

SITE PLANNING GUIDELINES & STANDARDS

Site Planning Image

The purpose and intent is to create traditional urban, suburban, and rural oriented Single Family Detached Residential development patterns reflective of land use intensity, natural amenities, and customary lotting configurations, reflective of time honored American towns.

The Soledad Single Family Detached Residential image is based upon context sensitive site planning principles that advocate formal-to-informal blockscape patterns and home orientations rooted in the traditions of American pre-war towns and villages. Within an urban downtown environment, single family residential neighborhoods are decidedly more formal in nature, composed of grid and axial street orientations designed to project an image of stately grandeur and elegance.

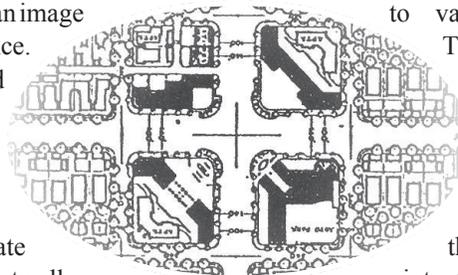
These formal urban-oriented neighborhoods, reflective of a higher density of development, are graced by small lot subdivisions that accommodate multi-story dwellings which create a continuous residential streetwall.

Within suburban residential neighborhoods, blockscales are commonly composed of modified-grid street orientations that project a more relaxed streetscape image. These semi-formal neighborhoods, reflective of moderately-high density development, are composed of small-to-moderate sized lots, accommodating dwellings that also frame and enclose the public realm. Within these neighborhoods, blockscales are relatively

informal in nature, composed of slightly curving street patterns that project a town and country image. These semi-informal neighborhoods, reflective of lower density residential development, are characterized by moderately-sized lots and associated single family dwellings. Finally, within the lower hillside portions of Soledad, single family residential clusters are characterized by informal curvilinear street patterns designed to conform to varying topographic conditions.

These lower density residential neighborhoods are typically characterized by larger lot homes or estates designed to harmonize with the natural environment. Within each of these unique environments, the intent is to create context appropriate

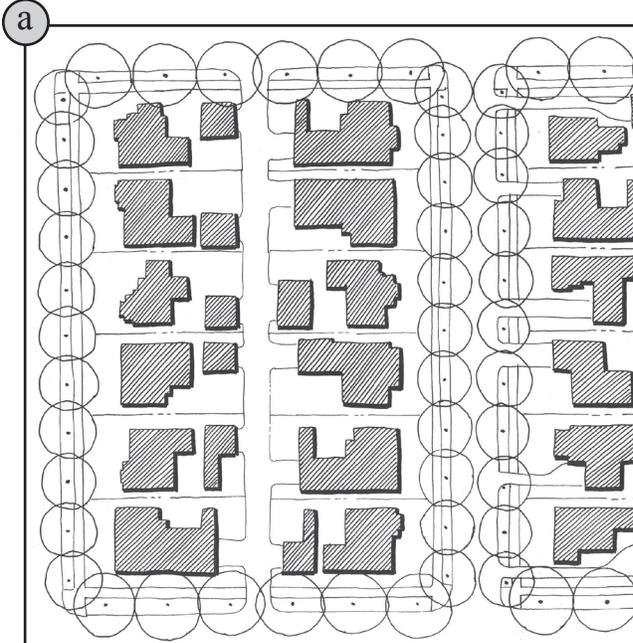
block and street configurations, dwelling sitings and orientations, and garage configurations designed to reinforce their respective urban or rural orientation. Within all these Single Family Residential neighborhoods, homes and garages are sited to de-emphasize the automobile while accommodating pedestrian movements, ultimately creating an atmosphere clearly rooted in the town building craft of yesteryear. ♦



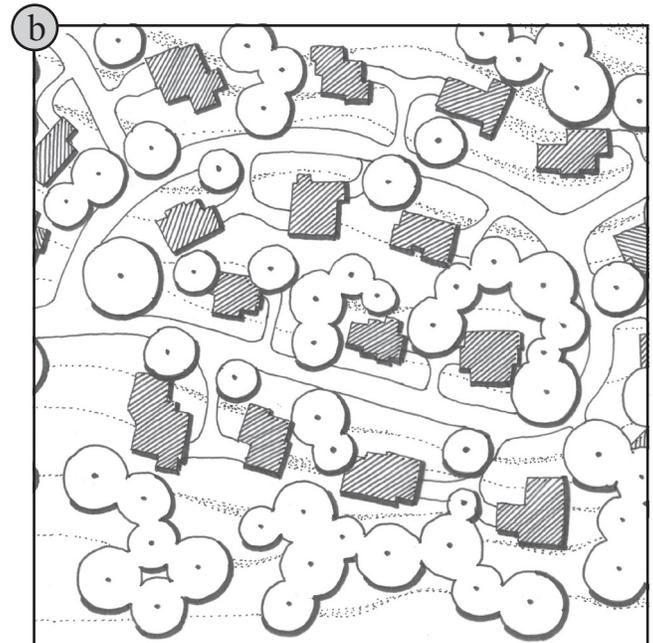
BLOCKSCAPE

FORMAL

INFORMAL



- ▶ Create formal grid and modified grid block configurations associated with small lot neighborhoods (a).
- ▶ Design residential blocks to connect to existing and future neighborhoods (a).
- ▶ Create short traditional residential blocks composed of small lot detached homes oriented to frame and enclose the streetscape. Maximum grid and modified grid block length shall not exceed 520 feet (a).
- ▶ Provide short traditional residential blocks designed to slow traffic (25 MPH or less), creating a safe pedestrian friendly environment (a).
- ▶ Create a safe pedestrian/vehicular interface at street intersections by providing tight curb radius designed to slow traffic. Maximum local street curb radius should not exceed nine feet (a).
- ▶ Avoid curvilinear block configurations and associated cul-de-sacs within small lot urban-oriented residential neighborhoods.
- ▶ Complement traditional grid and modified grid block configurations with rear alleys (a).



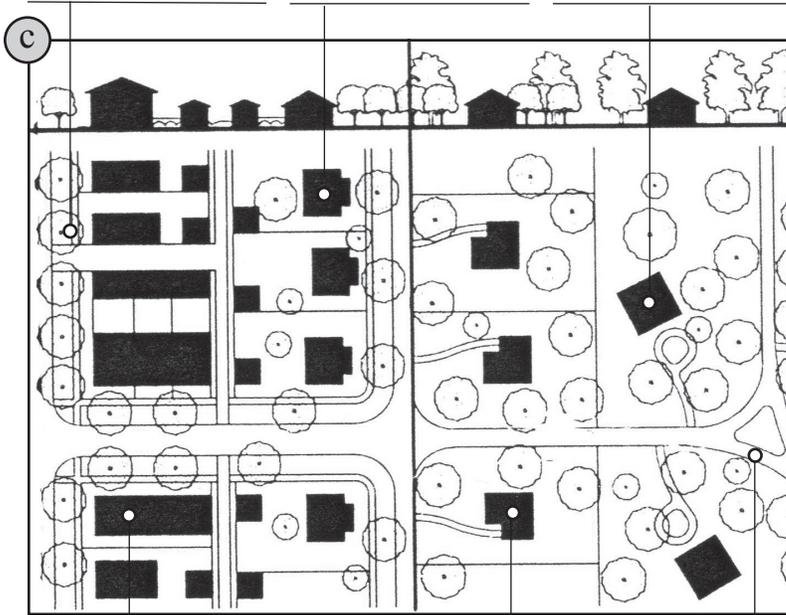
- ▶ Create informal curvilinear block configurations associated with rural-oriented larger lot hillside neighborhoods (b).
- ▶ Create curvilinear block patterns that respond to sloped topographic conditions, conforming to the natural contours of the site (b).
- ▶ Use cul-de-sacs in conjunction with single-loaded hillside-oriented blocks (b).
- ▶ Limit curvilinear block configurations that extend emergency service response times. Maximum curvilinear block length shall not exceed 600 feet (b).
- ▶ Create a safe pedestrian/vehicular interface at street intersections by providing tight curb radius designed to slow traffic. Maximum local street curb radius should not exceed nine feet (b).
- ▶ Complement curvilinear block configurations with narrow rural-oriented lanes that respond to sloped topographic conditions (b).

URBAN/RURAL BLOCKSCAPE

► Urban-oriented streetscape patterns are reinforced by rows of street trees planted in park strips or sidewalk tree wells, narrow streets, avenues, and boulevards with on-street parking, tight curb radii, and wide sidewalks. Garages are typically accessed from rear-loaded alleyways.

► Suburban-oriented neighborhoods characterized by a higher density blockscape composed of a network of grided avenues and streets. Medium to small lots accommodate detached homes with aligned building frontages and front porches that greet the street. Landscapes are formal, composed of regularly spaced street trees.

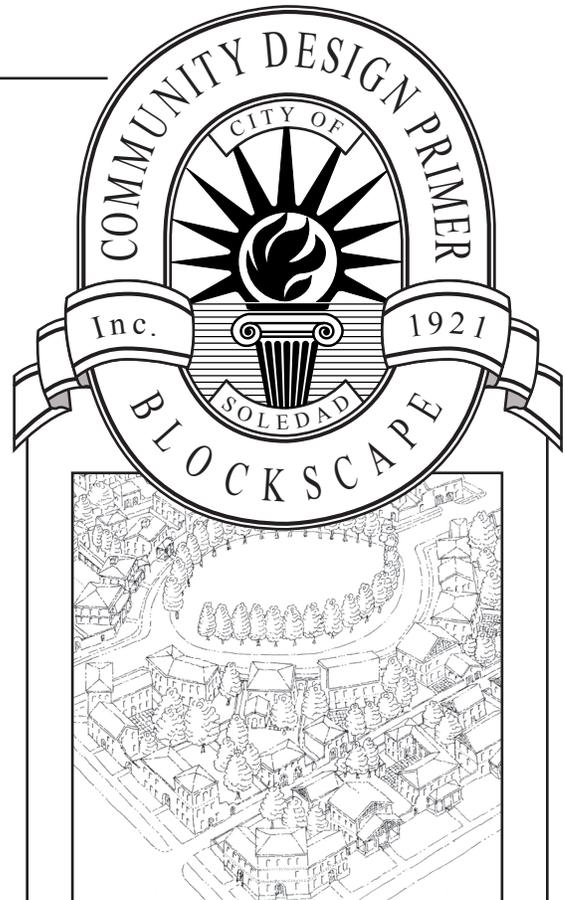
► Informal rural-oriented neighborhoods characterized by low density residential homes grace curvilinear rural roads and lanes. Large lots may accommodate gentleman farms and ranchettes with rotated building frontages deeply setback from the roadway. Landscapes are informal, reflective of bucolic hillside terrain contours and the natural environment.



► Formal grid and axial oriented urban blockscape composed of attached residential dwellings including live/work units, rowhouses, and stacked flats. Dwellings are oriented towards the street with minimal setbacks, accommodate dooryards and stoops.

► Estate lots accommodate larger homes characterized by deep building setbacks. Estate homes are located on narrow meandering lanes with limited improvements which include rolled curbing, pedestrian paths, and informal clusters of street trees.

► Rural oriented neighborhoods characterized by a curvilinear road network which exhibits an informal blockscape image. Rural roads are narrow in section, accompanied by meandering and undulating paths, open drainage swales, larger curb radii, and informal clusters of native trees of mixed species.

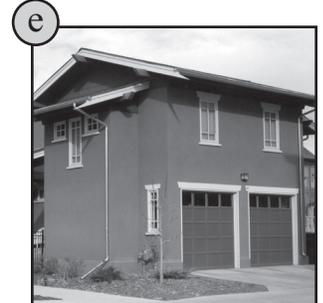
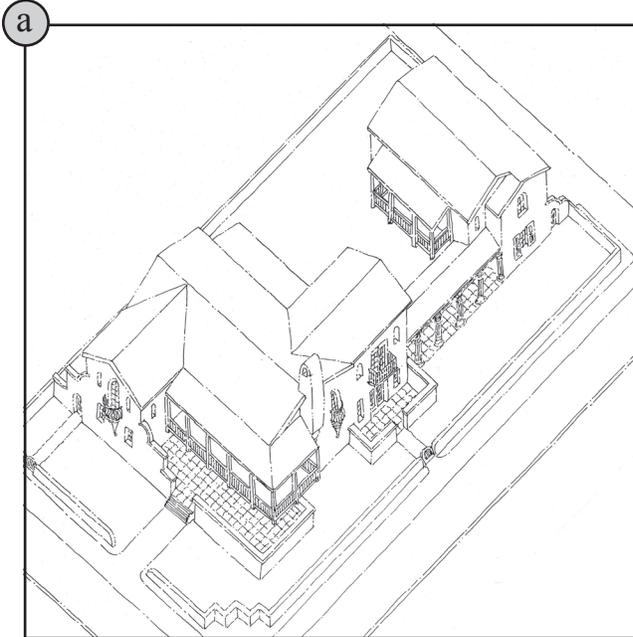


Traditional neighborhood blockscape configurations are commonly a direct response to land use intensity and topographic condition. In general, fine grained grided block configurations are commonly associated with downtown environments which exhibit formal urban characteristics. Modified grid block configurations typically relate to suburban neighborhoods which retain a decidedly town and country sensibility. Rural blockscales are commonly characterized by curvilinear country lanes that directly respond to topographic conditions and prominent natural features. ♦

