

Revised: January 16, 2023

Bella Vista Design Guidelines Manual

PURPOSE

Neighborhoods should be designed to be distinctive and memorable, as well functional and safe. This multi-generational neighborhood is created to exhibit a unique identity that is appropriate for the context of the community. The following design guidelines are intended to ensure that future residential structures are constructed with sensitivity to the pedestrian-scale and public right of way, while creating variety and interest through architectural elements, colors and materials. The specific materials, finishes and the products shown in the images below may not be available and a substitute will be chosen that meets the purpose and intent of this manual.

NEIGHBORHOOD CHARACTER

The intent of the Bella Vista is to create a neighborhood that has lasting architectural integrity and variety, while also being internally consistent and unified in its design approach. That approach is to develop plans and elevations with appropriate scale, massing and balancing that relate to the human scale and provide aesthetically pleasing transition from the public to private spaces.

HOUSING TYPES

Single Family

The project contains a total of 132 single-family residential lots, for the construction of traditional detached single-family residential homes. Single-family homes will range in size from 1,200 to 2,200 square feet and consist of 3-bedroom, 2-bath homes with a 2-car garage. Homes will be both single and two-stories and will not exceed 28' in height.

Age Restricted Cottages

The proposal includes a total of 39 cottage units that are age restricted and are suited for individuals who want to retain home ownership while dedicating minimal resources to upkeep of the structure and the lot in which it is located. Cottages will generally range in size from approximately 900 to a maximum of 1,400 square feet. There will be both 3-bedroom and 2-bedroom homes with 2 or 1.5 baths, as well as dedicated parking spaces and/or garages. The age-restricted cottages will be single story with a maximum building height of 22'.

HOUSING DESIGN

The homes within the Bella Vista subdivision will be designed with straightforward structures. Master building plans will be provided by the developer and customization may done

by the individual home buyers, not just with interior finishes, but through the choices of exterior colors, roofing material, stonework, lighting and landscaping. This approach will allow the neighborhood to take on a genuine, varied character, where the mosaic of exterior building elevations is unique and diverse from one another.

Architecture Elements

The master building plans for the homes will be modeled after the Craftsman style, which takes its roots in design that includes porches with thick square columns, stonework, and low sloped roofs with wide eaves.

Front Porches: These outdoor living areas allow residents to engage with their neighbors and create a sense of place that allows the homes to engage the street in a pedestrian way. Front patios and porches also allow for passive cooling of the home, while also creating an opportunity for shadow lines.

These spaces are often customized by owners who will typically place colorful planters and pots with flowers or shrubs, outdoor furniture or other ornamental elements within them. This customization provides additional relief in the elevations of each home and adds to the overall uniqueness of the neighborhood. Front porches will be a standard feature on all homes.

Windows: Facilitating natural light into the home, windows enable the occupants to enjoy the views of the neighborhood while also allowing for passive surveillance of the street scape. Large windows will be placed along the front elevation, either in concert with the front patio or a bedroom. Windows will also be placed in the garage doors to further provide interest to the front elevations and to break up large flat elevations.

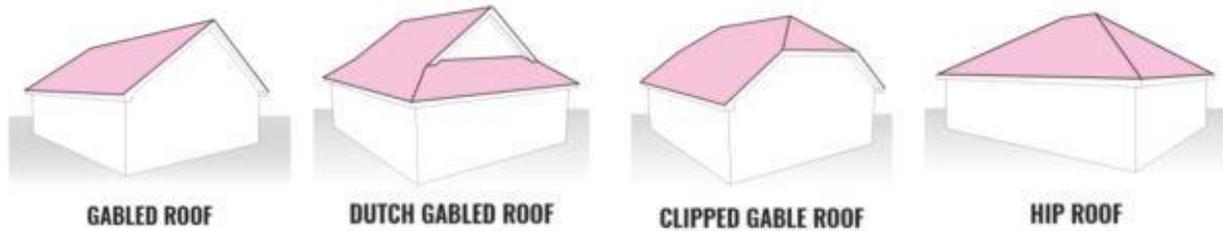
Trim: This subtle window detail allows for structural material to pop-off the structure, creates shadow lines and allow for an additional paint color to be introduced into the home.



