



Definitions

This Glossary is intended to provide architects, builders, developers, and decision makers with the definitions to words and phrases commonly used by the urban design profession.

For the purpose of this document, the following definitions shall apply:

Anthropomorphic - Described or thought of as having a human form or human attributes; giving human characteristics to nonhuman things.

ARC - The City of Soledad Architectural Review Committee, as defined in the Soledad Zoning Ordinance.

Arcade - A line of arches along a street, supported by columns or piers attached to the building.

Arch - A basic architectural structure built over an opening, commonly of wedge-shaped stone, brick masonry, or exterior plaster finish.

Architecture, Gatepost - Flanking architectural structures (gateposts), such as towers or rotundas, commonly located on corners at the entrance or gateway to a district or specially designated area, designed to accentuate egress and ingress.

Articulation - A method of designing, placing, and ornamenting wall components that makes the as-

sembly of combined parts distinct and ordered in relation to each other.

Awning - A roof-like cover (conforming to an individual structural bay) composed of a poly-cotton material with acrylic coating, extending in front of a window, door, or individual structural bay, providing protection from the elements.

Axis - An imaginary straight line about which parts of a building or group of buildings can be arranged or measured.

Balcony - A projecting platform, sometimes supported from below by brackets, corbels, or baseboards corbeled-forward by projecting members of wood or masonry.

Baluster - One of a number of short vertical members, sometimes circular in section, used to support a balustrade handrail, such as an exterior balcony, steps, or staircase.

Bas-Relief - Sculptural decoration in low relief, in which none of the figures or motifs are separated from their background, projecting less than half

their true proportions from the wall or surface.

Base - The lowest (and often widest) visible part of a building, such as a masonry wainscot or bulkhead, often distinctly treated. A base is distinguished from a foundation or footing in being visible rather than buried. A low, thickened section of a wall, or the lower part of a column, pier, or post.

Beam - A dimensional structural timber, such as a roof rafter or ridge beam, whose prime function is to carry and transfer roof loads across a span, oftentimes projecting from a gable end.

Belt Course - A horizontal band of masonry extending horizontally across the facade of a building, usually projecting beyond the face of the building adding relief and texture.

Big Box Retail - Large Format retail stores, typically over 100,000 square feet offering wide choice, often at reduced prices.

Blockscape - A collection or grouping of individual storefronts located contiguous to a pedestrian sidewalk and street, forming a continuous streetwall; the components of an urban block including street, parking lanes, sidewalks, street trees, and buildings.

Board and Batten - A form of wall cladding consisting of wide boards (wood or cementitious), placed vertically, whose joints are covered by narrow strips of wood (battens) covering the joints.

Bollard - A low single post, or one of a series of posts, usually of stone, cast iron, or pre-cast concrete, closely spaced to prevent motor vehicles from entering an area.

Bosque, Tree - A grove of trees, particularly a thickly planted block.

Build-to-Line - An imaginary line used to locate buildings at the street Right-of-Way so as to frame and enclose the streetscape, creating a defined streetwall (See Streetwall).

Bulb-Out - A sidewalk protrusion occurring at intersections, typically the width of a parallel or diagonal parking space, designed to accommodate the safe conveyance of pedestrians from one side of the street to another.

Bulkhead - The horizontal base of a building located between a storefront display window and the sidewalk

plane.

Buttress - A pier, often battered (sloped on one or more sides), designed to support concentrated loads.

Cafe Zone - The space located adjacent to the building storefront, designed to contain and define an outdoor dining area located contiguous to the sidewalk.

Campanile - A tower detached from the main body of a building.

Canopy - A covered structure, which extends from the wall of a building, commonly projecting over a window or entrance to a building.

Cantilever - The structural member or any other element projecting beyond the surface of a wall.

Capital - The upper member of a column, pier, or post, crowning the shaft and commonly ornamented. The top or "cap" of a building.

CC&R's - The declaration of Covenants, Conditions (Easements), and Restrictions, typically associated with a grouping or subdivision of residential, commercial, or industrial property.

City of Soledad Zoning Ordinance - Refers to all Ordinances, Resolutions, Standards, and Specifications that are officially adopted by the City of Soledad, which guide and regulate development of a project.

