

DESIGN GUIDELINES

Introduction

The University Hills Design Guidelines provide general criteria for architecture, landscaping, entry monumentation, walls and fences, and other design elements in order to ensure a high quality development and strong community character. The overall goal of these Design Guidelines is to create an attractive and distinct community within the City of San Bernardino.

It is important to note that these Design Guidelines are not intended to be strictly enforced but instead are general and illustrative, to be used to evaluate development proposals. However, every development within University Hills must incorporate the particular attention to detail reflected in these guidelines and the intent of these guidelines must be met in order for a project to be approved.

The Master Developer will establish a Design Review Committee (Committee) to ensure that the quality design envisioned in the Specific Plan is carried out throughout the development. All applicable proposals in University Hills will be reviewed by the Committee for consistency with these Design Guidelines. Further discussion on the Committee can be found in Chapter 6, *Implementation*.

Format

The Design Guidelines are arranged to first address aspects at the community-wide level and then at the project level. The community-wide design guidelines address the layout and design of the community and landscape and streetscape treatment. At the project specific level, the guidelines address building details such as orientation, massing, and architectural treatment.



Bioswales have been designed throughout University Hills to aid in stormwater infiltration.

Community Wide Design Guidelines

Community structure guidelines apply to University Hills as a whole. They are intended to create a strong community identity through the use of consistent streetscape, entry monumentation, landscaping, and lighting elements.

Landscape Theme

The University Hills landscape has been designed to encompass the natural beauty of the surrounding environment and elements of sustainability. Plant materials have been chosen based on the area's environmental conditions as well as the aesthetics they will bring to the community. The landscape is designed to enhance the walkability of the community by leading residents to parks, open space, and community gathering areas. The Conceptual Landscape Plan for University Hills is shown on Figure 4-1.

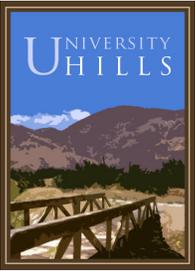
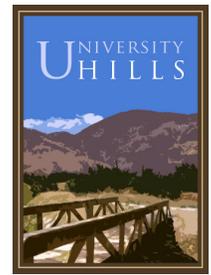


Figure 4-1 Conceptual Landscape Plan

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Entries and Monuments

The character of the community and neighborhood entries should be simple and restrained according to an identifiable hierarchy within University Hills. Entries and monuments are intended to enhance the community architectural theme and provide community identity.

The entry treatments described below provide the desired quality of the entry and monument types. Conceptual locations for entry monuments within University Hills can be found on Figure 4-1. The exact design, configuration, and content of each will be determined in detailed site plans at the tract map level.

Primary Entry Monumentation

Primary entry monuments are the most prominent entries into University Hills and represent the most significant design treatment. Primary entry monuments are provided at two key locations: along Campus Parkway and Little Mountain Drive. Primary entry monuments will be provided on one side of the roadway. The landscaping at the primary entry, in concert with the signage, lighting, and hardscape elements, will form the scenic gateway into University Hills.

The monumentation should incorporate distinctive signage, attractive landscaping, and distinguishing elements. These may consist of a stone veneer wall and landscaping that includes a large specimen tree. Please see Figure 4-2 for primary entry monument concepts.

Secondary Entry Monumentation

In addition to the primary entry monuments, University Hills will feature smaller monuments intended to announce a transition between residential neighborhoods or provide visual interest along a street or intersection.

Secondary entries should consist of small-scale pilaster monuments in distinctive landscaped areas behind the sidewalk. Secondary entries should reflect the character and materials of the primary entry monument using trees, shrubs, groundcover, signage, and lighting. Please see Figure 4-3 for a neighborhood entry conceptual illustration.

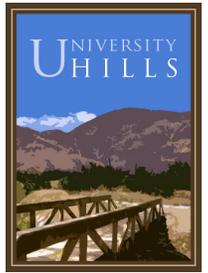
Neighborhood Markers

Neighborhood markers identify individual residential neighborhoods and major recreational amenities at significant intersections. Neighborhood markers may be decorative walls or pilaster monuments set in distinctive landscaped areas behind the sidewalk to improve intersection visibility and provide a visual cue to help identify the community. The materials and signage will reflect the character and materials of the primary and secondary entry monuments and shall be consistent throughout the community. Please see Figure 4-4 for a neighborhood marker conceptual illustration.



