Architectural Design Guidelines

Table of Contents

1.1 WHY DESIGN GUIDELINES

One reason people buy homes in new master-planned communities is to have a higher level of comfort with what others might build around them. In Custom Home neighborhoods, design guidelines establish standards for elements such as home size, height, location, and style so that the overall character of the neighborhood maintains a general consistency over time. In the case of HERITAGE FARMS, these Design Guidelines also support specific design goals, in order to achieve articulated architecture, historical authenticity in design styles, and "landscape framing" of each Custom Homesite. They have been written to encourage individual self-expression in home design, but at the same time allow Custom Homes to complement each other in a harmonious composition. These Design Guidelines are intended to ensure that the character, values, and vision embodied in the master plan for HERITAGE FARMS will be protected for the long term, and that every Custom Homesite will be developed to reinforce and enhance the overall character of HERITAGE FARMS.

1.2 HOW TO USE THE DESIGN GUIDELINES

In order to assist both the Homeowner and their design professionals, the Design Guidelines have been organized into sections. The first section, **Design and Criteria**, contains detailed information about specific home styles, sizes, massing, setbacks, and plantings, as well as other technical requirements. This information should be used by the Homeowner and their design professionals in creating plans for the Custom Home.

Reviews and Approvals, explains the various steps of the design review process, as well as the submissions that are required as part of the process. This process is an important part of building a home in Heritage Farms and should be viewed as a helpful resource in designing an attractive Custom Home that will contribute to the surrounding neighborhood. The goal of the design review process is to communicate with the Homeowner and their design team so that each step of the design process is as efficient as possible. This can only be achieved when the Homeowner meets in a timely manner with the Architectural Review Committee so that Custom Home designs inconsistent with the Design Guidelines can be identified and corrected as soon as possible. Final approval from the Architectural Review Committee is required prior to commencing construction of a Custom Home. The overall goal of these Design Guidelines is to assist in the design of a beautiful home that fits comfortably into the community and the lifestyle of the Homeowner while ensuring the Heritage Farms goals are maintained.

Interpreting the Design Guidelines Understanding the language of the Design Guidelines relies on the definition of three important words: must, should, and may. Guidelines that include the word "must" or "shall" are required. Guidelines that use the word "should" are also required, but the Design Guidelines recognize that some flexibility may be needed and such cases will be evaluated on a case-by case basis. Some guidelines use the word

"may" as the qualifier. These Design Guidelines are entirely optional. Occasionally, a situation will arise where no guideline exists, and the design direction is uncertain. In these cases, the Architectural Review Committee will utilize basic design principles for guidance.

Other Controlling Criteria

These Design Guidelines and the design review process are intended to serve aesthetic purposes only and do not replace structural requirements or building codes. In concert with the various provisions and restrictions in the Controlling Documents, they are intended to preserve and maintain the design character, the desirability, and the attractiveness of the Custom Home neighborhoods of Heritage Farms.

Although reasonable efforts have been made to eliminate errors or inconsistencies, it is the Homeowner's responsibility to confirm that any improvements constructed on the Homesite comply with all applicable City, County, State, and Federal zoning and building requirements, regulations, ordinances, codes and laws.

In those instances where a conflict or inconsistency exists between these Design Guidelines, sound construction practices, and applicable laws, the more restrictive or stringent requirement shall apply and control. These Design Guidelines apply to the Custom Homes within Heritage Farms; alternative Design Guidelines will cover Courtyard Homes built within Heritage Farms.

2.1 Historical Characteristics communicates to the owners, the design team, and the construction team more detailed information relevant to the design of homes in Heritage Farms. Historical Characteristics outlines the forms, spaces, materials, doors, windows, and details generally considered to be primary indicators of a particular style—from a historical perspective.

Architectural Design Criteria outlines the same features and their appropriateness for a particular architectural style in Heritage Farms.

Historical Characteristics

This section briefly describes the forms, spaces, materials, doors, windows, and details generally considered to be primary indicators of a particular style—from a historical perspective. It is hoped that the owner and the design team may better approach the design process with a greater perspective of the selected styles.

To illustrate most of the key components outlined in the text, a couple sketches are included—a front-yard view and a rear-yard view. The inclusion of the rear-yard view emphasizes the importance of this elevation, which can be as visible as a front-yard view. The two views are not intended to illustrate the same home, nor do the two views indicate an endorsed

design direction. Not all of the historical characteristics in a selected style are required of a home built in Heritage Farms. Although a successful design will tend to include most of the characteristics relevant to its style, an owner may elect to enhance a design with richer materials, finishes and details; or a talented architect may faithfully expand on the roots of a style. Theatrical solutions with highly-mannered reinterpretations or contrived aberrations are discouraged, but thoughtful variations may be considered when compelling, authenticating research is presented. Particularly skillful renditions may qualify for special consideration as well.

Spanish Revival

FORMS

MASSING:
- Irregular, informal
- One-story and two-story masses
- Varied, with frequent breaks in wall planes

ROOF FORMS:
- Predominately gable roofs
- Some hip roofs

ROOF PITCHES:
- Low pitches (from 3 -in-12 to 4 -in-12)

MISCELLANEOUS FORMS:
- Towers

SPACES

SPACE TYPES:
- Porte-cochères
- Porches
- Courts
- Balconies and balconettes

MATERIALS

QUALITY AND CONSISTENCY:
- Equal-quality materials on all elevations

WALL FINISH:
- Stucco

LOCATIONS FOR BREAKS IN WALL
- Inside corners

STUCCO TEXTURE:
- Steel-troweled

STUCCO FINISH:
- Painted

ROOFING MATERIAL:
- Barrel-shaped, clay, roof tiles
- (Mission tile or Spanish tile)

CHIMNEY FINISH:
- Stucco

METAL-FABRICATION MATERIAL:
- Wrought iron

APPARENT WALL THICKNESSES:
- Moderate to robust (from 9" to 18")

DOORS

QUALITY AND CONSISTENCY:
- Equal-quality doors on all elevations

INSETS, RELATIVE TO WALL SURFACES:
- Modest to great (from 3" to 18",
- with deeper dimensions on lower floors)

DOOR TYPES:
- French doors
- Paneled doors
- Heavy plank doors

DOOR FACES:
- Wood

PROPORTIONS OF GLASS LIGHTS (PANES):
- Vertical (taller than wide)

MUNTINS AND BARS:
- Integral (non-removable)

ARCH TYPES:
- Basket-handle arches
- Roman arches

EXPOSED WOOD COMPONENTS:
- Wood lintels

GLAZING:
- Sheet glass

WINDOWS

QUALITY AND CONSISTENCY:
- Per doors (above)

INSETS, RELATIVE TO WALL SURFACES:
- Per doors (above)

WINDOW MATERIAL:
- Wood sash and wood frames

WINDOW OPERATION:
- Casement windows

WINDOW TYPES:
- Picture windows
- Gable windows

TYPICAL-WINDOW SHAPE:
- Rectangular windows

PICTURE-WINDOW SHAPE:
- Arch-topped

PROPORTIONS OF GLASS LIGHTS (PANES):
- Per Doors (above)

MUNTINS AND BARS:
- Per Doors (above)

ARCH TYPES:
- Per Doors (above)

EXPOSED WOOD COMPONENTS:
- Per Doors (above)

GLAZING:
- Per Doors (above)

DETAILS

QUALITY AND CONSISTENCY:
- Equal-quality detailing on all elevations

APPARENT FUNCTIONALITY OF DETAILS:
- Details fabricated and installed
- to appear functional and operable

EAVE OR CORNICE DETAILS:
- Exposed eaves (open cornices)
- Box cornices (closed cornices)

EXPOSED EAVES (OPEN CORNICES):
- Wood, with shaped rafter-tails

BOX CORNICES (CLOSED CORNICES):
- Stucco, shaped

OVERHANGS AT EXPOSED EAVES (OPEN CORNICES):
- Moderate (from 12" to 21")

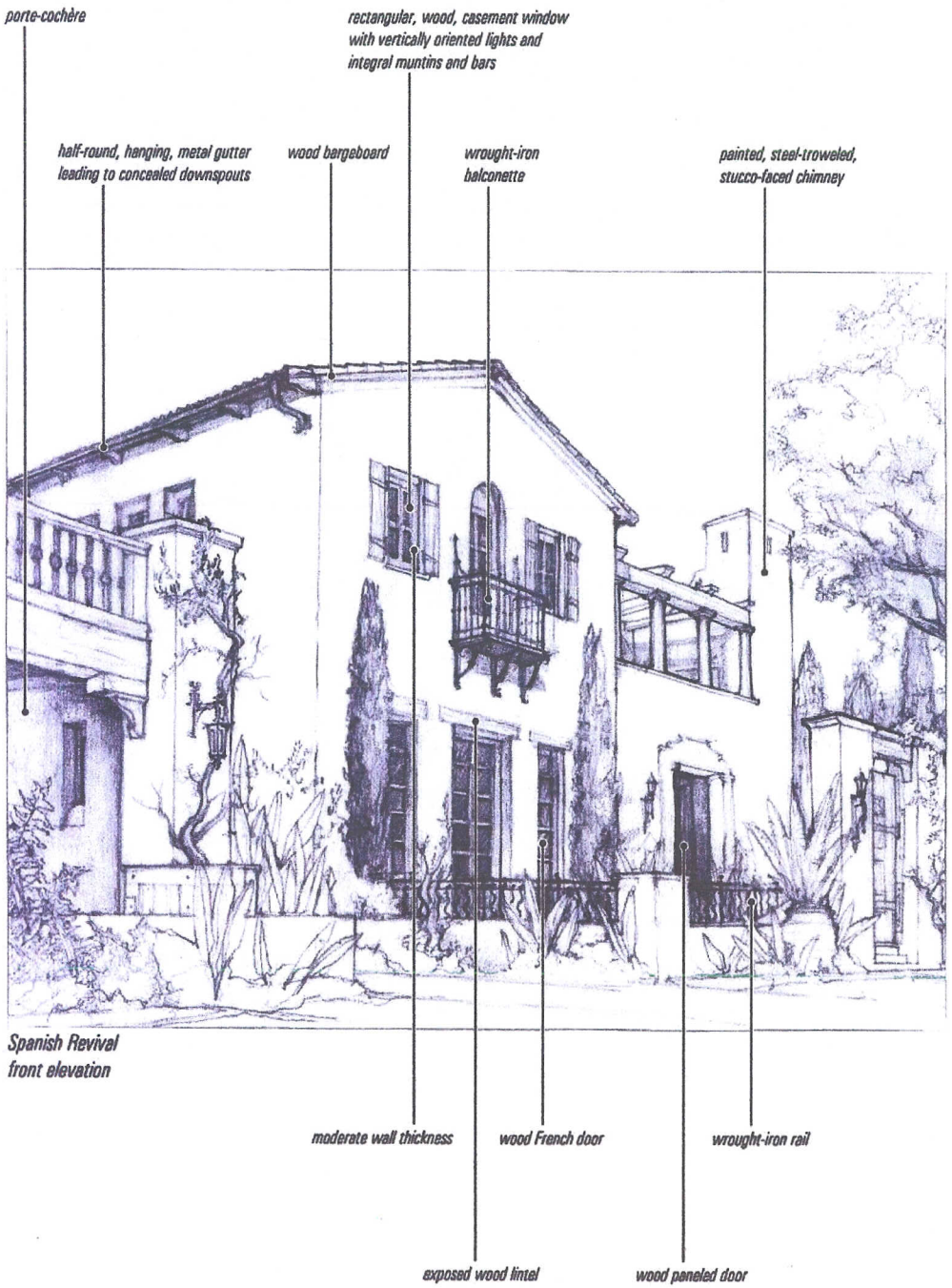
OVERHANGS AT BOX CORNICES (CLOSED CORNICES):
- Modest (from 9" to 12")

ROOF RAKES:
- Wood bargeboards
- Flush (stucco to roof-tile)

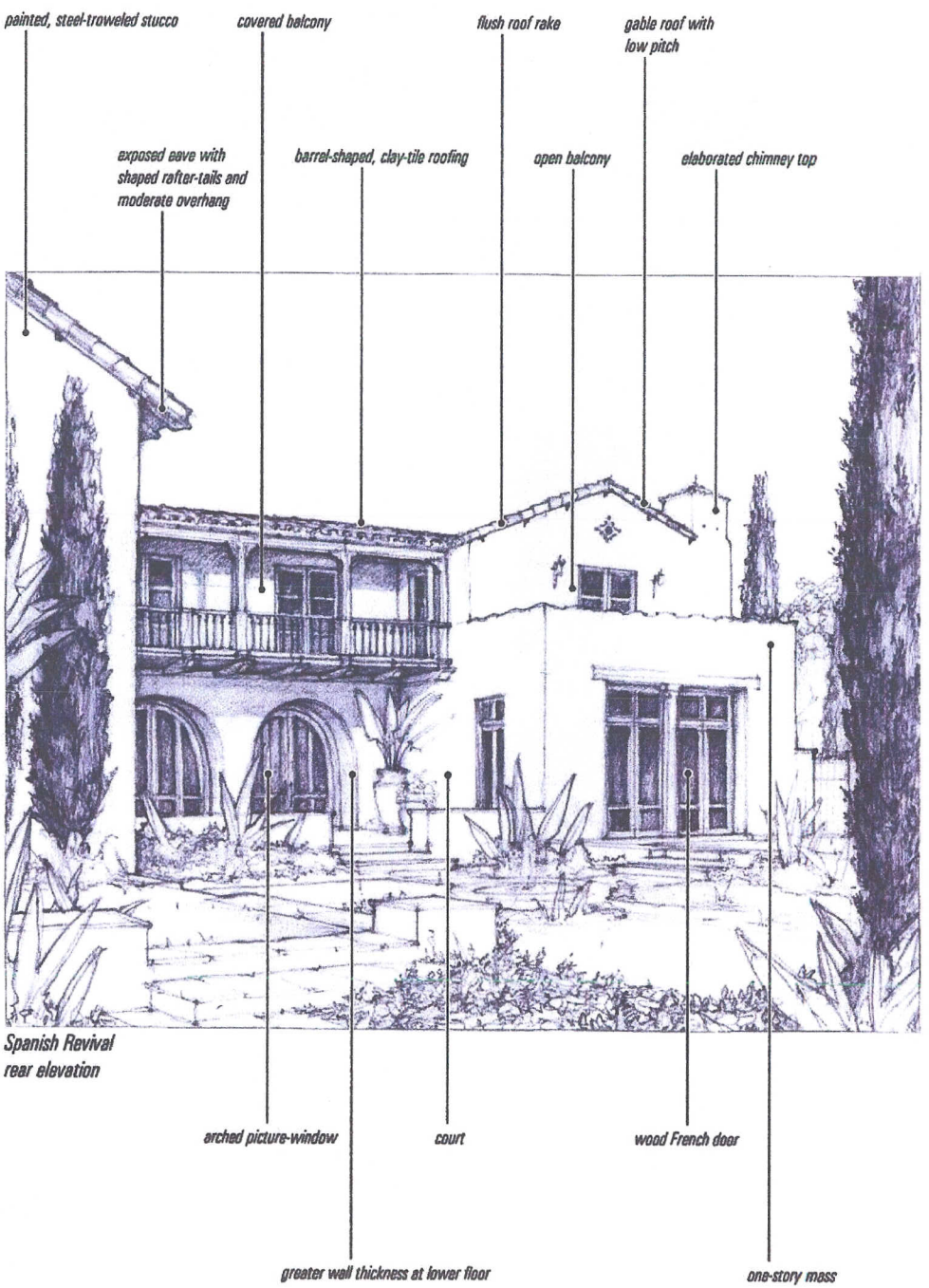
OVERHANGS AT ROOF RAKES:
- Short to modest (from 1" to 6")

GUTTERS AND DOWNSPOUTS:
- Half-round, hanging, metal gutters
- Concealed downspouts

CHIMNEYS:
- Elaborated tops



Spanish Revival front elevation



Spanish Revival rear elevation

Italian Revival

FORMS

ROOF FORMS:
- Hip roofs

ROOF PITCHES:
- Low pitches to moderate pitches
- (from 3 -in-12 to 7 -in-12)

MISCELLANEOUS FORMS:
- Towers

SPACES

SPACE TYPES:
- Porte-cochères
- Porches
- Loggias
- Balconies and balconettes

MATERIALS

QUALITY AND CONSISTENCY:
- Equal-quality materials on all elevations

WALL FINISH:
- Stucco

LOCATIONS FOR BREAKS IN WALL MATERIALS:
- Inside corners

STUCCO TEXTURE:
- Steel-troweled

STUCCO FINISH:
- Painted

ROOFING MATERIAL:
- Barrel-shaped, clay, roof tiles
- (mission tile, or Spanish tile)
- Pan-and-roll, clay, roof tiles

CHIMNEY FINISH:
- Stucco

METAL-FABRICATION MATERIAL:
- Wrought iron

APPARENT WALL THICKNESSES:
- Moderate to robust
- (from 9" to 18")

DOORS

QUALITY AND CONSISTENCY:
- Equal-quality doors on all elevations

INSETS, RELATIVE TO WALL SURFACES:
- Modest to great
- (3" to 18", with deeper dimensions
- on lower floors)

DOOR TYPES:
- French doors
- Venetian doors
- Paneled doors

DOOR FACES:
- Wood

PROPORTIONS OF GLASS LIGHTS (PANES):
- Vertical (taller than wide)

MUNTINS AND BARS:
- Integral (non-removable)

ARCH TYPE:
- Roman arches

GLAZING:
- Sheet glass

WINDOWS

QUALITY AND CONSISTENCY:
- Per doors (above)

INSETS, RELATIVE TO WALL SURFACES:
- Per doors (above)

WINDOW MATERIAL:
- Wood sash and wood frames

WINDOW OPERATION:
- Casement windows

WINDOW TYPE:
- Palladian windows

WINDOW SHAPES:
- Rectangular windows
- Elliptical windows
- Arch-topped windows

PROPORTIONS OF GLASS LIGHTS (PANES):
- Per Doors (above)

MUNTINS AND BARS:
- Per Doors (above)

ARCH TYPE:
- Per Doors (above)

GLAZING:
- Per Doors (above)

DETAILS

QUALITY AND CONSISTENCY:
- Equal-quality detailing on all elevations

APPARENT FUNCTIONALITY OF DETAILS:
- Details fabricated and installed
- to appear functional and operable

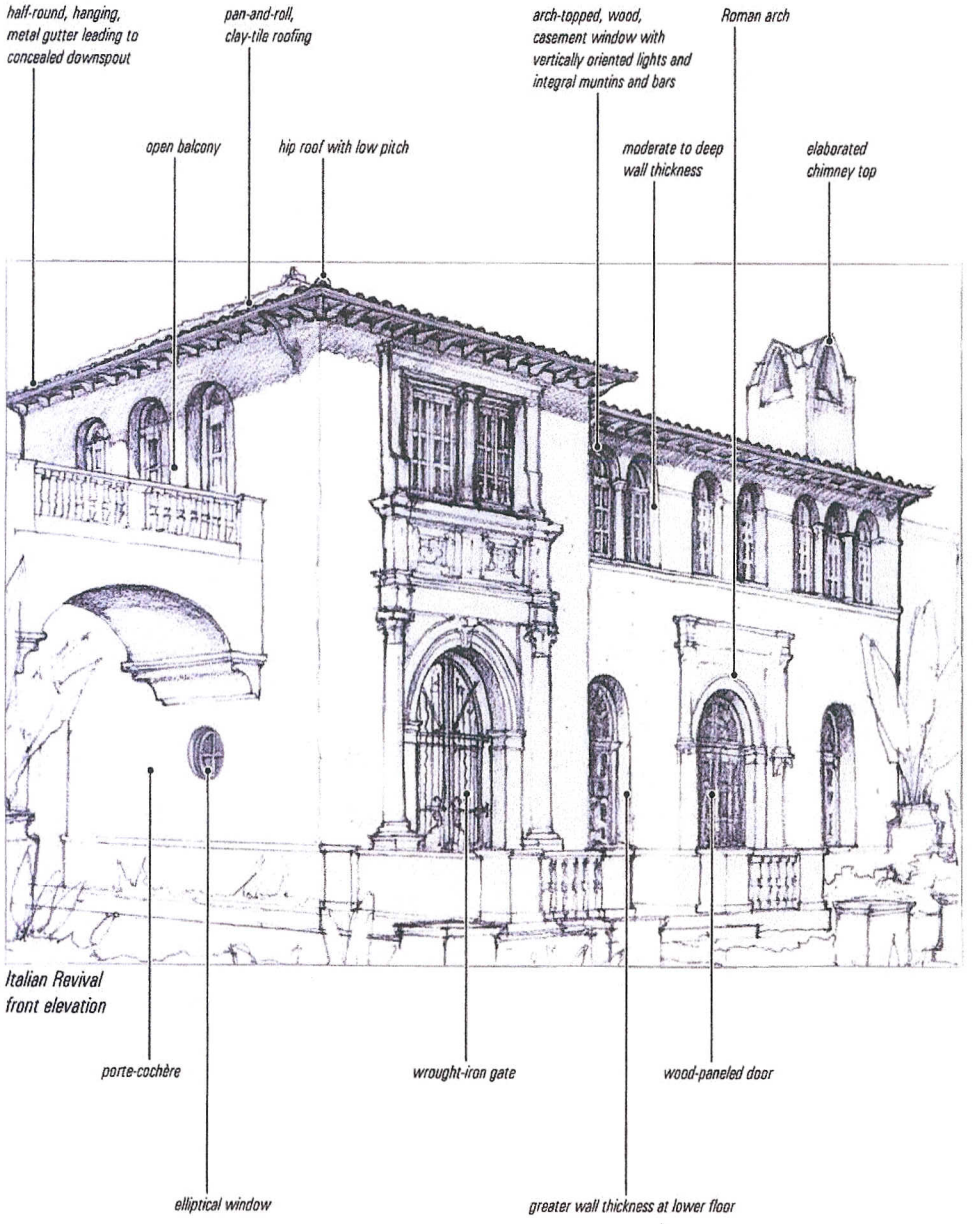
EAVE OR CORNICE DETAILS:
- Box cornices (closed cornices)

BOX CORNICES (CLOSED CORNICES):
- Wood, bracketed

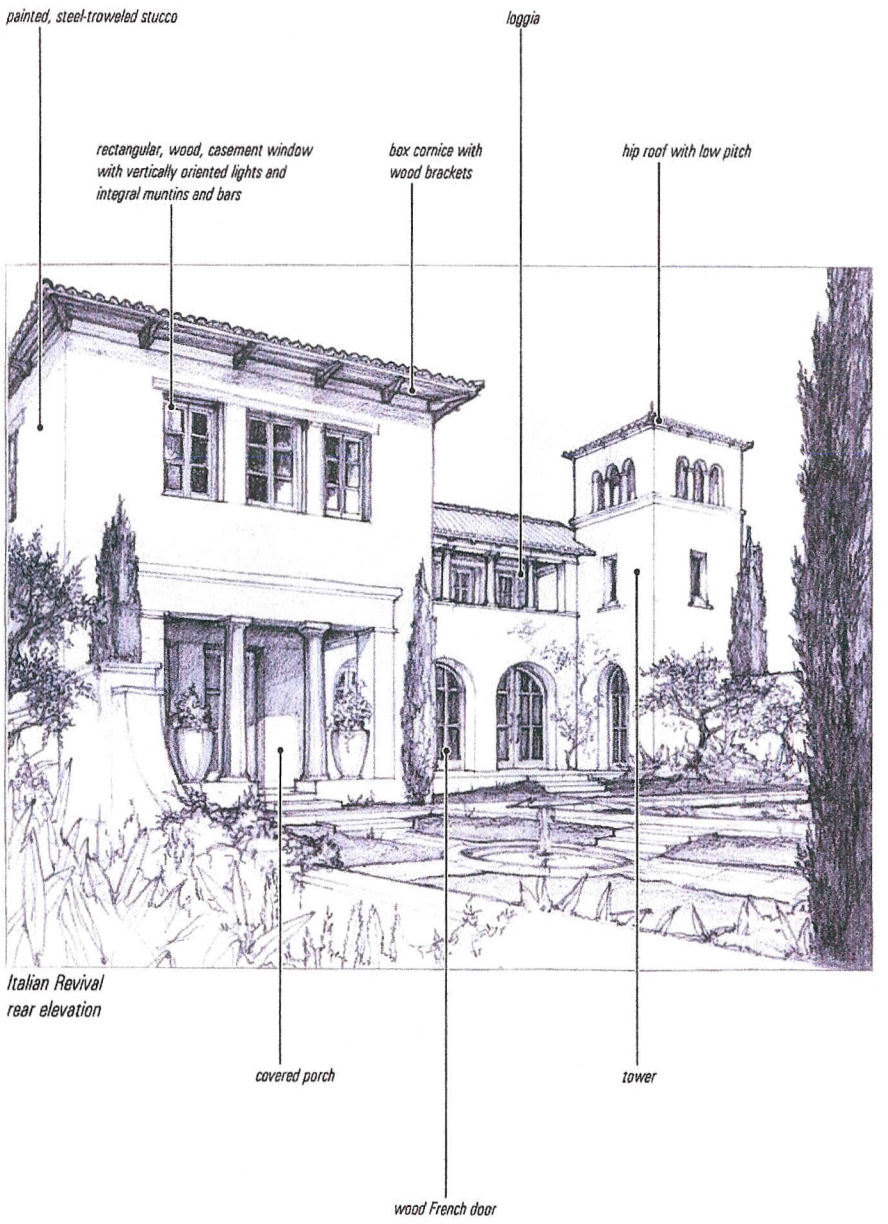
OVERHANGS AT BOX CORNICES (CLOSED CORNICES):
- Long (from 18" to 36")

