

APPENDIX B

Development Standards & Design Guidelines

Introduction

The Martis Valley West Parcel Specific Plan (MVWPSP) community provides recreational opportunities and accommodations that extend year round. The program and built environment envisions providing a high quality experience in a natural setting that respects the site and its natural resources, connects to the outdoors, and incorporates recreation programs in a community. The MVWPSP offers extensive walking, biking and cross-country skiing opportunities.

The following design standards and guidelines are to be applied with all architectural design, site planning and landscaping in order to preserve the beauty of the natural setting, to maintain a pleasant and desirable environment, to establish and preserve a harmonious design for the community, and to protect and promote the value of property.

This document sets forth the Architectural Standards and Guidelines for all projects in MVWPSP, including specific design requirements, general construction procedures and required compliance with applicable County General Plan policies, the Martis Valley Community Plan and Development Code provisions. The MVWPSP development's master Homeowner Association's governing documents shall follow and reference these standards and guidelines.



FIG i-01

Development Standards

1. Design Concept & Guiding Principles

a. Relationship to natural setting

MVWPSP property is located within Martis Valley and the Lake Tahoe region - a place of extreme natural beauty, rich history, and spectacular recreation. The primary objective of all architectural design, site planning and landscaping is to preserve this unique identity, build in harmony with the rugged natural beauty intrinsic to this site and to provide recreational opportunities for visitors and residents.

The vision of MVWPSP is one of an active, year round, recreational community built with care and sensitivity through architecture and landscape that reflects Martis Valley's heritage and blends into, rather than dominates, its natural setting. The Specific Plan has carefully located the residences to rest lightly within the landscape, with higher density in clustered areas in order to preserve expansive open space and conservation areas. The Specific Plan defines development areas and conservation areas to minimize change to natural topography, landform and the outstanding natural landscape features in the region, views and view-sheds.

Proper design and siting of buildings on each site will include careful consideration of existing terrain and natural features of the site. Any proposed design must take into account grade changes, locations of trees, boulders, and orientation of the proposed improvements to sun, wind, and views (Fig 1.a). The development standards and design guidelines include implementation of the following site planning objectives:

- retain existing trees and minimize site disturbance to allow the visual balance of landscape and architecture,
- provide transitional places that blur the line between indoor and outdoor spaces, and
- provide architectural expression with authentic use of natural material and building form as suitable for the topography and natural setting.

The outlined standards and guidelines apply only to the MVWPSP lands outside the Tahoe Basin, please reference the Area Plan for project lands within the Tahoe Basin.

