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SOURCE: SCHMIDT DESIGN GROUP, INC. 2015

FIGURE 35
Commercial Building Setbacks

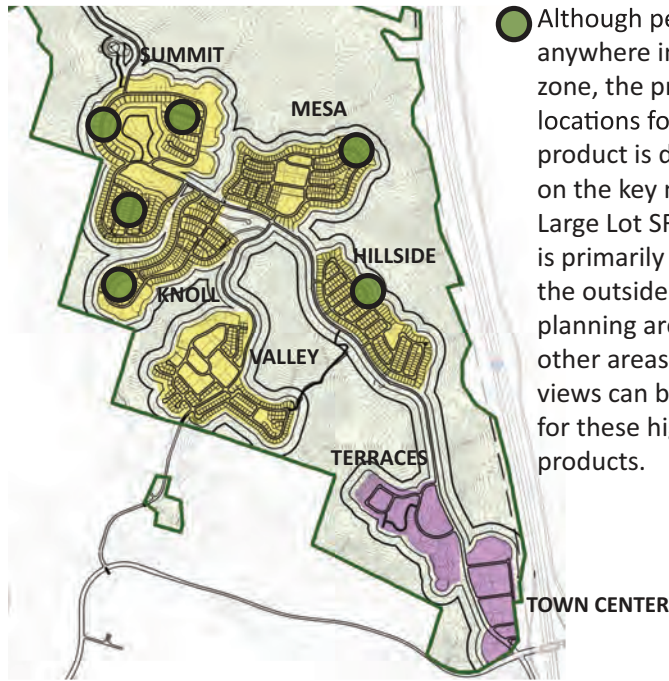
Newland Sierra Specific Plan

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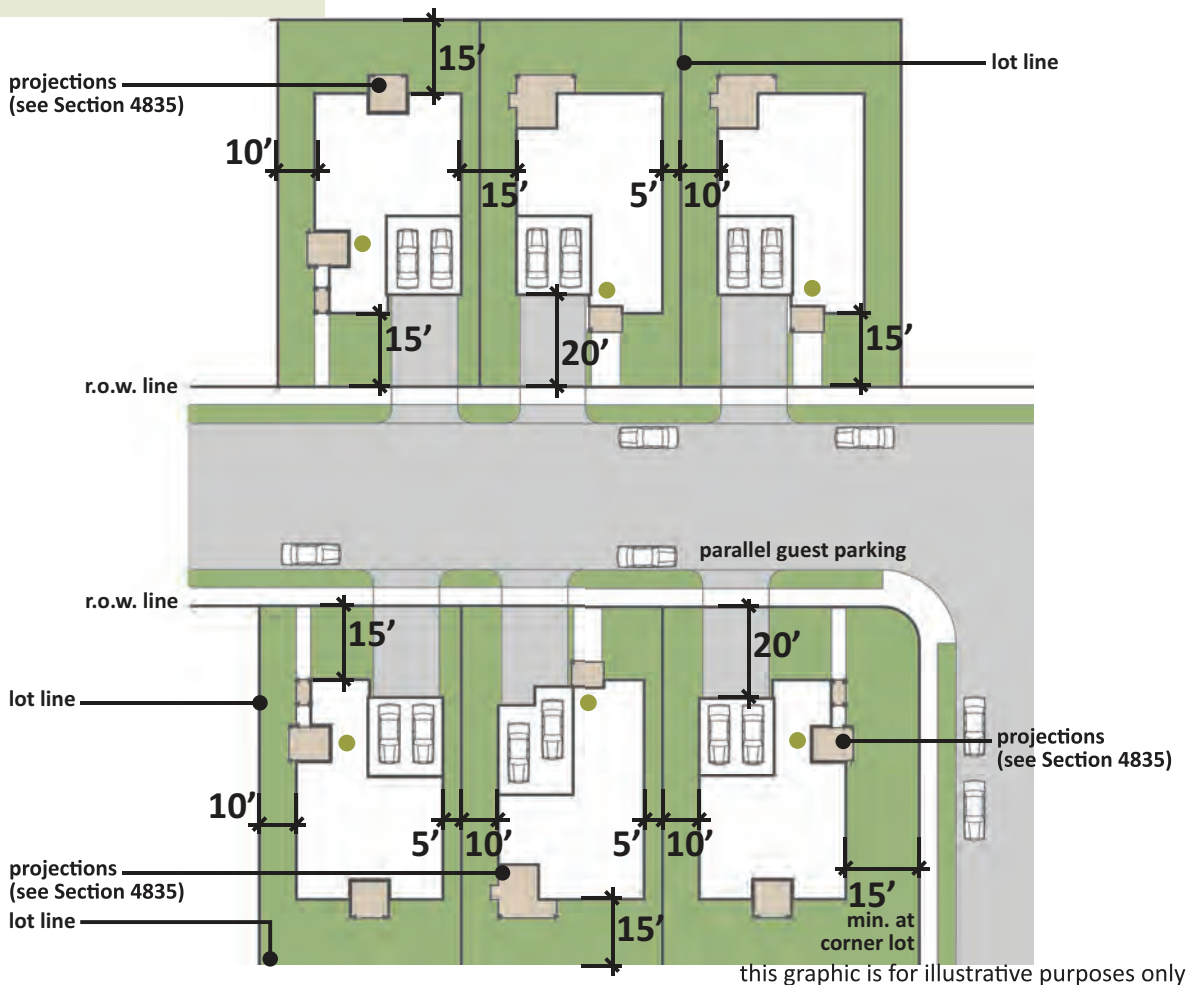
Large Lot SFD Standards

The Large Lot SFD product is permitted in RS zone areas as shown in yellow on the key map at right. These standards apply for lots ranging from 5,040 to 8,000 sq.ft.

Character:
 Typical Single Family Detached homes utilizing indoor/outdoor space. Garages are set back to provide driveway parking and create a varied street scene. Larger setbacks provide additional privacy.



Although permitted anywhere in the RS zone, the preferred locations for this product is denoted on the key map. The Large Lot SFD product is primarily used on the outside rows of planning areas and other areas where views can be maximized for these higher end products.



