

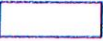



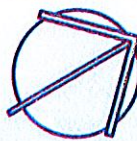


*Lot 10*

*Legend*

*Lot 10*

-  Building Envelope
-  Main Residence
-  Natural Area
-  Lot Boundary/ Property Line
-  Calistoga Setbacks
-  Approx. Location of Existing Trees



Lot Area: 47,045 S.F.±

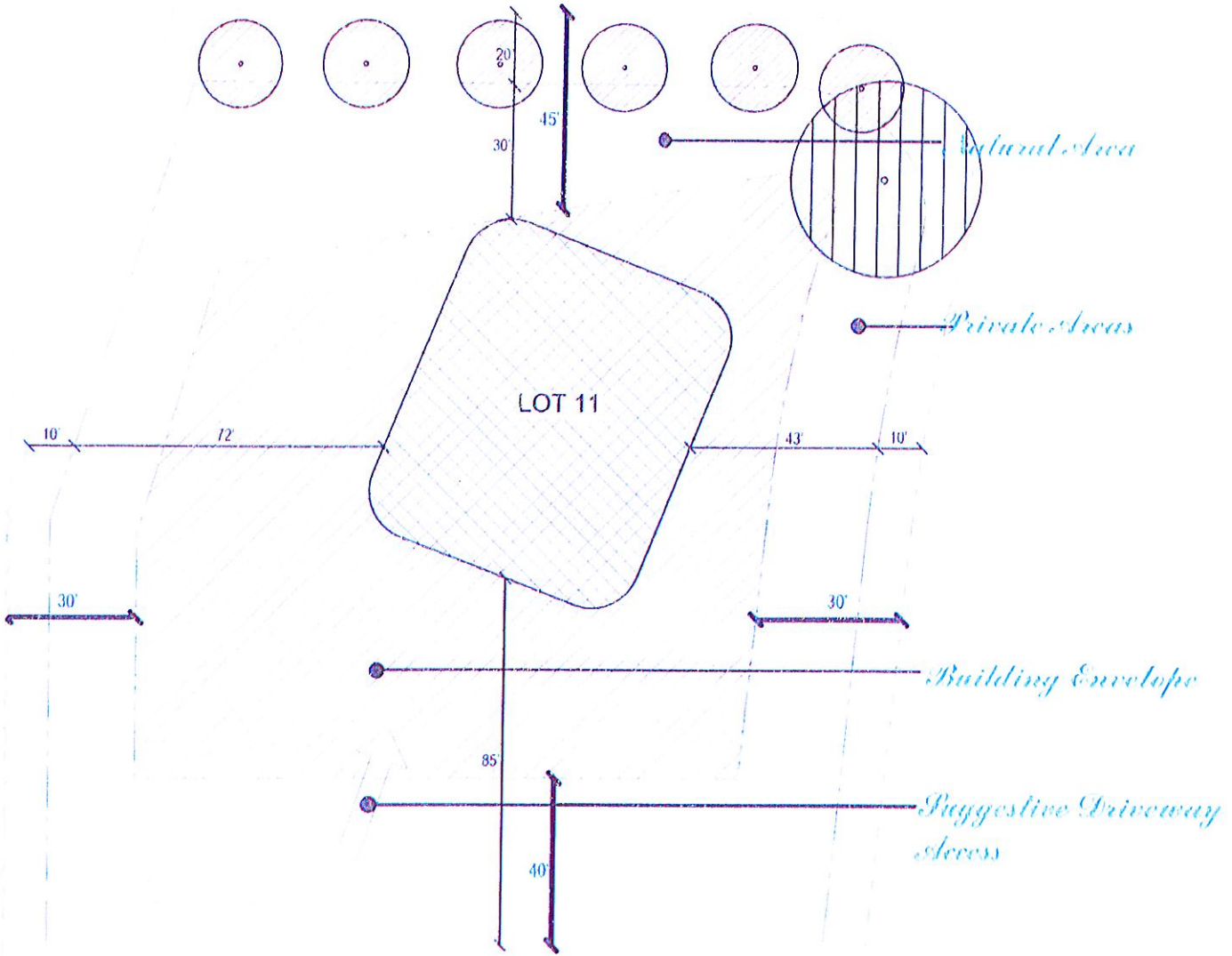
Building Envelope Area: 19,946 S.F. ±

Blue Dimensions - Design Review Setbacks

*Vineyard Oaks*






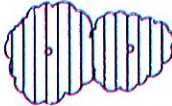
*24' 24' 12' 2' 10' 10' 10'*

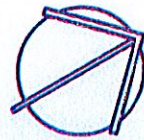




Legend

Lot 11

-  Building Envelope
-  Main Residence
-  Natural Area
-  Lot Boundary/ Property Line
-  Calistoga Setbacks
-  Approx. Location of Existing Trees



