



Gray's Crossing

Amendments to Design Guidelines adopted January 16, 2014

- xi Strike the sentence which states that “A separate Guideline document has been issued for Gray’s Crossing – The Bluffs that address the neighborhood on the westerly side of 89/267.”
- 1-6 1.3 Third Bullet Point to read: “Emphasis is placed on well-proportioned, hand-crafted detailing. Custom detailing provides each Residence with a unique and identifiable personality.
- 1.3 Fourth bullet point to read: Roofs have simple forms with deep overhangs that provide shade at windows, entries and porches.
- 2-4 2.2.3 First sentence to state that “In accordance with the Gray’s Crossing Specific Plan standards, the maximum Site Coverage for each Homesite is 40% of the Homesite Area.”
- 2-7 2.4 Fifth Bullet Point to read: “Grading may not extend outside of the Improvement Envelope with the exception of that associated with driveways, minor paths, utility improvements, and small rainwater gardens.”
- 2-12 Add bullet point which reads: “Driveway planting with regard to retaining walls should reference figure 2-6.”
- Graphic 2-6 to change 3:1 max slope notations to read “2:1” in both locations.
- 2-14 First sentence to read: “Naturalistic looking rainwater gardens may be utilized to promote on-site infiltration of rainwater and to minimize offsite sheet drainage.”
- 2-17 Second bullet point to read: “Fences used for pet enclosure areas may be a maximum of 6 feet. Fence shall be located and designed to be minimally obtrusive and utilize materials that visually recede into the landscape.
- Seventh Bullet Point to read: Dog runs are to be attached to the Residence and are not to exceed 400 square feet in total area.
- Eighth Bullet Point to read: “Pet enclosures must occur within the Improvement Envelope and are not be visible from the Golf Course.
- 2-22 Ninth Bullet Point to read: “Where tree removal is required, mitigation shall be required on a 1:1 basis, subject to the remaining trees on site.”
- Tenth Bullet Point to read: “Homesites with few to no trees shall incorporate new tree plantings to enhance existing landscape patterns.”
- 3-1 Strike second sentence of first bullet point.

- 3-5 Strike section 3.2 and replace with sentence that reads: “Buildings are to reflect the scale and drama of their mountain setting, have large sheltering roofs clearly supported by vertical and horizontal structural elements such as beams, columns, and stone piers that reflect a scale of the heavy loads they support.”
- 3-11 Strike the word “gable” in both locations, and strike last sentence.
- 3-12 Second Bullet Point to read: “Express roof structural elements, regardless of the structure used, through the use of traditional trusses, braces, brackets, outlookers, ridge beams and column spacing where they are needed to keep the appearance of unsupported spans and cantilevers consistent with the structural properties of the visible members.”
- 3.5.1 Strike first bullet point.
- Third bullet point to read: “Roofs are to have large overhangs (example 30-36”) that reduce glass reflexivity, offer protection at outdoor patios, decks and terraces and provide summer shade while still allowing for penetration of winter sunlight. Consider variation in the eaves and rakes as appropriate for the design expression.”
- 3-13 3.5.2 First Bullet point to read: “Approved roof materials include:
- Natural or simulated slate
 - Architectural grade composition shingles, minimum 40year grade.
 - Standing seam metal roofs, including copper and terne metal, with natural patina and manufacturer applied painted metal
 - Modified bitumen torched down when not visible from Golf Course, street, or adjacent Homesite.”
- Strike Third Bullet point.
- 3-15 3.5.5 First Bullet Point to read: “Chimneys are to be finished with stone to match that used elsewhere on the building. Rusticated metal treatments and wood may be considered by the Committee on a case-by-case basis.”
- Second Bullet Point to read: “Chimney caps are encouraged.”
- Third Bullet Point to read: “Flues and vents are to be consolidated to minimize roof penetrations.”
- 3-16 3.5.6 Second Bullet Point to read: “Gutters, downspouts and flashing are to be fabricated from raw copper or painted metal designed to withstand impacts of ice and snow.”
- Strike 3.5.7 Fifth bullet point.
- 3-17 3.6 Strike “wood and indigenous stone” from first objective sentence and strike second objective sentence.

Second Bullet Point to read: ‘Where changes in wall material occur, there is to be a clear break in the surface plane with a minimum offset of six inches. (Example: wood transition to a stone base.)

New Third Bullet Point: “Materials are to be consistently applied to all building elevations.”

New Fourth Bullet Point: “Provide a substantial trim between siding and foundation.”

- 3-18 First bullet point to read: “The use of stone is strongly encouraged to define full height, three-dimensional elements, such as entries and singular “pop-out” rooms or room sized volumes or wainscoting.”

