

Legend:

- * D = deciduous, E = evergreen
- ** Drought Tolerant = Y (yes); N (no)
- (S1) = Appropriate in open space/streamcourse area as well as other areas

Plant sizing and Spacing:

- B All slopes that are not identified on master landscape plan will be considered as interior slopes.
- C Trees on slopes, where appropriate, should be clustered to provide a more natural effect.
- D The Canyon Heights Plant List provides plant types that may be used in each planting area. The final planting plan will not necessarily include all plants listed.
- E Plant material selections are subject to change based on final agronomy test and soils report.

3.9 Architectural Design Guidelines

3.9.1 Introduction

The purpose and intent of the architectural guidelines for Canyon Heights Specific Plan No. 272, Amendment No. 1 is to encourage design that will have a distinct identity, while expressing a thoughtful integration of building structures in a quality, master-planned community. These guidelines will provide the County of Riverside with the necessary assurances that this community will develop in accordance with the quality and character proposed herein. To that end, these guidelines provide guidance for Riverside County staff and the Planning Commission for evaluating the architectural design of projects within the specific plan.

The primary goal of these guidelines is to achieve a high quality neighborhood environment comprised of a variety of architectural styles that fit well together. The architectural guidelines are intended to convey a feeling, or impression, rather than have a particular style stand out.

Southern California Traditional architecture will characterize the residential environment of the Canyon Heights Specific Plan area. The primary entry monumentation (see Figures 3-26 and 3-27) establishes this Southern California traditional style, borrowing design elements from California Craftsman architecture. This character will be continued through the secondary entry neighborhood entry, community wall, signage, and project walls, as well as neighborhood park. The use of stone as a timeless and trendless material adds a sense of permanence that is carried throughout the project.

3.9.2 Architectural Styles

In an effort to promote richness with the diversity of architectural styles, a unique Southern California style will be the theme. While diversity is encouraged, chaos is not, therefore numerous styles will be allowed, but some styles will be prohibited. Architectural styles that will be allowed and encouraged are: Craftsman, California Mediterranean, Prairie, Early California, California Ranch, and Spanish Monterey. Styles that specifically will not be allowed are Victorian, French Country and Tudor. Each home has its own character identify. These will not be designed with trends that come and go with the whims of the marketplace, but with styles that have been long lasting and that make up the Southern California look. We call this design "Southern California Traditional" architecture; borrowing from the elements of traditional California architecture.

The examples of the architectural styles that are presented are to provide background for guidance and inspiration in creating this image. Contemporary interpretations of these styles are encouraged, but the intent and visual connection to these images and tradition should be maintained. The goal is to capture the feel and scale of the various styles. Much like attractive, established urban neighborhoods, the variety of architecture adds to the character and provides that individual look, which is the goal of this development.

A. Craftsman Architecture

Craftsman architecture is common throughout Southern California in many forms. The Craftsman style in Southern California spun out of bungalows that were the "tract home" of the time. These designs were available by mail order and each was customized by the individual. Craftsman architecture was refined by architects, such as the Green Brothers and Maybeck, into a unique style that promotes hand crafted quality; thus the name "Craftsman." This type of architecture can be found in the classic tree-lined neighborhoods of Pasadena, Orange and Santa Ana.

The character is established with the use of wood beams, deep overhangs with exposed plumb-cut rafters, and porches and verandas supported by large pillars. The predominant look is horizontal with stucco the primary material with wood siding and shingles also common. Brick and stone are used as accents on columns, pillars and wainscots. Roof materials are asphalt or concrete shingles. Colors are earth tones, both light and dark, with low contrasts between colors. A conceptual rendering of the Craftsman Architectural style is included on Figure 3-35.

