

The Campus is new, yet grounded in context. It's creative, it's collaborative, and it's a community.

The Campus is central to everything: close to shopping, jobs, and new opportunities. It's next door to UC Davis, and next to I-80. The Campus is connected by green space just outside everyone's front door, and connected to every destination just over the horizon.

The Campus Design Guidelines

Residential Neighborhoods and Streetscapes

Dixon, California

Approved March 18, 2025

Resolution 25-034

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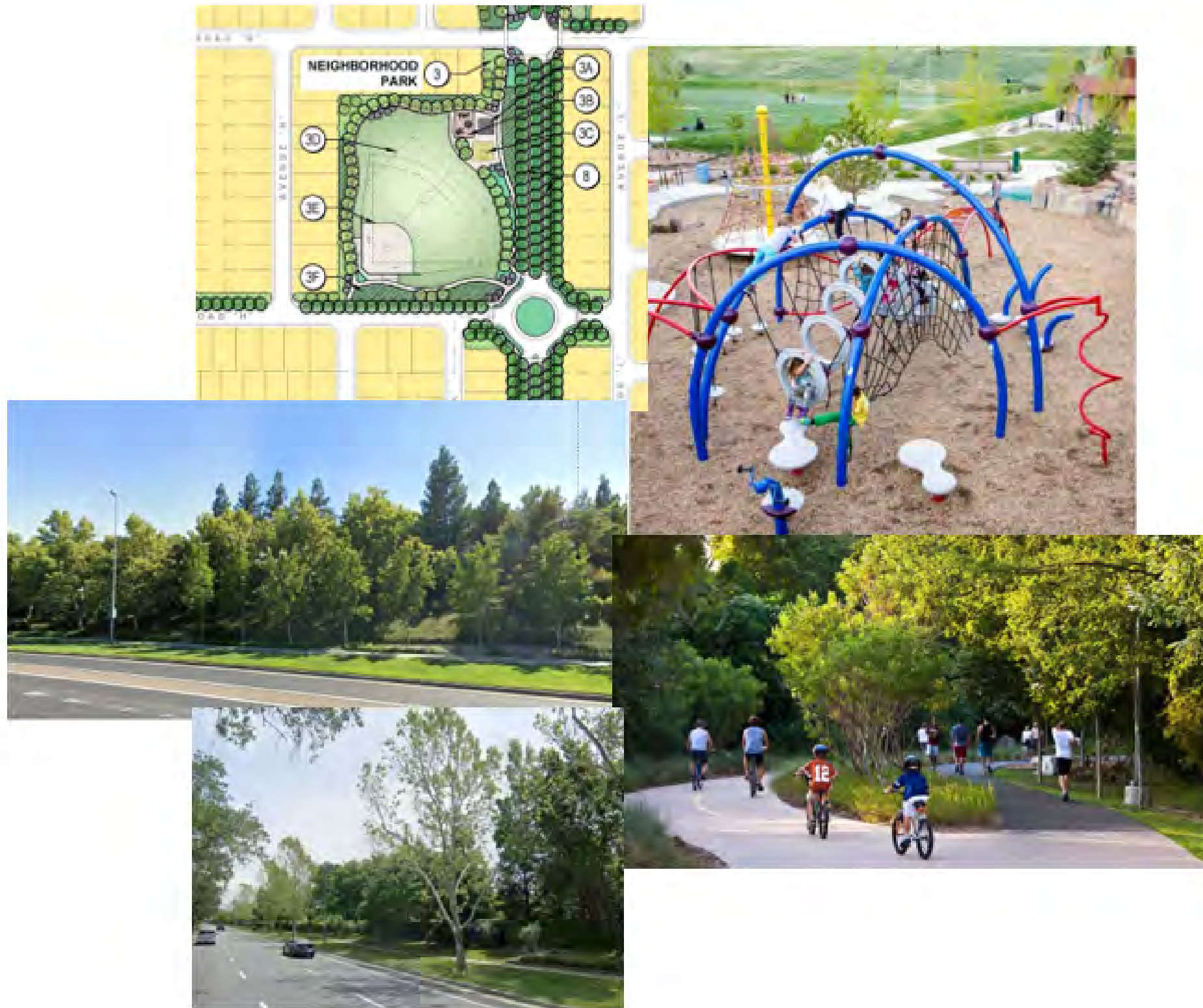
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Section A - The Campus Overview



THE CAMPUS

A.1 Purpose and Applicability

These Design Guidelines specifically apply to the single-family residential portions and the overall community design of The Campus project. They are intended to serve as a guide to design professionals, property owners, builders, and staff to help ensure the ordered development of The Campus as envisioned. The guidelines are designed to provide for a cohesive community, while ensuring the appropriate level of architectural and village-based variability.

These Design Guidelines are intended to be used in conjunction with and in addition to the existing City of Dixon General Plan, Northeast Quadrant Specific Plan, and Zoning Code. In the event of a conflict between these documents, the more restrictive document shall apply. This document has been created only as a means for identifying special design considerations specific to The Campus. For all general design considerations, refer to the City of Dixon General Plan, the Northeast Quadrant Specific Plan, and the city's Zoning Code.

These design guidelines shall apply to all current and future phases of development within The Campus.

These Design Guidelines are intended to support design objectives of the above-mentioned general plan and specific plan.

The planning concept for The Campus is implemented in two ways:

- (1) create a walkable pedestrian-oriented environment,
- (2) create community spaces in the form of parks and open space corridors, which allow residents of The Campus to come together to use and enjoy their shared community.

These guidelines address the design criteria inherent to The Campus and cover the most critical features necessary to guide the overall development for the Campus as a community.

These guidelines are written to ensure variation in architectural design and inspire innovation and creativity. Unless otherwise specified herein, they are not intended to be a literal set of rules. The basic concepts found in these guidelines are flexible in their structure, but are intended to communicate the Developer's vision and design expectations, against which, all builder plans and architecture will be evaluated and approved by the Design Review Committee (DRC) prior to submittal to the City of Dixon for review.

Note: Refer to the Disclaimer in Appendix - 1 regarding the accuracy and or modifications to the sections, site plans, illustrations, etc. within this document.

The Design Guidelines are arranged with four (4) sections.

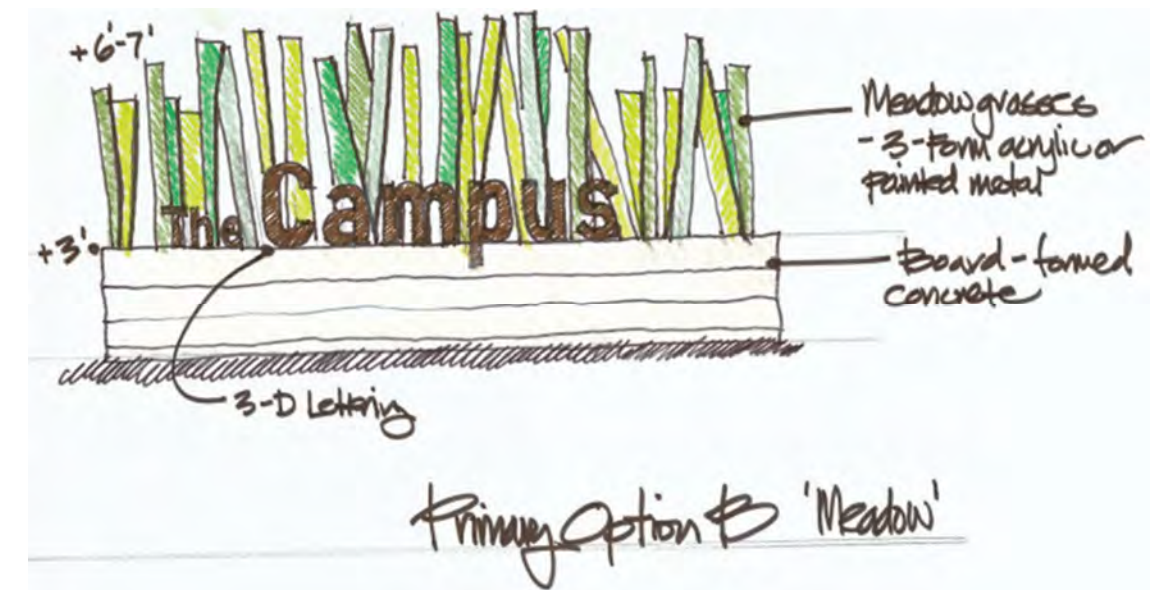
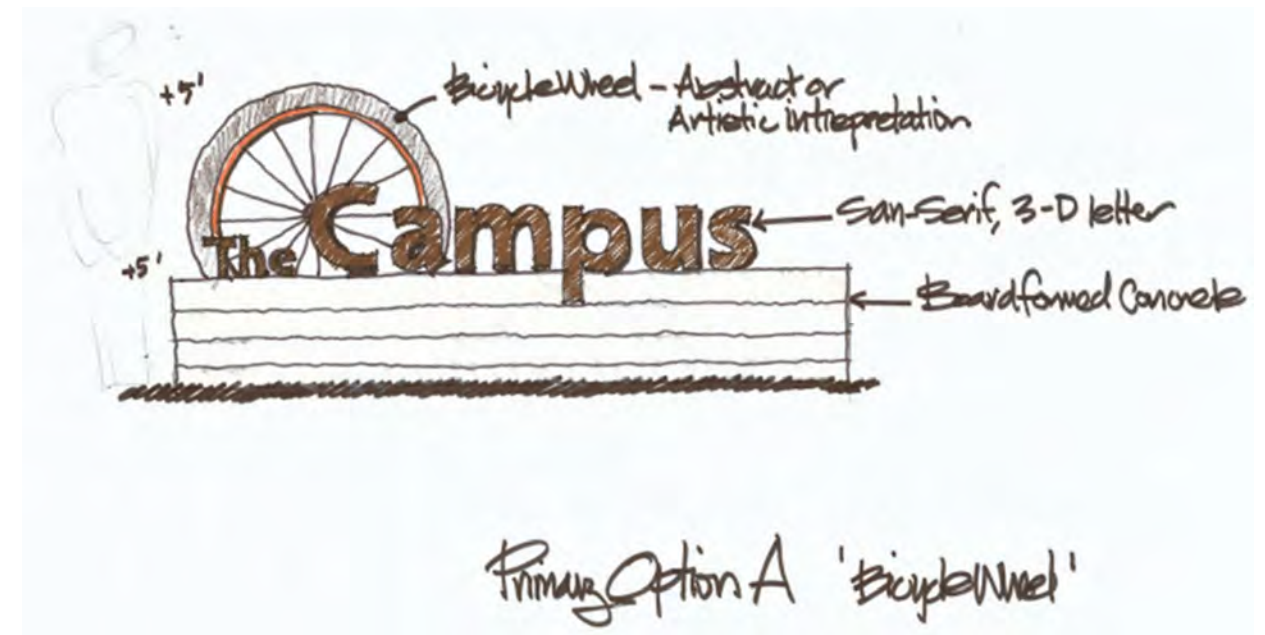
Section A – The Campus Overview section provides the local context for The Campus, and design objectives for the plan. This section also includes The Campus Illustrative Plan which illustrates the form and land uses of the project.

Section B – The Architectural / Residential Land Uses section discusses the single-family housing in The Campus

Section C – Landscape discusses the Community Identity, Theming, and Landscape design concept

Section D – Submittal and Approval Procedure discusses the proposed process for approval of development consistent with these guidelines.

THE CAMPUS



A.1.1 The Community of The Campus

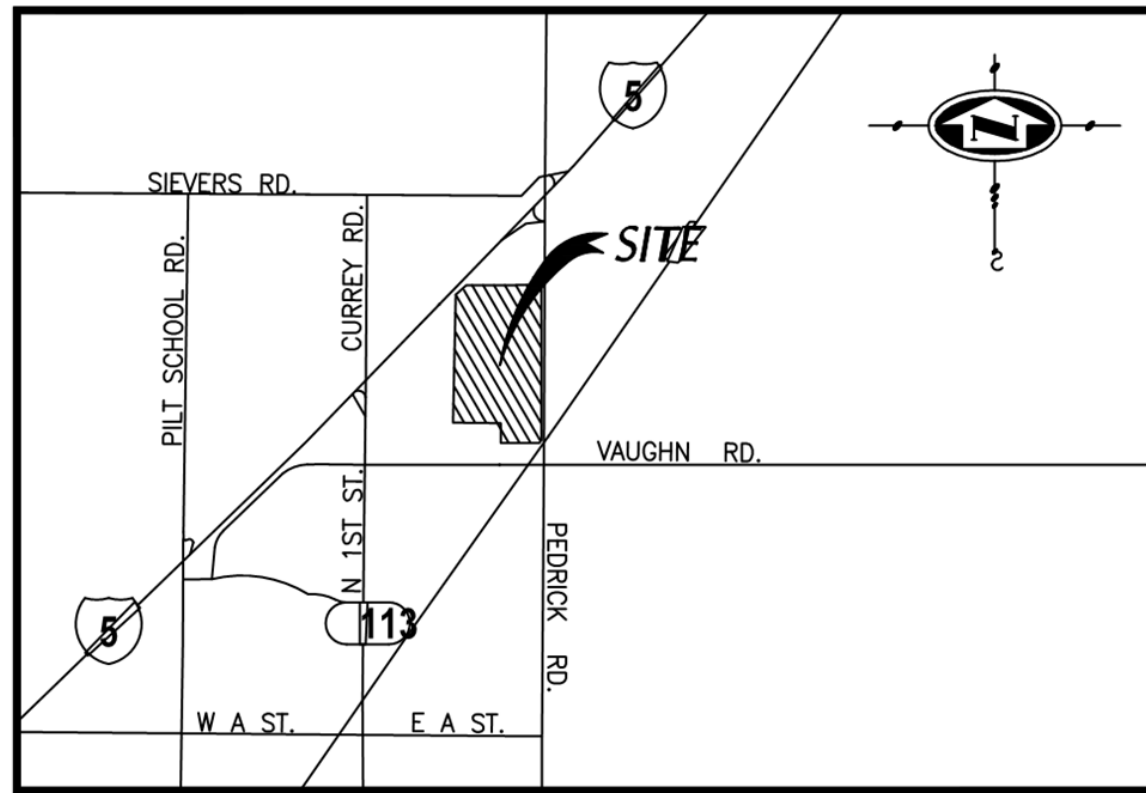
The Campus is new, yet grounded in context. It's creative, it's collaborative, and it's a community. The Campus is central to everything: close to shopping, jobs, and new opportunities. It's next door to UC Davis, and next to I-80. The Campus is connected by green space just outside everyone's front door, and connected to every destination just over the horizon.

In addition to evoking the development's proximity to I-80 and UC Davis campus, it conveys a place of community and refuge. The Campus is welcoming – with broad allées of trees, generous landscaped entries, and open space. The Campus is relaxing – including walkable tree-lined streets, recreation, and places to stop and catch up with neighbors. The Campus is safe – designed to create a shared sense of community ownership, and with sidewalks separated from traffic by parkway strips. With a mixture of uses on site, The Campus is a vibrant and cozy hub in Dixon.

