

D. Architectural Guidelines

1. Single Family Detached Guidelines

Though the architecture of Newport Estates should be read as a community, one particular style applied to one particular building type should not dominate the entire Specific Plan area. A framework based on common community elements has been created that will integrate building designs and project areas while allowing each area its own slightly different character. (See Figures 30, 31, and 32)

Theme

It is appropriate that each neighborhood is allowed its individuality, and each should convey its own unique blend of building formats and styles. However, the appearance of a disjointed collection of villages should be avoided. Individual architecture should relate to its neighbors.

Form, Height, and Massing

The architectural character of each planning area should be perceivable from local residential streets. Visual interest can be created through the application of architectural elements, such as windows, doors, balconies, roofs, and other detail as well as providing various plan configurations.

Roof pitch and form are the most visible features which can dramatically impact a streetscape. Various site arrangements and offsets in plan should be employed to avoid monotony of continuous ridgelines. Flat roofs are highly discouraged.

All structures within Newport Estates are limited to two (2) stories in height or thirty (30') feet from grade. This will contribute to a low-scale visually unobtrusive development.

All mechanical equipment shall be screened from view by walls or fences similar in design to the building architecture, adequate landscaping, or located in less prominent areas.

Shade and Shadow

Roof overhangs are encouraged as a response to seasonal conditions (to provide shade in the summer), especially when used in combination with porch enclosures, trellis structures, balconies, and recesses.

An emphasis should be given to creating units with a strong indoor/outdoor relationship to take advantage of the temperate California climate.

Materials

All roofing materials shall be of a fire retardant material, such as clay tile, concrete tile, or composite shingles. Wooden roofs are unacceptable in Riverside County because of the high fire risks.

Light colored stucco walls are the recommended building finish with wood trim or natural stone used as accent.

2. Commercial Center Guidelines

Theme

Architectural design of the center should reflect and contribute to the overall Newport Estates project theme, as well as fit with the surrounding area. Contemporary adaptations of historic architectural styles that relate to California's past are encouraged.

Form, Height, and Massing

Architecture should address public areas with high quality materials and should contain architectural elements and other detail relating to the human scale.

Use of varied roof forms and offsets in plan is highly encouraged over singular, monolithic roofs.

All roof equipment shall be enclosed behind the parapet, in a penthouse, or otherwise screened as to not be visible from a public street or right-of-way.

Shade and Shadow

Buildings with facades parallel to the street with covered pedestrian arcades are highly encouraged. Long unarticulated facades and should be avoided.

Materials

Use of attractive, durable, high quality, weather resistant materials should be required for all visible and weather exposed surfaces on the building exterior.

The use of integrally colored inorganic materials, such as brick, concrete, stone, copper, core ten steel, and anodized aluminum are encouraged. Wood should be used for accent only.

The use of bright vibrant colors and primary colors are acceptable for signage but otherwise should be limited to accents graciously employed.

The use of reflective glass and glass "box" structures is prohibited.

