

# **COLLEGE PARK AT MOUNTAIN HOUSE**

## **SPECIFIC PLAN III**

### **RESIDENTIAL DESIGN GUIDELINES FOR POTENTIAL HOUSING PROTOTYPES**

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**EDAW**



## **RESIDENTIAL DESIGN GUIDELINES FOR POTENTIAL HOUSING PROTOTYPES**

Mountain House Specific Plan III is proposed to include a wide range of housing types consistent with the goals of the Mountain House Master Plan. The array of size, density and plotting concepts is based on the following objectives:

- Provide housing for the various stages of family growth (singles, young couples, growing families, mature families and empty nesters) so that families are not forced to leave their community due to the lack of appropriate housing.
- Provide attainably priced housing for work force, young families and retirees by exploring higher density housing types such as condominiums, townhomes and combinations of the two.
- Strive to provide a variety of attainably priced single family detached housing which continues to be the most sought after housing form by the overall marketplace. Explore creative forms which help control price inflation by achieving higher densities, such as green court, alley load, two-pack, auto court and conventional small-lot detached.
- Achieve a diversity of neighborhood character through multiple housing sizes, densities and price points so that the overall village is experienced as a rich pattern of varied textures, street scenes and building forms.

The following product array is representative of the Specific Plan III proposed residential prototypes, as shown in the Land Use Plan. Criteria for general lot size range, setbacks, building heights, and product-specific information are included to guide the individual builders in their housing developments. Builders are required to comply with the general intent of these guidelines.



### Community Planning Principles

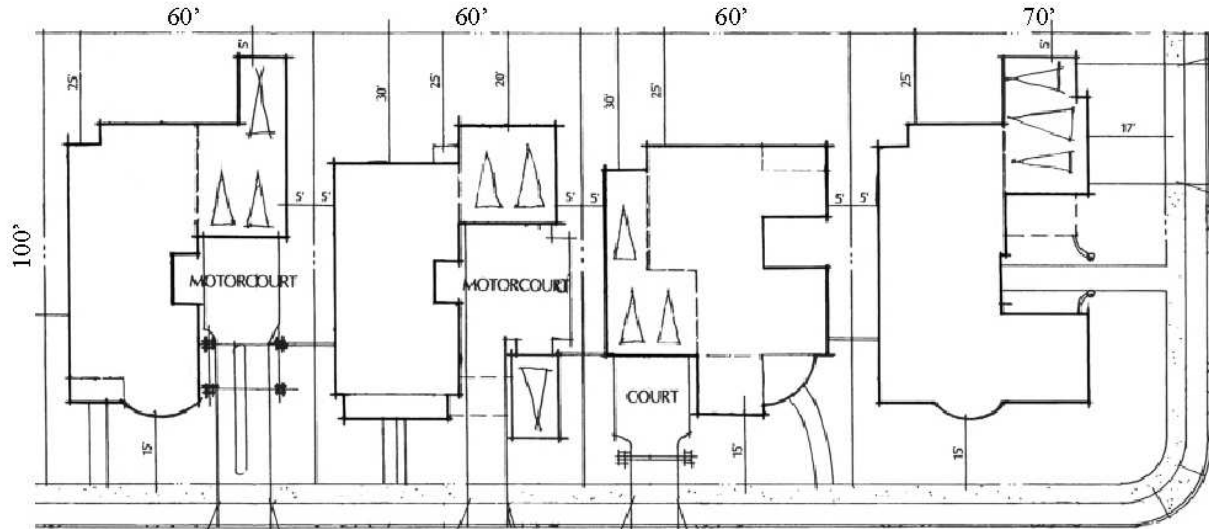
- Unify the Neighborhoods through a central open space corridor.
- Provide open space and recreation amenities with linkages through parks, utility easements and road connections to the residential neighborhoods.
- Provide a Neighborhood Center as the primary feature of the community, which includes two K-8 Schools separated by a Neighborhood Park.
- Locate Central Parkway to provide direct access to the college.
- Minimize pedestrian crossing of Arterial roads.
- An enhanced street image and reduced traffic impact is planned by the use of alley accessed housing prototypes and reduced driveways across from schools.
- Provide a wide range of housing types, square footage, and costs.
- Neighborhood D Planning Area is to orient to the adjacent school and park. An open space corridor is maintained as a pedestrian linkage throughout the residential neighborhoods.