A. 1.2 Supporting Documents

These Design Guidelines are intended to support and be in addition to the California Building Code, City of Dixon Building Code & Zoning Code, Project Conditions of Approval, Development Agreement, Planned Development, EIR Mitigation Measures, Landscape Code, and all Health & Safety Codes. Applicable Standards, Codes, and Guidelines also include the City of Dixon – General Plan 2040 (Adopted May 2021), City of Dixon – Northeast Quadrant Specific Plan (Adopted April 1995, revised January 2025), and model Water Efficient Landscape Ordinance. The design patterns contained herein do not supersede any existing applicable codes or ordinances. The Builder is ultimately responsible for satisfying all applicable zoning and building code requirements, local ordinances and the specific Village land use entitlements.

A. 1.3 Vicinity Map



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A. 1.4 Local Map Northeast Quadrant Specific Plan



A.2 Illustrative Master Plan for The Campus



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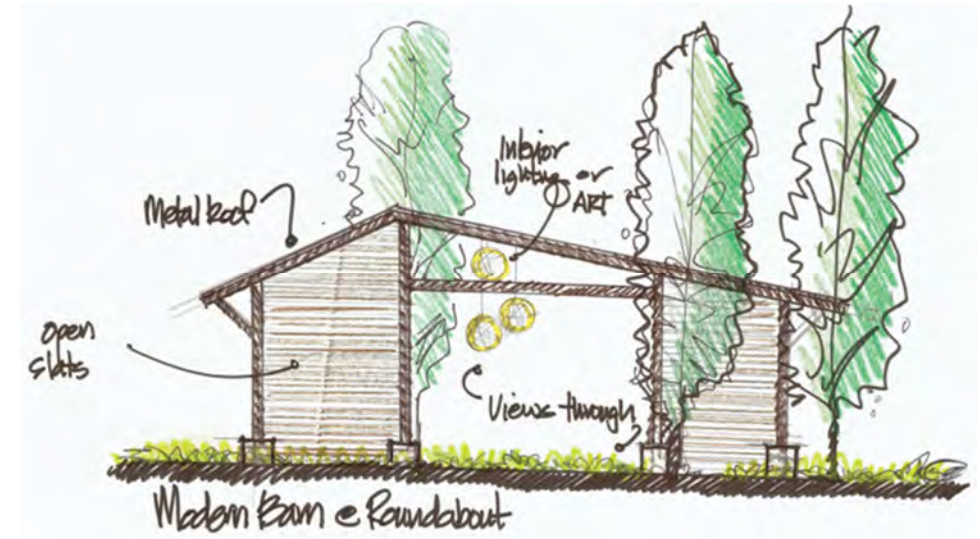
A.3 Community Design Patterns Concepts and Objectives

The Campus has its own unique combination of characteristics while remaining a part of the overall community fabric. The community is influenced by the surrounding area and is planned to blend seamlessly with the city of Dixon.

By respecting natural, spatial, and environmental qualities, as great traditional neighborhoods have in the past, The Campus residents can enjoy the feeling of a community deeply rooted to its past with all the conveniences of a new community.

These Community Design Concept Patterns for The Campus articulate the specific design concepts of sensitive community planning, which will set the tone for each neighborhood by addressing the following.

- Establishment of building setbacks within each neighborhood, thereby eliminating over-building of individual lots
- Varied massing, scale, and proportion of the homes within a neighborhood and community relationship, to create a visually appealing street scene
- Rear yard and building articulation that sensitively considers abutting perimeter conditions
- Maximization of view orientation of the home to natural and man-made amenities.
- Landscape features of:
 - Streets / parkways / intersections
 - View Parks
 - Entry walls, signage, and monuments



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Section B – Architecture



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B.1 Principals and Goals

The Campus provides a balanced mix of land uses, including entry-level and move-up housing. The plan includes single-family residential and parks/open space, as well as multi-family residential, neighborhood serving commercial, and the Dixon Opportunity Center. As clarified in Section A, these Design Guidelines specifically address the single-family residential uses and the community landscape plan, which is more specifically defined in Section C. These guidelines are intended to support the creation of distinctive identity for The Campus. The architectural principles and goals for the community are intended to facilitate the creation homes reflecting the character and personality of architectural styles and other styles befitting The Campus, utilizing cost effective construction techniques and the application of historically reminiscent details and finishes appropriate within The Campus. The Campus' residential housing is organized into eight (8) distinctive residential villages that will provide a diversity of housing types. The distinct villages will be well-connected to form a balanced community that promotes walking, socializing, learning and playing within The Campus.

The objective of this section is the key factor for the selection of the architectural styles and ultimate pattern concept. Consideration as to which styles or architectural theme is best suited to achieve these goals is based on simplicity of massing, proportions and scale with casual features or elements or detailing and finishes that set a higher degree of style, quality, and livability.

The primary goal is to create homes with a balance of form, massing, and scale. The following Builder criteria establish the essential characteristics that will promote and support these goals:

- Varied building massing at the street scene and from rear & side view conditions
- Rear building articulation and /or enhancements must be sensitively considered to create variety of massing (in a simple application) and the use of applied fenestration materials, details and projections when viewed from a distance
- Balanced massing, either symmetrical or asymmetrical
- Varied roof forms, either gabled, hipped or shed.
- Entry statements that are proportional with the overall structure
- Long horizontal masses broken and counter balanced by strong vertical elements
- De-emphasis of the garage from the street frontage and creativity in their location, configuration & detailing to the extent practical
- Use of eaves and overhangs providing shadow and texture to the home
- Use of various exterior finish materials and combinations
- Implementation of quality architectural detailing
- Integration of covered patios
- Detailing indicative of the appropriate historical styles
- Windows and doors positioned proportionately within the primary elevation where they are applied

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Most importantly, the patterns will address issues relative to the near and distant edge conditions. How The Campus as a whole and its individual Villages create relief along these edges through the use of the required building setbacks, maximum building envelopes and maximum coverage ratios for each Village.

The following sections characterize and illustrate building materials and forms that are expressive of the intended architectural theme. It is the intent of these guidelines to create a consistent architectural theme for The Campus, offered as a visual expression of the intended character and appropriate design solutions.

The Campus is a master planned community, intended to be developed by a single or by multiple merchant builders over several years. As such, product lines (houses) will be designed to provide a stratification of home styles, sizes, and prices, in order to provide a variety of housing choices. Therefore, the following sections are intended to provide general guidelines for architecture, while allowing for some individually among the building community. Proper application of design details within the stated objectives of these guidelines will facilitate the approval of The Campus in the Design Review Committee Process (see Section D for additional information).



Covered porches



Porches are a dominant feature at streetscape



Strong roof forms

B.2 Architecture Theme

The architectural theme for The Campus is described as a collection of styles, that can be found throughout the central valley regions of California. Based on the existing character and building development history of the region, a variety of architectural styles are appropriate for The Campus and will be considered at the time of architectural design review.

The goals and theme respond to The Campus 'vision' of a premium quality community, Central California specific that reflects the casual imagery of ranch/country architecture.

Additionally, the historical styles can be adapted to a contemporized version or what can be considered a 'Transitional' translation of the historical reference. transitionalizing would simplify or contemporize the historical style's detailing and finishes, while maintaining the overall historical theme with regards to massing, form, and proportions.

The design characteristics of The Campus theme permit the opportunity to create neighborhood and individual home designs through:

- Simple cost-effective plan configurations
- Ease of construction
- Best utilization of the building envelope
- Opportunity to apply historically reminiscent detailing
- Quality exterior and interior finishes
- Strong forms accented with rich colors and materials appropriate to the specific architectural style
- Detailing indicative of the selected style applied appropriately with respect to the home size, lot size and massing (note: not all styles maybe appropriate with narrow lot products)
- Fenestration materials including; siding, stucco, brick, stone, shingles, board, and batten, flat tile roofs, wood columns and timbers, wrought iron and minimal use of barrel or "S" roof tile.
- Detailing that is simple and casual rather than overly ornate
- Use of covered porches as dominant features, however varied per each style

Consideration of varied architectural styles within each village of The Campus is encouraged within the framework of the Design Review process defined by these Design Guidelines

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B.2.1 Theme Application

Application of the design theme characteristics is a critical component and challenge for the success of The Campus. The following architectural styles are intended to illustrate a possible palette of architectural imagery and features, to inspire the builder and their design professionals. The Builders and their design professionals will be called upon to define the appropriate architectural styles and balance of styles within each Village to support the vision of The Campus. Builders and their design professionals are encouraged to create unique home designs that utilize a mix of design features associated with the architectural styles chosen using the construction means available in our industry.

The following aesthetic and supporting technical information will provide the basis for application of the architectural theme in The Campus.



Modern Farmhouse



Craftsman



Prairie

B.3 Architectural Technical Requirements

The Architectural Technical Requirements include specific critical information in a technical format beyond those items previously described in these Design Guidelines. Additional requirements of the local governmental agencies are in addition to these requirements. It is the builder's and their design professionals' responsibility to research local agency requirements as necessary.

B.4 Residential Development Standards

The specific residential Development Standards for application within the builder villages of The Campus are fully defined within Section 7.0 "The Campus" of the City of Dixon – Northeast Quadrant Specific Plan (adopted April 1995, revised January 2025).

B.5 Architectural Guidelines

1. Authentic Architecture

- a. Building massing, forms, material, colors, details, and roof design shall reflect the building's architectural style.
- b. Develop floor plans and massing solutions that are consistent with the architectural style.

2. Elevation Style Requirements

- a. A minimum of three (3) elevation styles shall be provided per floor plan.
- b. No identical plans and elevations are permitted side by side except for reverse building footprints of identical plans, provided that each has a different elevation and material/color palette.

3. Building Siting and Orientation

- a. Front entries, windows, porches and living areas are encouraged to be placed close to the street so that active, articulated architecture visually dominates the street scene.
- b. Variable building and garage setbacks are encouraged along the streets to create visual diversity and interest in street scenes.

4. Landscaping

The front and street side yard landscaping for each lot shall be installed prior to final inspection of the structure to the satisfaction of the Community Development Director. Said landscaping shall include at minimum one 15- gallon tree, 5-gallon shrubs and may include turf or acceptable ground cover to the satisfaction of the Community Development Director.

5. Retaining Walls in Front and Street Side Yards

Individual retaining structures located in the front yard or street side yard shall not exceed thirty (30) inches in height. The aggregate height of multiple retaining structures in the front yard and street side yard shall not exceed five (5) feet and there shall be a minimum twenty-four (24) inch bench between retaining structures to the satisfaction of the Community Development Director.

B.6 Architectural Harmony, Variety & Quality

While the overall goal is one of architectural harmony, variety is an important objective, and is strongly encouraged. Quality is the primary objective in the goal of architectural harmony. By quality, we mean the quality of materials, the quality of design and the quality of construction.

The function of the architectural portion of this supplement is to provide detailed guidance to the builder regarding what level of design, variety and quality is required of the architecture for these villages. However, it is not the intent of these guidelines to require designs that do not respond to and respect the market segment and appropriate and reasonable construction costs and implementation

B.7 Articulated Architecture

Articulated architecture is one of the key ingredients for creating unique and varied homes relationship to the street scene, views, and the overall community. Building form and plan configuration should be developed to create variation of the front yard setbacks.

Building articulations and varied setbacks are encouraged to front, rear and side (where applicable) elevations/ yards as follows:

- Distinctive massing of a building. Building blocks of a house are arranged in a way that portrays a thoughtful design, not a box. There is “movement” on elevations that is artistic in nature
- Interesting roof lines. A series of hips, gables, projections (e.g. dormers), and roof form changes that create variation in planes in accordance with recognized architectural style
- The use of different roof pitches and materials for different designs and styles
- Varied roof form direction
- Window shapes and placement that break up large blank walls
- Variety in exterior finishes, colors and details
- Incorporation of porches, trellises, and outdoor living areas
- Building offsets in plan & in vertical form
- Combinations of one- & two-story building profiles
- Special attention to corner lots, providing yard & building breaks, offsets, one-story massing etc.
- Within a given street scene, no two elevations of the same style or plan type, side-by-side are permitted

B.8 Model Variations

In order to prevent the appearance of unrelated villages and promote the sense of a whole community, each builder should promote as much variety in design as possible within each residential village as well as between villages. A minimum of three (3) elevation styles shall be provided per model. For villages up to 75 homes, three (3) models shall be provided. For villages in excess of 75 homes, four (4) models shall be provided.

B.9 Massing, Scale and Proportion

The massing of the home should be organized as a whole, and should not appear as a mixture of unrelated forms. Massing of the forms should also be established by characteristics of the architectural style.

Dwellings shall be designed and plotted in a manner to provide variety in massing, scale, and proportion within a block. The following techniques are appropriate means to achieve proper massing, scale, and proportion.

- Different architectural styles that have variation in roof pitch and form.
- Roof design change of direction (front to back vs side to side)
- Mixture of one- and two-story components within a two-story home
- Varied setbacks for different components of the home such as: garage, second floors, etc. at the front porch
- An assemblage of multi-dimensional components
- Homes at one with the land, giving the sense of permanence
- Minimum of three (3) facade element breaks at the building front elevation
- Minimize corner homesite impact by selecting homes with reduced building heights at corners
- Cantilevered elements
- Variation in building height, bulk, shape, and footprint
- Special attention to corner homesites, providing yard & building breaks, offsets, etc.
- Varied locations of second floor massing on front
- Mixture of one- and two-story homes within a neighborhood (single-family detached only)
- Single-story elements incorporation into two-story buildings.
- Staggered off-set wall planes at front
- Mixture of non-repetitious use of the above patterns
- Variation in building massing

B.10 Edge Patterns

Edge Patterns respond to the edge conditions of each village contributing to the qualitative nature of the public spaces within The Campus community.

Critical Edge Conditions include any edges viewable from:

- Collector roads
- Internal streets
- Pedestrian paths & trails
- Parks
- Open space

Proper architectural patterning is required where homes are viewed from these conditions.

Of critical importance is articulation/enhancement as it applies to the near and distant view edge relationships. Enhancements to all effected building elevations shall include.

