

IV. ARCHITECTURAL GUIDELINES

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 roofs;
 - (3) roof overhangs; and
 - (4) regular or traditional window rhythms.

h. Discouraged architectural elements include:

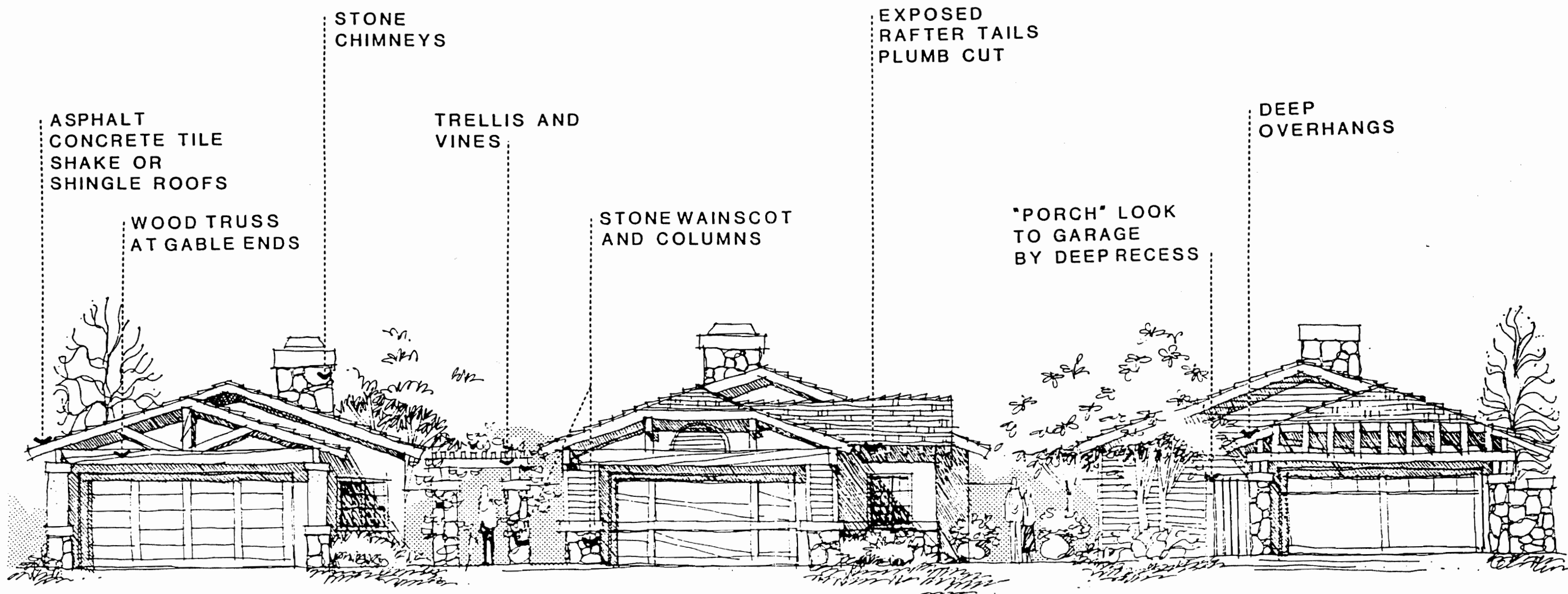
- (1) highly reflective surfaces;**
- (2) large, blank walls;**
- (3) flat roofs;**
- (4) exposed concrete block;**
- (5) metal or plastic siding; and**
- (6) irregular, window shapes and rhythms.**

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

STONE WAINSCOT
AND COLUMNS

EXPOSED
RAFTER TAILS
PLUMB CUT

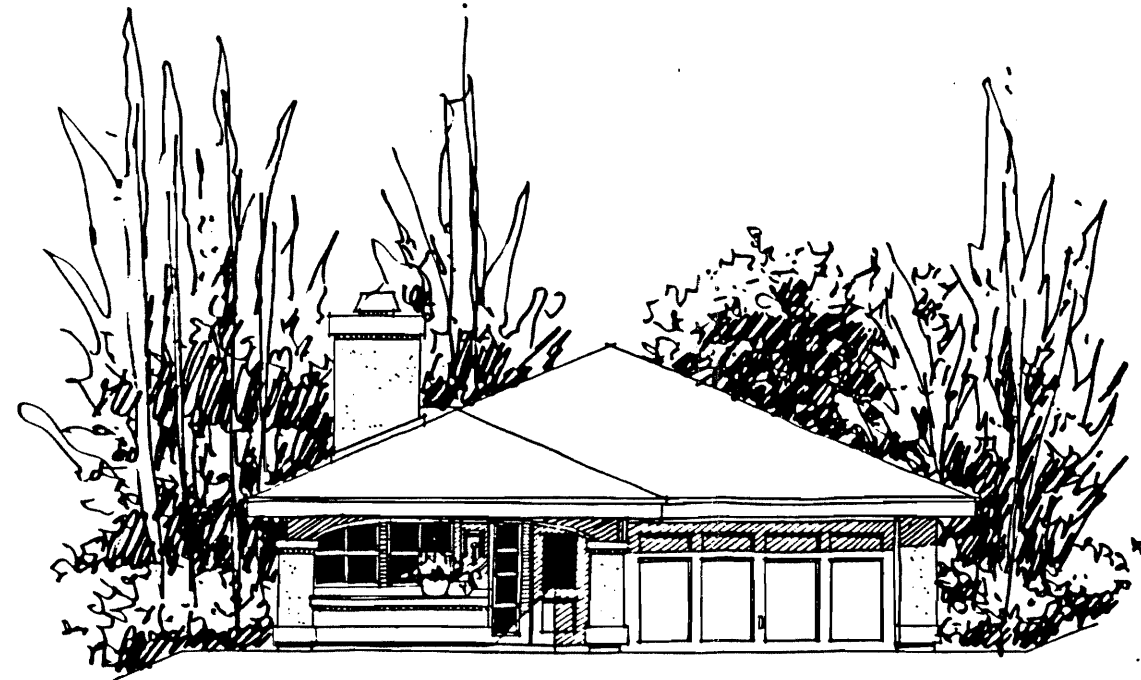
"PORCH" LOOK
TO GARAGE
BY DEEP RECESS

DEEP
OVERHANGS

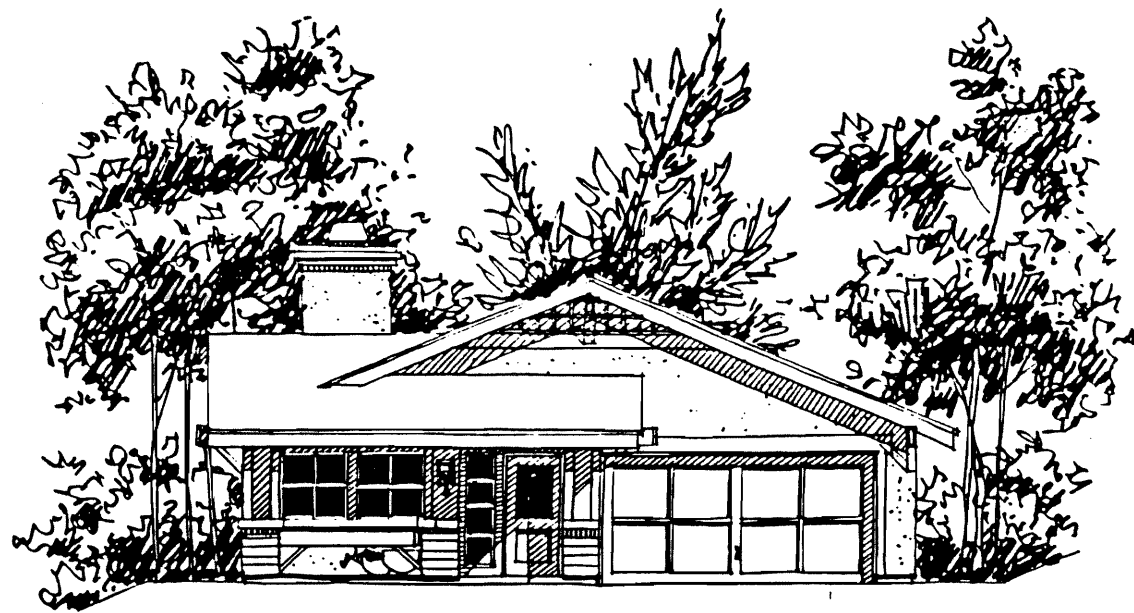
CRAFTSMAN



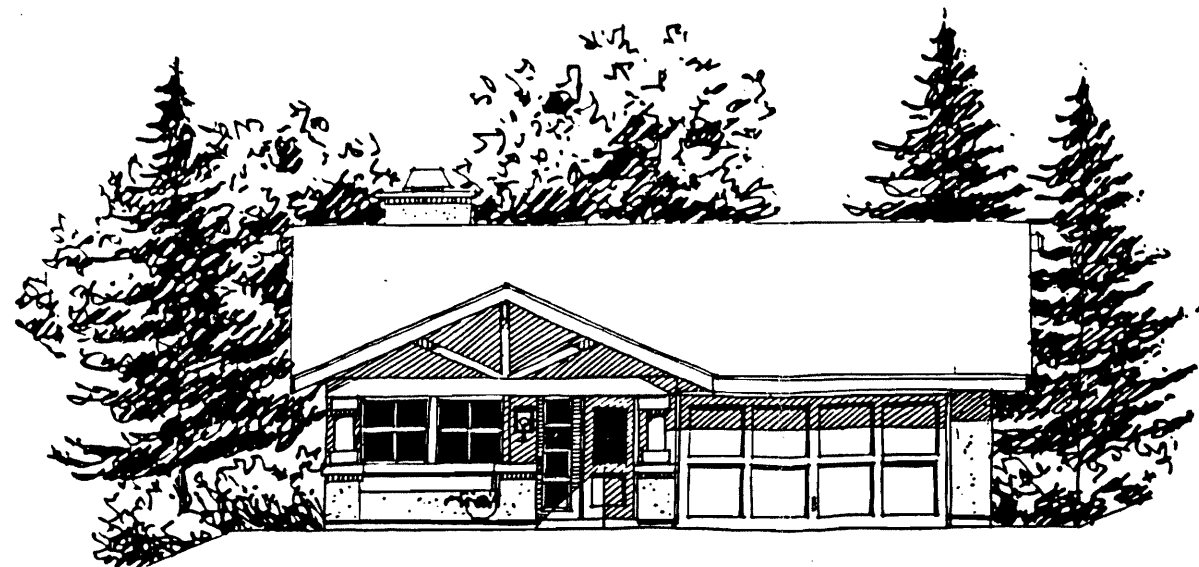
A



B



C



D

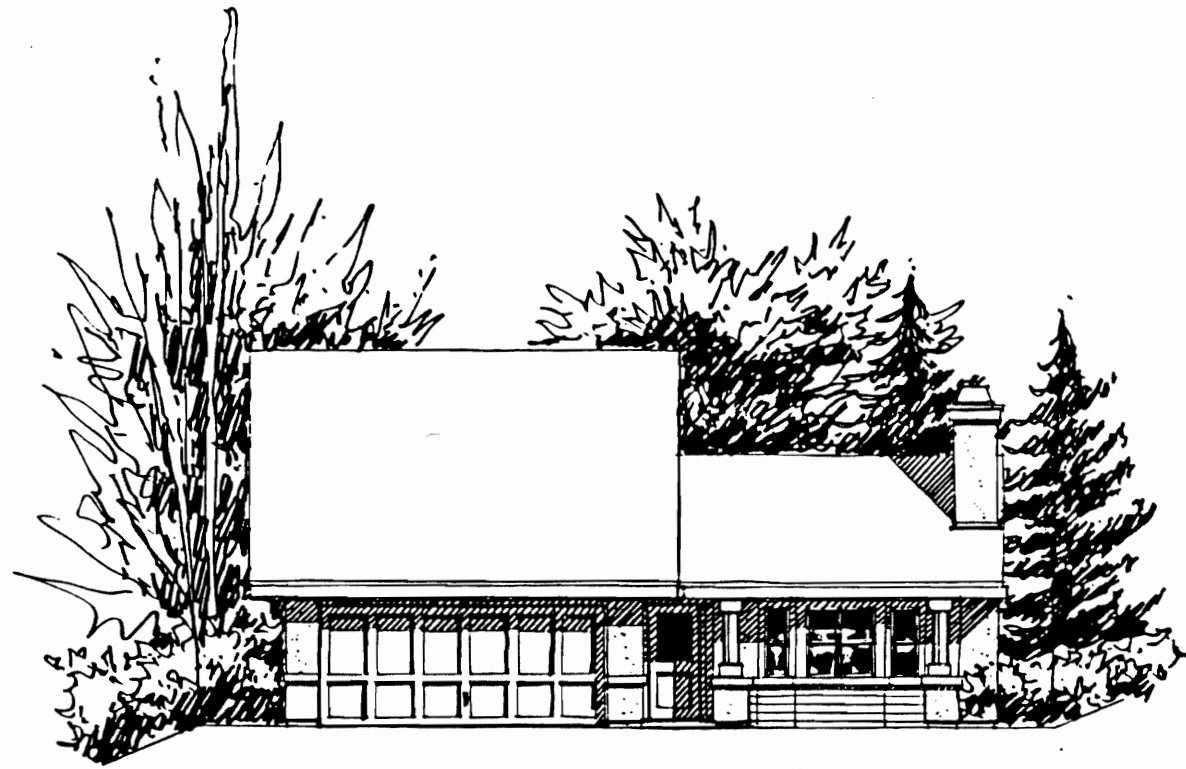
"craftsman" plaster walls - wood trim - asphalt roof.