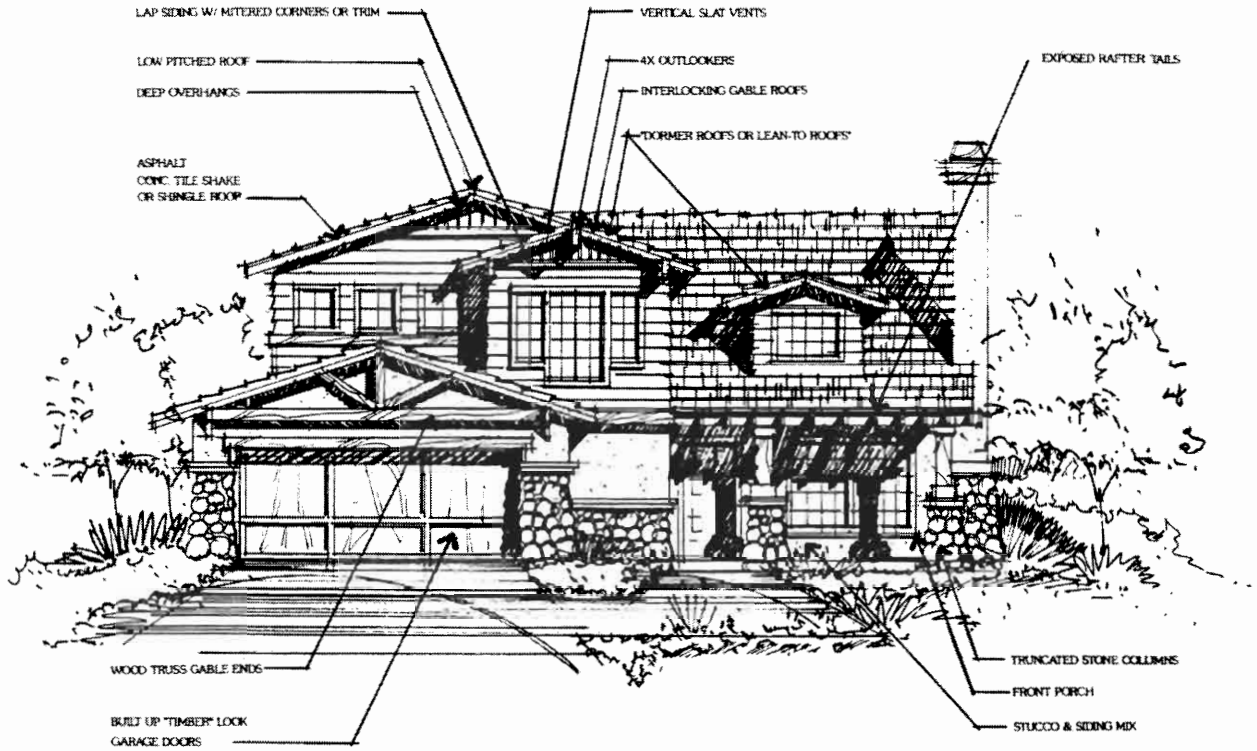
B. California Mediterranean

The architecture that dominates the coastal hillsides of the Mediterranean has been transplanted in Southern California. Similar in climate and topography, this migration was natural. The Southern California vernacular, having its roots in the Mediterranean, is characterized with barrel tile roofs, recessed openings and a sense of mass and solidity. The architecture of the Mediterranean, built-in decades rather than years, has a timeless feel with simple forms and uncluttered detailing, the Southern California interpretation can result in a time honored look that responds to the climate, culture and marketplace of Southern California.

The Mediterranean style offers a variety of roof pitches, but will always have clay colored tile with a flush or small overhang. Ripped, gable and flat roofs with varying plate heights providing that image of being built over time are common place. The exterior materials are plaster (stucco) with predominately lighter colors and bright accent on rails, shutters and awnings. Figure 3-36 reflects the California Mediterranean architectural style presented above.

C. Prairie

The roots of Prairie architecture began in the late 1800's with the "Oak Park" and River Forest houses of Frank Lloyd Wright. The Prairie school of architecture is characterized with horizontal expression and delicate proportions. The roof often floats with deep overhangs. Stately, strong and weighty proportions provide a massive "earthy" feel. Windows are grouped in horizontal bands with vertical proportions. Oftentimes, 3/4 proportions are used to set up the high horizontal lines. Stucco or wood siding with horizontal emphasis are predominant with



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 HERE INDICATES THE VARIETY OF ARCHITECTURAL
 COMPONENTS ASSOCIATED WITH EACH STYLE.
 INDIVIDUAL HOMES MAY CONTAIN A PORTION RATHER
 THAN ALL COMPONENTS OF THE ASSOCIATED
 ARCHITECTURAL STYLE

