
CUSTOM-HOME DESIGN GUIDELINES

Addendum

ISSUE DATE: JUNE 8, 2022

ADDENDUM #: 350

REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is ~~stricken~~, and new or revised text is in **underlined bold italics**

Subchapter: **5.3 NEIGHBORHOOD LANDSCAPE CONCEPTS, page 5-4**

Sidebar: Custom Home Landscape Criteria

Topic: Custom homeowner responsibilities

36" box ~~California Sycamore~~ **Virginia Oak** trees are to be planted a maximum of 30'-0" on center to ensure a visible street tree program. This may result in more than one tree per lot, with a minimum of two required.

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Subchapter: **5.3 NEIGHBORHOOD LANDSCAPE CONCEPTS, page 5-4**

Topic: Streetscapes

The ~~Platanus Racemosa (California Sycamore tree)~~ **Virginia Oak** tree has been selected as the street tree for the Custom Home Neighborhoods. These trees have been chosen for their ability to reinforce the village theme and complement the architectural scale of the Custom Home Neighborhoods. To ensure a visible street tree program, each homeowner is required to plant 36" box ~~California Sycamore~~ **Virginia Oak** trees at a maximum spacing of thirty feet on center within the parkway adjoining their Homesite. In all cases, this will result in each Homeowner being required to plant a minimum of two street trees, Street trees planted within the parkway must meet all County of Orange minimum setback requirements for intersections, streetlights, fire hydrants, utilities, etc.

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Subchapter: **5.3 NEIGHBORHOOD LANDSCAPE CONCEPTS, page 5-5**

Sidebar: Parkway Landscape Requirements

36" box ~~California Sycamore~~ **Virginia Oak** trees must be planted a maximum of 30' on center, at least 24"-36" from the edge of the ribbon curb or walk, and 3 feet from the center line of the swale. This may result in more than one street tree per Homesite, with a minimum of two required. In the instance of Homesites with narrow throats, the second street tree will be planted in the front yard adjacent to the parkway.

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Subchapter: **5.3 NEIGHBORHOOD LANDSCAPE CONCEPTS, page 5-5**

Topic: Parkway

In addition to providing the ~~California Sycamore~~ **Virginia Oak** trees, Homeowners are required to improve the parkway adjacent to their Homesite with landscaping and hardscaping elements. The requirements and criteria which the Homeowner must satisfy with respect to the parkway are set forth in the sidebar to the right. The plants used in the parkway will be consistent regardless of the architectural style of the Custom Home.

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Subchapter: **5.4 PARKWAYS, PAGE 5-5**

Diagram: Parkway Landscape Requirements

A Zone

- Rhapsioleipsis indica 'Clara'
- ~~Rhapsioleipsis indica Springtime~~
- **Rhapsioleipsis indica 'Ballerina'**
- **Rhapsioleipsis indica 'Pinkie'**
- Trachelospermum jasminoides
- Myoporum parvifolium
- Rosa Floral Carpet

- **Artificial turf may only be installed in Zone “A”. Please see Section 5.4 of the Custom Home Design Guidelines for details as to swale planting requirements in the Custom Home neighborhood.**

B Zone (Swale)

- Agapanthus africanus ‘Peter Pan’
- Hemerocallis species
- Dietes species
- Carex pansa
- Fragaria chiloensis

C Zone (18” wide)

- No planting – must remain clear
- Rock/Cobble – Beige tones required – **i.e.: ‘Sunburst Peebles ‘3” to 5” or equal (common river rock is not permitted)**
 - Full length of swale
 - 3” min. dia.
 - 6” depth – buried
 - 1 ½” max. exposed

Notes:

1. **A Zone to be** 60 % of shrub planting to be 5-gallon containers; 40% to be 1-gallon. **B Zone to be 40% 5-gallon containers; 60% to be 1-gallon.**
2. **The Landscape Architect shall design the parkway with (2) shrubs from A Zone palette and (2) shrubs from B Zone.**

3. Maximum plant spacing for A Zone:

- *Rhapiolepis indica* species at 3'-0" o.c.
- *Trachelospermum jasminoides* at 2'-0" o.c.
- *Myoporum parvifolium* at 3'-0" o.c.
- Rosa Floral Carpet at 2'0" o.c.

4. Maximum plant spacing for B Zone:

- *Agapanthus africanus* 'Peter Pan' at 18" o.c.
- *Hemerocallis* species at 3'-0" o.c.
- *Dietes* species at 3'-0" o.c.
- *Carex pansa* at 12" o.c.