SOURCE: SCHMIDT DESIGN GROUP, INC. 2015

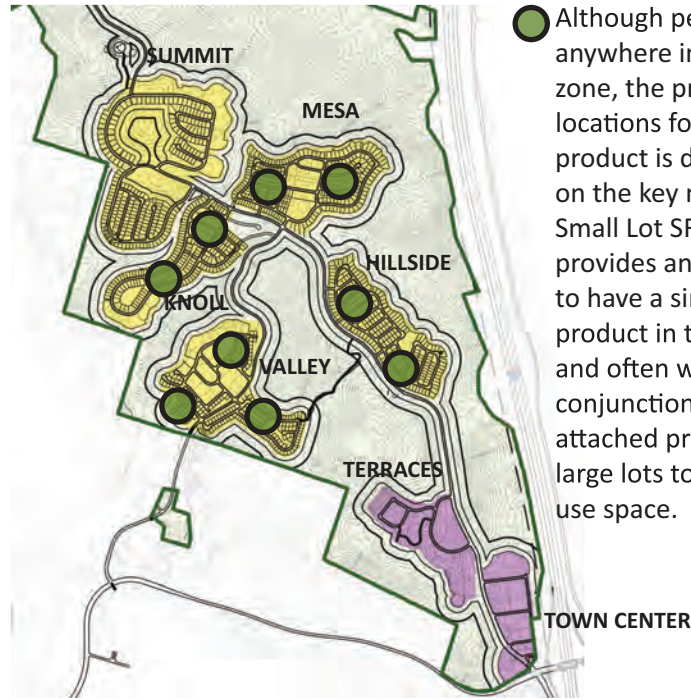
FIGURE 36
Large Lot SFD Standards

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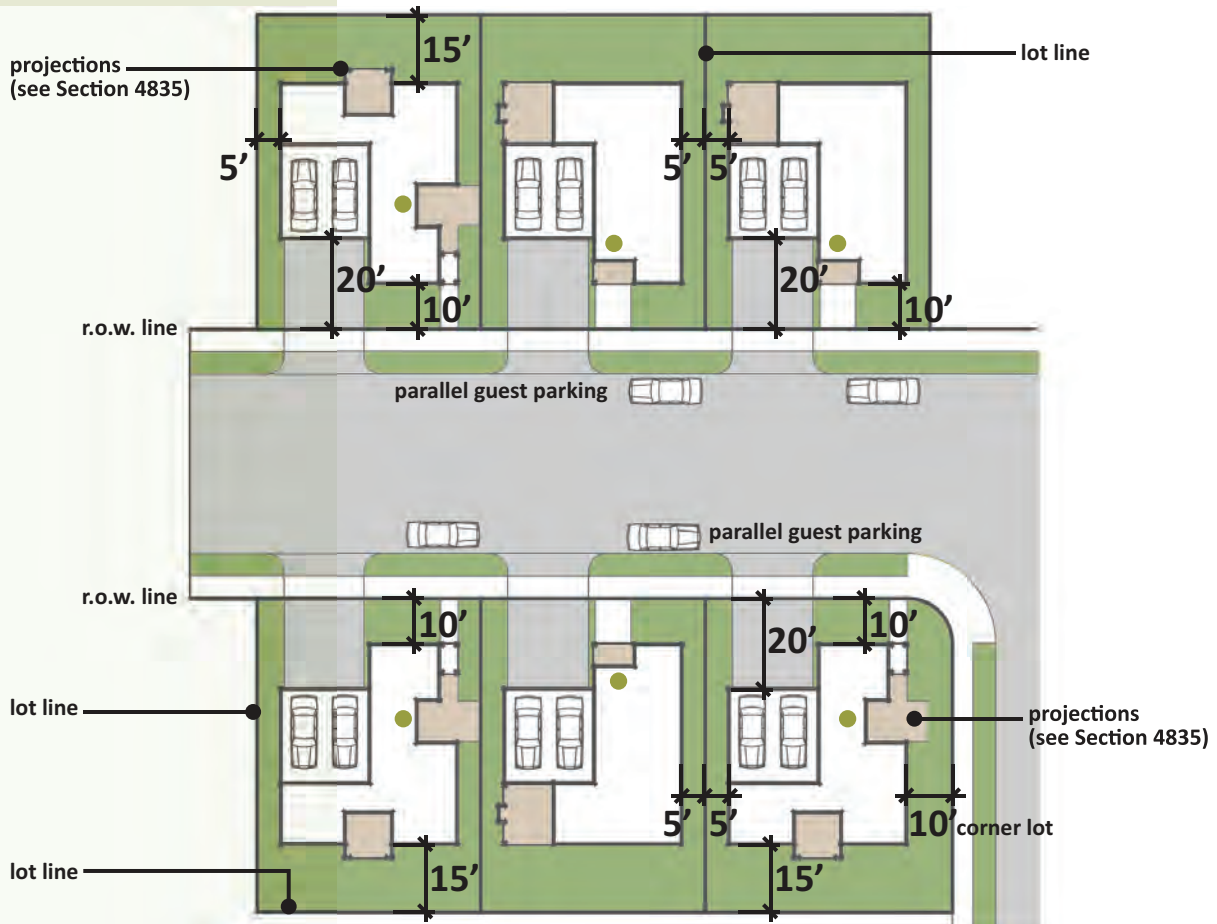
Small Lot SFD Standards

The Small Lot SFD product is permitted in RS zone areas as shown in yellow on the map at the right. These standards apply for lots ranging from 3,000 to 5,000 sq.ft.

Character:
 Typical Single Family Detached homes on smaller, efficient lots, utilizing indoor/outdoor space. Garages are set back to provide driveway parking and create a varied street scene.



Although permitted anywhere in the RS zone, the preferred locations for this product is denoted on the key map. The Small Lot SFD product provides an opportunity to have a single family product in tighter areas, and often work in conjunction with both attached products and large lots to efficiently use space.



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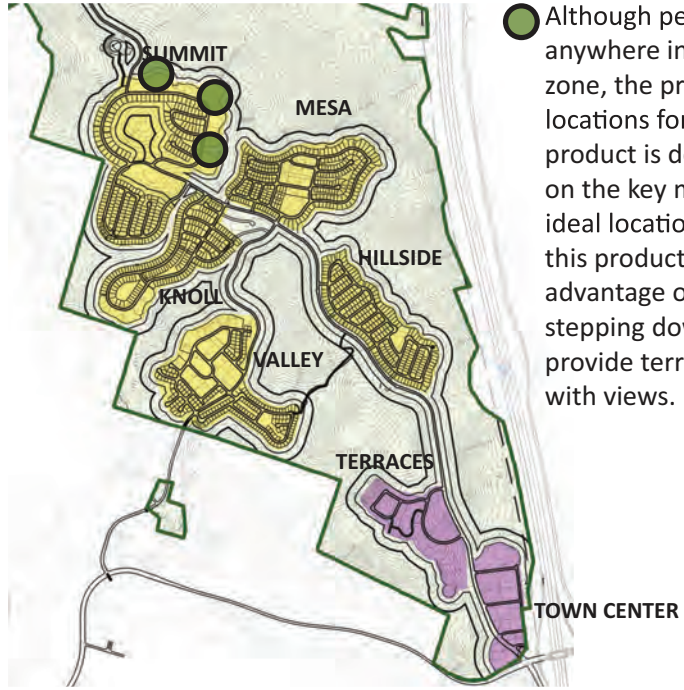
FIGURE 37
Small Lot SFD Standards