— Did you know? —

SMALL LOT

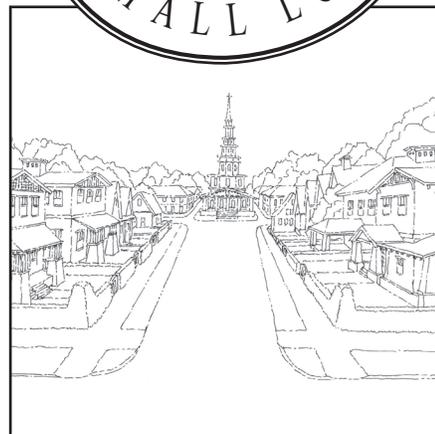
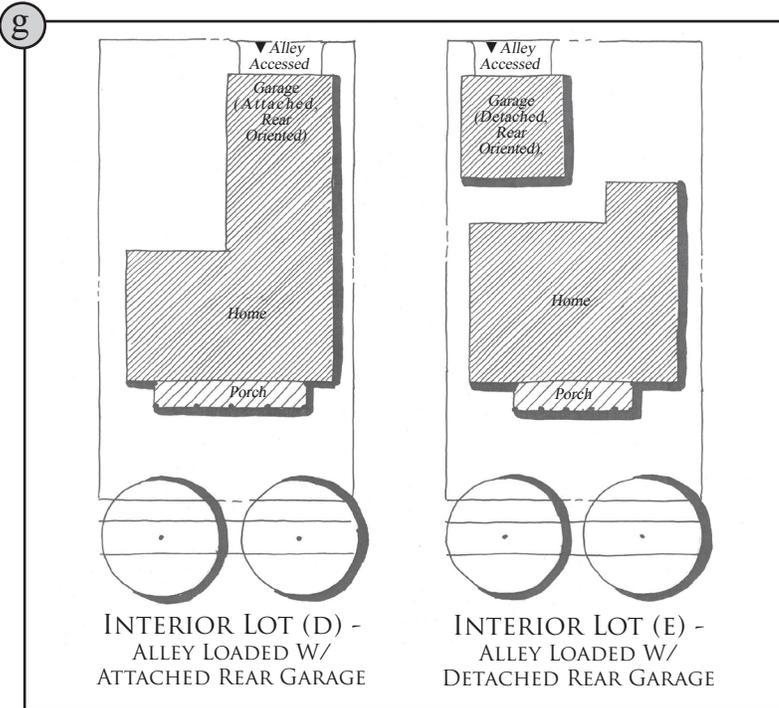
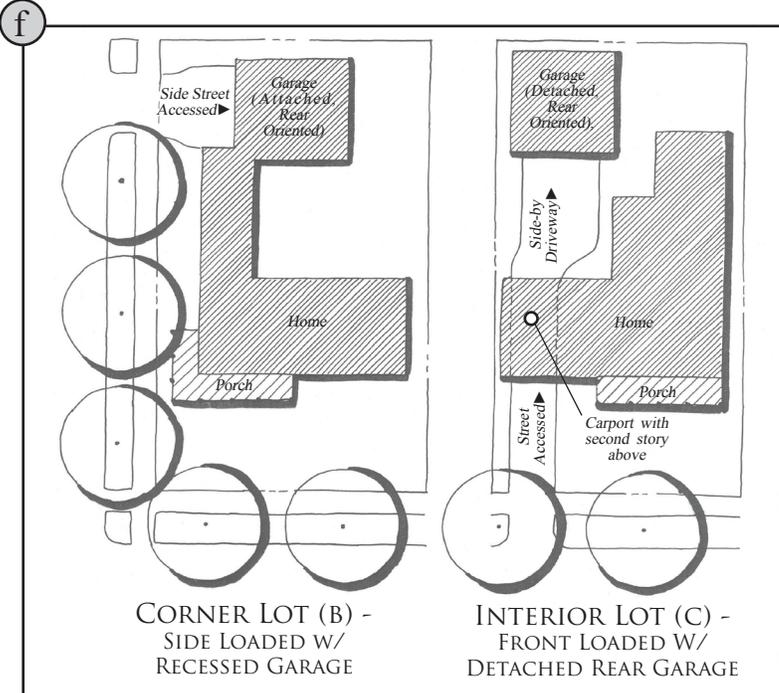
CHARACTERISTICS



- ▶ Create formal grid or axial small lot subdivision configurations (typically 54 feet or less in width) (a).
- ▶ Provide four public/private zones that exhibit increased levels of privacy within small lot neighborhoods (a), including:
 - The Public Realm - The public park strip and sidewalk
 - The Semi-Public Realm - The front yard
 - The Semi-Private Realm - The front stoop and porch
 - The Private Realm - The home interior
- ▶ Provide usable yard space for small lot subdivisions. front, corner side, and rear yards shall provide adequate space for socializing, recreation, and entertaining (a).
- ▶ Provide usable front yard area. Minimum small lot front yard setback shall measure 15 feet from the property line (a).
- ▶ Provide usable corner side yards. The minimum small lot corner side yard setback shall measure 10 feet from the property line (a).
- ▶ Provide adequate rear yard space to accommodate rear alley-loaded garages (a).

- ▶ Align homes frontages parallel to the street creating a defined streetwall which frames and encloses the streetscape (a).
- ▶ Provide multi-story homes designed to spatially enclose the streetscape. Minimum small lot building height shall measure two-and-one-half stories.
- ▶ Create spatial street enclosure by aligning both sides of the street with homes oriented towards the public realm. Maximum dwelling height to spatial width between homes should not exceed 1:6.
- ▶ Orient front porches towards the street designed to create a platform for outdoor socializing, entertainment, and leisure (a).
- ▶ Provide a variety of garage locations and orientations designed to enhance streetscape variety and visual interest. Site garages based upon the following Standards:
 - Corner Lot: Front (c, f), Side (b, f), or Rear Alley (a, d, e, g) Loaded.
 - Interior Lot: Front (c, f); Rear Alley Loaded (d, e, g).
 - Detached: Rear Oriented

GARAGE LOCATION

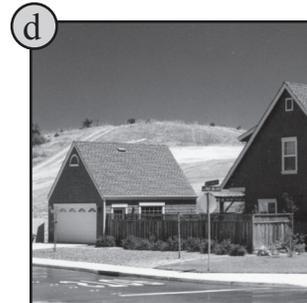
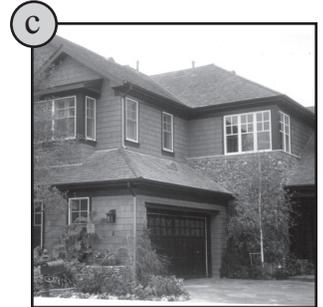
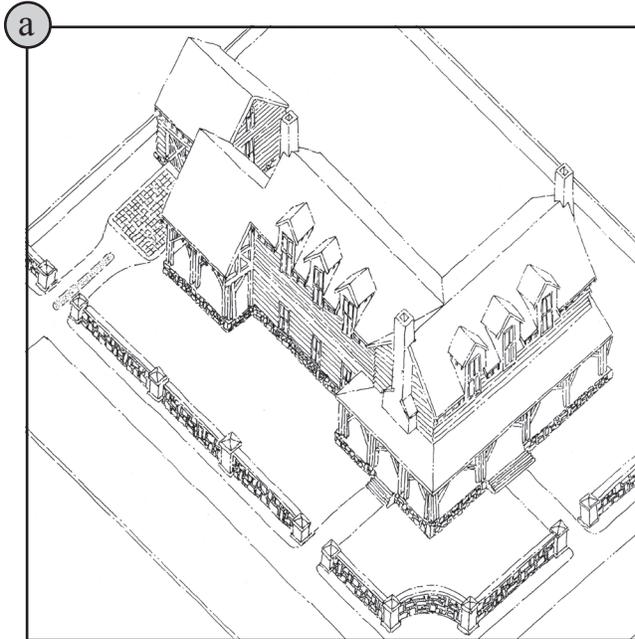


Within time-honored small lot neighborhoods, narrow street widths graced by formal home frontages create a feeling of containment that contributes to a strong sense of place. Customarily, these "outdoor rooms" were formally designed to accommodate both vehicles and pedestrians in a sensitive fashion that embraced the public realm. When building heights, front yard spaces, and street widths are traditionally assembled, a pleasing and comfortable spatial enclosure is achieved which delights the senses, enhancing the human experience. ♦

Did you know?

MODERATE LOT

CHARACTERISTICS



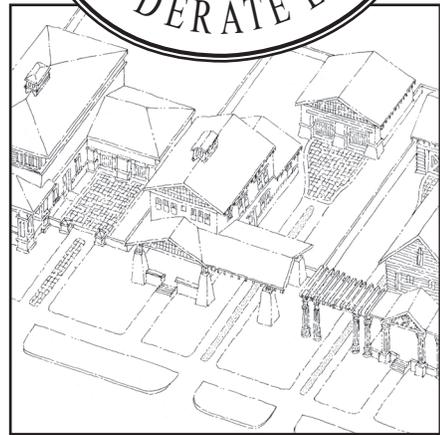
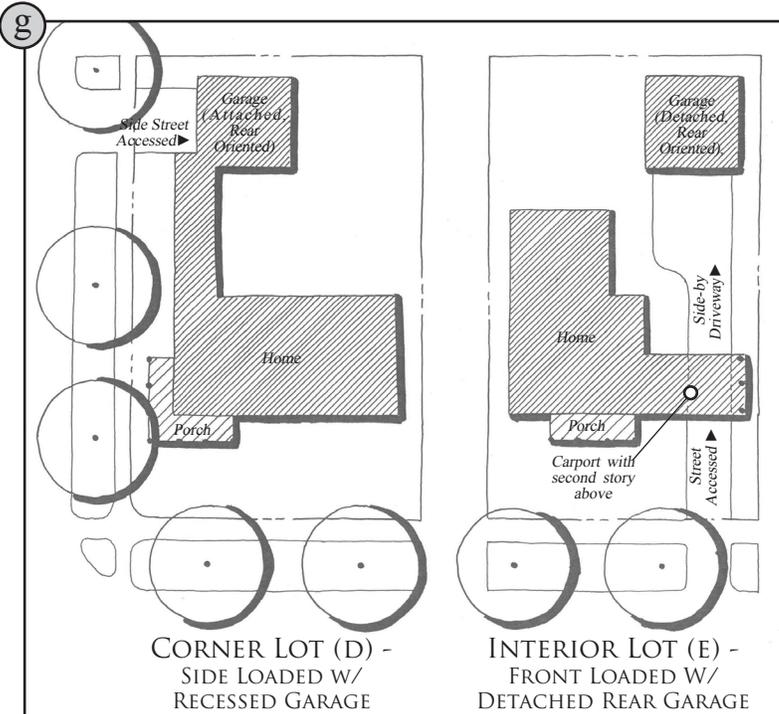
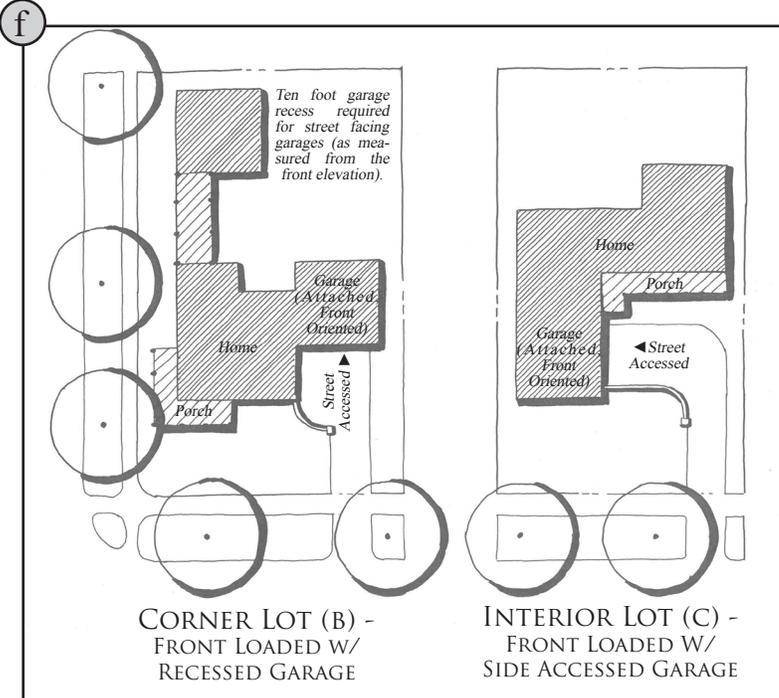
- ▶ Create modified grid moderate lot subdivision configurations (typically 54 - 70 feet in width) (a).
- ▶ Provide four public/private zones that exhibit increased levels of privacy within moderate lot neighborhoods (a), including:
 - The Public Realm - The public park strip and sidewalk
 - The Semi-Public Realm - The front yard
 - The Semi-Private Realm - The front stoop and porch
 - The Private Realm - The home interior
- ▶ Provide usable yard space for moderate lot subdivisions. front, corner side, and rear yards shall provide adequate space for socializing, recreation, and entertaining (a).
- ▶ Provide usable front yard area. Minimum moderate lot front yard setback shall measure 20 feet from the property line (a).
- ▶ Provide usable corner side yards. Minimum moderate lot corner side yard setback shall measure 12 feet from the property line (a).
- ▶ Recess street facing garages a minimum of 10 feet as measured from the front building elevation (sans porch). (a, b, f).

- ▶ Align homes frontages parallel to the street creating a defined streetwall which frames and encloses the streetscape (a).
- ▶ Provide multi-story homes designed to spatially enclose the streetscape. Minimum moderate lot building height shall measure two-stories (a, b, c, d, e).
- ▶ Create spatial street enclosure by aligning both sides of the street with homes oriented towards the public realm (b). Maximum dwelling height to spatial width between homes shall not exceed 1:6.
- ▶ Orient front porches towards the street designed to create a platform for outdoor socializing, entertainment, and leisure (b).
- ▶ Provide a variety of garage locations and orientations designed to enhance streetscape variety and visual interest. Site garages based upon the following Standards:

Location and Placement

- Corner Lot: Front (b,c, e), Side(d), or Rear Alley Loaded.
- Interior Lot: Front (b, c, e) or Rear Alley Loaded
- Detached: Rear Oriented

GARAGE LOCATION



Garage location and orientation are critical components in establishing a streetscape image that embraces the human spirit, as opposed to an auto dominated environment characterized by a "sea" of garage doors. When garage placements are subtle - located internal to the site, accessed off of side streets, side loaded, or deeply recessed - the homes living spaces and front porches are highlighted, oriented towards the public streetscape creating a prominent human environment which says that people live here, not cars. Ultimately, it is the human element that dominates our neighborhoods, promoting civility, not mechanization. ♦

Did you know?

ARCHITECTURE

GUIDELINES & STANDARDS

Architectural Image

The purpose and intent is to promote traditional home designs rooted in the architectural heritage of the region, characterized by human scaled building elements and constructed of indigenous materials that respond to regional climatic conditions and local building practices.

The Soledad Single Family Detached Architectural image is reflective of traditional neighborhood design which embodies the ideology of human-scaled architecture that supports a rich street life, embracing the pedestrian while sensitively accommodating the automobile. Supporting this philosophy of embracing the public realm, Soledad Single Family Detached Residential architecture embodies features, such as the front porch, which provides a forum for social interaction and "neighborliness".

The intent is to promote a palette of home styles firmly rooted in the architectural heritage and culture of the region, designed to celebrate the human, while de-emphasizing the presence of the automobile. Soledad Single Family Detached Residential architectural expressions are decidedly indigenous, composed of time-honored architectural styles, such as Spanish Colonial, Mission, Monterey, and Craftsman, that are reflective of California pre-war towns and villages. Envision small blocks of homes that embrace the street creating a well-defined and "contained" pedestrian-friendly environment. Marvel at traditional architectural styles that orient people friendly porches and verandas towards the street, while placing auto-oriented functions to the

rear, accessed by alley lanes. Converse with your neighbors from raised stoops that provide a platform for public interaction and dialogue. Picture homes that exhibit a traditional base, middle, and top, complemented by a palette of indigenous building materials rooted in the architectural heritage of the region. Imagine architectural elements, including brackets, corbels, doors, lighting fixtures, and window muntin patterns that reinforce the architectural style of the home. Envision homes where

the front "face" of the home is fully visible from the public realm, not dominated by garage doors and excessive driveway pavement. This is the image of Single Family Detached Residential neighborhoods.

