

**FINAL
DRAFT**

RIVER ISLANDS



THE COMMUNITY AT SOUTH RIVER BEND

AUGUST 26, 2013

ARCHITECTURAL
DESIGN GUIDELINES

&

DEVELOPMENT
STANDARDS

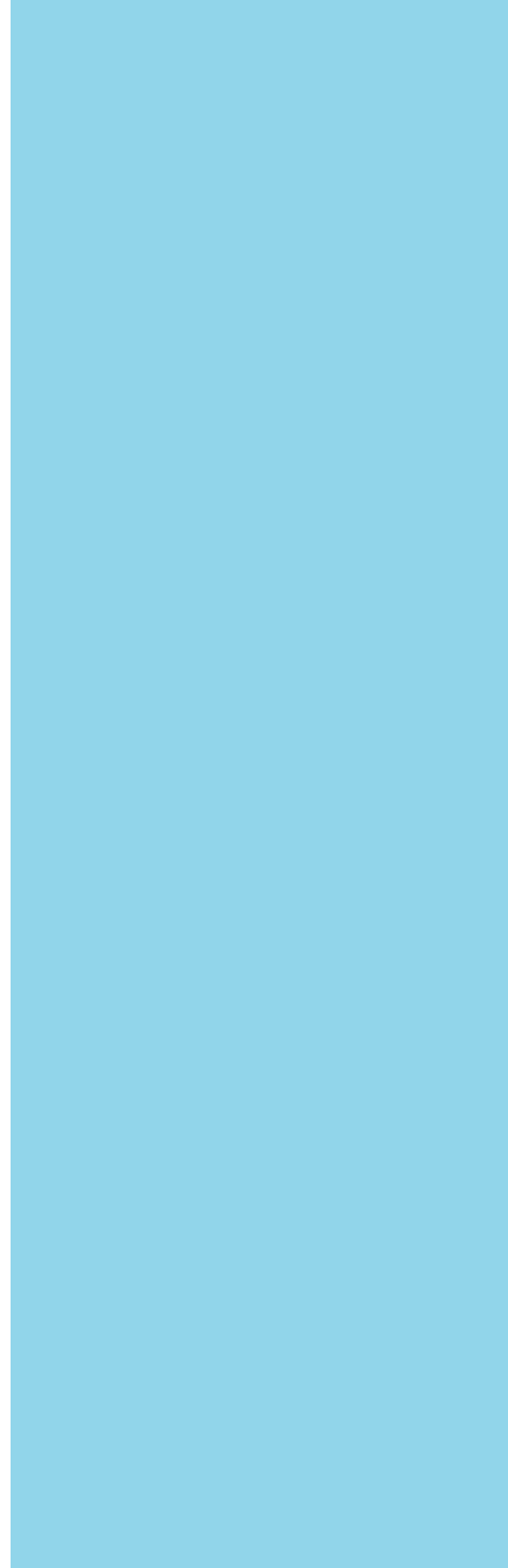


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RIVER ISLANDS



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RIVER ISLANDS



CHAPTER 1

COMMUNITY
OVERVIEW



1

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 11,000 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 Community at South River Bend is comprised

of 498 residential lots; this 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 Design Guidelines and Development Standards of River Islands (DG/DS) complement the River Islands Urban Design Concept (UDC) adopted by the Lathrop City Council on January 28, 2003. The UDC contained the conceptual framework for the design of the River Islands project consistent with the performance standards of the West Lathrop Specific Plan (WLSP). These DG/DS are specific to the first 498 home sites, known as “The Community at South River Bend”. Their intent is to provide the specific standards and guidelines necessary for the Stewart Tract Design Review Board (STDRB) and the City of Lathrop Community Development Department to review and evaluate proposed new homes for the River Islands development area of South River Bend. Along with the UDC, this handbook is intended to provide home builders and their architects and planners the documents to fully analyze and guide any given development project.

These Design Guidelines and Development Standards will help create distinctive and memorable residential neighborhoods by providing a design framework that encourages refined adaptation of architectural styles authentic to the Central Valley while combining the latest in construction technology and design innovation.

The design criteria and styles developed on the following pages will assist the builders and their consultants in design, review processing and implementation of residential projects throughout River Islands.

1.1.2 Relationship to West Lathrop Specific Plan and Urban Design Concept

The West Lathrop Specific Plan (WLSP) provides the authority under which the River Islands DG/DS has been prepared. As described in the WLSP, each Specific Plan sub area is required to have a written document that provides guidelines for development. This set of DG/DS applies only to the River Islands portion of the Specific Plan area known as the Community at South River Bend, located in the East Village District as identified in the UDC. The DG/DS more specifically provides details on architectural/design themes and concepts that were more conceptually described in the UDC.

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 River Islands.

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 STDRB 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.

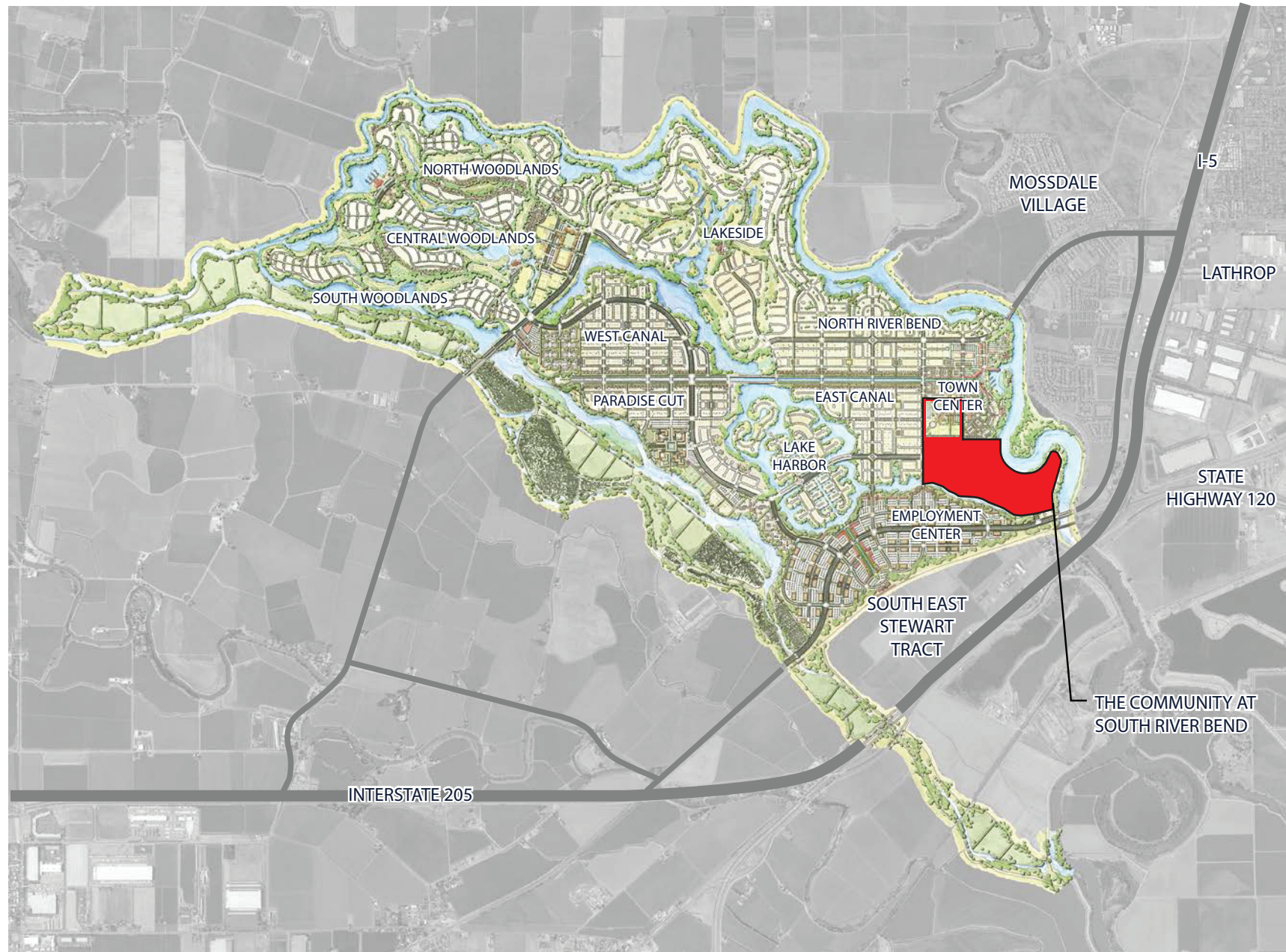


Figure 1.2 River Islands District Diagram

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 may 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.

Employment Center District

As the primary uses of this district are office, retail and commercial, the architectural styles will be the most contemporary of any of the three districts. Office and commercial buildings will generally be simple, modern, rectilinear forms with flat roofs. Masonry, concrete tilt-up and other economical building types will predominate. Buildings with historical references will likely be limited to retail centers or restaurants. Architectural design guidelines & development standards for Town Center and Employment Center Districts will be developed and adapted to supplement the UDC at the appropriate time prior to the official launch of these two districts.

Town Center District

The architecture of the Town Center will vary according to land use and location. Next to the river, particularly in the retail and commercial areas, the architecture should be based on historical commercial and industrial building types that might have been found in other river front 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.

Residential areas of the Town Center may follow the guidelines for the residential district described previously, or may show the influence of riverfront industrial buildings, or Victorian estates. Individual development proposals will be judged by the Stewart Tract Design Review Board on the effectiveness with which they create an architectural richness in the Town Center that mimics real riverfront towns.

Civic buildings, such as schools and city offices, can be special architectural features of the Town Center. They may be traditional or modern in architectural treatment.

Application to Community at South River Bend

Since the Community at South River Bend project area is entirely residential in nature, the DG/DS document focuses primarily on consistency with the Residential District guidance of the UDC. This includes the Delta location and agrarian nature of the project site's historical position within the Delta. The specific dwellings proposed for the Community at South River Bend reflect this requirement.

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

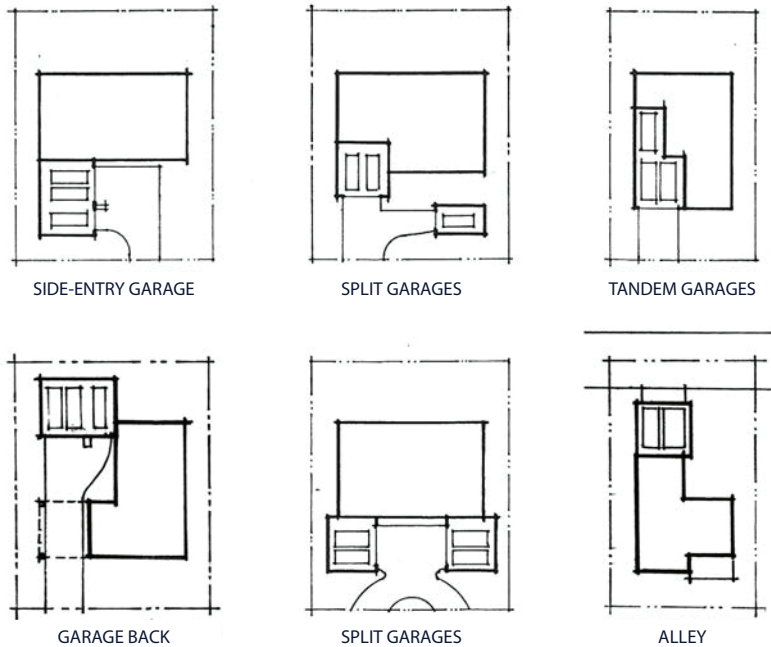
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2.1 Design Guidelines

2.1.1 Architectural Character

Future residential village neighborhoods in River Islands will present diverse and varied streetscapes with interesting mix of architectural styles and motifs. Individual Village Districts should be designed and developed into themed residential neighborhoods with a coordinated mix of plans and elevation styles within any specific housing product line. The primary theme of each residential neighborhood will aim to create authentic Central Valley-inspired community with well crafted architectural mix and site-specific landscape features.

The key to a visually cohesive residential neighborhood can be achieved by modern interpretation of heritage architectural styles surveyed and collected throughout the region with keen attention to details and craftsmanship.



Encouraged garage layouts:

2.1.2 Streetscape

Minimizing the visual impact of garage doors on the front elevations is strongly encouraged. Merchant builders are encouraged to mix their product to provide a variety of garage placements relative to floor plan and site plan. By providing a mix of side facing or angled garage doors, garage doors set back further than living areas and garage doors that tie into courtyard entry portals, as well as by setting street facing garage doors back a minimum 18" into structures, this impact can be minimized. To encourage streetscape variety, side-facing garages may in some cases reduce front yard setbacks so as not to prohibit buildable square footage. Tandem (two deep) garages are encouraged so as to cut down on the number and width of garage doors facing the street. Front facing garage doors are encouraged to be single width and builders must strive to reduce driveway paving.

Garages that are not tandem or split, shall be a minimum size of 20'x22' and all garages shall allow for the parking of at least 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

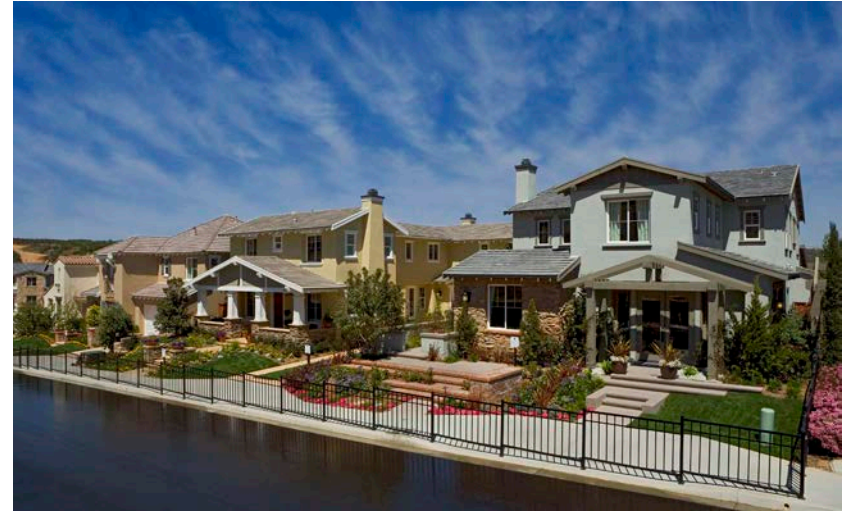
Building Form

The massing, articulation and proportion of homes within River Islands should be designed to reflect the interior uses and the specific architectural style. Attention to massing, articulation and proportion are not limited to the primary street elevation. Equal care should be given to any elevation that sides or backs onto an alley or street when that elevation is visible from the street or in public view. Particular attention should be given to ensuring that appropriate window openings are incorporated in these instances.

The design should focus on breaking the main façade of the home into three to four distinct elements: entry, main building mass, a single story element and the roof. The following guidelines will encourage greater massing variety:

Massing:

- ^ The upper level of a two or three-story home should step back min. 24" to reduce the scale of the front building façade facing the street, unless appropriate to a historical style. This can be achieved with a roofed porch provided all other criteria are met.
- ^ Two-story houses should have a single story element, e.g. porch, bay window or building projection closest to the front of the house and/or next to the street.
- ^ Varying front setbacks, addition of a defined entry courtyard and a covered porch will be encouraged to create architectural interest and diversity along residential street front.
- ^ Alleys are encouraged to promote pedestrian friendly streetscapes.



Roof Form and Slope

Roof form and slope are important design elements in creating a well-conceived streetscape.

- Roof treatments should be consistent with the architectural style of residential unit.
- A mix of single story, two story elements, and undulating planes, wall and garage plans. No two story flat walls more than two houses in a row.
- Variety of roof design and treatment is encouraged to provide visual diversity through the village neighborhoods by extensive use of gable, cross-gable, hip or a combination of these roof forms.
- When visible from a public space or street, repetitious gable ends framed side to side on rear elevations are not permitted along perimeter edges of residential neighborhoods.
- Vertical and horizontal roof articulations are strongly encouraged.

Roof Materials

Developments of residential neighborhoods within River Islands should have varying roof materials, such as concrete shake, Spanish tile or “architectural” grade composition shingles. Metal roofings are encouraged when appropriate to an architectural style.



2.1.4 Building Materials and Colors

Building materials and color are important elements to maintain the visual quality of homes within the neighborhoods of River Island at Lathrop. The use of traditional materials and colors should dominate throughout the residential neighborhoods.

- ^ Selection and application of architectural materials and details should relate well and be expressive of the architectural style of the residence.
- ^ Exterior materials and architectural details should be designed to appear as an integral part of the design.
- ^ Acceptable primary exterior building materials including brick, masonry, stucco, stone and wood, (or a high quality wood composite material, such as Hardie siding or similar.)
- ^ Secondary or accent materials should include real or cultured masonry materials (such as stone, brick and decorative block or tile), horizontal siding, and composite wood shingles, or composite shingles.
- ^ Material changes at the outside corners of structures provide the visual impression of thinness and artificiality. Materials should fully wrap around outside building corners to the next substantial change in wall planes or direction, i.e. at an inside corner, or fence line.
- ^ The color palette should be selected with the design intent of avoiding monotony while providing balanced variety of color schemes that further enhancing visual diversity. A minimum of 2 (3 preferred) color schemes per elevation style is required.
- ^ Homes shall have a minimum of 3 colors per elevation, for field (body), accent and trim locations. If 2 different siding materials are used, 2 different but complementary colors are highly encouraged. (Stone or masonry not included).
- ^ The same color schemes shall not be plotted next to each other.



2.1.5 Heritage Architectural Styles

For concept and inspiration, architectural tradition across many notable and well established residential neighborhoods in proximity to the City of Lathrop were surveyed and compiled to generate 6 representative heritage building styles recommended for the River Islands neighborhoods. These heritage architectural styles have proven to possess market appeal, and community acceptance when they are successfully executed and delivered by contemporary merchant home builders.

The architectural styles are categorized into two architectural groups. Each group represents a major residential stylistic development trend introduced in the Central Valley over the past decades.

Continental Influence

- American Traditional
- European Cottage
- Savannah



Western Regional Influence

- California Ranch
- Western Regional Farmhouse
- Craftsman



More detailed descriptions of the six representative building styles are presented on the following pages and are intended to guide the builders and developers in creating a quality and finesse to the homes in the community at South River Bend.



- 1) Window shutters
- 2) Centered front gable (pediment)
- 3) Entry porch
- 4) Elliptical fanlight over paneled door
- 5) Multi-paned windows with double hung sashes



American Traditional

The American Traditional, also known as Colonial Revival, was more aptly a nationalistic style. When “manifest destiny” was at its peak in the early 1890s, Americans began to value their own heritage and architecture. Colonial Revival sought to follow the style of the period around the Revolutionary War. Distinctive in this style are multiple columned porches, and doors with fanlights and sidelights. The trend arrived in California soon after the turn of the century in reaction to the excessive usage of the Queen Anne style at the time.

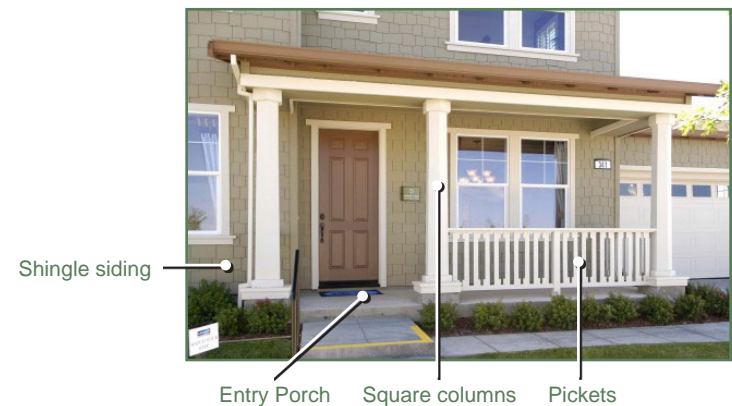
Exterior Features

American Traditional style features porticos, slender columns, restrained capitals and classical Greek moldings, and narrow clapboard siding is used to cover the exterior and trimmed with strong accent colored shutters.

American Traditional - (Detached Homes)

American Traditional design details

Elements	Minimum	Enhanced
Form	-Symmetrical one and two-story stacked massing -Simple plan form massing and simple roof design	
Roof	FORM -Front to back dominant gable roof with one intersecting gable roof PITCH -Moderate pitched roof slope (5:12-9:12 slope) OVERHANGS -Wide projecting eaves with exposed rafter tails, and decorative beams or braces added under the gables MATERIALS -Flat tile -Composition shingles of high quality	-Gambrel roof form
Walls	PRIMARY MATERIAL -Blend of stucco and siding at exterior finish -Used brick -Stucco sand, light lace, or medium dash finish	-Narrow clapboard, board/batten, wood shingles or siding as primary building material -Brick veneer wainscot -Decorative shingles ACCENT MATERIALS -Stone or brick accent materials
Windows	-Symmetrical placement of windows on front elevation -Vertical, wood cased, multi-paned windows -Standardized, single hung windows	-Bay window as principal window on front elevation
Details	-Colonial detailing -Porticos with colonial detailing -Decorative attic vents -Door trim surround is simple and elegant	-Cornice gable-end trim -Doors with fan lights and side lights -Louver, plank, or panel shutters -Restrained moldings
Colors	-Off-white to light colors with contrasting trim and accent colors	
Outdoor Space	-Porch, 4'-6' in depth minimum -Substantial portion of front elevation	

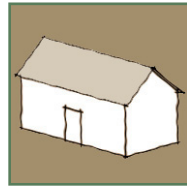


American Traditional/Design Element Kit of Parts

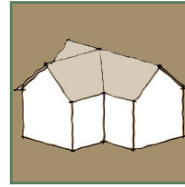
Roof types



Front



Side



Cross

Posts, columns, and piers



Wood post with bracket



Wood post with corbel



Double wood posts



Round columns



Square column

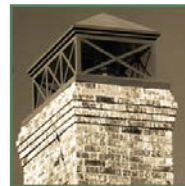
Chimneys



Stucco



Stucco



Brick



Lap siding

Door shapes



Rectilinear



Flat arch

Door styles



Panel door



Panel door with glass



Single with divided lite

Window shapes



Rectangular



Round



Square

Window style



Single hung with mullions



Slider with mullions



Picture



Bay window

American Traditional/Design Element Kit of Parts

Window sills



Trim surround



Header and sill



Sill with corbels

Shutter designs



Louver



Panel



Plank

Eaves and fascia



Square rafter tails



Chamfered rafter tails



Corbel to fascia



Bracket to fascia



Cornice



Return at rake

Garage door styles



Framed panel



Framed panel w/ door lites



Carriage Door

Railing



Decorative



Straight picket



Turned picket

Detail elements



Ornamental light fixture



Louvered vent



Decorative gable detailing



Gamble dormer



Classical entry features



- 1) Dominant front facade with multiple, steeply pitched front gables
- 2) Massive chimneys crowned by decorative chimney pots
- 3) Multi-paned ribbon window
- 4) Recessed entry alcove



European Cottage

The European Cottage is a style that evolved out of Medieval Tudor and Norman architecture. The combination of these two architectural influences eventually translated into the popular English and French “Cottage” style homes that received further acceptance with the addition of stone and brick veneer details developed in the 1920s.