## Product Type 1 – Neighborhood A/B

RL 7,000 SF Lots (70 x 100) – SFD

RL 6,000 SF Lots (60 x 100) – SFD



Scale: 1" = 40'

Product Criteria	Minimum Conditions
Lot Size Range	6,000-7,500 SF Lot
<b>Setbacks</b>	
Front to Back of Sidewalks	
Porch / Courtyards	12'
Living	15'
Corner / Street Side	15'
<b>Side Setbacks</b>	5' min.
<b>Rear Setbacks</b>	
Living	22' min./25' avg.
<b>Garage Setback</b>	
Shallow Recess	18'
Swing-In	15'
Rear	5'
<b>Building Height (2 and 3 Story)</b>	35'
<b>Parking</b>	2 spaces/DU
<b>Architectural Styles</b>	Varied Elevation Styles Required



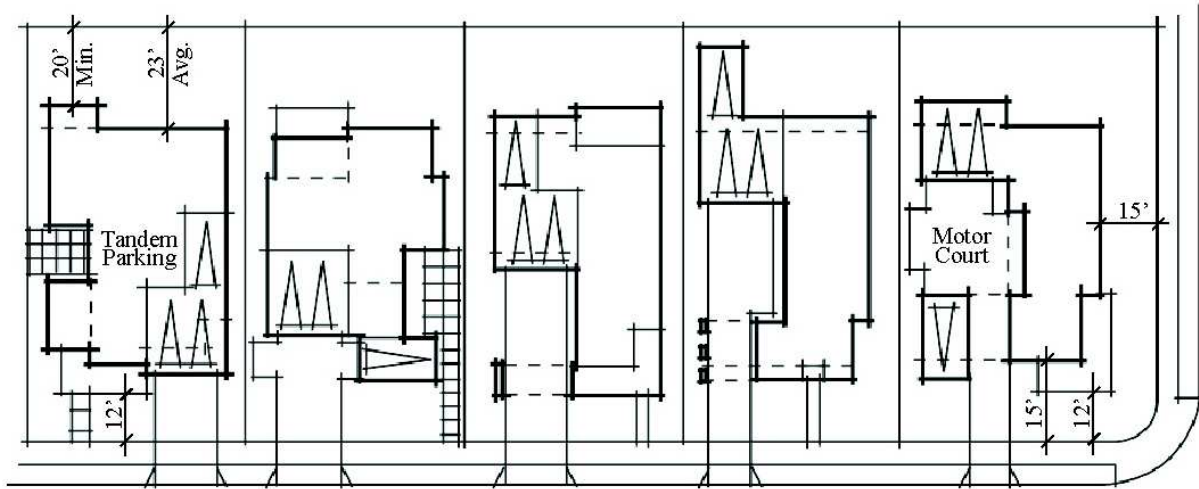


## Product Type 2 – Neighborhood A/B

RL 5,400 SF Lots (60 x 90) – SFD

RL 5,000 SF Lots (55 x 90) – SFD

RL 5,000 SF Lots (50 x 100) – SFD



Scale: 1" = 40'

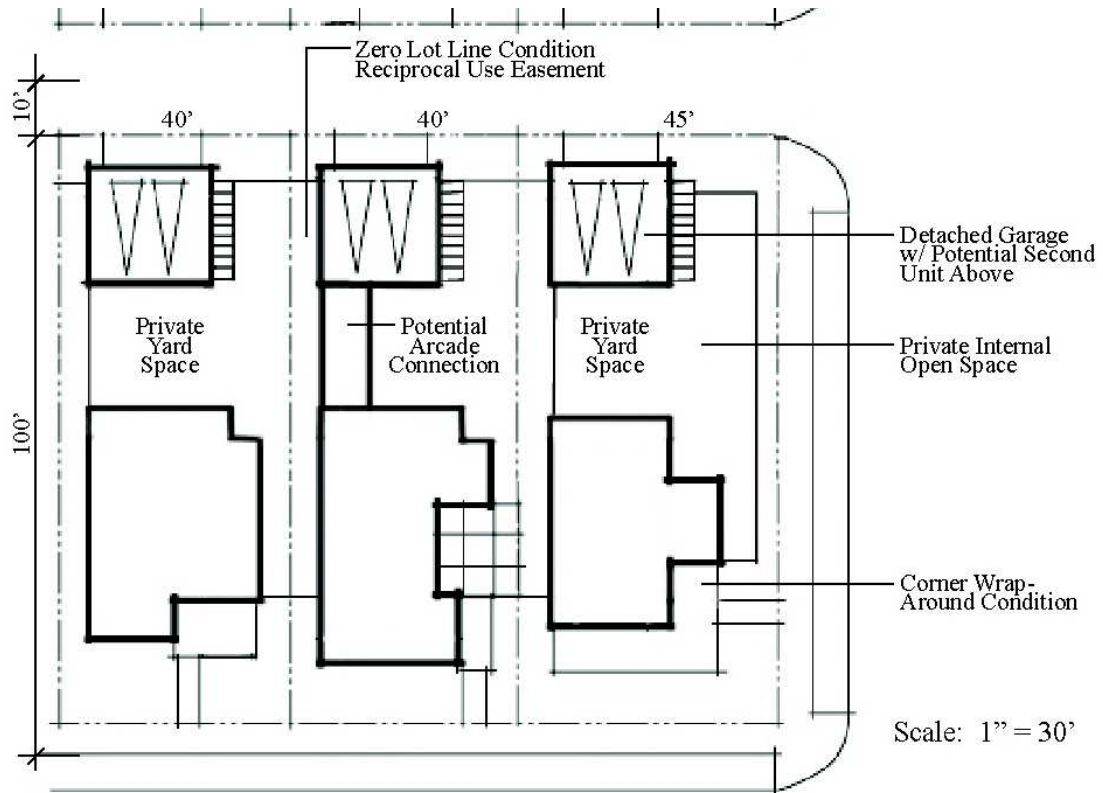
Product Criteria	Minimum Conditions
Lot Size Range	5,000-6,000 SF Lot
<b>Setbacks</b>	
Front to Back of Sidewalks	
Porch / Courtyards	12'
Living	15'
Corner / Street Side	15'
<b>Side Setbacks</b>	
	5' min.
<b>Rear Setbacks</b>	
Living	20' min./23' avg.
<b>Garage Setback</b>	
Shallow Recess	18'
Swing-In	12'
Rear	5'
<b>Building Height (2 and 3 Story)</b>	35'
<b>Parking</b>	2 spaces/DU
<b>Architectural Styles</b>	Varied Elevation Styles Required





