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**Note 1:** All windows and doors on all sides of the home are required to be trimmed. This includes all overhead garage doors. “Refer to Exterior Trim Application Guide for further details on installation requirements.”

**Note 2:** It is the long-standing intent at Fallbrook, that each residence be as street friendly as possible. To encourage this, floor plans that include regularly occupied rooms facing the street with windows are strongly preferred. Bedrooms, bathrooms, closets, garages or spaces requiring a high degree of privacy are not considered “regularly occupied” and should be placed toward the back of the house. “See Floor Plan Development Guide”

**Note 3:** On walkout lots, broad areas of the rear elevation which extend un-interrupted, for three floors are discouraged. Work with the homes massing and roof lines to minimize and eliminate tall vertical sections of exterior walls. Use covered decks, window shading protections, and material transitions to reduce the visual scale these occurrences.

**Note 4:** The sides of any street exterior concrete steps greater than 3 risers to the porch slab, need to be enclosed and concealed fully by stone or masonry “cheek” walls. These side walls should be constructed in a manner and in a material consistent and compatible with the design of the home. The application of the policy will be reviewed on a case-by-case basis for instances where there is significant grade falling away from the house.

**Note 5:** The minimum ceiling height for the main floor of any home shall be 9 feet.

**Note 6:** Sets of completed construction drawings for each home must be authored by a licensed architect. It is permissible for plans to be prepared by non-licensed persons provided they are done under the supervision and direction of a licensed professional. The architect responsible and their contact information must be clearly indicated in the title block.

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## General Notes

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