ALHAMBRA HIGHLANDS

Development Guidelines and Design Criteria

DRAFT

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Foreword

These guidelines contain the design criteria to be applied by the Alhambra Highlands Architectural Review Committee (A.H.A.R.C.) in approving the plans and materials for all improvements at Alhambra Highlands. The A.H.A.R.C. will also be applying the applicable rules and restrictions contained in the Declaration of Covenants, Conditions and Restrictions for Alhambra Highlands.

Alhambra Highlands is a planned community conforming to the code requirements of the Alhambra Hills Specific Plan within the City of Martinez. You and your professional advisor(s) should consult the CC&R's and guidelines set forth in this document for guidance in the preparation of all plans and proposals to be submitted to the A.H.A.R.C..

These Guidelines are designed to assist you in the design of your new home and to ensure compatible designs and a memorable architectural image for Alhambra Highlands. The A.H.A.R.C. will assist you in the design process by reviewing the plans, elevations and color/material boards. However, you have sole responsibility for consulting with, and relying upon, qualified architects, engineers, and other professional advisors with respect to the adequacy and design of improvements for your lot. All applicable governmental, building and safety codes must be adhered to. A.H.A.R.C., and Richfield Investment Corporation dba Richfield Development accept no responsibility for the design or construction of any improvements.

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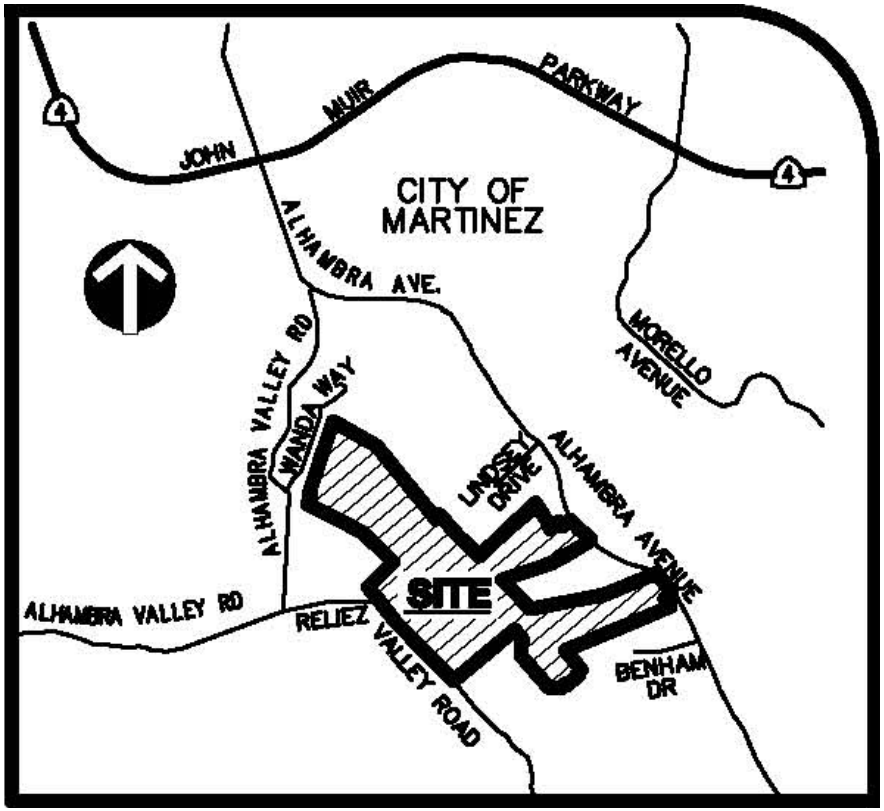
Introduction

Section 1 - Introduction



Vicinity Map

A. PROJECT DESCRIPTION

If approved, Alhambra Highlands will be a premier residential community, encompassing 297.5 acres in the hills of Martinez. The original submittal in 1990 identified this project as a production home development. After considerable evaluation, and in response to the unique terrain and the endangered species (Alameda Whip snake) mitigation, the developer determined that it would be more appropriate and economically viable to develop the site as a custom/ semi-custom home community. Currently the project is comprised of 112 lots, ranging in size from 7,500 to 20,000 square feet, with a majority from 10,000 to 14,000 square feet. The lots have been carefully planned to ensure an aesthetic harmony between the natural and developed environment of the Alhambra Highlands hillside. Approximately 240 acres will remain in natural open space, intertwined with hiking and equestrian trails.

One of the primary principles behind the Alhambra Highlands Design Guidelines is the recognition and implementation of "green" design strategies in the planning and development of all home sites. "Green" design is a philosophy that includes all aspects of site planning, landscaping, building programming, design and construction to minimize the impacts on environmental, economic and cultural resources. At Alhambra Highlands this means creating an environment that will provide a healthier lifestyle and improve the wellbeing of its residents. This includes, but is not limited to, conserving energy, materials and water, creating clever alternatives to design solutions and preserving natural habitats.

The California Green Building Standards Code mandates green building measures statewide, and applies to all new commercial and residential buildings. The Build It Green Program, a California-based organization whose

goal is to promote a healthier lifestyle and energy and resource-efficient building throughout the state, supports the California Green Building Commission in the proper implementation of these standards.

Designing green buildings is considered a "whole systems" approach. Those systems include nature, economy, family, community, companies, lifestyle and many other aspects of our lives. With all these factors being examined, it is important to understand how they relate to each other and as a whole, so that we can live healthier lives and preserve our environment for future generations.

Some of these principles are as follows:

- Designing more livable communities
- Using site and solar orientation to the building's advantage
- Landscaping with native, drought-resistant plants and water efficient practices
- Building quality, durable structure
- Reducing and recycling materials
- Insulating completely and ventilating more efficiently
- Incorporating recycled materials
- Using healthy products and building practices to promote better indoor quality
- Using energy-efficient and water-conserving technologies

Sustainable development is a strategy by which communities seek economic development approaches that also benefit the local environment. The Developer, Richfield Investment Corporation dba Richfield Development, recognizes the importance of an economically viable community, which provides the means to implement and maintain sustainability and fosters opportunities for residents to establish, maintain and advance themselves financially.

B. PURPOSE OF GUIDELINES

The design guidelines are statements that describe the desired architectural character of the community. They address issues that are primarily aesthetic in nature. The design guidelines establish a range of encouraged design approaches while allowing for flexibility and innovation. They are not intended to be utilized simply as a checklist; but rather to encourage creativity.

The purpose of these design guidelines is:

- To ensure that individual homes, while expressing their own individuality, enhance and complement the overall community identity;
- To ensure that where publicly visible, individual homes settle gracefully into their sites; and
- To ensure that the site and landscape design for each property fits into the aesthetic character of the natural setting;
- To ensure that individual properties are designed with an appropriate response and transition to the ecological character of the existing natural landscape.

The architectural design guidelines provide property owners, architects, home builders and contractors with a set of Guidelines for the preparation of their drawings and specifications. Adherence to these Guidelines will assure the homeowners that Alhambra Highlands will be known for its uncompromising standards of architectural and landscape quality and integrity.

It is very important that every buyer at Alhambra Highlands and their design team thoroughly read the Design Guidelines and understand its requirements.

Each homeowner is responsible for obtaining a building permit. These guidelines are not intended to, and do not replace the required site surveys, soils and geologic investigations, zoning and planning requirements, Hillside ordinances, or any additional requirements from City of Martinez, or service districts. It is each owner's responsibility and their design team to be knowledgeable about,

and comply with, these requirements. In the case of a discrepancy between these Design Guidelines and any requirements of governing agencies or service districts, the more restrictive will take precedence:

- The Alhambra Highlands PUD conditions of approval
- City of Martinez Zoning Ordinance
- Hillside Development Regulations, Chapter 22.33
- Residential Zoning, Chapter 22.12
- Design Review Requirements, Title 22
- Covenants, Conditions and Restrictions for Alhambra Highlands
- Preliminary Soils Investigation prepared by ENGEO, INC

Owner(s) may have experts of their choice such as architects and engineers, and planning staff review these and other applicable requirements. Further, owner(s) will hold the developer, Richfield Investment Corporation dba Richfield Development, harmless for any, and all, inconsistencies that may exist between these Design Guidelines, and any other governing requirements.

These guidelines may be amended from time to time. Each Owner should obtain the most recently approved copy of the guidelines for review prior to engaging in any regulated activity.

C. GOALS OF THE GUIDELINES

The goals of the design guidelines are to encourage a community of individual and outstanding architectural homes that, when viewed together, produce a pleasant country environment. The design opportunities are endless. With the proper use of these guidelines, your design will not only enhance Alhambra Highlands, but improve the individuality and quality of your new home.

D. ROLE OF A.H.A.R.C.

All design submittals in Alhambra Highlands will be reviewed and approved by the A.H.A.R.C.

The A.H.A.R.C. is composed of a Chairman and two (2) additional Members, who are intricately involved in the development of the Alhambra Highlands community. The A.H.A.R.C. will use the design guidelines for the purpose of review, but may consider the merits of any individual design due to special conditions that, in the opinion of the A.H.A.R.C., provide benefits to the adjacent areas, to the specific site or to the community as a whole. Approval by the A.H.A.R.C. must be received prior to the start of any clearing, grading, construction or landscaping.

Section 2
The Architectural Design Process

Section 2 - The Architectural Design Process

A. DESIGN REVIEW PROCEDURES

Individuals constructing improvements at Alhambra Highlands will participate in the design review process and follow the procedures outlined herein. An architect and a landscape architect, licensed to practice in the State of California, will prepare all plans and specifications submitted to the Reviewing Agencies. All grading and site design drawings must be prepared by a civil engineer, licensed to practice in the State of California.

The flow chart on page 13 is a guide to the necessary steps to build a home at Alhambra Highlands. Any deviation from these procedures could cause unnecessary delays, and/or additional costs, if plans are unacceptable, or if approvals are not obtained, prior to obtaining City permits for construction and occupancy.

The following lots will be limited to a one story structure to be consistent with SEIR mitigation measure AES-1b: the lots located adjacent to Darley Way (lots 37 - 43), southwest of Arberdeen Road (lots 70 - 73), and southwest of Heath Lane (lots 74 - 80), lots 109 and 110, and lots 27 - 29, 30, and 31.

These lots are subject to complete design review approval by Design Review Committee in accordance with the Martinez Design Review Ordinance prior to issuance of a building permit.

B. PRE-DESIGN CONFERENCE

A pre-design conference with the A.H.A.R.C. is the mandatory first step in the review process and must be attended by the owner. It is not mandatory to have an architect selected, or present for the Pre-Design Conference. Complete the Application for Approval (Form 1) in the appendix, and submit to A.H.A.R.C.. However, if an architect is on board, the conference is the time to review and discuss any preliminary sketches, which may have been prepared.

The purpose of this meeting is to discuss the general concept of the proposed residence and to ensure a thorough understanding of the spirit and intent of the project, the guidelines, and other regulations prior to preparation of the Planning and Design Development Submittal.

The City of Martinez has jurisdiction over the Alhambra Highlands community. The City's Building and Planning Divisions must be contacted at the beginning of the planning process to ensure compliance with their requirements.

