

## IV. Design Guidelines

### A. Purpose and Intent

These Design Guidelines (Guidelines) are intended to establish the pattern and character of development within Specific Plan No. 364 (SP 364) in order to form an aesthetically cohesive environment. Specifically, the objectives for the Guidelines are:

- Provide clear direction to decision makers regarding the theming and intent of SP 364, thus reducing the possibility of confusing interpretation and subjective decisions related to SP 364 implementation.
- Address residential and mixed-use product design, landscape design, and community elements such as trails, walls, fencing, and parks.
- Establish a consistent design expression among site planning, architectural and landscape architectural components, while allowing reasonable flexibility in design.
- Create integrated neighborhoods, rather than a series of adjacent subdivisions.
- Reinforce the community's overall theme with a selection of five (5) specific architectural styles, climate/regionally appropriate landscaping, as well as the incorporation of rock material found on the site into the community elements.
- Establish a strong sense of community with shared community spaces, regional and community trail systems, a hierarchy of monumentation, and quality architectural designs.
- Provide Project continuity and compatibility with surrounding uses through site planning, building design, street design, landscaping and other design elements that will endure for the life of the community.
- Provide for a range of housing products that are responsive to local needs and market demands.

The Guidelines provided within Section IV of SP 364 are intended as a living document. They may be subject to modification over time so as to allow for response to unanticipated conditions, such as changes in trends, community desires, and the marketplace. Interpretations will be left to the discretion of the Director of Planning, with an understanding that the intent rather than the letter of these Guidelines shall be the goal for implementation.

### B. Introduction

These Guidelines are comprised of elements that define the design concept, physical character, and theme of SP 364. The principal components of this section are Architectural Design Guidelines and Landscaping Design Guidelines.

The *Architectural Design Guidelines* are intended to provide a basis for decisions regarding the structural environment to be built, and include standards for site planning, product layout, and development. These Guidelines also show the relationship of residential products to one another as well as surrounding land uses. In addition, a high-quality living environment is influenced by site planning, architectural theme and details, building mass and scale, materials and color, and articulations. By defining these elements, assurance is provided that the homes and other buildings constructed in SP 364 will have a distinctive identity and be high-quality.

The *Landscaping Design Guidelines* are comprised of the key Project components such as a hierarchy of monumentation, streetscapes, edge conditions between on-site and off-site land uses, community walls and fences, developed and undeveloped parks, and regional and community trails. These Guidelines also present general requirements relating to the plant

palette and ensure that they are compatible with the community design theme. Additionally, the *Landscaping Design Guidelines* set forth minimum standards for the percentage and spacing of shade trees in certain areas of SP 364. The elements presented throughout the *Landscaping Design Guidelines* are intended to unite Project components such as residential, recreational, and mixed-use uses under a common design vocabulary.

### **1. Community Theme**

SP 364 will serve to implement the County's Rural Village Overlay (RVO). The following guidance is provided from Objective LU 28.3 of the General Plan:

“Control the extent and density of Rural Villages in order to maintain the areas' rural character through consideration of the following:

- a. Allow properties within the Rural Village Overlay the opportunity to utilize the uses and maximum density/intensity of the Low and Medium Density Residential and Commercial Retail land use designations.
- b. Limit the extent of Rural Villages to the area depicted on the area plan land use maps.
- c. Control the design and placement of uses so that impacts from noise, light, odors, and traffic to surrounding properties are minimized.”

Architecture, open space, landscape, and streetscape elements will come together to establish and reinforce a sense of informal elegance and to promote a high level of desirability, attractiveness, and enduring value throughout the development.

To reflect the existing and historic architecture of the area and to reinforce the overall Project theme, architectural styles known for their character to support this concept will be encouraged. Structural elements of the architecture and those within the landscape will use a family of cohesive materials.

In concert with the architecture, the landscape treatments will play an important role in the creation of a unique living environment. These treatments will include a streetscape to enhance and unify the roadway network that defined SP 364.

Community fencing will be designed to further enhance the rural character of the area without interrupting the continuity of the development. This will be achieved through the use of treatments such as stone, wood rail, and plaster finish masonry. Monumentation will be designed as a thematic element, acting as a hierarchy of signposts that integrate natural landscape elements (i.e., on-site rock) with the built environment. These structural elements will reinforce the use of a family of sympathetic materials. Streetscape elements, including light poles and fixtures, street signs, stop signs, and bollards will be selected to ensure a consistent theme throughout the Community.

### **C. Residential Architectural Design Guidelines**

This section sets forth guidelines for the residential and non-residential architectural components of the SP 364. In conjunction with the Landscape Design Guidelines, the Architectural Design Guidelines are intended to guide the development of a cohesive and attractive community. This section establishes site planning guidelines; in addition, this section identifies the key architectural styles associated with each residential product type and architectural “elements” that should be considered in all residential and non-residential development. It is the intent of these guidelines to establish a consistent architectural

expression that reflects the community's "Western Community" theme while allowing for flexibility in design.

Developers, builders, engineers, architects, landscape architects, and other design professionals should utilize the guidelines in order to maintain design continuity throughout the community. Because of the evolving nature of architectural styles, the community's identity will be expressed primarily through landscape, hardscape, and community elements such as entry monumentation. Architecture allows individual developers to utilize styles that are consistent with and complimentary to these features.

The primary goal of SP 364 is to develop residential, mixed-use, and recreational structures that exhibit excellent design. SP 364 also strives to provide a variety of housing opportunities in an array of architectural themes and styles that are consistent with the overall Community Theme. A collection of architectural themes and styles will add to the character of a neighborhood by creating visual interest. Architectural variety should be created by combining building materials, colors, and textures in conjunction with architectural features (e.g. roofs, windows, doors, façades, trim) rather than by designing buildings that vary greatly in architectural style.

## 1. Site Planning Design Guidelines

Design of residential sites within SP 364 is an essential component of the land use plan. Specific standards and criteria are provided for each residential development type to address setbacks, pad sizes, lot coverage, and encroachments. Figures IV-1 through IV-8 illustrate these concepts and offer information regarding placement of residences within the community. Each figure contains a detail of the typical lot with a corresponding table that lists specific development standards for that lot.

With a maximum total of 490 attached and detached residential units and eight (8) distinct product types, the community serves a variety of ages, income levels and lifestyles. Traditional single family homes are allowed in Planning Areas 3 and 5, as well as multi-family residential product which are permitted in both Planning Areas 1 and 2.

Traditional Residential Development:

- Single-Family Detached: Traditional; and
- Single-Family Detached: Paired.

Detached clustered residential development:

- Single-Family Detached: Cluster (Garden Court or Motor Court).

Attached clustered residential development:

- Multi-Family Attached: Duplex /Triplex;
- Multi-Family Attached: Townhomes;
- Multi-Family Attached: Courtyards; and
- Multi-Family Attached: Stacked Flats.

Combined residential/commercial development:

- Live/Work and Residential Over Retail.

### a. Single-Family Detached: Traditional Homes

Single-family detached homes are allowed within Planning Areas 3 and 5. Homes within this Planning Area shall be developed in accordance to the standards provided on Figure IV-1, *Single-Family Detached: Traditional*. If Single-Family Detached: Traditional Homes are

proposed in PA 3, 25% of the lots fronting “through” streets shall be in a paired design, in order to help deemphasize the garages.

In addition, a minimum of three (3) architectural styles with a minimum of three (3) floor plans will be required. Lastly, no two (2) architectural styles shall be permitted to be sited next to a similar architectural style.

**b. Single-Family Detached: Paired Homes**

Single-family detached homes are allowed within Planning Areas 3 and 5. Homes within these Planning Areas shall be developed in accordance to the standards provided on Figure IV-2, *Single-Family Detached: Paired*.

**c. Single-Family Detached: Cluster (Garden Court)**

Garden Court homes are allowed within Planning Areas 1 and 2. Garden Court homes are single-family detached homes grouped around a private lawn area. It is the intent for these units to have individual owners with a common maintenance entity (i.e., HOA). Each unit possesses its own entryway, driveway, and garage. Garden Court homes within these Planning Areas shall be developed in accordance to the standards provided on Figure IV-3, *Single-Family Detached: Cluster (Garden Court)*.

**d. Single-Family Detached: Cluster (Motor Court)**

Motor Court homes are allowed within Planning Areas 1 and 2. Motor Court homes are single-family detached homes grouped around a common private drive which accesses the garages as well as the front doors. It is the intent for these units to have individual owners with a common maintenance entity (i.e., HOA). Motor Court homes within these Planning Areas shall be developed in accordance to the standards provided on Figure IV-4, *Single-Family Detached: Cluster (Motor Court)*.

**e. Multi-Family Attached: Duplex/Triplex Homes**

Duplex and Triplex homes are allowed within Planning Areas 3 and 5. Duplex home and Triplex homes are multi-family homes plotted with 2 and 3 units per building, respectively. Garages are loaded onto private drives. It is the intent for these units to have individual owners (i.e., condominium) with a common maintenance entity (i.e., HOA). Rear-loaded Duplex homes within these Planning Areas shall be developed in accordance to the standards provided on Figure IV-5, *Multi-Family Attached: Duplex/Triplex*.

Figure IV-1, *Single-Family Detached: Traditional*

Figure IV-2, *Single-Family: Detached Paired*

Figure IV-3, *Single-Family Detached: Cluster (Garden Court)*

Figure IV-4., *Single-Family Detached: Cluster (Motor Court)*

Figure IV-5, *Multi-Family Attached: Duplex/Triplex*

**f. Multi-Family Attached: Townhomes**

Townhomes are allowed within Planning Areas 1 and 2. Townhomes are multi-family attached row homes that typically have the garages located in the rear of the building. It is the intent for these units to have individual owners (i.e., condominium) with a common maintenance entity (i.e., HOA). Buildings are oriented with either the front or side elevations facing the circulating private roadways. Townhomes shall be developed in accordance to the standards provided on Figure IV-6, *Multi-Family Attached: Townhomes*.

**g. Multi-Family Attached: Courtyards**

Courtyards are allowed within Planning Areas 1 and 2. Courtyards are multi-family attached row homes that homes grouped around a common private drive or along the drivelane, which accesses the garages. It is the intent for these units to have individual owners (i.e., condominium) with a common maintenance entity (i.e., HOA). The front doors are accessed via the courtyard which is internal to the courtyard product. Courtyards shall be developed in accordance to the standards provided on Figure IV-7, *Multi-Family Attached: Courtyards*.

**h. Multi-Family Attached: Stacked Flats, Live/Work and Residential over Retail**

Stacked Flats are allowed within Planning Area 1. Stacked Flats are multi-family homes that typically consist of single-level units stacked above one another, but a portion of the units may also be multi-level in an interlocking configuration. Garages are typically located on at least two sides of the building. Stacked Flats shall be developed in accordance to the standards provided on Figure IV-8, *Multi-Family Attached: Stacked Flats and Live/Work and Residential over Retail*. It is the intent for these units to be under a single common ownership; however, individual owners (i.e., condominium) with a common maintenance entity (i.e., HOA) may be permitted.

Residential homes located over retail shall be developed in accordance to the standards provided on Figure IV-8, *Multi-Family Attached: Stacked Flats and Live/Work and Residential over Retail*. It is the intent for these units to be under a single common ownership; however, individual owners (i.e., condominium) with a common maintenance entity (i.e., HOA) may be permitted.

These standards are more “form-based” than the traditional zoning standards for the lesser intensive development within SP 364 and are intended to ensure that proposed development within mixed-use area occurs in a manner that is consistent with SP 364’s vision for building form, massing, architectural character, and the building’s relationship to the street and public realm.

Figure IV-6, *Multi-Family Attached: Townhomes*

Figure IV-7, *Multi-Family Attached: Courtyards*

Figure IV-8, *Multi-Family Attached: Stacked Flats and Live/Work and Residential over Retail*

**2. Architectural Styles**

The architectural styles of the residential homes and non-residential structures within SP 364 are intended to complement and reinforce the Community Theme of “Western Community.” As described above, a variety of architectural styles is pivotal to creating a high-quality community. SP 364 will feature five unique architectural styles that adhere to the overall Community Theme. The architectural styles for the SP 364 community include American Farmhouse, California Ranch, Craftsman, Monterey, and Prairie.

Developers, builders, engineers, architects, landscape architects and other design professionals will be required to use the guidelines in order to maintain design continuity, create an identifiable image, and develop a cohesive community. The following descriptions and referenced graphics provide an overview of the general architectural styles desired for SP 364.