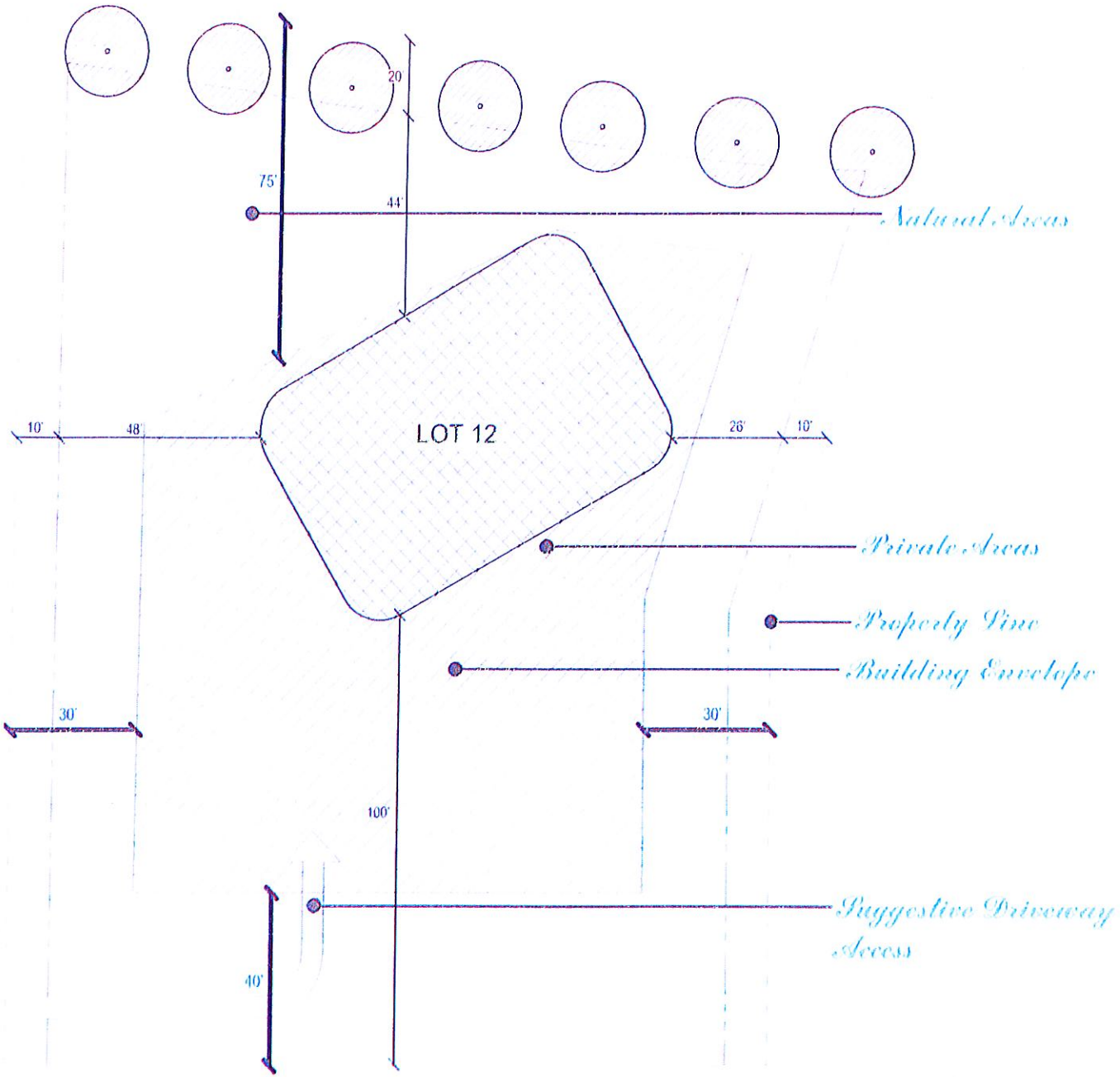
Lot Area: 43,560 S.F. ±

Building Envelope Area: 18,522 S.F. ±

Blue Dimensions - Design Review Setbacks






Lot 12

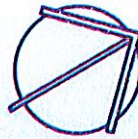


Legend

Lot 12

-  Building Envelope
-  Main Residence
-  Natural Area

-  Lot Boundary/ Property Line
-  Calistoga Setbacks



Lot Area: 43,560 S.F. ±