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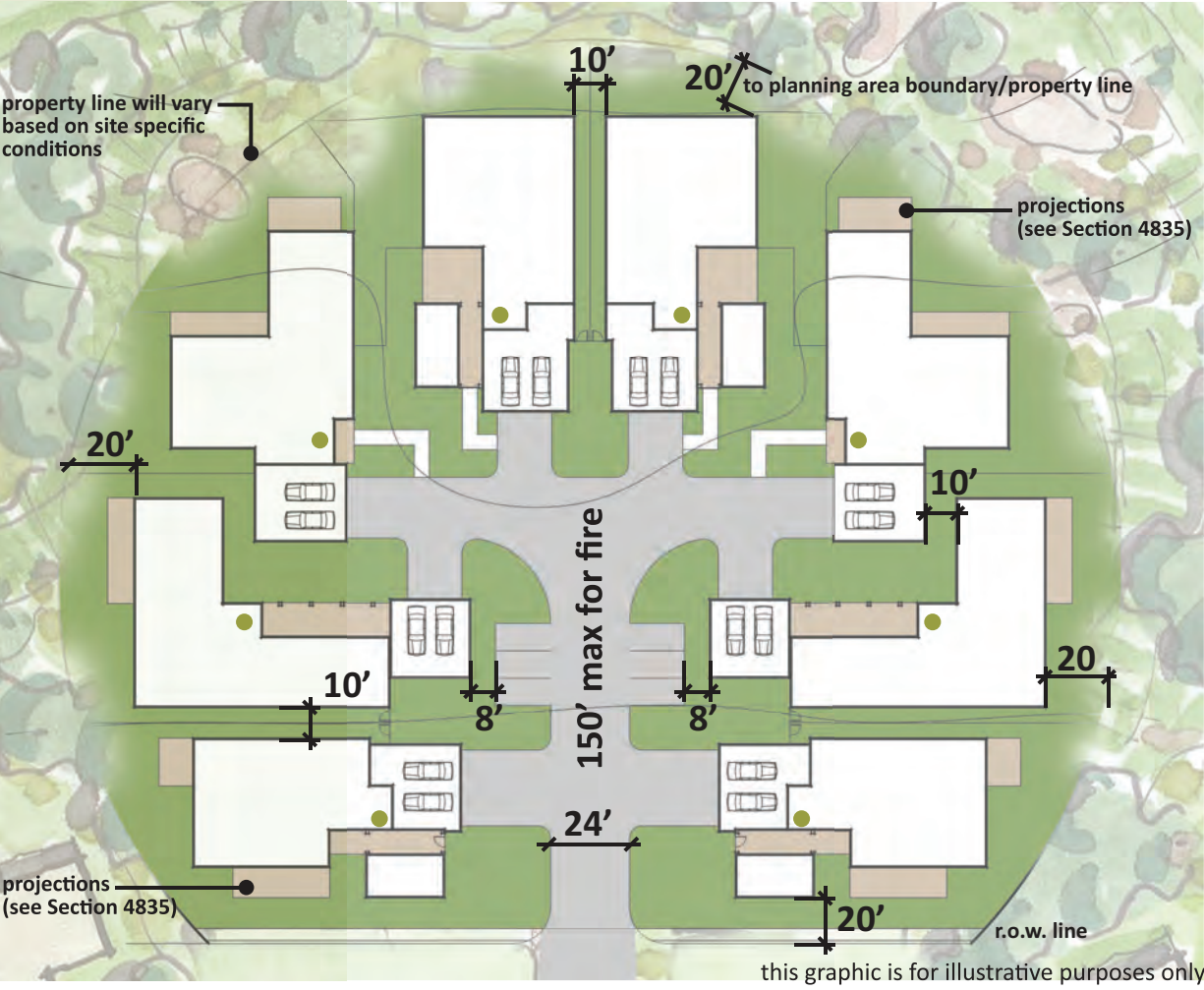
Grade-Adaptive SFD Cluster Standards

The Grade-Adaptive Cluster product are permitted in RS zone areas as shown in yellow at right. Designed with irregular property lines to accommodate natural slope and land features.

Character:
Over 2,000 sq.ft. Single family, grade-adaptive units maximize views from their terraced private yards, while preserving the knolls and natural topography of the site by clustering the homes around a motor court.



Although permitted anywhere in the RS zone, the preferred locations for this product is denoted on the key map. The ideal location for this product takes advantage of slope stepping down a hill to provide terraced yards with views.



SOURCE: SCHMIDT DESIGN GROUP, INC. 2015

FIGURE 38
Grade Adaptive SFD Clusters

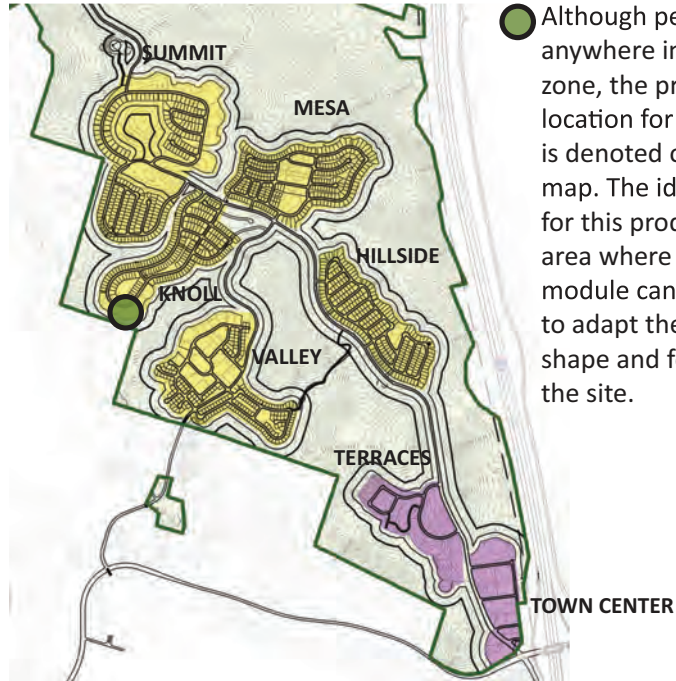
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Family Cluster Standards