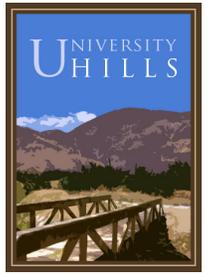
Neighborhood entries should use natural materials and reflect the design of primary entries.

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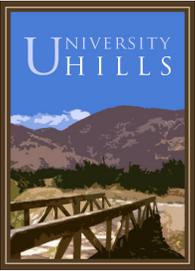
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Figure 4-2 Primary Entry Conceptual Illustration



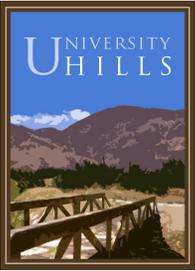
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Figure 4-3 Secondary Entry Conceptual Illustration



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Figure 4-4 Neighborhood Marker Conceptual Illustration



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Pedestrian and Bicycle Connectivity

- Pedestrian and bicycle routes along roadways should incorporate pedestrian amenities such as benches, bike racks, shade structures, and lighting where appropriate.
- Pedestrian connections should link residential neighborhoods with recreation areas.
- Bike racks should be located at strategic points throughout the open space system, such as playgrounds, parks, and other recreational amenities, to encourage nonvehicular circulation.
- Trails should be clearly marked with consistent signage and well lit with bollard lighting as appropriate.



Create a pedestrian-friendly environment at University Hills.

Landscaping

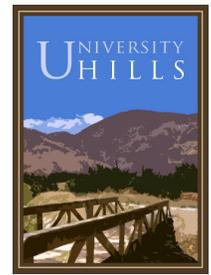
Landscape within University Hills will be planted with combinations of evergreen and deciduous canopy trees with flowering evergreen shrubs and groundcovers. It is intended that the landscape provide a theme and continuity throughout University Hills, enhance desirable views, screen undesirable views, beautify and control erosion of graded slopes exposed to public views, preserve existing landscape material (whenever possible), and enhance interfaces between graded and natural open space areas. Conceptual landscaping for roads within University Hills can be found in the typical street cross-sections and plan views that are illustrated in Figures 3-2 through 3-9 in Chapter 3.

- Streetscape elements, such as landscaping, lighting, street furniture, and signage, should create an attractive, consistent, and cohesive community image.
- Streetscape elements, such as lighting, landscaping, and street furniture, should complement the surrounding architectural styles.
- Special patterned paving should be provided at important intersections and trail crossings within the Specific Plan area.
- All landscaping shall comply with the approved trees, shrubs, and groundcovers listed in the Landscape Plant Palette, Tables 3-8 and 3-9, and the fire protection plan in Chapter 3.
- Landscaping along major roadways and at project entries should be tasteful and consistent to create an attractive and cohesive community identity. Formal plantings of nonnative species may be used at key entries and intersections to highlight these areas.



Landscaping in the community development should be thoughtful and cohesive.





- Water usage should be minimized through the planting of native and low-water species and the utilization of water-efficient and drip irrigation systems.
- As practical, use medians and parkways for water treatment and to reduce runoff.

Walls and Fences

Walls and fences within University Hills will predominantly be located around the perimeter boundaries of each residential planning area where it interfaces with open spaces, roads, parks, or off-site land uses. The walls and fences throughout University Hills are major visual elements and shall be carefully designed to complement the overall community theme.

- Solid walls and fences should not dominate the street scene. They should only be used when necessary for noise attenuation, privacy, and shielding of incompatible adjacent uses.
- Wall faces that are visible to the public should be constructed of attractive materials and finished with architectural detailing or articulation. The incorporation of high quality materials and surface articulation are strongly encouraged. Walls and/or wall surfaces not visible to the public do not need the same high level of detail.
- Pilasters should be incorporated into wall design, especially at entries and important community intersections. Pilaster placement shall conform to the City of San Bernardino Municipal Code.
- Trees, vines, and landscaping should be used to soften the visual appearance of the walls.
- Where solid walls are necessary, split-face block, stone, or materials with similar visual qualities should be used.
- Long, monotonous walls are to be avoided. Walls should be modulated with breaks, recesses, and offsets, especially at entries and important intersections. Long walls should be made more attractive and visually interesting through the incorporation of surface articulation and pilasters.
- View fences provide a visually attractive alternative to solid walls and fences. They allow for safety and privacy while preserving views and creating a more visually appealing neighborhood. View fences should be used instead of solid walls when feasible, especially when facing onto parks and trails.
- View fences should incorporate visually attractive materials such as tubular steel, decorative metal, and/or stone (or faux-stone). Glass or acrylic panels are not permitted. If the site conditions permit, the first