Exterior Features

This evolving architectural style is characterized by its steep roofs, that are usually side-gabled, and facades that are dominated by cross gables. The primary material is stucco with heavy use of stone and brick at bases, as are rounded doorways, multi-paned casement windows, large and elaborate chimney feature. Some of the most recognizable features for this style are the accent details in gable ends, sculptured swooping walls at the front elevation and tower or alcove element at the entry.

European Cottage - (Detached Homes)

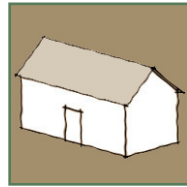
Elements	Minimum	Enhanced
Form	-Asymmetrical one and two-story forms -Rectangular plan form massing	-Varied plan shapes -Tower at entry
Roof	FORM -Side-gabled, less commonly hipped or front-gabled -Façade dominated by one or more prominent cross gables PITCH -Steeply pitched roof (this can be achieved by one street facing gable if not the entire roof) OVERHANGS -Slight overhang of gable roof, 9"-24" eave overhang MATERIALS -Architectural quality wood or asphalt shingles, or smooth flat concrete tiles	-Sculptured swooping roofs -Steeply pitched roof: 8:12 to 12:12 and steeper
Walls	PRIMARY MATERIAL -Primary Walls: Stucco – sand, light lace, or medium dash finish	-Stucco – smooth finish -Generous use of stone and brick ACCENT MATERIALS -Stone and brick accents -Horizontal siding accents -Wood claddings on principal gables or upper stories
Windows	-Tall, narrow windows, usually in multiple groups and with multi-pane glazing -Typically casements of wood or metal or double hung sash windows	-Bay window as principal window on front elevation -Stone mullions to divide casements and transoms for enhanced elevations -Frequently grouped in strings of three or more, most commonly located on or below the main gable or on one- or two-story bays -Stone mullions to divide casements and transoms for enhanced elevations
Details	-Louver and panel shutters -Simple round-arched doorways with board-and batten doors -Small boxed eaves -Accent details at gable ends	-Elaborate chimney feature -Entry accents with real or faux stone -Decorative details with half-timbers -Partial porches with wood columns and railings -Timber framing elements
Colors	-Off-white and light tones with contrasting color accents/trim	
Outdoor Space	-Porches or enclosed front yards - minimum 5' in depth	

European Cottage/Design Element Kit of Parts

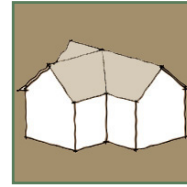
Roof types



Front



Side



Cross

Posts, columns, and piers



Wood post with bracket

Chimneys



Stucco



Brick



Stone

Door shapes



Rectilinear



Full arch



Flattened Arch

Door styles



Panel door



Panel door with glass



Single with divided light



Plank door



Plank door with glass

Window shapes



Rectangular



Square

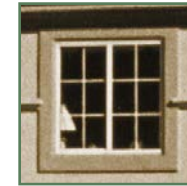


Rectangular horizontally proportioned

Window styles



Single hung with mullions



Slider with mullions



Picture



Bay window



Multi-sash

European Cottage/Design Element Kit of Parts

Window sills



Trim surround



Sculptured stucco



Potsheff with corbels

Shutter designs



Louver



Panel



Plank

Eaves and fascia



Square eaves



Cornice

Garage door styles



Framed panel



Framed panel w/ door lites



Plank w/ door lights

Railing



Decorative



Straight picket



Turned picket

Detail elements



Ornamental light fixture



Brick surrounds



Louvered vent



Wood pot shelf



Decorative gable-end detailing



Entry tower



Decorative wooden balcony



- 1) Dominant decorated brick chimney
- 2) Wide hipped roof extends over porch
- 3) Wide wrap-around porch (galleries)
- 4) Wooden square column



Savannah

The Savannah, also known as Rural French Colonial, Tidewater or Plantation, typically refers to the two-story square-shaped home plan, which originated near Southern waterways. It is designed with a central entrance that leads to the traditional hall-and-parlor floor plan. Tidewater house plans, with their distinctive abundant windows and doors and large shade porches (galleries), were built for the Southern marshy climates.

Exterior Elements

The Savannah style features symmetrical massing with dual-pitched hipped roofs and always lack interior hallways. Openings are placed solely for the convenience of the interior often with the rear range of rooms consisting of an open loggia with a small room at each end known as a cabinet.

Savannah - (Detached Homes)

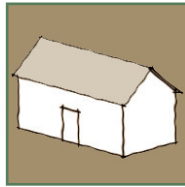
Elements	Minimum	Enhanced
Form	-Asymmetrical one and two-story massing -Strong horizontal emphasis	
Roof	FORM -Side-gabled or hip roofs PITCH -Modest to high pitched roof OVERHANGS -Shallow or moderate eave overhangs (3" - 18")	-Dual-pitched hipped roof -Concrete shake roof tiles -Metal roofs -Flat composite roofs
Walls	PRIMARY MATERIALS -Clapboard, wood shingles or siding	Accent material -Brick
Windows	-Multi-paned windows -Double-hung casement, sliding and picture windows	-Bands of vertically-proportioned windows tied together with continuous head and or sill trim
Details	-Front porch supported by square hood columns -Full porches and second story balconies -Shallow-molded, unadorned cornice on front facade -Single posts should be a minimum 6x6 dimension	-Dormers -Featured cornice with decorative moldings -Paired columns -Triple grouped columns at corners of porches
Colors	Light to medium earth tone colors with contrasting trim and accent colors	
Outdoor Space	-Wide porch/balcony, 5' in depth	

Savannah design details

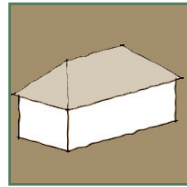


Savannah/Design Element Kit of Parts

Roof types



Side



Hip

Posts, columns, and piers



Double wide wood posts



Double wood posts



Square Column

Chimneys



Stucco



Brick



Lap siding

Door shapes



Rectilinear

Door styles



Panel door



Panel door with glass



Single with divided light

Window shapes



Rectangular



Round

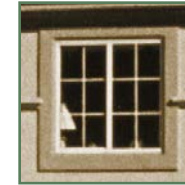


Square

Window styles



Single hung with mullions



Slider with mullions



Picture



Multi-sash

2

Savannah/Design Element Kit of Parts

Window sills



Trim surround



Header and sill

Shutter designs



Louver



Panel

Eaves and fascia



Square rafter tails



Chamfered rafter tails



Cornice



Cornice

Garage door styles



Framed panel



Framed panel w/ door lites

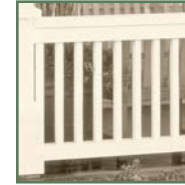


Carriage Door

Railing



Cut out panels



Straight picket



Turned picket

Detail elements



Ornamental light fixture



Louvered vent



- 1) Low pitched cross-gabled roof with wide eave overhang
- 2) Partial width porch
- 3) Enclosed entry courtyard



California Ranch

The Ranch style was originated in the mid-1930s by several creative California architects. It gained in popularity during the 1940s to become the dominant style throughout the country. The style is loosely based on early Spanish Colonial precedents of the American southwest, modified by influences borrowed from Craftsman and Prairie modernism of the early 20th Century.

Exterior Elements

Asymmetrical one-story shapes with low-pitched roofs dominate. Moderate or wide eave overhangs with exposed rafters, along with built-in garage, wood or brick exterior walls, sliding and picture windows, and sliding doors leading to patios are the characteristics for the California Ranch style.

California ranch - (Detached Homes)

Elements	Minimum	Enhanced
Form	-Asymmetrical one and two-story massing -Strong horizontal emphasis	-Single story massing
Roof	FORM -Front to back gable or hip with intersecting hip or gable roofs PITCH -Low to moderate pitched roof (3:12 - 5:12) OVERHANGS -Moderate or wide eave overhangs with exposed rafters 12" - 30" MATERIALS -Flat concrete tile to simulate shake or split shake high quality composition shingle	-Lower pitched main roof or porch: 3:12 – 4:12 -Wide eave overhangs (18"~24") with exposed rafters -Concrete shake roof tiles
Walls	PRIMARY MATERIAL -Stucco with Clapboard, Wood Shingles or Siding -Stucco sand, light lace, or medium dash finish	-Clapboard, wood shingles, or siding as primary building material -Generous use of stone and brick ACCENT MATERIALS -Stone or brick accent materials
Windows	-Vertical multi-paned double hung casement windows -Multi-paned windows -Sliding and picture windows	-Bay window as principal window on front elevation -Round top accent or bay windows
Details	-The entry should be covered by porch -Front porch supported by square wood columns with trim -Full porches and balconies -Wood porches with classic square railings -Simplified cornice trim at gable ends	-Wide porch with decorative columns and trim -Entry doors will have side-lights, basic geometric patterns, and or multi paned windows with wood trim surround -Enhanced sills -Louvered shutters
Colors	-Light to medium earth tone colors with contrasting trim and accent colors	
Outdoor Space	-Wide porch, minimum 5' in depth	

California Ranch design details

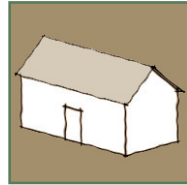


California Ranch/Design Element Kit of Parts

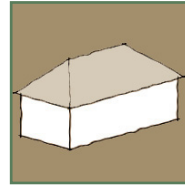
Roof types



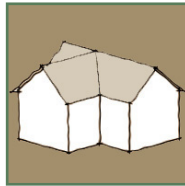
Front



Side



Hip



Cross

Posts, columns, and piers



Wood post with bracket



Double wood posts



Wood post with corbel

Chimneys



Stucco



Stucco



Brick

Door shapes



Rectilinear

Door styles



Panel door



Panel door with glass



Single with divided light

Window shapes



Rectangular



Square



Rectangular horizontally proportioned



Lap siding

2

California Ranch/Design Element Kit of Parts

Window styles



Single hung with mullions



Slider with mullions



Picture



Bay window



Multi-sash

Window sills



Trim surround



Header and sill



Sill with corbels

Shutter designs



Louver



Panel



Plank

Eaves and fascia



Square rafter tails



Chamfered rafter tails



Quarter round rafter tails



Shaped rafter tails



Bracket to fascia

Garage door styles



Framed panel



Framed panel w/ door lites



Carriage Door

Railing



Cut out panels



Straight picket



Turned picket

Detail elements



Ornamental light fixture



Louvered vent



- 1) Dominant (low-pitched) front gable roof
- 2) Lap siding
- 3) Partial-width porch
- 4) Decorative square porch support doubled or tripled



Western Regional Farmhouse

The Farmhouse style is a contemporary interpretation of the traditional farmhouse that incorporates traditional Colonial and Cap Cod influences. Farmhouse homes are simply framed and rectangular in shape, often with a few of feature pop-outs or bays. A common distinguishing feature of this type of house is a covered wraparound porch, an element that brings to mind Southern architecture.

Exterior Elements

Most Farmhouse-styled homes are two-story buildings with symmetrical arrangement of parts, with entrance at the center and the same number and type of windows on each side. A short set of wide steps leads from the sidewalk to the porch at the front entrance. Common exterior features include horizontal lap siding, shuttered windows and gabled domers. A basic gable roof tops the typical Farmhouse massing, although hip and gambrel roofs are also possibilities.

Western Regional farmhouse - (Detached Homes)

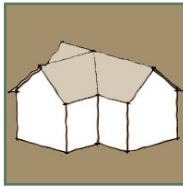
Western Regional Farmhouse design details

Elements	Minimum	Enhanced
Form	-Simple plan form massing and roof shape	
Roof	-6:12 to 9:12 roof pitch -Front-to-back main gable roof -12" minimum overhangs -Smooth, flat concrete tiles or hither quality composition singles	-Main gable roof with one or two intersecting gable roofs -16" minimum overhangs
Walls	-Blend of siding and stucco -Stucco sand, light lace, or medium dash finish	-Full-wrapped horizontal siding, board-and batten or fine-sand finish 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. -Stucco finished or horizontal siding-wrapped chimney, if applicable -Complementary garage door patterns -Planked shutters -Wood columns shall be doubled (or tripled at corners) or 6" min. dimension	-Shaped-wood columns with brackets and knee braces -Wood pot shelves -Gable or hip dormers at front elevation -Doors with fan-lites and side lite windows
Colors	-Light to medium colors with contrasting trim and accent colors	
Outdoor Space	- Wide porch: Minimum 6' in depth	

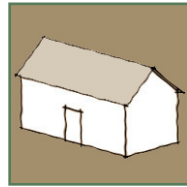


Western Regional Farmhouse/Design Element Kit of Parts

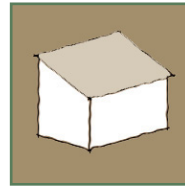
Roof types



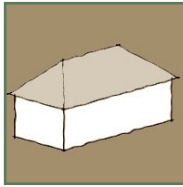
Cross



Side



Shed



Hip

Posts, columns, and piers



Wood post with bracket 6" min.



Wood post with corbel 6" min.



Double round columns



Double wood posts

Chimneys



Stucco



Stucco



Stone



Brick



Lap siding

Door shapes



Rectilinear

Door styles



Panel door



Panel door with glass



Single with divided lite

Window shapes



Rectangular



Round



Square

Western Regional Farmhouse/Design Element Kit of Parts

Window styles



Single hung with mullions



Slider with mullions



Picture



Multi-sash

Window sills



Trim surround



Header and sill



Sill with corbels

Shutter designs



Louver



Panel



Plank

Eaves and fascia



Square rafter tails



Chamfered rafter tails



Bracket to fascia



Cornice

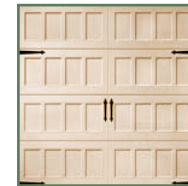
Garage door styles



Framed panel



Framed panel w/ door lites

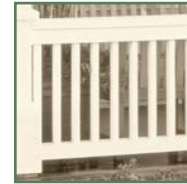


Carriage Door

Railing



Cut out panels



Straight picket



Turned picket

Detail elements



Ornamental light fixture



Louvered vent



Gambled Dormer



- 1) Low-pitched gabled roof with wide, unenclosed eave overhang
- 2) Full width entry porch with square tapered column support
- 3) Decorative (false) triangular knee brace under gable
- 4) Exposed roof rafter tails
- 5) Battered or tapered columns



Craftsman

The Craftsman style was inspired by the English Arts and Crafts movement of the late 19th Century, and is considered native to the California architectural tradition with notable early contribution by architects such as Greene and Greene and Bernard Maybeck.

Exterior Features

The physical character has been dominated by its low-pitched, gabled roof with wide, unenclosed eave overhang. In addition, the style features exposed roof rafters and decorative beams or braces commonly added under gables. Large porch with distinctive supporting columns that extend across the entire front of the house along with extensive use of natural materials (wood and stones) are all defining features of the Craftsman style.

Craftsman - (Detached Homes)

Elements	Minimum	Enhanced
Form	-Asymmetrical one and two-story boxy forms -Low lines with simple wide projecting roofs	-Horizontal character through the use of boxed massing with vertical and horizontal offsets
Roof	FORM -Low-pitched gable roofs, occasionally hipped PITCH -Low pitched roof slopes (3:12 - 5:12) OVERHANGS -Wide projecting eaves with exposed rafter tails, and decorative beams or braces added under the gables (12"-30") MATERIALS -Flat concrete tile -Composition shingles of high quality	-Varied porch roofs: shed or gabled -Minimum Overhang: 18" -Concrete shakes
Walls	PRIMARY MATERIAL -Blend of stucco and siding at exterior finish -Stucco sand, light lace, or medium dash finish	-Clapboard, board/batten, wood shingles or siding as primary building material ACCENT MATERIALS -River rock stone or brick accent materials
Windows	-Simple double-hung casement windows -Large front windows, often in 3 parts -Typically, multi-paned upper sash with single pane below	-Bands of vertically-proportioned windows tied together with continuous head and or sill trim
Details	-Exposed structural elements -Prominent front porch with columns and gabled roof element -Wide projecting eaves, decorative beams, or added braces under gables -Strong header and sill with beams or braces under sill -Exposed eaves and rafter tails	-Heavy square or tapered columns resting on stone or brick piers -Arts and Crafts style lighting fixtures -"Dormers" with shed or gable roof
Colors	-Light to medium earth tone colors with contrasting trim and accent colors	
Outdoor Space	-Wide porch 5' in depth	

Craftsman design details

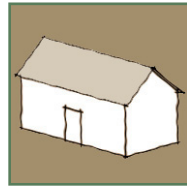


Craftsman/Design Element Kit of Parts

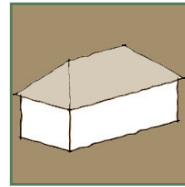
Roof types



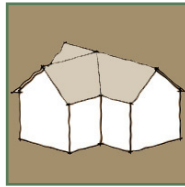
Front



Side



Hip



Cross

Posts, columns, and piers



Wood post with bracket



Double wood posts



Battered columns



Corbel



Knee brace

Chimneys



Stucco



Stucco



Stone



Brick



Lap siding

Door shapes



Rectilinear

Door styles



Panel door



Panel door with glass



Single with divided light



Plank door



Plank door with glass

Window shapes



Square

2

Craftsman/Design Element Kit of Parts

Window styles



Single hung with mullions



Slider with mullions



Picture



Shaped Tails



Multi-sash



Awning

Garage door styles



Framed panel



Framed panel w/ door lites



Carriage Door

Window sills



Trim surround



Header and sill



Sill with corbels

Railing



Decorative



Straight picket

Shutter designs



Louver



Panel



Plank

Detail elements



Ornamental light fixture



Decorative gable-end detailing



Decorative gable-end portal

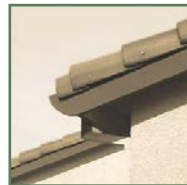
Eaves and fascia



Square rafter tails



Chamfered rafter tails



Quarter round rafter tails

2.2 Development Standards

The DG/DS document contains specific development standards for the Community at South River Bend neighborhood only. Future residential neighborhoods will be included in a separate adopted set of standards as the River Islands project evolves.

The numerical and dimensional development standards necessary to regulate housing development within the CSRB neighborhood 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 STDRB shall have the authority to accept, review and grant any minor architectural variance on a case by case basis so long as such variances are not in direct conflict with this document or the UDC.