C. PLANNING AND DESIGN DEVELOPMENT SUBMITTAL

The Pre-design Conference should give the owner and his/her design team sufficient direction to prepare the Planning and Design Development Submittal. This review will focus on the more detailed features of the residence including the specific footprint, scale, massing, and materials to be used. The subdivision number for Alhambra Highlands is 9257.

Preliminary plans should be submitted on 24"x36" minimum sheet size; drawn at ¼"=1'-0" scale, unless otherwise noted. Include the street address and the lot and tract number in the title block on each sheet.

The Planning and Design Development Submittal package will contain four (4) sets of plans as defined below:

- Site Plan at 1/8" = 1'-0" scale, including property lines, contours, existing grades, proposed finish grades and swales, all proposed structures, setbacks, driveways, garage backup distance, walkways, proposed top of finish floor and pad elevation, existing trees, mailbox location;
- Floor Plans, including decks, patios, stoops, retaining walls, trash enclosures, front entry step sizes, interior floor room names, and overall square footage;
- Roof Plan, including lower roof projections, roof overhangs, chimney, skylight locations and roof pitches;
- Conceptual elevations, showing all sides, including hidden elevations, plate heights, downspout locations, color changes where they occur, materials and finishes, and primary exterior architectural details such as eaves, gables, corbels, etc.;
- Elevation renderings, black and white or color;
- Conceptual landscape plan, showing home and driveway locations, patios, walkways, decks, hardscape, fences and/or garden walls schematic lawn and plant bed layout, tree location, shade structures, pools / spas and any other water feature;
- Preliminary Color and Materials Board, labeled and corresponding to exterior elevations;
- Three (3) copies of Application for Plan Approval (Form 2);
- (Processing and review fee: contact A.H.A.R.C. for fee amounts and payment contact).

Owners should submit the completed application for Plan Approval (Form 2,) along with required plans and color/material board to the A.H.A.R.C.: Owner should submit required sets of drawings with approval letter from A.H.A.R.C. to City of Martinez for review and approval. Owner will contact the City of Martinez for assistance with city procedure.

D. CONSTRUCTION DOCUMENTS SUBMITTAL

After Planning and Design Development Submittal has been approved the owner, or his/her design team, must submit a final set of construction documents, incorporating all information previously noted in the Planning and Design Development Submittal. The submittal will consist of two (2) separate packages: Architectural and Landscape.

Construction Documents Submittal must be approved before construction begins. Any owner or contractor commencing construction without Construction Documents Submittal approval will be ordered to "Stop Construction."

The Construction Documents Submittal Package will contain (4) sets of plans as defined below:

• ARCHITECTURAL DESIGN SUBMITTAL
- Site soils report
- Detailed engineering site plan, at appropriate engineering scale, which includes all other site plan information from previous submittal, and areas of cut and fill, grading and drainage
- Construction drawings at 1/4" = 1'-0" with floor plans, foundation, roof plan, all elevations, sections, and architectural details
- Color palette of all exterior colors and materials on structure(s)

• LANDSCAPE DESIGN SUBMITTAL
- Final landscape plan at 1/8"=1'-0" scale, which includes all required information from previous submittal
- Final existing vegetation/proposed vegetation
- Final paving areas and materials
- Final erosion control measures
- Irrigation and drainage plan
- Landscape details

Three (3) copies of Application for Plan Approval (Form 3). Concurrently owner will submit required sets of drawings to City of Martinez Building Division for building permits and Planning Division for design review approval. Please refer to those Divisions for the required submittal materials.

The A.H.A.R.C. will review the Construction Documents Submittal. If required revisions are minor, the A.H.A.R.C. will note them as Conditions of Approval on the application form. The Conditions must be incorporated into construction documents prior to submittal to City of Martinez for building permits. One (1) set of all documents will be returned to the owner, marked "Approved as Submitted" or "Approved as Noted".

With the Final Design Approval, the plans will be ready to submit to the City of Martinez for a building permit application.

E. REMODELING AND ADDITIONS

Remodeling and additions to existing improvements are required to meet the same criteria as new construction. Plans for remodeling and additions to an approved structure should appear to be a part of the main building's original architectural style. The term "alteration" does not include repainting or refinishing any improvement in the same color, hue, intensity, tone, and shade or repairing any improvement with the same materials. All criteria concerning aesthetics, color, site location, architecture, landscaping, grading and excavation, roof, height limit, solar collectors, setbacks, lighting, etc., will be of significant concern to the A.H.A.R.C..

An approval from the A.H.A.R.C. is required for this work just as if it is for new construction. Complete Application for Approval (Form 4) and submit to the A.H.A.R.C.. Approval and permits may also be required from the City of Martinez Planning and Building Division.

F. DEPOSITS AND FEES

Design submittals will require a nonrefundable fee to cover the processing and review by the A.H.A.R.C.. This fee will be collected with the Preliminary Design Review Submittal. It has been established to partially cover the expense of reviewing plans and related data and to compensate any consulting architect, landscape architects or attorneys retained by the A.H.A.R.C..

Prior to initiation of construction, there will be a refundable construction damage deposit required. These funds will be utilized to repair any damage caused by construction personnel or equipment to adjacent property or amenities, or used to clean the construction site, if necessary. (Please contact A.H.A.R.C. for fee amount.) The fee, or any remaining portion, will be returned to the Owner, based on the necessary repairs and cleanup as described under section "Construction Requirements." All fees are from a fee schedule, established by A.H.A.R.C..

The application for plan approval, processing fee, construction damage deposit, and all other materials necessary for the A.H.A.R.C. to approve a residence must be sent to:

A.H.A.R.C.
Address
Martinez, California
Telephone Number Fax Number

G. PROCEDURAL FLOW CHART AND SUMMARY OF STEPS

The flow chart represents the steps necessary to build a new residence, or any future renovations and/or additions to the residence.

PRE-DESIGN CONFERENCE

- Meet with A.H.A.R.C. to present design concepts
- Conformance to City of Martinez Building and Municipal Codes
- Plan Approval (Form 1)

PLANNING AND DESIGN DEVELOPMENT SUBMITTAL

- Four (4) sets of plans showing:
  - Site plan
  - Floor plans
  - Elevations
  - Roof plan
- Elevation Rendering
- Conceptual Landscape plan
- Preliminary colors and materials selections
- Application for Plan Approval (Form 2) three (3) copies
- Processing fee

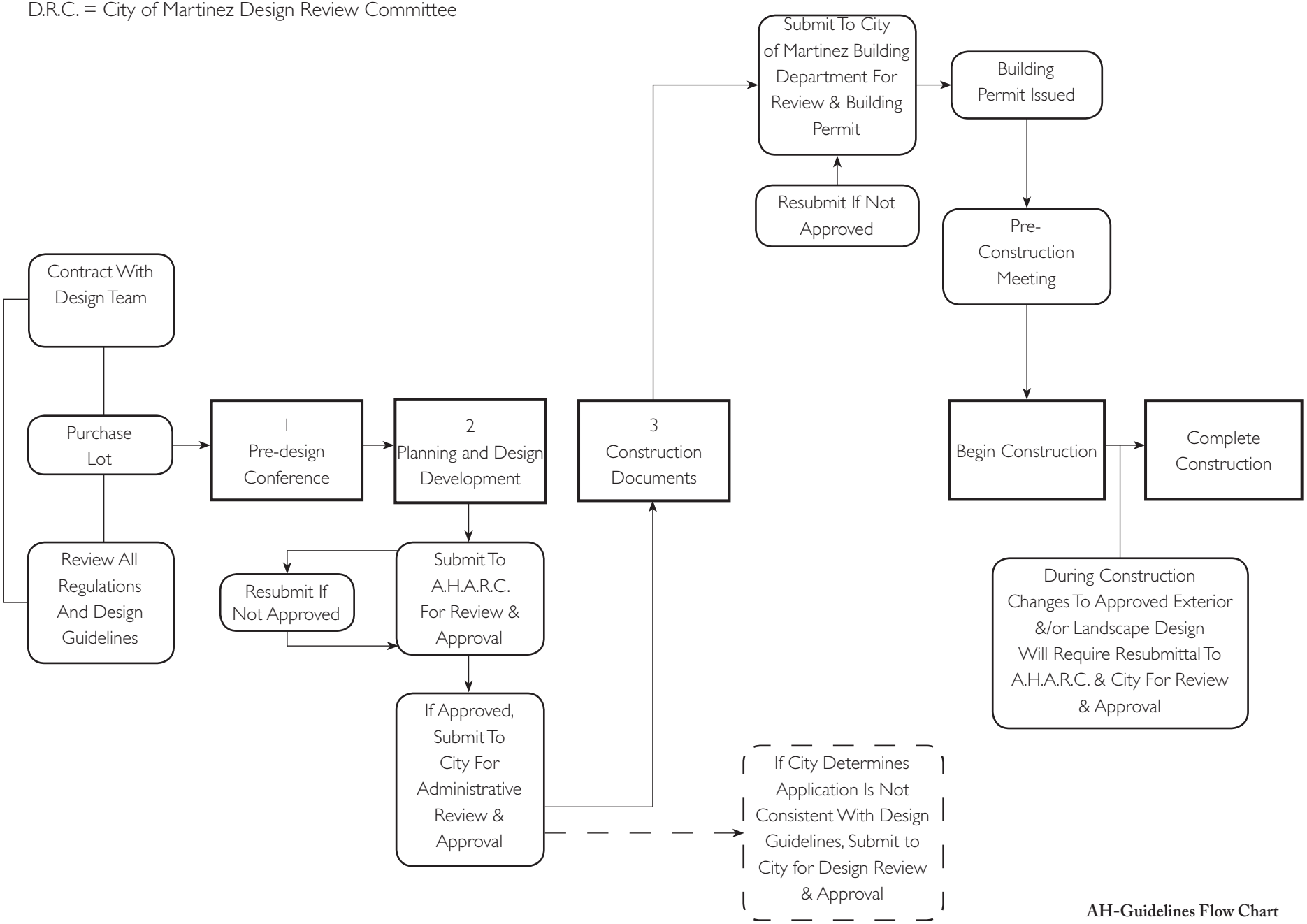
CONSTRUCTION DOCUMENTS SUBMITTAL

- Four (4) sets of plans
  - **Architectural**
    - Site Plan
    - Floor Plans
    - Elevations
    - Roof Plan
    - Building Sections
    - Architectural Details
- Three (3) sets of plans
  - **Landscape and Irrigation**
    - Landscape Plan
    - Site Plan, if only landscape
    - Irrigation Plan
    - Design Details relating to landscape and hardscape
- Application for Plan Approval (Form 3) three (3) copies of the
- Materials and specifications form
- Color and materials board with Samples of materials
- Site Soils Report
- City of Martinez Plan Check List / Comments