GUTTERS AND DOWNSPOUTS:
- Half-round, hanging, metal gutters
- Concealed downspouts

CHIMNEYS:
- Elaborated tops



Italian Revival front elevation



Italian Revival rear elevation

French Revival

FORMS

ROOF FORMS:
- Hip roofs

ROOF FEATURES:
- Wall dormers

ROOF PITCHES:
- Steep pitches
- (from 8-in-12 to 12-in-12)

SPACES

SPACE TYPES:
- Balconettes

MATERIALS

QUALITY AND CONSISTENCY:
- Equal-quality materials on all elevations

WALL FINISH:
- Brick veneer

LOCATIONS FOR BREAKS IN WALL MATERIALS:
- Inside corners

STONE COURSES:
- Broken rangework

BRICK TYPE:
- Modular brick

BRICK PATTERN:
- Common bond

APPARENT WALL THICKNESSES:
- Moderate to robust (from 9" to 18")

ROOFING MATERIALS:
- Wood shingles
- Slate shingles

CHIMNEY FINISH:
- Brick veneer

METAL-FABRICATION MATERIAL:
- Wrought iron

DOORS

QUALITY AND CONSISTENCY:
- Equal-quality doors on all elevations

INSETS, RELATIVE TO WALL SURFACES:
- Modest at half-timber-faced
- (from 3" to 5½")
- Moderate to great at masonry-faced
- (from 6" to 18")

DOOR TYPES:
- French doors
- Paneled doors
- Plank doors

DOOR FACES:
- Wood

PROPORTIONS OF GLASS LIGHTS (PANES):
- Vertical (taller than wide)

MUNTINS AND BARS:
- Integral (non-removable)

ARCH TYPE:
- French arches

GLAZING:
- Sheet glass

WINDOWS

QUALITY AND CONSISTENCY:
- Per doors (above)

INSETS, RELATIVE TO WALL SURFACES:
- Per doors (above)

WINDOW MATERIAL:
- Wood sash and wood frames

WINDOW OPERATION:
- Casement windows

WINDOW TYPES:
- Bay windows
- Bow windows
- Dormer windows

WINDOW SHAPES:
- Rectangular windows
- Elliptical windows

PROPORTIONS OF GLASS LIGHTS (PANES):
- Per Doors (above)

MUNTINS AND BARS:
- Per Doors (above)

ARCH TYPE:
- Per Doors (above)

GLAZING:
- Per Doors (above)

DETAILS

QUALITY AND CONSISTENCY:
- Equal-quality detailing on all elevations

APPARENT FUNCTIONALITY OF DETAILS:
- Details fabricated and installed
- to appear functional and operable

EAVE OR CORNICE DETAILS:
- Exposed eaves (open cornices)
- Box cornices (closed cornices)

EXPOSED EAVES (OPEN CORNICES):
- Wood, with shaped rafter-tails

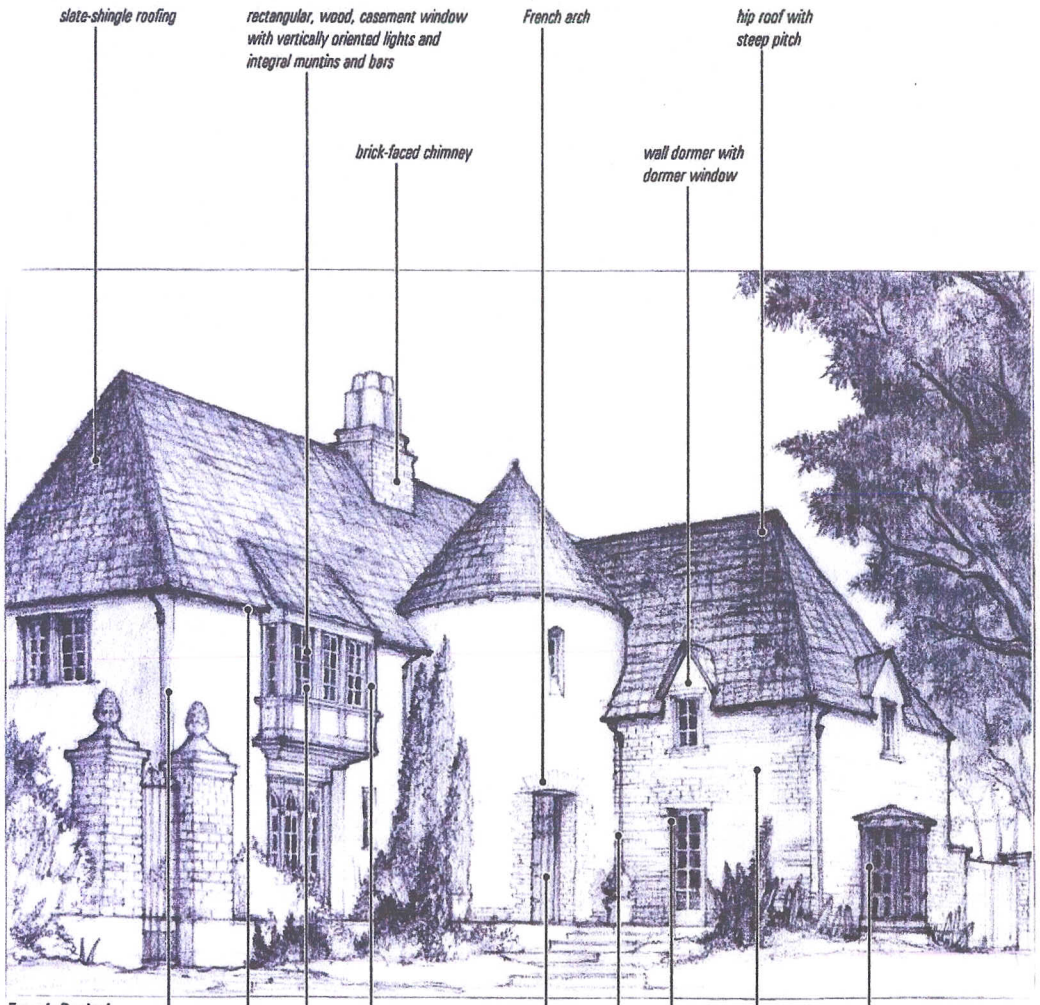
BOX CORNICES (CLOSED CORNICES):
- Wood, built-up

OVERHANGS AT EXPOSED EAVES (OPEN CORNICES):
- Short to modest (from 6" to 12")

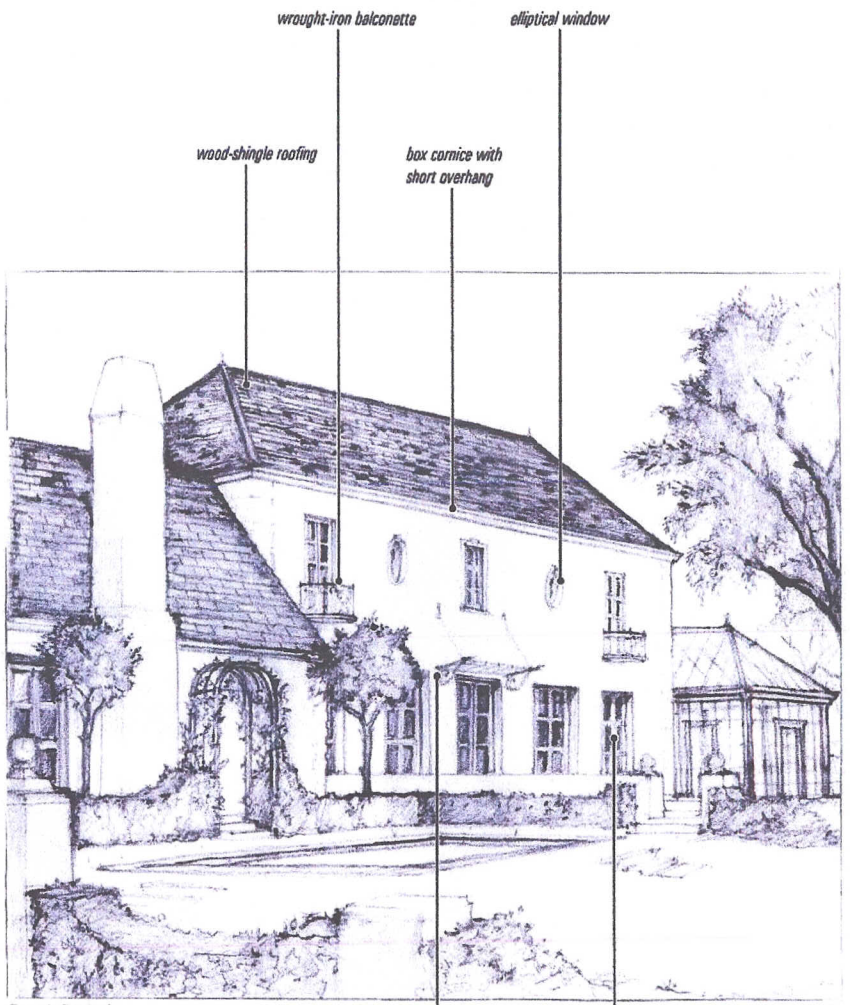
OVERHANGS AT BOX CORNICES (CLOSED CORNICES):
- Short to modest (from 6" to 12")

GUTTERS AND DOWNSPOUTS:
- Half-round, hanging, metal gutters
- Cylindrical, exposed, metal downspouts

ROOF VALLEYS:
- Closed (woven or laced)



French Revival
front elevation



French Revival
rear elevation

Provencial

FORMS

MASSING:
- One- and two-story masses
- Simple box form
- Collection of box forms
- Irregular and informal

ROOF FORMS:
- Gable roof on main building
- Shed or lean-to roofs on smaller elements

ROOF FEATURES:
- Cupolas

ROOF PITCHES:
- Typically low to moderate
- (from 3½:12 to 7½:12)

SPACES

SPACE TYPES:
- Balconies and balconettes
- Courtyards
- Porte-cochères

MATERIALS

QUALITY AND CONSISTENCY:
- Equal-quality materials on all elevations

WALL FINISH:
- Stone and stucco

LOCATIONS FOR BREAKS IN WALL MATERIALS:
- Inside corners

STUCCO TEXTURE:
- Steel-troweled

STUCCO FINISH:
- Painted

STONE COURSES:
- Rubble

ROOFING MATERIALS:
- Clay roof tiles
- Slate shingles

CHIMNEY FINISH:
- Stone

METAL-FABRICATION MATERIAL:
- Wrought iron

APPARENT WALL THICKNESSES:
- Moderate (from 9" to 12")

DOORS

QUALITY AND CONSISTENCY:
- Equal-quality doors on all elevations

INSETS, RELATIVE TO WALL SURFACES:
- Modest to moderate at upper floor
- openings (from 3" to 11½")
- Moderate at lower floor openings
- (from 5½" to 11½")
- Great at masonry-faced walls
- (from 12" to 18")

DOOR TYPES:
- French doors
- Venetian doors
- Dutch doors

DOOR FACES:
- Wood

PROPORTIONS OF GLASS LIGHTS (PANES):
- Vertical (taller than wide)

MUNTINS AND BARS:
- Integral

ARCH TYPE:
- Segmental arches

EXPOSED WOOD COMPONENTS:
- Wood lintels

GLAZING:
- Sheet glass

WINDOWS

QUALITY AND CONSISTENCY:
- Per doors (above)

INSETS, RELATIVE TO WALL SURFACES:
- Per doors (above)

WINDOW MATERIAL:
- Wood sash and wood frames

WINDOW OPERATION:
- Single-or double-hung

WINDOW TYPES:
- Bay windows
- Transom windows

WINDOW SHAPES:
- Rectangular windows
- Square windows
- Round windows
- Arch-topped windows
- Elliptical windows

PROPORTIONS OF GLASS LIGHTS (PANES):
- Per Doors (above)

MUNTINS AND BARS:
- Per Doors (above)

ARCH TYPE:
- Per Doors (above)

GLAZING:
- Per Doors (above)

DETAILS

QUALITY AND CONSISTENCY:
- Equal-quality detailing on all elevations

APPARENT FUNCTIONALITY OF DETAILS:
- Details fabricated and installed
- to appear functional and operable

EAVE OR CORNICE DETAILS:
- Box cornices (closed cornices)

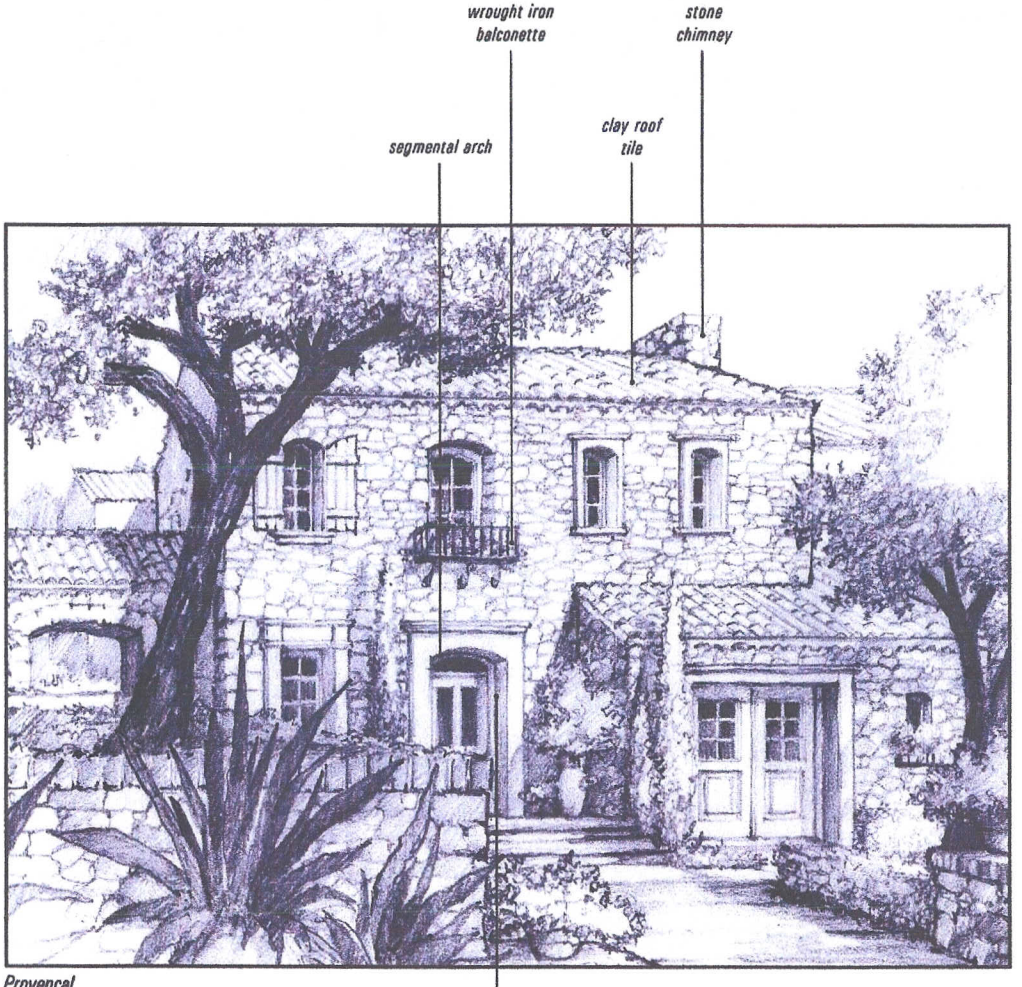
BOX CORNICES (CLOSED CORNICES):
- Wood, built-up
- Génoise

OVERHANGS AT EXPOSED EAVES (OPEN CORNICES):
- Modest to moderate (from 9" to 21")

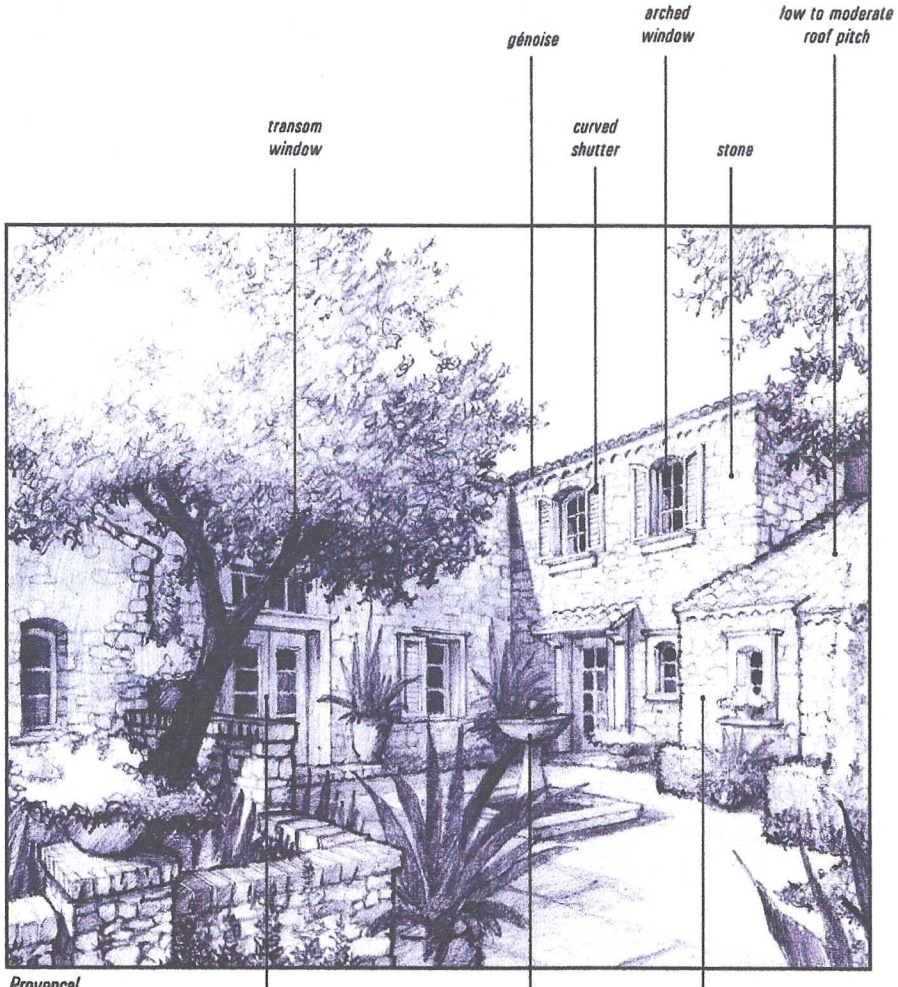
OVERHANGS AT BOX CORNICES (CLOSED CORNICES):
- Modest (from 9" to 12")

GUTTERS AND DOWNSPOUTS:
- Half-round, hanging, metal gutters
- Cylindrical, metal downspouts
- Exposed or concealed

CHIMNEYS:
- Enhanced caps



Provençal
front elevation



Provençal
rear elevation

San Juan Capistrano Rustic

FORMS

MASSING:
- Single-story dominant form
- Horizontal massing
- Irregular and informal

ROOF FORMS:
- Gable roof on main building
- Shed or lean-to roofs on smaller elements

ROOF PITCHES:
- Typically very low to moderate
- (from 3:12 to 7½:12)

SPACES

SPACE TYPES:
- Expansive front porches
- Courtyards
- Balconies

MATERIALS

QUALITY AND CONSISTENCY:
- Equal-quality materials on all elevations

WALL FINISH:
- Stucco and stone
- Brick with rusticated appearance

LOCATIONS FOR BREAKS IN WALL MATERIALS:
- Inside corners

STUCCO TEXTURE:
- Sand finish

STUCCO FINISH:
- Painted
- Unpainted

ROOFING MATERIAL:
- Clay roof tiles

CHIMNEY FINISH:
- Stucco

METAL-FABRICATION MATERIAL:
- Steel and/or wrought iron

APPARENT WALL THICKNESSES:
- Moderate to robust (from 9" to 18")

DOORS

QUALITY AND CONSISTENCY:
- Equal-quality doors on all elevations

INSETS, RELATIVE TO WALL SURFACES:
- Modest at upper floor openings
- (from 3" to 5½")
- Moderate at lower floor openings
- (from 5½" to 11½")
- Great at masonry-faced walls
- (from 12" to 18")

DOOR TYPES:
- French doors
- Heavy plank doors
- Dutch doors

DOOR FACES:
- Wood

PROPORTIONS OF GLASS LIGHTS (PANES):
- Horizontal or Vertical

MUNTINS AND BARS:
- Integral

ARCH TYPES:
- Segmented or Roman

EXPOSED WOOD COMPONENTS:
- Wood lintels

GLAZING:
- Sheet glass

WINDOWS

QUALITY AND CONSISTENCY:
- Per doors (above)

INSETS, RELATIVE TO WALL SURFACES:
- Per doors (above)

WINDOW MATERIAL:
- Wood sash and wood frames

WINDOW OPERATION:
- Double- and single-hung windows

WINDOW TYPES:
- Bow windows
- Clerestory windows

TYPICAL-WINDOW SHAPE:
- Rectangular windows

PICTURE-WINDOW SHAPE:
- Arch-topped

PROPORTIONS OF GLASS LIGHTS (PANES):
- Per Doors (above)

MUNTINS AND BARS:
- Per Doors (above)

ARCH TYPES:
- Per Doors (above)

EXPOSED WOOD COMPONENTS:
- Per Doors (above)

GLAZING:
- Per Doors (above)

DETAILS

QUALITY AND CONSISTENCY:
- Equal-quality detailing on all elevations

APPARENT FUNCTIONALITY OF DETAILS:
- Details fabricated and installed
- to appear functional and operable

EAVE OR CORNICE DETAILS:
- Exposed eaves (open cornices)
- Box cornices (closed cornices)

EXPOSED EAVES (OPEN CORNICES):
- Wood, with shaped rafter-tails
- (required if open)

BOX CORNICES (CLOSED CORNICES):
- Shaped stucco or wood

OVERHANGS AT EXPOSED EAVES (OPEN CORNICES):
- Moderate to long (from 12" to 42")

