

Project signage will be located at various points: the Major and Minor Community Entries, and the Emergency Gated Access, and Park and Open Space areas. Low voltage address numbering signs on all homes and structures will be provided.

## C. Landscape Architectural Guidelines and Standards

### 1. Introduction

The guidelines presented herein are intended to encourage creative design individuality and assist in providing continuity and the desired country "thematic" image which will make Renaissance Ranch a unique community.

### 2. Plant Material Palette

#### a. Deciduous Accent and Evergreen Background Grove Trees

The trees selected will be utilized as informal vertical backdrop trees to specified community streetscenes. These trees may be used to block views or frame views. Their use at the boundary of common streetscenes will permit easier transition to the variety of adjoining land uses. Wherever possible and logical, these grove trees should be extended from community streetscenes into adjoining developments as background trees in order to 'breakdown' the hard development edge between parcels and visually unify land uses.

#### 1) Deciduous Accent Tree Palette

<u>Botanical Name</u>	<u>Common Name</u>
Alnus cordata	Italian Alder
Alnus rhombifolia	White Alder
Gleditsia tricanthos 'Inermis'	Thornless Honey Locust
Koelreuteria bipinnata	Chinese Flame Tree
Liquidambar styraciflua	Liquidambar
Robinia ambigua 'Idahoensis'	Idaho Locust

#### 2) Evergreen Background Tree Palette

Arbutus Unedo	Strawberry Madrone
Brachychiton populneum	Bottle Tree
Cinnamomum Caimphora	Camphor
Callistemon Citrinus	Lemon Bottlebrush
Ceratonia Silifrea	Carob
Geijera Parvifolia	Australian Willow
Magnolia SP	Magnolia
Pinus canariensis	Canary Island Pine
Pinus halepensis	Aleppo Pine
Pinus eldarica	Mondell Pine
Podocarpus Gracilior	Fern Pine
Prunus Lyonii	Catalina Cherry

Quercus Species  
Rhus Lancea  
Schinus Molle  
Schumus Terebinthifolius

Oak  
African Sumac  
California Pepper  
Brazilian Pepper

b. Formal and Informal Street Tree Palette

The County of Riverside requires that street trees be utilized within street right-of-ways and street median islands. These trees will serve as foreground elements providing summer shade, welcome winter sun and as wind modulators. In addition, trees selected will provide community direction and land use emphasis.

1) Renaissance Ranch Road Tree Palette

Street Tree  
Parkway Flowering

Brachychiton populneum  
Lagerstroemia indica

2) Formal Street Tree Palette

Street trees for Local Streets will be selected from the following list. Each street will have its own distinctive formal street tree.

Fraxinus oxycarpa  
"Raywood"

Raywood Ash

Koelreuteria paniculata  
Magnolia grandiflora

Tulip Tree  
Southern Magnolia

Platanus acerifolia 'Bloodgood'  
Podocarpus gracilior  
Quercus ilex

London Plane Tree  
Fern Pine  
Holly Oak

c. Community Entry Accent Tree Palette

These trees should be repeated at all significant points of the individual project and community interest. Such applications logically include street intersections; knuckles or changes in street direction; park entries; trail heads; walkway or community trail intersections; recreation features; vista points; and other significant locations where a reinforcement of the community theme tree will be recognized and will serve a functional purpose.

The systematic use of these trees is encouraged in order to reinforce the continuity of the design theme of Renaissance Ranch in general.

1) Evergreen Canopy Theme Tree Palette

Brachychiton populneum  
Pinus canariensis  
Pinus eldarica

Bottle Tree  
Canary Island Pine  
Mondell Pine

Pinus halepensis  
 Pittosporum phillyraeoides  
 Podocarpus gracillior

Aleppo Pine  
 Willow Pittosporum  
 Fern Pine

2) Specimen Accent Tree Palette

Lagerstroemia Indica  
 Koelreuteria Species  
 Pissardi 'Bliriana'  
 Pistacia chinensis  
 Platanus racemosa  
 Schinus molle

Crepe Myrtle  
 Goldenrain Tree  
 Purple Plum  
 Chinese Pistache  
 California Sycamore  
 California Pepper

d. Community Plant Palette

It is the intent of these guidelines to provide flexibility and diversity in plant material selection, while maintaining a limited palette in order to give greater unity and thematic identity to the community. The plant material lists have been selected for their appropriateness to the project theme, climatic conditions, soil conditions and concern for maintenance.

A limited selection of materials utilized in simple, significant composition, complimentary to adjacent common language areas, while reinforcing the individual architectural and site setting is encouraged. Wherever possible, overall plant material selection for given project areas shall have compatible drought resistant characteristics. Irrigation programming can then be designed to minimize water application for the entire landscape setting.

