

Architectural Manual



RANPAC



ENGINEERING CORPORATION

Crown Valley Village

Exhibit No.: 37

approved by the Riverside County Planning Department prior to the issuance of building permits.

2. Architectural Design Guidelines

o Building Massing and Scale

The architectural image of Crown Valley Village will be perceived primarily from public spaces such as streets, parks and other open space areas; therefore, building massing, scale and roof forms as the primary design components, require careful articulation in their architectural expression to these public spaces (Exhibit 38).

* Appropriate

- Articulation of wall planes.
- Projections and recesses to provide shadow and depth.
- Simple, bold forms (encouraged).
- Combinations of one and two story elements, conveying a sense of human scale (encouraged).

* Inappropriate

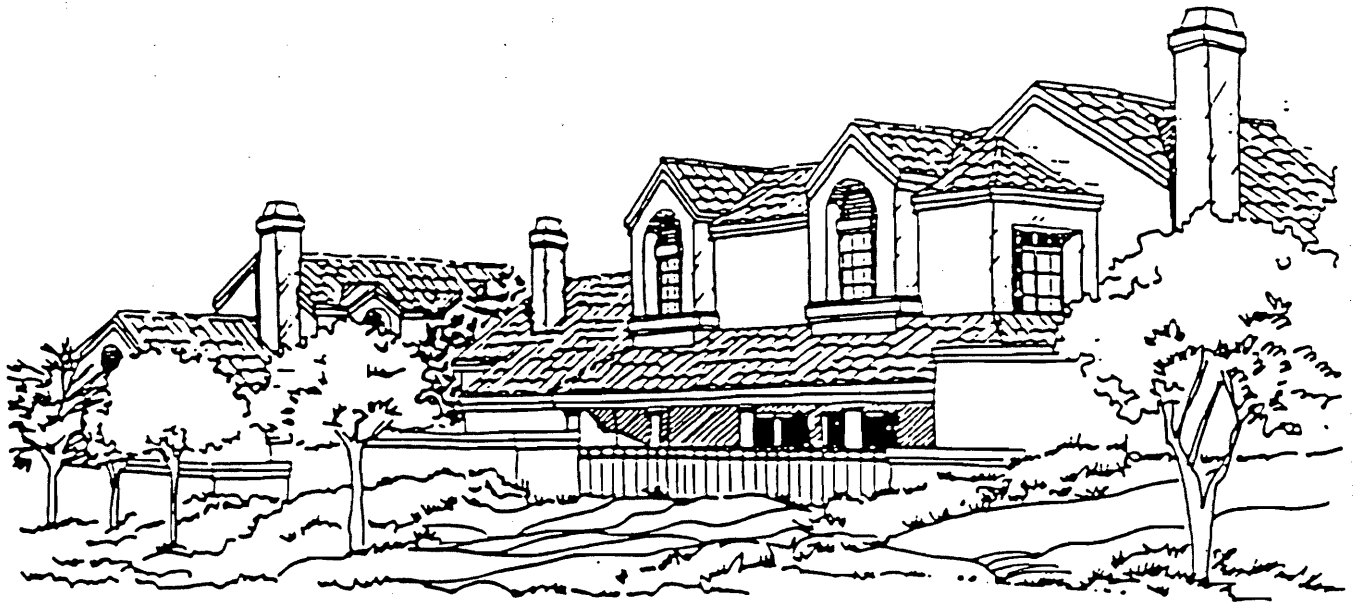
- Large expanse of flat wall plans vertically or horizontally.

o Building Heights and Setbacks

Identity is a major goal for the residential units of Crown Valley Village. Visible backs of houses are important, dependent upon the location of the home. Consideration should be given to the articulation of both front and rear building elevations viewed from public spaces by providing variations in plans and/or roof forms.

