

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



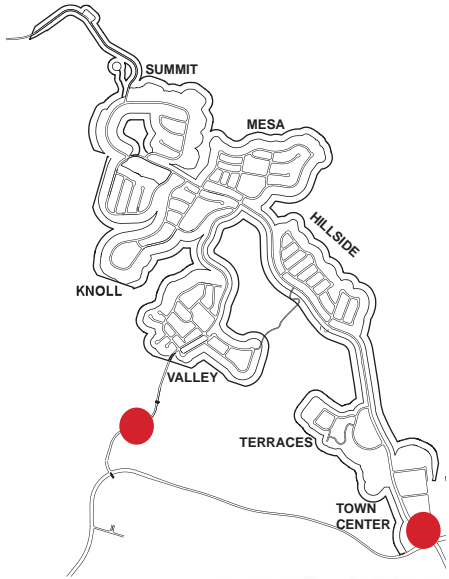
cluster homes should be individually designed to respond to the natural terrain of the site and should create opportunities for public open space and community gathering areas as shown above

SOURCE: SCHMIDT DESIGN GROUP, INC. 2015

FIGURE 46
Architectural Character

Newland Sierra Specific Plan

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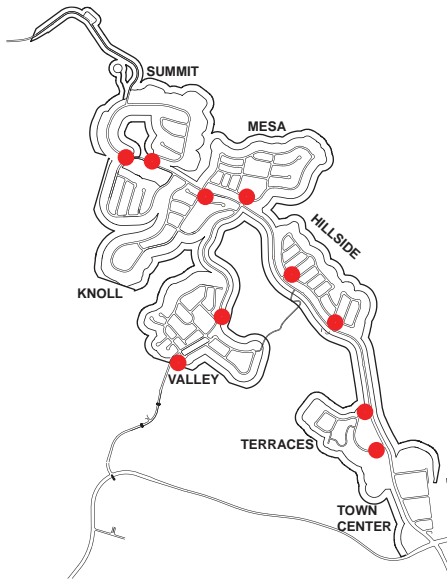


THIS GRAPHIC IS FOR
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FIGURE 47
Typical Community Entry Sign

Newland Sierra Specific Plan

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FIGURE 48
Typical Neighborhood Entry Monument

