Mayberry Landing
Specific Plan District

Amended Development Standards Handbook and Plan

April 1, 1994
Updated December 9, 1994
February15, 2001
July 19, 2001
February 24, 2016

Mayberry Landing
Amended Development Standards Handbook

Notice is given that the Fourth Amended Development Standards Handbook for the Mayberry Landing Specific Plan District was approved by the Reno City Council on February 24, 2016. A copy of the certified handbook is attached hereto and incorporated herein.

Dated this 11th day of March, 2016

Mayberry Landing, Ltd.

Mike Gerbus, Managing Member

STATE OF NEVADA)
)ss
COUNTY OF WASHOE)

On this 11th day of March, 2016, before me, a Notary Public personally appeared Mike Gerbus, _____ of Mayberry Landing, Ltd., a Nevada limited liability company, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed this instrument.

_____ (seal)
Notary Public

SANDRA SCIEPURA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 04-01-18
Certificate No: 14-13692-2

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2. Introduction

Location

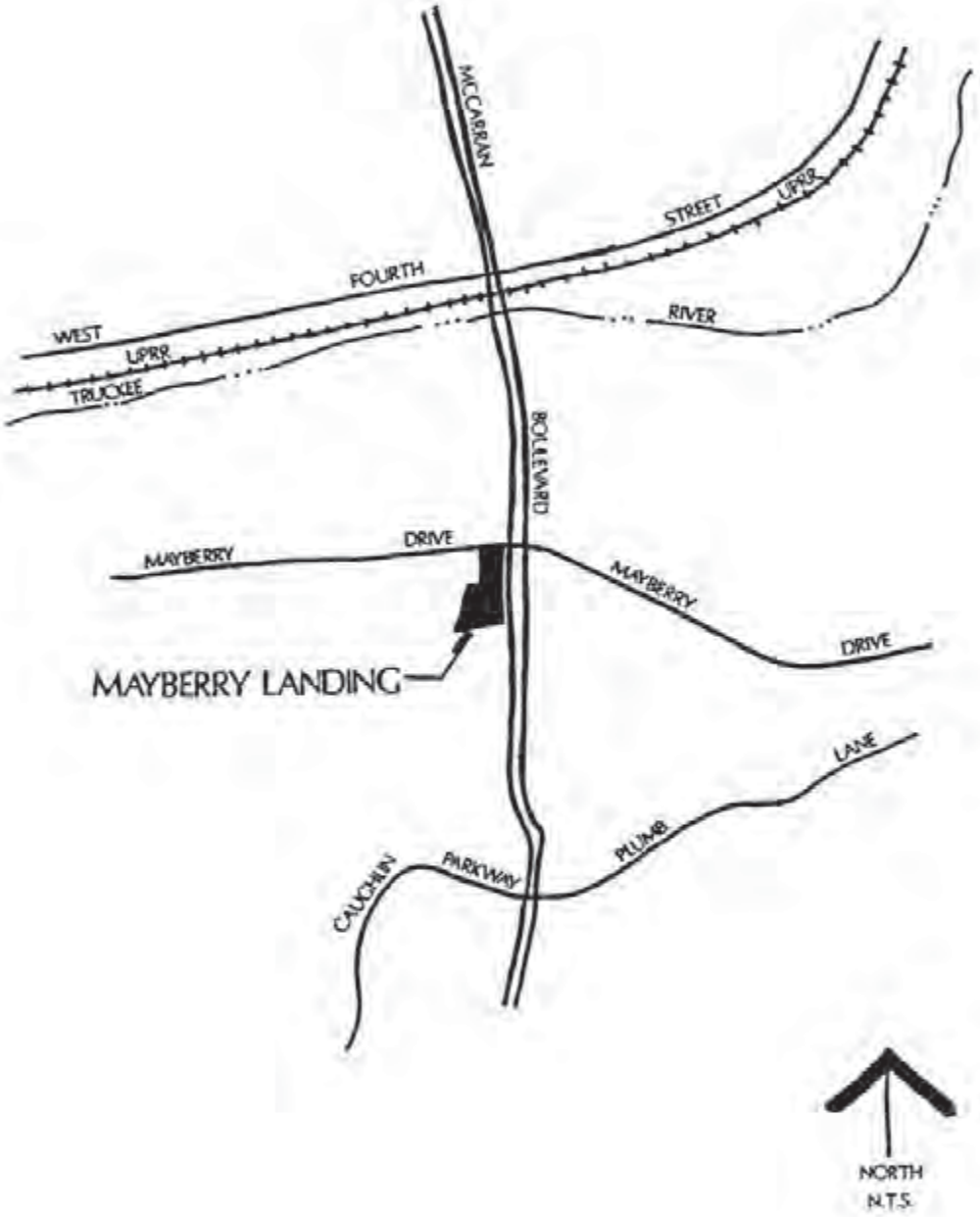
The approach for Mayberry Landing is to provide a carefully planned development of a 3.34+/- acre property that is situated at the southwest corner of the intersection of Mayberry Drive with West McCarran Boulevard. The location of the project is depicted in Figure 1-1.

Surrounding land uses include Roy Gomm Elementary School to the west, Mayberry Drive (a minor arterial) and the Edgewater Subdivision to the north, West McCarran Boulevard (a major arterial) and the Betsy Caughlin Donnelly Park to the east, and a handful of one-half to one plus acre parcels lie to the south, with patio homes and commercial uses just beyond in the Caughlin Ranch.

Application History

Four applications were included. The first was to annex the property into the City of Reno, consistent with the City1s Annexation Program and the Truckee Meadows Regional Plan. Secondly, a master plan amendment from the City's 1984 Land Use/Transportation Guide's single family residential designation to neighborhood commercial was completed. Note that this designation was adopted pre McCarran Boulevard construction. Thirdly, a variance was requested for the driveway on Mayberry Drive which is marginally less than the code requirement of 150' from the McCarran Boulevard intersection. This reflects the existing site conditions.

Finally, and most importantly, a zone change from SFR-15 (the equivalent City zoning upon annexation) to Specific Plan District (SPD) was approved to provide a custom-tailored set of land uses and development standards for the property. The subject property's size, location, configuration and access make it unsuitable for residential development. At the same time, the location, access and surrounding development are such that high intensity commercial uses would also be inappropriate. (Note that the current Washoe County Area Plan's land use designation for the property does provide for high intensity uses like a convenience store or a service station as conditional uses.) Therefore, the SPD zone is designed to limit uses to those that relate to the "low impact rustic boutique character" planned for Mayberry Landing. The SPD zone also provides design and operational standards that ensure compatibility, buffering, a residential scale and texture, and a quaint/non-commercial character. Note that residential use is planned as well to provide an appropriate "people presence" during non-business times.



1-1. Location Map

2. Project Description

Project Concept

A Specific Plan District (SPD) approach is suggested for Mayberry Landing for several reasons. First it is in the best interest of the property owner and the community to see the holding develop in an integrated and complementary fashion. This form of development ensures that the individual pieces of the project fit together better than is the case with traditional zoning practices. Certainly with consistent and custom-tailored design standards, the area will develop with a much more aesthetically pleasing result than as an agglomeration of individual development decisions being made without the benefit of these standards over time. Second, this approach provides a more specific range of land uses than does traditional zoning. This affords greater precision in planning for project impacts/needs and yields greater certainty for project and area property owners regarding future land use relationships. Third, the SPD provides the opportunity to directly deal with site/area specific land use relationships "up front" This provides certainty to project developers and neighbors alike.

The uses planned for the Mayberry Landing are all designed to properly relate to each other and the surrounding land uses. The uses are also situated to reflect proper relationships with the existing and proposed adjacent roadways. The table below statistically describes the development scenario planned for Mayberry Landing. Note that the ratios shown in the table for Retail/Office and Residential Ground Coverage will change over time based on actual market conditions and current leases but all of the standards contained within this Amended Development Standards Handbook for the Mayberry Landing Specific Plan District will be met.

Table 2-1

Development Data

Use	Coverage
Retail/Office Ground Coverage	19,000 +/- s.f. (13.3%)
Retail/Office Parking & Circulation	51,450 +/- s.f. (36%)
Residential Ground Coverage	10,100 +/- s.f. (7.1%)
Residential Parking & Circulation	11,350 +/- s.f. (7.9%)
Walkways & Landscaping	50,980 +/- s.f. (35.7%)
Total	142,880 +/- s.f. (100%)

SPD Purpose/ Objectives

Land Use Compatibility

The SPD is designed to provide land use compatibility both internally and externally. All of the Mayberry Landing uses are compatible and complementary with each other. Standards related to screening, aesthetics, access and function ensure heightened compatibility. To the south, the existing single family uses do deserve special attention. Here, a minimum 20-foot deep landscaping bufferyard is required. The property to the west is also in single family residential use, existing buildings to remain lie within five feet. Here, at least ten feet of landscaping will be provided except where encroachment exists. A solid six-foot screen fence will be

provided adjacent to both single family areas.

Traffic Management

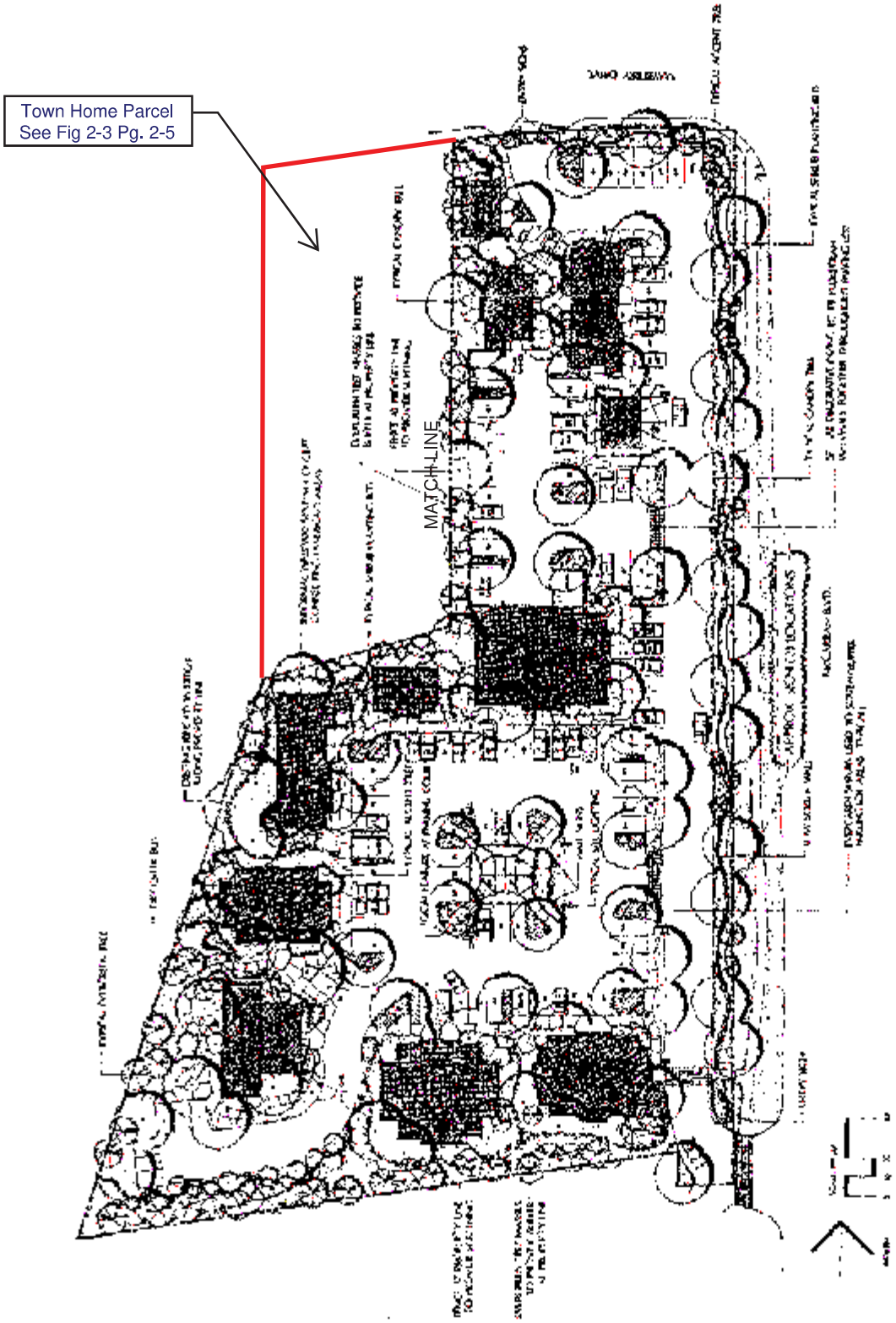
A key objective of the SPD is to ensure that the kinds of neighborhood commercial uses that have high traffic generation (such as convenience stores, gasoline sales and banks) are precluded. Further, appropriate site planning/design standards will serve to properly manage the traffic that is associated with the development of the property.

Enhanced Community Design

By establishing design standards and planning criteria, the individual project design decisions will be complementary and cohesive. With this approach, the cumulative impact of these individual choices will establish a much greater sense of community design than would a collection of proper but uncoordinated designs.

Distinctive Identity

The aim of Mayberry Landing is to nurture its own distinctive, yet relatively simple identity. Consistent, carefully conceived architecture, streetscaping, landscaping, signage and lighting will be used to present a proper image.