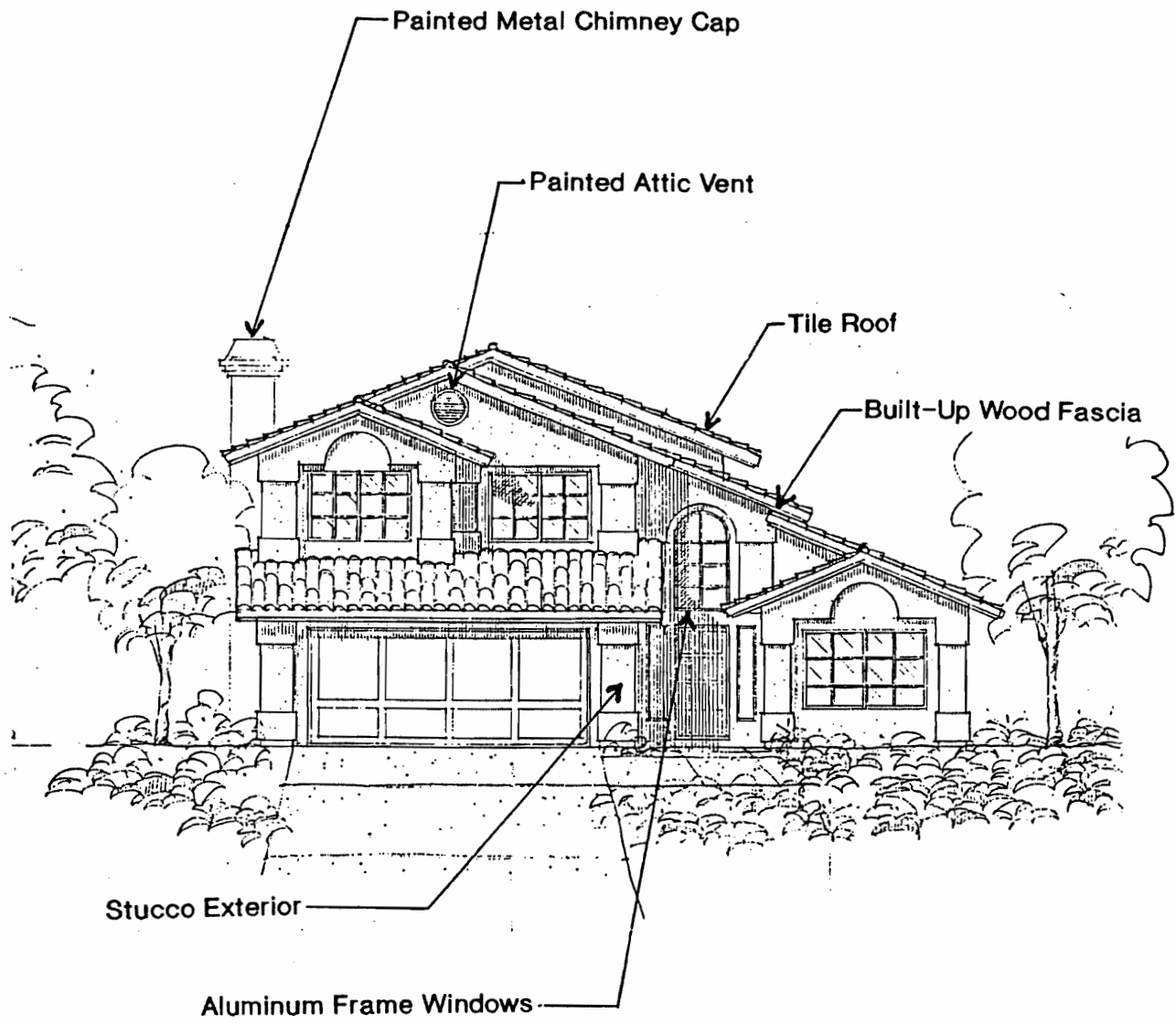
Ancillary Facilities

All parking required for employees, clients, customers, or any others related to an enterprise shall be provided on-site, unless otherwise provided by a reciprocal parking arrangement.

Loading docks, staging areas, and transformers shall be screened from public streets and public view, and located toward the rear yard side of buildings.

Trash enclosures, rubbish bins, transformers, processing equipment, and any other unsightly apparatus shall be situated away from the street and located toward rear yard areas, and should be architecturally screened.

Temporary modular buildings such as portable buildings or mobile homes and metal system buildings are prohibited. Trailers associated with on-site construction activity are permissible only during construction.



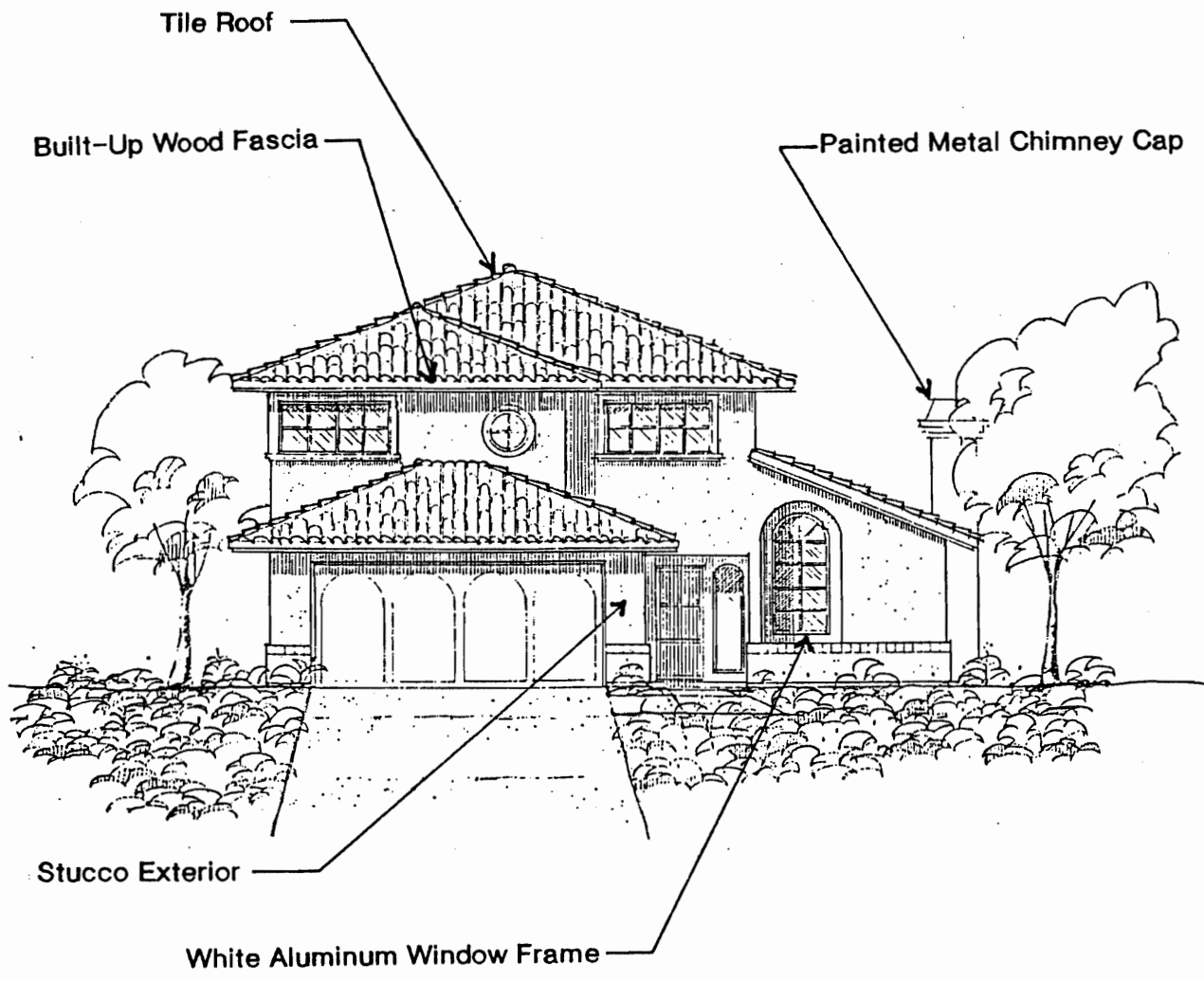
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Architectural Details