Strike second bullet point.

Fourth bullet point to read: “Stone is to turn corners and return to inside corners, and may not be used only on one wall façade.”

Sixth bullet point to read: “Stone walls are to flare out at the bottom at corners, columns and other prominent areas.”

- 3-20 Second bullet point to read: “concrete foundation walls are to be crafted, textured, stained, and/or combined with native rock at their bases to anchor the building to the site.”

- 3-21 “Appropriate wood wall treatments include:

Shake and Shingles
Timber with chinking

Board and Batten
Timber framing”

Board and Board

Strike third bullet point.

- 3-22 3.6.4 to read: “Metal siding may be used in a limited manner to accent building forms. When used, metal materials are to have a natural patina appearance.”

- 3-23 Strike first objective

- 3-24 Strike second bullet point.

Fourth bullet point to read: “Windows in stone veneer are to be supported by deep lintels and set on deep stools and constructed of rough-sawn hand-hewn wood or cut stone, or steel.”

Strike seventh bullet point.

Strike tenth bullet point.

Eleventh bullet point to read: “Windows and doors are to be metal clad wood with an approved color/finish.”

- 3-25 Strike first bullet point.

Strike third bullet point.

- 3-26 Fourth Bullet Point to read: “Garages are to be subordinate to the home itself, setback from the main house façade and oriented facing away from the street to the best extent possible.”
- 3-28 Third Bullet Point to read: “Porches and decks are to have a minimum depth of 6 feet and an appropriate length for its intended use, as well as its proportion to the building mass it adjoins, often with deep, overhanging roofs to provide weather protection.”
- 3-30 Third Bullet Point to read: “Building foundations are to merge with the topography to appear as if the foundation is growing out of the site and supporting the building mass above.”
- 3-32 3.11.1 Third bullet point to read: “Wood is to be treated or stained to let natural grains show through.”
- 3.11.2 First Bullet Point to read: “Roof colors are to be variegated greens, dark grays and or browns. Roof treatments are to be rich in texture rather than “flat”.”
- 3.11.3 To read: “Trim and detail colors are to be subtle variations of exterior wall colors.”
- 3-34 Second Bullet Point to read: “Custom wood detailing is encouraged to create rich, distinctive buildings.”
- Strike third bullet point.
- 4-1 Final Paragraph to read: “Owners are to encourage their Architects and Landscape Architects to incorporate Green Design methods in their work. Measures described in these Guidelines may be required by the minimum standards of the Town of Truckee and/or the California Building Code. By incorporating concepts described in this chapter, Owners actively promote an attitude and trend towards stewardship and respect for the land and environment.”
- 4-2 Delete entire section 4.2 (list of requirements)
- 4-3 Continue deletion of section 4.2
- Renumber new section 4.2 Design Intentions
- 4-4 Renumber section 4.3 and 4.3.1
- 4-5 Strike last sentence.
- 4-8 Renumber section 4.5 Window Selection and change “required” to “strongly encouraged and end of first sentence.
- Strike first sentence of first bullet point.
- Delete Chart.

4-9 Renumber section 4.6 Insulation

Replace “required” in first bullet point, first sentence with “encouraged.”

Strike second bullet point.

4-10 Renumber section 4.7 Heating and Ventilation

First Bullet Point, First Sentence to read: “Use duct mastic on all duct joints.”

4-11 Renumber 4.8 Paints and Stains

Renumber 4.9 Flooring

4-12 Renumber 4.10 Paving and Hardscape

4-13 Renumber 4.11 Landscaping

Second sentence to read: “Use drip irrigation systems rather than standard sprinkler systems for all planting areas, with the exception of turf areas.”

4-14 Change “required” to “encouraged” in first sentence.

4-15 Renumber 4.12 Lighting

Strike Second bullet point.

7-4 7.7 change to read: “Daily working hours are limited to Monday through Friday 7:00am-6:00pm. Saturday hours are from 9:00am-4:00pm. However, Saturday construction on sites within 300 feet of an occupied Residence is limited to indoor work. Construction Activity is not permitted on Sundays or national holidays. Construction hours may be revised at the discretion of the Committee or the Town of Truckee.”

Amendment adopted December 1, 2016:

7-4 7.7 change to read: “Daily working hours are limited to Monday through Friday 7:00am-6:00pm. Saturday indoor work only 9:00am-4:00pm with no machinery operating outside. (Home must be fully enclosed with walls, roof, doors and windows to qualify for Saturday work. Please contact DRC Consultant to be approved for Saturday work). No work on Sunday or national holidays.”
A list of observed holidays is available on the owner’s website.