similar features should be used to provide visual interest to the residential architecture consistent with the architectural style.

11. Exterior Lighting

Exterior lighting fixtures should be compatible with the architectural style of the residence.

12. Chimneys

The design of chimneys should be compatible with the architectural style of the building. Chimneys, particularly chimney caps, should be simple in design, so as not to distract from the building.

Overly elaborate fireplace caps are prohibited.

13. Gutters and Downspouts

Exposed gutters and downspouts, when used, should be colored to match or complement the surface to which they are attached.

14 Mechanical Equipment

Mechanical equipment such as air conditioners, heaters, evaporative coolers, television and radio antennas, and other such devices should not be mounted on any roof.

All mechanical equipment should be ground mounted and must be located behind side yard privacy return walls.

Mechanical devices such as exhaust fans, vents and pipes should be painted to match the roof color.
All flashing, sheet metal and vents must be painted or screened from view in a manner that is compatible with the building architecture.

4.3.7 Very High Density Residential

The architecture of a multiple family residential building is comprised of three basic components as described below. Together, when these components are designed appropriately, the resulting structure achieves a pedestrian friendly relationship to the street and contributes to the overall character of the neighborhood. The three basic components include:

- Building facades
- Roofs
- Detail elements

A. Building Facades

All elevations should be well detailed and articulated, incorporating building forms, masses, roof design and authentic details and accent features that are consistent with the architectural style of the building.

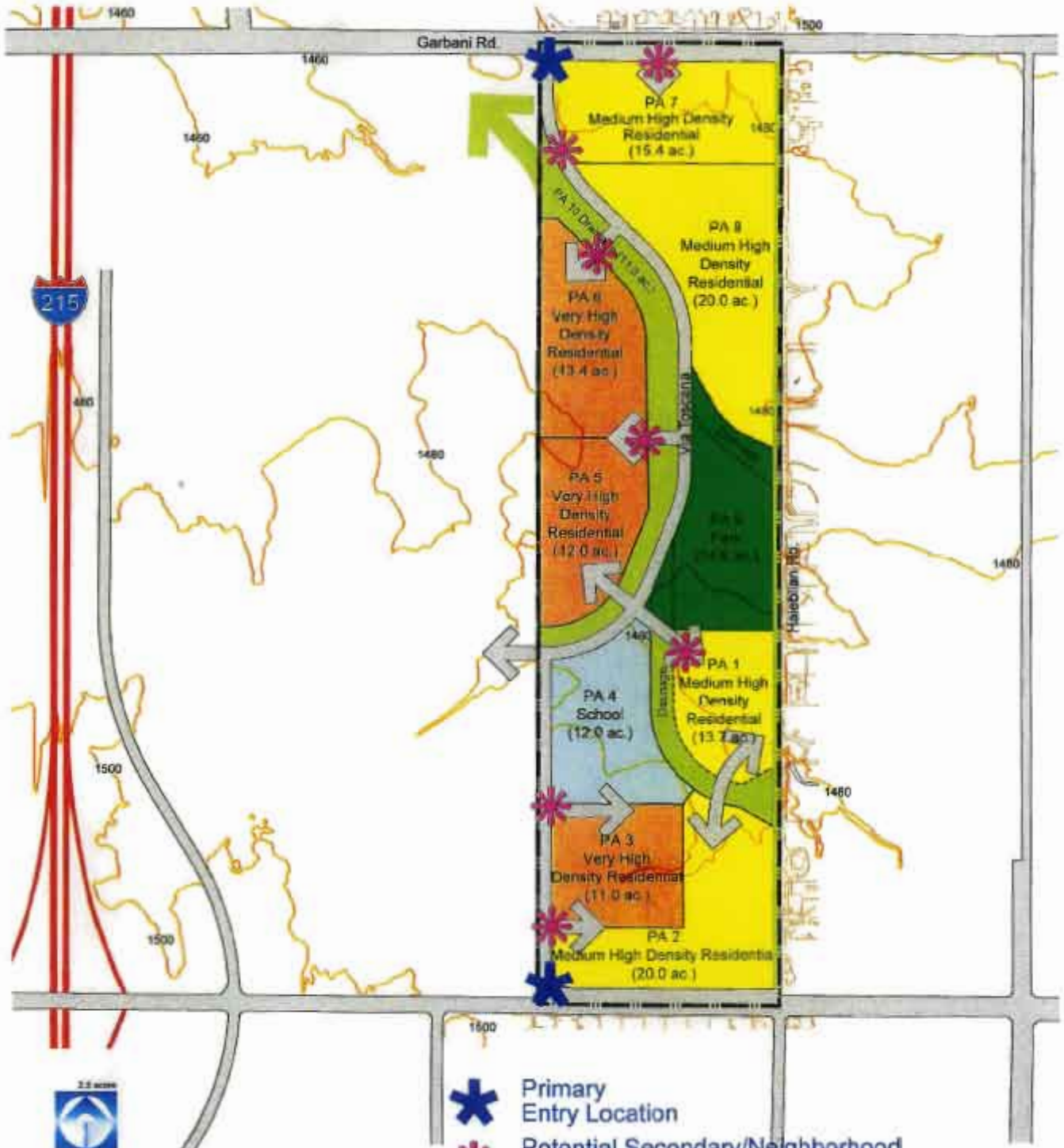
Sufficient massing and articulation of building walls should be incorporated into the building design to provide visual interest to building facades and to reduce the visual length of long walls. Such articulation may be achieved in a variety of ways, including but not limited to:

