



SANTALUZ

Design

Lazanja Design Book

First Edition - Revision 2

November 1, 2017



Lazanja Design Book



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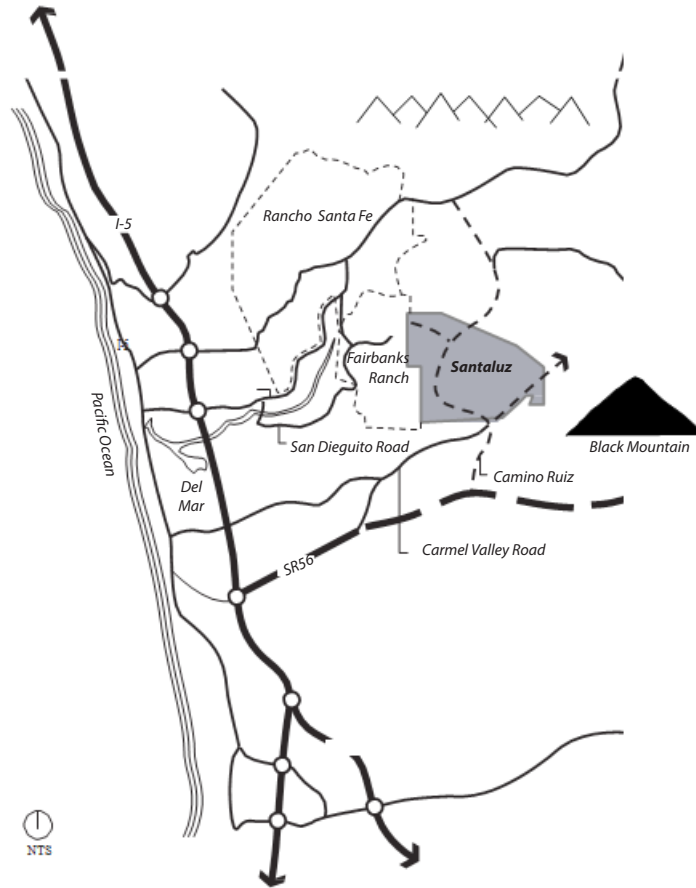
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Santaluz lies in a coastal setting graced with natural beauty

1.1 Welcome!

Welcome to Santaluz! You have chosen to become a resident of a community with an environment and character unlike any other in Southern California. This presents a special opportunity to you and your neighbors, and it is the intent of this Community Design Book to help you understand how to preserve and protect the physical qualities that make Santaluz special.

Much of the character and value of the Santaluz community will directly depend on the visual quality and character of individual homes. As a result, great care has been given to communicating as precisely as possible how

individual homes can best complement and enhance the overall vision for the community.

A primary goal of the Community Design Book is to help each homeowner understand the Santaluz philosophy and by doing so, to assure compliance with the community design principles and standards of Santaluz. This will also help foster an economical and efficient review process when individuals propose changes and modifications to their homes, or surrounding landscapes.

In addition, it is our hope that the Community Design Book will educate, inspire, and give meaningful design direction to those who are developing or modifying their home or home-site. It contains everything a new or existing

homeowner will need to know about Santaluz to develop a landscape plan, remodel plans, a room addition, or alteration.



Santaluz: a community in a rustic Southern California setting

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 conceivable conditions that may arise, these guiding principles will provide philosophical guidance where no specific guideline is present. The photographs in this document are generally representative of the design intent. However they are not intended to depict every architectural, site and landscape detail of Santaluz. Rather, they should be used as a source of inspiration and design intent.

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 have come to Santaluz is to build a special place that blends the beauty of the natural site with understated, authentic and graceful human forms 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 Santaluz Club surrounds Santaluz and sets 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, rustic. Moreover, at Santaluz, these qualities are distinctly Southern Californian in appearance, and the ultimate physical expression of Santaluz will be distinctly Southern Californian.



The golf course captures 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 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.

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 (Santaluz Club), 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.



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



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

1.2.3 Natural Landforms Engender

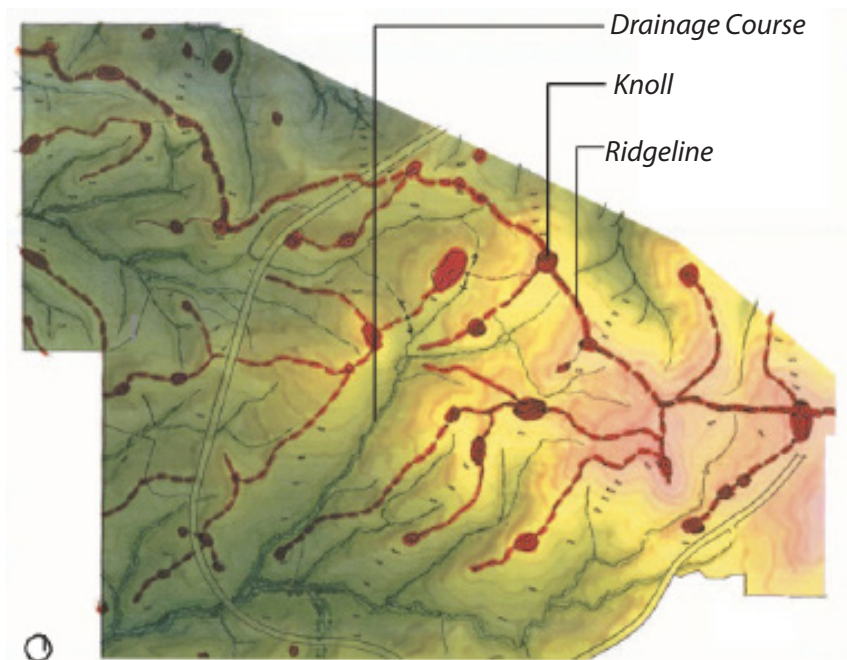
Man-made Forms The land is the plan, the plan grows directly from the land. Protecting the gently rolling character of the hills and preserving the most prominent natural landmarks in Santaluz provides a basic framework that will influence all aspects of the community design. Most immediately evident 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 for second story elements, roof forms, and materials. Landform is the guiding form-giver for grading, architecture, and landscape.



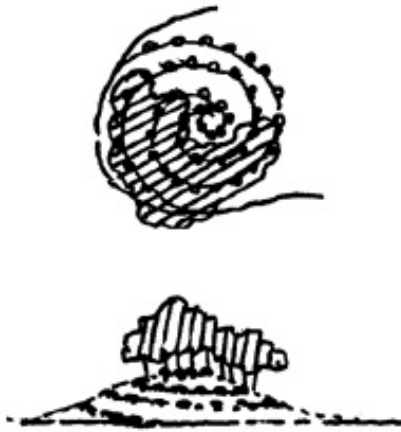
A towering grove of eucalyptus is preserved at Lazanja Meadow

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. 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 protect both 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 natural landscape that pervades the surroundings. Santaluz will appear to be a natural part of its environment as a result of the integration of landscape and architecture.



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 Community Design Book useful, it has been divided into several sections based on the major design disciplines that will be involved in the development of the homesite, landscape, or modification of a home in Santaluz. In order to make the Community Design Book more convenient and easier to use, this book has been specifically tailored to your home.

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 description of the typical homesite, grading concept, yard types and their requirements. Other guidelines describe building areas, building heights, driveway design, parking, and other components that regulate the use of the site and establish the envelope in which a building can be placed.

Architecture

Prior to construction, all homes in Santaluz were subject to a rigorous design review to insure the overall quality of the community. Guided by the builder Design Books and the Custom Homesite Design Book, architects and home builders have been encouraged to provide a uniformly high standard of residential design and construction throughout the community. The architecture section of the Community Design Book describes the requirements that will guide the design and construction of all architectural alterations, additions and improvements made subsequent to the purchase of a home, or after final approval of a custom home by the Aesthetics Council.

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 Community Design Book describes the landscape requirements in terms of interior yard, perimeter

yard and streetscape. It also includes detailed guidance for planting design. Subsequent 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 Community Design Book describes the process for design review that is an important part of the process of remodeling or renovating a home in Santaluz. The goal of the process is to encourage frequent communication with the Aesthetics Council, a group of five members, who act collectively upon all plans and specifications submitted for approval to assure conformity with the Santaluz vision, as well as to provide an economical and speedy review process.

1.3.3 Interpreting Santaluz

Design Book Guidelines Understanding the language of the Design Book relies on the defi-

nition of three important words: must, should and may.

Guidelines that include the word 'must' 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 on a caseby- case basis.

Finally, some guidelines use the word 'may' as the qualifier. These guidelines are entirely optional and can be followed or ignored. Occasionally, a situation will arise where no guideline exists, and the design direction is uncertain. In these cases, the Aesthetics Council will revert to the basic design principles for

guidance. If appropriate, variations from the Community Design Book requested by individual homeowners will also be evaluated on the basis of the basic design principles.



Site Planning: Lanza



Typical Lazanja Neighborhood

2.1 Characteristics of Homesites

The Lazanja area of Santaluz consists of four homesite types; the Spanish Bungalows, Garden Homes, Court Homes and Country Homes.

The Spanish Bungalows are located in the northern portion of the Lazanja area of Santaluz, west of Camino Ruiz and south of the proposed town center. Garden Homes are located in the north-central portion of the Lazanja area of Santaluz, west of Camino Ruiz and south of the proposed town center. Court Homes are located in the southcentral portion of Lazanja, and Country Homes in the southern portion.

The special character of Lazanja will be created by the unique ornamental grass, shrub, and tree landscape in the front yards of these dwellings that will visually link Lazanja with the rest of

Santaluz. Direct trail and drive connections to the Village Green without crossing major roads, as well as direct connections to the future town center, will help Typical Lazanja neighborhoods establish the high quality environment of Lazanja.

The architectural character of Lazanja is intended to be simple, relaxed and understated. Country-style architectural treatments will predominate, and approximately one-third of the buildings will be one-story only.

The Spanish Bungalows consist of dwellings that fit on 65 x 105 and 57 x 105 foot pads; the minimum lot size will be 5,985 square feet.

The Garden Home neighborhood is located next to a small intermittent creek that offers a special open space amenity and abundant natural habitat.

The Garden homes consists of dwellings that will fit on 70 x 115 and 62 x 115 foot pads; and the minimum lot size is 7,100 square feet.

The minimum building pad for Courtyard Homes include 70 by 115-foot, 75- by 115-foot and 80- by 115-foot pads with a minimum lot size of at least 8,050 square feet.

Country Homes feature the largest of the Lazanja home sites, with generous pads that are a minimum of 85 by 115 feet. This provides ample space for indoor/outdoor living and the country lifestyles for which Santaluz will be recognized. Lots in this neighborhood will typically be 10,000 square feet, or more, and the minimum lot size will be 9,725 square feet.



Building forms are a simple, balanced composition



*A garden entry provides a delightful transition
to the home*



Location of the Lazanja Homesites

2.2 Location

All Lazanja homesites are located in the south-west area of Santaluz. Lazanja homesites are shown in the exhibit above.



2.3 Property Configuration

Lazanja homes are located on lots that contain one single family dwelling. Lots are generally rectilinear, though other configurations are also common. The lot is bounded by the property line that represents the overall area of ownership by the homeowner.

2.4 Yard Configuration

Lazanja homesites contains several defined areas that have specific design and use requirements that are described in the following sections. The form of these areas is determined primarily by the shape of each lot

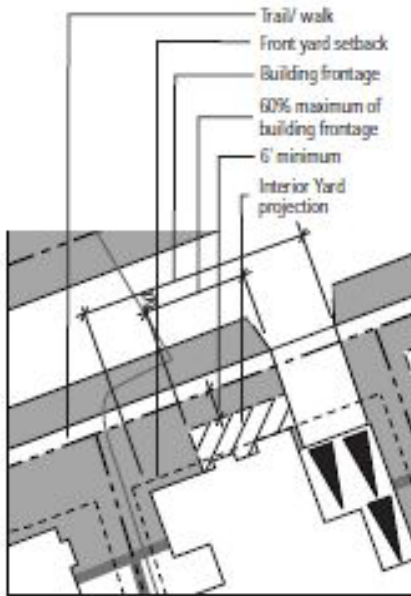
2.5 Interior Yard

The Interior Yard of a Lazanja homesite consists of two areas. In the rear yard and the portion of the side yards to the rear of the front elevation of the home, the Interior Yard is the area enclosed by a wall or fence.

2.6 Interior Yard Projection

A portion of the Interior Yard is also located in the front yard as is defined by a low wall or maximum (6) six foot high wall, hedge, or other well-defined landscape feature. It is usually part of the main entry into the home, or is attached architecturally to the front elevation. This area is called the Interior Yard Projection.

The front Interior Yard shall be minimum of 6 feet from property line. The width of the front Interior Yard projection shall be no more than 60% of the building frontage. However, the Streetscape must maintain an average width of at least 10 feet.



Interior Yard Projection

2.7 Expansion of the Interior Yard Projection

Because of the importance of the Streetscape landscape in creating the landscape character of the Lazanja neighborhood, expansion of the existing Interior Yard Projection may be permitted, subject to limitations for Interior yard Projections, and the review and approval of the Aesthetics Council. Also see the provisions of previous subsection, “2.6 Interior Yard Projection”.

2.8 Streetscape

The Streetscape area, installed by the builder and maintained by the homeowner, is at the front of the homesite and contains special required streetscape design treatments, as well as areas with more design flexibility. See the Lazanja Landscape section “4.5 Streetscape” for additional information about Streetscape design requirements.

2.9 Building Requirements

For each existing Lazanja home, the building area, form and massing have already been carefully matched to the site and its surroundings. Proposed alterations that increase the

size of the home will be evaluated in detail by the Aesthetics Council for conformance with the spirit of the existing design, as well as the specific requirements described in the following paragraphs.

2.9.1 Building Floor Area

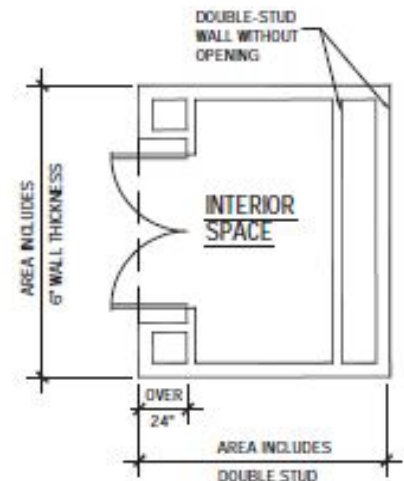
1. The building floor area includes all covered and enclosed areas of the home including the garage and accessory buildings.
2. In most cases covered unenclosed areas such as arcades, terraces, porches, and balconies are encouraged.

2.9.2 Square Footage Requirements for Additions

1. The maximum square footage figures established in this section may not be achievable on all lots due to existing conditions. The Aesthetics Council may at its discretion increase the maximum square footage of individual lots when the building area to lot coverage ratio results in significantly greater open space than average.
2. The maximum square footage that may be added to the total existing enclosed building floor area is 250 square feet.
3. Second floor additions shall not be added to a house that does not already have a second floor.
4. Where a second floor addition is permitted, the enclosed area of the second floor addition may not exceed 150 square feet.
5. Additions that significantly decrease existing courtyard areas are highly discouraged and are likely to be disapproved
6. Covered outdoor areas may be converted to enclosed building areas however the square footage of existing covered outdoor areas shall be maintained. The conversion of covered outdoor areas shall be approved on a case-by-case basis.
7. The total building floor area shall not exceed 60% of the lot area.