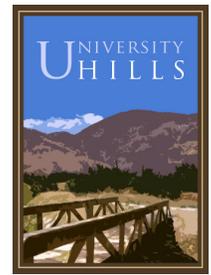
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two to three feet of a combination view fence shall be a concrete block wall, with the base portion of the wall being split-face block, stone, or materials with similar visual qualities.

- Thematic fencing (e.g., split-rail fencing constructed of woodcrete) may be used as a separation between decomposed granite paths adjacent to roads. These instances shall be evaluated on a case-by-case basis by the governing agency. Thematic fencing should be three to four feet high, depending on slope and site conditions.



Lighting

Lighting within University Hills is intended to help define vehicular and pedestrian circulation patterns, provide safe pedestrian movement, distinguish community entries and activity areas, and contribute to the overall landscape theme of the community. The goal is to provide a sense of place by varying fixtures and illumination levels. Due to the proximity of University Hills to the planned CSUSB observatory at Badger Hill, the use of lighting within the community shall not be excessive.

- Lighting along alleys within individual residential projects may develop unique lighting standards, provided that the selected lighting fixture style is used consistently throughout the project, and is complementary to the style selected for the University Hills community as a whole.
- Attractive and consistent lighting elements should be provided along roadways within the neighborhood. The height, brightness, and spacing of the lighting elements should be appropriate to the scale and speed of the roadway.
- Lighting fixtures should be compatible with the architectural styles of surrounding buildings and yet consistent throughout the community.
- Entry areas (both pedestrian and vehicular), the clubhouse, and highly used recreation areas shall be creatively lit to develop a sense of place and arrival.
- All exterior lights shall be shielded and focused to minimize spill light into the night sky or adjacent properties.
- The lighting concept of the entry monuments is to illuminate the sign graphics and gently wash the site elements, walls, and pilasters with light.
- Lighting standards should be consistent with City safety and illumination requirements for rural areas.



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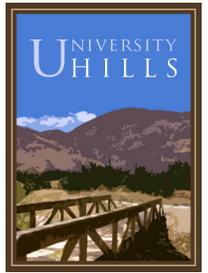
- Wall-mounted lighting fixtures shall be selected according to the individual style of the building.
- Exterior lighting on homes should be set to automatic timers.
- Provide low-contrast lighting, and use low-voltage fixtures and energy-efficient bulbs, such as compact fluorescent (CFL) and light emitting diode (LED) bulbs.
- Refer to *Chapter 5, Sustainability Guidelines*, for additional standards and guidelines pertaining to lighting within University Hills.

Recreation Areas

- Recreation and open space areas should be designed to accommodate the needs of different ages and abilities.
- Canopy trees should be used to provide shade. Informal groupings create visual interest and are encouraged.
- Ample outdoor furniture should be provided. This furniture should match the surrounding architectural styles, materials, and colors.
- A combination of hard and soft paving may be used depending on the function of the recreational amenity.
- Active areas may utilize turf, grasses, and ornamental plantings. Passive areas should primarily be composed of drought-tolerant species.
- The clubhouse and other common buildings should exhibit a high level of quality and attention to detail on all visible sides of the building.

Slopes

- Grading shall comply with the City of San Bernardino Grading Ordinance.
- Cut-and-fill earthwork should be balanced within each project.
- Where feasible, grading shall be minimized by following the natural ground contours.
- Man-made landforms shall be graded to avoid unnaturally sharp or straight edges and planes. The top and toe of graded slopes shall be rounded to avoid harsh machine-made appearance.
- Significant natural vegetation should be retained and incorporated into the project whenever feasible.



