B. Residential Architectural Design Criteria

1. Architectural Theme

The architectural theme for Quinta Do Lago evolved from a concept that draws on the rich history and heritage of Californian traditions. The intense climate and desert conditions of this inland location call for an appropriate architectural style for Quinta Do Lago. Implementation of the standards and guidelines set out herein will ensure the creation of a highly suitable and timeless quality for Quinta Do Lago. Four architectural styles which reflect these conditions are the Spanish Colonial/Spanish Colonial Revival, the California Ranch/Adobe Ranch, Monterey and the Iberian style.

The parameters established here will help to shape the community image by utilizing:

- Traditional building materials that are popularly used today for their stability against the elements.
- Materials consistent with traditional methods.
- Building elements that create comfort through scale, and mitigate effects of the natural elements.
- Different, yet compatible, architectural elements to create variety.
- Integration of building structures and the environment to reflect the cultural and climatic influences of the area.
- Architectural theme and high quality of design which can sustain the test of time.

The following examples should illustrate the appropriate design imagery to help develop authentic interpretations for the Quinta Do Lago community.
a. Spanish Colonial/Spanish Colonial Revival

Spanish Colonial Revival finds its roots in the Spanish Colonial styles of the early 1800's. The simple detailing and enclosed nature of these building styles provides a harmonious balance to the overall architectural image. The use of arches, courtyards, patios and "corridors" (created by overhanging) unify the imagery.

The Spanish Colonial style contains architecturally significant wood accents. The dark stained natural wood provides contrast to the off-white exterior finishes. Architectural details such as porches, trellises and rafter tails add to the overall design character. Corbels and lintels evidence the use of heavy wood members typical of this style. Design details include wrought iron window and balcony grills, ceramic tile accents at windows and doorways and simple vent holes in walls. Roofs of clay or concrete or ceramic tile or shake and shingles are typical, as well as white stucco block or adobe walls. Typically the roof pitch is at 4:12, using hip or gable construction with concrete or ceramic tiles. Walls convey a "thick" appearance, with recessed openings into smooth wall planes. Board and batten or other wood siding is also used. Earth tones with brighter color accents for windows, shutters and doors are commonly used. Windows are double hung or casement type, with large expanses of glass oriented to views and outdoor areas. French doors may also be used.
b. Monterey

The roots of the Monterey style stem from New England architectural characteristics. Cantilevered second story balconies, simple stucco forms and clay or concrete tile roofs begin to formulate the design vocabulary for the Monterey style. As with the Spanish Colonial vernacular, rectilinear two-story massing defines the Monterey style. More refined carpentry articulates the wood elements such as posts, pickets and lintels into smoother, more elegant forms than found in the earlier Spanish Colonial style. Detailing is also more crafted and refined as seen in wood shutters and pedimented openings. The exterior accent colors of the Monterey style typically adorn both doors and windows. Wood balconies featuring broken-pitch roof of 3:12 or less also help to distinguish this style.
c. California Ranch/Adobe Ranch

The California Ranch/Adobe Ranch originated simultaneously with the Spanish Colonial period in southwestern America in the 1830's. It was revived in the 1930's by California Bay Area architects and popularized by the middle of the 1900's. The styles are typified by single-story informal masses that have a "rambling" appearance. Low pitched roofs (4:12) of hip and gable forms predominate. The organization of the building centralizes the courtyard or patio to maximize the indoor/outdoor quality of the style. Roofs of clay, concrete tile, shakes or shingles provide a pleasant contrast to the adobe, white stucco or block walls. Board and batten construction or wood siding typify the exterior finishes. Earth tones with brighter color accents for windows, shutters and doors are commonly used to lend visual interest. Windows are generally double hung or casement type with large glass areas oriented to take advantage of the views and adjacent outdoor amenity areas. French doors are also commonly used.
d. Iberian

The distinctive architecture of the Iberian Peninsula, embracing both Spain and Portugal, has evolved through centuries of various cultural influences and has withstood the intensity of its environment. The Moors maintained control over a vast area that is now Spain and Portugal for nearly 800 years. With them came a rich fabric of custom and style which was woven into every facet of the existing, culture, especially in the southern half of the peninsula. The Alhambra of Granada stands today as one of the finest examples of Moorish architecture. It is a significant testament to architectural achievement, adorned in intricate Arabic patterns and geometric design.

The vernacular Iberian architecture reflects a sense of shelter from the sun. Materials used were cut stone, rammed earth, adobe (pise de terre), with wood and brick accents. Typical roof materials are tile, thatch and slate.