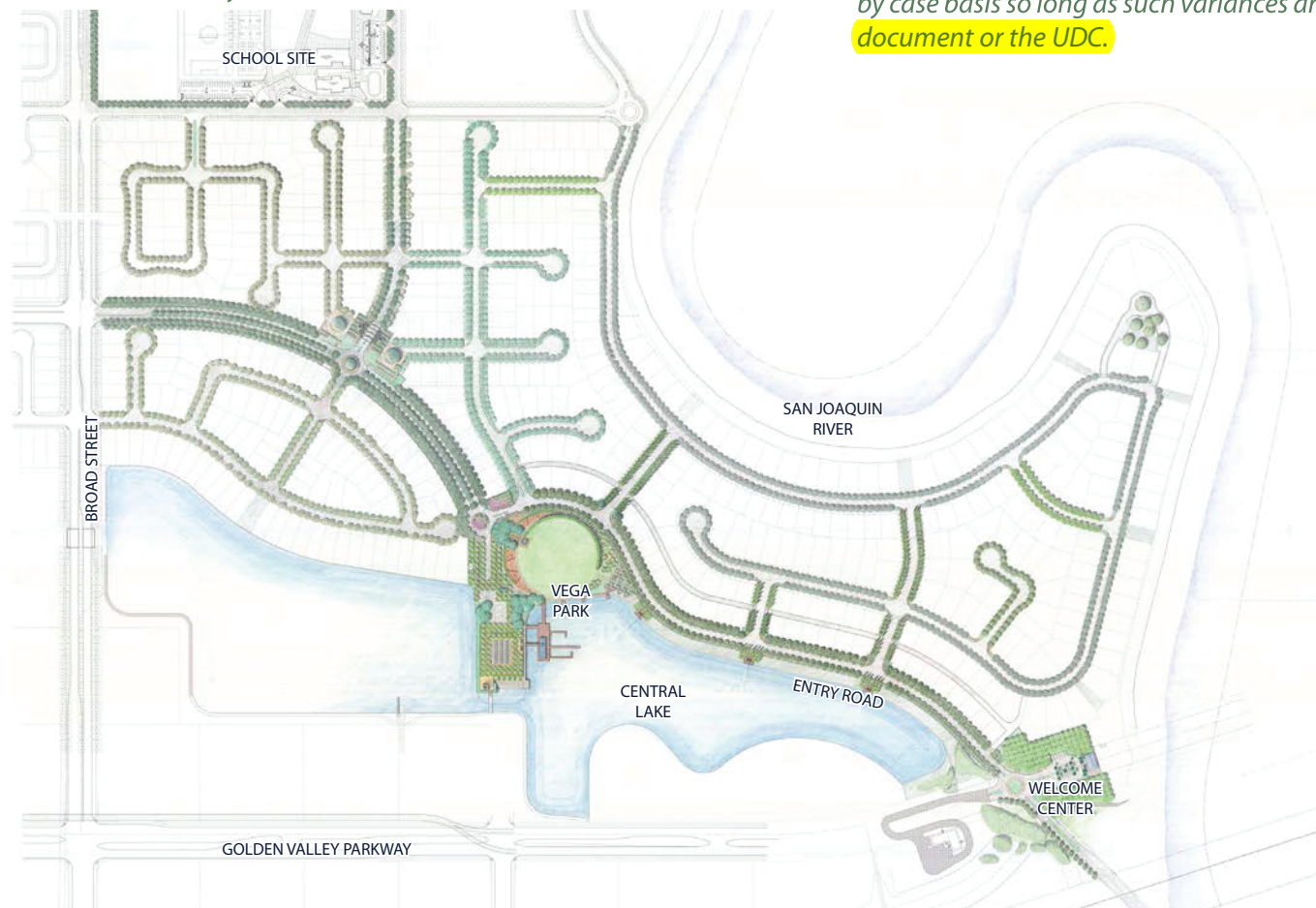


Figure 2.1 The Community at South River Bend Illustrative Plan

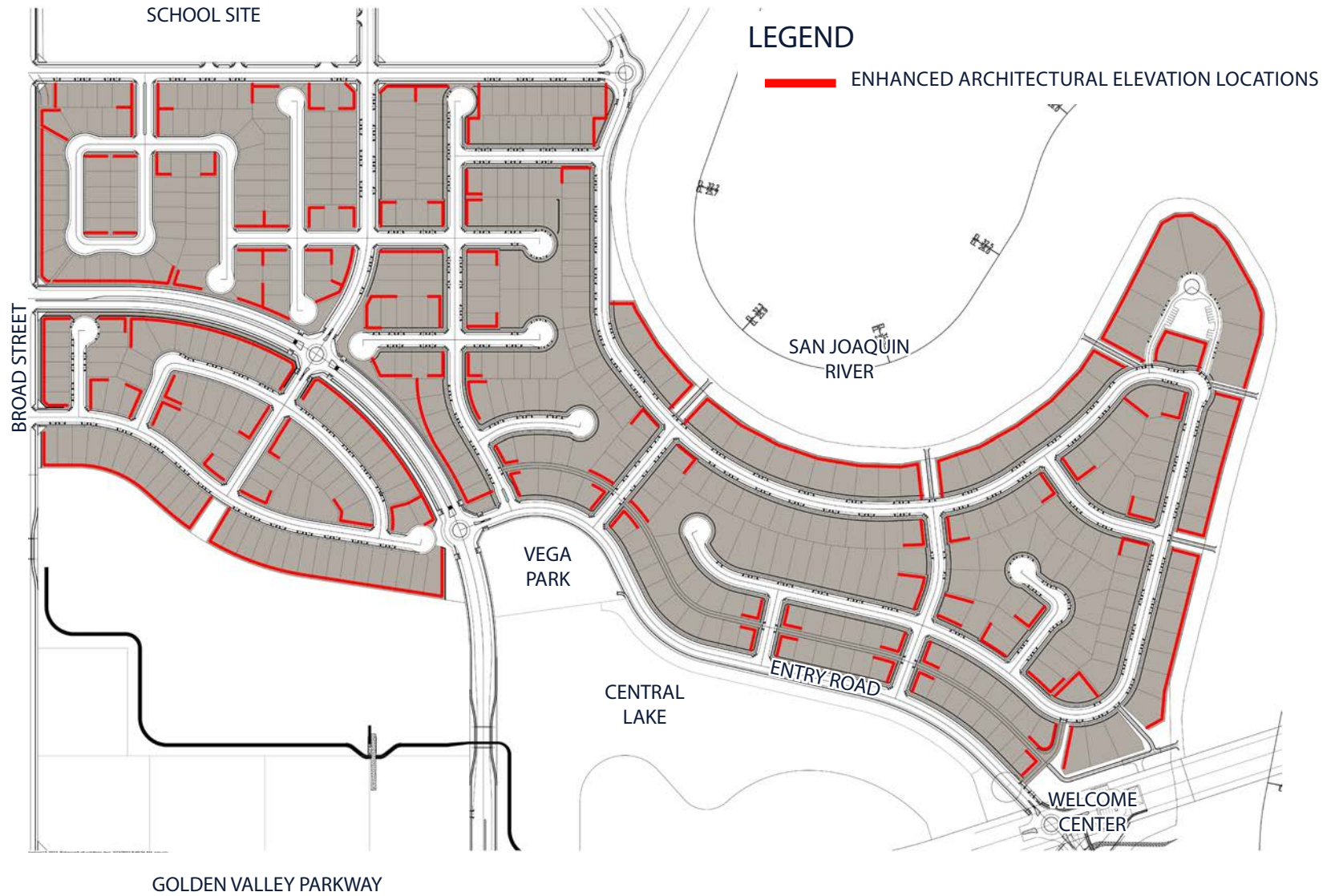


Figure 2.2 The Community at South River Bend Enhanced Architectural Elevation Location Map

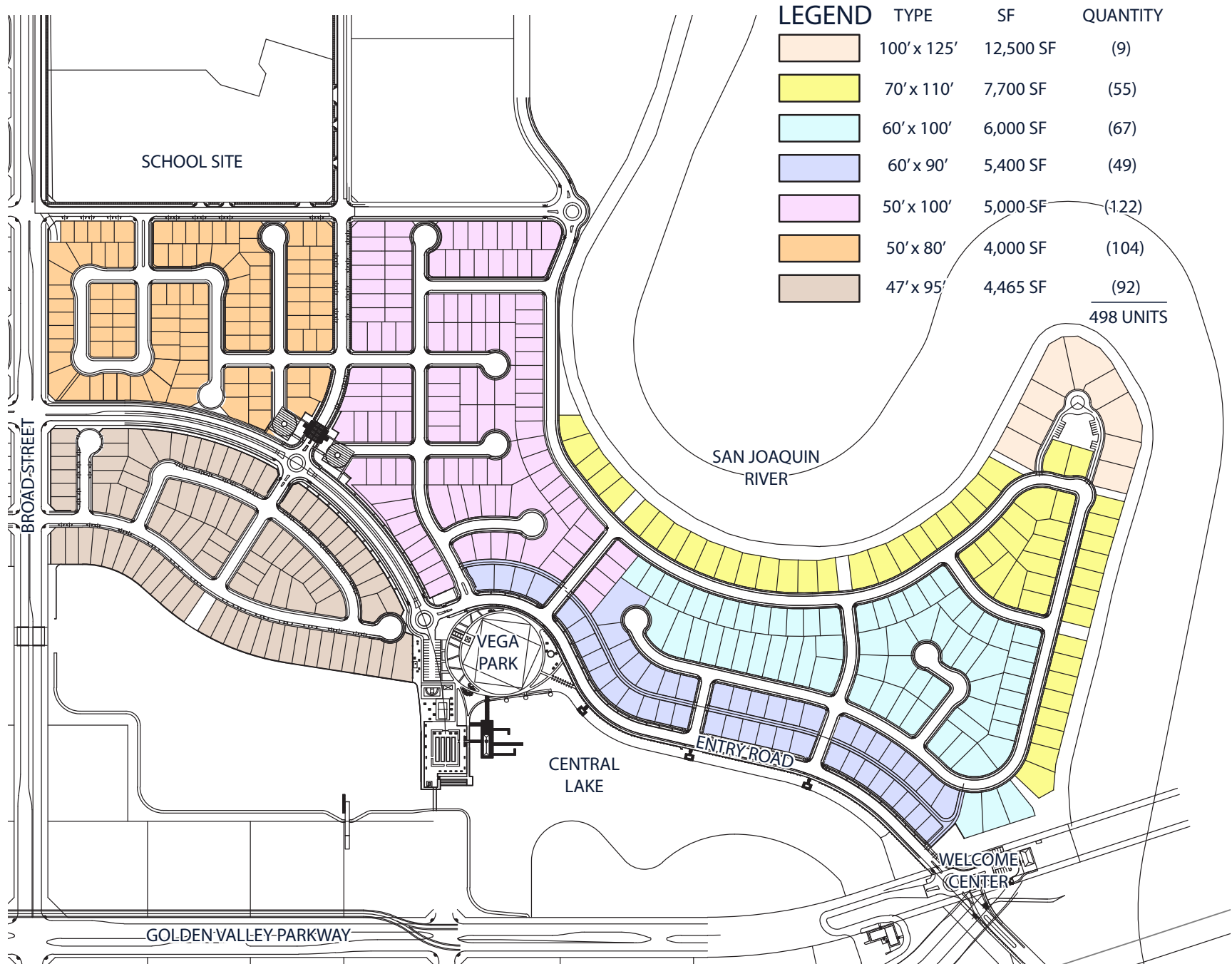


Figure 2.3 Lot Sizes Diagram - The Community at South River Bend

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.

Table 2.1 Summary of River Islands - Architectural Development Standards

THE COMMUNITY OF SOUTH RIVER BEND - TYPICAL LOT DESIGN STANDARDS							
Land Use Designation	Low Density Architectural (LDR)						
Lot Sizes	10,000 sq. ft. & ABOVE	70x110 LOTS	60x100 LOTS	60x90 (ALLEY) LOTS	50x100 LOTS	50x80 LOTS	47x95 LOTS
Setbacks (Minimum)							
Front Yard							
Living Space (First/Second Story)	(25'/30')	(20'/25')	(17'/22)	(15'/15')	(15'/20')	(14'/16')	(15'/20')
Porch (6' min. Depth)	15'	15'	12'	12'	12'	8'	10'
Garage Front Facing (Door)	30'	25'	20'	N/A	20'	18'	18'
Side-Entry Garage Wall	15'	15'	15'	N/A	Not Allowed	Not Allowed	Not Allowed
Front Courtyard walls	10'	10'	10'	10'	10'	10'	10'
Side Yard							
Living Space (Interior Property Line) ⁽²⁾	5' min. 15' Aggregate	5' min. 15' Aggregate	5'	5'	5'	5'	4'
Living Space (Corner Property Line)	15'	15'	10'	15'	10'	10' (3)	9' (3)
Wrap Around Porch (Corner)	12'	12'	7'	12'	7'	7'	7'
Detached Garages/Accessory Unit	10'	10'	10'	5'	5'	N/A	4'
Rear Yard							
Living Space (Min./Ave. 1st story/ Ave. 2nd story)	(20'/25')	(20'/25')	(15'/20')	(5'/20')	(15'/18'/20')	(10'/12')	(15'/20')
Front Entry Attached/Detached Garages	10'	10'	5'	N/A	10'	N/A	5'
Garages with Rear Access ⁽¹⁾	N/A	N/A	N/A	5'	N/A	N/A	N/A
Patio Covers (1 Story 10' max. Height)	20' min.	20' min.	10' min.	20'	10' min	10 min.	10 min.
Height (Maximum to Ridge Line)							
Primary Dwelling	35' (2 Stories)	35' (2 Stories)	35' (2 Stories)	35' (2 Stories)	35' (2 Stories)	35' (2 Stories)	35' (2 Stories)
Detached Garage	15' (1 story)	15' (1 Story)	15' (1 Story)	15' (1 Story)	N/A	N/A	15' (1 Story)
Detached Garage/Accessory Unit	25' (2 stories)	25' (2 stories)	25' (2 stories)	25' (2 stories)	N/A	N/A	N/A
Parking							
Resident (Garage)	3 Cars	3 Cars	2 Cars	2 Cars	2 Cars	2 Cars	2 Cars
Guest (Apron)	2 Min.	2 Min.	2 Min.	N/A	2 Min.	2 Min.	2 Min.
Building Coverage	40%	45%	45%	50%	50%	55%	50%

(1) Alley garage doors shall be 5" or 18" min from edge of Alley drive

(2) Zero (0') @ duplex conditions

(3) 10' Side yards along south River Island parking.

Table 2.2 Low Density Architectural (LDR) - Minimum 10,000 Sf Lot

Setbacks (minimum)	
Front Yard	
Living Space (First/Second Story)	(25'/30')
Porch (5' min. Depth)	15'
Garage Front Facing	30'
Side-Entry Garage Wall	15'
Front Courtyard walls	10'
Side Yard	
Living Space (Interior Property Line) (2)	5' min. 15' Aggregate
Living Space (Corner Property Line)	15'
Wrap Around Porch (Corner)	12'
Detached Garages/Accessory Unit	10'
Rear Yard	
Living Space (Min./Ave.)	(20'/25')
Front Entry Attached/Detached Garages	10'
Garages with Rear Access (1)	N/A
Patio Covers (1 Story 10' max. Height)	20' min
Building Coverage	40%

Table 2.4 Low Density Architectural (LDR) - 60x100 Lots

Setbacks (minimum)	
Front Yard	
Living Space (First/Second Story)	(17'/22')
Porch (5' min. Depth)	12'
Garage Front Facing	20'
Side-Entry Garage Wall	15'
Front Courtyard walls	10'
Side Yard	
Living Space (Interior Property Line) (2)	5'
Living Space (Corner Property Line)	10'
Wrap Around Porch (Corner)	7'
Detached Garages/Accessory Unit	10'
Rear Yard	
Living Space (Min./Ave.)	(15'/20')
Front Entry Attached/Detached Garages	5'
Garages with Rear Access (1)	N/A
Patio Covers (1 Story 10' max. Height)	10' min.
Building Coverage	

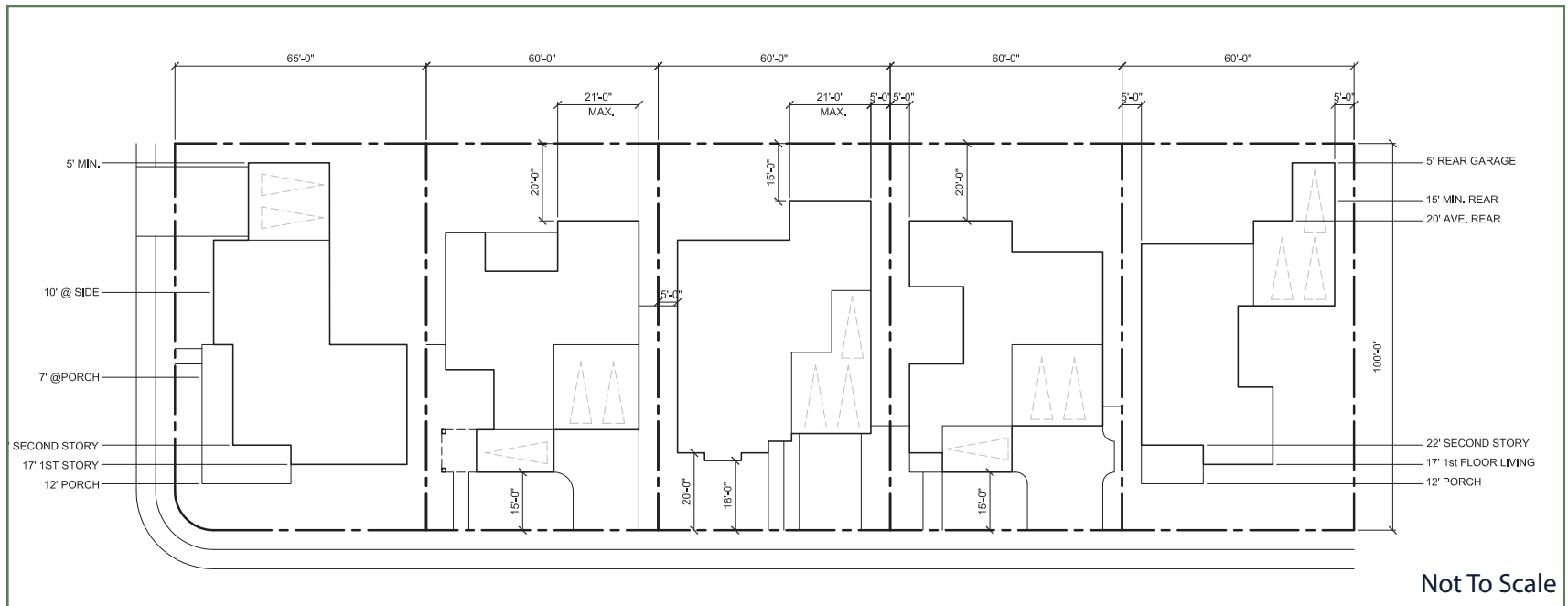


Table 2.5 Low Density Architectural (LDR) - 60x90 Alley Lots

Setbacks (minimum)	
Front Yard	
Living Space (First/Second Story)	(15'/15')
Porch (5' min. Depth)	12'
Garage Front Facing	N/A
Side-Entry Garage Wall	N/A
Front Courtyard walls	10'
Side Yard	
Living Space (Interior Property Line) (2)	5'
Living Space (Corner Property Line)	15'
Wrap Around Porch (Corner)	12'
Detached Garages/Accessory Unit	5'
Rear Yard	
Living Space (Min./Ave.)	(15'/20')
Front Entry Attached/Detached Garages	N/A
Garages with Rear Access (1)	5'
Patio Covers (1 Story 10' max. Height)	20'
Building Coverage	50%

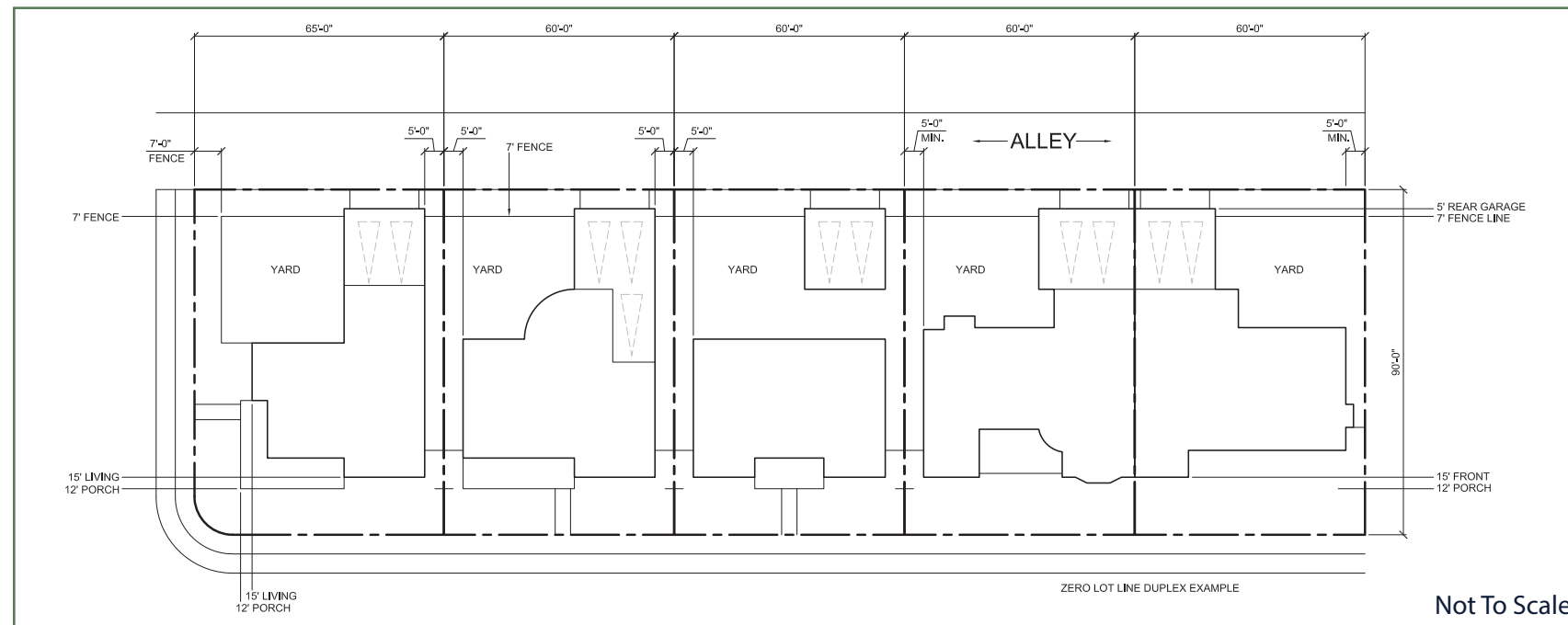


Table 2.6 Low Density Architectural (LDR) - 50x100 Lots

Setbacks (minimum)	
Front Yard	
Living Space (First/Second Story)	(15'/20')
Porch (5' min. Depth)	12'
Garage Front Facing	20'
Side-Entry Garage Wall	Not Allowed
Front Courtyard walls	10'
Side Yard	
Living Space (Interior Property Line) (2)	5'
Living Space (Corner Property Line)	10'
Wrap Around Porch (Corner)	7'
Detached Garages/Accessory Unit	5'
Rear Yard	
Living Space (Min./Ave. 1st story/ Ave. 2nd story))	(15'/18'/20')
Front Entry Attached/Detached Garages	10'
Garages with Rear Access (1)	N/A
Patio Covers (1 Story 10' max. Height)	10' min
Building Coverage	50%

