

**EXHIBIT "B"**  
**Architectural Standards**

- A. **APPROVED ARCHITECTURAL STYLES.** The following is a list of architectural considerations that are considered to be in harmony with Eastbluff.

**Homes and Accessory Dwelling  
Units**

**1. Architectural Character**

The proposed improvement must be compatible and in harmony with the architectural characteristics of the neighborhood. In this regard, the following types and styles of housing and housing elements are discouraged:

- (i) Mediterranean, Tudor, Country French, and period type housing.
- (ii) Large two-story arched entries and colonnades.
- (iii) Flat roof designs and mansard roofs.
- (iv) Major "turret" type elements.
- (v) Large expanses of glass on the street elevation.

**2. Scale**

The size of the proposed improvement should relate well to adjacent structures and its surroundings.

**3. Color**

Color may be used to soften or intensify visual impacts. Roofs, trim, and other parts of an addition should match or be compatible with the color of the existing house.

**4. Materials**

Continuity is established by use of the same or comparable materials. The applicant should be sensitive to ensuring that the materials being used work well in combination and are compatible with surrounding homes.

**5. Roofs**

The predominant roof forms shall be hip or gable with pitches from 3:12 to 7:12. Dormers and "broken- up" roofs shall be limited to those required to express the overall plan of the house and in all cases must be compatible and in harmony with neighboring homes. Roof overhangs must be in proportion to the dwelling and with a minimum dimension of at least 12 inches; (larger overhangs are recommended.)

**6. Two-Story Wall Surfaces**

Two-story wall surfaces should be broken-up to eliminate the flat appearance of the wall plane. Suggested methods are:

- a. Horizontal trim member at mid-height.
- b. Balcony or other projection.
- c. Change of plane between first and second story.

E. **SPECIFIC DESIGN CONSIDERATIONS**

1. **Accessory Dwelling Units.** Accessory Dwelling Units shall comply with State law, City zoning ordinances and the following standards:
  - a. Attached Accessory Dwelling Units shall be limited to a maximum of fifty (50) percent of the floor area of the primary dwelling.
  - b. Detached Accessory Dwelling Units shall be limited to a maximum of twelve hundred (1200) square feet.
  - c. In no event shall there be more than one (1) Accessory Dwelling Unit on a Lot.
  - d. Accessory Dwelling Units shall be fully enclosed, have sanitary facilities, cooking facilities and a separate entry from the primary dwelling.
  - e. The entry (walkway / pathway) for the Accessory Dwelling Unit must be from the same street as the primary dwelling. Side street or rear street ingress and egress is not permitted. Ingress or egress across or over an easement or Association maintained slope is not permitted.
  - f. Accessory Dwelling Units shall match the primary dwelling in design, architectural character, color and materials
  - g. Accessory Dwelling Units shall not exceed the maximum height of sixteen (16) feet and shall comply with the minimum setback requirements of the primary dwelling unit.
  - h. Accessory Dwelling Units may not interfere with, affect the drainage of or be placed on or over easements and Association maintained slopes.
  - i. Accessory Dwelling Units are to be located so as to minimize the impact to adjacent Lots.
  - j. If required by City ordinance, off street parking will be accommodated in an enclosed garage or a parking pad. Landscape screening may be required to screen the parking pad from the street.
2. **Air Conditioning Units and Swimming Pool Equipment.** Air conditioning units and swimming pool equipment shall meet the requirements of the City of Newport Beach. Such units are discouraged in the side yard of any home where minimum side yard setbacks at the same grade are located adjacent to each other.
3. **Chimneys.** Chimneys may not exceed the maximum height established by the City's building code. The exterior dimensions of a chimney should not exceed a size that causes an unreasonable view obstruction.
4. Chimney flashing shall be colored to match the integral or applied color of the chimney.
5. **Decks.** Decks are an extension of the house and thus have a significant impact on its appearance. Decks may also affect the privacy of adjacent properties. Decks shall be treated with a finished walking surface (no gravel) and should be



10. **Garages.** There shall be a minimum of two garage spaces provided for each house. Garages should be used for parking, not business or storage, or any other non-residential purpose (Please refer to CCR'S, Article IX, Sections 2, 4, and 5.). Garage Doors should be architecturally harmonious with the dwelling unit. Metal garage doors are discouraged.
11. **Heights.** No dwelling shall exceed the maximum height permitted by the City of Newport Beach.
12. **Junior Accessory Dwelling Unit.** Junior Accessory Dwelling Units shall comply with State law, City ordinance and the following standards:
  - a Junior Accessory Dwelling Units shall be limited to a maximum of five hundred (500) square feet.
  - b In no event shall there be more than one (1) Junior Accessory Dwelling Unit on a Lot.
  - c A Junior Accessory Dwelling Unit shall be fully enclosed, have a separate entry from the primary dwelling unit, have an efficiency kitchen and access to sanitary facilities in the primary dwelling or its own sanitary facilities.
  - d The entry (walkway / pathway) for the Junior Accessory Dwelling Unit must be from the same street as the primary dwelling. Side street or rear street ingress and egress is not permitted. Ingress or egress across or over an easement or Associated maintained slope is not permitted.
  - e Junior Accessory Dwelling Units shall match the primary dwelling in design, architectural character, color and materials.
  - f The garage door shall be removed and replaced with materials, windows and doors to match the primary dwelling.
  - g The Committee may require the removal of part or all of the existing driveway to allow landscape to screen and soften the appearance of the structure. In no event will a driveway remain in place that will result in a parked vehicle blocking City sidewalks and drive aprons.
  - h Junior Accessory Dwelling Units may not interfere with, affect the drainage of or be placed on or over easements and Association maintained slopes.
  - i Junior Accessory Dwelling Units are to be located so as to minimize the impact to adjacent Lots.
13. **Patio Structures, Sun Shades, Trellises and Gazebos.** Such structures shall be of wood construction only with the exception of vertical support elements, which may be of metal. Such structures shall generally blend with or match existing roof. Height and placement of such structures shall not obstruct neighbor's view. Exposed surfaces shall match or harmonize with the existing colors of the house. No objects such as urns, pots, planters, etc. shall be placed on top of any such structure. All such "adornments" shall be located under, around or suspended within the structure.
14. **Satellite Dishes.** Per the regulations of the Federal Communications Commission,