DESIGN GUIDELINES
The Reserve – Parcels 2 and 3
(City of San Diego Project No. 292065)

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DESIGN GUIDELINES
Volume I – Parcel 2

1 INTRODUCTION

1.1 Welcome to The Reserve

As owner of The Reserve, Parcel 2, you have discretion in selecting the character of your residential estate and landscape. Given the rare, unique hilltop setting of Parcel 2 with expansive views across La Jolla and the Pacific Coast, these Design Guidelines are the culmination of extensive professional design and engineering effort are intended to ensure that The Reserve continues to remain a remarkable place.

The land, topography, watersheds, geology, and views were studied in a complex three-dimensional model. These studies formed the basis for these Design Guidelines, which are intended to be used as a guide for the development and design of your property. With this guide, you will be able to clearly assess the building parameters and various viewpoints offered throughout the site.

Using these Design Guidelines, you can begin to imagine your own residential estate with opportunities for extended family and friends to enjoy spaces of their own. Meanwhile, you and your guests will experience the sensation of feeling a part of The Reserve landscape, unique with natural topography and vegetation interwoven throughout. Distinctive opportunities for the development of Parcel 2 include a residential estate that spans across the natural topography with spaces for entertaining, passive and active recreational opportunities and interwoven outdoor patios, verandas, and gardens. In essence, the planning and design of Parcel 2 requires this type of highly articulated spaces and rooms in order to capture the unique character of the property and, as a result, take advantage of the unparalleled views and setting.

Please bear this in mind as you pore through the specific technical guidelines that shape the sizes and materials of your residential estate, for they are meant to share with you the grandeur and beauty that has been carefully preserved over the past century and is now yours to cherish and enjoy into the future.

1.2 Overview

The Design Guidelines provide design criteria for the development of The Reserve, Parcel 2. They are intended to provide flexibility for architectural and landscape character within a defined and controlled development area. The goal of the Design Guidelines is to promote a visual quality and design setting that can be achieved through a number of styles and to provide guidelines so that the future property owner(s) of Parcel 2 will be able to quickly secure a building permit after first completing the City of San Diego's substantial conformance review process for the City to determine if the home design conforms to these Design Guidelines.

The Reserve
Design Guidelines – Parcel 2

The Reserve is a three-parcel subdivision of an approximately 25.14-acre property that will create three single-family estate home sites. Parcels 2 and 3 have individual design guidelines tailored to the specific site and neighboring characteristics of each parcel. The Reserve is located on the southwest slopes of Mount Soledad in the La Jolla Planning Area of the City of San Diego (City). Parcel 2 of The Reserve is located at the southern terminus of Encelia Drive (see Figure 1-1, Vicinity Map). While The Reserve is adjacent to existing single-family residential development, 75% of The Reserve is covered by a conservation easement to ensure that the home sites are surrounded by beautiful native open space in perpetuity. Ultimately, approximately 97% of The Reserve will be some type of open space and great care has been taken to ensure that your home will be in harmony with nature.

The objectives of the Design Guidelines are as follows:

1. Establish architectural and landscape design guidelines to be used by future buyers, developers, builders, engineers, architects, and landscape architects in their preparation of plans for the development of individual homes within The Reserve.
2. Comply with the City's General Plan and La Jolla Community Plan regulations regarding development area, hillside grading, fire protection, and open space protection.
3. Provide assurance that The Reserve shall be developed in compliance with guidelines and recommendations necessary to maintain a high level of visual quality and compatibility between adjacent land uses and the surrounding open space within The Reserve's individual parcels.
4. Provide the greatest flexibility in the location and design of structures and outdoor spaces within a parcel's designated development area.
5. Allow for all types of architectural styles, but carefully limit exterior materials and colors so that the project is built of the highest-quality materials and colors that complement the natural environment.
6. Maximize views from The Reserve home sites.
7. Provide for privacy from neighbors' views into The Reserve home sites while accommodating neighbors' primary ocean views over The Reserve site where practicable and when it doesn't compromise the privacy of The Reserve residents.
8. Utilize existing site topography and vegetation as an amenity for the home, introducing new elements in a manner that integrates with the landscape and appears natural. Balance the need for level building sites and yard areas with the existing topography through terracing that follows the site's contours and selectively uses retaining walls for visual drama and terrace support.

9. Utilize sustainable design principles to reduce water usage by reducing large expanses of turf and capturing stormwater for irrigation reuse, while allowing for a wide range of landscape materials close to buildings, and gradually transition the planting palette to the native vegetation.

1.3 Definitions

1.3.1 Purpose of Definitions

The purpose of this section is to provide clear and concise definitions of words and phrases that have meanings specifically related to the Design Guidelines and to apply these terms in a consistent way throughout the Design Guidelines.

1.3.2 Identification of Definitions

Each word or phrase that is defined in Section 1.3.3 appears in in italicized letters throughout the text of the Design Guidelines.

1.3.3 Definitions

Architectural Projection is defined as any building feature that extends beyond the *building extents,* which is the three-dimensional space enclosed by the exterior surfaces of a building or *structure*, or above the roof or parapet line.

Biortention is defined as the process of filtering and treating storm water by percolating runoff through a shallow depression of engineered soil and allowing it to drain away slowly.

Bioswales are defined as landscape grading elements designed to capture and direct surface storm water runoff in order to remove silt and pollution. *Bioswales* are a form of *bioretention.*.

Brush Management Zone 1 as defined in the City's Brush Management Regulations is generally comprised of a 35-foot-wide zone adjacent to the *structure*, which shall be least flammable, and shall typically consist of pavement and permanently irrigated ornamental planting, but may also include a small amount of native vegetation. *Brush Management Zone 1* shall not be allowed on slopes with gradient greater than 25%. This zone shall not contain habitable *structures*, combustable *structures* that are attached to habitable *structures*, or other combustible construction that could provide a means for transferring fire to the habitable structures. *Structures* such as fences, walls, palapas, play *structures*, and nonhabitable gazebos that are located within *Brush Management Zone 1* shall consist of noncombustible, one hour fire-rated, and/or heavy timber construction. As noted above, Zone 1 is included in the *development area.*

Brush Management Zone 2 as defined in the City's Brush Management Regulations is generally comprised of a 65-foot-wide buffer between Zone 1 and the undisturbed, native, naturalized vegetation. Within *Brush Management Zone 2*, 50% of the plants over 24 inches in height shall be reduced to 6 inches in height. Non-native plants shall be reduced in height before native plants are reduced in height. All plants remaining after the 50% are reduced in height shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual. Non-native plants shall be pruned before native plants are pruned. *Brush Management Zone 2* is located within the *conservation area*. No structures or permanent irrigation shall be allowed in *Brush Management Zone 2*.

Building Façade is defined as all walls, or portions thereof, of a building that are visible when projected perpendicularly to a single plane that is most parallel to the closest public right-of-way, excepting alleys.

Building Extents are defined as the three-dimensional space within which a *structure* could be located as established by the maximum allowable building height and building mass.

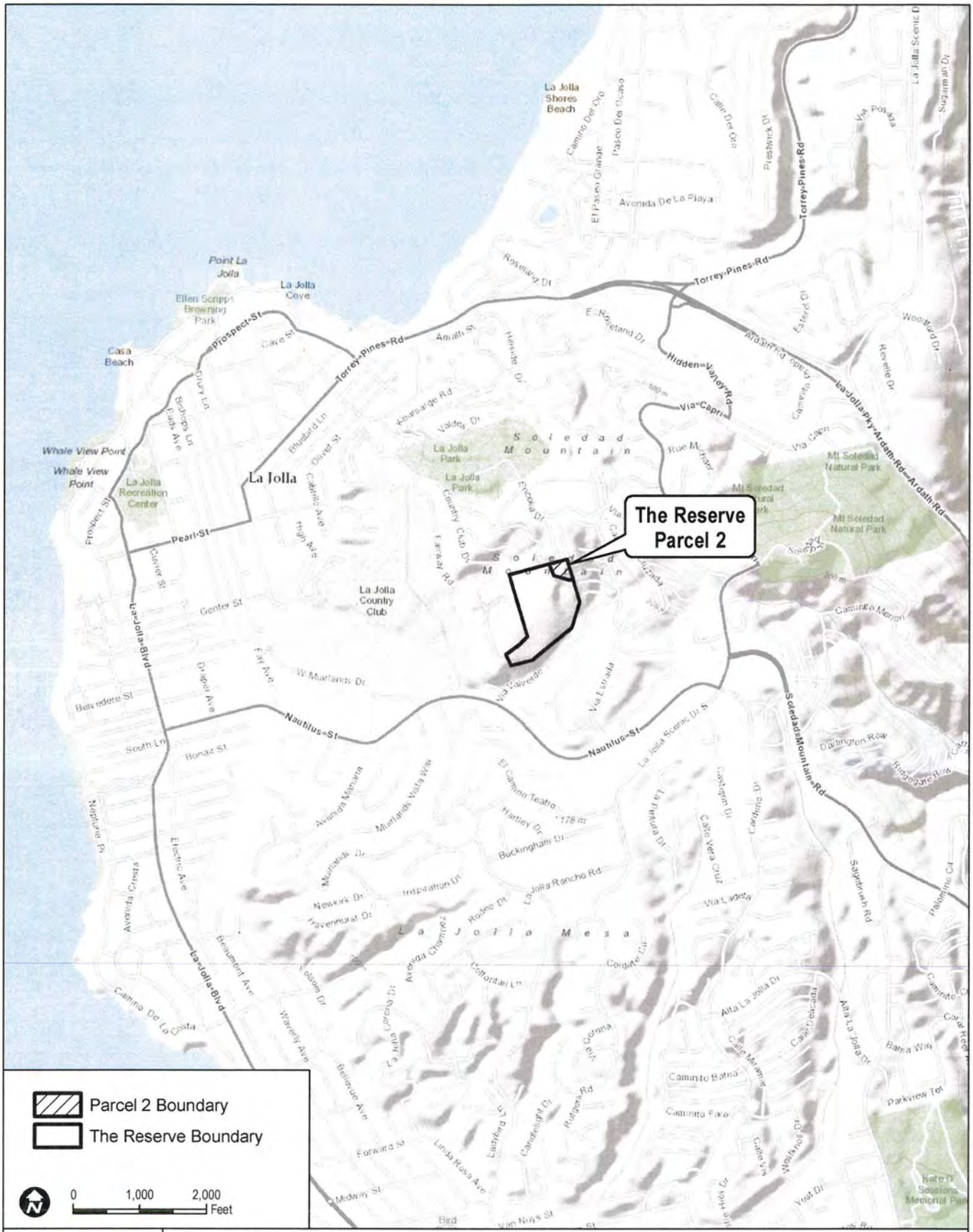
Building Footprint is defined as the total square footage of the building measured from the exterior face of the exterior walls.

Conservation Area is defined as all land with a parcel that is located outside of the *development area*. The *conservation area* shall be preserved in its natural state, aside from maintenance activities required for *Brush Management Zone 2*. Approximately 18.86 acres, or 75%, of The Reserve is designated as *conservation area*. The primary purpose of this designation is to preserve the visual value and existing topography of the project site. The *conservation area* will be subject to and governed by a "Covenant of Easement" in favor of the City that will generally prohibit development and thereby ensure its preservation in perpetuity.

Deck is defined as space that is built generally above grade. It is not required to have access directly from a space in the living unit on the same level.

Development Area is defined as the boundary limits within which allotted disturbance may occur for construction activity to provide building(s), *structures*, *private driveways* and vehicular use areas, *hardscape*, landscape planting, and *Brush Management Zone 1*. No construction activity or interference outside this area is allowed. .

GeoStorage is defined as an underground storm water detention system. *GeoStorage* typically consists of porous pavement (concrete or asphalt) and 12 inches of aggregate base below the porous pavement followed by GSE HD Smooth HDPE Geomembrane, which is a non-permeable membrane. Temporary storage is provided in the 12 inches of aggregate. Underdrains will convey storm water from Geostorage to a bioretention basin for water quality treatment prior to discharging off-site.



DUDEK

SOURCE: USGS 7.5-Minute Series Quadrangle.

FIGURE 1-1
Vicinity Map

6806-01

The Reserve Parcel 2

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Gross Floor Area is defined as the sum of the horizontal square footage of all existing and proposed floors of a building that may or may not be completely enclosed within the exterior surface of the surrounding exterior walls. For further details and calculations, refer to City of San Diego Municipal Code §113.0234, dated February 2012.

Hardscape is defined as exterior surface covering, including paving material such as natural stone, brick, concrete pavers, enhanced concrete finishes, wood, rock mulch, cobblestone, gravel, or decomposed granite, or surfaces as required for athletic courts.

Landscape Yard Area is defined as the total *development area* excluding the *private driveways*, and *building footprint*. The uses allowed within the *landscape yard area* include, but are not limited to lawns, pools, *patios*, gardens, winery, orchard, outdoor ball fields, and courts such as tennis, basketball, bocce, etc.

Landscape Yard Area- Graded is defined as an area within the *landscape yard area* where grading, non-native plants, built elements, and *structures* in conformance with City Code are allowed.

Landscape Yard Area- Ungraded/Disturbed is defined as an area within the *landscape yard area* that may contain non-native plants for either decorative or edible use, or built elements; no grading may occur. Impervious surfaces, such as footpaths and trails, may occupy up to 10% of this area.

Landscape Yard Area- Ungraded/Undisturbed is defined as area within the *landscape yard area* that consists of existing vegetation left in place, but may be enhanced with native plants. Impervious surfaces, such as footpaths and trails, may occupy up to 10% of this area; no grading may occur in these areas.

Patio is defined as an on-grade *hardscape* outdoor space adjacent to or adjoining the building.

Private Driveway is defined as a private road giving access from a public road to a house, garage, or other building on abutting grounds, which may include *bioswale* or other *bioretention* features.

Retaining Wall is defined as a wall designed to resist the lateral displacement of soil or other materials.

Roof Line is defined as the top edge of a roof or the top of the parapet, whichever is the higher elevation.

Structure is defined as an edifice or building of any kind or any construction built or composed of parts joined together in some definite manner, including a wall, fence, pier, post, sign, or shelter.

Structure Height is defined as the vertical distance between all points on top of a *structure* or any of its appurtenances and grade directly below.

1.4 Design Philosophy

The design philosophy of The Reserve, Parcel 2, is to provide flexibility of architectural and landscape character inside a highly defined and controlled *development area* as defined above, while at the same time ensuring the long-term preservation of the *conservation area* and unique natural setting of the home site.

The Reserve shall incorporate sustainable building principles into building design, where feasible; refer to Section 4.2.8, Sustainability.

2 IMPLEMENTATION

Each owner of a home site within The Reserve shall be responsible for processing and obtaininga substantial conformance review then a building permit from the City. The substantial conformance review shall be reviewed by the City's Development Services Department to determine if the proposed project is consistent and in conformance with the previously approved discretionary permit, which include these Design Guidelines and s the requirements of Vesting Tentative Parcel Map No. 1050354, Coastal Development Permit No. 1050394, Site Development Permit No. 1050407, Planned Development Permit No. 1050409, the La Jolla Community Plan, and the City's Land Development Code.

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3 GENERAL DEVELOPMENT REGULATIONS

3.1 Compliance with Applicable Regulations and Policies

As long as two homes generally described by these Design Guidelines may be permitted and built, applications for grading and building permits for homes within The Reserve shall comply with the provisions of the City's Uniform Building and Fire/Life Safety Codes in effect at the time each such application is deemed complete. Otherwise, all development within the Reserve shall comply with the applicable provisions of the City's Land Development Code and other City laws, ordinances, and regulations in effect as of July 1, 2012

Development within The Reserve shall comply with the entire La Jolla Community Plan and all Plan Elements as of July 1, 2012 ("Community Plan"). If there are any discrepancies between the Community Plan and these Design Guidelines, the Community Plan shall prevail.

All development within The Reserve shall be in conformance with these Design Guidelines, and the requirements of Vesting Tentative Parcel Map No. 1050354, Coastal Development Permit No. 1050394, Site Development Permit No. 1050407, and Planned Development Permit No.1050409.

Each owner shall comply with the covenants and restrictions set forth in the Covenant of Easement for the *conservation area.*

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4 DESIGN GUIDELINES

4.1 Site Design Criteria

4.1.1 Development Area

The *development area* for Parcel 2 is approximately 27,433 square feet. The *development area,* including the *landscape yard areas*, is defined in metes and bounds (see Appendix A, Development Area Legal Description) and is illustrated in Figure 4-1, Development Area. A curb that would substantially meet the detail shown in Figure 4-2, Concrete Curb Detail shall be installed around the entire *development area* where the *development area* abuts the *conservation area.* The curb must be made of integral color concrete to match the adjacent soil color. In lieu of a curb, a Type C fence or wall in compliance with Section 4.1.5(iii) may be constructed and maintained in perpetuity.

4.1.2 Private Driveway and Exterior Vehicular Use Area

All private driveways shall have a maximum width of 26 feet. The paving material for the driveway surface must be permanently set and secured and not contain loose gravel or other loose materials. Individual pavers must be at least 3 inches by 3 inches or tight butt joints securely mounted within the base material to ensure a continuous surface.

4.1.3 Parking

Per Land Development Code Section 142.0520, Table 142-058, a minimum of two parking spaces shall be provided.

4.1.4 Building Extents

Building extents, as defined in Section 1.2.3, and building heights are defined in metes and bounds (see Appendix B, Building Extents Legal Description) and are illustrated in Figure 4-3, Building Extents. All *structures* except for *retaining walls*, fences, and gates, shall be confined to the *building extents*. Building heights shall be as set forth in Section 4.2.2 and as illustrated in Figure 4-3, Building Extents. *Architectural projections* are allowed beyond the *building extents* as set forth in Section 4.2.4, Architectural Projections.

The maximum *gross floor area* of all buildings and *structures* shall be 5,000 square feet. An accessory *structure* that is no more than 500 square feet is permitted within the total *gross floor area. Gross floor area* is calculated per City Code. The maximum *building footprint* of all buildings and *structures* is 5,000 square feet.

4.1.5 Landscape Yard Areas

Landscape yard areas are defined in Section 1.3.3.

To achieve the Design Principles, the maximum size of the *graded landscape yard area* may not exceed 10,000 square feet total. Allowable *graded landscape yard area* shall be configured in areas no larger than 3,500 square feet each for any one graded pad. All graded yard areas shall be separated and interwoven with *ungraded/ undisturbed landscape yard area* consisting of native vegetation. The maximum size of the *ungraded/disturbed landscape yard area* shall not exceed 1,500 square feet.

4.1.6 Walls, Fences, and Gates

Recognizing the need for privacy and security, to demarcate boundaries, and to retain soil, the guidelines below control the size, character, quality, and materials allowed in construction of the various barriers, such as walls, gates or fences, necessary throughout The Reserve. Barriers are not required, but if so desired they shall follow these guidelines and the specific locations as shown on Figure 4-4, Walls, Fences and Gates. Example materials for barriers are shown on Figures 4-5a through 4-5d, Materials and Landscape Character, and are described below. Existing fences may remain as is. Any new or replacement walls, fences or gates in these specified locations shall conform to these guidelines. Any walls, fences or gates located in *Brush Management Zone 1* must be made of a non-combustible, one hour fire-rated, and/or heavy timber construction. No fences or walls that exceed three feet in height above rade are allowed between the house and the eastern and northern property lines except for fencing at or adjacent to the driveway.

i. Type A: This category is limited to fencing types that are open and unobtrusive in order to preserve views, to the extent practicable, from surrounding neighbors. This fence type may occur on the eastern property line and must be an open fence that, to the extent practicable, recedes or disappears into the landscape and has minimal visual impact. Type A gates and fences may be constructed of galvanized or black-vinyl-coated chain-link with a minimum 3-inch mesh opening; PVC-coated wire fabric with a mesh sized no smaller than 50 mm by 200 mm; or simple vertical metal pickets at 4 inches on center with no detail or ornamentation; or split rail or open wood with posts between 4 feet and 8 feet on center. The maximum height for this category is 6 feet. Any split rail or open wood fence located adjacent to the *conservation area* of *Brush Management Zone 2* must be non-combustible, one hour fire-rated, and/or heavy timber construction.

ii. Type B: This category shall be fencing or wall treatments that match or express the architectural style and character for Parcel 2 *structures*. This fence and gate type occurs at the entry to the property and at locations where fencing abuts the public right of way. These fence types may consist of a variety of materials, including natural stone, cast-in-place concrete, stucco, natural stone veneer, corten or decorative metal, ornamental steel picket, or ornamental wood, but must match the type and character of the Parcel 2 *structures* and features Chain link, PVC, Keystone wall systems, manufactured stone veneer, and concrete-masonry-unit block walls are not allowed for Type B gates and fences. The maximum height for this category is 6 feet.

iii. Type C: This category consists of walls, fences, and gates installed at the perimeter property line in areas where privacy and/or security is a concern for the Homeowner and where other fencing types listed above are not already required. These fences and walls are also allowed within the allowable *landscape yard areas* to define space and protect decorative and edible plants or to define the limits of the *development area*. As previously described in Section 4.1.1, when demarcating the boundary of the *development area* and the *conservation area*, a 4-inch-wide concrete curb is preferred in lieu of a fence.

Type C gates and fences shall be designed to reflect the overall architectural character of development, and may be constructed of any material allowed by the City, except for PVC, Keystone wall systems, manufactured stone veneer, and CMU block walls. These walls shall not exceed 6 feet in height and may be designed in any manner to meet the functional requirements.

4.1.7 Retaining Walls

Retaining walls are defined in Section 1.3.3. In order to minimize disturbance of the natural topography and vegetation, *retaining walls* are required when creating level use areas such as pool decks, lawns, patios, etc., within the *graded landscape yard area*. *Retaining walls* shall not exceed 12 feet above grade excluding guard-rail-height parapets. All outwardly exposed wall faces shall be visually screened with plants that shall cover 50% of the exposed wall upon installation, but shall also cover 80% of the exposed wall face at maturity. Walls shall be constructed of materials, colors, and finishes to match the architectural wall type(s) of the main building *structures* or as set forth in Figure 4-4 and Figures 4-5a through 4-5d.

Code-required guard-rail fall protection may be met with solid parapet walls or guard rails as long as the treatment is consistent with the overall character of the site development features and buildings.

4.1.8 Grading Guidelines

It is intended that grading within The Reserve be sensitive to and reflect original natural landforms where reasonably feasible. Grading should generally be tailored to the existing topography of the site. No contour grading is allowed to create level outdoor use areas. Where the exterior boundaries of the *development area* are adjacent to the *conservation area*, contour grading should be employed. It is anticipated that grading would not be balanced and would likely require excess dirt to be exported.

Retaining walls in cut slopes shall be required to include shoring in order to avoid any disturbance outside the *development area*. Under no circumstance should the limit of disturbance for the *retaining wall* extend more than 5 feet out from the outside face of the *retaining wall*.

Prior to any grading activities, a grading plan shall be prepared by a Registered Civil Engineer and a grading permit shall be obtained in conformance with the City's Land Development Code. The grading plan should refer to the geotechnical report for the project and the plans should be reviewed and signed by the Geotechnical Engineer of Record. All grading should follow the recommendations described in the project geotechnical report and be performed under observation and soil testing of the project geotechnical consultant.

4.1.9 Site Preparation

No site work may take place without a valid substantial conformance review, grading permit, and building permit from the City. .

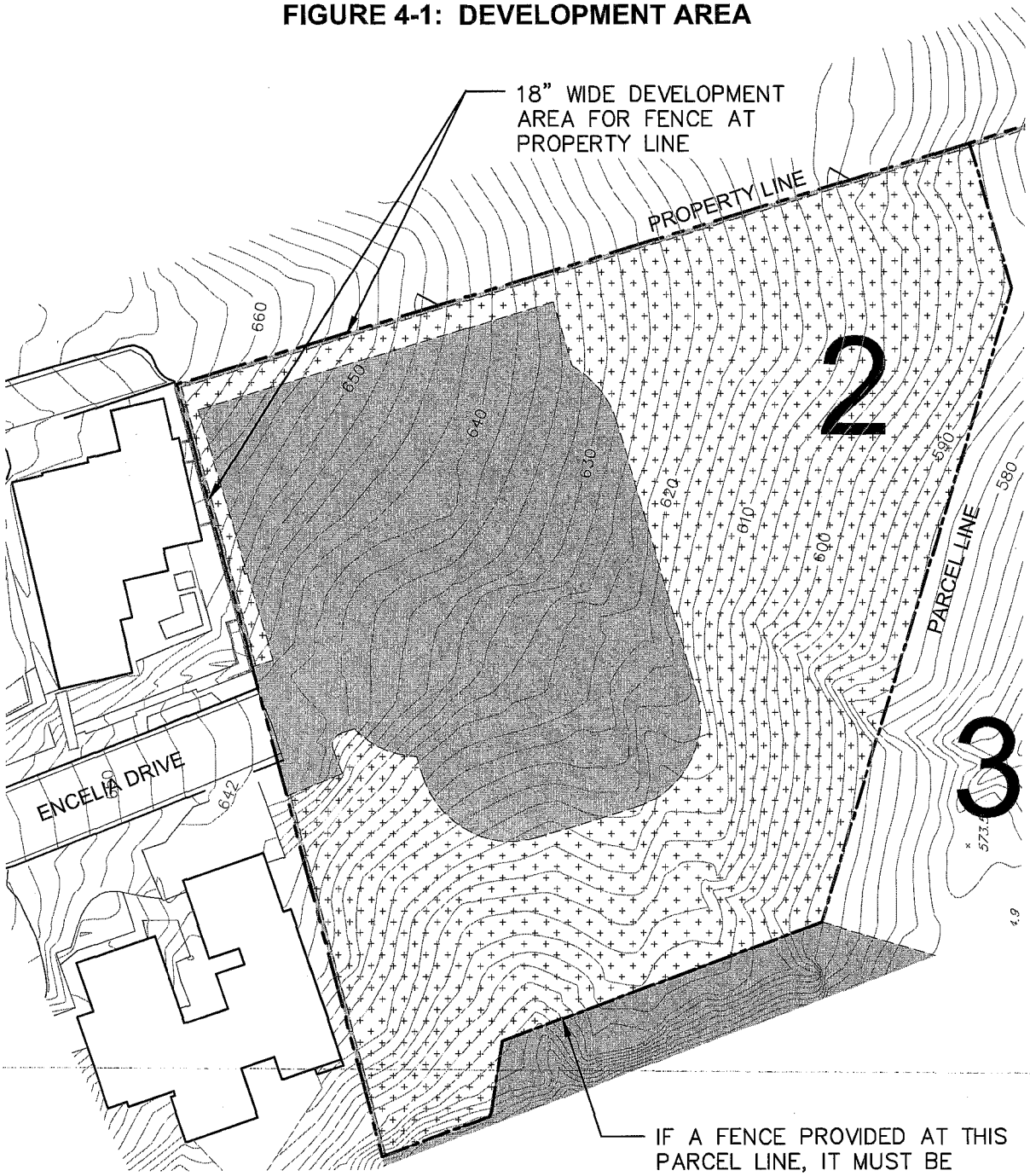
All clearing, grubbing, stripping, and stockpiling of soil excavation, compaction, and grading shall be performed exclusively within the applicable *development area* for Parcel 2.

There shall be no development, construction staging, or any other activity within the conservation easement except for those activities expressly allowed in the Covenant of Easement.

Existing plant materials to be retained at the site shall be protected during grading operations through the use of fencing or other protective barriers. Any slope plantings disturbed during the course of construction shall be replaced by identical species, sizes, and quantities of materials at the owner's expense.

Adequate provisions shall be made to prevent any surface-water-related damages to private or public property from excavations, cuffing, filling, and earth beaming. Any resulting damage shall be the responsibility of the owner to restore. If required by the City, an erosion control plan shall be prepared in accordance with City standards.

FIGURE 4-1: DEVELOPMENT AREA



LEGEND

SYMBOL	DESCRIPTION
	DEVELOPMENT AREA
	CONSERVATION AREA
	EXISTING PROPERTY LINES
	PROPOSED PARCEL LINES
2	PROPOSED PARCEL

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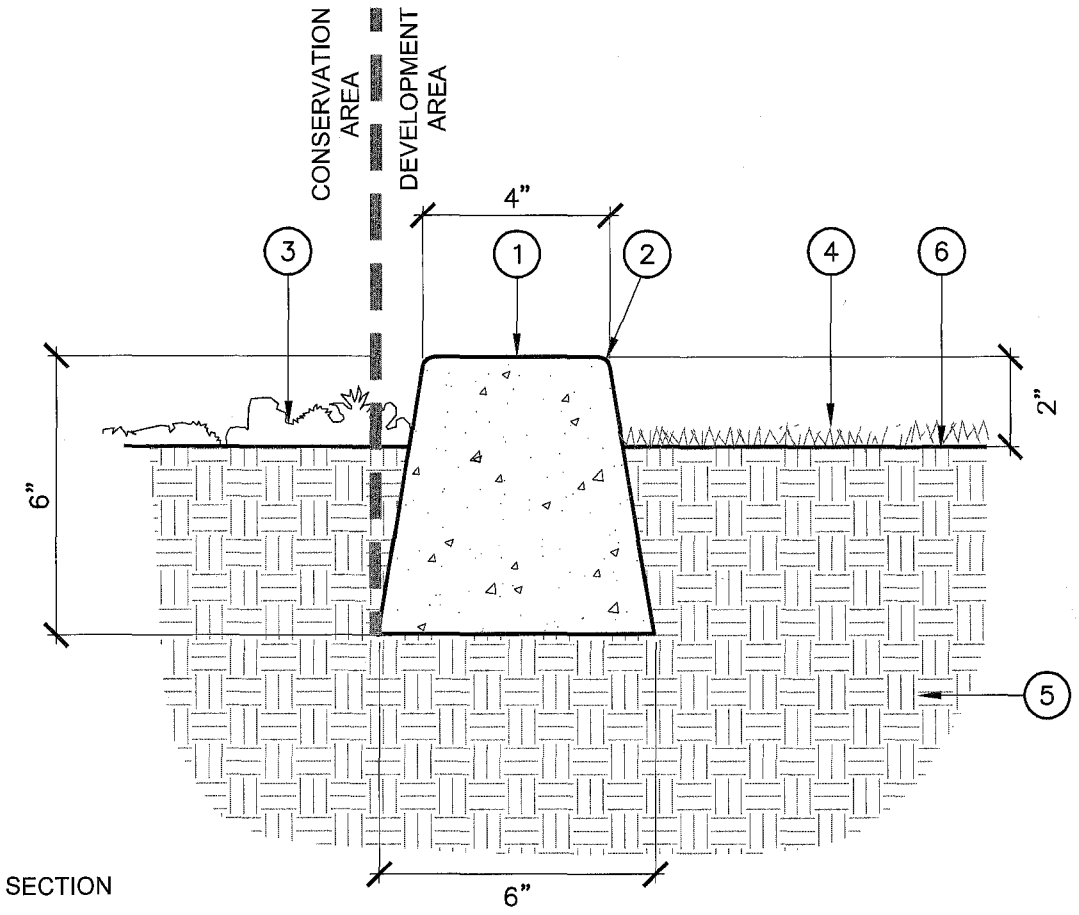
FIGURE 4-2: CONCRETE CURB DETAIL



SECTION

1. C.I.P. INTEGRAL COLOR CONCRETE HEADER TO DENOTE LIMITS OF DEVELOPMENT AREA. HEADER TO BE 2" MIN. ABOVE ADJACENT FINISH GRADES, TYP.
2. 1/4" R TOOLED EDGES
3. EXISTING NATIVE PLANTING IN CONSERVATION AREA
4. PLANTING WITHIN DEVELOPMENT AREA
5. COMPACTED SUBGRADE OR NATIVE SOIL
6. FINISH GRADE AT PLANTING AREA

NOTES:

1. CURB SHALL BE LOCATED ENTIRELY WITHIN THE DEVELOPMENT AREA AND MAY NOT EXTEND INTO THE CONSERVATION AREA.
2. INSTALL 3/8" PREMOULDED EXPANSION JOINTS @ INTERSECTION WITH WALLS, CURBS, WALKS, AND @ 20' O.C. IN CONTINUOUS RUNS
3. CURB COLOR SHALL CONFORM WITH THE REQUIREMENTS OF DESIGN GUIDELINES SECTION 4.1.1