Again, it should be emphasized that individual character and interpretation are encouraged and it is not the intent that all of the following represented design components be incorporated into the design proposals. These examples are only conceptual in nature and do not necessarily depict the actual final design. Finalized floor plans and elevations will be determined at a later stage of development, although suggested floor plan concepts for the various lot programs are shown. Conceptual plans developed for the housing programs are required to be submitted for review by the design review team administered by the master developer. Upon approval of the conceptual plans by the master developed, designs will be reviewed by the County using the standards contained within SP 364 prior to approval of the design drawings and construction documents.

**a. American Farmhouse Architectural Style**

The American Farmhouse component is based largely on the architectural elements used in Colonial styles from New England and the Mid-West. The main feature of the style is a large, covered wrapping front porch. Key elements of the style include two-story massing, dormers and symmetrical elevations. Asymmetrical, “casual cottage” elevations with a decorative appearance are less common in this style but may still be employed. The style represents a very practical and picturesque country home. Details common to the American Farmhouse style are listed below:

- Primary building materials include lap siding or stucco on main body with lap siding at gable ends, and flat, shake-textured concrete tile or asphalt shingle roof material with standing metal seam accents;
- Medium-pitched front to back roof form with intersection hip, gable, and shed roofs and standard overhangs; and
- Two-story simple geometric square or L-shaped form.

Examples of how the American Farmhouse architectural style may be applied to the single-family residential homes within SP 364 are provided on Figure IV-9a, *American Farmhouse Architectural Style* and IV-9b, *American Farmhouse Architectural Details*. The visual graphic examples and accompanying descriptive text on Figure IV-9a, *American Farmhouse Architectural Style* and IV-9b, *American Farmhouse Architectural Details* are the required elements that shall be provided on the American Farmhouse residential development constructed in SP 364. While these elements are required, some additional latitude may be provided to the developer, at the discretion of the Director of Planning, provided that they demonstrate that any other elements utilized are consistent with the American Farmhouse architectural style. The American Farmhouse architectural style may be applied to Townhomes, Stacked Flats, and Residential over Retail provided proper application of all of the style elements as well as careful attention to scale and massing.

Section C. 3. (a-h) of this SP (Residential Criteria) discusses building mass and scale, building materials and colors, windows and doors, porches and balconies, columns and posts, garages, rear and side articulation/facade treatment, and roof materials and colors in an overall sense as it pertains to the residential development within SP 364. These criteria will also apply to the American Farmhouse architectural style.

However, additional criteria, specific to the American Farmhouse architectural style are listed below, and are contained on Figure IV-9a, *American Farmhouse Architectural Style* and IV-9b, *American Farmhouse Architectural Details*. These elements shall be utilized for this style, and it will be up to the designer to implement these properly to achieve the greatest design possible.

**Windows**

- Large, symmetrical windows
- Multi-divisioned single or double-hung with trim
- Bay windows on first story, front elevations
- Second floor dormers on front elevations
- Accent shutters on front elevations

### Doors

- Solid wood or wood with glass panels
- Windows adjacent to doors

### Porches and Balconies

- Covered front porch with simple wood columns
- Door centered with the porch

### Garages

- Corbels
- Light fixtures shall be located on the wall
- Garage doors shall be recessed a minimum of 6"
- Roll-up doors with windows

Figure IV-9a, *American Farmhouse Architectural Style*

Figure IV-9b, *American Farmhouse Architectural Details*

**b. California Ranch Architectural Style**

Inspired by the California cattle ranches developed by early Californians in the late 1800's, the California Ranch architectural style evolved from native materials with considerations of climate and lifestyle. Primary building materials have evolved from adobe and wood to shingles for roofs, board and batten siding, and other colonial features. Current versions of the style are typically simple and straightforward with stucco walls, gabled roofs, and wood accents. Other details common to the California Ranch style are listed below:

- Entries commonly integrate a large porch with simple columns that feature kickers;
- Roofs often include a low to medium pitched main gable with standards overhang, and feature flat, shake-textured concrete tile or asphalt single material;
- First story elements occasionally feature brick or stone veneers, and the main body features stucco with lap siding or board and batten accents; and
- Horizontal, one and two-story massing form.

Examples of how the California Ranch architectural style may be applied to the single-family residential homes within SP 364 are provided on Figures IV-10a, *California Ranch Architectural Style* and IV-10b, *California Ranch Architectural Details*. The visual graphic examples and accompanying descriptive text on Figures IV-10a, *California Ranch Architectural Style* and IV-10b, *California Ranch Architectural Details* are the required elements that shall be provided on the California Ranch residential development constructed in SP 364. While these elements are required, some additional latitude may be provided to the developer, at the discretion of the Director of Planning, provided that they demonstrate that any other elements utilized are consistent with the California Ranch architectural style. The California Ranch architectural style may be applied to Motor Courts, stacked flats, and Residential over Retail provided proper application of all of the style elements as well as careful attention to scale and massing.

Section C. 3. (a-h) of this SP (Residential Criteria) discusses building mass and scale, building materials and colors, windows and doors, porches and balconies, columns and posts, garages, rear and side articulation/facade treatment, and roof materials and colors in an overall sense as it pertains to the residential development within SP 364. These criteria will also apply to the California Ranch architectural style.

However, additional criteria, specific to the California Ranch architectural style are listed below, and are contained Figures IV-10a, *California Ranch Architectural Style* and IV-10b, *California Ranch Architectural Details*. These elements shall be utilized for this style, and it will be up to the designer to implement these properly to achieve the greatest design possible.

**Windows**

- Multi-divisioned single-hung with wood trim
- Second floor dormers on front elevations
- Large windows with accent shutters on front elevations

### Doors

- Solid wood with vertical panels

### Porches and Balconies

- Covered front porch with simple wood columns

### Garages

- Corbels
- Light fixtures shall be located on the wall
- Garage doors shall be recessed a minimum of 6"
- Roll-up doors with windows

Figure IV-10a, *California Ranch Architectural Style*

Figure IV-10b, *California Ranch Architectural Details*

### c. Craftsman Architectural Style

The Craftsman style is an American architectural style that focuses on the harmony of indoor and outdoor life and stresses honesty of form, materials and workmanship, and eschews applied decoration in favor of the straightforward expression of the structure. The Craftsman style draws from wood building traditions of Japan and Switzerland, as well as medieval themes favored by the Arts and Crafts philosophies. Natural materials are used to signify oneness with nature and to set a unifying theme for a home. Wherever possible, aesthetic and functional interiors are integrated in simple living spaces. Craftsman style homes are considered easy, asymmetrical, gables and stuccoed works of art that form a large part of Southern California's architectural heritage. Details common to the contemporary Craftsman architectural style are listed below:

- Exterior building buildings include stone, shingles, stucco, wood siding, and other natural-appearing materials;
- Expressive structural elements such as rafter, brackets, braces, and square or tapered columns featured on deep, broad porches;
- Shallow-pitched gable-ended roofs with deep overhangs; and
- Multi-paned windows with wood trim.

Examples of how the Craftsman architectural style may be applied to the single-family residential homes within SP 364 are provided on Figure IV-11a, *Craftsman Architectural Style* and Figure IV-11b, *Craftsman Architectural Details*. The visual graphic examples and accompanying descriptive text on Figure IV-11a, *Craftsman Architectural Style* and Figure IV-11b, *Craftsman Architectural Details* are the required elements that shall be provided on the Craftsman residential development constructed in SP 364. While these elements are required, some additional latitude may be provided to the developer, at the discretion of the Director of Planning, provided that they demonstrate that any other elements utilized are consistent with the Craftsman architectural style. The Craftsman architectural style may be applied to Garden Courts, Duplex Homes, Triplex Homes, Townhomes, and Stacked Flats provided proper application of all of the style elements as well as careful attention to scale and massing.

Section C. 3. (a-h) of this SP (Residential Criteria) discusses building mass and scale, building materials and colors, windows and doors, porches and balconies, columns and posts, garages, rear and side articulation/facade treatment, and roof materials and colors in an overall sense as it pertains to the residential development within SP 364. These criteria will also apply to the Craftsman architectural style.

However, additional criteria, specific to the Craftsman architectural style are listed below, and are contained Figure IV-11a, *Craftsman Architectural Style* Figure IV-11b, *Craftsman Architectural Details*. These elements shall be utilized for this style, and it will be up to the designer to implement these properly to achieve the greatest design possible.

#### Windows

- Multi-divisioned double-hung with wood trim
- Accent shutters on front elevations

### Doors

- Solid wood or wood with glass panels
- Windows adjacent to doors

### Porches and Balconies

- Covered front porch beneath main roof
- Tapered, square columns with wood, stone or brick

### Garages

- Corbels
- Light fixtures shall be located on the wall
- Garage doors shall be recessed a minimum of 6"
- Roll-up doors with windows
- Hardware to compliment lighting fixtures and architectural style

Figure IV-11a, *Craftsman Architectural Style*

Figure IV-11b, *Craftsman Architectural Details*

#### d. Monterey Architectural Style

The Monterey style is a revival of the Spanish Colonial houses of northern California that blends adobe construction with traditionally English shapes to create architecture that is typically characterized by simple house forms, relatively low-pitched hip or gable roofs, and wide overhangs. Shutters, balconies, verandas, and porches are indicative of the style and the first and second may have different cladding materials, with wood siding above and a stucco or brick veneer base below. Walls convey a thick appearance with recessed door and window openings set back into smooth wall planes. The use of arches, courtyards, patios, and colonnades enhance the theme. Monterey style houses always have a second-story balcony that is usually cantilevered and covered by the principle roof, and traditionally are not located above the living space. Details common to the Monterey style are listed below:

- Primary building materials include smooth stucco, wood siding, or brick veneer on the main body, and usually singled, flat, or barrel tile roof material;
- Simple wood posts and heavy beams with exposed wood corbels or rafters;
- Second-story cantilevered wood picket or wrought iron balcony; and
- Multi-paned windows paired with real or false shutters and large-scale chimneys.

Examples of how the Monterey architectural style may be applied to the single-family residential homes within SP 364 are provided on Figure IV-12a, *Monterey Architectural Style* and Figure IV-12b, *Monterey Architectural Details*. The visual graphic examples and accompanying descriptive text on Figure IV-12a, *Monterey Architectural Style* and Figure IV-12b, *Monterey Architectural Details* are the required elements that shall be provided on the Monterey residential development constructed in SP 364. While these elements are required, some additional latitude may be provided to the developer, at the discretion of the Director of Planning, provided that they demonstrate that any other elements utilized are consistent with the Craftsman architectural style. The Monterey architectural style may be applied to Garden Courts, Duplex Homes, Triplex Homes, Townhomes, and Stacked Flats provided proper application of all of the style elements as well as careful attention to scale and massing.

Section C. 3. (a-h) of this SP (Residential Criteria) discusses building mass and scale, building materials and colors, windows and doors, porches and balconies, columns and posts, garages, rear and side articulation/facade treatment, and roof materials and colors in an overall sense as it pertains to the residential development within SP 364. These criteria will also apply to the Monterey architectural style.

However, additional criteria, specific to the Craftsman architectural style are listed below, and are contained Figure IV-12a, *Monterey Architectural Style* Figure IV-12b, *Monterey Architectural Details*. These elements shall be utilized for this style, and it will be up to the designer to implement these properly to achieve the greatest design possible.

#### Windows

- Vertical multi-divisioned with wood or stucco trim
- Accent shutters used where appropriate

#### Doors

- Paneled wood to compliment the style
- Enhanced trim around doorways

### Porches and Balconies

- Cantilevered balcony
- Wood columns and wood or wrought iron railings

### Garages

- Corbels
- Light fixtures shall be located on the wall
- Projecting roof canopy or recessed from the plane of the adjacent wall surface by at least six inches (6")
- Doors shall be installed to have a minimum six-inch (6") recess from the frame to create a shadow line
- Horizontal lines stressed
- Hardware to compliment lighting fixtures and architectural style

Figure IV-12a, *Monterey Architectural Style*

Figure IV-12b, *Monterey Architectural Details*

### e. Prairie Architectural Style

The Prairie style is based on the architectural elements conceived by a group of architects in Chicago, Illinois, at the beginning of the 20<sup>th</sup> century, most notably Frank Lloyd Wright, under whom the Prairie School designs reached their apex. Echoing the uninterrupted horizontal lines of the American prairie, the style is usually characterized by: broadly pitched hipped roofs with deep overhangs; two stories in height with one-story wings; front porches with massive, square porch roof supports; and detailing, such as eaves, cornices, and facades, which emphasizes the horizontal. Stately, strong, and weighty proportions provide a massive, earthy feel. Details common to the Prairie style are listed below:

- Predominant building materials include stucco or wood siding with horizontal emphasis on the main body with brick, stone, or concrete block detailing, and flat tile or slate roofs in both light and dark shades of earth tones; and
- Windows are grouped in horizontal bands with vertical proportions.

