

- a. Minimize the visual impact of the garage
- b. Give attention to composition of building mass
- c. Step back second stories where appropriate to style
- d. Incorporate single story elements into two story buildings
- e. Vary setbacks at porches, living, and garage areas
- f. Open visibility across corner lots through selective plan form and reduced building heights
- g. Provide innovative plans avoiding repetitious design and footprints
- h. Mix one and two story product.

The following exhibits incorporate the plotting and massing criteria listed above, for the four (4) neighborhoods and lot sizes in Renaissance Ranch. Refer to Exhibits V. 32 thru V. 35.

#### 5. Street Layout for Single Family Detached Neighborhoods

The street layout for Renaissance Ranch provides gently curving collector roads, short cul-de-sacs, and frontage roads on the community park. These allow a variety of plotting concepts (front load, side load or back-on), depending on the local condition.

The road pattern reflects the site topography and character of the surrounding area, as opposed to a strict grid-iron network.

#### 6. Streetscape

The following exhibits reflect the typical community streetscene for the four (4) neighborhoods and lot sizes in Renaissance Ranch. They intend to portray an eclectic mix of architectural styles for each neighborhood, providing individuality in both product elevations and overall street character. Refer to Exhibits V.36 thru V.39.

#### 7. Architectural Design Guidelines

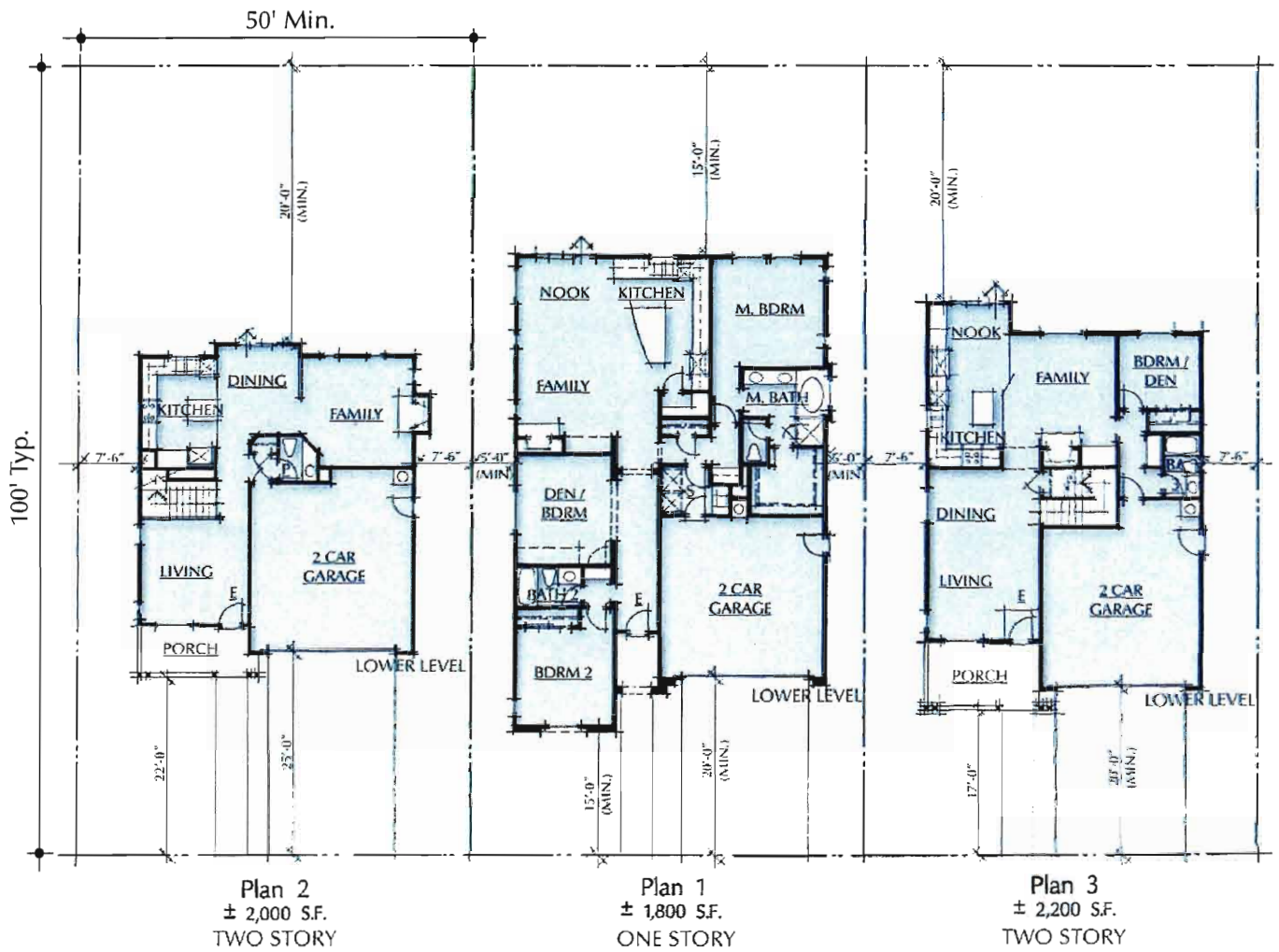
##### a. Purpose and Intent

The purpose of these architectural guidelines is to provide design direction to guest homebuilders that will guide the development of high quality living environments. These homes will demonstrate individuality, a high quality of design and construction and value-added appeal. Overall compatibility throughout neighborhoods and the community will be achieved by combining tried and true with innovative site planning techniques and a community-wide landscape program. These guidelines are not intended to be overly restrictive or limiting, but to help achieve neighborhoods with a higher level of lifestyle.

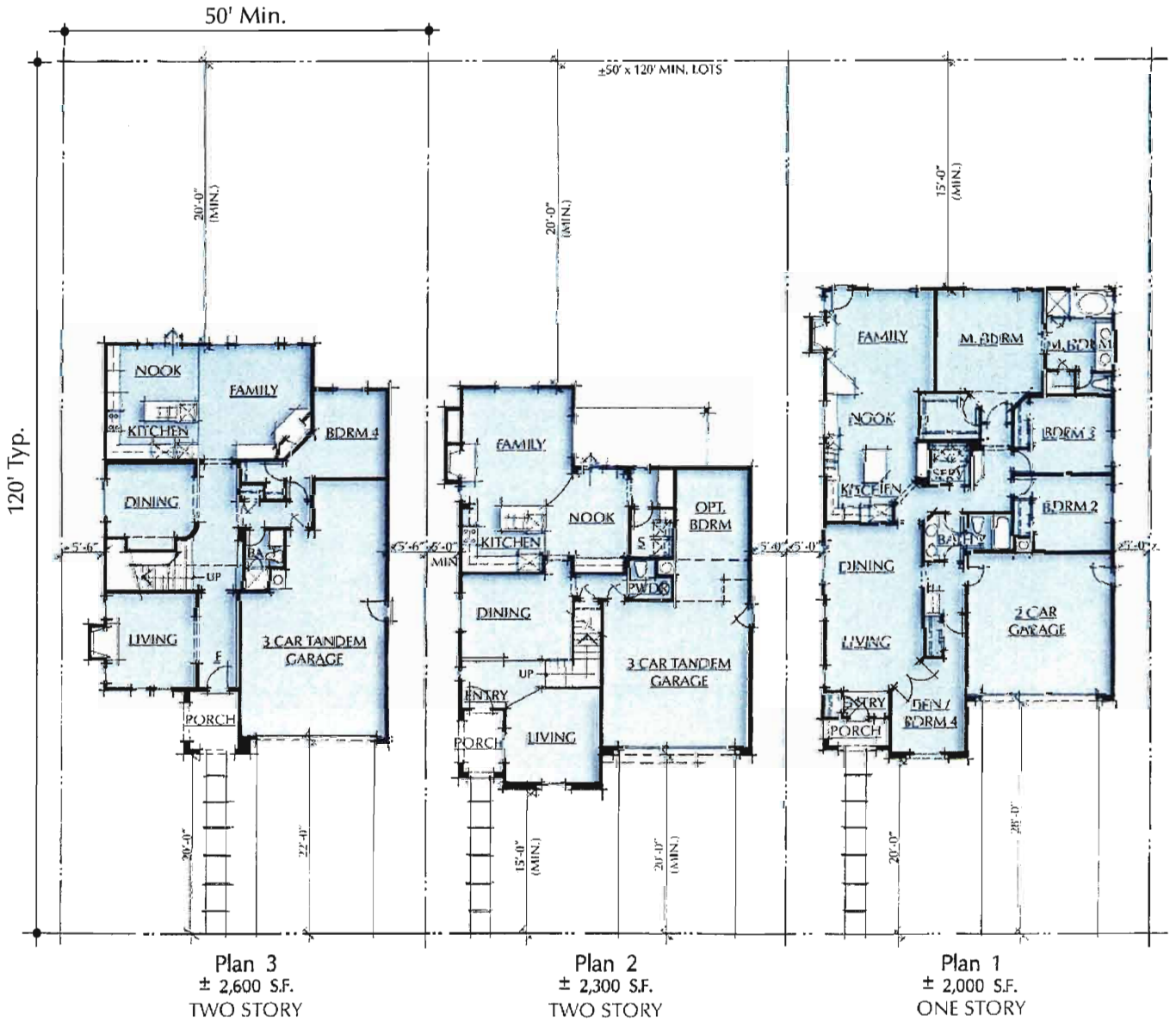
Original homebuilders in the county area used whatever resources were available to their best advantage, influenced by styles they knew and brought with them when they came west to California. This resulted in the development of homes that reflected function and tradition, simplicity in massing, plan and roof forms, and eventually, authentic, regional styles.