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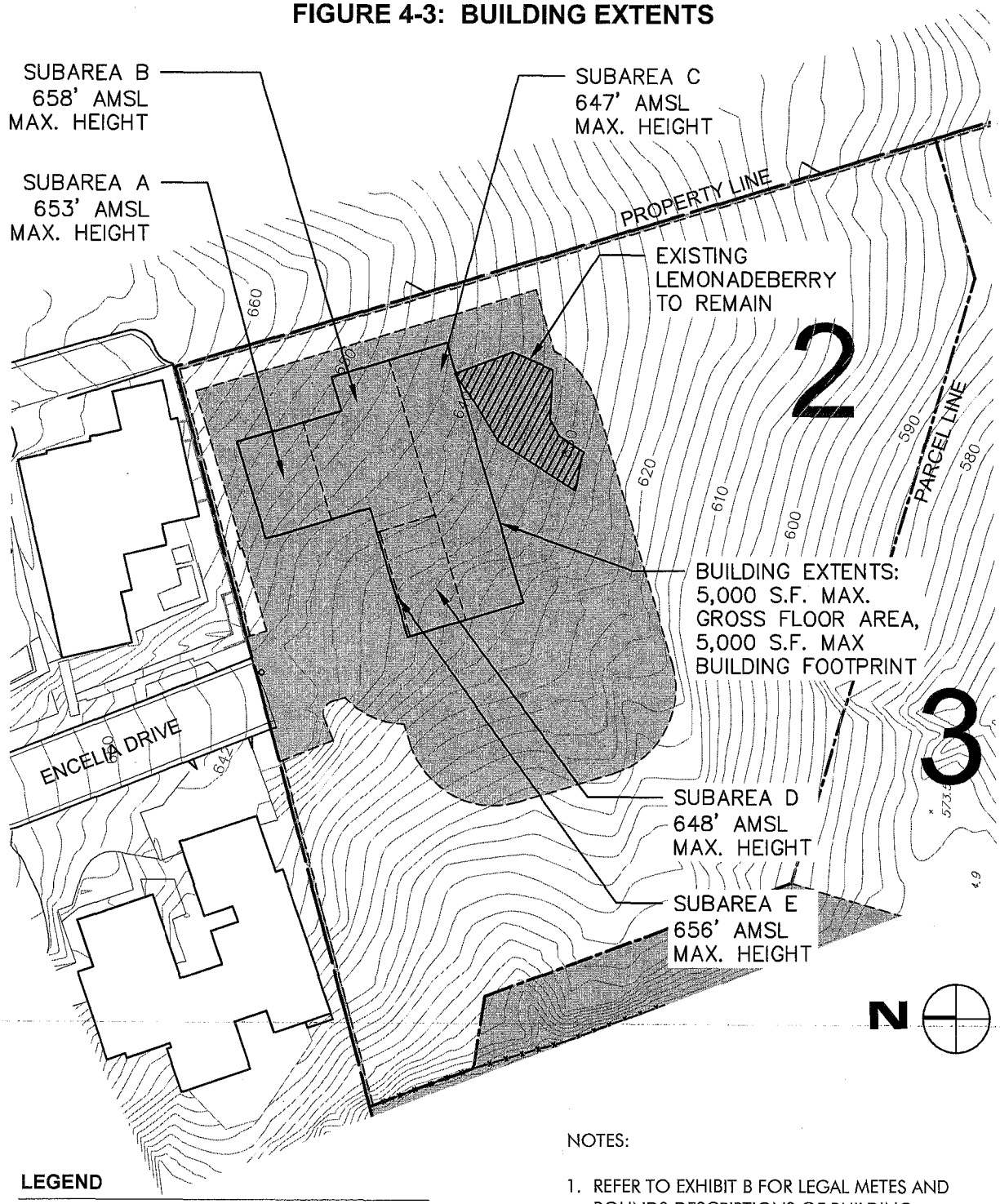
FIGURE 4-3: BUILDING EXTENTS



LEGEND

SYMBOL	DESCRIPTION
	DEVELOPMENT AREA
— - - —	EXISTING PROPERTY LINES
— - —	PROPOSED PARCEL LINES
2	PROPOSED PARCEL

NOTES:

1. REFER TO EXHIBIT B FOR LEGAL METES AND BOUNDS DESCRIPTIONS OF BUILDING EXTENTS
2. ALL HEIGHTS SHOWN ARE ABOVE MEAN SEA LEVEL (AMSL)
3. MAXIMUM HEIGHT MAY ONLY BE EXCEEDED PURSUANT TO SECTION 4.2.4

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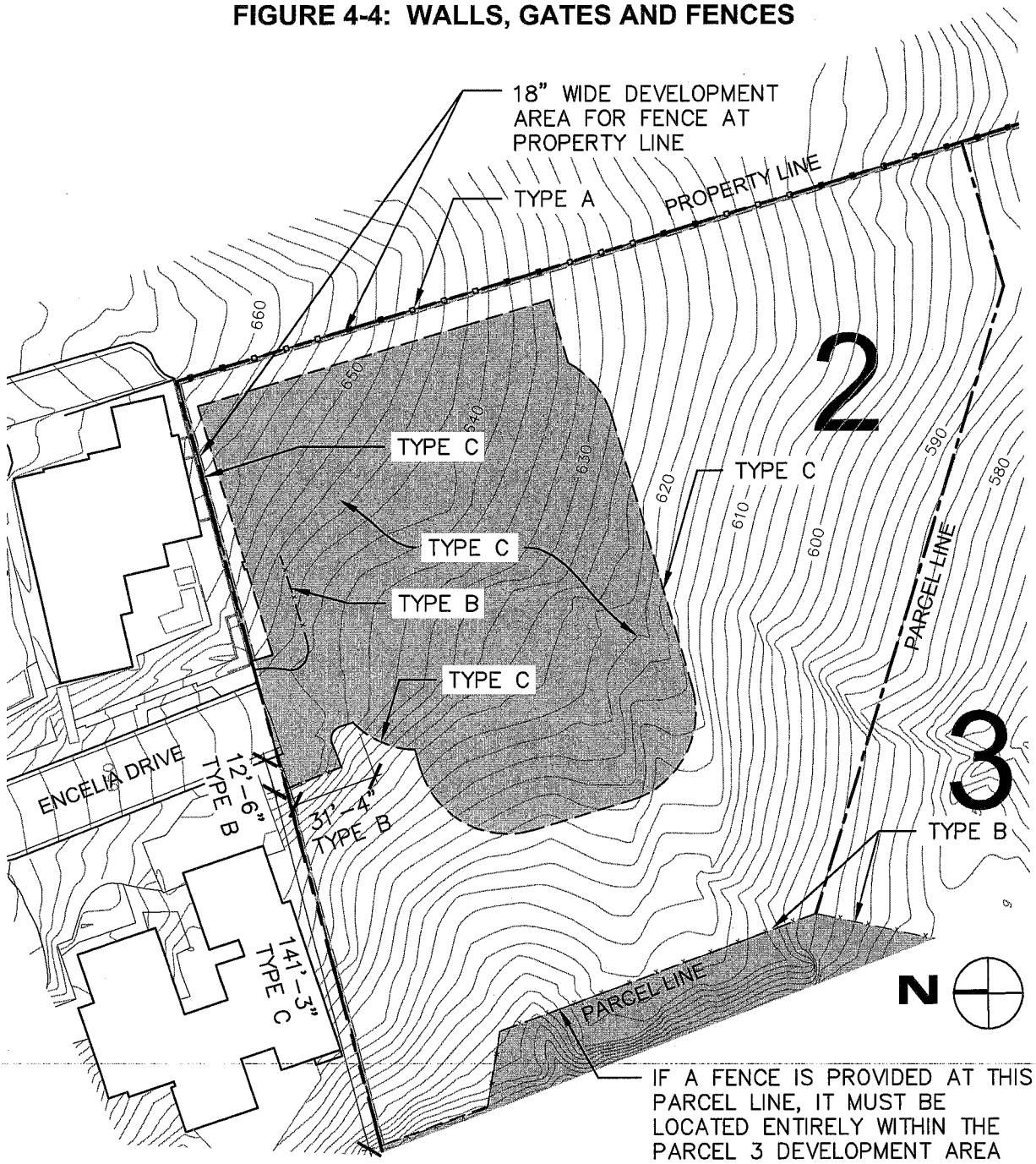
FIGURE 4-4: WALLS, GATES AND FENCES



LEGEND

SYMBOL	DESCRIPTION
——▫—▫—▫——	TYPE A
—x—x—x—	TYPE B
—— – ——	TYPE C
	DEVELOPMENT AREA
2	PROPOSED PARCEL

FOOTNOTE: NO FENCES OR WALLS THAT EXCEED THREE FEET IN HEIGHT ABOVE GRADE ARE ALLOWED BETWEEN THE HOUSE AND THE NORTHERN AND EASTERN PROPERTY LINES EXCEPT FOR FENCING AT OR ADJACENT TO THE DRIVEWAY AND FENCING AT THE PROPERTY LINE.

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FIGURE 4-5a: MATERIALS AND LANDSCAPE CHARACTER

FREESTANDING WALLS, FENCES, AND GATES ALLOWED MATERIALS & FINISHES

Type A:
- Open wood / Split Rail
- Metal picket - Galvanized or powdercoated, neutral color
- Wire fabric - PVC coated
- Chain link - Galvanized, powdercoated or vinyl coated

Type B:
- Natural stone
- Natural stone veneer
- Cast in place concrete
- Stucco
- Cor-ten steel / decorative metal
- Metal picket
- Wood slats

Type C:
- Any fence type allowed by code EXCEPT Keystone wall systems, PVC, manufactured stone veneer, and CMU block

CONCRETE CURB

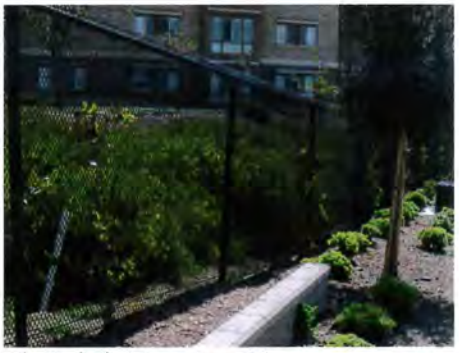
A cast-in-place concrete curb may also be used to define the development limits - see typical detail on Figure 4-2.

RETAINING WALLS - ALLOWED MATERIALS & FINISHES

- Any type allowed by code EXCEPT Keystone wall systems, manufactured stone veneer, and CMU block

Open wood (Type A or C)

Split Rail (Type A or C)



Chain link (Type A or C)

Concrete Curb

Wire fabric (Type A or C)

Wire fabric (Type A or C)

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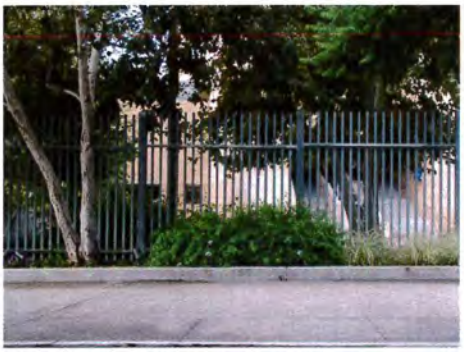
FIGURE 4-5b: MATERIALS AND LANDSCAPE CHARACTER

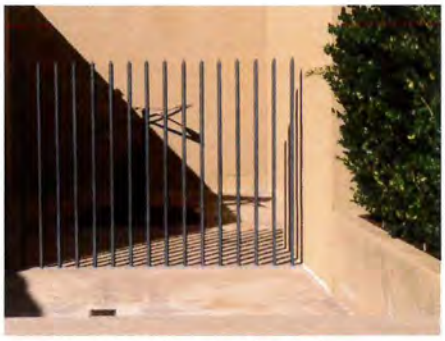
Natural stone (Type B or C)

Natural stone (Type B or C)

Cobble stone veneer (Type B or C)



Metal picket (Type A, B or C)



Metal picket (Type A, B or C)

Cor-ten steel (Type B or C)

Stucco (Type B or C)

Cast in place concrete (Type B or C)

Board form concrete (Type B or C)

Wood slat (Type B or C)

Gabbion wall (Type C)

Rammed Earth (Type C)

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FIGURE 4-5c: MATERIALS AND LANDSCAPE CHARACTER

PAVING - ALLOWED MATERIALS & FINISHES

- Integral color concrete (porous or non-porous) with detailed scoring pattern and enhanced finish such as:
    - Exposed aggregate
    - Seeded aggregate
    - Lithocrete
    - Quarrystone
    - Sand finish
- Grasscrete
- Natural stone
- Brick, concrete, stone, or tile pavers - porous or non-porous
- Stabilized decomposed granite (beyond public turnaround only)
- Natural Pave or resin based pavement (beyond public turnaround only)

Exposed aggregate concrete

Porous concrete with integral color

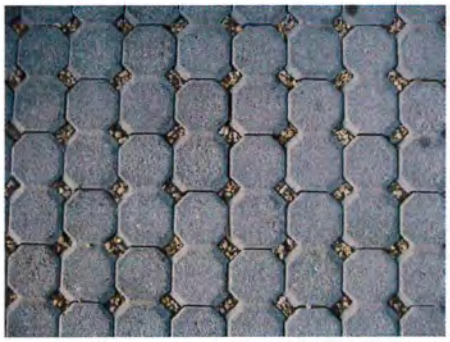
Concrete banding with decorative scoring pattern

Natural stone

Unit pavers with planting

Wood decking

Concrete unit pavers



Porous pavers

Stabilized decomposed granite

Natural pave

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FIGURE 4-5d: MATERIALS AND LANDSCAPE CHARACTER

Narrow drives with neutral paving tones

Natural materials and native plants

Dark materials to blend into landscape

Green roofs to blend architecture into landscape

Green roofs to blend architecture into landscape

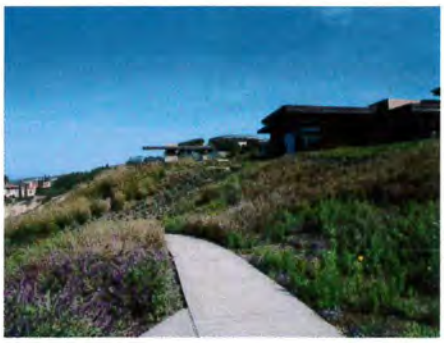
Earth tone materials and preservation of native vegetation

Utilize landscape materials that compliment the architectural character

Use of retaining walls to create terraced landscape areas

Use of retaining walls to create terraced landscape areas

Narrow pathways with earthone colors with minimal landscape disturbance



Use of native planting to enhance the planting character of the Reserve

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4.1.10 Site Drainage within the Development Area

Site drainage within the *development area* shall be designed to mimic the natural conditions of pre-development by maintaining sheet flow in undeveloped portions of the project. In disturbed areas, steep slopes should be reinforced with turf reinforcement mats capable of being vegetated, and channels on steep slopes should be armored with an anchored reinforced vegetation system to handle concentrated flows. Energy dissipaters consisting of a rip rap apron or a functionally similar devise or material shall be placed at pipe outlets.

Bioretention basins are recommended as passive integrated management practices for water quality treatment and hydromodification compliance. Additionally, homeowners may also utilize passive integrated management practices, such as *bioswales*, *GeoStorage* and flow-through planters, which would need to be designed to accommodate for the increased flow leaving the site resulting from project development and for water quality benefits. The use of stormwater cisterns for water collection and reuse for irrigation purposes is encouraged.

Run-on to Parcel 2 from Encelia Drive and neighboring properties shall be passed to the canyon on Parcel 3 that contains jurisdictional waters of the U.S. If the run-on is not conveyed by a pipe, an anchored reinforced vegetation system or soil cement ditch shall be constructed to handle peak flows. All drainage paths shall be revegetated with plants identical to adjacent areas.

4.2 Architectural Design Criteria

The following information is intended to guide the homeowner and/or licensed architect in the architectural design of Parcel 2.

4.2.1 Building Design Philosophy

The unique character of The Reserve, Parcel 2, shall be reflected in the architectural design of all improvements at these properties; examples are depicted in Figure 4-6, Building Design Character. View orientation, openness in design, and the expansive nature of these sites shall be reflected in the architectural design.

Materials to be used in any improvement shall reflect the landscape, climate, and the earthy materials at the site. Exterior materials shall be a true and traditional representation of the actual material and not an artificial interpretation or replication of a different material. Glass and glazing shall be large in scale and form a significant part of the exterior composition. Deep overhangs and trellises are encouraged in all areas.

All *structure* elevations (or sides of *structures*) shall have the same level of detail and be consistent with all other elevations. Execution of all design elements will be consistent throughout the design of

all *structures*, and improvements. All *structure* elevations (or sides or *structures*) shall relate in materials and design composition so that each is clearly a part of the larger composition, yet relating to the unique design elements at that elevation. Rear elevations shall incorporate the materials, details, massing, and offsets in a similar scale as the front elevation.

The design of all buildings at The Reserve will take the Building Design Philosophy and site characteristics described above and develop these further in the composition and expression of the building. Materials, openings, light orientation, view orientation, and all other aspects of the design will reflect and enhance the comprehension of the site and topography by the viewer.

4.2.2 Height and Mass

All buildings and *structures* shall comply with the height and mass limitations as listed below and illustrated in Figure 4-3, Building Extents, and the City's Coastal Height Limit Overlay Zone effective January 1, 2000, whichever are more stringent.

- Subarea A: 653 feet above mean sea level (AMSL) maximum height
- Subarea B: 658 feet AMSL maximum height
- Subarea C: 647 feet AMSL maximum height
- Subarea D: 648 feet AMSL maximum height

Subarea E: 656 feet AMSL maximum height The 656 feet AMSL maximum height area (Subarea E) is provided to create an opportunity for a privacy screen or wall. This wall must compliment and be incorporated into the architectural design. Maximum height may only be exceeded pursuant to Section 4.2.4, Architectural Projections.

4.2.3 Roofs

Roof Treatments

Roofs shall be constructed of non-reflective materials. Metal roof accessories and trim consisting of copper, stainless steel, and zinc may be used on the roof. A vegetated roof shall be provided above the proposed garage and any other *structure* in the 653 feet AMSL maximum height area (Subarea A); see Figure 4-3. The vegetated roof shall include at least 90% vegetation that conforms to the standards of the U.S. Green Building Council for the Leadership in Energy and Environmental Design (LEED) certification process. Vents and penetrations through the roof should be designed or combined to minimize their appearance on the roof to the extent practicable. Antennae, satellite dishes, and other projections greater than 12 inches in height or 4 square feet in total area shall not be placed on any roof. Roof Details and Materials and described below; for examples, refer to Figures 4-7a and 4-7b.

FIGURE 4-6: BUILDING DESIGN CHARACTER

Dark materials to blend into landscape

Use of retaining walls to create terraced landscape areas

Monolithic walls

Substantial trellises

Project roof overhangs for shading

Project roof overhangs for shading

Utilize landscape materials that compliment the architectural character

Use of natural materials

Detailed design elements

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FIGURE 4-7a: ROOF DETAILS & MATERIALS

Vegetated Roof:

Photovoltaic:

Tile:

Slate:

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FIGURE 4-7b: ROOF DETAILS & MATERIALS

Built-up Asphaltic Membrane Roof w/ Crushed Brick/Stone:

UNACCEPTABLE ROOFING MATERIALS:

- Metal assemblies: copper, steel
- Wood shingle and wood shake
- Flat roof membrane without crushed brick/stone

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Roof Details and Materials

i. Roof and trim materials shall be selected to provide an appropriate complement to the other design elements of the exterior walls, glazing, projections, and trellises.

ii. The detailing and alignment of roof trim elements shall be consistently applied through all various parts of the roof. Consistent use of trim and other building roof elements to define exterior spaces, shade and shadow, material changes, and further express the configuration of the design is encouraged.

iii. Low-slope roofs (less than 1.5:12 to 2:12) are encouraged to minimize the appearance and presence of the roof. Roof projections such as eaves and trellis are nevertheless encouraged to emphasize the horizontal nature of the building, the relation to the site, and the development and protection of outdoor *decks* and terraces.

iv. All roof areas shall be configured to drain to areas coordinated with the on-site drainage management program. Cisterns and water storage areas shall be located at the interior of a structure or underground.

Materials allowed for roofs shall be:

i. Vegetated Roof: The proposed garage and any other *structures* located within the 653 feet AMSL maximum height area (Subarea A) shall be covered with a vegetated roof planted with native and naturalized plants that will blend visually with the surrounding native vegetation and achieve a mature height such that 70% of the plant mass shall be 24 inches tall, and randomly dispersed with other plants in varying heights from 12 to 36 inches. Plants selected for the vegetated roof shall consist of native species and adhere to the planting design criteria in Section 4.4, Planting Design Philosophy, below. The vegetated roof shall conform to LEED standards; see Figures 4-5a through 4-5d.

ii. Photovoltaic Panels: Photovoltaic panels may be integral to the roof system or may be separate panels mounted on racks above the roof system.

   a. Where integral photovoltaic panels are used, they may be visible and shall be composed with the exterior roofing so that they are seen as a part of the complete design and composition of the buildings.

   b. All photovoltaic panels must be installed parallel to the slope of the roof and must be within the building height limitations set forth in Section 4.2.2 and Figure 4-3.

   c. See Section 4.1, Site Design Criteria, for photovoltaic panels on the ground.

   d. Photovoltaic panels are encouraged as shade elements on approved trellises/awnings.

i. Traditional roof assemblies

   a. Roof color: The color of roof materials must be substantially within the color range provided in Figure 4-8, Roof Color Palette. Natural materials such as terracotta roof tile and slate must have a dark hue that is similar to the Roof Color Palette.

   b. Tile: Both flat or barrel shape

   c. Slate

   d. Built-up asphaltic membrane roof, mineral cap sheet, and similar composition roof membranes, with crushed brick/stone. The color of the crushed brick/stone must be consistent with the color requirements Section 4.3.2 Paving.

ii. Flat roofs for foot traffic: All coordinated with or matching the exterior terrace and *deck* walking surfaces, or

   a. Pavers set above a waterproof membrane

   b. Wood decking above a waterproof membrane.

Unacceptable Materials: The following materials are not consistent with the overall theme of the community and are not allowed on roofs:

i. Metal Roof Assemblies: Copper, stainless steel, or steel with a baked Kynar finish or similar durable finish (e.g., standing metal seam, batten, tee lock, or bermuda roof assembly).

ii. Wood shingle and shake roofs, regardless of fire resistance.

iii. Flat roof membranes: flat roof membranes including all light colored roof membranes that are of PVC, TPA, rubber, and other similar membranes that do not have crushed brick or stone as specified in iii Traditional Roof Assemblies (d).

Mechanical and Electrical Equipment Placement:

i. Mechanical equipment may be centralized in a *building footprint*, or located on the ground as set forth below:

   a. Mechanical equipment for all systems may be in a centralized location in a building that may be part of a larger building *structure* or a separate accessory building. A centralized location in a building may be open to the sky; ventilation and registers to the exterior are permitted at one side of the exterior of the building only.

b. Mechanical equipment for a package unit or split-system condenser may be located on the ground in a location that is no more than 100 feet from the building that it serves, which is screened by suitable vegetation and improvements.

c. Other mechanical equipment, such as air handlers, exhaust blowers, ventilation hoods, and other similar equipment, shall be located within the *building footprint*. Where exhaust and intake registers are needed at the roof, these shall be low-profile and extending no more than 24 inches above the roof.

d. No mechanical equipment shall be allowed outside the *building extents*.

e. No mechanical equipment (other than photovoltaic panels) shall be located on the roof.

f. Electrical equipment may be centralized in a building or located on the ground as set forth below:

i. Electrical equipment of all kinds may be in a centralized location in a building or may be distributed throughout buildings. Transformers may be located within a building, and the enclosure may be open to the sky; exterior vents and registers are permitted on one side of the building only.

a. Electrical transformers may be located in a vault or on a pad at any part of the site that is screened by landscaping.

b. Electrical cabinets and panels shall not be located in isolated locations on the ground.

c. Electrical distribution shall be entirely underground, with underground vaults and handholds in all junction locations.

d. No electrical components other than lighting, service outlets, photovoltaic components, conduits, and disconnect switching for permitted mechanical equipment are permitted on any roof.

e. No electrical components other than lighting, service outlets, photovoltaic components, conduits, and disconnect switching for permitted mechanical equipment shall be allowed outside the *development area*.

4.2.4 Architectural Projections

The following *architectural projections* shall be allowed to exceed the 658-foot AMSL maximum height area (Subarea B), the 648 feet AMSL maximum height area (Subarea D) and the 647 feet AMSL maximum height area (Subarea C): 6-foot or less horizontal projections with an area (in plan view) that is 30% less than the overall roof area and two chimneys permitted as vertical *architectural projections* less than 15 square feet each (in plan view), which do not exceed a vertical projection of 3.5 feet.

The following *architectural projections* shall be allowed to exceed the 648 feet AMSL maximum height area (Subarea D) and 647 feet AMSL maximum height area (Subarea C): 3.5-foot or lower projections, including but not limited to vertical guard projections that are required per the California Building Code.

4.2.5 Building Exterior Materials and Finishes

The colors of all materials used must meet the requirements of Section 4.2.7; for examples, refer to Figures 4-9a and 4-9b, Building Exterior Materials and Finishes. The following criteria indicate and define the generally accepted materials and finishes for the *structures*. Refer to Section 4.3.1, Hardscape Design Criteria, for allowable *hardscape* materials.

4.2.6 Building Exterior Walls

Materials allowed for the exterior cover of building walls shall be:

i. Cast-in-Place Concrete: Board-formed with maximum 8-inch boards, beton brut with distressed or split areas, relieved with formed recesses and patterns, sandblasted, painted concrete, or other similar texture. A flat plywood-formed concrete wall may be permitted provided it is clearly a decision to support the aesthetic and composition of the overall design.

ii. Stucco: Shall have a uniform texture and color over all principal wall areas. Stucco shall be painted and not color-coated-finished. Detailing control joints and screeds shall be located and aligned to integrate with the architectural appearance. Large uninterrupted expanses of stucco shall be broken up with some sort of detail, such as screeds, reglets, or banding. Stucco shall be one color.

iii. Wood Trim: Wood may be used as an accent material, such as window surrounds, fascias, etc.

iv. Brick and Masonry: May be used in field or detailing applications. All masonry should be used as a design element that is consistently applied on all elevations. Masonry and brick may have a painted finish.

v. Stone (Natural): Natural exterior stone shall be selected and applied in a way that avoids the sense that the stone is thin, nonstructural, or an applied element. Where exterior stone is used, it shall not be composed of manufactured or preassembled units. Whether or not the exterior stone is a veneer, it shall be applied as individual stones in a sufficiently varied pattern that gives the appearance of being completely selected and installed by hand. Polished stone panels with smooth surfaces and carefully controlled joints are also acceptable. The use of manufactured or preassembled stone products is prohibited.

FIGURE 4-8: ROOF COLOR PALETTE

Coastal Scrub Palette

Cool Gray 4C

Cool Gray 5C

Cool Gray 6C

Cool Gray 7C

Cool Gray 9C

Cool Gray 11C

La Jolla Formation Palette

Pantone 413C

Pantone 414C

Pantone 415C

Pantone 416C

Pantone 417C

Pantone 418C

Note: Use Pantone Solid Coated color chips with the numbers listed above for making color selections, as the use of printed copies may have potential variations in printing or fading and may lead to inaccuracies in color selection.

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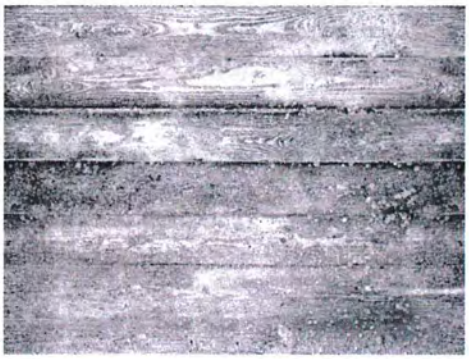
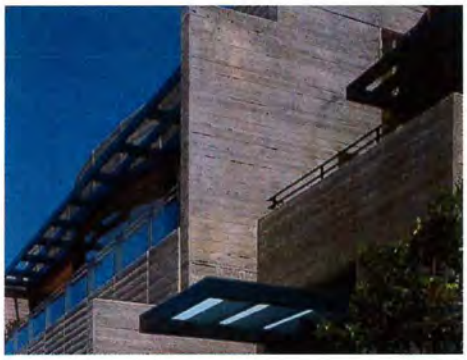
FIGURE 4-9a: BUILDING EXTERIOR MATERIALS & FINISHES

Cast-In-Place Concrete:





Stucco:

Wood Trim:

Brick & Masonry:

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FIGURE 4-9b: BUILDING EXTERIOR MATERIALS & FINISHES

Stone: Natural Stone:

UNACCEPTABLE EXTERIOR MATERIALS:

- Fiberboard or wood-like composite siding (ex.OSB, Masonite)
- Plywood
- Exposed plywood
- Vinyl siding
- Aluminum siding
- Plastic or fiberglass panels
- Cement-based composite siding (ex. HardiePlank)

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Unacceptable Materials: The following materials are not consistent with the overall theme of the community and not allowed:

i. Fiberboard or wood-like composite siding (Masonite, Oriented Strand Board (OSB), etc.)
ii. Plywood siding
iii. Exposed plywood
iv. Vinyl siding
v. Aluminum or steel siding
vi. Plastic or fiberglass panels
vii. Cement-based composite siding, such as HardiePlank.

Restricted Materials: The following materials are restricted:

i. Sheet metal may only be used as accent material
ii. Ceramic tile may only be used as accent material
iii. Wrought iron may be used in limited quantities (no more than 5% (by linear feet of exterior surface of any *structure*).

4.2.7 Building Exterior Wall Colors

The shades of colors used shall be drawn from the existing landscape and geology of The Reserve.

i. The principal wall surfaces shall be in uniform warm earth tones or white ranging in colors from sand and beige (light) to sienna and umbers (darker). Acceptable colors include expanded earth tones: shades of light brown, beige, and gray. The color must be substantially within the range of the Pantone solid coated colors provided in Figure 4-10, Building Color Palette. Refer to Pantone chips for the actual color. Natural materials must have a dark hue that is similar to the dark hues in Figure 4-8, Roof Color Palette.

   When making color selections, the actual Pantone number and color chips shall be utilized to determine if the color is substantially within the range of acceptable colors. Printed copies of the color palette shall not be utilized for color selections as potential variations in printing or fading may occur and could have detrimental impacts on color selections.

ii. The following contrasting materials/colors are encouraged: roof, trim, door detailing, and other similar locations; contrasting wood and copper detailing against the larger expanses of stucco and stone exterior walls; accent elements; trim; eaves; rafters; trellises; guardrails, etc. may be a darker contrasting color but must complement the color selected for the walls.

iii. The walls of the primary residence must be one color. The walls of the secondary *structure* may be another complementary color.

4.2.8 Sustainability

The project shall comply with the City's General Plan guidelines for sustainable construction, waste management, and conservation of resources and energy. The following is a list of the recommended sustainable, clean, and green building development techniques as well as conservation efforts that are consistent with the Conservation Element policies in the City General Plan, dated March 2008.

The urban-heat-island effect may be reduced beyond the minimum requirements by plantings and landscaping adjacent to the structures. The majority of plants on site should not require excessive water. Cool roofing materials, such as reflective low-heat retention tiles, and light-colored membranes and coating, are encouraged to reduce heat buildup.

The incorporation of photovoltaic systems consisting of solar panels sufficient to generate at least 50% of the project's projected energy consumption is encouraged.

Energy Star appliances are encouraged.

Where feasible, all improvements should be constructed and operated using materials, methods, and mechanical and electrical systems that ensure a healthful indoor air quality and greater energy efficiency. The overall design should use sun-shade patterns, prevailing winds, building orientation, sun-screens, and landscape to minimize the use of mechanical systems for cooling. Where feasible, contamination by carcinogens, volatile organic compounds, fungi, molds, bacteria, and other known toxins should be avoided. Where feasible, low-emitting adhesives, paints, coating, carpet systems, composite wood, and agri-fiber products should be selected. Sustainable, recycled, or rapidly renewable materials are encouraged.

Integrated pest management techniques to delay, reduce, or eliminate dependence on the use of pesticides, herbicides, and synthetic fertilizers are encouraged.

No chlorofluorocarbon-based refrigerants should be used for heating, ventilation, air conditioning, and refrigerant-based building and mechanical systems.

A site-specific waste management plan that encourages recycling of both construction and post-construction waste materials is encouraged.

FIGURE 4-10: BUILDING EXTERIOR WALL COLOR PALETTE

Gray Bramble Palette

Cool Gray 1C

Cool Gray 2C

Cool Gray 3C

Pantone 400C

Pantone 420C

Pantone 427C

Dormant Summer Palette

Pantone 7500C

Pantone 7501C

Pantone 468C

Pantone 7527C

Pantone 7528C

Pantone 7534C

Note: Use Pantone Solid Coated color chips with the numbers listed above for making color selections, as the use of printed copies may have potential variations in printing or fading and may lead to inaccuracies in color selection.

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4.2.9 Refuse and Recyclable Material Storage

It is encouraged that refuse and recyclable material storage be located within the garage of the main residence. Material storage areas located outside the main structure shall be concealed within a minimum 6-foot-high solid screening enclosure and the roof element must uniformly screen at least 75% of the storage area. The enclosure must be designed to be architecturally consistent with the primary *structure*. Dense landscaping may be used for screening in accordance with the various screening requirements. Containers within the material storage area may not exceed the height of the solid screening enclosure.

4.2.10 Sound Generation for Mechanical Equipment

The design of the house may require mechanical equipment to operate garage door openers, gates, louvers, retractable sun shades, and other similar equipment. Equipment shall be selected and installed in locations to minimize generation of noise. The noise generated shall not exceed a one-hour average sound level of 40 dBA, and a maximum level of 65 dBA during operation only on or beyond the boundaries of the property on which the noise is produced. Sound levels shall be measured in accordance with the San Diego Municipal Code.

4.3 Landscape Design Criteria

The following information is intended to guide the homeowner and/or licensed landscape architect in the landscape plan submittal and structuring of the landscape for visual and functional use. *Hardscape* and plant materials are to be considered as strong, visually unifying elements and should reflect the unique physical, functional, and aesthetic qualities of The Reserve. The sweeping ocean and downtown views should be embraced and framed through thoughtful placement and use of *hardscape* and planting materials. The *hardscape* and planting materials shall match and complement the existing native vegetation, soil, and stone colors within The Reserve; see Figure 4-11, Dominant Hardscape Color Palette and Figure 4-12, Accent Hardscape Color Palette.

4.3.1 Hardscape Design Criteria

Hardscape materials to be used in any improvement shall work in harmony with the architecture to create a physical and visual connection to the building or *structure* located nearby. Hardscape colors as depicted in Figures 4-11 and 4-12 shall consist of earth tones derived from existing site soils to minimize their appearance and help them blend into their surroundings. Careful consideration should be given to the function and aesthetic quality of material and consideration should be provided for how each material integrates with the other materials on site. High-quality materials that reflect and enhance their surroundings should be selected and provided for

the site. All exterior hardscape materials should be of a consistent and complementary palette throughout all of the *hardscape* elements on site.

Hardscape spaces shall remain relatively level and should be created through the use of *retaining walls*. Ramps and stairs should be integrated into the natural sloping topography and used to thoughtfully connect the exterior use areas. Porous paving is also strongly encouraged to promote sustainability and to reduce the amount of stormwater treatment areas on site.

