

# DESIGN REVIEW GUIDELINES

VINEYARD OAKS COMMUNITY



ARCHITECT HOWARD J. BACKEN  
FEBRUARY 2008

## Preface

These Design Guidelines are intended to provide guidance for all residential development including but not limited to—residence location, site work, and landscaping guidelines. The guidelines will be implemented by Backen and Gillam Architects Principal Howard Backen, and related Design Review Committee (DRC) Members of The Vineyard Oaks Community.

The guidelines may be amended from time to time by the DRC. It is the owner's responsibility to make sure that they have current guidelines and have carefully reviewed all applicable sections of the Design Review Guidelines, project approval documents, and/ or other governing ordinances or regulations that may effect their improvements. Any such conflicts identified by the owner or their consultants shall be immediately brought to the attentions of the DRC. In general, where regulations or guidelines conflict with one another, the more restrictive regulations or requirements

shall apply.

The illustrations in this document are intended to convey a concept and not to portray specific plans for construction. The intent of these guidelines is not to create look-alike structures, but to provide a framework that owners and their design professionals may use to create homes that further the goals of the Vineyard Oaks Community Plan. To that end, the DRC reserves the right to require design modifications or additions that, though not specifically contained in the guideline text or illustrations, are with-in the spirit and intent of the guidelines and the design objectives of the community.

These guidelines and lot diagrams are binding to any persons, company or firm that intends to construct, reconstruct or modify any permanent or temporary improvements in the community. The DRC evaluates all development proposals on the basis of these design guidelines

and lot diagrams. Some of the guidelines are written as broad standards 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 these Guidelines and Lot Diagrams that all improvements comply with these absolute standards. It is the responsibility of the owner and their consultants to familiarize themselves with all improvements implemented by the DSR, and Calistoga Building Department.

These guidelines address residential improvements. Homeowners should refer to appropriate sections in these Guidelines and the Lot Diagrams for conditions governing improvements within their lot.

## Conceptual Design Philosophy

The Vineyard Oaks Community Plan establishes a series of residences intimately connected with their natural settings. Through its siting, landscape treatments and architecture, each will become a distinct address orientated to take advantage of the most attractive views specific to each lot. The Community Plan and the ideas expressed in these guidelines were born of this spirit and of a deep respect for Napa Valley living.

### Environmentally Responsible Living

Vineyard Oaks represents the unique opportunity to act responsibly in the design, development and long-term operation of our community. We see these values as being a natural extension of the Napa Valley lifestyle. Our commitment is to create a community that will tread lightly on the land, embracing design solutions that are responsive to the environment.

### Buildings and the Land

As a small community, Vineyard Oaks has developed a way to combine homes and landscapes to harvest a setting, inspired by the Northeasterly views of Mount St. Helena, and the surrounding Palisades foothills. The location of the residences are orientated to take advantage of these attractive views, while allowing for maximum privacy between each lot. This design philosophy is based on three main objectives:

Establish a way of building within the landscape to create homes that are effortlessly "connected" to the natural environment.

Mountain views, sun orientation, and location of building elements on each lot provide the framework for healthy living environments that blur the conventional distinction between inside and outside.

Create a community that reflects its rural setting by drawing upon the rich architectural heritage of the

Napa Valley. Vineyard Oaks will achieve timeless quality by being conscious of the historical and agricultural precedents of this particular region. Through its use of traditional building forms and native materials, a community that matures gracefully within its setting, will emerge.

Preserve, create and establish a natural landscape conducive to the Vineyard Oaks Community. The landscape at Vineyard Oaks is intended to compliment the structures, and become a framework supporting the intimate connection between people and their natural environment.

### A Walkable Community

Vineyard Oaks has been crafted to encourage moving throughout the community on foot or bicycle. A pathway has been provided to inhibit traffic flow from affecting pedestrian circulation. This will allow residents the opportunity to intimately interact with their surroundings.

## Building Envelope

Building Envelopes have been established for all lots to ensure that every residence is sited to maximize mountain views, minimize impacts to the site, and maintain privacy within the home location. Building Envelopes are areas designated on the home site or lot diagram within which all site improvements and/ or site disturbances on the lot (except utility connections, some landscape, drainage work and driveways) must take place. Creative site planning and architectural design solutions that embrace these assets are encouraged. The DRC will consider on a case-by-case basis, adjustments to the shape, size, and location of the Building Envelope if the benefits of such an adjustment to the homeowner and the Vineyard Oaks Community are demonstrated. Each lot is made up of three main areas, the Building

Envelope, the Private Area and the Natural Area as described below.

### The Private Area

The Private Area is the portion of the Building Envelope that includes buildings and outdoor private spaces. All buildings in the Private Area must conform to the maximum building height and massing requirements set forth in these guidelines and as indicated on the Homesite Diagram. Within this area the Owner has some flexibility in creating a more ornamental and varied landscape provided that the plants are selected are local and mesh well with the architectural elements.

### The Natural Area

The Natural Area is that portion of the lot that blurs the line between the Building Envelope and Property Line, protecting

desired views neighboring home sites. These Natural Areas are identified on all lots where view retention or the preservation of natural features are desired. No vertical structures may be located in the Nation Area other than pools, patios, and native planting. Other horizontal landscape improvements may be allowed with approval in the Design Review Process. Any structures or landscape elements, such as trellises or plants, that have the potential to block views are prohibited.

