Section IV: Architectural Design Guidelines

TYPICAL INDUSTRIAL SITES WITH TAXIWAYS - FIGURE IV-2

BOREL AIRPARK CENTER

(See Exhibit No.39)

Loading / Service Area

75' Row Min.

Trash Enclosure

1AC

Employee Parking

Shows Setback at Sideyard and Separate Drives with Detached Hangars

See Taxiway Section

TAXIWAY

AIRPORT

Guest Parking

Special Paving at Driveway Entrance

Pedestrian Entry Plaza

STREET

(See Exhibit No. 39)
Section IV: Architectural Design Guidelines

Tree Groupings

Shrub Massing

ELEVATION

Overhead Structure or Roof (encouraged)

14 Min.

Loading Service Area

Screen Wall

SECTION A

LOADING AND SERVICE AREAS - FIGURE IV-5
Section IV: Architectural Design Guidelines

LANDSCAPE GRADING - FIGURE IV-6

UNACCEPTABLE

ACCEPTABLE

Avoid Steep, Sharp Cuts and Fill that Create Unnatural Appearance

Variety in Slope Bank Creates Natural Appearance
Design drainage swales to use the natural surface runoff for plant irrigation, minimize engineered look.
Section IV: Architectural Design Guidelines

TYPICAL WALL WITH OFFSETS AND PLANTER POCKETS - FIGURE IV-8
Section IV: Architectural Design Guidelines

TRASH ENCLOSURES - FIGURE IV-9

- Painted Steel Arbor or Roof Structure (Optional)
- Solid Opaque Painted Doors
- Concrete or Masonry Wall
Section IV: Architectural Design Guidelines

Acceptable

Unacceptable
Section IV: Architectural Design Guidelines

OFFICE/INDUSTRIAL ELEVATION - FIGURE IV-11
Long, straight building facades can be articulated by varying building mass, forms, and textures.

Distinctive sub-roof elements add variety.

Modular storefront openings can be combined with different building fronts to provide variety and harmony.
Section IV: Architectural Design Guidelines

COMMERCIAL ELEVATION - FIGURE IV-14
Section IV: Architectural Design Guidelines

- Signage is integrated with building facades
- Clock tower or other feature serves as a central focal point
- Building facades are architecturally articulated
- Use of similar columns creates harmony
- Covered walkway encourages user interaction
Section IV: Architectural Design Guidelines

Acceptable

Acceptable

Unacceptable

ROOFTOP SCREENING - FIGURE IV-18
Section IV: Architectural Design Guidelines

Acceptable

Acceptable

Unacceptable
Lighting in the Business Park has two purposes. One is for safety reasons and the other for increased visual quality.

Parking lot, road, and pathway lights should meet minimum recommendations for light intensity and distribution. Signs, trees, and other landscape features may be highlighted with up-lights or spotlighting. The use of colored lights should be avoided. Automatic Timers and shields shall be utilized on all lighting systems.
Low Level

- Use along walkways, steps, and entrances.
- Ballards can block traffic or protect objects, as well as provide light.
Section IV: Architectural Design Guidelines

Walkway
- 12' Maximum Height
- Can be post or wall mounted
- Variety of Fixtures available

Parking Lots and Roadways
- 25' Maximum Height
- Can light one or more areas with one post

Low Level
- Use along walkways, steps, and entrances
- Bollards can block traffic or protect objects, as well as provide light
- Spot lights can be used on signs, trees, buildings or other areas to be lighted
Section IV: Architectural Design Guidelines

MONUMENT SIGN - FIGURE IV-23

Page IV-41
Section IV: Architectural Design Guidelines

MONUMENT SIGN - FIGURE IV-24
Section IV: Architectural Design Guidelines

ABCDEFGHJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

Arrow Placement

These are examples of the ASI standard system arrow and wording placement. When used on a single sign face, the arrow and words are flush left.
Section IV: Architectural Design Guidelines

**TAXIWAY DIRECTIONAL MONUMENT SIGN - FIGURE IV-29**
Section IV: Architectural Design Guidelines

TEMPORARY SIGN - FIGURE IV-30

Page IV-51
Please reference Figure IV-39 for doors not facing the street.
Section IV: Architectural Design Guidelines

### Single-Family Detached: Zero Lot Line

#### Development Standards

<table>
<thead>
<tr>
<th>Category</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Designation/Use</td>
<td>Single-Family Detached: Zero Lot Line</td>
</tr>
<tr>
<td>Planning Area</td>
<td>15</td>
</tr>
</tbody>
</table>

