SANTALUZ

Design

Custom Homesites Design Book

First Edition - Revision 7

August 15, 2017

SANTALUZ

Welcome to the exciting process of creating your new custom home at Santaluz.

One of the last coastal properties of its size and quality in California, the rustic village of Santaluz has been carefully crafted with the blending of cohesive and thoughtful design elements. At Santaluz, the natural landforms, native landscape and simple, elegant buildings all work together to create a village with a special quality of living.

As with all aspects of Santaluz design, the custom homesites play an important and unique role in the overall community. The purpose of this Design Book is to provide inspiration as well as criteria and guidance to you and your team, as you proceed with this process.

We see our primary role as communicating the vision of Santaluz and ensuring the proper execution of that vision while simultaneously allowing for a high degree of variety and customization of your residence. We see ourselves more as communicators, facilitators and counselors than a standards committee.

To this end, you will find that the Santaluz design review process fits well within the typical custom home creation process. We stand ready to work with you at any pace you choose.

As we all proceed down this path of ensuring the design integrity of Santaluz, we have found there are several principles that allow the creation of your new Santaluz custom residence to be most effective:

- All team members should have a thorough understanding of Santaluz Design.
- Authentic details ensure authentic architectural style.
- Create an original design for your specific homesite and surroundings.
- Seek frequent feedback on your progress; the Santaluz design team is a resource.
- Provide complete information at each step of the process.
- Respect the design and construction guidelines.
- Be inspired … and have fun!

We look forward to working with you in bringing Santaluz to its ever-evolving reality.

Sincerely,

The Santaluz Design Review Team

SANTALUZ

Custom Homesites Design Book

The Design Book may be revised from time to time as conditions change or new conditions occur. The edition that is most current supersedes the previous one.

Revision: August 15, 2017

SANTALUZ

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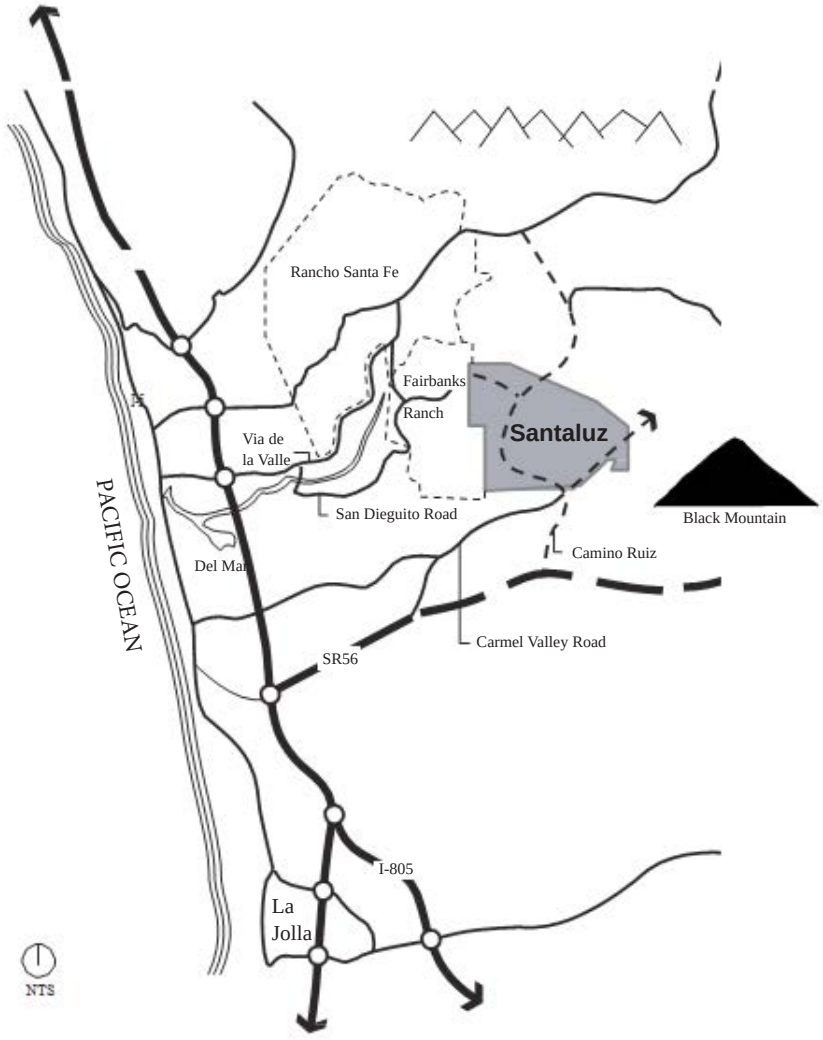
Custom Homesites Design Book



Santaluz lies in a coastal setting graced with natural beauty

1.1 Introduction

Welcome to Santaluz! You are about to begin the design and construction of a custom home that will become a critical part of a community unlike any other in Southern California. This presents a special challenge to you, as well as your designers and builders. It is the intent of this Design Book to provide comprehensive, meaningful, and detailed direction that will make this process as simple as possible.

The Custom Homesites Design Book is especially important at Santaluz because so much of the ultimate character of the community will directly depend on the quality and character of individual homes and their sites. While the vision for Santaluz calls for diversity of texture in the fabric of the community, the custom homes will be of the highest quality level in the community. Therefore they are expected to achieve a greater degree of authenticity than the production builder homes. As a result, great care has been given to communicating as precisely as possible how individual homes can complement and enhance the overall vision for the community.

The goal of the design book is to foster an understanding of the Santaluz philosophy and assure compliance with the community design principals and standards of Santaluz, as well as to promote an efficient review process.

Santaluz - the vision

Accordingly, these guidelines begin with a brief description of the vision and design philosophy that have guided Santaluz's planners during the design and construction of the community. Understanding this philosophy thoroughly will help explain the more detailed guidelines contained in the sections that follow. Also, since it is impossible to predict all possible conditions that may arise in the design of a custom home, these guiding principles will provide philosophical guidance where no specific guideline is present. It is not the intent of these guidelines to interpret or describe any City of San Diego zoning or building codes. It is the responsibility of homeowners and their consultants to determine and observe any requirements the City might have. The Design Book and its accompanying checklists may be revised from time to time as conditions change or new conditions occur. The edition that is most current supersedes the previous ones. The photographs in this document are generally representative of the design intent, however, they may not accurately depict every architectural, site and landscape detail of Santaluz.

In addition, graphic exhibits of plans and sections are not necessarily drawn to scale, and are primarily for illustrative purposes. Labeled dimensions, however, indicate requirements of either the Design Book or City of San Diego and must be observed.

The Santaluz Master Plan grows out of the natural beauty of the site, and preserves its most endearing qualities

1.2 Santaluz Vision

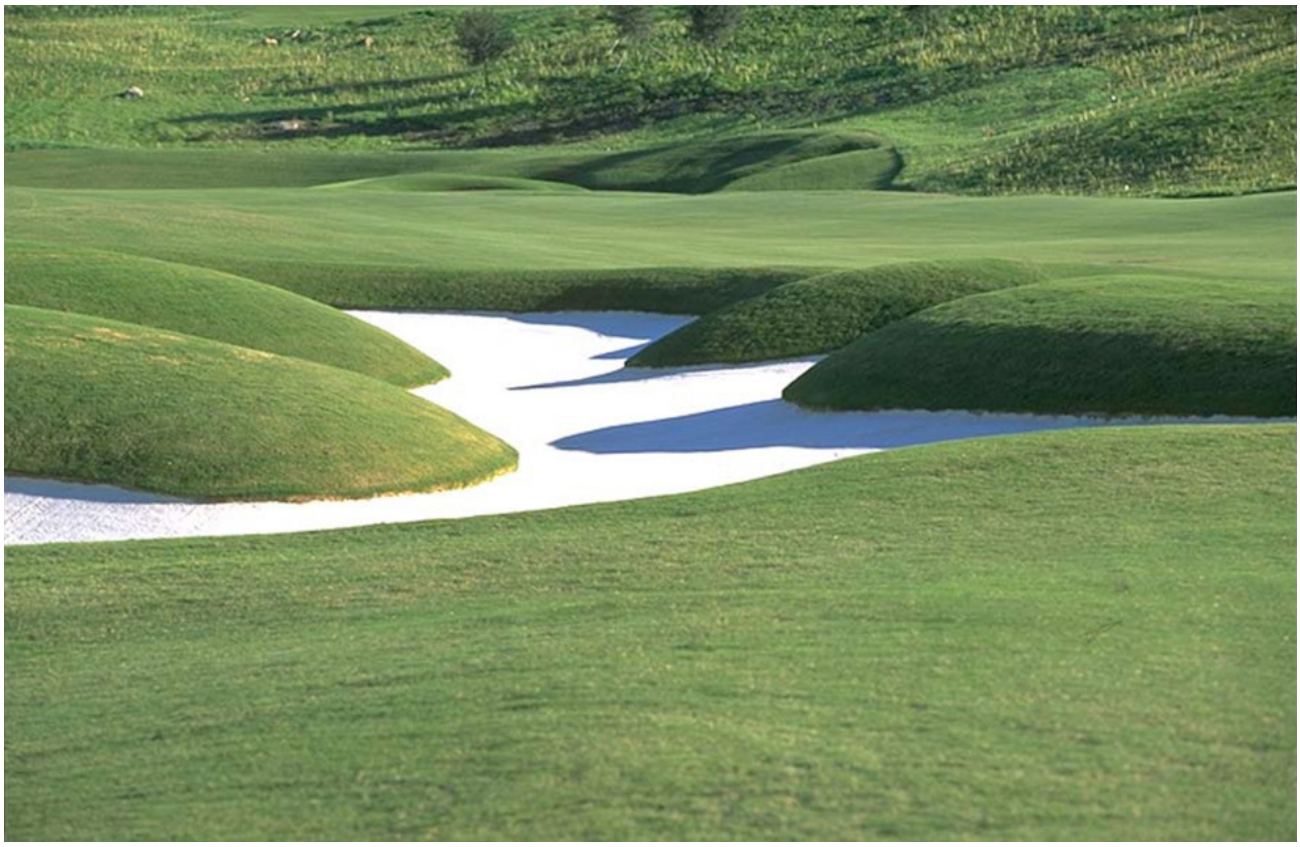
The shared aspiration of those who live in Santaluz is to build a special place that blends the beauty of the natural site with understated, authentic and graceful built structure in order to create a community with a relaxed, inviting and timeless character. To better communicate how such a place might be created, the design and planning team developed a deep understanding of the site early in the process of designing Santaluz. From that, a set of guiding principles against which all design proposals could be measured emerged. The following is a description of these insights concerning the land and the Santaluz design and planning principles which evolved from them.

Natural open space and Golf Course surround Santaluz and set it apart

1.2.1 Reflection of the Physical Setting

The character of Santaluz is influenced most noticeably by the three dominant features of the existing site: coastal, secluded, and rustic. Moreover, at Santaluz, these qualities are distinctly Southern Californian in appearance, and the ultimate physical expression of Santaluz will be distinctly Southern Californian.

Santaluz Vision



The golf course capture the spirit and expansiveness of the surrounding open space

Coastal

Cool ocean breezes, views of the ocean, and a natural landscape found only where an ocean-influenced climate predominates make Santaluz a coastal community. As a result, special attention has been given in the design of Santaluz to take advantage of these desirable features, and all custom homesites will be able to take advantage of Santaluz's coastal setting.

Secluded

Most of Santaluz is separated from surrounding neighborhoods by broad arroyos and ample open space, giving the community a feeling of peaceful seclusion. Special attention has been given in the Santaluz site plan to accentuate and enhance this feeling by carefully defining and orienting building sites.

Rustic

The rustic character of Santaluz is due to the gently rolling terrain, rugged rock outcroppings, meandering dry creek beds, naturalistic landscape and abundant long views of mountains, hills, and valleys; rustic character creates an authentic living environment.

Generous homesites set carefully in the existing terrain and separated by organic open space are a hallmark at Santaluz

1.2.2 Spaciousness

Santaluz's location on coastal hills provides views of the surrounding countryside that are special and unique. Distant views of the mountains to the north and east, the ocean to the west, and city lights to the south create a sense of spaciousness that is further enhanced by the protected natural open space that immediately surrounds the community. Finally, community open space in the form of a private golf course, spacious setbacks, and special land features suffuse the community with openness, and helps bind it together. Protecting, enhancing and celebrating this expansiveness is one of Santaluz's distinguishing qualities, helping to make it unique, and increase its value.

Santaluz Vision

Rounded natural forms, sensitively aligned roads, and diverse mix of residential dwelling types characterize Santaluz

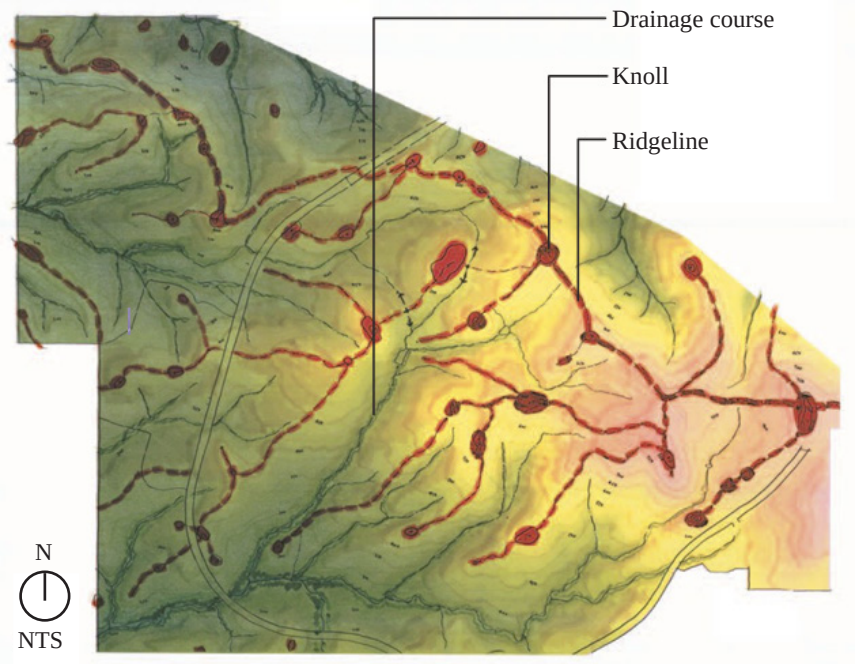
1.2.3 Natural Landforms Engender Man-made Forms

The land is the plan, and the plan grows directly from the land. Protecting the gently rolling character of the hills and preserving the most prominent natural landmarks in Santaluz provides a basic framework that will influence all aspects of the community design. Most immediately evident is the approach to grading homesites, which for most of Santaluz involves a unique system of circular pads that fit comfortably into the existing terrain, while providing flexibility in orienting buildings that would not otherwise be possible. Building placement and massing will reflect the shape of the terrain, with special consideration given to second story elements, roof forms, and materials. Landforms are the guiding form-giver for grading, architecture, and landscape.

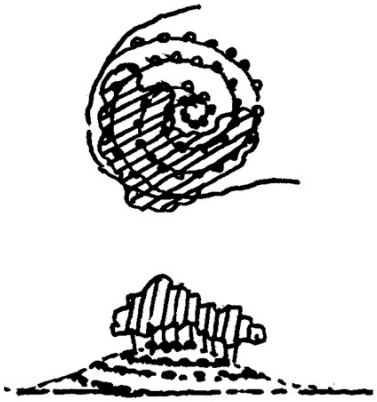
1.2.4 Understated and Authentic

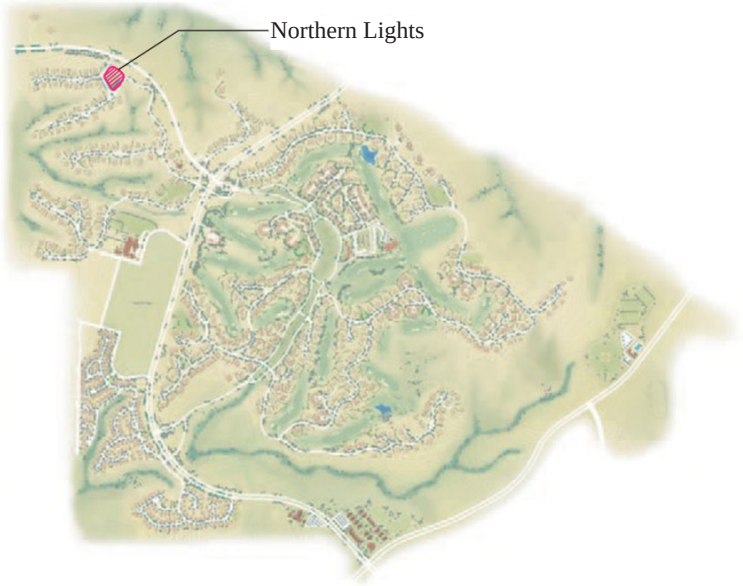
To assure the visual predominance of Santaluz's unique setting and the overall community character, man-made elements will be restrained and understated in appearance and massing. Architectural styles permitted in Santaluz have been selected because of their time-proven compatibility with the Southern California coastal environment. Authenticity in realizing the architectural elements of Santaluz with predominantly low building forms and massing will further enhance the character of the community by assuring a consistency that will promote both the visual continuity and the understated visual character of Santaluz. The Santaluz landscape will reinforce this character with an emphasis on plants that enhance the spaciousness of the community and are visually sympathetic with the surrounding natural landscape. Santaluz will appear to be a natural part of its environment as a result of the integration of landscape and architecture.

A towering grove of eucalyptus is preserved at Lazanja Meadow



Many of the underlying landforms are the inspiration for the landmarks of Santaluz





Concept sketch of Northern Lights, a landmark with twin spiral, boulder-lined paths that lead to an overlook of Lusardi Creek and the mountains to the north

The character of the Village Green: open turf with large sycamores around the edges

The northern gateway to Santaluz is reminiscent of those found at national parks: understated, natural and endearing

1.3 Using the Design Book

1.3.1 Document Organization

In order to make this Design Book useful, it has been divided into several sections based on the major design disciplines that will be involved in the design of a custom homesite.

Site Planning

The site planning section describes the basic constraints on the development of an individual homesite. It begins with a brief description of some of the basic design considerations, such as the circular pad, grading concept, yard types and their requirements. More detailed information describes floor areas, building heights, driveways, parking, and other components that regulate the use of the site and establish the envelope in which a building can be placed. These types of technical design requirements have been carefully determined, and custom homesite owners and designers should pay particular attention to them.

Architecture

The architecture section of the Design Book describes the permitted styles of architecture and provides the guidelines, requirements, and patterns that will be used by the architect to create authentic and understated dwellings that are so important to the overall character of the community. The requirements of these architectural styles emphasize a greater degree of authenticity than was required of the community buildings and production builder homes at Santaluz. Historical precedent, building massing, roof form, openings, materials and finishes, and other key architectural elements are described with text and images that will guide the development of appropriate home designs. The images portray historically accurate architectural styles, however, they may not adequately represent the site or landscape environment of Santaluz. For appropriate site and landscape images one is directed to other sections of the Design Book.

Images used in the Architecture section have been selected for their representations of what is specifically described in the accompanying text. Other elements found within the respective photo may or may not be expressly applicable. Custom homesite owners and designers are required to submit photographs or copies of historical precedents for their individual designs.

Landscape

To create a landscape that flows naturally from the surrounding open space into and through the community will require special attention to landscape design. This section of the Design Book describes the landscape requirements in terms of interior yard, perimeter yard and streetscape. It also includes detailed guidance for planting design. Subse- quent sections describe hardscape design, lighting, and special landscape requirements for brush management and visually prominent sites. In order to maintain the natural theme at Santaluz it is important that the landscape has a seamless transition from private property to Association maintained areas and the Santaluz Club.

California Plein Air painting (Southern California Hills, by Granville Redmond)

1.3.2 Design Process

Following the description of the specific design requirements, the Design Book describes the process for design review that is an important part of the process of building a home in Santaluz. The goal of the Design Book is for the homeowner's team to have frequent communication with the Santaluz Design Review Staff. The Aesthetic Council (AC) is composed of members who act collectively upon all plans and specifications submitted for approval to assure conformity with the Design Book, the spirit of design intent at Santaluz as well as an efficient review process.

1.3.3 Interpreting Santaluz Design Book Guidelines

Understanding the language of the Design Book 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 Book recognizes that some flexibility may be needed that will be evaluated by the Committee on a case-by-case basis.

Finally, some guidelines use the word 'may' as the qualifier. These guidelines are entirely optional and can be followed at the designer's and owner's discretion.

Occasionally, a situation will arise where no guideline exists, and the design direction is uncertain. In this case, the Design Review Committee will revert to the basic design principles for guidance. If determined by the DRC appropriate, variations from the Design Book requested by individual homeowners will also be evaluated on the basis of the basic design principles.

Site Planning

Typical Custom Homesite

2.1 Characteristics of Homesites

Custom homesites occur throughout Santaluz. The sites are generous in size, most more than one acre. Many have large circular pads that can accommodate expansive one-story homes and spacious outdoor yards and gardens. The separation from adjacent dwellings will be ample, and generally be 50 feet or more. See section “2.9.6 Building Setbacks.” The grading of the individual homesites has been tailored to comfort- ably fit the terrain. Custom homesites typically occur where the existing natural terrain is gentle enough to easily fit the large homesite without disruptive, artificially contrived grading. Some homesites have Santaluz Club views, while others are located adjacent to the open space that follows the natural drainage courses of Northern Lights or adjoins the open space of La Jolla Valley. Some have ocean views, and some even enjoy multiple views and orientation.

All residential homesites provide sufficient space for long low building wings that extend outward to take advantage of views, create special outdoor rooms and gardens, and embrace the heart of the Santaluz living experience. The building forms should be simple. These homes should appear to rest comfortably on the land without creating large massing elements.

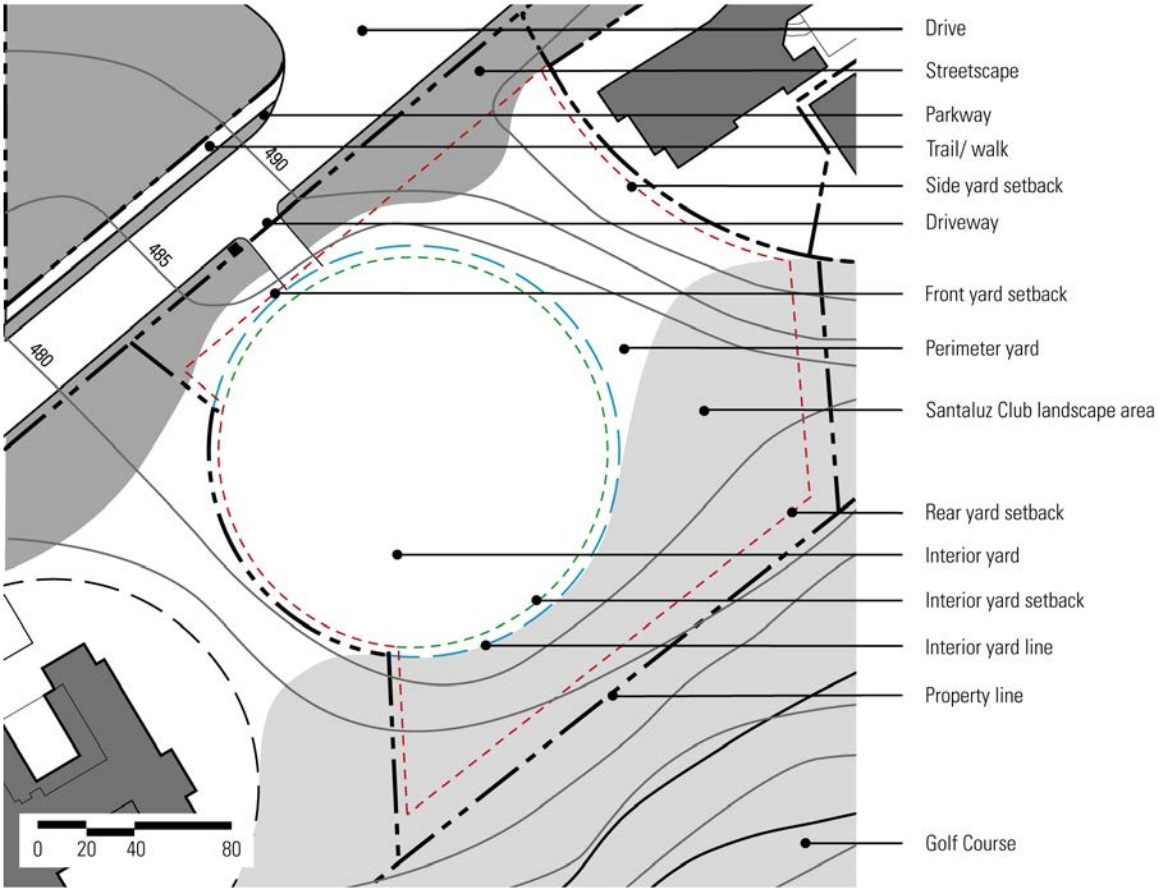
A portal at the end of this rustic entrydrive provides an unmistakable clue to the simple elegance of the home which lies beyond

These spacious homesites encourage rambling one story ranch style homes with long, low wings creating a variety of generous outdoor space

Location of Custom Homesites

2.2 Location

Custom homesites are located throughout Santaluz. Custom homesites are illustrated in darker circles in the above exhibit.



Custom Homesite Exhibit

2.3 Site

Each homesite is comprised of several definitive areas. The lot area is bounded by the property line and is the overall area of ownership by the homeowner. The pad, which is typically circular or curvilinear in shape, is the area which has been graded to accommodate the home and gardens. This area is referred to as the Interior Yard. The limit of this graded area is designated as the Interior Yard line. The Interior Yard line may not match exactly the edge of the graded area. Owners must confirm the comparative as-built condition on their site prior to initiating design work. The Perimeter Yard includes the lot area not in the Interior Yard and is intended pri- marily for landscape. The Perimeter Yard also includes the driveway and the streetscape.

2.4 Circular Pad

Homesites have been carefully located to minimize grading and optimize view and orientation possibilities. The curved form of the pad blends easily with natural land forms and allows generous open space to flow between the homesites. Some of these large curvilinear pad areas accommodate more than one homesite and lot. These large pads allow homes to be turned in any direction to take advantage of views and climatic conditions. Long low wings of the home may extend in any appropriate direction, and define highly usable outdoor living spaces that vary in size and orientation.

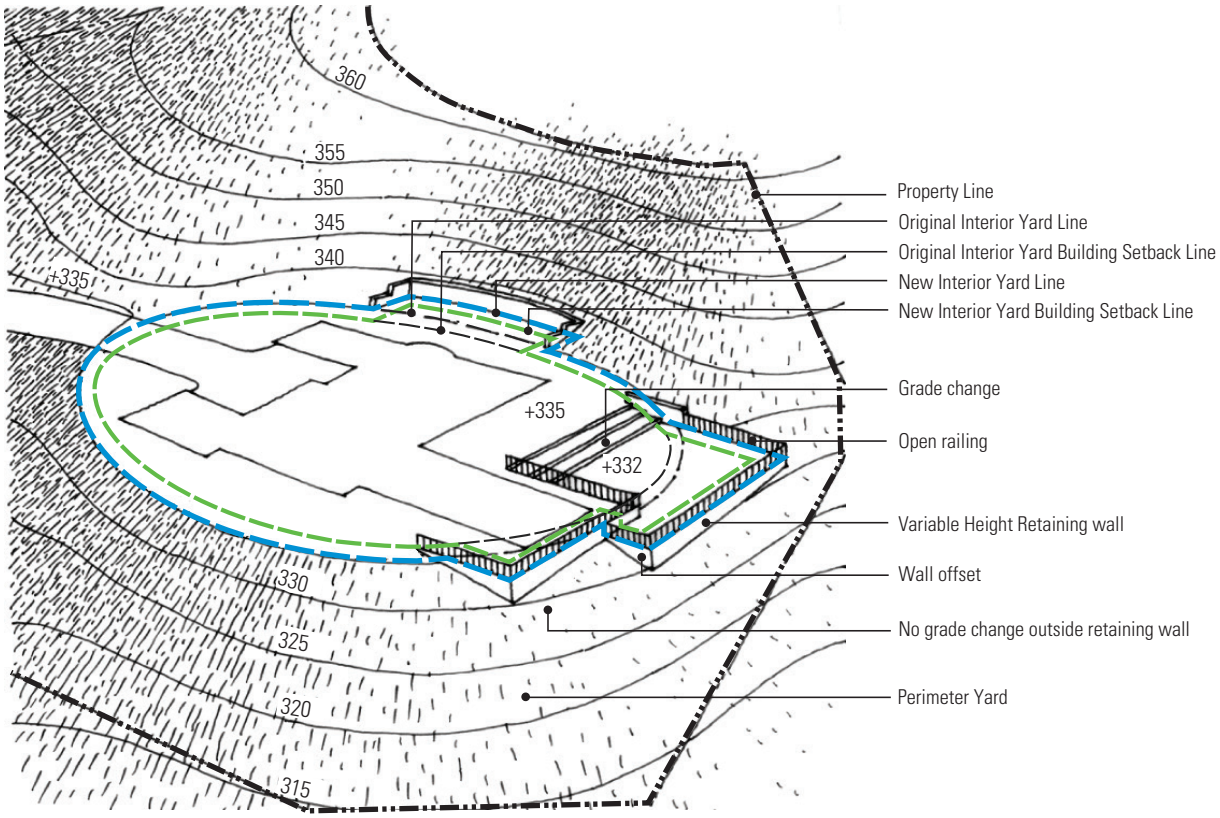
Each homesite includes a curvilinear graded flat area. This area is referred to as the Interior Yard. With certain limitation, as deemed appropriate by the DRC, this area may be modified to include additional graded, usable area.

Mission gardens set an example by their understated elegance and simplicity

2.5 Interior Yard

The Interior Yard is the area of the homesite which will be most developed. This area accommodates the home and the outdoor use areas associated with it. Modifications to existing pad grades may occur in this area if approved by the Design Review Committee to accommodate the building and outdoor uses. The character of Interior Yard Landscape is required to be simple, natural, and understated. Though more ornamental in character, this landscape must be compatible with adjacent natural landscape. See Landscape section “4.2 Interior Yard”. The character of the associated hardscape is derived from two sources: the land and the architectural expression. Elements derived from the land emphasize natural materials such as stone and wood, while elements related to the building should be extensions of the architecture. **Walls and fences must not follow the Interior Yard line continuously.** They may enclose use areas that extend from the building. See Chapter 5 Hardscape.

The Interior Yard may also include a Brush Management Zone and the La Jolla Valley Rim Lot requirements. See Chapter 7 Brush Management and Chapter 8 La Jolla Valley Rim Lots.



Typical Interior Yard Expansion

2.6 Interior Yard Expansion

2.6.1 Interior Yard Expansion Into Perimeter Yard

The Interior Yard area may be expanded into the Perimeter Yard when the size and conditions of the lot will allow for expansion, subject to approval by the Aesthetics Council.* The perimeter of this area will become the new Interior Yard line for building setbacks. A portion of a house may project into an Interior Yard expansion subject to City setback and approval by the Aesthetics Council. A 5 foot minimum building setback dimension is required whenever an Interior Yard expansion creates a new Interior Yard line. Interior Yard expansions must meet the following requirements:

- The Interior Yard expansion will not negatively impact prominent or visual slopes.
- The Interior Yard expansion will not interrupt the consistency of the streetscape design in the immediate area.
- Contour grading design will be used to adjust the existing grading as much as possible.
- The Interior Yard expansion is consistent with the overall design intent of the Design Book.
- Additional landscaping will be required to mitigate the effects of the expansion.

*Note: if proposed expansion affects SMA or Santaluz Club areas, a separate encroachment application and approval will be required according to the follow ing Section 2.6.2.

2.6.2 Retaining Walls

This expansion may require the use of retaining walls. It is recommended that a soil engineer review any proposed expansion of the interior yard area.

- Maximum height of retaining wall: 6-7 feet. See Stepped Wall Exhibit, Page 5-12.
- Maximum length of a single retaining wall segment: 60 feet.
- Minimum offset between retaining wall segments: 6 feet.

Open railings up to 3 feet are not included in the height of retaining wall.

2.6.3 Fencing

Fencing may be located outside of the Interior Yard area under the following conditions:

- The location of the fence improves the visual effect to the community.
- The area between the fence and the Interior Yard is considered Perimeter Yard area and is landscaped accordingly.

2.6.4 Temporary Encroachment

Temporary encroachments for the purpose of construction and minor grading onto the Santaluz Club property or onto the Santaluz Maintenance Association property will be considered on a case-by-case basis by the Aesthetics Council.

The Design Review Office will coordinate the approval process with all parties. The conditions for granting an encroachment are as follows:

- The approved finished grading will become permanent.
- The encroachment shall be limited to a maximum of 10 feet beyond the Homesite property line.
- The encroachment shall be consistent with the overall design intent of the Design Book.
- The Owner is responsible for the cost of landscape modifications or restoring landscape to a satisfactory condition on Santaluz Club or Santaluz Maintenance Association property.
- The Owner will mark the proposed encroachment area on the site for review by the Aesthetics Council and the Santaluz Maintenance Association and/or the Santaluz Club. The marking must be stakes and chalk on the ground.
- The Aesthetics Council will review the proposed encroachment. If the proposed encroachment is acceptable, the final approval for encroachment requires the authorization of the Santaluz Club or the Santaluz Maintenance Association.
- The Owner will complete all paperwork required to request the encroachment, pay the encroachment fee, provide a security deposit and provide liability insurance for the construction.

2.6.5 Permanent Easement Vacation

Permanent Easement Vacation for the purpose of encroaching into a Santaluz Club easement or into a Santaluz Maintenance Association easement will be considered on a case-by-case basis by the Aesthetics Council.

The Design Review Office will coordinate the approval process with all parties. The conditions for granting a vacation are as follows:

- The encroachment requires a 5 foot minimum setback from the property line.
- The encroachment shall be consistent with the overall design intent of the Design Book.
- The Owner is responsible for the cost of landscape modifications or restoring landscape to a satisfactory condition on Santaluz Club or Santaluz Maintenance Association easement.
- The Owner will mark the proposed encroachment area on the site for review by the Aesthetics Council and the Santaluz Maintenance Association and/or the Santaluz Club. The marking must be stakes and chalk on the ground.
- The Aesthetics Council will review the proposed encroachment. If the proposed encroachment is acceptable, the final approval for encroachment requires the authorization of the Santaluz Club or the Santaluz Maintenance Association.
- The Owner will complete all paperwork required to request the easement vacation and pay the vacation fees.

Natural grasses, large shrubs, and oak trees are typical within the Perimeter Yard

2.7 Perimeter Yard

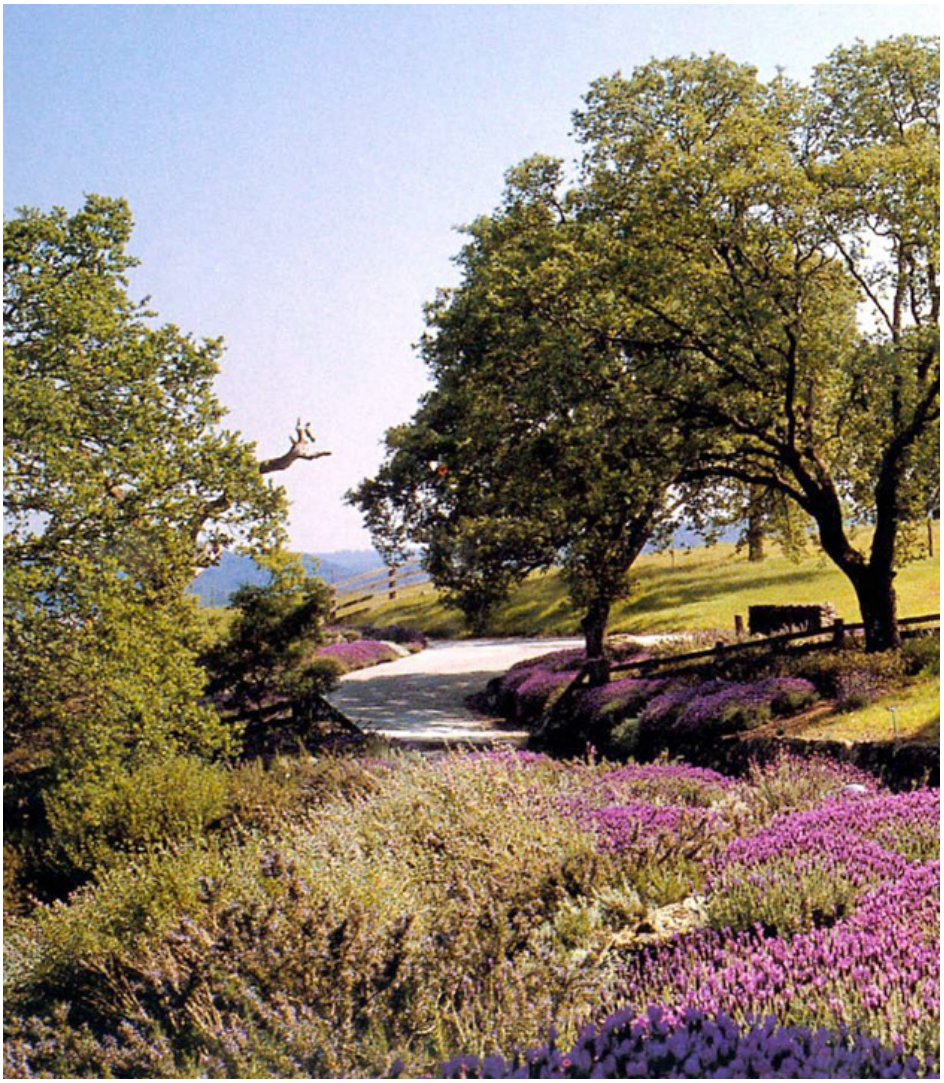
The Perimeter Yard surrounds the Interior Yard. It is a natural appearing area with grasses, large screening shrubs, and occasional clusters of canopy trees. The Perimeter Yard is a seamless area that appears to flow through the community providing continuity in the landscape and natural separation of the homes. Walls or fences or other hardscape elements are not permitted in this area.

Some landscape and irrigation in the Perimeter Yard may be installed by the Master Developer. If this was not done in the Perimeter Yard of the subject lot, the homeowner is required to install the landscape per the Santaluz plan approved by the City of San Diego. Any change or modifications to the approved plans must be submitted and approved in advance by both the Design Review Committee and City of San Diego. This landscape is to be maintained by the homeowners and subject to Landscape section “4.3 Perimeter Yard”.

Except as provided for in section “2.6 Interior Yard Expansion”, and Landscape section “4.3 Perimeter Yard”, regrading within the Perimeter Yard is not permitted.