Roof Type

The shape, design and slope of a roof can potentially make up a significant amount of a home’s exterior, often playing a big role in its overall look and curb appeal. For Bella Vista, the roof lines are proposed to be low in profile, while also offering an opportunity to provide design interest and structural character.

As illustrated below, the type of roof type allows for a mix of materials to be utilized in the elevation and brings further diversity into the elevations.



Roof Slope

Generally speaking, the higher the roof pitch (steepness) the more the roof's appearance plays in the overall look and curb appeal of the home. For Bella Vista, in order to not allow the roof to dominate the streetscape, roof slopes will be kept to appropriate proportions as illustrated below.



Roof Material

Roofing material will consist of Asphalt Shingles, which are one of the more popular materials to utilize and can last up to 30 years. Asphalt Shingles come in two standard options: 3-tab and Dimensional.

For Bella Vista, to provide additional aesthetic appeal; casting more distinction, with random shadow lines and a longer durability the project will utilize Dimensional Shingles.



3 Tab: Flat and Uniformed, one color shade and no depth. Not to be utilized



Dimensional: Multi-color shades with depth and appeal. To be utilized.

Roof Colors

To bring a more dynamic look to a home, using a darker colored shingle can make a huge difference and bring beautiful contrast. Some colors are not simple gray and black but include light greens and blues and neutrals like beige. Matching the siding with the roof is important to boost aesthetics, curb appeal and ensure the colors don't clash. Shingles will be provided by either Tamko or Owens Corning and some colors will vary (with slight intensified or subdued colors), but will generally be limited to the below.



HERITAGE® BLACK WALNUT



HERITAGE® HARVEST GOLD



HERITAGE® MOUNTAIN SLATE



HERITAGE® NATURAL TIMBER



HERITAGE® THUNDERSTORM GREY



HERITAGE® AUTUMN BROWN



HERITAGE® DESERT SAND



HERITAGE® GLACIER WHITE



HERITAGE® OLDE ENGLISH PEWTER



HERITAGE® WEATHERED WOOD

Exterior Colors

Exterior colors will utilize Kelly Moore paint brands from their California Lifestyle Palette, which consists of 140 specific colors. Body colors options will be primarily kept to shades of brown, gray and tans, while accent colors will consist of bold, bright colors used for doors or trim. Below colors are provided as a guideline of sample of colors that are available.

Main Body Colors – Examples:



Accent Colors – Examples:



Exterior Materials and Finishes

The exterior materials on Bella Vista homes will consist of HardiPlank, stucco and stone, with HardiPlank being the dominate element and stone used for decorative purposes.

HardiPlank: This durable siding material is a fire-resistant and long lasting, cement-based product that can be placed on the structure in both horizontal and vertical form. The boards can either be smooth or have a soft texture that mimics wood. This material also creates shadows lines and additional interest along the façade of each structure.

Stucco: This siding material is made of Portland cement, sand, lime and water. It is typically applied in three coats. It provides a solid, durable and seamless exterior, with the advantage of being natural resistant to fire, lasting durability and low maintenance.

Stone: To add additional variety and interest to each home, stone wainscoting will be utilized in specific areas, typically on columns and at the garage. Types of stones finishes will be chosen by the individual home buyer. A sample of stone types are illustrated below:



CaminoAdobe®
1 color available



CapistranoAdobe
2 colors available



Coarsed Stone
1 color available



Coastal Ledge
1 color available



Cobblestone
1 color available



Fieldledge®
5 colors available



Hillstone®
3 colors available



Limestone
6 colors available



Mountain Ledge
7 colors available



Rustic Ledge®
6 colors available



Stacked Stone
13 colors available

Lighting

Exterior lighting will be architecturally integrated with the character of the structures, and will be energy-efficient and shielded, frosted or recessed to comply with night sky requirements and will be in compliant with existing mitigation measures (MM 3.8.F.1). Structural lighting will be placed at the garage and at the front door. Allowing home buyers to pick these architectural elements, provides for further streetscape interest and variety and reduces redundancy.

