

4.3.5 Medium High Density Residential

To achieve a pedestrian friendly environment, each home should consider four primary architectural components:

- Building Facades
- Roofs
- Garage Treatment
- Detail Elements

A. Building Facades

1. Building Form

A variety of building forms should be used to provide diversity and visual interest to the neighborhood street scene.

Single story elements are encouraged on all homes to help establish neighborhood pedestrian scale and add variety to the street scene. At least one plan should incorporate at least one of the following:

- Front or wraparound porch (minimum six feet (6') deep and ten feet (10') wide)
- Single story living space
- Single story garage element
- Second story offset of at least five feet (5') from first story

On two story homes, a combination of one and two story forms are preferred to break down the scale of the residences and to provide the opportunity for a play of shade and shadow on articulated wall planes.

Boxy, two story building forms that overwhelm the street scene are not permitted. Staggered wall planes are required to create interest along the street scene, to provide a desirable human scale, and to avoid visual monotony.

2. Front Elevations

- Flat, two story wall planes are discouraged unless otherwise consistent with the architectural style selected. Elevations with two story wall planes that exceed sixty percent (60%) of the width of the facade should incorporate one or more of the following:
 - Four feet (4') minimum second story setback from first story
 - Eighteen inches (18") minimum second story cantilever over first story
 - Balcony that projects a minimum of three feet (3') forward of the wall plane
 - Porch with a minimum depth of six feet (6') and a roof element that breaks the two story wall plane
 - A principal window treatment that results in a roof plane break

Second floors above garages should be set back a minimum of four feet (4') from the garage face unless other elements of articulation are provided that create a play of shade and shadow on two story wall planes. Examples of such articulation include, but are not limited to:

- Balconies or railings projecting a minimum of four feet (4') forward of the wall plane (support column may extend to the ground plane to create an alcove effect to the garage doors).
- Enhanced sills projecting a minimum of twelve inches (12") forward of the wall plane with

CANTALENA



(2-5 DU/AC)
Single Family Detached



BLUESTONE
COMMUNITIES

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corresponding roof element and corbels

- Second floor projecting a minimum twelve inch (12") forward of the garage plane to provide a strong shadow line

3. Side Elevations

Side elevations next to streets or community open space should be one-story or have a one story element along the exposed side lot line. The length of the one story element should be at least twenty-five percent (25%) of the total side elevation length. One story elements may include the following:

- Single story building walls with a maximum plate height of twelve feet (12') and roofs sloping away from the side lot line
- Single story building walls with a maximum plate height of ten feet (10') with second story walls set back four feet (4') minimum from the first floor walls and both roofs sloping away from the side lot line
- Wrap-around porches with a maximum plate height of twelve feet (12')

The portions of such side elevations that are not screened by solid walls should have architectural treatments consistent with the front elevation including materials, detailing, and roof plane breaks.

Side yard walls should not exceed more than twenty-five percent (25%) of the overall length of the elevation before returning to the building.

4. Rear Elevations

Perimeter Edge Conditions: On residences that are adjacent to perimeter

streets, open space or other public areas, side and rear elevations that face such areas should be articulated and detailed in a manner consistent with the front elevation in order to provide visual interest to the edge condition. Particular consideration should be given to the treatment of second stories and roof elements.

- **Single Story Elements.**

Single story homes, when part of the builder's product program, are encouraged to be plotted as often as feasible on visible perimeter conditions. When used, such single story dwellings should be plotted in pairs to accentuate their low mass effect on the street scene. On two story dwellings, single story elements such as balconies or patio covers may be used to provide visual interest to the rear or side elevation.

- **Varying Rear Setbacks.**

On rear perimeter conditions, no more than three houses in a row may have the same setback. Otherwise, an additional setback of three feet (3') is required. The additional setback may be achieved in one of two ways:

- Wall planes on an individual house that are offset a minimum of three feet (3')
- Staggered rear setbacks on adjacent homes with a minimum offset of three feet (3')

- **Variation of Roof Planes.**

A variety of roof forms are encouraged using gable, cross-gable, hip and shed elements. No

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more than two adjacent residences may have primary gable end roof forms facing the visible perimeter edges of the parcel. Ridgelines of adjacent residences should be in different directions to the extent feasible.