The Perimeter Yard may also include a Brush Management Zone and La Jolla Valley Rim Lot requirements. See Chapter 7 Brush Management and Chapter 8 La Jolla Valley Rim Lots.

When adjacent to the Santaluz Club, the Perimeter Yard may include an area where the landscape is installed, irrigated, and maintained by the Santaluz Club. Except as provided for in section “2.6 Interior Yard Expansion”, modification of this area is not permitted.



This driveway passes through the natural landscape of the perimeter yard and streetscape

2.8 Streetscape

The streetscape occurs within the Perimeter Yard next to the street. It is the natural appearing area most visible from the street, with grasses, large shrubs, accent plantings, and clusters of canopy trees.

In some cases landscape and irrigation in this area will be installed by the Mas- ter Developer. If this was not done in the Streetscape of the subject lot, the homeowner is required to install the landscape per the Santaluz plan approved by the City of San Diego. Any change or modifications to the approved plans must be submitted and approved in advance by both the Aesthetics Council and City of San Diego. Trees, irrigation and other landscape is to be maintained by the homeowner except on some homesites where there is an area designated as ornamental grass streetscape which is maintained by the Santaluz Mainte- nance Association, see Landscape section “4.4 Streetscape”. Each homeowner is responsible for feeding, maintaining, trimming, pruning, and irrigating the street trees located on such homeowner’s lot and the adjoining street lot landscaped area. These are not the responsibility of the Santaluz Maintenance Association. If not maintained by the homeowner, the SMA reserves the right to maintain and assess the homeowner for the maintenance cost. This landscape may be supplemented by the homeowner if approved by Design Review Committee subject to Landscape section “4.4 Streetscape.”

Except as provided for in section “2.6 Interior Yard Expansion”, regrading within the Streetscape is not permitted.

2.9 Building Requirements

2.9.1 Building Floor Area

The Total Allowable Building Area in square feet is lot specific based on individual lot size and setback requirements. See Custom Homesite Exhibit for allowable building square footage for a specific lot.

The building area includes all covered and enclosed areas of the home including the garage and accessory buildings. Accessory buildings must be permanent site built structures. All building requirements transfer with the ownership of property.

Covered unenclosed areas such as arcades, terraces, porches, and balconies are encouraged up to the maximum square footage allowed.

2.9.2 Max. & Min. Square Footage Requirements

1. The Maximum Enclosed Building Area is the total square footage of enclosed roofed building space. It includes areas of all floors and garage. There is no minimum enclosed building area required at Santaluz.

2. The maximum square footage of the Second Floor Enclosed Building Area is dependent upon the total Enclosed Building Area built. The following charts limit the allowable square footage of the Second Floor Enclosed Building Area to a percentage of the total Enclosed Building Area.

3. The Minimum Covered Outdoor Area is the square footage of non-enclosed roofed structures whether connected or not to a house. This Minimum Covered Outdoor Area is the minimum square footage that must be built in addition to the enclosed building area. The square footage is calculated based on the roofed area less the area created by the roof overhang dimension.

4. The Maximum Covered Outdoor Area is the square footage of roofed structures whether connected or not to a house. Santaluz encourages maximizing the Covered Outdoor Area. The square footage is calculated based on the roofed area less the area created by the roof overhang dimension.

5. The Total Allowable Building Area is the square footage of the sum of the Maximum Enclosed Building Area and the Maximum Covered Outdoor Area.

Chart 1: Second Floor Percentage Chart

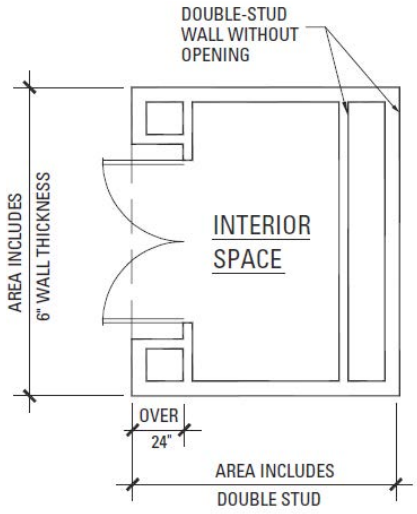
	All Architectural Styles Except Adobe Ranch and California Ranch	Adobe Ranch and California Ranch
Total Enclosed Building Area (square feet)	*Max. Percentage of 2nd Floor Enclosed Building Area to Total Enclosed Building Area*	
0 – 6,000	*33%*	*23%*
6,001 – 6,500	*31%*	*22.5%*
6,501 – 7,000	*29%*	*21.5%*
7,001 – 7,500	*28%*	*21%*
7,501 – 8,000	*27%*	*20%*
8,001 – 8,500	*26%*	*19.5%*
8,501 – 9,000	*25%*	*19%*
9,001 – 9,500	*24%*	*18.5%*
9,501 – 10,000	*23.5%*	*18%*
Over 10,000	*23%*	*17.5%*

2.9.3 Rules For Square Footage Calculation

1. The first six (6) inches of exterior wall thickness measured outward from the interior wall surface will be included in the square footage of Enclosed Building Area.

2. The outermost wall and unfinished void space of a double-stud exterior wall shall be included in the square footage of Enclosed Building Area when: the outermost wall is over 24- inches measured outward from the interior wall surface or when a double-stud wall does not contain an opening to justify the double wall thickness. (See Figure 2.1 below)

Figure 2.1

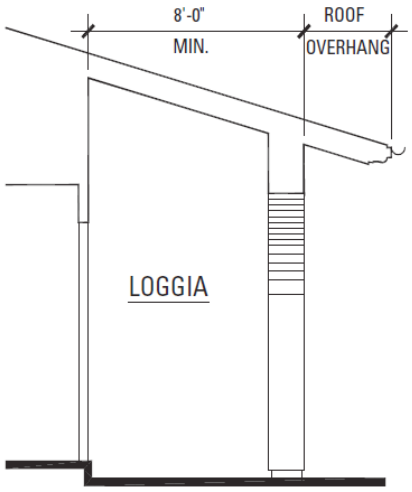


3. The square footage occupied by an elevator shall be included only on the first floor level.

4. The square footage of the area below stair treads and landings shall be included once on the first floor level. The square footage of the volume ceiling area above a stairwell (exclusive of the tread and landing area) shall be included on each floor level.

5. The covered outdoor area such as loggias, porches, decks etc. shall be clearly identified. The square footage of these areas shall be calculated separately and excluded in the calculation of the Maximum Enclosed Building Area. All covered outdoor areas used in this calculation must be a minimum of 8'-0" deep,

Figure 2.2



and should be usable. This rule applies to covered outdoor spaces on both the first and second floors. (See Figure 2.2 above)

6. Towers may not exceed 250 square feet. The square footage of towers shall be included only in the first floor square footage calculation. Towers may include more than two levels.

7. Any 2-story structure having a floor area greater than 250 square feet will not be considered a tower and the area must be counted as second floor area.

8. Rooms with volume ceilings shall include the horizontal area located twenty (20) feet above the finished floor of a first floor elevation in the second floor square footage calculation.

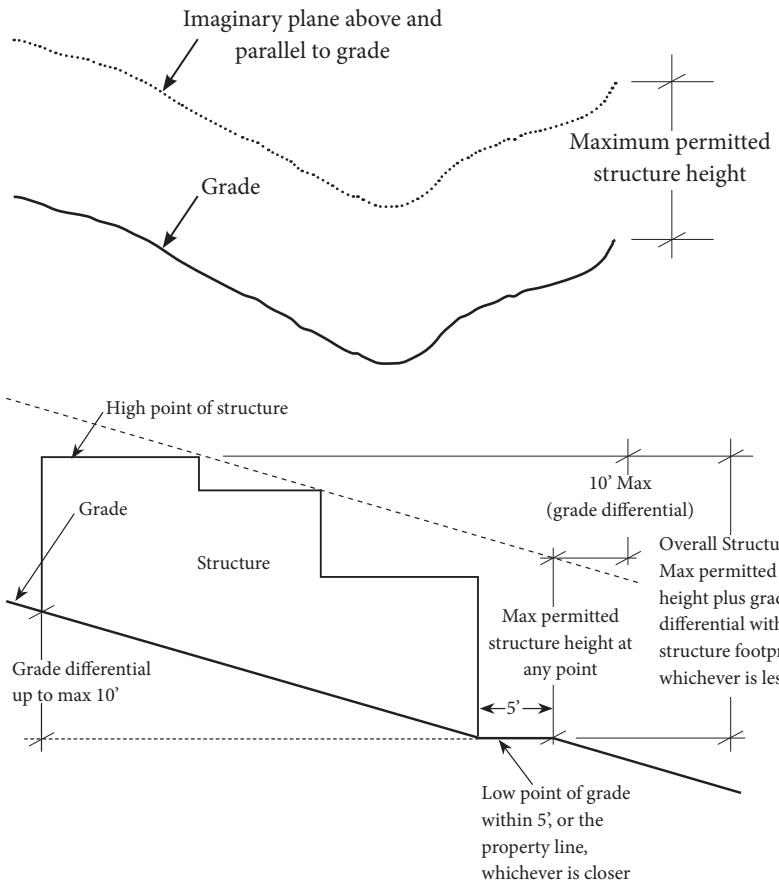
9. Lightwells exceeding twelve (12) square feet shall be included in the first floor square footage calculation. A maximum of four lightwells are permitted. Lightwells shall be protected with grates.

10. Exterior basement stairs may be approved on a case-by-case basis. However, the square footage of the area they occupy shall be included in the first floor area.

11. Bay windows or architectural projections containing habitable space shall be included in the square footage calculation.

12. The following areas shall be excluded from the square footage calculation of Enclosed Building Area:

- Basements
  Basements are defined as usable building areas entirely below finished grade.
- Subterranean garages
  Subterranean garages are structures that are located fully beneath the residence. A maximum sixteen (16) feet wide opening at the first floor level for vehicular access is permitted. No exterior ramps are permitted.
- Uncovered exterior stairs, however enclosed areas under stairs must be included in the first floor calculation.
- Fireplaces
  Each fireplace may exclude fifteen (15) square feet total.
- Covered Outdoor Areas
- Any second floor area that is contained inside of a one-story building envelope as defined in Section 3.5.2



2.9.4 Height

Refer to 3.5.2 Building Height Requirements.

2.9.5 Story

Story is the area between finished floors, and the area between finished floor and finished roof.

2.9.6 Building Setbacks

Buildings shall have a five (5) foot setback from the Interior Yard line unless otherwise indicated on specific homesite plan or the City of San Diego required property line setbacks are more restrictive.

Building setbacks between custom homes shall be fifty (50) feet except for some homesites with shared pads, where the setbacks inbetween are twenty (20) feet. In the case of Interior Yard Expansion, the resulting building setback line cannot get closer than fifty (50) feet to the neighbor's building set-back line. All building structures shall setback from the street at least thirty (30) feet. Homesites may have additional restriction on building setbacks. These setbacks are recorded on each individual Homesite Exhibit.

	Lots Less than 1-Acre	Lots 1-Acre or more
Interior Yard	5'	5'
Front	20'*	25'*
Side	5'	10'
Rear	25'**	35'**
Corner	15'	20'

***Minimum front setback for La Jolla Valley Rim Lots is reduced to 15'. See Chapter 8**

**** 10' when next to the Santaluz Club and Santaluz Maintenance Association lot, 60' - 120' if subject to the Brush Management Zone, see Chapter 7**

2.10 Other Requirements

2.10.1 Driveways

Driveways between the local street and the motor court of the home should be of modest materials to retain the rural character at the overall village scale. Asphalt driveways best accomplish this. Gravel or decomposed granite is an acceptable alternative if the driveway is fairly flat (less than 5% slope).

More appropriate refinements to the driveway would be a natural stone edging or stone curb, a low natural stone dry wall, or a stone gutter, all of which would be very consistent with the desired rural character. Driveways shall be minimum sixteen (16) feet wide subject to City of San Diego regulations. Driveways may have only one point of entry from the street. Enhanced driveway material may be considered by the Aesthetics Council if they occur inside of the streetscape zone if they meet the following requirements; The enhanced driveway material remains simple and understated in texture and design.

Enhanced driveway material must be complementary of the rural nature of the streetscape.

Examples of enhanced materials that may be considered are tumbled or distressed concrete pavers and cobbles.

2.10.2 Address Markers

Address markers shall be provided at driveway subject to section "5.3 Address Markers".

2.10.3 Parking

Parking areas and garage doors to the greatest extent possible, shall be concealed from view from the street or other off-site locations.

Required Parking
Garages: 3 cars minimum
Guest Parking: 2 spaces minimum within the interior Yard.

2.10.4 Grading and Drainage

Building pads will be rough graded generally flat with a temporary swale. Drainage must be maintained during construction. Final pad grading and drainage may be modified if approved by the Design Review Committee to accommodate site design. Homeowner may extend drainage system to accommodate Interior Yard drainage. Any revision to the drainage plan should not negatively impact another homesite or the Santaluz Community as a whole.

2.10.5 Recreation Facilities

Recreation facilities such as play equipment areas and tennis courts must be screened and not visible from offsite.

Night lighting of private tennis courts is not permitted. Permanent basketball backboards and or goals must be adequately screened from off-site views with building mass or landscape elements. Recreational facilities and equipment must be finished in colors compatible with surrounding structures and the requirements of Section 3.5.10 of the Design Book. No large areas of bright colors will be allowed. Structures should be made predominately of natural materials.

2.10.6 Pool

Construction documents for pools, spas and other water features shall include site plan and elevation drawings of proposed construction as viewed from all relevant sides. In addition, cross-sections of negative-edge pools are required.

Plans must be drawn to scale and dimensioned. Elevations must include pool and spa walls and surrounds rising above ground level, negative-edge pools, grottoes, slides, waterfalls, fountains and rock structures or formations.

Significant vertical elements, including rock structures or formations, must be shown on the scale model and supporting imagery illustrating the proposal must be provided.

Special design consideration should be given to the amount, type, and location of pool and fencing. Negative edge pools, where grade allows, are encouraged to minimize fencing. Please refer to Section 5.6 for wall and fence requirements.

Pool equipment must be located in a manner which complies with the San Diego County Health Code and the City of San Diego Requirements. The pool equipment must not be visible offsite, and the location of the equipment should minimize the impact of noise on neighboring lots.

All pool equipment should be fully enclosed with solid walls and a solid gate that match the adjacent exterior of the building.

The top of all equipment should be concealed from offsite views by substantial planting or a horizontal structure placed above the pool equipment such as louvers or a trellis.

Pool equipment must be either below grade or set back at least twenty (20) feet from the Property Line.

The Aesthetics Council will not approve proposals for the construction of grottoes or other exposed rock structures that appear unnatural or contrived, or seem out of place or out of scale.

A design objective should be the harmonious integration of above-ground-level elements and the site's topography. Alternatively, judicious adjustments of the existing grade (berming, for example) may help achieve a satisfactory result.

Pool grottoes, slides, fountains, waterfalls, and rock structures in general must be simple and understated in design and may be approved on a case-by-case basis if they meet all of the following conditions:

- They comply with the general requirements as stipulated in this section (2.10.6).
- They are not skylined at the top of the slope.
- The scale, location and massing of the feature is compatible with the site's topography and other surrounding landscape and building elements.

• They are screened from offsite view.

Faux-rock or faux-boulder construction is not allowed in any part of pool or landscape construction, except on a case-by-case basis as follows;

- Connection or infill between real boulders.
- The bed surface of a pool slide.
- Precise edges of water features such as waterfalls over the face of a grotto.
- The amount of faux construction should be minimized by design and be at most 15% of the overall exposed area of the structure.
- All faux construction must match the adjoining natural rocks and boulders in regards to general appearance, texture and color.

2.10.7 Accessory Structures

Accessory structures are permitted subject to City of San Diego regulations and all other requirements herein and approval of the Design Review Committee.

2.10.8 Barbecue Equipment

Barbecues may not be erected, constructed, or maintained, whether permanent or temporary, within any building restricted

SANTALUZ

Architecture

An enclave of homes in harmony with each other and the environment

3.1 Architecture and Landscape in Harmony

The architectural vision for Santaluz is a community of understated rustic dwellings that blend comfortably within the fabric of the natural landscape. Homes shall complement their natural surroundings and allow existing gentle hillside slopes, expansive open spaces and landforms to dominate. They shall express the simple, timeless quality and diversity found in older neighborhoods where houses were built individually and evolved over time. Authentic, low silhouette, and ground hugging homes are the primary housing type required to preserve pastoral vistas of the community. Natural construction materials, colors and design patterns provide design continuity and link these custom homes to nature.

The styles of Santaluz revere the beauty of Old World forms and craftsmanship

3.2 Rustic Precedents

The precedents for the architecture in Santaluz can be found in the rural areas of some of the most beautiful landscapes of Europe and the Americas. These buildings have a simple, restrained elegance. They lack pretension and sit gracefully on the land. Building masses are often asymmetrical, and appear to have grown over time, as they extend outward to embrace their site. The informal beauty of these types of buildings fits effortlessly into the vision of Santaluz.

3.3 Compatible Variety

The Custom Homesites Design Book offers the homeowner a choice of six compatible housing styles. After extensive research, these housing styles were identified and selected because they best support the creation of a cohesive architectural community well suited to the mild climate and landscape of Santaluz, while simultaneously promoting architectural diversity and individual expression. Architectural masterpieces of these styles can be found in some of the most prestigious communities of Southern California. The styles include Adobe Ranch, California Ranch, Andalusia Farmhouse, Santa Barbara, Provence Farmhouse, and Tuscany Farmhouse.

Attention to traditional proportions and authentic detailing result in a timeless architecture

3.4 Authenticity and Attention to Detail

Santaluz architectural styles require a great degree of aesthetic sensitivity and subtlety. Each home must make a simple expression of architecture. Structural elements must be functional, uncomplicated, and appropriately detailed. Decorative architectural elements should add richness and variety to the home without boasting loud, ostentatious, or pompous designs.

Authenticity is the principle objective required to achieve the rustic beauty established by architectural pedigrees. Custom home designs will be evaluated for consistency with historical precedents as gathered by the homeowner's design team. Careful research and documentation are required to insure that every aspect of a home is consistent with the authentic character of its chosen style. General requirements apply to all styles. Specific style requirements include criteria from the following categories:

- Form, Massing and Hierarchy
- Roof Design
- Elevations
- Roof Details
- Entrance Details
- Window and Door Details
- Garage Details
- Loggia, Terrace, Balcony Details
- Chimney Details
- Ornamental Details

3.5 General Architectural Requirements

The following requirements apply to all custom homes.

3.5.1 Form, Massing and Hierarchy

1. All houses shall include varied vertical and horizontal massing.

2. Two-story houses shall have one-story wings.

3. Except where permitted elsewhere in these guidelines, all external building corners shall form 90-degree angles in plan.

4. Carports are not permitted. Parking bays however may occur beneath trellises on a case-by-case basis. The criteria for approval shall be whether the parking bays provide adequate concealment from public views and adjacent properties.

5. Towers shall be located on the perimeter of the house except where otherwise permitted by a chosen style. Towers on the exterior of a building shall be visibly grounded on one or more sides. Only one tower is permitted per house. Towers will be approved on a case-by-case basis, as deemed to be appropriate by the DRC.

6. The exterior walls of one-story wings shall either be flush with an exterior wall of a Tower or project 6-feet or more perpendicular or tangent to a Tower.

7. Wings forming an obtuse angle to a Tower may not overlap the corner of a Tower.

8. Courtyards connecting the perimeter of the house may not be depressed lower than 18-inches below the first floor level. Concealed private courtyards and motor courts may be depressed greater than 18-inches on a case-by-case basis.

9. Cantilevered decks and balconies where permitted shall maintain a minimum distance of 3 feet from adjacent walls and roofs.

10. There shall be a maximum of five chimneys per house. Each chimney may have a maximum of two flues.

11. The end-walls of gable or hip roofs of one-story wings containing major living spaces such as Living Rooms, Family Rooms, Dining Rooms, Kitchens, and Bedrooms shall extend a minimum horizontal distance of 10-feet beyond an adjacent larger massing of the house.

12. The end-walls of gable or hip roofs of one-story wings containing minor spaces such as bathrooms, service rooms, storage rooms, closets, and stairs shall project a minimum horizontal distance of 6-feet beyond an adjacent larger massing of the house.

13. The low end-walls of shed roofs of one-story spaces shall project horizontally a minimum of 3-feet beyond an adjacent larger massing of the house.

3.5.2 Building Height Requirements

Note: plate heights are measured from the top of slab; maximum ridge heights are measured from the top of the original rough grade.

1. Minimum 1-story plate height: 8’ above adjacent Finish Floor (A.F.F.)

2. Maximum 1-story plate height: 12’ A.F.F.

3. The maximum 1-story plate height shall be limited to 9 feet or less for a minimum of 60 percent of the total roofed perimeter. Plate heights of open courtyard spaces are included, while plate heights of courtyards which are not open should not be counted. Gable wall plates are not included.

4. Maximum 2-story plate height: 21’

5. Maximum vertical step within 1 or 2 story roof planes: 3’

Note: This does not apply to roof planes adjacent to towers

6. Maximum 1-story ridge height: 21’ Above Finish Grade (A.F.G.)

7. Maximum 2-story ridge height: 30’ A.F.G.

8. Maximum 1-story tower height: 25’ A.F.G.

9. Maximum 2-story tower height: 30’ A.F.G.

10. Certain specific custom homesites are restricted to one-story homes. This one-story restriction is recorded in the Special Conditions of each individual Homesite Exhibit.

3.5.3 Roof Design

1. Maximum roof span: 38 feet (span does not include roof eave overhangs)
Note: Roof pitch breaks may be used to extend the maximum allowable roof span.

2. Maximum roof slope: 4:12

3. Minimum roof slope: 3:12

4. Minimum roof slope of a pitch break: 1.5:12

5. Maximum heel height: 12 inches

Note: The heel height is the vertical dimension measured above a point on the exterior wall from the top of bearing plate to the top of a rafter or truss.

6. Roof beaks under 3 feet high are discouraged and will be reviewed on a case by case basis. Efforts should be made to ensure that ridges are either continuous to a gable termination, or should otherwise meet an intersecting roof at or below the ridge line.

Note: A roof beak is a small hip or gable roof that projects slightly above a ridgeline.

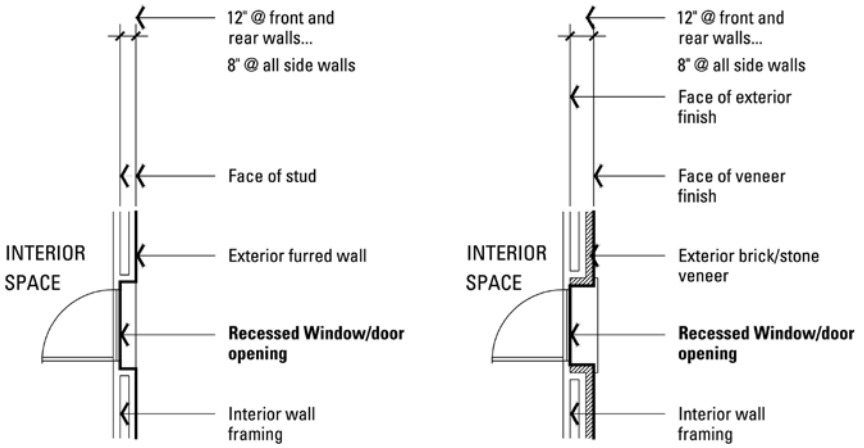
7. Parapet walls: Not permitted.

8. Flat roofs: Not permitted.

9. Roof dormers: Not permitted.

10. Crickets and Saddles: Permitted size and visibility of crickets should be a minimized and may require comparable roof material to be applied around chimneys and Towers.

Note: Crickets may be approved elsewhere under exceptional conditions on a case-by-case basis.



Recessed doors and windows

11. Minimum clear dimension between finished roof and window sill: 6 inches

12. Maximum height of chimney terminations: 4-feet above a point on the closest roof within 10-feet horizontal from the chimney termination.

13. Chimneys, which penetrate or extend above a single-story building component, may not project above any adjacent second story unless they are attached to a second story wall.

14. All flashing, sheet metal, vent stacks and pipes shall be dirty penny copper or painted to match adjacent building surfaces.

15. Roofs with M-shaped profiles are not permitted. These profiles are created when parallel ridges share a common valley.

16. Exterior walls shall offset vertically or horizontally a minimum of 24 inches, so that the eave of one roof does not intersect the rake of another.

17. The side profile of eaves (including gutter) shall only be visible on exterior building corners and on the sides of a chimney. Eave side profiles (including gutters) shall not be visible where an eave-line abuts a wall, balcony, deck or similar structure.

Recessed Doors and Windows

18. The following roof forms are not permitted:

- Gable roofs with unequal roof slopes
- Roofs having double slopes where the lower slope is steeper than the higher slope. An example of this is a mansard roof.
- Hip-on-gable or gable-on-hip roofs are not permitted. A hip-on-gable is a roof having a hipped end truncating a gable roof. A gable-on-hip is a roof having a gable roof over a hip roof.

3.5.4 Elevations

1. All houses shall express a four-sided architecture. All elevations (including interior courtyard elevations) shall have the same level of quality. All roofs, exposed structural elements, walls, windows, doors, and detailing shall express a consistent level of enhancement.

2. All elevations shall have a minimum of three vertical and/or horizontal plane breaks. An entire elevation view shall not be comprised of a singular, flat, uninterrupted wall plane.

3. Doors and windows in stone, brick, adobe, or stucco clad walls shall be recessed into exterior wall surfaces. The same cladding material shall return into the openings and be continuous to the frames. Refer to individual styles and diagram above for specific depth requirements.

4. Garages facing the street shall not have more than two single-car doors or one double-car garage door.

5. All antennas and satellite dishes are restricted to the attic or interior of the residences or obscured from view by others.

6. Skylights may not be placed on the front or side elevations. Skylights shall be designed as an integral part of the roof. Skylights shall be flat bronze colored glass in bronze anodized frames. Bubble and white plastic skylights are not allowed. Skylight glazing must be divided into panes not exceeding 24 inches in width. The length and width of skylights shall be no more than 24".

7. Chimney terminations shall not expose screen spark arrestors. Chimney terminations may have stucco-finished shrouds, be capped with cast-stone, or roofed as required by specific styles. Sheet metal shrouds are not permitted. Prefabricated chimney terminations and screen spark arrestors shall be largely concealed from view. Spark arrestors shall be painted flat black. Individual chimneys may have a maximum of two flues and shall not exceed 15 square feet in cross-sectional area unless approved by the Aesthetics Council.

8. The maximum garage door height is

10-feet. The maximum single-car garage door width is 9-feet. The maximum double-car garage door width is 18-feet. On a case by case basis, single-garage door width can be 10 feet provided that number of garage doors with maximum width can not exceed two in a single elevation.

9. Exterior wainscots that project from the exterior wall surface shall be approved on case-by-case basis, and shall be accompanied by substantive, authentic matching imagery.

10. Gable vents shall be true vents or appear to be true vents.

11. Walls perpendicular to window or door openings may not be flush with the plane

of a window jamb. A significant distance must be placed between perpendicular walls and door or win- dow jambs.

12. Excessive use of arches dilutes their significance. Arched openings shall be used sparingly and shall be limited to important living spaces within the house.

13. Loggia arches shall spring from columns or within columnar wall planes. Loggia arches shall not spring from walls perpendicular to arched openings creating a flush springline condition.

14. Stone cladding may be used where appropriate to a housing style. In the event an owner desires to incorporate a stone material in their architectural style, it is recommended that they use only natural stone. The application of man-made stone, artificial, faux stone, or cultured stone is not recommended. The criteria for use of faux stone will be stringent relative to material, color, mortar and installation details. The Design Review Committee reserves the right to disapprove the use of a particular stone material whether natural or artificial if it is determined that the material is inconsistent with the designated architectural style or color of other materials submitted. See section "9.5 Step No. 2 — Design Development Submittal"

15. Brick masonry may be used where appropriate to a housing style. Brick veneer shall be 4-inch nominal depth. Brick pavers or thin-set brick units are not permitted as exterior wall veneers.

16. Gutters, downspouts, collectors and fasteners shall be fabricated from dirty penny copper or painted galvanized steel. Aluminum or plastic gutters are not permitted. Gutters shall have halfround profiles.

17. Downspouts shall have circular cross-sections. In most cases, a 5-inch diameter half-round gutter, double-beaded and mounted at 30-inch on center and a 3-inch diameter downspout mounted with a minimum of two mounting brackets per 10-foot section will meet the design intent of these guidelines. Other shapes may be approved on a case-by-case basis when they reflect an authentic detail of the house's style. Downspouts shall be connected to an underground storm water system. Downspouts and rain leaders shall be located at building corners. Downspouts located in other locations shall be approved on a case-by-case basis. Decorative collectors may only be used to divert rain leaders within exterior walls.

3.5.5 Roof Details

1. Clay tiles shall be two piece barrel units, flat clay tile units, or two-piece Roman pan units as required by the house style.

Wherever two-piece clay roof tile is permitted, "S" roof tile may be used subject to all the following criteria:

• "S" roof tile shall give the appearance of a full two-piece roof.

• "S" roof tile shall have a two-piece starter course.

• A minimum of 30% of the field area must be boosted with additional tops in the same blend and percentages as the "S" tile. A minimum of 3 out of 10 "S" tiles shall receive boost tops.

• Mud boosts shall occur where the tile boost docks and shall be tucked under the S-crown.

2. Two-piece clay tiles shall have mud boost first courses and random boosts throughout.

3. The eaves of clay tile roofs shall have mudded birdstops. Preformed clay tile birdstops or metal birdstops are not permitted.

3.5.6 Window Details

1. Individual window units shall be proportioned according to the requirements of the building's style however they shall not exceed 5 feet in width.

2. Individual window units may be grouped into composite units of any width provided the resulting window proportions and width are authentic and true to the chosen house style. Posts may also be used to separate individual windows, provided that the exterior detailing of these window groups incorporates a compatible wood trim surround within the required recess. Alternative window mullions may be considered on a case-by-case basis, provided they are accompanied by authentic, supportive imagery.

3. All windows of a home must express a consistent and uniform intent in their proportions, orientation and divided light patterns.

4. Mirrored or colored glass is not permitted on the exterior elevations.

5. Window frames and mullions shall be wood, metal-clad wood, or steel. Except where permitted elsewhere, true divided lights are required. Simulated divided light windows may be allowed if they appear to be "true divided". Simulated divided lights must have a filler bar inside of the double pane glass at each divider bar. Divider bars must be permanent. Vinyl clad wood windows and French doors will be allowed on a case-by-case basis when the units are of high quality construction and the profiles of the mullions and stiles are thick enough to represent historically authentic units. Aluminum, vinyl or fiberglass-clad wood windows are not permitted.

6. Individual picture window units, where permitted, shall not exceed 6-feet in width and shall be flanked on both sides by divided light windows. Windows and doors located under loggias are not required to have divided lights. The excessive use of picture windows is discouraged.

7. Circular, elliptical, square and arch-top windows may be used as accent windows in a limited number of locations depending upon the chosen style. The use of these window types shall be approved on a case- by-case basis.

Note: Square windows may be used more extensively in clerestory locations.

8. Triangular shaped windows are not permitted except restricted use is permitted in glassed-in walls in the California Ranch style.

9. Glass block units are not permitted on exterior walls.

10. When wood, stone or brick headers are expressed over window or door openings, the recessed soffit shall be of the same material.

3.5.7 Door Details

1. Entry doors shall be vertical wood plank, wood stile-and-rail doors, wood doors with raised panels or geometric carved patterns as appropriate to each house style. Additional entry door types may be permitted depending upon the chosen style.

2. French doors may be used subject to style requirements. French doors shall have true or simulated divided lights except when French doors are located on side or rear elevations, and are beneath a covered loggia or porch, or are largely concealed from curbside eye-level view.

3. Sliding glass and "lift and slide" doors are permitted only on rear or courtyard elevations, provided they are located beneath the roof of a covered loggia, patio, porch etc., or are largely concealed from curbside eye-level view. These doors must be constructed of a similar, compatible material as the standard exterior doors and windows, and express similar characteristics of design. Divided lights are not required on these types of doors.

4. Garage doors shall be recessed a minimum of 12 inches into the exterior wall.

5. Garage doors must be hand crafted in appearance and constructed of wood. They shall have "hand-forged" type hardware to give them a carriage door appearance. Metal doors are not allowed.

6. Windows are not allowed in garage doors.

7. All garage doors shall be single car or double car garage doors.

8. The minimum dimension between adjacent garage door openings is 18 inches.

9. Sliding motor court gates or doors may be used provided the operating mechanism and closing hardware is completely concealed from public view.

10. Screen doors may be used within openings concealed within a courtyard or similar spaces. Screen doors are not permitted on entry doors. However, they may be approved at other locations on a case-by-case basis.

3.5.8 Ornamental Details

1. Decorative elements shall appear as functional elements. Decorative elements, materials, and details shall not appear to be "fake" or cosmetically applied. Balconies, gable vents, exterior lighting, and shutters should be functional. False chimneys may be approved for mitigation of an architectural detail on a case-by-case basis.

2. Exterior lights may not be mounted on top of courtyard walls or pilasters.

3.5.9 Mechanical Equipment

1. All air conditioning/heating equipment, water tanks, gas meters, electric meters, pool equipment and other utilities must be screened and not visible from off-site. Sound attenuation measures shall be incorporated.

All meters shall be accessible behind wood doors that compliment the architecture.

2. Solar energy systems: please refer to section 3.5.11 for design standards and installation requirements.

3. With the sole exception of solar panels, roof mounted mechanical equipment is not allowed.

4. Recessed or surface mounted lights are not permitted in garage door soffits.

5. Homeowners may be required to provide an approved sprinkler system and are encouraged to confirm requirements with the City of San Diego Fire Department.

3.5.10 Color

Color exerts a tremendous impact upon the visual perception of the community. Houses designed with the most authentic proportions and scale, with the greatest attention given to detailing, and the highest sensitivity to the land will lose its integrity if an appropriate color scheme is not applied. Selecting appropriate exterior colors is therefore a critical factor in accomplishing the Santaluz vision. Continuity between the colors of a home's architectural style and adjacent homes, nearby structures and landscaping must be established. It is the inten- tion of Santaluz to preserve and enhance the appearance of the natural landscape and preclude the use of building colors that are predominantly brighter than a house's natural surroundings. The color of all exterior building surfaces shall replicate the hues drawn directly from the soil, rocks and foliage of the site. In general, these hues shall be darker and could be described as warm in character. Architectural styles however may temper the hue and brightness of certain colors.

A Santaluz Custom Homesite Color Palette has been created to assist in the selection of appropriate colors. It is organized according to authentic housing styles. Approval of the use of these colors will be based on their appropri- ateness to surrounding homesites, natural landscape, and whether colors used in combination are complimentary.

This color palette is available for review at the Design Review Office.

3.5.11 Solar Energy Systems

This section covers two types of solar energy systems that may be used in residential installations: Water-Heating and Photovoltaic.

A solar water-heating system captures the sun's heat and transfers it to water circulating through its solar panels (or collectors). It is typically used to heat a

swimming pool's water.

A solar photovoltaic system captures the sun's light and converts it to electrical energy that becomes available as a power source.

The design standards and installation requirements for solar systems are indicated below.

Design Standards
Solar water-heating and photovoltaic systems shall meet all applicable health and safety standards and requirements imposed by state and local permitting authorities.

Solar water-heating systems shall be certified by the Solar Rating Certification Corporation (SRCC) or other nationally recognized certification agencies. SRCC is a nonprofit third party supported by the United States Department of Energy. The certification shall be for the entire solar energy system and installation.

Solar photovoltaic systems shall meet all applicable safety and performance standards established by the National Electrical Code, the Institute of Electrical and Electronics Engineers, and accredited testing laboratories such as Underwriters Laboratories and, where applicable, the rules of the Public Utilities Commission regarding safety and reliability.

Installation Requirements
For new-home projects, detailed drawings for the proposed system must be included with construction documents.

For retrofit installations, a Plan Change application must be submitted together with detailed construction drawings of the proposed system.

Construction drawings shall be drawn to show all of the following:

- The location and number of panels. Method of attachment to the roof structure.
- Location of all other exterior system components (i.e. pipes, brackets, etc.) Manner of screening panels from off-site view.
- Energy calculations determining the number of panels and surface area required.
- For solar water-heating systems, a certified approval issued by an authorized rating organization such as the SRCC or FSEC must be provided.

After Aesthetics Council approval of solar photovoltaic systems, a copy of City permit must be provided before installation.

An illustrated brochure of the proposed solar units shall be submitted. It should clearly depict the solar panels and all other materials to be used in the installation.

Roof-mounted solar panels shall be installed on the plane of the roofing material and flush mounted.

In new-home construction, it is best to make the solar panels an integral part of the roof. That design approach may significantly improve appearance and reduce cost.

Ground-mounted solar panels shall be installed close to the ground and according to the City of San Diego zoning setback requirements and in compliance with Santaluz Interior Yard Expansion guideline 2.6.

In deciding where to locate the solar panels, the system designer should consider available options and make an effort to minimize the off-site view of the panels and supporting structures.

To further lessen the visual impact of solar panels and structures, additional mitigation measures may be required. These may include positioning trees, bushes or patio walls, in a manner that does not unreasonably hinder the system's efficiency.

Photovoltaic solar panels shall be all-black with anti-reflective glass. Water-heating collectors shall be matte black. All installation materials shall be dark in color. Aluminum frames and all other visible parts, with the sole exception of the solar surfaces, shall be anodized or otherwise color treated in black, dark bronze, dark brown or a color that blends with the roof tile.

In new-home construction, inverters and electrical panels, as well as all pipes and/or wiring must be concealed. In retrofits of existing construction, inverters and electrical panels, as well as all pipes and/or wiring must be concealed as much as possible. All exterior plumbing lines and other visible installation parts shall be painted in the color scheme that matches as closely as possible the colors of the structure and materials adjacent to said parts (i.e. panel boxes or pipes on walls shall be painted the color of the walls while roof plumbing shall be the color of the roof.)

Homeowners may not have solar systems installed on common areas, club areas, or easements.

Important Notes to Homeowners
Solar system installation projects should never be taken lightly. A solar energy system is a large custom-made appliance that happens to be attached to your home's exterior.

The location, appearance and mode of installation of the solar panels are critically important to preserve as much as possible the attractiveness of the home's exterior architecture.

A high quality home deserves a high-quality solar energy system that provides superior performance and satisfactory appearance. Conversely, shoddy solar installations inevitably become community eye-sores.

The Aesthetics Council strongly recommends homeowners to consider using only high-quality solar products, and hiring a certified professional to design the system and a reputable contractor to install it.

3.5.12 Emergency Generators

This section covers Emergency Generators and Noise generation from such systems.