CONSTRUCTION REQUIREMENTS

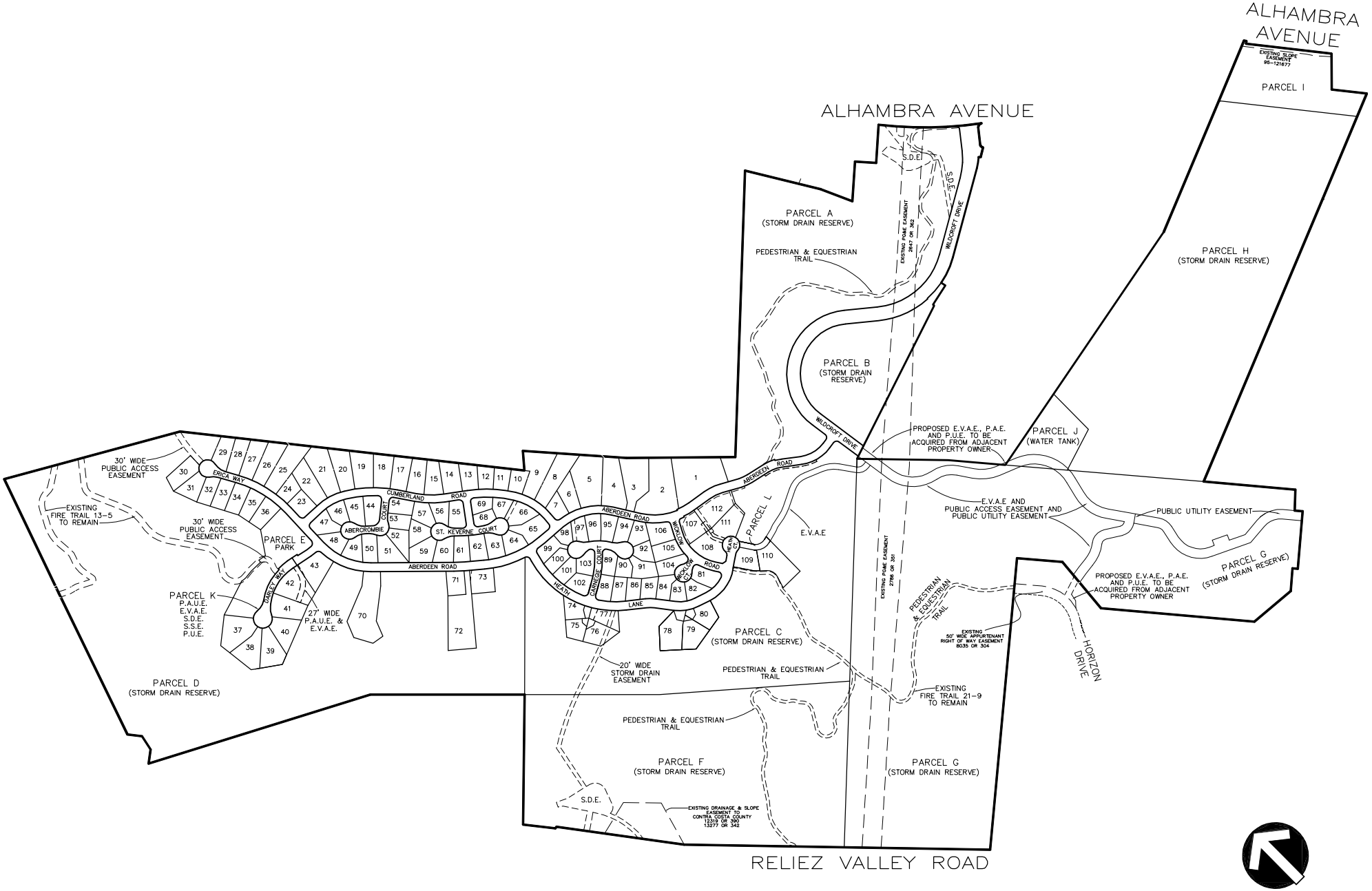
- Construction Schedule
- City of Martinez Building Permit
- Construction Damage Deposit
- Completion of Landscape and Irrigation Improvements

Footnote:
A.H.A.R.C. = Alhambra Highlands Architectural Review Committee
D.R.C. = City of Martinez Design Review Committee



AH-Guidelines Flow Chart

Section 3
Site Planning



ALHAMBRA HIGHLANDS SUBDIVISION 9257

MARTINEZ, CALIFORNIA

Section 3 - Site Planning

The siting of a house should reflect homeowners functional needs, and be sensitive to the property's unique characteristics. .

Some home sites, adjacent to open vistas of the community will be seen from different angles and view. It is therefore important that the three dimensional character of each home be carefully studied. Care must be taken to locate the landscaping at each structure, whenever possible, so as not to infringe upon view corridors, adjacent structures, home sites, and natural amenities of the land. Outdoor enjoyment and privacy available to each residence is also of concern.

Side and rear elevations visible from adjacent properties will require careful design of form, materials and detailing. Flat, two-story wall elevations are discouraged. Corner lot side elevations should be treated as if a front elevation, with careful attention to proportion and detail.

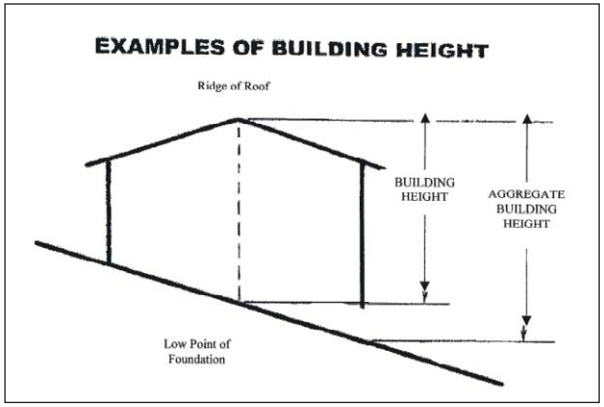
The site plan, grading, architectural form and landscaping of the proposed project should be compatible with the slope, topography, and vegetative characteristics of the lot. Use of retaining walls should be minimized.

A. SETBACKS

Required setbacks should be consistent with the design standards applicable to the Alhambra Highlands subdivision.

B. BUILDING ENVELOPE

A careful analysis has been made of each lot with respect to views, project quality and engineering considerations to arrive at a building envelope for each lot. These boundaries must be used for design purposes. In some cases these lines may be more restrictive than the planning and zoning requirements.



1. BUILDING SIZE

The maximum habitable square footage will be determined by the allowable lot coverage as specified in the design standards applicable to the Alhambra Highlands subdivision. This calculation is exclusive of garages.

2. BUILDING HEIGHTS

Building structure heights will be consistent with the design standards applicable to the Alhambra Highlands subdivision.

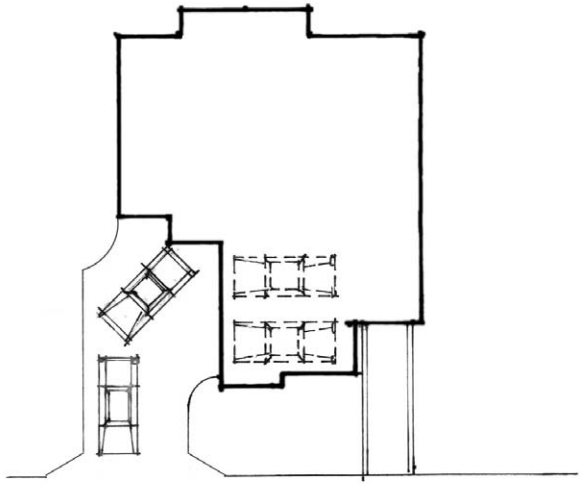
Basements or "below grade" rooms may be approved by the A.H.A.R.C..

Fireplace chimneys may exceed the height requirement by two (2') feet. Some lots may have height restrictions.

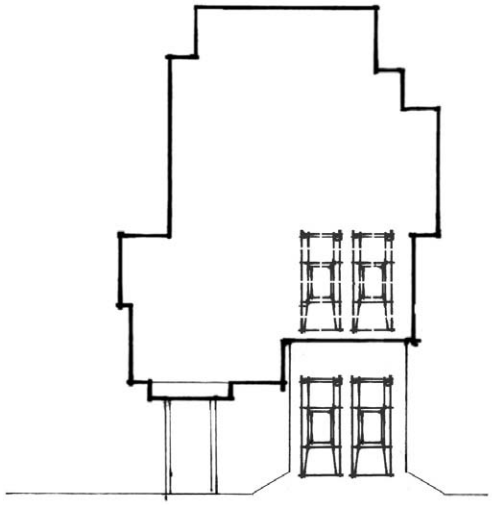
C. GARAGE ORIENTATION

To maintain the image of a country estate at Alhambra Highlands, streetscape issues must be addressed relative to views from the street. A critical issue is to minimize the visual impact of garage doors on front elevations. Some building pads at Alhambra Highlands are large enough for garage doors be planned as side entry or at rear. Garage doors may tie into courtyard entry portals, but doors should be recessed a minimum of 12 inches into structures or softened in some manner (i.e., trellis, large roof overhang). Detached garages are acceptable; must be appropriately connected to residence by an arcade or similar roof system. In addition, all corner lots should have a one story element facing the corner.

At least a two-car garage is required. A three-car garage is recommended when the residence contains four bedrooms or more. A minimum of two (2) guest or visitor parking spaces must be provided in the driveway areas.



Side Turn Garage
Guest (2) parking in driveway

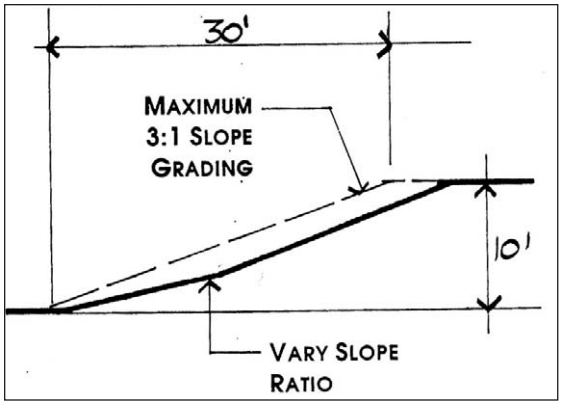


Front Load Garage
Guest (2) parking in driveway

D. DRIVEWAYS

Decorative driveways are encouraged. Concrete or pavers should be used in construction of all driveways. Asphalt should not be used on any driveways. All access drives should provide a minimum twenty (20') feet unobstructed paved width, with a maximum 20% grade.

Driveways may utilize retaining walls or earth-stone walls up to six feet (6') in height to accommodate unique topographic challenges, and should be screened with approved vegetation. Extra wide curbcuts, such that may accommodate three car widths, are discouraged.

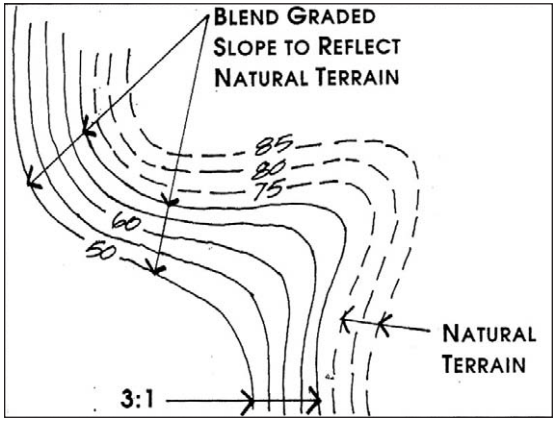


E. GRADING & DRAINAGE

Houses should appear to "grow out" of their sites. They should be integral with the topography, landscaping, and natural features of the land. To achieve this, site grading should be minimal and relate to the natural topography of the site. Structures may be planned to minimize any grading outside the structure's foundation and driveway.