FIGURE 30

Newport Estates

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No Scale

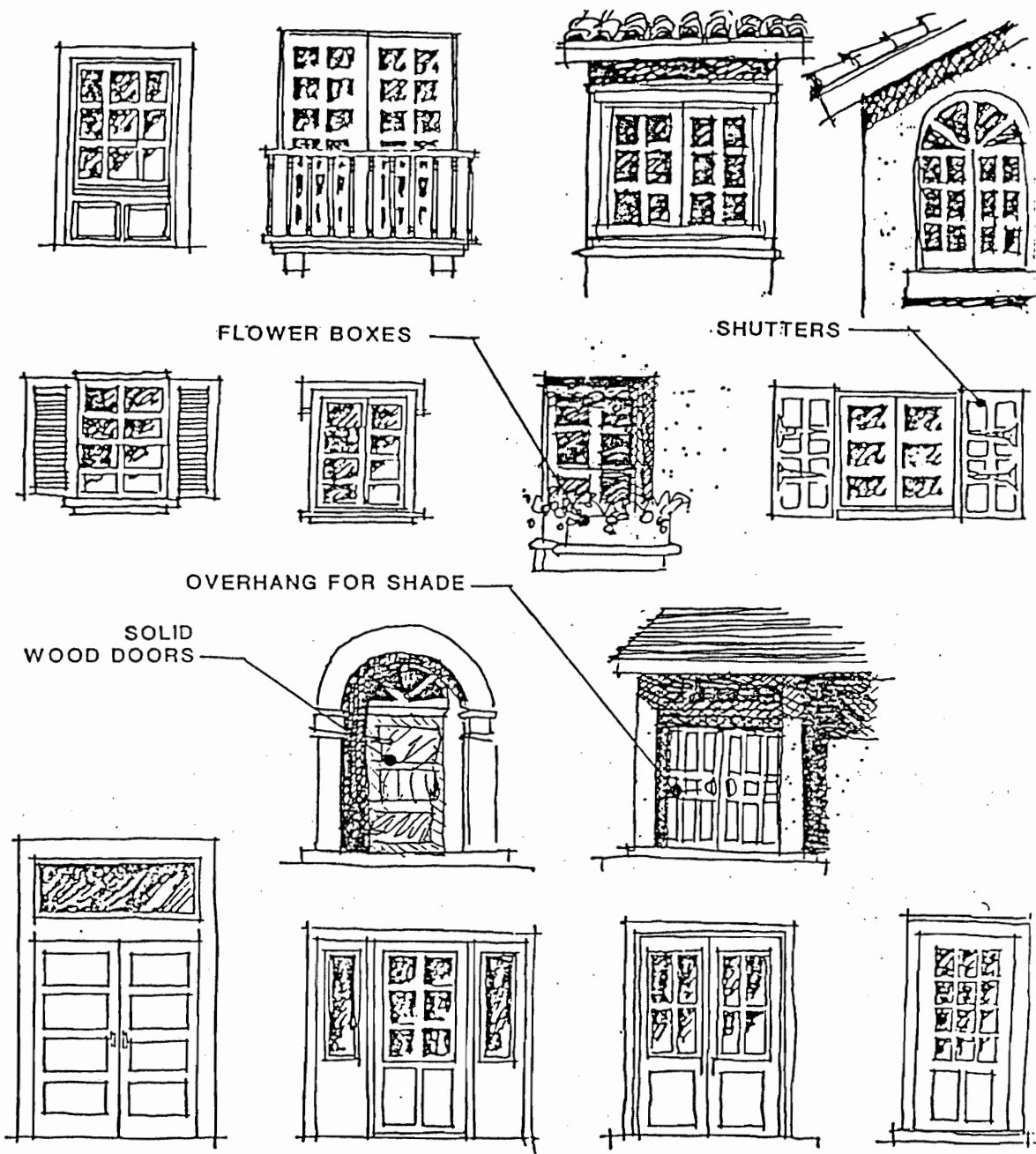
Architectural Details

FIGURE 31

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FIGURE 32

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