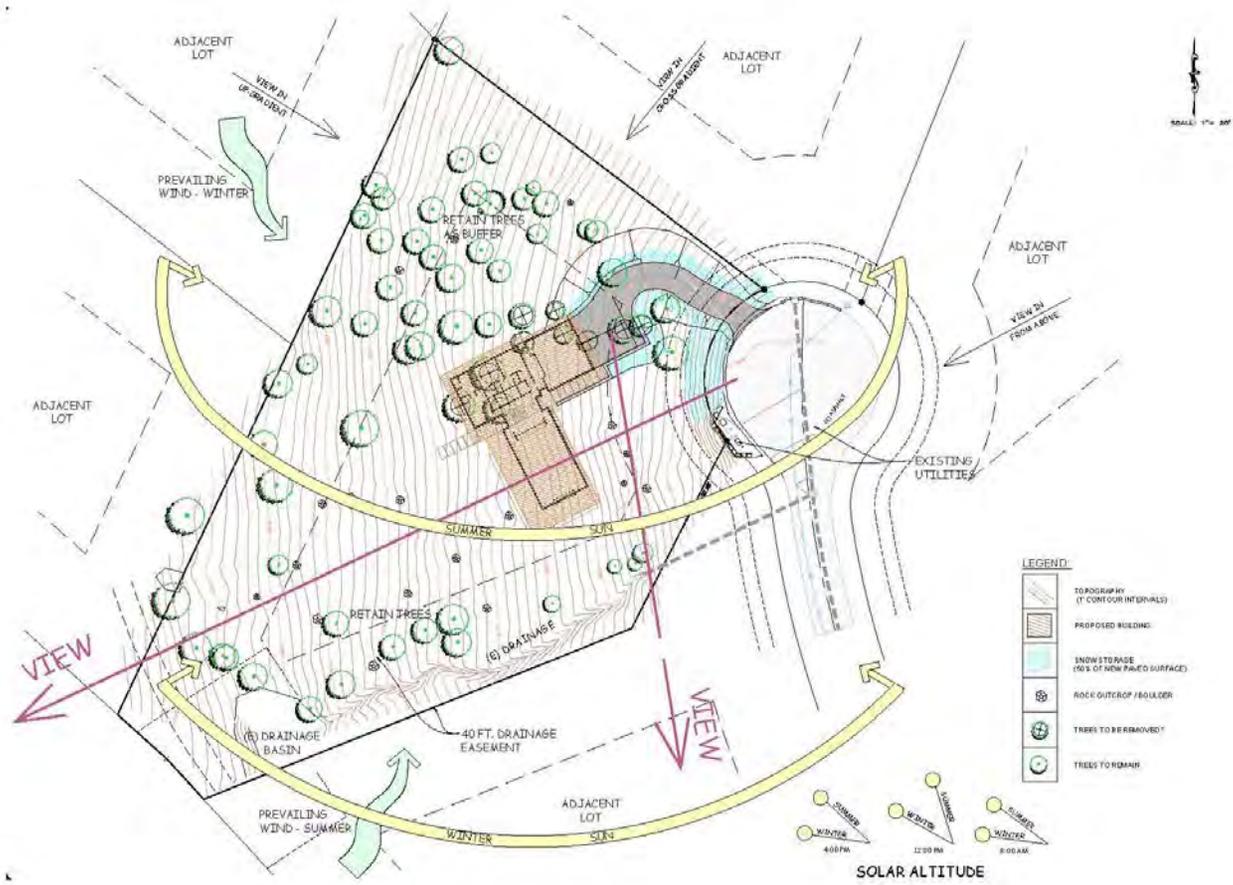


Fig 1.a

Figure 1.a is an example of proper design and siting of a building based on numerous factors and careful consideration.

b. Recreation Opportunities

The project will be designed to incorporate characteristics and density patterns that reflect North Tahoe Resort Communities. The project site is located adjacent to Northstar Resort and uphill from Northstar Village and Tahoe Vista. The North Tahoe Resort communities provide year-round recreational activities, including skiing, cross-country skiing, snowshoeing, snowboarding, hiking, and biking. The MVWPSP components complement and enhance the existing North Tahoe regional resorts by providing additional accommodations for residents and visitors to enjoy extensive cross-country trails, biking and hiking trails, recreational facilities and surrounding open space conservation areas. Figure(s) 1.b reflect sample of recreational trails.



Fig 1.b

c. Sustainability

All architectural design, site planning and landscaping shall incorporate sustainable design concepts to ensure long-term preservation, the enhancement of resources, and the reduction of site impacts. All projects shall comply with California Building Standards Code (Title 24, California Code of Regulations), particularly Part 11 which has established standards for planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. Proposed development also be designed in a manner consistent with the general intent of the Leadership in Energy and Environmental Design (LEED) Green Building Rating Systems, developed by the U.S. Green Building Council. For additional detail on sustainability refer to Appendix D; MVWPSP Sustainability Index.

d. Scenic views/corridors

All architectural design, site planning and landscaping shall be implemented with sensitivity to visual impact considerations; optimizing views from residences while minimizing how adverse visual impacts can affect others. Visual impacts of development will be minimized by using the natural features and terrain, along with built features and landscaping to screen buildings. Tree removal shall be kept to the minimum level feasible to provide natural screening for project elements, while still meeting defensible space regulations.

Scenic corridors will not be significantly impacted by development, when feasible, including open meadows, the forested corridor along SR 267, ridgelines and peaks where development activities would be visible from surrounding areas. It is recognized that in some cases, infrastructure and utilities must pass through sensitive areas. Where this is found to be necessary, all feasible measures must be taken to minimize the impact and restore the disturbed area.

e. Wildlife

Roadway alignment and residential uses will be sited to avoid natural resources that are located within the project site. Fences along property lines and at limits of improvements should be avoided in order to allow wildlife movement through natural open space.

f. Community form

The MVWPSP community is envisioned as a high quality environment that accounts for respect for the site and its natural resources, connects to the outdoors, and incorporates recreation programs. New development will provide direct access to hiking, biking, cross-country trails, as well as an outdoor lifestyle. An assortment of on-site recreational community facilities will be sited appropriately to provide access to the differing terrain within the plan area.

g. Community character

An overriding objective with respect to the development of MVWPSP is to achieve a community that, in both form and character, is appropriate within the context of the Tahoe / High Sierra Mountain environment.

Planning and design of new residences shall emulate the best characteristics (e.g., form, scale, and general character) of existing, nearby neighborhoods and be architecturally and aesthetically consistent with the character of development that has occurred to date.

2. Overview of standards

The West Parcel proposed land uses include residential units and commercial uses. For the purposes of comparison, we have included herein excerpts from the Martis Valley Community Plan and Placer County Zoning Ordinance that would be applicable to the project. Please refer to the Specific Plan for project specific allowable uses by zone. Additionally, much of the information is further clarified and outlined throughout this appendix; Appendix B.

The following provisions, a. through e., are from the 2003 MVCP;

MVWPSP Land Use Designations and Zones

Residential: This designation is applied to the majority of the MVWPSP, and allows for a variety of residential and tourist accommodation units. Typical allowed land uses include detached single-family dwellings, secondary dwellings and residential accessory structures, smaller-scale multi-family dwellings, condominiums, churches, parks, homeowner recreational facilities, childcare facilities and necessary public utility and safety facilities. In addition, other non-residential uses that would be allowed and serve the resident population under the commercial designation include small retail stores, restaurants, offices, recreational facilities, sports equipment rentals and community centers.

The intent of allowing small commercial/retail uses within the Residential designation is to provide services and amenities to residents and visitors within the MVWPSP in order to minimize the need for trips outside of the area. The total commercial/retail acreage is limited to 6.6 acres, which could be distributed throughout the Residential designation in any size parcels.