#### Lot Dimensions

<table>
<thead>
<tr>
<th>Category</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Width</td>
<td>42’</td>
</tr>
<tr>
<td>Minimum Frontage on cul-de-sac</td>
<td>22’</td>
</tr>
</tbody>
</table>

#### Setbacks

<table>
<thead>
<tr>
<th>Category</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Facing Street</td>
<td>10’</td>
</tr>
<tr>
<td>Front-Entry Garage</td>
<td>20’</td>
</tr>
<tr>
<td>Side-Entry Garage</td>
<td>15’</td>
</tr>
<tr>
<td>Street Side</td>
<td>10’</td>
</tr>
<tr>
<td>Interior Side</td>
<td>5’</td>
</tr>
<tr>
<td>Rear</td>
<td>10’ (WHEN BUILDING ELEMENT IS 20’-0” IN WIDTH OR LESS) 15’ OTHERWISE</td>
</tr>
</tbody>
</table>

#### Other

<table>
<thead>
<tr>
<th>Category</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Structural Height</td>
<td>40’</td>
</tr>
<tr>
<td>Minimum Private Open Space</td>
<td>500 sq ft</td>
</tr>
<tr>
<td>Encroachments (fireplaces, AC units, media centers)</td>
<td>Minimum 15’ dimension</td>
</tr>
</tbody>
</table>
Please reference Figure IV-39 for doors not facing the street.
Historical antecedents in Tuscany. The Tuscan style adapts old world elements to southern California. Characteristics include: old world elements which exude permanence, simple clear massing with tower elements, and judicious use of details authentic to the style. Features comprise stone or brick walls as accents, buttressed wall elements, ‘S’ tile roofs, and recessed windows with shutters in limited key locations.

TUSCAN ARCHITECTURAL STYLE

1. Stone and/or brick veneer as accent elements
2. Low pitched roofs with overhangs
3. ‘S’ tile roofs
4. Decorative window treatments and surrounds
5. Use of tower elements and/or asymmetrical massing
Windows:
Multi-divisioned single hung or sliding windows with decorative plaster trim
Provide offsetting planes at second floor rooms to add interest to front elevations
Accent shutters on front elevations

Doors:
Solid wood or fiberglass with vertical panels
Colors should be complementary to the style
Entry door elements may include stone or brick veneer surrounds

Roofs:
Main hip structure with intersecting gables or hips
Moderate pitches from 4:12 to 5:12
Rakes shall be 3” minimum
Eaves shall include 12” to 16” minimum deep overhangs
Eaves shall include exposed rafter tails
Concrete tile roofing
Colors will complement the house

Materials and color:
Stucco finish with contrasting light and bold colors with complimenting trim and accents
The use of adhered stone or thin brick veneer may be used on front elevations with appropriate detailing adhering to the style with terminations cleanly detailed to maintain the illusion of full brick or stone veneer

Garages:
Will be consistent and compliment the architectural style with complimentary colors
Garages shall be recessed and include decorative trim and/or plaster or wood corbels
Garage carriage lights shall be wall mounted and appropriate to the style
Roll up garage doors with optional windows appropriate to the style
Garage walls may include stone or brick veneer in select areas

Rear and Side Articulation:
Shall be enhanced

Porches and Balconies:
Some covered porches may be used to add interest to the streetscene
Some entry courtyards with plaster site walls and metal or wood gates may be used
Balconies shall include metal or wood railings and plaster trim accents

TUSCAN ARCHITECTURAL DETAILS - FIGURE IV-34b
A**n American architectural style, represented a philosophy of life that featured honesty, integrity and a return to nature. The Craftsman design focuses on the harmony of indoor and outdoor life. It stresses honesty of form, materials, and workmanship, eschewing applied decoration in favor of the straightforward expression of the structure. Craftsman architecture draws from the wood building traditions of Japan and Switzerland, as well as medieval themes favored by the Arts and Crafts philosophies. Natural woods, shingles, earth tone colors, brick, stone, river rock, clinker brick, and heavy structural beams signify oneness with nature. Rocks and bricks are often used on foundations, chimneys, and railings to set a unifying theme for the home. Wherever possible, aesthetic and functional interiors are integrated in simple living spaces. These easy, asymmetrical gabled, stuccoed works of art are a large part of Southern California’s architectural heritage.**