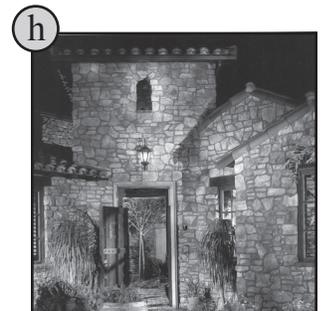
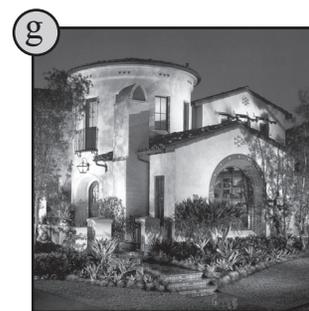
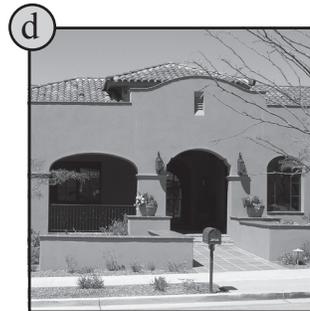
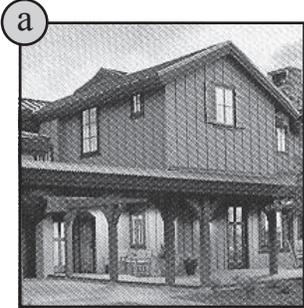
Neighborhoods that exhibit the elements that define traditional small town America: fine grained neighborhood street and alley networks, pedestrian oriented blockscapes, and homes that embraces the public realm. Neighborhood architecture that is native, humanistic, visually rich, and ornate. Ultimately, architecture designed to distinguish Soledad as a special place uniquely positioned to showcase and encourage traditional architectural styles fully ingrained in the architectural heritage of the region.

◇



ARCH. STYLE

CHARACTERISTICS



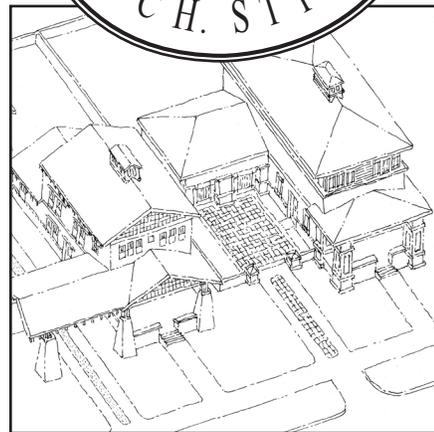
- ▶ Create neighborhoods of compatible architectural styles reflective of the California Central Coast region. A house shall be a strong expression of its chosen architectural style.
- ▶ Craft homes that are authentic, reflective of the chosen traditional architectural style, found within the California Central Coast region.
- ▶ Craft homes that reflect the physical characteristics of the site and traditional styles found within the California Central Coast region. The designer shall use past architectural expressions for inspiration, but can design present day interpretations of these traditional styles.
- ▶ Avoid unauthentic architectural styles. Architectural styles not reflective of the California Central Coast region, or those inconsistent with the indigenous architectural vernacular of Soledad shall be strongly discouraged.

- ▶ Provide architectural styles that are "rooted" in the traditional architectural vernacular of the region. While no specific architectural style is required, architectural styles such as California Ranch (a), Craftsman (b), Farmhouse (c), Spanish Mission (d), Monterey (e), Prairie (f), Spanish Colonial (g), and Tuscan (h) shall be strongly encouraged.
- ▶ Single Family dwellings shall be designed as a strong reflection of their chosen architectural style, composed of building massing, roof form/pitch, roof overhangs, window styles, materials, colors and ornamentations that reinforce the architectural style of the home.
- ▶ Single Family dwellings shall emulate actual architectural styles, either traditional or modern (See The McAlester's American Home Styles; which is one of many style books providing American home style definitions, design detail, and regional placement).

ARCHITECTURAL TENETS

► The following tenets are provided to help the architect and builder understand the indigenous design philosophy that drives the architectural image of Soledad. The intent is to assure that new development, additions, and remodel design is compatible with the native architecture found within the region. Architectural design elements that relate to the desired character of Soledad are best described as:

- Indigenous architectural styles rather than 'foreign'
- Traditional rather than modern
- Ornamental rather than unadorned
- Rustic rather than polished
- Human-scaled rather than monumentally-scaled
- Native building materials rather than 'foreign' materials
- Animated and ornamented front facades that face the public realm rather than blank walls
- Discernible and solid building base anchored to the ground plane rather than a "floating" foundation
- Human-scaled entrances and covered porches rather than monumental entryways
- Masonry and exterior plaster foundation pedestals rather than exposed concrete foundation walls
- Substantial columns, piers, and posts rather than thin, flimsy, and weak-appearing supports
- Multi-paned windows rather than large "picture windows" or sliding glass doors
- Traditional vertically-oriented windows, commonly placed in symmetrical patterns, rather than modern horizontal sliders
- Ornamental front doors reflective of the architectural style of the home rather than commonplace doors
- Recessed windows designed to express the mass of building rather than flush mountings
- Deep, rich, earth tone colors rather than washed-out paint palettes
- Ornamental single carriage doors rather than generic garage doors
- Pedestrian-scaled rather than automobile-dominated



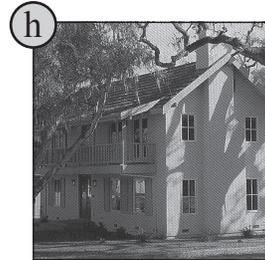
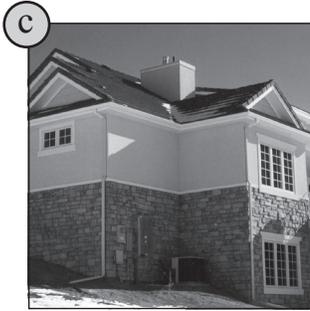
Successful domestic architectural "styles" are commonly rooted in the vernacular architectural heritage of the region, influenced by specific climatic conditions, native building materials, and local building practices. Derived from the Latin "vernaculus" meaning domestic or indigenous, vernacular architectural "styles" are commonly associated with the private home, more an expression of low-style "craft" adapted from Classical precedents. Classical architecture, the "artistic" high-style form of vernacular building is commonly rooted in a traditional ideology or historical epoch, richly immersed in cultural symbolism and orthodox architectural values that transcend superficial modern architectural "fashions". ♦

— Did you know? —

BUILDING MASSING

BUILDING BASE

BUILDING CAP

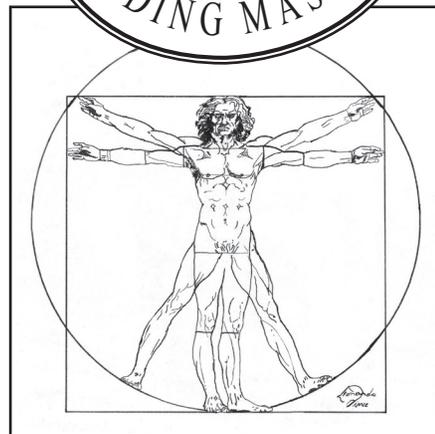


- ▶ Design house foundations as a natural extension of the ground plane, rather than separating the home from the land (a, b, c).
- ▶ Rest the home on a distinguishable building base or pedestal, such as a stone or brick masonry foundation, designed to anchor the home to the ground plane (a, b, c).
- ▶ Construct the building base of heavier stone, brick, or exterior plaster materials designed to express mass and stability (a, b, c).
- ▶ Provide substantial window and door recesses designed to express building mass. Minimum window and door recesses shall measure four inches.

- ▶ Crown homes with generous roof overhangs or parapet walls designed to terminate the top of the home while complementing the architectural style of the home.

- California Ranch (d)
- Farmhouse (f)
- Monterey (h)
- Spanish Colonial (j)
- Craftsman (e)
- Mission (g)
- Prairie (i)
- Tuscan (k)

BUILDING MASS



Like humans, traditional homes are typically divided into three major components which include the foundation base (feet), designed to anchor the home to the ground plane, the home's walls or facades (torso) which allow transparency, and the roof cap (head) that terminates the top of the home. Defined as the architectural "trinity" this time-honored building ideology has ancient origins, rooted in the anthropomorphic image of man. Called "human scale", homes were traditionally designed to reflect and echo the dimensions of the human body, the principal source of proportion among the classical orders of architecture, ultimately paying tribute to the human form.

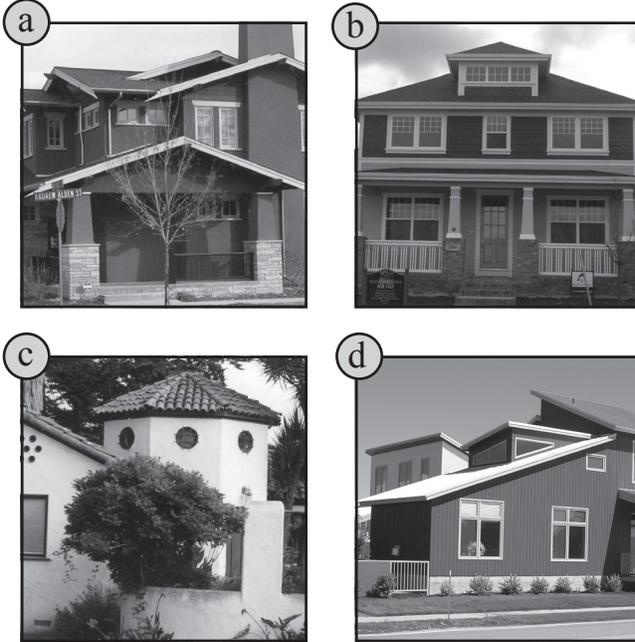


Did you know?

- ▶ Telescope building masses towards the center of the home, as appropriate to the architectural style of the home. As the home rises, use smaller floor areas for upper stories designed to diminish boxy-appearing dwelling masses (l, m, n).
- ▶ Segment the home into three distinct parts which exhibit a discernible foundation base, middle facade, and roof cap (l, m, n).
- ▶ Design homes as an integrated collection of individual subordinate volumes emerging from a dominant building mass, rather than a single boxy dwelling form (l, m, n).
- ▶ Use single-story plate heights to eliminate large monumentally-scaled wall planes (l, m, n). Homes shall be designed at a human scale. Full multi-story wall masses shall be strongly discouraged.
- ▶ Use single-story building masses such as covered porches as transitional elements to upper-story building volumes (l, m).
- ▶ Break-up rear building masses. Provide a variety of roof plane breaks and wall planes that add visual interest to rear facades (n).

ROOF FORM

ROOF TYPE



- ▶ Use roof forms that reinforce the architectural style of the home. Design roof forms based upon the following Standards:

Roof Type: Gable (a); Hip (b); Conical or Octagonal - Towers, only (c); Shed (d).

ROOF PITCH

- ▶ Design roof forms that complement the architectural style of the home, rooted in the architectural vernacular of the Central California coast.
- ▶ Provide main body roof pitches based upon the following Standards:
 - California Ranch: 6:12 - 8:12
 - Craftsman: 3:12 - 5:12
 - Farmhouse: 6:12 - 10:12
 - Mission: 4:12 - 6:12
 - Monterey: 4:12 - 8:12
 - Prairie: 3:12 - 5:12
 - Spanish Colonial: 4:12 - 6:12
 - Tuscan: 6:12 - 8:12

DORMERS



- ▶ Use minor ancillary roof elements such as gable roof dormers (e); gable wall dormers (f); hip roof dormers (g) and shed roof dormers (h) designed to reinforce the architectural style of the home.

ROOF OVERHANG

- ▶ Provide main body roof overhangs based upon the following minimum Standards:
 - California Ranch: Eaves - 18 inches; Rakes - 24 inches
 - Craftsman: Eaves - 18 inches; Rakes - 24 inches
 - Farmhouse: Eaves - 18 inches; Rakes - 18 inches
 - Mission: Eaves - 12 inches; Rakes - 12 inches
 - Monterey: Eaves - 12 inches; Rakes - 12 inches
 - Prairie: - Eaves - 24 inches; Rakes - 24 inches
 - Spanish Colonial: Eaves - 12 inches; Rakes - 12 inches
 - Tuscan: Eaves - 12 inches; Rakes - 12 inches
- ▶ Roof overhangs for ancillary roof elements may vary in order to achieve a consistent roof line.
- ▶ Minimum roof overhang Standards may be adjusted to complement the architectural style of the home.

ROOF FORM

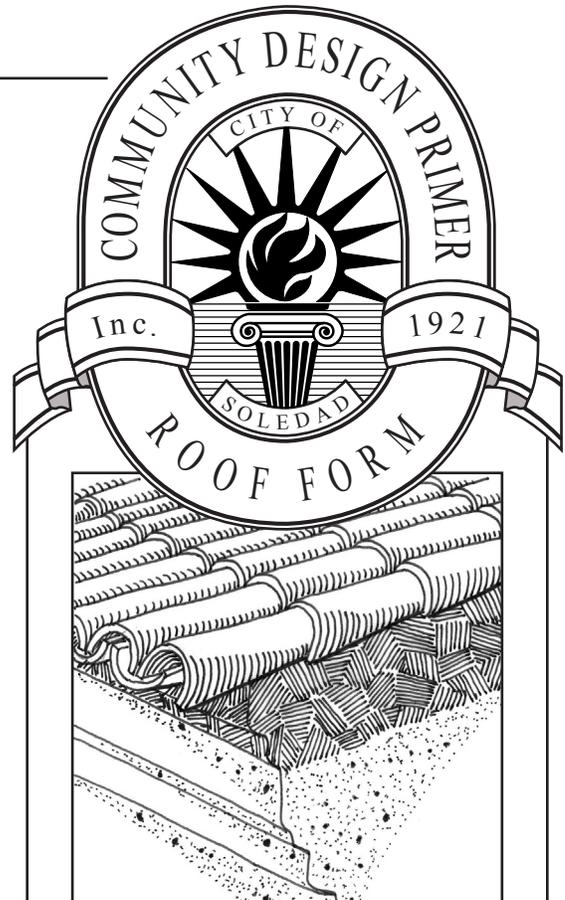


- ▶ Provide simple roof forms that reinforce the architectural style, emphasizing the vernacular of the region (i).
- ▶ Provide roof overhangs and pitches designed to moderate Soledad's unique climatic conditions, shading window openings and shedding rainwater (i).
- ▶ Locate simple main body roof forms generally centered on the building mass accompanied by smaller ancillary roof elements (i).
- ▶ Create simple symmetrical roof forms that complement the mass and volume of the home (i).

