





GRAY'S CROSSING

DESIGN GUIDELINES MAY 2005



# TABLE OF CONTENTS

### CHAPTER 1: DESIGN APPROACH

- I.I THE VISION
- 1.2 DESIGN THEME
- 1.3 GRAY'S CROSSING ARCHITECTURAL STYLE

#### CHAPTER 2: SITE AND LANDSCAPE PLANNING GUIDELINES

- 2.1 SITE AND LANDSCAPE OBJECTIVES
- 2.2 Homesite Diagrams
  - 2.2.1 Improvement Envelopes
  - 2.2.2 Natural Area
  - 2.2.3 Maximum Site Coverage
- 2.3 SITING CONSIDERATIONS
- 2.4 GRADING
- 2.5 RETAINING AND SITE WALLS
- 2.6 Areas of Disturbance
- 2.7 Driveway and Parking Requirements
- 2.8 Drainage Systems and Structures
- 2.9 Fences and Gates
- 2.10 EXTERIOR HARDSCAPE DESIGN PATHS, OUTDOOR STAIRS AND TERRACE

2.II	Landscaping and Plant Materials				
	2.11.1 Genera	al Planting Guidelines			
	2.11.2 Plantin	ng Material Requirements			
	2.11.3 Plantin	ng Guidelines within the Improvement Envelope			
	2.11.4 Plantii	ng Guidelines within the Natural Area			
	2.11.5 Lawn A	Areas			
2.12	Irrigation	Irrigation			
2.13	VEGETATION PROTECTION, REMOVAL AND THINNING				
2.14	WILDFIRE MITIGATION				
2.15	EXTERIOR LIGHTING				
	2.15.1 Light 1	Fixture Design			
	2.15.2 Location	on of Light Fixtures			
	2.15.3 Light 1	Emission			
2.16	EXTERIOR SERVICE AREAS				
2.17	UTILITIES				
2.18	Address Markers				
2.19	MISCELLANEOUS LANDSCAPE IMPROVEMENTS				
СНАР	TER 3: AR	CHITECTURAL GUIDELINES			
3.1	Architectural Design Objectives				
3.2	Building Forms				
3.3	Building Mass and Scale				

# TABLE OF CONTENTS



3.4	Buildi	Building Height		
3.5	Roofs			
	3.5.1	Roof Pitches		
	3.5.2	Roof Materials		
	3.5.3	Snow Considerations		
	3.5.4	Dormers		
	3.5.5	Chimneys, Flues and Roof Vents		
	3.5.6	Gutters, Downspouts and Flashing		
	3.5.7	Skylights and Solar Panels		
3.6	Exterior Walls			
	3.6.1	Stone Walls		
	3.6.2	Concrete		
	3.6.3	Wood		
	3.6.4	Metal		
3.7	Doors	Doors and Windows		
3.8	Access	Accessory Structures		
3.9	BALCO	Balconies, Decks, Porches and Railings		
3.10	STRUCT	STRUCTURAL EXPRESSION AND INTEGRITY		
3.11	Approved Colors			
	3.11.1	Wall Color		
	3.11.2	Roof Color		
	3.11.3	Details and Trim		
3.12	DETAIL	.S		

### CHAPTER 4: GREEN DESIGN CONSIDERATIONS

- 4.1 AN INTRODUCTION TO GREEN DESIGN
- 4.2 REQUIRED GREEN DESIGN MEASURES
- 4.3 Design Intention
- 4.4 POWER CONSUMPTION
  - 4.4.1 Renewable Energy
  - 4.4.2 Energy Star
  - 4.4.3 Natural Gas
- 4.5 WOOD MATERIALS
- 4.6 Window Selection
- 4.7 Insulation
- 4.8 HEATING AND VENTILATION
- 4.9 Paints and Stains
- 4.10 FLOORING
- 4.11 PAVING AND HARDSCAPE
- 4.12 LANDSCAPING (PLANTS AND IRRIGATION)
- 4.13 LIGHTING





### CHAPTER 5: DESIGN REVIEW COMMITTEE ORGANIZATION

- 5.1 DESIGN REVIEW COMMITTEE MEMBERSHIP
- 5.2 APPOINTMENT AND TERM OF MEMBERS
- 5.3 Functions and Purpose of the Design Review Committee
- 5.4 Amendment of the Design Guidelines
- 5.5 Non-Liability

### CHAPTER 6: DESIGN REVIEW PROCESS

- 6.1 PROJECT TYPES TO BE REVIEWED
- 6.2 DESIGN REVIEW PROCESS OVERVIEW
- 6.3 Design Review Process Minor Improvements
- 6.4 ACTIONS AND APPROVALS
- 6.5 APPROVED DESIGN PROFESSIONALS
- 6.6 Pre-Design Conference
- 6.7 Preliminary Design Review
  - 6.7.1 Conceptual Submissions (optional)
  - 6.7.2 Preliminary Design Review Submission Materials
  - 6.7.3 Preliminary Design Review Meeting
- 6.8 Final Design Review
  - 6.8.1 Final Design Review Submission Materials
  - 6.8.2 Final Design Review Meeting
- 6.9 TOWN OF TRUCKEE APPROVAL

6.10	SUBSEQUENT CHANGES			
6.11	Construction Review Observations			
6.12	NOTICE TO COMPLY			
6.13	COMPLIANCE CERTIFICATE			
6.14	RIGHT OF WAIVER			
6.15	Non-Waiver, No Inadvertent Precedents			
6.16	Design Review Schedule			
6.17	Application Fees			
CHAPTER 7: CONSTRUCTION GUIDELINES				
7.1	Pre-Construction Conference			
7.2	SITE OBSERVATION			
7.3	Final Observation			
7.4	COMPLIANCE DEPOSIT			
7.5	Construction Parking Areas			
7.6	Delivery and Storage of Materials & Equipment			
7.7	Hours of Construction			
7.8	FIRE AND SAFETY PRECAUTIONS			
7.9	Construction Trailers and/or Temporary Stuctures			
7.10	Sanitary Facilities			

# TABLE OF CONTENTS



-	7.II	Debris A	ND WASTE	REMOVAL

- 7.12 EXCAVATION, GRADING AND EROSION CONTROL
- 7.13 BLASTING
- 7.14 TREE AND HABITAT PROTECTION
- 7.15 DAMAGE, REPAIR AND RESTORATION
- 7.16 RIGHT TO FINE
- 7.17 CONSTRUCTION SIGNS

# APPENDIX A GLOSSARY OF DEFINED TERMS

# APPENDIX B APPROVED PLANT LIST

APPENDIX C GREEN DESIGN MATERIAL SOURCES



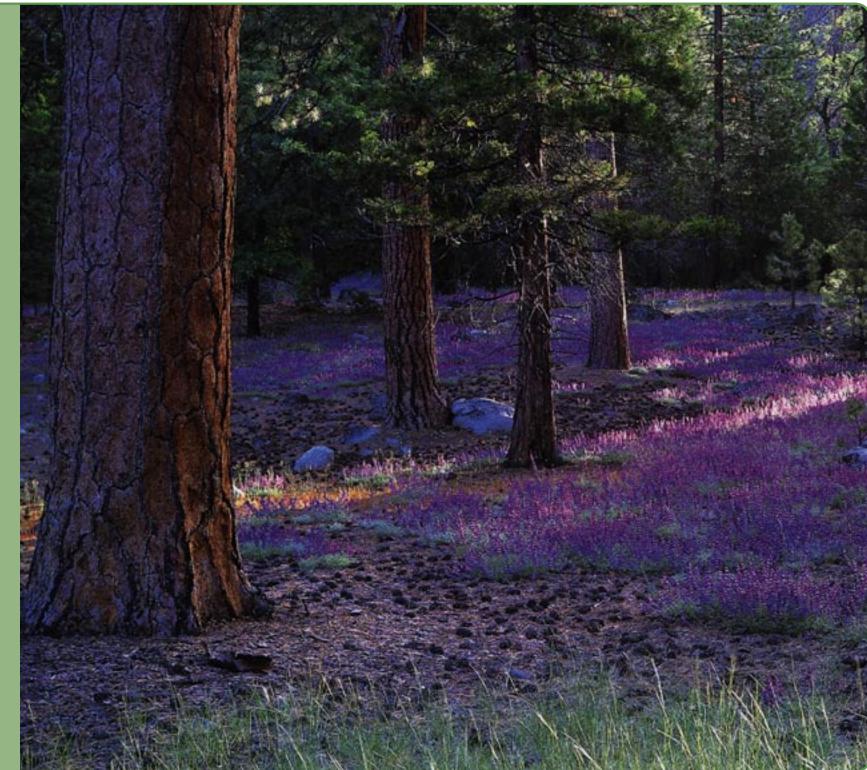


# PREFACE

These Design Guidelines establish the architectural traditions, aesthetic guidelines and sustainability measures established for all new single-family homes and associated Improvements, building additions, site work and landscaping at Gray's Crossing for all those Lots east of Highway 89/267. A separate Guideline document has been issued for Gray's Crossing - The Bluffs that addresses the neighborhood on the westerly side of 89/267. These Guidelines also address the design and construction review process and Design Review Committee approval, for the same types of Improvements. The Appendices contain a glossary of defined terms used throughout the Guidelines, an Approved Plant List and a list of Green design resources. The Guidelines are intended to ensure all building and landscape designs are compatible with the site, the overall environment and the design objectives of Gray's Crossing.

The Guidelines will be administered and enforced by The Gray's Crossing Design Review Committee (Committee) in accordance with procedures set forth in the Master Declaration of Covenants, Conditions, and Restrictions for Gray's Crossing (Master Declaration). In the event of any conflict between the Design Guidelines and the Master Declaration, the Master Declaration shall govern and control. In addition to the Design Guidelines and Master Declaration, all building and site Improvements are to comply with the Town of Truckee Development Code.

The Guidelines may also be amended from time to time by the Design Review Committee. It is the Owner's responsibility to ensure they have the most current edition of the Guidelines and have carefully reviewed all applicable sections of the Master Declaration. The illustrations in this document are intended to convey a concept, and not to portray specific plans for construction. These Guidelines are binding on any persons, company or firm that intends to construct, reconstruct or modify any permanent or temporary Improvements within Gray's Crossing. Owners and their consultants and contractors should familiarize themselves with these rules prior to start of design or construction.





# DESIGN APPROACH



FIGURE 1-1: Architecture that fits the mountain environment

Gray's Crossing has been carefully planned as a mountain community set within the spectacular Sierra Mountain environment of the Truckee/North Tahoe region. Gray's Crossing enjoys a broad range of year-round resort and recreation amenities through its affiliation with the Tahoe Mountain Club. During winter months, world-class skiing, snow boarding and other winter sports are available only minutes away. Summer recreational opportunities range from golf, swimming and tennis to hiking and biking in the surrounding foothills and mountains.



#### I.I THE VISION

The natural beauty and rich history surrounding Gray's Crossing and the Tahoe region is the community's foremost priority. The vision for the community focuses on preserving and enhancing the natural resources of the community in the following ways:

- Respect and Preserve the Environment: The vision for Gray's Crossing begins with a strong respect for the natural environment. Individual Homesites have been carefully planned to minimize impacts to the land. Homeowners are asked to use the same level of care when siting and designing their homes. Homes are to blend in with, rather than dominate the natural surroundings. (See Section 2.3 Siting Considerations.)
- Design Architecture to fit the Mountain Environment: The environment surrounding Gray's Crossing calls for architecture that responds to the mountain climate and forested landscape. The Mountain Ranch House and Arts and Crafts styles are generally compatible with the design objectives of Gray's Crossing and its environment. The particular elements of these two styles that are particularly appropriate at Gray's Crossing are described throughout the Guidelines. Refer to Section 1.3 for further discussion of these styles.
- Incorporate Green (Sustainable) Design Concepts and Practices: Tahoe Mountain Resorts emphasizes environmental responsibility and the importance of Green communities and buildings. The built environment has a profound impact on our natural environment, economy, health and productivity. Green Design focuses on treating the land and environment responsibly, protecting what we are here to enjoy and consequently creating a healthier living environment. Chapter 4 Green Design Concepts outlines specific measures that are required and those that are optional to minimize resource consumption, reduce waste and preserve the natural surroundings.







FIGURE 1-2: Homes are to blend in with, rather than dominate the natural surroundings

## 1.2 DESIGN THEME

The design theme for Gray's Crossing evokes a sense of retreat—a place to relax and enjoy the quiet mountain serenity and year-round recreational opportunities. Architecture and landscape are to work in concert to continue to reinforce Gray's Crossing design theme and to achieve the design objectives outlined below:

• *Merge Architecture with the Landscape:* Careful site planning is to retain existing trees and minimize site disturbance. Architecture may then be blended with landscape areas through the use of transitional outdoor spaces, such as porches, decks, patios and terraces.



- Maintain a Human Scale of Architecture: Residences are to be personal and intimate in scale. Main building masses are to be surrounded by simple wings and elements that express a size and scale consistent with the functions they enclose. Additive elements such as porches, bay windows, dormers, balconies and doorways contribute a rich and varied architecture. Individual homes may not call undue attention to themselves with monumental entries and/or overwhelming massing.
- *Utilize Natural Building Materials in Contemporary Ways:* Buildings and landscape Improvements may use authentic, natural construction materials, such as stone, wood and patinaed metals that appear indigenous to the Sierra Nevada region to create a more contemporary "mountain" architecture.

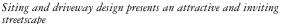


FIGURE 1-3: "Outdoor room" is natural extension of indoor areas

### DESIGN APPROACH



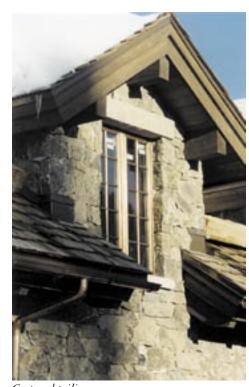






Natural wood & native stone reinforce a connection to the land

• Express Care and Craftsmanship in Detailing: Diversity of design and individual expression are encouraged provided the collective result creates a visually harmonious community. Custom detailing at exterior walls, timber trusses, beams, rafters, corbel braces and other connections provide opportunity for individual expression and give buildings their own unique "personality".



Custom detailing

- Take Advantage of Climatic Influences: The climate in the mountains exhibits a dynamic pattern of changing conditions throughout the year. Buildings and outdoor spaces are to be designed with this in mind. Roofs may provide welcome shade at porches during the summer and a protected entryway during winter snowfalls. Outdoor rooms are to be designed with their potential use and weather constraints in mind.
- Contribute to Creating an Attractive Streetscape: Homesite frontages are to avoid a "suburban" pattern of repetitive driveways and garages marching down the street. Careful site planning, landscaping and massing design are to address the neighborhood streetscape as well as individual homes. Driveways are to enter each site in a discreet manner, respond to topography and existing trees, minimize grading and avoid extensive areas of paving. Refer to Sections 2.7 and 3.8 for Guidelines regarding driveway and garage design.



• Foster Community Interaction: Residences are to be designed with a strong sense of connection to the outdoors. The close relationship with the natural environment fosters interaction among neighbors. In addition to outdoor rooms located in more private and intimate areas of the Homesite, porches, terraces and other outdoor living areas may be oriented towards streets to enhance community interaction. These semi-private places extend the livability of the home while allowing casual interaction with the neighborhood.

# 1.3 GRAY'S CROSSING ARCHITECTURAL STYLE

Architecture at Gray's Crossing may draw on a variety of styles, including Mountain Ranch House and Arts and Crafts traditions, to create home designs that are well-suited to the mountain environment. Although the Arts and Crafts and Ranch House traditions play a large influence on Gray's Crossing style, not all elements of these two styles are appropriate. Architectural design is to incorporate those elements of Mountain Ranch House and Arts and Crafts traditions in contemporary ways as listed below and as noted throughout these Design Guidelines:

- Buildings and landscape elements respond to the existing site topography. Building foundations and ridgelines are stepped to follow the land's natural slope.
- Natural building materials are used, such as stone and timber, that appear to be local to the Truckee/Tahoe region. Building materials are to create a rich, natural texture consistent with that of the surrounding environment.
- Emphasis is placed on well-proportioned, hand-crafted detailing, often constructed of hammered metal and hand-shaped wood. Custom detailing provides each Residence with a unique and identifiable personality.
- Roofs have simple gable forms with deep overhangs that provide shade at windows, entries and porches.
- Building massing emphasizes the indoor-outdoor relationship by using clusters of room-sized volumes, outdoor rooms and/or separate building wings for easy access to the outdoors from virtually every room in the house. Separate building wings may be detached and/or attached by arcades or breezeways.





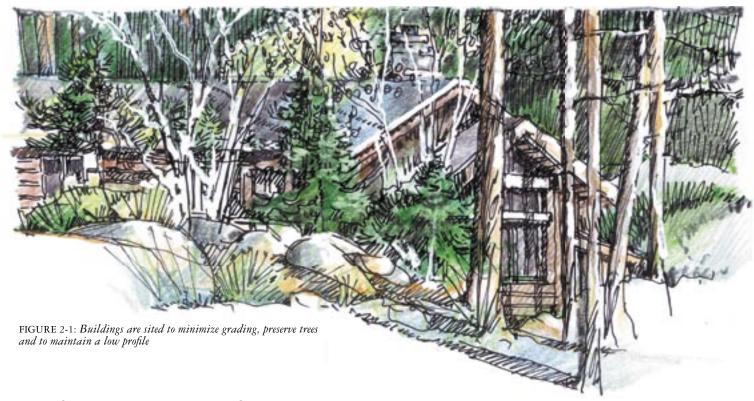


FIGURE 1-4: Home designs may draw upon Craftsman and Ranch house traditions





# SITE AND LANDSCAPE PLANNING GUIDELINES



# 2.1 SITE AND LANDSCAPE OBJECTIVES

- Incorporate site-specific design solutions that are responsive and subordinate to the Homesite topography, climate and environment. Buildings are to be sited to minimize grading and maintain a low, subordinate profile against the back drop of the surrounding trees. Outdoor areas are to take advantage of sunlight, provide wind protection and capture views.
- *Preserve, protect and enhance the existing forest and natural environment.* Houses are to be sited to minimize tree removal and preserve the integrity of the surrounding forests. A natural buffer is to be maintained between the house and street, neighboring Homesites and other off-site areas.





Trees are preserved to maintain a natural buffer between buildings and streets/neighboring properties

- The Natural area on Lots adjacent to the Golf Course is to remain as natural as possible. Additional native tree and shrub groupings may be placed so that the transition from the Golf Course to the Lot is gradual. Plantings are to create selective views to the Golf while obscuring views of the Residence and private areas.
- Design courtyards, decks and outdoor spaces to emphasize the outdoor-oriented lifestyle. Natural/ existing landscape features such as rock outcroppings, vegetation and topography are to be incorporated into landscape designs to achieve a gradual transition between the built and natural environments.
- Use natural and indigenous stone and wood building materials for landscape structures, site walls and outdoor areas.



#### 2.2 Homesite Diagrams

A Homesite Diagram has been prepared for each Homesite. This Diagram designates an Improvement Envelope, Natural Area, potential views, maximum Building Height, maximum Gross Floor Area, maximum Site Coverage, and other factors affecting the development of the Homesite. Driveway access may be indicated on the Homesite Diagram.

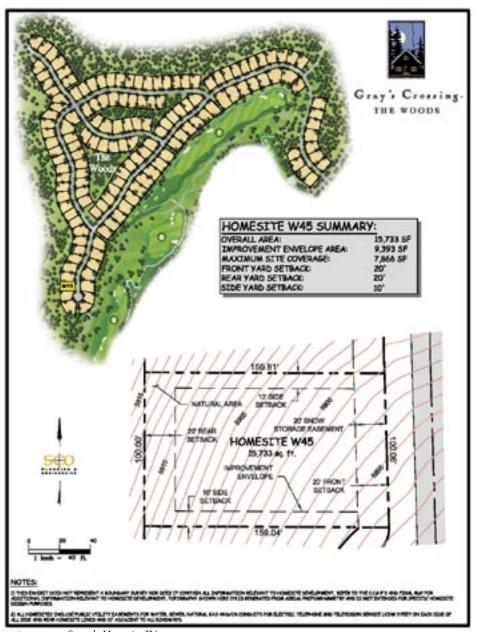


FIGURE 2-2: Sample Homesite Diagram

#### 2.2.1 IMPROVEMENT ENVELOPES

Improvement Envelopes are the areas designated on the Homesite Diagrams within which all Improvements and site disturbance, with the exception of utility connections, driveways, native landscape enhancements and any associated grading or site walls, are to occur. All non-native landscape plantings are to be kept within the Improvement Envelope, as explained in Section 2.12 – Landscaping and Plant Materials.