Purpose and intent for noise mitigation
Every person is entitled to an environment in which the noise is not detrimental to his or her health, or enjoyment of property. Generators produce noise at levels that if not mitigated will exceed the San Diego Municipal code noise limits. To comply with noise limits and to afford all residences the quality of peace and quiet, this section will apply guidelines for sound mitigation for all generators.

Design Standards
Sound mitigation for generators should be based on City of San Diego Municipal Code noise level standard as they may be amended from time to time. Initially that standard is:
7:00 a.m. to 7:00 p.m. .....50 decibels

7:00 p.m. to 10:00 p.m. .....45 decibels

10:00 p.m. to 7:00 a.m. .....40 decibels

All noise levels are measured at the property line.

Enclosure Design
When developing a new enclosure design, careful consideration should be given to where the noise will radiate from the enclosure. Typically, it is best to minimize enclosure openings and to incorporate torturous paths where openings cannot be avoided and, be aware that controlling the heat from the generator is a vital part of the thermal management program for the generator.

A typical enclosure design is an optimization of noise control and thermal management.

There are two main methods for controlling noise from a generator: Blocking the noise via a barrier or absorbing noise via acoustical absorbing insulation.

Installation Requirements
For new-home projects, detailed drawings for the proposed system must be included with construction documents.

For retrofit installations, a Plan Change application must be submitted together with detailed construction drawings of the proposed system.

Construction drawings shall be drawn to show all of the following:

- The location of the generator and or fuel tank.
- Method of sound mitigation.
- Location of all other exterior system components (i.e. pipes, brackets, etc.)
- Manner of screening tank and or generator from off-site view.
- Emergency shut down procedure.

After Aesthetics Council approval of the generator and or tank, a copy of City permit must be provided before installation.

A neighbor awareness forum must accompany the application.

An illustrated brochure of the proposed generator and or tank shall be submitted. It should clearly depict the generator, tank and all other materials to be used in the installation.

The installation must obtain a City of San Diego permit for any required work including but not limited to, Electrical, Noise, Air quality and Plumbing.

Buried and Above ground LP Tanks
In new-home construction, it is best to make the generator and or tank an integral part of the site. That design approach may significantly improve appearance and reduce cost.

In deciding where to locate the generator and or tank, the system designer should consider available options and make an effort to minimize the off-site view of the generator and tank and also consider noise mitigation.

To further lessen the visual impact of generators and tanks, additional mitigation measures may be required. These may include positioning trees, bushes or patio walls.

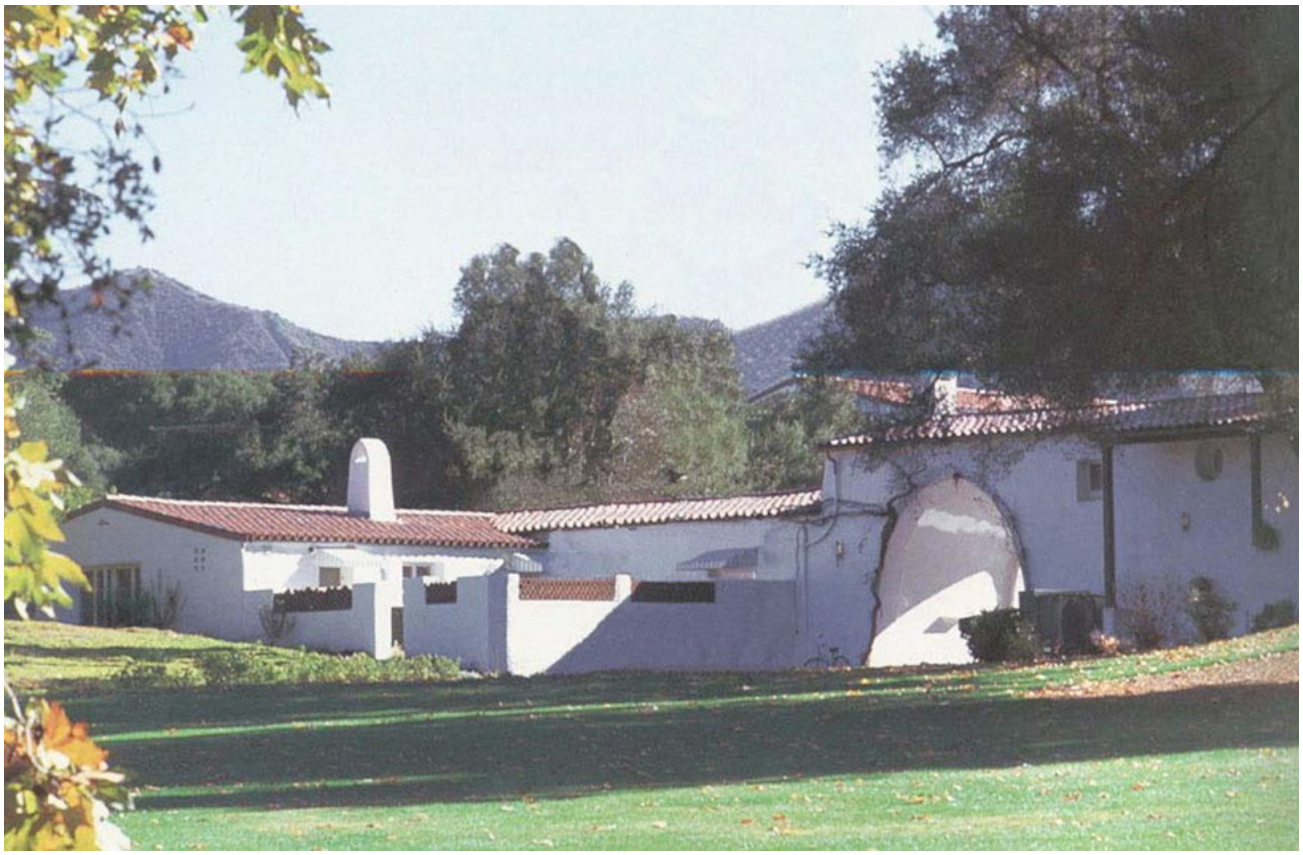
Homeowners may not have generators or tanks installed on common areas, club areas, or easements.

Important Notes to Homeowners
Although emergency generators will be used only in the case of complete power failures and on occasion will be tested it is important to be aware that running a generator will affect the community and the surrounding neighbors.

Please limit the testing of generators to the hours of 9:00am to 4:00 pm.

Final Approval
After the system is installed and tested by the homeowner, the system will be tested via a decibel meter to insure the system is in compliance with all local and State codes for noise levels.

This approval is conditional, based on limitation of its use for periods of general power failure only or as required by the operating instructions of the generator. The running of the generator shall not be more that one hour per month between the hours of 9:00 a.m. and 4:00 p.m. Monday through Saturday.



The Adobe Ranch follows the natural contours of the land

3.6 Adobe Ranch

3.6.1 Context

The Adobe Ranch style was a very practical housing style that has a long history in California. The style has its roots in the construction techniques and materials of the Spanish Missions. The Spanish ranchos were ideally suited to the mild climate of Southern California. The abundant building materials of red clay, black loam and the large pool of unskilled laborers popularized this ranch house style. Ranch houses were simple to construct and followed the natural contours of the land. Thick adobe walls regulated the warmth of the sun while the gently sloping clay tile roofs and deep eaves sheltered the house from the seasonal rain and winds. Interior hallways and stairs were not required because of the mild climate. Open-air hallways or corridors connected interior rooms and allowed freedom of movement into and out of the house. In the 1920's the Adobe Ranch style regained popularity as California sought to establish itself in its historical roots.

The Adobe Ranch style adds a spacious outdoor dimension to its interior living spaces through its direct visual connection between the interior and outdoor spaces. Its architecture is direct and honest. Natural materials and simple details are functionally expressive. Overly labored details and details applied solely as decoration are absent in this style.

Low one-story wings radiate across the site

3.6.2 Form, Massing and Hierarchy

1. One-story massing predominates.

Two-story massing is very limited. The maximum Second Floor Enclosed Building Area is subject to the require- ments in Site Planning section, see "Chart 2: Second Floor Percentage Chart for Adobe Ranch and California Ranch" on page 2-11.

2. Narrow linear massing is organized in wings.

3. Raised roof/ceilings are limited to a few major living spaces and where the floor level steps up with grade.

4. Building corners may form obtuse angles (greater than 90 but less than 180 degrees) however they shall not form acute angles (less than 90 degrees) except where permitted elsewhere. No building may have more than 4 obtuse exterior wall angles. Where a second building is on the same lot and is separated from the first building by a covered passageway or porch, it may have an additional two obtuse exterior wall angles.

5. Privacy walls defining courtyards are integral elements required by this style. These privacy walls shall orient at 90-degrees to the plane of the house's exte- rior walls. Privacy walls forming acute angles with the building may be approved on a case-by-case basis.

6. In general, towers should be circular in plan. However, on a case-by-case basis, with the approval of DRC, and appropriate supporting imagery, an alternate and symmetrical shape might be considered.

Simple stepped gable roof forms

3.6.3 Roof Design

1. Simple gable roof forms. The use of hip roofs is discouraged and limited.

2. Roof slopes are low.

3. Roof valleys are minimized.

4. Roofed passageways, loggias, and terraces shall expose heavy timber framing. The eaves of these passageways shall have deep exaggerated overhangs.

5. Eaves shall have exposed, heavy timber rafter tails with profiled end cuts.

Thick stucco walls display a sculptural quality

Covered entry porches extend living to outdoor spaces

Courtyard fountains and porte-cocheres add focal points of interest

3.6.4 Elevations

1. Massive thickened stucco finished walls.

2. Openings shall be deeply recessed. All openings shall be recessed a minimum of 12-inches on front and rear elevations and a minimum of 8-inches on all other elevations. Recessed openings shall be measured from the exterior face of door or window frames to the outside finished face of the exterior wall. Openings located beneath covered outdoor loggias, covered porches, and covered terraces that are a minimum of 8-feet deep need only to be recessed 8-inches.

3. Exposed heavy timber framing.

4. All openings shall be rectangular except a few accent openings may be arched.

5. Buttresses may be used. These may include corner wall buttresses and seatwalls or horizontal “banco” buttresses.

6. Facades shall be plain with minimal decoration.

Casual outdoor spaces are created with timber framing and thick stucco walls

3.6.5 Roof Details

1. Rafter tails shall have profiled end cuts.

2. Rakes may be flush or built-out with stucco-wrapped rake boards.

3. Stucco molded fascias may be approved on a case-by-case basis.

4. Roofing materials shall be two-piece barrel clay, flat clay tile units or, if approved, clay “S” tile.

3.6.6 Entrance Details

1. Entry doors shall be located within deep roofed porches or shall be recessed deeply behind the exterior wall surface

2. Entry courtyard walls may not be higher than 6 feet except that entry portals may be 11-feet high.

3. Entry portico designs will be approved on a case-by-case basis. Designs that do not reflect the California adobe ranch character, are out of human scale, or appear ostentatious will not be approved.

Low pitched deep roof overhangs create opportunities for decorative rafter tail cuts

Entries are defined by substantial solid wood doors with minimal surroundings

Entry openings are low and relate to human scale

Windows and doors are deeply recessed

Small casement windows may be spaced in larger wall recesses

Stile and rail deeply recessed garage doors open to a private motor court

3.6.7 Window and Door Details

1. Windows shall be casements or fixed sash windows with true divided lights. Casement windows shall be grouped. Openings with single casement windows shall be limited to a few locations.

2. Window units and window compo- si- tions shall be vertically proportioned. Window heights shall always be greater than a window's width.

3. Doors may be French, vertical wood plank or wood doors carved with Spanish geometric designs.

4. Windows and doors shall be recessed. Timber headers may be expressed above openings. When expressed they shall be either one or two adobe courses high, extend at least 6 inches beyond the jambs, and the opening's soffit shall be timber finished.

5. Windows may have projecting stucco wrapped trim. Such trim must be accompanied by accurate and authentic imagery and is subject to the approval of the Design Review Committee.

6. Door hardware shall appear to be hand forged ornamental wrought iron hardware.

3.6.8 Garage Details

1. Garage doors shall be wood plank or stile and rail doors. "Old World" ornamentation is encouraged, which might include rustic iron hardware, wood rosettes, decorative wood pattern etc.

3.6.9 Loggia and Terrace Details

1. Balconies at second story shall be reviewed on a case by case basis and must have accompanying accurate and authentic imagery.

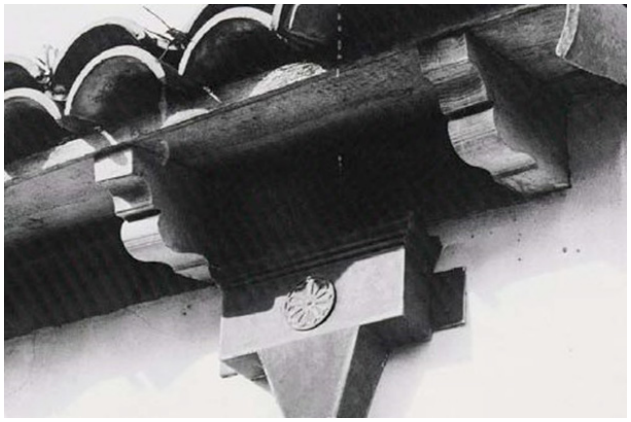
2. Loggias and covered terrace columns shall be massive rectangular stucco wrapped columns (a minimum 18 x18 inches), heavy timber columns (a minimum 10 x 10), or pre-cast classical Spanish round columns (a minimum 16 inch diameter base). Except for classical round columns, columns shall not have capitals.

3. Loggias, porches and covered terraces shall be a minimum of 8 feet deep.

Pre-cast columns and decorative rafter tails add a Mediterranean flavor

Simplicity of exposed framing and sparse detailing reflext the rural style

Massive chumneys result from simple and practical adobe construction



This style depends on simple custom details that add character to the house

Elevations are composed of simple ornamental details such as rejas, stucco grilles, wall lamps and low walls

3.6.10 Chimney Details

1. Chimneys shall be simple, massive and sparsely decorated.

2. Chimney shall have simple stucco or tile roofed terminations.

3.6.11 Ornamental Details

1. Decorative wrought iron grilles or “rejas” may frame a few select window openings. Rejas may project over extended stucco sills. Rejas may not be used over French doors.

2. Stucco grilles may frame over recessed window openings. The placement and quantity of these grilles must not be overused.

3. Exposed heavy timber beams and framing is a major decorative element of this style and should be expressed wherever possible.

4. Colorful Malibu tiles may be used to decorate a few select openings.

5. Brick or clay tile pavers may be used on window sills.

6. The use of wood plank shutters may be used sparingly.

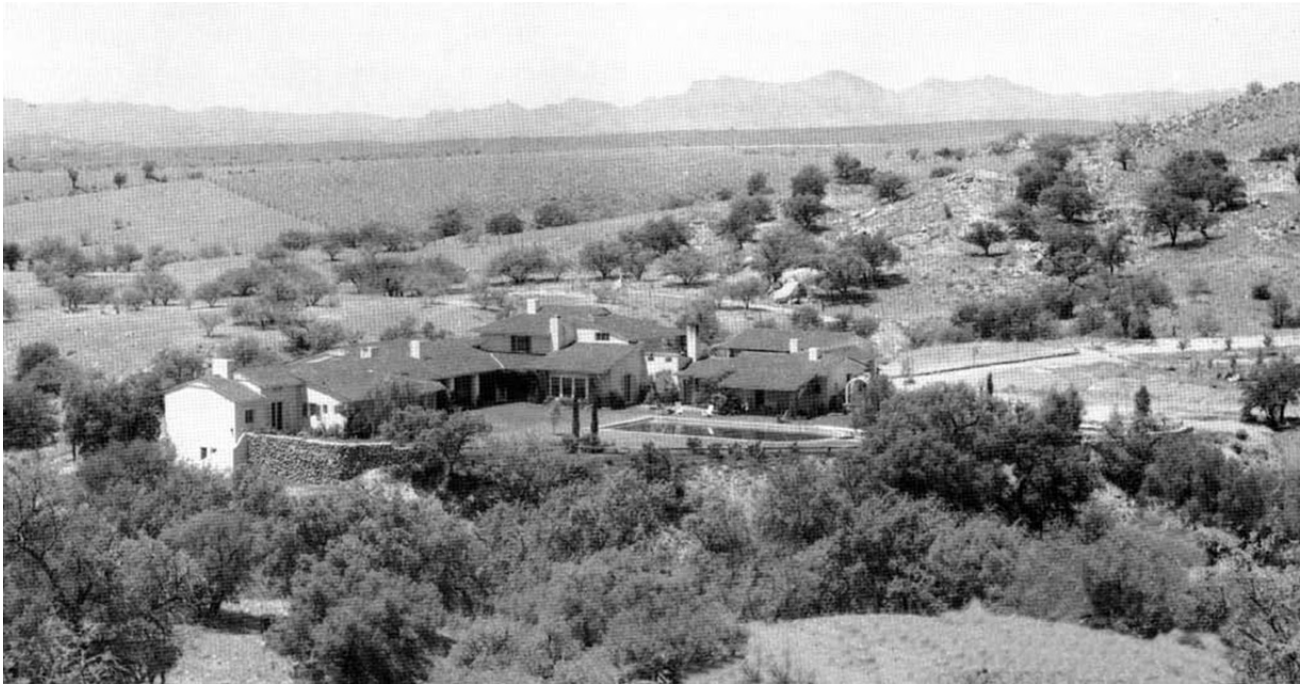
7. Stucco potshelves on the first floor must extend to grade and may not be cantilevered or supported by corbels.

The California Ranch's rambling nature opens indoor rooms to the outdoors

3.7 California Ranch

3.7.1 Context

Cliff May, the father of the California Ranch style, has given us the best description of a ranch house in his book entitled, Sunset Western Ranch Houses. He explains the salient features of a ranch house when he writes; “Most of us describe any one-story house with a low, close-to-the-ground silhouette as a ranch house. When a long, wide porch is added to this form, almost everyone accepts the name. And when wings are added and the house seems to ramble all over the site, the name is established beyond dispute.” While everyone recognizes the ranch house style, the California Ranch house poses design challenges in order to harmonize within the Santaluz community. While the other home styles are rooted in traditional masonry construction, the California Ranch house grew out of a response to a modern lifestyle that blurred the distinction between indoor and outdoor spaces and resulted from a construction technology that champi- oned the use of thin stud frame wall construction combined with large expanses of glass. The sections that follow have been written to ensure that the ranch house is sensitive to human scale, results in simple roofs and building massing, and avoids the pitfalls associated with the overly expansive use of glass.



Roofs are simple and ridges are long

3.7.2 Form, Massing and Hierarchy

1. One-story massing predominates. Two-story massing is very limited. The maximum Second Floor Enclosed Building Area is subject to the requirement in Site Planning section, see

"Chart 2: Second Floor Percentage Chart for Adobe Ranch and California Ranch" on page 2-11.

Note: This style does not permit towers.

2. Narrow linear massing is organized in wings and defines courtyards

3. Extensive use of covered loggias, porches and passageways characterizes this style.

4. Raised roof/ceilings are limited to a few major living spaces and where the floor level steps up with grade.

5. Building corners may form obtuse angles (greater than 90 degrees but less than 180 degrees) however they shall not form acute angles (less than 90 degrees). No building may have more than 6 obtuse exterior wall angles. Where a second building is on the same lot and is separated from the first building by a covered passageway or porch, it may have an additional two obtuse exterior wall angles.

6. Privacy walls defining courtyards are integral elements required by this style. These privacy walls shall orient at 90-degrees to the plane of the house's exterior walls. Privacy walls forming acute angles with the building may be approved on a case-by-case basis.

7. Garages, whether separate or connected to the house, shall be joined to the house by a covered passageway or porch.

Roofs are simple and ridges are long

3.7.3 Roof Design

1. Simple gable roof forms. The use of hip roofs is discouraged and limited.

2. Roof slopes are low.

3. Roof valleys are minimized.

4. Roofed passageways, loggias, and terraces shall expose heavy timber framing. The eaves of these passageways shall have deep exaggerated overhangs.

5. Eaves may have exposed heavy timber rafter tails or may be boxed soffit eaves with continuous fascia boards.

6. Eaves may overshoot onto lower roofs.

7. Rakes may not terminate in perpendicular rakes.

8. The rakes of shed roofs shall terminate in vertical walls.

9. The ridge or high point of shed roofs must terminate into a vertical wall.

10. Parapets are not permitted.

11. Flat roofs are not permitted.

12. Roof crickets may be used to shed water around chimneys. Their use is otherwise discouraged as they indicate a complicated roof system. However, they may be approved under exceptional conditions on a case-by-case basis.

Horizontal wood siding with brick chimney

Board and batten wood siding with brick wainscot

3.7.4 Elevations

1. One characteristic that distinguishes this style from the Adobe Ranch style is the wall cladding material. Wall cladding is always a combination of a dominant cladding material with a secondary cladding material. The exception is board and batten siding which may clad the entire house. A secondary cladding material shall cover a minimum of 25% of the total exterior wall surface including chimneys.

The following combinations of primary and secondary cladding materials may be used:

• Stucco with Board and Batten siding

• Stucco with Ledge stone (usually wainscot, chimney and accent walls)

• Board and Batten siding with Adobe

Brick

• Board and Batten siding with horizontal lap siding

• Board and Batten siding with Stucco

• Board and Batten siding with Ledge stone

Note: Painted brick with eased irregular edges may be used to simulate adobe brick. The use of unpainted red/brown brick is not permitted. Factory machine edged brick with sharp precise edges is not acceptable.

Board and batten wood siding with plank shutter accents

2. Privacy courtyard and patio walls are an important element of this style. They may be stucco finished block or adobe brick. They may be a maximum of 7- feet in height except they may be higher at porticos and entries.

3. Openings within stucco, adobe, and stone walls shall be recessed a minimum of 12-inches on front and rear elevations and a minimum of 8-inches on all other elevations except openings shall be recessed a minimum of 4-inches when they are in walls beneath Horizontal wood siding with brick chimney Board and batten wood siding with brick wainscot Board and batten wood siding with plank shutter accents covered loggias, porches, or passageways. No recesses are required when the wall is clad in horizontal lap siding or board and batten siding. Recessed openings shall be measured from the exterior face of door or window frames to the outside finished face of the exterior wall.

4. All openings shall be rectangular.

5. Facades shall have minimal decoration. Interest is created in the play of surface textures, shade and shadow.

Note: Brick and stone are permitted in the California Ranch style. Refer to "3.5.4 Elevations" Item 14 & 15.

3.7.5 Roof Details

1. Exposed rafters shall be a minimum 4 x 6 inches size.

2. Eaves may have exposed rafter tails and simple profiled end cuts. These shall be simple radius or bottom cuts.

3. Eaves may expose rafters that are plumb or square cut with fascia boards. These rafters shall be plumb or square cut.

4. Eave overhangs shall be significant. The minimum overhang shall be 2 feet.

5. Rake boards shall project generously from the wall. The minimum overhang shall be 1 foot.

6. Roofing materials shall be two-piece barrel clay, flat clay tile units or, if approved, clay “S” tile.

Note: Historic California Ranch style houses used wood shake roofs, standing seam metal roofs, or two- piece clay tile roofs. While the images depicted in the Custom Homesites Design Book show wood shake roofs, the use of wood shakes and standing seam metal roofs are not permitted for the fire safety reasons and for aesthetic continuity within the Santaluz community.

Exposed rafter tails with simplified end cuts

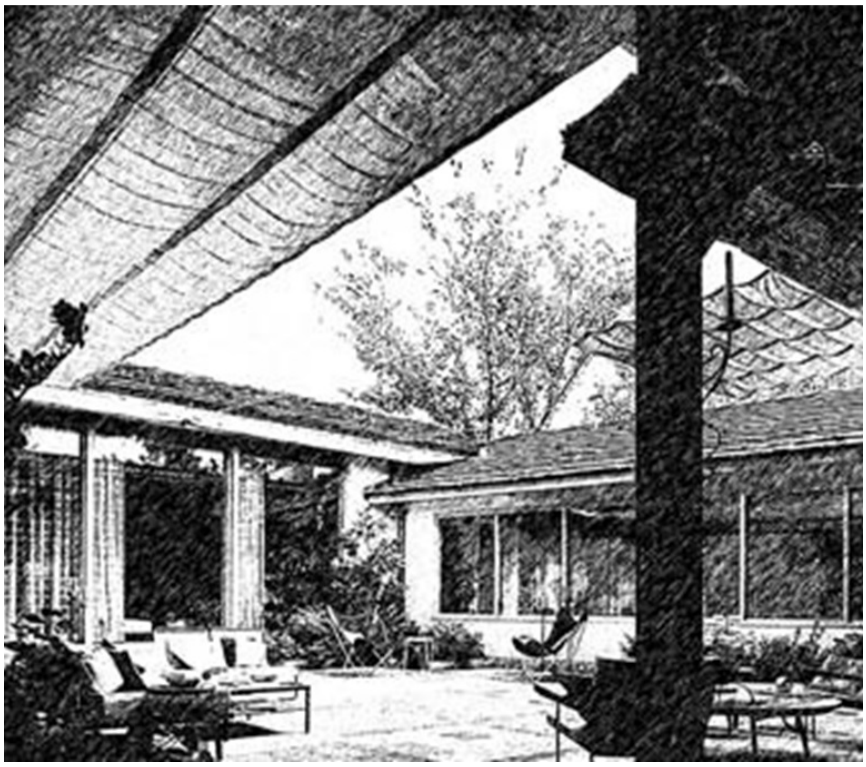
3.7.6 Entrance Details

1. Entry doors shall be located within deep roofed porches or shall be recessed deeply behind the exterior wall surface. Entry doors within stucco walls shall be deeply recessed within the wall.

2. Entry courtyard walls may not be higher than 7 feet except that entry portals may be 11 feet high.

3. Entry portal designs will be approved on a case-by-case basis. Designs that do not reflect the California adobe ranch character, are out of human scale, or appear ostentatious will not be approved.

Double-swing half glass entry doors are recessed behind covered entry porch



An expanse of glass is concealed within the private courtyard

Corner windows are used to open the corners of the house to the outdoors

3.7.7 Window and Door Details

1. The California Ranch style contains door and window types that are significantly different from other house styles. These types include:

single-hung windows, corner windows, window-walls, glassed-in gables, picture windows, and sliding glass doors. Limitations are placed on these types in order to promote and preserve a unifying community aesthetic consistent with all housing styles.

2. All windows, French doors, sliding glass doors, and doors with lights must have divided lights except where indicated in the General Architectural Requirements section and as follows:

• Openings on side elevations that are beneath a covered loggia, porch or covered passageway and are completely concealed from curbside eye level view (five feet above the street curb at any point) do not require divided lights.

• Openings on rear elevations that are beneath a covered loggia, porch or covered passageway shall not be required to have divided lights provided all the following conditions are met:

~ Openings occur in a maximum of three major living spaces. Major living spaces include Living Room, Family Room, Dining Room, Kitchen, Breakfast Nook, Great Room, Master Bedroom, Master Bathroom, and Secondary Bedrooms. Openings may not occur in secondary living spaces such as Utility Rooms, Secondary Bathrooms, Laundry Rooms, Stair- wells, Hallways, or Garages.

~ The total area of all openings without divided lights shall not exceed 60% of the area of any exterior wall surface.

~ Individual glazed openings may not exceed 9-feet in height nor 5-feet in width.

~ Combined openings greater than 15-feet in width shall have approved tree or landscape screening to mitigate views from adjacent properties.

~ Corner windows shall have divided lights.

~ Openings shall mimic authentic character of the ranch houses designed by Cliff May in California.

• As an alternative specifically adapted for and limited to the California Ranch style, a consistent window system, which is void of individual divided lights, is permissible to the extent that all windows conform to the following:

~ The maximum width of any individual window shall be 36".

~ A total of 3 larger windows are permissible which shall adhere to guidelines for "picture" windows contained in section 3.5.6.5 herein.

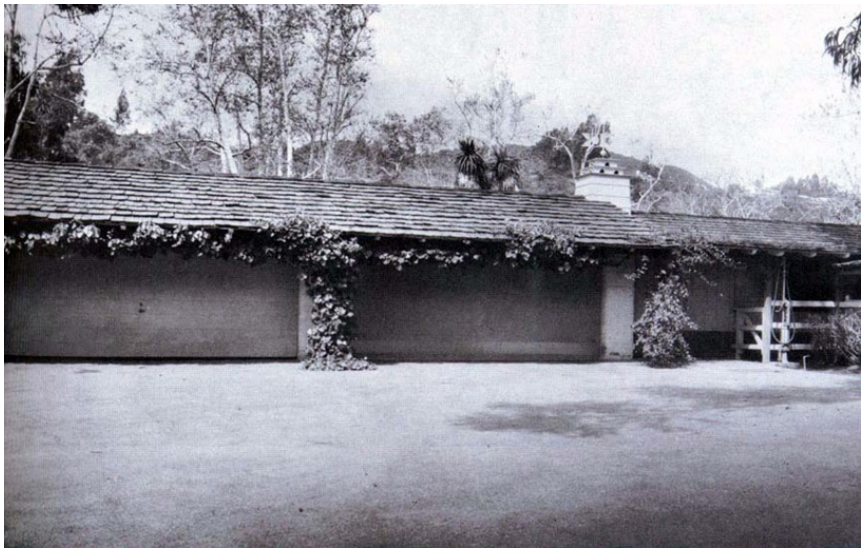
~ Windows may and are encouraged to be grouped together in a single large opening with each window having a consistent width or an otherwise balanced and consistent composition with common characteristics and relations.

~ Windows and window groups expressed on continuous wall planes or on opposite or adjacent walls in the same room shall align horizontally and have similar composition.

~ Windows and window groups in excess of six (6) feet tall are required to have horizontal division.

Note: This is a minimum criteria for all proposed alternative window systems and compliance does not guarantee approval by the Design Review Committee. Each proposal shall be considered on the basis of its own merit, and is subject to the discretion of the Design Review Committee and its consultants.

3. Windows with divided lights may have individual rectangular glass panes that are square or oriented horizontally or vertically.



Garage doors harmonize and blend into the exterior wall

4. Windows may be grouped with two or more window units being mulled together or separated by a single wood post. Such window groupings shall be used sparingly and shall be limited to important living spaces. Excessive use of grouped window units would dilute their significance.

5. Casement, single or double hung windows shall be wood sash and frame windows and have true-divided lights except as indicated above.

6. Corner windows are windows that join at 90-degrees at building corners. Corner windows shall be limited to two building corners per house. Windows shall not exceed 5'-6" on one side and 7'-6" on the other side.

7. Window-walls are non-bearing walls composed of timber framing members and containing fixed lights or operable windows. Window-walls and sliding glass doors may only be used on first floor Family Rooms, Livings Rooms, Dining Rooms, and Master Bedrooms where divided lights are not required elsewhere.

8. Glassed-in gables are triangular windows located within the triangular area of gable walls. One glassed in gable is permitted per lot on the rear elevation. A mature shade tree shall be required to partially shield the glassed-in gable from the view of the neighbors.

9. Entry door types vary greatly. They may be solid wood doors with Spanish hand-carved patterns, solid core doors with raised panels, vertical plank ranch doors, half glass wood doors, and Dutch doors.

3.7.8 Garage Details

1. Garage doors shall be simple horizontal or vertical wood plank overhead doors without windows.

2. Garage doors shall be located perpendicular to roof ridge. Garage doors shall not be located on gable end walls unless the gable end is completely concealed from curbside view of the street.

3. Garage doors must be recessed beneath significant eaves (4 feet minimum). Connecting roofed passageways (6 feet minimum) that front garage doors are encouraged.

4. Garage doors shall be recessed a minimum of 12 inches when placed within stucco or adobe brick walls.

Canvas awning extend the experience of the outdoors

Outdoor rooms and connecting passageways economically expand the home's functions

3.7.9 Loggia and Terrace Details

1. Balconies are not permitted however decks may be approved on a case-by-case basis. Decks shall be constructed with heavy timber framing. Deck railings shall be simple wood railings and pickets. Decks shall be roofed. Decks and deck roofs shall be supported on wood posts (a minimum 8” x 8”) that extend to grade level.

2. Loggias and covered terrace framing shall be heavy timber. Columns shall be heavy timber posts (a minimum 8” x 8”).

Loggia ends may be framed with massive adobe brick or stucco column-walls. Loggias or porches may have soffits. These soffits shall be wood plank. Stucco soffits are not permissible.

3. Loggias, porches and covered terraces shall be a minimum of 8 feet deep. Passageways from garages shall be a minimum of 5 feet deep.

3.7.10 Chimney Details

1. Chimneys shall be simple, rectangular massive and unadorned with flat tops. Chimneys may taper slightly as they rise.

2. Chimneys may be brick, stone, or stucco. Stucco chimneys may only be used over fireplaces in rooms whose exterior walls are clad in stucco.

3. Chimney terminations shall be clay flues or simple clay pots. Bonnets and roofed terminations are not permitted.

3.7.11 Ornamental Details

1. Decorative whitewashed vertical wood grilles may frame a few select small window openings. These grilles often framed secondary bedrooms, bathrooms, and dressing rooms. They often mimic the battens of board and batten siding.

2. Stucco or ledger stone grilles may frame recessed window openings. The placement and quantity of these grilles shall be used sparingly.

3. Exposed heavy timber beams and framing is a major decorative element of this style and should be expressed wherever possible.

4. Wood shutters were primarily used to frame windows of garages, kitchens, secondary bedrooms, bathrooms, and utility rooms. Shutters may frame both sides of pairs of windows and may occasionally frame one side of a single window. Shutters may not be used on grouped windows of three or more units. Shutters must be operable and completely cover the window units when closed. Shutters shall be louvered, plank, stile-and-rail, or have raised panels.

5. A cupola may be used over garages that are clad with board and batten or wood siding. Birdhouse cupolas, attic vent cupolas, or bell cupolas may be used. These cupolas may be crowned with lightning rods or weathervanes.

6. Gable end vents shall be vertically proportioned rectangular louvers. Other types of gable vents may be approved on a case-by-case basis.

This stone chimney and low entry wall promises visitors a warm welcome

Contrasting materials, a harmonious color palette, and rustic details bring out the charm of the California Ranch

Expansive wall area provides a canvas for decorative ironwork and exotic landscape

3.8 Andalusia Farmhouse

3.8.1 Context

Until 1492, the southern parts of Spain or al-Andalus were ruled by an Arabian caliphate. A Moorish influence therefore is prevalent in the Andalusia Farmhouse. It borrows inspiration from the Moorish Courtyard house in which a series of rectangular dwelling units are organized around an inner private Courtyard. This courtyard is the home's innermost sanctum and is enclosed by high walls. Secondary patios also serve as primary living spaces and garden retreats. Consistent with the Moorish "architecture of the veil" philosophy, the Andalusia Farmhouse establishes distinct public and private spaces. The front of the house that faces the public expresses long expanses of wall surfaces. Except for the window openings widely spaced along the wall surface, these public walls are relatively devoid of surface embellishments. The primary decoration of these public walls is accomplished by the beautiful display of wrought iron window grilles. The rear and courtyard facing walls of the house express a more open and decorative attitude. Openings are larger and decks and loggias capture views of the Courtyards.

Interest in the Andalusia Farmhouse was rekindled in the 1920's. Numerous pattern books were created and distributed to architects by manufacturer's promoting the use of stucco. Wallace Neff, George Washington Smith and Maria

Lutah Riggs have designed some of the most inspired examples of this style during this period.

Andalusia Farmhouse

Casual formality and stepping os subservient forms support the importance of major living spaces

3.8.2 Form, Massing and Hierarchy

1. The house establishes a hierarchy of forms. Primary two-story rectangular massing combines with one-story rectangular wings. Rectangular forms are organized around a central courtyard and multiple private courtyards.

2. Building corners shall be 90 degrees.

3. Towers shall be rectangular in plan.

3.8.3 Roof Design

1. Simple gable roofs are the primary roof forms. Hip roofs may be used on towers and when necessary to turn building corners. The use of hip roofs at building end walls shall be approved on a case-by-case basis.

2. Roof slopes are low.

3. Roof valleys are minimized.

4. Roofed passageways, loggias, terraces, and decks shall expose heavy timber framing.

5. Flat roofs are not permitted.

This tall watchtower displays its original Moorish exposed brickwork

Front elevations present a reserved stately demeanor

Rear courtyard elevations open views and access the outdoors

3.8.4 Elevations

1. A distinct characteristic of this style is the use of thick massive walls. These walls may be stucco finished or natural or whitewashed brick. Where brick is used, brick shall not have precise machine made edges and stucco finished stud wall construction shall not be combined with the use of brick except towers and privacy walls may be white-washed brick and the main house may be stucco finished.

2. All wall openings visible from the curb-side (5 feet above the curb) of the street shall be rectangular except a few arched openings may be approved on the front elevation on a case-by-case basis. Concealed openings facing private courtyards may be arched

3. Loggias and decks may have arcades.

4. Openings shall be deeply recessed. All openings shall be recessed a minimum of 12 inches on front and rear elevations and a minimum of 8 inches on all other elevations. Recessed openings shall be measured from the exterior face of door or window frames to the outside finished face of the exterior wall. Openings located beneath covered outdoor loggias, covered porches, and covered terraces that are a minimum of 8-feet deep need only to be recessed 8-inches.

5. Building elevations facing the street (public view) are relatively closed and guarded. Expansive wall surfaces are punctuated by relatively few small openings. Wrought iron grillwork often frame windows to provide security and decoration.

6. Openings on elevations facing rear yards, central or private courtyards are designed to bring views and daylight into the house. Courtyards are extensions of the house therefore the openings are more numerous and larger than the openings on the front elevation.

7. Exposed heavy timber roof and deck framing. Exterior stucco deck soffits are not permitted.

8. Facades shall be plain stucco with decorative wrought iron grille work window accents. Moorish designed openings, arcades, and patterns may be used sparingly as accents on elevations facing the rear yard and private courtyards. Care must be exercised in limiting the use of Moorish patterns so that the house maintains a farmhouse quality and does not take on the character of a palace.

9. Openings shall be held a significant distance from building corners. The jamb to corner distance shall be at least 24 inches. Smaller distances may be approved and larger distances required on a case-by-case basis.

3.8.5 Roof Details

1. Roofing materials shall be two-piece barrel clays or, if approved, clay “S” tile.

2. Eave overhangs range from medium (12 inches) to deep (20 inches).

3. Eave types include:

- Exposed heavy timber rafter tails with profiled Spanish style profiled end cuts.
- Corbelled sawtooth brick fascia’s
- Continuous stucco fascia with compound curved profile

4. Rakes shall be flush.

3.8.6 Entrance Details

1. There are two main entrance types:

- Entrances through porticos of entry courtyards
- Entrances located on the long side of the two-story portion of the house.

2. Entry portico designs will be approved on a case-by-case basis. Designs that dwarf human scale or appear ostentatious will not be approved.