Looking back to these older established neighborhoods for inspiration, the intent for Renaissance Ranch is to re-capture the charm and essence of these original home styles and express them in the simple, honest manner that they originated. These homes will provide the kind of function, quality, value and appeal that were built into those original homes. Neighborhood parks, sidewalks, parkways and street trees will add to the traditional feeling in these neighborhoods, linking them with the overall community.

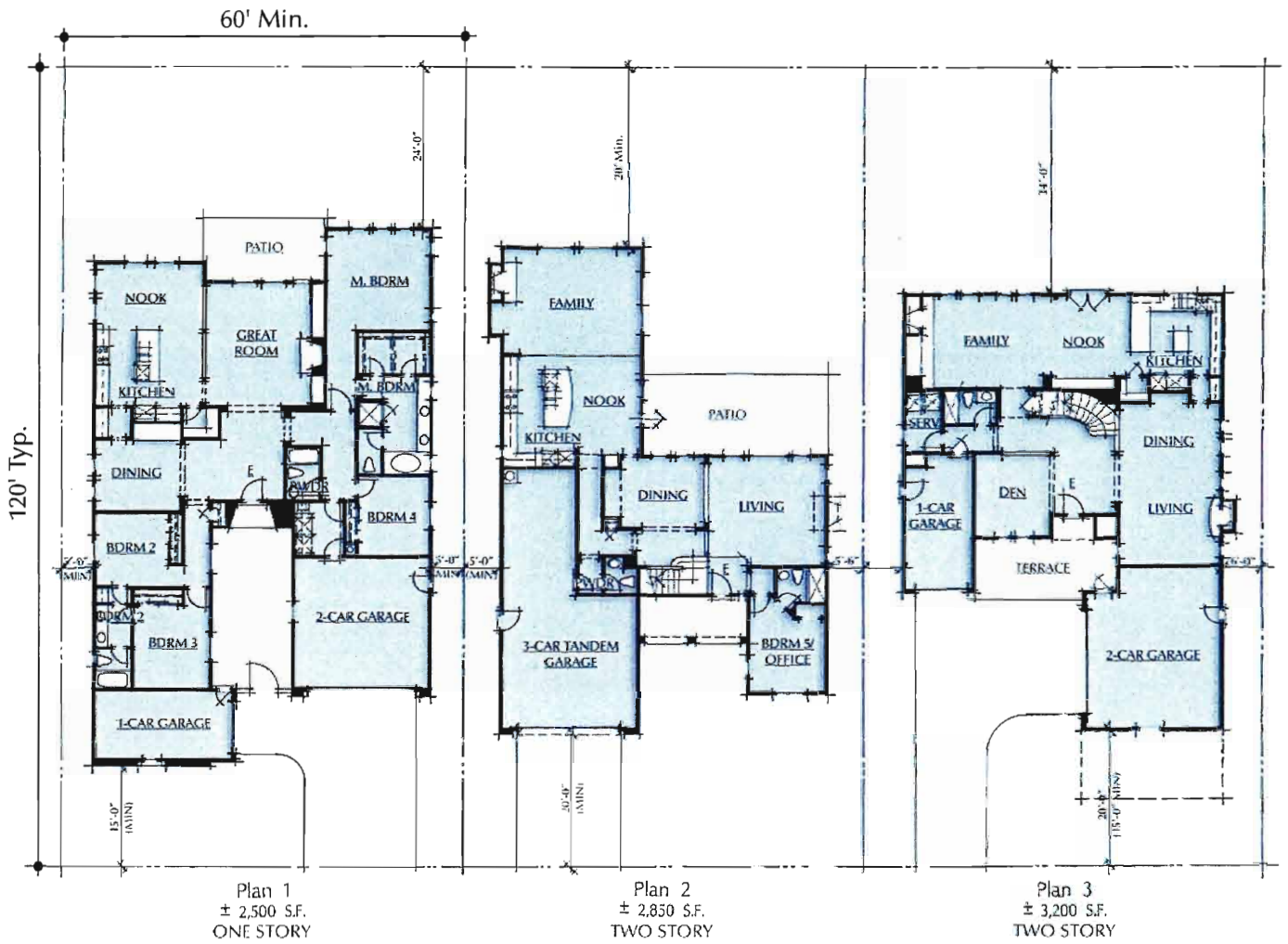
# Exhibit V.32 Typical Plot Plan/5,000 s.f. Lots



