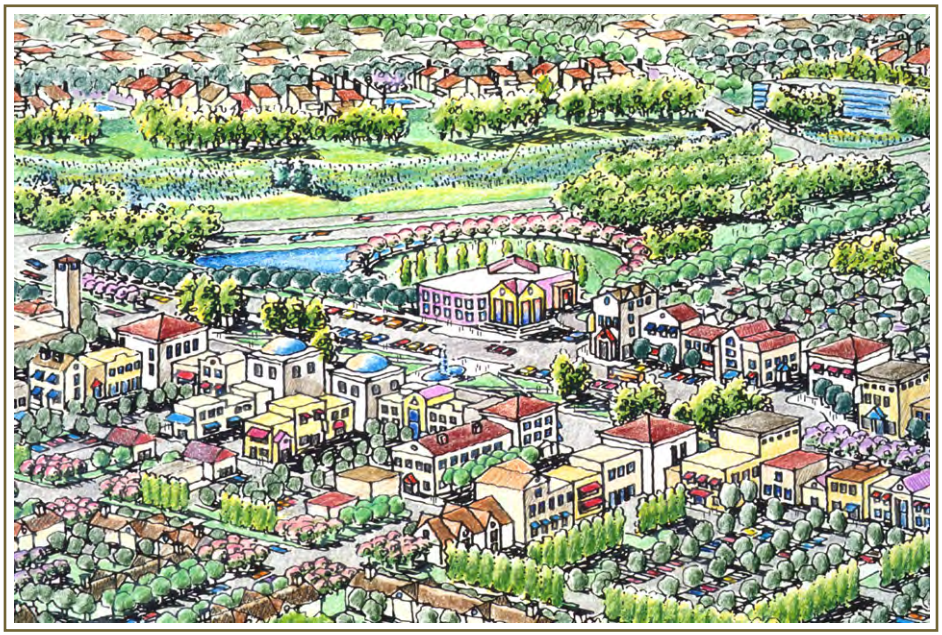
MOUNTAIN HOUSE



MULTI-FAMILY DEVELOPMENT

DESIGN MANUAL

MARCH 19, 2004

MOUNTAIN HOUSE

Multi-Family Development Design Manual

TRIMARK COMMUNITIES, LLC

March 19, 2004

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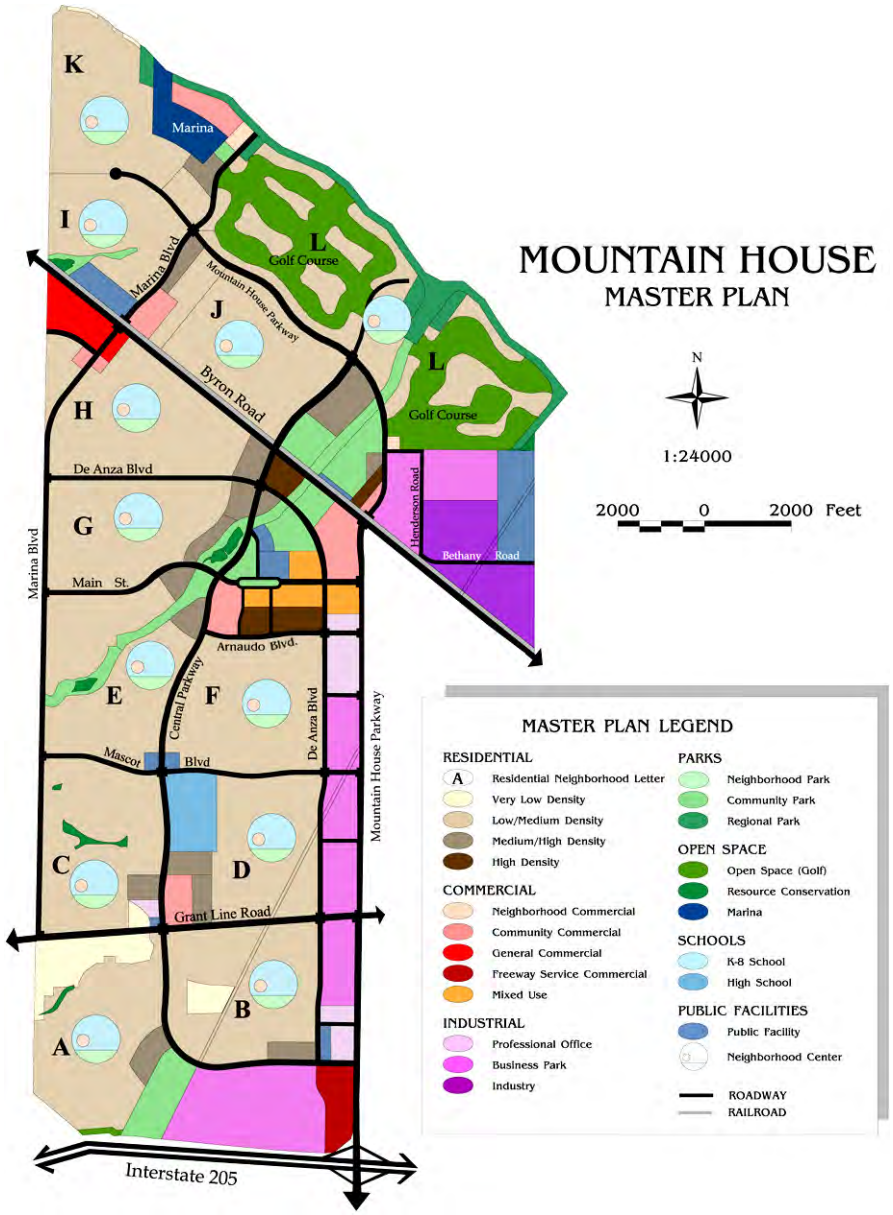
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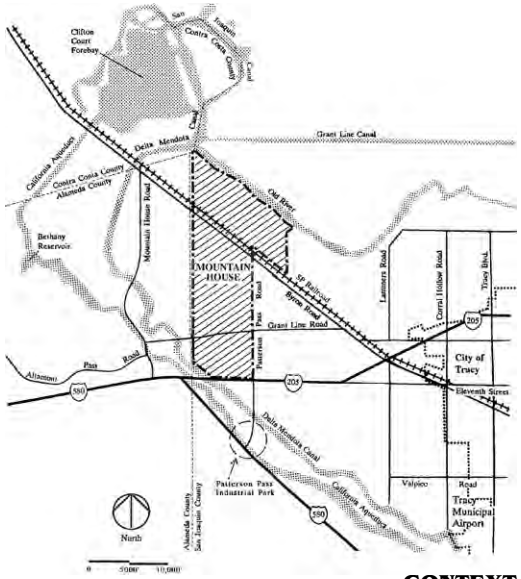
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CONTEXT

PURPOSE

This manual is intended to provide design guidance for multi-family attached residential development within Mountain House, and is to be used during the preparation and review of plans for all privately developed areas. 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. The goal is to:

- Create a distinct, unified identity and high level of quality for attached residential development;
- Incorporate the best of contemporary and traditional neighborhoods;
- Emphasize pedestrians while accommodating the automobile;
- Emphasize connections to schools, neighborhood centers, and the pedestrian path network;
- Create an attractive and consistent streetscape and landscape environment;
- Integrate attached residential development with the public street system for an overall, 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.

It is currently developing as a new community with jobs, services and 12 residential neighborhoods, each focused on a K-8 school and park.

Attached residential land uses are located within the Town Center, new village commercial centers, along Mountain House Creek Park, and near Old River.

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 multi-family project within a neighborhood.

CHAPTER TWO:
DEVELOPMENT AND DESIGN REVIEW

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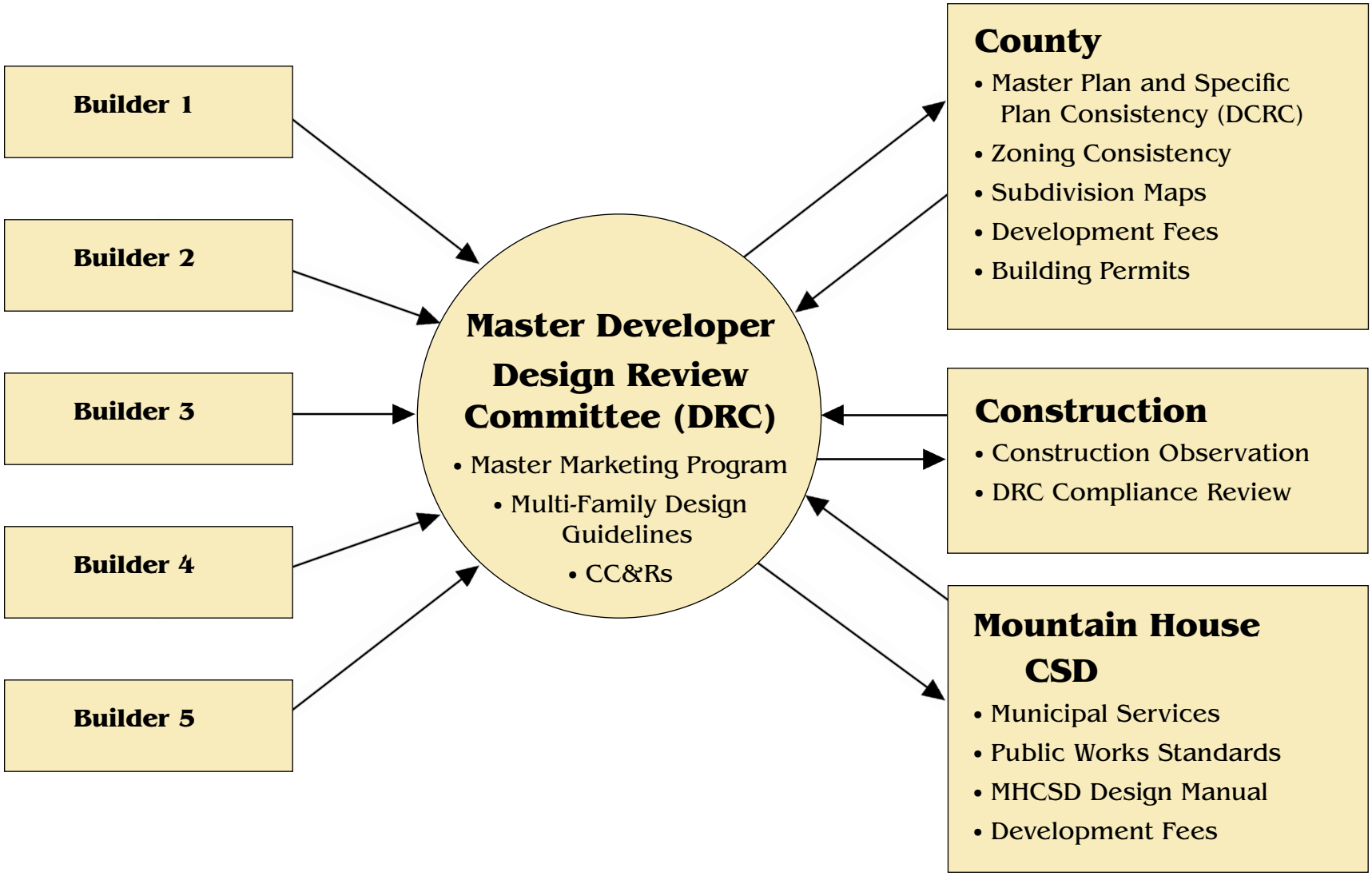

Builder 1
Builder 2
Builder 3
Builder 4
Builder 5
Master Developer Design Review Committee (DRC)
• Master Marketing Program
• Multi-Family Design Guidelines
• CC&Rs
County
• Master Plan and Specific Plan Consistency (DCRC)
• Zoning Consistency
• Subdivision Maps
• Development Fees
• Building Permits
Construction
• Construction Observation
• DRC Compliance Review
Mountain House CSD
• Municipal Services
• Public Works Standards
• MHCSD Design Manual
• Development Fees

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, an 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 to the DRC prior to Step 3 Submittal. Approvals of such requests shall be at the sole discretion of the DRC.

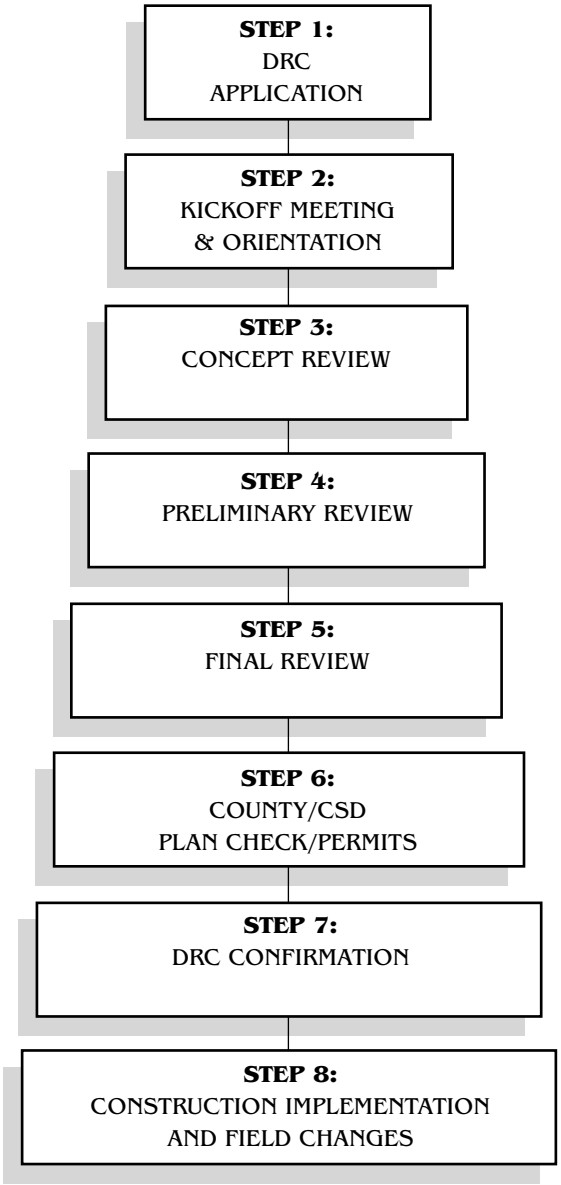
DESIGN REVIEW SUBMITTAL REQUIREMENTS

The DRC review process described below is intended to ensure that projects developed for Mountain House contribute to the character and quality envisioned for the community. This DRC review process must be completed prior to submittal to San Joaquin County or the MHCSD. It is intended to result in a process that will move 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 until all items are received.
- 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) including periodic working sessions meant to promote interaction and to explore ideas. The length of the approval process can be greatly reduced when the Applicant and DRC participate closely during the planning and design process.

DESIGN REVIEW PROCESS AND REQUIREMENTS



STEP 1:
DRC 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. The kickoff meeting will generally be held within 15 working days following submittal of the Application to the DRC.

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.

DESIGN REVIEW PROCESS AND REQUIREMENTS

- General planning concepts: "The Big Idea."
- Specific issues and objectives affecting the site.
- Land use, building(s), programs, density, and market objectives.
- Architectural and landscape architectural character, ideas, and their integration.
- Parking/access, circulation, service areas, etc.
- Project schedule and review process.
- Type, size, and scale of drawings to be submitted.

Submittals:

1. Applicant team directory identifying roles and scopes of work.
   a. Applicant
   b. Land Planner
   c. Civil Engineer
   d. Architect
   e. Landscape Architect
2. Project schedule.
3. Land use, building(s), programs, density, and market objectives.
4. Project proposed square footage and pricing ranges.

STEP 3:
CONCEPT REVIEW

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

Upon receipt of the Applicant's complete submittal package, the DRC shall schedule an appointment for the Concept Design Review Session, in which the DRC shall meet with the Applicant 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 Builder or MHCSD Design Manuals shall be discussed to establish the direction for the preparation of detailed plans by the Applicant.

Following the Concept Design Review, the DRC shall prepare and submit to the Applicant, within 15 days, a written memorandum outlining the agreed upon direction of the DRC and the Applicant, from the Concept Design Review.

Issues:

- Overall site plan concept and organization,
- Architectural form, massing, roofs, and key details that give character and set the project theme,
- Parking/access, circulation and service areas,
- Color and material concepts,
- Landscape concepts identifying major tree and shrub massing, hardscape areas and proposed character,
- Street-scenes and the manner in which the buildings and landscape relate to the public.

Submittals:

Civil/Planning Items

1. Location map to show relationship of project to the overall community.
2. Illustrative site plan prepared at a minimum scale of 1"=40', showing major features of the site, including but not limited to: building footprints, driveways, easements, setbacks, right of ways, sidewalks, fences, open space, recreation facilities, or other elements.
3. Rough grading plans prepared at a minimum scale of 1"=40', showing both existing and proposed grades, drainage system, major profile sections and approximate earthwork quantities.

DESIGN REVIEW PROCESS AND REQUIREMENTS

Landscape Items

1. Landscape concept plans prepared at a minimum scale of 1"=40', identifying general planting scheme, landscape character, street tree program, parking and common area treatments.

Architectural Items

1. Architectural character board(s) with photographs and "image" sketches, presenting a preliminary description of the character of the applicable selected architectural style.
2. Sketches, sections, character photographs, and/or study models, which help describe the character of the project.
3. Concept building floor plans, building elevations, and street scene, sketch or thumbnail. These shall be at a minimum 1"=20' scale.
4. Site/building sections showing project massing, relationships between buildings and/or adjacent uses. Also layouts of guest parking, surface lots, parking structures, carports and garages.
5. Plan and elevation concepts for site amenities including (but not limited to): Pool, spa, community room, lounge, outdoor fireplaces, cabana, shower/lockers, toilets, trellis, gazebo and fencing.

STEP 4:
PRELIMINARY REVIEW

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

Upon receipt of and confirmation by the DRC's Concept Design Review Memorandum of Approval, more detailed project plans shall be prepared and submitted to the DRC for Preliminary Design Review. Plans shall be a progression of the approved plans and direction established during Concept 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.

Preliminary Design Review shall provide the opportunity for the Applicant to proceed directly to the preparation of working drawings for all aspects of the project site. Within 15 working days following receipt of a complete submittal, the DRC shall prepare and submit to the Applicant a written memorandum of either approval or approval pending modifications. In the event that significant modifications are necessary, a second design review meeting shall be scheduled by the DRC, focusing on those major changes. Additional fees may be applicable for additional reviews.

Professionals licensed to practice in the State of California shall prepare all architectural, engineering, and landscape architectural plans. No non-licensed design work shall be permitted. Licensed building designers may be used only with the special prior approval of the DRC.

Issues:

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

Submittals:

Civil/Planning Items

1. Location map (as prepared for Concept Review).

DESIGN REVIEW PROCESS AND REQUIREMENTS

2. Dimensioned site plan, showing building footprints, street curbs and rights-of-way, easements, driveways, dimensioned building setbacks, slope banks, recreation areas, walks, walls, exterior stairs, overhangs, and planting areas. The site plan shall note the architectural style for each building.

3. Precise grading plans at a minimum scale of 1"=40'.

4. Utility coordination drawings, showing location, and visual mitigation, of all major utilities, including both above ground elements and below ground elements. Careful attention shall 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

1. Landscape architectural design drawings, with plant sizes and planting details. The plan shall illustrate the design approach for landscape areas, walkways, walls, fences and lighting, as applicable. The plan shall include a legend identifying all species and sizes of plant materials to be used.

2. Landscape color and material lists, if not included on the above.

3. Wall and fence drawings, showing location and appearance of all exterior screen walls and fences. These shall include height, materials, key details, and color.

Architectural Items

1. Architectural design drawings, including floor plans, roof plans, exterior elevations (including interior courts), sections, and key details, prepared at a minimum printed scale of 1/4"=1'-0".

2. Architectural color and material sample boards for the building(s). If there are several buildings with different design, a separate color board shall be supplied for each approach.

Miscellaneous Items

1. Preliminary project identification and signage design, showing the location and appearance of all permanent or temporary exterior signs, including copy layout, elevations, dimensions, materials, colors, typography, and illumination.

2. Estimated construction schedule for completion of the project, including site improvements and phasing.

STEP 5:
FINAL REVIEW

The purpose of this step is to assure that the specific designs for the architecture, landscape architecture, and civil engineering 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 Concept Design and Preliminary Design Review steps, shall stand. Only changes, corrections and modifications shall be reviewed and approved in the Final Design Review.

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

DESIGN REVIEW PROCESS AND REQUIREMENTS

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

Submittals:

Civil/Planning Items

1. Final site plans, including grading, surface drainage, plumbing, utility, and electrical plans.
2. Final exterior lighting plans, including fixture illustrations, colors, and pole heights.

Landscape Items

1. Final landscape, hardscape, and irrigation plans.
2. Pertinent details, catalog cut sheets, specifications, including all wall/fence details, paving details.

Architecture Items

1. Final architectural drawings, including all details. These shall include all options and variations.
2. Final color and material sample boards, with color elevations/exhibit showing color placement.

