

Exhibits

**EXHIBIT A-1
PROPERTY IMPROVEMENT APPLICATION
Attached & Detached Condominium Homes**

Page 1 of 4

Owner shall complete and provide the following for Attached & Detached Condominium Home proposed Improvements or contact the applicable Sub-Association for specific application requirements:

- 1. Property Improvement Application – Exhibit A-1
- 2. Architectural Application Checklist – Exhibit B-1
- 3. Three (3) complete copies of your proposed Improvement plans
- 4. Two (2) signed copies of the Water Quality Management – Best Management Practice Guidelines
- 5. Deposit & Fees

Incomplete applications will not be considered and will be returned. To assure prompt consideration, review all submittal materials for completeness before sending them to the Design Review Committee. Each submittal for architecture or landscape Improvement must be submitted separately with its own submittal application, documents and associated fee.

Mail or deliver to: **The Appropriate Sub-Association**

Submittal #1: Landscape Improvements

Deposit Received

Submittal #1 Fee Received
(Fee covers initial submittal and two (2) revisions)

Revision #1: Landscape Improvements

Revision #2: Landscape Improvements

Today's Date: _____

Lot #: _____

Tract # _____

EXHIBIT A-1
PROPERTY IMPROVEMENT APPLICATION
Attached & Detached Condominium Homes

Page 2 of 4

Owner's Name: _____ Project Name: _____

Property Address: _____ Builder: _____

Mailing Address: _____

Home Phone #: _____

Business Phone #: _____

Additional Requested Revision Submittals:

Revision #3: Landscape Improvements Submittal Fee Received

Revision #4: Landscape Improvements Submittal Fee Received

Revision #5: Landscape Improvements Submittal Fee Received

**EXHIBIT A-1
PROPERTY IMPROVEMENT APPLICATION
Attached & Detached Condominium Homes**

Page 4 of 4

Do Not Write Below Line. (To Be Completed By Design Review Committee Only)

Design Review Committee's response subject to notes on plan and Design Review Committee approval checklist.

- () APPROVAL
- () APPROVAL WITH CONDITIONS NOTED ON CHECKLIST _____

- () DISAPPROVED WITH COMMENTS NOTED ON CHECKLIST _____
- () RESUBMIT ITEMS LISTED _____

- () INCOMPLETE ITEMS LISTED _____

The Design Review Committee has reviewed the proposed Improvements to determine whether they are aesthetically compatible with the architectural scheme of the Community and consistent with the Master Declaration and the Master Association's Design Guidelines. These plans have not been reviewed for constructability, safety, function, views, plant material survivability, privacy, or any and all engineering requirements including, but not limited to, soils, geotechnical, drainage, structural, mechanical or electrical. The Owner is also required to comply with the Master Association's Design Guidelines and the Master Declaration. The Design Review Committee has not considered whether, and its approval does not indicate, that the proposed improvements are in compliance with applicable laws and ordinances. The Owner must obtain all necessary building permits for all Improvements from the City of Irvine. By approving such plans and specifications, the Design Review Committee, the members thereof, the Master Association, the Board, Declarant, and all agents, employees, attorneys or consultants of any of the foregoing, do not assume liability or responsibility therefor, or for any defect in any Improvements constructed from such plans and specifications or for any obstruction or impairment of view caused or created as the result of any Improvements approved by the Design Review Committee.

DESIGN REVIEW COMMITTEE SIGNATURE

_____ Date: _____

NOTE: It is recommended that the Owner withhold a retention from their contractor through approval of Notice of Completion.

**EXHIBIT A-2
PROPERTY IMPROVEMENT APPLICATION
Single Family Detached Homes**

Page 1 of 4

Owner shall complete and provide the following for Single Family Detached Home proposed Improvements:

- 1. Property Improvement Application – Exhibit A-2
- 2. Architectural Application Checklist – Exhibit B-2
- 3. Three (3) complete copies of your proposed Improvement plans
- 4. Two (2) signed copies of the Water Quality Management – Best Management Practice Guidelines
- 5. Deposit & Fees

Incomplete applications will not be considered and will be returned. To assure prompt consideration, review all submittal materials for completeness before sending them to the Design Review Committee. Each submittal for architecture or landscape Improvement must be submitted separately with its own submittal application, documents and associated fee.

Mail or deliver to:

Portola Springs Community Association
 Attn: Design Review Committee
 Keystone Pacific Property Management
 16845 Von Karman Avenue, Suite 200
 Irvine, CA 92606-4960
 Phone: (949) 838-3239 Fax: (949) 833-0919
 Email: architectural@keystonepacific.com

Submittal #1: Architectural Improvements

Landscape Improvements

Deposit Received

Submittal #1 Fee Received
(Fee covers initial submittal and two (2) revisions)

Revision #1: Architectural Improvements

Landscape Improvements

Revision #2: Architectural Improvements

Landscape Improvements

Today's Date: _____

Lot #: _____

Tract # _____

EXHIBIT A-2
PROPERTY IMPROVEMENT APPLICATION
Single Family Detached Homes

Page 2 of 4

Owner's Name: _____

Project Name: _____

Property Address: _____

Builder: _____

Mailing Address: _____

Home Phone #: _____

Business Phone #: _____

Additional Requested Revision Submittals:

Revision #3: Architectural Improvements

Landscape Improvements

Submittal Fee Received

Revision #4: Architectural Improvements

Landscape Improvements

Submittal Fee Received

Revision #5: Architectural Improvements

Landscape Improvements

Submittal Fee Received

**EXHIBIT A-2
PROPERTY IMPROVEMENT APPLICATION
Single Family Detached Homes**

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Owner shall complete the following:

Architect or Owner's Representative (if applicable):

NAME

COMPANY

PHONE

MAILING ADDRESS

CITY

ZIP

IMPROVEMENT PLANS BEING SUBMITTED: (Please check appropriate items)

Each submittal for architecture or landscape Improvement must be submitted separately with its own submittal application, documents, deposit and submittal fee.

<input type="checkbox"/> ARCHITECTURAL
____ DECK
____ ROOM ADDITION OR EXTENSION
____ CONCEPTUAL REVIEW REQUIRED
____ PAINTING
____ CHIMNEY

<input type="checkbox"/> LANDSCAPE
____ GRADING & DRAINAGE
____ HARDSCAPE & LANDSCAPE STRUCTURES
____ IRRIGATION
____ PLANTINGS
____ EXTERIOR LIGHTING

<input type="checkbox"/> EQUIPMENT
____ PLAY EQUIPMENT
____ POOL & EQUIPMENT
____ SPA & EQUIPMENT
____ FIREPLACE
____ BARBEQUE

OTHER:

**EXHIBIT A-2
PROPERTY IMPROVEMENT APPLICATION
Single Family Detached Homes**

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Do Not Write Below Line. (To Be Completed By Design Review Committee Only)

Design Review Committee's response subject to notes on plan and Design Review Committee approval checklist.

- () APPROVED
- () APPROVED WITH CONDITIONS NOTED ON CHECKLIST _____

- () DISAPPROVED WITH COMMENTS NOTED ON CHECKLIST _____
- () RESUBMIT ITEMS LISTED _____

- () INCOMPLETE ITEMS LISTED _____

The Design Review Committee has reviewed the proposed Improvements to determine whether they are aesthetically compatible with the architectural scheme of the Community and consistent with the Master Declaration and the Master Association's Design Guidelines. These plans have not been reviewed for constructability, safety, function, views, plant material survivability, privacy, or any and all engineering requirements including, but not limited to, soils, geotechnical, drainage, structural, mechanical or electrical. The Owner is also required to comply with the Master Association's Design Guidelines and the Master Declaration. The Design Review Committee has not considered whether, and its approval does not indicate, that the proposed Improvements are in compliance with applicable laws and ordinances. The Owner must obtain all necessary building permits for all Improvements from the City of Irvine. By approving such plans and specifications, the Design Review Committee, the members thereof, the Master Association, the Board, Declarant, and all agents, employees, attorneys or consultants of any of the foregoing, do not assume liability or responsibility therefor, or for any defect in any Improvements constructed from such plans and specifications or for any obstruction or impairment of view caused or created as the result of any Improvements approved by the Design Review Committee.

DESIGN REVIEW COMMITTEE SIGNATURE

_____ Date: _____

NOTE: It is recommended that the Owner withhold a retention their contractor through approval of Notice of completion.

**EXHIBIT B-1
SUBMITTAL APPLICATION CHECKLIST
Attached & Detached Condominium Homes
For Non-Sub-Association Neighborhoods**

Page 1 of 2

This checklist shall be completed by the Owner and be attached to the Design Review Committee Property Improvement Application. Failure to complete and include this checklist will cause the submittal application to be deemed an incomplete submittal. All incomplete submittals will be returned without review by the Committee.

DEPOSITS Collected at the time of plan submission. A check made payable to the “**Portola Springs Community Association**” is required.

_____ \$500.00 – Improvement Security Deposit (Covers any non-compliance or damages incurred.)

SUBMITTAL FEES Collected at the time of plan submission. A check made payable to the “**Portola Springs Community Association**” is required.

_____ \$150.00 - Landscape/General Resubmittal Review Fee (Includes initial review and two (2) resubmittals)

Each Additional Resubmittal Beyond 3rd Review will require payment of an additional \$150.00 Resubmittal Review Fee

_____ \$100.00 – Each Variance Application / Appeal Application (see Exhibit “E”)

A description of what must be included on each of the drawings required below may be found in the Design Guidelines.

Note: Deposits and Fees are subject to change from time to time as deemed necessary by the Master Association.

OWNER’S SIGNATURE REGARDING DESIGN REVIEW COMMITTEE APPROVAL

I UNDERSTAND AND AGREE THAT:

No work on any Improvement on my Property Improvement Application shall commence until written approval of the Design Review Committee has been received. The conditions and restrictions noted in the Design Guidelines and Master Declaration shall apply to any approval. Installation of all approved Improvements shall be at no cost whatsoever to the Association. Any further maintenance shall be the responsibility of the applying Owner, his or her heirs and assigns. The Owner of any Lot or Condominium shall comply with the Master Declaration for completion of all Improvements, landscaping and alterations. Owner shall complete all landscape Improvements within three hundred sixty-five (365) days of close of escrow for the Owner’s Lot or Condominium.

SIGNATURE: _____
OWNER

DATE

EXHIBIT B-1
ARCHITECTURAL APPLICATION CHECKLIST
Attached & Detached Condominium Homes
For Non-Sub-Association Neighborhoods

Page 2 of 2

PART I - ALL IMPROVEMENTS

This part lists the submittal requirements of ALL IMPROVEMENTS, which must be included with any and all submittal requests.

- _____ Completed Design Review Committee Application – Exhibit A-1
- _____ DRC Architectural Application Checklist – Exhibit B-1
- _____ Plot Plan; drawn to scale at 1/8" = 1'-0" or 1/4" = 1'-0"
- _____ Two (2) signed copy of the Water Quality Management – Best Management Practice Guidelines

PART II - LANDSCAPE IMPROVEMENTS

This part must be completed by each applying Owner for Improvements involving all landscaping on Owner's Lot or Condominium (grading, drainage, hardscape, irrigation, plumbing and lighting).