Cladding; Roof and Wall - The covering placed over the exterior wall studding (e.g., Board and Batten, Clapboards, Shingles) or roof (e.g., Standing Seam Metal, Clay Tiles, Shakes) of a building, as an outer layer designed to shield the interior from the elements.

CMU - High quality Construction Masonry Units that are of architectural color, texture, and finish. CMU shall not be interpreted as exposed common block, cinder block, or similar block, without special exterior treatment or covering.

Colonnade - A grouping of columns placed at regular intervals forming a structure that is commonly free standing or designed as a transitional element linking individual buildings.

Column - A vertical structural compression member or shaft supporting a load that acts in the direction of its verti-

cal axis and has a base, shaft, and capital, commonly designed to support arches and spandrels.

Column, Battered - A column or pier that inclines from the vertical. A column or pier is said to batter when it recedes as it rises.

Connectivity - The pattern and design of circulation features to create continuous vehicular and pedestrian connections throughout the development.

Construction - Any activity that requires a City of Soledad building permit or approval.

Coping - A protective cap, top, or cover of a wall, parapet wall, or wainscot, often of stone or decorative extruded concrete, that functions to shed water so as to protect masonry joints.

Corbels - A structural or ornamental brace, such as a beam, that steps outward progressively from a wall surface, designed to support building projections and eave overhangs.

Corner Cutout - A building corner, which has been clipped at a 45-degree angle allowing for the accommodation of pedestrians, commonly located at street intersections.

Cornice - A projecting shelf or ledge along the top of a wall commonly supported by a series of brackets or corbels; the exterior trim at the meeting of a roof and wall consisting of soffit, fascia, and crown molding.

Court, Parking - Parking areas or courtyards commonly surrounded and framed by buildings, sometimes punctuated by fountains and statuary, and surfaced with decorative pavers.

Courtyard - An open area that is partially or fully enclosed on a minimum of three sides by buildings or walls typically used as a common pedestrian-oriented open space feature or parking court.

Cupola - a raised section of roof, usually straddling a ridge, which has louvers or window openings along the sides to admit air or light.

Curtain Wall - A method of construction in which all buildings loads are transmitted to a metal interior skeletal frame, to accommodate non-bearing exterior walls of glass.

Daylighting - The illumination of the interior of a building with natural daylight (e.g., Storefront windows, transoms, clerestory windows).

Decoration - See Ornamentation.

Design - To conceive or devise the form and structure of a site, building, or landscape or other construction.

Design Guidelines or Guidelines - Refers to this City of Soledad Design Guidelines and Standards document, which provides site planning, architecture, and landscape design guidance and standards for all commercial, residential, office, and industrial development constructed within the City of Soledad, while providing a basis for the decisions and recommendations of the City Staff, Architectural Review Committee, Planning Commission, and/or City Council.

Dormer - A projecting structure built out from a sloping roof, usually housing a vertical window.

Drift - A mass of accumulated plant materials forming informal meandering and undulating patterns.

Drive Aisle; Parking - Circulation lanes that provide vehicular access from internal streets to individual parking stalls.

Eave - The projecting overhang at the lower edge of a roof that sheds rainwater.

Entry Drive - The on-site driveway leading from the perimeter roadway to the building or parking area.

Entry; Project - The entry to a development parcel or individual building site.

Entry; Primary - The principal entrance to a building commonly referred to as the front door.

Entry; Secondary - Entrances other than the Primary Entrance designed to provide ancillary building access commonly referred to as side and rear doors.

Exceptions; Substantial Conformance - Meeting the intent of the Guidelines by employment of sufficient Guideline recommendations and applicable standards to achieve a design solution consistent with the design characteristics deemed desirable by the City of Soledad, as referenced in the City General Plan and Zoning Ordinance and supporting documents. Descriptive action verbs (e.g., anchor, cre-

ate, design, distinguish, promote, provide, terminate, rest) that deliver a positive response toward review of a proposed development project shall become the baseline for determination of “Substantial Conformance”.

Facade - The main exterior face or shaft of a building, particularly one of its main sides facing a public way or space, such as a storefront, almost always containing storefront display windows and one or more entrances.