# Exhibit V.33 Typical Plot Plan/6,000 s.f. Lots

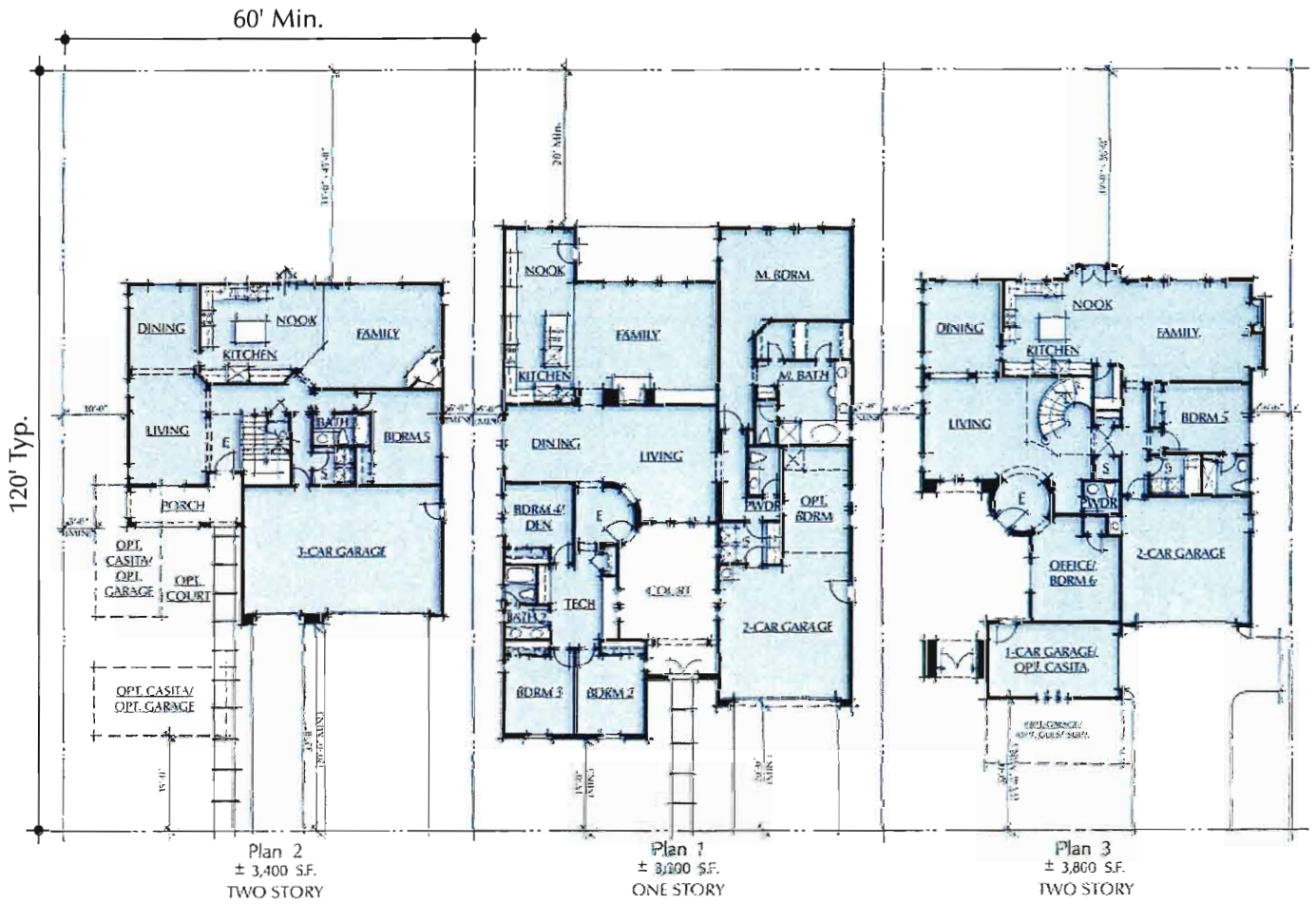


# Exhibit V.34 Typical Plot Plan/7,200 s.f. Lots

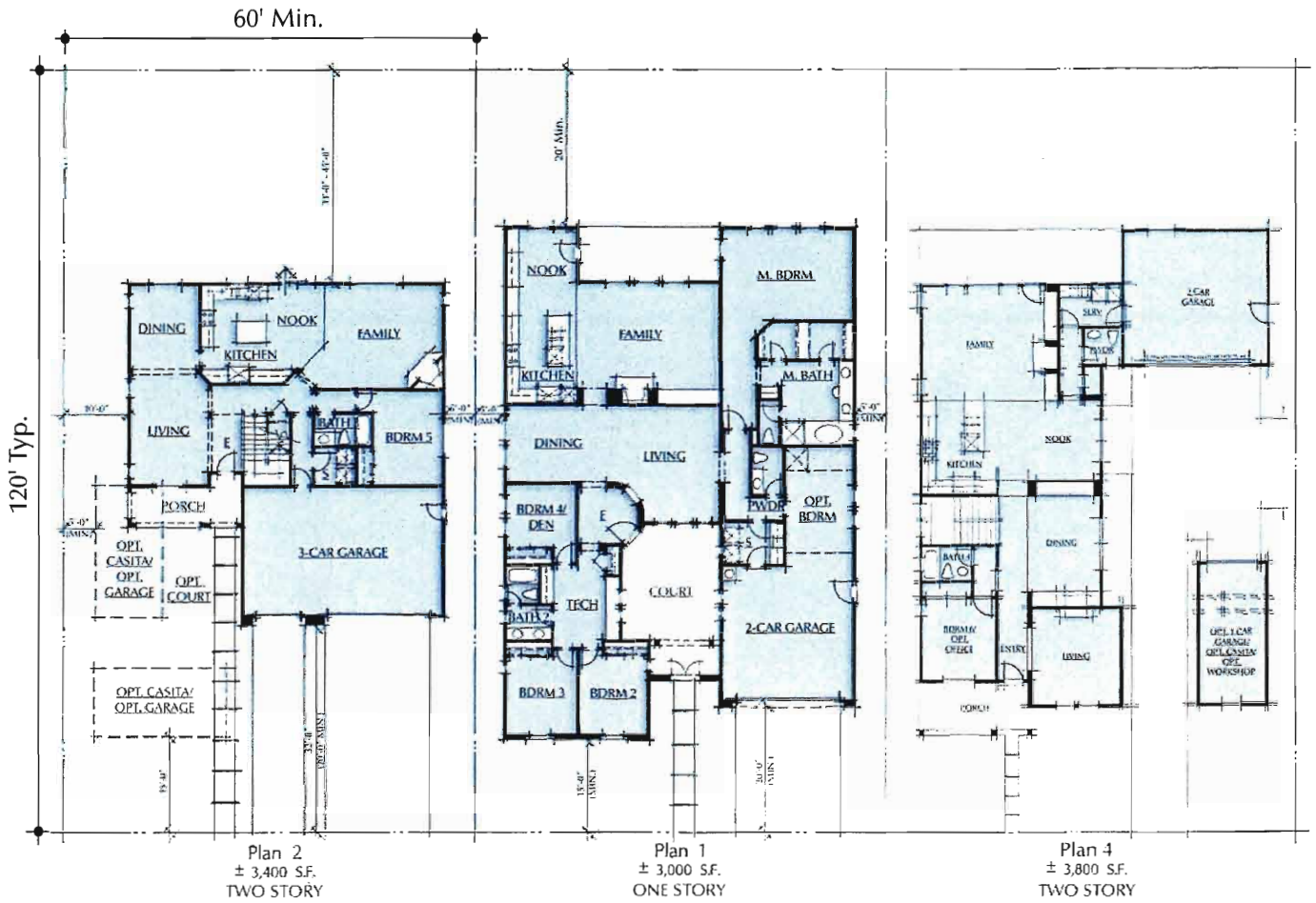




# Exhibit V.35 Typical Plot Plan/8,000 s.f. Lots



# Exhibit V.35A Typical Plot Plan/8,000 s.f. Lots (with deep-access garage)



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**Exhibit V.36 Typical Community Streetscene/5,000 s.f. Lots**



Farmhouse

English Country

Craftsman



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**Exhibit V.37 Typical Community Streetscene/6,000 s.f. Lots**



Tuscan

Spanish

French Country

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**Exhibit V.38 Typical Community Streetscene/7,200 s.f. Lots**



English Country

Traditional

Craftsman

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Exhibit V.39 Typical Community Streetscene/8,000 s.f. Lots