Examples of how the Prairie architectural style may be applied to the single-family residential homes within SP 364 are provided on Figure IV-13a, *Prairie Architectural Style* and IV-13b, *Prairie Architectural Details*. The visual graphic examples and accompanying descriptive text on Figure IV-13a, *Prairie Architectural Style* and IV-13b, *Prairie Architectural Details* are the required elements that shall be provided on the Prairie residential development constructed in SP 364. While these elements are required, some additional latitude may be provided to the developer, at the discretion of the Director of Planning, provided that they demonstrate that any other elements utilized are consistent with the Prairie architectural style. The Prairie architectural style may be applied to Duplex and Triplex Homes provided proper application of all of the style elements as well as careful attention to scale and massing.

Section C. 3. (a-h) of this SP (Residential Criteria) discusses building mass and scale, building materials and colors, windows and doors, porches and balconies, columns and posts, garages, rear and side articulation/facade treatment, and roof materials and colors in an overall sense as it pertains to the residential development within SP 364. These criteria will also apply to the Prairie architectural style.

However, additional criteria, specific to the Prairie architectural style are listed below, and are contained Figure IV-13a, *Prairie Architectural Style* and IV-13b, *Prairie Architectural Details*. These elements shall be utilized for this style, and it will be up to the designer to implement these properly to achieve the greatest design possible.

#### Windows

- Vertically proportioned windows grouped with horizontal trim
- Ribbon windows arranged below the eave line

#### Doors

- Solid wood with glass panels
- Enhanced trim around doorways

### Porches and Balconies

- Covered front porches
- Heavy columns of brick, stone or tapered wood

### Garages

- Corbels
- Light fixtures shall be located on the wall
- Projecting roof canopy or recessed from the plane of the adjacent wall surface by at least six inches (6")
- Doors shall be installed to have a minimum six-inch (6") recess from the frame to create a shadow line
- Horizontal lines stressed
- Hardware to compliment lighting fixtures and architectural style

Figure IV-13a, *Prairie Architectural Style*

Figure IV-13b, *Prairie Architectural Details*

### 3. Residential Criteria

#### a. Building Mass and Scale

Building mass and scale are two of the primary design components used to establish appealing communities and personable neighborhoods. Controlling the mass of a building through design articulation of the building façades, rooflines, and vertical and horizontal planes effectively reduces the visual mass of a building. Mass and scale are important design considerations during the development of street friendly and pedestrian scale architecture, which will be used throughout SP 364. Attention to front yard setbacks, building types, and architectural styles will help to provide variation in the mass and scale of buildings. Every opportunity should be considered to improve the visual relationship between adjacent buildings.

1. The development of one-story elements along neighborhood streets and at street corners shall be designed to allow the residence to step back from a given edge and provides for a manageable scale.
2. A single-story architectural element within a two-story building shall be used to lessen the appearance of the building mass. In addition, a combination of one- and two-story building can be plotted to created variety in the streetscene.
3. Units located at street corners shall have the single-story portions of their mass plotted towards the exterior side yard. The offsetting of second story elements away from the property line is required, which improves the appearance of the front and side yards. To achieve this desired effect, the second-story should be set back in relation to the garage face below it.
4. Multi-family housing clusters shall also be sensitively sited in order to maximize views and respond to site opportunities and constraints. To avoid a “canyon effect” appearance, architectural articulation or a second-story setback shall be used to create visual interest between the two buildings.

#### b. Building Materials and Colors

Building materials and colors are important elements when used to achieve a true representation of a specific architectural style as depicted in Figures IV-9b through IV-13b, *Architectural Details*. The use of building materials and colors play a key role in developing community character and ambiance. The character and personality of a residential neighborhood is significantly affected by the composition of the materials and colors of the homes within it. Consideration must be given to selecting a variety of complimentary color and material palettes along any given street. A scheme of color values on all exterior elements shall be distinct from one house to the next, with deeper tones encouraged to promote variations. The selected architectural styles for SP 364 allow for a diversity of colors and materials.

1. Colors shall be as authentic to the style as possible when compared to the traditional color palette of the selected style.
2. Consideration shall also be given to colors available in the contemporary market. In general, acceptable materials and colors include:
  - Earth-toned colors.
  - Colors that appear indigenous to the environment.
  - Materials should also be indigenous in appearance to the environment, such as stone or stucco.

3. Material breaks, transitions, and termination shall produce complementary and clear definitions of separation, while maintaining a prescribed color and materials theme. This is especially important in changing from stucco and/or siding to masonry veneers Figure IV-14, *Material Breaks and Transitions*.
4. On contiguous lots, structures with the same or similar colors of stucco will not be permitted. This will avoid a monotonous appearance of multiple buildings of the same colors and tones.

Figure IV-14, *Material Breaks and Transitions*

**c. Windows and Doors**

As shown in Figures IV-9 through IV-13b, *Architectural Details*, window and door details are architectural components that carry a strong visual impact through their placement and design. The proportion of the windows and doors to the wall massing varies according to the architectural style chosen.

1. Entrances shall be clearly defined and inviting.
2. Window glass shall be inset from the exterior wall surface and/or provided with dimensional trim to provide a sense of depth.
3. The placement of windows is especially important on higher-density residences, and the privacy of adjacent residences should be considered when locating windows. Windows shall be staggered on adjacent homes to create a greater sense of privacy.
4. Window frames, mullions, awnings, and door frames are encouraged and should be color coordinated with the rest of a building. Architectural projections and recesses, such as pop-out windows and doors, shutters, and pot shelves, shall be used to achieve articulation and shadowing effects.
5. Front entries shall be articulated through the use of roof elements, porches, columns, arches or other architectural features.
6. Window details create an opportunity to provide contrasting trim colors. Multi-lite windows, clerestories, paned/side-lite doors, and shutters are encouraged where appropriate to the architectural style of the home.

**d. Porches and Balconies**

As shown in Figures IV-9b through IV-13b, *Architectural Details*, the incorporation of front porches and/or front and rear balconies as part of the architectural vocabulary is required for both aesthetic and practical reasons. Porches and balconies integrate indoor and outdoor living spaces, allow for elevated garden locations that provide light and air to the interior, and provide shelter. Porches and balconies break up large wall masses and reduce the scale of the house at the street and sidewalk edge. Along neighborhood streets, front porches add an element of personal scale and ambiance, where neighbors can socialize with one another.

1. The use of front porches with a minimum usable width of 5.0 to 6.0 feet is strongly encouraged along local and residential streets. This is an important design feature that is appropriate and shall be in proportion to the particular architectural style utilized.
2. A porch rail should be included to define the space and add architectural detail to the porch and the front elevation of the house. Railing shall be provided in accordance with the authenticity of the particular architectural style, as depicted on Figures IV-9b through IV-13b.

**e. Columns and Posts**

Columns and posts are important design components in many of the suggested architectural styles for SP 364, and are often signature elements of a particular style. Columns and posts, as appropriate to the respective architectural styles, are depicted on Figures IV-9b through IV-13b, *Architectural Details*.

1. These elements shall be incorporated as structural and aesthetic design elements and shall be dimensioned appropriately so that a solid and durable image is conveyed.
2. The scale and dimension of these elements will vary depending upon the architectural style and shall reflect the selected style when they are introduced in the design proposals.

**f. Garages**

In a society geared toward the automobile, the automobile's housing needs have come to be the predominant architectural element in many neighborhoods. To avoid this, SP 364 requires that garages do not detract from the overall appearance of the residence. To achieve an attractive streetscene, particular attention be given to the design, placement and orientation of garages in all residential neighborhoods, as shown in Figures IV-9b through IV-13b, *Architectural Details*. While maintaining an awareness of the contemporary market and the targeted market segment, every effort is expected to minimize the impact of the garage on the residential neighborhood.

1. Depending upon lot size, the following methods shall be utilized, to include, but not be limited to:
  - Side loaded, swing-in, or rear-loaded orientations.
  - Garage setbacks greater than the front yard living area setback.
  - Splitting garages on the opposite sides of the residence.
  - Rear of lot garage placement with driveway access from the front of the lot.
  - Tandem garages for third cars.
  - Garage door design considerations that include recessed doors, creative panel design, windows, and color.
  - A porte-cochere architectural element.
2. Garage doors are a major visual element and shall be simple in design.
3. Garage door design shall reflect a slightly recessed door and individual bays should be provided, which are offset and separated from one another. This will eliminate visually extensive garage door façades.
4. Three and two car garage configurations can be divided into two/one and one/one configurations to allow for entry courts and auto arrival courts.
5. Accent colors shall be used to compliment the architecture and provide visual variety along the streetscape.
6. Where provided, garage door windows should correspond to the window forms of the house.
7. Landscape vines and tree wells should be introduced to soften the visual impact of the garage door and accent the garage façade.

**g. Rear and Side Articulation/Facade Treatment**

The design consideration and treatment of the rear and side facades of residential buildings, particularly those facing onto community streets, parks, and open spaces, has become

recognized as an important element in the success of a community's visual character and environment.

1. For interior and side yards, it is desirable to create the appearance of increased building separation whenever possible. Problems occur when setbacks are not varied or when second story elements are not offset. These conditions allow little light to penetrate between buildings and create the effect of a "canyon" within the side yards. In many cases, side yard slopes result in both vertical and horizontal separation that is sufficient to mitigate this concern. Where side yard slopes do not exist, one or more of the following solutions shall include, but not be limited to:
  - Side elevations shall be varied by stepping back the second-story at the side yard. This allows more light to penetrate and gives architectural interest and variety to yards. This can also be achieved by offsetting the garage in relationship to the balance of the unit.
  - By providing single-story elements in the side-yard, such as a breezeway, porch, or single-story room off to the side of the structure that is only one-story in height, you create relief of the second-story massing.
  - Reducing the roof height over an interior volume will increase variety and light penetration to the side yards. On the interior, this could be a cathedral ceiling, which would enhance the interior as well.
2. All rear elevations required to have several enhancements to avoid the repetitious effect and avoid a monotonous visual appearance. Potential solutions to this issue are outlined below:
  - The overall look of an extensive row of residences shall be modified by enhancing elevation window trim and placement. Giving variety to the windows on the facades gives variety to the overall streetscape.
  - It is required to vary roof conditions from one building to the next through use of varied roof pitches and forms, different architectural styles, and varied lot setbacks.
  - By articulating the rear elevation plan form, variety is given to the overall appearance. Architectural projections, balconies and trellises, and varied elevations contribute to the articulation of the form.
  - Two-story homes that back to major roads shall have visible elements such as window trims, varied stucco applications, shutters and enhanced details.
3. All residential buildings that face an adjacent street shall have articulated elevations. Articulation should be achieved with porches, balconies, or bay windows, or other features appropriate to the architectural style of the building. Street facing elevations on attached products shall have additive or subtractive architectural elements to help break up the mass of the building facade. Examples of additive elements include dormer windows, porches, bay windows, exterior stairs and similar features. Examples of subtractive elements include carved openings, niches, recessed windows and doors and similar architectural design features.
4. In addition, two story homes shall include both one- and two-story elements as a part of their architectural design. For each floor plan, varying elevations shall be provided to create visual interest and a varied neighborhood street scene. Where similar floor plans of the same unit are located on adjacent lots, one shall be a reverse plan and different in elevation from the other of the same plan.

#### **h. Roof Materials and Colors**

As shown in Figures IV-9b through IV-13b, *Architectural Details*, the roofline of a house is a significant component of a building's composition when used to define a particular architectural style. It is important to choose the appropriate roof pitch, characteristics, and materials that are consistent and true to the selected architectural style.

1. A roof's composition shall allow for a clean interface with the building and the building façade.
2. The two elements should not be overbearing nor give the appearance of being disjointed or cut-up.
3. Varying roof pitches on the same building shall be avoided unless they are integral to the architectural style or extending over porches and balconies.
4. Roof materials and colors selected for an architectural style must reflect the elements that are typically used in that style. Roof colors should be soft and warm rather than bright and bold, thus avoiding an overpowering visual intrusion to the community's appearance and character.
5. Roof colors shall vary from one house to the next, and roofing materials shall be non-combustible.

