

# OLD GREENWOOD

Design Guidelines  
for  
Single-Family Homes



April 15, 2003

*Revised November 15, 2003*

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# **Old Greenwood Design Guidelines**

## **INTRODUCTION**

Old Greenwood has been conceived and carefully Master Planned as an exclusive resort community set within a natural mountain environment. In order to preserve the beauty of its setting, to maintain a pleasant and desirable environment, to establish and preserve a harmonious design for the community, and to protect and promote the value of property, all architectural design, site planning, and landscaping shall be subject to design review.

In accordance with the requirements of the Old Greenwood Covenants, Conditions, and Restrictions (CC&R's), this document sets forth the Architectural, Site Planning, and Landscape Guidelines that shall state the general design theme of all single-family, whole-ownership lots (Lots 1-99) within Old Greenwood. This document also describes specific design requirements and the general construction procedures for Old Greenwood.

This document may be amended from time to time by the Old Greenwood Design Review Board.



## **1 VISION STATEMENT OF OLD GREENWOOD**

1.1 Old Greenwood enjoys the distinction of being within the North Tahoe/Truckee region...a place of extreme natural beauty, rich history, and incredible recreation. Old Greenwood is also an identifiable community within this region...joining the Village at Northstar, the Highlands, and Gray's Crossing as places of unique identity, built in harmony with their natural setting, and collectively providing a broad range of resort and recreation amenities through joint membership in the Tahoe Mountain Club.

1.2 As part of the North Tahoe/Truckee region, the vision of Old Greenwood begins with a strong respect for the natural environment. The setting of Old Greenwood is one of alpine meadows opening within a forest of pine trees. At 5,900 feet above sea level, the sun is brilliant and the climate provides longer summers than that of its higher mountain resort neighbors...making Old Greenwood the summer focus for the Tahoe Mountain Resorts. The vision of Old Greenwood is one of an active, year-round, resort community built with care and sensitivity through architecture and landscape. The vision reflects the North Tahoe heritage and blends into, rather than dominates, its natural setting. The Master Plan has carefully located the residences to rest lightly within the landscape, with higher density in the village core to preserve open space in other areas of the project.

1.3 The North Tahoe legacy also brings the spirit of adventure and the allure of the mountains shared by those who forged the area and those who enjoy its current recreation lifestyle. Old Greenwood, with its strong summer focus, provides a range of residences and lodging closely related to the outdoor recreation lifestyle, with the potential for golf, skiing, swimming, tennis, biking, and hiking opportunities. The overall community is knit together by a network of pathways that connect to regional trail systems.

Importantly, the vision for Old Greenwood is one of fun...enjoying the exuberance of recreation and community interaction.

1.4 The Old Greenwood vision is also one of responsible care for the environment and sustainability of the architecture and the community. To this end, the Master Plan and Design Guidelines embrace the principles set forth in the LEED Green Building Rating System and encourage its implementation whenever possible.



## **2 OLD GREENWOOD DESIGN THEME**

2.1 The Design Theme for Old Greenwood evokes the sense of retreat to the high alpine forest...a place to relax and enjoy the active recreation and quiet serenity of the mountains. The overriding goal is to present a balance of architecture and landscape that is inviting, relaxing, and comfortable as a haven...a place of direct simplicity and authenticity in contrast to today's more complex and hectic urban centers.

2.2 To accomplish this goal, it is important that architecture and landscape work in concert...that buildings share the leading role with the site itself by respecting the existing trees and topography within the community.

2.3 The Design Theme calls for a scale of architecture that is personal and intimate...settling quietly *into* the landscape. Careful site planning to retain existing trees and minimize site disturbance will allow the visual balance of landscape and architecture. This merging of site and building can be further enhanced by transitional places that blur the line of indoor and outdoor...porches, decks, patios, and terraces. The sense of summer and the enjoyment of the outdoors can be enhanced by these transitional living areas.

2.4 The form and scale of residences within Old Greenwood shall be supportive of the Design Theme by presenting buildings of simple, additive parts that reflect a more human scale and express the functions they enclose. Large, monolithic forms of harsh geometric shape are to be avoided in favor of building compositions of smaller-scaled components that recall traditions in North Tahoe/Truckee architectural forms—from the summer lake cottages to high country ranch and alpine buildings. Central forms of simple geometry enhanced by additive elements such as porches, bay windows, dormers, balconies, doorways, and divided window patterns can present a rich and varied architecture.

2.5 The architectural expression of the Design Theme begins with the direct and authentic use of the “noble materials” of the mountains...stone, wood, and patined metals. By avoiding pretensions, the architecture can present an honest simplicity of form and structure...conveying a style that is relaxed and supportive of the casual resort lifestyle.

2.6 There is great opportunity to express care and craftsmanship in detailing. Wood used in a variety of creative ways ties to the tradition of North Tahoe regional architecture. Shingles, board and batten siding, heavy planks, chinked timbers, and siding with varied sizes and profiles offer an abundance of design opportunities to personalize individual residences. Timber trusses, beams, rafters, and corbel braces with careful connection details can extend the heritage provided by earlier buildings within the North Tahoe region. Trim, carefully proportioned and detailed in wood, can be stained in woodland hues or painted in soft, light-reflecting colors to enhance the play of sunlight and emphasize important features like porches, bay windows, and entries. The architectural “personality” of Old Greenwood will be reinforced through wood detailing that has a casual refinement rather than an overtly heavy, rustic look. Details and structural elements that are assembled from finished, lighter pieces are favored rather than oversized, rough, and primitive assemblies. The climate and sun also encourage the emphasis of light, shade, and shadow as dynamic, changing patterns within the architecture. The use of subtle stains and soft trim colors—and the play of sunlight and shadow from columns, beams, and trellises—against the overall background of the ageless and natural “noble materials” will extend the richness of the architecture.

2.7 The Design Theme also expresses the influence of weather...the dynamic pattern of changing conditions in the mountains throughout the year. Roofs play an important role in this relationship by providing welcome porch shade for a summer afternoon and a protected entryway during the typical winter snowfalls. Protective pitched roofs with simple forms, extended overhangs, and sheltering images are central to the Design Theme. The architecture can respond to the weather conditions and present an image of shelter, protection, and comfort...both physically and psychologically. The durability of stone or stucco to express the notion of “home and hearth” through interior fireplaces and exterior chimneys supports the image of a comfortable and protective mountain retreat. Stone or stucco can also convey a timeless outgrowth of the site by anchoring buildings into the ground and standing up to the exposure of the climate.

2.8 The North Tahoe region brings emphasis to environmental responsibility and the importance of sustainable communities and buildings. The Design Theme at Old Greenwood embraces this philosophy. From site planning to architecture, the principles of sustainable design and construction should be evaluated for both technical and aesthetic decisions. This overall philosophy is further outlined in the following section on Green Building Design, and owners are encouraged to research and implement sustainable design strategies whenever possible.

2.9 The Old Greenwood Design Guidelines include regulations for the architecture, site planning, and landscape of Single-Family Homes within the neighborhood. The Streetscape of the community is also addressed herein, and the Design Review Process and Construction Regulations are described to help owners and designers meet the requirements outlined within the Guidelines.

### **3 GREEN BUILDING DESIGN**

3.1 We encourage the design of residences within Old Greenwood to be environmentally-sensitive and meet current “green” building design and construction guidelines, and take advantage of new trends and technologies that implement these guidelines. One excellent way to do this is to volunteer to achieve Leadership in Energy and Environmental Design (LEED) Certification according to the LEED Residential Guidelines, currently available from the United States Green Building Council (USGBC). These guidelines evaluate environmental performance from a “whole building” perspective, and provide a definitive standard for what constitutes a “green building.” LEED Certification is a joint effort between the Master Developer of Old Greenwood and individual building designers.

3.2 The three-step process for certification includes project registration, technical support (including credit interpretation), and actual building certification. All three steps may be accomplished on-line at [www.usgbc.org/programs/leed.htm](http://www.usgbc.org/programs/leed.htm) and include administrative fees.



## 4 OVERALL DESIGN SUMMARY

4.1 The intent of the Design Guidelines for Single-Family Homes is to encourage diversity and individual expression of design while assuring that the collective result creates a visually harmonious community and compatibility among neighboring properties within the project. The design of each home must respond to the unique characteristics of its site...the trees and vegetation, topography, natural drainage patterns, views, and sun orientation. While individual homes can add a richness to the community by expressing artistry and creativity in design, it is very important that each residence add to the overall visual harmony of its neighborhood by responding to the natural environment and expressing the design theme of Old Greenwood.

4.2 It is particularly important that the overall form, massing, and scale of Single-Family Homes be consistent with the Guidelines and support the overall community image that blends the natural landscape with the architecture. Within that overall fabric, diversity of expression can be achieved through variety of detail and color, the composition of windows and doors, and the placement of additive elements such as porches, dormers, bay windows, and chimneys. Individual homes, however, should not call undue attention to themselves with monumental entries, overwhelming massing, and other distracting characteristics.

4.3 Of particular importance to the visual quality of each residential neighborhood is the design of driveways and garages. Old Greenwood is first a resort and retreat within its mountain setting...it should strive to avoid a suburban pattern of repetitive driveways and garages marching down the street. Careful design consideration in site planning and overall massing must address the neighborhood streetscape as well as the design of the individual home. Driveways are to enter each site in a discreet manner, responding to topography and trees while avoiding extensive paved or graded areas. In general, garages are to be located and oriented so they become subordinate to the home itself. The primary exposure to the street frontage must be the residence, rather than the garage door elevation as the dominant image. The Design Guidelines offer incentives for orienting garage doors away from the street. They also limit the percentage of the street frontage elevation that can be faced with garage doors. Given the high snowfall levels of the

Tahoe region, driveways should also be designed with snow removal and storage in mind.

4.4 The design of Single-Family Homes in Old Greenwood should strive to accomplish two purposes. The first is to provide the solitude, privacy, and family retreat into the wonderful mountain environment. The second purpose is to foster community interaction between neighbors by providing the opportunity for informal neighborhood contact. To achieve this second quality, the design of homes can benefit by providing porches, terraces, and “outdoor rooms” that orient toward the street and community walkways. These semi-private places can extend the livability of the home, while allowing friendly interaction with neighbors and avoiding the introverted streetscape of suburbia.

## 5 ARCHITECTURAL GUIDELINES

### 5.1 Form and Massing

5.1.1 The overall form and massing for Single-Family Homes shall be based upon combining one or more central forms of simple geometry with secondary elements added to them. The result will be a composition of additive forms, creating interest in massing while maintaining a pleasing human scale. The goal is to retain a simple order, and an honest and direct structure that can respond to the topography and create visual interest without being overly complex. In light of this goal, program elements that help enhance the additive nature of the architectural forms while adding to their visual interest are encouraged. Such program elements may include—but are not limited to—garages with secondary dwellings above them, carriage houses, guest cottages, and the like.

Form and massing should avoid rigid symmetry and allow a casual marriage of forms to evolve. While individual components of the home may express repetition or symmetry, the overall composition should be asymmetric, yet balanced and well-proportioned.

### 5.2 Scale and Floor Area

5.2.1 Sensitivity to the human scale is critical in presenting a comfortable, residential feeling within the natural setting and to enhancing visual relationships between neighboring homes. To assure this attention to human scale is accomplished, buildings that have two stories should include significant portions that are only one story in height. In no case may eave heights exceed two stories.

5.2.2 The overall Floor Area of Single-Family Homes may not exceed 7,000 SF on any single lot. If two or more lots are combined into a single ownership, the maximum Floor Area may be increased to 10,000 SF. For this purpose, Floor Area is defined as any enclosed, habitable space with a ceiling height of five feet or higher—including storage, mechanical rooms, and closets—as measured from outside faces of exterior stud walls. Exterior porches and garages are not considered part of the Floor Area. The minimum Floor Area for Single-Family Homes is 2,500 SF.



### **5.3 Building Height**

5.3.1 All Single-Family Homes within Old Greenwood shall be limited to 35 feet in height, as calculated by the Town of Truckee Development Code. In general, the Code determines building height by measuring the vertical distance from the highest point of the structure to the average of the highest and lowest points where the exterior walls touch natural grade. Exceptions to the Building Height limit include chimneys, cupolas, towers, and the like, with the specific approval of the DRB. Owners and designers are encouraged to review the Code for specific Building Height requirements and exceptions.

### **5.4 Garages and Parking**

5.4.1 Strong consideration should be given to the location and orientation of the garage so that garage doors avoid fronting directly onto the adjacent street. Various techniques should be considered, such as rotating the garage, separating the garage from the home with a connecting link, or providing a detached garage. Covered carports are permitted within Old Greenwood so long as they are screened from the street or golf course and comply with the other guidelines cited within this text.

5.4.2 No more than 3 standard-sized, single-bay garage doors may be visible from the street at Single-Family Homes within Old Greenwood—one double-bay door with an adjacent single-bay door is also an acceptable configuration. Oversized garage doors are permitted only if they are facing at least 90 degrees from the street.

5.4.3 Garage location, access, and automobile turning movements must consider existing trees in the site layout. Garages and parking areas should also consider snow shed and snow storage to prevent injury to residents and damage to automobiles.

5.4.4 Porches, entryways, and other secondary components on a home's street elevation can be used as effective elements to lessen the visual impact of garage doors from the adjacent street, by acting as special forms or elements that remove the focus from the garage doors. The same effect may be accomplished by locating the garage deeper into the site than the primary front elevation of the house. Garages with dwelling units above them are encouraged, as they reinforce the "cottage" scale of these structures within the community.

5.4.5 When garage doors face the street—with less than 45 degrees offset from the direction to the street—the wall area of the garage doors (total width x height of all garage doors) may not exceed more than 30% of the total wall area of the building elevation that fronts the street (exclusive of roof area).

5.4.6 In order to encourage design solutions that face garage doors at an angle of 45 degrees or more from the street, a portion of the sideyard setback may be used for the garage in such design solutions. The Setbacks Section describes the special allowances for garages.

## 5.5 Porches

5.5.1 Perhaps more than any single component of residential design, porches provide a personality and welcome invitation to the community. They also extend the opportunity for outdoor living in the receptive climate of Old Greenwood. Therefore, it is encouraged that Single-Family Homes incorporate at least one porch that fronts a public area...either a pathway, street, or the golf course, recognizing that designers must strike a balance between porch design and impacts to the amount of light that enters the home.