Improvement Envelope locations have been determined based on the specific characteristics of each Homesite and the Gray's Crossing planning and design objectives described in Sections 1.1 and 1.2.

#### 2.2.2 NATURAL AREA

The Natural Area is the remaining area of the Homesite, (excluding the driveway), outside of the Improvement Envelope. This area is to remain in an essentially natural condition. Proposed trees, shrubs and other plant materials within the Natural Area are to blend with the site's existing native landscape, transition from Golf Course edges and create natural screens that lessen the visual impact of buildings on the site. Good forestry practices and clearing of fire hazards are permitted within the Natural Area, subject to Committee approval and the Guidelines described in Section 2.14. Refer to Section 2.11.4 for planting Guidelines and requirements within the Natural Area.

#### 2.2.3 MAXIMUM SITE COVERAGE

In accordance with the Gray's Crossing Specific Plan standards, the maximum Site Coverage for each Homesite is 50% of the Homesite Area. Site Coverage is defined as the percentage of total site area occupied by structures, paving for vehicle use, and all other impervious surfaces. Structure/building coverage includes the primary structure, all accessory structures (e.g., carports, garages, patio covers, storage sheds, trash dumpster enclosures, etc.) and architectural features (e.g., chimneys, balconies, decks, porches, stairs, etc.).





Landscape treatments within the Improvement Envelope may include non-native plantings



The natural landscape is preserved, maintained and enhanced within the Natural Area

# 2.3 SITING CONSIDERATIONS

## Objectives:

- Integrate built Improvements with natural landforms, vegetation and other landscape characteristics that are unique to the Homesite.
- Minimize the visual impact of buildings and related structures.

- The long axis of the home and principle building masses are to be oriented parallel to existing contours.
- Houses built on sloping sites are to utilize stepped foundations and fragmented roof forms to mirror the profile of the natural topography.
- Existing features, such as trees or rock outcroppings are to be protected and integrated into the design of the home and its grounds.
- Outdoor living areas, such as terraces, pools and lawns are to be contained within the Improvement Envelope with visibility from neighboring Lots, the Golf Course and surrounding roads minimized.
- All Improvements, driveway turnaround areas, site disturbance associated with construction of the house, and grading around the building are to be located within the Improvement Envelope.
- Buildings are to be sited to avoid building silhouettes against the skyline.
- Site buildings to take advantage of solar orientation and prevailing breezes. Proper building orientation facilitates the use of natural daylighting.
- See Section 4.3 for Green Design applications.





#### 2.4 GRADING

## Objectives:

- Protect and preserve existing vegetation.
- Blend site Improvements with the natural land form.

- A professional Engineer registered in the state of California and a Landscape Architect are to prepare a full set of drawings including grading, drainage, utility locations, re-vegetation and sedimentation and erosion control plans for all new construction. (Refer to Section 7.12 for grading and erosion control measures required during construction.)
- Flatpad grading of a major portion of the Improvement Envelope is not permitted.
- All cuts, fills and retaining walls are to create smooth transitions at the top and bottom of slopes that appear as extensions of the natural landform. Grading designs are to protect and retain as many existing trees, vegetation and rock outcroppings as possible.
- Slopes are generally not to exceed 2:1. Slopes in excess of 2:1 may be considered provided the stabilization treatment and design is consistent with the overall Guidelines of this section. Natural slopes are to be used instead of structures wherever feasible.
- Grading may not extend outside of the Improvement Envelope with the exception of that associated with driveways, minor paths and utility Improvements. In rare cases, the Committee may approve small extensions of landscape terraces and/or grading outside of the Improvement Envelope if it achieves a more natural-looking solution and is obscured from the Golf Course.
- Cut and fill slopes are to be re-vegetated with plantings appropriate to the site.
- Landscape berms are not permitted without specific Committee approval.



Site wall used to define private outdoor space as extension of architecture

### 2.5 RETAINING AND SITE WALLS

# Objectives:

- Minimize disturbance to the site.
- Integrate retaining walls into the existing topography to reinforce the connection of the architecture with the landscape.
- Use stone that appears to be local to the site and constructed with traditional dry-stack and/or boulder methods.

- Retaining walls are not to exceed 4 feet in height. Retaining walls up to 6 feet in height may be considered on a case-by-case basis provided they are not visible from off-site. Terraced wall structures with ample planting pockets (minimum 4 feet wide) are to be used where grade changes exceed 4 feet.
- Retaining walls in excess of 4 feet in height are to be designed by a professional engineer registered in the state of California.
- Tops of retaining walls are to blend with natural contours. Ends of walls are not to end abruptly, but are to transition naturally into existing landforms, rock outcroppings and vegetation.
- Shrubs and vines are to be planted at the base and top of walls to blend them with the site.



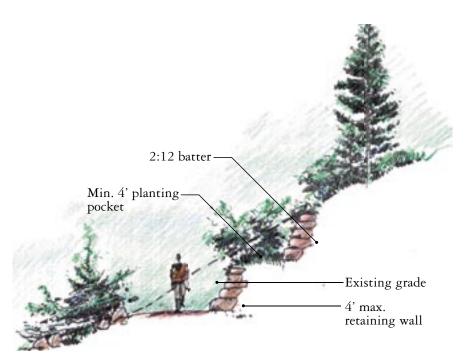


FIGURE 2-4: Retaining wall design

- Retaining walls in excess of 2 feet in height are to be designed with a batter (minimum 2:12).
- All walls are to be built of native-appearing stone laid to appear structural and not veneered.
- Boulders are to appear native to the site.
- At least 1/3 of boulder diameters are to be set into the ground and laid horizontally. Boulder walls may not be arranged in formal, rigid alignments.
- Site walls are to appear as extensions of the architecture to create outdoor rooms. Site wall height may not exceed 8 feet.



Boulder treatment to stablilize steep slopes



Native stone is laid to appear structural and not veneered



Planting integrates wall into landscape

#### 2.6 Area of Disturbance

- The area around a project impacted by Construction Activity is known as the Area of Disturbance and is limited to the area immediately surrounding necessary building excavation. Reasonable allowances may be granted for practicality of construction and to meet required safety measures.
- The Area of Disturbance must be shown on Site Plans submitted to the Committee. Refer to Sections 6.7 and 6.8 for submittal requirements.

# 2.7 Driveway and Parking Requirements

## Objectives:

- Minimize visibility of garages, paving and parking areas.
- Blend driveways with the existing topography.
- Preserve the natural features of the Homesite.

- Driveways are to be a minimum of 12 feet and a maximum of 14 feet wide, except where they provide a turnaround at garages. Every effort is to be made to minimize the paved areas of driveways and turnarounds while still conforming to the parking requirements described herein.
- Only one driveway entry is permitted per Homesite. In some instances fixed driveway alignments have been established and are to be installed as indicated on the Homesite Diagram. All driveways are to follow alignments that minimize grading, tree removal or limbing, off-site visibility or other disruption of the Homesite. Driveways and parking areas may not be visible from the Golf Course.
- Asphalt is the preferred material for use on driveways. Natural stone and concrete pavers may be used within autocourts, a minimum of 20 feet away from street surfaces. When used, concrete pavers are to be integrally-colored in muted tones that blend with the landscape.
- Driveways are generally to be constructed without curbs. Where curbs are required to direct drainage, they are to be made of stone or colored concrete approved by the Committee. Colors of finished paving materials are to blend with surrounding earth colors.





FIGURE 2-5: Driveway minimizes grading, tree removal and offsite visibility of paving and garages

- Parking spaces are to be the minimum required to handle the Owner's parking with at least two enclosed spaces. Secondary Residential Units require two additional parking spaces. Garage spaces may be included in the total parking requirement.
- Parking spaces are to be screened from adjacent roads and neighboring Homesites by using a combination of careful siting, planting, grading and/or walls.
- Driveways and parking designs are to consider snow shedding and provide for adequate snow storage requirements.

- Driveways, in general, should not to exceed a 12% gradient, but may go up to 16% for short runs. Heated driveways are recommended for grades in excess of 11%. The first and last 20 feet of the driveway may not exceed a 6% gradient.
- Concrete and asphalt paving material containing recycled content is strongly encouraged as well as the use of more pervious types of paving. See Section 4.11 and Appendix C for additional information regarding Green driveway materials.

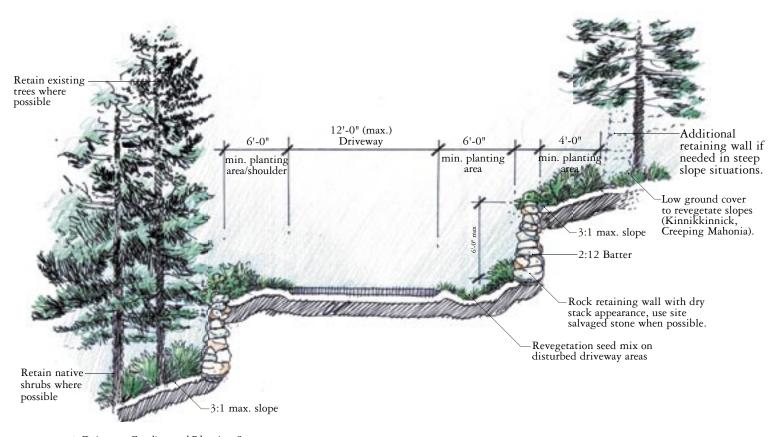


FIGURE 2-6: Driveway Grading and Planting Concepts





Natural drainage courses and vegetation patterns are to be protected and maintained

### 2.8 Drainage Systems and Structures

# Objectives:

- Preserve existing drainage patterns and significant topographical features.
- Minimize erosion.
- Detain drainage on-site where required using naturalistic rainwater gardens.

- Existing drainage courses are to be protected and drainage patterns maintained to the extent feasible.
- New drainage courses are to appear and function like natural drainage ways. Sheet drainage may not be increased. Existing sheet drainage areas are to be maintained to avoid erosion.



- On Homesites where the footprint of the house and garage exceed 2,600 square feet, naturalistic looking rainwater gardens are to be designed to promote on-site infiltration of rainwater and to minimize offsite sheet drainage. Rainwater gardens are to be 6 to 18 inches in depth and located a minimum of 10 feet away from house foundations. An approved seed mix for detention basins, as listed in Appendix B, is to be used in the bottom of all rainwater gardens. Additional plant materials may be used when approved by the Committee. Additional Guidelines and information regarding the installation of rainwater gardens are available from the Committee.
- Headwalls, lined ditches, and similar drainage structures are to be screened from the golf course. Where
  visible from other off-site areas, they are to be built of, or lined with, an approved stone. Metal and
  concrete pipes are to be concealed.
- Drainage across or under driveways is to be incorporated into driveway and apron design and concealed with stone headwalls similar to those used as part of the community infrastructure.
- Drainage design is to minimize any potential for erosion and consequent downstream water quality impacts.
- Installing above and/or below-ground stormwater collection cisterns that may be used for irrigation of landscaped areas is encouraged. Above-ground cisterns are to be constructed of high-quality, durable materials and are to be screened from off-site views.





Fences are constructed of high-quality and low-maintenance natural materials

### 2.9 Fences and Gates

#### Objectives:

- Allow for privately fenced areas that maintain views and minimize off-site visibility.
- Minimize disturbance to the natural vegetation.

- In order to maintain the visual quality of an open and natural wooded landscape, fences and site walls are to be minimized and located within the Improvement Envelope.
- Fences are not to exceed 4 feet in height with the exception of those used for pool enclosures, which are to comply with all safety standards as specified by the Town of Truckee Development Code. Pool and spa fences may require additional detailing and landscape treatments, as specified by the Committee, to mitigate off-site visibility.



Fences are not to exceed 4' in height except at pool and pet enclosures



Fences may be backed with wire mesh provided it is not visible from offsite



Fences utilize traditional Arts & Crafts and Mountain Ranch vernacular



Plant materials are woven in and around fences



Rustic three rail ranch fence





- Fences and gates are to be constructed of natural wood, treated and stained to match adjacent buildings or left to weather naturally.
- Fences used for pet enclosure areas may be a maximum of 6 feet in height provided they are not visible from off-site. Wire mesh, finished to recede into the landscape, may be added to wood rail fences for pet enclosures.
- Fences and gates are to utilize traditional Arts and Crafts and Mountain Ranch House inspired designs.
- Plant materials are to be woven in and around fences to help fences merge with the landscape.
- Fences may not be used to define or enclose property or Improvement Envelope boundaries.
- Private entry gates at driveways are not consistent with Gray's Crossing design objectives.
- Dog runs are allowed provided they are constructed of the materials noted above and are not visible from the Golf Course, neighboring Homesites and/or adjacent roads. Dog runs are to be attached to the Residence and are not to exceed 400 square feet in total area.



Three board fence utilizes natural stain



Arts and Crafts inspired gate design



FIGURE 2-7: "Outdoor room" is a natural extension of indoor areas

# 2.10 Exterior Hardscape Design – Paths, Outdoor Stairs and Terraces Objectives:

- Integrate outdoor site features with the natural topography and vegetation.
- Utilize natural materials that are consistent with materials found locally.
- Design outdoor terraces and spaces as natural extensions of the indoors to create a sequence of "room-like" spaces.









Informal flagstone paving utilizes ground cover between stones



Native stone pavers

- Appropriate paving materials for exterior hardscape areas include:
  - Native stone
  - Faux stone that has the appearance of native stone
  - Colored, stamped and/or patterned concrete
  - Pre-cast concrete pavers
- Inappropriate paving materials include:
  - Clay tile
  - Non-colored, unpatterned concrete
  - Asphaltic concrete
- The use of permeable hardscape surfaces is strongly encouraged to increase on-site stormwater percolation. Refer to Section 4.11.



Stone steps and wall follow natural grade



- The design of the Residence and related outdoor rooms is to blur the line between indoors and outdoors.
- Paths, outdoor stairs and terraces are to follow the natural topography and respond to existing vegetation patterns.
- Fire pits are to be gas-operated with ceramic logs. All fire pits are to be attached to the patio hardscape. Site plans are to indicate fire pit location in relationship to tree drip lines.
- On-grade paved terrace areas are to be designed using informal shapes, irregular edges and natural materials so that a gradual transition from the man-made to the natural landscape occurs. Formal, rigid shapes are not appropriate.



FIGURE 2-8: Wood steps with gravel treads blend into the wooded landscape





FIGURE 2-9: Informal outdoor terrace blurs the line between indoors and outdoors

#### 2.11 LANDSCAPING AND PLANT MATERIALS

#### Objectives:

- Revegetate disturbed areas with native material to obscure the line of demarcation between the new and existing landscape.
- Preserve and enhance existing landscape patterns.
- Use plant materials and tree groupings to anchor buildings to the site.
- Preserve and enhance views from the Golf Course.

#### 2.11.1 GENERAL PLANTING GUIDELINES

- In general, the planting design of each Homesite is to take its cue from the existing plant palette found surrounding the Homesite. Group or cluster shrubs to create swatches of the same species, rather than scattering or mixing them throughout the site.
- Landscape Improvements are to incorporate, rehabilitate and enhance existing vegetation, utilize indigenous and/or regional species, and minimize areas of intensive irrigation.
- A list of approved planting materials is included in Appendix B.
- Appendix B contains five different approved seed mixes for landscape use: General use, (Lupine mix) Enhanced landscape areas, Slope stabilization (4:1 or steeper), Detention basins, and Unmowed grass areas. Seed mixes are to be used as appropriate for the desired landscape application.
- Proposed plant materials that are not on the Approved Plant List are to be identified on all landscape submissions with a full description of the plant and the intent of its proposed use. The Committee may disapprove any plant not compatible with Gray's Crossing environment.
- The approved Slope stabilization seed mix contained in Appendix B is to be used in all disturbed areas where slopes are 4:1 or steeper. The Committee may require additional stabilization measures, such as jute matting.
- Sun intensity and penetration is to be considered when locating plant materials. Trees and shrubs may be placed in areas where summer shade will be beneficial and avoided in areas that require winter sun.
- Refer to Section 4.12 for xeriscape planting considerations and suggestions.





The Jeffrey Pine Forest - the dominant plant palette on the site



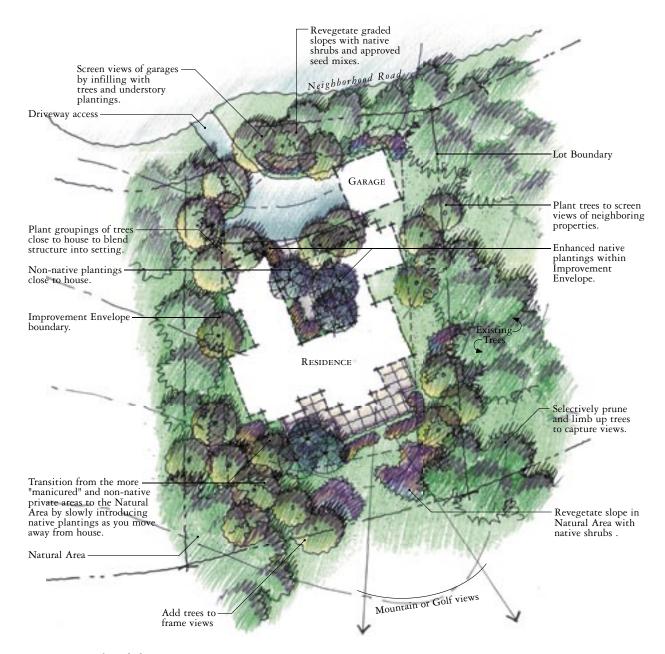


FIGURE 2-10: Residential planting concepts





#### 2.11.2 PLANTING MATERIAL REQUIREMENTS

- Conifers are to be a minimum of 6 feet in height. Single-trunk deciduous trees are to be a minimum caliper size of 2 inches. Multi-trunk deciduous trees are to have a minimum caliper size of 3/4 inches at each trunk and are to have a minimum height of 6 feet.
- A minimum of 70% of the total shrub count is to be 5 gallon in size. The remaining 30% may be 1 gallon in size. Spacing is to ensure full massing in two growing seasons. Shrub planting as a single monoculture may not be spaced greater than 48 inches on center; 24 to 36 inches on center is encouraged.



Careful trimming and/or limbing up of trees may be permitted to open selective views from Residence towards the golf course









Non-native plant materials for use in the Improvement Envelope

Red twig Dogwood

- Ground cover materials are to be representative of industry standards for container size (i.e. flats, liners, 4-inch pots, 1-gallon containers). Placement is to be triangular in pattern and spaced to achieve full coverage within two full growing seasons.
- Seed mixes are to be applied in a hydromulch slurry at a minimum rate of 19.0 lbs of seed per acre. The optimal time for seeding is from September 15 to October 30, or depending on general weather conditions, snow levels and snow melt April 15 to June 15 (assuming adequate snowmelt). Hydroseeding between June 15 and September 15 will require temporary irrigation. Failure to achieve 30% vegetative cover after one growing season will require a re-application of the hydroseed mix. See suitable seed mixes for various landscape applications in the Approved Plant List.
- The quantity of introduced tree and shrub plantings is to be sufficient to effectively blend buildings with the native forest canopy.







Raised rock planter utilizes sages and grasses

Non-native plants may be used within Improvement Envelope

#### 2.11.3 PLANTING GUIDELINES WITHIN THE IMPROVEMENT ENVELOPE

- In areas immediately adjacent to buildings and not visible from off-site, a greater variety of non-native plant material, as listed in the Approved Plant List, is permitted. The use of drought tolerant plant materials is strongly encouraged.
- The landscape design on each Homesite is to gradually transition from the Improvement Envelope to the Natural Area to match and/or enhance existing native landscape patterns.
- New plantings are to be used to frame important viewsheds, reduce the visual impact of the residence, and screen outdoor service areas and other Improvements from adjacent Homesites, off-site views and the Golf Course.