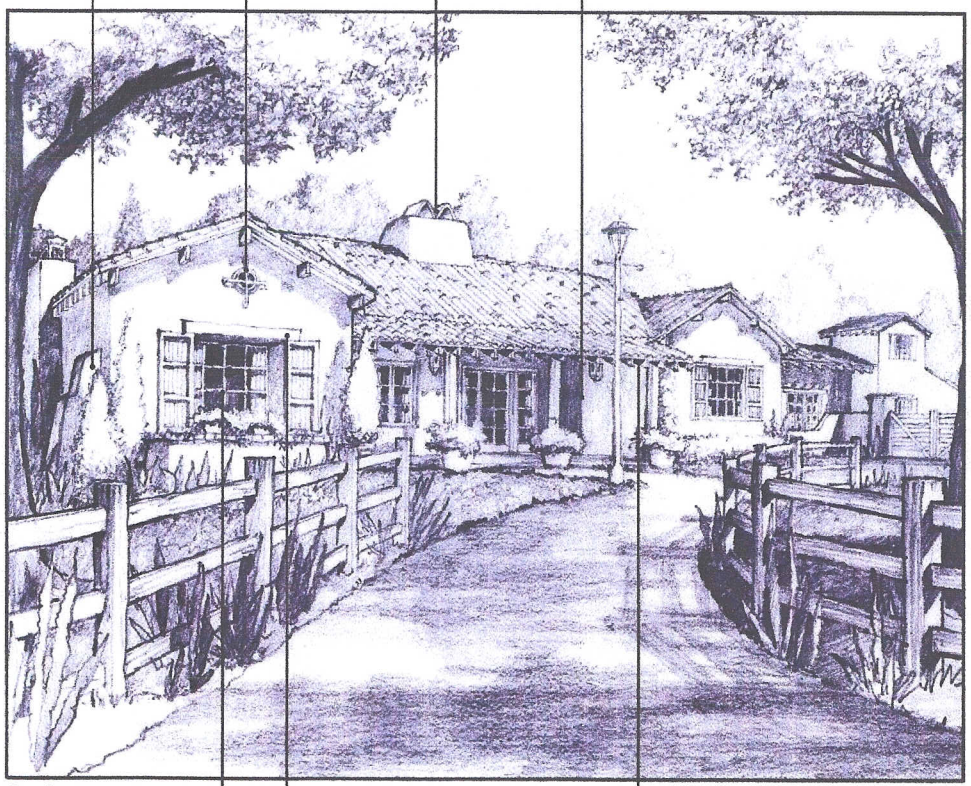
OVERHANGS AT BOX CORNICES (CLOSED CORNICES):
- Modest to long (from 9" to 36")

ROOF RAKES (AT GABLE END):
- Flush
- (stucco to roof-tile)

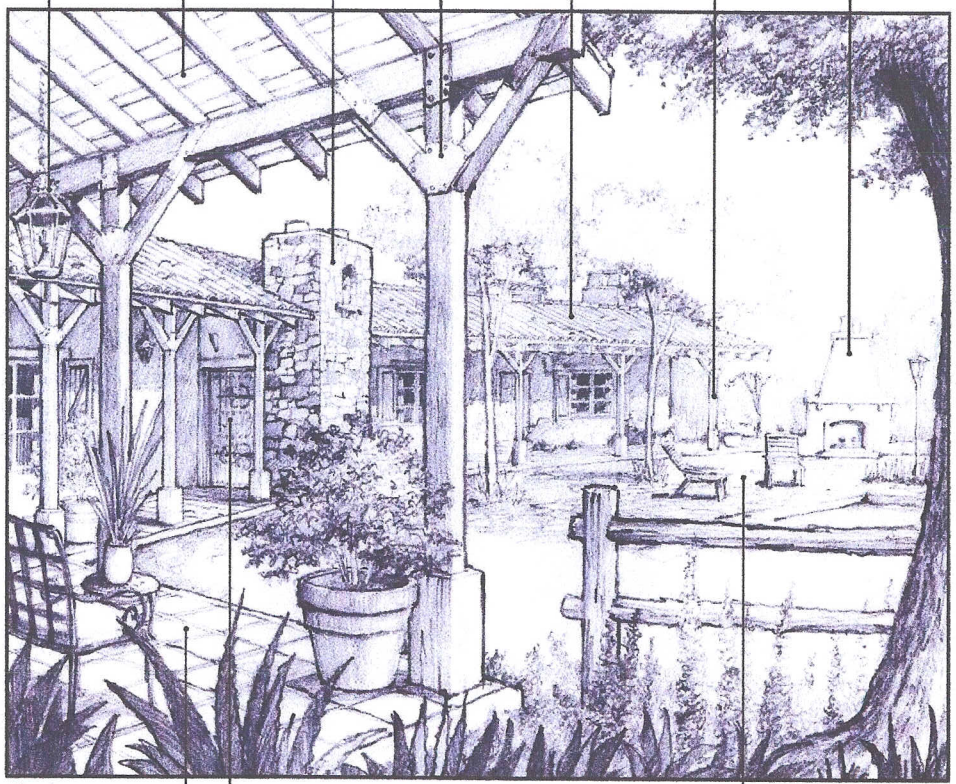
OVERHANGS AT ROOF RAKES:
- Short (from 1" to 4")

GUTTERS AND DOWNSPOUTS:
- Half-round, hanging, metal gutters
- Exposed downspouts

CHIMNEYS:
- Enhanced caps



San Juan
Capistrano Rustic
front elevation



San Juan
Capistrano Rustic
rear elevation

Tuscan

FORMS

MASSING:
- One- and two-story masses
- Rectangular forms
- Irregular and informal

ROOF FORMS:
- Hipped or gable roof on main building
- Hipped, gable, shed or lean-to on
- smaller elements

ROOF FEATURES:
- Belvederes and cupolas

ROOF PITCHES:
- Typically low to moderate
- (from 3½:12 to 7½:12)

MISCELLANEOUS FORMS:
- Towers

SPACES

SPACE TYPES:
- Porticos
- Loggias
- Balconies and balconettes

MATERIALS

QUALITY AND CONSISTENCY:
- Equal-quality materials on all elevations

WALL FINISH:
- Stucco and stone

LOCATIONS FOR BREAKS IN WALL MATERIALS:
- Inside corners

STUCCO TEXTURE:
- Steel-troweled

STUCCO FINISH:
- Painted

ROOFING MATERIAL:
- Clay roof tiles

CHIMNEY FINISH:
- Stucco or stone

METAL-FABRICATION MATERIAL:
- Wrought iron

APPARENT WALL THICKNESSES:
- Moderate (from 9" to 12")

DOORS

QUALITY AND CONSISTENCY:
- Equal-quality doors on all elevations

INSETS, RELATIVE TO WALL SURFACES:
- Modest at upper floor openings
- (from 3" to 5½")
- Moderate at lower floor openings
- (from 5½" to 11½")
- Great at masonry-faced walls
- (from 12" to 18")

DOOR TYPES:
- French doors
- Venetian doors

DOOR FACES:
- Wood

PROPORTIONS OF GLASS LIGHTS (PANES):
- Vertical (taller than wide)

MUNTINS AND BARS:
- Integral

ARCH TYPE:
- Roman arches

EXPOSED WOOD COMPONENTS:
- Wood lintels

GLAZING:
- Sheet glass

WINDOWS

QUALITY AND CONSISTENCY:
- Per doors (above)

INSETS, RELATIVE TO WALL SURFACES:
- Per doors (above)

WINDOW MATERIAL:
- Wood sash and wood frames

WINDOW OPERATION:
- Single- or double-hung windows

WINDOW TYPE:
- Bay windows
- Transom windows

WINDOW SHAPES:
- Rectangular windows
- Elliptical windows
- Arch-topped windows

PROPORTIONS OF GLASS LIGHTS (PANES):
- Per Doors (above)

MUNTINS AND BARS:
- Per Doors (above)

ARCH TYPE:
- Per Doors (above)

GLAZING:
- Per Doors (above)

DETAILS

QUALITY AND CONSISTENCY:
- Equal-quality detailing on all elevations

APPARENT FUNCTIONALITY OF DETAILS:
- Details fabricated and installed
- to appear functional and operable

EAVE OR CORNICE DETAILS:
- Box cornices (closed cornices)

BOX CORNICES (CLOSED CORNICES):
- Wood bracketed

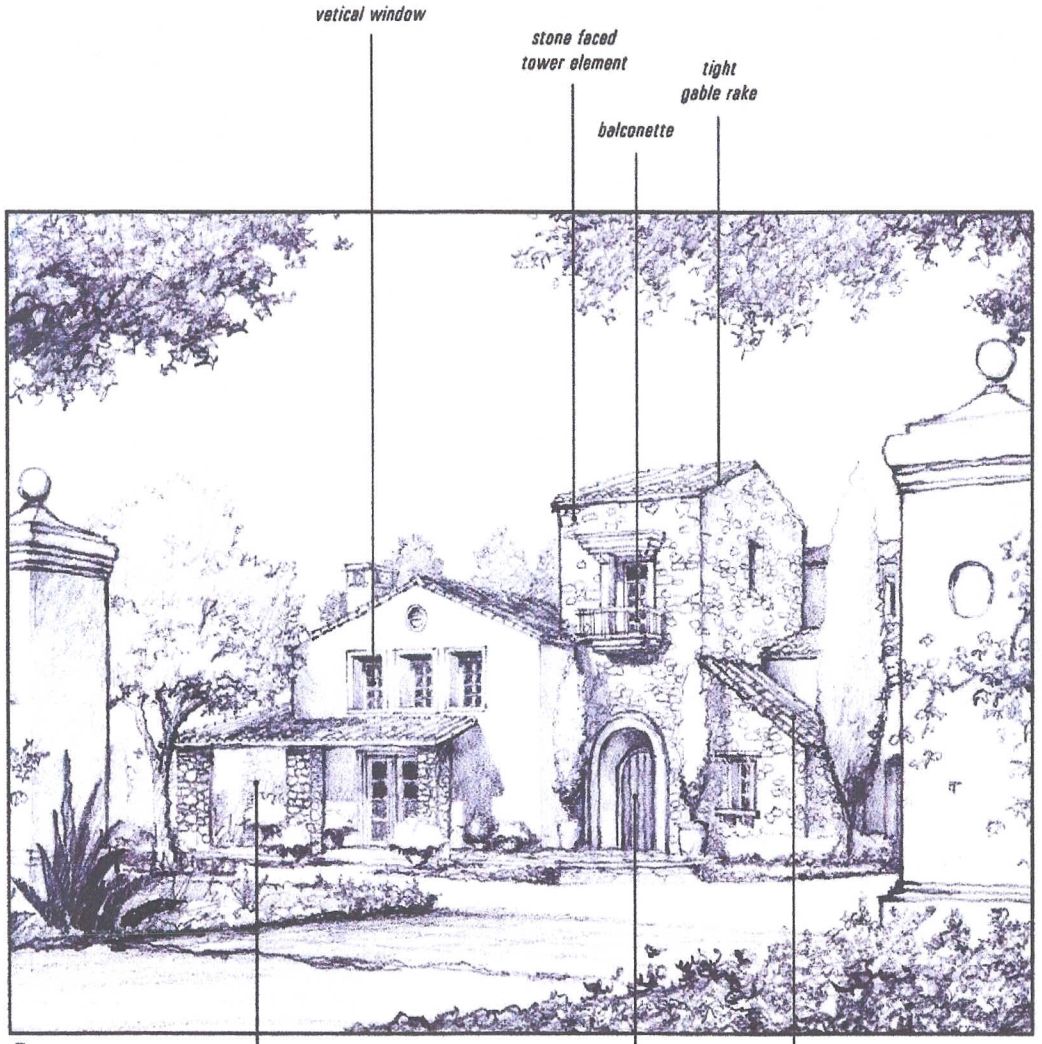
OVERHANGS AT BOX CORNICES (CLOSED CORNICES):
- Moderate to long (from 12" to 36")

ROOF RAKES:
- Flush to shallow
- (stucco to roof-tile)

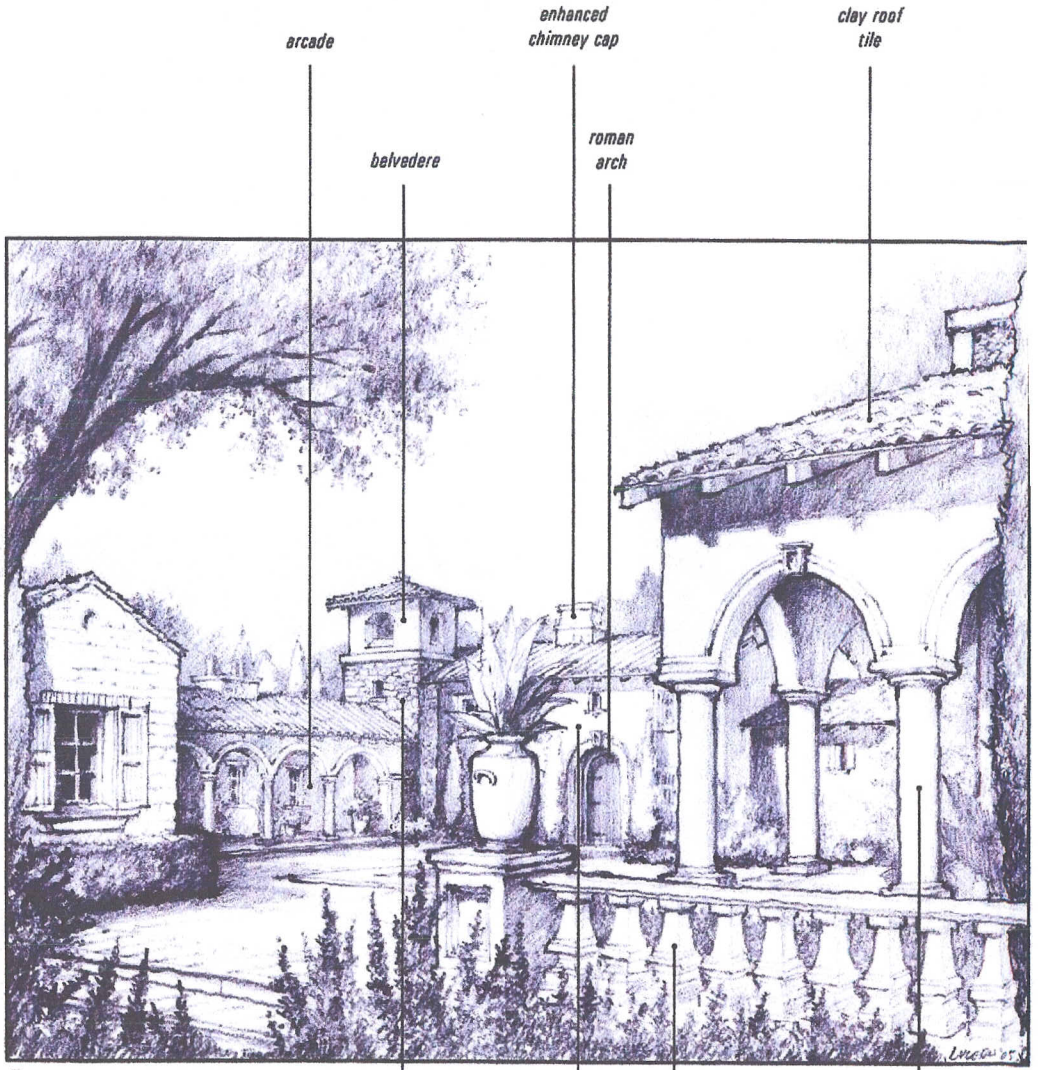
OVERHANGS AT ROOF RAKES:
- Short to modest (from 1" to 6")

GUTTERS AND DOWNSPOUTS:
- Half-round, hanging, metal gutters
- Exposed, shaped or concealed downspouts

CHIMNEYS:
- Enhanced caps



Tuscan
front elevation



Tuscan
rear elevation

III. Architectural Design Criteria

3.1 DESIGN CHARACTERISTICS The preceding *Section 2:* **Historical Characteristics,** described the forms, spaces, materials, doors, windows, and details generally considered to be primary indicators of a particular style—from a historical perspective. Now, *Section 3:* **Architectural Design Criteria** covers a broad range of topics, including these same categories of components—from a different perspective, and some concepts for effectively manipulating the architectural forms of a Custom Home in Heritage Farms. Subchapter 3.1 describes these same categories of components much more comprehensively, indicating their appropriateness for a particular architectural style—not from a historical perspective, but for a home in Heritage Farms. This information is shown in a matrix. Across the top of the matrix are the six architectural styles selected for Heritage Farms:

Spanish Revival **Italian Revival**
French Revival **Provençal**
San Juan Capistrano Rustic **Tuscan**

Along the left of the matrix, the characteristics of an architectural style are organized into seven categories:

Forms **Spaces** **Materials** **Doors** **Windows** **Details** **Miscellaneous**

Under each category heading are the individual relevant components. Definitions for all items are per *A Visual Dictionary of Architecture* by Francis D. K. Ching, unless noted otherwise. On the matrix, at each section of the architectural-style columns and the architectural component rows, a sign indicates the acceptability of that particular component for that particular style. In the upper left corner of each panel of the Historical Characteristics matrix is the legend explained below: A plus-sign (**+**) notes items which are required. Such items are considered the minimum acceptable level for homes in Heritage Farms. A check-mark (✓) indicates items which are permitted of course, subject to review by the Architectural Design Committee. A dash (**X**) denotes items which are not permitted. Successful submittals will not include these items. An asterisk (*****) marks items where special conditions apply, which are noted in the far-right column. Such notes should be self explanatory.

A tone ( ) indicates items which are identified in *Section 2:* **Historical Characteristics**. Such items are not necessarily required. An applicant may present submittals with items which are not specifically noted—either as permitted, or as not permitted. The applicant should be cautious as such items may be disallowed upon review. Following this matrix of Design Characteristics is a series of subchapters concerning building criteria, -heights, -areas, -setbacks, massing criteria, and other requirements. The intent of these subchapters is to encourage a diversity of architectural forms which are faithful to the aesthetic precedents set by the movements described in *Section 2:* **Historical Characteristics** and which are effective in contributing to the ambience sought for the neighborhoods in Heritage Farms.

LEGEND: **+** = REQUIRED ✓ = PERMITTED **X** = NOT PERMITTED (OR N/ A) * = SPECIAL CONDITIONS APPLY(SEE REMARKS) = HISTORICAL CHARACTERISTICS	SPANISH REVIVAL	ITALIAN REVIVAL	FRENCH REVIVAL	PROVENCIAL	SAN JUAN CAPISTRANO RUSTC	TUSCAN	Remarks:
FORMS Massing:							
substantially varied massing, vertically and horizontally	+*	+*	+*	+*	+*	+*	*See Subchapters 4.3 through 4.9, as applicable.
meaningful breaks in wall planes, vertically and horizontally	+*	+*	+*	+*	+*	+*	*See Subchapters 4.3 through 4.9, as applicable.
Composition:							
asymmetrical, informal, irregular	✓	✓	✓	+	+	✓	
symmetrical, formal	X	✓	✓	✓	✓	✓	
One-Story Areas:							
substantial amount of one-story masses	+*	+*	+*	+*	+*	+*	*See Subchapters 4.3 through 4.9, as applicable.
Roof Forms:							
gable roofs	✓	✓	✓*	+	+	✓	*Only at subordinate roofs.
hip roofs	✓	✓	✓	✓	✓	✓	*Only at roof-top monitors, belvederes or cupolas, or subordinate appendages where the main building has a gable roof. In such cases, the gable roof shall have a steeper pitch than the hip roof(s) and the elevation of the top plate of the main building shall be at least one foot higher than the adjacent appendage(s)
pavilion roofs	✓	✓	✓	✓	X	✓	
conical roofs	✓	✓	✓	✓	X	✓	
lean-to roofs	✓	✓	✓	✓	✓	✓	
Shed roof	✓**	✓	✓*	✓	✓	✓	*Only on a style-appropriate dormer. **Allowed as appendage to the main roof.
flat roofs, hipped gable, mansard, curb, butterfly, gambrel, rainbow, saw-tooth , barrel, gable roofs with different pitches and a common ridge, or other roofs	X	X	X	X	X	X	
Roof Pitches *(roof spans are limited to a maximum of forty feet):*							
ultra low (2½:12)	✓*	✓*	X	X	X	X	*Only at subordinate shed roofs and only if submitted and approved at Step 2: Design Development Review.
very low (3:12)	✓*	X	X	✓*	✓	✓*	*Only if appropriate documentation are submitted and approved at Step 2: Design Development Review.
low (3½:12 — 4½:12)	✓	✓	✓*	✓	✓	✓	*Only at subordinate roofs
moderate (5:12 — 7½:12)	✓	✓	✓	✓	✓	✓	
steep (8:12 — 12:12)	X	X	✓	✓*	X	✓*	*Only at towers or subordinate appendages
very steep (12½:12 — 15:12)	X	X	✓	✓*	X	✓*	*Only at towers or subordinate appendages
very, very steep (15:12 — 19:12)	X	X	✓*	✓*	X	✓*	*Only at towers or subordinate appendages

LEGEND: **+** = REQUIRED ✓ = PERMITTED **X** = NOT PERMITTED (OR N/ A) * = SPECIAL CONDITIONS APPLY(SEE REMARKS) = HISTORICAL CHARACTERISTICS	SPANISH REVIVAL	ITALIAN REVIVAL	FRENCH REVIVAL	PROVENCIAL	SAN JUAN CAPISTRANO RUSTC	TUSCAN	Remarks:
Forms (continued) Roof Features							
roof dormers	X	X	✓	✓	X	✓	
wall dormers	X	X	✓	X	X	*✓	*See Tuscan
monitors	X	✓	X	X	X	X	
belvederes	✓	✓	X	✓	X	✓	
cupolas	X	✓	X	✓	✓	✓	
Miscellaneous Forms:							
towers	*✓	*✓	*✓	*✓	X	*✓	*Limited to two towers per homesite
turrets, tourelles, bartizans, barbacan, or others	X	X	X	*✓	X	*✓	*Turrets and tourelles are permitted but limited to two per homesite.
SPACES Types:							
porte-cocheres', porches, porticos	✓	✓	✓	✓	✓	✓	
verandas	X	✓	X	✓	✓	✓	
stoops	✓	✓	✓	✓	✓	✓	
loggias	✓	✓	X	✓	✓	✓	
colonnades ,Forecourts courts courtyards & patios	✓	✓	✓	✓	✓	✓	
decks, balconies, balconettes	✓	✓	✓	✓	✓	✓*	
greenhouses	X	✓	✓	✓	✓	✓	
terraces, pergolas, arbors	✓	✓	✓	✓	✓	✓	
gazebos	✓	✓	✓	✓	✓	✓*	
carports, or others	X	X	X	X	X	X	
MATERIALS Quality and Consistency:							
equal-quality of materials on all elevations	+	+	+	+	+	+	
cheaper materials at side elevations or rear elevations	X	X	X	X	X	X	
Door or Window Materials:							
See "DOORS" and "WINDOWS" section for requirements.							
Wall Finishes:							
stone facing	X	✓	✓	✓	✓	✓	
brick facing	✓	✓**	✓	✓**	✓**	✓**	*Sack finish required. **Must have a rusticated appearance. See El Dorado Stone
half-timber facing	X	X	✓	X	X	X	
wood siding	✓*	X	X	X	✓*	X	*Only on appendages, connectors, and subordinate masses. Wood siding Shall not exceed 40% of total wall area, or 30% of any single elevation.
stucco	✓	✓	✓	✓*	✓	✓*	*Only on appendages, connectors, and subordinate masses. Stucco shall not exceed 40% of total wall area, or 30% of any single elevation.
concrete, concrete block, concrete ,metal or plastic sheathing, wood logs, or others	X	X	X	X	X	X	