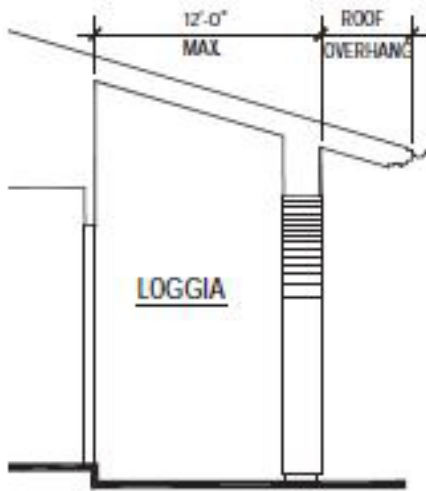
2.9.3 Rules For Square Footage Calculation

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.



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 square footage of covered outdoor area such as loggias and decks shall not be included in the calculation of the Maximum Enclosed Building Area unless these areas exceed twelve (12) feet in depth. This rule applies to covered outdoor spaces on both the first and second floors.



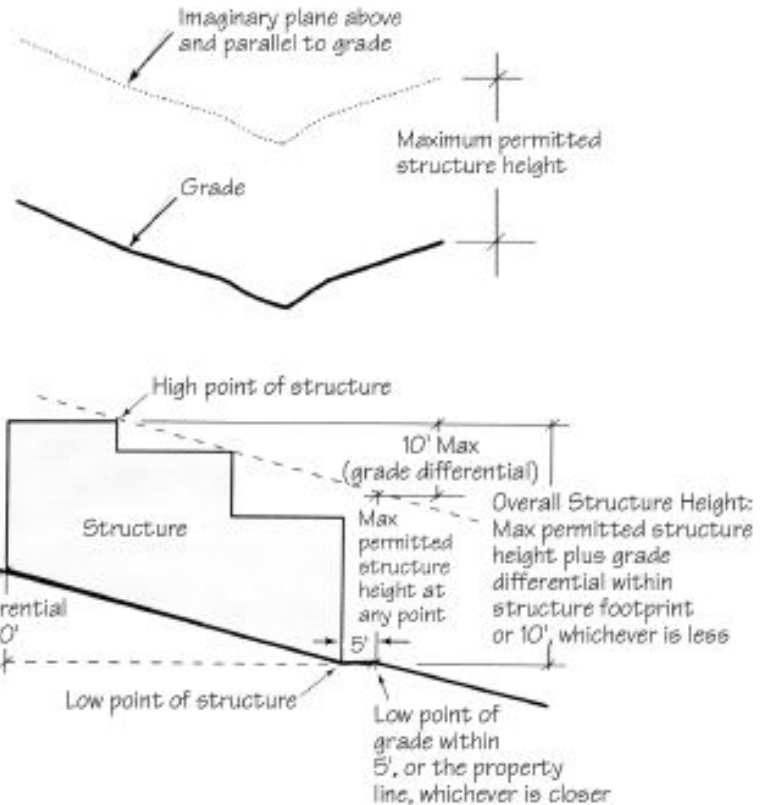
6. Bay windows or architectural projections containing habitable space shall be included in the square footage calculation.

7. The following areas shall be excluded from the square footage calculation:

- Uncovered exterior stairs
- Fireplaces

Note: Each fireplace may only exclude fifteen (15) square feet.

8. Basements and subterranean garages are not permitted in Lazanja dwellings.



2.9.4 Height

The maximum height of structures is thirty (30) feet. The height of the structure is the vertical distance measured from all points on top of the structure to finished grade directly below.

2.9.5 Story

Story is the area between finished floors, and the area between finished floor and finished roof. Existing one-story buildings shall remain one story; a second story is not permitted.

2.9.6 Building Setbacks

Buildings shall be subject to the following setback requirements, or the City of San Diego required property line setbacks, if they are more restrictive.

- Front: 15'
- Side: 5'
- Rear: 5' *
- Corner: 10'

* 20 feet if subject to the Brush Management; homes on interior lots must maintain a minimum rear yard building separation of 30 feet.

2.10 Other Requirements

2.10.1 Driveways

Driveways to be concrete and a minimum 12' wide and 20' long. Concrete ribbon driveways with center planting strip are encouraged.

2.10.2 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.

2.10.3 Parking

Required Parking Garages: 2 cars minimum
Guest Parking: provided on street and 2 spaces on the driveway apron.

2.10.4 Grading and Drainage

Drainage must be maintained during any construction. Final pad grading and drainage may be modified if approved by the Aesthetics Council to accommodate site design. Homeowner may extend drainage system to accommodate Interior Yard drainage. Any revision to the drainage plan should not adversely affect other homesites or common areas.

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 Aesthetics Council.

2.10.8 Barbecue Equipment

No permanent barbecues may be erected, constructed, or maintained whether permanent or temporary within any building restricted easement, setbacks or the front yard.



Architecture: Builder Homesites



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 appealing rustic dwellings that blend comfortably within the fabric of the natural landscape. Homes 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 evolved over time. Low silhouette, 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 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 country sides 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 fit effortlessly into the Santaluz vision.

3.3 Compatible Variety

Inspiration for the homes of Santaluz is drawn from old world precedents of Mediterranean and southern European countries as well as from some of the most prestigious communities of Southern California. The guidelines have been structured to promote a cohesive architectural community well suited to the

mild climate and landscape of Santaluz. They promote a high degree of architectural diversity and individual expression. The guidelines promote a dominant philosophy of ground hugging homes. All the homes of Santaluz share common major architectural elements. The most perceptible of these is the use of expansive low clay tiled roofs, the combination of simple organic building masses, and the use of natural wall cladding materials that compliment the community as a whole. In addition, site planning has added architectural variety by clustering homebuilder homes and custom homes throughout Santaluz. This not only promotes visual openness to the natural landforms but also adds a welcome measure of architectural diversity and counterpoint to the community.



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 express a simple honesty of expression. 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.

Alterations and additions to these homes must express the same level of authenticity as the existing house. The existing house may express literal authentic styles or may combine authentic details from compatible styles in a hybrid style. The rules for applying these standards are described in sections that follow.

3.5 General Architectural Requirements

All alterations and additions shall be submitted to the Aesthetics Council for approval.

3.5.1 Form, Massing and Hierarchy

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

2. Additions shall not increase the length of the longest unbroken exterior wall plane. The minimum wall plane break is 1 foot.

3. The filling in of existing subtractive massing with an addition is discouraged however will be considered on a case-by-case basis.

4. The filling in of existing covered outdoor spaces is discouraged however will be considered on a case-by-case basis.

5. Additions shall extend at 90 degrees in plan from existing buildings.

6. Carport additions are not permitted.

7. Alterations or additions of decks or balconies shall match the architectural character and detailing of the existing building.

8. A maximum of one chimney may be added to an existing dwelling.

9. One-story houses may not add additional stories.

10. No house may add additional towers.

11. Gable end walls shall be 10-foot minimum wide.

3.5.2 Building Height Requirements

1. Alterations or additions shall be restricted to a maximum 1-story plate height of 9-feet unless it can be shown that 50-percent of the total roofed perimeter including the addition has a 1-story plate height of 9-feet or less.

2. Alterations or additions shall restrict 2-story plate heights to those of existing plate heights.

3. Additions shall not exceed building height restrictions mentioned elsewhere in this Design Book.

3.5.3 Roof Design

1. Alterations or additions shall not extend the roof beyond a maximum roof span of 38 feet. Note that this total span does not include roof eave overhangs and that roof pitch breaks may be used to extend beyond the maximum allowable roof span.

2. The maximum roof slope shall be 4:12

3. The minimum roof slope shall be 2.5:12

4. The minimum roof pitch break shall be 1.5:12

5. The maximum rafter or truss heel height is 12 inches. 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 the rafter or truss.

6. Flat roofs, roof parapets, roofs with M-profiles, gable roofs with unequal slopes, mansard roofs, hip-on-gable, gable-on-hip roofs, and roof dormers are not permitted.

7. Balconies are required to be roofed when they exceed 4-feet in depth.

3.5.4 Elevations

1. Alterations or additions shall be consistent with the architectural character of the existing house. The existing dominant wall finish material and texture shall remain dominant.

2. Alterations or additions may include exterior wainscots that match existing wainscots and are consistent with the architectural character of the existing house.

3. Alterations or additions may use secondary accent materials that match the home's existing cladding. Faux stone, adhered manufactured stone, natural stone or brick veneer shall be constructed so that units interlock into adjacent existing masonry cladding. The joint between existing masonry and new masonry shall not reveal a visible vertical joint. Masonry cladding may not terminate on an exterior corner of a building. Masonry units are not required to return into jambs and soffits of recessed door and window openings unless the existing detailing of these

openings shows masonry returns.

4. 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.

5. Gutters, downspouts, collectors and fasteners shall match their respective types, materials and profiles of the existing roof drainage system. The rainwater drainage system shall direct the flow of water to the existing storm water system.

6. Skylights shall be designed as an integral part of the roof. Skylights shall be located on roof areas that are not highly visible from the street. Skylights shall be flat bronze colored glass in bronze anodized frames. Bubble and white plastic skylights are not allowed. Skylight glazing must not exceed 24-inches in width and 72-inches in length.

7. The location of antennas and satellite dishes should be obscured from view and shall be approved on a case-by-case basis.

8. Loggias and arcades may use flat, basket handle, flattened arch, or halfround arches consistent with the existing character of the house. Approval shall be on a case-by-case basis.

9. Patio covers that are visible from any point 5-feet above the curbside of the street shall be consistent with the character of the architectural style of the house and shall be approved on a case-by-case basis.

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

3.5.5 Roof Details

1. Alterations and additions of roofs shall closely match the material, type, texture and color of the original roof. Acceptable roofing

materials include clay S-tiles with two-piece starter courses, two-piece barrel clay tiles or flat clay tiles.

2. Eave birdstops should match existing details.
3. Eave and rake details shall be consistent with existing details. Existing details may include molded fascia profiles or exposed rafter tails. Exposed rafter tails shall have a minimum nominal thickness of 4 inches and should match the profiled end cuts of existing rafter tails.

3.5.6 Window Details

1. Alteration to or addition of windows shall match the window types, styles, materials, window mullion divisions, and colors of existing windows. The windows of the Posadas are required to be wood windows.
2. Window trim and surrounds shall match existing details and shall be approved on a case-by-case basis.
3. Picture windows may not be added onto the front elevation or on any elevation where they would be visible from a point 5-feet above any curbside location.
4. Individual picture window units shall not exceed 5-feet in width.
5. Composite window groupings of multiple individual window units shall not be greater in width than existing composite window groupings of the house.
6. Circular, elliptical, square and archedtop windows may be used when they are consistent with their use on the existing house. The use of these windows types, their location and quantity shall be considered on a case-by-case basis.
7. Triangular shaped windows or openings with glass block units are not permitted.
8. Only curtains, drapes, shutters, or blinds may be installed as permanent window covers. Aluminum foil, paint, newspaper and similar coverings shall not be applied to the windows or glazed areas of doors in any dwelling. The color of window coverings shall be consistent and complimentary to the exterior colors of the

house.

9. Windows may be tinted provided no reflective materials are used to create a mirror effect from the exterior of the dwelling.

3.5.7 Door Details

1. Alteration of main entry doors are discouraged but will be considered on a case-by-case basis.
2. The replacement of existing doors shall match the existing door's type, material, and color. Doors of different type, material and color shall be approved on a case-by-case basis.
3. The addition of doors shall be approved on a case-by-case basis. Doors shall be consistent with those already present on the existing dwelling. Door trim and surrounds shall match existing details.
4. The replacement or addition of garage doors shall match the character of the existing doors. Garage doors may not contain windows, transparent panels or other openings. Garage doors may be single car or double car garage doors. In no case shall more than two single car or one double car garage doors orient towards the street. The maximum garage door width is 18-feet. The maximum garage door height is 9-feet.
5. Screen doors are not permitted on the main entry door. Screen doors located on the interior side of a door opening and exterior screen doors within openings concealed within a courtyard or similar space may be used however exterior screen doors at other locations shall be approved on a case-by-case basis. The color and pattern of screen doors shall be consistent and complimentary to the exterior colors of the house.

3.5.8 Ornamental Details

1. Alterations or additions may use decorative stucco wall grilles, wall vents, accent band molding, and decorative wall accents that match existing details. Stucco grilles and wall vents may be false openings and vents.
2. Shutters shall match existing shutters and/or be consistent with the architectural

character of the house. Shutters are not required to be operable.

3. Ironwork railings, iron grilles, and other decorative iron components should be consistent with the style and patterns of the existing house.

4. Awnings shall match existing details of the house and/or be consistent with the type, size and color appropriate to the architectural character of the house.

5. Exterior building lighting fixtures shall match and/or be consistent with the architectural character of the house. Refer to the section on Lighting in this Design Book.

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. 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.

3.5.10 Color

Color exerts a tremendous impact upon the visual perception of the community. Houses designed with the most classical proportions and scale, with the most appropriate level of detailing, and the highest sensitivity to the land will lose their integrity if an appropriate color scheme is not applied. Selecting appropriate exterior colors is therefore a critical factor in maintaining the Santaluz vision. Continuity between the colors of a home's architectural style and adjacent homes, nearby structures and landscaping must be maintained. It is the intention 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 colors 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. Approval of the use of these colors will be based on their appropriateness to surrounding homesites, natural landscape, and whether colors used in combination are complimentary. The colors 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.

Approval of the use of these colors will be based on their appropriateness to surrounding homesites, natural landscape, and whether colors used in combination are complimentary.

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.



Landscape: Lanza



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

4.1 General Landscaping Guidelines: Lazanja

The intent of these guidelines is to establish a landscaping scheme that presents a generally green background created by the prevalent use of selected evergreen groundcover species. Over this basic green landscaping canvas, shrub groupings are added in broad brush strokes, and trees and flowering plants are incorporated as accents. The objective is to eventually achieve complete coverage of landscape areas including streetscape, interior yards, parkways and slopes.

A soils test is highly recommended for each property to assist the homeowner with valuable information on required soil amendments to achieve and maintain optimal plant growth.

The use of mulch shall be restricted to temporary use- as a moisture retainer, as a soil amendment and as an aid in weed control - for newly installed landscapes. Mulch shall be

dark in color and fine in texture (please contact the Design Review Office for information on approved mulch samples). Use of bark chips is not permitted.

Permanent use of mulch shall be allowed only in small circular areas around trees and shrubs when so required for watering purposes (i.e. under oaks). For these specific locations, pennant mulch shall be replaced on a yearly basis.

Within the various areas of their yards, homeowners are encouraged to consider planting compatible species in regards to water needs.

Dead or dying plants or trees are to be replaced promptly.

In designing their landscape, homeowners should consider utilizing broad brushstrokes by planting a few shrub species in single-species groupings, incorporating a limited plant variety for front and side yard slopes, and making use

of contrasting textures of plant species.

To promote common elements across the neighborhood, it is desirable to blur property lines by straddling various single-specie groupings across adjacent lots - creating a feeling of wider spaces and a common landscaping setting. The use of rubble walls and large, partially-buried, rocks is highly recommended. A common parkway treatment will create a sense of unity and continuity throughout the neighborhood.

Section 4.6 lists the permitted plants indicating the locations where they are permitted, their water requirements, the distance between centers to achieve full coverage, the minimum and maximum plant quantities for single-species groupings, and other relevant and useful information.