2-1. Illustrative Plan

PHASE II - AS BUILT PLANS

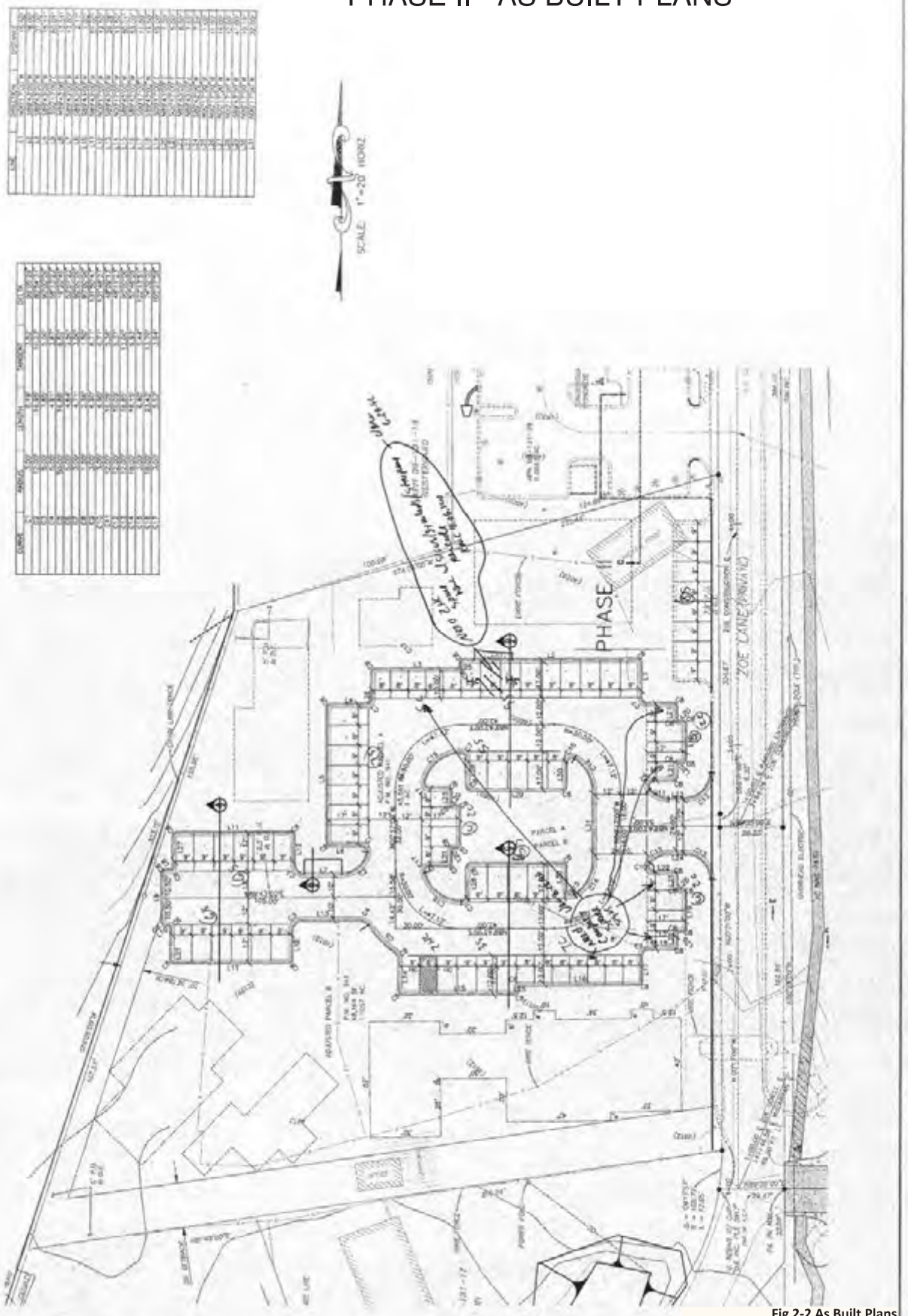
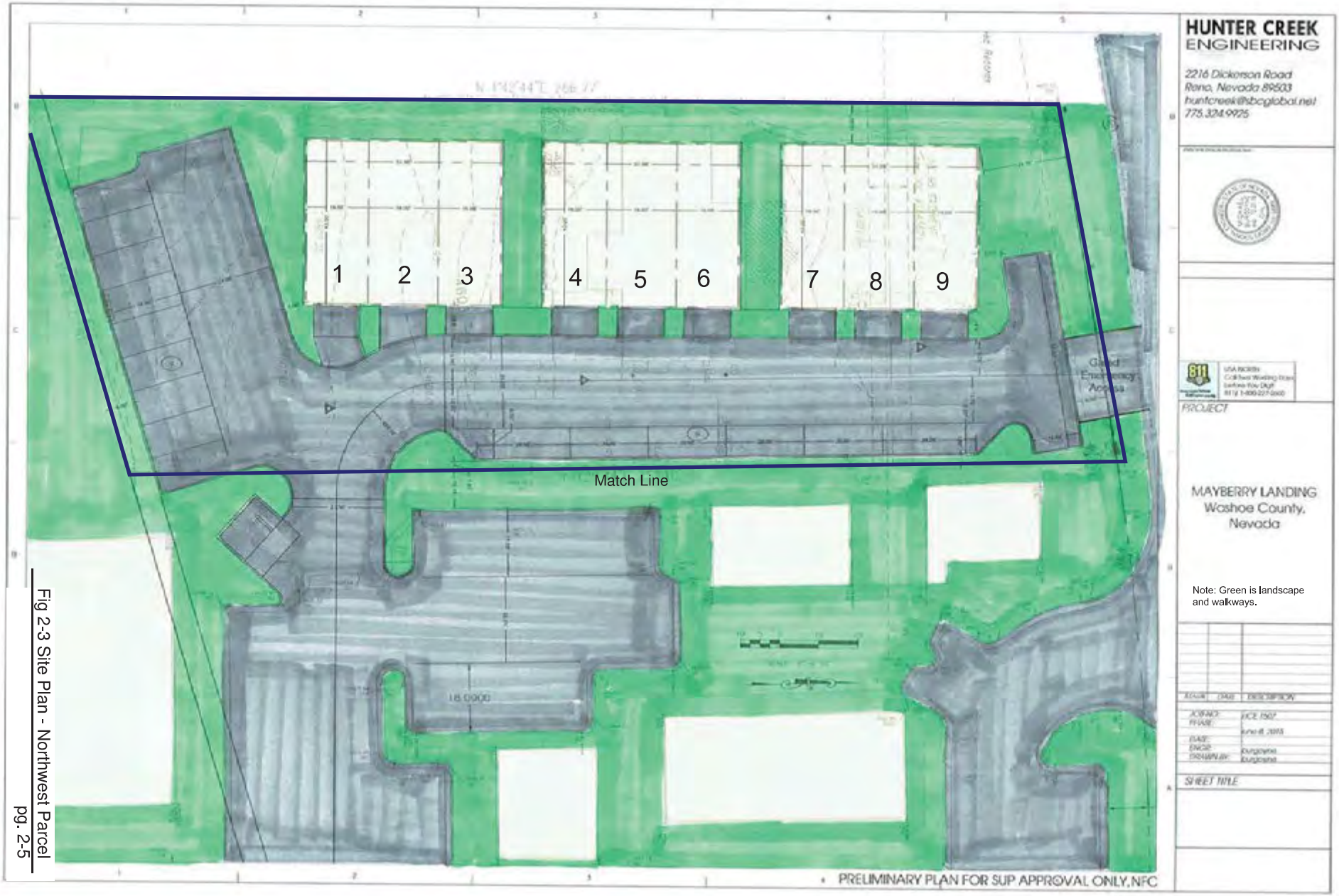


Fig 2-2 As Built Plans



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PROJECT

MAYBERRY LANDING
Washoe County,
Nevada

Note: Green is landscape and walkways.

SHEET TITLE

Fig 2-3 Site Plan - Northwest Parcel

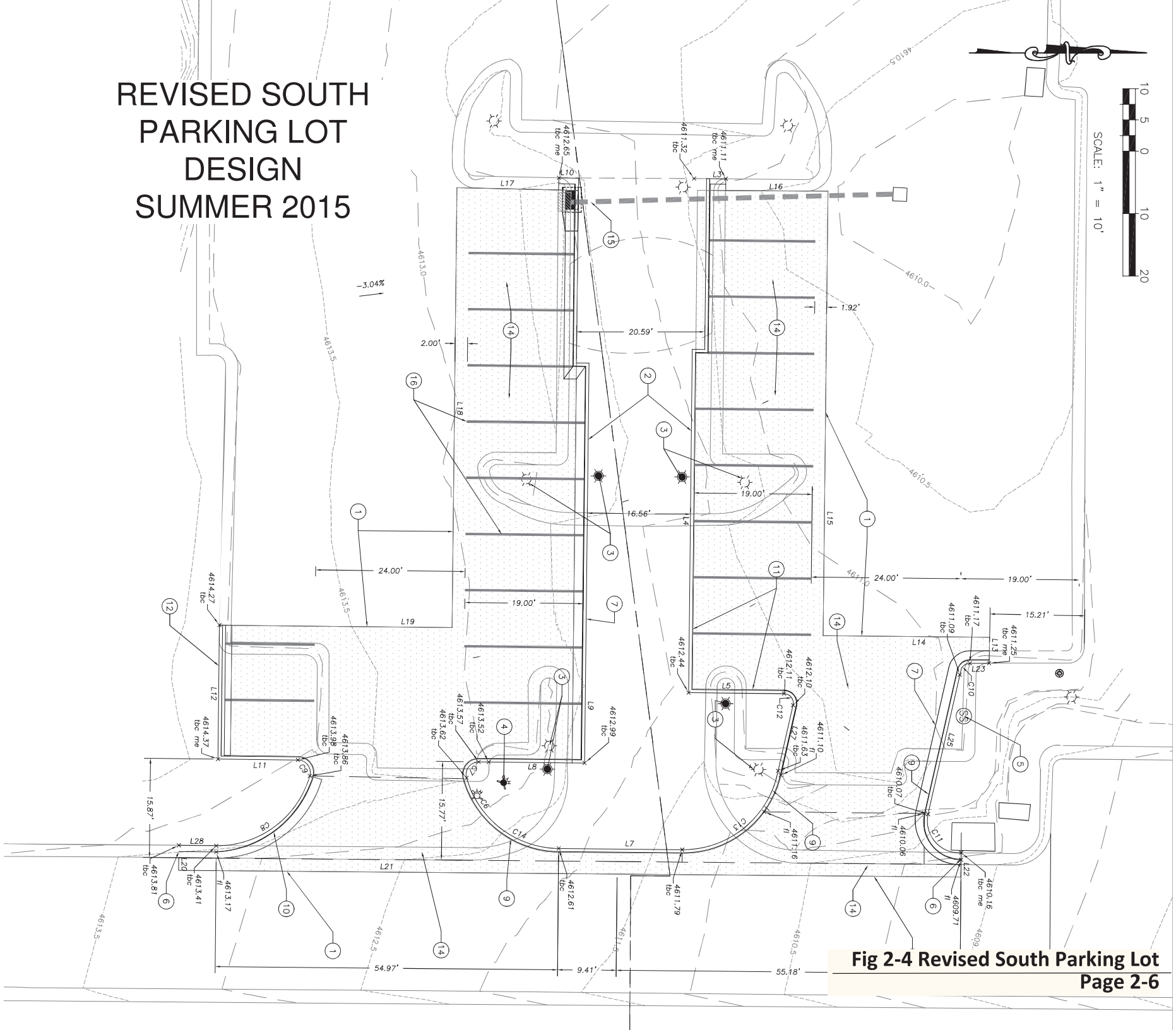


Fig 2-4 Revised South Parking Lot

3. Land Uses

Neighborhood Commercial

The purpose of this type of use is to provide for commercial and service enterprises which are customarily associated with residential development. It is further the intent to allow for uses which are frequented for personal goods or services such that there is a reduction in the number and length of vehicle trips, but to not accommodate uses associated with higher traffic volumes.

Table 3-1. Neighborhood Commercial Uses

All of these uses are allowed without the need for a Special Use Permit

1. Art galleries, artisan and craft studios, libraries, museums, bookstores, schools of the arts (e.g., dance studio/children's theater).
2. Bakery, retail (baking on premises with all baked goods sold at retail on premises).
3. Barber and beauty salons.
4. Child care facilities.
5. Convenience service establishments such as tailoring, shoe repair, florists and the like.
6. Professional, business, financial, civic or public utility offices.
7. Quick copy establishment limited to a maximum area of 1,000 square feet.
8. Residential uses.
9. Restaurants with or without alcohol service. Service/sale of alcohol in restaurants standards: Start time on school days is 11:00 a.m. Start time on Saturday, Sunday and School Holidays is 7 am. Close time for alcohol sales is 9 pm Sunday-Thursday and 11 pm Friday, Saturday and School Holidays. The wine bar start time is 4 pm on school days and 7 am on Saturday, Sunday and School Holidays. The close time is 11 pm on Friday, Saturday and School Holidays, and 9 pm Sunday through Thursday. The sale of food is required with all alcohol service except for the wine bar.
10. Retail sales establishments, including office supply stores. All merchandise shall be stored and displayed in a building. Retail sales establishments may include incidental processing, repair and rental activities provided that they are accessory and subordinate to the retail sales use, and provided that all storage, processing and repair of merchandise occurs within the principal building. A plant nursery or a florist may have merchandise stored and displayed outside a building.
11. Video rental establishments limited to a maximum area of 1,000 square feet.
12. Pet stores.
13. Collection station-limited to recycling of paper, aluminum or glass only. Such facilities shall not include any processing of materials collected. Size, appearance and location shall be subject to approval by the Community Development Department staff.
14. A maximum of one Wine bar in conjunction with package sales of wine not to exceed 1,000 square feet shall be permitted consistent with the days and hours of operation listed in Item 9., Restaurants, above.
15. Accessory uses which are incidental to and customarily associated with the above permitted uses.
16. Uses listed herein require no further review other than compliance with the SPD standards.