LEGEND: **+** = REQUIRED ✓ = PERMITTED **X** = NOT PERMITTED (OR N/ A) * = SPECIAL CONDITIONS APPLY(SEE REMARKS) = HISTORICAL CHARACTERISTICS	SPANISH REVIVAL	ITALIAN REVIVAL	FRENCH REVIVAL	PROVENCIAL	SAN JUAN CAPISTRANO RUSTC	TUSCAN	Remarks:
MATERIALS (continued)							
Locations for Breaks in Wall Finishes:							
inside corners	+*	+*	+*	+*	+*	+*	*Only if breaks occur at the intersection of building masses. Wall finishes should wrap an entire building form, as if the form were constructed from the finish. The wall finishes should not appear as decorative "wallpaper".*
outside corners	X	X	X	X	X	X	
Stone Composition:							
natural stone	✓	✓	✓	✓	✓	✓	
manufactured, stone-like products	✓*	✓*	✓*	✓*	✓*	✓*	*see El Dorado Stone Product
Stone Courses:							
random rubble, coursed rubble	X	X	X	✓	✓	✓	*see El Dorado Stone Product
squared rubble	X	✓	X	✓	✓	✓	*see El Dorado Stone Product
random ashlar, coursed ashlar	X	✓	X	X	X	X	*see El Dorado Stone Product
rusticated ashlar	X	✓	X	X	✓	X	*see El Dorado Stone Product
broken rangework	X	✓	✓	✓	X	✓	*see El Dorado Stone Product
Brick Type:							
modular brick	✓*	✓	✓	X	X	X	*Sack finish required
norman brick, SCR brick, Roman brick	X	X	✓	X	X	X	
engineered brick	✓*	X	X	X	X	X	*Sack finish required see El Dorado Stone Product
terra-cotta brick	X	X	X	X	✓*	X	*Only if appropriate documentation, samples, and proposed uses are submitted and approved at Step 2: Design Development Review.*
Brick Thickness:							
full-dimension brick (4-inch thick, nominally)	✓	X	✓	X	✓	X	*see El Dorado Stone Product
thin, paver-type bricks, or tile-like, thin-set bricks, or others (*Minimum 2-inch thick material.)*	✓*	✓*	✓*	X	X	X	*see El Dorado Stone Product
Brick Thickness:							
running bond	✓	X	✓	X	✓	X	
common bond	X	X	✓	X	✓	X	
Wood-Siding Material:							
dimensioned lumber	✓	X	X	X	X	X	
hybrid materials, composition materials	✓*	X	X	X	X	X	*Only if appropriate documentation and samples are submitted and approved at Step 2 :Design Development Review.*
lumber panels, or others	X	X	X	X	X	X	
Wood-Siding Types:							
drop siding	✓	X	X	X	X	X	
board-and-batten siding	✓*	X	X	X	✓* *	X	*Only at subordinate appendages in Monterey style. **Only at subordinate appendages

LEGEND: **+** = REQUIRED ✓ = PERMITTED **X** = NOT PERMITTED (OR N/ A) * = SPECIAL CONDITIONS APPLY(SEE REMARKS) = HISTORICAL CHARACTERISTICS	SPANISH REVIVAL	ITALIAN REVIVAL	FRENCH REVIVAL	PROVENCIAL	SAN JUAN CAPISTRANO RUSTC	TUSCAN	Remarks:
MATERIALS (continued) Wood-Siding Types (cont.)							
vertical siding	✓	X	X	X	✓ *	X	*Only at subordinate appendages*
diagonal wood siding, wood-shingle siding or others	X	X	X	X	X	X	
Stucco Textures:							
steel-troweled texture	✓	✓	✓	✓ *	X	✓	*Only if appropriate documentation and samples are submitted and approved at Step 2: Design Development Review.*
sand-float texture	X	✓	X	✓	✓	✓	
pebble-dash texture	X	X	✓	X	X	X	
machine-applied (dash-coat) texture, dash-troweled (skip-troweled) texture, stipple-troweled texture, roughcast (spatter-dash) texture, combed texture, or others	X	X	X	X	X	X	
Stucco Finishes:							
painted stucco	+	+	✓	✓	✓	✓	
pigmented stucco	✓	✓	✓	✓	✓	✓	
unpainted stucco	X	✓ *	X	X	✓ *	X	*Only if a smooth, steel-troweled finish.*
Roofing Materials:							
slate shingles	X	X	✓	X	X	X	
clay roof tiles	✓	✓	X	✓	✓	✓	
lightweight-concrete roof tiles	✓*	✓*	✓*	X	X	X	*Only if appropriate documentation and samples are submitted and approved at Step 2: Design Development Review.*
copper roofing	✓	✓	✓	X	✓*	✓*	*Only if appropriate documentation and samples are submitted and approved at Step 2: Design Development Review.*
wood shingles, composition (asphalt) roofing, tin roofing, corrugated roofing	X	X	✓*	X	X	X	*Only if appropriate documentation and samples are submitted and approved at Step 2: Design Development Review.*
Roofing-Material Patterns:							
doubling course (starting course) at all eaves	+	✓	✓	✓	✓	✓	
ribbon courses drop-point slating	X	X	✓	X	X	X	*Diminishing courses required.*
staggered courses	X	X	X	X	✓	X	
honeycomb slating	X				X	X	*Only at accent massing elements.*

LEGEND: **+** = REQUIRED ✓ = PERMITTED **X** = NOT PERMITTED (OR N/ A) * = SPECIAL CONDITIONS APPLY(SEE REMARKS) = HISTORICAL CHARACTERISTICS	SPANISH REVIVAL	ITALIAN REVIVAL	FRENCH REVIVAL	PROVENCIAL	SAN JUAN CAPISTRANO RUSTC	TUSCAN	Remarks:
MATERIALS (continued)							
Roof Tiles:							
pan-and-roll tiling	✓	✓	X	X	X	X	
interlocking tile	X	✓*	X	X	X	X	**Only if appropriate documentation and samples are submitted and approved at Step 2: Design Development Review.*
shingle tile	X	X	✓*	X	X	X	**Only if appropriate documentation and samples are submitted and approved at Step 2: Design Development Review.*
mission tile (Spanish tile)	✓	✓	X	✓	✓	✓	
pantile (S-shape)	X	✓	X	✓	✓	✓	
Chimney Materials:							
stone-faced chimney	X	✓*	✓*	✓*	✓*	✓*	**Per all preceding requirements for stone.*
brick-faced chimney	X	X	✓*	X	✓*	X	**Per all preceding requirements for brick.*
stucco-faced chimney	✓*	✓*	✓*	✓*	✓*	✓*	**Per all preceding requirements for stucco.*
half-timber,wood-siding,concrete,concrete-block,concrete-sheathing,metalfaced,plastic-faced,wood-log chimneys, other	X	X	X	X	X	X	
Skylight Frames:							
anodized-aluminum (other than clear-anodized) skylight frames, copper, bronze skylight frames	✓	✓	✓	✓	✓	✓	See “DETAILS” section for more requirements.
plastic, fiberglass, mill-finish-aluminum, clear-anodized aluminum skylight frames, or others	X	X	X	X	X	X	
Skylight Glazing:							
non-reflective, clear-glass, tinted-glass, wire-type, laminated-glass skylight glazing	✓	✓	✓	✓	✓	✓	See “DETAILS” section for more requirements.
reflective-glass, obscure-glass, plastic-glazed, fiberglass skylight glazing, or others	X	X	X	X	X	X	
Gutters and Downspouts, Collectors, etc.:							
galvanized, painted sheet-metal, copper gutters, downspouts and collectors	✓	✓	✓	✓	✓	✓	See “DETAILS” section for more requirements.
plastic gutters, downspouts and collectors, or others	✓*	✓*	✓*	✓*	✓*	✓*	**Only if appropriate documentation and samples are submitted and approved at Step 2: Design Development Review.*

- **LEGEND:**
- **+** = REQUIRED
  ✓ = PERMITTED
- **X** = NOT PERMITTED (OR N/ A)
- = SPECIAL CONDITIONS APPLY(SEE REMARKS)
- = HISTORICAL CHARACTERISTICS

	SPANISH REVIVAL	ITALIAN REVIVAL	FRENCH REVIVAL	PROVENCIAL	SAN JUAN CAPISTRANO RUSTC	TUSCAN	Remarks:
MATERIALS (continued) Metal-Fabrication Materials:							
cast-iron ,wrought-iron, carbon-steel, alloy-steel (such as stainless steel), bronze, brass, copper fabrications	✓	✓	✓	✓	✓	✓	
weathering-steel, lead, terne-metal, mill-finish-aluminum, clear-anodized aluminum fabrications, or others	X	X	X	X	X	X	
Metal-Fabrication Finishes:							
painted	✓	✓	✓	✓	✓	✓	
unpainted, allowed to weather	✓*	✓*	✓*	✓*	✓*	✓*	**Only if an appropriate metal is specified and installed.*
unpainted, with weathered (aged) finish	✓*	✓*	✓*	✓*	✓*	✓*	**Only if an appropriate metal is specified and installed.*
Painted Sheet Metal:							
painted to match adjacent building surfaces	+	+	+	+	+	+	
painted to contrast with adjacent building surfaces	X	X	X	X	X	X	
powder-coat to match adjacent building surfaces	✓	✓	✓	✓	✓	✓	
Exposed Lumber:							
dimensioned lumber	✓	✓	✓	✓	✓	✓	
hybrid materials	✓*	✓*	✓*	✓*	✓*	✓*	**Only if appropriate documentation and samples are submitted and approved at Step 2: Design Development Review.*
MATERIALS (continued)							
composition materials, wood-grain texture	✓*	✓*	✓*	✓*	✓*	✓*	**Only if appropriate documentation and samples are submitted and approved at Step 2: Design Development Review.*
parallel-strand, laminated-veneer lumber, plywood, (OSB), wafer-board, composite panels, (MDF),fiberboard, hardboard, tempered hardboard, or others	X	X	X	X	X	X	
DOORS Quality and Consistency:							
equal quality of doors on all elevations	+	+	+	+	+	+	
cheaper doors at side elevations or rear elevations	X	X	X	X	X	X	
Insets, Relative to Wall Surfaces:							
modest (3" — 5½")	✓*	✓*	✓*	✓*	✓*	✓*	**Only at upper-floor openings. **Only at half-timber-faced walls.*
moderate (5½" — 11½")	✓*	✓*	✓**	✓*	✓*	✓*	**At lower- or upper-floor openings **At lower- and upper-floor openings.*
great (12" — 18")	✓*	✓*	✓**	✓**	✓**	✓**	**Only at lower-floor openings. **Only at lower-floor openings in masonry-faced walls.*
Relationship to Adjacent Perpendicular Walls:							
6 inches or farther	+	+	+	+	+	+	
Distance from Corners:							
18 inches or greater	+*	+*	+*	+*	+*	+*	**Required at all masonry and stucco walls.*
18 inches or less	✓*	✓*	✓*	✓*	✓*	✓*	**Only at feature elements detailed with wood posts or precast columns.*

LEGEND: **+** = REQUIRED ✓ = PERMITTED **X** = NOT PERMITTED (OR N/ A) * = SPECIAL CONDITIONS APPLY(SEE REMARKS) = HISTORICAL CHARACTERISTICS	SPANISH REVIVAL	ITALIAN REVIVAL	FRENCH REVIVAL	PROVENCIAL	SAN JUAN CAPISTRANO RUSTC	TUSCAN	Remarks:
DOORS (continued) Door Types:							
french doors	✓	✓	✓	✓	✓	✓	
venetian doors		✓		✓			
paneled doors	✓	✓	✓	✓*	✓*	✓*	*Only if appropriate documentation and samples are submitted and approved at Step 2: DesignDevelopment Review.*
louvered doors	✓	✓	✓	✓	✓	✓	
batten doors, plank doors	✓	X	✓	X	✓	X	
combination doors, screened doors	✓	✓	✓	✓	✓	✓	
slab doors, glass doors, jib doors, or others	X	X	X	X	X	X	
Door-face Materials:							
wood doors, wood doors clad with metal (aluminum, zinc, or copper) clad with plastic (vinyl)	✓	✓	✓	✓	✓	✓	
tempered hardboard, plastic-faced, fiberglass-faced, metal- faced (other than wood, clad with metal), doors faced with an embossed wood-grain texture, or others	✓*	✓*	✓*	✓*	✓*	✓*	*Only if appropriate documentation and samples are submitted and approved at Step 2: Design Development Review.*
Door Operation:							
swing-in, swing-out, pivoting doors	✓	✓	✓	✓	✓	✓	
sliding doors (including pocket doors)	✓*	✓*	✓*	✓*	✓*	✓*	* *Limited to side and rear elevations only.*
folding, rolling, accordion, revolving doors, or others	X	X	X	X	X	X	
Screened Doors:							
screened doors with wood frames	✓*	✓*	✓*	✓*	✓*	✓*	*Not allowed at primary entry door.*
metal frames, fiberglass frames, or others	X	X	X	X	X	X	
Dimensions of Glass Lights (Panes):							
18 inches or narrower; 24 inches or shorter	+	+	+	+	+	+	
Proportions of Glass Lights (Panes):							
taller than wide	+	+	+	+ *	+	+ *	*Usually, much taller than wide.*
square	X	X	X	X	✓	X	
wider than tall	✓	X	X	X	✓	✓	
Muntins and Bars:							
integral muntins and bars	✓	✓	✓	✓	✓	✓	
removable muntins or bars, face-mounted muntins or bars, plastic muntins or bars, or others	✓*	✓*	✓*	✓*	✓*	✓*	*Only if appropriate documentation and samples are submitted and approved at Step 2: Design Development Review.*
Door Dimensions:							
8 feet or narrower in width; 10 feet or shorter in height	✓*	✓*	✓*	✓*	✓*	✓*	*Door openings up to sixteen feet in width may be permitted if placed at least eight feet behind a colonnade, arcade or trellis - or within a loggia or porch of at least eight feet in depth.*

LEGEND: **+** = REQUIRED ✓ = PERMITTED **X** = NOT PERMITTED (OR N/ A) ***** = SPECIAL CONDITIONS APPLY(SEE REMARKS) = HISTORICAL CHARACTERISTICS	SPANISH REVIVAL	ITALIAN REVIVAL	FRENCH REVIVAL	PROVENCIAL	SAN JUAN CAPISTRANO RUSTC	TUSCAN	Remarks:
DOORS (continued) Garage-Door Operation:							
sliding, swinging garage doors,(roll-up) garage doors	+*	+*	+*	+*	+*	+*	
One-Car Garage-Door Dimensions:							
9 feet or narrower; 9 feet or shorter	✓	✓	✓	✓	✓	✓	
Two-Car Garage-Door Dimensions:							
18 feet or narrower; 9 feet or shorter	✓	✓	✓	✓	✓	✓	
Garage-Door Face or Panel Materials:							
wood	✓	✓	✓	✓	✓	✓	
metal	✓*	✓*	✓*	✓*	✓*	✓*	**Only if appropriate documentation and samples are submitted and approved at Step 2: Design Development Review.*
glass panels	✓*	✓*	✓*	✓*	✓*	✓*	**Only if appropriate documentation and samples are submitted and approved at Step 2: Design Development Review.*
plastic, translucent materials, or others	X	X	X	X	X	X	
Distance between Garage Doors:							
18 inches or greater	✓	✓	✓	✓	✓	✓	
Recess at Garage Doors:							
12 inches or greater	+	+	+	+	+	+	
Arch Types:							
flat arches	X	✓	✓	✓	✓	✓	
French arches	X	✓	✓	✓	X	✓	
Roman arches, segmental arches	✓	✓	✓	✓	✓	✓	
basket-handle arches	✓	X	✓	✓	✓	✓	
trefoil arches	X	✓	✓	X	X	X	
funicular arches, scalloped arches, Moorish arches	✓	X	X	X	X	X	
Exposed Wood Components at Openings:							
wood lintels	✓	X	✓*	✓	✓	✓	**Only at half-timber walls.*
wood jambs	X	X	✓*	✓	✓	✓	**Only at half-timber walls.*
wood aprons			✓*	✓	✓	✓	**Only at half-timber walls.*

LEGEND: **+** = REQUIRED ✓ = PERMITTED **X** = NOT PERMITTED (OR N/ A) ***** = SPECIAL CONDITIONS APPLY(SEE REMARKS) = HISTORICAL CHARACTERISTICS	SPANISH REVIVAL	ITALIAN REVIVAL	FRENCH REVIVAL	PROVENCIAL	SAN JUAN CAPISTRANO RUSTC	TUSCAN	Remarks:
DOORS (continued) Exposed Wood Lintels:							
wood undersides	✓	✓	✓	✓	✓	✓	
Glazing Installation:							
face glazing	+	+	+	+	+	+	
flush glazing, butt glazing, or others	X	X	X	X	X	X	
Glazing:							
sheet glass	✓	✓	✓	✓	✓	✓	
plate glass ,float glass, clear glass, slightly tinted glass, wire glass	✓	✓	✓	✓	✓	✓	
patterned glass, obscure glass, UV-reflective glass	✓*	✓*	✓*	✓*	✓*	✓*	**Only if appropriate documentation and samples are submitted and approved at Step 2: Design Development Review.*
non-reflective glass-block masonry units	✓*	✓*	X	✓*	✓*	✓*	**Only on side elevations or rear elevations. Opening limited to 3 feet wide & 4 feet tall.*
reflective (mirrored) glass, darkly tinted, plastic glazing, fiberglass glazing, crown glass reflective glass-block masonry units, plastic glass-block, or others	X	X	X	X	X	X	
Doorway Features:							
shutters	✓	✓	✓	✓	✓	✓	
awnings	✓	✓	✓	✓*	✓	✓*	**Only if appropriate documentation and samples are submitted and approved at Step 2: Design Development Review.*
Shutter Types:							
operable shutters	✓	✓	✓	✓	✓	✓	
inoperable shutters	✓*	✓*	✓*	✓*	✓*	✓*	**Only if shutters appear to be operable and all attendant hardware is mounted.*
Shutter-Panel Types:							
louver shutters, raised-panel shutters	✓	✓	✓	✓	✓	✓	
flat-panel shutters	X	✓	✓	✓	✓	✓	
plank shutters	✓	✓	✓	✓	✓	✓	
combination (louver and panel) shutters	✓	X	X	X	X	X	
Shutter Materials:							
Wood	✓	✓	✓	✓	✓	✓	
hybrid materials , composition materials	✓*	✓*	✓*	✓*	✓*	✓*	**Only if appropriate documentation and samples are submitted and approved at Step 2: Design Development Review.*
plastic, fiberglass, or others	X	X	X	X	X	X	

LEGEND: **+** = REQUIRED ✓ = PERMITTED **X** = NOT PERMITTED (OR N/ A) ***** = SPECIAL CONDITIONS APPLY(SEE REMARKS) = HISTORICAL CHARACTERISTICS	SPANISH REVIVAL	ITALIAN REVIVAL	FRENCH REVIVAL	PROVENCIAL	SAN JUAN CAPISTRANO RUSTC	TUSCAN	Remarks:
DOORS (continued) Shutter Hardware:							
operable hardware	✓	✓	✓	✓	✓	✓	
fixed, inoperable hardware	✓*	✓*	✓*	✓*	✓*	✓*	**Only if operable in appearance, when installed.*
Awning Types:							
panel awnings	✓	✓	✓	✓*	✓	✓*	**Only if appropriate documentation and samples are submitted and approved at Step 2: Design Development Review.*
domed awnings	✓	✓	✓	X	X	X	
Awning Materials:							
canvas awnings	✓	✓	✓	✓*	X	✓*	**Only if appropriate documentation and samples are submitted and approved at Step 2: Design Development Review.*
sheet metal awnings	✓	X	X	X	X	X	
plastic, interlocking-metal panel awnings, or others	X	X	X	X	X	X	
Exterior Gates:							
gates or doors	✓	✓	✓	✓	✓	✓	
acoustically-treated components	✓	✓	✓	✓	✓	✓	
concealed equipment	+	+	+	+	+	+	
WINDOWS Quality and Consistency:							
equal quality of windows on all elevations	+	+	+	+	+	+	
cheaper windows at side elevations or rear elevations	X	X	X	X	X	X	
Insets, Relative to Wall Surfaces:							
modest (3" — 5½")	✓*	✓*	✓**	✓*	✓*	✓*	**Only at upper-floor openings. **Only at half-timber-faced walls.*
moderate (5½" — 11½")	✓*	✓*	✓**	✓*	✓*	✓*	**Only at upper-floor openings. **Only at half-timber-faced walls.*
great (12" — 18")	✓*	✓*	✓**	✓*	✓*	✓*	**Only at lower-floor openings. **Only at lower-floor openings in masonry-faced walls.*
Relationship to Adjacent Perpendicular Walls:							
6 inches or farther	+	+	+	+	+	+	
closer than 6 inches	X	X	X	X	X	X	
Distance from Corners:							
18 inches or greater	✓*	✓*	✓*	✓*	✓*	✓*	**At all masonry and stucco walls.*
18 inches or less	✓*	✓*	✓*	✓*	✓*	✓*	**Only at feature elements detailed with wood posts or precast columns.*

LEGEND: **+** = REQUIRED ✓ = PERMITTED **X** = NOT PERMITTED (OR N/ A) ***** = SPECIAL CONDITIONS APPLY(SEE REMARKS) = HISTORICAL CHARACTERISTICS	SPANISH REVIVAL	ITALIAN REVIVAL	FRENCH REVIVAL	PROVENCIAL	SAN JUAN CAPISTRANO RUSTC	TUSCAN	Remarks:
WINDOWS (continued) Window Materials:							
wood windows	✓	✓	✓	✓	✓	✓	
wood windows clad with metal (aluminum, zinc, or copper)	✓	✓	✓	✓	✓	✓	
wood windows clad with plastic (vinyl-wrapped)	✓	✓	X	✓	✓	✓	
plastic (vinyl) windows	✓*	✓*	✓*	✓*	✓*	✓*	**Only if appropriate documentation and delicately-scaled samples (like comparable wood sash and frames) are submitted and approved at Step 2: Design Development Review.*
aluminum windows, or others	X	X	X	X	X	X	
Window Operation:							
double-hung windows, single-hung windows	X	✓	✓	✓	X	✓	
casement windows, folding casement windows	✓	✓	✓	✓	X	✓	
awning windows	✓*	✓*	✓*	✓*	✓*	✓*	**At transom windows only.*
box-head windows	X	✓	X	X	✓	X	
drop windows, dual-operation windows	X	✓	X	✓	✓	✓	
fixed-sash windows	✓	✓	✓	✓	✓	✓	
horizontally sliding, vertically sliding ,rolling, jalousie windows, or others	X	X	X	X	X	X	
Window Types:							
picture windows	✓*	✓*	✓	✓*	✓*	✓*	**Limited to one at front elevation and three at rear elevation*
gable windows	✓	X	✓	✓	✓	✓	
bay windows	✓	✓	✓	✓	X	✓	
cant-bay windows	X	✓	✓	✓	X	✓	
bow windows	X	✓	✓	✓	✓	✓	
oriel windows	✓	✓	✓	✓	X	✓	
transom windows	✓	✓	✓	✓	✓	✓	
clerestory windows	✓	✓	✓	X	✓	X	
dormer windows	X	X	✓	✓	✓	✓	
lucarne windows	X	X	✓	✓	X	✓	
oxeye windows	X	✓	✓	✓	✓	✓	
Palladian windows (Serlian windows or Venetian windows)	X	✓	X	✓	X	✓	

LEGEND: **+** = REQUIRED ✓ = PERMITTED **X** = NOT PERMITTED (OR N/ A) ***** = SPECIAL CONDITIONS APPLY(SEE REMARKS) ■ = HISTORICAL CHARACTERISTICS	SPANISH REVIVAL	ITALIAN REVIVAL	FRENCH REVIVAL	PROVENCIAL	SAN JUAN CAPISTRANO RUSTC	TUSCAN	Remarks:
WINDOWS (continued) Window Shapes:							
rectangular windows	✓	✓	✓	✓	✓	✓	
square windows	✓	X	X	✓	✓	✓	
hexagonal windows	X	✓	X	✓	X	✓	
octagonal windows	X	✓	X	✓	✓	✓	
round windows	✓	✓	✓	✓	✓	✓	
elliptical windows	✓	✓	✓	✓	X	✓	
arch-topped windows	✓*	✓*	✓*	✓*	✓*	✓*	**Limited to picture windows in Spanish Revival and San Juan Capistrano styles and to masonry-faced walls in others. Limited to shapes described within respective "Arch Types" for each style.*
rake-head-angled top, triangular, pentagonal, or others	X	X	X	X	X	X	
Dimensions of Glass Lights (Panes):							
18 inches or narrower; 24 inches or shorter	+	+	+	+	+	+	
Proportions of Glass Lights (Panes):							
taller than wide	+	+	+	+*	+	+*	**Usually, much taller than wide.*
square	X	X	X	X	✓	X	
wider than tall	✓	X	X	X	✓	✓	
Typical Window-Frame Dimensions:							
6 feet or narrower; 8 feet or shorter	+	+	+	+	+	+	
Picture-Window Dimensions:							
9 feet or narrower; 12 feet or shorter	✓*	✓*	✓*	✓*	✓*	✓*	**Wider window-frames may be permitted if placed at least eight feet behind a colonnade, arcade, or trellis—or within a loggia or porch of at least eight feet in depth.*
Muntins and Bars:							
integral muntins and bars	✓	✓	✓	✓	✓	✓	
Removable, bars, face-mounted bars, plastic bars, others	✓*	✓*	✓*	✓*	✓*	✓*	**Only if appropriate documentation and samples are submitted and approved at Step 2: Design Development Review.*
Arch Types:							
flat arches	X	✓	✓	✓	✓	✓	
French arches	X	✓	✓	✓	X	✓	
Roman arches, segmental arches	✓	✓	✓	✓	✓	✓	
basket-handle arches	✓	X	✓	✓	✓	✓	
trefoil arches	X	✓	✓	X	X	X	
elliptical arches	✓	X	X	✓	X	✓	
Scalloped, parabolic, triangular, corbel, rampant, horseshoe, Moorish, Gothic arches, equilateral ,lancet, drop, ogee arches, or others	✓	X	X	X	X	X	