Mountain Spiraea

NATIVE PLANTS FOR THE NATURAL AREA

Cinquefoil

#### 2.11.4 PLANTING GUIDELINES WITHIN THE NATURAL AREA

- The Natural Area is to be planted only with native plant materials, as listed in Appendix B. Planting patterns and density is to be similar to that of the adjoining natural landscape.
- For Lots along the Golf Course, any new native plantings are to respond to the massing and placement of Golf Course plantings. Any pruning or limbing of trees in this area is to ensure that views of the Residence from tees and fairways is obscured.

#### 2.11.5 LAWN AREAS

• Turf areas are to immediately adjoin outdoor use areas such as patios.

Silver Lupine

- Informal, curvilinear edges are to be used in lieu of hard, geometric edges to create natural looking meadow areas.
- Long, narrow strips of lawn less than 8 feet wide are to be avoided.
- All turf areas must be continuously-edged and contained by mechanical means such as wood, metal or concrete.





Informal lawns may immediately join outdoor rooms



Informal turf areas create "natural" meadow areas



FIGURE 2.11: Plantings should transition gradually to Golf Course



#### 2.12 IRRIGATION

#### Objectives:

- Minimize irrigation requirements by using native plant materials and those that are well-suited to the local climate.

#### Guidelines:

- 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, is 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 drip-irrigated with a permanent automatic system. All non-native planting areas shall receive soil amendments within the root zone and a minimum 2 inches of mulch.
- 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 within the Improvement Envelope in close proximity to buildings.
- Drip irrigation of tree and shrub plantings is permitted within the Improvement Envelope.
- Soils are to be amended and surfaced with mulching to increase water retention.
- Refer to Section 4.12 for Green irrigation considerations.

### 2.13 VEGETATION PROTECTION, REMOVAL AND THINNING

#### Objectives:

- Remove vegetation as necessary for proper forest management and fuel modification.
- Minimize native tree and shrub removal to provide filtered views into and out of the site.





FIGURE 2-12: Minimizing tree removal blends buildings into landscape

- Building Improvements are to be designed around existing trees to the extent feasible.
- The removal of trees on the Homesites is not permitted except at areas to be cleared for driveway and home construction. The Committee may approve limited tree removal and/or tree thinning within the designated Improvement Envelope and Natural Area to open up selective views. Unauthorized removal or cutting of trees by the Owner or Consultant is subject to fines as established by the Committee.
- Tree removal within the Natural Area on any Lot bordering the Golf Course is generally not permitted. Tree limbing and/or thinning in this area will be reviewed on a case by case basis by the Committee.
- Protective fencing is to be erected around all existing trees during construction. Refer to Section 7.14 for tree protection measures during construction.

#### 2.14 WILDFIRE MITIGATION

### Objectives:

- Minimize potential landscape fuels around the Residence.
- Maintain a fire-retardant landscape.

#### Guidelines:

As in other dry, western locales, the Truckee-Tahoe area is susceptible to wildfires. In order to mitigate this risk, all construction is to comply with The Gray's Crossing Fuel Modification Plan and local regulations. General requirements of the Fuel Modification Plan are listed below. However, Owners and their Consultants are to refer to the Fuel Modification Plan (available from the Committee) for specifics. A minimum 30-foot Defensible Space is to be maintained around the perimeter of all structures. Only fire retardant materials are to be planted within the Defensible Space. Within the Defensible Space, the following landscape management standards are to be implemented:

- Eliminate ladder fuels and lower limbs of trees:
  - Remove lower branches up to at least 1/3 of the tree height when understory vegetation and small trees are present.
  - When understory vegetation is not present, remove lower branches to a minimum of six to eight feet above the ground.
  - The lower branches of shrubs are to be removed to provide for at least twelve inches of clearance from ground fuels.
- Remove dead vegetation and break up the continuity of brush species.
- Replace shrubs with low ground cover.
- Reduce continuous brush field to individual plants or small clusters at least fifteen feet apart.
- Use driveways, paths and trails to break up plant continuity.





#### 2.15 EXTERIOR LIGHTING

### Objectives:

- Maintain the dark nighttime sky.
- Establish a warm, inviting character.
- Restrict light spill to within the Improvement Envelope and adjacent to the Residence.

#### 2.15.1 LIGHT FIXTURE DESIGN

- Lighting fixture designs are to be consistent with the Residence's architectural style.
- Light design reflects the Mountain Ranch and Arts and Crafts styles.

#### 2.15.2 LOCATION OF LIGHT FIXTURES

- Light fixtures, are to be confined to the Improvement Envelope and designed to minimize impacts on adjacent properties. Light sources may not be visible from anywhere outside the Improvement Envelope.
- In order to minimize glare and exterior light spill, interior lighting is to be concentrated at activity areas and minimized adjacent to windows. Lighting adjacent to windows is to be directed towards the Residence's interior and baffled with architectural or decorative devices, such as deep roof overhangs and curtains.
- Light fixtures at pathways, where required for safety, are to be a maximum height of 48 inches.









Laterns that reflect the Arts and Crafts tradition



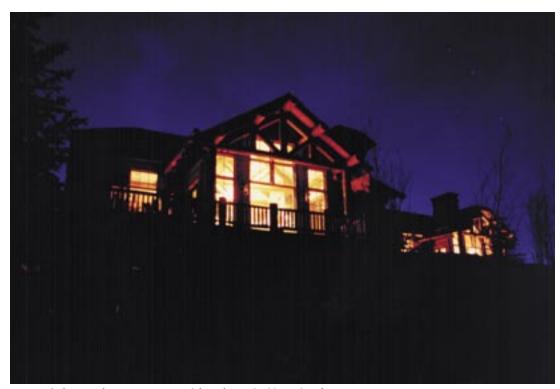


Light emission contained within the Improvement Envelope

#### 2.15.3 LIGHT EMISSION

- Exterior night lighting is to be kept to an absolute minimum as required for safety and address identification at entrances, driveways and buildings. All light fixtures are to be activated for short-term use only.
- Light sources are to be a warm, soft color that accurately renders true color. Lights that emit harsh, glaring white light are not permitted.
- Exterior lighting is to use downward facing, horizontal cut-off fixtures, which hide the light source. Uplighting is not allowed, unless light spill is confined by architectural elements.
- Lanterns are to use low intensity (25 watt or less) light sources with translucent or frosted glass lenses. Clear glass may be acceptable with low voltage bulbs and clear glass bulbs, subject to the Committee review of visibility from off-site.









Exterior lighting is the minimum required for safety and address identification

Fixtures are downward facing with horizontal cut-offs to minimize light spill

- Guardrails and/or posts with reflectors may be used to help mark the driveway.
- Security lighting for emergency purposes may be permitted by the Committee, provided the sources are not visible from off-site, are fully shielded, and are set on a timer or motion detector.
- The preservation of the nighttime dark sky is as important during the holiday season as it is throughout the remainder of the year. The seasonal use of temporary lighting devices for holiday decorations is to be used judiciously with this principle in mind. Seasonal lighting is permitted for a single term not to exceed 60 consecutive days per year.
- Compact fluorescent bulbs (CFB) are encouraged for their energy conserving characteristics.
- Refer to Section 4.13 for Green lighting design options.

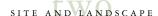


#### 2.16 EXTERIOR SERVICE AREAS

### Objectives:

- Design exterior service areas consistent with the Residence's architecture.
- Screen service areas from off-site views.

- Trash disposal, outdoor work areas, utility meters and connections, transformers, air conditioning units, pool/spa equipment and similar above-ground devices are to be completely screened from off-site views by the use of architectural devices and/or plant materials. Where feasible, these areas are to be integrated into the building's architecture. Noise emission from such devices is to be contained.
- Owners are responsible for providing utility service lines to their homes. Utility easements have been established throughout Gray's Crossing in order to facilitate the installation and maintenance of utilities.
- In order to minimize site disturbance, all utility lines are to be located underground, and when feasible, under or along driveways. Utility alignments are to minimize grading and tree removal.
- Service, trash and storage areas are to be completely enclosed as part of the building's architecture (such as within the garage). Structures are to be sized to accommodate a minimum of two full-sized garbage containers. Trash disposal guidelines are available from the Committee.
- Designing trash enclosures to provide sufficient room for recycling program bins is encouraged.





#### 2.17 UTILITIES

#### Objectives:

- Screen utilities from off-site views.
- Design utility connections with future technology and energy conservation principles in mind.

- Utilities are to be installed underground on alignments that minimize grading, vegetation removal and other disruption of the land. Long, straight cuts through existing vegetation are to be avoided.
- Utility boxes, including meters, are to be attached to or incorporated into the building's architecture and screened from off-site views. All exposed metal related to utilities (meters, outlet covers, etc.) is to be painted to match adjacent natural and/or building materials.
- Garage interiors are to incorporate electrical service access that would permit the future installation of car recharger outlets.
- Electrical outlets are to be installed outdoors to allow for the use of electrical lawn and landscape maintenance equipment.
- A natural gas outlet is to be installed in backyards and/or outdoor living areas to accommodate natural gas fired barbecues and grills.



#### 2.18 Address Markers

### Objectives:

- Install address markers consistent with community-wide design standards.

#### Guidelines:

Owners are to obtain the approved address marker design from the Committee. Address markers are to be installed and maintained in accordance with the design specifications and according to the following Guidelines:

- The address marker is to be in accordance with local emergency response requirements.
- Lighting of address markers, where applicable, is the responsibility of Owners.
- Signs containing the Owners name and/or name of the Residence are not permitted.
- Real estate signs are subject to design specifications available from the Committee.



### 2.19 MISCELLANEOUS LANDSCAPE IMPROVEMENTS

#### Objectives:

- Design miscellaneous landscape Improvements consistent with the Residence's architecture and the landscape Guidelines outlined throughout this chapter.

- The Committee will review in-ground pools, water features, outdoor artwork and any other Improvements not addressed above, on a case-by-case basis.
- Such Improvements are to be located within the Improvement Envelope, completely screened from off-site and designed in keeping with the Guidelines described throughout this chapter.
- Tennis and basketball courts are not permitted. Basketball backboards and hoops may be considered on a case-by-case basis, provided they are not visible from neighboring streets or the Golf Course.







FIGURE 3-1: Contemporary mountain architecture that borrows from the Arts and Crafts and Mountain Ranch styles

The following chapter sets forth Guidelines and standards for all work relating to the renovation, alteration or addition to the exterior finish of an existing structure and/or new construction of building(s), including Building Heights, Massing, color and materials.

### 3.1 ARCHITECTURAL DESIGN OBJECTIVES

• Draw from the mountain region's architectural traditions to create contemporary, custom building designs that reflect the local climate and utilize locally-available building materials. Designs are to draw inspiration from the Mountain Ranch House and Arts and Crafts traditions. Buildings are to be constructed of natural wood, stone and patinaed metals to blend into the surrounding environment.

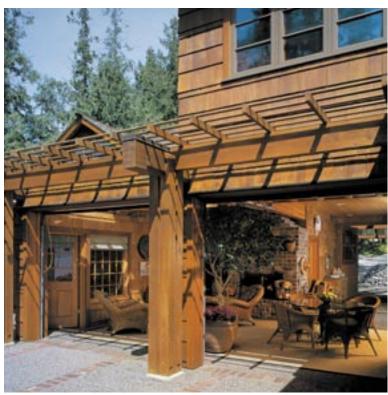


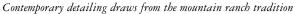


Buildings that step with the natural topography

- **Design buildings that evoke the outdoor lifestyle of the region.** Buildings are to take advantage of the beautiful setting, by bringing the outdoors in through ample amounts of windows and by extending indoor living spaces to the outside to create a series of "outdoor rooms" (decks, terraces and other exterior areas).
- Design buildings that are set into the landscape and responsive to the surrounding forest, climate and landforms. All buildings are to respond to existing trees, rock outcroppings and/or landforms. Buildings are to step with the natural topography and/or include walk-out levels where the terrain falls away.









Contemporary materials used with rustic wood components provide a rich contrast

- Incorporate energy conserving measures in design. Size and orientation of windows and doors is to be designed to take advantage of sun, shade and wind conditions to minimize the home's requirement for mechanical heating and cooling systems.
- Incorporate custom detailing to distinguish homes and give them a unique personality. Custom detailing is encouraged throughout the home, with particular attention given to doors, windows, railings and structural support systems.



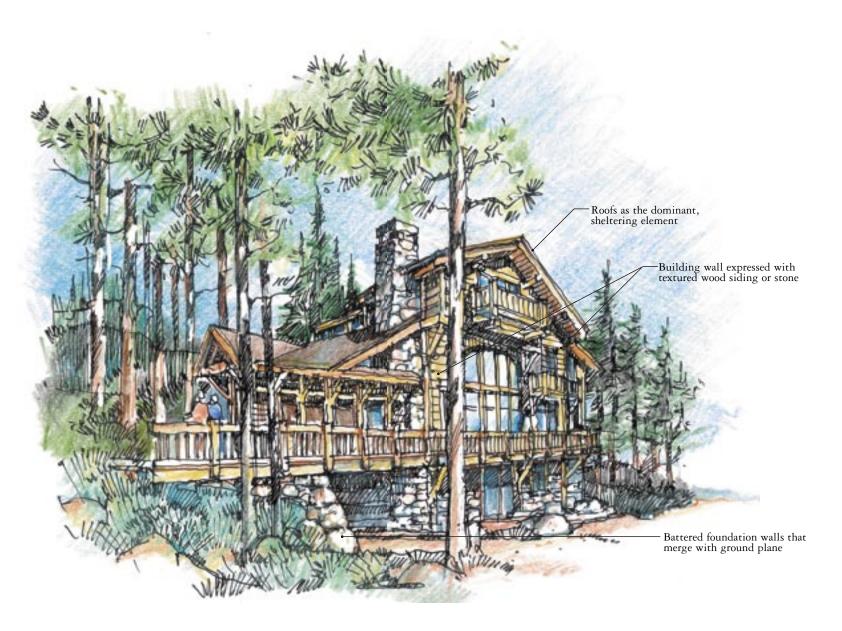


FIGURE 3-2: Building forms are to be designed with three main elements, foundations, walls and roofs





### 3.2 Building Forms

Building forms are to be designed with three main elements:

- 1. **Foundation walls** are to merge with the ground plane and be expressed as structural masonry walls generally one story or less in height. Where grades drop off, foundation walls may extend up to one and one half stories in height and may include habitable spaces requiring large openings. In order to further integrate buildings with their setting, walls are to be battered at highly visible corners and columns and/ or banked into the site's topography and linked to rock outcroppings. The intent is to obscure the line of demarcation between structures and natural features.
- 2. **Building walls** are not to exceed 2½ Stories in height. They may be expressed with wood textured siding or stone structures.
- 3. **Roof forms**, which include slopes, gable ends, and dormers, are to be the dominant element of the building.

In summary, buildings are to reflect the scale and drama of their mountain setting, have large sheltering roofs clearly supported by vertical and horizontal structural elements such as beams, columns, or stone piers that rest on foundations merging with the land.



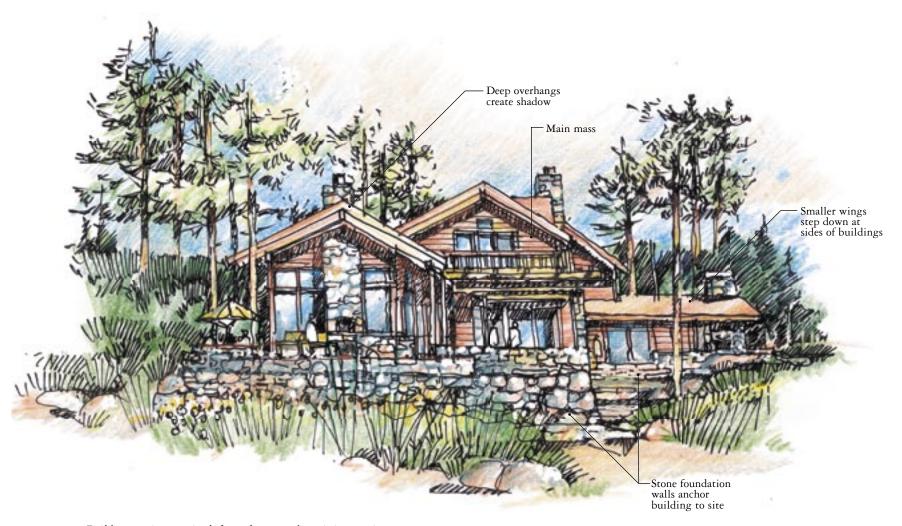


FIGURE 3-3: Building massing uses simple forms that respond to existing terrain





### 3.3 BUILDING MASS AND SCALE

### Objectives:

- Create simple building forms and masses that respond to existing terrain and are in scale with the surrounding landscape.
- Avoid large, obtrusive building forms by breaking large volumes into smaller wings and additions.
- Utilize building offsets and projections that create strong shadow lines to let buildings recede into the landscape.

- Building masses are to maintain an intimate human scale by using simple volumes comprised of a main building mass surrounded by smaller "additions". Building elements are to avoid rigid symmetry and/or formality, while maintaining a balance of well-proportioned forms and masses.
- Breaking up building masses, such as including a guest room above a detached garage, is encouraged.
   Detached buildings may be connected to the main building utilizing breezeways, trellises and/or other architectural connections.
- Dormers, bay windows, porches, porticos and other architectural extensions are to be designed to provide shadow and texture, particularly at two-story elevations.





Buildings are broken up into separate masses and wings which are linked by breezeways and/or other connections



Building offsets, porches and varied roof heights provide texture and shadow



Porch and deep overhangs provide shadow and texture to break up two-story elevations



Building massing steps with terrain





- Building masses are typically one to two Stories. Two Story masses are to be located towards the center of buildings with Building Height and massing stepping down at the edges to avoid the appearance of large, two-story "boxes".
- Gross Floor Area, as defined by the Town of Truckee is:
  - The area in square feet of all floors within a building, measured from the interior surfaces of the exterior walls.
- The Gross Floor Area, including Accessory Structures, is not to exceed 6,000 square feet. In some instances, the Committee may further restrict the maximum Gross Floor Area due to specific site conditions.
- Maximum Site Coverage is noted on the Homesite Diagram. Regardless of the prescribed maximum Gross
  Floor Area or Site Coverage, the massing of any Residence is to be responsive to the Homesite size and
  setting.
- The Gross Floor Area for all Accessory Structures may not exceed 1,200 square feet. Roofed, unconditioned areas, such as porches, decks and garages, that are attached to Accessory Structures are included in the maximum Gross Floor Area for Accessory Structures.





FIGURE 3-4: Building Height diagram

### 3.4 Building Height

### Objectives:

- Minimize the visual impact of buildings in order to blend Improvements into the surrounding setting.

- In accordance with the Town of Truckee Development Code, Building Height is defined as the vertical distance from the highest point of a structure to the average of the highest and lowest points where the exterior walls touch natural grade.
- The maximum Building Height for all homes is 35 feet, as calculated by the Town of Truckee Development Code.
- Accessory Structures are not to exceed 28 feet in height.







FIGURE 3-5: Roofs use simple gable forms and broad overhangs to provide shadow and texture

# 3.5 Roofs

# Objectives:

- Utilize simple, gabled roof forms to create a "cluster" of sheltering roofs.
- Express traditional roof structural systems.
- Use natural roof materials and colors to help blend houses into the surrounding landscape.

### Guidelines:

- Roofs are to convey a sense of shelter and protection for the home.
- Roofs are generally to be simple gable forms and are to avoid complex intersections, awkward pitches and ungainly angles. Shed roofs may be used at porches and other minor roof elements.



- Refer to Section 3.11.2 for appropriate roof colors.
- Roof structures are to be designed to express traditional timber construction. Traditional trusses, braces, brackets and column spacing are to be used where they are needed to keep the appearance of unsupported spans and cantilevers consistent with the structural properties of the visible timbers.