The contemporary Iberian architectural statement embodies a composition of familiar themes; white stucco masses with stone and brick accents, tile roofs, recessed ornate doors, rectangular and arched window complemented by simple trims, shutters and awnings, projecting balconies and covered porches behind repeating archways or columns.

These elements of Iberian architecture will characterize a contemporary expression of Quinta Do Lago's architecture.
2. Building Massing and Scale

Quinta Do Lago’s architectural image will be perceived primarily from public areas such as streets and open spaces, therefore, the articulation of building massing, scale and roof forms becomes increasingly important in this situation. The primary design components must be emphasized and accentuated to enhance the streetscape imagery. The rear, side and front elevations should utilize a variety of wall and roof forms, thereby creating a diversity of massing. A horizontality of forms will predominate in the residential neighborhoods.

**APPROPRIATE**

- Horizontal architectural elements
- Low profiles at street fronts and boundaries
- Projections and recesses to provide shadow and depth
- Simple, bold forms
- Broad pitch and overhangs
- Covered porches and patios integrated into structure
- Second story setbacks to create human scale
- Interruption of large roof areas with clerestory or pseudo second-story elements
- Variable setbacks from front property lines
- Angles in plan and elevation for visual interest
- Cantilevered second-story balconies
- L or U shaped floor plans with courtyards

**INAPPROPRIATE**

- Large, unbroken expanses of flat wall planes (vertically or horizontally) except on the low visibility side yard areas
- Abrupt, unbroken two-story volumes at minimum setbacks, especially for higher density products
3. **Building Materials**

The primary wall surface covering will consist of exterior plaster or stucco. An appropriate variety of stucco finishes may be used. Compatible materials such as wood, concrete, masonry may also provide integrity of architectural character. These materials shall be used in traditional combinations that yield an impression of permanence as well as respect for the climate and regional influences.

* **APPROPRIATE**
  - Indigenous stone and brick as accent
  - Smooth to medium lace (knock-down) stucco texture
  - Crisp, clean, simple use of tile, brick, stone and masonry as accents
  - Stucco courtyard walls with and without brick cap and/or brick inlay and/or tiles
  - Wood trim
  - Patina finish copper as accents
  - Rough sawn beams and corbels
  - Divided light glazing in protected wood storefront frame systems
  - Wrought iron as accents at windows
  - Wood siding (Monterey)
  - Wood trim with medium colored, semi-transparent stain or opaque paint
  - Tilt-up concrete systems and precast panelized finish systems (in limited amounts)

* **INAPPROPRIATE**
  - Heavy textured stucco, such as swirl or heavy trowel
  - Seamed, paneled, stamped and/or enameled metal
  - Bright, contrasting enameled surfaces
  - Mill finish aluminum
  - River rock, rustic stone masonry, brick or any other veneers
  - Mirror finish and other bright, highly reflective glazing systems
  - Brick walls
  - Pipe railing
4. **Color**

The importance of color as a primary element cannot be overemphasized. Wall finish colors will capture the natural light conditions and earth tones of the region to help unify the character of the community.

**APPROPRIATE**

- Off-white, white, cream, sepia and ochre wall colors
- Accent colors which will complement wall surfaces (used in moderation)
- Wood trim with medium colored, semi-transparent stain or opaque paint

**INAPPROPRIATE**

- Dark colors
5. **Roof Forms and Materials**

Low pitched hip or gable will comprise the principal roof forms. The roof pitches will range from 4:12 to 6:12 for general building roofs to a maximum of 8:12 pitch at towers and cupolas. Roof projections and overhangs are encouraged as a response to climate and energy concerns.

Sloped and hipped roofs may incorporate concealed roof wells or concealed flat roof areas as needed to accommodate roof mounted equipment, as long as the overall visual impression of a traditional tiled roof is maintained. Parapets to conceal flat roof areas are allowed, but will be limited to not more than 30% of the total perimeter wall for any building.

All visible roof material shall be clay and/or concrete barrel tile, from an established materials and color board (approved by the Home Owners Association or Design Review Committee), to ensure continuity in texture, color and character.

