

B. ARCHITECTURAL DESIGN GUIDELINES

1. Residential Design Criteria

The architectural theme for the Mountain Springs community will have a distinctive identity, expressing a thoughtful integration of building structures and the natural environment. The theme will be based on a distinctive Mediterranean/Spanish vernacular, having its roots in the Little Tuscany and Italian Country styles evolving over time, being shaped by the cultural and climatic influences of the region.

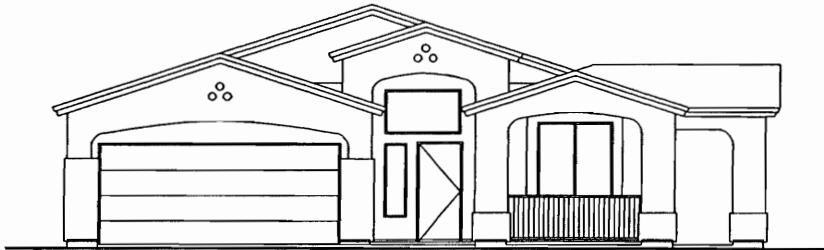
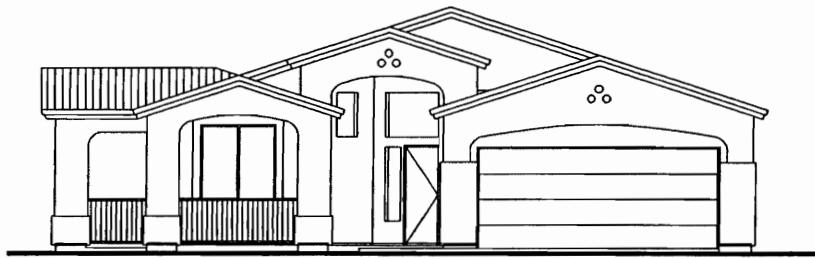
Mediterranean/Spanish vernacular architecture can be characterized by strong unifying elements such as stucco, lightweight concrete shingle, brick and stone accent. These forms and materials traditionally provide a response to the need to provide shelter from the sun with thick walls for insulation, light colors for reflection, and recessed windows for shade. The result is a structure both visually and functionally enduring which responds to the climate and culture of the Southern California environment.



DESIGN GUIDELINES

This section characterizes and illustrates building materials and forms which are expressive of the intended architectural theme. Architectural elements are defined as appropriate (required, encouraged, permitted), discretionary (limited use) and inappropriate (prohibited), as determined by the Developer.

It is the intent of these guidelines to create a consistent architectural theme for Mountain Springs, while allowing for flexibility of design expression. The illustrations in this section are offered as a visual expression of the intended character and appropriate design responses.



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a. Building Massing and Scale

The Mediterranean/Spanish Vernacular architectural image of Mountain Springs will be perceived primarily from public spaces such as streets, open spaces and parks. Therefore, building massing, scale and roof forms, as the primary design components require careful articulation in their architectural expression to these public spaces.

Appropriate:

- Articulation of wall planes (required).
- Projections and recesses to provide shadow and depth (required).
- Simple, bold forms (encouraged).

Inappropriate:

- Large expanses of flat wall planes vertically or horizontally (prohibited).

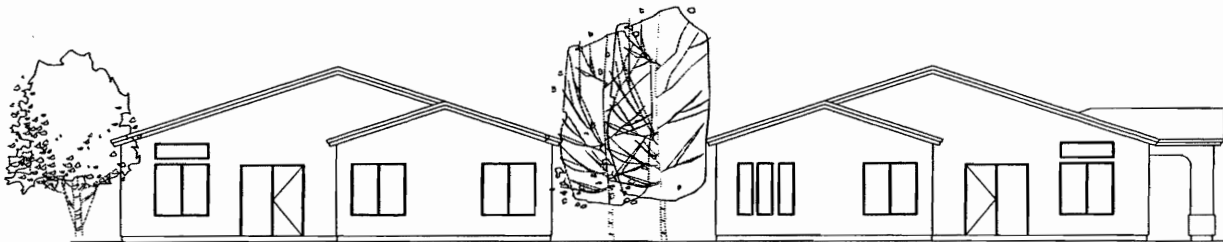


DESIGN GUIDELINES

b. Building Heights and Setbacks

Identity is a major goal for the residential units of Mountain Springs. Consideration should be given to the articulation of rear elevations viewed from public spaces by providing variations in plan and/or roof forms. To avoid a monotonous streetscene in both single family and multi-family villages repetitive floor plans shall be alternately reversed and their roof expressions varied.