Miscellaneous Items

1. Final entry monumentation and exterior signing plans, including locations and designs.
2. Construction plans including traffic, signage, and fencing.
3. Other plans or items needed to address previous DRC requirements.
4. For projects requiring common area maintenance, project specific CC&Rs: Said projects shall specify at a minimum the formation of a perpetuity maintenance body with the power to levy dues to maintain common area, and restrictions with adequate enforcement powers to guarantee in perpetuity the qualitative appearance of the exterior of all buildings and site improvements within the project.

STEP 6:
COUNTY / CSD PLAN CHECK / PERMITS

Upon receipt of and confirmation of the Notice of Final Approval by the DRC, the Applicant 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:
DRC CONFIRMATION

In order to assure that plans approved by the DRC during the Final Review step have not been materially changed during the County and MHCSD permitting process, Applicants shall submit approved stamped plans as approved by the County Building Department and the MHCSD. As part of this submittal, Applicants shall submit a memorandum identifying any and all changes made to Step 5: Final Review plans 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. Additional fees may be applicable for additional reviews.

Notice of Final Approval, or Disapproval, shall be issued by the DRC within 15 working days of receipt of all permitted documents and is valid for one year from the date of such approval, unless an extension is granted by the DRC. Projects not completed within the approved period shall be required to resubmit to the DRC with payment of additional fees.

DESIGN REVIEW PROCESS AND REQUIREMENTS

Submittals:

1. Final plans as approved by County Building Department and MHCSD.
2. Copies of permits/approvals.
3. Memorandum identifying changes from DRC Final Review approved civil/ planning plans, landscape plans, and color and material boards.

STEP 8:
CONSTRUCTION IMPLEMENTATION & FIELD CHANGES

The DRC shall be notified if conditions encountered during construction of the project change the previously approved design. In addition, the DRC shall be notified in advance 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 shall 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 the 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 drawings and exhibits.

SAN JOAQUIN COUNTY DEVELOPMENT APPLICATIONS

Applicants 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 Review approval from the DRC prior to submittal to San Joaquin County.

Following County permit approvals, Applicants must, in turn, resubmit final County permit documents back through the DRC for compliance confirmation.

DESIGN REVIEW FEES

For **each** submittal to the DRC, Applicant shall submit a review fee of $8,000 to Trimark Communities, LLC. This fee shall accompany the required submittal documents, and shall cover one review for the Kickoff Meeting, Concept Review, Preliminary Review, and Final Review steps, and DRC confirmation. 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 Final 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.

Project revisions initiated by the Applicant, the MHCSD or San Joaquin County shall require re-submittal 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.

CHAPTER THREE:
SITE PLANNING AND LANDSCAPE DESIGN

CHAPTER THREE:

SITE PLANNING AND LANDSCAPE DESIGN

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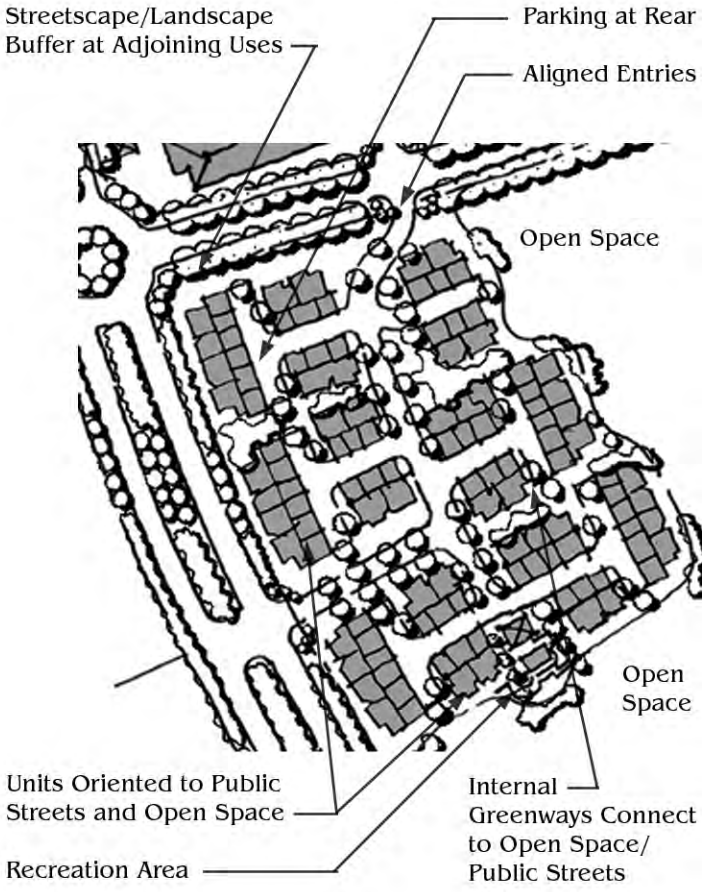
SITE PLANNING

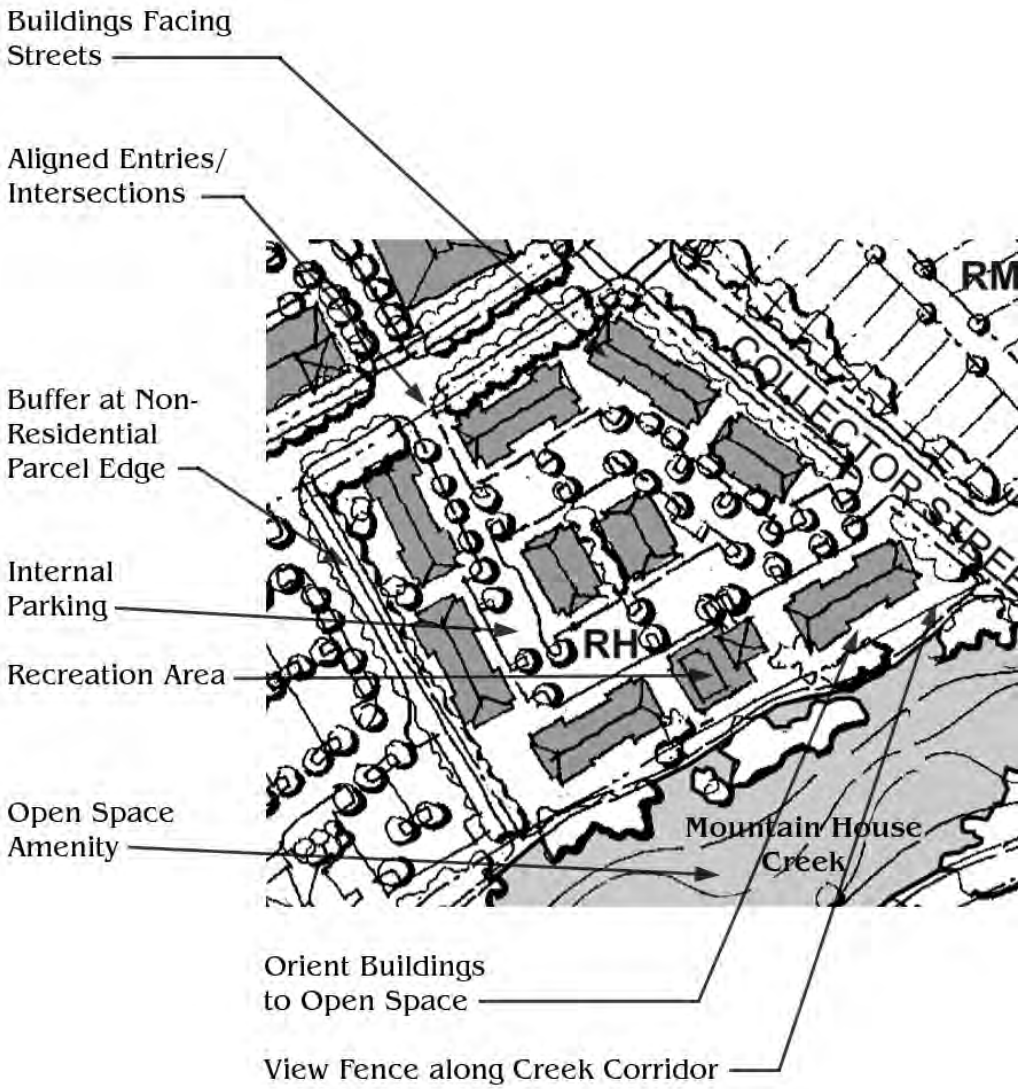


TYPICAL TOWNHOME SITE PLAN

TOWNHOMES

APARTMENTS

SITE PLANNING



TYPICAL APARTMENT SITE PLAN

This chapter presents site planning and landscape guidelines that apply to all multi-family areas of Mountain House.

The Mountain House Master Plan and Specific Plans provide additional criteria, including guidelines for the Town Center (see Specific Plan II).

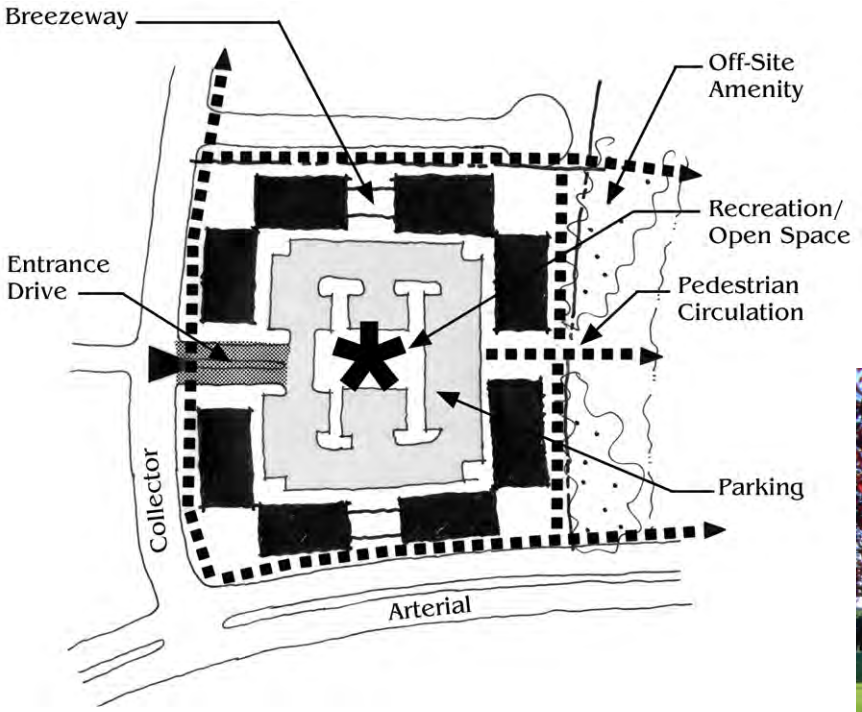
Multi-family developments will include a variety of building types.

Within the Residential Medium-high (R-MH) zone, one to three story townhomes, duplexes or mix of townhomes and flats are anticipated, with two to eight units per building. Parking is typically provided in private garages attached to the unit, with additional surface parking for visitors.

Within the Residential-High zone (R-H), two to four story apartments will likely predominate. Buildings may be single or double loaded and typically include eight to 24 units per building. Parking is typically provided in small parking lots, but may also include first level garages and carports.

See pages 3-6 to 3-7 for additional criteria related to mixed use housing in the Town Center.

SITE PLANNING



STREET ORIENTED SITE PLANS

STREET ORIENTED BUILDINGS

FOCUS ON OPEN SPACE

SITE PLANNING

INCORPORATE SITE AMENITIES

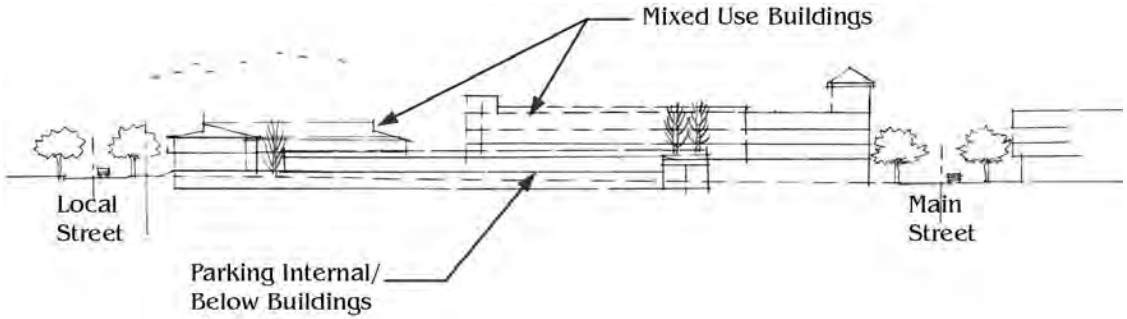
General Criteria

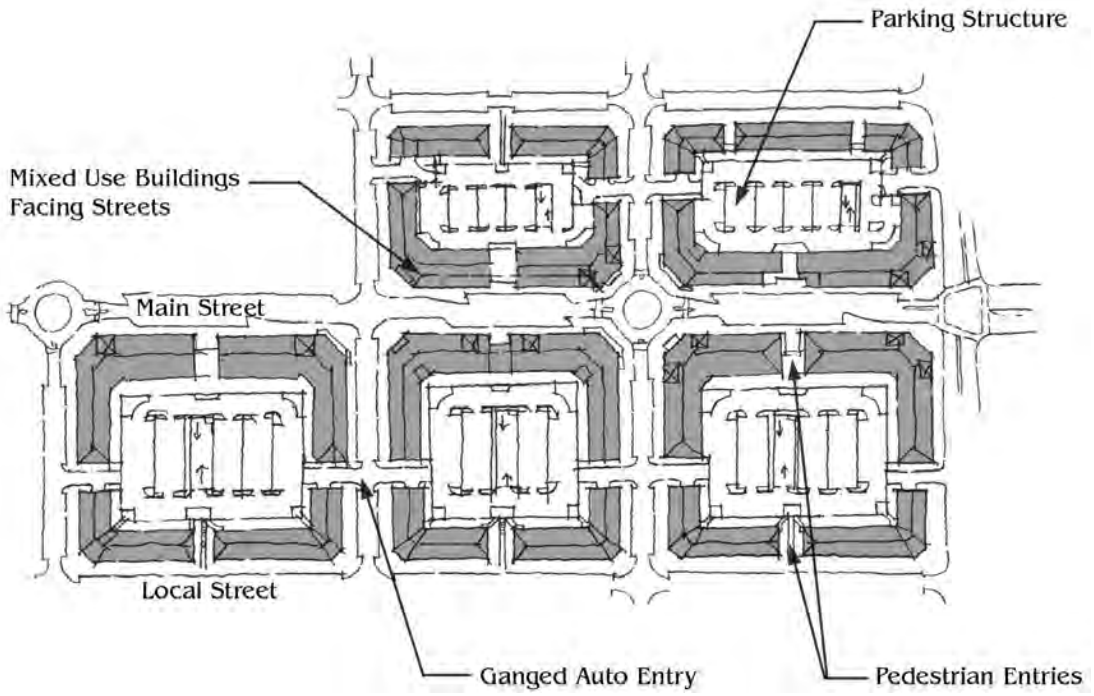
The following elements represent the basic components of a multi-family site plan.

- Projects shall be planned as an integral, compatible part of surrounding neighborhoods in terms of architecture, landscape treatments and pedestrian circulation.
- Each site plan shall express a clear sense of entry, circulation, edges, and center. Site plans shall create a "sense of community" by organizing the buildings around common open space or courtyards.
- Buildings shall be sited adjacent to the public street right-of-way, with building entries and primary facades oriented toward the streets, Mountain House Creek or other open space uses.
- To reinforce the park-like quality of major streets, multi-family site plans shall ensure that buildings front or give the appearance of fronting onto major streets with vehicular access provided from rear alleys or streets. Architecture (such as porches/arbors/trellises) should wrap the front elevation, and finished floor elevations should be a minimum of 3 feet above sidewalk elevations, where possible.
- Buildings should be clustered around usable open space or courtyards within sites.
- Auto entries shall be minimized in number, align with entries on the opposite side of the street and focus on prominent building elements or on-site amenities.
- Parking and loading areas shall be located to the interior or rear. Parking lots shall be designed in small, decentralized units that are convenient to residential units.
- Site plans shall provide a clearly identifiable internal pedestrian circulation pattern, with ample connections to the street pedestrian network
- Parking areas, service, loading, and trash storage areas shall be screened from public view .
- Site plans shall utilize energy efficient site design to maximize opportunities for passive heating and cooling of buildings. Long axes of buildings should be oriented east-west so that major glass and wall areas face north and south. Primary living spaces shall be oriented and landscaped to maximize summer shade and winter sun.

Refer to the Mountain House Development Title for all site standards.

SITE PLANNING-TOWN CENTER (M-X)





TOWN CENTER RESIDENTIAL

PARKING GARAGE ENTRY

SITE PLANNING

PEDESTRIAN/GARAGE CONNECTION

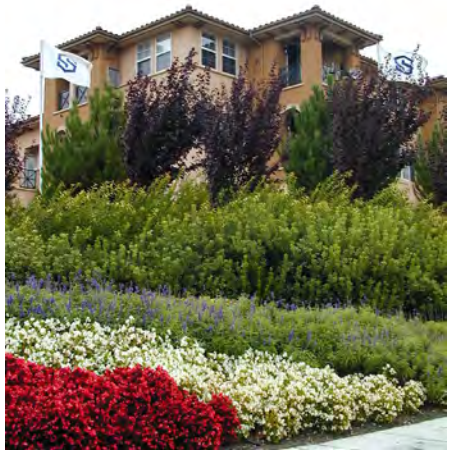
TOWN CENTER (M-X)

Town Center residential uses will typically occupy the upper floors of mixed use buildings, but may also occur as free-standing uses adjacent to Town Center commercial or civic uses.

- Buildings should align at the sidewalk edge to define the pedestrian zone and provide a sense of scale and visual interest. The majority of the front of a building should have a zero front setback.
- Entries may be recessed. Where portions of a building are set back, the areas must be treated as a plaza or courtyard.
- Primary building faces must be parallel to the front property line.
- On-site parking should be located to minimize visibility from the sidewalk, with parking behind the buildings or completely above or below the first floor.
- Parking should be accessed from the rear of the property on parcels with alleys; for parcels without alleys, driveways should not be located on primary shopping streets. Driveways should be minimized In width and provide for good visibility of pedestrians.
- Recreation facilities should be located convenient to residents, typically above parking structures internal to the sites.

LANDSCAPE

TOWNHOME YARDS



LANDSCAPE BUFFERED EDGE

USE OF DROUGHT-TOLERANT PLANT MATERIALS

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

General Landscape Requirements

- Sites shall be heavily landscaped to soften the visual mass of buildings from public streets and adjacent uses.
- Landscape designs shall reinforce the consistent treatment of adjacent public street corridors, and other linear elements throughout the community, including streets, community edges, and riparian corridors.
- Landscapes shall demarcate development boundaries by use of windrows or rows of vertical trees, and shall identify development entries by grouping of accent trees or rows of vertical trees.
- Groupings of accent trees shall be used at building entries, patios, courtyards, recreation areas or other special areas.

LANDSCAPE

- Plant palettes shall be limited to a relatively small number of species, used in large masses and groupings. (See Appendix D: Plant List).
- Landscape designs shall create varied and unique outdoor spaces planted predominantly with flowering, drought-tolerant species and unique rich materials. Designs shall be complementary to the architectural styles.
- Specimen plantings shall be used in areas of high visual importance such as entries, building entries or courtyards.
- Landscape design shall emphasize the planting of long-lived plant species that are native to the region or adapted to the climatic and soils conditions of the site. The use of native and drought tolerant plant materials shall be maximized.
- Proposed plantings shall avoid obvious conflicts with existing or known future infrastructure. Tree species with an invasive root system shall not be proposed near water or sewer lines.
- Design of outdoor spaces should consider environmental conditions such as sun, shade, and prevailing winds. Incorporation of public or private art is encouraged. Courtyard and entry paving should contrast with vehicular paving and be physically separated.
- Town Center landscaping shall typically consist of enhanced streetscape and sidewalk zones, with emphasis on building entries and courtyards.

Energy and Water Conservation

- Plant materials shall be water conserving and drought resistant, and shall emphasize native, long-lived species, well adapted to the Mountain House climate and/or reflective of the Central Valley's heritage.
- Planting shall be grouped in zones that correspond to water requirements. Plants requiring higher water consumption shall be used sparingly at areas of special importance such as entrances.
- Landscape irrigation shall consist of micro-irrigation or low volume systems with low-angle spray heads and bubblers. Irrigation shall be coordinated with planting zones and set to the lowest possible settings for plant health.
- Landscape around buildings shall provide shade during the hot months. Deciduous trees shall 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.

Installation and Maintenance

- Builders are responsible for installation of Local and Collector streetscape improvements, planting within the landscape setback, on-site landscapes, and an automatic irrigation systems for all such areas (see Appendix B: Irrigation Standards).
- Maintenance of Local and Collector street parkway strips and all common landscape area shall be the responsibility of the property owner or Homeowner's Association (see Appendix E: Landscape Maintenance Standards).
- Landscapes shall be fully installed and irrigation system shall be fully functional prior to issuance of the certificate of occupancy.