- _____ Site Photos
- _____ Landscape Construction Plan and Details
- _____ Grading and Drainage Plan
- _____ Irrigation Plan or Notes
- _____ Planting Plan
- _____ Landscape Lighting Plan

**EXHIBIT B-2
SUBMITTAL APPLICATION CHECKLIST
Single Family Detached Homes**

Page 1 of 2

This checklist shall be completed by the Owner and be attached to the Design Review Committee Property Improvement Application. Failure to complete and include this checklist will cause the submittal application to be deemed an incomplete submittal. All incomplete submittals will be returned without review by the Committee.

SINGLE FAMILY DETACHED HOMES (MASTER ASSOCIATION)

DEPOSITS Collected at the time of plan submission. A check made payable to the “**Portola Springs Community Association**” is required.

_____ \$1,000.00 – Improvement Security Deposit (covers non-compliance or damages incurred)

SUBMITTAL FEES Collected at the time of plan submission. A check made payable to the “**Portola Springs Community Association**” is required.

_____ \$300.00 - Single Family Detached Homes - Landscape/General Resubmittal Review Fee (Includes initial review and two (2) resubmittals)
Each Additional Resubmittal Beyond 3rd Review will require payment of an additional \$150.00 Resubmittal Review Fee

_____ \$600.00 - Single Family Detached Homes - Room Addition/Remodel Review Fee (Includes initial review and two (2) resubmittals)
Each Additional Resubmittal Beyond 2nd Review will require payment of an additional \$300.00 Addition / Remodel Review Fee

_____ \$100.00 – Each Variance Application / Appeal Application (see exhibit “E”)

_____ \$150.00 – Concept review fee for architectural additions/extensions

A description of what must be included on each of the drawings required below may be found in the Design Guidelines.

Note: Deposits and Fees are subject to change from time to time as deemed necessary by the Master Association.

HOMEOWNER’S SIGNATURE REGARDING DESIGN REVIEW COMMITTEE APPROVAL

I UNDERSTAND AND AGREE THAT:

No work any Improvement described on my Property Improvement Application request shall commence until written approval of the Design Review Committee has been received. The conditions and restrictions noted in the Design Guidelines and Master Declaration shall apply to any approval. Installation of all approved Improvements shall be at no cost whatsoever to the Master Association. Any further maintenance shall be the responsibility of the applying Owner, his or her heirs and assigns. The Owner of any Lot shall comply with the Master Declaration for completion of all property Improvements, landscaping and alterations. Owner shall complete all landscape Improvements within three hundred sixty-five (365) days of close of escrow for the Owner’s Lot.

SIGNATURE: _____
OWNER

DATE

EXHIBIT B-2
ARCHITECTURAL APPLICATION CHECKLIST
Single Family Detached Homes

Page 2 of 2

PART I - ALL IMPROVEMENTS

This part lists the submittal requirements of ALL IMPROVEMENTS, which must be included with any and all submittal requests.

- _____ Completed Design Review Committee Application – Exhibit A-2
- _____ DRC Architectural Application Checklist – Exhibit B-2
- _____ Plot Plan; drawn to scale at 1/8" = 1'-0" or 1/4" = 1'-0"
- _____ Two (2) signed copies of the Water Quality Management – Best Management Practice Guidelines

PART II - LANDSCAPE IMPROVEMENTS

This part must be completed by each applying Owner for Improvements involving all landscaping on his/her Lot (grading, drainage, hardscape, irrigation, plumbing and lighting).

- _____ Site Photos
- _____ Landscape Construction Plan and Details
- _____ Grading and Drainage Plan
- _____ Irrigation Plan or Notes
- _____ Planting Plan
- _____ Landscape Lighting Plan

PART III - ARCHITECTURAL IMPROVEMENTS

This part must be completed by each applying Owner for Improvements involving all architectural Improvements on Owner's Lot (e.g., room additions).

- _____ Site Photos
- _____ Exterior Elevations/Building Sections
- _____ Floor Plan (must be included on a Plot Plan)
- _____ Roof Plan
- _____ Finish and Materials Schedule

EXHIBIT C
DRC APPROVAL FORM

To be completed by the Homeowner:

Date: _____ Lot and Tract # _____ Unit # _____
Name: _____ Project Name: _____
Address: _____ Builder: _____
Phone: _____ Email: _____

To be completed by Design Review Committee:

The Design Review Committee has reviewed the proposed Improvements to determine whether they are aesthetically compatible with the architectural scheme of the Community and consistent with the Master Declaration and the Association's Design Guidelines. These plans have not been reviewed for construction, safety, function, views, plant material survivability, privacy, or any and all engineering requirements including, but not limited to, soils, geotechnical, drainage, structural, mechanical or electrical. The Owner understands that he/she must comply with the Association's Design Guidelines and the Master Declaration. The Design Review Committee has not considered whether, and its approval does not indicate that, the proposed Improvements are in compliance with applicable laws, ordinances, regulations and codes. The Owner must obtain all necessary building permits for all structures and other Improvements from the applicable public agency. Please be advised that the plans and specifications are not approved for (a) engineering design, (b) compliance with zoning and building codes, and other applicable statutes, ordinances or governmental rules or regulations, (c) compliance with the requirements of any public utility, (d) consistency with easements or other matters of record, or (e) preservation of any view. By approving such plans and specifications, the Design Review Committee, the members thereof, the Association, the Board, Declarant, the Merchant Builder and their respective agents, employees and consultants do not assume any liability or responsibility relating thereto (including, without limitation, any defect in any Improvements constructed from such plans and specifications, or for any obstruction or impairment of view caused or created as the result of any Improvements approved by the Design Review Committee).

Sincerely,

Portola Springs Community Association

DRC Authorized Representative Signature

Date

EXHIBIT D
DRC NOTICE OF COMPLETION FORM

Page 1 of 2

SUB NO. 1

SUB NO. 2

Owner shall complete the following:

I hereby certify that all work has been completed and done in substantial compliance with the approved plans and specifications and the Design Guidelines.

Date: Lot/Condominium and Tract #

Name: Project Name:

Address: Builder:

Signature:

Type of Work: Architecture Landscape Hardscape Pool/Spa/Water Feature
(Please check one or more) Patio Cover Lighting Other

SUBMIT PHOTOGRAPHS OF ALL INSTALLED PROJECT IMPROVEMENTS INCLUDING: DRAIN INLETS, HARDSCAPE- WHICH INCLUDES ALL PAVING, WALLS, PILASTERS, FLASH WALLS, BARBECUES, FIREPLACES, PATIO COVERS, GATES, FOUNTAINS, POOLS AND SPAS, LIGHT FIXTURES, FRONT AND REAR ARCHITECTURAL ELEVATIONS, SETBACKS, EQUIPMENT AREAS AND ALL ANCHOR, SCREEN, AND ACCENT TREES/PLANTINGS, AND SHRUB AND GROUNDCOVER PLANTING. HARD COPY, COLOR PHOTOGRAPHS (4x6 MIN.) MUST BE PROVIDED BY THE OWNER, ELECTRONIC DELIVERY IS NOT PERMITTED.

PLEASE NOTE THAT IF THE SUBMITTED PHOTOGRAPHS DO NOT CLEARLY REPRESENT ALL PROJECT IMPROVEMENTS, AN ON-SITE FIELD VISIT WILL BE REQUIRED AT AN ADDITIONAL FEE OF \$250.00.

(DO NOT WRITE BELOW THIS LINE)

The Design Review Committee conducted the Final Inspection by:

Reviewing the Owner-submitted photographs Conducting a site visit

The Design Review Committee recommends the following:

APPROVED: Final inspection is complete and the Improvements are in substantial conformance with the approved plans and the Design Guidelines.

DISAPPROVED: The Improvements are not in substantial conformance with the approved plans, specifications and/or Design Guidelines. The Owner must complete/modify/remove the items noted below on Exhibit D, page 2. After all items have been corrected, submit to the Property Manager photographs of revised construction.

Portola Springs Design Review Committee

DRC Authorized Representative Signature

Date

**EXHIBIT E
VARIANCE REQUEST FOR BOARD-APPROVED DESIGN GUIDELINES EXCEPTION**

Owner shall complete the following:

Date: _____ Lot and Tract # _____
 Owner: _____ Project Name: _____
 Lot Address: _____
 Home Phone: _____ Work Phone: _____ Fax: _____ Email: _____
 Signature: _____

Note: *Include with the submittal of the Variance Request Form the Variance Fee pursuant the Application Checklist (Exhibit B-1 or B-2).*

Description of Request (Please include drawings, photographs and a description of your special circumstance for the Board's review):

DO NOT WRITE BELOW THIS LINE

Disapproved as presented Approved as presented Approved as revised

Board Signature: _____ Date: _____
 Board Signature: _____ Date: _____
 Board Signature: _____ Date: _____

Please allow sixty (60) days for review. You will be notified in writing of the Board's decision.

**EXHIBIT F
LANDSCAPE PALETTE**

Page 1 of 6

The following Community plant palette is preliminary. Plant materials of similar character may be substituted pending DRC approval.

TREES:

BOTANICAL NAME	COMMON NAME	BOTANICAL NAME	COMMON NAME
Acacia sp.	Acacia	Maytenus boaria	Mayten Tree
Agonis flexuosa	Peppermint Tree	Melaleuca linarifolia	Flaxleaf Paperbark
Arbutus sp,	Strawberry Tree	Melaleuca quinquenervia	Cajeput Tree
Avocado varieties	Avocado	Metrosideros excelsus	New Zealand Christmas Tree
Bauhinia sp.	Orchid Tree	Michelia doltsopa	NCN
Betula sp.	Birch Tree	Olea europaea	Olive
Brachychiton sp.	Bottle Tree	Pinus eldarica	Afghan Pine
Callistemon viminalis	Weeping Bottle Brush	Pinus halepensis	Aleppo Pine
Calodendrum capense	Cape Chestnut	Pinus pinea	Italian Stone Pine
Cinnamomum camphora	Camphor Tree	Pistachia chinensis	Pistache
Cupaniopsis anacardioides	Carrotwood Tree	Pittosporum sp.	Pittosporum
Elaeocarpus decipiens	Japanese Blueberry Tree	Platanus sp.	Plane Tree, Sycamore
Eriobotrya sp.	Loquat	Podocarpus gracilior	Fern Pine
Eucalyptus nicholii	Nichol's Willow	Pinus thunbergia	Japanese Black Pine
Eucalyptus sideroxylon 'Rosea'	Red Iron Bark	Prunus caroliniana	Carolina Laurel Cherry
Ficus benjamina	Weeping Fig	Prunus 'Krauter Vesuvius'	Purple Leaf Plum
Ficus microcarpa	Indian Laurel Fig	Prunus lyonii	Catalina Cherry
Ficus rubiginosa	Rusty Leaf Fig	Pyrus calleryana	Ornamental Pear
Ficus r. 'Florida'	NCN	Quercus agrifolia	Coast Live Oak
Geijera parviflora	Australian Willow	Quercus ilex	Holly Oak
Hymenosporum flavum	Sweet Shade	Quercus suber	Cork Oak
Ilex sp.	Holly	Rhus lancea	African Sumac
Jacaranda mimosifolia	NCN	Shinus molle	California Pepper Tree
Koelreuteria sp.	NCN	Stenocarpus sinuatus	Firewheel Tree
Lagerstroemia indica	Crape Myrtle	Syzygium paniculatum	Brush Cherry
Laurus nobilis	Sweet Bay	Tipuana tipu	Tipu Tree
Ligustrum lucidum	Glossy Privet	Tristania sp.	Brisbane Box
Liquidambar styraciflua	Sweet Gum	Ulmus parvifolia	Chinese Evergreen Elm
Magnolia sp.	Magnolia		