4.3.2 Paving

The quality of the homes in The Reserve will be enhanced by the use of high-quality paving materials. Driveways and additional paving may consist of either porous or non-porous paving, but collection and treatment of stormwater runoff shall occur in *bioretention* basins or be collected in stormwater cisterns for reuse and shall be located within the development areas. Decomposed granite or gravel paving within the public turnarounds or driveways are not allowed, and asphaltic concrete paving is not permitted outside of the public turnaround. All driveways and paving that are exposed to the street shall be at minimum one of the following (see Figure 4-5a through 4-5d for a list of approved paving materials):

i. Integral color concrete with detailed scoring pattern and enhanced finish, such as exposed aggregate, seeded aggregate, lithocrete, quarrystone, or sand finish. Stamped concrete is not allowed within The Reserve.

ii. Natural stone

iii. Pavers, which may be porous or non-porous, comprised of concrete, stone, tile, or brick

iv. Stabilized decomposed granite (beyond public turnarounds only)

v. Natural pavement or other resin-based pavement (beyond public turnarounds only)

vi. Combinations of the above.

Large areas of pavement shall be designed in proportion with adjoining *structures* and contain sufficient detailing of scoring, color, finish, texture, and or material change to produce a legible, overall design expression between site and building improvements.

As the quality of the homes in The Reserve are enhanced by the use of high-quality building materials and finishes, the color range and material selections for the *hardscape* shall work in harmony with the architectural character, while complementing the appearance of the native landscape. Consideration should be given to lighter color, high-albedo paving with a Solar Reflective Index (SRI) of 29 or higher, for all *hardscape* materials in an effort to reduce urban heat island effect.

FIGURE 4-11a: DOMINANT HARDSCAPE COLOR PALETTE

Gray Bramble Palette

Cool Gray 1C

Cool Gray 2C

Cool Gray 3C

Pantone 400C

Pantone 420C

Pantone 427C

Dormant Summer Palette

Pantone 7500C

Pantone 7501C

Pantone 468C

Pantone 7527C

Pantone 7528C

Pantone 7534C

Note: Use Pantone Solid Coated color chips with the numbers listed above for making color selections, as the use of printed copies may have potential variations in printing or fading and may lead to inaccuracies in color selection.

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FIGURE 4-11b: DOMINANT HARDSCAPE COLOR PALETTE

Coastal Scrub Palette

Cool Gray 4C

Cool Gray 5C

Cool Gray 6C

Cool Gray 7C

Cool Gray 9C

Cool Gray 11C

La Jolla Formation Palette

Pantone 413C

Pantone 414C

Pantone 415C

Pantone 416C

Pantone 417C

Pantone 418C

Note: Use Pantone Solid Coated color chips with the numbers listed above for making color selections, as the use of printed copies may have potential variations in printing or fading and may lead to inaccuracies in color selection.

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FIGURE 4-12a: ACCENT HARDSCAPE COLOR PALETTE

California Buckwheat Fall Palette

Pantone 5783C

Pantone 5773C

Pantone 5753C

Pantone 7503C

Pantone 7504C

Pantone 724C

Warm Sandstone Palette

Pantone 7502C

Pantone 7500C

Pantone 7499C

Pantone 2005C

Pantone 2006C

Pantone 2007C

Note: Use Pantone Solid Coated color chips with the numbers listed above for making color selections, as the use of printed copies may have potential variations in printing or fading and may lead to inaccuracies in color selection.

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FIGURE 4-12b: ACCENT HARDSCAPE COLOR PALETTE

Southern Chaparral Palette

Pantone 7492C

Pantone 7493C

Pantone 7494C

Pantone 7495C

Pantone 7497C

Pantone 7498C

Coastal Scrub Understory Palette

Pantone 7534C

Pantone 7535C

Pantone 7536C

Pantone 7527C

Pantone 7529C

Pantone 7531C

Note: Use Pantone Solid Coated color chips with the numbers listed above for making color selections, as the use of printed copies may have potential variations in printing or fading and may lead to inaccuracies in color selection.

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All hardscape materials must utilize dominant earth tone colors, found in the natural soil and vegetation within the existing landscape. These earth tones found on the site range in color from sand and beige (light) to sienna and umbers (darker). Mid-tone color ranges outside of the light and dark color palettes are not common on site and shall not be used for *hardscape* materials. All *hardscape* materials shall consist of colors substantially within the range of the Pantone solid coated colors identified in Figure 4-11a and 4-11b, Dominant Hardscape Color Palette.

These selected Pantone colors are divided into two categories; the dominant color palette and the accent color palette. Colors shown in the dominant color palette shall be utilized for the majority of the *hardscape* elements on site. Hardscape color selections in Figures 4-12a and 4-12b, Accent Hardscape Color Palette shall not comprise more than 5% of the total *hardscape*. All *hardscape* materials and color selections must compliment and work in harmony with the selected architectural colors and colors found in the existing landscape and soil.

When making color selections, the actual Pantone number and color chips shall be utilized to determine if the color is substantially within the range of acceptable colors. Printed copies of the color palette shall not be utilized for color selections as potential variations in printing or fading may occur and could have detrimental impacts on color selections. Any supplier or hardscape material may be used provided it is on the approved materials list, and it meets the intent of utilizing the earth tone color palette of the site. Decomposed granite, natural stone, rock mulch, or exposed aggregates in paving shall also be of similar and complementary colors within this same earth tone range.

4.3.3 Patios and Decks

Refer to Section 1.3.3 for definitions. For *patios*, the use of the paving materials suggested in Section 4.3.2 is encouraged. Additional materials, such as wood or recycled plastic decking and decomposed granite, are acceptable for *patios* and *decks* that are not visible from the street.

Drainage from a *deck* or *patio* must be conveyed via a drain or gutter system. A detail of the *deck* edge showing an integral curb or gutter will be required. *Decks* or *patios* that sheet-flow over the edge without a curb, gutter, or controlled drainage system will not be allowed.

4.3.4 Shade Structures, Arbors, and Gazebos

Refer to Section 1.3.3 for definitions. Shade *structures*, arbors, and gazebo construction shall be permitted only within the allowable *development area*. They shall be designed to continue and/or complement architectural features of the dwelling. *Structures* located in *Brush Management Zone 1* need special attention with regard to allowable materials, and shall be comprised of non-combustible, one hour fire-rated, and/or heavy timber construction. All shade *structures*, arbors, and gazebos shall be designed and constructed to meet all applicable City and Building Codes and regulations.

Materials: *Structure* or framework, including any overhead portions, shall be of finished wood, cast-in-place concrete, or steel or decorative metal matching the finish of the residence. See Figure 4-5a through Figure 4-5d for acceptable materials. Roofing materials shall be of open wood construction or, if covered, match the roof material of the dwelling. Any shade *structures*, arbors, or gazebos located in Zone 1 shall be constructed of non-flammable materials.

4.3.5 Swimming Pools

Swimming pools, spas, ponds, water features or other bodies of water shall be permitted only within the *development area*; see Figure 4-1. All pool and/or spa construction, including equipment fences and gates, must be per City Code and County of San Diego Department of Environmental Health regulations. All pool drains must be per applicable government standards and cannot be drained into the street and must comply with the subdivision drainage plan. Pool equipment shall be enclosed in vaults and screened with landscaping to hide the equipment from view, or placed in pool equipment rooms/enclosures designed with materials and colors that accentuate the architecture style and/or site features.

4.3.6 Solar Panels

Solar panels on grade may be provided anywhere within the *graded landscape yard area* or *ungraded/disturbed landscape yard area*, but any area allocated for solar panels shall count against the allowable yard areas.

4.3.7 Outdoor Lighting

All exterior lighting shall be designed in a manner to preserve the darkness of the night sky and to prevent lighting from shining into the *conservation area*. Outdoor lighting shall also meet all requirements in City of San Diego Municipal Code §142.0740, Outdoor Lighting Regulations, effective August 10, 2006. All lighting must meet the City standards, including maximum foot-candles.

Above-grade floodlights for lighting of trees and plantings shall be concealed by shrubs or low walls to prevent daytime visibility.

Walk lights placed in grass areas or adjacent to walkways in shrub or groundcover areas may use above-grade junction boxes provided they will be hidden from view by shrubbery to minimize the daytime visibility of the hardware.

Building-mounted lighting shall be carefully designed to not allow stray light beyond the *development area* of each parcel. Bullet-type spotlights are not generally allowed, and will need specific approval for installation. Motion-activated lights shall be shielded to not shine beyond the *development area* of Parcel 2.

4.4 Planting Design Philosophy

The landscape at The Reserve should be a sensitive marriage of formal and informal arrangements of landscaping materials woven together with the natural topography and vegetation. Homeowners are encouraged to preserve native habitat within portions of the *development area* to help visually blend the landscape-use areas with the open space easement. Planting design shall bridge between the architecture, hardscape features and the existing landscape. Expressions of integration and contrasting juxtaposition of species, colors, seasonality and textures is encouraged. The planting design for Parcel 2 shall emphasize integration with the broader surrounding landscape; however, this limitation is not intended to preclude the installation of exotic, non-native vegetation in the *development area*.

4.4.1 Planting Materials and Standards

Plant installation shall be limited to the development area; see Figure 4-1. No invasive or potentially invasive species may be planted within The Reserve. Prohibited species include those listed under section 1.3-1.03 of the City's Land Development Manual – Landscape Standards and the California Invasive Plant Council's Inventory Database. Plant materials shall generally be drought-resistant or drought-tolerant and adapted to the Southern California climate. Only those trees outlined in Figure 4-13, List of Allowed Tree Species, may be planted within the development area of Parcel 2. The trees within this list typically mature at a height of approximately 30 feet or less. A minimum of 50% of the existing large lemonadeberry within the development limits, as shown on Figure 4-3, must remain in place.

Mulch: All planting areas (excluding turf) shall be covered with two to three inch layer of mulch to prevent erosion, maintain moisture in the soil, and deter the establishment of weeds.

4.4.2 Slopes within the Development Area

Steep slopes are defined as areas that exceed a certain percent slope and are often associated with other environmental features such as rock outcrops, shallow soils, bedrock fractures and groundwater seeps. As sensitive landforms, steep slopes create microclimates that harbor a diversity of organisms and are valuable resources. The natural modification of slopes is a slow process that involves climate, geology, hydrology, vegetation and weathering. Human activity can quicken the process through excavation or building construction within unstable areas without regulation. Within the development area, all slopes 30% or greater are to be preserved in their natural state and integrated as a part of the landscape design. No grading may occur on slopes greater than 30% within the development area, except as required for brush management purposes. No slopes outside of the development area may be modified for any purpose at any time.

All slopes shall be stabilized with approved varieties and quantities of ground covers and other plant materials in such a manner as to afford complete slope coverage within a year after installation in order to reduce erosion. Any slopes up to 5 feet in vertical height require ground cover and shrub planting. Slopes 5 feet or more in vertical height require ground cover, shrub, and tree planting coverage in conformance with City requirements. Plant material for the vegetation of slopes shall adhere to the criteria listed above in Section 4.4.1.

4.4.3 Irrigation Guidelines

The following information is intended to guide the homeowner and landscape architect in plan submittal and structuring of the irrigation system for functional and maintenance efficiency. The irrigation system is to be considered a functional utility of the landscape, reflecting the environmental needs and conformation of the planting and structural design. All irrigation systems must be professionally designed by either a landscape architect or an irrigation consultant to ensure efficient water management and control for plant material. Note that overspray is not allowed in revegetation zones along the rear property or into the *conservation area.*

All landscape areas within the development limits must have an automatic, below grade irrigation system with a programmable irrigation controller, flow sensor, and rain sensor. Low-precipitation heads and drip irrigation shall be used to assist in water conservation and erosion control. Irrigation systems shall be designed and installed in accordance with the California Code of Regulations, Title 23, Division 2, Chapter 2.7, Model Water Efficient Landscape Ordinance.

Irrigation systems shall be designed to provide a uniform application of water, and shall utilize efficient, long-lasting equipment that is simple to operate and maintain. When designing and specifying irrigation equipment, the landscape architect shall consider varying environmental conditions or orientation, such as sun and shade, soils, terrain, percolation rates, moisture sensing, erosion control, and wind, in order to provide appropriate sprinkler heads, valve separation, and irrigation run times.

FIGURE 4-13: LIST OF ALLOWED TREE SPECIES

Botanical Name	Common Name
Acacia baileyana	California Sagebrush
Acacia baileyana 'Purpurea'	Purple Leaf Acacia
Acacia cognate	River Wattle
Acacia cultriformis	Knife Acacia
Acacia farnesiana	Sweet Acacia
Acacia podalyriifolia	Pearl Acacia
Acacia pycnantha	Golden Wattle
Acacia retinodes	Water Wattle
Acacia pendula	Weeping Acacia
Acacia stenophylla	Shoestring Acacia
Acer palmatum	Japanese Maple
Acoelorrhaphe wrightii	Paurotis Palm
Aesculus californica	California Buckeye
Agonis flexuosa	Peppermint Willow
Arbutus 'Marina'	Strawberry Tree
Arbutus unedo	Strawberry Tree
Bauhinia x blakeana	Hong Kong Orchid
Beaucarnea recurvata	Ponytail Palm
Betula alba	European White Birch
Butia capitata	Pindo Palm
Callistemon citrinus	Lemon Bottle Brush
Callistemon rigidus	Stiff bottlebrush
Cassia leptophylla	Gold Medallion Tree
Cercidium X 'Desert Museum'	Desert Museum Palo Verde
Cercis canadensis	Eastern Redbud
Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud
Cercis occidentalis	Western Redbud
Cercocarpus betuloides	Mountain Ironwood
Chamaerops humilis	Mediterranean Fan Palm
Chilopsis linearis	Desert Willow
Chionanthus retusus	Chinese Fringe Tree
Chitalpa tashkentensis	Chitalpa Tree
Citrus species	Citrus trees such as lemon, lime, orange, grapefruit, kumquat, etc.

Botanical Name	Common Name
Cordia boissieri	Texas olive
Cordia sebestena	Geiger Tree
Crinodendron patagua	Lily of the Valley Tree
Cupressus forbesi	Tecate Cypress
Drimys winteri	Winter's Bark
Dicksonia Antarctica	Tasmanian Tree Fern
Diospyros kaki	Japanese Persimmon
Dracaena draco	Dragon Tree
Dypsis decaryi	Triangle Palm
Dypsis lutescens	Golden Cane Palm
Eriobotrya deflexa	Bronze Loquat
Eriobotrya 'Coppertone'	Coppertone Loquat
Erythrina coralloides	Naked Coral Tree
Erythrina crista-galli	Cockspur Coral Tree
Eucalyptus forrestiana	Fuchsia Eucalyptus
Feijoa sellowiana	Pinapple Guava
Ficus elastic	Rubber Tree
Ficus rubiginosa	Rusty Leaf Fig
Ficus 'Green Gem'	Indian Laurel Fig
Fraxinus oxycarpa 'Raywood'	Raywood Ash
Fremontodendron californicum 'California Glory'	California glory fremontia
Geijera parviflora	Australian Willow
Heteromeles arbutifolia	Toyon
Howea belmoreana	Curly Palm
Ilex 'Wilsonii'	Wilson Holly
Koelreuteria paniculata	Goldenrain Tree
Lagerstroemia species	Crape Myrtle
Leptospermum laevigatum	Australian Tea Tree
Leptospermum scoparium	New Zealand Tea Tree
Luma apiculate	Chilean Luma
Lyonothamnus floribundus	Catalina Ironwood
Magnolia x alba	White Champaca
Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia
Magnolia grandiflora 'Saint Mary'	Saint Mary Dwarf Magnolia
Magnolia x soulangeana	Saucer Magnolia

Botanical Name	Common Name
Malus species	Apple
Melaleuca ericifolia	Heath Melaleuca
Melaleuca linariifolia	Flaxleaf Paperbark
Melaleuca nesophila	Pink Melaleuca
Metrosideros excelsa	New Zealand Christmas Tree
Metrosideros kermadecensis	Kermadec Pohutukawa
Mussa species	Banana
Myrica californica	Pacific Wax Myrtle'
Olea europaea	European Olive
Olea europaea 'Majestic Beauty'	Fruitless Olive
Olea europaea 'Wilsonii'	Fruitless Olive
Parkinsonia aculeate	Jerusalem Thorn
Phoenix roebelenii	Pygmy Date Palm
Phoenix reclinata	Senegal Date Palm
Photini fraserii	Fraser Photinia
Pinus cembroides	Mexican Pinyon Pine
Pinus edulis	Piñon pine
Pinus mugo	Mugo Pine
Pittosporum angustifolium	Willow Pittosporum
Pittosporum crassifolium	Seaside Pittosporum
Podocarpus macrophyllus 'Maki'	Shrubby Yew Pine
Podocarpus nagi	Broadleaf Podocarpus
Prosopis glandulosa	Mesquite
Prosopis velutina	Arizona Mesquite
Prunus species	Stone fruits such as Peach, Nectarine, Pluots, Apricots, Cherry, etc.
Prunus caroliniana 'Compacta'	Carolina Laurel Cherry
Prunus ilicifolia	Hollyleaf Cherry
Prunus laurocerasus	English Laurel
Punica granatum	Pomegranate
Pyrus kawakamii	Evergreen Pear
Rhaphiolepis x Majestic Beauty	Indian Hawthorn
Rhapis excels	Lady Palm
Rhus lancea	African Sumac
Sambucus Mexicana	Elderberry

Botanical Name	Common Name
Sapium sebiferum	Chinese Tallow Tree
Senna surattensis	Glaucous Cassia
Sphaeropteris cooperi	Australian Tree Fern
Stenocarpus sinuatus	Firewheel Tree
Strelitzia Nicolai	Giant Bird of Paradise
Tabebuia species	Pink Trumpet Tree
Tecoma stans	Yellow Bells
Trachycarpus fortunei	Windmill Palm
Tristania laurina 'Elegant'	Water Gum

Irrigation Materials

i. A separate irrigation meter and backflow device shall be provided for each point of connection. In no case should the irrigation system be connected to domestic water lines that service a *structure*.

ii. All piping shall be installed below finish grade. Pressurized main lines shall have a minimum 18 inches of soil covering. Non-pressurized sprinkler lateral lines shall have a minimum 12 inches of soil covering. All surface-installed PVC, such as on slopes, shall be UV-resistant piping. Non-plastic piping shall be protected against corrosion from the soil. Fittings shall be heavy weight of compatible material to the pipe. Vacuum Breaker Assembly shall meet all local code regulations and be supplied with valves for testing. Units shall not be installed in lawn areas or form a pedestrian obstruction, and shall not be visible from the street.

iii. Any existing irrigation systems disturbed during the course of new construction shall be adjusted and/or repaired to meet the standards of the original designed system; modifications to the associated systems shall be made through direct consultation with the project landscape architect. The landscape architect shall submit complete data, as required, to receive approval.

iv. The irrigation design must be tailored to the type of plant system proposed by the landscape architect and/or homeowner. The arrangement of plants requiring unlike moisture requirements is not acceptable. In the spirit of conservation, the landscape architect is required to use plant material requiring minimum amounts of water for proper growth.

v. Capture and reuse of stormwater from the building and hardscape areas into stormwater cisterns are encouraged. Stormwater capture and reuse shall meet all City and County of San Diego Environmental Health Department requirements.

4.4.4 Maintenance

The following information is intended to guide the homeowner and/or licensed landscape architect in the landscape plan submittal and structuring of the landscape for visual and functional use. Landscape plant materials are to be considered as strong, visually unifying elements and should reflect the physical, functional, and aesthetic qualities of The Reserve.

After installation of all landscaping, it is recommended that a maintenance program be implemented. A 90-day maintenance and warranty program by the installing contractor prior to accepting the contractor's work is encouraged to ensure correct installation and satisfactory plant health. Problems such as irrigation adjustment and related plant failure shall be corrected within this period.

Landscape features, including lawn, shrubs, trees, and ground covers, will require regular mowing, trimming, pruning, and fertilization. It is recommended that the maintenance contractor perform soils testing and analysis on an annual basis to determine soil fertility, pH balance, or toxic conditions, and adjust the fertilization program, as necessary, to remedy any nutrient deficiencies.

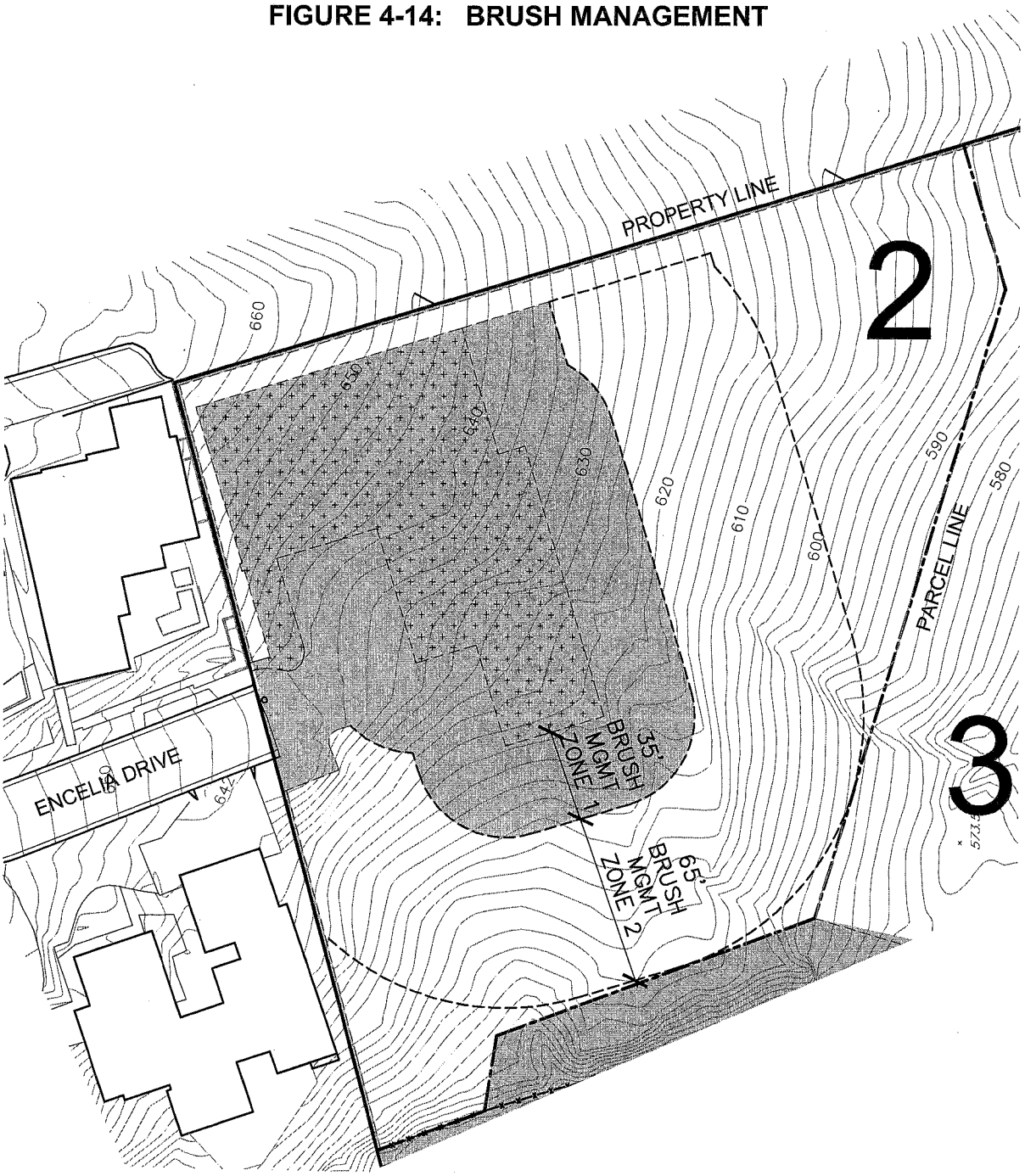
The landscape shall be maintained in a first-class condition. Maintenance shall include:

i. Mowing and edging of turf grass
ii. Weed control
iii. Reapplication of mulch
iv. Replacement of dead or damaged plant material
v. Inspection of irrigation systems
vi. Watering as required for proper plant growth
vii. Programmed replacement of seasonal color
viii. Fertilization
ix. Brush-management thinning and removal
x. Trimming of trees and shrubs.

4.4.5 Brush Management Zone

Each owner shall at all times comply with the requirements of the City's Brush Management Zones, as defined in Section 1.3.3 and the covenants and restrictions set forth in the Covenant of Easement. Brush Management Zones are established to create a "defensible space" between the proposed *structures* and the surrounding natural areas. *Brush Management Zones 1* and *2* shall adhere to the guidelines in Figure 4-14, Brush Management. Due to the environmentally sensitive lands that occur in the brush management zones, homeowners are restricted from performing brush clearing between March 1 and August 15 of each year. The City's specific brush management requirements for each zone are set forth and described in the City's Municipal Code Section 142.0412, Section III of the Land Development Manual – Landscape Standards, and Bulletin #1 Brush Management Guide.

FIGURE 4-14: BRUSH MANAGEMENT



LEGEND

SYMBOL	DESCRIPTION
	DEVELOPMENT AREA
	DEVELOPMENT ENVELOPE
	BRUSH MANAGEMENT ZONES 1 & 2
	EXISTING PROPERTY LINES
	PROPOSED PARCEL LINES
2	PROPOSED PARCEL

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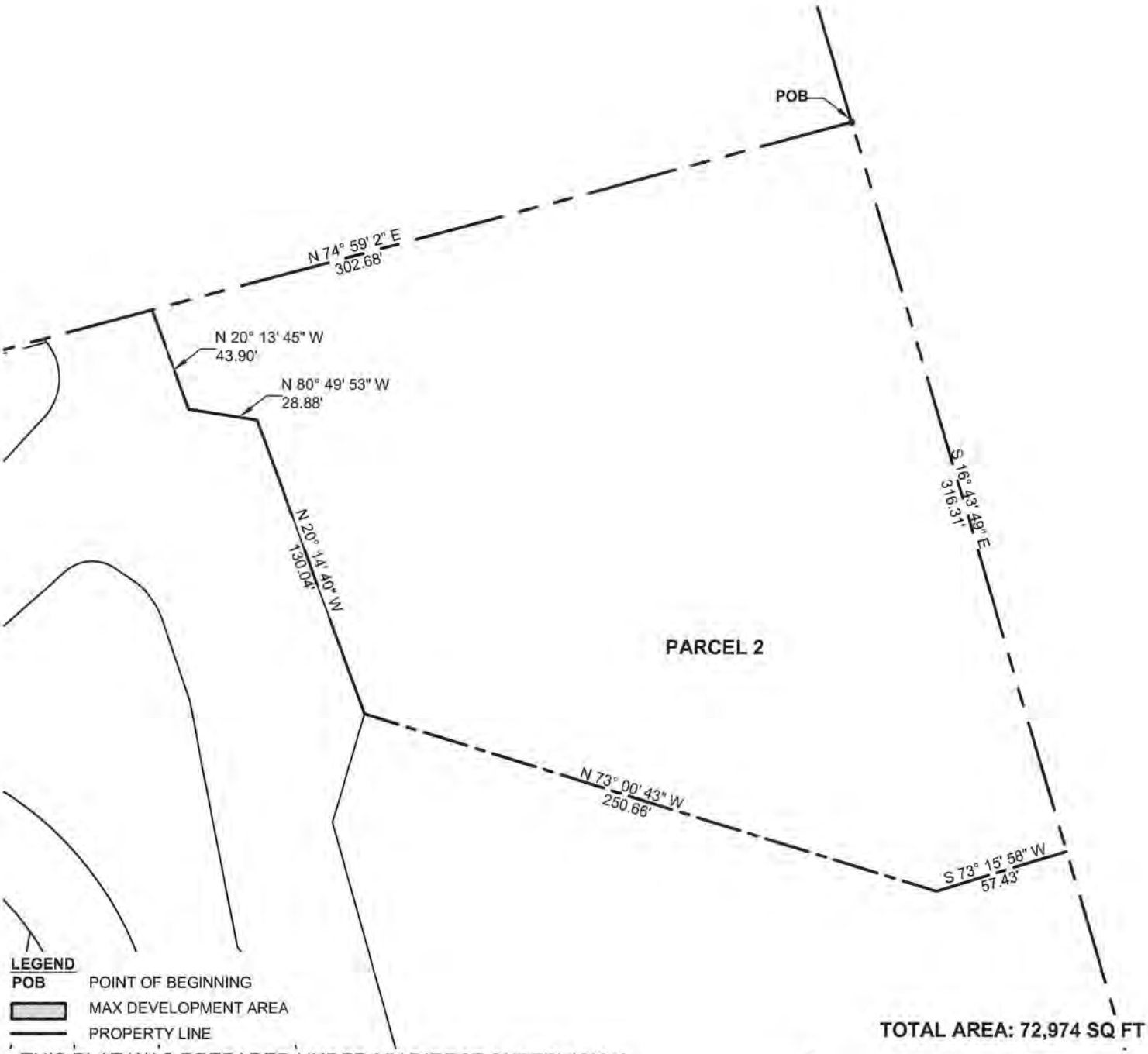
APPENDIX A

Development Area Legal Description

THE RESERVE PARCEL 2 - BOUNDARY



LEGEND

POB	POINT OF BEGINNING
	MAX DEVELOPMENT AREA
	PROPERTY LINE

TOTAL AREA: 72,974 SQ FT

THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION

Douglas C. Paul

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THE PAUL COMPANY, LLC
Engineering Management
915 CAMINO DEL MAR, SUITE 225, DEL MAR, CA 92014
(858) 350-5845 | FAX (858) 350-9745

0 20' 40' 80'

DATE: 05/06/2013

PAUL

N

REGISTERED PROFESSIONAL ENGINEER
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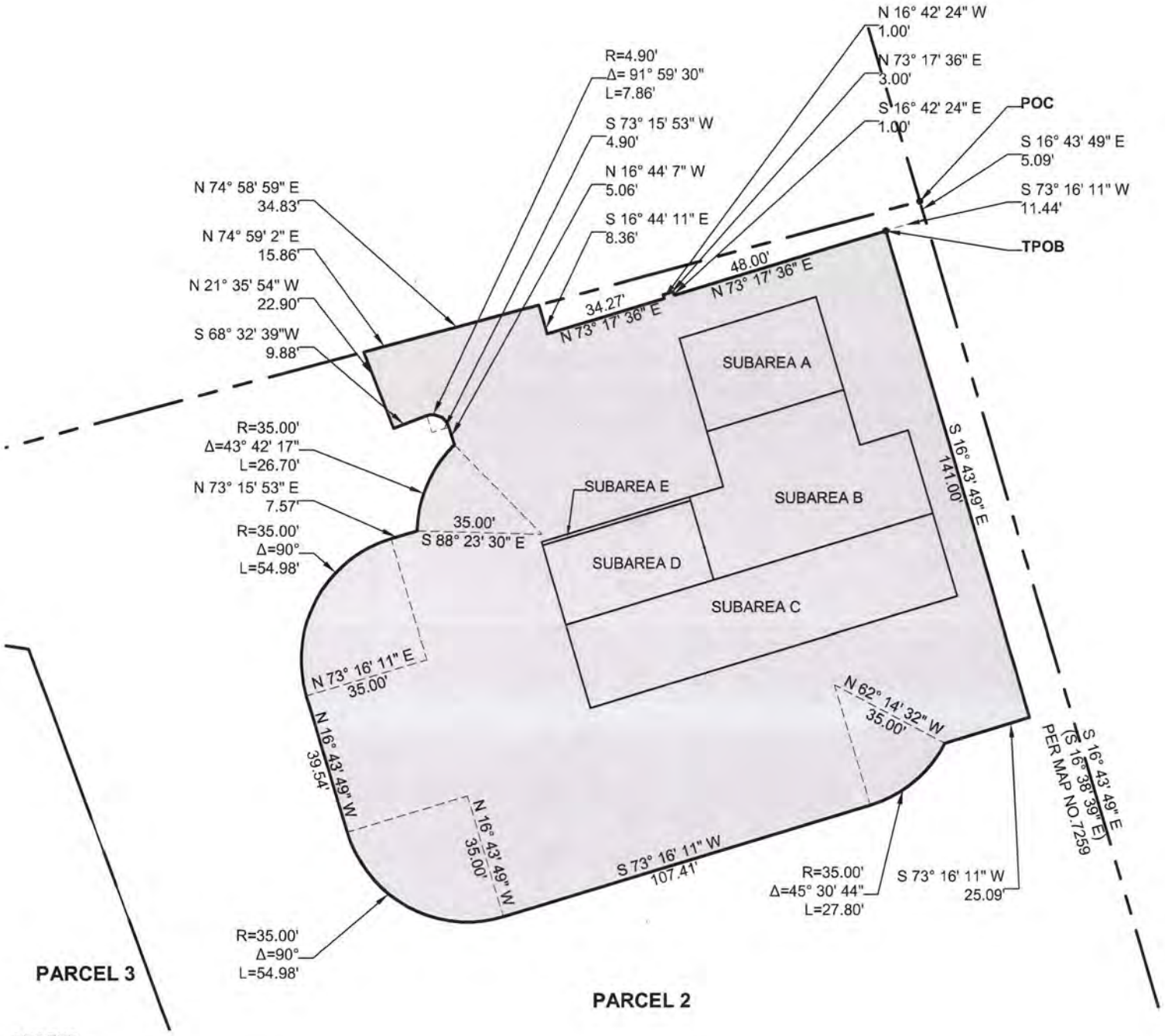
EXP. 12-31-13
CIVIL
STATE OF CALIFORNIA

THE RESERVE PARCEL 2 -
MAXIMUM DEVELOPMENT AREA



LEGEND

POC	POINT OF COMMENCEMENT
TPOB	TRUE POINT OF BEGINNING
	MAX DEVELOPMENT AREA
	PROPERTY LINE

TOTAL AREA: 26,666 SQ FT

THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION

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0 20' 40' 80'

DATE: 05/06/2013

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CIVIL
STATE OF CALIFORNIA

THE RESERVE PARCEL 2 MAXIMUM DEVELOPMENT AREA

LEGAL DESCRIPTION

(PAGE 1 OF 2)

THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

A PORTION OF PUEBLO LOT 1263 OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY JAMES PASCOE IN 1870, A COPY OF WHICH SAID MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AND KNOWN AS MISCELLANEOUS MAP NO. 36, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHEASTERLY CORNER OF THAT RECORD OF SURVEY MAP NO. 20957, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF SAID COUNTY ON APRIL 21, 2011, SAID CORNER ALSO BEING THE EASTERLY QUARTER CORNER OF PUEBLO LOT 1263 ACCORDING TO SAID MISCELLANEOUS MAP NO. 36, ON FILE WITH THE RECORDER OF SAID SAN DIEGO COUNTY; THENCE, SOUTHERLY ALONG THE EASTERLY LINE OF SAID R.O.S. NO. 20957, SOUTH 16° 43' 49" EAST 5.09 FEET; THENCE, AT RIGHT ANGLES, SOUTH 73° 16' 11" WEST 11.44 FEET TO THE TRUE POINT OF BEGINNING.

