

3. Non-Residential Architectural Design Guidelines

a. Building Form, Massing and Elevations

Buildings will be predominately one and two story structures and may have a central tower forms and/or restrained use of cupolas. Use of basements is allowed where the building site is integrated with hilltop or hillside topography that allows for a basement to be accessible to support such uses as storage or golf cart parking and/or pro-shop etc.

Vertical elements such as towers and cupolas will be used to establish a focal point for groupings of buildings within a given area of development.

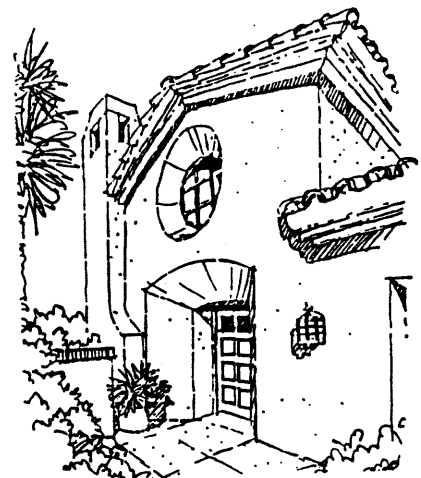
Building configurations should incorporate jogs and offsets between interior functions as a planning element. This will serve to reduce overall scale by eliminating large uninterrupted surfaces and by providing opportunity for creative mixing of roof forms and facade variations.

Dramatic use of shade and shadow is essential to traditional desert southwestern palette of images. Deeply recessed penetrations, overlapping building masses and deep overhangs as well as attached breezeways are important within the overall architectural style.

All architectural uses must be reviewed and approved by the Sun City Palm Springs Architectural Committee as established in the CC & Rs.



CLOISTERED COLONNADES



**SECOND STORY ARTICULATION
AT EXTERIOR SURFACES OF
HIGH INTERIOR VOLUMES**

Allowed:

- Cloistered colonnade-type elevations with deep shadows;
- Parapets, interspersed with tiled roofs, will have articulated cornice detailing;
- Simply proportioned, massive, thick walls with deeply recessed openings;
- Traditional proportions in building massing and penetrations;
- Offsets and steps in plan that serve to create overlapping masses and deep shade and shadow in the elevations; and
- Use of "second story" articulation at exterior surfaces of high interior volumes.

Not Allowed:

- Large unbroken flat planes in walls and roofs;
- Monolithic building forms;
- Long, narrow rectilinear building planning and massing;
- Curvilinear, abstract angles and other non-traditional building forms;
- Extensive use of parapets and "flat" roofs;
- Smoothly rendered, undifferentiated walls and roofs with flush detailing.

b. Building Facades

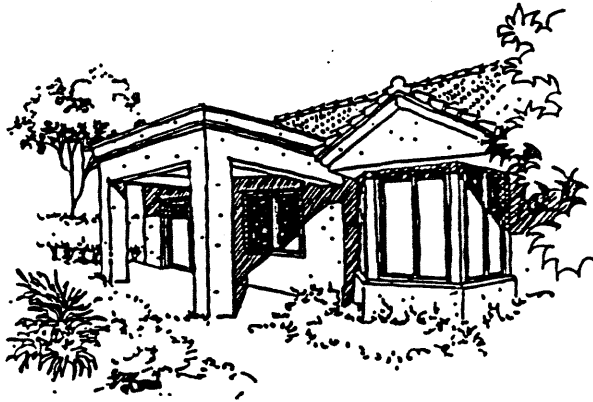
Building facades should have variation of roof ridges and eaves as well as wall massing. Larger surfaces should be broken down into human scale with traditional decorative elements, steps and jogs in wall surfaces, and traditional detailing.

Allowed:

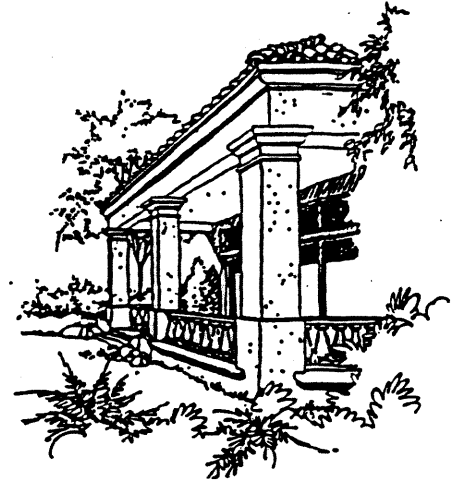
- Limited use of stone and precast trim elements;
- Corbeled beam/column details;
- Projected balcony and patio elements;
- Limited use of rough sawn finish and articulated tails at beams and purlins;
- Variations in color within an overall theme to break down larger surfaces;
- Deep, projected overhangs;
- Deeply recessed and covered exterior breezeways; and
- Brick and/or tile and or relief painted accents.

Not Allowed:

- Smooth, flat continuous surfaces;
- Flush detailing of doors and windows;
- High, massive undifferentiated roof planes and walls; and
- Unarticulated column, beam, eave parapet detailing.



**DEEPLY RECESSED AND COVERED
EXTERIOR BREEZEWAYS**



**PROJECTED PATIO
ELEMENTS**

c. Eaves and Fascias

The architecture will incorporate desert southwest eave/fascia detailing. These elements should serve to unify the overall theme via articulate detail and by using traditional materials. A palette of detailing will be used to create related but differentiated facades within the overall architecture.