**EXHIBIT F
LANDSCAPE PALETTE**

Page 2 of 6

SMALL REAR YARD TREE LIST:

BOTANICAL NAME	COMMON NAME
Agonis flexuosa	Peppermint Tree
Arbutus menziesii	Madrone
Arbutus unedo	Strawberry Tree
Bauhinia sp.	Orchid Tree
Betula sp.	Birch Tree
Bauhinia blakeana	Hong Kong Orchid Tree
Brachychiton populneus	Bottle Tree
Callistemon viminalis	Weeping Bottle Brush
Crinodendrom patagua	Lily of The Valley
Cupaniopsis anacardioides	Carrotwood Tree
Cupressus sempervirens	Italian Cypress
Elaeocarpus decipiens	Japanese Blueberry Tree
Eriobotrya "Coppertone"	Coppertone Loquat
Eriobotrya "Deflexa"	Bronze Loquat
Eriobotrya japonica	Japanese Loquat
Eucalyptus nicholii	Nichol's Willow
Eucalyptus ficifolia	Red Flowering Gum
Feijoa sellowiana	Pineapple Guava
Geijera parviflora	Australian Willow
Hymenosporum flavum	Sweet Shade
Ilex sp.	Holly
Lagerstroemia indica	Crape Myrtle
Laurus nobilis	Bay Laurel
Ligustrum lucidum	Glossy Privet
Magnolia grandiflora "Little Gem"	Little Gem So. Magnolia
Maytenus boaria	Mayten Tree
Melaleuca quinquenervia	Cajeput
Metrosideros excelsus	New Zealand Christmas Tree
Olea Europaea "Varieties"	Dwarf Fruitless Olive
Pinus thunbergia	Japanese Black Pine

SMALL REAR YARD TREE LIST:

BOTANICAL NAME	COMMON NAME
Pittosporum rhombifolium	Queensland Pittosporum
Pittosporum undulatum	Victorian Box
Podocarpus gracilior	Fern Pine
Prunus caroliniana	Carolina Laurel Cherry
Prunus cerasifera 'Varieties'	Purple Leaf Plum
Pyrus calleryana	Ornamental Pear
Rhaphioepis 'Majestic Beauty'	NCN
Rhus lancea	African Sumac
Strelitzia nicolai	Giant Bird of Paradise
Tristania laurina	Brisbane Box

**EXHIBIT F
LANDSCAPE PALETTE**

Page 3 of 6

ACCENT TREES:

Note: Accent trees do not satisfy front yard, side yard, or rear yard screen tree or anchor tree requirements.

BOTANICAL NAME	COMMON NAME
Aloe arborescens	Tree Aloe
Beaucarnea recurvata	Ponytail Bottle Palm
Citrus species	Citrus
Cordyline sp.	Dracena
Cupressus sempervirens	Italian Cypress
Dracaena draco	Dragon Tree
Feijoa sellowiana	Pineapple Guava
Leptospermum laevigatum	Australian Tea Tree
Melaleuca nesophila	Pink Melaleuca
Rhaphiolepis 'Majestic Beauty'	NCN
Strelitzia nicolai	Giant Bird of Paradise

PALMS:

14' Brown Trunk Height (BTH) maximum at installation. BTH is measured from the ground line to the base of the heart frond.

BOTANICAL NAME	COMMON NAME
Archontophoenix cunninghamiana	King Palm
Arecastrum romanzoffianum	Queen Palm
Brahea sp.	Guadalupe Fan Palm
Chamaerops humilis	Med. Fan Palm
Howea forsterana	Paradise Palm
Phoenix canariensis	Canary Island Palm
Phoenix dactylifera	Date Palm
Phoenix roebelenii	Pigmy Date Palm
Rhapis excelsa	Lady Palm
Washingtonia filifera	California Fan Palm

EXHIBIT F LANDSCAPE PALETTE

Page 4 of 6

SHRUBS and GROUNDCOVERS:

BOTANICAL NAME	COMMON NAME	BOTANICAL NAME	COMMON NAME
Acanthus mollis	Bears Breech	Dietes vegeta	African Iris
Agapanthus sp.	Lily-of-the-Nile	Diplacus aurtantiacus	Monkey Flower
Agave sp.	Agave	Dodonea viscosa	Hopseed Bush
Aloe sp.	Aloe	Echeveria species	Hen & Chicks
Alyogyne huegelii	Blue Hibiscus	Echium fastuosum	Pride of Madeira
Anigozanthus flavidus	Kangaroo Paw	Elaeagnus pungens	Silverberry
Arbutus unedo 'Compacta'	Compact Strawberry Tree	Encelia californica	California Encelia
Arctostaphylos sp.	Manzanita	Eriobotrya sp.	Loquat
Artemesia sp.	Artemesia	Escallonia sp.	Escallonia
Asparagus d. 'Sprengeri'	Ornamental Asparagus	Euonymus sp.	Euonymus
Azalea varieties	Azalea	Feijoa sellowiana	Pineapple Guava
Baccharis pilularis 'Twin Peaks'	Dwarf Coyote Brush	Festuca californica	California Fescue
Baccharis 'Starn Thompson'	Thompson Broom	Festuca mairei	Mairei Fescue
Billergia nutans	Nutans Billbergia	Festuca ovina glauca	Fescue
Bougainvillea sp.	Bougainvillea	Gardenia sp.	Gardenia
Buddleia davidii	Butterfly Bush	Geranium species	Geranium
Buxus sp.	Boxwood	Grevillea banksii	Grevillea
Calliandra sp.	NCN	Hakea suaveolens	Sweet Hakea
Camellia sasanqua	Camellia	Hedera helix 'Hahns'	Hahn's Ivy
Carissa sp.	Natal Plum	Helictotrichon sempervirens	Blue Oat Grass
Ceanothus sp.	California Lilac	Hemerocallis hybrid	Day Lily
Cestrum nocturnum	Night Blooming Jasmine	Hesperaloe parviflora	NCN
Cistus sp.	Rock Rose	Heteromeles arbutifolia	Toyon
Citrus sp.	Citrus sp.	Heuchera sp.	Coral Bells
Cocculus laurifolius	Laurel Leaf Snail Seed	Hibiscus rosa-sinensis	Hibiscus
Colocasia esculenta	Elephants Ear	Hydrangea sp.	Hydrangea
Convolvulus cneorum	Bush Morning Glory	Ilex sp.	Holly
Coprosma sp.	Coprosma	Iris douglasiana	Douglas Iris
Cotoneaster species	Cotoneaster	Jasminum sp.	Jasmine
Crassula argentea	Jade Plant	Juniperus sp.	Juniper
Cyperus papyrus	NCN	Kalanchoe thyrsiflora	Kalanchoe

EXHIBIT F LANDSCAPE PALETTE

Page 5 of 6

SHRUBS and GROUNDCOVERS: (Continued)

BOTANICAL NAME	COMMON NAME	BOTANICAL NAME	COMMON NAME
Kniphofia uvaria	Kniphofia	Prunus sp.	Flowering Plum
Lantana montevidensis	Trailing Lantana	Punica granatum	Pomogranate
Lavandula species	Lavender	Pyracantha sp.	Pyracantha
Lavatera assurgentiflora	Tree Mallow	Rhamnus californica	Coffeeberry
Laurus nobilis	Sweet Bay	Rhaphiolepis species	India Hawthorn
Leonotis leonurus	Lions Tail	Rhus sp.	Sumac
Ligustrum texanum	Texas Privet	Ribes viburnifolium	Evergreen Currant
Limonium perezii	Statice	Rosa sp.	Rose
Liriope species	Lily Turf	Rosa 'Flower Carpet'	Carpet Rose
Lonicera japonica 'Halliana'	Hall's Honeysuckle	Rosmarinus sp.	Rosemary
Mahonia sp.	Mahonia	Salvia sp.	Sage
Myoporum pacificum	Prostrate Myoporum	Scaveola sp.	NCN
Myrtus communis 'Compacta'	True Myrtle	Sedum sp.	NCN
Nephrolepis exaltata	Boston Sword Fern	Senecio serpens 'Silver Carpet'	NCN
Ophiopogon japonicus	Lily Turf	Stachys byzantina	Lambs Ears
Opuntia basilaris	Beavertail Cactus	Strelitzia reginae	Bird of Paradise
Osmanthus fragrans	Sweet Olive	Syzygium paniculatum	Brush Cherry
Pelargonium species	Ivy Geranium	Taxus sp.	Yew
Pennisetum m. rubrum	Red Fountain Grass	Taxus baccata	English Yew
Penstemon species	Beard Tongue	Tecomaria capensis	Cape Honeysuckle
Philodendron selloum	Split Leaf Philodendron	Ternstroemia japonica	Ternstroemia
Photinia fraseri	Fraser's Photinia	Trachelospermum jasminoides	Star Jasmine
Pittosporum species	Mock Orange	Viburnum species	Viburnum
Plumbago auriculata	Cape Plumbago	Vinca Major	Periwinkle
Plumbago capensis	Cape Honeysuckle	Yucca sp.	NCN
Podocarpus macrophylla	Yew Pine	Xylosma species	Xylosma

EXHIBIT F**LANDSCAPE PALETTE**

Page 6 of 6

VINES and ESPALIERS:**BOTANICAL NAME**

Beaumontia grandiflora
 Bougainvillea species
 Clematis armandii
 Clytostoma callistegioides
 Distictus buccinatoria
 Ficus pumila
 Gelsemium sempervirens
 Grewia caffra
 Hardenbergia violacea
 Hibbertia scandens
 Jasminum species
 Lonicera species
 Macfadyena unguis-cati
 Mandevilla 'Alice Du Pont'
 Pandorea jasminoides
 Parthenocissus tricuspidata
 Passiflora sp.
 Plumbago auriculata
 Podranea ricasoliana
 Polygonum aubertii
 Pyrostegia venusta
 Rhoicissus capensis
 Rosa varieties
 Solandra maxima
 Solanum jasminoides
 Stephanotis floribunda
 Stigmaphyllon ciliatum
 Tecomaria capensis
 Wisteria sp.