Near Edge Conditions - adjacent homes and micro neighborhoods require more attention to rear and side elevations, reflecting the front architectural character:

- Exterior finishes and color
- Additional detail
- Avoid repetition of patterns

Distant Edge Conditions - arterial streets, across open space home to home, etc.:

- Mixture of one- and two-story homes or massing within the neighborhood
- Roof articulation
- Plan articulation / offsets
- Varied setbacks
- Avoid repetition of patterns

B.11 Roof Form & Configuration

Roof form and their configurations significantly impact each home, village, and The Campus community overall. Roof variations must be carefully considered to provide varied heights, pitch, profile and texture. The following techniques should be considered:

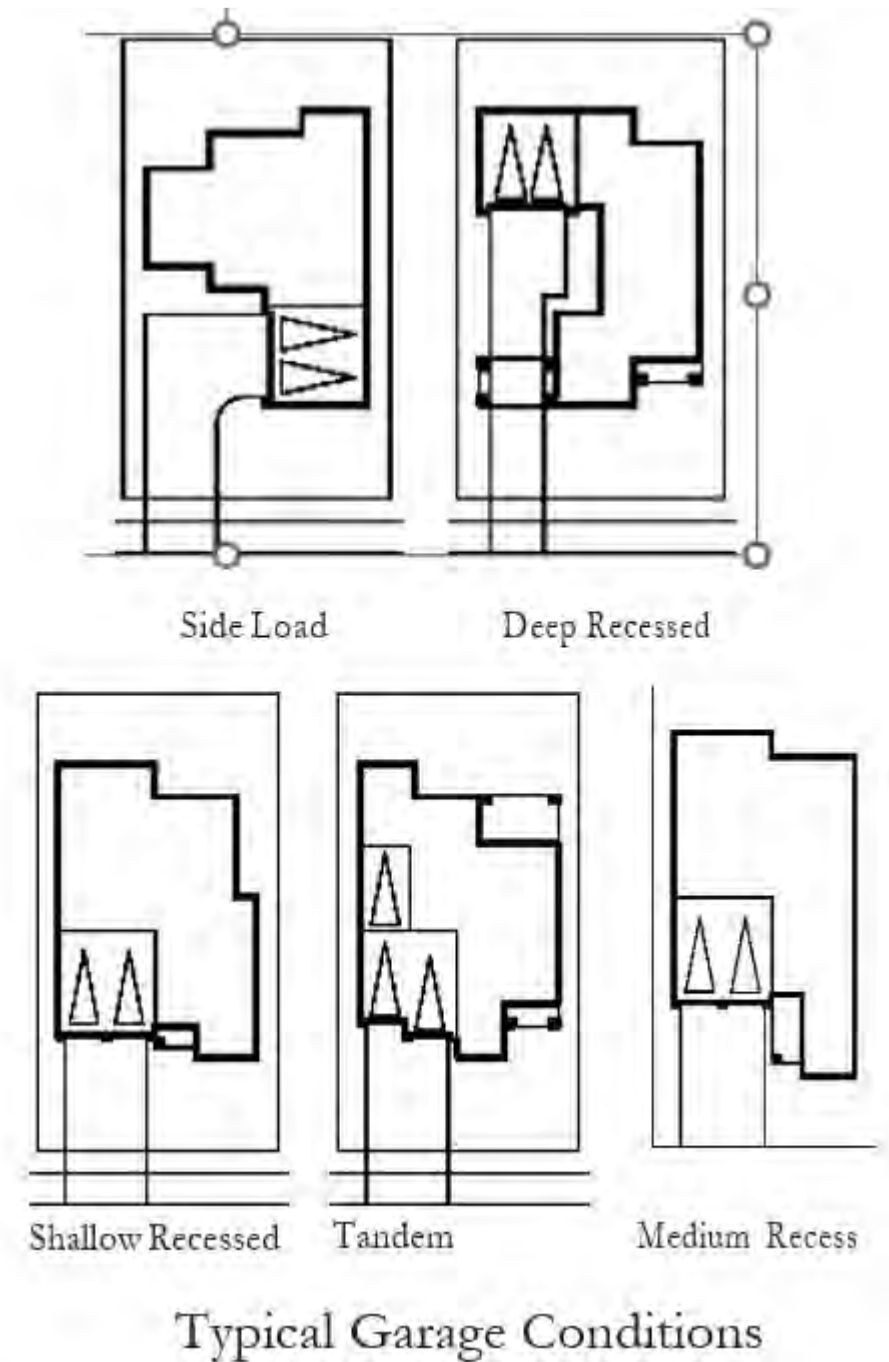
- Primary roof forms of gables, hips, and sheds with multiple combinations
- Shed roofs may be applied to main roof forms at porches, garages, entrances, bay windows, etc.
- Roof pitches ranging from 3:12 to 10:12 as applicable based on the architectural style
- A variety of eave details and overhang dimensions are applicable based on the architectural style
- Use of various roof materials and color appropriate to the architectural style
- Mixture of roof heights and pitch within the same home (architectural style dictated)
- Varied fascia, rake, and eave detailing
- Combinations of one- and two-story roof planes
- Mixture of main span roof directions within a neighborhood
- Permitted roof materials as appropriate to the architectural style
- Flat roofs are not permitted under any circumstance

B.12 Garages

Re-emphasis of the garage is of primary importance when developing homes for The Campus. Articulation of the garage facades important for all floor plans.

Several techniques can be used to reduce the garage's visual impact. These include:

- Side load
- Deep recessed
- Medium recessed
- Shallow recessed
- Tandem
- Detached (lot dependent)
- Semi-detached (lot dependent)
- Split garages with motor court configuration (lot dependent) Garages must be fully enclosed and may be integrated into the main structure, or connected to the home through the use of a breezeway, patio, garden room or other similar elements
- Integrated garages should be visually removed to reduce the impact onto the street scene
- Carports (for the purpose of permanent parking are prohibited), however motor courts and porte-cocheres are permitted
- Split and/or separate garage doors are encouraged
- Rear three-car tandem and split design garages
- Garage door design must reflect the selected architectural style (carriage style door designs are encouraged)
- No more than two doors may exist on the same plane
- Third garage doors must be offset by a minimum of three feet (2'-0")
- Each garage may have a separate bay or maximum double bay façade
- Corner siting provides the ability to orient the garage for side entry
- All garage doors shall have a minimum 6-inch (12 inch preferred) frame to create a shadow line



B.13 Accessory Buildings

Accessory buildings or out-buildings are permitted within The Campus homesites, with the provision that all structures meet the required setback standards. Requirements for accessory buildings are:

- Structures must maintain a one-story profile
- Uses include detached garages, guest houses, pool houses, trellis, outdoor fireplace & permanent BBQ's, storage sheds, gazebos, etc.
- Stand alone or be connected to the main dwelling by a breeze-way or walled-in porch
- Structurally and visually compatible with the main dwelling
- ADU (Additional Dwelling Units) are allowed within The Campus consistent with rules and setback established by State Law

B.14 Windows & Doors

Window projections and window / door detailing patterns should be compatible in scale with the home and the architectural character.

- Arched, circular or square accent windows may be used sparingly subject to historical precedence and DRC approval
- Windows are encouraged to have divided lights, removable divided lights are permitted
- Windows may be grouped together provided a vertical trim or wall element separates them
- Transom windows are permitted based on the appropriate architectural style and wall massing they are applied to
- Recessed doors and windows are encouraged with the appropriate supporting architectural style
- Wood & wood clad windows are preferred, however, aluminum, vinyl or steel hinged windows are permitted
- Glass block is permitted provided it is not used in a dominant elevation location
- Mirrored glass is not permitted
- Door & window shutters are encouraged, operable with authentic hardware is encouraged
- Entry doors are encouraged to be constructed of solid wood panels, wood planks, carved wood, or combinations of the above. Other materials may be used such as steel, fiberglass, etc.
- Appropriately colored accented entry doors are permitted as historically related to the architectural style
- Contemporary sliding glass, French or pocket doors are permitted
- Primary entries including entry doors and surrounds, porticos and associated entry walls must be proportioned to a human scale

B.15 Building Exterior Treatment & Materials

Building materials are an important element in maintaining the character of the individual villages in The Campus. Building material and colors shall match the overall village design theme palette, and be consistent with the building's architectural style. The imaginative use of building materials can be combined to create unique designs, while providing individual identity to each home.

- Combinations of various finish materials as described within each architectural style
- Use of material change (vertical and/or horizontal) to break-up building form and create movement along the facade
- Homes with their back or side to streets and near conditions should have the trim material continue along the visible side of the home
- Exposed concrete footings are not permitted to exceed eight (8) inches at soil conditions, two (2) inches at concrete
- Finish material transitions are to terminate at inside corners, a minimum wrap back at the ground plan 1st floor outside corners is required to terminate at the side yard privacy fence/wall or a minimum of twenty-four (24) inches whichever is greater.
- Wrap-around porches and porches combined with entry elements
- Wide variety of column details and materials are encouraged
- Entry elements with varied heights and proportions
- Windows and doors that are detailed, sized, and positioned appropriately within the context of the architectural style
- All rear and side elevation detailing, finishes, etc. are to be enhanced when visible from streets, open space, and off-site views
- In lieu of wood details, trims, exposed rafter tails, etc., composite wood / Cementous materials, stucco wrapped foam, styrene faux materials, etc. may be used

B.16 Color

Color can act as a theme-conveying element that is reflective of a particular architectural style. Combinations of subdued and rich colors that are earthy in nature are encouraged to be used as predominant colors throughout the community. The use of bright, vibrant exterior colors must be evaluated on a case-by-case basis by the DRC.

- A wide range of trim and accent colors are permitted on houses to add variety and character to the community. They are to be consistent with the historic context of the architectural themes.
- Color transitions are to terminate at inside corners or none visible areas. Color changes at outside corners are not permitted.
- Color and material information is required to be submitted to the Design Review Committee (DRC) for initial approval, including building wrap-around elevations indicating their application.

B.17 Building / Site Equipment & Elements

A. Vents

1. All vent stacks and pipes must be colored to match the adjacent roof or wall material
2. Vent stacks should be grouped on the roof where least seen from view
3. Vents should not extend above the ridge line

B. Antennas & Satellite Dishes

1. Homeowners may not install, or cause to be installed, any television, radio, or citizen band (CB) antenna, large satellite dish or other large electronic receiving or broadcasting device on the exterior of any home or structure. Exceptions may be made on a case-by-case basis by the DRC
2. Small ground or structure mounted satellite dishes (18" in diameter or less) must be appropriately screened from view subject to the review and approval of the DRC
3. Any such installations must be in compliance with all applicable ordinances

C. Solar

1. Panels and frames must be bronze anodized, muted silver or to match the roof color
2. Natural aluminum frames are prohibited
3. Solar equipment (piping, conduit, electrical panels, etc.) is to be screened from the view of adjacent homesites and public streets
4. Conduits shall be painted to match adjacent wall color

D. Flashing and Sheet Metal

1. All flashing and sheet metal must be colored to match adjacent material

E. Gas and Electric Meters

1. Meters are to be located in enclosed cabinets, within recesses or behind screen walls as part of the architecture and must conform with utility company standards
2. Utility meters must be located in side yards of the home and hidden from street view
3. Landscape screens are acceptable
4. Gas meters shall not be located behind locked fences, walls, or gates

F. Homesite Address Numbers

1. Location will be determined by the Owner and governmental agency

G. Trash Containers

1. Each homesite must have a trash container area, designed to be screened from view of all neighbors and street or must be stored in the garage
2. Not permitted to be located in the front yard setback zone

H. Exterior Lighting

1. Exterior lighting is to be indirect and shielded to prevent spill-over onto adjacent homesites
2. All exterior lighting (including landscape and security lighting) will be reviewed and approved by the DRC

I. Mechanical Equipment

1. Air conditioning, heating equipment, soft water tanks and pool equipment must be screened from view
2. Required to be insulated for sound attenuation
3. Air conditioning units are prohibited to be mounted on roofs or in windows

B.18 Remodels & Additions

Requirements for future remodeling and additions to the exterior of the homes within The Campus are to abide by the architectural patterns and standards set forth in these Design Guidelines.

Section C - Landscape



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C.1 Landscape Design Concept

The landscapes within The Campus recalls the area’s history as farmland, reflecting agrarian forms and relying on massing to make a strong contribution to the visual character of the neighborhood. Typical of agrarian planting, the concepts of function and form predominate. Landscape plantings are intentional, purposeful, and carefully designed, as opposed to scattered and random. Throughout the community, landscape planting is arranged in a tiered hierarchy of turf, groundcover, accent plantings, mid-ground and background shrubs, transitioning from the horizontal pedestrian realm to vertical architectural forms.

At all primary roadways, planted parkway strips unify the community, separate pedestrian space from vehicular space, and interrupt the monotony of paving. At the ground plane within parkway strips, a consistent appearance that can take regular foot traffic is created by the uniform use of turf. Creating intuitive wayfinding, a singular species is planned along each street as the dominant tree, planted at a regular spacing in the parkway and forming a consistent shade canopy. At longer blocks (generally exceeding 1,000lf), such as along Campus Parkway, the tree species may vary by block, or, longer blocks may be broken into a series of “rooms” allowing for diversity within the tree canopy, while still providing a regular, intentional appearance. Subordinate trees, primarily evergreen and planted behind street trees where space allows, add variety and form a visual backdrop. Accent trees, planted near intersections, entries, monumentation, and other features, add interest and denote these unique elements.

Landscape is an important element in both the street and alley. At the alley, planting will occur on both sides of each driveway, while still accommodating side-yard access. Storage for garbage cans will be provided within a fenced side-yard area at each home.

Varied residential products within The Campus each have a unique identity, form, and character.

To the extent practical, edible landscape will be incorporated in community and open space areas designated for active or passive use (not just circulation), such as parks. This may include fruiting trees, plants with edible fruit or other parts, and any common areas designated as community gardens.

These guidelines are intended to define the visual and physical framework of public and private landscape within the Campus. Prior to construction, landscape plans (Construction Documents) prepared by a California Registered Landscape Architect (CRLA), are required to demonstrate compliance with the City's Water Efficient Landscape Ordinance (WELO), these design guidelines, the City's Municipal Code, and applicable State Codes.

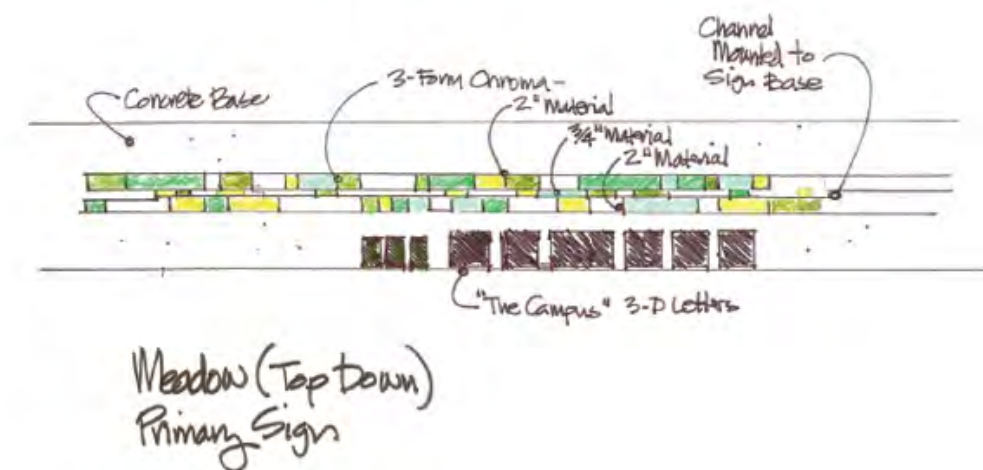
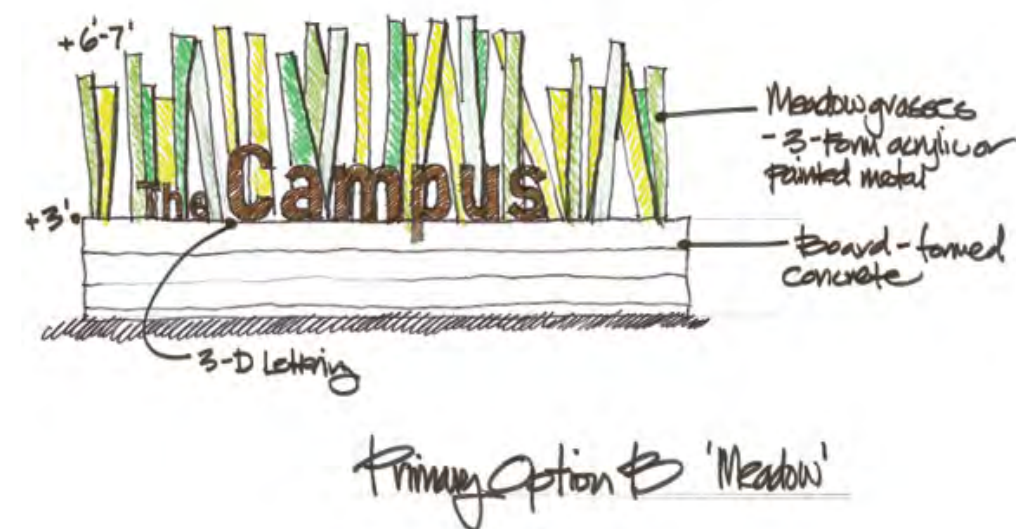
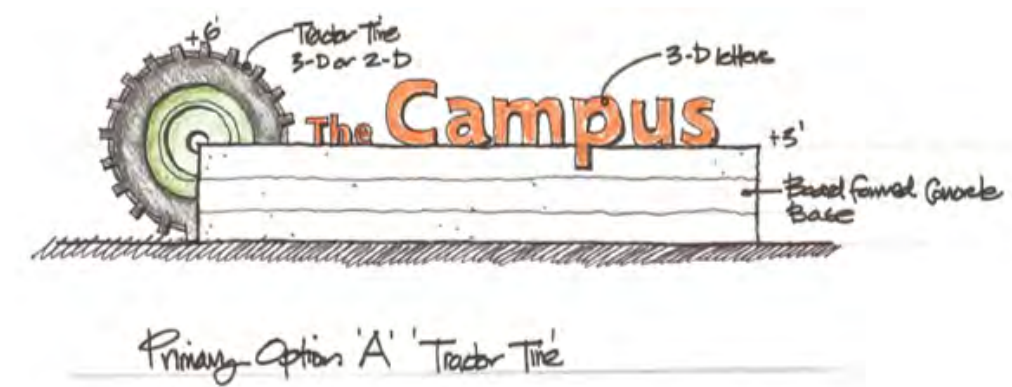
C.2 Community Identity & Theming