Newland Sierra Specific Plan

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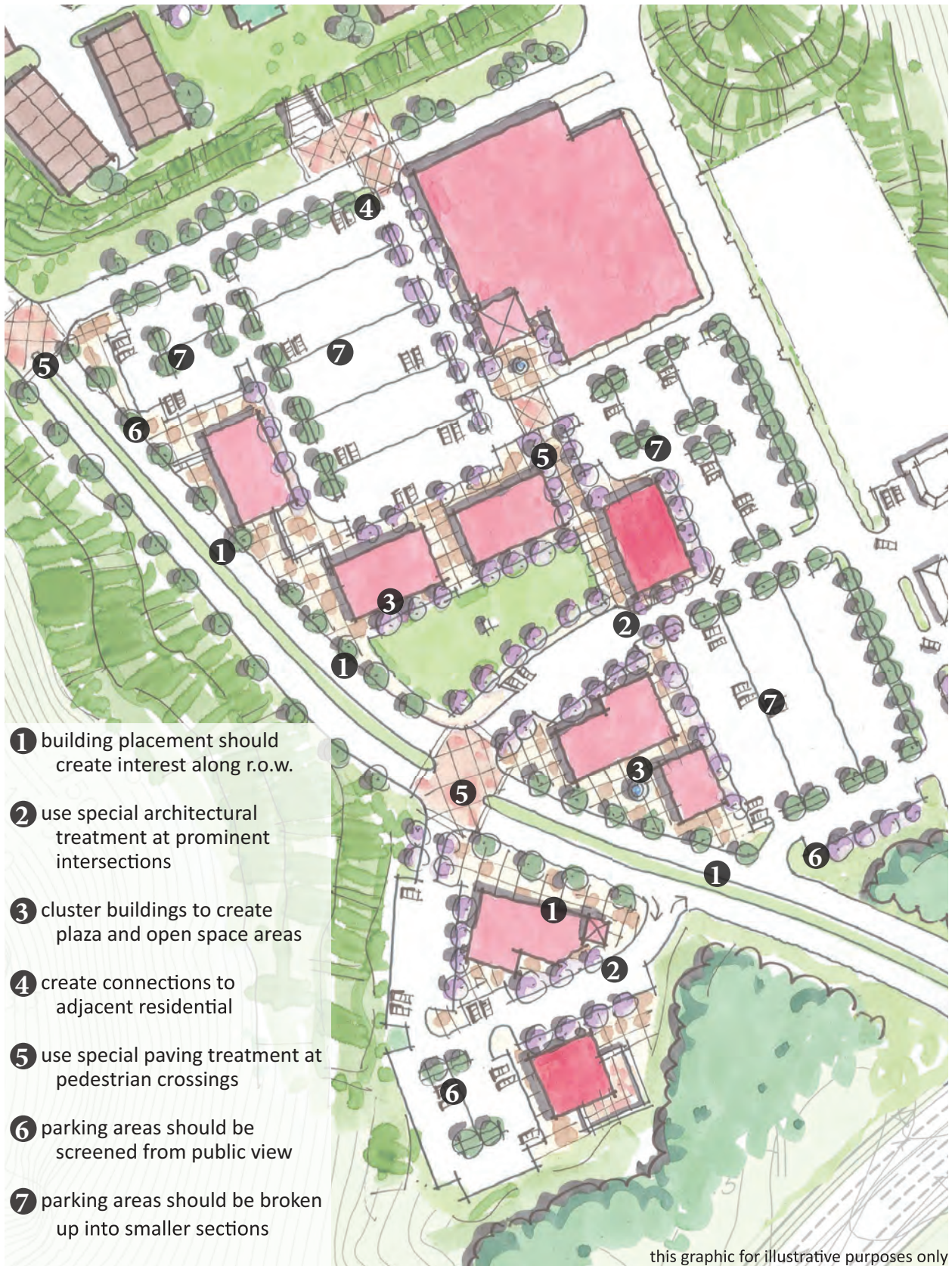
PARK ENTRY
MONUMENT

TRAIL MARKER

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FIGURE 49
Typical Park Entry Monument and Trail Marker

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- ① building placement should create interest along r.o.w.
- ② use special architectural treatment at prominent intersections
- ③ cluster buildings to create plaza and open space areas
- ④ create connections to adjacent residential
- ⑤ use special paving treatment at pedestrian crossings
- ⑥ parking areas should be screened from public view
- ⑦ parking areas should be broken up into smaller sections

