



Hiddenbrooke

Design Guidelines

for

**Homebuilders
and Homeowners**

at

HIDDENBROOKE

Vallejo, California

May 1999

FINAL DRAFT



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Introduction

Hiddenbrooke is planned as a cohesive, high identity country club community made up of individual neighborhood developments and custom homes. Through the use of a winding Arnold Palmer Signature 18-hole golf course, entry statement, strong common facility architecture, hardscape and landscape, and through refined architectural design of individual homes, *Hiddenbrooke* is intended to achieve a memorable identity and image.

These Design Guidelines will assure that neighborhood builders, as well as custom home builders and individual homeowners, have the guidance to carry out this concept for home construction and landscape installation, as well as, future improvements.

A Hiddenbrooke Architectural Review Committee (H.A.R.C.) has been established to review and approve development plans and ensure that they comply with the goals of the overall project as stated in this document. All development plans must also comply with setback and other standards established for *Hiddenbrooke* by the H.A.R.C. and the City of Vallejo through the Hiddenbrooke Specific Plan, as well as, all applicable building codes. Any variances from these standards will be reviewed by the H.A.R.C., and approved or denied based on the goals of the overall project.

In Chapter 6, at the end of this document, is an overview of the process for a developer / homebuilder to obtain Hiddenbrooke Architectural Review Committee (H.A.R.C.) approval to build and/or landscape a home at *Hiddenbrooke*. Please contact the Architectural Review Committee to obtain the current procedures outline for all lots detailing application procedures, timing, and fees. Only after review and acceptance by the H.A.R.C. can a developer/homebuilder proceed to obtain required approvals and building permits from the City of Vallejo. Example H.A.R.C. forms are found in the Appendix.



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Neighborhood Identity

Hiddenbrooke is currently organized into a variety of neighborhoods. Individual neighborhoods are encouraged to be built with a unified theme or character. When points of entry allow, the development of neighborhood gateway monuments to give each its own identity is encouraged (subject to review by the H.A.R.C. and the City of Vallejo).

Hiddenbrooke maintains flexibility in regards to specific development standards. Merchant builders are encouraged to explore creative housing concepts and present those concepts to the H.A.R.C. and unit plan review process.



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Goals

In order to achieve a memorable image and identity at *Hiddenbrooke*, we ask that you and your architect adhere to the following architectural and landscape goals. We feel that given the broad range of vocabulary available within these guidelines, along with suggested options, lot owners, custom builders, as well as merchant home builders, will have the guidance to carry out these concepts.

- Goal #1* To ensure that the individual neighborhoods and homes enhance and complement the overall community identity while expressing their own high quality individuality.
- Goal #2* To ensure a coherent hierarchy to the streetscape at *Hiddenbrooke*.
- Goal #3* To ensure that, where publicly visible, individual homes settle gracefully into their sites.
- Goal #4* To ensure that landscape, fencing, hardscape and other site design elements enhance the overall quality of the community and, where appropriate, ease transitions to neighboring properties, the golf course, and adjacent open space.
- Goal #5* To create individually identifiable neighborhoods within the overall *Hiddenbrooke* community.
- Goal #6* To ensure excellence in architectural design.