

Architectural Design Manual



VAIL RANCH
AT RANCHO CALIFORNIA
MDC VAIL PARTNERS

**RANCHO PACIFIC
ENGINEERING
CORPORATION**

E. Architectural Design Manual and Landscape Guidelines

The Vail Ranch project will be constructed over several years by various merchant builders. In order to maintain overall coordination of major architectural and landscaping components of the project, all development plans for residential areas shall conform to the following Architectural Design Manual and Landscape Guidelines.

a. Architectural Design Manual

The Architectural Design Manual has been established to address the architectural design criteria for the development of the various residential planning areas of the Vail Ranch Specific Plan.

The architectural guidelines have been designed to establish a high quality of appearance, to assure compatibility, to direct character and to enhance the community's overall value. These design guidelines provide descriptions and illustrations of a variety of building materials and forms which will enable the developer or builder to establish a consistent architectural approach while allowing the flexibility of design expression. The illustrations in this manual are offered as a visual expression of potential character and appropriate design response. Architectural components are defined as appropriate (encouraged), discretionary (limited use) and inappropriate, as determined by the developer.

This design manual has been prepared as an assurance that the creation of the Vail Ranch community reflects an overall consistency. The enforcement instrument shall be the County and its review of all proposals for construction to ensure that such proposals conform with the intent of the architectural guidelines. All proposals must be reviewed and approved by the Riverside County Planning Department prior to issuance of building permits.

o Building Massing and Scale

The architectural image of Vail Ranch will be perceived primarily from public spaces such as streets, parks, and other open space areas. 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.
- * Projections and recesses to provide shadow and depth.
- * Simple, bold forms (encouraged).
- * Combinations of one and two story, conveying sense of human scale (encouraged).

- Inappropriate:

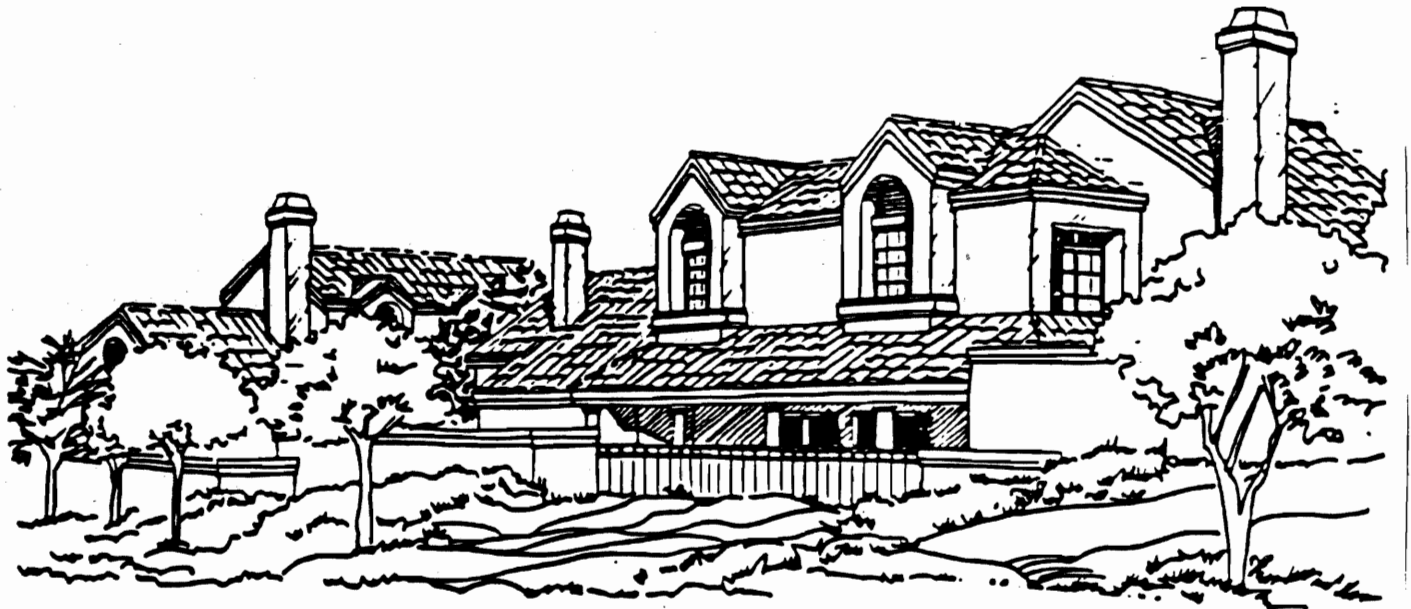
- * Large expanse of flat wall planes vertically or horizontally.

o Building Heights and Setbacks

Identity is a major goal for the residential units of Vail Ranch. Consideration should be given to the articulation of rear elevations viewed from public spaces by providing variations in roof forms.