Allowed:

- Massive, prominent stuccoed and wood beamed horizontal elements;
- Overlapping reveals and cornice courses at parapets;
- Exposed, articulated, carved rafter and beam tails in limited areas;
- Integrated column, corbel and beam combinations; and
- Projecting overhangs with exposed wood tongue and groove decking at tile roofed attached patios/walkways.

Not Allowed:

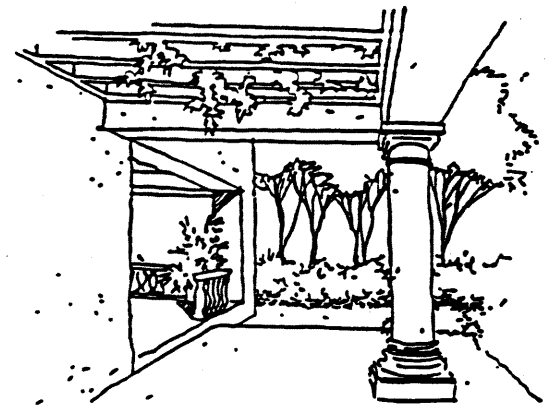
- Shallow roof overhangs as the dominant element;
- Flat non-articulated parapet surfaces;
- Monotone treatment of roof/wall and roof/beam/patio intersections;
- Thin fascias;
- Metal fascias; and
- Exposed eave and fascia ventilation elements.

Not Allowed:

- Shallow roof overhangs as the dominant element;
- Flat non-articulated parapet surfaces;
- Monotone treatment of roof/wall and roof/beam/patio intersections;
- Thin Fascias;
- Metal fascias; and
- Exposed eave and fascia ventilation elements.



**PROMINENT STUCCOED BEAMED
HORIZONTAL ELEMENTS**



**INTEGRATED COLUMN, CORBEL
AND BEAM COMBINATIONS**

d. Spaces — Verandas, Patios and Courtyards

Regional Southwestern styles use covered patios, projected balconies, attached and freestanding verandas and cloistered courtyards as organizational and space-defining elements.

Allowed:

- Attached, multiple column or arched breezeways and covered patios;
- Projected "balcony style" elements to scale down high walls;
- "Interior" formal courtyard areas; and
- Cloistered colonnades.

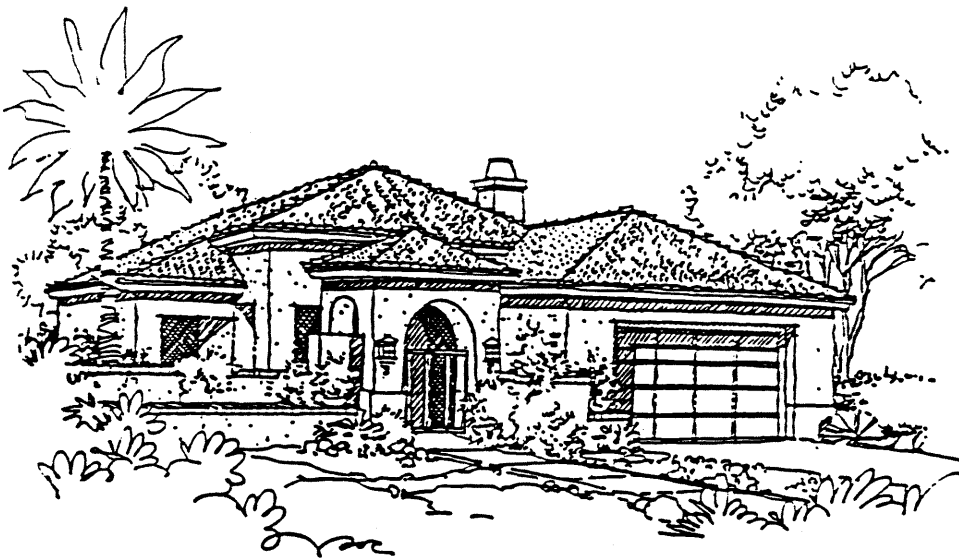
Not Allowed:

- Symmetrical, grid style building planning that eliminates opportunity for patios and courtyards; and
- Abstract or obtuse angle type breezeways and verandas.

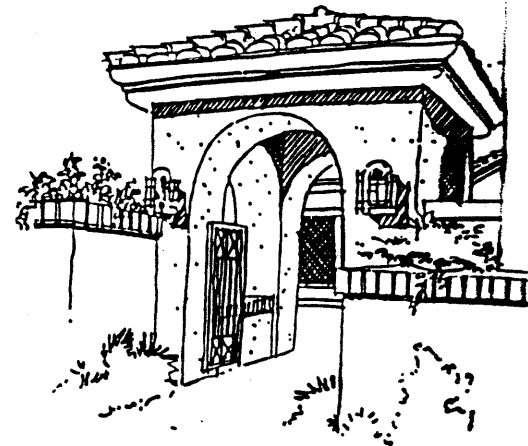
e. Accessory Structures

Signage monuments, walls adjacent to buildings, patio walls and miscellaneous site area enclosures will be of materials and details that compliment the building architectural theme.

Utilitarian, freestanding storage and maintenance type structures are not permitted.



**INTERIOR FORMAL
COURTYARD AREA**



ARCHED BREEZEWAY

f. Outdoor Furniture

The overall architecture impact of the public buildings will be heightened via the use of appropriate outdoor furnishings where appropriate.

Allowed:

- Seating and planters "built-into" building;
- Intricate-patterned tables and chairs;
- Table umbrellas are permitted at pool side and courtyard locations; and
- Benches and related structures stuccoed and tiled to match buildings.