Traditional Farmhouse

Spanish

French Country

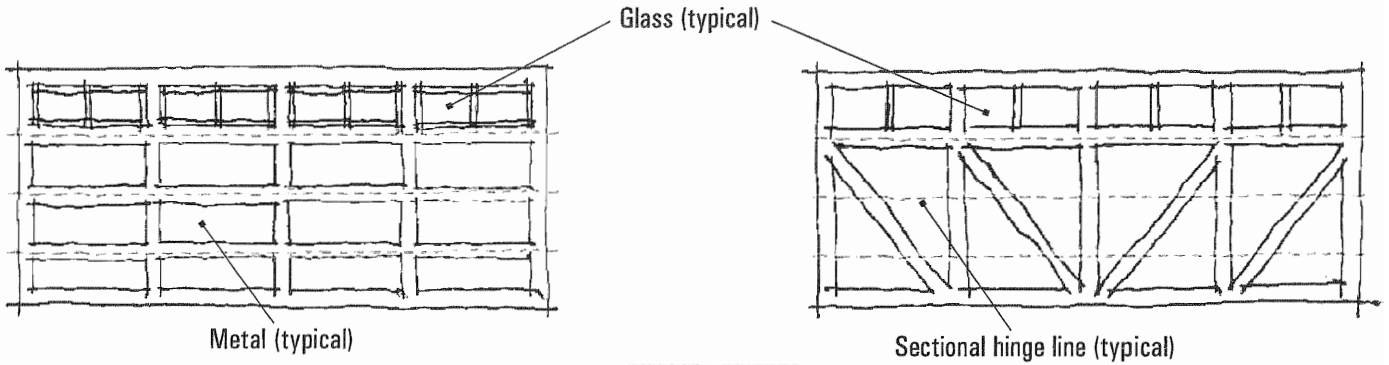


**Exhibit V.39a Typical Community Streetscene/8,000 s.f. Lots with deep-recess garages**

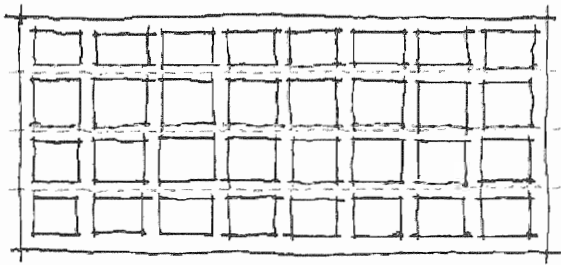




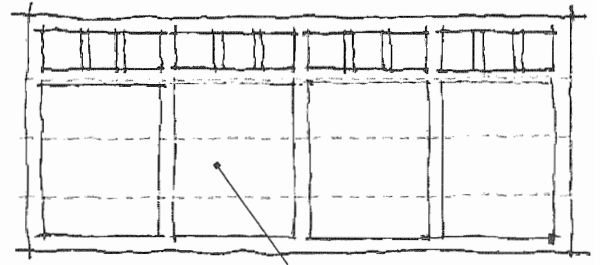
**Exhibit 40 Garage Door Exhibit**



**A. TRADITIONAL**



**B. SPANISH**



**C. CRAFTSMAN**

**Exhibit V.41 Conceptual Community Center**



Front Elevation

**Community Center**

b. Authenticity

The design criteria in these guidelines are offered to encourage excellent architecture and authenticity of styles through the use of appropriate elements. Although detail elements may be used to further convey the character of style, the overall massing and appropriate roof forms shall be used to establish a recognizable style. Proper scale and proportion of architectural elements and appropriate choice of details are all factors in achieving authenticity.

c. Architectural Criteria

The following architectural criteria have been created to help develop architecture that reflects quality in design, simplicity in form and plan and contributes charm and appeal to the neighborhoods of Renaissance Ranch.

A variety of garage placements shall be encouraged to emphasize the pedestrian environment as opposed to the automobile. In addition, varied garage orientation and garage door design diversity shall be encouraged to de-emphasize the impact of the garage on the overall home structure.

Selected architectural styles are related to those historically or culturally represented in Riverside County.

1) Styles

- Craftsman, French or English Country
- Farmhouse, Traditional
- Spanish, Tuscan

A variety of compatible architectural styles shall be provided to ensure a degree of individuality throughout neighborhoods. Appropriate massing and roof forms play a major role in defining architecture styles. Architectural elements and details used reflect the character of the chosen style. Appropriate color palettes are used to reinforce individual architectural styles. Rear elevations exhibit articulated walls and windows and varied roof profiles with roof framing related to individual plans vs. individual elevations.

2) Architectural Massing