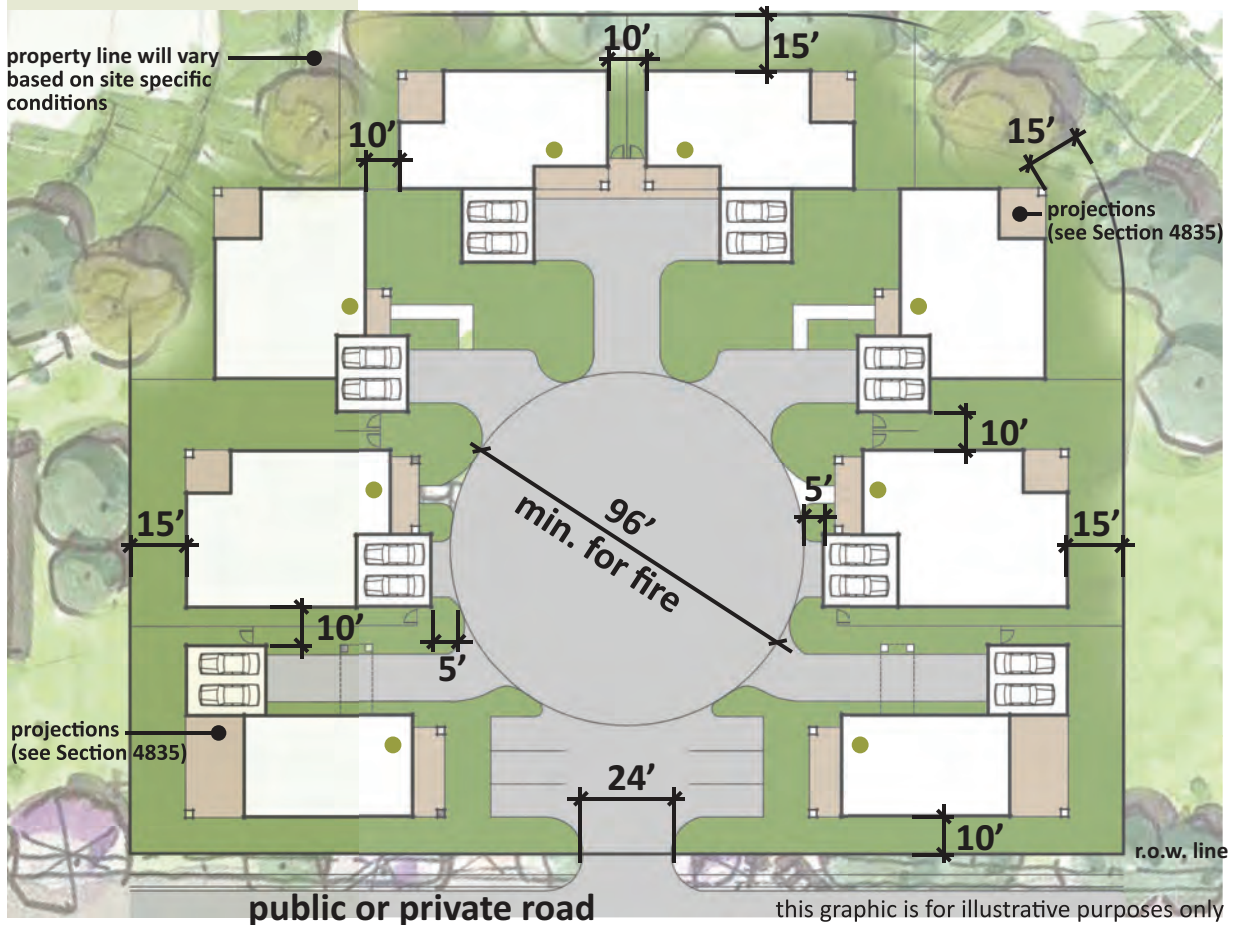
Family Clusters are permitted in RS zone areas. Designed with irregular property lines to accommodate and preserve natural land features.

Character:

Under 2,000 sq.ft. Single family units take advantage of distant views from their private yards, while preserving the knolls and natural landscape of the site by clustering the homes together.



Although permitted anywhere in the RS zone, the preferred location for this product is denoted on the key map. The ideal location for this product is in an area where the cluster module can be modified to adapt the natural shape and features of the site.