Forest: This designation is applied to the entire 6,376-acre East Parcel and 417 acres within the West Parcel. The majority of the East Parcel is already designated Forest (Forest-160 in Nevada County). The 670-acre portion of the East Parcel that is currently designated Residential and Commercial will be redesignated Forest. The terrain within this designation is mountainous and forested. This land use designation is intended for limited, low-intensity recreational uses and timber harvesting. Allowable uses include timber production and facilities, skiing and related facilities, including parking, incidental camping, improved campgrounds (but no recreational vehicle parks), and public utility and safety facilities. Residential development is not allowed in the Forest designation.

Resort Recreation: This designation is applied to a portion of the MVWSP within the Tahoe Basin and administered by TRPA. The Resort Recreation designation is used in non-urban areas with good potential for developed outdoor recreation, park use or concentrated recreation. Allowable uses include single and multi-family dwellings, tourist accommodations, condominiums and timeshares, outdoor retail sales, eating and drinking establishments, and a number of public service and recreational uses (see Appendix C).

a. Slope

Residential development impacts on environmentally sensitive lands, including wetlands and slopes over 25%, shall be minimized through the use of development setbacks, open-space zoning, open-space easements, and other similar measures. Architectural and design techniques shall be implemented to minimize construction impacts, including stepped foundations, when appropriate, along with temporary and permanent soil stabilization and protection measures on graded slopes. No residential buildings shall be located where the existing slope predominately exceeds 25%.

b. Building Height

Height limits for buildings and structures are established by this appendix as outlined in section 5.b. No building or structure shall be constructed or altered to exceed the height limit established by the Specific Plan or this appendix, except as otherwise provided by this section. Chimneys, vents, and other architectural or mechanical appurtenances on buildings may be a maximum of fifteen (15) percent higher than the height limit of the applicable zone.

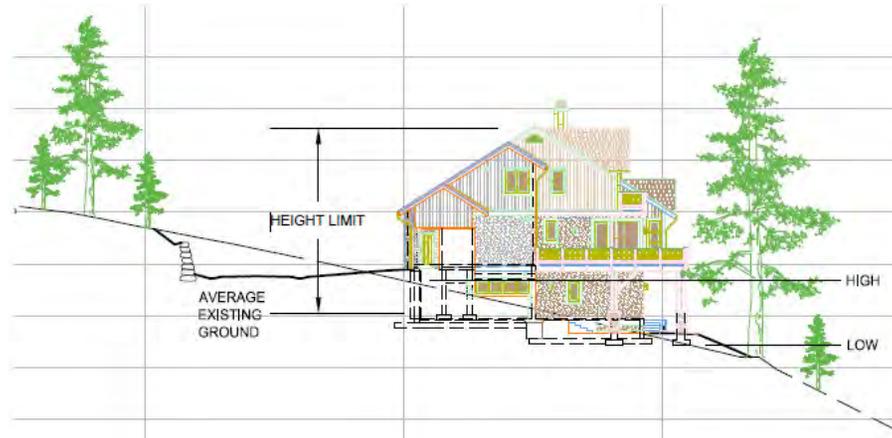


Fig 2.c

The height limits for buildings and structures established in section 5.b of this appendix shall be measured in accordance with Placer County Zoning Ordinance, Section 17.54.020 as the vertical distance from the highest point of the structure to the average of the highest and lowest points where the exterior walls touch the natural grade, as shown in figures 2.c and 17.54-A.

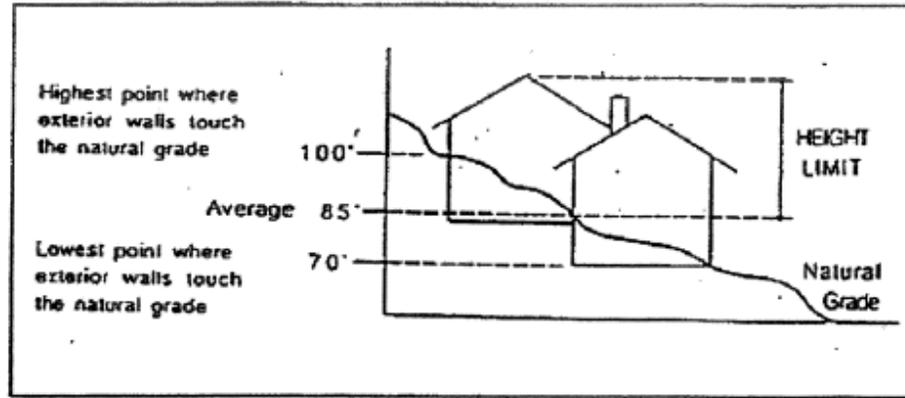


FIGURE 17.54-A
MEASUREMENT OF HEIGHT

Figure 17.54-A

c. FAR

Standards of building intensity for non-residential uses are stated in terms of maximum allowable floor-area ratios (FARs). A floor-area ratio is the ratio of the gross building square footage permitted on a lot to the net square footage of the lot. For example, on a lot with 10,000 net square feet of land area, an FAR of 1.00 will allow 10,000 square feet of gross square feet of building floor area to be built, regardless of the number of stories in the building (notwithstanding the required height limits).

Refer to section 5.e of this appendix for allowable FARs by land use designation.

d. Open Space

The West Parcel project includes large areas of Forest and Open Space lands which are to be managed and protected as recreation, timberland and other compatible uses. Additionally, the roadway alignment and residential uses will be sited to avoid natural resources that are located within the project site.