- **APPROPRIATE**
  - Hipped or gabled roofs:
  - Low-pitched roofs - 4:12 minimum slope and 6:12 maximum slope for main building volumes
  - Pitch breaks in roof forms (Example: 6:12 to 3:12 where a covered porch or patio transitions from the main building volume)
  - Simple roof geometry, emphasizing long, horizontal lines
  - Combinations of stepped, sloped, tile roofs planes with intervening parapets which accentuate jogs in wall surfaces
  - Flat roofs with parapets in limited areas, such as garages, porches, patios or other areas as may be necessary to conceal roofing and solar equipment
  - Clay or concrete barrel tile (chinking is allowed)
  - Large roof overhangs and exposed rafter tails
  - Flat traditional wood beam/purling systems in limited breezeway type applications
  - Traditional cupolas and dormer elements as roof accents

- **INAPPROPRIATE**
  - Exposed flat roof areas, asphalt shingles or metal roofing
  - Gambrel or mansard roofs
  - Exposed roof mounted HVAC equipment, antennas and vents
6. **Windows and Doors**

Additional elements which characterize the intended architectural style consist of recessed doors, windows and wall openings. These elements convey the appearance of thick, protective exterior walls. Fully recessed openings and pedimented windows and doors are encouraged to add articulation to wall surfaces. Wherever possible, shading of windows with western and eastern exposures should be accomplished. Operable windows and patio doors allow cross-ventilation and should be used extensively.

- **APPROPRIATE**
  - Generous use of glazing in doors and windows to relate building to the out-of-doors
  - Traditional French doors
  - Decorative entry doors
  - Accent trim or tile at doorways and windows
  - Pedimented doors and windows
  - Banded windows to emphasize horizontal lines
  - Divided pane windows
  - Shutters on windows
  - Picture windows with simple wood and/or metal frames
  - Arched windows and doorways
  - Wrought iron accents
  - Pot shelves below windows or as wall extensions
  - Architectural projections or extended eaves
  - Slider doors
  - Door lintels

- **INAPPROPRIATE**
  - Shiny silver of gold window or door frames
  - Reflective glass
  - Metal awnings
  - Plain exterior doors
7. **Garage Doors**

Garage doors are major visual elements that tend to dominate the house and therefore should be simple in design. They should be de-emphasized as much as possible especially on attached, higher density units. Ornamentation is appropriate only if it relates to the architecture, such as color accents as trims and/or architectural features (pediments, moldings, small roofs, overhangs and projections).

**APPROPRIATE**

- Simple design
- Minimum 18" recess from adjacent walls
- Combination of single and double garage doors
- Blending of garage door color with building color
- Roll-up garage doors with or without windows
- Tilt-up garage doors

**INAPPROPRIATE**

- Applied decoration
- Corrugated metal doors
8. **Balconies and Handrails**

Covered patios, balconies and porches provide aesthetic value while satisfying the practical needs for shade and shelter. They integrate indoor and outdoor living spaces, break up large wall masses and add human scale to buildings.

- **APPROPRIATE**
  - Covered porches
  - Smooth stucco or wood
  - Simple, clean, bold projections
  - Wood trimmed details
  - Wrought iron railings
  - Ceramic tile trim
  - Balconies which articulate wall surfaces

- **INAPPROPRIATE**
  - Pipe railing
9. **Exterior Stairs**

Stairways are encouraged to complement the architectural massing and form of the buildings. They should be simple, clean, bold projections. Stairways shall have a wall that is the same texture and material as the adjacent building, with a railing height that steps with the stairs.

**APPROPRIATE**

- Accent trim cap or banding of tile or brick
- Stairway design and location to complement building form
- Enclosed or open railing
- Smooth stucco, wrought iron or simple wood railing
- Use of clay tile or brick as tread
- Use of accent tile on riser

**INAPPROPRIATE**

- Prefabricated metal treads
- Pre-cast concrete treads
10. **Columns, Archways, Posts and Beams**

Columns, archways, posts and beams will be incorporated as structural or aesthetic design elements to convey a solid, durable image. They can be used as free-standing structures or as support for porch roofs. Archways shall be compatible with the architectural style.

**APPROPRIATE**

- Square or cylindrical stucco columns
- Free-standing archways at entrance gates
- Concrete or stone columns
- Exposed wood beams with corbels (real or simulated)
- Stucco beams and arches
- Tile accent bands on plaster columns
- Hand-hewn posts
- Moorish style arches

**INAPPROPRIATE**

- Exposed pipe columns
- Thin posts, such as metal pipe columns
- Applied vencers on columns
11. **Chimneys**

Chimneys shall be simple in design, having the same material and texture as the building to ensure the consistency of character and style. As an architectural form, they can contribute to the overall design style of the building.

- **APPROPRIATE**
  - Forms and materials reflecting the architectural theme
  - Simple stucco chimneys boldly projected from wall surfaces
  - Brick or tile accents
  - Decorative metal caps that match trim colors

- **INAPPROPRIATE**
  - Free-standing or exposed flues
  - Veneers
  - Extravagant metal fireplace caps
  - Slump block or masonry