5.5.2 The design of porches, in terms of column and railing detail, configuration, and color, provides a great opportunity for individual expression. When properly designed with protective roofs, they also act as effective buffers against snow shed from high roofs at entries and egress points around the home.

## 5.6 Accessory Buildings

5.6.1 Accessory buildings are not permitted for Single-Family Homes within Old Greenwood, except for those functions specifically permitted in other sections of the Guidelines, such as detached garages, carriage houses, guest cottages, and the like. Accessory buildings that are prohibited include—but are not limited to—gazebos, playhouses, storage sheds, and similar structures. Accessory functions such as tennis courts are also not permitted.

## 5.7 Structural Expression and Integrity

5.7.1 An important design goal for Old Greenwood is the honest and direct expression of building structure. This visual confirmation of the structural system establishes a sense of protective shelter and recalls the tradition of wood and stone buildings in the North Tahoe region. In order to reinforce this important aspect of the Old Greenwood Design Theme, the Design Guidelines encourage incorporation of the following principles:

- 5.7.1.1 *Building foundations* shall appear to grow out of the site, merge with the topography, and carry the weight of the structure through the use of heavy stone or stucco walls at building bases. This visual support for the building can be enhanced through graduated or battered (sloped) stone and stucco walls. It can also be furthered by the partial engagement of large, anchoring boulders set into the corners and lower portions of the foundation walls.
- 5.7.1.2 *Wood and timber walls* can reflect the horizontal and vertical support of the structure through scale, proportion, and continuity of the column and beam systems. Trusses and other wood systems that span spaces or transfer loads will be effective if the load-bearing system is honestly expressed and timber members are sized to accept their true or represented loading.
- 5.7.1.3 Visual continuity can be achieved if *column, beam, and connection systems* are designed to provide a continuous transfer of loading in a logical and ordered manner from roof to foundation. Illogical visual representations—such as

beams landing above large window openings without an expressed header—are discouraged.

- 5.7.1.4 The *roof framing* offers the most visually rewarding opportunity to express the structural integrity of the building while adding interest, character, and individual identity. Beams, rafters, purlins, and supporting brackets can establish scale, detail, and visual harmony if they project an honest and direct expression of the structural system.

## 5.8 Exterior Walls

5.8.1 There are a variety of exterior wall types that may be incorporated into the buildings at Old Greenwood. In general, it is supportive of the Design Theme to use two or three—and no more than four—exterior wall materials on any building elevation. Often, the use of a single material on the walls of a building component or secondary element of the building form can add emphasis to the composition of additive forms. However, the use of a single material over all or most of an entire home is not supportive of the Design Theme. On-site mockups illustrating all exterior finish materials to be used are required for all projects within Old Greenwood.

5.8.2 The following wall types may be considered for buildings:

- 5.8.2.1 *Stone*: Stone indigenous to the Sierra Mountains, such as weathered granite or basaltic rock, shall be used to tie buildings to their sites and may also be used to express structural mass walls and chimneys. The stone must be laid in a manner that appears structural, with careful fitting of individual pieces. Larger stones should be set at the bottoms of walls, with smaller stones appearing closer to the tops of walls. Stone walls should avoid a “mosaic” or “quilted” pattern and should instead strive to appear load-bearing, as opposed to a thin veneer.

To tie buildings into the site, large boulders may be integrated with foundation walls, especially at corners. The battering (sloping) of stone walls is encouraged.

- 5.8.2.2 *Stucco*: Real or synthetic stucco with a rough texture and earth-tone color may be used in lieu of stone.
- 5.8.2.3 *Wood Shakes and Shingles*: The shingle style of California, often found in cottages, bungalows and Arts and Crafts houses, is very appropriate for Old Greenwood homes. Shakes and shingles can add a refinement, varied texture, and pattern to wall surfaces.
- 5.8.2.4 *Wood Board and Batten*: Vertical board and batten, as well as reversed wide battens over boards, may be used in varied sizes and widths.
- 5.8.2.5 *Timber with Chinking*: The western ranch influence of hewn timber (flat face) may be used as a stacked timber wall. Corners may be interlocked or timbers may die into a vertical corner post. Round logs used as stacked log walls may be used with specific approval from the Old Greenwood Design Review Board on a case-by-case basis. If round logs are used, they must be in scale with the other components of the home. Excessively large logs are discouraged.

- 5.8.2.6 *Timber Frame and Glass*: A structural frame of timber may be infilled with glass to create an exterior wall. The individual members of the frame should be sized to represent their true or apparent structural loading.
- 5.8.2.7 *Wood Siding*: Various sizes and profiles of wood siding may be used in horizontal or vertical patterns. Diagonal siding is discouraged.
- 5.8.2.8 *Metal Siding*: Metal siding may be used in a limited manner to accent building forms. When used, metal siding shall be naturally-patined materials in colors that blend with the subtle earth tones of the site, such as corten steel and similar metals.
- 5.8.2.9 *Ornamental and Structural Steel*: These materials may be used as accent elements to reinforce the structural expression and crafted nature of Old Greenwood residences. Appropriate uses include metal banding at column bases, steel cross-ties, and steel connectors at timber connections.

## **5.9 Doors and Windows**

5.9.1 Doors and windows provide the opportunity to create scale, proportion, and detail to exterior elevations, while responding to view and privacy considerations. Doors can be the trademark of the home...suggesting creative design in terms of artistry, materials, shape, and size.

5.9.2 Windows can provide expansive glass for viewing if set within a structural frame. In such cases, roof overhangs should be used to shade large glass areas and avoid reflective glare. If set within stone or stucco walls, windows should be recessed and include arches or headers to express structural support. If set within wood and shingle walls, windows should be trimmed on all sides. Individual windows and lites should have square or vertical proportions as opposed to horizontal shapes.

5.9.3 Sizes of window components in multi-pane assemblies can add a human scale and proportion to the home. When used, divided lights must be authentic or simulated to appear authentic, using internal spacer bars to simulate true divided lites. Highly-reflective glass is not permitted within Old Greenwood. Stained glass and glass block may be used if not visible from the street or golf course.

## **5.10 Roofs**

5.10.1 Roofs play a very significant role in the architecture of Old Greenwood...both functionally and aesthetically.

5.10.2 Overall, roofs should convey a sense of shelter and protection for the home. They can also establish scale and interest through a successful composition of varied pitches and forms, with varied pitches used at locations that reinforce the additive nature of the building mass. Both practically and visually it is important to keep basic roof forms simple and to strive to avoid complex intersections at awkward pitches and angles. Roofs should be designed to efficiently deal with the extreme snowfall of the North Tahoe/Truckee region, and simple forms will help achieve this goal, both in terms of

holding snow efficiently during the colder months, and directing run-off as the weather warms and the snow melts from the roof.

5.10.3 Major roofs for Single-Family Homes shall have a minimum pitch of 6:12 and a maximum pitch of 14:12. Secondary roofs over building components such as porches and dormers may have lesser pitches, down to a minimum of 3:12.



5.10.4 Roof materials for primary roofs may be architectural-grade composition shingles, natural slate, or colored concrete tiles that closely simulate slate. Secondary roof materials may be the same as the primary roof, or may be a naturally-patinaed metal such as copper, corten steel, or terne metal. At secondary roofs, metal roofs with textured surfaces—such as metal shingles—are preferred over smooth metal roofs, as they hold snow more effectively and reduce the potential for snow avalanching problems in the spring. Metal roofs with high-quality, factory-applied finishes that simulate natural metals may be permitted for secondary roofs as well, at the discretion of the DRB. Since the quality of material and color for both composition shingles and factory-finished metal roofs varies greatly, physical samples for both roof materials are required for DRB review. Designing roofs with metal eaves is also an effective way of reducing damage from ice damming. When using slate or concrete, care should be taken to avoid placing slate tiles in areas where impact due to snow shed from adjacent, higher roofs will damage the tiles.

5.10.5 Roof forms must consider snow and rain shedding to avoid potential for personal injury and property damage. The roof plan should be designed in concert with the site and landscape plans to avoid conflicts with drainage and safety issues.

5.10.6 The technical design of roofs—such as detailing for ventilation, insulation, and the like—should consider the factor of severe snowfall and the potential for associated ice dams.

## **5.11 Dormers**

5.11.1 Dormers are strongly encouraged as both functional and aesthetic elements of Old Greenwood architecture. Placement, shape, and size of dormers should take into consideration the scale and proportions of the primary building as well as interior spaces and functions. Dormer materials may be selected from the exterior wall materials and roofing materials used on the building.

## **5.12 Chimneys, Flues, and Roof Vents**

5.12.1 Chimneys may be finished with stone or stucco to match or strongly relate to the same material used on the foundation of the building, or they may be finished with wood shingles or shakes. Brick or masonry unit materials are discouraged and may only be used with the specific approval of the DRB.

5.12.2 Chimney caps offer an opportunity for individual artistic expression done in stone, stucco, or metal.

5.12.3 Large flues and vents are to be consolidated when feasible and enclosed within a chimney-type enclosure. Small flues such as plumbing vents may be exposed if painted to match the adjacent roof. Chimneys, flues, and roof vents should be designed with stout upslope diverters to prevent damage due to snow shed.

## **5.13 Gutters, Downspouts, and Snow Shedding**

5.13.1 Long-term enjoyment of property and the safety of owners and guests at Old Greenwood will be enhanced if the effects of rain and snow are thoughtfully addressed. This can be accomplished through the careful design of roofs and their secondary systems such as gutters, downspouts, flashing, and snow guards.

5.13.2 While the overall design and strategic placement of roof forms should be the primary way to effectively manage water run-off and snow-shedding, additional gutters, downspouts, and snow fences/guards may also be needed to properly design the roof system. These devices can be used effectively to divert water away from entries and patios and toward surface drainage on the site. Properly-placed snow guards can help retain snow on the roof and avoid or slow potentially dangerous avalanching of snow from the roof.

5.13.3 Gutters, downspouts, and flashing will ideally be fabricated from copper and allowed to reach a natural patina. In lieu of copper, metal with an applied coating to relate to or match the primary or secondary roof color may be used. Snow guard braces and rails made of steel are to be painted to match or relate to the primary or secondary roof color. Snow guard rails may also be made of timber.

## 5.14 Skylights and Solar Panels

5.14.1 These devices offer energy savings through natural daylight and solar heat gain. Layout, location, size, and configuration of skylights and solar panels are to fit with the design and proportions of the building and roof forms—“bubble” skylights, for instance, are not permitted. They are to be designed in a manner that avoids random patterns or interrupts the visual continuity of the roof. Solar panels are to be mounted in the same plane and angle as the associated roof.

## 5.15 Colors

5.15.1 There are two important aspects to building color within Old Greenwood. The first is the predominant color palette of overall building forms...the major exterior exposures of walls and roofs. The second aspect of color is the accent found on details and trim.

### 5.15.1.1 *Major Building Forms*

The primary goal for major building forms is to blend into the colors and textures of the trees, soils, and rocks of the native landscape.

Stone should relate to outcroppings in the general area...typically in the gray and brownish-gray colors. Bright reflective stone such as white or buff limestone should be avoided.

Major wood wall materials, including siding, shingles, timbers, and logs, should be treated or stained in semi-transparent finishes to enhance the natural colors and qualities of the wood.

Roof color, when roofing is made of architectural-grade composite shingles, should be in the green to brown-green or gray-green colors, with rich shading and variation in the composite matrix to avoid a uniform hue. When using natural or simulated slate, roofing color should be gray to green-gray. Metal roofing must be allowed to patina to its natural color, whether it is copper, terne metal, or corten steel. When metal roofs with factory-applied finishes are specifically approved by the DRB, metal finish colors shall appear to simulate natural roof colors, such as weathered copper, aged terne metal, and similar subtle hues.

### 5.15.1.2 *Details and Trim*

The color of details and trim offers the opportunity to establish individual identity and interest. The colors of small details can either be the same as the primary wall materials or may be from a broad range of colors that are found on the site in soils and plant materials, including flowers, sage, and other foliage. However, these colors are to be subtle and are to avoid bright, vivid, or intense primary colors as well as black or bright white.

Trim around windows and doors and at porches can either be the same as the primary wall material, or a light, soft color to reflect light and to enhance shadow patterns. Trim colors may be off-white, warm gray, sage gray/green, beige, light gray/blue, and other such subtle colors. Colors for pre-finished window frames, mullions, and

divided lites shall complement colors found naturally on-site, such as pine and sage greens, reddish-browns, tans, and the like.

## **5.16 Exterior Equipment and Satellite Dishes**

5.16.1 *Exterior Equipment.* All exterior mechanical, electrical, and other utility equipment such as air conditioning units, metering devices, transformers, natural gas service lines, and the like shall be substantially screened from public view and adjacent homes. Wall-mounted utilities shall be screened using landscaping or materials similar to the exterior walls, with exposure only as required by utility companies for meter reading. Propane tanks—with the exception of small units associated with barbecue grills—are not permitted within Old Greenwood.

5.16.2 *Satellite Dishes.* Satellite dishes are permitted if 24” or less in diameter. All satellite dishes shall be painted to match adjacent exterior walls, and located in inconspicuous areas to the fullest extent practical. Dish locations shall be shown on documents submitted to the DRB for approval.

## **5.17 Exterior Building Lighting**

5.17.1 All exterior building lighting within the community shall, at a minimum, comply with the overall intent and general requirements of the Town of Truckee Development Code. Owners and designers are encouraged to review the Code for specific exterior lighting requirements not described in these Guidelines. In general the Code requires that exterior lighting be:

- architecturally integrated with the character of the residence...
- directed downward and away from adjoining properties and public areas...
- energy-efficient, and fully concealed or recessed so that the light source is not visible from off-site...
- completely turned off or significantly dimmed when the residence is not occupied.

5.17.2 Exterior building lighting within Old Greenwood shall be kept to the absolute minimum required for safe entry and egress. Lighting produced by the burning of fossil fuels is not permitted.

## **6 SITE PLANNING GUIDELINES**

### **6.1 Building Siting and Setbacks**

6.1.1 The typical Single-Family Homesite in Old Greenwood will have a width of approximately 120 feet and a depth of approximately 150-200 feet. Front and side setbacks—as generally defined and measured by the Town of Truckee Development Code—have been established to maintain a balance between buildings and the natural setting, while still providing flexibility in building configuration and location relative to trees and topography. In general, the Code prohibits any improvements within designated setbacks, except for decks, hot tubs, swimming pools, terraces, and similar site elements that are no more than 18” above natural grade. Balconies, porches, roof overhangs, and chimneys may also partially occur within setbacks—see the Code for specific dimensions allowed. Within Old Greenwood, above-grade fences and walls are not permitted within setbacks. Owners and designers shall be aware that the Old Greenwood Design Guidelines may also contain other setback requirements that are more restrictive than those described in the Town of Truckee Development Code.