COMMON NAME

Easter Lily Vine
 Bougainvillea
 Evergreen Clematis
 Violet Trumpet Vine
 Red Trumpet Vine
 Creeping Fig
 Carolina Jessamine
 Lavender Star Flower
 Lilac Vine
 Guinea Gold Vine
 Jasmine
 Honeysuckle
 Cat's Claw
 NCN
 Bower Vine
 Boston Ivy
 Passion Vine
 Cape Plumbago
 Pink Trumpet Vine
 Silver Lace Vine
 Flame Vine
 Evergreen Grape
 Climbing Rose
 Cup of Gold Vine
 Potato Vine
 Madagascar Jasmine
 Orchid Vine
 Cape Honeysuckle
 Wisteria

TURF:

Marathon II sod or seed or equal
 Bonsai Fescue sod or seed or equal

**EXHIBIT G-1
ATTACHED CONDOMINIUM HOMES “IMPROVEMENT SUMMARY REQUIREMENT TABLE”**

IMPROVEMENT	SETBACK / NOTES	HEIGHT
Flooring Materials Sound Attenuation	<ul style="list-style-type: none"> Consult the appropriate Sales Agreement document(s)/exhibit(s) for specific restrictions. 	NA
Existing Grading	<ul style="list-style-type: none"> No change in grade is permitted. 	NA
Raised Planter (Retaining Walls)	<ul style="list-style-type: none"> 2'-0" Minimum from perimeter walls Subject to DRC approval. Retaining/flash wall required. 	2'-0" maximum from original pad grade.
On-Site Freestanding Walls	<ul style="list-style-type: none"> Not permitted. 	NA
Flatwork	<ul style="list-style-type: none"> No changes to Association maintained flatwork. For private use/patio areas, flatwork must be compatible with the Architecture. 	<ul style="list-style-type: none"> 4" maximum above original pad grade.
Fences / Gates	<ul style="list-style-type: none"> Not permitted. 	NA
Pools / Spas	<ul style="list-style-type: none"> Not permitted. 	NA
Fireplaces	<ul style="list-style-type: none"> * Permitted in Private-Use Areas setback 3'-0" from perimeter wall or Dwelling. Not permitted in front yard. 	<ul style="list-style-type: none"> * 8'-0" maximum.
Barbecues	<ul style="list-style-type: none"> Fixed / permanent barbecues are not permitted. Fixed / permanent barbecues are permitted in units with solid perimeter walls, setback 1" min. from perimeter walls or per City requirements. Portable propane fueled barbecues are permitted. 	NA
Play Equipment	<ul style="list-style-type: none"> Not permitted in front yard. Basketball backboards are not permitted. * Permitted in Private-use Areas 	<ul style="list-style-type: none"> * Play Equipt. may not exceed height of existing adjoining or adjacent perimeter Builder-installed patio walls.
Patio Structures	<ul style="list-style-type: none"> Not permitted. 	NA
Freestanding Vine Trellis's	<ul style="list-style-type: none"> * Permitted in Private-use Areas, 1'-0" setback from perimeter walls &/or adjoining Dwellings. 	<ul style="list-style-type: none"> * 8'-0" maximum.
Espaliers	<ul style="list-style-type: none"> * Permitted with non-penetrating attachment devices to wall face. 	<ul style="list-style-type: none"> * May not exceed height of existing adjoining or adjacent perimeter Builder-installed patio walls.
Fountains / Garden Art / Statuary	<ul style="list-style-type: none"> * Permitted in Private-use Areas, 1'-0" setback from perimeter walls &/or adjoining Dwellings. 	<ul style="list-style-type: none"> * May not exceed height of existing adjoining or adjacent perimeter Builder-installed patio walls.
Security Lights	<ul style="list-style-type: none"> Not permitted. 	NA

EXHIBIT G-1
ATTACHED CONDOMINIUM HOMES “IMPROVEMENT SUMMARY REQUIREMENT TABLE”

IMPROVEMENT	SETBACK / NOTES	HEIGHT
Outdoor Storage	<ul style="list-style-type: none"> • Not permitted. 	NA
Outdoor Furniture	<ul style="list-style-type: none"> • Permitted. 	Appropriately scaled.
Balcony Drapes & Curtains	<ul style="list-style-type: none"> • Permitted on a case-by-case basis. 	See Guidelines page 17 for additional information.

Notes:

- A. No Improvements of any kind may be attached to the adjoining Dwelling.
- B. Landscape structures not permitted of any kind.
- C. Appropriate scale furniture and barbecues are acceptable.
- D. Asterisk (*) indicates features permitted for Attached Condominium Homes with “Private-use Areas”, which include Ironwood & Paloma Neighborhoods

**EXHIBIT G-2
DETACHED CONDOMINIUM HOMES “IMPROVEMENT SUMMARY REQUIREMENT TABLE”**

IMPROVEMENT	SETBACK / NOTES	HEIGHT
Existing Grading	<ul style="list-style-type: none"> No change in grade is permitted. 	NA
Drainage	<ul style="list-style-type: none"> Original drainage pattern must be maintained. Not permitted to drain onto Association Property or adjoining Lots. Hardscape surfaces positive surface drainage 1% min. Landscape areas positive surface drainage 2% min. Required to drain into area drains/catch basins & tie into Builder-installed drain lines. 	
Raised Planter (Retaining Walls)	<ul style="list-style-type: none"> 2’ – 0” minimum from perimeter walls. Subject to DRC review. Retaining/flash wall required. 	<ul style="list-style-type: none"> 2’ – 0” maximum from original pad grade.
On-Site Freestanding Walls	<ul style="list-style-type: none"> Not permitted. 	NA
Flatwork / Paving Materials	<ul style="list-style-type: none"> Not permitted to Association Maintained/Merchant Builder-installed entry walks, steps, landing or drive apron. For private use/patio areas, paving materials must be compatible with the architecture. Paving material min. setback of 2’-0” from existing side yard privacy walls to accommodate planting. No paving material setback at minimum side yards between units with air condenser is required. Flatwork may not cover weep screed of Dwelling. 	<ul style="list-style-type: none"> 4” maximum above original pad grade.
Fences / Gates	<ul style="list-style-type: none"> Not permitted. 	NA
Pools / Spas (in ground)	<ul style="list-style-type: none"> 3’-0” setback from property line or privacy wall. 	NA
Pools / Spas (above ground)	<ul style="list-style-type: none"> 3’-0” setback from property line or privacy wall. Vertical landscape screening required. 	<ul style="list-style-type: none"> May not exceed height of existing adjoining or adjacent perimeter Builder-installed patio walls.
Pools / Spas Equipment	<ul style="list-style-type: none"> 2’-0” per City of Irvine code requirements. Must be screened from Association Property view with landscape planting. 	NA
Fireplaces	<ul style="list-style-type: none"> 2’-0” setback from property line or privacy wall. Wood burning not permitted. 	<ul style="list-style-type: none"> 8’-0” maximum above original pad grade.

**EXHIBIT G-2
DETACHED CONDOMINIUM HOMES “IMPROVEMENT SUMMARY REQUIREMENT TABLE”**

IMPROVEMENT	SETBACK / NOTES	HEIGHT
Barbecues (Fixed / Permanent) & Outdoor Kitchens	<ul style="list-style-type: none"> Fixed / permanent barbecues are permitted & setback 2'-0" behind solid perimeter walls only. Vertical landscape screening required. 	<ul style="list-style-type: none"> May not exceed height of existing adjoining or adjacent perimeter Builder-installed patio walls.
Play Equipment	<ul style="list-style-type: none"> Playground Equipment is permitted in private yard areas. Basketball backboards not permitted. Not permitted in front yard. 	<ul style="list-style-type: none"> Playground Equipment may not exceed the height of existing adjoining or adjacent perimeter Builder-provided patio walls.
Patio Shade Structures	<ul style="list-style-type: none"> 3'-0" from perimeter walls/fence &/or adjoining Dwellings, from outermost part of structure / overhang. 	<ul style="list-style-type: none"> 11'-0" maximum.
Freestanding Vine Trellis's	<ul style="list-style-type: none"> 1'-0" planting area between posts and perimeter walls. 	<ul style="list-style-type: none"> 8'-0" maximum height above original pad grade.
Espaliers	<ul style="list-style-type: none"> Permitted with non-penetrating attachment devices to wall face. 	<ul style="list-style-type: none"> May not exceed height of perimeter Builder-provided patio walls.
Garden Art / Statuary	<ul style="list-style-type: none"> Reviewed on a case-by-case basis only. Shall not be visible from Association Property. 	<ul style="list-style-type: none"> May not exceed height of perimeter builder installed patio walls or 5' (whichever is the most restrictive).
Water Features	<ul style="list-style-type: none"> 1'-0" clear of adjoining property. 	<ul style="list-style-type: none"> May not exceed height of perimeter Builder-provided patio walls.
California Rooms / Conservatories	<ul style="list-style-type: none"> Sevilla – Permitted, must meet City setback requirements. 	<ul style="list-style-type: none"> 12'-0" maximum.
	<ul style="list-style-type: none"> Casero – California Rooms provided by the Merchant Builder are not permitted to be enclosed with solid walls or glazing. 	NA
	<ul style="list-style-type: none"> Not permitted in all other Neighborhoods unless permitted by the Sub-Association. 	NA
Security Lights	<ul style="list-style-type: none"> Not permitted. 	NA
Outdoor Storage	<ul style="list-style-type: none"> Not permitted where visible from Association Property. 	NA

Notes:

- A. No Improvements of any kind may be attached to the adjoining Dwelling or wall.**
- B. No obstruction to openings in privacy walls (scuppers at the base of the privacy wall) that are intended for secondary overflow drainage purposes is permitted. Owners must maintain these openings (scuppers) free of obstructions.**

EXHIBIT G-3
SINGLE FAMILY DETACHED HOMES “IMPROVEMENT SUMMARY REQUIREMENT TABLE”

IMPROVEMENT	SETBACK / NOTES	HEIGHT
Existing Grading	<ul style="list-style-type: none"> Grade adjacent to perimeter walls must remain at existing grade of 3'-0" clear of wall. See planter wall exception. 	<ul style="list-style-type: none"> May not be lowered or raised in excess of 12" above original pad grade. See planter wall exception.
Drainage	<ul style="list-style-type: none"> Original drainage pattern must be maintained. Not permitted to drain onto Association Property or adjoining Lots. Hardscape surfaces positive surface drainage 1% min. Landscape areas positive surface drainage 2% min. Required to drain into area drains/catch basins & tie into Builder-installed drain lines. 	
Raised Planter / Retaining Walls	<ul style="list-style-type: none"> 3'-0" minimum from perimeter walls. Retaining walls subject to DRC approval. Retaining/flash wall required. 	<ul style="list-style-type: none"> 3'-0" from original pad grade.
On-Site Freestanding Walls	<ul style="list-style-type: none"> Front Yard – 3'-0" min. setback from back of walk. 	<ul style="list-style-type: none"> Front Yard – 42" max. height for walls and 48" max. height for pilasters.
Flatwork / Paving Materials	<ul style="list-style-type: none"> Paving materials must be compatible with the architecture. Paving material min. setback of 2'-0" from existing side yard privacy walls to accommodate planting. No paving material setback at minimum side yards between units with air condenser is required. Flatwork may not cover weep screed of Dwelling. 	<ul style="list-style-type: none"> 12" maximum above original pad grade
Fences / Gates	<ul style="list-style-type: none"> Changes to privacy gates subject to DRC approval. 	NA
Pools / Spas (in ground)	<ul style="list-style-type: none"> 3'-0" setback from property line. 	NA
Pools / Spas (above ground)	<ul style="list-style-type: none"> 3'-0" setback from property line. Vertical landscape screening required. 	<ul style="list-style-type: none"> May not exceed height of existing adjoining or adjacent perimeter builder installed patio walls.
Pools / Spas Equipment	<ul style="list-style-type: none"> 2'-0" setback per City of Irvine code requirements. 	NA
Rock Formations (Pools/Spas)	<ul style="list-style-type: none"> 3'-0" setback. 	<ul style="list-style-type: none"> May not exceed height of existing adjoining or adjacent perimeter Builder-installed patio walls.
Fireplaces	<ul style="list-style-type: none"> 3'-0" setback. 10'-0" min. setback for fireplaces in excess of 8'-0" in height & adjacent to covered patio. Wood burning not permitted. 	<ul style="list-style-type: none"> 8'-0" max. height above original pad grade.