Limited plant material selection for common landscape areas associated with Renaissance Ranch, as described in the text, is contained in the following palette. In addition, a wider variety of plant materials compatible with project theme and setting are listed for use by adjoining developments within Renaissance Ranch.

Botanical Name

Common Name

Trees – Evergreen

Arbutus unedo  
 Brachychiton populneum  
 Cedrus deodara  
 Ceratonia siliqua  
 Cinnamomum camphora

Strawberry Tree  
 Bottle Tree  
 Deodar Cedar  
 Carob  
 Camphor Tree

Cupressus glabra

Smooth Arizona  
 Cypress

Eucalyptus cladocalyx  
 Eucalyptus polyanthemus  
 Eucalyptus rudis  
 Eucalyptus sideroxylon

Sugar Gum  
 Silver Dollar Gum  
 Desert Gum

'Rosea'

Red Iron Bark

Eucalyptus viminalis  
Laurus nobilis  
Magnolia graniflora  
Olea europaea  
    'Fruitless'  
Pinus canariensis  
Pinus halepensis and  
    eldarica  
Pinus pinea  
Pittosporum phillyraeoides  
Posocarpus gracilior  
Quercus agrifolia  
Quercus ilex  
Quercus suber  
Schinus molle  
Ulmus parvifolia  
    'Drake'  
Umbellularia californica

Trees – Deciduous

Albizia julibrissin  
Alnus cordata  
Alnus rhombifolia  
Betula nigra  
Betula pendula  
Cornus nuttallii  
Cornus stolonifera  
Fraxinus oxycarpa  
    'Raywood'  
Fraxinus uhdei  
    'Tomlinson'  
Ginkgo biloba Species  
Koelreuteria bipinnata  
Koelreuteria panniculata  
Lagerstroemia indica  
Liquidambar styraciflua  
Malus floribunda  
  
Nyssa sylvatica  
Platanus acerifolia  
Prunus racemosa  
Prunus cerasifera  
Pyrus kawakamii  
Quercus kelloggii  
Robinia ambigua  
    'Idahoensis'  
Salix babylonica  
Sapium sebiferum

White Gum  
Sweet Bay  
Southern Magnolia  
  
Fruitless Olive  
Canary Island Pine  
  
Aleppo Pine  
Italian Stone Pine  
Willow Pittosporum  
Fern Pine  
California Live Oak  
Holly Oak  
Cork Oak  
California Pepper  
  
Evergreen Elm  
California Bay

Mimosa Tree  
Italian Alder  
White Alder  
Red Birch  
European White Birch  
Western Dogwood  
Redtwig Dogwood  
  
Raywood Ash  
  
Tomlinson Ash  
Maidenhair Tree  
Chinese Flame Tree  
Golden Rain Tree  
Crape Myrtle  
Sweet Gum  
Japanese Flowering  
Crabapple  
Sour Gum  
London Plane Tree  
California Sycamore  
Purple Leaf Plum  
Evergreen Pear  
California Black Oak  
  
Idaho Locust  
Weeping Willow  
Chinese Tallow Tree

Sophora japonica  
Zelkova serrulata

Japanese Pagoda Tree  
Sawleaf Zelkova

Shrubs

Abelia grandiflora (S)  
    'Edward Goucher' (S)  
\*Acacia ongerup (S)  
\*Acacia redolens  
Berberis speices (SH)  
Camellia species (SH)  
Cocculus laurifolius (S)  
Cotoneaster species (S)  
Elaeagnus pungens (S)  
Euonymus fortunei (S)  
Euonymus japonica (S)  
\*Escallonia exoniensis  
    'Fradesii' (S)  
Feijoa sellowiana (S)  
Hebe coed (S, SH)  
Ilex species (SH)  
Leptosperum scoparium (S)  
Ligustrum japonicum (S, SH)  
Nandina domestica and  
    'Compacta' (S, SH)  
Nerium oleander (S)  
Osmanthus fragrans (S, SH)  
Photinia frazeri (S)

Edward Goucher  
Abelia  
N.C.N.  
N.C.N.  
Barberry  
Camellia  
Snailseed  
Cotoneaster  
Silver Berry  
N.C.N.  
Evergreen Euonymus

Escallonia  
Pineapple Guava  
Veronica  
Holly  
New Zealand Tea Tree  
Japanese Privet

Heavenly Bamboo  
Oleander  
Sweet Olive  
Photinia

Pittosporum tobira and  
    'Wheeler Dwarf' (S, SH)  
Podocarpus macrophyllus (S, SH)  
Purnus caroliniana (S)