#### **i. Accessory Structures**

1. Accessory structures (cabanas, storage sheds, etc.) shall have roofs of similar and/or compatible materials as primary/major structure.
2. It is not intended that guest houses or secondary dwelling units will be permitted within SP 364.
3. There is no minimum roof pitch required for accessory structures.
4. The design of accessory structures shall be compatible with the main structure through the use of architecture, fence connections and/or landscaping.
5. Recreational vehicles and trucks shall be stored in an enclosed area and out of view of any adjacent lot or road.
6. Solar panels, if used, shall be integrated into the roof design as an unobtrusive element. Panels are to be parallel to the roof plane and should be clear, bronze, or smoke colored plastic or glass.
7. To the greatest extent possible, solar panels, satellite dishes, and other similar roof-mounted mechanical equipment should be located away from front elevation street views.
8. Skylights can be incorporated into the roof design to provide natural light and passive solar energy. Frame color should blend with the surrounding roof color. Natural aluminum frames are not allowed.

## D. Mixed-Use Architectural Guidelines

The mixed-use area in PA1 is one of the primary focal points of the SP 364 community. This area combines residential, office, recreational and commercial uses to create a vibrant, interesting area with opportunities for shopping, entertainment and social interaction and further implement the County's vision of the Rural Village Overlay. Because the mixed-use area is such an important component of SP 364, careful consideration has been given to the architectural design guidelines. The ultimate overall theme of the mixed-use shall serve to further define and reinforce the fabric and motif of the prior developed portions of SP 364. A design manual shall be prepared along with the first use case, which will provide detailed examples of the concepts listed below. Lastly, a comprehensive pedestrian plan shall be developed in conjunction with this Use Case. Site Planning Design Guidelines are contained in Section IV.4.D.1, below. Architectural Guidelines, which serve to define the "Western Community" theme for the Project, are detailed in Section IV.4.D.2.

Standards, considered "form-based" have been discussed in Sections IV.C.1.h. and IV.C.1.i. (above) and are depicted on Figure IV-8, *Multi-Family Attached: Stacked Flats and Live/Work and Residential over Retail*. These standards are intended to ensure that proposed development within mixed-use area occurs in a manner that is consistent with SP 364's vision for building form, massing, architectural character, and the building's relationship to the street and public realm.

### 1. Site Planning Design Guidelines

These site planning guidelines for the mixed-use of the community are not intended to restrict taste or preference but are designed to avoid harsh contrasts and to foster harmony of development. For example:

- a. Within parking lots, all ingress and egress locations should be designed to reduce impacts on the existing circulation system.
- b. Large open parking lots should be divided into smaller, less imposing lots.
- c. Pad forward design shall be utilized when feasible.
- d. Ground floors of buildings adjacent to major streets should be placed adjacent to the street edge to encourage pedestrian activity.
- e. Free-standing buildings are encouraged to be grouped around a common focal point or design feature.
- f. Open areas should be large enough to be usable, but not so large as to appear empty. Fifteen feet to thirty feet is generally appropriate.

#### a. Streetscene

This portion of the community must provide adequate separation between parking and storefronts to allow for comfortable pedestrian spaces. The following concepts shall be incorporated into the mixed-use buildings and commercial retail stores:

- a. The distance along the face of the building should be varied to provide visual interest.
- b. Awnings shall be encouraged to promote interest and a human scale.
- c. Loading zones shall be site planned to avoid exposure to adjacent streets, highways and residential uses.
- d. Incorporating walls and fences can also be used to help screen areas.
- e. Exterior storage areas and trash enclosures shall be planned in such a manner to minimize the exposure of such elements to sensitive adjacent uses.

- f. Parking areas shall be planned in such a manner to allow for landscaping or low, decorative walls or a combination thereof. Where possible, buildings should be designed to separate service and delivery circulation from parking areas. Parking areas for commercial and residential uses shall be segregated.

### **b. Building Plotting Concepts**

Buildings should be oriented to take best advantage of arterial visibility. More pedestrian oriented uses shall be located within the boundaries of SP 364; whereas, more auto oriented uses may be located closer to the easterly portion of this PA, adjacent to SR 74. At a minimum, buildings located within the mixed-use area shall address a street or main drive lane, a required pedestrian path, a vertical landmark element, a small plaza or other focal point. Pad forward design shall be utilized when feasible. Where structures areas are adjacent to water, buildings and courtyards shall be oriented to maximize visual and physical access to water. Buildings will be designed to locate high activity uses, such as restaurants and entertainment facilities, adjacent to major pedestrian ways. Buildings shall be oriented toward activity centers, shopping and entertainment areas, and gathering spaces. Buildings shall frame the street/drive lanes with the front of the buildings located adjacent to the vehicular and pedestrian pathways.

Building masses should be articulated to avoid long straight building facades and create enclosed courtyards and pedestrian spaces where possible. Examples of ways to articulate mixed-use buildings and commercial retail stores are:

- a. Buildings should be designed to create smooth transitions in scale through the use of low and mid-rise building forms or through the use of terraced elevations.
- b. Arcades and trellises can be used to connect buildings and enclose courtyards.
- c. Vertical mass at residential edges should be minimized.

The mixed-use portions of the Project will be designed as a complementary addition to the overall theme established throughout the community, as conceptualized in Figures IV-15a-d, *Commercial and Mixed-Use Architecture*. This is discussed in further detail below in Section D.2.

The plotting of buildings shall take into account shade elements and maximize shade created by surrounding buildings. In addition, any development shall comply with the requirements set forth in Section IV.E.2, *Shade Standards*.

### **c. Vehicular Circulation/Parking**

Entry areas provide an open window orienting to a focal element of the development by providing distinguishing characteristics, including, but not limited to: enhanced landscaping, a monumentation, and textured paving, as sense of arrival at a unique place is firmly established. Positive public image features, i.e. water fountains or sculptural art, or dramatic landscape elements, i.e. tree masses, will be located at key focal points and will serve to enrich the character of the urban village. The exact number and locations of these items will be determined when the comprehensive plan is established with the Use Case.

- a. When planning the interior vehicular circulation and parking, a hierarchy should be developed to help with traffic flow; however, the top priority must be given to the pedestrian in the ultimate design. The needs of the pedestrian are further elaborated upon below.
- b. Adequate areas for maneuvering, loading, and emergency vehicle access shall be accommodated on site.
- c. Screening shall be provided for both aesthetic and functional (i.e., noise, odors) purposes.

Landscaping shall be incorporated to soften the impact of paved areas. This will be accomplished through the use of elements such as, but not limited to: shading, accents and other green elements.

- a. Parking aisles shall be oriented perpendicular to complexes to allow for easy pedestrian walkways to access shopping.
- b. Large parking lot areas should be divided into a series of smaller connected lots separated by additional landscaping.
- c. Low freestanding walls incorporating simple, tasteful signage with pilasters, balustrades, finials and other embellishments are desirable around and within the parking areas to provide an aesthetic and screening purpose.

Depending on the ultimate form of development within PA1, parking shall be provided in the form of on-street parking (lots, parallel parking stalls, and perpendicular or angled parking stalls). Off-street parking shall also be provided in the previously mentioned methods, but may also include garages or carports.

- a. Parking areas will be located to provide convenient access to commercial and office areas and minimize impacts to residential areas.
- b. Residential and non-residential parking shall be exclusive of one another.
- c. On-street parking should be oriented to the front of the buildings.
- d. Parking lots should generally be placed away from the street, preferably behind buildings.
- e. Parking areas should be arranged to minimize conflicts with commercial loading activities.
- f. If parking structures are used, the ground floor should be accessible to retail and other pedestrian-oriented uses.
- g. Parking structures shall be integrated into the mixed-use area to achieve function and an appropriate aesthetic.

#### **d. Pedestrian Circulation**

Different uses shall be interconnected by a strong pedestrian circulation system and interconnected by paseos, walkways and sidewalks, hardscape, and landscape. Parking shall not dominate the experience along any designated pedestrian path and off-street parking should be traversed by landscaped areas.

- a. Pedestrian access to and from PA1 is provided by sidewalks located along Streets "A", "B" and SR 74.
- b. Exact locations shall be determined at the Use Case stage of development and a comprehensive pedestrian plan shall be developed.
- c. Pedestrian access shall be provided between from any potential transit stops.
- d. Pedestrian crossing distances at driveways shall be minimized.
- e. Raised medians shall be used to separate ingress and egress lanes and pedestrian islands shall be required.
- f. Additionally, walkways shall meet the following minimum standards:
  1. Whenever possible, walkways should follow an alignment that connects building entries and should be at least 8.0 feet wide.
  2. Whenever connecting walkways pass through parking lots, these walkways should be at least 5.0 feet wide (excluding car overhangs) with trees planted at least every 36.0 feet.
  3. Walkways/pedestrian crossings should consist of special pavers or scored concrete with modules that generally should not exceed 3.0 feet in width, but may be allowed if included in final landscape design plans.

**e. Common Space Elements**

Site furnishings and details that enrich the appearance of the mixed-use area shall be provided. As an example, seating areas shall incorporate umbrellas within commercial areas or plazas. Other acceptable examples of detailing include the incorporation of many of the following elements: the use of pottery, tree grates, detailed lighting fixtures, and/or wrought iron embellishments. Accent colored canopies and unique business identification signs are also desirable. Outdoor seating areas are discussed in detail in Section D.3.g., *Plazas, Public Art, and Views*.

In addition, the following common space elements shall be integrated whenever feasible:

1. Prominent and/or unique architectural elements shall be positioned as the focal points in the development.
2. One and two-story building massing shall occur. False second-story elements can be incorporated to provide for variation in building massing and reinforce the enclosure of public spaces and plazas.
3. Consideration shall be given to locating the upper floor facades behind the setback from the first floor facade to provide relief in the building plane and provide for outdoor covered walkways, balconies, etc.
4. Accent materials such as stone and brick, accent colors, door and window details, and other architectural enhancements shall occur along the first floor/pedestrian level along all publicly visible facades.
5. Retail/commercial buildings fronting major public streets must have a high level of architectural detail and enhancement. Rear facades facing onto parking lots shall be enhanced to address the retail use/shop use within. Rear entrances to shops and pedestrian paseos passing through buildings from the rear parking lots shall be architecturally enhanced, easily visible and inviting.
6. Storefront signage is required along rear facades facing onto parking lots and/or public spaces (as well as front facades facing streets and plazas).
7. Substantial variations in massing shall include changes in height and horizontal plane.
8. Horizontal masses should not exceed a width: height ratio of 3:1 (i.e. shall not be longer and flatter) without a substantial vertical architecture element that either projects up or away from the building, such as a tower, bay, lattice, or other architectural feature.
9. Pedestrian friendly spaces and scale shall be incorporated. Outdoor seating areas, as discussed in 3.g. below shall be provided.
10. Building forms that vest and define visually interesting interior and exterior spaces shall be created where appropriate.
11. Different heights can be used to communicate different uses or shops.
12. Bay windows and stepped buildings also create added visual interest and relate directly to the pedestrian environment.
13. Awnings shall be encouraged to promote interest and a human scale.
14. Covered trellises, or shaded arcades, pergolas, porticos or overhanging eaves attractively connect varied masses and create a more comfortable experience along pedestrian routes.
15. Major building entries shall be emphasized with special massing and/or architectural treatment.
16. Higher tower elements or similar features are required at focal points, such as plazas, major entrances, or where walkways meet streets. They shall be at least 45 feet (45') tall and no more than 70 feet (70') tall. Cell towers shall be incorporated into the elements as much as feasible.
17. Large flat wall planes and the use of repetitive elements shall be avoided.

18. A range of roof forms and pitches shall be used to add visual interest to the community streetscape.
19. A mix of one- and two-story components shall be used along with the use of focal vertical elements where possible.
20. The use of natural materials (stone, slate, etc.) shall be incorporated to provide texture and scale to wall surfaces.
21. Material changes shall not occur at external corners, but shall occur at “reverse” or interior corners or as a “return” at least two feet from external corners.
22. Glass curtain wall construction and reflective glass are discouraged.
23. Building facades shall not be monotonous or have a flat, shadow-less appearance on any facade highly visible from a street or main gathering area.
24. Buildings shall be clustered to optimize open space and create areas for gathering places; highlight landscape amenities; and create effective pedestrian connections.
25. Structures, landscape, and hardscape shall be designed to create views into the commercial center establishing a sense of arrival.
26. Freestanding buildings shall be located close to the street to create an attractive and pedestrian friendly environment.
27. Primary pedestrian entries shall be clearly expressed or recessed by a sheltering element such as an awning, arcade, porch, pergola or portico.
28. Special architectural features, such as bay windows, decorative roofs and miscellaneous entry features may project up to three feet into front setbacks and public right-of-ways, provided that they are not less than 8.0 feet above the sidewalk.
29. No wall shall have a blank, uninterrupted length exceeding 30.0 feet without including one of the following: change in texture, change in plane, window (excluding clerestory windows and glass block), lattice, tree or equivalent element.
30. Facades that are visible from adjacent streets or walkways shall display even greater visual interest by using architectural elements that break up the massing of large buildings, such as windows, arcades, porticos, pergolas, and other architectural features.

