

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.

- 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.