• **Architectural Enhancements.**

The rear or side of elevations visible from perimeter edge conditions should be sufficiently articulated to provide visual interest, including:

Required:

- Patio covers or second story decks (Required on twenty-five (25%) of perimeter lots)
- Principal window treatments (required on all perimeter lots)

Select at least two of the following:

- Offset wall planes (minimum offset: three feet (3'))
- Roof plane breaks
- Color blocking
- Shutters on second story windows when accompanied by corresponding enhanced sill with minimum twelve inches (12") projection
- Introduction of accent building materials and colors
- Introduction of accent elements such as clay vents, outlookers and decorative grille work consistent with the front elevation

5. Building Materials

To achieve the variety of architectural expression envisioned for Cantalena, no single building material or color should

predominate. Rather, a variety of materials and color should be used to create a rich tapestry of design elements.

The design of residences should use building materials that are consistent with the architectural style of the residence. Permitted materials include:

- Stucco with a light lace texture or smoother
- Simulated wood siding or shingles
- Brick
- Stone

Only quality materials should be used on homes for ease of maintenance and repair, good long-term appearance and for a marketing advantage.

All surface treatments or materials should be designed to appear as an integral part of the design, and not merely applied. All materials should wrap columns, porches or balconies in their entirety.

Material changes should occur at inside corners. Materials applied to any elevation should turn the outside corner of the building a minimum of four feet (4') before terminating. Material wraps should extend to the side yard return wall on corner lots.

6. Building Colors

All building colors should be compatible with the architectural style of the building.

B. Roofs

1. Roof Form and Slope

Roof treatments should be consistent with the architectural style of the dwelling. Variety of roof design and treatment is encouraged to provide visual interest to the neighborhood roofscape through the use of gable, cross-gable, hip or a

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combination of these roof forms.

Likewise, variety in rooflines is required to avoid a common roofline along neighborhood streets. Rooflines of adjoining residences are required to vary ridge heights, roof forms and direction of gables.

Roof pitch should range from 4:12 to 6:12. Secondary roof elements that accentuate special features of the building's architecture may be less than 4:12 or in excess of 6:12 consistent with the architectural style.

Broken roof pitches extending over porches, patios or other similar features are encouraged, where appropriate to the architectural style.

Minimum overhangs should be twelve inches (12") at eave conditions. Tight rakes are allowed only when compatible with the architecture of the building. Otherwise, the minimum overhang at rake conditions should be twelve inches (12").

Repetitious gable ends framed side to side on rear elevations are not permitted along perimeter edges of residential neighborhoods. No more than two adjacent residences may have primary gable end roof forms facing the visible perimeter edges of the parcel.

2. Roof Materials

A variety of roof materials is encouraged in order to avoid a monotonous roofscape appearance. Roof materials may include barrel shaped clay or concrete S-tiles, flat clay, architectural grade composition, or concrete tiles and shakes, and slate.

Roof materials should be compatible with

the architectural style of the residence.

Permitted Materials

- Clay or concrete S-tiles
- Clay or concrete flat tiles
- Clay or concrete shakes
- Slate
- Low profile S-tiles
- Architectural grade fiberglass composition roof shingles when compatible with the architectural style

Prohibited Materials

- Wood shake
- Simulated tile including fiberglass or metal
- Rolled roofing material

Roof materials should have a matte finish to minimize glare.

Standing seam metal roofs are permitted as an architectural accent element.

Fascia elements should be consistent with the architectural style of the residence. The use of heavy exposed wood members is encouraged for rafter tails, brackets, braces and other decorative elements, where appropriate.

Skylights are permitted, but should be designed as an integral part of the roof. White "bubble" skylights are not permitted. Skylight framing material should be bronze anodized or colored to match the adjacent roof.

The color and type of roof material should be varied throughout residential neighborhoods.