this graphic for illustrative purposes only

SOURCE: SCHMIDT DESIGN GROUP, INC. 2015

FIGURE 50
Conceptual Commercial Site Plan

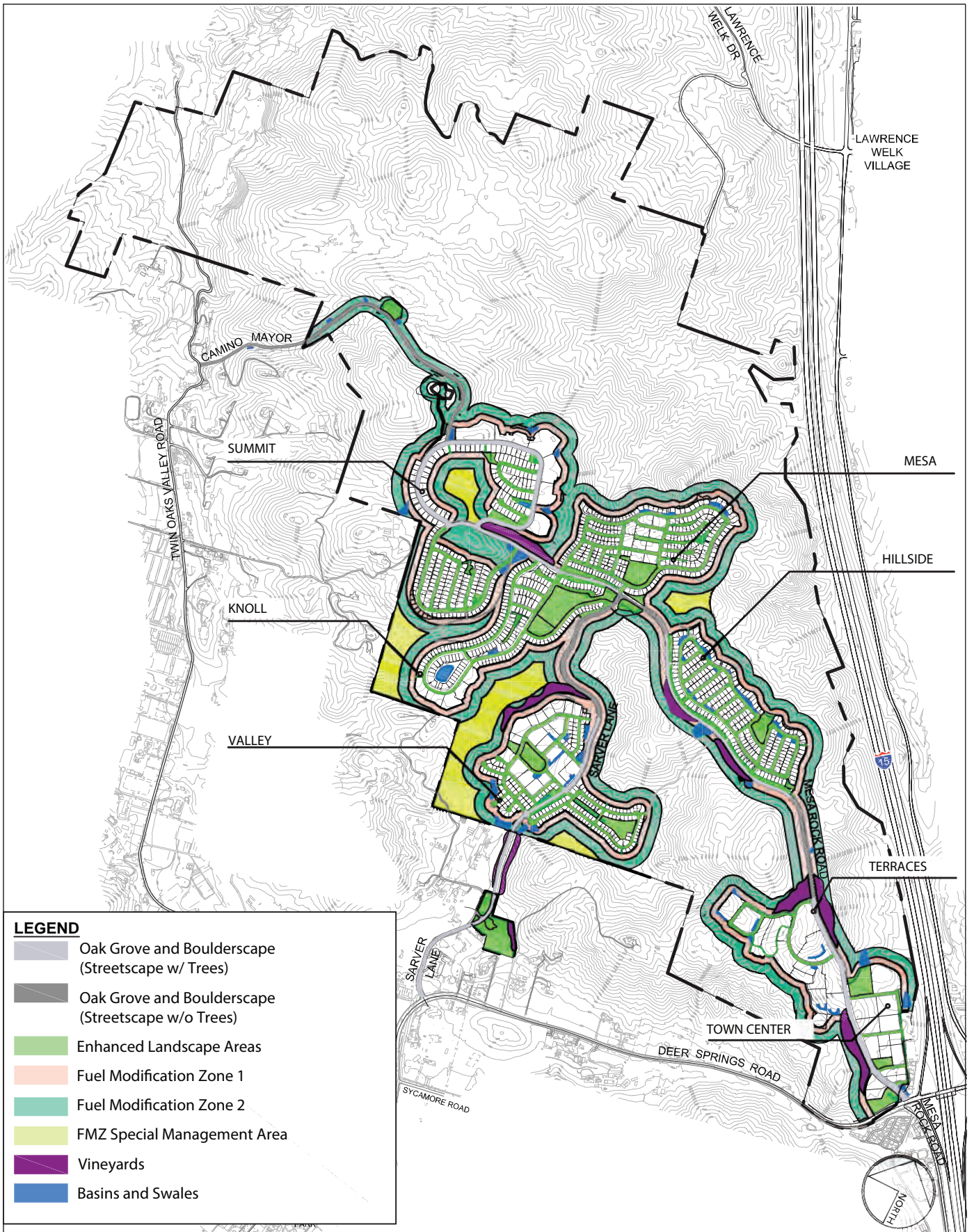
Newland Sierra Specific Plan

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FIGURE 51
Biological Open Space

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LEGEND

- Oak Grove and Boulderscape (Streetscape w/ Trees)
- Oak Grove and Boulderscape (Streetscape w/o Trees)
- Enhanced Landscape Areas
- Fuel Modification Zone 1
- Fuel Modification Zone 2
- FMZ Special Management Area
- Vineyards
- Basins and Swales