At key locations, monuments will announce and identify The Campus as a unique community. Monuments will recall agrarian and artisan-inspired forms inherent in the architectural design and reference other design elements, such as crop rows and authentic materials. Monuments will be constructed of durable materials, and respect sightlines and other requirements. Lettering and graphics (signage) on community monuments may be directly illuminated with halo-style backlighting, internally lighted, or indirectly illuminated. Concepts for monumentation below are intended to illustrate potential design avenues, and overall scale and form; and are not necessarily a final design.

THE CAMPUS

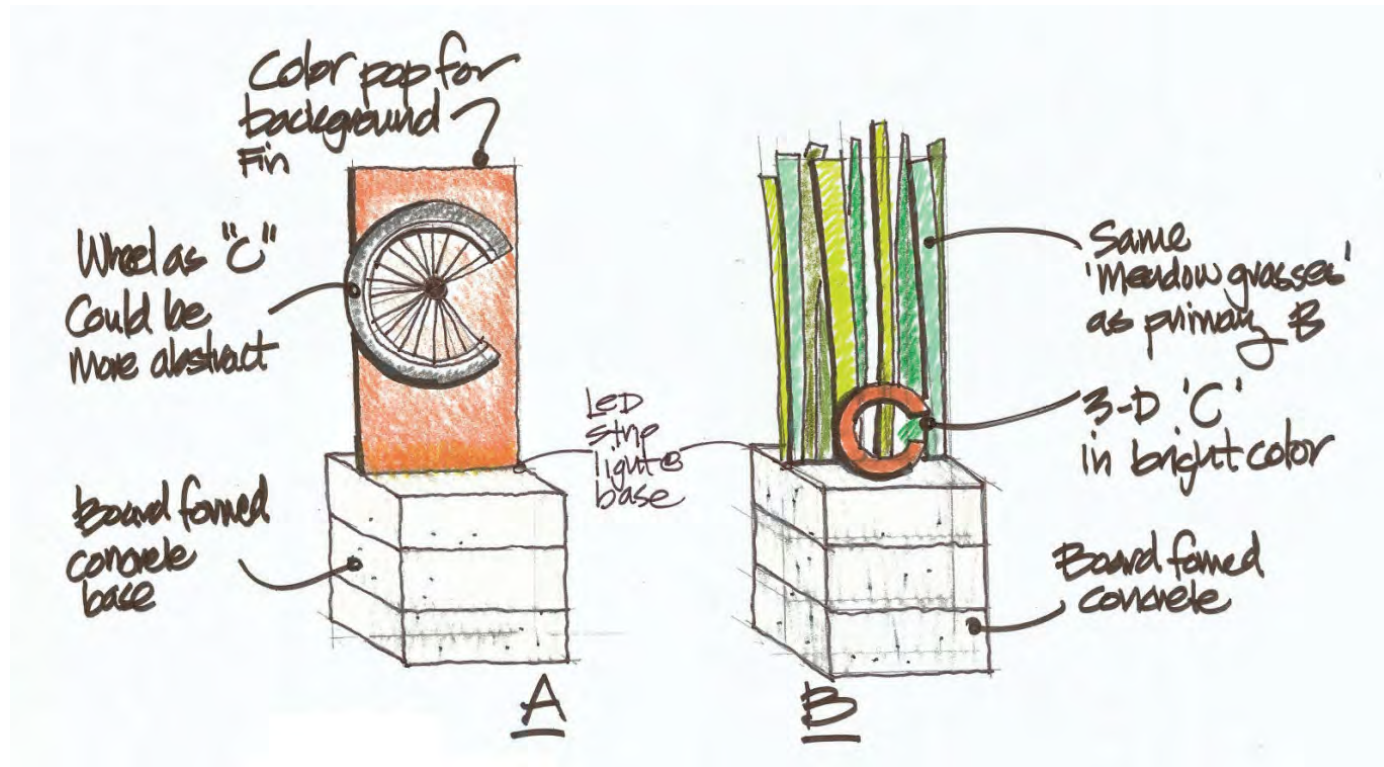
A. Primary Monument: Community Identity

Including the base, but not including low planter walls, the maximum overall dimensions for primary monumentation is approximately 7' high by 15' wide



B. Secondary Monument: Community Entry

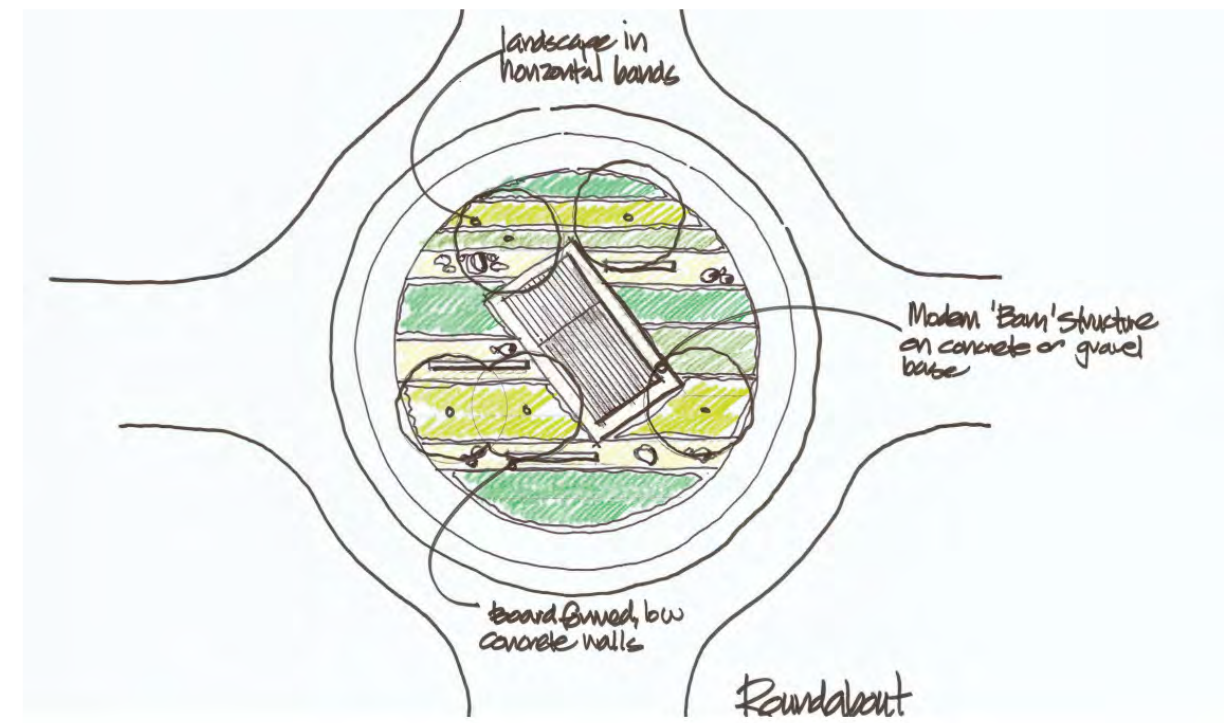
Secondary monumentation is located at additional project entries and intersections. This style of monumentation may also be adapted for use as a park name sign, or other similar uses. The base, but not including low planter walls, shall be a minimum of 36" in any dimension.



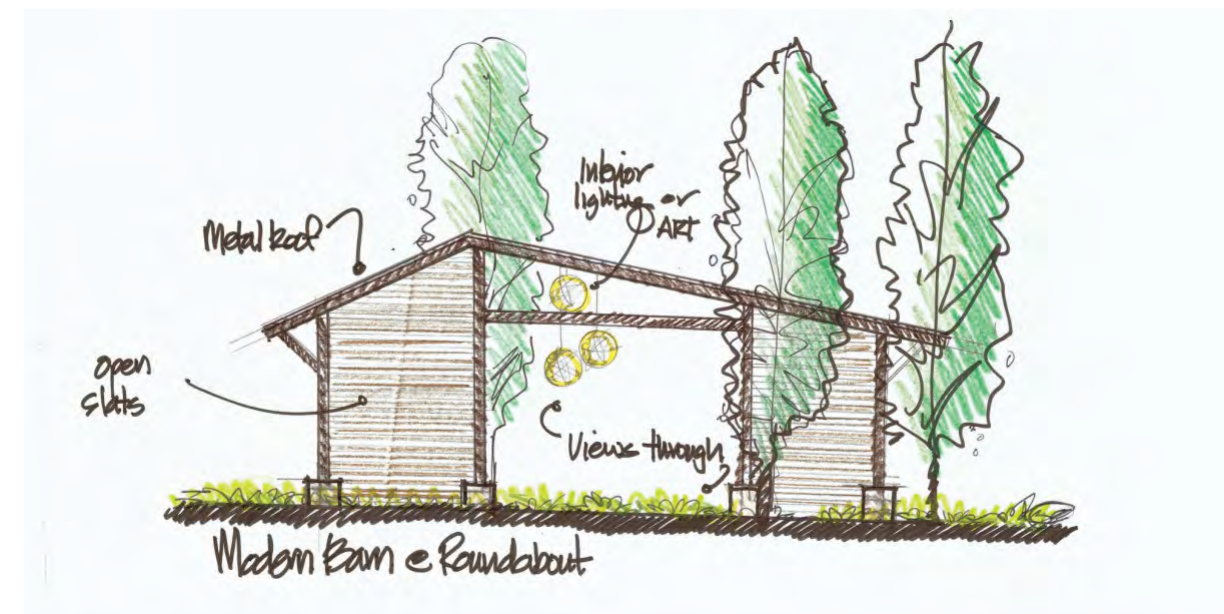
Secondary Monument Elevations

C. Tertiary Monument

Roundabouts afford distinct opportunities to reinforce the agrarian theme and may include unique built elements recalling water towers, barns, and similar structures.



Tertiary Monument Plan

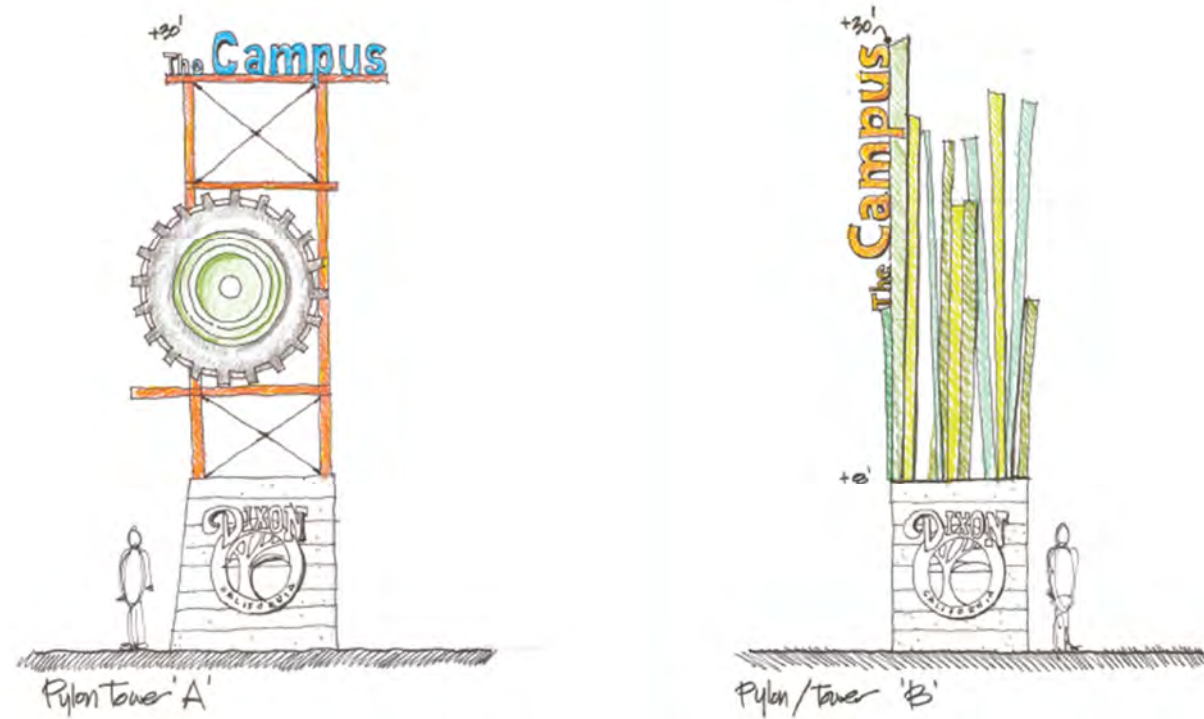


Tertiary Monument Elevation

THE CAMPUS

D. Tower Monument

The Dixon Opportunity Center “D.O.C.” offers an ideal location for locating a prominent placemaking monument, however, the exact location of such a monument shall be determined during final design. This monument type is a minimum of 30’ tall and the base shall be minimum 6’ in any dimension.



Tower Monument Elevation

E. Signage & Wayfinding

City-standard Street signage will be specified for all roadway signs. Along primary access and circulation routes, directional signage denoting places of interest, such as the D.O.C or parks, may be constructed to match the forms and materials of, and otherwise maintain consistency with, monument signage above.

F. Temporary Homebuilder Signage

All temporary signage (model homes, etc.) shall be consistent in materials and design, and shall be congruent with the overall community. These standards will be established and enforced by the master developer.