Building Envelope Area: 16,692 S.F. ±

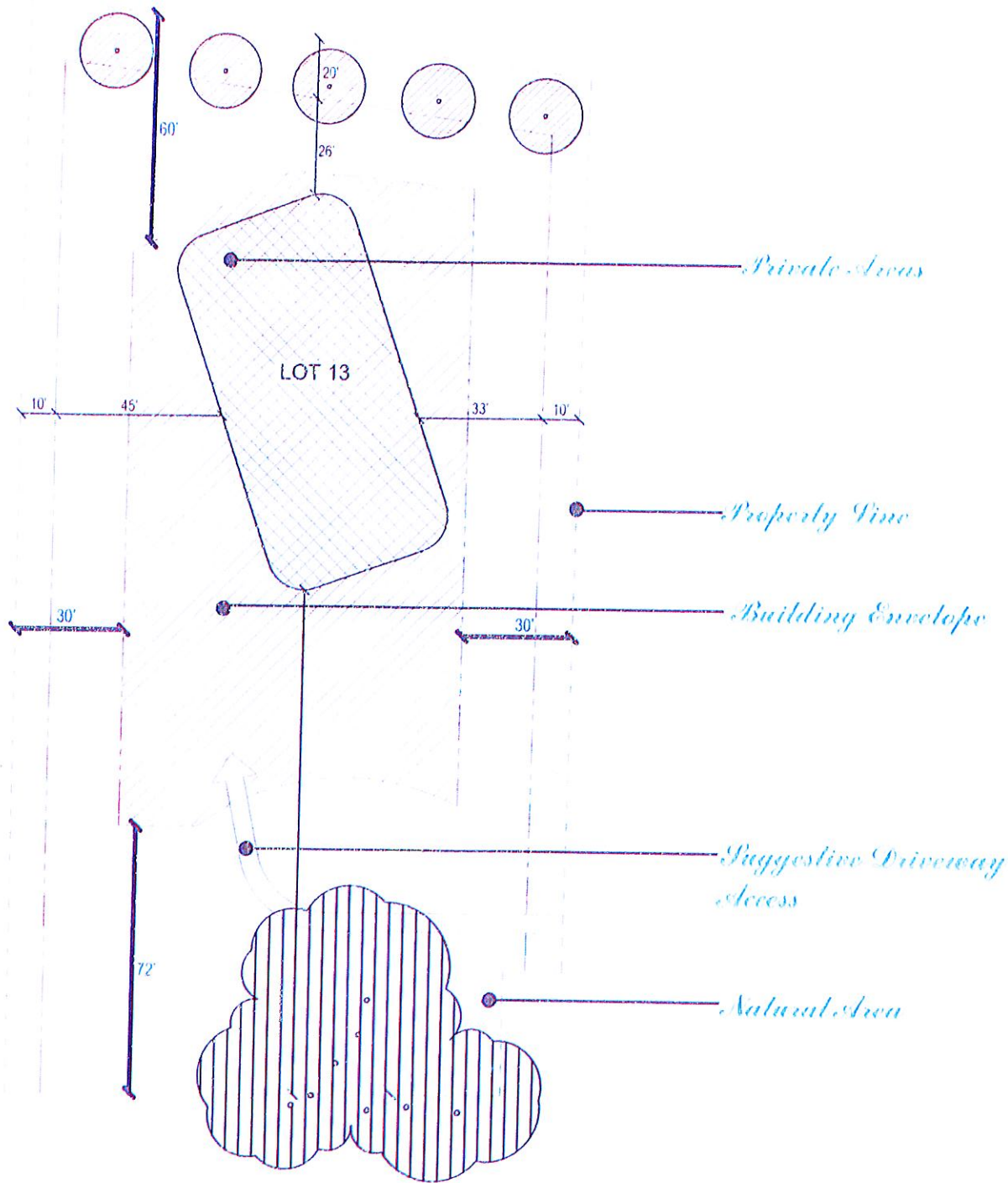
Vineyard Oaks

24° 25' 12" N 121° 05' 12" W

Blue Dimensions - Design Review Setbacks



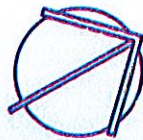
Lot 13



Legend

Lot 13

- Building Envelope
- Main Residence
- Natural Area
- Lot Boundary/ Property Line
- Calistoga Setbacks
- Approx. Location of Existing Trees