6.1.2 In order to accommodate individual site conditions, there is some flexibility in the side setbacks for garages. In essence, the minimum setback on either side must be at least 18 feet and the total of both side setbacks must equal 40 feet. However, if the garage is located and configured so that the garage doors are facing at least 45 degrees from the street frontage, then the garage—with specific approval from the DRB—may be located within the side setback as long as a minimum clear area of 15 feet to the property line is preserved, and the total of both side setbacks is 35 feet. Only garages are permitted within the side setbacks—patios and other improvements must remain completely out of side setbacks, even if otherwise permitted by the Town of Truckee Development Code. The 15-ft minimum side setback for garages will only be permitted if the DRB determines that massing and bulk near the property line has been carefully considered relative to impacts on neighboring lots and open space.

6.1.3 Front setbacks must be a minimum of 30 feet from the property line, and rear setbacks must be a minimum of 25 feet from the property line—see the individual lot exceptions listed below. Patios or other improvements that encroach into rear setbacks must be a minimum of 10 feet from the rear property line.

6.1.4 The following lots have been identified as properties with special setback considerations and are therefore subject to only a rear setback of 10 feet from the property line. No patios or any other improvements may encroach into the 10-ft rear setbacks on these lots: Lots 1 – 15; and Lots 85 – 99.

6.1.5 Each home should be located to provide a sensitive response to existing trees, views, and sun exposure. Homes should also be located to avoid presenting a solid wall of structures facing the street. Homes on individual lots should be offset from their neighbors to develop an interesting, undulating streetscape.

## **6.2 Maximum Site Coverage**

6.2.1 The Maximum Site Coverage at all Single-Family Homesites within Old Greenwood shall not exceed 10,500 SF, unless otherwise permitted by the DRB through lot-specific variances for unusually deep lots. The total area of all improvements fully or substantially impervious to water percolation shall be included within Maximum Site Coverage calculations, including—but not limited to—driveways and aprons, autocourts, “hammerheads” and guest parking spaces, covered porches and entries, roof overhangs, patios, spas and pools, and walkways. The intent of Maximum Site Coverage is to limit site disturbance and retain the natural state of the neighborhood as much as possible.

## **6.3 Area of Disturbance**

6.3.1 The area around a project impacted by construction activity—or the Area of Disturbance—shall be limited to the immediate area around the building excavation, with reasonable allowances made for practicality of construction and the safety requirements of authorities having jurisdiction. The Area of Disturbance must be shown on Site Plans submitted to the DRB, and the DRB may—at its discretion—require that the Area of Disturbance be reduced in an effort to lessen impacts on existing vegetation, particularly large trees. Existing tree stumps may be retained or removed, at the discretion of the Owner. When removed, care shall be taken to prevent damage to adjacent vegetation, and to keep the Area of Disturbance as small as possible.

## **6.4 Driveways and Parking**

6.4.1 All driveways must enter their lots as single lanes of no more than 14 feet in width and should be located in response to existing trees and topography. Asphalt is the preferred material for use on driveways, as it is non-reflective and presents a more “rural” character when tied to the streets and lanes of Old Greenwood. Concrete, concrete pavers, and natural pavers are discouraged for driveways, but may be used in a limited manner away from streets for auto courts or “hammerheads.” When used, concrete and pavers shall be integrally-colored in muted tones that blend with the landscape.

6.4.2 Driveway configurations should be efficient while providing for convenient access, garage entry, and turning movements. Expansive entry courts should be avoided in order to preserve the natural site and maintain an informal and understated community image. In general, site disturbance should be kept to a minimum whenever possible.

6.4.3 In addition, each site plan should accommodate a total of one off-street parking space per bedroom (including garage spaces and stacked spacing in the driveway). Again, all driveways and parking should be designed with snow shed and snow storage in mind.

## **6.5 Site Utilities**

6.5.1 Site utilities should be located on each lot with great sensitivity, taking care to limit the Area of Disturbance and keeping future maintenance of the utilities in mind. In

general, locating utilities under or immediately adjacent to driveways helps to accomplish these goals. Septic systems are not permitted within Old Greenwood. Propane tanks—with the exception of small units associated with barbecue grills—are also not permitted.

## **6.6 Fences and Walls**

6.6.1 In order to maintain the visual quality of an open and natural wooded landscape, above-grade fences and walls within Old Greenwood shall only be used in limited locations. Fences and walls are permitted to enclose service areas and trash receptacles, and to enclose hot tubs and pools for safety reasons. Fences and walls are not to be used to define or enclose property boundaries.

6.6.2 Wood fences should be left natural to weather or should be treated and stained to match adjacent buildings. They should be constructed of high-quality, maintenance-free materials.

6.6.3 Walls can be constructed of stone or stucco to match adjacent buildings.

## **6.7 Dog Runs**

6.7.1 Dog runs are permitted within Old Greenwood, provided they are constructed of high-quality materials (see Fences and Walls above) and in colors to complement their associated residences. Dog runs shall be attached to residences—not free-standing—and are limited to an area of 400 square feet. Dog runs shall be screened from the street or golf course.

## **6.8 Wildfire Mitigation**

6.8.1 As local history illustrates, the Truckee-Tahoe area is as susceptible to wildfires as other dry, western locales. In order to mitigate this risk, all construction within Old Greenwood is required to comply with the Old Greenwood Fuel Modification Plan, recorded by the Town of Truckee. This Plan can be obtained from the Master Developer.

## **7 LANDSCAPE GUIDELINES**

### **7.1 Overall Landscape Character**

7.1.1 The predominant natural or native landscape of Old Greenwood is Eastside Jeffery Pine with Bitterbrush/Sage Woodland, and it is the overriding character to be preserved and perpetuated within the community. The overall visual goal for landscaping is the *enhancement* of the existing woodland, rather than obvious alteration. As one moves from the remote, undisturbed areas into the built environment there will be a physical transition in the landscape development. The careful development of these transitional areas—or “ecotones”—is important to maintaining an attractive and natural environment for the neighborhood that fits comfortably within its overall context. As the transitional areas lead to the built environment of homesites and other amenities, the Old Greenwood Design Guidelines encourage some individual expression within the “people places” to illustrate pride of ownership and foster the sense of a “living” and “personalized” community. At the same time, however, homeowners should be aware of the impact their landscaping makes to neighboring properties. Home landscape should keep in character with the overall intent and specific requirements of the Design Guidelines, while offering variations and diversity for each home. Opportunities for variation include raised planters, pots, walkway paving materials, planting themes, and seasonal color.

### **7.2 The Preservation Zone**

7.2.1 Preservation and protection of the undisturbed conifer forests and alpine meadows is the goal of this zone. The Preservation Zone is typically found outside the individual lots, but maintenance of this zone is a community-wide concern. Non-irrigated seeding as erosion control, and fire fuel reductions are two preventive measures recommended in this otherwise undisturbed, but routinely-maintained zone. Fuel reduction includes removal of dead wood, and the limbing-up of low branching trees. Fire breaks may be considered as conditions warrant. These related activities are outlined in the Old Greenwood Fuel Modification Plan, recorded at the Town of Truckee, and can be obtained from the Master Developer.

### **7.3 The Transition Zone**

7.3.1 The Transition Zone is comprised of areas that have been disturbed during construction activity on individual homesites—the golf course and open park sites do not meet the intended criteria or treatment of a Transition Zone. The Transition Zone typically ends approximately 30’ from the home, but may extend to the property lines, depending upon the size of the residence, the configuration of the lot, and the impact of the Immediate Landscape (see next section). This zone is to be restored to a naturalized state through the succession of a native plant community. This is primarily achieved by non-irrigated hydroseeding. The seeding specification includes both native grasses and

shrubs that are intended to blend with the preservation areas (see Appendices for Approved Seed Mixes).

7.3.2 Limited and naturally-spaced native conifers or aspens may be planted within this zone as part of a spatial or visual transition between the mature forest and the Immediate Landscape.

7.3.3 When planted, aspens must be located within 30' of the home. Many of the Transition Zones within Old Greenwood are in common areas, and are the responsibility of the Association. Within private parcels, tree planting and a maintenance plan are required for approval. Removal of trees over 5" diameter must also be specifically approved by the Design Review Board.

7.3.4 Seed mixes are meant to be applied in a hydromulch slurry at a minimum rate of 19.0 lbs of seed/acre. The optimal time for seeding is from September 15 to October 30, or April 1 to April 30 (assuming adequate snowmelt). Hydroseeding between April 30 and September 15 will require temporary irrigation. The minimum watering rate shall be ½" on all areas 3 times per week on non-consecutive days. These operations—as well as other planting operations described elsewhere in the Guidelines—shall be conducted by a licensed landscape contractor. Failure to achieve 30% vegetative cover after one growing season will require a re-application of the hydroseed mix.

#### **7.4 The Immediate Landscape**

7.4.1 The Immediate Landscape ties the home to the site more than any other area, and creates spatial and visual softening for the vertical lines and mass of the structure. The goal is to “settle” the home into the land. Within front yards this zone shall encompass the area from the primary building walls to 10' away from the structure, and for side yards 6' away. The Immediate Landscape within rear yards shall include the area from the primary building walls to 30' away from the structure. Because of the proximity of this zone to the residence, it is highly visible and often most intensely treated. This area is the best-suited for non-native material, and also is critical in the control of ground fire. Therefore, irrigation methods may also change. Low spray heads or low-gallonage bubblers are allowed.

7.4.2 Native mulches such as bark chips and pine needles may be uniformly spread to not more than 2" in depth in non-hydroseeded areas. Planted ground covers and low-spreading shrubs are other options. These will require supplemental drip irrigation.

7.4.3 In the Immediate Landscape, the introduction of drip-irrigated shrub and tree planting is permitted, once Landscape and Irrigation Design Plans are approved by the Design Review Board. These plans shall be prepared by a registered landscape architect or a licensed landscape contractor. Hardscape elements such as walkways, patios, walls, and the like shall be accurately represented on Site and Landscape Plans with material selections and installation details (see Hardscape Section).

7.4.4 Key planting design considerations and guidelines for the Immediate Landscape include the following:

- Avoid rigid or uniform placement of plant material.
- Group or cluster shrubs of the same species, rather than scattering or mixing them throughout the site.
- Limit the number of plant species for trees to not more than 3 types, and for shrubs not more than 8.
- Consider the ultimate size, but space materials to fill-in within three growing seasons.
- Avoid formal or pruned plantings, such as clipped hedges.
- Use plant material to help spatially define outdoor spaces without creating solid screens or visual barriers.

## **7.5 Trees**

7.5.1 For both deciduous and evergreen trees, staking is an option but not required. When staking for deciduous trees, use only one stake to the west of the tree, and allow for ample wind movement. For conifers, additional staking may be required. After one full growing season all staking is to be removed. All trees shall be drip-irrigated with multiple emitters.

7.5.2 For conifers, a minimum of 6' height is required with a single trunk and symmetrical form. For single-leader deciduous trees, a minimum caliper of 2" is required, along with symmetrical form. For multi-trunked trees, the minimum caliper shall be  $\frac{3}{4}$ ", with a minimum height of 6'.

## **7.6 Shrubs and Groundcovers**

7.6.1 All shrub and groundcover plant material shall be drip-irrigated with a permanent automatic system. All non-native planting areas shall receive soil amendments for the root zone and minimum 2" mulch.

7.6.2 For groundcovers, all material shall be representative of industry standards for size in respect to the container type—i.e., flats, liners, 4" pots or 1-gallon material. Placement shall be triangular in pattern and spaced to achieve full coverage within two full growing seasons. No groundcover shall be spaced greater than 18" on center. A minimum of 70% of the total shrub count shall be 5 gallon in size, and the remainder may be 1 gallon. In shrub groupings, the on-center spacing shall ensure full massing in two growing seasons. No shrub planting as a single monoculture shall be spaced greater than 48" on center. 24" to 36" on center is the preferred spacing.

7.6.3 Annual flower beds are only permitted within 10' of the home, in the Immediate Landscape.

## **7.7 Lawn Areas**

7.7.1 Lawn areas are subject to the following design criteria:

- No front or sideyard lawns are permitted.
- Lawns shall be configured to be functional, not simply decorative.
- All lawns shall be substantially screened from the street frontage of the property. Within side yards, lawn areas shall not be located less than 3' away from the furthest primary wall planes of the home (see Appendix 3).
- No lawn is allowed within 10' of rear or side yard property lines. On golf course lots, lawns must be screened using drip-irrigated, native plant material.
- Turf areas must immediately adjoin outdoor use areas such as patios.
- Curvilinear edges are encouraged in lieu of hardline edges or acute angles.
- All turf areas must be continuously-edged and contained by mechanical means such as wood, metal, concrete, plastic, etc.
- Avoid long narrow strips of lawn less than 8' wide.

## **7.8 Irrigation**

7.8.1 Irrigation or supplemental watering within Old Greenwood—whether in the form of temporary irrigation, drip irrigation, or spray irrigation—shall be designed to minimize impact upon the site, yet provide enough moisture to ensure healthy plantings. Landscape Plans showing irrigation design shall be submitted to the DRB for review and approval.

7.8.2 Conventional spray irrigation is limited to defined lawn areas within the Immediate Landscape. These systems must also be fully automatic and in conformance with all local and state regulations. The frequency and duration of the watering schedule must be in conformance with all local water conservation programs or guidelines. Watering in excess of these voluntary regulations is not permitted.

## **7.9 Hardscape Elements**

7.9.1 PATIO DESIGN. Approved materials for patios include concrete pavers, natural stone, colored concrete, and turf block. Patios are encouraged to be constructed on sand beds, as opposed to concrete slabs.

7.9.2 FIRE PITS shall be gas-operated, with ceramic logs only. Site Plans must show the location in relation to all tree drip lines, and must be submitted for approval. Any fire pit must be attached to the patio hardscape and cannot be located within building setbacks.

7.9.3 HOT TUBS are permitted if designed and located to be screened from adjoining properties, the roadways, or the golf course. Landscaping is the preferred method of screening hot tubs from view. If fencing is used, it cannot exceed 5' from above finished grade, and must comply with the Fences and Walls Section.