THENCE SOUTHERLY, PARALLEL TO THE EAST LINE OF SAID R.O.S. MAP NO. 20957, SOUTH 16° 43' 49" EAST 141.00 FEET; THENCE SOUTH 73° 16' 11" WEST 25.09 FEET TO A POINT ON THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS 35.00 FEET AND WHOSE CENTER BEARS NORTH 62° 14' 32" WEST FROM SAID POINT; THENCE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 45° 30' 44", AN ARC LENGTH 27.80 FEET;

THENCE ON A TANGENT SOUTH 73° 16' 11" WEST 107.41 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 35.00 FEET; THENCE WESTERLY AND NORTHERLY THROUGH A CENTRAL ANGLE OF 90° AN ARC LENGTH 54.98 FEET;

THENCE ON A TANGENT NORTH 16° 43' 49" WEST 39.54 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 35.00 FEET; THENCE NORTHERLY AND EASTERLY THROUGH A CENTRAL ANGLE OF 90° AN ARC LENGTH 54.98 FEET; THENCE ON A TANGENT NORTH 73° 15' 53" EAST, 7.57 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 35.00 FEET AND WHOSE CENTER BEARS SOUTH 88° 23' 30" EAST FROM SAID POINT; THENCE NORTHERLY AND NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 43° 42' 17" AN ARC LENGTH 26.70 FEET;

THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION

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DATE: 05/06/2013

THE RESERVE PARCEL 2 MAXIMUM DEVELOPMENT AREA

LEGAL DESCRIPTION

(PAGE 2 OF 2)

THENCE NORTH 16° 44' 07" EAST 5.06 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 4.90 FEET; THENCE NORTHERLY AND WESTERLY THROUGH A CENTRAL ANGLE OF 91° 59' 30" AN ARC LENGTH 7.86 FEET ; THENCE SOUTH 68° 32' 39" WEST 9.88 FEET; THENCE NORTH 21° 35' 54" WEST 22.90 FEET TO THE INTERSECTION WITH THE NORTHERLY LINE OF SAID ROS 20957; THENCE ALONG THE NORTH LINE OF SAID ROS NORTH 74° 59' 02" EAST 50.69 FEET; THENCE SOUTH 16° 44' 11" EAST 8.36 FEET; THENCE NORTH 73° 17' 36" EAST 34.27 FEET; THENCE NORTH 16° 42' 24" WEST 1.00 FOOT; THENCE NORTH 73° 17' 36" EAST 3.00 FEET; THENCE SOUTH 16° 42' 24" EAST 1.00 FEET; THENCE NORTH 73° 17' 36" EAST 48.00 FEET TO THE TRUE POINT OF BEGINNING, SAID MAXIMUM DEVELOPMENT AREA COMPRISING 26,666 SQUARE FEET.

THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION

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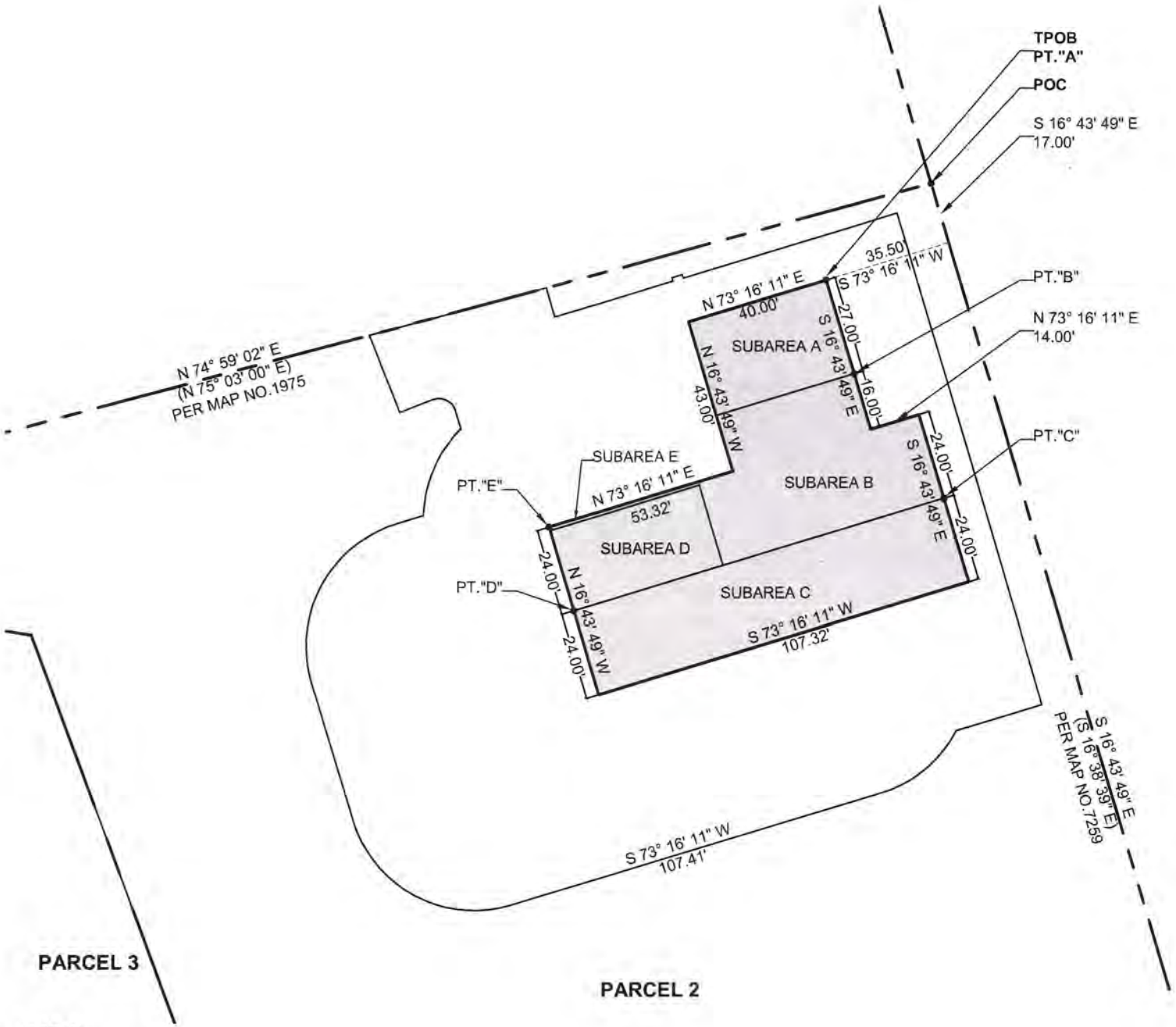
DATE: 05/06/2013

APPENDIX B

Building Extents Legal Description

THE RESERVE PARCEL 2 -
MAXIMUM BUILDING EXTENTS



LEGEND

POC	POINT OF COMMENCEMENT
TPOB	TRUE POINT OF BEGINNING
	MAX BUILDING EXTENTS
	PROPERTY LINE

TOTAL AREA: 6,871 SQ FT

THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION

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0 20' 40' 80'

DATE: 05/06/2013

PAUL

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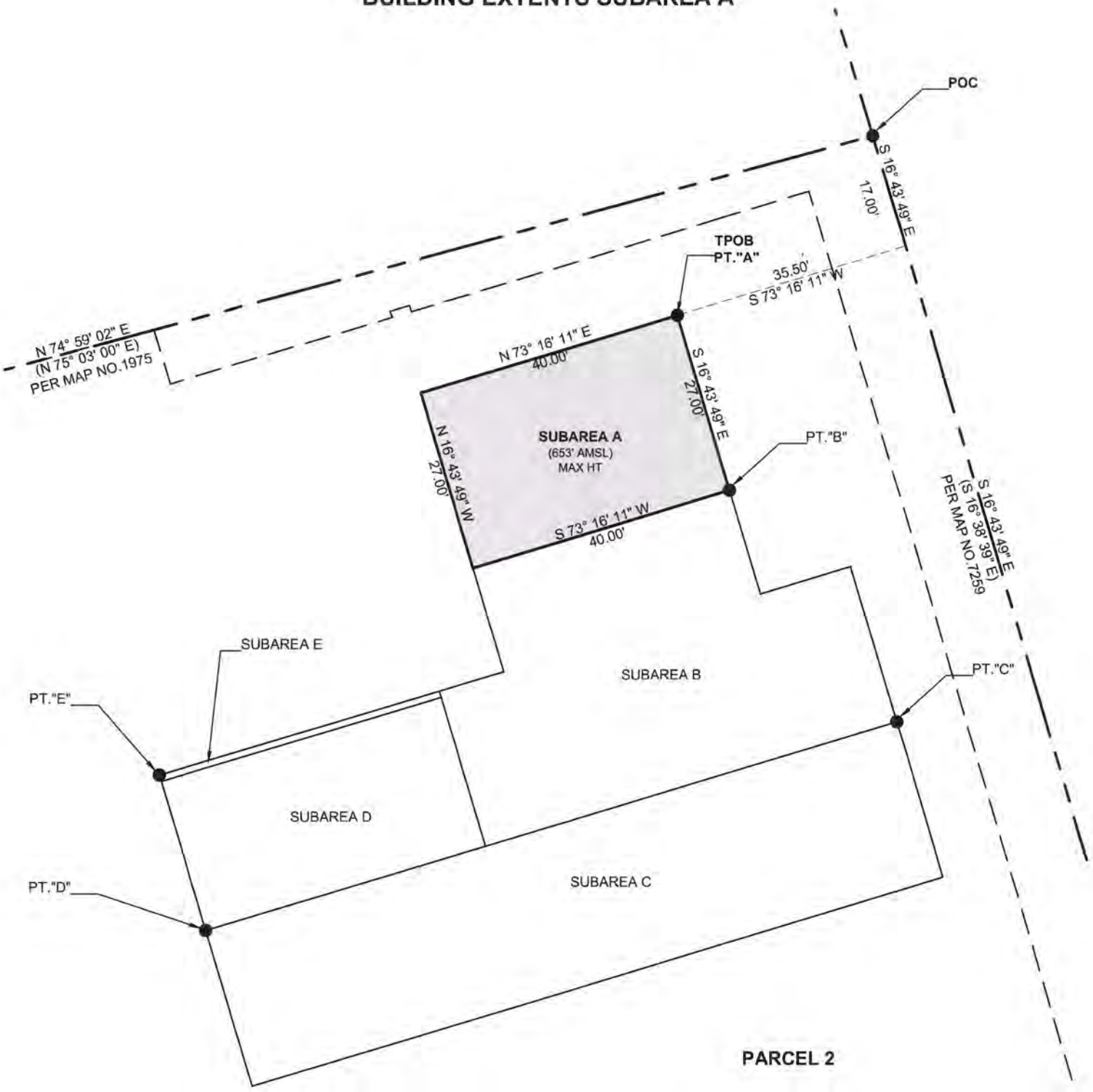
STATE OF CALIFORNIA

THE RESERVE PARCEL 2 -
BUILDING EXTENTS SUBAREA A



PARCEL 2

LEGEND

POC	POINT OF COMMENCEMENT	———	PROPERTY LINE
TPOB	TRUE POINT OF BEGINNING	▭	MAX BUILDING EXTENTS

TOTAL AREA: 1,080 SQ FT

THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION

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0 10' 20' 40'

DATE: 05/06/2013

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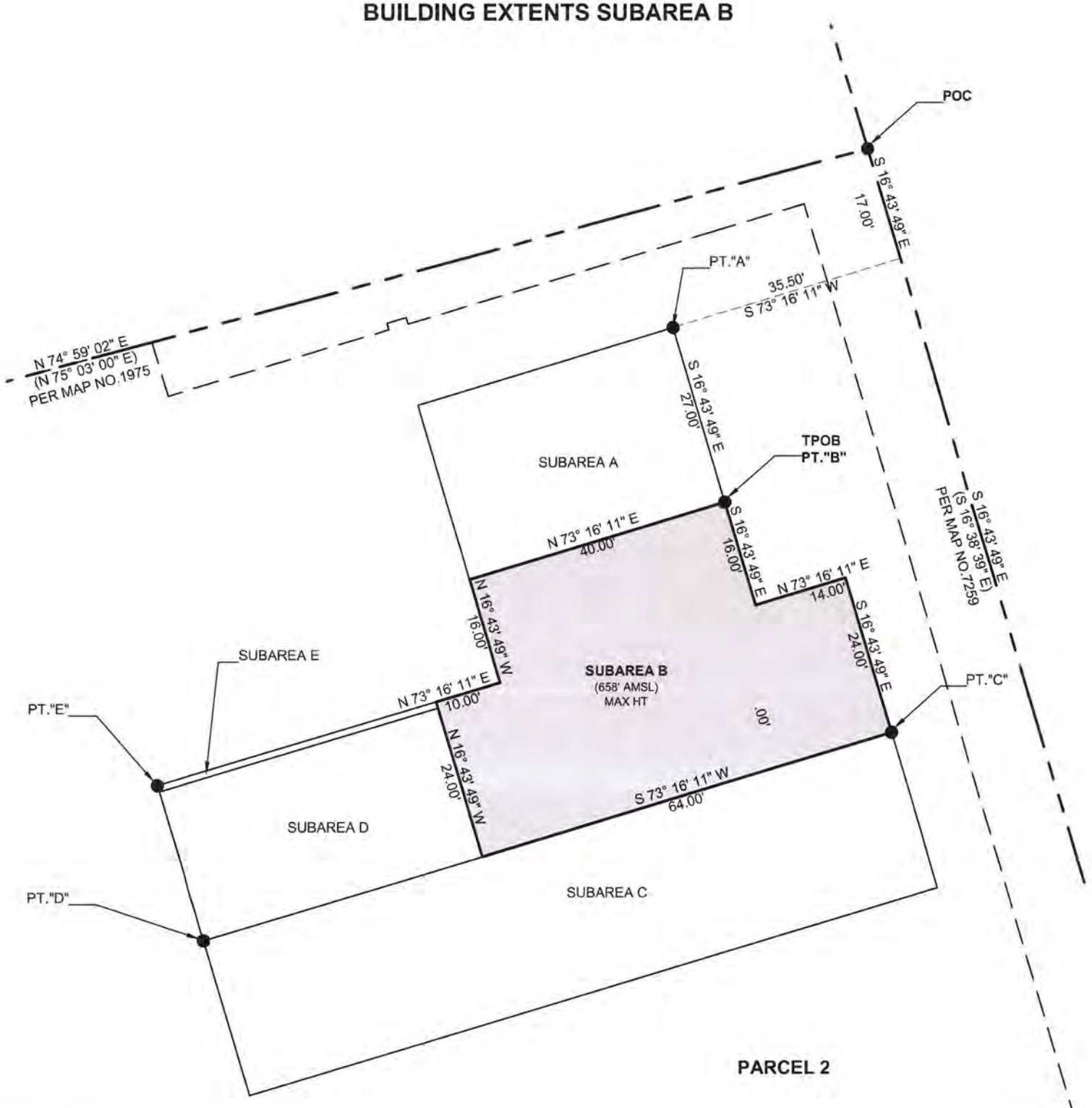
THE RESERVE PARCEL 2 -
BUILDING EXTENTS SUBAREA B



PARCEL 2

LEGEND

POC	POINT OF COMMENCEMENT	———	PROPERTY LINE
TPOB	TRUE POINT OF BEGINNING	▭	MAX BUILDING EXTENTS

TOTAL AREA: 2,176 SQ FT

THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION

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0 10' 20' 40'

DATE: 05/06/2013

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EXP. 12-31-13
CIVIL
STATE OF CALIFORNIA

THE RESERVE PARCEL 2 -
BUILDING EXTENTS SUBAREA C

PARCEL 2

LEGEND

POC	POINT OF COMMENCEMENT	———	PROPERTY LINE
TPOB	TRUE POINT OF BEGINNING	▭	MAX BUILDING EXTENTS

TOTAL AREA: 2,576 SQ FT

THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION

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0 10' 20' 40'

DATE: 05/06/2013

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EXP. 12-31-13
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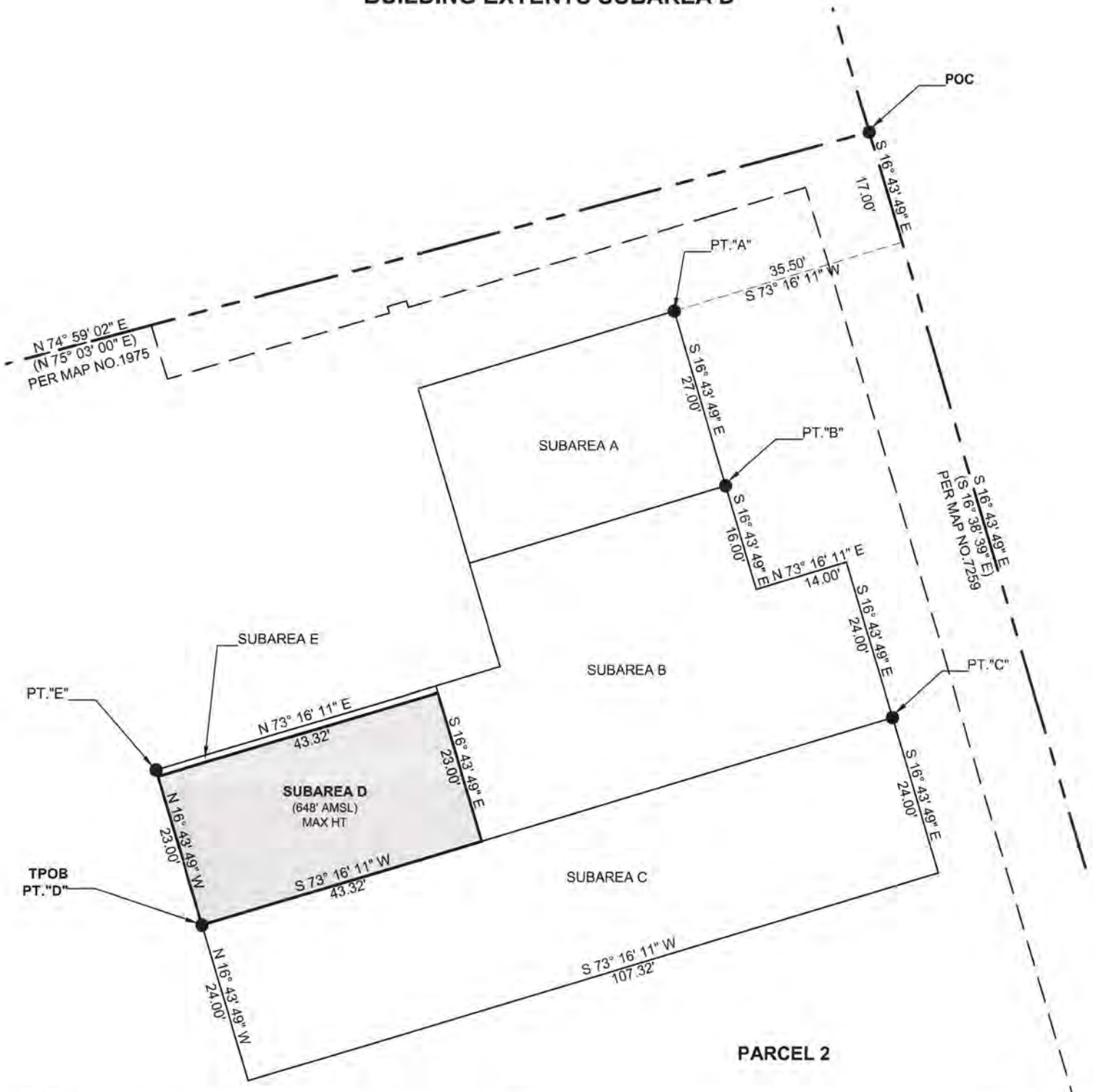
STATE OF CALIFORNIA

THE RESERVE PARCEL 2 -
BUILDING EXTENTS SUBAREA D



PARCEL 2

LEGEND

POC	POINT OF COMMENCEMENT	———	PROPERTY LINE
TPOB	TRUE POINT OF BEGINNING	▭	MAX BUILDING EXTENTS

TOTAL AREA: 996 SQ FT

THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION

Douglas C. Paul

DOUGLAS C. PAUL RCE 22606

THE PAUL COMPANY, LLC
Engineering Management

915 CAMINO DEL MAR, SUITE 225, DEL MAR, CA 92014
(858) 350-5845 | FAX (858) 350-9745

0 10' 20' 40'

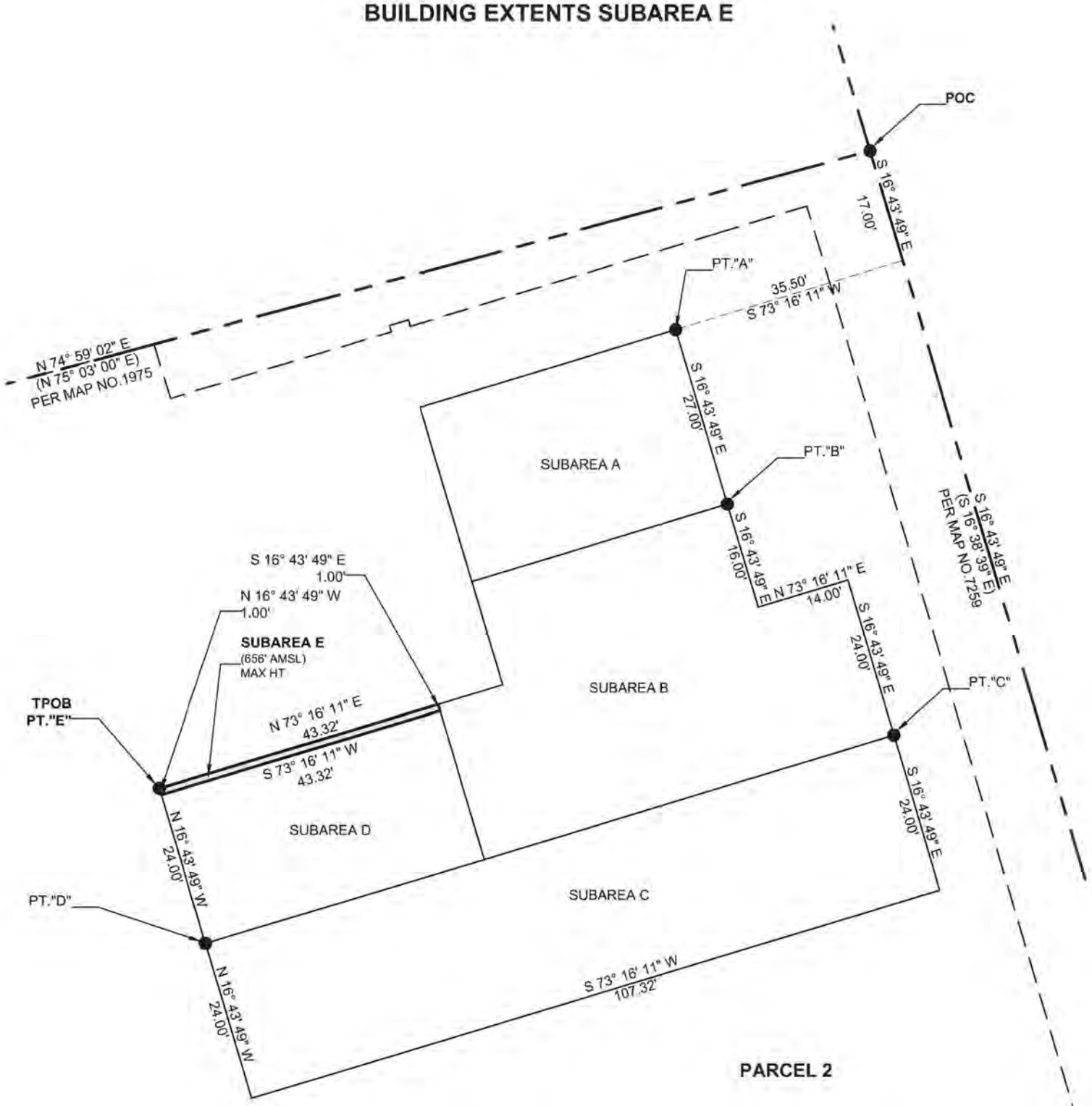
DATE: 05/06/2013

PAUL

N

REGISTERED PROFESSIONAL ENGINEER
DOUGLAS C. PAUL
NO. 22606
EXP. 12-31-13
CIVIL
STATE OF CALIFORNIA

THE RESERVE PARCEL 2 -
BUILDING EXTENTS SUBAREA E



PARCEL 2

LEGEND

POC	POINT OF COMMENCEMENT	———	PROPERTY LINE
TPOB	TRUE POINT OF BEGINNING	▭	MAX BUILDING EXTENTS

TOTAL AREA: 43 SQ FT

THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION

Douglas C. Paul

DOUGLAS C. PAUL RCE 22606

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Engineering Management

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DESIGN GUIDELINES
Volume II – Parcel 3

1 INTRODUCTION

1.1 Welcome to The Reserve

As owner of The Reserve, Parcel 3, you have discretion in selecting the character of your residential estate and landscape. Given the rare, unique hilltop setting of Parcel 3 with expansive views across La Jolla and the Pacific Coast, these Design Guidelines are the culmination of extensive professional design and engineering effort are intended to ensure that The Reserve continues to remain a remarkable place.

The land, topography, watersheds, geology, and views were studied in a three-dimensional model. These studies form the basis for these Design Guidelines, which are intended to be used as a guide for the development and design of your property. With this guide, you will be able to clearly assess the building parameters and various viewpoints offered throughout the site.

Using these Design Guidelines, you can begin to imagine your own residential estate with opportunities for extended family and friends to enjoy spaces of their own. Meanwhile, you and your guests will experience the sensation of feeling a part of The Reserve landscape, unique with natural topography and vegetation interwoven throughout. Distinctive opportunities for the development of Parcel 3 include a residential estate that spans across the natural topography with spaces for entertaining, passive and active recreational opportunities and small interwoven outdoor patios, verandas, and gardens. In essence, the planning and design of Parcel 3 requires this type of highly articulated spaces and rooms in order to capture the unique character of the property and, as a result, take advantage of the unparalleled views and setting.

Please bear this in mind as you pore through the specific technical guidelines that shape the sizes and materials of your residential estate, for they are meant to share with you the grandeur and beauty that has been carefully preserved over the past century and is now yours to cherish and enjoy into the future.

1.2 Overview

These Design Guidelines provide design criteria for the development of The Reserve, Parcel 3. They are intended to provide flexibility for architectural and landscape character within a defined and controlled development area. The goal of the Design Guidelines is to promote a visual quality and design setting that can be achieved through a number of styles and to provide guidelines so that the future property owner(s) of Parcel 3 will be able to quickly secure a building permit after first completing the City of San Diego's substantial conformance review process for the City to determine if the home design conforms to these Design Guidelines.

The Reserve
Design Guidelines – Parcel 3

The Reserve is a three-parcel subdivision of an approximately 25.14-acre property that will create three single-family estate home sites. Parcels 2 and 3 have individual design guidelines tailored to the specific site and neighboring characteristics of each parcel. The Reserve is located on the southwest slopes of Mount Soledad in the La Jolla Planning Area of the City of San Diego (City). Parcel 3 of The Reserve is located at the southern terminus of Romero Drive (see Figure 1-1, Vicinity Map). While The Reserve is adjacent to existing single-family residential development, 75% of The Reserve is covered by a conservation easement to ensure that the home sites are surrounded by beautiful native open space in perpetuity. Ultimately, approximately 97% of The Reserve will be some type of open space and great care has been taken to ensure that your home will be in harmony with nature.

The objectives of the Design Guidelines are as follows:

- Establish architectural and landscape design guidelines to be used by future buyers, developers, builders, engineers, architects, and landscape architects in their preparation of plans for the development of individual homes within The Reserve.
- Comply with the City's General Plan and La Jolla Community Plan regulations regarding development area, hillside grading, fire protection, and open space protection.
- Provide assurance that The Reserve shall be developed in compliance with guidelines and recommendations necessary to maintain a high level of visual quality and compatibility between adjacent land uses and the surrounding open space within The Reserve's individual parcels.
- Provide the greatest flexibility in the location and design of structures and outdoor spaces within a parcel's designated development area.
- Allow for all types of architectural styles, but carefully limit exterior materials and colors so that the project is built of the highest-quality materials and colors that complement the natural environment.
- Maximize views from The Reserve home sites.
- Provide for privacy from neighbors' views into The Reserve home sites while accommodating neighbors' primary ocean views over The Reserve site where practicable and when it doesn't compromise the privacy of The Reserve residents.
- Utilize existing site topography and vegetation as an amenity for the home, introducing new elements in a manner that integrates with the landscape and appears natural. Balance the need for level building sites and yard areas with the existing topography through terracing that follows the site's contours and selectively uses retaining walls for visual drama and terrace support.

- Utilize sustainable design principles to reduce water usage by reducing large expanses of turf and capturing stormwater for irrigation reuse, while allowing for a wide range of landscape materials close to buildings, and gradually transition the planting palette to the native vegetation.

1.3 Definitions

1.3.1 Purpose of Definitions

The purpose of this section is to provide clear and concise definitions of words and phrases that have meanings specifically related to the Design Guidelines and to apply these terms in a consistent way throughout the Design Guidelines.

1.3.2 Identification of Definitions

Each word or phrase that is defined in Section 1.3.3, Definitions, appears in in italicized letters throughout the text of the Design Guidelines.

1.3.3 Definitions

Architectural Projection is defined as any building feature that extends beyond the *building extents,* which is the three-dimensional space enclosed by the exterior surfaces of a building or structure, or above the roof or parapet line.

Biortention is defined as the process of filtering and treating storm water by percolating runoff through a shallow depression of engineered soil and allowing it to drain away slowly.

Bioswales are defined as landscape grading elements designed to capture and direct surface storm water runoff in order to remove silt and pollution. *Bioswales* are a form of *bioretention.*

Brush Management Zone 1 as defined in the City's Brush Management Regulations is generally comprised of a 35-foot-wide zone adjacent to the *structure*, which shall be least flammable, and shall typically consist of pavement and permanently irrigated ornamental planting, but may also include a small amount of native vegetation. *Brush Management Zone 1* shall not be allowed on slopes with gradient greater than 25%. This zone shall not contain habitable *structures*, combustable *structures* that are attached to habitable *structures*, or other combustible construction that could provide a means for transferring fire to the habitable *structures*. *Structures* such as fences, walls, palapas, play *structures*, and nonhabitable gazebos that are located within *Brush Management Zone 1* shall consist

of noncombustible, one hour fire rated, and/or heavy timber construction. As noted above, *Brush Management Zone 1* is included in the *development area*.

Brush Management Zone 2 as defined in the City's Brush Management Regulations is generally comprised of a 65-foot-wide buffer between *Brush Management Zone 1* and the undisturbed, native, naturalized vegetation. Within *Brush Management Zone 2*, 50% of the plants over 24 inches in height shall be reduced to 6 inches in height. Non-native plants shall be reduced in height before native plants are reduced in height. All plants remaining after the 50% are reduced in height shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual. Non-native plants shall be pruned before native plants are pruned. *Brush Management Zone 2* is located within the *conservation area*. No structures or permanent irrigation shall be allowed in *Brush Management Zone 2*.

Building Façade is defined as all walls, or portions thereof, of a building that are visible when projected perpendicularly to a single plane that is most parallel to the closest public right-of-way, excepting alleys.

