

DESIGN MANUAL

CANTERWOOD

Tentative Tract Map No. 37439
Change of Zone No. 1800007
Plot Plan No. 180024

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I. INTRODUCTION**A. DOCUMENT PURPOSE**

This document serves as the Design Manual (“Design Manual”) for Change of Zone No. 1800007 (CZ 1800007), Tentative Tract Map No. 37439 (TTM 37439), and Plot Plan No. 180024 (PPT 180024) - “Canterwood”.

The current zoning classification on the residential Project site is R-1 (One-Family Dwellings). CZ 1800007 proposes to change the zoning classification on the entire residential Project site of 158.18 gross acres from R-1 to R-4 (Planned Residential).

Pursuant to the County of Riverside Zoning Ordinance (Ordinance No. 348, Article VIII d, Section 8.95.B, *R-4 Zone Conditions of Development*), a Development Plan must be prepared in order to apply the R-4 Zone (Planned Residential) to a property. The Development Plan must contain the following minimum information:

1. Location of each existing and each proposed structure in the development area, the use or uses to be contained therein. Typical plans indicating use on a lot may be used.
2. Location of all pedestrian walks, malls, recreation and other open areas for the use of occupants and members of the public.
3. Location and height of all walls, fences and screen planting, including a plan for the landscaping of the development, types of surfacing, such as paving, turfing, or other landscaping to be used at various locations.
4. Plans and elevations of typical structures to indicate architectural type and construction standards.

Provisions of the Riverside County Residential Design Standards & Guidelines supplement the minimum specifications for land development in Riverside County Ordinance No. 348, and will be incorporated by reference in the applicable Project Conditions of Approval.

The Standards & Guidelines that pertain to this Project are as follows:

- The “Residential Standards” in this Design Manual the ones that are required for any residential subdivision with a minimum lot size of one-half acre or less, and is located in the R-4 residential zoning categories, and has the General Plan Land Use Designation of Medium Density Residential (2-5 dwelling units per acre).
- Where a residential lot is smaller than 7,200 square feet, the unit location, setbacks, % of lot coverage and street frontage may be waived, as this Design Manual has advanced the following specific development goals including, as well as providing a sense of privacy and personal space for each residential unit:
 - Ensure that new homes are constructed in neighborhoods that are interesting and varied in appearance.
 - Utilizing building materials and enhanced landscaping to promote a look of quality, both at the time of initial occupancy, as well as in future years.
 - Encouraging efficient use of land while creating high quality communities that will maintain their economic values and long-term desirability as places to live and work.
 - Incorporating conveniently located and accessible neighborhood parks, trails, and open space.

- Providing functional public access to recreational opportunities in relation to the overall open space system.

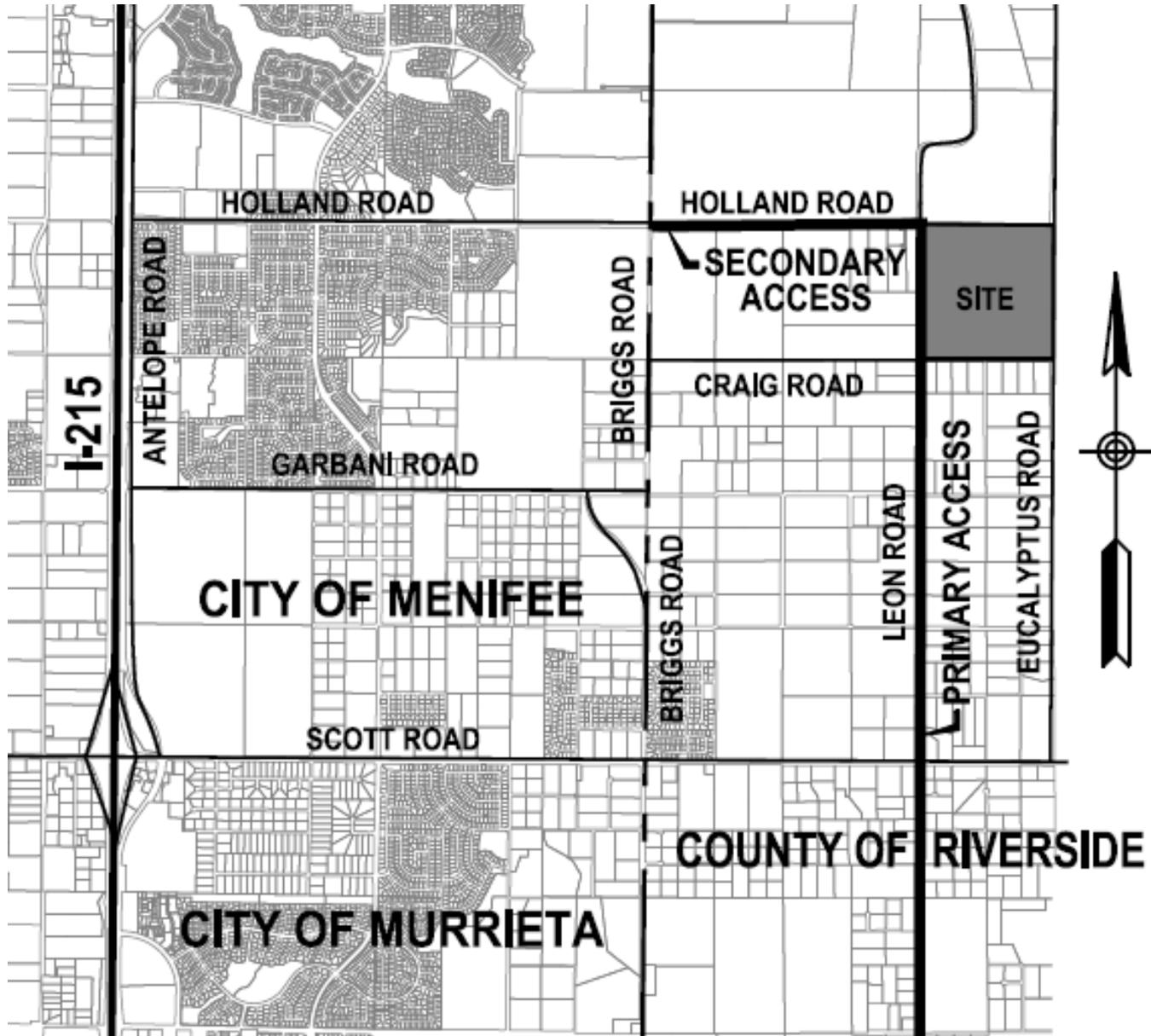
Development in Canterwood is required to substantially conform to the physical characteristics and design concepts set forth in this Design Manual. The County (Director of Planning), has the discretion to determine if implementing actions substantially conform to this Design Manual. If an implementing action does not substantially conform, a formal modification to this Design Manual may be required.

The Site Planning and Design Standards (Section II) set forth minimum requirements that must be adhered to when plotting a home on a residential lot within Canterwood. The photographs, illustrated sketches, and other graphic representations provided in the Architectural Design Guidelines (Section III) and Landscape Design Guidelines (Section IV) are to be used as visual aids in understanding the basic intent of Canterwood's design theme and its key implementing elements. The Guidelines presented in Sections III and IV are provided as a an architectural and landscape palette of character, materials, and other defining elements that should be reflected in future design proposals to construct Canterwood. An exact re-creation of the graphic representations included in this document is not intended, or required, as they are provided as the guiding intent needed to create Canterwood.

B. PROJECT LOCATION

Canterwood is located in the unincorporated area of Harvest Valley/Winchester Area Plan, in the County of Riverside, California. Specifically, Canterwood is located west of Eucalyptus Road; north of Craig Avenue; east of Leon Road; and south of Holland Road. The location of Canterwood is graphically depicted on **Figure 1, *Vicinity Map***.

Figure 1
Vicinity Map



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C. SUMMARY OF PROJECT APPROVALS

Pending approvals to be granted by the County of Riverside to implement the Canterwood project include, but are not limited to, Change of Zone (CZ 1800007), Tentative Tract Map (TTM 37439), and Plot Plan No. 180024 (PPT 180024). The Project is located within the Community Development foundation component of the Riverside County General Plan and the General Plan land use designation is Medium Density Residential (MDR). The Medium Density Residential land use designation provides for the development of conventional single family detached houses and suburban subdivisions. A General Plan Amendment is not applicable in association with the proposed Project.

CZ 1800007 proposes to change the zoning classification on the entire residential Project site from R-1 to R-4 (Planned Residential), thereby requiring this Development Plan/Design Manual document. TTM 37439 proposes a subdivision of 447 residential lots, one of which will be the 25.6 acres at the southwest corner (Lot 447)., 23 open space lots, 9 drainage basin lots, and 40.3 acres of Project roadways. Lot 479 is an 8.96-acre park with the following amenities: baseball field, soccer fields (2), basketball court, tot lot, picnic shelter, restroom, and parking. Lots 576, 579, 580, 582, 591, 594, and 604 are mini-parks/paseos. The density of TTM 37439 is 2.8 dwelling units/acre. It is anticipated that TTM 37439 will be recorded in 3 phases. PPT 180024 proposes a total of 447 single-family residential lots. Canterwood includes four (4) individual neighborhoods, with minimum lots sizes of 4,700 sq. ft., 5,000 sq. ft., 5,500 sq. ft. (future), and 6,500 sq. ft. Five (5) architectural styles have been provided.

Note: If the Highway 79 Policy is removed (or relaxed), Lot 447 can be subsequently subdivided into 128 5,500 sq. ft. lots.

Please reference **Figure 2, TTM 37439** and **Figure 3, CZ 1800007**.

D. COMMUNITY THEME

Historically, and even to this date, the *Harvest Valley/Winchester Area Plan* landscape has been dotted with farms, ranches, and dairies. The Project site is located in proximity to the community of Winchester. The surrounding development fabric has undergone changes over the past decades into a suburban style of development. The future development of the areas surrounding Canterwood will also reflect this scale/style of development. While there is no specific theme for Canterwood, the architectural styles proposed will reflect styles that have been historically used in Southern California and have been adapted in recent years to incorporate the changes in technology that have occurred over the past 100+ years.

According to the *Harvest Valley/Winchester Area Plan*:

“Winchester could build upon the Western theme and be transformed into a unique, mixed-use Town Center that capitalizes on a transit station and proximity to the Diamond Valley Lake. Medium density residential uses will surround the new Village Center.”

Canterwood, with its architectural styles, supporting landscape palate, open spaces, and monumentation, serves to support this proposed vision of Winchester.

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Figure 2
TTM 37439

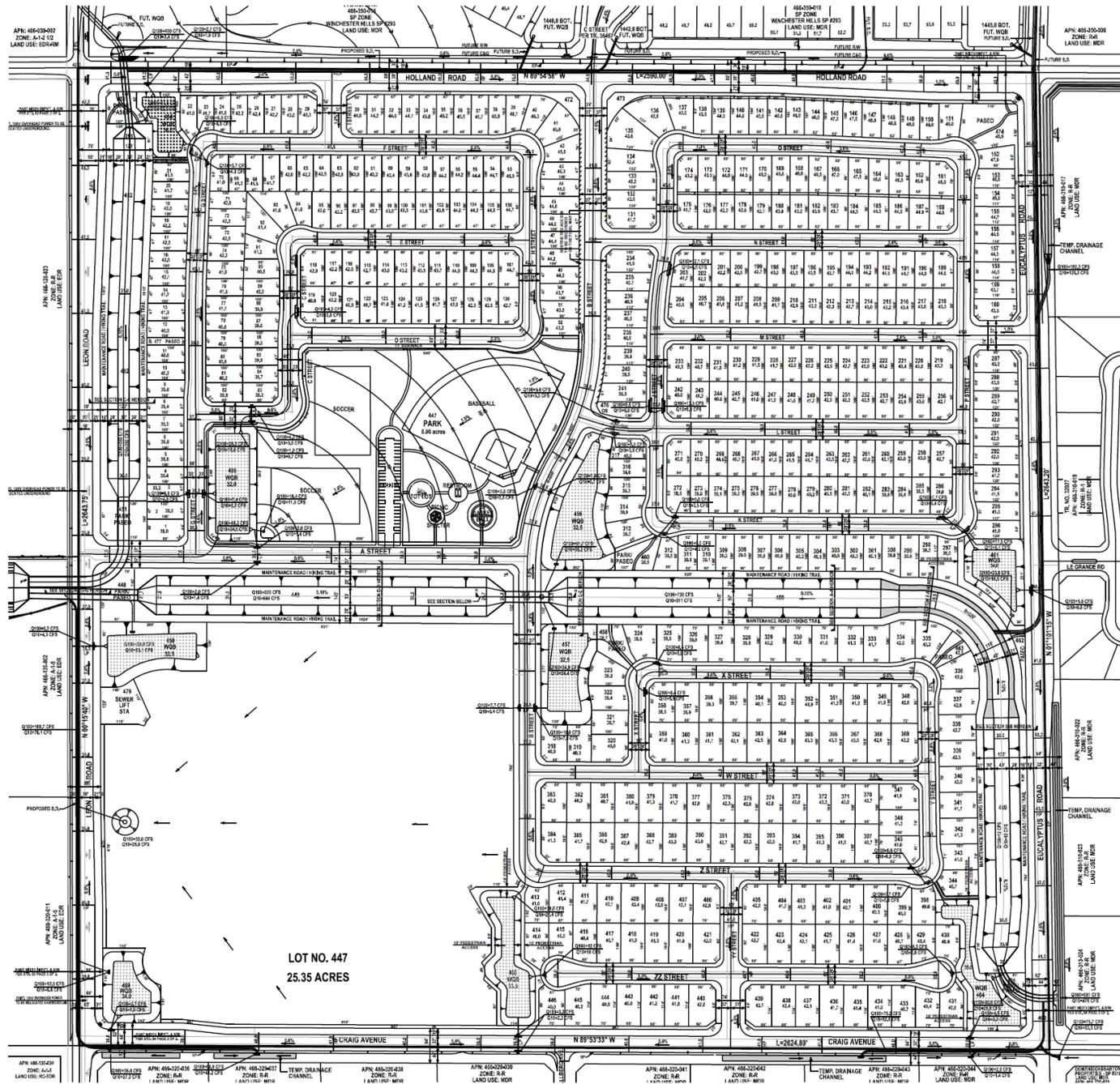
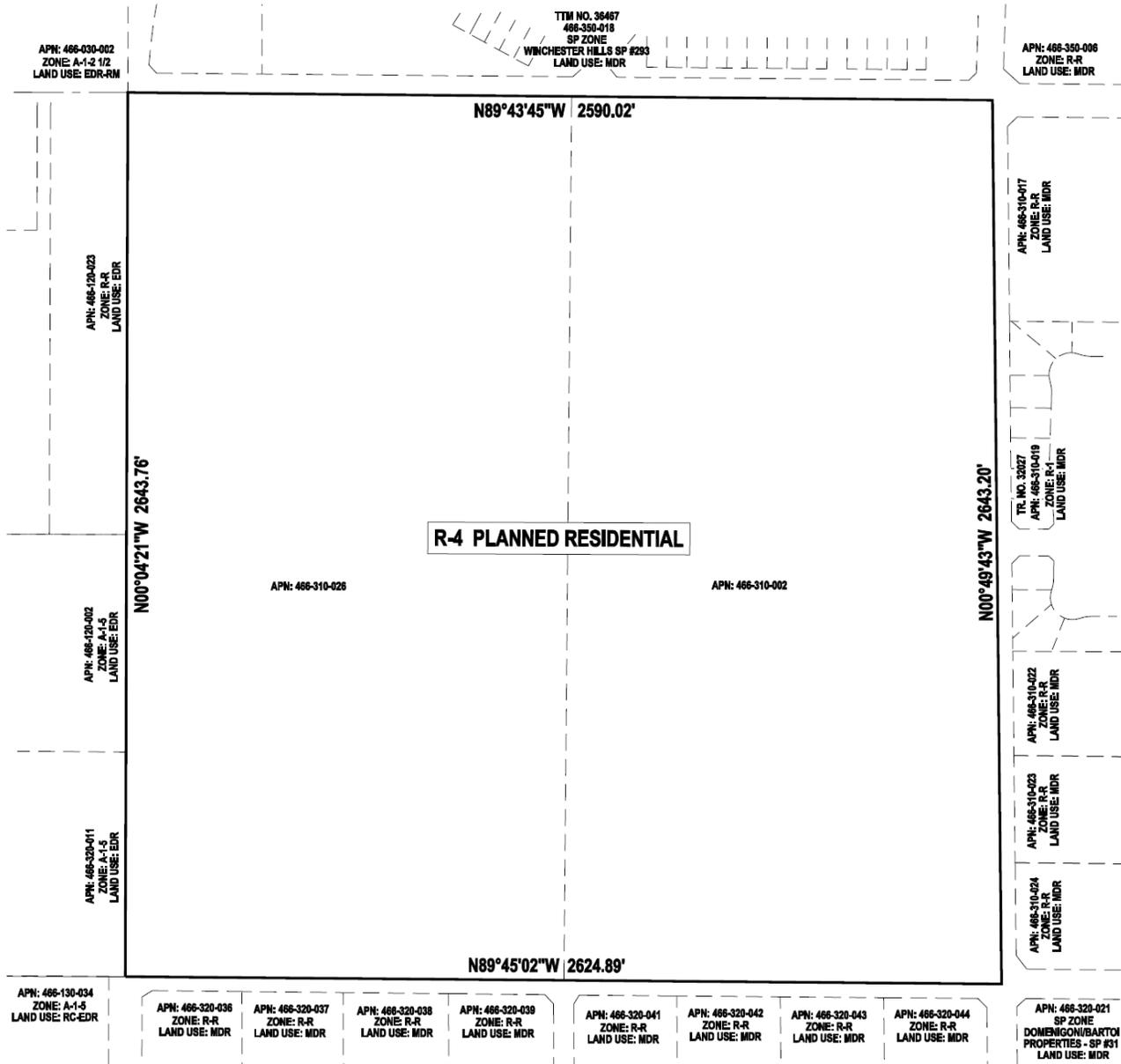


Figure 3 CZ 1800007



II. SITE PLANNING AND DESIGN

This section provides development standards for the planning and design of homes within the community. Quality residential subdivisions function as neighborhoods, encourage local social interaction, promote walking and healthful activities, and incorporate best practices in sustainable development planning. These standards are intended to accomplish these goals and provide for a visually appealing, pedestrian friendly neighborhood environment which avoids a monotonous, repetitive appearance.

The Project will comply with the Countywide Design Standards and Guidelines unless specifically modified here.

A. DEVELOPMENT STANDARDS

Residential development within Canterwood will be comprised of four (4) neighborhoods, reference **Figure 4, Neighborhood Map**. Neighborhoods 1, 2, 4 and Future Neighborhood 3 shall comply with the development standards listed in the tables below and as illustrated on the correlating figures.

Neighborhood 1

Residential development within Neighborhood 1 of Canterwood shall comply with the development standards listed below in **Table 1, Neighborhood 1 Residential Development Standards**, and as illustrated on **Figure 5, Neighborhood 1 – 4,700 Sq. Ft. Lots**.

