



RIVER
ISLANDS

WEST VILLAGE DISTRICT
AGE RESTRICTED NEIGHBORHOODS

DECEMBER 20, 2023
PLANNING COMMISSION APPROVED

City of Lathrop Planning Commission
Approved - PC Reso. 22-11 - October 19, 2022
Amended - PC Reso. 23-15 - December 20, 2023

ARCHITECTURAL
DESIGN GUIDELINES

&

DEVELOPMENT
STANDARDS



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**WEST VILLAGE AGE RESTRICTED NEIGHBORHOODS ARCHITECTURAL DESIGN
GUIDELINES & DEVELOPMENT STANDARDS**

The following amendments have been made to the West Village Age Restricted Neighborhoods Design Guidelines and Development Standards (DG/DS).

West Village Age Restricted Neighborhoods Design Guidelines & Development Standards			
<u>Date</u>	<u>Adopting Resolution</u>	<u>Page Reference</u>	<u>Comment</u>
December 20, 2023	Resolution No. 23-15	Various	Amendment to revise the total lot count from 905 lots to 578 lots for the Del Webb Community. The revision includes updating various diagrams and figures to match the new project boundary area as well as revise the name from “Active Adult Neighborhoods” to “Age Restricted Neighborhoods.”

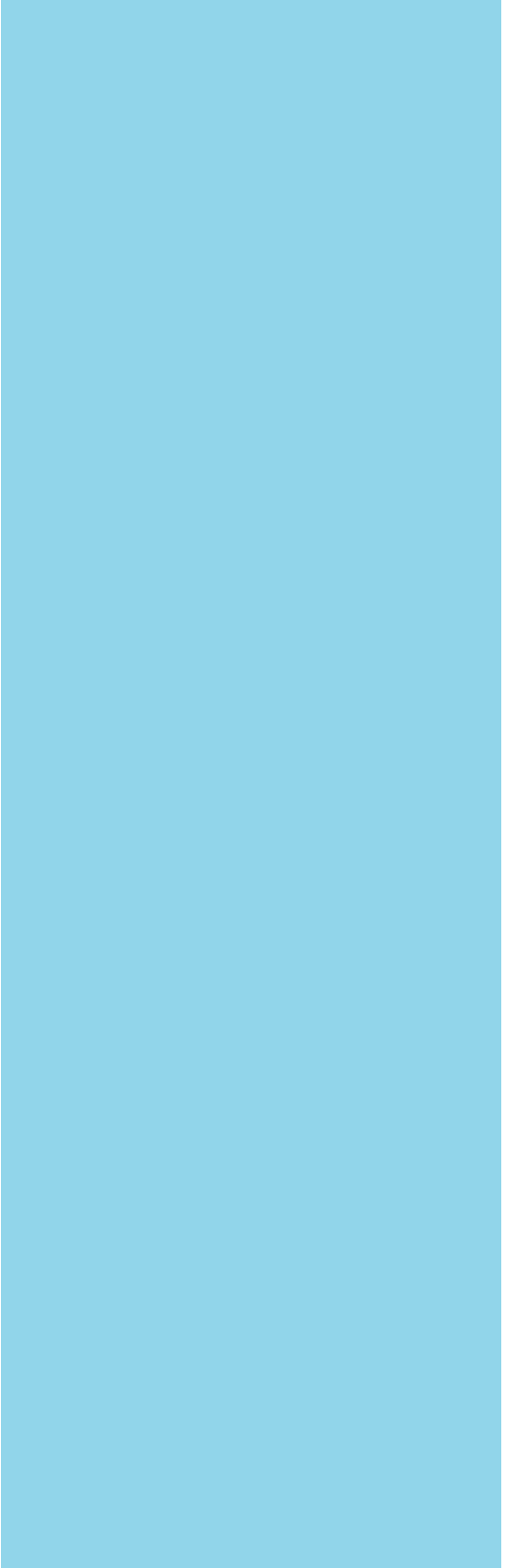


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RIVER ISLANDS



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RIVER ISLANDS



CHAPTER 1

COMMUNITY
OVERVIEW

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1.1 Introduction

River Islands has been designed as the premier master planned community in Northern California. Its island location, on the San Joaquin River in Lathrop, provides a backdrop of nearly 5,000 acres for a mixed use community of 15,010 homes, nearly 4 million square feet of commercial space and ten schools. Such community recreational amenities as lakes, walking trails, parks and a boathouse are all part of the vision for our first neighborhoods. The age restricted neighborhoods will contain up to 578 residential lots. Age restricted lots are those that can only be offered for sale to buyers of age 55 or older.

This AG/DS document is intended to provide a descriptive vision of this unique part of the River Islands master plan.

Figure 1.1 shows the location of River Islands, and its relationship to the major highways and surrounding cities.



Figure 1.1 Location Map

1.1.1 Purpose & Intent

The Architectural Guidelines and Development Standards of River Islands (AG/DS) complement the River Islands Urban Design Concept (UDC) and Neighborhood Development Plan (NDP). Since the West Village District is located within Phase 2, the Phase 2 UDC adopted by the Lathrop City Council on June 14, 2021 has the direction needed for this AG/DS document. The City Council also adopted an update to the West Lathrop Specific Plan (WLSP) that updates the land uses, zoning, general development framework and other design policies for both the NDP and the AG/DS. The documents provide the specific standards and guidelines for the Stewart Tract Design Review Committee (STDRC) and Lathrop Community Development Development to review and evaluate new development proposals within the West Village District and the Active Adult neighborhoods of the District in particular.

1.1.2 Relationship to West Lathrop Specific Plan (WLSP)

The West Lathrop Specific Plan (WLSP) provides the authority to which the River Islands AG/DS has been prepared. As described in the WLSP, each sub-area of each District must have a set of written guidelines and standards for new development. This document applies only to the Age Restricted neighborhoods of the West Village District. The reason for separating this document from other areas of West Village is because of the unique nature of the Active Adult product, which is specifically marketed to buyers over 55 years old.

1.1.3 Language and Organization of Document

These DG/DS are divided into three major sections: Architecture; Landscape and Project Implementation. Architecture and Landscape are each further divided into Design Guidelines and Development Standards. Together, these will assure that neighborhood home builders and individual homeowners have the guidance to carry out the vision for Active Adult area of West Village.

The Design Guidelines describe the overall design quality that River Islands envisions. Complementary sketches, imagery, diagrams, and other graphic materials further illustrate the DG/DS design intent. The words “should”, “may”, and “can” indicates that the guideline is highly recommended and suggests possible design solutions that are acceptable and encouraged, but not required.

The Development Standards section addresses the particular design criteria, conditions and standards that shall be met when designing homes and landscape. The River Islands DG/DS uses careful language to assist the STDRC in reviewing design proposals. The words, “shall”, “will”, and “must” are to be implemented requirements. All development standards intended to supplement the WLSP’s and City of Lathrop’s zoning requirements use this language.

The Project Implementation Section will guide home builders and home owners through the approval and permit process.

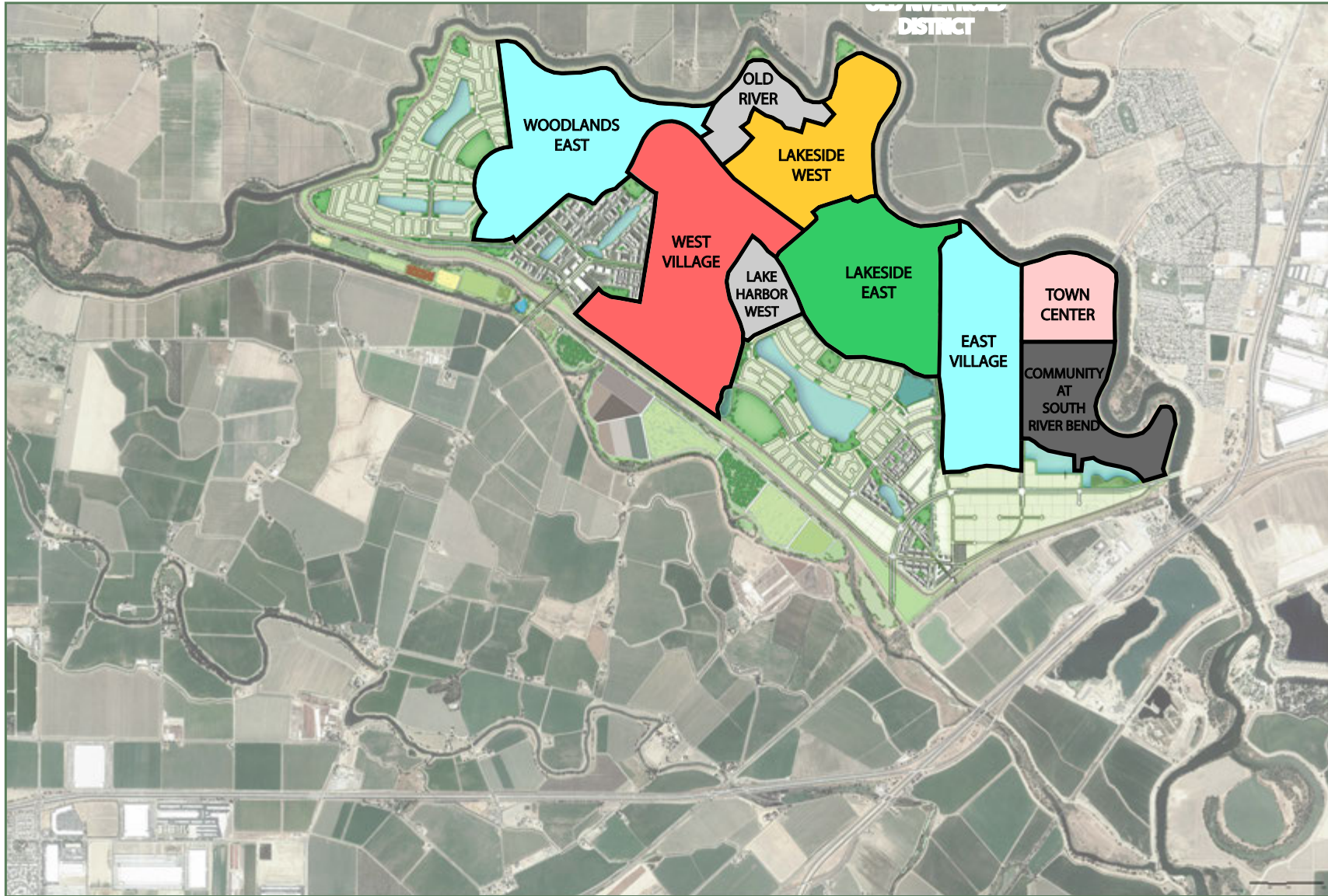


Figure 1.2 Current River Islands Districts

1.2 Architecture Design Principles

The character and quality of River Islands' architecture is an important factor in creating the overall identity of the community. Although it is likely that there will ultimately be a variety of architectural styles in the community, the following design principles are intended to provide the guidance that will assure unity and consistency in architectural design.

1.2.1 Regional Precedents

The region of San Joaquin and Sacramento River Deltas is rich in precedents that can serve as the basis for the architecture of River Islands. These include not only the historical architectural tradition, but the climate, natural environment, and cultural history. There are 4 distinct influences identified for this area, that provide us with the architectural styles that will be considered for the River Islands community.

River Edge

The use of the river system for commerce has been largely replaced by recreational use. Still, remnants of the river's use as the primary conduit for goods and materials, as well as the agricultural products of the region, remain. The simple, economical forms and materials of river edge industrial buildings, and their docks and quays provide a meaningful source for the architecture of the Town Center.

Similarly, the tradition of placing large homes on high ground near the river edge, with their small docks and boat houses provides inspiration for the design of residential buildings along the river.

River Delta

Because of the abundant water, flat slopes and easily worked soils, river deltas have always been desirable for agriculture. The tradition of farmsteads in the Delta, with their simple farmhouses and outbuildings, can be a particularly rich source for residential building design.



Mediterranean Climate

The climate of the delta is Mediterranean: cool, moist winters are followed by warm, dry summers. The prevailing westerly winds bring in cool air from the Pacific, making evenings pleasant, even in the summer. Often homes in this area were built with large roof overhangs and porches to limit the heat gain in the house, or with carefully placed large trees and shade structures.

Delta History & Culture

Originally part of the Rancho Pescadero, River Islands has a direct historical connection to the Spanish and Mexican Land Grant system that characterized California in the eighteenth and early nineteenth century. The discovery of gold north and east of River Islands, and the subsequent boom are also part of the region's architectural influences. The simple, slapdash architecture of boom towns, and the subsequent opulence of the Victorian Era are a part of the architectural history of the region. The traditions of agriculture and river-based industry are the most prevalent historical influences, however, and provide perhaps the most fitting stimulus for architectural design at River Islands.

1.2.2 Three Architectural Districts

As described in the UDC, River Islands is divided into three architectural districts based primarily on the dominant use within the district: Residential, Town Center and Employment Center. The requirements for the architecture of each district vary, as described in the following paragraphs.

Residential District

The architecture of the residential districts of the River Islands community will contain a wide variety of architectural styles and influences. The styles will be based on historical precedents from the region, such as those found in farmsteads, the river edge, or in the older residential neighborhoods of valley and delta cities. Modern adaptations of these styles will also be proposed, though the intent is to create an appearance and feeling of old tradition architecture. The mixing of styles within individual neighborhoods will be limited so that visual unity can be achieved, and strange juxtapositions avoided. See the specific description of how this set of AG/DS addresses the West Village and Age Restricted developments.

Village Center

The architecture of the Paradise Cut Village Center will vary according to land use and location. Retail and commercial architecture could be inspired by historical commercial and industrial building types that might be found in other riverfront towns. Ideally, this area should appear as if it developed over time, with the participation of numerous designers. Unity will be achieved primarily by uniformity of use and development standards, such as building mass and setbacks. A NDP and AG/DS, or equivalent Paradise Cut Village Center Plan will detail the specifics of these standards and the architecture to be utilized.

Employment Center/Transit Oriented Development

Employment Center/Transit Oriented Development will be a mixed-use area likely to be implemented with more contemporary styles of architecture for its higher density residential housing. For office, retail and commercial uses, the architectural styles will be the most modern of any of the three

districts. Larger floorplate office and commercial buildings will generally be simple, modern, rectilinear forms with flat roofs. Masonry, concrete tilt-up and other economical building types will be predominant. Buildings with historical references will likely be limited to retail centers or restaurants. A NDP and AG/DS, or equivalent Employment Center/Transit Oriented Development Plan will detail the specifics of these standards and the architecture to be utilized.

Residential District (West Village)

The architecture of the West Village District will include both historical architectural styles of California, along with more modern themes that predominate today's housing market. Unity will be achieved primarily by uniformity of use and development standards, such as building mass and setbacks.

A different set of guidelines will be developed for portions of the West Village District that are separate and distinct from the Active Adult neighborhoods. The reason is that the traditional market rate residential neighborhoods that will make up the balance of the West Village District will be more akin to those already constructed in Phase 1 of River Islands, which will include detached single-family homes of both single story and two-story homes, attached single-family product (such as clustered housing and bungalows, as well as medium density multi-family dwelling units. The Active Adult area is a specialized product that will be differentiated from the balance of West Village as described below.

Application to Active Adult Neighborhoods

This DG/DS document focuses on consistency with the Residential District guidance of the UDC, but also with a specific market audience. All dwellings in the Active Adult neighborhoods will be single-story to accommodate older residents that prefer not to climb stairs or cannot navigate them. Floor plans and specific room layouts will be flexible to accommodate older residents and community wide recreational/social amenities owned by a Homeowner's Association will be provided.

1.2.3 Energy Efficiency

All buildings within River Islands should be designed to conserve energy as required by the State of California's CALGreen Code. Among the methods that should be considered are:

- ^ Passive solar design: thermal masses to absorb winter sun energy, roof overhangs, and carefully placed deciduous trees to provide summer shade;
- ^ Active solar design: solar collectors to heat water, or photo voltaic cells to generate electricity;
- ^ Energy efficient mechanical equipment for heating and cooling, such as heat pumps;
- ^ Extra thermal insulation in roofs and walls to control heat gain and loss;
- ^ Operable windows in commercial buildings; to reduce dependence on mechanical ventilation;
- ^ Home integrated systems: wireless PC based systems that allow homeowners to program appliances to restrict usage during peak energy periods;
- ^ Load shifting technologies: thermal energy storage for residential and commercial use that moves the operation of air conditioning compressors from on-peak operation to off-peak hours;
- ^ Thermal rated glazing, including reflective coatings to reduce heat load in the summer;
- ^ Utilization of Energy Star rated appliances.

RIVER ISLANDS



CHAPTER 2

ARCHITECTURE

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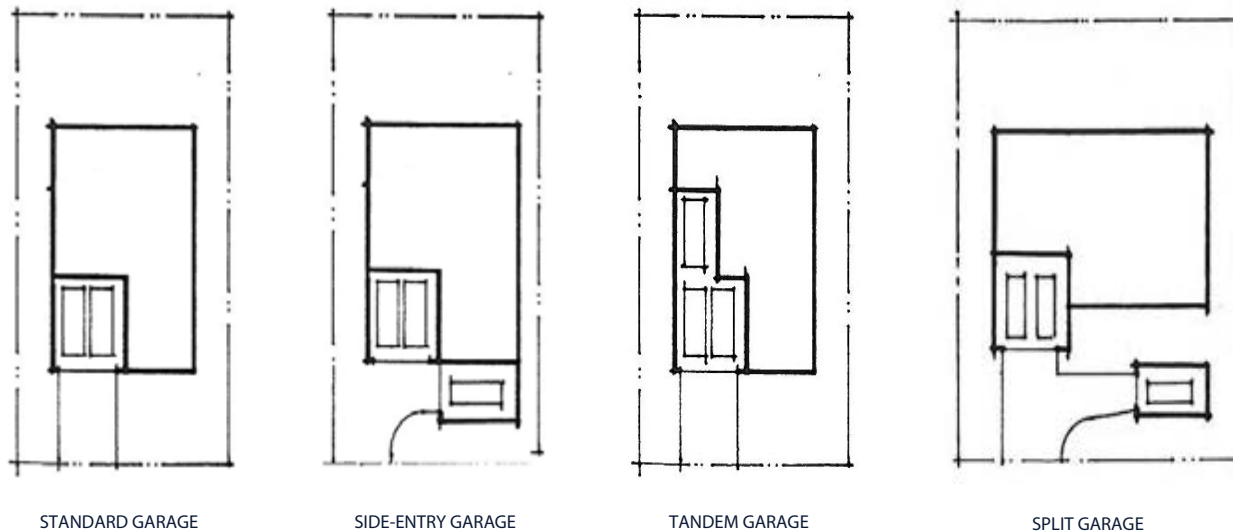
2.1 Design Guidelines

2.1.1 Architectural Character

Primary aim of the active adult community is to elevate residential resort-style living with privacy and an expansive amenity center.

The community offers consumer inspired single story homes that include nine different floor plans with multiple architecturally distinct elevations styles and varied materials that aim to create an engaging mix of diverse streetscapes.

Encouraged garage layouts



2.1.2 Streetscape

The architectural elevations provided in the are designed to minimize visual impact of garage doors. All plans that have more than two car garages have a tandem car garage or a side load garage for the third additional space.

Garages are set back by 18'-0" from property line and side load garages are set back 10'-0" from the property line.

Garage door styles vary per architectural styles to enhance curb appeal and add to streetscape diversity.

All garages are a minimum of 20'-0"x 20'-0" interior size and shall allow the parking of two cars.

Mailboxes shall be ganged together and not on individual lots. Cluster box units similar to Florence "vogue" series should be used, location to be determined.

2.1.3 Building Elements

Building Form

The massing, articulation and proportion of homes within the Active Adult communities should be designed to reflect the particular consumer preference for flexibility and lifestyle. Massing will vary with roof form with all dwellings being single-story with the elements described below.

Massing:

- Despite utilization of only single story product, plate lines will vary to create natural breaks in roof configuration and massing.
- Roof designs will mix gable and hip configurations with slopes ranging from 3:12 to 7:12.
- Entry features include covered porches or semi-covered entry courtyards.
- Architectural elevations along the streetscape demonstrate a variety of different window configurations including trim and grid styles.



Roof Materials

Roof material in the Active Adult neighborhoods will utilize concrete shake tiles or concrete Spanish tile, depending on architectural style. Metal roofings or asphaltic materials shall not be used.