Slope of cut and fill banks should be limited to a maximum of 3:1 slope and provide varied slope ratios where possible in conformance with Geotechnical and Civil Engineer's recommendations and requirements.

Existing drainage patterns should be maintained and enhanced where required. All water from the buildings and hardscape must be channeled to drains and swales, utilizing energy dissipaters to eliminate any possible effects of erosion. Closed drainlines should be underground.



F. RETAINING WALLS

Foundation walls (pony walls) should be no higher than six (6') feet from the finished floor to the natural grade. Visible retaining walls used to construct garage pads should be limited to a retaining height of six (6') feet. The sides of any exposed exterior retaining walls installed for this purpose should be architecturally treated to be compatible with other siding and detail materials used on the house. The use of masonry is encouraged, while wood and earthen materials are discouraged for retaining walls. Creative grading and terracing is encouraged to reduce, or limit, the height and length of retaining walls.

Retaining walls, not a part of the building, should not exceed a maximum height of five (5') feet, unless it is visible from off-site, in which case it will be no higher than three (3') feet.

G. ACCESSORY STRUCTURES

The Alhambra Highlands Architectural Design Guidelines under Section 4 of this document apply to all structures constructed on the home sites. This includes accessory structures such as gazebos, storage sheds, garden structures, greenhouses, hobby shops, detached garages, and trash enclosures. Detailed construction plans will be required for an accessory structure including a site plan, elevations, material selections, colors, etc.

The design of detached garages, outbuildings, patio structures, sun shades, gazebos, trellises, and other appurtenant improvements should be in harmony with the architectural style of the main residence.

Guest houses should be visually connected to the main structure through the use of similar materials, color, details, roof forms, or other major design elements. Construction of guest houses must comply with the design standards applicable to the Alhambra Highlands subdivision.

"Building heights of all accessory structures will be consistent with the design standards applicable to the Alhambra Highlands subdivision".

Section 4
Architectural Design Guidelines

Section 4 - Architectural Design Guidelines

A. DESIGN PHILOSOPHY

The design philosophy of Alhambra Highlands is intended to develop a look and feel of "timeless" regional architecture. Designs should be customized for each homesite to maximize the natural features that exist.

Regardless of site, each of the residential designs in Alhambra Highlands should strive for:

- A simplicity of form with strong simple details
- A subdued color palette using pastels and earth tones, avoiding bright primary colors. (Stronger accent colors may be used with restraint.)
- Carefully crafted details
- An integration of house design and landscape design

Terms such as "sound design" and "good taste" are difficult to describe and even more difficult to legislate. Good architectural design should incorporate architectural elements that have withstood the test of time. Each architect should strive to design a home that has integrity, simplicity and a sense of proportion through massing and materials. It is desirable for the homes of this community to exhibit the individuality of their owners, as well as the characteristics of the selected architectural style.

The execution of each residence must be "traditional" or contemporary in character and should be such that the residence fits the property with sensitivity and respect for the land and its surroundings.

It is important to note that while these are uniquely individual styles, many of their features and characteristics are interchangeable. The purpose of this section of the guidelines is not to restrict designers at Alhambra Highlands, but to inspire them to create a varied, and consistently high level of architectural design.

B. ARCHITECTURAL STYLES AND CHARACTERISTICS

The style information on the following pages provides the builder and design consultants with the tools to create attractive and authentic architecture designs without sacrificing the integrity of the style. Each architectural style is defined by elements that are typical characteristics of that style.

The following architectural styles will make up the fabric and theme for Alhambra Highlands. Neither the list nor the elements discussed is intended to be inclusive. The styles selected for Alhambra Highlands are based on the architectural traditions and design heritage of the Bay Area Region:

- Monterey
- Early California/Spanish Colonial
- Craftsman
- French Country
- Cottage
- Ranch
- Farmhouse

EARLY CALIFORNIA

(California Ranch, Monterey, Spanish Eclectic)

"California Ranch" or "hacienda" is an adaptation of the ranch houses of Mexico and early California.

- The form may be a one or two-story.
- The floor plan is informal.
- The roof is usually 4:12 pitch, using simple hip and gable forms, and may be barrel tile, clay tile, or flat concrete tile. Rafter tails may be exposed and/or corbelled at deep overhangs.

"Monterey" style is a combination of Spanish and English design, using forms of stucco with barrel or flat tile roofs with the characteristic long balconies and "Colonial" style detailing.

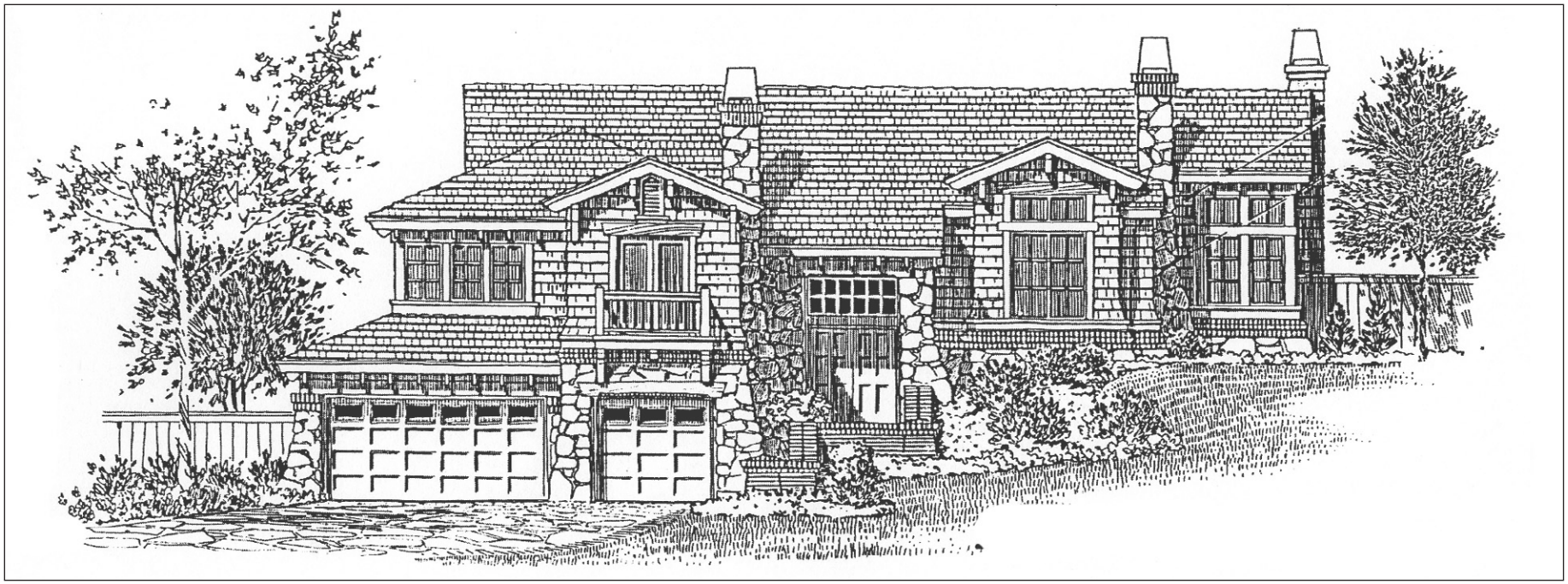
- One and two-story elevations as found in the "Spanish Eclectic" style, with its informal type of floor plan.
- Balconies overlooking outdoor courtyards, a veranda, or loggia used as an indoor/outdoor room are typical elements of all variations of this style of architecture.
- Colors are muted earth tones with brighter hues used for trim work.
- Stucco and wood are used for wall materials with the rock or brick used for accents.
- Windows are used to establish a strong indoor-outdoor relationship..

EARLY CALIFORNIA

(California Ranch, Monterey, Spanish Eclectic)

CRAFTSMAN

(Shingle, Country Farmhouse, Arts and Crafts)



An architectural style influenced by the Arts and Crafts movement and popularized by Gustav Stickley, the "Craftsman" usually exhibits some of the following distinctive features:

- A non-symmetrical façade, typically sheathed with stucco, wood clap boards, or wood shingles (The most common wall cladding is wood clap board with shingles ranking second.)
- Stone and brick as accents at the porch column bases, porch surrounds, and chimneys
- Masonry walls on first level occasionally with a battered foundation
- Low-pitched, front-gabled roofs with wide overhangs and exposed roof rafters, beams, or triangular knee braces inserted under the gables
- Windows are multiple-paned and heavily framed casements.
- Porches covered with gabled, shed or trellised roof, typically supported by tapered square columns.

The "Country Farmhouse" version of Craftsman is an eclectic mix, with features carried over from the Victorian era:

- Built-up wood rake trim with a 12-inch overhang;
- Gable dormers with horizontal wood siding;
- Built-up fascia board with Ogee gutter
- Square paneled or round wood columns supporting a porch
- Wood front door with sidelights
- River rock porch base at porch columns and at wainscoting
- Paned, shuttered windows
- Symmetrical flat façade with end-gabled roof and dormers.

CRAFTSMAN

(Shingle, Country Farmhouse, Arts and Crafts)