ROOF COMPONENTS



- ▶ Provide minor, ancillary roof elements, such as cupolas (j), lanterns (k), monitors (l), and clerestories (m), designed to reinforce the architectural style of the home while animating the roofscape.
- ▶ Design pitched roof forms to contain habitable space. Roof dormers shall be functional, providing interior day lighting.



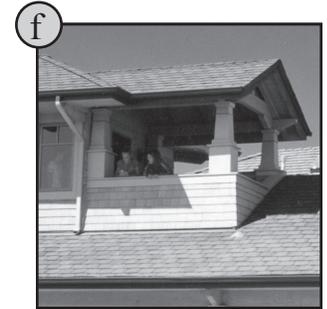
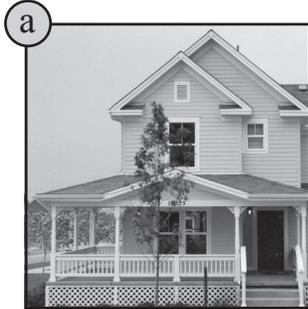
Residential roof forms are traditionally influenced by regional characteristics including site elevation, indigenous climatic conditions, and local building materials. In hot low-lying arid climates, roof forms are generally flat due to a lack of need to shed rainwater which is sparse. In contrast, many California mountainous homes employ steeply pitched roof with moderate overhangs designed to shed heavy snow loads. In temperate "Mediterranean" climates, such as the Salinas Valley, roof pitches are slight to moderate, designed to shed seasonal rains while modest overhangs are employed to shade and shelter window openings. ◇

— Did you know? —

PORCHES & DECKS

COVERED PORCHES

DECKS



- ▶ A covered porch or recessed entry designed to reinforce the architectural style of the home shall be required for all homes (a, b, c, d, i, j).
- ▶ Design human-scaled covered porches to create a sense of arrival (a, b, c, d).
- ▶ Provide a continuous covered porch wrap that embraces both street frontages on corner lots (c).
- ▶ Design covered porches as single-story transitional elements or "stair step" to upper story building volumes (a, b, c, d).
- ▶ Rest the covered porch on a robust base designed to anchor the home to the ground plane (a, b, c, d).
- ▶ Provide traditional elevated porches - 24 inches typical (a, b, c, d).
- ▶ Integrate covered porch roofs into the fabric of the home using similar roof types, pitches, and materials (a, b, c, d)
- ▶ Design covered porches, based upon the following Standards:
 - Minimum Area - 120 square feet
 - Minimum Depth - Six feet

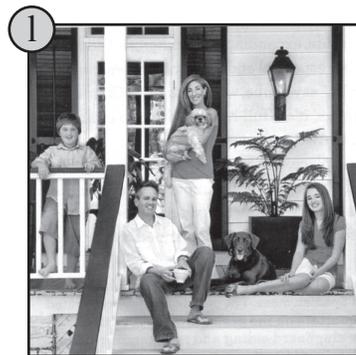
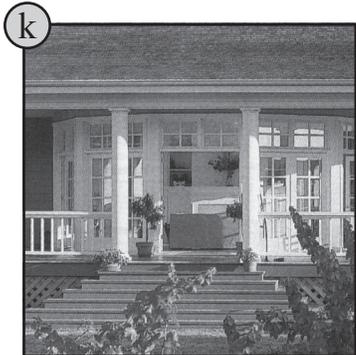
- ▶ Integrate decks into the fabric of the home (e, f, g, h). Deck support columns, piers, and posts shall appear substantial.
- ▶ Seamlessly integrate covered deck roofs to the fabric of the home. Use similar roof types, pitches, and materials designed to harmonize with the home (e, f).
- ▶ Paint or stain all deck elements, such as balustrades, columns, posts, railings, and staircases to complement the home (e, f, g, h). Visually anchor decks to the ground plane, based upon the following Standards:
 - Decks shall be visually anchored to the ground by substantial deck support posts (eight inches square, minimum). Deck support posts shall contain a distinctive base, shaft, and capital.
 - For decks visible from public view, masonry piers (brick, stone) or exterior plastered piers a minimum of 24 inches square, shall be required as a base to support deck posts. Piers may batter (taper) to 18 inches at the top (e).

RECESSED ENTRIES

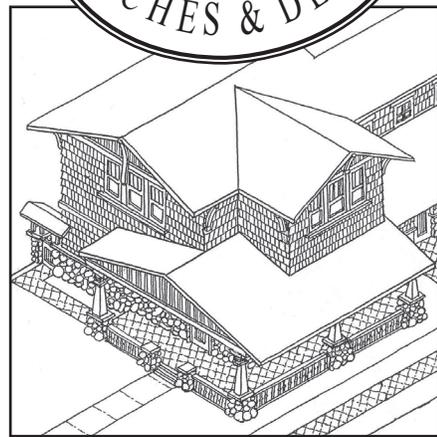


- ▶ Create recessed entries that are human-scaled (i, j). Large-scaled multi-story or imposing entries shall not be permitted.
- ▶ Avoid locating entries directly on grade. Instead, elevate entries up to 24 inches in height, typical (i, j).
- ▶ Orient recessed entries towards the street designed to engage the public realm (i, j).
- ▶ Design recessed entries based upon the following minimum Standards:
 - Area: 24 square feet
 - Depth: Four feet

STOOPS



- ▶ Provide elevated stoops composed of stairs, railings, pedestals, and landings, designed to complement the architectural style of the home (k, l).
- ▶ Design stoop staircases, including posts, handrails, and treads, of similar materials as the main structure (k, l).

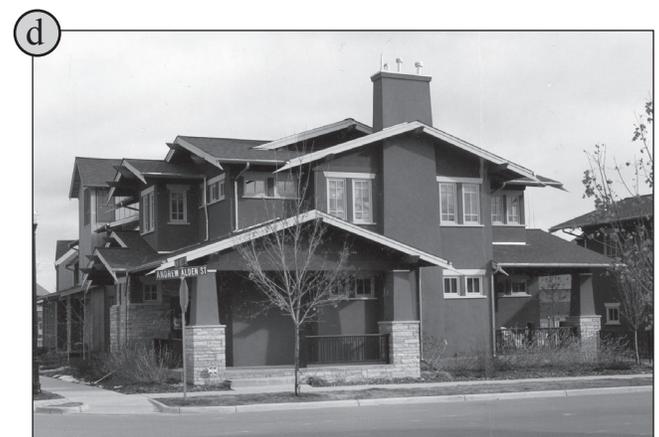


Traditionally, the front porch functioned as a social outlet, becoming a literal and figurative platform for social interaction. Because of its prominent street-facing location which embraced the public realm, the front porch became a forum for the exchange of ideas, a harbinger of news, a place of leisure, a playground ... in other words, a stage designed to view the drama of daily life. Called "stooping" the activity entailed lingering on the front porch to interact with the neighbors which strolled by. The front stoop, composed of steps, became the definitive social gallery space and hangout, ultimately a place to see and be seen. ♦

— Did you know? —

FACADE ARTICULATION

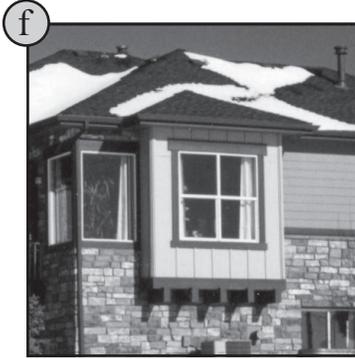
WALL PLANES



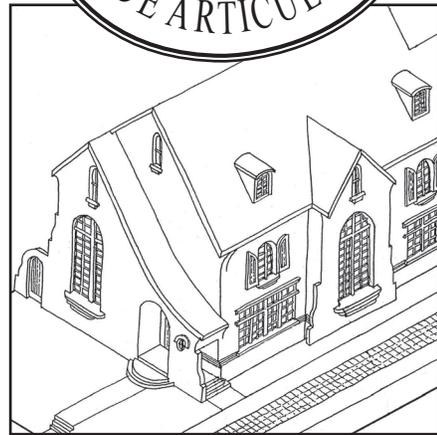
- ▶ Provide simple changes in wall plane to reduce the apparent mass and scale of the dwelling, consistent with the architectural style of the home (a, b, c, d).
- ▶ Create deliberate changes in wall planes rather than only a change in exterior wall materials (a, b, c, d).
- ▶ Provide building components such as covered porches (b, c, d), covered entries (a), decks (b), and building projections (c) designed to enhance facade variety and visual interest.
- ▶ Provide the same level of facade articulation on corner side (c, d) and rear elevations visible from public view.

- ▶ Provide a variety of wall planes on all elevations visible from public view, consistent with the architectural style of the home (a, b, c, d)
- ▶ Use additive elements, such as covered porches, to create facade variety and visual interest (b, c, d). On corner lots, wrap covered porches around-the-corner, providing a covered porch element that embraces both street frontages (d).
- ▶ Provide a variety of one and two-story wall plane breaks accompanied by building projections designed to create facade visual interest (a, b, c, d).

BUILDING PROJECTIONS



- ▶ Create building relief through the use of building projections designed to enhance facade variety and visual interest (e, f, g, h).
- ▶ Avoid suspending building projections. Support cantilevered building projections with brackets or corbels designed to solidly connect the projection to the wall plane (f).
- ▶ Extend full length building projections to the ground plane (h).
- ▶ Amply extend building projections from the wall plane. Building projections shall protrude a minimum of 18 inches from the wall plane (e, f, g, h).
- ▶ Seamlessly integrate building projections into the fabric of the dwelling. Construct building projections using the same facade material and color as the main structure (e, f, g, h). Building projections shall not appear as "tacked-on" afterthoughts.



Traditionally, the front facade was the most essential element of the home, conveying building style, function, importance, and economic status to the public realm. The word "facade" is a derivative of the Latin word "facies", which is equivalent to the word "face" or "appearance". As with a human, the front facade or "face" of the home is the most articulated, composed of harmonious proportions and a well balanced composition of wall planes, window and door openings, and roof forms that present a pleasant image to the public streetscape. The facade as a whole is composed of single elements that add dimension and animation to the home providing light and shadow, foreground and background that contributes to the image of the whole. ♦

— Did you know? —

COLUMNS, PIERS, & POSTS

COLUMNS



► Create substantial Round Columns designed to complement and reinforce the architectural style of the home (a, b). Design Round Columns based upon the following Standards:

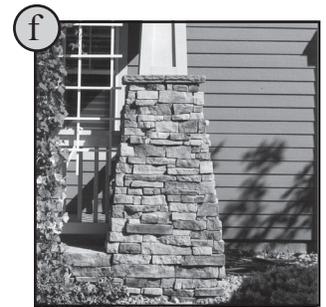
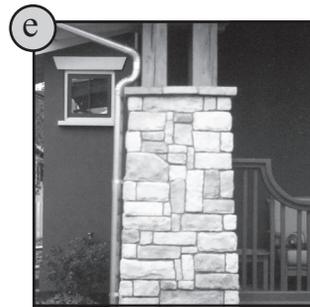
- Shape: Round
- Minimum Size: Single Column - Ten inches in diameter. Grouped Columns (two or more) - Six inches in diameter.
- Material: Wood or fiberglass
- Characteristics: Often turned on a lathe (wood) or molded (fiberglass) with a distinctive base, shaft, and capital.



► Create ample Box Columns designed to complement and reinforce the architectural style of the home (c, d). Design Box Columns based upon the following Standards:

- Shape: Square or battered
- Minimum Size: Ten inches square
- Material: Wood
- Characteristics: Square or battered (tapered) in shape, composed of wood planks that are joined together to form a hollow box, oftentimes resting atop masonry piers (c, d).

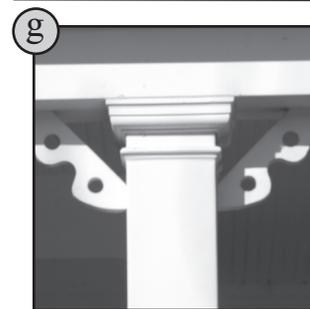
PIERS



► Create robust Masonry Piers designed to complement and reinforce the architectural style of the home (e, f). Design Masonry Piers based upon the following Standards:

- Shape: Square or battered (tapered)
- Minimum Size: 30 inches square at the base. May batter (taper) to 24 inches at the top.
- Material: Brick, stone, or exterior plaster
- Characteristics: Do not "float" Masonry Piers on exposed concrete footings. Extend brick, stone, and exterior plaster piers to the ground plane.

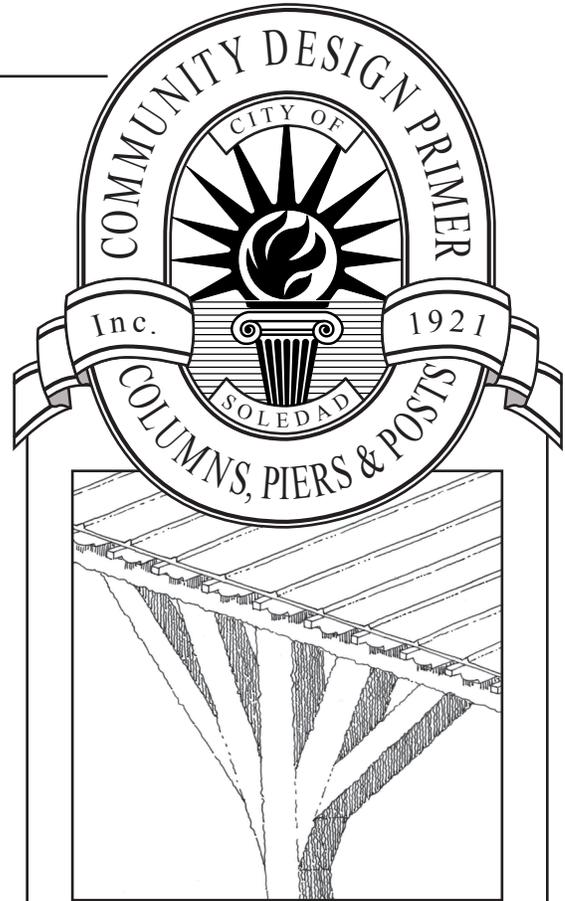
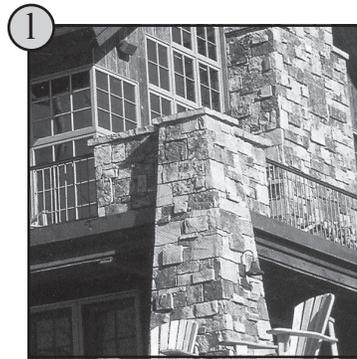
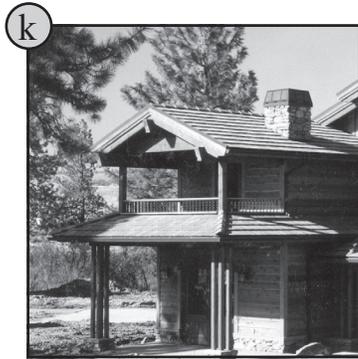
POSTS



► Create substantial Posts designed to complement and reinforce the architectural style of the home that (g, h). Design Posts based upon the following Standards:

- Shape: Square
- Minimum Size: Single Post - Eight inches square. Grouped Posts - Six inches square
- Material: Dimensional timber
- Characteristics: Simple dimensional timber posts designed to support covered porches and decks. Posts can be used in combination with brick, stone, or exterior plaster piers.