Acceptable Examples



Unacceptable Examples



Residential Landscaping

Often overlooked in the design of a home, landscaping provides for an additional opportunity to provide elevation relief, softening of the homes and insert additional interest which can last throughout the year with changing foliage and blossoming flowers. Because this detail will be chosen by the buyer, landscaping will be equally diversified just as the elevations of each home are.

Landscaping will incorporate AB 1881 (The Water Conservation in Landscaping Act of 2006) standards, which promotes water efficiency and conservation, using bubblers and timed sprinkler systems. Mulch ensures adequate moisture is provided to the plant and creates a healthy soil, while minimizing evaporation.



Example of diverse landscaping that provides a variety of colors: purples, greens, tans; while the stone work helps re-enforce the separation between public-private areas.

Common Area Landscaping and Amenities

In addition to the residential landscaping, additional plant material will be placed in the common areas of the project. These common areas consist of the Neighborhood Park, Cottage Park (which is located within the age restricted neighborhood), and the Linear Park, as well as the planter strips along each street. With the exception of the sod area within the Neighborhood Park, that also doubles as a biofiltration and detention pond, all landscaping within the common areas will meet Water Conservation standards as noted above.

Neighborhood Park -

Along South State Street, the Neighborhood Park will be located, allowing for an immediate aesthetic gateway element to the project. The 1.96-acre site will be ringed with a pedestrian walk, which will also have benches or boulders for sitting. Because the park doubles as a biofiltration and detention pond to meet Low Impact Development standards, the center of the park will contain sod. This sod area can be used for active play, such as an after school little league or soccer practice or to throw a frisbee or play catch. Active play structures or elements will also be provided.



Cottage Park –

Cottage Park, the 0.24-acre common shared space within the age-restricted portion of Bella Vista will consist of a passive landscaping, walking paths with bollard lighting, sitting areas with tables and group mailboxes, with the main design element being a shaded pavilion.

The pavilion will contain approximately 300 square feet of solid roof area and with flat work (pavement) extending out for an additional 250 square feet. This extension would allow for the pavilion to have both shaded and unshaded active use area to host events and gatherings. The pavilion area will be connected to other improvements within cottage park through pedestrian pathways, further expanding the connectivity and usability of the area, beyond the immediate footprint of the pavilion.

The space within the pavilion will have outdoor ceiling fan, an electric space heater, and lights. All of which will be on timers. Improvements to this space will also consist of columns that are enhanced with stone wainscoting, with seating areas incorporated into one side of the perimeter, while a version of privacy slates or wall will be incorporated on another side. A counter top will also be installed on one side of the perimeter that will also feature a grill. Outdoor furniture will also be present, but not affixed to the ground so that owners within the project may move and organize the furniture to accommodate their specific needs. The pavilion will contain partitioned walls, allowing the structure to be opened or closed upon the end user's preference.¹



¹ Note: A condition of approval for the Amended Tentative Map requires that: "The Subdivision Improvement Plans for the Senior Neighborhood shall include a covered pavilion within the Cottage Park that is a minimum of 585 square feet in size and includes an outdoor ceiling fan, electric space heater(s), lighting and a counter with a grill. Moveable partitions shall be provided so that the pavilion can be enclosed in inclement weather."



Linear Park –

This is a 30-foot wide by approximately 930-foot long park connecting the western end of the subdivision to the Neighborhood Park and Cottages. The area will be light on amenities and will be landscaped with drought tolerant plantings and contain dry creek beds, large boulders to accommodate sitting and resting, a 6' to 7' wide paved walking path and may include little free libraries and group mailboxes.



Fencing

Traditional 6-foot cedar fences will be installed along the side and rear property lines of each lot, including corner lots. Generally speaking, the fence design will be one of a “good neighbor” design, which alternates the fence boards between each other linear fence railing. Fences along the side yard of corner lots will be setback 5-feet from the back of sidewalk, to permit landscaping in the area to soften the appearance of the fence along street frontages. Homeowners may elect to install fencing along the front property line sometime in the future, so long as it is at a height consistent with the Mendocino County zoning ordinance.



The most common good neighbor fence, which alternates the fence boards.



Five-foot side-yard fence setback from sidewalk to allow plantings to soften the fence and to not create a “wall effect” with a fence along the back of sidewalk.