To avoid a monotonous street scene in single-family planning areas, repetitive floor plans shall be alternately reversed and their roof expressions varied. Single family detached residences should maintain low plate lines and profiles at street fronts and boundary edges. Garages should be one story when set in front and should provide second story setbacks to create a

Building Massing and Scale

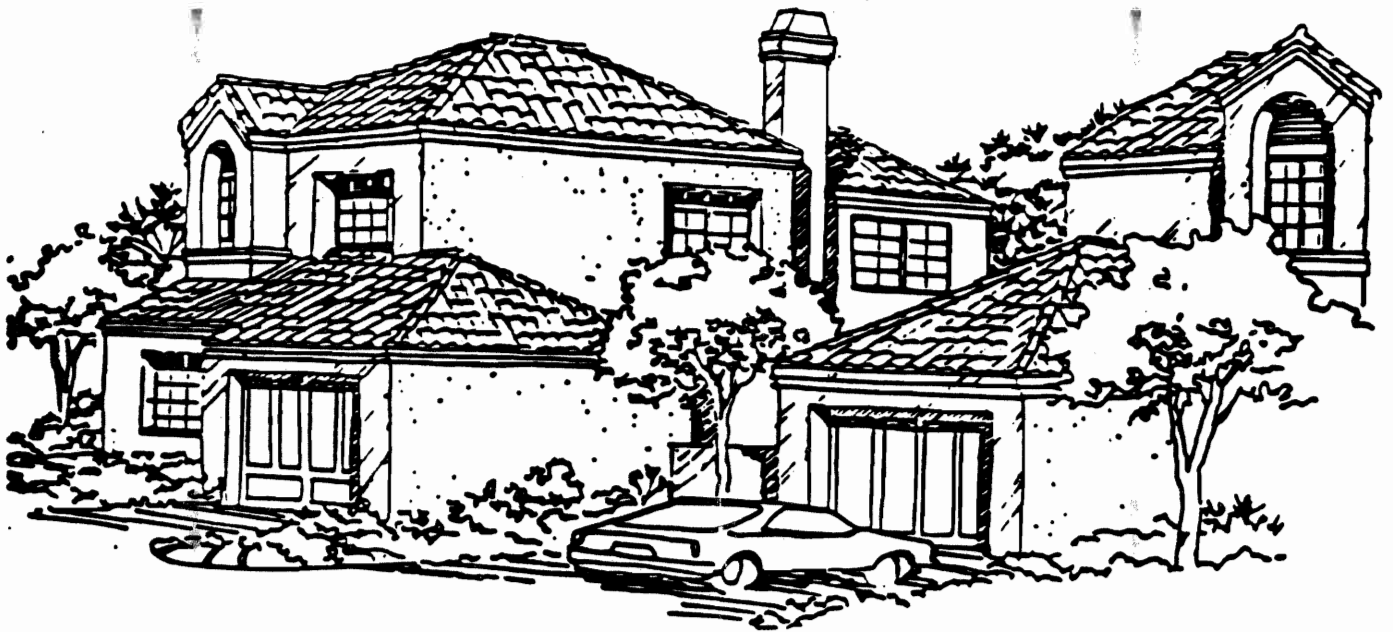


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Building Heights and Setbacks



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Exhibit III-48

human scale at pedestrian walks. To soften the architectural edge at area boundaries, building heights shall maintain a low profile through a combination of one and two story elements and varied floor setbacks at the second story. To lower the apparent height, second story rooms may be tucked into roof planes and roofs may be clipped at the sides and corners of the buildings.