Open space pedestrian amenities (e.g., benches, shelters, drinking fountains, lighting and trash receptacles) are encouraged and shall be integrated into the site plan in accordance with these design standards and guidelines.

e. Setbacks

Project design shall include the use of setbacks, berms, landscaping, and other screening methods that will shield structures and graded areas consistent with the County's visual resource policies and ensure that project features do not dominate views from public roads. At a minimum, the project design plans shall demonstrate that:

- Project components do not silhouette against the sky above the ridgelines or hilltops.
- Roof lines and vertical architectural features blend and do not detract from the natural background.
- Project components fit the natural terrain.
- Project components use building materials, colors, and textures that blend with the natural landscape.
- A landscaping buffer, to consist primarily of trees native to the area of adequate height and density to screen project components from public views, is provided for areas adjacent to open space, undeveloped lands, or public roads.

Reference section 5.a of this appendix for additional information on setbacks.

3. Modifications

The Development Standards and Design Guidelines may be modified as necessary pursuant to Government Code Section 65853 et seq. and Section 17.60.090 of the Placer County Zoning Ordinance. A concurrent Specific Plan Amendment shall not be required to revise the Development Standards and Design Guidelines provided the request satisfies all of the following:

- The revision to the Development Standards and Design Guidelines does not materially change a physical characteristic of the anticipated development.
- The objectives and intent of the Specific Plan are better served through the revision to the Development Standards and Design Guidelines.
- The revision to the Development Standards and Design Guidelines does not materially change the general land use pattern of the Plan Area.
- The revision to the Development Standards and Design Guidelines is consistent with the Specific Plan.
- No increase in the overall density will result through the revision to the Development Standards and Design Guidelines.

4. Enforcement

The Development Standards and Design Guidelines shall be enforceable by the Planning Director or designee in a manner similar to other provisions contained in the Placer County Zoning Ordinance. Additionally, all project proposals will be reviewed by the Placer County Design/Site Review Committee. The Placer County Design/Site Review Committee shall make a finding of consistency among the development plan, the Specific Plan and the Development Standards and Design Guidelines.

5. Development Standards: Development Standards set forth in this section, section 5, shall supersede the relevant Placer County Zoning Ordinance.

a. Setbacks and buffers

The structural setbacks for a Planned Development for single family and townhome residences are as follows:

- A) Front (street) - 20 feet from the property line
- B) Sides - 10 feet from the property line
- C) Rear - 10 feet from the property line
- D) 5 feet minimum setbacks shall be used at front, side and rear of commercial and condominium buildings.

The project buildings and roadways will be sited outside of environmentally sensitive lands. The majority of buildings will be sited outside of areas with slopes over 25%. The following Placer County General Plan land use buffer zone standards will be implemented:

- a) 100 foot buffer from designated Timberland areas
- b) 100 foot buffer from Perennial Stream areas
- c) 50 foot buffer from Riparian Vegetation areas

b. Building heights

Maximum Building Heights, as calculated by Section 17.54.020 of the Placer County Zoning Ordinance.

Single Family Residences	55 feet
Townhomes	60 feet
Condominiums	115 feet
Commercial Buildings	60 feet

c. Off street parking

Paved parking areas shall be designed to provide the minimum amount of paving area necessary to meet required parking and circulation standards. Parking shall be designed to minimize visual and environmental impacts and allow for shared parking areas among different uses to help reduce the number of parking stalls. Underground parking, when feasible, is encouraged to maximize open space for commercial and condominium buildings. For residential units, adequate parking shall be provided off street with two (2) stalls per unit with one stall being covered. An additional two stalls per unit will be provided when possible for guest parking. Figure(s) 5.c illustrate acceptable parking standards.

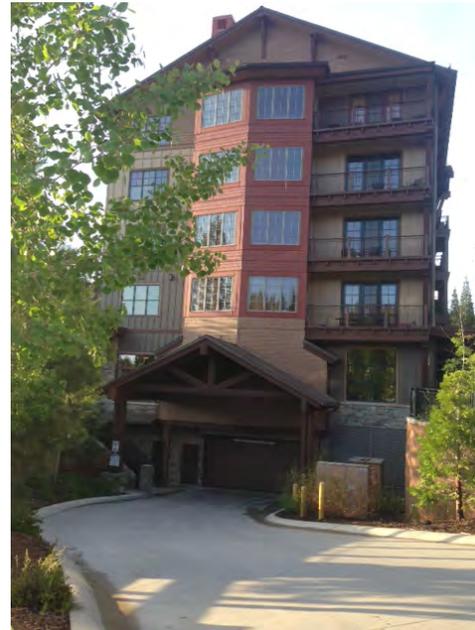


Fig 5.c

d. Minimum/Maximum Parcel Size

Minimum Lot Size: 0.25 acre single family
5,000 sf multifamily
Minimum Lot Width: 60 feet single family
45 feet multifamily

e. Lot coverage

Maximum Site Coverage: 40% for one-story single family
35% for two-story single family
50% for multifamily
50% for commercial or condominium

f. Snow storage

All site designs must show snow storage areas and shall accommodate snow removal maintenance procedures. Snow storage areas shall be located onsite within privately owned property or in the case of publicly maintained roadways and trails, snow storage shall be within the public easement or right-of-way.