CANYON HEIGHTS

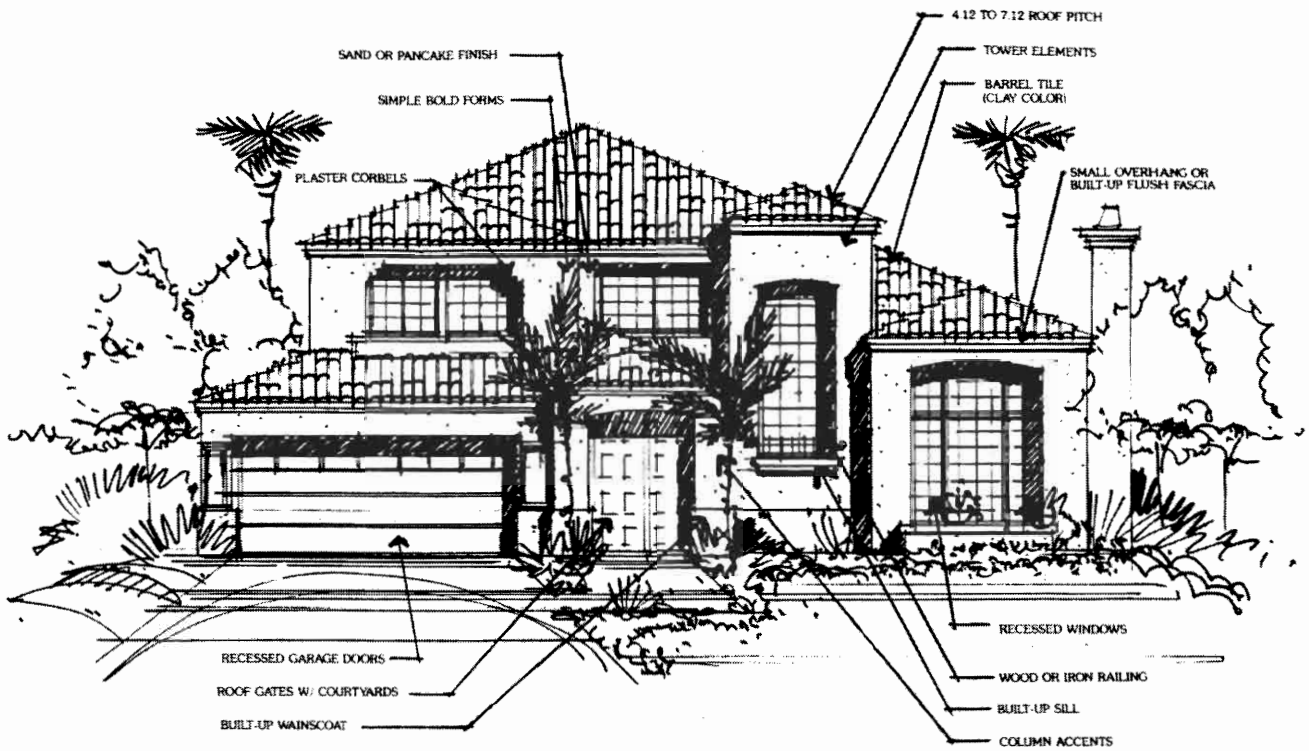
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Figure 3-35