Single family residences should maintain low plate lines and profiles at street fronts and boundary edges. Garages should be one story when set in front of the main building. To soften the architectural edge at area boundaries, building heights shall maintain a low profile through a combination of one story elements.



c. Roof Pitches and Materials

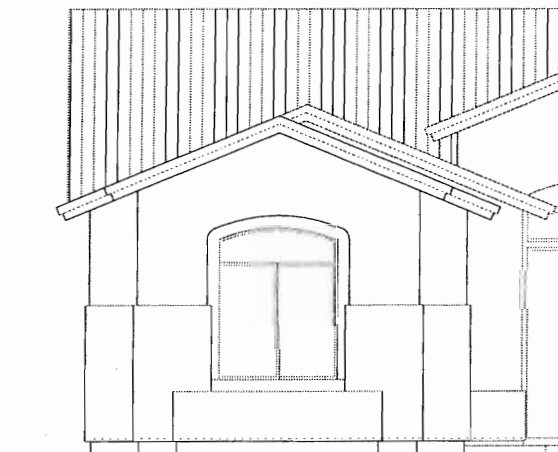
Simple pitched gable, hip or shed roof forms shall be the predominate roof elements in Mountain Springs. All pitched roof materials shall be clay or concrete Spanish tile, terne metal, or copper as approved by the Design Review Committee to ensure a continuity of textures and colors. Flat roof areas shall have a gravel surface or other approved roof material. Roof projections and overhangs are encouraged as a response to energy and climate concerns. Low maintenance details, limiting the amount of exposed wood, are encouraged.

Appropriate:

- Simple pitched gable, hip or shed roof forms with Spanish tile (encouraged).
- Cornice banding for detail (encouraged).
- Creating jogs in ridge line (encouraged).
- Varying plate heights and ridge heights (encouraged).

Discretionary:

- Small areas of flat roofs with parapet walls (limited).



d. Materials and Colors

Exterior building materials shall be of natural materials which are compatible with and reflect the elements of the surrounding natural environment. This includes masonry, concrete and plaster or stucco. Exterior plaster or stucco will have a smooth, sand, or other light finish texture.

Due to the high fire hazard in the canyon areas, fire resistant construction materials and construction methods shall be utilized in the residential units in Planning Area 1. Fire resistant construction methods include, but are not limited to: 1 hour construction, 2 and 3 pained windows, and boxed-in eaves, etc.

Complimentary accent materials and colors are allowed and encouraged. Trim shall be stained with semi-transparent stain or painted as accents. The crisp, clean and simple use of tile, brick, stone, masonry or pre-cast concrete are permitted as design accents and trim.

Color is intended as a primary theme element reflecting the nuances of the indigenous elements of the natural environment. The values should generally be light, with darker or lighter accents encouraged to highlight the character of the structure, particularly in respect to balcony rails, awnings, inlaid tile bands, and cornice bands. All accents must relate to the architectural form and character of the building.

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e. Windows and Doors

Recessed door, window and wall openings are characteristic elements of the intended Mediterranean/Spanish architectural style of Mountain Springs, and convey the appearance of thick protective exterior walls. Fully recessed openings are encouraged, although plaster projections and projecting windows may be used to add articulation to wall surfaces.