LEGEND: **+** = REQUIRED ✓ = PERMITTED **X** = NOT PERMITTED (OR N/ A) ***** = SPECIAL CONDITIONS APPLY(SEE REMARKS) ■ = HISTORICAL CHARACTERISTICS	SPANISH REVIVAL	ITALIAN REVIVAL	FRENCH REVIVAL	PROVENCIAL	SAN JUAN CAPISTRANO RUSTC	TUSCAN	Remarks:
WINDOWS (continued) Exposed Wood Components at Openings:							
wood lintels	✓	X	✓*	✓	✓	✓	**Only at half-timber walls.*
wood jambs	X	X	✓*	✓	✓	✓	**Only at half-timber walls.*
wood aprons			✓*	✓	✓	✓	**Only at half-timber walls.*
Exposed Wood Lintels:							
wood undersides	✓	✓	✓	✓	✓	✓	
Glazing Installation:							
face glazing	+	+	+	+	+	+	
flush glazing, butt glazing, or others	X	X	X	X	X	X	
Glazing:							
sheet glass	✓	✓	✓	✓	✓	✓	
plate glass ,float glass, clear glass, slightly tinted glass, wire glass	✓	✓	✓	✓	✓	✓	
patterned glass, obscure glass, UV-reflective glass	✓*	✓*	✓*	✓*	✓*	✓*	**Only if appropriate documentation and samples are submitted and approved at Step 2: Design Development Review.*
non-reflective glass-block masonry units	✓*	✓*	X	✓*	✓*	✓*	**Only on side elevations or rear elevations. Opening limited to three feet wide and four feet tall.*
reflective (mirrored) glass, darkly tinted glass, plastic glazing, fiberglass glazing, crown glass reflective glass-block masonry units, plastic glass-block, or others	X	X	X	X	X	X	
Window Features:							
shutters	✓	✓	✓	✓	✓	✓	
awnings	✓	✓	✓	✓*	✓	✓*	**Only if appropriate documentation and samples are submitted and approved at Step 2: Design Development Review.*
Shutter Types:							
operable shutters	✓	✓	✓	✓	✓	✓	
inoperable shutters	✓*	✓*	✓*	✓*	✓*	✓*	**Only if shutters appear to be operable and all attendant hardware is mounted.*
Shutter-Panel Types:							
louver shutters, raised-panel shutters	✓	✓	✓	✓	✓	✓	
flat-panel shutters	X	✓	✓	✓	✓	✓	
plank shutters	✓	✓	✓	✓	✓	✓	
combination (louver and panel) shutters	✓	X	X	X	X	X	

LEGEND: **+** = REQUIRED ✓ = PERMITTED **X** = NOT PERMITTED (OR N/ A) ***** = SPECIAL CONDITIONS APPLY(SEE REMARKS) = HISTORICAL CHARACTERISTICS	SPANISH REVIVAL	ITALIAN REVIVAL	FRENCH REVIVAL	PROVENCIAL	SAN JUAN CAPISTRANO RUSTC	TUSCAN	Remarks:
WINDOWS (continued) Shutter Materials:							
wood	✓	✓	✓	✓	✓	✓	
hybrid materials , composition materials	✓*	✓*	✓*	✓*	✓*	✓*	**Only if appropriate documentation and samples are submitted and approved at Step 2: Design Development Review.*
plastic, fiberglass, or others	X	X	X	X	X	X	
Awning Types:							
panel awnings	✓	✓	✓	✓*	✓	✓*	**Only if appropriate documentation and samples are submitted and approved at Step 2: Design Development Review.*
domed awnings	✓	✓	✓	X	X	X	
Awning Materials:							
canvas awnings	✓	✓	✓	✓*	X	✓*	**Only if appropriate documentation and samples are submitted and approved at Step 2: Design Development Review.*
sheet metal awnings	✓	X	X	X	X	X	
plastic, interlocking-metal panel awnings, or others	X	X	X	X	X	X	
DETAILS Quality and Consistency:							
equal quality of detailing on all elevations	+	+	+	+	+	+	
lower quality or less developed detailing at side elevations or rear elevations	X	X	X	X	X	X	
Apparent Functionality of Details:							
fabricated and installed to appear functional and operable	+	+	+	+	+	+	
Door Details or Window Details:							
See appropriate preceding "DOORS" or "WINDOWS" sections.							
Eave or Cornice Details:							
exposed eaves (open cornices)	✓*	X	✓*	✓	+	✓	**With shaped rafter tails.*
box cornices (closed cornices), in wood	X	✓*	✓	✓	✓	✓*	**Bracketed.*
box cornices (closed cornices), in stucco	✓*	✓*	✓*	X	✓*	X	**Stucco-covered box cornices shall have traditional curvilinear profi les. For Italian Revival, only at subordinate appendages such as towers or pavilions. For all styles only if appropriate documentation and samples are submitted and approved at Step 2: Design Development Review.*

LEGEND: **+** = REQUIRED ✓ = PERMITTED **X** = NOT PERMITTED (OR N/ A) ***** = SPECIAL CONDITIONS APPLY(SEE REMARKS) = HISTORICAL CHARACTERISTICS	SPANISH REVIVAL	ITALIAN REVIVAL	FRENCH REVIVAL	PROVENCIAL	SAN JUAN CAPISTRANO RUSTC	TUSCAN	Remarks:
DETAILS (continued) Overhangs at Exposed Eaves (Open Cornices):							
short (6" — 9")	X	X	✓	X	X	X	
modest (9" — 12")	X	X	✓	✓	X	X	
moderate (12" — 21")	✓	X	X	✓	✓	✓	
long (21" — 42")	X	X	X	X	✓	✓	
Overhangs at Box Cornices (Closed Cornices), Wood:							
short (6" — 9")	X	X	✓	X	X	X	
modest (9" — 12")	X	✓	✓	✓	X	✓	
moderate (12" — 18")	X	✓	X	✓	✓	✓	
long (18" — 36")	X	✓	X	X	✓	✓	
Overhangs at Box Cornices (Closed Cornices), Stucco:							
short (6" — 9")	✓*	✓	✓**	✓*	X	X	**Stucco-covered box cornices shall have traditional curvilinear profiles.* ***Stucco-covered box cornices shall have traditional curvilinear profiles with stone appearance*
modest (9" — 12")	✓*	✓	X	✓*	✓	X	**Stucco-covered box cornices shall have traditional curvilinear profiles.*
moderate (12" — 18")	X	✓	X	✓*	✓*	X	**Stucco-covered box cornices shall have traditional curvilinear profiles.*
long (18" — 36")	X	✓	X	X	X	X	**Stucco-covered box cornices shall have traditional curvilinear profles.*
Visible Lumber at Exposed Eaves (Open Cornices):							
per requirements at "Exposed Lumber" in "MATERIALS" section	X	X	✓	X	X	X	
exposed roof sheathing	✓*	X	✓*	✓*	✓*	✓*	**Tongue-and-groove dimensioned lumber with a minimum thickness of one inch (actual, not nominal).*
exposed rafter tails, fascia boards, bargeboards, etc.	X	✓*	✓*	✓*	✓*	✓*	**Solid, dimensioned lumber with a minimum thickness of two inches (actual, not nominal).*
Visible Lumber at Box Cornices (Closed Cornices):							
per the requirements at "Exposed Lumber" in "MATERIALS" section	X	✓	✓	X	X	X	
exposed lumber	X	✓*	✓*	✓*	✓*	✓*	**Visible board-edges a minimum of one inch (actual, not nominal).*

LEGEND: **+** = REQUIRED ✓ = PERMITTED **X** = NOT PERMITTED (OR N/ A) ***** = SPECIAL CONDITIONS APPLY(SEE REMARKS) ■ = HISTORICAL CHARACTERISTICS	SPANISH REVIVAL	ITALIAN REVIVAL	FRENCH REVIVAL	PROVENCIAL	SAN JUAN CAPISTRANO RUSTC	TUSCAN	Remarks:
DETAILS (continued) Roof Rakes:							
bargeboards	✓	X	X	X	X	X	
flush roof rakes	✓*	X	X	✓*	✓**	✓*	**Stucco to roof tile. **At gable end.*
Overhangs at Roof Rakes:							
short (1" — 4")	✓	✓*	X	✓	✓*	✓*	**Only at shed or lean*
modest (4" — 6")	✓	✓*	X	✓	X	✓*	**Only at shed or lean*
moderate (6" — 12")	✓	X	X	✓	X	X	
Skylight Forms:							
See "MATERIALS" section for more requirements.							
fl at-panel skylights	✓	✓	✓	✓	✓	✓	
curved-panel skylights, bubble-shaped skylights, or others	X	X	X	X	X	X	
Gutters and Downspouts:							
See "MATERIALS" section for more requirements.							
hanging gutters, half-round gutters	✓	✓	✓	✓	✓	✓	
rectilinear gutters, ogee gutters, or similar	X	X	X	X	X	X	
box gutters		✓	✓				
arris gutters			✓				
exposed downspouts	✓*	✓*	✓*	✓*	✓*	✓*	**Cylindrical, not box-section. At building corners, not mid-wall.*
concealed downspouts							**With appropriately detailed escutcheons*
Roof Valleys:							
closed (woven, or laced) roof valley	✓	✓	✓	✓	✓	✓	
open roof valleys	X	X	X	X	X	X	
Chimney Size:							
18 square feet of area (in-plan), or less	✓	✓	✓	✓	✓	✓	
Chimney Quantity:							
four per homesite, or fewer	✓	✓	✓	✓	✓	✓	
Flue Quantity:							
two per chimney, or fewer	✓	✓	✓	✓	✓	✓	
Chimney Terminations:							
elaborated tops	✓	✓	✓	✓	✓	✓	
exposed screen-type spark arrestors, sheet-metal shrouds	X	X	X	X	X	X	
Decorative Parapets:							
corbie gables, fractables (Mission-style parapets), crenellated parapets, or others	X	X	X	X	X	X	

LEGEND: **+** = REQUIRED ✓ = PERMITTED **X** = NOT PERMITTED (OR N/ A) ***** = SPECIAL CONDITIONS APPLY(SEE REMARKS) = HISTORICAL CHARACTERISTICS	SPANISH REVIVAL	ITALIAN REVIVAL	FRENCH REVIVAL	PROVENCIAL	SAN JUAN CAPISTRANO RUSTC	TUSCAN	Remarks:
MISCELLANEOUS Mechanical Equipment*: **Such as, but not limited to: heating equipment, air-conditioning equipment, gas meters, electric meters, satellite dishes, water tanks, pool & spa equipment.*							
concealed from public view	+	+	+	+	+	+	
mounted on a roof	X	X	X	X	X	X	
significant sound-attenuation measures, subject to the approval of the Design Reviewer	+	+	+	+	+	+	
placement of mechanical vents should be on elevations not adjacent to streets	+*	+*	+*	+*	+*	+*	** May be located on elevations adjacent to streets if grouped and concealed within a false chimney*
Solar Panels:							
mounted on the less visible elevation(s)	✓	✓	✓	✓	✓	✓	
integrated into the structure in mounting method, materials, and finishes	✓	✓	✓	✓	✓	✓	
Exterior Light Fixtures:							
surface-mounted exterior light fixture	✓	✓	✓	✓	✓	✓	
flush-mounted (recessed) light fixture	✓*	✓*	✓*	✓*	✓*	✓*	**Only within concealed courtyards*
flush-mounted, backlit, address-number panels	✓*	✓*	✓*	✓*	✓*	✓*	**Period-authentic typefaces encouraged*

3.2 DETERMINING CUSTOM-HOME SIZE AND PLACEMENT

In order to achieve the architectural character required in these Design Guidelines, it is important that the home not become a mere reflection of the minimum setbacks, maximum building areas and maximum building heights. Traditional building massing with well-articulated volumes that are consistent with the selected Architectural Style is required. The aesthetic (qualitative) concerns of the home design process should ultimately determine how best to comply with the quantitative restrictions set forth in the sections mentioned below. The following summarizes the necessary steps in designing the Custom Home after the Architectural Style of the Custom Home has been determined:

STEP 1

Review the Custom Homesite Declaration and find the following information for your Homesite: Homesite Type, Maximum Building Area, Maximum Lower Story Area, Maximum Upper Story Area, Covered Outdoor Area Credit and Garage Class.

STEP 2

Review the Summary of Building Criteria set forth on the following page.

STEP 3

Carefully research and review the building height, area, setback, massing and other restrictions (see Sections 3.6 through 3.10)

STEP 4

Apply the building restrictions to the selected Architectural Style.

STEP 5

Submit plans and other required materials for review by the Architectural Review Committee.

3.3 BUILDING CRITERIA

All *Improvements* situated on a Homesite must be constructed within the Homesite's *Building Envelope,* unless expressly permitted otherwise by these Design Guidelines. The *Building Envelope* for each Homesite is a function of the Homesite Type (see Section 3.5) and the building height, building area, building setbacks and massing requirements. The *Building Envelope* does not represent the ultimate shape or architectural appearance of the Custom Home, but is merely a three-dimensional boundary within which Improvements may be built. While interrelated, the *Building Envelope* does not determine the Architectural Style, height, size, placement or massing of a Custom Home; rather these characteristics are determined by the following:

(a) the permitted Architectural Style selected by the Homeowner controls the style (see Section 3.1);

(b) the building height restrictions control the height (see Section 3.6);

(c) the building area restrictions control the size (see Section 3.7);

(d) the applicable building setback restrictions control the placement of a Custom Home on a Homesite (see Section 3.8); and

(e) the massing requirements control the massing and articulation of a Custom Home (see Section 3.9). In addition, there are other requirements and restrictions that must be satisfied with respect to the Custom Home (see Section 3.10). The restrictions applicable to building heights, building areas, building setbacks, Homesite Types and massing requirements are also set forth in the Covenants. While every reasonable effort has been made to eliminate inconsistencies, in the event that a conflict or inconsistency exists between these Design Guidelines and the Covenants, then the more restrictive or stringent requirement shall apply and control.

3.4 BUILDING CRITERIA DEFINITIONS

Attic areas are those areas and spaces within a Custom Home which are completely located within the roof framing and which are above the highest *Top-plate Height* of any supporting wall. *Attic Areas* are not included within *Indoor Area.* Where the roof framing is supported by walls with different *Top-plate Heights*, the *Attic Area* is only the space situated above the highest *Top-plate Height.*

Basement area is the largest Indoor Area of any horizontal plane within a Custom Home that is located at or below three feet above Rough Grade, but specifically excludes any Excluded Basement Area. Further, in the event that light wells, entrances, stairwells or other conditions in excess of three feet in width are constructed, then the entire length of such condition multiplied by a depth of fifteen feet shall be included in and counted as Basement Area.

Building area of a Custom Home is the total of the Basement Area, Covered Outdoor Area, First-Story Area, the Second-Story Area and the Third-Story Area less the used portion of the Covered Outdoor Area Credit. Attic Areas are not included within the definition of Building Area.

Building envelope of a Homesite is the three-dimensional area of a Homesite in which Improvements may be constructed (unless specifically permitted otherwise by these Design Guidelines or the Covenants).

Covered outdoor area is the area under roof which is open on one or more sides, excluding eaves and overhangs but including all structural elements such as columns; in certain cases where these areas exceed ten feet in depth, these areas will be counted as Indoor Area and not as Covered Outdoor Area. (See section 3.7.) Covered Outdoor Areas shall be story-specific (i.e. – first, second or third story), which shall be determined using the same rules respecting Indoor Areas. For example, if a Covered Outdoor Area situated at Rough Grade is covered by a roof with a Roof Height of twenty-five feet, then the area of the Covered Outdoor Area shall be counted once as First-Story Covered Outdoor Area and once as second story Covered Outdoor Area. The square footage of the Covered Outdoor Area shall be measured from the exterior surface of any adjoining building walls to the exterior surface of any structural elements supporting the roof of the Covered Outdoor Area. The square footage of the Covered Outdoor Area at the second and third stories, if applicable, shall be included in the Indoor Area calculation for that specific story. Covered Outdoor Area on the First-Story that exceeds ten feet in depth and is calculated as Indoor Area shall comply with Covered Outdoor Area setback criteria.

Covered outdoor area credit is the square footage specified as such in the Covenants for each Homesite; in no event shall the Covered Outdoor Area Credit exceed the First- Story Covered Outdoor Area. Covered Outdoor Area Credit is only applicable to First-Story Covered Outdoor Areas, which excludes areas that exceed ten feet in depth and that are counted as Indoor Area. First-Story Covered Outdoor Area less than ten feet in depth that exceeds the Covered Outdoor Credit shall be counted as Indoor Area. Covered Outdoor Area Credit is a pre-determined number which is only used in the Building Area restriction calculations (see section 3.7); it does not represent any particular area within a custom home.

Excluded basement area is any subterranean basements, rooms and garages meeting all of the following criteria: a) maximum finished floor elevation of the first-story area located above shall not exceed three feet above Rough Grade, b) perimeter walls may not extend beyond the perimeter walls of the First-Story Area or any First-Story Covered Outdoor Area, c) the total Indoor Area of the Basement does not exceed the First-Story Area plus any First-Story Covered Outdoor Area, and d) if approved by the Architectural Review Board based on the location, length, detailing, visual screening and surrounding lightwells that do not exceed three feet in width, as measured perpendicularly from the vertically-adjacent perimeter wall of the First-Story Area.

First-story area is the largest Indoor Area of any horizontal plane within a Custom Home that is located at thirteen feet or less above Rough Grade, excluding any Basement Areas or Excluded Basement Areas; for One Story Mandatory Homesites, the First-Story Area is the largest Indoor Area of any horizontal plane within a Custom Home, excluding any Basement Areas or Excluded Basement Areas.

Improvements are any buildings, structures, or other improvements of any kind located on the Homesite.

Indoor area is the area of a Custom Home enclosed within the perimeter building walls at a specified height. Only those areas which are at or below the Top-plate Height of one or more perimeter building walls will be considered to be enclosed within the perimeter building walls; Attic Areas are not considered Indoor Areas except in limited situations. Indoor Areas include all structures constructed on the Homesite, including, without limitation, garages and detached structures. Courtyards and patios that are enclosed on all sides by building walls and/or walls in excess of six feet in height shall be deemed and counted as Indoor Areas.

Maximum building area is the square footage specified as such in the Covenants for each Homesite. The total Building Area of a Custom Home shall not exceed its Maximum Building Area.

Maximum lower story area is the square footage specified as such in the Covenants for each Homesite. The First-Story Area plus the Basement Area plus any First-Story Covered Outdoor Area less the used portion of the Covered Outdoor Area Credit of a Custom Home shall not exceed its Maximum Lower Story Area.

Maximum upper story area is the square footage specified as such in the Covenants for each Homesite. The sum of the Second-Story Area, the Third-Story Area and any second or third story Covered Outdoor Area of a Custom Home shall not exceed its Maximum Upper Story Area.

Roof height is the vertical distance measured from Rough Grade to the top of the finish roofing material of a particular roof.

Rough grade for each Homesite is contained in the Covenants; the Rough Grade may vary from the actual grade elevation of a Homesite (in which case the documented elevation set forth in the Covenants shall apply).

Second-story area is the sum of (i) the largest Indoor Area of any horizontal plane within a Custom Home that is located above thirteen feet but at or below twenty-three feet above Rough Grade, and (ii) to the extent an area is not included in (i), the First-Story Area located under any roof that has a Roof Height which exceeds twenty three
feet above Rough Grade. The determination of Second-Story Area shall be made after determining First-Story Area.

Third-story area is the sum of (i) the largest Indoor Area of any horizontal plane within a Custom Home that is located above twenty-three feet but at or below thirty-one feet above Rough Grade, and (ii) to the extent an area is not included in (i), the Second- Story Area located under any roof that has a Roof Height which exceeds thirty-one feet above Rough Grade. The determination of Third-Story Area shall be made after determining Second-Story Area.

Top-plate height is the vertical distance measured from the Rough Grade elevation to the top of the uppermost horizontal member of a frame wall supporting ceiling joists, rafters and other members (or in the case of a basement, the height of the finished floor of the first story will be used as the Top-plate Height).

3.5 HOMESITE TYPES

There are four types of Homesites (each a "Homesite Type") within Heritage Farms: Standard, Corner, One-Story Dominant and One-Story Mandatory. These four different types are based on area and setback criteria. The Homesite Type of a particular Homesite determines which restrictions and limitations apply to the Homeowner's Custom Home. Heritage Farms has determined the Homesite Type for each Homesite based upon each Homesite's location and relationship to the neighborhood.

Standard This Homesite Type has the least building restrictions.
Lots 1-3 and Lots 25-29 Blk 1;

Corner These Homesites have more than one prominent elevation (front and visible side) because they side onto a street or public area and thus have additional setback and massing requirements.
Lots 1, 29, Blk 1; Lots1,2,3,5,6,12 Blk 6; Lots 1,3,4,9 Blk 5;
Lots 1,3,4,6,7 Blk 3; Lots 1,3,4,6 Blk 2

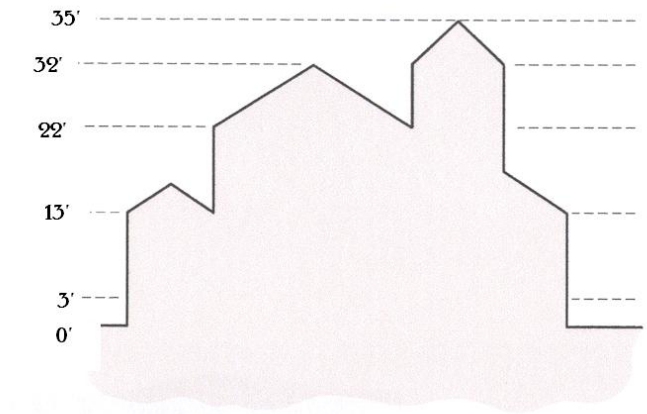
One-Story Dominant These Homesites have a requirement that the *Second-Story Area* never exceeds thirty percent of the *Maximum Building Area* due to their location.
Lots 6-12 Blk 6; Lots 4-9 Blk 5; Lots 4-7 Blk 3; Lots 4-6 Blk 2

One-Story Mandatory Homesites of this Homesite Type restrict the amount of allowable Second-Story Area. The sum of the Second Story Area and any second story Covered Outdoor Area shall not exceed five percent of the actual Building Area. Maximum lower-story area shall be reduced by the sum of any Second-Story Area and Second-Story Covered Outdoor Area.
Lots 4 - 24 Blk 1; Lots 1 - 5 Blk 6; Lots 1-3 Blk 5;
Lots 1 - 3 Blk 3; Lots 1- 3 Blk 2

3.6 BUILDING HEIGHTS

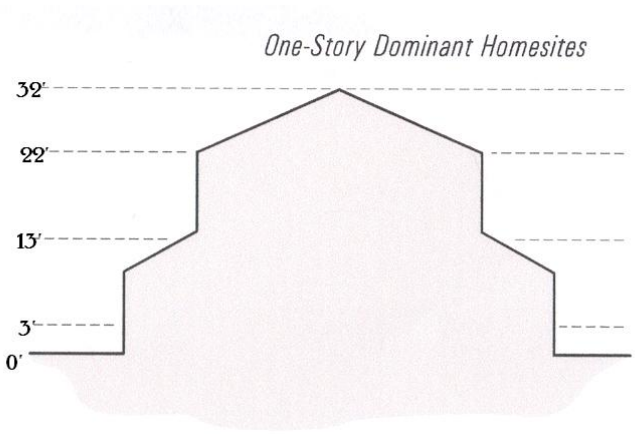
The building height restrictions are intended to minimize and limit the negative impacts that overly large homes would have on the neighborhood. There are three general reference points which are pertinent to the building height restrictions: the *Rough Grade, Roof Height* and the *Top-Plate Height.* Unless otherwise specified, height measurements and requirements shall be the vertical distance measured from the *Rough Grade* elevation for a particular Homesite to a specified portion of the *Improvements.* The building height restrictions are absolute; no portion of the *Improvements* shall exceed or protrude beyond the applicable building height limitations unless specifically permitted. Like other restrictions contained herein, the building height restrictions are dependent on the Homesite Type of the applicable Homesite and are set forth below. The heel height of rafters or trusses shall not exceed 12 inches. The heel height is the vertical distance from the top plate of a stud wall to the top of the rafter or truss.