## Product Type 3 – Neighborhood A/B

### RM 4,400 SF Lots (40 x 110) – Alley Loaded



Product Criteria	Minimum Conditions
Lot Size Range	4,000-5,000 SF Lot
<b>Setbacks</b>	
Front to Back of Sidewalks	
Porch / Courtyards	8'
Living	10'
Corner / Street Side	12'
<b>Side Setbacks</b>	5'
<b>Rear Setbacks</b>	4'
<b>Between Buildings</b>	10'
Garage Face to Garage Face	30'
Porch to Porch	15'
Side to Rear	30'
<b>Building Height (2 and 3 Story)</b>	35'
<b>Parking</b>	2 spaces/DU
<b>Architectural Styles</b>	Varied Elevation Styles Required



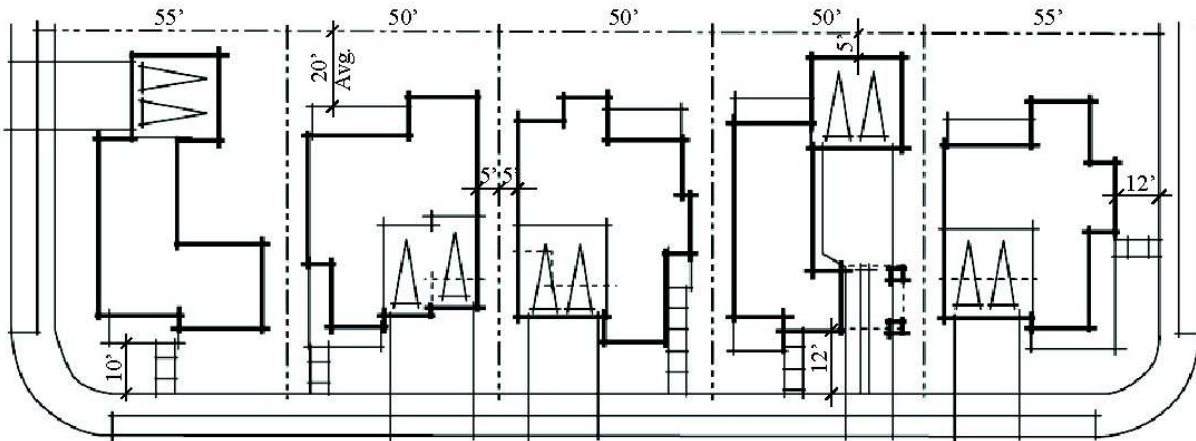


## Product Type 4 – Neighborhoods A/B & D

RM 4,700 SF Lots (55 x 85) – Neighborhood D

RM 4,000 SF Lots (45 x 90) SFD

RM 4,000 SF Lots (50 x 80) SFD



Scale: 1" = 40'

Product Criteria	Minimum Conditions
Lot Size Range	4,000-4,800 SF Lot
<b>Setbacks</b>	
Front to Back of Sidewalks	
Porch / Courtyards	10'
Living	12'
Corner / Street Side	12'
<b>Side Setbacks</b>	5'
<b>Rear Setbacks</b>	
Living	10' min./15' avg.
<b>Garage Setback</b>	
Shallow Recess	18'
Rear	5'
<b>Building Height (2 and 3 Story)</b>	35'
<b>Parking</b>	2 spaces/DU
<b>Architectural Styles</b>	Varied Elevation Styles Required