Section 4.7 lists the prohibited plants. These plants shall not be used.

Plants not included in sections 4.6 and 4.7 may be used on a limited basis in the Interior Yard only (see 4.3.1 below). It is important to note here that the Aesthetics Council expressly recommends against the use of some plant species. These include any plants that are scratchy and thorny looking, have a short season of attractiveness, require high maintenance, are short-lived, are poisonous, propagate in an invasive manner, are messy or have an invasive root system. Homeowners are strongly advised to refrain from including these types of plants as part of their landscape.

4.2 Residential Landscape: Lazanja

The residential landscape is comprised of two zones that are described in the following sections: Interior Yard and Streetscape. Each of the landscape zones has different requirements. In order to achieve continuity, the Streetscape for each homesite must be compatible with the surrounding Streetscape. The Interior Yard allows for more design freedom.

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. A portion of the Interior Yard may be located in the front yard adjacent to the streetscape zone. A compatible relationship must be established between these landscapes. 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 total landscape.



Lazanja Landscape Exhibit

4.3 Interior Yard

In the Lazanja Homesites, the Interior Yard consists of two areas as described in the Lazan-ja Site Planning section. The rear yard portion of the Interior Yard is enclosed by buildings and fences or walls and is not generally visible off-site. This portion of the Interior Yard can accommodate a wide variety of landscape treatments. The portion of the Interior yard described as the Interior yard Projection is located in the front yard.

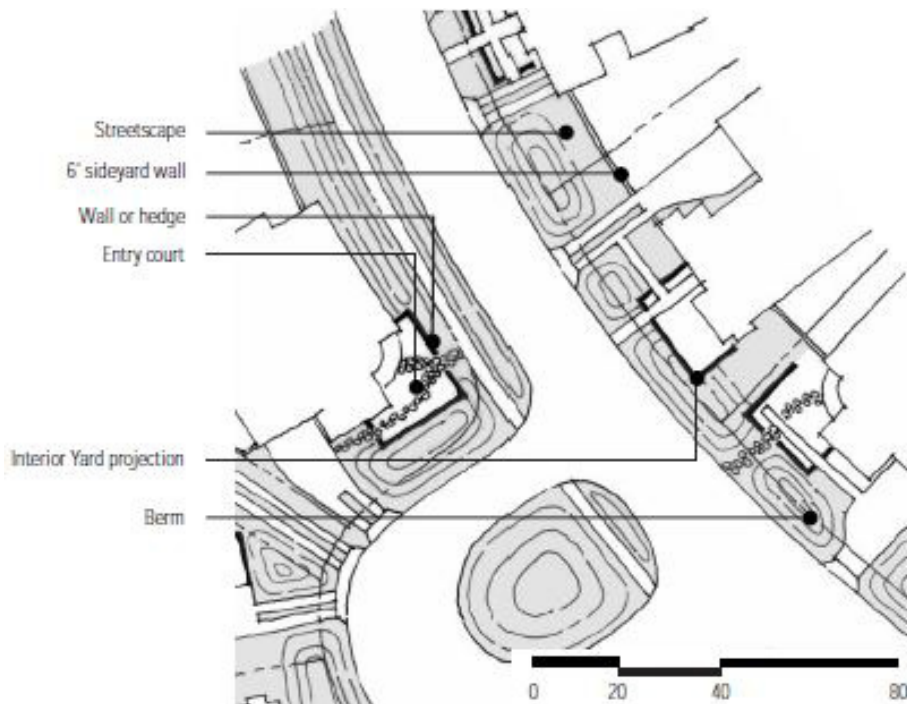


Vines and flowers on an overhead structure enhance this patio



Landscape: Lazanja Homesites Interior Yard Projection

SANTALUZ



Lazanja Streetscape showing Interior Yard Projection in front yard

4.3.1 General Requirements

The homeowner will install, maintain and irrigate the Interior Yard landscape.

A minimum of 75% of the Interior Yard planted area must utilize species from the Interior Yard Plant List in Section "4.6 Plant List." No plant material listed on the Prohibited Plant List found in Section "4.7 Prohibited Plants" is permitted.

4.3.2 Trees

All trees as listed on the Plant List may be used in any portion of the Interior Yard. The homeowner is responsible to install root barriers near foundations, hardscape and utilities. When selecting a tree species for a particular location, the tree's mature size and maintenance requirements are important considerations. Minimum tree-size requirements shall be: at least one 48"-box and three 36"-box trees.

4.3.3 Shrubs and Vines

In the rear yard portion of the Interior Yard, any shrub on the plant list may be used.

4.3.4 Grasses, Wildflowers, and Groundcovers

Groundcovers, ornamental grasses and moderate use of wildflowers are encouraged in these gardens with more drought tolerant varieties making a comfortable transition to the Streetscape.

4.3.5 Turf Grass

Mowed turf grass is permitted in the Interior Yard and may occur in areas extending from the home or patio. A maximum of fifty percent (50%) of the Interior Yard area may be planted with turf grass. The amount of turf grass within building setback area adjacent to private lots is limited to 15% of the total setback area, see Lazanja Landscape Exhibit.

4.3.6 Irrigation

A variety of irrigation methods may be used, although water-conserving systems such as drip and micro-spray techniques are encouraged.

4.4 Interior Yard Projection

A portion of the Interior Yard may be located in the front, see Site Planning Section "2.6

Interior Yard Projection" and "2.7 Expansion of the Interior Yard Projection." It may be defined by low walls or maximum four (4) foot high walls or a landscape element, such as a hedge. This court may provide an extension of the living area of the home, or an entry court. The landscape treatment must harmonize with the landscape of the adjacent Streetscape.

Within the Interior Yard Projection, shrubs may help define extensions of interior home living spaces or create a special courtyard near the entry. As hedges, they may frame small turf or paved courts emanating from building entries, doorways or verandas. Flowering vines on trellises and pergolas may further enhance courtyards and gardens extending from the house. The homeowner is encouraged to use a planting scheme that enhances the home's architectural style.

4.5 Streetscape, Perimeter Side Yards, Slopes, and Parkways

Each Lazanja Homesite contains Streetscape landscape that extends from the curb in front of the home to the face of the front elevation. It also includes the perimeter sideyards that face the street and the sideyard slopes. The Streetscape should blend seamlessly with the landscapes on adjacent parcels. Planting that reveals or emphasizes property lines is not appropriate.

The portion of the Interior Yard known as the Interior Yard Projection is excluded from the Streetscape landscape. The Streetscape landscape and irrigation will be installed and maintained by the homeowner.

If a building addition or remodel causes the disturbance or partial removal of Streetscape improvements, the homeowner is responsible to restore such improvements to their previous condition. Any changes in the Streetscape landscape require prior Aesthetics Council approval.

Slopes shall be planted using a limited variety of species. Evergreen groundcovers are recommended to attain a generally green look. Full slope coverage is desired for a wholly planted appearance and better erosion control.

4.5.1 General Requirements

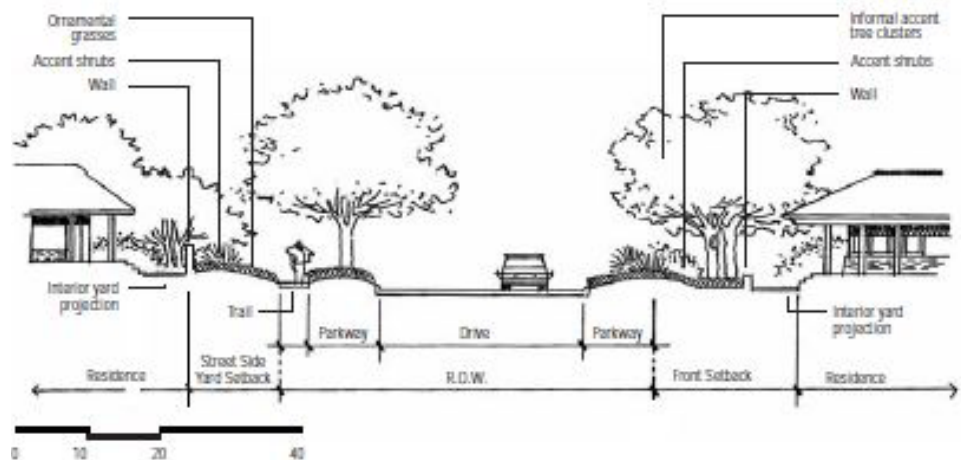
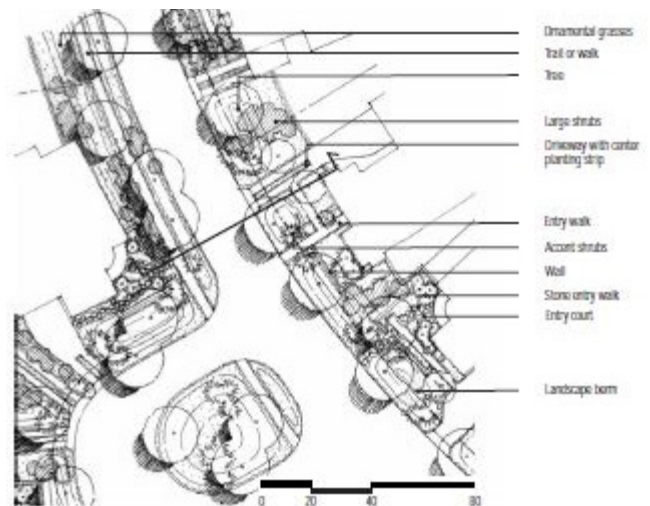
The Streetscape landscape is an important component of the Lazanja area that helps to create the overall character of the neighborhood. The streetscape should be installed using the Lazanja plant list (in section 4.6) with an overall character that is green and colorful. The landscape should relate to the architectural style and use plant material with low to medium water requirements. The landscape plans should take into consideration existing planting on adjacent lots to blend the landscape to create a broader more open character to the neighborhood.

4.5.2 Trees

Trees are to be selected from the Streetscape



A continuous Streetscape landscape characterizes Lazanja area



Plan and Cross Section of Typical Lazanja Streetscape

column on the plant list. Minimum tree-size requirements for non-corner lots shall be: at least one 48"-box and two 36"-box trees. Corner lots and lots with perimeter sideyards or large sideyard slopes facing the street are required to plant three additional 36"-box trees.

4.5.3 Shrubs & Vines

The Homeowner is encouraged to plant shrubs in broad brushstrokes of single-species groupings. Larger-scaled green or coarse textured shrubs should be planted in the background with accent shrubs in foreground. Accent shrubs should be used to create focal points and to emphasize the architectural style of the house. Shrubs shall be planted in sizes and spacing as suggested on plant list with spacing to produce full ground coverage in 2 years.

4.5.4 Groundcovers, Grasses and Wildflowers

Groundcovers and low growing grasses in masses are encouraged in the foreground zone of the streetscape zone closest to the sidewalk or street edge. Groundcovers should be used to create full ground coverage with no dirt or mulch showing within 2 years of planting. Wildflowers are encouraged for large sideyard slopes only.

4.5.5 Turf Grass

Turf grass is not permitted in the Streetscape Zone.

4.5.6 Irrigation

A variety of irrigation methods may be used, although water-conserving systems such as drip and micro-spray techniques are encouraged. Valves should be hidden from view of streetscape and not placed in front of courtyard walls.

4.5.7 Parkways

The Streetscape guidelines generally apply to the Parkways. Due to the narrow and linear geometric nature of the Parkways, single-species grouping quantities should be scaled down accordingly. For the most part, plant selection shall consist of groundcovers and low-growing species 30" or less in mature height.

Parkway planting plans shall take into consideration existing planting on adjacent Streetscape and on adjacent Parkways and utilize similar or compatible plant species. The design objective here is to create an integrated landscape within each individual lot and bring about a sense of continuity throughout the neighborhood.

Homeowners are responsible for the installation of the landscape and the irrigation and maintenance of the parkway sections fronting their lot. Parkway landscape shall be trimmed as needed to minimize encroachment onto the street and sidewalks.

4.6 Plant List

The following is the Plant List for all residential Santaluz landscapes. Plants listed in Section "4.7 Prohibited Plants" shall not be used in any landscape zones. Use of this plant material is described in Sections 4.

Plants are listed in four categories: (1) trees; (2) shrubs, vines and groundcovers; (3) grasses and wildflowers; and (4) turfgrass. 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.



Trees

		Location		Additional Notes				
Botanical name	Common name	Interior Yard**	Streetscape**/Perimeter Yard	Water Requirement	Planting Size (min.)	Mature Height (feet)	Mature Canopy Width	Remarks
<i>Aesculus californica</i>	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
<i>Agonis flexuosa</i> 'After Dark'	Purple Peppermint Willow	■		M-L	15 gal.	15'	10'-15'	Dark burgundy evergreen tree with dramatic foliage; Great for informal hedges
<i>Agonis flexuosa</i>	Peppermint Willow	■	■	M-L	24" box	25'	30'	Small, evergreen, fast growing tree; Nice for gardens; Peppermint scented leaves; Nice movement and texture
<i>Albizia julibrissin</i>	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
<i>Arbutus unedo</i>	Strawberry Tree	■	■	M-L	24" box	15'	10'-35'	Small tree, nice accent
<i>Avocado spp.</i>	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
<i>Calodendrum capense</i>	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
<i>Catalpa speciosa</i>	Catalpa	■		L	24" box	30'	30'	Use as a large ornamental shade tree in full sun; Deciduous, very adaptable
<i>Cercis occidentalis</i>	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

		Location		Additional Notes				
		Interior Yard**	Streetscape**/Perimeter Yard	Water Requirement	Planting Size (min.)	Mature Height (feet)	Mature Canopy Width	Remarks
Botanical name	Common name							
<i>Compressus sempervirens</i>	Italian Cypress	■		M	24" box	30'	3'	Use informally and as an accent only
<i>Cupaniopsis anacardioides</i>	Carrot Wood	■		M-L	24" box	35'	30'	Nice shade tree and specimen multi-trunk, Darsono would to add.
<i>Citrus "thornless" spp.</i>	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
<i>Eucalyptus lehmannii</i>	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
<i>Eucalyptus nicholii</i>	Nichol's Willow	■	■	L	24" box	30'	15'-40'	Fast growing tree with weeping branches; Requires full sun. See Note 1
<i>Eucalyptus spathulata</i>	Narrow-leafed Gimlet	■	■	L	24" box	25'	20'	Small, erect, thin leafed tree; Good for small spaces; Requires full sun. See Note 1
<i>Eucalyptus torquata</i>	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
<i>Geijera parvifolia</i>	Australian Willow	■	■	L	24" box	30'	20'	Low maintenance, evergreen, moderate growing tree; Good patio tree
<i>Hymenosporum flavum</i>	Sweetshade	■		M-L	24" box	25'	15'-20'	Evergreen, drought tolerant tree with moderate growth rate; Blooms in late winter to early spring