**CRAFTSMAN ARCHITECTURAL STYLE**

1. Shallow-pitched gable-ended roofs with deep overhangs
2. Porch element with expressive structural components such as square or tapered columns may be used
3. Expressive structural elements at front elevations such as rafters, brackets, braces and columns
4. A mixture of materials as accents such as stone, shingles, stucco, and wood siding
5. Multi-paned windows with wood trim at siding or shingles, under plaster trim at stucco

**HISTORY and CHARACTER**

An American architectural style, represented a philosophy of life that featured honesty, integrity and a return to nature. The Craftsman design focuses on the harmony of indoor and outdoor life. It stresses honesty of form, materials, and workmanship, eschewing applied decoration in favor of the straightforward expression of the structure. Craftsman architecture draws from the wood building traditions of Japan and Switzerland, as well as medieval themes favored by the Arts and Crafts philosophies. Natural woods, shingles, earth tone colors, brick, stone, river rock, clinker brick, and heavy structural beams signify oneness with nature. Rocks and bricks are often used on foundations, chimneys, and railings to set a unifying theme for the home. Wherever possible, aesthetic and functional interiors are integrated in simple living spaces. These easy, asymmetrical gabled, stuccoed works of art are a large part of Southern California’s architectural heritage.
Windows:
- Multi-divisioned double-hung with wood or under plaster trim at select locations on front accents
- Accent shutters on front elevations

Doors:
- Solid wood or fiberglass
- Colors shall be complimentary to the style

Roofs:
- Basic gable with intersecting gables
- Low pitches from 4:12 to 5:12 with broad 16”-24” overhangs
- Flat concrete tile - shingle appearance
- Exposed rafter tails at front elevations
- Colors will compliment the house

Materials and color:
- Horizontal shingle or stucco siding (stucco should be used sparingly)
- Earth tone colors with complimenting trim and accents
- The use of some stone or brick at front elevations is encouraged

Materials and color:
- Horizontally shingled or stucco siding (stucco should be used sparingly)
- Earth tone colors with complimenting trim and accents
- The use of some stone or brick at front elevations is encouraged

Garages:
- Will be consistent and complement the architectural style with complimentary colors
- Garage carriage lights shall be wall mounted and appropriate to the style
- Roll up doors with optional windows appropriate to the style
- Hardware to compliment lighting fixtures and architectural style

Garages:
- Will be consistent and complement architectural style with complimentary colors
- Garage carriage lights shall be wall mounted and appropriate to the style
- Roll up doors with optional windows appropriate to the style
- Hardware to complement lighting fixtures and architectural style

Materials and color:
- Horizontally shingled or stucco siding (stucco should be used sparingly)
- Earth tone colors with complimenting trim and accents
- The use of some stone or brick at front elevations is encouraged

Porches and Balconies:
- Covered front porch beneath main roof
- Tapered square columns with wood, stone or brick are key elements of the style and are required

Rear and Side Articulation:
- Shall be enhanced

Rear and Side Articulation:
- Shall be enhanced

Materials and color:
- Horizontally shingled or stucco siding (stucco should be used sparingly)
- Earth tone colors with complimenting trim and accents
- The use of some stone or brick at front elevations is encouraged

Materials and color:
- Horizontally shingled or stucco siding (stucco should be used sparingly)
- Earth tone colors with complimenting trim and accents
- The use of some stone or brick at front elevations is encouraged
Section IV: Architectural Design Guidelines

SPANISH MEDITERRANEAN ARCHITECTURAL STYLE

1. Low pitched roofs with plaster eaves or exposed rafter tails
2. ‘S’ tile roofs
3. Arches used at main entrance and focal point windows on front elevations
4. Façade normally asymmetrical
5. Exterior plaster walls
6. Decorative window grilles, shutters, and/or awnings at key locations
7. Balconies with iron railings

HISTORY and CHARACTER

Spanish Mediterranean architecture is most common in the southwestern states, particularly California, Arizona, and Texas. Domestic buildings of Spanish precedent built before 1920 are generally free adaptations in the Mission Style. It was not until the Panama-California Exposition, held in San Diego in 1915, that precise imitation or more elaborate Spanish prototypes received wide attention. The exposition designers wanted to go beyond the then prevalent Mission interpretations and emphasize the richness of Spanish precedents found throughout Latin America.