WILD ROSE

temesno mdkm.cad

ELEVATIONS - PLAN 1 - L4

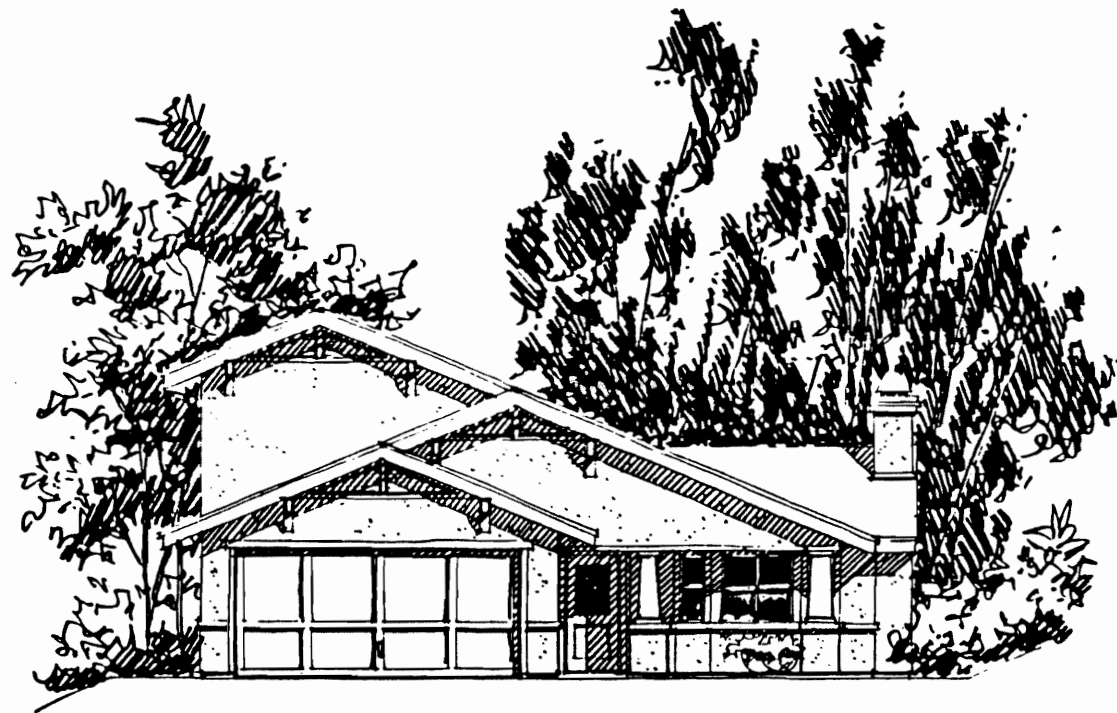
CH & A
CORCORAN/HEPP & ASSOCIATES
 Architecture Planning Interior Design
 17875 Skypark Circle Suite D
 Irvine, CA 92714 (714) 250-1790



A



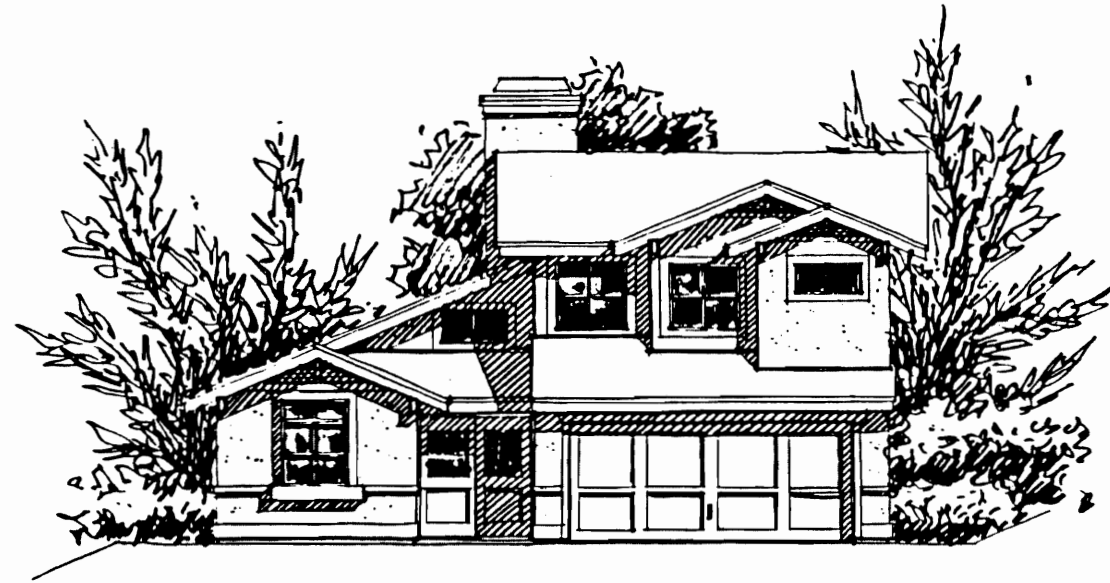
B



C



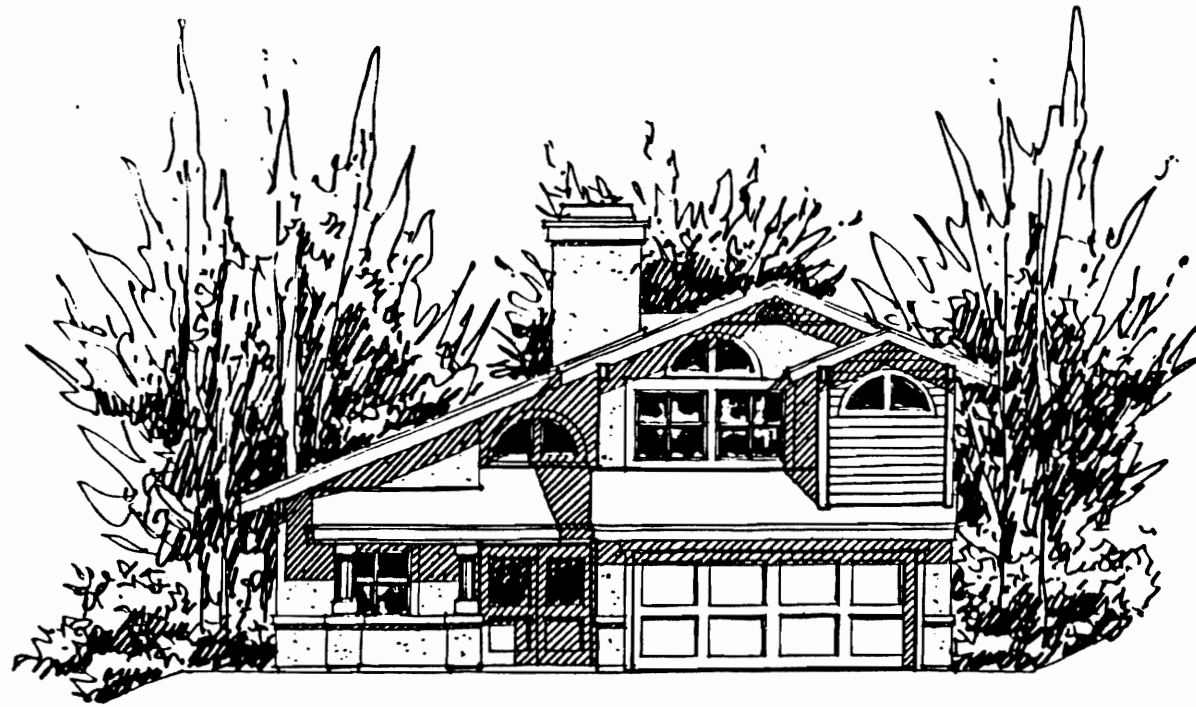
D



A



B



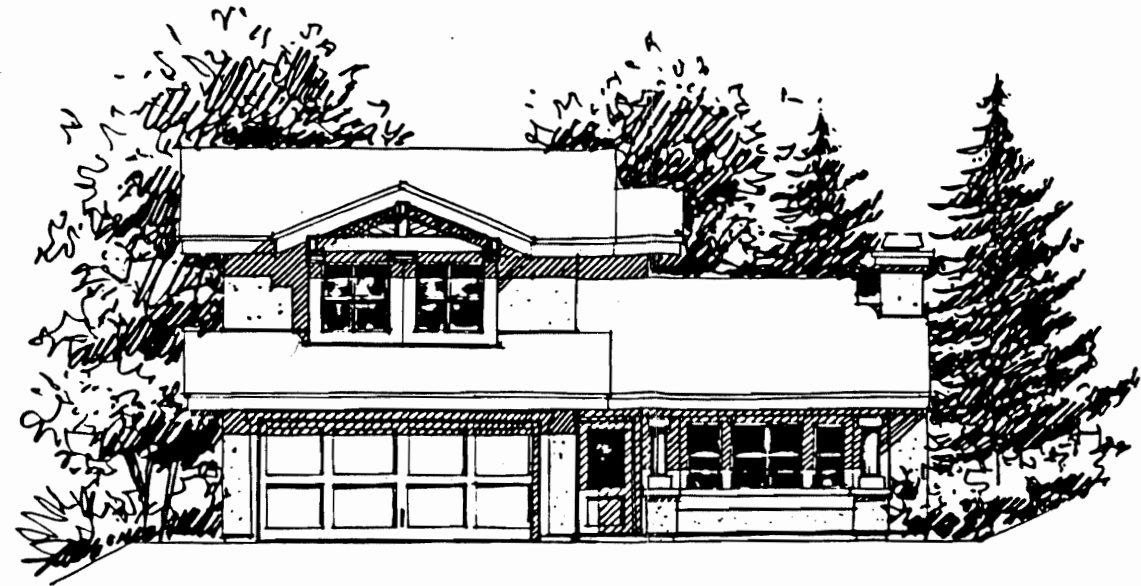
C



D



A



B



C

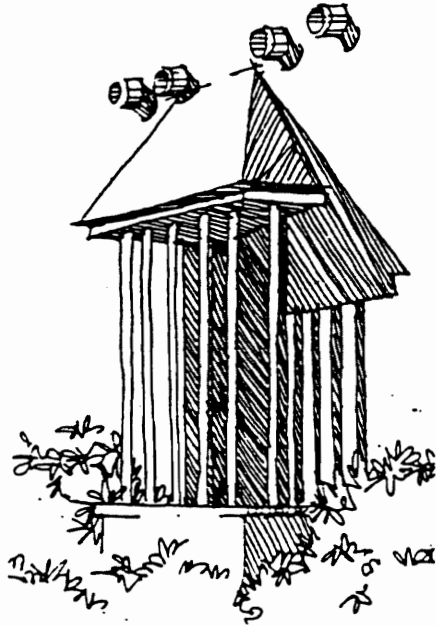


D

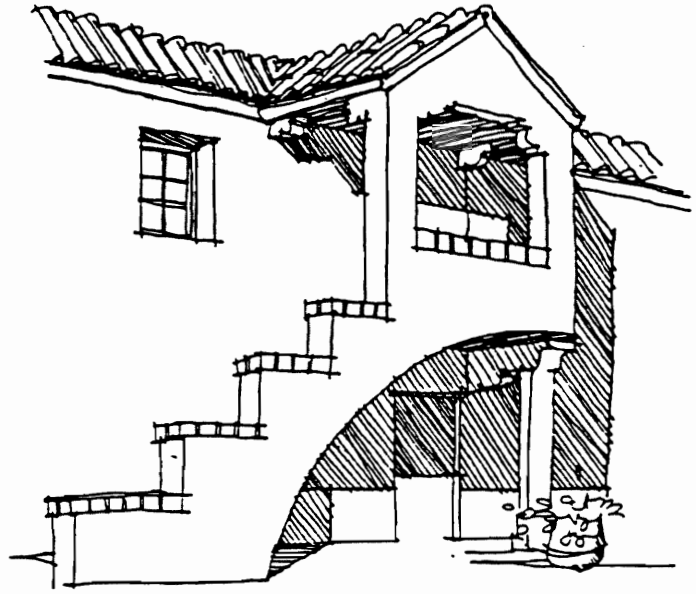
WILD ROSE *temperata yellow calif.*

ELEVATIONS - PLAN 4 - L4

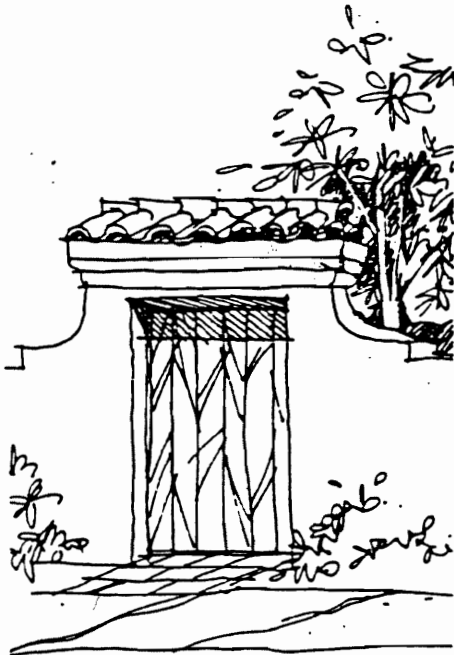
CH & A
CORCORAN/HEPP & ASSOCIATES
Architecture Planning Interior Design
17875 Skypark Circle, Suite D
Irvine, CA 92714 (714) 250-1797



