A. RESIDENTIAL

1. General Guidelines

a. Single family residential dwellings shall provide a variety of footprints and elevation treatments as outlined in requirements for R2, Single Family Restricted developments.

b. Materials, textures, and architectural detailing shall be consistent with the specified design theme. Architectural designs shall incorporate such traditional architectural elements as:

   (1) Traditional building materials such as, but not limited to, wood and stucco.

   (2) Variations in roof lines.

   (3) Building masses broken into smaller components.

   (4) Use of indigenous building materials, such as river rock, where appropriate.

c. The use of flat, composition roofs shall be prohibited.

d. Roof-mounted equipment on single family attached and detached structures shall be prohibited, except for solar energy collection panels.

e. The use of earth tones which reinforce compatibility with the surrounding rural area shall be encouraged.

f. Recesses, projections, architectural trim, and other elements shall be provided to enhance the architectural image of structures.

g. The design elements encouraged for residential structures include:

   (1) richness of surface and texture;

   (2) multi-planed, pitched roots;

   (3) roof overhangs; and

   (4) regular or traditional window rhythms.
h. Discouraged architectural elements include:

(1) highly reflective surfaces;
(2) large, blank walls;
(3) flat roofs;
(4) exposed concrete block;
(5) metal or plastic siding; and
(6) irregular, window shapes and rhythms.

i. All mobile home/manufactured residential products shall have non-reflective surfaces and roof tops. All mechanical equipment associated with these residential products shall be screened from view.

2. Architectural Themes

Residential development within the Wild Rose area shall be designed so as to be compatible with the rural nature of the surrounding area. Recognizable design themes shall be established.

Three major architectural styles have been selected for use within the Wild Rose community. A summary of the features, materials, and colors which are typical of these styles is presented in Table IV-1. The primary design characteristics of each style are illustrated in the following sketches. These styles may be used in authentic character or in a contemporary interpretation.
ASPHALT CONCRETE TILE SHAKE OR SHINGLE ROOFS

WOOD TRUSS AT GABLE ENDS

STONE CHIMNEYS

TRELLIS AND VINES

STONEWAINSCOT AND COLUMNS

EXPOSED RAFTER TAILS PLUMB CUT

"PORCH" LOOK TO GARAGE BY DEEP RECESS

DEEP OVERHANGS

CRAFTSMAN
WILD ROSE ELEVATIONS - PLAN 1 - L4
WILD ROSE
ELEVATIONS - PLAN 2 - L4
WILD ROSE

ELEVATIONS - PLAN 1 - L.5

A "mediterranean" plaster walls - tile roof.
WILD ROSE

ELEVATIONS - PLAN 5 - L5
Open Beams and Enclosed Porch

Gabled Window with Pot Shelf

Greenhouse Bay with French Doors

Heavy Wood Beams and Deep Overhangs with Porched Entrance

Gable with Raised Plate for Vertical Accent and Additional Light
<table>
<thead>
<tr>
<th>Features</th>
<th>Materials</th>
<th>Colors</th>
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<tbody>
<tr>
<td><strong>California Bungalow</strong></td>
<td>Primary materials: Horizontal wood siding and shingles</td>
<td>Traditional earth tones to contemporary pastels</td>
</tr>
<tr>
<td>Horizontal grouping of double hung windows</td>
<td>Secondary materials: brick and stone for accents, chimneys, wainscots</td>
<td>Low contrast between colors and materials</td>
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<tr>
<td>Stone columns and deep overhangs</td>
<td>Stucco</td>
<td></td>
</tr>
<tr>
<td>Porch to fronts and garages by deep recesses</td>
<td>Wood beams, trusses</td>
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<td>Exposed rafter tails</td>
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<tr>
<td>Wood truss at gable ends</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Concrete tile, shake, or shingle roots</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Mediterranean</strong></td>
<td>Stucco with semi-smooth finish</td>
<td>Off-whites, pastels, light rose pinks, peaches</td>
</tr>
<tr>
<td>Barrel or S-tile roots</td>
<td>Wrought iron or wood grills for window accents, privacy screens, and gates</td>
<td>Low to medium contrast between colors and materials</td>
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<tr>
<td>Tile vents</td>
<td></td>
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<tr>
<td>Small (12&quot; x 8&quot;) overhangs or flush eave with gutter</td>
<td></td>
<td></td>
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<tr>
<td>Pot shelves</td>
<td></td>
<td></td>
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<tr>
<td>Gable and hip roots</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum of trim</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Appearance of thickened walls at doors and windows</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>California Ranch</strong></td>
<td>Stucco and wood siding</td>
<td>Light browns, beiges, and off-whites</td>
</tr>
<tr>
<td>Open beams and enclosed porches</td>
<td></td>
<td>Brighter accent colors</td>
</tr>
<tr>
<td>Gabled windows with pot shelves</td>
<td></td>
<td>Avoid high contrasts between materials and colors</td>
</tr>
<tr>
<td>Heavy wood beams, porched entries</td>
<td></td>
<td></td>
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<tr>
<td>Large glass areas</td>
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<td></td>
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<tr>
<td>Moderate to deep overhangs</td>
<td></td>
<td></td>
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<tr>
<td>Shingle, shake, or concrete tile roofs</td>
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<tr>
<td>Corner windows</td>
<td></td>
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<tr>
<td>Deep facias</td>
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</tbody>
</table>
It is not intended that all of the features and materials which are typical of an
architectural style be used in each elevation. However, the overall design of each
elevation shall be consistent with one of the identified architectural themes.

a. California Bungalow (Craftsman) Style

(1) Architectural Character

The general architectural character, derived from the craftsman
houses of Southern California, is comprised of one and two story
volumes. Half hipped roofs are used in combination with simple
gages. Roof overhangs are deep (18" to 24"), with exposed
plumb-cut rafteres common. Porches and verandas supported by
large pillars are used as outdoor "rooms." The predominate look is
horizontal.