**Table 1
Neighborhood 1 Residential Development Standards**

Minimum Lot Requirements	
Lot Area	4,700 square feet (sq. ft.)
Lot Width	47' ¹
Lot Depth	100'
Minimum Building Setback Requirements	
Front Elevation (excluding garage)	12' - 1 Story Units / 15' - 2 Story Units ²
Front Entry Garage	18'
Side Entry Garage	15'
Side Elevation	5'
Side Elevation (corner & reversed corner lots)	10'
Rear Elevation	10'
Other	
Maximum Building Height	40'
Encroachments – front yard	4' - 1 Story Units / 5' - 2 Story Units
Encroachments – side yard	2' (at least one side must have 5' clear)
¹ Lot width requirement for cul-de-sacs and cul-de-sac knuckles is 35'	
² See note on p. 1	

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Figure 4
Neighborhood Map

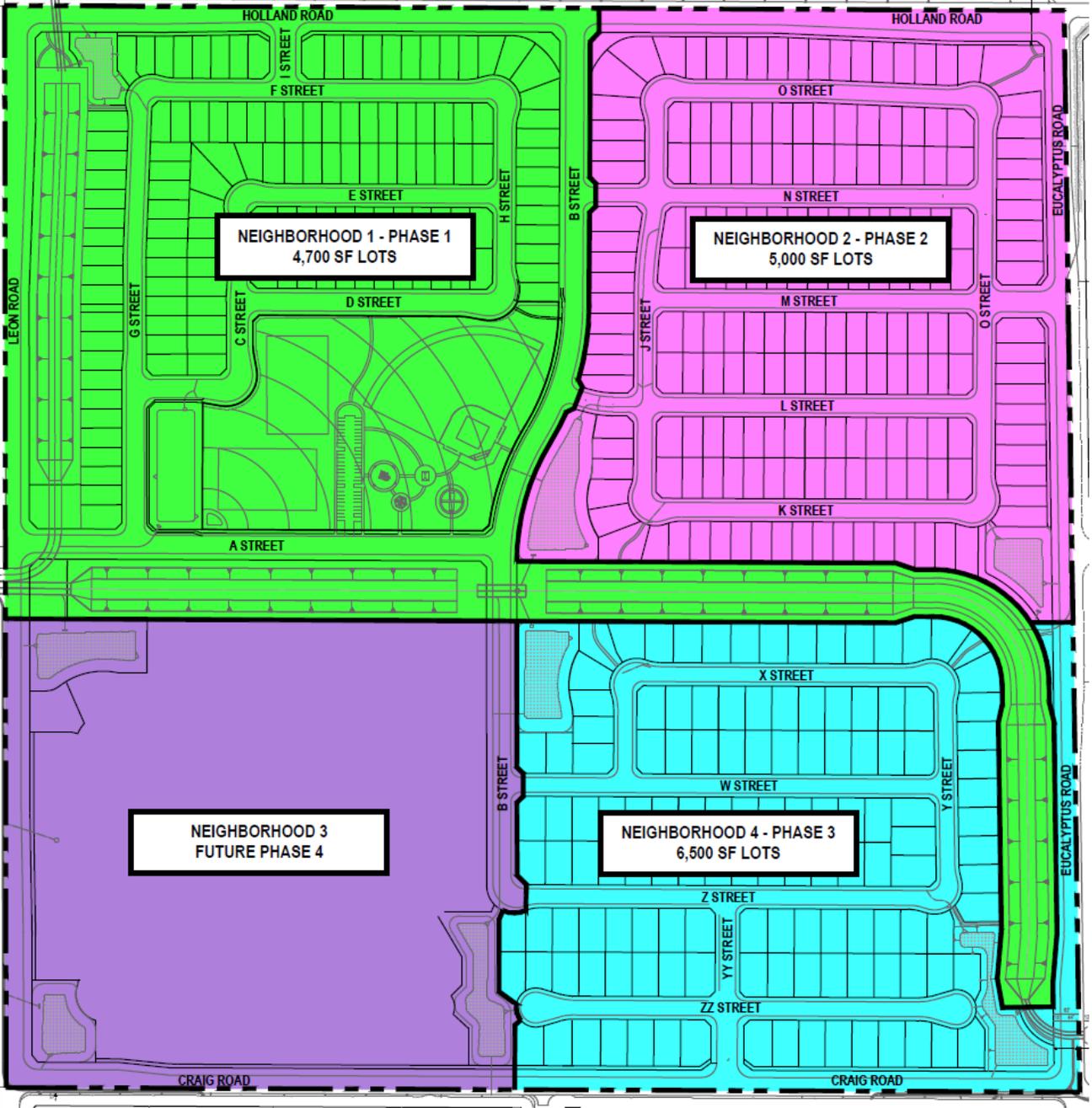
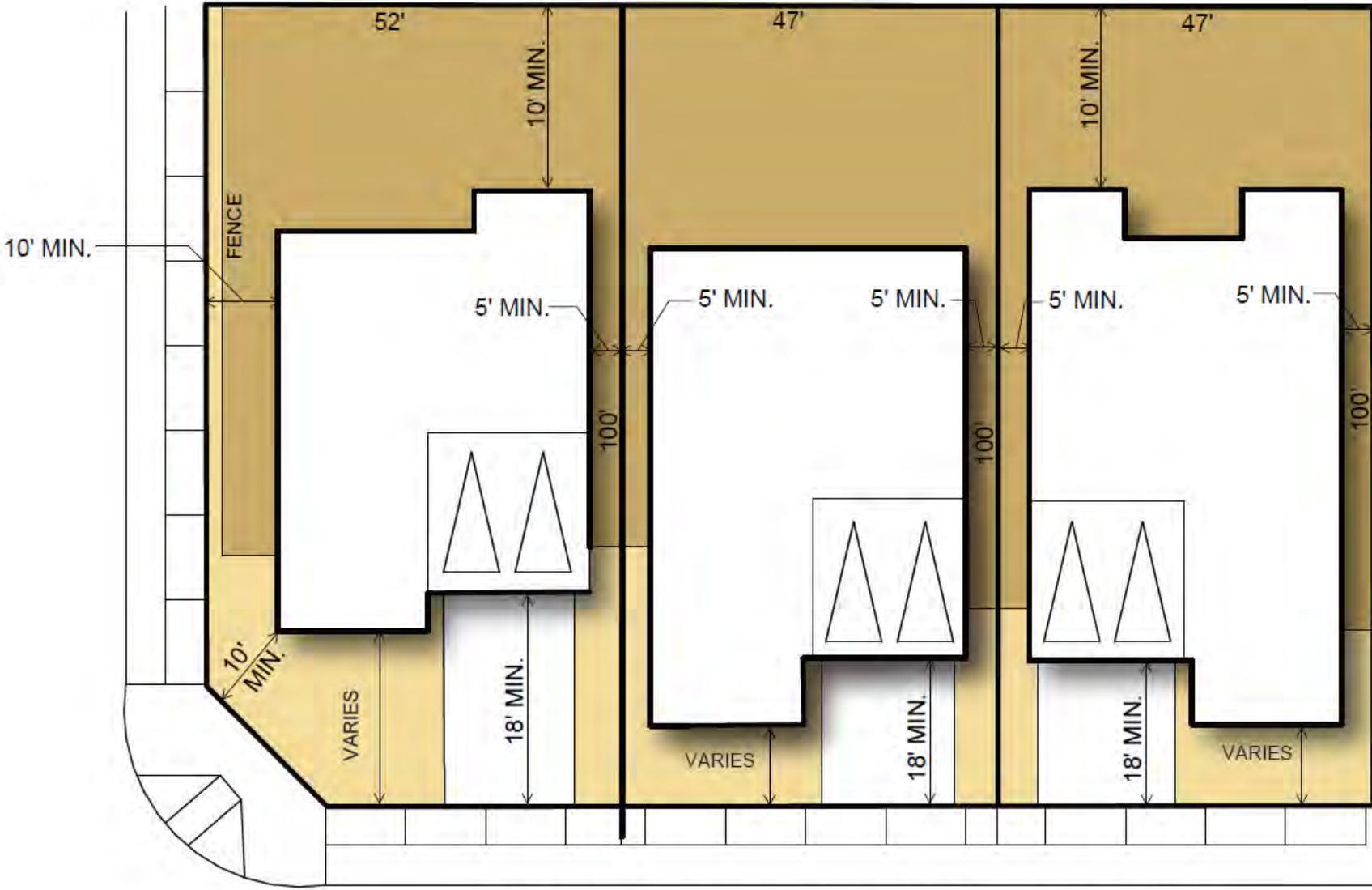


Figure 5
Neighborhood 1 – 4,700 S.F. Lots



Neighborhood 2

Residential development within Neighborhood 2 of Canterwood shall comply with the development standards listed below in **Table 2, Neighborhood 2 Residential Development Standards**, and as illustrated on **Figure 6, Neighborhood 2 - 5,000 Sq. Ft. Lots**.

**Table 2
Neighborhood 2 Residential Development Standards**

Minimum Lot Requirements	
Lot Area	5,000 sq. ft.
Lot Width	50' ¹
Lot Depth	100'
Minimum Building Setback Requirements	
Front Elevation (excluding garage)	12' - 1 Story Units / 15' - 2 Story Units ²
Front Entry Garage	18'
Side Entry Garage	15'
Side Elevation (interior)	5'
Side Elevation (corner & reversed corner lots)	10'
Rear Elevation	10'
Other	
Maximum Building Height	40'
Encroachments – front yard	4' - 1 Story Units / 5' - 2 Story Units
Encroachments – side yard	2' (at least one side must have 5' clear)
¹ Lot width requirement for cul-de-sacs and cul-de-sac knuckles is 35'	
² See note on p. 1	

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Future Neighborhood 3

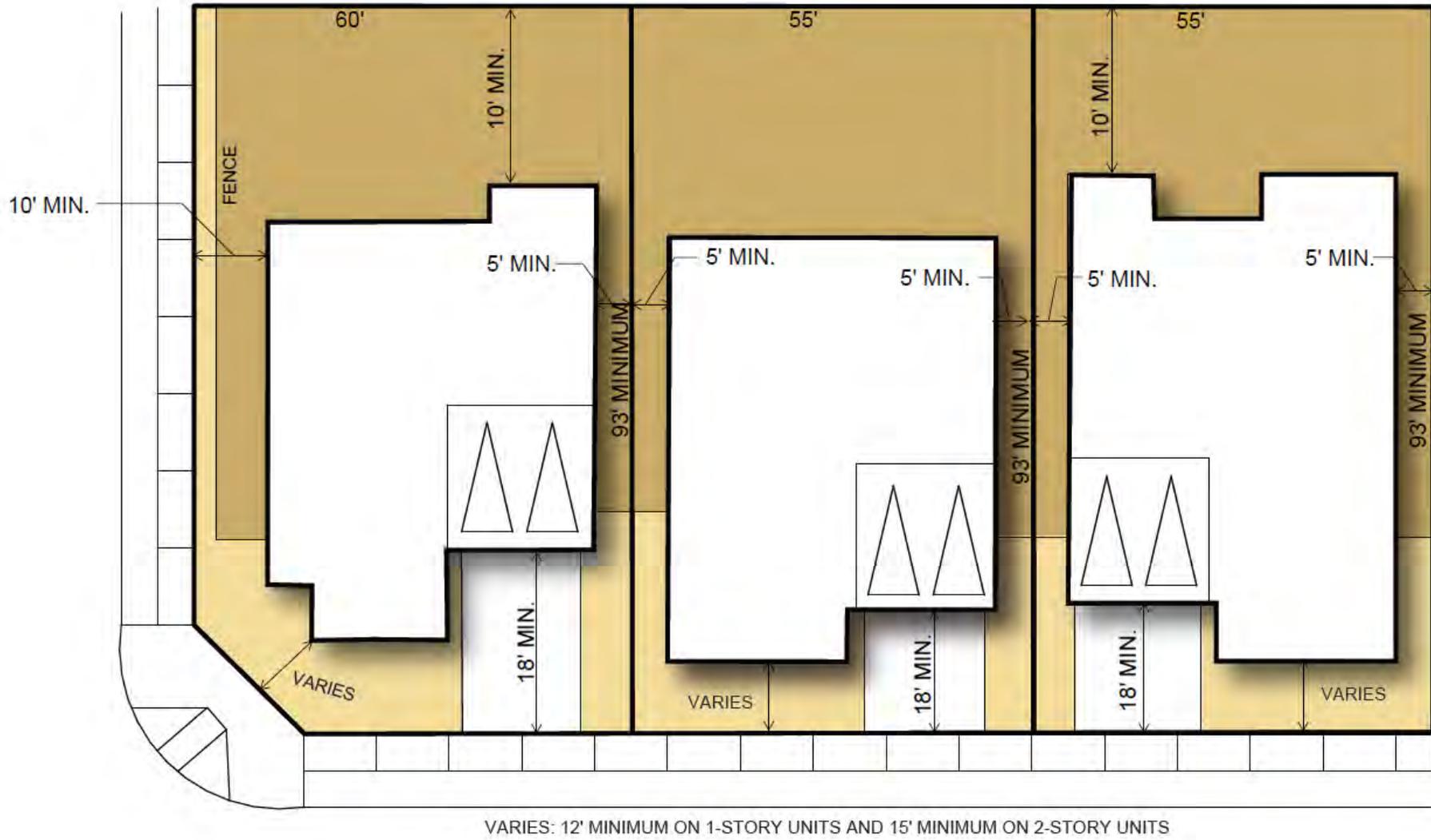
Residential development within Future Neighborhood 3 of Canterwood shall comply with the development standards listed below in **Table 3, Future Neighborhood 3 Residential Development Standards**, and as illustrated on **Figure 7, Future Neighborhood 3 - 5,500 Sq. Ft. Lots**.

**Table 3
Future Neighborhood 3 Residential Development Standards**

Minimum Lot Requirements	
Lot Area	5,500 sq. ft.
Lot Width	55' ¹
Lot Depth	93'
Minimum Building Setback Requirements	
Front Elevation (excluding garage)	12' - 1 Story Units / 15' - 2 Story Units ²
Front Entry Garage	18'
Side Entry Garage	15'
Side Elevation (interior)	5'
Side Elevation (corner & reversed corner lots)	10'
Rear Elevation	10'
Other	
Maximum Building Height	40'
Encroachments – front yard	4' - 1 Story Units / 5' - 2 Story Units
Encroachments – side yard	2' (at least one side must have 5' clear)
¹ Lot width requirement for cul-de-sacs and cul-de-sac knuckles is 35'	
² See note on p.1	

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Figure 7
Neighborhood 3 – 5,500 S.F. Lots



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Neighborhood 4

Residential development within Neighborhood 4 of Canterwood shall comply with the development standards listed below in **Table 4, Neighborhood 4 Residential Development Standards**, and as illustrated on **Figure 8, Neighborhood 4 – 6,500 Sq. Ft. Lots**.

**Table 4
Neighborhood 4 Residential Development Standards**

Minimum Lot Requirements	
Lot Area	6,500 sq. ft.
Lot Width	65' ¹
Lot Depth	100'
Minimum Building Setback Requirements	
Front Elevation (excluding garage)	12' - 1 Story Units / 15' - 2 Story Units ²
Front Entry Garage	18'
Side Entry Garage	15'
Side Elevation (interior)	5'
Side Elevation (corner & reversed corner lots)	10'
Rear Elevation	10'
Other	
Maximum Building Height	40'
Encroachments – front yard	4' - 1 Story Units / 5' - 2 Story Units
Encroachments – side yard	2' (at least one side must have 5' clear)
¹ Lot width requirement for cul-de-sacs and cul-de-sac knuckles is 35' ² See note on p. 1	

Pursuant to Article VIII(d) (Planned Residential), Section 8.93.A of the County's Zoning Ordinance (Ordinance No. 348), a minimum of 6,000 square feet of land area shall be provided for each residential unit, inclusive of the individual residential lot area and recreation areas but exclusive of areas set aside for street rights-of-way.

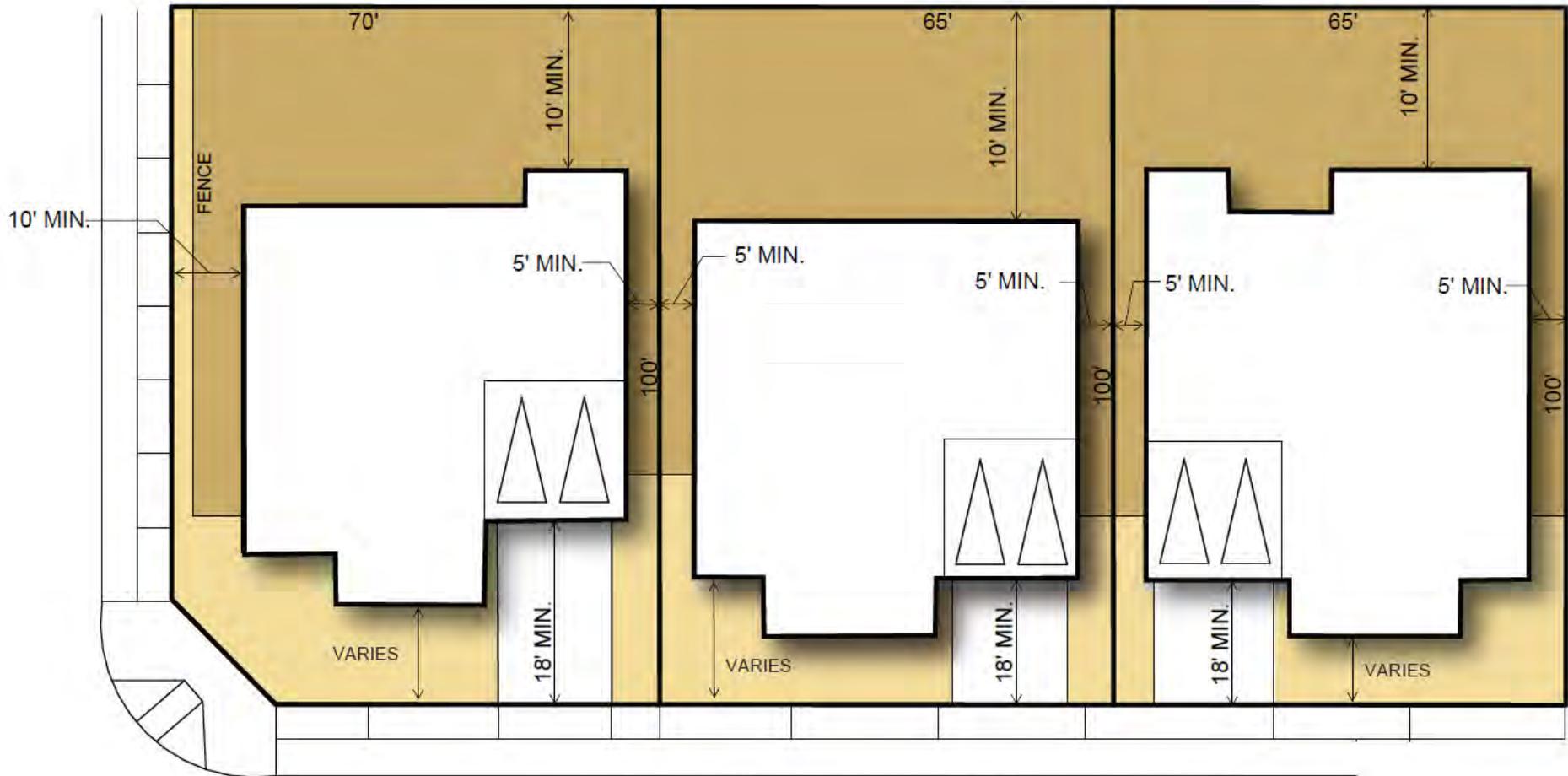
Canterwood provides approximately 158.18 acres of residential, recreational, and open space land uses. Of this, approximately 40.3 acres are utilized for street rights-of-way. This results in a net of 111.38 acres for the area calculation below:

$$111.38 \text{ acres} \times 43,560 \text{ square feet per acre} / 447 \text{ residential units} = 11,488 \text{ square feet per residential unit}$$

As such, Canterwood complies with Article VIII(d), Section 8.93.A of Ordinance No. 348.