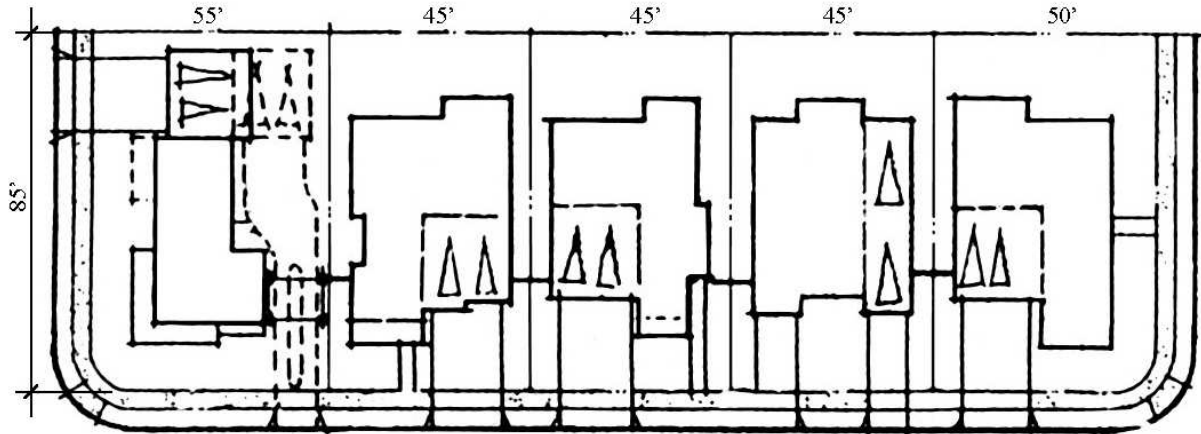




## Product Type 5 – Neighborhoods A/B & D

RM 3,800 SF Lots (45 x 85) – SFD – Neighborhood D

RM 3,500 SF Lots (50 x 70) SFD

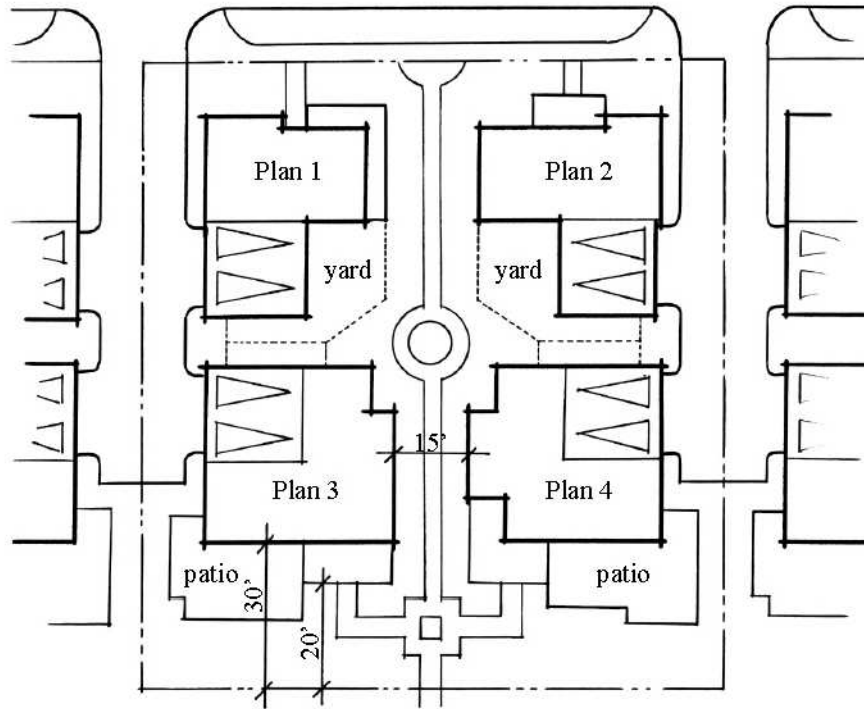


Scale: 1" = 40'

Product Criteria	Minimum Conditions
Lot Size Range	3,500-4,000 SF Lot
<b>Setbacks</b>	
Front to Back of Sidewalks	
Porch / Courtyards	10'
Living	12'
Corner / Street Side	12'
<b>Side Setbacks</b>	5'
<b>Rear Setbacks</b>	
Living	10' min./15' avg.
<b>Garage Setback</b>	
Shallow Recess	18'
Rear	5'
<b>Building Height (2 and 3 Story)</b>	35'
<b>Parking</b>	2 spaces/DU
<b>Architectural Styles</b>	Varied Elevation Styles Required