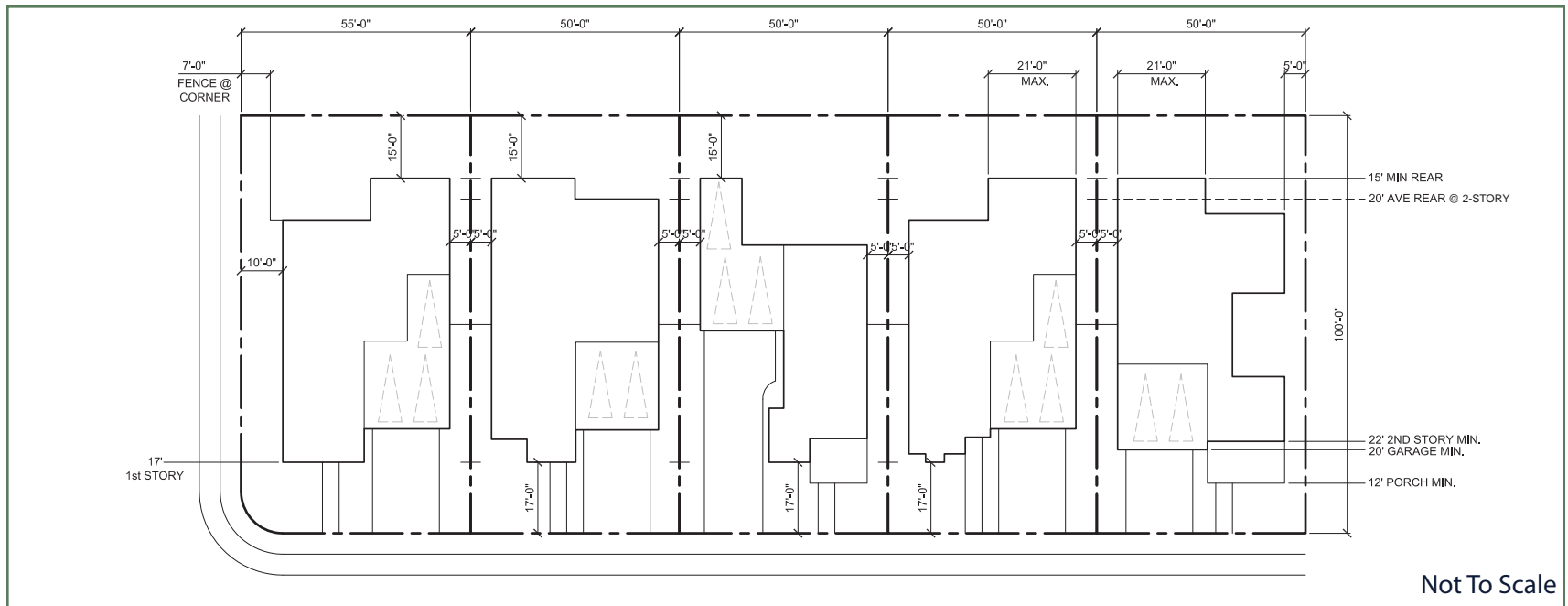
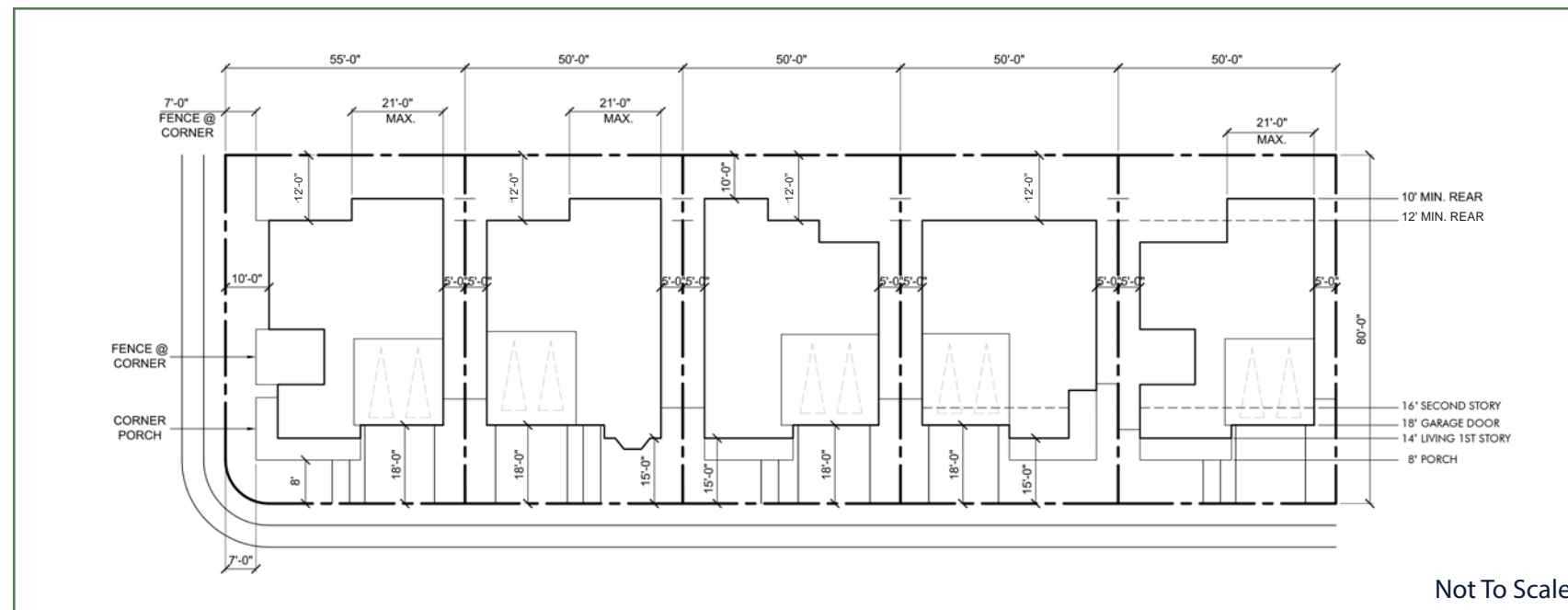


Table 2.7 Low Density Architectural (LDR) - 50x80 Lots

Setbacks (minimum)	
Front Yard	
Living Space (First/Second Story)	(14'/16')
Porch (5' min. Depth)	8'
Garage Front Facing (Door)	18'
Side-Entry Garage Wall	Not Allowed
Front Courtyard walls	8'
Side Yard	
Living Space (Interior Property Line) (2)	5'
Living Space (Corner Property Line)	10'
Wrap Around Porch (Corner)	7'
Detached Garages/Accessory Unit	N/A
Rear Yard	
Living Space (Min./Ave.)	(10'/12')
Front Entry Attached/Detached Garages	N/A
Garages with Rear Access (1)	N/A
Patio Covers (1 Story 10' max. Height)	10 min.
Building Coverage	55%



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:

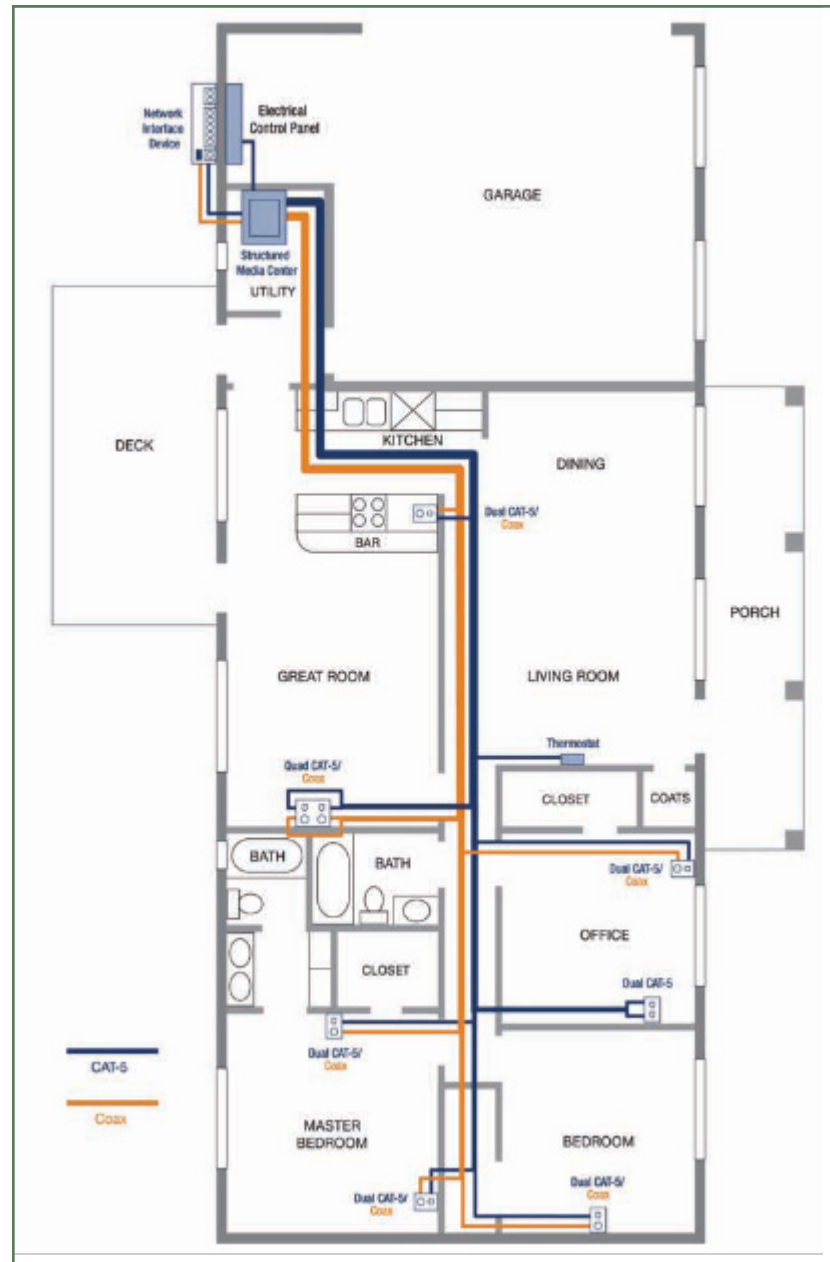
A router is optional. If provided, the router shall be installed and securely fastened inside of the SWP.

- 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

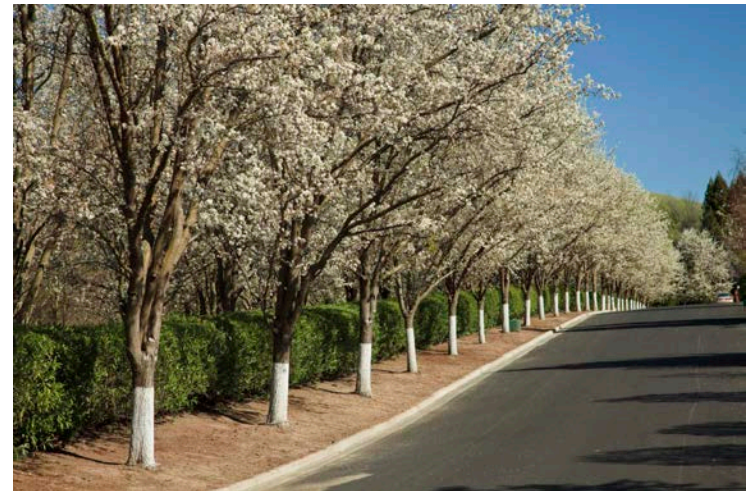
3.1 INTRODUCTION

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 Community at South River Bend should reinforce the overall theme of River Islands, with a “Delta Agrarian” character based on the natural landscape of the San Joaquin River Delta and the valley’s man-made agricultural landscape. This theme may be expressed through use of fruit-bearing trees, orchard-style planting, wildlife-attracting hedgerows, riparian-type planting, abundant trees for beauty and comfort, and durable, long-lasting materials that convey a genuine sense of place.



Layers of planting along streets add to residential character



Fruit bearing trees in small orchard 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

- Plant selection should emphasize the use of drought-tolerant, long-lived and pest-resistant plant species that are indigenous and/or well adapted to the climatic and soils conditions of the site (see Appendix: Plant Palette). Plant selection should reinforce the agricultural and delta character. Native grasses, flowers and flowering and fruiting trees are encouraged. Flowering shrubs such as roses and lavender would promote the community's agricultural identity.
- Fruiting or blossoming trees, such as Bradford pears, may be painted with white paint to express an agricultural character. If paint is used, it should be applied to the trunk from soil level to below the lowest branches (approximately three to four feet; see photo).
- 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

be harmful to children or cause allergic reactions.

- Low groundcover and native grasses 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.
- 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. 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.
- While rear yard landscaping (with the exception of the requirements contained in Section 3.2.3) are not required to be landscaped, the Builder is responsible for providing information to homeowners on the standards contained with this document, proper irrigation practices (including use of provided controller), planting materials and maintenance practices.

3.2.2 Front and Side Yards

Guidelines

- Front yards of lots that are 60 feet in width or less 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.

- If practical, front yards located at the end of cul-de-sacs should be planted as an orchard-like grid of trees, preferably aligned with the street centerline (see Figures 3-1 and 3-2). Flowering groundcover may be used for the ground plane of these orchards. These areas should not be terraced as part of planting.
- Hedgerows may be used on side property lines for privacy and

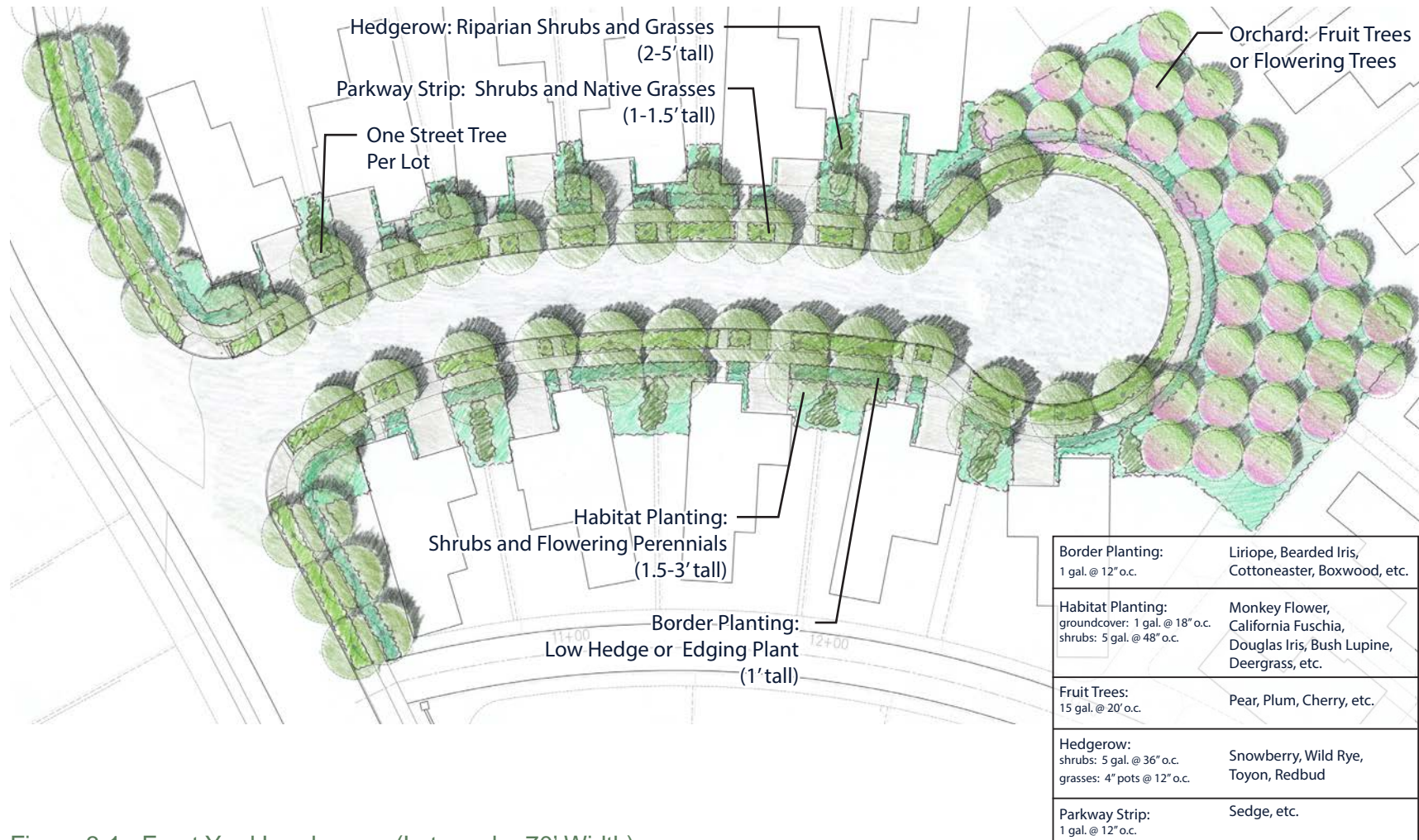


Figure 3-1: Front Yard Landscape (Lots under 70' Width)

definition of yard areas, and a continuous low border of grasses or ground cover may be installed adjacent to the sidewalk (see Figure 3-1).

- Shrubs located near street frontages or on corner lots should not exceed three feet in height.

Standards

- Landscaping for all front yard areas shall be installed by the Builder.

- The Builder shall design front yard landscape for lots that are 60 feet wide or less. These front yards shall include a minimum of one tree which shall match the species and size of the adjacent street trees. Additional trees may be of a different species.
- For lots that are 70 feet or more in width, the homeowner may design the landscape. These front yards shall include a minimum of two trees, at least one of which shall match the species and size of the adjacent street trees.

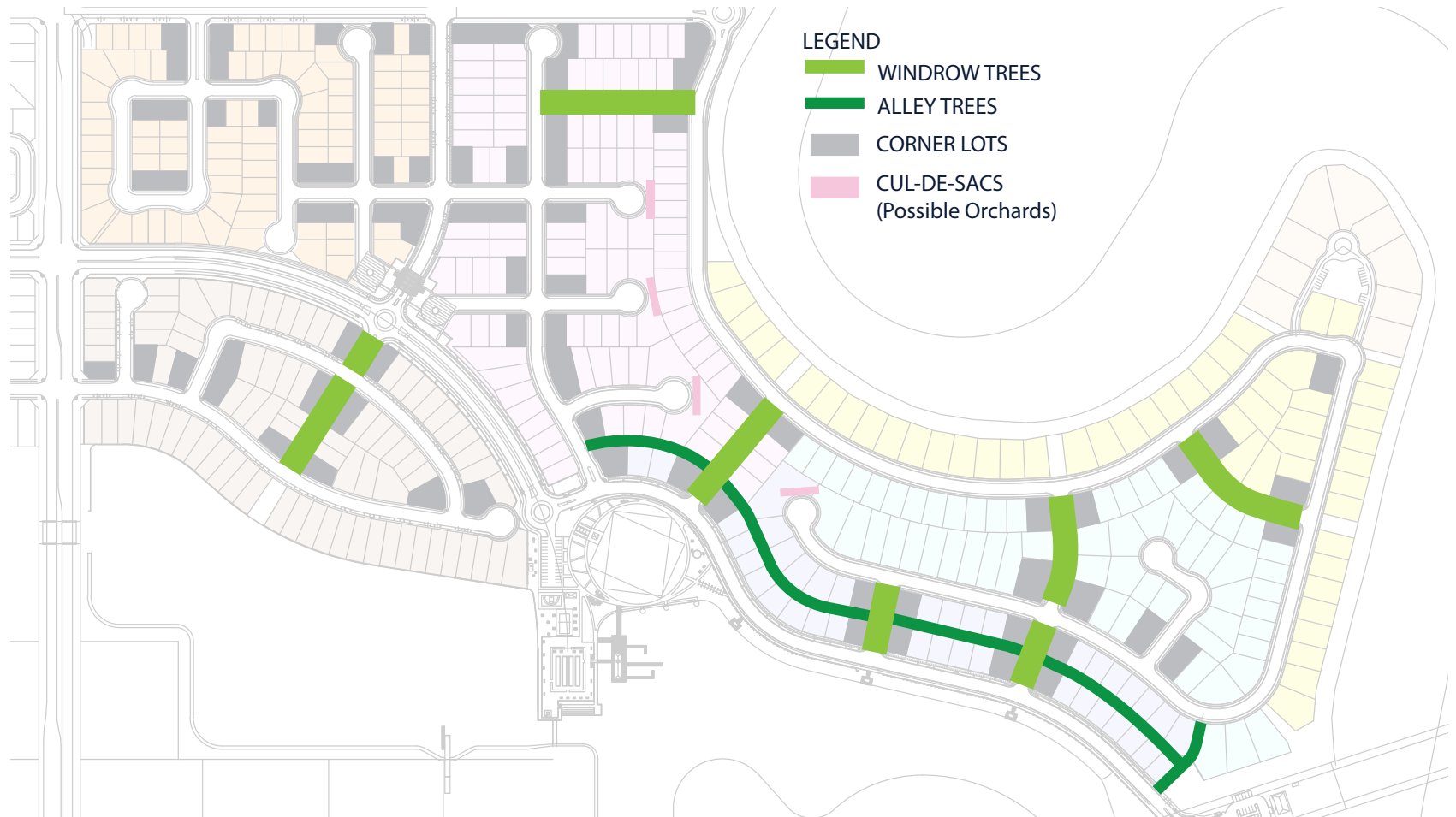


Figure 3-2: Tree Planting Conditions

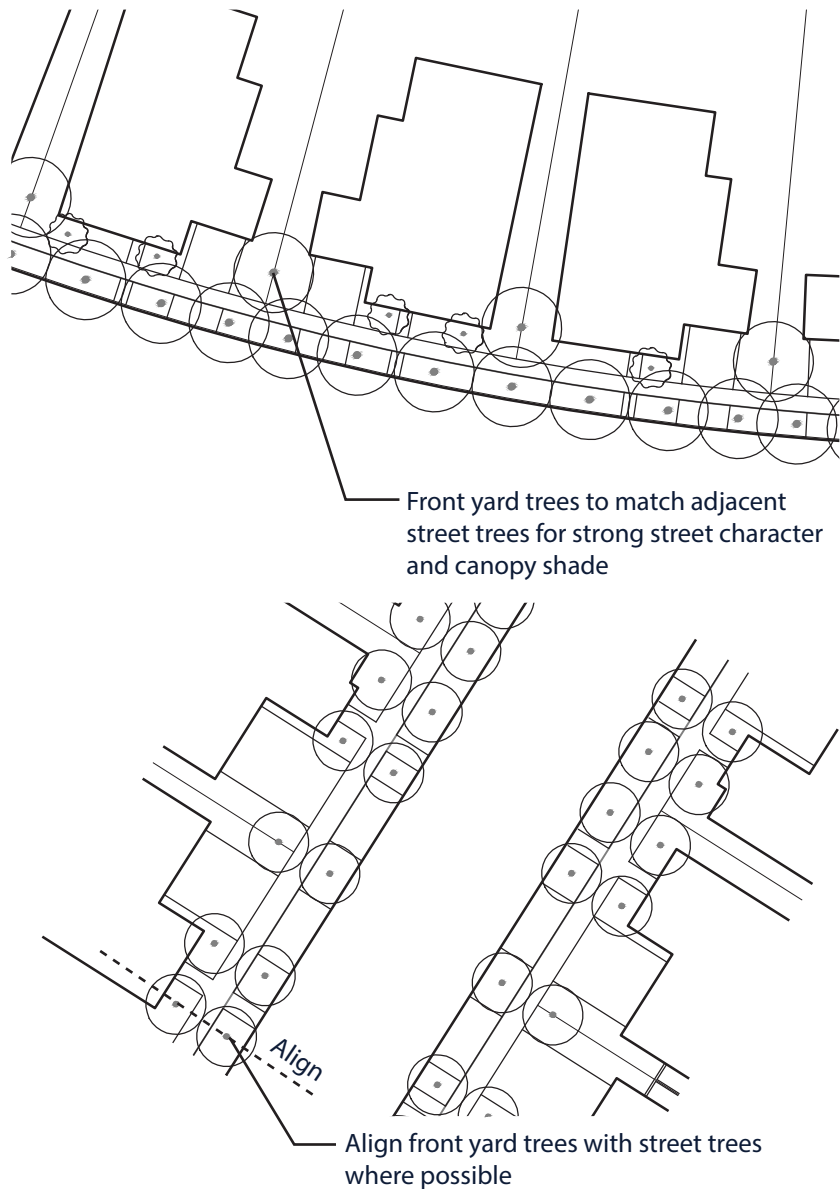


Figure 3-3: Front Yard Trees

- Front yards located along streets with windrow planting (see Figure 3-2) shall include a windrow tree, with species and spacing that matches the adjacent street tree planting.
- Front yard trees that match the adjacent street trees shall, wherever possible, be located to align with street tree spacing in order to provide a strong street character and canopy shade for pedestrians (see Figure 3-3).
- Other front yard areas shall be planted with shrubs and perennials that enhance habitat values and maintain an attractive appearance along the street.
- Highly visible front yards (those that can be seen from park areas, and the front yards of alley-homes that face onto the lake/Entry Road) shall be maintained by the River Islands CFD. All other front 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.

3.2.3 Rear Yards

See Section 3.3 for fencing requirements in lakeside rear yards.