FRENCH COUNTRY

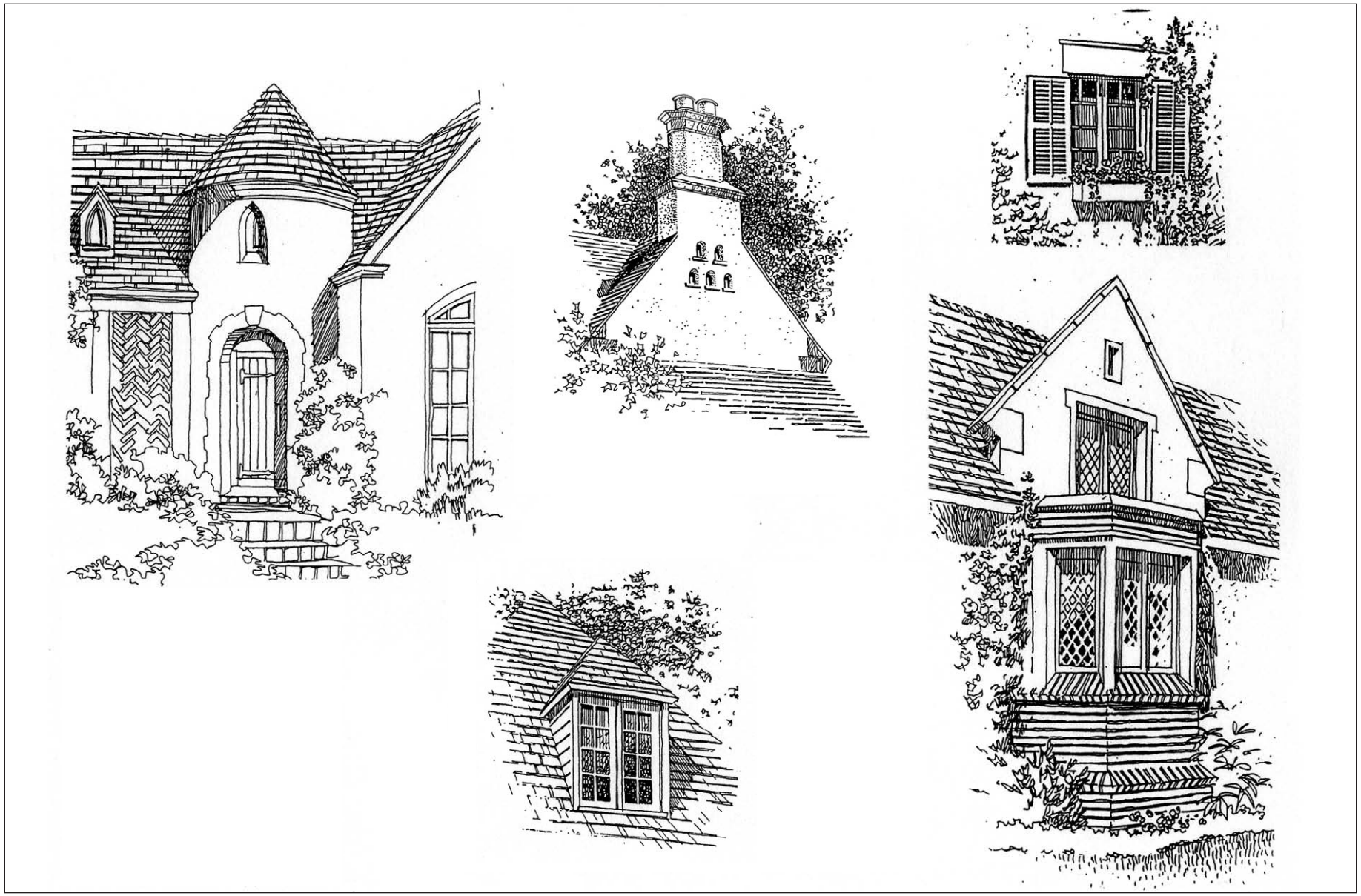
As revival styles in architecture appeared prior to World War I, the rural vernacular of the French countryside inspired residential architecture.

The Normandy farmhouse with its one or two simple details exemplifies the basic forms of a comfortable, informal style.

Northwestern France shares much with the Medieval English tradition. Detailing is similar and French country normally lacks the dominant front facing cross gables characteristics of the Tudor style.

- Stucco walls with brick, stone and timber as restrained additional elements
- Details include very steep roofs, tile and/or slate roofs, hip and half hips and gables
- Towers, dormers and gables are used to break up large roof forms, casement windows are often used.
- Adapted from the farm house of Normandy and Brittany, it is characterized by the use of steeply pitched roofs and selective use of dormers.

FRENCH COUNTRY



ENGLISH

This dominant style of domestic building was used for a large portion of early 20th century suburban houses throughout the country. The style is loosely based on a variety of late medieval English prototypes, ranging from thatch roofed Tudor cottages to grand manor houses.

Stucco and brick are predominant. Decorative half timbering is present on many examples.

Colors are muted and contrast is minimized.

Details include steeply pitched roofs, end gables, (less commonly hipped) detailed chimney work and dormers. The façade is dominated by one or more prominent cross gables.

Tall, narrow windows are usually in multiple groups and with multi-pane glazing.

Massive chimneys are commonly crowned by decorative chimney pots. There is extensive use of masonry on the facades

ENGLISH

C. DESIGN FEATURES AND MATERIALS

In an effort to maintain a continuity of identity, high quality, and high material integrity, the following materials and building elements are encouraged or discouraged. For the purpose of these Design Guidelines, the term "discouraged" means not allowed unless owner, builder, and/or architect can give compelling reason to allow an exception.

Regardless of which style is selected, all residences in Alhambra Highlands should adhere to the following guidelines.

1. EXTERIOR WALLS AND BUILDING FACADES

Building faces, particularly front elevation planes, should be varied in placement, size and material to avoid visual monotony, and to create interest and human scale.

Architectural articulation of building faces and roof planes should be accomplished through the introduction of sub-elements such as projections, dormers, roof ridge jogs, roof overhangs, building face trims, recessed doorways, bay windows, or entry courts.

In two-story structures, varied and horizontally offset floor plans should be used to produce exterior building and roof plan articulation. Scale and vertical transition should be created in the front of the structure by stepping back the second story, and providing a partial roof or trellis at the top of the first floor level. This eliminates a continuous two story vertical building plane.

All buildings should achieve a level of detail on the sides and backs of the buildings compatible with the front. All windows should be trimmed.

Encouraged: Stucco or cement plaster, trowel applied synthetic plaster (i.e. Dryvit), stone or brick masonry, cast concrete trim, shaped plaster and tile are encouraged. Dimensional lumber siding is allowed but requires adequate painting, staining, preserving, and maintenance to insure against uneven weathering, 'sprinkler scallops," black mold, or severe checking and splitting. Sheet siding, such as plywood or Masonite, may be allowed (sparingly), but must be used in conjunction with sufficient masonry and trim accents to maintain an overall high quality appearance. Quoins, when utilized in the design, should be used on the side and rear elevations as well as the front.

Discouraged: False fiber board stucco, vinyl siding, unfinished wood, excessive use of faux stone (stucco stone) or faux brick (thin brick), exposed plain concrete block, sheet siding such as plywood, metal, or Masonite.

2. ROOF MATERIALS AND ACCESSORIES

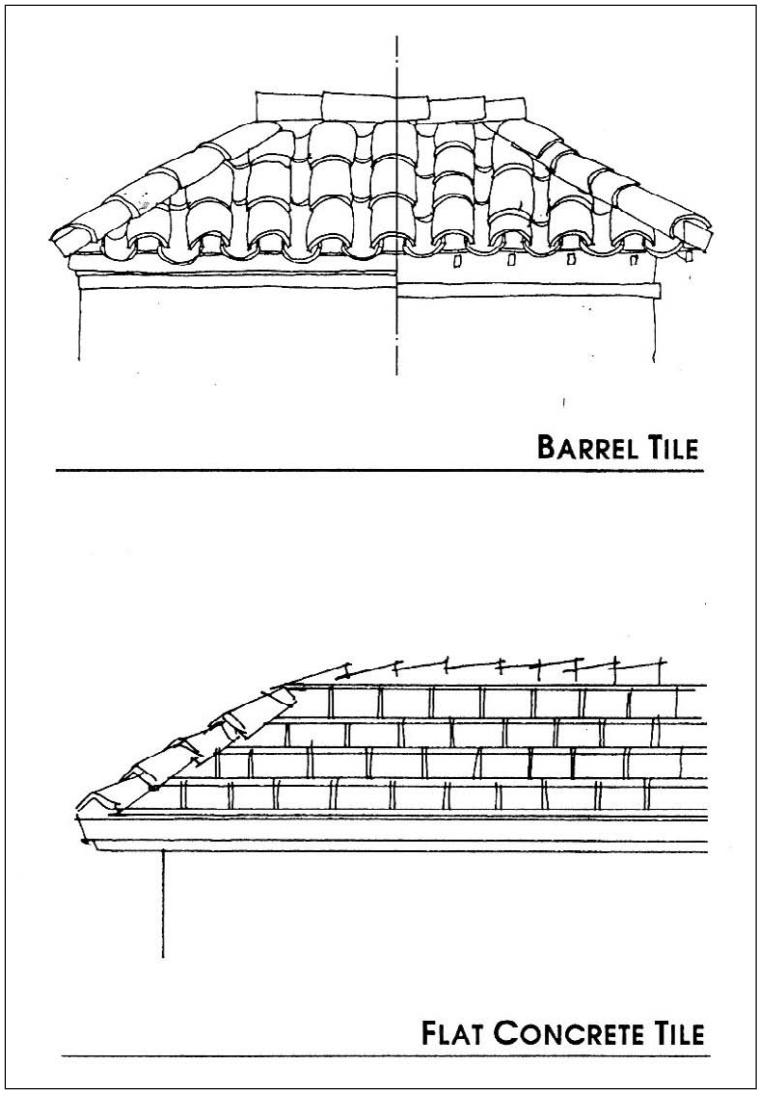
The main roof pitches should be consistent with the architectural style of the home. Roof forms should be well organized and demonstrate the same character on all sides of the residence. Eaves and rakes should be articulated by multiple fascia boards, cove and crown moldings or gutters. Gutters and downspouts will be used at all eave lines, unless deemed inappropriate.

Encouraged: Barrel, "S" and flat terra cotta clay tile (Italian pan); barrel, "S", flat integral color concrete tile, and slate. Flat roofs are allowed where appropriate to an acceptable architectural form; however, all visible areas, including areas viewed from adjacent property or higher elevation, are considered critical to the overall design. Therefore, rooftop material and color, as well as flashing details, vents, and mechanical equipment in those areas, must be approved.

Discouraged: Wood shake or shingle, composition shingles or sheet roofing, metal roofing, synthetic wood shakes or shingles, high glazed clay tile or glossy painted concrete tile, fiberglass, asbestos or hard board shingles, unless specific product is approved. Roof mounted air conditioning units, and other mechanical equipment are discouraged.

All exposed metal roof accessories (stack vents, roof flashings, attic ventilators, skylight curbs, etc.) should match roofing material color, and should be

treated to prevent bright or highly reflective surfaces. All stack vents and attic ventilators should be located on the rear slopes of roofs and mounted perpendicular to the ground plane. Exposed gutters used, as an architectural feature should be colored to match the surface to which they are attached, except for copper or specialized finishes where appropriately designed.



3. DOOR , WINDOWS, AND SKYLIGHTS

Encouraged: Clear or tinted glass, dark anodized or painted aluminum, vinyl, or wood frames; clear or tinted skylights integrated into architecture and with frames that blend with the roof. Multi-paned windows are highly encouraged on front elevations and side elevations and encouraged at the rear. All openings should be articulated through the use of shutters, flat or arched lintels, projecting sills or surrounds. Wood or metal roll up garage doors must blend unobtrusively with the facade.

Discouraged: Reflective glazing, clear anodized or mill finished aluminum frames, light weight aluminum, white or frosted plastic bubble skylights, second story windows along rear or side yards that would violate the privacy of the private open space of adjacent structures are discouraged. Solid panel lift up garage doors are discouraged.

4. MASSING

Long, uninterrupted exterior walls should be avoided on all structures. All structural walls should have relief to allow interplay of landscaping shadows. Unrelieved two-story walls at corner lots will be discouraged. Integration of varied textures, relief and design accents (bay windows, entry courts, dormers, projections, roof ridge jogs, overhangs, etc.) on buildings can soften the design and assist in achieving a balance of statement between structure and terrain.

Building forms should respect views of adjacent properties and minimize the blocking of such views.