Facade; Upper Story - That portion of the facade located between the ground floor storefront base and roof capital, commonly containing a series of vertically-oriented windows.

Fascia - Any flat horizontal member or molding with minimal projection, particularly occurring at the eave line.

Field - The space on the surface of a wall, excluding embellishments such as building trim, forming the background.

Fin Wall - A wall projecting out from a facade, oftentimes defining individual attached units, providing weather/wind protection and/or privacy.

Focal Point - An important object, such as a landmark structure, which is the center of attraction or attention, commonly located at a point of converging axis.

Forecourt - A court forming an entrance plaza for a single building or several buildings in a group.

Format; Large or Large Scale - Large retail stores, typically over 100,000 square feet offering wide choice, often at reduced prices.

Format; Mid or Mid Scale - Medium sized retail stores, typically between 20,000 - 50,000 square feet, commonly characterized by apparel stores, drug stores, specialty food stores, and supermarkets.

Form - The shape and structure of something. The manner of arranging and coordinating the parts of a composition so as to produce a coherent image or whole.

Formal - Site planning, architecture, or landscape architecture whose design follows definite recognizable shapes and plans, frequently symmetrical, emphasizing geometrical shapes or patterns.

Franchise Modern - Corporate architecture absent of building details, ornamentations, and materials that would

“root” the building in the architectural context or vernacular of the region.

Gallery - A long covered area acting as a corridor inside or on the exterior of a building or between buildings.

Gateway - A passageway through a wall, structure, gate or designated planning area as in “gateway to the city” designed to highlight entry.

Green - A public open space surrounded by streets and framed by buildings, commonly characterized by landscaping with formally spaced trees, often used for the staging of public events and festivals.

HOA - Home Owners Association.

Human Scale - The size or proportion of a building element or space relative to the structural or functional dimensions of the human body.

Indigenous - Development patterns, architecture, and landscapes that have originated in, or are associated with, the California Central Coast region.

Informal - Designs where forms and patterns are mostly asymmetrical.

Kiosk - A small ornamental pavilion or gazebo, usually open for the sale of merchandise, distribution of information, or to provide cover or shelter.

Landmark - Any building or structure, which has a special character or special aesthetic interest or value, as part of the cultural characteristic of a town. Commonly a prominent building or structure, such as a tower, placed at the end of a street axis as a focal point designed to terminate the vista.

Landscape Island - Landscape projections occurring within parking areas designed to provide maximum shade coverage and to enhance the overall site appearance.

Landscape Median - Linear landscape elements along streets and parking lots.

Lintel - The horizontal beam that forms the upper structural member of an opening for a window, which supports part of the structure above it.

Main Street Image; Main Street America - The design, placement, and appearance of buildings, open space, circu-

lation features, and landscape/hardscape elements within a town with the objective of achieving overall aesthetically pleasing relationships, often associated with pre World War II American towns.

Masonry Brick Courses - Individual masonry units, oftentimes decorative, running horizontally in a wall that is bonded by mortar. The horizontal joints run the entire length; the vertical joints are broken so that no two form a continuous line.

Masonry, Brick - Solid or veneer brick selected to give an attractive appearance, made of selected clays, or treated to produce a desired color and new or weathered texture.

Masonry; Stone - Solid or cultured stone selected to give an attractive appearance, reflecting deep earth tone colors and textures (i.e., course stone, ledge stone, pitched-face, stacked stone, quarry-faced, washed river rock).

Massing - A unified composition of two-dimensional shapes or three-dimensional volumes, especially one that has or gives the impression of weight. Building mass commonly refers to the physical volume or bulk of a solid structure, or a grouping of individual elements of defined space.

Modular Masonry Wall Blocks - Decorative concrete blocks and pavers of varying size and shape, often with a soft "tumbled" finish, mottled colors, designed to mimic natural cobblestone or granite stones, commonly used for retaining walls, courtyards, street intersections, and driveways.

Mullion - A primary dividing piece that separates a horizontal wall opening into a series of individual vertically-oriented windows, usually taking into account the architectural style of the building.

Muntin - A secondary three-dimensional framing member designed to hold panes of glass in a window, window wall, or glazed door.