Landscape: Lanza Homesites
Plant List

SANTALUZ

Trees

		Location		Additional Notes				
Botanical name	Common name	Interior Yard**	Streetscape**/Perimeter Yard	Water Requirement	Planting Size (min.)	Mature Height (feet)	Mature Canopy Width	Remarks
<i>Jacaranda mimosifolia</i>	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
<i>Juglans californica</i>	So. Calif. Black Walnut	■		M	24" box	25'	30'-60'	California native tree with dense foliage; Requires moist soil; Cannot grow in shade
<i>Koelreuteria bipinnata</i>	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
<i>Lagerstroemia indica</i>	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
<i>Magnolia sp.</i>	Magnolia	■		M	24" box	var.	20'-30'	Many species, most are evergreen year round with large flowers; Easy to grow
<i>Maytenus boaria</i>	Mayten Tree	■		M-L	24" box	35'	30'-50'	Slow growing evergreen tree with a shiny, glossy texture; Needs full sun to partial shade
<i>Melaleuca quinquenervia</i>	Cajepit Tree	■		M	24" box	25"	var.	Full sun to light shade; Evergreen, often multi-stemmed; Whitish spongy bark
<i>Metrosideros excelsus</i>	New Zealand Xmas Tree	■		L	24" box	25'	10'-15'	Narrow, upright, hardy evergreen tree; Blooms showy scarlet flowers spring thru summer
<i>Olea europea</i>	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

		Location		Additional Notes				
		Interior Yard**	Streetscape**/Perimeter Yard	Water Requirement	Planting Size (min.)	Mature Height (feet)	Mature Canopy Width	Remarks
Botanical name	Common name							
<i>Pinus</i>	Italian Stone Pine	■	■	L	24" box	40'+	40'-60'	Likes sun, well drained areas; Canopy tree
<i>Pistachia chinensis</i>	Chinese Pistache	■	■	L	24" box	25'	30'-35'	Moderate growing, deciduous tree with nice fall color; Grows best in full sun
<i>Podocarpus gracilior</i>	Fern Pine	■		M	24" box	30'-35'	20'-30'	Evergreen, likes part shade to full sun
<i>Pyrus calleryana</i>	Callery Pear & cultivars	■	■	M-L	24" box	30'	20'-30'	Moderate growing, deciduous tree with nice fall color; Best in full sun
<i>Quercus agrifolia</i> *	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
<i>Quercus dumosa</i> *	Scrub Oak	■		L	24" box	15'	12'	Moderate growing, hardy, evergreen tree; Great for erosion control
<i>Quercus engelmannii</i> *	Engelman Oak	■	■	L	24" box	40'	55'	Semi-drought tolerant, evergreen tree with large spreading canopy; Native to Southern and Baja California
<i>Quercus ilex</i>	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
<i>Quercus kelloggii</i>	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
<i>Quercus virginiana</i>	Southern Live Oak	■	■	M-L	24" box	40'+	60'-100'	Broad leafed, fast growing, evergreen tree with spreading branches and large canopy



Trees

		Location		Additional Notes				
Botanical name	Common name	Interior Yard**	Streetscape**/Perimeter Yard	Water Requirement	Planting Size (min.)	Mature Height (feet)	Mature Canopy Width	Remarks
<i>Rhus lancea</i>	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
<i>Salix spp.</i>	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
<i>Schinus molle</i>	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
<i>Tabebuia avellanedae</i>	Trumpet Tree	■		M-L	24" box	25'	40'	Fast grower; produces showy, trumpet shaped flowers; Nice patio tree
<i>Tipuana tipu</i>	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
<i>Tristania conferta</i>	Brisbane Box	■		M	15 gal.	30'	20'-40'	Evergreen, moderate growth; Drought resistant once established; Fragrant flowers in Summer
<i>Ulmus parvifolia</i>	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
<i>Zelkova serrata</i>	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



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

Trees

*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



Landscape: Lazanjan Homesites
Plant List

SANTALUZ

Shrubs

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											
<i>Aeonium</i> 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
<i>Acacia redolens</i> 'low boy'	Low Boy Acacia				■	■	L	96"	15-30	1 gal.	24"	Dense, heavily branched with narrow grey-green leaves; Drought tolerant
<i>Agapanthus</i> 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
<i>Agave</i> spp.	Agave	■	■	■	■	■	L	48"	1-25	5 gal.	var.	See Note 1
<i>Aloe</i> spp.	Aloe		■	■	■		L	48"	1-3	1 gal.	var.	See Note 1
<i>Anisodonte</i> a spp.	Cape Mallow	■	■	■	■	■	M	36"	1-3	5 gal.	48"-60"	Use as large accent plants; For smaller varieties, plant at 36" on center
<i>Anigozanthos flavidus</i>	Kangaroo Paw		■	■	■		M-L	24"	25	1 gal.	36"-48"	Plant as single accents, around boulders or as large groupings
<i>Arbutus unedo</i> 'Compacta'	Dwarf Strawberry Tree	■		■	■	■	M-L	30"	5-15	1 gal.	48"	Use as foundation plant
<i>Arbutus unedo</i>	Strawberry Tree	■		■	■	■	M-L	48"	10-30	1 gal.	10'-15'	Use as large shrub or small tree
<i>Artemesia pycnocephala</i> *	Sandhill Sage	■		■	■		L	24"	5-15	1 gal.	6"-12"	Replace after 2 years due to short lived woody appearance
<i>Aretemesia</i> '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.
<i>Aucuba japonica</i>	Japanese Aucuba	■		■			L	60"	1-3	5 gal.	72"-120"	Use in pots and shady zones against house and loggias
<i>Azalea</i> spp.	Azalea		■	■			M	24"	5-15	5 gal.	24"-36"	Several varieties; Prefer cool partially shaded areas, plant in protected areas
<i>Baccharis</i> spp.*	Coyotebrush	■		■	■	■	L	36"	5-20	1 gal.	18"	Use on large slopes and as large area ground cover



Landscape: Lazanjan Homesites
Plant List

SANTALUZ

Shrubs

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											
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 artemisioides	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

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											
<i>Cistus sunset</i>	Sunset Rockrose	■	■	■	■	■	L	36"	5-25	1 or 5 gal.	24"-48"	See Note 3
<i>Citrus spp.</i>	Citrus		■	■		■	L-M	144"	1-5	15 gal.	var.	Use as accent, small tree/large shrub
<i>Coleonema pulchrum</i>	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
<i>Comarostaphylis diversifolia</i>	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
<i>Coprosmakirkii</i>	Mirror Plant	■		■	■		L	30"	5-15	1 gal.	var.	Use dwarf variety as ground cover; Prune to keep low and dense
<i>Cordyline australis</i>	Cordyline		■	■	■	■	L	36"	3-8	15 gal.	36"-60"	Use as accent and focal point or in pots
<i>Cotoneaster spp.</i>	Cotoneaster	■		■	■	■	L	60"	10-25	5 gal.	36"	Large shrub, good for erosion control; Nice red berries in the fall
<i>Cycas revoluta</i>	Sago Palm		■	■			M-L	60"	1-3	5 gal.	96"	Evergreen plant with stout trunk and long leaves; Slow growing; Plant in full sunlight
<i>Dasyilirion spp.</i>	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
<i>Dendromecon spp.</i>	Bush Poppy		■	■	■		L	60"	3-5	1 gal.	72"	Small evergreen with yellow flowers; Blooms in late winter to mid-spring
<i>Echium fastuosum</i>	Pride-of-Medeira	■	■	■	■	■	L	60"	3-8	1 or 5 gal.	60"-96"	See Note 4
<i>Elaeagnus pungens</i>	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
<i>Eriogonum spp.*</i>	Buckwheat	■		■	■	■	L	24"	5-15	1 gal.	36"-60"	Very drought tolerant; Native species; Short lived

Shrubs

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

Shrubs

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											
<i>Iris douglasiana</i>	Douglas Iris		■	■		■	L	18"	3-5	1 gal.	24"	Evergreen perennial; Blooms from May-June with light blue to dark purple flowers
<i>Iva haysiana</i>	Hayes iva	■		■			L	36"	3-15	1 gal.	48"	Use on large banks and hillsides for erosion control, use with natives
<i>Juncus patens</i>	California Gray Rus	■	■	■	■		M	24"	5-8	1 gal.	12"-24"	Steely blue-grey leaves provide an upright, grassy effect; Great accent plant
<i>Kniphofia uvaria</i>	Red Hot Poker		■	■	■		L	24"	3-8	1 gal.	24"-36"	Use in large groups with daylily and grasses, short lived
<i>Lantana montevidensis</i>	Lantana		■	■	■		L	42"	10-20	1 gal.	24"	Many colors and varieties to choose from; Frost sensitive
<i>Lavandula spp.</i>	Lavander		■	■	■		L	24"	3-15	1 or 5 gal.	36"	Use to add color and texture to walls and architecture
<i>Lavatera bicolor</i>	Tree Mallow		■	■	■	■	L	60"	1-15	5 gal.	96"	Blooms purple flowers June through August; Looks good with Rosemary
<i>Leptospermum spp.</i>	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
<i>Ligustrum japonica 'Texanum'</i>	Japanese privet	■		■	■	■	L	30"	var	5 gal.	96"-120"	See Note 4
<i>Limonium perezii</i>	Sea Lavander		■	■	■	■	L	30"	3-8	1 gal.	18"-24"	Great color from large clusters of purple blooms
<i>Liriope spp.</i>	Lily Turf		■	■	■		M	24"	3-8	1 gal.	10"-18"	Use in small masses for shady interior yard and perimeter yard areas near home
<i>Lotus scoparius</i>	Deerweed	■		■			L	36"	3-5	1 gal.	48"	Low, bushy, native shrub commonly found in coastal chaparral areas

Shrubs

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											
<i>Lyonothamnus floribundus</i>	Catalina Ironwood	■		■	■		M	120"	1-3	5 gal.	600"	Large fern-like leaves; Large white flower clusters are held out from the foliage
<i>Mahonia spp.</i>	Mahonia	■		■	■		M-L	48"	3-5	5 gal.	48"-72"	Good green backdrop shrub for shady areas; Use as foundation plant
<i>Melaleuca nesophila</i>	Pink Melaleuca	■		■	■		L	48"-60"	3-15	5 gal.	240"	Great transition to natural areas and as screens for AC units and for privacy
<i>Mimulus puniceus</i>	Red Bush Monkey Flower	■		■	■	■	L	30"	3-15	1 gal.	12"-60"	Good for temporary color and texture; Not long lived
<i>Miscanthus spp.</i>	Maiden Grass		■	■	■	■	M	36"	1-40	1 or 5 gal.	60"-72"	Use as single accents next to boulders or in masses
<i>Narcissus spp.</i>	Daffodil		■	■	■	■	L	18"	5-8	1 gal.	6"-18"	Blooms yellow flowers from March until May; Looks best when planted in clumps
<i>Nandina domestica 'Compacta'</i>	Heavenly Bamboo	■	■	■		■	L	30"	3-8	5 gal.	36"-60"	Softens architecture; Grows well in containers, plant in partly shady area
<i>Nolina spp.</i>	Beargrass	■	■	■	■		L	18"	5-8	1or 5 gal.	48"	Use as accent
<i>Opuntia littoralis</i>	Beavertail		■	■	■		L	18"	3-5	5 gal.	var.	Coastal Prickly Pear Cactus
<i>Osmanthus fragrans</i>	Sweet Olive	■		■			L	72"	1-3	5 gal.	240"	Has peach scented fragrant flowers; Moderately hardy, dense shrub
<i>Pelargonium peltatum</i>	Ivy Geranium		■	■		■	M	24"	5-8	1 gal.	12"-18"	Blooms year round
<i>Philodendron spp.</i>	Philodendron	■		■			M	60"	1-3	15 gal.	var.	Use in shady areas in interior yards and pots
<i>Phoenix roebelenii</i>	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

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

Shrubs

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

Shrubs

		Use		Location			Additional Notes					Remarks
		Background	Accent	Interior Yard	Streetscape	Large Slope Areas	Water Requirement	Distance o.c. (inches)**	Groupings (quantity)***	Planting Size (min.)	Mature Height (inches)**	
Shrubs												
Botanical name	Common name											
<i>Trichostema lanatum</i>	Wooly Blue Curls		■	■			L	36"	3-5	1 gal.	60"	Blooms fuzzy blue, 12" flower clusters; Excellent for cut flowers
<i>Tupidanthus calyptratus</i>	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
<i>Viburnum tinus</i>	Laurustinus	■		■			M	48"	3-5	5 gal.	72"	Blooms dense fragrant white flowers in the spring; Use as hedge or to screen
<i>Vinca spp.</i>	Periwinkle	■		■			L	18"	9-15	1 gal.	30"	Use to add year round color; Has small violet flowers; Fast grower, invasive
<i>Westringia fruticosa</i>	Westringia	■	■	■	■		L	48"	5-15	1 gal.	48"	Use with Lavender; Plant like Tuscan Blue Rosemary
<i>Xylosma congestum</i>	Xylosma	■		■			L	60"	5-15	5 gal.	72"	Use only on large side yard shrub areas
<i>Yucca spp.</i>	Yucca		■	■	■	■	L	12"	3-5	5 gal.	var.	Use as accents against walls and boulders

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								

Shrubs

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

		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											
<i>Vitis spp.</i>	Grape	■		■			L	12"-24"	1-3	5 gal.	36"	High climbing, woody vine
<i>Wisteria spp.</i>	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					
<i>Acacia redolens</i> '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.
<i>Arctostaphylos</i> 'Emerald green'	Manzanita	■	■	■		Needs rich, well drained soils; Good ground cover; Drought tolerant; Glossy, deep green leaves. Plant 1 gallon at 36" o.c.
<i>Bougainvillea</i> spp.	Bougainvillea	■	■	■		Many colors available, use low growing varieties as large scale ground cover. Plant 1 gallon at 60" o.c.
<i>Bouteloua gracilis</i>	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"
<i>Buchloe dactyloides</i>	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.
<i>Carrex tumilicola</i>	Sedge	■	■	■		Great bunching grass; Use 1 gallon at 18" o.c. in groups of 5 to 25; Needs ample water; Green and bronze varieties.
<i>Dymondia margaretae</i>	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.
<i>Elymus glaucas</i>	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.
<i>Eriogonum fasciculatum foliolosum</i>	Buckwheat	■	■	■		Little to no water after established, good groundcover. Plant from 1 gallon at 24" o.c.
<i>Eschscholzia californica</i>	California Poppy	■	■	■		Nice color, great for accents anywhere; Native, drought tolerant annual. Not to be used as a permanent ground cover.
<i>Euphorbia</i> 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..
<i>Festuca californica</i>	California Fescue	■	■	■		Good in big groups (10 to 50) Plant from 1 gallon at 10" o.c.; Use with low water shrubs.
<i>Festuca longifolia</i>	Tall Fescue	■			■	Cool season grass, moderate to coarse textured lawn; Most common lawn grass in California. Plant from Sod.
<i>Festuca ovina</i> 'Glaucua'	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					
<i>Festuca rubra</i> 'Molate'	Molate Fescue	■	■	■		Cool season, ornamental native California grass; Can be mixed with other grass. Plant from 1 gallon at 10" o.c.
<i>Gazania spp.</i>	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.
<i>Lantana spp.</i>	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.
<i>Lasthenia chrysostoma</i>	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.
<i>Lonicera japonica</i>	Japanese Honeysuckle	■	■	■		Works well as a groundcover; Nice fragrant flowers. Plant from 1 gallon at 18" o.c.
<i>Lupinus bicolor</i>	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 seasonal and perennial plantings.
<i>Lupinus nanus</i>	Sky Lupine	■	■	■		Annual plant tolerates sandy soil and full sun; Blooms purple flowers, grown in meadows; Good for color on slopes.
<i>Mulenbergia rigens</i>	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.
<i>Nassella pulchra</i>	Purple Needlegrass	■	■	■		Native California cool season bunch grass; Likes deep, well drained soils. Plant from 1 gallon at 24" o.c.
<i>Nepeta faassenii</i>	Catmint	■				Good edging plant for taller shrubs; Blooms blue and purple flowers. Plant from 1 gallon.
<i>Origanum spp.</i>	Oregano	■		■		Several species of Oregano make excellent groundcovers. Plant from flats at 6 - 10" o.c.
<i>Pennisetum messiacum</i>	Bunny Tails	■	■	■		Use as large mass 1 gallon at 18" o.c. in groups of 5 to 25
<i>Pennisetum setaceum</i> '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					
<i>Zauschneria spp.</i>	California Fushia	■		■		Blooms pink flowers; Can be used as a groundcover. Plant from 1 gallon at 18" o.c.
<i>Zoysia japonica</i> 'Meyer'	Meyer Zoysia	■			■	Course leaf texture, medium green color; Nice for lawns. Plant from sod with other turf grasses.