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Figure 8
Neighborhood 4 – 6,500 S.F. Lots



VARIES: 12' MINIMUM ON 1-STORY UNITS AND 15' MINIMUM ON 2-STORY UNITS

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B. PLOTTING GUIDELINES

Canterwood provides for a range of home sizes, home styles and floor plans. **Figure 2, TTM 37439** shows the overall design of Canterwood. Canterwood includes four (4) individual neighborhoods, with minimum lots sizes of 4,700 sq. ft., 5,000 sq. ft., 5,500 sq. ft. (future), and 6,500 sq. ft.

Detached single-family homes within Canterwood shall creatively use varied setbacks, “architecture forward” designs, outdoor spaces, varied garage treatments, landscaping, and other innovative neighborhood design techniques to create a visually interesting streetscene and identifiable neighborhood character. Varying front yard setbacks and using single-story elements break up long stretches of linear massing, and when combined with private outdoor spaces, such as front porches and front yards, results in a welcoming, interactive streetscene that promotes pedestrian activity. To encourage a diverse and visually interesting street scene, neighborhoods within the Canterwood community shall comply with the following plotting guidelines:

1. TTM 37439 will be required to have a minimum of seven (7) different floor plans. Floor plans shall be different between the neighborhoods.
2. Neither the same floor plan nor the same elevation style shall be plotted next to itself or directly across the street from itself. “Directly across the street” shall be defined as more than half of the narrower lot overlapping with the wider lot across the street.
3. Front yard setbacks to living spaces and porches shall vary by a minimum of two feet (2’) between adjacent homes. All setbacks shall meet the minimum requirement listed in **Tables 1** through **4** and illustrated on **Figures 5** through **8**.
4. Repetitive patterns of garage placement shall be avoided.
5. Single-story architectural elements shall be incorporated into the elevations of homes on corner lots, facing the front of the lot. Examples of single-story architectural elements include architectural projections, bay windows, porches, balconies, one-story living spaces, and/or a one-story garage element.
6. Single-story architecture and varied front setback distances are encouraged to be incorporated into the elevations of all homes to enhance the streetview so there is not a uniform or flat appearance of homes along any street.
7. A landscaped parkway shall be provided between the curb and sidewalk along interior neighborhood streets. The landscaped parkway shall include a minimum of one (1) street tree per residential lot.

III. ARCHITECTURAL DESIGN GUIDELINES

A. ARCHITECTURAL DESIGN

These Architectural Design Guidelines (Architectural Guidelines) convey Canterwood's architectural design theme. It is not the intent of these Architectural Guidelines to mandate that all of the identified design components and elements described herein be incorporated into the actual building designs. Rather, these Architectural Guidelines serve as a "palette" of character-defining exterior elements that should be used in home design. It is expected that builders and their architects will prepare architectural building plans that substantially conform to these Architectural Guidelines, while also applying creativity and innovation in response to housing design trends, homebuyer expectations, and other market conditions.

1. Design Principles

While these Architectural Guidelines do not expressly limit architectural styles, the styles employed in Canterwood should be complementary and compatible with the styles described in this document (refer to Subsection III.B., *Architectural Styles*). The defining features of the selected architectural styles must be consistently implemented across the community to visually identify and differentiate each style. These Architectural Guidelines allow for both traditional/historical styles and contemporary interpretations of these styles, provided that the style's defining features can be visually identified, consistently applied, and differentiated from the character-defining features of other styles implemented in the community.

The selection of architectural styles should be compatible with the massing of their floor plans; as such, a certain style should not be forced onto every floor plan if it is not compatible. By emphasizing the use of distinct and identifiable styles, these guidelines discourage monotony. Street scenes shall incorporate multiple architectural styles and should be diverse as to form, massing, features, windows, front doors, garage doors, materials, and colors.

2. Form and Massing

Building mass and scale are two primary design components that affect how a building is perceived. The creative use of design articulation of the building's visible façades, variation of rooflines, balance of roof forms, and changes in vertical and horizontal planes reduces the perceived mass of a building. Even if the front elevation setback for adjacent homes is the same, variations in massing can provide an abundance of visual interest.

It is important to provide variation in front elevation massing along every street in Canterwood to provide diversity and avoid a monotonous pattern along the streetscape. Examples of design features that can reduce a home's perceived visual mass include covered front porches, window and door articulation, balconies, extended overhangs and decorative building edge treatments (cornice, eave, quoins, etc.), and one-story living spaces. Design elements shall also be included on the rear facades and sides of homes that are adjacent to or visible from public streets or adjacent open spaces.

- a. Homes shall be arranged in a manner that creates a harmonious, varied

- appearance of building heights and setbacks.
- b. Three sides of a two-story house, excluding the rear elevation, must have at least one plane break at the first and/or second story in order to avoid monolithic elevations. A plane break must be offset by at least two feet (2').
- c. Three sides of a single-story home, excluding the rear elevation, must have at least one plane break. A plane break must be offset by at least two feet (2').

3. Roofs

The roofline is a dominant visual element of a home. A roof's composition should allow for a clean interface with the building and the building façade. A roof's form and composition should reflect the appropriate roof pitch, characteristics, and materials that are consistent and true to the selected architectural style and shall also not be overbearing nor give the appearance of being disjointed.

- a. Rooflines of adjacent homes should vary to create a variety of silhouettes and ridge heights.
- b. Roof pitches should vary among floor plans and complement the building's architectural style. Primary roof pitches should be 4:12 or 5:12. Secondary roof pitches can vary from primary roof pitches but only if such variation is consistent with the architectural style.
- c. Roof pitches and colors should vary from one house to the next, when appropriate for the architectural style.
- d. Roof materials and colors selected for an architectural style must reflect the elements that are typically used in that style.
- e. Roofing materials shall be non-combustible.
- f. Solar panels, if used, should be integrated into the roof design as an unobtrusive element.

4. Garage Location and Design

To achieve attractive streetscenes throughout Canterwood, particular attention must be given to the design and placement of garages.

- a. Garage door style, color and design shall reflect the architectural character of the home and shall vary between adjacent homes, when appropriate. Acceptable garage door styles include, but are not limited to raised panel, recessed panel, flush panel in both roll-up and carriage swing door designs.
- b. Architectural treatments, including but not limited to, trellises, corbels, and arches should be incorporated into the garage design to de-emphasize the garage and achieve an attractive streetscene.
- c. Windows may be incorporated into the garage door design. Where provided, garage door window styles shall correspond to the window forms of the house.
- d. Architectural features, such as varied rooflines (including height and pitch) and second story setbacks, shall be incorporated into the garage design to reduce building mass and scale and create a visually interesting streetscene, when appropriate for the selected architectural style.
- e. Two-car garage configurations may be divided into one/one configurations with individual doors to provide visual variety along the streetscape.
- f. Driveways may include accent paving and a decorative, maintenance-free decorative strip, such as pavers, artificial grass or other pervious materials, as additional options to provide an enhanced streetscene.

- g. Planting of moderate height, narrow width shrub types on the sides of the garage doors should be considered to soften the visual impact of the garage door and accent the garage façade.

5. Windows and Doors

Window and door details are architectural components that carry a strong visual impact through their placement and design.

- a. Front door details shall be consistent with the architectural style.
- b. Feature window shapes shall be consistent with the architectural style.
- c. Accent shutters are not required; however, when used, shutter size shall be proportional to the window and shall reflect the architectural style.
- d. Window trim details used on the front elevation should also be applied to the sides and rear of the house for continuity.
- e. Windows and/or doors with silver or gold frames or reflective glass are prohibited.

6. Building Materials and Colors

A complementary mixture of colors, textures, and building materials is encouraged throughout Canterwood. Building material and color selection are integral components in the definition of a specific architectural style and also provide a varied streetscape design. Material breaks, transitions and terminations should produce complementary and clear definitions of separation while maintaining a prescribed color and materials palette. A variety of exterior accent materials (e.g., brick, stone, siding, pre-cast concrete, ceramic tile, timber) should be used as an integral feature in home construction to convey the selected architectural styles.

- a. Color schemes shall be simple, tasteful, and consistent with architectural styles.
- b. A scheme of color values on all exterior elements shall be distinct from one house to the next, with deeper tones encouraged to promote variations. This avoids a monotonous appearance of multiple buildings of the same colors and tones.
- c. Material breaks, transitions, and termination shall produce complimentary and clear definitions of separation, while maintaining a prescribed color and materials theme. This is especially important in changing from stucco and/or siding to masonry veneers.
- d. Stucco finishes on exterior walls shall be accompanied by at least one other accent material appropriate to the architectural style (e.g., wood trim, stone, brick).

7. Outdoor Lighting

Lighting standards throughout Canterwood shall be similar in style, color, and materials, embracing a natural and minimal lighting approach.

- a. All outdoor lighting shall incorporate, to the extent feasible and permissible under City standards, measures to aid in reducing light pollution. Such measures include: wattage reduction, directing lighting downward, shielding lights (or using "cut-off lights" that only illuminate the side or underside of a fixture, rather than shining skyward) and lowering the height of light poles to reduce the illumination

- radius.
- b. All outdoor lighting fixtures shall be focused, directed, and arranged to minimize glare and illumination on public streets and adjoining property.
- c. Lighting fixtures should be well integrated into the visual environment and styles should be selected that are complimentary to the Project.

8. Mechanical Equipment

Mechanical equipment such as air conditioners, heaters, evaporative coolers, and other such devices shall not be mounted on any roof and must be located behind privacy walls or landscaping. Solar panels are permitted on roofs.

B. ARCHITECTURAL STYLES

The residential architecture of Canterwood includes a complementary palette of architectural styles that reinforce the community's theme and are authentic to the southern California landscape. The selected architectural styles for Canterwood include American Farmhouse, California Bungalow/Craftsman, California Ranch, Monterey, and Spanish Colonial. These architectural styles were selected to provide a wide range of architectural variation, appeal to a variety of potential homeowners, and create visually interesting street scenes.

The selected architectural styles for Canterwood and the character-defining elements of those styles are described on the following pages. The lists of character-defining elements contained herein are not intended to be exhaustive or limiting; rather, the list provides guidance for implementing the style within Canterwood. Each home is not required to incorporate every listed key characteristic or design element. Further, contemporary interpretations of historical styles are appropriate. The guiding principle for architecture design within Canterwood is that definable architectural styles be utilized so that elevations are identifiable, and the street scene is diverse.

Again, it should be emphasized that individual character and interpretation are encouraged, and it is not the intent that all of the following represented design components be incorporated into the design proposals. These examples are only conceptual in nature and do not necessarily depict the actual final design. Finalized floor plans and elevations will be determined at a later stage of development. Conceptual plans developed for housing programs are required to be submitted for review by the design review team administered by the master developer after approval of the Project. Upon approval of the conceptual plans by the master developer, designs will be reviewed by the County using the standards contained within this Design Manual prior to approval of the design drawings and construction documents.

At a minimum, there should be at least three (3) different floor plans, per product type. If phasing is proposed, then a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met. In addition, each floor plan shall have at least four (4) distinct elevations. One (1) elevation shall not be repeated more than each fourth (4th) house.

1. American Farmhouse

The American Farmhouse component is based largely on the architectural elements

used in Colonial styles from New England and the Mid-West. The main feature of the style is a large, covered front porch. Key elements of the style include two-story massing, dormers, and symmetrical elevations, while the asymmetrical, “casual cottage” elevation with a decorative appearance is less common, but still quite popular. The style represents a very practical and picturesque country home.

Examples of how the American Farmhouse architectural style will be applied to the Canterwood community are provided on **Figure 9, American Farmhouse Architectural Style**. The visual graphic examples on **Figure 9**, along with accompanying examples throughout the text in this Section, should be provided on the American Farmhouse residential development constructed in the Canterwood neighborhoods.

Subsection III.A., Architectural Design, above, discusses design elements in an overall sense as they pertain to the residential development within the Canterwood neighborhoods. These criteria will also apply to the American Farmhouse architectural style.

However, additional criteria, specific to the American Farmhouse architectural style are listed below and are also contained **Figure 9**. These elements should be utilized for this style, and it will be imperative to implement these properly on subsequent plans to achieve the greatest design possible.

a. Design Features

- Covered porch with simple wood columns
- Two-story box-like or L-shaped form
- Dormers
- Symmetrical elevations

b. Roofs

- Main gable with intersecting gables or hips
- Steep pitches
- Deep overhangs with open eaves
- Concrete or asphalt tile roofing

c. Windows

- Large, symmetrical windows
- Multi-divisioned single or double-hung with trim
- Second floor dormers on front elevations
- Accent shutters

d. Colors

- Light to bold
- Complimenting accents, roof, and trim

e. Accent Materials

- Brick
- Horizontal siding
- Stucco

Figure 9
American Farmhouse Architectural Style



- 1 Two-story simple geometric square or L-shaped form
- 2 Medium-pitched, primary front to back main gable roof form with intersecting hip, gable and shed roofs and standard overhangs
- 3 Flat, shake-textured concrete tile or asphalt shingle roof material with standing metal seam accents
- 4 Large covered porches with simple wood columns
- 5 Lap siding or stucco on main body with lap siding at gable ends

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2. California Bungalow/Craftsman

The California Bungalow/Craftsman style is an American architectural style that focuses on the harmony of indoor and outdoor life and stresses honesty of form, materials and workmanship, and eschews applied decoration in favor of the straightforward expression of the structure. The California Bungalow/Craftsman style draws from wood building traditions of Japan and Switzerland, as well as medieval themes favored by the Arts and Crafts philosophies. Natural materials are used to signify oneness with nature and to set a unifying theme for a home. Wherever possible, aesthetic and functional interiors are integrated in simple living spaces. California Bungalow/Craftsman style homes are considered easy, asymmetrical, gabled, and stuccoed works of art that form a large part of Southern California's architectural heritage.

Examples of how the California Bungalow/Craftsman architectural style will be applied to the Canterwood community are provided on **Figure 10, California Bungalow/Craftsman Architectural Style**. The visual graphic examples on **Figure 10**, along with accompanying examples throughout the text in this Section, should be provided on the Monterey residential development constructed in the Canterwood neighborhoods.

Subsection III.A, *Architectural Design*, above, discusses design elements in an overall sense as they pertain to the residential development within the Canterwood neighborhoods. These criteria will also apply to the California Bungalow/Craftsman architectural style.

However, additional criteria, specific to the California Bungalow/Craftsman architectural style are listed below and are also contained **Figure 10**. These elements should be utilized for this style, and it will be imperative to implement these properly on subsequent plans to achieve the greatest design possible.

a. Design Features

- Timber and stone forms with long overhangs
- Angularly shaped timber tails at eaves
- Large porches with angled columns
- Extended trims & surrounds
- Horizontal Lap, board and batt, shingle or stucco siding

b. Roofs

- Low-pitched gable roofs
- Shake or composition shingle roofing
- Long eaves with exposed, shaped tails

c. Windows

- Rectangular
- Narrow and tall
- Multi-paned windows with wood trim

d. Colors

- Middle to dark earth tones
- Brown, Red, Green or Beige window frames
- Trims usually darker, but can be lighter

- Middle to dark roof

- e. **Accent Materials**
 - Outriggers with or without corbels
 - Spaced batten gable vent elements
 - Stone and/or brick wainscoting
 - Trellis elements

Figure 10
California Bungalow/Craftsman Architectural Style



- 1 Shallow-pitched gable-ended roofs with deep overhangs
- 2 Deep, broad porch element with expressive structural components such as square or tapered columns
- 3 Expressive structural elements such as rafters, brackets, braces and columns
- 4 A mixture of materials such as stone, shingles, stucco, and wood siding
- 5 Multi-paned windows with wood trim



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3. California Ranch

Inspired by the California cattle ranches developed by early Californians in the late 1800's, the California Ranch architectural style evolved from native materials with considerations of climate and lifestyle. Primary building materials have evolved from adobe and wood to shingles for roofs, board and batten siding, and other colonial features. Current versions of the style are typically simple and straightforward with stucco walls, gabled roofs, and wood accents.

Examples of how the California Ranch architectural style will be applied to the Canterwood community are provided on **Figure 11, California Ranch Architectural Style**. The visual graphic examples on **Figure 11**, along with accompanying examples throughout the text in this Section, should be provided on the California Ranch residential development constructed in the Canterwood neighborhoods.

Subsection III.A., *Architectural Design*, above, discusses design elements in an overall sense as they pertain to the residential development within the Canterwood neighborhoods. These criteria will also apply to the Monterey architectural style.

However, additional criteria, specific to the California Ranch architectural style are listed below and are also contained **Figure 11**. These elements should be utilized for this style, and it will be imperative to implement these properly on subsequent plans to achieve the greatest design possible.

a. Design Features

- Horizontal, one and two-story massing form
- First story elements occasionally feature brick or stone veneers
- Main body features stucco with lap siding or board and batten accents
- Entries may integrate a porch with simple columns

b. Roofs

- Low to medium pitched roofs
- Flat concrete tile - shingle appearance

c. Windows

- Multi-paned with trim
- Accent shutters

d. Colors

- Earth tones
- Contrasting window shutter or trim

e. Accent Materials

- Stucco
- Siding
- Stone

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Figure 11
California Ranch Architectural Style



- 1 Horizontal, one and two-story massing form
- 2 Low to medium pitched main gable roof with standard overhangs
- 3 Flat, shake-textured concrete tile or asphalt shingle roof material
- 4 Large porch at entry with simple columns that often feature kickers
- 5 Stucco on main body with lap siding or board and batten accents
- 6 Brick or stone veneers on first story elements

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4. Monterey

The Monterey style is a revival of the Spanish Colonial houses of northern California that blends adobe construction with traditionally English shapes to create architecture that is typically characterized by simple house forms, relatively low-pitched hip or gable roofs, and wide overhangs. Shutters, balconies, verandas, and porches are indicative of the style and the first and second may have different cladding materials, with wood siding above and a stucco or brick veneer base below. Walls convey a thick appearance with recessed door and window openings set back into smooth wall planes. The use of arches, courtyards, patios, and colonnades enhance the theme. Monterey style houses always have a second-story balcony that is usually cantilevered and covered by the principle roof, and traditionally are not located above the living space.