## 2. Mixed-Use Architectural Style

The mixed-use and commercial retail portions of SP 364 shall be thematically and visually compatible with the overall community theme of “Western Community.” The “Mixed Use” in the Planning Area 1 of SP 364 contains integrated commercial, office, recreational, and residential uses. The mixed-use portions of SP 364 shall be designed as to resemble an older “Western Frontier” motif that will serve to reinforce the historic gold mine use of the Project site, and the overall theme established throughout the community, as conceptualized in Figures IV-15a-d, *Commercial and Mixed-Use Architecture*. Early towns in the western United States were usually established to support farming, ranching, or mining. The architecture that emerged consisted of simple and affordable buildings combined with lively storefronts, arcade, or gallery frontages. Common façade materials were wood, brick and stone, with heavy cornices and vertically oriented wood were common. Since the Project site was historically used for mining operations, the use of stone, recovered on-site, will be a common material for both architectural and landscape architecture elements. A design manual shall be prepared, along with the first plot plan, which will provide detailed examples of the concepts listed below.

Figure IV-15a, *Commercial and Mixed-Use Architecture*

Figure IV-15b, *Commercial and Mixed-Use Architecture*

Figure IV-15c, *Commercial and Mixed-Use Architecture*

Figure IV-15d, *Commercial and Mixed-Use Architecture*

### 3. Mixed-Use Criteria

#### a. Materials and Colors

A palette of materials and colors will provide character and identity for the mixed-use area. The natural or manufactured materials and colors used shall reflect the general theme established in the prior phases of SP 364. The following Guidelines shall be implemented:

1. Primary building colors shall use a combination of earth tones and light colors; bright colors shall be used sparingly.
2. Varied shades of colors shall be utilized to break up facades and should ideally feature darker-toned colors and materials at the base.
3. Accent colors and materials are acceptable if they are a complementary contrast with the surroundings and are used for creating interest.
4. Traditional materials, including stone, brick, concrete, precast concrete, metal, block, and stucco, shall be used creatively to provide a sense of permanence, as long as they support the Western Community theme.
5. The use of rock harvested from the site grading should be used to the greatest extent feasible.
6. The use of natural materials and textures as architectural accents is strongly encouraged.
7. High-quality and visually complementary manufactured materials also can be used for practical purposes (aesthetics, durability) and shall be of integral color of that specific material.
8. The following materials are strongly encouraged:
  - o Board and batten wood siding, with minimum 12 inches with 1" x 2" bats.
  - o Horizontal wood siding with horizontal "V" joint, horizontal channel joint shiplap with a minimum 3/8" channel, or beveled.
  - o Brick.
  - o Stone (retained from on-site).
  - o Adobe block (except for bearing walls).
  - o Vertical wood siding with wood battens.

#### b. Roof Forms and Materials

The following Guidelines shall be implemented within the mixed-use portion of SP 364 as they pertain to roof forms and materials:

1. All roof material shall ensure continuity in texture, color and character to the architectural styles.
2. Roof lines shall be articulated with shorter elements to reduce building mass.
3. Occasional sloped roof forms shall be introduced over special areas and special functions to create visual interest.
4. Designs should create interesting building masses by varying rooflines and by maximizing offsets to roof planes where possible.
5. Combining single-story elements with two-story elements is encouraged.
6. Flat roofs with parapet walls are acceptable but should also be used in combination with simple pitched gable, hip or shed roof forms.
7. Roofs or parapet walls should wrap around the portions of buildings that are visible from the public view. Wood shingles, composition roofing material, tile, slate, or painted metal seam roofs are acceptable.
8. Parapet walls shall utilize significant ornamental wood trim at the top, or utilize a heavily ornamented cornice.

9. Mechanical equipment on roofs shall be screened from view of highway, roadways with materials consistent with those of the building. The use of parapet walls is strongly encouraged. It is not required that roof materials be fully screened initially to the residences within PA2, 3, and 5, as they are considerably higher in elevation than the buildings in PA1. It is intended that the slopes/buffers will achieve the necessary screening over the long run.

**c. Storefronts, Windows and Doors**

The storefront on the ground floor is a key element in creating a successful pedestrian environment. The following Guidelines shall be implemented within the mixed-use portion of SP 364 as they pertain to storefronts, windows and doors:

1. Wooden sash windows with decorative pediment are recommended.
2. Storefront windows typically project out from wall surface and are multi-lite.
3. Second floor windows are typically wooden sash, double hung, traditional windows. Window shutters are optional.
4. The glazed area of the storefront should be between 70% and 80% of the ground floor façade.
5. The patterns of openings should correspond with the overall rhythm of the building and be in line with arcade and trellis openings.
6. Consideration should be taken to relate interior building design to pedestrian spaces through generous use of glazing in doors and windows.
7. Front doors and entrances to buildings shall be clearly defined and articulated by awnings, overhangs, and canopies and shall be easily recognizable from pedestrian and vehicular vantage points.
8. Other enhancements that are encouraged include: arched windows and doorways, decorative treatments, accent trim or tile at doorways, banded windows to emphasize the horizontal, glazing which follows roof pitch, canvas awnings with complementary accent colors, and wrought iron accents.
9. Silver or gold window or door frames, reflective glass or awnings, and metal awnings are all discouraged.

**d. Balconies and Handrails**

The incorporation of balconies and porches as part of the architectural style shall be provided for both practical and aesthetic value. The following Guidelines shall be implemented within the mixed-use portion of SP 364 as they pertain to balconies and handrails:

1. They shall be used to integrate indoor and outdoor spaces, as well as break up large wall masses, and offset floor setbacks.
2. Elements which will be allowed include, but not be limited to: covered porches and balconies, smooth stucco or wood, simple, clean, bold projections, wood trimmed details, veranda style balconies with open railings, and wrought iron railings.
3. Pipe railing is allowed, as long as it is demonstrated that it is consistent with the architectural style.

**e. Exterior Stairs**

Simple, clean, bold projections of stairways are encouraged to complement the architectural massing and form of the buildings. The following Guidelines shall be implemented within the mixed-use portion of SP 364 as they pertain to exterior stairs:

1. Stairways shall be constructed of wrought iron, or simple wood railing.
2. The use of clay tile or brick as tread, use of accent tile on riser, balustrades, and pilasters is encouraged.
3. Exposed, untreated metal railings and stairs are not permitted, if it is demonstrated that it is consistent with the architectural style.

**f. Columns**

The following Guidelines shall be implemented within the mixed-use portion of SP 364 as they pertain to columns:

1. Columns incorporated as a structural or aesthetic design element shall convey a solid, durable image as expressed through bold forms.
2. Columns may be used as a freestanding form or as a support for pedestrian links.
3. Columns should be made of materials such as simple square posts. Columns are typically 4" x 4" or 6" x 6" lumber which is decoratively shaped to depict a base, shaft and capital.
4. Decorative braced columns are recommended.
5. Exposed pipe columns and thin posts, such as metal pipe columns may be used if it is demonstrated that it is consistent with the architectural style.

**g. Plazas, Public Art, and Views**

Plazas serve as activity nodes and meeting places. In addition, plazas serve to enhance the overall character of the mixed-use area. The following Guidelines shall be implemented within the mixed-use portion of SP 364 as they pertain to plazas, public art and views:

1. Plazas are where high levels of pedestrian activity are expected. Such plazas shall be located adjacent to major entrances and food services such as delis, restaurants, coffee shops, and bakeries. These are the natural location for the plazas given the amount of anticipated pedestrian traffic. Reference Figure IV-16, *Plaza Examples*.
2. Plazas shall be used to draw attention to distinctive features such as entrances, public art, fountains, or plantings.
3. Building entries and windows should look onto plazas to enhance activity and security.
4. Outdoor seating, tables and umbrellas, public art, water features, landscaping, gazebos, public art, or other features are encouraged in plazas and should be consistent with the overall community theme. Reference Figure IV-17, *Outdoor Seating Area Examples* for more detail.

**h. Outdoor Lighting**

Lighting must be considered with the architectural theme (Prior to the approval of the first Use Case within this Planning Area, a master plan shall be developed and approved by the Planning Department. At this time, a specific architectural style shall be selected and approved), as well as for safety purposes. Lighting fixtures and standards can define the quality appearance of developments and help identify focal areas. Lighting shall comply with County of Riverside requirements. The following Guidelines shall be implemented within the mixed-use portion of SP 364 as they pertain to lighting:

1. All outdoor lighting (including spotlights, floodlights, electrical reflectors, and other means of illumination for signs, structures, landscaping, parking, loading, unloading, and

similar areas) shall be focused, directed, and arranged to prevent glare and illumination on streets or adjoining property.

2. Particular emphasis should be made when there is an interface between residential and non-residential uses. There should be a balance between safety, aesthetics and function.
3. Energy conservation, safety, and security shall be emphasized during the designing and siting of Project lighting. Low intensity, energy conserving night-lighting is preferred.
4. Light fixtures and standards shall be coordinated along public rights-of-way.
5. Light standards shall blend architecturally with buildings, pedestrian areas, other hardscape elements, and street furniture.
6. Parking lot lighting shall provide adequate illumination for the safety of visitors while minimizing glare into adjacent property and uses.
7. Parking areas shall use lighting standards and fixtures that are consistent with and a continuation of the character of the community.
8. Service area lighting shall be contained within the service yard boundaries and enclosure walls.
9. No light spillover shall occur outside the service area.
10. The light source shall not be visible from the street.
11. No freestanding lighting fixtures shall exceed 30 feet in height.
12. Non-decorative wall-pacs and light standards shall not be permitted.
13. Exposed neon shall not be permitted. All neon tubes shall be hidden from view.

Figure IV-16, *Plaza Examples*

Figure IV-17, *Outdoor Seating Area Examples*

**i. Walls and Fencing**

The following Guidelines shall be implemented within the mixed-use portion of SP 364 as they pertain to walls and fencing:

1. Low freestanding walls, incorporated throughout the mixed-use area, incorporating simple, signage with pilasters, balustrades, finials and other embellishments shall be provided. These shall be provided in areas to include, but not be limited to: parking areas, edge conditions and other appropriate areas.
2. Walls, except for walls used to enclose loading docks and trash enclosures, should not be more than ten (10) feet in height. They should be constructed of light colored stucco, concrete, or masonry.
3. Fences should be used only as part of gated areas or as an extension of walls.
4. Walls and fences surrounding commercial retail stores shall not prohibit pedestrian access from adjacent residential areas.
5. Chain-link fencing, chain link fencing with barbed wire, large blank and flat wall surfaces, and exposed untreated concrete block walls shall be prohibited as perimeter fencing.

**j. Service, Loading, and Equipment Areas**

The following Guidelines shall be implemented within the mixed-use portion of SP 364 as they pertain to service, loading and equipment areas in order to ensure that these functional site items are integrated with a sense and respect of the surrounding aesthetic:

1. Storage for supplies, merchandise, and similar materials shall be prohibited on the roofs of any buildings.
2. Merchandise, material, and equipment are not permitted to be stored to a height greater than any adjacent wall, fence, or building.
3. Service, loading, and storage areas shall be separated from pedestrian and private automobile circulation.
4. Service areas, loading docks, and equipment areas shall be screened from views either by locating these uses within a building or by screening them with landscaping, walls, fences, or other architectural treatments.
5. For screening of loading, service, and/or storage areas to be effective, a minimum treatment height of six feet is recommended.
6. Outdoor displays of inventory are acceptable for certain commercial retail stores. Any goods shall be placed in a manner that minimizes conflicts with pedestrians.

**k. Refuse Containers and Storage**

The following Guidelines shall be implemented within the mixed-use portion of SP 364 as they pertain to refuse containers and storage in order to ensure that these functional site items are also integrated with a sense and respect of the surrounding aesthetic and acknowledgement of the potential olfactory conflicts that may arise:

1. Residential and non-residential (commercial/office) trash facilities shall be separate and distinct.
2. Trash enclosures shall be located away from residential uses to minimize nuisance to adjacent properties.
3. Refuse enclosures and equipment shall be easily accessed by service vehicles with enclosures and equipment located within a building's facade or within a screened enclosure.

4. The enclosure's design shall reflect the architectural style of adjacent buildings and use similar, high-quality materials.
5. Landscaping or trellis work shall screen enclosures visible from a street or connecting walkway and shall be permanently maintained.
6. Cart storage areas shall be integrated within the initial building and site design.
7. Large freestanding enclosures or unscreened "cart corrals" are not encouraged but shall be allowed if they are constructed as a permanent structure and architecturally consistent with the district theme and include landscape treatment such as vines or planters.
8. Outdoor storage areas shall be located away from the street, behind or to the side of buildings.
9. Walls shall be used to screen stored materials.