- Horizontal offsets of building wall planes
- Covered balconies or sundecks projecting forward of the main building wall plane
- Accentuated building elements such as entries, stair towers or other similar features that provide horizontal or vertical offsets and break the eave line of the building
- Incorporating a combination of two story, and three story elements into

Cantalena

Specific Plan

Entry Monument Location
IV-28



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the building design
- Stepping back a portion of upper floors, particularly at building corners, where feasible

1. Materials

In order to achieve the variety of architectural expression envisioned for Cantalena, no single building material or color should predominate. Rather a variety of materials and color should be used to create a rich tapestry of design elements.

The design of residential structures should use building materials that are consistent with the architectural style of the building. Permitted materials include:

- Stucco with a light lace texture or smoother
- Simulated wood siding or shingles
- Brick
- Stone

Only quality materials should be used on homes for ease of maintenance and repair, good long-term appearance, and for a marketing advantage.

All surface treatments or materials should be designed to appear as an integral part of the design and not merely applied. All materials should wrap architectural elements in their entirety.

Material changes should occur at inside corners.

B. Roofs

1. Roof Form and Slope

Roof treatments should be compatible with the architectural style of the building.

Variety in roof forms, ridge heights and direction of gables is required to avoid a monotonous roofscape as viewed from neighborhood streets, open space or any other public space.

Roof pitch should range from 4:12 to 6:12. Secondary roof elements that accentuate special features of the building's architecture may be less than 4:12 or in excess of 6:12 consistent with the architectural style.

Flat roofs are permitted if consistent with the building's architectural style. When used, flat roofs must have a parapet wall.

Minimum overhangs should be twenty-four inches (24") at eave conditions. Tight rakes are allowed only when compatible with the architecture of the building. Otherwise, the minimum overhang at rake conditions should be twenty-four inches (24").

Multiple plate heights are required on each building.

- Two-story buildings should have a minimum of three plate heights
- Three-story buildings should have a minimum of four plate heights

2. Roof Materials

A variety of roof materials is encouraged throughout individual neighborhoods to avoid a monotonous roofscape appearance. Roof materials may include barrel shaped clay or concrete S-tiles, flat clay or concrete tiles and shakes, and slate. Low profile "S" tiles and architectural grade composition shingles are not allowed.

Roof materials should be compatible with

the architectural style of the building.