Appropriate:

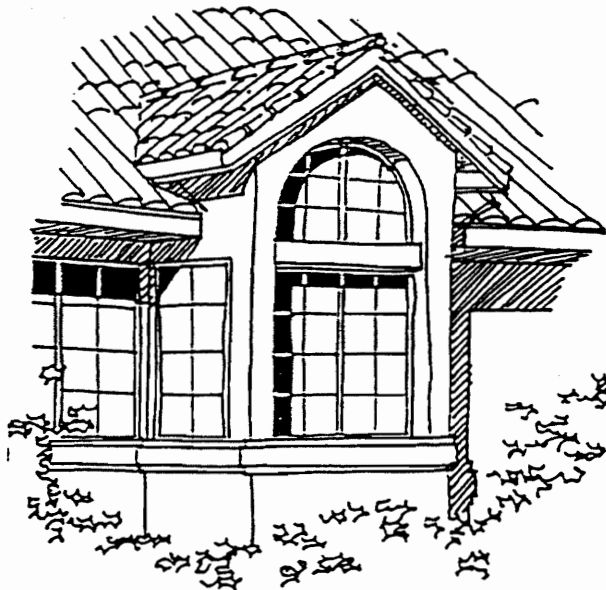
- Accent trim of tile (encouraged).
- Divided window lights (encouraged).
- Rectangular and arched openings (permitted).

Discretionary:

- Use of canvas awnings (limited).
- Use of wood lattice (limited).
- Mill finish window or door frames (limited).

Inappropriate:

- Gold window or door frames (prohibited).
- Reflective glass (prohibited).
- Metal awnings (prohibited).



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f. Garage Doors

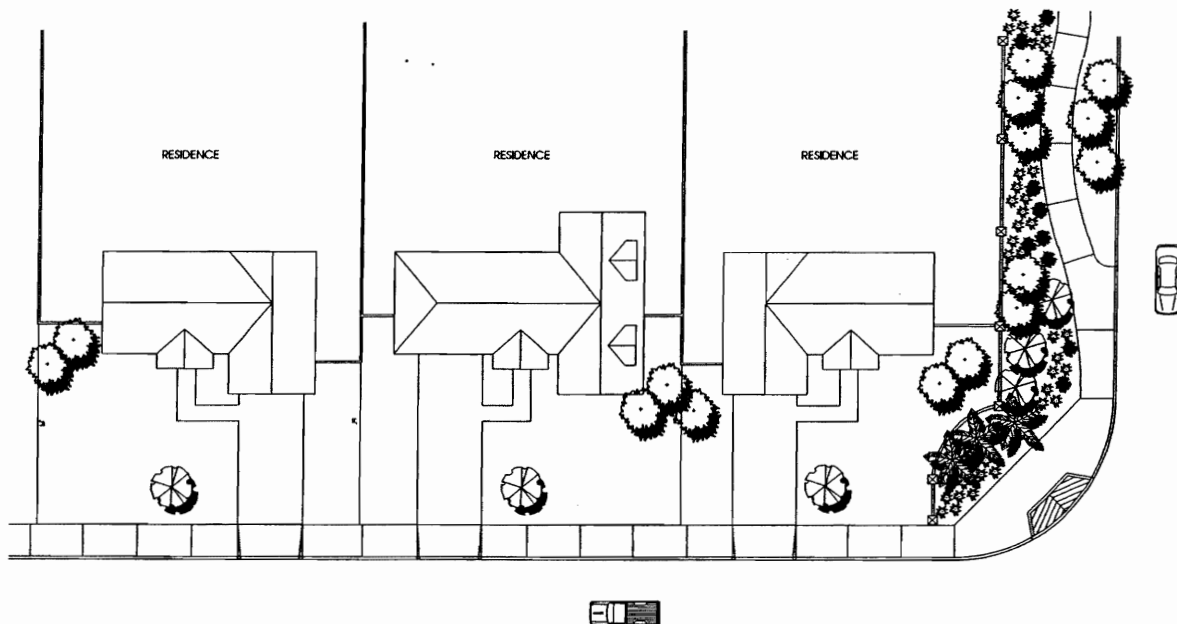
Garages are a major visual element in single family housing. Ornamentation is encouraged as it relates to the architecture and provides visual variety along the streetscape. The design treatments include color accents and architectural features such as pediments, moldings, small roofs, overhangs and projections to recess the garage door. Automatic door openers shall not be required except as made necessary by minimal setbacks.