When considered in site planning, solar conscious design can help reduce the amount of snow removal necessary to access a site in winter. Areas of pavement that receive sunlight in winter often clear themselves after several cloudless days whereas north-facing and shadowed areas may retain snow for the entire season.

g. Accessory structures

Accessory buildings (e.g., gazebos, playhouses, storage sheds) are permitted within the buildable area, subject to setbacks and other provisions of these guidelines.

h. Secondary Dwellings

Secondary dwellings or accessory apartments may be constructed in compliance with County ordinances. Where utilized, secondary dwellings shall provide distinct and secondary access from the primary home.

6. Design Guidelines

a. Concept

The first aesthetic objective of every home in MVWPSP should be to allow the natural setting to remain the dominant image. Buildings should be sited to harmonize and blend with the existing landscape and natural open space. The goal is to create appealing and interesting structures which are subtle and complementary to the dominant beauty of the mountain setting.

The following site considerations and grading recommendations shall be implemented:

- Buildings shall be sited to fit the natural terrain, minimize cuts/ fills, capture views and maximize winter sun exposure.
- Reduce the total amount of impervious surface wherever feasible.
- The area of soil and vegetation disturbance on each home site must be limited to that required for necessary construction and landscaping purposes. Except where required by access, there must be no disturbance in setbacks and areas to be left in a natural state.
- Buildings, roads, and structures should be sited in a manner that avoids landform modification to the greatest extent possible.
- Except where unavoidable, do not excavate or fill within the drip line of trees to be saved.
- Emulate existing surrounding landforms and natural drainage patterns. The long axis of the building should be oriented parallel to existing contours.
- Utilize stepped foundations and fragmented roof forms to adapt to the existing site topography, rather than changing or flattening the slope.
- Existing features such as rock outcroppings and trees should be protected when feasible and integrated into the design of the home.



Fig 6.a

b. Retaining walls

Whenever feasible, avoid grading that results in the need for artificial slope retention. Where possible, natural materials shall be used such as boulders and rocks reclaimed from the grading operation. Retaining walls should match the color and character of adjacent slope or structural elements. Where mortared masonry is appropriate, finished jointing patterns should be random with deep-raked mortar joints. Avoid obvious vertical and horizontal alignment of joints. Where concrete is exposed, it should have a rough sawn, form board surface.

Residential retaining walls should not exceed 10 feet in height. Terraced walls may be used to address grade changes exceeding 10 feet in height, provided that wall segments are separated by ample planting areas. Figure(s) 6.b display acceptable retaining walls.



Fig 6.b

c. Paths

Paths shall be designed and constructed to minimize erosion and other disturbances to the natural terrain and vegetation. Such facilities shall be designed for economical maintenance.

d. Driveways

Driveway slopes shall generally be less than 8 percent overall and shall not exceed a 12 percent gradient at their steepest part on average. Additionally, for safety considerations, there must be provided a near-level transition area between slopes and garage doors and between slopes and the edge of the pavement at the roadway.

The area of soil and vegetation disturbance shall be limited to only that required for construction purposes and access to the site.

Provide vegetated swales and permeable road shoulders to capture storm water runoff, provide bio-filtration of the storm water, and allow percolation of filtered storm water back into the ground.

e. Fencing and Gates

Site walls, screens, or fences may be approved when they are proposed as a visual extension of a structure, attached at one end, limited in length and height and use similar materials and finishes. In case of safety or aesthetics, site walls, screens, or fences may be permitted to delineate the building envelope or property lines or to be ornamental in nature. Chain-link fencing is prohibited. Design and utilize durable materials that complement building frontages.

f. Landscape

i. Landscape Design Objectives

Landscape design, features, and plant material selection should be carefully considered in the context of the Sierra Mountain environment and climate. Design solutions should be responsive and subordinate to site topography, existing vegetation, and terrain features.

Guidelines:

- The objective of landscape design should be to ensure the natural mountain environment and local plant communities are preserved, protected, and enhanced.
- Consider functional uses of plant materials to provide: wind protection, enhance solar exposure, create a more favorable micro-climate, provide privacy and screen objectionable views.
- Plant composition should include sizes and quantities that mimic what is naturally occurring on the building site.
- Large specimen trees are to be preserved and protected where feasible.
- Be judicious in the use of color and texture consistent with the natural landscape.

Figure(s) 6.f.i exhibit samples of acceptable landscape design, features and natural materials.



Figure 6.f.i

ii. Landscaping and Plant Materials

Within the Improvement Envelope or in areas immediately surrounding a building, landscape materials should be used to complement the architecture of the building, define outdoor spaces, frame both on-site and off-site views, establish background and foreground balance and anchor the building to the site.