#### 3.5.1 ROOF PITCHES

- In general, primary roofs are to have a pitch between 5:12 and 10:12. Secondary roofs over building components such as porches and dormers may have shallower pitches, down to a minimum of 2:12.
- Roof pitches and forms may vary to add interest and to reinforce the separation of building masses.
- Roofs are to have large overhangs that reduce glass reflectivity, offer protection at outdoor patios, decks and terraces and provide summer shade while still allowing for penetration of winter sunlight.



Roof pitches are generally between 5:12 and 10:12





#### 3.5.2 ROOF MATERIALS

- Approved roof materials include:
  - Natural slate
  - Cedar shakes, class-A fire rated
  - Standing seam metal roofs, including copper, corten steel and terne metal, with a natural patina
- Inappropriate roofing material includes:
  - Galvalume
  - Box batten metal roofs
- Cedar shakes are to have a minimum of 6 to 8 inches of exposure. Patterns, such as rhythmic double coursing of shingles, are to be used to emphasize horizontality.
- Physical samples of all roof materials are required for Committee review. See Section 6.8.1.



Shake roof blends with landscape setting



Metal roof utilizes simple roof system



Metal shed roof adds interest to roof plane



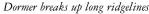
Roof designs are to consider snow storage and shedding to avoid water penetration

#### 3.5.3 SNOW CONSIDERATIONS

- Roofs may be designed with metal eaves to reduce damage from ice damming.
- When using slate roof materials, avoid placing tiles in areas where the impact of snow shedding from higher roofs will damage tiles.
- Roof forms are to consider snow and rain shedding to avoid potential for personal injury and property damage in areas adjacent to walkways, driveways, utilities and other outdoor areas. Roof plans are to be designed in concert with site and landscape plans to avoid conflicts with drainage and safety concerns.
- The technical design of roofs, including ventilation detailing and insulation, is to consider the factor of severe snowfall and the potential for associated ice dams.
- Properly-placed snow guards may help retain snow on the roof to avoid potentially dangerous avalanching of snow.
- Snow guard braces and rails made of steel are to be painted to match or relate to the primary or secondary roof color. Snow guard rails may also be constructed of timber.









Dormers enhance natural daylighting



Shed dormer design adds interest to roof

#### 3.5.4 DORMERS

- Dormers may be used to break up long ridgelines and are encouraged for both their functional and aesthetic contributions to the building's architecture.
- Placement, shape, and size of dormers are to consider the scale and proportions of the primary building as well as interior spaces and functions.
- Dormers are an excellent choice to augment natural daylighting.

### 3.5.5 CHIMNEYS, FLUES AND ROOF VENTS

- Chimneys are to be finished with stone or an approved wood wall treatment to match that used elsewhere on the building. Masonry units and rusticated metal treatments are discouraged, but may be considered by the Committee on a case-by-case basis.
- Custom detailing of stone or metal chimney caps is encouraged.
- Flues and vents are to be consolidated and enclosed within chimney-like enclosures.
- Chimneys, flues, and roof vents are to be designed with stout upslope diverters to prevent snow shed damage.
- Wood burning fireplaces or stoves are not permitted within Gray's Crossing.





Copper gutter diverts water from overhangs

#### 3.5.6 GUTTERS, DOWNSPOUTS AND FLASHING

- The overall design and strategic placement of roof forms is to be the primary method of managing water run-off and snow-shedding. However, gutters and downspouts may also be used to effectively divert water from entries and outdoor rooms toward surface drainage.
- Gutters, downspouts and flashing are to be fabricated from copper that will patina within one year of installation.

#### 3.5.7 SKYLIGHTS, SATELLITES AND SOLAR PANELS

- Skylights and solar panels offer energy savings through natural daylight and solar heat gain. Layout, location, size, and configuration of skylights and solar panels are to fit with the design and proportions of the building and roof forms.
- Exposed metal is to be anodized or factory finished a dark color to match surrounding roof materials.
- Skylights are to comply with the following standards:
  - Glass is to be clear, flat and non-reflective. Skylights are to be mounted on the same plane and angle as the associated roof. Domed and/or bubble skylights will not be approved.
  - Interior light may not be pointed upwards or directly emitted through skylights.
  - Skylights are to be located to minimize visibility from neighboring Lots, the Golf Course and adjacent roads.
- Satellite dishes are not to exceed 24 inches in diameter. Satellite locations are to minimize off-site visibility.
- Satellite dishes are to be painted to match roofs and/or other adjacent building materials.
- Refer to Section 4.4.1 for additional information regarding solar panels.





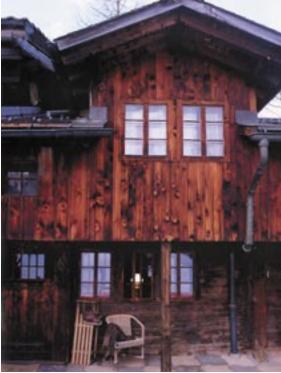
# 3.6 EXTERIOR WALLS

# Objectives:

- Utilize a blend of natural wood and indigenous stone materials that unite the building with its natural surroundings.
- Design exterior walls with Arts and Crafts and mountain Ranch House inspired detailing.
- Utilize contrasting textures and colors for different components of the building to bring a diversity and richness to exterior walls.

### Guidelines:

- A variety of exterior wall types may be incorporated into building design. At least two and no more than three exterior wall materials/finishes may be used on any one building.
- Where changes in wall material occur, there is to be a clear break in the surface plane. Materials are to be consistently applied to all building elevations.



Rustic, reclaimed wood used for wood siding





Material color and texture is consistent with stone and timber native to the site



Stone elements are to have a structural dry-laid appearance



Where building materials change, a clear break in the surface plane occurs

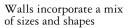
#### 3.6.1 STONE WALLS

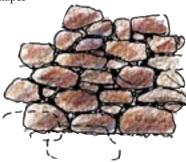
- The use of stone is strongly encouraged, especially at building foundations and to define full-height, three-dimensional elements, such as entries and singular "pop-out" rooms or room-sized volumes.
- Stone used for exterior walls is to be or appear to be indigenous to the Truckee/North Tahoe area.
- Stone surfaces are to have a structural, dry-laid appearance. Mosaic patterns are not permitted. Walls are to incorporate a mix of sizes and shapes with larger stones predominantly at lower levels. Natural bedding planes are to be laid horizontally. Horizontal and vertical joints are to be frequently interrupted. See Figure 3-6.
- Stone is to turn corners and may not be used only on one wall facade.
- Large boulders may be integrated with foundation walls, especially at corners, in order to tie buildings to the land.
- Stone walls are to be battered (12:1 minimum pitch). Battered walls are to flare out at the bottom at corners, columns and other prominent areas.











Larger stones are set predominantly at lower levels

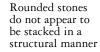
Horizontal and vertical joints are frequently interrupted

Natural bedding planes are laid ĥorizontally





Floating large stones surrounded by small stones





Concentration of small and similar stones in one area

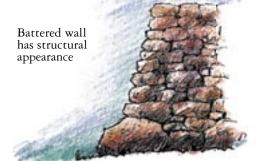
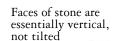
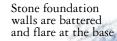
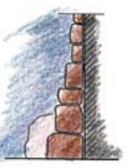


FIGURE 3-6: Stone Lay Concepts







Stone is laid at an angle to simulate batter



THIS

NOT THIS





Formed concrete with wood detailing above provides rich contrast of contemporary and natural materials



Carefully textured concrete wall treatment with wood textured siding above brings a contemporary flair to Mountain Ranch design

#### 3.6.2 CONCRETE

- Concrete may be used as a foundation and/or wall exterior treatment to lend buildings a more contemporary feel. Warm wood treatments (window trim, upper wall exterior finishes) are to be used in concert with concrete walls that are textured and finished to complement the overall appearance.
- Concrete foundation walls are to be crafed, textured and/or combined with native rock at their bases to anchor the building to the site.





Wood chinking with timber framed window



Salvaged wood used as exterior material creates authentic feel

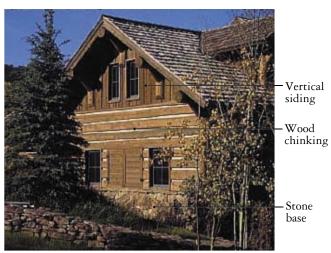


Contemporary wood exterior wall treatment is reminiscent of ranch house vernacular

#### 3.6.3 WOOD

- Appropriate wood wall treatments include:
  - Shakes and shingles
  - Board and batten
  - Timber with chinking
  - Timber framing with glass
- Engineered lumber or composite wood products may be considered provided that they have a natural and "weathered" appearance and closely resemble authentic wood.
- The shingle style of California (i.e. cottages, bungalows, Arts and Crafts) with its refined and textured wall patterns is appropriate at Gray's Crossing.





Wood chinking with vertical siding above

- The use of reclaimed and/or salvaged wood is encouraged. This helps to both reduce the number of trees harvested for building construction and to provide a unique and rustic appearance that gives buildings a timeless character
- The western ranch influence of flat, hewn timbers with chinking may be used as a stacked timber wall. Corners may be interlocked or timbers may die into a vertical corner post. Rounded logs are not permitted.
- A structural frame of timber may be infilled with glass to create an exterior wall. The individual members of the frame should be sized to represent their true or apparent structural loading.
- Various sizes and profiles of wood siding may be used in horizontal or vertical patterns. Diagonal siding is not appropriate.
- Refer to Section 4.5 for a description of Green siding options.

#### 3.6.4 METAL

• Metal siding may be used in a limited manner to accent building forms. When used, metal materials, such as corten steel, are to have a natural patina appearance that blends with the subtle earth tones of the site.







Nighttime light emission minimized



Decorative custom window uses Craftsman influences

# 3.7 Doors and Windows

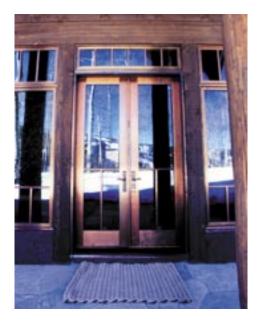
# Objectives:

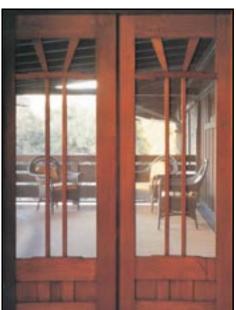
- Design custom Craftsman and Mountain Ranch House inspired window and door patterns.
- Window and door placement is to take advantage of views and emphasize the connection to the outdoors.
- Minimize reflectivity, glare and nighttime light emission.

### Guidelines:

• Custom door and window designs are to be incorporated to give each home a unique personality. Entry portals and enclosures are to exhibit a high level of artistry in the detailing of structural connections, doors, windows and trim.





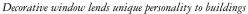


Craftsman inspired door designs

- Numerous windows and doors, opening to exterior spaces from main living areas, are to be incorporated to reinforce the connection to the outdoors.
- Individual windows and lites are to be primarily rectangular in form, vertically oriented, with larger, undivided panes surrounded by smaller, divided windows. Irregular shapes, such as circles, ellipses and trapezoids are not appropriate.
- Divided lites are to be authentic or simulated to appear authentic, using internal spacer bars to simulate true divided lites.
- Windows are to be supported by deep lintels constructed of rough-sawn hand-hewn wood or cut stone.
- Large expanses of glass may be used to capture views when set within a structural frame. Deep roof overhangs are to be placed above large areas of glass to provide shade and minimize glare.
- Areas of glazing on house facades facing the golf course are to be carefully considered to minimize reflection and glare.
- Windows and doors set within stone walls are to be recessed a minimum of 6 inches and are to include keyed arches and/or headers to express structural support.
- Windows and doors set within wood and shingle walls are to be trimmed on all sides.
- Highly-reflective glass is not permitted. Stained glass may be considered if not visible from off-site.
- Appropriate window types include double-hung, casement and fixed windows.
- Windows and doors are to be wood, metal clad with a natural finish, or metal
  with a bronze anodized finish. Unfinished aluminum or other metal windows
  are not permitted. Doors, window and door frames are to be stained and or
  painted in accordance with Section 3.11.









Full height glazing provides light filled space



Window in stone wall utilizes stone lintel

- Openings, divisions, supports and trim are to be appropriately scaled to the structural expression of the wall in which they are located. For example, windows or doors in stone walls are to be relatively small and topped with a properly scaled lintel or occasional arch. Wood walls with piers and larger spans may accommodate larger window openings.
- Depending on the Homesite's orientation and location, south and west facing windows may benefit from sun shading devices. Operable windows that allow natural ventilation are encouraged to reduce both heating and cooling loads.
- Window, clerestories and dormers are to be designed and located to maximize natural daylight and reduce reliance on electrical lighting.
- Energy Star labeled windows are required. These products are designed to reduce heat loss and solar gain to provide warmer buildings in the winter and cooler buildings in the summer.
- Refer to Section 4.6 for Green Design considerations regarding window and door design.



# 3.8 Accessory Structures

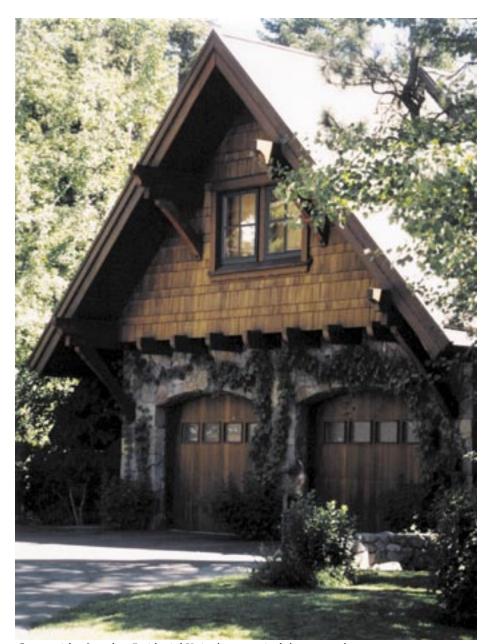
# Objectives:

- Integrate all Accessory Structures with the architectural vernacular of the main Residence.
- Accessory Structures are to be subordinate to the main building.

#### Guidelines:

- All Accessory Structures, including detached garages and Secondary Residential Units, are to be subordinate to the main house, utilize the same or similar detailing and stylistic qualities and located within the Improvement Envelope.
- Accessory Structures are to be included in the maximum Building Square Footage and maximum Site Coverage and may not exceed 1,200 square feet cumulatively.
- Refer to Section 3.4 for Building Height requirements.
- Garages are to be subordinate to the home itself, setback from the main house facade and oriented facing away from the street.
- Garage doors are to utilize custom designs. Single-bay garage doors are preferred. Double-bay doors may be considered on a case-by-case basis provided they are detailed to look like single-bay doors.
- Garage doors may not face the golf course.





Garage with a Secondary Residential Unit above uses single bay garage doors



Trellis element is used to minimize visibility of garage doors



Single-bay door design



Double-bay garage door detailed to look like single-bay door





# 3.9 BALCONIES, DECKS, PORCHES AND RAILINGS

## Objectives:

- Incorporate custom railing designs to add individuality and personal expression to the building.
- Design decks and porches as extensions of the indoors.

#### Guidelines:

- Generally, at least one porch that fronts a public area, such as a pathway, street, or the golf course, is to be incorporated into the house design. Porch design is to consider potential impacts on natural light penetration into the house.
- Balconies, decks and porches are to be constructed of stone, wood or patterned concrete, as appropriate to the house style and exterior finishes.
- Porches and decks are to have a minimum depth of 6 feet, often with deep, overhanging roofs to provide weather protection.
- Custom column and railing designs are encouraged. Detailing is to be consistent with that of the house, using simple, refined wood forms and/or stone. Metal accents at railings may be appropriate provided they are treated for a dark, non-reflective appearance. Highly decorated or ornate railing styles are inappropriate.



Balconies and decks are constructed of wood and detailed to match the building's architecture





Porch is designed as an extension of the indoors



Railing designs that draw from the Arts and Crafts and Mountain Ranch House traditions



Railing designs that draw from the Arts and Crafts and Mountain Ranch House traditions









# 3.10 STRUCTURAL EXPRESSION AND INTEGRITY

# Objectives:

- Create buildings with the appearance of authentic, traditional structural systems and construction techniques.

### Guidelines:

- All buildings are to exhibit an honest and direct expression of structure. Structural supports, such as columns, beams, purlins, brackets, rafter tails and trusses are to be expressed at roofs, decks, porches, balconies and building walls and used where they are needed to avoid the appearance of unsupported spans and cantilevers. Design and detailing of these materials is to result in an authentic-appearing structure.
- Spacing of timber porch supports is to be consistent with the expression of the structure and is to be sized and spaced accordingly.
- Building foundations are to merge with the topography to appear as if they were growing out of the site.
   Masonry foundations are encouraged so that heavy stone walls at building bases appear to structurally carry the weight of the building.
- Battered stone walls are encouraged. Large, anchoring boulders may also be set into corners and lower portions of foundation walls to provide a more structural appearance.







Roof supports and building details express structural integrity



Foundation uses heavy stone walls at building base to structurally carry weight of building





### 3.11 APPROVED COLORS

## Objectives:

- Select field and accent colors to blend buildings into the natural surroundings.

#### 3.11.1 WALL COLOR

- Exterior colors are to utilize more "organic" tones rather than bright, light reflective hues.
- Stone color is to relate to existing rock outcroppings around the site (typically gray and brownish-gray in color). Bright, reflective stone, such as white or buff limestone is not appropriate.
- Wood is to be treated or stained to let natural grains show through, and dark enough to recede into the surrounding forest landscape.
- Green Seal certified products and/or other products with low levels of volatile organic compounds (VOCs) are encouraged for use on all painted and stained surfaces. Refer to Section 4.9 for additional environmentally-sensitive paint and stain product information.

#### 3.11.2 ROOF COLOR

- Roof colors are to be weathered and include variegated greens, dark grays and/or browns. Roof treatments are to be rich in texture rather than "flat" to blend buildings into the forest landscape. Monotone colored roofs are not appropriate.
- Metal roofing is to patina to a natural color within one year of installation. When metal roofs with factory-applied finishes are specifically approved by the Committee, metal finish colors are to simulate natural roof colors, such as with weathered copper and aged terne metal.

#### 3.11.3 DETAILS AND TRIM

• Trim and detail colors are to be subtle variations of colors found on the site, including trees, flowers and other vegetation (browns, brick/brown reds, off-whites, warm grays, sage grays/greens, beiges and light grays/blues). Bright, intense primary colors, blacks and whites are not appropriate.





Wood and stone colors blend with the landscape setting



Accent trim colors provide well crafted contrast against wall color



Dark stained wood with dark red accent trim recedes in the landscape



Natural wood with accent trim reflects Mountain Ranch concepts



## 3.12 DETAILS

## Objectives:

- Create custom details to lend a richness to buildings.
- Utilize wood and metal accent elements in traditional applications.

#### Guidelines:

- Ornamental and structural steel may be used for accent elements to reinforce the structural expression
  and crafted nature of the buildings. Appropriate uses include metal banding at column bases, steel crossties, and steel connectors at timber connections. Contemporary treatments that draw upon Craftsman and
  Ranch traditions are encouraged.
- Custom wood detailing is encouraged to create rich, distinctive buildings. Wood detailing is to have a casual refinement rather than an overtly heavy, rustic appearance.
- Details and structural elements that are assembled from finished, lighter pieces are favored rather than oversized, rough, and primitive assemblies.