Open Space; Informal - Public and private spaces that provide conservation and protection of natural resources, physical and aesthetic enjoyment of the out-of-doors, recreational opportunities, edges to development, preservation of agricultural resources, and protection of prominent geographical features and cultural resources.

Open Space; Common (Public vs. Private) - Refers to all real and personal property, including easements, belonging

to and maintained by the HOA, Improvement or maintenance District, or City, for common use and enjoyment.

Open Space, Formal - A sizeable, useable, area, commonly framed by buildings, capable of accommodating human activities. Examples include village greens, plazas, squares, forecourts, and courtyards. Meaningful open space does not include leftover spaces, which lack definition and cannot support human activities.

Ornamentation - Any detail used to adorn, decorate, or embellish the appearance or general effect of an object.

Outdoor Room - An outdoor area or open space commonly framed and enclosed by buildings or trees, creating a defined space.

Parapet - A low guarding wall along the edge of a flat roof, oftentimes incorporating a cornice element or coping.

Parking Bay - The area within a parking lot composed of a drive aisle and a single row of parking stalls flanking the drive aisle on either side.

Parking Plaza or Parking Court - A parking area commonly defined and enclosed by buildings, typically used for the temporary parking of motor vehicles, that can be temporarily closed-off in part or whole for use as a pedestrian plaza or courtyard, typically for special activities.

Parkstrip/Planter Strip - The tree and landscaped area located between the streetside curb and sidewalk.

Paseo - A system of pathways, occurring within the interior of a block, commonly designed to link interior courtyards, plazas, and patios.

Patio - An outdoor area often paved and shaded, adjoining or enclosed by walls or the arcade of a building.

Pavers - Paving blocks (i.e., brick, stone, decorative concrete) that are installed on the ground to form patterns while at the same time facilitating pedestrian or vehicular movements.

Pavilion - An open structure or small ornamental building, shelter, or kiosk, usually detached and used for specialized activities.

Pediment - A triangular gable usually having a horizontal cornice crowning the center portion of the top of a building facade; may be flush with the front facade wall or project

forward from it.

Pergola - A structure consisting of an open wooden-framed roof often latticed and supported by regularly spaced posts or columns, and often covered by climbing plants to shade a walk or passageway.

Pier - A structural support member, sometimes battered, commonly composed of brick or stone masonry, usually thicker than a column, but performing the same function, designed to support the weight of the building, effectively transferring compression loads to the ground plane.

Plane; Ground - The horizontal plane upon which the building rests.

Plane; Wall - The simplest kind of two-dimensional surface generated by the path of a straight line and defined by its length and width; the fundamental property of a plane is its shape, surface characteristics, and relation to adjacent wall planes.

Plaster; Exterior - A smooth and fine grained plaster finish applied to the surface of an exterior wall and which later sets to form a hard smooth surface (i.e., Light Skip Trowel, Fine Sand Float, Light Dash, Medium Dash).

Plaza - An open square or court.

Portal - An impressive or monumental gateway structure, or series of gateway structures, to an interior courtyard, plaza, or paseo, commonly composed of a structural framework consisting of an arched opening or two columns that support a cross member.

Portico - A range of columns or arches in front of a building, oftentimes integrated into the fabric of the building, including a covered entranceway, in which one or more sides are open.

Post - A square, stiff, vertical upright made of dimensional timber (exhibiting a distinct base, shaft, and capital), commonly used to support a covered porch or deck, sometimes coupled with ornamental brackets designed to support roof overhangs.

Proportion - The comparative, proper, or harmonious relation of one part to another.

Rafter Tail - The part of a roof rafter that overhangs the exterior building wall, oftentimes decorative or ornamental.

Railings - Any open construction or rail used as a barrier, composed of one or a series of horizontal rails supported by spaced upright balusters.

Realm; Public - Spaces designed for the enjoyment of the public such as greens, forecourts, plazas, squares, courtyards, and sidewalks.

Realm; Semi-Public - The transitional space located between the public sidewalk and the semi-private portions of a building commonly characterized by dooryards and forecourts that are typically defined by low garden walls.

Realm; Semi-Private - The space located at the building threshold commonly characterized by front staircases, stoops, and porches, designed as a raised transitional space between the semi-public space and the building interior.

Realm; Private - The interior of the building.