To avoid a monotonous streetscene in single family planning areas, repetitive floor plans shall be alternately reversed and their exterior elevations varied. Residences should maintain low plate lines and profiles at street fronts and boundary edges. Garages should be located in such a way so as to maximize the

**Building Massing
and Scale**



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front yards. Front yard setbacks should be staggered. Garages should be one story when set in front and should provide second story setbacks to create a human scale at pedestrian walks. To soften the architectural edge at area boundaries, building heights shall maintain a low profile through a combination of one and two story elements and varied floor setbacks at the second story. Single story homes should be located on corner lots. To lower the apparent height, second story rooms may be tucked into roof planes and roofs may be clipped at the corners and sides of the buildings (Exhibit 39).

o Roof Pitches and Materials

Simple pitched gable, hip or shed roof forms will be the predominant roof elements in Crown Valley Village. All pitched roof materials shall be approved through the County to ensure a continuity of textures and colors. Roof projections and overhangs are encouraged as a response to energy and climate concerns. Low maintenance details limiting the amount of exposed wood are encouraged. All roofs shall be tile or equivalent (Exhibit 40).

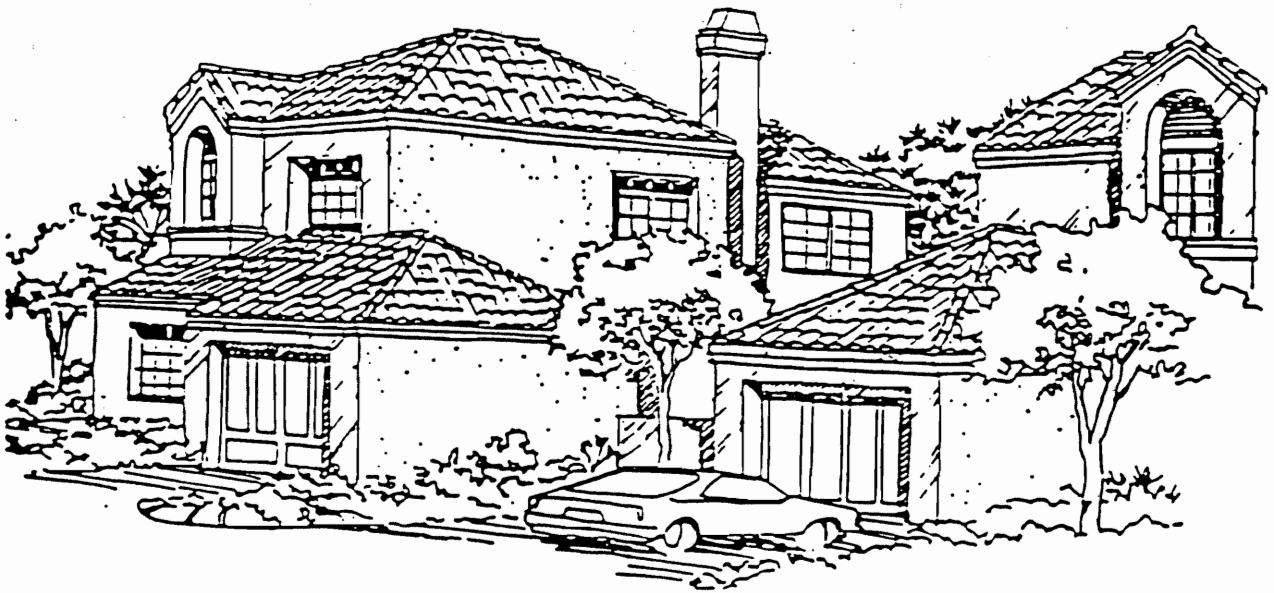
* Appropriate

- Simple pitched roof forms (encouraged).
- Cornice banding for detail at parapet walls (encouraged).
- Creating jobs in ridge line (encouraged).
- Varying plate heights and ridge heights (encouraged).
- Roof materials: Clay or concrete "S" tile, tern metal, copper, wood shake or concrete flat tile.

