas, second level setbacks from first level, overhanging bays, or gable breaks through the eave.

PRIMARY ELEMENTS - Single-story Elements

SINGLE STORY PORCH

ARTICULATED SINGLE STORY EDGE

DISTINCT ENTRY EXTENSION

SINGLE STORY VARIATION

PRIMARY ELEMENTS - Single-story Elements

SINGLE STORY PORCH

SINGLE STORY PROJECTION

SINGLE STORY ELEMENT FORWARD

SINGLE-STORY ELEMENTS

Large areas of wall surface will be reduced through the use of offsets, bays, balconies, overhangs, recesses or other single-story elements to provide visual relief.

Criteria

1. Vary the heights and profiles with single-story elements through diversity of scale and detail.
2. 50% of all plans and/or buildings plotted will have a significant single-story element at a minimum of 15-foot setback.
3. The roof over the entry should be a distinct expression. Where consistent with the architectural style used, it should be on a different plane from the primary roof structure.

PRIMARY ELEMENTS - Porches

WITH APPROPRIATE STYLE DETAILS

WRAPPING PORCH

PORCH WITH GABLE

ARTICULATED ELEMENTS

COLONNADE IN DEFINING PORCH

PRIMARY ELEMENTS - Porches

TRADITIONAL SINGLE STORY ELEMENT

DEEPENED PORCH WITH LIFESTYLE

PORCHES

Porches will be provided for lifestyle opportunities, massing variation, street-scene articulation and for historical accuracy on applicable styles.

Criteria (See County Development Title for specific requirements)

1. Porches shall be provided on a minimum of 50% of all homes in any development.

DETAILED FORM

2. Porches shall have a minimum depth of five feet. Greater usable depth is encouraged. Excluding garage door width(s), porches shall occupy at least 50% of the primary facades linear width. Example: 55' wide home with 16' garage door = 39' x .5 = 19.5' minimum porch width.
3. Porch styles, including fenestration, railing, roof pitch, supports, overhang and columns, will be consistent with the architectural style of the home. A mix and match of columns and railings will not be approved.
4. Homes plotted on corner lots are encouraged to have porches that wrap around both front and side facades.
5. For architectural styles without porches, a clearly articulated entry shall be provided. Where the front door is not visible from the main street frontage, as in a courtyard entry, a gateway structure, portal, entry tower, or other architectural element, shall be provided to clarify the entrance location for the public. This entry element shall be lighted separately from the actual door area or porch.

PRIMARY ELEMENTS - Wrapping Trim and Details

SIMILAR TRIM AT ALL WINDOWS

SHUTTERS AND GRILLES

APPROPRIATE DETAIL

EXPOSED RAFTER TAILS

PRIMARY ELEMENTS - Wrapping Trim and Details

TRIM WRAPPING CORNER

WRAPPING TRIM AND DETAILS

The same architectural trim treatments, such as eave trim, window grids and window trim, are to be provided on all elevations, achieving 360° articulation, or four-sided architecture.

TRIM AT LARGE WINDOW EXPANSE

DETAILS WRAPPING ALL SIDES

Criteria

1. If the front of a house has siding, then as a minimum, siding shall wrap a minimum of four feet to six feet, or to the fencing, on the side elevations and be expressed, at least as an accent, on the rear elevation of the house.
2. On corner lots and all lots abutting parks or other amenities, the details and character elements of the front elevation shall continue around the corner onto the side-street elevation, and extend to the corner of the rear elevation.
3. Side elevations that face on collectors or pedestrian paths shall reflect the level of detail of the front elevation style.
4. Rear elevations that face on collectors or pedestrian paths shall reflect the level of detail of the front elevation style.
5. Window trim and grids shall not vary from front to side to rear. The same style and level of detail shall be expressed on all sides.
6. Window trim and grids shall be style specific. The DRC suggests the designer develop a style sheet for windows and grids and provide this with the Step 3 Review submittals.

PRIMARY ELEMENTS - Corner Lots

WITH SINGLE STORY ELEMENTS

WITH MASSING

WITH GARAGE ACCESS AWAY FROM ENTRY

WITH ARTICULATED BUILDING FORMS

PRIMARY ELEMENTS - Corner Lots

WITH WRAPPING PORCH

CORNER LOTS

To have corner lot homes assist in providing variation of the streetscape by repositioning garage access to the side-street opposite the main house entry, and to extend the front elevation detail onto the side-street elevation.

Criteria (See County Development Title for specific requirements)

1. Corner lot plans will ideally be different and, at a minimum, be modified from interior lot plans to take advantage of wrapping architecture and the exposure to two street frontages.
2. To the extent possible, garages on corner lots shall be accessed from the Side street or rear and not from the front.
3. Corner lot minimum dimensions will be 5' wider than interior lots.
4. To preserve usable rear yards, side-street accessed garages may be positioned as close as 5' from the back of sidewalk if a single-story element. The second-story must maintain the standard setback. This also applies to secondary units.

WITH ENTRY AND GARAGE ACCESS ON SEPARATE FACADES

WITH SINGLE STORY HOMES

PRIMARY ELEMENTS - Secondary Units

ABOVE PORTE COCHERE

SEPARATE DEFINED ENTRY

APPROPRIATE DETAILS

COMPATIBILITY OF STYLE ELEMENTS

PRIMARY ELEMENTS - Secondary Units

PRIVATE ACCESS

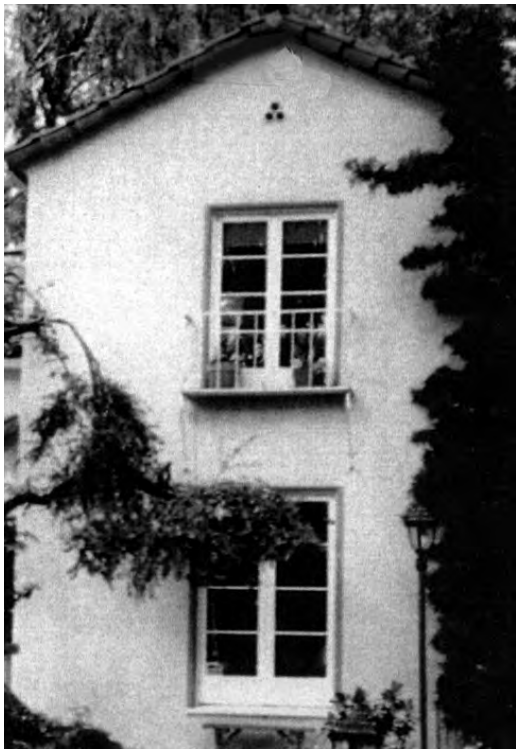
OVER GARAGE

SECONDARY UNITS

To provide a variety of housing sizes and choices integrated into the fabric of the neighborhood.

Criteria (See County Development Title for specific requirements)

1. Secondary units shall be provided as shown on the Secondary Unit Plan approved by the County. Additional secondary units may be provided elsewhere in the neighborhood and are encouraged.
2. The unit may be detached or attached to the main house.
3. These units may not exceed 700 Sq. Ft.
4. The entrances for secondary units should not have prominence over the main house entry.
5. The units shall be treated with the same architectural style details as the main house.
6. One parking bay, carport or garage shall be provided for this unit (preferably integrated into the main garage). This dedicated parking space shall be clearly marked on site plans submitted to the DRC.
7. On conrner lots, with secondary unit above garage, if a short apron, of 5' behind the back of sidewalk, is provided, the applicant must still conform with the requirement of providing a designated parking space for the secondary unit, and indicate this space on all submitted site plans.



MATCHING TRIM DETAIL

GARAGE TREATMENTS

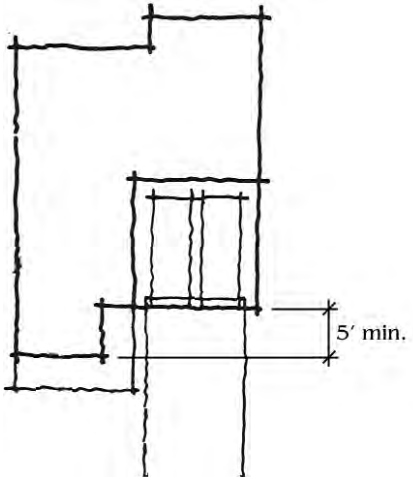
Intent

Houses and yards, rather than garages, should be the primary emphasis of street elevations. Each project will incorporate the garage design techniques listed below to reduce the emphasis on garages, and to enhance the architecture of the street-scene.