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- All graded slopes shall be stabilized and planted with the approved trees, shrubs, and groundcovers as listed in the Landscape Plant Palette.

Residential Design Guidelines

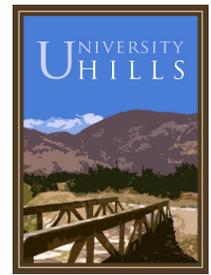
Building-level design guidelines provide important design criteria for structures within University Hills.

General

- Architectural Style
 - The massing, character, and detailing of the architectural styles should be as authentic to the selected styles as possible. However, contemporary adaptation of traditional vernacular styles is acceptable.
 - The choice of architectural expression must be derived primarily from the respective building typology (e.g., row towns, courtyard buildings, single-family homes). Architectural styles should be accurate and appropriate for the building typology. Refer to the Architectural Styles section at the end of this chapter.
 - Use architectural elements that form an integral part of the building and avoid ornamentation and features that appear to be cheap and tacked on.
- Building Orientation
 - Use residential entrances to activate the street, and utilize elements such as canopies, porches, stoops, trellises, and courtyards as transitional spaces between the private and public realms.
 - Orient buildings to face onto streets, parks, and open spaces/trails. This orientation will create more attractive, safe, and pedestrian-friendly streetscapes and public spaces.
- Variety and Aesthetic Quality
 - A variety of single-story heights and profiles should be provided while stepping back second-story massing where appropriate. Create identity and interest by varying floor plans and unit types.
 - Adjacent homes of the same architectural style should not have identical elevations or colors. Rather, a rich variety of architectural styles, elevations, colors, and detailing is encouraged.



Entrance towards green courtyard



- Porches, detailed entries, and stoops add to the character of a neighborhood and should be incorporated. These features should be varied along the street to create visual interest. If possible, these features should project forward of a front-entry garage door.
 - Entry features, such as gates, trellises, arches, and arbors should be employed to add visual interest and variety within the neighborhood.
 - Variation in floor plans, unit types, roof forms, colors, and materials adds character and visual interest to a neighborhood. Two identical units may not be placed adjacent to each other.
 - Exercise creativity and individual expression in conceiving and interpreting architectural form.
 - Apply massing breaks, such as eroded building corners and entry courts, to promote visibility and allow block transparency. Create variety in building mass by providing adequate vertical and horizontal offsets.
- Environmental Considerations
- Where possible, building articulation and form should be expressive of and driven by environmental and site conditions such as solar orientation, views, noise, prevailing winds, and local climate. Plan forms that employ features such as courtyards, plazas, and patios are encouraged.
 - Builders are encouraged to incorporate sustainable design features. Refer to Chapter 5, *Sustainability*, for more detailed guidelines



Materials, and
y features

Building Level

- Enhanced Architectural Treatment
- Enhanced architecture is encouraged for planning parcel edges along neighborhood streets and parks. Special architectural treatment, such as towers, enhanced entries and roof forms, window trim exterior details, and wall finishes, should be used at street corners and other important site locations, such as at the end of view corridors.
 - Buildings plotted at corner locations become important design features. These areas are focal points in the streetscape and as

Design Guidelines

such should be places for architectural elements such as articulation, corner glazing, color, and material accents.



Use varied setbacks, rooflines, and architectural styles to create visual interest in a

■ Roofs

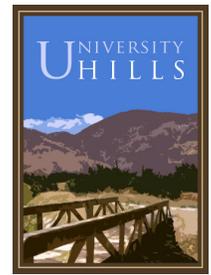
Rows of homes seen from a distance or along arterial roads are perceived by their contrast against the skyline or background. The dominant impact is the shape of the building and roofline. The building mass and rooflines should be articulated to express a variety of conditions and to minimize the visual impact of repetitious flat planes, similar building silhouettes, and similar ridge heights. This should be accomplished by designing a discernibly different roof for each home plan.

- Roof forms of each home should be appropriate to the architectural style.
- A variety of roof forms is encouraged to provide visual interest to the neighborhood and to avoid a monotonous roofline that is visible from CSUSB and surrounding residential neighborhoods.
- Overly complex and distracting roof forms are discouraged.
- High-quality composition, concrete, or clay tiles should be used in conjunction with the style of the home.
- Visually prominent skylights and roof vents are prohibited on sloped roofs facing public streets.