Guidelines

- All rear yards that are visible from the Entry Road or park and rear yards of all lakeside homes should contain a minimum of two trees, one of which should be fruit-bearing.
- 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.

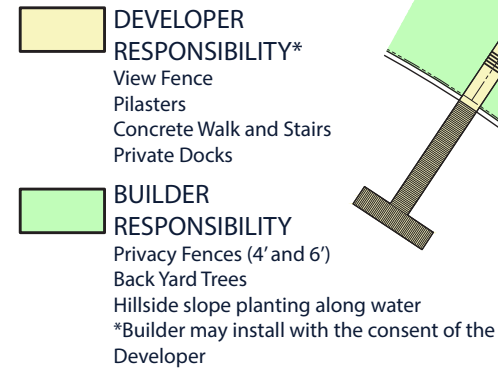


Figure 3-5: Builder Responsibility at Rear Yards*

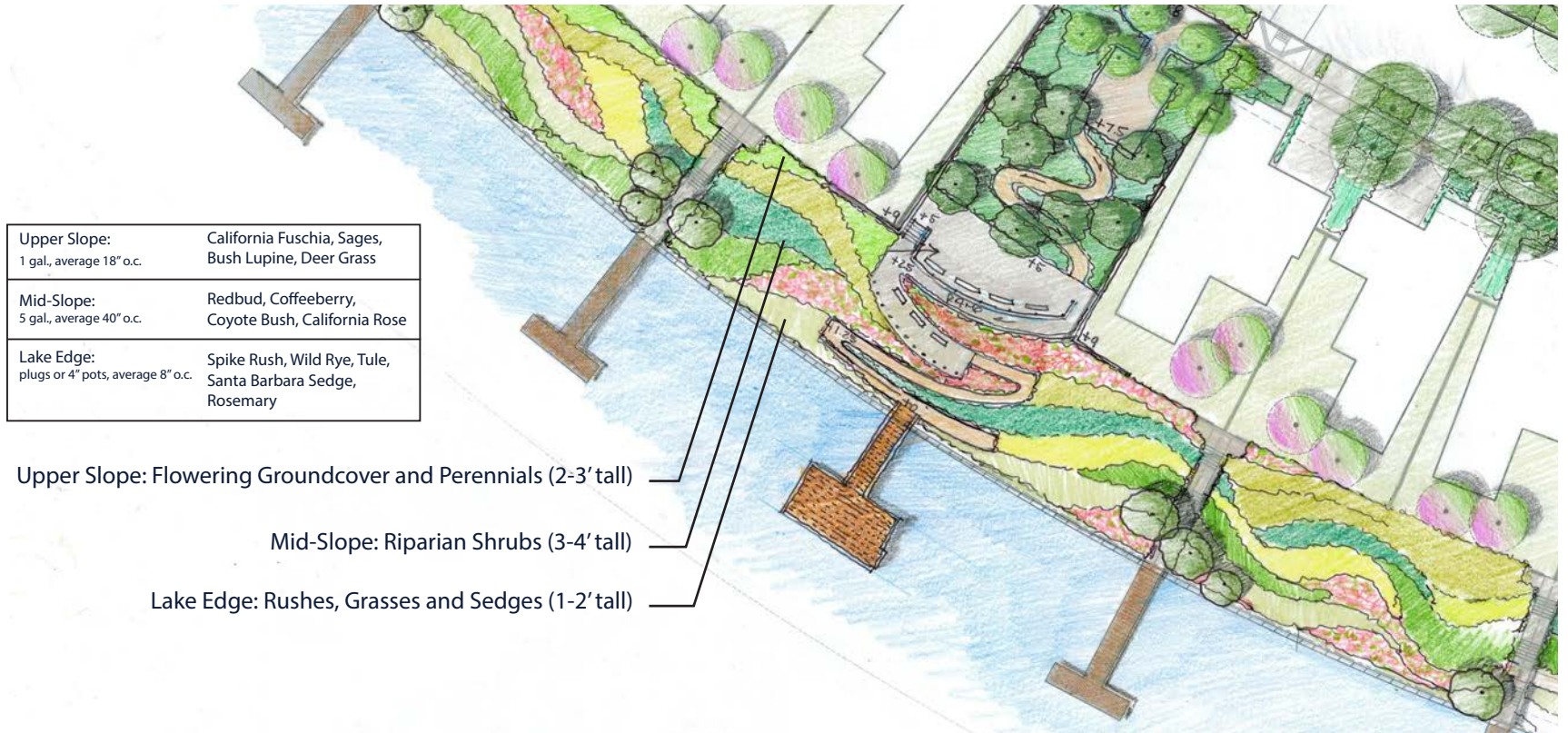


Figure 3-4: Rear Yards at Lakeside Homes

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 3-5). (Builder may install with the consent of the Developer).
- Irrigation shall be provided for all planted areas (see Section 3.4).

3.2.4 Corner Lots

Guidelines

- Corner lots should be landscaped to provide an attractive appearance and appealing street character.
- Standards
- All portions of corner lots visible from public streets, including side yards, shall be landscaped by Builder.
- Corner lots shall include a minimum of one tree for each street frontage.
- Side yard trees of corner lots shall match the adjacent street trees and shall, wherever possible, be located to align with street tree spacing in order to provide a strong street character and canopy shade for pedestrians (see Figure 3-6).

3.2.5 Alleys

Guidelines

- Alleys should be planted with columnar trees and vertical plants material, as shown in Figure 3-7.
- Standards
- Columnar trees for use in alleys shall be selected from the approved plant palette shown in Appendix.

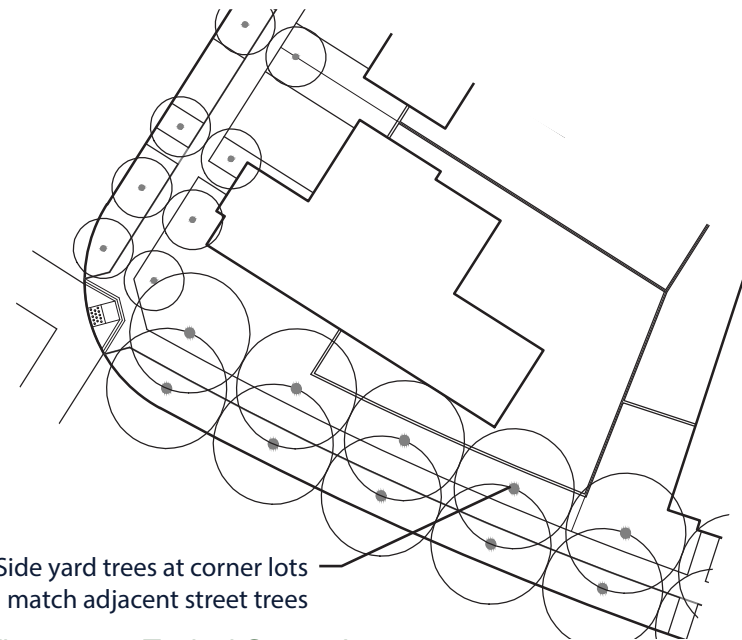


Figure 3-6: Typical Corner Lot

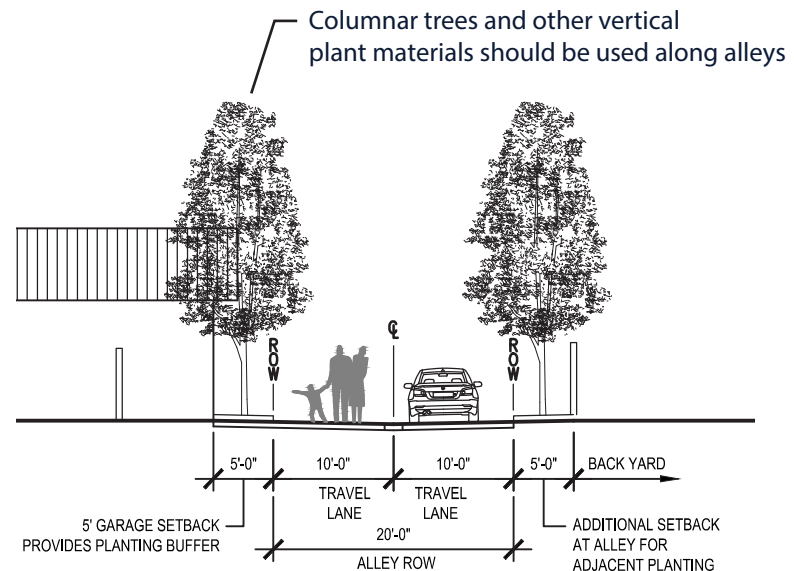


Figure 3-7: Typical Alley Condition

3.3 SITE FURNISHINGS/ MATERIALS

3.3.1 Fences

Figures 3-8, 3-9, 3-10 and 3-11 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 (Figure 3-8).

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.

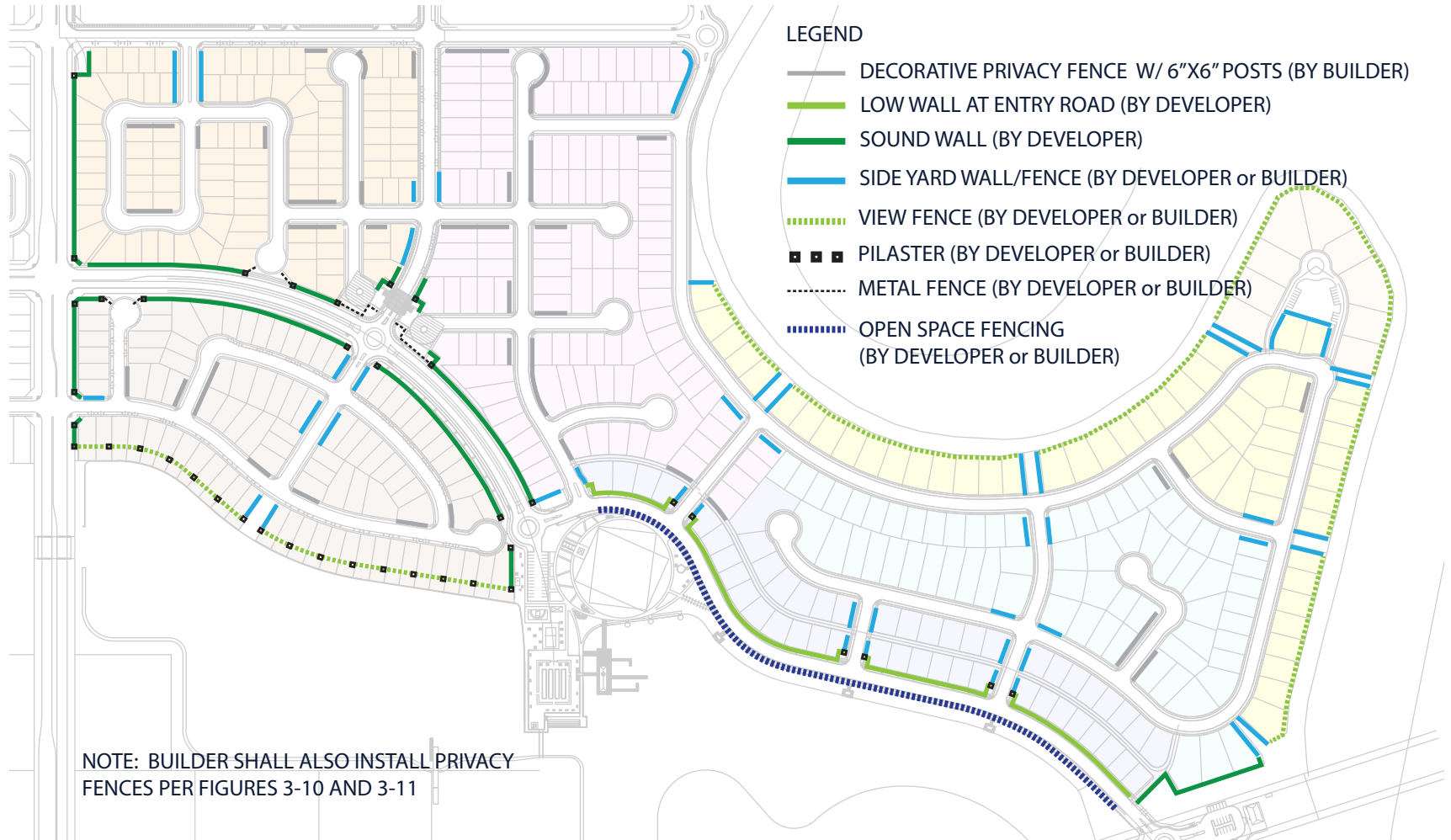
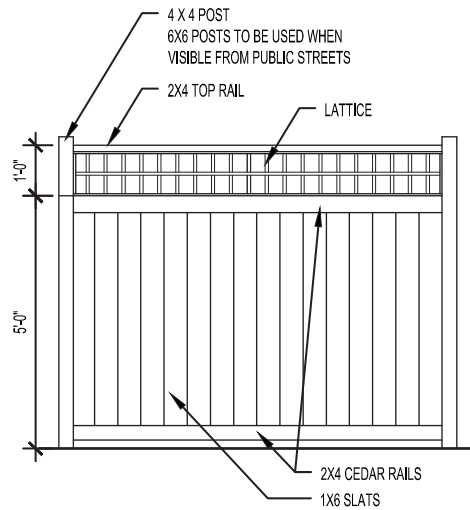
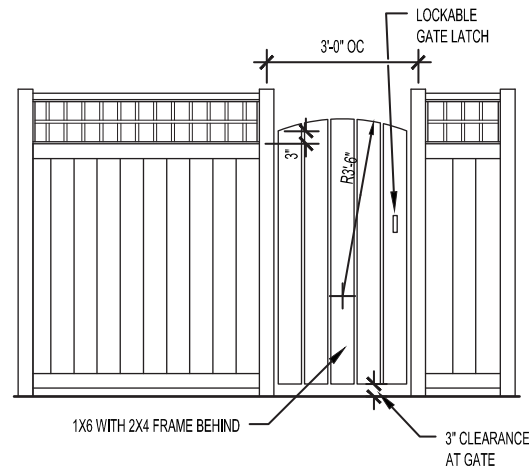


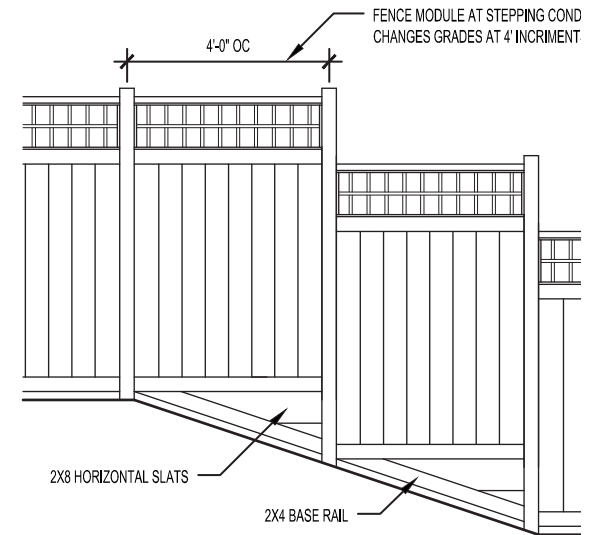
Figure 3-8: Community Wall and Fence Diagram



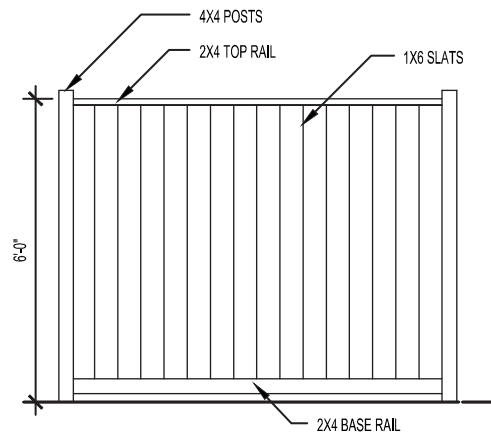
DECORATIVE PRIVACY FENCING



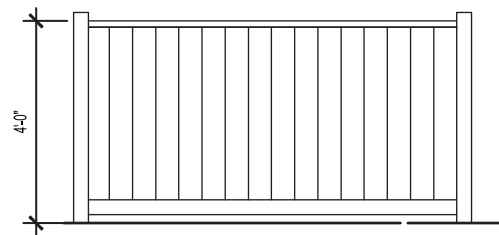
SIDE YARD GATE



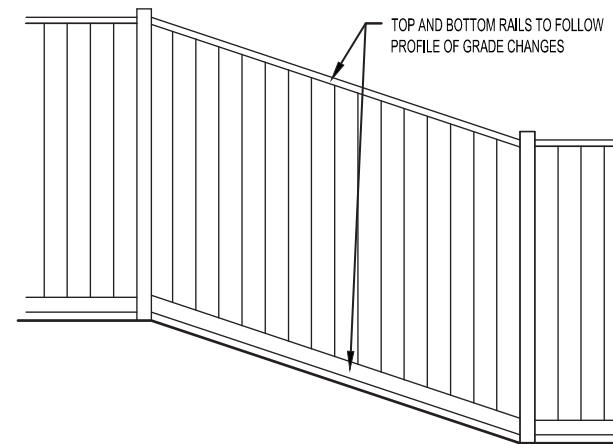
DECORATIVE PRIVACY FENCE WITH STEPPING CONDITION



PRIVACY FENCE (6' HEIGHT)



PRIVACY FENCE (4' HEIGHT)



PRIVACY FENCE AT SLOPING CONDITION

Figure 3-9: Prototypical Fence Conditions (For Builder)

- 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

- Decorative privacy fencing and privacy fencing shall be installed by Builder using the design treatments illustrated in Figure 3-9 and in locations indicated by Figures 3-8, 3-10, and 3-11.
- Decorative privacy fencing with lattice treatment shall be used for areas visible from public areas including roadways and parks.
- Decorative privacy fencing shall be set back 10 feet from the sidewalk. Gates shall be installed on one side of the home to allow access from front yard to side yard.
- Privacy 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 feet to four feet in height as indicated in Figure 3-11.
- In sloping areas visible from public streets or public use areas, fencing shall step down the slope. Fencing may slope with the grade in areas that are outside of public view.
- On corner lots, front yard fencing shall be continuous along the front and side property line. For corner lots, side yard fencing along street frontages should be located a minimum of five (5) feet from the sidewalk where possible.
- 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.

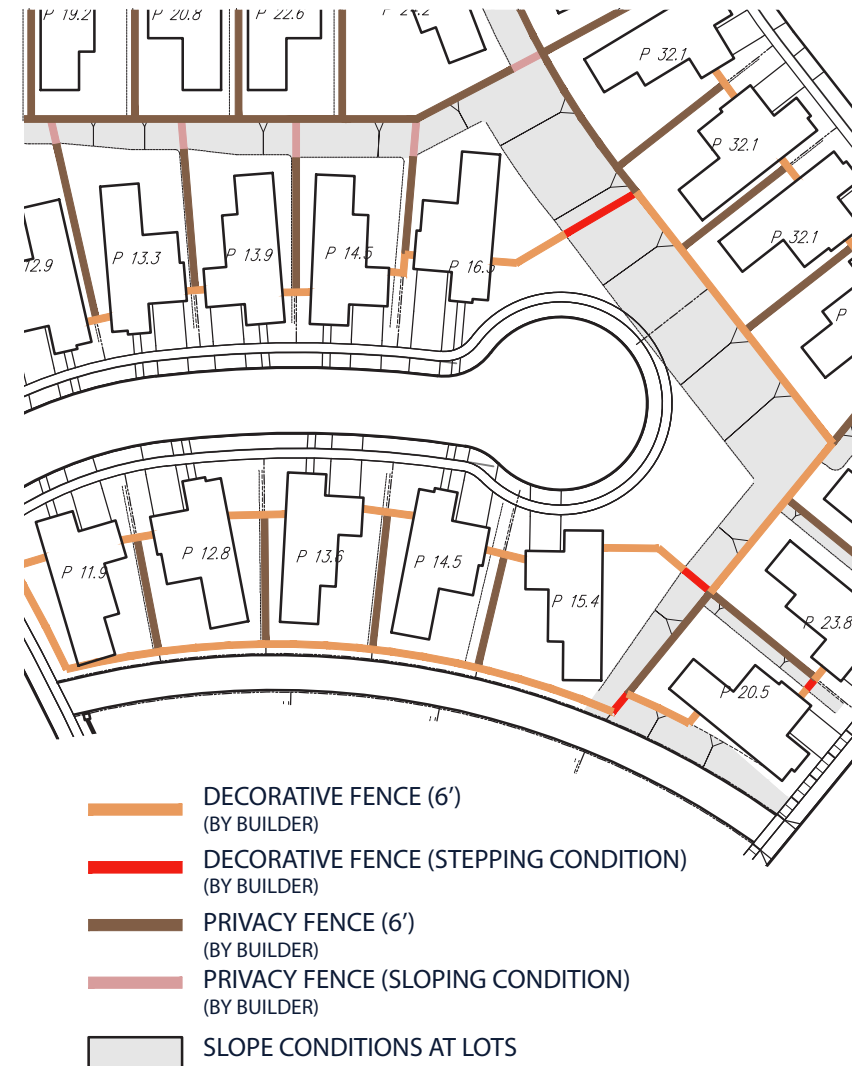


Figure 3-10: Prototypical Fence Conditions

- 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.