THE CAMPUS

C.3 Monumentation Plan for The Campus



C.4 Lighting

Decorative streetlights will be used at all interior dedicated roads. Alley and shared-driveway lighting at clustered lots will be provided via wall-mounted carriage lights on each residence. Residence-mounted fixtures illuminating alleys and shared driveways shall be maintained by the HOA to ensure consistent lighting levels are maintained. At minor paseos (including community, neighborhood, and townhome paseos), regularly spaced lighted bollards will provide additional lighting. Larger walkways and roads will be illuminated by decorative pole-top lighting. Primary Community monuments will be externally lighted (and may also be lighted internally). Secondary, tertiary, and other monuments may be internally or externally lighted and may include illuminated alley names and/or address numbers to aid in wayfinding.

Light poles will be round straight or tapered, and poles and fixtures shall be black. Fixtures will be a simple dome-style with angled shade, mounted on crossarms with a diagonal brace. Pedestrian lighting will be 10'-14' above finish grade (measured to the bottom of the light fixture); Parking lot lighting may vary between 14'-16' above finish grade, and street lighting may be up to 20' above finish grade.

Specialty lighting including uplights, "halo" effect lights, in-ground pucks or uplights, and other similarly styled effects will be used to create a sense of place and highlight community entries, monumentation, and other key features.

Primary outdoor lighting shall be shielded to minimize off-site light spillage.



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C.5 Site Furnishings

Benches, trash receptacles, bicycle racks, clustered mail box units (CBU's) and other site furnishings in public spaces will be commercial-grade, readily available, durable, and low-maintenance. Unless otherwise approved, all furnishings shall be powder-coated black. The design of site furnishings and amenities shall be consistent throughout the public realm of The Campus.

Images shown are representative, and do not necessarily represent an exact item or product specification.



THE CAMPUS

C.6 Walls & Fences

A. Soundwalls

Soundwalls will be masonry block, post-tensioned or conventionally reinforced. Block shall be 6" thick with a 8" wide x 3" high cap, with chamfered edges. Block walls shall be "stepped" in 8" increments, not less than 32" apart, and not less than 12' from pilasters or 4' from property lines.

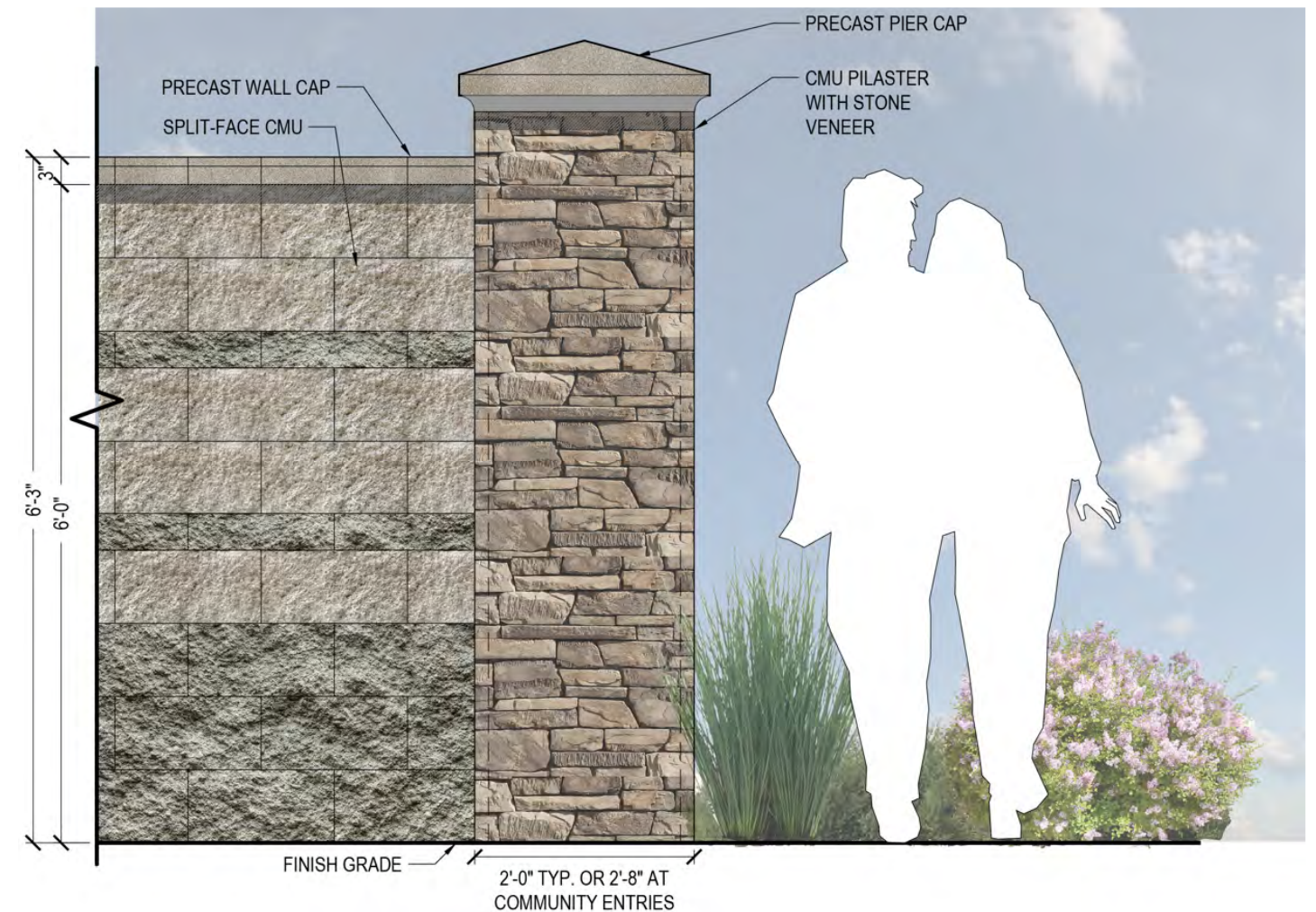
Wall pilasters shall be located at all wall changes in direction, and not less than 200' o.c., and shall be approximately equally spaced across each wall run, centered on property lines wherever applicable. Pilasters shall be "full" with minimum 24" square masonry cores generally, and 32" square masonry cores at community entries. Pilasters shall include precast caps with stepped cove detail, and shall be fully faced with stone veneer with grouted joints (dry stack shall not be acceptable). Stone veneer shall be "Craft Peak Ledge," in color: "Greypearl" as manufactured by Creative Mines.

Block walls shall include two-toned horizontal banding, utilizing a light gray and a medium gray. All block facing the public realm (including ends) shall be split-face; the reverse side facing interior private lots shall be combed or split-face.

Soundwalls are intended for use sparingly as required within The Campus. Soundwalls are proposed as a transition between residential homes and the Linear Parks. Villages that utilize product types (e.g. I-Courts) that allow plan architecture to engage with the Linear Park shall use soundwalls to separate the private yard spaces only. Soundwalls Preliminary locations of proposed soundwalls within The Campus are defined in the Fence & Wall Plan.

Soundwall heights within The Campus are determined by the project's approved mitigation measures where applicable, as well as, within the Design Review process defined by these guidelines.

Preliminary location of proposed soundwalls within The Campus are defined in the Fence & Wall Plan.



Soundwall & Pilaster

THE CAMPUS

B. Fences

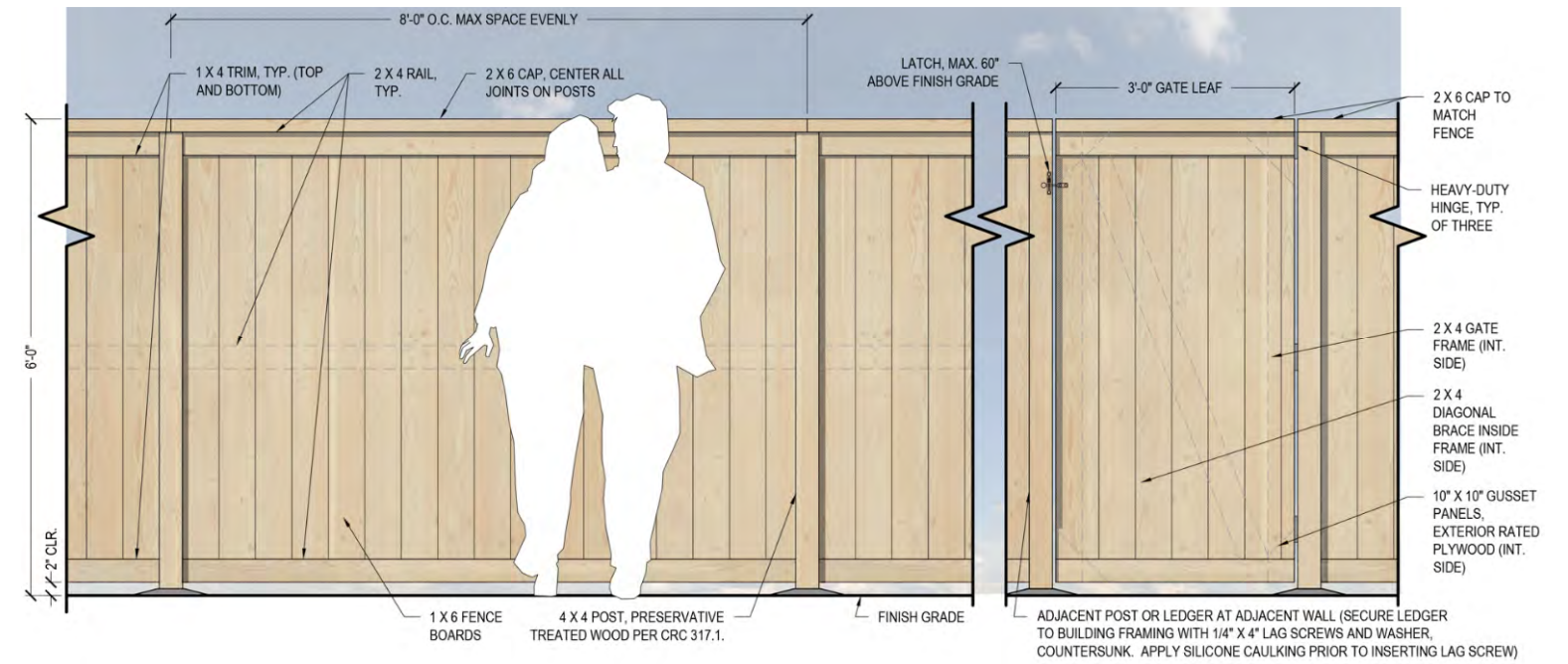
Fencing at open space, including at the edges of streetscapes and parks (to define boundaries and control access) shall be post-and-rail or concrete split-rail (two rail). If required, view fencing shall be tubular steel, black, with min. 5/8" square pickets and 1" sq. top and bottom rails. View fences may include masonry knee walls, similar to soundwalls.

All fencing at residential lots shall be redwood, western red cedar, or douglas fir. "Side-yard" fences and fence returns facing the public realm shall be butted-joint 1x6 boards, with a 2x6 cap. All "Good Neighbor" fencing shall be alternating panel butted-joint 1x6 boards, and may be dog-eared or capped.

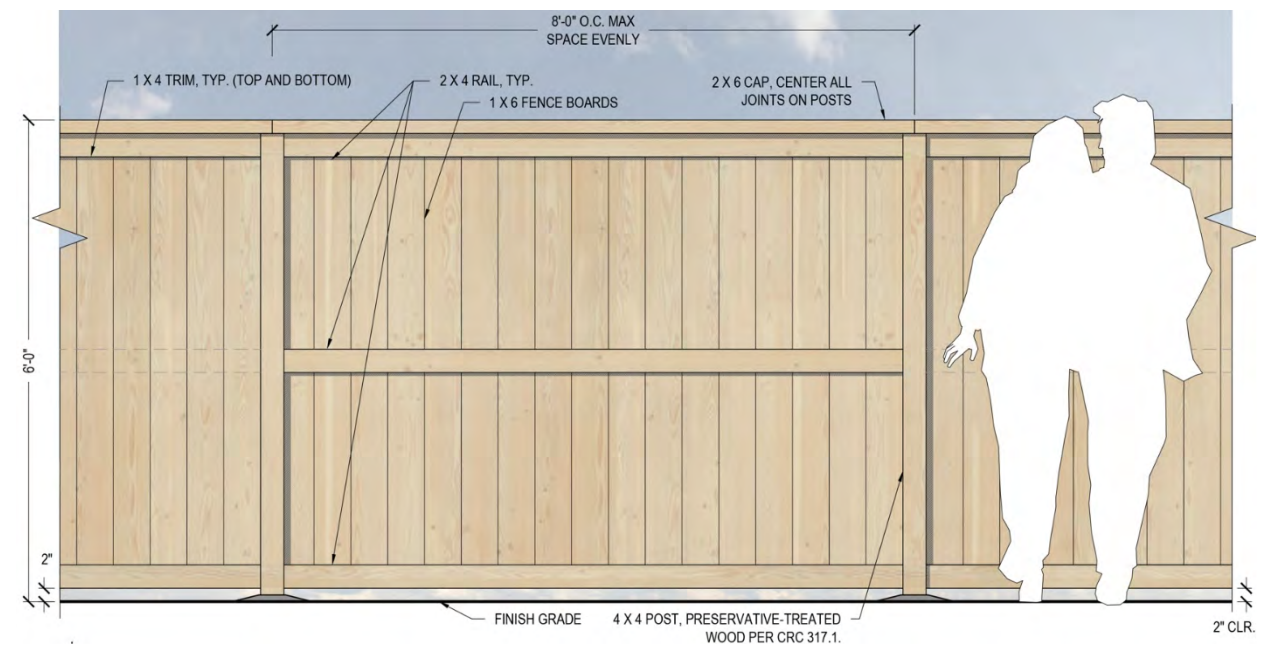
Good neighbor fences shall be stained or painted.

At side-yard fence returns to house walls, the setback from the front elevation of the structure will vary but shall be a minimum of 8' at the garage side (to allow for utility boxes etc. to be mounted within the "public" realm, and a minimum of 4' at the opposite side (congruent with enhanced material wrapping beyond the front elevation). Within the community, where alley-loaded homes are adjacent community open space, alleys, and other public areas, and the "closed" side of the home (without an internal porch) is facing these areas, no side-yard fencing shall be installed on the side of the home facing these areas. Where the "open" or "internal" side of the home is facing these public areas, fencing shall enclose a side-yard and utility area, and this area shall not be enlarged by the homeowner without the approval of the DRC. At all single-family detached front-loaded homes, side-yard fencing or walls will be installed regardless of the orientation of the home.

Fences are limited to 6' in height, with an optional 1' lattice extension (which shall also include a cap). Even on slopes, in no case shall fences exceed 8' in height as measured in an arc with a center at any point along the fence line.