Lot Area: 47,045 S.F.±

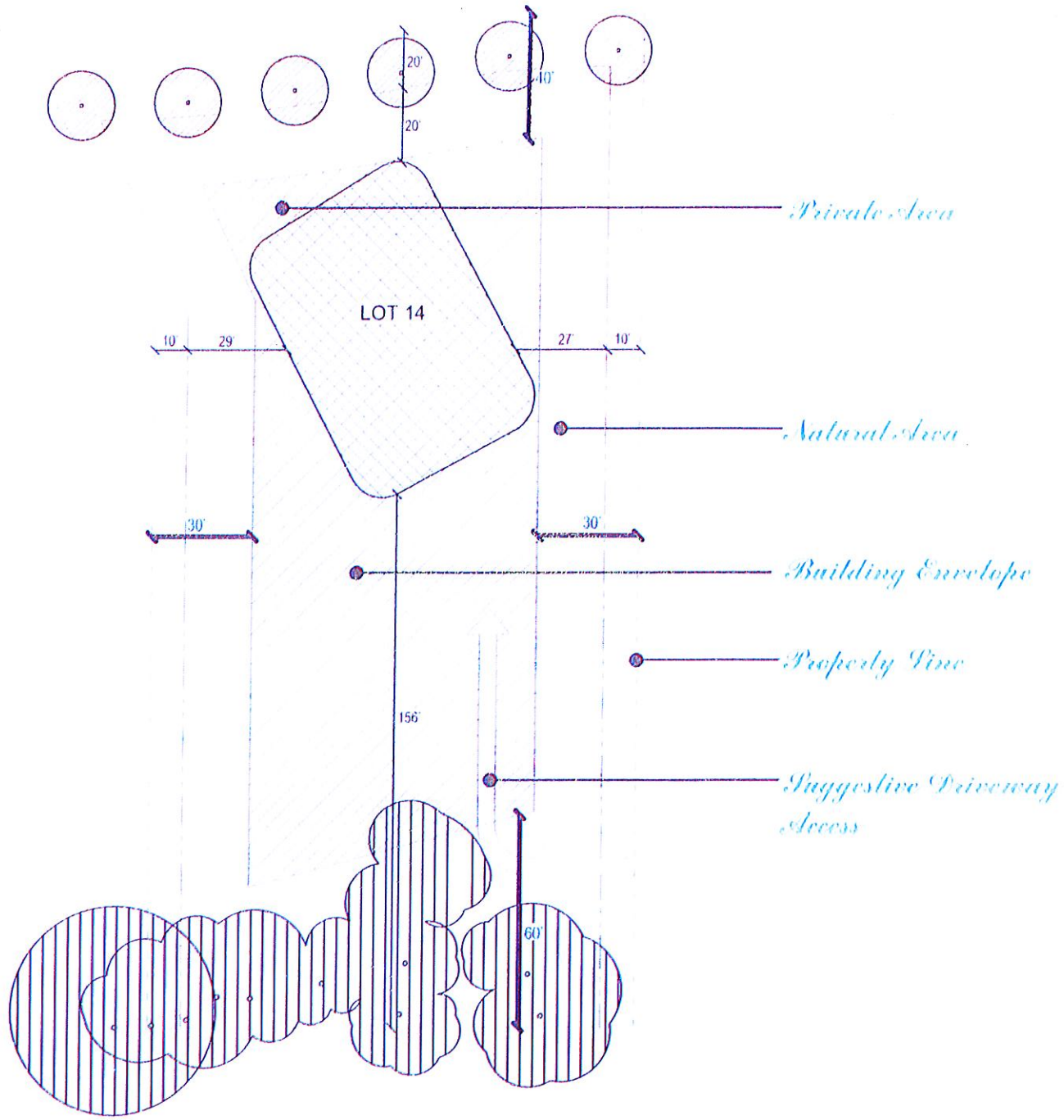
Building Envelope Area: 19,918 S.F. ±

Blue Dimensions - Design Review Setbacks

Vineyard Oaks  
Homesite Diagram









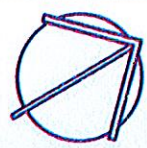
Lot 14



Legend

Lot 14

-  Building Envelope
-  Main Residence
-  Natural Area
-  Lot Boundary/Property Line
-  Calistoga Setbacks
-  Approx. Location of Existing Trees