■ Garages

- The front elevation should focus on the home, not the garage.
- Garage wall planes on front elevations should be furred out a minimum of six inches.
- Garage door surrounds should be articulating with trellises, trim, enhanced materials, or other methods to help minimize the architectural impact of the garage door.
- Garage door appearance should be varied by using door patterns, colors, and windows appropriate to individual architectural styles.
- Multistoried “canyon-like” effect within alleys shall be avoided by providing massing and vertical and horizontal offsets of primary architectural elements and rooflines. Where possible, ground-floor building setbacks should be varied to provide modulation in the line of garage doors.

■ Colors and Materials



- Color schemes should be appropriate to the architectural style. Color should be used to add variety and richness to the architecture. Color changes should occur at inside corners only.
 - Each elevation should have a minimum of three colors.
 - Each neighborhood shall have a minimum of three different roof colors and profiles.
 - Use materials, colors, and details to enrich building character and emphasize human scale by employing rich, durable, and high quality finishes at the street level.
 - Individual single-family homes shall not have identical color schemes adjacent to one another.
 - Materials shall be fire resistant per the fire protection plan in Chapter 3.
- **Articulation and Detailing**
 - Articulate elements such as roof overhangs, canopies, and parapets to add interest to building silhouettes.
 - Varied architectural detailing and projections should be used to accentuate specific features and ensure a visually pleasing and varied experience. Architectural projections may include elements such as cantilevered massing, secondary roof changes, niches in plan, and bay windows.
 - Provide articulation and rhythm of windows, doors, and balcony openings, using a variety of devices such as canopies, awnings, or railings.
 - The inclusion of balconies is encouraged for both aesthetic and practical purposes. They are useful in breaking up large wall planes, offsetting floors, providing shade, creating visual interest, and adding human scale to a building. Balconies also provide the practical advantage of extending living areas to the outdoors and providing elevated spaces and views. Balconies should be designed as integral elements with details, eaves, supports, and railings consistent with the architectural style and other elements of the building design.
 - Trash collection, service, and loading areas must be located and designed so that service vehicles have clear and convenient access and do not block adjacent vehicular or pedestrian circulation or vehicular parking. Final location of loading/service areas will be approved by the City during the review process.

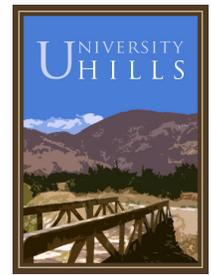


Vertical offsets of buildings help to

Design Guidelines

- Screening
 - Storage and maintenance areas and other ancillary uses shall be screened from public view whenever reasonably possible.
 - Accessory structures, such as storage areas, refuse receptacles, mechanical equipment, parking structures, backflow preventers, loading docks, security fences, and similar uses can seriously detract from the visual quality of an area. Therefore, care must be taken to minimize the visual impact of these uses through site design and visual shielding. When possible, these uses should be located away from roadways and public views, behind buildings, or in enclosed structures. Effective shielding methods include landscaping, berms, walls and fences, and ornamental screening.
 - Accessory structures should be designed to look like a continuation or extension of the primary structure. They should have architectural detailing and landscaping similar to the primary structure.
 - Any equipment mounted on the roofs shall be screened to minimize its visibility from the street.

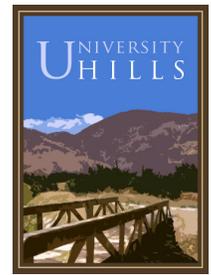
- Multifamily Residential Treatment
 - Use a variety of architectural features and detailing methods to differentiate adjacent units. Features such as articulated entry features (porches and stoops), bay windows, and chimneys are encouraged.
 - Large multiple-family dwellings should have articulated façades, including recesses and architectural detailing, to avoid a monotonous streetscape.
 - In multifamily developments, adjacent buildings should have varied setbacks, floor plans, color and material palettes, and architectural detailing.
 - In multifamily developments, the architectural building edge should be used in place of walls whenever feasible.
 - Buildings should be designed and sited with a strong physical relationship to public areas of the community.
 - Pedestrian access and connections to public sidewalks, trails, and open space shall be emphasized when developing site plans.
 - All alleys shall be designed to include landscaping at the building edges.