### **I. Signage**

The signage plan for SP 364's mixed-use area is directed towards creating an aesthetically pleasing development. These Guidelines encourage a harmonious blending of architecture and signage on adjacent buildings throughout the mixed-use area. Artistic flexibility is allowed; however, signage shall maintain continuity and be of appropriate scale to the community as a whole, and reinforce the "Western Frontier" motif. Signs are a means to advertise and identify places, events, and businesses within SP 364. Well-designed signs are not only pleasing in appearance, but can enhance the economic value and accessibility of a shopping area.

#### **General Signage Guidelines**

A companion Master Signage Program (MSP) will be crafted and implemented by the master developer of SP 364 and will provide detailed standards and mandatory criteria to which all signage must conform. This MSP shall also be developed in conjunction with the overall Use Case for the mixed-use area. The following signage guidelines provide a general framework and guidelines for the proposed signage to occur within the mixed-use area of SP 364.

1. Sign types shall be limited to Project identification, company and building identification, direction, and temporary "for sale and lease" signs.
2. Signs should be designed to be complementary with and subordinate to the building they identify.
3. Signs shall not be permitted to project above any roofline.
4. Signs shall be compatible with the building in terms of color, material, and placement.
5. Building and company identification signs shall be low to the ground or attached to building facades.
6. All ground-mounted signs shall be well integrated into site landscaping. The exposed backs and sides of signs shall be architecturally treated to blend with the exterior character of the buildings.
7. Flags and banners can add significant interest and color to pedestrian ways with a minimum investment. Flags and banners should be made of durable cloth material and should be integrated into the overall planned sign program and architectural design of community in which they are located.
8. The MSP shall be consistent with the requirements of Ordinance No. 348.

## E. Landscape Design Guidelines

### 1. Community Design Theme

The Landscape Design Guidelines for SP 364 reinforce the community's theme of "Western Community." The Landscape Design Guidelines are intended to create a sense of identity that links together the variety of residential, commercial and recreational land uses proposed for development within SP 364. As demonstrated by Figure IV-18, *Conceptual Landscape Plan*, careful thought has been given to integrate the structural and aesthetic elements of a balanced community through the cohesion established by a comprehensive landscape design. Thematic elements shall assist in establishing the overall design theme for the SP 364. These major thematic elements include:

- Monumentation
- Streetscapes
- Edge Conditions
- Parks and Recreation
- Walls and Fences
- General Landscaping Requirements
- Plant Palette

These thematic elements will occur throughout the community and establish a common design vocabulary. Although architecture may change throughout the life of the community, landscaping materials will remain consistent and continue to mature. General design guidelines and design criteria for the community theme elements are contained in the sections that follow.

### 2. Shade Standards

In developed communities hardscape elements (walks, drives, streets, pedestrian support amenities, and various facilities) can produce a general rise in the normal temperature range commonly referred to as a heat island effect. This heat island effect can be mitigated through increasing the area of site shading. Shade coverage areas are provided for through the use of approved canopy tree plantings. Various tree species, while providing aesthetically pleasing views and a sense of place, also combat the heat island effect by providing shade coverage across parking lots, roads, walkways, and large facility hardscape areas. The amount of mitigated impact the heat island produces can be directly affected by the number of canopy trees planted within the community. Shade percentage will be achieved in accordance with Riverside County Ordinance 348 Section 18.12. It is anticipated that SP 364 will exceed these minimum shading requirements.

Figure IV-18, *Conceptual Landscape Plan*

### 3. Monumentation

To identify SP 364 and the individual neighborhoods, commercial and recreational areas within the community, a hierarchy of monumentation is provided, as described in the following text and exhibits. It is the intent of these monuments to identify SP 364, and to further contribute to a consistent theme within the overall design concept. Careful consideration has been given to the design of community entries, which is then carried out throughout SP 364. The design intent is to create distinctive visual entrances into the Project and to provide an entry statement emphasizing the community theme of “Western Community.”

The following monumentation complements and reinforces the general landscape theme, establishes the character of SP 364. The hierarchy of monumentation consists of Major, Secondary, Neighborhood, Commercial, Park and Trail. All of the monuments are comprised of a blending of similar hardscape materials, signage, and landscaping. Logos, type styles, and color schemes shall be consistent throughout SP 364, identifying as a distinct community that implements the County’s vision of a Rural Village Overlay.

#### a. Major and Secondary Entry Monumentation

The design theme for the entries in this development is consistent with the natural setting and the Rural Village Overlay theme for SP 364. Entries all share the same relative scale and mass to provide a constant element in their design. A uniform choice of materials for the entries will also provide a sense of design continuity. The signage in the community is intended to meet functional needs such as informational, way finding, and identification while also supplementing architectural, landscape, and urban design features in establishing a cohesive and textured Project design theme. The signage program will establish consistency and diversity.

Major Monumentation materials shall include wire mesh posts which are filled with rock that is retrieved/ retained from the grading operations at the Project site, and weathering metal posts, beams and signage as depicted in Figure IV-19, *Major Entry Monumentation*. This Major Entry Monumentation will be approximately fifteen feet (15’) in height and twenty feet (20’) across. The posts will have a thirty inch (30”) diameter cylinder.

The Secondary Entry Monumentation will be similar in design, yet have a lower scale/profile than the Major Entry Monumentation, as depicted on Figure IV-20, *Secondary Entry Monumentation*. This Secondary Entry Monumentation will be approximately eight feet (8’) in height and sixteen feet (16’) across. The posts will have a thirty inch (30”) cylinder.

#### b. Neighborhood Entry Monumentation

Neighborhood Entry Monumentation identifies the entrance(s) into distinct neighborhoods in SP 364. Though smaller in scale than both the Major and Secondary Entry Monumentation, the neighborhood entry reflects the same character and materials utilized in them as depicted in Figure IV-21, *Neighborhood Entry Monumentation*. This Neighborhood Entry Monumentation will be approximately seven feet (7’) in height and twelve feet (12’) across. The posts will have a twenty-four inch (24”) diameter cylinder.

Figure IV-19, *Major Entry Monumentation*

Figure IV-20, *Secondary Entry Monumentation*

Figure IV-21, *Neighborhood Entry Monumentation*

**c. Commercial Entry Monumentation**

Commercial Entry Monumentation identifies the entrances to the mixed-use area from Streets “A” and “B”. The Commercial Entry Monumentation reflects the same character and materials utilized in the other Entry Monumentation utilized throughout the SP 364, as depicted in Figure IV-22, *Commercial Entry Monumentation*. This Commercial Entry Monumentation will be approximately eight feet (8’) in height and sixteen feet (16’) across. The posts will have a thirty inch (30”) diameter cylinder.

**d. Park and Trail Monumentation**

Park and Trail Monumentation indicates entrances to the Community Park (PA4a), the mini-parks in PA3, and at key points along sidewalks and trails, Figure IV-23, *Park and Trail Monumentation* illustrates this concept. This Park and Trail Monumentation will be approximately six feet (6’) in height and twelve feet (12’) across. The posts will have a twenty-four inch (24”) diameter cylinder.

**4. Streetscape Landscaping**

Streetscape landscaping within SP 364 will respond to the surrounding natural environment in which it occurs. Street tree selection will be sensitive to the local climate the surrounding natural environment and overall design theme of the community, enhancing the appearance of commercial, residential and other community areas with distinct aesthetic accents.

The roads within SP 364 form a hierarchy in their layout. Their landscape character and setbacks reinforce hierarchy, with greater setbacks and landscaped medians on larger roads and slightly narrower setbacks on smaller roads, such as collector roads. The dimensions of the various road classifications within SP 364 are depicted in Figure II-1, *Vehicular Circulation Plan*.

Figure IV-22, *Commercial Entry Monumentation*

Figure IV-23, *Park and Trail Monumentation*

**a. SR 74 – Expressway (184' ROW) Streetscape**

SR 74 creates the Projects eastern boundary. SR 74 is designated as an Expressway with a maximum public right-of-way (r-o-w) of one hundred eighty-four feet (184'). This Expressway provides east/west access between Interstate 15 and Interstate 215. SR 74 is a TUMF facility and its ultimate implementation is under the jurisdiction of the Riverside County Transportation Commission. As a result, it is not anticipated that the developers of SP 364 will improve any portion of SR 74. Please reference Figure IV-24, *SR 74 – Expressway (184' ROW)*.

**b. Street “A” (north of Street “D”), Street “A” (between Streets “D” and “B”), and Street “B” (between Street “A” and SR 74) – Enhanced Local Street (66' ROW) Streetscape**

- Street “A” (north of Street “D”) (66' ROW): Street “A” (north of Street “D”) is located adjacent to PAs 1 and 2 and the northeastern boundary of SP 364. This street provides ingress/egress from SR 74. Street “A” is a local street that provides access to, and circulation within the Project. This street has a minimum public r-o-w of sixty-six feet (66'), with forty-four feet (44') of pavement, and an eleven foot (11') wide parkway on both sides of the street. At the main entrance of the Project, Street “A” is widened to 84' to allow for additional travel and turn lanes. This corresponds to County Road Standard 104 as depicted in County Ordinance No. 461.
- Street “A” (between Streets “D” and “B”) – Modified for Regional Trail (66' ROW): Street “A” (between Streets “D” and “B”) is located adjacent to the Community Park in PA4a and has residential lots that front onto it. As such, limited speeds are desired. In order to accommodate the posting of reduced speeds, the section is revised to reduce to forty feet (40') of pavement within the sixty-six foot 66' right of way. This street will also include a twenty-foot (20') Regional Trail adjacent to the park site. This corresponds to County Road Standard 104 as depicted in County Ordinance No. 461.
- Street “B” (between Street “A” and SR 74) – Modified for Regional Trail (66' ROW): Street “B” (between Street “A” and SR 74) is located at the southern portion of the community and accesses PAs 1 and 5, as well as, ingress/egress from SR 74. Street “B” (between Street “A” and SR 74) is a local street that provides access to, and circulation within, the Project. This street has a minimum public r-o-w of sixty-six feet (66'), with forty-four feet (44') of pavement, and an eleven foot (11') wide parkway on both sides of the street. This street will also include a twenty-foot (20') Regional Trail adjacent to the Community Center site in PA4b. This corresponds to County Road Standard 104 as depicted in County Ordinance No. 461.

**c. Streets “B” (west of Street “A”), “C,” “D,” and “E” – Local Street (56' ROW) Streetscape**

These are local streets that provide circulation within the Project. These streets have a maximum public r-o-w of fifty-six feet (56'), with thirty-six feet (36') of pavement, and a ten foot (10') wide parkway on both sides of the street. Please reference Figure IV-26, *Streets “B” (west of Street “A”), “C,” “D,” and “E” – Local Street (56' ROW)*.

**d. Local Streets (56' ROW) Streetscape**

These streets are located within the individual planning areas, but are not part of the circulation network as depicted on Figure II-1, *Vehicular Circulation Map*. These streets have a maximum public r-o-w of fifty-six feet (56'), with thirty-six feet (36') of pavement, and a ten foot (10') wide parkway on both sides of the street. Please reference Figure IV-27, *Local Street - 56' ROW Streetscene*.

**e. Cul-de-sacs (56' ROW) Streetscape**

Cul-de-sacs, as designed within the Project will have a maximum public r-o-w of fifty-six feet (56'), with thirty-six feet (36') of pavement, and a ten foot (10') wide parkways on both sides of the street. Please reference Figure IV-28, *Cul-de-sac Streetscape*.

**f. Private Drives**

Private Drives consist of a 24-foot to 30-foot right-of-way and provide access to garages.

Figure IV-24, *SR 74 – Expressway (184' ROW) Streetscape*

Figure IV-25, *Street “A” (north of Street “D”), Street “A” (between Streets “D” and “B”), and Street “B” (between Street “A” and SR 74) – Enhanced Local Street (66’ Row) Streetscape*

Figure IV-26, *Streets "B" (west of Street "A"), "C," "D," and "E" – Local Street (56' ROW) Streetscape*

Figure IV-27, *Local Street (56' ROW) Streetscape*

Figure IV-28, *Cul-de-sac Streetscape*

**g. PA1 Mixed Use – SR 74 Edge Condition**

Instances where the mixed-use area (PA1) abuts SR 74 are depicted in Figure IV-29, *PA1 Mixed Use – SR 74 Edge Condition*. PA1 will be typically separated from SR 74 by building adjacent landscaping, a parking lot, on-site landscaping, landscaped parkways and walkways. Additional landscaping is proposed beyond that included in the right-of-way. Parking lots shall be screened by landscaping. A 3 rail fence shall be installed to integrate these areas into the overall community aesthetic. Landscaping shall include trees, shrubs and groundcover.