2.1.4 Building Materials and Colors

Building materials and color are important elements to maintain the visual quality of homes within the active adult neighborhoods and contribute to the quality streetscapes. Durable and environmental sustainable materials shall include the following:

- ^ Primary exterior material shall be stucco.
- ^ Accent materials shall include masonry, stone or high quality cement fiber siding such as Hardie or equivalent, depending on architectural style.
- ^ Building materials on the front facade shall wrap outside corners at least 3 feet to side elevations or extend to fence line.
- ^ Each elevation style shall include a color palette of three color schemes to provide visual diversity between adjacent dwellings.



2.1.5 Modern/Heritage Architectural Styles

Heritage architectural styles, which are well represented in other areas of River Islands, will be utilized in the Active Adult neighborhoods, blended with a modern perspective. The styles chosen are indicative of current market tastes and provide complementary streetscapes while maintaining architectural diversity. All six styles are well represented in the Central Valley and several within River Islands. California Modern Tuscan is a new style for River Islands that will provide continued diversity in styles throughout the project.

Modern Influenced Heritage Styles

- Spanish Eclectic
- California Spanish Modern
- California Tuscan
- Modern Tuscan
- Modern Farmhouse
- Modern Prairie



Spanish Eclectic

The Spanish Eclectic style is a modern interpretation of the traditional Spanish style that incorporates classic Spanish elements such as arched walls and tile roofs, along with a mix of contemporary elements from other styles to create a more modern feel. Spanish Eclectic homes have clean lines, utilizing muted earth tone color schemes.

Exterior Features

Often the proposed single story dwellings will contain a symmetrical arrangement of parts, with the entrance to centered to the front elevation but can asymmetrical as well. A mix of exterior materials can be used, but stucco is the predominate exterior material to maintain the clean heritage Spanish style.

Elements	Minimum	Enhanced
Form	- Single-story massing and form - Rustic details with flared wall accents	- Vigas and tile vents
Roof	- Front to back gable or hip with intersecting hip or gable roofs. - Low to moderate pitched roof slope (3:12-5:12 slope) - Moderate or zero overhang - "S" or Villa style roof tiles	- 12" overhang, exposed eaves
Walls	- Stucco with foam trim, arched openings and flared, curved massing at accent walls	
Windows	- Slider, fixed or single hung windows	- Window shutters and recessed massing
Details	- Enhanced window trim at projecting exterior massing - Flared eaves and at covered porches, starburst or tile vent accents at gables, with louvered shutters.	
Colors	- Light to medium earth tone colors with contrasting trim and accent colors	
Outdoor Space	- Porch, 5' minimum depth	

Spanish Eclectic Design Images



2

Spanish Eclectic Design Element Kit of Parts

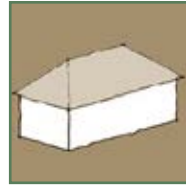
Roof types



Front Gable



Side Gable



Hip



Cross Gables

Posts, columns, and piers



Wood post with bracket



Double wood posts



Wood post with corbel



Stucco columns

Entry door shapes



Rectilinear

Entry door styles



Panel door

Window shapes



Rectangular



Square



Arched

Garage door styles



Paneled (glazing optional)

Louvered shutter



Light fixture



Flared eave



Tile vents

California Modern Spanish

The California Modern Spanish style is a modern interpretation of the California themed Spanish style that included minimalistic details, recesses, angled massing, metal accents and square vents. Like, Spanish Eclectic, California Modern Spanish homes have clean lines, utilizing muted earth tone color schemes.

Exterior Features

Often the proposed single story dwellings will contain a symmetrical arrangement of parts, with the entrance to centered to the front elevation but can asymmetrical as well. Stucco is the predominate exterior material with carefully placed detail elements.

Elements	Minimum	Enhanced
Form	<ul style="list-style-type: none"> - Single-story massing with recesses and clean lines and a minimalistic style. - Flared massing at walls 	<ul style="list-style-type: none"> - Gable accents with tile vents
Roof	<ul style="list-style-type: none"> - Front to back gable or hip with intersecting hip or gable roofs. - Low to moderate pitched roof slope (3:12-5:12 slope) - Moderate or zero overhang - "S" or Villa style roof tiles 	<ul style="list-style-type: none"> - Medium 12" overhang, exposed eaves
Walls	<ul style="list-style-type: none"> - Stucco with foam trim, arched openings and flared, curved massing at accent walls 	
Windows	<ul style="list-style-type: none"> - Slider, fixed or single hung windows 	
Details	<ul style="list-style-type: none"> - Recessed windows with angled massing at wall flare and extensions. - Metal accents, horizontal or minimal window grids. - Square tile vent accents at gable 	
Colors	<ul style="list-style-type: none"> - Light to medium earth tone colors with contrasting trim and accent colors 	
Outdoor Space	<ul style="list-style-type: none"> - Porch, 5' minimum depth 	

California Modern Spanish Design Images



California Modern Spanish Design Element Kit of Parts

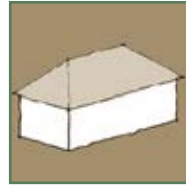
Roof types



Front Gable



Side Gable



Hip



Cross Gables

Posts, columns, and piers



Square stucco columns

Entry door shapes



Rectilinear

Entry door options



Doors with glazing

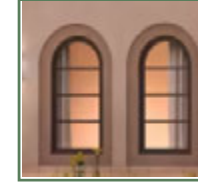
Window shapes



Rectangular



Square



Arched

Garage door styles



Paneled (standard)



Optional styles



Light fixture

Tile vents



Accent flare wall massing

California Tuscan

California Tuscan is a new architectural style for River Islands. It blends classic Italian Tuscan elements with more modern elements and accenting.

Exterior Features

This architectural style is characterized by its shallow roof structures, hips that are crossed with gables and in reverse. The primary exterior material is stucco with moderate use of stone to accentuate the rustic Tuscan feel. Massing includes flared stepped walls. Modern accents like are juxtaposed with the rustic Old World features.

Elements	Minimum	Enhanced
Form	-Single story form with rustic details and punched openings.	- Gable corbels at sides and rear
Roof	-Front to back gable or hip with intersecting hip or gable roof forms. -Low to moderate pitched roof slopes (3:12 to 5:12). -Moderate or wide eave overhangs. -Flat concrete roof tiles to simulate shake or split shake.	-Medium 12" overhang with exposed eaves.
Walls	-Stucco with stone wainscoting or single story porch enhancements.	-Stone accent materials.
Windows	-Slider, fixed or single hung windows.	-Use of window shutters -Recessed massing
Details	-Porch embellished with stone at entry -Asymmetrical or stepped wall massing.	-Deep porches with stone veneer and trim. -Bermuda shutters with metal accents. -Rustic stone profile.
Colors	-Medium earth tone colors with vibrant accent colors for shutters and doors.	
Outdoor Space	-Porches - 5' minimum depth	

California Tuscan Design Images

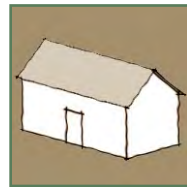


California Tuscan/Design Element Kit of Parts

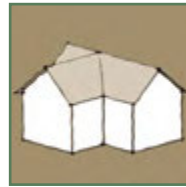
Roof types



Front Gable



Side Gable



Cross Gables



Hip

Window sills



Head and sill trim

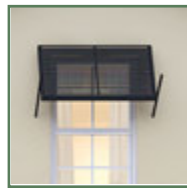


Head and enhanced sill trim

Shutter design



Plank



Bermuda Shutter

Eaves and fascia



Square rafter tails

Door shape



Rectilinear



Panel door with side light

Massing



Window styles



Single hung with mullions



Slider with mullions



Picture

Garage door styles (glazing optional)



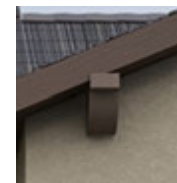
Framed panel



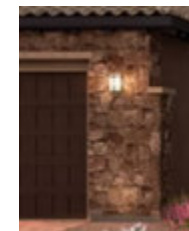
Detail elements



Ornamental light fixture



Gable Corbel



Wall flare with step

Modern Tuscan

Modern Tuscan is a new architectural style for River Islands. It blends classic Italian Tuscan elements with modern elements that are cleaner and more streamlined than a pure rustic Tuscan feel.

Exterior Features

This evolving architectural style is characterized by its shallow roof structures, hips that are crossed with gables and in reverse. The primary exterior material is stucco with moderate use of stone or masonry to accentuate the rustic Tuscan feel. Massing with the single story dwellings include stone accents and recessed windows.

Elements	Minimum	Enhanced
Form	-Single story form with modern clean lines.	- Gable corbels at sides and rear
Roof	-Front to back gable or hip with intersecting hip or gable roof forms. -Low to moderate pitched roof slopes (3:12 to 5:12). -Moderate or wide eave overhangs. -High quality concrete composition flat roof tiles to simulate shake or split shake.	-Medium 12" overhang with exposed eaves.
Walls	-Stucco with stone wainscoting or single story porch enhancements.	-Stone accent materials.
Windows	-Slider, fixed or single hung windows.	-Use of window shutters -Recessed massing
Details	-Large format stacked stone massing accents with recessed windows.	-Enhanced window sills. -Enhanced porches.
Colors	-Neutral earth tone colors combined with accent colors.	
Outdoor Space	-Porches - 5' minimum depth	

Modern Tuscan Design Images



Modern Tuscan/Design Element Kit of Parts

Roof types



Front Gable



Side Gable



Cross Gables



Hip

Window sills



Head and sill trim



Head and enhanced sill trim

Shutter design



Plank

Eaves and fascia



Square rafter tails

Door shape



Rectilinear

Door styles



Panel door



Panel door with side light

Window styles



Single hung with mullions



Slider with mullions



Picture

Garage door styles



Framed panel



Optional doors (glazing)

Detail elements



Ornamental light fixture



Gable Corbel



Bermuda shutter

Modern Prairie

Modern Prairie is a mid-American architectural style that features low-pitched hipped roofs with deep overhangs, low but strong horizontal lines, and bands of windows.

Exterior Elements

The Modern Prairie style features nearly symmetrical massing with low-pitched hipped roofs. While stucco is the primary exterior material, strong accents with stone, masonry and wood styled siding are utilized and sometimes mixed. Glazing is typically single hung windows, but picture/fixed and sliding windows can also be utilized. Neutral tones are preferred for exterior color with use of bolder accent color for contrast.

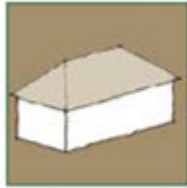
Elements	Minimum	Enhanced
Form	- Single story form with emphasis on horizontal linear massing and slender vertical columns in accent stone or brick	
Roof	- Low slope hip roof ranging from 3:12 to 4:12 with deep overhangs	- 12"-16" overhangs
Walls	- Stucco with stone wainscoting and accent material on columns	- Use of stone and siding as accent materials
Windows	-Slider, fixed or single hung windows	- Grids in selected locations
Details	- Prominent use of stone or brick columns and horizontal trim lines - Modern paneled entry doors	
Colors	- Neutral tones with bold contrasting colors	
Outdoor Space	- Porch, minimum 5' in depth	

Modern Prairie Design Images



Modern Prairie Design Element Kit of Parts

Roof types



Hip



Shed



Side Gable

Door styles



Panel door



Panel door with glazing

Posts, columns, and piers



Masonry columns

Detail elements



Ornamental light fixture

Garage door style



Modern panels with side glazing

Window styles



Trim surround

2

Modern Farmhouse

The Modern Farmhouse style is a contemporary interpretation of the traditional farmhouse that incorporates classic farmhouse elements such as gable end roofs, strong vertical lines, and a sense of overall symmetry and puts a contemporary spin on them for a more streamlined modern feel.

Exterior Features

Modern Farmhouse homes are simply framed and rectangular in shape, with the most recognizable characteristic being the gable roof, typically with a higher pitched roof structure. The steep pitch emphasizes the height of the house, and sets the tone for strong vertical lines. The two main exterior siding materials commonly found on Modern Farmhouse styles are stucco and board and batten.

Elements	Minimum	Enhanced
Form	-Simple plan form massing and roof shape	
Roof	-5:12 slope, gable roof with 12" minimum overhangs with flat concrete tiles	-Main gable roof with one or two intersecting gable roofs -12" minimum overhangs
Walls	-Blend of siding, stone and stucco -Stucco sand, light lace, or medium dash finish	-Full-wrapped horizontal siding, board-and batten or stucco
Windows	-Vertical, multi-lined windows at front elevations	-Built-up header trims at front windows
Details	-Porches with simple wood columns and wood railings. -Complementary garage door patterns -Barn door style shutters -Wood columns shall be doubled (or tripled at corners) or 6" min. dimension	-Shaped-wood columns with brackets and knee braces -Gable or hip dormers at front elevation
Colors	-Light to medium colors with contrasting trim and accent colors	
Outdoor Space	- Wide porch: Minimum 6' in depth	



Modern Farmhouse / Design Element Kit of Parts

Roof types



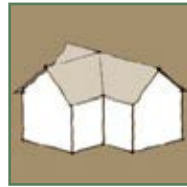
Front Gable



Shed



Side Gable



Cross Gables

Window sills



Shutter design



Plank

Eaves and fascia



Square rafter tails

Posts, columns, and piers



Round columns

Window styles



Single hung with mullions

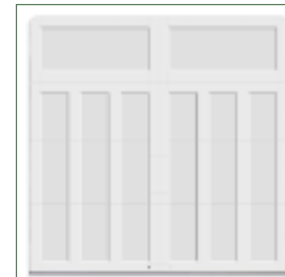


Slider with mullions



Picture

Garage door styles (glazing optional)



Door styles



Detail elements



Ornamental light fixture



Louvered vent



Wood bracket

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2.2 Development Standards

The DG/DS document contains specific development standards for the Age Restricted neighborhoods only. Future residential neighborhoods in West Village District will be included in a separate adopted set of standards.

The numerical and dimensional development standards necessary to regulate housing development within the Age Restricted area are summarized in Table 3-1 River Islands Architectural Development Standards Summary.

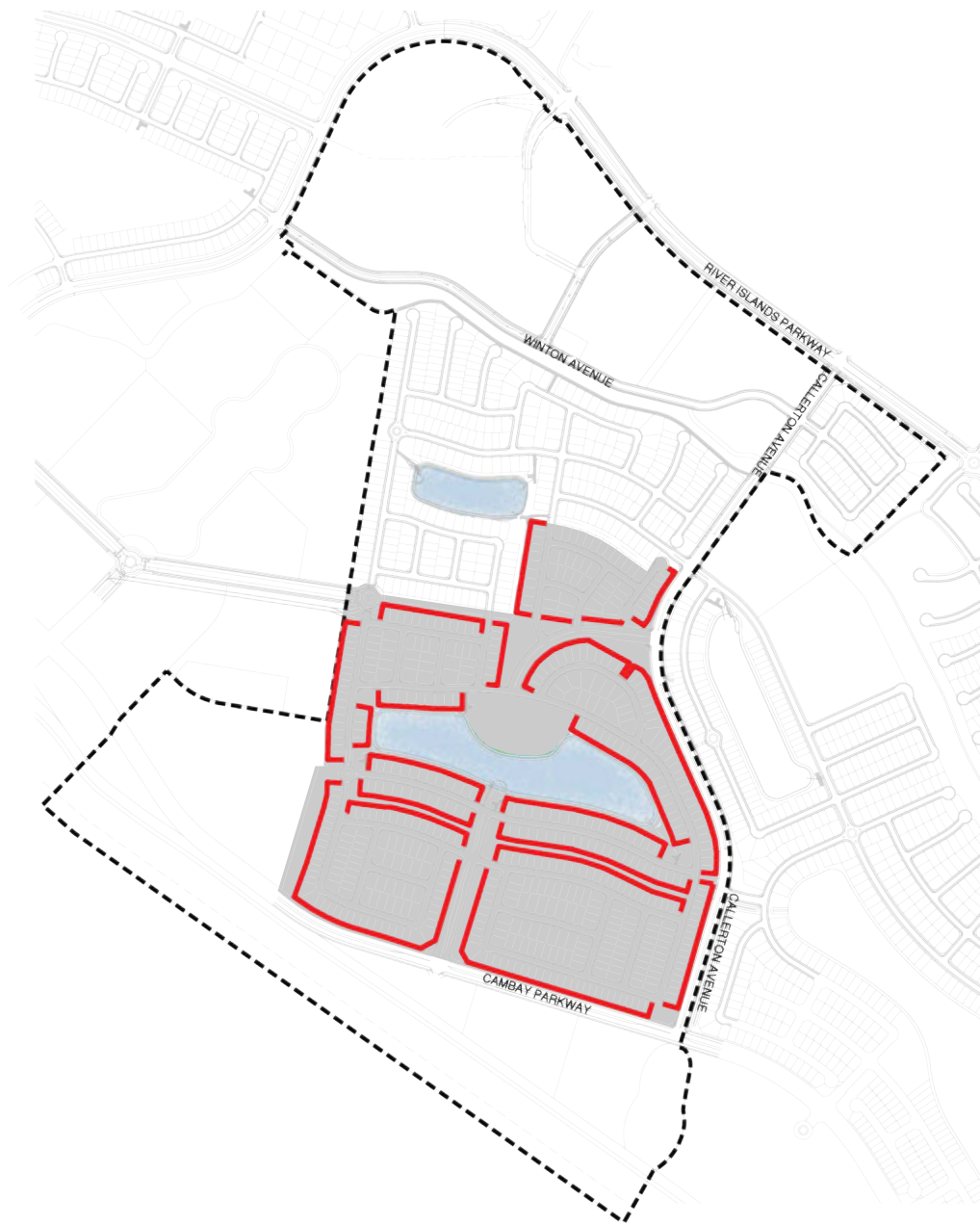
The summary is supplemented with more detailed development standards for each Architectural land use designation in illustrative lot diagrams based on various lot sizes. Yard-street relationships, lot design, setbacks and building height are covered in detail.

To allow future innovative development, architects and planners may and planners may be encouraged to propose new design solutions that may deviate from standards set forth in this document.

The City, based on recommendation of the STDRC shall have the authority to accept, review and grant any minor architectural variance on a case by case basis as long as such variances are not in direct conflict with this document or the UDC.