Standard and Corner
The maximum *Top-plate Height* of any wall shall not exceed twenty-two feet in height, except that the *Top-plate Height* of any wall enclosing *Second-Story Area* shall not exceed thirty-two feet. The maximum *Roof Height* of a Custom Home shall not exceed thirty-two feet in height.

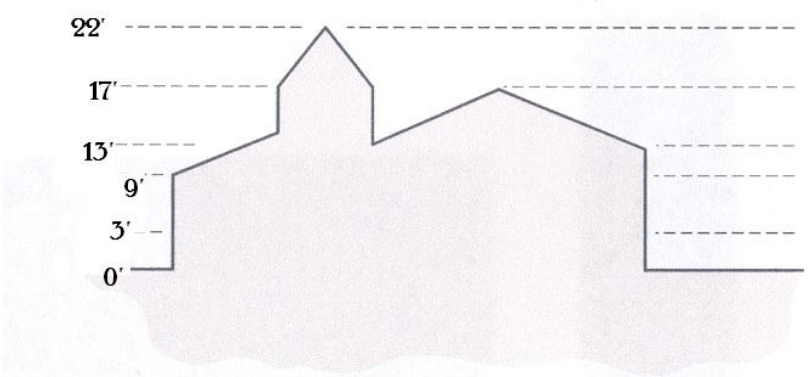


Homes on Standard and Corner Homesites

One-Story Dominant The maximum *Top-plate Height* of any wall shall not exceed twenty-two feet in height. The maximum *Roof Height* of a Custom Home shall not exceed thirty-two feet in height.



One-Story Mandatory At least three different *Top-plate Heights* are required. In addition: The maximum Top-plate Height shall be thirteen feet in height, except that the Top-plate Height for any Second-Story Area or any second story Covered Outdoor Area shall not exceed seventeen feet in height. At least three different *Roof Heights* which are visible from the front of the Custom Home are required. The maximum *Roof Height* of a Custom Home on a *One Story Mandatory Homesite* shall not exceed seventeen feet in height, except that the roof covering any Second-Story Area or second story Covered Outdoor Area shall not exceed twenty-two feet in height.



Homes on One-Story Mandatory Homesites

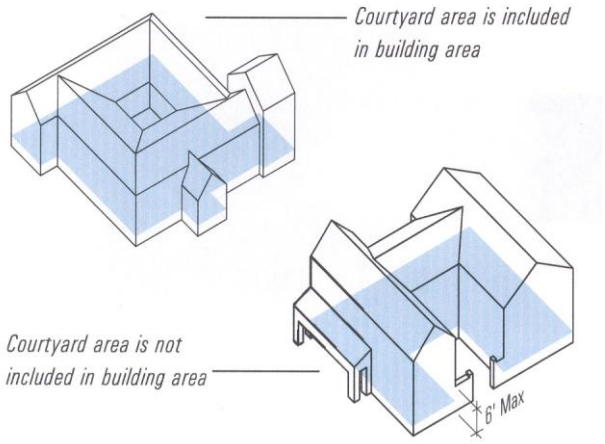
3.7 BUILDING AREAS Similar to the building height restrictions, the building area restrictions are intended to minimize and limit the negative impacts that overly large homes would have on the Custom Home Neighborhood. In order to limit the size of the Custom Home, the *Building Area* restrictions focus on the exterior volume. As such, the *Building Area* restrictions utilize

calculations which may be different than one typically encounters. For example, *Building Area* includes garages and other ancillary structures and is determined by the exterior boundary walls within predefined height ranges; the *Building Area* of a Custom Home does not directly correspond with interior "square footage" as conventionally defined, although they are similar. It is important that the Homeowner and his or her design team read and understand these calculations and restrictions. These Design Guidelines cannot address all designs, situations or conditions that may be presented. Accordingly, the Architectural Review Committee shall have the discretion to interpret these Design Guidelines and apply the same to irregular shapes and design elements. The Architectural Review Committee may, from time to time, adopt additional rules and procedures regarding the interpretation of these Design Guidelines.

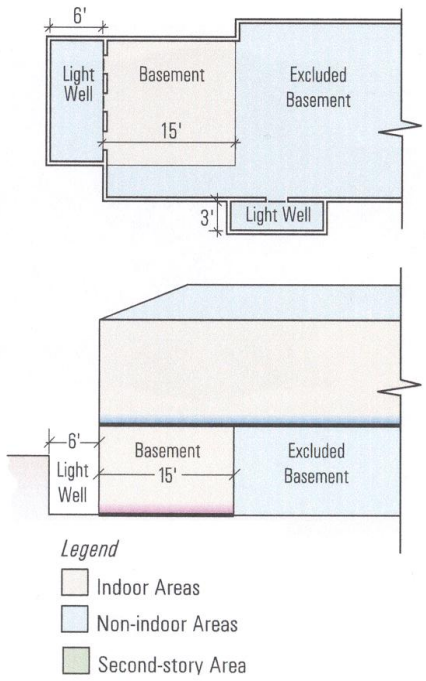
Home. The measurements for determining the square footage shall be taken from the

A. Calculating the Building Area In calculating the square footage of the applicable Building Areas the following apply: All *Improvements* located on a Homesite, including garages, pool houses, workshops and other detached structures, will be included in the *Building Area* calculations of the Custom

exterior surface of the exterior walls, columns or surfaces. There are no exemptions or reductions made for staircases or elevators as all square footage calculations are based on the gross area enclosed by the exterior walls and surfaces at specified heights. Courtyards, trellises, patios, uncovered balconies and other areas which are not roofed are not included in the calculation of *Building Areas* unless such areas are enclosed on all sides by building walls and/or walls in excess of six feet (in which event such areas shall be deemed and counted to be *Indoor Areas*). Courtyards must be fully open on one side in order not to be counted as Indoor Area. Recessed areas that are not fully open on this side shall be calculated as Indoor Area.

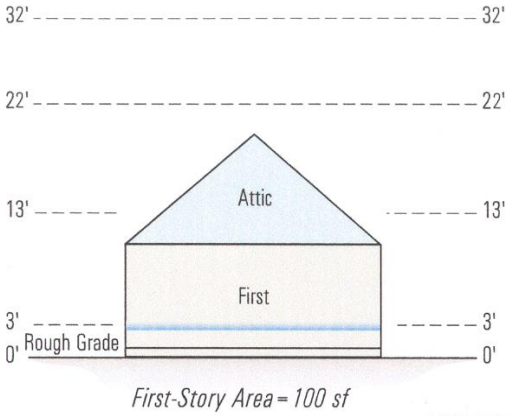


Attic Areas (habitable or non-habitable) are not included in the *Building Area* if such areas are completely located within the roof framing as defined. Where the roof framing is supported by walls with different Top-plate Heights, the *Attic Area* is only the space situated above the highest Top-plate Height. The maximum Top-plate and Roof Heights for *Attic Areas* at First-Story Areas is 13' and 22' respectively. Dormer windows may be allowed by the Architectural Review Committee if consistent with the style of the home. The Architectural Review Committee shall have the discretion to limit the amount of *Attic Area* or dormer windows if the Architectural Review Committee considers this area excessive, unduly obtrusive or inconsistent with the chosen architectural style for the Custom Home. Any *Covered Outdoor Area* which is more than ten feet in depth (as measured perpendicularly from the exterior face of the building wall to the exterior face of the *Covered Outdoor Area*) shall be included in the *First-Story Area* (as applicable) as if such area were fully enclosed by exterior walls and shall not be counted as *Covered Outdoor Area.* Porte-cochères of any depth shall not be subject to the foregoing requirement but shall continue to be considered as *Covered Outdoor Area.* Basements with light wells, entrances, stairwells or other conditions in excess of three feet shall be included in square footage calculations as *Basement Area.* The area to be counted shall be the entire length of the nonconforming perimeter condition multiplied by a depth of fifteen feet.

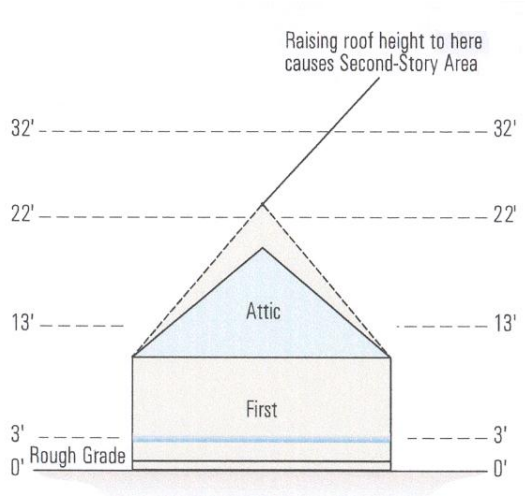


Examples

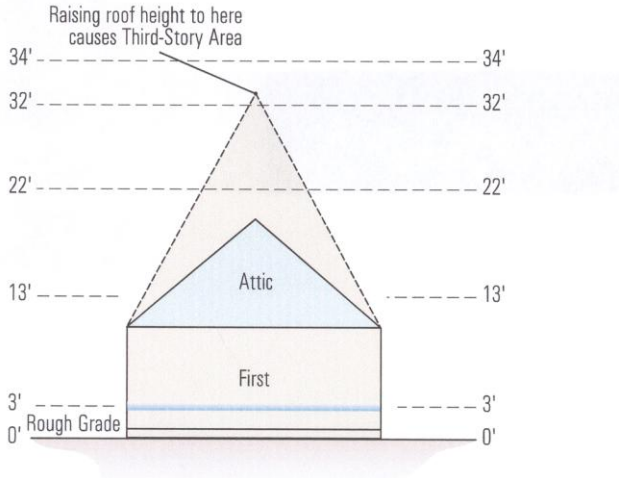
1. Assume that walls having a *Top-plate Height* of thirteen feet or less and a roof with a *Roof Height* of twenty-two feet or less enclose a one hundred square foot area. This area will be counted as one hundred square feet of *First-Story Area* due to there being *Indoor Area* located at thirteen feet or less above *Rough Grade*. There would be no *Second-Story Area*.



2. Assuming the same structure as in the first example, if the *Roof Height* is raised above twenty two feet (but not more than thirty two feet), then the *Second-Story Area* would also be counted as one hundred square feet a result of there being one hundred square feet of *First-Story Area* located under a roof with a *Roof Height* which exceeds twenty-two feet.

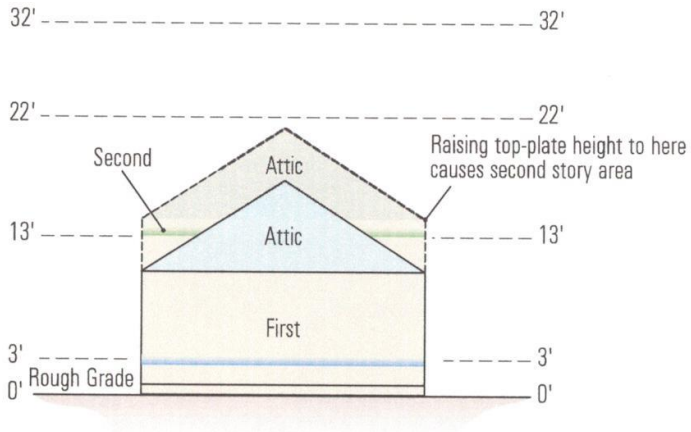


3. Assuming the same structure as in the first example, increasing the *Roof Height* to above thirty-two feet will not only cause there to be one hundred square feet of Second-Story Area (see the second example above), but also cause there to be one hundred square feet of third-Story Area as a result of there being one hundred square feet of Second-Story Area located under a roof with a Roof Height which exceeds thirty-two feet. These determinations are made regardless of whether there is one, two or three floors within the structure.



First-Story Area = 100 sf, Second-Story Area = 100 sf, Third-Story Area = 100 sf

4. Again assuming the same structure as in the first example, if the Top-plate Height is raised above thirteen feet (but not more than twenty-two feet and the *Roof Height* stays at less than twenty-two feet), then the Second-Story Area would also be an additional one hundred square feet as a result of there now being Indoor Area located above thirteen feet but at or below twenty-two feet. Again the determination is made without regard to the number of floors within the structure.



First-Story Area = 100 sf, Second-Story Area = 100 sf

B. Building Area Restrictions The following building area restrictions are based on a Homesite's *Maximum Building Area, Maximum Lower Story Area, Maximum Upper Story Area* and *Covered Outdoor Area Credit*, each of which is set forth in the Custom Homesite Declaration.

One-Story Mandatory Homesites

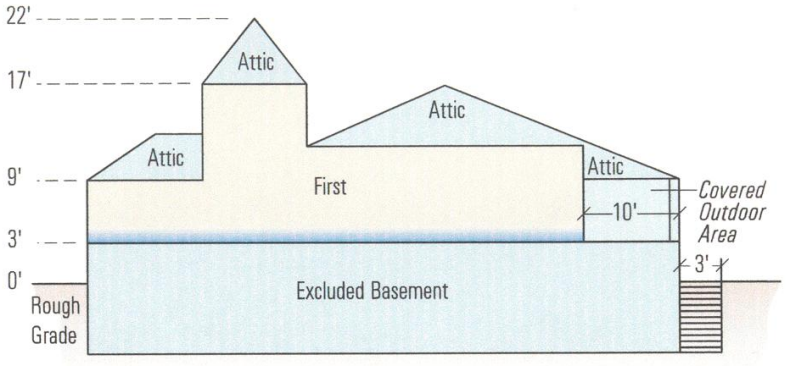


Diagram A

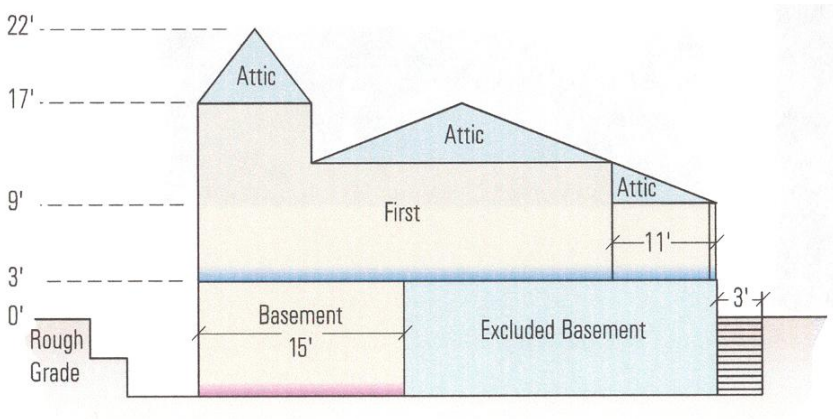


Diagram B

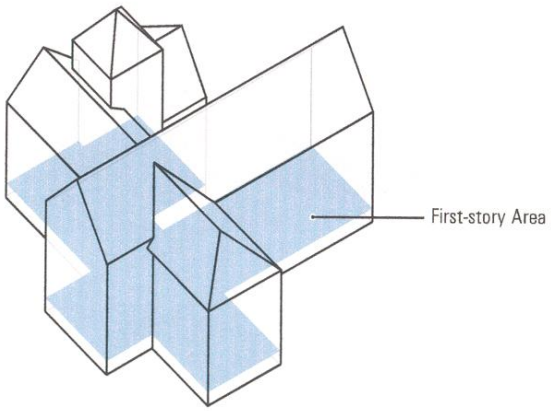


Diagram C

Standard, Corner, and One-Story Dominant Homesites*

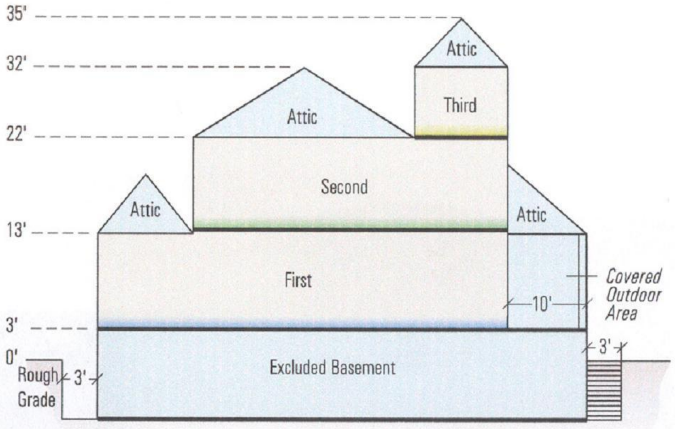


Diagram D

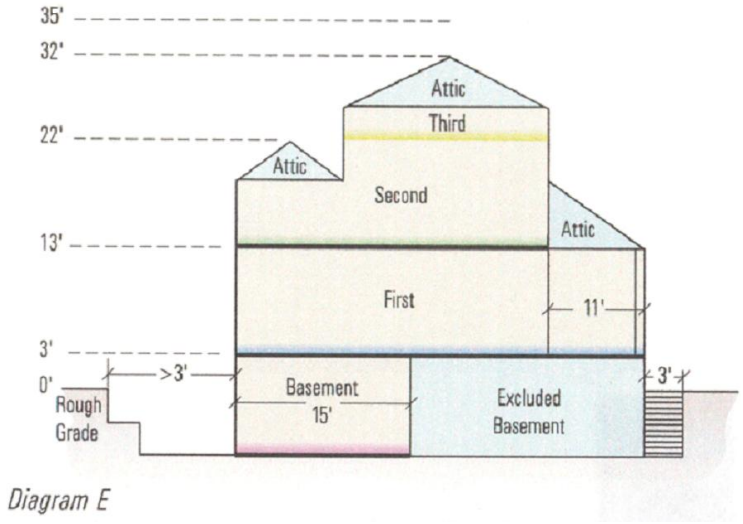


Diagram E

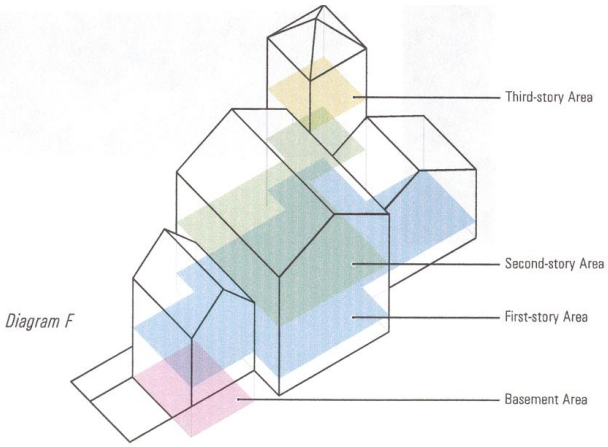


Diagram F

Legend

- Indoor Areas
- Non-indoor Areas
- Third-story Area
- Second-story Area
- First-story Area
- Basement Area

The preceding examples are for the purpose of conveying rules of area calculations and do not represent actual custom home designs. * Third story not allowed.

The following restrictions are absolute and apply to all Homesite Types unless otherwise noted. No *Improvements* shall be constructed on a Homesite which do not comply with these building area restrictions:

1) The total *Building Area* of a Custom Home shall not exceed its *Maximum Building Area*.

BUILDING AREA < MAXIMUM BUILDING AREA

2) The *First-Story Area* plus the *Basement Area* plus any First-Story *Covered Outdoor Area* less the *Covered Outdoor Area Credit* of a Custom Home shall not exceed its *Maximum Lower Story Area*.
FIRST-STORY AREA + BASEMENT AREA + (FIRST-STORY COVERED OUTDOOR AREA - COVERED OUTDOOR AREA CREDIT) <MAXIMUM LOWER STORY AREA

3) The sum of the *Second-Story Area*, the *Third-Story Area* and any second or third story *Covered Outdoor Area* of a Custom Home shall not exceed its *Maximum Upper Story Area*.
SECOND-STORY AREA + THIRD-STORY AREA + SECOND AND THIRD STORY COVERED OUTDOOR AREA < MAXIMUM UPPER STORY AREA

4) The sum of the *Third-Story Area* and the third story *Covered Outdoor Area* shall not exceed ten percent of the *Maximum First-Story Area*.
THIRD STORY ROOF AREA + THIRD STORY COVERED OUTDOOR AREA < 10% OF MAXIMUM FIRST-STORY AREA

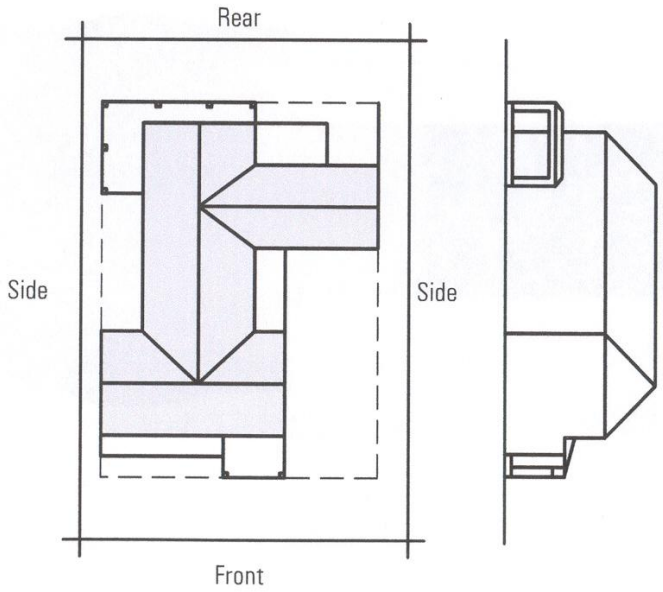
5) For One-Story Dominant Homesites only, the *Second-Story Area* plus the second story *Covered Outdoor Area* shall not exceed thirty percent of the *Maximum Building Area* for that Custom Home. No *Third-Story Area* or third story *Covered Outdoor Area* shall be permitted on One-Story Dominant Homesites.
SECOND-STORY AREA + SECOND STORY COVERED OUTDOOR AREA < 30% OF MAXIMUM BUILDING AREA

6) For One Story Mandatory Homesites only, the sum of the *Second-Story Area* plus any second story *Covered Outdoor Area* of a Custom Home shall not exceed five percent of the *actual Building Area*. No *Third-Story Area* or third story *Covered Outdoor Area* shall be permitted on *One Story Mandatory Homesites.*
(SECOND-STORY AREA + SECOND-STORY COVERED OUTDOOR AREA < 5% OF ACTUAL BUILDING AREA)

3.8 BUILDING SETBACKS The following setback requirements shall be addressed along with those in *Chapter 4:*

Landscape Design Criteria , which can have significant impacts on building forms, particularly at side yards. No Improvements may be constructed within the setback areas

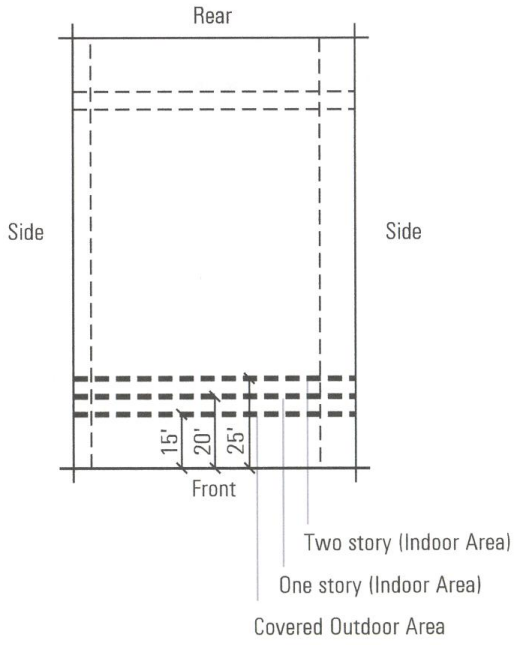
required by this Section 3.8 unless specifically permitted otherwise. County and State codes and regulations may require additional setbacks not specified in these Design Guidelines. See Section G: Garages and Parking for additional setback requirements.