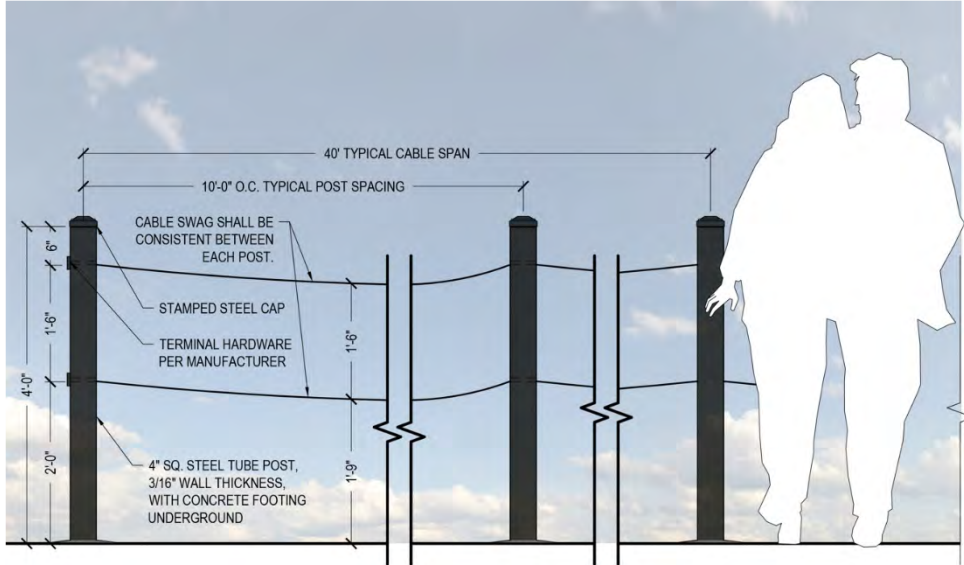
Side-yard Fence



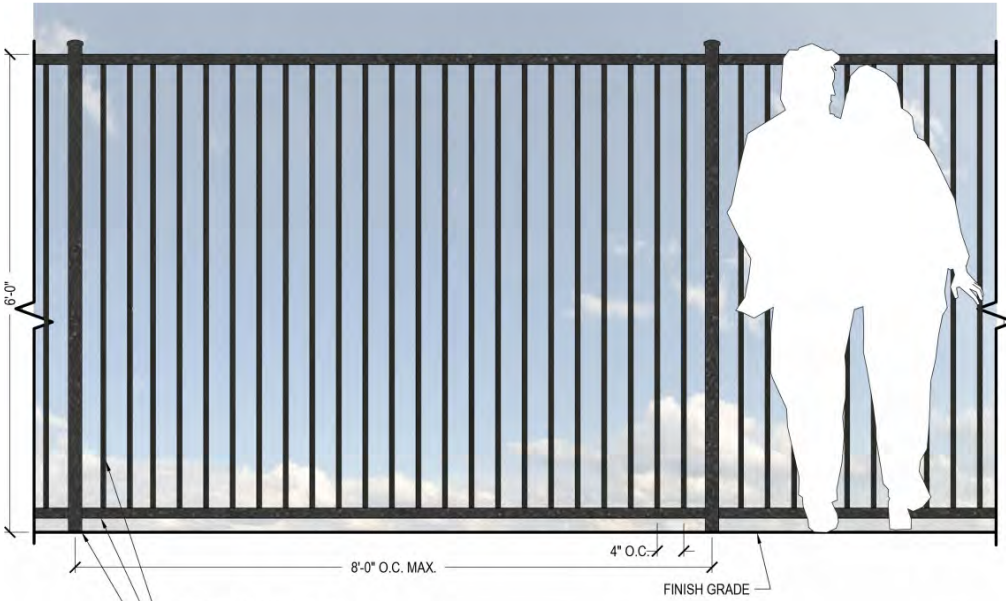
Good Neighbor Fence

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C.7 Fence & Wall Plan for The Campus

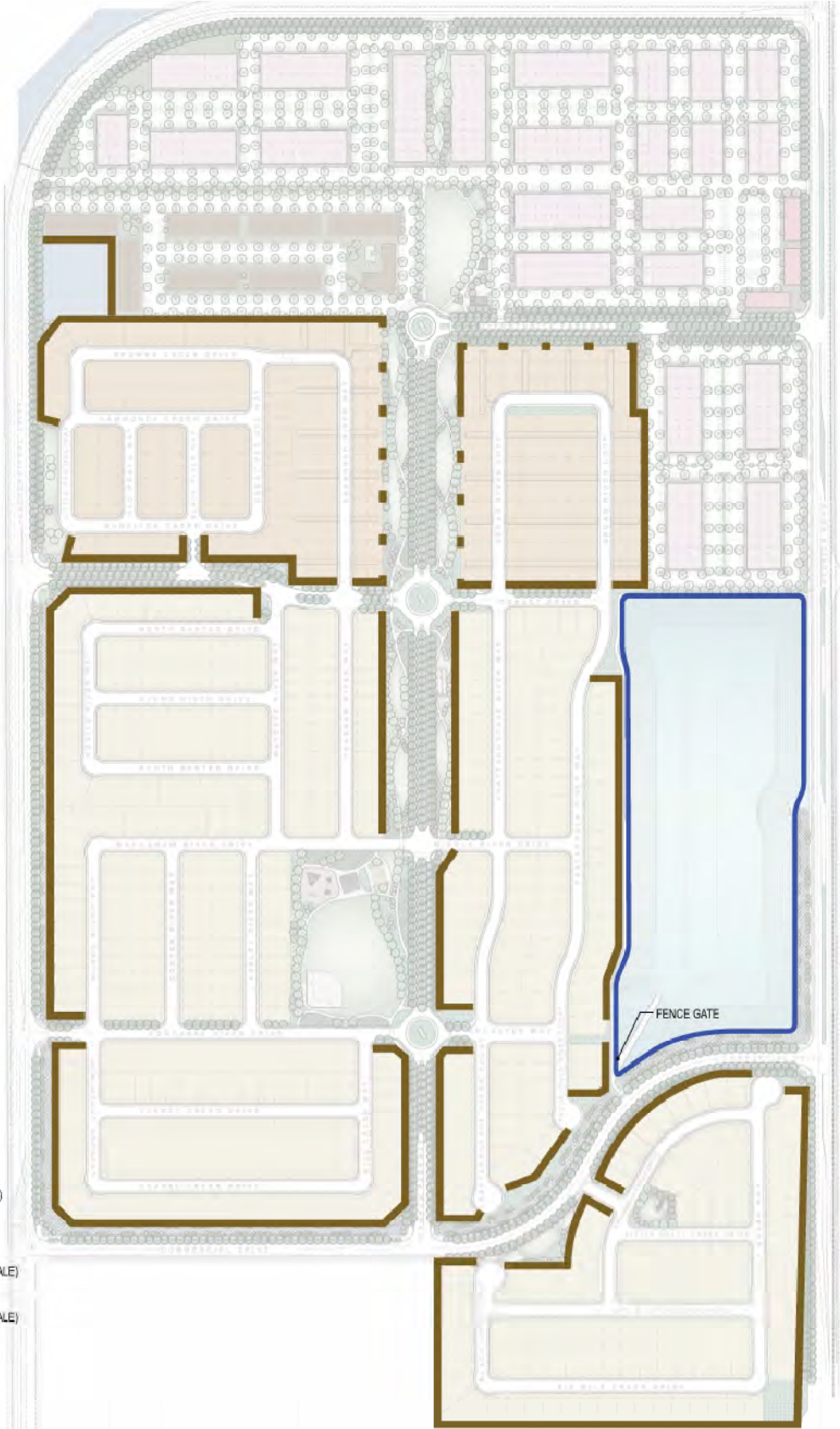


Post & Cable Metal Fencing: Two Cables



View Fence

THE CAMPUS



- LEGEND**
- SOUNDWALL
 - VIEW FENCE (NOT SHOWN, IF NEEDED)
 - PROTECTIVE FENCE
 - GOOD NEIGHBOR FENCE (NOT SHOWN AT THIS SCALE)
 - SIDEYARD FENCE (NOT SHOWN AT THIS SCALE)

C.8 Public Landscape

A. Freeway Buffer

Buffering the freeway and extending across the northerly boundary of the project, lot 20 will be a bermed area & include visual landscaping. The buffer area may be utilized for drainage as defined in the City of Dixon's Northeast Quadrant Specific Plan.

B. Roundabout & Intersection

Accent planting and shrubs in parkway strips and medians should have a growth habit low enough to avoid continuous maintenance or hedging (not more than 2'-6", typically). Roundabouts shall receive special design treatment to accentuate and articulate community themes. In addition to signage, accent trees and plantings will further define the physical form of the entries and roadways throughout the community. Accent trees shall be used to highlight entries and other key features, such as sightlines or view terminus points.

C. Project Entries & Primary Roadways

Landscape along all streetscapes will be installed in a layered form, with large evergreen screen shrubs adjacent soundwalls and private property lines, wide swaths of mid-ground shrubs, ornamental grasses and accent planting intermingled to create interest while maintaining continuity, and groundcover at the foreground. Trees should be selected for their architectural form, seasonal color, and/or flower habit, with large, broad canopy trees within parkway strips to shade all paving, but particularly sidewalks, bikeways, and other non-vehicular circulation. Secondary trees, primarily evergreen, will be planted behind the back-of-walk where space allows. Along Pedrick Road, screen trees (tall and/or broad evergreen trees) are required to mitigate views and buffer sound and dust from adjacent industrial and/or agricultural uses.

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C.9 Common Area Landscape (Dedication to City)

A. North Park

North Park is a unique 2± acre urban park forming the visual focus of The Campus, and is a focal point within The Campus' Dixon Opportunity Center (D.O.C.). North Park includes a large multi-use recreational turf area, with axially oriented walkways, creating a view corridor extending from Campus Parkway to the south, through the park, and continuing through the D.O.C. paseo to the North. Multi-use turf surrounded by amenities such as restrooms, a shaded picnic area, and a pickleball court, creates an activated gathering space that can be a venue for community events. Large trees are located along the perimeter to provide shade and define the central community space. North Park is designated to provide passive recreation and as a gathering place for the community. Besides its passive recreation value and visual presence, the North Park is designed to accommodate a variety of community activities such as a farmer's market, arts and crafts shows, celebrations, and performance arts. Additionally, North Park will include a service area with garage, storage, driveway, and parking for City of Dixon staff and operations. This facility will be dedicated to and maintained by the City of Dixon.

B. Linear Park

Linear Park is a ±7 acre recreation facility that is the spine of the community, serving both as circulation, visual amenity, and limited recreation. This park also may include stormwater planters, and activities such as bocce or small lawn areas. This facility will be dedicated to and maintained by the City of Dixon.

C. Neighborhood Park

The Neighborhood Park is a ±5 acre active recreation facility, including softball, soccer, basketball, a playground, and picnic area. This Park serves as the active hub of the community, and is the place for after-school fun and weekend pick-up games. This facility will be dedicated to and maintained by the City of Dixon.

D. Drainage Basin

The Drainage Basin is centrally located and provides stormwater storage and treatment for the community. The basin also serves as a visual amenity and buffer between residential uses and the existing industrial/agricultural uses within the County. This facility will be dedicated to and maintained by the City of Dixon.

E. Other Areas

Throughout the community, other smaller areas provide additional green relief and opportunity for recreation. These include a dog park at the western perimeter of the community, enhanced landscape along various roads such as Dorset Drive, Socastee Way, Commercial Drive, a pocket park, and various paseos and walkways as may be included in individual developments.

C.10 Residential Landscape

A. General

As part of The Campus master-planned community, residential front yards shall reinforce the overall themes of the community, while still providing interest, variation, and personal expression. Planting shall avoid complete uniformity and monotony by varying plant species between individual lots, while maintaining consistency in plant types and forms, as well as overall design themes. At each neighborhood, a consistent palette of planting will unite the public-facing landscaped areas.

Within residential landscapes, plant selections may emphasize flowering species. Combined with striking seasonal and year-round leaf color, planting selections are envisioned to provide a diverse range of color and texture. Planting will include a mixed palette of plants, from low foreground planting to large background shrubs. Natural turf, while not prohibited, will generally be replaced by swaths of low-growing groundcover, emphasizing low-water use and sustainable principles.

All planting and irrigation will conform to the City's Water Efficient Landscape Ordinance. Point-source drip emitters will be used to irrigate shrubs and groundcover. Irrigation controllers will include weather sensors, and be "smart" (self-adjusting). All other requirements of the ordinance will be followed, including a minimum 3" deep layer of "walk-on" natural bark mulch (dyed bark is prohibited) in all non-turf planter areas.

Shrubs and groundcover shall be minimum 1-gallon size, except for the first row of planting adjacent buildings and fences, which shall be minimum 5-gallon size at installation. All plants shall be spaced for maturity, except that 1-gallon plants shall not be spaced greater than 36" on center.

Garden walls, steps, checkwalls, etc. shall be constructed with materials compatible with the overall theme of the community, and in colors matching the originally approved homes or common area landscape. Stuccoed walls (smooth, lace, or light texture only), walls with stone or brick veneer and precast caps, or walls constructed of natural materials (rock) are appropriate. Walls constructed of other materials, such as railroad ties, or rough timber are not appropriate.

B. Trees

Trees shall be a minimum of 15-gallon size. All traditional inline single-family detached lots shall include a minimum of (2) trees (1 street tree and 1 accent/secondary tree), except where clearance to utilities or other appurtenances prevent placement. Corner lots shall include additional street trees proportionate to the depth of the lot, to maintain a street tree spacing not greater than 35' o.c. (exclusive of driveways) across all residential lot frontage.

Street trees shall be selected from the City's Street tree list, available at:

<https://www.cityofdixonca.gov/media/CommunityDevelopment/Planning/Street%20Tree%20List-Adopted%2006.12.22.pdf>, as described in Appendix X, or as approved within landscape construction documents.

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C. Turf

If desired, natural turf shall be builder-installed at larger lots (45' wide and above) only, to avoid “postage-stamp” patches of lawn. Where less than 10' wide, turf shall be irrigated by sub-surface inline drip tubing, or with multi-stream, multi-trajectory rotating (MSMTR) nozzles, which comply with standards for “low-volume” irrigation and may be located at the back of walk, provided that such systems do not create runoff or overspray more efficient than traditional spray nozzles.

Synthetic turf, if desired at front yards (within the “public” realm) shall be high quality and is required to have a minimum of:

1. 1.5” pile height
2. 80oz total weight
3. S-, U-, or C- shaped blades
4. Multiple colors of primary blades, and in addition, a “thatch” layer
5. Sand or natural (i.e. coir) infill (not rubber crumb)
6. Full perimeter nailer and adhered seams

C.11 Connectivity & Circulation

A. Pedestrian

Throughout the community, sidewalks are at least 5' wide, and separated from vehicular traffic by planted parkway strips along arterial and collector roads.

B. Bicycle

Major destinations, including the D.O.C., North Park, and the Neighborhood Park, are linked by enhanced pedestrian corridors. These feature wide sidewalks, broad canopy trees, and where space allows, wide parkway strip planters. These corridors also include Class I multi-use paths, as do all perimeter roadways. By integrating wide, safe corridors within and surrounding The Campus, access to the City’s existing circulation system from every front door within the community is provided for bicyclists and pedestrians of all abilities.

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C.12 Bicycle & Pedestrian Circulation Plan



C.13 Common Landscape Requirements

A. Water Conservation

The community plan provides ample opportunities for a variety of landscape, from formal to natural. To ensure these areas are designed to maximize function, be maintainable, be attractive, and minimize water use, a community-wide approach to water budgeting will be used. This approach provides flexibility and allows for appropriate allocation of planting and green space when developing new communities, campuses, and other planned areas. While somewhat higher water use turf is appropriate in areas such as community amenities and parks, where it will receive foot traffic and will re-generate, higher water use planting will be off-set by low-water use planting in other areas on a community-wide basis, rather than “per-point-of-connection” basis.