Prohibited Neighborhood Commercial Uses

1. Car washes.
2. Convenience stores.
3. Drive-through facilities.
4. Service stations.
5. Banks

Residential

The purpose of this type of use is to provide for single family and/or low-density multiple family residential development.

Table 3-2. - Residential Uses

1. Single family dwellings of a permanent nature.
2. Multi-family dwellings
3. In-home child care for the number of children one child care giver may card for in accordance with the Washoe County Department of Social services Rules and Regulations for Child Care Facilities.
4. Accessory uses incident to the above

4. Design Standards

In the case where specific standards are not presented here, City code requirements shall apply.

Site Planning

Site planning standards will guide the execution of uses in Mayberry Landing. The purpose of the site planning guidelines is to:

- To encourage visual and functional compatibility between internal uses and with the surrounding area.
- To encourage the success of the project by blending the character, scale and activities between internal uses and the surrounding area.

Parking Location/Layout

- Promote accessible, efficient and safe vehicular and pedestrian circulation.
- Reduce the visual impact of large expanses of pavement in large paving areas.
- Provide shade and protection from heat.
- Establish adequate on-site parking for the use of each facility within Mayberry Landing.
- Screen parking areas with landscaping, berming and/or low walls so that parking spaces are visually screened from adjacent streets.

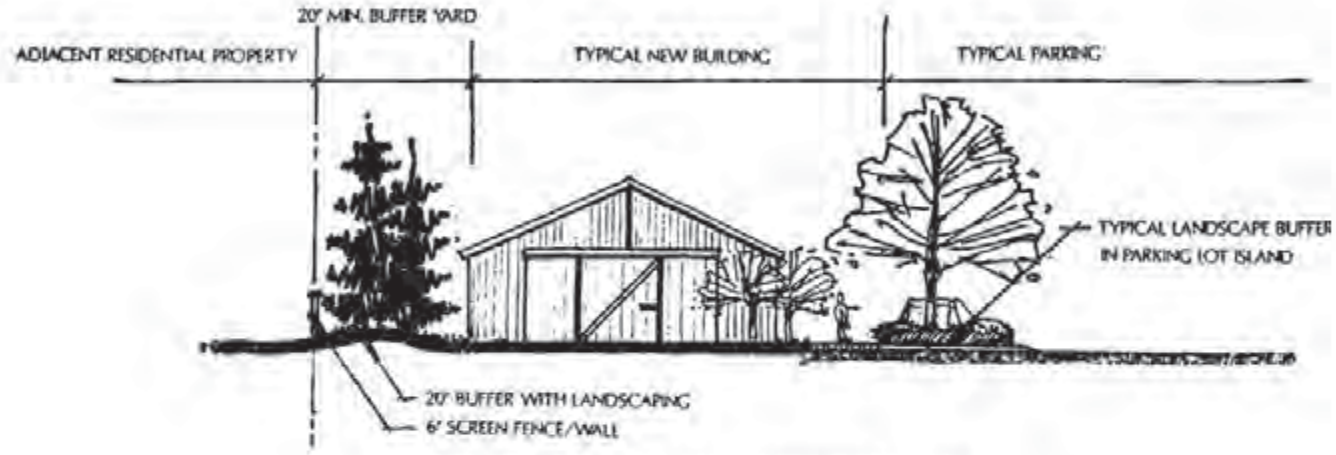
Standards

Configuration and Location

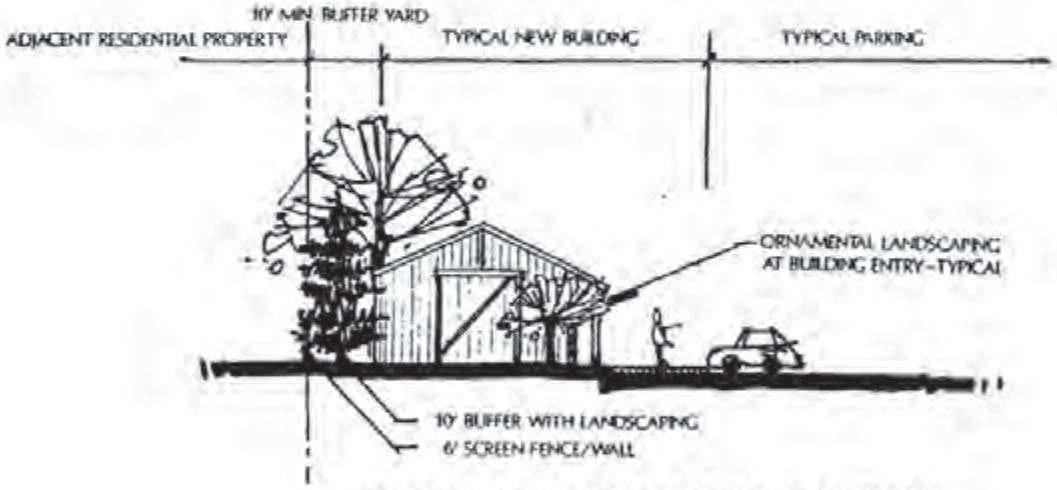
- Divide large parking areas into an interconnected series of smaller dispersed parking areas to reduce the visual impact of large parking areas.
- Separate parking areas by landscaping and/or buildings.
- Provide sidewalks between parking areas and all building entrances.
- Conform to City of Reno standards for parking lot dimensions and layout.
- Provide a maximum two feet overhang over landscaped areas, with wheel stop at curb. Landscaping will be maximum 12 inches high where a two foot overhang is anticipated.
- Utilize planter or sidewalk curbs instead of wheel stops.
- Where desired, allow for covered parking as architectural elements.
- Provide handicapped parking and access to code requirements.

Landscaping

- Provide landscaping to reduce heat, glare and to screen views of parking areas.
  - Provide at least one tree for every six surface parking spaces.
  - Trees provided should be medium/fast growing canopy trees of 1.5 inch minimum caliper.

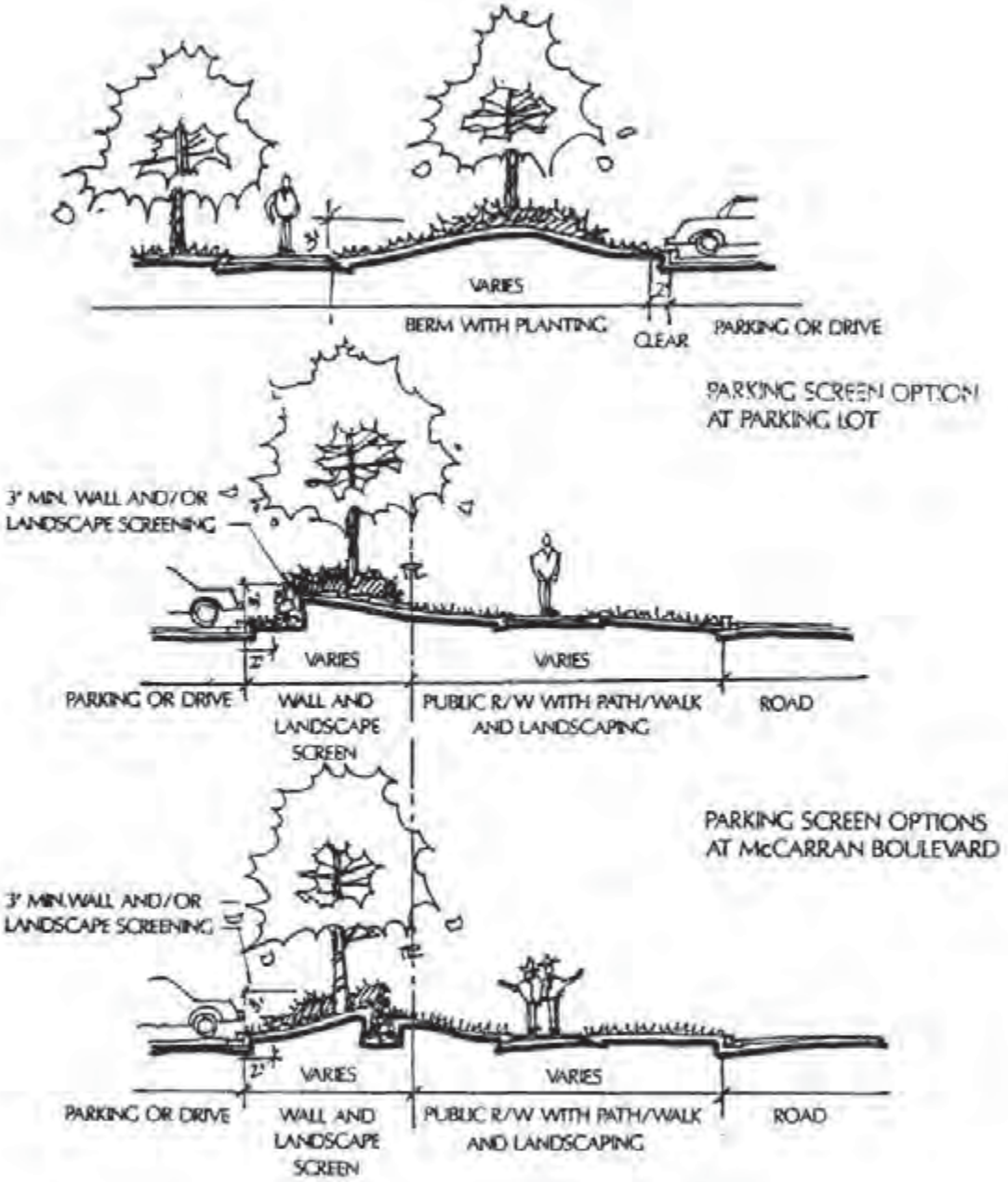


TYPICAL BUFFERYARD AT SOUTH PROPERTY LINE



TYPICAL BUFFER YARD AT WEST PROPERTY LINE

4-1 Site Planning - Bufferyard Adjacent to Residential Uses



4-2 Site Planning - Parking Lot Screening Concepts

- Where desired, provide architectural solutions to shade such as trellises, carports, awnings or locating parking on the north side of buildings.

- Establish site lines at driveway entry points to parking lots and individual aisles.
- Provide consistency in individual parking lot planting design by using the same tree species in end-aisle planting islands. The same species, or limited additional species may be used for landscaped islands between end-aisle planters.
- Plant shrub masses 36" in height in landscape islands to provide screening of vehicles in parking lots.
- Provide trees along walkways.
- Provide clear sight lines to signs and store entries by clustering of trees.
- Screen parking areas from adjacent streets with landscaping, berming, and/or low decorative screenwalls.

Loading and Service

The purpose for loading and delivery standards is to provide for necessary functions while protecting from unsightly views.

- Loading facilities shall be screened with either walls, fences, and/or dense landscaping. They will be designed to be visually subordinate to the main building.
- Locate loading and delivery areas to minimize conflicts between heavier traffic areas and delivery traffic.
- Provide screening for unsightly storage areas, trash enclosures, generators, transformers and the like with a solid decorative fence or wall and/or dense landscaping.

Pedestrian Circulation/Access

Purposes

- To provide safe connections between off-site paths/walks and the internal development.
- To establish a system of pedestrian paths/walks within Mayberry Landing along parking lots and also between buildings except where privacy areas are required between buildings.
- To provide handicap access to meet code requirements.
- To provide safe, attractive and easy to identify connections to buildings entrances and destinations.
- Provide seating areas along paths/walks where appropriate.

Standards

- Establish appropriate lighting for path/walk use at night.
- Separate major vehicular movement from pedestrian paths to avoid pedestrian and vehicle conflicts and to provide for efficient vehicular travel.
- Minimize pedestrian circulation into travel lanes and parking aisles by designing pedestrian movement/walks parallel to vehicular movement.
- Define, where desirable and practical, pedestrian paths/walks with landscaping, low walls or fencing, decorative pavements or overhead trellis features.

- Provide three (3)-foot minimum walks using decorative materials, finishes or patterns other than standard rectangular concrete at parking areas and other informal materials including gravel or stepping stones at walks between buildings.
- Provide access between buildings within landscaped areas in informal patterns, except where privacy areas may be required between buildings.

Architecture

The purpose of providing architectural design standards is to promote a consistent level of design quality and visual continuity throughout Mayberry Landing. Another reason for standards is to promote design creativity and diversity of building design by establishing architectural guidelines which are not overly prescriptive. The appendix contains an architectural design review checklist to be filled out by the applicant and submitted to the Community Development Department when applying for a building permit.