CRAFTSMAN ARCHITECTURE

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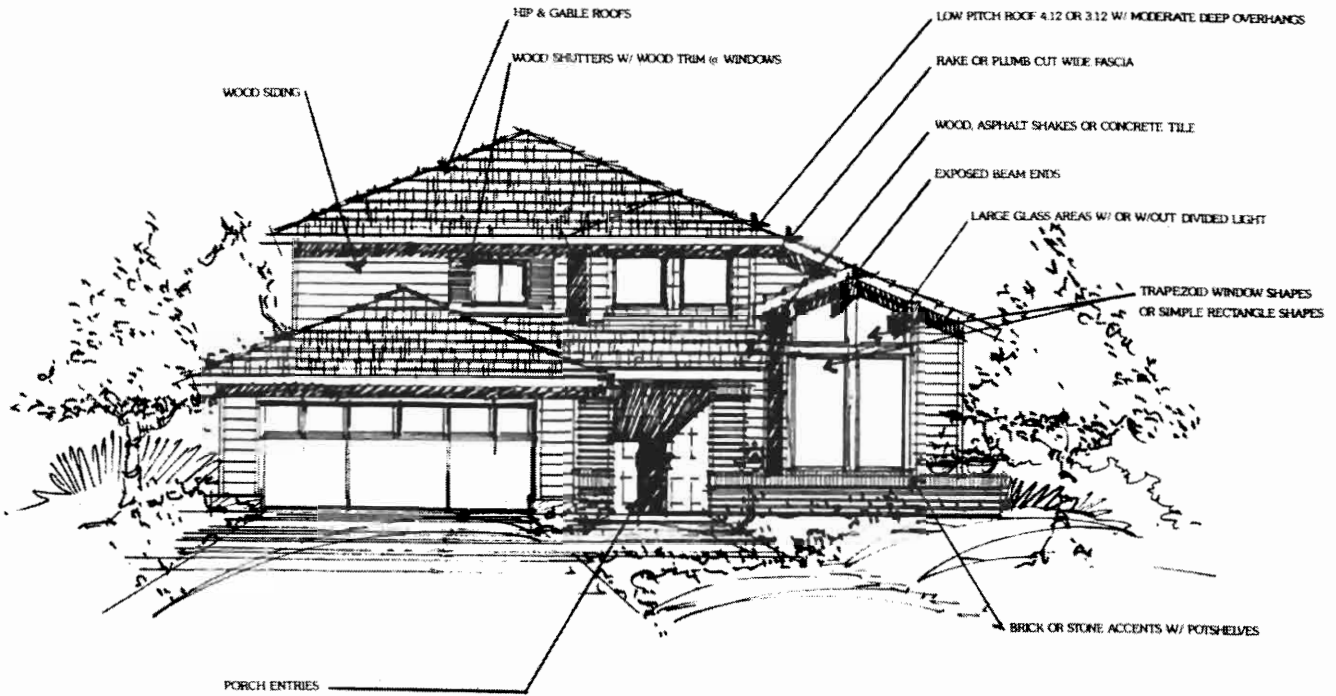
Figure 3-36

CANYON HEIGHTS

CALIFORNIA MEDITERRANEAN ARCHITECTURE

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Figure 3-37

PRAIRIE ARCHITECTURE

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brick, stone or concrete block detailing. Roofs are typically flat tile, slate or metal. Colors are earth-tone with both light and dark shades. The Prairie style is conceptually rendered on Figure 3-37.

D. Early California Architecture

Early California architecture can be defined by many terms including Mission, Spanish Colonial and Monterey. The historical roots of all these styles come from several countries of the Mediterranean such as Spain, North Africa and Italy. The charm of these styles lies in the directness, adaptability and contrast of materials and textures. A variety of forms and massing, in an almost accidental arrangement, give a sense of being built over time. The charm of this style is represented in many Southern California locales. Santa Barbara, which was designed and built primarily in the 1920s and 1930s, demonstrates many examples of early California architecture. The roof is barrel tile clay in color with plaster walls and neutral color in whites and off whites with pastel tints. The wood is natural weathered stain. Figure 3-38 conceptually renders the Early California Architectural style.