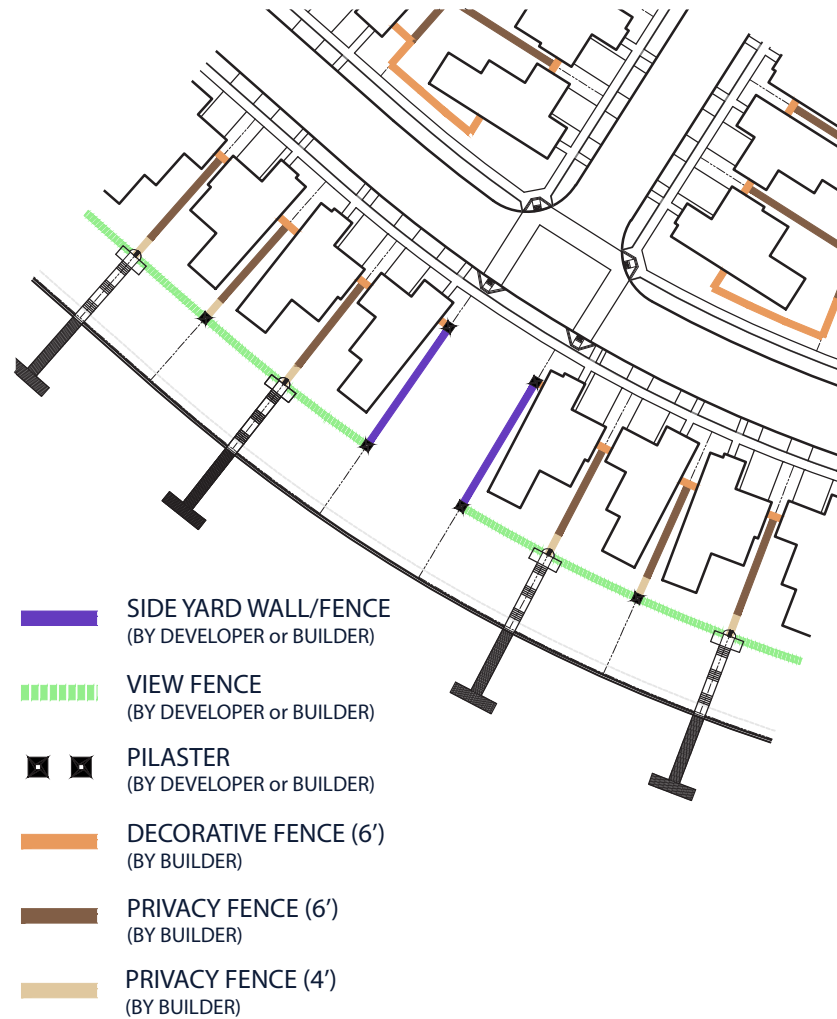


Figure 3-11: Prototypical Fence Conditions (Water Edge)

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.
- 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.
- The use of exposed aggregate or broom finished concrete with integral color, unit pavers, stamped concrete, and bricks is encouraged. 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 maximum in each direction.

- Residential driveways serving front-facing garages should use enhanced materials, and/or scoring patterns to reduce the visual impacts.
- Front walks and patios may be constructed of concrete, permeable concrete, or pavers.
- 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 insure 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 contain additional requirements for irrigation and water conservation.

Guidelines

- The irrigation system should be designed to conserve water resources by efficiently and uniformly distributing water.
- Irrigation design should be based upon appropriate 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 insure 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 when possible, and shrubs and trees should be irrigated with a drip system or MPR heads to provide deeper, more even watering and promote water conservation. Sys-

tems 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 spray system, using head-to-head spray coverage. Misting spray heads in turf areas should be avoided.
- 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 systems should include a rain shutoff valve.
- Main lines should have 18" of cover.
- Irrigation controls 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. For lakeside homes, additional stations shall be available for the area between rear yard fence and lake edge.

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 two 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 inorganic 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 Palette. 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. Fruit trees at ends of cul-de-sacs should be 15 gallon in size, spaced at approximately 20 feet o.c.
 - 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 3-4.

RIVER ISLANDS



CHAPTER 4

PROJECT
IMPLEMENTATION



4

4.1 Project Implementation

4.1.1 Stewart Tract Design Review Board (STDRB)

All projects shall be subject to the design review process and submittal requirements described in the following sections. Projects will be re-viewed by the Stewart Tract Design Review Board (STDRB), according to the requirements set forth below and Section 17.61.160 of the Lathrop Municipal Code. The STDRB is a group of three persons that includes a representative of the City of Lathrop (City), as well as experienced design professionals that represent the master developer. The STDRB will review design and improvement plans for new construction on undeveloped and improved lands within the community for conformance with these Design Guidelines/Design Standards (DG/DS) and with all applicable plans (described below) and applicable Covenants Conditions and Restrictions (CC&Rs). The STDRB does not guarantee approval of any permit from other entities but its recommendation to City of Lathrop staff, Lathrop Planning Commission and some cases Lathrop City Council is mandatory for ultimate approval of your project.

Subsequent to STDRB review, applicants will be required to obtain approval by the City of Lathrop for all necessary permits. This includes landscaping and infrastructure permits if applicable.

The STDRB is the primary design advisor to the City of Lathrop staff, Planning Commission and City Council for Stewart Tract development (River Islands and the Southeast Stewart Tract planning areas). The River Islands DB/DS document are specific to the River Islands at Lathrop Project and not applicable to the Southeast Stewart Tract planning area. The STDRB also provides the City will recommendations regarding planning documents for future planning areas that are out of the scope of these guidelines.

As part of its responsibility in reviewing development proposals and making recommendations to the City of Lathrop, the STDRB also has the authority to recommend exceptions and revisions to the River Islands DG/ DS to the Planning Commission. Exceptions may arise through a review of a development proposal and might include minor design changes or adjustments that are consistent with the intent of these DG/DS; in some cases, an exception might apply to a condition not foreseen in the DG/DS. A STDRB recommendation to grant an exception may or may not be coupled with a proposed project proposal already being reviewed by the STDRB. 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 STDRB.

4.1.2 Consistency Requirements

Plans must be found consistent with this document and applicable West Lathrop Specific Plan and City of Lathrop's ordinances, standards, and rules, as well as any recorded 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
2. West Lathrop Specific Plan
3. City Development Title (zoning and subdivision ordinances)
4. River Islands Development Agreement and Performance Standards (as amended)
5. Vesting Tentative Map No. 3694 Conditions of Approval
6. The River Islands Urban Design Concept (UDC)
7. Neighborhood Design Review Plan
8. The DG/DS (this document)
9. Adopted CC&Rs (if applicable)

If you have any questions regarding these requirements, please contact City staff.

4.1.3 Design Review Fees

For each submittal, Builders will be required to submit an initial review fee as adopted by the City of Lathrop. This fee shall accompany the required submittal documents. Multiple submissions at any of the stages may require additional fees, including Final Review submittals that do not reflect changes required by the STDRB based on review of previous submittals. If project revisions are initiated by the Builder, the STDRB shall require re-submittal and review of new exhibits, and will require payment of additional design review fees.

Individual homebuilders and homeowners (remodels) will also pay a fee based upon the City's approved fee schedule. Please contact City staff for the most recent fee in these cases.

4.1.4 Design Review Submittal Requirements

The design review process described below is intended to ensure that projects developed for River Islands at Lathrop contribute to the character and quality envisioned for the community, leading to long term enhancement of value. The requirements are intended to result in a process that will move quickly and efficiently, without sacrificing the quality of site planning, architectural and landscape architectural opportunities available for each site.

Keys to the success of the design review process are:

- ^ Complete submittals with all required items included. (No part of a submittal will be reviewed until all items are received.)

- ^ Selection and hiring of a committed design team at the inception of the project, including the Architect, Landscape Architect, and Civil Engineer.

- ^ A consistent and quality level of participation and active interaction with the STDRB and the City of Lathrop. Periodic working sessions meant to promote interaction and to explore ideas will be required to refine ideas with the STDRB and/or City Staff as appropriate. The length of the approval process can be greatly reduced when the Builder and STDRB participate closely during the planning and design process.

Step 1: Project Application / Preliminary Design Review

The purpose of this step is to define an overall concept/"big idea" for the project (e.g. number, type, styles, materials of proposed structures), establish the project's architectural, open space, and movement systems; and to conceptualize the scope and character of the project. Street-scenes and the manner in which structures and landscape will interact to define the street character should be a primary focus of the preliminary design review process.

The process will commence upon receipt of the required fee and Builder's application form (a copy of the form is included in the Appendix). Upon receipt of the application, each Builder will be notified within 15 working days of the date, time and place for the Preliminary Design Review with STDRB and/or City staff.

Submittals:

1. Completed Application and Fee (as provided by City staff).
2. Location Map - should include lot or parcel numbers if available.
3. Conceptual Plans and Elevations - this shall include preliminary building floor plans, one to two front elevations per plan (so that each architectural style is represented).
4. Conceptual front yard landscaping plans for each lot type.
5. Preliminary Color Palette & Material concepts
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.

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.

Upon acceptance of the Builder's submittal package, the STDRB will schedule an appointment for the Preliminary Design Review Session, in which the STDRB will meet with the Builder to review the Builder's submitted materials. In this meeting, site conditions, community development concepts and any appropriate elements of the DG/DS will be discussed to establish the direction for the preparation of more detailed Schematic plans by the Builder.

Following the Preliminary Design Review, the STDRB shall provide a written memorandum outlining the agreed upon direction of the STDRB and the Builder within 15 business days after the Preliminary Design Review.

Step 2: Project Application / Schematic Design Review

With the overall concept/"big idea" previously reviewed and with approval to proceed, the applicant may now proceed to the Schematic Design Review Stage. This stage will further refine the project's architectural, open space, and movement systems; and will finalize the scope and character of the project.

The process will commence upon receipt of the Builder's application form and review fee (copy of the form will be provided by City staff). Upon receipt of the application, each Builder will be notified within 15 working days of the date, time and place for the Schematic Design Review with STDRB and/or City staff.

Submittals:

1. Completed Application and Fee (as provided by City Staff).
2. Location Map - should include lot or parcel numbers if available.
3. Schematic Floor Plans and Elevations - to include Schematic building floor plans, all front elevations, side and rear elevation per style per plan.
4. Schematic front yard landscaping plans for each lot type submitted.
5. Color Palette & Materials Boards
6. Lotting Plan (Subdivisions) - the lotting plans shall show at least five contiguous lots, including one corner lot (if applicable). The footprint for proposed structure shall be shown on the lot, along with any driveways, walks, landscaped areas, dimensioned setbacks, fencing and other major features.

All submitted plans and elevations shall be at a minimum scale of 1/8" or 1/4"=1'-0" on 24" x 36" paper, as well provided as an electronic file in PDF format.

Upon acceptance of the Builder's submittal package, the STDRB will schedule an appointment for the Schematic Design Review Session, in which the STDRB will meet with the Builder to review the Builder's

submitted materials. In this meeting, site conditions, community development concepts and any appropriate elements of the DG/DS will be discussed to establish the direction for the preparation of detailed plans (working drawings) by the Builder.

Following the Preliminary Design Review, the STDRB shall provide a written memorandum outlining the agreed upon direction of the STDRB and the Builder within 15 business days after the Preliminary Design Review.

Step 3: Final Design Review

The purpose of this step is to develop the specific designs for the architectural, landscape architecture, and civil engineering elements of the project for ultimate submittal to the City for building permit approval.

Upon receipt of and confirmation with the STDRB's Preliminary Design Review Memorandum, more detailed project plans/working drawings shall be prepared and submitted to the STDRB for Final Design Review. The plans shall be a progression of the those accepted by the STDRB during the Preliminary Design Review process. Coordination and open communication are essential to ensure that the site systems are mutually supportive.

Final Design Review will provide the opportunity for the Builder to proceed directly to the preparation of working drawings for all aspects of the project site/subdivision. Within 15 business days following receipt of a complete submittal, the STDRB will prepare and submit to the Builder a written memorandum of either approval or approval with appropriate modifications. In the event that significant modifications are necessary, a second design review meeting will be scheduled by the STDRB, focused on those major changes. Professionals licensed to practice in the State of California shall prepare all Architectural, Engineering and Landscape Architectural Plans.

Submittals:

1. Location Map (as prepared for Preliminary Design Review).
2. Dimensioned site plan, showing building footprints, street curbs and rights-of-way, easements, driveways, dimensioned building setbacks, slope banks, recreation areas, walks, walls, exterior stairs, patios, overhangs, and planting areas. The site plan shall include the actual footprint and architectural style for each lot.
3. Grading plans, showing both existing and proposed grades, drainage system, major profile sections and approximate earthwork quantities (if applicable).
4. Utility coordination drawings, showing location, and visual mitigation, of all major utilities, including both above ground elements and below ground elements. Careful attention should be given to the locations of transformer pads, utility and irrigation cabinets, and backflow preventers, since these have a dramatic negative impact on the appearance and livability of the neighborhood.
5. Exterior lighting drawings, showing the location and appearance of all exterior lights, including pole height, fixture type, type of light source, and color.
6. Architectural design drawings, including floor plans, fire sprinkler plans, foundation plans, electrical plans, plumbing plans, mechanical plans, roof plans, all elevations, sections and structural details.
7. Architectural color and material sample boards for every color scheme by architectural style intended. These should be noted by elevation style for each product.
8. Landscape design drawings for each lot. These plans shall illustrate the design approach for landscape areas, include construction documentation for layout / grading, planting and irrigation plan and include detailing for all walkways, walls, fences, planting, lighting, and irrigation as applicable. These plans shall include legends and details to identify all specifics (model#, finish and color) and sizes of plant materials to be used.

9. Landscaping material sample board depicting, plant selections and hardscape selections, such as driveway scoring patterns and textures.
10. Wall and fence drawings, showing location and appearance of all exterior walls and fences. These should include height, materials, and key details.
11. Site Plan/Landscape Concept for the Model Home Complex, Sales Office and Temporary Marketing Facility (if any)
12. Estimated Construction Schedule including model home complex site improvements and phasing.
13. Other plans or items needed to address previous Design Review requirements of the STDRB.

Step 4: City Permits

Following STDRB final recommendation, Builders can submit building permit and if applicable site plan review/conditional use permit applications to the City for review and approval. The following submittal requirements are for building permits; City staff should be consulted for submittals requiring a site plan review or conditional use permit.

Submittals:

1. City of Lathrop Building Permit Application and Fees (please contact City staff for the most current information - fees are due at time of submittal). Please be advised that the Fire department, Public Works department and school district may assess separate fees depending on the size and type of the project.
2. Copy of STDRB Recommendation Letter/Memorandum.
3. Seven (7) complete sets of drawings, drawn to minimum of 1/4" = 1' scale. At least three (3) sets shall be wet stamped.
4. Four (4) copies of the site/plot plan on a minimum 11" x 17" sized paper. Please be sure to show all appropriate setbacks for all proposed structures.

5. Three (3) copies of Title 24 information and structural calculations on a minimum 8 1/2" x 11 sized paper. At least two (2) sets shall be wet stamped.
6. Any other information/plans/calculations required by the Building Division.

Step 5: Construction/Implementation Involvement

The STDRB shall be notified if conditions encountered during construction of the project change the previously approved design. In addition, the STDRB shall be notified of the time for the review of on-site mockups of materials and colors if any materials and/or colors are proposed for modification. If the STDRB determines at any time during the construction phase that the applicant is not in compliance with STDRB approvals, DS/DG, UDC, applicable CC&Rs, or other required standards, the Builder shall be subject to a cease and desist order of the City Building Official and/or civil enforcement of applicable CC&Rs.

All field changes require approval of the STDRB and City staff.

All projects may be subject to periodic field inspections by the STDRB. If any non-compliance issues are identified, City staff or the STDRB shall immediately contact the Builder's designated representative. The applicant will have five (5) days to respond in writing with a remedy acceptable to the STDRB and City staff. The remedy shall be signed by the STDRB and the Builder.

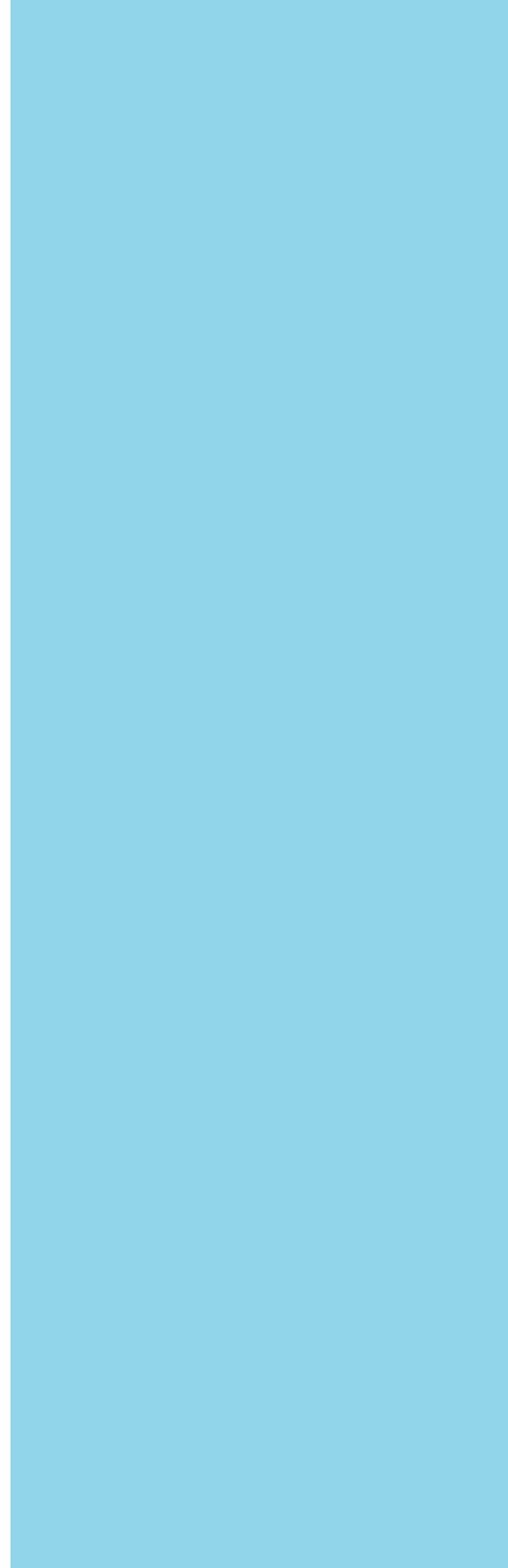


4

RIVER ISLANDS



APPENDIX





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





Plant List - SWA

BOTANICAL NAME	COMMON NAME	HABIT	NATIVE	H	W	City of Lathrop	WUCOLS	SUNSHADE	DE	VALLEY RIPARIAN	FRONT & BACK YARDS	PARKS	WETLANDS	OTHER ORNAMENTAL	MEADOW	EDIBLE LANDSCAPE	TRAITS	TRAITS (ECOLOGICAL)	PLANTING NOTES	COMPANION	PRIMARY SOURCE	PH (7.3 - 8 ideal)		
TREE																								
<i>Acer buergerianum</i>	Trident Maple	Low Spreading		20-25'	20-25'	M			D								Fall Color: Red/Orange; Flaking Bark				Davis			
<i>Acer x freemanii</i> 'Autumn Blaze'	Maple, 'Autumn Blaze'	Oval, upright		40-50'	40'	M			D								Fall Color: Orange/Red				Davis			
<i>Acer macrophyllum</i>	Big Leaf Maple	Broad	CA	30-75'	30-50'	H			D								Fall Color: Yellow	Big beautiful leaves and fall color. Too large for courtyards.			SWA			
<i>Acer negundo</i> var. <i>californica</i>	California Box Elder		CA	30-50'		M			D								Fall Color: Yellow; Sunset: Short-lived, weedy / suckers badly, box elder bugs		Great Valley Mixed Riparian Forest		AF, 10/8			
<i>Acer rubrum</i> 'Armstrong'	Armstrong Red Maple	Columnar		40'-50'	15'	H			D								Fall Color: Orange/Red				SWA, MH			
<i>Aesculus californica</i>	Buckeye	Shrub or Tree	CA	20-30'	20-30'	VL			D								Fragrant Cream-colored flowers	multi-trunk/natural	Blue Oak Woodland		SWA			
<i>Aesculus carnea</i>	Red Horsechestnut	Tree		40'	30'	M			D									needs summer water			SWA, MH			
<i>Alnus rhombifolia</i>	White Alder	Tree	CA			Y			D															
<i>Arbutus unedo</i>	Strawberry Tree	Shrub-Tree, Std. or Multi.		8'-25'	8'-25'	Y L			E								Train / prune for tree form				UCD, Davis			
<i>Arbutus 'Marina'</i>	Marina' Strawberry Tree	Round canopy, Std. or Multi.		20-30'	20-30'	Y L			E								Pink, pendulous flowers. Attractive cinnamon bark				UCD, MH			
<i>Betula jacquemontii</i> (<i>Betula utilis jacquemontii</i>)	White Barked Himalayan Birch	Narrow		40-60'	25-30'	H			D								White bark to pinkish tan				UCD, MH			
<i>Carpinus betulus</i> 'Fastigiata'	European Hornbeam	Pyramidal		40'	30'	Y M			D								Can be hedged; furrowed gray bark				Davis, MH			
<i>Catalpa speciosa</i>	Western Catalpa	deciduous Round-headed tree		40-60'	20-40'	Y M			D								zones 2-24				UCD			
<i>Cercidium x 'Desert Museum'</i>	Desert Museum Palo Verde			20'	20'	?			D								Fast growth; Profuse flowering in spring		Varieties: Alba / Forest Pansy		Davis			
<i>Cercis canadensis</i> 'Oklahoma'	Eastern Redbud	Small Tree, Std. or Multi.	CA	25-35'	25-35'	Y M			D								Profuse pink flowers in spring	soil stabilizer along streams;			MH			
<i>Cercis occidentalis</i>	Western Redbud	large Shrub or small Tree	CA	10-20'	10-20'	VL			D								zone 2-24; deciduous with nice fall color, Feb.-April magenta flowers; magenta seedpods in summer	withstand periodic flooding; pollination is by bumblebees (Bombus sp.) and orchard mason bees (Osmia lignaria)			UCD, AF, MH, AM			
<i>Cercocarpus betuloides</i>	Island Mountain Mahogany	Shrub or Tree	CA	5-20'	5-20'	VL			E								hedgerow		AF: use species only	Dry slopes and foothills below 6000'	AS			
<i>Cedrus deodora</i>	Deodor Cedar					M			E												Davis, MH			
<i>Chionanthus retusus</i>	Chinese Fringe Tree	Multi-stem shrub/tree		20'	15'	Y M			D								White blossoms				AS			
<i>Citrus limon</i>	Orange	Fruiting Tree							E									pollinator value			Herr			
<i>Citrus sinensis</i>	Lemon	Fruiting Tree							E									pollinator value			Herr			
<i>Cornus controversa</i>	Giant Dogwood			40-60'	40-60'	?	S/PSH		D								Fall Color: Red; Creamy white flowers				Davis			
<i>Cornus kousa</i>	Kousa dogwood	Multi-stem shrub/tree		20'	20'	M			D								Fall Color: Yellow or scarlet; Flowers		AntraCAose. Single leader, low branch/natural. (10/8: Needs deep shade & amended soils)		UCD			
<i>Crataegus phaenopyrum</i>	Washington Hawthorn			25'	20'	Y M			D								Fall Color: Orange/Red/Purplish				AS, MH			
<i>Crinodendron patagua</i>	Chilean Lily-Of-The-Valley Tree					/															AS			
<i>Cupressus arizonica</i>	Arizona Cypress			40'	20'	VL											windbreak; compact symmetrical pyramidalis mass; soft gray-green foliage and rough shredding bark	erosion control; adapted to dry nutrient poor soils; very drought and heat tolerant			AM			
<i>Cupressus sempervirens</i>	Italian Cypress					M			E												UCD, MH			
<i>Diospyros virginiana</i>	Persimmon (male clones)			20-30'	20-30'	?			D												Davis			
<i>Fraxinus latifolia</i>	Oregon Ash		CA	20-40'		M			D										good for wilder areas	Great Valley Mixed Riparian Forest		AF		
<i>Ginkgo biloba</i> 'Autumn Gold'	Ginkgo, 'Autumn Gold'			35-40'	25-35'	Y M			D									size depends on variety	male clone		UCD, Davis			
<i>Gleditsia tricanthus inermis</i>	Thornless Honey Locust			25-50'	25-50'	Y L			D												UCD			
<i>Gymnocladus dioica</i>	Kentucky Coffee Tree					?			D										male clones		Davis, MH			
<i>Juglans californica</i> var. <i>hindsii</i>	Northern California Black Walnut		CA	30-60'	30-60'	/			D										check native plant nurseries for size availability	Great Valley Mixed Riparian Forest		SWA		
<i>Koeleruteria elegans</i>	Chinese Rain Tree					?			D												10/8			
<i>Koeleruteria paniculata</i>	Goldenrain Tree			20-35'	25-40'	Y M			D												UCD, Davis, MH			
<i>Lagerstroemia indica</i>	Crape Myrtle			15-25'	15-20'	L			D												UCD, MH			
<i>Lagerstroemia x fauriei</i> 'Natchez'	Crape Myrtle			20-30'	15-20'	L			D									white flowers						
<i>Lagerstroemia x fauriei</i> 'Muskogee'	Crape Myrtle			20-30'	15-20'	L			D									lt. lavender flowers						
<i>Magnolia grandiflora</i>	Southern Magnolia			25-80'	15-50'	Y M			E									size depends on variety				UCD, Davis		
<i>Magnolia soulangeana</i> 'D.D. Blanchard'	Tulip Magnolia			50'	25-35'	M			D												UCD			
<i>Malus</i>	Flowering Crabapple, 'Snowdrift', 'Golden Raindrops'			15-20'	15-20'	Y M			D													UCD, Davis		
<i>Maytenus boaria</i> 'Green Showers'	Mayten Tree			30-50'	15-30'	M			E									RS-fussy, not long-lived				UCD, MH		
<i>Morus alba</i> 'Fan-San', 'Kigan', 'Stribling'	White Mulberry varieties					M			D											fruitless variety, aggressive surface roots - difficult to garden under. High sooty mold, canker disease		UCD, Davis, MH		
<i>Olea europaea</i> 'Swan Hill'	Swan Hill Olive			25-30'	25-30'	VL			E													UCD, Davis		
<i>Parkinsonia aculeata</i>	Mexican Palo Verde	multi & standard trunk, thorns		15-20'	10-20'	VL			E											fruitless	messy - not recommended over pavements		UCD	
<i>Pinus pinea</i>	Stone Pine					L			E													UCD		
<i>Pinus radiata</i>	Monterey Pine	coniferous evergreen		80-100'	25-35'	/												oval, light brown cones; windbreak	provides food and/or cover for birds; adapted to cope with stand killing fire disturbance	shallow rooted, subject to blowing over in the wind, suffers many pests and diseases		AM		
<i>Pinus sabiniana</i>	Grey Pine	evergreen tree		45' up		VL	full										fast growing (45 ft in 15 yrs); provide light shade	drought tolerate; edible seeds relished by birds (red-shafted flicker, California jay, band-tailed pigeon)		barrow, valley oak, ceanothus		AM		