4.7 Prohibited Plants

The following is a list of prohibited plants in Santaluz. They are prohibited because they are either invasive or inconsistent with the overall character of Santaluz.

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



Hardscape: Lanza



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 guidelines.

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



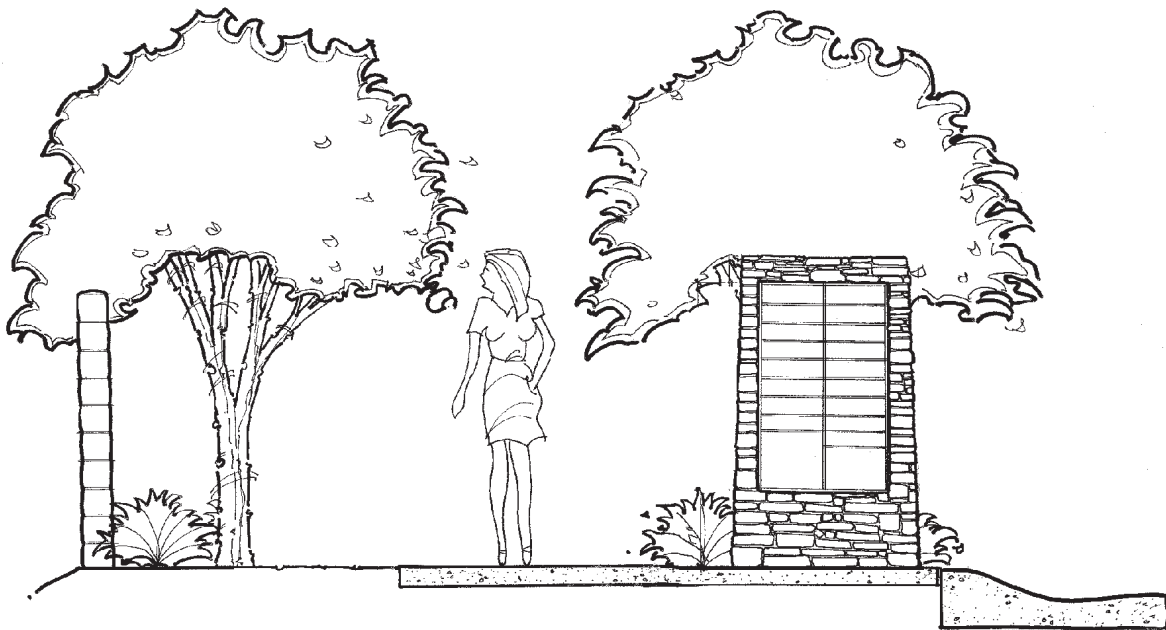
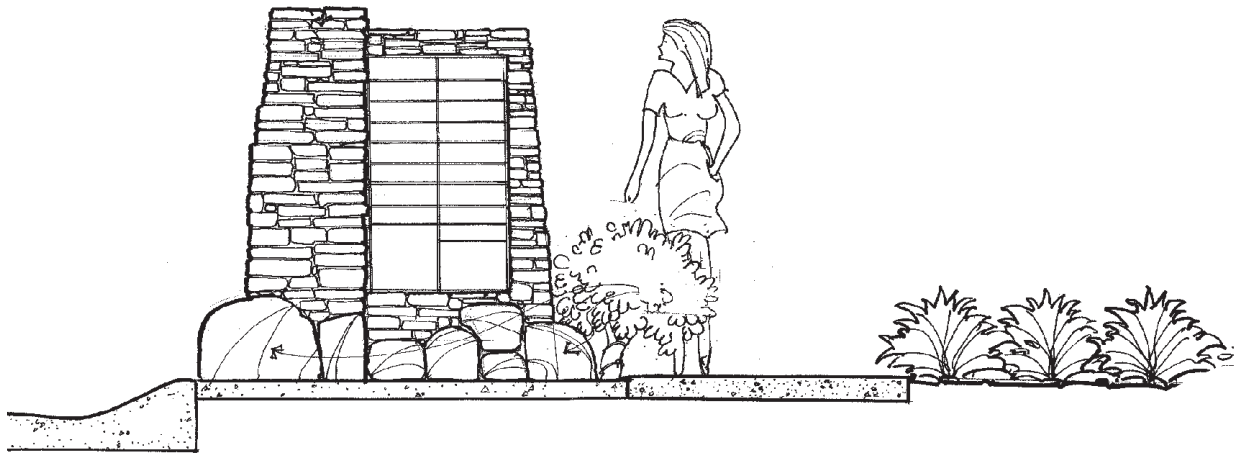
Rock Wall



Rustic stone wall

5.3 Mailboxes

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



5.4 Overhead Landscape Structures

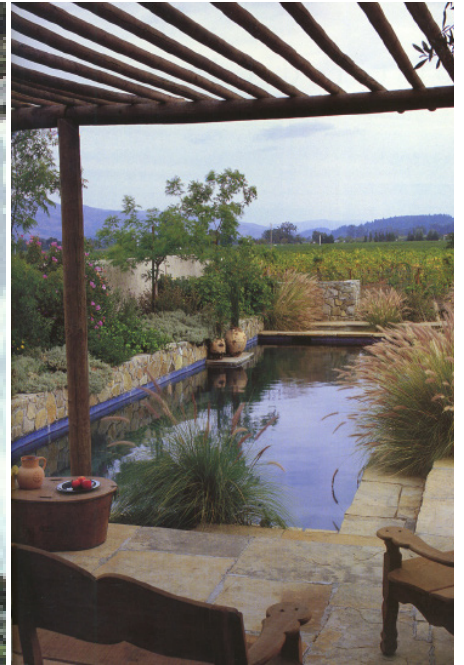
The appearance of pergolas, arbors, trellises and other exterior landscape structures, can be rustic in character or architecturally consistent with the appearance of the house. The color must match the house trim or the wall color, and must be compatible with the house.



This rustic pergola creates a unique outdoor space



Trelliswork covered with vines extends the outdoor living area



A wood trellis helps form a quiet outdoor resting place



Masonry columns support a well articulated wood trellis



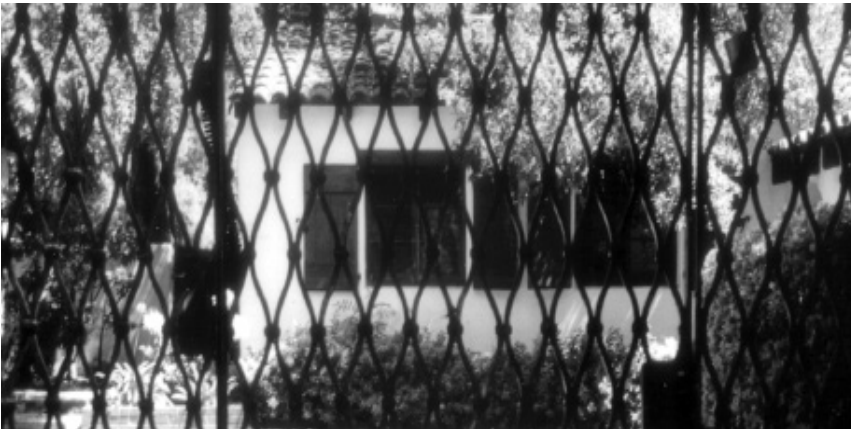
5.5 Walls and Fences

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 such as stone 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. Transparent fencing styles should be used wherever necessary to maintain views. The following criteria apply to Residential Walls and Fences:

General

- 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.
- 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 except common walls between homes provided by the builder.
- 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 shall not be permitted.
- Grapestake fences are prohibited.



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

Figure 10 is a cross-sectional diagram of a window assembly. It shows a window frame with a sill. A dimension line on the right indicates the height from the finished floor to the bottom of the window frame, labeled "Min. 2'". The window is shown in a closed position.

-
- Technical drawing of a masonry fence showing elevation and plan views. The elevation view shows a fence with a masonry base, glass or plexiglass panels, and masonry columns. Labels include 'Max. 30' Column Spacing', 'Glass or Plexiglass Panel', 'Metal Picket Fence', 'Masonry Column', 'Masonry Base', 'Max. 7' height', and 'Masonry Column Required'. The plan view shows the 'Change of Direction' and 'Max. 30' Column Spacing'.

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

- November 1, 2017



5.6 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.

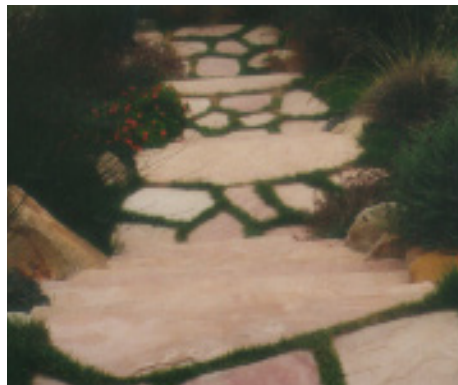
Poured in place concrete paving and concrete pavers may be used but great care must be taken in achieving compatible surface quality. Exposed aggregate concrete and colored, textured concrete surfaces may be considered subject to approval. Paving samples are to be submitted. Paving is to be approved by the Aesthetics Council. When required for drainage purposes, curbs shall be asphalt, rolled concrete curb or stone.



Concrete pavers



Textured and stained concrete and stone



Stone with grass joints



Flagstone court



Gravel outdoor paving



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 will 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.

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

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

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.

6.2.2 Light Direction

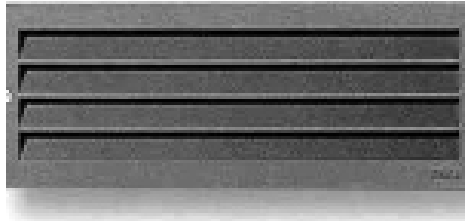
Generally, light must be directed down towards the ground, rather than up or sideways. The area illuminated should be minimized, consistent with the purpose of the exterior lighting.

6.2.3 Light Intensity

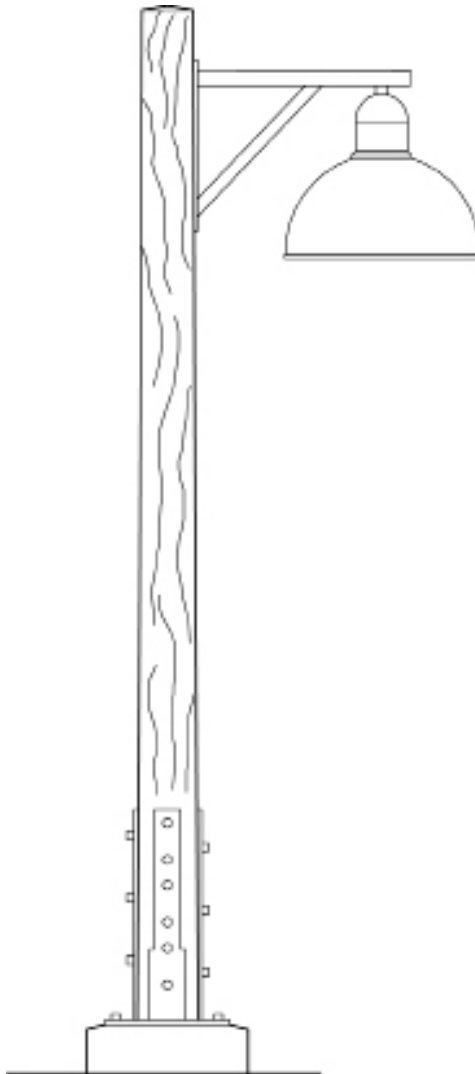
The intensity of the lighting must be the lowest level consistent with the purpose of the lighting.

6.2.4 Light Color

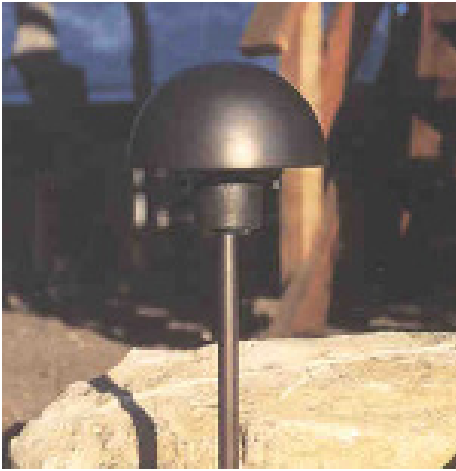
Light color must be “warm” and yellow in color, similar to the color of incandescent light. Mercury vapor, low- or high-pressure sodium, neon and other “cool” or non-yellow sources of light are not permitted unless they are completely invisible off-site.



Wall mounted step or walk light



Typical pole light with concealed light source



Typical path lighting with concealed light source

6.3 Landscape Zone Lighting

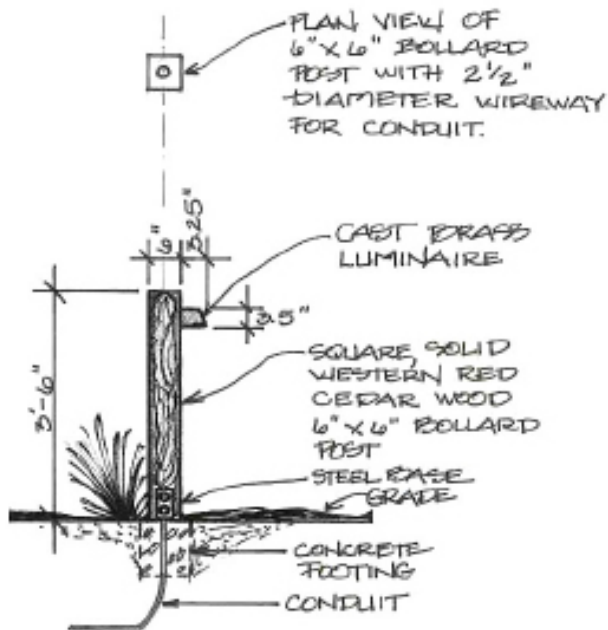
No uplighting of plant material is permitted.

6.3.1 Perimeter Yard; Streetscape

Lighting permitted in the Perimeter Yard and Streetscape Zones must be limited to drive-ways, walkways, and address markers. Other types of lighting, including uplighting of landscape is 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 not permitted.