Examples of how the Monterey architectural style will be applied to Canterwood are provided on **Figure 12, Monterey Architectural Style**. The visual graphic examples on **Figure 12**, along with accompanying examples throughout the text in this Section, should be provided on the Monterey residential development constructed in the Canterwood neighborhoods.

Subsection III.A., *Architectural Design*, above, discusses design elements in an overall sense as they pertain to the residential development within the Canterwood neighborhoods. These criteria will also apply to the Monterey architectural style.

However, additional criteria, specific to the Monterey architectural style are listed below and are also contained **Figure 12**. These elements should be utilized for this style, and it will be imperative to implement these properly on subsequent plans to achieve the greatest design possible.

a. Design Features

- Second floor balconies
- Two story rectilinear volume
- Simple wood posts and beams
- Verandas or porches

b. Roofs

- Low-pitched gable-ended roofs (occasionally hipped)
- Shingle or tile- barrel, 'S,' or red clay tiles
- Tight rakes with extended eaves
- Roof overhang
- Simple front-to-back roof

c. Windows

- Double hung windows
- Paired with false shutters/lowered shutters
- Vertical proportions
- Glazed doors

d. Colors

- Light earth tones
- Contrasting accents

- e. **Accent Materials**
- Stucco, brick, or wood (clapboard)
 - First and second floors frequently of different materials
 - Stucco walls
 - Simple details

Figure 12
Monterey Architectural Style



- 1 Simple wood posts and beams with exposed wood corbels or rafters at front elevations and as accents
- 2 Low-pitched gable-ended roofs
- 3 Shingle, flat, or barrel concrete tile roofing
- 4 Windows paired with real or false shutters
- 5 Accents materials include stucco, brick, siding, and wood



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5. Spanish Colonial

Spanish Colonial is an adaptation of Mission Revival enriched with additional Latin American details and elements. The style attained widespread popularity after its use in the Panama-California Exposition of 1915. The simple courtyards of the Spanish Colonial heritage with hanging pots, a flowering garden, and sprawling shade trees are utilized as foreground design elements. Further architectural distinction is established through the use of tile roofs, stucco walls, heavily textured wooden doors, and highlighted ornamental ironwork.

Examples of how the Spanish Colonial architectural style will be applied to the Canterwood community are provided on **Figure 13, Spanish Colonial Architectural Style**. The visual graphic examples on **Figure 13**, along with accompanying examples throughout the text in this Section, should be provided on the Spanish Colonial residential development constructed in the Canterwood neighborhoods.

Subsection III.A., *Architectural Design*, above, discusses design elements in an overall sense as they pertain to the residential development within the Canterwood neighborhoods. These criteria will also apply to the Spanish Colonial architectural style.

However, additional criteria, specific to the Spanish Colonial architectural style are listed below and are also contained **Figure 13**. These elements should be utilized for this style, and it will be imperative to implement these properly on subsequent plans to achieve the greatest design possible.

a. Design Features

- Arcades and trellis features
- Terra Cotta clay pipe vents
- Elaborate entry surrounds

b. Roofs

- Shallow pitched roofs
- Simple, hip, gable and shed forms
- Concrete or terra cotta barrel tile

c. Windows

- Windows on front elevation
- Arched or half elliptical windows
- Decorative grills

d. Colors

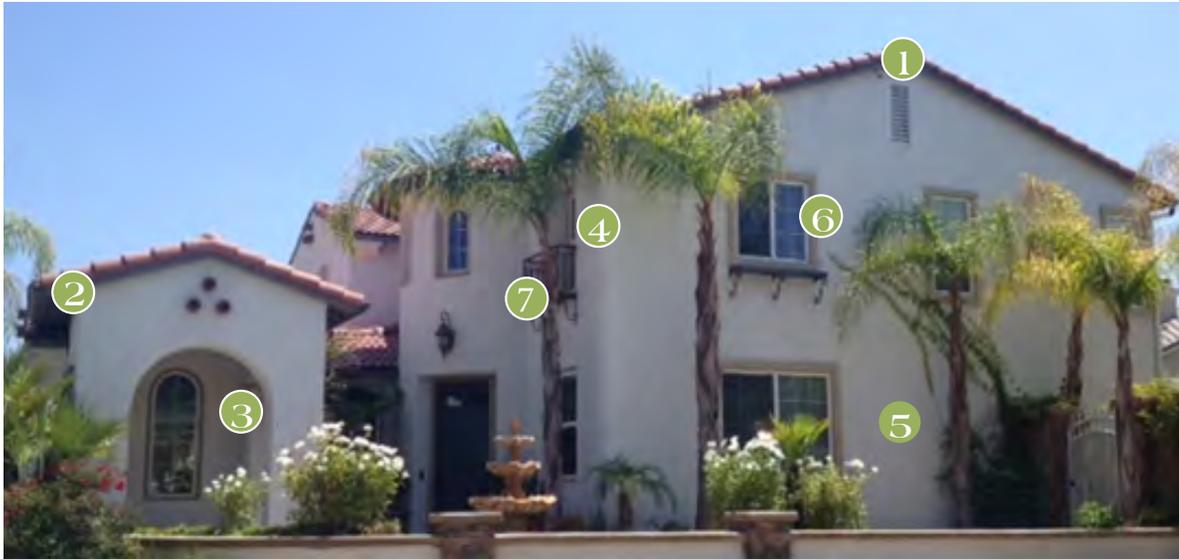
- White
- Earth tones
- Brown or Beige window frames
- Dark brown accents
- Vibrant accent colors at shutters

e. Accent Materials

- Smooth stucco or sand finish
- Cut “stone” accents
- Painted ceramic tiles

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Figure 13
Spanish Colonial Architectural Style



- 1 Low pitched roofs with plaster eaves or exposed rafter tails
- 2 'S' tile roofs
- 3 Arches used at main entrance and focal point windows on front elevations
- 4 Façade normally asymmetrical
- 5 Exterior plaster walls
- 6 Decorative window grilles, shutters, and/or awnings at key locations
- 7 Balconies with iron railings

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IV. LANDSCAPE DESIGN GUIDELINES

These Landscape Design Guidelines (Landscape Guidelines) articulate the various landscape design components of Canterwood's thematic identity. As demonstrated by **Figure 14, *Conceptual Landscape Plan***, the landscape concept is intended to create a sense of community identity that links together Canterwood's residential and recreational land uses. Furthermore, the recommended plant palette is designed to reinforce and emphasize the community's landscape theme at major focal points and common areas.

Although a great deal of specific design information is provided in these Landscape Guidelines, these Landscape Guidelines are not intended to establish a set of rigid landscaping requirements for Canterwood. Rather, these Landscape Guidelines provide landscape principles and standards to ensure that plant materials, streetscapes community walls and fences, parks, trails and other community amenities are compatible with the community's design theme. These Landscape Guidelines are intended to be a living document and, as such, are subject to modification over time to allow for creative and innovative responses to unanticipated conditions, such as changes in housing design trends or community desires. However, it is critical to Canterwood's long-term design integrity that any modifications to these Landscape Guidelines are in keeping with the spirit of the core elements of the overall theme described herein to ensure a cohesive and unified community-wide landscape concept.

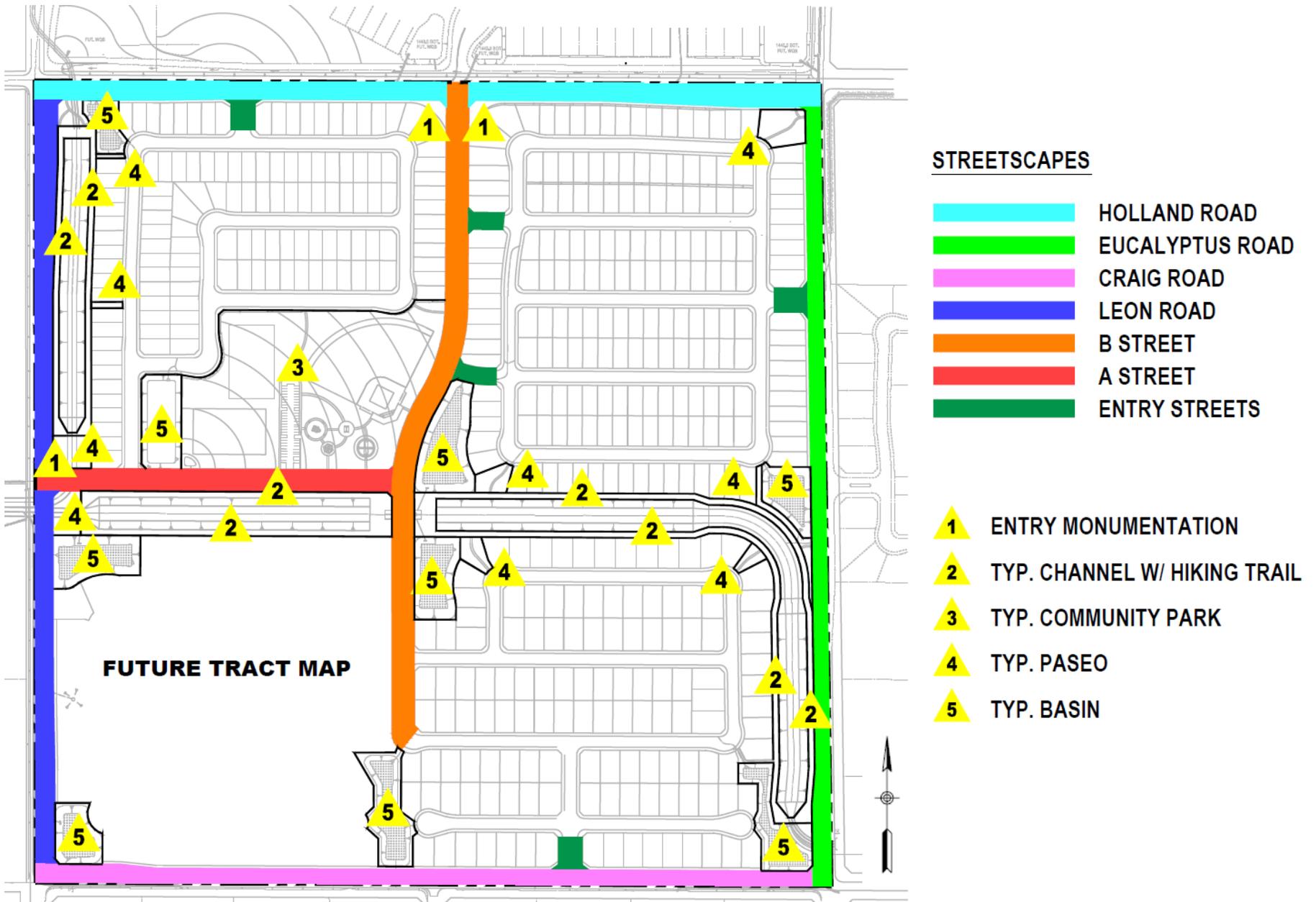
A. PLANT PALETTE

The plant palette for Canterwood complements and enhances the community's setting, while also reducing irrigation needs and conserving water resources. The plant palette includes colorful plant materials along with evergreen and deciduous trees appropriate for the property's climatic conditions. The plant palette also accentuates other design elements in the community, such as the recommended architectural styles, monumentation, walls and fences, etc. Many of the plant materials are water-efficient species native to southern California or naturalized to the arid southern California climate.

Table 5, *Plant Palette*, provides a list of the plant materials approved for use in Canterwood. The plants listed in **Table 5** is provided as a base palette for the Canterwood's landscape design. Other similar plant materials may be substituted provided the selected plant materials are water-efficient and complement the Canterwood theme. Plant selection for specific areas of the Canterwood shall have similar watering requirements so that irrigation systems can be designed to minimize water use and plant materials can thrive under optimal conditions.

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Figure 14
Conceptual Landscape Plan



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**Table 5
Plant Palette**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	REMARKS	WUCOLS IV
	TREES:					
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	107	DOUBLE STAKE /HEIGHT 8-10' , SPREAD 3'-4' MIN.	L
	LAURUS NOBILIS 'SARATOGA'	BAY LAUREL	24" BOX	157	DOUBLE STAKE /HEIGHT 8-10' , SPREAD 3'-4' MIN.	L
	CHITALPA TASHKENTENSIS	FLOWERING CHITALPA	24" BOX	141	DOUBLE STAKE /HEIGHT 8-10' , SPREAD 3'-4' MIN.	L
	CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX	182	DOUBLE STAKE /HEIGHT 8-10' , SPREAD 3'-4' MIN.	L
	OLEA EUROPEA 'SWAN HILL'	FRUITLESS OLIVE	24" BOX	93	DOUBLE STAKE /HEIGHT 8-10' , SPREAD 3'-4' MIN.	L
	QUERCUS SUBER	CORK OAK	36" BOX	37	DOUBLE STAKE /HEIGHT 10'-12 , SPREAD 5'-6' MIN.	L
	QUERCUS ILEX	HOLLY OAK	24" BOX	39	DOUBLE STAKE /HEIGHT 10'-12 , SPREAD 5'-6' MIN.	L
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	41	DOUBLE STAKE /HEIGHT 10'-12 , SPREAD 5'-6' MIN.	L
	SHRUBS:					
	BACCHARIS PILULARIS 'PIDGEON POINT'	PROSTRATE COYOTE BUSH	1 GAL	--	TRIANGULAR SPACING @ 5' O.C.	L
	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	--	FULL & BUSHY @ 3' O.C.	L
	DODONAEA VISCOSA PURPUREA	HOP SEED BUSH	5 GAL	--	FULL & BUSHY @ 5' O.C.	L
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	--	FULL & BUSHY @ 3' O.C.	L
	LEUCOPHYLLUM FRUTESCENS 'GR. CLOUD'	TEXAS RANGER	5 GAL	--	FULL & BUSHY @ 5' O.C.	L
	MUHLENBERGIA CAPILLARIS 'LENCA'	PINK MUHLY GRASS	1 GAL	--	TRIANGULAR SPACING @ 4' O.C.	L
	MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	1 GAL	--	TRIANGULAR SPACING @ 4' O.C. - SIGHT DISTANCE AREA ONLY	L
	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	--	FULL & BUSHY @ 5' O.C.	L
	JUNIPERUS WILTONI 'BLUE RUG'	BLUE RUG JUNIPER	1 GAL	--	TRIANGULAR SPACING @ 5' O.C.	L
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	PROSTRATE ROSEMARY	1 GAL	--	FULL & BUSHY @ 3' O.C.	L
	WESTRINGIA FRUTICOSA 'MUNDI'	MUNDI WESTRINGIA	1 GAL	--	FULL & BUSHY @ 5' O.C.	L
	VINES:					
	TECOMA ALATA	TECOMA STANS 'ORANGE'	5 GAL	--	ATTACH TO WALL @ 10' O.C.	L
	MACFADYENA UNGUIS-CATI	CAT'S CLAW	5 GAL	--	ATTACH TO WALL @ 10' O.C.	L
	BASINS:					
	LOMANDRA LONGIFOLIA	MATT RUSH	1 GAL	--	TRIANGULAR SPACING @ 3' O.C. IN BASIN BOTTOMS ONLY	L
	FOREST BLEND WOOD MULCH	MEDIUM GRIND WOOD MULCH	3" MAX.	AS REQ'D.	4" DEEP - INSTALLED IN ALL SHRUB PLANTING AREAS TYP.	
	LAWN:					
	TURF HYDROSEED MIX	TEAM CREST	HYDRO.	AS REQ'D.	AVAILABLE FROM CREATIVE HYDROSEED (951) 461-9745	H

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B. MONUMENTATION

Entry monuments are provided at the primary entry points into Canterwood to identify the community and create a distinctive entrance statement that establishes the character of Canterwood. Specifically, entry monuments are provided at the intersection of Leon Road and “A” Street and at Holland Road and “B” Street. The entry monuments incorporate a community sign with 12” tall metal letters on a 4’ tall wall with 5’ tall stone veneer pilasters as architectural elements. Landscaping provided at the entry monuments includes colorful shrubs in the foreground and trees in the background. An illustration of the entry monument is provided on **Figure 15a, Project Entry Monument – Plan View** and **Figure 15b, Project Entry Monument – Elevation**.

C. STREETSCAPES

Landscaping of the roadway streetscapes within Canterwood is critical in establishing a circulation hierarchy, creating a sense of place, and maintaining a high-quality community theme. The scale and proportion of the streetscene reflects the street hierarchy and provides separation of vehicular and pedestrian travel. Larger streets contain larger parkways and are more extensively landscaped; in contrast, local streets are planned with narrower parkways and less prominent landscaping. Varied streetscapes are intended to create a high quality, visually pleasing experience for passersby in vehicles and pedestrians alike. Streetscapes throughout Canterwood are planted with a combination of evergreen and deciduous trees, low shrubs, and masses of groundcovers. The landscaping plant palette for streetscapes should link the roadways to the rest of Canterwood and should reflect the Canterwood’s landscape design theme.

1. Holland Road/Leon Road

Holland and Leon Roads currently have existing 60’ rights-of-way (ROW). The Project proposes to dedicate an additional 29’ adjacent to the Residential Project Site Components. Project improvement would include an additional 8’ of pavement, 6” curb, and a 21’ wide parkway with a 5’ wide sidewalk that is separated from the curb by the parkway. Along Leon Road, where the street is adjacent to the channel hiking trail, the sidewalk will be curb adjacent. The street tree palette is comprised of informal groupings of evergreen trees, with the ground plane planting comprised of low, drought-tolerant evergreen shrubs and groundcover.

Reference **Figure 16, Holland Road Streetscape** and **Figure 17, Leon Road Streetscape**.

2. Craig Avenue

Craig Avenue is east-west thoroughfare that forms the southerly boundary of Canterwood. The Project will install 32’ of pavement, as well as a 6” curb. An 18’ wide landscaped parkway, including a 5’ wide sidewalk, and a 9’ parkway is provided on the northern side of Craig Avenue. The landscaped parkway features evergreen trees planted at regular intervals and colorful, low-lying shrubs and groundcover. The conceptual streetscape for Craig Avenue is illustrated on **Figure 18, Craig Avenue Street Streetscape**.