REAR DECK SUPPORTS



By tradition, homes are commonly characterized by structural elements, including columns, piers, posts, beams, and brackets, that functioned to outwardly express the underlying structure of the home, reflecting and reinforcing the home's architectural style. Called "tectonics" - the art and science of building - the structure of the home is directly tied to the type and availability of building materials and craftsmanship found within the region. When these tectonic elements are consciously arranged within the indigenous architectural "language" of the region, people can easily understand and comprehend how the home stands up. ♦

— Did you know? —

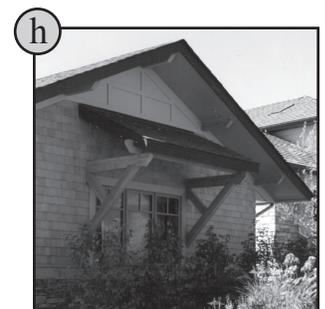
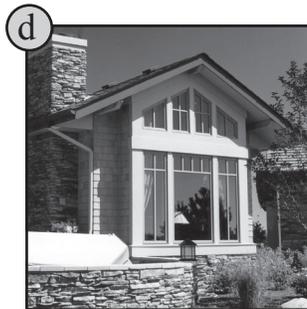
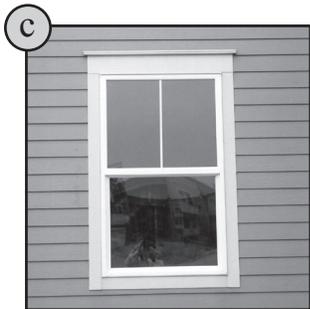
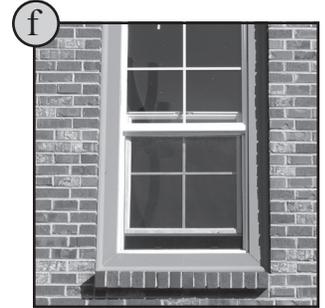
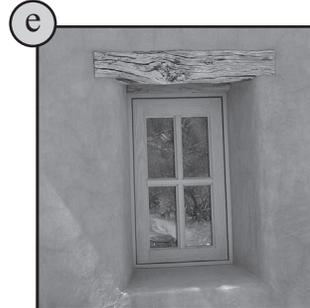
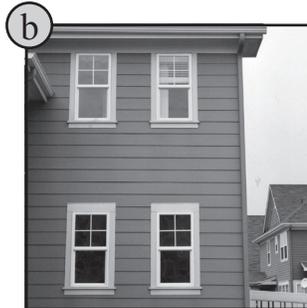
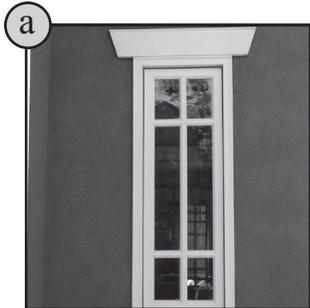
► Create ample Rear Deck Supports designed to complement and reinforce the architectural style of the home (i, j, k, l). Design Rear Deck Supports based upon the following Standards:

- Shape: Round, square, or battered (tapered)
- Minimum Size: Single Column - Ten inches in diameter; or Post - Eight inches square. Grouped Posts (two or more) - Six inches square. Masonry Piers - 24 inches square at the base.
- Material: Round Columns - Wood or fiberglass; Posts - Dimensional timber; Piers - Brick, stone, or exterior plaster.
- Characteristics: Rear Deck Supports can be simple dimensional timber post or box columns with decorative trim. Deck supports can be used in combination with brick, stone, or exterior plaster piers.

WINDOWS & DOORS

WINDOW CHARACTER

WINDOW ELEMENTS



- ▶ Provide window styles that reinforce the architectural style of the home (a, b, c, d).
- ▶ Locate windows centered on the building mass, aligned both horizontally and vertically (b).
- ▶ Provide windows that are vertical in orientation (a, b, c, d). The vertical "Y" window dimension shall always be greater than, or equal to, the "X" horizontal dimension.
- ▶ Avoid a mixture of unrelated window shapes and sizes. Provide a group or series of vertical-oriented windows (b, d, i).
- ▶ Enhance interior daylighting by providing two window exposures per interior room.
- ▶ Enhance the indoor/outdoor relationship by providing ample ground floor window fenestration.
- ▶ Use window patterns designed to reinforce the pitch of gable ends, increasing in height towards the center of the gable end (d).

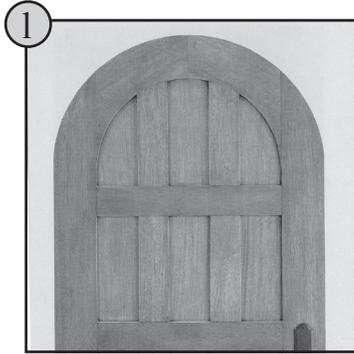
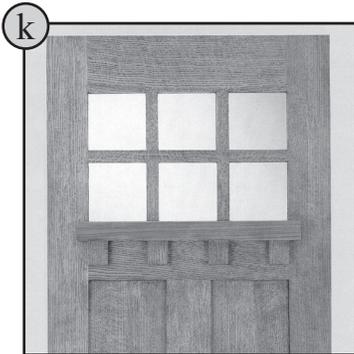
- ▶ Provide headers or lintels above window openings designed to visually support the building mass above (e).
- ▶ Provide a projecting bottom sill designed to define the base of the window while shedding rain runoff (f).
- ▶ Use ornamental moldings to trim window openings. Window trim shall measure a minimum of four-inches wide (g).
- ▶ Provide visually functional window shutters capable of fully covering window openings (g).
- ▶ Express building mass by recessing window openings in masonry and exterior plaster walls. Windows shall be recessed a minimum of four inches from wall plane, trim, or shutters (e).
- ▶ Provide window awnings that reinforce the architectural style of the home while functioning to shade window openings (h).

WINDOW PARTITIONS

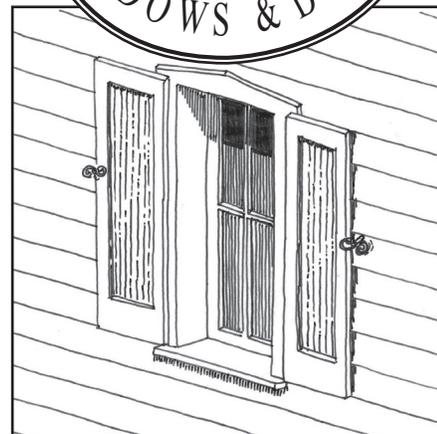


- ▶ Use mullions to divide large horizontal window areas into a group or series of vertical oriented windows (i).
- ▶ Use appropriate window muntin patterns designed to reinforce the architectural style of the home (a, b, c, d, e, f, g).
- ▶ Use muntins to divide windows into individual window panes (either real or simulated three-dimensional) applied to the exterior of windows (a, b, c, d, e, f, g).

DOORS



- ▶ Provide doors that reinforce the architectural style of the home (k, l).
- ▶ Use traditional hinged exterior doors for all doors visible from public view.
- ▶ Use vertical style (i.e., French Doors) in lieu of modern (thin framed) all glass sliders.
- ▶ Provide decorative front doors. Use ornamentations such as recessed or grooved panels, windows, arched-tops, metal studs, and decorative hardware designed to reinforce the architectural style of the home (k, l).

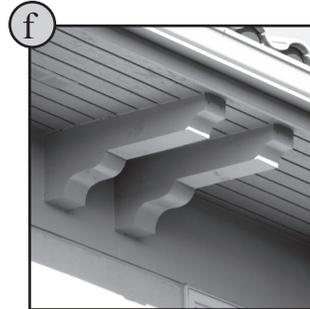
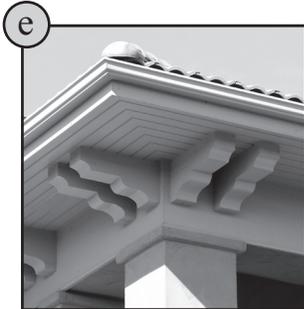
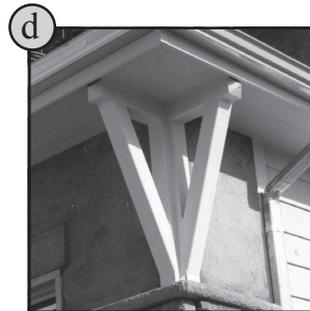
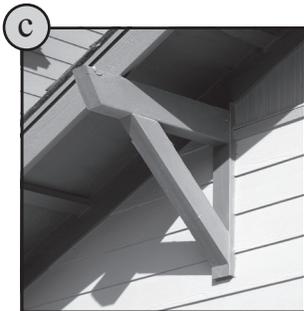
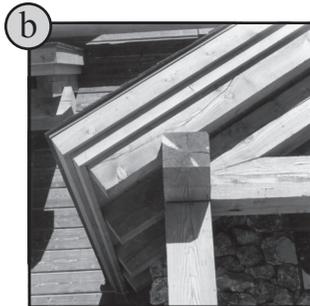
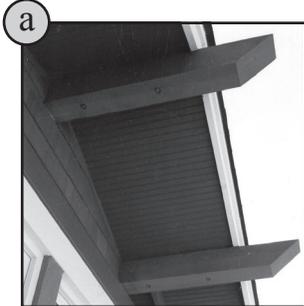


Traditionally, house windows are vertical or square in orientation, a reflection of time-honored building practices and limited structural spans which curtailed the use of large horizontal-oriented "picture windows". The limits of the building structure, whether constructed of adobe, stone, or timber, dictate the ultimate limits of window shape, size, and placement. While today large horizontal spans of window glass can be achieved using modern building methods and materials, it is still the nature of most architects and home builders to design traditional homes using a classic architectural palette, whereby the use of vertical windows is commonplace. ♦

— Did you know? —

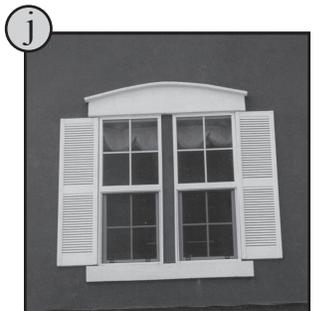
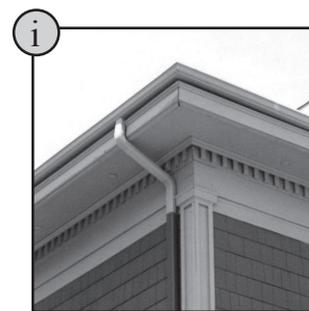
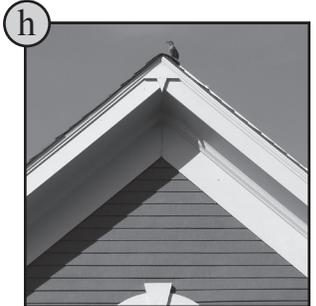
BLDG. ELEMENTS

BRACKETS & CORBELS



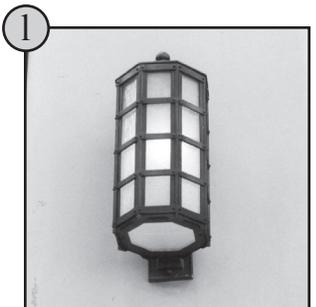
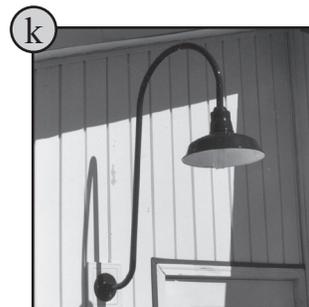
- ▶ Provide substantial beams (a, b), brackets (c, d), and corbels (e, f) designed to reinforce the architectural style of the home.
- ▶ Use ample dimensional timber beams (a, b), brackets (c, d), and corbels (e, f) to express the underlying structure of the home.

FASCIA & TRIM



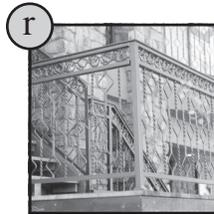
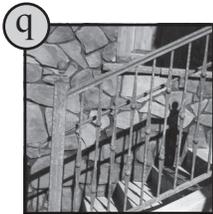
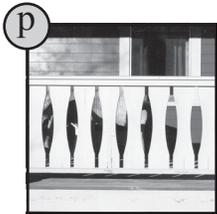
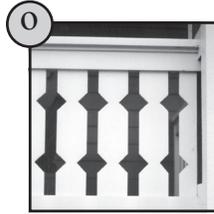
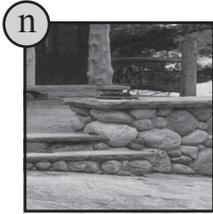
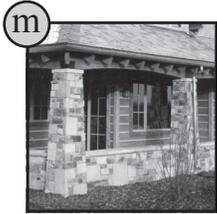
- ▶ Provide discernible transitional elements including eave fascias (g), frieze boards (h), soffits (i), and trim (j), designed to reinforce the architectural style of the home.

LIGHTING



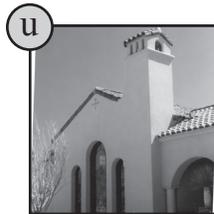
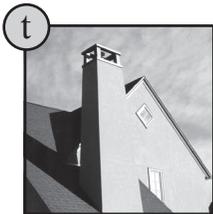
- ▶ Provide decorative front porch wall lanterns or pendent lights designed to reflect the architectural style of the home, composed of translucent or opaque glass (k, l).
- ▶ Provide shielded down-lighting, such as goose-neck lamps, designed to prevent nuisance glare (k).
- ▶ Provide down-lighting garage light fixtures (75 watt maximum) activated automatically by photo cells.