In two-story structures, varied and horizontally offset floor plans should be used to produce exterior building and roof plan articulation. Scale and vertical transition can be created in the front of the structure by "stepping back" the second story and providing a partial roof or trellis at the top of the first floor level. This eliminates a continuous two-story vertical building plane.

All buildings should achieve a level of detail on the sides and rear elevations and should be compatible with the front. All windows should be trimmed with a proper surround.

5. MASONRY

Encouraged: Natural or manufactured brick and stone with a color range and texture that is consistent with the home's design. Placement will complement and enhance the architectural quality. Full size samples may be required prior to approval. Masonry or stone on the front of the residence should return around a corner to a logical point of termination, such as, an inside corner, good neighbor fence location, or preferably carry entirely around the residence.

Discouraged: Exposed plain concrete block. Ending a veneer at an outside corner which would expose the edge of the material. Excessive use of manufactured stone.

6. TERRACES, DECKS, AND PATIOS

Existing slopes should be reflected through stepping of architectural forms.. All levels of the house should actively relate to the grade of the site. **Tall, blank walls of hillside houses are discouraged and must be mitigated through the use of terrace walls and/or landscaping.** Terraces, decks, and patios must be designed to be part of the architectural style.

Decks include any structure, which provides exterior usable space above grade, which is wholly or partially supported by structure apart from the wall of the house. In no case should decks be more than six feet (6') above the grade established by the approved as-built grading plan; or the individual lot's approved as-built grading plan, exclusive of railings. Decks more than eighteen inches (18") above ground should be provided with a continuous screen wall that will conceal structural support. Railings for patios and decks should be designed with vertical components appropriately spaced and should not be solid.

Balconies from upper levels of single-family residences may cantilever no more than two (2') feet laterally without support. A "balcony" as defined herein should mean any exterior structure made of wood or other materials which provides usable space above the finished grade and is wholly supported by, or cantilevered from, the walls of the house.

7. TRASH RECEPTACLES

All trash and accumulated wastematerial will be placed in appropriate covered containers, and will be suitably concealed behind permanent screening or fencing contiguous to the structure, or located in the garage.

D. COLOR

Encouraged: Warm earth toned colors and light shades of gray are appropriate. Trim colors should accent body colors. Color blocking (two body colors) is encouraged.

Discouraged: Stark blue, white, bright pastels; bright, intense primary colors in large expanse land and bright contrasting trim colors.

E. GARAGES

Garages facing the side property line will be encouraged, if possible. Detached garages are acceptable where appropriate.

A minimum of a 2-car garage is required. It is advisable to include a 3-car garage in the design layout when the residence contains four (4) bedrooms or more. A minimum of two (2) guest or visitor parking spaces must be provided in the driveway area for all residences.

F. SERVICE AREAS

Mechanical equipment, trash containers, pool equipment, satellite dish antennas, electrical and gas meters, and other like equipment must be completely concealed from view from other lots and roadways.

Walls around service areas must be compatible with the design of the main structure and constructed of the same materials.

G. SUSTAINABILITY

Building "green" not only benefits us by increasing comfort and helping maintain healthy air quality, but the current strategies are also financially beneficial. They reduce maintenance, utility bills, and cost of home ownership, which in turn increases property values. It is the responsibility of the homeowner to acquire a list of the requirements and design guidelines, which state the current green building standards.

Energy Efficiency

Energy efficiency is the corner stone of every sustainably designed home. Due to the amount of energy we use in our homes, very strict energy codes are being implemented in order to keep our usage in check. High-energy use contributes greatly to the amount of air pollution and global climate change.

Advancements in energy efficiency and using renewable energy sources are helping us improve air quality, reduce global warming, and slow down the rate at which we require such energy needs.

Potential opportunities for energy efficiency may include:

- High efficiency windows and doors for all homes and building
- Passive solar heating techniques such as overhangs on south windows and deciduous trees on the west and south sides to reduce solar heat gain
- Ample natural ventilation throughout all building
- Upgraded insulation, advanced air infiltration reduction practices, and Low-E double pane windows
- Building plans that are "tight", thus separating conditioned spaces from unconditioned spaces
- Solar water heating, wind turbines, and a photovoltaic energy system
- Compact fluorescent lighting, high-efficiency gas fireplaces, toilets and other low energy-suing major appliances to be used in al homes
- Solar attic and house fans
- High-efficiency furnace and tankless water heater
- Compliance with California's Title 24 Energy Code for all homes
- Two pipe water systems

Indoor Air Quality

Most of the poor air quality in homes is caused by the emitting of chemicals found in commonly used building materials. These materials include kitchen cabinets, countertops, shelving, furniture, paint, carpet, and other items using adhesives. Poor indoor air quality is also caused by biological contaminants, such as mold created by inadequate ventilation, poor design and/or maintenance.

Potential opportunities for indoor air quality may include:

- High-efficiency motorized ventilation fans, low or no V.O.C. paint, wood finishes, adhesives, and non-toxic finishes
- Mold-resistant materials throughout the home
- Mechanical ventilation system, heat recovery units, sealed-combustion furnace or tankless water heaters

- Range hood and bath fans that link to the exterior, which are automatically controlled with a timer or humidistat
- No wood-burning fireplaces, or retrofit wood-burning fireplaces with EPA certified wood stoves and inserts

Water Conservation

Water is another valuable commodity that we often take for granted. Alhambra Highlands is promoting a "culture of conservation", which will help achieve the long-term goal of reducing water use to protect the water supplies today and in the future.

Homes designed, built and landscaped to utilize current water conservation practices make a tremendous contribution to our personal and environmental well-being. There is an added benefit of lower expenses for homeowners. Reclaiming water for landscape irrigation, decorative water features, and other various uses is common practice that reduces the need for water.

Potential opportunities for water conservation may include:

- Grey water system, rainwater harvesting system, low water landscaping, high-efficiency irrigation system, smart irrigation control , or no irrigation
- Ultra-low flush or dual flush toilets, fixtures with below standard flow rates
- Installation of bio-swales, bio-filters and retention ponds
- Native landscaping and drought-tolerant plants
- Minimal turf areas
- Two pipe water systems
- Short hot water "runs"

Section 5
Landscape Design Guidelines

Section 5 - Landscape Design Concept / Character

LANDSCAPE DESIGN GUIDELINES

A. GOAL

The concepts and guidelines in this document are meant to provide a livable and attractive setting while maintaining the character and natural beauty of the area. The guidelines strive to integrate the project into the natural surroundings. In addition, the guidelines incorporate steps to help this project to be a green, sustainable community.

B. LANDSCAPE CONCEPT

To achieve the goal of maintaining the natural character of the area, the guidelines encourage the use of native plant materials including species of oaks and bays. The trees and shrubs are a mix of rounded and spreading forms and arranged in irregular informal groupings at the project entry, up the entry road and within the project. The overarching design guideline is to blend this project into the surrounding oak woodland plant community.

C. DESIGN PRINCIPLES

The following are design principles to be adhered to in the development of landscape plans for homes within the project. Additional information follows in the Specific Design Parameters portion.

1. Plant native and well adapted Mediterranean trees in informal groupings in the 'street front' area of the residences. See below for definition of 'street front'.
2. On-site trees should be located to maximize passive solar for the home.
3. Utilize plant materials with low water use. Native plants indigenous to the area are preferred.
4. Plant materials to be grouped in large 'drifts' of informal groupings. Clipped hedges in formal patterns are not preferred.
5. Mulch should be applied to all landscape areas to decrease weed growth and decrease the amount of irrigation required.
6. Turf should be kept at a minimum. Used only for recreational purposes.
7. Screening of utility areas, air conditioners, meters and fences with plant materials
8. Installation of property line fencing in accordance with project fencing plan. Using fence details and locations provided.
9. Walls and retaining walls to be natural stone, stone veneer or stucco. Modular walls, concrete block with no surface treatment, or wood walls are not desired. Retaining walls over 5'0" height are not allowed on individual lots. Multiple walls must have at least 3'0" between them for planting.
10. Incorporate fire defensible space and reduced fuel zones into landscape design.
11. Preservation of views for all homeowners as well as screening of undesirable views.
12. Careful location and shielding of landscape and path lighting to encourage 'dark skies' and prevent light spillage off site.
13. Minimizing the impact of accessory structures regardless of location on surrounding neighborhood. No accessory structures are allowed in street front landscape. See below for definition of 'street front'. For description of accessory structure setbacks etc. see Architectural Design Guidelines.
14. Protection and preservation of existing native oaks.

15. Use of water conservation techniques including drip irrigation, weather based controllers and mulch to reduce water waste.
16. 'Softscape' (trees, shrubs and groundcovers) is preferred over extensive 'hardscape' (concrete or other impervious materials to construct patios, walks, motorcourts)

D. DUTY TO INSTALL STREET FRONT LANDSCAPE

Each Owner or builder will commence installation of permanent landscaping within the street front area within (180) days of issuance of a Certificate of Occupancy by the City of Martinez.

Street front area is defined as any portion of the front yard visible from the street up to the property fence lines including exposed side yards for corner conditions See landscape plan submittal requirements in The Architectural Design Process portion of this document.

E. MAINTENANCE

The homeowner is required to maintain permanent landscaping for the street front landscape including providing irrigation, weed and debris clean up and maintenance of on-site fencing.

F. SPECIFIC DESIGN PARAMETERS

1. 'Street front' on-site trees
Careful selection and placement of shade and accent trees is important in order to avoid later problems and to achieve a beautiful and functional garden canopy.

Select trees which are drought tolerant and well adapted to the climate and soil. (see following list for examples). Choose according to ultimate size and place carefully on the site away from buildings, street lights and paving and respecting views from the residence's windows as well as the views of neighbors, both respecting view corridors and screening less desirable views. Consider deciduous or evergreen qualities for the amount of leaf and litter drop onto paving or roof. Solar concerns should also be considered. On West and South-facing facades, plant deciduous trees to shade windows and walls to reduce summer heating and maximize winter solar heating. For East and North facing facades, limit tree plantings to maximize solar heating in winter and allow maximum light exposure in winter and summer.

Root invasiveness should also be a consideration keeping more aggressive rooted trees away from sewer lines, water lines, paving and foundations. Pollarded or over pruned trees are strongly discouraged. Generally that type of pruning is detrimental to the health of the tree and causes the new growth to be unhealthy and prone to breakage. A certified arborist should be engaged to do any pruning to trees. Informal groupings of trees of the same type are preferred over straight lines of trees. Single specimen trees as focal points of the landscape design are also encouraged. With good selections, the trees should require minimal pruning, irrigation and maintenance.

2. Shrubs, and Ground covers
Shrub and ground covers should be selected for interest in foliage, texture and flower and arranged in masses or 'drifts' layered in the landscape. Care should be taken in regard to ultimate size to minimize required pruning. Plant material requiring hedging to maintain size and form is discouraged. Minimum size of plant materials is 5 gallon size for shrubs and 1 gallon size for groundcovers. Amend soil with at least 2" depth of organic compost prior to planting. Choose plants well adapted to the climate and soils of the site that will require little or no supplemental fertilization or pesticide application. If fertilizer is used, an organic source is preferred. Organic sources or applied pest management techniques are encouraged to control insects and diseases. Education of maintenance personnel may be necessary to ensure proper care of the plant materials and environmental impacts. Consider irrigation parameters when choosing plant materials by grouping them according to water use and utilizing materials tat do not require overhead irrigation. Select plants which have deer resistance.