Architectural Character

The intent of character standards is to emphasize qualities found in barn and agricultural/ranch buildings forming a distinct and consistent "contemporary rustic identity" for Mayberry Landing. One of the essential characteristics of the design is variety of the individual building design with an equal emphasis on quality. Quality in the selection of building materials, finishes and construction methods is essential in two ways: one, for the short term of creating successful sales and leasing and two, for the long term ideal of creating a desirable, habitable and enduring neighborhood center. Architectural elements such as porches, projecting wings, bays, dual-pitched roofs, cupolas and weather vanes add interest to simple shapes. Where appropriate, covered porches also provide an additional layer of shelter in the transition from inside to outside which is appropriate in the sometimes harsh Reno climate. Automobile garages will be used in limited areas of the site. It is important that the design of the garage is well-integrated with the overall structure design.

Standards

- There will be a variety of contemporary rustic barn and agricultural/ranch architectural styles used as depicted in Figures 4-3 and 4-4 on pages 4-10 & 4-11.
- Each structure will employ architectural elements, materials and finishes consistent with the contemporary rustic barn and agricultural/ranch architectural style.
- A strong indoor/outdoor relationship is encouraged to promote an integrated use of the site such as yards with patios or outdoor cafe spaces that effectively extend the interior use areas of the buildings.
- A variety of pitched roof forms will be encouraged, consistent with the architectural style.
- Dormers may be used as a common and pleasing way to bring light into upper floor bedrooms or attic areas. Dormers are also useful in breaking up excessively large roof areas.
- Chimneys of stone, brick masonry, wood, block or stucco generously proportioned add to the structure silhouette.
- The use of architectural features such as columns, brackets, railings, shutters, corbels, vents, dutch doors, barn type doors, trim work and flower boxes will create a pleasing texture on wall surfaces.
- Separation of the garage as a pavilion or outbuilding structure with connecting trellised walkways to the main structure may be used.
- Auxiliary features such as trash enclosures, phone booths, vending machines and storage areas shall

be compatible with and integrated into the overall design.

- Buildings shall be compatible in mass, height, material and color and shall incorporate common design elements such as awnings, landscaping, signs and lighting.
- Distinctive themes and stylized facade treatments compatible with the intended architectural character for Mayberry Landing shall be required.
- Individual commercial establishments shall define their distinctive character by using unique storefront design which is consistent with the overall character of the whole development

Building Massing and Height

The purpose of building massing and height standards is to establish building forms which are visually compatible with the surrounding area. The building height and massing standards also promote groupings of similar and related building forms which establish human-scaled, pedestrian open spaces in a campus-like setting, but which avoid the monotony found in many developments.

Standards

- Individual building design shall address the visual and physical relationship to adjacent uses to avoid dominating the surroundings by either relative size, activity or function.
- Building forms can be used to create comfortable pedestrian areas which are protected from wind exposure, but which receive sun exposure.
- Variation in height and massing shall promote establishment of visual cohesion and also in establishment of pedestrian spaces as needed.

Building Entries

The purpose for building entry standards is to establish a sense of arrival and enhancement at building entries and to establish a human-scaled, pedestrian oriented and garden-like use area near buildings. Finally, the standards promote establishment of entrances to individual buildings which are readily identifiable to visitors.

Standards

- Establish comfortable pedestrian transition areas in open spaces and/or niches at building entries and adjacent to buildings.
- Provide landscaping, paving and/or site furnishings at pedestrian use areas near entries.
- Establish pedestrian connections between parking areas, open space areas and between buildings.
- Establish entrances to individual buildings as focal points of the elevations by providing a proper placement of the entry in the building plan.
- Use covered porches, where functional or projecting steps with architectural elements such as columns, archways, pergolas or awnings to devices which help define entry.

Articulated Surfaces/Textures

The standards for articulated surfaces/textures are intended to create visual order harmonious with the overall

project character. Variations in building articulation can be used to create interest, richness, to reduce scale, and to create usable and attractive outdoor spaces. Interesting finishes and materials can be combined in a matter which promotes a consistent standard of design quality and which unifies individual buildings.

Standards

General

- Attractive and usable outdoor spaces should be created by off-setting building walls.
- Awnings, windows, columns, pilasters, brackets, railings, shutters, corbels, vents, dutch doors, barn type doors, color or change in material should be used to add visual interest and scale where they are necessary. Simple enhancements to box forms can be used to create interest and scale.
- Buildings will be finished on all sides.

Colors and Materials

- Multiple colors applied to a single building should relate to changes in form and material so as not to appear arbitrary.
- Warm colors and earth tones are encouraged for the primary surface color.
- Bright colors can be used for accents, window frames, doors and details, but are discouraged for the predominant building color since they cause glare and are visually dominating.

Exterior Materials

- Wherever possible, use of quality local materials is to be encouraged. This may be especially appropriate in the choice of local stone for foundation wall veneer, low walls and chimneys. Other appropriate masonry materials include brick, painted brick and concrete block.

1. Exterior Siding - appropriate materials include:
   - Horizontally or vertically applied wood boards
   - Wood shingles
   - Stucco
   - Masonry
   - Hardboard shingles

2. Roofing - appropriate materials include:
   - Wood shingles
   - Clay tile or concrete
   - Slate or simulated slate
   - Composition shingles
   - Metal roofing

Fenestration

1. Openings should be composed on an ordered arrangement with attention paid to the entire elevation. Window and door proportion should be sympathetic to the particular architectural style of each structure.

2. Window and door frame trim work is encouraged.
3. The use of highly reflective mirror glass should be reserved for design accents. Clear or moderately reflective glass should be the predominant type.
4. Windows shall be placed to respect privacy of adjacent property owners.

Roofs and Rooftop Screening

Standards for roofs and rooftop screening are intended to facilitate attractive, unobtrusive, views of roofs from neighboring properties.

Standards

- Highly reflective or brightly-colored roof surfaces, such as unpainted galvanized metal roofing are not permitted.
- Screening shall be provided for rooftop equipment when such equipment can be seen from a public street or adjacent residential property.
- The design character of rooftop screening shall be compatible, with similar materials, form and color, as that of the building below.
- Communication equipment may remain unscreened if it visually blends with the building such as with a compatible color to the building or with location.
- Equipment to be screened on rooftops should be grouped together instead of dispersed throughout the roof.
- Drainage equipment must visually blend with the building.
- Drainage equipment must be visually integrated into the building design as an enhancement or accent.

Service Area and Utility Screening

The intent of service area and utility screening standards is to ensure that storage/service areas, loading, trash collection areas and utilities are not prominently seen from major streets, drives, open spaces and public areas in building interiors and adjacent residential uses. Additionally the standards are intended to promote efficient access to service, loading and storage areas, utilities, and trash collection.

Standards

- Service, maintenance and storage areas shall be placed behind a visual barrier or inside buildings.
- Trash collection areas shall be screened from adjacent streets and properties and shall be located for efficient collection and deposit of refuse.
- Materials used for trash enclosures shall be designed for durability, with colors and finishes complementary with the architectural character of the principal structure(s).
- Above ground utility equipment shall be screened with berms, plantings or enclosures which are acceptable to the appropriate utility company. Enclosures should be designed to serve both transformers and trash containers if they can be located together.
- Above ground equipment shall be painted to visually blend in with their surroundings.

- On-site utilities such as sewers, gas lines, water lines, drainage systems, electrical, telephone and communication systems shall be installed underground.

Landscape Architecture

The purpose of the design standards related to landscape architecture is to promote a high quality image for Mayberry Landing in the design of landscaping and exterior site furnishings, and to promote water/energy conservation in landscape design and site planning. The site can be parceled without meeting landscape, parking, or exterior setbacks as long as the entire site meets the following standards.

Standards

- 36 percent of the entire site ultimately will be landscaped (includes 10 percent walkways)
- As the project develops, 25 percent minimum of the site must be landscaped (includes 10 percent walkways).
- At project boundaries, side and rear property lines shall have minimum ten foot (10') wide landscape areas except south project boundary property line shall have minimum twenty foot (20') wide landscape area.
- The existing building to remain at the west project boundary line shall have a minimum five foot (5') wide landscape area. If removed then a ten (10') landscape area is required.
- The area within public right-of-way at McCarran Boulevard and Mayberry Drive must be landscaped and maintained with this development.

Landscaping Adjacent to Buildings

The purpose of providing landscaping adjacent to buildings is to soften the appearance of buildings with parking areas and access ways and to provide a pleasant pedestrian-oriented environment near the public areas around buildings. Refer to Figure 4-5 on page 4-12 and Figure 4-6 on page 4-13.

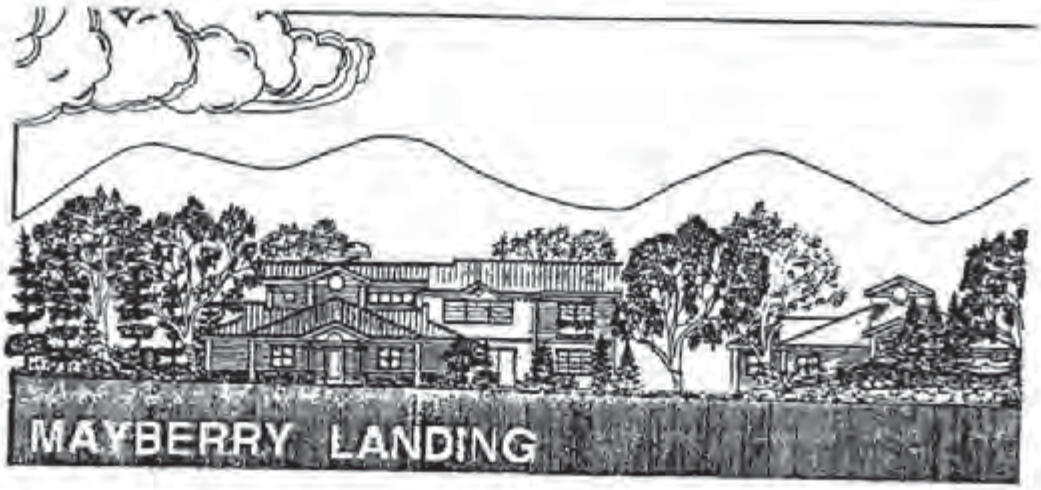
Standards

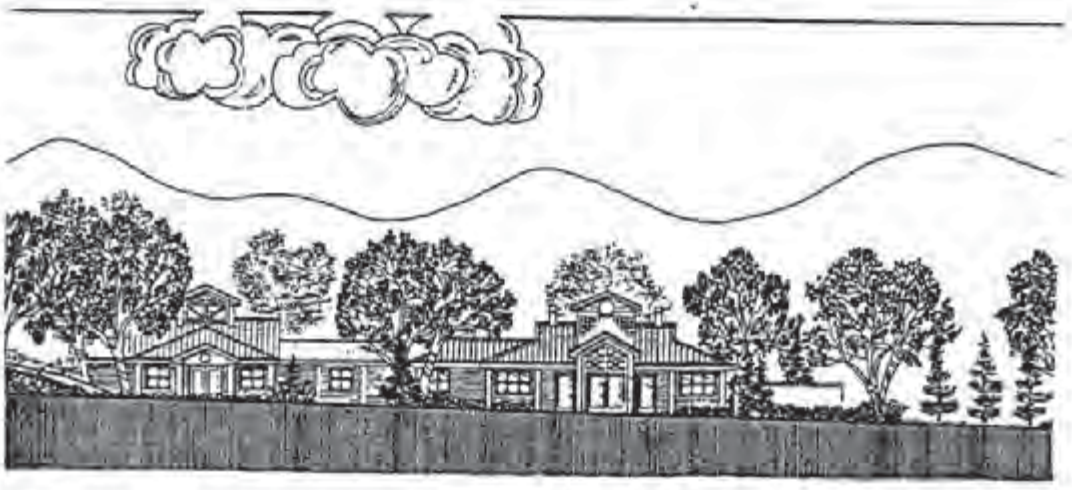
- Landscape areas (sidewalk and plantings) shall be provided adjacent to the building wall plane as follows:

  To parking area - 7 feet (Planted areas must be four feet wide except at building entrances and patios).

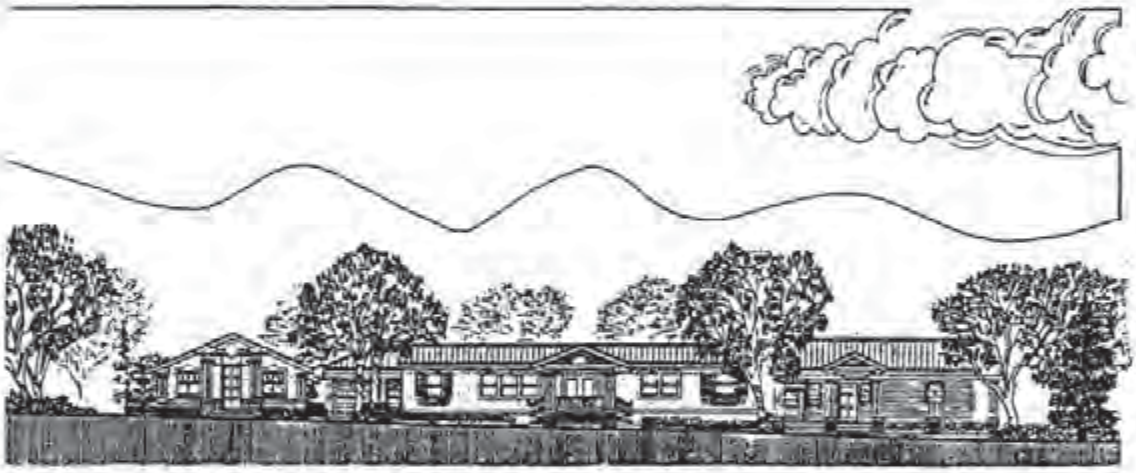
  To other areas - 15 feet (may be shared with adjacent building(s).

