

## IV. Specific Plan

### 4.3 Design Guidelines

#### 4.3.1 Purpose and Intent

The following Design Guidelines have been developed as a method of achieving a high quality, cohesive design structure for the Cantalena Specific Plan. Objectives of the design guidelines are:

- To provide the County of Riverside with the necessary assurance that the Specific Plan Area will develop in accordance with the quality and character proposed herein;
- To serve as design criteria for developers, builders, engineers, architects, landscape architects and other professionals in preparing plans for construction; and
- To lend guidance to staff, the Planning Commission and the Board of Supervisors in the review and evaluation of future development projects in the Specific Plan area.

Certain key elements will contribute significantly to the visual order and consistency of the entire Specific Plan area. The fundamental elements of these common features—site planning, architecture, landscape architecture, signage, lighting and other details are established by the Design Guidelines.

The guidelines are intended to be flexible and illustrative in nature, with the capability of responding to unanticipated conditions, changes in buyer preferences, the market and design trends. The use of landscaping materials and architectural treatments should be compatible with elements of the surrounding topography, emulating landform where practicable and

integrating the use of appropriate materials.

#### 4.3.2 Residential Architectural Styles and Theme

The architectural character for residential development within Cantalena draws its inspiration from the Tuscany region of southern Europe, providing a variety of Mediterranean influences in the design of the homes within the community. These styles promote a strong indoor / outdoor relationship through the use of outdoor living spaces such as courtyards, loggias, balconies and porches, all of which enhance the architectural interest of the building elevations.

The selected architectural styles will enhance the pedestrian-friendly community goal through a mix of compatible materials and textures, and authentic detailing on features such as columns, balconies, windows, doors, shutters, flower boxes and lighting. Further promoting the pedestrian theme, garage designs shall de-emphasize garage doors along the street.

The architectural styles that are compatible with the Tuscany theme are based on three distinct regions. They include the following:

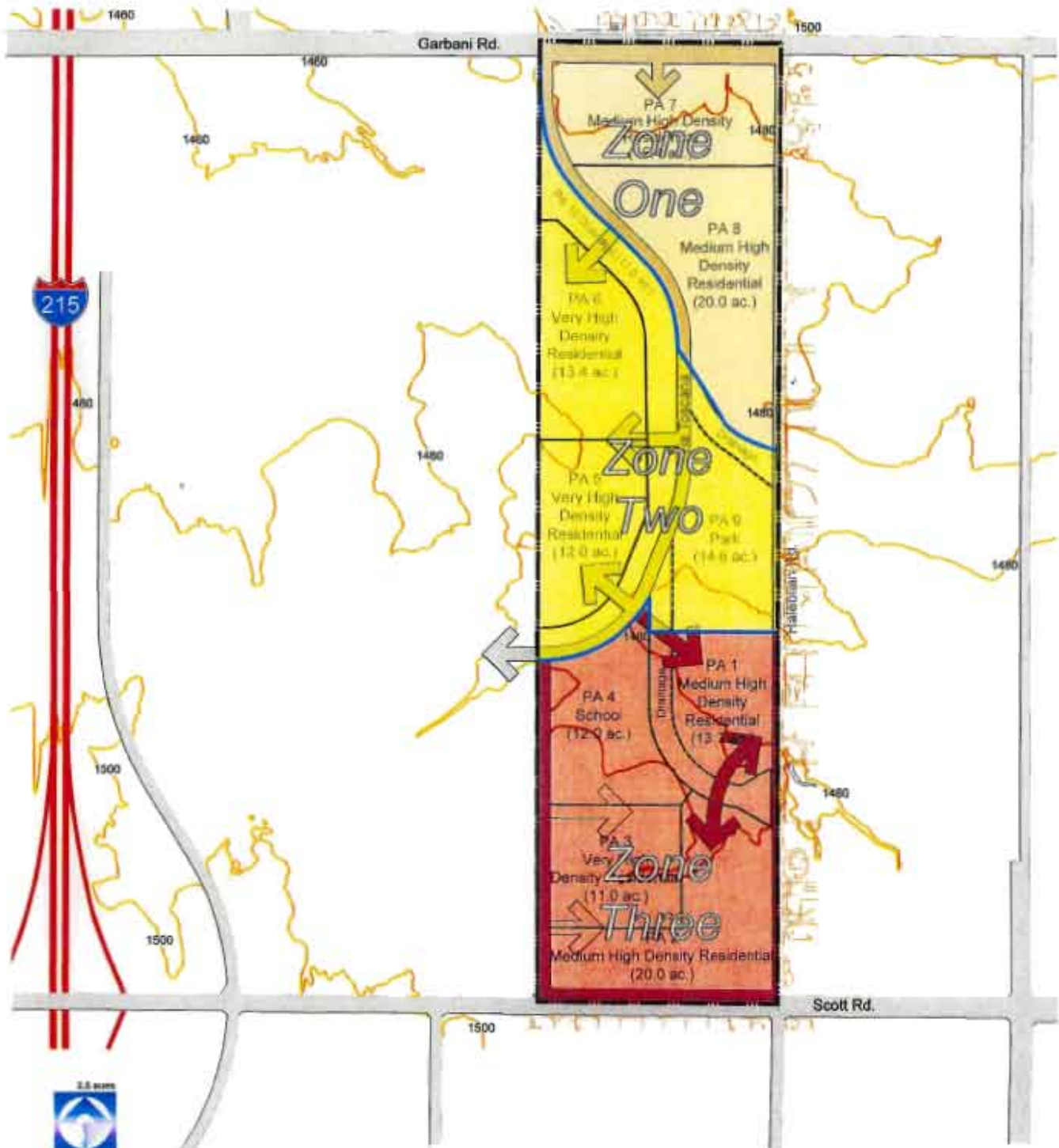
- Tuscany, Italy
- Provence, France
- Catalonia, Spain