Bollard type path light

6.4 Exterior Building Lighting

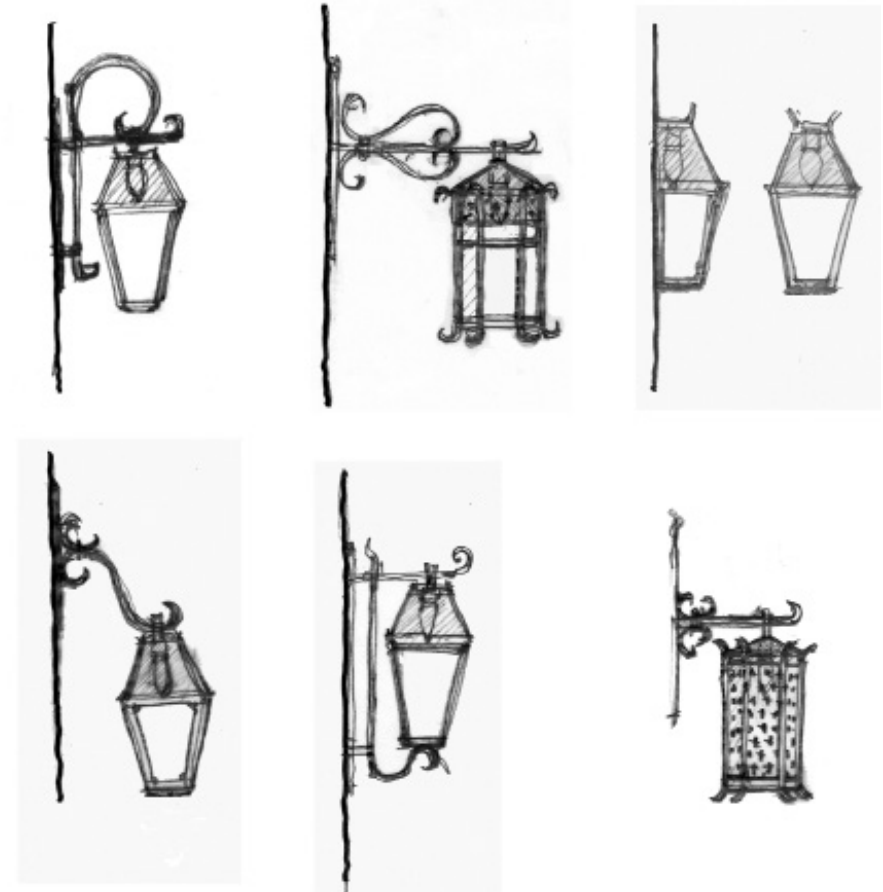
Decorative exterior building lighting should be limited to entry areas or usable, covered exterior space, consistent with other exterior lighting guidelines. Light sources must be concealed. The following types of exterior building lighting are not permitted:

- 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 pilasters.
- Flood lighting of buildings is not permitted.
- No internally lit signs or graphics are permitted.

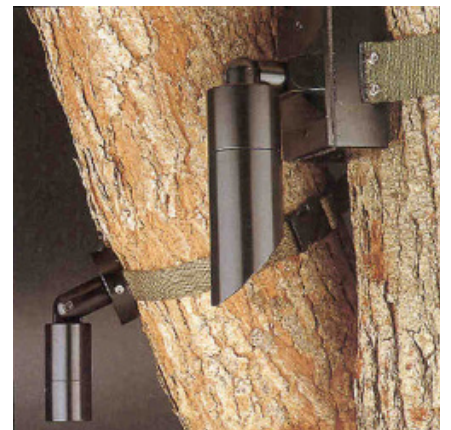
6.5 Exterior Lighting

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.



Decorative exterior building light with concealed light source



Limb- and trunk-mounted tree lights with concealed light sources



Brush Management



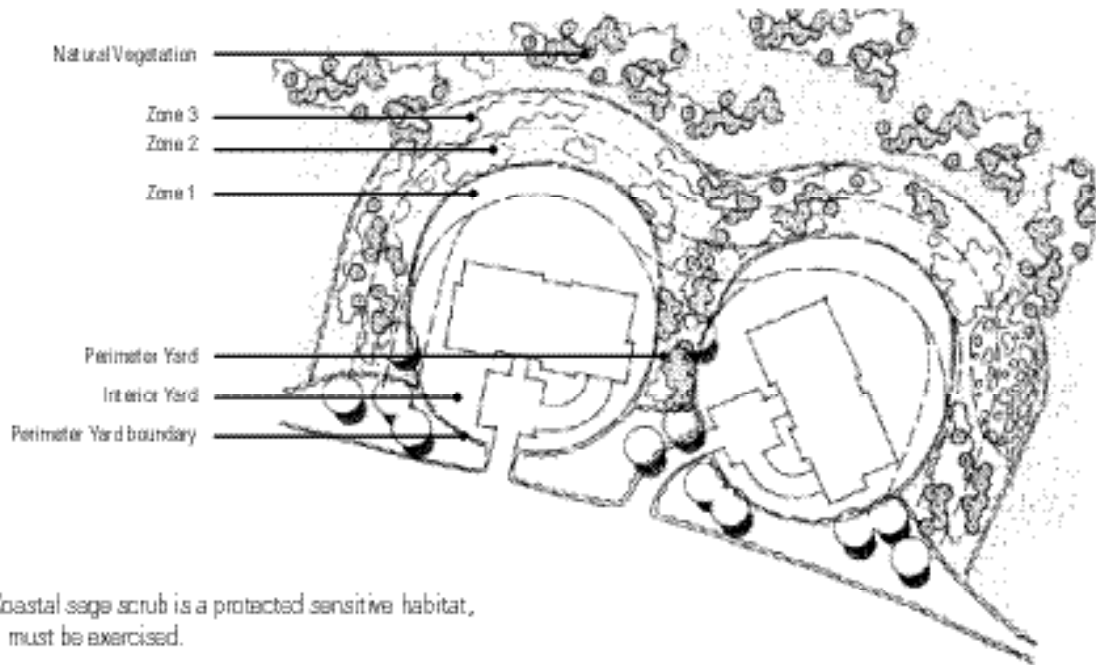
Brush Management Flammability Designations

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 have been installed by the Master Developer and maintained by the Santaluz Maintenance Association.

The Zone 1 landscape includes both the Perimeter and Interior Yards and will be installed 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.

Plant material utilized must be from the Plant List designated for Brush Management. 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 1999.

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. 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 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.

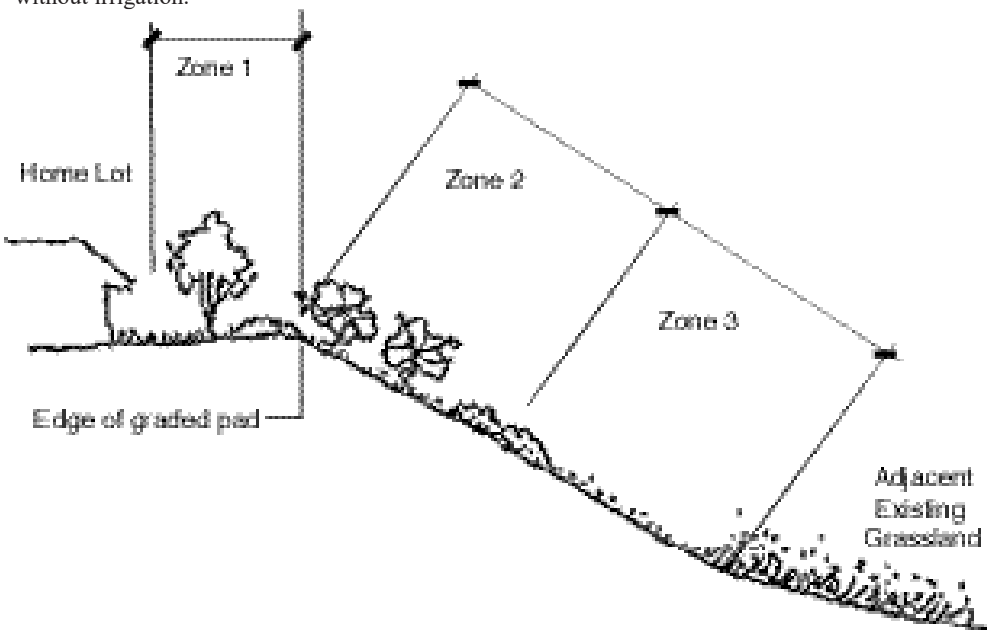
Open fences or barrier planting is required between the developed portions of the lot and the public open spaces.

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. Zone 2 plants will also be established in disturbed areas that have been cleared of native vegetation, if a combination of native and non-native species are used. No overspray or runoff into the Zone 3 is allowed. At least 50% minimum of Zone 2 landscape area should contain deep rooting, spreading, low fuel volume, fire retardant shrubs and vines. All plantings in Zone 2 should have a spreading habit, be self regenerating, be drought resistant and control erosion.

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.



7.5 Maintenance of Zones

Maintenance of Brush Management Zones 2 and 3 will be the responsibility of the Santaluz Maintenance Association. Sensitive plant species have been identified within the Brush Management Zones and their removal shall be restricted. The existing preservation of root systems of natural brush are critical in the control of erosion.

Maintenance of Brush Management Zones shall include the removal of invasive species.

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.



Approvals

8.1 Planning, Designing and Building in Santaluz

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 at Santaluz is intended to further assist in the realization of these goals.

8.1.1 Projects Requiring Review

Basically, all alterations to a home or homesite that are visible, or might be visible off-site must be reviewed prior to implementation by the homeowner. The type of review will be established at the outset of the process, and will vary according to the extent and complexity of the proposed improvements. Simple changes, such as repainting a home in its original color, can be approved administratively, while extensive remodeling, or the demolition and replacement of a building or garden, will require multiple reviews and approvals prior to construction.

In all cases, design review will be limited to those changes that are externally visible. Note that internal window treatments, or other similar items that affect the exterior character of a homesite may qualify for design review.

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 received 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 any construction. Also note that approval by the Aesthetics Council or other Santaluz entity is not a guarantee of approval by the City, and that the homeowner is responsible for insuring that plans satisfy all requirements of both the City and Santaluz.

All improvements other than those exempt from the Aesthetics Council review shall upon

request of the Aesthetics Council be removed or otherwise altered to the satisfaction of the Aesthetics Council by the owner of the lot where the improvement is located.

Design review fees are charged for this process. A design review fee schedule is available from Aesthetics Review Office. Failure to comply with all Santaluz requirements may result in the assessment of penalties.

8.1.2 Aesthetics Council

Improvements to homesites within Santaluz will be subject to design review and approval in accordance with the provisions of the Santaluz CC&Rs and the Community Design Book. Proposed construction of any improvement must be submitted and approved in writing by the Aesthetics Council prior to the commencement of any work related to these improvements.

In reviewing the homeowner's plans and specifications, the Aesthetics Council 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. All the improvements must conform to the CC&Rs and the design parameters of the Community Design Book.

It is important for the homeowner to understand that the Aesthetics Council and their staff will often have design professionals involved in the review of specific proposals, and that the Aesthetics Council may recommend changes or revisions to homeowner's proposals in the interest of protecting, preserving and enhancing the overall Santaluz vision.

The Aesthetics Council encourages all applicants to avail themselves of the experience and expertise of the Aesthetics Council during the design process. They are available upon request to review design concepts and answer technical questions.

8.1.3 The Design Team

For the most extensive projects, homeowners will want to have a professional design team that might consist of an architect, landscape architect, surveyor, civil engineer or others, as appropriate. The precise makeup of the homeowner's design team will vary according to the nature of the project. For simple projects, there may be no design professionals involved to represent the homeowner.

8.1.4 Approval Process

The approval process for all improvements shall adhere to the following steps:

- Homeowner completes an application stating the nature of the improvement and submits the appropriate fee.
- The Aesthetics Council evaluates the Application and determines the complexity of the improvement and categorizes the improvement as either a Repair and Maintenance project, a Minor Project, or a Major Project. Minor and Major projects require a Design Review Process.

Major projects require the homeowner and/or the homeowner's design team to participate in Design Workshops. Incomplete applications shall be returned to the homeowner for clarification.

- The Aesthetics Council determines and notifies the homeowner in writing what submittals are required and what specific requirements are contained within each submittal based on the project type and nature of the improvements.
- The homeowner and/or homeowner's design team submit the required items for review and attend design workshops as necessary to obtain approval of the project.
- The Aesthetics Council continues to work with the homeowner granting approvals as modifications are implemented throughout the review process.
- The homeowner may be required to obtain approval for improvements and obtain building permits from the City of San

Diego. Approval by the Aesthetics Council does not guarantee approval by the City of San Diego.

- Homeowners are responsible for obtaining all City approvals, and for seeing that BOTH City and Santaluz required conditions are met.
- If a building permit is required, the homeowner shall submit final working drawings with comments by the City of San Diego to the Aesthetics Council for review.
- After all approvals have been granted by both the Aesthetics Council and the City of San Diego, construction may begin.
- The Aesthetics Council may conduct inspections during the construction progress and require submittals to insure compliance.
- Upon completion of construction, the homeowner shall be required to submit a Notice of Completion letter indicating that all the improvements are in compliance with the approved plans and specifications of the Aesthetics Council.

Depending on the nature and extent of the project, there may be more than one approval required. Usually, approvals are granted in a specific sequence, and it will not be possible to obtain an approval for construction drawings before having the schematic approval.

In all cases, the homeowner will receive a signed form or letter from the Aesthetics Council (or its staff) stating that the project has been approved. Signed or stamped drawings or other submittals may accompany the letter. In some cases, the letter or form may contain conditions of approval that have been attached. The homeowner must satisfy any of the conditions of approval specified by the Aesthetics Council in approval letters or forms.

8.1.5 Fees

Fees will be charged for all but the most rudimentary design reviews. The Aesthetics Council can provide a schedule of fees upon the request of any homeowner or their autho-

rized representative. Fees are normally paid with the initial submittal as established for each type of approval.

8.1.6 Design Review Process

In addition to achieving aesthetic goals, the design review process has several other important objectives. First, it is intended to be systematic and predictable so that homeowner always know where they are in the process and what steps remain to be done. Second, it is intended to begin with the review of conceptual design, and follow with increasingly detailed design information. This is intended to improve the efficiency of the process by insuring that broad concepts are acceptable to both the homeowner and Aesthetics Council before expensive, detailed drawings and models have been prepared. Finally, the process is intended to be educational and fun! The design parameter of Santaluz has been carefully conceived. Through the Design Review Process the Aesthetics Council hopes to raise each homeowner's appreciation for Santaluz and help each homeowner discover his/ her part in the larger community.