Criteria

1. Besides shallow recessed garages, two additional garage configurations shall be incorporated for three floor plan projects. Only one shallow recess garage treatment is permitted within each project.
2. Besides shallow recessed garages, three additional garage configurations shall be incorporated for four floor plan projects. Only one shallow recess garage treatment is permitted within each project.
3. Minimize the impact of garages facing streets by using different garage door panel patterns and glazing that is style specific.
4. Refrain from strict compliance to the minimum garage setback so as not to contribute to a repetitious and monotonous appearance along the street. A varied setback is necessary along the street frontage.
5. Where garages are adjacent to one another at common property lines, provide a minimum two-foot difference in setbacks.
6. Typically, plans are to be mirrored or reversed and plotted so that garages are adjacent to each other, and entries are adjacent to each other. This will help create an undulating setback. Occasionally, this pattern should be broken so it will not become overly repetitious or reflected by the massing directly across the street. This is reviewed by the DRC on submitted lot footprint plans.
7. Alternatives to these standards may be allowed by the DRC on a case-by-case basis, for lots 3,500 square feet or smaller.

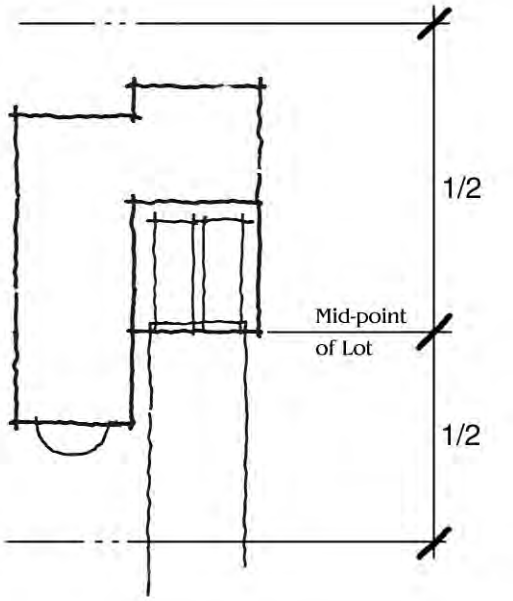
SHALLOW RECESSED



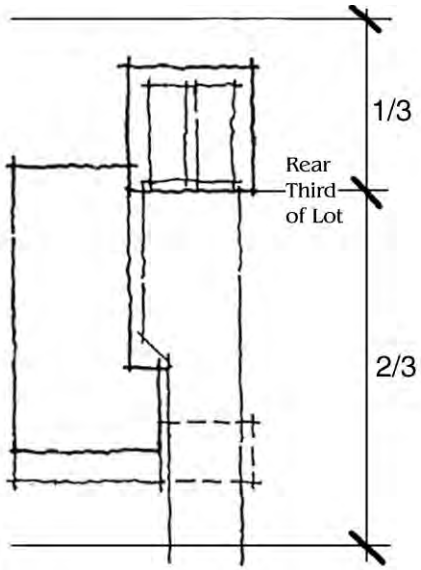
SHALLOW RECESSED

GARAGE TREATMENTS

MID RECESSED



DEEP RECESSED



MID RECESSED

DEEP RECESSED

Shallow Recessed Garage

Setting the face of the garage back a minimum of 5 feet from the forward-most living area is required to reduce the overall visual mass of the garage. All plans with shallow recessed garages shall include a porch or significant architectural entry treatment that projects from the forward-most living area of the plan. Such entry treatments must be consistent with the architectural style.

Mid Recessed Garage

Setting the face of the garage to the midpoint of the lot is required to expose more architecture to the street, and de-emphasize the garage.

Deep Recessed Garage

Setting the garage face toward the rear of the lot de-emphasizes the garage to the greatest extent. The rear-lot recessed garage must be in the rear one-third of the lot and may be detached from the home *(see Corner Lot Garage)*.

GARAGE TREATMENTS

Swing-in Garage (See County Development Title for specific requirements)

The use of swing-in garages, on lots at least 55' wide, will break the continuous view of garage doors along the street. This design treatment allows for a formal motor-court entrance that differentiates this type of home from those on narrower lots.

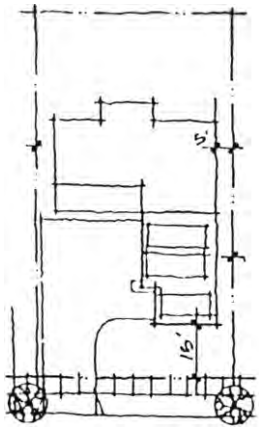
Split Garage

This treatment de-emphasizes the garage by reducing the continuous width of the door. Typically, a one-car garage and a two-car garage are split to provide a variation in the appearance, articulation, and flexibility of the home. The single-car garage elements in this split condition may allow optional living space that further enhances the street-scene by replacing the garage door with window treatments or other articulation. The front facing garage on 2/1 or 1/2 splits must still be a minimum of 5' behind conditioned living space.

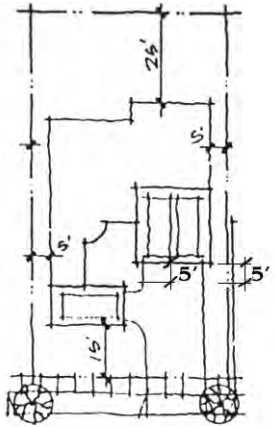
Tandem Garage

This garage layout de-emphasizes the garages by concealing one garage space behind another standard garage space. The tandem space is located such that it may allow optional living space to be developed, while still only showing the original standard garage to the street.

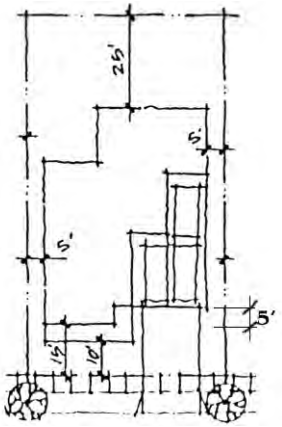
SWING-IN



SPLIT



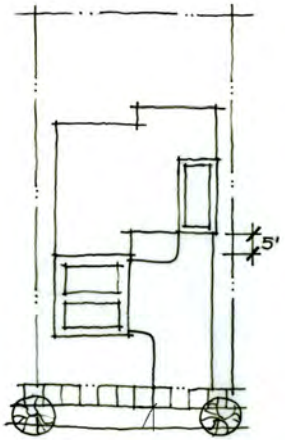
TANDEM



3-CAR SWING-IN WITH FLEX SPACE

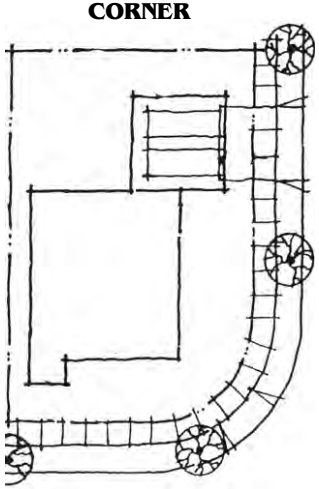
3-CAR TANDEM

2/1 SPLIT



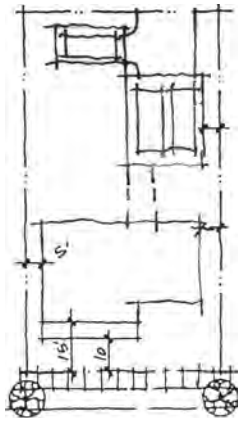
GARAGE TREATMENTS

CORNER



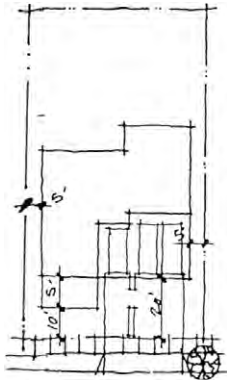
CORNER LOT

ALLEY-LOADED



ALLEY ACCESSED

3-CAR - FRONT FACING



NOT RECOMMENDED

3-CAR - FRONT FACING

Corner Lot Garage

This garage layout serves corner lots, where the plan is typically not changed in its basic layout but the garage door is repositioned, allowing for access to the garage from the adjacent side street. Such a configuration provides a distinct entry for secondary units located over garages and substantial variation along the street. It also offers the opportunity for enhanced rear and/or corner side yards. In this layout, the garage must be a minimum of 5 feet behind the back of sidewalk on the adjacent side street.

Alley-Loaded Garage

The use of alleyways or mews locates garages off the main street-side elevation and creates a more traditional street-scene, without garage faces, for the fronts of homes.

Front-Facing 3-Car Garage

This garage layout shall only be allowed on lots of 6,000 Sq. Ft. or greater. The applicant should design the garages so as to de-emphasize the width of the garage facade. This may be done with deep reveals, individual doors, horizontal offsets, or combinations, to break up the massing. Driveways will be required to taper in order to reduce curb cut width and to preserve on street parking. Generally, not recommended.

SECONDARY ELEMENTS

GENERAL

The following represents additional character elements to be reviewed for approval in the community. These elements often go unnoticed as part of the architectural background in neighborhoods.