Figure 2.1 West Village District and Age Restricted Neighborhoods Illustrative Plan



LEGEND

- ENHANCED ARCHITECTURAL ELEVATION LOCATIONS

Figure 2.2 Age Restricted Neighborhoods Enhanced Architectural Elevation Location Map

2

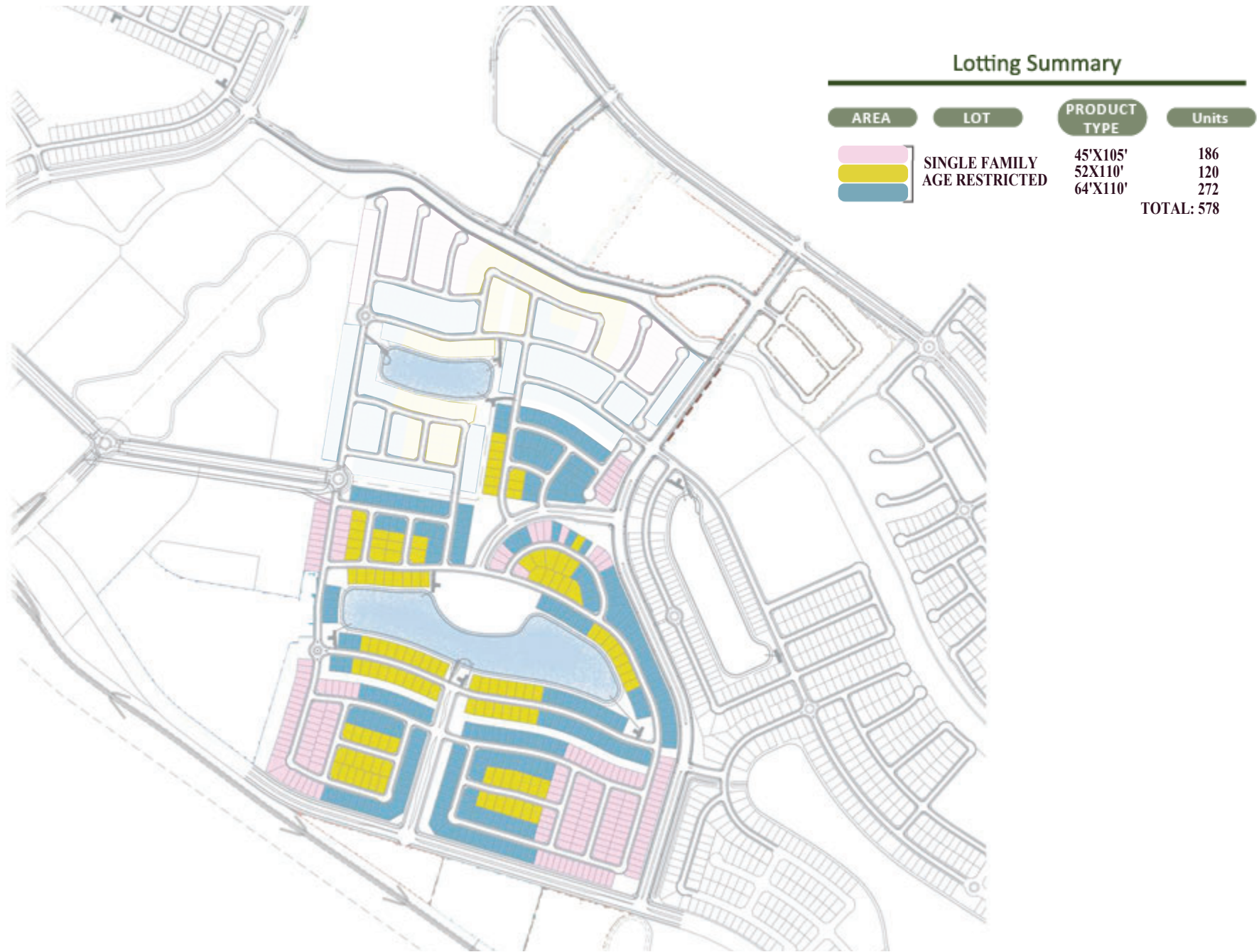


Figure 2.3 Lot Sizes Diagram - Age Restricted Neighborhoods (West Village)

2.2.1 Low Density Architectural (LDR) Development Standards

The LDR land use designation is intended to provide a wide range of single family detached housing products. The permitted density range for this category is typically between 3~10 dwellings per acre (du/ac), with lot sizes ranging from 2,500 s.f. to 13,000 s.f. Lotting of planned units shall be submitted for STDRC review on a final map by final map basis. If plotting cannot be provided, layout of planned units shall follow the following rules to avoid monotony and provide streetscape diversity:

- a. Two of the same architectural styles shall not be placed next to each other.
- b. Two of the same color schemes shall not be used on lots next to each other or across from each other where applicable.
- c. Two of the same floor plan type shall not be placed next to each other on lots that are designated for Classic Series or of the 45'x105' lot size.

Table 2.1 Summary of Age Restricted - Architectural Development Standards

ACTIVE ADULT (WEST VILLAGE DISTRICT) - TYPICAL LOT DESIGN STANDARDS			
	Low Density Residential Front Loaded Lots		
Lot Sizes	64'X110'	52'X110'	45'X105'
Setbacks (minimum)			
Front Yard			
Living Space	14'	14'	14'
Porch	12'	12'	12'
Garage Front facing	18'	18'	18'
Side Entry Garage wall	10'	10'	N/A
Front Courtyard wall	10'	10'	10'
Side Yard			
Living Space (interior property line)	5'	5'	4'
Living Space (Corner property line)	10'	10'	9'
Rear Yard			
Living Space	15'	15'	15'
Covered Patio - single story ⁽²⁾	10'	10'	10'
Parking			
Resident (garage)	2 cars min.	2 cars min.	2 cars min.
Building Coverage	70%	70%	70%
Height Maximum to Ridge Line	28'	28'	28'

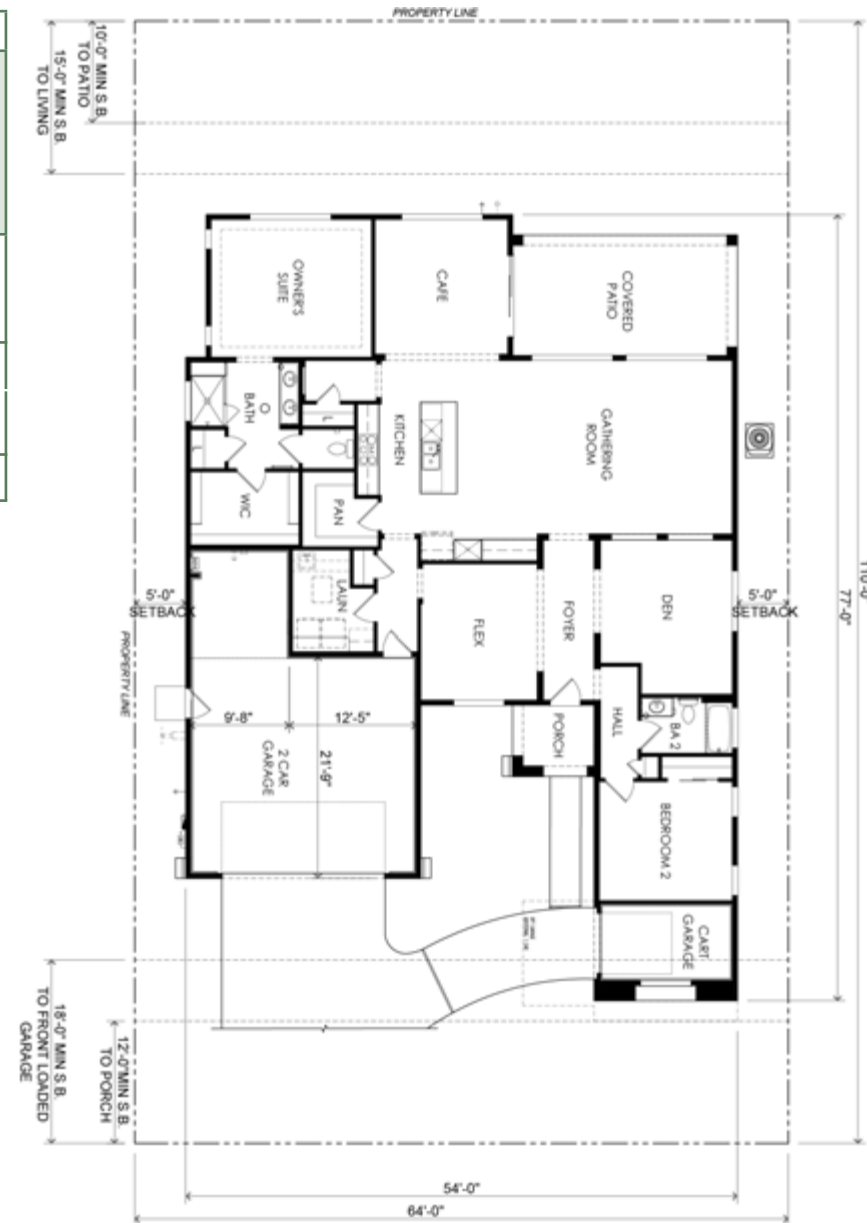
(1) See Appendix for Accessory Structure Standards.

(2) Covered patio can include builder constructed enclosed patios and California rooms.

Table 2.2 Low Density Architectural (LDR) - 64x110 Lots

Setbacks (minimum)	
Front Yard	
Living Space	14'
Porch (5' min. Depth)	12'
Garage Front Facing	18'
Side-Entry Garage Wall	10'
Front Courtyard walls	10'
Side Yard	
Living Space (Interior Property Line)	5' min.
Living Space (Corner Property Line)	10'
Rear Yard	
Living Space	15'
Covered Patio ⁽¹⁾	10'
Building Coverage	70%

(1) Covered patio can include builder constructed enclosed patios and California rooms.



2

Table 2.3 Low Density Architectural (LDR) - 52x110 Lots

Setbacks (minimum)	
Front Yard	
Living Space	14'
Porch (5' min. Depth)	12'
Garage Front Facing	18'
Side-Entry Garage Wall	10'
Front Courtyard walls	10'
Side Yard	
Living Space (Interior Property Line)	5' min.
Living Space (Corner Property Line)	10'
Rear Yard	
Living Space	15'
Covered Patio ⁽¹⁾	10'
Building Coverage	70%

(1) Covered patio can include builder constructed enclosed patios and California rooms.

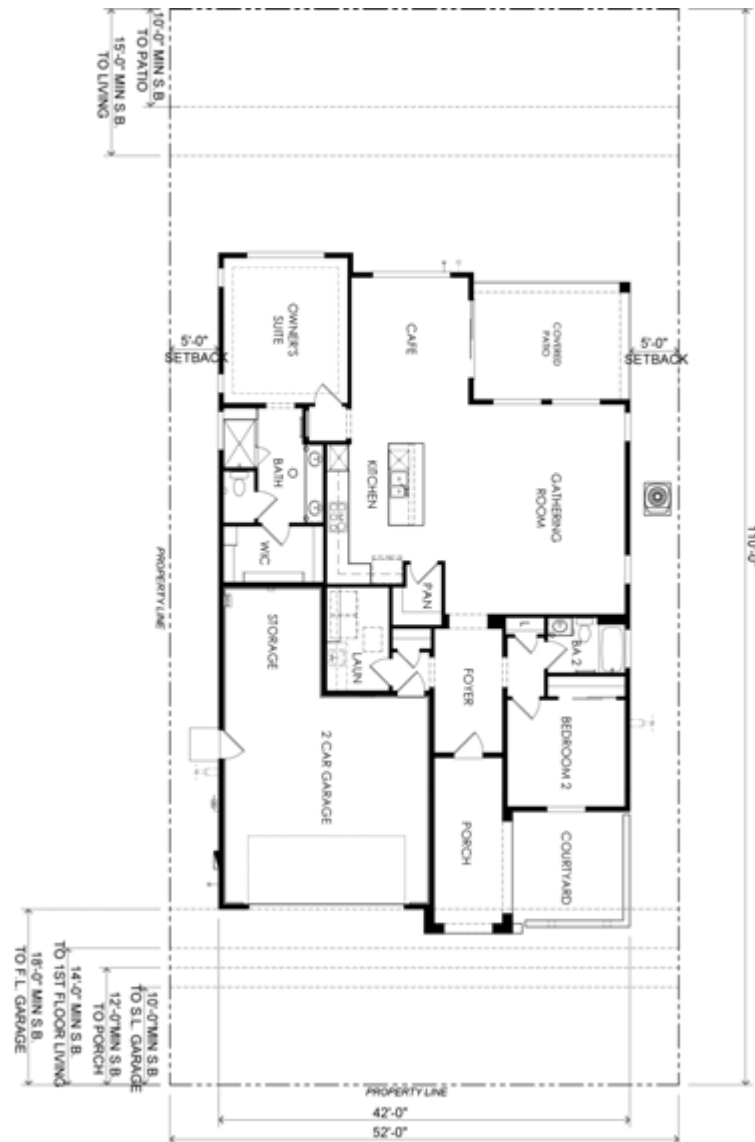
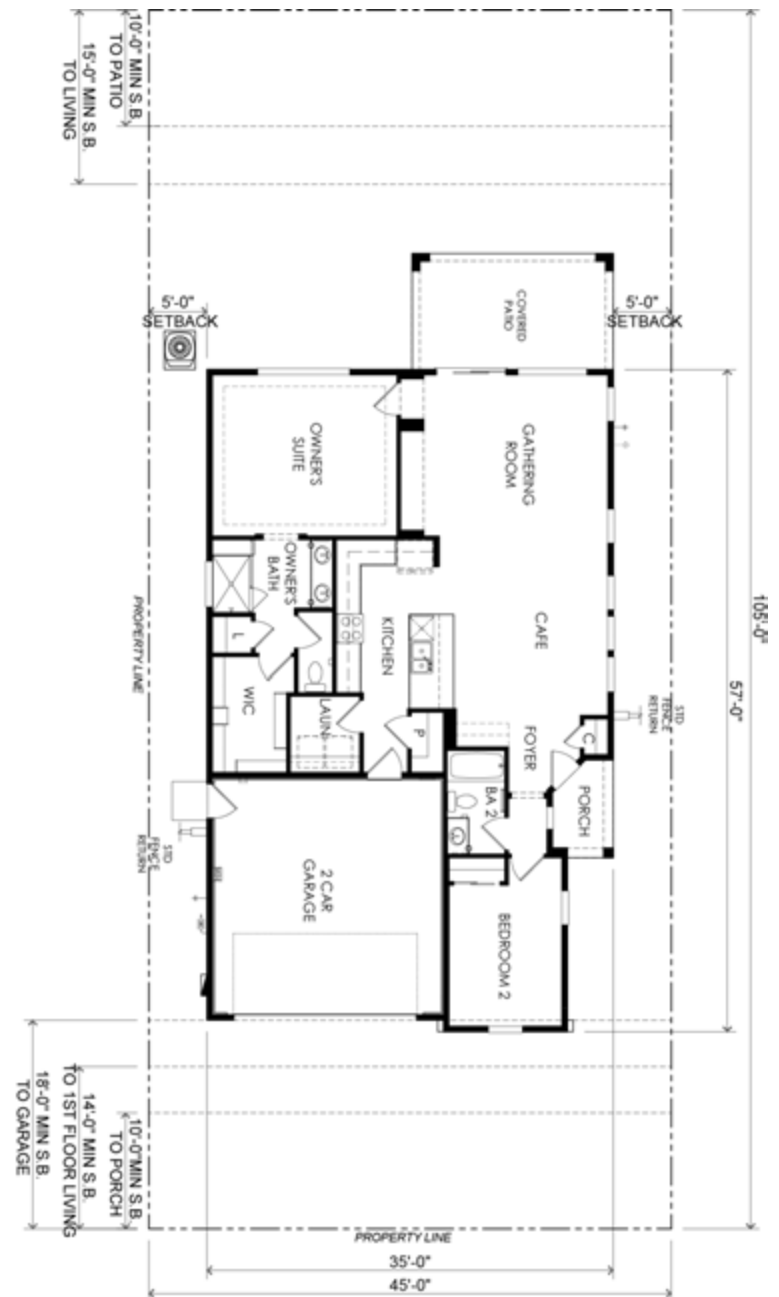


Table 2.4 Low Density Architectural (LDR) - 45x105 Lots

Setbacks (minimum)	
Front Yard	
Living Space	14'
Porch (5' min. Depth)	12'
Garage Front Facing	18'
Side-Entry Garage Wall	N/A
Front Courtyard walls	10'
Side Yard	
Living Space (Interior Property Line)	4' min.
Living Space (Corner Property Line)	9'
Rear Yard	
Living Space	15'
Covered Patio ⁽¹⁾	10'
Building Coverage	70%

(1) Covered patio can include builder constructed enclosed patios and California rooms.



2.3 Technical Specifications:

2.3.1 Structural Wiring

Introduction

The Structured Wiring System shall be installed in a star topology (often called a homerun topology). The system shall consist of a central structured wiring panel (SWP) that terminates cable feeds from each telecommunications provider's network demarcation point. Cables emanate from the SWP and terminate in outlets conveniently located throughout the home.

When possible, all connecting hardware, cables, and SWP shall be purchased from a single manufacturer and installed to the manufacturer's specifications required to provide for a limited product warranty.

All components shall be installed in compliance with applicable local, state, and national building codes. If these specifications conflict with building codes, the building codes shall apply.

Components

Outlets and Terminations

Outlet Locations:

- ^ A minimum of three (3) Media Outlets shall be installed in each home. Media Outlets should be considered in the Kitchen, Home Office, Master Bedroom, and Family Room/Living Room locations. Builders are encouraged, but not required to add more media outlets than the required minimum.
- ^ A minimum of one (1) Quad Media Outlet shall be installed in each home. Typically, this outlet should be placed in the Family Room/Great Room or wherever the main audio/video entertainment equipment is placed within the home. Builders are encouraged, but not required to add more quad media outlets than the

required minimum.

- ^ A minimum of two (2) Data Outlets shall be installed in each home. Data Outlets should be considered in the Kitchen/Great Room area and in the Master Bedroom. A Media Outlet may be substituted. Builders are encouraged, but not required to add more data outlets than the required minimum.
- ^ All outlets shall be located within three feet (3') of an electrical outlet.
- ^ It is recommended that two (2) Media Outlets be installed on opposing walls in each Master Bedroom.

Terminations:

Cat 5e/6 cables shall be placed from the SWP to the following locations:

- ^ Near the HVAC Unit (within 16", blank plated)
- ^ Near any irrigation control (within 16", blank plated)
- ^ These cables are not terminated and shall be labeled by destination (example: "HVAC").

Cable and Connection Requirements

Data:

- ^ All Cat 5e/6 connections are made with an RJ-45 8-conductor modular plugs and jacks wired to the EIA 568A criteria.
- ^ All components shall be rated for Cat 5e/6 performance, including those designated for telephone terminations. Cable runs shall meet EIA 568A criteria for performance, minimum bend radius, and connections.
- ^ Cross-connects at the SWP shall use modular jacks and plugs. The incoming service feeds may use "punch-down" termination.

Video:

- ^ Only hex crimp or radial compression connectors may be used. Twist-on and reusable type connectors are not acceptable.
- ^ Media Outlets are the minimum requirement for any video location.
- ^ All unused coax network ports shall be terminated into a 75-ohm termination device or utilize self-terminating connectors.
- ^ The video distribution system shall include a 4 port passive "splitter" for the distribution of RF signals. If more than 4 video outlets are active, then a bi-directional amplifier shall be installed.

General:

- ^ Unshielded twisted pair (UTP) cable compliant with the Cat 5e/6 or greater EIA 568A specification shall be used to distribute voice and data signals.
- ^ RG-6 coaxial cable is used to distribute video and data signals.
- ^ All cabling shall be installed in a homerun from the SWP to each outlet with maximum individual cable lengths of no greater than 295' (90m) in compliance with TIA/EIA 568A specifications.
- ^ Cables shall be installed according to manufacturers' instructions adhering to minimum bending radius and cable tension specifications.
- ^ At least eighteen inches (18") of cable slack shall be left at all outlets.
- ^ Where possible, the horizontal routing of the cables shall be done between floors (ceilings) and basements or crawlspace (if applicable/available) rather than through studs.
- ^ All cables installed into the SWP shall include a minimum of 24" of slack.

- ^ All installed cable runs shall be tested individually, end-to-end for parity and continuity after final termination. It is recommended that all Cat 5e/6 cabling be mapped and certified to then current, industry accepted standards for the cabling grade.
- ^ The cables can be deployed individually or bundled in a common sheath.
- ^ Hard fasteners may compromise cable performance and shall not be used.
- ^ All cables shall be at least twelve inches (12") from parallel 110 VAC cable runs, and shall never pass through the same holes. If the cable must cross the 110 VAC cable, it shall do so at a 90-degree angle.
- ^ Electrical boxes may cause damage by exceeding allowable bend radius to cables and will not allow for the required 18" of wire or wires to be left for future re-configuring. Cables and outlet cover plates shall be clearly labeled. All cables entering or exiting the SWP shall be labeled. A legend shall be left in the SWP.
- ^ Where it is necessary to penetrate a fire-rated wall, the hole shall be sleeved with EMT. The sleeve and penetrating hole shall be sealed with a fire retardant sealant. Where it is necessary to place an outlet in a fire-rated wall, install a plaster ring (P-Ring), and then block, dry-wall, and caulk per local fire coding.
- ^ All wires and cables in the attic shall not contact bathroom vents, lighting fixtures, hot water pipes, and heating vents. If possible, all wires and cables in the attic should be routed above the attic floor.

Service Feed:

Service feed cabling shall be placed from the exterior network termination location in an uninterrupted path to the SWP. The service feed bundle shall contain a minimum of two (2) Cat 5e/6 cables and two (2) RG-6 cables. The service feed cable shall exit

the home at a height of 5' 6" (five foot, six inches) above finished grade.

Structured Wiring Panel (SWP) and Components

- The SWP shall accommodate all necessary wiring and devices, while maintaining minimum bend radius requirements for incoming and outgoing wiring.
- When the SWP is mounted on an interior concrete wall, plywood backing shall be used.
- A 110 VAC 20 Amp, non-GFI dedicated duplex outlet shall be installed within the SWP.
- The SWP shall be located within the climate controlled (conditioned space) area of the home.