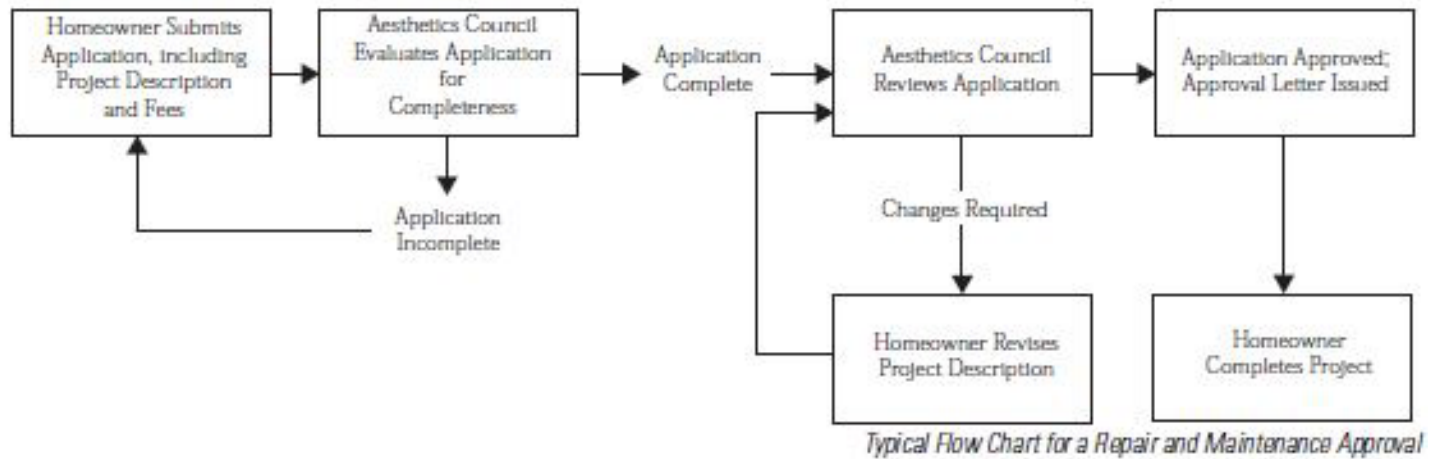
8.1.7 Design Workshops

Design workshops conducted by the Aesthetics Council may be required for Minor projects however they are always required for Major projects. These workshops are informal meetings between representatives of the Aesthetics Council and homeowners and/or the homeowner's design team. It is the homeowner's responsibility to schedule these meetings with the Aesthetics Council and insure that all submittal items are completed prior to the meeting.

At the workshop, the homeowner and/ or the homeowner's consultants shall present required drawings, sketches, photo/imagery and other design materials to the Aesthetics Council for review and discussion. Meeting conclusions drawn during each workshop are generated by the Council and sent to the homeowner.

The Aesthetics Council shall comment on the appropriateness of the proposed improvements and compliance with the Community Design

Book. The Council representatives may also suggest changes and modifications as appropriate. The homeowner is cautioned that these workshops are broad brush by nature and may not address all compliance issues within the time frame of each meeting. Adequate preparation for these meetings goes a long way toward achieving a successful design outcome. The first intensive design review occurs with the formal Schematic Design submittal.



8.1.8 Submittals

During the design review process, homeowner's may be required to submit drawings, models, sketches, material samples and other information that will help the Aesthetics Council or their staff evaluate the homeowner's proposal. Information in the following sections describe these requirements in detail. In some cases, the Aesthetics Council may, at their option, eliminate or revise a particular submittal in the interest of better understanding a proposal, or reducing the time needed for approval.

Homeowners are required to adequately prepare and submit all required submittal items for each submittal and workshop. All required drawings must be substantially complete. All items are required to be submitted together. Incomplete submittals will not be accepted or reviewed.

When both are required for a project, architectural and landscape submittals must be submitted together; homeowners may be charged additional fees for incomplete submittals.

8.1.9 Construction

Once plans have been reviewed and approved, construction may begin. Please note that construction within Santaluz is subject to specific requirements that are described in the Construction Manual. In addition, the City of San Diego has construction requirements, and the homeowner and his/her representatives are

responsible for seeing that the BOTH sets of requirements are met.

8.2 Repair and Maintenance Projects

The simplest type of project involves the repair or maintenance of an existing building and its landscape. 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. Such projects do not result in any significant permanent visual change to Santaluz. In most cases, these projects restore a home or its garden to its "like new" condition, or replace or repair damage from weather, time, or other causes.

Repair and Maintenance projects do not require the homeowner obtain permits from the City of San Diego. If permits are required the project is automatically raised to the next level of project complexity and categorized as a Minor project.

8.2.1 Typical Repair & Maintenance Projects

Typical projects eligible for this type of approval include:

- Painting with same color as originally painted
- Replacing or repairing roof with same material in same color
- Addition or replacement of screen doors in areas not visible off-site

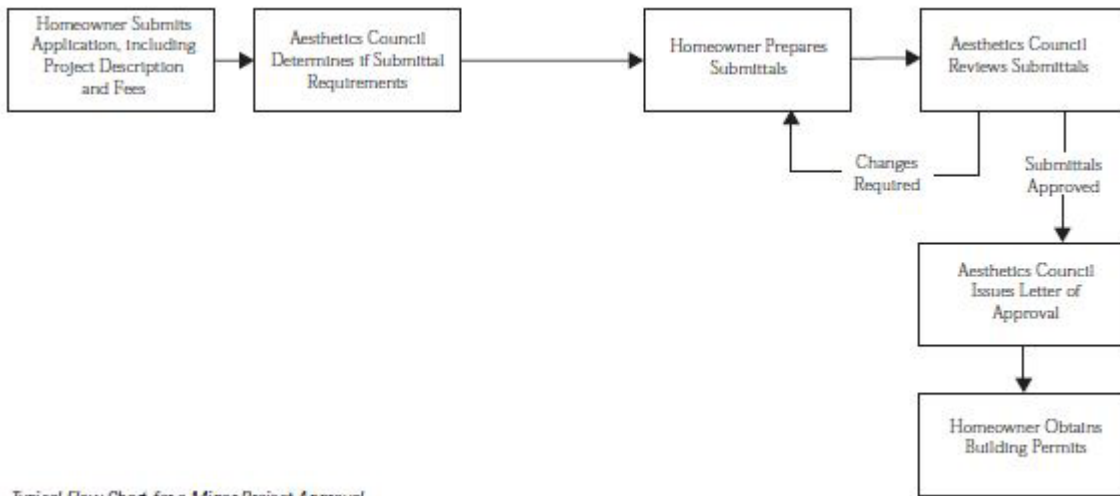
- Addition or replacement of gutters and downspouts with approved materials

- Other additions or changes as approved by the Aesthetics Council or its representatives.

8.2.2 Repair & Maintenance Approval Process

A Repair and Maintenance Approval is subject to the following process:

- Homeowner submits Application consisting of Project Description and payment of appropriate fees;
- Aesthetics Council or Representative evaluates Application for completeness. If additional information is required, the Aesthetics Council will request it from the homeowner, who will then revise the Application;
- Once the Application is complete, the Aesthetics Council will review for consistency with Santaluz guidelines;
- If the Application is consistent with Santaluz guidelines, the Aesthetics Council will issue a Letter of Approval; if not, the Aesthetics Council may request changes or additional information.
- Once the Aesthetics Council issues the Letter of Approval, the homeowner may proceed with the repair or maintenance improvements.



Typical Flow Chart for a Minor Project Approval

8.3 Minor Projects

Minor Projects are projects that change the outward appearance of a home or its landscape, but do not add new enclosed or covered outdoor space. The submittal requirements for Minor Projects will vary according to the complexity of the changes requested. The simplest may be approved with a submittal similar to the Repair and Maintenance Approval described previously, while more complex proposals will require more submittals and several reviews. Design Development and/or Construction document drawings may be required and the homeowner may be required to obtain permits from the City of San Diego.

The precise submittal requirements will be established at the onset of the review by the Aesthetics Council or their representatives.

Homeowners are encouraged to contact the Aesthetics Council, its members or representatives to assess the potential processing requirements of a proposed Minor Project.

8.3.1 Typical Minor Projects

The following are typical, but not necessarily the only types of Minor Projects that a homeowner might consider:

- Change in house color;
- Addition of trellises, pergolas, and patio covers consistent with home site's building style;
- Addition of landscape trees, shrubs, ground covers, vines and/or grasses to areas subject to Aesthetics Council review (see applicable landscape sections of the Community Design Book);
- Replacement or changes to house doors, garage doors and windows with a doors, windows, or surround of a different size, material, or style.

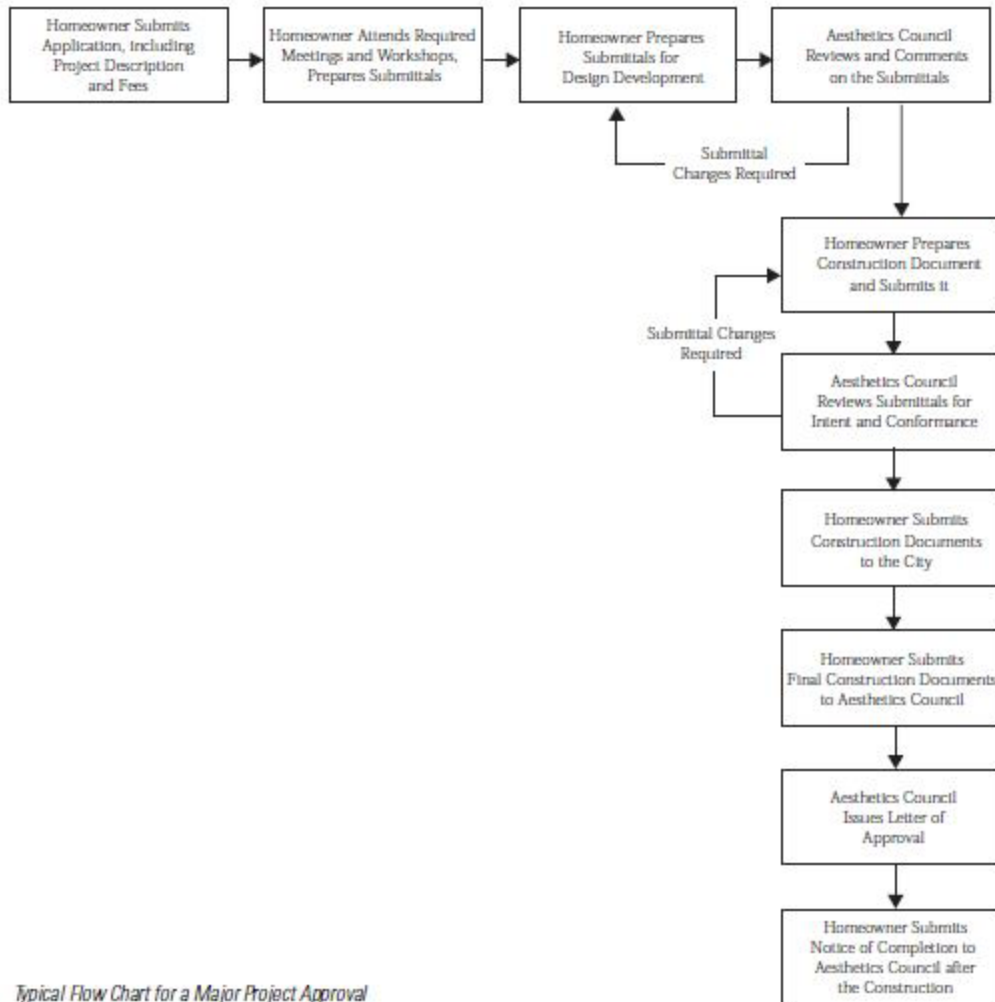
8.3.2 Minor Projects Approval Process

A Minor Project Approval will be subject to the following review process:

- Homeowner submits Application consisting of Project Description and payment of appropriate fees.
- Based on the Application, the Aesthetics Council (or its representatives) will determine submittal requirements.
- The homeowner will prepare Submittals according to the requirements of the Aesthetics Council, and the Aesthetics Council will review the submittals

for consistency with Santaluz guidelines.

- Once the submittals are deemed consistent by the Aesthetics Council, they will issue a Letter of Approval.
- Once the Aesthetics Council issues the Letter of Approval, the homeowner can obtain permits from the City of San Diego. Inconsistencies between the City's permits and the Letter of Approval from the Aesthetics Council must be reported by the homeowner to the Aesthetics Council. Such inconsistencies may require additional review or changes.



Typical Flow Chart for a Major Project Approval

8.4 Major Projects

Major Projects are significant changes or additions to a home or its landscape that might significantly change its appearance or the appearance of the neighborhood.

Changes to the amount of enclosed space or covered outdoor space are considered Major Projects, as are any projects involving demolition to existing buildings. Major projects require the homeowner or his/her consultants participation in Design workshops, require a structured submittal and approval process by the Aesthetics Council and require obtaining building and other permits from the City of San Diego.

As with the Minor Projects process, homeowners can expect some flexibility in the review process so that it is tailored to the particular project. However, Major Projects are considered carefully and seriously by the Aesthetics Council, and many projects will require the full set of approvals described in the Approval Submittal Checklist.

8.4.1 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, architectural detailing.
- Initial landscape of homesite.
- Interior Yard projections (Custom, Posadas, Haciendas Sur, and Sentinels only).
- Removal, renovation and/or replacement of an existing home or garden, or a portion of an existing home or garden (including addition of pools, game areas).
- Other projects deemed by the Aesthetics Council to be a Major Renovation.
- New home construction
- Construction of any new exterior walls, roof, or roof/wall penetrations

8.4.2 Major Projects Approval Process

Major renovation projects will be subject to the following MINIMUM requirements; the precise requirements will be established early in the approval process. Complete descriptions of each item in the list is described in the Sub-section, “8.5 Approval Submittal

Checklist”. The minimum requirements are:

1. Homeowner submits application with fee for a Major Project.
2. Aesthetics Counsel tells homeowner what design workshops are required.
3. Aesthetics Counsel tells homeowner what submittals are required and specifically what items are required with each submittal.
4. Homeowner or his/her representative attends mandatory meetings.
- Kick-off Meeting – parameters are established for the project
- Concept Design Workshop –
~ client submits required sketches, photo/imagery and drawings at the workshop;

~ Aesthetics Counsel issues written meeting notes and mutually agreed upon understandings;

~ Homeowner may request additional Concept Design workshops particularly if concepts require significant revisions;

~ Upon approval of the Concept Design submittal the homeowner proceeds the Schematic Design Phase and a workshop is set up.

• Schematic Design

~ Client submits required drawings, photo/imagery and documentation at the workshop.

~ Aesthetics Counsel issues written meeting notes and mutually agreed upon understandings.

~ Homeowner may request additional Schematic Design workshops particularly if drawings require significant revisions.

~ Upon approval of the Schematic Design submittal the homeowner proceeds to the Design Development Phase.

The Design Development phase does not require workshops. Subsequent submittals are monitored to insure that the direction established in the workshops is executed in the subsequent phases until the project is completed.

5. The homeowner submits drawings and other documentation required for the Design Development.
6. The Aesthetics Counsel reviews and comments on the submittal.
7. The homeowner makes modifications as requested by the Aesthetics Counsel and re-submits revised Design Development documents as necessary.
8. Upon approval of the Design Development document submittal the homeowner proceeds with the Construction Document preparation and submits it when ready to the Aesthetics Counsel for review and approval.
9. The Aesthetics Council reviews the Construction Documents for design

intent and conformance with the approvals of the proceeding phases and prepares written comments to be incorporated into the Construction Documents.

10. The homeowner makes necessary modifications as requested by the Aesthetics Council and re-submits revised Construction Documents to the Aesthetics Council for review.

11. Upon approval of the Construction Documents, the homeowner may submit Construction Documents to the City of San Diego to obtain building and other required permits.

12. The homeowner is required to submit Final Construction Documents to the Aesthetics Council upon receipt of review comments from the City of San Diego along with the City’s comments.

13. The Aesthetics Council may require additional modifications to the Final Construction Documents based on the City’s review comments in order to conform with the design objectives previously required.

14. The Aesthetics Council issues a Letter of Approval.

15. Additional certification submittals and Aesthetics Council approvals may be required based on the complexity of the project.

16. After construction the homeowner issues a letter of Notice of Completion to the Aesthetics Council verifying that all conditions have been met.