**EXHIBIT G-3
SINGLE FAMILY DETACHED HOMES “IMPROVEMENT SUMMARY REQUIREMENT TABLE”**

IMPROVEMENT	SETBACK / NOTES	HEIGHT
Outdoor Kitchens	<ul style="list-style-type: none"> • 3'-0" setback behind perimeter walls only. • Not permitted in front yard. 	<ul style="list-style-type: none"> • May not exceed height of existing adjoining or adjacent perimeter Builder-installed patio walls.
Barbecues (Fixed / Permanent)	<ul style="list-style-type: none"> • Fixed / permanent barbecues are permitted & setback 2'-0" behind solid perimeter walls only. • Not permitted in front yard. 	<ul style="list-style-type: none"> • May not exceed height of existing adjoining or adjacent perimeter Builder-installed patio walls.
Play Equipment	<ul style="list-style-type: none"> • Play Equipment is permitted. • Not permitted in front yard except as provided in Section IV, paragraph B (2) (k) (2) of Guidelines. • Basketball backboards must be clear when attached to Dwelling. 	<ul style="list-style-type: none"> • Playground Equipment may not exceed a height of 12'-0" above original pad grade.
Patio Shade Structures	<ul style="list-style-type: none"> • 3'-0" setback from vertical members and 2'-0" setback to any projecting overhead member from privacy/property line wall face. • Not permitted in front yard. 	<ul style="list-style-type: none"> • 11'-0" max. height from original pad grade for flat-roof / open beam. • 12'-0" max. height for pitched roof.
Portable Cabanas	<ul style="list-style-type: none"> • Maintain min. setbacks required of permanent free-standing shade structures. • Must be neutral in color and compatible with the color of the Dwelling. • Maximum allowable area of free standing shade structure is 80 SF. 	<ul style="list-style-type: none"> • Canopy/top must not exceed 9'-0".
Freestanding Vine Trellises	<ul style="list-style-type: none"> • 1'-0" from perimeter wall for planting, measured from outermost member. 	<ul style="list-style-type: none"> • 8'-0" max. height above original pad grade.
Espaliers	<ul style="list-style-type: none"> • Permitted with non-penetrating attachment devices to wall face. 	<ul style="list-style-type: none"> • May not exceed height of perimeter Builder-installed patio walls.
Fountains/ Water Features & Garden Art / Statuary	<ul style="list-style-type: none"> • 2'-0" from perimeter wall for Fountains/Water Features, 1'-0" from perimeter wall for Garden Art & Statuary. • Reviewed on a case-by-case basis only. • Statuary shall not be visible from Association Property. 	<ul style="list-style-type: none"> • May not exceed height of perimeter Builder-installed patio walls or 5' (whichever is the most restrictive).
Security Lights	<ul style="list-style-type: none"> • Strongly discouraged (20 minute motion sensor). 	<ul style="list-style-type: none"> • 12'-0" above original pad grade.
Outdoor Storage	<ul style="list-style-type: none"> • Not permitted where visible from Association Property. 	<p>NA</p>

Notes:

- A. No Improvements of any kind may be attached to the adjoining Dwelling or wall.**
- B. No obstruction to openings in privacy walls (scuppers at the base of the privacy wall) that are intended for secondary overflow drainage purposes is permitted. Owners must maintain these openings (scuppers) free of obstructions.**

EXHIBIT H
ATTACHED CONDOMINIUM HOME SAMPLE LANDSCAPE PLAN SUBMITTAL DOCUMENT

Planning Area 6 - Portola Springs Attached Condominium

Irvine, CA
 Sample Landscape Plan Submittal Document

GENERAL NOTES:

1. ADDITIONAL AREA DRAINS SHALL BE PROVIDED AT ALL ROOF DRAIN DOWN SPOUT LOCATIONS.
2. OWNER SHALL APPROVE LOCATION OF IRRIGATION CONTROLLER AND VALVES.
3. OWNER SHALL APPROVE LIGHTING FIXTURES AND LOCATION OF LIGHTING TIMER.
4. OWNER SHALL APPROVE PAVING FINISH AND COLOR.
5. CONTRACTOR SHALL REVIEW ALL EXISTING SITE CONDITIONS PRIOR TO SUBMITTING BID AND PRIOR TO COMMENCING INSTALLATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER.
6. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE HELD LIABLE FOR ALL DAMAGES INCURRED.
7. ALL EXISTING ASSOCIATION PROPERTY LANDSCAPE SHALL BE PROTECTED IN PLACE DURING ALL PHASES OF CONSTRUCTION.
8. ALL IMPROVEMENTS SHALL COMPLY WITH THE PORTOLA SPRINGS COMMUNITY ASSOCIATION DESIGN GUIDELINES. VERIFY ALL VERTICAL AND HORIZONTAL SETBACKS FOR ANY IMPROVEMENTS PROPOSED.

FINISH GRADING AND DRAINAGE NOTE:

1. ALL PLANTING AREAS SHALL HAVE A POSITIVE SURFACE DRAINAGE OF 2% MINIMUM.
2. ALL SURFACE DRAINAGE SHALL BE DIRECTED AWAY FROM BUILDING WALLS, TOP OF SLOPES AND ADJOINING PROPERTY LINES.
3. ALL PAVED SURFACES SHALL HAVE A POSITIVE SURFACE DRAINAGE AT 1% MINIMUM.
4. ALL YARD AREAS SHALL SURFACE DRAIN TO AREA DRAINS, WHICH MUST, IN TURN, TIE INTO THE BUILDER-INSTALLED DRAIN SYSTEM.
5. NO DRAINAGE WILL BE DIRECTED TO ASSOCIATION PROPERTY OR ADJOINING PRIVATE PROPERTY.

IRRIGATION NOTE:

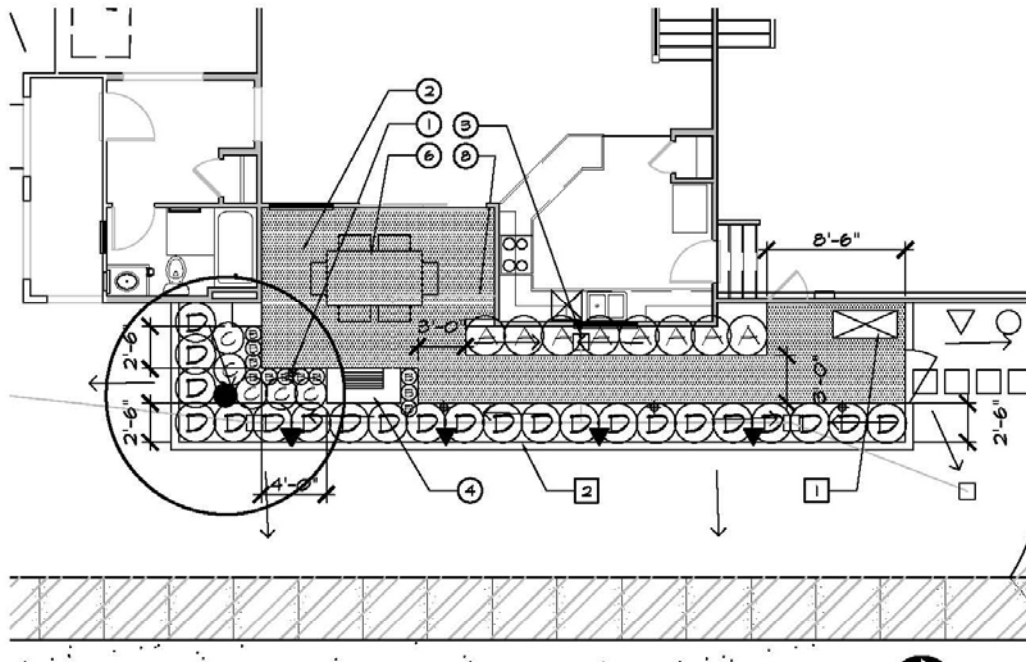
THE PROJECT LANDSCAPE PLANTING AREAS SHALL RECEIVE THE FOLLOWING IRRIGATION SYSTEM. LOW PRECIPITATION FLAT SHRUB SPRAY SYSTEM AUTOMATICALLY PROGRAMMED WITH AN ELECTRICAL CONTROLLER. SYSTEM COMPONENTS WILL INCLUDE A GATE VALVE AT THE POINT OF CONNECTION, BACK FLOW DEVICE, ELECTRICALLY OPERATED REMOTE CONTROL VALVES, AND FLAT SPRAY IRRIGATION NOZZELS ON 12" POP-UP BODIES IN SHRUB BEDS SUPPLIED BY PVC SCHEDULE 40 MAINLINE AND LATERAL LINES SIZED ACCORDING TO HYDRAULIC CALCULATIONS. CIRCUITS SHALL BE DETERMINED BY SOLAR ORIENTATION AND PLANTING AREA. 100% HEAD TO HEAD COVERAGE SHALL BE ACHIEVED THROUGHOUT THE SYSTEM.

PLANTING NOTES:

1. ALL LANDSCAPE AREAS SHALL SHEET FLOW AT 2% MINIMUM TO AREA DRAINS.
2. FINAL TREE AND SHRUB PLACEMENT TO BE APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING.
3. (←) TYP. FLOWLINE/DIRECTION OF DRAINAGE AT 2% MINIMUM.
4. ALL SHRUB PLANTING AREAS TO BE MULCHED WITH TWO (2") INCH LAYER OF MULCH. FOREST FLOOR MULCH 1/2" - 1 1/2" APPEARANCE GRADE. AGUINAGUA FERTILIZER CO. PHONE: (949)786-9558. APPROVE MULCH WITH OWNER PRIOR TO PURCHASE.
5. [] INDICATES LINEAR ROOT BARRIER.

LIGHTING NOTE:

NO EXTERIOR LIGHTING SHALL BE PLACED OR MAINTAINED UPON ANY LOT OR CONDOMINIUM SO AS TO CAUSE AN UNREASONABLE GLARE OR ILLUMINATION UPON PROPERTY OUTSIDE THE OWNERS LOT OR CONDOMINIUM.