7.9.4 POOLS. In-ground pools within Old Greenwood should be located and designed to minimize site disturbance. No above-ground or temporary swimming pools are allowed.

7.9.5 FOUNTAINS. Recirculating, reflecting pools within hardscape areas are encouraged, so long as they are unobtrusive and are under 30" in height.

7.9.6 GARDEN ART/SCULPTURE. Any sculpture greater than 30" in height shall not be visible from adjacent properties, the golf course, or the road frontage. Those under 30" shall be in earth tones or dark muted colors.

7.9.7 LANDSCAPE LIGHTING. In order to protect and enhance the night sky above Truckee from light pollution, low-level, concealed source lighting shall be used when necessary at walkways or grade changes. Fixtures should not exceed 24" in height and may be activated by a motion sensor. No tree uplighting or tree-mounted lighting is allowed. All exterior lighting shall be in conformance with the Town of Truckee Development Code and the Exterior Building Lighting Section of the Guidelines.

7.9.8 BOULDERS. Natural stone may be used within hardscape areas as accent elements, or to form site retaining walls. When used boulders shall comply with the following guidelines:

- Rock selection is limited to granite or native andesite.
- When used in boulder retaining walls, stones shall appear naturally dry-stacked, with large, substantial boulders on the bottoms of walls and smaller stones at the tops.
- All stone shall be set into the ground at least 1/3 of its total diameter, and laid horizontally.
- Do not stack or arrange boulders into formal or rigid alignments.
- Rocks scarred or damaged during earthwork activities shall be removed or set for best appearance.
- Avoid scattered placements, and limit boulder use to accent other use areas.

7.9.9 LANDSCAPE BERMS are not permitted without specific Design Review approval.

## 8 OLD GREENWOOD STREETSCAPE

8.1 The “streetscape” of Old Greenwood refers to the visual character of the roadways and pathways within the community. It is composed of the roads and paths themselves, and also the associated signage, lighting, drainage courses, fences, and street furniture. Perhaps most importantly, the visual quality of the streetscape is influenced by the terrain and plant communities through which the roadways pass.

8.2 Consistent with the Old Greenwood Design Theme, the streetscape is intended to settle into the natural landscape in an unimposing manner...retaining the rural, alpine quality that the site offers. The Master Plan has, to the extent practical, located roads and pathways carefully in order to avoid excessive grading and allow the retention of significant trees and existing plant communities.

8.3 Within the context of the Master Plan and Design Theme, the following guidelines address components of the Old Greenwood streetscape:

- 8.3.1 *Driveways* – The intersections of driveways with the associated roadways are to be located and configured in a manner that will provide safe access and good sight lines, while minimizing site grading, retaining walls, and the removal of trees or other significant plant communities. As mentioned elsewhere within these Guidelines, driveways should be carefully designed with snow shed and snow storage in mind. In order to preserve the rural alpine character of the community, driveways are to be constructed of asphalt similar to the associated road. The width of driveways should not exceed 14 feet.
- 8.3.2 *Street Lighting* – An important goal of Old Greenwood is to minimize light pollution and retain the beauty of the existing night sky. Therefore, streetlights will be used by the developer only where safety is enhanced, such as at roadway and pathway intersections, and at other locations required by the Town of Truckee.
- 8.3.3 *Fences and Gates* – While Old Greenwood may have a gatehouse as a point of entry and reception, roadways will be open to public access. Fencing related to private service yards or pools may be constructed with specific approval of the DRB. Fences that define property boundaries or gates at private driveway entries, however, are not consistent with the Old Greenwood vision of buildings set with the natural landscape.
- 8.3.4 *Drainage* – Site drainage should be designed to follow the natural terrain and watercourses of the site whenever feasible. Site drainage considerations also include drainage from snow shed areas during the months of snowmelt.
- 8.3.5 *Street Furniture* – Street furniture such as benches, shelters, and trash receptacles are intended to reinforce the Old Greenwood Design Theme by using materials such as wood and metal in a style that relates to the architecture of the community.

## **9 DESIGN REVIEW BOARD AND PROCEDURES**

### **9.1 Design Review Board**

9.1.1 The Design Review Board (DRB) for Old Greenwood shall be initially comprised of three members, per the Old Greenwood CC&R's. A quorum for conducting DRB business will consist of two members. A simple majority vote of the members in attendance will be required to approve, table, or deny a development proposal. The DRB will set its own meeting schedule, generally with at least one meeting each month.

9.1.2 Members of the DRB will evaluate all development proposals in accordance with the Old Greenwood Design Guidelines, as amended from time to time. The DRB members will use their knowledge of design and building in a mountain environment to interpret the merits of each proposal and its compliance with the Old Greenwood Design Guidelines.

9.1.3 The Old Greenwood Design Guidelines contain both absolute requirements and relatively general goals or suggested design principles. Typically, the absolute requirements are used for issues such as building height and setbacks. The interpretation and application of the more general requirements will be left to the discretion of the DRB. This will allow judgment, discretion, and flexibility to address the unique characteristics of each Single-Family Homesite. It should be understood, however, that the overall goal of the DRB is to apply the Design Guidelines in a fair and impartial manner to all properties in Old Greenwood. Any variance or deviation from the Guidelines will be limited to design solutions that relate to unusual circumstances or solve unique issues. Approval of such variances or deviations will take into consideration the special merit and design creativity, within an overall consistency with the Old Greenwood Design Theme.

9.1.4 Plans for new building, site, or landscape construction, as well as plans for renovation, expansion, or refurbishing of existing buildings and landscape must receive final approval by the DRB, prior to commencement of construction. Individual applicants are responsible for ensuring they are in possession of and in compliance with the latest version of the Guidelines.

### **9.2 Design Review Process**

9.2.1 This portion of the Design Guidelines describes a "roadmap" to the Design Review Process. In order to help assure that the process is both positive and productive, there are a series of steps that begin prior to the start of design and carry to the completion of construction.

9.2.2 The following steps are to be followed for all projects within Old Greenwood:

Step	Responsibility	Timing
<p><b>1. Pre-Planning Meeting</b></p> <p>The purpose of this meeting is to provide the Owner and the Architect with the necessary introductory information to initiate the design process. It will also allow discussion of the Owner’s objectives and goals in the context of the Old Greenwood Vision and Design Theme. Specific issues such as lot configuration, setbacks, easements, utilities, the Design Theme, and overall design concepts can be discussed in the context of the specific property involved.</p>	<p>Applicant/ DRB Staff</p>	<p>Within approximately two weeks of Applicant’s request</p>
<p><b>2. Sketch Plan Review</b></p> <ul style="list-style-type: none"> <li>▪ During this step, the DRB will review the Sketch Plan for the project. The Sketch Plan, prepared and stamped by a licensed Architect or Engineer and submitted by the Applicant, must convey the design intent of the project within the context of the site. Three sets of full-sized drawings at the scales indicated shall be submitted for review.</li> <li>▪ Specific information to be submitted must include: <ul style="list-style-type: none"> <li>a. <b>Existing Site Conditions</b>, including topography, boundaries, setbacks, and easements. Actual locations of and sizes of trees must be indicated (1” = 20’ minimum scale, with north indicated).</li> <li>b. <b>Proposed Site Plan</b>, showing</li> </ul> </li> </ul>	<p>Applicant/ DRB Staff</p> <p>Applicant</p>	

<p>property boundaries, easements, existing and new grading, building footprints and roof overhangs, all other improvements, Area of Disturbance, Maximum Site Coverage, and existing vegetation (1" = 20' minimum scale, with north indicated).</p> <p>c. <b>Schematic Building Floor Plans</b>, indicating walls, doors, windows, roof overhangs, elevations for each floor, etc. (1/8" = 1'-0" minimum scale, with north indicated).</p> <p>d. <b>Schematic Roof Plan</b>, indicating roof pitch and direction of slope, materials, chimneys and major flues (called out as painted), ridges, valleys, hips and pitch breaks, and exterior walls below (dashed) (1/8" = 1'-0" minimum scale, with north indicated).</p> <p>e. <b>Schematic Building Exterior Elevations</b>, with exterior materials graphically called out and described (1/8" = 1'-0" minimum scale).</p> <p>f. <b>Building Height Calculations</b>, illustrating compliance with the Town of Truckee Development Code (same scale as Exterior Elevations).</p> <p>g. <b>Schematic Landscape Plan</b>, showing location, type, and driplines of vegetation to remain, vegetation to be removed, and proposed vegetation; Area of Disturbance; and erosion control measures (1" = 20' minimum scale, with north indicated).</p>		
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<ul style="list-style-type: none"> <li>h. <b>Street Perspective</b> or Model – to show the project in a manner that adequately conveys the 3-dimensional massing (1” = 10’ minimum scale for models).</li> <li>i. <b>Roof Material Samples</b> – to show quality and color proposed for composition shingles and factory-finished metal roofs (if applicable).</li> <li>j. <b>Application and Fees</b>, with Application wet-stamped by the licensed Architect or Engineer who prepared the Submittal.</li> </ul> <ul style="list-style-type: none"> <li>▪ DRB reviews Sketch Plan and notifies Applicant of the results in writing.</li> </ul>	DRB Staff	Within approx three weeks of Submission
<p><b>3. Final Plan Review</b></p> <p>Within this step, the DRB will review the Applicant’s architectural plans—prepared and stamped by a licensed Architect or Engineer—for the building(s), site improvement plans, and landscape plans that have been prepared to describe in detail, the design of the project. Applicants will be notified in writing of the DRB’s Final Review Comments. The Final Plan Submittal shall convey the design intent in enough detail to illustrate the final design of the constructed project. Three sets of full-sized drawings at the scales indicated shall be submitted for review. Specific information to be submitted must include:</p> <ul style="list-style-type: none"> <li>a. <b>Site Plan</b> – indicating access drive and parking, existing trees to be saved and those to be removed, site grading and drainage (with existing and final topography), utility locations and tie in points, setbacks, Area of</li> </ul>	Applicant/ DRB Staff	

<p>tie-in points, setbacks, Area of Disturbance, Maximum Site Coverage calculations, property boundaries and easements, building configuration and roof plan, decks and terraces, snow shed areas from roof, and snow storage areas (1' = 20' Minimum scale, with north indicated).</p> <p><i>Building footprints and driveway locations shall be staked for DRB review at the time of Final Plan submission.</i></p> <p>b. <b>Foundation Plan</b> – indicating top and bottom elevations of all walls, unexcavated areas, and crawl space areas (1/4" = 1'-0" minimum scale, with north indicated).</p> <p>c. <b>Building Floor Plans</b> – indicating overall building dimensions, room layouts, mechanical rooms and flue/duct chases, window and door locations, roof overhangs, meters and utility connections, satellite dish locations, and exterior lighting systems (locations and cut sheets). (1/4" = 1'-0" minimum scale, with north indicated).</p> <p>d. <b>Roof Plan</b> – indicating roof pitch and direction of slope, materials, chimneys and major flues (called out as painted), ridges, valleys, hips and pitch breaks, ridge vents (if used), snow guards and clips, gutters, and exterior walls below (dashed). (1/4" = 1'-0" minimum scale, with north indicated).</p>	<p>Applicant</p>	<p>At the time of Final Plan Submission</p>
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<p>e. <b>Exterior Building Elevations</b> – indicating building height (with natural grade shown dashed); exterior materials indicated and described for walls, stairs, railings, flashings, chimney and sill caps, etc; window and door locations and configurations; all exterior trim with sizes indicated; exterior expressed structural components; exterior lighting, meters and utility connections, satellite dish locations, shadow patterns (on separate drawings), and finished grade (1/4" = 1'-0" min. scale).</p> <p>f. <b>Building Sections</b> – indicating roof, walls, floors, porches, terraces, patios, decks, exposed structure, room names, and finished grade (1/4" = 1'-0" minimum scale).</p> <p>g. <b>Exterior Building Details</b> – indicating the visual expression of materials, structure, finishes, trim, soffit and fascia, railings, chimney caps, and other such detail components that describe the building.</p> <p>h. <b>Landscape Plan</b> – indicating existing trees to be saved and removed (show driplines); planting plan by species and size of all proposed trees, shrubs, and ground cover; all "hardscape" and deck areas; driveway, maneuvering, and parking areas; retaining walls; fences and privacy walls; exterior lighting (and cut sheets); and irrigated areas on Irrigation Design Plan (1" = 20' minimum scale, with north indicated).</p>		
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<p>i. <b>Material and Color Board</b> – describing, through actual samples, the exterior materials and colors of the project.</p> <p>j. <b>Construction Management Plan (CMP)</b> – illustrating the proposed strategy for managing the jobsite. The CMP shall include the location of all construction fencing around the Area of Disturbance, all other protective fencing, silt fence locations, location of construction trailer, construction parking areas, snow storage areas, waste receptacle locations, sanitary facility locations, and concrete washout areas. Scale shall be the same as Site Plan.</p> <p>k. <b>Revised Street Perspective or Model</b> – required only if significant changes (as deemed by the DRB) are made to Applicant’s Submittal at Sketch Plan Review. (1” = 10’ minimum scale for models).</p> <p>l. <b>Application and Fees</b>, with Application wet-stamped by the licensed Architect or Engineer who prepared the submittal.</p> <ul style="list-style-type: none"> <li>▪ DRB reviews Final Plan and notifies Applicant of the results in writing.</li> <li>▪ If Final Plan Submittal is approved, Applicant submits Compliance Deposit and DRB provides Approval Letter for Town of Truckee.</li> </ul>	<p>DRB Staff</p> <p>Applicant/ DRB Staff</p>	<p>Within approximately three weeks of Submission</p>
<p><b>4. Pre-Construction Meeting</b></p> <p>The purpose of this meeting is to provide the Contractor with the necessary introductory information to initiate the staging and construction</p>	<p>Applicant/ DRB Staff</p>	<p>Prior to any staging or work on Site</p>

<p>processes. It will also allow discussion of the DRB's objectives and goals with respect to Old Greenwood construction procedures. Specific issues such as Area of Disturbance, protective fencing for existing vegetation, staging requirements, parking, and the like will be discussed.</p> <p><b>5. On-Site Mockups</b></p> <p>On-site mockups are required for all projects constructed within Old Greenwood, to illustrate actual exterior materials proposed. Mockups must be 4'x 8' minimum and show roof assembly with shingles and metal, flashing, fascia, and rafters; all exterior wall materials and colors proposed (including trim); and stone and stucco type and color mix proposed. Mockups must be approved by the DRB prior to installation of any exterior finish materials.</p> <p><b>6. Resubmittals</b></p> <p>If an Applicant's Sketch or Final Plan Submittal is not approved, a new submittal package shall be prepared to include all the DRB's comments. Resubmittal requirements are the same as those for the original submittals, including a new wet-stamped Application and a \$250 Resubmittal Fee. All changes to resubmitted drawings shall be indicated by bubbles to illustrate revisions from the originals.</p>	<p>Applicant/ DRB Staff</p>	<p>Prior to any installation of any exterior finish materials</p>
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### 9.3 Design Review Board Meeting Dates

9.3.1 The Old Greenwood Design Review Board will generally convene on a monthly basis for project review sessions, on a date determined by the Board. Results of the project review sessions will be made in writing to all Applicants who submitted for Sketch or Final Plan Reviews in a timely fashion. Applicants who submit projects for

review at least one week prior to the monthly Design Review Board Meetings will be accommodated. Projects submitted less than one week before meetings may be accommodated, at the discretion of the Board. The Board will notify in writing any Applicant whose project cannot be reviewed due to late submission, an overwhelming number of submissions, or other extenuating circumstances.