Router:

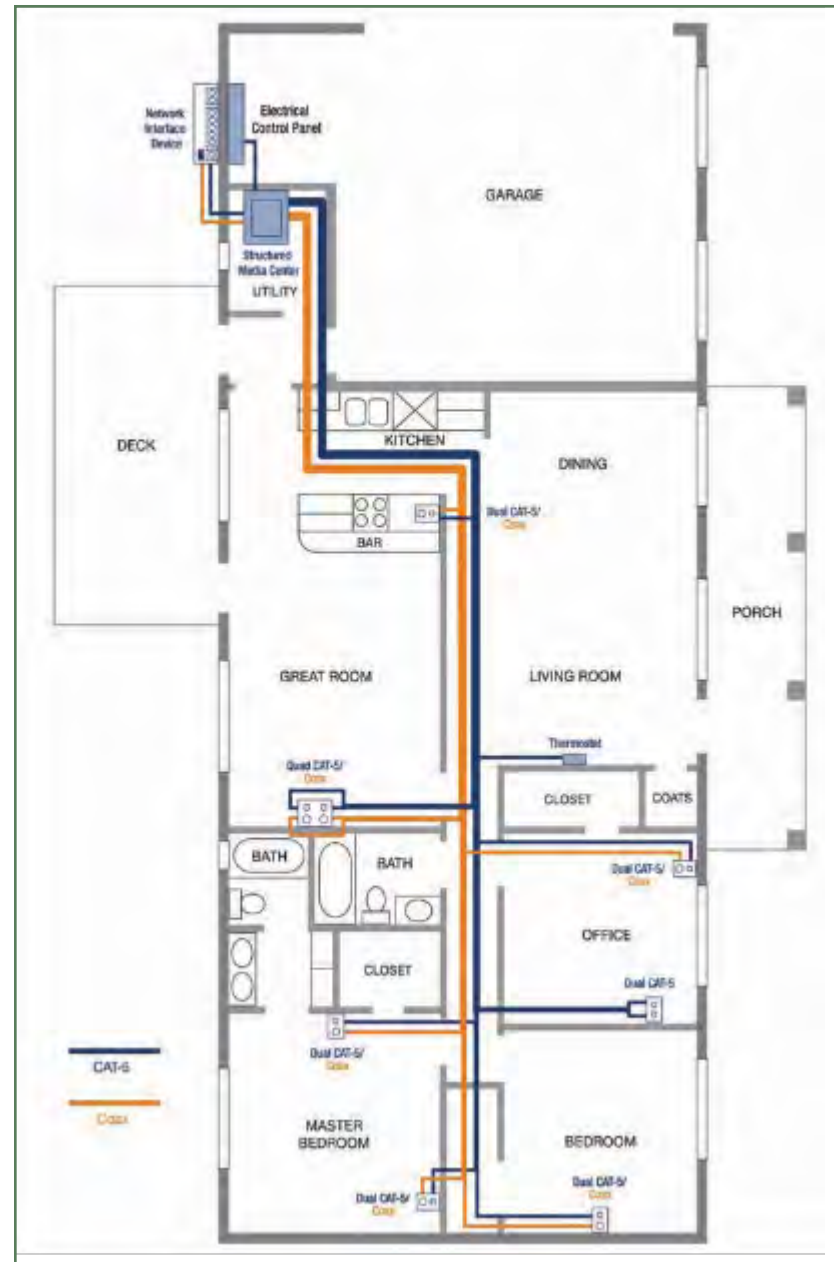
A router is optional. If provided, the router shall be installed and securely fastened inside of the SWP.

- Wireless routers or access points are not recommended within the SWP. The wireless performance may be degraded due to interference from the SWP. Additionally, wireless routers are not recommended to be included due to the problematic nature of the devices.

Service Provider Drop Requirement

- A 1.5" (1½ inch) conduit from the network demarcation point of each residence to the property line is required at a location specified by the communication provider.
- All communication conduits from the property line to the dwelling unit shall be buried at least 24" (twenty-four inches) from finished grade.

Typical Installation



Definitions

Blank Outlet

An outlet with unterminated cables covered with a blank plate.

Cat 5e/6

Category 5e or Category 6 wiring standard, as defined in a revision to the EIA 568A Commercial Wiring Standard. The Category 5e wiring standard shall be the lowest acceptable performance designation for twisted pair wiring and Category 6 is recommended.

Structured Wiring Panel (SWP)

The structured wiring enclosure or wiring distribution panel.

Data Outlet

An outlet with two Cat 5e terminations. One termination is labeled voice and the other data.

Media Outlet

An outlet containing one RG-6 and one Cat 5e/6 cable. RG-6 The coaxial cable grade that ensures adequate bandwidth for the delivery of video signals.

Router

The device connecting the data network in the home (LAN) with the communications provider's data network (WAN).

Quad Media Outlet

An outlet with two Cat 5e/6 terminations and two coax terminations.

UTP

Unshielded Twisted Pair Wire.

Homerun

A wiring topology where every wire is run separately from its termination point back to a central distribution point, usually in a utility room or dedicated A/V room. Also known as "star topology."

RIVER ISLANDS



CHAPTER 3

LANDSCAPE
GUIDELINES AND
STANDARDS

3

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3.1 INTRODUCTION

This chapter addresses guidelines and standards for landscape elements to be installed by Builders. These elements include planting and irrigation of residential yards, driveways, site furnishings, and sustainable design measures. The provisions set forth within this chapter will provide a closely coordinated, cohesive, and memorable landscape experience to unify neighborhood character and ensure that every resident feels well-connected to site and landscape. The goal is to create a welcoming residential landscape that enhances the living experience, adds lasting value to homes and the neighborhood as a whole, and incorporates sustainable measures for landscape design and construction.

The West Village District, as with other districts in the project, will reinforce the overall theme of River Islands with an urban community that feels as if it grew within the context of the California Delta as a corridor between the rural agricultural and country living of the San Joaquin Valley. The concept seeks to blend the modern home into the historical land use of the natural environment of the Central Valley's farm land and the surrounding waterways, which give such life to the environment. This theme may be expressed through use of orchard-style planting, wildlife-attracting hedgerows, riparian-type planting, abundant trees, and durable, long-lasting materials that convey a genuine sense of place.



Typical frontyard planting along residential streets



Parkway strip shrub and tree groupings create a sense of place

The City of Lathrop Municipal Code, Chapter 17.92: Landscape and Screening Standards and the City of Lathrop Design and Construction Standards provide additional requirements for landscape. Where documents differ, these Builder Guidelines and Standards shall apply.

3.2 RESIDENTIAL LANDSCAPE

3.2.1 Planting Design

Guidelines

- Planting themes have been selected to mimic existing characteristics and habitat of the delta waterways and vegetated agricultural hedgerows. Plant material selection should strongly consider the use of drought-tolerant, durable and long-lived species that give the appearance and imagery of the Delta Valley. Species should be well adapted to the climatic conditions and soil types typical of the River Islands Development. Robust evergreen shrub species intermixed with flowering native shrub species are strongly encouraged. Large naturally shaped flowering shrubs species should be selected to mimic the image of traditional hedgerows typical of the surrounding agricultural region. Flowering species that create year-round interest are of high preference.
- Landscape design should emphasize the use of nectar-producing and flowering plants that supply food, shelter and breeding habitat for beneficial insects that pollinate edible crops and control pests. Gardens for butterflies, hummingbirds, and native bees are encouraged.
- Landscape design should provide effective screening of retaining walls, utility enclosures, utility cabinets, or service areas to reduce negative visual impacts. Screen landscaping should incorporate evergreen plant species in order to maintain year-round leaf cover.
- Plant selection should avoid the use of tree species with invasive root systems near utility lines and paving and avoid the use of non-native, invasive species that may spread into open space areas. All plants should be carefully selected to avoid toxic species that could

- Low groundcover of robust evergreen species should be used for ground plane landscape, as an alternative to turf. Turf should only be used for high use areas and the selected turf should be a deep rooting variety or a California Native variety. The use of turf should follow the guideline and requirements as described in AB1881 and Chapter 17.92 of the Lathrop Municipal Code.
- Plants with higher water demands should be located in shade or where more runoff occurs.
- Landscape around homes should be designed to provide shading in the summer months and solar access during the winter. Planting deciduous trees next to buildings will reduce ambient temperature, reduce heat gain, and allow for cooler natural ventilation. Deciduous trees and vines in front of south-facing walls and windows will further cool buildings by intercepting sunlight during summer months, yet allow direct sunlight during the winter.
- Energy-efficient landscaping techniques are encouraged such as use of local materials, on-site composting, and chipping to reduce green waste hauling.
- Structures such as trellises and porticoes may be incorporated into the building/landscape edge, especially on south- and west-facing exposures, to provide shade in the summer and allow solar penetration when the sun is at a low angle in the winter.

Standards

- All private yard areas visible from public parks, streets, alleys or lakes shall be landscaped by the Builder/Developer. Homeowners shall be responsible for private yard areas enclosed within fences.
- Landscape plans for all areas where the builder is required to install landscaping shall be prepared by a landscape architect registered to practice in the State of California.
- Landscape construction practices shall adhere to the provisions in Section 3.4, below.

STREET TREE MASTER LIST

LOTS	STREET DIRECTION	BOTANICAL NAME	COMMON NAME
Internal Streets	North/South	Acer rubrum 'October Glory'	October Glory Red Maple
	East/West	Chitalpa t. 'Pink Dawn'	Pink Dawn Chitalpa

STREET TREE LIST BY CONNECTOR STREET

STREET	BOTANICAL NAME	COMMON NAME
BRIARSTONE LN	Ginkgo biloba	Ginkgo
CAMBAY PARKWAY	Carpinus b. 'Franz Fontaine'	Franz Fontaine Hornbeam
BRIGHTWOOD/ GLEN ARBOR	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache
CALLERTON AVE	Zelkova s. 'Green Vase'	Green Vase Zelkova
BRADBURY AVE	Tilia c. 'Greenspire'	Greenspire Little-Leaf Linden
ADDISON AVE	Ulmus p. 'Drake'	Chinese Evergreen Elm
HAVERHILL WAY	Chitalpa t. 'Pink Dawn'	Pink Dawn Chitalpa

ACCENT TREE LIST

BOTANICAL NAME	COMMON NAME
Cercis occidentalis	Western Redbud
Chitalpa tashkentensis	Chitalpa
Lagerstroemia indica	Crape Myrtle
Prunus c. 'Krauter Vesuvius'	Purple Leaf Flowering Plum
Prunus serrulata 'Kwanzan'	Kwanzan Flowering Cherry

Note: These species are for reference and are not intended to be the only type of accent trees. See Appendix B for additional species.



TYPICAL CORNER LOT STREET TREE PLANTING



TYPICAL INTERNAL LOT STREET TREE PLANTING

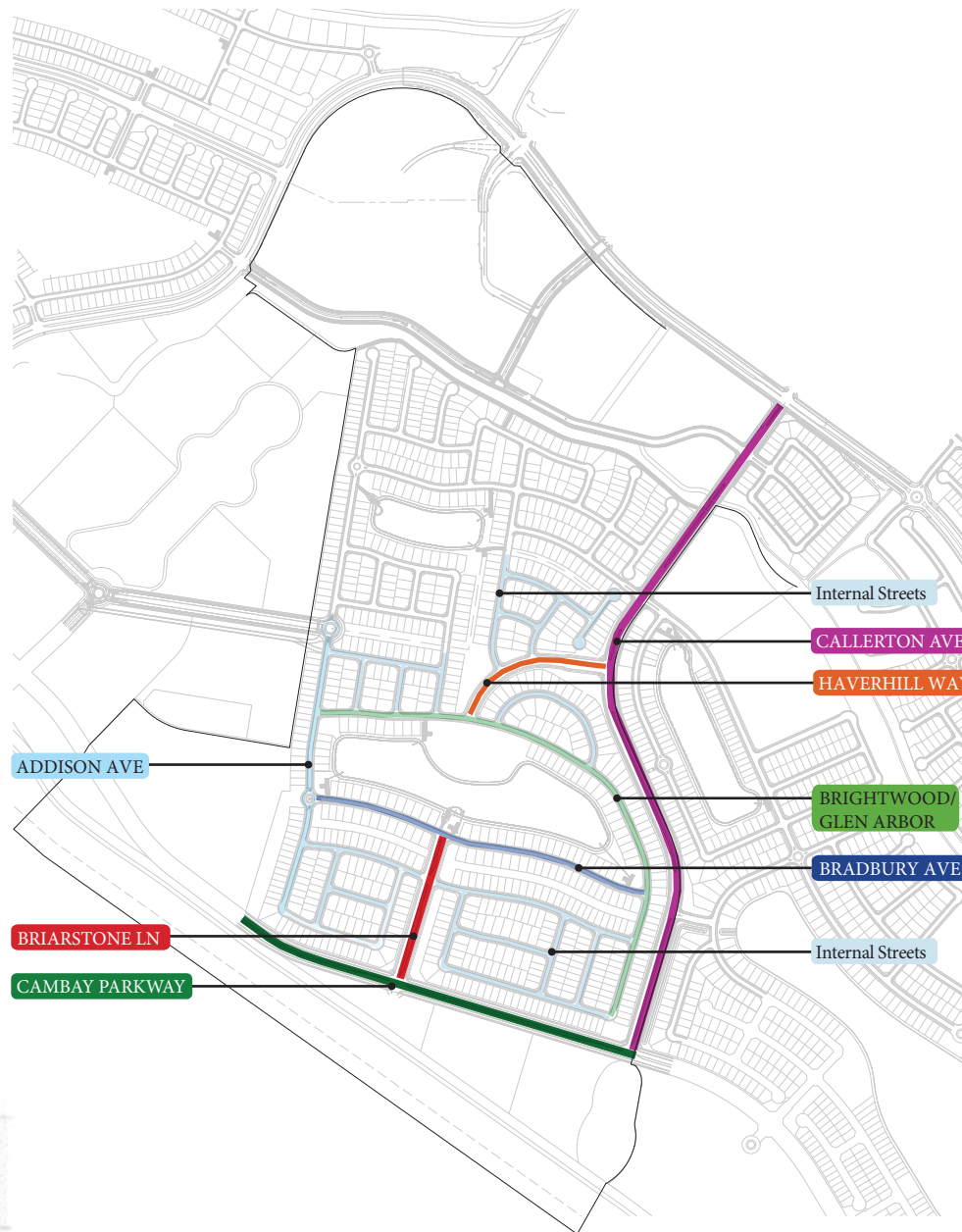


Figure 3.1 Street Tree Locations - Age Restricted Neighborhoods (West Village)

PARKWAY STRIP MASTER PLANT LIST

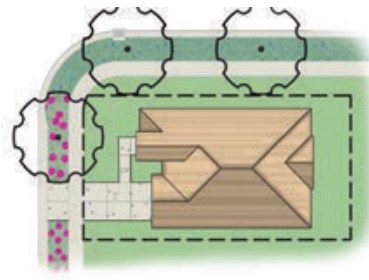
VILLAGE / STREET	STREET / DIRECTION	BOTANICAL NAME	PLANT SPACING
Internal Streets	East/West North/South	Arctostaphylos 'Pacific Mist' Myoporum pavifolium	36" O.C. 36" O.C.
ADDISON AVE	North/South	Rosmarinus offic. 'Huntington Carpet'	36" O.C.
BRIARSTONE LN	North/South	Coprosma p. 'Verde Vista'	36" O.C.
BRADBURY AVE	East/West	Rosa x 'Noaschnee'	36" O.C.
BRIGHTWOOD/ GLEN ARBOR	East/West	Arctostaphylos 'Pacific Mist'	36" O.C.
CAMBAY PARKWAY	East/West	Varies	36" O.C.
CALLERTON AVE	East/West	Varies	36" O.C.
HAVERHILL WAY	North/South	Rosa x 'Noaschnee'	36" O.C.

PARKWAY STRIP PLANT LIST

BOTANICAL NAME	COMMON NAME
Juniper	Juniper
Coprosma p. 'Verde Vista'	Coprosma
Cotoneaster dammeri 'Coral Beauty'	Bearberry Cotoneaster
Arctostaphylos 'Pacific Mist'	Manzanita
Cistus Salvifolius	Sageleaf Rockrose
Myoporum parvifolium	Australian Racer
Rosa x 'Noaschnee'	Flower Carpet White Rose
Rosmarinus offic. 'Huntington Carpet'	Huntington Carpet Rosemary
Teucrium chamaedrys 'Prostratus'	Germander
Rosmarinus O. 'Prostratus'	Dwarf Rosemary



PARKSTRIP SECTION
NOT TO SCALE



TYPICAL PARKSTRIP PLANTING SCHEME
NOT TO SCALE

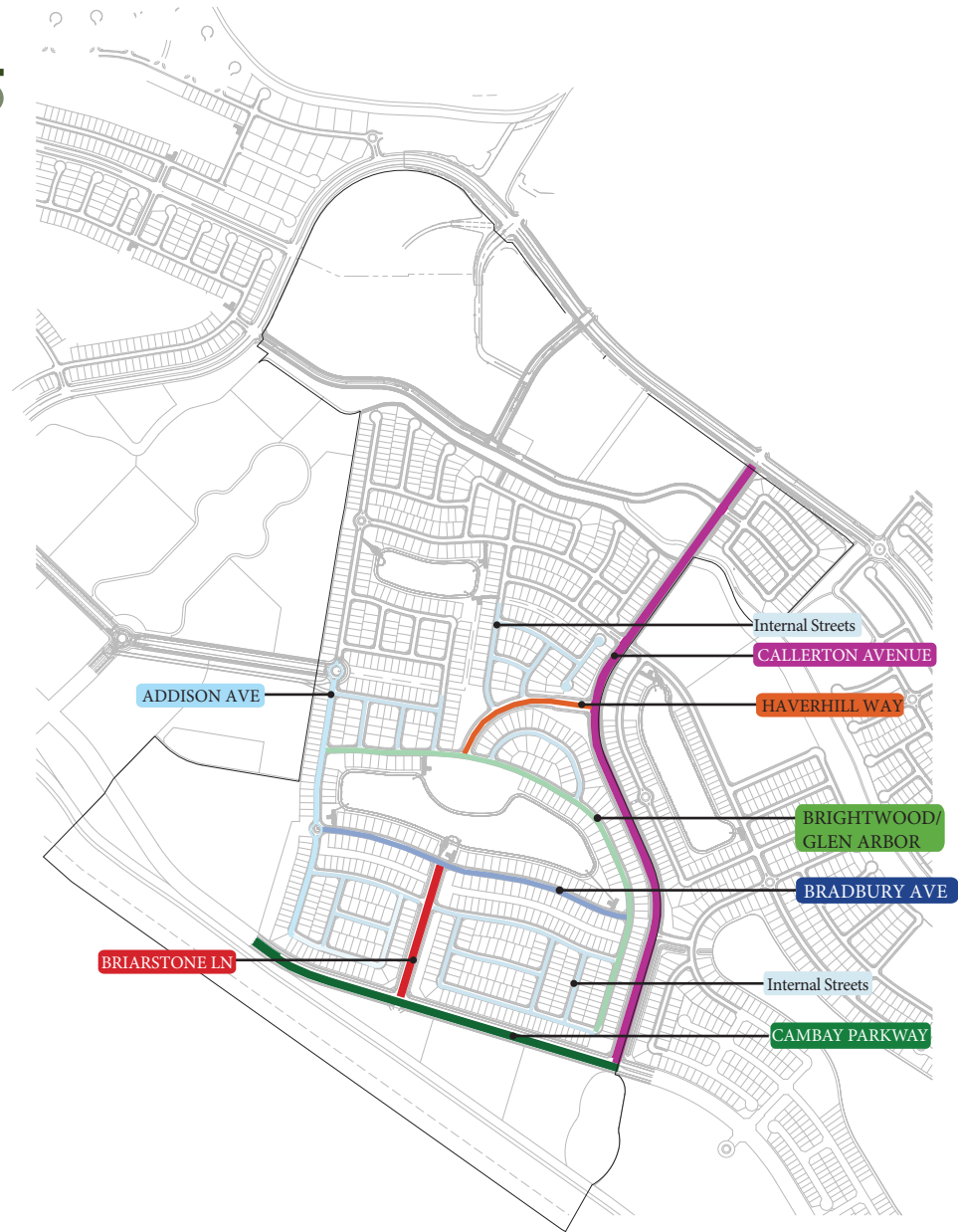


Figure 3-2: Parkway Strip Planting Master Plan

3.2.2 Front and Side Yards

- Front yards of lots should be designed and installed by the Builder as a continuous landscape with consistent plant materials and dimensions that unify the street edge (see Figure 3-1). Dominant ground plane plant material should consist of shrubs, perennials and grasses that maintain an attractive appearance and enhance natural habitat values.
- Hedgerows may be used on side property lines for privacy and definition of yard areas, and a continuous low border of low shrubs or groundcover may be installed adjacent to the sidewalk (see Figure 3-2).
- Shrubs located near street frontages or on corner lots should not exceed three feet in height.
- Builder is responsible for landscape, irrigation and maintenance of front and side yards.