Mock Orange  
Yew Pine  
Carolina Laurel  
Cherry  
Hollyleaf Cherry  
Guava  
Firehorn  
Pink Indian Hawthorn  
N.C.N.  
Viburnum  
Xylosma

Prunus ilicifolia (S)  
Psidium littorale (S)  
Pyracantha species (S, SH)  
Raphiolepis indica species (S, SH)  
Ternstromemia gymnanthera (SH)  
Viburnum tinus species (S, SH)  
Xylosma congestum (S)

Sub-Shrubs

\*Agapanthus africanus (S, SH)  
Arcrostaphylos species (S)  
Erica darleyensis  
    'Darley Dale' (SH)  
\*Escallonia compacta (S)

Lily of the Nile  
Manzanita  
  
Heath  
Compact Escallonia

Hemerocallis species (S)  
Juniperus species (S)  
Lonicera japonica 'Halliana' (S)  
Trachelosperum jasminoides (S, SH)

Day Lily  
Juniper  
Fortnight Lily  
Star Jasmine

### Vines

Parthenocissus tricuspidata (SH)  
Distictis buccinatoria (S)  
Macfadyena unguis-cati (S)  
Gelsemium sempervirens (S)  
Grewia caffra (S)  
Jasminum mesnyi (S)  
Jasminum polyanthum (S)  
Wisteria floribunda (S)

Boston Ivy  
Blood Red Trumpet Vine  
Cat's Claw Vine  
Carolina Jasmine  
Lavendar Star Flower  
Primrose Jasmine  
N.C.N.  
Wisteria

### Groundcovers

Baccharis pilularis  
    'Twin Peaks' (S)  
Duchesnea indica (S, SH)  
Hedera helix (S, SH)  
Hypericum calycinum (S)  
Lonicera japonica (S)  
Myoporum parvifolium (S)  
Potentilla verna (S, SH)  
Rosemarinus officinalis (S)

Coyote Brush  
Indian Mock Strawberry  
English Ivy  
Aaron's Beard  
Honeysuckle  
Myoporum  
Cinquefoil  
Rosemary

\*Will freeze in unprotected exposure are but will generally rejuvenate from undamaged parts. Use with caution.

(S) – Tolerates sun in this planting zone.

(SH) – Tolerates shade in this planting zone.

### Turf Grass – Seed

- Year-round Turf Grass Mix:

90% Festuca arundinacea – Alta Fescue

10% Kentucky Bluegrass

### i. Planting Time

Due to the climate extremes of the Renaissance Ranch area, the installation of plant materials during the coldest winter months (December through March) and the hottest summer/fall months (July through September) can be difficult. Container plant materials not acclimated to the area can easily suffer from damage or sun/heat exposure resulting in partial or entire foliage loss even though such materials are perfectly suited to the temperature ranges once established. If planting must be done during these difficult periods, plant establishment may be difficult and require a prolonged period of time.

j. General Landscape Requirements

All areas required to be landscaped shall be planted with turf, groundcover, shrub or tree materials selected from the plant palette contained in these guidelines.

Planting shall commence as soon as slopes are completed on any portion of the site and shall provide for rapid short-term coverage of the slope, as well as, long-term establishment cover per County standards. The developer shall provide a landscape bond to the County at the time that the landscape plan is approved. The bond is to guarantee the installation of interim erosion control planting in the event that the grading operation is performed and building construction does not commence within ninety (90) days.

The owners of parcels which require landscape development shall assess any existing common landscape areas adjoining their property. Where feasible, landscape development shall reinforce or be compatible with such existing common area setting.

Cut slopes equal to or greater than three feet (3') in vertical height and fill slopes equal to or greater than three feet (3') in vertical height shall be planted with a groundcover to protect the slope from erosion and instability. Slopes exceeding ten feet (10') in vertical height shall be planted with shrubs, spaced not more than ten feet (10') on center or trees spaced not to exceed twenty feet (20') on center or a combination of shrubs and trees spaced not to exceed twenty feet (20') on center or a combination of shrubs and trees at equivalent spacings, in addition to the groundcover. The plants selected and planting methods shall be suitable for the soil and climatic conditions.

Reference should be made to the County of Riverside Ordinance 457.73 for additional erosion control methods and requirements for slopes and other landscaped areas.