Wood trellis design provides unique entrance element



Contemporary wood detailing draws on Mountain Ranch concepts



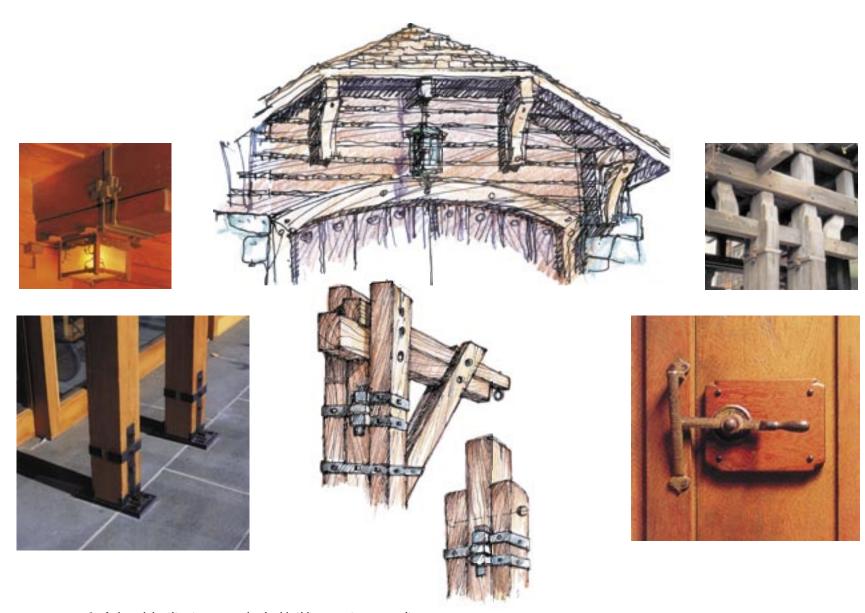
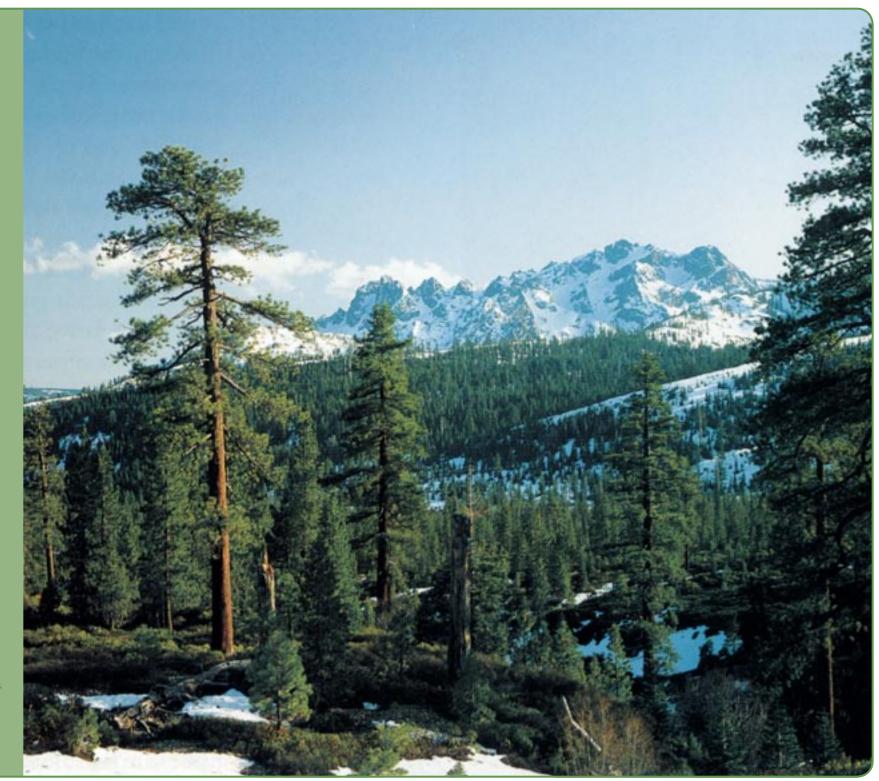


FIGURE 3.8: Crafted wood detailing is encouraged to lend buildings a unique personality





# GREEN DESIGN CONSIDERATIONS

The following chapter describes Green (Sustainable) Design concepts that may be applied to all architectural and landscape design at Gray's Crossing. The Green concepts outlined in his chapter are not intended to be an exhaustive list. Owners and their Consultants may consider additional Green Design measures, provided they are consistent with the design objectives at Gray's Crossing and the Guidelines established in this document.

# 4.1 AN INTRODUCTION TO GREEN DESIGN

Green Design may be defined as "meeting the needs of today without compromising the ability of future generations to meet their needs." The overarching tenet of Green Design is to use resources within their renewable limits. Incorporating Green concepts into building and landscape design provides the following benefits:

- Reduces operating and utility costs
- Contributes to overall quality of life
- Enhances occupant comfort and health
- Improves air and water quality
- Reduces solid waste
- Conserves natural resources
- Enhances asset value and profits
- Optimizes life-cycle economic performance
- Minimizes strain on local infrastructure

Owners are to encourage their Architects and Landscape Architects to incorporate Green Design methods in their work. Section 4.2 outlines the measures that are required to be met for each Residence in Gray's Crossing. All other measures described in these Guidelines are optional but highly encouraged. By incorporating concepts described in this Chapter, Owners actively promote an attitude and trend towards stewardship and respect for the land and environment.



# GREEN DESIGN CONSIDERATIONS



FIGURE 4-1: Green design protects the natural environment

# 4.2 REQUIRED GREEN DESIGN MEASURES

As part of the overall commitment to incorporating Green Design measures in the design of site and building Improvements at the Gray's Crossing, the following Green building requirements are to be incorporated in the design of each Residence (see applicable Sections for further information):

- Installation of Energy Star appliances (dishwasher, refrigerator and clothes washer), see Section 4.4.2.
- Utilization of natural gas in the home for clothes dryers, cooking stoves, heating stoves, central air furnaces, water heaters and/or boilers, see Section 4.4.3.
- Utilization of Energy Star labeled windows, see Section 4.6.
- Utilization of double glazed/low-E windows, see Section 4.6.
- Upgrade wall and ceiling insulation to exceed Title 24 requirements, see Section 4.7.





- Utilization of duct mastic on all duct joints is required. Refer to Section 4.8.
- Utilization of Green Seal and/or Green Guard certified low volatile organic compound (VOC) paints for interior applications, refer to Section 4.9.
- Utilization of drip irrigation systems rather than standard sprinkler systems for all landscape applications except turf areas, refer to Section 4.11.

All other measures described in this Chapter are suggested and encouraged in order to minimize resource consumption, reduce waste and preserve the natural surroundings.

# 4.3 Design Intention

A building's design and siting determines its overall ecological impact. The following section summarizes overall design strategies to explore when designing new homes. Use this Section in conjunction with Sections 2.3 – Siting Considerations, 2.4 – Grading and 3.7 – Doors and Windows.

- Site buildings to take advantage of solar orientation and prevailing breezes. Proper building orientation facilitates the use of natural daylighting. Depending on the Homesite's orientation and location, south and west facing windows may benefit from sun shading devices. Buildings that utilize natural ventilation, along with ceiling fans, generally reduce both heating and cooling loads.
- Site buildings to minimize grading and earthwork. This reduces construction costs, such as those associated with retaining systems and drainage redirection, and minimizes impact to the soil erosion and downstream water impacts.
- Include sufficient space in trash disposal and/or service areas to accommodate recycling programs.

# 4.4 POWER CONSUMPTION

#### 4.4.1 RENEWABLE ENERGY

Incorporating renewable energy concepts into home designs is encouraged to reduce energy consumption and costs and to increase personal comfort.

• Incorporate Natural Cooling – Natural cooling systems utilize shading from the tree canopies (for east and west-facing glass), window overhangs and awnings, and radiant heat-reflective barriers installed in attic spaces. Any combination of natural cooling techniques can be used to reduce overheating in homes. Use deep window overhangs and/or trellises primarily on south and west facing glass to provide a balance between summer cooling and winter heating through solar gain. Use landscaping to shade east and west-facing windows. Natural cooling reduces the need for air conditioning, saves money on energy bills, and utilizes "fresh air" to make homes more comfortable.



Solar panels are designed as an integral component of the roof to minimize visibility

• Incorporate Passive Solar Heating – Passive solar systems provide heat to the structure through south facing windows in conjunction with thermal mass. These houses incorporate windows that face within 30 degrees of due south and have the ability to store excess heat in massive elements such as a slab floor or stone fireplace. Passive solar design can reduce heating requirements by 30-50%.





- Consider Pre-Plumbing for Solar Water Heating Insulated copper pipes are pre-installed from the attic to a hot water closet or mechanical room for future solar installation. This option allows the homeowner to install an active solar system at a later date. Provide south-facing roof area for collectors and access for piping to a mechanical room.
- Consider Photovoltaic (PV) Systems PV systems contain hundreds of small cells that collect the sun's energy and convert it into electricity. Excess electricity may be sent back into the utility grid for a credit on electric bills. All PV systems are to be integrally designed into the roof structure.
- Solar Water System Solar water heating systems use solar panels to collect heat from the sun. The hot water is stored for use at a later time. Water pre-heated by a solar system can also supplement use of a standard water heater. Be sure to provide sufficient south-facing roof area for collectors, and space in a hot water closet for the additional hot water storage tank. Solar hot water systems can pay back their cost in as little as five years.
- Consider Renewable Energy Credits Consider purchasing electricity credits such as from Bonneville Environmental Foundation for power generated from renewable resources (wind, solar). They sell "Green Tags" for about \$15 a piece, each effectively offsetting 1,400 pounds of greenhouse gases.
- Consider Radiant Heating Systems Radiant heating is up to 30% more efficient than forced air heating systems. Radiant heat may be installed in zones that allow Residents to adjust the temperature in various areas of the house based on usage and desired comfort level.

#### 4.4.2 ENERGY STAR

The installation of Energy Star Certified Appliances is required. These appliances are significantly more efficient in their use of water and electricity. Most Energy Star appliances are available in stainless steel, black, white and cabinet integrated finishes. At a minimum, the following appliances are required to be Energy Star rated:

- Dishwasher The most water-efficient dishwashers currently on the market use about 4 gallons of hot water per load, which is half as much as the least efficient ones. Dishwashers using half the amount of water as a standard dishwasher also require only half as much energy to heat the water.
- Refrigerator The refrigerator is the single biggest power consumer in most households. Energy Star labeled refrigerators incorporate a number of advanced features to save energy while keeping food fresh. They are readily available in side-by-side, freezer top or bottom models, and many even offer through door ice and water features.
- Clothes Washer Horizontal axis washing machines (front-loaders) use 60% less energy due to
  much lower water consumption. Energy Star washers often spin-dry clothes better, resulting in energy
  conservation during the drying process as well.

Energy Star also certifies heating and cooling equipment such as air-conditioners, furnaces, boilers, heat-pumps and thermostats.

#### 4.4.3 NATURAL GAS

Burning natural gas in the home creates less pollution than burning fossil fuels in a power plant to generate electricity. *Natural gas models are required for the following appliances:* 

- Clothes Dryer The dryer is typically the second-biggest electricity-using appliance after the refrigerator. Compared to electric dryers, using a natural gas dryer can cut costs per load in half. Models with a moisture sensor may further reduce energy use by an additional 15%.
- Cooking Stove Gas with electric ignition stove tops and ovens are twice as efficient as electric or gas with pilot light models. Ovens with a self-cleaning function are up to 20% more energy-efficient due to the increased insulation required to withstand the higher temperatures sustained during the cleaning cycle.





- **Heating Stove** Natural gas heating stoves burn cleaner. They are available with programmable thermostats to help deliver more effective thermal comfort.
- Central Air Furnace Natural gas units can significantly cut heating costs. Look for efficiency rating of 90% or greater.
- Water Heater Natural gas-fired units typically cost about 40% as much to operate as electric units. A simple board of rigid insulation under the tank of an electric water heater prevents heat from leaking into the floor, saving 4 to 9% of water heating energy. Look for an efficiency rating of 60% or greater.
- Boilers Also consider an "Integrated Water Heater/Home Heating System". A number of advanced, high-efficiency boilers with integral water heaters are now on the market. Heat-pump heating and cooling systems that have a water heating component are also available. Some units are plumbed for easy integration with solar systems.

## 4.5 WOOD MATERIALS

Use this Section in conjunction with Section 3.5 – Exterior Walls:

- Reclaimed wood helps reduce the number of trees harvested for building construction. With its usual
  attractive and rustic appearance, reclaimed lumber gives buildings a timeless character. Refer to Appendix
  C for a list of reclaimed lumber sources.
- When new wood is required, ask for lumber certified by the Forest Stewardship Council (FSC). The FSC
  provides a credible guarantee that the lumber comes from a well-managed forest. FSC certified lumber
  generally does not cost any more than non-certified lumber and assures you are not attributing to clear
  cutting practices that degrade ecosystems. Refer to Appendix C for a list of local suppliers of FSC certified
  lumber.

# GREEN DESIGN CONSIDERATIONS



The use of reclaimed/salvaged wood lends a rustic character to buildings



Select low – e windows to minimize heat gain and loss

# 4.6 WINDOW SELECTION

Use this section in conjunction with Sections 3.6 – Doors and Windows and 3.4.7 – Skylights, Satellites and Solar Panels. *The utilization of Energy Star, double glazed/low-E windows is required.* 

- Energy Star labeled windows are twice as efficient as
  the average window produced just ten years ago. These
  products are designed to reduce heat loss and solar gain
  to provide warmer buildings in the winter and cooler
  buildings in the summer.
- Energy Star windows are available in every aesthetic design and are operable to allow fresh air ventilation during summer months.
- Product performance features include dual panes, lowemissivity coatings (Low-e), and wood or composite frames.
- Recommended energy efficient standards are noted below:

	WINDOWS & DOORS	SKYLIGHTS		
U-Factor	0.35 or below	0.45 or below		
Solar Heat Gain Coefficient	0.55 or below	0.55 or below		
Visible Light Transmittance	.7 or more	.7 or more		



### 4.7 Insulation

Proper insulation reduces the damand for heating and cooling, making homes more comfortable, quiet and cost efficient.

- *Upgrading insulation to exceed California Title 24 Requirements is required.* In attic/roof spaces, use R-49 insulation; in other roof assemblies use at least R-38 insulation. In exterior walls use at least R-21. In raised floor construction over unheated spaces use R-30 insulation.
- Wherever possible, add 1" or more of polystyrene (R-5/inch) or polyisocyanuate (R-6.5/inch) rigid insulation on the outside of exterior walls or vaulted roofs to further improve performance.
- GreenGuard certified producs are reccommended.
- Preference should be given to loose and spray cellulose insulation products that are made out of 100% recycled newspaper and that are treated with borates for fire and insect resistance. Spray cellulose wall insulation is mixed with less toxic binders to adhere to stud and joist cavity surfaces, while completely filling cavities and reducing air movement within wall cavities, deterring moisture intrusion and flame spread. It also reduces infiltration, further contributing to a quieter, more comfortable and energy efficient home. Cellulose insulation is also formaldehyde-free, which preserves air quality.
- Cotton batt products should be used for batt insulation methods. These products tend to use recycled
  cotton products including denim, that do not itch, and do not contain chemicals that degrade air quality.
  When using batt insulation, expandable foam and caulk should be used to prevent infiltration. Holes
  between floors and between stud cavities around wire runs should be sealed. Caulk top and bottom plates
  on all floors.
- GreenGuard certified fiberglass insulation products may contain up to 30% post consumer recycled glass, formaldehyde free binders and non-asphault adhesives

The following table illustrates recommended application levels:

	CEILING					BASEMENT	
Zone	Attic	Cathedral	Wall	Floor	Crawl Space	Interior	Exterior
2	R-49	R-38	R-19	R-25	R-30	R-19	R-19

## 4.8 HEATING AND VENTILATION

Use this section in conjunction with Section 4.4, Power Consumption:

- The use of duct mastic on all duct joints is required. Leaks in the ductwork joints allow conditioned air to escape into attics and basements. Duct tape loses it's effectiveness in 3-5 years. Mastic maintains the seal for decades. Install mastic at every duct joint and around the bends in elbows.
- Consider installing ductwork within conditioned spaces. Ducts in exterior walls, attics and in uninsulated spaces lose a significant amount of heated or cooled air capacity. Locating ducts in the conditioned space significantly reduces energy loss and improves occupant comfort. All ductwork for heating or cooling should be run through conditioned space inside the insulated envelope. Duct runs require chases to be designed into the home form the beginning.
- Clean all ducts before occupancy to ensure that dust and debris from construction is minimized after occupancy. Clean construction dust and debris from ducts before occupancy.
- Consider installing an attic ventilation system to reduce air conditioning costs and problems associated with excess attic moisture.
- Consider installing zoned, hydronic, radiant heating to save on energy costs. Hydronic heating forces hot water through radiators located in different areas or zones throughout the house. It is typically installed as baseboards or in floors. Hydronic heating is generally more comfortable and saves energy by heating only the zone that requires heat. (See Section 4.4 for additional information).



## 4.9 PAINTS AND STAINS

Use this Section in conjunction with Section 3.11 – Approved Colors. The utilization of Green Seal or low volatile organic compound (VOC) paints for interior applications is required.

- Request the use of Green Seal certified products for both exterior and interior appliances. Green Seal is an independent, nonprofit organization that strives to achieve a healthier and cleaner environment by identifying and promoting products and services that create less toxic pollution and waste.
- When Green Seal products are not practical, request low volatile organic compound (VOC) products.
   These products are better for air quality in their use and manufacturing. In interior applications, low VOC products significantly reduce the emission of chemicals. Many of these products are water based to facilitate easier clean up.



Request the use of Green Seal certified paints and stains

#### 4.10 FLOORING

- Request reclaimed/salvaged or FSC-certified wood for wood flooring when possible. Refer to Section 4.5.
- Solid wood floor boards are preferred over engineered products. Solid wood floors can be refinished numerous times, have lower amounts of embodied energy, and are not manufactured with multiple compounds that may impact indoor air quality.
- Green Label certified carpets, backing and padding are recommended for wall-to-wall carpets. These
  products are better for indoor air quality and are generally recyclable at the end of their useful life.
  Recycled products are just as durable and attractive as conventional carpet. Most carpet manufacturers
  today offer Green carpet lines.
- Local natural stone is encouraged for tiling. Where ceramic tile is used, (for floors, walls and counters) tiles
  that contain high amounts of recycled content are encouraged.



Spaced pavers allow water to percolate into soil

#### 4.11 PAVING AND HARDSCAPE

Use this Section in conjunction with Sections 2.7 – Driveways and Parking Requirements and 2.10 – Exterior Hardscape Design.

- Concrete and asphalt materials containing at least 35% recycled content (typically reground asphalt, concrete and fly ash) is recommended. Recycled content may run as high as 50% in these products.
- Consider using permeable surfaces that allow water to percolate into the soil. For driveways, walkways and patios, utilize gap-spaced unit pavers, decomposed granite, gravel or grass-stabilization systems. Allowing stormwater percolation reduces the volume of stormwater runoff and street flow while replenishing local aquifers and reducing soil erosion. Additional benefits include reduction in irrigation requirements as well as lower risk of flooding. These permeable surfaces may be effectively used in combination with biofiltration, bioswales, and even invisible (subsurface) detention systems.





Group planting materials according to water consumption needs

#### 4.12 LANDSCAPING (PLANTS AND IRRIGATION)

The use of native and drought-tolerant plants, careful plant location and proper irrigation can reduce water usage by as much as one-half of that used by conventional landscaping. *The use of drip irrigation systems rather than standard sprinkler systems for all planting areas with the exception of turf areas is required.* Use this Section in conjunction with Sections 2.11 – Landscaping and Plant Materials and 2.12 – Irrigation.

- Preference should be given to the use of native plant species for landscaping (See Appendix A).
- When the desired landscaping style is difficult to achieve with 100% native species, xeriscape planting methods are encouraged. Xeriscaping is landscaping with slow-growing, drought tolerant plants that conserve water and reduce yard trimmings. This strategy helps reduce irrigation requirements and mitigates the spread of nonnative plants.
- Trees, shrubs, flowers, and groundcovers can be watered efficiently with low-volume drip emitters, sprayers, and bubblers. Turf lawns are best watered by sprinklers.
- Utilize mulch in planting areas to maximize moisture retention.