BALUSTRADES

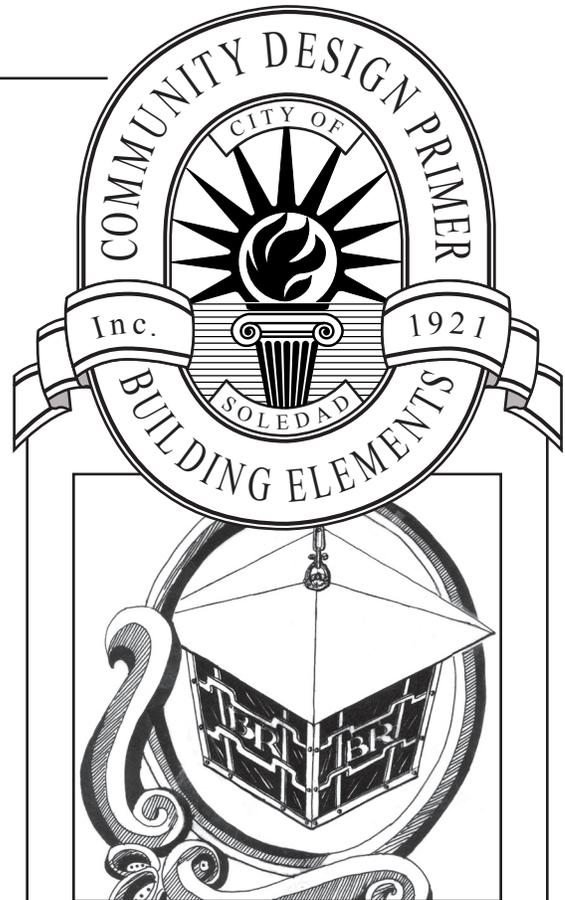


- ▶ Create decorative balustrades composed of stone (m, n), milled wood planks with cut-outs (o, p), or wrought iron (q, r), designed to reinforce the architectural style of the home.
- ▶ Segment wooden balustrades with dimensional timber posts (minimum four inches square) into a series of sections (six feet wide maximum (o).
- ▶ Provide substantial balustrade posts characterized with a discernible base, shaft, and capital.

CHIMNEY STACKS



- ▶ Design exterior chimney stacks which reflect the interior shape of the flue box, designed to taper inwards as the chimney rises upwards (s, t, u).
- ▶ Design chimney stacks of non-flammable brick, stone, cultured stone, or exterior plaster materials (s, t, u).
- ▶ Use exposed metal chimney flues with discretion, only if they are substantial, reflecting the architectural style of the home.
- ▶ Provide ornamental chimney caps and spark arrestors designed to terminate the top of the chimney (t, u).



Building elements can be envisioned as the "jewelry" that embellishes the body of the home. Like jewelry, building elements reinforced the "style" of the home, characterized by ornamentations including brackets, corbels, trim, light fixtures, balustrades, and chimney stacks that decorate and adorn, only within the vernacular parameters of a particular "style". Approaching it from a different perspective, an automobile designer would not attempt to embellish a brand new Ford with the fender of a '57 Chevy, would he? Thus, within the home building industry, it is of paramount importance to apply and orchestrate building elements that are contextually appropriate to the desired architectural style.

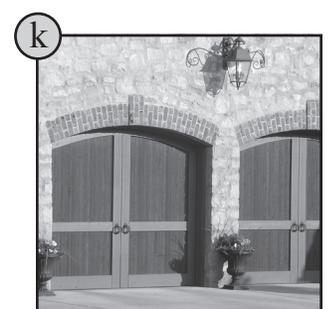
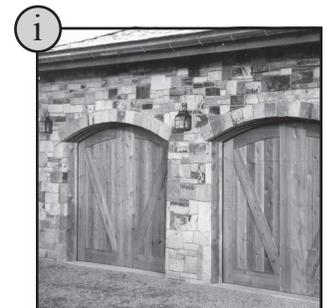
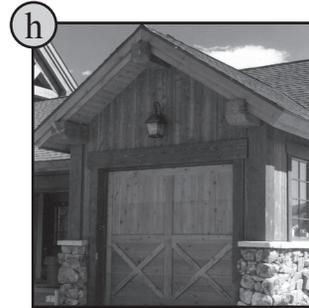
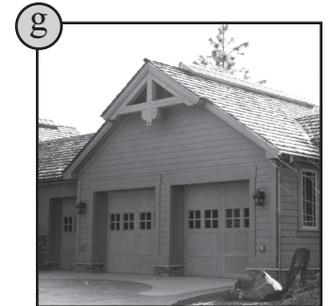
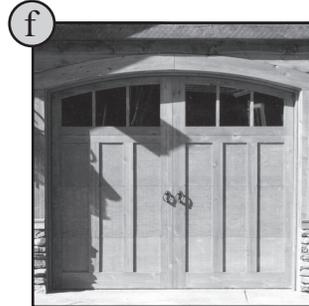
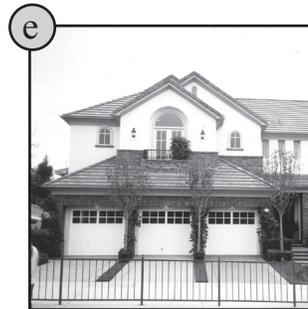
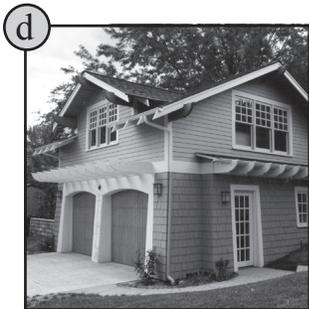
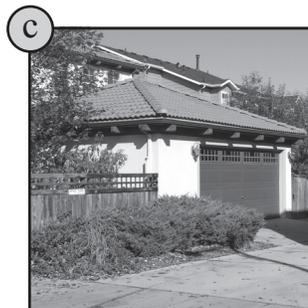


— Did you know? —

GARAGES

INTEGRATION

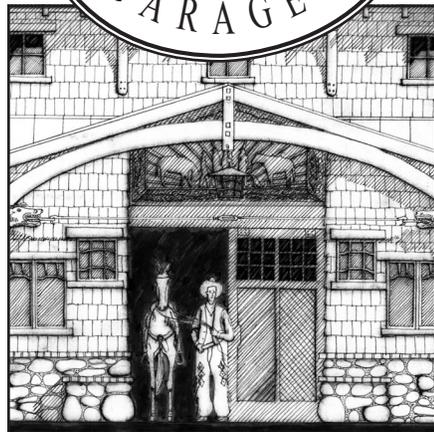
DOORS



- ▶ Integrate similar garage building massing and detailing as the main home, reflective of the architectural style of the dwelling (a, b, e).
- ▶ Avoid excessive garage freeboard (defined as the distance between the bottom of the eave-line and top of the garage door). Maximum garage freeboard shall be 18 inches.
- ▶ Provide detached rear alley-loaded garages for small lot subdivisions (c).
- ▶ Locate windows on front street-facing elevations related to side-loaded garages.
- ▶ Segment garage openings into individual carriage doors (d, e, f, g, h, i, j, k).

- ▶ Provide garage doors that reflect the architectural style of the home (f, g, h, i, j, k).
- ▶ Provide individual width carriage doors in lieu of a single double wide garage door (f, g, h, i, j, k).
- ▶ Construct garage doors of solid wood planks or high-grade wood paneling (f, g, h, i, j, k).
- ▶ Recess garage doors a minimum six inches from the garage face designed to express building mass (f, g, h, i, j, k).
- ▶ Provide garage doors with deep wood trim, decorative panels, windows, iron hardware, and other architectural embellishments designed to provide shadow lines and depth (f, g, h, i, j, k).

OUTBUILDINGS



Traditionally, at the turn of the last century, garages were not used to house mechanical horsepower associated with the horseless carriage but, instead, were used to stable horses. At the end of the Industrial Revolution, horses tentatively coexisted with the automobile, and were commonly housed in attached urban paddocks, such as London's classic mews (stables), or in detached barns, the precursor to today's "car barn" or garage. Today, the influence of these early period horse stables can still be felt. Classic homes being constructed in our time still incorporate individual carriage bays, brawny timber plank doors, and rusticated hardware designed to reflect the past while accommodating the vehicular needs of today. ♦

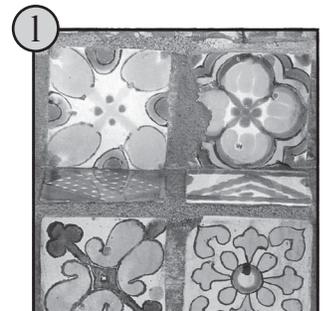
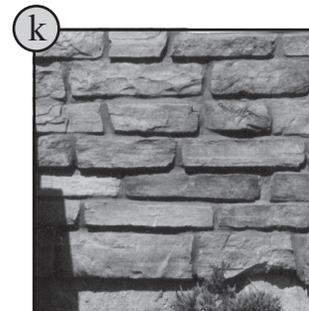
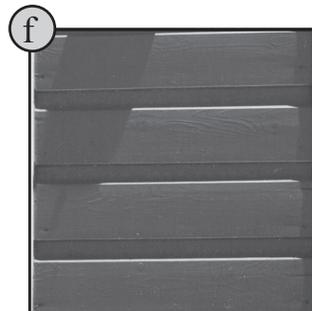
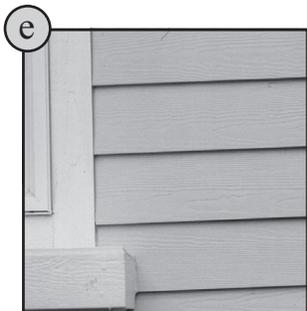
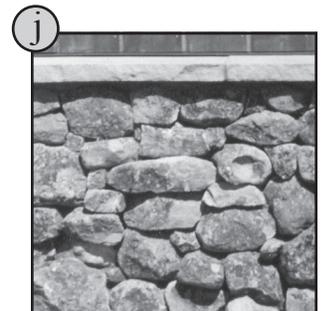
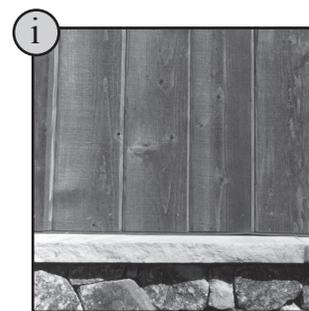
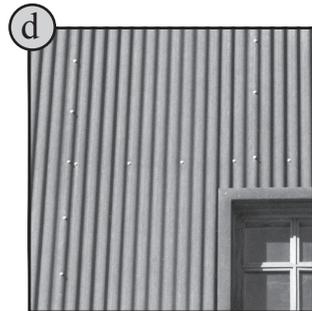
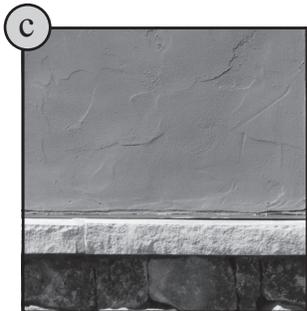
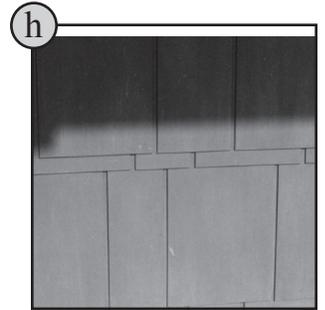
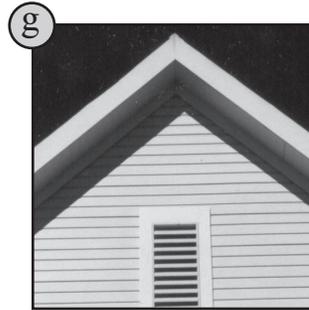
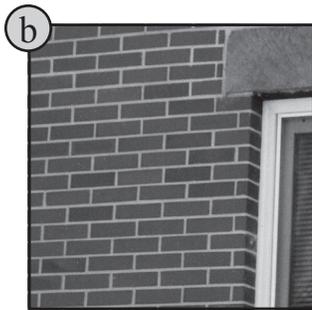
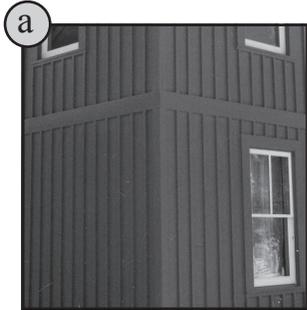
— Did you know? —



- ▶ Provide harmonious outbuildings (e.g., detached garages, second units, workshops, guest houses, studios) (l, m, n, o).
- ▶ Design detached garages and outbuildings to reinforce the architectural style of the main dwelling. Use similar building forms, roof pitches, materials, finishes and colors designed to provide architectural continuity (l, m, n, o).
- ▶ Orchestrate the placement of detached garages and outbuildings, used in conjunction with the main dwelling, to create defined forecourts.

BLDG. MATERIALS

WALL MATERIALS

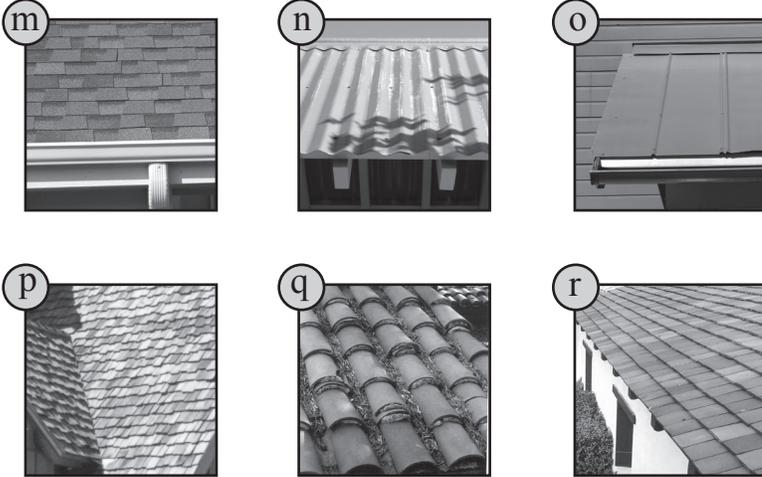


- ▶ Provide traditional human-scaled building materials that reflect the architectural style of the home (a - l).
- ▶ Use three coat exterior plaster applications (c).
- ▶ Use exterior plaster finishes that are not overtly exaggerated or irregular, such as Spanish Lace. Exterior plaster finishes shall appear hand-trowled, with slight surface variations (c).
- ▶ Use board and batten wall cladding that does not exceed ten inches (boards) and two inches (battens) exposed, to the weather (a).
- ▶ Expose shingles a minimum of 12 inches, to the weather (h).