* Discretionary:

- Small areas of flat roofs with parapets at two story elements

Building Heights and Setbacks



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Roof Pitches and Materials



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Exhibit No.: 40

* Inappropriate:

- Gambrel, mansard and "period" style roofs.
- Non-continuous roof parapets.
- Composition shingle.

o Material and Color

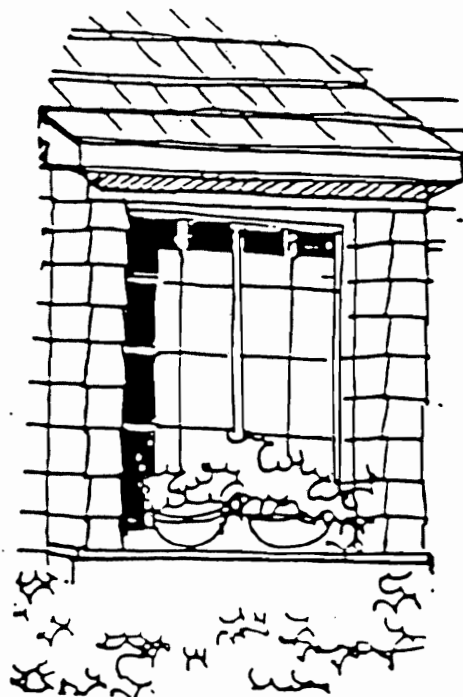
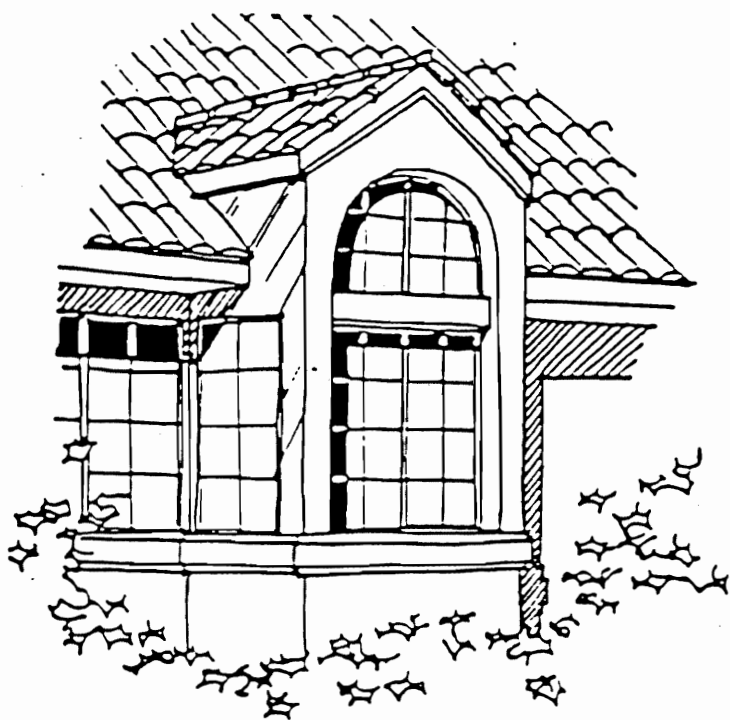
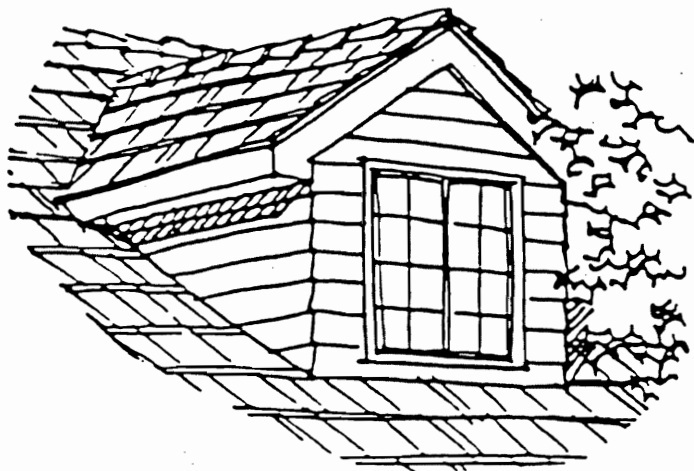
Exterior building materials shall be of natural materials which are compatible with and reflect the elements of the surrounding environment. This includes wood, masonry, concrete and exterior plaster. Exposed wood sheathing shall be limited to the underside of roof or patio decks. Exterior plaster will have a smooth, sand or other light finish texture. Heavy textures such as Spanish lace, swirl or heavy trowel are inappropriate.