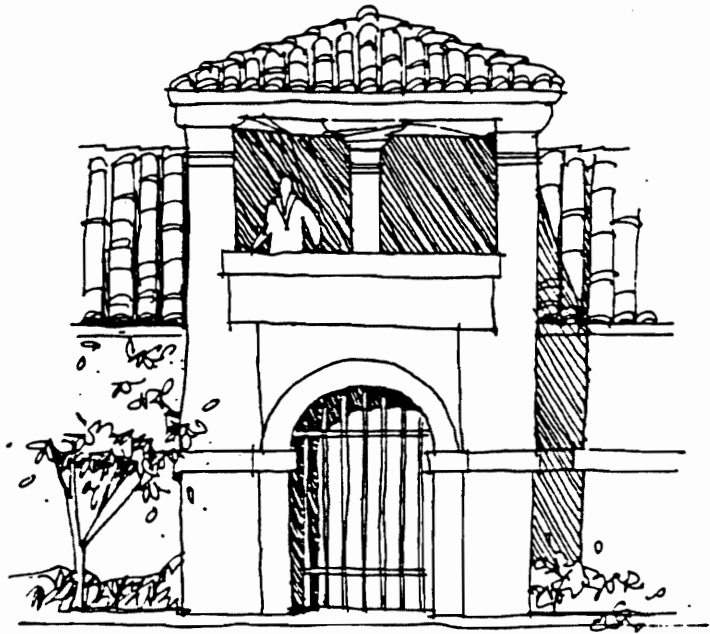
HOODED WINDOW WITH POT SHELF



TRADITIONAL STAIR WITH STEPPED RAILING AND POT SHELVES



SIMPLE GATED ENTRY TO A COURTYARD



MIRADOR OR OPEN SECOND FLOOR BALCONY



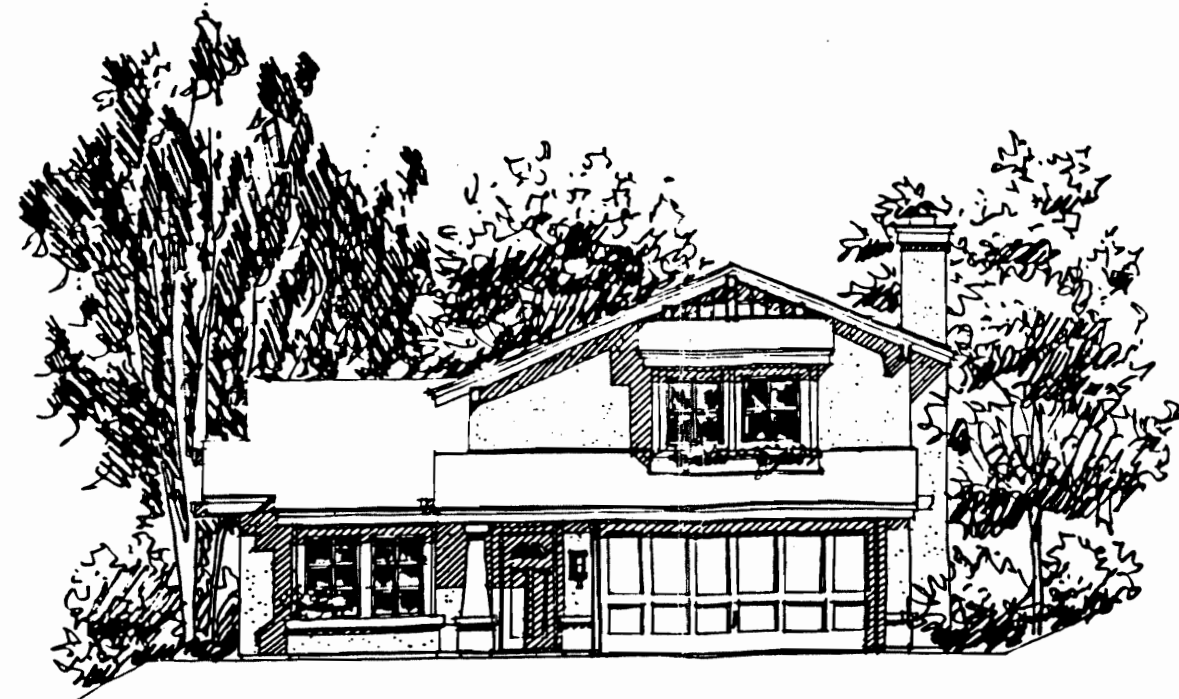
A



B



C

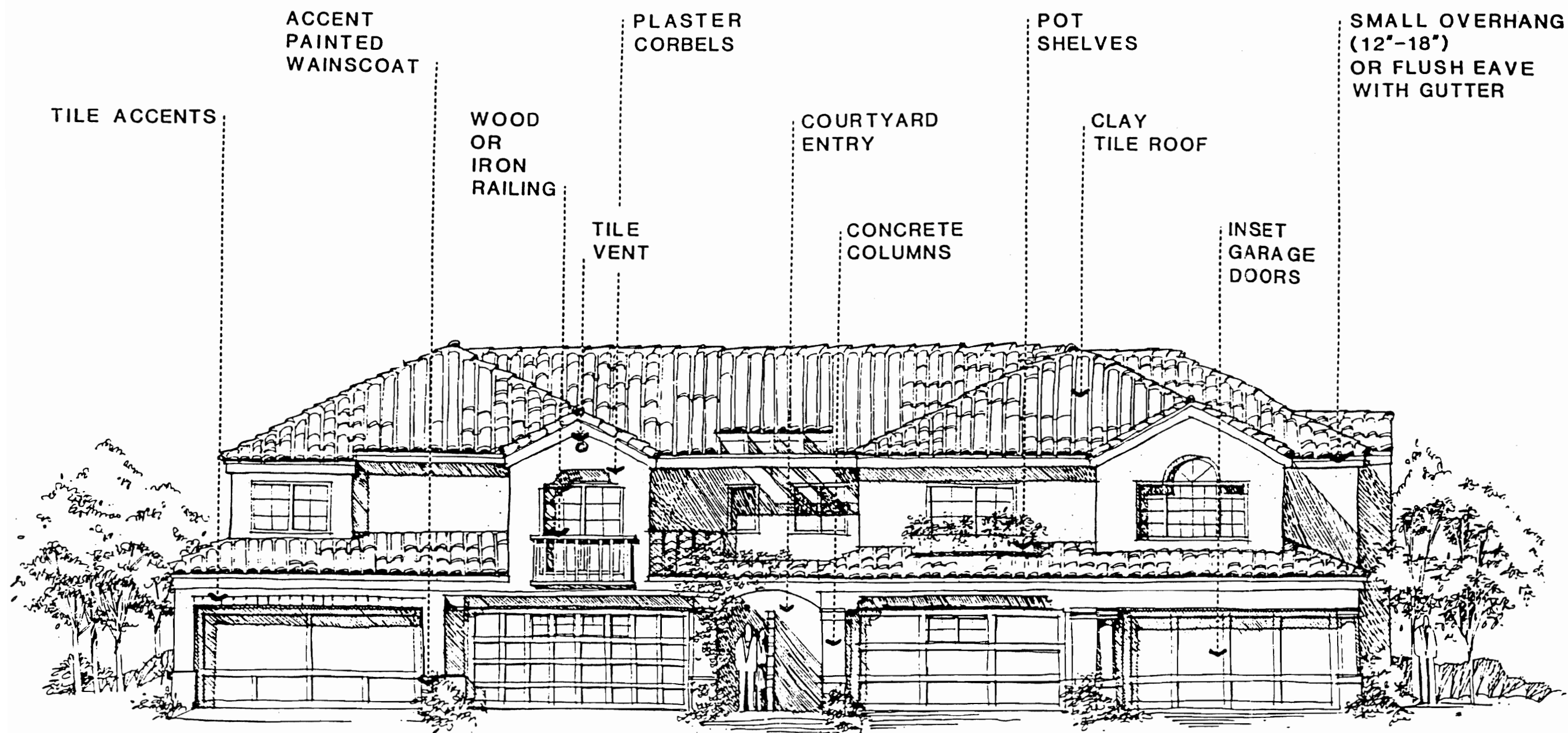


D

WILD ROSE *Temecula valley, calif.*

ELEVATIONS - PLAN 5 - L4





ACCENT
PAINTED
WAINSCOT

PLASTER
CORBELS

POT
SHELVES

SMALL OVERHANG
(12"-18")
OR FLUSH EAVE
WITH GUTTER

TILE ACCENTS

WOOD
OR
IRON
RAILING

COURTYARD
ENTRY

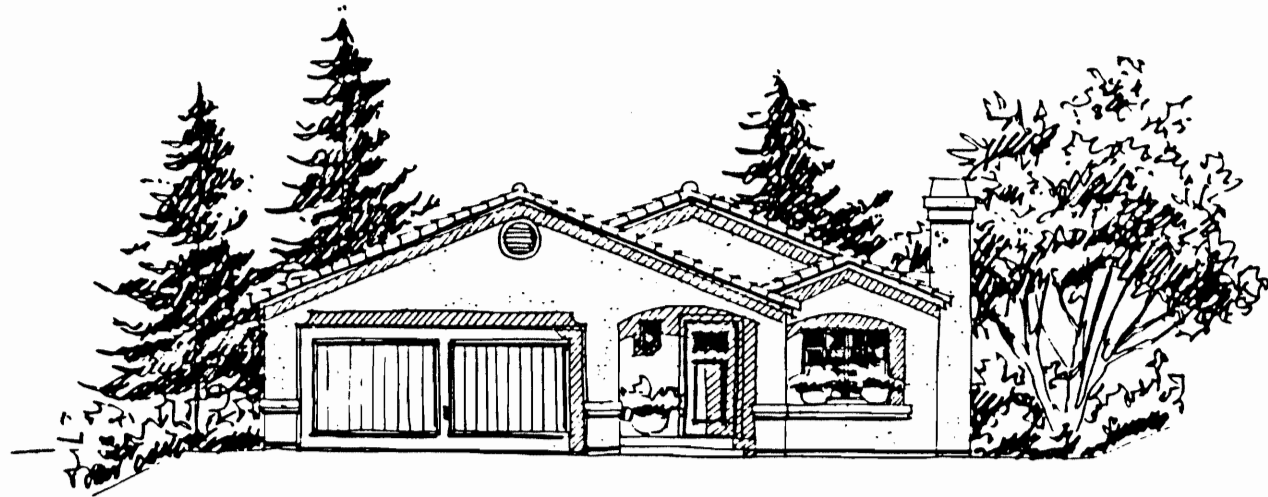
CLAY
TILE ROOF

TILE
VENT

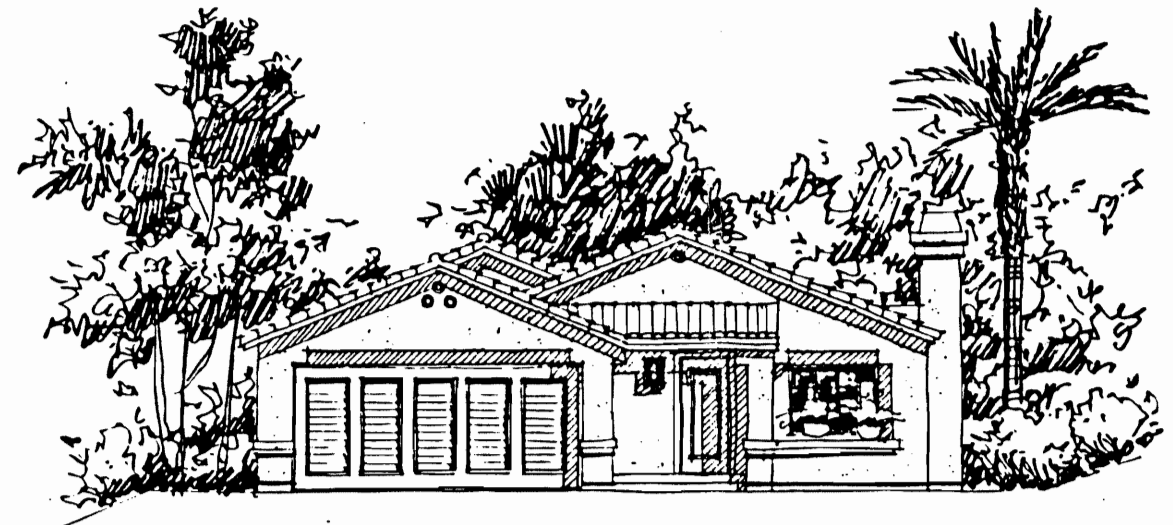
CONCRETE
COLUMNS

INSET
GARAGE
DOORS

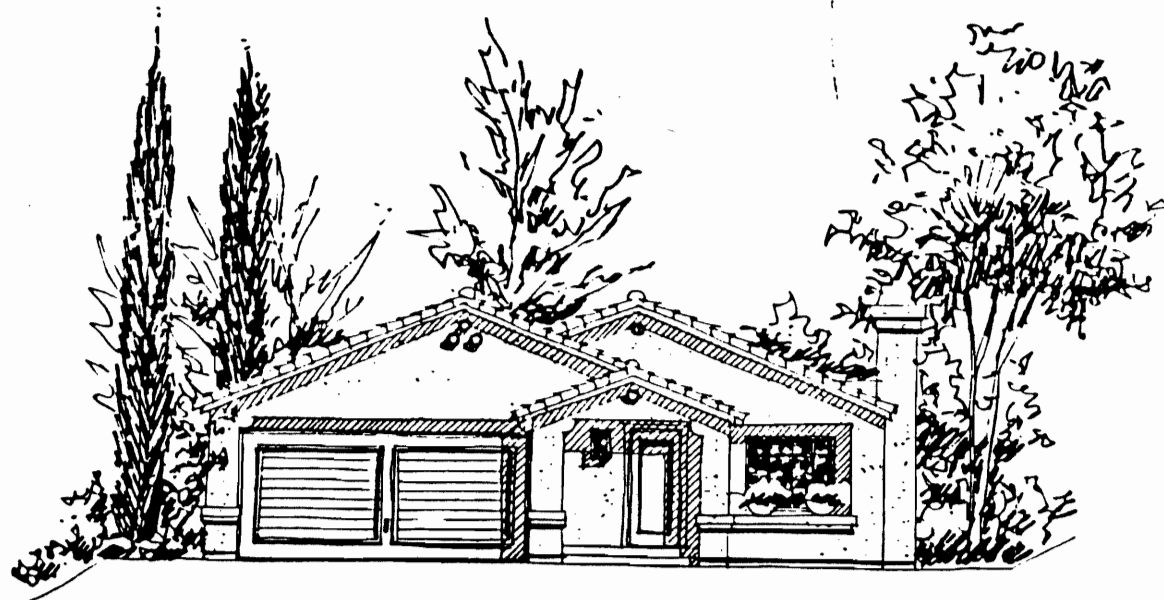
MEDITERRANEAN



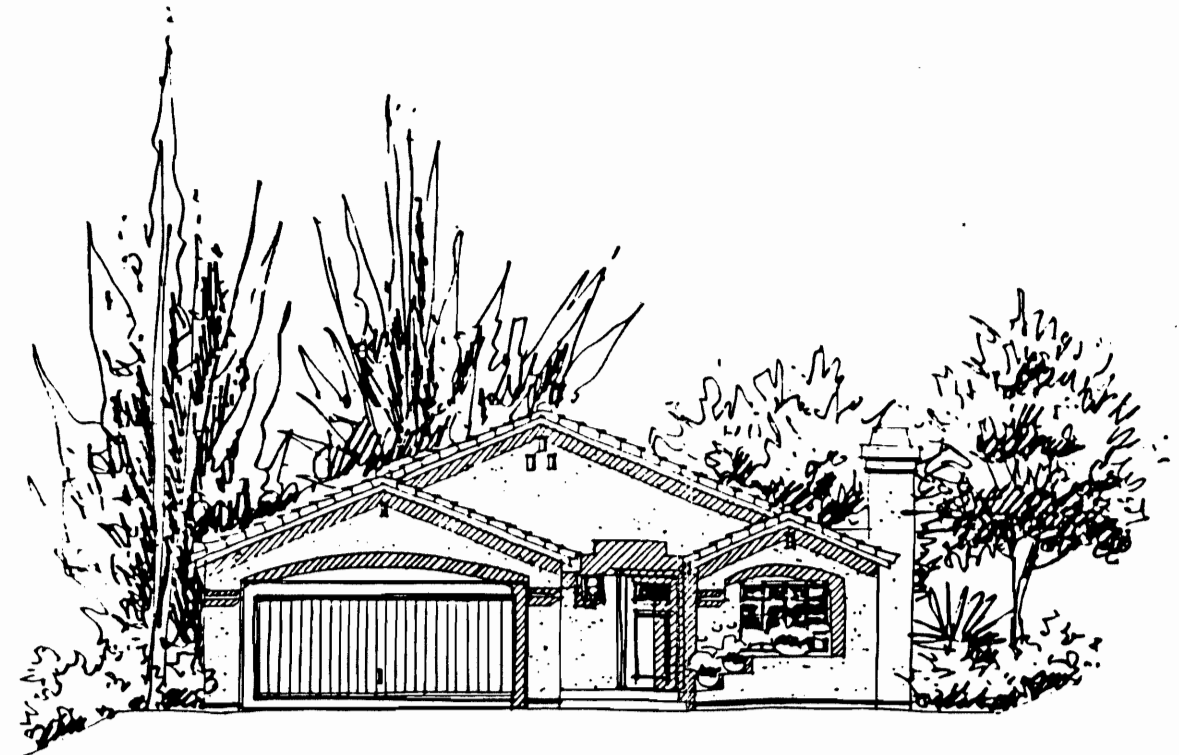
C



A



D

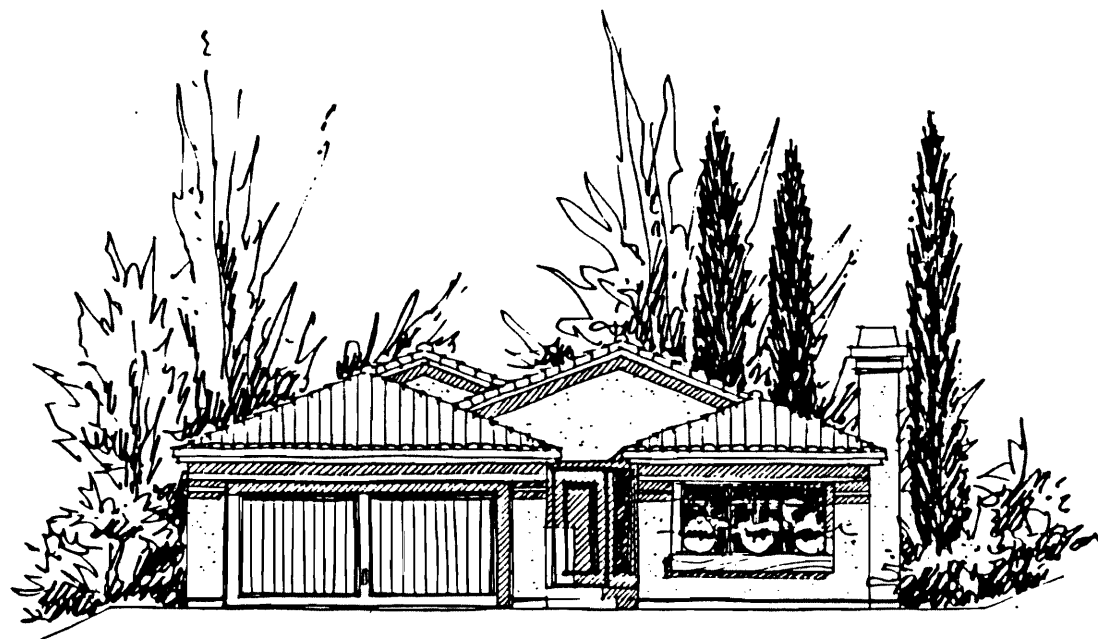


B "mediterranean" plaster walls - tile roof.