E. California Ranch

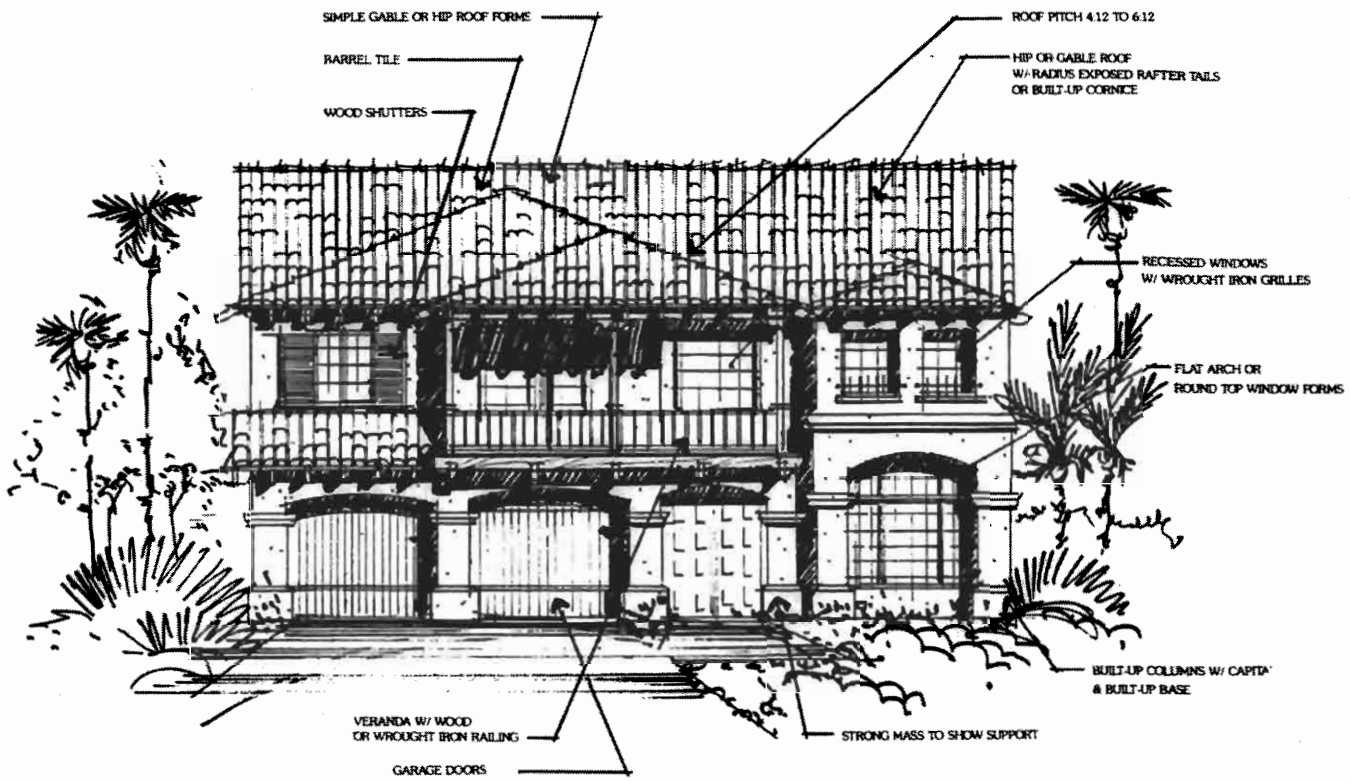
California Ranch style is derived from the early ranch architecture of the 1940's with bungalow and Mediterranean influences. California Ranch architecture became a distinct style with extensive use in the 1970's. It was characterized by a horizontal emphasis with hip and gable roofs varying in pitch from 4:12 to 5:12 and moderate overhangs. Indoor/Outdoor relationships are a form determinant to California Ranch architecture as large areas of glass, corner windows, greenhouse windows and continuous materials link indoor and outdoor spaces. Exposed beam ends and deep fascias with built-up wood post or masonry columns are typical.

Stucco and wood siding are the predominant wall materials with masonry accents in the form of columns or wainscots creating private gardens, patios or pot shelves. Roofs are wood shakes, asphalt shakes or concrete tile. Colors are earth tone, in the beige family with brighter use of accent colors. The California Ranch style is conceptually rendered on Figure 3-39.

F. Spanish Monterey

Spanish Monterey architecture was developed in the 1920s and 1930s in the Monterey, California area (see Figure 3-40). Spanish Monterey is the blending of two architectural traditions. Whalers from New England brought carpenters with them to the West Coast who were experts in the colonial forms and detailing. Spanish Monterey architecture can have a Spanish emphasis or a more New England dominance by using the Spanish methods common to the area.

The building forms are simple in one or two stories. Roofs feature gables or hips with broad overhangs, often with exposed rafter trails. When Spanish tradition is emphasized, the roof material should be barrel-like. Flat tile or shake roof should be used when the New England tradition is dominant. Shutters, balconies, verandas, and porches are integral into the Spanish Monterey style.



