

4.3.6 High Density Residential

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.

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. Building Elevations

The high density neighborhoods are contemplated as a detached product arranged in a courtyard, cluster-type layout. Because of the unique nature of this product, there generally is not clearly defined front, side and rear elevations. Thus, any building elevation that faces onto a court street, paseo or other open space area is as important as street-facing elevations and should be well articulated. The following criteria applies to such elevations:

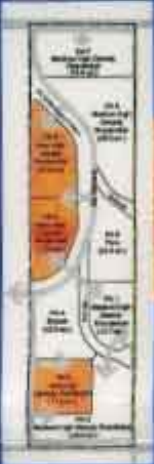
- Elevations must be well detailed and articulated, incorporating building forms, masses, roof design, details and accent features that are consistent with the architectural style selected.
- Flat, two story wall planes that are visible from a neighborhood street, court street, perimeter edge or any open space, 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:
 - Three feet (3') minimum second story setback from first story
 - Twelve inches (12") 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 five feet (5') feet 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 two feet (2') from the garage face unless other elements of articulation are provided that

Cantaleña

CANTALENA



(14-20 DU/ AC)
Single Family Attached



BLUESTONE
COMMUNITIES

KTGY GROUP, INC.

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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 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.
- Minimum twelve inches (12") pop-outs or over-framing to create a cantilevered effect on the two story wall plane, where feasible

3. Building Materials

In order 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.

4. 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, including the use of gable, cross-gable, hip or a combination of these roof forms.

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

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

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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 throughout individual neighborhoods 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 only.

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

Garage access should be from a neighborhood street or court street.

Second floors above garages should be set back a minimum of two feet (2') 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 twenty-four inches (24") 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
- Minimum twelve inches (12") pop-outs or over-framing to create a cantilevered effect on the two-story wall plane

On residential streets, the face 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.

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

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 elevation through the appropriate use of roof elements, columns, porticos, recesses or projections, windows or other architectural features.

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

2. Porches

Porches are encouraged and should be designed where feasible as an integral part of the building elevation to provide visual interest and activity along the street scene as well as to promote friendly interaction with neighbors.

Each neighborhood in the High Density category should have at least one elevation that features an at-grade front porch with a minimum depth of five feet (5') and a minimum area of fifty square feet (50 sq. ft.).

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

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

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

Columns should be proportionate to the roof element and should have a minimum dimension of twelve inches (12").

7. Columns and Archways

The use of columns and archways adds articulation to the character of the residence and is encouraged where appropriate to 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

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At least one principal window is required on any elevation that faces a neighborhood street, court street, open space or perimeter edge condition. Principal windows are defined as one of the following:

- A prominent window recessed a minimum of eight inches (8") or having a minimum eight inches (8") 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")

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 inch (2") recess for windows may be achieved in one or more of the following ways:

- Over-framing (six inch (6") studs or greater) of wall planes with optional trim elements
- Conventional framing (four inch (4") studs) with a header and/or sill element having a minimum projection of two inch (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 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 visible 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.

Overly elaborate fireplace caps are prohibited.

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. 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 color.

All flashing, sheet metal and vents must be painted or screened from view in a manner that is compatible with the building architecture.

4.3.7 Very High Density Residential

The architecture of a multiple family residential building is comprised of three basic components as described below. Together, when these components are designed appropriately, the resulting structure achieves a pedestrian friendly relationship to the street and contributes to the overall character of the neighborhood. The three basic components include:

- Building facades
- Roofs
- Detail elements

A. Building Facades

All elevations should be well detailed and articulated, incorporating building forms, masses, roof design and authentic details and accent features that are consistent with the architectural style of the building.

Sufficient massing and articulation of building walls should be incorporated into the building design to provide visual interest to building facades and to reduce the visual length of long walls. Such articulation may be achieved in a variety of ways, including but not limited to:

- Horizontal offsets of building wall planes
- Covered balconies or sun decks projecting forward of the main building wall plane
- Accentuated building elements such as entries, stair towers or other similar features that provide horizontal or vertical offsets and break the eave line of the building
- Incorporating a combination of two story, and three story elements into