In general, the planting design of each site is to take its cue from the existing plant palette found surrounding the site. Group or cluster shrubs to create swatches of the same species, rather than scattering or mixing them throughout the site. Use plant materials and tree groupings to anchor buildings to the site. Landscape Improvements are to incorporate, rehabilitate and enhance existing vegetation, utilize indigenous and/or regional species, and minimize areas of intensive irrigation. Re-vegetate disturbed areas with native material to obscure the line of demarcation between the new and existing landscape.

iii. Irrigation

Minimize irrigation requirements by using native plant materials and those that are well-suited to the local climate. Group plant materials according to their water consumption needs. Irrigation or supplemental watering, whether in the form of temporary irrigation, drip irrigation, or spray irrigation shall be used to minimize the impact upon the site, while providing enough moisture to ensure healthy plantings. All shrub and ground cover plant material are to be irrigated with a permanent automatic system. Conventional spray irrigation is limited to defined lawn areas. These systems are to be fully automatic and in conformance with any local and state regulations. Low spray heads or low-water bubblers are allowed in close proximity to buildings. Drip irrigation of tree and shrub plantings is permitted.

Soils are to be amended and surfaced with mulching to increase water retention. To reduce irrigation dependency, xeriscape planting is encouraged.

g. Lighting

Lighting shall be utilized to establish a warm, inviting character and to provide functional lighting for safety. Design interior lighting to prevent light from spilling outdoors. Alternative power technologies for lighting are encouraged. This may include technologies such as solar photovoltaic, or fuel cells. Use the lowest possible wattage, energy efficient luminaire for each application. Minimize light during non-active hours (11pm–dawn).

Exterior lighting shall light only the area needed for safety and security. Outdoor light fixtures for parking areas, buildings, pedestrian areas, and roadways shall be shielded, and directed down to preserve the night sky and away from residential areas to minimize light and glare effects on adjacent residences. Lighting fixtures shall be installed and shielded in such a manner that no light rays are emitted from the fixture at angles above the horizontal plane. Timers shall be implemented on lighting fixtures at night near buildings, where applicable, to avoid continual lighting of surfaces.

It is the intent of this Section to require lighting practices and systems which will minimize light pollution, glare, light trespass and conserve energy while maintaining nighttime safety, utility, security and productivity.



Fig 6.g

h. Drainage

Low Impact Development (LID) methods shall be implemented for site drainage to convey storm water, provide water quality treatment and to prevent erosion both during the construction project and for the long term. The type of hydrologic controls should be designed for the soil and subsurface conditions at the site. The BMP plan should not concentrate runoff. Roof and driveway runoff should be dispersed to infiltration systems and landscaped areas. Vegetation can be used to infiltrate runoff. The general principles of LID include:

- Conserve natural vegetation and soil. Minimize impervious surfaces.
- Design site to minimize total impervious area.
- Direct runoff into or across vegetated areas to filter runoff and encourage groundwater recharge.
- Use integrated management practices to reduce runoff from impervious surfaces and retain pre-development time of concentration.

The additional storm water runoff created by construction of impervious areas such as driveways and roofs shall be retained on site. Common methods of retention and detention include drywells, infiltration trenches, bio retention gardens, porous pavement, grassed swales, infiltration basins, gravel, mulch, and water spreading. Please reference Appendix E for additional information on BMPs and LIDs. Figure(s) 6.h show samples of suitable retention and detention improvements.

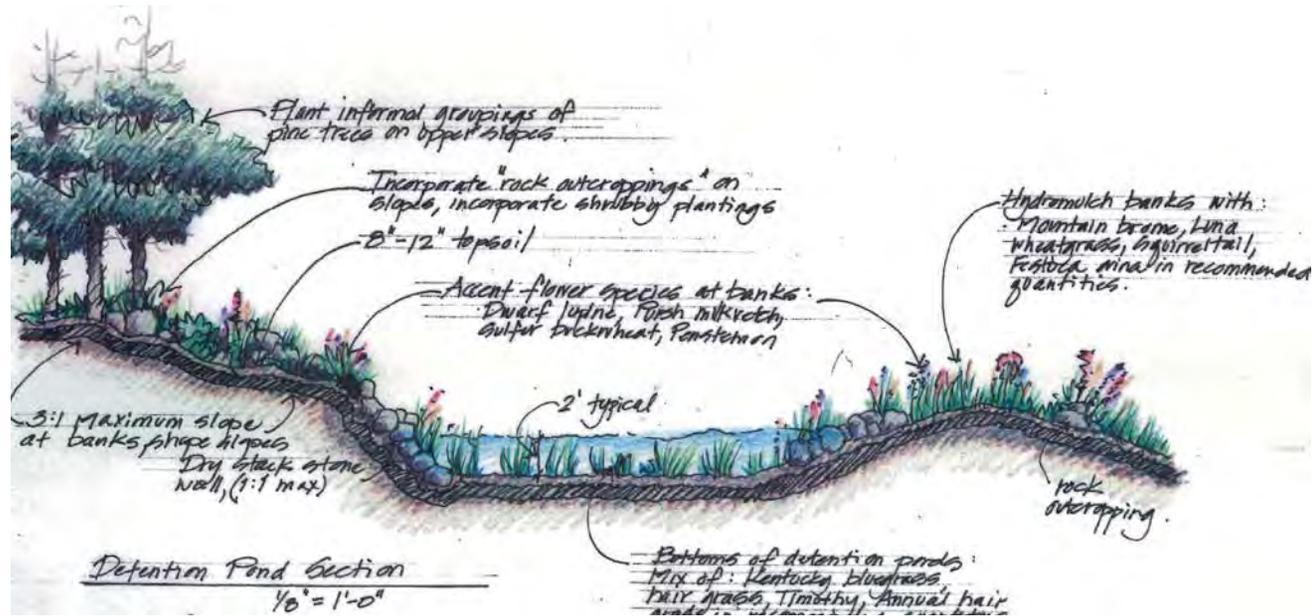


Fig 6.h

- i. Loading/service areas (commercial only)
All exterior trash and storage areas, service yards, loading docks and ramps, trash compactors, etc., shall be screened from view in a manner that is compatible with the building and site design. Screening materials should be substantial and durable, and shall be enhanced with landscaped elements. Generally, all such elements should be located to the rear of buildings and/or away from public frontages.