  The southeast and northeast corners of the townhomes may be five feet (5’) from adjoining parking area and turn arounds. See Figure 2-3 on Page 2-5.

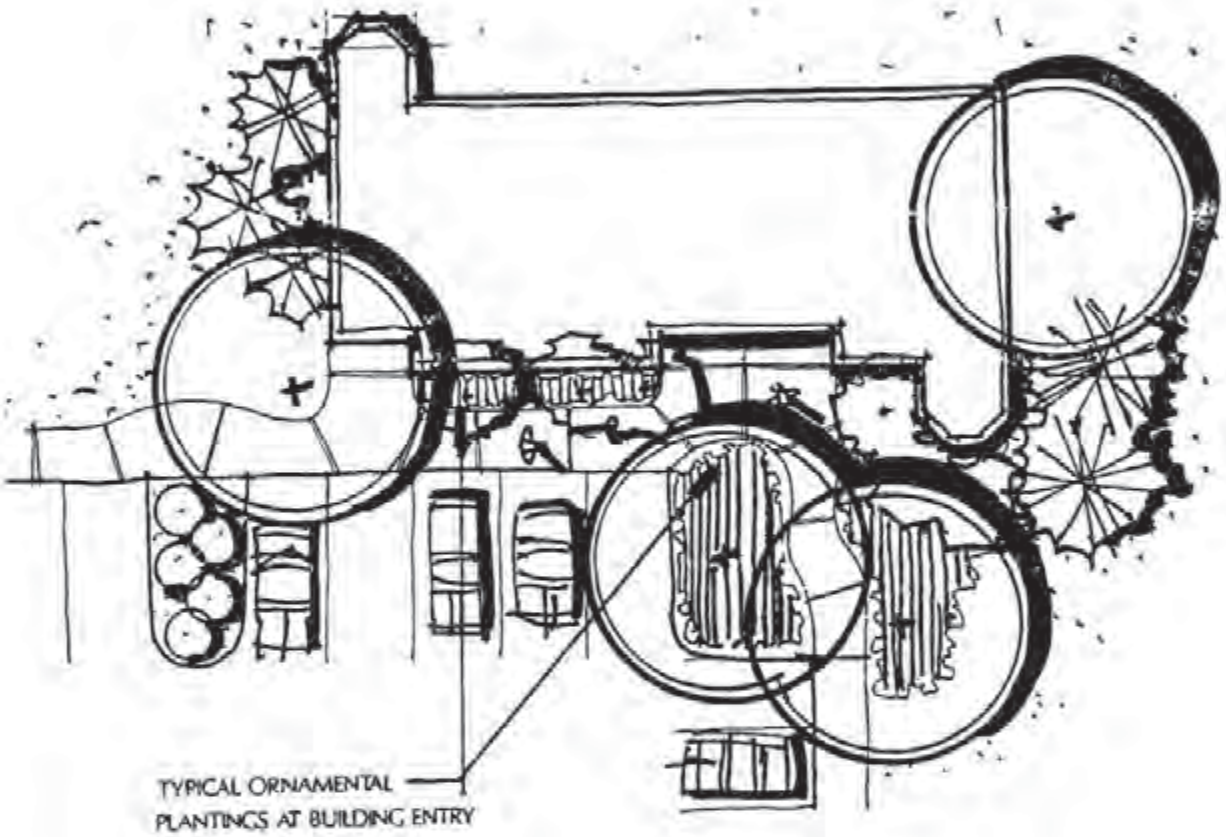




4-3. Architecture - Image, Form & Elements Concept

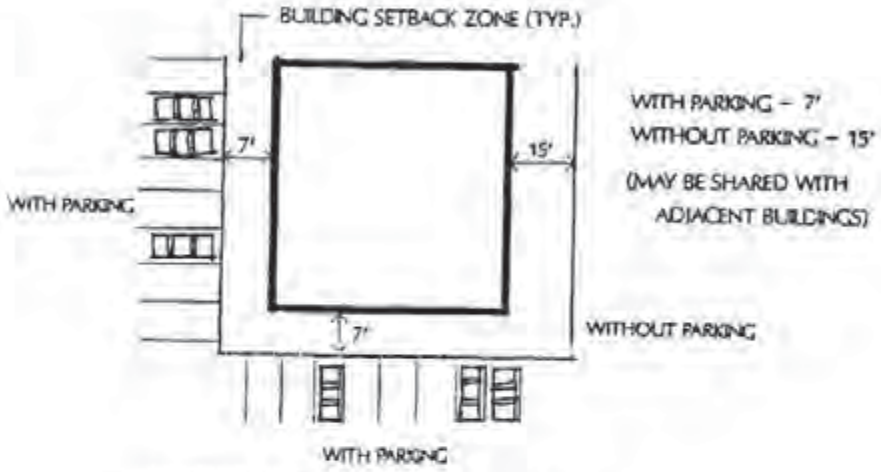


4-4. Architecture - Image, Form & Elements Concept

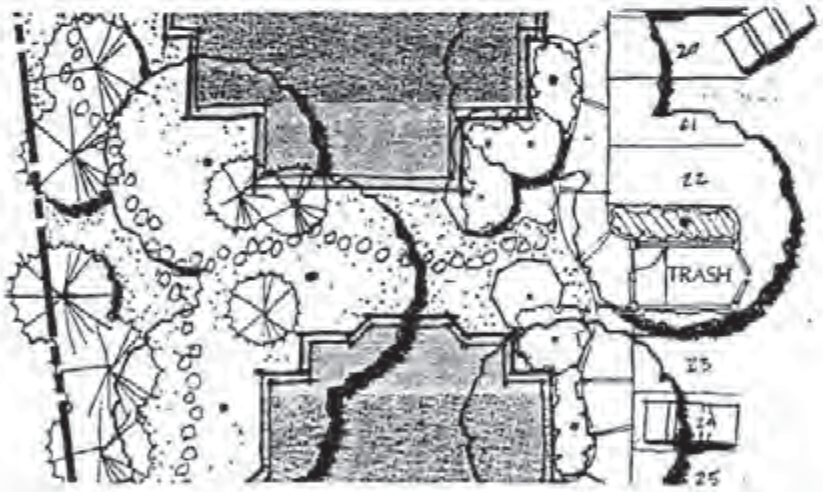


4-5. Architecture - Typical Building Entry Treatment

LANDSCAPE AREAS (SIDEWALK AND PLANTINGS) SHALL BE PROVIDED ADJACENT TO THE BUILDING WALL PLANE AS FOLLOWS



LANDSCAPING ADJACENT TO BUILDINGS



TYPICAL PATH AND LANDSCAPING BETWEEN BUILDINGS

4-6. Typical Landscaping At Buildings

Landscaping

The primary goals for landscaping include providing pleasant & shady spaces, active areas, and interesting pedestrian and circulation corridors, designing for an efficient use of water, and providing year round interest and screening, where necessary. Two objectives in support of these goals are grouping plants of like requirements and uses into zones and either eliminating turf or maintaining a minimum amount of turf which is functionally necessary and using drought resistant turf varieties.

Standards

- Plants should be selected which are especially drought resistant.
- Hardscape materials such as stone, brick, gravel, wood and concrete are encouraged as an alternative to turf where they can perform a function in the landscape. Materials selected which can allow rain to penetrate the soil are favored.
- Mulches, such as crushed stone and bark, conserve water by holding down soil temperature and reducing evaporation. The use of mulches also deters weed growth.
- Soil improvements are recommended by adding organic matter to improve the water holding capacity. A volume of organic material equal to 1/4 or 1/3 of the soil volume should be used.
- Soil testing should be conducted to determine site specific fertilizing recommendations which will moderate the soil pit.
- Efficient irrigation systems will be utilized in conjunction with plantings grouped according to zones. Drip irrigation bubblers and low-angled spray types of equipment are recommended.
- Plantings should be used for climate modifications such as for shade and winter windbreaks.
- The placement of turf and other high water consuming plants should be limited and should occur around residential structures or "activity zones" designated for Mayberry Landing residents.
- Planting techniques are encouraged which trap natural and irrigation water for optimal plant utilization.
- Existing trees shall be retained where practical.
- Groupings of evergreen and deciduous trees, shrubs and ground covers shall be used to provide year round interest and where screening is necessary.
- Landscaping shall have a full appearance at time of planting.

Visual Criteria

- Plant forms should be kept similar to each other in order to provide unity.
- Colors and textures of plant material should be selected within areas to provide unity in composition. See Figure 4-7 on page 4-16.
- Ultimate size of plants will be given careful consideration. Plants which quickly outgrow their usefulness will be avoided.

Functional Criteria

- Plants selected should be grouped with those that have similar growing requirements. This reduces the problem of over watering and shading out plants which have adapted to one set of conditions.
- In areas where screening is needed, the plants selected will be evaluated for their screening

effectiveness. Evergreens which branch close to the ground will be favored.

- Trees which provide a shade canopy over hard surface areas are desirable. Trees will be evaluated in terms of how well they enhance architecture, enclose pedestrian spaces, and link various activity centers within the project.
- The use of plants to reduce heating and cooling needs around living units is desirable. Evergreens along the north and west sides of units are encouraged, since they create air pockets against the house which act as an insulator.
- Deciduous plants around the perimeter of the unit are encouraged since they provide summer shade while allowing winter sun to enter the unit from the south.

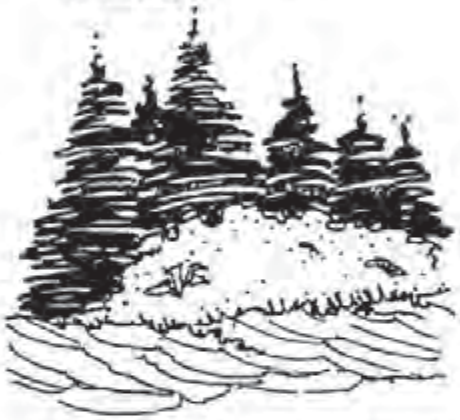
Cultural Requirements

- The primary intent will be to group the requirements of the proposed plants in order to ensure survival rates and compatibility.
- Since water conservation is an objective, new plantings that can survive on existing rainfall or that can withstand prolonged periods of drought will be favored.
- Plants which require little maintenance will be favored over those which require constant spraying and pruning to remain healthy. Owners will be encouraged to have a soil analysis done to determine Ph, acidity/alkalinity, general soil type, and the availability of nutrients. They can then select plants which adapt well to the existing conditions with minimum amount of upkeep and water by checking with the County Extension Service.
- Plant materials selected should contain a combination of fast, medium and slow growth rates. Fast growth plants adapt quickly, provide quick cover, but have a short life span and are sometimes subject to disease. Medium growth plants take over as the faster plants begin to die out, usually after 15-20 years. They are generally more attractive and less subject to disease. Slow growth plants remain small for a long period of time, but eventually become a dominant plant type. They are highly resistant to disease, long-lived and are not subject to the problem of wind breakage.

General Landscaping Criteria

- The use of berms as landscape features is encouraged. Architectural or structured berms (i.e. retaining walls, earth buildings, sculptural landforms, etc.) should be an integral part of the architectural and landscape theme of the project.
- All projects shall be maintained in a neat and attractive condition. Minimum requirements include replacing dead or dying plant materials, watering and general clean-up.
- An association shall be formed to provide landscaping maintenance should the project be parceled and sold to different owners.

Natural and informal groupings in large masses.



Limit the use of multiple plant varieties or exotic plants.

Contrast evergreen and deciduous masses.

THIS:

NOT THIS:

4-7 Landscape Planting Concepts

Irrigation

The design objective for irrigation systems is to create systems that are water efficient and low maintenance.

- Drip and lawn areas should be properly zoned for exposure, i.e. north with east exposures, and south with west exposure, isolating all four exposures whenever possible.
- Provide adequate water to establish and maintain landscape plantings and promote water conservation.
- All planting areas are to have automatic irrigation systems.
- Irrigation systems will be designed to provide complete and adequate coverage (taking into consideration wind patterns and other disruptive factors) while using water conserving methods.

Water/Energy Conservation

Design standards for water/energy conservation are intended to promote energy and water efficient site planning, landscaping and building design and provide more comfortable indoor and outdoor spaces.

Standards

- Building orientation, form and location should relate to open spaces to allow optimum sun and ventilation and protection from winds.
- Zonal landscaping should be used to expend water/energy effectively in various use and exposure areas (see Landscaping Section).
- Trees should be used for shade, cooling and wind buffer.
  - South side of buildings
  - Parking lots
  - Streets
  - Over turf areas
  - Use trees for windbreaks
- Turf can be used for cooling around intensively used areas.

Walls and Fences

Walls and fences provide visual screening, privacy, define spaces such as entries, enclose outdoor spaces and extend building masses and use areas into the landscape. See Wall and Fence Concept Figures 4-8 and 4-9, pages 4-23 and 4-24.

Standards

Walls

- Walls should be made of traditional materials and finishes such as hardboard, wood, stone, brick masonry, stucco, and decorative masonry/block. The use of three-dimensional wall coping and other features is encouraged to take advantage of light and shadow.
- The color palette shall complement that of the architecture.
- Walls shall step, rather than slope, to accommodate grade change, unless made of a material that is

appropriate for this effect, like rockery or stucco walls.