Complimentary accent materials and colors are allowed and encouraged. Wood trim shall be stained with semi-transparent stain or painted as accents. The crisp, clean and simple use of tile, brick, stone, masonry or pre-cast concrete are permitted as design accents and trim. Color is intended as a primary theme element. The value should generally be light, with darker or lighter accents encouraged to highlight the character of the structure; particularly in respect to balcony rails, awnings, inlaid tile bands and cornice bands. All accents must relate to the architectural form and character of the building. Inappropriate materials include vinyl, metal or aluminum siding, rustic materials used as primary wall surfaces and dark earthtone colors.

o Windows and Doors

Detailed and recessed door, window and wall openings are characteristic elements of the intended architectural style of Crown Valley Village. Design treatment and architectural features such as pediments, small roofs, overhangs and projections to recess windows and doors are encouraged. Projecting windows may be used to add articulation to wall surfaces (Exhibit 41).

Windows and Doors



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Exhibit No.: 41

* Appropriate:

- Divided window lights (encouraged).
- Rectangular and arched openings.

* Discretionary:

- Use of canvas awnings (limited).
- Use of wood lattice (limited).
- Mill finish window or door frames (limited).
- Reflective glass.

* Inappropriate:

- Gold window or door frames
- Metal awnings

o Garage Doors

Garages are a major visual element in single-family detached housing. Garage doors should be the same color (light) and the same smooth finish and quality as the front door. Ornamentation is encouraged as it relates to the architecture and provides visual variety along the streetscape. The design treatments include color accents and architectural features such as pediments, moldings, small roofs, overhangs and projections to recess the garage door (Exhibit 42).

* Appropriate:

- Recess from adjacent walls.

* Inappropriate:

- Corrugated metal doors

o Architectural Forms and Details

* Balconies and Porches

The use of balconies or porches is encouraged. Balconies and porches should be incorporated into the building form to

Garage Doors



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Exhibit No.: 42

articulate and break up large wall masses. The shade producing qualities and protection from the elements that balconies and porches provide is also an important consideration (Exhibit 43).

- Appropriate:

- . Simple, clean, bold projections (encouraged).
- . Balconies which articulate wall surfaces (encouraged).
- . Ceramic tile accent trim (encouraged).
- . Wood or wrought iron balustrade.

* Gutters and Downspouts

Gutters and downspouts and other devices for control of roof water are important elements which can be concealed or integrated into the architectural design.

- Appropriate:

- . Integrated gutters with fascia details (encouraged).
- . Pre-cast concrete scuppers or canales (encouraged).
- . Concealed downspouts in columns and pilasters.