SCALE: 1/8" = 1' - 0"

LANDSCAPE CONSTRUCTION FEATURE REFERENCE LEGEND

SYMBOL	NO.	DESCRIPTION
⊕	1	LOW VOLTAGE PATH LIGHTING (PHILIPS HADCO MODEL #CPLZ1)
[Hatched Box]	2	CONCRETE INTERLOCKING PAVER PATIO ORCO HOLLAND STONE SOLDIER COURSE BAND WITH HERRINGBONE FIELD
[Box with Arrow]	3	LANDSCAPE AREA DRAINS
[Box with Grill]	4	BUILT-IN BARBEQUE
[Line]	5	GAS LINE - SHOWN DIAGRAMMATIC
[Box with Table]	6	DINING TABLE AND CHAIRS

FEATURE REFERENCE LEGEND

SYMBOL	NO.	DESCRIPTION
[Box with X]	1	A.C. UNIT LOCATION
[Line]	2	EXISTING PRIVACY WALL - PROTECT IN PLACE

TREE LEGEND (FROM SMALL REAR YARD TREE LIST)

SYMBOL	PLANT NAME	QTY.	SIZE
⊙	ACCENT TREE ARBUTUS MARINA NCH	1	24" BOX

SHRUB PLANTING LEGEND

SYMBOL	PLANT NAME	QTY.	SIZE
⊕	VERTICAL SCREEN SHRUB ROSAMARINUS 'COLLINGWOOD INGRAM' COLLINGWOOD INGRAM ROSEMARY	10	15 GAL.
⊕	BORDER SHRUB SENECIO MANDRALISCAE NCH	11	1 GAL.
⊕	MEDIUM SHRUB AYGOZANTHOS HYBRID 'YELLOW' IRIGARDO RW	5	5 GAL.
⊕	BACKDROP SHRUB LIGUSTRUM JAPONICUM 'TEXANUM' WAX LEAF PRIVET	22	15 GAL. COLUMNAR

VINE PLANTING LEGEND

SYMBOL	PLANT NAME	QTY.	SIZE
▲	WALL VINE / ESPALIER SOLANUM JASMINOIDES POTATO VINE	4	5 GAL. ESPALIER

NOTE: This exhibit is intended to illustrate graphic and information requirements only.

EXHIBIT I
DETACHED CONDOMINIUM HOME SAMPLE LANDSCAPE PLAN SUBMITTAL DOCUMENT

**Planning Area 6 - Portola Springs
 Detached Condominium**
 Irvine, CA
 Sample Landscape Plan Submittal Document

GENERAL NOTES:

1. ADDITIONAL AREA DRAINS SHALL BE PROVIDED AT ALL ROOF DRAIN DOWN SPOUT LOCATIONS.
2. OWNER SHALL APPROVE LOCATION OF IRRIGATION CONTROLLER AND VALVES.
3. OWNER SHALL APPROVE LIGHTING FIXTURES AND LOCATION OF LIGHTING TIMER.
4. OWNER SHALL APPROVE PAVING FINISH AND COLOR.
5. CONTRACTOR SHALL REVIEW ALL EXISTING SITE CONDITIONS PRIOR TO SUBMITTING BID AND PRIOR TO COMMENCING INSTALLATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER.
6. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE HELD LIABLE FOR ALL DAMAGES INCURRED.
7. ALL EXISTING ASSOCIATION PROPERTY LANDSCAPE SHALL BE PROTECTED IN PLACE DURING ALL PHASES OF CONSTRUCTION.
8. ALL IMPROVEMENTS SHALL COMPLY WITH THE PORTOLA SPRINGS COMMUNITY ASSOCIATION DESIGN GUIDELINES. VERIFY ALL VERTICAL AND HORIZONTAL SETBACKS FOR ANY IMPROVEMENTS PROPOSED

FINISH GRADING AND DRAINAGE NOTE:

1. ALL PLANTING AREAS SHALL HAVE A POSITIVE SURFACE DRAINAGE OF 2% MINIMUM.
2. ALL SURFACE DRAINAGE SHALL BE DIRECTED AWAY FROM BUILDING WALLS, TOP OF SLOPES AND ADJOINING PROPERTY LINES.
3. ALL PAVED SURFACES SHALL HAVE A POSITIVE SURFACE DRAINAGE AT 1% MINIMUM.
4. ALL YARD AREAS SHALL SURFACE DRAIN TO AREA DRAINS, WHICH MUST, IN TURN, TIE INTO THE BUILDER-INSTALLED DRAIN SYSTEM.
5. NO DRAINAGE WILL BE DIRECTED TO ASSOCIATION PROPERTY OR ADJOINING PRIVATE PROPERTY.

IRRIGATION NOTE:

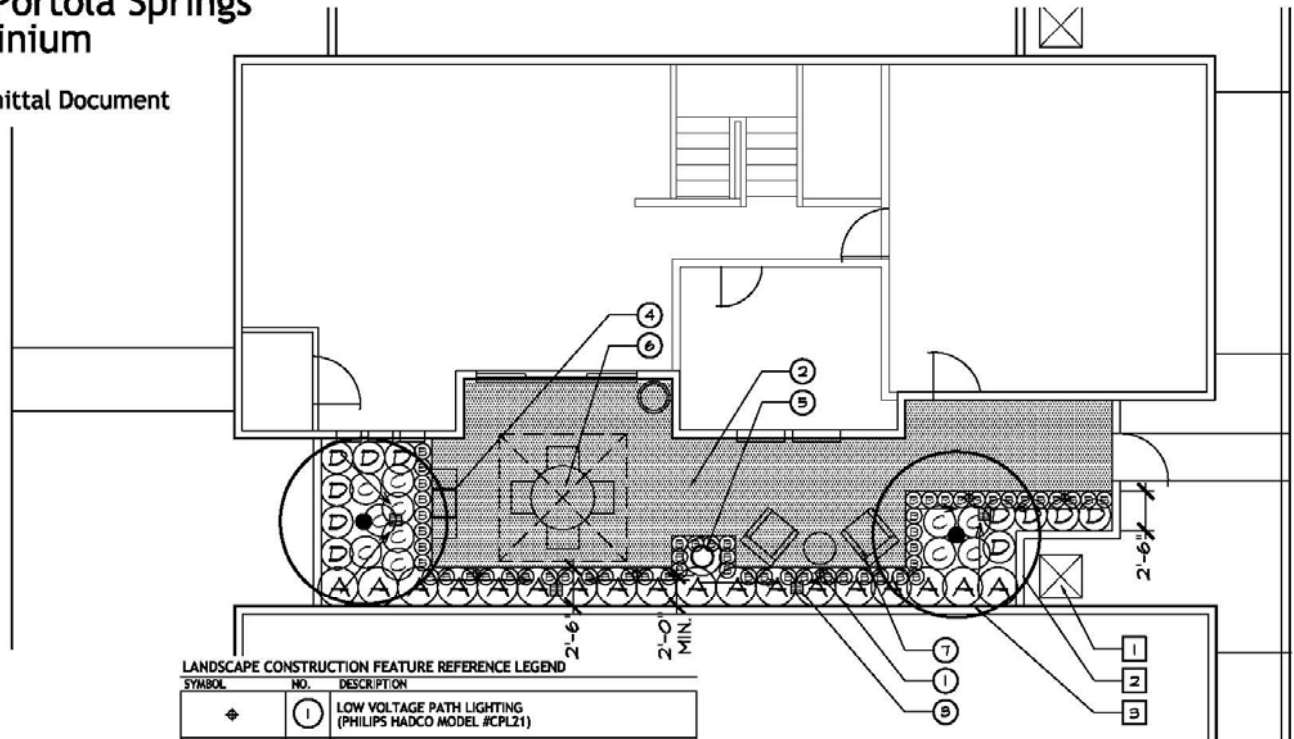
THE PROJECT LANDSCAPE PLANTING AREAS SHALL RECEIVE THE FOLLOWING IRRIGATION SYSTEM. LOW PRECIPITATION FLAT SHRUB SPRAY SYSTEM AUTOMATICALLY PROGRAMMED WITH AN ELECTRICAL CONTROLLER. SYSTEM COMPONENTS WILL INCLUDE A GATE VALVE AT THE POINT OF CONNECTION, BACK FLOW DEVICE, ELECTRICALLY OPERATED REMOTE CONTROL VALVES, AND FLAT SPRAY IRRIGATION NOZZLES ON 12" POP-UP BODIES IN SHRUB BEDS SUPPLIED BY PVC SCHEDULE 40 MAINLINE AND LATERAL LINES SIZED ACCORDING TO HYDRAULIC CALCULATIONS. CIRCUITS SHALL BE DETERMINED BY SOLAR ORIENTATION AND PLANTING AREA. 100% HEAD TO HEAD COVERAGE SHALL BE ACHIEVED THROUGHOUT THE SYSTEM.

PLANTING NOTES:

1. ALL LANDSCAPE AREAS SHALL SHEET FLOW AT 2% MINIMUM TO AREA DRAINS.
2. FINAL TREE AND SHRUB PLACEMENT TO BE APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING.
3. (←) TYP. FLOWLINE/DIRECTION OF DRAINAGE AT 2% MINIMUM.
4. ALL SHRUB PLANTING AREAS TO BE MULCHED WITH TWO (2") INCH LAYER OF MULCH. FOREST FLOOR MULCH 1/2"-1 1/2" APPEARANCE GRADE. AGUINAGUA FERTILIZER CO. PHONE: (949)786-9558 APPROVE MULCH WITH OWNER PRIOR TO PURCHASE.
5. (⊠) INDICATES LINEAR ROOT BARRIER.

LIGHTING NOTE:

NO EXTERIOR LIGHTING SHALL BE PLACED OR MAINTAINED UPON ANY LOT OR CONDOMINIUM SO AS TO CAUSE AN UNREASONABLE GLARE OR ILLUMINATION UPON PROPERTY OUTSIDE THE OWNERS LOT OR CONDOMINIUM.



LANDSCAPE CONSTRUCTION FEATURE REFERENCE LEGEND

SYMBOL	NO.	DESCRIPTION
⊕	1	LOW VOLTAGE PATH LIGHTING (PHILIPS HADCO MODEL #CPL21)
▨	2	CONCRETE INTERLOCKING PAVER PATIO ORCO HOLLAND STONE SOLDIER COURSE BAND WITH HERRINGBONE FIELD
⊠	3	LANDSCAPE AREA DRAINS
⊞	4	PORTABLE PROPANE BARBEQUE
⊙	5	SELF CONTAINED FOUNTAIN VASE
⊠	6	DINING FURNITURE WITH UMBRELLA
⊠	7	SOFT SEATING GROUP

FEATURE REFERENCE LEGEND

SYMBOL	NO.	DESCRIPTION
⊠	1	A.C. UNIT LOCATION
▬	2	EXISTING PRIVACY WALL - PROTECT IN PLACE
▬	3	ADJACENT RESIDENCE

TREE LEGEND (FROM SMALL REAR YARD TREE LIST)

SYMBOL	PLANT NAME	QTY.	SIZE
⊙	ACCENT TREE ARBUS 'MARINA' NEW	2	24" BOX

SHRUB PLANTING LEGEND

SYMBOL	PLANT NAME	QTY.	SIZE
⊠	VERTICAL SCREEN SHRUB PRUNUS CAROLINIANA 'BRIGHT N TIGHT' CARDUNA LAUREL CHERRY	18	15 GAL COLUMNAR
⊙	BORDER SHRUB LIRIOPE GIGANTEA GIANT LILY TURF	56	1 GAL
⊙	MEDIUM SHRUB RHAPHIOLEPIS INDICA 'CLARA' INDIA WARTBORN	11	5 GAL
⊙	BACKDROP SHRUB LIGUSTRUM JAPONICUM 'TEXANUM' WAX LEAF PRINET	11	15 GAL COLUMNAR

SCALE: 1/8" = 1' - 0"

NOTE: This exhibit is intended to illustrate graphic and information requirements only.