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Figure 15a
Project Entry Monumentation - Plan View

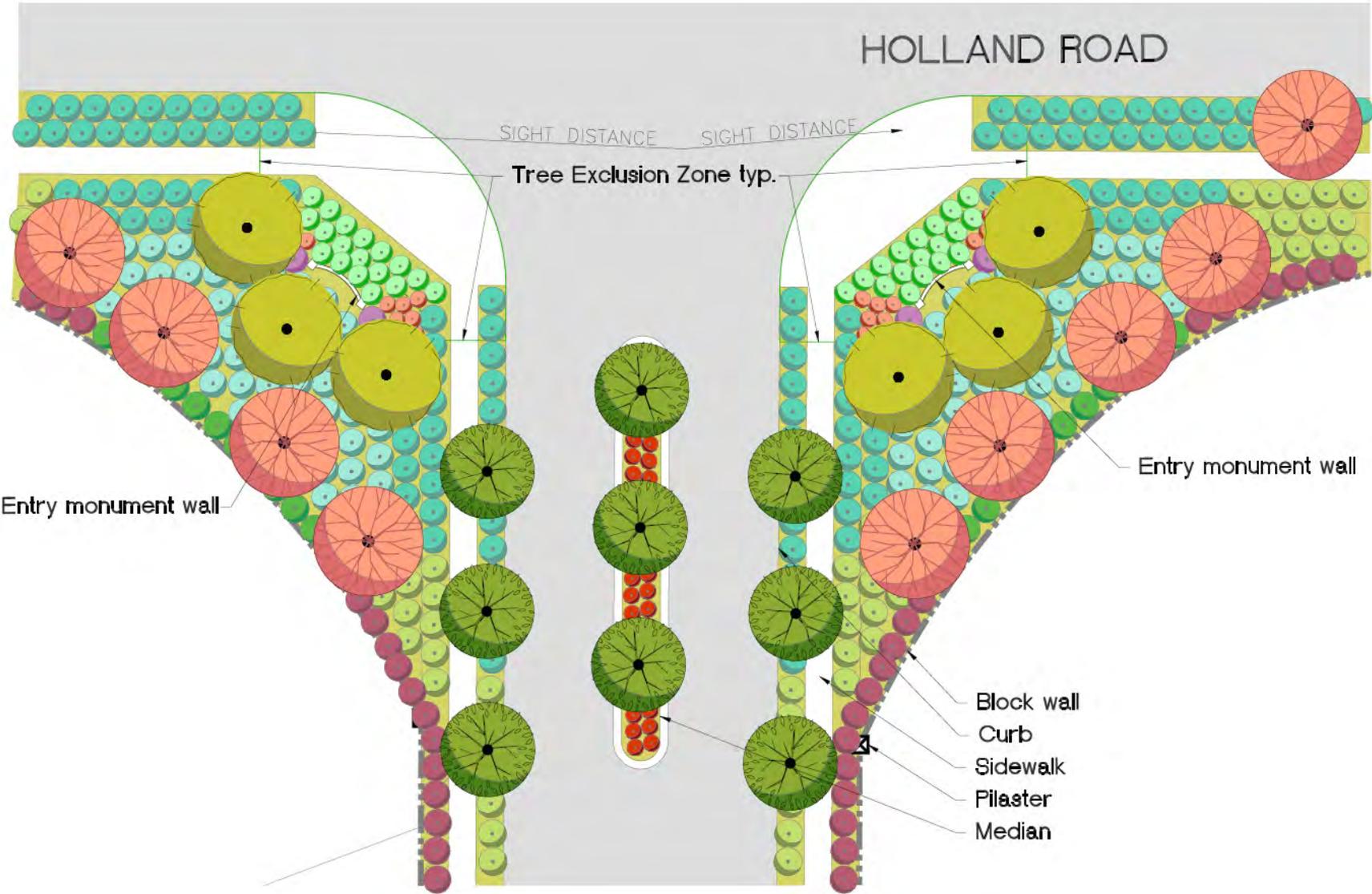


Figure 15b
Project Entry Monumentation - Elevation

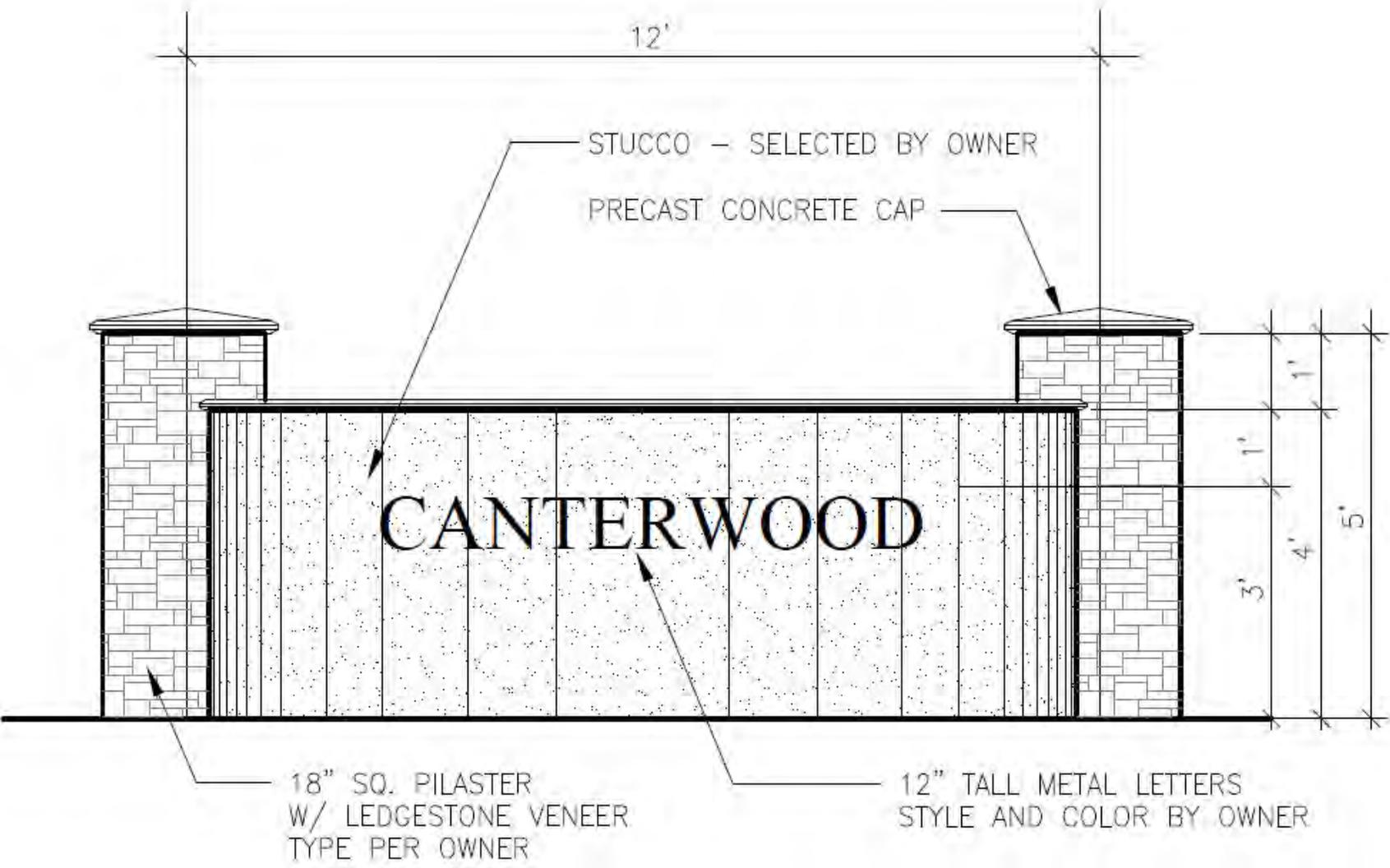
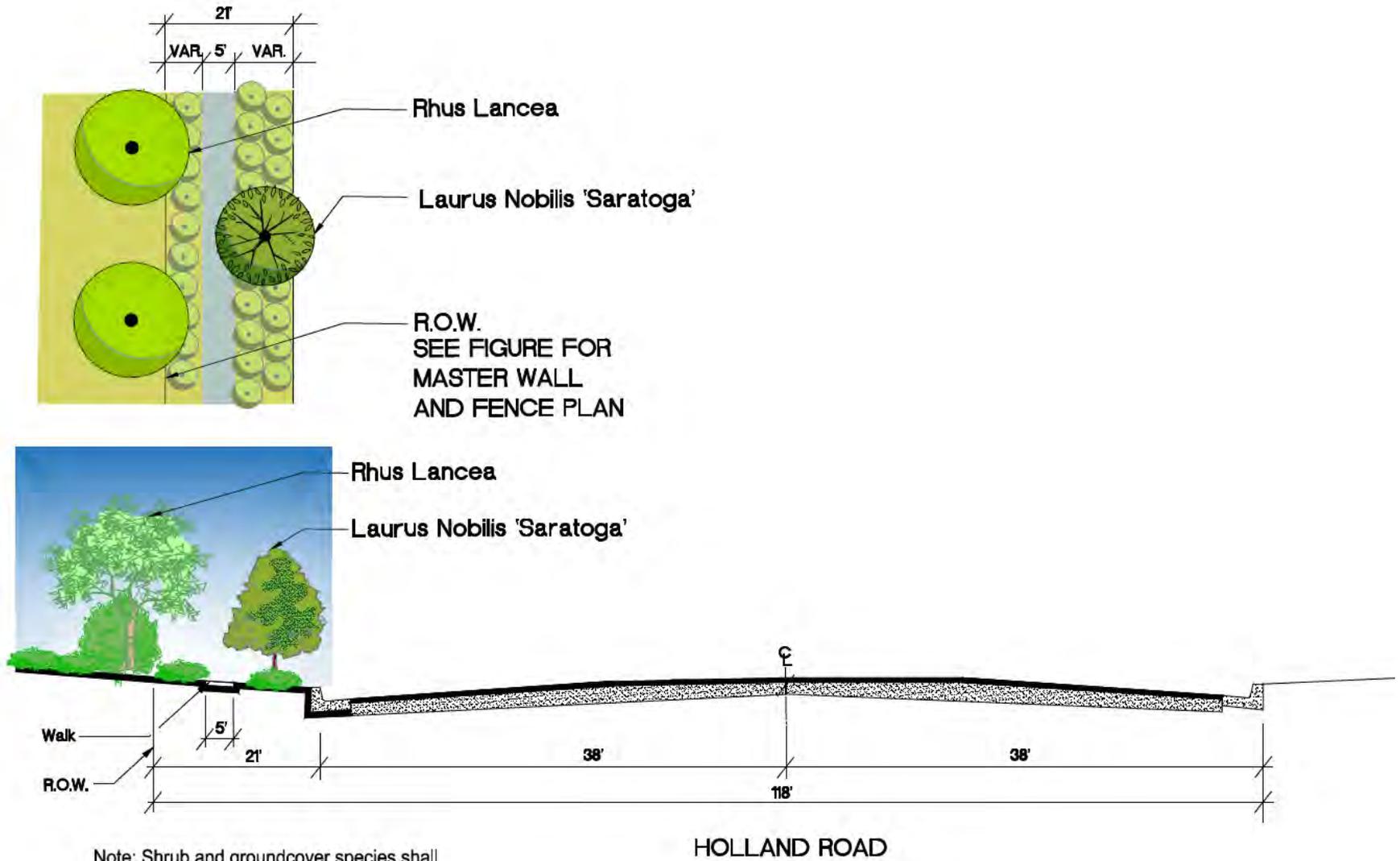
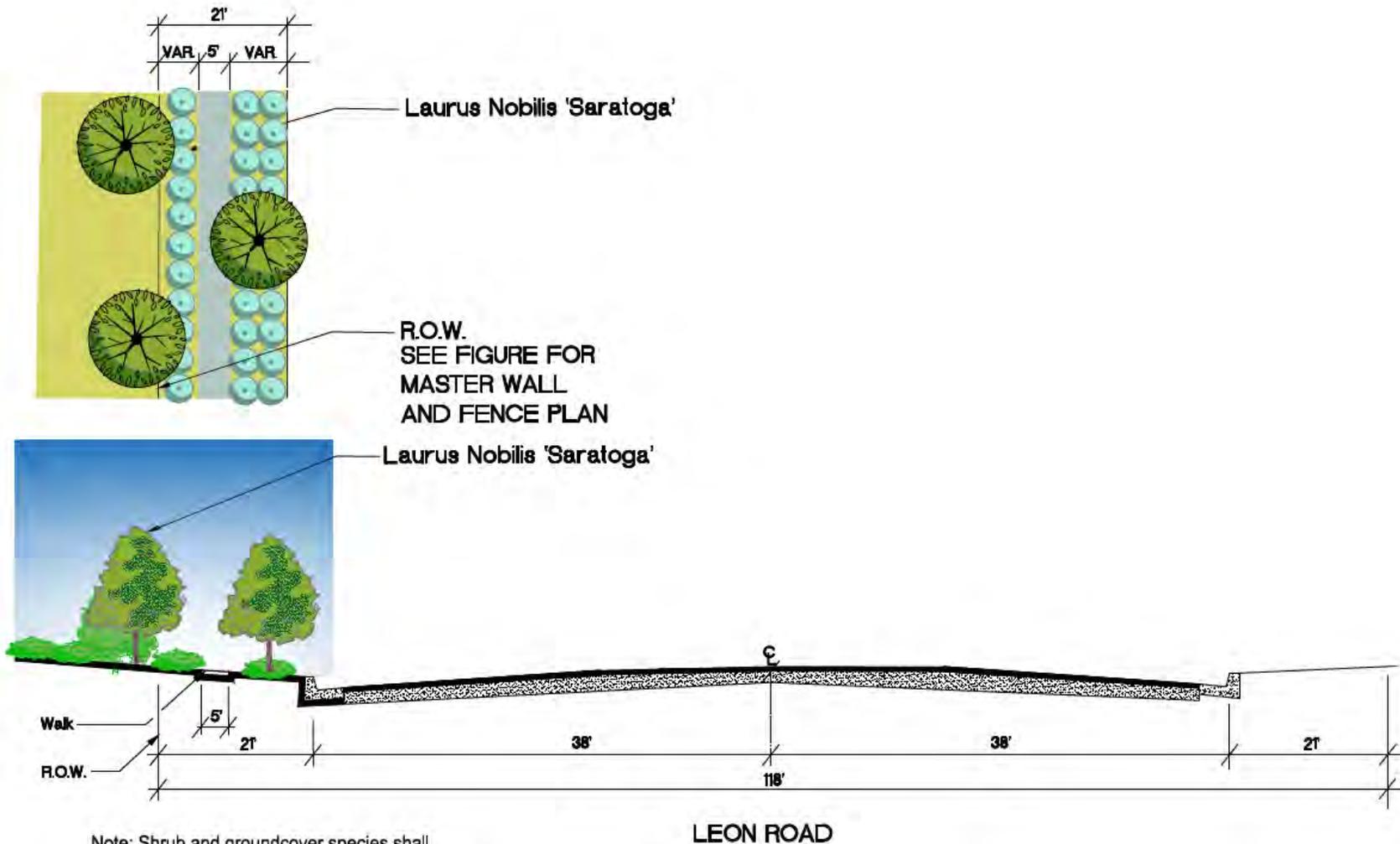


Figure 16
Holland Road Streetscape



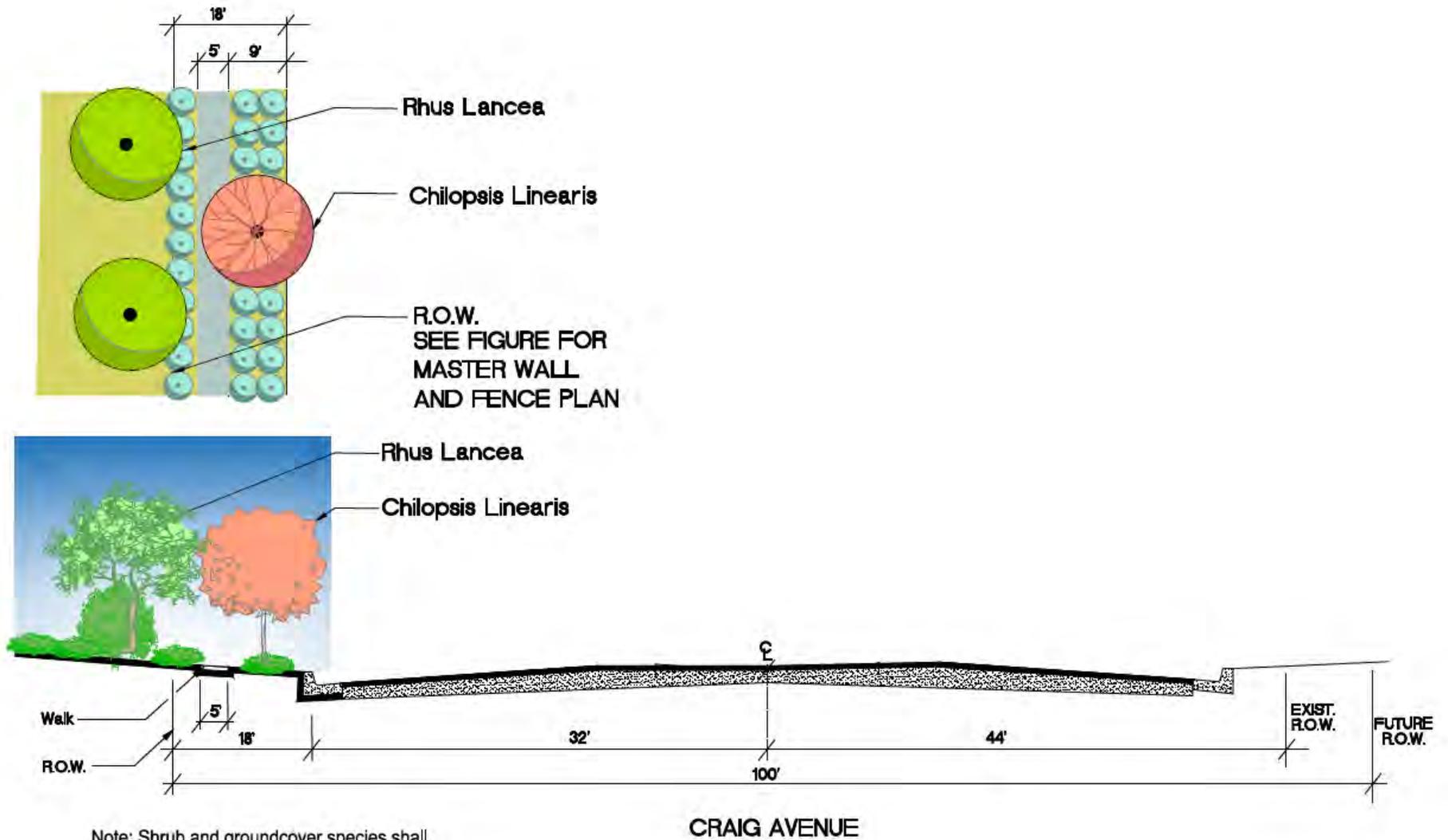
Note: Shrub and groundcover species shall be selected from the approved Plant Palette Table, as derived from the Riverside County California Friendly Plant List.

Figure 17
Leon Road Streetscape



Note: Shrub and groundcover species shall be selected from the approved Plant Palette Table, as derived from the Riverside County California Friendly Plant List.

Figure 18
Craig Avenue Streetscape



Note: Shrub and groundcover species shall be selected from the approved Plant Palette Table, as derived from the Riverside County California Friendly Plant List.

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3. Eucalyptus Road

Eucalyptus Road is north-south thoroughfare that forms the easterly boundary of Canterwood. The Project will install 32' of pavement, as well as a 6" curb. An 18' wide landscaped parkway, including a 5' wide sidewalk, a 9' parkway, and an additional 4' of landscaping is provided on the western side of Eucalyptus Road. Along Eucalyptus Road, where the street is adjacent to the channel hiking trail, the sidewalk will be curb adjacent. Eucalyptus Road features street trees planted at regular intervals and low-lying groundcover. Street trees planted along Eucalyptus Road may include evergreen trees or flowering deciduous trees. The conceptual streetscape condition for Eucalyptus Road is provided as **Figure 19, *Eucalyptus Road Streetscape***.