- Roof Pitches and Materials

Simple pitched gable, hip or shed roof forms will be the predominant roof elements in Vail Ranch. All pitched roof materials shall be approved through County and MDC Vail Properties to ensure a continuity of textures and colors. 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 roof forms (encouraged).
- * Cornice banding for detail at parapet walls (encouraged).
- * Creating jogs in ridge line (encouraged).
- * Varying plate heights and ridge heights (encouraged).
- * Roof Materials: Clay or concrete "S" tile, tern metal, copper, wood shake or concrete flat tile.

- Discretionary:

- * Small areas of flat roofs with parapets at two story elements

- Inappropriate:

- * Gambrel, mansard and "period" style roofs
Non-continuous roof parapet

Roof Pitches and Materials



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o Materials and Color

Exterior building materials shall be of natural materials which are compatible with and reflect the elements of the surrounding environment. This includes wood, masonry, adobe, concrete and plaster or stucco. Exposed wood sheathing shall be limited to the underside of roof or patio decks. Exterior plaster or stucco will have a smooth, sand or other light finish texture.

Heavy textures such as Spanish lace, swirl or heavy trowel are inappropriate.

Complementary accent materials and colors are allowed and encouraged. Wood 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. The value 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. Inappropriate materials include vinyl, metal or aluminum siding, rustic materials used as primary wall surfaces and dark earthtone colors.

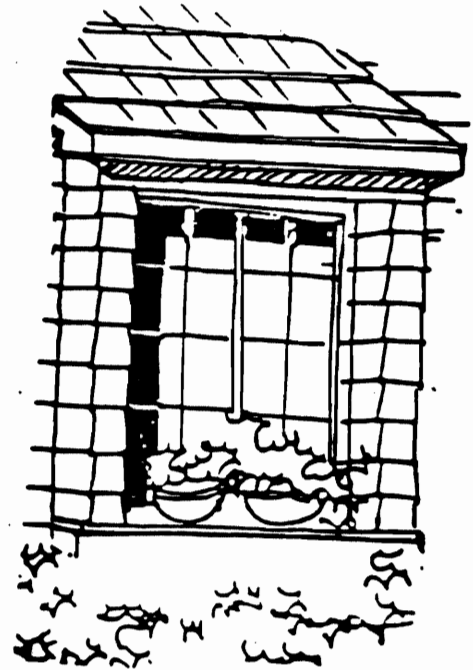
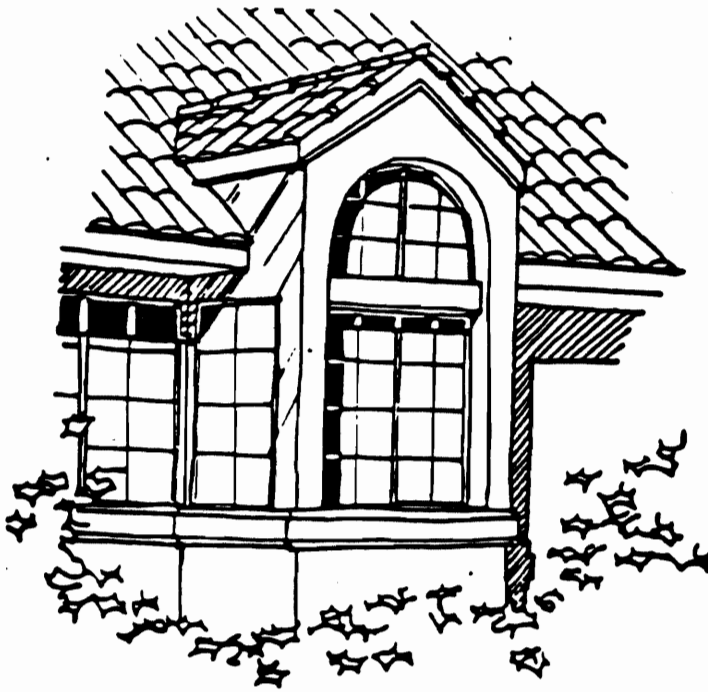
o Windows and Doors

Detailed and recessed door, window and wall openings are characteristic elements of the intended architectural style of Vail Ranch. Design treatment and architectural features such as pediments, small roofs, overhangs and projections to recess windows and doors are encouraged. Projecting windows may be used to add articulation to wall surfaces.