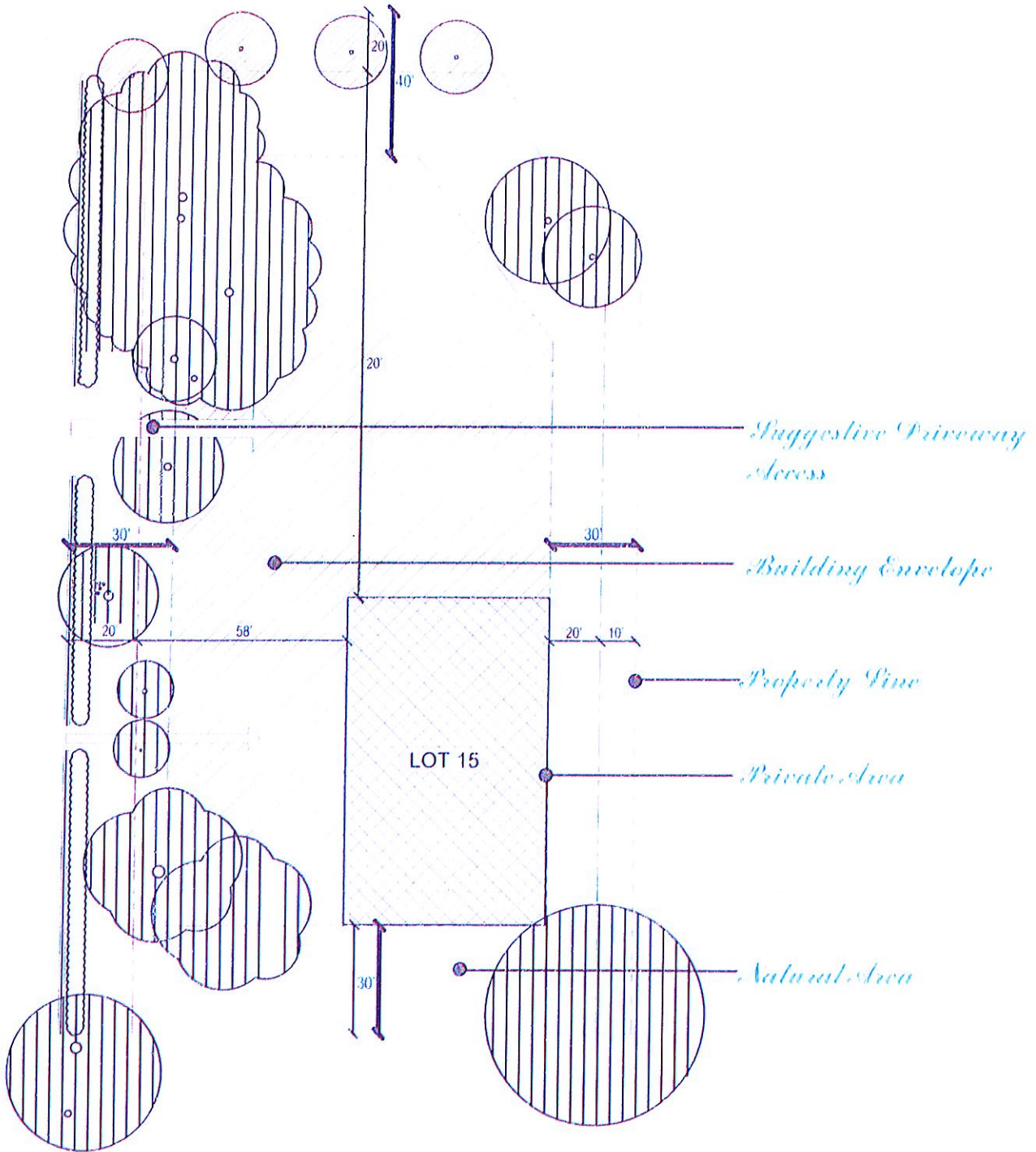


Lot Area: 43,560 S.F. ±  
 Building Envelope Area: 17,303 S.F. ±

Vineyard Oaks

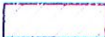


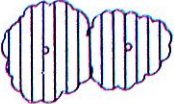

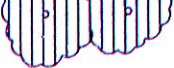
Blue Dimensions - Design Review Setbacks

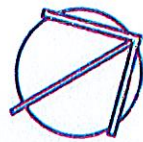




Legend

Lot 15

-  Building Envelope
-  Main Residence
-  Natural Area
-  Lot Boundary/Property Line
-  Calistoga Setbacks
-  Approx. Location of Existing Trees



Lot Area: 43,560 S.F. ±

Building Envelope Area: 20,646 S.F. ±

Blue Dimensions: Design Review Setbacks



## Exterior Walls and Finishes

Exterior Wall Design: In general, the exterior wall design of all Residences and Improvements shall incorporate the use of at least two (2) different complementary materials in order to create subtle textural changes and to further articulate masses. Exterior walls composed of a single building material are acceptable provided they support the thematic expression of the Residence. (see figure on next page for acceptable materials).

### Exterior Finish Design

The minimum exterior wall thickness shall be sufficient to allow windows to be recessed a minimum of 4-inches on all sides of residences. Deeper recesses for stucco or stone walls may be required to create the illusion of a thick, masonry-constructed wall. Walls shall be simple, refined compositions of one or two materials in a logical structural relationship and consistent in material use with the architectural style.

### Exterior Building Wall Height

In general, the exterior wall height for all residences shall be 9 to 13-feet. The DRC will consider, on a case-by-case basis, exceptions for wall heights and details such as gable end walls, if the exceptions are relevant to the overall architectural composition. Total building height 25'- See attached diagram.

### Acceptable Materials

All materials displayed on the following diagram are acceptable. Usage of each material is limited to the application shown. For example, Non Reflective Corrugated Metal will not be allowed on any surface, or used in any way other than as a Roofing Finish. DRC will have final review of all materials and location.