SOURCE: SCHMIDT DESIGN GROUP, INC. 2015

FIGURE 39
Family Cluster Standards

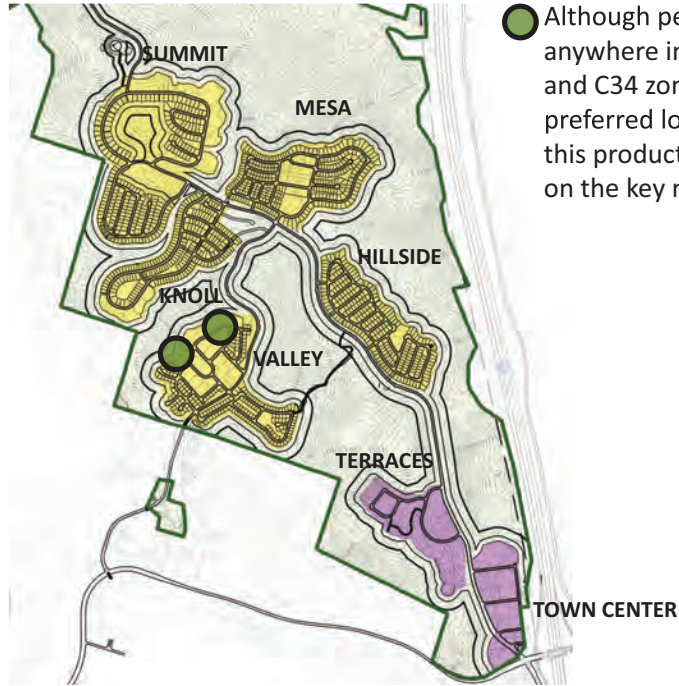
Newland Sierra Specific Plan

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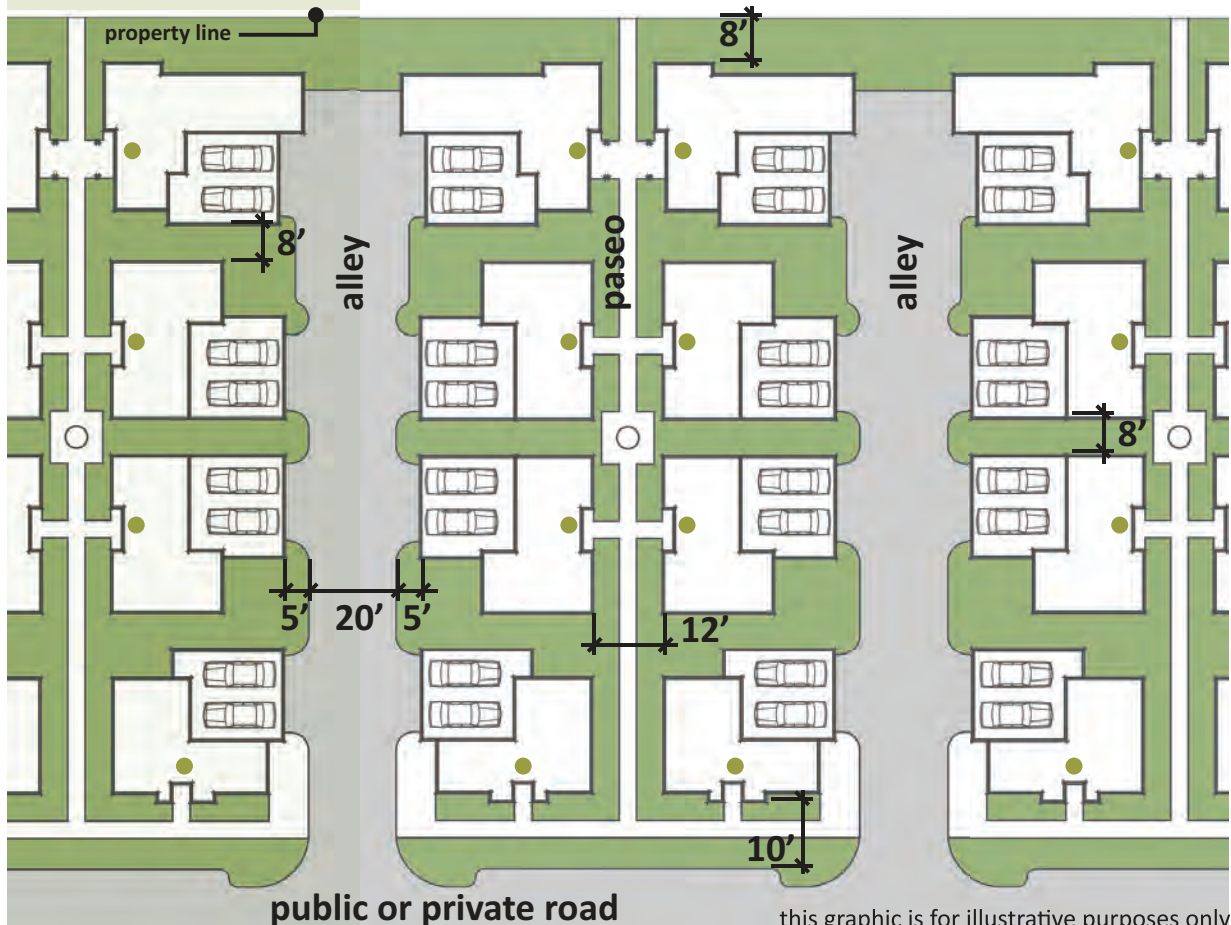
Paseo Cluster Standards

Paseo Clusters are permitted in both RS (denoted by yellow) and C34 (denoted by purple) zone areas.

Character:
Alley-loaded detached homes with front doors opening on a shared paseo or street frontage, provides higher densities with a detached product.



● Although permitted anywhere in the RS and C34 zones, the preferred location for this product is denoted on the key map.



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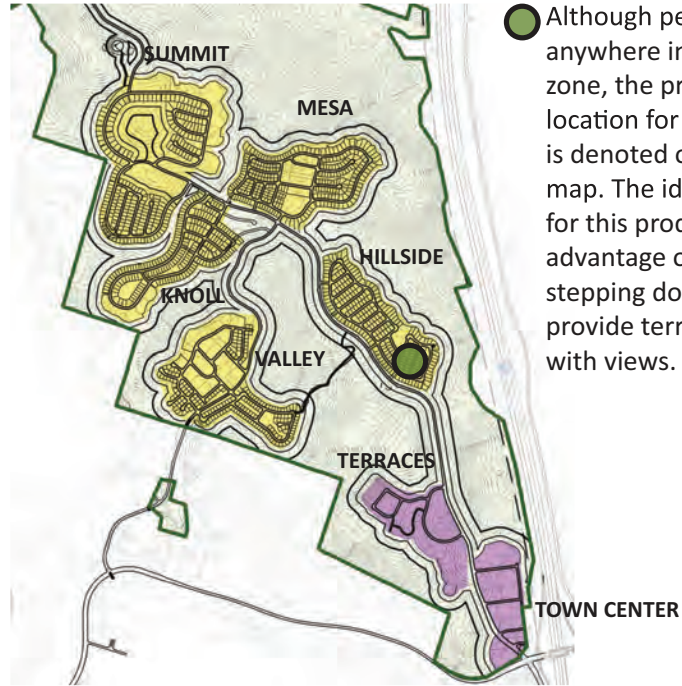
FIGURE 40
Paseo Clusters

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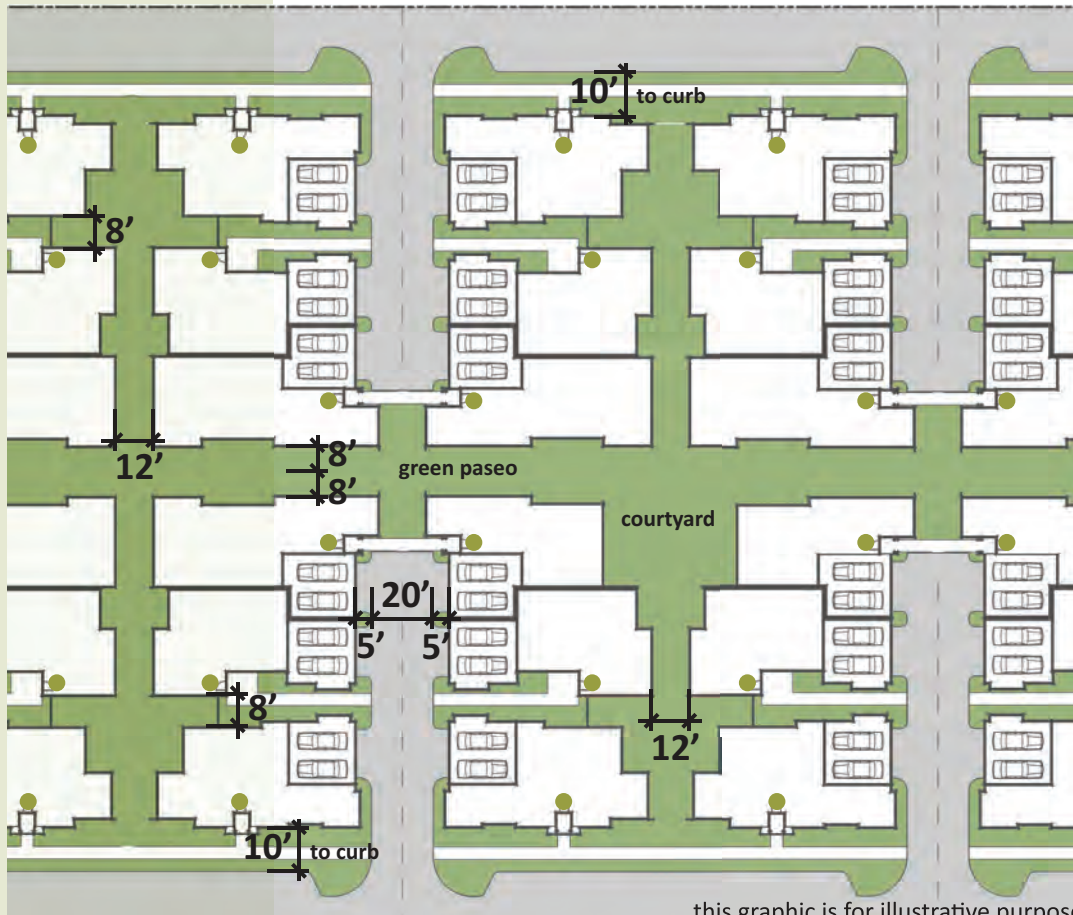
Active Adult Cluster Standards (alley load)