(2) Materials and Colors

Horizontal wood siding and shingles are the primary materials, with
brick and stone used as accents on columns and wainscots. Stucco
may be used as a secondary wall material in the traditional design
or as primary material in contemporary interpretations. Roof
materials are relatively flat shingles. Wood beams and trusses are
often used as gable end accents. Colors can range from traditional
earth tones to contemporary pastels as accents, with low contrasts
between colors and materials.

b. Mediterranean

(1) Architectural Character

The character of this style is based on the Hispanic-Mediterranean
revival style of Southern California. Plans may be one or two stories,
and typically include a courtyard or patio. Architectural massing is
simple and small in scale. Roof forms may be gable or hip, with the
occasional use of flat roofs. Eave overhangs are 12" to 18", with
exposed beam ends or flush with a small cornice and gutter. Doors
and windows should give the appearance of thickened walls with a
minimum of trim.

(2) Materials and Colors

Roof material is barrel or S-type. Walls are of stucco with a
semi-smooth finish, and are often rounded at the corners. Wrought
iron or wood grill are often used for window accents, privacy
screens, and gates. High contrast colors are to be avoided, with the
main body colors to be off-whites, pastel, light rose pinks, and
peaches.
c. California Ranch

(1) Architectural Character

The general character of this style is derived from the Mediterranean, Bungalow, and 1940's Ranch styles. It consists of one and two story volumes with hip and gable roofs having moderate overhangs. Indoor-outdoor relationships are important, and are accentuated by such elements as large areas of glass, sheltered porches, greenhouse windows, and corner windows. Exposed beam ends and deep facias are often used with columns and piers to create strong shadow patterns. Private gardens, patios, and pot shelves are typical.

(2) Materials and Colors

Stucco and wood siding are the predominate wall materials with the occasional use of shingles. Roofs are of wood, asphalt shakes, or concrete tile. Light browns, beiges, and off-whites are the typical colors, with brighter accent colors used for trim. High contrasts should be avoided between materials and colors.
B. COMMERCIAL GUIDELINES

1. Materials, textures, colors, and architectural detailing shall be consistent with the specified design theme. Architectural designs shall incorporate such traditional architectural elements as:

   a. Traditional building materials such as, but not limited to, wood and stucco.
   b. Variations in roof lines.
   c. Building masses broken into smaller components.
   d. Use of indigenous building materials, such as river rock, where appropriate.

2. The use of earth tones which reinforce compatibility with the surrounding rural area shall be encouraged.

3. Recesses, reveals, projections, architectural trim, and other elements shall be provided to enhance the architectural image of structures.

4. The design elements encouraged for commercial structures include:

   a. richness of surface and texture;
   b. equal solid-to-void building wall ratios;
   c. multi-planed, pitched roofs;
   d. vegetation integrated with building walls and details such as trellises;
   e. roof overhangs; and
   f. regular or traditional window rhythms.

5. Discouraged architectural elements include:

   a. highly reflective surfaces;
   b. large, blank walls;
   c. flat roofs without mansards;
   d. split face or exposed concrete block;
   e. metal or plastic siding; and
   f. irregular, window shapes and rhythms.
6. Roof-mounted equipment shall be screened from public view.

a. All roof screens must be solid and continuous. Equipment must be covered by continuous grills or louvers.

b. Roof screens will be sheathed in a matching or complimentary material to the exterior building material and may include metal panels, aluminum, copper, or ceramic tile.

c. Picket fence screening is not permitted.

d. Pitched standing-seam metal roofs as accent elements are permitted with pitches varying from 6:12 to 9:12. Pitch must be consistent within each building.

e. Mechanical plants and distribution networks will be minimized and contained within efficient roof-top penthouses.
C. INDUSTRIAL AND BUSINESS PARK GUIDELINES

1. Although no particular "style" is suggested for the planning area, use of contemporary, clean, architectural expressions are encouraged.

2. Blank building elevations plotted parallel to major streets shall be discouraged.

3. Entries into industrial buildings should be well defined through the use of projections, recesses, entry space frames, pergolas, colonnades, raised planters, seating elements, surface texture/enhanced paving elements, low-level lighting bollards, or other elements designed to "announce" entrance into these structures. Blank "un-articulated" building entries are discouraged.

4. Variety should be provided in the surface of exterior walls with pilasters, deep reveals at construction joints, and staggering of wall components.

5. Roof-mounted equipment shall be screened from public view.
   a. All roof screens must be solid and continuous. Equipment must be covered by continuous grills or louveres.
   b. Roof screens will be sheathed in a matching or complimentary material to the exterior building material and may include metal panels, aluminum, copper, or ceramic tile.
   c. Picket fence screening is not permitted.
   d. Pitched standing-seam metal roofs as accent elements are permitted with pitches varying from 6:12 to 9:12. Pitch must be consistent within each building.
   e. Mechanical plants and distribution networks will be minimized and contained within efficient roof-top penthouses.

6. Appropriate building materials include:
   a. Transparent glass; lightly tinted glass
   b. Lightly reflective solar glass (30% reflective factor)
   c. Poured-in-place or pre-cast natural concrete (sandblasted or textured)
   d. Concrete with exposed aggregate
   e. Ribbed Concrete
   f. Smooth finish concrete with expansion joints, riglets, reveals, etc.

7. Material texture and color, expansion joints, and patterns of materials shall be part of the overall architectural concept.