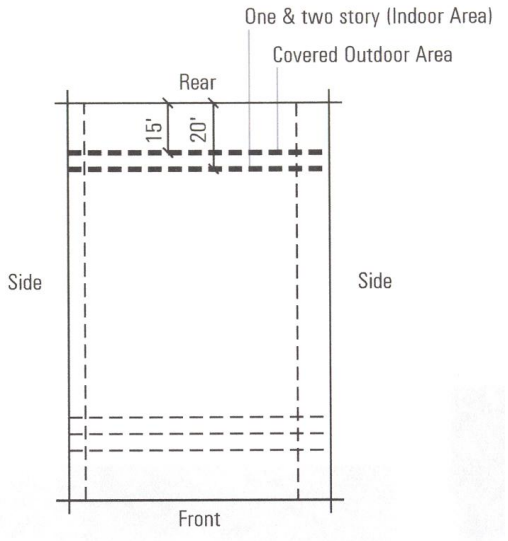
General relationship of home to setbacks

Front Yard Setbacks *Covered Outdoor Areas* with *Roof Heights* and *Top-plate Heights* not exceeding twenty-two and thirteen feet, respectively, must be set back by at least fifteen feet from the front property boundary line of the Homesite.

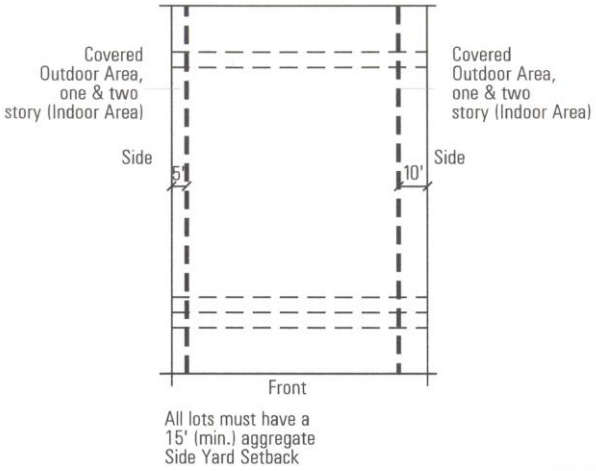
First-Story Areas (excluding forward-facing garages) must be set back by at least twenty feet from the front property-boundary line of the Homesite. All other *Improvements* (including any *Second- Story Areas* and *Covered Outdoor Areas* with *Roof Heights* and *Top-Plate Heights* in excess of twenty two and thirteen feet, respectively) must be set back at least twenty-five feet from the front property-boundary line of the Homesite. Additional conditions apply to forward-facing garages (see section 3.8).



Rear Yard Setbacks *Covered Outdoor Areas* with *Roof Heights* and *Top-plate Heights* not exceeding twenty-two and thirteen feet, respectively, must be set back by at least fifteen feet from the rear property boundary line of the Homesite. All other *Improvements* must be set back at least twenty feet from the rear property-boundary line of the Homesite.

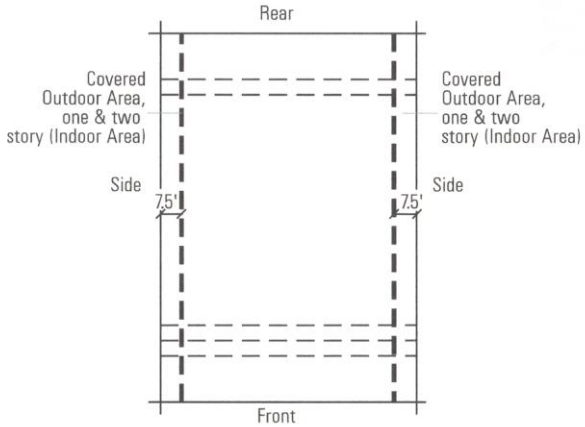


Side Yard Setbacks *Standard Homesites, One-Story Mandatory Homesites* and *One-Story Dominant Homesites* - The narrowest side-yard setback allowed is five feet. Further, an aggregate setback of at least fifteen feet for both side yards must be provided for the entire length of the Homesite. For example, a five foot setback at left side yard would require a ten-foot setback at right side yard. Side yard setbacks must be designed to accommodate equipment, required planting (see *Chapter 4:*



All lots must have a
15' (min.) aggregate
Side Yard Setback

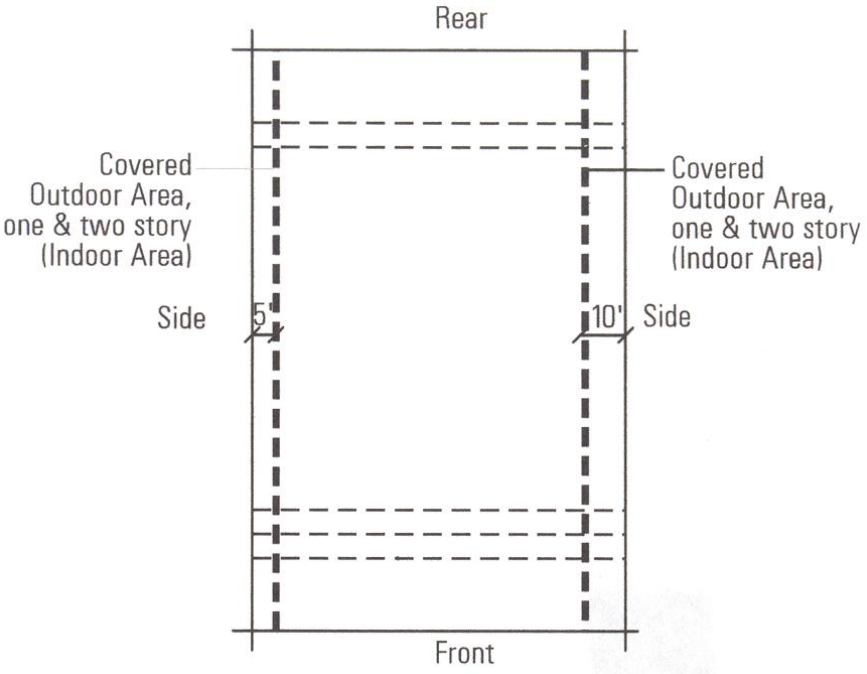
OR



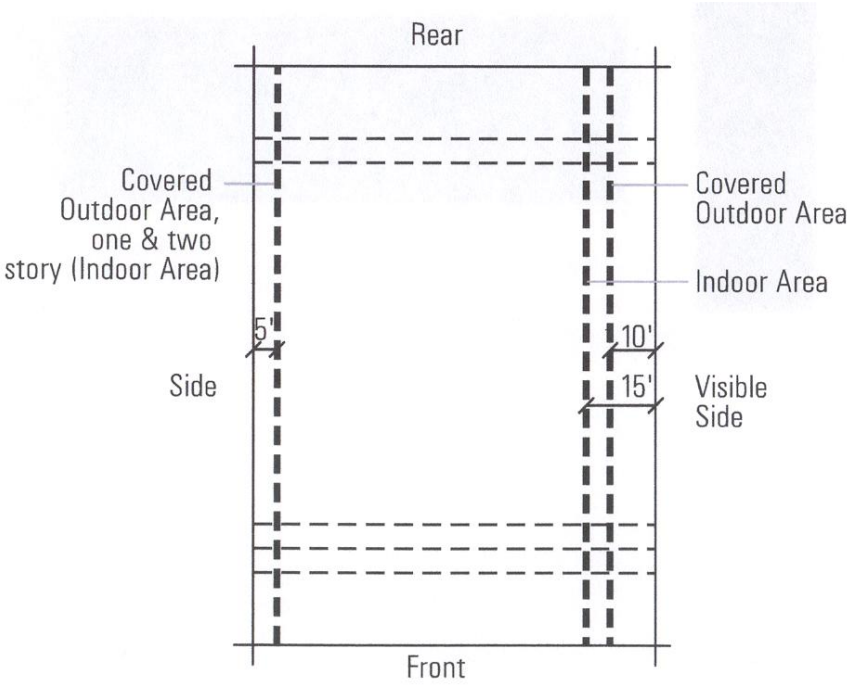
Other variations
totaling 15' are
also acceptable

Landscape Design Criteria) and minimum access clearances.

Minimal sideyard setbacks will impact the Landscape Architect's ability to comply with these design guidelines. A setback of at least ten feet is required for the Visible Side Yard (as identified in the Custom Homesite Declaration), and a setback of at least five feet is required for the opposite (shielded) side yard.



Corner Homesites - Covered Outdoor Areas and Indoor Areas must be located at least ten feet and fifteen feet, respectively, from the side property boundary line of the Visible Side Yard (as identified in the Custom Homesite Declaration). A setback of at least five feet is required for the opposite (shielded) side yard.



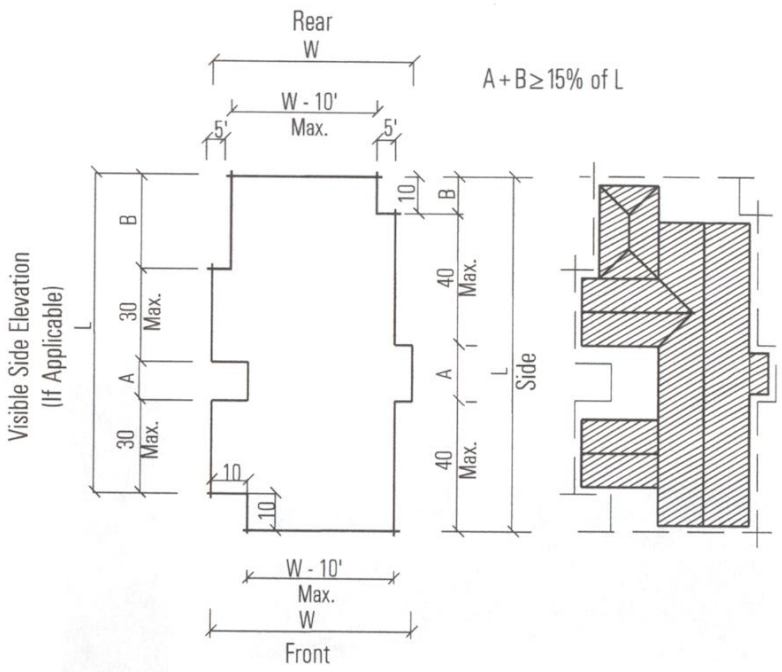
3.9 MASSING REQUIREMENTS

A. BASIC PRINCIPLES

- In order to achieve the architectural character required in these Design Guidelines, it is important that the Custom Home does not become a mere reflection of the setback and height requirements. Traditional building massing with well articulated volumes that are consistent with the selected Architectural Style is required.
- These massing requirements shall be addressed along with those in *Chapter 4:* **Landscape Design Criteria** , which can have significant impacts on building forms, particularly at side yards.
- Any *Covered Outdoor Areas* which extend beyond the adjoining building wall shall be included in the length or width of the applicable elevation for the Custom Home.
- Exterior-building walls which are situated on substantially the same plane will be deemed to be a single continuous wall unless separated by five feet or more in length.

"Substantially the same plane" shall mean that the wall planes are located within five feet of each other in depth.

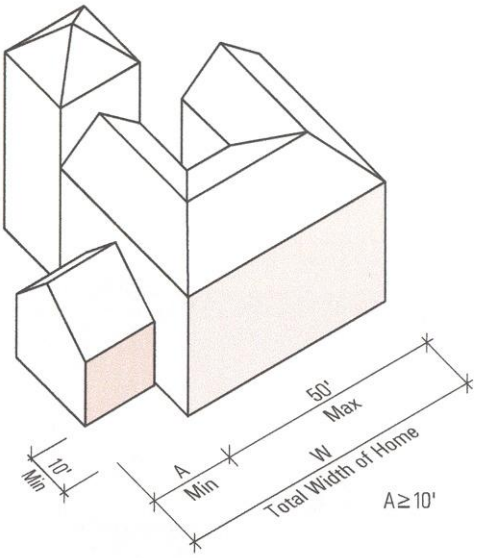
- The offsets required by these Design Guidelines shall extend vertically through the entire structure and apply to all exterior building walls. Chimneys shall not qualify as offsets.
- All second- and third-story exterior building walls shall conform to the appropriate massing requirements for side, visible side and rear elevations, except that second story walls that are recessed by at least ten feet from the underlying first-story elevation shall be allowed to be up to fifty feet in length and shall not require any corresponding offsets.

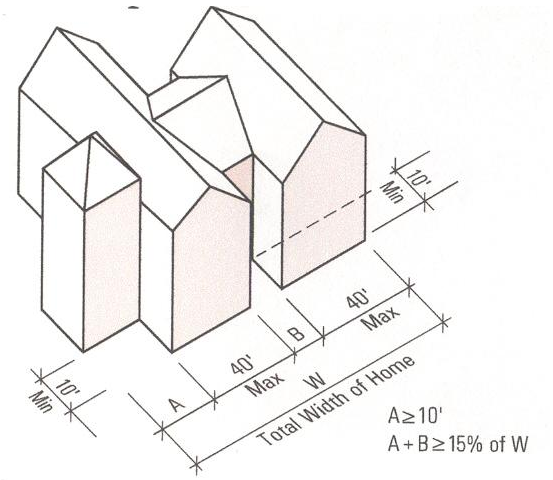


B. Requirements

Visible Side Elevation (Corner Homesites) For the Visible side yards on Corner Homesites, no side exterior building wall shall exceed thirty feet in length. An offset or offsets of at least ten feet in depth (each) and ten feet in width (each) shall be provided totaling at least fifteen percent of the total length of the Custom Home. For the opposite (shielded) side, the general requirement set forth below shall apply.

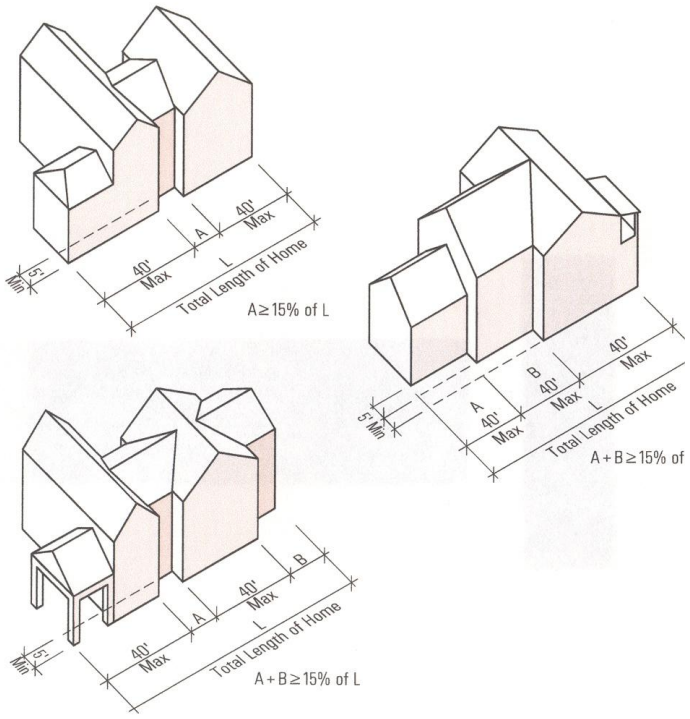
Front Elevation No front exterior building wall may exceed fifty feet in length. Further, the front elevation of the Indoor Area shall be no less than ten feet narrower (from corner to corner) than the maximum width of the Custom Home for at least ten feet back from the face (plane) of the front elevation. At irregularly shaped lots, this front elevation of Indoor Area must also be no less than ten feet narrower than the building envelope (at the front elevation) for at least ten feet back.





Rear Elevation The rear elevation of the Indoor Area shall be no less than ten feet narrower (from corner to corner) than the total width of the Custom Home for at least ten feet back from the face (plane) of the rear elevation. In addition, no rear exterior building wall shall exceed forty feet in length. An offset or offsets of at least ten feet in depth (each) shall be provided totaling at least fifteen percent of the total width of the Custom Home.

Side Elevations No side exterior building wall may exceed forty feet in length. An offset or offsets of at least five feet in depth (each) shall be provided between wall planes, totaling at least fifteen percent of the total length of the Custom Home. All side-yard elevations (regardless of classification as a Standard Side Yard or as a Visible Side Yard) adjacent to a pocket park shall meet the massing requirements for Visible Side Yards. Visible Side Yard massing requirements are minimum requirements and shall be observed unless other, more stringent requirements apply.



3.10 ADDITIONAL REQUIREMENTS

A. Chimneys The height to the top of the chimney cap may not exceed the lesser of four feet above the nearest ridgeline or four feet above the nearest roof slope as measured from a horizontal distance of ten feet from the face of the chimney. Maximum four chimneys per home. Any visible openings in chimney caps shall be a minimum of 2" in depth.

B. Utility Meters Gas and electric meters shall be located in the side yards of the Custom Home and must be hidden from street view.

C. Building Envelope Encroachments As noted above, no Improvements may protrude outside of the *Building Envelope* unless specifically permitted otherwise by these Design Guidelines. Subject to applicable laws and governmental regulations, the following structures may protrude outside of the *Building Envelope:*

(i) roof overhangs for less than eighteen inches into any side yard setback that is less than ten feet (however, no roof edge shall be closer than three feet, six inches to the side property line),

(ii) Cantilevered balconies for less than eighteen inches (however, no balcony shall be closer than three feet, six inches to the side property line),

(iii) permitted chimneys of less than three feet in the front and rear yards and two feet in the side yards,

(iv) landscape elements such as trellises, small, open-roofed gazebos and arbors; and

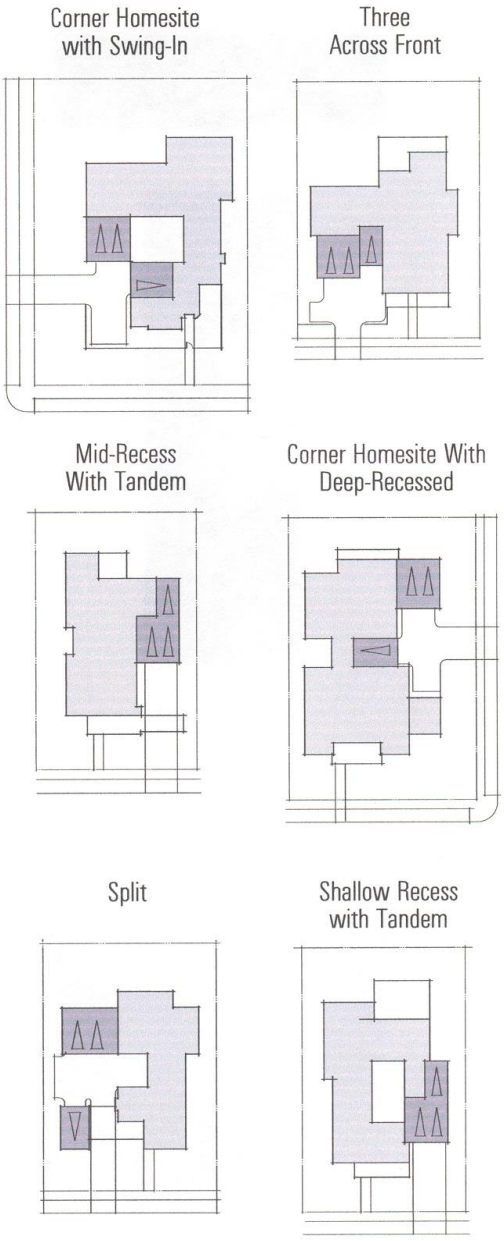
(v) patios, game courts, pools and decking which are located at a height which does not exceed the lower of the first story finish floor elevation or three feet above *Rough Grade.* Any such structures which protrude outside of the *Building Envelope* must be approved by the

Design Reviewer in its sole discretion. Media alcoves may not protrude outside of the *Building Envelope.* If
approved by the Design Reviewer, such structures which protrude outside of the *Building Envelope* will not be included or counted in the determination of any setbacks, offsets or *Building Areas.*

D. Multiple Homesites If the same Homeowner owns two contiguous Homesites and elects to build a single Custom Home across the internal property lines or otherwise outside of the *Building Envelope* for either Homesite, then the *Building Envelope* and the *Maximum Building Area* shall be adjusted in accordance with the provisions set forth in the Custom Homesite Declaration. These provisions generally require that the setbacks and *Building Area* restrictions be combined and applied on an aggregate basis, provided that if the Homesites are different Homesite Types, then the more restrictive requirements applicable to the individual Homesites will be applied to both
Homesites. For instance, the new *Maximum Building Area* and side yard setbacks for the combined Homesites shall be equal to the summation of the individual *Maximum Building Area*s and side yard setbacks for each Homesite. Other restrictions and provisions apply (please refer to the Custom Homesite Declaration for further information).

E. Wiring Requirements Each Homeowner is required to install in-home wiring which meets or exceeds the residential low voltage construction pre-wire guidelines.

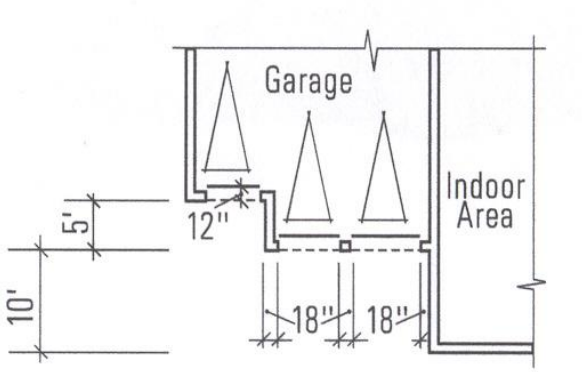
F. Walls (ratio of solid to void) In order to achieve the architectural character
required for each historical style, it is critical that the exterior building walls be more solid than void. This means that there shall be more wall area than combined window and door area as measured in square feet on the exterior elevations of the home. Each elevation must meet this requirement, particularly the rear elevation. Exemptions may be made for observatories, greenhouses, garages and detached structures such as gazebos and pool houses if there is a substantial amount of wall area immediately adjacent to that area of the home. A greater ratio of solid to void may be required for certain styles such as Spanish, Italian and especially French Revivals.



G. Garages and Parking
A variety of garage layouts (including but not limited to recessed, split, subterranean, swing-in and tandem garages) are encouraged within the Custom Home Neighborhoods.

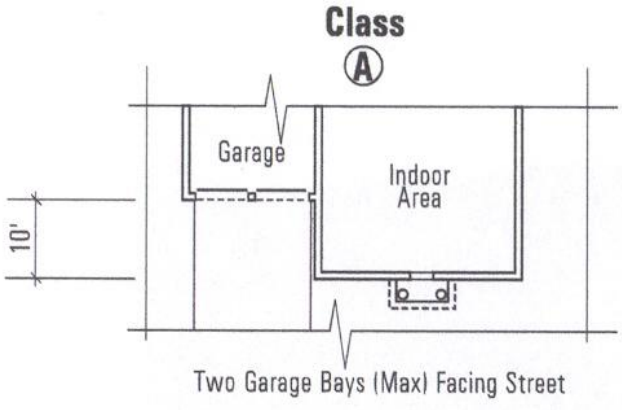
GENERAL REQUIREMENTS While there are no restrictions on the number of garage bays permitted on a Homesite, front facing or "loaded" garage doors situated near or visible from the front or visible side of the Custom Home are restricted. The Garage Class of your

Homesite may require additional restrictions; see below. For purposes of these Design Guidelines, a “garage bay”
means the area required to park one passenger vehicle. The exterior wall plane of all street-facing garages must be set back a minimum of ten feet from the *Indoor Area* wall plane (exterior surface) which is closest to the street. This requirement does not apply where the garage door is not oriented towards the street. No more than two single garage doors or one double garage door shall exist on substantially the same plane (as determined by the Architectural Review Committee); other garage doors must be recessed by at least five feet from the plane of any other garage doors which are oriented in the same or substantially the same direction. No more than three garage doors shall face or be oriented toward the street (including, without limitation, garage doors on Corner Homesites). Garage doors shall be recessed at least twelve inches (depth) from the adjoining exterior wall plane. Garage doors must be separated by a minimum width of eighteen inches. Single (one-car) garage doors are highly encouraged. The maximum dimensions for this type of door are nine feet high by nine feet wide. Double (two-car) garage doors are allowed but must not exceed nine feet high by eighteen feet wide.