APPURTENANT STRUCTURES

All detached structures to be used as living space shall conform to the design standards of the existing dwelling on the lot. This type of structure shall be reviewed for conformance with design standards and approval. If not built at the same time as the main structures, these additional structures must be submitted to the DRC for individual approval (Please see Chapter Two – Implementation, for information on submittal requirements and design review).

ENTRY COURT GATES AND/OR MOTOR-COURT GATES

Pedestrian and/or auto gates for individual lots shall submitted for design review and approval.

EXTERIOR LIGHTING

Selection of light fixtures for highly visible locations (i.e. entry areas, corner lots) shall minimize off-site glare and shall be submitted for design review and approval.

EXTERIOR LIGHTING

PATIO GAZEBO

EXTERIOR LIGHTING

ENTRY COURT

SECONDARY ELEMENTS

PATIO STRUCTURE

STAIRS AND STEPS

GUTTERS AND DOWNSPOUTS

Gutters and Downspouts are required for all residential structures.

Exposed gutters will be colored to match the roof or wall material. Exposed downspouts will be colored to match the surfaces to which they are attached.

MAILBOXES

Please refer to Chapter Five – Landscape Architecture.

MECHANICAL EQUIPMENT AND TRASH RECEPTACLES

All air conditioning and/or heating equipment, soft water tanks, pool and/or spa equipment, electric self-timer boxes for sprinklers or exterior landscape lighting and trash receptacles, shall be screened from view from the street.

METERS AND UTILITY BOXES

Both gas and electric meters and cable panels shall be screened from view from the street and behind backyard fences. The details shall be submitted for design review and approval.

UTILITY CONNECTIONS

All utility connections to the house shall be underground.

PATIO STRUCTURES/GAZEBOS

The use of patio structures is encouraged. They shall be integrated into the building form to add articulation to otherwise large unbroken wall masses. The details shall be submitted for design review and approval.

RESIDENTIAL ADDRESS NUMBERS

All address fixtures shall be lit and controlled by photocell as a standard feature. The type and location of fixtures shall be submitted for design review and approval.

ROOF FLASHING & VENTS

All flashing and vents shall be colored to match the material to which it is attached.

STAIRS AND STEPS

Exterior stairs, designed for access to second-story living areas, shall be articulated in the same architectural theme as the main building.

SKYLIGHTS

Skylights shall be designed as an integral part of the roof. The glazing shall be clear or solar bronze; white glazing is prohibited. The framing materials shall be colored to match or blend with the roof.

COLOR AND MATERIALS

COLOR AND MATERIALS

INTENT

The historic colors and materials used in the architectural styles selected for Mountain House demonstrate the concept of a building growing organically from the site. The use of natural appearing materials and colors should predominate throughout the subareas of each neighborhood. The use of these traditional materials and colors, along with modern techniques of building, will lead to new visual interpretations. For further diversity the traditional earth tones will be augmented by colors reflecting current preferences for lighter colors.

Material selection will have a long-lasting impact on the character and identity of each neighborhood, and will be crucial to the visual consistency and coherence of the entire community. Applicants are strongly encouraged to borrow from authentic historical examples, to educate themselves on these styles, and to adhere to the wonderful precedents that are arrayed in existing communities around California.

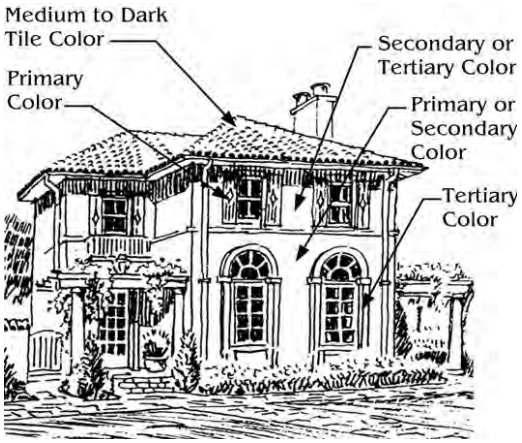
CRITERIA

Applicants must submit a color board for each elevation, including roof and stone materials. Prior to final DRC approval the applicant must submit color blocking examples for each elevation.

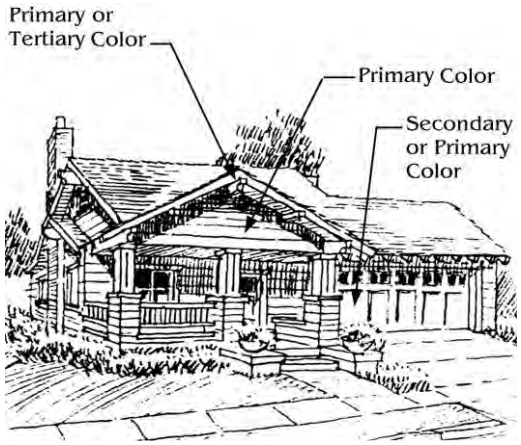
- Each applicant must use a minimum of three different colors per elevation. Four different colors are preferred;
- For each home's field, accent and trim colors, applicants should select at least one color from each of the master palette's Primary, Secondary, and Tertiary color ranges, or complementary versions;
- No one color can occupy more than 60% of the exterior surface to be painted (applicants are encouraged to verify this);
- The use of very bright, very light, or extremely contrasting colors should be minimized and used sparingly for accents only;
- Individual color schemes must be historically appropriate to the selected architectural style;
- Colors should wrap around details and not stop at corners of wood, stucco, or composite materials. This more typical production technique will not be approved and is subject to correction in the field;
- Tasteful selection and application of appropriate hues of stone or brick, to match each selected color scheme, are required. No obvious miss-application of stone size, color or scale will be approved;
- Using medium to dark colored roof material, appropriate to the color scheme, is required. Loud, bright or obvious clashes of roof material color are prohibited;
- Every effort should be made to avoid roof color monotony by selecting a variety of materials and colors for roofing, including color variegation, and to utilize them on a site and/or plan sequence that prevents repetition of roof color;
- Roof material texture and shape should vary. If concrete roofing materials are selected, these should express the full range of choices including barrel or "s" tile, flat smooth tile, and raked or striated tile. If composition roofing is selected, these should be fully textured and flashed and a minimum 40 year guarantee specification;
- Mixes of concrete and 40-year composition roofing, on different units, are encouraged to increase the product variety;
- Mirror, highly reflective or colored glazing and/or skylight materials will not be allowed.

COLOR AND MATERIALS

COLOR APPLICATION EXAMPLES:



ITALIANATE



CRAFTSMAN

PRIMARY COLORS CRITERIA

(Field or Highlight)

The Primary Zone palette represents the richness and diversity of color desired throughout the community, and is the most vibrant. These colors may be used either as field, accent or trim color, depending on the style (refer to color criteria provided for each style). For most, the Primary colors are to be used to highlight specific elements such as roof trim, window trim, shutters, wainscots, doors, arcades, balconies, entries, etc. However, with some architectural styles, such as Craftsman or Italianate, the Primary colors may be used as field colors.

Primary Colors

DE 3082 DARKNESS DOE
SP 165 BURNT CRIMSON
DE 1099 STORMS END
DE 3125 BLUELEAFED SAGE
SP 139 MALLARD
DE 3127 BAPTISTA
SP 2030 NATIVE CREEK
SP 2170 MARSH MAVERICK
DE 3155 REALM GREEN
DE 3156 DONNA'S DELIGHT
DE 3180 WILD DUNES
DE 3055 COPPER AGE
SP 126 ROSEWOOD
SP 161 TAMBORLANE
DE 3054 ZEMO'S WAY

SECONDARY COLORS CRITERIA

(Field or Highlight)

The Secondary Zone palette represents a more-subtle version of the richness and diversity of color desired within the community. These colors are primarily envisioned as field colors, yet may be used, subject to DRC review and approval, as either accent or trim colors depending on the style (refer to specific color criteria provided for each style).

Secondary Colors

DE 3081 DENSITY
DE 3025 EAGLE
SP 177 HICKORY
SP 8 DESERT GRAY
SP 2220 SONORA GRAY
DE 3178 DESERT HUE
SP 154 CABLE ASH
SP HEATHER
SP 339 SEAL POINT
SP 168 BEIGE PEBBLE
SP 2650 TAOS
SP 172 ADOBE SOUTH
SP 511 OYSTER
SP 60 NAVAJO WHITE
SP 17 CAMEO
SP 176 FLAXSEED

TERTIARY COLORS CRITERIA

(Field or Highlight)

The Tertiary Zone palette represents the most-subtle spectrum of color to be seen within the community. These are primarily envisioned as highlight colors, yet may be used, subject to DRC review and approval, as field colors, provided they do not cover more than 60% of the exterior elevation, and are not used in this way on more than 40% of an applicants products. Tertiary colors should be used carefully according to the color guidance contained within each style.

