

ARCHITECTURE/LANDSCAPE

DEVELOPMENT STANDARDS

HOMEOWNERS ARE REMINDED THAT LAND USE AND BUILDING PERMITS SHALL BE OBTAINED FROM THE APPROPRIATE LOCAL JURISDICTION (CITY AND/OR COUNTY).

The following architecture/landscape standards are intended to complement and supplement the Declaration of Covenants, Conditions and Restrictions ("CC&R's").

I. DESIGN REVIEW AND PLAN SUBMITTAL

A. DESIGN REVIEW

Any additions, alterations or improvements to the exterior grounds and/or structures shall require the submission of plans for review and approval before construction commences.

The above mentioned changes include, but are not limited to walls, arbors, decks, gazebos, fences, pools, spas, landscaping, room additions, etc.

All submittals shall be in duplicate and include the following:

Homeowner's name, address, lot and tract number (site of proposed construction), and telephone (business and residence, including area code).

B. REQUIRED PLANS

1. Drawings required (all shall be drawn to reasonable scale; for example, $\frac{1}{4}$ " = 1'0"):

a. Plot Plan

- (1) Show lot lines accurately, including length, angles, and amount of curve.
- (2) Show all dimensions on work to be considered, distances between existing and proposed work, and setback of proposed work from property lines.

b. Grading Plan

- (1) Show contours, flow lines, and finished grades.

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- (2) Changes of finish grade must be accompanied by a grading plan prepared by a registered civil engineer, landscape architect, architect, or licensed contractor.
- (3) Positive drainage shall be maintained on each unit.

c. Elevations

- (1) Provide exterior elevations of all structures proposed, drawn to scale.
- (2) Note all finish materials, colors and textures on proposed work.
- (3) Note heights and details.

NOTE: Specifications & Notes required for all work proposed.

II. SITE DEVELOPMENT STANDARDS

A. FENCES, WALLS AND HEDGES

The Architectural Committee shall concern itself with architectural harmony when considering the height and location of walls, fences, and landscaping.

1. Existing fencing and walls maintained by others shall not be modified by alteration, additions or color.

B. TRELLIS, GAZEBOS, AND ARBORS

Trellis and beam construction shall be so designed as to provide a minimum of fifty percent (50%) of the total trellis area to open space for the penetration of light and air to areas which it corners. The structure must be consistent or complement existing architectural features of the unit.

III. BUILDING MATERIAL STANDARDS

ALL REQUIREMENTS NOTED WITHIN THIS SECTION WHICH ARE PERTINENT TO THE DEVELOPMENT OF A HOMEOWNER'S RESIDENCE SHALL BE INCORPORATED INTO THE FINAL PLAN SUBMISSION IN THE FORM OF GENERAL NOTES, DETAILS, OR DRAWINGS.

ARCHITECTURE/LANDSCAPE DEVELOPMENT STANDARDS (Continued)

A. EXTERIOR BUILDING WALLS

1. Exterior walls shall match the material, finish and color of the existing house.
2. Exterior finish treatment used on the building walls shall be continuous and consistent on all elevations of a residence in order to achieve a uniform and complete architectural design statement.

B. FASCIA

1. Fascias shall match existing house fascia detail.

C. WALLS AND FENCES

1. Unacceptable Materials

- a. Chain link, poultry wire or other types of woven wire; including plastic coated wire.
- b. Aluminum or sheet metal.
- c. Plastic or fiberglass materials.
- d. Reed or strawlike materials.
- e. Rope or other fibrous strand elements.
- f. Picket fences.

D. PATIO STRUCTURE, SUNSHADES, TRELISES AND GAZEBOS

No objects such as urns, pots, planters, etc. shall be placed on top of structures in this section. All such "adornment" shall be located under, around, or suspended within the structure.

1. Unacceptable Materials

Structures and Framework: metal structures, including metal awnings.

E. SHEET METAL

All exposed sheet metal to be colored to match related material or surface being flashed.

ARCHITECTURE/LANDSCAPE DEVELOPMENT STANDARDS (Continued)

IV. LANDSCAPING, POOL AND RECREATIONAL DEVELOPMENT STANDARDS

A. LANDSCAPING


1. Location, size and species of any landscaping which may ultimately extend above the walls and fences must be shown on a plan and submitted for approval.
2. LOTS HAVE BEEN ENGINEERED AND GRADED TO ALLOW FOR PROPER DRAINAGE. IT IS RECOMMENDED THAT A REGISTERED CIVIL ENGINEER OR A LICENSED LANDSCAPE ARCHITECT BE CONSULTED BEFORE MODIFYING OR DISTURBING DRAINAGE PATTERNS.
3. No dirt shall be placed against fences, walls or adjoining structures. Raised planters shall be freestanding and properly waterproofed to prevent damage to adjacent walls, fences and buildings.

B. POOLS, SPAS AND HOT TUBS

1. Accessory Equipment:
 - a. Shall be screened from the view of any lot and from the public purview from any public right-of-way, with acceptable fence or wall material.
 - b. Shall be located or sound attenuated as per local codes.
 - c. Shall conform to governing laws and agency regulations.
2. Heaters
 - a. Gas fired heaters shall be stackless or low profile in configuration.
 - b. Solar heating systems shall be subject to Architectural Committee review and approved as to location and exposure to the view from other lots or from public rights-of-way.

MEMORANDUM

TO: BUILDING DEPARTMENT

FROM: GERALD R. WINTERBURN 

DATE: MAY 11, 1992

SUBJECT: A-M HOMES -- Z-LOT PROJECT
SETBACKS IN SIDE AND REAR YARDS

As you are aware, the Villages housing project being developed by A-M Homes is a Z-Lot project. Residents share easements on each other's property for usable yard space and each lot is fenced to correspond with these easements. Since this usable space doesn't necessarily follow property lines as are found in typical single-family residential developments, setbacks in this development shall be measured from the walls and/or fences encompassing rear and side yards in typical cases.

The side yard setbacks for pools, patios, and other accessory buildings shall be 5'-0" from the fence dividing the usable yard areas, but in no case shall a structure be closer than 6'-0" from any structure on adjacent property. The rear yard setback for pools, patios, and accessory buildings shall be 5'-0" from the rear property line fence. Pool equipment and irrigation control devices may occupy the rear one-third of the side yard easement area but in no case shall such equipment be closer than 15 feet from an adjacent dwelling. No structure or any part thereof shall be constructed so as to encroach into adjacent property granted pursuant to side yard easements nor shall any structure be more than one story in height unless approved by the Planning Department. Except as stated herein, all other regulations set forth in the La Mirada Municipal Code pertaining to single-family residential developments shall apply. Attached is a diagram showing a typical case (on lot C) that complies with the policy statement herein.

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