Appropriate:

- Staggered setbacks to adjacent doors (required).
- Recess from adjacent walls a minimum of twelve inches (12") (encouraged).

Inappropriate:

- Corrugated metal doors (prohibited).



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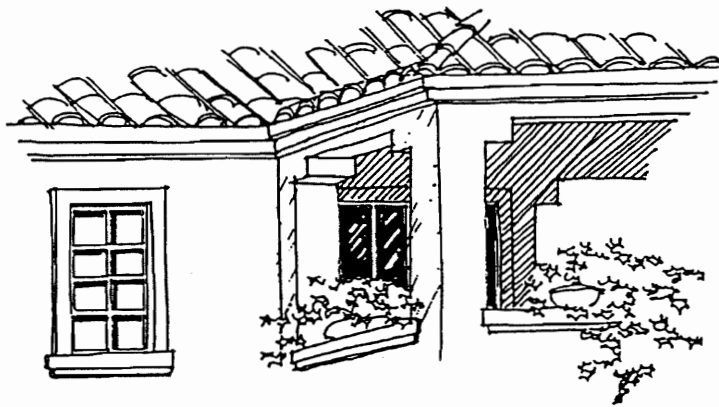
g. Architectural Form and Details

(1) Balconies/Porches

The use of balconies/porches or porches is encouraged. Balconies should be incorporated into the building form to articulate and break up large wall masses. The shade producing qualities of balconies and porches is an important element of the intended style.

Appropriate:

- Simple, clean, bold projections (encouraged).
- Balconies which articulate wall surfaces (encouraged).
- Ceramic tile accent trim (encouraged).
- Painted wood trim (permitted).
- Wood or wrought iron balustrade (permitted).



(2) Columns and Archways

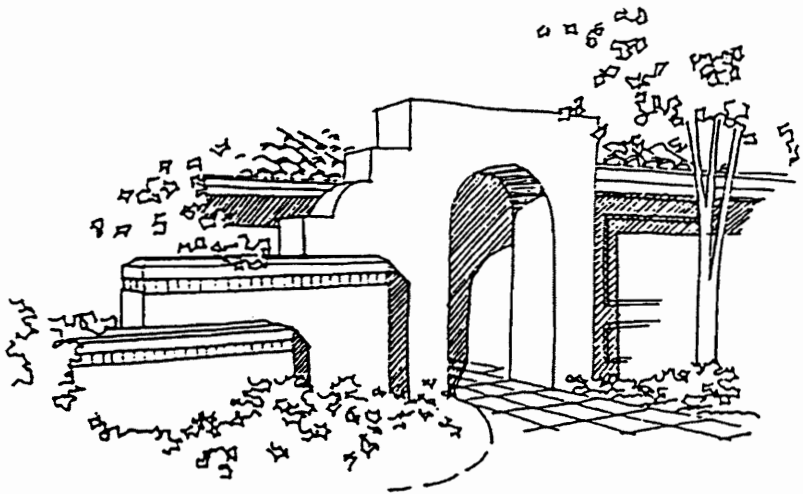
Columns incorporated as a structural or aesthetic design element shall convey a solid, durable image as expressed through bold forms. Columns may be used as a free standing form or as support for porch roofs and balconies.

Appropriate:

- Base incorporated at bottom of columns (encouraged).
- Square or cylindrical columns of plaster or pre-cast concrete (encouraged).
- Tile accent bands on plaster columns (encouraged).
- Capital and column bands (encouraged).
- Free-standing plaster archways at entrance gates (encouraged).

Inappropriate:

- Exposed pipe columns (prohibited).
- Applied rustic veneers on columns (prohibited).
- Thin posts, such as 4x4 wood or metal pipe column (prohibited).