5. Mulch is required on the exposed soil areas and shall be 1" to 2" size, 'Forest Floor' mulch or equivalent.

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Subchapter: **5.4 PARKWAYS, PAGE 5-5**

Diagram: Parkway Landscape Requirements

A Zone and **maximum plant spacing:**

- ~~Rhapiolepis indica 'Clara'~~
- ~~Rhapiolepis indica Springtime~~
- ~~*Rhapiolepis indica 'Ballerina'*~~
- ~~*Rhapiolepis indica 'Pinkie'*~~
- ~~Trachelospermum jasminoides~~
- Myoporum parvifolium ***and/or Myoporum parvifolium pink*** – 3'- 0" spacing
- ~~*Rosa Floral Carpet*~~

- *Callistemon 'Little John' – Dwarf Callistermon (30" spacing)*
- *Olea europea 'Little Ollie' – Little Ollie Dwarf Olive (3' spacing)*
- *Tulbaghia violacea 'Silver Lace' – Sweet Garlic (18" spacing)*
- *Aloe Blue Elf – Blue Elf Aloe (2' spacing)*
- *Crassula Ovata – Jade Plant (2' spacing)*
- *Crassula Jitters – Jitter Jade Plant (2' spacing)*
- *Trachelospermum asisticum – Asian Jasmine (3' spacing)*
- *Carex tumulicola (18" spacing)*
- *Sesletia 'Greenlee' (24" spacing)*
- *Ceanothus horizontalis 'Yankee' (4' spacing)*
- *Westringea fruticose 'Mundi'(4' spacing)*
- Artificial turf may only be installed in Zone "A". Please see Section 5.4 of the Custom Home Design Guidelines for details as to swale planting requirements in the Custom Home neighborhood.

B Zone (Swale) and **maximum plant spacing:**

- ~~Agapanthus africanus 'Peter Pan'~~
- ~~Hemerocallis species~~
- ~~Dietes species~~
- ~~Carex pansa~~
- ~~Fragaria chiloensis~~

- *Dietes 'Orange Drop' – Orange Drop Lily (3' spacing)*
- *Dietes 'Lemon Drop' – African Iris (30" spacing)*
- *Gaura lindheimeri – Gaura (2' spacing)*
- *Boutelou Garcilis – Blond Ambition Grass (12" spacing)*
- *Chondropetalum tectorum – Small Cape Rush (3' spacing)*
- *Lomandra longifolia 'Breeze' – Dwarf Mat Rush (3' spacing)*
- *Carex tumulicola (18" spacing)*
- *Sesletia 'Greenlee' (24" spacing)*
- *Pennisetum spathiolatum (24" spacing)*
- *Salvia clevelandii 'Pozo Blue' (4' spacing)*
- *Tulbaghia violacea 'Silver Lace' – Sweet Garlic (18" spacing)*

C Zone (18" wide)

- No planting – must remain clear
- Rock/Cobble – Beige tones required – *i.e.: 'Sunburst Pebbles '3" to 5" or equal (common river rock is not permitted)*
 - Full length of swale
 - 3" min. dia.
 - 6" depth – buried
 - 1 ½" max. exposed

Notes:

1. A Zone to be 60 % of shrub planting to be 5-gallon containers; 40% to be 1-gallon. B Zone to be 40% 5-gallon containers; 60% to be 1-gallon.
2. The Landscape Architect shall design the parkway with (2) shrubs from A Zone palette and (2) shrubs from B Zone.
3. ~~Maximum plant spacing for A Zone:~~
 - ~~Rhapiolepis indica species at 3'-0" o.c.~~
 - ~~Trachelospermum jasminoides at 2'-0" o.c.~~
 - ~~Myoporum parvifolium at 3'-0" o.c.~~
 - ~~Rosa Floral Carpet at 2'0" o.c.~~
4. ~~Maximum plant spacing for B Zone:~~
 - ~~Agapanthus africanus 'Peter Pan' at 18" o.c.~~
 - ~~Hemerocallis species at 3'-0" o.c.~~
 - ~~Dietes species at 3'-0" o.c.~~
 - ~~Carex pansa at 12" o.c.~~
5. Mulch is required on the exposed soil areas and shall be 1" to 2" size, 'Forest Floor' mulch or equivalent.

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Subchapter: **7.4 and 7.5 ADMINISTRATION, page 7-6**

Sidebar: N/A

Topic: Designs Review and Fees and Costs of Design Review

In addition to the non-refundable initial review fee of \$10,000, Owner shall pay a non-refundable fee every two (2) calendar years, for purposes of offsetting costs incurred by LARMAC for the Fire Protection Plan plus road resurfacing and repairs, resulting from construction vehicles and heavy equipment. Said \$4,000 non-refundable fee shall be paid by the Owner on November 1 of every other year.