3. Entry courtyard walls may not be higher than 7 feet except that entry portals may be 11 feet high.

4. Entrance doors shall be substantial and large. They shall be deeply recessed behind the exterior wall plane. The wall surface, jamb and soffit of the entrance opening may be clad with a cast stone surround. This surround should be simple and contain few carved patterns. Its design should not be overly ornate.

Main entrances might be slightly oversized

Heavy timber beams support rafter framing with decorative profile

Corbeled bricks support projecting clay tiles with mudded bird stops

Decorative iron clavoes and hand wrought hardware were used to construct entry doors. Door bells are works or art

A door knob slightly off center indicates a double swing entry door

Garage doors employ hinged swing doors rather than overhead closing technology. Speak-easies are common door features

3.8.7 Window and Door Details

1. Windows shall be casements or fixed sash windows with true divided lights. Casement windows shall be grouped in pairs. Openings with single casement windows shall be limited to a few locations.

2. Window units and window composites shall be vertically proportioned. Window heights shall always be greater than a window's width.

3. Windows shall be deeply recessed into thick exterior walls.

4. Windows shall have sloping stucco sills.

5. Window openings shall not be decorated with trim projecting from the face of the exterior wall.

6. Heavy timber headers may be expressed over openings in exposed brick walls. When expressed they shall extend at least 12 inches beyond the jambs and the opening's soffit shall be timber finished.

7. Doors may be vertical wood plank or wood doors carved with Spanish geometric designs. French doors with true divided lights may be used on exterior walls of the rear elevation and walls within private courtyards.

8. Door hardware on the front and side elevations shall appear to be hand forged ornamental wrought iron hardware.

3.8.8 Garage Details

1. Garage doors are wood plank doors with exposed "Old World" iron hardware.

3.8.9 Loggia and Balcony Details

1. The use of Juliet balconies is limited to a few accent locations. They shall not project over 16-inches from the face of the exterior wall plane. They may only be accessible from a single pair of doors.

2. There are four basic deck types:

- Cantilevered decks with heavy timber exposed framing. Cantilevered deck beams shall have Spanish style decorative end cuts.
- Decks set behind large openings that penetrate the exterior second floor.
- Decks supported over an arcade.
- Decks supported by heavy timber post and beam construction.

3. Decks shall be roofed.

4. Deck material may be wood plank or clay tile.

5. Deck guardrails shall be wood railing and turned wood pickets or solid stucco finished walls.

6. Heavy timber wood posts when used to support decks or deck roofs shall be capped with decorative wood brackets.

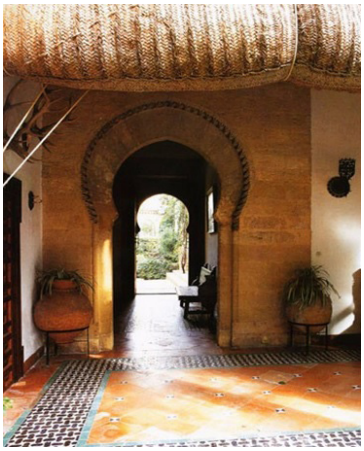
7. There are two basic exterior stair types:

- Cantilevered stairs with exposed stringers. Handrails shall consist of decorative iron rails and pickets or wood rails and turned wood pickets.
- Stairs with continuous stucco finished guardrail walls. These stairs emulate masonry constructions with load bearing walls and clay tile paver treads.

8. Loggia and Patios:

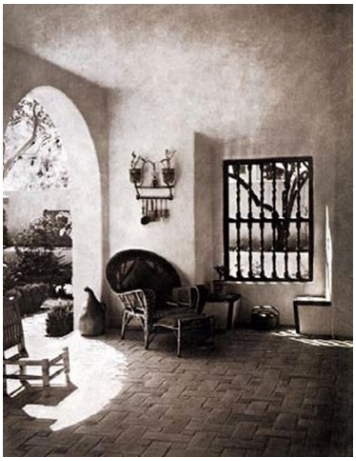
- Loggia arcades may have full round arches or Moorish style arches. These may spring from cast stone columns of a classic Spanish order or may be arched openings cut into deep stucco finished or brick walls (12 inches minimum). Care must be taken to ensure there is a significant dimension between the top of the arch and the bottom of framing of a deck or roof above.
- A Patio or Loggia may be framed with heavy timber. Posts shall be capped with decorative wood brackets.
- A Patio or Loggia may have a rectangular openings cut into deep stucco finished or brick walls (12 inches minimum).
- Loggias, porches, and covered terraces shall be a minimum of 8-feet deep.

Decorative turned picket, roof tiled edges and heavy timber framing create an elegant deck solution



Fabric awnings and Moorish detailing adds a Mediterranean atmosphere to courtyard

Colorful mosaic wainscots and toothed arches decorate this courtyard



Low ceiling, wide half round arch and wood spindle rejas create an intimate outdoor space

Chimney caps may mimic detailing of the main roof

Traditional basked shaped rejas

Stucco grilles were slotted brick openings

Some rejas express exquisite high art in their bar and flatwork design

3.8.10 Chimney Details

1. Chimneys shall be square or rectangular in plan.

2. Chimney terminations shall have simple stucco or tile roofed terminations.

3.8.11 Ornamental Details

1. Decorative wrought iron window grilles or “rejas” may frame window openings. Rejas may be used liberally over windows on the front elevation. They may project over extended stucco sills. Rejas shall not be used over French doors.

2. Stucco grilles may frame over recessed window openings. These grilles are common on the front elevation. The placement and quantity of these grilles must not be overused.

3. Brick or clay tile pavers shall not be used on windowsills of windows in stucco-finished walls.

4. Shutters shall not be used on exterior walls. Wood shutters were sometimes used on the interior side of exterior walls.

5. Stucco potshelves on the first floor must extend to grade and may not be cantilevered or suported by corbels.

The Santa Barbara style has a resort like quality

3.9 Santa Barbara

3.9.1 Context

The Santa Barbara style refers to the Spanish Revival style that was established during the 1920's and 30's after the City of Santa Barbara established the Spanish style as its "official" style after the devastating earthquake of 1925. This style is largely based on the works of George Washington Smith, Lutah Maria Riggs, Joseph Plunkett, Reginald D. Johnson and Wallace Neff.

The Santa Barbara style is an eclectic style that borrows from numerous Mediterranean sources. Many wealthy residents and their architects traveled extensively and added historic Mediterranean artifacts accumulated from their visits to Spain, North Africa and Mexico to their houses. These personal touches added to the exotic and romantic Old World quality of their homes. Towers, Juliet balconies, sculptural exterior stairs and privacy walls, and decorative wrought iron grill-work and painted tiles give this style a resort quality.

Common elements unify this style. These elements include clay tile roofs, stucco finished walls, deeply recessed windows and doors, asymmetrical volumes and living spaces grouped around courtyards and patios.

3.9.2 Form, Massing and Hierarchy

1. The house establishes a hierarchy of forms. One and two-story rectangular forms are organized around multiple courtyards.

2. The overall massing shall emphasize the horizontal plane.

3. Building corners shall be 90-degrees.

4. Towers shall be circular in plan.

5. Exterior stairs express a sculptural quality.

3.9.3 Roof Design

1. Simple gable roofs are the primary roof forms. Conical roofs shall be used on towers. Hip roofs may be used when necessary to turn building corners. The use of hip roofs at building end walls shall be approved on a case-by-case basis.

2. Roof slopes are low.

3. Roof valleys are minimized.

4. Roofed passageways, loggias, terraces, and decks shall expose heavy timber framing. Exposed rafter and deck framing may be whitewashed.

5. Flat roofs are not permitted.

Building wings may step up from one-story shed forms to hip or gable volumes and culminate in a pivotal circular tower

Simplicity and ease of roof construction is a hallmark of this style

A balanced assembly of diverse shaped openings , timber decks and balconies mark this style

Sculptural exterior stairs may be used to access tower and upper levels

3.9.4 Elevations

1. A distinct characteristic of this style is the use of thick walls. Walls shall be stucco finished.

2. The primary wall opening shape shall be rectangular however half-round arches or elliptical openings may be used in a few select rooms.

3. Loggias and decks may have arcades.

4. The use of flattened or basket handle arches are not encouraged but will be considered on a case-by-case basis.

5. Openings shall be deeply recessed. All openings shall be recessed a minimum of 12 inches on front and rear elevations and a minimum of 8 inches on all other elevations. Recessed openings shall be measured from the exterior face of door or window frames to the outside finished face of the exterior wall. Openings located beneath covered outdoor loggias, covered porches, and covered terraces that are a minimum of 8-feet deep need only to be recessed 8-inches.

6. Exposed heavy timber roof and deck framing. Exterior stucco deck soffits are not permitted.

7. Facades shall be plain stucco with decorative wrought iron grille work window accents.

8. Openings shall be held a significant distance from building corners. The jamb to corner distance shall be at least 24 inches. Smaller distances may be approved and larger distances required on a case-by-case basis.

9. Wood louvered shutters, plank shutters, or canvas awnings may be used selectively on a few accent windows.

10. Heavy timber framing may support a second floor cantilever condition along a small portion of exterior wall. The extent of cantilever shall be approved on a case-by-case basis.

3.9.5 Roof Details

1. Roofing materials shall be two-piece barrel clays or, if approved, clay “S” tile.

2. Eave overhangs shall be 12 to 18 inches deep.

3. Eave types include:

- Exposed heavy timber rafter tails with profiled Spanish style end cuts.
- Continuous stucco fascia with compound curved profile

4. Rake overhangs shall be flush or slightly extended over stucco-finished rake boards. Gable walls may have a subtle scalloped detail along the rake. Vertical stucco projections occur at each rake tile overlap and feather flush with the stucco wall surface.

5. Parapets including Mission style parapets are not permitted.

Smooth molded stuco fascia

Corbeled painted brick or tile fascia

3.9.6 Entrance Details

1. There are a number of entrance types characteristic of this style. In all cases the entry door is deeply recessed behind the exterior wall surface. They include:

- Rectangular openings with projected cast stone or stucco surrounds. These surrounds shall be simple classical surrounds without pediments. These surrounds shall not have elaborate carved low-relief ornament. Overly ornate portals characteristic of neo-classical or Spanish Renaissance designs are not permitted.These surrounds were often used in combination with Juliet balconies above.
- Rectangular openings without projected surrounds. This entry type may have Spanish shaped stucco brackets or corbels, be framed with colorful Spanish tile patterns, set behind a half bay or covered passageway, or be recessed behind a deck or cantilevered door-hood.
- Half round arched openings with or without projected stucco surrounds. Where projected surrounds are used, they shall be simple bands without elaborate carved low-relief ornament.
- Entry portals may be rectangular or arched gated openings. These will be approved on a case-by-case basis. Designs that dwarf human scale or appear ostentatious will not be approved.

Geometrically carved entry door

Wood plank door with speak-easy. Radius jambs allow easier opening

2. Entry courtyard walls may not be higher than 7-feet except that entry portals may be 11-feet high.

3. Entrance doors shall be large solid wood doors with carved geometric Spanish designs. They shall be deeply recessed behind the exterior wall plane.

While window style and size may remain constant, great variety is achieved through window treatments

Spanish glazed door with wood rejas spindle screen

3.9.7 Window and Door Details

1. Windows shall be casements or fixed sash windows with true divided lights.

Casement windows shall be grouped in pairs. Openings with single casement windows shall be limited to a few locations.

2. Window units and window composites shall be vertically proportioned. Window heights shall always be greater than a window's width.

3. Windows shall be deeply recessed into thick exterior walls.

4. Windows shall have sloping stucco sills. Windowsills may have brick paver sills. Steeply sloping sills may be used at accent locations.

5. Window openings shall not be decorated with trim projecting from the face of the exterior wall.

6. The use of heavy timber over openings is discouraged and shall be limited to a few accent openings.

7. Doors may be vertical wood plank, wood doors carved geometric Spanish geometric designs, and French doors with true divided lights.

8. Door hardware on the front and side elevations shall appear to be hand forged ornamental wrought iron hardware.

9. The rear elevation and elevations facing courtyards may have large expanses of glass. These may be windows with true divided lights or French doors with true divided lights.

3.9.8 Garages Details

1. Garage doors are wood plank doors or Spanish geometric carved carriage doors with exposed “Old World” iron hardware.

3.9.9 Loggia and Balcony Details

1. Juliet balconies are an important characteristic of this style. They may extend across multiple openings. The iron railings, skirts and scrollwork tend to be delicate. Balconies were often decked with decorative colorful Spanish tiles.

2. There are three basic deck types:

- Cantilevered decks with heavy timber exposed framing. Cantilevered deck beams shall have Spanish style decorative end cuts. Wood posts shall be used to support deck roofs. These shall be capped with decorative wood brackets.
- Decks set behind large openings that penetrate the exterior second floor. Openings may have flat or half round arches.
- Decks supported over arcades.

3. Decks shall be roofed.

4. Deck material may be brick or tile pavers.

5. Deck guardrails shall be wood railing and turned wood pickets over cantile vered heavy timber decks. Deck guardrails at other locations shall be solid stucco finished walls. Stucco guardrails may have brick or tile paver caps.

6. Exterior stairs shall have continuous stucco finished guardrail walls. These stairs emulate masonry construction with load bearing walls and brick or clay tile paver treads. They often exhibit a sensuous sculptural quality. Stucco guardrails may have brick or tile paver caps.

7. Loggia and Patios:

- Loggia arcades shall have elliptical or half round arches.
- Loggia, patio, or terrace columns shall be massive rectangular stucco finished columns. These columns may be capped with simple stucco molding or stucco Spanish style brackets or corbels. Heavy timber posts are only permitted on second floor roofed decks.
- Loggias, porches, and covered ter- races shall be a minimum of 8-feet decks.

Garage doors built in the 1920's were double swing doors

Juliet balcony with exterior drapery rod and brackets

Deck and arcade columns were simple-rectangular columns

Chimneys were weather protected with stucco finished bonnets or tiled roofs

Stepped stair walls design for flower pots

Heavy timber beams and carved wood corbels

Massive bollards mark the base of solid guardrail walls

Brick paver treads and brick stepped caps at stair guardrail walls

3.9.10 Chimney Details

1. Chimneys shall be square or rectangular in plan.

2. Chimney termination types vary and are sometimes elaborate. They may have clay tile gable roofs; may have arched, rectangular or clay tile screen openings; be flat topped with clay flues or clay pots; or capped with stucco finished triangular or pointed-arch bonnets.

3.9.11 Ornamental Details

1. Decorative wrought iron window grilles or “rejas” may frame window openings. They may project over cantilevered stucco sills. The top of rejas may be recessed under ornamental stucco-finished hoods or may have elaborately detailed ironwork designs. Rejas shall not be used over French doors.

2. Stucco grilles may frame recessed window openings. The placement and quantity of these grilles must not be overused.

3. Brick or clay tile pavers may be used on windowsills of windows.

4. Wrought iron potshelves are characteristic of this style. They are often used to accent individual windows and along exterior stairs, decks and balconies.

5. Gable end vents shall be decorative stucco grilles, clay tile screen grilles, or clay roof tile vents. These must be detailed so that they appear to be true gable vents.

6. Canvas awnings supported on decorative ironwork may be used to accent openings.

7. Wood louvered or plank window shutters may be used on select accent windows. They shall be operable and open with iron tourillons.

The Provence Farmhouse ideally suits its tranquil setting

3.10 Provence Farmhouse

3.10.1 Context

The idyllic farmhouses of Provence have inspired homeowners and architects throughout Southern California. These medieval farmhouses captured the pastoral beauty of the landscape. They were constructed of readily available fieldstone and timber. Often the masonry walls were covered with colorful earth tone stucco finishes. Floor plans were additive and rooms were organized around a large rectangular courtyard. Living spaces generally oriented facing orchards or vineyards facing the south-eastern or eastern side of hills and took advantage of the natural sunlight on south facing hillside slopes. While irregular shaped dressed stone was sometimes used to strengthen building corners and around openings, quoins were not used because they were too expensive and required a team of professional masons to install. The roof was covered with clay tiles and roof eaves display a distinctive corbelled stacked arrangement of tiles called the “genoise” eave. Other distinguishing elements of this style include brightly colored wood shutters, casual placement of window openings, use of the French (flattened) arch, wrought iron vine trellises, and additive massing that responds to the rise and fall of the topography.

Building massing and roof slope harmonize with the gentle rolling hills beyond

Gable and shed roofs are combined to minimize roof valleys

3.10.2 Form, Massing and Hierarchy

1. The house establishes a hierarchy of forms about a single dominant gable roofed two-story volume. One and two-story rectangular forms spread out in wings to define outdoor living spaces. The house shall include a private courtyard.

2. The overall massing shall emphasize the horizontal plane as viewed from the street.

3. Massing may be informal and additive as though large building units were added over time and adjusted to the existing landforms.

4. Building corners shall be 90-degrees. Acute building corners are not permitted. Obtuse building corners may be approved on a case-by-case basis.

5. Towers shall be rectangular in plan.

6. Exterior stairs shall have solid guard-rail walls.

3.10.3 Roof Design

1. Simple gable roofs are the primary roof forms. Secondary roofs include hip roofs and shed roofs. Hip roofs may be used on towers and on a few major volumes.

2. Roof slopes are low.

3. Roof valleys are minimized.

4. Roofed passageways, loggias, terraces, and decks shall expose heavy timber framing.

5. Flat roofs are not permitted.

3.10.4 Elevations

1. A distinct characteristic of this style is the use of thick stone-walls. Stucco was sometimes applied over these course stone-walls. Transitions between stone and stucco-clad portions of a house shall occur at locations that appear to be the logical result of additions added over time. The use of stone or stucco shall not appear to be applied materials that simply accent walls or otherwise decorate the building.

2. The primary wall opening shape shall be rectangular; however flattened French arches may be used. Roman half-round arches are not permitted.

3. Loggias and decks may have arcades.

4. Openings shall be deeply recessed. All openings shall be recessed a minimum of 12-inches on front and rear elevations and a minimum of 8-inches on all other elevations. Recessed openings shall be measured from the exterior face of door or window frames to the outside finished face of the exterior wall. Open- ings located beneath covered outdoor loggias, covered porches, and covered terraces that are a minimum of 8-feet deep need only to be recessed 8-inches.

5. Exposed heavy timber roof and deck framing.

6. Openings shall be held a significant distance from building corners. The jamb to corner distance shall be at least 24 inches. Smaller distances may be approved and larger distances required on a case-by-case basis.

7. Wood plank or louvered shutters may be used as necessary. There should be logical consistency in the use of shutters so that their placement does not appear to be purely decorative.

8. Tall wood plank shutters may be used over French doors. These may be bi-fold shutters where openings are spaced close together.

9. Shutters shall be held a significant distance from building corners and from shutters of adjacent openings. Sufficient dimension must be established to emphasize the dominance of masonry construction. The minimum distance between adjacent shutters shall be one shutter width. The minimum distance from the edge of a shutter to a building corner shall be approved on a case-by-case basis.

10. Juliet balconies may be used on a few locations. The balcony deck shall be cast stone with wrought iron railings.

11. Cantilevered decks and second floors are not permitted.

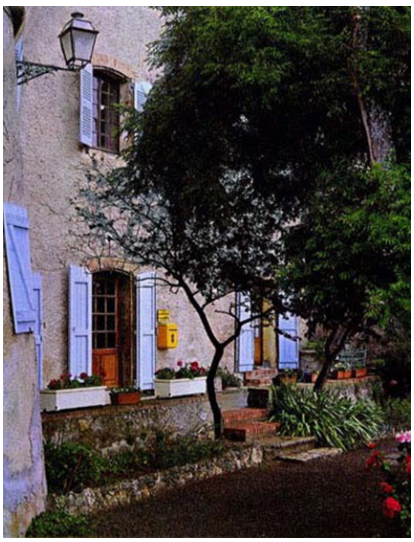
12. Dressed corner stones or quoins are not permitted. Corner stones may be used however they must be irregular shaped and not laid on regular horizontal mortar beds.

13. Windows may be placed randomly on the facades and shall not be required to stack over openings below.

Note: Brick and stone are permitted in the Provence Farmhouse style. Refer to Section 3.5.4 Item 14 & 15.

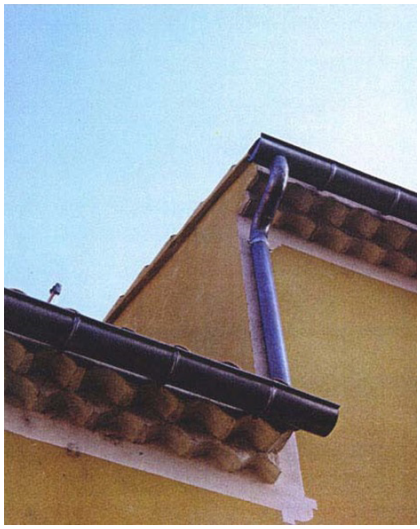
Natural stone walls create a timeless building form. Limestone was used to strengthen building corners and openings

Window and door openings were informally placed as required by interior rooms

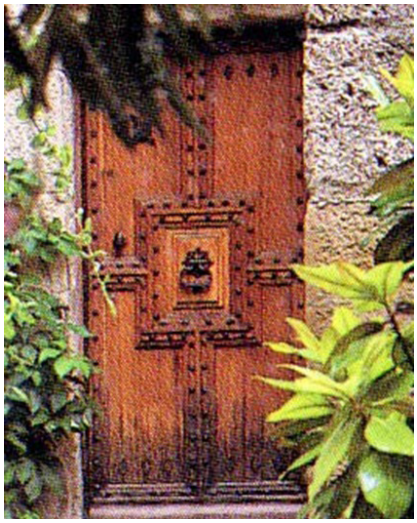


Planter boxes, wood shutters, French arches, and iron wall lamps create a distinctive Provencal character

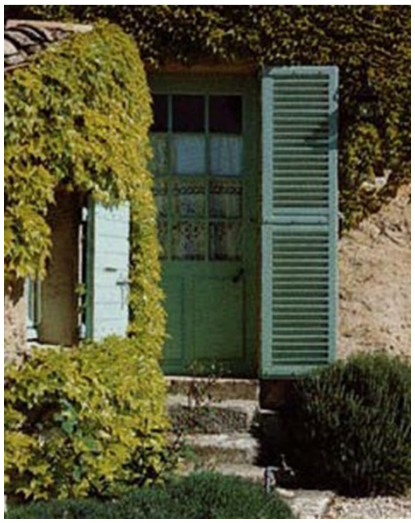
A genoise eave at a hip condition



A genoise eave with gutter and down-spout



Raised wood panel entry door



A country style three-quarter glass door with split louvered full height shutters

3.10.5 Roof Details

1. Roofing materials shall be two-piece barrel clay or, if approved, clay “S” tile.

2. Eave overhangs shall be 12 to 30 inches deep.

3. Eaves types include:

• Genoise eaves are eaves whose fascias are composed of corbelled rows of clay tile roofing. A minimum of three rows of roofing tiles must be exposed.

• Heavy timber rafter tails may be exposed on roofed patios. These rafters were actually purlins called ‘chevrons’. They should be greater in width than height. The ends of the purlin tails may have decorative low-profile end cuts.

4. Rake overhangs shall be minimal.

5. Parapets are not permitted.

6. Shed roofs must engage an exterior wall on its high side.

3.10.6 Entrance Details

1. Flat, half-round, and French arched openings may crown the primary entrance. Entry surrounds may be framed in simple cast stone surrounds or deeply recessed into stone-walls. Entry surrounds should have a rustic quality and not reflect an imposing refined high renaissance style.

2. Entry portals may be arched gated openings. These will be approved on a case-by-case basis. Designs that dwarf human scale or appear ostentatious will not be approved.

3. Entry doors shall be wood plank, raised panel or style and rail doors with hand forged decorative hardware.

3.10.7 Window and Door Details

1. Windows shall be casements or fixed sash windows with true divided lights.

Casement windows shall be grouped in pairs. Openings with single casement windows shall be limited to a few locations.

2. Window units and window composites shall be vertically proportioned. Window heights shall always be greater than a window's width.

3. Windows shall be deeply recessed into thick exterior walls.

4. Windows may have slightly sloping stucco sills or cast stone sills. Steeply sloping sills are not permitted.

5. Window and door openings may be decorated with cast stone trim projecting from the face of the exterior wall.

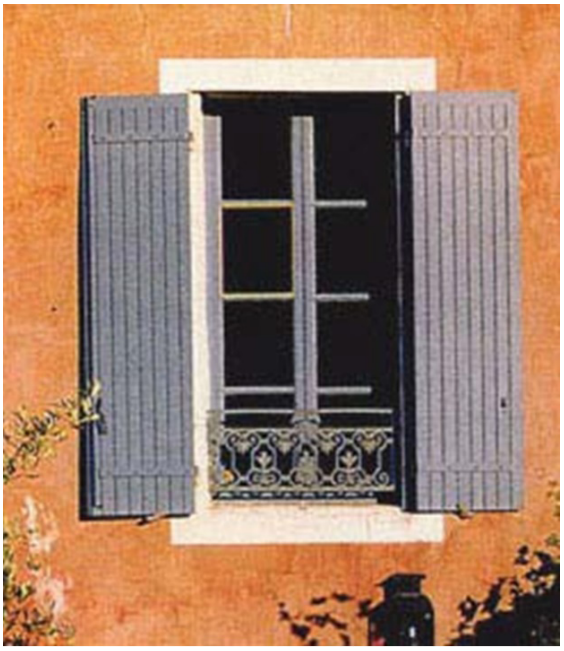
6. Half-round transom windows shall be limited to a few accent openings.

7. The use of heavy timber over openings shall be limited to garage door openings in stone walls.

8. Doors may be vertical wood plank, wood doors with raised panels, style and rail doors, and French doors with true divided lights.

9. Door hardware on the front and side elevations shall appear to be hand forged ornamental wrought iron hardware.

10. The rear elevation and elevations facing courtyards may have large expanses of glass. These shall be windows with true divided lights or French doors with true divided lights.



A wood plank shutter and cast iron inset railing

A style and rail door with plank members

A simple wood plank garage door

A deep recessed shed arcade spans the rear elevation facing a garden court

3.10.8 Garage Details

1. Garage doors are wood plank, raised panel, or style and rail carriage doors with exposed “Old World” iron hardware. Windows are not permitted in the garage doors.

3.10.9 Loggia and Balcony Details

1. Juliet balconies may serve a single pair of French doors. Balcony decks shall be cast stone with decorative iron railings.

2. Decks shall be roofed. Columns supporting decks and deck roofs shall be massive rectangular stone or stucco columns. Heavy timber beams may support roof framing between stone columns.

3. Deck guardrails shall be stone or solid stucco finished walls with masonry caps. Wood or iron guardrails may be approved on a case-by-case basis.

4. Exterior stairs shall have continuous stucco or stone guardrail walls. These stairs emulate masonry construction with load bearing walls and brick or clay tile paver treads. Stucco guardrails may have cast stone caps.

5. Loggia and Patios:

- Loggia arcades shall have basket handle or flattened arches. Half round arches are not permitted.
- Loggia, patio, or terrace columns shall be massive rectangular stucco or stone columns or cast stone classical columns with circular cross-section. Heavy timber posts and Tuscan style columns are not permitted.
- Arcades must have equal bay and column spacing. Where arcades turn a corner, corner bays shall be equal. Where the dimension is insufficient for an equal bay, a wall shall close the short dimension. This wall shall not engage a circular column.
- Loggias, porches, and covered terraces shall be a minimum of 8 feet deep.

3.10.10 Chimney Details

1. Chimneys shall be narrow in width (2'-6" max.) and either square or rectangular in plan.

2. Chimneys shall be located within the exterior walls and shall not project outside the face of an exterior wall. The exception to this rule are chimneys of outdoor fireplaces located within outdoor living spaces or courtyards.

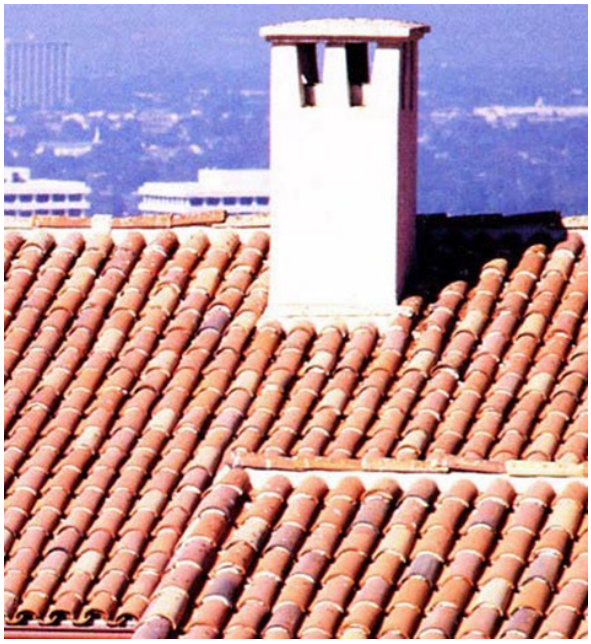
3. Stone chimneys shall extend from rooms with stone clad exterior walls and stucco clad chimneys shall extend from rooms with stucco exterior walls. Exceptions to this rule shall be approved on a case-by-case basis.

4. Chimney terminations shall have tile roofs. Tile roofs may be gable roofs with gable end walls or tiles constructed as A-frame roofs with open end walls. Other terminations may be approved on a case-by-case basis.

3.10.11 Ornamental Details

1. Wood louvered or plank window shutters may be used as required. They shall be operable and completely cover the opening when closed so that the outside face of the shutter is flush with the surface of the exterior wall. This requires a recessed stop detail in the window opening.

2. Gable end vents are not permitted.



Slightly arched cap terminates this side slotted chimney

Operable high louvers allowed views outdoors while concealing the observer inside. Wave pattern iron railing pickets area common motif

Formality and order are key elements of the Tuscany Farmhouse

3.11 Tuscany Farmhouse

3.11.1 Context

Tuscan farmhouses are scattered throughout central Italy. Many are located on hillside corners far away from publicly maintained roads and public transportation. These medieval farmhouses were often built as self-sufficient complexes around a central open courtyard or "cortile". They generally commanded picturesque views of surrounding pastures, olive plantations, vineyards and fields and forests. Tuscan farmhouses were practical structures built using simple timber and masonry construction techniques using readily available building materials. Distinctive architectural elements of the Tuscan Farmhouse include the adherence to formal axial relationships and the orderly placement of openings, the use of Roman arches, Tuscan columns, Roman flat pan and barrel tile roofing, wood shutters (that combine swing and awning hinges), precast window surrounds, and rectangular or diamond pattern window grilles.

3.11.2 Form, Massing and Hierarchy

1. The house establishes a hierarchy of

forms about a single dominant gable or hip roofed two-story volume. One-story saddlebag shed and gable roofed additions extend from the main two-story volume to define outdoor living spaces. The house shall include a private courtyard.

2. The overall massing shall emphasize the horizontal plane as viewed from the street.

3. Massing may be informal and addi- tive as though large building units were added over time and adjusted to the existing land forms.

4. Building corners shall be 90-degrees. Acute building corners are not permit- ted. Obtuse building corners may be approved on a case-by-case basis.

5. Towers shall be rectangular in plan. Towers may be located on the building perimeter or in a central location as in the "casa colonica" houses of Chianti.

6. Exterior stairs shall have solid guardrail walls or wrought iron guardrails.

Building forms are clustered creating courtyards

Rectangular towers project above low pitched roofs

Gable roofs connect at gable walls to avoid roof valleys

3.11.3 Roof Design

1. Simple gable roofs are the primary roof forms. Secondary roofs include hip roofs and shed roofs. Hip roofs may be used on towers and on a few major volumes.

2. Roof slopes are low.

3. Roof valleys are minimized.

4. Roofed passageways, loggias, terraces, and decks shall expose heavy timber framing.

5. Roof ridges shall not exceed 50 feet in length. Vertical steps in ridges shall be a minimum of 12 inches. Ridges over 50 feet in length may be approved on a case-by-case basis.

6. Flat roofs are not permitted.

Saddle-bag shed roofs visually link the building massing to the sloping land form

3.11.4 Elevations

1. Exterior walls shall be stone or stucco clad. Brick may be used in combination with stone clad walls. Brick was often used to form precise openings.

2. Transitions between stone and stucco-clad portions of a house shall occur at locations that appear to be the logical result of additions over time. The use of stone or stucco shall not appear to be applied materials that simply accent walls or otherwise decorate the building.

3. The primary wall opening shape shall be rectangular. Roman half-round arches may be used sparingly to frame doors and windows. The overuse of half-round arches diminishes their visual impact. Flattened arches and basket handle arches should be avoided. They however may be used over garage door openings.

4. Loggias and decks may have arcades with Roman half-round arches. Flattened arches, pointed arches and basket handle arches shall not be used in arcades.

5. Openings shall be deeply recessed. All openings shall be recessed a minimum of 12 inches on front and rear elevations and a minimum of 8 inches on all other elevations. Recessed openings shall be measured from the exterior face of door or window frames to the outside finished face of the exterior wall.

Openings located beneath covered outdoor loggias, covered porches, and covered terraces that are a minimum of 8-feet deep need only to be recessed 8-inches.

6. Openings shall be held a significant distance from building corners. The jamb to corner distance shall be at least 24 inches. Smaller distances may be approved and larger distances required on a case-by-case basis.

7. Wood plank or louvered shutters may be used as necessary. There should be logical consistency in the use of shutters so that their placement does not appear to be purely decorative.

Elevations feature Roman arches, stone with brick framed openings, stacked window alignment and rectangular columns and heavy timber framing

Rectangular openings predominate, decks and patios express massive rectanglar columns and heavy timber framing

8. Tall wood plank shutters may be used over French doors. Bi-fold shutter shall not be used.

9. Shutters shall be held a significant distance from building corners and from shutters of adjacent openings. Sufficient dimension must be established to emphasize the dominance of masonry construction. The minimum distance between adjacent shutters shall be one shutter width. The minimum distance from the edge of a shutter to a building corner shall be approved on a case-by-case basis.

10. Juliet balconies may be used on a few locations. The balcony deck shall be cast stone with wrought iron railings.

11. Cantilevered decks and second floors are not permitted.

12. Dressed corner stones or quoins are not permitted. Corner stones may be used however they must be irregular shaped and not laid on regular horizontal mortar beds.

13. Windows shall be placed in an ordered grid-like fashion on the facades. Second-story openings shall stack over the openings below.

Roman pan clay tile roofs and L-shaped ridge tiles distinguish this roof style

Roof fascias and rakes may simulate plaster corbeled brick

3.11.5 Roof Details

1. Roofing materials shall be two-piece Roman pan or barrel clays or, if approved, clay “S” tile.

2. Eave overhangs shall be:

- 12 to 30 inches deep for eaves with exposed rafter tails.
- 6 to 16 inches deep for eaves with corbelled or molded cornices.

3. Eaves types include:

- Eaves with exposed heavy timber rafter tails. Exposed rafter tails shall have decorative Italian style low-profile end cuts.
- Eaves with simple corbelled cornices. These cornices shall consist of corbelled stone coursing or simple corbelled stucco banding.

4. Rake overhangs shall be 1 to 30 inches deep. Rake overhangs over 12 inches shall have heavy timber outlookers or corbels with decorative profile end cuts.

5. Parapets are not permitted.

6. Shed roofs must engage an exterior wall on its high side.

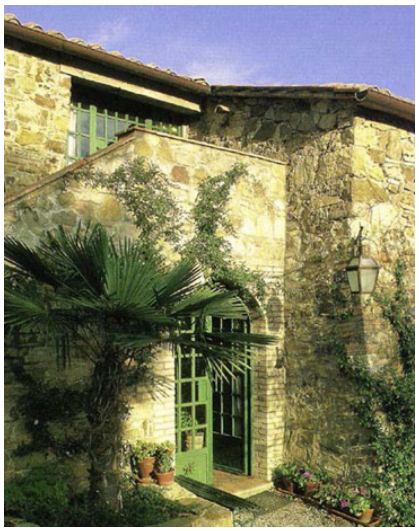
3.11.6 Entrance Details

1. Flat or half-round arched openings may crown the primary entrance. Entry surrounds may be framed in simple cast stone surrounds or deeply recessed into stone-walls. Entry surrounds should have a rustic quality and not reflect an imposing refined high Renaissance style.

2. Entry portals may be arched gated openings. These will be approved on a case-by-case basis. Designs that dwarf human scale or appear ostentatious will not be approved.

3. Entry doors shall be wood plank, raised panel or style and rail doors with hand forged decorative hardware.

Oversized entry door and cast stone surrounds may announce the entry



Brick arches and jams often simplify the clean edge of openings

3.11.7 Window and Door Details

1. Windows shall be casements or fixed sash windows with true divided lights.

Casement windows shall be grouped in pairs. Openings with single casement windows shall be limited to a few locations.

2. Window units and window composites shall be vertically proportioned. Window heights shall always be greater than a window's width.

3. Windows shall be deeply recessed into thick exterior walls.

4. Windows may have slightly sloping stucco sills or cast stone sills. Steeply sloping sills may not be used.

5. Window and door openings may be

decorated with cast stone trim project- ing from the face of the exterior wall. Trim shall be rustic and simple. The use of overly decorative crossheads, ancons, consoles and sills will not be approved.

6. Half-round transom windows shall be limited to a few accent openings.

7. The use of heavy timber over openings shall be limited to garage door openings in stone-walls.

8. Doors may be vertical wood plank, wood doors with raised panels, style and rail doors, and French doors with true divided lights.

Roman arched openings are reserved for significant rooms. Arched openings should not be stacked over arched openings below

9. Door hardware on the front and side elevations shall appear to be hand forged ornamental wrought iron hardware.

10. The rear elevation and elevations facing private courtyards may have large expanses of glass. These shall be windows with true divided lights or French doors with true divided lights.

Wood plank garage door

The decorative cast stone balcony is wide to enclose the louvered shutters when in the open position

This arcade halts the Tuscan columns at the corner arches

Tall cast stone colums in an impressive outdoor living space

3.11.8 Garage Details

1. Garage doors are wood plank, raised panel, or style and rail carriage doors with exposed “Old World” iron hardware. Windows are not permitted in the garage doors.

3.11.9 Loggia and Balcony Details

1. Juliet balconies may serve a single pair of French doors. Balcony decks shall be cast stone with decorative iron railings.

2. Decks shall be roofed. Columns supporting decks and deck roofs shall be massive rectangular stone, brick or stucco columns. Heavy timber beams may support roof framing between stone columns.

3. Deck guardrails shall be stone or solid stucco finished walls with masonry caps. Wood or iron guardrails may be approved on a case-by-case basis.

4. Exterior stairs shall have continuous stucco or stone guardrail walls. These stairs emulate masonry construction with load bearing walls and brick or clay tile paver treads. Stucco guardrails may have cast stone caps.