FIGURE 52
Landscape Concept Plan

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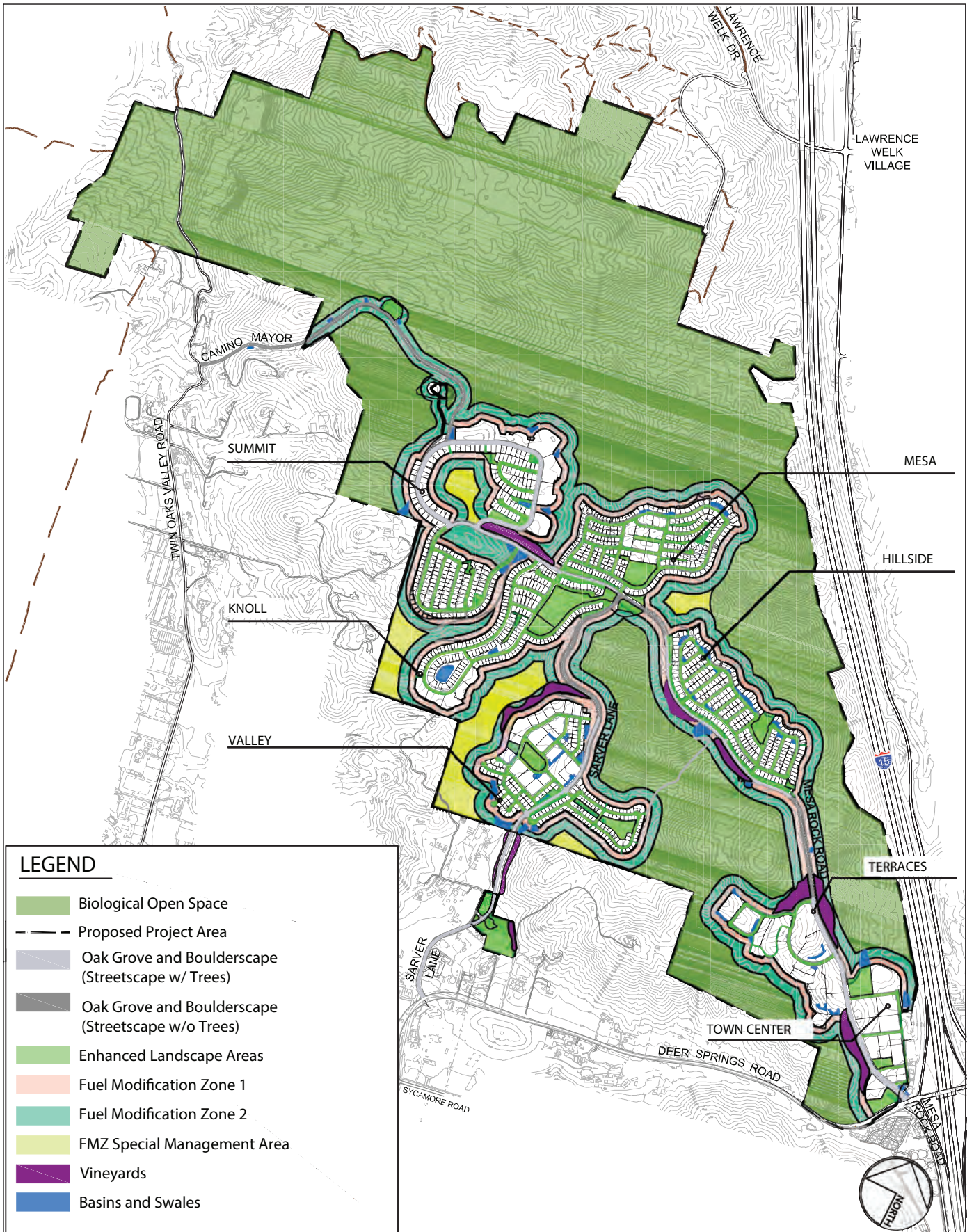


FIGURE 53
Biological Open Space and Landscape Zones

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OAK GROVE AND BOULDERSCAPE

Note: This planting zone forms the foundation of the landscape character for the community. The trees, shrubs, and groundcover included below may be used in all landscape zones. See also Basin and Swale plant list for streetscapes with swales.

Trees: (24" box min.)	
Botanic Name	Common Name
<i>Quercus agrifolia</i>	Coast Live Oak
<i>Quercus engelmannii</i>	Engelman Oak