▶ The following exterior materials shall be permitted:

- Board and Batten (wood or cementitious) (a)
- Brick (Narrow Gage Roman) (b)
- Exterior Plaster; (light skip troweled) (c)
- Metal, Corrugated (used with discretion, subject to ARC review and approval) (d)
- Siding, Clapboard (wood or cementitious) (e)
- Siding, Drop (wood or cementitious) (f)
- Siding, Lap (wood or cementitious) (g)
- Siding, Shingle (cedar, redwood, cementitious) (h)
- Siding, Tongue-in-groove (wood or cementitious) (i)
- Stone (natural) (j)
- Stone (cultured) (k)
- Tile (used as an accent, only) (l)

ROOF MATERIALS



- ▶ The following roof materials shall be permitted.
 - Composition Roofing - Architectural grade dimensional fiberglass mat shingles, straight cut or color-framed mitered corners, with weathering grade asphalt and ceramic granules, (heavy weight, Class A fire and wind rated) with a minimum 40 year warranty (m).
 - Metal, Corrugated (used with discretion, subject to ARC review and approval) (n).
 - Metal, Standing Seam - With non-reflective finish (Seams shall be spaced a maximum of 18 inches) (o).
 - Shakes, Concrete (Raked to mimic a natural wood shake) (p).
 - Tile, Spanish (Straight Barrel Mission; clay or concrete) (q).
 - Tile, Flat (smooth clay or concrete) (r).
- ▶ Create roofscape variety and visual interest. Provide a minimum of three distinct types of roofing materials for developments with five or more dwelling units (Tract).
- ▶ Create roofscape variety and visual interest through the composition roofing of different colors. Provide a minimum of five distinct composition roof colors for developments with five or more dwelling units.



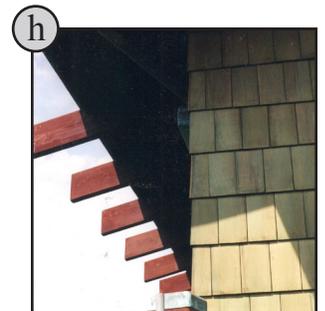
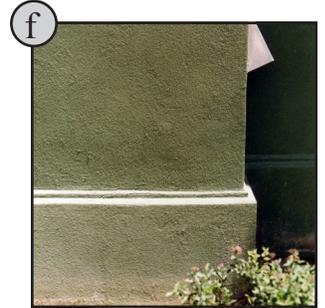
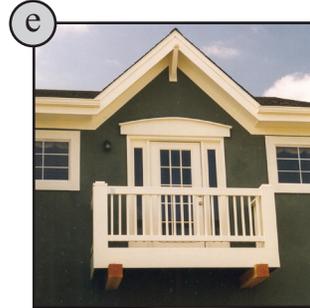
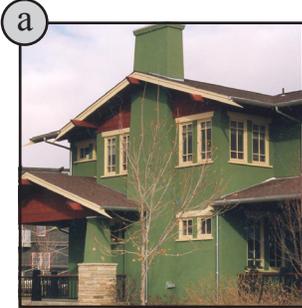
Prior to the advent of the railroad, dwellings were exclusively constructed of native building materials found in close proximity to the site. Early California missions and haciendas, for example, were literally built from the ground up, constructed of adobe blocks (straw and clay), clad with exterior plaster (gypsum), and capped by clay tiles which were reportedly formed on the thighs of missionary laborers. Because these homes were constructed of indigenous materials mastered by the Spanish, they had the ability to fully harmonize with California's Mediterranean-like terrain and climatic conditions, ultimately strongly reflecting the environment, culture, customs, and traditional building practices of the region. ♦

— Did you know? —

HOME COLOR

FACADE APPLICATION

BUILDING ELEMENTS



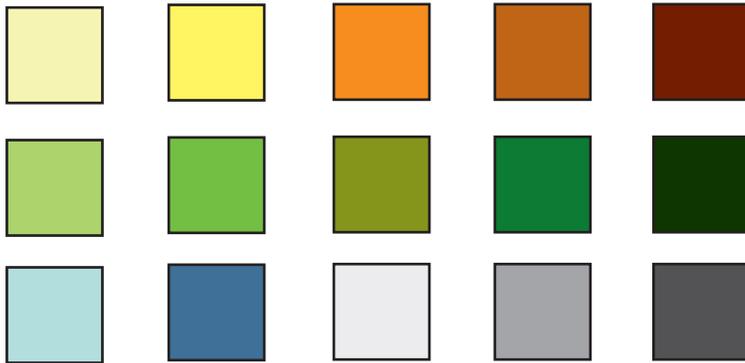
- ▶ Use deep, rich, earthtone colors that reinforce the architectural style of the home. Notice how the cream-colored foreground trim is highlighted by the deep green background "field" color (a).
- ▶ Employ varying shades of the same deep color to create visual interest. Notice how the brown stone foundation base is reinforced by various reddish-brown "field" colors that provide visual interest (b).
- ▶ Use color to express building mass. Notice how the darker olive green first-floor color anchors the home to the ground plane, while the light sage green second-floor color appears lighter, with less bulk. Notice also how the orange contrasting trim highlights window surrounds, adding contrast and character to the home (c).
- ▶ Use deep, rich "field" colors coupled with contrasting trim colors to add visual interest to the streetscape. Notice how the light colored trim elements punctuate door and window surrounds (d).

- ▶ Use contrasting trim color to highlight building elements. Notice how the bright white eave fascia, frieze board, window and door trim, and balustrade "pop" from the deep gray background "field" color (e).
- ▶ Extend facade color to the ground plane. Notice how the colored exterior plaster clad foundation base extends to the ground plane, creating a sturdy pedestal for the house to rest upon (f).
- ▶ Use contrasting window shutter color to add visual interest to dwelling facades. Notice how the forest green shutters contrast, yet complement, the yellow "field" color (g).
- ▶ Use wood stain to add color to dwelling facades. Notice how the olive green tinted wood shingles and contrasting reddish-brown stained exposed rafter tails reinforce the Craftsman architectural style (h).

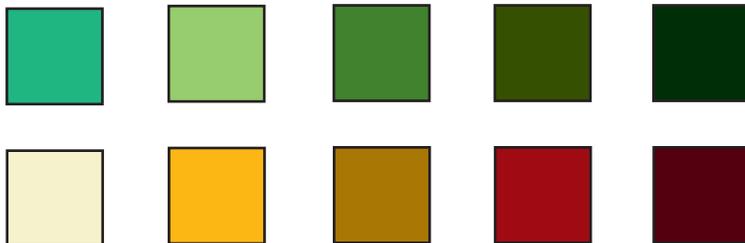
COLOR PALETTE



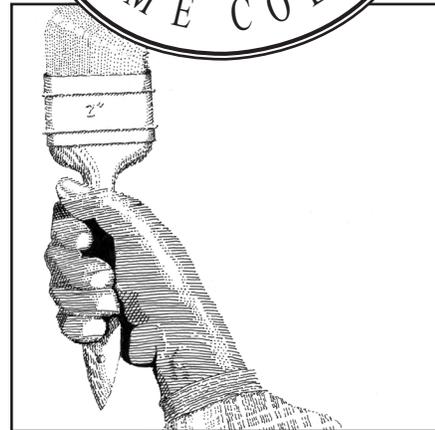
ROOF COLOR



FIELD COLOR



TRIM COLOR



Traditionally, exterior house color is driven by indigulous building materials and wall cladding that responded directly to regional climatic influences. For example, in temperate Mediterranean climates similar to Central California's, Italian hilltown dwellers would whitewash dwellings in the springtime to gain essential solar reflectivity during hot Summer months. With the oncome of seasonal Winter storms, the whitewash would enevitably fade, "graying" the facade for winter solar gain. Also, within the arroyos of Southern California, the rustic shingled Craftsman home was commonly stained olive green as a testament to its natural setting and the back-to-nature ethos that drove the Arts and Crafts movement of the early 20 th. century. ♦

Did you know?

- ▶ These prototypical colors are provided as a guide to the deep and rich shades and tones appropriate for Soledad. Actual selected colors may vary from the above color palette, but final color selections shall be approved by the City of Soledad.

LANDSCAPE GUIDELINES & STANDARDS



Landscape Image

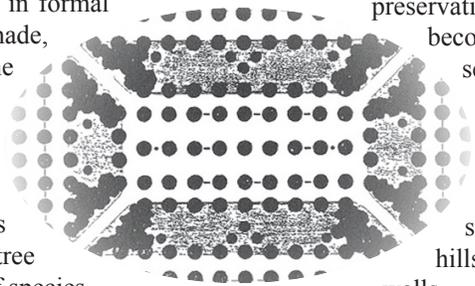
The purpose and intent is to promote traditional, formal and informal, landscape patterns designed to reinforce land use intensities and natural amenities associated with Single Family Detached Residential neighborhoods, rooted in the rich landscape heritage of the region.

The Soledad Single Family Detached Landscape image encompasses a range of landscape patterns that modulate between formal and informal environments. These landscape patterns are intended to respond directly to various land use intensities and natural conditions that influence landscape treatments that grace public streetscapes and private yards. Within small lot urban oriented single family neighborhoods, single species street trees are planted in formal rows, much like a colonnade, designed to frame and enclose the streetscape, projecting a stately image that reinforces higher intensity development. In contrast, within rural oriented large lot neighborhoods, lanes are planted with informal tree clusters comprising a variety of species designed to portray a natural pastoral landscape image that reinforces lower intensity development. Envision strolling down more formal residential oriented streets characterized by rows of canopy style trees planted in sidewalk park strips or tree wells graced by ornamental iron grates. Experience the semi-public dooryard bounded by low garden walls or wrought iron fences that contain formal shrubs and groundcovers. Within suburban oriented

neighborhoods, imagine formal rows of street trees planted in landscaped park strips and front yard landscapes bounded by picket fences, encompassing dignified hedges, distinguishable groundcovers and elegant flowering borders. Envision the rural neighborhood lane characterized by informal clusters of trees and private yards graced by drifts of native shrubs, groundcovers, and ornamental grasses. Within rural hillside neighborhoods, the

preservation of existing grade contours becomes imperative in order to sensitively integrate homes within the contours of the terrain. Imagine homes characterized by steeped building pads that integrate seamlessly into the fabric of the hillside. Experience low retaining

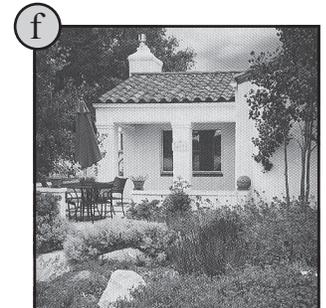
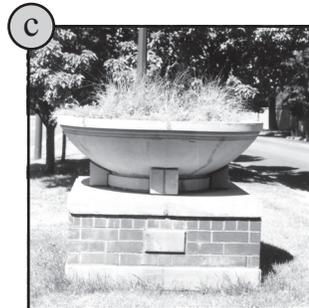
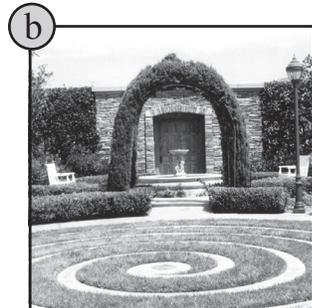
walls constructed of indigenous stone materials that harmonize with the hillside, contributing to the image of this sensitive landscape zone. It is these varying residential environments that form the landscape image for Soledad's Single Family Detached neighborhoods. Neighborhood landscapes reflective of land use intensity and natural environmental features, projecting an image firmly rooted in the landscape heritage of the region. ♦



PATTERNS

FORMAL PATTERNS

INFORMAL PATTERNS



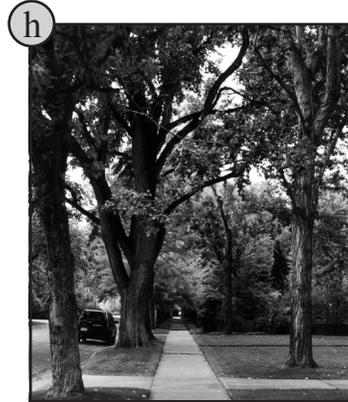
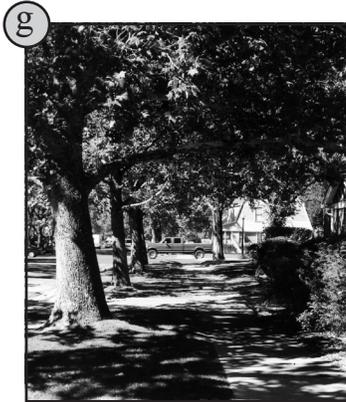
► Create traditional, formal, landscape patterns designed to reinforce urban-oriented neighborhoods, based upon the following characteristics:

- The landscape as garden architecture, rather than free-form, or organic landscape expressions.
- The use of garden architecture, such as arbors, trellis elements, and picket fences, rather than unadorned landscapes.
- Landscape designs which create outdoor rooms which frame and enclose open-air living space, rather than free-flowing landscape patterns.
- Strong axial relationships between architectural features and garden ornament, rather than unrelated free-flowing landscape patterns
- Landscape images which frame and reinforce building architecture and geometry, rather than organic landscape statements.
- Disciplined landscape patterns which frame and enclose the streetscape, rather than informal patterns.

► Create informal organic landscape patterns designed to reinforce rural-oriented neighborhoods, based upon the following characteristics:

- Landscape images which emphasize the natural environment, rather than the built environment.
- Landscape configurations which blend and harmonize with adjacent greenbelts or open space features, rather than distinct edges which define property lines.
- Informal groupings of street trees designed to soften the residential streetscape, rather than formal rows of street trees.
- Individual lot landscape patterns which create a cohesive "flowing" relationship between adjacent lots, rather than landscape images which delineate and define property lines.
- Rustic and informal fences and walls, rather than formal architectural expressions.

FORMAL STREET TREES



► Plant formal patterns of canopy-style street trees within urban neighborhoods, based upon the following Standards:

- Type: Canopy style
- Size: 15 gallon
- Frequency: One street tree per 30 linear feet of street frontage
- Pattern: Single or double rows, designed to create a continuous landscape procession.

INFORMAL STREET TREES



► Plant informal clusters of street trees within rural enclaves, based upon the following Standards:

- Type: Deciduous and evergreen
- Size: 15 gallon
- Frequency: Average of one street tree per 40 linear feet of street frontage
- Pattern: Informal clusters



Traditionally, "parterres" were used to convey a formal landscape image composed of intricate and symmetrical planting beds edged with tightly clipped hedges that commonly contained topiary shrubs and flowering annuals. The word "parterre" is derivative of the French word for "on the ground" referring to the classic flat French parterres which were commonly viewed from up above within the grand manor house. Today, parterres are still used to convey a sense of grand formality and arabesque elegance. Designed to reinforce their immediate local and land use intensity, parterres are commonly used within traditional urban-oriented downtown neighborhoods parks to project an image of symmetrical balance and geometric pattern.