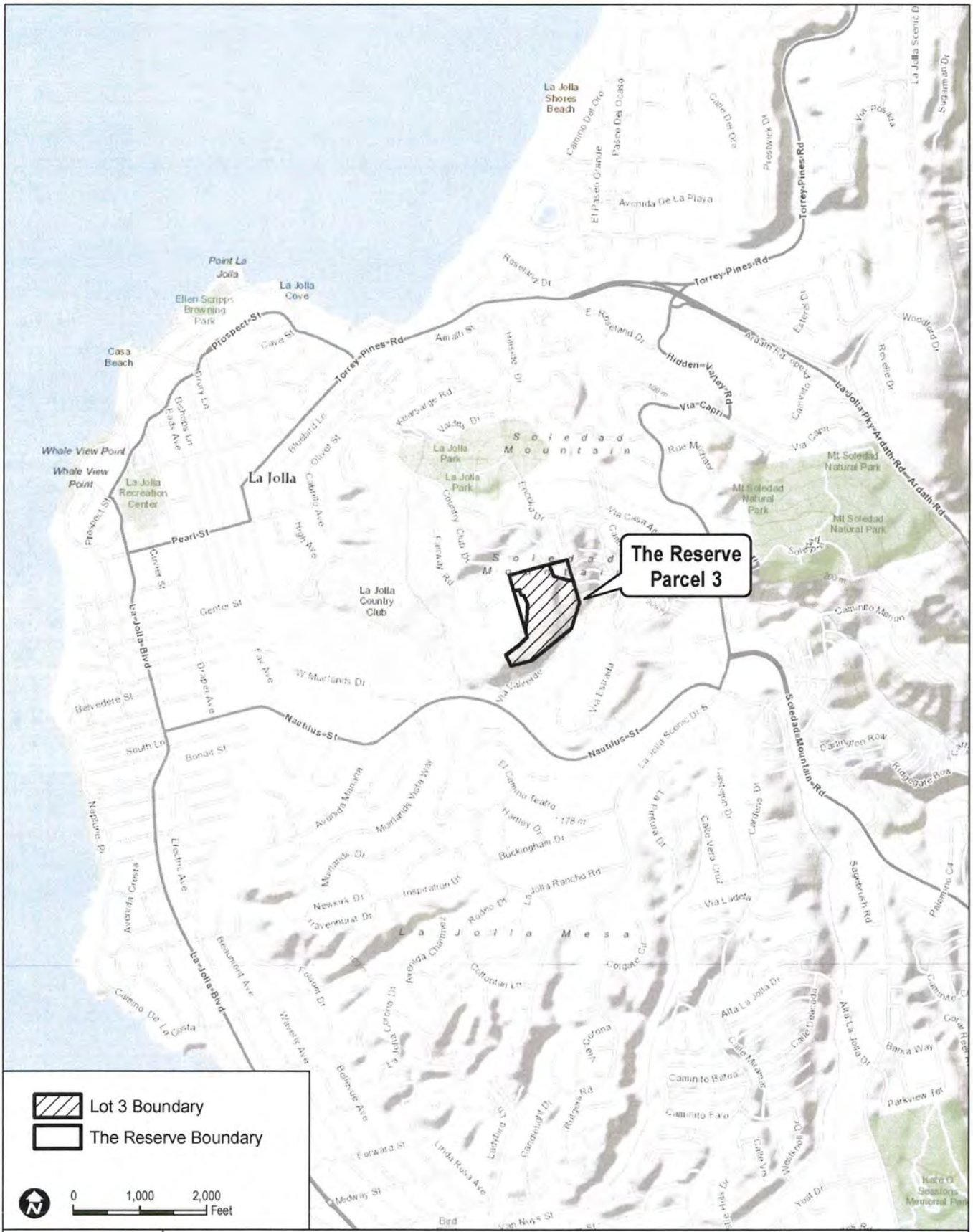
Building Extents are defined as the three-dimensional space within which a *structure* could be located as established by the maximum allowable building height and building mass.

Building Footprint is defined as the total square footage of the building's first floor measured from the exterior face of the exterior walls. The *building footprint* includes the garage.

Conservation Area is defined as all land with a parcel that is located outside of the *development area*. The *conservation area* shall be preserved in its natural state, aside from maintenance activities required for *Brush Management Zone 2*. Approximately 18.86 acres, or 75%, of The Reserve is designated as *conservation area*. The primary purpose of this designation is to preserve the visual value and existing topography of the project site. The *conservation area* will be subject to and governed by a "Covenant of Easement" in favor of the City that will generally prohibit development and thereby ensure its preservation in perpetuity.

Deck is defined as space that is built generally above grade. It is not required to have access directly from a space in the living unit on the same level.

Development Area is defined as the boundary limits within which allotted disturbance may occur for construction activity to provide building(s), *structures*, *private driveways* and vehicular use areas, *hardscape*, landscape planting, and *Brush Management Zone 1*. No construction activity or interference outside this area is allowed.



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6806-01

SOURCE: USGS 7.5-Minute Series Quadrangle.

FIGURE 1-1
Vicinity Map

The Reserve Parcel 3

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Domestic Animal is defined as any horse, colt, mule, donkey, burro, ox, bull, cow, calf, hog, pig, sheep, or standard goat.

Exterior Vehicular Use Area is defined as any area within the allowable *development area* that is used for vehicles that are allowed to operate on highways as defined by the California Department of Motor Vehicles.

1.4 Definitions

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and/or heavy timber construction. As noted above, *Brush Management Zone 1* is included in the *development area.*

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Deck is defined as space that is built generally above grade. It is not required to have access directly from a space in the living unit on the same level.

Development Area is defined as the boundary limits within which allotted disturbance may occur for construction activity to provide building(s), *structures*, *private driveways* and vehicular use areas, *hardscape*, landscape planting, and *Brush Management Zone 1.* No construction activity or interference outside this area is allowed.

Domestic Animal is defined as any horse, colt, mule, donkey, burro, ox, bull, cow, calf, hog, pig, sheep, or standard goat.

Exterior Vehicular Use Area is defined as any area within the allowable *development area* that is used for vehicles that are allowed to operate on highways as defined by the California Department of Motor Vehicles.

Gatehouse is defined as a *structure* at the entrance of a driveway of an estate. A *gatehouse* may be provided at the primary *private driveway* to the residence. The *gatehouse* may not exceed 250 square feet and shall be built primarily of non-combustible materials. The *gatehouse* materials shall match the architectural style and materials of the home to the greatest extent possible.

GeoStorage is defined as an underground storm water detention system. *GeoStorage* typically consists of porous pavement (concrete or asphalt) and 12 inches of aggregate base below the porous pavement followed by GSE HD Smooth HDPE Geomembrane, which is a non-permeable membrane. Temporary storage is provided in the 12 inches of aggregate. Underdrains will convey storm water from Geostorage to a bioretention basin for water quality treatment prior to discharging off-site.

Gross Floor Area is defined as the sum of the horizontal square footage of all existing and proposed floors of a building that may or may not be completely enclosed within the exterior surface of the surrounding exterior walls. For further details and calculations, refer to City of San Diego Municipal Code §113.0234, dated February 2012.

Hardscape is defined as exterior surface covering, including paving material such as natural stone, brick, concrete pavers, enhanced concrete finishes, wood, rock mulch, cobblestone, gravel, or decomposed granite, or surfaces as required for athletic courts.

Landscape Yard Area is defined as the total *development area* excluding the *private driveways*, *exterior vehicular use areas*, and *building footprint*. The uses allowed within the *landscape yard area* include, but are not limited to, lawns, pools, pastures, riding arenas, *patios*, gardens, winery, orchard, outdoor ball fields, and courts such as tennis, basketball, bocce, etc.

Landscape Yard Area- Graded is defined as an area within the *landscape yard area* where grading, non-native plants, built elements, and *structures* in conformance with City Code are allowed.

Landscape Yard Area- Ungraded/Disturbed is defined as an area within the *landscape yard area* that may contain non-native plants for either decorative or edible use, or built elements; no grading may occur. Impervious surfaces, such as footpaths and trails, may occupy up to 10% of this area.

Landscape Yard Area- Ungraded/Undisturbed is defined as area within the *landscape yard area* that consists of existing vegetation left in place, but may be enhanced with native plants. Impervious surfaces, such as footpaths and trails, may occupy up to 10% of this area; no grading may occur in these areas.

Patio is defined as an on-grade *hardscape* outdoor space adjacent to or adjoining the building.

Primary Use is defined as an allowed use on premises that occupies a majority of the area of the premises.

Private Driveway is defined as a private road giving access from a public road to a house, garage, or other building on abutting grounds, which may include *bioswale* or other bioretention features.

Retaining Wall is defined as a wall designed to resist the lateral displacement of soil or other materials.

Roof Line is defined as the top edge of a roof or the top of the parapet, whichever is the higher elevation.

Structure is defined as an edifice or building of any kind or any construction built up or composed of parts joined together in some definite manner, including a wall, fence, pier, post, sign, or shelter.

Structure Height is defined as the vertical distance between all points on top of a *structure* or any of its appurtenances and grade directly below.

Supplementary Structure is defined as a *structure* detached from the primary *structure* that is incidental and/or subordinate to the *primary use* and is solely for the use of the occupants of the primary *structure*, their guests, and/or employees. A *supplementary structure* may provide complete living facilities, including full kitchens and full bathrooms (showers and tubs), independent of the primary *structure* but may not be rented, leased, or sold. A *supplementary structure* may include but is not limited to living accommodations for guests/employees, garages for additional cars/sport vehicles/recreational vehicles, ashrams, sanctuary, shelter for outside entertainment, storage facilities for gardening supplies/pool equipment/tennis/sports buildings, and *structures* for *domestic animals*. The height of *supplementary structures* will be limited by the *building extents*; refer to Section 4.2.2, Height and Mass, of these Design Guidelines.

1.5 Design Philosophy

The design philosophy of The Reserve, Parcel 3, is to provide flexibility of architectural and landscape character inside a defined and controlled development area, as defined above, while at

the same time ensuring the long-term preservation of the conservation area and unique natural setting of the home site.

The Reserve shall incorporate sustainable building principles into building design, where feasible; refer to Section 4.2.8, Sustainability.

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2 IMPLEMENTATION

Each owner of a home site within The Reserve shall be responsible for processing and obtaining a substantial conformance review then a building permit (and any other applicable ministerial permits) from the City. The building permit shall be reviewed by the City's Development Services Department for substantial conformance with these Design Guidelines, the requirements of Vesting Tentative Parcel Map No. 1050354, Coastal Development Permit No. 1050394, Site Development Permit No. 1050407, Planned Development Permit No. 1050409, the La Jolla Community Plan, and the City's Land Development Code.

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3 GENERAL DEVELOPMENT REGULATIONS

3.1 Compliance with Applicable Regulations and Policies

As long as the home and additional structures generally described by these Design Guidelines may be permitted and built, applications for grading and building permits for homes within The Reserve shall comply with the provisions of the City's Uniform Building and Fire/Life Safety Codes in effect at the time each such application is deemed complete. Otherwise, all development within the Reserve shall comply with the applicable provisions of the City's Land Development Code and other City laws, ordinances, and regulations in effect as of July 1, 2012.

Development within The Reserve shall comply with the entire La Jolla Community Plan and all Plan Elements as of July 1, 2012 ("Community Plan"). If there are any discrepancies between the Community Plan and these Design Guidelines, the Community Plan shall prevail.

All development within The Reserve shall be in conformance with these Design Guidelines, the requirements of Vesting Tentative Parcel Map No. 1050354, Coastal Development Permit No. 1050394, Site Development Permit No. 1050407, and Planned Development Permit No.1050409.

Each owner shall comply with the covenants and restrictions set forth in the Covenant of Easement for the *conservation area.*

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4 DESIGN GUIDELINES

4.1 Site Design Criteria

4.1.1 Development Area

The *development area* for Parcel 3 is approximately 4.34 acres. The *development area*, including the *landscape yard areas*, is defined in metes and bounds (see Appendix A, Development Area Legal Description) and is illustrated in Figure 4-1, Development Area. A curb that would substantially meet the detail shown in Figure 4-2, Concrete Curb Detail shall be installed around the entire *development area* where the *development area* abuts the *conservation area*. The curb must be made of integral color concrete to match the adjacent soil color. In lieu of a curb, a Type C fence or wall as specified in Section 4.1.7(iii) may be constructed and maintained in perpetuity.

4.1.2 Private Driveway

The *private driveways* shall be constructed as shown on Figures 4-3a through 4-3c. The *private driveways* may include areas for landscape, bioretention, and gates, and may include a non-habitable *gatehouse*.

4.1.3 Exterior Vehicular Use Areas

Exterior vehicular use areas may occupy any portion of the *development area* as illustrated in Figure 4-1, but shall not exceed an aggregate amount of 10,000 square feet.

4.1.4 Parking

Per Land Development Code Section 142.0520, Table 142-058, a minimum of two parking spaces shall be provided.

4.1.5 Building Extents

Building extents, as defined in Section 1.3.3, are defined in metes and bounds (see Appendix B, Building Extents Legal Description) and are illustrated in Figure 4-4, Building Extents. All *structures*, except for *retaining walls*, fences, gates and the *gatehouse*, shall be confined to the *building extents*, and the maximum *gross floor area* of the entire premises is 33,000 square feet. Building heights shall be as set forth in Section 4.2.2.*Architectural projections* guidelines are set forth in Section 4.2.4, Architectural Projections.

As illustrated in Figure 4-4, there are four different building subareas (A, B, C, and D) within the *building extents*, described as follows:

i. Subarea A: This subarea is within the primary building extents and is intended for *primary use* (main house) and has a maximum *gross floor area* of 25,000 square feet. *Gross floor area* is calculated per the City of San Diego Municipal Code §113.0234, dated February 2012. The maximum *building footprint* is 16,700 square feet. Uses allowed within Subareas B-D, as described below, shall also be allowed within Subarea A provided any such uses and associated *structures* are at least 20 feet away from the *primary use* (main house).

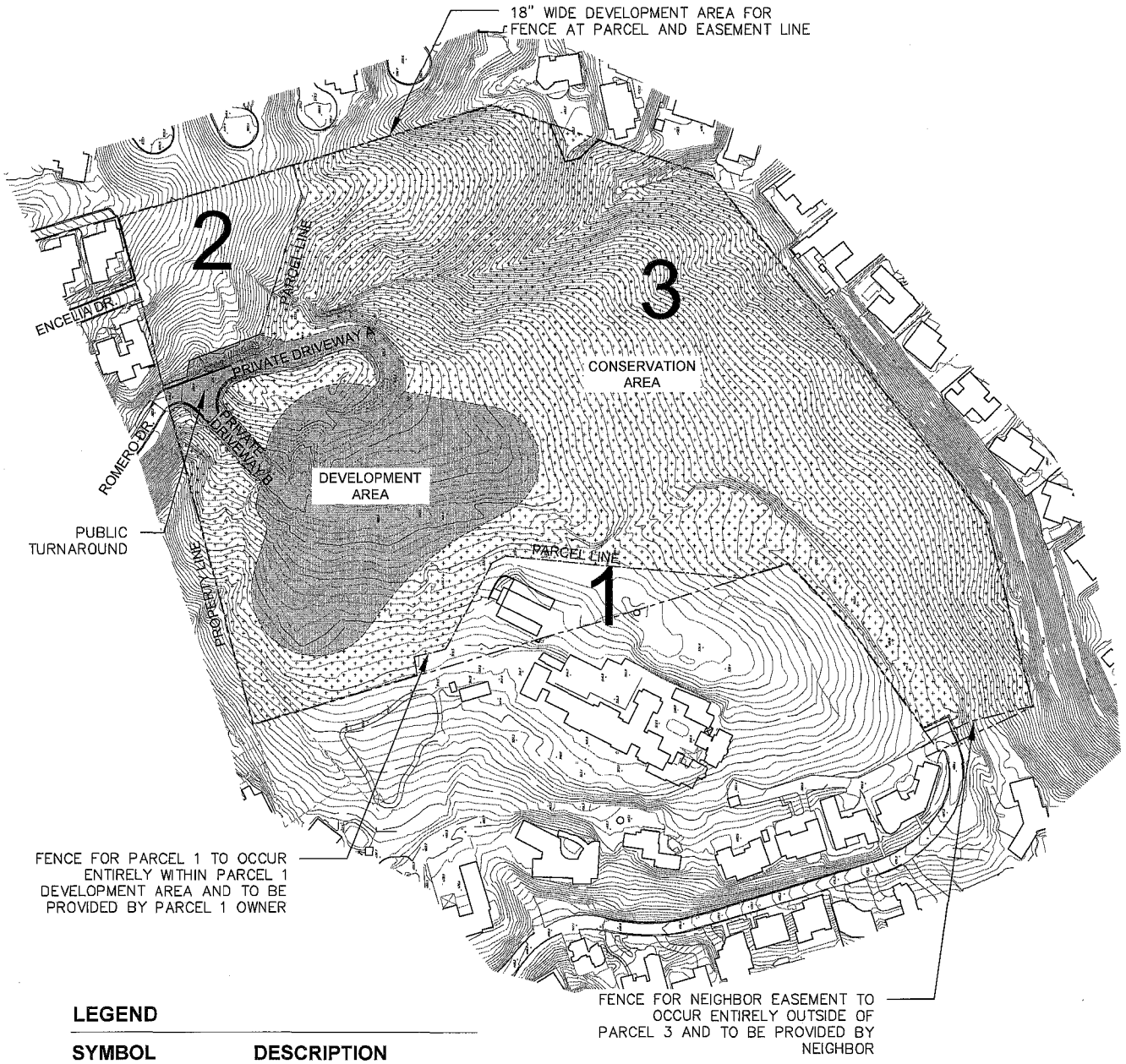
ii. Subarea B: This subarea within the tertiary building extents and is designated for small-scale *supplementary structures* limited to a footprint of 1,000 square feet, such as, but not limited to, remote kitchens, sleeping rooms, lounges, library, saunas, massage therapy, water therapy, exercise rooms, garden equipment storage, and showers and toilet rooms related to pools or athletic courts.. A total of three *supplementary structures* are permitted within Subarea B with a 20-foot separation between each of the *structures*.

iii. Subarea C: This subarea within the secondary building extents and is limited to 5,000 square feet and is designated for *supplementary structures*. The maximum *gross floor area* (5,000 square feet) is calculated per the City of San Diego Municipal Code §113.0234, dated February 2012. The maximum *building footprint* is 2,500 square feet. Uses and associated *structures* allowed within this zone are also allowed within the Primary Building Zone with a 20-foot separation between the two uses and associated *structures*.

iv. Subarea D: As with Subarea B, this subarea is within the tertiary building extents and is designated for small-scale supplementary structures limited to a footprint of 1,000 square feet, such as, but not limited to, remote kitchens, sleeping rooms, lounges, library, saunas, massage therapy, water therapy, exercise rooms, garden equipment storage, showers and toilet rooms related to pools or athletic courts, and/or horse stabless, and would also allow corrals or pastures. A total of three supplementary structures are permitted within Subarea D with a 20-foot separation between each of the structures.

v. Supplementary structures are allowed in all four subareas. In addition, buildings and outdoor areas for the raising of domestic animals are permitted, as allowed by City of San Diego Municipal Code §44.0308, as of July 2012.

FIGURE 4-1: DEVELOPMENT AREA



LEGEND

SYMBOL	DESCRIPTION
	DEVELOPMENT AREA
	CONSERVATION AREA
	EXISTING PROPERTY LINES
	PROPOSED PARCEL LINES
3	PROPOSED PARCEL

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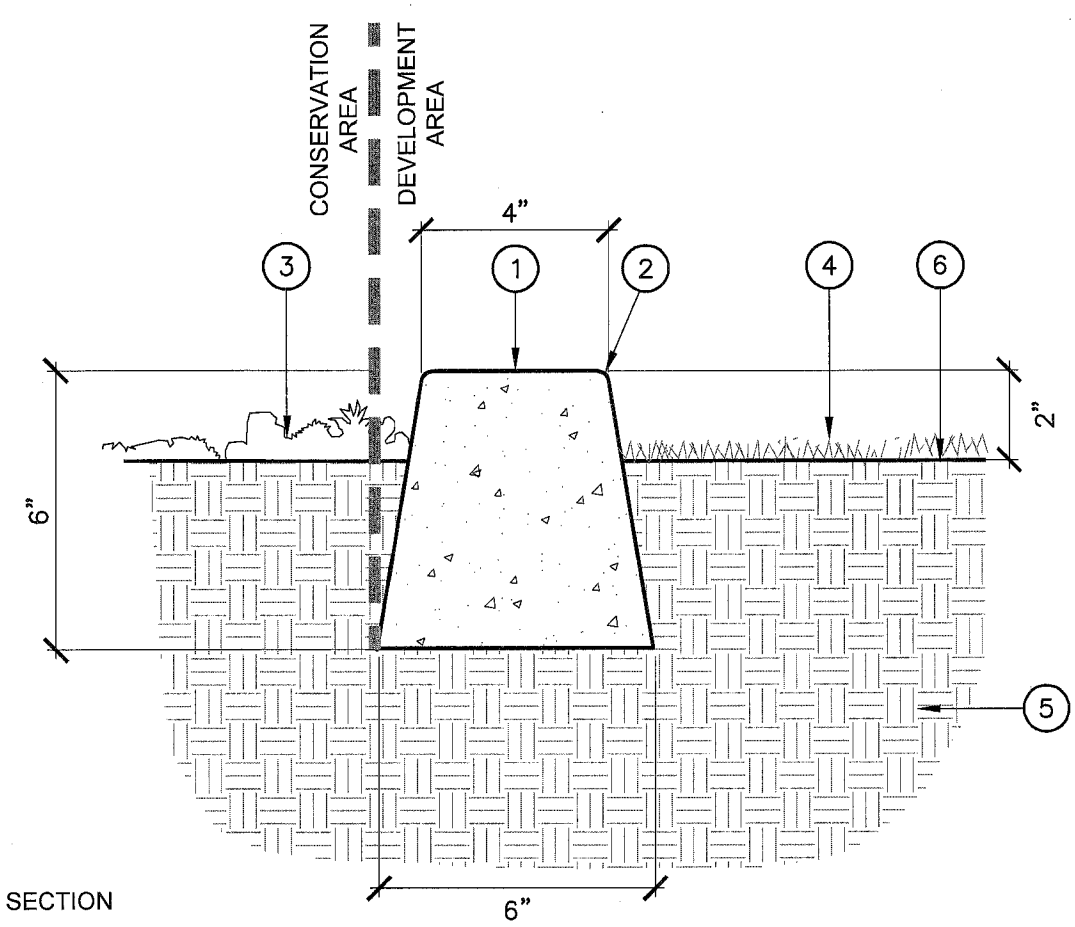
FIGURE 4-2: CONCRETE CURB DETAIL



SECTION

1. C.I.P. INTEGRAL COLOR CONCRETE HEADER TO DENOTE LIMITS OF DEVELOPMENT AREA. HEADER TO BE 2" MIN. ABOVE ADJACENT FINISH GRADES, TYP.
2. 1/4" R TOOLED EDGES
3. EXISTING NATIVE PLANTING IN CONSERVATION AREA
4. PLANTING WITHIN DEVELOPMENT AREA
5. COMPACTED SUBGRADE OR NATIVE SOIL
6. FINISH GRADE AT PLANTING AREA

NOTES:

1. CURB SHALL BE LOCATED ENTIRELY WITHIN THE DEVELOPMENT AREA AND MAY NOT EXTEND INTO THE CONSERVATION AREA.
2. INSTALL 3/8" PREMOULDED EXPANSION JOINTS @ INTERSECTION WITH WALLS, CURBS, WALKS, AND @ 20' O.C. IN CONTINUOUS RUNS
3. CURB COLOR SHALL CONFORM WITH THE REQUIREMENTS OF DESIGN GUIDELINES SECTION 4.1.1

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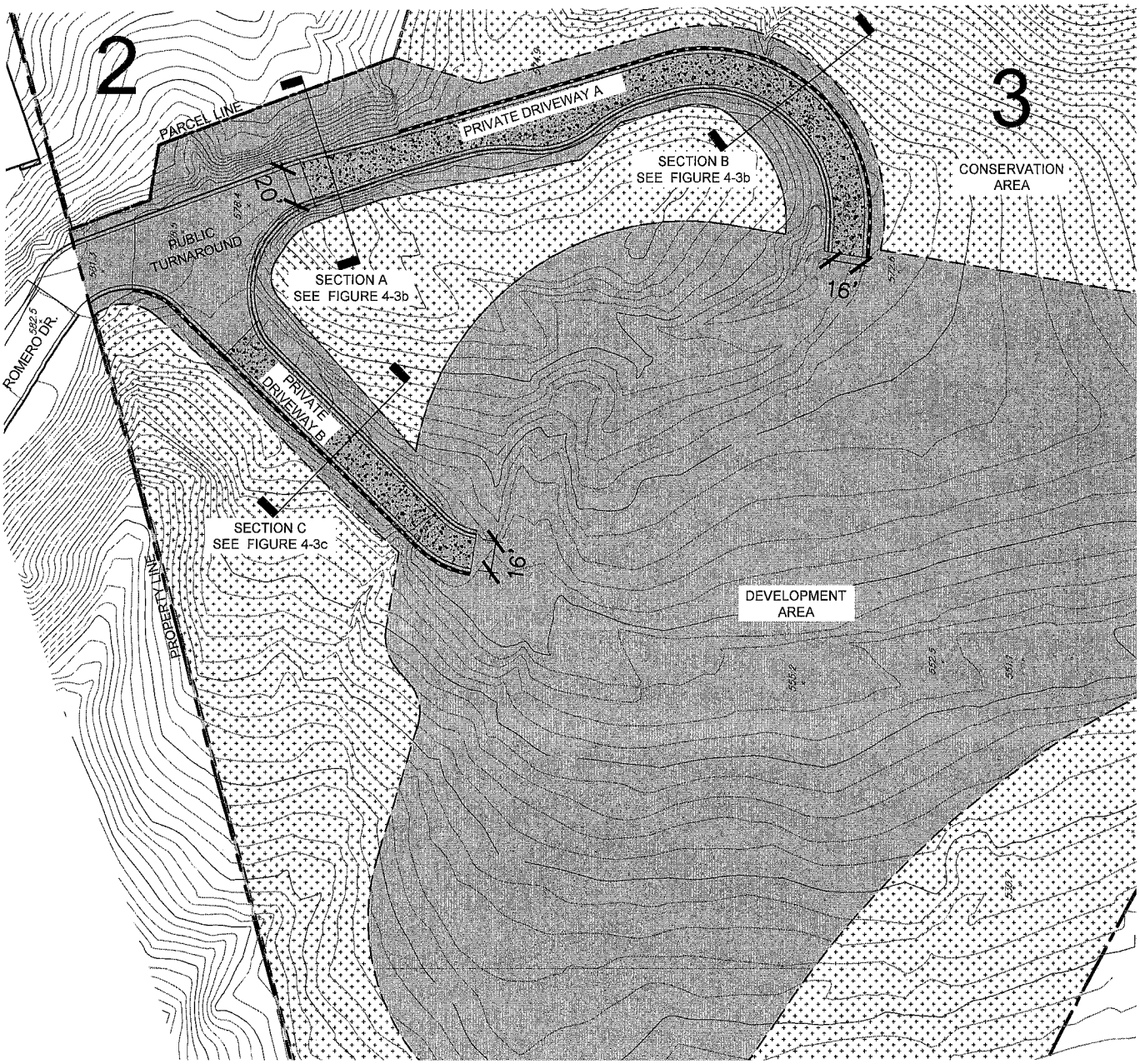
FIGURE 4-3a: PRIVATE DRIVEWAYS



LEGEND

SYMBOL	DESCRIPTION
	DEVELOPMENT AREA
	CONSERVATION AREA
	PRIVATE DRIVEWAY
	EXISTING PROPERTY LINES
	PROPOSED PARCEL LINES
3	PROPOSED PARCEL

N

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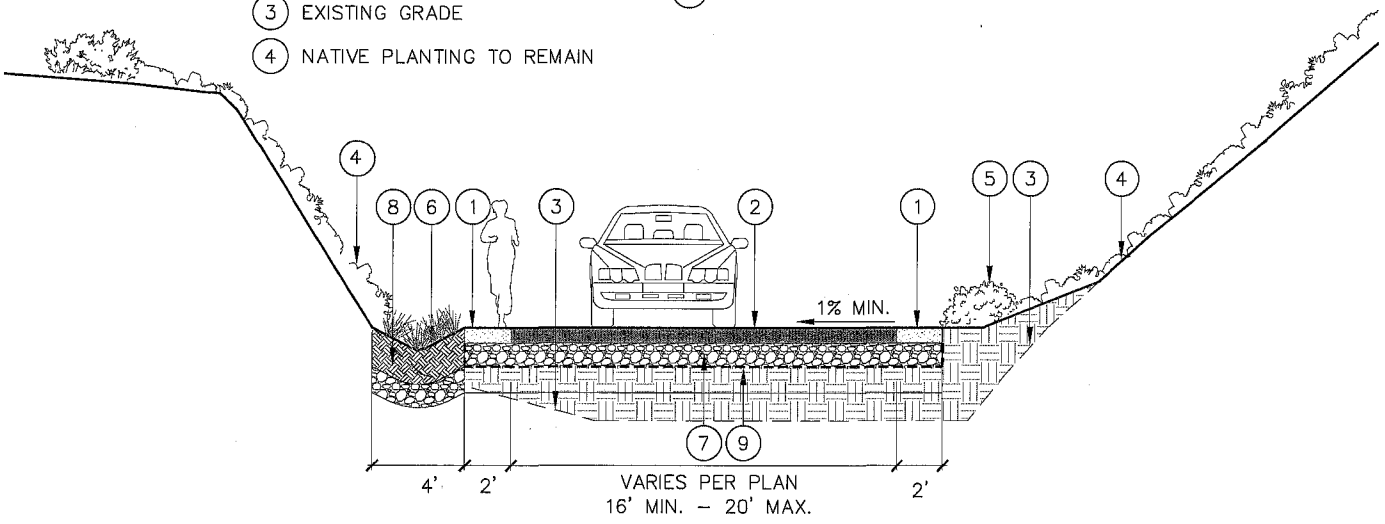
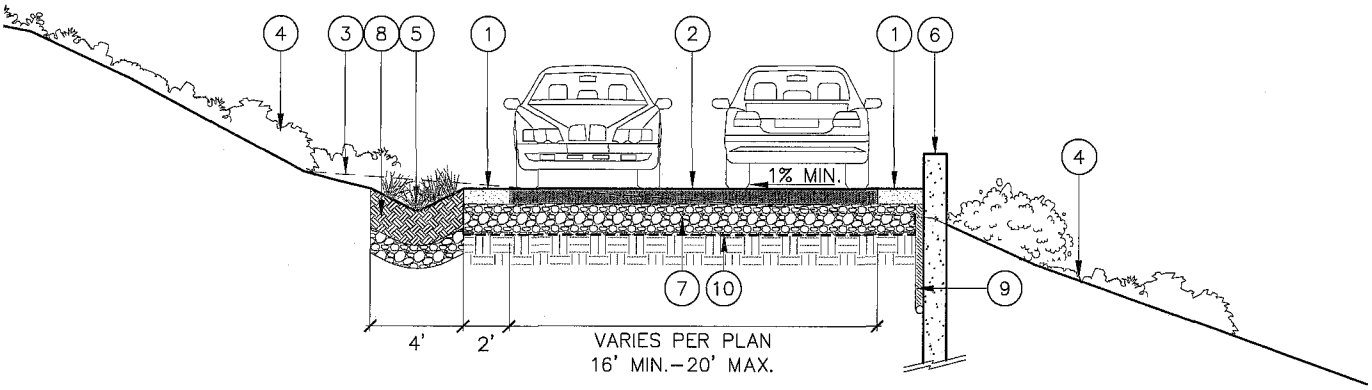
FIGURE 4-3b PRIVATE DRIVEWAY A SECTIONS

1. 2' WIDE D.G. SHOULDER, INTEGRAL COLOR POROUS CONCRETE OR ADDITIONAL BIOSWALE T.B.D.
2. INTEGRAL COLOR CONCRETE OR COLOR ASPHALT; COLOR TO MATCH ADJACENT COLOR PER DESIGN GUIDELINES
3. EXISTING GRADE
4. NATIVE PLANTING TO REMAIN
5. NEW PLANTING PER PLAN
6. BIOSWALE
7. AGGREGATE BASE/STORMWATER DETENTION
8. AMENDED BIOSWALE SOIL
9. GSE HD SMOOTH HDPE GEOMEMBRANE



PRIVATE DRIVEWAY A - SECTION A

NOT TO SCALE



1. 2' WIDE D.G. SHOULDER, INTEGRAL COLOR POROUS CONCRETE OR ADDITIONAL BIOSWALE T.B.D.
2. INTEGRAL COLOR CONCRETE W/ GROUND FINISH OR COLOR ASPHALT W/ GROUND FINISH; COLOR TO MATCH ADJACENT SOIL COLOR PER THE DESIGN GUIDELINES
3. EXISTING GRADE
4. NATIVE PLANTING TO REMAIN
5. BIOSWALE
6. INTEGRAL COLOR C.I.P. CONCRETE RETAINING WALL, PER GEOTECH/CIVIL
7. AGGREGATE BASE/STORMWATER DETENTION
8. AMENDED BIOSWALE SOIL
9. PANEL DRAIN TO CONNECT TO STORM DRAIN
10. GSE HD SMOOTH HDPE GEOMEMBRANE

PRIVATE DRIVEWAY A - SECTION B

NOT TO SCALE

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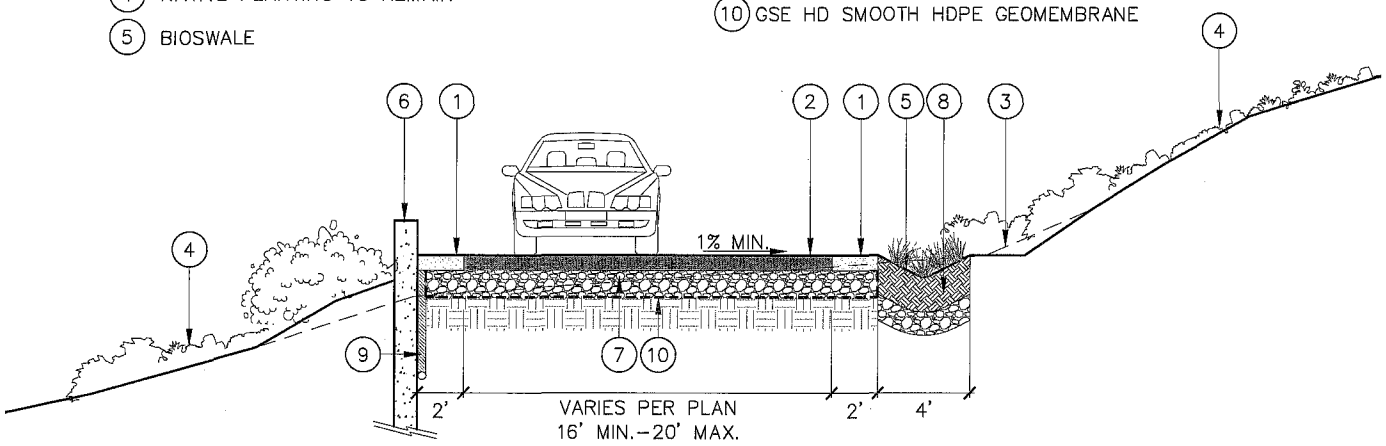
FIGURE 4-3c PRIVATE DRIVEWAY B SECTION