**Product Type 6 – Neighborhoods A/B & D**  
**RM 3,300 SF Lots (57.5 x 60) – 4-Court (Greencourts)**



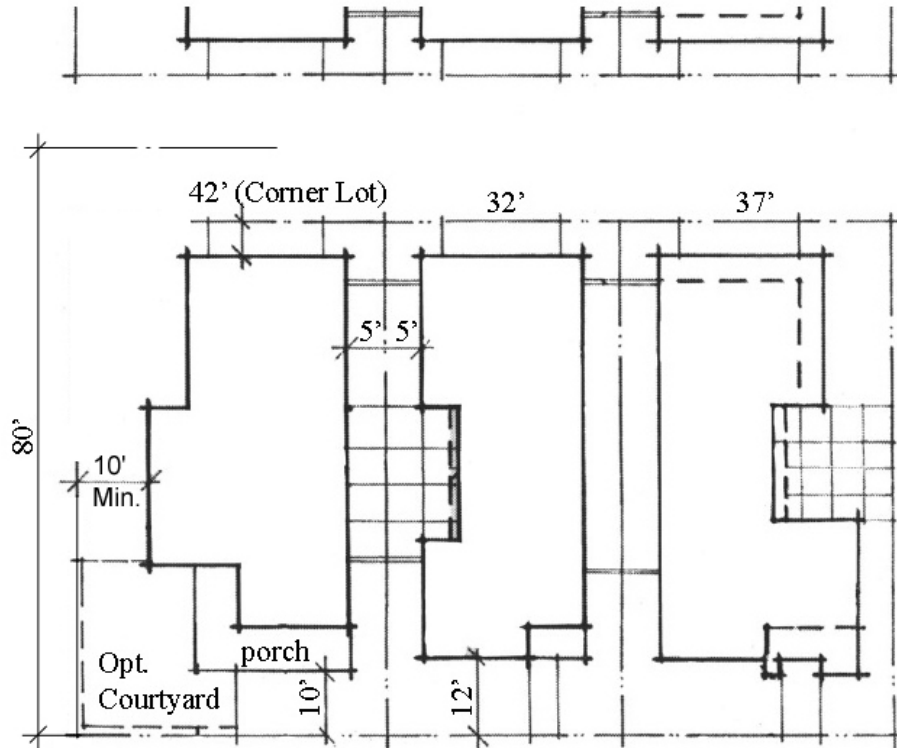
Scale: 1" = 40'

Product Criteria	Minimum Conditions
Lot Size Range	3,300-4,000 SF Lot
<b>Setbacks</b>	
Front to back of sidewalks	
Porch / Courtyards	8'
Living	10'
Corner / Street Side	12'
<b>Side Setbacks</b>	4'
<b>Rear Setbacks</b>	
Living	7.5'
<b>Garage Setback</b>	
Shallow Recess	18'
Rear	5'
<b>Building Height (2 and 3 Story)</b>	35'
<b>Private Open Space</b>	Requires 200 SF min. Open space/patio area
<b>Parking</b>	2 spaces/DU
<b>Architectural Styles</b>	Varied elevation styles Required





**Product Type 7 – Neighborhoods A/B**  
**RM 3,000 SF Lots (37 x 80) – Alley Loaded**



Scale: 1" = 30'