Shrubs and Groundcovers: (1 gallon min.)	
Botanic Name	Common Name
<i>Agave</i> spp.	Agave Species
<i>Abutilon palmeri</i>	Indian Mallow
<i>Arctostaphylos</i> spp.	Manzanita
<i>Baccharis pilularis</i> 'Pigeon Point'	Dwarf Coyote Brush
<i>Ceanothus</i> g. var. <i>Horizontalis</i> 'Yankee Point'	Carmel Creeper California Lilac
<i>Cistus</i> x <i>purpureus</i>	Orchid Rockrose
<i>Dasyliirion</i> spp.	Desert Spoon
<i>Dudleya</i> spp.	Dudleya
<i>Encelia californica</i>	Coast Sunflower
<i>Epilobium canum</i>	California Fuchsia
<i>Erigeron glaucus</i>	Seaside Daisy
<i>Galvesia speciosa</i>	Island Bush Snapdragon
<i>Grevillea</i> spp.	Grevillea
<i>Hesperaloe parviflora</i>	Red Yucca
<i>Heteromeles arbutifolia</i>	Toyon
<i>Iva hayesiana</i>	San Diego Marsh-Elder
<i>Lantana montevidensis</i>	Trailing Lantana
<i>Rhamnus</i> spp.	Coffeeberry
<i>Rhus ovata</i>	Sugarbush
<i>Rhus integrifolia</i>	Lemonade Berry
<i>Rosa</i> x Carpet Rose	Carpet Rose
<i>Rosmarinus officinalis</i>	Rosemary
<i>Sisyrinchium bellum</i>	Western Blue-Eyed Grass
<i>Sphaeralcea ambigua</i>	Desert Globemallow
<i>Verbea</i> spp.	Verbena
<i>Yucca</i> spp.	Yucca

Grasses (hydroseed or plugs)	
Botanic Name	Common Name
<i>Aristida purpurea</i>	Purple Three Awn
<i>Deschampsia cespitosa</i>	Tufted Hair Grass
<i>Festuca rubra</i> 'Molate'	Creeping Red Fescue
<i>Festuca californica</i>	California Fescue
<i>Bromus carinatus</i>	California Brome
<i>Eschscholzia californica</i>	California Poppy
<i>Lupinus truncatus</i>	Lupine

FIGURE 54
Plant Palette - Oak Grove and Boulderscape

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Quercus agrifolia



Quercus engelmannii



Streetscape with low water use planting



Streetscape with low water use planting

NOTE: IMAGES SHOWN
HERE DEPICT LANDSCAPE
CHARACTER ONLY. SEE FULL
PLANT LIST FOR ALL PLANTS
ALLOWED IN THIS ZONE.

FIGURE 55

Plant Character Images - Oak Grove and Boulderscape

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BASINS AND SWALES

Note: All trees, shrubs and groundcovers previously noted in the Oak Grove and Boulderscape plant list may also be incorporated in this zone.

Trees: (15 gallon min.)	
Botanic Name	Common Name
<i>Alnus rhumbifolia</i>	White Alder
<i>Cercis occidentalis</i>	Western Redbud
<i>Chilopsis linearis</i>	Desert Willow
<i>Platanus racemosa</i>	California Sycamore
<i>Populus fremontii</i>	Western Cottonwood
<i>Salix gooddingii</i>	Goodding's Willow
<i>Salix lasiolepis</i>	Arroyo Willow

Shrubs and Groundcovers: (1 gallon min.)	
Botanic Name	Common Name
<i>Achillea millefolium</i>	Common Yarrow
<i>Chondropetalum tectorum</i>	Small Cape Rush
<i>Iris douglasiana</i>	Douglas Iris
<i>Juncus</i> spp.	Rush
<i>Mahonia repens</i>	Creeping Mahonia
<i>Mimulus cardinalis</i>	Scarlet Monkeyflower
<i>Scirpus californicus</i>	Bulrush

Grasses (hydroseed or plugs)	
Botanic Name	Common Name
<i>Agrostis pallens</i>	Seashore Bent Grass
<i>Carex praegracilis</i>	California Field Sedge
<i>Deschampsia caespitosa</i>	Tufted Hairgrass
<i>Festuca microstachys</i>	Small Fescue
<i>Festuca rubra</i> 'Molate'	Molate Red Fescue
<i>Carex praegracilis</i>	Slender Sedge

FIGURE 56
Plant Palette - Basins and Swales

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