

CHAPTER 49

EXTERIOR MATERIALS

49.01 Purpose and Intent. The provisions of this regulation apply to the exterior finishes of buildings and structures within the jurisdiction of the Protective Covenant. This regulation is established pursuant to authority described in the Governing Documents, including: The Preamble; Article III, Section 1 [Paragraph 46 through 50]; and Article IV, Section 28 [Paragraph 153 through 160] of the Protective Covenant.

The Protective Covenant Paragraph 155 states: “Materials, color and forms must be used honestly, actually expressing what they are and not imitating other materials (such as tin, tile, wood, and sheet metal, shamming stone, etc.), as for instance, wood being treated frankly as wood and not in imitation of stone, wherever it is used.” Exceptions are simulated fire proof shake and shingle roofing materials, approved on a case by case basis by the Art Jury. Further, Paragraph 159 states “Materials: Plaster, adobe or stucco exterior wall surfaces of a durable construction or concrete, stone or an artificial stone approved by the Art Jury are to be preferred”

49.02 Exterior Materials (Proportion, Scale, & Material Variation). Well-proportioned and properly scaled buildings may use varied exterior finish cladding to articulate façades. Up to three exterior wall finishes may be proposed for a residence and accessory buildings provided, they emphasize simplicity and are harmonious in proportion, color, pattern and texture.

Where differing materials are proposed to abut one another at a change in wall-plane, they shall only be approved at “interior” corners.

49.0201 Natural Stone. Whether rectangular or random in shape, when used as an exterior wall finish natural stone shall be installed in a pattern that generally reads as horizontal and appears self-supporting. When applied at outside corners, stone cladding shall express mass and shall be: a) “back-cut” to wrap the corner, b) of adequate thickness to lap abutting stones or, c) include blended mitered corners with no discernable joint. (Exposing thin veneers or visible mitered corner cuts shall not be approved.)



EXAMPLE OF BACK-CUT STONE

A proposed stone sample shall be installed in the field for Art Jury review (along with all other proposed finishes), prior to Final Material approval and installation. Samples must include a representative lay-up method and pattern including stone size, shape, color, and grout color and treatment (if any). See Exhibit A for general examples.

49.0202 Composite Stone. Composite stone materials are acceptable if specifically approved by the Art Jury. A proposed stone sample shall be installed in the field for Art Jury review, under the same protocol as natural stone (referred to in Section 49.0201 above).

49.0203 Wood Cladding. Treated natural wood ~~board and batten~~ exterior siding is allowed as an exterior material provided it meets specific County of San Diego and Rancho Santa Fe Fire Protection District requirements as an approved Fire-Retardant Material for exterior walls.

New Language removing all limitation on the use of wood and fiber cement (Hardie board) products

49.0204 Fiber Cement Use of Fiber Cement product for exterior siding is allowed as an exterior material provided it meets specific County of San Diego and Rancho Santa Fe Fire Protection District requirements as an approved material for exterior walls.

49.0204 Stucco Plaster. Stucco (integral color or painted), shall generally be light in color and value including earth tones, and shall be in harmony with the surrounding environment and neighborhood context, in the opinion of the Art Jury.

Permitted stucco finishes and installation shall include: smooth steel-troweled color coat over a flat or undulating brown coat (“Santa Barbara Finish”); smooth color coat with subtle “cat face”; hand-floated “sand finish” (“Mission Finish”); and paint or color brush coat over a flat or undulating brown, or smooth coat. See Exhibit A for examples.

When stucco is applied, the use of sharp corner screeds at building corners, parapet walls, and site walls is not permitted. A “softer” stucco corner “appearance” is preferred. See Exhibit A.

In all cases the Art Jury must review a field-installed (4’ x 4’) stucco sample, indicating color, texture, movement, and appearance before final stucco color and finish is approved. (Samples of all other exterior color and materials shall be reviewed at the same time.)

49.0205 Concrete. Concrete may be used as an exterior material, provided its color, texture and proportional use is appropriate and in harmony with the overall design in the opinion of the Art Jury.

49.03 Roofing Materials.

49.0301 Proposed Roofing Material / Field Sample Installation and Review. After framing and before final Art Jury “materials approval”, a representative sample of the proposed

roofing material and installation method (4'x 4'), shall be provided in the field (with all other proposed exterior building colors and materials), for Art Jury Review.