BOTANICAL NAME	COMMON NAME	HABIT	NATIVE	H	W	City of Lathrop	WUCOLS	SUNSHADE	DIE	VALLEY RIPARIAN	FRONT & BACK YARDS	PARKS	HEDGEROW	UTRICH ORNAMENTAL	MEADOW	EDIBLE AGRICULTURAL	URBESCAPES	TRAITS	TRAITS (ECOLOGICAL)	PLANTING NOTES	COMPANION	PRIMARY SOURCE	PH (7.3 - 8 Ideal)														
<i>Pinus thunbergiana</i>	Japanese Black Pine					?			E													UCD															
<i>Pinus carolinensis</i>	Chinese Pistache Varieties			30-60'	50'	Y			D											male clone, fruitless (10/8: not in lawn)		UCD, Davis, MH															
<i>Platanus acerifolia</i> 'Bloodgood'	London Plane			40-50'	25-30'	Y	M		D													Davis, MH															
<i>Platanus X acerifolia</i> 'Columbia'							M		D											10/8: use this variety		SWA, 10/8															
<i>Platanus racemosa</i>	California Sycamore		CA	50-90'	30-50'	M			D												Great Valley Mixed Riparian Forest	UCD, AF															
<i>Populus alba</i> 'Pyramidalis'	Seedless Bolleana Poplar	Columnar		50'	15'	Y	M													yellow fall color, white bark like birch	RS:crown gall, canker, borer	Great Valley Mixed Riparian Forest	AF														
<i>Populus fremontii</i>	Fremont Cottonwood	fast growing	CA	40-60'	30-40'	Y	M														RS:crown gall, canker, borer (10/8: drops branches, keep away from circulation)	Great Valley Mixed Riparian Forest															
<i>Populus nigra</i> 'Italica'	Lombardy Poplar	fast growing deciduous columnar tree		100'	15-30'		M		D											yellow fall color; windbreak	adapted to dry nutrient poor soils; provides food and/or cover for birds	useful hedgerow/ windbreak, tolerates cold, hot +dry suckers		AM													
<i>Prosopis alba</i> 'Colorado'	Colorado Mesquite					?			SE														Davis														
<i>Prosopis chilensis</i>	Chilean Mesquite								E														UCD														
<i>Prosopis glandulosa</i> 'Maverick'	Texas Mesquite			25-30'	25-30'		L		D												Maverick = thornless		UCD														
<i>Prunus armeniaca</i>	Apricot	Fruiting Tree				Y			D													pollinator and bird value	Herr														
<i>Prunus avium</i>	Cherry	Fruiting Tree				Y			D													pollinator and bird value	Herr														
<i>Prunus campanulata</i>	Taiwan Flowering Cherry			20-25'	15-20'	Y	?		D												intense flower color		10/8														
<i>Prunus cerasus</i>	Sour Cherry	Fruiting Tree				Y			D													pollinator and bird value	Herr														
<i>Prunus domestica</i>	European Plum	Fruiting Tree				Y			D													pollinator and bird value	Herr														
<i>Prunus dulcis</i>	Almond	Nut Tree				Y			D													pollinator and bird value	Herr														
<i>Prunus ilicifolia</i>	Honeyleaf Cherry		CA	10-25'	10-25'	Y		L	full												glossy oval to elliptical leaves mature to deep green; April-May flowers, Sept.-Oct. red to purple fruit	erosion control; flowers attract bees, fruit is relished by birds, and seeds are consumed by small mammals. Many bird and animal species use the tree for cover and nesting	roadside and field edge	Blue Oak Woodland	UCD, AM												
<i>Prunus persica</i>	Peach	Fruiting Tree				Y			D													pollinator and bird value	Herr														
<i>Prunus persica</i> var. <i>nucipersica</i>	Nectarine	Fruiting Tree				Y			D													pollinator and bird value	Herr														
<i>Prunus salicina</i>	Japanese Plum	Fruiting Tree				Y			D													pollinator and bird value	Herr														
<i>Pyrus communis</i>	Pear	Fruiting Tree				Y			D													pollinator and bird value	Herr														
<i>Quercus agrifolia</i>	Coast Live Oak	multi & standard trunk	CA	20-70'	40-80'		VL		E												zones 7-9, 14-24			susceptibel to sudden oak death	UCD, Davis, MH												
<i>Quercus buckleyi</i>	Texas Red Oak						?																	not rated zone 14	UCD, Davis												
<i>Quercus douglasii</i>	Blue Oak		CA	30-50'	40-70'		VL		E															(10/8: in lawn, a few are OK, very slow)	Blue Oak Woodland	Davis											
<i>Quercus illex</i>	Holly Oak			40-60'	40-60'	Y	L		E												zone 3b-9, 11-24; magnificent tree for shading a big outdoor living area				UCD, Davis, MH												
<i>Quercus lobata</i>	Valley Oak	multi & standard trunk	CA	50-75'	50-80'	Y		L	full												erosion control; tolerate periodic flooding; provides food for birds; tolerate high heat and moderate alkalinity in its native range	lots of litter; immune to sudden oak death	Valley Oak Woodland	UCD, AF, Davis, MH, AM													
<i>Quercus muehlenbergii</i>	Quinkpin Oak					?																			10/8												
<i>Quercus robur</i>	English Oak	upright		50-60'	30'	Y	M		D												poor fall color				lawn OK	Davis, MH											
<i>Quercus suber</i>	Cork Oak			30-60'	30-60'	Y	L		E												zones 5-7, 8-16, 18-24				needs good drainage	UCD, Davis, MH											
<i>Quercus virginiana</i>	Southern Live Oak			40-80'	60-90'	Y	M		E												sim. Q. Agrifolia				lawn OK	UCD, Davis											
<i>Quercus wislizenii</i>	Interior Live Oak	dense, round canopy	CA	30-70'	30-70'		VL		E																	Blue Oak Woodland	Davis, MH										
<i>Quillaja saponaria</i>	Holly leaf Cherry			25-50'			L														evergreen; white of yellow flowers; windbreak	attracts beneficial insect pollinators; drought tolerant				AM											
<i>Robinia x ambigua</i> 'Idahoensis'	Idaho Locust			40'	30'		L		D												bright magenta pendulous flowers					highly invasive roots, SM: NO	UCD										
<i>Robinia</i> 'Purple Robe'						?																					VC, MH										
<i>Salix goodingii</i>	Gooding's Black Willow	shrub-tree	CA	10'-25'			H		D																		check native plant nurseries for size availability	tolerates alkaline + anaerobic soils; slow growth	Great Valley Mixed Riparian Forest	BBB							
<i>Salix laevigata</i>	Red Willow	shrub-tree	CA	15-30'			H		D																		check native plant nurseries for size availability; yellow flowers in late winter	provides erosion control, attracts pollinators; drought tolerant	great for naturalizing. Tolerates clay soils, prefers standing water in winter and dry soil in summer	Great Valley Mixed Riparian Forest	AF, AM						
<i>Salix lucida</i> var. <i>lasioandra</i>	Pacific Willow		CA				H		D																		check native plant nurseries for size availability	high suckering	Great Valley Mixed Riparian Forest	Greenworks							
<i>Schinus molle</i>	California Pepper tree	evergreen; fast growing and dspreading	Peru	25-40'	25-40'		L		E																		fast growth, windbreak; somewhat weeping form holds clusters of pinkish fruit in fall and winter	provides food and/or cover for birds	die in severe freezes; once established, needs only occasional watering		AM						
<i>Sophora japonica</i> 'Regent'	Pagoda Tree			40'	40-60'		L		D																				sticky fruit	SWA, MH							
<i>Syringa reticulata</i>	Japanese Tree Lilac	large shrub, train to small tree		30'	20'		?		D																					small shade or street tree	Davis						
<i>Taxodium distichum</i>	Bald Cypress						M		D																						Davis						
<i>Tilia cordata</i>	Littleleaf Linden			30-50'	15-30'		M		D																						var. Chanceller, Glenleven, Green spire, June Bride	good lawn tree, not tolerant of compacted soils	UCD, Davis				
<i>Ulmus parvifolia</i> 'Athena' 'Alee'	Chinese Elm			50-70'	30-50'		M		D																						upright varieties	Davis					
<i>Ulmus wilsoniana</i> 'Frontier'				20'			?		D																							fast growing	UCD, Davis, MH				
<i>Ulmus wilsoniana</i> 'Patriot'				30'			?		D																								fast growing	UCD			
<i>Ulmus wilsoniana</i> 'Emerald Sunshine'							?		D																								fast growing	UCD			
<i>Ulmus wilsoniana</i> 'Prospector'							?		D																									sooty mold, aphids	Davis		
<i>Umbellularia californica</i>	California Laurel	shrubby in this area	CA	20-35'	20-35'		M		E																									carrier of oak fungus (10/8: SOD not an issue in Davis)	UCD, Davis		
<i>Vitex agnus-castus</i>	Chaste Tree	shrub or small tree		15-20'	15-20'		L		D																										Davis		
<i>Zelkova serrata</i> 'Green Vase'	Zelkova, Green Vase	vase-like		50'	50'	Y	M		D																										red fall color	Davis, MH	
SHRUBS																																					
<i>Abelia grandiflora</i>	Glossy Abelia			8'	5'		M		SE																										whitish flowers	UCD, MH	
<i>Agave filifera</i>									E																											UCD	
<i>Arctostaphylos densiflora</i> 'Howard McMinn'	Howard McMinn		CA	5-6'	7'		L		E																											Blue Oak Woodland, hedgerow	
<i>Artemisia californica</i> 'Montara'	California Sagebrush		CA	18"-5'			L		E																											coastal	UCD

BOTANICAL NAME	COMMON NAME	HABIT	NATIVE	H	W	City of Lathrop	WUCOLS	SUN/SHADE	DIE	VALLEY RIPARIAN	FRONT & BACK YARDS	PARKS	WEDGEBOW	OTHER/ORNAMENTAL	MEADOW	EMBLEM/AGRICULTURAL	STREETSCAPE	TRAITS	TRAITS (ECOLOGICAL)	PLANTING NOTES	COMPANION	PRIMARY SOURCE	PH (7.3 - 8 ideal)		
<i>Helleborus x hybridus</i>	Lenten Rose						M															AS			
<i>Hermerocallis sp. 'Stella D'oro'</i>	Day Lily																								
<i>Hesperaloe parviflora</i>	Coral Yucca		CA	2'	2'		/		E														AS		
<i>Heuchera 'Lillian's Pink'</i>	Lillian's Pink Coral Bells		CA	3-4'	3-4'		M/ PSH																AS		
<i>Heuchera maxima</i>	Island Alumroot		CA	3-4'	3-4'		M/ PSH																AS		
<i>Heuchera 'Rosada'</i>	Rosada Coral Bells		CA				? PSH																AS		
<i>Heuchera sanguinea</i>	Coral Bells		AZ				M PSH																		
<i>Iris 'Canyon Snow'</i>	Canyon Snow Pacific Iris		CA				?		E														AS		
<i>Iris douglasiana</i>	Douglas Iris		CA				Y M											summer-fall flowers	pollinator and butterfly value				UCD		
<i>Kringlefia usara</i>	Red Hot Poker																								
<i>Lavandula angustifolia</i>	English Lavender	evergreen shrubs		8'-2'	8'-2'	Y	L	full											zones 2-24, shorter-lived in zones 2 and 3; sweetly fragrant lavender	drought tolerant; attracts pollinators			SWA, MH, AM		
<i>Lavandula 'Goodwin Creek Grey'</i>	Goodwin Creek Lavender					Y	L																AS, MH		
<i>Lavandula stoechas 'Otto Quast'</i>	Otto Quast Spanish Lavender			18"-3"	2"	Y	L																AS, MH		
<i>Liriope muscari</i>	Lily Turf						M																UCD		
<i>Lupinus albus</i>	Bush Lupine	herbaceous perennial	N	3-5'	2-3'	L	full	E											silky-silver palamate foliage; flowers; 3" blue to magenta flowers	attracts pollinator insects; bees and butterflies, wildlife food	chapparel, coastal sage	AM	6.0-8.0		
<i>Mimulus aurantiacus</i>	Orange Bush Monkey Flower		CA			L														needs good drainage			SWA		
<i>Mimulus cardinalis</i>	Scarlet Monkey Flower		CA	18"-3"	1-3"	L		E												sun to shade			SWA		
<i>Mimulus guttatus</i>	Seep Monkey Flower		CA	1-3'	1-3'	L		D															SWA		
<i>Nepeta x faassennii</i>	Hybrid Catmint			2'	18"-2'	M	S/PSH	D											lavender-blue flowers, butterflies & pollinators, gray-green				AS, 10/8, MH		
<i>Oenothera hookeri</i>	Evening Primrose		CA	1-3'	1-3'	?		E															SWA		
<i>Penstemon heterophyllus 'Margarita B.O.P.'</i>	Santa Margarita Foothill Penstemon		CA	1-3'	1'-18"	M													species long-lived				AS		
<i>Penstemon species</i>							M-L																UCD, MH		
<i>Penstemon spectabilis</i>	Showy Penstemon		CA	3'			?												lavendar flowers, April-June						
<i>Phormium tenax 'shirazz'</i>	New Zealand Flax					Y	L	PSH	E														UCD		
<i>Polystichum munitum</i>	Sword Fern						M																UCD		
<i>Rosmarinus officinalis</i>	Rosemary						L																AF, MH		
<i>Russelia equisetiformis</i>	Coral Fountain					?	S/PSH												coral-red flowers, spring to autumn		(10/8: looks great w/Pennisetum rubrum)		AS, 10/8		
<i>Salvia</i>							L-M																UCD		
<i>Salvia 'Bee's Bliss'</i>	Bee's Bliss Salvia			1 - 2'	8'	?																	SWA		
<i>Salvia 'Mrs. Beard'</i>	Mrs. Beard Salvia			2'	3 - 6'	?																	SWA		
<i>Salvia sonomensis</i>	Creeping Sage						?																	SWA	
<i>Salvia spathacea</i>	Hummingbird Sage						?																	AS	
<i>Solidago californica</i>	California Goldenrod		CA	1-3'	18"-3'	L	S/PSH	D											full sun, spreader, gc in shade, weed suppression	attracts pollinators			BBB	5.5-7.2	
<i>Symphoricarion chilense</i>	California aster	herbaceous perennial	CA	1-3'		?		D											mid-June to October white flowers	erosion control; attracts native bees	native prairie restoration; deep extensive root; understorey		AM		
<i>Woodwardia glaberrima</i>	Giant Chain Fern						?																AS		
<i>Zauschneria californica 'Catalina'</i>	Island California Fuschia		CA	1-3'	1-3'	L		E											good drainage, drought tolerant					AS	
<i>Zauschneria cana</i>	California Fuschia		CA	2-3'	18"-3'	L		E											tolerates foot traffic					AS	
GRASSES, SEDGES & RUSHES																									
<i>Bouteloua gracilis</i>	Blue Grama Grass	coarse "lawn"	CA	6"-18"	6"-1'	L													yellowish-white when dormant				AS		
<i>Calamagrostis arundacea 'Karl Foerster'</i>	Foerster's Feather Reed Grass			18"-3"	2-3'	?		E															meadows, open woods		
<i>Carex barbarae</i>	White Root Sedge		CA	1-3'	1'-3'	M	S/PSH	SE											filter strip	seeds relished by a variety of wildlife	aggressive when watered, grows in wet and seasonally wet habitat, such as meadows and on riverbanks		AF, AM		
<i>Carex diuisa</i>	Berkeley Sedge																								
<i>Carex pansa</i>	California Meadow Sedge	lawnlike	CA	3-4'		Y M	S/PSH																sand dunes, coastal plains		
<i>Carex praegracilis</i>	Clustered-field Sedge		CA	1'	6"	Y M	S/Sh												habitat, flood basins, no need for summer water				valley grassland - CAPLX	BBB	
<i>Carex tumulicola (divulsa)</i>	Berkeley Sedge		CA	2'-6"	3'	Y M																		AS	
<i>Deschampsia caespitosa</i>	Tufted Hair Grass			1-3'	1-3'	L	S/Sh	E																	
<i>Deschampsia elongata</i>	Slender Hair Grass	perennial dense clump grass		3'		?													fast growing and forms very small tufts of fine leaves and elegant arching seed heads	erosion control; tolerates period flooding	often in wet meadows and alongside water		AM		
<i>Eleocharis macrostachys</i>	Spike Rush		CA	3'	2'	?																		AF	
<i>Elymus glaucus 'Anderson'</i>	Blue Wild Rye		CA	2-3'	2'	L		SE															needs to be cut back annually, plant from seed	Greenworks	
<i>Elymus triticoides</i>	Creeping Wildrye																		Filter Strip; erosion control	an important native plant in California chaparral and woodlands habitat restoration projects				AM	
<i>Festuca californica</i>	California Fescue		CA	2-3'	2-3'	Y M	S/PSH	E											attracts butterflies, drought tolerant					AS, MH	
<i>Festuca idahoensis/siskiyou blue'</i>	Blue Bunch Grass	dense clump grass		14"	10"	L	S/PSH												zone 1-10, 14-24; blue-green to silvery blue foliage in dense clump	very drought tolerate and can be used in a xeriscaping; food for wild and domestic animals; slope stabilizer			Mow-free mix w/l.rubra & l.idahoensis	SWA, MH, AM	
<i>Festuca occidentalis</i>			CA			?																		SWA, MH	
<i>Festuca ovina 'Glauc'</i>	Elijah's Blue, Blue Festuca			4-10"	6"	Y	S/PSH																	SWA, MH	
<i>Festuca marii</i>																									
<i>Festuca rubra</i>	Red Fescue	perennial grass	CA	3 - 12"	6"	Y		E											narrow dark green blades; zone 1-10, 14-24	erosion control; tolerates period flooding; food for bird; forms important habitat for bird nesting	best in well-drained soils; often used in blends with other lawn grasses but can be used along	valley grassland - CAPLX		SWA, MH, AM	