Standards

- Landscaping for all front yard areas shall be installed by the Builder.
- The Builder shall design front yard landscape for all lots. These front yards shall include a minimum of one tree for regular lots and three trees for corner lots which shall match the species and size of the adjacent street trees or as indicated in Figure 3-1. Additional “accent” trees installed outside of the parkway strip areas may be of a different species (refer to Appendix for a list of acceptable “accent trees”).
- Other front yard areas shall be planted with shrubs and perennials that enhance habitat values and maintain an attractive year-round appearance along the street.
- All front and side yards shall be maintained by the homeowner.
- Irrigation shall be provided for all planted areas (see Section 3.4). The Builder shall install irrigation for all areas that they landscape. After construction, homeowners shall be responsible for irrigation of all yards and adjacent parkway strips. Parkway landscaping shall be maintained by the homeowner fronting along that parkway section, unless it’s the responsibility of a non-City public agency, HOA or maintenance district.

3.2.3 Rear Yards

See Section 3.3 for fencing requirements in lakeside rear yards.

Guidelines

- All rear yards of all lakeside homes should contain a minimum of two trees.
- For lakeside homes, the slope area from the rear yard fence to the lake edge should be planted in informal drifts of shrubs, grasses and perennials. Plant material should be located to maintain views of the water, with higher planting allowed on lower terraces and shorter species on upper portions of the slope. No trees are allowed within the slope areas outside of the 5’ tall tubular steel fence.

Standards

- All rear yards adjacent to the lake (from rear yard view fence to lake edge) shall be landscaped and mulched (with bark or gorilla hair) by the Builder. This includes view fencing installation at the top of rear yard slopes and side yard fencing installation.
- Developer shall install rear yard pilasters at every other lot corner, pathways to docks, and docks (see Figure 3-4). (Builder may install with the consent of the Developer).
- Irrigation shall be provided for all planted areas (see Section 3.4). The Builder shall install irrigation for all areas that they landscape. After construction, irrigation water may be provided by RD 2062 with homeowners responsible for maintenance of the irrigation system (non-potable water source). Homeowners shall be responsible for irrigation of all yards and adjacent parkway strips.

3

CONSTRUCTION RESPONSIBILITY

DEVELOPER RESPONSIBILITY*

- View Fence
- Pilasters
- Concrete Walk and Stairs
- Private Docks

BUILDER RESPONSIBILITY

- Privacy Fences (4' and 6')
- Back Yard Trees
- Hillside slope planting along water

*Builder may install with the consent of the Developer

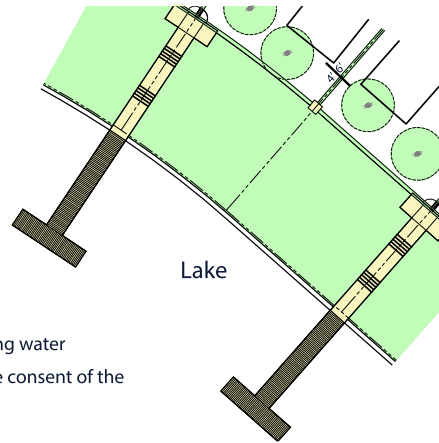


Figure 3-3: Builder/Developer Responsibility Rear Yards/Lake Slopes

- Homeowners shall be responsible for maintenance of their rear yard to the view fence that separates their yard from the lake slope in accordance with these guidelines, the Lathrop Municipal Code and River Islands CC&Rs. Homeowners shall also be responsible for lake slope improvements as well, in accordance with recorded easements as described below.
- Landscaped slope areas under control of Reclamation District 2062 (RD 2062) shall have recorded easements to each individual lot outlining the restrictions and limitations regarding the improvements shown herein. Any subsequent improvements to these areas are subject to review and approval of RD 2062 under separate policy provisions separate from these guidelines.

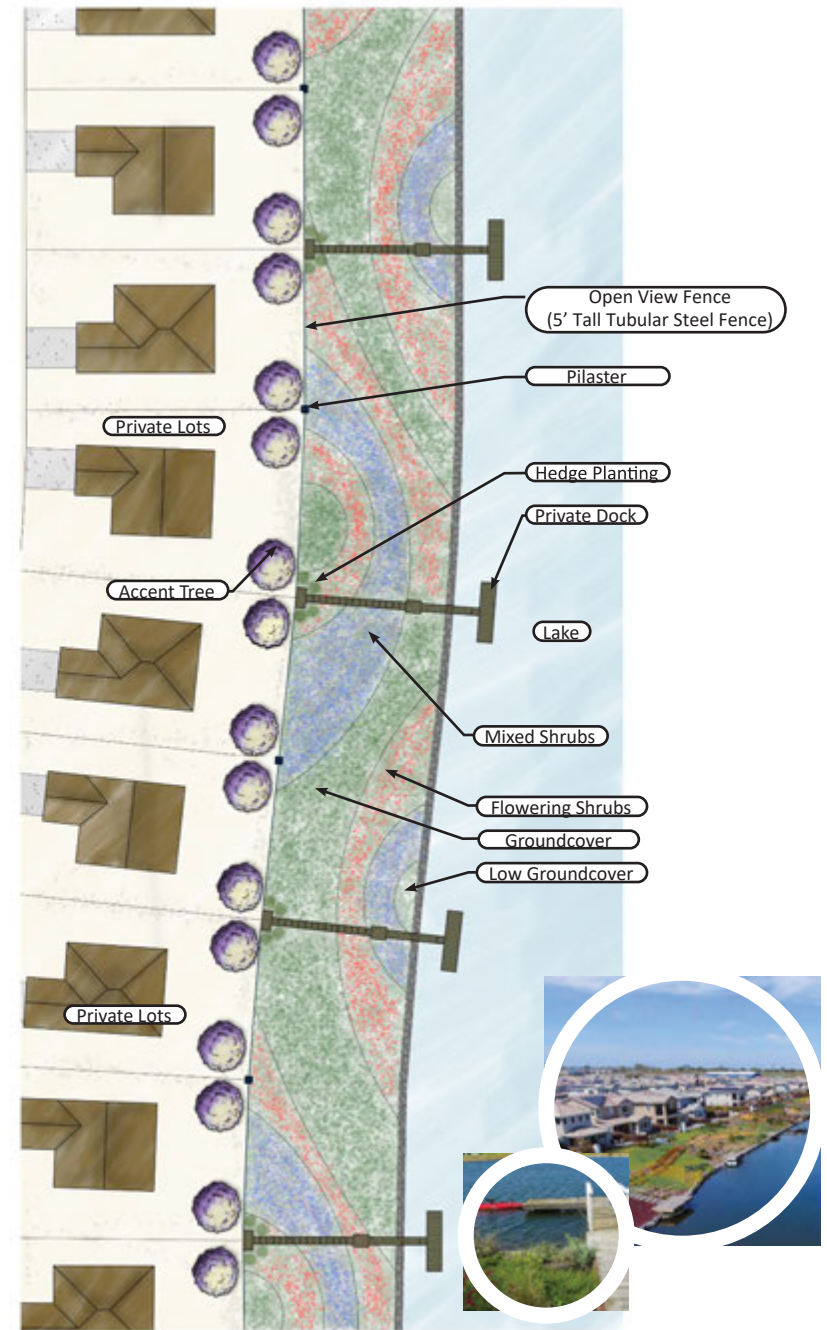


Figure 3-4: Rear Yards/Lake Slopes at Lakeside Homes

3.3 SITE FURNISHINGS/ MATERIALS

3.3.1 Fences

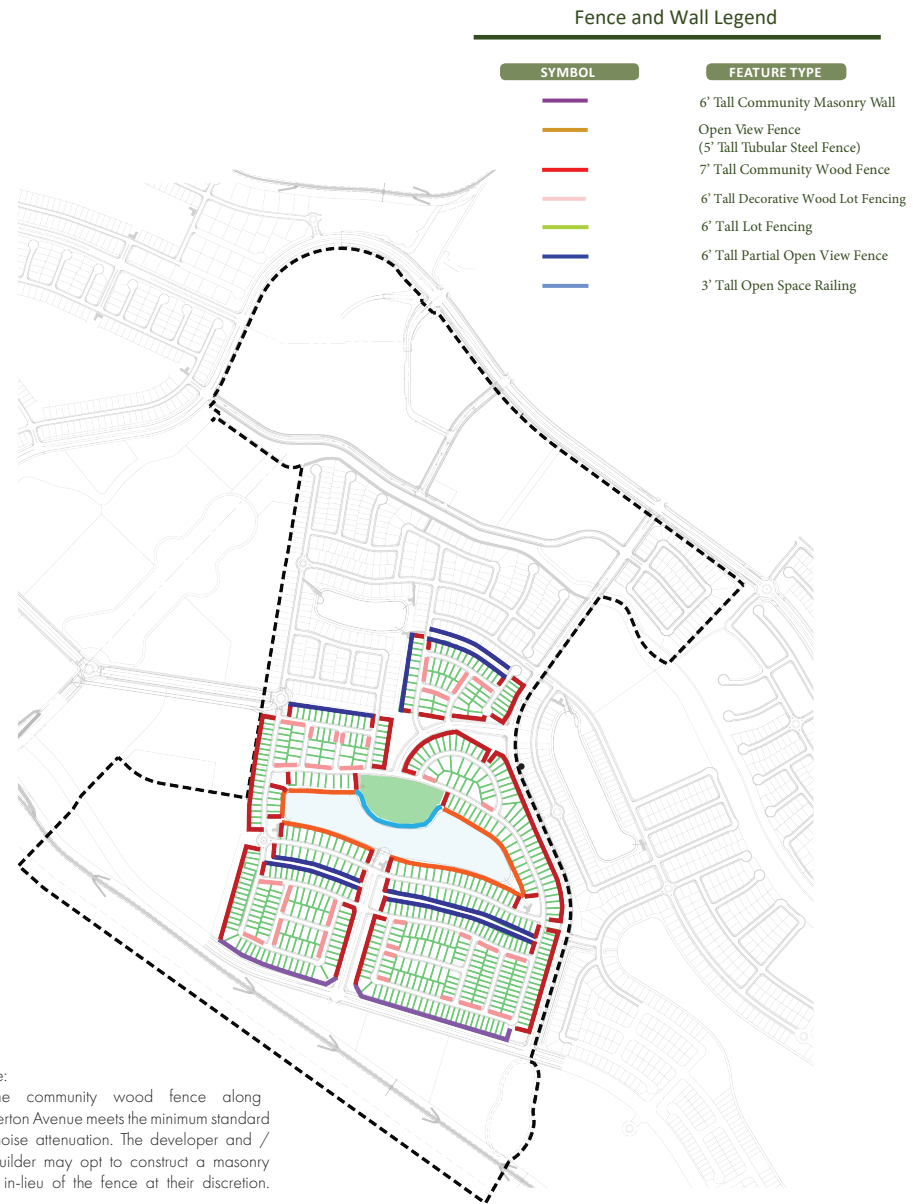
Figures 3-6, 3-7, and 3-8 illustrates the location and types of fencing to be used, with a variety of heights and design to be used for various conditions. These fences consist of a ‘family’ of elements, similar in style and materials, used in a consistent manner throughout the neighborhood. Additional fencing and walls, including view fencing in the rear yards of lakeside homes, will be installed by the Developer. It should be noted that standards provided in this chapter shall also apply to medium density development and applied on a case by case basis due to the variety of product.

Guidelines

- In general, fencing should be designed to be natural-appearing and durable, compatible with neighborhood character, and reflective of the “Delta Agrarian” character of River Islands.
- Fencing should be made from high quality materials, be of durable construction, and present a “finished” appearance from adjacent properties.
- Solid fences or walls used for privacy or security may be used in either side or rear yard conditions. Fencing should be limited to six (6) feet in height and, in areas facing a public street or alley, must incorporate a change in articulation for the top 12-18 inches of the fence.
- Solid side yard privacy fencing that intersects open space view fencing should not exceed 5 feet in height within the rear setback.
- To reduce their visual prominence, fences should be used in combination with tree, vine, shrub, and hedge planting.

Standards

- 6’ Tall Decorative wood fencing and 6’ tall side yard wood fencing shall be installed by Builder using the design treatments illustrated in Figure 3-8 and in locations indicated by Figures 3-5, 3-6, and 3-7.
- 6’ Tall Decorative wood fencing with lattice treatment shall be used for areas visible from public areas including roadways and parks.
- 6’ Tall Decorative wood fencing shall be set back 10 feet from the side-walk. Gates shall be installed on one side of the home to allow access from front yard to side yard.



Note:
 • The community wood fence along Callerton Avenue meets the minimum standard for noise attenuation. The developer and / or builder may opt to construct a masonry wall in-lieu of the fence at their discretion.

NOTE: BUILDER SHALL ALSO INSTALL PRIVACY FENCES PER FIGURES 3-7, 3-8 AND 3-9
 Figure 3-5: Community Wall and Fence Diagram

- 6' Tall Decorative wood fencing shall be used on side property lines. Fencing shall be limited to six (6) feet in height. Decorative privacy fencing (with lattice) shall be used in areas visible from public streets or other public areas. Privacy fencing for lakeside homes shall transition from six (6) feet to five (5) feet in height as indicated in Figure 3-8.
- In sloping areas visible from public streets or public use areas, fencing shall step down the slope. Fencing may slope with the grade in

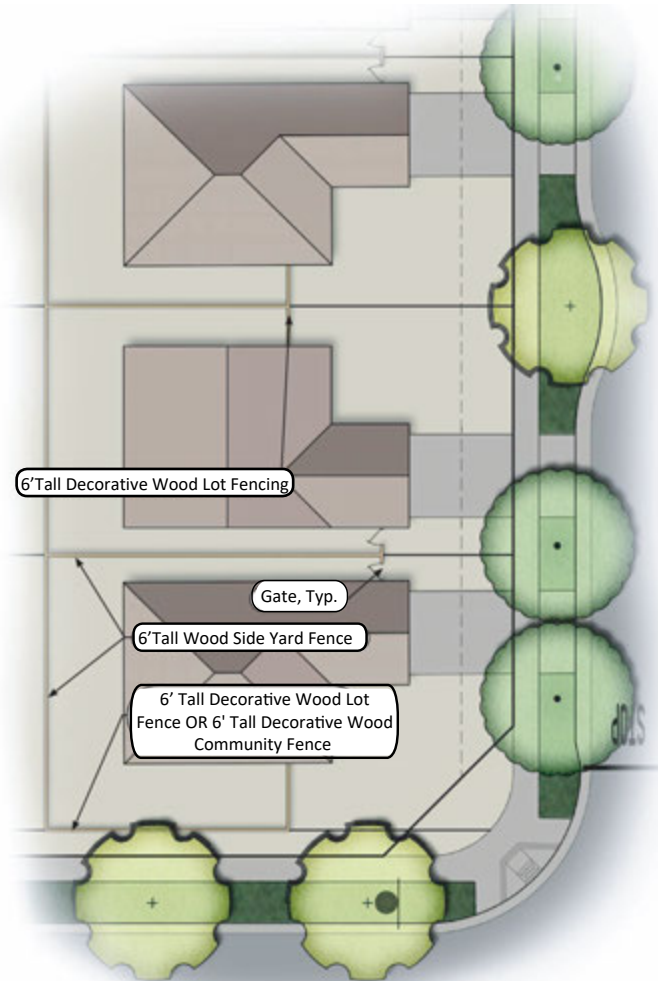


Figure 3-6: Prototypical Fence Conditions

- areas that are outside of public view.
- On corner lots, front yard fencing shall be continuous along the front and side property line. Where slopes occur, fencing shall be installed along the top of slope. For corner lots, side yard fencing along street frontages shall be located a minimum of five (5) feet from the sidewalk.
- Maximum unbroken length of side yard fences should be 100 feet for adjacent street-facing lots. Fencing can be reduced in height at corners as required to allow for traffic safety and visibility.

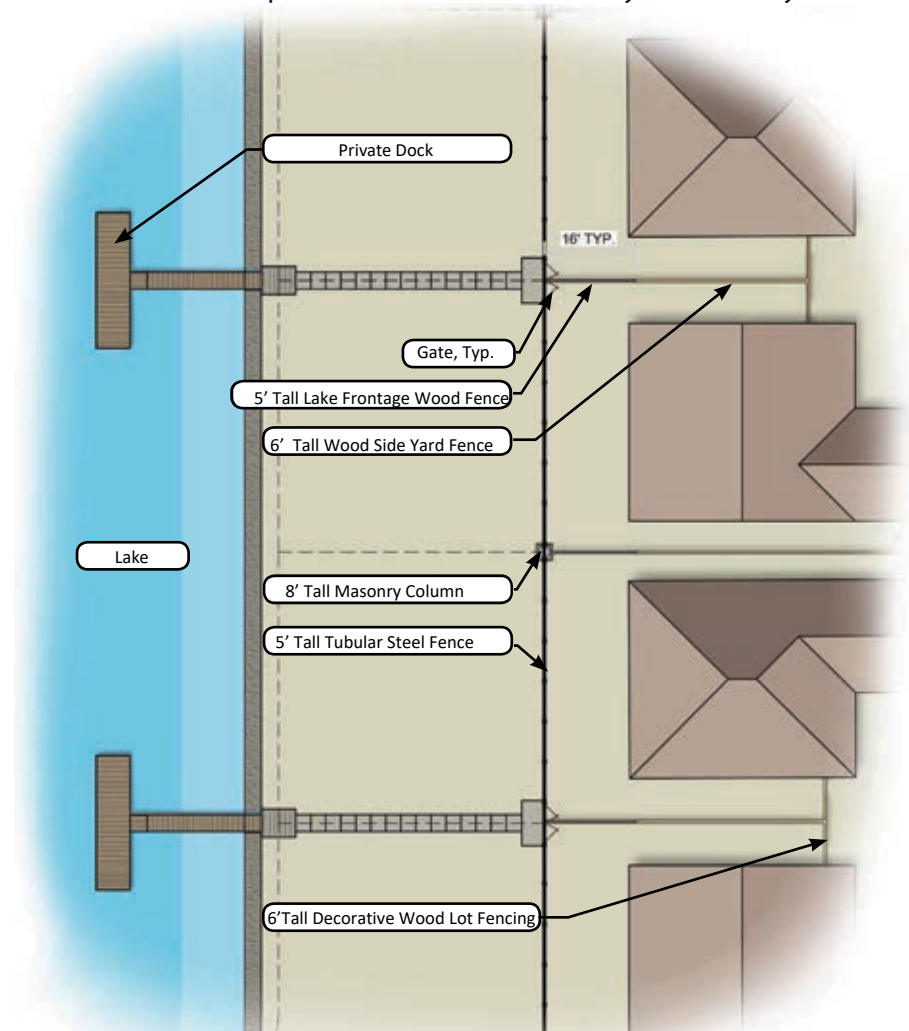
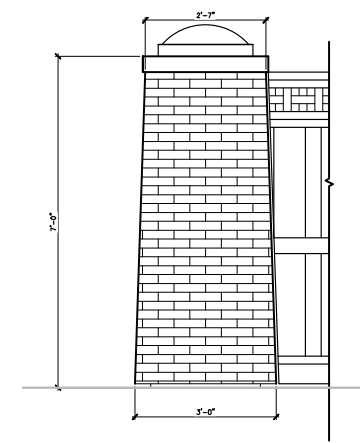
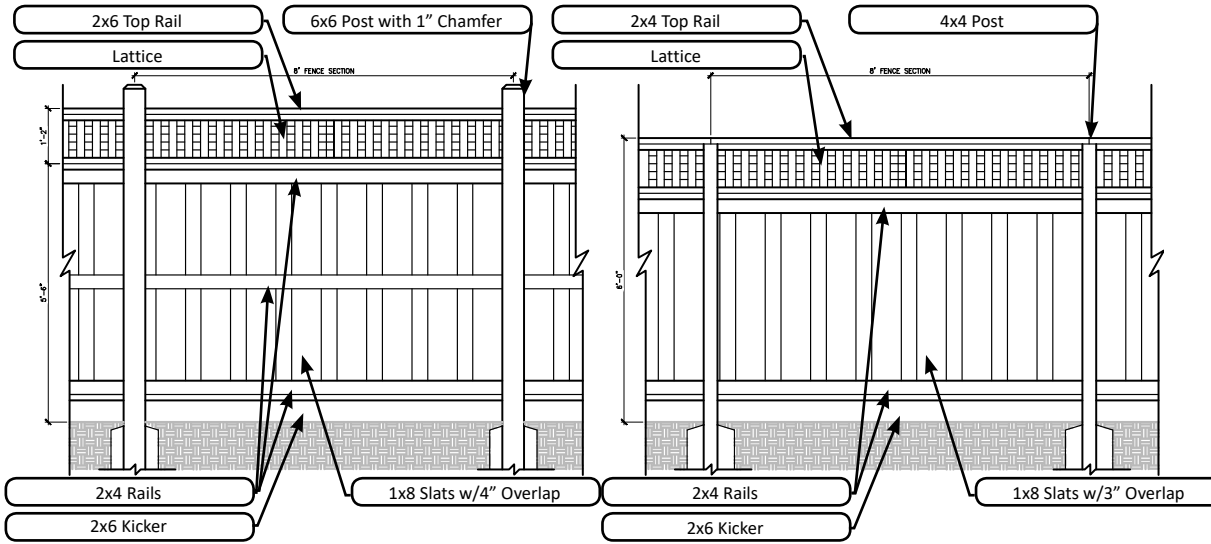