Active Adult Clusters are permitted in RS zone areas as shown in yellow on the map at right.

Character:
One-story structures with attached and detached units, but designed to look and feel like individual homes. Floor plans and site details catered to active adults. Clustered around courtyard areas to create community gathering areas.



Although permitted anywhere in the RS zone, the preferred location for this product is denoted on the key map. The ideal location for this product takes advantage of slope stepping down a hill to provide terraced yards with views.



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FIGURE 41
Active Adult Clusters
Newland Sierra Specific Plan

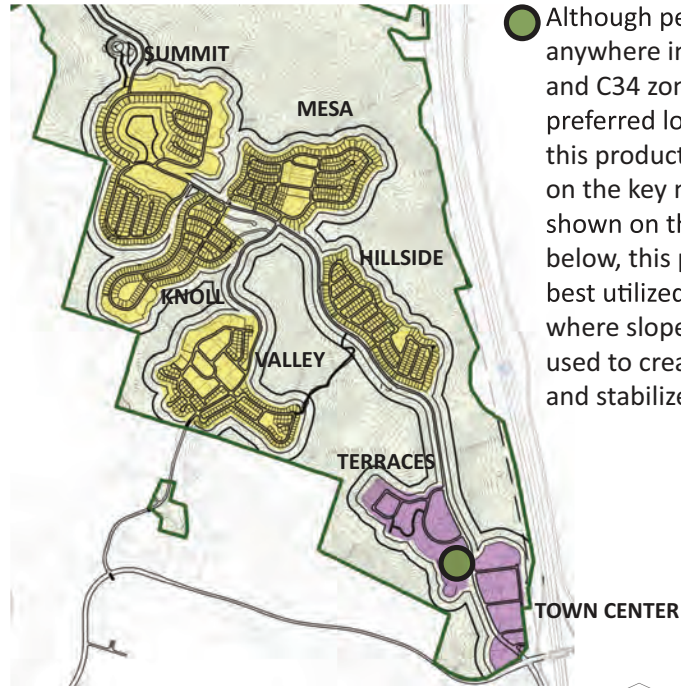
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Grade-Adaptive Townhome Standards

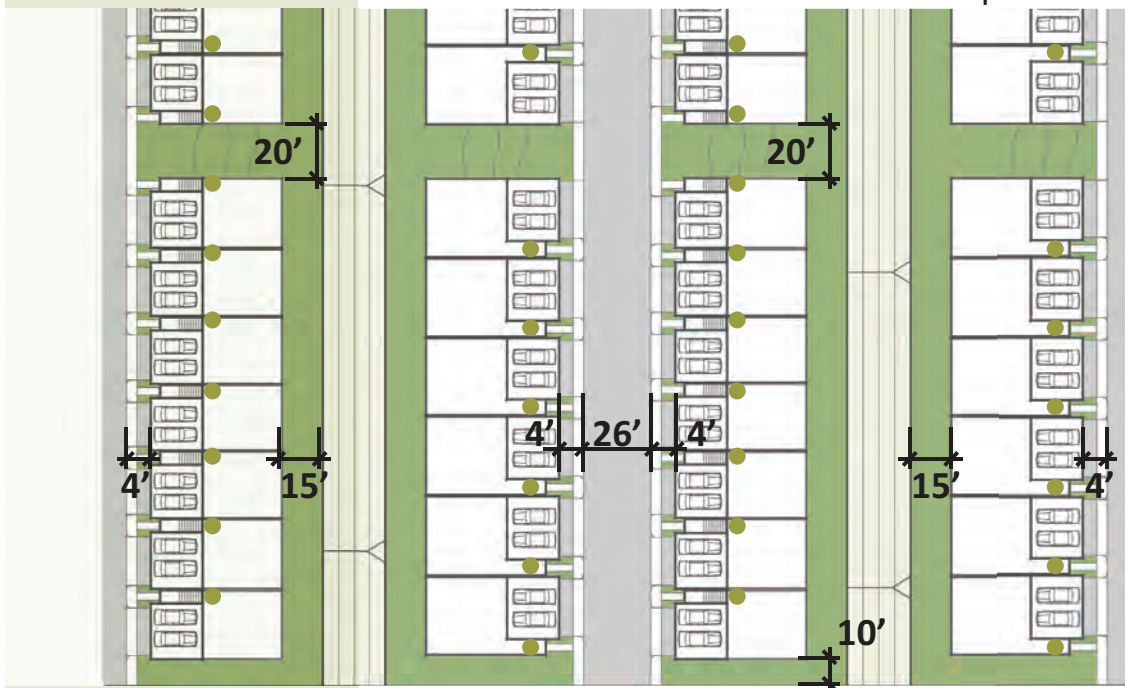
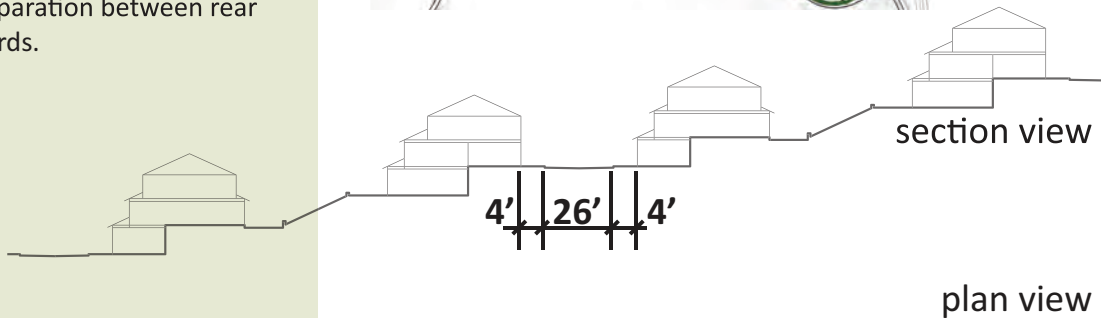
Grade-Adaptive Townhomes are permitted in both RS (denoted by yellow) and C34 (denoted by purple) zone areas.