#### **9.4 Design Review Fees**

9.4.1 Design Review Fees are required to help defray the costs associated with meetings, reviews, and inspections required for the Design Review and Approval Processes described above. The following Design Review Fees are non-refundable unless noted otherwise:

Pre-Planning	No Fee
Sketch Plan Fee	\$ 400.00
Final Plan Fee	\$ 600.00
Resubmittal Fee	\$ 250.00
Remodel Fee	\$ 500.00
Pre-Construction Meeting	No Fee
Compliance Deposit	\$ 5,000.00 (refundable)

#### **9.5 Variances to Design Guidelines**

9.5.1 Requests for variances to the Old Greenwood Design Guidelines shall be made in writing, at the time of Sketch Plan Submittal for the affected project. The DRB has sole discretion on the granting of variances under its control, and some regulations cannot be waived, regardless of hardship. Variances are generally discouraged, and Applicants must show undue hardship under the regulations contained herein. Certain guidelines are required by the Town of Truckee Development Code, and may fall under the town's jurisdiction. DRB responses to variances will be made in writing to the Applicant, approximately three weeks after the initial request.

#### **9.6 Design Review Board Membership and Duties**

9.6.1 The Design Review Board shall initially consist of three members, per the Old Greenwood CC&R's. Only the Old Greenwood Design Review Board will be responsible for enforcement of the Guidelines described herein, and for amending the Guidelines from time to time. The Review Board shall meet once per month, at the discretion of the Board. Membership length and makeup shall be solely at the Board's discretion, within the requirements of the Old Greenwood CC&R's.

# 10 CONSTRUCTION REGULATIONS

## 10.1 Construction Commencement

10.1.1 No construction may begin within Old Greenwood until the Final Construction Documents have been submitted to the DRB, the Building Permit has been issued by the Town of Truckee, and the Pre-Construction Meeting has taken place. Final DRB approval is valid for one calendar year from the date of issue. If no construction has commenced after one year, Applicants must re-submit their proposals for re-approval by the DRB prior to construction start.

10.1.2 Once construction begins, it shall proceed forward at a reasonable pace until construction is complete. If a project is delayed with no work for what the DRB deems is an unreasonable amount of time (usually thirty days or more), the DRB may request the site be re-vegetated until work commences again.

## 10.2 Compliance Deposit

10.2.1 In order to ensure DRB Guidelines are met and construction does not deviate from submitted documents, a refundable Compliance Deposit of \$ 5,000.00 shall be deposited by the Owner to the DRB until the project is issued a Final Certificate of Occupancy by the Town of Truckee and the DRB has performed a final inspection. If a project is non-compliant with DRB Guidelines, the DRB may—at its discretion— withhold all or a portion of the Compliance Deposit to correct that portion of the project not in compliance. Compliance Deposits shall be provided to the DRB after Final Plan Approval, and prior to the DRB issuing its Approval Letter to the Town of Truckee. Compliance Deposits will not be refunded based upon *Temporary* Certificates of Occupancy.

## 10.3 Construction and Sales Signs

10.3.1 Standardized construction and sales signs are required for all exterior construction projects and homes for sale within Old Greenwood. To avoid a “haphazard” or otherwise unsightly streetscape, construction and sales signs shall match the standard signs illustrated in the Appendices. Only one sign is permitted at any given time for a lot or address within Old Greenwood. A standard construction sign is permitted until construction activity is complete, and then must be removed before a standard sales sign is erected.

## 10.4 Construction Parking

10.4.1 In an effort to foster Old Greenwood as a quiet residential community and retreat for its residents, construction impact shall be kept to an absolute minimum. All construction parking within Old Greenwood shall be either on-site within the approved Area of Disturbance, or—insofar as practical—on the street directly in front of the lot under construction. Street parking shall occur entirely on the paved portions of streets,

within the area defined by extending the lot's property lines. To protect the fragile sage and wild grasses of the neighborhood, construction parking shall not take place outside the designated Area of Disturbance. Parking is also prohibited on street shoulders or in front of neighboring lots.

## **10.5 Construction Activity and Noise Control**

10.5.1 All construction activity within the development shall take place during the following designated days and hours:

Monday – Friday	7:00 am to 6:00 pm
Saturday	9:00 am to 4:00 pm (if construction site is within 300 feet of an occupied residence, only indoor work is permitted)
Sunday	9:00 am to 4:00 pm (only indoor work is permitted, and noise leaving the construction site cannot exceed 60 dbA)
Holidays	No construction activity permitted. Holidays include New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas.

10.5.2 The intent of the designated days and hours cited above is to limit noise within Old Greenwood, including—but not limited to—noise produced by construction equipment, generators, radios, and construction crews.

## **10.6 Material Deliveries**

10.6.1 All material deliveries within Old Greenwood shall take place during the days and hours permitted for construction activities, except that deliveries during weekends and holidays are not permitted.

## **10.7 Construction Site Management**

10.7.1 All construction sites shall be kept clean and free of debris, with no trash or debris leaving the jobsite. Dust and dirt shall also be controlled and kept on-site, using water trucks or similar methods. Concrete wash-out from any source shall be performed on-site within the approved Area of Disturbance, in a location where it will eventually be buried by the structure or covered by paving. Washout areas shall also be away from any catchment basins or drain inlets that may get clogged by the concrete. Construction site management shall follow the approved Construction Management Plan submitted for Final Review.

10.7.2 Regardless of whether they are kept in vehicles or crates, pets are not permitted within Old Greenwood for non-residents.

*End of Old Greenwood Design Guidelines*

# 11 Appendices

Old Greenwood Design Guidelines  
Single-Family Residences





**OLD GREENWOOD DESIGN REVIEW BOARD**  
**Single-Family Home Application Form**

**1. GENERAL INFORMATION**

- a. Submission Date \_\_\_\_\_
- b. Date of DRB Meeting \_\_\_\_\_
- c. Type of Review  Sketch Plan  
(Check one)  Final Plan  
 Resubmitted Plan

**2. PROJECT TEAM INFORMATION**

- a. NAME OF PROJECT \_\_\_\_\_
- b. LOCATION OF PROJECT \_\_\_\_\_
- c. NAME OF APPLICANT \_\_\_\_\_  
Company \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
Telephone \_\_\_\_\_ Fax \_\_\_\_\_
- d. NAME OF OWNER(S) \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
Telephone \_\_\_\_\_ Fax \_\_\_\_\_
- e. NAME OF ARCHITECT \_\_\_\_\_  
Company \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
Telephone \_\_\_\_\_ Fax \_\_\_\_\_



**OLD GREENWOOD DESIGN REVIEW BOARD**

**Single-Family Home Application Form (cont'd)**

**3. PROJECT INFORMATION**

- a. Total Lot Size \_\_\_\_\_ Acres (or SF)
- b. Allowable Total Maximum Site Coverage 10,500 Square Feet
- c. Proposed Total Maximum Site Coverage \_\_\_\_\_ Square Feet
- d. Number of Bedrooms \_\_\_\_\_ Each
- e. Number of Parking Spaces \_\_\_\_\_ Each  
(Including garages)
- f. Allowable Total Floor Area 7,000 Square Feet
- g. Proposed Total Floor Area \_\_\_\_\_ Square Feet
- h. Allowable Maximum Building Height 35 Feet
- i. Proposed Maximum Building Height \_\_\_\_\_ Feet

*End of Application Form*

## Appendix 2: Old Greenwood Design Theme Images



Figure 1: Buildings should “settle” into their sites.



Figure 2: Simple, additive forms help present a comfortable scale.

## Appendix 2: Old Greenwood Design Theme Images



Figure 3: Sheltering roofs, architectural detailing, and structural expression reinforce the Design Theme of Old Greenwood.



Figure 4: Structure should be expressed honestly, with apparent loads carried down to a stone or stucco base.

## Appendix 2: Old Greenwood Design Theme Images



Figure 5: Craftsmanship through architectural detailing and structural expression.



Figure 6: Craftsmanship through architectural detailing and structural expression.

**Appendix 2: Old Greenwood Design Theme Images**

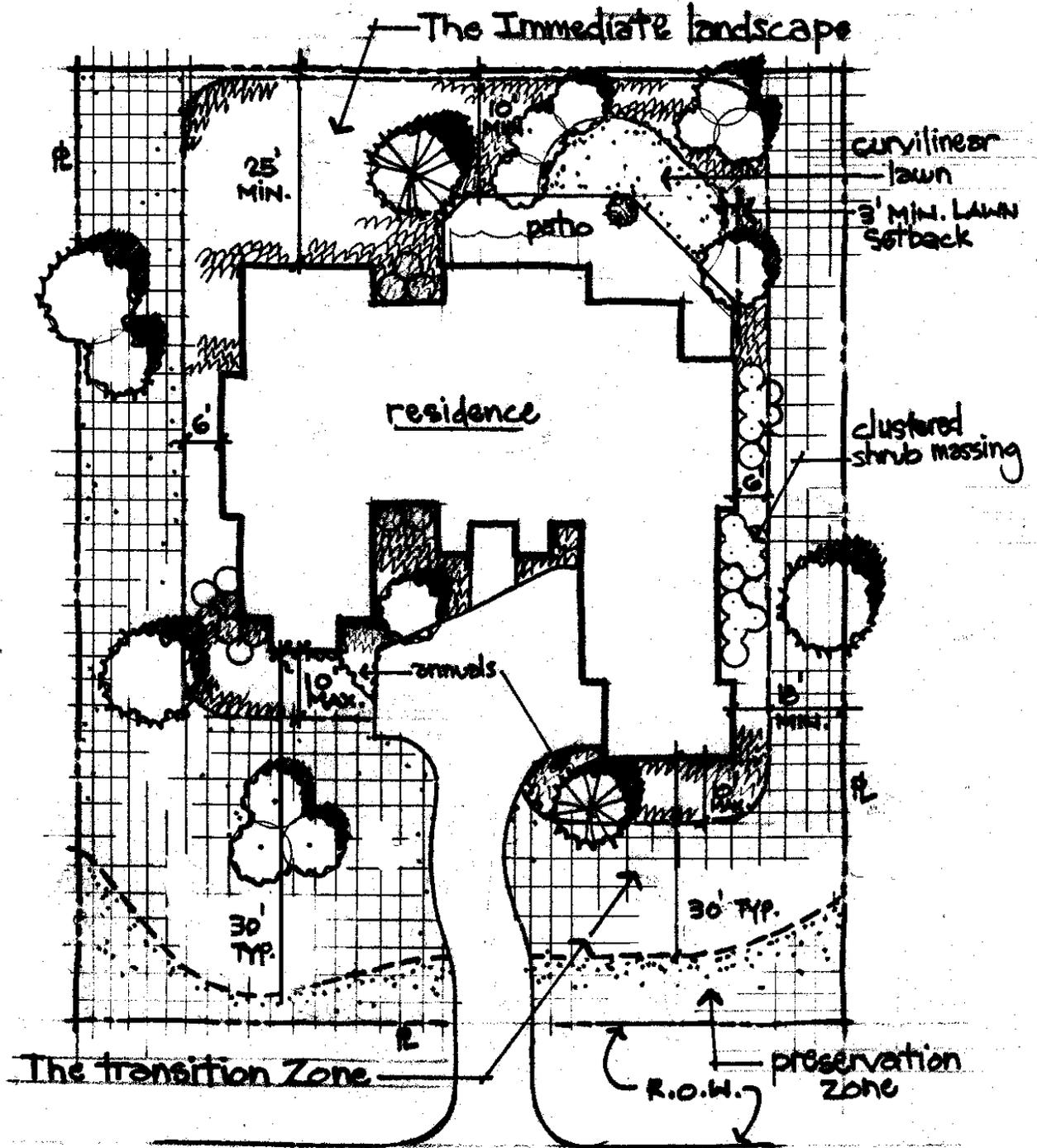


Figure 7: Craftsmanship through architectural detailing.



Figure 8: Craftsmanship through architectural detailing.