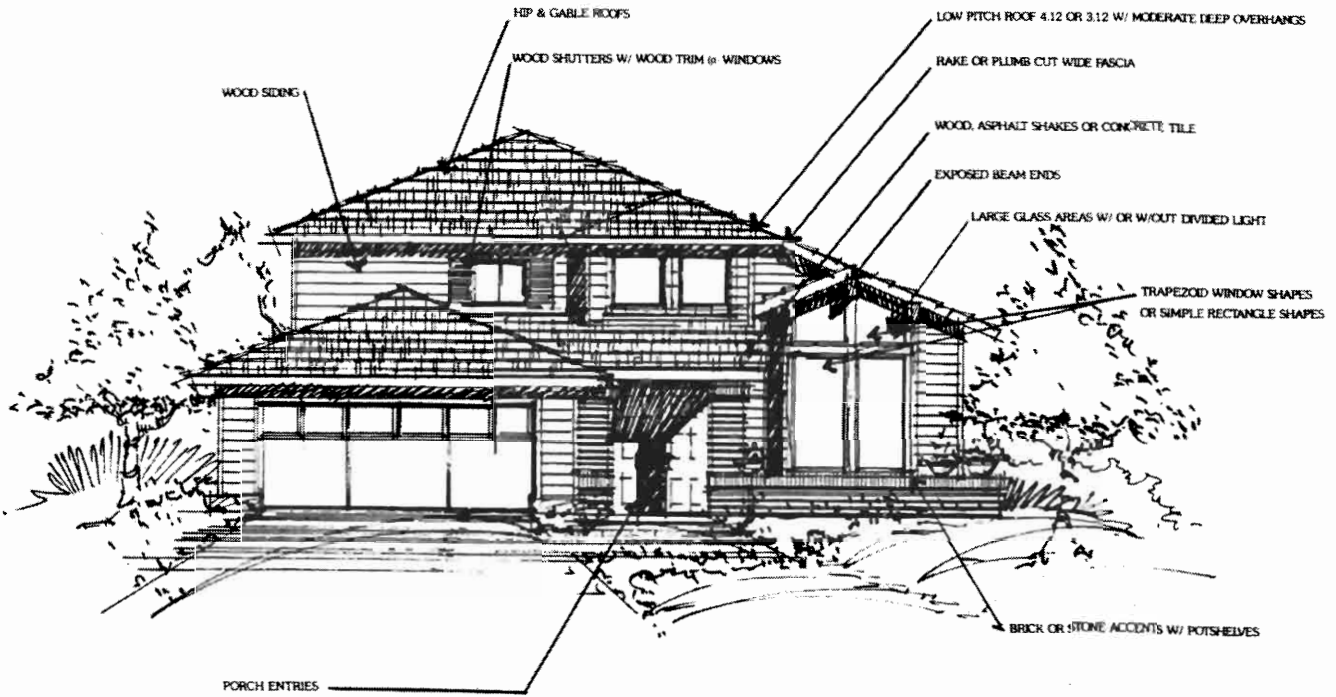
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Figure 3-38
**EARLY CALIFORNIA
 ARCHITECTURE**



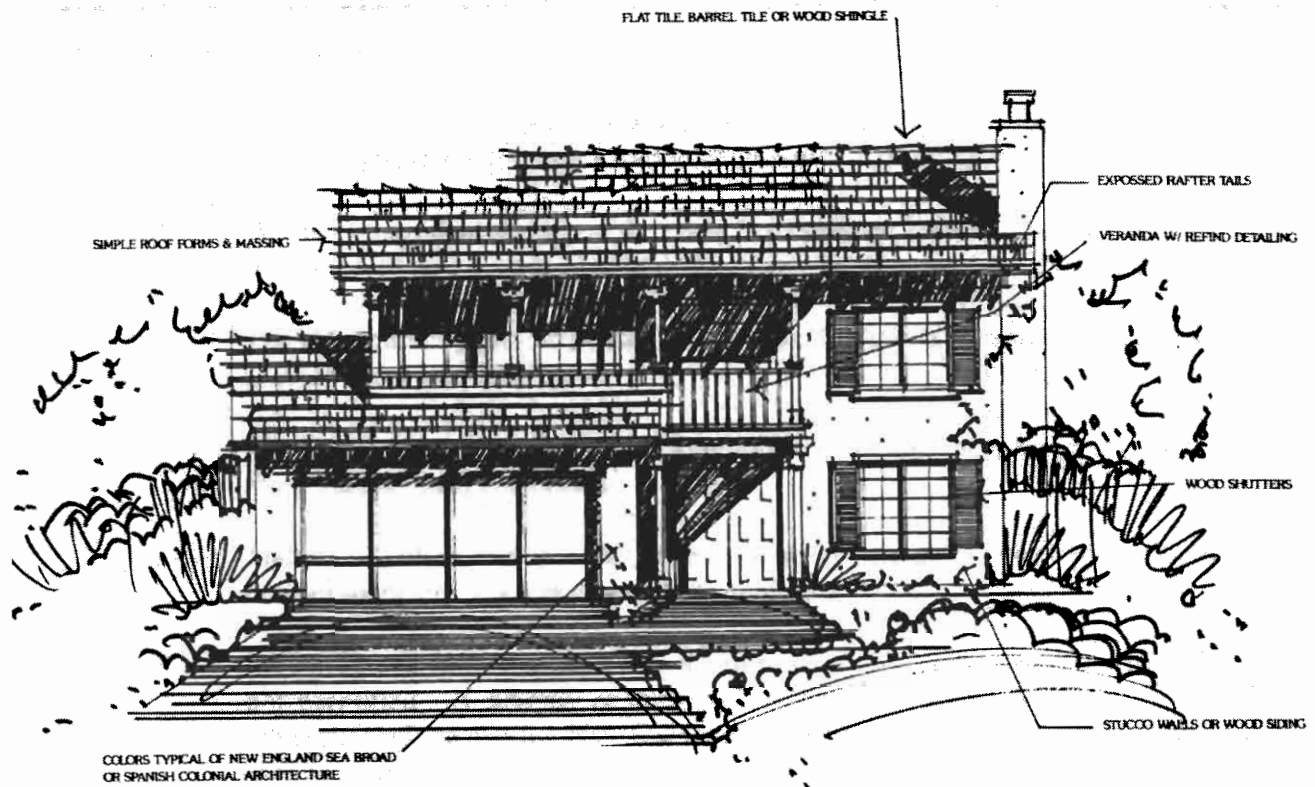
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Figure 3-39
**CALIFORNIA RANCH
 ARCHITECTURE**