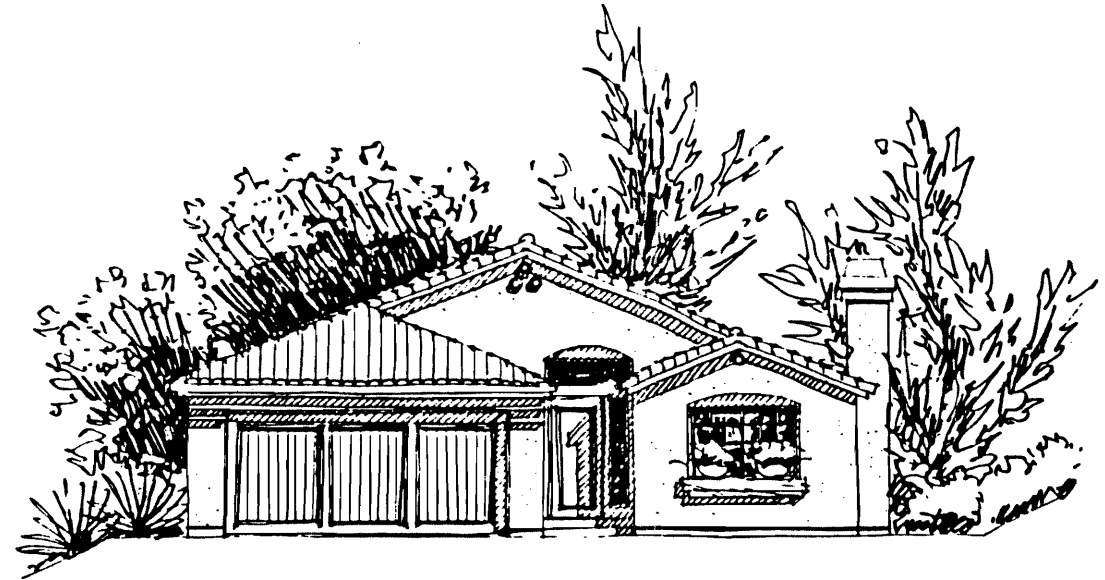
WILD ROSE *temescal valley.*

ELEVATIONS - PLAN 1 - L5

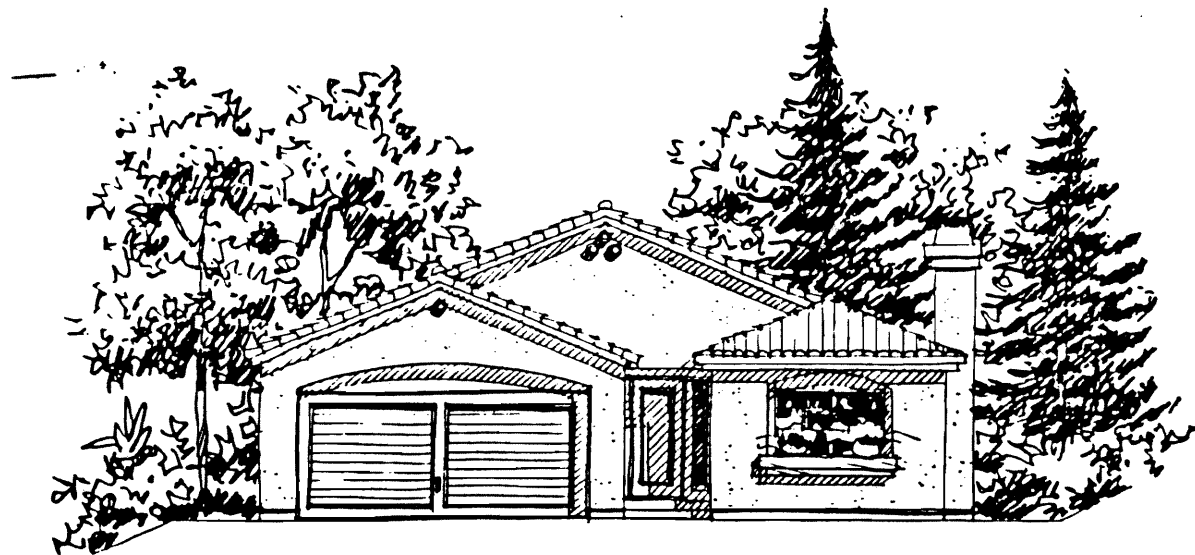




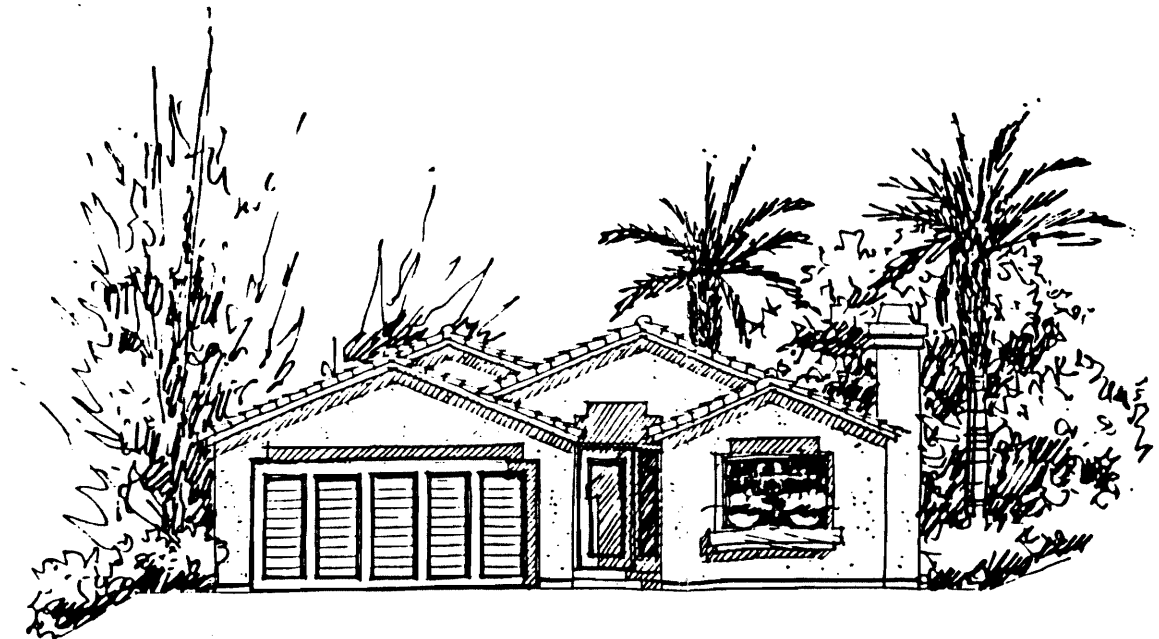
C



A



D



B



C



A



D



B



C



A



D



B

WILD ROSE *temescal valley.*

ELEVATIONS - PLAN 4 - L5



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& ASSOCIATES**
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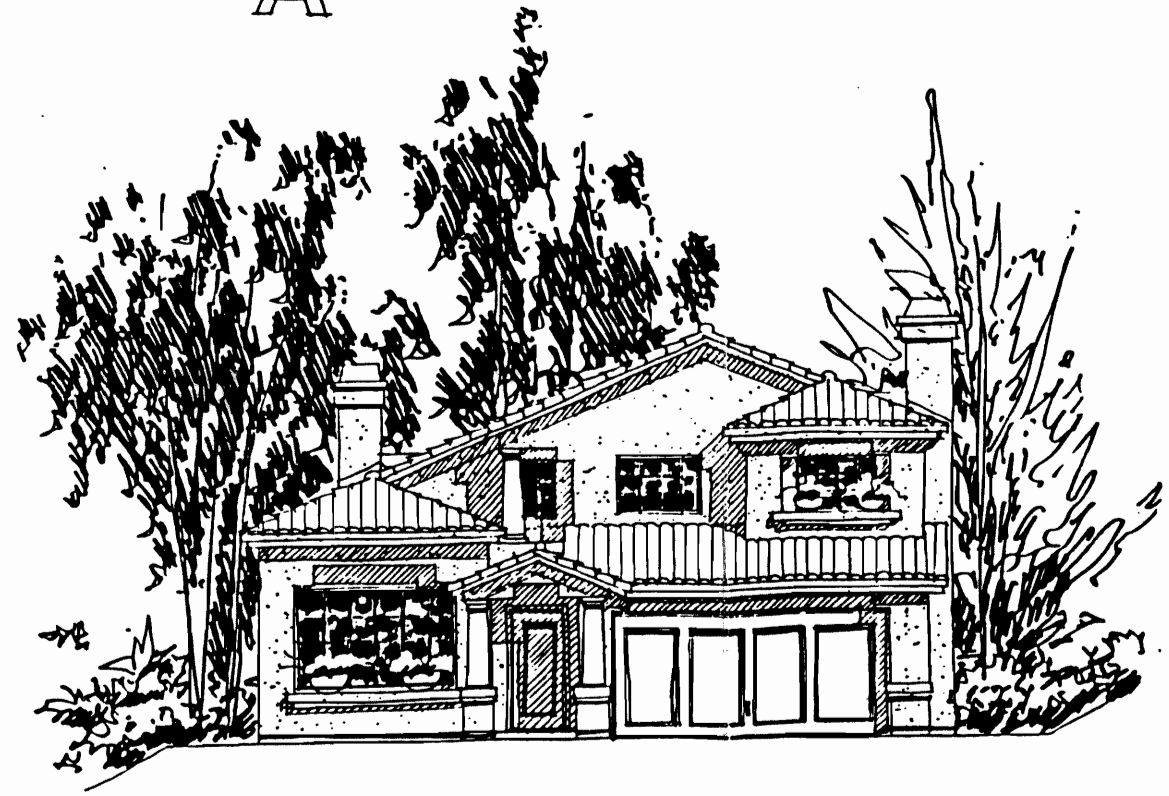
C