1. 2' WIDE D.G. SHOULDER, INTEGRAL COLOR POROUS CONCRETE OR ADDITIONAL BIOSWALE T.B.D.
2. INTEGRAL COLOR CONCRETE W/ GROUND FINISH OR COLOR ASPHALT W/ GROUND FINISH; COLOR TO MATCH ADJACENT SOIL COLOR PER THE DESIGN GUIDELINES
3. EXISTING GRADE
4. NATIVE PLANTING TO REMAIN
5. BIOSWALE
6. INTEGRAL COLOR C.I.P. CONCRETE RETAINING WALL, PER GEOTECH/CIVIL
7. AGGREGATE BASE/STORMWATER DETENTION
8. AMENDED BIOSWALE SOIL
9. PANEL DRAIN TO CONNECT TO STORM DRAIN
10. GSE HD SMOOTH HDPE GEOMEMBRANE



PRIVATE DRIVEWAY B - SECTION C

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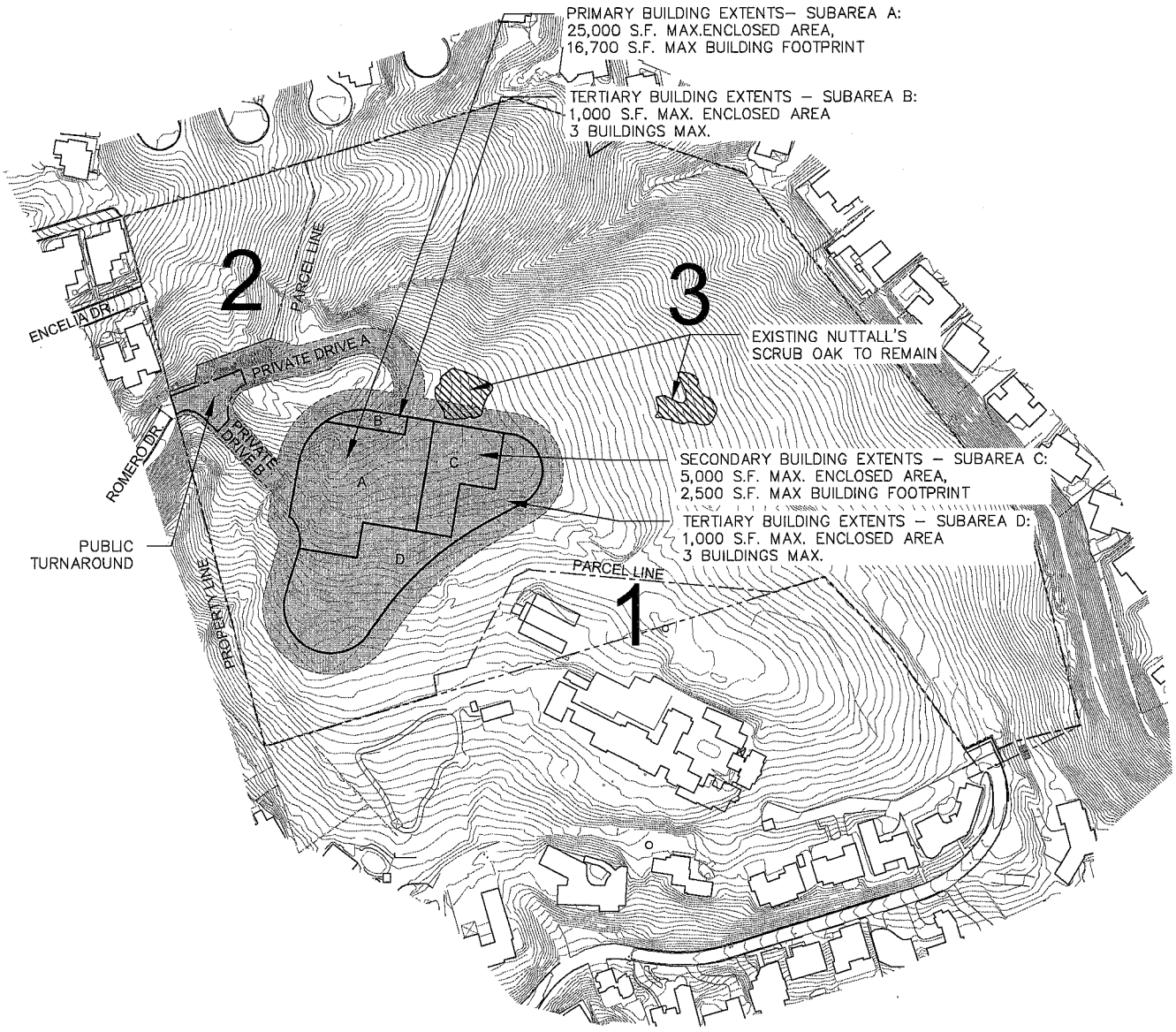
FIGURE 4-4: BUILDING EXTENTS



LEGEND

SYMBOL	DESCRIPTION
	DEVELOPMENT AREA
	EXISTING PROPERTY LINES
	PROPOSED PARCEL LINES
3	PROPOSED PARCEL

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4.1.6 Landscaped Yard Areas

Landscape yard areas are defined in Section 1.3.3 and are subject to the following limitations:

i. Ungraded/undisturbed landscape yard area: A minimum of 40,000 square feet of ungraded/undisturbed landscape yard area must be provided. This ungraded/undisturbed landscape yard area must be interwoven with other elements of the landscape yard area, and shall be at least 20 feet in width.

ii. Graded landscape yard area: The maximum area for any one contiguous graded landscape yard area shall be 25,000 square feet (referred to as the primary area) and the maximum area for any additional graded landscape yard area shall be 10,000 square feet.

A large stand of old scrub oak sits near the end of the *private driveway* and is an iconic element of The Reserve and the entry to the house. A minimum of 90% of the existing large scrub oak within the *development area* must remain in place.

4.1.7 Walls, Gates, and Fences

Recognizing the need for privacy and security, to demarcate boundaries, and to retain soil, the guidelines below control the size, character, quality, and materials allowed in construction of the various barriers, such as walls, gates or fences, necessary throughout The Reserve. Barriers are not required, but if so desired they shall follow these guidelines and the specific locations as shown on Figure 4-5, Walls, Gate and Fences. Example materials for barriers are shown on Figures 4-6a through 4-6d, Materials and Landscape Character and are described below. Existing fences may remain as is. Any new or replacement walls, fences or gates in these specified locations shall conform to these guidelines. Any fencing or walls located in *Brush Management Zone 1* must be made of non-combustible, one hour fire-rated, and/or heavy timber construction.

i. Type A: This category is limited to fencing types that are open and unobtrusive in order to preserve views, to the extent practicable, from surrounding neighbors. This fence type may occur on the eastern property line and must be an open fence that recedes or disappears into the landscape and has minimal visual impact. Type A gates and fences may be constructed of galvanized or black-vinyl-coated chain-link with a minimum 3-inch mesh opening; PVC-coated wire fabric with a mesh sized no smaller than 50 mm by 200 mm; or simple vertical metal pickets at 4 inches on center with no detail or ornamentation; or split rail or open wood with posts between 4 feet and 8 feet on center. The maximum height for this category is 6 feet. Any split rail or open wood fence located adjacent to the conservation area of Brush Management Zone 2 must becomprised of heavy-timber construction.

ii. Type B: This category shall be fencing or wall treatments that match or express the architectural style and character for Parcel 3 structures. This fence and gate type occurs at

the entry to the property and at locations where fencing abuts the public right of way. These fence types may consist of a variety of materials, including natural stone, cast-in-place concrete, stucco, natural stone veneer, corten or decorative metal, ornamental steel picket, or ornamental wood, but must match the type and character of the Parcel 3 structures and features Chain link, PVC, Keystone wall systems, manufactured stone veneer, and concrete-masonry-unit block walls are not allowed for Type B gates and fences. The maximum height for fencing in this category is 6 feet.

iii. Type C: This category consists of walls, fences, and gates installed at the perimeter property line in areas where privacy and/or security is a concern for the Homeowner and where other fencing types listed above are not already required. These fences and walls are also allowed within the allowable landscape yard areas to define space and protect decorative and edible plants or to define the limits of the development area. As previously described in Section 4.1.1, when demarcating the boundary of the development area and the conservation area, a 4-inch-wide concrete curb is preferred in lieu of a fence.

Type C gates and fences shall be designed to reflect the overall architectural character of development, and may be constructed of any material allowed by the City, except for PVC, Keystone wall systems, manufactured stone veneer, and CMU block walls. These walls shall not exceed 6 feet in height and may be designed in any manner to meet the functional requirements.

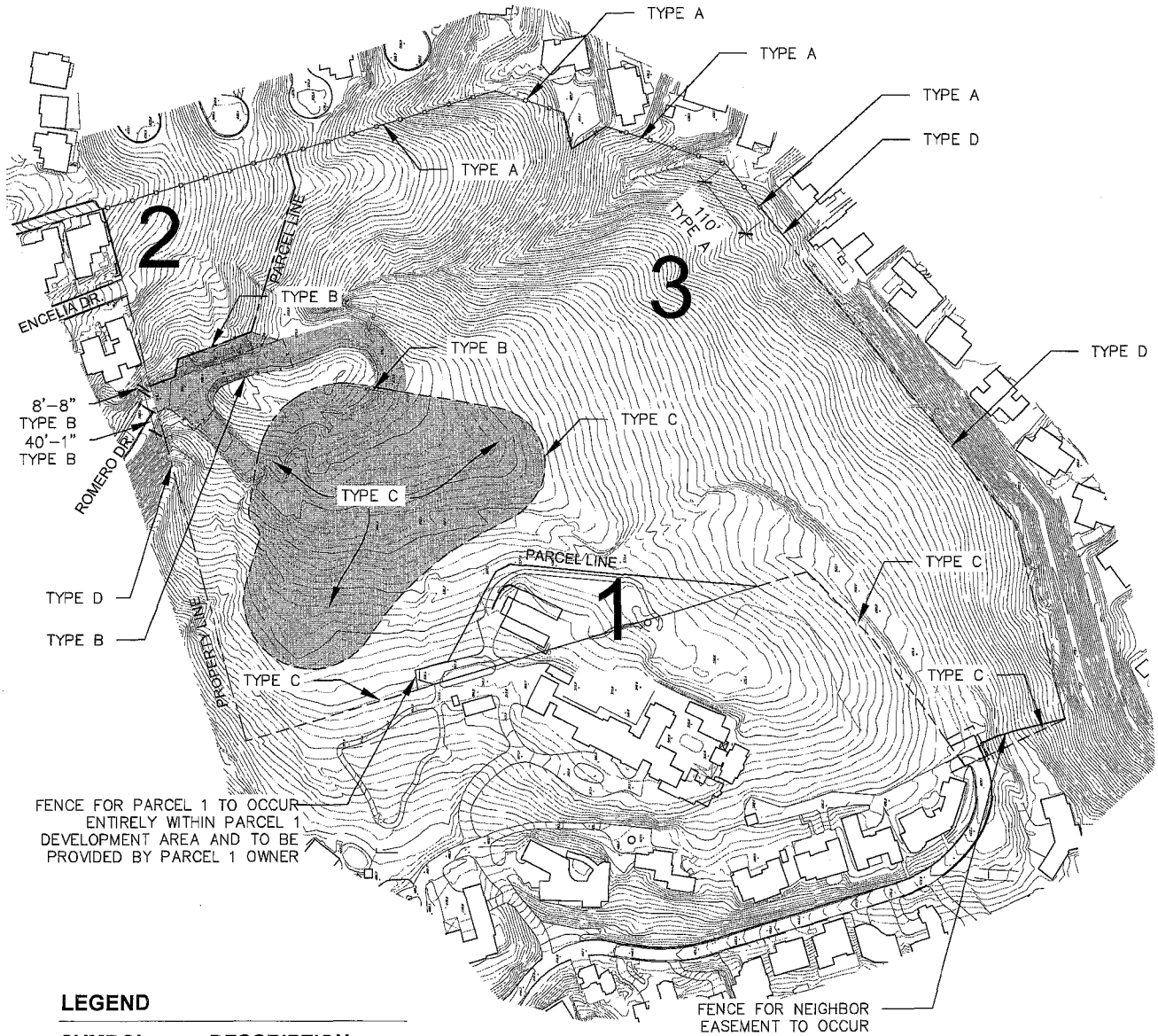
iv. Type D: This category consists of fences installed at the northern and southern perimeter property line in areas where the City would like to facilitate animal movement. These fences shall split rail or open wood fencing with posts between 4 feet and 8 feet on center. The maximum height for fencing in this category is 6 feet.

4.1.8 Retaining Walls:

Retaining walls are defined in Section 1.3.3. In order to minimize disturbance of the natural topography and vegetation, *retaining walls* are required when creating level use areas, such as pool decks, lawns, patios, etc., within the *graded landscape yard area. Retaining walls* shall not exceed 12 feet above grade, excluding guard-rail height parapets. All outwardly exposed wall faces shall be visually screened with plants that shall cover 50% of the exposed wall upon installation, but shall also cover 80% of the exposed wall face at maturity. Walls shall be constructed of materials, colors, and finishes to match the architectural wall type(s) of the main building *structures* or as set forth in Figure 4-5 and Figures 4-6a through 4-6d.

Code-required guard-rail fall protection requirements may be met with solid parapet walls or guard rails as long as the treatment is consistent with the overall character of the site development features and buildings.

FIGURE 4-5: WALLS, GATES AND FENCES



LEGEND

SYMBOL	DESCRIPTION
	TYPE A
	TYPE B
	TYPE C
	TYPE D
	PARCEL 1 PROPERTY BOUNDARY
	DEVELOPMENT AREA
3	PROPOSED PARCEL

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FIGURE 4-6a: MATERIALS AND LANDSCAPE CHARACTER

FREESTANDING WALLS, FENCES, AND GATES ALLOWED MATERIALS & FINISHES

Type A:
- Open wood / Split Rail
- Metal picket - Galvanized or powdercoated, neutral color
- Wire fabric - PVC coated
- Chain link - Galvanized, powdercoated or vinyl coated

Type B:
- Natural stone
- Natural stone veneer
- Cast in place concrete
- Stucco
- Cor-ten steel / decorative metal
- Metal picket
- Wood slats

Type C:
- Any fence type allowed by code EXCEPT Keystone wall systems, PVC, manufactured stone veneer, and CMU block

Type D:
- Open wood / Split Rail

CONCRETE CURB

A cast-in-place concrete curb may also be used to define the development limits - see typical detail on Figure 4-2.

RETAINING WALLS - ALLOWED MATERIALS & FINISHES

- Any type allowed by code EXCEPT Keystone wall systems, manufactured stone veneer, and CMU block

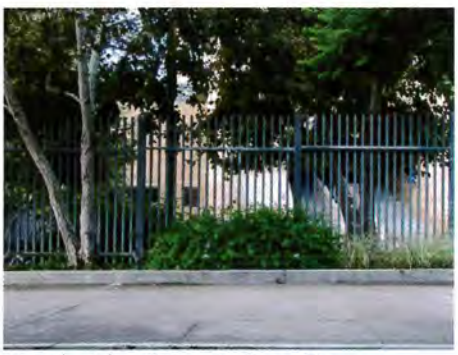
Open wood (Type A,C, or D)

Split Rail (Type C or D)

Chain link (Type A or C)

Concrete Curb

Wire fabric (Type A or C)



Metal picket (Type A, B or C)

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FIGURE 4-6b: MATERIALS AND LANDSCAPE CHARACTER

Natural stone (Type B or C)

Cobble stone veneer (Type B or C)

Cor-ten steel (Type B or C)

Rammed Earth (Type C)

Gabbion wall (Type C)

Board form concrete (Type B or C)

Wood slat (Type B or C)

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FIGURE 4-6c: MATERIALS AND LANDSCAPE CHARACTER

PAVING - ALLOWED MATERIALS & FINISHES

- Integral color concrete (porous or non-porous) with detailed scoring pattern and enhanced finish such as:
    - Exposed aggregate
    - Seeded aggregate
    - Lithocrete
    - Quarrystone
    - Sand finish
- Grasscrete
- Natural stone
- Brick, concrete, stone, or tile pavers - porous or non-porous
- Stabilized decomposed granite (beyond public turnaround only)
- Natural Pave or resin based pavement (beyond public turnaround only)

Exposed aggregate concrete

Porous concrete with integral color

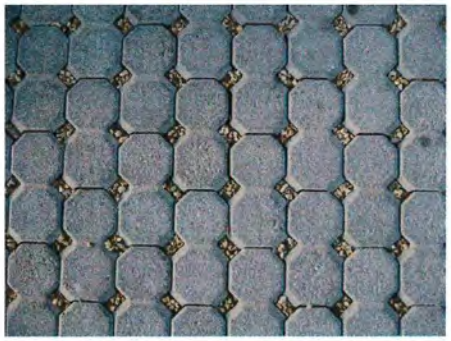
Concrete banding with decorative scoring pattern

Natural stone

Unit pavers with planting

Wood decking

Concrete unit pavers



Porous pavers

Stabilized decomposed granite

Natural pave

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FIGURE 4-6d: MATERIALS AND LANDSCAPE CHARACTER

Narrow drives with neutral paving tones

Natural materials and native plants

Dark materials to blend into landscape

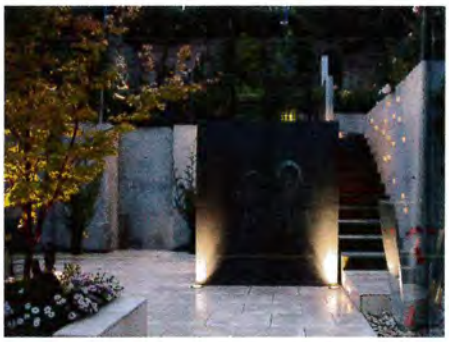
Green roofs to blend architecture into landscape

Green roofs to blend architecture into landscape

Earth tone materials and preservation of native vegetation

Utilize landscape materials that compliment the architectural character

Use of retaining walls to create terraced landscape areas



Use of retaining walls to create terraced landscape areas

Narrow pathways with earthone colors with minimal landscape disturbance

Use of native planting to enhance the planting character of the Reserve

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4.1.9 Grading Guidelines

It is intended that grading within The Reserve be sensitive to and reflect original natural landforms where reasonably feasible. Grading should generally be tailored to the existing topography of the site. No contour grading is allowed to create level outdoor use areas. Where the exterior boundaries of the *development area* are adjacent to the *conservation area*, contour grading should be employed. It is anticipated that grading would be balanced or near balanced with minimal need for import or export of dirt, if any. *Retaining walls* may be used so as to preserve the existing topography and give flexibility.

Retaining walls in cut slopes shall be required to include shoring in order to avoid any disturbance outside the *development area*. Under no circumstance should the limit of disturbance for the *retaining wall* extend more than 5 feet out from the edge of the *retaining wall*.

Prior to any grading activities, a grading plan shall be prepared by a Registered Civil Engineer and a grading permit shall be obtained in conformance with the City's Land Development Code. The grading plan should refer to the geotechnical report for the project and the plans should be reviewed and signed by the Geotechnical Engineer of Record. All grading should follow the recommendations described in the project geotechnical report and be performed under observation and soil testing of the project geotechnical consultant.

4.1.10 Site Preparation

No site work may take place without a valid substantial conformance review, grading permit, and building permit from the City.

All clearing, grubbing, stripping, and stockpiling of soil excavation, compaction, and grading shall be performed exclusively within the applicable *development area* for Parcel 3.

There shall be no development, construction staging, or any other activity within the conservation easement except for those activities expressly allowed in the Covenant of Easement.

Existing plant materials to be retained at the site shall be protected during grading operations through the use of fencing or other protective barriers. Any native slope plantings disturbed during the course of construction shall be replaced by identical species, sizes, and quantities of materials at the owner's expense.

Adequate provisions shall be made to prevent any surface-water-related damages to private or public property from excavations, cuffing, filling, and earth beaming. Any resulting damage shall

be the responsibility of the owner to restore. If required by the City, an erosion control plan shall be prepared in accordance with City standards.

Temporary fencing to provide security for the revegetation of the site is allowed within the *development area* as needed to maintain security of the site and the sensitive resources on the site. A temporary chain link fence no taller than six feet may be constructed or installed prior to the completion of the home. Prior to final inspection/issuance of an occupancy permit for the home, all temporary fencing must be removed from the Parcel. All permanent fencing must be in conformance with the provisions of these Design Guidelines; see Section 4.1.7.

4.1.11 Site Drainage within the Development Area

The site drainage within the *development area* shall be designed to mimic natural condition of pre-development by maintaining sheet flow in undeveloped portions of the project. In disturbed areas, steep slopes should be reinforced with turf reinforcement mats capable of being vegetated, and channels on steep slopes should be armored with an anchored reinforced vegetation system to handle concentrated flows. Energy dissipaters consisting of a rip rap apron or functionally similar devise or material shall be placed at storm drain outlets.

Bioretention basins are recommended as passive integrated management practices for water quality treatment and hydromodification compliance. Additionally, homeowners may utilize other passive integrated management practices, such as *bioswales GeoStorage,* permeable pavement, and flow-through planters, which would need to be designed to accommodate for the increased flow leaving the site resulting from project development and for water quality treatment. The use of stormwater cisterns for water collection and reuse for irrigation purposes is encouraged.

Currently, the run-on to Parcel 3 flows to both the unnamed channel north of the site and on-site canyon that contains jurisdictional waters of the U.S. due to "improvements" by the neighbors. However, during the post-development condition, run-on to Parcel 3 shall be collected north of the site along Encelia Drive and conveyed to the on-site canyon that contains jurisdictional waters of the U.S. via a new dedicated storm drain. If the run-on is not conveyed by a pipe, an anchored reinforced vegetation system or soil cement ditch shall be constructed to handle peak flows.

4.2 Architectural Design Criteria

The following information is intended to guide the homeowner and/or licensed architect in the architectural design of Parcel 3.

4.2.1 Building Design Philosophy

The unique character of The Reserve, Parcel 3 shall be reflected in the architectural design of all improvements at these properties; examples are depicted in Figure 4-7, Building Design Character. View orientation, openness in design, and the expansive nature of these sites shall be reflected in the architectural design.

Materials to be used in any improvement shall reflect the landscape, climate, and the earthy materials at the site. Exterior materials shall be a true and traditional representation of the actual material and not an artificial interpretation or replication of a different material. Glass and glazing shall be large in scale and form a significant part of the exterior composition. Deep overhangs and trellises are encouraged in all areas.

All structure elevations (or sides of structures) shall have the same level of detail and be consistent with all other elevations. Execution of all design elements will be consistent throughout the design of all structures, and improvements. All structure elevations (or sides of structures) shall relate in materials and design composition so that each is clearly a part of the larger composition, yet relating to the unique design elements at that elevation. Rear elevations shall incorporate the materials, details, massing, and offsets in a similar scale as the front elevation.

The design of all buildings at The Reserve will take the Building Design Philosophy and site characteristics described above and develop these further in the composition and expression of the building. Materials, openings, light orientation, view orientation, and all of the other aspects of the design will reflect and enhance the comprehension of the site and topography by the viewer.

4.2.2 Height and Mass

All buildings and *structures* shall comply with the 30-foot height limit prescribed in the City's Coastal Height Limit Overlay Zone, effective January 1, 2000. See Section 4.2.4, Architectural Projections, for further details regarding height limitations specifically for architectural projections.

4.2.3 Roofs

Roof Treatments

To take advantage of the central position on the site, the sweeping views, the potential future terraces and *decks*, and the openness in all directions, roof projections and eaves may project in all directions. These projections are encouraged to frame views, control the direct sunlight penetration to interior spaces, and reduce the intensity of sunlight at the exterior terraces and *decks*. Trellises that are partially open over *decks* are encouraged, and may extend beyond the

decks and terraces below them. Trellises may be extensively used to extend and reinforce a composition of horizontal planes that start with roofs and roof elements, and then continue outward from the building perimeter. Roofs shall be constructed of non-reflective materials. Metal roof elements and trim consisting of copper, stainless steel, and galvanized steel may be used on any part of the roof. Vents and penetrations through the roof should be designed or combined to minimize their appearance on the roof to the extent practicable. Antennae, satellite dishes, and other projections greater than 12 inches in height or 4 square feet in total area shall not be placed on any roof. Drainage and guttering from all roof elements may be led to interior drain piping or exterior leaders that are surface-mounted to the building, provided the composition of the drains is consistent with the design of the exterior elevations: Gutter chain leaders are acceptable if consistent with the design of the exterior elevation. Roof Details and Materials and described below; for examples, refer to Figures 4-8a and 4-8b.

Roof Details and Materials

i. Roof and trim materials shall be selected to provide an appropriate complement to the other design elements of the exterior walls, glazing, projections, and trellises.

ii. The detailing and alignment of roof trim elements shall be consistently applied through all various parts of the roof. Consistent use of trim and other building roof elements to define exterior spaces, shade and shadow, material changes, and further express the configuration of the design is encouraged.

iii. Sloped roof areas shall reflect the geometry and hilly nature of the site, and be used to enhance the visual experience of the improvements from any viewpoint on the site.

iv. All roof areas shall be configured to drain to areas coordinated with the on-site drainage management program. Cisterns and water storage areas shall be located at the interior of a *structure*, or underground.

FIGURE 4-7: BUILDING DESIGN CHARACTER

Dark materials to blend into landscape

Use of retaining walls to create terraced landscape areas

Monolithic walls

Substantial trellises

Project roof overhangs for shading

Project roof overhangs for shading

Utilize landscape materials that compliment the architectural character

Use of natural materials

Detailed design elements

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FIGURE 4-8a: ROOF DETAILS & MATERIALS

Vegetated Roof:

Photovoltaic:

Tile:

Slate:

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FIGURE 4-8b: ROOF DETAILS & MATERIALS

Built-up Asphaltic Membrane Roof w/ Crushed Brick/Stone:

UNACCEPTABLE ROOFING MATERIALS:

- Metal assemblies: copper, steel
- Wood shingle and wood shake
- Flat roof membrane without crushed brick/stone

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Materials allowed for roofs shall be:

i. Vegetated Roof: Any buildings with flat roofs are encouraged to have vegetated roofs planted with native and naturalized plants that will blend visually with the surrounding native vegetation and achieve a mature height such that 70% of the plant mass shall be 12 inches tall, and be randomly dispersed with other plants in varying heights from 13–36 inches.

ii. Photovoltaic Panels: Photovoltaic panels may be integral to the roof system or separate panels may be mounted on racks above the roof system.

   a. Where integral photovoltaic panels are used, they may be visible and shall be composed with the exterior roofing so that they are seen as a part of the complete design and composition of the buildings.

   b. Where separate photovoltaic panels are mounted on racks, these shall be surrounded by parapets and screens that are as high an elevation as the highest point of any panel.

   c. All photovoltaic panels installed on the roof must be parallel to the slope of the roof.

   d. See Section 4.1, Site Design Criteria, for photovoltaic panels on the ground.

   e. Photovoltaic panels are encouraged as shade elements on approved trellises/awnings.

iii. Traditional roof assemblies

   a. Roof color: The color of roof materials must be substantially within the color range provided in Figure 4-9, Roof Color Palette. Natural materials such as terracotta roof tile and slate must have a dark hue that is similar to the Roof Color Palette.

   b. Tile: Both flat or barrel shape

   c. Slate

   d. Built-up asphaltic membrane roof, mineral cap sheet, and similar composition roof membranes, with crushed brick/stone. The color of the crushed brick/stone must be consistent with the color requirements Section 4.3.2 Paving.

iv. Flat roofs for foot traffic: All coordinated with or matching the exterior terrace and *deck* walking surfaces or

   a. Pavers set above a waterproof membrane

   b. Wood decking above a waterproof membrane.

Unacceptable Materials: The following materials are not consistent with the overall theme of the community and are not allowed on roofs:

i. Metal Roof Assemblies: Copper, stainless steel, steel with a baked Kynar finish or similar durable finish (e.g., standing metal seam, batten, tee lock, or bermuda roof assembly)

ii. Wood shingle and shake roofs, regardless of fire resistance.

iii. Flat roof membranes: flat roof membranes including all light colored roof membranes that are of PVC, TPA, rubber, and other similar membranes that do not have crushed brick or stone as specified in iii Traditional Roof Assemblies (d).

Mechanical and Electrical Equipment Placement:

i. Mechanical equipment may be centralized in a *building footprint*, or located on the ground as set forth below:

   a. Mechanical equipment for all systems may be in a centralized location in a building that may be part of a larger building *structure* or a separate accessory building. A centralized location in a building may be open to the sky; ventilation and registers to the exterior are permitted at one side of the exterior of the building only.

   b. Mechanical equipment for a package unit or split-system condenser may be located on the ground in a location that is no more than 100 feet from the building that it serves, which is screened by suitable vegetation and improvements.

   c. Other mechanical equipment, such as air handlers, exhaust blowers, ventilation hoods, and other similar equipment, shall be located within the *building footprint*. Where exhaust and intake registers are needed at the roof, these shall be low-profile and extending no more than 24 inches above the roof.

   d. No mechanical equipment shall be allowed outside the *building extents*.

   e. No mechanical equipment (other than photovoltaic panels) shall be located on the roof.

Electrical equipment may be centralized in a building or located on the ground as set forth below:

   a. Electrical equipment of all kinds may be in a centralized location in a building or may be distributed throughout buildings. Transformers may be located within a building, and the enclosure may be open to the sky; exterior vents and registers are permitted on one side of the building only.

   b. Electrical transformers may be located in a vault or on a pad at any part of the site that is screened by landscaping.

c. Electrical cabinets and panels shall not be located in isolated locations on the ground.

d. Electrical distribution shall be entirely underground, with underground vaults and handholds in all junction locations.

e. No electrical components other than lighting, service outlets, photovoltaic components, conduits, and disconnect switching for permitted mechanical equipment are permitted on any roof.

f. No electrical components shall be allowed outside the *development area*.

g. No electrical components (other than photovoltaic panels) shall be located on the roof.

4.2.4 Architectural Projections

No *architectural projections* shall be allowed outside of the *building extents*. These projections include, but are not limited to, roof eaves, awnings, patio covers, trellises, barbeques, free-standing fireplaces/chimneys, and bay windows.

4.2.5 Building Exterior Materials and Finishes

The following criteria indicate and define the generally accepted materials and finishes for the homes within The Reserve; refer to Figures 4-10a and 4-10b, Building Exterior Materials and Finishes, for examples. Refer to Section 4.3.1, Hardscape Design Criteria, for allowable *hardscape* materials.

4.2.6 Building Exterior Walls

The colors of all materials used must meet the requirements of Section 4.2.7, Exterior Colors. Materials allowed for the exterior cover of building walls shall be:

i. Cast-in-Place Concrete: Board-formed with maximum 8-inch boards, beton brut with distressed or split areas, relieved with formed recesses and patterns, sandblasted, painted concrete, or other similar texture. A flat plywood-formed concrete wall may be permitted provided it is clearly a decision to support the aesthetic and composition of the overall design.

ii. Stucco: Shall have a uniform texture and color over all principal wall areas. Stucco shall be painted and not color-coated finished. Detailing control joints and screeds shall be located and aligned to integrate with the architectural appearance. Large uninterrupted expanses of stucco shall be broken up with some sort of detail, such as screeds, reglets, or banding. Stucco shall be one color.

iii. Wood Trim: Wood may be used as an accent material, such as window surrounds, fascias, etc.

iv. Brick and Masonry: May be used in field or detailing applications. All masonry should be used as a design element that is consistently applied on all elevations. Masonry and brick may have a painted finish.

v. Stone (Natural): Natural exterior stone shall be selected and applied in a way that avoids the sense that the stone is thin, nonstructural, or an applied element. Where exterior stone is used, it shall not be composed of manufactured or preassembled units. Whether or not the exterior stone is a veneer, it shall be applied as individual stones in a sufficiently varied pattern that gives the appearance of being completely selected and installed by hand. Polished stone panels with smooth surfaces and carefully controlled joints are also acceptable. The use of manufactured or preassembled stone products is prohibited.

Unacceptable Materials: The following materials are not consistent with the overall theme of the community and not allowed:

i. Fiberboard or wood-like composite siding (Masonite, Oriented Strand Board (OSB), etc.)

ii. Plywood siding

iii. Exposed plywood

iv. Vinyl siding

v. Aluminum or steel siding

vi. Plastic or fiberglass panels

vii. Cement-based composite siding, such as HardiePlank.

Restricted Materials: The following materials are restricted:

i. Sheet metal may be used only as accent material

ii. Ceramic tile may be used only as accent material

iii. Wrought iron may be used in limited quantities (no more than 5% (by linear feet) of exterior surface of any *structure*).

FIGURE 4-9: ROOF COLOR PALETTE

Coastal Scrub Palette

Cool Gray 4C

Cool Gray 5C

Cool Gray 6C

Cool Gray 7C

Cool Gray 9C

Cool Gray 11C

La Jolla Formation Palette

Pantone 413C

Pantone 414C

Pantone 415C

Pantone 416C

Pantone 417C

Pantone 418C

Note: Use Pantone Solid Coated color chips with the numbers listed above for making color selections, as the use of printed copies may have potential variations in printing or fading and may lead to inaccuracies in color selection.