Tertiary Colors

SP 201 OATMEAL COOKIE
SP 70 PEARL WHITE
SP 181 DOMINICK
SP 836 SWISS COFFEE
SP 113 COTTAGE WHITE
SP 164 FRENCH WHITE
SP 2340 DESERT STAR
SP 856 WHISPER GRAY
SP 651 MILKWEED
SP 112 BONE

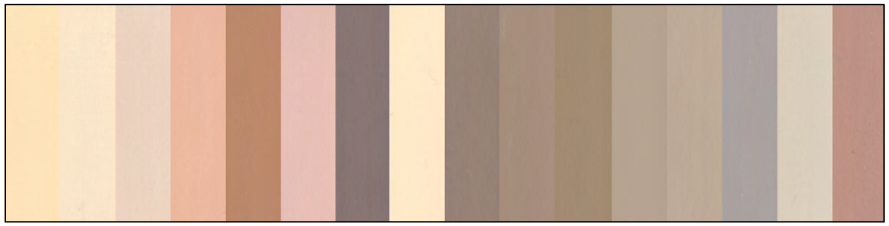
ADDITIONAL COLOR RESOURCES

The Mountain House Color Palette colors are from the Dunn Edwards Corporation. These may be duplicated in another manufacturers paint product line. There is no requirement that paint be from Dunn Edwards Corporation. The specific samples are available for review through the DRC.

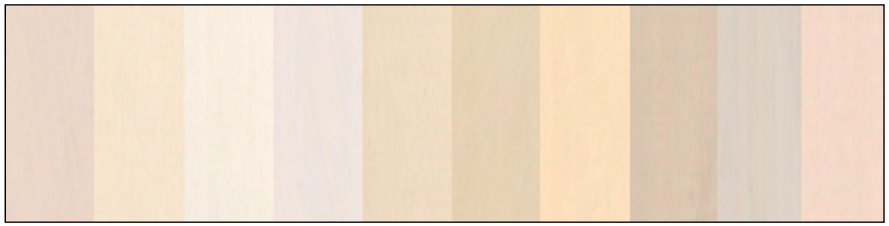
COLOR AND MATERIALS

PRIMARY ZONE - FIELD OR HIGHLIGHT COLORS

SECONDARY ZONE - FIELD OR HIGHLIGHT COLORS



TERTIARY ZONE - HIGHLIGHT COLORS



TONAL COLOR RANGE

SUBTLE **VIBRANT**

(TERTIARY) **(SECONDARY)** **(PRIMARY)**

APPENDICES

APPENDIX A

CONSTRUCTION GUIDELINES

Appendix A

CONSTRUCTION GUIDELINES

CONSTRUCTION GUIDELINES

1. The contractor is responsible to maintain the site in a neat and orderly condition at all times. Special attention should be taken to remove all debris and to ensure that surrounding areas are cleaned on Fridays and prior to all holidays.
2. Each site is required to maintain a dumpster, which should be picked up and emptied on a regular basis. At minimum, dumpsters should be emptied prior to weekends and holidays.
3. In the event that a construction site is not kept in an acceptable condition, the DRC will employ a laborer and trash pickup service clean the site. Contractors will be charged double the cost of this cleanup service.
4. The parking of all construction vehicles, trailers and storage of equipment shall be off the street. The DRC will assist contractors in obtaining approvals for off-street parking, if necessary.
5. Under no circumstances are construction vehicles, storage containers or delivery vehicles to block the entrance to another property.
6. No construction vehicles are permitted to be parked on site for overnight or weekend periods.
7. When there is a need for a ramp up to a construction site or adjacent property, ramps are to be constructed of metal. Dirt ramps are not acceptable, and are subject to removal and charges.
8. Containers and sheds are to be kept neat and clean and shall contain no exterior advertising. Care should be taken in the placement of storage containers to minimize impacts on adjacent properties and streets.
9. Concrete trucks shall not be washed on the street. Each site shall establish a wash-down area that will eliminate any runoff to streets or adjacent properties.
10. Contractors shall be responsible for any damage to other properties and community improvements.
11. All dirt and fill materials not specifically designated for a specific purpose on site (i.e., fine grading, backfill, mounding, etc.) must be removed from the site within 10 days of being stockpiled. All such materials being stored for future uses shall be watered on a regular basis to control blowing dust.
12. Prior to commencement of construction, each Builder and their contractor shall meet with the DRC at one of the regularly scheduled meetings to discuss the site arrangement for construction (i.e., location of trailer, portable toilets, equipment storage, storage containers and parking of construction vehicles) and to review these guidelines to ensure they are fully understood and agreed to.
13. All individuals are advised that no music of any kind shall be allowed while on Community properties.
14. All individuals are prohibited from accessing or using Community common areas or other properties. Access is limited only to sites for which authorization has been given.
15. Drugs and alcohol are strictly forbidden on Community properties.
16. Refer to *Mountain House CSD Public Works Standards*.

APPENDIX B

IRRIGATION SYSTEM REQUIREMENTS

IRRIGATION SYSTEM REQUIREMENTS

IRRIGATION SYSTEM REQUIREMENTS

1. All Irrigation systems shall be fully automatic, underground systems with equipment provided by reputable, nationally recognized companies.
2. Spray head layout shall provide for 100% overlap.
3. Irrigation plans shall be prepared by a licensed landscape architect or certified irrigation designer affiliated with the American Society of Irrigation Consultants.
4. Irrigation systems shall be installed in conformance with all applicable codes and ordinances by a licensed landscape contractor and experienced workmen.
5. Irrigation design plans are diagrammatic. All piping, valves, equipment, etc., which may be shown in paved areas is for system design clarification only and shall be installed within planting areas in a manner consistent with irrigation details. Contractor shall notify owner of discrepancies between the plans and actual field conditions.
6. Exercise extreme care in excavating and working near existing utilities. Contractor shall verify the location and condition of all utilities and be responsible for any damage to such utilities. Field adjust sprinkler locations as necessary to avoid conflicts with utilities, including fire hydrants, street lights, transformers, etc.
7. Trenches shall provide a minimum 18" of cover over pressure lines and 12" over non-pressure lines. Sleeved lines shall provide a minimum 18" of cover. Trenches shall be backfilled with material free of rocks greater than 3/4" in diameter.
8. Controllers shall be easily accessible, and located near 120-volt electrical power service.
9. Backflow prevention shall be provided for each system. Backflow preventors or atmospheric control valves shall be installed plumb and square with adjacent pavement edges or structures located on the sides of houses screened from public view.
10. Irrigation wire shall be UL approved for direct burial. Common wire shall be white in color. Wires to individual remote control valves shall be a color other than white. All splices shall be made within remote control valve locations, within valve boxes.
11. Remote control valve boxes shall be located within groundcover areas where possible. Valve boxes within parkway planter strips shall be placed from and parallel to curbs and walks. Valve boxes shall be installed flush with finish grade (not necessarily plumb).
12. Mainlines and laterals shall be flushed prior to the installation of remote control valves and heads. The mainline shall be visually inspected for leaks under full operating pressure prior to backfilling trenches.
13. Flush and adjust all sprinkler heads and each valve for optimum performance. Adjust spray head locations if spray is detrimental to or blocked by trees, shrubs or structures, maintaining even coverage of planted areas. All spray heads adjacent to sidewalks shall be installed on pop-up risers.
14. All excavations shall be backfilled to 90% compaction, minimum. Contractors shall repair settled trenches for one year after completion of work. Contractors shall warrant that the system shall be free from defects in material and workmanship for a period of one year after completion of work.

APPENDIX C

GENERAL PLANTING REQUIREMENTS

Table of Contents

GENERAL PLANTING REQUIREMENTS

QUALIFICATIONS

- All landscape plans shall be prepared by a landscape architect, licensed to practice in the state of California.
- All landscape installations shall be performed by a licensed landscape contractor.
- Contractor shall maintain a qualified supervisor on the site at all times during construction, and shall utilize experienced landscape laborers.

DELIVERY, STORAGE AND HANDLING

- Do not deliver to the site diseased or insect infested plant materials.
- Protect containers from the sun during summer months with temperatures above 80 degrees F. Contractor shall be responsible for the continuous protection of plant material upon their delivery to the site.
- Do not lift or handle plants by tops, stems or trunks at any time. Do not bind or handle plants with wire or rope at any time, except wrapped rootball of balled and burlap material.
- Contractor shall verify all plant material quantities prior to installation.

SEQUENCING AND SCHEDULING

- Do not install plant materials prior to acceptance of adjacent hardscape elements, finish grades and installation of the irrigation system.
- Plant trees and shrubs before planting lawn areas.