4. Local Streets

Local streets within Canterwood are described below. Street trees will be planted at regular intervals and may include evergreen canopy trees or flowering/colorful deciduous trees.

a. "A" Street

"A" Street, as described here, is adjacent to the community park site. It is a Collector Street with a 74' ROW and includes 44' of pavement, a 6" curb, with a 15' parkway on both sides of the street. The parkway on the residential side includes 5' of landscaping, a 5' sidewalk, and another 5' of landscaping. Adjacent to the park the parkway includes 9' of landscaping and a 6' sidewalk that will be curb adjacent. Reference **Figure 20, "A" Street Streetscape**.

b. "B" Street

"B" Street Collectors with a 74' ROW and includes 44' of pavement with 15' parkway on both sides of the street. When the parkways are adjacent to residential development and/or basins, they include 5' of landscaping, a 5' sidewalk, and another 5' of landscaping. When adjacent to the park, the parkway will include 9' of landscaping and a 6' sidewalk that will be curb adjacent. Reference **Figure 21, "B" Street Streetscape**.

c. Streets "C" and "D"

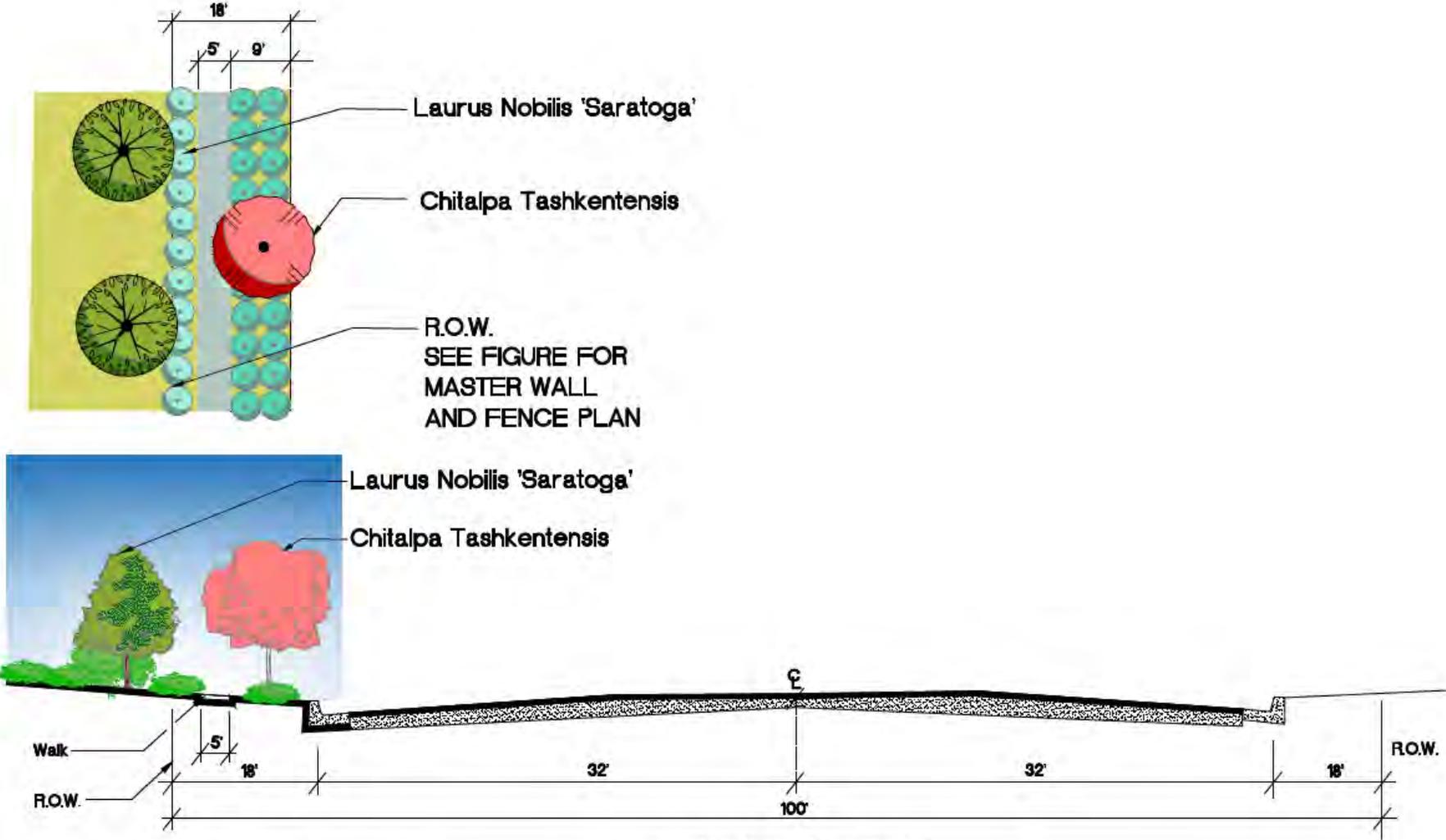
Streets "C" and "D" are adjacent the Community Park. Both streets are Enhanced Local Park Streets with a 66' ROW and include 44' of pavement, 6" curb, and 11' parkways on both sides of the street. The parkway on the residential side includes 5' of landscaping, a 6' sidewalk. Adjacent to the park the parkway includes an 11' sidewalk.

d. Streets "D" to "Z", "ZZ", and "YY"

These streets are Interior Local Streets with a 56' ROW that includes 36' of pavement, 6" curbs and 10' parkways on both sides of the street (includes 5' of landscaping and a 5' sidewalk).

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Figure 19
Eucalyptus Road Streetscape



Note: Shrub and groundcover species shall be selected from the approved Plant Palette Table, as derived from the Riverside County California Friendly Plant List.

EUCALYPTUS ROAD

Figure 20
 "A" Street / Park Adjacent Streetscape

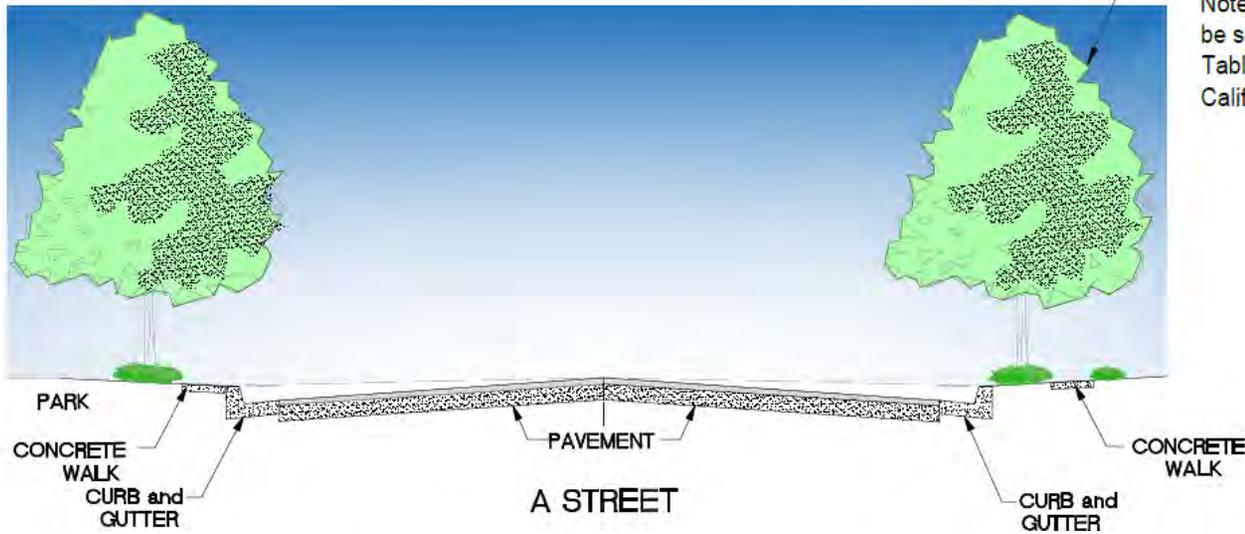
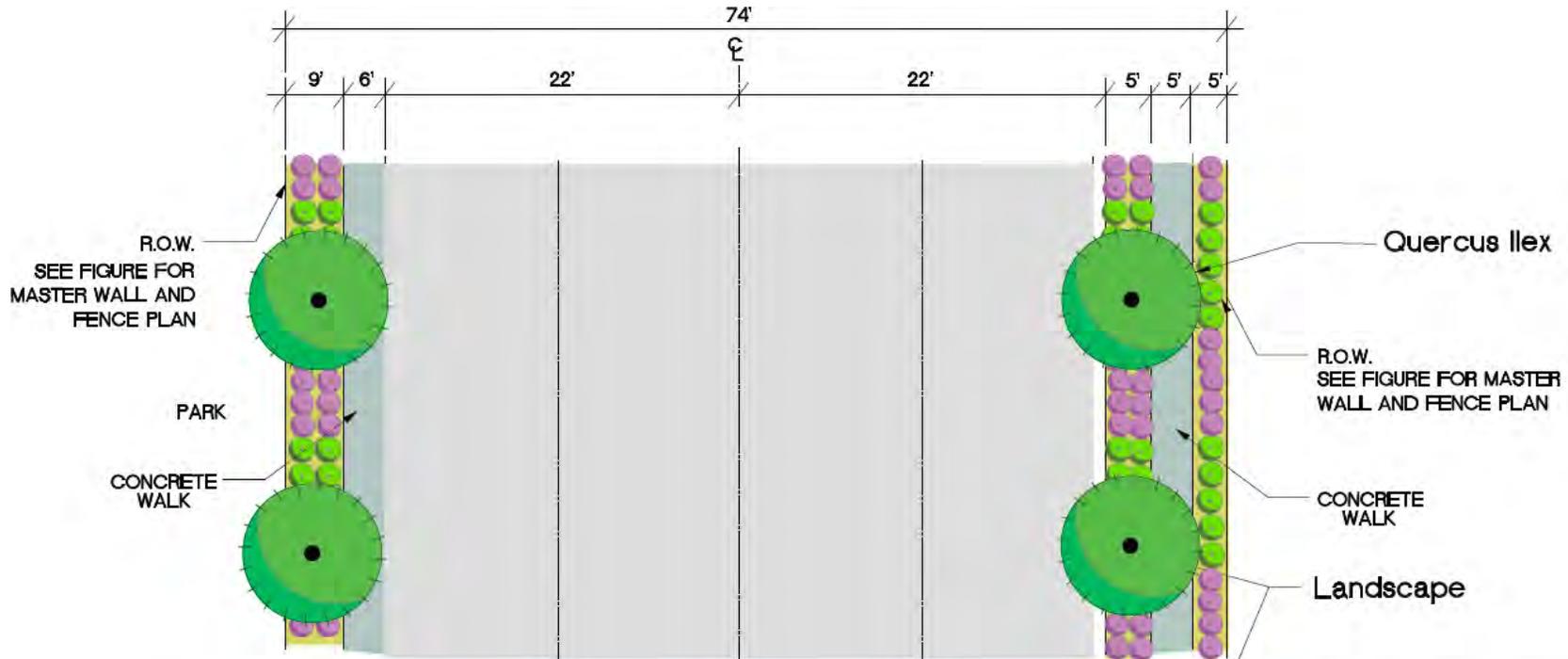
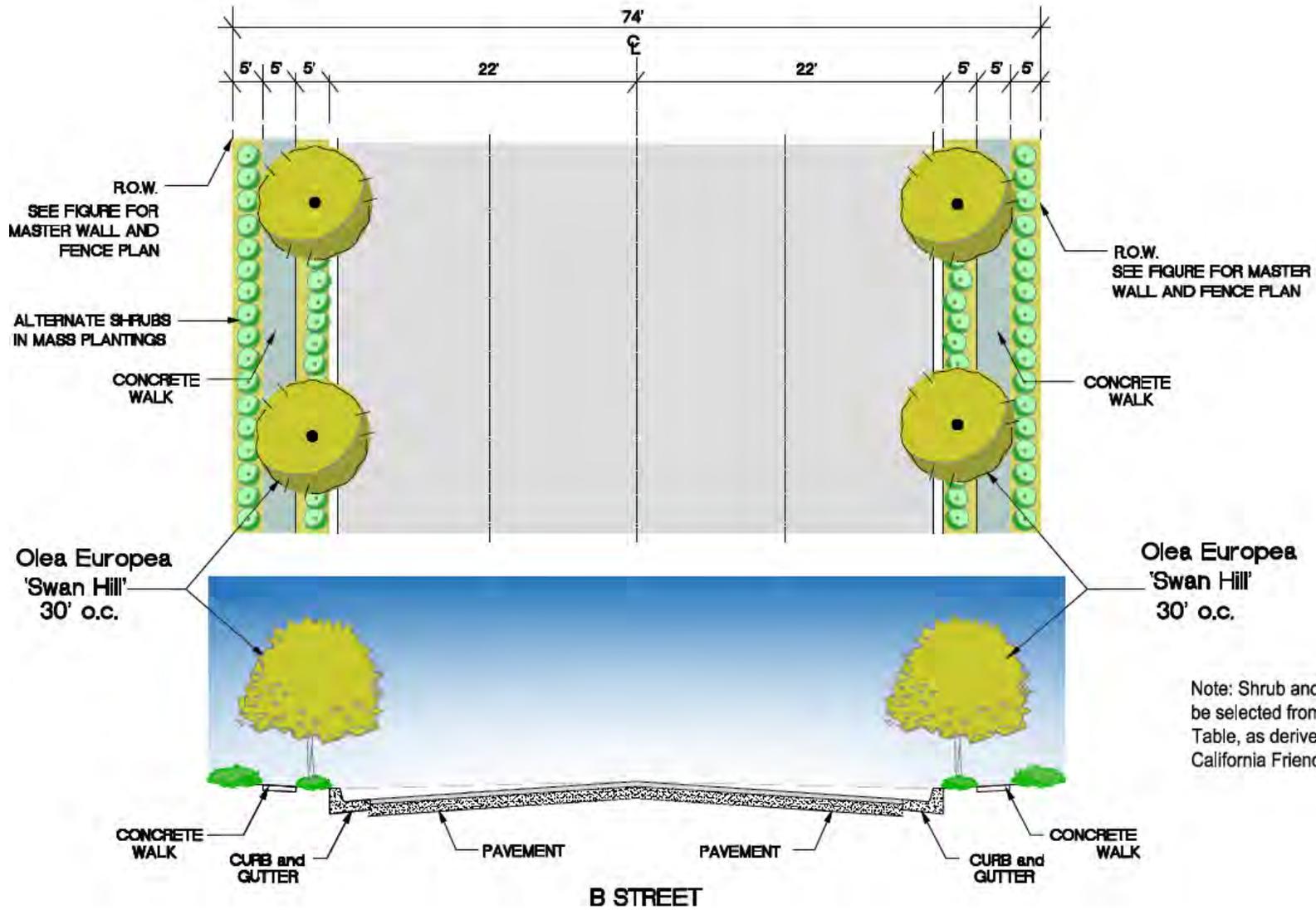


Figure 21
"B" Street Streetscape



Note: Shrub and groundcover species shall be selected from the approved Plant Palette Table, as derived from the Riverside County California Friendly Plant List.

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e. **Entry Streets (“A”, “B”, “M”, “T”, “Y”, and “YY”)**

These streets are Entrance Collector Streets with an 80' that includes 40' of pavement, 6" curbs, with 15' parkways on both sides of the street. The parkways 7' of landscaping, a 5' sidewalk, and another 3' of landscaping. A 10' wide landscaped median is also provided. Reference **Figure 22, Entry Streets (“A”, “B”, “M”, “T”, “Y”, and “YY”) Streetscape**.

D. WALLS AND FENCES

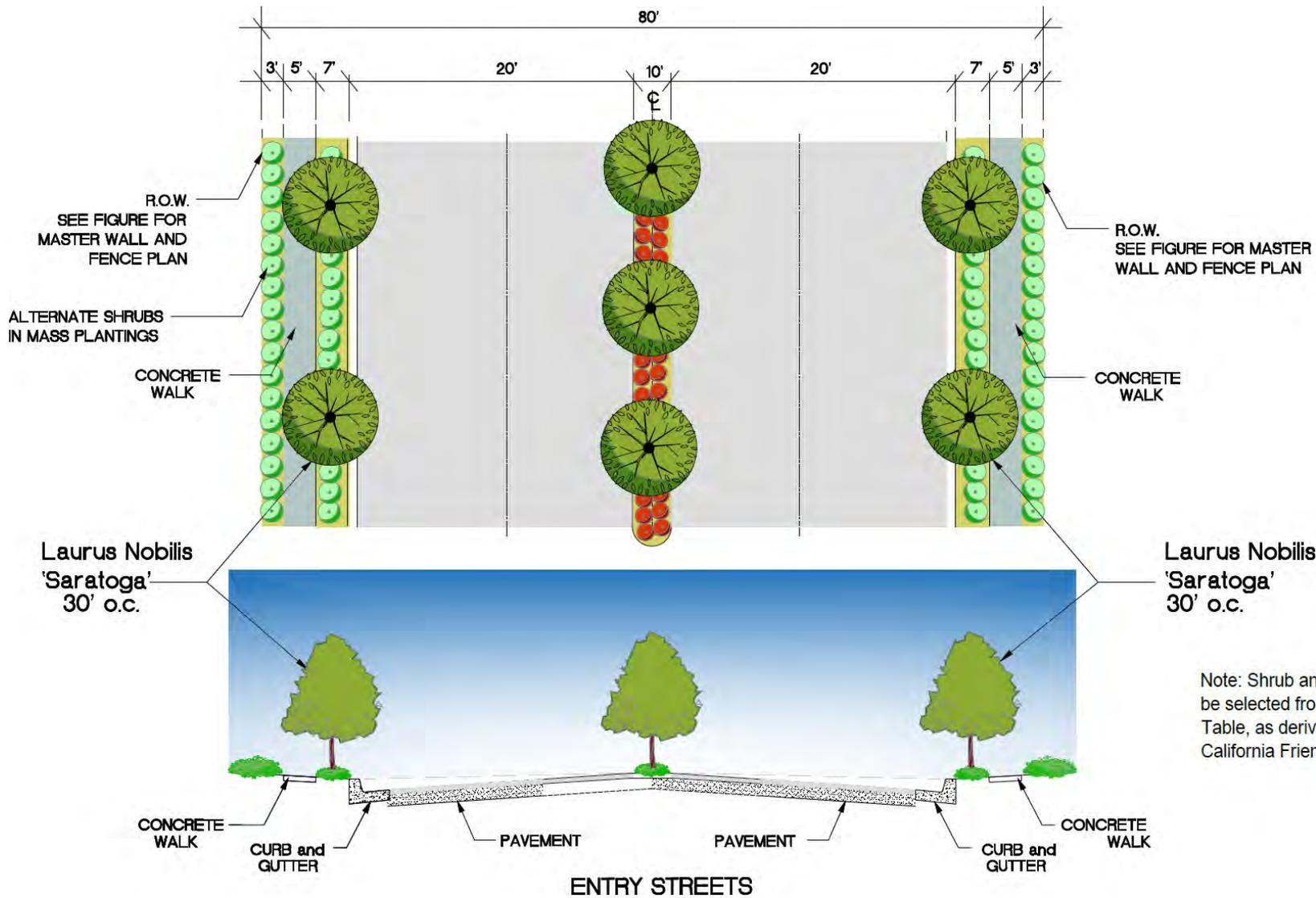
The conceptual *Wall and Fence Plan* for Canterwood is illustrated on **Figure 23a, Conceptual Wall and Fence Plan**. As shown, a variety of walls and fences are provided throughout the community to minimize roadway noise, maximize views of scenic resources, increase privacy within each residential lot, and increase safety for pedestrians along primary community roads. Community walls and fences are designed as an integral component and extension of the building design and surrounding landscape. Periphery walls can be integrated into the adjacent structure and extended into the landscape to help integrate the building into its environment. Gates should be complementary in style and color to its fence or wall. Similarly, walls and fences shall be constructed of materials, colors, and textures that are similar to, and harmonious with, the architecture.