The following is a suggested list and not intended to preclude use of other compatible plant species. An excellent resource for water conserving plant material suggestions is the book Plants and Landscape for Summer–Dry Climates of the San Francisco Bay Region by the East Bay Municipal Utility District.

Suggested Shrub and Ground Cover List

Botanical Name	Common Name
Arctostaphylos	Manzanita
Alyogyne huegelii	Blue Hibiscus
Anisdontea	Cape Mallow
Artemisia 'Powis	Castle' Wormwood
Callistemon	Bottlebrush
Carpenteria californica	Bush Anemone
Ceanothus	Wild Lilac
Cistus	Rockrose
Coleonema pulcrum	Breath of Heaven
Correa pulchella	Australian Fuchsia
Dietes iridiodes	Fortnight Lily
Eleaegnus pungens	Silverberry
Eriogonum	Buckwheat
Erigeron karvinskianus	Santa Barbara Daisy
Feijoa sellowiana	Pineapple Guava
Grasses- non invasive forms	Clumping Grasses
Helianthemum	Sunrose
Hemerocallis hybrid	Daylily
Heteromeles arbutifolia	California Toyon
Kniphofia Uvaria-dwarfs	Torch Lily
Lavatera thuringiaca	Tree Mallow
Lantana montevidensis	Lantana
Lavandula	Lavender
Leptospermum	Tea Tree
Mahonia	Oregon Grape
Myrtus communis	True Myrtle
Myrica californica	California Myrtle
Mimulus aurantiacus	Bush Monkey Flower
Nandina	Heavenly Bamboo
Rosemarinus	Rosemary
Meidland roses	Ground cover roses
Rhamnus	Buckthorn
Rhus ovata	Sugar Bush
Ribes sanguineum	Currant
Ribes viburnifolium	Evergreen Currant
Phormium dwarf species	Dwarf Flax
Salvia	Sage
Teucrium	Germander

Accent Trees:

Arbutus unedo	Strawberry Tree
Arbutus marina	Arbutus
Cercis occidentalis	Western Redbud
Cotinus 'Purple Velvet'	Smoke Tree
Eriobotrya japonica	Loquat
Garraya elliptica	Silktassel Tree
Lagerstromeia Indian tribes	Crape Myrtle
Laurus noblis	Grecian Laurel
Punica granatum	Pomegranate
Umbellularia californica	California Bay

Prohibited Plant Material Species:
Eucalyptus species

Cupressus sempervirens	Cypress
Sequoia sempervirens	Redwood
Populus nigra italic	Lombardi Poplar
Cortaderia species	Pampas Grass
Hedera species	Ivy
Vinca major	Periwinkle
Juglans hindsii	Black Walnut
Alianthus	Tree of Heaven

3. Mulching:
Top mulch soil with at least 4" of organic material such as chipper mulch, black dyed bark or firbark will decrease water demands and prevent weed growth. Gorilla hair mulch should not be used due to fire hazard. Mulch should be kept a few inches away from the stem of the plants to avoid rot. A routine application of mulch preferably from self-generated clippings and compost should be part of the maintenance of the landscape. Mulch should not be made of eucalyptus and only sparingly made of oak leaves as they both have detrimental effects on plant growth in large quantities. Plastic weed barrier sheeting under mulch products is discouraged. Gravel and rock ground cover materials used over wide areas other than dry creeks or paving is also discouraged.

4. Turf:
Use of turf for purely decorative purposes is discouraged. Turf in front street areas may not exceed 20% of total landscaped area. No turf area may have a dimension of less than 8 feet. Turf grass should not be installed on slopes greater than 10%. Artificial turf products should not be installed in front street areas. Turf installed should be a low water use variety such as dwarf tall fescue.

5. Fencing:
Install fencing according to overall fencing plan for the project utilizing the details provided. Fencing will not exceed 6'0" in height. Step fencing through grade holding top rail level. Fencing should not sit atop retaining walls but be set back at least 3 feet to allow planting between the wall and fence. No fencing over 42" will be allowed in street front area.

6. Fire Concerns in the landscape:
A 'defensible space' of at least 30 feet from the dwelling should be maintained. Within this area there should be irrigated low-fuel load plant materials. Trees should be limbed up and separated from shrub groupings to prevent fire ladders whereby the fire climbs from the ground into the trees and spreads more quickly. There should be a 100 ft. 'Reduced Fuel Zone' beyond the first 30 feet. Within that area all down, dead wood and debris should be removed,

native grasses and weeds should be kept at a 3" height. Shrubs and trees should be in groupings keeping trees away from shrub groupings for fire ladder protection. Clearance distances both horizontally and vertically will depend on slope, plant material type and fuel content as well as other factors. For complete information consult the Fire Protection Standards provided by the Contra Costa Fire Protection District.

7. Existing Oak Protection

The tree protection zone is defined as the distance of one-foot radial distance from the trunk for each one-inch of trunk diameter.

a. No grading, construction, lighting, trenching, plant materials or irrigation will be allowed within the tree protection zone.
b. Install and maintain 6" of mulch within the tree protection zone.
c. Hand dig all post holes for fencing within the tree protection zone.
d. Pruning and trimming of existing native oak trees to be performed by a licensed arborist.
e. During construction, a temporary chain link fence is to be constructed at the edge of the tree protection zone and no entry shall be allowed until construction is completed. No equipment storage or grading shall be within tree canopy.
f. Provide mulch to all planted areas as noted above.
Removal of existing trees is strongly discouraged and subject to the City of Martinez Tree Protection Ordinance.

8. On-going Maintenance of Existing Oaks

If the lot is fortunate enough to have an existing oak the following are guidelines to help it continue to thrive.

a. Prune only for safety. Do not sculpt or thin by removing interior foliage. Consult a licensed Arborist before undertaking any pruning.
b. Do not place fill soil or remove soil from the tree protection zone.
c. Avoid compaction, installation of impervious pavement such as concrete or asphalt and irrigation within the tree protection zone.
d. Mulch within the tree protection zone. 'Chips' from a tree service is excellent mulch. Spread at least 4 inches deep and do not 'work in' but allow it to sit on top of the native soil. Replenish as needed.
e. Oaks are naturally disease resistant. Caterpillar infestations can require treatment as well as a sparse foliar canopy resulting from pit scale insects. Contact an Arborist for treatment.
f. Do not allow rain run-off or irrigation water to drain toward the existing oak. That combined with the above fill, and compaction concerns allow soil diseases to flourish and will eventually kill the tree.

9. Irrigation

A water conserving drip irrigation system delivering water directly to the root systems of the plant materials is the preferred method of irrigation.

a. Separate valves should be utilized for different water use zones including sun/shade orientation and topography
b. Plant materials should be grouped according to water use.
c. If overhead spray is utilized, a low precipitation rate head is to be used. Overspray onto paved surfaces is not acceptable.
d. Trees should be irrigated on separate valves from other plant materials. Turf should be irrigated on a separate valve also.
e. Irrigation controller should be a weather-based or ET controller. A rain sensor and flow sensor should be installed.
f. Provide mulch to all planted areas as noted above.
g. Incorporation of Green Building Sustainable practices

Within the landscape guidelines are a number of sustainable green design practices which are positive changes to normal landscape practices which help the environment and reduce maintenance costs for the homeowner as well. The following is a list of the practices contained in these guidelines:

1. Use of native or well adapted plant materials minimizes use of fertilizer and insecticide and water.
2. Incorporation of informal design styles which allow the shrubs to grow in their natural forms and choosing the correct plants which at maturity do not require shearing or pruning
3. Recycling the plant debris as mulch
4. Minimal use of turf
5. Amending soil with compost
6. Mulching planting areas

7. Passive solar using landscape trees
8. Utilizing a high efficiency drip irrigation system.
9. Use of weather based controllers (also known as Smart Controllers)
10. Grouping plant materials by water use and water zone including orientation and utilizing separate valves for the various zones.
11. Use of fire-safe landscaping techniques.
12. No invasive plant material species used.

Section 6
Hardscape

Section 6 - Hardscape

Hardscape refers to all components of a homesite other than the home itself, planted landscape areas and shade structures. All hardscape elements (i.e. patios, walks, mow bands, etc.). should be carefully planned in conjunction with the site plan and landscape plan to work functionally and tie in aesthetically with the home architecture and landscape design.

This section of the Guidelines addresses specific requirements that should be considered in the design of all the proposed hardscape elements. All hardscape elements will be included as part of your landscape plan design review package. The A.H.A.R.C. will carefully review all hardscape elements to ensure that they conform to the Guideline requirements.

A. EXTERIOR LIGHTING AND SIGNAGE

Lighting should be indirect, diffused, concealed, and shielded to prevent spillover onto adjacent lots and streets. House numbers must be visible from the street at all times, day and night.

As with all exterior design work, minimum lighting should be used to enhance the overall design concept of the home in an aesthetically pleasing manner. Exterior pool and landscape lighting must not infringe upon adjacent neighbors, or be seen from a distance. Therefore, cutoff fixture or glare shields are required to eliminate bright spots and glare sources. Exterior lighting should be as close to grade as possible. Lighting of walls, roofs or yards, which can be seen from beyond the property, will be discouraged. All lighting conduit and fixtures must be inconspicuous as possible. Exterior lighting must meet National and local codes, and must be approved by the A.H.A.R.C. prior to installation. Building plans submitted for review must include height and style of all exterior lighting.

Exterior signs, other than house numbers, are prohibited. Signs required by legal proceedings and temporary real estate signs of reasonable dimensions must be in strict compliance with local regulations.

B. POOLS, THERAPY POOLS AND SPAS

Pools, spas and fountains should be constructed so as to avoid the adverse effects on adjacent properties by light or sound. No swimming pools are allowed in the front yard. All hardscape must be set back a minimum of five (5') feet from property lines.

The location of swimming pools, therapy pools and spas should address the relationships between indoor and outdoor features, setbacks, wind, sun, and the site's terrain.

Swimming pools should generally be within natural grade, or four feet (4') from any toe or slope of a compacted fill and pad lot (line to be taken from approved grading plans). Any decks related to a pool or court should be exclusive of the four (4') foot strip, and will be limited to five (5') feet in height above grade, exclusive of railings.

The size, shape and siting of swimming pools must be carefully considered to achieve a feeling of compatibility with the surrounding natural and man-made elements. Pools and equipment enclosures must be architecturally related to the house and other structures in their placement, massing and details.

Pool heaters and pumps must be screened from view. Pool deck enclosures should be wrought iron and constructed according to current codes. If these are located in visible areas, they will be required to be screened with landscaping. Front yard pools will not be permitted.

Other water features and fountains will be subject to approval. A.H.A.R.C. will review plans and details, with final approval based on lot configuration, lot size limitations, placement of design element, and any other constraints.