Character:

Townhomes planned on areas with slope using grade-adaptive architecture. Additional slope can be taken up within the buildings by creating upslope and downslope floor plans to maximize views. Landscaped slope banks create further separation between rear yards.



Although permitted anywhere in the RS and C34 zones, the preferred location for this product is denoted on the key map. As shown on the section below, this product is best utilized in areas where slope can be used to create views and stabilize hillsides.



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SOURCE: SCHMIDT DESIGN GROUP, INC. 2015

FIGURE 42
Grade Adaptive Townhomes

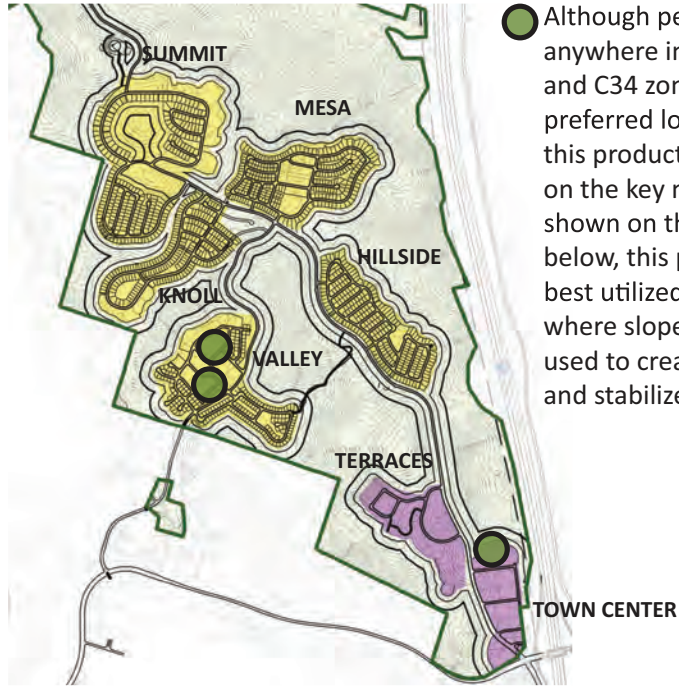
Newland Sierra Specific Plan

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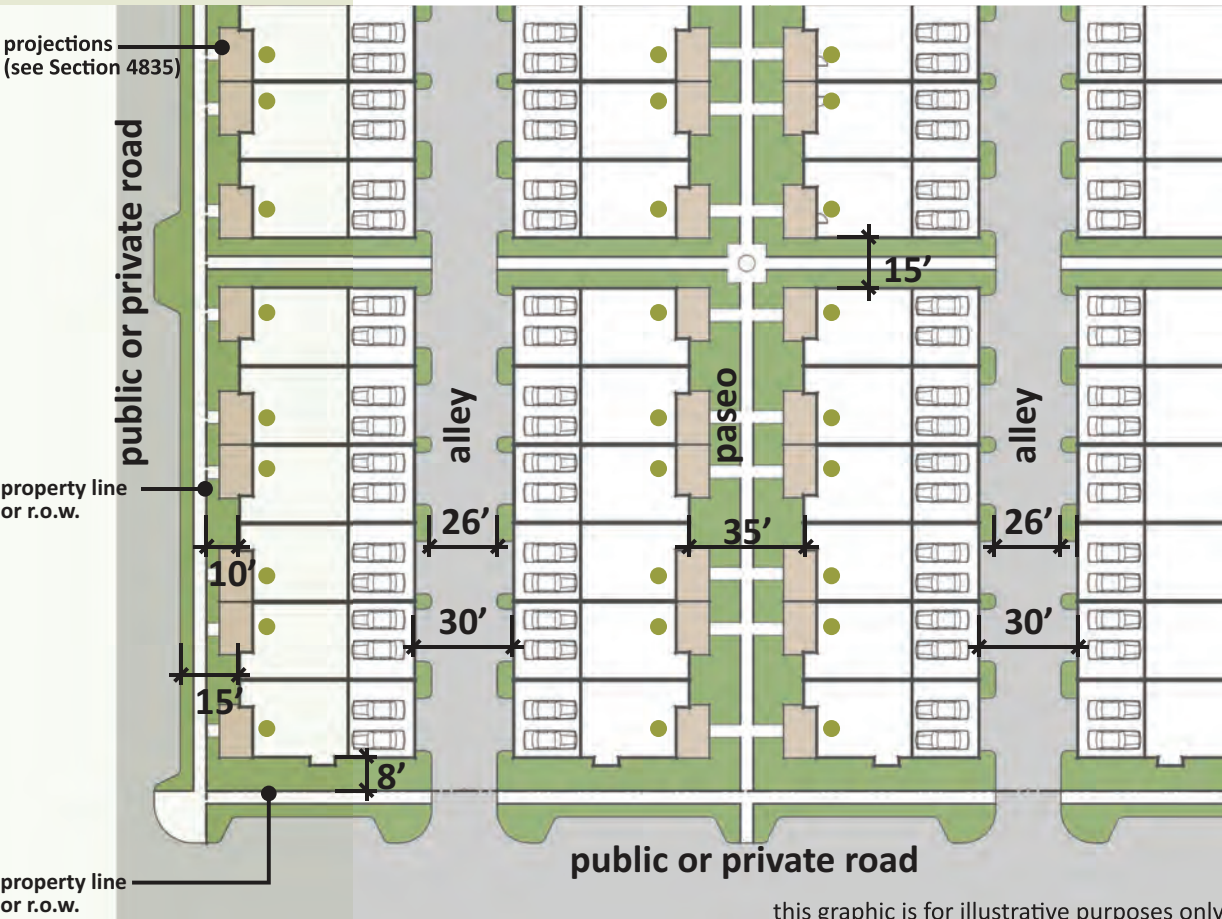
RowTownhome Standards

Row Townhomes are permitted in both RS (denoted by yellow) and C34 (denoted by purple) zone areas.

Character:
Alley-loaded Row
Townhomes engage the street at a pedestrian scale while proving higher density. Variations in architectural details can create a vibrant streetscape.



Although permitted anywhere in the RS and C34 zones, the preferred location for this product is denoted on the key map. As shown on the section below, this product is best utilized in areas where slope can be used to create views and stabilize hillsides.