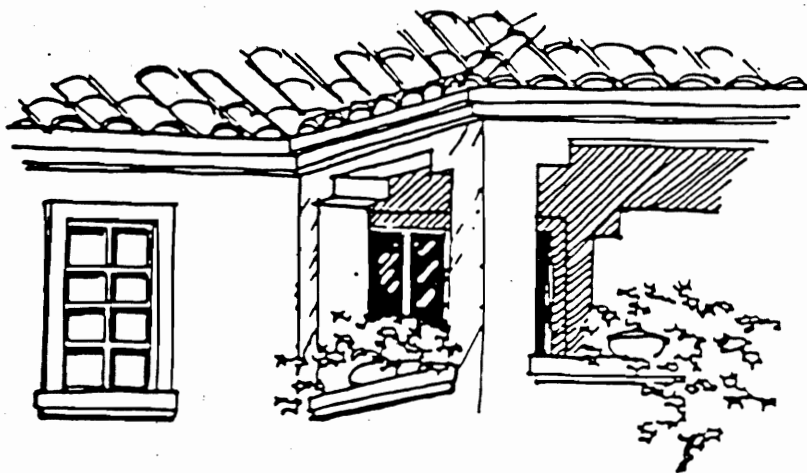
- Discretionary:

- . Exposed collection boxes and downspouts.
- . Exposed sheet metal scuppers.

* Columns and Archways

Columns incorporated as a structural or aesthetic design element shall convey a solid, durable image as expressed through bold forms. Columns may be used as a free-standing form or as support for porch roofs and balconies (Exhibit 44).

Balconies and Porches



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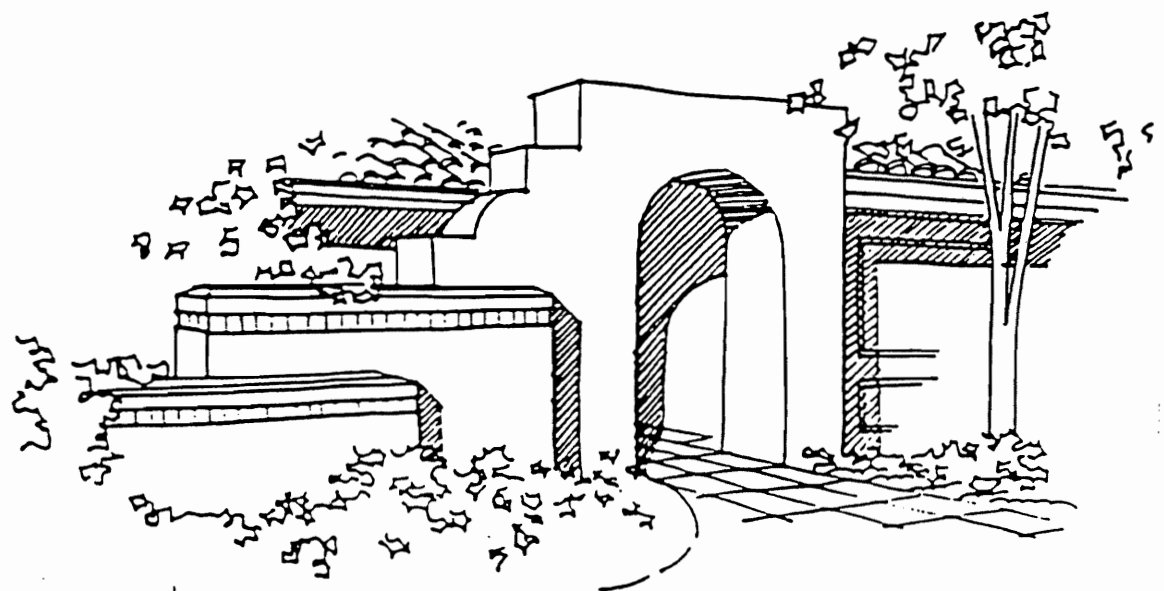


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Exhibit No.: 43

Columns and Archways



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Exhibit No.: 44

- Appropriate:

- . Base incorporated at bottom of columns (encouraged).
- . Square or cylindrical columns of plaster or pre-cast concrete (encouraged).
- . Brick veneered columns (encouraged)
- . Wood posts - 6" x 6" minimum (encouraged).
- . Capital and column bands (encouraged)
- . Free-standing plaster archways at entrance gates (encouraged).

- Inappropriate:

- . Exposed pipe columns
- . Applied rustic veneers on columns
- . Thin posts, such as 4" x 4" wood or metal pipe column.