Creating street scenes that function well and have visual interest is a primary community objective. The following basic elements and criteria are intended to develop variations in appearance and a sense of individuality for each home. Neighborhoods that have nearly identical homes and streets without variation in product placement and form will not be approved in design review. This section lists architectural massing and plotting techniques that will create a quality environment.

Single story elements as defined below

- b) Variable setbacks in elevation
- c) 360 degree elevation articulation where backing to public view
- d) Floor plan form and building mass
- e) Variable house widths

### 3) Single Story Elements

Single story elements are highly encouraged on all homes to help establish neighborhood pedestrian scale and add variety to the street scene. All homes in each neighborhood shall have at least one significant single story element. A one-story model will be provided for each Neighborhood, in compliance with the County Design Standards and Guidelines.

Significant single story elements include:

- a) front or wraparound porch (minimum 6' deep and 10' wide)
- b) single story living space
- c) single story garage
- d) second story recess of at least 5' from first story

### 4) Variable Setbacks on Individual Elevations

Where authentic to style, provide variable setbacks to different parts of the home to encourage vertical and horizontal massing breaks. Provide alternative garage locations and alternate plan configurations within each neighborhood.

### 5) Rear and Side Elevation Articulation

The second story portion of the rear elevation of all homes that back onto roads, parks, trails, public open space, shall include a variety of window treatments, roof projections, etc. to provide variety on the rear elevation. Where these conditions of visibility exist, a variety of hipped and gabled roof forms may be used in each neighborhood. One-story homes or one story elements help to provide this variety.

### 6) Garage Placement & Treatment

The impact of repetitive, street-front garages shall be reduced by using the following techniques:

- a. Vary garage placement mix within neighborhood plotting plan
- b. Vary garage door design. A minimum of 50% of all homes in each Neighborhood shall receive lites (windows), as illustrated in Exhibit 40, Garage Door Exhibit.
- c. Vary garage placement from plan to plan
- d. Provide optional treatments that occur forward of the garage to buffer the view impact of garages and garage doors, such as a porte cochere.