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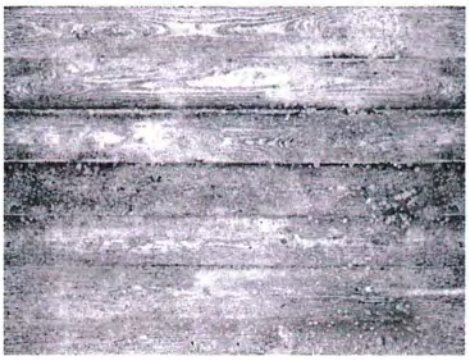
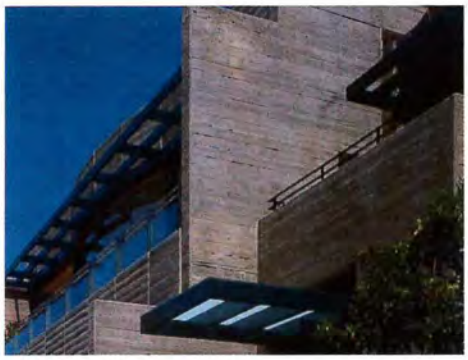
FIGURE 4-10a: BUILDING EXTERIOR MATERIALS & FINISHES

Cast-In-Place Concrete:





Stucco:

Wood Trim:

Brick & Masonry:

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FIGURE 4-10b: BUILDING EXTERIOR MATERIALS & FINISHES

Stone: Natural Stone:

UNACCEPTABLE EXTERIOR MATERIALS:

- Fiberboard or wood-like composite siding (ex.OSB, Masonite)
- Plywood
- Exposed plywood
- Vinyl siding
- Aluminum siding
- Plastic or fiberglass panels
- Cement-based composite siding (ex. HardiePlank)

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4.2.7 Building Exterior Wall Colors

The shades of colors used shall be drawn from the existing landscape and geology of The Reserve.

i. The principal wall surfaces shall be in uniform warm earth tones or white ranging in colors from sand and beige (light) to sienna and umbers (darker). Acceptable colors include expanded earth tones: shades of light brown, beige, and gray. The color must be substantially within the range of the Pantone solid coated colors provided in Figure 4-11, Building Exterior Wall Color Palette. Refer to Pantone chips for the actual color. Natural materials must have a dark hue that is similar to dark hues in Figure 4-9, Roof Color Palette.

ii. When making color selections, the actual Pantone number and color chips shall be utilized to determine if the color is substantially within the range of acceptable colors. Printed copies of the color palette shall not be utilized for color selections as potential variations in printing or fading may occur and could have detrimental impacts on color selections.

iii. The following contrasting materials/colors are encouraged: roof, trim, door detailing, and other similar locations; contrasting wood and copper detailing against the larger expanses of stucco and stone exterior walls; accent elements; trim; eaves; rafters; trellises; guardrails, etc. may be a darker contrasting color but must complement the color selected for the walls.

iv. The walls of the primary residence must be one color. The walls of the secondary/tertiary structure may be another complementary color.

4.2.8 Sustainability

The project shall comply with the City's General Plan guidelines for sustainable construction, waste management, and conservation of resources and energy. The following is a list of the recommended sustainable, clean, and green building development techniques as well as conservation efforts that are consistent with the Conservation Element policies in the City General Plan, dated March 2008.

The urban-heat-island effect may be reduced beyond the minimum requirements by plantings and landscaping adjacent to the *structures*. The majority of plants on site should not require excessive water. Cool roofing materials, such as reflective low-heat retention tiles, and light-colored membranes and coating, are encouraged to reduce heat buildup.

The incorporation of photovoltaic systems consisting of solar panels sufficient to generate at least 50% of the project's projected energy consumption is encouraged.

Energy Star appliances are encouraged.

Where feasible, all improvements should be constructed and operated using materials, methods, and mechanical and electrical systems that ensure a healthful indoor air quality and greater energy efficiency. The overall design should use sun-shade patterns, prevailing winds, building orientation, sun-screens, and landscape to minimize the use of mechanical systems for cooling. Where feasible, contamination by carcinogens, volatile organic compounds, fungi, molds, bacteria, and other known toxins should be avoided. Where feasible, low-emitting adhesives, paints, coating, carpet systems, composite wood, and agri-fiber products should be selected. Sustainable, recycled, or rapidly renewable materials are encouraged.

Integrated pest management techniques to delay, reduce, or eliminate dependence on the use of pesticides, herbicides, and synthetic fertilizers are encouraged.

No chlorofluorocarbon-based refrigerants should be used for heating, ventilation, air conditioning, and refrigerant-based building and mechanical systems.

A site-specific waste management plan that encourages recycling of both construction and post-construction waste materials is encouraged.

4.2.9 Refuse and Recyclable Material Storage

Material storage areas located outside the main structure shall be concealed within a minimum 6-foot-high solid screening enclosure and the roof element must uniformly screen at least 75% of the storage area. The enclosure must be designed to be architecturally consistent with the primary structure. Dense landscaping may be used for screening in accordance with the various screening requirements. Containers within the material storage area may not exceed the height of the solid screening enclosure.

FIGURE 4-11: BUILDING EXTERIOR WALL COLOR PALETTE

Gray Bramble Palette

Cool Gray 1C

Cool Gray 2C

Cool Gray 3C

Pantone 400C

Pantone 420C

Pantone 427C

Dormant Summer Palette

Pantone 7500C

Pantone 7501C

Pantone 468C

Pantone 7527C

Pantone 7528C

Pantone 7534C

Note: Use Pantone Solid Coated color chips with the numbers listed above for making color selections, as the use of printed copies may have potential variations in printing or fading and may lead to inaccuracies in color selection.

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4.3 Landscape Design Criteria

The following information is intended to guide the homeowner and/or licensed landscape architect in the landscape plan submittal and structuring of the landscape for visual and functional use. *Hardscape* and plant materials are to be considered as strong, visually unifying elements and should reflect the unique physical, functional, and aesthetic qualities of The Reserve. The sweeping ocean views should be embraced and framed through thoughtful placement and use of *hardscape* and planting materials. The *hardscape* and planting materials shall match and complement the existing native vegetation, soil, and stone colors within The Reserve; see Figures 4-12a and 4-12b, Dominant Hardscape Color Palette and Figures 4-13a and 4-13b, Accent Hardscape Color Palette.

4.3.1 Hardscape Design Criteria

Hardscape materials to be used in any improvement shall work in harmony with the architecture to create a physical and visual connection to the building or *structure* located nearby. Hardscape colors as depicted in Figures 4-12a, 4-12b, 4-13a and 4-13b shall consist of earth tones derived from existing site soils to minimize their appearance and help them blend into their surroundings. Careful consideration should be given to the function and aesthetic quality of material and consideration should be provided for how each material integrates with the other materials on site. High-quality materials that reflect and enhance their surroundings should be selected and provided for the site. All exterior *hardscape* materials should be of a consistent and complementary palette throughout all of the *hardscape* elements on site.

Hardscape spaces shall remain relatively level and should be created through the use of *retaining walls*. Ramps and stairs should be integrated into the natural sloping topography and used to thoughtfully connect the exterior use areas. Porous paving is also strongly encouraged to promote sustainability and to reduce the amount of stormwater treatment areas on site.

4.3.2 Paving

The quality of the homes in The Reserve will be enhanced by the use of high-quality paving materials. Driveways shall be comprised of permeable paving in order to meet stormwater runoff and treatment requirements. Consideration should be given to material selection and high-albedo paving (consisting of lighter color) in order to reduce the urban-heat-island effect. Any remaining paving may consist of either porous or non-porous paving, but collection and treatment of stormwater runoff shall occur in *bioretention* basins or be collected in stormwater cisterns for reuse and shall be located within the development areas. Decomposed granite or gravel paving within the public turnaround is not allowed. Asphaltic concrete paving is not

permitted. All driveways and paving shall be any combination of the following (see Figures 4-6a through 4-6d for a list of approved paving materials):

i. Integral color concrete with detailed scoring pattern and enhanced finish, such as exposed aggregate, seeded aggregate, lithocrete, quarrystone, or sand finish. Stamped concrete is not allowed within The Reserve.

ii. Natural stone

iii. Pavers, which may be porous or non-porous, comprised of concrete, stone, tile, or brick

iv. Stabilized decomposed granite (beyond public turnarounds only)

v. Natural pavement or other resin-based pavement (beyond public turnarounds only)

vi. Combinations of the above.

Large areas of pavement shall be designed in proportion with adjoining structures and contain sufficient detailing of scoring, color, finish, texture, and or material change to produce a legible, overall design expression between site and building improvements.

As the quality of the homes in The Reserve are enhanced by the use of high-quality building materials and finishes, the color range and material selections for the *hardscape* shall work in harmony with the architectural character, while complementing the appearance of the native landscape. Consideration should be given to lighter color, high-albedo paving with a Solar Reflective Index (SRI) of 29 or higher, for all *hardscape* materials in an effort to reduce urban heat island effect.

All hardscape materials must utilize dominant earth tone colors, found in the natural soil and vegetation within the existing landscape. These earth tones found on the site range in color from sand and beige (light) to sienna and umbers (darker). Mid-tone color ranges outside of the light and dark color palettes are not common on site and shall not be used for *hardscape* materials. All *hardscape* materials shall consist of colors substantially within the range of the Pantone solid coated colors identified in Figure 4-12a and 4-12b, Dominant Hardscape Color Palette.

These selected Pantone colors are divided into two categories; the dominant color palette and the accent color palette. Colors shown in the dominant color palette shall be utilized for the majority of the *hardscape* elements on site. Hardscape color selections in Figures 4-13a and 4-13b, Accent Hardscape Color Palette shall not comprise more than 5% of the total *hardscape*. All *hardscape* materials and color selections must compliment and work in harmony with the selected architectural colors and colors found in the existing landscape and soil.

FIGURE 4-12a: DOMINANT HARDSCAPE COLOR PALETTE

Gray Bramble Palette

Cool Gray 1C

Cool Gray 2C

Cool Gray 3C

Pantone 400C

Pantone 420C

Pantone 427C

Dormant Summer Palette

Pantone 7500C

Pantone 7501C

Pantone 468C

Pantone 7527C

Pantone 7528C

Pantone 7534C

Note: Use Pantone Solid Coated color chips with the numbers listed above for making color selections, as the use of printed copies may have potential variations in printing or fading and may lead to inaccuracies in color selection.

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FIGURE 4-12b: DOMINANT HARDSCAPE COLOR PALETTE

Coastal Scrub Palette

Cool Gray 4C

Cool Gray 5C

Cool Gray 6C

Cool Gray 7C

Cool Gray 9C

Cool Gray 11C

La Jolla Formation Palette

Pantone 413C

Pantone 414C

Pantone 415C

Pantone 416C

Pantone 417C

Pantone 418C

Note: Use Pantone Solid Coated color chips with the numbers listed above for making color selections, as the use of printed copies may have potential variations in printing or fading and may lead to inaccuracies in color selection.

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FIGURE 4-13a: ACCENT HARDSCAPE COLOR PALETTE

California Buckwheat Fall Palette

Pantone 5783C

Pantone 5773C

Pantone 5753C

Pantone 7503C

Pantone 7504C

Pantone 724C

Warm Sandstone Palette

Pantone 7502C

Pantone 7500C

Pantone 7499C

Pantone 2005C

Pantone 2006C

Pantone 2007C

Note: Use Pantone Solid Coated color chips with the numbers listed above for making color selections, as the use of printed copies may have potential variations in printing or fading and may lead to inaccuracies in color selection.

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FIGURE 4-13b: ACCENT HARDSCAPE COLOR PALETTE

Southern Chaparral Palette

Pantone 7492C

Pantone 7493C

Pantone 7494C

Pantone 7495C

Pantone 7497C

Pantone 7498C

Coastal Scrub Understory Palette

Pantone 7534C

Pantone 7535C

Pantone 7536C

Pantone 7527C

Pantone 7529C

Pantone 7531C

Note: Use Pantone Solid Coated color chips with the numbers listed above for making color selections, as the use of printed copies may have potential variations in printing or fading and may lead to inaccuracies in color selection.

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When making color selections, the actual Pantone number and color chips shall be utilized to determine if the color is substantially within the range of acceptable colors. Printed copies of the color palette shall not be utilized for color selections as potential variations in printing or fading may occur and could have detrimental impacts on color selections. Any supplier or hardscape material may be used provided it is on the approved materials list, and it meets the intent of utilizing the earth tone color palette of the site. Decomposed granite, natural stone, rock mulch, or exposed aggregates in paving shall also be of similar and complementary colors within this same earth tone range.

4.3.3 Patios and Decks

Refer to Section 1.3.3 for definitions. For *patios*, the use of the paving materials suggested in Section 4.3.2 is encouraged. Additional materials, such as wood or recycled plastic decking and decomposed granite, are acceptable for *patios* and *decks* that are not visible from the street.

Drainage from a *deck* or *patio* must be conveyed via a drain system or gutter system. A detail of the *deck* edge showing an integral curb or gutter will be required. *Decks* or *patios* built that sheet-flow over the edge without a curb, gutter, or controlled drainage system will not be allowed.

4.3.4 Shade Structures, Arbors, and Gazebos

Refer to Section 1.3.3 for definitions. Shade structures, arbors, and gazebo construction shall be permitted only within the allowable *development area*. They shall be designed to continue and/or complement architectural features of the dwelling. *Materials for the structure* or framework, including any overhead portions, shall be of finish wood, cast-in-place concrete, steel, or decorative metal matching the finish of the residence; refer to Figures 4-8a through 4-8b for acceptable materials. Roofing materials shall be of open wood construction or, if covered, match the roof material of the dwelling. *Structures* located in *Brush Management Zone 1* need special attention with regard to allowable materials, and shall be comprised of non-combustible, one hour fire-rated, and/or heavy timber construction. All shade structures, arbors, and gazebos shall be designed and constructed to meet all applicable City and Building Codes and regulations.

4.3.5 Swimming Pools

Swimming pools, spas, ponds, water features or other bodies of water shall be permitted only within the *development area*; see Figure 4-1. All pool and/or spa construction, including equipment fences and gates, must be per City Code and County of San Diego Department of Environmental Health regulations. All pool drains must be per applicable government standards and cannot be drained into the street, and must meet subdivision drainage plan requirements.

Pool equipment shall be enclosed in vaults and screened with landscaping to hide the equipment from view, or placed in pool equipment rooms/enclosures designed with materials and colors that accentuate the architecture style and/or site features.

4.3.6 Tennis Courts

Tennis courts shall be permitted only within the *development area*; see Figure 4-1. Tennis courts may include lighting, but must comply with the outdoor lighting requirement in section 4.3.8, Outdoor Lighting, below. Tennis court fences may exceed the height limits outlined in the fencing guidelines, but may not exceed 10 feet in height. Tennis court fencing is encouraged to use similar fencing or wall materials as shown in 4.1.5, Landscaped Yard Areas, but may be comprised of black vinyl-covered chain-link fence, if it is not visible from the street.

4.3.7 Solar Panels

Solar panels on grade may be provided anywhere within the *graded landscape yard area* or *ungraded/disturbed landscape yard area*, but any area allocated for solar panels shall be counted against the allowable yard areas.

4.3.8 Outdoor Lighting

All exterior lighting shall be designed in a manner to preserve the darkness of the night sky and to prevent lighting from shining into the *conservation area*. Outdoor lighting shall also meet all requirements in City Municipal Code §142.0740, Outdoor Lighting Regulations, effective August 10, 2006. All lighting shall meet the City standards, including maximum foot-candles.

Above-grade floodlights for lighting of trees and plantings shall be concealed by shrubs or low walls to prevent daytime visibility.

Walk lights placed in grass areas or adjacent to walkways in shrub or groundcover areas may use above-grade junction boxes provided they will be hidden from view by shrubbery to minimize the daytime visibility of the hardware.

Building-mounted lighting shall be carefully designed to not allow stray light beyond the *development area* of each parcel. Lighting of private driveways is permitted as long as it directed towards the road, and must be recessed into the retaining wall. Bullet-type spotlights are not generally allowed, and will need specific approval for installation. Motion-activated lights shall be shielded to not shine beyond the *development area* of Parcel 3.

4.4 Planting Design Philosophy

The landscape at The Reserve should be a sensitive marriage of formal and informal arrangements of landscaping materials woven together with the natural topography and vegetation. Homeowners are encouraged to preserve native habitat within portions of the *development area* to help visually blend the landscape use areas with the open space easement. Planting design shall bridge between the architecture, hardscape features and the existing landscape. Expressions of integration and contrasting juxtaposition of species, colors, seasonality and textures is encouraged. The planting design for Parcel 3 shall emphasize integration with the broader surrounding landscape; however, this limitation is not intended to preclude the installation of exotic, non-native vegetation in the *development area*.

4.4.1 Planting Materials, Standards

Plant installation shall be limited to the *development area*; see Figure 4-1. No invasive or potentially invasive species may be planted within The Reserve. Prohibited species include those listed under section 1.3-11.03 of the city's Land Development Manual – Landscape Standards and the California Invasive Plant Council's Inventory Database. Plant materials are encouraged to be drought-resistant or drought-tolerant and adapted to the Southern California climate. Any planting located within or adjacent to the driveways and public turnaround area must consist of native vegetation as classified and identified in the guide "San Diego County Native Plants", third edition by James Lightner, ISBN: 978-0-9749981-3-8. The driveways and public turnaround area is defined in metes and bounds as 'Area B' of Appendix A "Maximum Development Area" and the "Development Area Legal Description."

Mulch: All planting areas (excluding turf) shall be covered with a two to three inch layer of mulch to prevent erosion, maintain moisture in the soil, and deter the establishment of weeds.

4.4.2 Slopes within the Development Area

All slopes shall be stabilized with approved varieties and quantities of ground covers and other plant materials in such a manner as to afford complete slope coverage within a year after installation in order to reduce erosion. Any slopes up to 5 feet in vertical height require ground cover and shrub planting, while slopes 5 feet and over in vertical height require ground cover, shrub, and tree planting coverage in conformance with City requirements. Plant material for the vegetation of slopes shall adhere to the criteria listed above in section 4.1.

4.4.3 Irrigation Guidelines

The following information is intended to guide the homeowner and landscape architect in plan submittal and structuring of the irrigation system for functional and maintenance efficiency. The irrigation system is to be considered a functional utility of the landscape, reflecting the environmental needs and conformation of the planting and structural design. All irrigation systems must be professionally designed by either a landscape architect or an irrigation consultant to ensure efficient water management and control for plant material. Note that overspray is not allowed in re-vegetation zones along the rear property or into the *conservation area.*

All landscape areas within the development limits must have an automatic, below-grade irrigation system with a programmable irrigation controller, flow sensor, and rain sensor. Low-precipitation heads and drip irrigation may be used to assist in water conservation and erosion control. Irrigation systems shall be designed and installed in accordance with the California Code of Regulations, Title 23, Division 2, Chapter 2.7, Model Water Efficient Landscape Ordinance.

Irrigation systems shall be designed to provide a uniform application of water, and shall utilize efficient, long-lasting equipment that is simple to operate and maintain. When designing and specifying irrigation equipment, the landscape architect shall consider varying environmental conditions or orientation, such as sun and shade, soils, terrain, percolation rates, moisture sensing, erosion control, and wind in order to provide appropriate sprinkler heads, valve separation, and irrigation run times.

Irrigation Materials

i. A separate irrigation meter and backflow device shall be provided for each point of connection. In no case should the irrigation system be connected to domestic water lines.

ii. All piping shall be installed below finish grade. Pressurized main lines shall have a minimum 18 inches of soil covering. Non-pressurized sprinkler lateral lines shall have a minimum 12 inches of soil covering. All surface-installed PVC, such as on slopes, shall be UV-resistant piping. Non-plastic piping shall be protected against corrosion from the soil. Fittings shall be heavy weight of compatible material to the pipe. Vacuum Breaker Assembly shall meet all local code regulations and be supplied with valves for testing. Units shall not be installed in lawn areas or form a pedestrian obstruction, and shall not be visible from the street.

iii. Any existing irrigation systems disturbed during the course of new construction shall be adjusted and/or repaired to meet the standards of the original system design;

modifications to the associated systems shall be made through the direct consultation of the project landscape architect. The landscape architect shall submit complete data, as required, to receive approval.

iv. The irrigation design must be tailored to the type of plant system proposed by the landscape architect and/or homeowner. The arrangement of plants requiring unlike moisture requirements is not acceptable. In the spirit of conservation, a landscape architect is required to use plant material requiring minimum amounts of water for proper growth.

v. Capture and reuse of stormwater from the building and hardscape areas into stormwater cisterns are encouraged. Stormwater capture and reuse shall meet all City and County of San Diego Environmental Health Department requirements.

4.4.4 Maintenance

The following information is intended to guide the homeowner and/or licensed landscape architect in the landscape plan submittal and structuring of the landscape for visual and functional use. Landscape plant materials are to be considered as strong, visually unifying elements and should reflect the physical, functional, and aesthetic qualities of The Reserve.

After installation of all landscaping, it is recommended that a maintenance program be implemented. A 90-day maintenance and warranty program by the installing contractor prior to accepting the contractor's work is encouraged to ensure correct installation and satisfactory plant health. Problems such as irrigation adjustment and related plant failure shall be corrected within this period.

Landscape features, including lawn, shrubs, trees, and ground covers, will require regular mowing, trimming, pruning, and fertilization. It is recommended that the maintenance contractor perform soils testing and analysis on an annual basis to determine soil fertility, pH balance, or toxic conditions, and adjust the fertilization program, as necessary, to remedy any nutrient deficiencies.

The landscape shall be maintained in a first-class condition. Maintenance shall include:

i. Mowing and edging of turf grass

ii. Weed control

iii. Reapplication of mulch

iv. Replacement of dead or damaged plant material

v. Inspection of irrigation systems

vi. Watering as required for proper plant growth

vii. Programmed replacement of seasonal color

viii. Fertilization

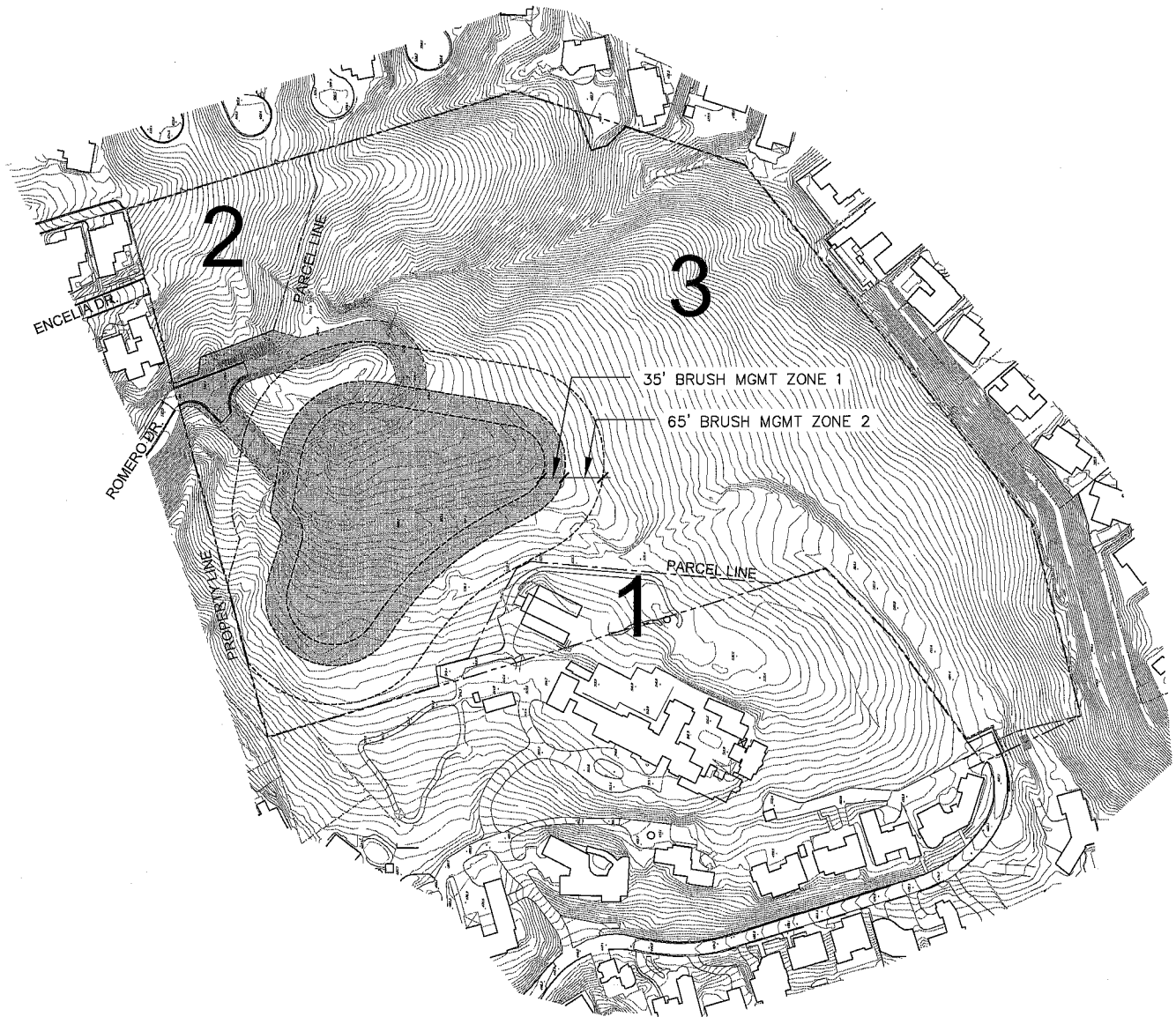
ix. Brush management thinning and removal

x. Trimming of trees and shrubs.

4.4.5 Brush Management Zone

Each owner shall at all times comply with the requirements of the City's Brush Management Zones, as defined in Section 1.3.3 and the covenants and restrictions set forth in the Covenant of Easement. Brush Management Zones are established to create a "defensible space" between the proposed *structures* and the surrounding natural areas. *Brush Management Zones 1* and *2* shall adhere to the guidelines in Figure 4-14, Brush Management Zones. Due to the environmentally sensitive lands that occur in the brush management zones, homeowners are restricted from performing brush clearing between March 1 and August 15 of each year. The City's specific brush management requirements for each zone are set forth and described in the City of San Diego Municipal Code §142.0412, the Land Development Manual – Landscape Standards, and Bulletin #1 Brush Management Guide.

FIGURE 4-14: BRUSH MANAGEMENT



LEGEND

SYMBOL	DESCRIPTION
	DEVELOPMENT AREA
----------	BRUSH MANAGEMENT ZONES 1 & 2
——--——--——	EXISTING PROPERTY LINES
—— - —— - ——	PROPOSED PARCEL LINES
3	PROPOSED PARCEL

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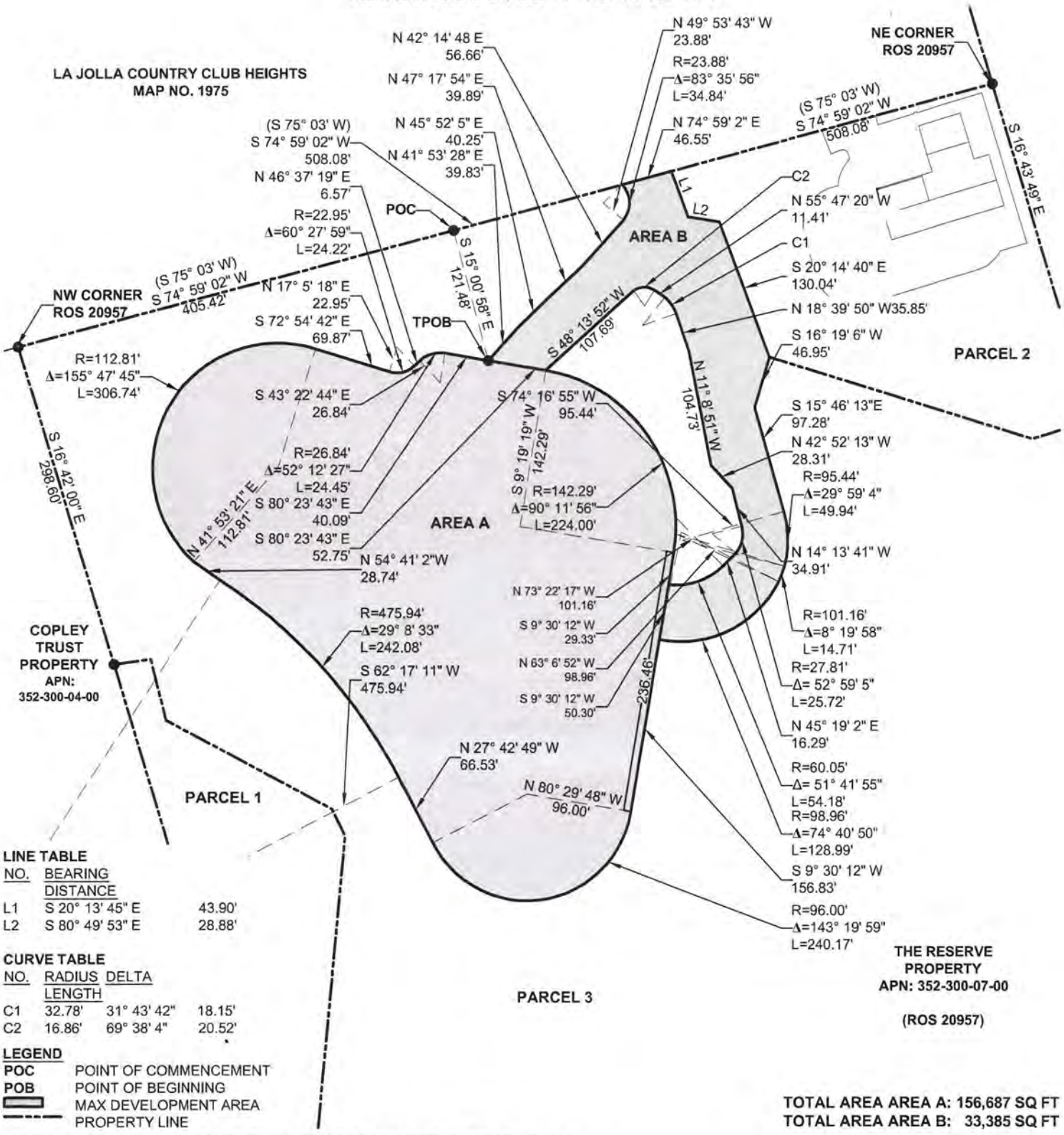
APPENDIX A

Development Area Legal Description

THE RESERVE PARCEL 3 - MAXIMUM DEVELOPMENT AREA



LINE TABLE

NO.	BEARING	DISTANCE
L1	S 20° 13' 45" E	43.90'
L2	S 80° 49' 53" E	28.88'

CURVE TABLE

NO.	RADIUS	DELTA	LENGTH
C1	32.78'	31° 43' 42"	18.15'
C2	16.86'	69° 38' 4"	20.52'

LEGEND

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
	MAX DEVELOPMENT AREA
	PROPERTY LINE

TOTAL AREA AREA A: 156,687 SQ FT
TOTAL AREA AREA B: 33,385 SQ FT

THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION
Douglas C. Paul
DOUGLAS C. PAUL RCE 22606

THE PAUL COMPANY, LLC
Engineering Management
915 CAMINO DEL MAR, SUITE 225, DEL MAR, CA 92014
(858) 350-5845 | FAX (858) 350-9745

0 50' 100' 200'

DATE: 05/06/2013

PAUL
N

REGISTERED PROFESSIONAL ENGINEER
DOUGLAS C. PAUL
NO. 22606
EXP. 12-31-13
CIVIL
STATE OF CALIFORNIA

THE RESERVE PARCEL 3 MAXIMUM DEVELOPMENT AREA

LEGAL DESCRIPTION

(PAGE 1 OF 2)

THE LAND REFERRED TO HEREIN, IS SITUATED IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF PUEBLO LOT 1263 OF THE PUEBLO LANDS OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY JAMES PASCOE IN 1870, A COPY OF WHICH SAID MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AND KNOWN AS MISCELLANEOUS MAP NO. 36, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE ON THE NORTH LINE OF RECORD OF SURVEY NO. 20957 ACCORDING TO MAP THEREOF, RECORDED IN THE OFFICE OF COUNTY RECORDER OF SAID SAN DIEGO COUNTY, APRIL 21, 2011, WHICH BEARS SOUTH 74° 59' 02" WEST A DISTANCE OF 508.08 FEET SOUTHWESTERLY ALONG SAID NORTH LINE, FROM THE NORTHEAST CORNER OF SAID ROS 20957, WHICH CORNER IS ALSO THE QUARTER CORNER OF SAID PUEBLO LOT 1263 AND THE SOUTHEASTERLY CORNER OF LA JOLLA COUNTRY CLUB HEIGHTS, ACCORDING TO MAP THEREOF, NO. 1975, RECORDED DECEMBER 21, 1926; THENCE SOUTH 15° 00' 58" EAST A DISTANCE OF 121.48 FEET TO THE TRUE POINT OF BEGINNING; BEING THE POINT OF BEGINNING FOR AREA A;

THENCE SOUTH 80° 23' 43" EAST 52.75 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 142.29 FEET, EASTERLY AND SOUTHERLY THROUGH A CENTRAL ANGLE OF 90° 11' 56" AN ARC LENGTH OF 224.00 FEET; THENCE SOUTH 9° 30' 12" WEST 236.46 FEET TO THE BEGINNING OF A TANGENT CURVE NORTHERLY, HAVING A RADIUS OF 96.00 FEET; THENCE SOUTHERLY, WESTERLY AND NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 143° 19' 59" AN ARC LENGTH 240.17 FEET, THENCE ON A TANGENT NORTH 27° 42' 49" WEST 66.53 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 475.94 FEET, NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 29° 8' 33" AN ARC LENGTH OF 242.08 FEET; THENCE ON A TANGENT NORTH 54° 41' 02" WEST 28.74 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 112.81 FEET AND WHO'S CENTER BEARS NORTH 41° 53' 21" EAST, THENCE NORTHWESTERLY, NORTHERLY AND EASTERLY THROUGH A CENTRAL ANGLE OF 155° 47' 45" AN ARC LENGTH OF 306.74 FEET; THENCE ON A TANGENT, SOUTH 72° 54' 42" EAST 69.87 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 22.95 FEET; THENCE EASTERLY, THROUGH A CENTRAL ANGLE OF 60° 27' 59" AN ARC LENGTH OF 24.22'; THENCE ON A TANGENT NORTH 46° 37' 19" EAST 6.57 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 26.84 FEET; THENCE NORTHEASTERLY AND EASTERLY, THROUGH A CENTRAL ANGLE OF 52° 12' 27" AN ARC LENGTH OF 24.45 FEET; THENCE ON A TANGENT SOUTH 80° 23' 43" 40.09 FEET TO THE POINT OF BEGINNING OF AREA A, BEING ALSO THE TRUE POINT OF BEGINNING; SAID AREA A CONSISTING

PREPARED UNDER MY DIRECT SUPERVISION

Douglas C. Paul

DOUGLAS C. PAUL RCE 22606

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DATE: 05/06/2013

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EXP. 12-31-13
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STATE OF CALIFORNIA

THE RESERVE PARCEL 3 MAXIMUM DEVELOPMENT AREA

LEGAL DESCRIPTION

(PAGE 2 OF 2)

OF A TOTAL AREA OF 156,687 SQUARE FEET, MORE OR LESS.