**h. PA1 Mixed Use – PA3 Medium High Density Residential Edge Condition**

Instances where the mixed-use area (PA1) meets the Medium High Density Residential (PA3) are depicted Figure IV-30, *PA1 Mixed Use – PA3 Medium High Density Residential Edge Condition*. They are typically separated by building adjacent landscaping, a parking lot and a slope going up to the rear of the residential lots. A more than adequate buffer has been provided between the residences and the mixed-use area as a result of the slope which will provide a change in elevation between the two uses and a slope trees to further soften and screen the interface between the two different uses. Landscaping shall include trees, shrubs and groundcover.

**i. PA1 Mixed Use – PA2 Very High Density Residential Edge Condition**

Instances where two potential residential communities (or a mixed-use and residential community in PA2) are separated by a community corridor are depicted in Figure IV-31, *PA1 Mixed Use – PA2 Very High Density Residential Edge Condition*. These uses will be separated by Street “A” which has landscaped parkways on both sides of the street. On the PA2 side of Street “A” the parkway is further by a view fence, additional landscaping and the on-site parking for PA2. This will provide an adequate separation between these uses and also provide an appropriate setback from Street “A”. Landscaping shall include trees, shrubs and groundcover.

**j. PA2 Very High Density Residential – Adjacent Residential Edge Condition, Northern**

Instances where the Very High Density Residential are located adjacent to existing residential uses to the north of SP 364 are depicted in Figure IV-32, *PA2 Very High Density Residential – Adjacent Residential Edge Condition, Northern*. The residential areas are typically separated by landscaping, parkway and sidewalk, Street “C” (which will serve for emergency access only) a parkway and sidewalk, as well as a landscaped slope and/or detention basin. Landscaping shall include trees, shrubs and groundcover.

**k. PA2 Very High Density Residential – Adjacent Residential Edge Condition, Eastern**

Instances where the Very High Density Residential are located adjacent to existing residential uses to the east of SP 364 are Figure IV-33, *PA2 Very High Density Residential – Adjacent Residential Edge Condition, Eastern*. The residential areas are typically separated by landscaping and a block wall for privacy purposes.

Figure IV-29, *PA1 Mixed Use – SR 74 Edge Condition*

Figure IV-30, *PA1 Mixed Use – PA3 Medium High Density Residential Edge Condition*

Figure IV-31, *PA1 Mixed Use – PA2 Very High Density Residential Edge Condition*

Figure IV-32, *PA2 Very High Density Residential – Adjacent Residential Edge Condition, Northern*

Figure IV-33, *PA2 Very High Density Residential – Adjacent Residential Edge Condition, Eastern*

**I. PA2 Very High Density Residential – PA3 Medium High Density Residential Edge Condition**

Instances where very high density residential uses are separated from a medium high density residential condition are depicted in Figure IV-34, *PA2 Very High Density Residential – PA3 Medium High Density Residential Edge Condition*. A more than adequate buffer has been provided between the residences and the very high density residential area as a result of the slope which will provide a change in elevation between the two uses and a slope trees to further soften and screen the interface between the two different uses. Landscaping shall include trees, shrubs and groundcover.

**m. PA3 Medium High Density Residential – PA6 Open Space Edge Condition**

Instances where medium high density residential uses are separated from the Project natural open space in a flat/on-grade situation are depicted in Figure IV-35, *PA3 Medium High Density Residential – PA6 Open Space Edge Condition*. A view fence and/or wall shall be located between the two uses. The plant palette will include non-invasive species adjacent to the open space.

**n. PA3 Medium High Density Residential – PA4a Community Park Edge Condition**

Instances where medium high density residential uses are located across from the Community Park (PA4a) are depicted in Figure IV-36, *PA3 Medium High Density Residential – PA4a Community Park Edge Condition*. The medium high density residential areas are typically separated from the Park by Street “A” and the associate sidewalk and parkway on both sides of this Street. It is anticipated that the medium high density homes will face Street “A” and the Community Park. In addition, beyond the parkway on the PA4a side of Street “A”, the Project’s Regional Trail – In Urban Area and the Park amenities will be provided. Landscaping shall include trees, shrubs and groundcover.

**o. PA3 Medium High Density Residential – Mini-Park “A” Edge Condition**

Where medium high density residential use is located adjacent to Mini-Park “A” is depicted in Figure IV-37, *PA3 Medium High Density Residential – Mini-Park “A” Edge Condition*.

Figure IV-34, *PA2 Very High Density Residential – PA3 Medium High Density Residential Edge Condition*

Figure IV-35, *PA3 Medium High Density Residential – PA6 Open Space Edge Condition*

Figure IV-36, *PA3 Medium High Density Residential – PA4a Community Park Edge Condition*

Figure IV-37, *PA3 Medium High Density Residential – Mini-Park “A” Edge Condition*

**p. PA3 Medium High Density Residential – 200' Electrical Easement Edge Condition**

Instances where medium high density residential are adjacent to the 200' Electrical Easement are depicted in Figure IV-38, *PA3 Medium High Density Residential – 200' Electrical Easement Edge Condition*. It is anticipated that a block wall will be used to separate these uses to provide security and privacy to the residents. Any landscaping will be planted at the discretion of the homeowner in their rear yard.

**q. PA5 Medium Density Residential – Adjacent Residential Edge Condition**

Instances where medium density residential uses are adjacent to existing/proposed residences to the south are depicted in Figure IV-39, *PA5 Medium Density Residential – Adjacent Residential Edge Condition*. A more than adequate buffer has been provided as a result of a slope which will provide a change in elevation between the two uses and a slope trees to further soften and screen the interface between the two different uses. A block wall will be placed at the rear of the medium density residential uses to provide security and privacy to the residents. Landscaping shall include trees, shrubs and groundcover.

**r. PA5 Medium Density Residential – PA4a Community Park Edge Condition**

Instances where the medium density residential abuts the Community Park are depicted in Figure IV-40, *PA5 Medium Density Residential – PA4a Community Park Edge Condition*. A more than adequate buffer has been provided as a result of a slope which will provide a change in elevation between the two uses and a slope trees to further soften and screen the interface between the two different uses. A view fence be placed at the rear of the medium density residential uses to provide privacy and views to the residents. Landscaping shall include trees, shrubs and groundcover.

**s. PA5 Medium Density Residential – PA6 Open Space Edge Condition**

Instances where the medium density residential abuts Open Space (PA6) are depicted in Figure IV-41, *PA5 Medium Density Residential – PA6 Open Space Edge Condition*. A more than adequate buffer has been provided as a result of a slope which will provide a change in elevation between the two uses and a slope trees to further soften and screen the interface between the two different uses. A block wall and/or view fence will be placed at the rear of the medium density residential uses to provide security and privacy to the residents as well as views (when applicable). The plant palette will include non-invasive species adjacent to the open space.

Figure IV-38, *PA3 Medium High Density Residential – 200' Electrical Easement Edge Condition*

Figure IV-39, *PA5 Medium Density Residential – Adjacent Residential Edge Condition*

Figure IV-40, *PA5 Medium Density Residential – PA4a Community Park Edge Condition*

Figure IV-41, *PA5 Medium Density Residential – PA6 Open Space Edge Condition*

## 5. Recreational Amenities

A variety of recreational opportunities will be afforded within SP 364. These are depicted on Figure IV-42, *Community Park*, Figure IV-43a, PA3 Mini-Parks “A”, “B”, “C” and “D” Figure IV-43b, PA3 Mini-Park “E”, and Figure IV-44, *PA2 Private Recreation Area*. Outdoor recreation experiences will be promoted through the development of quality parks and trails. Community lifestyle needs have been anticipated with a variety of recreation experiences which are provided by a Community Park, mini-parks, a private recreation area, as well as an on-site trails network.

### a. Community Park

A Community Park, PA4a, is centrally located within SP 364 and contains both active and passive recreational opportunities to SP 364 residents and the community at large. Amenities within the Community Park shall include, at a minimum: a recreation area with bathroom, pool and spa, 2 ½ court basketball courts, a two covered tot lot, restroom facilities, shaded picnic areas, dog parks (one for large dogs, one for small dogs), a water splash play area, a waterfall, pond and creek, rock scramble, and open turf areas. Additional facilities are encouraged beyond the previous list of required items for the Community Park. Conceptual plans for the Community Park is depicted on Figure IV-42, *Community Park* and typical amenities are shown on Figure IV-42a, *Community Park - Features*.

### b. Community Center

A Community Center, with horse trailer parking, will be located in PA4b. It is anticipated that a building, approximately 3,000 square feet in area, as well as parking and landscaping shall be provided in this PA. The Community Center building shall utilize the same architecture as the Mixed-Use Area (PA1). A conceptual plan for the Community Center is depicted on Figure IV-42b, *Community Center*.

### c. PA3 Mini-Parks “A”-“E”

The mini-parks are located within PA3 and will connect to PA4a via walkways. These Parks, at a minimum, shall include, but not be limited to amenities such as: a covered tot lot and may include shaded seating areas, open play areas, bar-b-que areas, picnic tables and pathways. It is the intent of the mini-parks to provide both recreational opportunities to all residents of SP 364, as well as alternative pedestrian linkages throughout the community; connecting to the open space areas both on – and off-site. As stated above, additional facilities are encouraged beyond the previous list of required items in the mini-parks. A conceptual site plan for park amenities is depicted on Figures IV-43a, *PA3 Mini-Parks “A”, “B”, “C”, and “D”* and IV-43b, *PA3 Mini-Park “E”*.

### d. PA2 Private Recreation Area

A private recreation center will be located in PA2 and will serve the residents of the multi-family development within this PA. If any residential units are to be located within PA1, this private recreational center will also be for use of these residents. The private recreation center may contain the following amenities: private recreation center building, pool complex, active and passive play areas, parking areas and picnic facilities. A conceptual site plan for park amenities is depicted on Figure IV-44, *PA2 Private Recreation Area*.

**e. Interpretive/Overlook Area, Mountain Bike Trails**

An Interpretive/Overlook Area shall be located in PA6, as depicted on Figure II-3, *Non-Vehicular Circulation Plan*. This Overlook/Interpretive Area will provide a scenic resting place for those using the trails in PA6. The Overlook/Interpretive Area will also include plaques, which will contain historic information about the Good Hope Mine. The details of the Interpretive/Overlook Area are depicted on Figure IV-45, *PA6 Interpretive/Overlook Area*. The Interpretive/Overlook Area will contain, at a minimum:

- A 20' x 20' shade structure, with 24" diameter cylinders and a WWM roof.
- A minimum of three (3) interpretive signs composed of a 3' high rock cylinder and a pre-manufactured steel sign.
- Four (4) picnic style tables.
- Two (2) benches.
- Decomposed Granite (D.G.) surface.

Mountain bike trails, featuring pump track elements, shall also be provided in PA6. A pump track is a looping trail system of dirt berms and "rollers" (smooth dirt mounds for pumping) for bicycling without the rider pedaling. The name comes from the pumping motion used by the cyclist's upper and lower body as they ride around the track. The purpose of a pump track is to use this pumping motion to maintain speed around the track without pedaling.

Figure IV-42, *Community Park*

Figure IV-42a, *Community Park- Features*

Figure IV-42b, *Community Center*

Figure IV-43a, *PA3 Mini-Parks "A", "B", "C", and "D"*

Figure IV-43b, PA3 Mini-Park “E”

Figure IV-44, *PA2 Private Recreation Area*

Figure IV-45, *PA6 Interpretive/Overlook Area*

**f. Trails and Sidewalks**

As illustrated on Figure II-3, *Non-Vehicular Circulation Plan*, a comprehensive trail system is planned within the community and connects residential neighborhoods to the parks, recreational areas, mixed-use area and off-site existing and proposed trails. There are two types of Regional Trails – Urban and Open Space. Regional Trails are located within PA4a, PA4b, 5, PA6, and PA7, and connect off-site at the southeastern and northwestern portions of the Project.

A Community Trail, primarily located within PA6, is intended to encourage pedestrian activity throughout SP 364 and provide access to the open spaces and Regional Trails. The Community Trail also provides access off-site at the northern portion of the Project. The Community Trail will be constructed with a hard surface trail material, such as stabilized Polypavement, a natural soil stabilizer that is softer than concrete but impervious to erosion.

Mountain bike trails, featuring pump track elements, will also be provided in PA6.