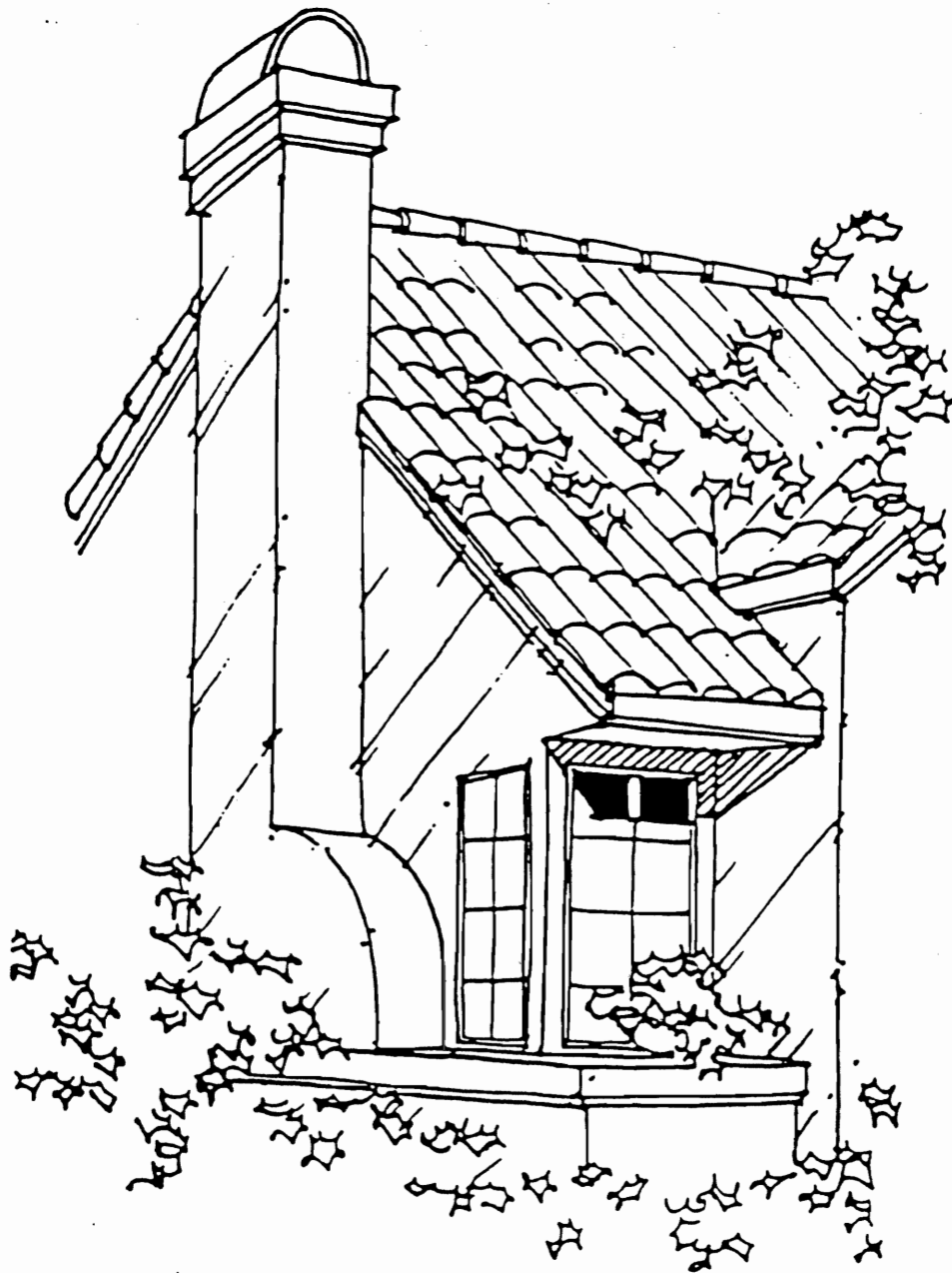
* Chimney

As an architectural forms, chimneys shall be simple in design, having the same material and texture as the building to ensure the consistency of character and style. Chimney caps should repeat the fascia cornice band treatment integrating the trim colors (Exhibit 45).