Inspired by the wide publicity given the exposition, other fashionable architects soon began to look directly to Spain for source material. There they found a still longer and richer sequence of architectural traditions which became melded into a style that they continued to call the Spanish Colonial Revival. Because of its broad roots, we prefer the more inclusive name Spanish Mediterranean. This style includes exterior plaster walls, low pitched roofs with plaster eaves or exposed rafter tails, ‘s’ tile roofs, asymmetrical façade and use of courtyards to create outdoor rooms where lot size permits.
Doors:
Solid wood or fiberglass with vertical panels
Colors shall be complimentary to the style

Roofs:
Main hip structure with intersecting gables or hips.
Moderate pitches from 3:12 to 4:12
Clipped rakes
Eaves shall include 8” minimum overhang
Eaves can be enclosed plaster cornice, exposed rafter tails, or standard wood fascia
Concrete tile roofing
Colors will complement the house

Materials and color:
Stucco finish with off-white to light earth tone colors with complimenting trim and accents

Garages:
Will be consistent and complement the architectural style with complimentary colors
Garages shall be recessed and include decorative trim and/or corbels
Garage carriage lights shall be wall mounted and appropriate to the style
Roll up doors with optional windows appropriate to the style

Rear and Side Articulation:
Shall be enhanced

Windows:
Multi-divisioned single-hung, arched or sliding windows with decorative plaster trim
Provide offsetting planes at second floor rooms to add interest to front elevations
Accent shutters on front elevations

Materials and color:
Stucco finish with off-white to light earth tone colors with complimentary trim and accents

SPANISH MEDITERRANEAN ARCHITECTURAL DETAILS - FIGURE IV-36b

Porches and Balconies:
Some porches may be used to add interest to the street scene
Some entry courtyards with plaster site walls and metal gates may be used
Balconies shall include metal railings and plaster trim accents
HISTORY and CHARACTER

The MONTEREY STYLE is a revival of the Spanish Colonial houses of northern California, blending adobe construction with traditionally English shapes.

The Monterey style of architecture is typically characterized by simple house forms, relatively low-pitched hip or gable roofs, and wide overhangs. Shutters, balconies, verandas and porches are indicative of the Monterey style. The first and second stories may have different cladding materials, with wood siding above and stucco or brick veneer base below. Walls convey a thick appearance with recessed door and window openings set back into smooth wall planes. The use of arches, courtyards, patios and colonnades enhance the theme. Monterey style houses always have a second-story balcony that is usually cantilevered and covered by the principle roof. Second story balconies traditionally are not located above the living space. Roofs are usually tiled or shingled and the finish is generally smooth stucco, occasionally with wood siding as an accent. Multi-paned windows and large-scale chimneys are also often present on Monterey-style houses.

MONTEREY ARCHITECTURAL STYLE

1. Simple wood posts and beams with exposed wood corbels or rafters at front elevations and as accents
2. Low-pitched gable-ended roofs
3. Shingle, flat, or barrel concrete tile roofing
4. Windows paired with real or false shutters
5. Accents materials include stucco, brick, siding, and wood
Windows:
Vertical multi-divisioned with wood or plaster trim
Accent shutters on front elevations

Doors:
Paneled wood with decorative trim
Colors shall be complimentary to the style

Roofs:
Mian gable with shed roof over balcony
Moderate pitches from 4:12 to 6:12
Flat tile, barrel or 'S' tile concrete roofing
12" to 18" overhangs
Colors will compliment the house

Materials and color:
Light colored stucco
Earth tone colors with complimenting trim and accents
The use of brick is encouraged

Garages:
Will be consistent and compliment the architectural style with complimentary colors
Garage carriage lights shall be wall mounted and appropriate to the style
Roll up doors with optional windows appropriate to the style
Hardware to compliment lighting fixtures and architectural style

Materials and color:
Light colored stucco
Earth tone colors with complimenting trim and accents
The use of brick is encouraged

Porches and Balconies:
Balconies are a common feature of this style and include wood columns and wood or wrought iron railings

Rear and Side Articulation:
Shall be enhanced

MONTEREY ARCHITECTURAL DETAILS - FIGURE IV-37b
Section IV: Architectural Design Guidelines

Material Break - stucco / stone

Transition - siding / brick

Material Break - siding / stucco

Transition - stucco / siding

Material Break - stucco / stone

All of these figures demonstrate the appropriate placing of different building materials on the structure and provide detailed examples as to the locations where differing materials adjoin one another.
Section IV: Architectural Design Guidelines

TYPICAL FRONT ELEVATION - DOORS NOT FACING THE STREET - FIGURE IV-39