Permitted Materials

- Clay or concrete S-Tiles
- Clay or concrete flat tiles
- Clay or concrete shakes
- Slate

Prohibited Materials

- Low profile S-tiles
- Architectural grade fiberglass composition roof shingles
- Wood shake
- Simulated tile including fiberglass or metal
- Rolled roofing material

Roof materials should have a matte finish to minimize glare.

Standing seam metal roofs are permitted as an architectural accent element only.

Fascia elements should be consistent with the architectural style of the building. The use of heavy exposed wood members is encouraged for rafter tails, brackets, braces and other decorative elements.

Skylights are permitted, but should be designed as an integral part of the roof. Skylight framing material should be colored to match the adjoining roof. White "bubble" skylights are not permitted.

C. Architectural Features and Accents

1. Front Entry Doors

Front entry doors and entryways should provide a focal point to each residential unit and should be protected with overhangs, recesses, porches or trellises. In buildings where individual unit entries are from an interior corridor, if any, the main entrance into the building should be designed as a focal point of the exterior elevation.

2. Courtyards

Courtyards provide a transition from the public space of the street to the entrance of the building or individual unit. Courtyard walls, when provided, should be finished to match the building and may be embellished with stone, ceramic tiles, steps, recesses, cut-outs or wrought iron accents appropriate to the architectural style of the building.

The base of the courtyard wall should not be more than six inch (6") to finish grade.

A portion of the courtyard wall may contain a view fence, however, a solid wall base is required for at least one third of the height of the wall.

Pilasters, when used, are allowed only at the corners and ends of courtyard walls.

3. Turrets

Turrets may be round, square or octagonal in shape and should feature a separate roof element than that of the main building.

Turrets should project forward of their adjacent wall planes a distance that is equal to or greater than fifty percent 50% of the diameter or width of the turret.

When abutting a single story element, turrets should extend higher than the cornice line of the single story element. The maximum differential between the cornice line of the single story element and the cornice line of the turret is 6'.

When abutting a two or three-story element, the turret's cornice may be 1 1/2 stories or greater, and must break the adjacent roof-line to ensure that the roof form of the turret is clearly discernable from that of the main building.

4. Balconies and Sundecks

Balconies and sundecks, when provided, should be designed as an integral component of the building's architecture and consistent with its architectural style.

Open rails may extend to the floor of the balcony or sundeck, but each corner must have a support that extends to the full guardrail height and should be a minimum of eighteen inches (18") square (or L-shape).

5. Columns and Archways

The use of columns and archways adds articulation to the character of the building and is encouraged where appropriate to the architectural style. Columns and archways should be scaled appropriately to provide a sense of strength and support that is compatible with the architectural style of the building.

6. Windows

For every one hundred (100) linear feet of building frontage, a minimum of three feature windows per floor is required, consistent with the architectural style of the building. A feature window is defined, but not limited to, any of the following:

- Oversized window or window groupings
- Window recessed into a building element a minimum of 12"
- Enhanced sills projecting a minimum twelve inches (12") from the wall plane. When such elements occur on the top floor of a building, corresponding roof element and corbels should be provided if appropriate to the architecture
- Decorative iron balcony or enhanced sill that project a minimum of twelve inches (12") forward of the wall plane
- Decorative wood or iron grille work in front of feature windows and projecting a minimum of twelve inches (12") forward of the wall plane
- Enhanced architectural surround that accentuate the feature window
- Awnings compatible with the architecture of the building

The design of header, sill and trim elements should be consistent with the architectural style of the building.

Window shapes and mullion patterns should be consistent with the architectural style of the building.

The shape and size of shutters, when used, should be compatible with the window opening.

7. Awnings

Awnings, when provided, should be designed as an integral part of the architecture.

Unacceptable awning treatments include metal louvers (except for Bermuda style shutters), untreated fabric and project names, texts or logos.

8. Detail Elements

Detail elements such as shutters, exposed rafter ends or cross beams, decorative grille work, decorative stucco or clay pipe vents, decorative ceramic tile and/or other similar features should be used to provide

visual interest to the residential architecture consistent with the architectural style.