- Horizontal breaks, jogs, and variations in wall heights are encouraged to minimize the monotonous corridor effect of long continuous walls.
- Walls shall be constructed of a material complementary to the primary building material and architecture.

Fences

Fences shall relate directly to the architecture in terms of materials, color, and detail and relate to the placement and massing of landscape architectural materials and land forms.

- Where possible, fences should be limited. Other design elements may provide the same functions. For example:
  - Heavy landscaping and/or earth berms can be used to provide identity and enclosure.
  - Dry stream beds and drainage swales can be used to establish boundaries.
- Landscape elements should be considered wherever possible to soften fences and walls and provide variety adjacent to long fence lines. Fences shall not follow slope angle where there is a grade break. Grade breaks can be used as landscape accents in long lines.
- The degree to which a fence is "open" or opaque is a function of its use. The need for privacy (opaque) must be balanced with requirements for light, air and views (transparent).
- Long lines of unbroken fences and walls should be avoided. Fences and walls should have a space in front for landscaping. In public areas, a sidewalk shall not directly abut a fence, but have at least 2 feet of landscaped area separating them.
- Fence supports, such as pilasters and posts, should be well defined and in scale with the purpose and context of the fence. They shall be coordinated in design and material with walls and building architecture. Pilasters can be used to accentuate turning points/entries.

Signs

The purpose of providing sign standards is to direct the use, location, scale and design character of signs to properly convey information, avoid clutter, and add to the aesthetic value of Mayberry Landing. Sign character will be compatible with the contemporary rustic character for Mayberry Landing and with the barn and agricultural ranch character of the structures. Signs will be designed by artisan and craftsmen to convey necessary information but also to add artistic and sculptural elements to the project. The sign standards presented are purposely intended not to be overly prescriptive to allow for the artistic development of signs to be concurrent with the more detailed development of the architecture.

Standards

- Signs will be used as business and activity center identification, for public traffic control/safety (stop signs, road crossing, etc.), for public information (street names, parcel names, special places, etc.), and as a community design element (project entry monuments/signs, replication of logotypes and project colors, etc.).
- The size and scale of signs will relate to its exposure to passing viewers and also to the hierarchy of importance of the feature. For example, smaller scale signs will be used for slow moving traffic.

- Signs will be an integral part of the architectural design of buildings. For example, commercial signs should be included on building facades and illuminated in a fashion that complements the architecture and the surrounding area.
- Signs which are building-mounted should be entirely integrated with the architecture.
- Freestanding signs should be visually integrated with the contours, forms, colors and detailing of the natural and manmade landscape. The colors and materials of signs shall reflect the visual attributes of the buildings to which they refer and the theme of the community and surroundings.

The following issues related to materials should be considered in the design of signs:

- Steel - satisfactory for sign faces, potential rusting must be avoided by hot-dipped galvanized coating prior to painting.
- Aluminum - versatile and easily used, requires anodizing.
- Bronze or Brass - excellent for cast, cut, or extended letters, for plaques or symbols and can be used in its natural color.
- Wood - natural product, needs good coating if painted, opportunity to take advantage of natural grain patters as a sandblasted plaque.
- Masonry - stone, brick, or concrete are good permanent materials that are suitable for casting, carving, sandblasting, or as a background for cast letters.
- Plastics - acrylic plastics are allowed for letters and sign faces, but are not acceptable for cabinet fabrications.

Minimize the number of sign poles by mounting to street light poles wherever possible. No sign shall be located so as to obstruct the visibility of traffic or directional signage, or traffic control devices.
The following signs are prohibited:

- Any revolving beacon, flashing and/or rotating sign, any sign with intermittent lighting (with the exception of flashing school crossing signs or temporary construction or other safety signs).
- Any sign which extends above the roof line or parapet, whichever is higher.
- Any sign emitting sound or substances.
- Any billboard.

Special community events and election related signs shall be permitted two (2) weeks prior to and one (1) week after the event. Signs and sign structures shall be maintained at all times in good repair, with supporting frame and fastenings free from deterioration, rust or loosening. Signs shall be able to withstand wind pressures in the areas in which they are located. All signs must receive a building permit including temporary signs and private installation.

Project Entries

The purpose of establishing project entries is to identify the boundaries, entries and image of the overall development. See Figure 4-10 page 4-25 for entry signage concept.

Standards

- The development name will be attached to walls which will be placed along one side of each entry intersection.
- The architectural features (walls) will be integrated with plantings and walkways as part of the entry identity.

Sizes

- Maximum letter sizes will be as follows:

  Major Entries 22" High
  Minor Entries - 16" High (or to the scale of the specific entry wall)

Lighting

Lighting will consist of either uplighting installed in the ground screened by plantings or internal backlighting.

Commercial Signs

Signs for Commercial/Office uses shall be designed to identify and locate individual businesses while remaining unobtrusive to surrounding uses.

Standards

- Each shop or office within the center shall be permitted:
  - A maximum lettering height of 12 inches shall be permitted for all shops/offices.
  - Signs for shops shall not exceed 50% of the width of the shop, unless fully incorporated into an architectural element and approved by the Community Development Department.
- Each tenant shall be permitted one 12 inch by 48 inch (4 square foot) non-illuminated under-canopy sign or sign projecting from the wall.

Center/Merchant Conceptual Sign Design

The purpose of these signs is to provide for tenant identification along McCarran Boulevard and to add to the flair/aesthetic values of Mayberry Landing. Two tenant identification signs shall be permitted adjacent to McCarran Boulevard. These signs shall be a maximum of 14 feet in height and have 78 square-foot maximum sign face areas. See Figure 4-11 on page 4-26.

Exterior Tenant Directory Signs

Building Exterior Tenant Directory - Where desired, tenant directories are a freestanding monument located near the building entry used to identify building tenants:

- Maximum twenty (20) square feet

Project Directional Signs

Project Directional Signage- Post and panel signs use lettering and directional arrows indicating destinations

to provide easy directional reference to motorists as they drive into and throughout the site.

- Height: 4' 0" maximum
- Maximum twenty (20) square feet

Project Regulatory Signs

Project Regulatory Signs - Regulatory signs will be pole-mounted flags used to control vehicular circulation and parking, and to identify handicapped access and parking:

- Height: 4' 0"
- Panels: 24" W x 24" H, 18" W x 24" H or 12" W x 18" H

Lighting

The purpose of providing lighting standards is to enhance safety and function in Mayberry Landing, and add to aesthetic values. Lighting will be functional and aesthetically pleasing. It will illuminate pathways, points of potential pedestrian/automobile conflict, foster a sense of security and light signs. Aesthetically, it will highlight entrances to buildings, key areas of the project, and points of interest. Lighting along public streets will be that required to provide for public safety. Lighting character will be compatible with the contemporary rustic character for Mayberry Landing and also with the barn and agricultural/ranch character of the structures. Lighting features will be designed by artisans and craftsmen to provide the necessary function and safety and also to add artistic and sculptural elements to the project. The lighting standards presented are purposely intended not to be overly prescriptive to allow for the artistic development of lighting design to occur concurrently with the more detailed development of the architecture and site. See Figure 4-12 page 4-27 for concepts in the use of lighting. These are not intended to illustrate the actual lighting fixture design.

Standards

- Lighting will meet the following requirements.
  - Provide visual order for the night-time viewer.
  - Manage visual glare and inconsistencies.
  - Provide a safe and desirable image for the driver and the pedestrian.
  - Manage "light pollution" - excessive light's effect on adjacent areas.
  - Streetlight luminaries and poles will be utilized where height, spacing and wattage vary according to lighting needs and intensity corresponds to the streetscape hierarchy.
  - Cut-off luminaries will be used where necessary to direct lighting.
- Lighting character will be compatible with the contemporary rustic character for Mayberry Landing and also with the barn and agricultural/ranch character of the structures.
- Lighting fixtures will add artistic and sculptural elements to the project.
- Pedestrian Spaces, Paths and Promenades: Lighting for the pedestrian realm shall respond to the different scales of activity and participation in a space. Lighting shall be selected and positioned to minimize the glare and discomfort that can result from light sources. Pedestrian spaces should be illuminated to a level that will facilitate safe and satisfactory use. However, care should be exercised not to overlight pedestrian space. Places that are lit brightly, or where there is glare, can be dangerous because one cannot see into the darkness beyond, and our eyes do not immediately adjust to new lighting conditions.

- Transitions: Lighting is one of the most important environmental factors that can change from place to place, and it should be managed to make the transition from one space to another as smooth as possible. When appropriate, light can be used to encourage or discourage movement from one space to another. Since people have a natural tendency to move from places of lower illumination to places of higher illumination, this can be carefully orchestrated.
- Entrances and Accents: Place of arrival and departure, of entering and exiting, shall be identified by distinctive lighting. The lighting of these places might be more intense than that of surrounding areas, should be coordinated with distinctive architectural elements (such as porte cocheres) and should be coordinated with any special signs. Since entrances and exits often are at the edge of a building or a space, this type of lighting also should be coordinated with perimeter lighting to avoid conflict or confusion.
- Transportation Drop-Offs: Drop-off points for public and private transportation, which often are located around public spaces, shall be identified by distinctive light elements or higher illumination levels relative to surrounding areas. The lighting should be integrated with signs and graphics.
- On-site lighting from shall be prohibited from casting excessive spillover light onto adjacent property.
- Lighting design will be encouraged that is in conformance with energy-conserving objectives.
- A cohesive hierarchy of lighting will be established with clear delineations of use areas. Light standards and fixtures will be selected to be integral with the overall rustic barn, ranch/agricultural site concept and also will become artistic and sculptural elements of the site. Pedestrian and vehicular safety should be provided while preserving a soft character for the project.

Pedestrian Areas

- Pedestrian scale light standards and fixtures will be used.
- Fixtures in pedestrian areas will be located at intervals which will provide continuity to illumination for pedestrian circulation. Integration of fixtures with planters and retaining walls is encouraged.

Parking Lots

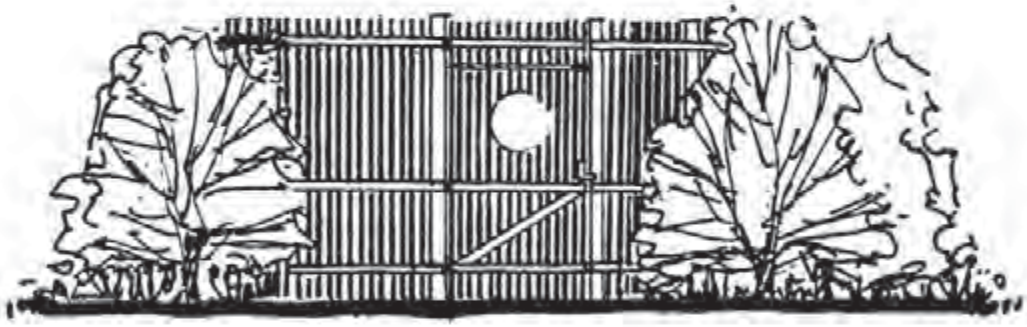
- Lighting fixtures will be located to reduce shadow/light interference from trees and other objects in the landscape.

Building Associated Lighting

- On-site lighting shall complement and reinforce the architecture and overall site aesthetics.
- Site lighting (except bollard lighting less than 42" high) shall be indirect or should incorporate a full cut-off shield type fixture.
- Service area lighting should be contained within the service area boundaries and enclosure walls to reduce light "spill-over" outside service areas.

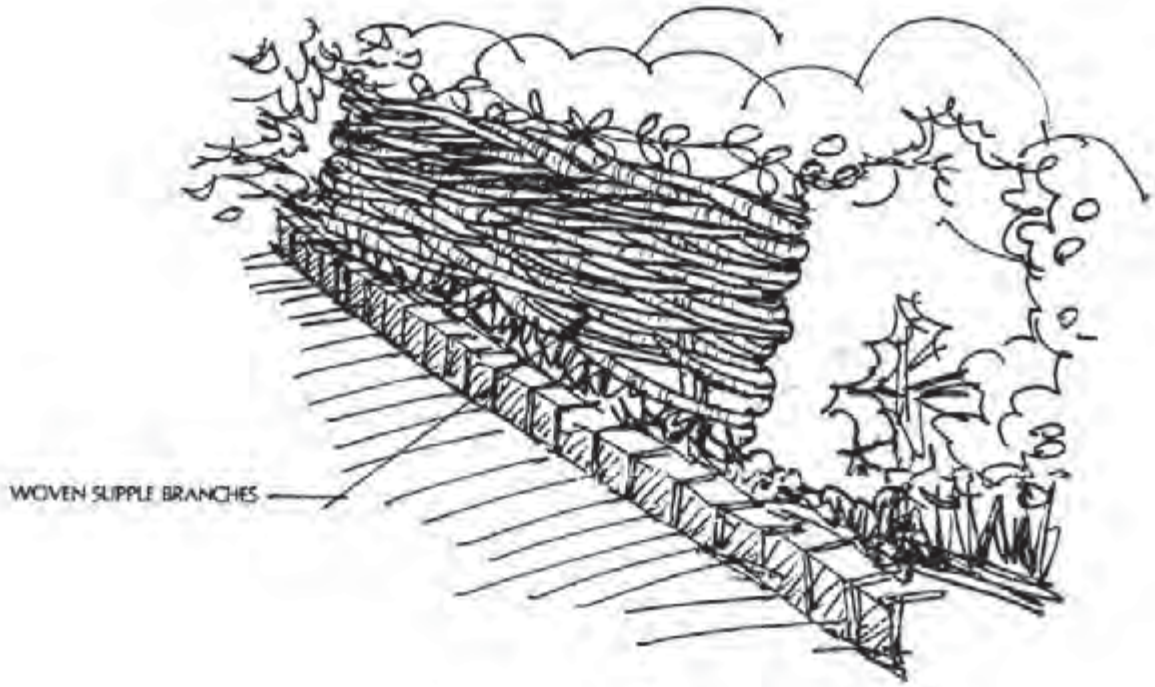
Building illumination and architectural lighting should be indirect in character. Overhead down lighting, or interior illumination which spills outside is encouraged. Architectural lighting should accent and animate the particular building design as well as provide the required functional lighting for safety and clarity of pedestrian movement. Lighting should be integrated with the architectural design of the building.