Appendix 3: Landscape Zones



## Appendix 4: Approved Hydroseed Mixes

### Old Greenwood Hydroseed Mix 1

#### Shrubs, Grasses and Wildflowers

Botanical Name	Common Name	lbs./acre
Festuca ovina 'duriuscala'	Hard Fescue	3.00
Poa ampla	Big Bluegrass	2.00
Elymus glaucus	Blue Wildrye	2.00
Elymus trachycaulus	Slender Wheatgrass	5.00
Festuca trachyphylla	Sheep fescue	3.00
Bromus carinatus	Mountain Brome	4.00
Linum lewisii	Blue Flax	0.50
Eriogonium umbellatum	sulphur Flower	0.25
Penstemon strictus	Beard Tongue	0.50
Purshia tridentata	Bitter Brush	1.00
Artemisia tridentata	<u>Basin Sagebrush</u>	<u>0.25</u>
	Total lbs./acre	21.50

### Old Greenwood Hydroseed Mix 2

Festuca ovina 'duriuscala'	Hard Fescue	3.00
Poa ampla	Big Bluegrass	2.00
Elymus glaucus	Blue Wildrye	2.00
Elymus trachycaulus	Slender Wheatgrass	5.00
Festuca trachyphylla	Sheep fescue	3.00
Bromus carinatus	<u>Mountain Brome</u>	<u>4.00</u>
	Total lbs./acre	19.0

## Appendix 5: Approved Planting Species

BOTANICAL NAME	COMMON NAME
<b>TREES</b>	
Acer ginnala	Amur Maple
Acer grandidentatum	Rocky Mt. Maple
Betula occidentalis 'Fontinalis'	Water Birch
Pinus contorta 'murrayana'	Lodgepole Pine
Pinus jeffreyi	Jeffrey Pine
Pinus ponderosa	Ponderosa Pine
Populus tremuloides	Quaking Aspen
Sorbus aucuparia	Mountain Ash
Crabapple/Apple	
BOTANICAL NAME	COMMON NAME
<b>SHRUBS</b>	
Amelanchier spp.	Serviceberry
Arctostaphylos patula	Greenleaf Manzanita
Artismisa tridentata	Great Basin Sage
Ceanothus velutinus	Tobacco Bush
Chrysothamus nauseosus	Rabbit Brush
Cornus sericea	Red-Twig Dogwood
Cornus sericea 'Flaviramea'	Yellow-Twig Dogwood
Cornus sericea 'nana'	Compact Red Twig Dogwood
Ledum glandulosum	Labrador Tea
Philadelphus lewisii	Wild Mock Orange
Phusocarpus capitatus	Pacific Ninebark
Physocarpus opulfolius intemedius	Dwarf Ninebark
Pinus mugo mugo	Mugo Pine
Potentilla fruticosa	Cinquefoil
Prunus cistena	Purple Sand Cherry
Prunus emarginata	Bittercherry
Prunus virginiana	Chokecherry
Purshia tridentata	Bitterbrush
Rhus typhina	Staghorn sumac
Ribes aureum	Golden Current
Ribes nevadense	Sierra Current or Mt. Pink Current
Rosa glauca	Red Stem Rose
Rosa harisonii	Harison's Yellow Rose
Rosa rugosa	Tomato Rose
Rubus parvifolius	Thimbleberry
Salix purpurea	Alaska Blue Willow
Sambucus caerulea	Blue Elderberry
Sambucus racemosa	Red Elderberry
Sorbus scopulina	Western Mt. Ash
Spiraea desiflora	Mountain Spiraea
Spiraea douglasii	Western Spiraea
Spiraea vanhouttei	Vanhouett Spiraea
Viburnum trilobum	Cranberry Bush

## **Appendix 5 (cont'd)**

### **VINES**

Clematis spp.	Clematis species
Parthenocissus quinquefolia	Virginia Creeper

### **GROUNDCOVERS**

Arctostaphylos uva-ursi	Kinnikinnick
Cotoneaster dammerii 'eicholz'	Bearberry Cotoneaster
Mahonia repens	Creeping Mahonia
Symphoricarpos mollis	Creeping Snowberry

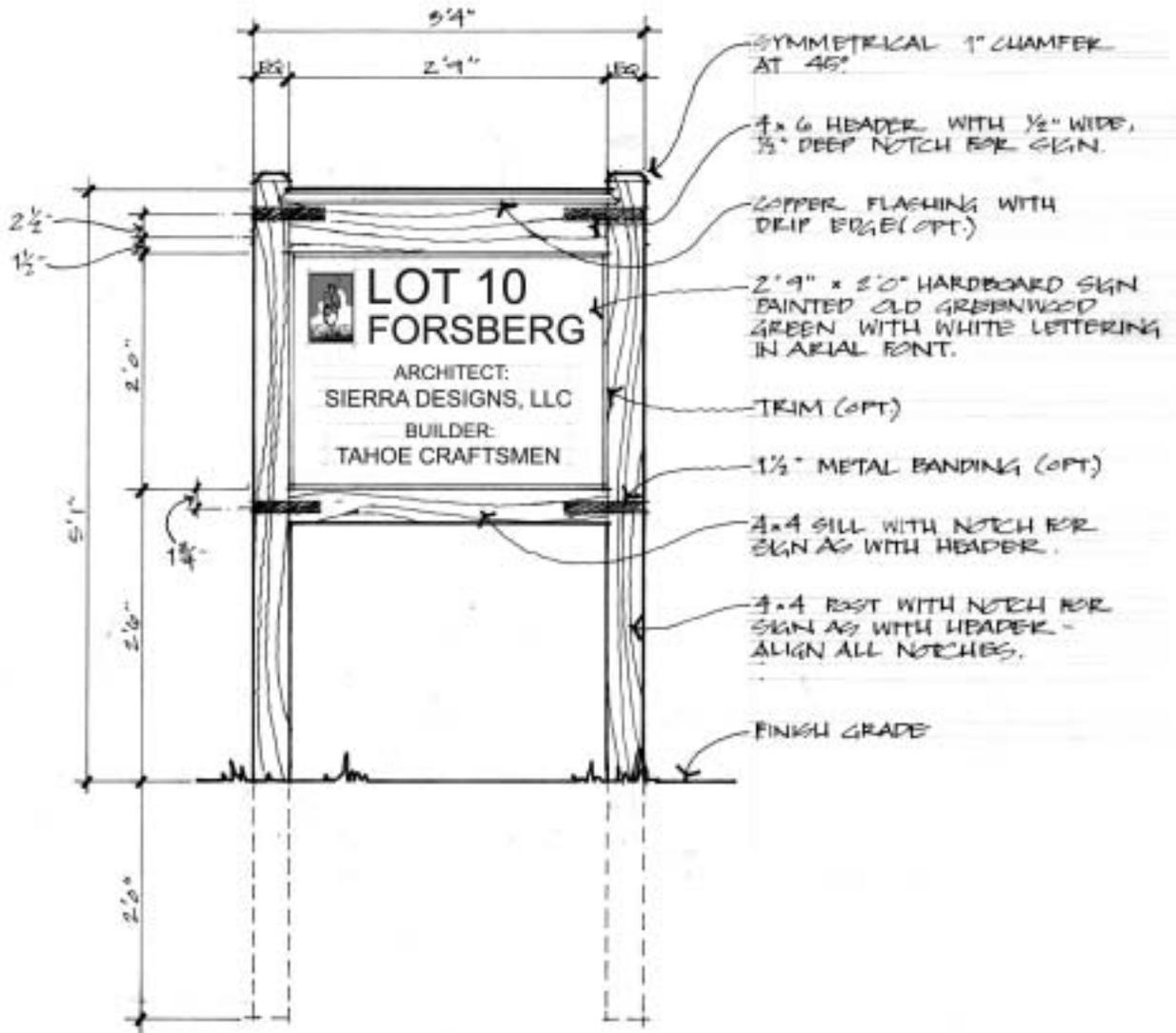
### **PERENNIALS**

Achillea spp.	Yarrow
Aquilegia spp.	Columbine
Dicentra formosa	Bleeding Heart
Echinacea purpurea	Purple Cone Flower
Erigonium umbellatum	Buckwheat Sulphur Flower
Iris sibirica	Siberian Iris
Lupinus polyphyllus	Large Leaf Lupine
Lupinus spp.	Lupine
Nepeta spp.	Cat Mint
Penstemon spp.	Beard Tongue
Rudbeckia hurta	Black-eyed Susan

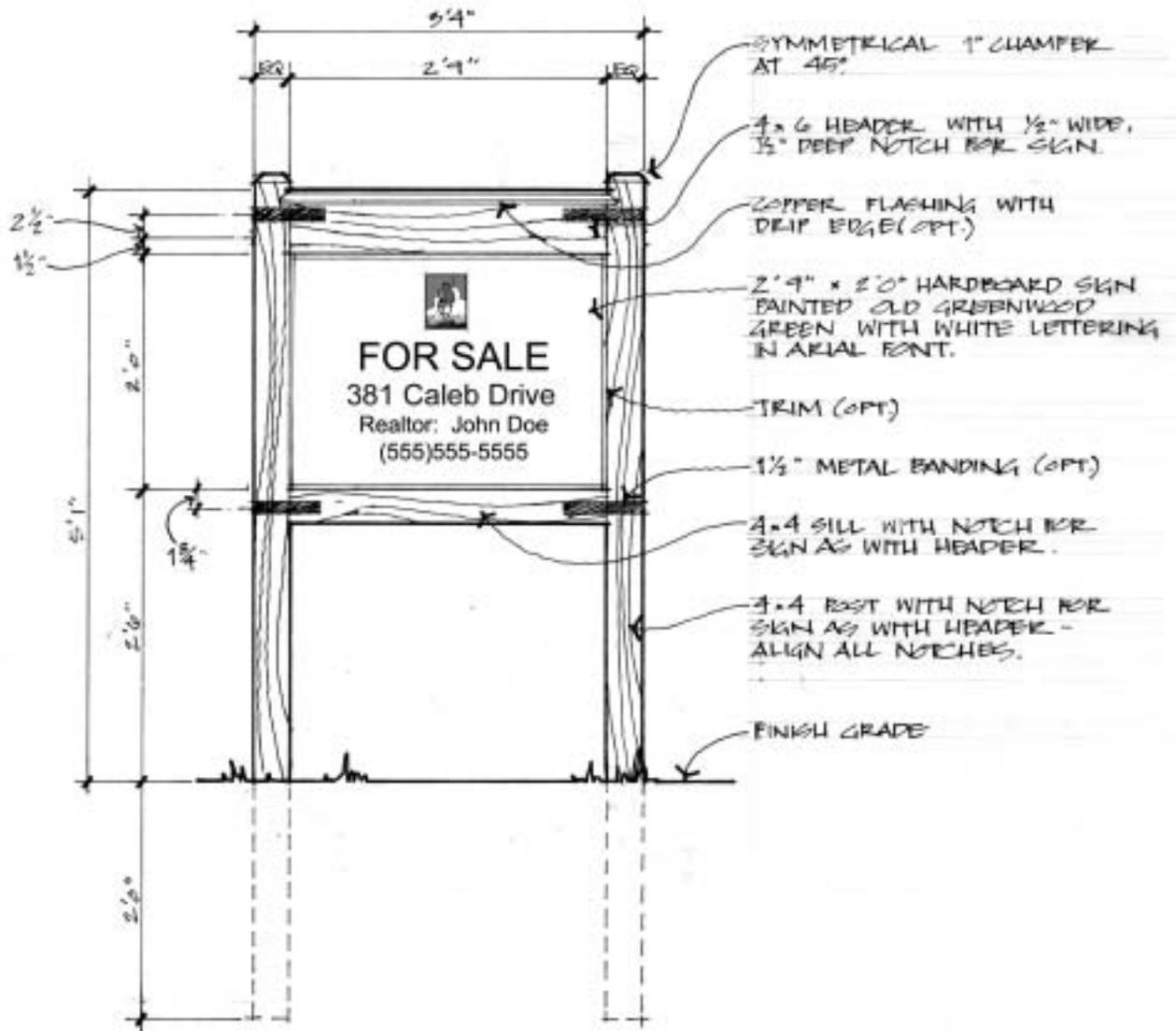
### **ORNAMENTAL GRASSES**

Miscanthus spp.	Japanese Silver Grass
Panicum spp.	Switch Grass
Calamagrostis spp.	Feather Reed Grass

Appendix 6: Old Greenwood Standard Construction Sign



Appendix 6: Old Greenwood Standard Sales Sign



OLD GREENWOOD: *Community Sustainability*

# OLD GREENWOOD

*Community Sustainability*

*A Supplement to the Design Guidelines for Single-Family Homes*



November 15, 2003

# OLD GREENWOOD: *Community Sustainability*

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• Sustainability Initiatives Program .....	2
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## INTRODUCTION

Old Greenwood has been conceived and carefully Master Planned as a resort community set within a pristine mountain environment. In order to preserve the beauty and resources of its setting, to maintain a desirable and functional environment, to establish and preserve harmonious design, and to promote community values, all architectural design, site planning, and landscaping shall be subject to design review.

In accordance with the requirements of the Old Greenwood Covenants, Codes, and Regulations (CC&R's), this document sets forth "ten sustainability components" for the community, including resource effective design recommendations for whole-ownership lots (Lots 1-99) and fractional units within Old Greenwood. As our understanding of sustainability evolves the Old Greenwood Design Review Board may amend the recommendations set forth in this document.

## VISION STATEMENT

*Tahoe Mountain Resorts strives to become a family of resort communities in tune with their natural settings and citizens' desires. To achieve this, designs focus on protecting the natural resource base that is the foundation for the outdoor recreation and natural beauty that attracts us to the Tahoe region.*

Created by East West Partners, Tahoe Mountain Resorts (TMR) is truly a one-of-a-kind resort experience in North America. While sharing in the overall vision of Tahoe Mountain Resorts, every community will offer unique attributes unto itself, including Old Greenwood. Each will be dedicated to authenticity; to creating a true sense of community; to providing memorable events; and above all, to offering the Truest Tahoe Experience.

As part of the North Tahoe/Truckee region, the vision of Old Greenwood is grounded in a strong respect for the natural environment. Old Greenwood enjoys the distinction of being within the North Tahoe/Truckee region...a place of extreme natural beauty, rich history, and incredible recreation. Old Greenwood is also an identifiable community within this region...joining the Village at Northstar, the Highlands, and Gray's Crossing as places of unique identity, built in harmony with their natural setting, and collectively providing a broad range of resort and recreation amenities through joint membership in the Tahoe Mountain Club.

The setting of Old Greenwood is one of alpine meadows opening within a forest of pine trees. At 5,900 feet above sea level, the sun is brilliant and the climate provides longer summers than that of its higher mountain resort neighbors...making Old Greenwood the summer centerpiece for Tahoe Mountain Resorts. With its strong summer focus, the community provides a range of residences and lodging closely related to the outdoor recreation lifestyle, with the potential for golf, skiing, swimming, tennis, biking, and hiking.

To help execute our vision, East West Partners has committed to developing and implementing a voluntary program to reduce its "ecological footprint" while meeting the desires of the communities. The Sustainability Initiatives Program is rooted in the principles of "ecological effectiveness," and is exhibited by a philosophy and culture that is beginning to permeate every aspect of the company. It is a program of "green" practices rarely applied on such a comprehensive basis in real estate development and operations. It strives to use state-of-the-art

## OLD GREENWOOD: *Community Sustainability*

technologies that address aesthetic concerns, as well as economic, environmental and societal impacts.

Our process starts with the development concept and ends with you, the end user. We firmly believe and work diligently to have our actions effectively acknowledge the logic within a quote by Sim Van Der Ryn, a notable California architect.