Minimum Landscape Area Dimensions

- Between the face of building and parking, 11 feet minimum.
- Between the face of building and drive aisles, 10 feet minimum.
- Between the face of building and sidewalks, 5 feet minimum.

Parking: See page 3-20.

LANDSCAPE

SITE PERIMETER LANDSCAPE

FOCUS ON OPEN SPACE

LANDSCAPE

ART IN THE LANDSCAPE

Trees

- A dominant tree shall be selected for each major use (i.e., site perimeters, entries, internal streets, parking lot fields, courtyards, service area buffers, etc.).
- Landscaping shall include a framework of evergreen and deciduous species, with additional accent species providing seasonal interest.
- A minimum of one front yard tree per ground floor unit is required (in addition to the required street tree within the right-of-way). Two trees are preferred.
- 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.
- Contrasting tree species shall be used for perimeter trees and trees along pedestrian corridors to clearly define those uses.
- Size: 15-gallon minimum.
- Species: *See Appendix D: Plant List.*

Ground Plane

- Lawn shall be restricted to use areas where foot traffic is anticipated. Flowering groundcovers or ornamental grasses are encouraged as alternatives to lawn.
- Large expanses of bark mulch, gravel mulch, or colored rock shall be prohibited.

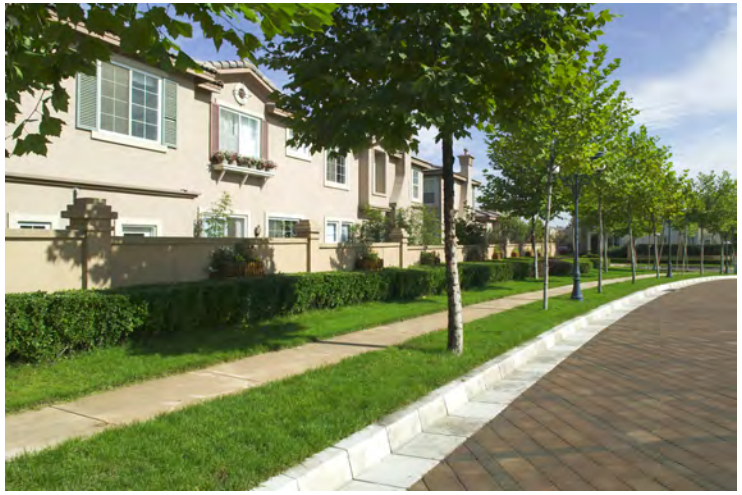
Hedges

- Hedges are encouraged as alternative to fences and to screen view of service and utility areas.
- Hedges shall consist of fast growing evergreen shrubs of five-gallon size minimum.

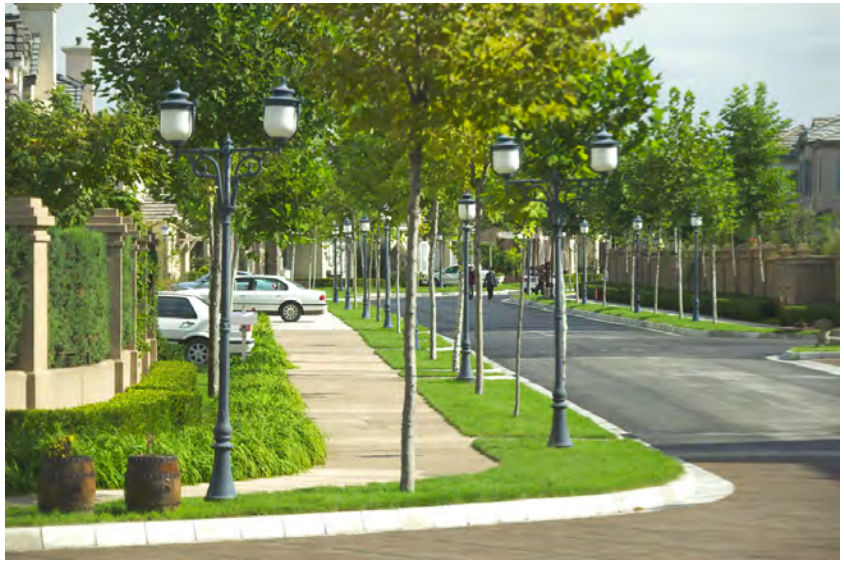
Vines

- Flowering vines shall be planted on all exposed areas of fences, walls, 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 parcel treatments.

PUBLIC STREET EDGES

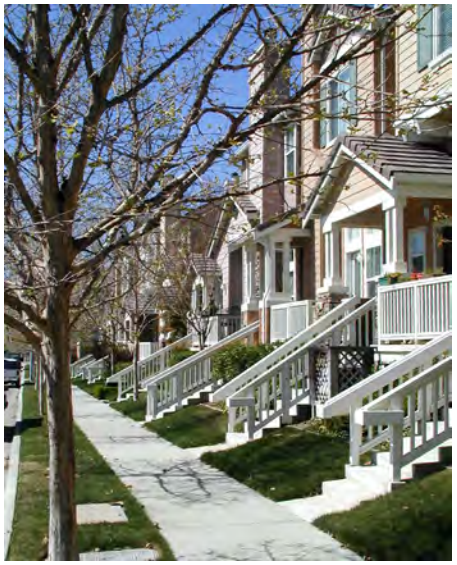


PLANTING ALONG COLLECTOR AND ARTERIAL STREETS

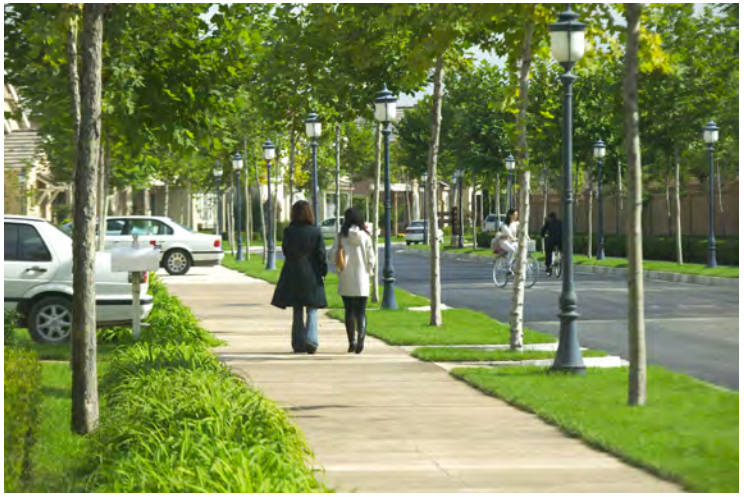


MIXED USE STREET

PUBLIC STREET EDGES



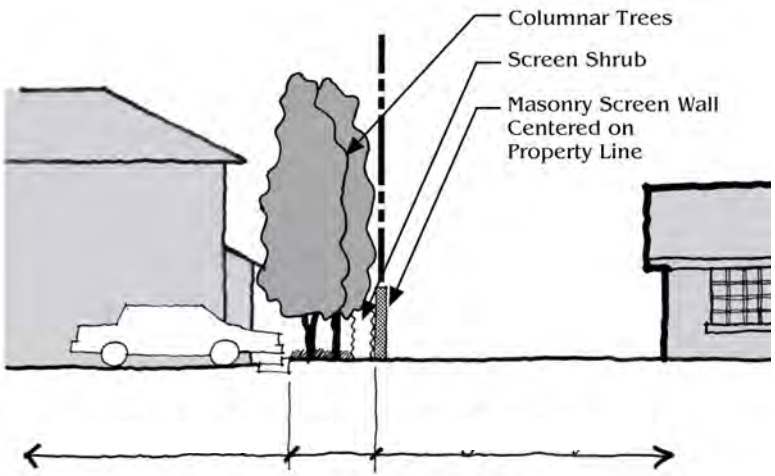
STREET EDGE AT TOWNHOMES



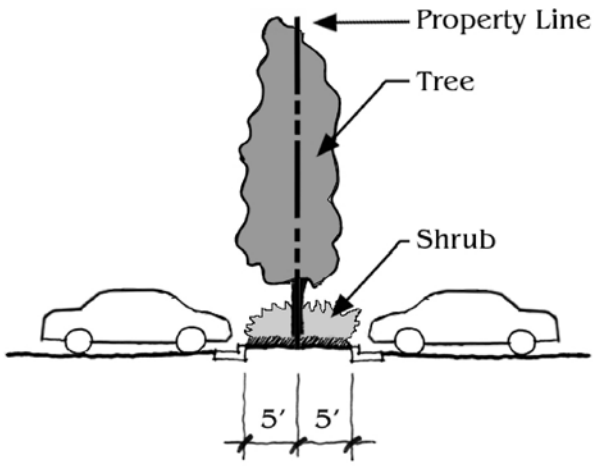
Street trees and plantings in parkway strips are critical to the creation of an attractive and harmonious landscape expression in Mountain House neighborhoods. The following requirements apply to all public streets.

- All landscaping adjacent to the street right-of-way and within the landscape setback shall match the adjacent streetscape in quantity, species, and pattern. Along Collectors, the landscape setback shall include a row of street trees to match the tree planting within the roadway right-of-way.
- The neighborhood pattern of tree planting at the street edge and in front yards shall be maintained.
- A hedge or decorative security fence may be located within the landscape setback. Fences, if used, shall be located at least 10 feet from the road right-of-way.
- Street trees shall be of a consistent height and form at time of planting. Spacing may vary slightly based upon parcel 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 existing infrastructure. 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.
- Refer to the MHCSD Design Manual and Specific Plans for public streetscape requirements.

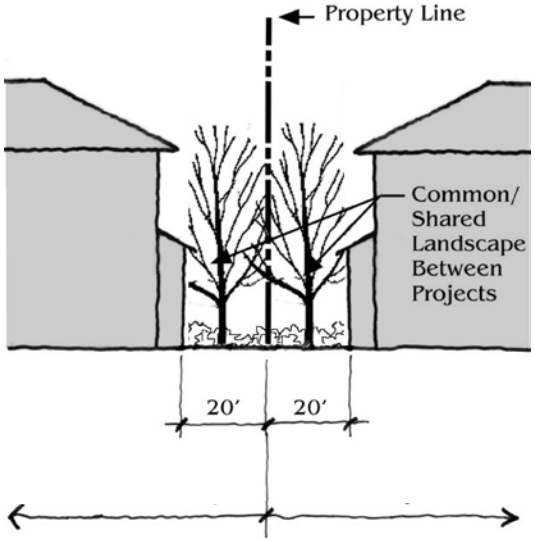
OTHER SITE EDGES



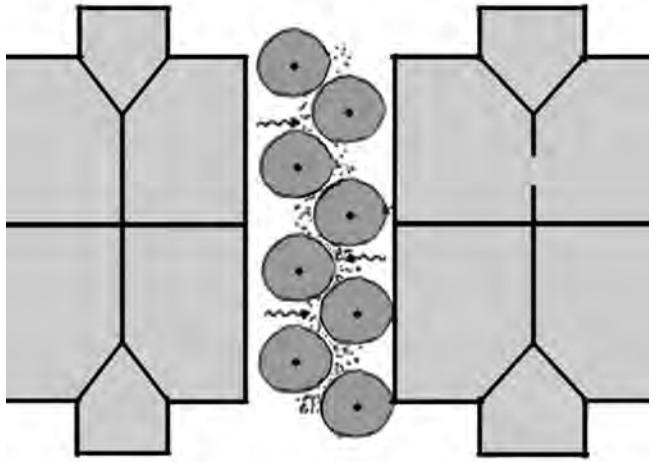
BUFFERS AT MULTI-FAMILY / SINGLE FAMILY USES



PARKING BETWEEN MULTI-FAMILY PARCELS



LANDSCAPE BETWEEN BUILDINGS



BIO-SWALE BETWEEN BUILDINGS

OTHER SITE EDGES

Mountain House Creek/Open Space Edges

Site plans shall insure that:

- buildings sited along Mountain House Creek or other public open space areas are oriented toward the amenity

CREEK EDGES

- architectural treatment, including porches, trellises, and trim details, are wrapped around the side of the building facing the amenity, and
- decorative fencing, or post and cable barrier shall be installed along the entire creek interface. Frequent connections to the Creek path network shall be provided.
- Landscaping shall extend the native creek corridor planting into the multi-family site in order to integrate the two adjoining uses. Landscaping of the interface should emphasize oak woodlands and associated species, with significant tree planting to frame views and buffer any undesirable uses such as parking or service areas.

Commercial or Residential Edges

Site plans shall insure that:

- Development boundaries shall be landscaped. Buffers may consist of either natural materials (screen hedge and tall windrow trees) or man made materials (walls or fences).
- In most cases, buffers shall consist of primarily large, evergreen plant materials and may Include swales or basins for treatment of site drainage (see page 3-30).
- A common buffer tree shall be identified for each project and shall match existing or proposed buffer trees at adjacent projects (see Appendix B: Plant List).
- Walls or fences may be used only when space constraints prohibit the use of plant materials.
- If walls or fences are used, they shall be planted with shrubs and/or vines (see Appendix B: Plant List).
- Common walkways between developments that connect to arterial pedestrian walks are encouraged.

SITE ENTRIES

ACCENT PLANTING AND SIGNAGE AT ENTRIES

SITE ENTRIES

General Criteria

- Size of entries shall reflect the scale of the use and the number of buildings served. Primary entries are those providing access from major public streets. Secondary entries include minor access points to developments from local streets.
- Parcel entries opposing each other across the road shall be aligned.
- Minimum distance between site entries shall be 100 feet.
- Primary and secondary entries shall include, at a minimum:

  Distinctive, specimen trees that are either flowering or deciduous.

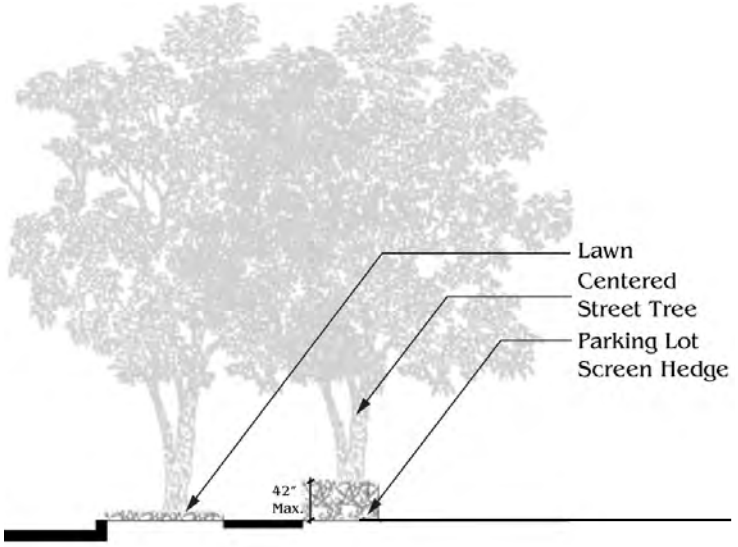
  Enhanced planting of flowering shrubs, groundcovers, and/or vines.

  Special paving.

  Project entry monumentation.
- Primary entries shall also include planted medians.
- Signage and related structures shall conform to San Joaquin County Standards and match the architectural theme of the project. All such improvements are subject to specific DRC approval.

PRIVATE STREETS, DRIVES AND ALLEYS

MULTI-FAMILY BUILDINGS FACING PRIVATE STREET

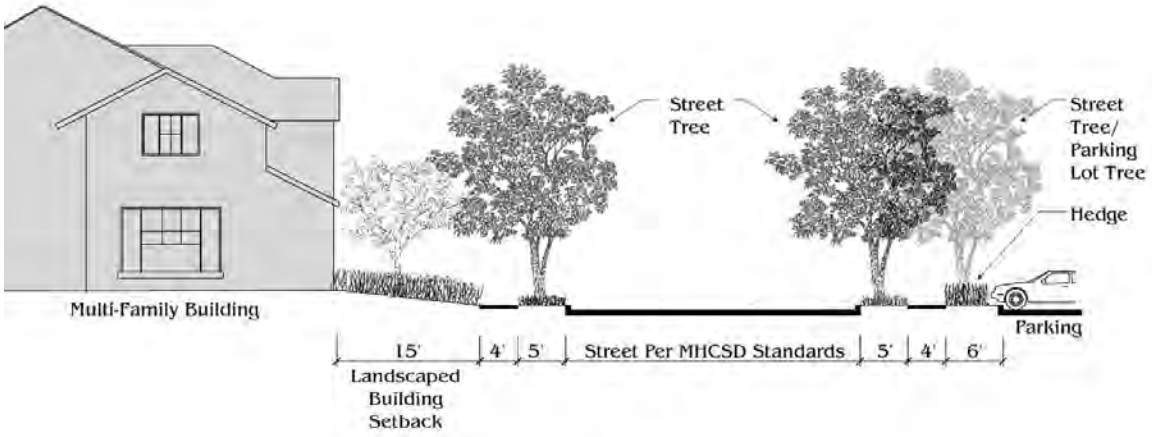


PRIVATE STREET WITH ADJACENT SURFACE PARKING

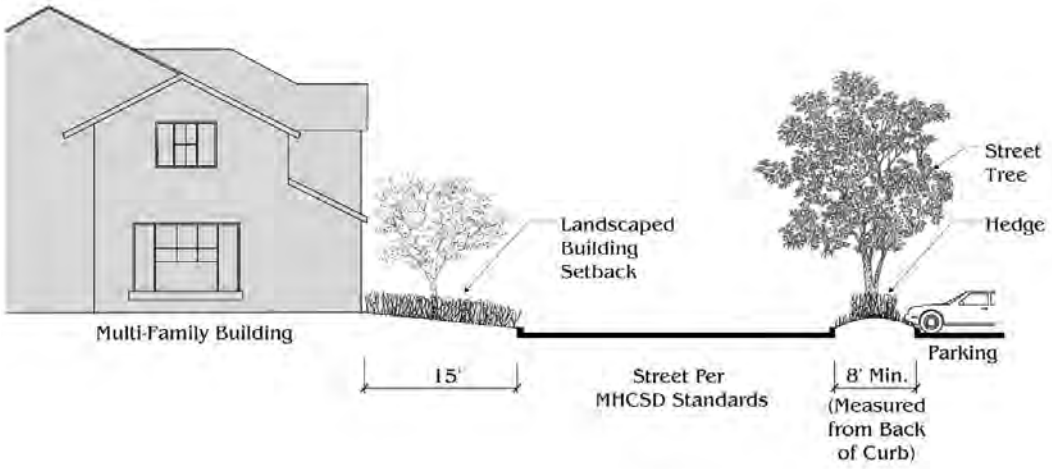
TYPICAL ALLEY

STREETSCAPE PLANTING

PRIVATE STREETS , DRIVES AND ALLEYS



PRIVATE STREET SECTION



PRIVATE DRIVE SECTION

Private Streets and Drives

Subject to MHCSD and County standards, private streets may be utilized within multi-family sites.

- Fifteen foot minimum landscape setback between buildings and sidewalk or back of curb as applicable.
- Trees spacing 25 feet on center, typical. Double row on private streets, single row permitted on private drives.
- Hedge screen at parking, with groundcover or shrubs preferred for ground plane.

Alleys

Alleys shall be used to eliminate the need for garages, driveways and curb cuts facing streets. Alleys are encouraged where they can serve multi-family developments fronting neighborhood centers, pocket parks, or other important neighborhood streets.

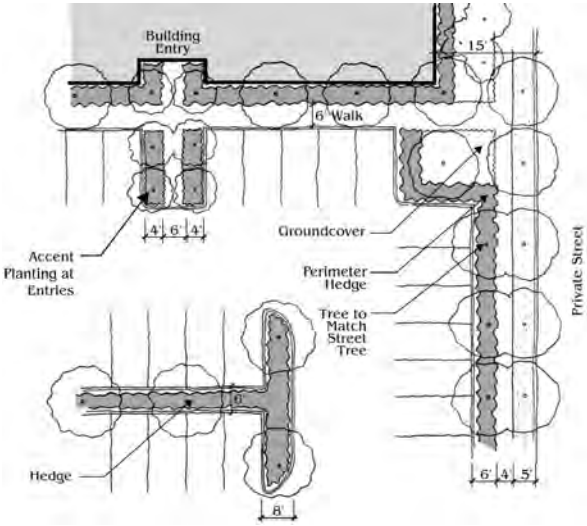
- Landscaping shall be provided between garage doors in a minimum 5'x5' area.
- Trees and hedges shall be planted at alley ends, breaks between buildings and wherever possible to provide screening.

See MHCSD Standards.

PARKING

TRELLIS AT PARKING

CARPORT WITH GATE



TYPICAL PARKING LOT

PARKING LOT SCREENING

PARKING

General Criteria:

- Parking shall comply with applicable MHCSD and County Development Title requirements
- In general, parking shall be subdivided into small, pedestrian-scaled areas that relate clearly to building entries.
- Parking shall not be the dominant visual focus of the development. Parking areas shall be landscaped and screened from public streets and adjacent developments.