SCREEN FENCE CONCEPT

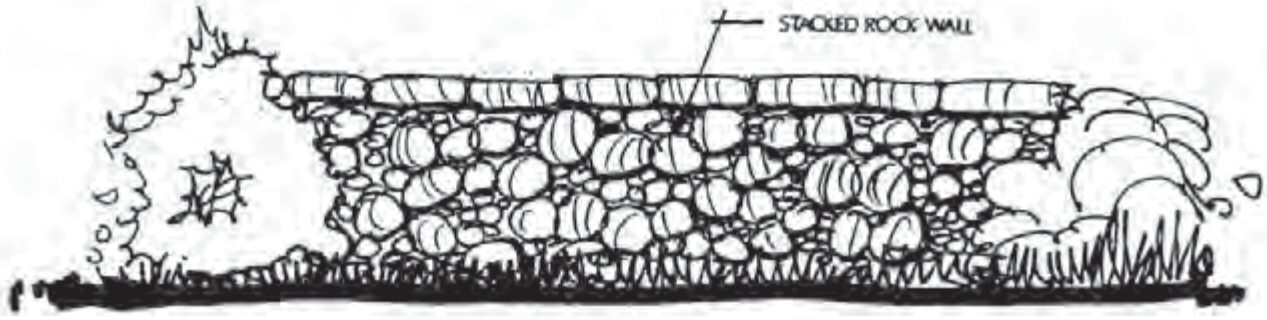


GATE CONCEPT

Figure 4-8. Landscape Architecture - Wall & Fence Concepts



WATTLE FENCE CONCEPT



ROCK WALL CONCEPT

Figure 4-9. Landscape Architecture - Wall & Fence Concepts

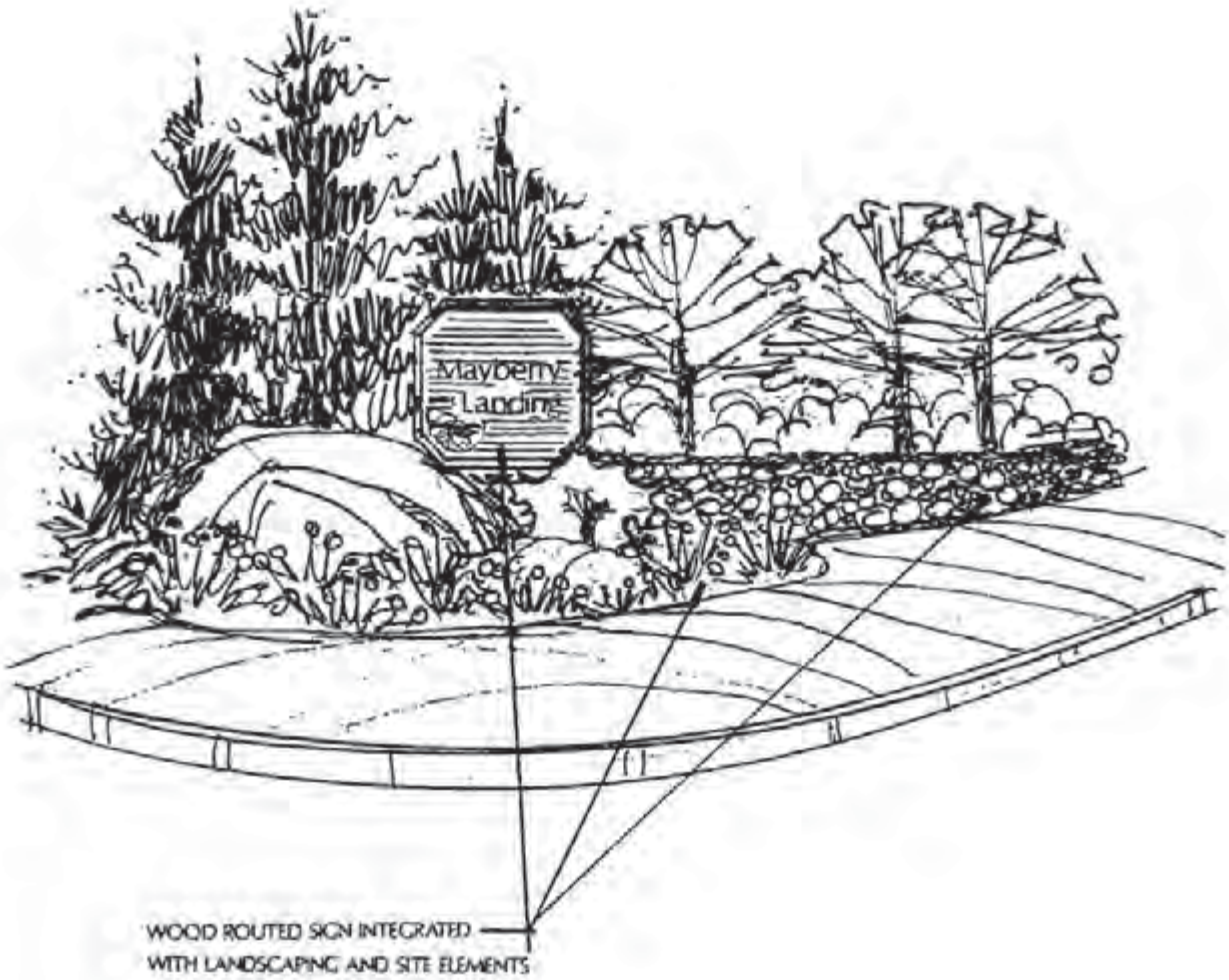


Figure 4-10. Signage Concept - Project Entries

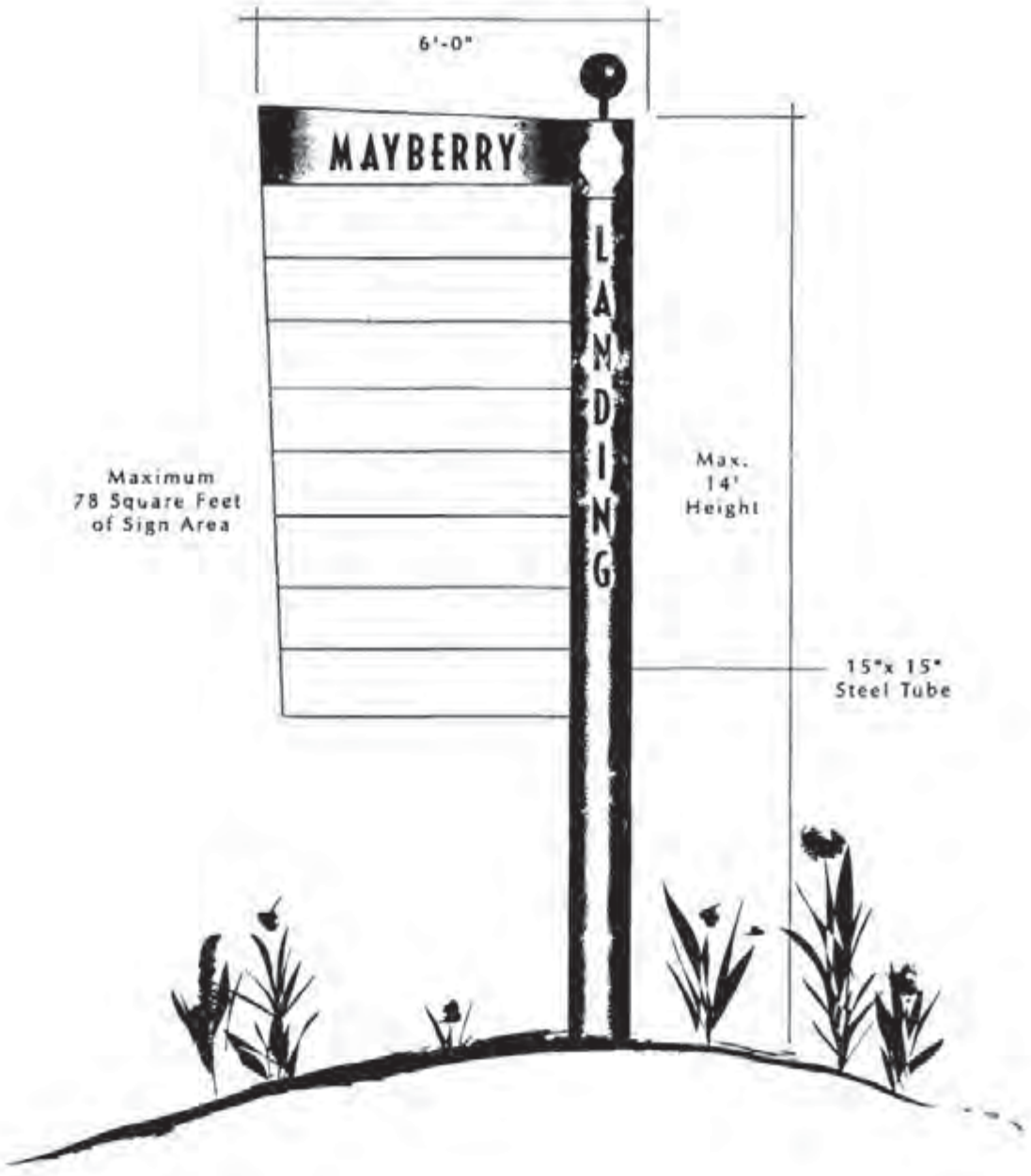
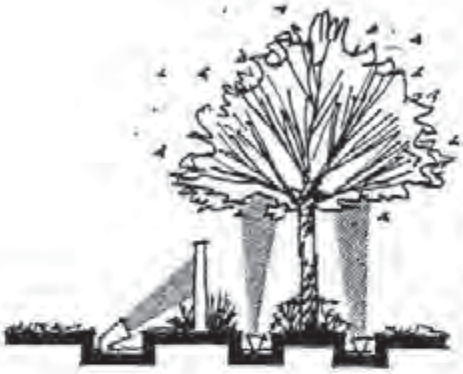
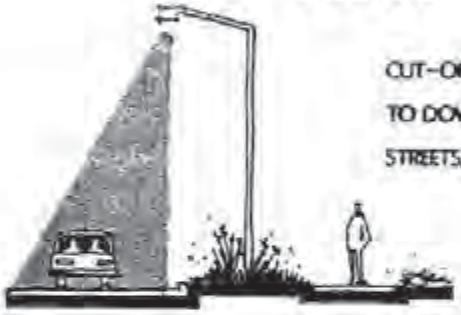


Figure 4-11. Tenant Identification Signs



RECESSED LIGHTING CAN BE USED
TO ACCENTUATE SIGNS
AND LANDSCAPE FEATURES

UPLIGHTING



CUT-OFF LUMINARIES CAN BE USED
TO DOWN LIGHT STREET INTERSECTIONS,
STREETS, PARKING, AND SERVICE AREAS

CUT-OFF LUMINARIES/DOWN LIGHTING

RECESSED LAMPS IN BOLLARDS AND SOFFITS
CAN BE USED TO ILLUMINATE
WALKWAYS AND DRIVEWAYS

CUT-OFF LUMINARIES/DOWN LIGHTING

THE INTENT OF THESE DRAWINGS IS TO SUGGEST CONCEPTS IN
THE USE OF LIGHTING, BUT NOT THE ACTUAL LIGHTING FIXTURE DESIGN

Figure 4-12. Lighting

5. Development Regulations

In the case where specific standards are not provided here, City code requirements shall apply.

Density/Intensity Standards

The purpose of this section is to set forth the regulations regarding the density and intensity of uses in Mayberry Landing. Table 5-1 sets forth the standards for the following

- The maximum building coverage;
- The minimum percentage of the site that will be landscaped; and
- The maximum heights of buildings and structures. The maximum height standards do not apply to the following;
  -Belfries, cupolas, domes, chimneys, flues, water towers, silos, and windmills.

Parcel Size

The purpose of this section is to set forth the regulations governing the size and configuration of parcels. The minimum parcel area and parcel width are also shown in Table 5-1.

Setbacks

The purpose of this section is to set forth the regulations governing the placement of buildings on a parcel. The yard requirements and setback dimensions are set forth in Table 5-1.

Front yards will comply with these provisions.

- Through Parcels. On through parcels, either end parcel line may be considered the front line, in which case the minimum rear yard shall not be less than the required front yard.
- Corner Parcels. On a corner parcel, one yard abutting a street may be considered as a side yard.
- Obstructions to Vision. There shall be no planting, fences, shrubbery, or other obstruction to vision more than three (3) feet higher than curb level within twenty (20) feet of the intersection of any two (2) streets on any corner parcel.
- Architectural Features. Cornices, canopies, chimneys, eaves, or other similar architectural features may extend into a required front yard not to exceed two (2) feet.