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- Valley gutters are not permitted within the centerline of the alley. Gutters shall be constructed along the perimeter of the alley.

Design Guidelines

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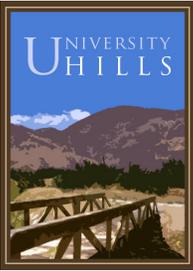
Menu of Architectural Styles

The architectural style for University Hills is not predetermined by this Specific Plan and a single style is not envisioned for the entire project. Instead, a range of complementary architectural styles may be used to create diversity and interest. The following menu provides a suggested range of complementary styles that are appropriate for the vision and types of uses and buildings proposed. Other styles may be used as long as they are compatible in terms of form, scale, and materials and are appropriate for the building type and use. The menu describes the typical elements that characterize the features of each architectural style and is intended to guide the review of projects. The menu is not an exhaustive list of required features and some variations may be used as long as the integrity of the chosen style is maintained.

Design Guidelines

Urban Contemporary Style

Style Elements	Standard
Form/Massing	<ul style="list-style-type: none">• Asymmetrical massing• Vertical or horizontal building articulation
Entry	<ul style="list-style-type: none">• Stoop entry at ground level• Recessed entry
Roof	<ul style="list-style-type: none">• Flat or shed roof• 0–24" overhangs• Standing-seam metal roof accents
Materials and Colors	<ul style="list-style-type: none">• Light sand finish stucco• Fiber-cement siding• Metal siding accents• Brick veneer
Details	<ul style="list-style-type: none">• Metal canopies• Simple trim• Storefront windows



Typical Elevation

Design Guidelines

Urban Contemporary Style Elements



Metal siding accents



Brick veneer



Metal canopies and entry stoops



Flat roofs



Fiber-cement siding



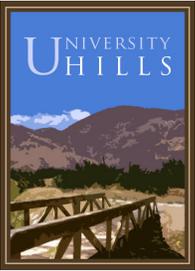
Asymmetrical massing



Simple trim



Vertical building articulation



Santa Barbara Style

Style Elements	Standard
Form/Massing	<ul style="list-style-type: none"> • Asymmetrical massing • Simple plan • Arched arcades
Entry	<ul style="list-style-type: none"> • Covered porch • Recessed entry • Arcade
Roof	<ul style="list-style-type: none"> • Gable roof with approximate pitch of 5:12 • Widely overhanging eaves (open) • Tight rake
Materials and Colors	<ul style="list-style-type: none"> • Red tile roof • Light sand stucco finish • Smooth stucco finish
Details	<ul style="list-style-type: none"> • Chimneys with decorative cap • Decorative metal or wood balconies • Decorative patterned tile • Decorative metal window grills • Textured wood doors • Recessed windows

Design Guidelines



Typical Elevation

Santa Barbara Style Elements



Textured wood door



Smooth whitewashed stucco



Decorative metal



Tight rake



Decorative chimney cap



Asymmetrical massing



Decorative patterned tile



Balcony



Recessed entry



Covered arch at entry

Design Guidelines

Spanish Colonial Style

Style Elements	Standard
Form/Massing	<ul style="list-style-type: none">• Asymmetrical massing
Entry	<ul style="list-style-type: none">• Covered porch• Arcade• Detailed door surround
Roof	<ul style="list-style-type: none">• Gable or hip roof with approximate pitch of 4:12–5:12• Little or no overhang• Exposed rafter tails
Materials and Colors	<ul style="list-style-type: none">• Concrete S-tile or barrel tile roof• Light sand stucco finish• White and light earth tones• Smooth stucco finish
Details	<ul style="list-style-type: none">• Chimney with decorative cap• Decorative shutters• Decorative metal window grills• Vertical window proportions• Arched window or door openings• Textured wood doors