“Design manifests culture, and culture rests firmly on what we believe to be true about the world.”

### **S U S T A I N A B I L I T Y   I N I T I A T I V E S   P R O G R A M**

#### **MISSION:**

*To integrate sustainability into the design, construction, and operation of the Tahoe Mountain Resorts network in a way that redefines success in terms of financial, environmental, and community metrics.*

#### **VISION:**

*The Sustainability Initiatives Program continually works to integrate sustainability into the daily processes of Tahoe Mountain Resorts. As a newly created family of year-round resort amenities, we intend to redefine success in the hospitality industry. The key to our success is the experience people have within our communities.*

*It is the natural resources that draw people to come live and play in the Tahoe region, making them the foundation from which we can create opportunities for people to have truly great experiences. To this end, everything we design, from the services we provide to the facilities we construct, should reflect the best possible environmental decisions we can make today.*

#### **MOTTO:**

*Lead by example.*

### **A B O U T   S U S T A I N A B L E   D E V E L O P M E N T**

Globally, sustainability is most often defined as “meeting the needs of today without compromising the ability of future generations to meet their needs.” By definition, the overarching tenet of sustainable design is to use resources within their renewable limits. Many benefits are achieved through this process such as: improved indoor environmental quality, reduced energy usage, increased user satisfaction, and reduced impact on the development’s external environment.

Sustainable development is about doing the right thing and protecting what we’re here to enjoy. The built environment has a profound impact on our natural environment, economy, health and productivity. Buildings consume nearly a third of America’s energy—much of it wasted by inefficient design—while land-use decisions influence another third used in transportation. Real-estate development therefore offers abundant opportunities for saving resources, not to mention reducing waste and restoring damaged land.

## OLD GREENWOOD: *Community Sustainability*

Did you know that in the United States, buildings account for:

- 36% of total energy use/65% of electricity consumption
- 30% of greenhouse gas emissions
- 30% of raw materials use
- 30% of waste output/136 million tons annually
- 12% of potable water consumption

The Old Greenwood vision seeks to reduce these levels of consumption; therefore, the sustainable concepts include tree preservation, cultural and historical preservation, open space management, water conservation, protection of natural habitat, reduction of energy use, and attention to aesthetic values.

By building and operating “green” we intend to maximize both economic and environmental performance.

Environmental benefits:

- Enhance and protect ecosystems and biodiversity
- Preserve air and water quality
- Reduce solid waste
- Conserve natural resources

Economic benefits:

- Enhance asset value and profits
- Reduce operating costs
- Optimize life-cycle economic performance

Health and community benefits:

- Minimize strain on local infrastructure
- Contribute to overall quality of life
- Enhance occupant comfort and health
- Improve air, thermal and acoustic environments

Old Greenwood has developed a recommended list of “10 things to request green from your architect,” so that you too can enjoy these benefits. By incorporating some or all of the green attributes into your new home, you actively help complete the vision for this community.

For our part, TMR collaborates and is involved with the following voluntary programs to ensure that we will realize the vision. These programs help TMR to construct and implement a hierarchy of means.

- Audubon International’s Sustainable Development Program
- US Green Building Council’s LEED rating system
- US EPA’s ENERGY STAR home rating program
- US EPA’s Waste Wise management program

## OLD GREENWOOD: *Community Sustainability*

If you would like additional information on these programs and any other current “green” practices please contact Aaron Revere, the Director of Environmental Initiatives for East West Partners in Tahoe, at 530.550.2719.

## 10 things to request “Green” from your Architect

Green buildings make effective use of our natural resources; they pollute less, cost less to operate, and tell a good story all at once. Here at Old Greenwood, and throughout Tahoe Mountain Resorts, we ask that you and your architect consider design strategies and elements that help “protect what you’re here to enjoy.”

The 10 areas that make the biggest “green” impact when building your new home are: overall design intention, appliances, wood, windows, insulation, paints, lighting, flooring, concrete, and landscaping. East West Partners has invested significant time and energy into researching green products and materials for use throughout all of Tahoe Mountain Resorts. To facilitate design and construction of your new home, please encourage your architect to call the Environmental Director at East West Partners with any questions regarding green building.

### 1 – Design Intention

The design of your Old Greenwood home determines how well it will minimize the overall ecological footprint. Remember, design is the first signal of intention. The following are some overall design strategies that Old Greenwood recommends you and your architect explore when creating your new home.

- Site your home to take advantage of solar orientation and prevailing breezes. This facilitates the use of natural daylighting through out your home. Depending of your lot, the southern and western windows may benefit from sun shading devices. Plus, this orientation allows you to better use natural ventilation, along with ceiling fans, as a way to reduce your heating and cooling load.
- Site your home to minimize site grading and earthwork, and to complement the overall neighborhood. This reduces construction costs and minimizes impact to the soil processes.
- Include proper space in your kitchen or garage to make “blue bag” recycling easy and convenient.

### 2 - Appliances

Request the installation of Energy Star Certified Appliances in your home. These appliances are significantly more efficient with their use of water and electricity. This reduces your utility bills while also reducing the impact on our natural resources here in Tahoe. Furthermore, most all of these appliances are available in stainless steel, black, white, and even cabinet integrated finishes, so aesthetics are not compromised by higher environmental performance. At a minimum, request the following three appliances be Energy Star rated:



## OLD GREENWOOD: *Community Sustainability*

- **Dishwasher** -- The most water-efficient dishwashers currently on the market use about 4 gallons of hot water per load, which is half as much as the least efficient ones. Remember that a dishwasher that uses half as much water will only need half as much energy to heat that water.
- **Refrigerator** -- The refrigerator is the single biggest power consumer in most households. Energy Star labeled refrigerators incorporate a number of advanced features to save energy while keeping your food fresh. They are readily available in side-by-side, freezer top or bottom models, and many even offer through door ice and water features.
- **Clothes Washer** -- Horizontal axis washing machines (front-loaders) use 60% less energy because they use far less water. Energy Star washers often spin-dry your clothes better, saving on drying energy, too.

The Energy Star also certifies equipment that heats and cools your home such as:

- **Air-conditioners, Furnaces, Boilers, Heat-pumps, and Thermostats.**

In addition to requesting Energy Star appliances, also request natural gas options. Burning natural gas in the home is less polluting than burning fossil fuels in a power plant to generate electricity. The following appliances are readily available in natural gas models:

- **Clothes Dryer** -- The dryer is typically the second-biggest electricity-using appliance after the refrigerator. Compared to electric dryers, using a natural gas dryer can cut your cost per load in half. Look for models with a moisture sensor to further reduce energy use by another 15%.
- **Cooking Stove** -- Gas with electric ignition stove tops and ovens are twice as efficient as electric or gas with pilot light models. Also, ovens with a self-cleaning function are up to 20% more energy-efficient because they have more insulation to withstand the higher temperatures sustained during the cleaning cycle.
- **Heating Stove** -- Natural gas heating stoves burn cleaner and produce great heat. They also come with a programmable thermostat, helping deliver more effective thermal comfort for your home. (*wood burning stoves are not prohibited in the community*)
- **Central Air Furnace** -- Using a natural gas unit can cut your heating cost significantly. Look for an efficiency rating of 90% or greater.
- **Water Heater** -- Natural gas-fired units typically cost about 40% as much to operate as electric units, so choose them whenever possible. A simple board of rigid insulation under the tank of an electric water heater prevents heat from leaking into the floor, saving 4-9% of water heating energy. Look for an efficiency rating of 60% or greater.
- **Boilers** -- Also consider an "Integrated Water Heater/Home Heating System." A number of advanced, high-efficiency boilers with integral water heaters are now on the market. Heat-pump heating and cooling systems that have a water heating component are also available. Some units are plumbed for easy integration with solar systems.

### 3 - Wood

Request reclaimed wood when possible. This helps reduce the number of trees harvested to build your home. In addition, this reclaimed lumber is often very attractive and rustic in scale and appearance, which adds character. There are numerous suppliers of this salvaged lumber. Several that we have found particularly helpful are:

- Eco-timber
- Elmwood Reclaimed Timber

## OLD GREENWOOD: *Community Sustainability*

- Endura
- Heritage Lumber
- Jefferson Recycled Woodworks
- Vintage Timberworks

When new wood is required, ask for lumber certified by Forest Stewardship Council (FSC), which provides a credible guarantee that the lumber comes from a well-managed forest. This lumber should not cost you any more to purchase, and it separates your home from the clear cutting practices which degrade ecosystems. Dependable local suppliers of FSC certified lumber are:

- CollinsWood
- Eco-timber
- Hayward
- Home Depot
- Setzer
- Windfall Lumber

Have your architect call East West Partners or visit these websites to find more suppliers for reclaimed and certified lumber:

- [www.fscus.org](http://www.fscus.org)
- [www.certifiedwood.org](http://www.certifiedwood.org)
- [www.oikos.com](http://www.oikos.com)

### 4 - Windows

By choosing ENERGY STAR window products, you can cut down your heating and cooling costs and make your home more comfortable at the same time. ENERGY STAR labeled windows are twice as efficient as the average window produced just ten years ago. These products are designed to reduce heat loss and solar gain making your house warmer in the winter and cooler in the summer. Plus these products are available in every aesthetic design you desire and open to allow fresh air flows during the summer. Encouraged product performance features include: Dual Panes, Low-emissivity Coatings (Low-e), and Wood or composite frames.



	<u>Windows &amp; Doors</u>	<u>Skylights</u>
<b>U-Factor</b>	0.35 or below	0.45 or below
<b>Solar Heat Gain Coefficient</b>	0.55 or below	0.55 or below
<b>Visible Light Transmittance (T)</b>	.7 or more	.7 or more

State-of-the-art superinsulating windows, or superwindows, combine all the above advanced features. Manufacturers include:

- Anderson
- Hurd
- Marvin Window and Door
- Pella
- PPG Industries
- Sierra Pacific
- Velux America, Inc.
- Visonwall
- Viking
- Weather Shield

**5 - Insulation**

Upgrade Insulation to Exceed California Title 24 Requirements. Proper insulation can reduce the demand for heating and cooling making homes more comfortable. Old Greenwood is in climate zone 2, which is predominantly a heating zone. Preference should be given to loose and spray cellulose insulation products that are made out of 100% recycled newspaper and that are treated with borates for fire and insect resistance. Spray cellulose wall insulation is mixed with less toxic binders to adhere to stud and joist cavity surfaces, while completely filling cavities and reducing air movement within wall cavities, deterring moisture intrusion and flame spread. It also reduces infiltration, further contributing to a quieter, more comfortable and energy efficient home. Cellulose insulation is also formaldehyde-free, which preserves air quality.

If you use batt insulations, cotton batt products should be prioritized. These products tend to use recycled cotton products including denim, do not itch, and contain no chemicals harmful to air quality. When using batt insulation, expandable foam and caulk should be used to prevent infiltration. These sealers are applied where wood connections and where framing is drilled to provide for plumbing and electrical runs. Holes between floors and between stud cavities around wire runs should be sealed. Also caulk top and bottom plates on all floors. These practices, when coupled with batt insulation, will reduce infiltration for better comfort and smaller energy bills.

Fiberglass should be used only as a last resort for projects. Many fiberglass insulation products include recycled glass, formaldehyde-free binders, non-asphalt adhesives or colored dyes. Formaldehyde-free binders reduce indoor air quality problems and insulation may contain up to 30% recycled glass. Manufactures of these preferred fiberglass products can be found at [www.greenguard.com](http://www.greenguard.com). Brands we recommend include:

- “Cocoon” cellulose by Greenfiber (*recycled newspaper*)
- Bonded Logic (*Natural Cotton Fiber Insulation*)
- Knauf (*fiberglass*)
- Certain Teed (*fiberglass*)

The following table illustrates recommended application levels

	<b><u>Ceiling</u></b>					<b><u>Basement</u></b>		
<b>Zone</b>	<b>Attic</b>	<b>Cathedral</b>	<b>Wall (A)</b>	<b>Floor</b>	<b>Crawl Space (B)</b>	<b>Slab Edge</b>	<b>Interior</b>	<b>Exterior</b>
<b>2</b>	R-49	R-38	R-19	R-25	R-19	R-8	R-15	R-10

NOTE:

(A) Insulate crawl space walls only if the crawl space is dry all year and the floor above is not insulated. A vapor retarder (e.g. 4- or 6-mill polyethylene film) should be installed on the ground to reduce moisture migration into the crawl space.

(B) No slab edge insulation is recommended.

(C) For more information, see: Department of Energy Insulation Fact Sheet (D.O.E./CE-0180), Energy Efficiency and Renewable Energy Clearinghouse, P.O. Box 3048, Merrifield, VA 22116; phone: (800) 363-3732;

[www.coml.gov/roofs+walls/insulation/ins\\_11.html](http://www.coml.gov/roofs+walls/insulation/ins_11.html)

## 6 - Paints & Stairs

Request the use of Green Seal certified products for your home. Green Seal is an independent, non-profit organization that strives to achieve a healthier and cleaner environment by identifying and promoting products and services that cause less toxic pollution and waste. When Green Seal products are not practical, you should still request low volatile organic compound (VOC) products. These products are better for air quality in their use and manufacturing. When used for interior finishes the “new house” smell (off-gas chemicals) is significantly avoided, which is good for your health. Many of these products are also water based, which facilitates clean up. Recommended manufacturers include:

### Paints (Interior & Exterior)

- Duron: Genesis Paints
- Kelly-Moore: Enviro-Cote
- Benjamin Moore: Pristine Eco-Spec
- AFM: Safecoat
- Sherwin Russwin
- Sherwin Williams: Harmony

### Stains (Exterior)

- Cabot (Water based)
- AFM: Safecoat

### Sealants

- ZAR (water based polyurethane)

## 7 - Flooring

For your wood flooring, remember to request reclaimed and salvaged wood when possible, and when new wood is required, ask for lumber certified by Forest Stewardship Council (FSC). We recommend solid wood floor boards instead of engineered products. Solid wood floors can be refinished numerous times, have lower amounts of embodied energy, and are not manufactured with multiple compounds that may impact your indoor air quality.