- The installation of drip irrigation systems in place of standard sprinkler systems for all landscape applications except turf is required. Drip irrigation systems provide a small but constant water supply, thus preserving soil moisture, and significantly reducing water waste from overspray. This reduces water costs and water loss due to runoff and evapotranspiration. For turf areas, use standard sprinkler systems that are operated by timers and moisture sensors. Only allow these sprinklers to water at dusk and/or dawn to reduce evaporation and plant stress.
- Consider implementing water catchment strategies to reduce the need to use potable water for watering lawns, and gardens.
- The following considerations should be accounted for when designing the landscape:
  - Sun The amount and time of sun should affect the types of plants placed in any given location. What portions of the property receive hot, afternoon sun? What portions receive morning sun and afternoon shade?
  - Function Consider expanding outdoor living areas with additional shade structures and low-water-use trees to provide privacy.
  - Views Know the mature size of all plants to ensure important views and screening effects are maintained.
  - **Time** How much time will be spent maintaining the landscape? Choose low-maintenance plants when little time and effort is desired for upkeep.





#### 4.13 LIGHTING

This Section should be used in conjunction with Section 2.15 – Exterior Lighting.

- Economics, health, and aesthetics all favor the maximum practical use of daylighting in our homes. Sunlight is free and uses no electricity. With current spectrally selective window technology, daylighting need not be at odds with space heating and cooling.
- Use daylighting wherever practical before resorting to electric lighting. In addition to using traditional
  windows for daylighting, clerestories, skylights, light shelves, and atria represent other creative ways
  of bringing daylight into a building. Much of the art of practical daylighting lies in the use of simple
  architectural details such as wide window sills, louvers, walls, and other methods of bouncing light deep
  into a building.
- For electrical lighting, utilize compact fluorescent bulbs (CFB). CFB bulbs last up to 10 years and use
  approximately one quarter of the electricity of incandescent bulbs. Many recessed lighting systems are
  now available with CFB bulbs. Look for recessed fixtures that are designed to hold the CFB horizontally
  to maximize the lighting effectiveness. CFB are also available in traditional table/floor lamps and flood
  lights.
- Nighttime light pollution is to be minimized by limiting the quantity of exterior lights and utilizing downward facing, horizontal cut-off fixtures with timers.



# DESIGN REVIEW COMMITTEE ORGANIZATION



FIGURE 5-1: The Design Review Committee works with Owners to design architecture and landscape in keeping with the mountain environment

The following chapter describes the organization of the Design Review Committee, including its membership, functions and powers. For a complete description of the powers and limitations of the Committee, Owners are to refer to the Master Declaration of Covenants, Conditions and Restrictions (Master Declaration) for Gray's Crossing.

#### 5.1 DESIGN REVIEW COMMITTEE MEMBERSHIP

Prior to issuance of the final public report, all members of the Design Review Committee (Committee) will be appointed by the Declarant. The Committee is to consist of at least two (2) members. For a description of policies regarding appointment of Committee members after issuance of the final public report, refer to Section 5.02 of the Master Declaration.

#### 5.2 APPOINTMENT AND TERM OF MEMBERS

The term of office of each Committee member is generally one year. Exceptions to this term are described in Section 5.02 of the Master Declaration.

#### 5.3 Functions and Purpose of the Design Review Committee

The design review process is intended to be a collaborative effort between Owners, their Consultants and the Committee. The Committee will work with Owners as a member of their team to ensure designs both meet the Owners desires and respect the design objectives of Gray's Crossing, as described throughout the Design Guidelines.

The Committee shall review, study and either approve, disapprove and/or request resubmittal of additional information with respect to all proposed developments and all Improvement to a Homesite or Parcel in compliance with the Master Declaration and Design Guidelines. The Committee shall also perform any other duties assigned to it by the Declarant as set forth in this document and the Master Declaration.

The Committee shall meet from time to time, as needed to perform its duties. The affirmative vote of a majority of the members of the Committee shall govern its actions. A quorum will consist of a majority of the members.

#### 5.4 Amendment of the Design Guidelines

The Design Review Committee has the right to modify and/or amend the Design Guidelines from time to time as deemed necessary.

Each Owner is responsible for obtaining a copy of the most current edition of the Design Guidelines.





#### 5.5 Non-Liability

The Committee shall use reasonable judgment in approving or disapproving all submitted plans and specifications. Neither the Committee, nor any individual member, shall be liable to any person for any official act of the Committee in connection with submitted plans and specifications, except to the extent the Committee or any individual Committee member acted with gross negligence or were guilty of willful misconduct. Approval by the Committee does not necessarily assure approval by the Town of Truckee. Notwithstanding its approval of any plans and specifications, neither the Committee nor any of its members shall be responsible or liable to any Owner, developer, or contract holder with respect to any loss, liability, claim, or expense which may arise by reason of such approval of the construction of any Improvements.

The design review process has been developed to insure that all new construction, alterations and renovations to existing buildings and major site Improvements conform to the guiding principles of Gray's Crossing as outlined in these Design Guidelines. The design review process has been structured to eliminate excessive delays. The Committee suggests that Owners begin the review process early to allow ample time to obtain required permits. When reviewing design and construction projects, the Committee will be looking for compliance with the goals and principles outlined in the Design Guidelines. This design review process is to be followed for any of the Improvements listed in Section 6.1.

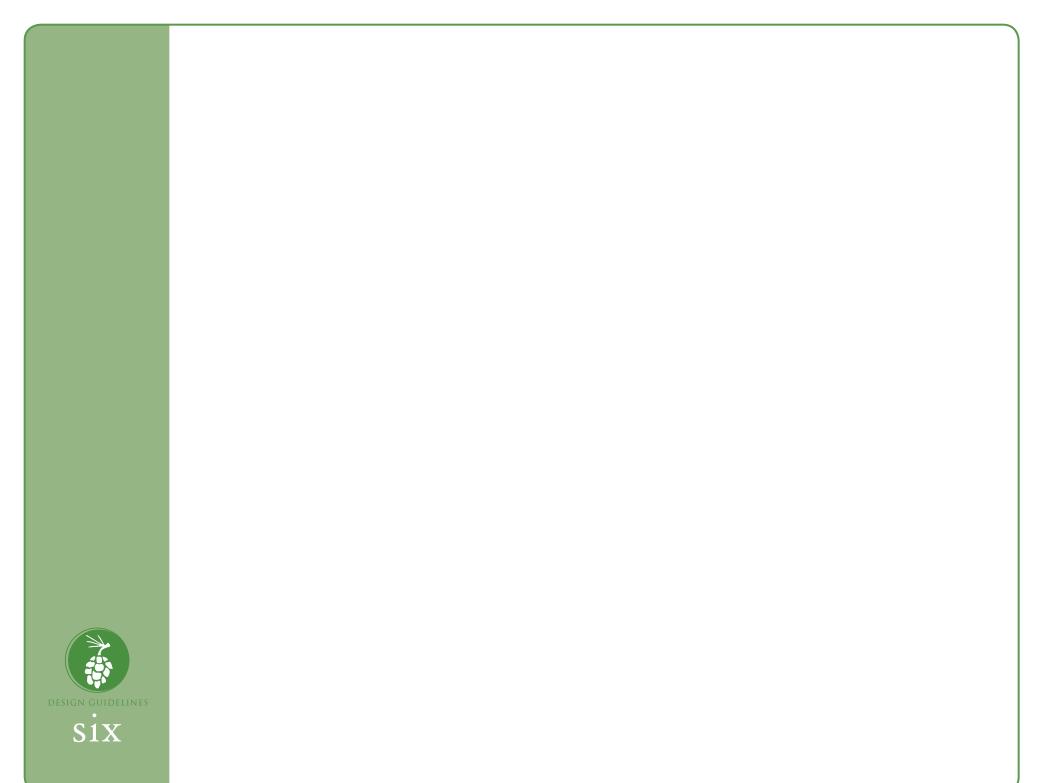




FIGURE 6-1: Committee review ensures designs are in accordance with the Gray's Crossing design theme

## 6.1 Project Types to be Reviewed

Committee review and approval is to be obtained for all project types listed below:

- *New Construction* Construction of any new, freestanding structure, whether as a Residence, Accessory Building or landscape structure.
- Alterations, additions or rehabilitation of an existing structure Any new construction or rehabilitation to an existing building or landscape structure that alters the original Massing, exterior finishes, window placement, roof design, exterior lighting, interior lighting visible from off-site and/or other significant design elements.



• *Major site and/or landscape Improvements* – Any major Improvements or changes to Improvements, including, but not limited to, grading (for any excavation and/or fill involving more than 50 cubic yards of dirt), planting and re-vegetation plans, tree removal, irrigation, swimming pools, driveways, fencing and/or drainage, that alter an existing landscape.

The Committee evaluates all development proposals on the basis of the Guidelines. Some of the Guidelines are written as broad standards and the interpretation of these standards is left up to the discretion of the Committee.

#### 6.2 DESIGN REVIEW PROCESS OVERVIEW

Gray's Crossing design review process, unless otherwise noted takes place in five steps:

- 1. Pre-Design Conference (see Section 6.6)
- 2. Preliminary Design Review (see Section 6.7)
- 3. Final Design Review (see Section 6.8)
- 4. Construction Monitoring (see Section 7.2)
- 5. Final Construction and Landscape Observations (see Section 7.3)

Any Improvement as described in Section 6.1 above will require and be preceded by the submission of plans, specifications and an application fee. The Owner is to retain competent assistance from an approved Architect, Landscape Architect, Structural Engineer, Civil

Engineer, Contractor and any other Consultants as necessary (Refer to Section 6.5). The Owner and Consultants are to carefully review the Master Declaration and the Guidelines prior to commencing with the design review process.

Having secured final design approval from the Committee, the Owner is to also meet all submittal and approval requirements of the Town of Truckee and any other requisite authorities.

The Owner is to commence construction within one year of final design approval from the Committee. If the Owner fails to begin construction within this time period, the approval may be revoked by the Committee. All landscape Improvements are to be installed within one summer season of occupancy. Written approval from the Committee is required prior to any time extensions for construction and/or landscape installation.



#### 6.3 Design Review Process - Minor Improvements

Minor Improvements (including, but not limited to, the construction of, installation of, or addition to landscaping, fences, walls, and/or enclosure structures), which are being completed independent of any major Improvements as listed in Section 6.1 above, do not need to proceed through all five steps of the general design review process. Minor Improvements may often be submitted as part of a two-step review process:

- 1. Final Design Review
- 2. Construction Monitoring
- 3. Final Observation

Specific submission requirements and application fees (See Section 6.17) will be determined on a case-by-case basis as required by the nature of the Improvement. Owners and/or Consultants are to contact the Committee to verify whether an Improvement qualifies for the abbreviated design review process. Upon receipt of permission to proceed with an abbreviated process, the Owner and/or Consultant will obtain a list of specific submission requirements from the Committee.

#### 6.4 ACTIONS AND APPROVALS

The Committee's action on matters is to be by a majority vote of the Committee. The Committee will keep and maintain a record of all actions taken by it.

If an Owner disagrees with the Committee's written conclusions from a meeting or application, the Owner and/or Consultant(s) may appeal the decision in accordance with the procedures set forth in the Master Declaration.

The powers of the Committee relating to design review will be in addition to all design review requirements imposed by the Town of Truckee.

#### 6.5 Approved Design Professionals

The design team should be comprised of the following Consultants, all of whom are to be registered within the State of California, except where specifically exempted by the Committee at the Pre-Design Conference:

- Architect
- Landscape Architect
- Structural and Civil Engineers
- Contractor
- Additional professional Consultants as required

Prior to the scheduling the Pre-Design Conference, the following actions are to be taken by the Owner's Consultants:

- The Architect and Landscape Architect are to review all applicable Design Guidelines documents for Gray's Crossing.
- The Architect and Landscape Architect are to review the zoning and building regulations for the Town of Truckee.

#### 6.6 Pre-Design Conference

Prior to preparing any drawings for proposed Improvements, Owners, their Architect and Landscape Architect are to meet with a representative of the Committee on the Homesite in question to discuss proposed plans and to resolve any questions regarding building requirements. In some cases, at the discretion of the Committee, this meeting may be conducted by conference call.

This meeting will initiate the review and approval process. The parameters and directives identified at each Pre-Design Conference remain valid for one year. If the submittal of a preliminary design does not occur within twelve months of the Pre-Design Conference, a supplementary Pre-Design Conference may be required to review any changes in site conditions and/or revisions to the Design Guidelines.



The following information and materials, as appropriate, are required at the Pre-Design Conference:

- 1. Homesite Diagram as provided by Gray's Crossing
- 2. Survey a property survey showing existing topography at one-foot contour intervals is to have been obtained by the Owner prior to the Pre-Design Conference. The survey is to include tree coverage and species, existing utilities, property lines, easements and other legal encumbrances.

Additional information may be requested by the Committee, as necessary to describe the project. The Pre-Design Conference may be scheduled by contacting the Committee at least 14 working days prior to the desired meeting date.

## 6.7 Preliminary Design Review

The Preliminary Design Review is to be scheduled within eight months of the Pre-Design Conference. During the Preliminary Design Review, the Committee will review application submissions to ensure that:

- All structures are sited to step with the topography, blend into the landscape and minimize grading and site impact.
- The transition between the building and the surrounding environment accomplishes the intent and specifics of the Guidelines.
- Building massing, roofs, materials and other site and architectural Improvements are consistent with the Design Guidelines and any adjacent buildings and/or outdoor amenities.

#### 6.7.1 CONCEPTUAL SUBMISSIONS (OPTIONAL)

Owners and/or their Consultants may choose to submit sketches and/or conceptual designs for Committee feedback prior to submitting for Preliminary Design Review. On sensitive sites and projects, the Committee may, at its discretion, require an Owner to submit conceptual plans for review prior to Preliminary Design Review.

#### 6.7.2 PRELIMINARY DESIGN REVIEW SUBMISSION MATERIALS

The Preliminary Design Review package is to adequately convey (as appropriate and applicable) existing site conditions, constraints, building orientation and design, vehicular and pedestrian access, the proposed use of exterior materials and the conceptual landscape design. All plans are to be prepared by design professionals as described in Section 6.5. The package is to include two full-size and two half-size sets of plans and accompanying documents. Applications are to be submitted a minimum of 14 working days prior to the desired meeting date. A preliminary design submittal will not be considered complete until the Committee has received the following materials:

- 1. <u>Application Form and Fee</u> a completed application form as obtained from the Committee office. At this time the design review fee is to be paid in full (see Section 6.17).
- 2. <u>Property Survey</u> (1" = 20'-0" minimum scale) a property survey prepared by a licensed surveyor indicating property boundaries, the Improvement Envelope, the area of the property and the Improvement Envelope, all easements of record, utility locations, existing tree coverage, rock outcroppings and any significant drainages, as applicable.
- 3. <u>Site Plan</u> (1" = 10'-0" minimum scale) showing the location of the Improvement Envelope, existing topography, proposed grading, Area of Disturbance, conceptual drainage, the building outline, proposed finished floor elevations, garage and guest parking, driveway, snow push zones and storage areas, terraces, patios, fire pits, tree and vegetation coverage, and special terrain features to be preserved.
- 4. <u>Floor Plans</u> (1/8" = 1'-0" minimum scale) for all proposed structures, including proposed uses; wall, door and window locations; overall dimensions; finished floor elevations; and total square footage of all floors; roof pitches; and the location of chimneys, satellites and other roof projections.
- 5. Roof Plans (1/8" = 1'-0") minimum scale) for all proposed structures, including roof pitches, materials and the location of chimneys, satellites, solar panels and other roof projections.
- 6. Exterior Elevations (1/8" = 1'-0" minimum scale) showing both existing and proposed grade lines, plate heights, ridge heights, roof pitch, roof projections (chimneys, vents, satellites, solar panels) and a preliminary indication of all exterior materials and colors. In addition to black and white elevations, one unbound set is to be rendered in color and illustrate shadows.



- 7. <u>Site Sections</u> (1" = 20'-0" minimum scale) showing proposed buildings in relation to the surrounding site, including adjacent buildings and roads, Building Heights, finished floor elevations, existing and finished grades. This drawing is to clearly indicate how the proposed design conforms to Building Height requirements.
- 8. <u>Three-Dimensional Perspective</u> (1" = 10'-0" minimum scale) showing the relationship of the house to the street landscape and any existing buildings. The perspective is to adequately convey three-dimensional massing.
- 9. <u>Conceptual Landscape Plan</u> (1" = 10'-0" minimum scale) a conceptual plan showing irrigated areas, conceptual drainage courses, planting areas, a preliminary plant list, extent of lawns, areas to be revegetated, the fire safety zone, water features, patios, decks, courtyards, schematic utility layout, service areas and any other significant design elements.

The Committee reserves the right to amend Preliminary Design Review submission requirements on a case-by-case basis as required by conditions and considerations particular to each Homesite and/or Improvements. Once a complete submission has been received, the Committee will notify the Owner in writing of its receipt and schedule the Homesite for the next available Preliminary Design Review meeting.

#### 6.7.3 PRELIMINARY DESIGN REVIEW MEETING

Upon receipt of a complete submission, the Preliminary Design Review will be scheduled for the next available meeting (see Section 6.16 for Committee schedule). The Committee will review and comment on the application at the meeting and will subsequently provide the Owner with the conclusions of the meeting in writing within 14 days of the meeting.

Corrected materials are to be provided to the Committee within 30 days of issuance of the meeting's conclusion. A second review meeting may be necessary to review corrected and/or new materials. An additional design review fee may be required by the Committee for any resubmission.

#### 6.8 Final Design Review

The Final Design Review is to be scheduled within eight months of Preliminary Design Review approval. During the Final Design Review, the Committee will review plan submissions to ensure that:

- Any critical issues discussed at the Preliminary Design Review have been addressed and resolved.
- Building details, materials and colors are appropriate for the site and comply with the Design Guidelines.
- All other Improvements are designed in accordance with the Design Guidelines.

#### 6.8.1 FINAL DESIGN REVIEW SUBMISSION MATERIALS

The Final Design Review package is to adequately convey (as appropriate and applicable) existing site conditions, constraints, building orientation and proposed Improvements. All plans are to be prepared by design professionals as described in Section 6.5. The package is to include two full-size and two half-size sets of plans and accompanying documents. Applications are to be submitted a minimum of 14 working days prior to the desired meeting date. A Final design submittal will not be considered complete until the Committee has received the following materials:

- 1. <u>Application Form</u> a completed application form as obtained from the Committee office.
- 2. <u>Site Plan</u> (1" = 20'-0" minimum scale) showing location of the Improvement Envelope, existing topography, proposed grading, Area of Disturbance, all buildings, finished floor elevations, the driveway, address marker, culverts, drainage channels, parking area, outdoor areas, fire pits, snow push zones and storage areas, protected plants and terrain features, vegetation to be removed, utility sources and connections, site walls and any other Improvements, as appropriate.
- 3. <u>Grading, Drainage and Erosion Control Plans</u> (1" = 10'-0" minimum scale) showing existing and proposed grades, all drainage structures and/or other drainage design solutions, and cut and fill calculations. Plans are to also indicate the size of stockpiles, where they are to be located on the Construction Site and the length of time they will remain. The extent and location of sediment fencing and measures taken to control erosion during grading and construction are also to be indicated.