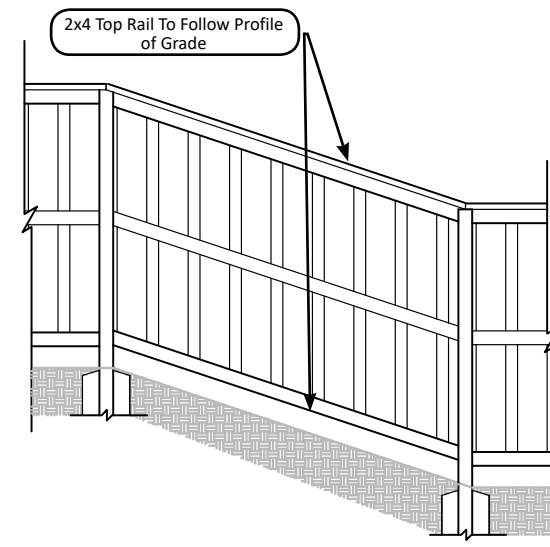
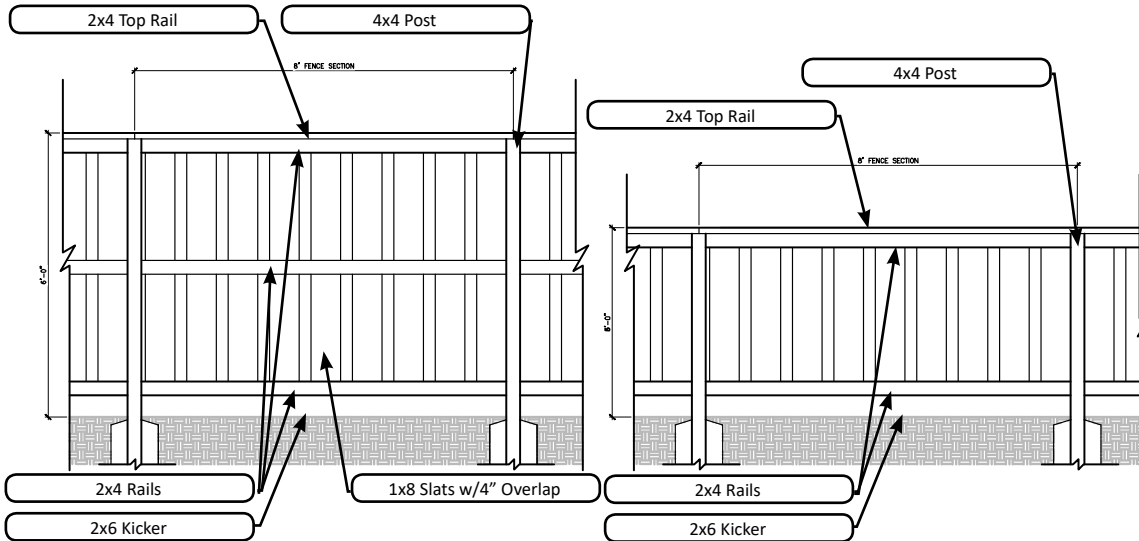
Figure 3-7: Prototypical Fence Conditions (Water Edge)



6' TALL DECORATIVE WOOD
PRIVACY/COMMUNITY FENCE

6' TALL DECORATIVE
WOOD LOT FENCE

8' TALL MASONRY COLUMN



6' TALL WOOD
SIDE YARD
FENCE

5' TALL LAKE
FRONT
TRANSITION FENCE

6' TALL WOOD SIDE YARD
FENCE (SLOPING CONDITION)

Figure 3-8: Prototypical Fence Conditions (For Builder/Developer)

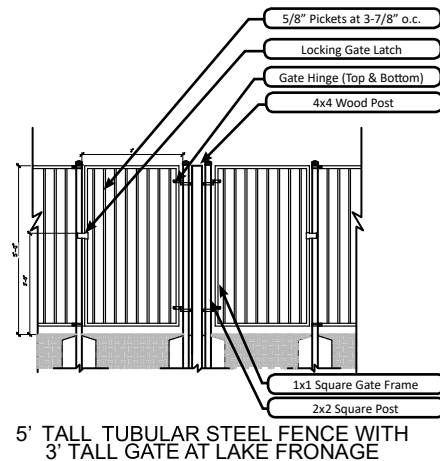
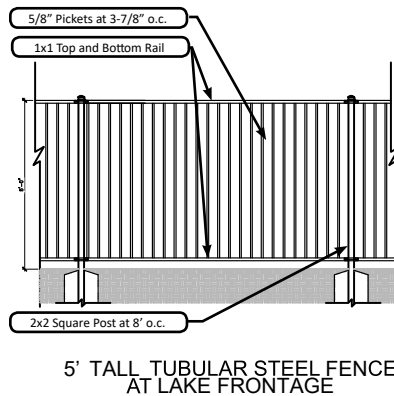
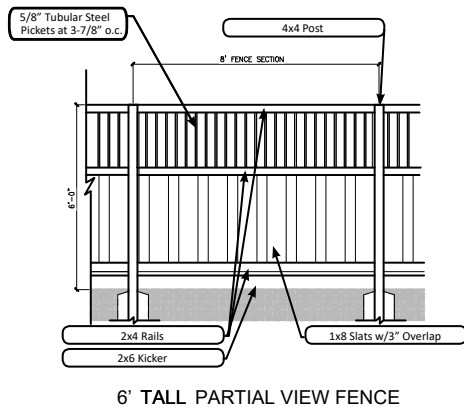


Figure 3-8: Prototypical Fence Conditions (For Builder)

- Security fencing shall be provided around pool and spa areas in compliance with all applicable codes and ordinances.
- Barbed or razor wire, chain link and plastic/vinyl fencing is prohibited on residential properties.

3.3.2 Signage

- Temporary signage to market the sale of new homes – to be provided by River Islands. Signage should conform to the signage types and hierarchy described in the Appendix.

3.3.3 Landscape Lighting

Guidelines

- Landscape lighting should be designed to be hidden from direct view and to minimize glare and impacts to adjacent land uses, especially residences. Low-level, pedestrian-scale fixtures should be utilized to the degree possible.
- Landscape lighting should utilize durable, energy-efficient fixtures that provide pleasing color. High efficiency fixtures are encouraged to direct light where it is needed to avoid excessive glare and reduce impacts upon night sky and open space. No lighting should blink, flash, or be of unusually high intensity or brightness, except in the case of holiday lighting.
- Landscape lighting should be minimized to reduce light pollution and minimize energy usage.
- LED fixtures and intelligent control systems should be utilized to the extent possible.

3.3.4 Paving and Hardscape

Guidelines

- Paving surfaces on residential lots should be limited to the driveway, walkways, and patios. Paving to replace landscaping shall comply with the Lathrop Municipal Code.
- The general intent of pavement design is to provide an aspect of permanence with subtle textural variety using materials that

appear related to the natural landscape. Brightly-colored and highly reflective materials are not acceptable. Pervious paving is encouraged to the extent feasible.

- Use of enhanced paving materials (exposed aggregate, broom finish, integral color, unit pavers, stamped concrete, and bricks, etc.) is encouraged for front walks, patios and driveways. Planting areas are recommended between pavement and walls or fences. Concrete areas on the landscape plans should be designated with surface finish, color, expansion joints, and score joints. Expansion and score joints help isolate cracking locations in concrete and should occur 8 feet on center (max.) in each direction.
- Residential driveways serving front-facing garages should use enhanced materials, and/or scoring patterns to reduce the visual impacts.
- Selected paving color/albedo should meet a minimum SRI (Solar Reflective Index) value of 29 in order to aid in reducing the heat island effect (note: typical grey concrete usually falls between 38-52).

3.4 LANDSCAPE CONSTRUCTION PRACTICES

The following provisions address construction practices techniques to ensure healthy and successful projects and adhere to requirements and measures for sustainable landscape.

3.4.1 Irrigation and Water Conservation

The City of Lathrop Municipal Code, Chapter 17.92 Landscape and Screening Standards, contains additional requirements for irrigation and water conservation.

Guidelines

- The irrigation system should be designed to conserve water resources by efficiently and uniformly distributing water. Designs should be based upon applicable California Department of Water Resources ordinances and tailored to the climate of the City of Lathrop.

- Use of low volume spray heads and drip irrigation systems should be maximized. New irrigation techniques and drip irrigation systems should be used to ensure more efficient delivery of water.
- Irrigation design should accommodate hydrozones accordingly, separating high, medium and low water-use plants. Trees should be put on a separate system, specifically in lawn areas, and shrubs and trees should be irrigated with a drip or bubblers to provide deeper, more even watering and promote water conservation. Systems should also be separated by sun exposure, i.e., north/east exposures versus south/west exposures.
- Turf and groundcover should be irrigated with a conventional rotary nozzle spray system, using head-to-head spray coverage. In-stem pressure regulation and check valves are required on all heads. To effectively meet the intent of the state of California's conservation effort sub-surface drip irrigation should be the primary irrigation method. No above ground irrigation distribution method should be incorporated in areas less than ten feet (10') wide and shall maintain a twenty-four inch (24") offset from all pavement surfaces that drain directly to catchbasins.
- The irrigation controllers should be programmed according to the water needs of plants on each circuit, with consideration of the time of year and plant maturity. If precipitation rate exceeds the soil absorption rate, multiple shorter cycles should be programmed as required to allow absorption.
- Automatic irrigation controllers should be automatically adjusted using, at a minimum, daily ET (Evapotranspiration) rates and preferably hourly ET with an onsite rain shut-off device. Should an ET based controller not be utilized an onsite rain sensor with active moisture sensor may be used.
- All homes should be installed with an automatic master valve at the irrigation point of connection in conformance with AB1881 (MWEL0)
- Main lines should have 18" of cover.
- Irrigation valves should be screened from view from the street by landscaping or other attractive site materials.
- Irrigation systems should be monitored regularly for proper operation, leaks and broken heads, adjustment of controller programming, and elimination of excessive over spray and runoff.

Standards

- Irrigation shall be provided for all planted areas.
- Builder shall provide each home with an automatic irrigation controller that accommodates all aspects of the landscape design, including independent programming of multiple stations to cover front yard (including parkway strip), side yard, and backyard areas. Lake slope areas may be provided non-potable water from RD 2062.

3.4.2 Soil Preparation and Mulching

Standards

- Finish landscape grading by Builders after construction of homes, if required, shall maintain or re-establish the overland release per the design intention of the Developer's Civil Engineer. Builders shall be responsible for maintaining proper drainage without creating depressions or dams.
- Builders should require an Agricultural Suitability Soil Test. The soils should be tested for agricultural suitability, parasitic nematodes and herbicide or deleterious contamination. The test should be completed by a reputable testing agency and should include recommendation for amendments, soil conditioners, pH correction, and fertilization.
- Subsequent to installation of underground utilities, soil compacted by construction should be rototilled to a minimum depth of eight (8) inches. In order to prevent interface layers between import topsoil and native soil, native soil should be broken up by ripping or rototilling to a depth of 8 to 12 inches before the addition of import topsoil or amendment.
- All planted areas should be amended to provide for an optimum growing media for most plants.
- Amendments (e.g. nitrolized compost, gypsum, soil sulphur, fertilizer, iron sulfate, etc.) should be rototilled into the soil to a depth of 4 to 6 inches. Amendments are more effective when thoroughly incorporated into the soil. Avoid staining when using ferrous sulfate as an amendment by washing off all hardscape immediately after applying or mixing.

- At all planting areas except lawns, a minimum of three inches of organic mulch shall be applied on top of the soil surface after planting in order to cool the soil surface, reduce evaporation, and suppress weed growth. Organic mulches, including wood chips, shredded bark, and other commercially available mulches are preferred to in-organic materials. Organic mulches should not be dyed an artificial color, but should be a natural brown or dark brown in color. Permanent visible applications of inorganic sheeting, fabric, netting, etc. are not acceptable.

3.4.3 Planting

Standards

- Plant materials shall be selected from Appendix: Plant Selection Guide. Substitutions or additions may be considered by the DRB based on the suitability of the species in terms of similarity of form, adaptability, tolerance to site soils, climatic conditions or water quality, or other pertinent characteristics.
- Plant sizes and spacing shall comply with the specifications noted on Appendix: Plant Palette and shall be sufficient to provide healthy growth, attractive appearance, and full coverage of planting areas when plants are mature. In general, size and spacing requirements are as follows:
 - Primary front yard tree: Size to match adjacent street tree (24" box); spacing per requirements in Section 3.2 above.
 - Other front yard trees or side/rear yard trees: 15 gallon min.; spacing varies.
 - Hedgerows: 5 gallon; 36" o.c. or as needed to create hedge, given anticipated growth pattern
 - Other shrubs: 5 gallon; 48" o.c. or as needed for full cover, given anticipated growth pattern.
 - Groundcovers for habitat and border planting: 1 gallon; 18" o.c. or as needed for full cover, given anticipated growth pattern.
 - Smaller groundcovers or perennials for parkway strips or yards: 1 gallon; 12" o.c. or as needed for full cover, given anticipated growth pattern.
 - Riparian planting for lakeside slope area: see Figure 3-2.
 - See Figure 3-9 for tree and planting details.

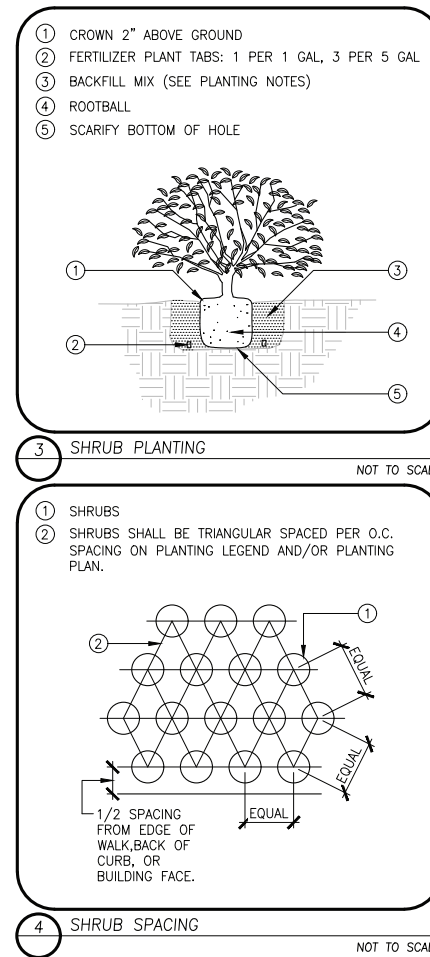
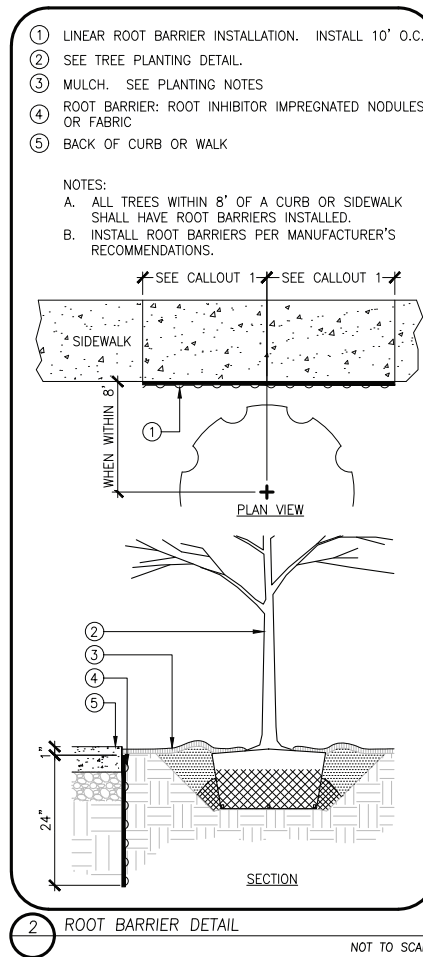
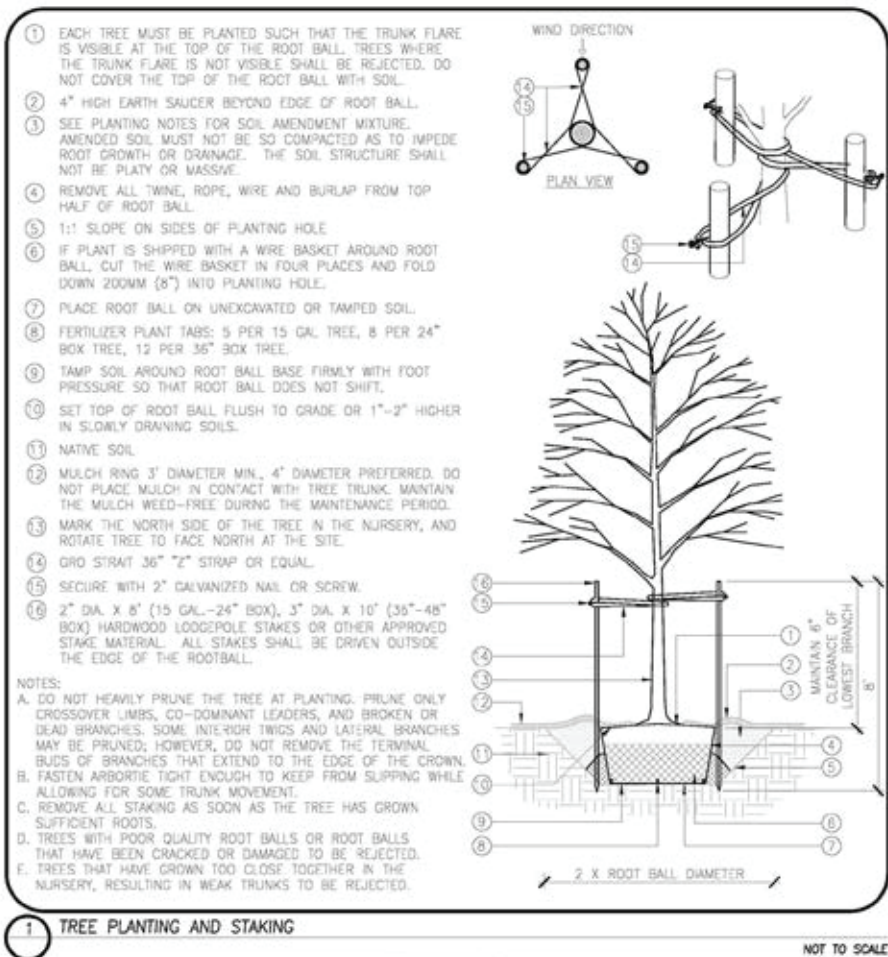


Figure 3-9: Planting Detail

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RIVER ISLANDS



CHAPTER 4

PROJECT
IMPLEMENTATION

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4.1 Project Implementation

4.1.1 Stewart Tract Design Review Committee (STDRC)

All projects shall be subject to the design review process and submittal requirements described in the following sections. Projects will be reviewed by the Stewart Tract Design Review Committee (STDRC), according to the requirements set forth below and Section 17.61.160 of the Lathrop Municipal Code. The STDRC is a group of three design professionals that represent the master developer. The STDRC will review design and improvement plans for new construction on undeveloped and improved lands within the community for conformance with these West Village Age Restricted Design Guidelines/Design Standards (DG/DS) and with all applicable plans (described below). The STDRC's review is advisory only and does not guarantee approval of any permit from other agencies. The City of Lathrop utilizes the STDRC's recommendation for certain approvals to Building Division, Planning Commission and some cases Lathrop City Council, if applicable.