WARRANTY AND MAINTENANCE

- Contractor shall warrant that all plants shall be healthy and in a flourishing condition of active growth one (1) year from the date of Final Acceptance. Similarly, warrant groundcovers and lawns for a period of one (1) year.
- Contractor shall warrant that all plant materials are true to species and variety.
- Plants shall be free of dead or dying branches and branch tips with foliage of normal density and color.
- As weather conditions permit, contractor shall replace, without cost to owner all dead plants and all plants not in a vigorous, thriving condition.
- Maintain plant materials by pruning, cultivating, watering, weeding, fertilizing, restoring planting saucers, tightening and repairing stakes and guy supports, and resetting to proper

GENERAL PLANTING REQUIREMENTS

grades or vertical position, as required to establish healthy, viable plantings.

- Maintain trees, shrubs, lawns and groundcovers for 90 days following substantial completion.

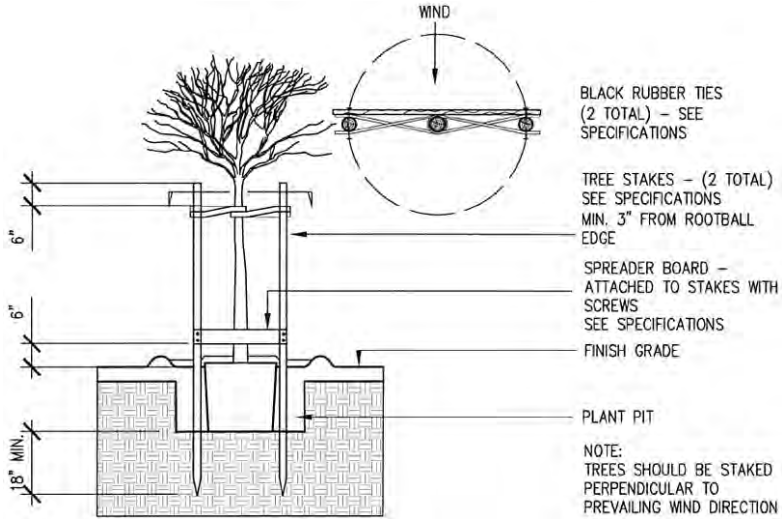
PRODUCTS

- Plants shall be container stock, grown in the containers in which delivered for at least one growing season, but not over two years.
- Plants shall be nursery-grown in accordance with good horticultural practices under climatic conditions similar to those of the project for at least two years.
- Trees shall be exceptionally heavy, symmetrical, tightly knit, and so trained or favored in development and appearance as to be superior in form for their species with regard to number of branches, compactness and symmetry.
- Plants shall be sound, healthy, and vigorous, well branched and densely foliated when in leaf. They shall be free of disease, insect pests, eggs, or larvae. They shall have healthy, well developed root systems. Plants shall be free from physical damage or adverse conditions which would prevent thriving growth.
- Root systems shall be completely free of circling, kinked, or girdling trunk surfaces and center roots, and show no evidence of a pot-bound condition.
- Provide matching sizes and forms for each species of tree installed on grid or spaced equally.
- Provide matching sizes and forms for all hedge plantings.
- Topsoil shall meet ASTM D 5268: friable, naturally loamy, pH range of 5.5 to 7, 4% minimum organic material, free of stones one inch or larger in any dimension and other extraneous material harmful to plant growth.
- Reuse surface topsoil stockpiled on site. Verify suitability of surface soil to produce topsoil meeting requirements and amend if necessary.
- Stakes shall be rough-sawn, sound, new hardwood, redwood, or pressure treated softwood, free of knots, holes, crossgrain and other defects, sized as indicated on landscape plans. Ties shall be black rubber or other as specified by landscape architect. Spreader board shall be 1"x4" treated wood, length determined by stake spacing.
- Sod shall be certified turfgrass complying with ASPA specifications for machine-cut thickness, size, strength, moisture content, and mowed height, and free of weeds.

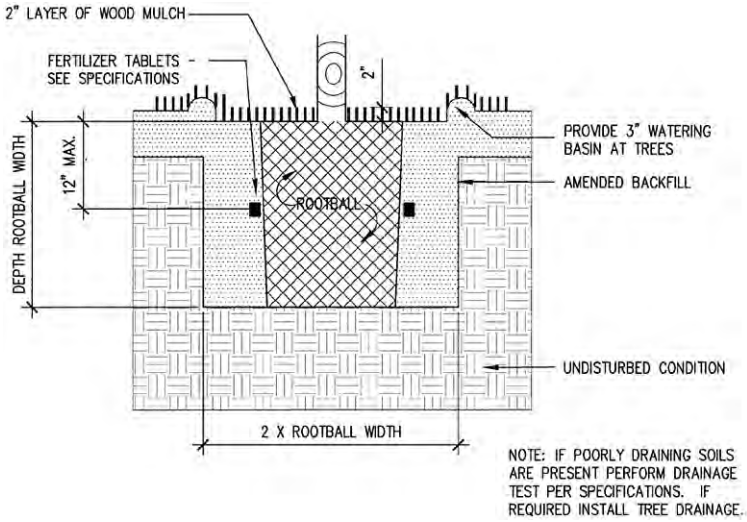
EXECUTION

- Lay out individual tree and shrub locations and areas for multiple plantings. Stake locations, outline areas and adjust locations as directed by Landscape Architect.
- Align trees across walks. Trees in parkway strips shall be planted equidistant between the curb and sidewalk.
- Provide root barriers for trees located near public streets and walks per MHCSD Standards.
- Equally space vines where planted against walls or fences. Use vine supports or vine anchors to espalier vines,

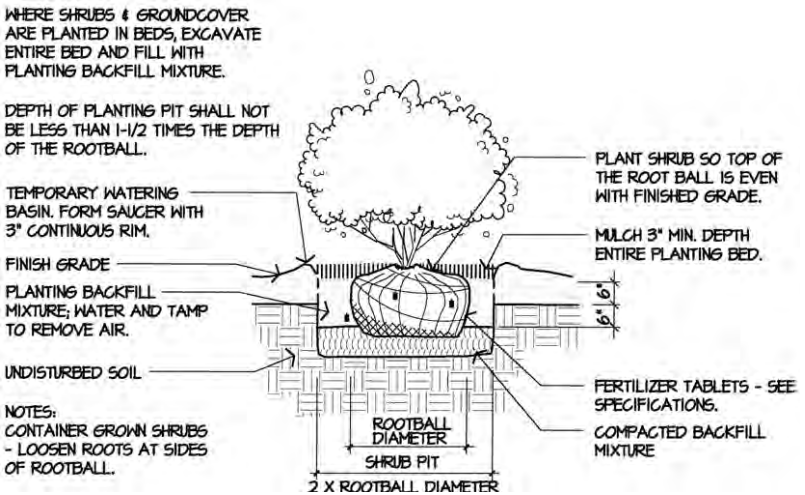
GENERAL PLANTING REQUIREMENTS



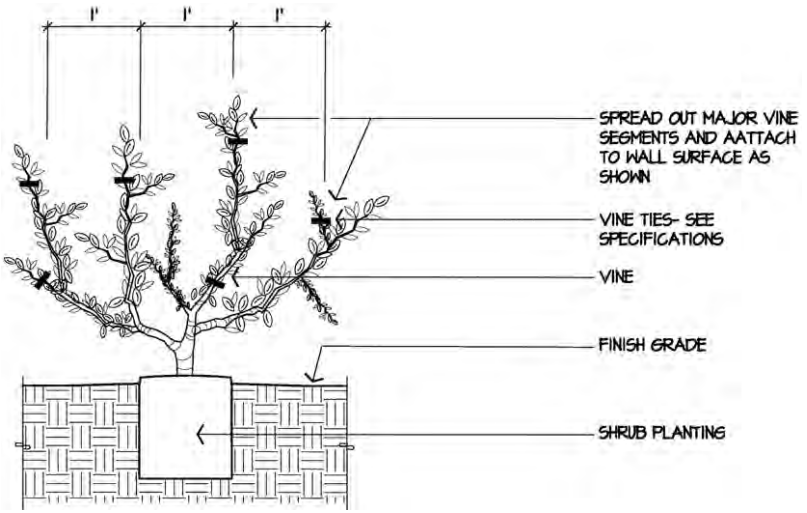
TREE STAKING



PLANTING PIT



SHRUB PLANTING

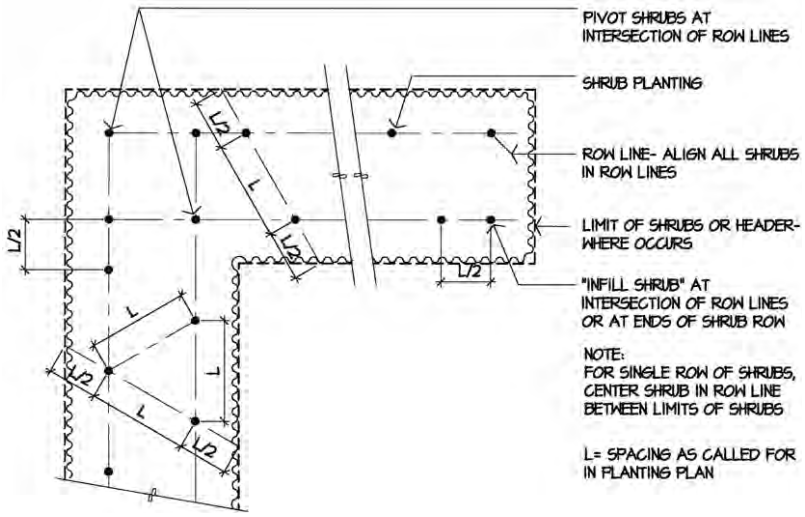


VINE ATTACHMENT

GENERAL PLANTING REQUIREMENTS

as required.