B. Stormwater Mitigation

Throughout the community, stormwater features such as vegetated swales and rainwater gardens will be incorporated wherever possible. Paved areas will drain towards landscape wherever possible to allow infiltration and increase contact time, reducing peak flows. Larger, community-wide treatment is provided through a central detention basin, which will be attractively landscaped to include planted buffers and fencing. Seasonally inundated areas will be planted with hydrophilic native and adapted grasses and sedges.

C. Energy Conservation

Lighting illuminating public areas, including private streets, alleys, and shared driveways, will be controlled by a common photocell (not individual photocells on each fixture), and all applicable requirements, including title 24. Irrigation pumps shall be furnished with a variable frequency drive (VFD) to maximize efficiency while minimizing run-time and energy use.

D. Landscape Maintenance

All originally installed planting shall be maintained in an as installed or better condition. Any dead or failing plants shall be replaced with planting from The Campus plant legend, or as approved by the DRC. Additions and changes to developer-installed landscape are anticipated and encouraged, however, wholesale removal, replacement, or other modifications to landscape which change the fundamental character of the community or are not in keeping with the general design style are prohibited. Mulch shall be kept in place and replenished as required on at least an every-other-year basis to ensure that the originally installed depths are maintained.

Section D – Submittal and Approval Procedure

D.1 The Campus Design Review Committee (DRC)

The primary function of The Campus Design Review Committee (DRC) is to ensure compliance with design standards as defined by these Design Guidelines and consistent with industry standards for applications for new construction within The Campus. The DRC review is intended to ensure an aesthetically pleasing and architecturally compatible environment. The DRC's review and approval responsibilities embrace all aspects of the construction of the home and homesite improvements within The Campus including, but not limited to, the following:

- Architectural Design
- Landscape Design
- Model Complex and Signage Design

The DRC's review and approval process for new construction within The Campus is intended to verify compliance with these Design Guidelines in support the final review process by the City of Dixon's Planning Department. The intent of these Design Guidelines is to provide the framework by which the design of future construction will be measured, reviewed, and ultimately approved by the City of Dixon.

The intent is that final determination of compliance with these Design Guidelines and approval for construction will be made at the staff level in the City of Dixon by the Planning Director.

The DRC will be comprised of The Campus Ownership Group, design professional team members, and other stakeholders as defined by The Campus Ownership Group.

While individual creativity is encouraged on behalf of The Campus Ownership Group, The Campus Design Guidelines ("Design Guidelines") has been established to maintain a measure of quality and consistency throughout the community.

To ensure community and design continuity, The Campus DRC will remain in-place through build-out of the project.

To enable and encourage on-going creativity within The Campus, minor deviations to requirements defined by these guidelines are allowed by DRC and City Staff review for consistency with the overall intent of these guidelines.

D.1.1 Authority of the DRC

The DRC has been established by The Campus Ownership Group. The DRC has exclusive jurisdiction over all construction of homes and homesites within The Campus.

The DRC will (a) apply standards established in the Design Guidelines for construction of homes and homesites and (b) review and approve or disapprove all Design Review Applications and Design Documents in accordance with the Design Guidelines.

The DRC may disapprove any Design Review Application for non-compliance with the provisions contained in the Design Guidelines or on purely aesthetic grounds where, in its reasonable judgement, such action is required to maintain the desired character of the overall community, village, neighborhoods or individual homes.

The DRC will meet as required to review Design Review Applications. The DRC action response times for review will vary for each review submittal. However, it is the DRC's intent to review all applications expeditiously in accordance with the time frames established by The Campus Ownership Group.

D.2 The Campus Design Review Process

1. Initial Meeting – Architectural Concepts Review

Builder shall present their proposed conceptual design to The Campus Design Review Committee (DRC) for design review.

The recommended materials each Builder will be prepared to present should include the following minimum requirements:

- Village Design Program
- Buyer profiles and composition of each major grouping for the village
- Translation of program to architectural design
- Opportunities for one-story homes based on the buyer profile and lot envelope
- Proposed product mix
- Proposed bedroom and bath counts
- “Lifestyle” design choices
- Importance of interior space and/or single stories vs. depth of yards and total square footages
- Opportunities / appropriateness of varied garage orientations
- Conceptual floor plans - three (3) minimum
- Conceptual front and rear elevations of each plan (informal sketches are appropriate at minimum)
- Street section (rough sketch), showing at minimum four (4) homes, reacting to varied elevation articulation at the street scene
- Format - any size that adequately illustrates your design concept - minimum requirements five (5) sets 8-1/2” x 11” of the builder program, floor plans and elevations

2. Schematic Design Submittal

The Schematic Design Submittal shall include a site plan including the home footprints and the elevations shall illustrate second story massing for each plan. Schematic architectural material should include elevations and floor plans, and demonstrate how the Builder intends to incorporate the architectural styles identified in The Campus Design Guidelines. Schematic landscape plans should show basic plant palettes, open space concepts, and fencing types and locations.

Builder to Provide:

- Colored preliminary elevations. One for each plan type (1/8” scale minimum)
- Choice of architectural styles for construction
- One full size site plan at 40 or 50 scale and six 11x17 copies showing average lot dimensions, building footprints, garage orientations and validation of meeting the required building off-sets, setbacks, and articulation
- One full size schematic landscape plan at 40 or 50 scale and six 11x17 copies with street trees, walks, open space elements, special features, and planting areas
- Product segmentation summary to include base house sq. ft. and all optional room addition sq. ft. for each plan

- Maximum Project Coverage Ratio calculations
- Fencing plan to include design and materials
- Entry monumentation
- Floor plans and elevations including alternatives (1/8” scale minimum)
- Preliminary model complex location and design
- Three sets black and white of the architectural portion of this submittal package is required for review

3. Schematic Design Review

This meeting will be held to review the Builder’s proposed site design incorporating the DRC’s comments and the schematic architectural and landscape designs. The DRC will review all design materials to ensure consistency with The Campus Design Guidelines and provide comments for final design development.

4. Final Design Package Submittal

The Builder will submit the following documents implementing comments from the DRC Schematic Design Review.

Builder to Provide

- Final site plan as approved by DRC
- Six 11x17 and three 1/8” scale copies of floor plans
- Graphic showing average lot dimensions, building footprints, and garage orientations incorporating DRC comments
- Landscape palettes and landscape plan with street trees, walks, special features, and planting areas. Identifying tree species and shrub and turf massing
- List of hardscape materials and finishes for streets, walks, common areas, walls, fences, and other special features
- Preliminary list of exterior building materials to be used in the construction of the homes
- Project name and logo
- Elevations to include final street scene elevations in six sets 11x17 (minimum size) format and full wrap-around elevations of each floor plan and architectural style, enhanced rear elevations and 4-sided elevations at 1/8” scale minimum (three sets)
- Final entry monumentation
- Color Boards
- Final model site plan including preliminary model complex plan with sales office location parking and signage
- Final product segmentation summary to include base house sq. ft. and all optional room addition sq. ft. for each plan
- Three sets black and white of the architectural portion of this submittal package is required for review

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5. DRC Final Package Review

DRC will review the Builder's marketing package to include colored architectural elevations, landscape concepts, and final site design. DRC will provide final review of all submitted material including site design, architecture, and landscape architecture. Provided that the package is complete and there are no further issues regarding the site design, the DRC will approve the final submittal, at which point Builder may proceed to step 6.

D.3 The City Review Design Process

6. City Revised Exhibit "A," Architectural Plan Check & Plot Plan Submittal

Builder submittal to the City of Dixon Planning Department for staff level review for compliance with these Design Guidelines and industry standards. Additionally, the Builder is to submit one set of the same submittal to the DRC to confirm conformance with the Final Package Review comments. Any changes arising from City of Dixon's staff review will also be addressed

7. Final Model Complex Submission

- a. Site plan highlighting all improvements
- b. Floor plans
- c. Four-sided elevations
- d. Landscape design
- e. Identify all non-standard and temporary improvements to be removed

8. Construction Implementation

The DRC must be notified if conditions encountered during construction of the project change the previously approved design

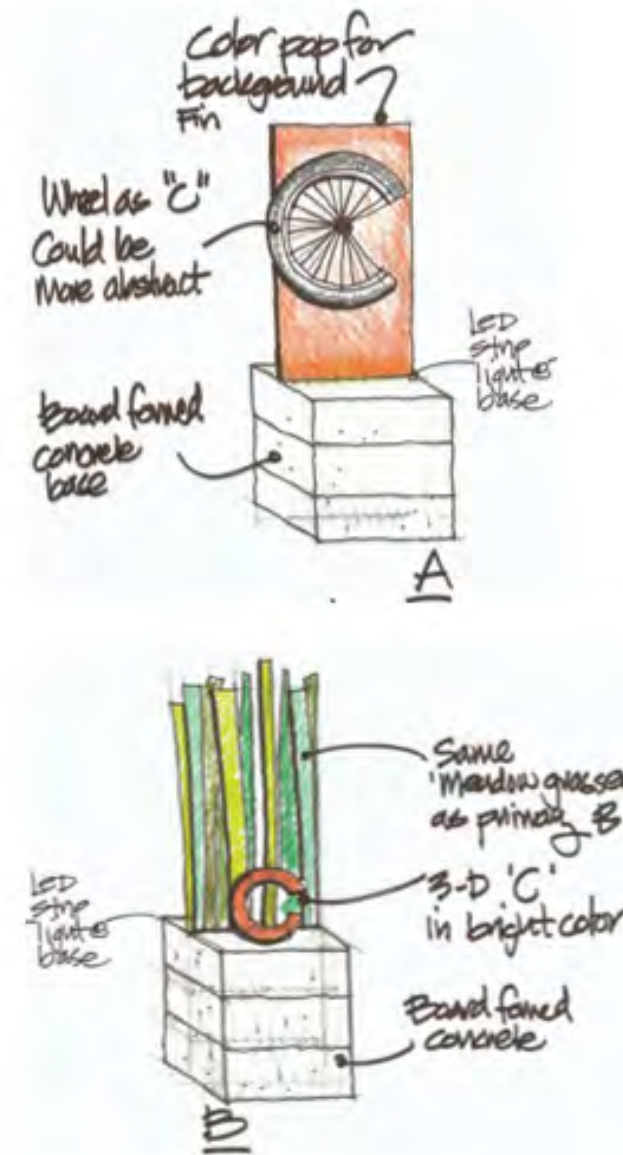
Appendix

1. Disclaimer

These Design Guidelines were prepared for The Campus Ownership Group which reserves all ownership rights herein. The Campus reserves the right in its sole discretion from time to time and without notice to modify these Design Guidelines, to grant variances from the terms hereof, and/or to waive provisions hereof. Any variance or waiver must be in writing and shall be applicable only in the specific instance granted and shall not apply in any other instance. No oversight of any noncompliance or failure to enforce any provision hereof in any specific instance shall result in any waiver, and corrective changes may later be required to bring any nonconforming improvement into compliance with these Design Guidelines. No reference to any particular improvement herein constitutes a commitment that such improvement or any particular version or design thereof will be constructed or completed, and The Campus Ownership Group reserves the right to modify its plans for such improvements from time to time in its sole discretion and without notice.

Compliance with these Design Guidelines does not waive compliance with any Federal, State, or local law or regulation. Each builder in The Campus shall comply with all such laws and regulations in all respects, and obtain all necessary permits and approvals for their work. The approval by The DRC of any plans or specifications are approved only as to conformity of such items with these Design Guidelines and are not approval for architectural or engineering design nor representation or warranty as to the adequacy or sufficiency of such plans and specifications or the construction contemplated thereby.

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THE CAMPUS

Appendix A – Approved Plant Palette for The Campus

BOTANICAL NAME	SUGGESTED VARIETIES	COMMON NAME	WUCOLS	DECL. EVER
STREET/SHADE TREES				
<i>This category includes large and medium sized canopy trees as street and shade trees. One tree per street shall be selected, except in case of long streets (more than 15 homes in a row), which shall be divided into "rooms" having one common tree per "room." Select trees of appropriate mature size for their placement. Max. street tree spacing 35' o.c. (exclusive of driveways)</i>				
ACER RUBRUM	'RED POINTE', 'RED SPIRE'	RED MAPLE	M	D
ACER X FREEMANII	'ARMSTRONG'	FREEMAN MAPLE	M	D
AESCULUS X CARNEA		RED HORSECHESNUT	M	D
ARBUTUS X	'MARINA'	ARBUTUS (MULTI-TRUNK OR STANDARD)	L	E
CARPINUS BETULUS	'FASTIGATA'	EUROPEAN HORNBEAM	M	D
GINKGO BILOBA	'FAIRMOUNT' OR 'PRINCETON SENTRY'	MAIDENHAIR TREE	M	D
KOELREUTERIA PANICULATA		GOLDEN RAIN TREE	M	D
LIRIODENDRON TULIPIFERA		TULIP TREE	M	D
NYSSA SYLVATICA		SOUR GUM	M	D
PARKINSONIA FLORIDA	'DESERT MUSEUM'	PALO VERDE	L	D
PISTACIA CHINENSIS	'KEITH DAVEY'	CHINESE PISTACHE	L	D
PLATANUS X ACERIFOLIA	'COLUMBIA'	LONDON PLANE TREE	M	D
PYRUS CALLERYANA	'HOLMFORD'	NEW BRADFORD FLOWERING PEAR	M	D
QUERCUS AGRIFOLIA		COAST LIVE OAK	VL	E
QUERCUS LOBATA		VALLEY OAK		D
QUERCUS RUGOSA		NETLEAF OAK	L	D
QUERCUS SHUMARDII		SHUMARD OAK	M	D
QUERCUS TROJANA		MACEDONIAN OAK	L	D
QUERCUS VIRGINIANA	CATHEDRAL'	SOUTHERN LIVE OAK	M	D
TILIA CORDATA	'GREENSPIRE'	LITTLELEAF LINDEN	M	D
ULMUS PARVIFOLIA	'DRAKE' 'ATHENA' OR 'TRUE GREEN'	EVERGREEN ELM (IMPROVED VARIETIES)	M	D
ULMUS PROPINQUA	'EMERALD SUNSHINE'	EMERALD SUNSHINE ELM	UN	D
ULMUS X	'ACCOLADE', 'PROSPECTOR'	ELM HYBRIDS	UN	D
ZELKOVA SERRATA	'GREEN VASE', 'VILLAGE GREEN'	SAWLEAF ZELKOVA	M	
SECONDARY/SCREEN TREES				
CEDRUS DEODARA		DEODAR CEDAR	L	E
MAGNOLIA GRANDIFLORA		SOUTHERN MAGNOLIA	M	E
PINUS CANARIENSIS		CANARY ISLAND PINE	L	E
PINUS PINEA		ITALIAN STONE PINE	L	E
QUERCUS AGRIFOLIA		COAST LIVE OAK	VL	E
QUERCUS VIRGINIANA	'CATHEDRAL'	SOUTHERN LIVE OAK	M	E
MEDIUM/SMALL TREES				
<i>This category includes 'accent' trees which may be used for interest and color near residential front yards, and to denote special places of interest, entries, etc.</i>				
ACER BUERGERIANUM	STREETWISE'	TRIDENT MAPLE	M	D
CERCIS CANADENSIS	'OKLAHOMA' OR 'FOREST PANSY'	EASTERN REDBUD	M	D