- j. Architectural Design Guidelines
 - i. Overview/intent
 - Create a development that draws upon the Martis Valley (High-Sierra) and Tahoe regional architectural traditions.
 - Project components shall not silhouette against the sky above the ridgelines or hilltops.
 - Roof lines and vertical architectural features should blend and not detract from the natural background.
 - Building materials, colors, and textures shall blend with the natural landscape.
 - Major building forms should express a simplicity and directness responsive to the heritage of mountain architecture. Complexity and contradiction of form and expression should be avoided.



Fig 6.j.i

ii. Building Form, Mass and Scale

1. Building Forms

Diversity of building forms is encouraged to provide unique design expressions and at the same time produce a unified and harmonious community. Building forms are to respond to the climate and the unique feature of each site. Buildings should reflect the scale and drama of the mountain setting, with large sheltering roofs supported by structurally sound and properly scaled vertical structural elements (columns and stone piers), which in turn rest on strong foundations that merge with the land.

Roof composition and building form should address the visual scale of buildings so that the overall image of the building fits its setting and neighborhood context. Building forms are to relate to the surrounding land forms and should follow the natural terrain and step with the site. Architectural design shall present honest simplicity of form and structure while providing opportunity for detailing and craftsmanship to add character and interest to the buildings.



Fig 6.j.ii.1

2. Roofs

a. Forms

The overall profile and articulation of the roof should be sufficiently irregular to break up anything that would otherwise appear too boxy or discordant with the landscape or neighboring structures. The roof profile should be richly varied, including individual masses of sufficient size, in plan and elevation to convey the desired result.

Gable and shed roof forms of medium pitch are preferred. The use of hipped roofs should be minimized.



Fig 6.j.ii2a

b. Pitch

Major roofs shall have a minimum pitch of 3:12 and a maximum pitch of 14:12. Secondary roofs such as porches and dormers may have a lesser pitch. Medium roof pitches should be utilized where possible, in the range of 5:12, to hold snow.



Fig 6.j.ii.2b

c. Materials

Roof materials are to include a Class A fire rated material. Appropriate materials for roofing include slate, metal or architectural-grade composition shingles. Secondary roof materials may also include natural metals such as copper, corten steel and terne metal.

d. Snow

Roof forms must consider rain and snow shedding to avoid property damage. Primary entrances to buildings must be protected from rain and snow. Roofs covering sidewalks or paths should be designed to not deposit water onto walking surfaces. In general, roofs should be designed structurally and with shallow pitches to retain the snow.

e. Dormers

Dormers and cupolas shall be used to break the continuity and scale of a large roof. Gable dormers shall be spaced adequately to facilitate snow shedding. Placement, shape, and size of dormers should consider the scale and proportions of the primary building as well as interior spaces and functions. Figure(s) 6.j.ii.2e demonstrate suitable dormers.



Fig 6.j.ii.2e

3. Walls

Exterior materials should generally be naturally weathering materials, such as wood or stone, which blend and are compatible with the native landscape of the specific site. Materials should be chosen for their functional qualities and their ability to age gracefully.

A protected base shall be used, where possible, to extend the life of lower wall cladding, visually anchor the building to the ground and lower the overall visual height.

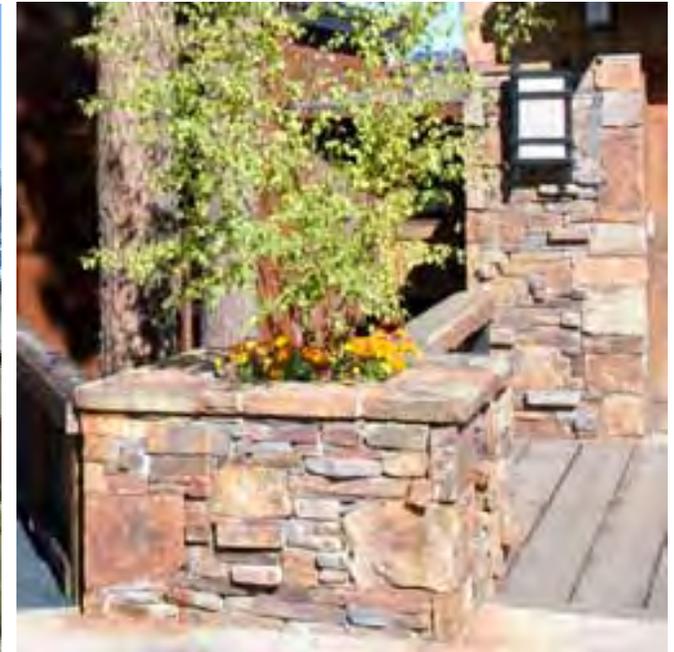


Fig 6.j.ii.3

4. Street face

Building massing and apparent scale from the street face shall be reduced through window patterns, structural bays, roof overhangs, porches, awnings, moldings, fixtures and details and combinations of complimentary colors.