Rhythm - A regular occurrence of elements, lines, shapes, and forms characterized by a patterned repetition of formal elements (such as structural columns or piers), or motifs in the same form.

Roof Cap - The top of a flat roofed building, commonly composed of a cornice element and associated parapet wall, that terminates the top of the building. The top of a pitched roofed building, commonly characterized by a substantial eave overhang, associated with hip or gable roof forms (See also Capital).

Roof; Gable - A roof having sloped ends and sides meeting at an inclined projecting angle.

Roof; Hipped - A roof sloping downward in two parts from a central ridge to the eave, so as to form a triangle at each end.

Roof; Shed - A roof shape having only one sloping plane.

Roof; Standing Seam Metal - In metal roofing, a type of joint between the adjacent sheets of material made by turning up the edges of two adjacent sheets and then folding them over.

Roofscape - The form of a singular roof, or ensemble of multiple roof forms, an its/there associated elements.

Rotunda - A building or upper element that is round both inside and outside, usually covered with a dome.

Scale - A proportionate size, extent, or degree usually judged in relation to some standard or point of reference such as "human scale" (See also Human Scale).

Scale; Monumental - The scale of a human in relation to a massive structure.

Sense of Place - Creating memorable, enduring, and imageable places through the design and orchestration of development patterns, buildings, landscapes, and open spaces.

Sentential Buildings - Two buildings, sometimes of landmark quality, commonly located on opposite corners, functioning as a gateway designed to "announce" entrance into a special district or neighborhood.

Shaft - The main body of a column or post between the capital and base; the middle portion of a building which lies between the roof cap and building base.

Shall - Compliance with a Standard is mandatory.

Should - Compliance with a Guideline is recommended. Using this term is important to the City of Soledad, but may be waived or modified based upon an alternative deemed acceptable by the City of Soledad.

Shingle - A roofing unit of fire treated wood, dimensional fiberglass mat, slate, flat tile (i.e., modern slate), or concrete (raked to mimic a traditional wooden shake); made or cut to a stock dimension or thickness and used as an overlapping covering over sloping roofs

Siding -

Clapboard - A wood or cementitious siding, commonly used as an exterior cladding on a building of frame construction, applied horizontally and overlapped, with the grain running lengthwise.

Drop - An exterior wall cladding of wooden boards which are tongued and grooved so that the lower edge of each board interlocks with a groove in the board immediately below it, forming a continuous horizontal reveal.

Lap - Beveled horizontal-oriented exterior wood or cementitious wall cladding whose bottom edge is rounded.

Shingle - A wood or cementitious wall cladding, cut in stock lengths and applied in an overlapping fashion to building facades.

Signband - The space located between the top of a window or transom, and the bottom of the second floor windowsill on a traditional commercial storefront, commonly containing signage.

Sill - The horizontal exterior member at the bottom of a window (or door) opening, usually sloping away from the bottom of the window or door for drainage of water, overhanging the wall below.

Skylight - An opening in a roof which is glazed with a transparent or translucent material used to admit natural or diffused light into the space below.

Soffit - The underside of an architectural element, especially the underside of a roof overhang.

Spandrel - A horizontal structural element (such as a dimensional timber lintel or I-beam) that spans the space between vertical columns or piers, designed to transfer the weight of the building mass above to the vertical structural elements which in turn transfer the weight to the ground plane.

Spandrel Panel - The interior portion of a flat wall surface recessed below the surrounding area, set off and defined by structural piers and spandrels.

Spandrel Panel - The window or wall area (commonly recessed) located between vertical structural columns/piers and horizontal spandrels.

Square - A public urban open space commonly surrounded and framed by buildings.

Standard - A mandatory requirement.

Stoop - A raised platform, approached by steps and sometimes having a roof, at the entrance to a residential building.

Storefront - The ground floor of a commercial building which fronts on a sidewalk (Build-to Line) composed of a series of structural bays and bulkheads which encompass and define display windows and transoms. Storefronts are also defined by recessed entries, awnings, canopies, and signbands.

Streetscape - Exterior elements of a street consisting of building facades, trees, sidewalks, open space, street furniture, and signage.

Streetwall - Buildings located adjacent to the sidewalk, forming a continuous line or wall that frames and encloses the streetscape.