EXHIBIT J
SINGLE FAMILY DETACHED HOME SAMPLE LANDSCAPE PLAN SUBMITTAL DOCUMENT

Planning Area 6 - Portola Springs
Single Family Detached
 Irvine, CA
 Sample Landscape Plan Submittal Document

GENERAL NOTES:

- ADDITIONAL AREA DRAINS SHALL BE PROVIDED AT ALL ROOF DRAIN DOWN SPOUT LOCATIONS.
- OWNER SHALL APPROVE LOCATION OF IRRIGATION CONTROLLER AND VALVES.
- OWNER SHALL APPROVE LIGHTING FIXTURES AND LOCATION OF LIGHTING TIMER.
- OWNER SHALL APPROVE PAVING FINISH AND COLOR.
- CONTRACTOR SHALL REVIEW ALL EXISTING SITE CONDITIONS PRIOR TO SUBMITTING BID AND PRIOR TO COMMENCING INSTALLATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE HELD LIABLE FOR ALL DAMAGES INCURRED.
- ALL EXISTING ASSOCIATION PROPERTY LANDSCAPE SHALL BE PROTECTED IN PLACE DURING ALL PHASES OF CONSTRUCTION.
- ALL IMPROVEMENTS SHALL COMPLY WITH THE PORTOLA SPRINGS COMMUNITY ASSOCIATION DESIGN GUIDELINES. VERIFY ALL VERTICAL AND HORIZONTAL SETBACKS FOR ANY IMPROVEMENTS PROPOSED.

FINISH GRADING AND DRAINAGE NOTE:

- ALL PLANTING AREAS SHALL HAVE A POSITIVE SURFACE DRAINAGE OF 2% MINIMUM.
- ALL SURFACE DRAINAGE SHALL BE DIRECTED AWAY FROM BUILDING WALLS, TOP OF SLOPES AND ADJOINING PROPERTY LINES.
- ALL PAVED SURFACES SHALL HAVE A POSITIVE SURFACE DRAINAGE AT 1% MINIMUM.
- ALL YARD AREAS SHALL SURFACE DRAIN TO AREA DRAINS, WHICH MUST, IN TURN, TIE INTO THE BUILDER-INSTALLED DRAIN SYSTEM.
- NO DRAINAGE WILL BE DIRECTED TO ASSOCIATION PROPERTY OR ADJOINING PRIVATE PROPERTY.

IRRIGATION NOTE:

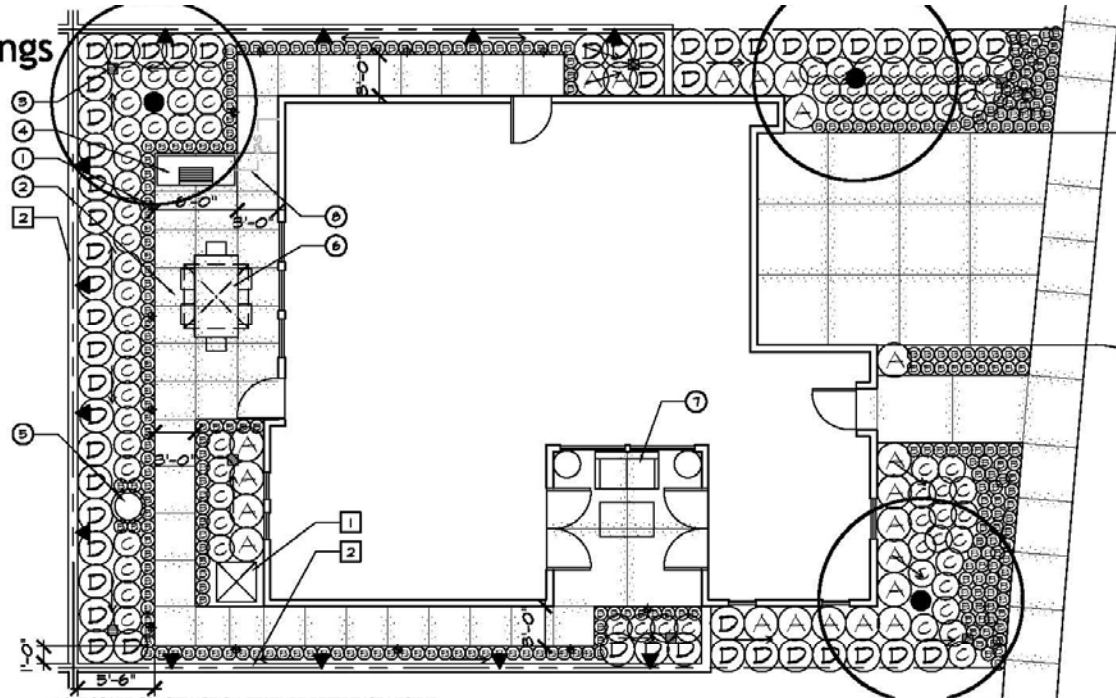
THE PROJECT LANDSCAPE PLANTING AREAS SHALL RECEIVE THE FOLLOWING IRRIGATION SYSTEM. LOW PRECIPITATION FLAT SHRUB SPRAY SYSTEM AUTOMATICALLY PROGRAMMED WITH AN ELECTRICAL CONTROLLER. SYSTEM COMPONENTS WILL INCLUDE A GATE VALVE AT THE POINT OF CONNECTION, BACK FLOW DEVICE, ELECTRICALLY OPERATED REMOTE CONTROL VALVES, AND FLAT SPRAY IRRIGATION NOZZELS ON 12" POP-UP BODIES IN SHRUB BEDS SUPPLIED BY PVC SCHEDULE 40 MAINLINE AND LATERAL LINES SIZED ACCORDING TO HYDRAULIC CALCULATIONS. CIRCUITS SHALL BE DETERMINED BY SOLAR ORIENTATION AND PLANTING AREA. 100% HEAD TO HEAD COVERAGE SHALL BE ACHIEVED THROUGHOUT THE SYSTEM.

PLANTING NOTES:

- ALL LANDSCAPE AREAS SHALL SHEET FLOW AT 2% MINIMUM TO AREA DRAINS.
- FINAL TREE AND SHRUB PLACEMENT TO BE APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- (←) TYP. FLOWLINE/DIRECTION OF DRAINAGE AT 2% MINIMUM.
- ALL SHRUB PLANTING AREAS TO BE MULCHED WITH TWO (2") INCH LAYER OF MULCH. FOREST FLOOR MULCH 1/2" - 1 1/2" APPEARANCE GRADE. AGUINAGUA FERTILIZER CO. PHONE: (949)786-9558 APPROVE MULCH WITH OWNER PRIOR TO PURCHASE.
- (⊞) INDICATES LINEAR ROOT BARRIER.

LIGHTING NOTE:

NO EXTERIOR LIGHTING SHALL BE PLACED OR MAINTAINED UPON ANY LOT OR CONDOMINIUM SO AS TO CAUSE AN UNREASONABLE GLARE OR ILLUMINATION UPON PROPERTY OUTSIDE THE OWNERS LOT OR CONDOMINIUM.



LANDSCAPE CONSTRUCTION FEATURE REFERENCE LEGEND

SYMBOL	NO.	DESCRIPTION
⊕	1	LOW VOLTAGE PATH LIGHTING (PHILIPS HADCO MODEL #CPL21)
▨	2	INTEGRAL COLOR CONCRETE PAVING (COLOR: SCOFIELD MESA BEIGE)
⊞ ←	3	LANDSCAPE AREA DRAINS
■	4	BUILT-IN BARBEQUE
⊙	5	SELF CONTAINED FOUNTAIN VASE
⊞	6	DINING FURNITURE WITH UMBRELLA
⊞	7	SOFT SEATING GROUP
— ⊞ —	8	GAS LINE - SHOWN DIAGRAMMATIC

FEATURE REFERENCE LEGEND

SYMBOL	NO.	DESCRIPTION
⊞	1	A.C. UNIT LOCATION
—	2	EXISTING PRIVACY WALL - PROTECT IN PLACE

TREE LEGEND (FROM SMALL REAR YARD TREE LIST)

SYMBOL	PLANT NAME	QTY.	SIZE
⊙	ACCENT TREE PODOCARPUS GRACILIOR NON	3	24" BOX

SHRUB PLANTING LEGEND

SYMBOL	PLANT NAME	QTY.	SIZE
⊞	VERTICAL SCREEN SHRUB VIBURNUM TINUS 'SPRING BOUQUET' LAURUSTRIUS	22	15 GAL.
⊞	BORDER SHRUB TRACHELOSPERMUM JASMINOIDES STAR JASMINE	280	1 GAL.
⊞	MEDIUM SHRUB RHAPHIOLEPIS INDICA 'CLARA' INDIA HAWTHORN	75	5 GAL.
⊞	BACKDROP SHRUB LIGUSTRUM JAPONICUM 'TEXANUM' WAX LEAF PRIVET	49	15 GAL. COLUMNAR

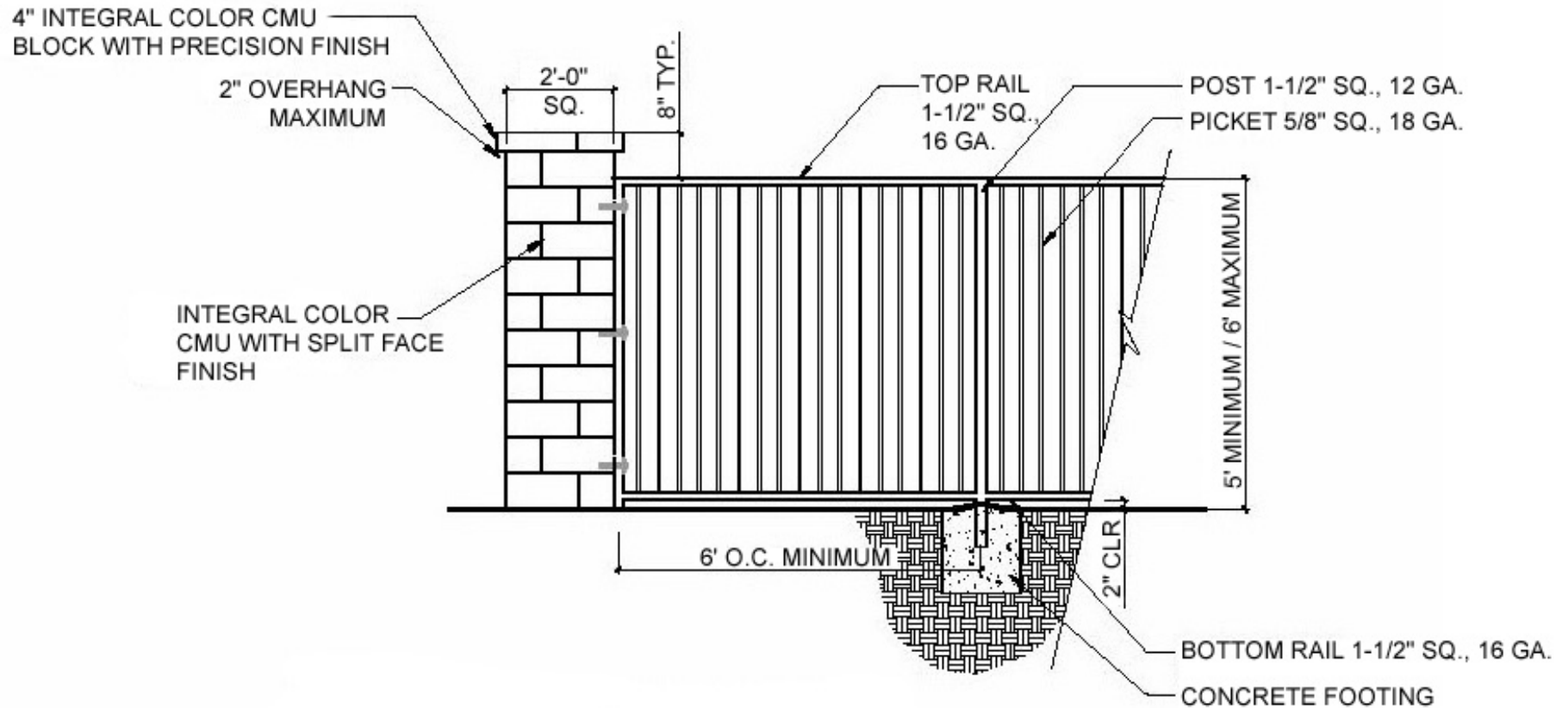
VINE PLANTING LEGEND

SYMBOL	PLANT NAME	QTY.	SIZE
▲	WALL VINE / ESPALIER SOLANUM JASMINOIDES POTATO VINE	12	5 GAL. ESPALIER

SCALE: 1/8" = 1' - 0"

NOTE: This exhibit is intended to illustrate graphic and information requirements only.