TILE ROOFING



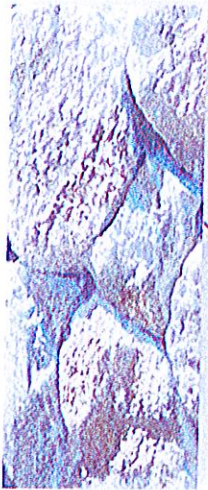
COMPOSITION



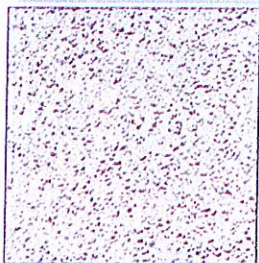
COMPOSITION



TRELLIS  
CONCEPT- WOOD /



STONE  
LANDSCAPING  
WALL



COLORED STUCCO



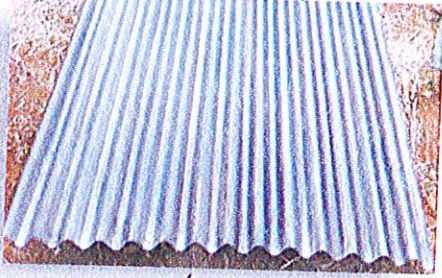
BOARD & BATT. SIDING  
PAINTED/ STAINED/ OR  
NATURAL



WOOD LAP SIDING  
PAINTED/ STAINED/ OR  
NATURAL



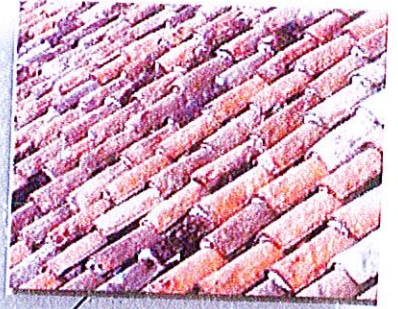
CORRUGATED METAL ROOFING  
(NON REFLECTIVE)