- Excavate planting pits for trees and shrubs with scarified vertical sides and with bottom of excavation slightly raised at center to assist drainage. Loosen hard subsoil in bottom of excavation. Excavate pits twice the width of the rootball, see detail.
- Perform drainage test by filling plant pit with water and allow 24 hours to percolate out. If required, provide drainage chimney.
- Place plant in the center of the pit so that when settled the crown is raised one (1) inch above the adjacent finished grade.
- Backfill approximately 1/2 of the planting pit with site soil, excavated from the pit. Water thoroughly before placing remaining backfill. Complete backfilling with amended topsoil. Repeat watering until no more is absorbed.



DOUBLE ROW TRIANGULAR SPACING

- Fertilizer tablets shall be placed no deeper than 12 inches below the finished surface. Fertilizer tablets shall be Agriform, 21 gram tablets (20-10-5), quantities as follows:
  - 1 gallon shrub — 2 tablets
  - 5 gallon shrub — 4 tablets
  - 15 gallon shrub — 6 tablets
  - 15 gallon tree — 6 tablets
  - box trees — 1 per 3 inches of box size
- Dish and tamp top of backfill to form a 3-inch watering basin around the rim of the pit. Do not cover top of rootball with topsoil.
- Stake trees to prevent wind tip out. Use a minimum of 2 stakes of length required to penetrate at least 18 inches below bottom of backfilled excavation and to extend at least 72 inches above grade. Avoid penetrating balls or root masses. Allow enough slack in tree ties to avoid rigid constraint of the tree.
- Loosen subgrade of planting bed and lawn areas to a minimum depth of six (6) inches. Remove stones larger than 1 1/2 inches and sticks, roots, rubbish or other extraneous materials.
- Excavate pits for groundcovers large

GENERAL PLANTING REQUIREMENTS

GENERAL PLANTING REQUIREMENTS

enough to allow spreading of roots, Backfill with planting soil.

- Water groundcovers and shrubs immediately after planting taking care not to cover plant crowns with wet soil.
- Mulch all backfilled surfaces of pits, trenches and other areas as indicted by landscape plans.
- Prune, thin and shape trees and shrubs according to standard horticultural practice.
- For lawn and groundcover areas, amend soil as necessary based on soil tests. Mix amendments into top 6 inches of loosened subsoil.
- Hydroseeding slurry mix to be prepared at job site and be applied within 30 minutes. Wash off any overspray from all materials and areas not designated to receive slurry mix.

CLEANUP AND PROTECTION

- During tree and shrub work, keep pavements clean and work area in an orderly condition.
- Protect trees and shrubs from damage due to landscape operations, other contractors and trades and trespassers. Maintain protection during installation and establishment periods.
- Remove and legally dispose of all surplus soil and waste material including excess subsoil, trash and debris.

APPENDIX D

PLANT LIST

Table of Contents

TREES

STREET TREES

Botanical Name	Common Name
COLLECTOR STREET	
Platanus acerifolia 'Bloodgood'	Bloodgood Plane Tree
LOCAL STREET	
Acer platanoides	Norway Maple
Arbutus 'Marina'	Strawberry Tree
Celtis australis	European Hackberry
Fraxinus oxycarpa 'Raywood'	Raywood Ash
Liquidambar styraciflua	Sweet Gum
Pistacia chinensis	Chinese Pistache
Platanus acerifolia 'Bloodgood'	Bloodgood Plane Tree
Quercus coccina	Scarlet Oak
Quercus shumardii	Shumard Red Oak
Quercus lobata	Valley Oak
Robinia ambigua 'Idahoensis'	Idaho Locust
Ulmus parvifolia 'Drake'	Drake Evergreen Elm
Zelkova serrata	Sawleaf Zelkova
ALLEYS	
Acer platanoides 'Columnare'	Columnar Norway Maple
Fraxinus velutina 'Rio Grande'	Arizona Ash
Pyrus calleryana 'Chanticleer'	Ornamental Pear
Quercus robur fastigiata	Upright English Oak

Botanical Name	Common Name
NEIGHBORHOOD ACCENT / FRONT YARD FLOWERING TREES	
Arbutus 'Marina'	Strawberry Tree
Cercis occidentalis	Western Redbud
Chitlapa tashkentensis 'Morning Cloud'	Chitlapa
Crataegus species	Hawthorn
Koelreutaria paniculata	Goldenrain Tree
Lagerstroemia hybrids	Crape Myrtle
Malus species	Flowering Crabapple
Prunus serrulata	Flowering Cherry
Pyrus calleryana	Ornamental Pear
Robinia ambigua 'Idahoensis'	Idaho Locust
Sophora japonica 'Regent'	Chinese Scholar Tree
FRONT YARD FALL COLOR TREES	
Fraxinus oxycarpa "Raywood"	Raywood Ash
Gingko biloba	Maidenhair Tree
Liquidambar styraciflua	Sweet Gum
Pistacia chinensis	Chinese Pistache
Pyrus calleryana	Ornamental Pear

NOTE: The plant lists identify recommended choices for typical applications throughout the Mountain House neighborhoods. Other plants may be substituted based on suitability to the design intent, climate and context.

TREES

YARD TREES	
Botanical Name	**Common Name**
Arbutus 'Marina'	Strawberry Tree
Casuarina cunninghamiana	River She-Oak
Cedrus deodara	Deodar Cedar
Ceratonia siliqua	Carob
Cinnamomum camphora	Camphor Tree
Cupressocyparis leylandii	Leyland Cypress
Cupressus arizonica glabra	Smooth Arizona Cypress
Eucalyptus species	Eucalyptus
Fraxinus oxycarpa 'Raywood'	Raywood Ash
Geijera parviflora	Australian Willow
Leptospermum laevigatum	Australian Tea Tree
Maytenus boaria 'Green Showers'	Mayten Tree
Melaleuca quinquenervia	Cajeput Tree
Olea europaea	Olive
Podocarpus species	Fern Pine
Quercus agrifolia	Coast Live Oak
Quercus chrysolepis	Canyon Live Oak
Quercus coccina	Scarlet Oak
Quercus ilex	Holly Oak
Quercus suber	Cork Oak
Quercus wislizenii	Interior Live Oak
Rhus lancea	African Sumac
Schinus molle	California Pepper

SHRUBS

SHRUBS

Botanical Name	Common Name
Abelia grandiflora	Glossy Abelia
Abutilon species	Flowering Maple
Alyogyne huegelii 'Santa Cruz'	Blue Hibiscus
Arbutus unedo	Strawberry Tree
Arctostaphylos species	Manzanita
Buddleia davidii	Butterfly Bush
Callistemon citrinus	Bottlebrush
Carpentaria californica	Bush Anemone
Ceanothus species	Wild Lilac
Cercis occidentialis	Western Redbud
Chaenomeles speciosa	Flowering Quince
Chrysanthemum frutescens	Marguerite
Cistus species	Rockrose
Coprosma repens	Mirror Plant
Correa 'Ivory Bells'	Australian Fuchsia
Cotoneaster species	Cotoneaster
Elaeagnus pungens	Pacific Wax Myrtle
Escallonia species	Escallonia
Euonymus japonicas	Evergreen Euonymus
Fremontodendron californicum	California Flannelbush
Garrya fremontii	Silktassell
Grevillea species	Grevillea
Hebe species	Hebe
Heteromeles arbutifolia	Toyon
Hibiscus syriacus	Hibiscus
Ilex cornuta 'Carissa'	Chinese Holly
Isomeris arborea	Bladderpod
Laurus nobilis	Grecian Laurel