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(3) Chimneys

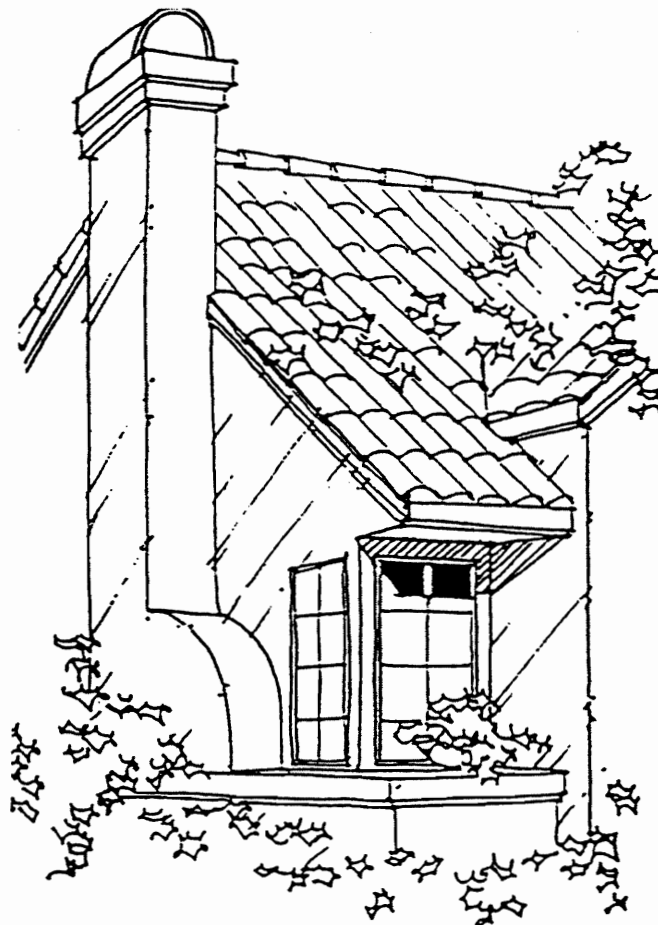
As an architectural form, chimneys shall be simple in design, having the same material and texture as the building, to ensure the consistency of character and style. Chimney caps should repeat the fascia cornice band treatment integrating the trim colors.

Appropriate:

- Tile caps, brick or tile banding (encouraged).
- Boldly projected from wall surfaces (encouraged).
- Design feature adding articulation to walls (permitted).
- Decorative metal caps that match trim colors (permitted).

Inappropriate:

- Exposed flues (prohibited).
- Rustic material veneers (prohibited).
- Extravagant metal fireplace caps (prohibited).



h. Private Walls and Fences

Private fences and walls are encouraged to provide security, privacy and landscape definition in both commercial and residential areas. Wall treatments viewed from public spaces shall be consistent in treatment with the adjacent buildings. Plant materials, particularly vines and espaliered trees, should be used to visually soften garden walls. Refer to landscape section for additional design criteria.

Appropriate:

- Accent trim repeating cornice band or band of tile (encouraged).
- Adequate planting pockets between walls and walkways (encouraged).
- Semi-transparent walls, such as wrought-iron grilles between plaster pilasters (permitted).

Discretionary:

- Wood fencing (discouraged).



i. Building Details

(1) Mechanical Equipment

All air conditioning/heating equipment, soft water tanks, water meters, gas meters, and electric meters must be screened from public view. Sound attenuation is encouraged. Roof mounted cooling and heating units and related duct work are unacceptable on pitched roofs. On flat roofs, HVAC equipment and duct work is prohibited unless screened by parapet walls as high or higher than units and duct work.

(2) Antennas

All antennas are restricted to the attic or interior of the residences.

(3) Garages

Garages shall be architecturally compatible with finishes complying with the approved material and color palette. Garages integrated with patio walls and private fences are encouraged. Simple forms are encouraged.

(4) Accessory Structures

Patio trellises, pergolas and other exterior structures shall be constructed as permitted by governing codes, with finishes complying with the approved material and color palette. Trellises and patio covers of bold, clean forms are encouraged.