Typical Elevation



Spanish Colonial Style Elements



Little or no roof overhang at rakes



Vertical window proportions



Decorative shutters



Decorative metal grills



Detailed door surround



Decorative chimney cap



Arched window/door openings



Covered arcade at entry



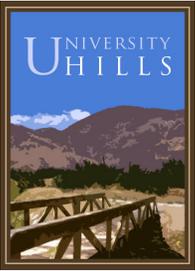
Asymmetrical massing

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Monterey Style

Style Elements	Standard
Form/Massing	<ul style="list-style-type: none">• Cantilevered covered balcony at the second floor
Entry	<ul style="list-style-type: none">• Entry covered by balcony above
Roof	<ul style="list-style-type: none">• Shallow gable roof with approximate pitch of 5:12• Shed roof break over balcony with an approximate pitch of 3.5:12• Exposed rafter tails
Materials and Colors	<ul style="list-style-type: none">• Concrete S-tile or flat tile roof• Light sand stucco finish• Siding at second story• Brick or stone wainscot at the first floor
Details	<ul style="list-style-type: none">• Chimneys with decorative cap• Decorative metal or wood balconies• Decorative patterned tile• Decorative metal window grills
Typical Elevation	





Design Guidelines

Monterey Style Elements



Cantilevered balcony with articulated floor joists



Decorative shutters



Exposed rafter tails



Shallow gabled roof pitch



Second-story balcony



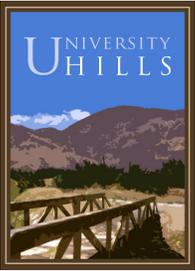
Balcony-covered entry



Siding at second floor



Wood corbels with decorative metal balcony railing



Muscan Style

Style Elements	Standard
Form/Massing	<ul style="list-style-type: none"> • Informal building forms • Asymmetrical massing
Entry	<ul style="list-style-type: none"> • Arched door treatments
Roof	<ul style="list-style-type: none"> • Shallow pitched gabled or hip roofs (approximately 5:12 pitch) • Exposed rafter tails
Materials and Colors	<ul style="list-style-type: none"> • Concrete S-tiles • Light sand finish stucco in rich earth tones • Rustic stone/brick veneer
Details	<ul style="list-style-type: none"> • Decorative shutters • Decorative metal details • Decorative metal or wood balcony railing • Arched windows and window treatments

Typical Elevation



Design Guidelines

Tuscan Style Elements



Rustic stone veneer



Asymmetrical massing



Recessed/arched door treatments



Arched windows



Balcony with decorative metal railings



Light sand finish stucco in rich earth tones



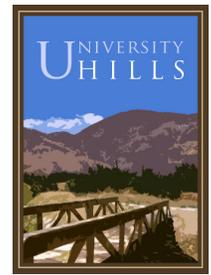
Decorative shutters



Decorative metal detail



Informal building forms



Italianate Style

Style Elements	Standard
Form/Massing	<ul style="list-style-type: none"> • Symmetrical or asymmetrical building massing • Varied building massing
Entry	<ul style="list-style-type: none"> • Full or partial width front porch
Roof	<ul style="list-style-type: none"> • Shallow pitched gable or hip roofs (approximately 3.5:12–4:12 pitch) • Large overhangs of 12–24" with decorative brackets below • Parapet with detailed cornice
Materials and Colors	<ul style="list-style-type: none"> • Concrete flat-tile or asphalt-shingle roof • Light sand finish stucco in rich earth tones • Rustic stone veneer • Quoins at corners, window, or entry doors • Stone or brick accents
Details	<ul style="list-style-type: none"> • Dentals or brackets at eaves • Paired or triple windows • Pediment window and door treatments • Rusticated base

Design Guidelines

Typical Elevation



Italianate Style Elements



Asymmetrical building massing



Deep overhangs with decorative brackets



Arched door treatment



Covered entry



Shallow-pitched hip roofs



Pediment window



Quoins



Dentils at eaves

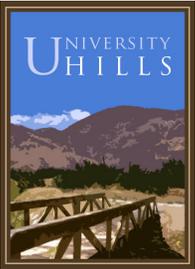


Light sand finish stucco in rich earth tones

Design Guidelines

California Craftsman Style

Style Elements	Standard
Form/Massing	<ul style="list-style-type: none">• Symmetrical or asymmetrical plan form
Entry	<ul style="list-style-type: none">• Full-/or partial-width front porch
Roof	<ul style="list-style-type: none">• Shallow-pitched front, side, or cross gable roofs (approximately 3.5:12–4:12 pitch)• Large overhangs of 12–24" with decorative brackets below• Exposed rafter tails
Materials and Colors	<ul style="list-style-type: none">• Concrete flat-tile or asphalt-shingle roof• Light sand finish stucco with siding accents• Stone or brick accents
Details	<ul style="list-style-type: none">• Battered, square, or 4-post columns• Bracket or knee braces at gabled ends• Paired or triple windows