Botanical Name	Common Name
Lavatera x Pink Beauty	Tree Mallow
Leptospermum laevigatum	Australian Tea Tree
Leucophylum frutescens	Texas Ranger
Ligustrum species	Privet
Melaleuca linariifolia	Flaxleaf Paperbark
Myrica californica	Pacific Wax Myrtle
Myrsine Africana	African Boxwood
Myrtus communis 'Compacta'	Dwarf Myrtle
Nandina domestica	Heavenly Bamboo
Nerium oleander	Oleander
Phormium tenax	New Zealand Flax
Pittosporum tobira	Tobira
Pleioblastus argenteostriatus	Bamboo
Plumbago auriculata	Cape Plumbago
Podocarpus species	Fern Pine
Prunus species	"Hollyleaf, Catalina, Carolina Cherry"
Pyracantha species	Firethorn
Rhamnus california	California Coffeeberry
Rhaphiolepis species	Indian Hawthorn
Rhus species	Sumac
Ribes species	Gooseberry
Rosa species	Rose
Rosmarinus officinalis	Rosemary
Salvia species	Sage
Spirea vanhouttei	Vanhoutte Spirea
Syringa vulgaris	Lilac
Trichostema lanatum	Woolly Blue Curls

PERENNIALS AND VINES

PERENNIALS

Botanical Name	Common Name
Achillea millefolium	Yarrow
Agapanthus orientalis	Lily-of-the-Nile
Campanula portenschlagiana	Dalmatian Bell Flower
Centaurea cineraria	Dusty Miller
Centranthus ruber	Jupiter's Beard
Chamaemelum nobile	Chamomile
Coleonema species	Breath of Heaven
Dietes species	Fortnight Lily
Echinacea purpurea	Purple Coneflower
Erigeron karvinskianus	Fleabane
Erysimum linifolium	Bowles Mauve
Euphorbia characias wufenii	Euphorbia
Gaura lindheimeri	Butterfly Bush
Helianthemum nummularium	Sunrose
Hemerocallis species	Day Lily
Lavandula species	Lavender
Leonotis leonurus	Lion's Tail
Libertia peregrinans	Libertia
Nepeta faassenii	Catmint
Oenothera speciosa 'Rosea'	Mexican Evening Primrose
Pelargonium graveolens	Pink Geranium
Penstemon species	Beard Tongue
Perovskia ' Blue Spire'	Russian Sage
Rudbeckia hirta	Black-eyed Susan
Sisyrinchium bellum	Blue-eyed Grass
Solidago 'Crown of Rays'	Goldenrod
Stachys byzantina	Lamb's Ears
Stipa pulchra	Purple Feather Grass
Stokesia laevis 'Mary Gregory'	Stokes Aster
Tigridia pavonia	Mexican Shell Flower
Tulbaghia species	Society Garlic
Verbena species	Verbena
Viola odorata	Sweet Violet
Zephyranthes species	Autumn Crocus

VINES

Botanical Name	Common Name
Clematis ligusticifolia	Virgin's Bower
Clytostoma callistegioides	Lavender Trumpet Vine
Distictis species	Trumpet Vine
Ficus pumila	Creeping Fig
Hardenbergia violacea	Lilac Vine
Jasminum polyanthum	Pink Jasmine
Lonicera japonica	Honeysuckle
Macfadyena unguis-cati	Cat's Claw
Parthenocissus tricuspidata	Boston Ivy
Passiflora species	Passion Vine
Tecomaria capensis	Cape Honeysuckle
Wisteria sinensis	Chinese Wisteria

GROUNDCOVERS

GROUNDCOVERS

Botanical Name	Common Name
Arctostaphylos species	Manzanita
Arctotis hybrids	African daisy
Baccharis pilularis	Chaparral Broom
Ceanothus species	Wild Lilac
Ceratostigma plumbaginoides	Dwarf Plumbago
Cotoneaster species	Cotoneaster
Erigonium fasciculatum	Wild Buckwheat
Eschscholzia californica	California Poppy
Eunymus fortunei 'Colorata'	Purple Winter Creeper
Evolvulus glomeratus 'Blue Daze'	Evolvulus
Festuca species	Fescue
Gazania species	Gazania
Hedera helix species	English Ivy
Helictotrichon sempervirens	Blue Oat Grass
Iris douglasiana	Douglas Iris
Juniperus species	Juniper
Leymus triticoides	Creeping Wild Rye
Lonicera japonica	Honeysuckle
Lupinus nanus	Douglas Lupine
Mimulus species	Monkey flower
Myoporum parvifolium	Myoporum
Nasella pulchra	Purple Needlegrass

Botanical Name	Common Name
Native Grass Hydroseed Mix	
Pelargonium species	Geranium
Pennisetum species	Fountain Grass
Pittosporum tobira 'Wheeler's Dwarf	Dwarf Pittosporum
Ribes viburnifolium	Evergreen Currant
Rosmarinus o. "Prostratus"	Prostrate Rosemary
Stipa pulchra	Purple Needlegrass
Teucrium canadense	Wild Germander
Verbena species	Verbena

APPENDIX E

MAINTENANCE STANDARDS

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Appendix E

MAINTENANCE STANDARDS

The high quality image established through the planning and construction shall be carried through into the maintenance of the buildings and landscape areas within Mountain House. The intent of the following requirements is to provide guidelines for the management and maintenance of the landscape. Included are typical maintenance procedures. Procedures and details presented herein are meant to serve as examples for solving common problems, and are not necessarily the solution to all problems which may occur.

Compliance to these maintenance standards shall be monitored and regulated as necessary by Trimark.

MAINTENANCE RESPONSIBILITIES

- The Builder shall be responsible for the maintenance of all landscaping and irrigation systems installed by the Builder.
- The maintenance of all landscaping and irrigation systems in common areas, shall be the responsibility of C.S.D. and/or Trimark. Such expenses shall be assessed to the P.P. Owner as stated in the Declarations, Covenants, and Operating Agreements.

GENERAL MAINTENANCE REQUIREMENTS

Items of General Maintenance:

- All papers, trash, debris, and unsightly items must be picked up and disposed of from all areas of Mountain House at all times.
- Replace topsoil, mulch, etc. lost from washouts and reconstruct grade failures.
- All planting areas and lawns shall be weeded as necessary to maintain in a clean and weed free condition. Weeding shall be implemented by chemical or mechanical methods.
- Maintain mulch in a clean and neat condition with a minimum of two (2") inch coverage over all planting beds and tree wells. Restore as necessary with mulch which is clean and free from foreign material and seed. Mulch shall match that of the initial installation.

MAINTENANCE STANDARDS

- Fertilizer shall be applied according to manufacturer's instructions and/or maintain plant materials in a vigorous, thriving condition.
- Careful inspection of plants shall be undertaken on a weekly basis. Spraying of insecticide/miticide or fungicide shall only be done in response to a particular problem. Spraying shall be done in accordance to manufacturer's recommendations by a Licensed Applicator. Products leaving an undesirable odor or residue shall not be used.
- Any dead or severely damaged plant material shall be removed and replaced with the same material and size as that originally installed.
- All paved parking lots, roadways, sidewalks and other paved areas shall be kept in a clean and neat conditions, free of all trash and debris. Sweeping of these areas shall be as necessary to avoid sediment build up and debris collection along curbs and wheelstops.
- The exterior surfaces of all buildings, structures and pavements shall be maintained in a clean, safe and attractive condition.

IRRIGATION

- Irrigation shall be cycled to provide deep water saturation and to minimize runoff and erosion. Watering cycles shall be adjusted to seasonal requirements and operate prior to sunrise.
- All landscaped areas shall receive 100% irrigation coverage.
- Rotary heads on risers in lawn areas shall not be permitted.
- Irrigation systems, including pump stations and deionization units must be maintained in proper working order at all times. Necessary repairs must be made immediately.
- Sprinklers shall be adjusted as necessary to correct overspray on all paved areas and structure.

TREE MAINTENANCE

- Those trees that have overextended, dead, and unsightly branches, shall be pruned and trimmed. Damage from wind, etc., shall be repaired. All trees shall be pruned and trimmed only as necessary to maintain their natural form. Trees shall not be topped, "hat-racked", "lolly-popped", sheared or pruned in any manner which alters the natural growth habit of the tree unless such pruning is to achieve a particular design intent as described in this Guidelines Document. Trees shall be pruned to maintain a central leader and to remove branches which form narrow crotches. Prune trees to develop permanent scaffold branches which have a radial orientation and do not overlay one another. All suckers shall be continually removed from trees.

MAINTENANCE STANDARDS

- Corrective pruning to remove rubbing and cross branching shall be completed while the plant material is dormant. Pruned branches shall be painted for protection.
- Remove lower branches for adequate clearance of vehicles and pedestrians.
- Inspect each tree on a continuing basis for broken branches, cross branches, damage from mowing equipment, etc.
- All corrective pruning and surgery shall be carried out immediately.
- Perform "same-day" clean-up of all pruned and trimmed material and dispose of this material off site.