49.0301 Clay Tile. Two-piece clay tile roofs are an important characteristic of the Rancho Santa Fe community. Installation of two-piece clay tile roofs shall include a minimum of 20% “mudded” booster tiles. If a blend of clay tile is proposed, color variation shall be subtle and harmonious. Sharp contrast in tile color (e.g., “checkerboarding”) is not permitted. Rake tiles, (if used) should not feature a tile blend but rather the predominant tile color. (“S-type” clay tile installation is not permitted; refer 49.0304 and Exhibit A)

49.0302 Wood. Wood roofing products will not be considered by the Art Jury unless specifically pre-approved as an acceptable Fire-Retardant Roofing Material by the County of San Diego and the Rancho Santa Fe Fire Protection District.

49.0303 Concrete and other Class “A” Simulated Shingle & Shake Type Roofing. Proposed shingle and shake “type” roofing, shall be reviewed and approved by the Art Jury on a case by case basis, to determine appropriateness of color, texture, appearance and scale.

49.0304 Excluded Roofing Materials & Systems. Specific exclusions are: standing-seam and or sheet applied metal roofing; “S-type” clay tile systems; slate tile and asphalt/composition shingles or sheet materials. (Note: Class “A” torch-down, mineral coated sheet material and qualifying Title 24 “cool-roof installations” maybe used for flat or minimally sloped roofs only when, parapet walls and or, adjacent sloped roofs screen and preclude viewing.)

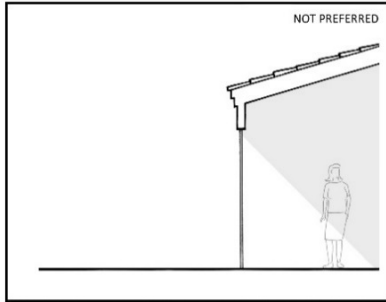
49.04 Exterior Glazing / Windows and Doors. Reflective, mirrored, or dark-tinted glazing is not permitted.

49.0401 Window and Glazed Door Materials. Wood, wood with metal-cladding, painted steel and or, bronze is permitted for frames, sash, stiles and rails. Vinyl, frameless plate glass and exposed raw-reflective aluminum frames etc. are not permitted.

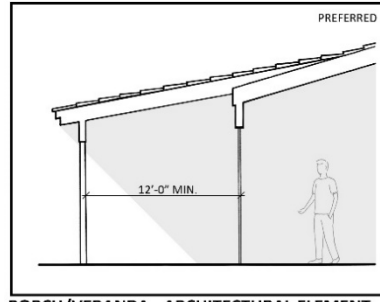
49.0402 Window & Door Installations in the Wall Plane. In order to express mass and strong shadow line, the exterior face of window and door frames shall be recessed a minimum of 2-inches from the finished exterior wall surface.

49.0403 Maximum Allowed Glazing of each Exterior Elevation. Glazed areas of up to 50% of each exterior elevation (ex. North, South, East and West) may be considered by the Art Jury.

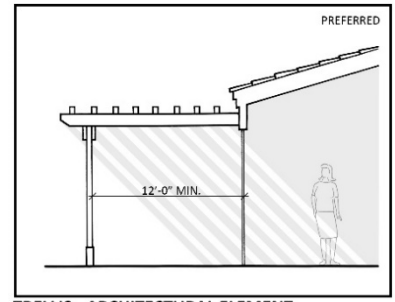
49.0404 Large Linear Glazed Openings. Where a large linear opening (or arrangement) is proposed, with multiple or repetitive glazed windows and or door units, it must be flanked by a covered porch, corridor, veranda, trellis or pergola, which shall project a minimum of 12-feet beyond the finish face of the glazed wall surface and, adequately shade and screen the glazing, to the satisfaction of the Art Jury. **There shall not be more than a 30-foot uninterrupted length of glazing on any elevation**



FLAT BUILDING FACADE WITH LARGE GLAZING



PORCH/VERANDA - ARCHITECTURAL ELEMENT
ADDED TO GLAZING OVER 50%



TRELLIS - ARCHITECTURAL ELEMENT
ADDED TO GLAZING OVER 50%

PROPOSED

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Exhibit A

Natural Stone



Stacked rectangles (un-grouted)



Irregular shapes and color (grouted)



Random (small rock as grouting)

Stucco Plaster



Santa Barbara (steel troweled)



Painted (sand finished)



Brush Coat (over brown coat)

Roof Tiles



2-piece (20% mudded booster tile)



Subtle color variations



S-type tile (not allowed)