Typical Elevation

Design Guidelines

California Craftsman Style Elements



Stone accents



Exposed rafter tails



Battered columns with stone base



Stucco with siding accents



Shallow-pitched roofs with deep overhangs

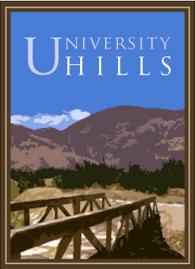


Paired and tripled windows

Design Guidelines

Provence Style

Style Elements	Standard
Form/Massing	<ul style="list-style-type: none">• Symmetrical or asymmetrical building massing
Entry	<ul style="list-style-type: none">• Arched door treatments• Shallow porch• Quoins at entry doors
Roof	<ul style="list-style-type: none">• Steep pitched hip and gable roofs (approximately 6:12–12:12 pitch)• Short 0–12" overhangs• Curved/varying roofline
Materials and Colors	<ul style="list-style-type: none">• Concrete flat-tile or asphalt-shingle roof• Light sand finish stucco in rich earth tones• Rustic stone veneer• Quoins at corners, windows, and entry doors• Stone and brick accents
Details	<ul style="list-style-type: none">• Decorative shutters• Decorative metal details• Decorative metal or wood balcony railing• Dormers• Arched window and door treatments



Elevation

Design Guidelines

Provence Style Elements



Arched window and door treatments



Curved and varying roofline



Quoins



Decorative pot shelves



Decorative shutters



Rich earth tones



Rustic stone veneer



Shallow porch



Steep pitched hip and gabled roofs

Design Guidelines

Folk Victorian Style

Style Elements	Standard
Form/Massing	<ul style="list-style-type: none">• Simple plan• Simple roof forms
Entry	<ul style="list-style-type: none">• Full-/or partial-width front porch
Roof	<ul style="list-style-type: none">• Gable roofs (approximately 6:12–9:12 pitch)• 12–18" overhangs
Materials and Colors	<ul style="list-style-type: none">• Concrete flat-tile or asphalt-shingle roof• Light sand finish stucco with vertical or horizontal siding accents
Details	<ul style="list-style-type: none">• Decorative shutters• Roof dormers• Decorative elements at gables• Shaped wood columns with spindle work• Bay window

Typical Elevation



Folk Victorian Style Elements



Bay window



Decorative shutters



Simple roof forms



Stucco with siding accents



Full-width front porch



Shaped wood columns with spindle work



Partial-width front porch



Roof dormers



Decorative elements at gables

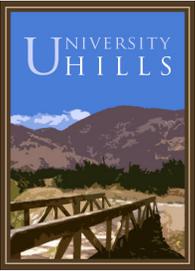
Design Guidelines

European Cottage Style

Style Elements	Standard
Form/Massing	<ul style="list-style-type: none">• Asymmetrical building massing• Recessed 2nd or 3rd floor
Entry	<ul style="list-style-type: none">• Articulated door surround or covered porch
Roof	<ul style="list-style-type: none">• Hip and gable roofs (approximately 4:12–8:12 pitch)• 16–18" overhangs• Tight rake
Materials and Colors	<ul style="list-style-type: none">• Concrete flat-tile or asphalt roof shingle• Light sand finish stucco• Rustic stone veneer• Stone or brick wainscot
Details	<ul style="list-style-type: none">• Decorative shutters• Roof dormers• Chimneys• Tower elements• Planter boxes and pot shelves

Typical Elevation





Design Guidelines

European Cottage Style Elements



Stone wainscot



Decorative pot shelves



Recessed second floor



Asymmetrical massing



Articulated door surround



Hip and gable roofs



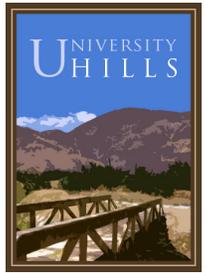
Tower element



Decorative shutters



Tight rake



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