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CHIONANTHUS RETUSUS		CHINESE FRINGE TREE	M	D
CITRUS SPP.		CITRUS	M	E
CORNUS KOUSA		KOUSA DOGWOOD	M	D
ELAEOCARPUS DECIPIENS		JAPANESE BLUEBERRY TREE	M	E
ERIOBOTRYA DEFLEXA		BRONZE LOQUAT	M	E
ILEX X ALTACLARENSIS	'WILSONII'	HOLLY	M	E
LAURUS NOBILIS	SP. OR 'SARATOGA'	GRECIAN LAUREL	L	E
LAGERSTROEMIA VARIETIES	'MUSKOGEE' OR 'NATCHEZ'	CRAPE MYRTLE	L	D
MAGNOLIA GRANDIFLORA	'LITTLE GEM', 'KAY PARRIS'	SOUTHERN MAGNOLIA	M	E
MAGNOLIA STELLATA	'ROYAL STAR'	STAR MAGNOLIA	M	D
MAGNOLIA X SOULANGIANA		SAUCER MAGNOLIA	M	D
OLEA EUROPEA 'SWAN HILL'	'SWAN HILL', 'MAJESTIC BEAUTY'	FRUITLESS OLIVE	VL	E
PRUNUS SERRULATA	'KWANZAN'	FLOWERING CHERRY	M	D
PYRUS KAWAKAMII		EVERGREEN PEAR	M	E
VITEX AGNUS-CASTUS		CHASTE TREE	L	D
X CHITALPA TASHKENTENSIS	'MORNING CLOUD'	CHITALPA	L	D
LARGE EVERGREEN SHRUBS				
ARBUTUS UNEDO	'COMPACTA'	DWARF STRAWBERRY TREE	L	E
ARCTOSTAPHYLOS DENSIFLORA	'HOWARD MCMINN'	MANZANITA	L	E
CUPRESSUS EMPERVIRENS	(<i>TO BE USED SINGLY AS AN ACCENT ONLY</i>)	ITALIAN CYPRESS	L	E
DO DONAEA VISCOSA	'PURPUREA'	HOPSEED BUSH	L	E
ELAEOCARPUS DECIPIENS	'LITTLE EMPEROR'	JAPANESE BLUEBERRY TREE	M	E
FEIJOA SELLOWIANA		PINEAPPLE GUAVA	L	E
HETEROMELES ARBUTIFOLIA		TOYON	VL	E
LAURUS NOBILIS	SP. OR 'SARATOGA'	SWEET BAY	L	E
LIGUSTRUM JAPONICUM	'TEXANUM'	WAX LEAF PRIVET	M	E
OLEA EUROPAEA	'LITTLE OLLIE'	LITTLE OLLIE OLIVE	VL	E
OSMANTHUS FRAGRANS		SWEET OLIVE	M	E
PHOTINIA X FRASERI		PHOTINIA	M	E
PITTOSPORUM TOBIRA	'VARIEGATA'	MOCK ORANGE	M	E
PODOCARPUS MACROPHYLLUS MAKI		SHRUBBY YEW	M	E
PRUNUS CAROLINIANA	'BRIGHT 'N TIGHT' OR 'COMPACTA'	CAROLINA LAUREL	L	E
PRUNUS LAUROCERASUS	'COMPACTA'	ENGLISH LAUREL	M	E
RHAMNUS CALIFORNICA	'EVE CASE'	CALIFORNIA COFFEEBERRY	L	E
RHAPHIOLEPIS X	'MONTIC'	MAGESTIC BEAUTY INDIAN HAWTHORN	L	E
TEUCRIUM FRUTICANS	'AZUREUM'	BUSH GERMANDER	L	E
VIBURNUM TINUS	'COMPACTUM'	SPRING BOUQUET LAURUSTINUS	M	E
WESTRINGIA FRUTICOSA	'MORNING LIGHT'	COAST ROSEMARY	L	E
WESTRINGIA FRUTICOSA	BLUE GEM'	COAST ROSEMARY	L	E
XYLOSMA CONGESTUM	'COMPACTA'	XYLOSMA	L	E
MIDGROUND SHRUBS				
ABELIA X GRANDIFLORA	'CANYON CREEK', 'EDWARD GOUCHER'	ABELIA	M	E
ARCTOSTAPHYLOS DENSIFLORA	'HOWARD MCMINN'	MANZANITA	L	E
BUXUS MICROPHYLLA JAPONICA	'GREEN BEAUTY', 'WINTER GEM'	JAPANESE BOXWOOD	M	E
CALLISTEMON X	'BETTER JOHN'	BOTTLE BRUSH	L	E

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CAMELLIA SASANQUA		CAMELLIA	M	E
CEANOTHUS MARITIMUS	'VALLEY VIOLET', VAR.	CEANOTHUS	L	E
CISTUS HYBRIDUS		WHITE ROCKROSE	L	E
CISTUS PULVERULENTUS	'SUNSET'	ROCKROSE	L	E
CISTUS SALVIFOLIUS	SP. OR 'PROSTRATUS'		L	E
DIETES X (OR VEGATA)	'NOLA ALBA'	KATRINA AFRICAN IRIS	L	E
ESCALLONIA X	'COMPACTA', 'NEWPORT DWARF'	ESCALLONIA	M	E
GARDENIA JASMINOIDES		GARDENIA	M	E
GREVILLEA X	'NOELLI'	GREVILLEA	L	E
ILEX CRENATA	'SKY PENCIL'	JAPANESE HOLLY	L	E
ILEX VOMITORIA	SP., 'NANA'	YAUPON HOLLY	L	E
LOROPETALUM CHINENSE RUBRUM	(VAR.) 'FIRE DANCE', 'RAZZLEBERRY', 'RUBRUM'	PURPLE LEAF FRINGE FLOWER	M	E
PITTOSPORUM TOBIRA	'WHEELERS DWARF'	DWARF MOCK ORANGE	M	E
PRUNUS LAUROCERASUS	'OTTO LUYKEN'	LAUREL	M	E
PUNICA GRANATUM	'NANA'	POMEGRANATE	L	D
RHAPHIOLEPIS INDICA	'JACK EVANS'	INDIAN HAWTHORN	M	E
RHAPHIOLEPIS INDICA	'PINK DANCER'	INDIAN HAWTHORN	M	E
RHAPHIOLEPIS UMBELLATA	'MINOR'	YEDDA HAWTHORN	L	E
ROSA FLORIBUNDA	(VAR.)	ROSE	M	E/D
ROSMARINUS OFFICINALIS	'COLLINGWOOD INGRAM', 'TUSCAN BLUE'	ROSEMARY	L	E
WESTRINGIA FRUTICOSA	'BLUE GEM' 'MORNING LIGHT'	COAST ROSEMARY	L	E
FLOWERING ACCENT AND PERENNIAL SHRUBS				
ACHILLEA MILLEFOLIUM	(VAR.)	COMMON YARROW	L	P
AGAPANTHUS AFRICANUS	'BLUE', 'WHITE'	LILY OF THE NILE	M	P
AGAVE BRACTEOSA		CANDELABRUM AGAVE	L	E
AGAVE DESMETTIANA	'VARIEGATA'	AGAVE	L	E
AGAVE X	BLUE GLOW' (similar 'GREEN GLOW')	BLUE GLOW AGAVE	L	E
ANIGOZANTHOS SP.		KANGAROO PAW	L	P
ASPARAGUS DENSIFLORUS	'MYERS'	ASPARAGUS FERN	M	E
ASPIDISTRA ELATIOR		CAST IRON PLANT	M	E
BULBINE FRUTESCENS		BULBINE	L	E
COLEONEMA PULCHRUM	'DWARF PINK'	PINK BREATH OF HEAVEN	M	P
DIANELLA REVOLUTA	'LITTLE REV', 'BIG REV'	FLAX LILY	L	E
DIANELLA TASMANICA	'SILVER STREAK'	FLAX LILY	L	E
ERIGERON GLAUCUS	'WAYNE RODERICK'	SEASIDE DAISY	M	P
HEMEROCALLIS X	'STELLA DE ORO' OR 'STELLA SUPREME'	DAYLILY	M	P
HESPERALOE PARVIFLORA	'BRAKELIGHTS' ('PERPA')	RED YUCCA	L	E
KNIPHOFIA UVARIA		REBLOOMING TORCHLILY	L	P
LAVANDULA DENTATA	'MUNSTEAD', 'GOODWIN CREEK'	FRENCH LAVENDER	L	E
LEUCADENDRON	'SAFARI SUNSET', 'WINTER RED'		M	P
LIRIOPE MUSCARI	'BIG BLUE' OR 'VARIEGATA'	LILY TURF	M	E
PHORMIUM SP.	(VAR.)	NEW ZEALAND FLAX	M	E
POLYSTICHUM MUNITUM		WESTERN SWORD FERN	M	E
SALVIA (VAR.)	FURMANS RED', 'POZO BLUE', 'DARA'S CHOICE'	SALVIA	L	P
SALVIA CHAMAEDRYOIDES		MEXICAN BLUE SAGE OR GERMANDER SAGE	L	
SALVIA LEUCANTHA		MEXICAN BUSH SAGE	L	E

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SALVIA MICROPHYLLA	'HOT LIPS'	LIPSTICK SAGE	L	
SALVIA NEMOROSA	'PINK FRIESLAND'	MEADOW SAGE	M	
SANTOLINA CHAMAECYPARISSUS		LAVENDER COTTON	L	E
SPIRAEA X BUMALDA	'ANTHONY WATERER'	SPIRAEA	M	D
TEUCRIUM CHAMAEDRYIS	SP. OR 'PROSTRATUM'	GERMANDER	L	E
YUCCA FILAMENTOSA	'COLOR GUARD'	ADAMS NEEDLE	M	
ZAUSCHNERIA CALIFORNICA	'CATALINA'	CALIFORNIA FUCHSIA	L	P
ORNAMENTAL GRASSES AND SEDGES				
BOUTELLOUA GRACILIS	'BLONDE AMBITION'	BLUE GRAMA	L	
CALAMAGROSTIS X ACUTIFLORA	'KARL FOERSTER'	FEATHER REED GRASS	L	
CAREX DIVULSA	(AND OTHERS)	BERKELEY SEDGE	L	
CHONDROPETALUM TECHTORUM	SP. OR 'EL CAMPO'	CAPE RUSH	L	
FESTUCA GLAUCA	'ELUAH BLUE' OR 'SISKIYOU BLUE'	BLUE FESCUE	L, M	
FESTUCA MAIREI	'GREENLEE'S FORM' AS AVAIL.	ATLAS FESCUE	L	
HELICTOTRICHON SEMPERVIRENS		BLUE OAT GRASS	L	
JUNCUS PATENS		SPREADING RUSH		
LEYMUS CONDENSATUS	'CANYON PRINCE'	WILD RYE	L	
LEYMUS TRITICOIDES	'GREY DAWN'	CREEPING WILD RYE	L	
LOMANDRA LONGIFOLIA	'BREEZE'	MAT RUSH	UN	
MISCANTHUS SINENSIS	'MORNING LIGHT'	EULALIA GRASS	M	
MUHLENBERGIA CAPILLARIS		PINK MUHLY	L	
MUHLENBERGIA DUBIA		PINE MUHLY	L	
MUHLENBERGIA RIGENS		DEER GRASS	L	
PENNISETUM SPATHIOLATUM		SLENDER VELDT GRASS	UN	
PENNISETUM X	'FAIRY TAILS', 'HAMELN'	EVERGREEN FOUNTAIN GRASS	M	
VINES				
ACTINIDIA ARGUTA		KIWI VINE	H	
CLEMATIS LIGUSTICIFOLIA		WESTERN WHITE CLEMATIS	M	
CLYTOSTOMA CALLISTEGIOIDES		VIOLET TRUMPET VINE	M	
FICUS PUMILA		CREEPING FIG	M	
HARDENBERGIA VIOLACEA		LILAC VINE	M	
LONICERA JAPONICA	'HALLIANA'	HALL'S JAPANESE HONEYSUCKLE	M	
MACFADYENA UNGUIS-CATI		CATCLAW TRUMPET VINE	L	
PARTHENOCISSUS TRICUSPIDATA	'VEITCHII'	BOSTON IVY	M	
ROSA SP.	'CECILE BRUNNER'	ROSE	L	
TRACHELOSPERMUM JASMINOIDES		STAR JASMINE	M	
WISTERIA FLORIBUNDA	'DOMINO'	JAPANESE WISTERIA, AS AVAIL.	M	
GROUNDCOVERS				
ACACIA REDOLENS	'LOW BOY'	PROSTRATE ACACIA	VL	E
ARCTOSTAPHYLOS X	'EMERALD CARPET'	MANZANITA	M	E
COPROSMA PUMILA	'VERDE VISTA'	CREEPING COPROSMA	L	E
COTONEASTER DAMMERI	'LOWFAST'	BEARBERRY COTONEASTER	L	E
ERIGERON KARVINSKIANUS	'PROFUSION'	SANTA BARBARA DAISY	L	
EUONYMUS FORTUNEI	'COLORATA'	WINTER CREEPER	M	D/E

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GREVILLEA LANIGERA	'COASTAL GEM' OR 'MT. TAMBORITHA'	WOOLLY GREVILLEA	M	E
JUNIPERUS HORIZONTALIS	'BLUE RUG' OR 'BLUE CHIP'	JUNIPER	L	E
JUNIPERUS SABINA	'BUFFALO'	BUFFALO JUNIPER		E
LANTANA MONTEVIDENSIS	TRAILING PURPLE' 'TRAILING WHITE'			
MYOPORUM PARVIFOLIUM	'PROSTRATUM', 'PINK' OR 'PUTAH CREEK'	TRAILING MYOPORUM	L	E
OPHIPOGON JAPONICUS		MONDO GRASS	M	E
ROSA X VARIETIES	'FLOWER CARPET ROSE,' 'NOALA,' OR NOASHNEE'	GROUNDCOVER ROSE	M	D/E
ROSMARINUS OFFICINALIS	'HUNTINGTON CARPET'	ROSEMARY	L	E
SENECIO SERPENS	'BLUE CHALK FINGERS'	DWARF BLUE CHALK STICKS	L	E
SODDED NO-MOW		FESCUE BLEND	H	E
SODDED TURF		90% DWARF FESCUE, 10% PERENNIAL RYE GRASS	H	E
TEUCRIUM CHAMAEDRYS	'PROSTRATUM'	GERMANDER	L	E
THYMUS PRAECOX	'PURPLE CARPET'	MOTHER OF THYME	L	E
TRACHELOSPERMUM ASIATICUM		ASIAN JASMINE	M	E
TRACHELOSPERMUM JASMINOIDES		STAR JASMINE	M	E
VERBENA CANADENSIS	'HOMESTEAD PURPLE'	VERBENA	UN	P
VINCA MINOR		PERIWINKLE	M	E
WESTRINGIA FRUTICOSA	'MUNDI'	COAST ROSEMARY	L	E

This list is not intended to be exclusive or exhaustive. Alternate selections shall be reviewed and approved by the DRC, insofar as they are demonstrated to be in keeping with the overall character herein, and are suitable for use, including size and maintainability at maturity, for the locations in which they are proposed.