- 4. <u>Landscape Plans</u> (1" = 20'-0" minimum scale) including irrigation plans with locations of main irrigation lines, areas of automatic irrigation, type of controls and heads; proposed plant materials, sizes, and locations; vegetation to be removed; tree protection plan; areas of planting, water features, patios, decks, courtyards, utility layout, service areas and any other significant design elements; top and bottom of wall elevations; and material specifications.
- 5. <u>Lighting Plan</u> (1/8" = 1'-0" minimum scale) including locations of all exterior architectural and landscape light fixtures. Cut sheets are to be submitted for all proposed fixtures and bulb types, including wattage specifications.
- 6. <u>Floor Plans</u> (1/8" = 1'-0" minimum scale) for all proposed structures, including proposed uses; wall, door and window locations; overall dimensions; finished floor elevations and the total square footage of all floors.
- 7.  $\underline{\text{Roof Plans}} (1/8" = 1'-0" \text{ minimum scale})$  for all proposed structures, including roof pitches, materials and the location of chimneys, satellites, solar panels and other roof projections.
- 8. <u>Building Sections</u> (1/8" = 1'-0" minimum scale) indicating existing and proposed grades and finished floor, ceiling plate and ridgeline elevations.
- 9. Exterior Elevations (1/8" = 1'-0" minimum scale) showing both existing and proposed grade lines, ridge heights, roof pitch, roof projections (chimneys, vents satellites, solar panels) exterior materials and colors. In addition to black and white elevations, one unbound set is to be rendered in color and illustrate shadows.
- 10. <u>Details</u> (1/4" = 1'-0" minimum scale) details of doors, windows, rafter tails, rails, wall openings, retaining walls, address marker identification sign (if proposed) and other architectural elements that establish and further describe the character and overall style of the house.
- 11. Revised Street Perspective (1" = 10'-0" minimum scale), required only when significant changes have been made to Preliminary Design Review submission. Street perspective is to show the relationship of the house to the street landscape and any existing buildings. The perspective is to adequately convey 3-dimensional massing

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- 12. <u>Sample Board</u> samples of all exterior materials and colors, including:
  - Roofs Stone treatments
  - Wall siding Exterior trim
  - Windows Doors
  - Fences Railings
  - Paving
- 13. <u>Construction Schedule</u> include start and completion dates for both construction and landscape installation.
- 14. <u>Construction Management Plan</u> showing the area in which all Construction activities will be confined, and how the remaining portions of the Homesite will be protected. Access during all stages of construction, including after completion of framing, is to be addressed to insure the continued protection of existing vegetation. The Construction Management Plan is to indicate the following:
  - a. Area of Disturbance (Section 2.6)
  - b. Type, size and color of the construction trailer or portable office (Section 7.9);
  - c. Vehicular access route;
  - d. Extent of protection fencing at stands of existing vegetation (Section 7.14);
  - e. Location and size of the construction storage area (Section 7.6);
  - f. Parking areas (including maximum number of vehicular parking spaces Section 7.5);
  - g. Locations of the chemical toilet, dumpster and debris storage, wash-off areas and fire fighting equipment (Sections 7.10 and 7.11);
  - b. Areas of utility trenching;
  - i. Limit of excavation, drainage patterns and erosion control measures in compliance with Best Management Practices and Section 2.4; and
  - j. Location and size of stockpiles and the length of time stockpiles are to remain (Section 6.8.1; Grading, Drainage and Erosion Control Plans).

The Committee reserves the right to amend Final Design Review submission requirements on a case-by-case basis as required by conditions and considerations particular to each Homesite and/or Improvement.



#### 6.8.2 FINAL DESIGN REVIEW MEETING

Upon receipt of a complete submission, the Final Design Review will be scheduled for the next available meeting (see Section 6.16 for Committee schedule). The Committee will review and comment on the application at the meeting and will subsequently provide the Owner with the conclusions of the meeting in writing within 14 days of the meeting.

Corrected materials are to be provided to the Committee within 30 days of issuance of the meeting's conclusion. A second review meeting may be necessary to review corrected and/or new materials. An additional design review fee may be required by the Committee for any resubmission.

Final design approval must be obtained from the Committee prior to submitting to the Town of Truckee for all applicable building permits. Final design approval is valid for 8 months from the date of notification. If final design approval expires, all approvals are revoked and Owners shall repeat the Final Design Review unless waived by the Committee.

#### 6.9 TOWN OF TRUCKEE APPROVAL

The Owner is to apply for all applicable building permits from the Town of Truckee. Any adjustments to Committee-approved plans required by the Town are to be submitted to the Committee for review and approval prior to commencing construction. The issuance of any approvals by the Committee does not imply corresponding compliance with the legally required demands of other agencies.

No materials, tools, temporary offices or portable toilets, excavation or construction equipment or similar materials or equipment may be delivered to the site prior to the issuance of all building Permit(s) and completion of the Pre-Construction Conference (Refer to Section 7.1).

#### 6.10 Subsequent Changes

Subsequent construction, landscaping or other changes in the intended Improvements that differ from approved final design documents, sample boards or the mock-up are to be submitted to the Committee for review and approval prior to making changes.

#### 6.11 CONSTRUCTION REVIEW OBSERVATIONS

During construction, the Committee will check construction to ensure compliance with approved final design documents. These observations are specified in Sections 7.2 & 7.3 of this document. If changes or alterations have been found that have not been approved, the Committee will issue a Notice to Comply.

#### 6.12 NOTICE TO COMPLY

When as a result of construction monitoring/observations the Committee finds changes and/or alterations that have not been approved or a non-compliance with the Construction Guidelines (see Chapter 7), the Committee will issue a Notice to Comply within three (3) working days of the observation. The Committee will describe the specific instances of non-compliance and will require the Owner to comply or resolve the discrepancies.

The Committee reserves the right to issue a "stop work" order in cases of severe non-compliance.

#### 6.13 COMPLIANCE CERTIFICATE

Construction is to be completed within 18 months of commencement. Upon completion of construction, the Owner and/or Contractor are to give written notice to the Committee requesting a Final Observation (see Section 7.3). The Committee will make a final inspection of the property within 30 days of notification. If construction is complete and in compliance with Committee-approved plans and the Design Guidelines, the Committee will issue a Compliance Certificate (subject to completion of landscape installation) within this same 30-day period. The Owner is not to take occupancy of any Improvement(s) until final construction approval is obtained from the Committee. If it is found that the work was not done in compliance with the approved final design documents, the Committee will issue a Notice to Comply, specifying the particulars of noncompliance, within 7 working days of the observation. All non-complying Improvements are to be promptly corrected within 30 days of the observation.

The Compliance Deposit (see Section 7.4) will be released within 30 days of the Committee's issuance of the Compliance Certificate.



#### 6.14 RIGHT OF WAIVER

The Committee has the authority to approve deviations from portions of the Guidelines that are not mandated by the Town of Truckee. Any request to deviate from these Guidelines will be evaluated at the sole discretion of the Committee. Prior to the Committee approving any deviation from the Design Guidelines, it must be demonstrated that the proposal is consistent with the overall objectives of the Guidelines and will not adversely affect adjacent properties or Gray's Crossing as a whole.

## 6.15 Non-Waiver, No Inadvertent Precedents

The Committee's approval of any plans, drawings or specifications for any work done or proposed shall not be deemed to constitute a waiver of any right to withhold approval of any similar plan, drawing or specification subsequently or additionally submitted for approval. For example, the Committee may disapprove an item shown in the final design submittal even though it may have been evident and could have been, but was not, disapproved at the Preliminary Design Review. Failure to enforce any of these Design Guidelines shall not constitute a waiver of same. An oversight by the Committee of non-compliance at anytime during the review process, construction process or during its final inspection does not relieve the Owner/Developer from compliance with these Guidelines and all other applicable codes, ordinances and laws.



#### 6.16 Design Review Schedule

The Committee will make every reasonable effort to comply with the time schedule for design review. However, the Committee will not be liable for delays that are caused by circumstances beyond its control. The Committee will provide design review according to the following schedule:

#### 1. Pre-Design Conference

• Meeting requested at least 14 working days prior to the desired meeting date.

#### 2. Preliminary Design Review

- Application documents to be submitted at least 14 working days prior to the desired meeting date and within eight months of the Pre-Design Conference.
- Written comments provided to Owner within 14 days of meeting.
- A second review meeting may be necessary to review corrected and/or new materials. Corrected materials will be provided to the Committee within a minimum of 30 days.

#### 3. Final Design Review

- Application documents to be submitted 14 working days prior to the desired meeting date and within eight months of preliminary design approval.
- Written comments provided to Owner within 14 days of meeting.
- A second review meeting may be necessary to review refinements, revisions and/or new materials. These materials will be provided to the Committee within 30 days.

#### 4. Minor Improvement

- Application documents to be submitted a minimum of 14 working days prior to the next scheduled Committee meeting and within eight months of final design approval.
- Written comments from the Committee meeting provided to Owner within 30 days of receipt of submission.

#### 5. Building Permits

Owner applies to the Town of Truckee for all applicable building and use permits.



#### 6. Construction Monitoring

- Pre-Construction Conference request submitted at least 7 working days prior to the desired meeting date.
- Site Observation request submitted at least 7 working days prior to the desired meeting date.

#### 7. Final Observations

- Final Construction Observation within 30 days of receipt of written request and prior to request for a Certificate of Occupancy.
- Compliance Certificate issued within 30 days of request for Final Construction Observation.
- Notice to Comply issued within 7 days of observation.

#### 8. Release of Compliance Deposit

• Compliance Deposit released within 30 days of issue of Compliance Certificate.

## 6.17 APPLICATION FEES

In order to defray the expense of reviewing plans, monitoring construction and related data, and to compensate consulting Architects, Landscape Architects and other professionals, the Committee has established a total design review fee for the Design Review Process payable upon submittal of the initial project application. Fees for resubmission may also be required by the Committee on a case-by-case basis. Application fees may be amended from time to time, as needed. A current fee schedule may be obtained from the Committee office.





FIGURE 7-1: Construction Observations ensure safe practices and site preservation

To assure the construction of any Improvement within Gray's Crossing occurs in a safe and timely manner without damaging the natural landscape and while minimizing disturbance to residents or guests, these Guidelines will be enforced during all Construction Activities. The Owner of a Homesite shall be responsible for violations of the Design Guidelines (including the construction regulations contained herein) by any Contractor, subcontractor, agent, or employee performing any activities on behalf of the Owner within Gray's Crossing, whether located on the Homesite or elsewhere within the community.



#### 7.1 PRE-CONSTRUCTION CONFERENCE

The Pre-Construction Conference is to be held prior to beginning site clearing. All conditions of final design approval are to be met prior to scheduling the Pre-Construction Conference. During this meeting, the Contractor meets with an authorized representative of the Committee to review the approved final plans, the Construction Guidelines, and to coordinate scheduling and construction activities with the Committee. The Contractor is to bring to and/or complete the following items prior to the conference:

- Compliance Deposit (See Section 7.4)
- Construction sign details (see Section 7.17)
- Contractor Emergency Contact Information
- Staking and tree taping (as described below)

#### Staking and Tree Taping:

Prior to the Pre-Construction Conference, the Owner is to stake the corners of the Improvement Envelope, proposed buildings, any proposed building additions, driveway centerlines and all other major Improvements. Ridgeline flagging is to indicate proposed Building Heights at all major ridgelines.

Tree groupings proposed for removal are to be marked in the field with red tape. Trees to be pruned and/or limbed are to have blue tape tied to the limb and/or area of trimming.

#### 7.2 SITE OBSERVATION

This observation includes review of staking of the Construction Area (as shown on the Construction Management Plan) including all corners of proposed buildings, driveways and extent of grading. In addition, flagging of all areas to be protected will be reviewed. A water meter and backflow preventor is to be properly installed prior to the Site Observation to ensure water is available for construction. This observation is to occur prior to the start of any Construction Activity.



#### 7.3 FINAL OBSERVATION

Owners and/or their Contractor are to schedule the Final Observation prior to applying for Certificate of Occupancy and after all Improvements, with the exception of landscaping, have been completed.

- During this observation, the Committee will verify that final construction has been completed in accordance with approved plans.
- If approved, the Committee issues a Compliance Certificate within 30 days. If not approved, the Committee issues a Notice to Comply within 7 days. In the event a Notice to Comply is issued, the Contractor is to rectify the discrepancies found and schedule an additional observation.

#### 7.4 COMPLIANCE DEPOSIT

After the Committee approves the proposed Construction Management Plan as described in Section 6.8.1 and prior to commencing any Construction Activity, a Compliance Deposit in the amount of \$5,000 is to be delivered to the Committee as security for the project's full and faithful performance during the construction process in accordance with Committee-approved final plans.

The amount of the Compliance Deposit may be revised by the Committee from time to time as necessary.

The Committee may use, apply or retain any part of a Compliance Deposit to the extent required to reimburse the Committee for any cost it may incur on behalf of the project's Construction Activity. The Committee is to be reimbursed for any costs incurred to restore the Compliance Deposit to its original amount. Construction Activity shall be halted until the Compliance Deposit is brought up to the original amount.

The Committee shall return the Compliance Deposit to the depositor within 30 days of issuance of the Compliance Certificate.

#### 7.5 CONSTRUCTION PARKING AREAS

All vehicle and parking areas are to be managed in accordance with the following requirements:

- All vehicles are to be parked in approved parking areas, as shown on the approved Construction Management Plan.
- Vehicles parked on the road may not impede access to normal traffic and emergency vehicles, including
  fire trucks. Where parking on the shoulder occurs, all damage to the shoulder and landscape is to be
  repaired by the Contractor continually and not left for the end of construction. Vehicles may not be parked
  outside of the Construction Area.
- No vehicle repair is allowed on the Homesite except in case of emergency or within a fully-enclosed garage.

#### 7.6 Delivery and Storage of Materials and Equipment

Each Contractor is responsible for ensuring his/her subcontractors and suppliers obey all posted speed limits and traffic regulations. Fines will be imposed by local police and/or the Committee against the Contractor, Owner and/or Compliance Deposit for repeated violations. The following, additional Guidelines apply to all material delivery and storage:

- All building materials, equipment and machinery are to be delivered to and remain within the
  Improvement Envelope. This requirement includes all building materials, earth-moving equipment,
  trailers, generators, mixers, cranes and any other equipment or machinery that will remain on the
  Construction Site overnight.
- Delivery vehicles may not drive across neighboring properties to access a construction site.

#### 7.7 Hours of Construction

Daily working hours are limited to Monday through Friday 7:00am – 6:00pm. Saturday hours are from 9:00am – 4:00pm. However, Saturday construction on sites within 300 feet of an occupied Residence is limited to indoor work. Noisy activity is prohibited on Sunday. Construction Activity is not permitted on national holidays. Construction hours may be revised at the discretion of the Committee or the Town of Truckee.



#### 7.8 FIRE AND SAFETY PRECAUTIONS

Fire safety standards are regulated by the Town of Truckee. All Contractors are to refer to Town codes regarding fire safety. The following additional fire and safety precautions are to be adhered to at all Construction Sites:

- On-site fires are not allowed.
- All fires are to be reported even if it is thought to be contained, extinguished or already reported.
- One or more persons are to be appointed as the individual(s) responsible for reporting emergencies and/or phoning 911.
- Access for emergency vehicles is to be maintained at all times.
- Access to fire hydrants, emergency water tanks and emergency turnouts are not to be blocked at any time.
- Smoking materials are to be discarded in approved containers.
- A minimum of one shovel and two 20-pound ABC-Rated Dry Chemical Fire Extinguishers are to be mounted in plain view.
- All equipment, including small tools, is to utilize a working spark arrestor.

#### 7.9 CONSTRUCTION TRAILERS AND/OR TEMPORARY STRUCTURES

Upon approval of the Construction Management Plan and receipt of the building permit, a temporary construction trailer or portable field office may be located on the building site within the Improvement Envelope, subject to the following Guidelines:

- The type, size and color of construction trailers are to be approved by the Committee during the Pre-Construction Conference.
- Construction trailers are to be colored to recede into the landscape and sited to minimize impacts to the site.
- The field office may not be placed on site earlier than two weeks prior to the actual start of continuous construction activity.
- Provisions for temporary power and telephone line are to be installed simultaneously.
- The construction trailer is to be removed prior to application for the Certificate of Occupancy.

#### 7.10 SANITARY FACILITIES

Owners and their Contractors are responsible for providing adequate sanitary facilities for construction workers. Portable toilets are to be located within the Improvement Envelope and in a discreet location, as approved on the Construction Management Plan. Sanitary facilities are not to be located within 50 feet of drainages and/or other sensitive resources.

#### 7.11 DEBRIS AND WASTE REMOVAL

The following debris and waste removal procedures are to be adhered to at all Construction Sites:

- Trash and debris are to be cleaned up at the end of each day. Trash and debris are to be removed from each Construction Site at least once a week and transported to an authorized disposal site.
- Trash receptacles are to be located within the Improvement Envelope, alongside the access drive, and out of views from off-site.
- Dumping, burying and/or burning trash is not permitted anywhere within Gray's Crossing.
- Heavy and large debris, such as broken stone and wood scraps, are to be removed from the site immediately upon completion of each work trade.
- Concrete washout, from both trucks and mixers, is to be contained within the Improvement Envelope and concealed by structure or covered with backfill. Concrete washout in road rights-of-way, setbacks or on neighboring properties is strictly prohibited.
- During the construction period, each construction site shall be kept neat and is to be properly policed
  to prevent it from becoming a public eyesore, nuisance, or detriment to neighboring properties. Owners
  are responsible for any clean-up costs incurred by the Committee or the Association in enforcing these
  requirements.
- Dirt, mud and/or other debris is to be promptly removed from public or private roads, open spaces, driveways and/or other portions of Gray's Crossing.



#### 7.12 EXCAVATION, GRADING AND EROSION CONTROL

During construction, erosion is to be minimized on exposed cut and/or fill slopes through proper soil stabilization, water control and re-vegetation. To insure proper control or erosion and sedimentation, the procedures outlined below are to be followed. All measures are to comply with the Town of Truckee Development Code, state and federal ordinances, regulations and permits, including the Lahontan Water Quality District and the Gray's Crossing Stormwater Pollution Prevention Plan.

## 7.13 BLASTING

The Committee is to be notified a minimum of two weeks in advance of any proposed site blasting. All required permits are to first be obtained from the Town of Truckee. Additional requirements are listed below:

- Blasting may only be done by licensed demolition personnel, with insurance coverage as mandated by county and state statutes.
- The Committee may require documentation of anticipated seismic effects, with confirmation that such effects will not be injurious to other persons or properties, public or private, and that all appropriate protection measures will be taken.
- The Committee may require additional insurance to cover potential damages from blasting to adjoining Improvements and properties.
- All excess material resulting from blasting, as well as any other excess excavation materials, is to be promptly removed from Gray's Crossing.

#### 7.14 TREE AND HABITAT PROTECTION

The following Guidelines apply to tree protection during construction operations:

- Trees are not to be removed without prior approval from the Committee.
- Before construction starts, exclusionary fencing is to be installed around the perimeter of all trees not approved for removal.
- Fencing material is to be highly visible and sturdy.
- Construction equipment or activity is not permitted within the fenced area (exclusionary zone) without written authorization from the Committee.
- Adequate drainage is to be provided to prevent ponding of water around the base of trees.
- Soil compaction is to be avoided around all trees.
- Mesh netting is to be used to protect trees from dust and paint drift.

#### 7.15 DAMAGE, REPAIR AND RESTORATION

Damage and scarring to other property, including streets, neighboring properties, existing buildings, roads, driveways and/or other Improvements will not be permitted. If any such damage occurs, it is to be repaired and/or restored promptly at the expense of the person causing the damage or the Owner of the Homesite.

- Upon completion of construction, each Owner and Contractor is to clean his Construction Site and any neighboring sites that have been impacted and repair all property which has been damaged.
- The Owner and Contractor are financially responsible for site restoration/re-vegetation and refuse removal
  necessitated on any and all adjacent properties as a result of trespass or negligence by their employees or
  sub-contracted agents.
- Any property repair costs as mentioned above, incurred by the Committee, Declarant or Association, will be taken out of the Compliance Deposit or billed to the Owner.

#### SITE AND LANDSCAPE



## 7.16 RIGHT TO FINE

The Committee reserves the right to issue fines to the Owner and/or Contractor, or to apply the fine to the posted Compliance Deposit, for the violation of any of the procedures set forth in these Guidelines. All fines imposed will be responsive to the nature and consequences of the violation.

## 7.17 CONSTRUCTION SIGNS

One temporary construction sign per Homesite is permitted during construction, subject to the following Guidelines:

- The sign is not to exceed 6 square feet.
- The design and information indicated on construction signs are to conform to examples provided by the developer.
- Construction signs may be free-standing or mounted to a construction trailer, but in all cases are to be located within the property boundaries and visible from the adjacent roadway.
- Construction signs are to be submitted to the Committee for approval at the Pre-Construction Conference and are to be removed prior to the issuance of a Temporary or Final Certificate of Occupancy.
- Signs are to include address information per the requirements of local emergency response agencies.
- Emergency contact information is to be posted on the back side of the construction sign, out of view from the road.



# APPENDIX A GLOSSARY OF DEFINED TERMS

#### ACCESSORY STRUCTURES

Any building detached from and subordinate to the main building, including Secondary Residential Units, garages, pavilions, gardening sheds, and/or art studios.