- Appropriate:

- . Boldly projected from wall surfaces (encouraged).
- . Design features adding articulation to walls.
- . Decorative metal caps that match trim colors.

Chimneys



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Exhibit No.: 45

- . Tile caps, brick or tile banding.

- Inappropriate:

- . Exposed flues
- . Extravagant metal fireplace
- . Rustic material veneers

- * Mailboxes

Mailboxes in single family neighborhoods should be placed in groups no larger than four, set into a plaster or masonry pilaster, and detailed to contribute to the overall community theme.

- The multi-family mailboxes shall be housed in a structure similar in architectural style, character, form, material and colors as the surrounding buildings. In all cases, mailbox locations must be approved by the U.S. Postal Service.

- o Private Walls and Fences

Fences and walls are encouraged to provide security, privacy and landscape definition. Wall treatments viewed from public spaces shall be consistent in treatment with the adjacent buildings. Fencing should be located at the top of a slope and should have a theme. Side yard fencing on the street corner should not be wood. Side yard fencing along street should have theme walls. Plant material, particularly vines and espalliered trees, should be used to visually soften garden walls (Exhibit 46).

- * Appropriate:

- Accent trim repeating cornice band or band of tile (encouraged).
- Adequate planting pockets between walls and walkways (encouraged).

**Private Walls and
Fences**



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Exhibit No.: 46

- Semi-transparent walls, such as wrought iron grilles, between pilasters.
- Wood fencing.

o Building Details

* Mechanical Equipment

All air conditioning/heating equipment, soft water tanks, water meters, gas meters and electric meters must be screened from public view. Sound attenuation is encouraged. Roof mounted HVAC units and related duct work are prohibited on pitched roofs. On flat roofs, HVAC equipment will be permitted, provided that it is screened by parapet walls as high or higher than the units. Exposed duct work on flat roofs is prohibited. Roof mounted equipment shall not be located on houses located below other houses.

* Accessory Structures

Patio trellises, pergolas and other exterior structures shall be constructed as permitted by governing codes, with finishes complying with the approved material and color palette. Trellises and patio covers of bold, clean forms are encouraged.

* Flashing, Sheet Metal and Vents

All exposed metals (flashing, sheet metal, vent stacks and pipes) shall be painted to match adjacent building surface. Painted metals shall be properly prepared and primed to ensure a durable finish.

* Skylights

Skylights are to be designed as an integral part of the roof. Their form, location and color should relate to the building. Skylight glazing should be clear or white. Solar glazing is discretionary.

* Solar Panels

Solar panels are to be integrated into the roof design, flush with the roof slope. Frames must be colored to complement the roof. Mill finish aluminum frames are prohibited. Support solar equipment shall be enclosed and screened from view.

3. Site Planning Design Guidelines

o General Design Criteria

The site planning criteria presented in this section is envisioned as a positive means to create a neighborhood fabric that offers a unique, soft and visually appealing environment to those in and around the community.

The site planning concepts shall:

- * Establish and maintain a strong design concept.
- * Effectively accommodate the residential unit type proposed.
- * Ensure that all structures, site development and landscaping shall preserve views and promote the privacy and aesthetic quality of neighboring buildings and outdoor spaces.
- * Maximize unit exposure to greenbelts, recreation areas and other amenities.
- * Enjoy the latest techniques of energy-efficient/cost-efficient design.
- * Accommodate street drainage or underground drainage in accordance with generally accepted principles.
- * Ensure that graded areas shall be kept to a minimum to reduce impacts on the surrounding environment.
- * Conform to the overall community grading, drainage and utilities master plans.