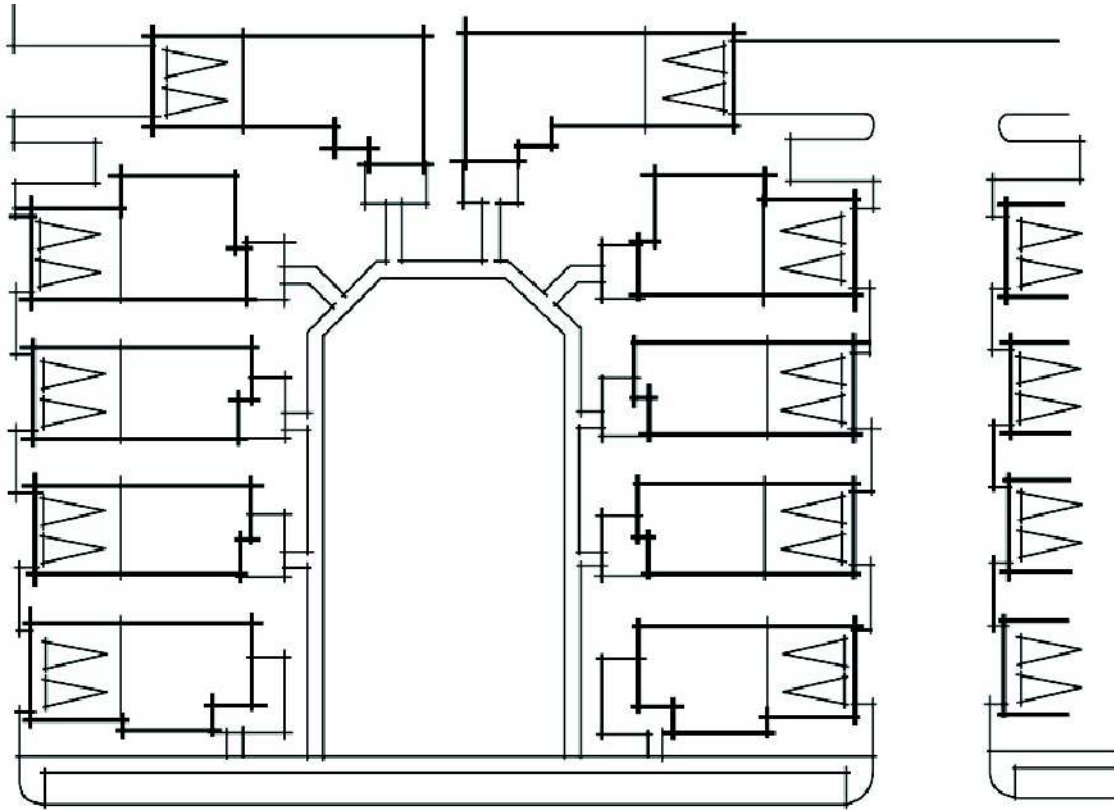
Product Criteria	Minimum Conditions
Lot Size Range	2,700-3,400 SF Lot
<b>Setbacks</b>	
Front to Back of Sidewalks	
Porch / Courtyards	10'
Living	12'
Corner / Street Side	15'
<b>Side Setbacks</b>	5'
<b>Rear Setbacks</b>	
Living	5'
<b>Garage Setback</b>	
Rear Alley Drive	18'
Rear	5'
<b>Building Height (2 and 3 Story)</b>	35'
<b>Private Open Space</b>	Requires 200 SF min. Open space/patio area
<b>Parking</b>	2 spaces/DU
<b>Architectural Styles</b>	Varied Elevation Styles Required

\* At least one 1,350 – 1,420 square foot plan is required to comply with affordable housing goals.





**Product Type 8 – Neighborhoods A/B**  
**RM 2,700 SF Lots (33 x 80) – Alley Loaded Greencourt**



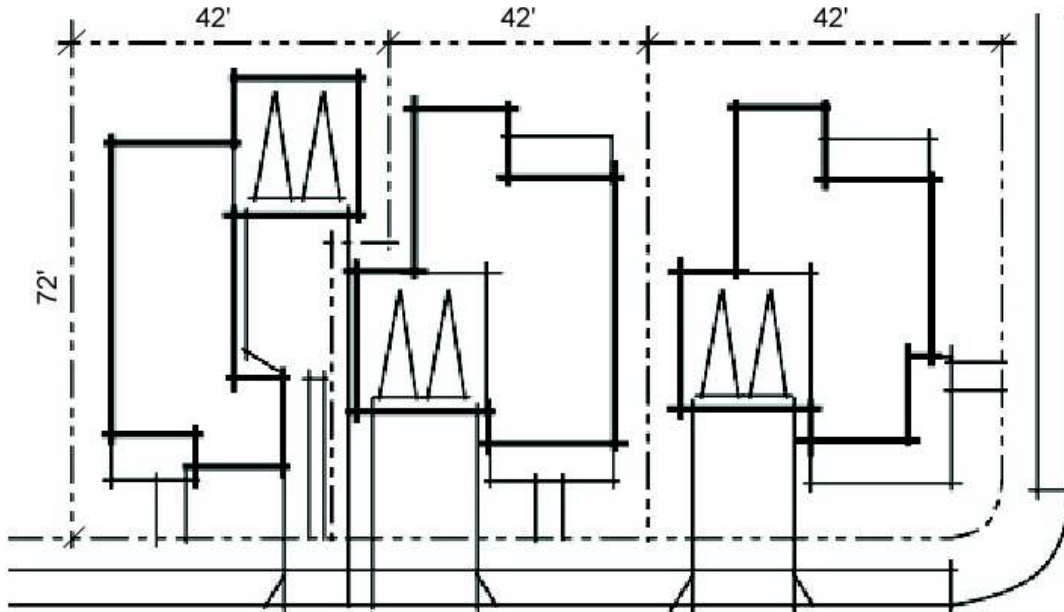
Scale: 1" = 40'