Structure - A combination of materials to form a construction for use, occupancy, or ornamentation. The underlying or overt framework of a building.

Structural Bay - Structural piers and spandrels that frame and enclose window openings or spandrel panels, expressing the underlying structure of the building.

Style; Architectural - A particular or distinctive form of artistic or architectural expression characteristic of a particular period (i.e., California Ranch, Craftsman, Farmhouse, Mission, Monterey, Prairie, Spanish Colonial, Tuscan).

Swale - A low-lying or depressed stretch of ground that conveys water runoff.

Terrace - A raised space or platform adjoining a building, commonly composed of masonry materials, especially one used for leisure or enjoyment.

Texture - The physical and visual quality of a surface as distinct from its color or form, as showing a grainy, coarse, tactile, or dimensional quality as opposed to a uniformly flat, smooth surface.

Tile; Roof - Clay or concrete tile units that form a rounded half circle (i.e., Straight Barrel Mission Tile) or flat surface (Modern Slate) used as a roof cladding.

Timber; Dimensional - Wood timber that has been milled to a specific dimension.

Tower - A building or structure high in proportion to its lateral dimensions, either by standing alone (campanile) or forming part of a larger building. A tall structure designed as a community, neighborhood, or district focal point or landmark. A tall structure commonly used at the corner of a building, located at the intersection of two streets, designed to accentuate the relatively higher concentration of people and activities which occur at these locations.

Traditional - An inherited, established, or customary pattern of design commonly associated with formal architectural and landscape images. The contrary of Modernism.

Transom Window - A window or series of windows, separated from a lower door or storefront display window, designed to promote ample interior day-lighting of storefront interiors.

Transparency - Building openings, commonly associated with commercial storefront and upper-story windows. The ratio of solid building form to void window openings.

Trees - Specified as City-approved trees identified in the City of Soledad approved street tree list or as approved by the City on a project-specific basis.

Canopy Style - A round-headed shade tree that forms a broad crown.

Columnar - A tall slender column-shaped tree.

Orchard-Style - Non-fruiting ornamental trees similar to the shape and image of a traditional orchard tree.

Trellis or Trelliswork - A frame supporting open lattice-work, used as a screen or a support for growing vines or plants.

Truss - A structure composed of a combination of members, usually in some triangular arrangement, so as to constitute a rigid framework upholding a building roof.

Urban Design - The aspect of architecture and city planning that deals with the design of structures and spaces.

Variety - The state or quality of having varied or diverse forms, types, or characteristics.

Vernacular - Native or particular to a region or locality. A form of building based upon regional forms and materials, concerned with ordinary domestic, functional, and utilitarian buildings.

View; Public - The view from public streets and open spaces. Typically includes view of: the front facade of a building from a public street; the side facade of a building located on a corner; and the rear facade of a building as viewed from adjoining public urban open space.

Vista - An unobstructed, but oftentimes terminated, view into the distance, often given scale by the receding perspective of a road or row of buildings or trees.

Vista; Terminated - The visual composition (commonly

of a landmark) at the end of an axial thoroughfare (street).

Visual Interest - Buildings or structures that display articulation, color and texture, with the arrangement of parts or elements into proper proportion or relation so as to form a pleasing composition.

Volume - Mass or the representation of mass in architecture, that is contained by space defining building components.

Wainscot - A decorative or protective facing, usually composed of brick, stone masonry, or ceramic tile, on the lower part of an exterior wall, topped by a wainscot cap.

Walls; Decorative Masonry - Walls composed of decorative masonry materials commonly composed of brick or stone material, designed to harmonize with the architectural style, material, and color of adjacent buildings.

Window; Bay - A window projecting outwards from the wall either in a rectangular, polygonal, or semi-circular form, typically supported by corbels, brackets, base boards, or projecting moldings.

Window; Clerestory - The outside wall of ribbon windows forming a horizontal linear roof gallery designed to provide ample interior daylighting.

Window; Storefront - A large commercial display window for the purpose of displaying merchandise and providing ample interior daylighting, located within the frame of the structural bay.

Windrow - A linear line of closely planted tall columnar trees traditionally intended to shield and protect from Soledad's strong seasonal winds.