After STDRC review is advisory only, applicants are still required to obtain approval by the City of Lathrop for all construction projects and necessary approvals and permits. This includes landscaping and infrastructure permits if applicable.

Prior to the submission of development proposals to the City of Lathrop, the STDRC shall review such proposals and make recommendations to the Master Developer and the City; the STDRC shall also recommend exceptions and revisions to the Old River District DG/DS to the City for further consideration and potential action by the Planning Commission. The STDRC may create exceptions to the DG/DS to accommodate development proposals which might suggest minor design changes or adjustments that are consistent with the intent of these DG/DS; in some cases, an exception might apply to a design condition not foreseen in the original drafting of the DG/DS. A STDRC recommendation to grant an exception may or may not be coupled with a proposed project

proposal already being reviewed by the STDRC. A request for revision to the DG/DS must be made in writing to the City of Lathrop Community Development Department and be approved by the Planning Commission after review and recommendation of the STDRC.

4.1.2 Consistency Requirements

Plans must be found consistent with this document and other applicable City of Lathrop land use entitlements, as well as any recorded River Islands CC&Rs. While the adopted DG/DS document itself is consistent with previously approved planning documents for River Islands, the Builder should be aware of requirements of other applicable entitlements/plans that may also apply to your project. These entitlements/plans include:

1. City of Lathrop Comprehensive General Plan (as amended)
2. West Lathrop Specific Plan (as amended)
3. River Islands Phase 2 Urban Design Concept (UDC)
4. City of Lathrop Development Title (zoning and subdivision ordinances)
5. River Islands Development Agreement and Performance Standards
6. Vesting Tentative Map No. 6716 Conditions of Approval (as amended)
7. Old River District Neighborhood Development Plan (NDP) Adopted River Islands Conditions, Covenants and Restrictions (CC&Rs), if applicable

4.1.3 Design Review Submittal Requirements

As a minimum, all applicants shall provide the following to the Master Developer for processing STDRC review:

1. Location Map - should include Tract, lot and/or parcel numbers if available.
2. Conceptual Plans and Elevations- this shall include preliminary building floor plans for each architectural style and model type represented. This includes enhanced

elevations for those structures which will be adjacent to major streets and project features which are exposed to the public.

3. Conceptual front yard landscaping plans for each lot type.
4. Conceptual neighborhood landscaping plans.
5. Preliminary Color Palette & Materials (can be submitted in a "board" format).
6. Conceptual Lotting Plan (Subdivisions) - the lotting plans shall show at least five contiguous lots, including one corner lot (if applicable). The footprints for proposed structure shall be shown on the lot, along with any driveways, walks, landscaped areas, dimensioned setbacks, fencing and other major features.
7. Conceptual Streetscape Plan – shall show all proposed models and architectural themes on one elevation in color to depict the representative streetscape.

All submitted architectural plans and elevations shall be at a minimum scale of 1/8" to 1/4" =1'-0" on 24" x 36" paper, as well provided as an electronic file in PDF format. 11" x 17" sized documents may be allowed on a case by case basis. Any other exceptions to the submittal requirements must be approved by the Master Developer.

At least one STDRC meeting shall be held to review the application materials. Each applicant is strongly encouraged to have the architect and other design professionals in attendance for this meeting. Additional meetings may be required if the submittal is incomplete or additional questions or issues cannot be addressed in the initial meeting. STDRC can conduct subsequent meetings via an e-mail discussion once the supplemental information has been provided which addresses the concerns raised.

The STDRC will submit a written recommendation letter and minutes reflecting the STDRC action to the applicant and to the City of Lathrop and any other applicable agencies after its review. The Master Developer may also provide a separate recommendation letter based upon the STDRC's recommendation

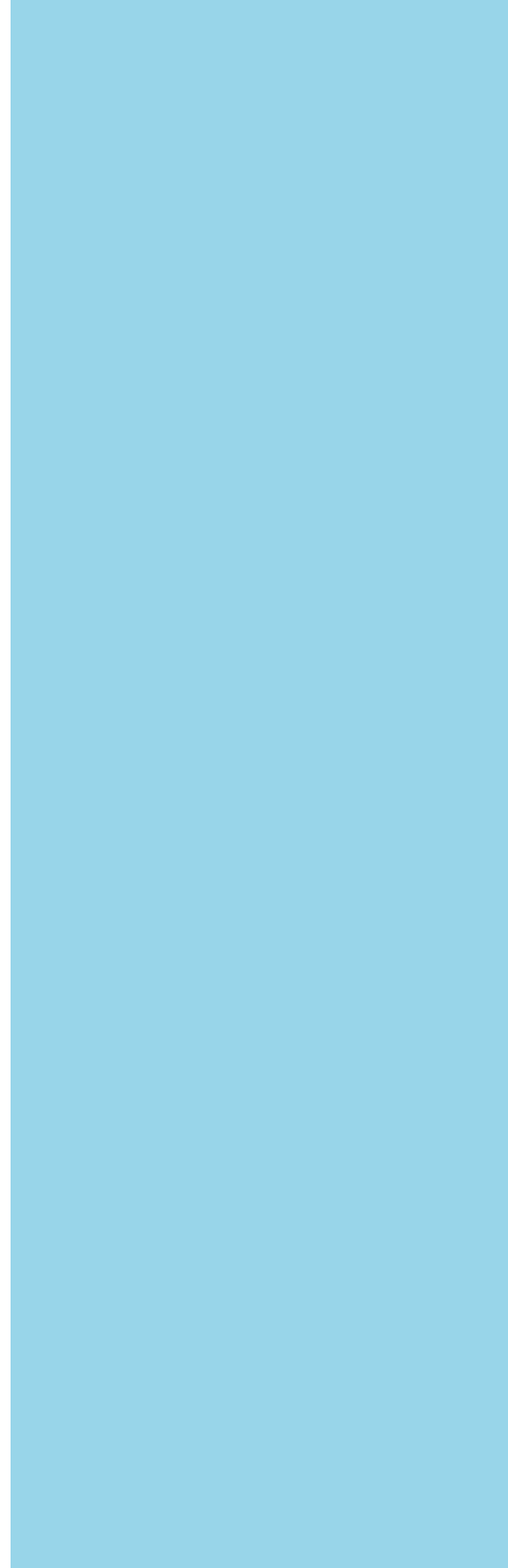
as may be required by CC&Rs or individual agreements between the Master Developer and the applicant.

All applicants shall be advised that the City of Lathrop has a separate design review process for review of proposed model homes and construction documents prior to planning and/or building permit approval. The actions taken by the STDRC shall be used to supplement the application process required by the City of Lathrop. The City of Lathrop Planning Division should be contacted for specific Information related to the requirements associated with Architectural Design Review and Administrative Approval.

RIVER ISLANDS



APPENDIX



West Village District Architectural Design Guidelines and Development Standards

Accessory Structure Standards

Accessory Structures:

Minimum Setback Distance from Property Line

Structure Height	Front Yard*	Street Side Yard (corner lot)	Side Yard (interior)	Rear Yard
≤ 8 ft.	Not allowed	10 ft.	3 ft.	3 ft.
>8 ft. to 15 ft.	Not allowed	10 ft.	5 ft.	5 ft.

*Landscape features are allowed in the front yard as shown in definition below.

1. Setback Measurement - Minimum setback distance between property line and accessory structure shall be measured from the wall or post(s) of the supporting structural member of the structure. Overhangs are allowed consistent with the current City adopted Building Code.
2. Separation Between Structures - All accessory structures shall maintain the minimum separation between other buildings as required under current City adopted Building Code.
3. Building Permit Required when Applicable – A building permit shall be obtained for all accessory structures as required by the City adopted Building Code, if applicable.
4. Attached Patio Covers – attached patio covers, sunrooms and similar structures not first approved with the original dwelling unit building permit, shall meet all setbacks of the dwelling unit, unless exceptions are approved by the River Islands Architectural Review Board with appeal to STDRC.

Definitions:

Accessory Structure - An attached or detached structure that is either entirely enclosed by walls and a solid roof or is partially enclosed with a solid or limited roof covering. Examples include, but are not limited to, detached garages, greenhouses, pool houses,

sunrooms, workshops, storage sheds, barns, as well as, free standing patio covers, carports, gazebos and stables. Accessory structures also include play equipment, windmills, water towers, and other similar structures.

Landscape Feature - A detached decorative structure with a maximum height of eight (8) feet typically used in conjunction with plant materials for aesthetic enhancement, including, but not limited to, garden trellis covers with non-solid roof construction, arched trellises, vertical lattice structures, statues, fountains, and similar features may be allowed in the front yard setback, subject to building/electrical/mechanical permits of the City of Lathrop and subject to review and approval of the River Islands Architectural Review Board (RIARB). Any decision of the RIARB may be appealed to the Stewart Tract Design Review Committee (STDRC).

Architectural Features:

1. Architectural features including sills, chimneys, fireplaces, cornices and eaves may extend into a required side yard, rear yard or a space between structures not more than two (2) feet and may extend into a required front yard not more than five (5) feet; provided, that where an architectural feature extends more than two (2) feet into a required side yard, the extension shall be protected by a minimum one-hour fire resistant standard.
2. Open, unenclosed, uncovered metal fire escapes and depressed ramps or stairways may project into any required yard or space between buildings not more than four (4) feet, subject to review and approval of the RIARB and may be appealed to the STDRC.
3. Planter boxes attached to a dwelling may be extended into a required front yard by not more than three (3) feet.
4. Walks, driveways and retaining walls may occupy any required yard, subject to City regulations regarding public utility easements, right of way encroachments and possible building permit regulations. Any extension or modification of approved walks, driveways and retaining walls approved with the original construction of the dwelling unit shall be subject to the review and approval of the RIARB and may be appealed to the STDRC.
5. Swimming pools, in-ground spas and hot tubs are subject to the regulations contained in the City’s currently adopted Building Code.

Builder Identification Signs

Builders are to choose from 3 style options as shown on following pages.

River Islands Builder Site Signs

Option 1

Scale: .5" = 1'

AMERICAN TRADITIONAL

Black Steel Fence,

Digital Print on Aluminum



River Islands Builder Site Signs
Option 2
Scale: .5" = 1'

CRAFTSMAN COTTAGE
Wood Frame with Pickets,
Digital Print or
Blasted Sign Foam



River Islands Builder Site Signs

Option 3a

Scale: .5" = 1'

CALIFORNIA RANCH

Wood Frame with Pickets,

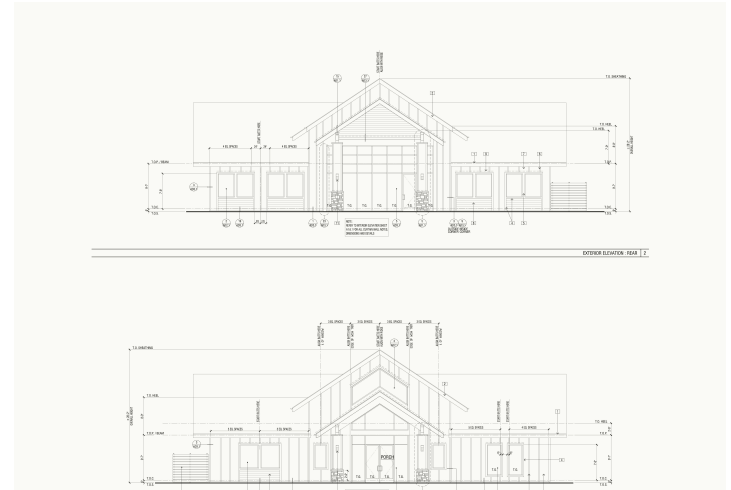
Digital Print or

Blasted Sign Foam

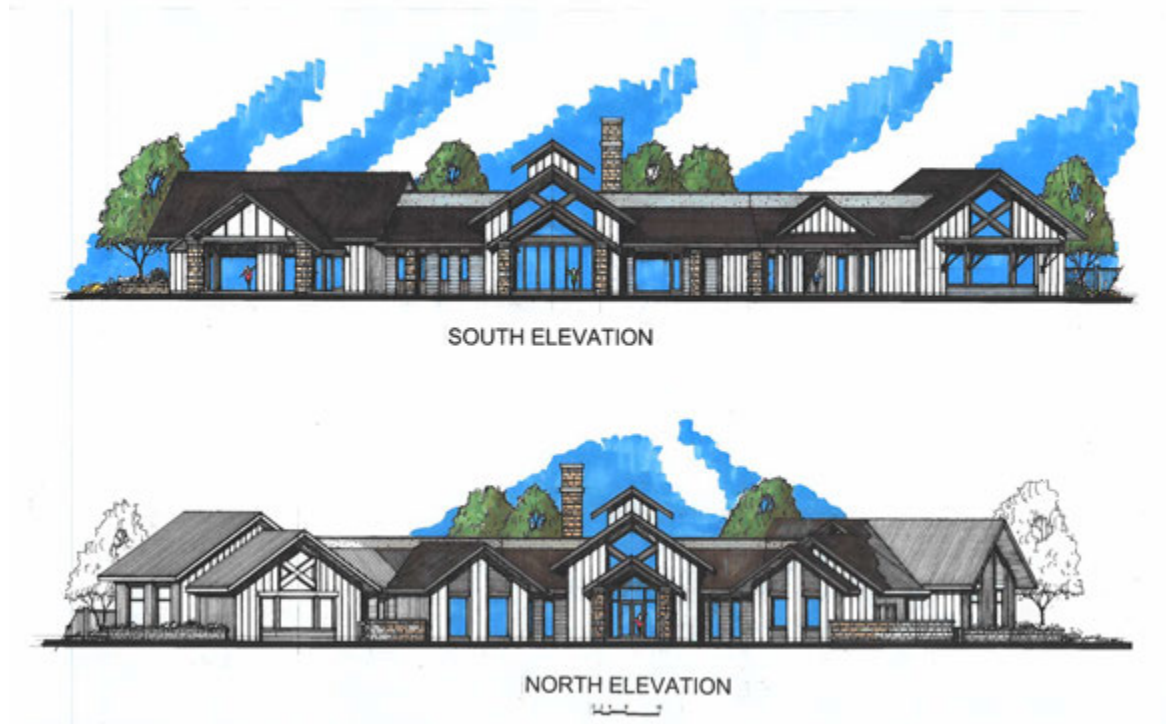


Specialized Facilities

Given the unique nature of the active adult product and its targeted buyer, specialized facilities of both a temporary and permanent nature may be proposed. Since such product is expected to take a number of years to completely build out, temporary sales centers may be constructed to allow long term sales without affecting new neighborhoods. Additionally, private clubhouses, amenity centers and other recreational and social facilities may be constructed for residents and maintained by a homeowner's association or similar entity. Such facilities shall be architecturally compatible to the active adult neighborhoods and be reviewed for recommendation of the Stewart Tract Design Review Committee.



Artist's Rendering - Temporary Sales Center



Representative Amenity Center

Plant List - West Village District

RIVER ISLANDS- PLANT SELECTION GUIDE

All plant materials shall be selected from the following plant list as approved by the City of Lathrop as part of this Architectural Design Guidelines & Development Standards document. Any exceptions must be recommended for approval by the STDRC prior to installation. Basis for exceptions shall be limited to plant availability, where a similar available plant species may be substituted.

Street	Between Wall and Walk	Streetscape Parkway Strips	Streetscape Medians	Streetscape Bio-Swale (Interior Levee Rd)	Parks & Open Spaces	In-Tract Street Trees	In-Tract Parkway Strips	In-Tract Rear-Yard Lake Frontage	Levees, Trails and Restoration Areas	Botanical Name	Common Name	Use Height	Use Width	Water Use	Attributes
Trees															
										<i>Acer buergerianum</i>	Trident Maple	20'-25'	20'-25'	M	
										<i>Acer x freemanii</i> 'Autumn Blaze'	Maple, 'Autumn Blaze'	40'-50'	40'	M	
										<i>Acer macrophyllum</i>	Big Leaf Maple	30'-75'	30'-50'	H	
										<i>Acer negundo</i> var. <i>californica</i>	California Box Elder	30'-50'		M	
										<i>Acer rubrum</i> 'Armstrong', 'October Glory', Redpointe'	Armstrong Red Maple	40'-50'	15'	H	
										<i>Aesculus californica</i>	Buckeye	20'-30'	20'-30'	VL	
										<i>Aesculus carnea</i>	Red Horsechestnut	40'	30'	M	
										<i>Alnus rhombifolia</i>	White Alder				
										<i>Arbutus unedo</i>	Strawberry Tree	8'-25'	8'-25'	L	
										<i>Arbutus 'Marina'</i>	Marina' Strawberry Tree	20'-30'	20'-30'	L	
										<i>Arbutus marina</i> - 'Multi-trunked'	Strawberry Tree	15'-30'	15'-20'	L	Dark green oblong foliage with rosy pink fall flowers
										<i>Betula jacquemontii</i> (<i>Betula utilis jacquemontii</i>)	White Barked Himalyan Birch	40'-60'	25'-30'	H	
										<i>Carpinus betulus</i> 'Fastigiata'	European Hornbeam	40'	30'	M	
										<i>Catalpa speciosa</i>	Western Catalpa	40'-60'	20'-40'	M	
										<i>Cercidium x 'Desert Museum'</i>	Desert Museum Palo Verde	20'	20'	?	
										<i>Cercis canadensis</i> 'Oklahoma'	Eastern Redbud	25'-35'	25'-35'	M	
										<i>Cercis occidentalis</i>	Western Redbud	10'-20'	10'-20'	VL	
										<i>Cercis occidentalis</i> - 'Multi-trunked'	Western Red Bud	12'-18'	10'-18'	L	Blue-green foliage with magenta flowers
										<i>Cercocarpus betuloides</i>	Island Mountain Mahogany	5'-20'	5'-20'	VL	
										<i>Chilopsis linearis</i> 'Monhews'	Timeless Beauty Desert Willow	15'-20'	15'-20'	VL	Fragrant showy purple flowers
										<i>Chionanthus retusus</i>	Chinese Fringe Tree	20'	15'	M	
										<i>X Chitalpa tashkentensis</i>	Chitalpa	30'	30'	L	White to pale or dark pink flowers
										<i>Crataegus phaenopyrum</i>	Washington Hawthorn	25'	20'	M	
										<i>Cupressus arizonica</i>	Arizona Cypress	40'	20'	VL	
										<i>Cupressus sempervirens</i>	Italian Cypress	40'-70'	10'-20'	M	
										<i>Ginkgo biloba</i> 'Autumn Gold' (Male only)	Ginkgo, 'Autumn Gold'	35'-40'	25'-35'	M	Use male only varieties
										<i>Gleditsia tricanthos inermis</i>	Thornless Honey Locust	25'-50'	25'-50'	L	
										<i>Koelreuteria paniculata</i>	Goldenrain Tree	20'-35'	25'-40'	M	
										<i>Lagerstroemia indica</i> 'Dynamite'	Crape Myrtle	15'-25'	15'-20'	L	Red Flowers
										<i>Lagerstroemia x fauriei</i> 'Natchez'	Crape Myrtle	20'-30'	15'-20'	L	
										<i>Lagerstroemia x fauriei</i> 'Natchez' - 'Multi-Trunked'	Natchez Crape Myrtle	15'-20'	12' Wide	L	White flowers
										<i>Lagerstroemia x fauriei</i> 'Muskogee'	Crape Myrtle	20'-30'	15'-20'	L	
										<i>Magnolia soulangiana</i> 'D.D. Blanchard'	Tulip Magnolia	50'	25'-35'	M	
										<i>Malus</i>	Flowering Crabapple, 'Snowdrift', 'Golden Raindrops'	15'-20'	15'-20'	M	
										<i>Olea europaea</i> 'Swan Hill'	Swan Hill Olive	25'-30'	25'-30'	VL	
										<i>Parkinsonia aculeata</i>	Mexican Palo Verde	15'-20'	10'-20'	VL	
										<i>Pinus pinea</i>	Stone Pine			L	
										<i>Pinus radiata</i>	Monterey Pine	80'-100'	25'-35'	M	
										<i>Pistacia chinensis</i> 'Pearl Street', 'Red Push' or 'Keith Davey'	Chinese Pistache Varieties	30'-60'	50'	L	
										<i>Platanus acerifolia</i> 'Bloodgood'	London Plane	40'-50'	25'-30'	M	
										<i>Platanus X acerifolia</i> 'Columbia'				M	
										<i>Platanus racemosa</i>	California Sycamore	50'-90'	30'-50'	M	
										<i>Populus alba</i> 'Pyramidalis'	Seedless Bolleana Poplar	50'	15'	M	
										<i>Populus fremontii</i>	Fremont Cottonwood	40'-60'	30'-40'	M	
										<i>Populus nigra</i> 'Italica'	Lombardy Poplar	100'	15'-30'	M	
										<i>Prosopis glandulosa</i> 'Maverick'	Texas Mesquite	25'-30'	25'-30'	L	
										<i>Prunus caroliniana</i> 'Bright 'N Tight' (Compacta)	Bright 'N Tight Cherry Laurel	8'-10'	6'-8'	L	