EXHIBIT K COMMUNITY STANDARD FENCE DETAIL

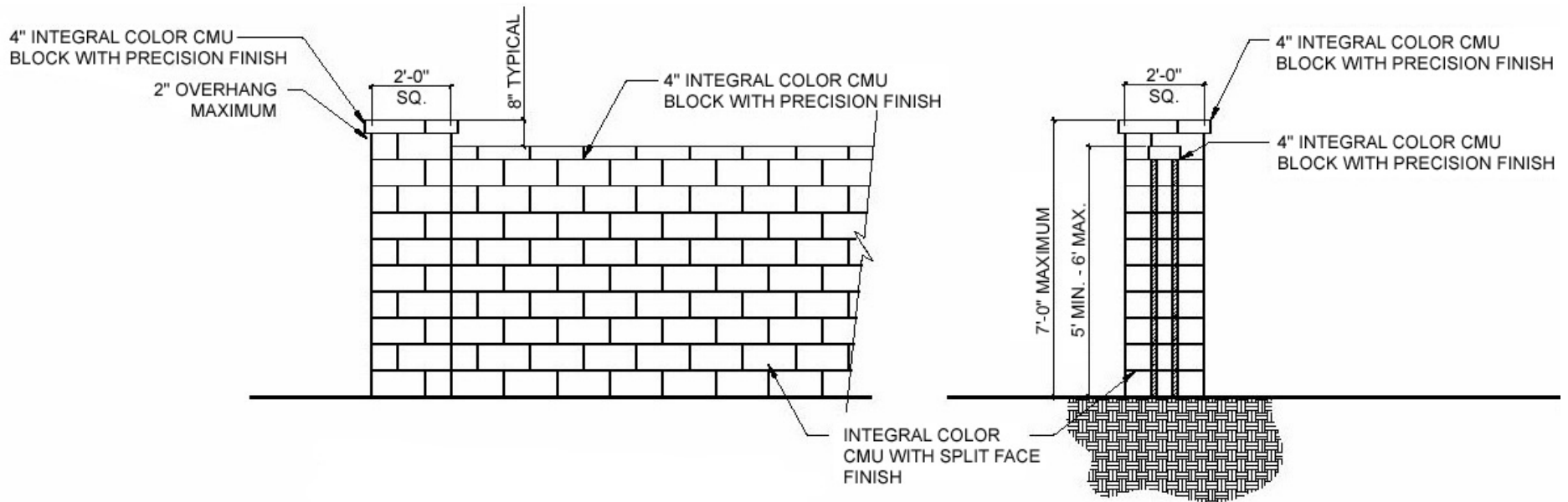


NOTE:

1. THIS FENCE VARIES IN HEIGHT DEPENDING ON LOCATION AND GRADE TRANSITIONS.
2. ALL FENCES WILL BE APPROVED UNDER A SEPARATE PERMIT.
3. FENCE HEIGHT SHALL BE IN CONFORMANCE WITH THE CITY ZONING CODE.

EXHIBIT L
INTEGRAL COLOR CMU BLOCK COMMUNITY WALL DETAIL

Page 1 of 2



NOTE:

1. ALL WALLS WILL BE APPROVED UNDER A SEPARATE PERMIT.
2. WALL HEIGHT SHALL BE IN CONFORMANCE WITH THE CITY ZONING CODE.

EXHIBIT L

INTEGRAL COLOR CMU BLOCK COMMUNITY WALL DETAIL

Page 2 of 2

COMMUNITY INTEGRAL COLOR CMU-BLOCK WALL NOTES

The following is a description of the construction methods and materials used in the construction of the perimeter walls and pilasters for this Community. The essential aspects of the walls and caps are their finish dimensions, exterior colors and exterior finishes. This information is included for reference only.

BLOCK WALLS:

1. The builder-installed wall will be constructed of integral color CMU block provided by Angelus Block Co., Inc. or approved equal.
2. Joints to be tooled flush and to match adjacent block color.
3. Wall to step in minimum increments of 8-inches and a maximum of 16-inches. A 10-foot minimum horizontal distance (grade permitting) will occur between wall steps and wall steps at pilasters.
4. Wall expansion joints to occur at both sides of perimeter pilasters and at wall steps whenever possible. Joints to occur at 20-foot on-center intervals or as recommended by the structural engineer.
5. Community block walls and neighborhood block walls to be standard 6"x8"x16" integral CMU Split Face block (both sides) with Oak color by Angelus Block Co., Inc.

BLOCK WALL CAP:

1. Wall caps to be standard 8"x4"x16" integral CMU solid Precision block with "Oak" color by Angelus Block Co., Inc.
2. Joints to be tooled flush and to match adjacent block color.

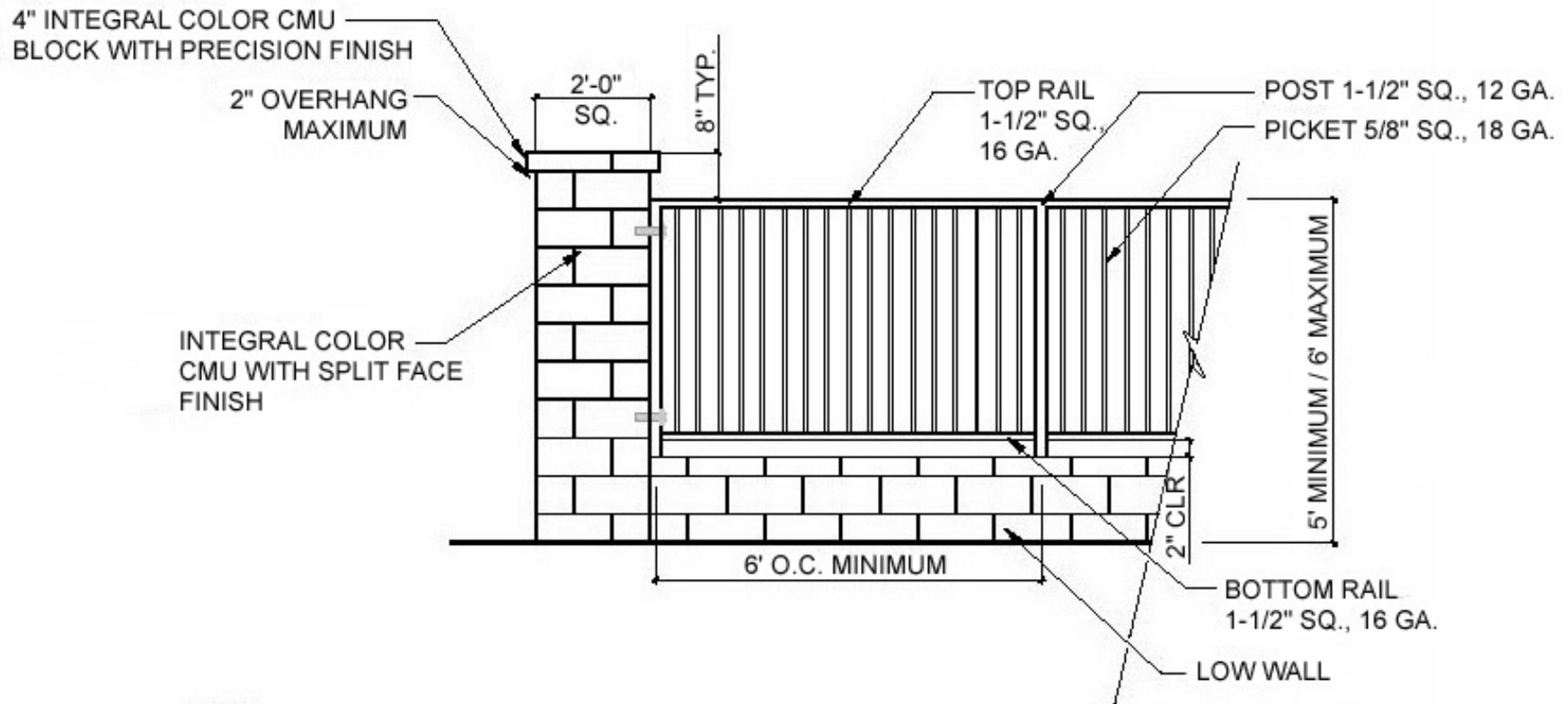
BLOCK PILASTERS:

1. Pilasters to be constructed of standard 8"x8"x16" integral CMU Split Face block with "Oak" color by Angelus Block Co., Inc.
2. Joints to be tooled flush and to match adjacent block color.
3. Pilasters to occur at changes in direction, at BCR's and ECR's of wall radii, wall terminus' where the wall will not continue in a future phase, at changes from block to metal fencing, pedestrian openings and at properties with metal fence conditions.

BLOCK PILASTER CAPS:

1. Pilaster caps to be standard 8"x4"x16" integral CMU solid Precision block with "Oak" color.
2. Joints to be tooled flush and to match adjacent block color.

**EXHIBIT M
COMMUNITY STANDARD FENCE ON WALL DETAIL**



NOTE:

1. THIS FENCE VARIES IN HEIGHT DEPENDING ON LOCATION AND GRADE TRANSITIONS.
2. ALL FENCES WILL BE APPROVED UNDER A SEPARATE PERMIT.
3. FENCE HEIGHT SHALL BE IN CONFORMANCE WITH THE CITY ZONING CODE.

EXHIBIT N
NEIGHBORHOOD LIST BY PRODUCT TYPE

ATTACHED CONDOMINIUM HOMES

San Carlos
Paloma
Ironwood

DETACHED CONDOMINIUM HOMES

Bougainvillea
Decada
Los Arboles
Manzanita
Vientos
Sevilla
Casero
Primrose

SINGLE FAMILY DETACHED HOMES

Las Colinas
Prado
Serra
Sendero
Las Ventanas