Rear yards shall comply with these provisions:

- Outside Stairs. Outside stairs or landing places, if unroofed or unenclosed, may extend into a required rear yard for a distance not to exceed five (5) feet.
- Architectural Features. Cornices, canopies, chimneys, eaves, or other similar architectural features may extend into a required rear yard not to exceed two (2) feet.
- Second floor residential decks may extend into a required rear yard for a distance not to exceed three feet (3'). (See Table 5-1 Parcel Standards).

Walls, fences, planting, and other visual obstructions not over six (6) feet in height may be erected, placed, or grown on parcel lines, except in required front yard areas. Walls, fences, planting, and other visual obstructions not over four-and-one-half (4 1/2) feet in height may be erected, placed, or grown anywhere on the parcel except as provided in Obstruction to Vision under “front yards".

Table 5-1 – Parcel Standards

	Overall Project	Individual Project
Density Intensity Standards		
Building Coverage, %	18	25
Floor Area Ratio	0.22	0.40
Landscaped/Walkway Area (%)	36	25
Height	2-Story	2-Story
Height, Residential Townhomes (NW Corner)		3-Story
Parcel Size		
Minimum Parcel Area (1,000's of sq. ft.)	N/A	6*
Minimum Parcel Width (feet)	N/A	50*
Townhomes (1,000's of sq. ft.)	N/A	*
Building Setback Dimensions		
Street Frontage/Front Yard (feet)	50	10*
South Boundary/Side Yards	20**, ***	5*
West Boundary/Back Yard (feet)	10**, ***	10*, ****

* May be reduced to building footprint under a condominium form of ownership

** Except for existing buildings

*** Minimum setback adjacent to residential property is 1.5 feet per foot of building height above the grade of the adjacent residential property.

**** Decks may encroach three (3) feet into west boundary setback.

Parking, Loading, and Deliveries

- Off street parking spaces shall be provided as established in the Reno Municipal Code
- Parking spaces that will serve the Residential Townhomes shall be signed accordingly.
- Parking spaces designated exclusively for Employees shall be signed accordingly.
- Deliveries are Restricted to the Hours of 7 am to 9 pm Monday through Friday, 7 am to 7 pm on Saturdays, and 8 am to 7 pm on Sundays.

APPENDICES

Ashley D. Turney
City Clerk
(775) 334-2030
TurneyA@reno.gov

Beverly Beaty-Benadom
Chief Deputy City Clerk
(775) 334-2030
Beaty-BenadomB@reno.gov

Office of the City Clerk
Central Cashiering (775) 334-2030
Parking Tickets (775) 334-2293

FILED THIS DATE
2 / 12 / 16
BY: BBB
CITY CLERK

February 12, 2016

Michael & Amy Gerbus
Gerbus Family Trust
4110 Flintlock Circle
Reno, NV 89599

RE: Case No. LDC15-00092 (Mayberry Landing Addition)

Dear Applicant:

At a regular meeting held February 10, 2016, and following a public hearing thereon, the City Council upheld the recommendation of the Planning Commission and approved the request for: (1) a zoning map amendment from Single Family Residential-15,000 square feet (SF15) to Specific Plan District (SPD-Mayberry Landing) on a ±25,136 square foot parcel; and (2) an amendment to the Mayberry Landing SPD to: (a) allow more restaurants with alcohol sales and to expand the hours in which alcohol can be served; (b) allow nine residential units to be added to the SPD; and (c) add more commercial parking to the SPD, by ordinance, subject to Condition A, and the existing applicable conditions of approval as consolidated from Case No. 147-94 and LDC01-00321, as listed below. The combined ±3.34 acre site is located on the southwest corner of the Mayberry Drive/McCarran Boulevard intersection in the SPD zone. The site has a Master Plan Land Use designation of Special Planning Area.

CONDITION A:
Approval of the amendments to the SPD Development Standards Handbook is subject to the revisions to the Handbook contained in Exhibit A attached to the staff report, and any modifications made by the Planning Commission and City Council at their respective public hearings. All revisions shall be incorporated into the Development Standards Handbook and submitted in electronic and hardcopy formats to staff prior to City Council adoption of the ordinance.

EXISTING APPLICABLE CONDITIONS OF APPROVAL (as consolidated from Case No. 147-94 and LDC01-00321):

1. The project shall comply with all applicable City codes, and plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports and materials and City codes, City codes shall prevail.

2. Prior to issuance of a building permit, the applicant shall have approved a traffic mitigation and control plan to provide for safe pedestrian ingress/egress for children attending Roy Gomm Elementary School, to the satisfaction of City staff and the Washoe County School District.

3. Prior to the issuance of any building permit, the applicant shall have a grading and drainage plan approved by City staff. Said plan is to be based on a hydrology report.

4. Prior to the issuance of any building permit, the applicant shall have approved plans for the disposition of storm waters generated on-site up to and including a 100-year frequency storm, including any necessary easements; or provide for an on-site engineered retention system designed to contain the storm waters.

5. Signs, lighting, architectural standards, landscaping, etc. shall conform to current Design Guidelines as approved by the City Council for LDC15-00092.

A copy of this letter must be attached to your building plans when making application for a building permit with the Community Development Department.

Sincerely,

for Beverly Braty Benadom

Ashley D. Turney
City Clerk

ADT:bbb

xc: Community Development Department
Vern Kloos, Community Development
Ken Krater, 901 Dartmouth Drive, Reno NV 89509

Ashley D. Turney
City Clerk
(775) 334-2030
TurneyA@reno.gov

Beverly Beaty-Benadom
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Office of the City Clerk
Central Cashiering (775) 334-2030
Parking Tickets (775) 334-2293

FILED THIS DATE
2/25/16
BY: BBB
CITY CLERK

February 25, 2016

Michael & Amy Gerbus
Gerbus Family Trust
4110 Flintlock Circle
Reno, NV 89509

RE: Case No. LDC15-00092 (Mayberry Landing Addition) – ***NOTICE OF FINAL ACTION, DECISION OR ORDER***

Dear Applicant:

At a regular meeting held February 24, 2016, the City Council passed and adopted Ordinance No. 6393, approving the above referenced case.

Sincerely,

for Beverly Beaty-Benadom
Ashley D. Turney
City Clerk

ADT:bbb

xc: Community Development Department
Vern Kloos, Community Development
Ken Krater, 901 Dartmouth Drive, Reno NV 89509

MAYBERRY LANDING
Architectural Design Review Checklist -
Required to be included with each application for a building permit

Note: Please explain how the following requirements have been met.

1. Describe how the architectural character shown on elevations is consistent with the character illustrated in the designs standards handbook figures 4-3, 4-4, 4-5 and 4-6.

_____

_____

2. Does the structure(s) utilize one or more of the following: ☐Yes ☐ No
   a. An indoor/outdoor relationship of structure to landscape using, patios decks, porches or other yard spaces
   b. A variety of pitched roofs
   c. Dormer
   d. Chimneys (where shown) which are generously proportioned to add to the structure silhouette and which are make of stone, brick masonry, wood, block or stucco?

If no, why not?_____

_____

3. Does the structure utilize one or more of the following architectural features such as columns, brackets, railings, corbels, vents, dutch doors, barn type doors, trim work and/or flower boxes?

   ☐Yes - Reference Plan/Sheet Detail(s) _____

   _____

   ☐ No - if no, why not?_____

   _____

4. Are auxiliary features such as trash enclosures, phone booths, vending machines and storage areas compatible with the overall project character?

   ☐Yes (Answer must be yes) - Reference Plan/Sheet detail(s)_____

   _____

   ☐N/A - Explain why N/A_____

   _____

5. Do individual building designs address their visual and physical relationship to adjacent uses by avoiding domination of the surroundings with relative size, activity, or function?

   ☐Yes (Answer must be yes) - Reference Plan/Sheet detail(s)_____

   _____

   ☐N/A - Explain why N/A_____

   _____

6. Do building forms vary in height and massing to promote visual cohesion and to establish pedestrian spaces (where desired)?

   □Yes (Answer must be yes) - Reference Plan/Sheet detail(s)_____

   _____

   □N/A - Explain why N/A_____

   _____

7. Do entrances to buildings occur as focal points of the structures?

   □Yes - Reference Plan/Sheet detail(s)_____

   _____

   □ No - If no, why not?_____

   _____

8. Are building entrances articulated with one or more of the following; covered porches or projecting steps with columns, pergolas, archways, or awnings?

   □Yes - Reference Plan/Sheet detail(s)_____

   _____

   □ No - If no, why not?_____

   _____

9. Are structure surfaces articulated by one or more of the following; off-set building walls, awnings, windows, columns, pilasters, brackets, railings, shutters, corbels, vents, dutch doors, barn type doors, color or change in material?

   □Yes (Answer must be yes) - Reference Plan/Sheet detail(s)_____

   _____

10. Do multiple colors applied to a single building relate to changes in form and material?

    □Yes - Reference Plan/Sheet detail(s)_____

    _____

    □ No - If no, why not?_____

    _____

    □N/A - Explain why N/A_____

    _____

11. Are warm colors and earth tones used for the primary surface color and bright colors used only for accents such as window frames, doors and details?

    □Yes (Answer must be yes) - Reference Plan/Sheet detail(s)_____

    _____

12. Do the building materials appear on the following list?

□Yes (Answer must be yes) - Reference Plan/Sheet detail(s)_____

_____

Masonry Materials-
- Brick
- Painted brick
- Concrete block
- Stone, especially local stone

Exterior Siding-
- Horizontally or vertically applied wood boards
- Wood shingles
- Stucco
- Masonry
- Hardboard siding or shingles

Roofing-
- Wood shingles
- Clay tile or concrete
- Slate or simulated slate
- Composition shingles
- Metal roofing(not including unpainted galvanized metal)

13. Are openings composed in an ordered arrangement with attention paid to the entire elevation. Are windows and door proportion sympathetic to the particular style of the structure?

□Yes (Answer must be yes) - Reference Plan/Sheet detail(s)_____

_____

□ N/A - Explain why N/A_____

_____

14. The use of highly reflective mirror glass should be reserved for design accents. Is clear or moderately reflective glass the predominant type?

□Yes □ No □ N/A

If no, describe fit with this statement:_____

_____

15. Are windows placed to respect privacy of adjacent property owners?

□Yes (Answer must be yes) - Reference Plan/Sheet detail(s)_____

_____

□ N/A - Explain why N/A_____

_____

16. Is screening provided for rooftop equipment to screen such equipment from view from

a public street or adjacent residential property?

□Yes (Answer must be yes) - Reference Plan/Sheet detail(s)_____

_____

□ N/A - Explain why N/A_____

_____

17. Is the design character of rooftop screening compatible, with similar materials, form and color, as that of the building below?

□Yes (Answer must be yes) - Reference Plan/Sheet detail(s)_____

_____

18. Does communication equipment if unscreened, visually blend with the building such as with a compatible color to the building or by it's location with the building?

□Yes (Answer must be yes) - Reference Plan/Sheet detail(s)_____

_____

□ N/A - Explain why N/A_____

_____

19. Is equipment to be screened on rooftops grouped together instead of dispersed throughout the roof?

□Yes □ No

If no, why not?_____

_____

20. Does drainage equipment visually blend with the building and blend into the building design as an enhancement or an accent?

□Yes (Answer must be yes) - Reference Plan/Sheet detail(s)_____

_____

□ N/A - Explain why N/A_____

_____

21. Are service, maintenance and storage areas placed behind a visual barrier or inside buildings?

□Yes (Answer must be yes) - Reference Plan/Sheet detail(s)_____

_____

□ N/A - Explain why N/A_____

_____

22. Are trash collection areas screened from adjacent streets and properties and located for efficient collection and deposit of refuse?

□Yes (Answer must be yes) - Reference Plan/Sheet detail(s)_____

_____

□ N/A - Explain why N/A_____

_____

23. Are materials used for trash enclosures designed for durability, with colors and finishes complementary with the architectural character of the principal structures?

□Yes (Answer must be yes) - Reference Plan/Sheet detail(s)_____

_____

□ N/A - Explain why N/A_____

_____

24. Is above ground utility equipment screened with berms, plantings or enclosures which are acceptable to the appropriate utility company? Enclosures should be designed to serve both transformers and trash containers if they can be located together.

□Yes - Reference Plan/Sheet detail(s)_____

_____

□ No - If no, why not?_____

_____

25. Is above ground equipment to be painted to visually blend in with their surroundings?

□Yes (Answer must be yes) - Reference Plan/Sheet detail(s)_____

_____

□ N/A - Explain why N/A_____

_____

26. Are on-site utilities such as sewers, gas lines, water lines, drainage systems, electrical, telephone and communication systems designed for underground installation?

□Yes (Answer must be yes) - Reference Plan/Sheet detail(s)_____

_____

MAYBERRY

Mayberry Landing Signage Review:

Please be advised that for approval of a sign at Mayberry Landing each tenant is required to submit a drawing of the sign to us. The sign must be congruous with the previous sign that it replaces in size and artistic detailing. The sign must have a pleasant background color and interesting type font. Re: areas where multiple signs are present; Signs must be arranged on the building in a geometric pattern that is balanced and also complements the building.
Athena's submittal was carefully reviewed and then was approved as it met the above criteria.

Sincerely,

Amy Gerbus
Mayberry landing, Ltd.

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