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										Mahonia aquifolium	Oregon Grape	6'		M	
										Myrtus communis	True Myrtle	5'-6'	4'-5'	L	
										Nandina domestica	Heavenly Bamboo	3'-8'	2'-4'	L	
										Nerium oleander 'Little Red'	Dwarf Red Oleander	4'	4'	L	Red flowers
										Nerium oleander 'Petite Pink'	Dwarf Pink Oleander	4'	4'	L	Pink flowers
										Osmanthus fragrans	Sweet Olive	10'	10'-12'	M	
										Osmanthus x fortunei	Hybrid Tea Olive	6'-20'	10'-12'	M	
										Philadelphus lewisii	Wild Mock-orange	4'-10'	6'-10'	M	
										Philadelphus 'Belle Etoile'	Purple Spot Mock Orange	5'-7'	5'-7'	M	
										Phormium tenax 'Atropurpureum'	New Zealand Flax	4'-5'	4'-5'	L	Burgundy-bronze bladed foliage
										Phormium 'Yellow Wave'	Yellow Wave New Zealand Flax	4'-5'	4'-5'	M	Yellow and lime green bladed foliage
										Prunus caroliniana 'Bright 'N Tight' (Compacta)	Bright 'N Tight Cherry Laurel	8'-10'	6'-8'	L	
										Rhaphiolepis indica	India Hawthorn	4'-5'		L	
										Rhaphiolepis indica 'Clara'	India Hawthorn	3'-5'	3'-5'	L	
										Rhaphiolepis indica 'Springtime'	India Hawthorn	4'-6'		L	
										Raphiolepis umbellata	Yeddo Hawthorn	4'-6'	4'-6'	L	
										Rhamnus californica 'Mound San Bruno'	San Bruno Coffeberry	3'-15'	8'	L	
										Rhamnus californica 'Eve Case'	Dwarf Coffeberry	4'-8'	4'-6'	L	
										Rhamnus crocea	Redberry				
										Rhamnus tomentella	Hoary Coffeberry			L	
										Ribes aureum (var. gracillimum)	Golden Currant	3'-6'		L	
										Ribes sanguineum	Pink Flowering Currant	4'-12'		M	
										Rosa californica 'Plena'	California Wild Rose			L	
										Teucrium fruticans	Bush Germander	5'-6'	5'-6'	L	Gray leaves, lavender flowers
										Teucrium fruticans	Bush Germander	4'-8'	4'-10'	L	
										Viburnum t. 'Spring Bouquet'	Spring Bouquet Viburnum	4'-6'	4'-6'	M	Deep green leathery foliage with tight clusters of pink buds and white flowers
										Xylosma congestum	Shiny Xylosma	8-10'	8-10'	L	
Shrubs (Medium Foreground)(species appropriate within sight-line view corridor)															
										Abelia x grandiflora 'Kaleidoscope'	Glossy Abelia	2'-2.5'	3'-4'	M	White flower
										Berberis thunbergii 'Crimuzam'	Crimson Ruby Japanese Barberry	2'	2'	M	Deep red/burgundy foliage
										Callistemon citrinus 'Compacta'	Bottlebrush			L	
										Callistemon citrinus 'Little John' or 'Captain Cook'	Dwarf Bottlebrush	3'	3'	L	
										Coleonema pulchrum 'Varieties'	Pink Breath of Heaven	3'-4'	4'	M	Light green foliage with tiny pink flowers
										Mahonia aquifolium 'Compacta'				M	
										Myrsine africana	African Boxwood	3'-8'	3'-6'	L	
										Pittosporum t. 'Wheeler's Dwarf'	Mock Orange	3'-4'	4'-5'	M	White flower
										Punica granatum 'Nana'	Dwarf Pomegranate	3'	5'	L	Orange flowers
										Rhaphiolepis indica 'Ballerina'	Dwarf Pink Indian Hawthorne	2'	4'	L	Pink flowers
										Salvia greggii / Salvia x jamensis	Autumn Sage	3'-4'	2'	L	
										Salvia greggii 'Alba'		1'-4'	1'-4'	L	
										Salvia microphylla	Mint Bush Sage	3'-5'	4'-8'	M	
										Spiraea bumalda	Spiraea	2'-3'	3'-4'	M	
										Spiraea x bumalda 'Goldflame'	Goldflame Spirea	3'-4'	4'	M	Yellow-green foliage with pink/red flowers
										Viburnum davidii	David Viburnum	3'	3'	M	Large glossy green deep veined foliage, tight clusters of pink buds and white flowers
										Zauschneria californica	California Fuschia	3'	3'-4'	L	Gray leaves w/ red flowers
Shrubs (Accents)(species appropriate within sight-line view corridor)															
										Achillea millefolium californica	Yarrow	1-3'	1-3'	L	
										Achillea millefolium rosea 'Island Pink'	Pink Yarrow	1'-3'		L	
										Achillea tomentosa	Woolly Yarrow	6"		L	
										Agapanthus africanus	lily-of-the-Nile	1.5'-2'	1.5'-2'	M	Blue/white flower

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									Aloe species	Blue Star Flower	varies		L	
									Amsonia tabernaemontana	Serpentine Columbine	2'-3'		?	
									Aquilegia eximia	Powis Castle Sagebrush	2'	1-3'	L	
									Artemisia 'Powis Castle'	Narrow-leaved Milkweed	3'	6'	L	
									Asclepias fascicularis	Plumbago	1'-3'	1'	?	
									Ceratostigma plumbaginoides	Berkeley Sedge	0.75'-1'	1'-1.5'	M	Deep blue flower
									Carex divulsa	Fortnight Lily, Bicolor Iris			L	Deep green clumping evergreen grass
									Dietes bicolor	Fortnight Lily			L	
									Dietes vegeta	Santa Barbara Daisy	3'-4'	2'-3'	M	White flower
									Erigeron karvinskianus	California Poppy	1'-2'	3'-5'	L	White with some pink flowers
									Eschscholzia californica	Blue Bunch Grass	1'	1.5'	VL	
									Festuca idahoensis 'siskiyou blue'	Atlas Fescue	14"	10"	L	
									Festuca mairei	Elijah's Blue, Blue Festuca	2'-3'	2-3"	L	Evergreen clumping yellowish gray-green foliage
									Festuca ovina 'Glaucua'	Red Fescue	4"-10"	6"	M	
									Festuca rubra	Lenten Rose	3"-12"	6"	M	
									Helleborus x hybridus	Stella De Oro Dwarf Daylily			M	Heavy clusters of large yellow flowers
									Hemercallis x 'Stella de Oro'	Orange Daylily	2'	2'	M	Tawny orange
									Hemercallis fulva	Coral Yucca	2'-2.5'	2'-2.5'	M	
									Hesperaloe parviflora	Lillian's Pink Coral Bells	2'	2'	/	
									Heuchera 'Lillian's Pink'	Rosada Coral Bells			?	
									Heuchera 'Rosada'	Coral Bells			M	
									Heuchera sanguinea	Canyon Snow Pacific Iris			?	
									Iris 'Canyon Snow'	CA Gray Rush		2'	H	
									Juncus patens	Red Hot Poker	2'	2'	M	
									Kniphofia uvaria	English Lavender		8'-2'	L	
									Lavandula angustifolia	English Lavender	8'-2'	8'-2'	L	Gray-green foliage with deep violet blue flowers
									Lavandula a. 'Buena Vista'	Goodwin Creek Lavender	2'	2'	L	
									Lavandula 'Goodwin Creek Grey'	Otto Quast Spanish Lavender			L	
									Lavandula stoechas 'Otto Quast'	Canyon Prince Wild Rye	18"-3'	2'	L	
									Leymus condensatus 'Canyon Prince'	Lily Turf	2'-4'	2'	VL	
									Liriope muscari	Dwarf Mat Rush			M	
									Lomandra l. 'Breeze'	Bush Lupine	2'-3'	2'-4'	L	
									Lupinus albifrons	Mexican Deergrass	3'-5'	2-3"	L	
									Miscanthus sinensis 'Morning Light'	Red Fountain Grass	5'-6'	3'-4"	M	
									Muhlenbergia dubia	Foothill Penstemon	2'-3'	2'-3"	L	
									Pennisetum setaceum 'Cupreum'	Showy Penstemon	3'-4'	3'-4"	L	
									Penstemon heterophyllus 'Margarita'	Russian Sage	1'-3'	1'-2'	L	Lavender flowers
									Penstemon species	Little Spire			M-L	
									Penstemon spectabilis	New Zealand Flax	3'	4'	L	Vertical spikey gray-green foliage with lavender-blue flowers
									Perovskia a. 'Little Spire'	New Zealand Flax	2'	2'	L	Yellow wit green margined bladed foliage
									Phormium tenax 'Apricot Queen'	New Zealand Flax	3'	4'	L	Reddish brown bladed foliage
									Phormium tenax 'Dusky Chief'	New Zealand Flax	5'-6'	4'-5'	L	
									Phormium tenax 'shirazz'	New Zealand Flax			L	
									Phormium tenax 'Tom Thumb'	New Zealand Flax	1'-2'	1'-2'	L	
									Salvia	Bee's Bliss Salvia			L-M	
									Salvia 'Bee's Bliss'	Hot Lips Sage	1'-2'	8'	M	
									Salvia m. 'Hot Lips'	Mrs. Beard Salvia	3'	3'	L	Red/white flowers
									Salvia 'Mrs. Beard'	Creeping Sage	2'	3 - 6'	L	
									Salvia sonomensis	Hummingbird Sage			L	
									Salvia spathacea	California Goldenrod			L	
									Solidago californica	California aster	1-3'	18"-3'	L	
									Symphotrichum chilense	Society Garlic	1-3'		L	Purple flowers
									Tulbaghia violacea	Variegated Society Garlic	18"	18"	L	Silver/white blades w/purple flowers
									Tulbaghia v. 'Silver lace'	Crater Lake Blue Speedwell	18"	12"	M	Gentian blue
									Veronica austriaca 'Crater Lake Blue'					

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									Zauschneria californica 'Catalina'	Island California Fuschia	1-3'	1-3'	L	
									Zauschneria cana	California Fuschia	2-3'	18"-3'	L	
Shrubs (Grasses)(species appropriate within sight-line view corridor)														
									Bouteloua gracilis	Blue Grama Grass	6"-18"	6"-1'	L	
									Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster's Feather Reed Grass	2'	2'	L	Stunning vertical feathery plumes, turn golden in fall
									Carex barbarae	White Root Sedge	1'-3'	1'-3'	M	Deep green native meadow grass
									Carex divulsa	Berkeley Sedge			L	Deep green clumping evergreen grass
									Carex pansa	California Meadow Sedge	3'-4"		M	
									Carex praegracilis	Clustered-field Sedge	1'	6"	M	
									Carex testacea	Orange Sedge	18"-24"	18"-24"	M	Evergreen, green and orange spring / summer, vibrant orange in winter
									Deschampsia caespitosa	Tufted Hair Grass	1'-3'	1'-3'	L	
									Deschampsia elongata	Slender Hair Grass	3'		L	
									Eleocharis macrostachys	Spike Rush	3'	2'	L	
									Elymus glaucus 'Anderson'	Blue Wild Rye	2-3'	2'	L	
									Elymus triticoides	Creeping Wildrye			L	
									Eschscholzia californica	California Poppy	1'	1.5'	VL	
									Festuca californica	California Fescue	2'-3'	2-3'	M	
									Festuca idahoensis'siskiyou blue'	Blue Bunch Grass	14"	10"	L	
									Festuca mairei	Atlas Fescue	2'-3'	2-3'	L	Evergreen clumping yellowish gray-green foliage
									Festuca occidentalis				M	
									Festuca ovina 'Glauca'	Elijah's Blue, Blue Festuca	4"-10"	6"	M	
									Festuca rubra	Red Fescue	3"-12"	6"	M	
									Grindelia camporum	Gum Plant	1'-3'	1'-3'	L	
									Helictotrichon sempervirens	Blue Oat Grass	2'-3'		L	
									Hordeum brachyantherum 'Californicum'	Meadow Barley			VL	
									Imperata cylindrica 'Rubra'	Japanese Blood Grass	1'-2'		H	
									Juncus balticus(balticus?)	Baltic Rush	3'		H	
									Juncus effusus	Pacific Rush	3'-6'	3'	H	
									Juncus patens	CA Gray Rush	2'	2'	H	
									Leersia oryzoides	Rice Cutgrass			M	
									Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	2'-4'	2'	VL	
									Leymus triticoides 'Grey Dawn'	Creeping Wild Rye	2'	18"	VL	
									Lomandra l. 'Breeze'	Dwarf Mat Rush	2'-3'	2'-4'	L	
									Melica imperfecta	Coast Melic Grass, Oniongrass	1'-2'	1'-2'	VL	
									Melica californica	Melica	4'		?	
									Miscanthus sinensis	Japanese Silver Grass	5'-6'	3'-4'	H	
									Miscanthus sinensis 'Morning Light'		5'-6'	3'-4'	H	
									Muhlenbergia capillaris	Hairy Awn Muhly	3'	6'	L	
									Muhlenbergia dubia	Mexican Deergrass	2'-3'	2'-3'	L	
									Muhlenbergia rigens	Deer Grass	3'	3'	L	
									Nasella pulchra 'Yolo'	Purple Needle Grass	2'	2'-3'	L	
									Pennisetum alopecuroides 'Little Bunny'	Dwarf Fountain Grass	18"	18"	L	Trim to ground in winter
									Pennisetum alopecuroides 'Moudry'	Black Fountain Grass	18"-2'	18"-2'	L	
									Pennisetum orientale	Oriental Fountain Grass	12"-18"	12-18"	L	
									Pennisetum setaceum 'Rubrum'	Red Fountain Grass	3'-4'	3'-4'	L	
									Scirpus americanus	Three-square Bulrush	5'	5'	H	
									Scirpus actus var. occidentalis	Hardstem Bulrush	5'-8'	5'-8'	H	
									Scirpus californica	California Bulrush	6"-10"	6"-10"	H	
									Scirpus microcarpus	Small-fruited Bulrush	6"-10"	6"-10"	H	
									Sporobolus airoides	Alkali Sacaton	1'-3'	3'	VL	
									Stipa cernua	Nodding Feather Grass	2'-3'	2'-3'	VL	
									Stipa pulchra	Purple Needle Grass	1'-2'	1'-2'	L	
									Stipa gigantea	Giant Feather Grass	2'-3'	2-3'	VL	

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									ETY Mix (Carex Divulsa, Eschscholzia californica, Festuca Idahoensis, Layia platyglossa, Salvia l. "Bee's Bliss", Sysynchium idahoensis)	Entry Mix	1'-2'	1-2'	L	
									Native Mow Free Mix (Festuca idahoensis, Festuca rubra, Festuca occidentalis)	No Mow Fescue	12"-18"		M	
Shrubs (Groundcovers)(species appropriate within sight-line view corridor)														
									Acacia r. 'Desert Carpet'	Desert Carpet Acacia	1'-2'	10'-12'	L	Leathery gray green foliage with puffy yellow ball shaped flowers
									Ajuga species	Carpet Bugles	1'	3'	M	
									Arctostaphylos 'Pacific Mist'		2 1/2'	4'	L	
									Artemisia californica 'Montara'	California Sagebrush	18"-5'		L	
									Artemesia 'Powis Castle'	Powis Castle Artemesia	3'	5'	M	gray green foliage
									Baccharis pilularis	Coyote Bush			L	
									Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush	6'	6'	L	
									Ceanothus griseus horizontalis 'Yankee Point'	Shrub Ceanothus	2'-3'	8'	L	Blue flowers
									Ceanothus maritimus 'Valley Violet'	Valley Violet Maritime Lilac			L	
									Ceanothus thyrsiflorus 'Skylark'	Blueblossom	3'-6'	5'	L	
									Ceanothus 'Concha'				L	
									Ceanothus 'Dark Star'	Dark Star California Lilac	5'-6'	8'-10'	L	
									Ceanothus 'Joyce Coulter'	Wild California Lilac	3'-5'	8'-10'	L	
									Ceanothus 'Ray Hartman'	Ray Hartman California	12'-20'	15'-20'	L	
									Cistus salvifolius	Sageleaf Rockrose	2'	6'	L	
									Coprosma kirkii	Kirk's Coprosma	2-3'		L	
									Cotoneaster dammeri 'Eichholz'	Bearberry Cotoneaster	8"	6'-8'	L	White flowers, red berries
									Cotoneaster lacteus (Cotoneaster parneyi)		8"	10"	L	
									Cotoneaster microphyllus	Rockspray Cotoneaster	2-3'	6'	L	
									Erigeron 'Wayne Roderick'	Wayne Roderick Seaside Daisy	8"	1 1/2'	M	
									Erigeron karvinskianus	Santa Barbara Daisy	10"-20"	3'	L	
									Eschscholzia californica	California Poppy	1'	1.5'	VL	
									Hypericum calycinum	Aaron's Beard	1'		M	
									Hypericum moseranum	Gold Flower	1'		M	
									Lessingia filaginifolia var. californica 'Silver Carpet'	Silver Carpet California- Aster			M	
									Lobularia maritima	Sweet Alyssum	2"-12"	8"-12"	M	
									Lupinus microcarpus	Chick Lupine	2 1/2'		M	
									Myoporum parvifolium	Myoporum	6"	9'	L	
									Oenothera hookeri	Evening Primrose	1'-3'	1'-3'	L	
									Phacelia californica	Phacelia	18"		M	
									Potentilla verna	Spring Cinquefoil	2'-3'	3'-4'	M	
									Ribes viburnifolium	Evergreen Currant	3'-6'	12'	L	
									Rosa 'Noamel'	Apple Blossom Flower Carpet Rose	2'	3'	M	White/pink flowers
									Rosa 'Noare'	Red Flower Carpet Rose	2'	3'	M	Red flowers
									Rosa 'Noaschnee'	White Flower Carpet Rose	2'	3'	M	White flowers
									Rosa 'Noatraum'	Pink Flower Carpet	2'	3'	M	Pink flowers
									Rosmarinus o. 'Irene'	Rosemary	1'-1 1/2'	2'-3"	L	Blue flowers
									Rosmarinus o. Prostratus	Dwarf Rosemary	2'	4'	L	Blue flowers
									Sedum	Stone Crop	2"-5"	1'	L	
									Sisyrinchium bellum	Blue-eyed Grass	4"-12"	6"-24"	L	
									Trachelospermum asiaticum	Asian Jasmine	2'	10'	M	
									Trachelospermum jasminoides	Star Jasmine	2'	10'	M	

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									ETY Mix (Carex Divulsa, Eschscholzia californica, Festuca Idahoensis, Layia platyglossa, Salvia I. "Bee's Bliss", Sysyrinchium idahoensis)	Entry Mix	1'-2'	1-2'	L
									Native Mow Free Mix (Festuca idahoensis, Festuca rubra, Festuca occidentalis)	No Mow Fescue	12"-18"		M
Vines													
									Aristolochia californica	California Pipevine			L
									Campsis radicans (Bignonia radicans)	Common Trumpet Creeper			L
									Clematis armandii 'Snow Drift'	Evergreen clematis	15-20'		M
									Clytostoma callistegioides	Violet Trumpet Vine			M
									Distictis buccinatoria	Trumpet Vine	20'-30'		M
									Ficus pumila	Creeping Fig	10'		M
									Gelsemium sempervirens	Carolina Jessamine	20'		L
									Hardenberdia violacea 'Happy Wanderer'	Hardenbergia Vine	10'		M
									Jasminum polyanthum	Pink Jasmine	20'		M
									Lonicera hispidula	Honeysuckle	3-10'		L
									Macfadyena unguis-cati	Cats Claw	20-40'		L
									Vitis californica	California Wild Grape	12-30'		VL
									Wisteria sinensis 'Alba' or 'Cooke's Special'				M