5. Loggia and Patios:

- Loggia arcades shall have half-round arches, flat stucco soffits or heavy timber beams. Flattened arches or basket handle arches are not permitted.
- Loggia, patio, or terrace columns shall be massive rectangular stucco, brick or stone columns or classical cast-stone Tuscan order columns with circular cross-section. Heavy timber posts are not permitted.
- Arcades must have equal bay and column spacing. Where arcades turn a corner, corner bays shall be equal. Where the dimension is insufficient for an equal bay, a wall shall close the short dimension. This wall shall not engage a circular column.
- Loggias, porches, and covered terraces shall be a minimum of 8-feet deep.

3.11.10 Chimney Details

1. Chimneys shall be narrow in width (2'-6" max.) and either square or rectangular in plan.

2. Chimneys shall be located within the exterior walls and shall not project outside the face of an exterior wall. The exception to this rule are chimneys of outdoor fireplaces located within outdoor living spaces or courtyards.

3. Stone or brick chimneys shall extend from rooms with stone clad exterior walls and stucco clad chimneys shall extend from rooms with stucco exterior walls. Exceptions to this rule shall be approved on a case-by-case basis.

4. Chimney terminations shall have tile roofs. Tile roofs may be gable or hip roofs, A-frame roofs with flat Roman pan tiles, and ziggurat brick roofs. Other terminations may be approved on a case-by-case basis.

Gable or hip roofed chimney caps characterize this style

3.11.11 Ornamental Details

1. Wood louvered or plank window shutters may be used as required. Louvered shutters may have awning hinges on the lower half of the shutter. Shutters shall be operable and completely cover the opening when closed so that the outside face of the shutter is flush with the surface of the exterior wall. This requires a recessed stop detail in the window opening.

2. Gable end vents are not permitted.

3. Wrought iron window grilles shall be recessed into the exterior wall opening or project 8 inches maximum from the exterior wall surface. Window grilles that project shall be secured to the wall on all opening edges. These grilles may recess behind projecting cast-stone crossheads and sills.

Window grilles shall have tight square grids oriented horizontally at 45 or 90 degrees. Window grilles over circular, elliptical or half-round transoms shall have tight radial patterns. Alternative grille patterns may be approved on a case-by-case basis.

Wrought iron window grilles may show diamond or rectangular patterns

SANTALUZ

Landscape

The Landscape of Santaluz is inspired by early California Plein Air paintings (Arcadian Hills, by William Wendt)

4.1 Natural in Character

The landscape of Santaluz is informal in character and open in appearance with groves of trees and shrub masses carefully and naturally composed on the land. Large areas of grassland inhabit large common areas, slopes, and open spaces and change color with the seasons — more green in the winter and more golden in the dry season. Homes are carefully sited within this landscape to complete the picturesque scene. Homesites occur within and are surrounded by a landscape designed to preserve views, provide shelter and natural separation.

The approved Plant List includes native, naturalized and accent species. The Interior Yard landscape of the homesite, though compatible with the natural surrounding landscape, may be more ornamental in character offering much greater latitude to the homeowner for individual expression. The intent is to create a seamless and harmonious California landscape.

This chapter of the Santaluz Design Book describes the treatment of the residential landscape. The residential landscape is comprised of three landscape zones: Interior Yard (Section 4.2), Perimeter Yard (Section 4.3), and Streetscape (Section 4.4). In addition, there may be landscape zone requirements for Brush Management Lots (Chapter 7) and La Jolla Valley Rim Lots (Chapter 8). Each of the three landscape zones have different requirements. Although the landscape for each homesite must be compatible with the surrounding landscape character, the highest amount of design freedom occurs within the Interior Yard, where the homeowner can more freely choose and compose the landscape.

Although each of the landscape zones has different design criteria, it is essential that the overall character of the landscape of each lot have a unity that can only be achieved with careful attention to the transition between zones. In many cases, Homeowners will have to supplement the planting of the Perimeter Yard or Streetscape to achieve smooth landscape transitions, and the Interior Yard, while having the most flexibility in design must be compatible with the adjacent Perimeter Yard landscape. Accordingly, all landscape design submittals must show all of the existing and proposed landscape on and adjacent to the lot and not just the Interior Yard. Evaluation of the design by the Aesthetics Council will be based on the complete landscape design.

Custom Homesite Landscape Exhibit

4.2 Interior Yard

The Interior Yard includes the circular residential building pad and may include additional graded usable area and the Interior Yard Expansion area. The character of the Interior Yard landscape is simple, natural, understated and emphasizes native and drought tolerant plant species. Though more ornamental in character, this landscape must be compatible with the natural character of the adjacent areas and comprised mainly of drought tolerant species.

The Interior Yard landscape arrangement should serve as extensions of interior living spaces, and may assume a more regular landscape geometry. It includes turf areas, courtyards, pools, spas, decks, structures and vehicular entry courts.

Colorful accent shrubs and groundcovers in these gardens give way to more drought tolerant background shrub and groundcover species compatible in character with the species occurring in the Perimeter Yard

4.2.1 General Requirements

The homeowner will install, maintain and irrigate the Interior Yard landscape. The Interior Yard landscape may include Brush Management and La Jolla Valley Rim Lot requirements. See Chapter 7, Brush Management and Chapter 8, La Jolla Valley Rim Lots for location and requirements for this area.

A minimum of 85% of plant species utilized in the Interior Yard must be from the Interior Yard Plant List in Section “4.5 Plant List.” No plant material listed on the Prohibited Plant List found in Section “4.6” is permitted. Proposed plant species not listed on the Plant List must be justified as compatible with Santaluz landscape design themes and be non-invasive.

4.2.2 Trees

Trees are to reflect the character, form, and height of the adjacent Perimeter Yard and Streetscape. They are to be predominantly Interior Yard Trees as listed on the Plant List, of canopy shape, and maximum 35 to 40 foot mature height.

The Interior Yard allows the homeowner flexibility, incorporating a wide range of plant materials including turf, courts, hedges and accent shrubs to form outdoor living spaces

The rustic character of this interior yard compliments the style of the homesite

4.2.3 Shrubs, Vines and Ground-covers

Colorful accent shrubs and background planting may take on a varied and informal quality to complement the nearby natural landscape. Shrubs may also assume more geometric forms, helping to define extensions of interior home living spaces. As hedges, they may frame turf or paved courts emanating from building entries, doorways or verandas. Flowering vines on trellis and pergolas may further enhance courtyards and gardens extending from the house.

4.2.4 Grasses and Wildflowers

Ornamental grasses and wildflowers should be used sparingly if seasonal in character. Native grasses are not permitted.

4.2.5 Turf Grass

Mowed turf grass is permitted and may occur in areas extending from the home or patio. On homesites larger than one half acre, a maximum of twenty-five percent (25%) of the Interior Yard area may be planted with turf grass.

Turf grass may not be permitted in certain building setback areas, see Homesite Exhibit for locations.

4.2.6 Artificial Turf

Artificial turf may be installed in front and rear yards after approval by the Aesthetic Council (AC). Any installation without prior approval and compliance with the following requirements is prohibited. The goal of this approval process is to ensure that location, materials, installation, maintenance, and warranty conform to high quality community standards and avoid incongruous or unsightly landscaping selections.

Artificial turf is not necessarily the most economically feasible replacement for real turf, and in fact, often is not. Water-wise plantings and irrigation should be given serious consideration for turf-replacement areas and for areas that are being considered for either real or artificial turf

replacement.

The term “artificial turf” shall apply to any artificial turf product that is in the form of turf grass. Artificial turf shall occupy no more than fifty percent (50%) of the interior yard and may not be permitted in certain building setback areas. This excludes such hardscape features as walkways, driveways, and patios.

All requests for the installation of artificial turf shall be accompanied by a plan that clearly indicates the location and area, in square feet, of the total landscape area and the total proposed area of artificial turf installation. The plan shall include all other landscape areas and all other proposed improvements.

Artificial turf location, materials, installation details, warranty, maintenance and a 12” x 12” product sample shall be provided that clearly indicate the quality of the product, and to document compliance with the adopted standards.

Artificial turf shall be installed as a permanent improvement and shall be integral to the landscape theme of the yard. The artificial turf product shall have a well perforated or permeable backing for drainage and shall be installed on a layer of compacted aggregate (such as decomposed granite) in order to facilitate drainage.

Maintenance shall occur at regular intervals based on manufacturer's recommendation and basic care instructions.

The artificial turf shall be lead and toxic-chemical free. The artificial turf shall be disposable under normal conditions and must pass applicable fire retardant ratings. Artificial turf installations that do not meet these requirements will not be permitted.

Location

1. Artificial turf shall not be used on any slopes that exceed 4 to 1 (twenty-five percent [25%]) in steepness.

2. Appropriate drainage must be provided for all artificial turf installations.

3. Artificial turf may not constitute over fifty percent (50%) of the Interior Yard area landscape area. Landscaping of the remaining Interior Yard area shall consist of living plant material or other natural products such as boulders, cobble or bark mulch. Artificial plants of any other kind are prohibited in the Interior Yard and other visible yard areas.

4. When used in the Interior Yard, artificial turf shall not be installed directly against the front sidewalk. A minimum of a three (3) foot wide planter area shall separate the artificial turf from the front sidewalk and side yard property boundaries. This area shall be planted with living plant material, and can be accented with natural boulders, cobble or mulch.

5. For lots that have a landscape area between ribbon driveways (Santa Barbara driveway), this area may be filled entirely with artificial turf and is to be included in maximum Interior Yard calculations.

Materials

The component materials of the artificial turf system consist of:

1. Monofilament, polyethylene fibers tufted into a porous backing. The artificial turf’s primary backing should be a double-layered polypropylene fabric treated with UV inhibitors.

2. The secondary backing should consist of an application of porous, heat-activated urethane to permanently lock the fiber turfs in place. Perforated (with punched holes), backed turf shall not be acceptable.

3. Minimal pile weight of 50 ounces.

4. The artificial turf shall be lead and toxic chemical free and meet all of the requirements of the State of California Proposition 65.

5. The fiber shall be 8,000 denier, low friction, UV-resistant fiber, measuring not less than 1.75 inches high.

6. Thread for sewing seams of turf shall be as recommended by the artificial turf manufacturer.

7. Glue and seaming fabric for inlaying lines and markings shall be as recommended by the artificial turf manufacturer.

8. The infill materials shall be approved by the Manufacturer. The infill shall consist of a resilient layered granular system, comprising selected and graded dust-free silica sand or acrylic coated sand. Infill that is a controlled mixture of graded sand. 20 grit silica or acrylic coated sand placed at 2-3 pounds per square foot.

Installation

Install in accordance with Manufacturer's instructions. The turf contractor shall strictly adhere to the installation procedures outlined under this section.Infill materials shall be approved by the Manufacturer and installed in accordance with the Manufacturer's standard procedures.

1. The fiber tufts shall be fanned or unfolded prior to installation, rolling or spiraling is not acceptable.

2. Appropriate drainage must be provided for all artificial turf installations.

3. The compaction of the aggregate base shall be 95%, according to the Modified Proctor procedure (ASTM D1557), and the surface tolerance shall not exceed ¼ inches over 10 feet and ½ inch from design grade.

4. Verify that all sub-base, drainage and leveling is complete prior to installation.

5. The surface to receive the artificial turf shall be inspected by the installer prior to the beginning of installation. The surface must be clean as installation commences and shall be maintained in that condition throughout the process.

6. The carpet rolls are to be installed directly over the properly prepared aggregate base. Extreme care should be taken to avoid disturbing the aggregate base, both in regard to compaction and planarity. It is suggested that a 1-5 ton static roller is onsite and available to repair and properly

compact any disturbed areas of the aggregate base.

7. The full width rolls shall be laid out across the area. Utilizing sewing and seaming procedures recommended by the artificial turf manufacturer each roll shall be attached to the next.

8. Seaming glue shall be as recommended by the artificial turf manufacturer all glues and or adhesives shall meet the minimum VOC compliance so as to meet the local AQMD standards set forth in the installation area.

9. After final trimming, the turf shall be secured to the ground in accordance with the artificial turf manufacturer's instructions.

10. Infill materials shall be installed in accordance with the manufacturer's standard procedures to fill the voids between the fibers and allow the fibers to remain vertical and non-directional. The infill should be installed to the minimum depth of 1 ¼ inch. The infill shall be placed so that there is a void of ½ inch to the top of the fibers.

Warranty

1. The turf manufacturer shall provide a warranty to the owner that covers defects in material of the turf for a period of 8 years and shall include labor and workmanship for 2 years from the date of completion.

2. The Manufacturer's Warranty shall include general wear and damage caused from UV degradation.

3. The Turf Contractor shall provide a Warranty to the owner that covers defects in the installation workmanship, and further warrants that the installation was done in accordance with both the artificial turf manufacturer's recommendations and any written directives of the manufacturer's onsite representative.

Maintenance

Maintenance shall occur at regular intervals.

Artificial turf, like real turf, requires regular maintenance. Organic matter such as leaves shall be regularly removed. Debris and animal waste shall be regularly removed and the turf shall be hosed or washed off in order to eliminate odors. It shall be regularly maintained, repaired if damaged, and replaced when no longer serviceable in the judgment of the AC.

Raking of the turf and/or replenishing of infill material shall occur as recommended by the manufacturer or if required for the turf to maintain a "natural" look.

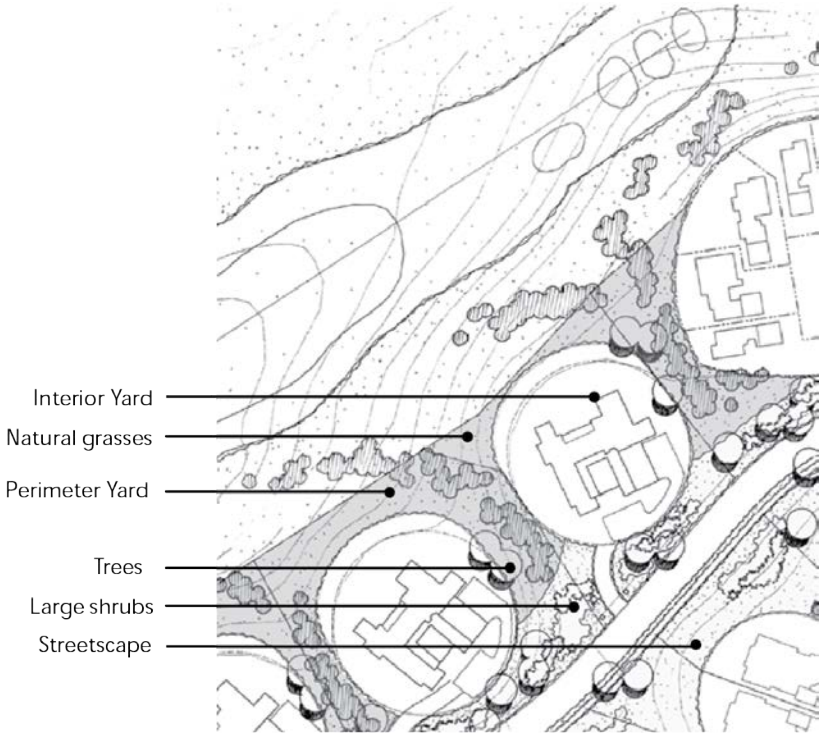
The Aesthetic Council has the authority to mandate removal of the artificial turf if it becomes unmaintained, unattractive and/or falls into disrepair.

4.2.7 Irrigation

A variety of irrigation methods may be used, although water-conserving systems such as drip and microspray techniques are encouraged. Irrigation controllers must be specified in irrigation plans and meet the current legal requirements for water conservation.

Flowering gardens, patios, and arbors can add to the richness and diversity of the Interior Yard landscape

A variety of outdoor uses are gracefully accommodated within this area



Perimeter Yard

4.3 Perimeter Yard

4.3.1 Drainage

The Perimeter Yard surrounds the Interior Yard or "pad" of the Custom Homesite. It tends to be gently to more steeply sloping ground which drains to the lot pad, city open space, golf course, or street but never to an adjoining lot. Landscaping requirements act to prevent soil erosion and both Developer-installed and Homeowner-installed drainage systems must be designed as a part of an acceptable "Storm Water Pollution Prevention Plan (SWPPP)" for the property. A SWPPP plan is required for the homesite and approved by the City of San Diego Building Department as a part of the Step 4 submittal.

Example of landscape transition between interior yard and perimeter yard

Large screening shrubs and natural grasses of the Perimeter Yard are arranged to reflect native species groupings

4.3.2 General Uses

The Perimeter Yard is generally limited to softscape excepting only pathways, low dry stack walls, entry steps and walks, and driveways. Re-grading is not permitted unless minimal in nature and specifically called-out on the plans and reviewed and approved by the Aesthetics Council. No fences and structures may be placed there unless that portion is first converted to interior yard by the Interior Yard Expansion process provided for in Section 2.6. The Perimeter Yard may include a Brush Management Zone or La Jolla Valley Rim Lot requirements as set forth in Chapter 7 and 8 respectively. There are also variable options and requirements in designated Streetscape Areas as set forth in Section 4.4.

4.3.3 Maintenance Easements

In some cases a portion of, or all of a Custom Homesite's Perimeter Yard is maintained by easement to Santaluz Maintenance Association or the Santaluz Club. If it is the Homeowner's preference to re-landscape and maintain one of these areas, there is a process to request an "easement vacation" through a submittal to the Aesthetics Council.

View looking from hillside perimeter yard toward the gardens of the interior yard

4.3.4 Planting Scheme

In general, the planting scheme for the Perimeter Yard is less ornamental than the Interior Yard and focuses on the grouped planting of shrubs and ground covers, which at maturity will provide an evergreen mass over 85 to 90% of the exposed soil. These plant materials should be planted in groupings using low growing species in foreground areas stepping up to larger plants in background areas and to provide screening where required.

All Perimeter Yard plantings must be very low water consumers adapted to minimal summer irrigation and normal winter rainfall amounts for this region, once established. 85% of plant coverage must be listed on the approved Plant List in Section 4.7.

Proposed plant species not listed on the Plant List must be justified as compatible with Santaluz landscape design themes and be non-invasive.

Plants and trees appearing on the Pro-

hibited Plant List, Section 4.8, may not be used. The use of flowering plants of various colors and hues such as many of those listed on the approved Plant List is recommended in the Perimeter Yard to add to the richness and diversity of the immediate surrounds of Santaluz Homesites. The hundreds of acres of Santaluz Maintenance Association and the Santaluz Club maintained slopes and adjacent City Open Space provides a background tableau of native grasses changing colors with the seasons and creating the natural, rural backdrops to complement Santaluz home architecture and the informal landscape character.

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4.3.5 Trees

The predominant species shall be arranged in small clusters or individually. Perimeter Yard landscape may also incorporate other tree species such as Olive, Pepper and Sycamore in designated areas. An average of one tree per 1,000 square feet is encouraged.

4.3.6 Shrubs and Groundcovers

The Perimeter Yard property is envisioned to be a tapestry of large, medium sized, and low growing shrubs arranged in groupings resembling native shrub arrangements. Custom Homesites generally have .25 to .75 acres of Perimeter Yard landscaping to install and maintain. In order to have access for weeding, irrigation repair, pruning, and fertilization, it is recommended that plantings are spaced to cover about 85% of the ground at maturity. This spacing will also reduce weed growth and help reduce irrigation water evaporation. The exception should be to avoid plant coverage in tree basins and surrounds such as Quercus (Oak) and Olive trees which prefer less water and like to stand in their own duff.

A soil test is highly recommended to assist the Homeowner with valuable information on required soil amendments to achieve and maintain optimal plant growth.

The use of mulch at 2” depth is required for newly installed landscape for aesthetics purposes and as a moisture retainer, soil amendment, and for weed control during grow-in. Mulch shall be dark in color and fine in texture. Please consult the Design Review Coordinator for sample information. The use of bark chips is not permitted. The use of permanent mulch is limited to the surrounds of plants not covering the soil and to edges, tree basins, and erosion control. The mulch shall be replaced at least annually.

Homeowners are encouraged to group shrub and ground cover species by similarity of water needs within each valve area of their irrigation system. The Aesthetics Council recommends against the use of plant species as follows:

- Those with a short season of attractiveness.
- Those requiring high maintenance
- Those with short (less than 5 year) life spans
- Those which are poisonous or propagate in an invasive manner
- Those which are messy or have invasive root systems

The use of native grasses and high water consuming ground covers is not permitted within Santaluz Homesites.

4.3.7 Irrigation

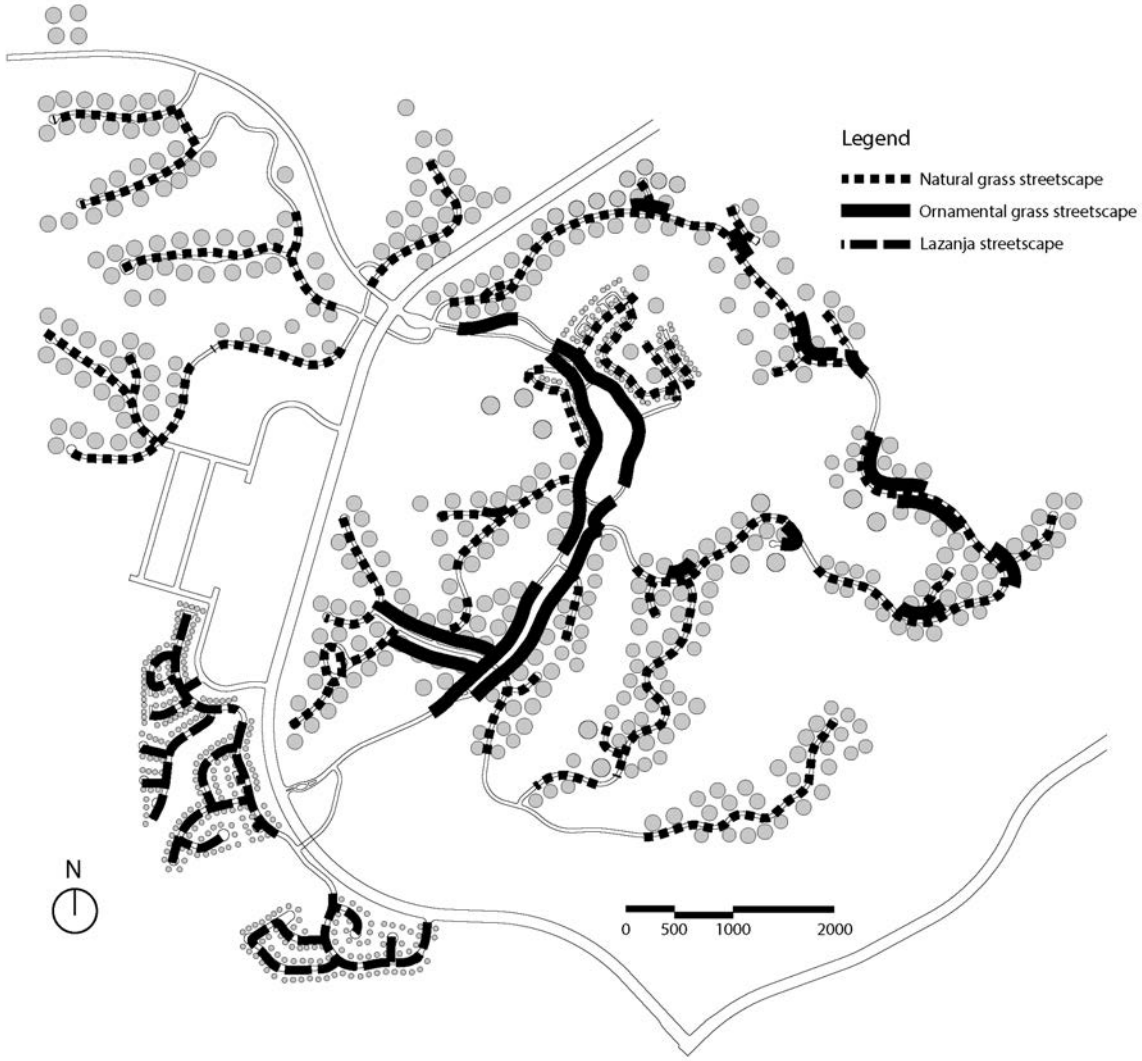
Water application rates must be managed and appropriate for plant material and seasonal requirements. All backflow prevention devices are to be screened from public view. A variety of irrigation methods may be used depending on the planting involved. Water conserving systems such as drip and microspray are encouraged.

4.3.8 Native Grass Replacement Process

Both the Developer and individual Homeowners were required to plant native grasses within Streetscapes and Perimeter Yards as part of the original Landscape Guidelines and philosophy of Santaluz. After seven years of experience, it has been concluded that native grasses are both too difficult to maintain and create undesirable seasonal dormancy and do not achieve the aesthetic character desired for Santaluz residential properties.

The Aesthetics Council is encouraging Homeowners to replace native grasses groundcover with grouped planting of

shrubs and other plant material. All landscape plan submittals must exclude native grasses and other plants and flowers grown from hydroseed for all submittals effective January 1, 2009, including those in the design review process at the time of adoption of this guideline.



Streetscape Type Location

4.4 Streetscape

The Streetscape is a part of the Perimeter Yard and generally subject to the same conditions and requirements. However, since it parallels the residential street and surrounds entry drives, entry walks, and stepways, planting schemes can take on a more ornamental character. It is recommended that planting groups be layered by size with lower growing shrubs and ground covers in the foregrounds giving way to higher growing species farther back. Planting variation by color, texture, and seasonal character is also recommended.

Any exterior lighting must meet the requirements of Section 6.1 of these Guidelines.

Neither turf grass nor native grasses are permitted in the Streetscape or elsewhere in the Perimeter Yard.

All utility boxes, vaults, and backflow devises at the street front must be screened by planting as much as permitted by the utility companies.

Custom homesites with a D.G. sidewalk at the street edge are required to arrange drainage of the Streetscape to avoid erosion of the sidewalk during ordinary irrigation and storm events. If the D.G. sidewalk is disturbed in any way during construction, it must be restored to its original specifications. These sidewalks are maintained by the Santaluz Maintenance Association.

4.4.1 Trees

Trees are to be located in clusters along the street edge in simple, informal groups.

Tree clusters will occur at turns in roads, driveway entries and other visually important areas. Along the entry drives Platanus racemosa is used and, Phoenix canariensis is used at some prominent intersections as a focal point.

The Streetscape will consist primarily of Quercus species. Other trees species such as Olive, Eucalyptus and Pepper may be used in designated areas. Along the entry drives Platanus Racemosa is used and, Phoenix Canariensis is used at some prominent intersections as a focal point.

No tree shall be planted within 25 feet of intersections and within 10 feet of street lights, fire hydrants or driveways.

4.4.2 Shrubs

Large shrubs should be utilized to screen downslope views of pads from the street. They shall be planted informally, closely-spaced and in large groups to resemble native shrub arrangements. Large areas between shrub groupings shall remain open grassland.

Shade-tolerant shrubs may be utilized as understory planting beneath tree clusters.

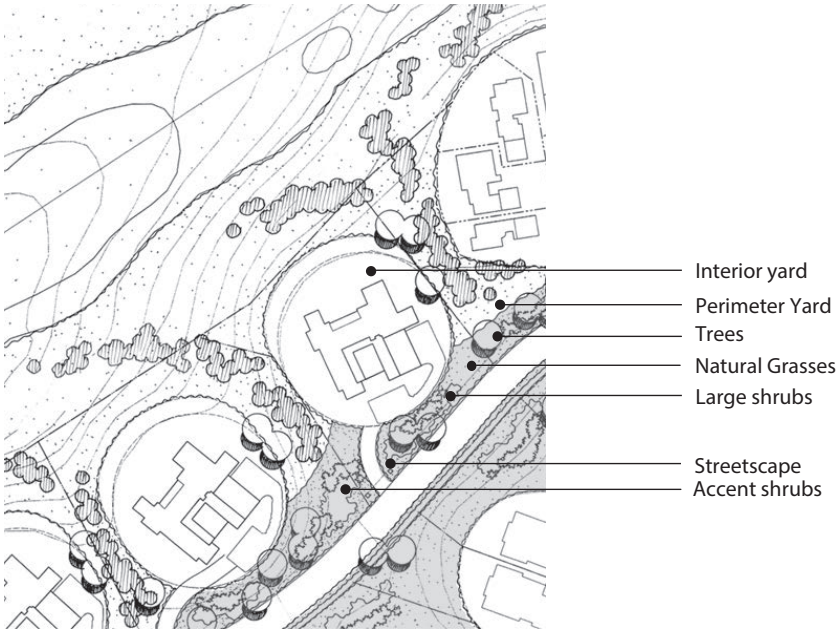
Accent shrubs may be located in bold, informal masses along road edges at turns in road, road intersections, driveway entries, large slopes and other highly visible areas. Accent shrub masses may be layered with a maximum combination of two accent species.

4.4.3 Grasses and Wildflowers

The Ground plane may be planted by the Master Developer with the approved grass and wildflower seed mixture. These grasses may be periodically weedwhipped for brush management purposes only. This planting may be supplemented by the homeowner with approval from the Design Review Committee using grasses and wildflowers from the Perimeter Yard Plant List.

Weed eradication is of primary importance in all grass areas. Before planting, all natural grass areas are to be irrigated to germinate any weed seeds present, and treated per manufacturer's recommendations with a pre-emergent herbicide to eradicate all weed seed germination.

Turf grass is not permitted within the Streetscape.



Streetscape

Informal masses of trees, shrubs and natural grasses comprise the Streetscape

4.4.4 Irrigation

Irrigation may be installed by the Master Developer and maintained by the home-owner except in the Ornamental Grass Streetscape area where it is maintained by the Santaluz Maintenance Association. Drip, bubbler, or micro-spray irrigation is to be used for trees and shrubs. Natural grass areas will be irrigated.

Water application rates must be managed and appropriate for plant material and seasonal requirements.

All backflow prevention devices, irrigation controllers and other utility boxes are to be screened from public view.

4.5 Plant List

The following is the current Plant List for the Custom Homesites at Santaluz. Plant palette may be modified from time to time by the Aesthetic Council. Plants listed in Section 4.6 Prohibited Plant List shall not be used in any landscape zones. Use of this plant material is described in sections 4.1 through 4.4.

Plants are listed in four categories: trees; shrubs; vines; and groundcovers, grasses and wildflowers. Their use is then identified as either background planting or as accent planting. The locations where these plants may be used are also identified as Interior Yard, Perimeter Yard, Streetscape, Brush Management and La Jolla Valley Rim lots.

Trees

		Location		Additional Notes				
		Interior Yard**	Streetscape**/Perimeter Yard	Water Requirement	Planting Size (min.)	Mature Height (feet)	Mature Canopy Width	Remarks
Botanical name	Common name							
Aesculus californica	California Buckeye	■		M	24" box	15'	30'-40'	Large deciduous shrub or tree, native to California; Seeds are poisonous; Flowers in April and May; Showy oblong shaped leaves can be 16" long
Agonis flexuosa 'After Dark'	Purple Peppermint Willow	■		M-L	15 gal.	15'	10'-15'	Dark burgundy evergreen tree with dramatic foliage; Great for informal hedges
Agonis flexuosa	Peppermint Willow	■	■	M-L	24" box	25'	30'	Small, evergreen, fast growing tree; Nice for gardens; Peppermint scented leaves; Nice movement and texture
Albizia julibrissin	Silk Tree	■		M-L	15 gal.	25'	10'-80'	Small, deciduous, fast growing, multi-trunk tree; Flowers in late spring with puff balls of pink stamens; Great accent tree
Arbutus unedo	Strawberry Tree	■	■	M-L	24" box	15'	10'-35'	Small tree, nice accent
Avocado spp.	Avocado	■		L	15 gal.	30'	30'-40'	Dense, evergreen, fast growing tree with an aggressive root system; Produces fruit in 1 to 2 years if grafted; Maximum fruit production in full sun
Calodendrum capense	Cape Chestnut	■		M-L	24" box	30'	25'-40'	Moderate growing deciduous tree with showy spikes of lilac flowers in early summer; Use in large garden; Partial shade to full sun
Catalpa speciosa	Catalpa	■		L	24" box	30'	30'	Use as a large ornamental shade tree in full sun; Deciduous, very adaptable
Cercis occidentalis	Western Redbud	■	■	M-L	24" box	15'	10'-18'	Deciduous shrub to multi-trunk small tree with nice red and orange foliage; Blooms magenta flowers

Trees

Botanical name	Common name	Location: Interior Yard**	Location: Streetscape**/Perimeter Yard	Additional Notes: Water Requirement	Additional Notes: Planting Size (min.)	Additional Notes: Mature Height (feet)	Additional Notes: Mature Canopy Width	Additional Notes: Remarks
Compressus sempirvirens	Italian Cypress	■		M	24" box	30'	3'	Use informally and as an accent only
Cupaniopsis anacardioides	Carrot Wood	■		M-L	24" box	35'	30'	Nice shade tree and specimen multi-trunk, Darsono would to add.
Citrus "thornless" spp.	Citrus	■		M	15 gal.	15'	10'-20'	Requires good drainage and full sun for max. fruit production; Soils should be neutral to acidic in pH; Shallow root system; Glossy green foliage year round; Eureka spp. Recommended
Eucalyptus lehmannii	Bushy Yate	■	■	L	24" box	15'	10'-20'	Small, dense, evergreen tree with foliage reaching down to ground level; Good for screening and high wind areas. See Note 1
Eucalyptus nicholii	Nichol's Willow	■	■	L	24" box	30'	15'-40'	Fast growing tree with weeping branches; Requires full sun. See Note 1
Eucalyptus spathulata	Narrow-leafed Gimlet	■	■	L	24" box	25'	20'	Small, erect, thin leafed tree; Good for small spaces; Requires full sun. See Note 1
Eucalyptus torquata	Coral Gum	■		L	24" box	25'	20'-30'	Fast growing evergreen with red and pink flowers; Likes full sun; Good for large pots. See Note 1
Geijera parvifolia	Australian Willow	■	■	L	24" box	30'	20'	Low maintenance, evergreen, moderate growing tree; Good patio tree
Hymenosporum flavum	Sweetshade	■		M-L	24" box	25'	15'-20'	Evergreen, drought tolerant tree with moderate growth rate; Blooms in late winter to early spring

Trees

Botanical name	Common name	Location: Interior Yard**	Location: Streetscape**/Perimeter Yard	Additional Notes: Water Requirement	Additional Notes: Planting Size (min.)	Additional Notes: Mature Height (feet)	Additional Notes: Mature Canopy Width	Additional Notes: Remarks
Jacaranda mimosifolia	Jacaranda	■		M	24" box	30'	15'-30'	Semi-evergreen tree that blooms lavender flowers in the spring; Petals can stain adjacent concrete; Produces large seed pods
Juglans californica	So. Calif. Black Walnut	■		M	24" box	25'	30'-60'	California native tree with dense foliage; Requires moist soil; Cannot grow in shade
Koelreuteria bipinnata	Chinese Flame Tree	■		M	24" box	25'	20'-40'	Deciduous, moderate growing tree with spreading canopy; Blooms pink flowers in August and September; Flowers best in well drained soil; Likes full sun
Lagerstroemia indica	Crape Myrtle	■		M	24" box	25'	25'	Fast growing large shrub that can be trained as a tree; Long lasting flowers in summer; Great patio accent tree
Magnolia sp.	Magnolia	■		M	24" box	var.	20'-30'	Many species, most are evergreen year round with large flowers; Easy to grow
Maytenus boaria	Mayten Tree	■		M-L	24" box	35'	30'-50'	Slow growing evergreen tree with a shiny, glossy texture; Needs full sun to partial shade
Melaleuca quinquenervia	Cajeput Tree	■		M	24" box	25"	var.	Full sun to light shade; Evergreen, often multi-stemmed; Whitish spongy bark
Metrosideros excelsus	New Zealand Xmas Tree	■		L	24" box	25'	10'-15'	Narrow, upright, hardy evergreen tree; Blooms showy scarlet flowers spring thru summer
Olea europea	Olive	■	■	L	24" box	25'	25'-30'	Slow growing, evergreen tree that thrives in hot, dry conditions; Easy to care for; Fruitless variety recommended; Little Ollie variety 4'-6' high, nice for hedges

Trees

Botanical name	Common name	Location: Interior Yard**	Location: Streetscape**/Perimeter Yard	Additional Notes: Water Requirement	Additional Notes: Planting Size (min.)	Additional Notes: Mature Height (feet)	Additional Notes: Mature Canopy Width	Additional Notes: Remarks
Pinus	Italian Stone Pine	■	■	L	24" box	40'+	40'-60'	Likes sun, well drained areas; Canopy tree
Pistachia chinensis	Chinese Pistache	■	■	L	24" box	25'	30'-35'	Moderate growing, deciduous tree with nice fall color; Grows best in full sun
Podocarpus gracilior	Fern Pine	■		M	24" box	30'-35'	20'-30'	Evergreen, likes part shade to full sun
Pyrus calleryana	Callery Pear & cultivars	■	■	M-L	24" box	30'	20'-30'	Moderate growing, deciduous tree with nice fall color; Best in full sun
*Quercus agrifolia**	Coast Live Oak	■	■	L	24" box	50'+	60'-100'	Moderate growing, native coastal California tree with shiny evergreen prickly leaves; Wildlife depends heavily on oaks
*Quercus dumosa**	Scrub Oak	■		L	24" box	15'	12'	Moderate growing, hardy, evergreen tree; Great for erosion control
*Quercus engelmannii**	Engelman Oak	■	■	L	24" box	40'	55'	Semi-drought tolerant, evergreen tree with large spreading canopy; Native to Southern and Baja California
Quercus ilex	Holly Oak	■	■	L	24" box	40'	20'-50'	Moderate growing, evergreen tree with strong wood; Has good canopy with leaves that resemble holly; Grows well in dry conditions
Quercus kelloggii	California Black Oak	■		M-L	24" box	40'	30'-80'	Broad leafed, deciduous tree with strong wood; Leaves turn yellow, orange and red in fall
Quercus virginiana	Southern Live Oak	■	■	M-L	24" box	40'+	60'-100'	Broad leafed, fast growing, evergreen tree with spreading branches and large canopy