BOTANICAL NAME	COMMON NAME	HABIT	NATIVE	H	W	City of Lathrop	WUCOLS	SUN/SHADE	DE	VALLEY REFUGIUM	FRONT & BACK YARDS	PARKS	EDGE/ROW	OTHER ENVIRONMENTAL	MEADOW	EDIBLE/AGRICULTURAL	BIKE/BOULE	TRAITS	TRAITS (ECOLOGICAL)	PLANTING NOTES	COMPANION	PRIMARY SOURCE	PH (7.3 - 8 ideal)		
<i>Grindelia camporum</i>	Gum Plant	perennial herb	CA	1-3'	1 - 3'	?													pollinators; attracts butterflies and birds	understory; readily grows in disturbed and altered areas such as ditches and roadsides; can tolerate deer and salty soil		AM	6.0 - 8.0		
<i>Helictotrichon sempervirens</i>	Blue Oat Grass		CA	2-3'		L		E													valley grassland - CAPLX	MH			
<i>Hordium brachyantherum</i> 'Californicum'	Meadow Barley		CA	1-2'		H	S/PSH												spreads by runners			AF, Greenworks			
<i>Imperata cylindrica</i> 'Rubra'	Japanese Blood Grass		CA	3'		H													filter strip; bloom May-June	provides habitat for wildlife	invasive; likes moist soil, bogs and shallow water, can form large clumps and spread quickly		AM		
<i>Juncus balticus</i> (balticus?)	Baltic Rush	perennial herb	CA	3'		H																AF			
<i>Juncus effusus</i>	Pacific Rush		CA	3-6'	3'	H																			
<i>Juncus patens</i>	CA Gray Rush		CA	2'	2'	H		E												more tolerant of heat / drought than other J.			AF		
<i>Leersia oryzoides</i>	Rice Cutgrass					?																	Greenworks		
<i>Leymus condensatus</i> 'Canyon Prince'	Canyon Prince Wild Rye		CA	2 - 4'	2'	Y	VL	S/PSH	E											good slope erosion control			SWA		
<i>Leymus triticoides</i> 'Grey Dawn'	Creeping Wild Rye	low growing	CA	2'	18"	Y	VL		E											good slope erosion control, great blue color	10/8: doesn't need cutting, does need an edge	Valley Wildrye Grassland, Valley Oak Woodland	AF, MH		
<i>Melica imperfecta</i>	Coast Melic Grass, Oniongrass		CA	1-2'	1 - 2'	?		S/PSH	SE														SWA, R		
<i>Melica californica</i>	Melica	perennial bunch grass producing a dense cluster	CA	4'		?														filter strip	attracts beneficials from March to June	drought tolerate but can thrive a variety of conditions including moist soils and bioswales		AM	
<i>Miscanthus sinensis</i>	Japanese Silver Grass			5-6'		H	S/Sh																AS		
<i>Miscanthus sinensis</i> 'Morning Light'				5-6'		H	S/Sh																	AS	
<i>Muhlenbergia capillaris</i>	Hairy Awn Muhly					?																		10/8	
<i>Muhlenbergia dubia</i>	Mexican Deergrass					?																		AS	
<i>Muhlenbergia rigens</i>	Deer Grass	annual grass	CA	3'	3'	M	S/PSH	E												flowers extend another 2' above	attracts beneficial insects; drought and heat tolerant	plant in between shrubs in hedgetow; best planted in early spring; requires little maintenance when growing	streams, meadow edges, dry hillsides	UCD, AF, AM	
<i>Nasella pulchra</i> 'Yolo'	Purple Needle Grass	fine, billowy texture, compact	CA	2'	2-3'	?																		Greenworks, MH	
<i>Pennisetum alopecuroides</i> 'Moudry'	Black Fountain Grass			18"-2'	18"-2'	L	S/PSH	E												black plumes				MH	
<i>Pennisetum orientale</i>	Oriental Fountain Grass			12-18"	12-18"	?																		MH	
<i>Pennisetum setaceum</i> 'Rubrum'	Red Fountain Grass			3-4'	3-4'	Y	L													reddish leaves, dark plumes				MH	
<i>Scirpus americanus</i>	Three-square Bulrush		CA	5'	5'	?																		Greenworks	
<i>Scirpus actus</i> var. <i>occidentalis</i>	Hardstem Bulrush		CA	5-8'	5-8'	?																		Greenworks	
<i>Scirpus californica</i>	California Bulrush		CA			?																		Herr	
<i>Scirpus microcarpus</i>	Small-fruited Bulrush		CA			?																		Greenworks	
<i>Sporobolus airoides</i>	Alkali Sacaton		CA	1 - 3'		?														historic indicator of subsurface water				SWA	
<i>Stipa cernua</i>	Nodding Feather Grass		CV			?														historic central valley species, good erosion control				SWA	
<i>Stipa pulchra</i>	Purple Needle Grass		CA	1-2'		L														historic central valley species	drought tolerant; beneficial insect plant; suppressing the growth and spread of non-native invasive weeds; erosion control; pollinator	once established it aids in suppressing the growth and spread of non-native invasive weeds		UCD, MH, AM	
<i>Stipa gigantea</i>	Giant Feather Grass	perennial grasses	Spain	2-3'	2-3'	?	full													zones 4-9, 14-24; narrow, arching evergreen leaves in a clump	little to moderate water			AS	
GROUNDCOVERS																									
<i>Ajuga species</i>	Carpet Bugles	perennial		1'	3'	M	full													woody-based gold and silver chrysanthemum				UCD	
<i>Arostachylos</i> 'Pacific Mist'			CA	2 1/2'	4'	L																		MH	
<i>Aster chilensis</i> 'Pt. St. George'	Pt. St. George Aster		CA	4 - 6"		M																		SWA	
<i>Baccharis pilularis</i> 'Pigeon Point'	Dwarf Coyote Brush	evergreen perennial	CA	6"	6"	L														zones 5-11, 14-24	attracts pollinators and birds; nectar sources for wasps, native small butterflies and flies; provide shelter for wildlife	needs shearing once a year in early spring before bew growth starts		SWA, MH, AM	
<i>Berberis aquifolium</i> 'Compacta'	Oregon Grape		CA	1' - 3'		L																		AF, MH	
<i>Ceanothus</i> spp.	Wild Lilac	fragrant and colorful evergreen perennial	CA	4-12'		L	full													zone 5-9, 14-24	very drought tolerate; attracts pollinators, may attract deer	roadsides and field edge		AF, MH	
<i>Cerastium tomentosum</i>	Snow-In-Summer					M																		AS	
<i>Coprosma kirkii</i>	Kirk's Coprosma			2-3'		L		E																AS	
<i>Epilobium canum</i>	California Fuchsia		CA			L																		AS	
<i>Erigeron</i> 'Wayne Roderick'	Wayne Roderick Seaside Daisy					?																		AS	
<i>Erigeron karvinskianus</i>	Santa Barbara Daisy		Mexico			M																		UCD	
<i>Eschscholzia californica</i>	California Poppy	perennial often grown as annual	CA	1'	1.5'	VL	full													zones 1-24; color flower; the fruit is a slender dehiscent capsule containing numerous small black seeds; flowers close at night and on overcast days	drought tolerate; self-seeding; attracts pollinator insects; pollinated by beetles and european bees	not good for close view; grows well in disturbed areas; not the best for important beds viewed close up; good for naturalizing on sunny hillsides; along drives; or in dry fields, vacant lots, parking strips, or country gardens		AM	
<i>Fragaria chiloensis</i>	Beach Strawberry																								
<i>Gazania</i>						Y	M																	UCD, MH	
<i>Hypericum calycinum</i>	Aaron's Beard					Y	M																	UCD, MH	
<i>Hypericum moserianum</i>	Gold Flower					M																		UCD	
<i>Impatiens capensis</i>	Orange Balsam					?																		Greenworks	
<i>Layia platyglossa</i>	Tidy Tips																								
<i>Lessingia flaginifolia</i> var. <i>californica</i> 'Silver Carpet'	Silver Carpet California-Aster		CA			?																		AS	
<i>Lupinus microcarpus</i>	Chick Lupine	annual		2 1/2'		?		D																	

RIVER ISLANDS

BOTANICAL NAME	COMMON NAME	HABIT	NATIVE	H	W	City of Lathrop	WUCOLS	SUN/SHADE	DIE	VALLEY RIPARIAN	FRONT & BACK YARDS	PARKS	HEDGEROW	OTHER ORNAMENTAL	MEADOW	EDIBLE/AGRICULTURAL	STREETSCAPE	TRAITS	TRAITS (ECOLOGICAL)	PLANTING NOTES	COMPANION	PRIMARY SOURCE	PH (7.3 - 8
																							ideal)
<i>Lobularia maritima</i>	Sweet Alyssum	annual		2-12"	8-12"	?	full											interplanting; branched stem with dense clusters of flowers	resistant to heat and drought; when planted between crops alyssum draws pollinators from the hedgerow to the crops	best planted in early spring; requires little maintenance		AM	
<i>Myoporum parvifolium</i>	Myoporum			6"	9"	L		E														UCD, MH	
<i>Nerium oleander 'Dwarf'</i>	Red, Pink, or Salmon Dwarf Oleander					L																UCD	
<i>Phacelia californica</i>	Phacelia	evergreen perennial		18"		?	full												attracts pollinator insects; bees and butterflies; a food source for the Mission blue butterfly, and endangered species endemic to SF			AM	
<i>Potentilla verna</i>	Spring Cinquefoil					Y	?															UCD	
<i>Plumbago auriculata</i>	Cape Plumbago	spreading, mounding shrub		6"	8-10"	M																UCD	
<i>Ribes viburnifolium</i>	Evergreen Currant		CA			Y	L															Greenwork, MH	
<i>Rosa species (ground cover types)</i>						Y	L-M															UCD	
<i>Rosmarinus o. Prostratus</i>	Dwarf Rosemary					Y	L															UCD, MH	
<i>Sedum</i>	Stone Crop					L																UCD	
<i>Sisyrinchium bellum</i>	Blue-eyed Grass		CA	4 - 12"		?																SWA	
<i>Tanacetum douglasii</i>	Dune Tansy		CA	3 - 10"		?																SWA	
<i>Trachelospermum asiaticum</i>	Asian Jasmine					M														RS; stay w/T. Jasminoides SM-Asian more controllable		UCD	
<i>Trachelospermum jasminoides</i>	Star Jasmine					M																UCD	
<i>Verbena peruviana</i>	Peruvian Verbena					Y	L															UCD, MH	
<i>Vinca minor</i>	Creeping Myrtle, Periwinkle			1'		M	S/PSh	E														MH	
<i>Zauschneria 'Everett's Choice'</i>	Everett's Choice Cal. Fuschia		CA	2 - 4"		L																SWA	
<i>Zauschneria californica mexicana</i>	Common California Fuschia		CA	6'-3'	3-5'	L														mow in December			
<i>Zephyranthes candida</i>	Argentine Rain Lily					?																AS	
VINES																							
<i>Aristolochia californica</i>	California Pipevine	creeping & climbing	CA			L	PSh	D											attracts butterflies			BBB	
<i>Campsis radicans (Bignonia radicans)</i>	Common Trumpet Creeper					L	S/PSh	SE											orange-red flowering			UCD	
<i>Clematis armandii 'Snow Drift'</i>	Evergreen clematis			15-20"		M	S/PSh	E											white flowering		Green Screen' recommended	valley grasland - CAPLX	BBB
<i>Cytosoma callistegioides</i>	Violet Trumpet Vine	drooping				M	S/PSh	E														MH	
<i>Distictis buccinatoria</i>	Trumpet Vine			20'-30'		M	S/PSh	E											pink-red trumpet flowering			UCD, MH	
<i>Ficus pumila</i>	Creeping Fig																						
<i>Gelsemium sempervirens</i>	Carolina Jessamine			20'		L	S/PSh	E											yellow trumpet flowering		Green Screen' recommended		UCD
<i>Hardenbergia violacea 'Happy Wanderer'</i>	Hardenbergia Vine			10'		?	S/PSh	E											bold purple(lancelet) flowering		Green Screen' recommended. May be too short for stair application		UCD
<i>Jasminum polyanthum</i>	Pink Jasmine			20'		M	S/PSh	E											white (pinkish) flowering		Green Screen' recommended		UCD, MH
<i>Lonicera hispidula</i>	Honeysuckle	climbing deciduous to semi-evergreen shrub		3-10'		?														pollinators; attracts hummingbirds and bees; drought tolerant; edible red berry by birds	use as a bank filler or groundcover		AM
<i>Macfadyena unguis-cati</i>	Cats Claw			20-40'		Y	L	S/PSh	SE										yellow flowering		Green Screen' recommended		UCD, MH
<i>Parthenocissus tricuspidata</i>	Boston Ivy	dense, uniform wall cover				Y	M	S/PSh	D													UCD, MH	
<i>Vitis californica</i>	California Wild Grape	deciduous vine		12-30'		M	S/PSh	D											vine or groundcover; good fall color; small sour but edible purple grapes hang from the vines in autumn	attractor; important food source and cover for birds	grows along streams and rivers but can withstand period of dry conditions	Great Valley Riparian Forest	AF, AM
<i>Vitis labrusca</i>	American Grape		CA			Y	L																
<i>Vitis vinifera</i>	European Grape					Y	L																
<i>Wisteria sinensis 'Alba' or 'Cooke's Special'</i>						Y	M	S/PSh	D										white or purple flowering		Green Screen' recommended		UCD, MH

PRIMARY SOURCE CODES

BBB = Bringing the Birds Back, project of California Partners in Flight and PRBO Conservation Science
 UCD = University of California Davis
 Davis = City of Davis
 AF = Andrew Fulk
 AS = Arboretum All Star
 VC = Valley Crest
 R = River-Friendly Landscape Guidelines
 MH = Mountain House
 AM = Alemaya Farm Research

WUCOLS

H High = 70-90% ET
 M Moderate = 40-60% ET
 L Low = 10-30% ET
 VL Very low = <10% ET
 / The species was considered inappropriate for the region
 ? Unknown

CAPLX = Ca. Native Plant Link Exchange
 LP = Las Pilitas Nursery



Addition to Appendix

Revisions to
Design Guidelines and Development Standards
Community at South River Bend

Approved by Lathrop Planning Commission
February 26, 2014

EXHIBIT "C" TO PLANNING COMMISSION RESOLUTION

AMENDMENTS TO ARCHITECTURAL DESIGN GUIDELINES AND DEVELOPMENT STANDARDS
FOR THE COMMUNITY AT SOUTH RIVER BEND

The following selected texts included in the Design Guidelines and Development Standards for the Community at South River Bend shall be amended to read as follows:

2013 Architectural Design Guidelines and Development Standards for the Community at South River Bend (TOC):

CHAPTER 4 PROJECT IMPLEMENTATION ...	71
4.1 Project Implementation	73
4.1.1 Stewart Tract Design Review Committee (STDRC)	73
4.1.2 Consistency Requirements.....	73
4.1.3 Design Review Fees.....	74
4.1.4 Design Review Submittal Requirements	74

2013 Architectural Design Guidelines and Development Standards for the Community at South River Bend (page 4):

1.1.1 Purpose & Intent

The Design Guidelines and Development Standards of River Islands (DG/DS) complement the River Islands Urban Design Concept (UDC) adopted by the Lathrop City Council on January 28, 2003. The UDC contained the conceptual framework for the design of the River Islands project consistent with the performance standards of the West Lathrop Specific Plan (WLSP). These DG/DS are specific to the first 498 home sites, known as “The Community at South River Bend”. Their intent is to provide the specific standards and guidelines necessary for the Stewart Tract Design Review Committee (STDRC) and the City of Lathrop Community Development Department to review and evaluate proposed new homes for the River Islands development area of South River Bend. Along with the UDC, this handbook is intended to provide home builders and their architects and planners the documents to fully analyze and guide any given development project.

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 River Islands.

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.

2013 Architectural Design Guidelines and Development Standards for the Community at South River Bend (page 40, only the following paragraph):

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

2013 Architectural Design Guidelines and Development Standards for the Community at South River Bend (page 73):

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 persons that includes experienced 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 Design Guidelines/Design Standards (DG/DS) and with all applicable plans (described below) and applicable Covenants Conditions and Restrictions (CC&Rs). The STDRC's review is advisory only and does not guarantee approval of any permit from other entities but its recommendation to City of Lathrop and Lathrop Planning Commission and some cases Lathrop City Council is mandatory for ultimate approval of your project.

Subsequent to STDRC review, applicants will be required to obtain approval by the City of Lathrop for all necessary permits. This includes landscaping and infrastructure permits if applicable.

The STDRC is a design advisor to the Master Developer, builders, the City of Lathrop Planning Commission and City Council for Stewart Tract development (River Islands and the Southeast Stewart Tract planning areas). The River Islands DG/DS documents are specific to the River Islands at Lathrop Project and not applicable to the Southeast Stewart Tract planning area. The STDRC also provides the Master Developer and the City, with recommendations regarding planning documents for future planning areas that are out of the scope of these guidelines.

Prior to the submission of development proposals to the City, 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 River Islands DG/ DS to the City for further consideration and potential action by the Planning Commission. Exceptions may arise through a review of a development proposal and might include minor design changes or adjustments that are consistent with the intent of these DG/DS; in some cases, an exception might apply to a condition not foreseen in 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 applicable standards, and rules, as well as any recorded 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
2. West Lathrop Specific Plan
3. City Development Title (zoning and subdivision ordinances)
4. River Islands Development Agreement and Performance Standards (as amended)
5. Vesting Tentative Map No. 3694 Conditions of Approval
6. The River Islands Urban Design Concept (UDC)
7. Neighborhood Design Review Plan
8. The DG/DS (this document)
9. Adopted CC&Rs (if applicable)

2013 Architectural Design Guidelines and Development Standards for the Community at South River Bend (page 74):

4.1.3 Design Review Fees

For each submittal, Builders will be required to submit an application and design review fee as prescribed by the Master Developer. This fee shall accompany the required submittal documents. Multiple submissions or significant changes in the proposal subsequent to the initial submission may require additional fees to defray costs associated with STDRC review. Additional design review and other fees will likely be collected by the City upon application for City approval, based upon the City's approved fee schedule. Please contact City staff for the most recent fee and information for review.

4.1.4 Design Review Submittal Requirements

Keys to the success of the design review process are:

- Complete submittals with all required items included. (No part of a submittal will be reviewed until all items are received.)
- A consistent and quality level of participation and active interaction with the STDRC and City staff prior to formal submittal. Large projects may require periodic working sessions

meant to promote interaction and to explore or refine ideas with the STDRC and/or City Staff as appropriate. The length of the approval process can be greatly reduced when the Master Developer and/or Builder and STDRC participate closely during prior to beginning the planning and design process.

- Selection and hiring of a committed design team at the inception of the project, including the Architect, Landscape Architect, and Civil Engineer.

Step 1: Initial Project Application / STDRC Design Review

The purpose of this step is to define an overall concept for the project (e.g. number, type, styles, materials of proposed structures), establish the project's architectural, open space, and movement systems; and to conceptualize the scope and character of the project. Street-scenes and the manner in which structures and landscape will interact to define the street character should be a primary focus of the initial design review process. Lotting diagrams, landscape scheme, color palettes and elevations shall also be provided. The process will commence upon the Master Developer's receipt of the required fee and Builder's application.

2013 Architectural Design Guidelines and Development Standards for the Community at South River Bend (pages 75 and 76):

(No change to submittal requirements)

Upon receipt of the Builder's submittal package, the Master Developer/STDRC will schedule an appointment for its initial Design Review Session, in which the STDRC will meet with the Builder to review the Builder's submitted materials. In this meeting, site conditions, community development concepts and any appropriate elements of the DG/DS will be discussed to establish the direction for the preparation of more detailed plans by the Builder to be used in review of the proposal by the City prior to the issuance of a permit. A representative of the City of Lathrop at its option may attend this meeting; City attendance may also be requested. Following the Initial Design Review, the STDRC shall provide a written memorandum outlining the agreed upon direction of the STDRC and the Builder, including consistency with DG/DS requirements and design recommendations, within 15 business days after the Initial Design Review to be considered by City in its review of the proposal.

(the following Step 2 replaces Steps 2 and 3 in the DG/DS)

Step 2: City of Lathrop Application / Design Review

With the overall concept previously reviewed by the STDRC and with approval to proceed, the applicant may now proceed to file a design review application with the City. This stage will further refine the project's architectural, open space and movements systems; and will finalize the scope and character of the project.

The process will commence upon City receipt of the Builder's application form, design review fee (copy of the form will be provided by City staff) and the following submittals.

Submittals:

1. Completed application and fee
2. Location Map (as prepared for the Initial Design Review).
3. Dimensioned site plan, showing building footprints street curbs and rights-of-way, easements, driveways, dimensioned building setbacks, slope banks, recreation areas, walks, walls, exterior stairs, patios, overhangs, and planting areas. The site plan shall include the actual footprint and architectural style for each lot.
4. Grading plans, showing both existing and proposed grades, drainage system, major profile sections and approximate earthwork quantities (likely not applicable in CSRB).
5. Utility coordination drawings, showing location, and visual mitigation, of above-ground utilities. Careful attention should be given to the locations of transformer pads, utility and irrigation cabinets, and backflow preventers, since these have a dramatic negative impact on the appearance and livability of the neighborhood.
6. Exterior lighting drawings, showing the location and appearance of all proposed exterior lights, including pole height, fixture type, type of light source, and color.
7. Architectural drawings, including floor plans, roof plans, all elevations, and sections.
8. Architectural color and material sample boards for every color scheme by architectural style intended. These should be noted by elevation style for each product.
9. Landscape design drawings for each lot or group of lots. These plans shall illustrate the design approach for landscape areas, planting plan, walkways, walls, and fences, as applicable. These plans shall include legends and details to identify all specifics (model #, finish and color) and sizes of plant materials to be used.
10. Wall and fence drawings, showing location and appearance of all exterior walls and fences. These should include height, materials, and key details.
11. Estimated Construction Schedule including model home complex site improvements and phasing.
12. Other plans or items needed to address previous Design Review requirements.

All submitted plans and elevations shall be at a minimum scale of 1/8" or 1/4"=1'-0" on 24" x 36" paper, as well provided as an electronic file in PDF format.

Upon acceptance and review of the Builder's submittal package, the City staff will contact the Builder to review the submittal package; staff may ask to meet with the Builder to acquire additional information or receive clarifications of the Builder's submitted materials. In this meeting, site conditions, community development concepts and any appropriate elements of the DG/DS will be discussed to establish the direction for the preparation of detailed plans (working drawings) by the Builder. City staff will document the conclusions of City design review and staff recommendations.

(the following Step 3 replaces Step 4 of the DG/DS)

Step 3: Final Review (City Plan Check)

The purpose of this step is to develop the specific designs for the architectural, landscape architecture, and civil engineering elements of the project for ultimate submittal to the City for building permit approval.

After successful completion of the City design review, the Builder shall submit detailed project plans/working drawings for review and approval by the Building Official. Review by other City departments and the Lathrop Manteca Fire District (LMFD) will also take place during final review. Professionals licensed to practice in the State of California shall prepare all Architectural, Engineering and Landscape Architectural Plans.

Submittals:

1. City of Lathrop Building Permit Application and Fees (please contact City staff for the most current information fees are due at time of submittal). Please be advised that the Fire department, Public Works department and school district may assess separate fees depending on the size and type of the project.
2. Copy of STDRC Recommendation Letter/Memorandum.
3. Seven (7) complete sets of drawings, drawn to minimum of $\frac{1}{4}'' = 1'$ scale. At least three (3) sets shall be wet stamped.
4. Four (4) copies of the site/plot plan on a minimum 11" x 17" sized paper. Please be sure to show all appropriate setbacks for all proposed structures.
5. Three (3) copies of Title 24 information and structural calculations on a minimum 8 $\frac{1}{2}''$ x 11 sized paper. At least two (2) sets shall be wet stamped.
6. Any other information/plans/calculations required by the Building Division.

2013 Architectural Design Guidelines and Development Standards for the Community at South River Bend (page 77):

Step 5 of the DG/DS is deleted.