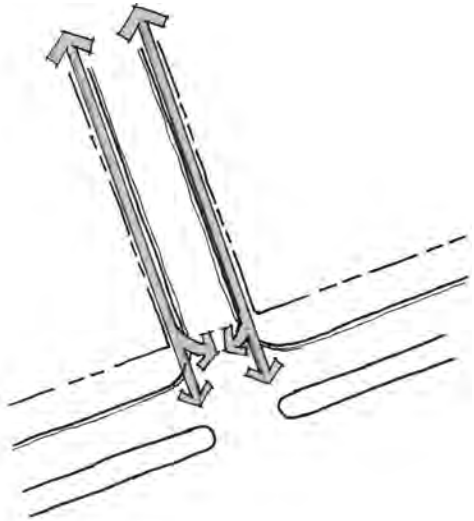
CIRCULATION THROUGH PARKING

- All primary resident parking shall be provided within 150 feet of each residence
- Pedestrian routes through parking lots shall be provided, and align with building entries, as possible. Where possible, pedestrian circulation shall be separated from vehicular areas.
- Townhome developments shall provide garages, with areas of surface parking for visitors located conveniently to units.
- Carports, trellises, and canopies overhead of parking areas are highly encouraged.
- Structured parking, if included, shall be architecturally and functionally integrated into the site.
- Parking lot drive aisles shall be 24 feet wide.

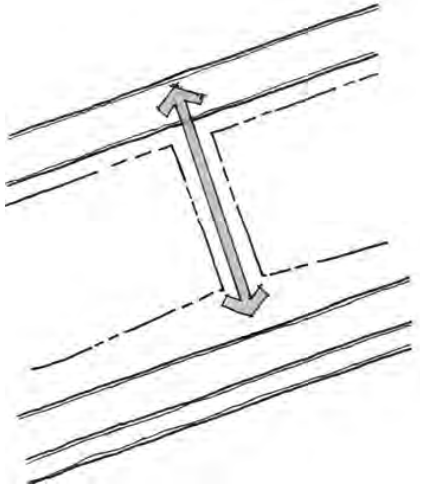
Landscape Criteria:

- Common parking lot tree species shall be used throughout each parcel. Taller, more dominant trees shall be used to define primary circulation and edges. Smaller trees may be used for landscape islands and tree wells within the parking lot interiors.
- Parking lot landscaping shall frame the major circulation aisles, and highlight pedestrian pathways.
- Landscape islands shall be a minimum of eight feet wide at the aisle ends and a minimum of six feet wide elsewhere.
- Tree wells and planting strips shall be a minimum of six feet in width and shall be located between all double-loaded parking rows.
- Within parking lots, trees shall be planted at a rate no less than one tree per five parking spaces. Minimum tree size shall be 15 gallon.
- Screening shrubs/hedges shall be located around the perimeter of all parking lots to screen views from public roads. The maximum height shall be 42".
- Islands shall be planted with evergreen shrubs and/or groundcovers, in addition to trees. Rock mulches are prohibited.

PEDESTRIAN FACILITIES

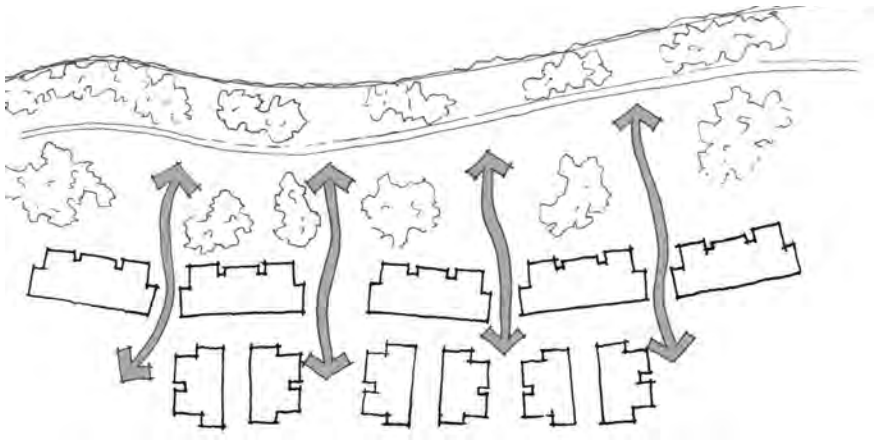


PEDESTRIAN CONNECTION AT NEIGHBORHOOD ENTRIES ALONG ARTERIALS



PEDESTRIAN CONNECTION THROUGH BLOCK CONNECTIONS ALONG ARTERIALS/COLLECTORS

ENTRANCE TO PEDESTRIAN WAY



PEDESTRIAN CONNECTION ALONG PARK/OPEN SPACE

MULTI-USE TRAIL

PEDESTRIAN FACILITIES

INTERNAL PEDESTRIAN CONNECTIONS

Site plans shall provide clearly identifiable pedestrian circulation, with connections to the Mountain House trail system and between sites articulated with planting and three-dimensional elements such as trellises.

Pedestrian facilities shall include:

- sidewalks,
- greenways,
- multi-use and park trails,
- connections from ends of cul-de-sacs to sidewalks of adjacent streets,
- common walks through multi-family developments,
- connections to transit stops at neighborhoods,
- pedestrian crossings, and
- pedestrian lighting and signage.

Pedestrian connections shall be clearly marked at entry points with signage, landscaping and pavement changes.

Walkways at primary building and project entries shall be constructed of scored concrete, stone, concrete pavers, brick, or other enhanced material. Walks may be curved or straight or offset to complement the architecture.

Shaded walkways shall be provided between buildings and outdoor pedestrian areas.

PRIVATE RECREATION

PLAYGROUND EQUIPMENT

PEDESTRIAN COURT

SWIMMING POOL

PASSIVE USE AREA

PRIVATE RECREATION

Recreation facilities shall be a central focus of multi-family projects and shall lend a distinct character to the project. Facilities may include playgrounds, tot lots, sports courts, swimming pools/hot tubs, picnic areas, and passive outdoor courts and plazas.

Recreation facilities shall be provided in multi-family developments that are 75 units in size or larger. Where feasible the architectural, programmatic, and landscape expressions of recreation facilities shall be influenced by, reinforce, and be compatible with the immediate context, i.e. Mountain House Creek, Town Center, or adjacent parks.

Playground Equipment

- Shall conform to the Americans with Disabilities Act (ADA) Regulations.
- Shall be centrally located in the site plan.
- Shall be fenced and secured with a lockable gate.

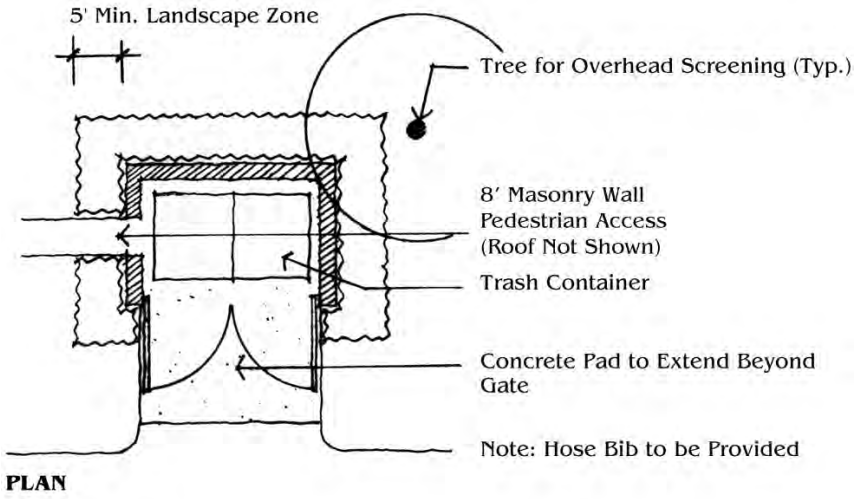
Swimming Pools

- Shall not be located closer than three feet from any side or rear property line. On corner lots, pools shall be located no closer to the street than the setback specified for that residential zone.
- All pools shall be fenced and secured per San Joaquin County Standards.

Tennis Courts/ Sports Courts

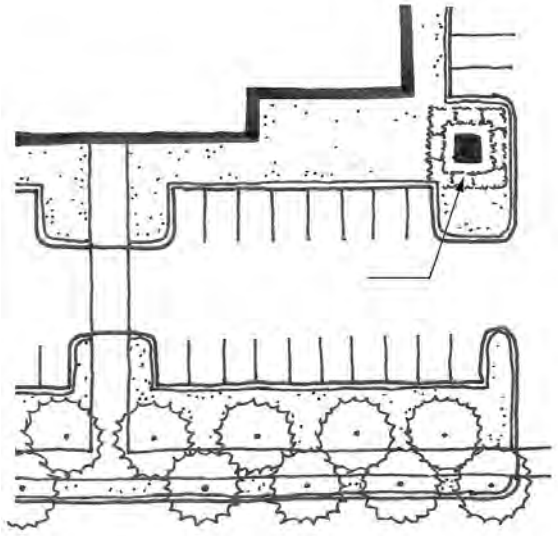
- Shall be located where they will have the least negative impacts on the adjacent residents.
- If lighted, shall not spill light onto adjacent buildings or uses.
- Shall be screened with landscaping from the off-site/public view.

SERVICE AREAS



UTILITY/SERVICE AREA SCREENING

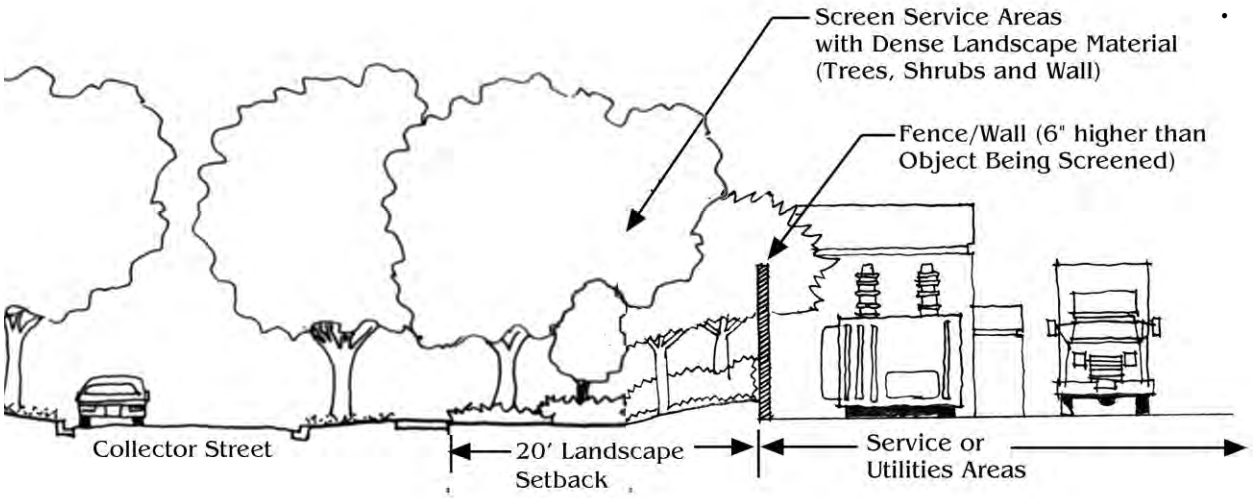
TRASH ENCLOSURE



UTILITY BOX SCREENED BY PLANTING

SERVICE AREAS

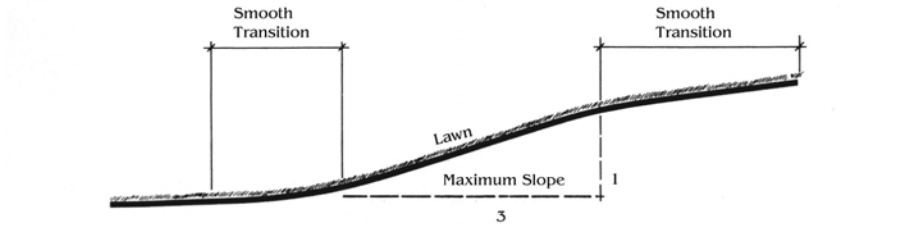
- Service areas shall be contained within the boundaries of the site, except for shared maneuvering areas.
- All service, trash, storage areas, and utility equipment shall be screened from pubic view utilizing a combination of planting and architectural elements that are consistent with the project architecture.
- Walls used for screening shall be a minimum of six inches higher than the item/area being screened.
- Mechanical equipment and service areas shall be located out of public view. All mechanical equipment must be screened with parapet walls, landscaping, or other means.
- Mechanical and utilities equipment must be located out of public view and screened with parapet walls, landscaping, or other means.
- Garage doors are prohibited on building facades facing a public street or main site access, and no refuse or storage areas may be located between the street and the edge of a building.
- Refuse collection and storage shall be located to the rear and sides of buildings, covered with a roof, and sized to contain all refuse generated on site between collections.
- Common recycling bins shall be provided for all multi-family sites, be readily accessible to all tenants/owners, and be screened in the same manner as refuse collection areas.
- Transformers and other utility equipment shall not be placed in the public street setback area.
- All rooftop equipment shall be fully screened with the same or similar materials of which the building is constructed.
- Construction sites shall be screened during the duration of the construction period.



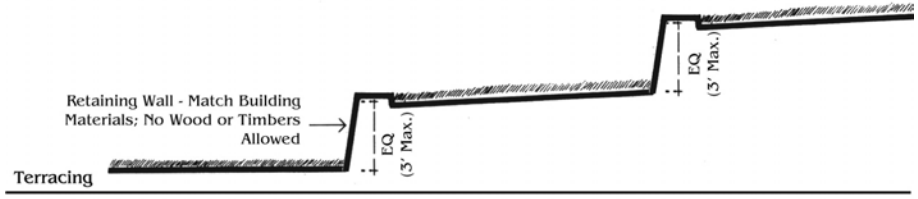
SCREENED UTILITY AT COLLECTOR STREET

GRADING AND DRAINAGE

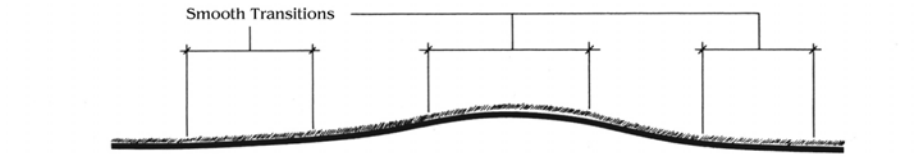
PROTOTYPICAL BERM



Maximum Cut or Fill Slopes



Terracing



Smooth Transitions Between Changes in Slope

GRADING AND DRAINAGE

General Criteria:

- Grading practices shall minimize distortion of the natural topography and enhance the project's aesthetics.
- Perimeter grades shall not exceed six inch differential between adjacent properties unless grade change is accommodated with a landscaped area subject to a 3:1 maximum slope or retaining wall, as appropriate.
- Grading operations shall be planned and implemented to efficiently control erosion and sedimentation.

Berms, Channels, and Swales

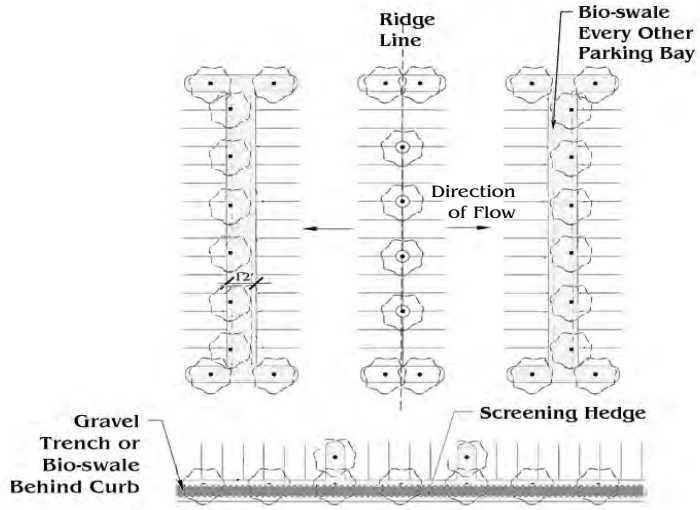
Berms, channels and swales shall:

- be shaped to appear as an integral part of the graded or paved surface,
- have smooth transitions between changes in slopes, and
- be designed so as to appear as a natural part of the site's grading.

Slopes and Retaining Walls

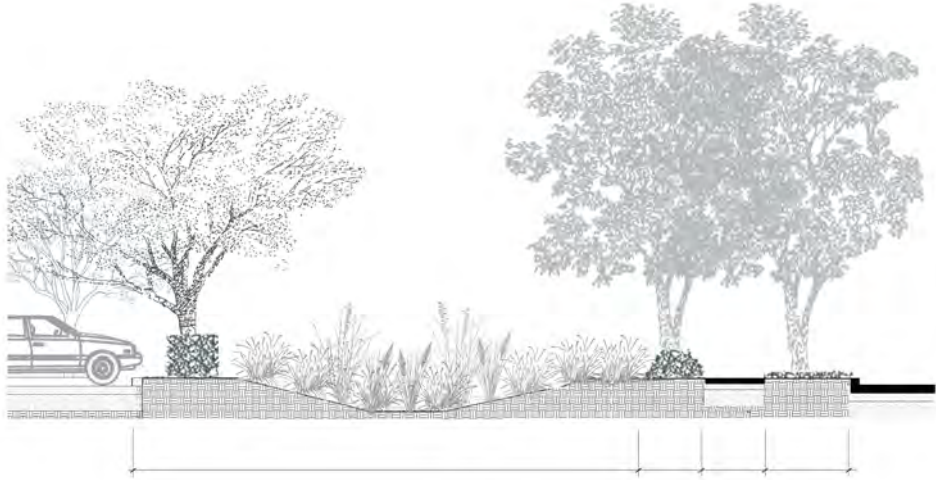
- Landscapes shall incorporate smooth transitions between changes in slope.
- Maximum slope for a landscaped area shall be 2:1 if the area is planted with lawn and 3:1 if planted with a groundcover.
- Terracing with retaining walls shall be allowed where space constraints exist.
- Retaining walls shall not exceed three feet in height. For grade changes that exceed three feet, walls shall be stepped in equal increments with three-foot wide planted terraces between.
- Retaining walls shall be constructed of a durable material compatible with the architecture, and shall be pre-approved by the DRC.

GRADING AND DRAINAGE

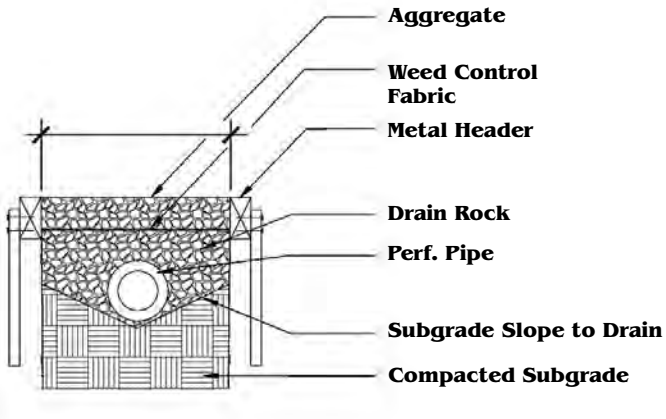


PLAN – BIO-SWALE IN PARKING LOT MEDIANS AND STREET

GRAVEL TRENCH IN PARKING LOT WITH NOTCHED CURB



SECTION – BIO-SWALE



SECTION – GRAVEL TRENCH WITH PIPE

GRADING AND DRAINAGE

Runoff

Storm water runoff shall not drain across adjacent properties except when utilizing share bio-swales.

Site Drainage

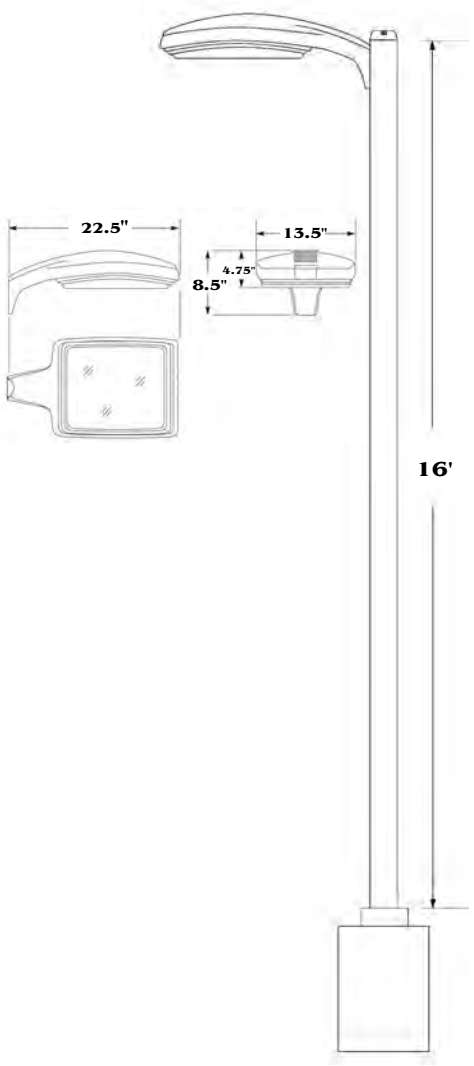
All multi-family site drainage is encouraged to receive BMP treatment acceptable to the MCSD before entering the community storm drainage system. The DRC and MHCSD must approve the BMP approach and design.