The four (4) types of walls and/or fencing used within Canterwood are described below and illustrated on **Figures 23b and 23c, Wall and Fence Details**.

- **Masonry Block Wall with Vines.** Masonry block walls are located at the interface between roadways and the side and rear yards of residential lots to maximize privacy and provide noise attenuation. The masonry block walls shall be up to six feet (6') tall (or as specified by a noise attenuation study) adjacent to primary interior streets and off-site streets. Masonry block walls adjacent to interior neighborhood streets shall be a minimum of five feet (5') tall. The wall face visible from public viewing areas shall be tan split-face block. Tan split face block pilasters with a concrete cap should be placed at approximately 100 to 200-foot intervals.
- **Tubular Steel View Fence.** View fences are generally located along the perimeter of water quality/detention basins but may also be allowed in the rear yards of residential lots where scenic opportunities exist. These fences preserve scenic views while maintaining security. View fences shall be a minimum of five feet (5') tall and a maximum of six feet (6') tall, and constructed of black tubular steel, with tan split-face block pilasters with concrete caps placed at corners.
- **Vinyl Privacy Fence.** Privacy fences are provided in the side yards of residential lots and the rear yards of residential lots where there are no opportunities for scenic vistas to maximize privacy and security. These privacy fences are vinyl, a minimum of five feet (5') tall and up to six feet (6') tall, and include posts spaced at approximately eight-foot (8') intervals.
- **Three-Rail Fence.** A three-rail vinyl fence is provided adjacent to channel walks, as well as the southerly/central basin. The three-rail fence may be white or wood grain, with posts spaced at eight-foot (8') maximum intervals.

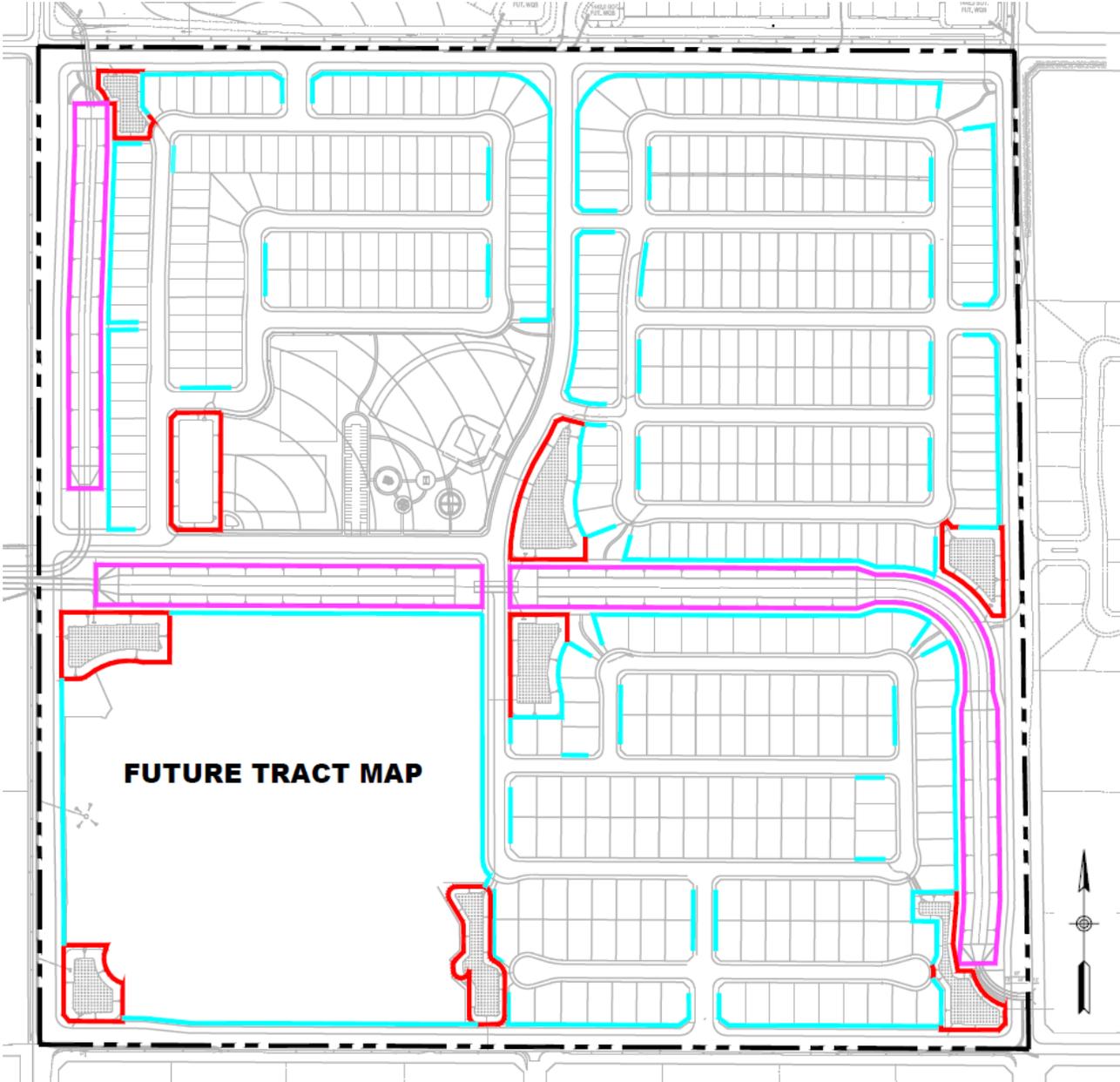
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Figure 22
Entry Streets ("A," "B," "M," "T," "Y," and "YY") Streetscape



Note: Shrub and groundcover species shall be selected from the approved Plant Palette Table, as derived from the Riverside County California Friendly Plant List.

**Figure 23a
Conceptual Wall and Fence Plan**

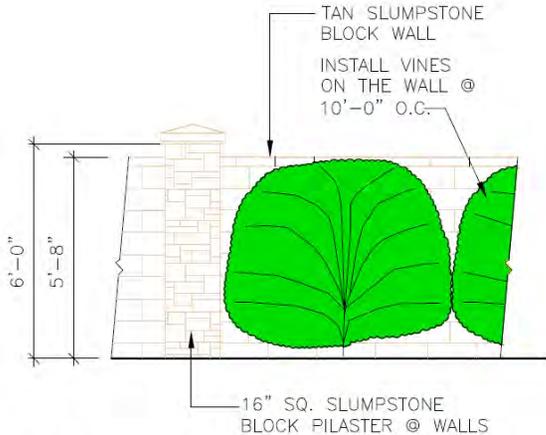


STREETSCAPES

-  TUBULAR STEEL FENCE
-  BLOCK WALL WITH VINES
-  3 RAIL VINYL FENCE

NOTE:
VINYL PRIVACY FENCES ARE PROVIDED IN THE SIDE YARDS OF RESIDENTIAL LOTS AND REAR YARDS OF RESIDENTIAL LOTS, WHERE THERE ARE NO OPPORTUNITIES FOR SCENIC VISTAS, TO MAXIMIZE PRIVACY AND SECURITY.

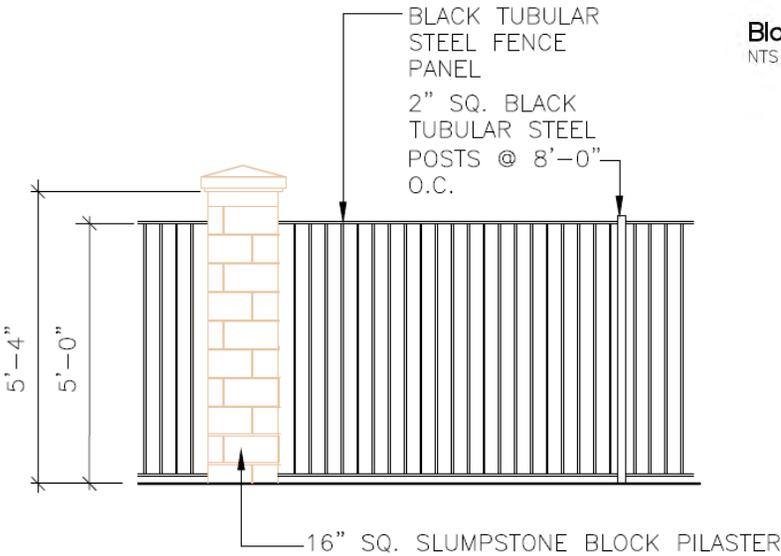
Figure 23b
Conceptual Wall and Fence Details



Block Wall W/ VINES (Green Wall)

NTS

NOTE: PILASTERS TO OCCUR AT PROPERTY CORNERS AND CHANGES OF MATERIAL. SEE FENCE AND WALL PLAN FOR LOCATIONS



Tubular Steel Fence

NTS

NOTE: PILASTERS TO OCCUR AT PROPERTY CORNERS AND CHANGES OF MATERIAL. SEE FENCE AND WALL PLAN FOR LOCATIONS

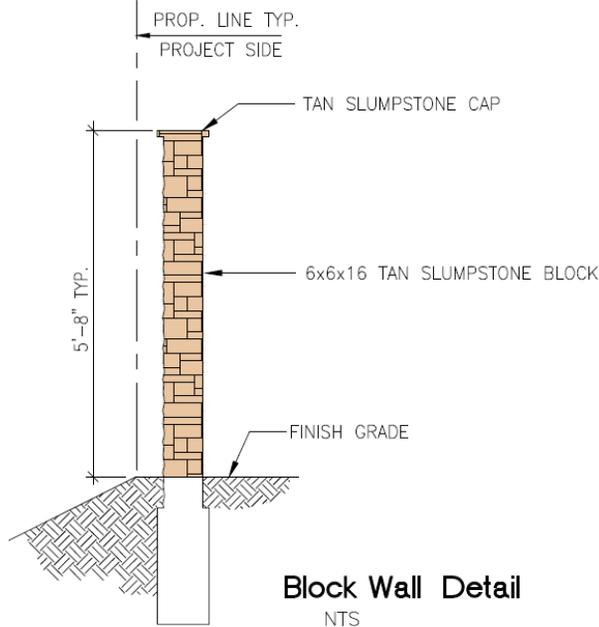
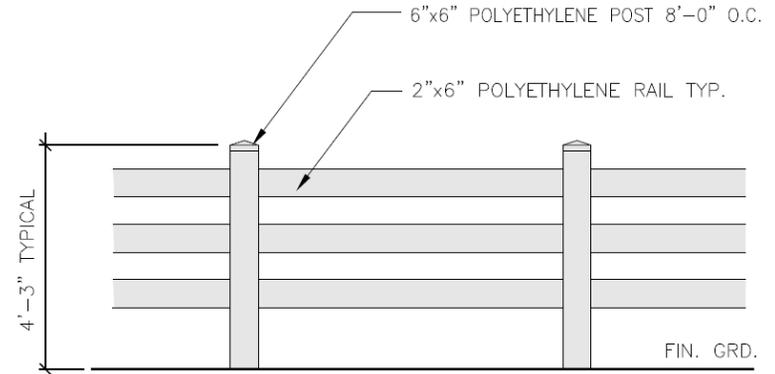
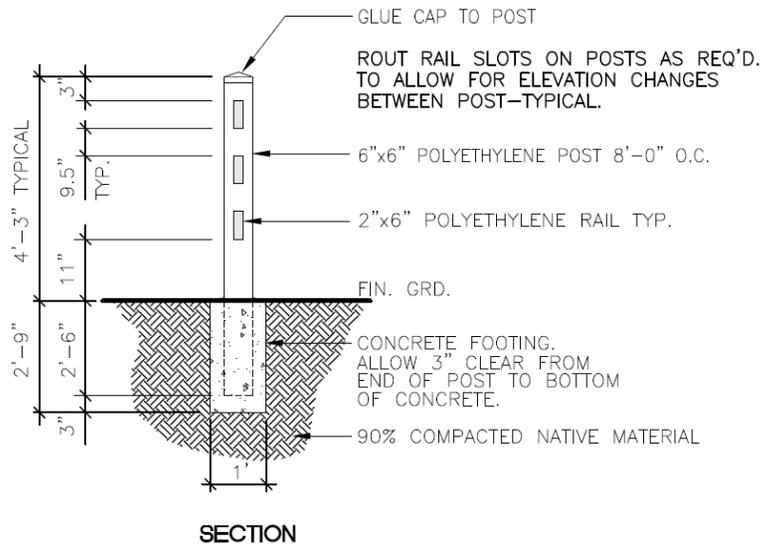


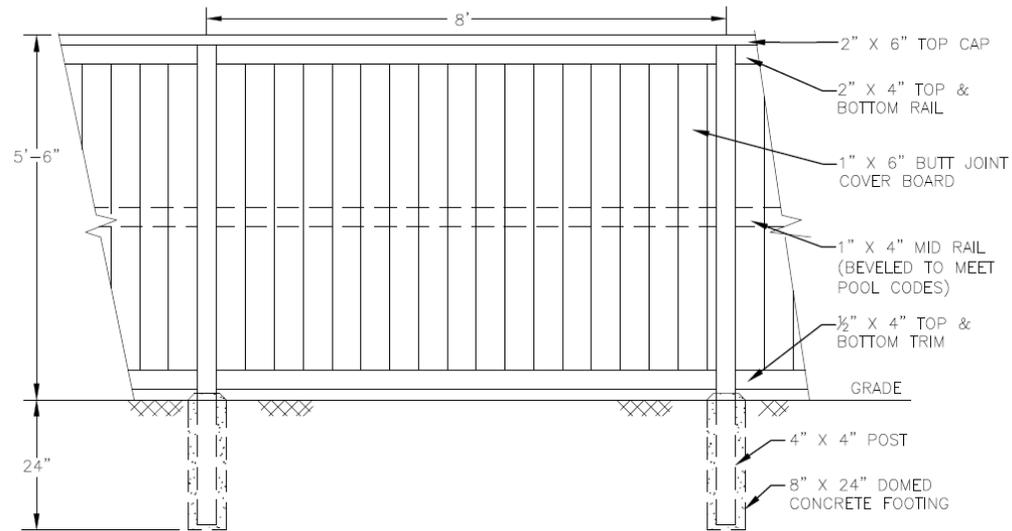
Figure 23c
Conceptual Wall and Fence Details



NOTE: ALL FENCE MATERIALS ARE CONSTRUCTED OF WHITE HIGH DENSITY POLYETHYLENE.

SECTION / ELEVATION
3 Rail Fence along Trail

NTS



E. COMMON AREAS AND RECREATIONAL AMENITIES

Canterwood provides a variety of open space and recreational amenities, as depicted on **Figure 14, Conceptual Landscape Plan**. The centerpiece of the community is a minimum 8.96-acre community park located in Neighborhood 1. Canterwood also features landscape buffers, passive open space areas, ten (10) paseos, and approximately 13,264 linear feet (LF) of trails/paseos and 56,417 LF of public street sidewalks. A detailed description of the Canterwood's recreational amenities is provided below.

1. Community Park

The minimum 8.96-acre community park provides a variety of active recreational amenities for Canterwood residents and the general public. As shown in **Figure 24, Conceptual Community Park Plan**, active recreational amenities within the community park shall include, at a minimum, the following:

- Lighted ball field;
- Lighted soccer fields;
- Half-court basketball;
- Tot lot;
- Open turf play area(s);
- Picnic area with shade;
- Seating area(s);
- A restroom building; and
- Parking.

Pedestrians can access the park via internal sidewalks; a vehicle parking area is provided off "A" Street.

The landscape palette utilized throughout the park features is varied and incorporates large canopied evergreen trees for shade and colorful/flowering evergreen and deciduous trees for visual accents. Turf is featured throughout a majority of the community park.

Specific amenities to be provided within the community park and the final park layout will be determined in consultation with the Valley Wide Recreation and Park District.

2. Paseos

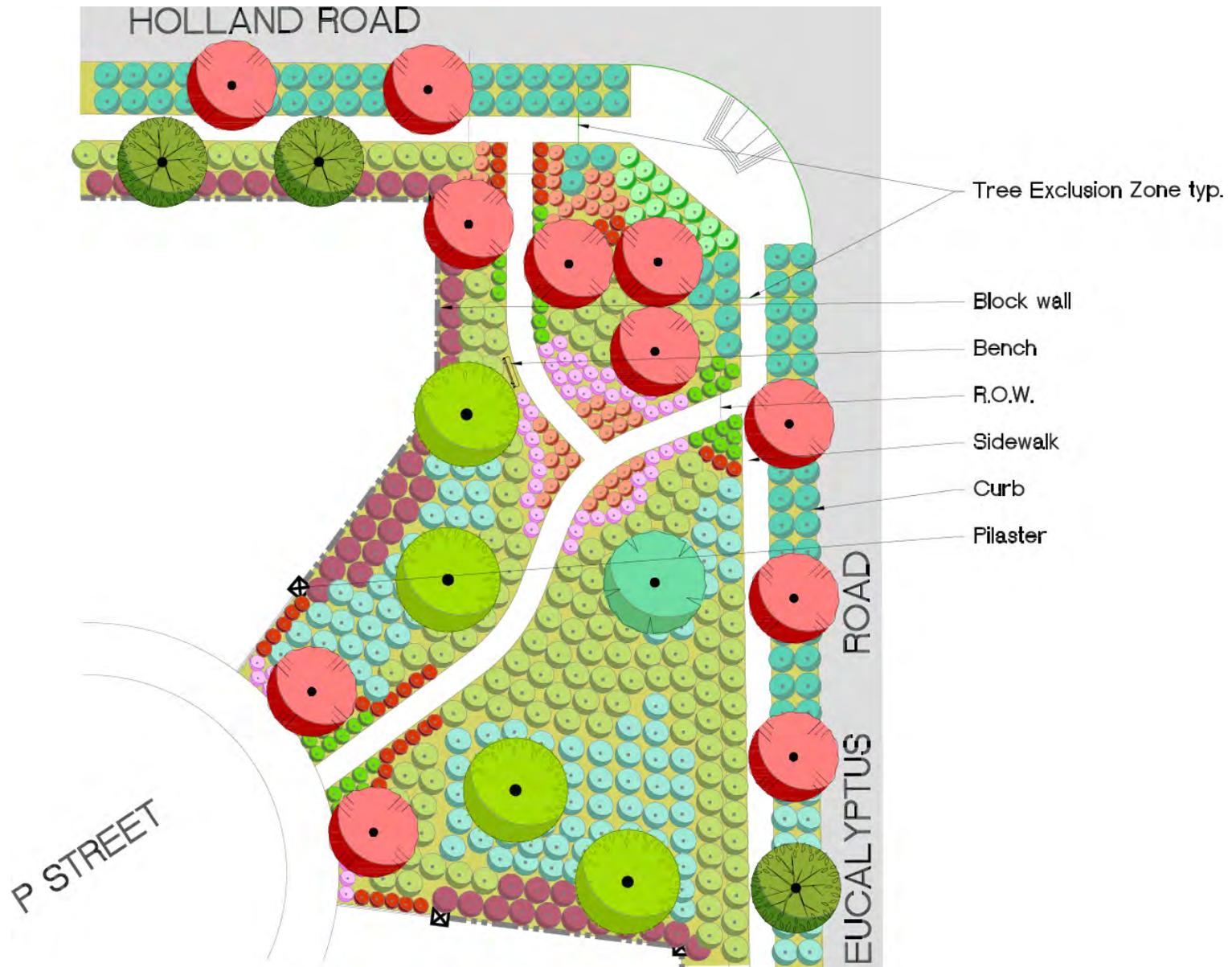
Canterwood provides approximately ten (10) paseos to provide pedestrian connectivity, throughout Canterwood, as well as providing connections to regional trails and open space features. Amenities provided in the paseos may include benches and walkways. **Figure 25, Conceptual Typical Paseo Plan**, illustrates the typical paseos plan for each of the paseos within Canterwood. Please see the discussion below, as to how the paseos relate to the overall pedestrian circulation network.