- Appropriate:

- * Divided window lites (encouraged).
- * Rectangular and arched openings

Windows and Doors



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- Discretionary:

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

- Inappropriate:

- * Gold window or door frames
- * Metal awnings

o Garage Doors

Garages are a major visual element in single-family detached 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, mouldings, small roofs, overhangs and projections to recess the garage door.

- Appropriate:

- * Recess from adjacent walls

- Inappropriate:

- * Corrugated metal doors

o Balconies and Porches

The use of balconies 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 are also an important consideration.

- Appropriate:

- * Simple, clean, bold projections (encouraged).

Garage Doors



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Balconies and Porches



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- * Balconies which articulate wall surfaces (encouraged).

- * Ceramic tile accent trim (encouraged).

- * Painted wood trim

- * Wood or wrought iron ballustrade

- o Gutters and Downspouts

Gutters and downspouts and other devices for control of roof water are important elements which shall be concealed or integrated into the architectural design.

- Appropriate:

- * Pre-cast concrete scuppers or canales (encouraged).

- * Exposed collection boxes and downspouts (encouraged).

- Discretionary:

- * Exposed sheet metal scuppers

- o 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:

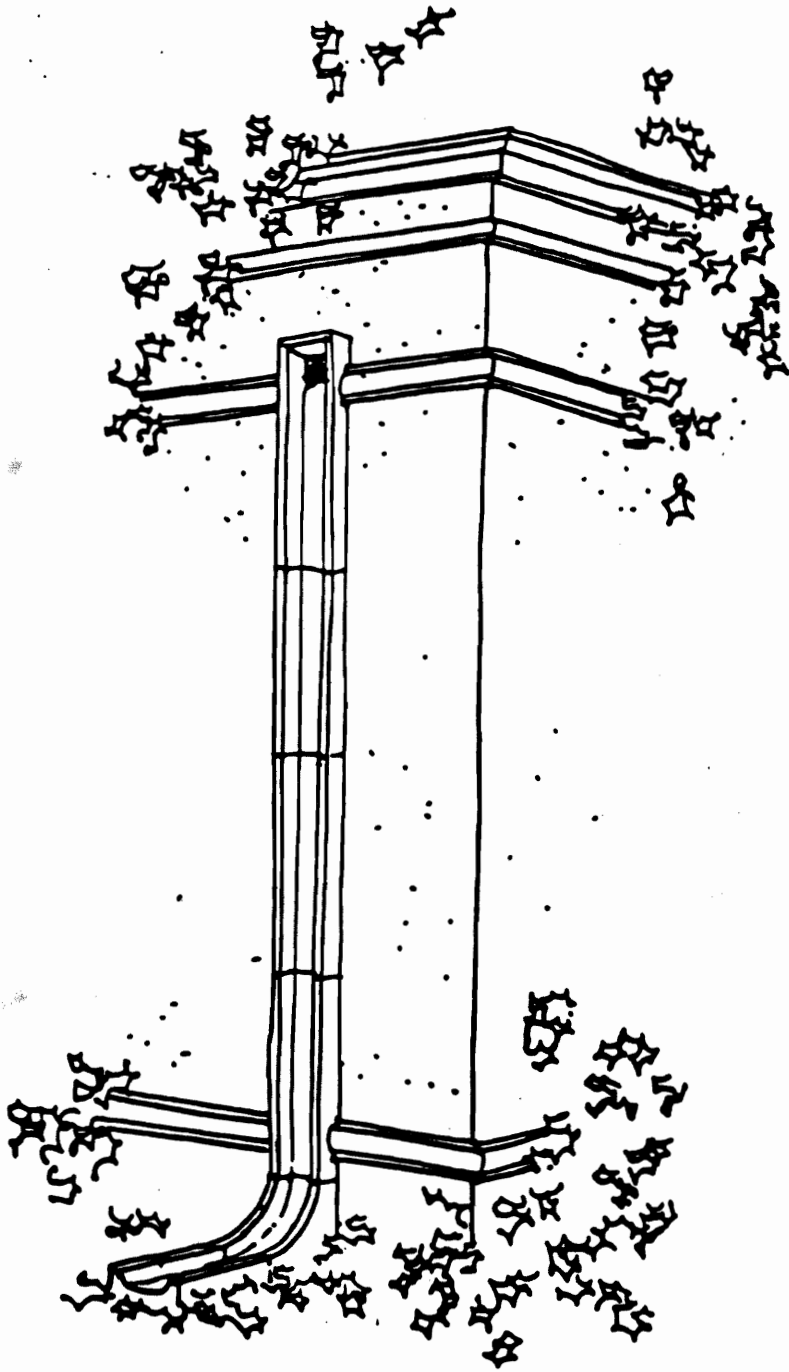
- * Base incorporated at bottom of columns (encouraged).