Acceptable BMP's include:

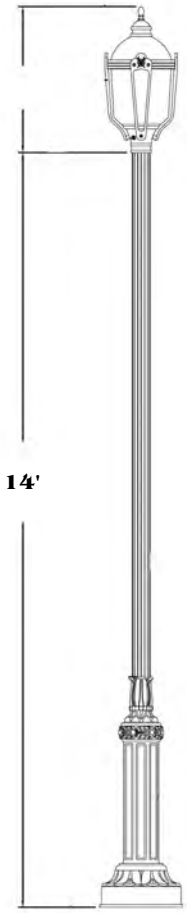
  - bio-swale
  - gravel trench with pipe
  - vegetated detention basins
  - constructed wetlands, wetlands channel

- BMP's shall be included in parking lot medians behind the screening hedge along all streets and/or along parcel lines
- Bio-swale parking schemes must include either a raised, notched curb or a flush curb and wheel stop.
- BMP's shall be included in buffers and edges between adjacent multi-family developments.
- Storm water runoff shall not drain across adjacent properties except when utilizing shared bio-swales.

SITE LIGHTING



PARKING LOT POLE AND LUMINAIRE



PRIVATE STREET POLE AND LUMINAIRE

BOLLARD LIGHT

GENERAL CRITERIA:

- 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 shall be minimized, with light concentrated at intersections.
- Light sources 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, lights of unusually high intensity, low pressure sodium lamps; variations from standard fixtures and finishes without DRC approval.

SITE LIGHTING

LIGHTING SPECIFICATIONS

Site lighting shall provide attractive, low-level lighting, that ensures the safety of residents and reinforces the pedestrian scale of the community.

All lighting adjacent to the buildings (bollard, path light, etc.) shall be coordinated with the building architectural style and shall be submitted for review by the DRC.

Parking lot light standards, private street standards, and bollards shall be installed in accordance with the following schedule:

Parking Lot Lighting

Manufacturer/Model

- Luminaire: Gardco Gullwing G13 Area Luminaires #G13-1-2XL-100MH-120-BLP
- Pole: Gardco #RA4-18, round aluminum pole

Lamp:

- 100 watt Metal Halide

Maximum Height:

- 16 feet

Finish/Color:

- Black powdercoat

Placement:

- Parking lot planters/medians

Private Street Standard

Manufacturer/Model:

- Luminaire: Lumec #240-100MH-3AC-SFZ4-120+PH7/120-HS=BKTX Type III distribution with segmented cutoff reflector and photo-control
- Pole: Union Metal #B99-B197-Y1

Lamp:

- Metal Halide, GE No. MXR100/U/MED or approved equal

Pole Height:

- 14 feet

Finish/Color:

- Black powdercoat

Placement options:

- Regularly spaced
- Alternating
- At intersection corners only

Spacing:

- Varies

Pedestrian Bollard Standard

Manufacturer/Model:

- HADCO Traditional Path Light #TB361-A-B5-50MH

Lamp:

- 50 Watt Metal Halide

Pole Height:

- 36 inches

Finish/Color:

- Black (Powder Coated)

Placement:

- Pedestrian pathways and entries
- Pathway intersections with streets
- Recreation and high use areas

Spacing:

- Varies, 25 to 100 feet

SITE LIGHTING

UP-LIGHT

UP-LIGHT

GROUND/PATH LIGHT

SPOTLIGHT

SITE LIGHTING

Landscape and Sign Lighting

General

- Sign lighting shall be understated and not call undue attention to the sign features. To the extent possible, sign lighting shall 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, monuments, trees
- Specimen plantings
- Town Center street trees
- Pedestrian activity areas

Direct Burial Up-Lights

Manufacturer:

- Kim, Gardco, Bega, or approved equal

Models:

Flush Mount/Wall Wash:

- Kim LTV or 5100 Series or approved equal

Above ground Spot/Flood Lights:

- Gardco Designer Spotlight, or equal

Ground/Path Light:

- Bega #8714MH, Single Port or equal

Finish Color:

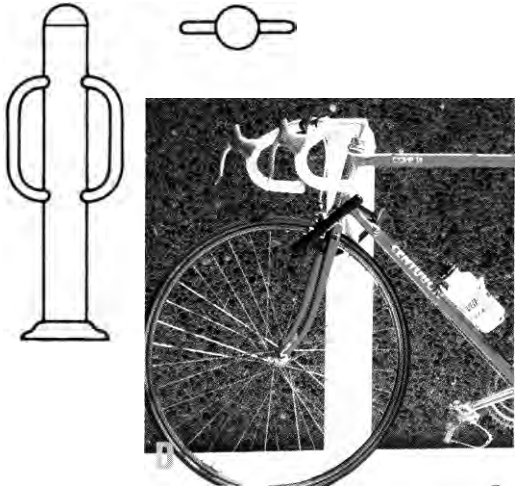
- Flat Black powder coat for elements visible from public areas

SITE FURNITURE

BENCH

BUS SHELTER

LITTER RECEPTACLE



BIKE RACK

DRINKING FOUNTAIN

PICNIC TABLE

SITE FURNITURE

Site furniture is a critical element in creating a visually pleasing pedestrian scaled community, neighborhoods, and public spaces within multi-family developments.

Site furniture shall be selected to be compatible with the building architecture, or match the community furnishings. For areas maintained by the MHCSD, furnishings shall match the community furnishings specified below.

General Requirements:

All site furniture shall be constructed of high quality, durable materials.

Finish:

- Powder coat on steel

Color:

- Flat Black

Locations/mounting:

- Site Furniture shall be permanently mounted near areas of outdoor use and gathering, embedment mounting preferred

Placement:

- Furniture shall not obstruct access to buildings or impede handicap accessibility.

Bench

Manufacturer:

- Canterbury International

Model:

- Bowery Bench with Metal Slats

Bus Shelter

Manufacturer:

- Brasco International

Model:

- Slimline 4' x 10' with barrel vault roof and diamond pattern grillwork

Litter Receptacle

Manufacturer:

- Canterbury International

Model:

- Bowery Trash Receptacle

Bike Rack

Manufacturer:

- TimberForm

Model:

- 2175-8 Bollard CycLoops, #2172-E-C (Embedment Mounting, Powdercoated Steel.

Drinking Fountain

Manufacturer:

- Canturbury International

Model#:

- Single or Double Arm Metro Drinking Fountain

Picnic Table

Manufacturer:

- Timberform

Model:

- Parkway Picnic Table and Seats, Model# 2062/63-E (Embedment Mounting)
- Wood or Recycled Plastic Slats

SITE FURNITURE

ENCLOSED MAILBOXES TO MATCH ARCHITECTURE

BENCH INTEGRATED WITH TRASH RECEPTACLE DESIGN

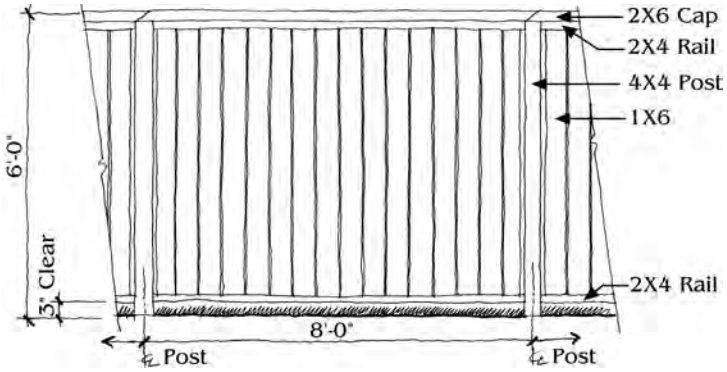
SITE FURNITURE

Mailboxes

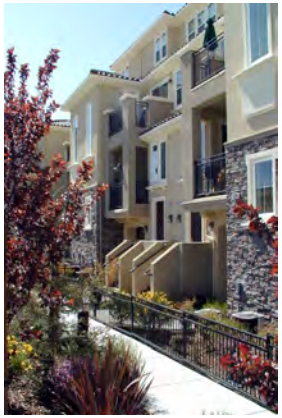
Mailboxes shall be provided at centralized locations within each multi-family development, convenient to residences.

- Mailboxes shall be designed integral to buildings, or located clustered in covered enclosures, in conformance with Postal Service requirements and compatible with the building architecture.
- Mailboxes shall be installed and operational prior to final occupancy.

FENCES AND WALLS

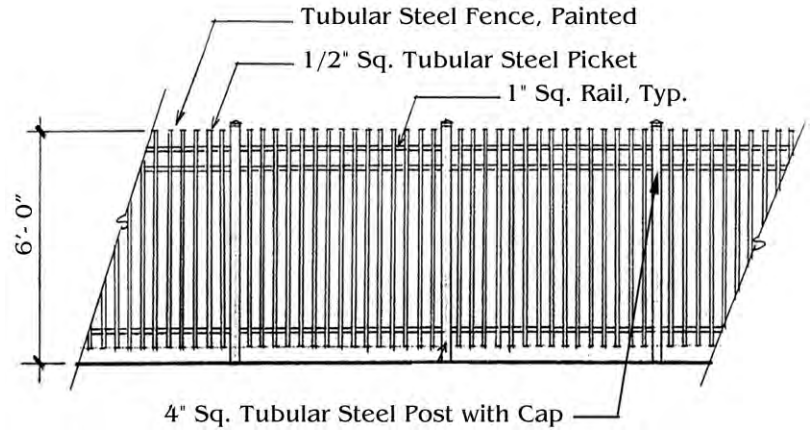


INTERIOR PATIO FENCING
(NOT VISIBLE FROM PUBLIC AREAS)

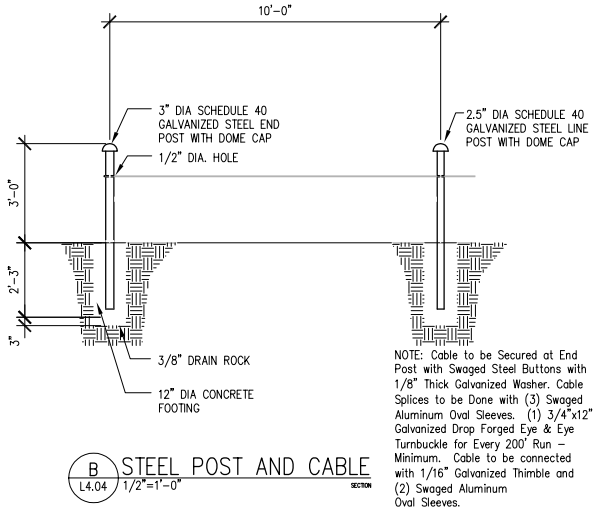


DECORATIVE PERIMETER FENCE

CREEK FENCE



DECORATIVE PERIMETER FENCE



CREEK POST AND CABLE BARRIER

FENCES AND WALLS

Masonry Walls

Use of walls shall be strictly limited for all multi-family projects. Except limited areas at project entries, no walls shall be allowed adjacent to public streets. Walls patio screening, trash enclosures, utility screening, mailboxes, or other similar use shall match the building architecture and shall require specific approval by the DRC.

Decorative Perimeter Fences

Site perimeter and recreation area fencing shall be decorative steel view fencing.

Materials and Finish:

- Tubular steel posts, four-inch diameter with cap, eight feet on center.
- One-inch square rails with one half-inch square tubular steel pickets

Location:

- Per the Mountain House Development Title, and
- no less than 10 feet to any public street right-of-way, or private street back of curb

Vines:

- Flowering vines shall be planted along the fence for all areas visible from street. Vines shall be evenly spaced, 10 feet on center, maximum.

Interior Patio Fencing

Privacy fences shall be limited to private patio enclosures. Such fences may be masonry, decorative steel, or wood.

No wood fencing shall be allowed except for first floor patios, and then only if not visible from public streets.

Heights and Location:

- Six feet maximum surrounding patios, lower fencing preferred

Materials and Finish:

- Redwood or cedar, natural wood, clear or earth tone stain, painted or stained to match buildings
- Hardware - Black powder coat or hot dipped galvanized painted with two coats of black enamel paint.
- Vinyl systems may be considered on a case-by-case basis. Style and color consistent with architecture.

Footings:

- Concrete, 18 inches deep, minimum.

Patio Gates:

- Shall be a maximum of five feet high.
- Shall have trellises above.

Vines:

- Flowering vines shall be planted along the fence; evenly spaced, 10 feet on center maximum.

Picket Fences

Low picket fences are encouraged for appropriate architectural styles.

Height and Location (see Development Title):

Materials and Finish:

- See Patio Fencing.

Creek Fencing

Decorative view fencing or a post and cable barrier shall be provided along the property line interface between any multi family project and Mountain House Creek.

- View fencing shall be located between buildings and outdoor use areas and the creek.
- Post and cable barrier may be located at the interface between the creek and internal streets or driveways.
- Ample points of connection shall be provided connecting to the creek path system.

Prohibited

- Plywood, Chain link.

SIGNAGE

PROJECT SIGNS COMPATIBLE WITH BUILDING ARCHITECTURE

SIGNAGE

Site Signage

All signs shall be consistent with the Mountain House Development Title and are subject to specific approval by the DRC.

Signs throughout Mountain House will aid in establishing the sense of quality, continuity and character for the community.

In general, signs should be utilized only where necessary and in an understated manner, emphasizing an image of permanence and quality. The purpose of permanent signage is to convey information, to aid in identifying neighborhoods or other special areas and to add an element of consistency.

All permanent signs and monuments should be constructed of durable, high quality materials such as stone, metal or masonry.

All signs will conform to the DRC approved color palette for the project. All signs shall be in keeping with the architectural theme selected for the project.

All signs shall be consistent with the Mountain House Development Title and are subject to specific approval by the DRC.

Flags

On-site flags will conform to the approved project design and are limited to six flags with a height of 18 feet. No other flags or banners are allowed. Picket fences are encouraged for appropriate architectural styles.

CHAPTER FOUR: ARCHITECTURE

Table of Contents

ARCHITECTURE

GENERAL CRITERIA

PURPOSE

These architectural guidelines are designed to enhance attached 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 attached 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, limit, or modify any specific requirement contained in this section on a case-by-case basis to relax constraints to product square footage and segmentation goals, provided all other architectural standards are adhered to.

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

All attached units that front onto Central Parkway shall:

- Meet all requirements of the Master Plan.
- 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,
  - enhanced architectural treatments wrapping the entire facade facing Central Parkway,
  - entries, or the appearance of entries, on the facade facing Central Parkway.

GENERAL CRITERIA

HALF-TIMBER

ARCHITECTURAL VOCABULARY

The seven 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 seven 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 attached products.

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:

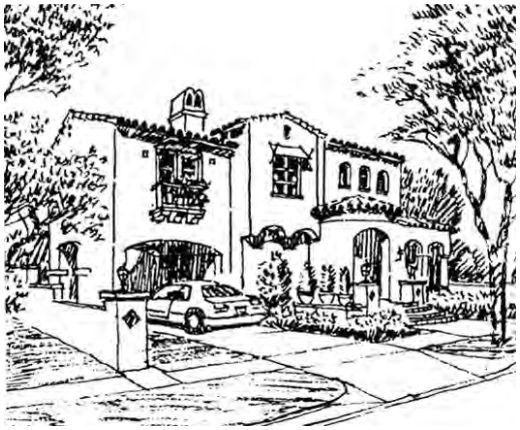
- express the motifs and details of the selected style on all sides of the structure and on interior courtyards where they occur, and to avoid stage-front or facade architecture, and
- express architectural authenticity through basic massing and roof forms with authentic detailing characteristic of the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

SHINGLE

TRADITIONAL

GENERAL CRITERIA

ITALIANATE



MISSION

VARIETY REQUIREMENT

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

1. In all product lines or subdivisions:
   - Provide significant single story elements
   - Provide a minimum of three different color schemes per architectural style.
   - Provide significant variety in streetscape appearance, color and 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, selected by the Master Developer, for its public buildings. This theme applies to the school, neighborhood commercial building, recreation structures, neighborhood entry portals, and neighborhood park facilities. This architectural style should be represented in the attached residential mix in a significant percentage as follows.

In each neighborhood:

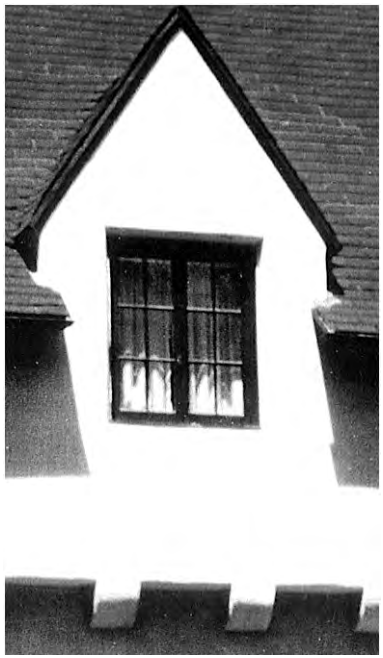
1. Where a project has multiple buildings each building should have a different style.
2. Provide attached product expressing the neighborhood architectural theme style.
3. Provide two additional styles, three preferred other than the neighborhood architectural theme style.
4. If an applicant is developing more than one product line within a neighborhood, the applicant must ensure that styles or similar styles are not excessively repeated.

STYLE GROUPS

1. **ARTS AND CRAFTS MOVEMENT**
   - Cottage
   - Craftsman
   - Half-Timber
2. **AMERICAN WOOD HERITAGE**
   - Shingle
   - Traditional
3. **MEDITERRANEAN REVIVAL**
   - Italianate
   - Mission

COTTAGE

DISTINCT ENTRY



TIGHT RAKE

VARYING WINDOW ACCENTS

PROJECTING GABLE END

STONE ACCENT

GABLE ENDS

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 attached units 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 attached units 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

GABLE ENDS

DORMER

PORCH

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. Wood 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 attached product.

Entry & Door

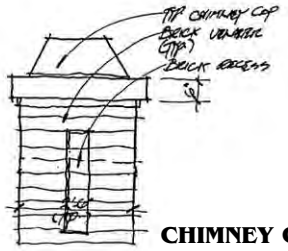
- The entry shall be covered by a front porch or tower;
- The front door will be embraced on both sides with sidelights.

Garage Doors

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

COTTAGE

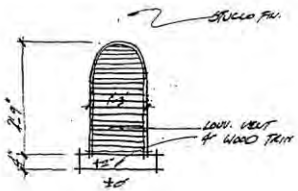
GABLE ENDS



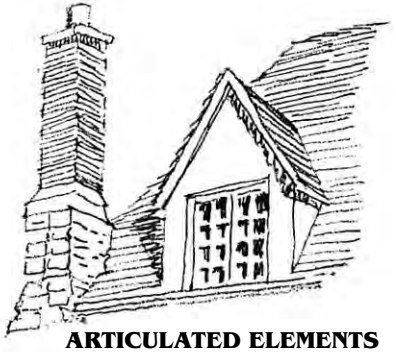
CHIMNEY CAP

WROUGHT IRON BALCONY

STONE/BRICK ACCENTS

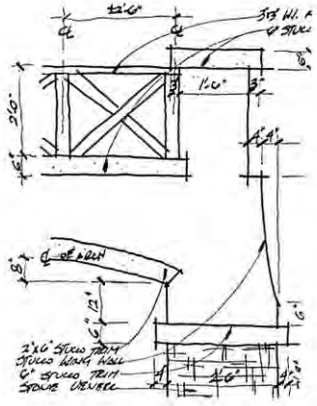


ACCENT VENT



ARTICULATED ELEMENTS

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 sand 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;.

Design Details

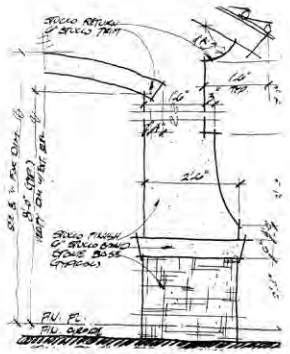
The application of characteristic architectural details will add to the essential character and diversity of scale. Moreover, the architectural elements shown here will initiate the appropriate development of design detailing.

WINDOW DETAILS

DORMER ACCENT

CHIMNEY CAP

SHUTTER ACCENT



COLUMN DETAIL

CRAFTSMAN

PROJECTING GABLE ENDS

DISTINCT ENTRY

WOOD BRACKETS AND TRIM

SIDING ACCENT

WOOD AND STONE COLUMNS

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

STONE ACCENTS

WOOD SIDING

CORBELS AND KICKERS

SINGLE STORY ELEMENTS - MASSING

PORCH DETAIL

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. Wood 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).