Product Criteria	Minimum Conditions
Lot Size Range	2,000-3,200 SF Lot
<b>Setbacks</b>	
Front to Back of Sidewalks	
Porch / Courtyards	8'
Living	10'
<b>Side Setbacks</b>	10'
<b>Rear Setbacks</b>	5'
<b>Between buildings</b>	
Garage Face to Garage Face	30'
<b>Courtyards</b>	
Minimum Dimensions	20' Common Area
<b>Building Height (2 and 3 Story)</b>	35'
<b>Private Open Space</b>	Requires 200 SF min. Open space/patio area
<b>Parking</b>	2 spaces/DU
<b>Architectural Styles</b>	Varied Elevation Styles Required





**Product Type 9 – Neighborhood D**  
**RM 2,900 SF Lots (42 x 72) – 2-Pack**



Scale: 1" = 30'

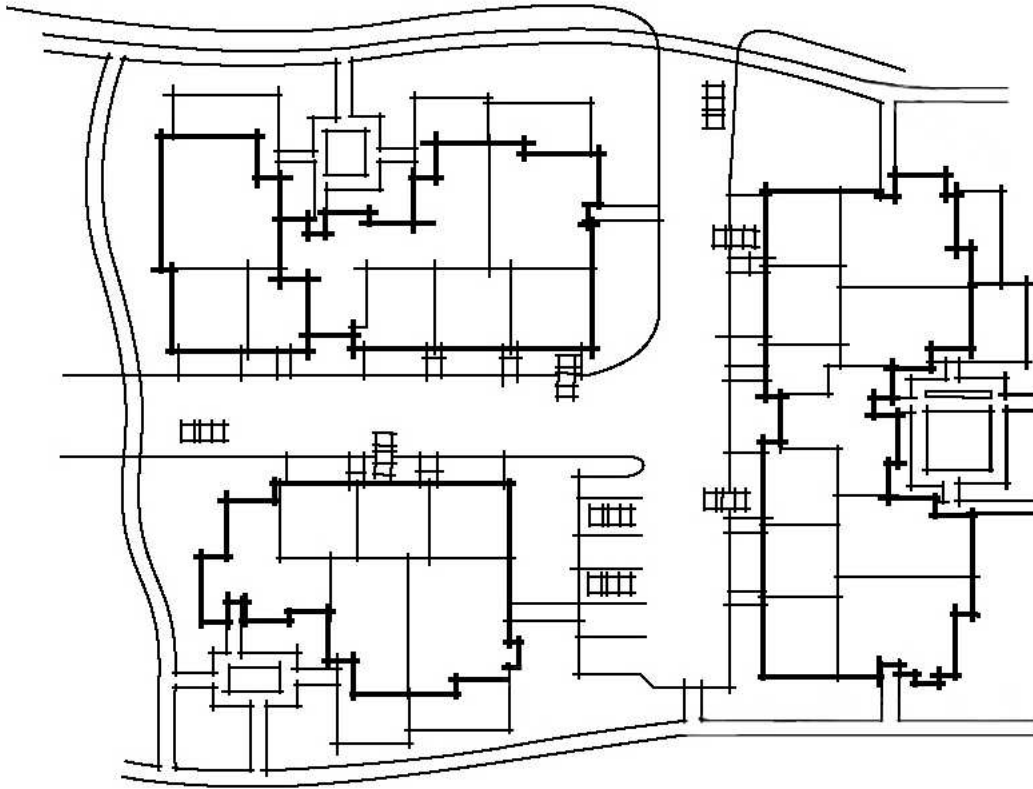
Product Criteria	Minimum Conditions
Lot Size Range	2,650-3,375 SF Lot
<b>Setbacks</b>	
Front to Back of Sidewalks	
Porch / Courtyards	8'
Living	10'
Corner / Street Side	11'
<b>Side Setbacks</b>	4'
<b>Rear Setbacks</b>	4'
Living	10' min./15' avg.
<b>Garage Setback</b>	
Front	18'
Rear	4'
<b>Building Height (2 and 3 Story)</b>	35'
<b>Parking</b>	2 spaces/DU
<b>Architectural Styles</b>	Varied Elevation Styles Required