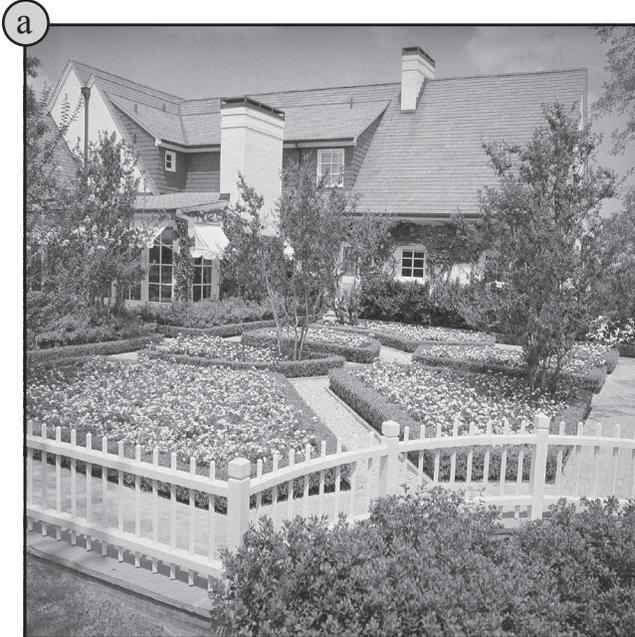


— Did you know? —

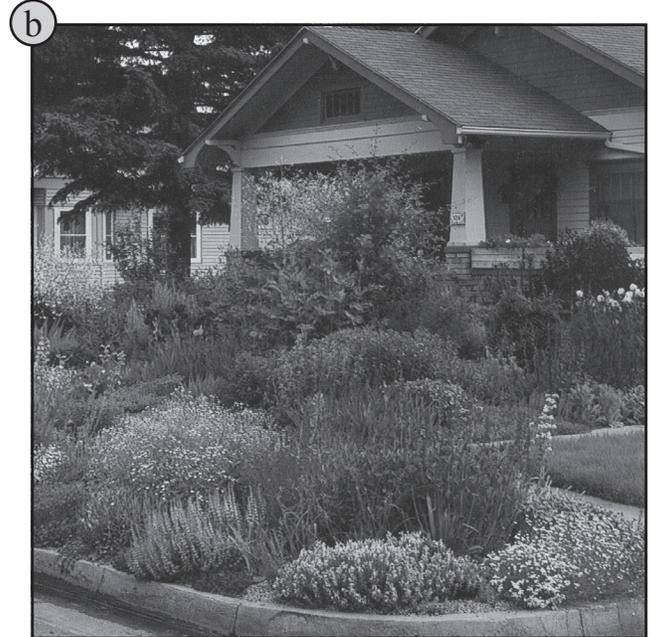
STREETSCAPE

FRONT YARD - FORMAL

FRONT YARD - INFORMAL



- ▶ Use rectilinear concrete sidewalks to define and delineate the streetscape within small lot single family neighborhoods.
- ▶ Plant front yard trees in formal symmetrical patterns (a).
- ▶ Employ formal front yard planting patterns, such as flowering parterres, within urban neighborhoods designed to reinforce higher intensity land uses (a).
- ▶ Use formal elements, such as low garden walls, picket fencing, and hedges to define property lines (a).
- ▶ Create formal borders, planting beds, and flowering parterres to beautify front yards within higher intensity urban oriented single family detached neighborhoods (a).
- ▶ Use traditional time-honored ornamental plant materials, such as traditional rose beds, to convey a formal urban-oriented streetscape image.
- ▶ Avoid informal planting patterns such as meandering planting beds and undulating earth berms.



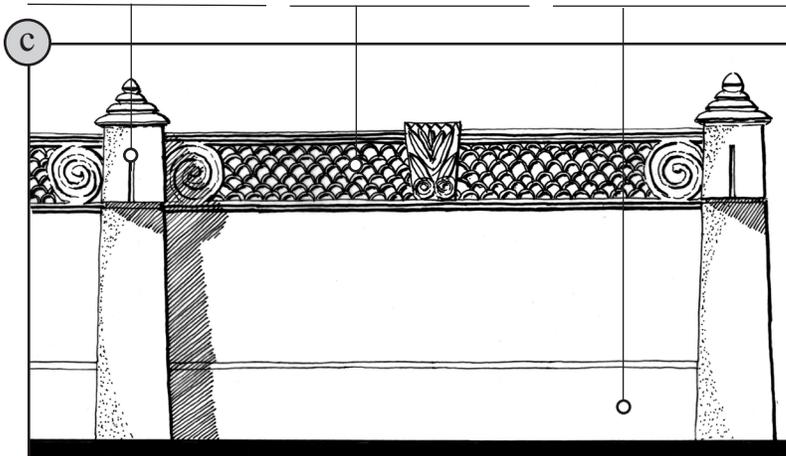
- ▶ Use curvilinear meandering decomposed granite paths to informally define and delineate the roadscape within hillside-oriented single family neighborhoods.
- ▶ Plant front yard trees of varying species in informal asymmetrical clusters within hillside neighborhoods (b).
- ▶ Create a flowing landscape relationship between adjacent lots designed to create a unified, yet informal, streetscape image within hillside neighborhoods (b).
- ▶ Use informal landscape elements, such as meandering plant borders and natural-appearing planting beds to reinforce an informal hillside oriented roadscape image (b).
- ▶ Use one consistent mulching material between adjacent front yard landscapes designed to unify the streetscape (b).
- ▶ Merge planting beds between adjacent lots designed to create a unified landscape image (b).
- ▶ Avoid formal plantings and hard edges, such as hedge rows, mow bands, and physical edges.

COMMUNITY WALLS

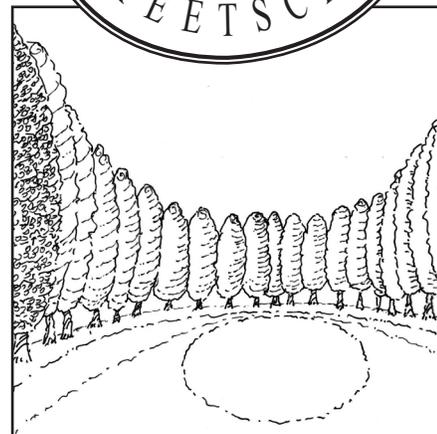
► Three-dimensional wall pilasters, inserted at intervals, provide community wall support, articulating the wall plane creating shade and shadow which enhances visual interest. The pilasters provide a suitable juncture point to stagger the community wall, enhancing streetscape variety and visual interest.

► Decorative wall cap terminates the top of the community wall. Ornamental clay tile inserts provide a translucent screen that allows light to penetrate while providing a level of privacy. Wall ornaments reflect the community theme, reinforcing the architectural styles found within adjacent single family residential neighborhoods.

► Descendable protruding base firmly anchors the community wall to the ground plane. The wide base, functioning as a natural extension of the ground plane, serves as a pedestal which supports the community wall.



- Provide a consistent community wall design for each neighborhood. Wall design shall have a unique selection of materials designed to project a high quality image (c).
- Provide decorative community walls composed of durable masonry brick, stone, or exterior plaster materials with ornamentations, designed to reflect the desired character of the neighborhood streetscape (c).
- Crown community walls with a decorative cap (c).
- Anchor community walls to the ground plane with a discernible wall base (c).
- Enhance visual interest by providing a four foot deep wall offset every 60 feet.
- Provide 24 square inch pilasters at wall offsets (c).
- Soften community walls with climbing plant materials.



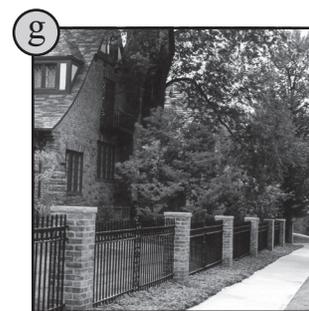
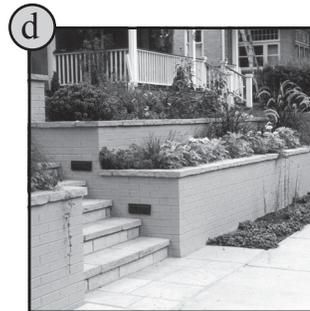
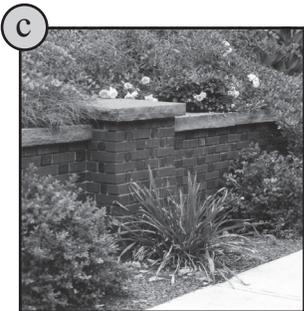
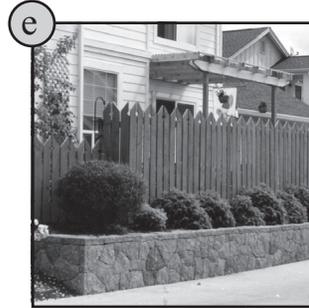
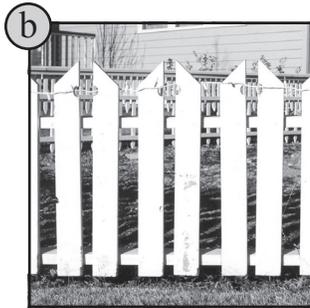
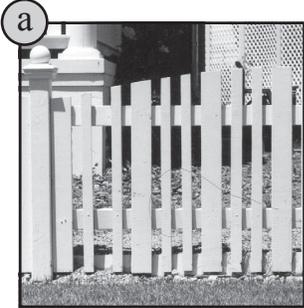
In urban-oriented downtown neighborhoods, bosques' are still used to convey a sense of grandeur and formality. Originally associated with French formal gardens, the Bosquet (French, from the Italian word "Bosco" for wood or grove) is characterized as a formal grid of trees planted in strict rank-and-file regularity forming rigid rows intended as a "taming" of the natural environment. At maturity, the Bosquets' tree crowns grow together forming a dense canopy. Presently used within an urban context, the Bosquet logically reinforces the formal nature of the higher-intensity downtown neighborhoods and village greens by projecting a formal landscape image symbolic of order and rigidity. ♦

Did you know?

FENCES & WALLS

FRONT YARD

SIDE & REAR YARD



► Design front yard fences and walls based upon the following Standards:

Fences:

- Location - Along the front and side property lines within the front setback area, 12 inches behind the sidewalk
- Height - Forty-two inches, maximum
- Material - Wood posts, pickets, and rails
- Finish - Painted or stained
- Characteristics - Picket fencing shall be 20 percent transparent (pickets: 2-1/2 inches wide, with 2 inch spaces)
- Ornamentation - Picket fencing shall be decorative, characterized by milled picket shapes that complement the architectural style of the home.

Walls:

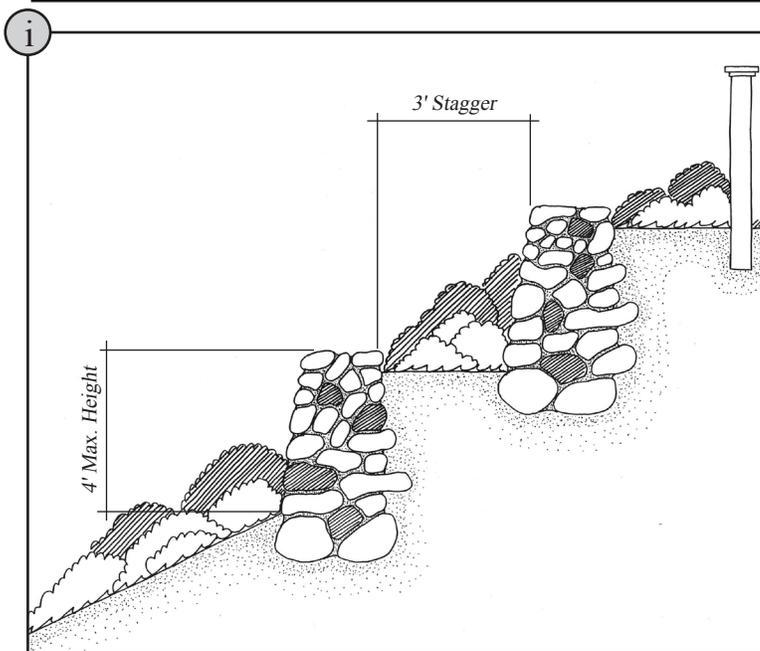
- Location - Along the front and side property lines within the front setback area, 18 inches behind the sidewalk
- Height - Thirty-six inches, maximum
- Material - Brick, stone, cultured stone, or "tumbled" modular masonry blocks, or exterior plaster clad CMU with decorative cap

► Design side and rear yard walls based upon the following Standards:

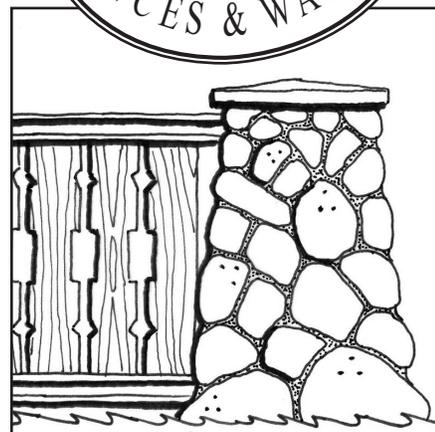
Fences and Walls:

- Location -
 - Side Yard: Five feet behind the front elevation of the home
 - Corner Side Yard: Twelve feet behind the front elevation of the home; no side yard setback required for open picket fencing 36 inches high, maximum. 12-18 inches behind sidewalks (transparent picket fencing); 36 inches behind sidewalks (solid opaque privacy fencing/walls)
- Height - Five feet, maximum. Thirty-six inch view fencing adjacent to open space
- Material - Brick, stone, cultured stone, exterior plaster clad CMU; wood posts, pickets, and rails; wrought iron
- Characteristics - Provide open-style view fencing adjacent to open space areas
- Ornamentation - Terminate wood fence panels with a decorative post with distinctive base, shaft, and capital

RETAINING WALLS



- ▶ Provide ornamental retaining walls for all Front Yards or when visible from public view (i).
- ▶ Construct retaining walls to reflect the architectural style of the home.
- ▶ Design retaining walls to incorporate other uses such as planters and seating.
- ▶ Construct native dry-stack appearing retaining walls to be thicker at the bottom than the top (i).
- ▶ Use plant materials to soften retaining walls when visible from public view (i).
- ▶ Design retaining walls based upon the following Standards:
 - Height (maximum) - Four feet (Grade changes requiring retaining walls in excess of four feet shall be terraced with a minimum three foot horizontal separation). (i)
 - Materials - (retaining walls visible from public view) - Natural or cultured stone, brick masonry, exterior plaster-clad CMU, or residentially-scaled "tumbled" modular masonry wall blocks with rounded corners and mottled colors.



The ubiquitous "white picket fence" that defines many classic suburbs has roots deeply planted in the functional and symbolic ideology of the American experience. Originally designed to accommodate functional requirements associated with agricultural activities, the picket fence evolved to become the symbolic image of suburban domestic tranquility and civility. To this day, the "white picket fence" provides a physical and psychological barrier that defines the public and private realms, beautifying the neighborhood, while projecting an image of urbane dignity and purity, a reminder that "good fences make good neighbors". ♦

— Did you know? —