#### APPLICANT

An Owner and/or Owner's Consultant that is applying for approval on the new construction, renovation, alteration, addition and/or any other Improvement to any building and/or Homesite.

#### **ARCHITECT**

A person licensed to practice architecture in the State of California.

#### AREA OF DISTURBANCE

The area surrounding Construction Activities that is impacted by such construction.

#### ARTS AND CRAFTS

The Arts and Crafts architectural style is typified by its attention to detail, the use of natural building materials and generally low horizontal building forms. Elements of Arts and Crafts design that are particularly appropriate at Gray's Crossing are further described in Section 1.3 of the Design Guidelines.

#### **BOARD OF DIRECTORS (BOARD)**

See definition contained in the Master Declaration.

#### **BUILDING HEIGHT**

The vertical distance from the highest point of a structure to the average of the highest and lowest points where exterior walls touch natural grade.

#### COMPLIANCE CERTIFICATE

Written notice given by the Committee to the Owner upon Final Observation approval.

#### COMPLIANCE DEPOSIT

A deposit paid by the Owner or Contractor to the Committee prior to commencing any Construction Activity.

#### CONSTRUCTION ACTIVITY

Any site disturbance, construction, addition or alteration of any building, landscaping or any other Improvement on any Construction Site.

#### CONSTRUCTION AREA

The area in which all Construction Activity, including Construction Vehicle parking, is confined on a particular Homesite.

#### CONSTRUCTION SITE

A site upon which Construction Activity takes place.

#### CONSTRUCTION VEHICLES

Any car truck, tractor, trailer or other vehicle used to perform any part of a Construction Activity or to transport equipment, supplies or workers to a Construction Site.

#### **CONSULTANT**

A person retained by an Owner to provide professional advice or services.

#### CONTRACTOR

A person or entity retained by an Owner for the purpose of constructing any Improvement within Gray's Crossing.

#### DECLARANT

See definition contained in the Master Declaration.

#### **DEFENSIBLE SPACE**

The area immediately surrounding all structures on a site for a minimum of 30 feet. Within the Defensible Space all vegetation and landscape are to be maintained as directed in the Gray's Crossing Fuel Modification Plan.

#### **DESIGN GUIDELINES (GUIDELINES)**

The standards, review procedures and construction regulations adopted and enforced by the Committee as set forth in this document and as amended from time to time by the Committee.

#### DESIGN REVIEW COMMITTEE (COMMITTEE)

See definition contained in the Master Declaration.

#### **EXCAVATION**

The digging and removal of earth from its natural position, or the cavity resulting from such removal.



#### **FILL**

The amount of material used to increase an existing grade.

#### GREEN DESIGN, (GREEN), (SUSTAINABLE DESIGN)

The implementation of environmentally sensitive and resource conserving techniques into the design and construction of buildings and landscape. Green Design is intended to create Residences that are integrated with the local landscape and climate and create a healthier living environment for the building's residents and neighbors.

#### GROSS FLOOR AREA

The area in square feet of all floors within a building, measured from the interior surfaces of the exterior walls.

#### **IMPROVEMENT**

The definition of Improvement throughout this document is consistent with that provided in the Master Declaration as applied to individual Homesites at Gray's Crossing.

#### IMPROVEMENT ENVELOPE

That portion of a Homesite, wherein all Improvements may take place (as established by front, rear and side setbacks), including all buildings, terraces, pools, autocourts and/or garages, with the exception of some native landscape planting, utilities, walls and driveways.

#### LANDSCAPE ARCHITECT

A person licensed to practice landscape architecture in the State of California.

#### HOMESITE

See definition for "Lot" contained within the Master Declaration.

#### HOMESITE DIAGRAM

The individual site plan for each Homesite that describes the unique attributes of the particular site and indicates important design parameters such as topography, the Improvement Envelope, Natural Area, easements of record, preferred driveway access, maximum Gross Floor Area and maximum Building Height.

#### MASSING

The overall size, volume, spread, expression and articulation of building forms, including the main house, Accessory Structures, covered terraces and other roofed areas, as they relate to the topography and landscape of each particular site. A building's compliance with the maximum Gross Floor Area may not be sufficient to demonstrate a building

has complied with all Massing requirements as described in these Guidelines.

#### MASTER DECLARATION

The Master Declaration of Covenants, Conditions and Restrictions for Gray's Crossing.

#### MOUNTAIN RANCH HOUSE

The Mountain Ranch House architectural style is typified by low, horizontal building forms, gable roofs, buildings that respond to the natural topography, the use of natural and indigenous building materials, deep roof overhangs and a connection to the outdoors. Elements of Mountain Ranch House design that are particularly appropriate at Gray's Crossing are further described in Section 1.4 of the Design Guidelines.

#### NATURAL AREA

An area that is altered moderately so that it blends with all adjoining naturally landscaped areas and creates natural screens to obscure and soften built Improvements from neighboring areas. All plant materials introduced in this area are to be native species as indicated in the Approved Plant List (Appendix B).

#### NOTICE TO COMPLY

Written notice issued to an Owner and/or Contractor of any changes and/or alterations not in compliance with Committee-approved plans or the Design Guidelines, which are to be corrected as requested by the Committee.

#### OWNER

See definition contained in the Master Declaration.

#### PARCEL

See definition contained in the Master Declaration.

#### RESIDENCE

See definition contained in the Master Declaration.

#### SECONDARY RESIDENTIAL UNIT

An Accessory Structure that provides complete living facilities and amenities.



#### SITE COVERAGE

The percentage of total site area occupied by structures, paving for vehicle use, and all other impervious surfaces. Structure/building coverage includes the primary structure, all accessory structures (e.g., carports, garages, patio covers, storage sheds, trash dumpster enclosures, etc.). Structure/building coverage does not include eave overhangs, second-story balconies, and decks that allow for the drainage of water through the deck surface and are a minimum of ten feet above the finished grade at all points. Structure/building coverage is measured from exterior wall to exterior wall. Pavement coverage includes areas necessary for the ingress, egress, outdoor parking, and circulation of motor vehicles.

#### **STORY**

A living level contained between the surface of any floor and the surface of the floor above it, or if there is not a floor above, then the space between the floor and the ceiling next above it. Any portion of a Story exceeding 18 feet in height shall be considered an additional Story for each 18 feet or fraction thereof. Stories contained within the roof by utilizing dormers or similar roof structures are considered to be one-half Story.



# APPENDIX B APPROVED PLANT LIST

The plant list incorporates both plants native to the site and indigenous to the region. An emphasis is placed on using native and/or drought tolerant plants in all landscape improvements and utilizing non-native, more "ornamental" plants in private areas to retain the integrity of the landscape.

In addition, five seed mixes have been prepared for various applications throughout the site that incorporate a mix of native and site suitable grasses, perennials and shrubs. They are as follows, (please refer to the Plant List for a particular breakdown of each mix):

CATEGORY	BOTANICAL NAME	COMMON NAME	Natural Areas	Improve- ment Envelope	Drainages/ Wet areas
Trees	Acer circinatum	Vine Maple		X	
	Acer ginnala	Amur Maple <sup>1 2</sup>		Х	
	Acer grandidentatum	Rocky Mt. Maple <sup>2</sup>		Х	
	Alnus incana ssp. tenuifolia	Mountain Alder <sup>12</sup>	Х	X	X
	Betula occidentalis 'Fontinalis'	Water Birch <sup>12</sup>		Х	Х
	Picea pungens	Colorado Spruce		Х	
	Pinus contorta ssp. murrayanna	Lodgepole Pine	X		
	Pinus jeffreyi	Jeffrey Pine	Х	Х	
	Pinus ponderosa	Ponderosa Pine	Х	Х	
	Populus tremuloidies	Quaking Aspen	X	X	Х
	Prunus cistena	Purple Sand Cherry		X	
	Prunus sp. (Shupert)	Cherry		X	
	Prunus spp.	Crabapple/Apple		Х	
	Prunus virginiana	Chokecherry <sup>12</sup>	X	Х	
	Salix scouleriana	Scouler's Willow <sup>12</sup>	X	Х	Х
	Sorbus aucuparia	Mountain Ash		Х	

CATEGORY	BOTANICAL NAME	COMMON NAME	Natural Areas	Improve- ment Envelope	Drainages/ Wet areas
Shrubs					
	Amelanchier alnifolia	Serviceberry	Х	Х	
	Amelanchier utahensis	Serviceberry	Х	Х	
	Artemisia tridentata ssp vaseyana	Mountain Sagebrush	Х		
	Chrysothamus nauseous	Rabbit Brush	Х	Х	
	Cornus sericea	Red Twig Dogwood		Х	
	Cornus sericea 'Flaviramea'	Yellow-Twig Dogwood		Х	
	Pinus mugo mugo	Mugo Pine		Х	
	Potentilla fruticosa	Shrubby Cinquefoil	Х	Х	
	Potentilla fruticosa ( hybrids)	Shrubby Cinquefoil		Х	
	Purshia tridentata	Bitterbrush	Х	Х	
	Rhus typhina	Staghorn sumac		Х	
	Ribes cereum var. roezlii	Golden Currant	Х	Х	
	Ribes nevadense	Sierra Currant/Mt. Pink Current	Х	Х	
	Rosa glauca	Red Stem Rose		Х	
	Rosa harisonii	Harrison's Yellow Rose		X	
	Rosa rugosa	Tomato Rose		Х	
	Rosa woodsii var.ultramontana	Mountain Rose	Х	X	X
	Rubus parvifolius	Thimbleberry	Χ	X	X
	Salix purpurea var. nana	Dwarf Purple Willow		Х	X
	Sambucus caerula	Blue Elderberry		X	X
	Spirea densiflora	Mountain Spirea	Χ	X	X
	Spirea douglasii	Western Spirea		Х	
	Spirea nipponica	Snowmound Spirea		X	
	Spireasp. (Goldflame)	Goldflame Spirea		X	
	Syringia spp.	Lilac		X	
	Viburnum trilobum	Cranberry Bush		Х	

<sup>&</sup>lt;sup>1</sup> Grow as mutli-stem only. Not as a single trunk. <sup>2</sup> Cluster these species in large groupings.





CATEGORY	BOTANICAL NAME	COMMON NAME	Natural Areas	Improve- ment Envelope	Drainages/ Wet areas
Vines	Clematis spp.	Clematis species		X	
	Humulus lupulus	Hops		Х	
Ground Covers	Ajuga repens	Ajuga		Х	
	Arctostaphylos uva-ursi	Kinnikkinnick		Х	
	Berberis aquifolium (repens)	Creeping Mahonia	Х	Х	
	Ceanothus prostratus	Squaw carpet	Х	Х	
	Cotoneaster dammeri 'eicholtz'	Cotoneaster		Х	
	Fragaria sp.	Strawberry		Х	
	Galium oderatum	Sweet Woodruff		Х	
	Potentilla verna var. nana	Potentilla		X	
	Symphorcarpos mollis	Creeping Snowberry	Χ	X	
	Symphorcarpos sp. (Hancock)	Coral berry Snowberry		Х	
	Thymus spp.	Thyme		Х	
Perennials	Achillea millefolium	Yarrow	Х	Х	
	Aconitum columbiana	Monkshead	Х	Х	Х
	Aquilegia spp.	Columbine		X	
	Castilleja sp.	Indian Paintbrush		X	
	Carex sp.	Sedge	Χ		Х
	Delphinium sp. (ornamental)	Larkspur		X	
	Dicentra formosa and other ssp.	Bleeding Heart		X	
·	Echinacea purpurea	Purple Cone Flower		Х	
	Epilobium canum	California Fuschia	Χ	Х	
	Erigonum umbellatum	Sulfur Buckwheat	Χ		
	Eriophyllum lanatum	Wooly sunflower	Χ	Х	
	Eshscholzia californica	California poppy	Χ	X	





CATEGORY	BOTANICAL NAME	COMMON NAME	Natural Areas	Improve- ment Envelope	Drainages/ Wet areas
	Geum triflorum (ornamentals)	Prairie smoke		Х	
	Iris sibirica	Siberian Iris		Х	
	Juncus spp.	Rush	X		Х
	Linum lewisii	Mountain flax	X	X	
	Lupinus polyphyllus	Large Leaf Lupine	X	X	X
	Lupinus sp. (Russel hybrids and other onamentals)	Lupine	Х	X	
	Nepeta sibirica and other spp.	Cat Mint		Х	
	Paeonii sp.	Peony			
	Penstemon heterophyllus	Penstemon	X	X	
	Penstemon newberryi		X	Х	
	Penstemon rydbergii		X	Х	Х
	Penstemon speciosus		X	X	
	Penstemon spectabilis			Х	
	Rudbeckia sp. (Goldstrum)	Black-eyed Susan		X	
Ornamental Grasses	Calamagrostis spp.	Feather Reed Grass		Х	
	Elymus elymoides	Squirreltail	Х	Х	Х
	Festuca ovina	Sheep Fescue		Х	
	Festuce trachyphylla	Hard Fescue	Х	Х	
	Festuca sp. (Blue Fescue)	Blue Fescue		Х	
	Miscanthus sinensis.	Japanese Silver Grass		Х	
	Panicum canadensis			Х	
	Panicum capillare			Х	
	Panicum spp.	Switch Grass		Х	
	Panicum stricta			Х	





CATEGORY	BOTANICAL NAME	COMMON NAME	Natural Areas	Improve- ment Envelope	Drainages/ Wet areas
Turf Grasses	Festuca sp.	Warwick Hard Fescues		X	
	Festuca sp.	Spartan Fescue		X	
	Festuca sp.	Sierra Fescue		X	
	Festuca sp. (rubra)	Red Fescue		X	

Seed Mix #1 – Lupine Mix – This mix is for general use on gentler sloped areas throughout the site wherever soil has been disturbed. It combines a mix of grasses with a predominance of two types of Lupine and a native Penstemon. This mix will be used on all the road edges except at intersections or accent areas where the Enhanced Mix will be used.

CATEGORY	BOTANICAL NAME	COMMON NAME	Rate (lbs/acre PLS)
Seed Mix #1			
	Lupine M	ix	
	Festuca trachyphylla	Hard Fescue	6
	Elymus trachycaulus	Slender Wheatgrass	2
	Bromus carinatus	Mountain Brome	4
	Elymus elymoides	Squirreltail Grass	4
	Achnatherum occidentalis or lettermanii	Needlegrass	1
	Artemisia trdentata var. vaseyana		.5
	Lupinus lepidus	Dwarf Lupine	2
	Lupinus argenteus	Silver Lupine	1
	Eriogonum nudum	Buckwheat	.5
	Eriogonum umbellatum	Silver Buckwheat	1
	Penstemon speciosus	Beardtongue	0.5
	Senecio integerrimus	Groundsel	0.5





*Seed Mix* #2 – Revegetation/Slope Stabilization Mix – This mix is specifically designed for constructed slopes (cut or fill) and/or slopes 4:1 or steeper. It combines grasses that will stabilize slopes and two types of Lupine.

Seed Mix #2			
1	Revegetation/Slope Sta	bilization Mix	
	Bromus carinatus	Mountain Brome	6
	Festuca trachyphylla	Hard Fescue	10
	Elymus elymoides	Squirreltail Grass	10
	Elytrigia intermedia cv 'Luna'	Luna Wheatgrass	6
	Lupinus argenteus	Silver Lupine	1
	Lupinus lepidus	Dwarf Lupine	2

*Seed Mix* #3 – **Detention Basins/Interior** – This mix is designed for the wetter drainage areas, specifically the interior of detention basins.

Seed Mix #3			
	Detention Ba	asins - Interior	
	Deschampsia cespitosa	Hair Grass	6
	Deschampsia	Annual Hair Grass	4
	danthoniodes		
	Hordeum brachyantherum	Meadow Barley	6
	Leymus triticoides	Creeping Wheatgrass	4
	Poa pratensis	Kentucky Bluegrass	4





*Seed Mix* #4 – Enhanced Mix – This mix is specifically designed for accent areas, or places where a burst of color and more refined grasses is appropriate. This mix will be used in roundabout areas, intersections or any other community feature areas.

Seed Mix #4			
	Enha	anced Mix	
	Festuca ovina	Sheep Fescue	2
	Festuca trachyphylla	Hard Fescue	6
	Elytrigia trachycaulus	Slender Wheatgrass	.5
	Castilleja applegatei	Paintbrush	0.2
	Erigonum umbellatum	Sulfur Buckwheat	1
	Ipomopsis aggregata	Scarlet Gilia	0.5
	Lupinus arbustus	Crest Lupine	1
	Lupinus argenteus	Silver Lupine	1
	Lupinus lepidus	Dwarf Lupine	1
	Penstemon speciosus	Beardtongue	1

Seed Mix #5 – Unmowed grass areas/Golf Course Rough areas – This seed mix has been prepared to be used in the golf course rough areas and is also suitable anywhere a grass "field" is needed that will not be regularly mown.

Seed Mix #5			
	Unmowed grass areas	and/or Golf Course Ro	ough
	Festuca ovina	Sheep Fescue	2
	Festuca trachyphylla	Hard Fescue	4
	Carex rossi	Ross's sedge	1
	Erigonum umbellatum	Sulfur Buckwheat	.5
	Penstemon speciosus	Beardtongue	0.5
	Viola beckwithii	Great Basin Violet	.2



# APPENDIX C Green design material sources

#### C-I APPLIANCES

Please consult the Energy Star website at www.energystar.gov/index.cfm?c=home.index for more information and qualified Energy Star products and appliances.

### C-2 FLOORING

Consult with manufacturers or suppliers for specific Green products.

- Recommended carpet manufacturers include, but are not limited to:
  - Bentley Mills
  - C&A
  - Interface
  - Mohawk
  - Royalty Carpet Mills
  - Shaw
- Manufacturers of recycled ceramic tile include, but are not limited to:
  - Crossville ceramics
  - Terra Green Ceramics
  - Oceanside Glass
  - Aurora Glass

# C-3 INSULATION

- Recommended brands include, but are not limited to:
  - "Cocoon" cellulose by Greenfiber (recycled newspaper): www.cocooninsulation.com
  - Bonded Logic (Natural Cotton Fiber Insulation): www.bondedlogic.com
  - Knauf (fiberglass): www.knauffiberglass.com
  - Certain Teed (fiberglass): www.certainteed.com/CertainTeed/Homeowner/Homeowner/Insulation/



# C-4 PAINTS AND STAINS

- Recommended paint manufacturers include, but are not limited to:
  - Duron: Genesis Paints
  - Kelly-Moore: Enviro-Cote
  - Benjamin Moore: Pristine Eco-Spec
  - AFM: Safecoat
  - Sherwin Russwin
  - Sherwin Williams: Harmony
- Recommended stain manufacturers include:
  - Cabot (Water based)
  - AFM: Safecoat
- Recommended sealants:
  - ZAR (water based polyurethane)

# C-5 PAVING

- Local suppliers who produce concretes and asphalts with recycled content include, but are not limited to:
  - TNT Materials
  - Teichert Aggregates



### c-6 Windows

Consult manufacturers or suppliers for specific super-insulating window types.

- Manufacturers of state-of-the-art superinsulating windows (superwindows) include, but are not limited to:
  - Anderson
  - Hurd
  - Marvin Window and Door
  - Pella
  - PPG Industries
  - Sierra Pacific
  - Velux America, Inc.
  - Visonwall
  - Viking
  - Weather Shield

### C-7 WOOD MATERIALS

- Suppliers of Reclaimed timber include, but are not limited to:
  - Eco-timber
  - Elmwood Reclaimed Timber
  - Endura
  - Heritage Lumber
  - Jefferson Recycled Woodworks
  - Vintage Timberworks

# GREEN DESIGN MATERIAL SOURCES

- Suppliers of FSC-certified timber include, but are not limited to:
  - CollinsWood
  - Eco-timber
  - Hayward
  - Home Depot
  - Setzer
  - Windfall Lumber
- Architects may call East West Partners or visit these websites to find more suppliers for reclaimed and certified lumber:
  - www.fscus.org
  - www.certifiedwood.org
  - www.oikos.com

# C-8 GREEN RESOURCE WEB SITES

• www.greenseal.com