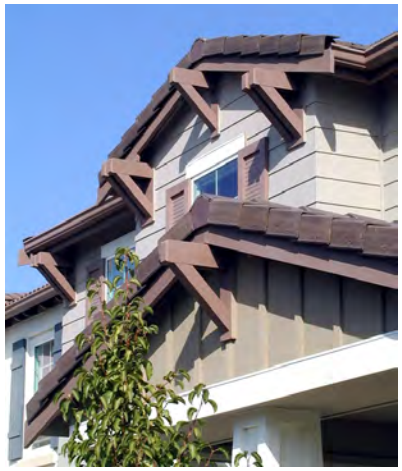
Entry & Door

- 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.

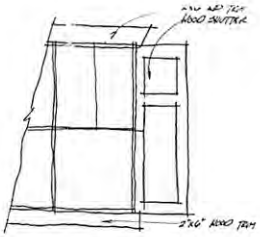
Garage Doors

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

CRAFTSMAN

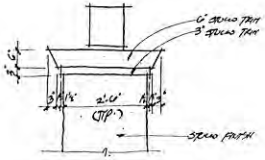


GABLE FORMS

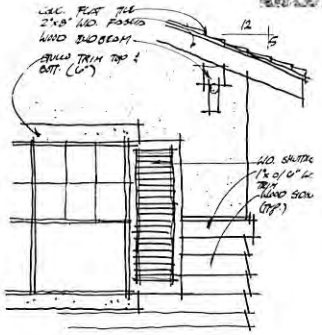


SHUTTER

STONE ACCENTS

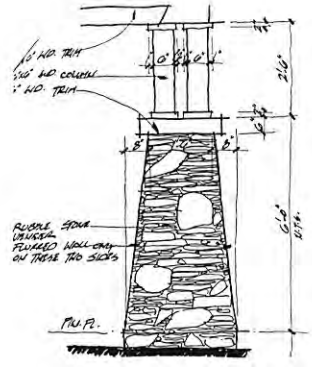


CHIMNEY CAP



SHUTTER/SIDING

PORCH ELEMENTS



GABLE/COLUMN CONNECTION AND STONE ACCENT

WOOD TRIM

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 sand finish to a heavier texture. Stucco may either match the siding, or be a contrast to it.

Roof & Elevation Massing

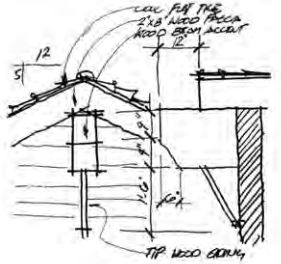
- Main roofs will have 15% vertical and 85% horizontal elements;
- Roof elements will be low and simple, with broad overhangs providing sheltering cover;.

Design Details

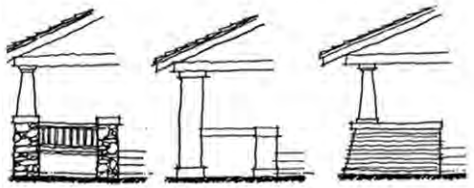
The application of characteristic architectural details will add to the essential character and diversity of scale. Moreover, the architectural elements shown here will initiate the appropriate development of design detailing.

ENTRY DETAIL

DISTINCT ENTRY



GABLE DETAIL



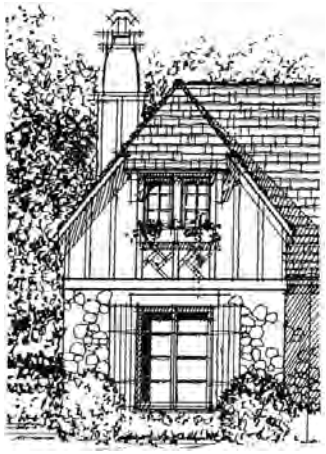
ALTERNATE PORCH ELEMENTS

HALF-TIMBER

SIMPLE MASSING

DIVIDED LIGHT WINDOWS

WOOD ACCENTS



WOOD TRIM

TOWER ELEMENT

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 attached units 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

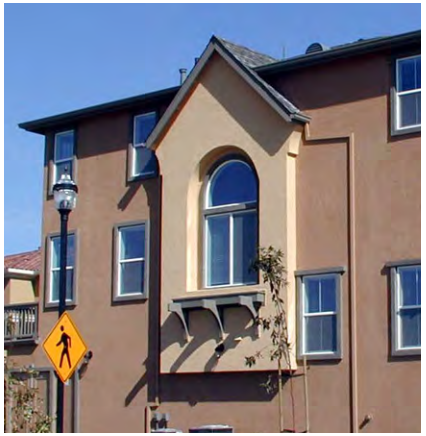
HALF-TIMBER ACCENTS

MASONRY ACCENTS

DEFINED ENTRY AND BRICK ACCENTS

BROKEN PITCH ENTRY

SINGLE AND TWO STORY MASSING



BAY WINDOW ACCENT

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.

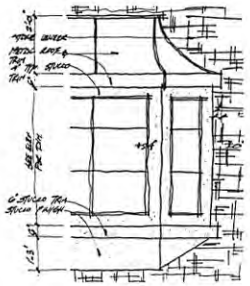
Entry & Door

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

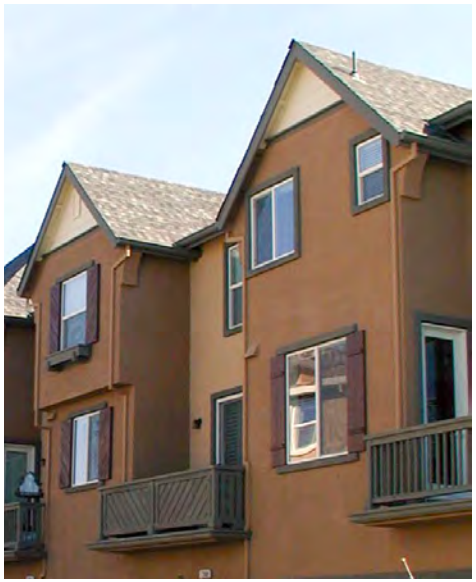
Garage Doors

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

HALF-TIMBER



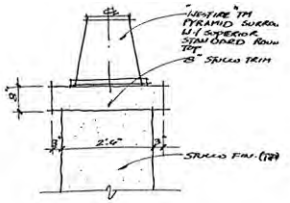
BAY WINDOW ACCENT



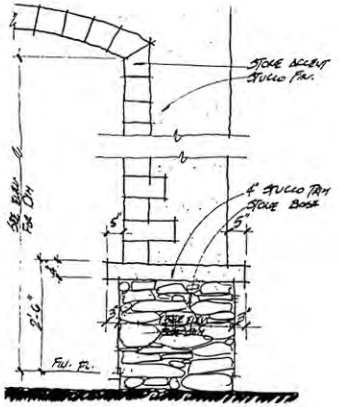
APPROPRIATE DETAIL

BRICK ACCENT

DEFINED ENTRY



CHIMNEY CAP



STONE ACCENT

SINGLE STORY ELEMENTS

HALF-TIMBER

Color Palette & Stucco Finish

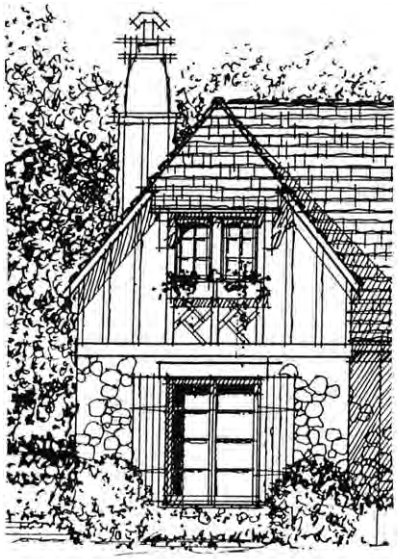
- The siding and/or stucco colors shall range from white, to cream, to light beige and brown, with contrasting color on the fascia, porch posts and supporting exposed beams;
- Shutters will be accented with contrasting colors for each field color respectively;
- Stucco will be a sand finish and match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

Roof & Elevation Massing

- Main roofs will have 60% vertical and 40% horizontal elements;
- The rooflines will be steep and simple with some projecting roofs.

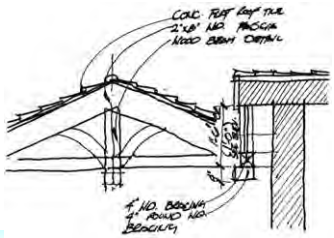
Design Details

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.

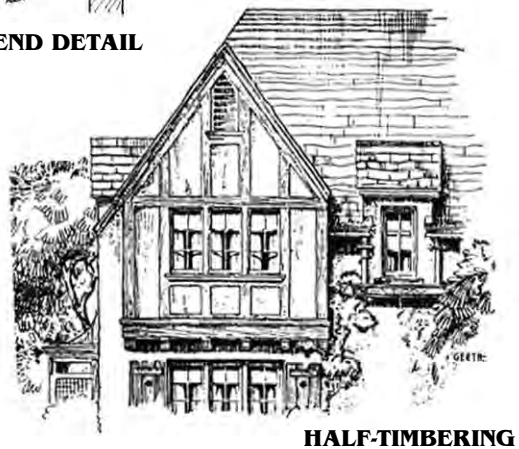


STONE ACCENT

STEPPED MASSING



GABLE END DETAIL



HALF-TIMBERING

SHINGLE

ARTICULATE WINDOW ON SIMPLE FRAME

TURRETS AND GABLES

SIMPLE GABLE END

MASSING AND FORM

DISTINCT ENTRY

ARTICULATED MASSING

GABLE END PROJECTION

SINGLE STORY PORCH ELEMENT

SHINGLE

HISTORICAL PRECEDENT

Unlike most prominent styles, the Shingle style was first intended for informal second attached units for the east coast elite. These attached units helped to popularize resort areas of New England, New York and New Jersey. Before long, these shingled summer attached units 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.

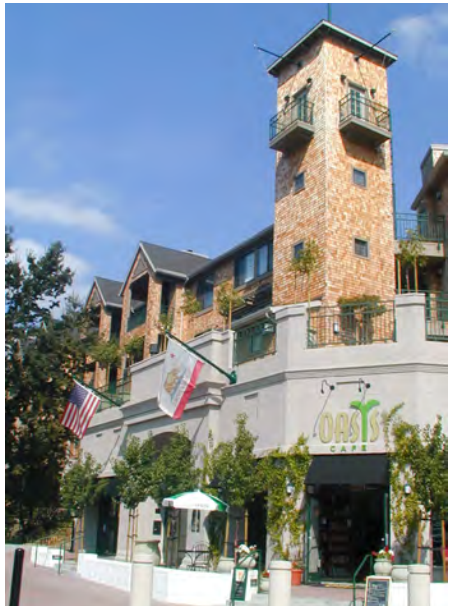
This style shall be reviewed and approved based on the following representative criteria and examples. Elements and details that vary from the historical context shall not be accepted.

SHINGLE

PAIRED COLUMNS

TOWER ELEMENT

SPECIAL ACCENT WINDOWS



TOWER ELEMENTS

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. Wood 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

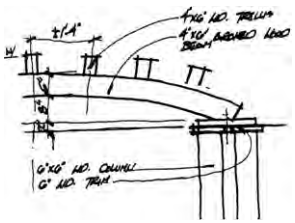
- The entry shall be covered by the front porch;
- The front door will have wood trim, and will preferably have sidelights.

Garage Doors

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

SHINGLE

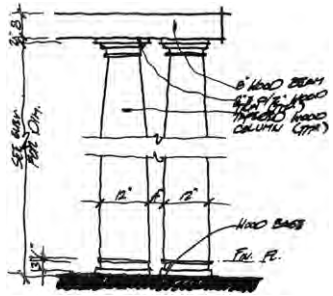
POT SHELF



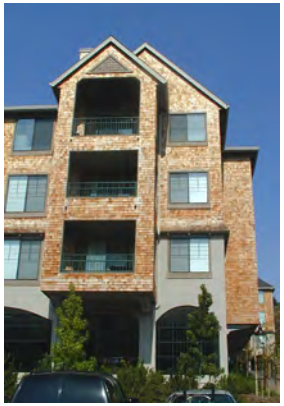
TRELLIS AT COURT ENTRY

TRELLIS ACCENT

TOWER AND ARTICULATED WINDOWS



DOUBLE COLUMN AND PORCH DETAIL



SIMPLE MASSING

BALCONY ACCENT

SHINGLE SIDING

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 sand finish and match the shingle siding color.

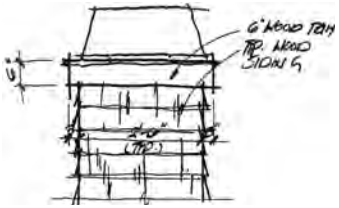
Roof & Elevation Massing

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

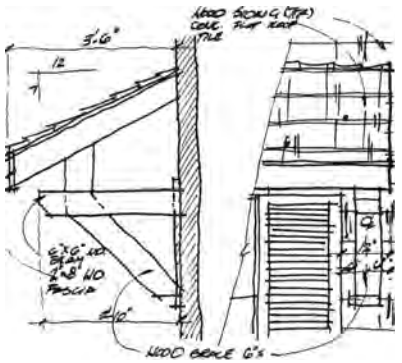
Design Details

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 WITH MASSING ABOVE



CHIMNEY CAP



TRELLIS/KNEE BRACE DETAIL

TRADITIONAL

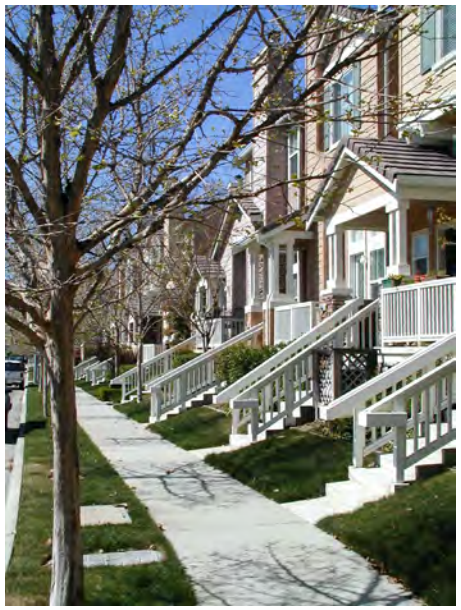
ONE AND TWO STORY ROOF ELEMENTS

SHUTTERS

SIDING ACCENT

DISTINCT ENTRY

PICKET FENCE



PORCH GABLES

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 attached product and porch;
- Simple gable forms;
- Siding and brick accents wrapping the attached product;
- 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. Wood trim at siding. Stucco trim at stucco walls;
- 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

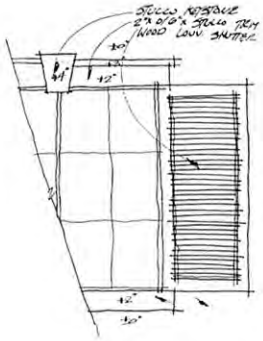
- The entry shall be covered by the front porch;
- The front door will be embraced on both sides with sidelights;
- The front door will have wood and/or stucco surround.

Garage Doors

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

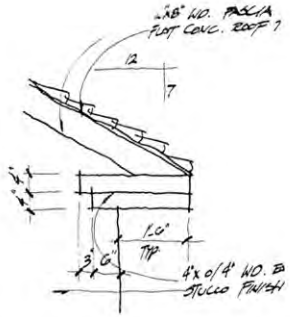
TRADITIONAL

DISTINCT ENTRY



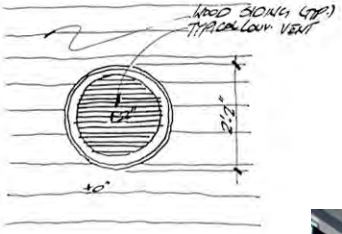
SHUTTER /TRIM DETAIL

COLUMN DETAIL



FASCIA ACCENT

ENTRY DETAIL



VENT ACCENT

HORIZONTAL ROOF FORM

SHUTTERS AND RAILS

TRADITIONAL

Color Palette & Stucco Finish

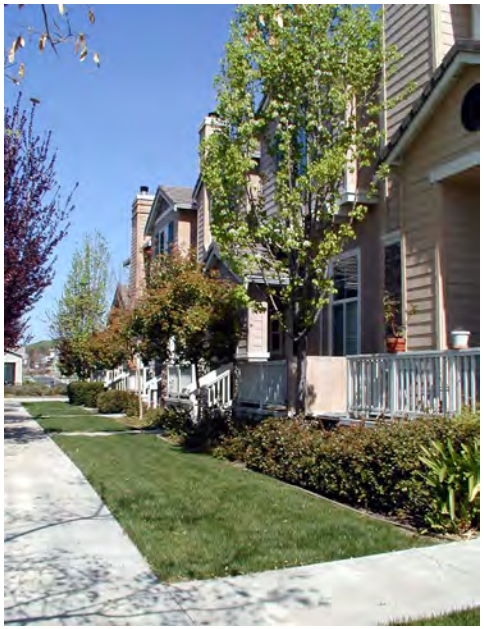
- The siding and/or stucco colors shall range from white, cream or soft yellows, to light beige, to brown and gray, with contrasting color on trim, fascia, columns and wood railing at the porch;
- Shutters will be accented with contrasting colors for each field color respectively;
- Stucco will be a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

Roof & Elevation Massing

- Main roofs will have 30% vertical and 70% horizontal elements;
- Porches will usually have one-story massing, with simple gable accents forward and some hips to the side.

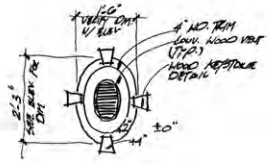
Design Details

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.



WOOD SIDING

SIMPLE ROOF LINES



VENT ACCENT

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

SHUTTERS

ARCHWAYS

COLUMN ELEMENTS

STEPPED MASSING

ARTICULATED WINDOW PATTERNS

WROUGHT IRON ACCENT
AND PAIRED BRACKETS

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 above traditional rectangular windows;
- Shutters will be used occasionally on all elevations.

Entry & Door

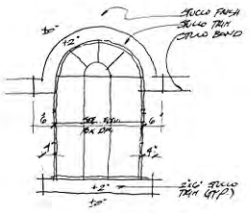
- The entry shall be covered with a highly detailed porch and with a embellished door enframement;
- The front door will be expressed with a transom over the door and often with sidelights.

Garage Doors

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

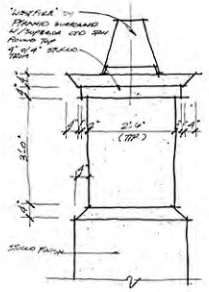
ITALIANATE

ARCHWAY AND BALCONIES

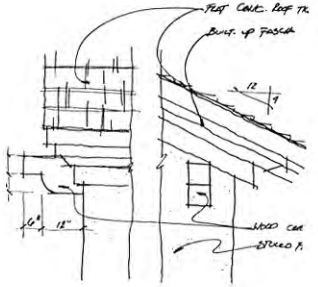


ARCHED WINDOW

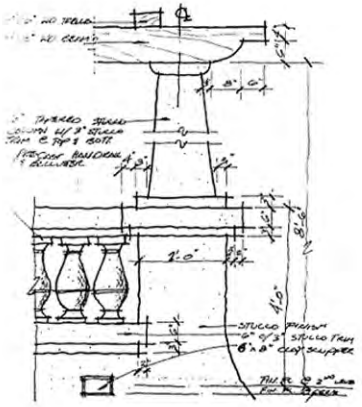
ARCHED DETAILS



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 smooth finish.

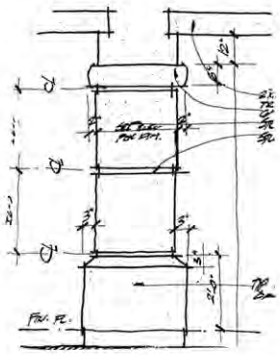
Roof & Elevation Massing

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

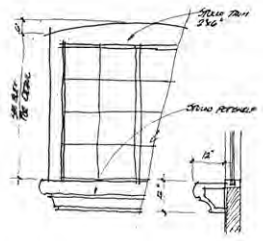
Design Details

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.

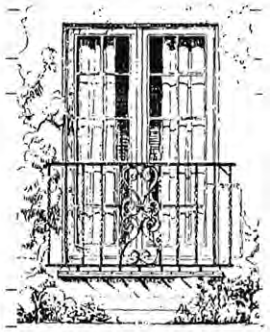
ARCHED WINDOWS



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 attached units 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.