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Figure 24
Conceptual Community Park Plan



Figure 25
Conceptual Typical Paseo Plan



3. Pedestrian Circulation

Canterwood includes a comprehensive, interconnected public trail and walkway system that provides residents and visitors with convenient access to the on-site community park and open space. The pedestrian circulation plan for the Canterwood community is illustrated on **Figure 26, Pedestrian Circulation Plan**. Drainage Channels (Lots 449, 452, and 459) will be flanked on either side by a 16' wide maintenance road/hiking trail (Regional Trail), as well as 3-rail vinyl fencing on the channel side and tubular steel fencing on the outside edge of the trail. Refer to **Figure 27, Channel with Hiking Trail**. Sidewalks will be provided along all Project streets, as well as within the paseos.

F. GENERAL LANDSCAPE STANDARDS

General landscape standards for Canterwood are provided below and on the following pages:

1. Required Planting and Irrigation Plan

A landscape architect licensed in California shall be retained to prepare planting and irrigation plans for all public areas. Arrangement of plants should be relatively informal; plants should be placed to allow them to grow to their natural sizes and forms, and sheared hedges should be kept to a minimum.

2. Slopes

- a. Cut and fill slopes equal to or greater than three feet (3') in vertical height shall be planted with drought tolerant shrubs and/or ground cover to protect the slope from erosion and instability.
- b. Slopes exceeding fifteen feet (15') in vertical height shall be planted with drought tolerant shrubs, spaced not more than ten feet (10') average on center or trees spaced not to exceed thirty feet (30') average on center or a combination of shrubs and trees at equivalent spacings, in addition to the low spreading shrubs and/or groundcover.

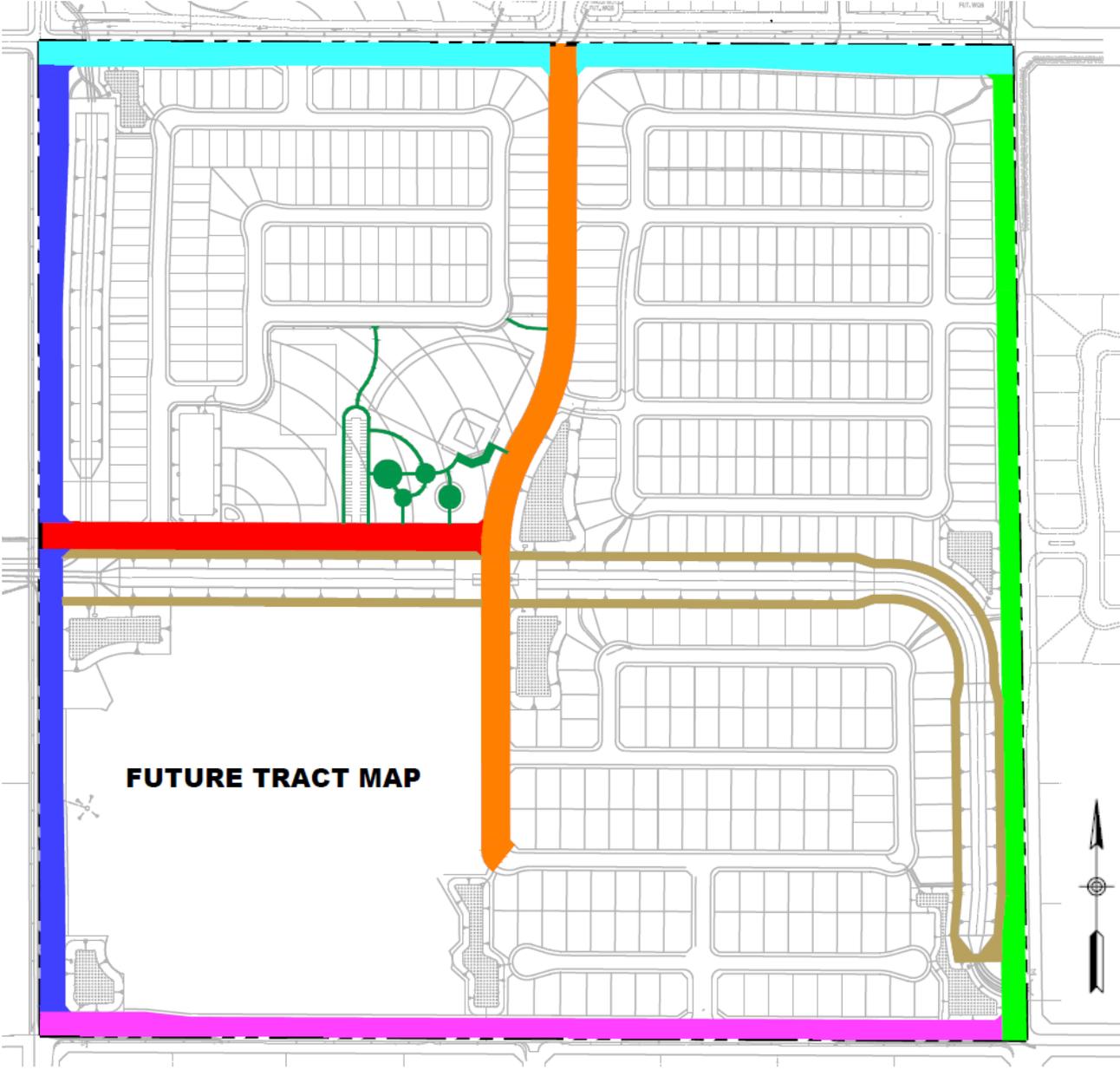
3. Irrigation

Proper consideration of irrigation system design and installation in the climate extremes of the Canterwood community is critical to the landscape investment. In particular, the combined summer elements of heat and wind must be carefully considered in proper irrigation design and equipment selection.

- a. All landscaped areas shall be watered with a permanent irrigation system, with the goal to minimize water use and runoff.
- b. Irrigation systems that adjoin a separate maintenance responsibility area shall be designed in a manner to ensure complete water coverage between the areas.
- c. All irrigation systems shall have automatic controllers designed to properly water plant materials given the site's soil conditions.
- d. Irrigation systems for all public landscapes shall have automatic rain shut-off devices.
- e. Overhead spray irrigation systems shall be designed with head to head 100% double coverage at a minimum.

- f. Southern California native and drought tolerant shrub areas shall be watered using a drip irrigation system to shrubs and trees. In addition, irrigation controllers should be evapotranspiration based and be capable of providing multiple repeat start times.
- g. Irrigation backflow prevention devices and controllers shall be located with minimum public visibility or shall be screened with appropriate plant materials.
- h. Irrigation systems shall be designed per California guidelines and comply with County of Riverside ordinances.

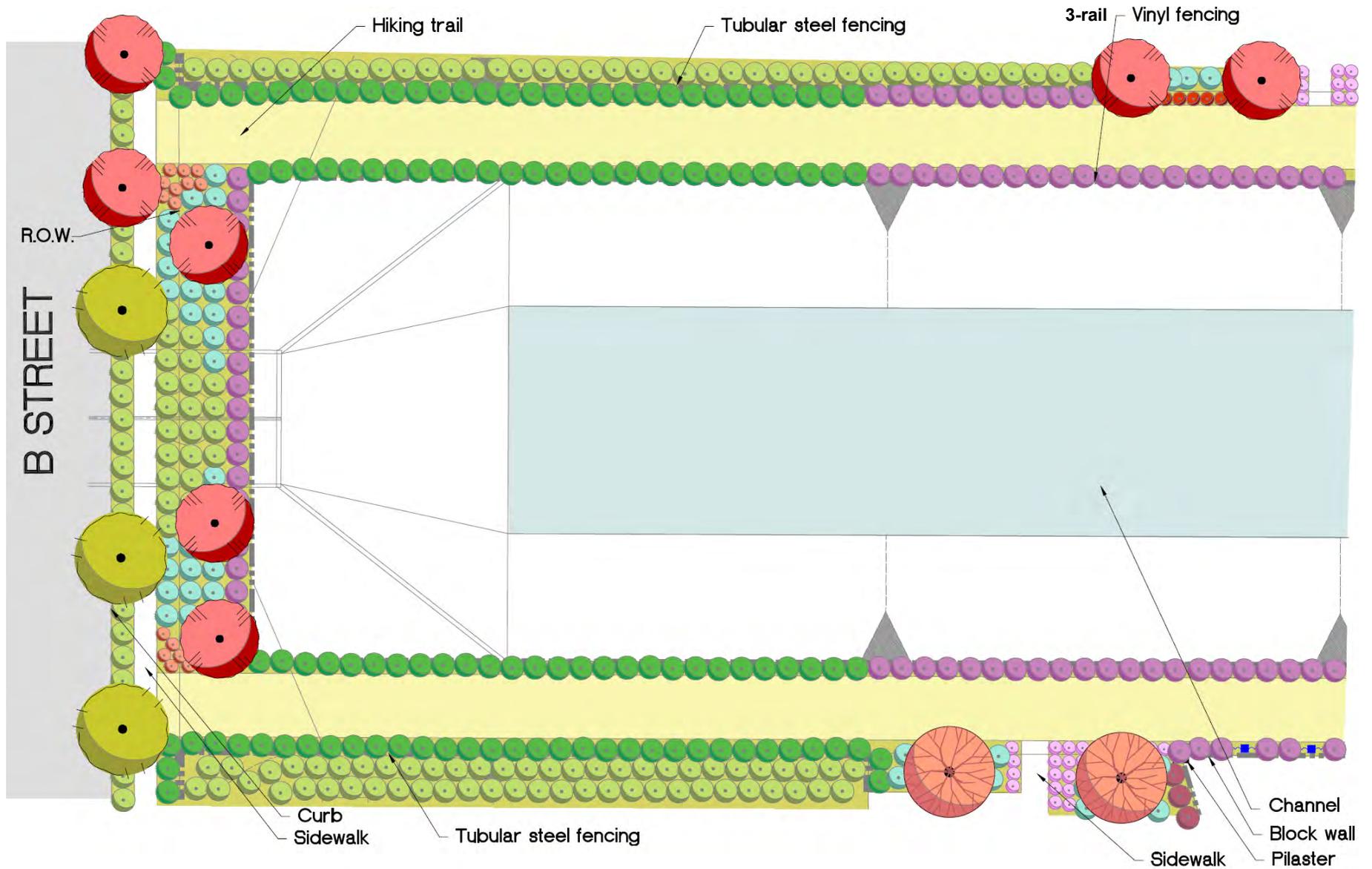
Figure 26
Pedestrian Circulation Plan



SIDEWALKS

-  HOLLAND ROAD
-  EUCALYPTUS ROAD
-  CRAIG ROAD
-  LEON ROAD
-  B STREET
-  A STREET
-  PARK WALKS
-  HIKING TRAILS

Figure 27
Channel with Hiking Trail



4. Maintenance of Common Areas and Recreational Amenities

Maintenance responsibilities for common areas and recreational amenities within the Canterwood community are described below. Individual homeowners shall be responsible for the maintenance of the public street landscape along their property frontage unless otherwise identified within their legal ownership documents. Individual homeowners shall also be responsible for all maintenance within their private lot area as well as fences and wall faces on their internal boundaries. For all other areas of the community maintenance responsibilities shall be as described below, and as depicted on **Figure 28, Maintenance Plan**.

- Community Facilities District: Public streets (including street sweeping), street lighting, landscape parkways (within public right-of-way), trails, sidewalks (within public right-of-way), water quality basins, and walls and fencing.
- Valley-Wide Recreation and Park District: Community Park.
- Riverside County Flood Control and Water Conservation District: Channel.

G. WATER QUALITY

It is anticipated that detention/water quality basins will be located within Canterwood. These basins will be strategically located within the Project in order to adequately convey, retain and treat Project run-off before discharging the run-off off-site. These basins are not intended for any dual use (i.e., recreational use). The basins shall be designed to Riverside County Flood Control and Water Conservation District requirements and specification. These basins shall be maintained by a Community Facilities District. See **Figure 29, Typical Basin**.

H. TYPICAL MAILBOX DESIGNS

Once construction documents are underway, a mailbox master plan will be created and coordinated with the United States Postal Service, identifying type and location of mailbox structures. See **Figure 30, Typical Mailboxes** for more detail. Style elements should coordinate with Project architecture and should include, but not be limited to, earth tones, pedestrian scale and massing, and utilize plants which are listed on the Project Plant Palette, **Table 5, Plant Palette**.

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**Figure 28
Maintenance Plan**



**VALLEY WIDE MAINTAINED
DEVELOPER INSTALLED**

- PARK AREA
(357,000 S.F.)
- HARDSCAPE AREA
(43,950 S.F.)
- TOTAL PARK AREA
(400,950 S.F.)
- 3 RAIL VINYL FENCING
(8,857 L.F.)
- 5' SLUMP BLOCK WALL
(18,785 L.F.)
- TUBULAR STEEL FENCE & ACCESS GATES
(5,529 L.F.)
- 6" SLUMP BLOCK PILASTER
(155 EA.)
- CONCRETE MOW CURB
(13,352 L.F.)
- FLAT AREAS INCLUDING R.O.W.
(416,077 S.F.)
- BASIN SLOPES
(150,782 S.F.)
- DECOMPOSED GRANITE AREA
(124,665 S.F.)
- BOTTOM OF BASINS
(160,438 S.F.)

**RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT
MAINTAINED DEVELOPER INSTALLED**

- CHANNEL AREA
(382,806 S.F.)



Figure 29
Typical Basin

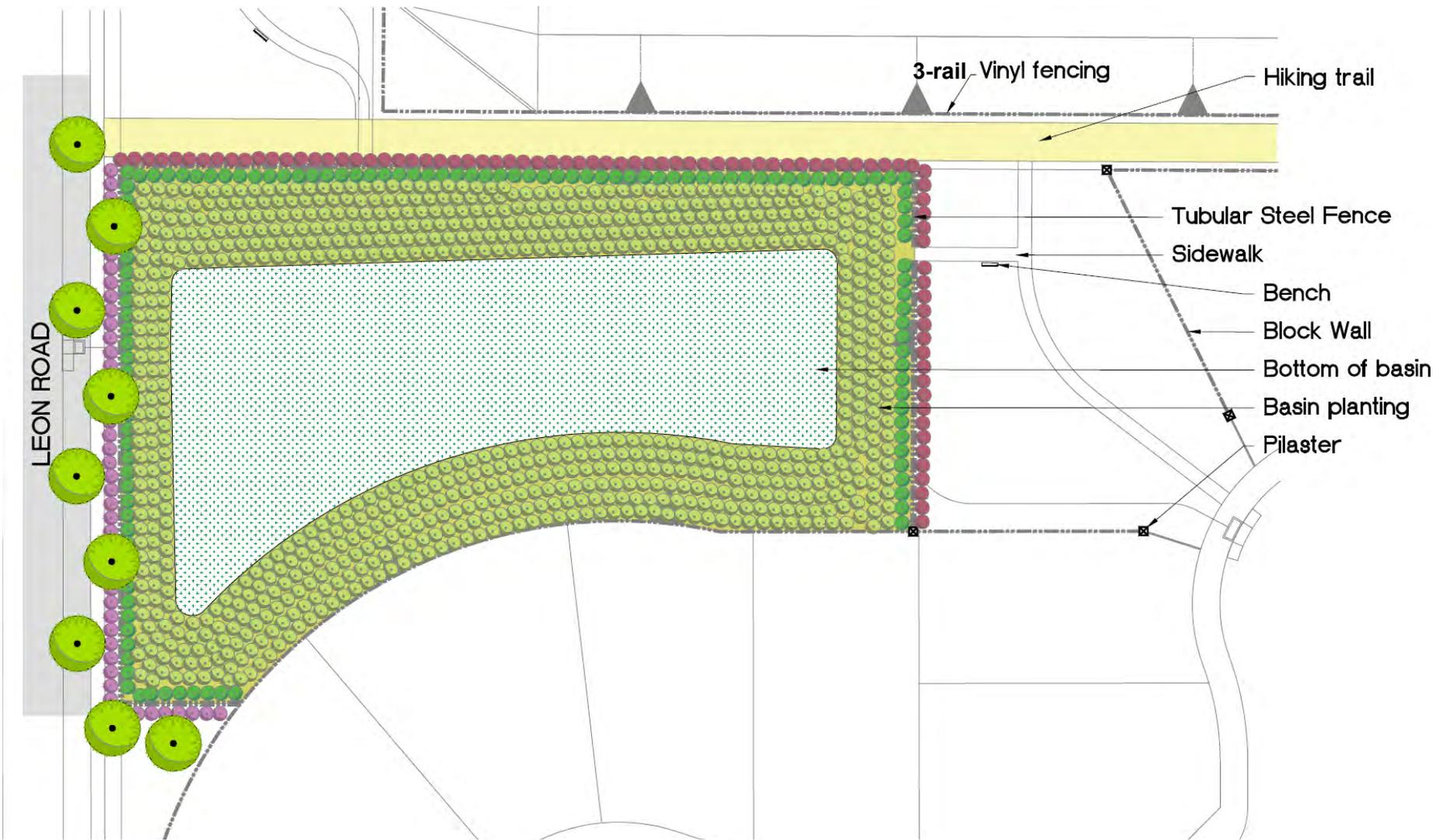


Figure 30
Typical Mailboxes



Trellis Arbor with Landscaping



Arched Arbor with Landscaping