8.5 Approval Submittal Checklist

The following is a complete list of the potential submittals that a homeowner might be required to satisfy to have a project approved. For both Minor and Major Project Approvals, the submittal requirements will be tailored to the specific project. For example, a garden renovation or Interior Yard Projection will typically focus on landscape drawings, while a room addition will focus on architectural requirements. A major renovation that includes both home and landscape will likely require everything listed below. The precise requirements for a project will be established after the Kick Off Meeting by the Aesthetics Council (or their representatives).

8.5.1 Kick Off Meeting

Prior to starting design work, the homeowner and his/her architects are required to meet with the Aesthetics Council (or its representatives) to review the intent of the Community Design Book requirements and to clarify any questions related to the review process.

The homeowner is encouraged to discuss the project openly in order to obtain the most useful direction from the members of the design team. This meeting is informal and intended to clarify the direction and appropriateness of architectural and landscape designs. The Aesthetics Council will explain the general philosophy of the Santaluz community and answer questions.

8.5.2 Concept Design Workshop Submittal

The purpose of the concept design workshop submittal are to assist the homeowner and his design team through the design review process and to confirm that the principles and requirements of the Community Design Book are 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 Aesthetics Council at the Concept Design Workshop. 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 the workshop.

Photo/Imagery:

The submittal of photos and/or imagery is a critical tool that is necessary to evaluate consistency of an alteration or addition with the home's architectural character and community setting. Improvements are required to match or compliment the existing architectural style of the home. Photographs of the home's exterior elevations affected by proposed improvements and photographs of adjacent neighboring structures are required. In addition, photos or images that convey the intent of the improvement to the building envelope must be submitted. Images may be from books, journals, magazines, photographs or manufacturer's catalogs. Depending upon the complexity of the project, images should include all proposed design components such as 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 patterns, light fixtures, weathervanes, wrought ironwork, gates, and landscape walls.

Photo/Images 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 Aesthetics Council.

Concept Site Plan (scale 1/20" = 1'-0") including:

- ~ Existing topography.
- ~ All site constraints.
- ~ Existing or proposed conditions on adjacent properties, including landscape.

~ Setbacks & easements.

~ Interior Yard, Perimeter Yard and Streetscape areas, including location of landscape and plant species.

~ Building footprint.

~ Proposed building area and coverage calculations.

~ Proposed Interior Yard expansion areas and calculations.

~ Conceptual grading plan.

Concept floor plans of all floors (scale 1/8" = 1'-0") including:

- ~ Show first floor plans with property lines and setbacks.
- ~ Building square footage.
- ~ Accessory structure plans.

Concept elevations and sections (scale 1/8" = 1'-0") including:

- ~ Exterior elevation sketches of all proposed buildings.
- ~ Cross sections relating structures to original rough grade.

Concept landscape plan (scale 1/8" = 1'-0") including:

- ~ Planting areas indicating character of conceptual landscape as they relate to the site plan and architecture, and other existing landscape on the site and adjacent areas.
- ~ Conceptual locations of fences, walls, gazebos, barbecues, pools, spas, etc.
- ~ Trace overlays of landscaping over architectural elevations to show the landscape design and how it complements the home and the Santaluz community.

A copy of these documents must be left with the Aesthetics Council at the end of the Design Workshop.

Approval

The Aesthetics Council will inform the home-

owner when the Conceptual Design work is complete. Additional submittals and meetings may be required by the Aesthetics Council for further review to assure the quality and authenticity of the Conceptual Design before proceeding to Schematic Design.

8.5.3 Schematic Design and Workshop Submittal

Schematic design submittals must be prepared to scale and include all of the following. This is not a concept submittal. All conceptual issues should be resolved in the Concept Design Workshop prior to this submittal. All items are required to be submitted together.

Incomplete submittals will not be accepted or reviewed.

Photo/Imagery:

Re-submit and revise imagery as required to confirm necessary building elements and details that will be incorporated into the house design.

Photo/imagery should be submitted in the same format as required in the Concept Design phase.

Schematic Site Plan (scale 1/8" = 1'-0") including:

- ~ Existing topography.
- ~ Proposed topography.
- ~ All site constraints.
- ~ Existing and proposed conditions on adjacent properties, including landscape.
- ~ Setbacks & easements.
- ~ Interior Yard, Perimeter Yard and Street-scape areas, including location and species of existing landscape.
- ~ Building footprint.
- ~ Proposed building area and coverage calculations.
- ~ Proposed Interior Yard expansion areas and calculations.
- ~ Schematic grading plan.

Schematic Roof Plan (scale 1/8" = 1'-0") including:

- ~ Roof slopes, ridge height (top of finish material), and plate heights above finish floor, rough grade and finish grade.

Schematic floor plans of all floors (scale 1/8" = 1'-0") including:

- ~ Show first floor plan with property lines, setbacks, and easements.
- ~ Building square footage.
- ~ Accessory structure plans.
- ~ Indicate proposed architectural style.

Schematic elevations and sections (scale 1/8" = 1'-0") including:

- ~ Exterior elevations of all proposed buildings showing front, sides, and rear elevations.
- ~ Cross sections relating structures to original rough grade.

Schematic landscape plan (scale 1/8" = 1'-0") including:

- ~ Planting areas indicating character and size of trees, drives, walks, patios, water features, game courts, etc., as they relate to the site plan, architecture and other landscape on the site and adjacent areas.
- ~ Locations of fences, walls, gazebos, barbecues, pools, spas, etc.
- ~ Trace overlays of landscaping over architectural elevations to show the size, shape and intent of the landscape design and how it complements the home and the Santaluz community.

Schematic lighting plan (scale, 1/8" = 1'-0")

- ~ General location of different types of lighting.
- ~ Submit catalog cuts, drawings, and photographs of all exterior lighting fixtures.

Scale Model (for architectural projects) (scale, 1/8" = 1'-0")

- ~ The model must show architectural massing.
- ~ The model base must show the entire lot with the base and stepped contours to show topography.
- ~ The model should also show the topographic characteristics of the first twenty (20) feet of the adjacent lot.
- ~ All scale models must show any item built over 2'-0" in height.

Approval

When the Aesthetics Council has determined that all requirements for Schematic Design Submittals have been met, the Aesthetics Council must, within forty-five (45) calendar days, meet and either approve or disapprove the proposed design.

Additional submittals and meetings may be required by the Aesthetics Council during the Schematic Design Approval Process before proceeding to Design Development.

8.5.4 Design Development Submittal

Design Development submittals must be prepared to scale and include the following, as established previously. The Aesthetics Council is seeking authentic architectural style. Images and photographs may be required to be submitted to substantiate authenticity of style and detail.

Photo/Imagery

At this submittal, imagery should be adjusted to reflect the final design of all new building elements as they will be represented on the building. Photo/imagery should be submitted in the same format as required in the Concept Design phase. Each image sheet should be keyed to the Design Development building elevations.

Site Plan (scale, 1/8" = 1'-0") including:

- ~ Existing topography.
- ~ All site constraints.

~ 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.

~ Interior Yard, Perimeter Yard and Streetscape Area landscape, including location and species of existing landscaping.

~ Required building setbacks.

~ 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 and calculations.

Grading Plan (scale, 1/8" = 1'-0") including:

~ Show existing contours and proposed changes to existing grade, grading of all paved and unpaved areas, drainage plan, drain lines and downspout points of connection.

Architectural Roof Plan (scale, 1/8" = 1'-0") including:

~ All proposed roofs with slope pitches, ridge heights (to top of finish material) and plate heights above rough grade and finished floor.

~ Show roof accessories such as attic vents, gutters & downspouts, chimney caps, skylights proposed.

~ Materials of all proposed roofs.

~ Spot elevations around building showing finished grade. (This is critical, in order to

check roof and plate heights with respect to finished grade).

Architectural Floor Plan (scale, 1/8" = 1'-0") including:

~ Walls, columns, openings and any conditions or feature that will affect the exterior design of the home.

~ Scale accurately all items and parts of plans and details, including balconies, decks, atriums, garages, storage buildings, square footage of total living area of home, pools, recreation areas and patio covers.

~ Provide dimensions for overall building and all external features and offsets.

~ Include notes on all exterior items that cannot be clearly noted on the elevations.

Elevations (scale, 1/8" = 1'-0") including:

~ Provide exterior elevations to scale of all proposed buildings. All horizontal elevation points must be shown on the elevations in sea level elevation. Include elevations for ridges, plates, parapets, floor levels, balconies, railings, trellises and other significant features.

~ Show initial rough grade along entire length of each elevation drawing.

~ Identify the maximum building height line on each elevation.

~ Show courtyard elevations.

~ All finish materials, colors, and textures should be identified and key to material color board include manufacturer's name and list number.

~ Elevations must be drawn with realistic (true to scale) shadows.

~ Elevations must be accompanied with a trace overlay of landscaping using the actual style and shape of the plant material proposed.

~ Show exterior lighting fixtures.

~ Show dimension from nearest ridge or roof slope to top of chimney for all chim-

neys. Exterior 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 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 also be provided.

~ Provide a colored drawing of the front elevation that accurately represents the proposed materials.

~ The Aesthetics Council 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.

Sections (scale, 1/8" = 1'-0") including:

~ Provide two (2) site and 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 drawing.

Details (minimum scale: 1" = 1'-0") including:

~ Roof eaves, ridges, 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 Aesthetics Council

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 all mechanical equipment and enclosures.
- ~ The drawings must be detailed and clearly specify all proposed materials, colors, and heights.
- ~ Show all constraints including setbacks, Interior Yard, Perimeter Yard, Streetscape area and if applicable Santaluz Club landscape area, Brush Management Zone and La Jolla Valley viewshed. Including existing and proposed landscape installed in these areas by Master Developer.
- ~ Include landscape grading and drainage plans.
- ~ Provide dimensions for significant hardscape areas (planter areas, driveways, motor courts, etc.)
- ~ Locate and indicate to scale, the box sizes of trees per the planting plan.
- ~ Include irrigation 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 to these areas.

- ~ Identify all existing improvements at the street.

- ~ Samples of all proposed materials and colors must be submitted with the architectural exterior colors and materials submittal.

Landscape Planting Plan (scale, 1/8" = 1'-0") including:

- ~ Specify and size all trees and identify the shrub and turf planting areas.
- ~ Identify the Streetscape, Interior Yard and Perimeter Yard planting.

Lighting plan

- ~ Location of all proposed light fixtures.
- ~ Submit catalog cuts, drawings, photographs and technical specification of all exterior lighting fixtures (including security lighting). 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.

Landscape Elevations: (scale, 1/8" = 1'-0") including:

- ~ Landscape overlays for all architectural elevations. Perspectives, Isometrics or Renderings.
- ~ These additional drawings are not required; however, they may help the Aesthetics Council understand the proposal.

Scale Model (for architectural projects)

- ~ A scale model at this stage is optional for all homesites. The model is helpful in allowing the Architect, the Aesthetics Council and the homeowner to visualize

the design of the home and to determine the scale, massing, detailing, roof forms as well as indicating how well the home fits in its surroundings.

- ~ The model may show architectural massing, character, and fenestration, and at a minimum should have architectural elevations pasted on the model to show architectural detail.

Other Document

Other documents may be required or deemed necessary by the Aesthetics Council to clarify issues.

Approval

When the Aesthetics Council has determined that all requirements for the Design Development Submittal have been met, the Aesthetics Council must, within forty-five (45) calendar days, meet and either approve or disapprove the proposed design.

8.5.5 Final Construction Document Submittal

Final Construction Documents must be prepared to scale and are to include all drawings and other materials required for the Design Development Submittal except illustratives, landscape overlays, sample board and model, in addition to the following.

Architectural Construction Documents

- ~ Drawings shall include any revisions required by the Aesthetics Council after their review of Design Development Submittal.
- ~ Written specifications for all proposed work.

Site Plan (scale, 1/8" = 1'-0") including:

- ~ Existing topography.
- ~ All site constraints.

~ All existing and proposed improvements.
 ~ All dimensions on work to be considered, distances between existing and proposed work, and distances between proposed work and property lines.

~ Interior Yard, Perimeter Yard and Streetscape Area landscape, including location and species of existing landscaping.

~ Required building setbacks.

~ 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 and calculations.

Grading Plan (scale, 1/8" = 1'-0") including:

~ Contours, flow lines and finished grades.
 ~ Drainage pattern surface and subsurface and drainage system, including direction of flow, type and size of facility and downspout points of connection.

Landscape Construction Documents (scale, 1/8" = 1'-0") including:

~ All information requested in Design Development Submittal, as appropriate.
 ~ Landscape construction plan, fence and wall plan, details and specifications (please note that the box sizes of all trees are required on all site plans).
 ~ Landscape grading and drainage plan.
 ~ Landscape planting plan, details and specifications.
 ~ Irrigation plan, details and specifications.

Lighting plan (scale, 1/8" = 1'-0")

~ Location of all proposed light fixtures.
 ~ Submit catalog cuts and technical specification of all exterior lighting fixtures (including security lighting). The review of light fixtures is to assure that light sources are not visible and direct light is not im-

ping upon the neighboring properties or public streets. Applicant must be able to demonstrate that this requirement is met.

Pool Plan

~ Plans showing exact pool location, drainage, pool equipment and construction details.

Approval

Upon determination by the Aesthetics Council that all requirements for Final Construction Document Submittal have been met, the Aesthetics Council will review this submittal in accordance with the procedures and the time periods used for the review of Design Development Submittal.

This review will include, but not be limited to, a determination of whether the submittal is consistent with Design Development Submittal, and if not, the reasons for any discrepancies, and the review and approval or disapproval of all plans.

Upon receiving approval by the Aesthetics Council, 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.

8.5.6 Corrected Final Construction Documents Submittal

Prior to issuance of grading and building permits by the City of San Diego (or any other governing jurisdiction), the homeowner shall submit copies of the City's comments with required changes (if any) and the Corrected Final Construction Documents to the Aesthetics Council. The purpose of this submittal is to the give the Aesthetics Council the opportunity to review the City's comments and any required changes to the final construction plan. The Aesthetics Council 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 Aesthetics Council for approval, prior to the

commencement of such changes. All information requested in Construction Document submittal (as appropriate), plus any changes and responses to the City's comments are required for review.

Architectural Construction Documents.

Site Plan

Grading Plan.

Landscape Construction Documents.

Lighting Plan

Pool Plan

Approval

The review of the submittal shall be in accordance with the procedures and time periods used for the review of Design Development Submittal.

8.5.7 Construction Submittals

Foundations and other Improvements After the homeowner has staked the foundation for the building improvements that are located within the Interior Yard, the homeowner shall have the staking 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 boundaries of the Interior Yard have not been violated.

This certified survey must be submitted to the Aesthetics Council for approval prior to the commencement of construction (e.g., pouring foundations, footings).

Retaining Wall Foundations

After the homeowner has staked the foundation for all retaining walls, 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 the retaining walls are being constructed in accordance with the approved plans.

This certified survey must be submitted to the Aesthetics Council for approval prior to the pouring of the wall foundations. 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.

8.5.8 Framing Submittal

After the homeowner has framed the ridges of the improvements, 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 Aesthetics Council. 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 Aesthetics Council will review this submittal and any other modifications which were made to the lot improvements in the field.

8.6 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 jurisdiction), within 30 days the homeowner shall submit a letter to the Aesthetics Council indicating that all improvements on the lot are complete and are in conformance

with the approved plans and specifications of the Aesthetics Council. Within 60 days of the receipt of the letter, any member of the Aesthetics Council may inspect the improvements.

After inspection, the Aesthetics Council 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 Aesthetics Council.

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.