## Product Type 10 – Neighborhoods A/B

### RMH – Townhomes

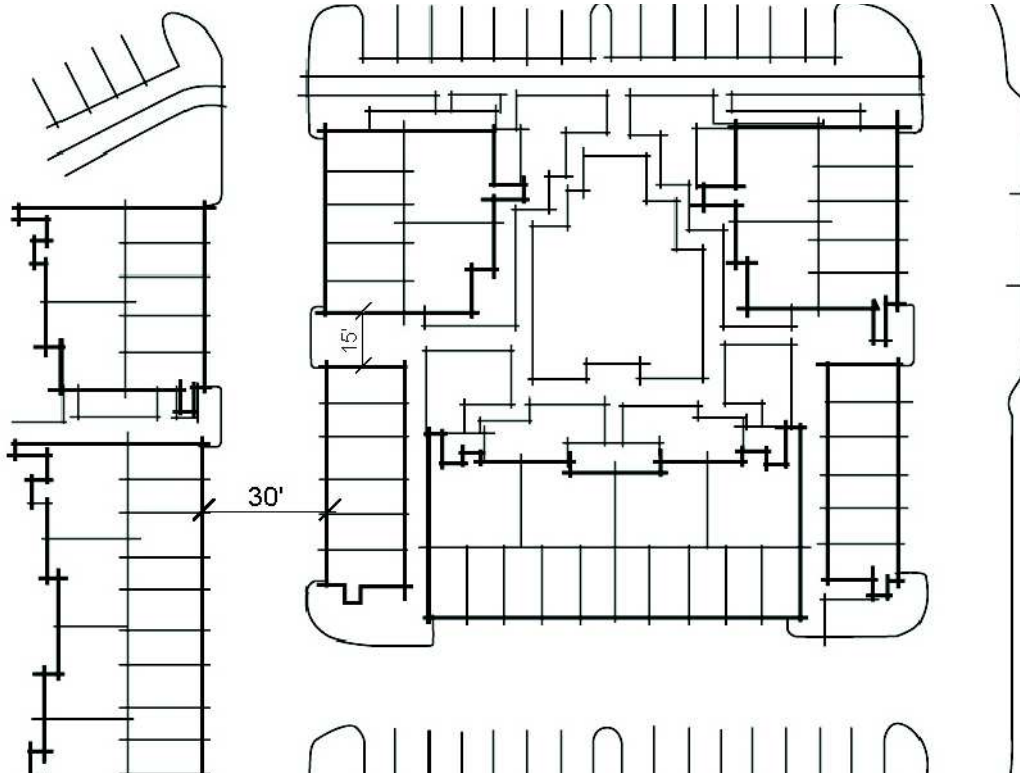


Product Criteria	Minimum Conditions
Density Range	12-15 du/ac
<b>Setbacks</b>	
Front to Back of Sidewalks	
Porch and Balconies	8'
Living	10'
<b>Side Setbacks</b>	12'
<b>Rear Setbacks</b>	15'
<b>Between buildings</b>	
Side to Side	15'
Garage Face to Garage Face	30'
Rear to Face	24'
Front to Front	50'
Porch to Porch	20'
Side to Front	20'
Side to Rear	30'
<b>Building Height (2 and 3 Story)</b>	35'
<b>Private Open Space</b>	Requires 150 SF min. Open space/patio area
<b>Parking</b>	1.5 spaces/DU
<b>Architectural Styles</b>	Varied Elevation Styles Required



## Product Type 11 – Neighborhood D

### RH – Apartments/Condos



Product Criteria	Minimum Conditions	
Density Range	18-24 du/ac	
<b>Setbacks</b>		
Front to Back of Sidewalks		
Porch	6'	
Living	10'	
<b>Side Setbacks</b>		12'
<b>Rear Setbacks</b>		15'
<b>Between buildings</b>		
Side to Side	15'	
Garage Face to Garage Face	30'	
Rear to Rear	24'	
Front to Front	24' (30' avg.)	
Porch to Porch	15'	
Side to Front	20'	
Side to Rear	30'	
<b>Building Height (2 and 3 Story)</b>	35'	
<b>Private Open Space</b>	Requires 100 SF min. Open space/patio area	
<b>Parking</b>	1.5 spaces/DU	
<b>Architectural Styles</b>	Varied Elevation Styles Required	





## DESIGN GUIDELINES REFERENCE

The Design Guidelines for Specific Plan III are referenced to the following manuals and reports to achieve the general design intent for the community.

Public Facilities:	MHCSD Design Manual Adopted January 22, 2002
Parks and Recreation:	MHCSD Parks, Recreation and Leisure Plan Adopted May 10, 2004
Single Family Residential:	Mountain House Single Family Residential Design Manual Received San Joaquin County Staff Administrative Approval July 22, 2003 Developed by Trimark Communities
Multi-Family Residential:	Mountain House Multi-Family Development Design Manual Received San Joaquin County Staff Administrative Approval March 19, 2004 Developed by Trimark Communities
Commercial, Office and Industrial Development:	Mountain House Commercial, Office and Industrial Design Manual Received San Joaquin County Staff Administrative Approval October 6, 2003 Developed by Trimark Communities