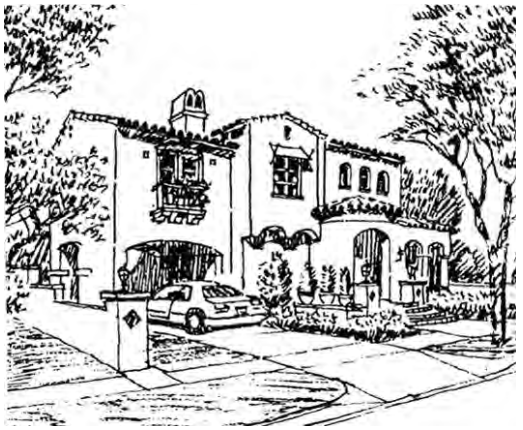
The courtyards of the Mission Revival style were replete with arcades, hanging pots, flowering gardens and sprawling shade trees. Further architectural distinction was established through the use of tile roofs, stucco walls, heavily textured wooden doors and highlighted ornamental ironwork. Key features 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:

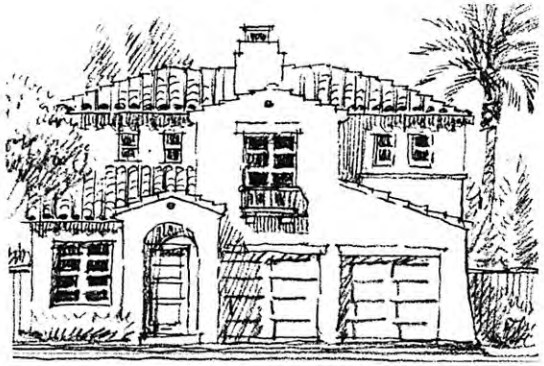
- Exterior arches;
- Round or square exterior columns;
- Wrought iron accent grates, colorful tile accents, and ornamental tiles, recesses, or pipes in gables;
- Wrought iron balcony railings;
- Tight eaves with overlapping roof tiles;
- Entry courtyard walls and gates.

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.



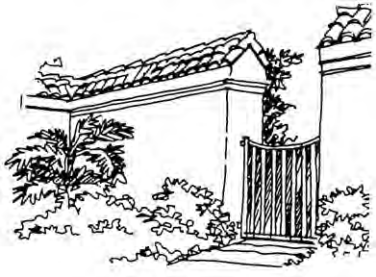
MISSION

GABLES AND TURRETS



SHARED FACADE ABOVE GARAGES

FRONT ELEVATION DETAILING



COURT WALL

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;
- 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

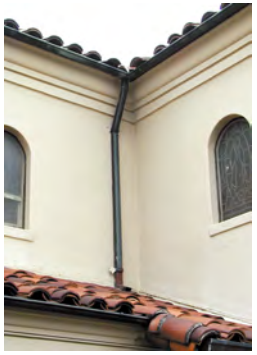
- The entry shall be covered and part of the entry courtyard sequence;
- The front door will be recessed and articulated with stucco or wood trim surrounds;
- Doors may be expressed with transoms, or sidelights, or decorative vision panels covered with a grill.

Garage Doors

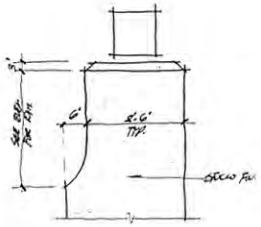
- The garage doors shall be roll-up type doors;
- A variety of panel breakups and glazing should correspond with the style.

MISSION

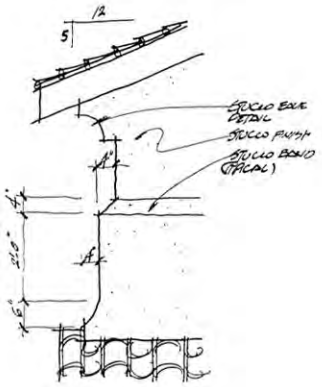
STEPPED MASSING



LIGHT ACCENT



SHAPED CHIMNEY

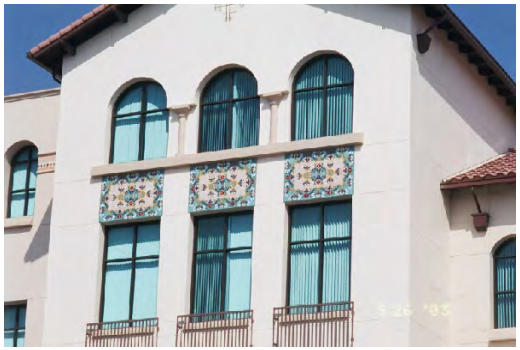


SHAPED WALL AND GABLE DETAIL

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;

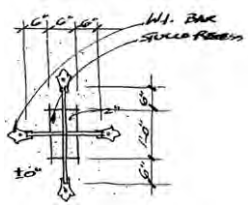


- Shutters will have a contrasting range of color from aqua, to blue, to green, to ochre and red;
- Stucco will be a smooth finish.

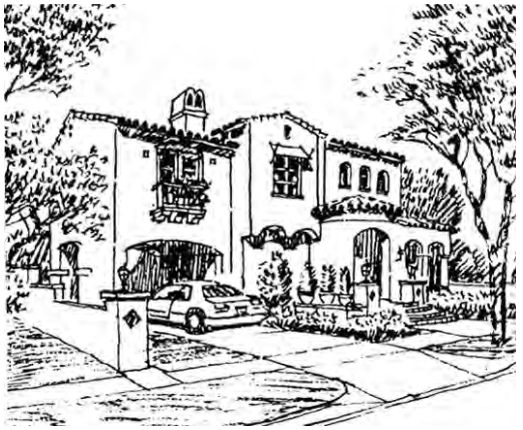
Roof & Elevation Massing

- Main roofs will have 30% vertical and 70% horizontal elements;
- Hip elements may be expressed in an asymmetrical balance;

WROUGHT IRON POTSHELF



WROUGHT IRON ACCENT



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.

PRIMARY ELEMENTS - Massing

ARTICULATED VERTICAL ELEMENTS

STEPPED-BACK BUILDING FORMS

ONE STORY ELEMENTS

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 attached units as they relate to the street, parkway, setbacks, adjacent attached units, and corner conditions.

The massing character of multi-family residential units can suffer from the disproportionate enlargement of single-family residential details. As the scale of multi-family units grows, the level of detail must grow to match in proportion. Large expanses of blank and undifferentiated wall or roof areas will not meet DRC requirements. Care should be taken to provide relief, both horizontally and vertically, in the massing of individual buildings and in groups of buildings.

Multi-family product may be several stories or floors in height, and sometimes over parking at the ground level. This can generate blank facades at the ground level. This is undesirable. Care should be taken by the applicant to populate the lower elevations with appropriate detail and scale in the architectural form and in the matching plant palettes. Expanses of blank wall with no windows, openings, entries, porches, and etc. can give a forbidding and unsafe appearance. Effort should be made to adequately provide for vision to the ground floor areas and to provide proper lighting, signage and direction for neighbors and residents. The architectural detail of the style must start at the ground.

The same can be said of vehicular access. Long undifferentiated lines of garage doors can provide the same barriers to approval. Variety in massing, planting, and elevation will be required to eliminate this characteristic. Trellises, plant wells, balconies, low eyebrow roofing, and variety of garage door width and design can play a significant role in overcoming these limitations to approval. Horizontal offsets in massing can be effective in overcoming tunnel like alley access or parking areas.

Unlike single family residential, multi-family residential units may often utilize inner courtyards or finger-like wings surrounding planted areas, or such amenities as swimming pools, community gathering rooms, gazebos or trellised areas. The architectural treatments of inner elevations and rear elevations should be given the same emphasis as street facing facades. Since often the neighbors are the other wings or buildings of the complex, the project must internally meet its obligations to provide enhanced streetscapes to the rest of the complex. This is true for both pedestrian access and for public access, as well as for vehicular access areas.

PRIMARY ELEMENTS - Massing

DISTINCT ENTRY

TOWER ACCENTS

STEPPED FACADE

SINGLE STORY EXPRESSION

PRIMARY ELEMENTS - Massing

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 or screened from the front living space of the attached product.
3. All subareas should include a mix of single-story and two-story attached units. Two-story attached units should have significant single-story elements to help model the building.
4. Corner attached units 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.
5. Attached units will be designed to create interesting street scenes. The position of the fronts of units 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 roof lines.
6. See *San Joaquin County Development Title* for building coverage requirements.

PRIMARY ELEMENTS - Front Articulation

2ND FLOOR PUSHED BACK

2ND FLOOR CONCEALED BY PORCH ELEMENT

2ND FLOOR ARTICULATED IN STYLE

PRIMARY ELEMENTS - Front Articulation

FRONT ARTICULATION

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

Criteria

1. The second-story mass shall be setback 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, Traditional, Italianate, and Mission will permit a more boxlike exterior massing. Even though, in these instances, the boxlike 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, entry towers, deep recesses, stepping roofs, breaks in eaves, garage offsets, etc. shall be used to provide articulation to the front elevations of units.
4. Every façade should contain significant horizontal offsets in walls and roofing. 20% (aggregate) of every street facing façade must include a minimum setback offset of 10 feet. Variety in the setback offset will be given favorable review. These offsets can be plinths, bays, recessed (engaged) or exterior hung balconies, corbel supported elevation elements and can be enhanced by differentiation of material and color.

2ND FLOOR VARIABLE RECESS

PRIMARY ELEMENTS - Rear Articulation

ARTICULATED DETAIL

AUTHENTIC BUILDING FORMS

VARIED MASSING

STYLE ELEMENT

PRIMARY ELEMENTS - Rear Articulation

REAR ARTICULATION

Rear elevations are viewed from various parts of the community, so the look of the rear of an attached product is important in the design of the attached units. 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 units 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 attached units are seen from adjacent neighborhoods and public areas.

Criteria

1. On all multi-story structures, there shall be a minimum 5-foot horizontal offset in plan. These must occur with regularity across the façade. These may occur between units or within units. These offsets shall occur to create shadow lines and interruptions of horizontal roof eaves with gables and extensions of wall material through the plate line.
2. Upper floors shall have enhanced details. Roof framing shall express variations in ridge lines. Ground levels, if not screened by perimeter privacy fencing, shall receive the same details and enhancements as second floors and roofs.
3. Where attached units back onto streets and are viewed from close range, details, such as materials, color, and changes in wall planes and ridge lines must be clearly evident.
4. Where rows of attached units 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 roof lines 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;
   - Ridge lines 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 ROOF

VARIABLE ROOF FORMS

APPROPRIATE ROOF STYLE ELEMENTS

STEPPED BACK ROOF

PRIMARY ELEMENTS - Roof Forms

VARIABLE FORMS

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.

For multi-family buildings, expression of the appropriate architectural style in the roof becomes more complex and takes additional finesse. Often, the roof expression must obtain on the vertical façades in roofed bays, balconies or roofed wall elements. Every effort must be made to allow the main massing of the buildings to express the roofs characteristic of the selected style. Mechanical systems must be screened from view when in roof locations. These may be hidden with roofed edges and walled areas in keeping with the architectural styles to create screened wells and other required mechanical spaces.

Criteria

1. All attached units 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. Applicants should consider breaks in rear eave lines to prevent uninterrupted second level eaves that run along several attached units. 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

SINGLE STORY PORCH

DISTINCT ENTRY EXTENSION

ARTICULATED SINGLE STORY EDGE

PRIMARY ELEMENTS - Single-story Elements

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. All product must express significant single story elements at the minimum setback line. At corners, these single story elements should wrap around the corner.
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 - Wrapping Trim and Details

SIMILAR TRIM AT ALL WINDOWS

SHUTTERS AND GRILLES

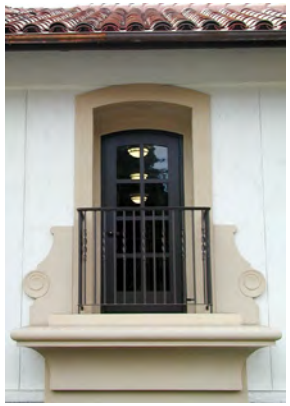
APPROPRIATE DETAIL

EXPOSED RAFTER TAILS

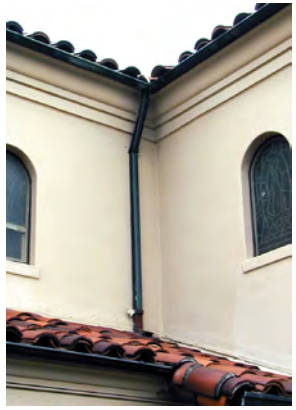
PRIMARY ELEMENTS - Wrapping Trim and Details

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 WINDOW



TRIM WRAPPING CORNER

DETAILS WRAPPING ALL SIDES

Criteria

1. If a main façade has siding, this material should wrap the corner back to the next horizontal break in the façade on the adjacent side. If no offsetting element occurs within 10', the material must be taken around the corner to a minimum distance of 8-feet with appropriate trim to terminate the edge.
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.

PARKING TREATMENTS

Surface Lots

Car Ports

Parking Structures

Podium Lots

Alley Access

Tuck-Unders

Individual Garages for Townhomes

GUEST PARKING AT ENTRY

ARTICULATED ENTRY

DISTINCTIVE ENTRY

AUTO COURT GARAGE ACCESS

SMALL SURFACE LOT

PARKING TREATMENTS

PARKING TREATMENT

Providing parking for multi-family housing can be accomplished by many means, and often by combining several different complimentary approaches for both residents and guests. The clear demarcation of parking areas and traffic flow becomes a major amenity in successful projects. Whether the project is a row-house tuck-under alley-loaded development, or multi-story residential over podium parking, the criteria for success is similar.

To the extent possible, surface parking should be in small lots and screened from public view with fences and plantings. Since most projects must include guest parking, almost all projects will include some surface parking.

Parking structures, where they occur, should be screened by other structures or living space. Surface lots, carport lots and podium or parking structure type garages must provide clear indicators for entry and exit. These should be given distinctive architectural expression to make clear to residents and guests the unique purpose of the entry/gateway. Guest parking will typically need to be provided adjacent to these private entries. Keypad and voice means of access are not always reliable. Space should be planned for those who require assistance to be out of the flow of traffic – either in or out. Staging and/or stacking areas should be considered in planning mechanisms for access to private parking. Deeply recessed gateways, with steep ramps or aprons can make these access points unsafe and not visible from the outside. Care should be taken to provide secure access and safe staging.

PARKING TREATMENTS

ALLEY LOADED

APPROPRIATE MATERIAL

GARAGE AND SURFACE LOT INTEGRATION

ARTICULATED ALLEY

SINGLE AND DOUBLE DOORS

PARKING TREATMENTS

STONE AND TRELLIS DETAIL

PLANTING

Long undifferentiated rows of garage doors can reduce the likelihood of approval. Breaks for internal residential access, walkways, planting areas and other articulation can help alleviate this condition. Differences in double and single door widths, style and materials expressed on doors, and windows/view-light variety can help strengthen an application. Care should be taken in determining the size of a building as it relates to long runs of garages. Smaller building footprints will be more successful.

Carports should be done in styles compatible with the overall architectural style treatment of the adjacent building(s). Typical style elements should be expressed in these outlying structures to tie them visually to the balance of the building complex. The colors and materials of these structures should be similar to the residential portions of the project.

AMENITY AREAS

CENTRALIZED RECREATION AREAS

FOUNTAIN FOCAL ELEMENTS

AMENITY AREAS

TRELLISES

AMENITY AREAS

Many multi-family complexes include various amenity areas such as swimming pools, spas, community gathering places, group kitchens, theatres, and lounge areas. In addition, such landscape features as seating areas, sport courts & fields, fountains, pools, trailheads, trellises and sculpture items are often expressed in combination with other amenities. The architectural treatment of style, colors and materials for these significant structures, should be expressed with the same level of detail, or higher, as that of the residential portions of the project. Entries and access points should be clearly marked and expressed in the massing of the structure. These structures should be used to help frame and contain the above areas and to provide an integral surround for the amenity. Where utilized, sales areas and management offices should be incorporated into these structures as an integral part of their function, both from public and resident perspectives. Proper fencing, meeting all San Joaquin county standards, must be provided for all swimming pools and spas (see San Joaquin County pool standards).

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

BOLLARD

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 attached product 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.

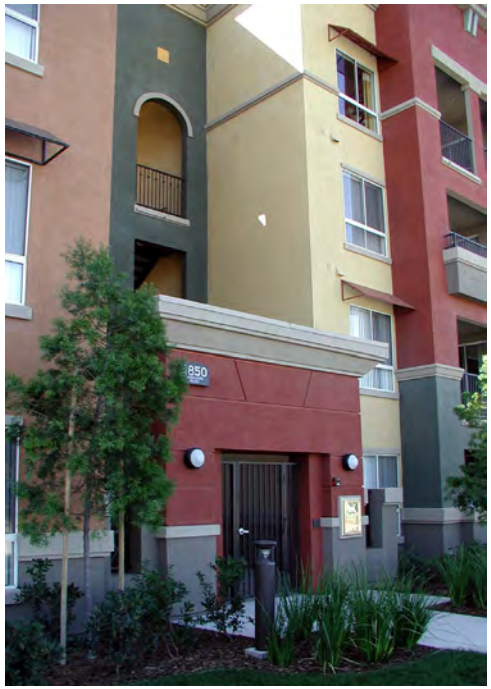
STAIRS AND STEPS

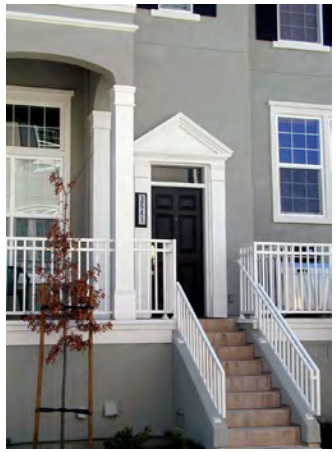
Exterior stairs, designed for access to second-story living areas, shall be articulated in the same architectural theme as the main building.

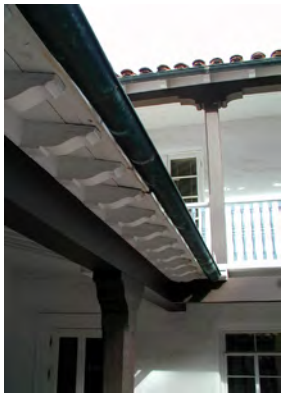
SKYLIGHTS

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.

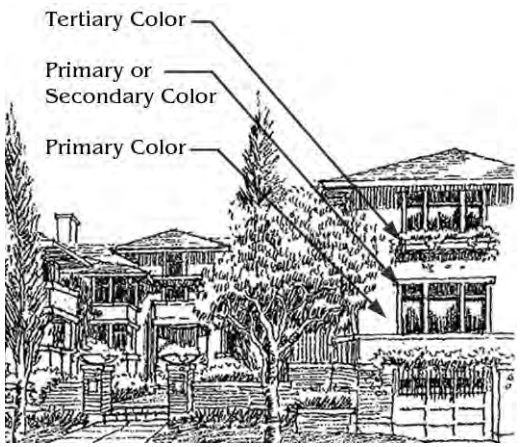
CRITERIA

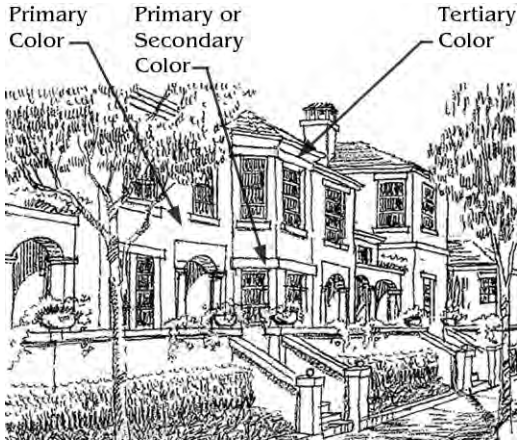
Applicants must submit a color board for each elevation, including roof and stone materials. Prior to final DRC approval the applicant must submit color blocking examples for each elevation.

- 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:





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

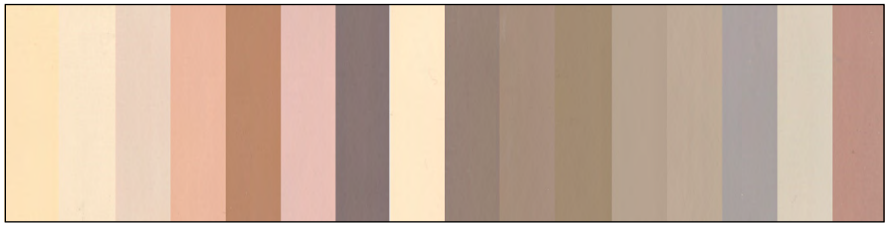
ADDITIONAL COLOR RESOURCES

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.