The Project has been separated into architectural zones, each reflecting one of the geographical regions mentioned above. (See figure IV-24) Planning Areas within the Project will have a distinctive architectural theme and a

# Cantalena

Specific Plan

## Architectural Styles Figure IV-24



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key public space to provide a focal point for this community. The public spaces will include public art such as fountains, sculpture, mosaics, etc and be connected by paseos.

## Tuscan Village

### Tuscany Architecture

#### **Piazza della Signoria, Florence**

These Planning Areas will capture the classic Italian design associated with the Tuscan Region of Northern Italy. As the principle theme for the Project, the largest and most prominent public space, Piazza Grande, should have elements that are central to the character of the Project.

**Piazza Grande** (Grand Square) could be located along the central pedestrian axis in the Tuscan planning areas, or within the community park. Design details such as street furniture and signage will reflect Tuscan design.

The Tuscany architectural style is characterized by the following:

- Informal arrangement of building forms
- Ample use of fieldstone or other rustic materials
- Primary hip roof form ranging from 3:12 to 5:12 vertical to horizontal ratio.
- Secondary gable or shed roof forms allowed
- Use of barrel tile roofs
- Use of bermuda shutters as accent element
- Rich earthy color tones

## Catalonian Village

### Spanish Eclectic Architecture

#### **Plaza Catalonia, Barcelona**

Further along the north Mediterranean coast, Catalonian design reflects the

climate and vegetation very similar to Menifee. Design elements are reminiscent of historic California styles influenced by Spanish influences such as Spanish Colonial and Mission. Plaza del Sol (Sun Square) should be the focal point for the Spanish Eclectic architecturally-themed planning areas. Design details such as street furniture and signage will reflect Catalonian design. Public art will be appropriate to the theme and location.

The Spanish Eclectic architectural style is characterized by the following:

- Combination of one and two story building forms
- Primary roof form is gable with intersecting secondary hip or gable roof form ranging from 4:12 to 5:12.
- Tight rakes allowed on roof overhangs
- Barrel shaped roof tiles
- Arch element (half-round) in conjunction with feature window, entry or arcade
- Entry courtyards with iron gates
- Exposed wood detailing
- Decorative elements such as wrought iron, clay vents, ceramic tiles, etc.
- Light body color with contrasting accent and trim colors

## Provençal Village

### French Eclectic Architecture

#### **Place Massena, Nice, France**

These Planning Areas continue the Mediterranean moving westward along the French coast. The public space for this theme should have elements associated with the classic French design from Provence. Design details such as street furniture and signage will reflect Provençal design.

## Cantalena

### *Specific Plan No. 334 & EIR No. 463*

The Provence architectural style is characterized by the following:

- Vernacular style from the south of France, with an informal massing of simple building forms
- Primary roof forms that are hip or gable
- Shallow pitched roof (3½: 12 to 5:12)
- Barrel shaped tile roof with blended colors
- Stone used as an accent material
- Decorative iron used on balconies or accent elements
- Segmented arches used in conjunction with feature windows or doors
- Grid mullion pattern on all exposed windows
- Entry typically uncovered or covered with a minimal projected roof element or stoop

#### **Piazzas and Plazas – Traditional Public Spaces**

The Cantalena Specific Plan will create an enhanced 'sense of place' by incorporating public spaces throughout the community. In keeping with the European tradition, Cantalena will provide public spaces that reflect traditional Italian piazzas and Spanish plazas with a Mediterranean influence. These traditional public spaces will vary in size from large areas found in parks and central multi-family development to smaller sites such as within paseos and transition areas between different land uses. These public spaces will serve as activity nodes where people can gather informally. They will also be local landmarks that establish an identity for the neighborhoods and community.

#### **General standards**

- Each paseo shall have one traditional open space at an appropriate scale
- Transitions between land uses shall

have a traditional open space whenever feasible

- The materials and construction shall reflect a style reminiscent of the Mediterranean themes and architecture.
- Each of these spaces shall be named to reflect the theme. The name shall be incorporated into the space with a sign, plaque, tile, as appropriate to the site.

#### **Community Culture - Public Arts Program**

The Public Arts Program will be formed, managed and maintained by the Master Home Owners Association. The objective of the program will be to ensure that public art is incorporated into the urban design of the community.

#### **General Standards**

- The Master Home Owners Association (MHOA) shall form, manage and maintain the Public Arts Program
- Public art shall be placed in areas such as parks, along public streets, and especially the traditional public space piazzas and plazas
- Public art may include sculpture, mosaics, artistic brick and tile-work, fountains, banners, decorative signage, murals, and others as approved by the MHOA
- Preference shall be given to local artisans/artists, students and artworks that incorporate elements of the community

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