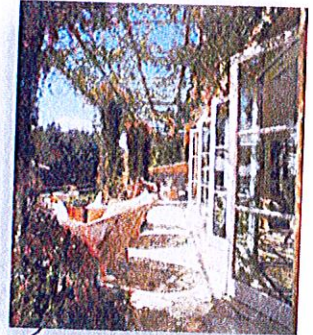
SLATE ROOFING



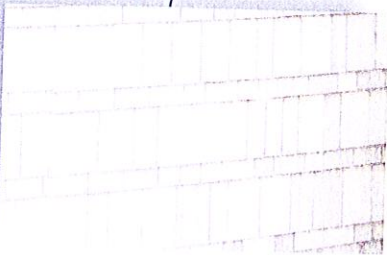
TERRA COTTA TILE



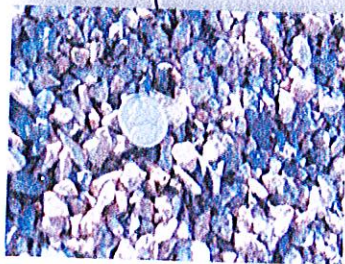
TRELLIS CONCEPT-  
METAL



STONE WALLS



SHINGLE SIDING  
STAINED OR NATURAL



EXTERIOR PATHWAYS  
CRUSHED/ DECOMPOSED  
GRANITE

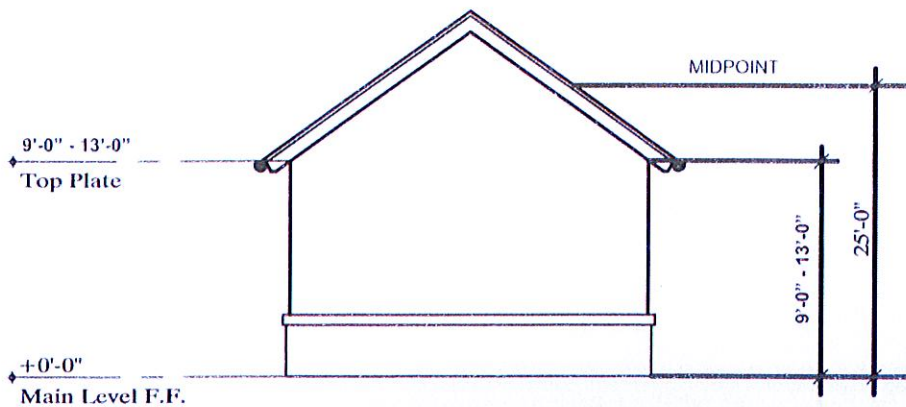
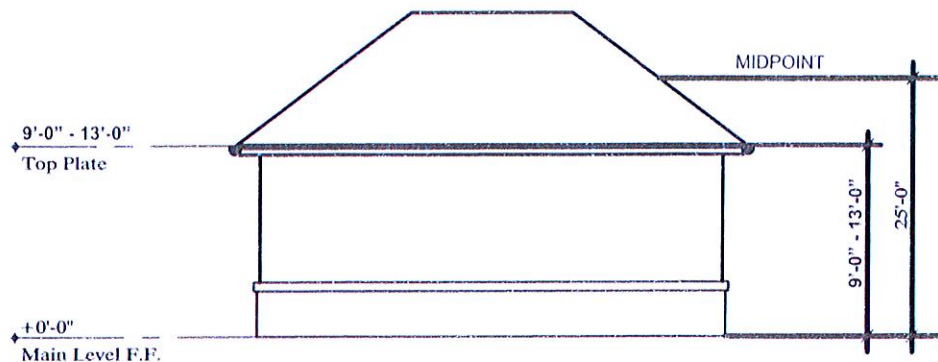


PRIVATE DRIVEWAYS  
STAMPED CONCRETE

# Building Heights

## Objectives:

- To minimize the visual impact of all buildings and to ensure that they are subordinate to and blend with the surrounding landscape.
- To ensure that the view potential from each lot is preserved, all lots will be required to have single story residences.
- To create a subdivision that has uniform Heights and therefore an overall symmetry between Lots.



## Design Review Process

This section provides a guide for the Design Review Process for Vineyard Oaks. The process involves a series of meetings between the Owner, their design team and the DRC. The process begins with an informal introductory meeting and concludes with the completion of construction. Along the way are a series of meetings designed to ensure a smooth and efficient review of the building and site design. The DRC is committed to assisting Owners through the Design Review Process and shall be thought of as a member of the Owner's design team as opposed to a regulatory review agency.

- Improvement plans will be carefully reviewed by the DRC to ensure that the proposed design is compatible with the design intent at Vineyard Oaks. This Design Review Process must be followed for any of the following Improvements:

- Construction of all new buildings;
- Renovation, expansion or refinishing of the exterior of an existing building;
- Major site and/or landscape Improvements (including pools, driveways and/ culverts); and
