

SECTION V

SPECIFIC PLAN

D. ARCHITECTURAL DESIGN GUIDELINES

The architectural theme for Spring Mountain Ranch will have a distinctive identity, being expressed by a thoughtful integration of building materials and structures with the unique natural environment of the community. The architectural theme will be based upon an early Southern California vernacular, having its roots in the Spanish Colonial and Mission styles. Early Southern California architecture can be characterized by strong unifying elements such as tile roofs, stucco walls, simple and uncluttered detailing, and recessed openings and large overhangs. These forms and materials have evolved over the years in response to the unique climatic environments of Southern California, resulting in structures both visually and functionally enduring which responds to the climate and culture.

The following sections characterize and illustrate building materials and forms that are expressive of the intended architectural theme. It is the intent of these guidelines to create a consistent architectural theme for Spring Mountain Ranch, while allowing for flexibility of design. The illustrations in this section are offered as a visual expression of the intended character and appropriate design solutions.

1. Residential Design Criteria

Spring Mountain Ranch is a master planned community, intended to be developed by multiple merchant builders over several years. As such, product lines (houses) will be designed to provide a stratification of home styles, sizes and prices, in order to provide a variety of housing choices. Therefore, the following sections are intended to provide general guidelines for architecture, while allowing for some individuality among the building community.

a. Building Massing and Scale

The architectural character of Spring Mountain Ranch will be perceived primarily from public streets and open spaces surrounding the development. Therefore, building massing and roof forms, as the primary visual design components, require careful articulation in their architectural expression to these public spaces. Appropriate architectural components include articulation of building walls, projections and recesses to provide shadow and depth, variable rooflines, and a combination of one and two story forms.

SECTION V

SPECIFIC PLAN

Inappropriate architectural statements would include large expanses of flat surfaces, and repetition in building design.

b. Building Heights and Setbacks

Homes in Spring Mountain Ranch will be a combination of one and two story structures. Care shall be taken in laying out the product mix so that the one and two story homes are spread throughout a tract with variable setbacks in order to create a pleasant streetscape, and so that no one house style dominates the street.

c. Roof Pitches and Materials

Pitched gable, hip and shed roof forms, with variable slopes, shall be the predominant roof elements within Spring Mountain Ranch. Roof materials shall be concrete tile, clay or similar material which matches the architectural expression of the house, and similar roof materials shall be utilized within a tract of homes in order to ensure a continuity of textures and colors. Rooflines shall be accentuated, and projections and overhangs are encouraged. Low maintenance details, limiting the amount of exposed wood, are encouraged.

d. Building Materials and Colors

Exterior building materials and colors should compliment and replicate the natural environment surrounding the project site. Materials should include wood, masonry, natural and artificial rock and stone, and plaster and stucco. Complimentary accent materials and colors are allowed and encouraged.

Color is intended as a primary theme element of the community. Consequently, the building colors need to be compatible with the indigenous elements of the environment. Color accents are encouraged which are darker or lighter to highlight the character of the structure, bright and non-earth tone colors should be avoided except as accents.

e. Windows and Doors

Recessed door, window and wall openings are characteristic elements of the architectural detailing envisioned at Spring Mountain Ranch. Fully recessed openings are encouraged, as are

SECTION V

SPECIFIC PLAN

plaster projections and projecting windows providing articulation to the exterior wall surface.

f. Walls and Fences

All walls and fences between dwelling units that are visible from the street shall be of masonry, block or wood materials, having color and treatment consistent with that of the dwelling unit, and shall be architecturally integrated with the dwelling.

g. Building Details

(1) Mechanical Equipment

All air conditioning/heating equipment, water tanks, water electric and gas meters, and similar mechanical equipment shall be screened from public view. Roof mounted cooling and heating units are to be avoided, unless screened from public view.

(2) Antennas

All antennas shall be restricted to the attic or interior area of the dwelling unit.

(3) Garages

Garages shall be architecturally compatible with the dwelling unit, including the exterior materials and colors. Garages integrated with the lot, including walls and fences, are encouraged.

h. Accessory Structures

Patios, trellises, pergolas and other exterior structures shall be constructed with materials and colors complimentary of the dwelling unit.

i. Flashing, Sheet Metal and Vents

All exposed metals, including flashing, sheet metal, vents and pipes shall be painted to match the dwelling unit. Painted metals shall be properly prepared and primed to ensure a durable finish.

SECTION V

SPECIFIC PLAN

j. Solar Panels

Solar panels should be integrated into the roof design, flush with the roof pitch. Frames shall be colored to complement the roofing material. Support solar equipment shall be enclosed and screened from public view.

k. “Smart Home” Community Requirements

The convergence of data, telephone, television, satellites and the personal computer has created a dynamic world of interactive communications. Spring Mountain Ranch intends to become a pre-eminent “smart home” community in the Inland Empire. Every new home will be constructed with an internal network of advanced infrastructure and basic smart wiring, providing the residential consumer with the latest in technological advances. The basic wiring package for the residential dwelling units shall include the following:

(1) High Performance Cabling

Every home shall be wired with a minimum Category 5e copper wiring cable for phone and data usage. As new standards are developed, 5e may migrate to a higher-grade wiring. RG6 coaxial cable shall be used for high-speed digital video communications.

(2) Central Hub

A centrally located control panel (hub) shall be installed in which all low voltage, communication, telecommunication, and other miscellaneous wiring systems shall be housed.

(3) High Quality Outlets

Two of each cable shall be run to all bedrooms, home offices, media/family rooms and to incoming services from the central hub.

SECTION V

SPECIFIC PLAN

2. Commercial and Institutional Design Criteria

The commercial and institutional components of Spring Mountain Ranch are intended to provide supportive retail, services and consumer needs for the residents of the project. As such, the architectural style of the centers should be compatible to the surrounding residential neighborhoods. Therefore, the architectural design should relate to the historical roots of Southern California, incorporating a Mission architectural style. Basic design elements should include the use of tile roofs, arches and towers, and accents including ceramic tiles and natural stone.

3. School Design Criteria

The determination of the architectural design and site planning for the school site located in Planning Area 1 will be the responsibility of the Riverside Unified School District. No specific architectural design criteria are contained in this specific plan. However, the school district is encouraged to incorporate elements of the architectural style of Spring Mountain Ranch in future building design.