A



D

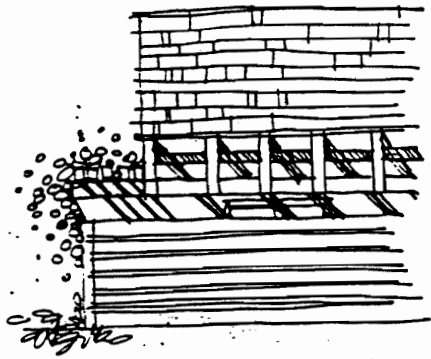


B

WILD ROSE +

ELEVATIONS - PLAN 5 - L5





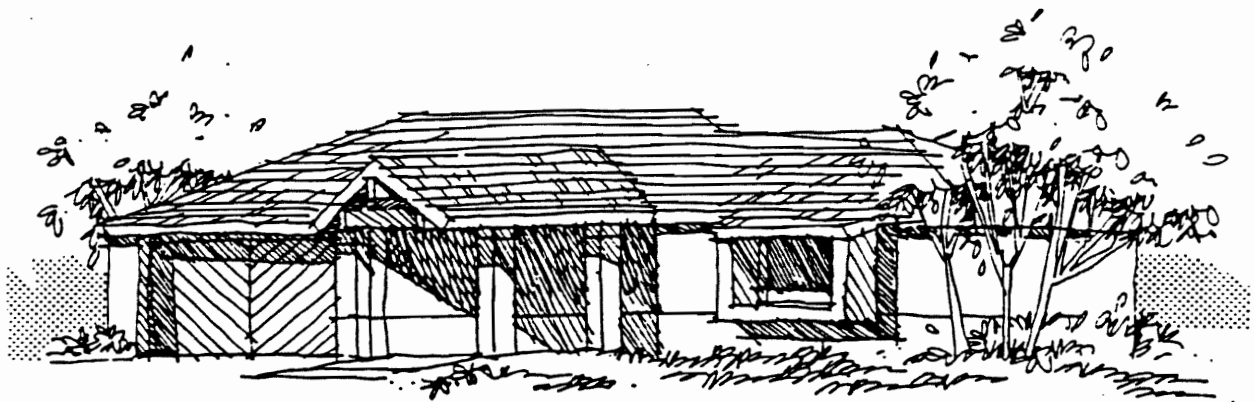
OPEN BEAMS AND ENCLOSED PORCH



GABLED WINDOW WITH POT SHELF



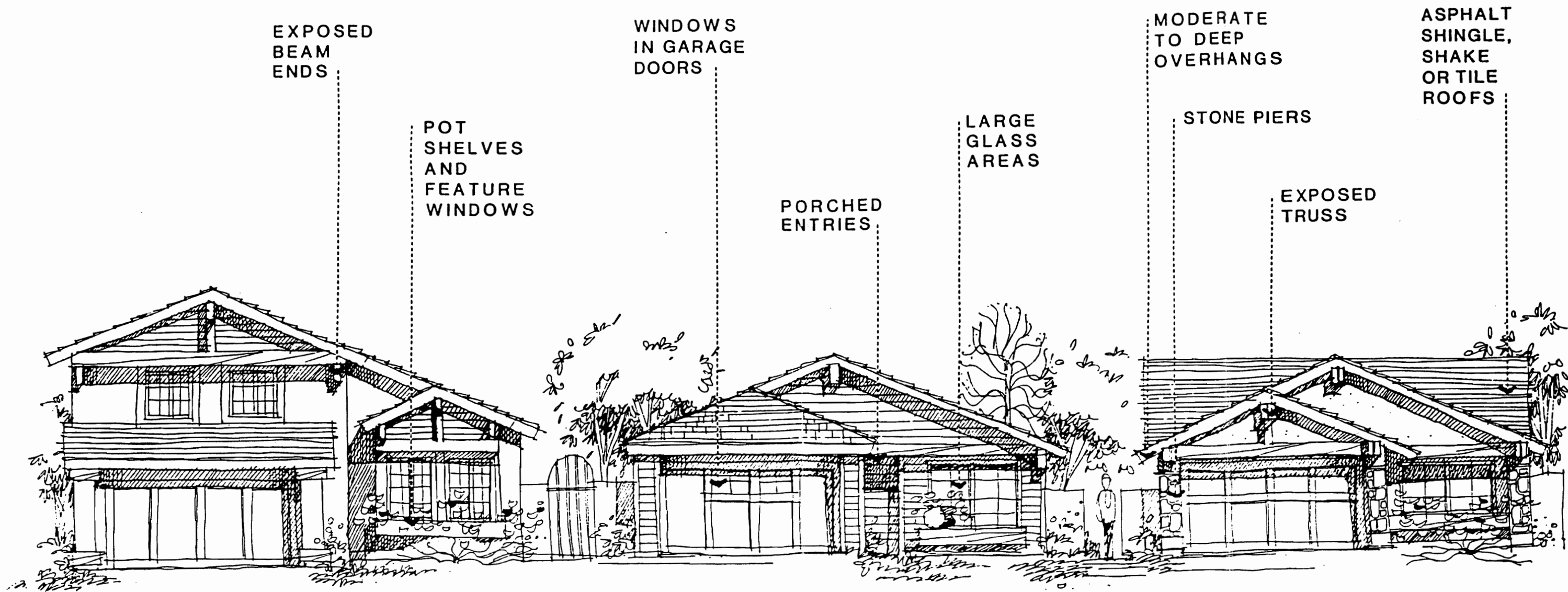
GREENHOUSE BAY WITH FRENCH DOORS



HEAVY WOOD BEAMS AND DEEP OVERHANGS WITH PORCHED ENTRANCE



GABLE WITH RAISED PLATE FOR VERTICAL ACCENT AND ADDITIONAL LIGHT



EXPOSED
BEAM
ENDS

POT
SHELVES
AND
FEATURE