- Construction of, or additions to, fences or enclosure structures.

The DRC evaluates all development proposals on the basis of these Design Guidelines. Some of the Guidelines are written as broad standard and the interpretation of these standards is left up to the discretion of the DRC. Other

Guidelines, such as Building Height or setbacks, are more definitive, or absolute, design parameters and in many cases parallel building code requirements or project approval documents. It is the intention of this Design Review Process that all Improvements comply with these absolute standards. In the event of a conflict between these Guidelines and any local, state or federal building or zoning code, the local, state, or federal building or zoning code shall govern.

### 1. Pre-Design Conference & Concept Design

### 2. Preliminary Design Review

### 3. Final Design Review

### 4. Construction Observation

The Owner shall retain competent assistance from a licensed Architect, Civil Engineer, Soils Engineer, and a licensed and bonded Contractor (Consultants) as appropriate. The Owner and Consultants shall carefully review these Design Guidelines prior to commencing with the Design Review Process. Having secured Final Design approval from the DRC, the Owner is also required to meet all the submittal and approval requirements set forth by the City of Calistoga. The Owner is to commence construction within one year of the Final Design approval. If construction does not commence within this time frame, the design approval will expire, and permits and project approval documents must be resubmitted.

\*Review final Parcel Map for details on Lot and property information\*

The Design Review Committee reserves the right to make adjustments according to the character of each lot in compliance with the City of Calistoga.