9. Exterior Lighting

Exterior lighting fixtures should be compatible with the architectural style of the building.

10. Chimneys

Chimneys should be compatible with the architecture of the building.

11. Gutters and Downspouts

Exposed gutters and downspouts, when used, should be colored to either match or complement the surface to which they are attached.

12. Garage Doors

All garage doors facing a residential street should be recessed a minimum of twelve inches (12") or have a minimum twelve inch (12") pop-out surround. All garage doors facing a private drive aisle should be recessed a minimum of eight inches (8"), or have a minimum eight inch (8") pop-out surround.

In lieu of recessed garage doors or pop-out surrounds, a trellis element projecting a minimum of eighteen inches (18") forward of the garage door wall plane may be used.
Garage doors should reinforce the architectural style of the building.

13. Exterior Stairs

Exterior stairs should be designed as an integral part of the building.

Stairs should remain within the building envelope as defined by an outermost wall.

Stair guardrail design must be consistent with the architecture of the building and should have a solid wall that is at least ½ the guardrail height. Open, exposed stairs are not permitted.

D. Accessory Elements

1. Recreation Buildings

Clubhouses, recreation buildings and other support buildings should match the architectural style and detailing of the main buildings.

2. Storage Buildings

Storage buildings must have the same level of architectural detailing as the residential buildings within the project.

3. Detached Garages

Detached garages, when provided, must use a similar roof treatment as the residential buildings they serve.

Six-car detached garages are preferred as a maximum. Detached garages with more than six parking spaces should have a minimum two feet (2') garage door offset within the length of the structure.

4. Covered Parking Structures

Freestanding covered parking structures should have the same roof design and treatment as the main buildings within the project.

Ends of structures should have walls or other screening devices with architectural detailing similar to the residential

buildings. This requirement is waived when the structure abuts a landscaped island.

The length of freestanding covered parking structures should be a maximum of eight (8) parking spaces.

5. Trash Enclosures

Trash enclosures should be constructed of concrete masonry units with a finish similar to other buildings in the development and have opaque metal gates

6. Mail Boxes

Grouped or ganged mailboxes should be located in enclosures that provide shade and weather protection. The mailbox enclosure should integrate lighting and a trash receptacle into its design and continue the architectural character of the Project. Enclosures should be located convenient to short term parking and meet federal accessibility standards.

4.3.8 Non-Architectural Elements

A. Mechanical Equipment

No mechanical equipment (air-conditioning, heating units, etc.) should be mounted on, or attached to any roof. Mechanical equipment, when mounted on flat roofs, must be completely screened by parapet walls at least as tall as the equipment being screened.

Mechanical devices such as exhaust fans, vents and pipes should be painted to match adjacent roof surfaces.

Ground mounted air conditioning units must be screened by walls at least six inch (6") higher than the unit(s) and located away from pedestrian paths and Project amenities. Landscaping does not qualify as required screening.

B. Meters

Natural gas meters should be grouped and screened behind walls. Builders should contact the utility provider for minimum clearances. Landscaping does not qualify as required screening.

Electrical meters should be ganged and located behind doors. Builders should contact the utility provider for minimum clearances.

Screen walls and electrical enclosures should be designed integral to the Project's architecture.

4.3.9 Non-Residential Landscaping

The master Tuscan theme of Cantalena will be predominantly created through the landscape plan and related design elements. The thematic development will begin at the entry monuments and transcend into the streetscapes, the community park, and the pedestrian circulation system. The landscape design will be supported through the use of decorative street lighting, community level signage and street furnishings.

The pedestrian circulation system ranks among the highest priorities of the Project design. The contemplated paseos and trails create the lifeblood of the pedestrian experience, supporting interconnectivity between planning areas. The pedestrian circulation system should ultimately reduce the community's reliance on the automobile and consequently promote outdoor recreation and human interaction.