For wall-to-wall carpets, look for Green Label certified carpets. These products are better for your indoor air quality and typically are recyclable at the end of their useful life. Recycled products are just as durable and attractive as conventional carpet. We are happy to note that most carpet manufacturers today offer lines of “green” carpet. Be sure to request “green” backing and padding too. Some manufacturers to consider are:

- Bentley Mills
- C&A
- Interface
- Mohawk
- Royalty Carpet Mills
- Shaw

For areas that you want to tile, local natural stone is a great choice. For ceramic tiles on floors, walls and counters, look for brands that contain high amounts of recycled content. Manufacturers that we have used are:

- Crossville ceramics
- Terra Green Ceramics
- Oceanside Glass
- Aurora Glass

## 8 - Concrete/Asphalt

The foundation, driveway, walking paths, and even floor slabs for your new home in Old Greenwood can easily be more sustainable. The recycled content in these materials typically includes reground asphalt and concrete, and fly ash. Recycled content can run as high as 50% in these products, and should at least be 35%. Local suppliers who can produce these more desirable concretes and asphalts are:

- TNT Materials
- Teichert Aggregates

## 9 - Landscaping (Plants & Irrigation)

Preference should be given to the use of native plant species for your landscaping (*see suggested plant palette*). When the desired landscaping style is difficult to achieve with 100% native species, we recommend that you request your architects employ xeriscaping. Xeriscaping is simply landscaping with slow-growing, drought tolerant plants to conserve water and reduce yard trimmings. This strategy helps reduce irrigation requirements and mitigates the spread of non-native plants within the community.

Proper irrigation choices and using native and other drought-tolerant plants can significantly reduce water use, often times by one-half the water of a conventional landscape. Trees, shrubs, flowers, and groundcovers can be watered efficiently with low-volume drip emitters, sprayers, and bubblers. Turf lawns are best watered by sprinklers. A beautiful xeriscape starts with a good design. The physical characteristics of the site should be considered and so should your needs and your aesthetic preferences. For example, here are a few of the considerations:

### Sun

What portions of the property receive hot, afternoon sun? What portions receive morning sun and afternoon shade? The amount and time of sun may affect the types of plants you choose.

### Function

Do you need an outdoor living area? If so, consider expanding the patio area with additional shade structures and low-water-use trees to provide privacy.

### Views

Are there views you want to protect or screen? Know the mature size of the plants you select to ensure the views and screening you desire.

### Time

How much time do you plan to spend maintaining your landscape? If you would rather enjoy your yard than work on it, choose low-maintenance plants.

## 10 - Lighting

Economics, health, and aesthetics all favor the maximum practical use of daylighting in our homes. Sunlight is free and uses no electricity. Until recent developments made windows much

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more energy-efficient, there was reason to minimize window area to reduce heating and cooling bills. But with current spectrally selective window technology, daylighting need not be at odds with space heating and cooling.

In addition to using traditional windows for daylighting, clerestories, skylights, lightshelves, and atria represent other creative ways of bringing daylight into a building. Much of the art of practical daylighting lies in the use of simple architectural details such as wide window sills, louvers, walls, and other methods of bouncing light deep into a building. Use daylighting wherever practical before resorting to electric lighting.

For your electrical lighting needs, look for fixtures that can use compact fluorescent bulbs (CFB). A CFB uses approximately one quarter of the electricity of incandescent bulbs and last up to 10 years. Many of the recessed lighting systems are now available in CFB, including the dimmable options. Look for recessed fixtures that are designed to hold the CFB horizontally to maximize the lighting effectiveness. CFB are also available for you traditional table/floor lamps and flood lights.

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### Sources:

Audubon International, <http://www.audubonintl.org/index.htm>

Tahoe Mountain Resorts: Sustainability Guidelines for Development and Operations.

Rocky Mountain Institute, Home Energy Brief, <http://www.greendesign.net/rmi/heb/index.html>

US Environmental Protection Agency and US Department of Energy, Energy Star Program, <http://www.energystar.gov/products/>

US Green Building Council, <http://www.usgbc.org/>



## Old Greenwood Design Review Board Checklist

### **General Submittal Requirements**

#### *Step 1: Pre-Planning Meeting (p. 27)*

- Actual submittals not discussed with Applicants at this time
- Show examples of previously-approved submittals
- Discuss general Design Theme
- Discuss “ground rules” for Guidelines and any “hot buttons”
- Verify Applicant has current Guidelines and Appendices
- Discuss design and construction schedule, and requirement for mockup
- Discuss specific issues such as lot configuration, setbacks, easements, and utilities

#### *Step 2: Sketch Plan Review (p. 27)*

- Completed Application (wet-stamped by licensed Architect)
- \$ 400.00 Sketch Plan Fee
- 3 sets of full-sized drawings
- Submittal prepared by licensed Architect
- Existing Site Conditions (1” = 20’)
  - ✓ Topography
  - ✓ Boundaries
  - ✓ Setbacks
  - ✓ Easements
  - ✓ Locations and sizes of existing trees
- Proposed Site Plan (1” = 20’)
  - ✓ Property boundaries
  - ✓ Easements
  - ✓ Existing and new grading
  - ✓ Building footprints with roof overhangs

- ✓ Area of Disturbance
  - ✓ Maximum Site Coverage (calculations)
  - ✓ Existing vegetation
- ❑ Schematic Building Floor Plans (1/8" = 1'-0")
  - ✓ Walls, doors, and windows
  - ✓ Roof overhangs
  - ✓ Elevations for each floor
- ❑ Schematic Building Roof Plans (1/8" = 1'-0")
  - ✓ Roof pitch and direction of slope
  - ✓ Materials
  - ✓ Chimneys and major flues (called out as painted)
  - ✓ Ridges, valleys, hips and pitch breaks
  - ✓ Exterior walls below (dashed)
- ❑ Schematic Building Exterior Elevations (1/8" = 1'-0")
  - ✓ Exterior materials called out
- ❑ Building Height Calculations (same scale as Exterior Elevations)
  - ✓ Must illustrate compliance with Town of Truckee Code
- ❑ Schematic Landscape Plan (1" = 20')
  - ✓ Location and type of existing vegetation
  - ✓ Location and type of proposed vegetation
  - ✓ Area of Disturbance
  - ✓ Erosion control measures
- ❑ Roof Material Samples (for composition shingles and factory metal roofs)
  - ✓ Must show appropriate colors and high-quality construction
- ❑ Street Perspective or Model
  - ✓ To adequately convey 3-dimensional massing

*Step 3: Final Plan Review (p. 29)*

- ❑ Completed Application (wet-stamped by licensed Architect)
- ❑ \$ 600.00 Final Plan Fee
- ❑ 3 sets of full-sized drawings
- ❑ Submittal prepared by licensed Architect

- ❑ Site Plan (1" = 20')
  - ✓ Access drive and parking
  - ✓ Trees to be saved and trees to be removed
  - ✓ Site grading and drainage
  - ✓ Existing and final topography
  - ✓ Utility locations and tie-in points
  - ✓ Setbacks
  - ✓ Area of Disturbance
  - ✓ Maximum Site Coverage (calculations)
  - ✓ Property boundaries
  - ✓ Easements
  - ✓ Building configuration and roof plan
  - ✓ Decks and terraces
  - ✓ Snowshed areas from roof
  - ✓ Snow storage areas
  - ✓ Note: Building footprints and driveway locations must be staked by Applicant
- ❑ Foundation Plan (1/4" = 1'-0")
  - ✓ Top and bottom elevations of all walls
  - ✓ Unexcavated areas
  - ✓ Crawl space areas
- ❑ Building Floor Plans (1/4" = 1'-0")
  - ✓ Overall building dimensions
  - ✓ Room layouts
  - ✓ Mechanical rooms and flue/duct chases
  - ✓ Window and door locations
  - ✓ Exterior lighting systems (locations shown and cut sheets provided)
- ❑ Roof Plan (1/4" = 1'-0")
  - ✓ Indicate all roof slopes and direction of slope
  - ✓ Call out ridges, valleys, hips, and pitch breaks
  - ✓ Show roof materials
  - ✓ Indicate chimneys and mechanical flues

- ✓ Show exterior walls below (dashed)
- Exterior Building Elevations (1/4" = 1'-0")
  - ✓ Exterior materials called out
  - ✓ Building height shown
  - ✓ Window and door locations and configurations
  - ✓ Exterior trim shown
  - ✓ Exterior expressed structural components
  - ✓ Meters and utility connections
  - ✓ Satellite dish location(s)
  - ✓ Shadow patterns (separate drawings)
  - ✓ Finished grade
- Building Sections (1/4" = 1'-0")
  - ✓ Showing roofs, walls, floors, porches, terraces, patios, decks, exposed structure, room names, and finished grade
- Exterior Building Details (no scale)
  - ✓ Indicating visual description of materials, structure, finishes, trim, soffits, railings, chimney caps, etc.
- Landscape Plan (1" = 20')
  - ✓ Existing trees to be saved and those to be removed
  - ✓ Proposed plantings (trees, shrubs, and groundcover) shown by species and size
  - ✓ All hardscape and deck areas
  - ✓ Driveway and parking areas
  - ✓ Retaining walls
  - ✓ Fences and privacy walls
  - ✓ Exterior lighting (and cut sheets)
  - ✓ Irrigated areas shown on Irrigation Plan
- Material and Color Board (no scale)
  - ✓ Actual samples, photos, and catalog cutsheets
  - ✓ Must illustrate all exterior materials and colors
- Revised Street Perspective or Model (1" = 10')
  - ✓ Must adequately convey 3-dimensional massing
- Construction Management Plan (same scale as Site Plan)

- ✓ Location of all construction fencing
- ✓ Area of Disturbance
- ✓ Silt fences
- ✓ Construction trailer
- ✓ Construction parking areas
- ✓ Snow storage areas
- ✓ Waste receptacles
- ✓ Sanitary facilities
- ✓ Concrete washout areas

## Architectural Guidelines

- Significant single-story elements included (p. 8)
- All eaves two stories or less in height (p. 8)
- Overall Floor Area 7,000 SF or less (10,000 SF for combined lots) (p. 8)
- Minimum Floor Area of 2,500 SF (p. 8)
- Building Height limited to 35 feet (p. 9)
- No more than 3-standard size garage doors visible from street (p. 9)
- Oversized garage doors (if applicable) face at least 90 degrees from the street (p. 9)
- When less than 45 degrees from the street, area of garage doors cannot exceed 30% of total street elevation wall area (area of roofs excluded) (p. 9)
- Accessory buildings prohibited, except as otherwise noted (p. 10)
- No more than four materials used on any elevation (p. 11)
- Stucco and stone used as building base materials (p. 11)
- Round log walls or round log siding requires specific DRB approval (p. 11)
- Large glass areas shaded (p. 12)
- Recessed windows expressed with headers (p. 12)
- No glue-on divided lights (p. 12)
- Stained glass and glass block not visible from street or golf course, and reflective glass not used (p. 12)
- Major roofs 6:12 to 14:12 pitch; minimum pitch for all roofs 3:12 (p. 13)
- Composition shingles, natural slate, or colored concrete tiles acceptable for major roofs; natural metals acceptable for secondary roofs (p. 13)
- Check overall roof design for snow and ice issues (p. 14)
- Chimneys finished with stucco, stone, shake siding, or shingle siding (p. 14)
- All roof appurtenances copper, painted, or provided with factory finishes (p. 14)
- Colors used are native to the site (p. 15)
- All exterior equipment screened from view (p. 16)
- Satellite dishes 24" or less in diameter, and painted (p. 16)
- Exterior building lighting minimized and meets Town of Truckee Code (p. 16)

## Site Planning Guidelines

- All elements within setbacks, except as specifically permitted by Town of Truckee (p. 17)
- Minimum side setback 18 feet, unless garage is 45 degrees to street (15-ft side setback permitted). Total side setback required is 40 feet (35 feet for 45-degree garages) (p. 17)
- Front setbacks 30 feet (p. 17)
- Rear setbacks 25 feet; no improvements within 10 feet of rear property lines (p. 17)
- Special setback considerations for Lots 1 – 15 and 85 – 99 (p. 17)
- Maximum Site Coverage cannot exceed 10,500 SF (p. 18)
- Area of Disturbance minimized as much as possible (p. 18)
- Driveway no more than 14 feet wide, no extensive paved or graded areas (pp. 6, 18)
- Driveway located to minimize tree removal (pp. 18, 25)
- Asphalt used for driveways; and concrete, concrete pavers, or natural pavers may be used for auto courts (p. 18)
- One off-street space per bedroom provided for parking (p. 18)
- No septic systems or propane tanks permitted (p. 19)
- Fences and walls to be used in a very limited manner (p. 19)
- Dog runs (if applicable) not to exceed 400 SF, and screened from street or golf course (p. 19)

## Landscape Guidelines

- No improvements located within Preservation Zone (p. 20)
- Transition Zone extends to 30 feet away from home (with case-by-case exceptions) (p. 20)
- Aspens planted within 30 feet of home (p. 20)
- No removal of trees over 5 inches in diameter (without specific DRB approval) (p. 21)
- Immediate Landscape is 10 feet wide at frontyard of home, 6-feet wide at sideyards, and 30-feet wide in backyard (p. 21)
- Rigid placement of plant material should be avoided, and plantings should be clustered (p. 22)
- Conifers must be 6 feet high minimum (p. 22)
- Deciduous trees must be 2" caliper minimum, or ¾" caliper for multi-trunk (multi-trunk must be 6 feet high) (p. 22)
- Groundcover must be spaced at 18" o.c. or less (p. 22)
- 70% (minimum) of total shrub count must be 5-gallon, with remainder 1-gallon (p. 22)

- Shrubs must be spaced at 48” oc or less (p. 22)
- Annuals must be located within 10 feet of the home (p. 22)
- No front or sideyard lawns (p. 23)
- Within sideyards, no lawns within 3 feet of furthest wall planes (p. 23)
- No lawns within 10 feet of rear or side yard property lines (p. 23)
- Turf areas must adjoin patios, and be continuously-edged (p. 23)
- Conventional spray irrigation in turf areas only (p. 23)
- Approved patio materials are concrete pavers, natural pavers, colored concrete, and turf block (p. 23)
- Firepits (if applicable) are gas-operated, with ceramic logs (p. 23)
- Hot tubs must be screened (p. 23)
- Pools (if applicable) must be in-ground (p. 24)
- Fountains (if applicable) must be under 30” in height (p. 24)
- Garden art and sculpture cannot be visible from road or golf course if over 30” in height (p. 24)
- Landscape lighting cannot exceed 24” in height—no uplighting permitted (p. 24)
- Boulders must be native, dry-stacked, and informally placed (p. 24)

***End of DRB Checklist***