Trees

Botanical name	Common name	Location: Interior Yard**	Location: Streetscape**/Perimeter Yard	Additional Notes: Water Requirement	Additional Notes: Planting Size (min.)	Additional Notes: Mature Height (feet)	Additional Notes: Mature Canopy Width	Additional Notes: Remarks
Rhus lancea	African Sumac	■	■	M-H	24" box	25'	20'-35'	Small, slow growing, evergreen tree with spreading, weeping branches; Good shade tree for gardens; Likes moist, well drained soil
Salix spp.	Willow	■		M-H	24" box	30'-50'	30'-50'	Deciduous trees and shrubs that enjoy moist soil; Hundreds of species; Some can have invasive root systems; Choose smaller species
Schinus molle	California Pepper	■	■	L	24" box	35'	25'-40'	Evergreen tree with weeping branches and lacy looking leaves that can be messy; Tolerates full sun; Roots can be invasive
Tabebuia avellanedae	Trumpet Tree	■		M-L	24" box	25'	40'	Fast grower; produces showy, trumpet shaped flowers; Nice patio tree
Tipuana tipu	Tipu Tree	■		L	24" box	30'	20'-40'	Fast grower with dense foliage that provides shade; Blooms in the spring; Drought tolerant and needs well drained soil
Tristania conferta	Brisbane Box	■		M	15 gal.	30'	20'-40'	Evergreen, moderate growth; Drought resistant once established; Fragrant flowers in Summer
Ulmus parvifolia	Evergreen Elm	■	■	M-L	24" box	35'	50'-70'	Moderate growing, durable, deciduous tree; Tolerates poor soil conditions, likes moist soils that are well drained; Good street tree
Zelkova serrata	Sawleaf Zelkova	■		M-L	24" box	50'	60'	Moderate growing, durable, deciduous tree with spreading branches; Can have shallow roots if not watered properly; Likes full sun

Trees	Location		Additional Notes				
	Interior Yard**	Streetscape**/Perimeter Yard	Water Requirement	Planting Size (min.)	Mature Height (feet)	Mature Canopy Width	Remarks
Botanical name Common name							

*Native to California and fire resistant/retardant. Use in perimeter yard and on slopes to help stabilize soil
**Any tree installed within 5 feet of sidewalks, driveways, walls and streets will require a root barrier
Note 1: Consider maintenance, not allowed in BMZ, suggest perimeter yard use only

Water Requirement:
L= No Irrigation Once Established M-L = Seasonal Irrigation M = Year Round; Moderate Irrigation

Shrubs		Use		Location			Additional Notes					
		Background	Accent	Interior Yard	Streetscape	Large Slope Areas	Water Requirement	Distance o.c. (inches)**	Groupings (quantity)***	Planting Size (min.)	Mature Height (inches)**	Remarks
Botanical name	Common name											
Aeonium spp.	Hens & Chicks, Black Aeonium		■	■	■		L	12"	5-15	1 gal.	var.	Succulents; Use as accents at boulders and as low ground cover in masses
Acacia redolens 'low boy'	Low Boy Acacia				■	■	L	96"	15-30	1 gal.	24"	Dense, heavily branched with narrow grey-green leaves; Drought tolerant
Agapanthus spp.	Lily-of-the-Nile		■	■			M-L	18"	15-25	1 gal.	24"	Blooms mid summer to early fall; Clumping blue flowers on top of stalks
Agave spp.	Agave	■	■	■	■	■	L	48"	1-25	5 gal.	var.	See Note 1
Aloe spp.	Aloe		■	■	■		L	48"	1-3	1 gal.	var.	See Note 1
Anisodontea spp.	Cape Mallow	■	■	■	■	■	M	36"	1-3	5 gal.	48"-60"	Use as large accent plants; For smaller varieties, plant at 36" on center
Anigozanthos flavidus	Kangaroo Paw		■	■	■		M-L	24"	25	1 gal.	36"-48"	Plant as single accents, around boulders or as large groupings
Arbutus unedo 'Compacta'	Dwarf Strawberry Tree	■		■	■	■	M-L	30"	5-15	1 gal.	48"	Use as foundation plant
Arbutus unedo	Strawberry Tree	■		■	■	■	M-L	48"	10-30	1 gal.	10'-15'.	Use as large shrub or small tree
*Artemesia pycnocephala**	Sandhill Sage	■		■	■		L	24"	5-15	1 gal.	6"-12"	Replace after 2 years due to short lived woody appearance
Aretemesia 'Powis Castle'	Wormwood 'Powis Castle'		■	■	■		L	18"	3-15	1 gal.	36"	Feathery grey foliage; Use to intensify color of near by flowers and other foliage Short lived.
Aucuba japonica	Japanese Aucuba	■		■			L	60"	1-3	5 gal.	72"-120"	Use in pots and shady zones against house and loggias
Azalea spp.	Azalea		■	■			M	24"	5-15	5 gal.	24"-36"	Several varieties; Prefer cool partially shaded areas, plant in protected areas
*Baccharis spp.**	Coyotebrush	■		■	■	■	L	36"	5-20	1 gal.	18"	Use on large slopes and as large area ground cover

Shrubs

Botanical name	Common name	Use: Background	Use: Accent	Location: Interior Yard	Location: Streetscape	Location: Large Slope Areas	Water Requirement	Distance o.c. (inches)**	Groupings (quantity)***	Planting Size (min.)	Mature Height (inches)**	Remarks
Baccharis Pigeon Point	Pigeon Point	■		■	■	■	L	48"	5-10	1 gal.	18"	Native, needs little water once established, large groundcover
Bougainvillea spp.	Bougainvillea		■	■	■	■	L	60"	3-5	5 gal.	60"	Many colors; Great as vines on architect- ural features, walls; Frost sensitive
Buddleia sp.	Butterfly Bush		■	■	■		L	60"	1-3	15 gal.	180"	If used as a single specimen; Can also be used as a small, multi-trunk tree
Buxus spp.	Boxwood	■	■	■	■		M	36"	3-8	5 gal.	24"	See Note 2
Calandrinia spectabilis	Rock Purslane		■	■	■	■	L	24"	5-10	1 gal.	24"	Succulent; Blooms magenta flowers year round
Caliandra californica	Fairy Duster	■		■	■		L	36"	10-20	1 gal.	12"-72"	Use as large scale espalier against building walls; Use dwarf variety as shrub
Callistemon spp.	Bottlebrush		■	■	■		L	96"	1-5	5 gal.	180"	Use as large scale shrub for side yards unless dwarf variety is used
Camellia sp.	Camillia		■	■		■	M-L	30"	1-15	5 gal.	var.	Use in shady areas with amended soil; Has glossy leaves; Many species, colors
Carissa grandiflora 'Prostrata'	Dwarf Natal Plum	■		■	■	■	L	30"	10-15	1 gal.	24"	Use as green backdrop to more natural shrubs in perimeter yard closest to house
Cassia artemisiodes	Senna	■		■	■		L	48"	10-20	5 gal.	60"	Lavish bright yellow flowers; Seed pods may be messy; Good for screening
Ceanothus sp.. "Frosty Blue"	Frosty Blue Ceanothus	■	■	■	■		L	60"	10-20	1 gal.	60"	Evergreen, mountain lilac, drought tolerant once established
*Ceanothus sp. 'Yankee Point' **	California Lilac		■	■	■	■	L	48"	10-50	1 gal.	48"	Great on slopes for erosion control; Blooms purple flowers
Cistus purpureus	Purple Rockrose	■	■	■	■	■	L	36"	5-20	1 or 5 gal.	24"-48"	See Note 3

Shrubs

Botanical name	Common name	Use: Background	Use: Accent	Location: Interior Yard	Location: Streetscape	Location: Large Slope Areas	Water Requirement	Distance o.c. (inches)**	Groupings (quantity)***	Planting Size (min.)	Mature Height (inches)**	Remarks
Cistus sunset	Sunset Rockrose	■	■	■	■	■	L	36"	5-25	1 or 5 gal.	24"-48"	See Note 3
Citrus spp.	Citrus		■	■		■	L-M	144"	1-5	15 gal.	var.	Use as accent, small tree/large shrub
Coleonema pulchrum	Pink Breath of Heaven	■	■	■	■	■	L-M	36"	3-15	1 gal.	60"	Bright green with pink flowers; Use in masses in interior yard or on slopes
Comarostaphylis diversifolia	Summer Holly	■	■	■	■		L	42"	3-5	5 gal.	var.	Dark green, large, native shrub; Can be used as an accent as a multi-trunk tree
Coprosmakirkii	Mirror Plant	■		■	■		L	30"	5-15	1 gal.	var.	Use dwarf variety as ground cover; Prune to keep low and dense
Cordyline australis	Cordyline		■	■	■	■	L	36"	3-8	15 gal.	36"-60"	Use as accent and focal point or in pots
Cotoneaster spp.	Cotoneaster	■		■	■	■	L	60"	10-25	5 gal.	36"	Large shrub, good for erosion control; Nice red berries in the fall
Cycas revoluta	Sago Palm		■	■			M-L	60"	1-3	5 gal.	96"	Evergreen plant with stout trunk and long leaves; Slow growing; Plant in full sunlight
Dasylirion spp.	Sotol, Desert Spoon	■	■	■	■	■	L	36"	3-5	1 gal.	48"	Semi Succulent plant; In summer, blooms a long tall stalk with tiny clumps of flowers
Dendromecon spp.	Bush Poppy		■	■	■		L	60"	3-5	1 gal.	72"	Small evergreen with yellow flowers; Blooms in late winter to mid-spring
Echium fastuosum	Pride-of-Medeira	■	■	■	■	■	L	60"	3-8	1 or 5 gal.	60"-96"	See Note 4
Elaeagnus pungens	Silverberry	■		■		■	L	72"	5-8	1 or 5 gal.	180"	Use as foundation planting in front of walls or to screen AC units; Needs pruning
*Eriogonum spp.**	Buckwheat	■		■	■	■	L	24"	5-15	1 gal.	36"-60"	Very drought tolerant; Native species; Short lived

Shrubs

Botanical name	Common name	Use: Background	Use: Accent	Location: Interior Yard	Location: Streetscape	Location: Large Slope Areas	Water Requirement	Distance o.c. (inches)**	Groupings (quantity)***	Planting Size (min.)	Mature Height (inches)**	Remarks
Escallonia spp.	Escallonia	■		■	■		M-L	36"	3-8	5 gal.	60"-72"	Use dwarf variety as foundation planting with natural planting in front; Needs shade
Fatsia japonica	Japanese Aralia	■		■			M	36"	1-3	5 gal.	96"	Use in shade areas
Feijoa sellowiana	Pineapple Guava	■	■	■	■	■	M	60"	1-30	5 gal.	180"	Grey green, large shrub or single accent multi-trunk tree (15-gal)
Fremontodendron spp.	Flannel Bush	■		■	■		L	60"	3-15	5 gal..	180"	Fast growing evergreen shrub with a velvet fuzzy texture; Yellow flowers; Native
Galvezia speciosa	Island Bush Snapdragon		■	■	■	■	L	36"	10-30	1 gal.	48"	Evergreen perennial; Blooms year long with 1" scarlet tubular flowers
Garrya elliptica	Silktassel	■		■	■	■	L	72"	1-3	5 gal.	120"	Evergreen shrub; Great foundation plant or hedge; Showy flowers, glossy leaves
Grevillea spp.	Grevillea	■		■	■	■	L	48"	10-25	1 gal.	48"	Use in larger areas; Use 'noelii' as slope ground cover; Size varies by sp.
Hakea suovaolens	Sweet Hakea	■		■	■	■	L	96"	1-3	5 gal.	240"	Evergreen dense canopy; Good tree for small spaces; Cluster flowers winter & fall
Hesperaloe parviflora	Hesperaloe	■	■	■	■	■	L	24"	5-15	1 gal.	36"	Use in transitions from interior yard to streetscape with succulents & grasses
Heuchera spp.	Coral Bells		■	■	■		L	18"	5-15	1 gal.	16"	Blooms June to Aug.; nice when planted with low ground covers; Likes full sun
Hemerocallis spp.	Daylily		■	■	■	■	M	18"	3-5	1 gal.	12"-36"	Use in perimeter yard transition zone only
*Heteromomeles arbutifolia**	Toyon	■		■	■		L	36"	10-15	-5 ga	var.	Use dwarf variety as foundation planting in front of walls or to screen AC units
Hibiscus spp.	Chinese Hibiscus	■	■	■			M	60"	1-3	5 gal.	var.	Ornamental plant with large flowers in a variety of colors

Shrubs		Use		Location			Additional Notes					
		Background	Accent	Interior Yard	Streetscape	Large Slope Areas	Water Requirement	Distance o.c. (inches)**	Groupings (quantity)***	Planting Size (min.)	Mature Height (inches)**	Remarks
Botanical name	Common name											
Iris douglasiana	Douglas Iris		■	■		■	L	18"	3-5	1 gal.	24"	Evergreen perennial; Blooms from May-June with light blue to dark purple flowers
Iva haysiana	Hayes iva	■		■			L	36"	3-15	1 gal.	48"	Use on large banks and hillsides for erosion control, use with natives
Juncus patens	California Gray Rus	■	■	■	■		M	24"	5-8	1 gal.	12"-24"	Steely blue-grey leaves provide an upright, grassy effect; Great accent plant
Kniphofia uvaria	Red Hot Poker		■	■	■		L	24"	3-8	1 gal.	24"-36"	Use in large groups with daylily and grasses, short lived
Lantana montevidenis	Lantana		■	■	■		L	42"	10-20	1 gal.	24"	Many colors and varieties to choose from; Frost sensitive
Lavandula spp.	Lavander		■	■	■		L	24"	3-15	1 or 5 gal.	36"	Use to add color and texture to walls and architecture
Lavatera bicolor	Tree Mallow		■	■	■	■	L	60"	1-15	5 gal.	96"	Blooms purple flowers June through August; Looks good with Rosemary
Leptospermum spp.	Tea Tree	■	■	■	■		L	60"	1-15	5 gal.	240"	Use to add color to large areas; Can be used as small tree in 15 gallon size
Ligustrum japonica 'Texanum'	Japanese privet	■		■	■	■	L	30"	var	5 gal.	96"-120"	See Note 4
Limonium perezii	Sea Lavander		■	■	■	■	L	30"	3-8	1 gal.	18"-24"	Great color from large clusters of purple blooms
Liriope spp.	Lily Turf		■	■	■		M	24"	3-8	1 gal.	10"-18"	Use in small masses for shady interior yard and perimeter yard areas near home
Lotus scoparius	Deerweed	■		■			L	36"	3-5	1 gal.	48"	Low, bushy, native shrub commonly found in coastal chaparral areas

Shrubs

Botanical name	Common name	Use: Background	Use: Accent	Location: Interior Yard	Location: Streetscape	Location: Large Slope Areas	Water Requirement	Distance o.c. (inches)**	Groupings (quantity)***	Planting Size (min.)	Mature Height (inches)**	Remarks
Lyonothamnus floribundus	Catalina Ironwood	■		■	■		M	120"	1-3	5 gal.	600"	Large fern-like leaves; Large white flower clusters are held out from the foliage
Mahonia spp.	Mahonia	■		■	■		M-L	48"	3-5	5 gal.	48"-72"	Good green backdrop shrub for shady areas; Use as foundation plant
Melaleuca nesophila	Pink Melaleuca	■		■	■		L	48"-60"	3-15	5 gal.	240"	Great transition to natural areas and as screens for AC units and for privacy
Mimulus puniceus	Red Bush Monkey Flower	■		■	■	■	L	30"	3-15	1 gal.	12"-60"	Good for temporary color and texture; Not long lived
Miscanthus spp.	Maiden Grass		■	■	■	■	M	36"	1-40	1 or 5 gal.	60"-72"	Use as single accents next to boulders or in masses
Narcissus spp.	Daffodil		■	■	■	■	L	18"	5-8	1 gal.	6"-18"	Blooms yellow flowers from March until May; Looks best when planted in clumps
Nandina domestica 'Compacta'	Heavenly Bamboo	■	■	■		■	L	30"	3-8	5 gal.	36"-60"	Softens architecture; Grows well in containers, plant in partly shady area
Nolina spp.	Beargrass	■	■	■	■		L	18"	5-8	1or 5 gal.	48"	Use as accent
Opunita littoralis	Beavertail		■	■	■		L	18"	3-5	5 gal.	var.	Coastal Prickly Pear Cactus
Osmanthus fragrens	Sweet Olive	■		■			L	72"	1-3	5 gal.	240"	Has peach scented fragrant flowers; Moderately hardy, dense shrub
Pelargonium peltatum	Ivy Geranium		■	■		■	M	24"	5-8	1 gal.	12"-18"	Blooms year round
Philodendron spp.	Philodendron	■		■			M	60"	1-3	15 gal.	var.	Use in shady areas in interior yards and pots
Phoenix roebelenii	Pigmy Date Palm		■	■			M	36"	1-3	15 gal.	48"-72"	Very hardy, long living palm; Use near patios and entry ways; Slow growing

Shrubs

Botanical name	Common name	Use		Location			Additional Notes					
		Background	Accent	Interior Yard	Streetscape	Large Slope Areas	Water Requirement	Distance o.c. (inches)**	Groupings (quantity)***	Planting Size (min.)	Mature Height (inches)**	Remarks
Pittosporum undulatum	Victorian Box	■		■			L	60"	1-3	5 gal.	144"	Large scale shrub
Pittosporum tobira spp.	Mock Orange	■		■	■		L	48"	3-5	1 or 5 gal.	60"	Use as foundation planting and medium scale background shrub; Keep pruned
Plumbago auriculata	Cape Plumbago		■	■	■	■	M-L	60"	5-25	1 or 5 gal.	36"-48"	Evergreen shrub; Covered most of the year with light blue clusters of flowers
Podocarpus spp.	Fern Pine	■		■		■	L	72"	1-3	15 gal.	360"	Use for screening and shady areas in columnar form
Prunus caroliniana	Carolina Cherry	■		■	■	■	M-L	180"	1-3	5 gal.	240"	Use for screening and shady areas in columnar form as a hedge
*Prunus ilicifolia**	Hollyleaf Cherry	■		■	■		L	180"	1-3	5 gal.	240"	Evergreen shrub; Can be pruned into a hedge or into a tree
Prunus lyonii	Catalina Cherry	■		■			L	120"	1-3	15 gal.	300"	Produces black, edible cherries
Punica granatum	Pomegranate	■	■	■	■		L	60"	5-15	5 gal.	var.	Use as small accent tree or use dwarf varieties as background massing
Quercus dumosa	Scrub Oak	■		■	■		L	96"	3-5	5 gal.	120"	Densely branched; Recommended for erosion control
*Rhamnus californica**	Coffeeberry	■		■	■	■	L	48"	5-15	5 gal.	96"	Good hedge and screening plant; Native
*Rhamnus crocea 'ilicifolia'**	Redberry	■		■	■	■	L	48"	3-5	5 gal.	108"	Slow grower; Looks like an oak tree w/ red berries
Rhaphiolepsis indica	India Hawthorne	■		■	■	■	L	48"	10-30	5 gal.	var.	Use as large scale screen plant; Mix with grasses in perimeter yard; Many sizes
Rhaphiolepis umbellata	Yeddo Hawthorne	■		■		■	L	60"	3-5	5 gal.	72"	Low maintenance, easy to grow; Has fragrant flowers; Grows into a small tree
*Rhus integrifolia**	Lemonadeberry	■		■	■	■	L	48"	5-25	1 gal.	96"	Good for erosion control and for areas that are fire prone

Shrubs

Botanical name	Common name	Use: Background	Use: Accent	Location: Interior Yard	Location: Streetscape	Location: Large Slope Areas	Additional Notes: Water Requirement	Distance o.c. (inches)**	Groupings (quantity)***	Planting Size (min.)	Mature Height (inches)**	Remarks
*Rhus ovata**	Sugarbush	■		■			L	72"	5-30	1 gal.	96"	Good for areas that are fire prone
*Ribes spp.**	Gooseberry or Currant	■		■	■	■	L	60"	5-30	1 gal.	72"-96"	Good fall color, fragrant foliage; Berries attract many varieties of birds
Romneya coulteri	Matilija Poppy		■	■			L	72"	3-5	1 gal.	96"	Spreads aggressively; Use root barrier and plant away from buildings
Rosa spp.	Carpet Rose	■	■	■	■		M	36"	10-25	2 gal.	var.	See Note 6
Rosa floribunda	Shrub Rose	■	■	■	■		M	36"	3-20	2 gal.	var.	Full sun, fast grower; Blooms through Summer
Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary	■		■	■	■	L	36"	1-15	5 gal.	48"	Use in large groups as foundation plant; Provides more vertical branching
Rosmarinus p. 'Huntington Carpet'	Huntington Carpet Rosemary	■	■	■	■		L	48"	10-25	1 gal.	24"	Many prostrate varieties available
Salvia spp.	Sage		■	■	■	■	L	24"	3-8	1 gal.	var.	Evergreen perennial, many varieties; Attracts humming birds and butterflies
Salvia leucantha	Mexican Sage		■	■	■	■	L	48"	3-8	1 gal.	48"	Great perennial; Mix with rosemary, agaves and grasses; Prune in the fall
Sarcococca ruscifolia	Fragrant Sarcococca	■		■			M	60"	1-3	1 gal.	72"	Small, fragrant white flowers; Trainable to an espalier; Use against architecture
Sisyrinchium bellum	Blue-eyed Grass	■		■	■	■	M-L	12"	5-15	1 gal.	24"	Has grass effect
Strelitzia reginae	Bird-of-Paradise	■	■	■			M-L	36"	3-15	5 gal.	48"	See Note 7
Strelitzia nicolai	Giant Bird-of-Paradise	■	■	■			M-L	96"	1-3	5 gal.	240"	See Note 7
Thevetia spp.	Yellow Oleander		■	■			M-L	96"	1-5	5 gal.	180"	FYI: All parts are poisonous

Shrubs		Use		Location			Additional Notes					
		Background	Accent	Interior Yard	Streetscape	Large Slope Areas	Water Requirement	Distance o.c. (inches)**	Groupings (quantity)***	Planting Size (min.)	Mature Height (inches)**	Remarks
Botanical name	Common name											
Trichostema lanatum	Wooly Blue Curls		■	■			L	36"	3-5	1 gal.	60"	Blooms fuzzy blue, 12" flower clusters; Excellent for cut flowers
Tupidanthus calyptratus	No Common Name	■		■			M-L	96"	1-3	5 gal.	300"	Use as accent in shady areas of interior yard; Small tree or large shrub
Viburnum tinus	Laurustinus	■		■			M	48"	3-5	5 gal.	72"	Blooms dense fragrant white flowers in the spring; Use as hedge or to screen
Vinca spp.	Periwinkle	■		■			L	18"	9-15	1 gal.	30"	Use to add year round color; Has small violet flowers; Fast grower, invasive
Westringia fruticosa	Westringia	■	■	■	■		L	48"	5-15	1 gal.	48"	Use with Lavender; Plant like Tuscan Blue Rosemary
Xylosma congestum	Xylosma	■		■			L	60"	5-15	5 gal.	72"	Use only on large side yard shrub areas
Yucca spp.	Yucca		■	■	■	■	L	12"	3-5	5 gal.	var.	Use as accents against walls and boulders

Shrubs	Use		Location			Additional Notes					
Botanical name Common name	Background	Accent	Interior Yard	Streetscape	Large Slope Areas	Water Requirement	Distance o.c. (inches)**	Groupings (quantity)***	Planting Size (min.)	Mature Height (inches)**	Remarks

Note 1: Use as accent or focal point; Plant in groups of one to five in interior yard and groupings of ten to twenty in streetscape; Plant with low-growing ground cover below to connect Agaves until grown in; Plant with softer textured plant palette for contrast and to avoid desert like landscape; ie. Prostrate Rosemary, Iceplant. Spacing varies depending on species.

Note 2: Allow Boxwood in interior yard and streetscape; Use as foundation plant against wall or to create "green wall/boundary" between front door and streetscape area; Keep min. 25 ft. back from public sidewalk/street; mix hedge against informal plantings

Note 3: Plant with Mexican Sage, Tuscan Blue Rosemary and/or Prostrate Rosemary and Agaves for good mix of texture and contrast; Needs to be pruned to extend life expectancy and neat appearance

Note 4: Large shrub that is good for big areas in large groups; Consider groups of 3 to 8 in sideyards or single shrub in interior yard as accent only; Tendency to get woody and brittle when not maintained; cut back regularly to maintain form

Note 5: Consider using as a "green wall" between interior yard zone and streetscape zone as break between house and street; Use as a hedge

Note 6: Consider allowing Floribunda Roses in streetscape closest to house and/or low growing ground cover; Plant Roses in masses to look natural and give color and texture to yard and streetscape

Note 7: Use for Adobe and Santa Barbara architecture against arches and columns; Mix with dryer looking shrubs like Agaves and grasses to keep from getting tropical in character; Use Giant Bird of Paradise as single accent tree against architecture

* Native to California and Fire Resistant/Retardant; Use in perimeter yard and on slopes to help stabilize soil

**Approximate mature heights and spread in California landscape may vary depending on local contitions and species

***Grouping ranges are recommendations; Optimum grouping quantities may vary depending on planting location and lot size

Shrubs	Use		Location			Additional Notes					
	Background	Accent	Interior Yard	Streetscape	Large Slope Areas	Water Requirement	Distance o.c. (inches)**	Groupings (quantity)***	Planting Size (min.)	Mature Height (inches)**	Remarks
Botanical name Common name											

Water Requirement: L= No Irrigation Once Established M-L = Seasonal Irrigation
M = Year Round; Moderate Irrigation

Definitions:
Background - Shrubs to be used close to building or perimeter walls in "background" with shorter shrubs in front
Accent - Shrubs with unique textures or flowers used to create a focal point in a garden
Var - Height and width vary depending on species selected; Check with plant nursery for species specific height

Helpful Notes:
• Use California natives or Australian shrubs or succulents under and around existing Oak Trees; Keep a minimum 10 foot clearance under existing canopy
• Group native shrubs toghether and use in the hottest, driest and sunniest areas of your yard
• Use roses and other higher water consuming plants at the base of slopes, in cooler locations and as accents to driveways, walls and walks

Vines

		Use		Location			Additional Notes					
Botanical name	Common name	Background	Accent	Interior Yard	Streetscape	Large Slope Areas	Water Requirement	Distance o.c. (inches)**	Groupings (quantity)***	Planting Size (min.)	Mature Height (inches)**	Remarks
Antigonon leptopus	Rosa de Montana		■	■	■		M	240"	1-3	5 gal.	60"	Coral Vine; Use on architectural columns & walls to add color
Bougainvillea spp.	Bougainvillea		■	■	■	■	L	36"	3-5	1 gal.	60"	Many colors; Great as vines on architectural features, walls; Frost sensitive
Clematis armandii	Clematis		■	■	■		L	180"	1-3	5 gal.	240"	Use as accent on walls and architecture
Clytostoma callistegioides	Violet Trumpet Vine		■	■			M-L	120"	1-3	5 gal.	160"	Use as accent on walls and architecture
Distictis buccinatoria	Blood-red Trumpet Vine		■	■	■		L	120"	1-3	5 gal.	20'	Use as accent on walls and architecture
Encelia spp.	Encelia	■		■	■		L	36"	3-5	1 gal.	36"-48"	Mix with Ceanothus & Salvias; Tolerates poor soil conditions, but is short lived
Fatshedera lizei	Bush Ivy	■		■			M-L	180"	1-3	1 gal.	240"	Use in shade areas; Rapid growth, needs support to climb; Evergreen vine
Gelsemium sempervirens	Carolina Jessamine		■	■			M	96"	1-3	1 gal.	20'	Vigorous growing twining vine; Fragrant yellow flowers; Use on trellis and fences
Lonicera japonica	Japanese Honeysuckle	■		■			M	96"	1-3	5 gal.	24"	Self clinging vine; Great for walls & has fragrant flowers, can be invasive
Solanum jasminoides	Potato Vine		■	■			M	18"-24"	1-3	5 gal.	25'	Use as a screen on fence or along a lattice; Fast grower with lg. purple flowers
Trachelospermum jasminoides	Star Jasmine	■		■	■		L	30"	5-15	1 gal.	24"	Use as vine against architecture in shady areas; Use as ground cover in interior yard

Vines		Use		Location			Additional Notes					
		Background	Accent	Interior Yard	Streetscape	Large Slope Areas	Water Requirement	Distance o.c. (inches)**	Groupings (quantity)***	Planting Size (min.)	Mature Height (inches)**	Remarks
Botanical name	Common name											
Vitus spp.	Grape	■		■			L	12"-24"	1-3	5 gal.	36"	High climbing, woody vine
Wisteria spp.	Wisteria	■	■	■	■		L	180"	1-3	5 gal.	240"	Use on walls, columns and arches on architecture; Can get large & woody

Water Requirement: L= No Irrigation Once Established M-L = Seasonal Irrigation M = Year Round; Moderate Irrigation

Definitions:

Background - Vines to be used close to building or perimeter walls in "background" with shorter shrubs in front

Accent - Vines with unique textures or flowers used to create a focal point in a garden

Groundcovers, Grasses and Wildflowers		Location			Additional Notes	
		Interior Yard	Large Slopes	Streetscape	Turf Grass	Remarks
Botanical name	Common name					
Acacia redolens 'Low Boy'	Low Boy Acacia		■	■		When used on slopes, plant 3' from top of slope and 6' from bottom of slope; Plant 1 gallon at 60" o.c. as this groundcover spreads.
Arctostaphylos 'Emerald green'	Manzanita	■	■	■		Needs rich, well drained soils; Good ground cover; Drought tolerant; Glossy, deep green leaves. Plant 1 gallon at 36" o.c.
Bougainvillea spp.	Bougainvillea	■	■	■		Many colors available, use low growing varieties as large scale ground cover. Plant 1 gallon at 60" o.c.
Bouteloua gracilis	Blue Grama	■		■		Clump forming, warm season grass with grey green color; Nice in rock gardens, very durable; Slow to establish. Plant 1 gallon at 30"
Buchloe dactyloides	Buffalo Grass	■		■	■	Warm season grass grows mainly in prairies; Very hardy, drought tolerant, gets brown during dry seasons. Lawn replacement , Plant from plugs at 8" o.c.
Carrex tumilicola	Sedge	■	■	■		Great bunching grass; Use 1 gallon at 18" o.c. in groups of 5 to 25; Needs ample water; Green and bronze varieties.
Dymondia margaretae	Dymondia	■		■		Use as low growing ground cover for large areas; Consider for parkway shrub; Expensive, but beautiful and can take foot traffic. Plant from plugs at 8" o.c.
Elymus glaucas	Blue Wild Rye	■	■	■		Native bunch grass; Use in big drifts; Mix with Agaves and other greener grasses and succulents. Plant from 1 gallon at 24" o.c.
Eriogonum Fasciculatum foliolosum	Buckwheat	■	■	■		Little to no water after established, good groundcover. Plant from 1 gallon at 24" o.c.
Eschscholzia californica	California Poppy	■	■	■		Nice color, great for accents anywhere; Native, drought tolerant annual. Not to be used as a permanent ground cover.
Euphorbia spp.	Euphorbia	■		■		Drought tolerant, easy to grow; Some spp. can be used for groundcovers; Adds color and interesting textures to landscapes. Spacing and size depends on species..
Festuca californica	California Fescue	■	■	■		Good in big groups (10 to 50) Plant from 1 gallon at 10" o.c.; Use with low water shrubs.
Festuca longifolia	Tall Fescue	■			■	Cool season grass, moderate to course textured lawn; Most common lawn grass in California. Plant from Sod.
Festuca ovina 'Glauca'	Sheep Fescue	■		■	■	Use as ground cover flatted solid or 1 gallon at 12" oc; Consider for use in parkways.

Groundcovers, Grasses and Wildflowers		Location			Additional Notes	
		Interior Yard	Large Slopes	Streetscape	Turf Grass	Remarks
Botanical name	Common name					
Festuca rubra 'Molate'	Molate Fescue	■	■	■		Cool season, ornamental native California grass; Can be mixed with other grass. Plant from 1 gallon at 10" o.c.
Gazania spp.	Gazania	■		■		Plant adjacent to patios and walkways; Use clumping variety and within small areas for a splash of color; Not as large scale groundcover. Plant from flats at 12" o.c.
Lantana spp.	Lantana	■	■	■		Use as medium sized groundcover to add color and slope coverage; Plant 1 gal. at 36" o.c. in groups of ten or more. 30 max.
Lasthenia chrysostoma	Common Goldfields	■	■	■		Small, slender annual with very narrow opposite leaves and branches bearing solitary golden yellow flower heads. Plant from 1 gallon at 10" o.c.
Lonicera japonica	Japanese Honeysuckle	■	■	■		Works well as a groundcover; Nice fragrent flowers. Plant from 1 gallon at 18" o.c.
Lupinus bicolor	Pigmy-leaved Lupine	■	■	■		Annual plant tolerates sandy soil and full sun; Blooms purple flowers; Good for color on slopes; Adds nitrogen to soil. Plant from flats at 10" o.c. with other sasonal and perenial plantings.
Lupinus nanus	Sky Lupine	■	■	■		Annual plant tolerates sandy soil and full sun; Blooms purple flowers, grown in meadows; Good for color on slopes.
Mulenbergia rigens	Deer grass	■	■	■		Use as single accent at boulder or wall or use as large mass of grass in groups of nine or more. Plant from 1 gallon at 24" o.c.
Nassella pulchra	Purple Needlegrass	■	■	■		Native California cool season bunch grass; Likes deep, well drained soils. Plant from 1 gallon at 24" o.c.
Nepeta faassenii	Catmint	■				Good edging plant for taller shrubs; Blooms blue and purple flowers . Plant from 1 gallon.
Origanum spp.	Oregano	■		■		Several species of Oregano make excellent groundcovers. Plant from flats at 6 - 10" o.c.
Pennisetum messiacum	Bunny Tails	■	■	■		Use as large mass 1 gallon at 18" o.c.in groups of 5 to 25
Pennisetum setaceum 'Red Riding Hood'	Dwarf Purple Fountain Grass	■	■	■		Dwarf Form, Use as large mass 1 gallon at 18" o.c.in groups of 5 to 25.

Groundcovers, Grasses and Wildflowers		Location				Additional Notes
		Interior Yard	Large Slopes	Streetscape	Turf Grass	Remarks
Botanical name	Common name					
Zauschneria spp.	California Fushia	■		■		Blooms pink flowers; Can be used as a groundcover. Plant from 1 gallon at 18" o.c.
Zoysia japonica 'Meyer'	Meyer Zoysia	■			■	Course leaf texture, medium green color; Nice for lawns. Plant from sod with other turf grasses.

4.6 Prohibited Plant List

None of the plants listed on the Prohibited Plant List may be used in Santaluz, even if they are low and invisible in a fully enclosed courtyard.

Trees, Shrubs, and Ground Covers	
Botanical name	Common name
Ailanthus altissima	Tree-of-Heaven
Archontophoenix cunninghamiana	King Palm
Arundo donax	Giant Reed
Atriplex semibaccata	Australian Saltbush
Brahea spp.	Guadalupe Palm
Brassica spp.	Schefflera
Broussonetia papyrifera	Paper Mulberry
Butia capitata	Pindo Palm
Cedrus deodora	Deodar Cedar
Chamaerops humilis	Mediterranean Fan Palm
Cortaderia selloana	Pampas Grass
Cynara cardunclus	Cardoon
Cynara skolymus	Thistle
Foeniculum vulgare	Common Fennel
Livistona spp.	Fountain Palm
Melilotus spp.	Sweetclover
Nicotiana glauca	Tree Tobacco
Pennisetum setaceum (except 'Rubrum')	Fountain Grass
Phoenix canariensis	Canarary Island Palm
Phoenix dactilifera	Date Palm
Phoenix reclinata	Senegal Date Palm
Picris echiodeso	No Common Name
Pinus specie (except Pinus pinea)	Pines (except Italian Stone Pine)
Rhapis excelsa	Lady Palm
Rhynchelytrum repens	No Common Name
Ricinus communis	Castor Bean
Salsola salina	Russian Thistle
Spartium junceum	Spanish Broom
Syagrus romanzoffianum	Queen Palm
Tamarix spp.	Tamarisk
Trachycarpus fortunei	Windmill Palm
Washingtonia spp.	Fan Palm
Xanthium strumarium	Common Cocklebur

SANTALUZ

Hardscape

Decomposed granite paving of the Interior Yard in Provence style home

5.1 Introduction

The character of the hardscape at Santaluz is derived from two sources: the land and the architectural expression. Elements derived from the land emphasize natural materials, forms and textures. Where the hardscape does not relate to buildings, these elements should be the dominant expression. Where the hardscape relates to buildings, the architectural expression is an extension of the building. These two expressions of hardscape are intended to exist harmoniously within the landscape of Santaluz as the buildings relate to the land.

The hardscape elements are defined as all constructed elements in the landscape, excluding buildings. This section describes the guidelines for monuments, markers, mailboxes, trellises & pergolas, walls, fences and paving.

Elements that are attached to the building would be considered as part of the architecture in Chapter 3 Architecture. Elements that are separated from the building can be found in this section of the guideline.

5.2 Rocks and Boulders

Natural rock forms are abundant at Santaluz.

Rock outcroppings punctuate hilltops creating natural landmarks. Scattered rocks and boulders occur throughout the site. Colors vary from deep reds and browns to lighter tans and grays.

Use of rock is encouraged. This may take the form of composed rock outcroppings in the landscape, rugged dry walls with boulder bases, rustic stacked stone walls, rock curbs and planters, boulder lined drives, stone monuments and markers, and stone pavement.

Natural rock cropping on the site

Rock Wall

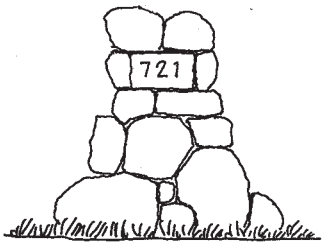
Rustic stone wall

Marker character finds its inspiration from these natural features

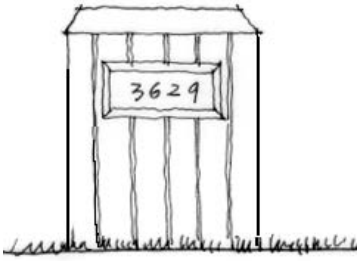
5.3 Address Markers

All address markers shall be approved by the Aesthetics Council. At areas where private residential driveways meet village drives, residents shall mark their entries with address markers. These markers should reflect the adjacent natural landscape and/or the residential architecture. These should be relatively low in height, of rustic character and built of native site stone or architectural materials. Functionally, they shall serve to display addresses and names if desired.