WINDOWS

WINDOWS
IN GARAGE
DOORS

PORCHED
ENTRIES

LARGE
GLASS
AREAS

MODERATE
TO DEEP
OVERHANGS

STONE PIERS

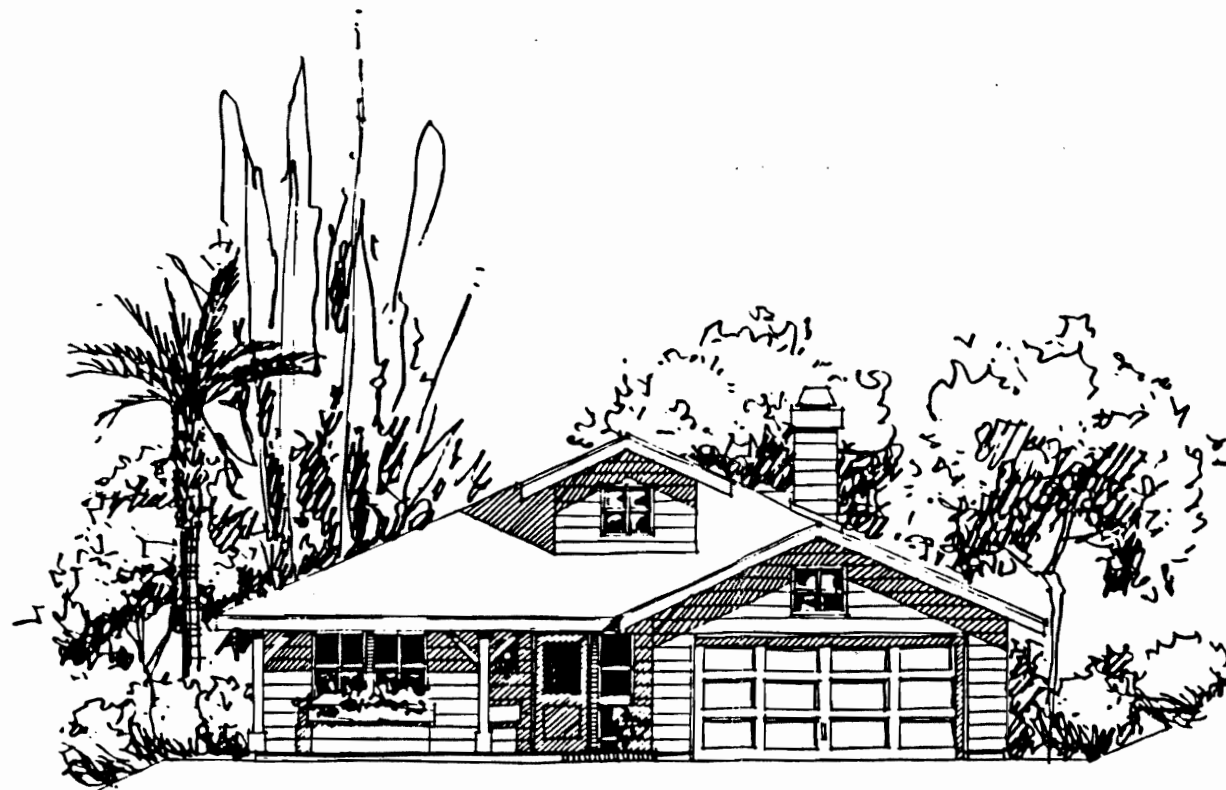
EXPOSED
TRUSS

ASPHALT
SHINGLE,
SHAKE
OR TILE
ROOFS

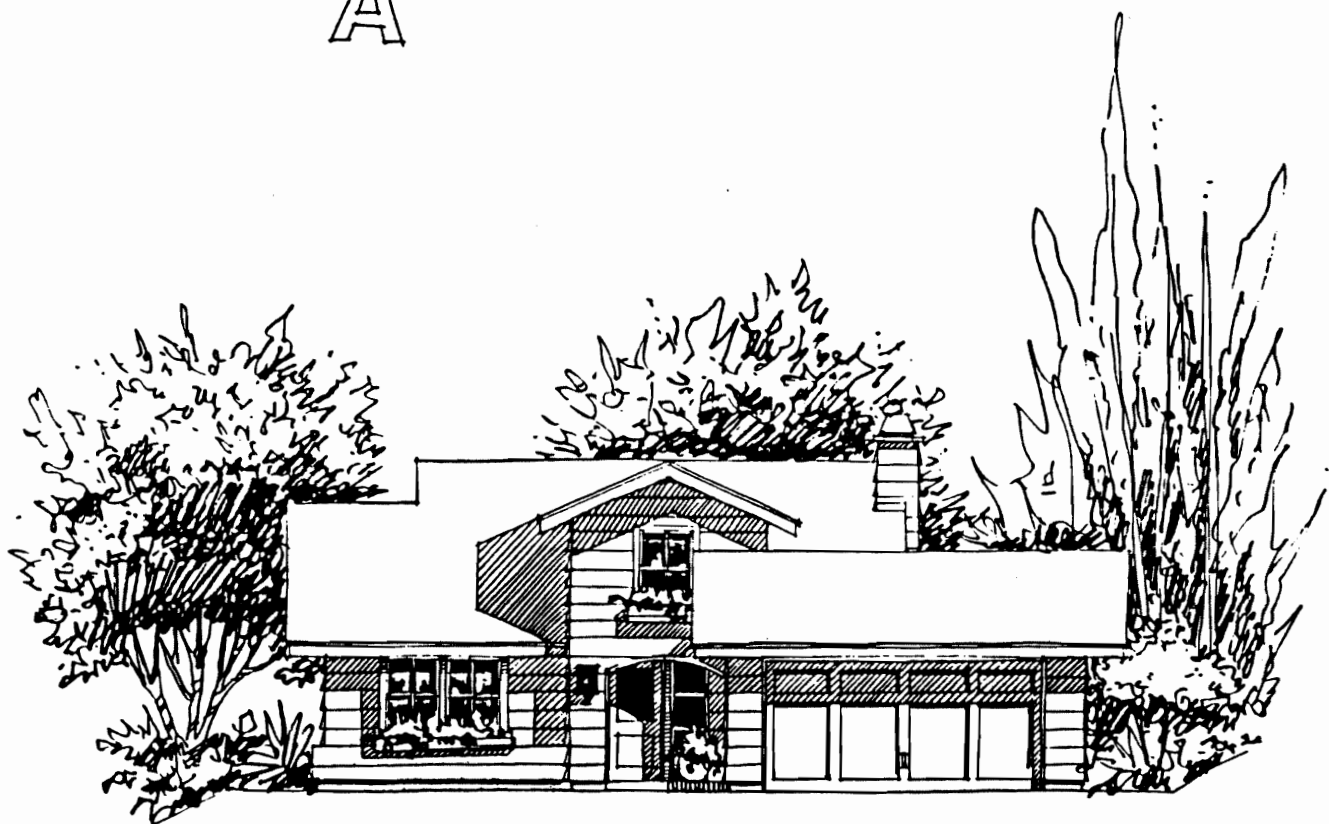
CALIFORNIA RANCH



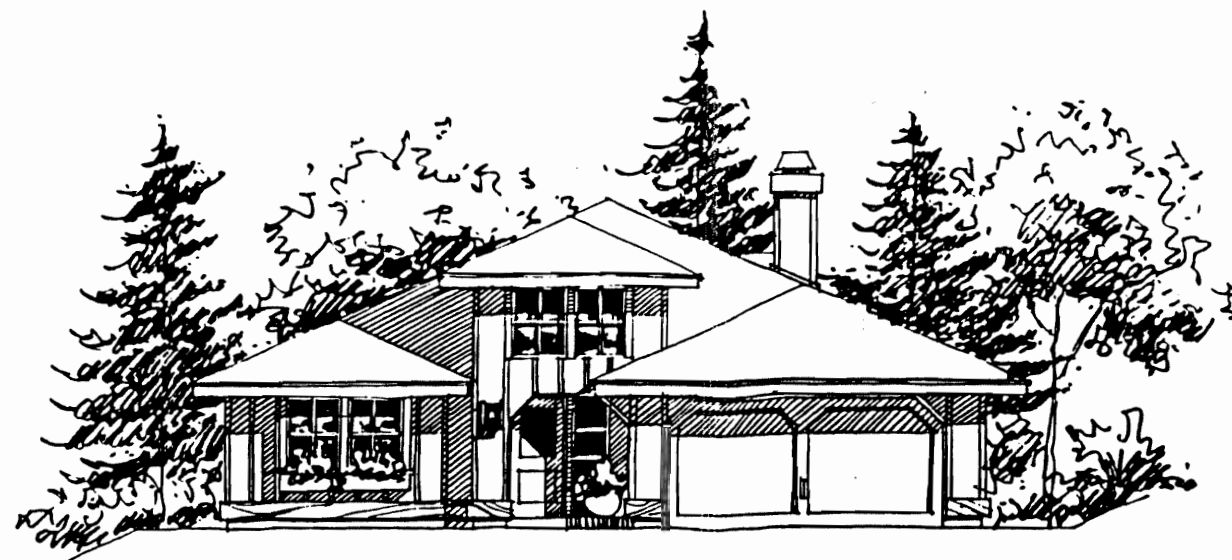
A



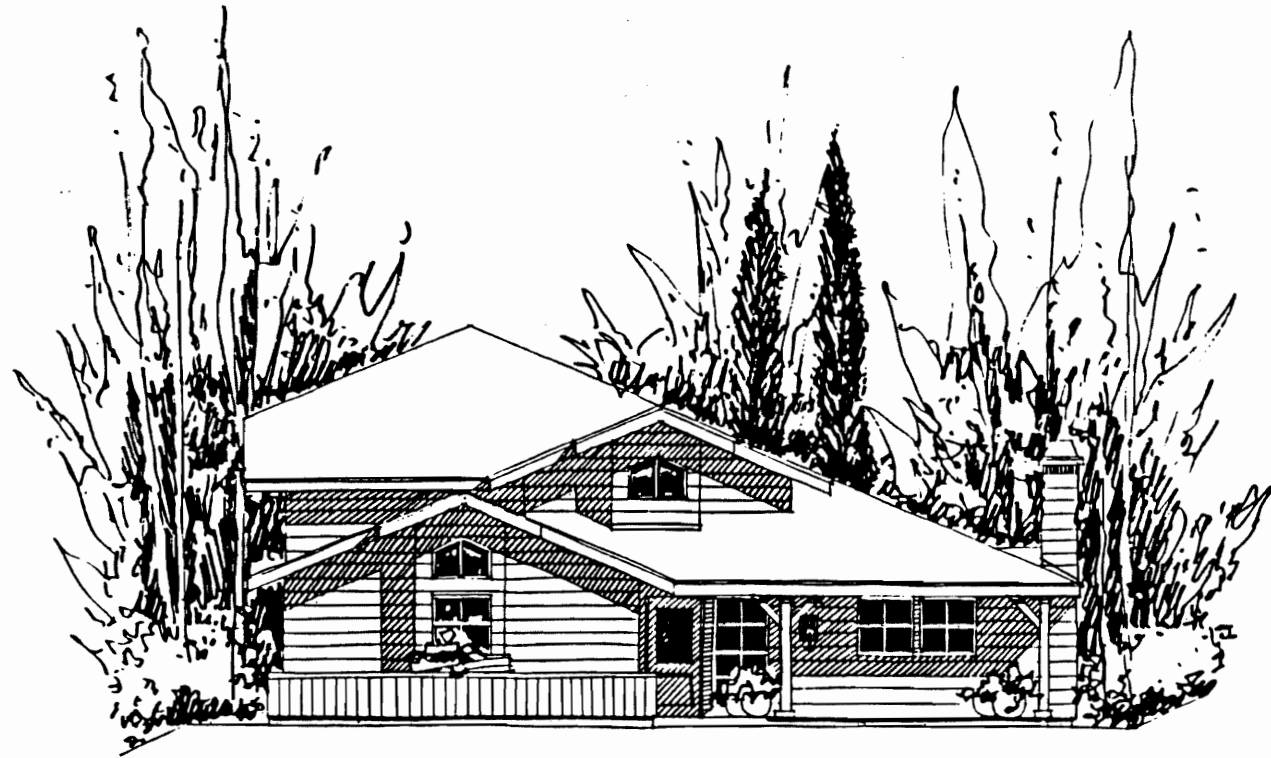
B



C



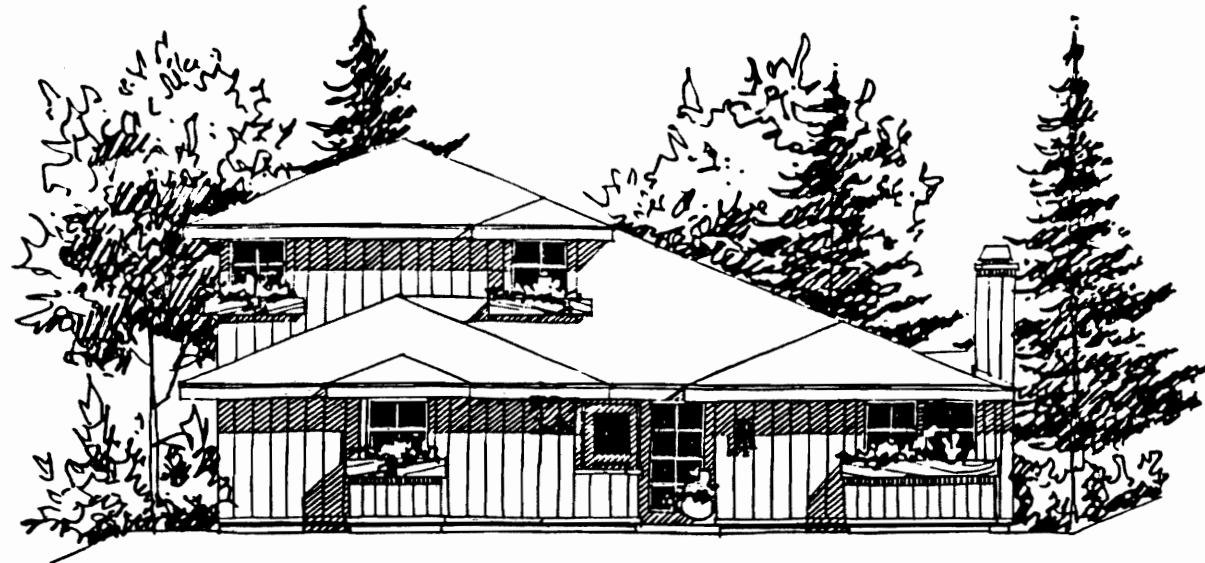
D "ranch" wood siding walls - wood roof.