THENCE FROM THE TRUE POINT OF BEGINNING, BEING ALSO THE POINT OF BEGINNING FOR AREA B;

NORTH 41° 53' 28" EAST 39.83 FEET; THENCE NORTH 45° 52' 05" EAST 40.32 FEET; THENCE NORTH 47° 17' 54" EAST; THENCE NORTH 42° 14' 48" EAST TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 23.88 FEET, THENCE NORTHEASTERLY AND NORTHERLY THROUGH A CENTRAL ANGLE OF 83° 35' 56" AN ARC LENGTH OF 34.84 FEET TO NORTHERLY LINE OF SAID RECORD OF SURVEY MAP NO. 20957; THENCE ALONG SAID NORTH LINE, NORTH 74° 59' 02" EAST 46.55 FEET; THENCE SOUTH 20° 13' 45" EAST 43.90 FEET; THENCE SOUTH 80° 49' 53" EAST 28.88 FEET; THENCE SOUTH 20° 14' 40" EAST 130.04 FEET; THENCE SOUTH 16° 19' 06" WEST 46.95 FEET; THENCE SOUTH 15° 46' 13" EAST 97.28 FEET TO THE BEGINNING OF A THREE SEGMENT COMPOUND CURVE, CONCAVE TO THE NORTHWEST, WHO'S FIRST SEGMENT HAS A RADIUS OF 95.44 FEET, THENCE SOUTHERLY THROUGH A CENTRAL ANGLE OF 29° 59' 04" AN ARC LENGTH 49.94 FEET TO THE BEGINNING OF THE SECOND SEGMENT OF SAID COMPOUND CURVE, ALSO CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 101.16 FEET; THENCE SOUTHERLY THROUGH A CENTRAL ANGLE OF 8° 19' 58" AN ARC LENGTH 14.71 FEET TO THE BEGINNING OF THE THIRD SEGMENT OF COMPOUND CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 98.96 FEET; THENCE SOUTHWESTERLY AND WESTERLY THROUGH A CENTRAL ANGLE OF 74° 40' 50" AN ARC LENGTH 128.99 FEET; THENCE ON A NON-RADIAL BEARING NORTH 9° 30' 12" EAST 50.30 FEET; THENCE BEGINNING A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 60.05 FEET; THENCE EASTERLY AND NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 51° 41' 55" AN ARC LENGTH 54.18 FEET; THENCE ON A TANGENT NORTH 45° 19' 02" EAST 16.29 FEET TO A POINT, BEGINNING A NON-TANGENT CURVE HAVING A RADIUS OF 27.81 FEET, WHO'S CENTER BEARS NORTH 51° 14' 36" WEST FROM SAID POINT; THENCE NORTHERLY THROUGH A CENTRAL ANGLE 52° 59' 05" AN ARC LENGTH 25.72 FEET; THENCE ON A TANGENT NORTH 14° 13' 41" WEST 34.91 FEET; THENCE NORTH 42° 52' 13" WEST 28.31 FEET; THENCE NORTH 11° 08' 51" WEST 104.73 FEET; THENCE NORTH 18° 39' 50" WEST 35.85 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 32.78 FEET; THENCE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 31° 43' 42" AN ARC LENGTH 18.15 FEET; THENCE ON A TANGENT NORTH 55° 47' 20" WEST 11.41 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 16.86 FEET; THENCE WESTERLY AND SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 69° 38' 04" AN ARC LENGTH 20,52 FEET; THENCE ON A TANGENT SOUTH 48° 13' 52" WEST 107.69 FEET; THENCE NORTH 80° 23' 43" WEST 52.75 FEET TO THE POINT OF BEGINNING FOR AREA B. SAID AREA B CONSISTING OF A TOTAL AREA OF 33,385 SQUARE FEET, MORE OR LESS.

PREPARED UNDER MY DIRECT SUPERVISION

Douglas C. Paul

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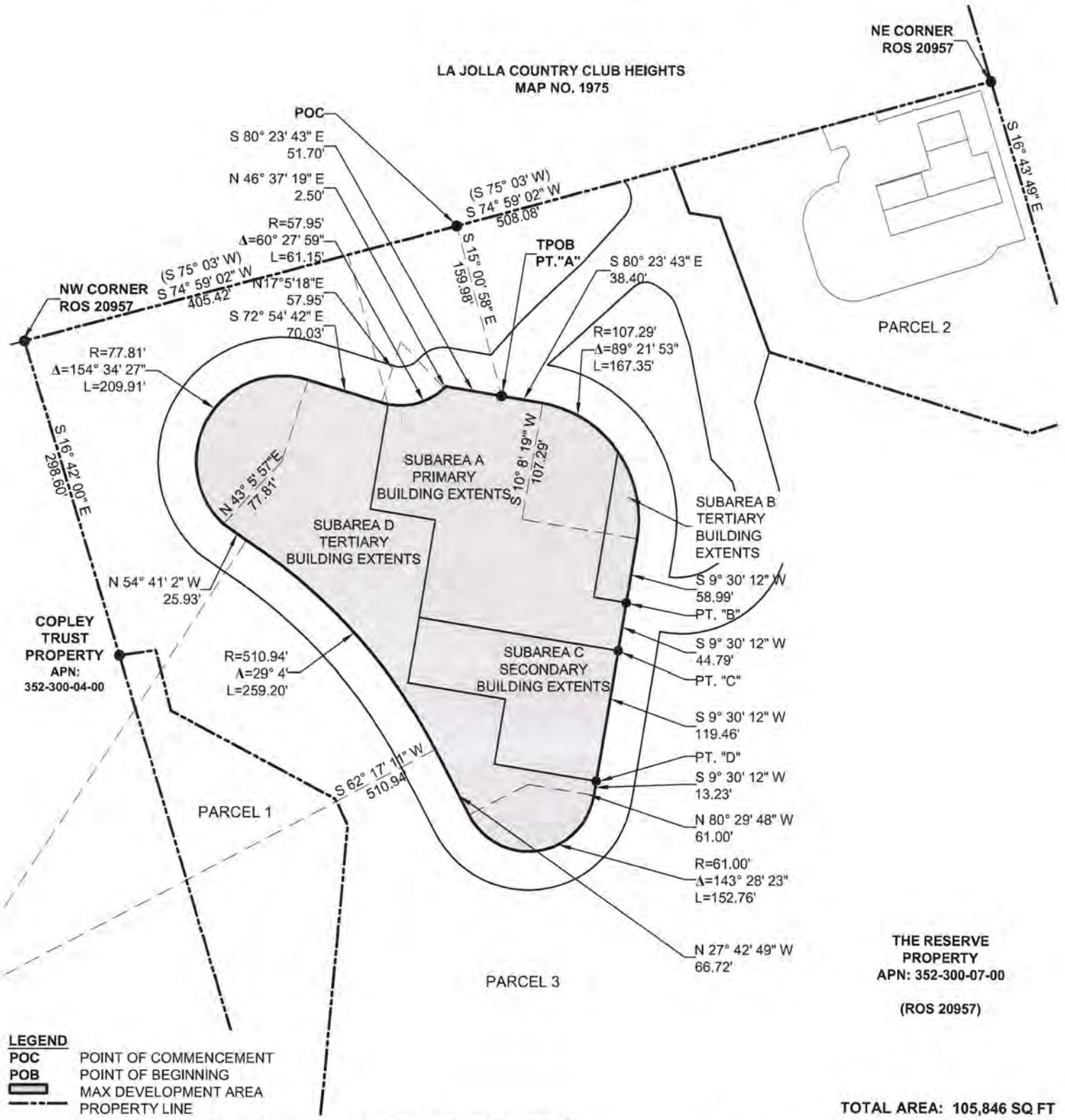
DATE: 05/06/2013

REGISTERED PROFESSIONAL ENGINEER
DOUGLAS C. PAUL
NO. 22606
EXP. 12-31-13
CIVIL
STATE OF CALIFORNIA

APPENDIX B

Building Extents Legal Description

THE RESERVE PARCEL 3 - MAXIMUM BUILDING EXTENTS



LEGEND

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
	MAX DEVELOPMENT AREA
	PROPERTY LINE

TOTAL AREA: 105,846 SQ FT

THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION

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0 50' 100' 200'

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PAUL

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THE RESERVE PARCEL 3 MAXIMUM BUILDING EXTENTS

LEGAL DESCRIPTION

(PAGE 1 OF 2)

THE LAND REFERRED TO HEREIN, IS SITUATED IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF PUEBLO LOT 1263 OF THE PUEBLO LANDS OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY JAMES PASCOE IN 1870, A COPY OF WHICH SAID MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AND KNOWN AS MISCELLANEOUS MAP NO. 36, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE ON THE NORTH LINE OF RECORD OF SURVEY NO. 20957 ACCORDING TO MAP THEREOF, RECORDED IN THE OFFICE OF COUNTY RECORDER OF SAID SAN DIEGO COUNTY, APRIL 21, 2011, WHICH BEARS SOUTH 74° 59' 02" WEST A DISTANCE OF 508.08 FEET SOUTHWESTERLY ALONG SAID NORTH LINE, FROM THE NORTHEAST CORNER OF SAID ROS 20957, WHICH CORNER IS ALSO THE QUARTER CORNER OF SAID PUEBLO LOT 1263 AND THE SOUTHEASTERLY CORNER OF LA JOLLA COUNTRY CLUB HEIGHTS, ACCORDING TO MAP THEREOF, NO. 1975, RECORDED DECEMBER 21, 1926;

THENCE SOUTH 15° 00' 58" EAST A DISTANCE OF 159.98 FEET TO POINT "A", BEING ALSO THE TRUE POINT OF BEGINNING FOR THE MAXIMUM BUILDING EXTENTS; THENCE SOUTH 80° 23' 43" EAST 38.40 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 107.29 FEET, EASTERLY AND SOUTHERLY THROUGH A CENTRAL ANGLE OF 89° 21' 53" AN ARC LENGTH OF 167.35 FEET; THENCE SOUTH 9° 30' 12" WEST 58.99 FEET TO POINT "B", BEING ALSO THE POINT OF BEGINNING FOR TERTIARY BUILDING EXTENTS SUBAREA B;

THENCE SOUTH 9° 30' 12" WEST 44.79 FEET TO POINT "C", BEING ALSO THE POINT OF BEGINNING FOR SECONDARY BUILDING EXTENTS SUBAREA C;

THENCE SOUTH 9° 30' 12" WEST 119.46 FEET TO POINT "D", BEING ALSO THE POINT OF BEGINNING FOR TERTIARY BUILDING EXTENTS SUBAREA D;

THENCE SOUTH 9° 30' 12" WEST 13.23 FEET; THENCE TO THE BEGINNING OF A TANGENT CURVE NORTHERLY, HAVING A RADIUS OF 61.00 FEET; THENCE SOUTHERLY, WESTERLY AND NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 143° 28' 23" AN ARC LENGTH 152.76 FEET, THENCE ON A TANGENT NORTH 27° 42' 49" WEST 66.72 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 510.94 FEET, NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 29° 4' AN ARC LENGTH OF 259.20 FEET; THENCE ON A TANGENT NORTH 54° 41' 02" WEST 25.93 FEET TO THE BEGINNING OF A NON TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 77.81 FEET AND WHO'S

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THE RESERVE PARCEL 3 MAXIMUM BUILDING EXTENTS

LEGAL DESCRIPTION

(PAGE 2 OF 2)

CENTER BEARS NORTH 43° 5' 57" EAST, THENCE NORTHWESTERLY, NORTHERLY AND EASTERLY THROUGH A CENTRAL ANGLE OF 154° 34' 27" AN ARC LENGTH OF 209.91 FEET; THENCE ON A TANGENT, SOUTH 72° 54' 42" EAST 70.03 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 57.95 FEET; THENCE EASTERLY, THROUGH A CENTRAL ANGLE OF 60° 27' 59" AN ARC LENGTH OF 61.15'; THENCE ON A TANGENT NORTH 46° 37' 19" EAST 2.50; THENCE SOUTH 80° 23' 43" 51.70 FEET TO THE POINT OF BEGINNING; SAID AREA CONSISTING OF A TOTAL AREA OF 105,846 SQUARE FEET, MORE OR LESS.

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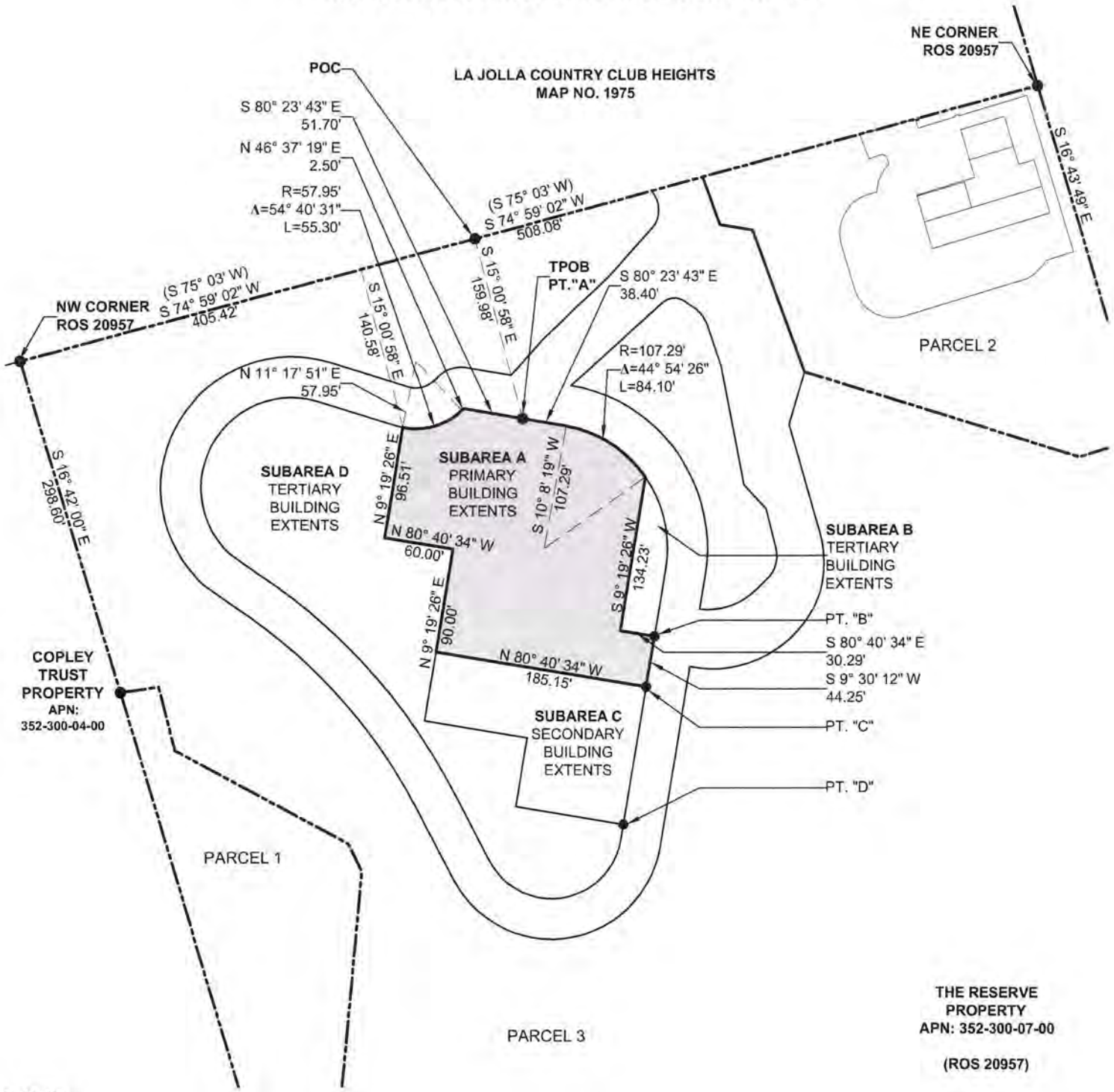
THE RESERVE PARCEL 3 -
PRIMARY BUILDING EXTENTS - SUBAREA A



LEGEND

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
	PRIMARY BUILDING EXTENTS AREA
	PROPERTY LINE

TOTAL AREA: 39,665 SQ FT

THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION

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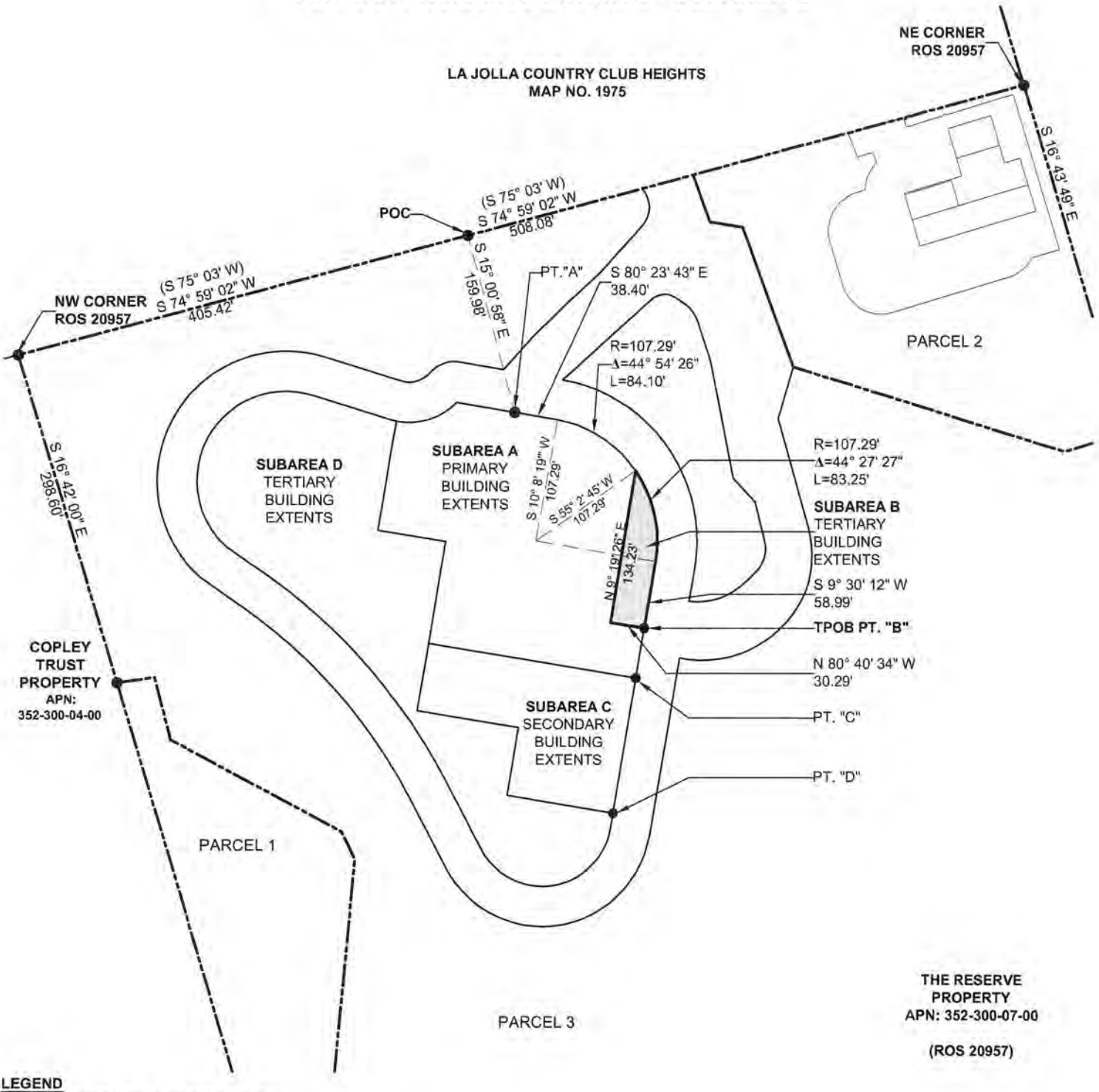
THE RESERVE PARCEL 3 -
TERTIARY BUILDING EXTENTS - SUBAREA B



LEGEND

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
	SECONDARY BUILDING EXTENTS AREA
	PROPERTY LINE

TOTAL AREA: 3,374 SQ FT

THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION

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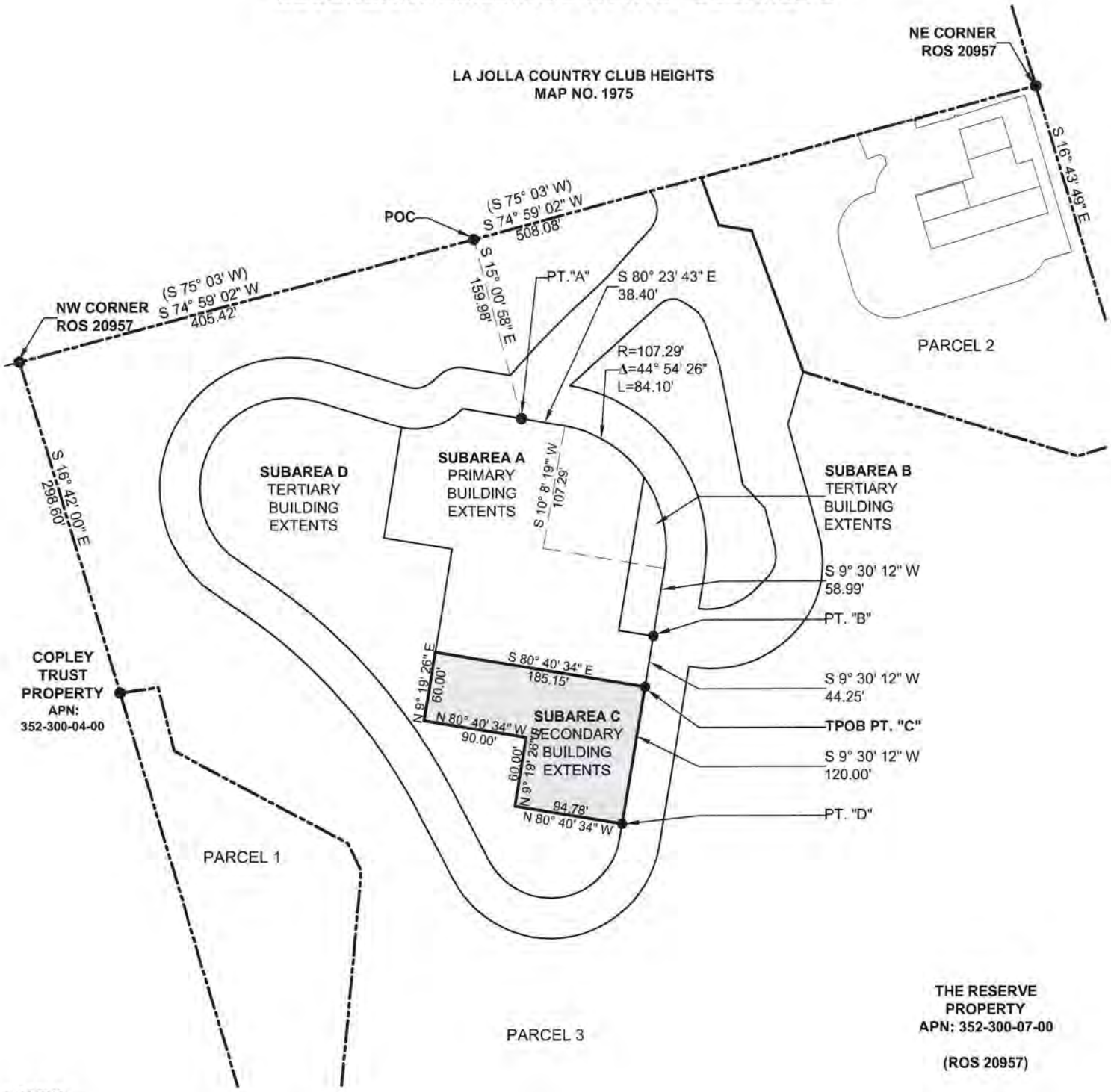
THE RESERVE PARCEL 3 -
SECONDARY BUILDING EXTENTS - SUBAREA C



LEGEND

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
	SECONDARY BUILDING EXTENTS AREA
	PROPERTY LINE

TOTAL AREA: 16,796 SQ FT

THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION

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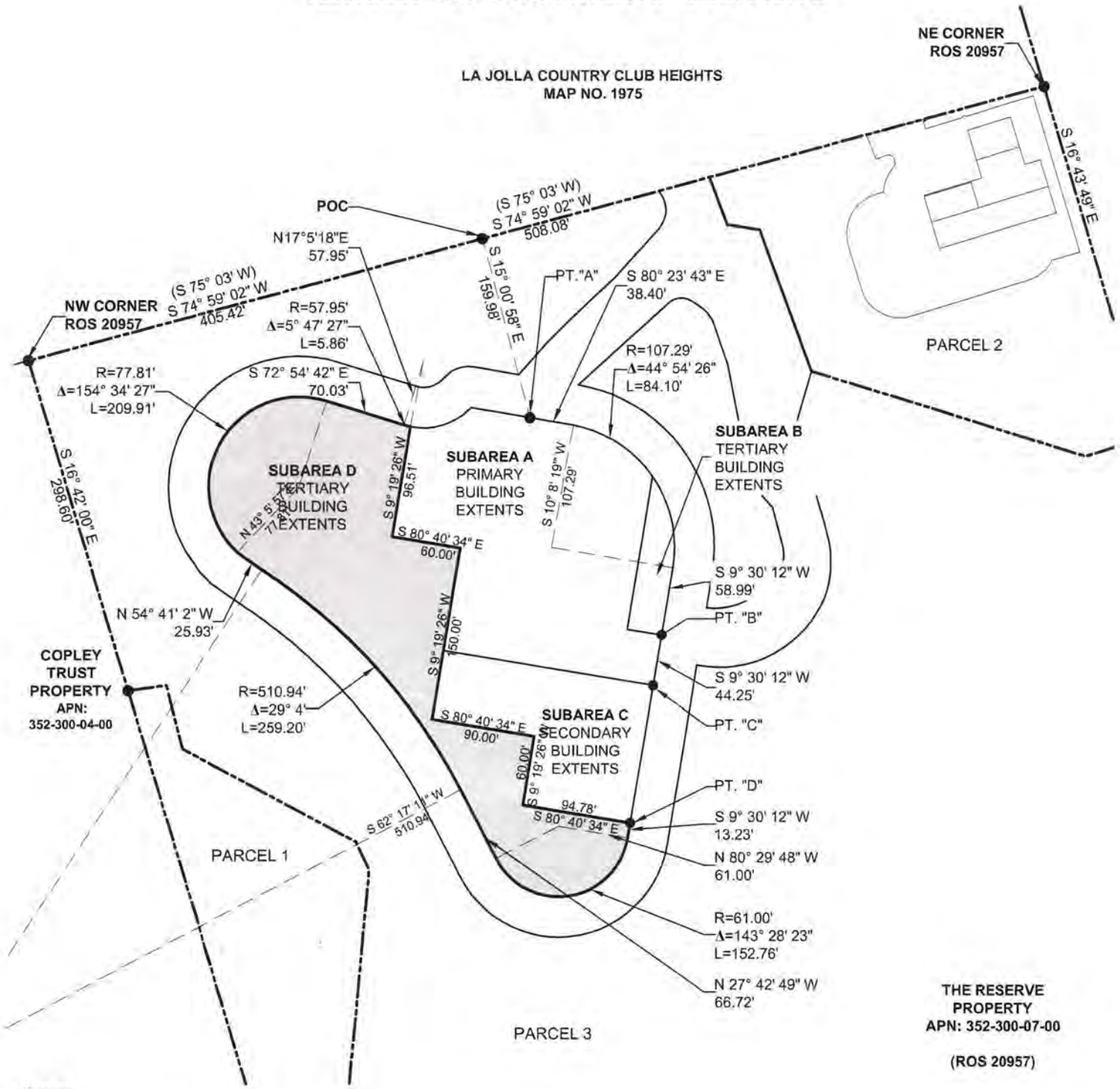
THE RESERVE PARCEL 3 -
TERTIARY BUILDING EXTENTS - SUBAREA D



LEGEND

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
	SECONDARY BUILDING EXTENTS AREA
	PROPERTY LINE

TOTAL AREA: 46,012 SQ FT

THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION

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THE RESERVE PARCEL 3 MAXIMUM BUILDING EXTENTS SUBAREAS A - D

LEGAL DESCRIPTION

(PAGE 1 OF 2)

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SUBAREA A

THENCE SOUTH 80° 23' 43" EAST 38.40 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 107.29 FEET, EASTERLY AND SOUTHERLY THROUGH A CENTRAL ANGLE OF 44° 54' 26" AN ARC LENGTH OF 84.10 FEET; THENCE SOUTH 9° 19' 26" WEST 134.23 FEET; THENCE SOUTH 80° 40' 34" EAST 30.29 FEET TO POINT "B", BEING ALSO THE POINT OF BEGINNING FOR SUBAREA B;

THENCE NORTH 80° 40' 34" WEST 185.15 FEET; THENCE NORTH 9° 19' 26" EAST 90.00 FEET; THENCE NORTH 80° 40' 34" WEST 60.00 FEET; THENCE NORTH 9° 19' 26" EAST 96.51 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE TO THE NORTHWEST, BEARING NORTH 11° 17' 51" EAST, HAVING A RADIUS OF 57.95 FEET, EASTERLY AND NORTHERLY THROUGH A CENTRAL ANGLE OF 54° 40' 31" AN ARC LENGTH OF 55.30 FEET; THENCE NORTH 46° 37' 19" EAST 2.50 FEET; THENCE SOUTH 80° 23' 43" EAST TO POINT "A" BEING ALSO THE POINT OF BEGINNING FOR SUBAREA A, CONSISTING OF A TOTAL AREA OF 39,665 SQUARE FEET, MORE OR LESS.

SUBAREA B

THENCE FROM POINT "B", BEING THE POINT OF BEGINNING FOR SUBAREA B, NORTH 80° 40' 34" WEST 30.29 FEET; THENCE NORTH 9° 19' 26" EAST 134.23 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE TO THE SOUTHWEST, BEARING SOUTH 55° 2' 45" WEST,

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STATE OF CALIFORNIA

LEGAL DESCRIPTION

(PAGE 2 OF 2)

HAVING A RADIUS OF 107.29 FEET SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 44° 27' 27" AN ARC LENGTH OF 83.25 FEET; THENCE SOUTH 9° 30' 12" WEST 58.99 FEET TO POINT "B" BEING ALSO THE POINT OF BEGINNING FOR SUBAREA B, CONSISTING OF A TOTAL AREA OF 3,374 SQUARE FEET, MORE OR LESS.

SUBAREA C

THENCE FROM POINT "C", BEING THE POINT OF BEGINNING FOR SUBAREA C, SOUTH 9° 30' 12" WEST 120.00 FEET TO POINT "D" BEING ALSO THE POINT OF BEGINNING FOR SUBAREA D;

THENCE NORTH 80° 40' 34" 94.78 FEET; THENCE NORTH 9° 19' 26" 60.00 FEET; THENCE NORTH 80° 40' 34" WEST 90.00 FEET; THENCE NORTH 9° 19' 26" EAST 60.00 FEET; THENCE SOUTH 80° 40' 34" EAST 185.15 FEET TO POINT "C" BEING ALSO THE POINT OF BEGINNING FOR SUBAREA C; CONSISTING OF A TOTAL AREA OF 16,796 SQUARE FEET, MORE OR LESS.

SUBAREA D

THENCE FROM POINT "D", BEING THE POINT OF BEGINNING FOR SUBAREA D, SOUTH 9° 30' 12" WEST 13.23 FEET; THENCE TO THE BEGINNING OF A TANGENT CURVE NORTHERLY, HAVING A RADIUS OF 61.00 FEET; THENCE SOUTHERLY, WESTERLY AND NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 143° 28' 23" AN ARC LENGTH 152.76 FEET, THENCE ON A TANGENT NORTH 27° 42' 49" WEST 66.72 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 510.94 FEET, NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 29° 4' AN ARC LENGTH OF 259.20 FEET; THENCE ON A TANGENT NORTH 54° 41' 02" WEST 25.93 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 77.81 FEET AND WHO'S CENTER BEARS NORTH 43° 5' 57" EAST, THENCE NORTHWESTERLY, NORTHERLY AND EASTERLY THROUGH A CENTRAL ANGLE OF 154° 34' 27" AN ARC LENGTH OF 209.91 FEET; THENCE ON A TANGENT, SOUTH 72° 54' 42" EAST 70.03 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 57.95 FEET; THENCE EASTERLY, THROUGH A CENTRAL ANGLE OF 5° 47' 27" AN ARC LENGTH OF 5.86 FEET; THENCE SOUTH 9° 19' 26" WEST 96.51 FEET; THENCE SOUTH 80° 40' 34" EAST 60.00 FEET; THENCE SOUTH 9° 19' 26" WEST 150.00 FEET; THENCE SOUTH 80° 40' 34" EAST 90.00 FEET; THENCE SOUTH 9° 19' 26" WEST 60.00 FEET; THENCE SOUTH 80° 40' 34" EAST 94.78 FEET TO POINT "D", BEING ALSO THE POINT OF BEGINNING FOR SUBAREA D, CONSISTING OF A TOTAL AREA OF 46,012 SQUARE FEET, MORE OR LESS.

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