C. Garage Treatment

Residential garages should be designed to de-emphasize their visual impact on the street. This will allow the visually interesting features of the house to dominate the streetscape and may be achieved in many ways, such as:

- Architecture forward, including porches allowing the living portion of the dwelling to dominate the street scene
- Second story cantilever projecting forward of the garage door plane
- Deep recessed garage doors
- Significant balcony elements that draw the eye upward
- Offset garages
- Split garages
- Single car garages

On residential streets, the faces of garage doors should be offset a minimum of twelve inches (12") from surrounding wall planes. On court streets or drive aisles, the face of garage doors should be offset a minimum of four inches (4") from surrounding wall planes.

In lieu of recessed garage doors or pop-out surrounds, a trellis element projecting a minimum of eighteen inches (18") forward of the garage door wall plane may be used.

No more than two garage spaces on an individual residence may face the street. Additional garage spaces, if provided, must be tandem or other configurations in which the garage door is not visible from the front.

Garage doors should be compatible with the architectural style of the residence.

When front entry garages are plotted adjacent to one another on adjoining lots, the front plane of one garage must be offset a minimum of two feet (2') from the front plane of the garage on the adjacent lot.

Garage doors should be appropriately treated with decorative relief cuts, panels, small decorative windows, etc.

D. Architectural Features and Accents

1. Entries

The entry of a residential dwelling should be articulated as a focal point of the building's front elevation through the appropriate use of roof elements, columns, porticos, recesses or projections, window or other architectural features.

Primary entries should be visible from the street. Entries should be sheltered in order to create a welcoming appearance, promote individuality and increase privacy.

Residences, if any, with front doors that are not visible from the street, should feature a courtyard, trellis, portal element or similar feature to provide articulation and sense of arrival to the dwelling from the street.

2. Porches

Front porches are encouraged and should be designed where feasible, as an integral part of the front elevation to provide visual interest and activity along the street scene, as well as to promote friendly interaction with neighbors by providing outdoor living spaces oriented to the front of the dwelling unit.

Each neighborhood in the Medium High Density category should have at least two

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elevations that feature an at-grade front porch with a minimum depth of six feet (6') and a minimum area of eighty square feet (80 sq. ft.).

Porches should be designed as an integral component of the building's architecture and style, and include the use of guardrails where appropriate. Porches should be designed appropriate to the architectural style of the residence.

Front porches, when used, must be fully covered in one of the following ways:

- Roof, with tile matching the house
- Trellis structure
- Second floor balcony or overhang

3. Courtyards

Courtyards provide a transition from the public space of the street to the entrance of the dwelling. Courtyard walls, when provided, should be finished to match the house and may be embellished with stone, ceramic tiles, steps, recesses, cut-outs or wrought iron accents appropriate to the architectural style of the residence.

The base of the courtyard wall should not be more than six inches (6") to finish grade. A portion of the courtyard wall may contain a view fence, however, a solid wall base is required for at least one third of the height of the wall. Pilasters, when used, are allowed only at the corners and ends of courtyard walls.

4. Turrets

Turrets may be round, square or octagonal in shape and should feature a separate roof element than that of the main building.

Turrets should project forward of their adjacent wall planes a distance that is equal to or greater than fifty percent (50%) of the diameter or width of the turret.

When abutting a single story element, turrets should extend higher than the cornice line of the single story element. The maximum differential between the cornice line of the single story element and the cornice line of the turret is six feet (6').

When abutting a two story element, the turret's cornice may be 1^{1/2} stories or greater, and must break the adjacent roof-line to ensure that the roof form of the turret is clearly discernable from that of the main building.

5. Balconies and Sundecks

Balconies and sundecks, when provided, should be designed as an integral component of the building's architecture and should be designed appropriate to the architectural style of the residence.

Second story balconies are encouraged on front elevations to provide further visual interest to the street scene and to increase the perceived front setback of the second story. The design of such balconies should be consistent with the architectural style of the residence. Such front balconies may have an open rail design.

On perimeter conditions, balconies and sundecks, when provided, should have a minimum fifty percent (50%) solid rail measured either horizontally or vertically. Open rails may extend to the floor, but each corner must have a support that extends to the full guardrail height and is a minimum of eighteen inches (18") square. (or L-shape).