Garage and secondary entrances should not be prominent and shall be recessed or screened by the primary residence. Figure(s) 6.j.ii.4 demonstrate fitting street face.



Fig 6.j.ii.4

5. Chimneys, flues and roof vents

Roof accessories and structures such as chimneys and mechanical equipment should be combined where possible and placed so as not to restrict or block snow movement. Finish and detailing shall be used to enhance or diminish the appearance of chimneys, flues and vents as appropriate, unless integral as key design features.

6. Gutters, downspouts and flashing

While the overall design and strategic placement of roof forms should be the primary way to effectively manage water run-off, gutters and/or downspouts may also be needed to properly divert water away from entries. Gutters, downspouts and flashing materials are to be colored to blend with the overall color scheme of the home. Flashing, gutters and downspouts should be minimized in their appearance.

Figure(s) 6.j.ii.6 illustrates customary gutter materials and placement.



Fig j.ii.6

7. Skylights

Skylights and clerestory windows are encouraged for energy saving benefits. Their location and detailing should recognize the hazards of snow and ice accumulation and resulting potential for moisture penetration. Layout, location, size and configuration of skylights are to fit with the design and proportions of the building and roof forms. They are to be designed in a manner that avoids random patterns or interrupts the visual continuity of the roof.

8. Satellite dishes and Appurtenances

Satellite dishes, solar panels or similar appurtenances shall be located, detailed and/or screened so that reflections from their surfaces shall not be visible from adjacent residences where possible.

9. Exterior finishes

Dominant building materials shall reflect regional vernacular traditions and may include stone, weathered or painted metal, cast integral color concrete, heavy timbers or wood. These materials shall not produce glare and shall be colored to complement and blend in with the natural surroundings. Consider using reclaimed wood and other recyclable building materials when possible. Stucco and other compatible building materials may be used with colors that blend buildings into the terrain.



Fig j.ii.9

10. Exterior doors and windows

Numerous windows and doors opening to exterior spaces from main entry and living areas are encouraged to reinforce the connection to the outdoors. Doors should be placed under roof gables or other protected roof areas to avoid the danger of shedding snow. Large expanses of glass may be used to capture views, however shall be designed to minimize glare. Roof overhangs should be placed above large areas of glass to provide shade, protection from weather and minimize glare.

Windows and doors set within stone walls should be recessed a minimum of 6 inches and should include keyed arches and/or headers to express structural support. Windows and doors set within wood and shingle walls should be trimmed on all sides.

Figure j.ii.10 shows suitable entry door and glazing, ultimately reinforcing the connection to the outdoors.



Fig j.ii.10

11. Accessory structures and garages

Accessory buildings are to be architecturally compatible with the main residence. Accessory buildings shall be located to the rear of the lot (or Building Envelope) or off-set.

Garage doors shall be placed to avoid direct frontage onto the adjacent street, where possible. Side entry, detached, tandem or recessed garages are encouraged to de-emphasize the massing of garages.

12. Colors

a. Wall colors

The primary color goal for exterior walls and finishes is to blend into the colors and texture of the trees, soils and rocks of the native landscape. Generally colors will be one to two shades darker than the natural environment and will take into account the different seasons during the year.

b. Roof colors

Roofs should use relatively dark and non-reflective, colored coverings in order to harmonize with the surroundings.

c. Details and Trim

The color of details and trim offers an opportunity to establish individual identity and interest.

13. Mechanical systems

Mechanical systems shall be enclosed within the building or adequately screened from the view of any public frontage. Screening shall be by a solid fence or wall with an integrated planting treatment. Rooftop mechanical and electrical equipment, antennae shall be screened from ground view by a parapet or other type of screening. Building elements to screen such equipment shall be designed as an integral part of the building architecture.

14. Energy efficiency measures

Design a building's orientation, massing, and window design to maximize effective daylighting and reduce the building energy requirements. Energy efficiency measures shall include ample glazing for daylighting opportunities and orienting windows and doors to take advantage of sun, shade and wind conditions and to minimize the building's requirement on mechanical heating and cooling systems. Provide a high level of individual occupant control for thermal, ventilation and lighting systems. Occupancy sensors and time clock controls shall be incorporated into the building's mechanical design where possible to reduce energy usage.

15. Signage

Signs are to be in scale with adjoining roadways, trails and buildings. Signs are to be sized and designed so that a sense of scale relates to its setting. Materials and colors are to be compatible with the surrounding buildings and landscape.

Sign area shall typically be two square feet for all vehicle-oriented safety and directional signs. Signs for commercial uses shall be located near the building or business entrance. A sign permit shall be required for all on-premises signs (County Zoning Code Section 17.54.180) larger than fifteen (15) square feet in area. Maximum height for freestanding signs shall be four feet. Taller signs may be approved if visibility will not be impaired.

Monument signage shall be located to identify the primary arrival points. The size of the sign shall be in scale to the surrounding landscape and/or adjoining road. Monument signage shall be constructed of a combination of wood, colored, textured concrete and/or indigenous stone treatments.