SHRUB AND GROUNDCOVER MAINTENANCE

Pruning

- Prune and trim to remove winter kill and wind damage, etc., and to create a uniformly dense plant. Selectively thin and top back annually. Remove 1/4 to 1/3 of major branches to one (1") inch stumps to control size and promote the growth and flowering. All shrubs and groundcovers shall be pruned and trimmed only as necessary to maintain a natural form.
- Hedges shall be pruned so that lower branches are uniformly wide, tapering to top.
- Groundcovers shall be pruned to prevent overtaking of shrub planting.

Fertilization

- Fertilize in the early spring before the plants leaf out (February or March). Fertilizer shall be a partially organic fertilizer. Broadleaf evergreens and other acid loving plants shall be fertilized with an appropriate acid fertilizer. Make an additional application, in early summer, of a slow-release organic fertilizer. If plants appear chlorotic or show yellowing of new growth, apply chelated iron as per manufacturer's recommendations on the package.

SEASONAL FLOWER BEDS

- Seasonal flower beds shall be weeded, trimmed, edged and cultivated once per month to promote growth and maintain a neat and orderly appearance. Replant all damaged plants as required.
- Seasonal flowers shall be changed four (4) times per year.

MAINTENANCE STANDARDS

LAWN MAINTENANCE

Mowing

- Mow lawns as required to keep lawns at a height of not less than 2" nor more than 3". Mow the bottom of detention basins (if applicable) to maintain a height of not less than 3" and not more than 5". Do not remove more than 1/3 of the leaf at each mowing. Direction of mowing shall alternate weekly. Remove or catch all clippings.

Edging and Trimming

- Maintain all edges between grass, shrub beds, paved surfaces, and structures by use of a sharp edging tool at least once a month. Edging shall be done only with machinery designed specifically for this work. Weed-whip machines are not acceptable.
- Weed eaters shall not be used within 6" of tree trunks.
- Sweep grass off pavements and roads after mowing and remove all grass clippings from building-related lawns immediately after clipping. Clippings and grass must not be thrown onto adjacent property. In other areas, remove grass clippings which might cake or pile up on live grass, causing heating or rotting.
- Any grass appearing in paved areas shall receive an application of soil sterilant according to manufacturer's direction. The sterilant must be approved prior to application and will not be detrimental structurally to paved areas.

Fertilization

- Fertilize lawns four times a year as per manufacturer's labeled directions.
- Fertilizer shall be applied uniformly. Overlapping and missed areas shall be minimized. Banding and streaking of fertilizer shall not be permitted.

Weed Control

- Weed control will be applied as broadleaf weeds emerge and are in the juvenile growth stage. A selective herbicide will be applied as per label directions to eliminate broadleaf weeds within a tolerance of 5% per square foot of turf.

APPENDIX F

SPECIAL REQUIREMENTS

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SPECIAL REQUIREMENTS

SPECIAL REQUIREMENTS

AIR QUALITY MEASURES

- Natural gas line outlets shall be provided to backyards to encourage usage of natural gas barbecues.
- 220 volt electrical outlets for recharging electric automobiles shall be provided in each garage. Electrical outlets shall be located on the outside of single family homes to accommodate electric lawn maintenance equipment and electric barbecues.
- Low nitrogen oxide (NOx) emitting and/or high efficiency water heater shall be required for all dwelling units.
- Each single family residence shall have no more than one fireplace. If fireplaces are designed to be natural gas heating appliances of a zero clearance design, there is no limitation on the number of fireplaces per unit.

WATER QUALITY MEASURES

- Plastic Plumbing Pipe. All water, storm and sewer lines constructed within the community, to the extent allowed by law, will use plastic pipe or an alternative non-metallic pipe approved by the Design Review Committee for both house interior and in-ground exterior construction to prevent the leeching of heavy metals into the waste water and sanitary sewer systems. All plumbing fixtures used within the community will be designed to prevent the leeching of heavy metals into the waste water and sanitary sewer systems. Applicants must provide evidence that all plumbing pipes and fixtures contain only non-metallic materials to ensure water quality.
- Alternatively, applicants must provide evidence that all plumbing fixtures meet the certification requirements of the ASME A112.18.1 Plumbing Fixture Fittings Standard.
- Additionally, applicants must provide evidence that all faucets meet the certification requirements of the ANSI/NSF 61 Section 9 Drinking Water Systems – Health Effects. This establishes criteria for lead, as well as other potential contaminants, in the waterway. In addition, regarding lead, applicants must provide evidence that all faucets meet the certification requirements of the legal settlement with the California Attorney General regarding Proposition 65, entered on October 6, 1995.

FLEXIBLE SEISMIC PIPE-SLAB CONNECTION

- Applicants must provide a minimum of .5" foam wrap on all piping penetrating the structural concrete slab of a home. This is to provide flexible seismic sleeves at these connections, and to help prevent breaks in pipes and slabs during seismic events.

MHCSD STRUCTURAL WIRING STANDARDS

- All residential structures must be designed and constructed In compliance with the MHCSD's standards for telecommunications structural wiring.

  Copies of such standards are available directly from the MHCSD.

MASTER RESTRICTIONS (CC&R'S)

- All residential construction and structures shall comply with the Master Restrictions and any other applicable CC&R's.

APPENDIX G

RESIDENTIAL DESIGN REVIEW APPLICATION

Appendix G - RESIDENTIAL DESIGN REVIEW APPLICATION

I. GENERAL INFORMATION **DATE:** _____

A. Name of Property Owner: _____

Address: _____

City/State/Zip:_____

B. Name of Developer: _____

Address: _____

City/State/Zip:_____

C. Name of Agent/Applicant:_____

Address: _____

City/State/Zip:_____

Contact Person: _____

Phone Number:_____

II. PROJECT INFORMATION

A. Project Location: Neighborhood Name (if known):_____

Tract Number/Location _____

B. Project: _____New Construction

_____Improvements/Modification

_____Resubmittal, in compliance with previous Design Review Committee on (date)_____

C. Gross Site Area: _____ Acres

D. Number of Units: _____

E. Typical Lot Size (sq.ft.): _____

F. Floor plans and square footage per unit:

Plan: _____

Sq.Ft. _____

G. Building Height Finished Grade: _____No. of Stories:

H. Exterior Building Construction Materials:_____

I. Special Features of Units and Project: _____

J. Number of Recreation Centers:_____

Note: No part of any submittal will be reviewed until all required information is received.

STEP 1: DRC APPLICATION

_____ Completed Application and Fee

STEP 2 : KICK-OFF MEETING & ORIENTATION

_____ Builder Team Directory

_____ Project Schedule

_____ Land Use

_____ Project Information

_____ Architectural Character Boards

_____ Architectural Character Sketches

STEP 3: CONCEPT REVIEW

_____ Location Map

_____ Fit List and/or Plot Plan

_____ Landscape Concept Plans

_____ Illustrative Site Plan

_____ Site/Building Sections

_____ Concept Building Floor Plans

STEP 4: PRELIMINARY REVIEW

_____ Location Plan

_____ Dimensioned Site Plan

_____ Rough Grading Plans

_____ Utility Coordination Drawings

_____ Preliminary Exterior Lighting Plans

_____ Landscape Design Drawings

_____ Model Home Site Plan / Landscape Concept

_____ Landscape Color & Material Lists

_____ Wall / Fence Plans

_____ Architectural Design Drawings

_____ Architectural Color & Material Boards

_____ Preliminary Signage Plan

_____ Estimated Construction Schedule

STEP 5: FINAL REVIEW

_____ Final Site Plans

_____ Final Grading Plans

_____ Final Landscape, Hardscape and Irrigation Plans

_____ Site Details, Product Information

_____ Final Exterior Lighting Plans

_____ Final Architectural Plans

_____ Final Color & Material Sample Boards

_____ Final Signage Plans

_____ Construction Plans

_____ Preliminary Tenant Improvement Plans

_____ Other Plans

STEP 6: COUNTY / CSD PLAN CHECK / PERMITS

_____ As Required by County and/or CSD

STEP 7: DRC CONFIRMATION

_____ Final County & MHCSD Approved Plans

_____ Copies of Permits & Approvals

_____ Changes Memorandum

STEP 8: CONSTRUCTION IMPLEMENTATION & FIELD CHANGES

_____ Plans Showing Changes

_____ Site Map with Location of Changes

_____ Changes Memorandum

Appendix G - RESIDENTIAL DESIGN REVIEW APPLICATION

DRC REVIEW STATUS:

	Date	Results	Signature
1. DRC Application	_____	_____	_____
2. Kick-off Meeting	_____	_____	_____
3. Concept Review	_____	_____	_____
4. Preliminary Review	_____	_____	_____
5. Final Review	_____	_____	_____
6. County Plan Check / Permits	_____	_____	_____
7. DRC Confirmation	_____	_____	_____
8. Construction Implementation & Field Changes	_____	_____	_____

APPENDIX H

UPDATES TO SINGLE FAMILY MANUAL

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