SOURCE: SCHMIDT DESIGN GROUP, INC. 2015

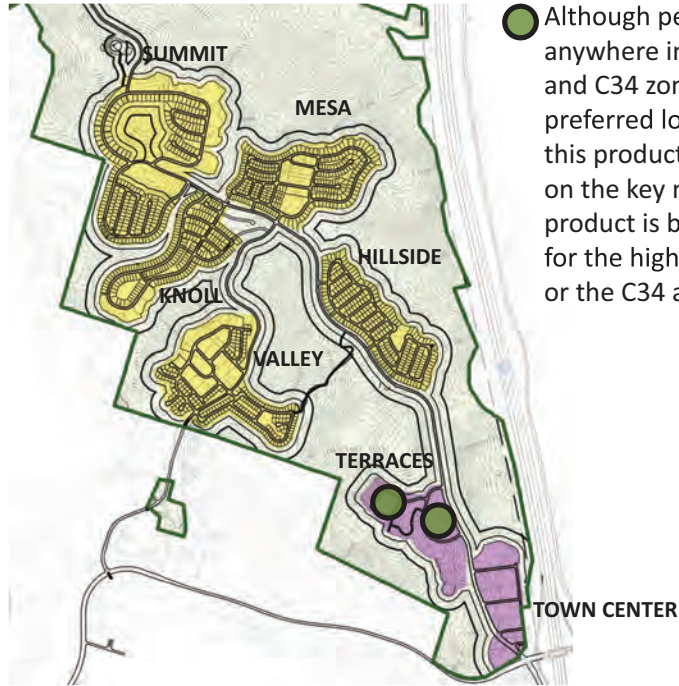
FIGURE 43
Row Townhomes

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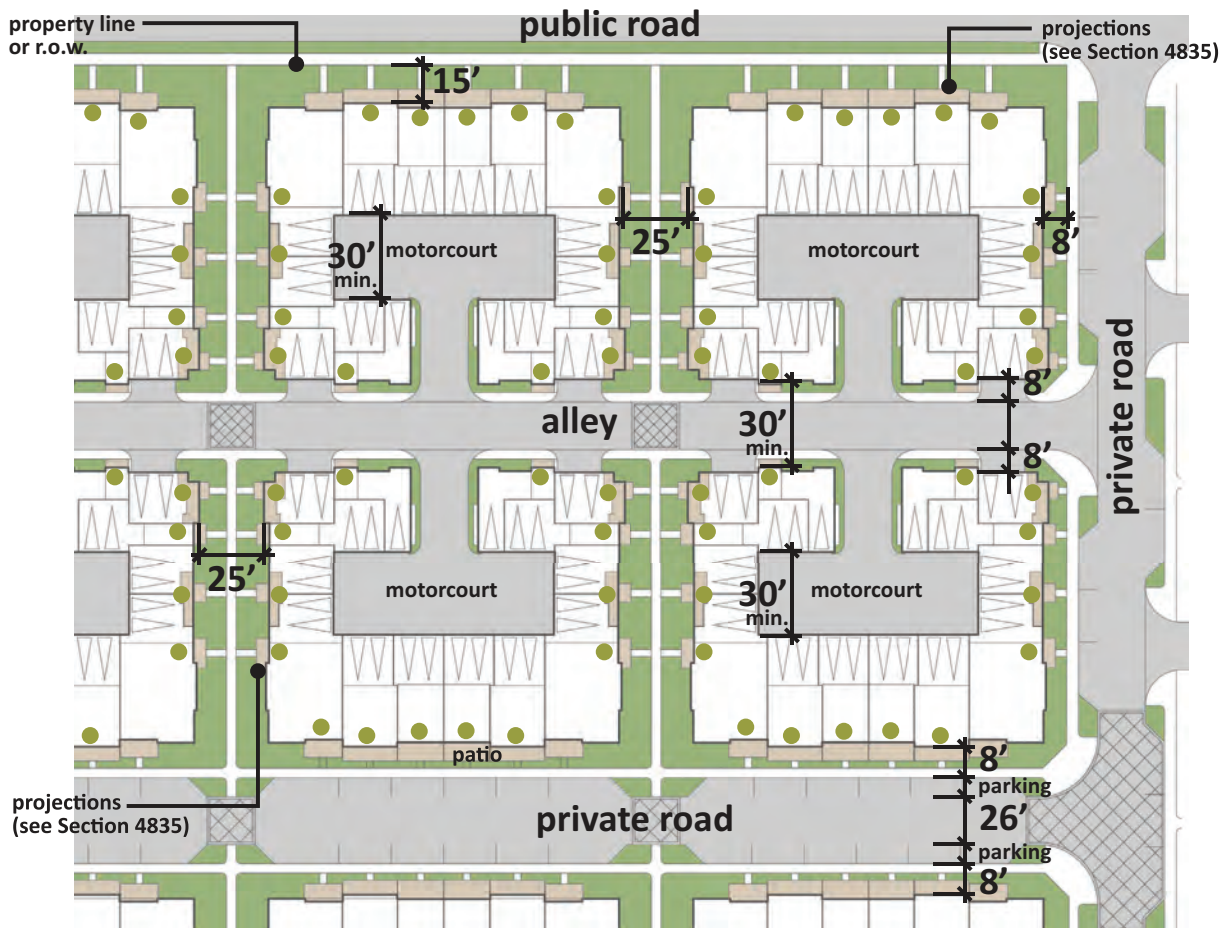
Townhome Cluster Standards

Townhome Clusters are permitted in both RS (denoted by yellow) and C34 (denoted by purple) zone areas.

Character:
Garage doors are turned inward on a courtyard to allow building frontage and front door access on 4 sides of the building. Architecture can be designed to give each unit and entry its own character to break up the building mass.



Although permitted anywhere in the RS and C34 zones, the preferred location for this product is denoted on the key map. This product is best suited for the higher densities or the C34 areas.



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SOURCE: SCHMIDT DESIGN GROUP, INC. 2015

FIGURE 44
Townhome Clusters
Newland Sierra Specific Plan

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Architectural Character

Single Family Detached
Detached homes respect the existing terrain of the site while integrating natural, rustic materials to blend in with the landscape, creating a rural-themed architectural character.



contemporary interpretations should compliment local architectural heritage



indoor/outdoor space should be incorporated into the design



rustic materials, natural stone walls, and appropriate landscaping should blend in the natural surroundings



the form of the building should complement the existing terrain

Clusters

Cluster homes allow for a detached feel while achieving higher densities and using less land. Creating unique spaces in between buildings provide interest and opportunities to connect with neighbors.



individual buildings within clusters should have their own architectural identity to create aesthetic variety



cluster homes should be individually designed to respond to the natural terrain of the site and should create opportunities for public open space and community gathering areas as shown above

SOURCE: SCHMIDT DESIGN GROUP, INC. 2015

FIGURE 45
Architectural Character

Newland Sierra Specific Plan

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