3. Landscape Standards

a. Residential Neighborhood Streetscene

Single family residential lots form a large portion of the Renaissance Ranch Community character. As such, a residential landscape program is designed which encourages landscape development within the overall community theme while maximizing the individual neighborhood setting. This program features a tree scheme, frontyard turf and shrubs, and frontyard automatic irrigation system.

b. Residential Lot Street Trees

Per County of Riverside Ordinance, each residential lot shall receive a minimum of one (1), fifteen (15) gallon size street tree planted in the right-of-way. Corner lots shall receive a minimum of two (2), fifteen (15) gallon size trees also planted in the right-of-way. Tree variety shall be chosen from the Renaissance Ranch Plant Palette contained herein. Trees should be clustered near property lines periodically to maximize their growing effect and streetscene impact. One (1) species of tree shall be selected and approved for each residential street to maximize visual neighborhood identity. Deciduous, or flowering or evergreen accent trees which contrast with the chosen street tree are encouraged at cul-de-sacs, knuckles and intersections to provide seasonal emphasis and interest.

c. Residential Front Yard Requirements

Seeded or sodded turf, shrubs and an automatic irrigation system shall be installed by the builder/developer in the frontyard of each residential lot. The turf and irrigation shall be installed to a logical stopping point from the curb face to the front of house and sideyards. Slopes over 3:1 surface gradient and three feet (3') in height should be planted with groundcover. Low slopes may be graded out to a less than 3:1 surface gradient and planted with turf.

A minimum of one (1), five (5) gallon and one (1) fifteen (15) gallon size tree shall be planted in the frontyards of each residential lot. The trees may match the street trees planted in the right-of-way. Frontyard trees may be located in proximity to said street trees in order to create a grove effect. The frontyard trees may also contrast with the street tree and form background tree clusters. Overall, the frontyard scheme shall create a streetscene appearance of tree grove clusters meandering through the project and across streets.

d. Interior Slope Landscape

All interior slopes occurring within the community theme wall envelope shall be landscaped and irrigated per the County of Riverside Landscape Standards Ordinance 457.73. The builder/developer shall install all required slopes not designated as common area. Each builder should confirm the erosion control standards with the County.

D. Residential Design Guidelines

1. Introduction

The integration of innovative site planning, architectural integrity and comprehensive landscape architectural concepts define and create neighborhoods of high quality and character.

Using simple, quality design techniques in combination with the purest forms of scale and proportion will result in great neighborhoods with classic homes and pleasing landscapes with a simple beauty and value that exceeds others available in the Inland Empire. These guidelines are written to define the fundamental techniques that the builder will use to achieve this goal of quality design and create the level of character and quality that buyers will find in the neighborhoods of Renaissance Ranch.

2. Neighborhood Character

The neighborhoods of Renaissance Ranch are based on a unique and compelling design character derived from timeless "town building principles". The neighborhoods and homes that result are crafted to meet consumer aspirations about their living environment. The shift in character, compared with "typical" Inland Empire neighborhoods will dramatically distinguish the Renaissance Ranch within the marketplace and provide "added value" to the builder and homeowners alike.

The “bottom line” of these guidelines is to create more of a “small town” and less of a “mass produced” feel. This will be achieved through a mixture of smaller tracts of single product, greater diversity of style, smoother transitions between product and increasing neighborhood landscape. In the end, Renaissance Ranch neighborhoods will be more walkable, attractive, feel safer, encourage neighborliness and age with elegance and visual richness.

### 3. Design Guidelines Cornerstones

The guiding “cornerstones” for Renaissance Ranch include:

#### a. Move Away from “Production Feel” Neighborhoods

- 1) Use “corner plots” to create the feel that a house was designed for a specific location and set of circumstances.
- 2) Provide individuality and identity at both the neighborhood and home level by varying neighborhood design and increasing diversity and choice in architectural styles.

#### b. Redefine the Role of the Street as a Pedestrian/Social Space

- 1) Make the street a more pleasant place by reintroducing landscaped parkways with street trees between curbs and sidewalks.
- 2) Orient living activity toward the street by incorporating front porches and active living space toward the front of the house.
- 3) Emphasize architectural detail and interactive architecture with windows, entries, porches and second story decks related to the street.
- 4) Create meaningful, walkable destinations within the neighborhood, such as a finer grain of parks and open space.
- 5) Connect entries to the street sidewalk.
- 6) De-emphasize the garage on the street by placing the living space of the home in front of the garage (in many cases).

#### c. Rediscover Architectural Diversity and Authenticity

- 1) Express true, recognizable regional styles in product design.
- 2) Use strong form, massing and authentic detailing to express styles, rather than “paste-on” details and superficial “exterior decorating”.
- 3) Emphasize “architecture forward” plan forms that remove the garage as the predominant impression on the street.
- 4) Provide a diversity of related styles, as if multiple Guest Builders had worked together to create the neighborhood.

### 4. Site Planning Design Guidelines/Single Family Detached

The following list represents plotting and massing concepts for Renaissance Ranch. The following criteria summarize the neighborhood standards that are vital for the community to ensure a high quality living environment.