C. SPORT COURTS

No basketball standards, fixed apparatus or similar equipment should be attached to the exterior of any residence, or permanently placed on any lot unless an exception has been determined in the C.C. & R's. Portable or movable basketball equipment or other movable sports apparatus may not remain overnight on any lot.

D. MAILBOXES

One of the items that the A.H.A.R.C. will control is the selection and construction of all mailboxes for residence within Alhambra Highlands, subject to post office approval.

E. ANTENNAS

Antennas or other similar devices, including satellite dish antennas, should not be placed on roofs, or in front yards adjacent to roadways, but rather shielded from view from any adjacent properties or roadways

F. SOLAR ENERGY AND COLLECTORS

The application of the principles of solar energy for heating pools is encouraged, however, should be carefully considered in the planning and construction of all residences in this community.

Many of the lots include characteristics, which would make installation of solar panels less appropriate than other lots within the development. Care should be taken when selecting a lot to anticipate the owner's desire for solar collectors.

Solar collectors must be aesthetically integrated into the design forms when exposed to view, and they must be hidden from view whenever possible. Solar collector panels should be carefully designed to relate to the architectural mass to which they are attached. Panels should be racked at the same pitch as the roof and detailed to be as unobtrusive as possible.

The A.H.A.R.C. will discourage, or reject, any collector of any size, shape or color that is insensitively designed or located. Solar collectors should be the same color as the roof, or underlying architectural element.

Appendix

As referenced in the Architectural Design process section of these guidelines, the Forms on the following pages are to be completed and submitted as noted by the owner, or owner's agent, to the A.H.A.R.C.:

FORM # 1 ..... Pre-Design Conference
FORM # 2 ..... Planning and Design Development Review Submittal
FORM # 3..... Construction Documents Review Submittal
FORM # 4..... Remodeling and Additions

In the boxed submittal forms, the upper box is to be completed by the owner for review. The lower box is to be completed by the A.H.A.R.C. and returned to the owner to proceed, or revise and resubmit.

APPROVAL FORM #1

Alhambra Highlands
ARCHITECTURAL REVIEW COMMITTEE

PRE-DESIGN CONFERENCE

_____
Date

Owner's Name _____

Address _____

_____

Parcel_____ Lot # _____ Home Phone # (_____) _____

Bus. Phone # (_____) _____

CHECK ONE

DESIGN AND SUBMITTAL INTENT:

New Residence ☐ Custom ☐ Spec ☐
Modification to Residence ☐
Landscaping ☐
Fences, retaining walls, raised planters ☐
Construction Schedule:
Start: _____ Finish: _____

Grading ☐
Recreational facilities ☐
Other – describe_____
_____
_____
_____

Signature of Owner(s)_____ Date _____

_____ Date _____

Signature of Owner's Agent_____ Date _____

A.H.A.R.C. Review

Committee Action Date_____

_____

_____

_____

Fee(s) Paid_____

_____

Alhambra Highlands
ARCHITECTURAL REVIEW COMMITTEE

PLANNING AND DESIGN DEVELOPMENT

APPLICATION FOR APPROVAL

_____
Date

Owner's Name _____

Address _____

_____

Parcel _____ Lot # _____ Home Phone # (_____) _____

Bus. Phone # (_____) _____

CHECK ONE

Items submitted for approval:

New Residence ☐ Custom ☐ Spec ☐
Modification to Residence ☐
Landscaping ☐
Fences, retaining walls, raised planters ☐
Construction Schedule:
Start: _____ Finish: _____

Grading ☐
Recreational facilities ☐
Other – describe _____
_____
_____
_____

Architect/Designer's Name _____

Address _____ Phone _____

Landscape Architect/Designer's Name _____ Phone _____

General Contractor _____ Phone _____

Address _____

Lot Size _____ S.F. _____ Acres _____

Square Footage:
Living Area _____ Garage Area _____

Auxiliary Structure _____ Finished Basement Area _____

Total Area Covered by Structures (include accessory buildings, pools, porches, tennis courts, etc.) _____

Number of stories _____

Height at highest point (Top of Foundation To Roof Ridge) _____

Building Exterior

Chimneys/Fireplaces _____

Walls: Material _____ Color _____

Material _____ Color _____

Material _____ Color _____

Roof: Material _____ Color _____

Pitch _____

Windows/Doors: _____ Color _____

Garage Doors: _____ Color _____

Other: _____

_____

Walkways/Patios

Concrete with broom finish ☐ Concrete with rock salt finish ☐

Concrete with exposed aggregate finish ☐ Stamped concrete ☐

Brick (note color, type): _____

Stone (note color, type): _____

Tiles ☐

Driveway: _____

Signature of Owner(s) _____ Date _____

_____ Date _____

Signature of Owner's Agent _____ Date _____

A.H.A.R.C. Review

Committee Action Date _____

_____

_____

_____

Fee(s) Paid _____

Alhambra Highlands
ARCHITECTURAL REVIEW COMMITTEE

CONSTRUCTION DOCUMENTS

APPLICATION FOR APPROVAL

_____
Date

Owner's Name _____

Address _____

_____

Parcel _____ Lot # _____ Home Phone # (_____) _____

Bus. Phone # (_____) _____

CHECK ONE

Items submitted for approval:

New Residence ☐ Custom ☐ Spec ☐
Modification to Residence ☐
Landscaping ☐
Fences, retaining walls, raised planters ☐
Construction Schedule:
Start: _____ Finish: _____

Grading ☐
Recreational facilities ☐
Other – describe _____
_____
_____
_____

Architect/Designer's Name _____

Address _____ Phone _____

Landscape Architect/Designer's Name _____ Phone _____

General Contractor _____ Phone _____

Address _____

Lot Size _____ S.F. _____ Acres _____

Square Footage:
Living Area _____ Garage Area _____

Auxiliary Structure _____ Finished Basement Area _____

Total Area Covered by Structures (include accessory buildings, pools, porches, tennis courts, etc.) _____

Number of stories _____

Height at highest point (Top of Foundation To Roof Ridge) _____

Building Exterior

Chimneys/Fireplaces _____

Walls: Material _____ Color _____

Material _____ Color _____

Material _____ Color _____

Roof: Material _____ Color _____

Pitch _____

Windows/Doors: _____ Color _____

Garage Doors: _____ Color _____

Other: _____

_____

Walkways/Patios

Concrete with broom finish ☐ Concrete with rock salt finish ☐

Concrete with exposed aggregate finish ☐ Stamped concrete ☐

Brick (note color, type): _____

Stone (note color, type): _____

Tiles ☐

Driveway: _____

Sales Review By: _____

Four(4) complete sets of working plans which include site plans, building floor plans, complete building elevations, grading and improvement plans, and specifications must be filed with this application. Samples of roofing material and exterior color samples must be submitted with the final plans. Landscape plans (including hard-scape and soft-scape) must be included with the final submittal.

Signature of Owner(s)_____ Date _____

_____ Date _____

Signature of Owner's Agent_____ Date _____

A.H.A.R.C. Review

Committee Action Date_____

_____

_____

_____

Fee(s) Paid_____

Alhambra Highlands
ARCHITECTURAL REVIEW COMMITTEE

TRACKING CHART

Lot Number _____ Owner _____

Builder _____

Architect _____

Site Plan By _____

Preliminary Submittal Date _____ Preliminary Approved Date _____

Final Submittal Date _____ Final Approval Date _____

Plan Review Fee Paid _____

Approval Letter to City _____

Construction Deposit Paid _____

Colors/Samples, Etc. Rec'd _____

Lot "Brushed" _____

Bldg. Staked & Ribboned/Inspected _____

Construction Started _____ Construction Completed _____

Spot Survey Rec'd _____

Landscape Plan Rec'd _____

Landscape Plan Approved _____

Builder's Warranty Rec'd _____

Certificate of Occupancy Issued _____

As-Built Survey Rec'd _____

Walk-Thru At Closing _____

"CONSTRUCTION PER STANDARDS" Letter _____

Comments: _____

_____

_____

_____

Alhambra Highlands
ARCHITECTURAL REVIEW COMMITTEE

REMODELING AND ADDITIONS
APPLICATION FOR APPROVAL

_____
Date

Owner's Name _____

Address _____

_____

Parcel _____ Lot # _____ Home Phone # (_____) _____

Bus. Phone # (_____) _____

CHECK ONE

Items submitted for approval:

New Residence ☐ Custom ☐ Spec ☐
Modification to Residence ☐
Landscaping ☐
Fences, retaining walls, raised planters ☐
Construction Schedule:
Start: _____ Finish: _____

Grading ☐
Recreational facilities ☐
Other – describe _____
_____
_____
_____

Architect/Designer's Name _____

Address _____ Phone _____

Landscape Architect/Designer's Name _____ Phone _____

General Contractor _____ Phone _____

Address _____

Lot Size _____ S.F. _____ Acres _____

Square Footage:
Living Area _____ Garage Area _____

Auxiliary Structure _____ Finished Basement Area _____

Total Area Covered by Structures (include accessory buildings, pools, porches, tennis courts, etc.) _____

Number of stories _____

Height at highest point (Top of Foundation To Roof Ridge) _____

Building Exterior

Chimneys/Fireplaces _____

Walls: Material _____ Color _____

Material _____ Color _____

Material _____ Color _____

Roof: Material _____ Color _____

Pitch _____

Windows/Doors: _____ Color _____

Garage Doors: _____ Color _____

Other: _____

_____

Walkways/Patios

Concrete with broom finish ☐ Concrete with rock salt finish ☐

Concrete with exposed aggregate finish ☐ Stamped concrete ☐

Brick (note color, type): _____

Stone (note color, type): _____

Tiles ☐

Driveway: _____

Sales Review By: _____

Four (4) complete sets of working plans which include site plans, building floor plans, complete building elevations, grading and improvement plans, and specifications must be filed with this application. Samples of roofing material and exterior color samples must be submitted with the final plans. Landscape plans (including hard-scape and soft-scape) must be included with the final submittal.

Signature of Owner(s) _____ Date _____

_____ Date _____

Signature of Owner's Agent _____ Date _____

A.H.A.R.C. Review

Committee Action Date _____

_____

_____

_____

Fee(s) Paid _____

Alhambra Highlands
ARCHITECTURAL REVIEW COMMITTEE

TRACKING CHART
REMODELING AND ADDITIONS

Lot Number _____ Owner _____

Builder _____

Architect _____

Site Plan By _____

Preliminary Submittal Date _____ Preliminary Approved Date _____

Final Submittal Date _____ Final Approval Date _____

Plan Review Fee Paid _____

Approval Letter to City _____

Construction Deposit Paid _____

Colors/Samples, Etc. Rec'd _____

Lot "Brushed" _____

Bldg. Staked & Ribboned/Inspected _____

Construction Started _____ Construction Completed _____

Spot Survey Rec'd _____

Landscape Plan Rec'd _____

Landscape Plan Approved _____

Builder's Warranty Rec'd _____

Certificate of Occupancy Issued _____

As-Built Survey Rec'd _____

Walk-Thru At Closing _____

"CONSTRUCTION PER STANDARDS" Letter _____

Comments: _____

_____

_____

_____