A



B



C

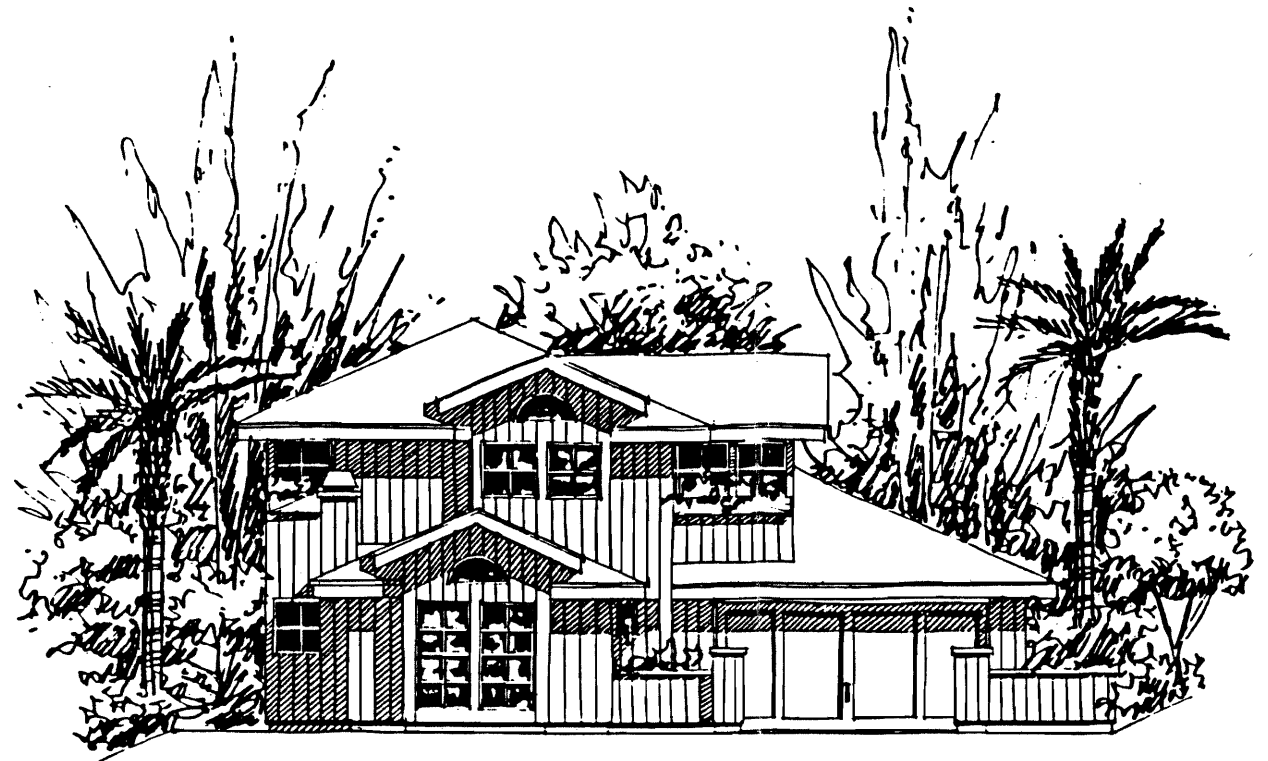


D

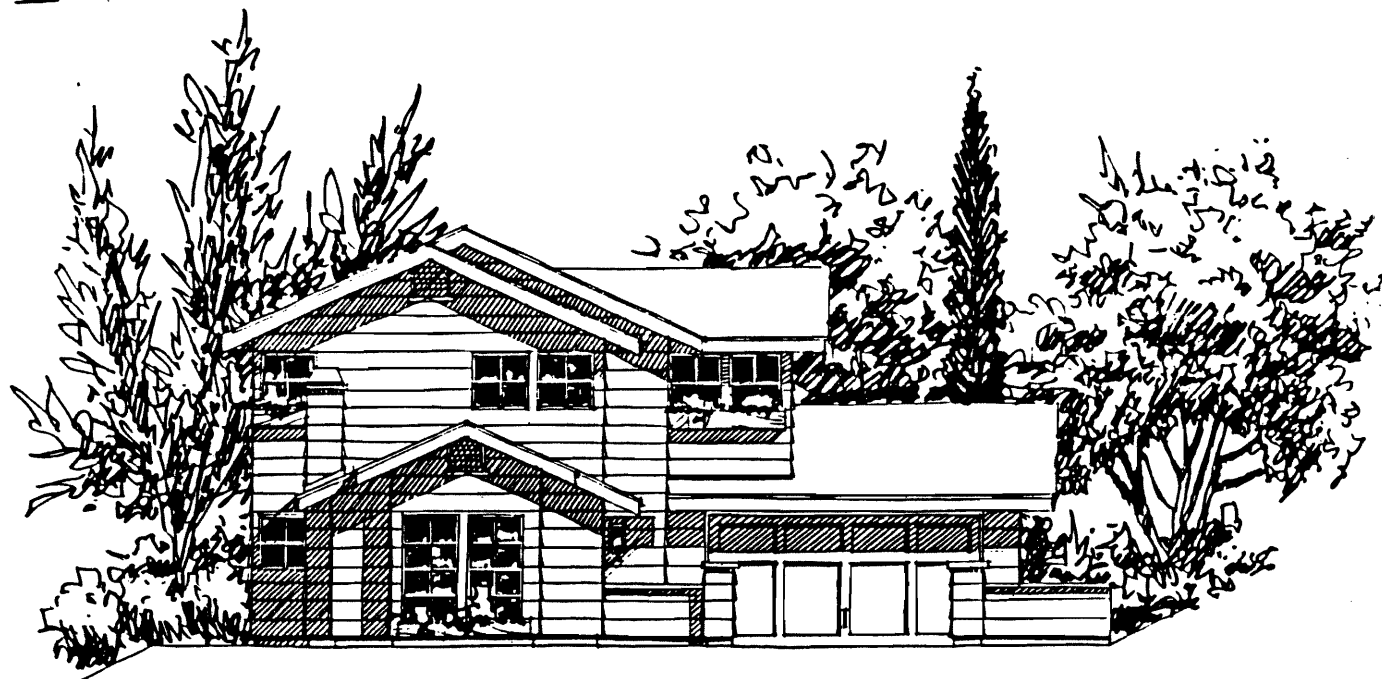
WILD ROSE *temescal valley.*

ELEVATIONS - PLAN 2 - L6





A



B



C

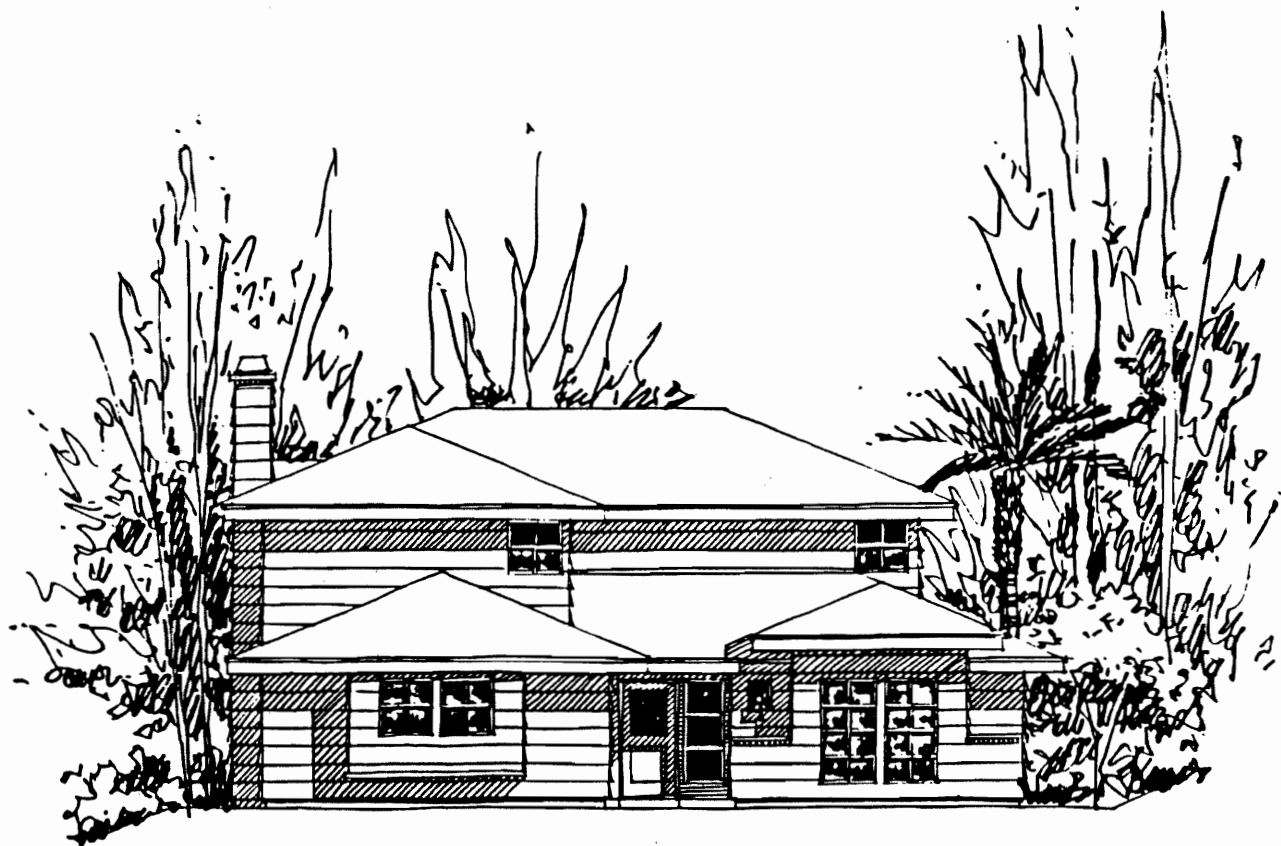
WILD ROSE *temascal valley.*

ELEVATIONS - PLAN 3 - L6

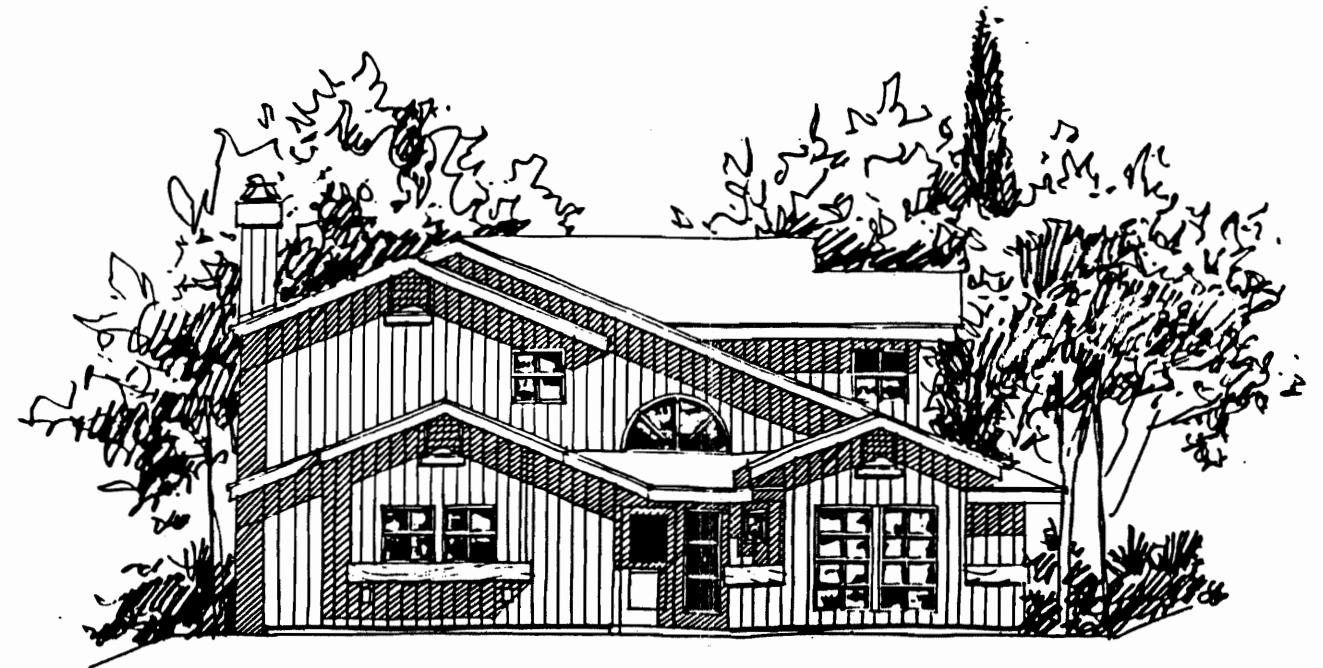




A



B



C

WILD ROSE *tamascal valley.*

ELEVATIONS - PLAN 4 - L6



**Table IV-1
ARCHITECTURAL FEATURES, MATERIALS, AND COLORS**

Features	Materials	Colors
California Bungalow		
Horizontal grouping of double hung windows	Primary materials: Horizontal wood siding and shingles	Traditional earth tones to contemporary pastels
Stone columns and deep overhangs	Secondary materials: brick and stone for accents, chimneys, wainscots	Low contrast between colors and materials
Porch to fronts and garages by deep recesses	Stucco	
Exposed rafter tails	Wood beams, trusses	
Wood truss at gable ends		
Concrete tile, shake, or shingle roofs		
Mediterranean		
Barrel or S-tile roofs	Stucco with semi-smooth finish	Off-whites, pastels, light rose pinks, peaches
Tile vents	Wrought iron or wood grills for window accents, privacy screens, and gates	Low to medium contrast between colors and materials
Small (12"18") overhangs or flush eave with gutter		
Pot shelves		
Gable and hip roofs		
Minimum of trim		
Appearance of thickened walls at doors and windows		
California Ranch		
Open beams and enclosed porches	Stucco and wood siding	Light browns, beiges, and off-whites
Gabled windows with pot shelves		Brighter accent colors
Heavy wood beams, porched entries		Avoid high contrasts between materials and colors
Large glass areas		
Moderate to deep overhangs		
Shingle, shake, or concrete tile roofs		
Corner windows		
Deep facias		

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 gables. Roof overhangs are deep (18" to 24"), with exposed plumb-cut rafters 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-tile. 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.

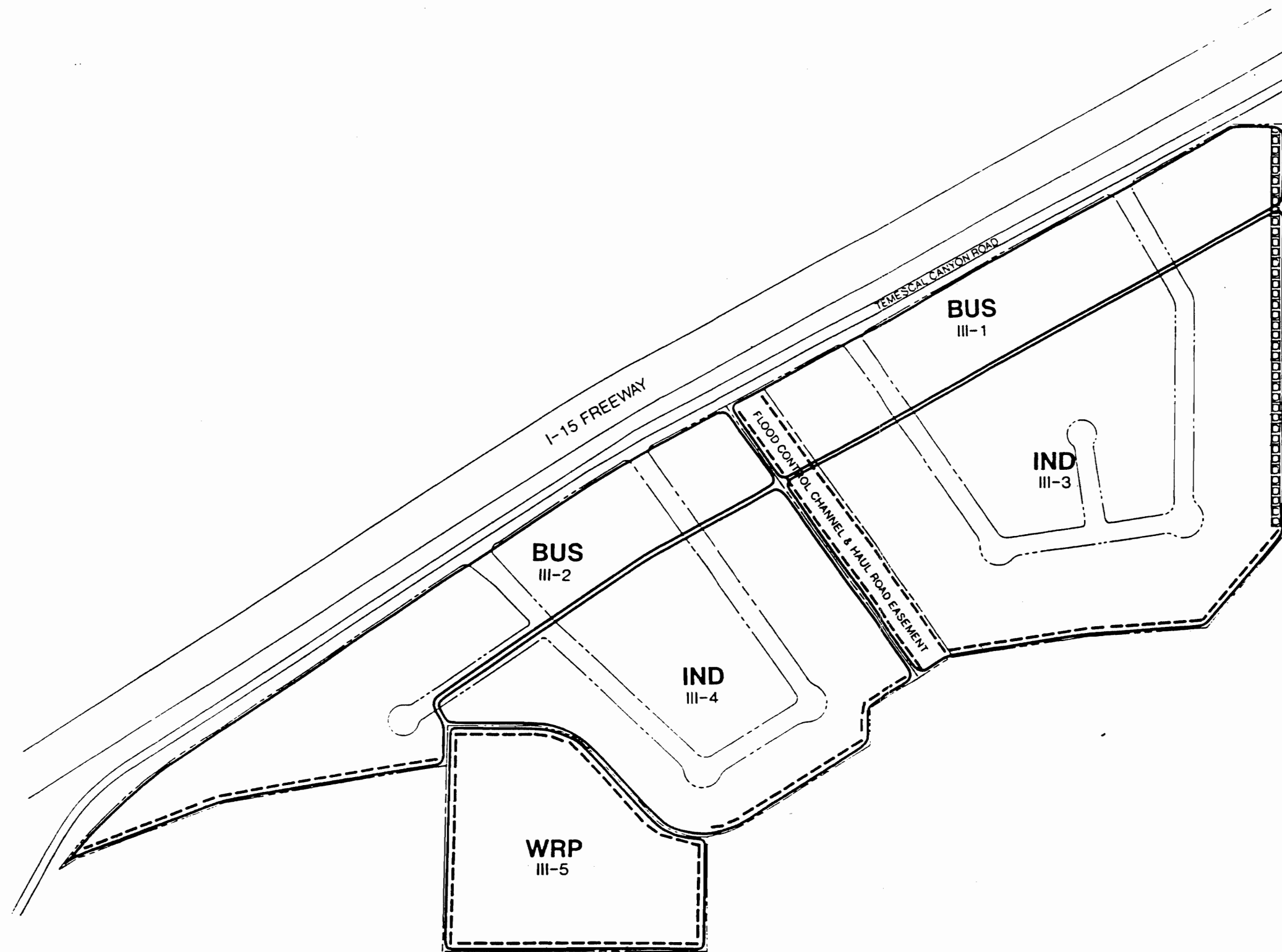
c. California Ranch

(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.