(5) Flashing, Sheet Metal and Vents

All exposed metals (flashing, sheet metal, vent stacks and pipes) shall be painted to match adjacent building surfaces. Painted metals shall be properly prepared and primed to ensure a durable finish.

(6) Skylights

Skylights are to be designed as an integral part of the roof. Their form, location, and color should relate to the building. Skylight glazing should be clear or solar bronze. White glazing is discretionary.

(7) Solar Panels

Solar panels are to be integrated into the roof design, flush with the roof slope. Frames must be colored to complement the roof. Mill finish aluminum frames are prohibited. Support solar equipment shall be enclosed and screened from view.

2. Commercial Design Criteria

a. Retail

Retail structures in Mountain Springs are intended to be complementary to the residential development in the community. A sense of excitement is encouraged.

The design should relate to the historical roots of Southern California as expressed in older business districts from the early 20th century. Elements of this approach include: formal order (base, midsection, cap); symmetry; classical vocabulary (domes, arches, cupola); towers; integration of the automobile; and direct relationship to the sidewalk. A contemporary expression within this framework is encouraged.

(1) Appropriate appearance:

- **Site Planning and Scale**

Provide a good pedestrian circulation network, connected to public sidewalks and major theme intersections.

Landscaping to soften the building massing and parking areas.

- **Walls**

Smooth stucco, plaster or masonry.

Regular, even panels of smooth stone veneer of a light color.

Pre-cast concrete panels are permitted, if scored to create a finer scale, with warm colored aggregate.

Glass planes inset from the structural frame.

Glass planes projecting from structural frame, if designed as framed openings, as a display window.

- **Accents**

Ceramic tile, terra cotta, stone, bronze, brass, copper, anodized aluminum. Wood, if used in limited quantities and of a light color.

- **Windows**

Projecting from wall.

Recessed (punched) in wall.

Glass plane inset from structural frames.

Glass plane extending from structural frame, if designed as framed opening, as a display window.

- **Roofs**

Combination of flat and sloped surfaces.

Exposed roof materials: clay or concrete tile, slate, copper, painted metal.

- **Color** - Light colors as illustrated on the material and color palette.

(2) Inappropriate Appearance:

- **Walls**

Porcelain enamel, metal panel, wood siding, dark brick.

- **Accents**

Dark wood trim, river rock, rustic stone.

- **Windows**

Reflective, mirrored glass.

- **Roofs**

Wood shake, asphalt shingle.

- **Color**

Dark colors.

b. Office

Office structures in Mountain Springs are intended to be complementary to the residential development in the community. A sense of elegance, created by the use of high quality materials, is encouraged.

The design should relate to the historical roots of Southern California public architecture. Design elements include: formal order (base, mid-section, cap); symmetry; repetitive details (openings, friezes, decorative elements); classical vocabulary (arches, columns, cornices); defined outdoor spaces (courtyards, arcades). A contemporary expression is encouraged within the historical framework of Southern California and the natural environment.

(1) Appropriate Appearance

- **Site Planning and Scale**

Multiple buildings with good pedestrian circulation network.

Landscaping to soften the building massing and parking areas.

- **Walls**

Smooth stucco, plaster, or masonry. Regular, even panels of smooth stone veneer of a light color. Pre-cast concrete panels are permitted, if scored to create finer scale, with warm colored aggregate. Glass planes inset from the structural frame (glass curtain walls and flush glazing prohibited).

- **Accents**

Ceramic tile, terra cotta, stone, bronze, brass, copper, anodized aluminum.

- **Windows**

Recessed (punched) in wall.

Glass plane inset from structural frame.

- **Roofs**

Combination of flat and sloped surfaces.

Exposed roof materials: clay or concrete tile, slate, copper, painted metal.

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- **Color**

Light material colors as illustrated on the material and color palette.

(2) **Inappropriate Appearance**

- **Walls**

Porcelain enamel, metal panel, wood siding, dark brick.

- **Accents**

Dark wood trim, river rock, rustic stone.

- **Windows**

Reflective, mirrored glass.

- **Roofs**

Wood shake, asphalt shingle.

- **Color**

Dark colors.