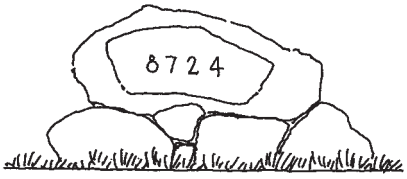
- Acceptable materials include native site or similar stone, plaster, concrete and wood
- Vertical markers over 3 feet in height are not permitted
- No internal lighting may be used on the Address Markers
- External lighting may be used, if approved, on a case-by-case basis. Fixture must be shielded from view by use of plant material
- A single uplight may be used to light a street address



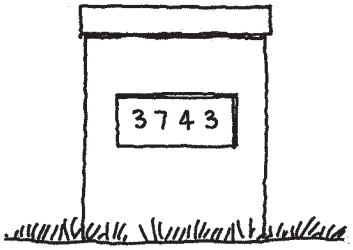
Stone address marker with metal etched numbers



Wood address marker with metal etched numbers



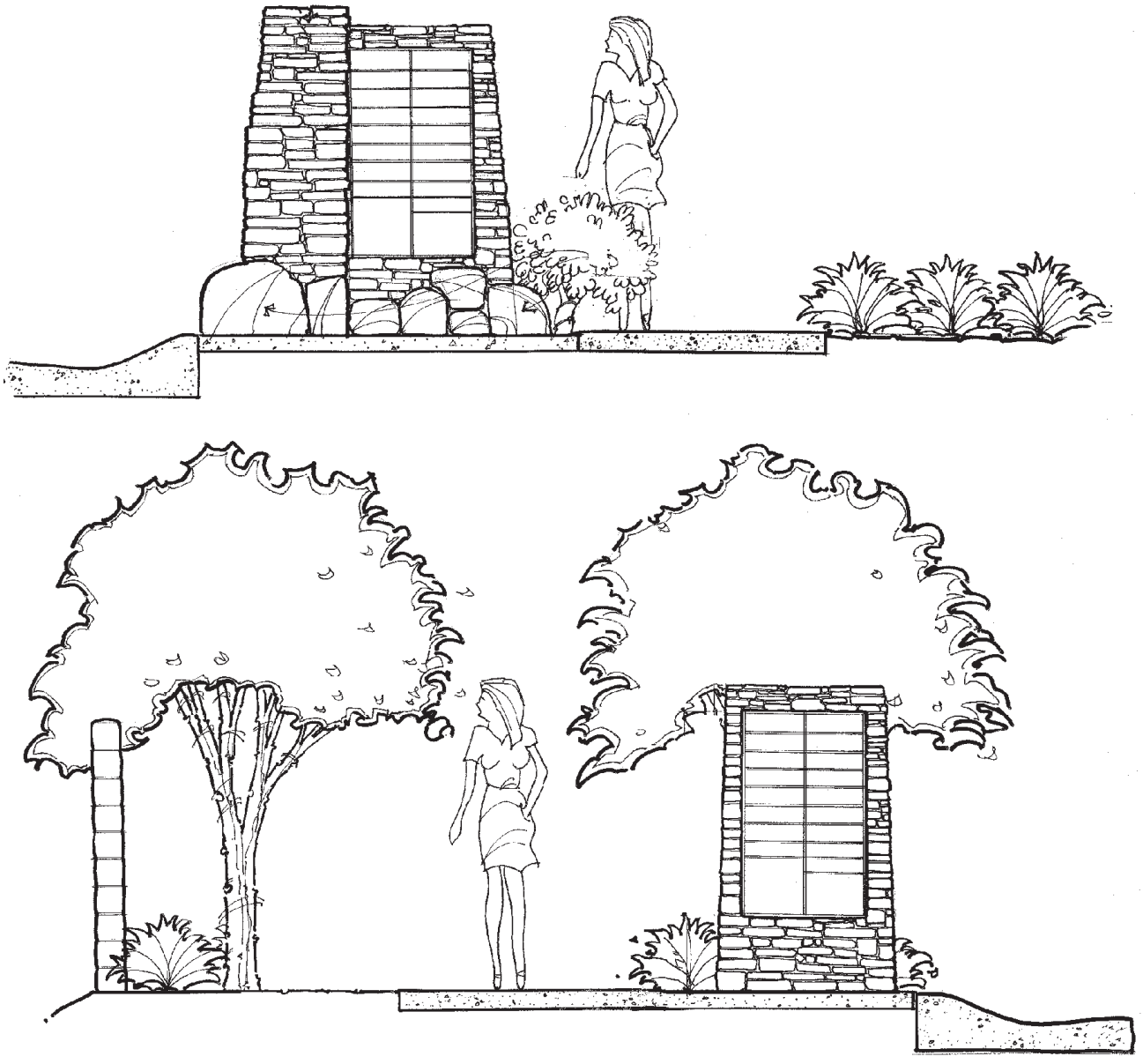
Stone address marker with metal etched numbers



Plaster address marker with metal etched numbers

5.4 Mailboxes

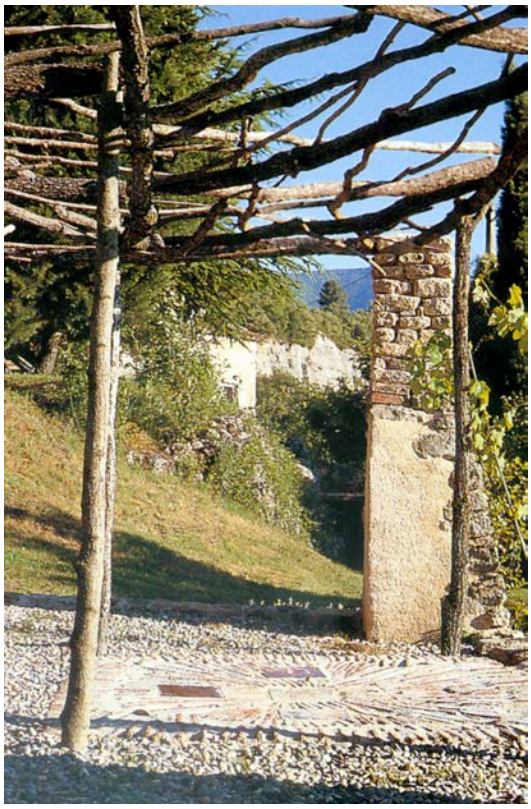
Individual mailboxes will not be available at each homesite. Mailbox facilities will be installed by Master Developer. The Post Office has determined groupings and location. Variations from the cluster boxes provided are not permitted.



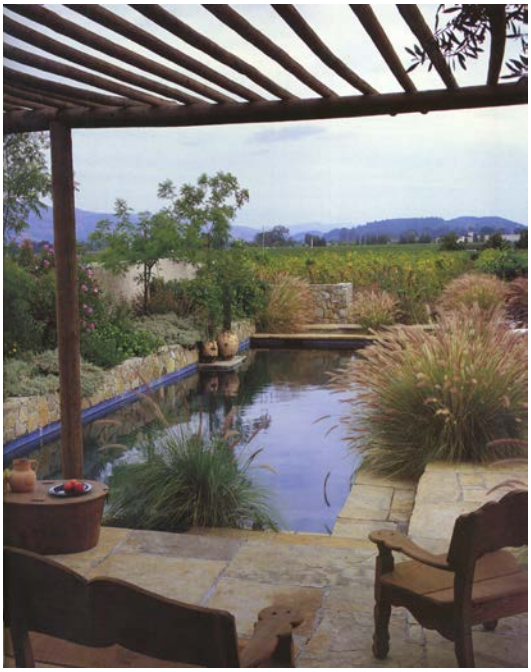
Typical mailbox kiosk

5.5 Overhead Landscape Structures

The appearance of pergolas, arbors, trellises and other exterior landscape structures, can be rustic in character or architecturally consistent with the appearance of the house. The color must match the house trim or the wall color, and must be compatible with the house.



This rustic pergola creates a unique outdoor space



A wood trellis helps form a quiet outdoor resting place

Trelliswork covered with vines extends the outdoor living area

Masonry columns support a well articulated wood trellis

5.6 Walls and Fences

Because of its low density and rural nature, the open character of Santaluz should not be disturbed by visually intrusive fences or walls. The misuse of walls and fences could interrupt the continuity of the village and surrounding landscape. Therefore the use of walls and fences should be minimized. The design concept is to make walls and fences blend with both the architecture and the landscape while still providing privacy and security consistent with the needs of individual homeowners.

Walls and fences that occur on residential homesites shall be of natural materials or be an extension of the colors and materials of the adjacent residential architecture. They may occur within the Interior Yard as an extension of house living spaces, to frame courtyards or to direct views. Walls and fences may occur in the Perimeter Yard according to Section 2.6.3. Transparent fencing styles should be used wherever necessary to maintain views.

The following criteria apply to Residential Walls and Fences:

General

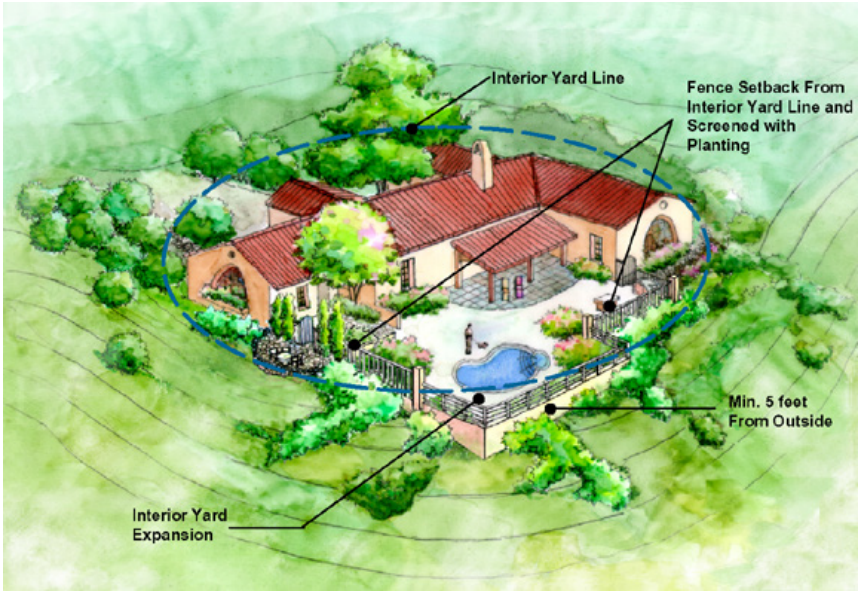
- Yard fencing which roughly or actually follows the top of slopes or lot line must be set back a minimum of 3' to 5' to provide space for landscape screening for at least 80% of its length.
- Walls and fence materials must be consistent with the architectural style of the main structure or of materials related to the land.
- Walls and fences bordering or fronting open space, Santaluz Club, or other common areas shall be designed to be compatible with walls and fences on adjacent private properties.

Residential walls are simple and reflect the adjacent architecture

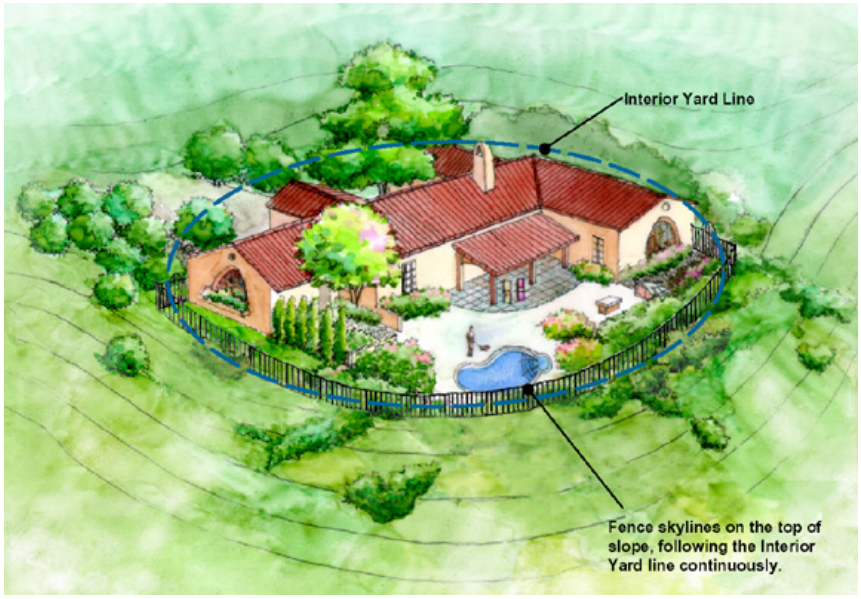
Metal grill work adds detail

Open picket fences require little ornamentation

Walls and Fences



Fences and walls are designed as extension of main living space



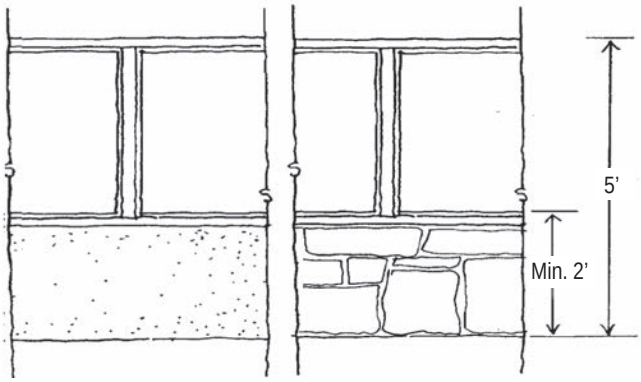
Fences skylining on the top of slope is not permitted

- Walls and fences shall not occur on property lines except when the Interior Yard line and property line coincide. Walls and fences shall not follow the Interior Yard line for extended distances.
- Fences and walls should not skyline on the top of the slope.
- The length of walls and fences will be considered on a case-by-case basis according to the plans.
- The total length of walls and fences over 3 feet high should not exceed 50 percent of the length of the Interior Yard perimeter.
- Courtyard walls adjoining the house, enclosing less than 500 square feet, will not count towards the total length of fencing.
- Walls around auto courts will be considered separately on a case-by-case basis.

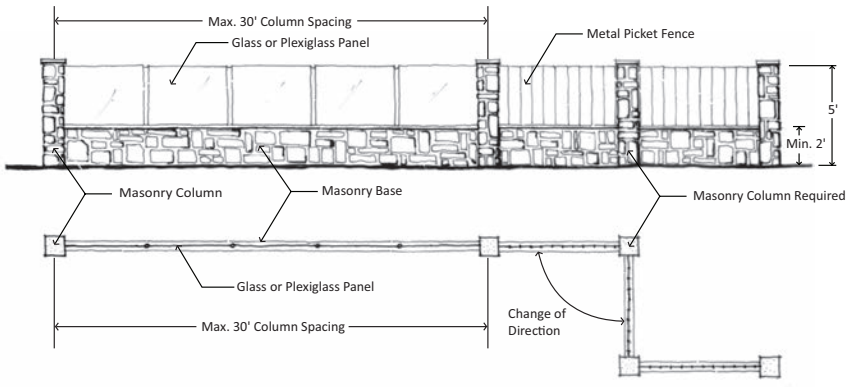
- Acceptable wall or fence materials include native site or similar stone, masonry with plaster finish, natural gray concrete or stained concrete to reflect native site colors, earth-tone brick, adobe, wrought iron, metal picket, wood slat, metal screen and transparent materials. Faux stone, if approved for the architecture, may be used for walls related to the house. Otherwise faux stone is not permitted.
- Grape stake fences are prohibited.
- Wood fences on property lines are prohibited.
- The tops of fences or walls in areas of grade change must be level and stair-stepped or sloped as required with 6 to 7 feet maximum height.
- Only noncombustible fences or walls are permitted in the Brush Management Zone.
- Maximum wall or fence height shall be 6 to 7 feet. See Stepped Wall Exhibit, Page 5-12.

Low walls define spaces

Pool fence constructed with cable that accommodates view



Wall with glass or plexiglass view panels and masonry base



Elevation and plan view of wall with glass or plexiglass view panels and adjacent metal picket fence showing typical required masonry base and column conditions

- Both conditions of stepped and sloped wall will be permissible and will be reviewed for appropriate treatment.

Transparent Fencing

- To maintain views, clear glass panels or metal cables may be used. When glass Plexiglas panels are used, a masonry base of at least 2 feet in height and masonry columns of no more than 30 feet on center must be used.
- Masonry columns must be used whenever a change of direction of the wall or fence occurs.
- Use of glass or Plexiglas panels should be minimized. No continuous run over 60 feet is permitted.
- When a fence with glass or Plexiglas panels is used with a metal picket fence, the same base and columns must be used for both fences.
- Clear glass is not permitted on top of walls more than 6 feet high.

Special Fencing

- Fencing for game courts shall be dark green plastic coated mesh only and shall be located entirely within the Interior Yard, shall be screened and shall not be visible from off-site.
- Wind screens shall be dark green.

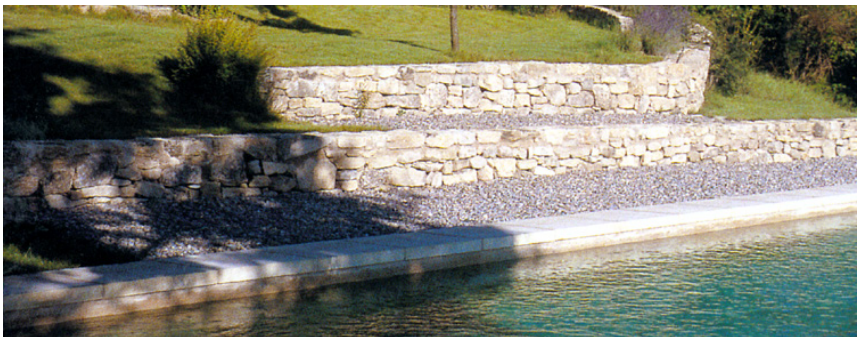
Retaining Walls

Retaining walls shall be designed as visual extensions of the main structure with regard to materials, color, and details, or as natural landscape elements such as stone that blend with the site. Retaining walls that relate to the landscape and are visible from public view should be low walls, 3 feet or less in height. Multi walls could be used to lower the necessary wall height. Curvilinear or organic form is encouraged to be in character with the rural landscape.

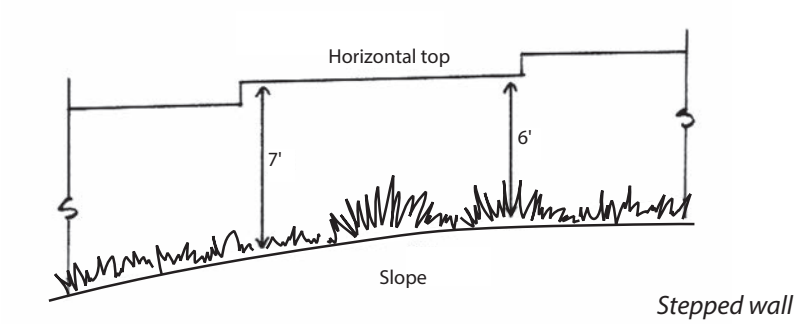
- Maximum height of retaining walls shall be 7 feet.
- Maximum length of a single wall segment higher than 3 feet is 60 feet.
- Minimum offset between wall segments is 6 feet.

Residential walls and fences are to be approved by the Aesthetics Council.

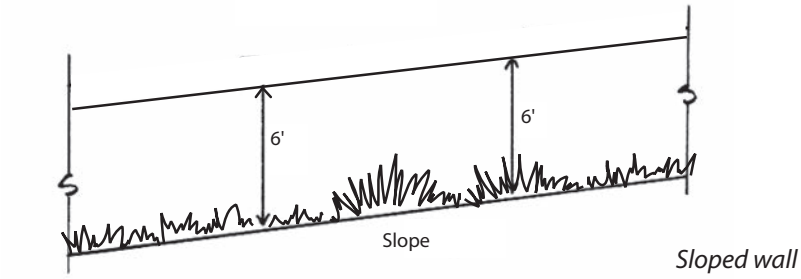
Low rock walls blend with landscape



Stepped rock wall



Stepped wall



Sloped wall

Concrete pavers

Textured and stained concrete and stone

Gravel garden path

Gravel outdoor paving

5.7 Paving

Paving at Santaluz should reflect the natural character of the site. Modest materials such as gravel, decomposed granite, stabilized earth, asphalt and richer natural materials such as stone, brick and clay tile are preferred. Earthen colors and textures should predominate. Man made materials that are intended to simulate natural materials such as stamped, colored concrete and cultured stone shall not be permitted.

Acceptable paving materials include native site stone or equal, clay tile, brick, gravel, asphalt, decomposed granite and stabilized earth.

Poured in place concrete paving and concrete pavers may be used but great care must be taken in achieving compatible surface quality. Exposed aggregate concrete and colored, textured concrete surfaces may be considered subject to approval. Paving samples are to be submitted.

Paving is to be approved by the Design Review Committee.

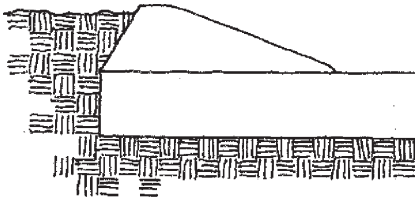
When required for drainage purposes, curbs may be appropriate. See section “2.10.1 Driveways”

Stone with grass joints

Flagstone court

Stones set in turf

Asphalt driveway



Asphalt curb

SANTALUZ

Lighting

Traditional wall mounted light fixture with light source concealed in hood

6.1 Introduction

Landscape and exterior building lighting contribute significantly to the mood and character of a community. In keeping with the restrained rustic quality of Santaluz, exterior lighting shall be subdued and understated. The guiding principle for exterior illumination is that areas should not be illuminated unless one or more of the following criteria are met:

6.1.1 Mark an Important Place

Building entries, address markers and other similar important places may be lit at night to assist residents, visitors or emergency service vehicles and personnel to find their way from the street to the residence.

Exterior lighting may also be used on patios, covered exterior areas and other exterior gathering places. A single uplight may be used to light a street address. See Section 5.3 for requirements of address markers.

6.1.2 Indicate Direction or Extent

Paths, walkways, driveways and exterior parking areas may require lighting to define their edges or extent.

6.1.3 Safety

In addition to the standard types of lighting described above, special situations such as abrupt changes in grade, retaining walls, stairs or other conditions may require exterior lighting.

6.2 General Guidelines

The following general guidelines must be observed in the design of exterior lighting:

6.2.1 Light Source Pollution

All exterior lighting must be indirect and light sources (such as light bulbs) must be concealed or shielded so that they are not visible from any street, adjacent lot, Homesite or common area. No internally lit signs are permitted. Shielding may be achieved by the use of opalescent, off-white, or amber colored glass. Seeded or other non-obscured glass is not an acceptable shielding. Samples of the glass must be approved by the Aesthetics Council.

6.2.2 Light Direction

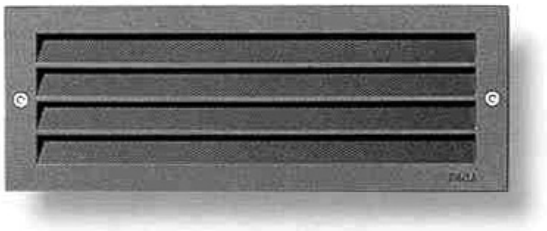
Light must be directed down towards the ground, rather than up or sideways. The area illuminated should be minimized, consistent with the purpose of the exterior lighting. Address markers may have alternate lighting. See section “5.3 Address Markers”

6.2.3 Light Intensity

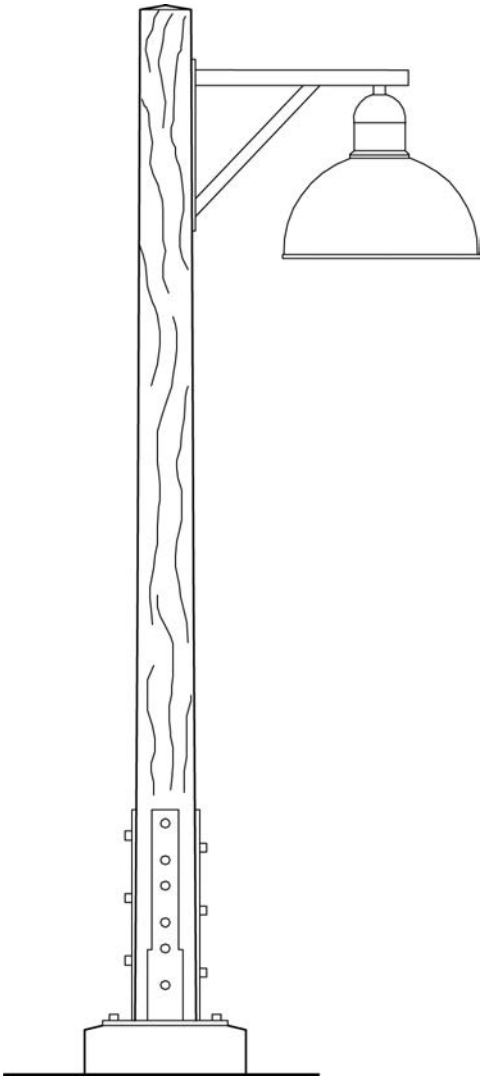
The intensity of the lighting must be at the lowest level consistent with the purpose of the lighting. Exterior lighting intensity shall be subdued and understated. Acceptable lighting intensity will be determined at final inspection by a site review after dark.

6.2.4 Light Color

Light source color must be “warm” and yellow in color, similar to the color of incandescent light. Mercury vapor, low- or high-pressure sodium, neon and other “cool” or non-yellow sources of light are not permitted unless they are completely invisible off-site.

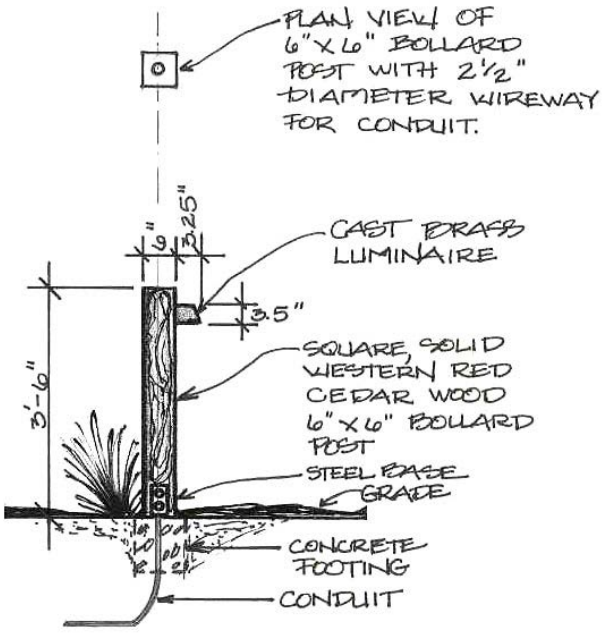


Wall mounted step or walk light



Typical pole light with concealed light source

Typical path lighting with concealed light source



Bollard type path light

6.3 Landscape Zone Lighting

Uplighting of mature canopy trees only is permitted on a limited basis in the Interior Yard only per Section 6.3.2.

6.3.1 Perimeter Yard; Streetscape

Lighting permitted in the Perimeter Yard and Streetscape Zones must be limited to driveways, walkways, and address markers. Other types of lighting, including uplighting of landscape, are prohibited.

6.3.2 Interior Yard

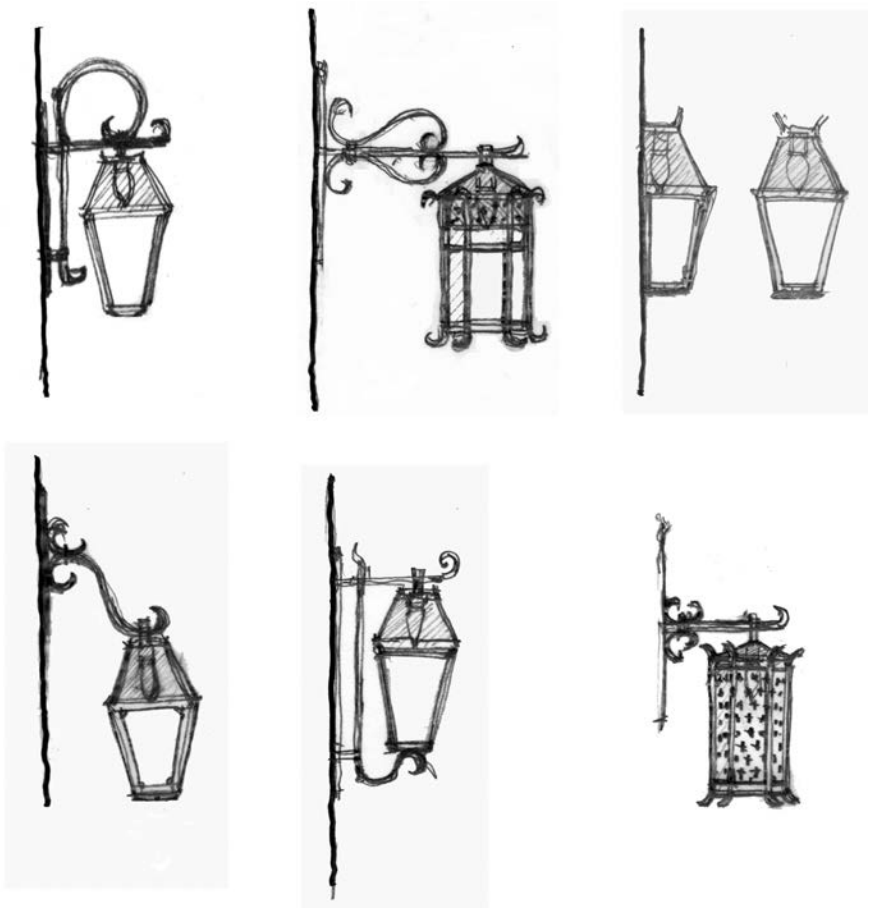
As the location of most outdoor activity, the Interior Yards may typically include walls, patios, pools, fountains, gazebos, trellises or other structures which may require lighting. Exterior lighting consistent with this section is permitted within the Interior Yard area. Limited downlighting from trees is permitted. Either pendant type or fixed type may be used.

Uplighting of landscape is permitted with the following requirements;

- Only mature canopy trees may be uplighted.
- Only one fixture per tree is allowed.
- Light fixtures must have light sources fully recessed and concealed and must not be visible from offsite.
- The quantity of uplights shall be limited.
- Exterior lighting shall be subdued and understated and shall be approved on a case-by-case basis.

6.4 Exterior Building Lighting

- Decorative exterior building lighting should be limited to entry areas or covered exterior space, consistent with other exterior lighting guidelines. Light sources may be concealed by placement of light source under the hood of the fixture: see sketches to right.
- Exterior lights may be mounted on top of pilasters at entry element(s) only on a limited case-by-case basis. Only base- mounted type fixtures are allowed for this application.
- Fully recessed uplights may be used to highlight arched openings on buildings on a case-by-case basis.
- The following types of exterior building lighting are not permitted:
- Wall lighting from building-, roof- or ground-mounted fixtures
- Sconces or soffit fixtures in excess of the minimum number needed to provide for a permitted exterior lighting need
- Exterior lights may not be mounted on top of courtyard walls or fences.
- Flood lighting of buildings is not permitted.
- No internally lit signs or graphics are permitted.
- Recessed or surface mounted lights in garage door soffits are not permitted.

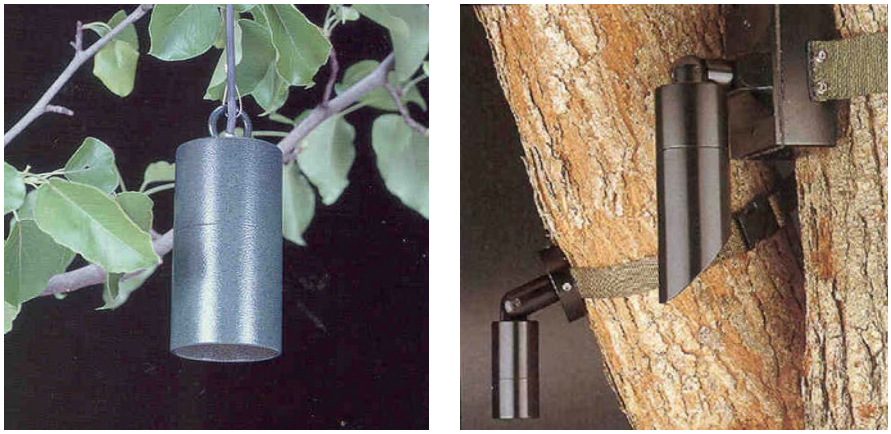


Decorative exterior building light with concealed light source

6.5 Exterior Lighting

Exterior tree lighting is permitted subject to the following requirements:

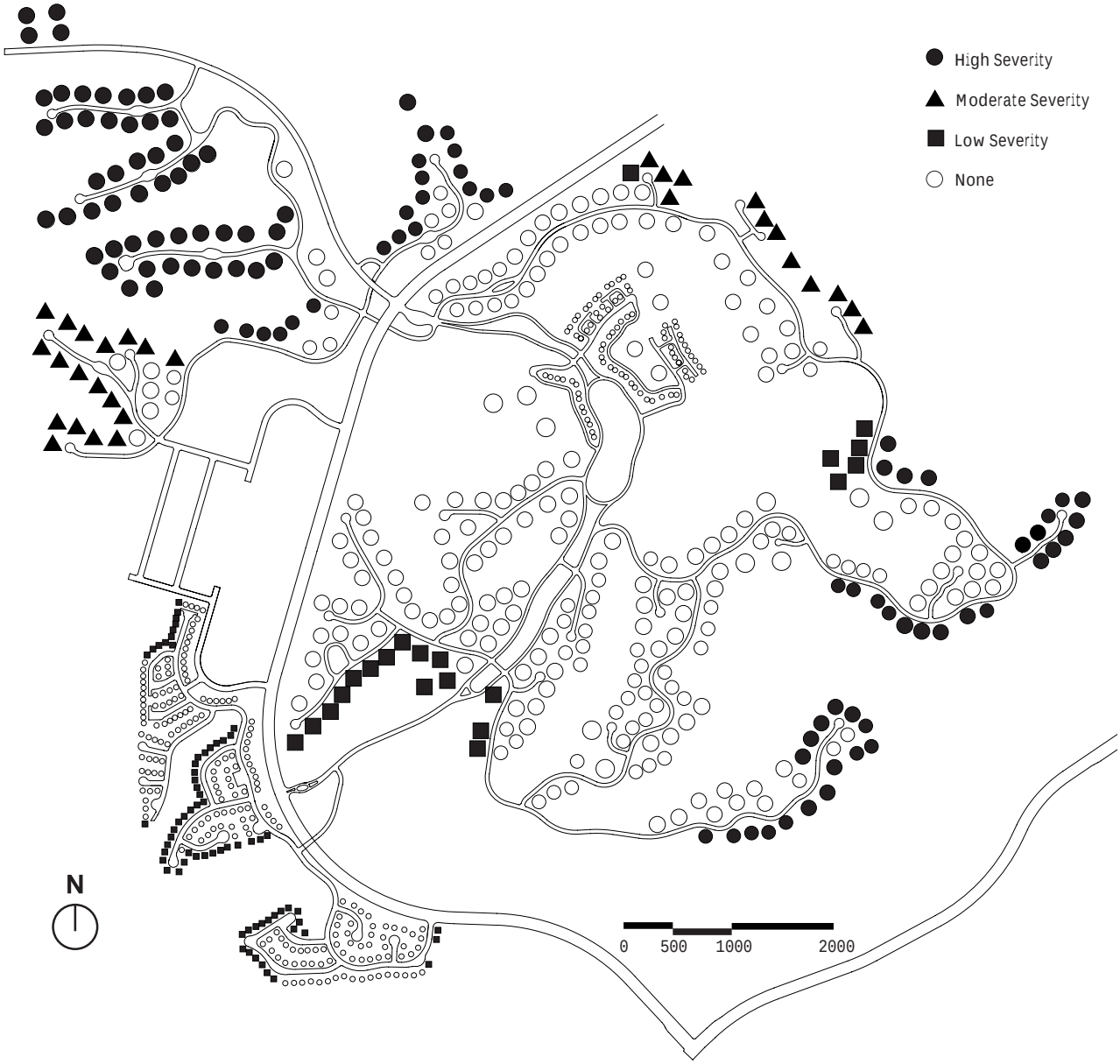
- All fixtures must have concealed light sources;
- All fixtures must be directed downward; tree uplighting is not permitted;
- The total number of light fixtures may be restricted in order to maintain a subdued lighting environment along streets.



Limb- and trunk-mounted tree lights with concealed light sources

SANTALUZ

Brush Management

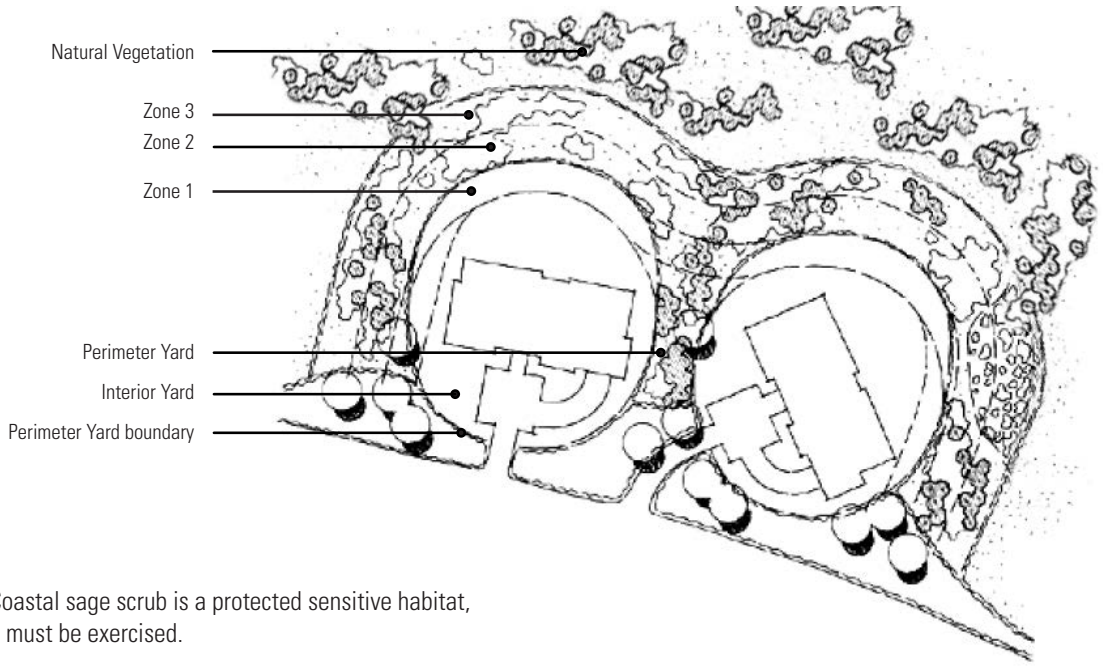


Brush Management Flammability Designations

7.1 Introduction

The Brush Management Zones implement the City of San Diego Brush Management Program as defined in the *Landscape Technical Manual* dated November 1989.

Santaluz has three flammability designations: high, moderate and low severity. These Brush Management areas have been established to reduce the amount of flammable vegetation. The Brush Management areas are subdivided into three zones (Zone 1, 2 and 3) of a specific width to make a gradual transition between natural and developed areas.



Note: Coastal sage scrub is a protected sensitive habitat, caution must be exercised.

Brush Management Zones

In high severity fire hazard areas the zone widths generally are:

Zone 1—40 feet wide
Zone 2—40 feet wide
Zone 3—30 feet wide

In moderate severity fire hazard areas the zone widths generally are:

Zone 1—35 feet wide
Zone 2—30 feet wide
Zone 3—20 feet wide

In low severity fire hazard areas the zone widths generally are:

Zone 1—30 feet wide
Zone 2—20 feet wide
Zone 3— 0 feet wide

Each zone has different treatment requirements.