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Figure 3-40
**SPANISH MONTEREY
 ARCHITECTURE**

- M. Driveway materials that retain their original beauty and strength such as concrete, brick, tile or conglomerate are encouraged.
- N. Roof appurtenances, such as vents or flashing, should be positioned away from the street side of the house or finished to match the roof color in order to minimize the visual impact.
- O. Any bare metallic surface (vents, pipes, gutters, flashing, etc.) should be painted or covered from view in a manner harmonious with the general exterior architectural treatment of the building.
- P. Architectural screens, fences and accessory structures should be compatible in material, color and texture to the main buildings.
- Q. The rear and side elevations of residential units facing the roadways and all second story rear elevations should have enhanced architectural treatment. Enhanced treatment can include the following:
- Window trim, shutters
 - Facade plane variation of no less than six (6) inches (three (3) inches on side elevations)
 - arched or circular elements
 - architectural projections
 - contrasting building materials
 - contrasting trim color
- R. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional steel or one-piece steel construction), with a minimum thickness of 24 gauge steel. At least 33% of the garage doors in any project shall provide windows.
- S. Installation of cast iron, cast aluminum, brick, or slumpstone-encased curbside mailboxes is required. Community mailboxes are not permitted, unless required by applicable United States Postal officials. Each mailbox installation shall serve no more than two residences.
- T. A minimum of 25 percent of the total number of homes (in a neighborhood having more than ten homes) shall be of single-story design, with an additional 15 percent of the total number of homes incorporating "single story" design elements. The required mix of two-story and single-story homes shall be evenly plotted within a particular neighborhood, with no more than three, two-story homes built next to each other.
- U. Residential plans that feature attached garage designs whose entries are from the side ("side-loaded garages") are encouraged. If side-loaded garages are utilized, a reduction in front yard setback of up to five feet is permitted if approved in conjunction with the approval of the tract.
- V. Where lot layout or physical constraints of the site will not permit a side-loaded design,

a garage design which hides or de-emphasizes the garage entry's view from the street is acceptable. Detached garages located at the rear of the property, or "drive through" garages are also encouraged.

3.10 Comprehensive Maintenance Plan

3.10.1 Maintenance Entities

Maintenance entities are proposed to maintain areas in the Canyon Heights project site area, as described below and shown in Figure 3-41, *Maintenance Plan*, and on the matrix provided in section 3.10.2.

Neighborhood Park

Prior to map recordation, the land divider shall apply for annexation into an existing CSA for ownership and maintenance of the 12 +/- gross acre park. Should said annexation not occur, the ownership and maintenance of the park shall be the responsibility of a home owner's association. Park improvements shall be completed by the land divider by no later than the issuance of the 150th building permit. Upon completion of the park, the CSA or homeowner's association shall be responsible for the maintenance and operation of such park.

Open Space

Prior to map recordation, the land divider shall provide evidence to the Planning Department that any open space lot depicted on such map shall be transferred to a willing entity that will maintain such open space in perpetuity and will establish an endowment (approved by the County) to fully fund said entity's maintenance of such open space in perpetuity.

Elementary School

The school site will be maintained by the school district after the site is purchased by the Menifee Union School District (MUSD).

Streetscapes on Major Roadways

Landscaping areas along some or all of the major roadways, including Goetz Road is proposed to be maintained by a Landscape and Lighting District.