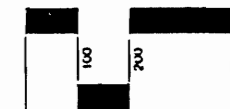


LEGEND

-  Block Wall
-  Chain Link Fencing

WALL AND FENCE PLAN

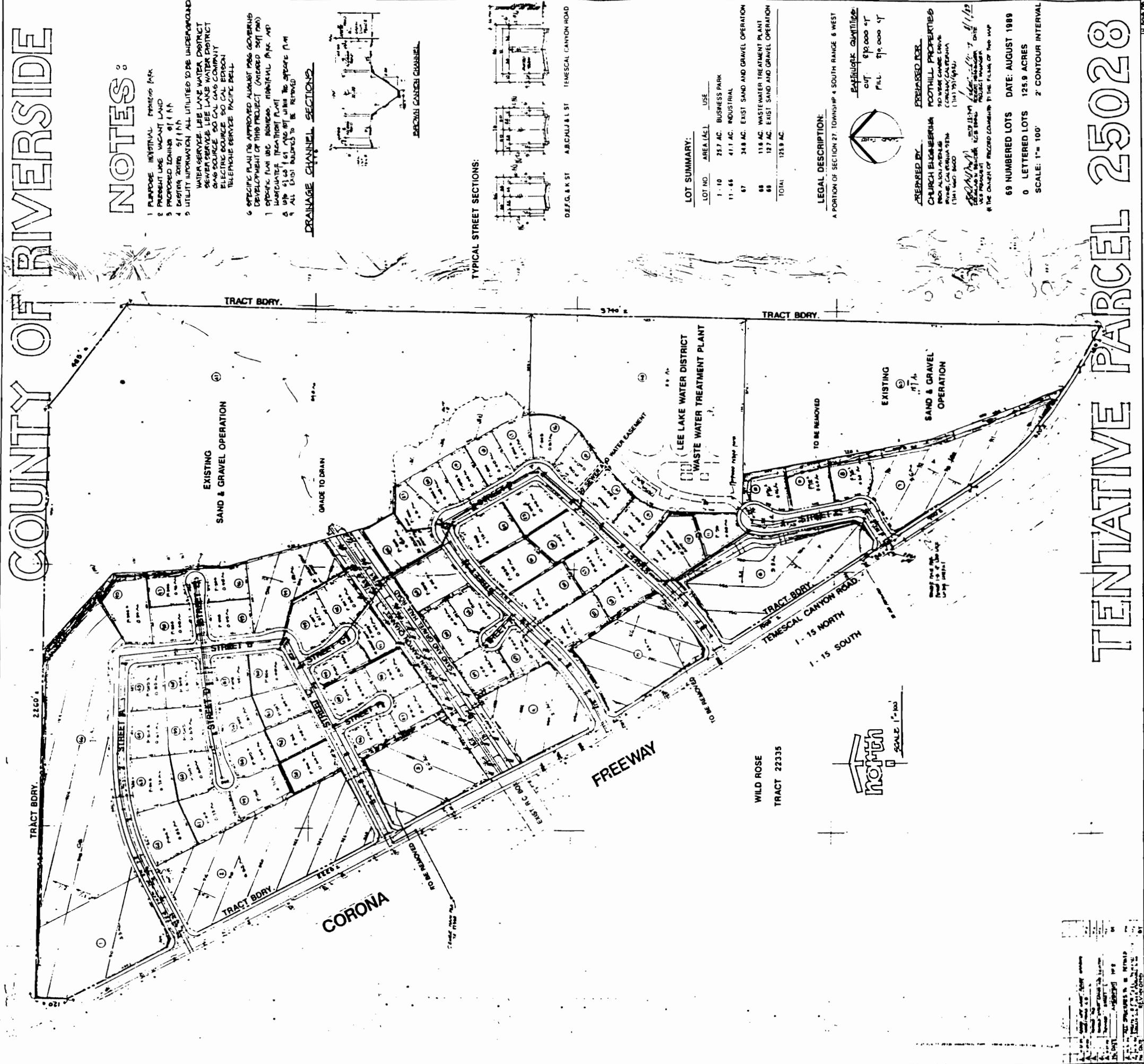
**WILD ROSE
BUSINESS PARK**
FOOTHILL PROPERTIES



SCALE IN FEET



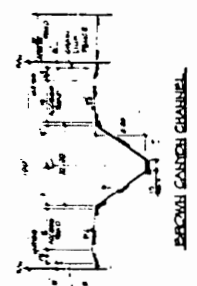
COUNTY OF RIVERSIDE



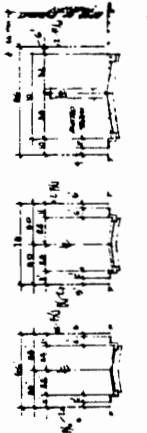
NOTES:

- PURPOSE: INVESTMENT PARK
- PURPOSE: VACANT LAND
- PROPOSED ZONING: M-1 (M)
- EXISTING ZONING: M-1 (M)
- UTILITY INFORMATION: ALL UTILITIES TO BE UNDERGROUND
- WATER SERVICE: LEE LAKE WATER DISTRICT
- SEWER SERVICE: LEE LAKE WATER DISTRICT
- ELECTRIC SERVICE: SOUTHERN CALIFORNIA
- TELEPHONE SERVICE: PACIFIC BELL
- SPECIFIC PLAN TO BE APPROVED ALTHOUGH THIS GOVERNS DEVELOPMENT OF THIS PROJECT (ORDERED 3/27/78)
- OPERATE PLAN USE: BUSINESS INDUSTRIAL (M-1)
- WASTEWATER TREATMENT PLANT
- ALL LOTS TO BE 1/2 AC. OR GREATER WITH THE EXCEPTED PLAN
- ALL EXIST. BUILDINGS TO BE REMOVED

DRAINAGE CHANNEL SECTIONS



TYPICAL STREET SECTIONS



LOT SUMMARY:

LOT NO.	AREA (AC.)	USE
1 - 10	28.7 AC.	BUSINESS PARK
11 - 66	41.1 AC.	INDUSTRIAL
67	34.8 AC.	EXIST. SAND AND GRAVEL OPERATION
68	11.8 AC.	WASTEWATER TREATMENT PLANT
69	12.7 AC.	EXIST. SAND AND GRAVEL OPERATION
TOTAL:	128.9 AC.	

LEGAL DESCRIPTION:

A PORTION OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 8 WEST



APPROXIMATE QUANTITIES:
 CUT: 810,000 CY
 FILL: 215,000 CY

PREPARED FOR:
 CHURCH ENGINEERING
 210 WEST CHURCH DRIVE
 RIVERSIDE, CALIF. 92501
 (714) 951-1911

PREPARED FOR:
 FOOTHILL PROPERTIES
 210 WEST CHURCH DRIVE
 RIVERSIDE, CALIF. 92501
 (714) 951-1911

DATE: 8/1/78

69 NUMBERED LOTS DATE: AUGUST 1989
 0 LETTERED LOTS 125.9 ACRES
 SCALE: 1" = 100' 2" CONTOUR INTERVAL

TENTATIVE PARCEL 25028

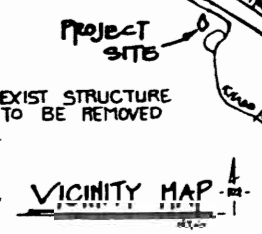
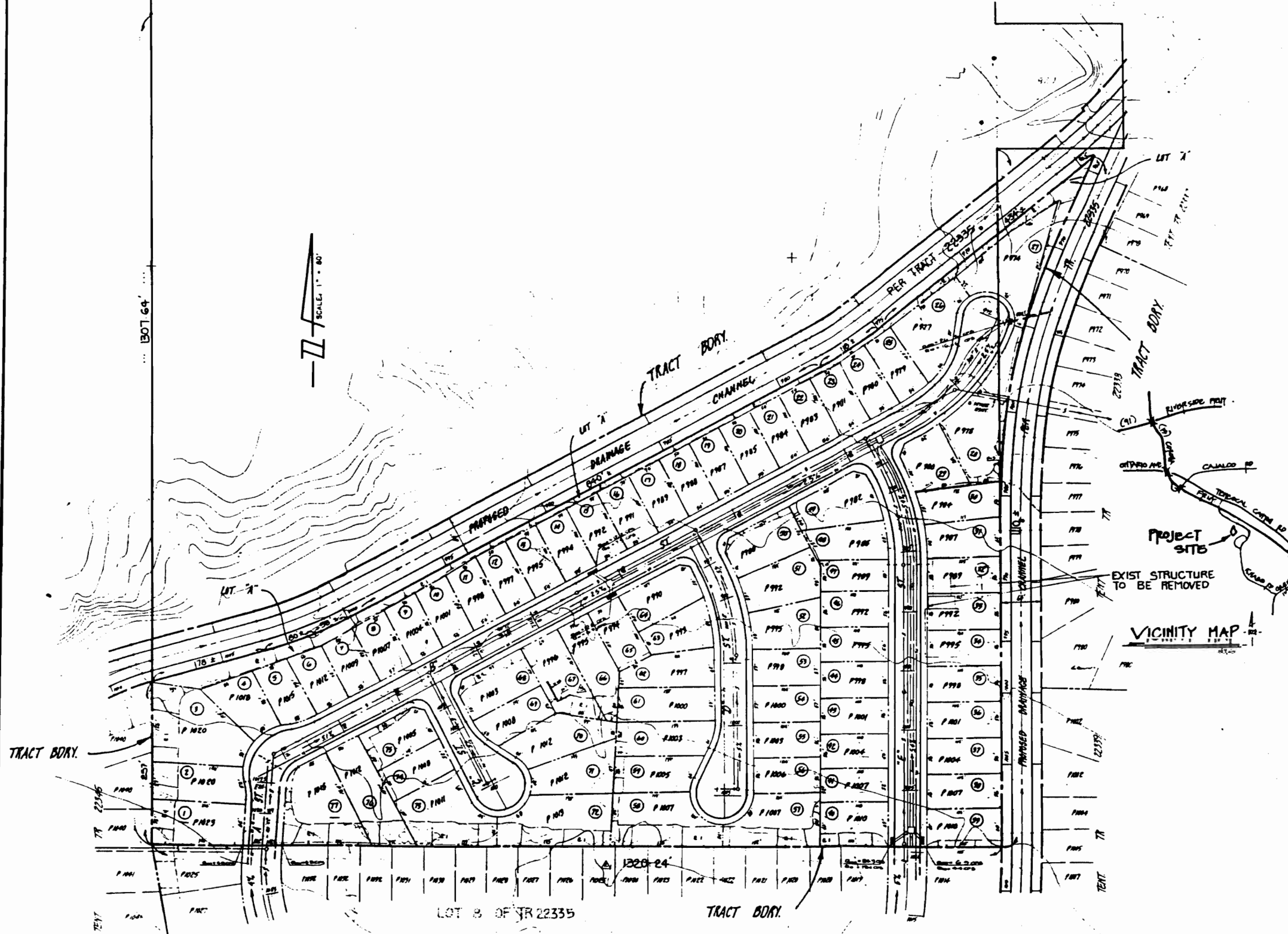
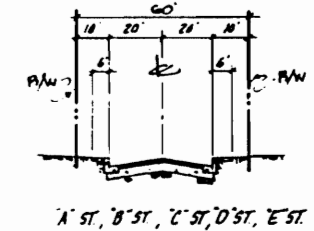
11 8506 718

COUNTY OF RIVERSIDE

NOTES:

1. PURPOSE: SINGLE FAMILY HOMES
2. PRESENT USE: VACANT LAND
3. PROPOSED ZONING: SP
4. SPECIFIC PLAN LAND USE DESIGNATION:
5. UTILITY INFORMATION: ALL UTILITIES TO BE UNDERGROUND.
 - A. WATER SERVICE: LCC LAKE WATER DISTRICT.
 - B. SEWER SERVICE: LCC LAKE WATER DISTRICT
 - C. GAS SOURCE: SO. CAL. GAS COMPANY
 - D. ELECTRIC SOURCE: SO. CAL. EDISON
 - E. TELEPHONE SERVICE: PACIFIC BELL
 - F. CABLE TV:
6. SPECIFIC PLAN NO. APPROVED AUGUST 1986 AND AMENDED GREENS DEVELOPMENT OF THIS PROJECT
7. MINIMUM LOT SIZES 5000 S.F.
8. ALL DRAINAGE FACILITIES WILL BE DESIGNED TO ACCOMMODATE 100 YEARS Q. STORM FLOWS

TYPICAL STREET SECTIONS:



EARTHWORK QUANTITY ESTIMATE
 93,000 C.Y. CUT * SITE WILL BALANCE AS PART OF
 93,000 C.Y. FILL Δ THE OVERALL GRADING FOR
 TRACT # 22555

PREPARED BY: CHURCH ENGINEERING
 2501 ALDIN AVE.
 IRVINE, CA 92714
 (714) 660-8600

PREPARED FOR: U.D.C. HOMES
 119 N. MAPLE ST., SUITE A
 CORONA, CA 92726 (714) 757-8420

BY DOUGLAS W. BENDER DATE
 ICE ENGINE, VICE PRES

BY DENNIS CULLUMBER DATE

* THE OWNER OF RECORD CONSENTS TO THE FILING OF THIS MAP

77 NUMBERED LOTS
 1 LETTERED LOTS
 79.6 ACRES GROSS

SCALE: 1" = 80'
 CONTOUR: 2 FOOT
 DATE: APRIL 1989

LEGAL DESCRIPTION:
 BEING A PORTION OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 28,
 T.4S., R.6W., SAN BERNARDINO BASE & MERIDIAN, IN THE
 UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, CALIFORNIA

AMENDMENT #2			
NO.	ADDED WALL HEIGHT DIMENSION		
AMENDMENT #1			
Δ	REVISED/ADDED TR. BORY. DIMENSION		
Δ	REVISED FORS. DESCRIPTION		
NO.	DATE	REVISIONS	BY

TENTATIVE TRACT 24756

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 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.
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.