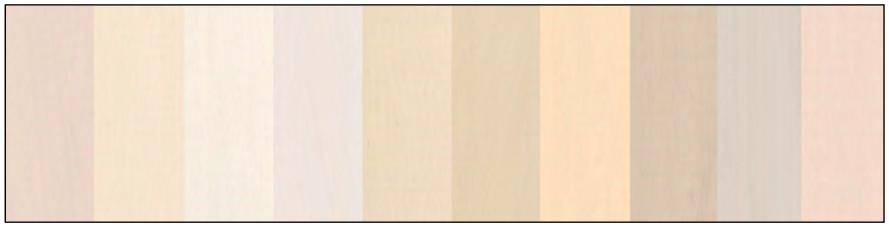
COLOR AND MATERIALS

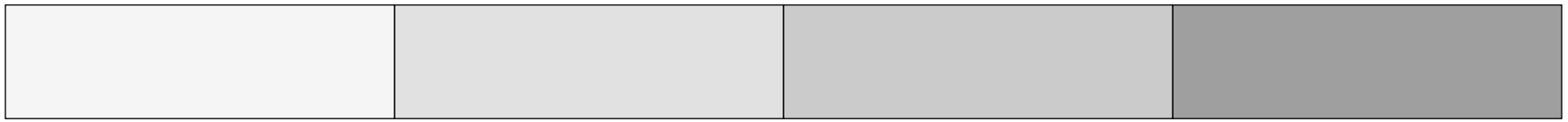
PRIMARY ZONE - FIELD OR HIGHLIGHT COLORS

SECONDARY ZONE - FIELD OR HIGHLIGHT COLORS



TERTIARY ZONE - HIGHLIGHT COLORS





TONAL COLOR RANGE

SUBTLE **VIBRANT**

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

APPENDICES

APPENDIX A

CONSTRUCTION REQUIREMENTS

Appendix A

CONSTRUCTION REQUIREMENTS

CONSTRUCTION REQUIREMENTS

1. The Contractor shall maintain the site in a neat and orderly condition at all times. Special attention shall be taken to remove all debris and to ensure that surrounding areas are cleaned on Fridays and prior to all holidays.
2. Each site shall maintain a dumpster, which shall be picked up and emptied on a regular basis. At minimum, dumpsters shall be emptied prior to weekends and holidays.
3. In the event that a construction site is not kept in an acceptable condition, the DRC shall employ a laborer and trash pickup service clean the site. Contractors shall 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 shall assist Contractors in obtaining approvals for off-street parking, if necessary.
5. Construction vehicles, storage containers or delivery vehicles shall not block the entrance to another property.
6. Contractor shall not park any vehicles beneath the drip line of any existing tree.
7. No construction vehicles are permitted to be parked on site for overnight or weekend periods.
8. 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.
9. Containers and sheds are to be kept neat and clean and shall contain no exterior advertising. Care shall be taken in the placement of storage containers to minimize impacts on adjacent properties and streets.
10. Concrete trucks shall not be washed on the street. Each site shall establish a wash-down area that shall eliminate any runoff to streets or adjacent properties.
11. Contractors shall be responsible for any damage to other properties and community improvements.
12. 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.
13. Prior to commencement of construction, each 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.
14. No music of any kind shall be allowed while on Community properties.
15. 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.
16. Drugs and alcohol are strictly forbidden on Community properties.
17. Refer to *Mountain House CSD Public Works Standards.*

APPENDIX B

IRRIGATION SYSTEM REQUIREMENTS

Appendix B

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 typically 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 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

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

DELIVERY, STORAGE AND HANDLING

1. Do not deliver to the site diseased or insect infested plant materials.
2. 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.
3. 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.
4. Contractor shall verify all plant material quantities prior to installation.

SEQUENCING AND SCHEDULING

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

WARRANTY AND MAINTENANCE

1. 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.
2. Contractor shall warrant that all plant materials are true to species and variety.
3. Plants shall be free of dead or dying branches and branch tips with foliage of normal density and color.
4. As weather conditions permit, contractor shall replace, without cost to owner all dead plants and all plants not in a vigorous, thriving condition.

GENERAL PLANTING REQUIREMENTS

5. Maintain plant materials by pruning, cultivating, watering, weeding, fertilizing, restoring planting saucers, tightening and repairing stakes and guy supports, and resetting to proper grades or vertical position, as required to establish healthy, viable plantings.

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

PRODUCTS

1. Plants shall be container stock, grown in the containers in which delivered for at least one growing season, but not over two years.

2. 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.

3. 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.

4. 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.

5. 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.

6. Provide matching sizes and forms for each species of tree installed on grid or spaced equally.

7. Provide matching sizes and forms for all hedge plantings.

8. 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.

9. Reuse surface topsoil stockpiled on site. Verify suitability of surface soil to produce topsoil meeting requirements and amend if necessary.

10. 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.

11. Sod shall be certified turfgrass complying with ASPA specifications for machine-cut thickness, size, strength, moisture content, and mowed height, and free of weeds.

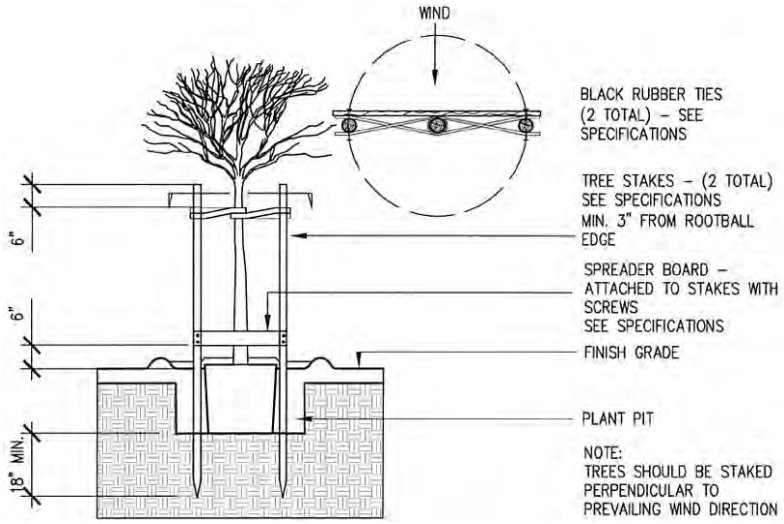
EXECUTION

1. Lay out individual tree and shrub locations and areas for multiple plantings. Stake locations, outline areas and adjust locations as directed by Landscape Architect.

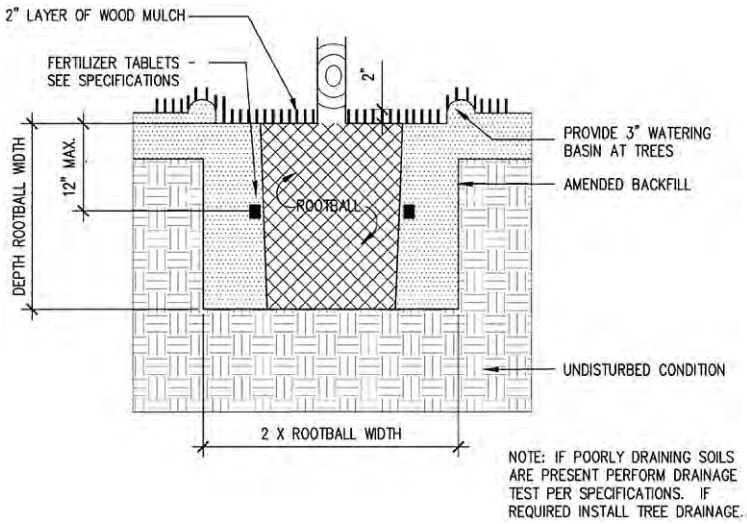
2. Align trees across walks. Trees in parkway strips shall be planted equidistant between the curb and sidewalk.

3. Provide root barriers for trees located near public streets and walks per MHCSD Standards.

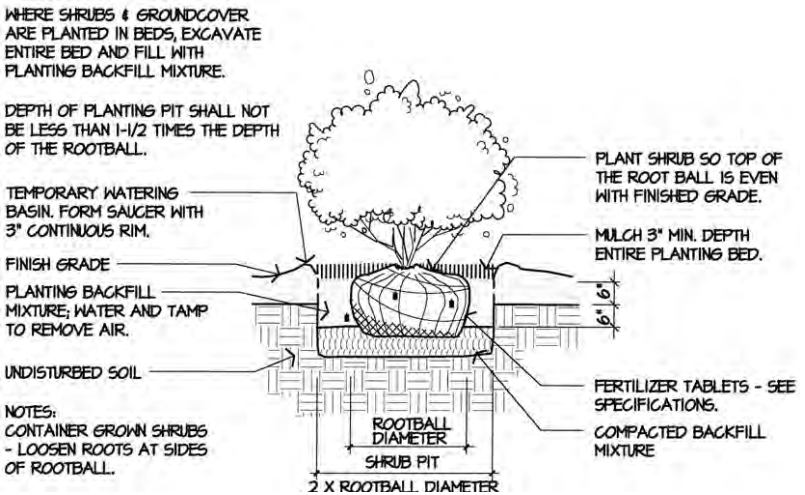
GENERAL PLANTING REQUIREMENTS



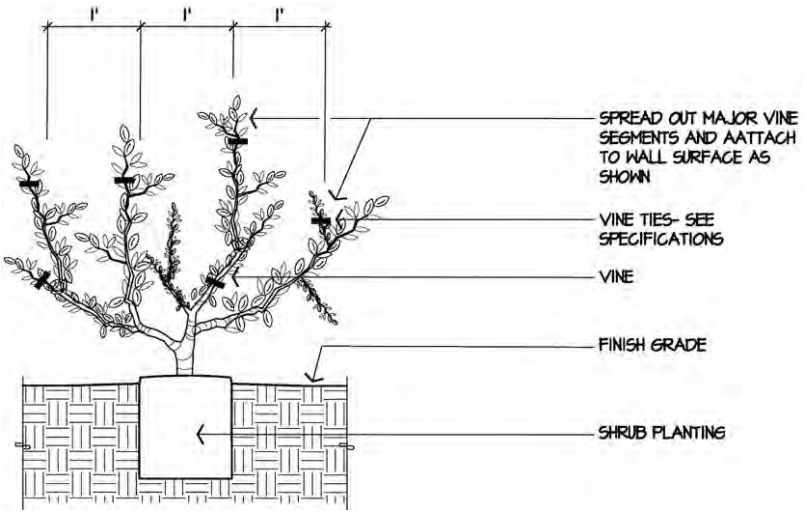
TREE STAKING



PLANTING PIT



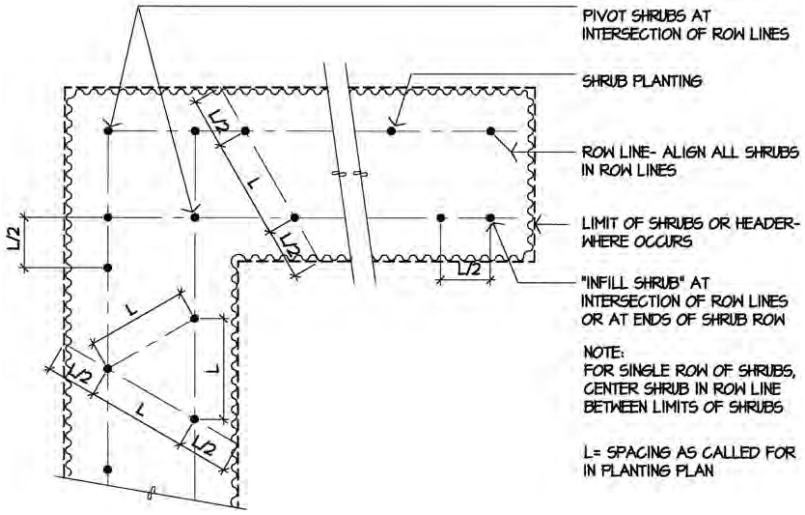
SHRUB PLANTING



VINE ATTACHMENT

GENERAL PLANTING REQUIREMENTS

1. Equally space vines where planted against walls or fences. Use vine supports or vine anchors to espalier vines, as required.
2. 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.
3. Perform drainage test by filling plant pit with water and allow 24 hours to percolate out. If required, provide drainage chimney.
4. Place plant in the center of the pit so that when settled the crown is raised one (1) inch above the adjacent finished grade.
5. 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.
6. 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
7. 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.
8. 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.



DOUBLE ROW TRIANGULAR SPACING

GENERAL PLANTING REQUIREMENTS

GENERAL PLANTING REQUIREMENTS

0. 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.

10. Excavate pits for groundcovers large enough to allow spreading of roots, Backfill with planting soil.

11. Water groundcovers and shrubs immediately after planting taking care not to cover plant crowns with wet soil.

12. Mulch all backfilled surfaces of pits, trenches and other areas as indicted by landscape plans.

13. Prune, thin and shape trees and shrubs according to standard horticultural practice.

14. For lawn and groundcover areas, amend soil as necessary based on soil tests. Mix amendments into top 6 inches of loosened subsoil.

15. 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

1. During tree and shrub work, keep pavements clean and work area in an orderly condition.

2. Protect trees and shrubs from damage due to landscape operations, other contractors and trades and trespassers. Maintain protection during installation and establishment periods.

3. Remove and legally dispose of all surplus soil and waste material including excess subsoil, trash and debris.

APPENDIX D

PLANT LIST

Table of Contents

PLANTS FOR SPECIFIC CONDITIONS

PLANTS FOR SPECIFIC CONDITIONS

Botanical Name	Common Name
ARTERIALS *(See Mountain House CSD Design Manual)*	
COLLECTOR STREETS	
Platanus acerifolia 'Bloodgood'	Bloodgood Plane Tree
LOCAL PUBLIC STREETS	(Specified by Mountain House Neighborhood Landscape Guidelines)
PRIVATE STREETS	
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
Schinus molle	California Pepper Tree
Ulmus parvifolia 'Drake'	Drake Evergreen Elm
Zelkova serrata	Sawleaf Zelkova

Botanical Name	Common Name
ALLEYS	
Acer platanoides 'Columnare'	Columnar Norway Maple
Fraxinus velutina 'Rio Grande'	Arizona Ash
Pyrus calleryana 'Chanticleer'	Ornamental Pear
Quercus robur fastigiata	Upright English Oak
ENTRY DRIVES/PRIMARY CIRCULATION/PARKING LOT EDGES	
Acer platanoides 'Columnare'	Columnar Norway Maple
Populus fremontii	Fremont Cottonwood
Pyrus calleryana 'Chanticleer'	Ornamental Pear
PARKING LOT FIELDS	
Fraxinus oxycarpa 'Raywood'	Raywood Ash
Gingko biloba	Maidenhair Tree
Prunus serrulata	Flowering Cherry
PARCEL EDGES/ BUFFERS	
Acacia melanoxylon	Black Acacia
Populus fremontii	Fremont Cottonwood
Populus nigra 'Italica'	Lombardy Poplar
PARKING LOT SCREEN HEDGE	
Escallonia sp.	Escallonia
Ligustrum sp.	Privet

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

PLANTS FOR SPECIFIC CONDITIONS

PLANTS FOR SPECIFIC CONDITIONS (continued)

Botanical Name	Common Name
NEIGHBORHOOD ACCENT / 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

TREES

TREES

Botanical Name	Common Name
Acacia melanoxylon	Black Acacia
Acer platanoides	Norway Maple
Acer platanoides 'Columnare'	Columnar Norway Maple
Arbutus 'Marina'	Strawberry Tree
Casuarina cunninghamiana	River She-Oak
Cedrus deodara	Deodar Cedar
Celtis australis	European Hackberry
Ceratonia siliqua	Carob
Cercis occidentalis	Western Redbud
Chitlapa tashkentensis 'Morning Cloud'	Chitlapa
Cinnamomum camphora	Camphor Tree
Crataegus species	Hawthorn
Cupressocyparis leylandii	Leyland Cypress
Cupressus arizonica glabra	Smooth Arizona Cypress
Escallonia sp.	Escallonia
Eucalyptus species	Eucalyptus
Fraxinus oxycarpa 'Raywood'	Raywood Ash
Geijera parviflora	Australian Willow
Gingko biloba	Maidenhair Tree
Koelreutaria paniculata	Goldenrain Tree
Lagerstroemia hybrids	Crape Myrtle
Leptospermum laevigatum	Australian Tea Tree
Ligustrum sp.	Privet
Liquidambar styraciflua	Sweet Gum
Malus species	Flowering Crabapple
Maytenus boaria 'Green Showers'	Mayten Tree
Melaleuca quinquenervia	Cajeput Tree

Botanical Name	Common Name
Olea europaea	Olive
Pistacia chinensis	Chinese Pistache
Platanus acerifolia 'Bloodgood'	Bloodgood Plane Tree
Podocarpus species	Fern Pine
Populus fremontii	Fremont Cottonwood
Populus nigra 'Italica'	Lombardy Poplar
Prunus serrulata	Flowering Cherry
Pyrus calleryana	Ornamental Pear
Pyrus calleryana 'Chanticleer'	Ornamental Pear
Quercus agrifolia	Coast Live Oak
Quercus chrysolepis	Canyon Live Oak
Quercus coccina	Scarlet Oak
Quercus ilex	Holly Oak
Quercus lobata	Valley Oak
Quercus robur fastigiata	Upright English Oak
Quercus shumardii	Shumard Red Oak
Quercus suber	Cork Oak
Quercus wislizenii	Interior Live Oak
Rhus lancea	African Sumac
Robinia ambigua 'Idahoensis'	Idaho Locust
Schinus molle	California Pepper
Sophora japonica 'Regent'	Chinese Scholar Tree
Ulmus parvifolia 'Drake'	Drake Evergreen Elm
Zelkova serrata	Sawleaf Zelkova

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
Santolina species	Lavender Cotton
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

High quality maintenance is crucial to the success and image of landscaping throughout Mountain House. The intent of the following Mountain House 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 the DRC.

MAINTENANCE RESPONSIBILITIES

1. The Owner shall be responsible for the maintenance of all landscaping and irrigation systems installed by the Builder.
2. The maintenance of all landscaping and irrigation systems in public areas, shall be the responsibility of C.S.D. and/or Trimark unless stipulated otherwise by separate agreements. Expenses shall be assessed to Owner as stated in the Declarations, Covenants, and Operating Agreements.

GENERAL MAINTENANCE REQUIREMENTS

1. All papers, trash, debris, and unsightly items must be picked up and disposed of from all areas of Mountain House at all times.
2. Replace topsoil, mulch, etc. lost from washouts and reconstruct grade failures.
3. 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.
4. 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.
5. Fertilizer shall be applied according to manufacturer's instructions and/or maintain plant materials in a vigorous, thriving condition.

MAINTENANCE STANDARDS

6. 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.

7. Any dead or severely damaged plant material shall be removed and replaced with the same material and size as that originally installed.

8. 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.

9. The exterior surfaces of all buildings, structures and pavements shall be maintained in a clean, safe and attractive condition.

IRRIGATION

1. 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.

2. All landscaped areas shall receive 100% irrigation coverage.

3. Rotary heads on risers in lawn areas shall not be permitted.

4. Irrigation systems, including pump stations and deionization units must be maintained in proper working order at all times. Necessary repairs must be made immediately.

5. Sprinklers shall be adjusted as necessary to correct overspray on all paved areas and structure.

TREE MAINTENANCE

1. 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, "hatracked", "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

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

SHRUB AND GROUNDCOVER MAINTENANCE

Pruning

1. 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.
2. Hedges shall be pruned so that lower branches are uniformly wide, tapering to top.
3. Groundcovers shall be pruned to prevent overtaking of shrub planting.

Fertilization

4. 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

1. 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.
2. Seasonal flowers shall be changed four (4) times per year.

MAINTENANCE STANDARDS

LAWN MAINTENANCE

Mowing

1. 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

2. 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.

3. Weed eaters shall not be used within 6" of tree trunks.

4. 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.

5. 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

6. Fertilize lawns four times a year as per manufacturer's labeled directions.

7. Fertilizer shall be applied uniformly. Overlapping and missed areas shall be minimized. Banding and streaking of fertilizer shall not be permitted.

Weed Control

8. 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 buildings 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 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

DESIGN REVIEW APPLICATION

DESIGN REVIEW APPLICATION

Applicant Name: _____

Business Name: _____

Address: _____

Telephone No.: _____

Fax No.: _____

E-mail: _____

Project Name: _____

Project Address: _____

The above named Applicant is hereby applying to initiate Design Review Committee (DRC) review and processing for the above referenced project.

Application Fee Attached: _____

The Applicant has read and understands the requirements of the Mountain House Multi-Family Design Manual and will comply with the submittal process contained therein.

Signature of Applicant _____ Date _____

DESIGN REVIEW APPLICATION

STEP 1: DRC APPLICATION

_____ Completed Application and Fee

STEP 2 : KICK-OFF MEETING

_____ Team Directory

_____ Project Schedule

_____ Land Use

_____ Project Information

STEP 3: CONCEPT REVIEW

_____ Location Map

_____ Illustrative Site Plan

_____ Rough Grading Plans

_____ Landscape Concept Plans

_____ Architectural Character Boards

_____ Architectural Character Sketches

_____ Concept Building Floor Plans

_____ Site/Building Sections

_____ Concepts for Site Amenities

STEP 4: PRELIMINARY REVIEW

_____ Location Plan

_____ Dimensioned Site Plan

_____ Precise Grading Plans

_____ Utility Coordination Drawings

_____ Preliminary Exterior Lighting Plans

_____ Landscape Design Drawings

_____ 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 Exterior Lighting Plans

_____ Final Landscape Plans

_____ Site Details, Product Information

_____ Final Architectural Plans

_____ Final Color & Material Sample Boards

_____ Final Signage Plans

_____ Construction Plans

_____ Other Plans

_____ Project CC&R's

STEP 6: COUNTY PLAN CHECK / PERMITS

_____ As Required by County 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

_____ Location of Changes

_____ Changes Memorandum

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 MULTI-FAMILY MANUAL

CHAPTER	PAGE	DATE	CHAPTER	PAGE	DATE