6. Patio Covers

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Patio covers should be designed as an integral component of the architecture. Columns used in conjunction with patio covers should convey a sense of strength and support.

Patio covers, when used, should be consistent with the architectural style of the residence and treated in one of the following ways:

- Sloping roof element with roof tile matching the home
- Flat roof with parapet
- Trellis element

7. Columns and Archways

The use of columns and archways adds articulation to the character of the residence and is encouraged where consistent with the architectural style. Columns and archways should be scaled appropriately to provide a sense of strength and support that is compatible with the architectural style of the dwelling.

8. Window Openings

At least one principal window is required on front elevations. Principal windows are defined as one of the following:

- A prominent window recessed a minimum of twelve inches (12") or having a minimum twelve inch (12") pop-out surround
- A bay window with a minimum twenty-four inches (24") projection and detailing appropriate to the architectural style of the residence
- An enhanced sill having a minimum projection of twelve inches (12") with a corresponding roof element and corbels

- An overhead trellis element projecting a minimum of twelve inches (12")
- Decorative iron window grille projecting forward of the wall plane a minimum of twelve inches (12")

Rear elevations that are visible from perimeter conditions require the use of at least one principal window treatment as defined above. The use of shutters is an acceptable principal window treatment on visible rear elevations when used in conjunction with an enhanced sill projecting forward of the wall plane a minimum of twelve inches (12"), or other form of articulation. Side elevations that are visible from perimeter conditions may have a principal window but is not required.

In lieu of principal windows, all windows may be recessed a minimum of two inches (2") from the surface of the wall plane. The two inches (2") recess for windows may be achieved in one or more of the following ways:

- Over-framing (six inches (6") studs or greater) of wall planes with optional trim elements
- Conventional framing (four inches (4") studs) with a header and/or sill element having a minimum projection of two inches (2") and a width that is proportional to the window size with a minimum four inches (4") dimension
- Enhanced sill with a minimum projection of twelve inches (12")
- Trim surrounds or "picture frame" trim as long as the side and top trim members project

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forward of the wall plane a minimum of two inches (2") and the sill portion projects forward a minimum of four inches (4") and extends a minimum two inches (2") past each side trim member. Uniform picture frame trim surrounds are not permitted

All remaining windows on the front elevations and visible side and rear elevations should feature trim surrounds, headers or sills. The minimum reveal for trim elements is 1½".

Trim elements may be wood or stucco.

The style of windows and mullion patterns should be compatible with the architectural style of the residence.

The shape and size of shutters, when used, should be proportionate.

9. Awnings

Awnings, when provided, should be designed as an integral part of the architecture.

Unacceptable awning treatments include metal louvers (except for Bermuda/Plantation style shutters), untreated fabric and project names, texts or logos.

10. Detail Elements

Detail elements such as shutters, exposed rafter ends or cross beams, decorative grille work, decorative stucco or clay pipe vents, decorative ceramic tile and/or other similar features should be used to provide visual interest to the residential architecture consistent with the architectural style.

11. Exterior Lighting

Exterior lighting fixtures should be compatible with the architectural style of the residence.

12. Chimneys

The design of chimneys should be compatible with the architectural style of the building. Chimneys, particularly chimney caps, should be simple in design, so as not to distract from the building.

13. Gutters and Downspouts

Exposed gutters and downspouts, when used, should be colored to match or complement the surface to which they are attached.

14. Accessory Structures

Accessory structures such as storage units or "granny flats" should be compatible in design, materials and color as the main residence. Such structures must be visually related to the main residence through the use of courtyards, garden walls or other landscape elements.

15. Mechanical Equipment

Mechanical equipment such as air conditioners, heaters, evaporative coolers, television and radio antennas, and other such devices should not be mounted on any roof.

All mechanical equipment should be ground mounted and must be located behind side yard privacy return walls.

Mechanical devices such as exhaust fans, vents, and pipes should be painted to match the roof or siding color. All flashing, sheet metal, and vents must be painted or screened from view in a manner that is compatible with the building architecture.