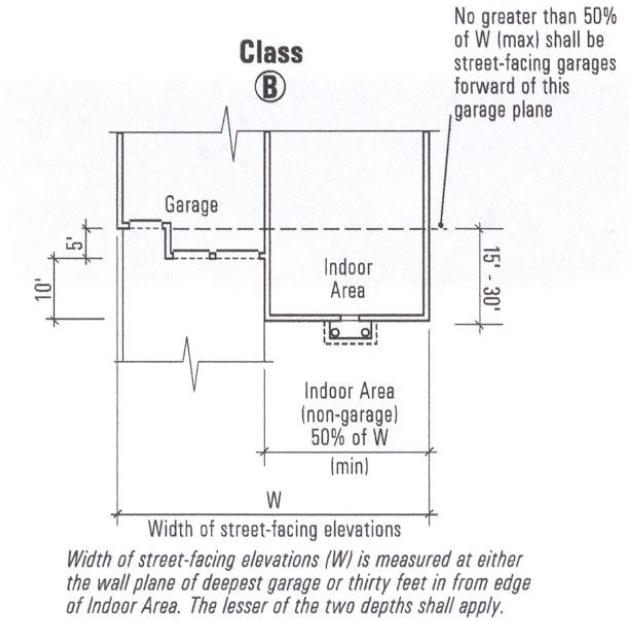


Garage Class The Architectural Review Committee specifies the Garage Class (either “A”, “B” or “C”) for each Homesite.

Class “A” - Homesites designated as Garage Class “A” shall never have more than two garage doors facing or oriented toward the street (including, without limitation, garage doors on Corner Homesites).

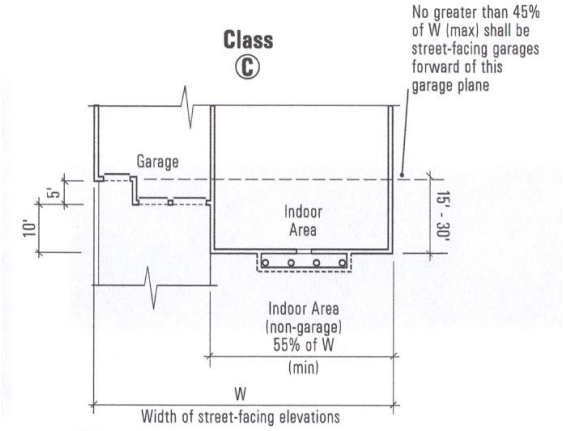


"Class "B" - For Homesites designated as Garage Class "B" which have street facing garages within thirty feet of the forwardmost *Indoor Area,* the width of all *Indoor Areas* (including garages) that are forward of the street facing garage closest to the street must be fifty percent or more of the width of the Custom Home as measured at the street facing garage plane furthest to the street. (All measurements shall be to the forwardmost wall plane or exterior surface.)

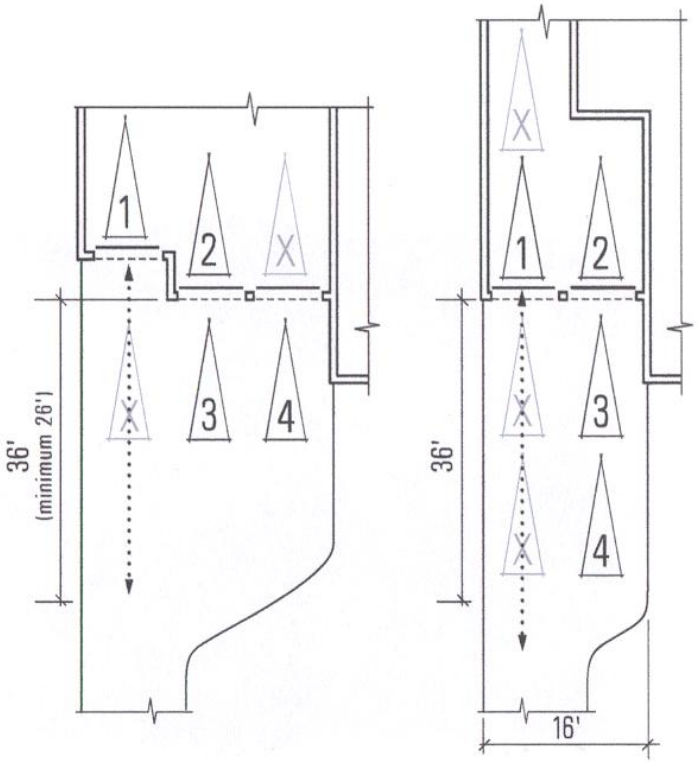


Width of street-facing elevations (W) is measured at either the wall plane of deepest garage or thirty feet in from edge of Indoor Area. The lesser of the two depths shall apply.

Class "C" - For Homesites designated as Garage Class "C" which have street-facing garages within thirty feet of the forwardmost *Indoor Area,* the width of all *Indoor Areas* (including garages) that are forward of the street-facing garage closest to the street must be fifty-five percent or more of the width of the Custom Home as measured at the street-facing garage plane furthest to the street. (All measurements shall be to the forwardmost wall plane or exterior surface.) *Note all measurements shown are minimums.*



Width of street-facing elevations (W) is measured at either the wall plane of deepest garage or thirty feet in from edge of Indoor Area. The lesser of the two depths shall apply.



Parking Provide off-street parking for four cars, with a minimum of two spaces in the garage and two spaces in the driveway or other designated exterior parking area without blocking accessibility to at least one garage space.
Two possible options are shown.

IV. Landscape Design Criteria

(See section 7.13 Declaration of Covenants, Conditions & Restrictions for Heritage Farms Subdivision)

4.1 Custom Home Hardscape Criteria

Minimum Front Yard Hardscape Requirements:

Integral colored concrete with washed finish

Score patterns that reflect the architectural style

Upgraded masonry materials are strongly encouraged

Landscape Amenities:

(Not acceptable in areas visible from the street)

- Asphalt
- Common gravel
- Colored rock or polished stones
- Natural gray or colored concrete with a smooth, broom, salt or swirl finish
- Bands 12" in width or less are acceptable
- Glazed ceramic tile pavers

No more than 30% of the front yard may be paved. The driveway to a 2-car garage is not considered in this calculation. Driveway widths may not exceed 14'-0" from property line to ribbon curb. Driveways must be perpendicular to the ribbon curb from property line to ribbon curb.

Fountains, statues and sculptures must be made of natural materials that match the style and color of the Custom Home. Materials may not be bright white or reflective. Accent tiles may be used if appropriate to architectural style. These garden elements may not exceed 48" in height from ground if visible from the street or other common areas adjacent to the Homesite. Fountains located in sideyards shall not be attached to common side-yard walls and may not exceed the height of these walls. Plumbing and electricity shall not be incorporated into common side-yard walls.

Boulders:

Boulders must be placed in a horizontal position, buried one third of their height and naturally clustered. Colors must match stone used on the Custom Home.

Landscape boulders may be used if stone is used as a material on the home.

Driveways

Driveway widths may not exceed 14'-0" from property line to ribbon curb. Driveways must be perpendicular to ribbon curb from property line to ribbon curb. Driveways and auto courts shall be set back at least three feet from the side and rear property lines in order to allow for sufficient space for a landscaped edge. Required back-up distance is 26' paved; 28' unencumbered.

Homesites designated as Garage Class "A" shall not have more than one curb cut or driveway; Homesites designated as Garage Class "B" or "C" shall not have more than two curb cuts.

Any driveway over 12'-0" in width and 35'-0" in length must have a landscape treatment in the form of a center strip or landscaped pattern the full length. Portions of driveways 16'-0" or wider and 35'-0" in length or longer must incorporate two center strips or a landscaped pattern the whole length of the drive. Turf or low-growing ground cover is to be used with the thought of shading and maintenance in mind. In the case of a driveway entering behind a solid gate or porte-cochère, the portion of the driveway that is visible from the street must incorporate this landscape treatment if its length from right-of-way to gate or porte-cochère is 35'-0" or more.

Joint driveways may be allowed for two adjoining Homesites at the Design Reviewer's discretion provided reciprocal access and maintenance agreements are recorded against both Homesites and the overall driveway area shall be no greater than the sum of the permitted driveway areas for the individual Homesite. No permitted joint driveway may access more than two adjacent Homesites. Driveway aprons are at a minimum to be natural colored concrete, scored and receive a washed finish or they may be enhanced to match upgraded materials on site. Driveway aprons must be structurally designed to meet the intended loads. Each Homesite is to meet the City of El Paso off street guest parking requirement.

4.2 Custom Home Landscape Criteria

Planting requirements for each Homesite:

Trees:

Minimum size - 36" box unless otherwise noted

Minimum one 72" box focal tree for each front yard

Minimum one 60" box accent tree for each 600 square feet of rear yard area. One 60" box tree can be downsized to two 48" box trees. Two 60" box trees can be upsized to one 96" box tree.

Minimum 36" box at 30' on center for street trees

Minimum three 36" box front yard framing trees

Minimum two 36" box rear yard framing trees

Side yard trees-

Canopy trees must be planted within large paved areas including but not limited to courtyards and auto courts to soften the view of paving from adjacent Custom Homes.

Trees must be placed (planted) so 75% of mature canopy falls within property lines.

Shrubs & Ground Covers:

There is to be a continuous 3'-0" wide minimum foundation planting around the home and in front of walls or fences that exceed 24” in height.

(General Planting requirements) for exceptions. At side-yards with a 5'-0" setback, this criteria can be reduced to 1'-6" in depth except where trees will be planted. In areas where trees will be planted, the 3'-0" deep criteria shall be maintained. At porte-cochere's this criteria can be reduced to 1'-6" in depth. If a courtyard is to be developed, a minimum 2'-0" planter must be provided between pavement and the house or walls. In some locations, built-in pots with irrigation and drains may be allowed in lieu of the 2'-0" planter.

All front-yard planting areas must have ground cover. Exposed soil will not be accepted.

At rear elevation continuous foundation planting is required for 50% of the wall space for a minimum of 3'-0" in depth. Built-in pots with irrigation and drains are required at the remaining wall space.

Minimum 30% 15-gallon, 50% 5-gallon and 20% 1-gallon shrub sizes in front yard

Planting of shrub massings adjacent to walks and driveways to minimize their visual impact to the neighborhood is required.

All turf areas must be sodded (see plant list)

Vines and Espaliers: Minimum size 15-gallon vines and espaliers in front yard, use to soften architecture, fences, walls and overhead structures.

4.3 Landscape Requirements

Front Yard Framing:
Minimum three 36" box front yard trees per Homesite. At least one tree must be planted adjacent to each property line.

Rear Yard Framing:
Minimum two 36" box rear yard trees per Homesite in addition to the required accent trees
At least one tree must be planted adjacent to each property line.
Trees must be from the approved palette.

Side-yard trees: One tree minimum must be planted for every 25 lineal feet of side-yard elevation. Minimum of three trees per side-yard must be planted with a maximum spacing of 25'-0" on center. Minimum tree size is 36" box. Evergreen trees should be used.

Side Yard Screening: Side-yard trees must be planted to soften blank architectural walls that exceed 25'-0" in length at the first story of each Homesite. Additionally, trees shall be located to provide privacy at outdoor living spaces and to screen utilities, storage and refuse areas, dog runs and mechanical equipment. Quantity, spacing and sizes must meet the requirements noted above. Tree locations in side-yards are to be coordinated with adjacent lots whenever possible.

4.4 Fence and Wall Criteria
One of the primary goals within Heritage Farms is to minimize the impact of walls. This can be achieved through site planning, home plotting, architectural detailing and landscaping.
Homeowners may provide fencing, walls or substantial shrub planting to define their private yard space.
Gates must be constructed from wood or iron and must complement the architectural style of the Custom Home.
Wood may be used for front-yard fencing if it is consistent with the architectural style. All detailing and finishes must match the Custom Home.
All fence, gate and wall colors and materials must match or complement the architectural style of the Custom Home. All details, materials and colors are subject to review and approval by the Design Review Board.

Front-yard walls: All front yard walls and fences must be constructed with materials that are compatible with the Custom Home's exterior and architectural style. All setbacks and height restrictions must be adhered to.

Side Yard Wall Criteria: Maximum height of any walls is 6'-0". At top of slope conditions, the maximum height shall not exceed 6'-0" above the top of slope height. This does not include the grading berm.
All property line walls and gates must be built to meet the El Paso County pool safety code requirements. Maximum height for pedestrian entry gates and associated structures is 8'-0" above initial ground elevation. Maximum height for vehicular gates is 12'-0" with an overall maximum average height of 8'-0".
Arbors, arches and pedestrian gates may be set at the 30" minimum setback in front yards.

Side Yard Walls: Disturbance of existing grade is allowed within the 4'-0" zone if required for a retaining wall excavation/back cut. Any wall excavation/back cut must be designed to protect all existing property line improvements (perimeter walls, landscaping, hardscaping, etc.) and under no circumstances shall a wall excavation/back cut remain open for longer than 30 days. Final grades after backfill must be equal to those found prior to excavation. Homeowners are required to obtain all required building permits for free-standing walls, retaining walls and fences. Side yard and rear yard walls. All side yard walls must be centered on the property line with footings occurring on both sides. Easements for these footings have been provided per the Custom Homesite Declaration.

Adjoining Homeowners are responsible for coordinating design, costs, construction and maintenance between themselves through written agreements and documentation. If the adjacent lot is owned by Societa Inteligente, LLC, then approval must be obtained from the Design Reviewer. The installing Homeowner is responsible for the maintenance of the wall until the adjacent Homesite is purchased.

If the adjacent Custom Homeowner does not provide approval of the common side yard wall, then the wall must be built within the Homesite upon which the wall is being built and the constructing Homeowner is responsible for all costs. This includes all footings.

If cutting or filling within the side yard is to take place, the lot owner is to have a soils engineer review and certify that there is no impact on the adjacent Custom Homesite or any structures situated thereon. All work must be approved in writing by the adjacent Custom Homesite Owner and submitted to the Design Reviewer for approval. Approval is not a certification of the work.

If an additional side yard wall is installed, including a retaining wall, a minimum 4'-0" separation between the two walls is required to provide for landscaping. Landscaping within this area is the responsibility of the Custom Homeowner on which it occurs.

Any modifications to an existing common wall must be agreed upon by both Custom Homeowners and the Design Reviewer.

Side yard walls that are adjacent to streets must meet all height and setback requirements.

Materials are to match the Heritage Farms wall scheme.

Construction:

Prior to a contractor commencing construction:

Constructing Homeowners and contractor are to contact adjacent Homeowners.

Adjoining Homeowners(?) must agree on all plans, details and specifications and have obtained approval from the Heritage Farms Design Review Board.

An indemnity letter must be filed by each Homeowner with Societta Intelligente, LLC (developer).

The contractor must provide proof of valid liability insurance.

The contractor agrees to maintain a safe and neat site condition during construction.

The contractor agrees to perform all work in a timely manner based upon start and finish dates agreed upon in the contract.

The contractor agrees that both lots will be returned to their original state and soils will be compacted per an approved soil engineer's recommendations and certification.

All required permits and resulting inspections must be obtained.

Costs:

At least two bids should be obtained.

Contractor selection should be based upon reputation and inspection of similar construction.

All records should be maintained by the constructing Homeowner and copies supplied to the adjacent Homeowner.

4.5 Landscape Lighting Criteria

All lighting shall be tied into a photocell or timer for controlling durations of operation. Security lighting is to have motion detectors.
Lighting on motion detectors is to be limited to home access points only. Detectors must be set to ensure that vegetation and animals do not set them off. Duration of lighting must be reasonably limited. Light sources must be shielded from all neighbors' windows. Light fixtures are to be designed and constructed with materials that will resist moisture and deterioration. All lighting shall be in compliant with dark sky compliance.
Acceptable light sources include incandescent, fluorescent, tungsten, metal halide. Mercury vapor, sodium and neon may not be used.
Driveways are to be lighted with low-level, indirect light sources. All lighting must be shielded so the source is not visible from the street. Washing of driveways with flood or yard lights is not acceptable.
Maximum height of any light source is 5' - 6". If mounting to the home or shade structure, mounting height may be higher provided the light is directed down and shielded.
Lighting is to be directed and shielded to ensure light does not spill over onto adjacent lots, common areas or streets.
Glass block is not an acceptable material for light fixtures
Game court lighting is not allowed.

4.6 Irrigation and Drainage Criteria

All landscape areas are to be irrigated with an automatic system. The system is to be designed by a landscape architect or irrigation designer to ensure proper irrigation coverage. Plans must be submitted to, and approved by, the Design Reviewer. The irrigation system must be designed to minimize run-off. Zoning irrigation areas based upon daily sun and shade patterns are highly encouraged.

Developer will provide a connection to the pressure main at each property to supply water for irrigation purposes only thru an automatic irrigation system, does not include usage for flood irrigation methods. The connection will be a PVC pipe stub with a ball valve at the end for the connection by the home owner which will serve as a manual master valve for each property. The home owner will be required to purchase a Hunter two wire decoder to operate each remote control valve with the central irrigation controller for the development. There will be scheduled times that each home owner will be permitted to irrigate their property. The front yards shall be connected to the development's irrigation system, back and side yards are optional whether the home owner elects to connect to the development's irrigation system or use the city's water supply. The front yards shall be controlled by a central irrigation controller for the development. For all back and side yards,(if the home owner chooses to connect to the development's irrigation system), the home owner shall provide his own irrigation controller to control any irrigation zone behind the face of the residential structure facing the street, said remote control valves shall not connected to the central irrigation controller for the development.

IRRIGATION EQUIPMENT TO BE USED BY HOME OWNER:

1. Popup spray heads shall be manufactured by Hunter Industries.
2. Gear driven spray heads shall be manufactured by Hunter Industries.
3. Remote control valves shall be manufactured by Hunter Industries.
4. Drip emitters shall be hydroports and all components for drip irrigation manufactured by Agrifim.
5. Sub surface drip irrigation manufactured by Toro or Netafim dripline.
6. All wire connectors shall be Dri Splice connectors.

Irrigation: All irrigation equipment such as backflow devices, enclosures, controllers and valves are to be screened from public view. Pop-up spray heads or sub surface irrigation must be used in all turf areas. Along all curbs, walks, walls and driveways spray heads shall be zoned separately. If drip irrigation is used to water ground covers, shrubs or trees all components must be either buried or screened from view. Drip irrigation is encouraged for all ground covers, shrubs or trees. Soil types and associated percolation rates are to be considered when designing the system. No pressure mains shall be located within any easements associated with each property.

Due to the nature of the soils, all Homesites must incorporate a landscape drainage system.
Drainage: On site-Ponding **(see section 14 Declaration of Covenants, Conditions & Restrictions for Heritage Farms Subdivision)**
Landscaping must be planned to ensure that positive drainage from one end to the other is not interrupted. A drainage plan is to be developed by a landscape architect or civil engineer. Plans must be submitted as outlined in *Chapter Five: Reviews and Approvals.*

4.7 Green Landscape Techniques

Selecting drought tolerant plant material
Minimizing turf and hardscape areas
Situating plant material based upon solar orientation and shading of house
Using low-volume water features for cooling effect
Using green waste mulch and soil amendments to retain soil moisture
Installing colored hardscape materials to reduce glare and reflected heat
Installing low growing, sturdy plant material in parkways instead of turf
Constructing shade structures
Using native plant species
Purchasing landscape materials from local resources to reduce vehicle emissions, fossil fuel useage and support local businesses
Using deciduous trees to provide winter sun exposure and summer shading
Planting shrubs and vines to shade house
Planting fruit and nut trees along with vegetables and herbs
Installing a barbecue to provide alternative outdoor cooking
Using a low-voltage, outdoor lighting system controlled by a timer and/or a photocell
Selecting recycled materials for construction and site furnishings
Incorporating solar panels into an outdoor shade structure
Using pool and spa covers
Collecting roof run off for hand watering

Designing irrigation systems based upon the following:
Adding soil amendments to improve soil structure, water and nutrients intake by the plant
Soil percolation rates
Sun and shade patterns
Wind affects
Minimizing run off
Installing a drip irrigation system
Incorporating moisture sensors and rain switches in the irrigation design

4.8 Patio Covers, Trellises and Arbors

The use of structures for providing shade is strongly encouraged. All designs must have a direct tie to the architectural character of the Custom Home. Location and size of all structures will be reviewed for possible impact on adjacent Homesites.

All materials must be primed and painted or stained to match existing architectural colors. Details must reflect the architectural style of the home. All fasteners must be hidden by countersinking or plant-ons. Setbacks must meet all City of El Paso requirements; all necessary permits are to be obtained. All materials, details and colors must be submitted and approved by the Design Review Board.

4.9 Exterior Fireplaces

The location and size of all exterior fireplaces will be reviewed for possible impact on adjacent Homesites. Setbacks must meet all City of El Paso requirements and all necessary permits are to be obtained.

4.10 Mechanical Equipment

Air conditioning and heating equipment, soft water tanks, pool equipment and other mechanical equipment must not be located in the front yard, mounted on roofs or placed in windows, unless otherwise permitted by these Design Guidelines or applicable laws. All such equipment must be sound attenuated and visually screened from surrounding private rights-of-way, streets and the first and second stories of adjacent Custom Homes. Concrete foundations must be minimized at these locations.

4.11 Utility and Other Easements

Certain Homesites are encumbered by drainage, water, sewer, gas, electricity or other utility easements which may contain restrictions on or require certain approvals for Improvements on a Homesite. It is the Homeowner's responsibility to confirm that any grading, landscaping or Improvements comply with any of these easements.

4.12 Trash Containers

All trash containers shall be kept either within Indoor Areas or exterior trash enclosures which are visually screened from surrounding private rights-of-way, streets and the first and second stories of adjacent Custom Homes. Trash enclosures shall be located behind the Front and/or Visible Side Elevation unless specifically approved by the Design Reviewer.

REQUIRED INFORMATION ON IRRIGATION PLANS TO BE SUBMITTED FOR REVIEW

The irrigation plan must include and shown complete head to head coverage of all turf areas to be irrigated.

All irrigation plans used for construction must be drawn to scale. The plan must include, at a minimum, the following information:

(1) The irrigator's seal, signature, and date of signing;

(2) Plans shall shown physical features, planter areas, turf areas and the boundaries of the areas to be watered;

(3) Place north arrow for proper orientation.

(4) Legend explaining all symbols on the irrigation plan.

(5) The water flow for each zone in gallon per minutes (GPM);

(6) Location and type of each controller;

(7) Location, type and size of each water source, backflow device, water emitting device, all valves, pressure regulators, and all piping.

(8) All wiring shall be minimum 14 gage wire for direct burial. Electrical wire splices which may be exposed to moisture must be waterproof as certified by the wire splice manufacturer, such dri-splice connectors. Wire connector type and wire gauge shall be called out on the plan.

(9) Place the plan scale used to draw the design.

(10) Place the design pressure at each for the different watering emitting devices.

LANDSCAPE PLAN REVIEW FEES Until otherwise notified, all Owners or their Landscape Architects/Designers shall submit landscape plans and specifications to:
LEWIS C. WRIGHT JR. RLA, ASLA, ASIC, LANDSCAPE ARCHITECTURE SERVICES,REGISTERED LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT,630 GARY LANE EL PASO, TEXAS 79922,
PHONE: 915 422-7739
FAX: 915 581-6730, CELL: 915 731-2521

Courtyard Homes: $200.00 FOR THE REVIEW AND CORRECTION OF COMMENTS FROM THE INITIAL REVIEW. $100.00 FOR THE THIRD AND EACH ADDITIONAL REVIEW IF THE INITIAL COMMENTS ARE ADDRESSED AFTER THE SECOND SUBMITTAL.

Custom Homesites: $300.00 FOR THE REVIEW AND CORRECTION OF COMMENTS FROM THE INITIAL REVIEW. $100.00 FOR THE THIRD AND EACH ADDITIONAL REVIEW IF THE INITIAL COMMENTS ARE ADDRESSED AFTER THE SECOND SUBMITTAL.