The landscape in Zones 2 and 3 are located in the Perimeter Yard and will be installed by the Master Developer and maintained by the SMA.

The Zone 1 landscape includes areas within both the Perimeter and Interior Yards and will be maintained by the homeowner.

Zone 1, 2 and 3 each have their own landscape design, installation and maintenance requirements as described below. Zone 1 landscape within the Interior Yard may be from the Interior Yard Plant List. No plant material listed on the Prohibited Plants List is permitted.

For more detailed information see the Brush Management Section of the *City of San Diego Landscape Technical Manual dated November 1989*.

7.2 Zone 1 Landscape

This Zone contains the landscape planting adjacent to structures. This Zone overlaps both the Interior and Perimeter Yards. No flammable structures (habitable or attached to habitable structures) are permitted in the Zone 1. Both native and non-native plants may be used in Zone 1. Plants may be selected from the Interior Yard Plant List that fall within the Interior Yard in Zone 1 subject to other Zone 1 requirements. All nonnative plants shall be irrigated in Zone 1 and all planting shall be maintained in a succulent condition. Native plants may not be irrigated however, the non-irrigated plant groupings may not exceed 100 square feet in area and not exceed 10% of the total zone area.

Generally the landscape should be primarily low-growing groundcovers, vines and shrubs. Highly flammable plant materials shall be prohibited. The clearance between the tree's dripline and the structure should be greater than ten feet. At least 50% of Zone 1 shall contain deep rooting, spreading, low fuel volume and fire retardant shrubs and vines.

7.3 Zone 2 Landscape

Zone 2 introduces low-growing (less than 24 inches) fire retardant shrubs and groundcovers visually and horticulturally compatible with the native vegetation. No encroachment or modification of Zone 2 grading, irrigation and landscape is allowed. No structures, walls or fences shall be constructed in Zone 2. No overspray or runoff into the Zone 3 is allowed.

7.4 Zone 3 Landscape

Zone 3 involves the selective thinning and pruning of native vegetation in a way that preserves the natural appearance of the area while reducing the fuel load. All plants in Zone 3 are to have an average maximum height of 36 inches or less and be suitable for erosion control, slope stabilization and able to survive without irrigation. No structures, walls or fences shall be constructed in Zone

7.5 Maintenance of Zones

The homeowner is responsible to maintain the Zone 1 according to City of San Diego Brush Management Program as described in the Landscape Technical Manual dated November 1989. Maintenance of Brush Management Zones 2 and 3 will be the responsibility of the Santaluz Maintenance Association.

7.6 Santaluz Brush Management Modified Standards

Zone 1 may be reduced by 10 feet and Zone 3 increased by 10 feet when certain mandatory fire protection and prevention architectural features are provided.

The Homesite Exhibit indicates this modified condition as follows:

In high severity fire hazard areas the zone widths would be:

Zone 1—30 feet wide
Zone 2—40 feet wide
Zone 3—40 feet wide

In moderate severity fire hazard areas the zone widths would be:

Zone 1—25 feet wide
Zone 2—30 feet wide
Zone 3—30 feet wide

In low severity fire hazard areas the zone widths would be:

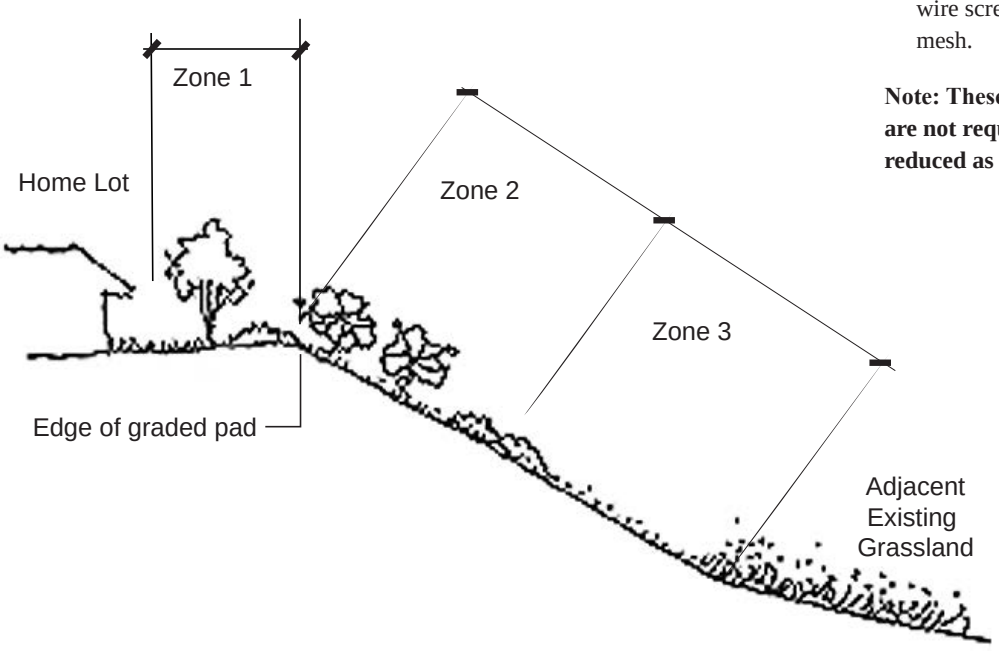
Zone 1—20 feet wide
Zone 2—20 feet wide
Zone 3—10 feet wide

Architectural features occurring in the 10 feet area created by the reduced Zone 1 are subject to increased fire resistant requirements. See Homesite Exhibit.

The following list is a guide only and it is the homeowner's responsibility to confirm these and other requirements with the City of San Diego.

- The roof shall be of fire retardant construction. Wood shake shingles, whether fire retardant or untreated, are not permitted; and
- Roof overhangs shall have an exterior surface equivalent to that required for one hour fire resistive walls; and
- All eave vents shall be covered with wire screen not to exceed 1/4 inch mesh.

Note: These architectural modifications are not required where Zone 1 is not reduced as indicated in section 7.1.



Typical Brush Management Zone section
(From City of San Diego Manual)

SANTALUZ

La Jolla Valley Rim Lots

La Jolla Valley Rim Lot Location

8.1 Building and Site Requirements

Some lots have been designated La Jolla Valley Rim Lots and are subject to additional requirements by the City of San Diego:

- Rear Setback: 35 feet subject to Section La Jolla Valley Rim Landscape Requirements
- Minimum front setback reduced to 15 feet
- Minimum lot depth is 125 feet
- Maximum Height: 15 feet except for an area limited to 20% of the total floor area which may be 30 feet in height
- Elevation colors in these areas shall be tinted pastels that harmonize with the setting rather than colors such as white or pink
- Manufactured slopes may occur within this area if not visible from the valley floor. Maximum grade height is ten (10) feet at 2:1 slope; twelve (12) feet at 3:1 slope

8.2 Landscape Requirements

The La Jolla Valley Rim Lots shall have a 35-foot wide transitional planting area with the following requirements:

• Plant material must be listed on the Brush Management Plant List and La Jolla Valley Rim Lot Plant List, see section “4.5 Plant List”.

• Vary mix of native and non-native plant materials, except areas contiguous to existing native vegetation shall be planted with native materials exclusively.

• Prohibit non-native plant species (i.e., those capable of reproducing and spreading into native, non-irrigated areas) are not permitted. See section “4.6 Prohibited Plant List”.

• Promptly remove noxious weeds and invasive plants (e.g., Pampas Grass, Artichoke Thistle) that sprout in transition areas.

• Natural Grass areas are allowed to change color with the seasons, and mowed or weed-whipped where necessary for brush management purposes.

SANTALUZ

Approvals

9.1 Planning, Designing and Building in Santaluz

Welcome to the exciting process of creating your new custom residence at Santaluz.

One of the last coastal properties of its size and quality in California, the rustic village of Santaluz has been carefully crafted with the blending of cohesive and thoughtful design elements. At Santaluz, the natural landforms, native landscape and simple, elegant buildings all work together to create a village with a special quality of living.

As with all aspects of Santaluz design, the custom homesites play an important and unique role in the overall community. The purpose of this document is to provide inspiration as well as criteria and guidance to you and your team, as you proceed with this process.

We see our primary role as communicating the vision of Santaluz and ensuring the proper execution of that vision while simultaneously allowing for a high degree of variety and customization of your residence. We see ourselves more as communicators, facilitators and counselors than a standards committee.

To this end, you will find that the Santaluz design review process fits well within the typical custom home creation process. We stand ready to work with you at any pace you choose.

As we all proceed down this path of ensuring the design integrity of Santaluz, we have found there are several principles that allow the creation of your new Santaluz custom residence to be most effective:

• All team members should have a thorough understanding of Santaluz Design.

• Authentic details ensure authentic architectural style.

• Create original design for your specific homesite and surroundings.

• Seek frequent feedback on your progress; the Professional Design Team is a resource.

• Provide complete information at each step of the process.

• Respect the design and construction guidelines.

• Be inspired … and have fun!

We look forward to working with you in bringing Santaluz to its ever-evolving reality.

Creating and maintaining the vision that is Santaluz will require highly skilled builders, architects, landscape architects, engineers and other professionals. Meaningful guidance is essential through design and construction to assure that these values are retained. The design review and approval process for custom homesites at Santaluz is intended to further assist in the realization of these goals.

A design review fee is charged for this process. A design review fee schedule is available from the Design Review Office. Failure to comply with all Santaluz requirements may result in the assessment of penalties.

Please note that the reviews and approvals required by Santaluz are independent from similar reviews and approvals required by the City of San Diego. In many, if not most cases, it will be necessary for homeowners to have their plans reviewed and approved by Santaluz prior to any submittal to the City.

Homeowners are also responsible for obtaining all necessary permits and approvals from the City prior to the start of any construction. Also note that approval by the Design Review Committee or other Santaluz entity is not a guarantee of approval by the City.

9.1.1 Design Review Committee

Improvements to homesites within Santaluz, including any initial construction of improvements, will be subject to design review and approval in accordance with the provisions of the Santaluz CC&Rs, the Custom Homesites Design Book and Community Guidelines.

Proposed construction of any improvement must be submitted and approved in writing by the Design Review Committee prior to the commencement of any work related to these improvements.

In reviewing the homeowner's plans and specifications, the Design Review Committee will consider, among other things, conformity and harmony of external design with neighboring homes. Other factors which may be considered include the relationship of topography, grading and finished ground elevation, the proper facing of all architectural elevations, consideration of aesthetics, noise and privacy. The site plan, floor plans and specifications must conform to the CC&Rs and the design parameters of the Custom Homesites Design Book.

The Design Review Committee encourages all applicants to avail themselves of the experience and expertise of the Professional Design Team during the design process. They are available upon request to review design concepts and answer technical questions.

9.1.2 Adequate Submittals

Applicant is required to adequately prepare and submit all required items for each step and workshop. The submittal steps are built on one another. Each step should be developed in further depth and add more details than the previous step. All required drawings must be substantially complete.

An appointment must be made in advance with the design review staff to submit any submittals. For each submittal four (4) copies of each form (including the submittal form itself) and any imagery or written documentation (including any required response letters) as well as four full sets of drawings are required. Based on workload the DRC may limit the number of

submittals processed each week. All items are required to be submitted together. Incomplete submittals will not be accepted or reviewed.

Architectural and Landscape submittals must be submitted together at each step. When submittals are not complete, there may be a delay until such time as all required materials are submitted. If additional workshops are required to complete submittals, they will be subject to additional fees.

9.2 Design Seminar

Prior to starting design work, the homeowner and his architects are required to meet with the design review staff to review the intent of the Custom Homesites Design Book and to clarify any questions related to the review process.

This meeting is informal and intended to clarify the direction and appropriateness of architectural and landscape designs. The design review staff will explain the general philosophy of the Santaluz community and answer questions.

9.3 Concept Design Workshops

The purpose of the concept design workshop is to assist the homeowner and his design team through the design review process and to confirm that the Custom Homesites Design Book is understood, avoiding costly delays when detailed work is predicated on inadequate information or incorrect assumptions.

Owners and their architects are required to present concept design studies to the Professional Design Team at the Concept Design Workshops. These studies may be freehand and should be very conceptual in nature. The intent is to explore basic ideas and concepts before developing any detail. Sketches and overlays may be appropriately done in this workshop. A copy of these documents must be left with the Professional Design Team at the end of the Design Workshop.

9.4 Step No. 1 — ConceptDesign Submittal

Concept Design submittals must be prepared to scale and include all of the following.

9.4.1 Requirements

All items are required to be submitted together. Incomplete submittals will not be accepted or reviewed.

Photo/Imagery:

The submittal of photos and/or imagery is a critical tool that is necessary to assist the Design Review Committee in evaluating the architectural integrity and authenticity of a home's design. At this stage, the focus of imagery is upon establishing the overall feel, massing, and direction of the design of the building and landscaping. While the owner is not bound by images submitted at this stage, they are an invaluable aid in understanding the design intent, and will frequently be referred to during the review and construction processes. Substantial and qualitative imagery at each stage is expected.

Images should be authentic to the home's style and may be from books, journals, magazines or actual photographs of historic buildings. These should be photocopied on 8.5" x 11" size sheets. A description and source of each photo/image must be indicated on each sheet. Each sheet should be numbered and keyed to building elevation drawings. Images mounted on large rigid boards may be submitted in addition to the smaller size sheets however they will not be kept or stored by the Design Review Committee.

Concept Design Site Plan

(scale 1/20" = 1'-0") including:

- ~ Existing topography.
- ~ All site constraints including all setbacks and easements.
- ~ Existing or proposed conditions on adjacent properties including landscape.
- ~ Interior Yard, Perimeter Yard and Streetscape areas including location and species of existing landscape.
- ~ Building footprint.
- ~ Proposed building area and coverage calculations. This should be in the format of lot exhibit comparing actuals to allowable and show proposed area hatched or colored with numerical calculations.
- ~ Proposed Interior Yard expansion areas (must be hatched or highlighted) and calculations.
- ~ Concept grading information, includes basic spot elevation relating to the area of proposed work.

Concept Design Floor Plans

(scale 1/8" = 1'-0"):

- ~ Separate plans for each floor and volume area above 12'-0" with overall dimensions.
- ~ A drawing/overlay of each floor which would clearly identify the separate floor areas and the method used for their calculation
- ~ Separate and accumulative square footage tabulations (include allowable figures from the Homesite Exhibit)
- ~ Accessory structure plans.

Concept Design Roof Plans

(scale 1/8" = 1'-0") including:

- ~ A roof plan for all proposed buildings and identify the roof pitch and direction of slope for each roof section
- ~ Identify all ridges, valleys, hips, pitch breaks, crickets etc.
- ~ Call out all perimeter plates at the first floor eaves and identify their length in linear feet.
- ~ Show all plate heights and provide a tabulation of the first floor perimeter plates showing compliance to the requirement of 60% @ 9'-0" or less.

Concept Design Elevations and Sections

(scale 1/8" = 1'-0") including:

- ~ Exterior elevation sketches of all proposed buildings showing front, sides, rear, partial and courtyard views.
- ~ Indicate the proposed architectural style.

~ Provide minimum of 2 cross sections relating structures to original rough grade.

Concept Design Landscape Plan
(scale 1/8" = 1'-0") including:

~ Planting areas indicating character of conceptual landscape as they relate to the site plan, architecture and other existing landscape on the site and adjacent areas.
~ Conceptual locations of fences, walls, gazebos, barbecues, pools, spas, etc. Perspectives, Isometrics, Re derings and Landscape Elevations
~ These additional drawings are not required; however, they may help the Design Review Committee understand the proposal.

9.4.2 Approval

The Design Review Committee shall inform the homeowners when they may proceed to the Design Development Submittal. Additional submittals and meetings may be required by the Design Review Committee for further review to assure the quality and authenticity of the design before proceeding to Design Development Submittal.

9.5 Step No. 2 — Design Development Submittal

Design Development Submittal must be prepared to scale and include all of the following elements. Images and photo¬graphs are required to be submitted to substantiate authenticity of style and detail.

9.5.1 Requirements

A type-written letter responding to the previous submittal review comments must be submitted, accompanied by any/all redline sets of drawings. Draw¬ings shall include all revisions required by the Design Review Committee after their review of Step No. 1.

Photo/Imagery:
At this step, imagery should be adjusted to reflect the final design of all architec¬tural elements and details as they are represented on the building elevations. Depending upon the complexity of the project, images should include all pro¬posed design components. These may include roof eaves, roof rakes, gable vents, recessed stucco grilles, windows and window surrounds, doors and door surrounds, door and window shutters, garage doors, chimney caps, balconies, exterior stairways, railings, columns, arcades, trellises, decorative tile pat¬terns, light fixtures, weathervanes, wrought ironwork, gates, and landscape walls.

Photo/imagery should be submitted in the same format as required in the Con¬cept Design phase. Each image sheet should be keyed to the Design Develop¬ment building elevations.

Design Development Site Plan
(scale, 1/8" = 1 '-0") including:

~ Existing topography.
~ All site constraints including all setbacks and easements.
~ Interior Yard, Perimeter Yard and Streetscape areas including location and species of existing landscape.
~ Building footprint.
~ All existing and proposed improvements: structures, fences, walks, driveways, utilities, setbacks, sidewalks, slopes, and street right-of- way contiguous to the Homesite. Indicate the address marker, trash storage area, gas and electrical meters and all mechanical equipment. Trash enclosures and all equipment must be completely concealed by structures or planting from views beyond your property.
~ All dimensions on work to be considered, distances between existing and proposed work, and distances between proposed work and property lines.
~ Proposed building area and coverage calculations including square footage of the first floor, second floor, garage, basement, attic, covered exterior space and accessory buildings.
~ Proposed Interior Yard expansion areas (must be hatched or high-lighted) and calculations.

Design Development Grading and Drainage Plan
(scale, 1/8" = 1'-0") including:

~ Show existing contours and proposed changes to existing grade, proposed contours, grading of all paved and unpaved areas, walls, top of wall elevations, drainage plan, drain lines and downspout points of connection. An unimproved but graded custom lot may, over the passage of time, undergo minor settlement or erosion prior to the time of its sale. For this reason, the homeowner is required to have a survey of the lot prepared by the homeowner's engineer to confirm the current elevations of the lot prior to the commencement of the design process.

Design Development Floor Plans
(scale, 1/8" = 1 '-0") including:

~ Provide revised and current plans for each floor and volume area above 12'-0", with any/all required revisions clearly identified.
~ Scale accurately all items and parts of plans, including balconies, decks, atriums, garages, storage buildings, outdoor living areas etc.
~ Provide overall and major building offset dimensions.
~ Update and make current drawing/ overlay of each floor identifying the separate floor areas and the method used for their calculation.
~ Update and make current square footage tabulations (include allowable figures from the Homesite Exhibit).
~ Provide revised and current accessory structure plans.

Design Development Roof Plans
(scale 1/8" = 1 '-0") including:

~ Provide revised and current roof plan identifying the roof pitch and direction of slope for each roof section.
~ Label all ridges, valleys, hips, pitch breaks, crickets etc.
~ Update all perimeter plates at the first

floor eaves and identify their length in linear feet.
~ Provide a revised and current tabulation of the first floor perimeter plates, showing compliance to the requirement of 60% @ 9'-0" or less.
~ Show all proposed roof accessories such as attic vents, gutters & downspouts, chimney caps, skylights etc.
~ Identify accurately height of all ridges in mean sea level form.

Design Development Elevations
(scale 1/8" = 1 '-0") including:

~ Provide exterior elevations of all proposed buildings showing front, sides, rear and all courtyard views with any/all required revisions clearly identified.
~ Identify finish floor, plate heights and top of each ridge and give accurate dimensions in mean sea level coordinates.
~ Show and label line of original rough grade and the maximum building height line
~ All finish materials, colors, and textures should be identified and keyed to the material color board and a copy of material list should be included on the elevation sheets.
~ Show exterior light fixtures.
~ Show dimension from the top of each chimney to nearest ridge or roof within 10 feet.
~ Include notes on all exterior items that cannot be clearly noted on the exterior elevations.
~ Identify architectural style.

Exterior Material Colors and Finishes

~ All colors and materials must be presented on a sample board and on the elevation sheets. The sample board and the elevations must clearly indicate which color(s) and material(s) will be used on each portion of the custom home.
~ All colors and materials must be identified with a manufacturer's name and list number. Colors must be painted on the proposed finish surface material. Paper color chips will not be accepted.
~ A sample of the roofing material must be provided.
~ Provide a colored drawing of the front elevation that accurately represents the proposed materials.
~ The Design Review Committee may, at their discretion, request that a four (4) foot wide by eight (8) foot tall mock-up be built which illustrates typical fascia, window and door treatment, colors and materials.

Design Development Sections
(scale 1/8" = 1 '-0") including:

~ Provide two (2) site and custom home sections. The sections should be located perpendicular to each other.
~ All horizontal elevations should be related to finished grade elevation; horizontal and vertical scales are to be the same.
~ All setbacks should be identified. Show initial finished grade along entire length of each section draw¬ing.
Design Development Architectural Lighting Plan
~ All exterior fixtures must be shown on elevations.
~ Cut sheet must be provided on all exterior fixtures. All fixtures must have a concealed source.

Design Development Architectural Details
(minimum scale: 1" = 1 '-0") including:

~ Roof eaves and rakes
~ Wall and roof vents
~ Recessed stucco vents or grilles
~ Window grilles
~ Window heads, jambs, sills, transoms, and decorative surrounds
~ Door heads, jambs, thresholds, transoms and decorative surrounds
~ Chimney caps
~ Exterior stair treads and risers
~ Balcony, deck, and exterior stair guardrails, railings showing connections to adjacent structures
~ Exterior column bases and capitals showing connections to adjacent structures
~ Lightwells
~ Decorative details such as finial caps, weathervanes, gates, ceramic tile patterns, and lanterns
~ Exterior wall material changes or transitions
~ Cantilevered walls and brackets
~ Additional details as may be required by the Design Review Committee

Design Development Landscape Construction Plan
(scale 1/8" = 1'-0") including:

Indicate all hardscape improvements including paving, fences, walls, pilasters, trellises, arbors, gazebos, patio covers, game courts, pools/spa, fountains, and allmechanical equipment and enclosures.

~ Show all constraints including setbacks, Interior Yard, Perimeter Yard, Streetscape area and, if appli¬cable, Santaluz Club or SMA land¬scape area, Brush Management Zones and La Jolla Valley viewshed. Include existing and proposed landscape installed in these areas by Master Developer.
~ Landscape grading and drainage plans.
~ Locate and indicate to scale, the box sizes of trees per the planting plan.
~ Show Interior Yard expansion areas and proposed modification to any Perimeter Yard landscape and irrigation. Also include existing landscape and irrigation and proposed modification to Santaluz Club and Santaluz Maintenance Association installed and maintained area if appropriate. The homeowner must obtain approval from the Santaluz Club or Santaluz Maintenance Association for any modifications.
~ Identify all existing improvements at the street.
~ Samples of all proposed materials and colors for all hardscape improvements.

Design Development Landscape Planting Plan
(Scale 1/8" = 1'-0") including:

~ Specify and size all trees and iden-tify the shrub and turf planting areas. Provide detailed legend with both common name and botanical names.
~ Identify existing and proposed Street-scape, Interior Yard, Perime¬ter Yard, Santaluz Club and com¬mon area planting.

Pool Plan:

~ Plans showing exact pool location, drainage and pool equipment enclo-sure.
~ Infinity edged pools require the additional submittal of a site cross section through the infinity edge and a site elevation showing the face of the infinity edge.

Perspectives, Isometrics, Renderings and Landscape Elevations

~ These additional drawings are not required; however, they may help the Design Review Committee understand the proposal.

Design Development Scale Model
(scale 1/8" = 1'-0")

~ The model must show architectural massing, window and door loca-tions.
~ The model base must show the area 50 feet beyond any proposed struc¬ture with the base and stepped con¬tours to show topography.
~ All scale models must show any item built over 2'-0" in height.
~ The model may be made of card board, foam core or solid foam with window and door locations cutout.

Design Development 3D Electronic Model

~ The model must show architectural massing, window and door loca-tions with insets.
~ The model base must show the area 50 feet beyond any proposed structure with the base and stepped contours to show topography.
~ All models must show any item built over 2'-0" in height.
~ The 3D model must be generated in Google SketchUp or viewable by Google SketchUp Viewer. Other formats will be approved on a case-by-case-basis.

Corner Staking
Upon submittal of the Design Develop-ment Review the corners of the house and all pertinent structures within the Interior Yard shall be staked on the lot by a li-censed surveyor and the Design Review Committee notified upon completion.

Other Documents
Other documents may be required or deemed necessary by the Design Review Committee to clarify issues.

9.5.2 Approval

When the Design Review Committee has determined that all requirements for Step No. 2 have been met, the Design Re-view Committee must, within thirty (30) calendar days, meet and either approve or disapprove the proposed design. The Design Review Committee shall inform the homeowners when they may proceed to the next step. Additional submittals and meetings may be required by the Design Review Committee for further review to assure the quality and authenticity of the design before proceeding to the next step.

9.6 Step No. 3 — Construction Documents Submittal

Construction Documents must be prepared to scale and are to include all requirements outlined in Step No. 2 except illustrative, sample board and model.

9.6.1 Requirements

A type-written letter responding to the previous submittal review comments must be submitted, accompanied by any/all redline sets of drawings. Drawings shall include all revisions required by the De-sign Review Committee after their review of Step No. 2.

Site Plan
(scale, 1/8" = 1 '-0") including:

~ Existing topography.
~ All site constraints including all set-backs and easements.
~ Interior Yard, Perimeter Yard and Streetscape areas including location and species of existing landscape.
~ All existing and proposed improve-ments.
~ All dimensions on work to be consid-ered, distances between existing and proposed work, and distances between proposed work and property lines.
~ Proposed building area and coverage calculations including square footage of the first floor, second floor, garage, basement, attic, covered exterior space and accessory buildings.
~ Proposed Interior Yard expansion ar-eas (must be hatched or high-lighted) and calculations.

Construction Grading Plan
(Scale 1/8" = 1 '-0") including:

~ Existing and proposed contours, flow lines and finished grades, walls, top of wall elevations.
~ Drainage pattern surface and subsur-face and drainage system, including direction of flow, type and size of facility and downspout points of connection.
~ Details of any modifications to the common storm drain system. The elimination of an inline Brooks Box is not allowed.

Architectural Construction Documents including:

~ Complete architectural construction documents of all applicable structures including as a minimum, Roof Plans, Floor Plans, Elevations, Exterior Ma-terials Colors and Finishes, Sections and Architectural Details reflecting any/all revisions requested in the previous submittal review.

~ Written specifications for all proposed work.

Landscape Construction Documents
(scale 1/8" = 1 '-0") including:

~ All information requested in Design Development Submittal, including Landscape Construction Plan, Landscape Details, Planting Plan, Landscape Irrigation Plan, Landscape Lighting Plan
~ Provide dimensions for significant hardscape areas (planter areas, driveways, motor courts, etc.)
~ The drawings must be detailed and clearly specify all proposed materials, colors, and dimensions.

Pool Plan:

~ Plans showing exact pool location, drainage, pool equipment and construction details.

Landscape Details
Including:

~ Hardscape improvements including paving, fences, walls, pilasters, trellises, arbors, gazebos, patio covers, game courts, pools/spa, fountains, and all mechanical equipment and enclosures.
~ Landscape planting details.
~ All irrigation and drainage details.

Landscape Irrigation Plan
(scale 1/8" = 1'-0") including:

~ Reduced Pressure Backflow Device Location
~ Complete irrigation legend
~ Separate Irrigation valve systems for different hydrozones or water requirements.
~ Irrigation details.

Design Development Landscape Lighting plan

~ Location of all proposed exterior light fixtures.
~ Submit catalog cuts, drawings, photographs and technical specification of all exterior lighting fixtures. The review of light fixtures is to assure that light sources are not visible and direct light is not impinging upon the neighboring properties or public streets. Applicant must be able to demonstrate that this requirement is met.

Adjacent Owner Awareness Form
The homeowner is required to contact adjacent owners to inform them of his/her proposed site development. Copy of site plan (including building footprint), elevations and landscape plan should be presented to the adjacent owners. Adja¬cent Owner Awareness Form must be signed and submitted to the Design Review Office.

9.6.2 Approval

When the Design Review Committee has determined that all requirements for Step No. 3 have been met, the Design Review Committee must, within thirty (30) calendar days; meet and either approve or disapprove the proposed design.

The Design Review Committee shall inform the homeowners of the final decision. Additional submittals and meetings may be required by the design Review Committee for further review to assure the quality and authenticity of the design before proceeding.

9.6.3 City Submittal

Upon receiving approval by the Design Review Committee, the architectural construction documents and plans may then be submitted to the City of San Diego (or any other governing jurisdiction) for plan check review. The homeowner is responsible for insuring that plans satisfy all requirements of both the City and Santaluz.

9.6.4 Split Submittal and Approval Option

At the discretion of The Aesthetics Council, custom home projects whose building envelops will be substantially similar to at least one previous project which obtained approval, will be eligible for a split approval option. During the initial plan review process culminating with approval to start construction, the "Split Process" requires the following:

- A Step #1 Conceptual Site Plan
- A Step #1 Landscape Plan
- A Step #3 Planting Plan with species, plant sizes and quantities
- A Step #3 Landscape (site) Lighting Plan

All of the site planning requirements of Step #2 and Step #3 must be completed and submitted within 60 days of the "Kick-off Meeting," initiating construction and such plans must be approved with conditions, otherwise the project will be subject to a "Stop Work" requirement until an acceptable plan is submitted and approved. An increase in the design review fee and the conformance deposit may be required to exercise the split submittal and approval option.

9.7 Step No. 4 — Construction

9.7.1 City Requirements

The homeowner shall submit copies of the City's comments with required changes (if any) to the Design Review Committee. The purpose of Step No. 4 is to give the Design Review Committee the opportunity to review the City's comments and any required changes to the final construction plan. The Design Review Committee reserves the right to impose additional requirements on the homeowner if the City's comments deviate from the previously approved plans.

Any proposed changes or deviation from the approved plans occurring during construction must be submitted to the Design Review Committee for approval, prior to the commencement of such changes.

9.7.2 Construction Kickoff Meeting

Prior to the start of construction a Design Review Office representative will conduct a construction kickoff meeting. No construction may commence prior to this meeting, resolution of the requirements listed and receipt of final plans stamped

and signed as approved.

Attendance of the General Contractor and/or supervising Construction Manager is mandatory. Among the items to be resolved are:

~ A review of the Contractor Guidelines
~ A review of the job site perimeter, adjacent ownership, easements, landscaping and habitats
~ Placement of the construction site perimeter fencing
~ Water meter installation/disconnect from SMA
~ Temporary power installation
~ All weather construction access and parking installation
~ Evidence of City building permit
~ Contractor and workman list and access authorization process
~ Review of Standard Conditions of Approval
~ Review of Conformance Deposit Agreement
~ Required Insurance Endorsement
~ Plan change and modification process
~ Onsite construction office and/or approved plan storage
~ Authorized signage
~ Grading plan review including stockpiling, offsite work authorization and/or export site
~ Encroachment authorization: Offsite construction access, Irrigation system relocation, Revegetation, Recorded easement vacation agreement
~ SMA or Santaluz Club maintained landscaping on the property by easement: interface during construction, Reimbursement, Location and protection of water lines, cables and control wiring
~ Notification of USA Dig for trenching
~ Modification and/or connection to existing site drainage and/or storm drainage facilities; Temporary disruption of drainage and/or water systems
~ Temporary Restroom Requirement
~ Surveying and inspection requirements
~ Notice of Completion/Final Inspection

9.7.3 Foundations and other Improvements

After the homeowner has staked the foundation for the custom home and all other improvements that are located within the Interior Yard and all walls within the site, the homeowner shall have the improvements surveyed and a certified survey prepared by a licensed land surveyor or registered Civil Engineer licensed to practice land surveying. The purpose of the certified survey is to insure that locations are correct and setbacks and boundaries of the Interior Yard have not been violated. This certified survey must be submitted to the Design Review Committee for approval prior to the commencement of construction (e.g., pouring foundations, footings).

9.7.4 Inlets and Drain Lines

After the homeowner has installed the inlets and drain lines, the homeowner shall have the improvements surveyed and a certified survey prepared by a licensed Land Surveyor or registered Civil Engineer licensed to practice land surveying. The purpose of the certified survey is to insure that adequate drainage has been provided and that all improvements have been installed in accordance with the approved plans.

9.7.5 Framing

When the buildings are fully framed and prior to application of exterior finishes, the property owner shall request an inspection of the framing including building massing, windows and ridges by a design review office presentative. The ridges shall be surveyed and a certified survey prepared by a licensed land surveyor or registered Civil Engineer licensed to practice land surveying. The certified survey must then be submitted to the Design Review Committee. The purpose of the certified survey is to insure that the building height limits have not been violated. This certified survey must be conducted prior to the installation of sheathing or roof tile. The Design Review Committee will review this submittal and any other modifications which were made to the lot improvements in the field.

9.7.6 Notice of Completion

After completion of all improvements to the lot and after the issuance of Certificates of Occupancy by the City of San Diego (or any other governing jurisdiction), the homeowner shall submit a letter to the Design Review Committee indicating that all improvements on the lot are complete and are in conformance with the approved plans and specifications of the Design Review Committee. Upon receipt of the letter, the Design Review Committee must inspect the improvements. After inspection, the Design Review Committee must notify the homeowner of either final approval of the improvements or non-compliance with the approved plans and specifications.

In the letter which indicates that all improvements are complete, the homeowner shall also have the right to request that any remaining refundable portion of their deposit be released after the inspection and final approval of the improvements by the Design Review Committee. The homeowner shall also have the right at this time to request permission to release any bonds or insurance policies which have been held against the lot.

9.8 Revisions to Existing Construction

The design review and approval process for revision to existing construction is intended to help the Homeowner comply with the Santaluz architectural guidelines and obtain the required approvals from the Aesthetics Council for the proposed construction changes.

The type of review that is required will be established at the outset of the process and based on the extent and complexity of the proposed improvements, the project will be categorized as: 1) Repair and Maintenance, 2) Minor, or 3) Major.

9.8.1 Projects Requiring Review

All alterations to an existing home that are visible, or might be visible from off-site must be reviewed prior to implementation by the Homeowner.

Design review fees will apply based on the type of project and the extent of review needed. A Design Review Fee Schedule is available from the Design Review Office.

Failure to comply with all Santaluz requirements may result in the assessment of penalties.

No construction may be commenced without the written approval of the Aesthetics Council.

9.8.2 Approval Process

The approval process for all improvements shall adhere to the following steps:

- Homeowner completes an Application for Revision to Existing Construction stating the nature of the proposed improvements.
- The Design Review Office evaluates the Application and determines the complexity of the improvement and categorizes the project as: 1) Repair and Maintenance, 2) Minor, or 3) Major.
- The Design Review Office informs the Homeowner about the design review procedure and corresponding fees.
- Homeowner makes formal submittal and pays fees.

9.8.4 Submittals

During the design review process, Homeowners may be required to submit drawings, models, sketches, material samples, and other information as needed so that the Aesthetics Council and their staff are able to evaluate the Homeowner's proposal.

9.9 Repair and Maintenance Projects

The simplest type of project involves the repair or maintenance of an existing building and its landscape. In most cases, these projects restore a home or its garden to its "like new" condition, or replace or repair damage from weather, wear and tear, or other causes.

Repair or maintenance that takes place completely within a building's interior envelope and is not visible on the home's exterior is exempt from this section.

9.9.1 Typical Repair & Maintenance Projects; No Review Required

Examples of projects where no Aesthetics Council review is required include, but are not limited to:

- Painting with the same color as originally painted.
- Replacing or repairing roofing with the same material, shape and color.
- Addition or replacement of screen doors in areas not visible off-site.
- Addition or replacement of gutters and downspouts with approved materials.

All Repair and Maintenance Projects require a Construction Kickoff Meeting prior to the start of any construction activity on the site – even though no review by the Aesthetics Council is required for this type of projects.

9.10 Minor Projects: Review Required

Minor Projects are projects that change the outward appearance of a home or its landscape, but do not add or remove enclosed or covered outdoor space.

9.10.1 Typical Minor Projects

The following are typical types of Minor Projects:

- Change in house color, finish, or material.
- Addition of trellises, pergolas, or patio covers consistent with the existing home's building style and design.
- Addition of landscape, trees, shrubs, ground covers, vines and/or grasses to areas subject to Aesthetics Council review.
- Changes to house doors, garage doors, exterior doors, windows, and gates.
- Changes to openings and opening surrounds in regards to size, materials, or style.
- Exterior lighting changes of any type.

9.11 Major Projects: Review Required

Major Projects are significant changes or additions to a home or its landscape that may change its appearance or the appearance of the neighborhood.

Major Projects require the homeowner or his/her Consultants to work with the Aesthetics Council's Architectural Consultants to determine the specific submittal requirements applicable to their project.

9.11.1 Typical Major Projects

Typical Major Projects include:

- Addition of enclosed or outdoor covered areas of a home.
- Changes in architectural elevations, roof area, roof pitch, roof materials, or architectural detailing.
- Major revision of the landscape of the Homesite.
- Interior Yard Expansion changes.
- Removal, renovation and/or replacement of an existing home or garden, or a portion of an existing home or garden (including addition of pools and game areas.)
- Construction of new exterior walls, roofs, or roof/wall penetrations.
- Other projects deemed by the Aesthetics Council to be a Major Renovation.

Note: Addition of enclosed building or outdoor covered areas must meet the re-

quirements of the property's Lot Exhibit.

9.11.2 Major Projects Submittal Steps

The Design Review Consultant will determine the number of Steps necessary for review and the exact requirements of each Step. A major project may include some or all of the following Steps:

- Concept Design Workshop
- Schematic Design – Step 1
- Design Development – Step 2
- Construction Documents – Step 3

9.12 Notice of Completion

After completion of all improvements to the Lot or after the issuance of Certificates of Occupancy by the City of San Diego (or any other governing agency having jurisdiction,) within 30 days the Homeowner must submit a Notice of Completion to the Design Review Office indicating that all improvements on the Lot are complete and are in conformance with the approved plans and specifications of the Custom Homesite Design Book.

Within 60 days of the receipt of the Notice of Completion, the Design Review Office will inspect the improvements. After inspection, the Aesthetics Council will notify the Homeowner of either final approval of the improvements or non-compliance with the approved plans and specifications in writing.

According to Sections 11.11.2 and 16.1.1 of the Santaluz Maintenance Association CC&R's, the Homeowner has 60 days to complete any corrections. If these corrections have not been completed within 60 days, the Aesthetics Council may refer the issue of non-compliance to the Santaluz Maintenance Association Board of Directors for a hearing. The Board action may result in fines for non-compliance.