Sidewalks are provided along community roadways and connect to Regional and Community Trails in most conditions. Sidewalks are 5 feet in width. Sidewalks consist of hard surface trail material or concrete surfaces for pedestrian use. The variety of trails offered within SP 364 is intended to facilitate high levels of activity and provide for a healthy and accessible community.

All trails, with the exception of those within PA's 6 and 7 shall be lighted at nighttime by a combination of varying heights of lighting fixtures Figure IV-46, *Trail Lighting Fixtures*. Trail lighting fixtures shall be subject to the following criteria:

1. Heights of fixtures shall be appropriate for the setting (i.e., lower height light standards in light sensitive areas such as adjacent to open space);
2. Lighting shall be pointed away from light sensitive areas;
3. Lighting shall be located per Riverside County Sheriff's Department standards for illumination;
4. Lighting shall be located at decision points along the trail; and
5. Materials shall include rock recovered from the grading operations on site.

**6. Community Walls and Fences**

Community walls and fences, as illustrated on Figure IV-47, *Conceptual Wall and Fence Plan*, Figure IV-48a, *Wall and Fence Elevations (1)*, and Figure IV-48b, *Wall and Fence Elevations (2)* will be predominantly located around the perimeter boundaries of each residential planning area where interfaces with natural open space, roads, parks, or off-site land uses occur. The walls and fencing within SP 364 are major visual elements and have been carefully designed to complement the overall theme. A strong cohesive appearance is achieved through the use of "community walls" and general overall wall guidelines. The walls and fencing will be easy to maintain and provide a durable, long-term edge. Block walls will be located where either noise attenuation or privacy is needed. View fencing shall be provided in instances where privacy can be met, yet view potentials can be realized.

Community walls and fences shall be designed as an integral component and extension of the building design and surrounding landscape. Periphery walls can be integrated into the adjacent structure and extended into the landscape to help integrate the building into its environment. Walls and fences shall be constructed of materials, colors, and textures that are similar and harmonious with the architecture. Particular importance shall be given to railing and cap details. Walls and fences may be offset occasionally to avoid visual monotony. Pilasters shall be

provided at property lines and at breaks between public and private spaces where walls or fences are provided, but at a minimum, at least every 200'. Interior fencing and block walls on residential lots shall be used to define the limits of property ownership, as well as for the creation of exterior privacy.

Figure IV-46, *Trail Lighting Fixtures*

Figure IV-47, *Conceptual Wall and Fence Plan*

Figure IV-48a, *Wall and Fence Elevations (1)*

Figure IV-48b, *Wall and Fence Elevations (2)*

## 7. General Landscape Requirements

### a. Energy Efficiency

This section of the Design Guidelines serves to highlight elements in the site planning, design and construction phases of SP 364 that can be implemented to achieve a standard of energy efficient performance which is both desirable for the homeowner, the environment, and builder/developer as it relates to landscaping.

The following have been selected based on their ease of applicability and implementation during the design and construction phases, marketability and/or desirability potential to the home buyer, and cost incentive factors to both the builder and homeowner in order to maximize energy efficiency and maximize water quality and conservation.

#### **Goal #1: Maximize Energy Efficiency**

##### During Landscaping:

1. During the summer months, tall deciduous trees sited along the southwest and west of a residence provide shade and protect the home from solar heat gain keeping the outdoor surroundings cool. During winter, leaves drop off allowing winter sun to shine through to heat the home passively. The result is less reliance on mechanical heating and cooling systems. Where practical, place tall, deciduous trees to the southwest and west (as well as east) sides of the house to block hot afternoon summer sun.
2. Non-permeable materials used as ground covering absorb and trap the sun's heat, contributing to the increase in the average daily temperature surrounding the home. Permeable materials cut down on the amount of heat absorbed and re-radiated from the surface. Use of permeable materials prevents additional solar heat gain surrounding the home and reduces reliance on mechanical cooling systems. Reduce the amount of non-permeable surface on each lot to the maximum extent possible.

#### **Goal #2: Maximize Water Quality and Conservation**

##### Landscape Considerations:

1. Drought tolerant and native plants are required as part of the plant palette.
2. Different types of plants have different watering and maintenance needs. A zoned irrigation system delivers the appropriate amount of water to the appropriate landscaping zone as needed. Use a drip irrigation system and/or zoned irrigation system with a rain sensor shut-off feature. The shut-off feature prevents unnecessary irrigation during rain.
3. Consider Xeriscape Figure IV-49, *Xeriscape Examples* landscape treatments instead of lawns. Where lawns or gardens are proposed, incorporate retention grading and/or construct as a swale to allow for maximum retention and control of stormwater flows.

*Design Considerations:*

1. If a pool is provided in a common recreation area, install a pool filtration with zero water backwash system to reduce and possibly eliminate the need to drain the pool.
2. Install the following in-home features to reduce water usage:
  - Low-flow toilets.
  - Horizontal access washing machines.
  - Low-flow showerhead and faucet aerators.

Figure IV-49, *Xeriscape Examples*

**b. Irrigation**

Irrigation Point of Connection Master Plans will begin to be created during the tentative map process as grading, lot configuration and maintenance responsibility begins to be more precise and will act as coordination mechanisms between the landscape architect, civil engineer, dry utility consultant, utility provider, and water district through the construction document process.

All common irrigation areas shall be capable of being operated by a computerized irrigation system which includes an onsite weather station/ET gage capable of reading current weather data and making automatic adjustments to independent program run times for each irrigation valve based on changes in temperature, solar radiation, relative humidity, rain and wind. In addition, the computerized irrigation system shall be equipped with flow sensing capabilities, thus automatically shutting down the irrigation system in the event of a mainline break or broken head. These features will assist in conserving water, eliminating the potential of slope failures due to mainline breaks and eliminating over watering and flooding due to pipe and/or head breaks.

All landscaped areas shall be watered with a permanent underground irrigation system.

**c. Maintenance Responsibility**

Maintenance responsibility may consist of a variety of County and association types such as lighting assessment districts, business, recreation and commercial associations as well as private homeowners-associations. Master Plans defining ultimate maintenance responsibility will be created more precisely, focusing on each phase during the tentative map process as grading and lot configuration begins to be more precise.

All landscape areas shall be maintained in accordance with the best industry standards for professional landscape maintenance. Such maintenance shall include watering, fertilization, mowing, edging, pruning, trimming, herbicide programming, pesticide programming, clean-up and other on-going seasonal programmed maintenance functions. Replacement of dead or diseased plant materials originally approved shall be accomplished on a routine basis. Irrigation systems shall be routinely inspected, repaired and maintained in an operating condition at all times. All walks shall be kept routinely free of litter and debris.

**d. Outdoor Lighting**

A master plan for street lighting will be created at the tentative map level for each phase of the Project and coordinated with the appropriate governing agencies. All streets and commercial developments in SP 364 shall have uniform lighting standards with regard to style, materials, and colors in order to ensure consistent design. Lighting fixtures shall be well integrated into the visual environment. Styles shall be selected that are complimentary to the overall Project theme of "Western Community." Reference Figure IV-50, *Outdoor Lighting* for more detail.

Figure IV-50, *Outdoor Lighting*

**e. Signage**

For conceptual thematic signage and monumentation refer to previous figures within SP 364. Ultimate signage and monumentation locations will be established during the tentative map process as grading and lot configuration begins to be more precise. Within the tentative map process, lot configuration related to monument features and special signage will be coordinated with the appropriate governing agencies.

**f. Mailboxes**

Once construction documents are underway, a mailbox master plan will be created and coordinated with the United States Postal Service, identifying type and location of mailbox structures. Figure IV-51, *Typical Mail Boxes*. Style elements for the arbors shall include, but not be limited to: earth tones, pedestrian scale and massing, and planted with vines which are listed on the Project Plant Palette, Table IV-1, Plant Palette.

Figure IV-51, *Typical Mail Boxes*

**8. Plant Palette**

The intent of these guidelines is to provide a simple plant palette that complements and enhances the thematic setting for the community. In addition, this plant palette has been selected for the plants' appropriateness to climatic conditions, soil conditions, surrounding natural environment conditions and concern for maintenance and water conservation.

Plant selection for specific areas of the community shall have similar cultural requirements so that irrigation can be designed to minimize water use and plant material can thrive under optimal conditions. This plant palette is derived from the Riverside County California Friendly Plant List. This plant palette is a representative list of plant species from which selections will be made in future design processes. The selection of additional species from the California Friendly Plant List that meet the above criteria may also be considered. Table IV-1, Plant Palette, provides a list of the acceptable plant materials within SP 364. The Street Tree plan is depicted as Figure IV-52, *Street Tree Plan*.

Figure IV-52, *Street Tree Plan*

Table IV-1  
Plant Palette

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	REMARKS	WATER USE
	TREES:						
	ACA. STE.	ACACIA STENOPHYLLA	SHOESTRING ACACIA	15 GAL.	-	DOUBLE STAKE / HEIGHT 8-10', SPREAD 3'-4' MIN.	
	ARB. MAR.	ARBUTUS MARINA	ARBUTUS	24" BOX	-	DOUBLE STAKE / HEIGHT 8-10', SPREAD 3'-4' MIN.	L
	CHI. TAS.	CHITALPA TASHKENTENSIS	FLOWERING CHITALPA	15 GAL.	-	PLANT PER DETAIL - 36" BOX SIZE EQUIVILANT	L
	LAG. F. 'T.'	LAGERSTROEMIA FAUERI 'TUSCARORA'	RED CRAPE MYRTLE	24" BOX	-	DOUBLE STAKE / HEIGHT 8-10', SPREAD 3'-4' MIN.	L
	PLA. A. 'B.G.'	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	24" BOX	-	DOUBLE STAKE / HEIGHT 8-10', SPREAD 3'-4' MIN.	L
	PYR. C. 'B.'	PYRUS CALLERYANA 'BRADFORD'	BRADFORD FLOWERING PEAR	24" BOX	-	DOUBLE STAKE / HEIGHT 7-8', SPREAD 2'-3' MIN.	M
	QUE. AGR.	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	-	DOUBLE STAKE / HEIGHT 8-10', SPREAD 3'-4' MIN.	M
	ULM. P. 'T.G.'	ULMUS PARVIFOLIA 'TRUE GREEN'	CHINESE EVERGREEN ELM	24" BOX	-	DOUBLE STAKE / HEIGHT 8-10', SPREAD 3'-4' MIN.	L
	WAS. FIL.	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	10' B.T.H.	-	PLANT PER SPECIFICATION	L
	SHRUBS:						
	CEA. G. 'H.'	CEANOTHUS GRISEUS 'HORIZONTALIS'	CARMEL CREEPER	1 GAL	-	FULL & BUSHY @ 5' O.C.	L
	DIE. VEG.	DIETES VEGETA	FORTNIGHT IRIS	5 GAL	-	FULL & BUSHY @ 3' O.C.	M
	HET. ARB.	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	-	FULL & BUSHY @ 5' O.C.	L
	IRI. DOU.	IRIS DOUGLASIANA	DOUGLAS IRIS	1 GAL	-	FULL & BUSHY @ 3' O.C.	L
	MYO. PAR.	MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	1 GAL.	-	TRIANGULAR SPACING @ 5' O.C.	L
	LAV. S. 'O.Q.'	LAVANDULA STOECHAS 'OTTO QUAST'	SPANISH LAVENDER	5 GAL	-	FULL & BUSHY @ 3' O.C.	L
	PHO. FRA.	PHOTINIA FRASERI	PHOTINIA	5 GAL	-	FULL & BUSHY @ 5' O.C.	M
	CAL. V. 'L.J.'	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	-	FULL & BUSHY @ 3' O.C.	L
	ROS. 'C.C. R.'	ROSA 'GREEN CARPET RED'	RED GREEN CARPET ROSE	5 GAL	-	FULL & BUSHY @ 3' O.C.	M
	SAL. GRE.	SALVIA GREGGI	AUTUMN SAGE	5 GAL	-	FULL & BUSHY @ 3' O.C.	L
	RHU. OVATA	RHUS OVATA	SUGAR BUSH	5 GAL	-	FULL & BUSHY @ 5' O.C.	L
	VINES:						
	FIC. REP.	FICUS REPENS	CREEPING FIG	5 GAL	-	ATTACH TO WALL	M
	LAWN:						
	FES. ARU.	FESTUCA ARUNDIACEA	WATERSAVER 2 FESCUE	SOD	AS REQ'D.	INSTALL PER SPECIFICATIONS	H
	MULCH & GROUND COVER:						
	WOOD MULCH	FOREST BLEND WOOD MULCH	MEDIUM GRIND WOOD MULCH	3" MAX.	AS REQ'D.	3" DEEP - INSTALLED IN ALL SHRUB PLANTING AREAS TYP.	