- * Square or cylindrical columns of plaster or pre-cast concrete (encouraged).

- * Brick veneered columns (encouraged).

- * Wood posts - 6"x6" minimum (encouraged).

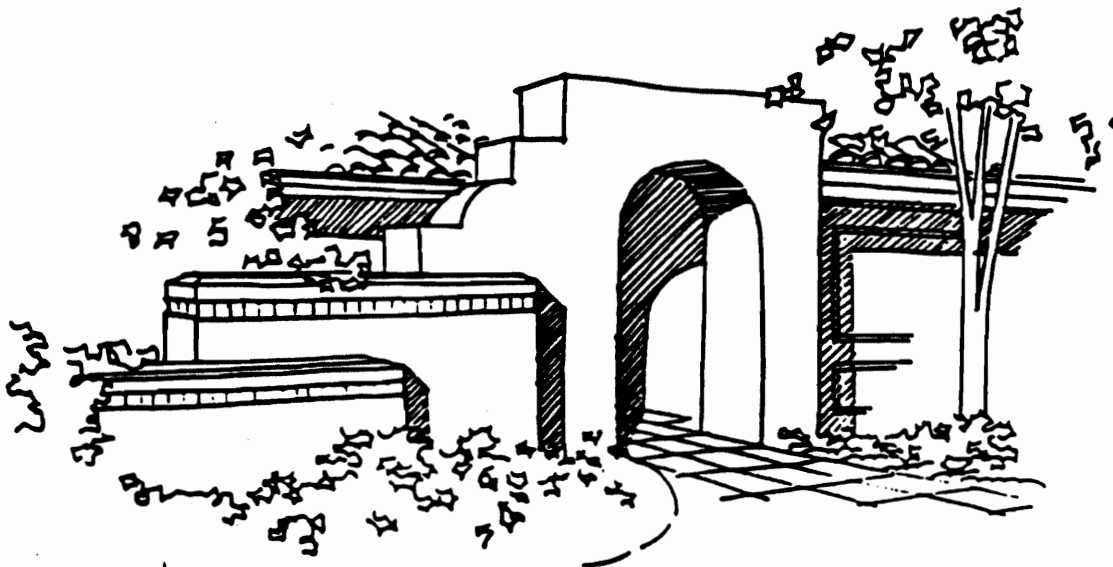
Gutters and Downspouts



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Columns and Archways



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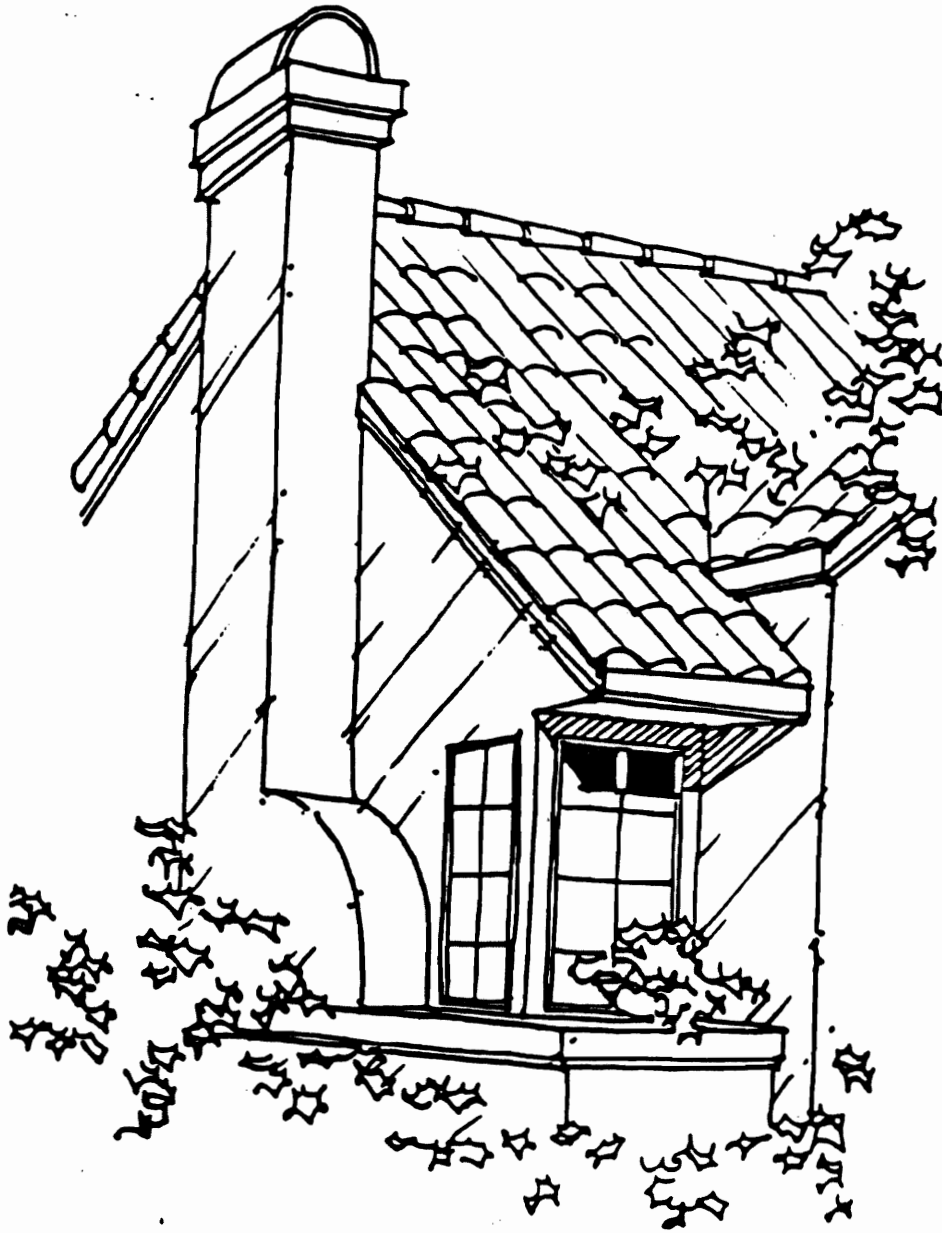
- * Capital and column bands (encouraged).
- * Free-standing plaster archways at entrance gates (encouraged).
- o Inappropriate:
 - * Exposed pipe columns
 - * Applied rustic veneers on columns
 - * Thin posts, such as 4x4 wood or metal pipe column
- o Chimneys

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:
 - * Boldly projected from wall surfaces (encouraged).
 - * Design feature adding articulation to walls
 - * Decorative metal caps that match trim colors
 - * Tile caps, brick, or tile banding
 - Inappropriate:
 - * Exposed flues
 - * Extravagant metal fireplace
 - * Rustic material veneers
- o Mailboxes

Mailboxes in single family neighborhoods should be placed in groups no larger than four, set into a plaster or masonry pilaster, and detailed to contribute to the overall community theme.

Chimneys



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- o The multi-family mailboxes shall be housed in a structure similar in architectural style, character, form, material and colors as the surrounding buildings. In all cases, mailbox locations must be approved by the U.S. Postal Service.

- o Private Walls and Fences

Fences and walls are encouraged to provide security, privacy and landscape definition. Wall treatments viewed from public spaces shall be consistent in treatment with the adjacent buildings. Plant material, particularly vines and espalliered trees, should be used to visually soften garden walls.

- 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 plasters.
- * Wood fencing

- o Building Details

- 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.

- Antennas

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

Private Walls and Fences



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- 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.

- Flashing, Sheet Metal and Vents

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

- 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 white. Solar bronze glazing is discretionary.

- 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.

b. Landscape Guidelines

The Vail Ranch Specific Plan consists of numerous areas that each require special landscape treatments. These guidelines shall provide a plant palette and minimum size requirements for each of the various landscape areas. All development within Vail Ranch shall conform to these landscape guidelines. The guidelines shall cover the following landscape treatment areas.