

## **7.0 ARCHITECTURAL DESIGN GUIDELINES**

### **7.1 INTRODUCTION**

#### **7.1.1 PURPOSE**

The purpose of this architectural guideline is to provide general design criteria and guidance for development of the various parcels in the StoneRidge community. This guideline has been developed to establish a high level of product quality, to assure both variety and compatibility, and to enhance the community's overall value.

These guidelines do not propose rigid adherence to a single or limited number of pseudo-historic styles. To do so often creates a community which quickly becomes visually dated or one which has a repetitious and monotonous appearance. Rather, the goal is to promote a setting achieved through any number of traditional and contemporary styles through architectural innovation.

### **7.2 PLOTTING CRITERIA**

#### **7.2.1 PLOTTING CONSIDERATIONS**

One important goal of these guidelines is to create a street scene possessing both functional and visual variety. Proper plotting and design of these projects should provide this variety in appearance as well as a sense of individuality for each home. It is the intent of this section to discourage projects where nearly identical buildings line streets without variation in placement and architectural form. The following section lists plotting and massing techniques which will aid in the creation of a successful street scene. While it is not mandatory that every method be utilized, selective and appropriate use will greatly contribute to achieving the desired results. The manner in which the plan form relates to the corner conditions, street frontage and its adjacent neighbors is instrumental to achieving a sense of individuality and variety.

#### **7.2.2 TREATMENT OF CORNER CONDITIONS**

The treatment of corner lots is key to initiating a successful site plan (see Figure 64). Units occupying corner lots should be selected and placed so that:

1. The driveway and garage is placed against the interior side yard.
2. A clear line of site across the corner is maximized.
3. The side wall of the unit adjacent to the exterior side yard is as short as possible.
4. The side and front yard setbacks are maximized.

### **7.2.3 PLOTTING ON CROSS SLOPE CONDITIONS**

When plotting where the elevation difference between lots is greater than 10% of the garage setback (typically 2'), the units should be placed so that the garage is on the high side of the lot (see Figure 65). If possible, the highest side of the building should be next to a rising slope bank.

### **7.2.4 VARYING SETBACKS AND PROFILES**

A varied building setback is necessary along the street frontage (see Figure 66). Strict compliance to the minimum garage setback contributes to a repetitious and monotonous appearance along the street.

Where garages are adjacent to one another along interior lot lines, a 2' minimum difference in setbacks are desired.

With exception of patio home-type products and on lots with substantial cross slopes, plans should be reversed and plotted so that garages and entries are adjacent to each other. This creates an undulating sense of setback. Occasionally, this pattern should be broken so that it will not become overly repetitious nor reflected by the units directly across the street.

### **7.2.5 IMPACT OF GARAGE ON THE STREET SCENE**

Due to its size and placement, the garage tends to dominate the front elevation and street scene. The use of swing in driveways and garages on lots at least 55 feet in width will break the continuous view of garage doors along the street (see Figure 67). This typically allows for a substantial reduction in the required setback for that unit which in turn provides for greater variation in street scene.

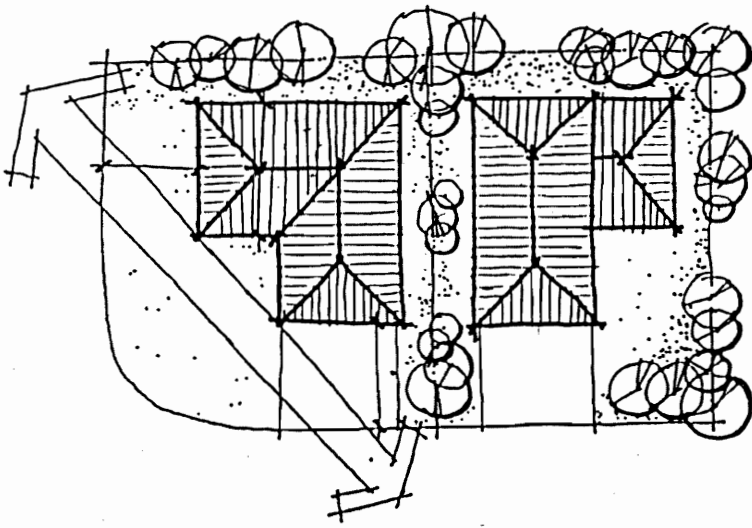
## **7.3 BUILDING MASS AND FORM:**

### **7.3.1 RELATIONSHIP OF 1 & 2 STORY BUILDINGS**

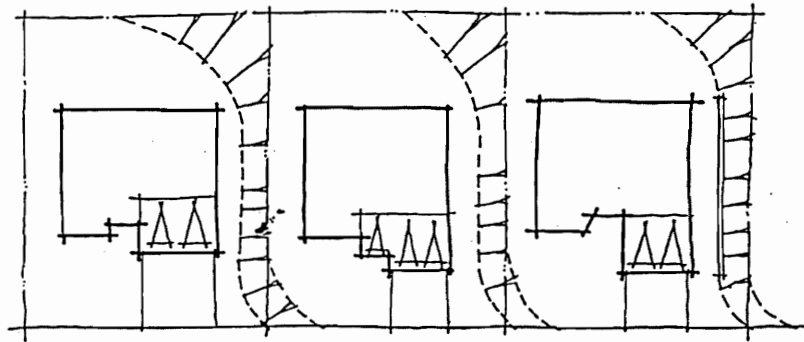
A key technique for creating a sense of variety within a project is to vary the heights and forms of the detached homes as seen from the street. In the case of low and medium density projects, this is accomplished by utilizing both one and two story buildings.

#### **1. Use of Single Story Elements in 2 Story Buildings**

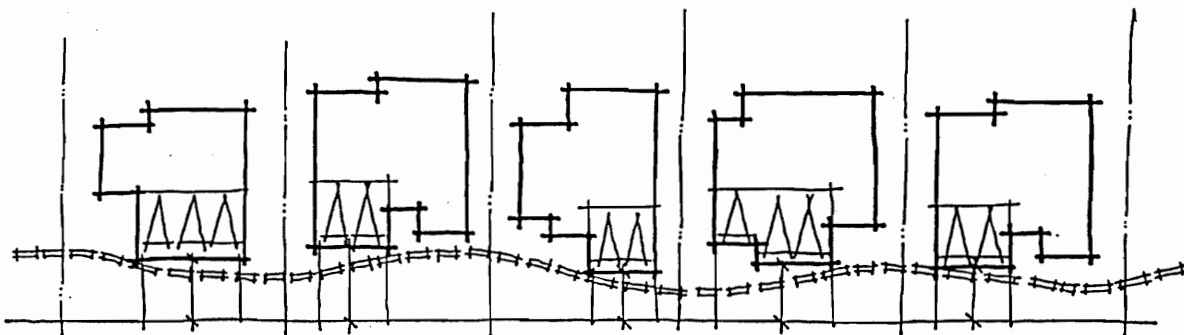
To improve the visual relationship between adjacent one and two story buildings, it is desirable to introduce some sort of intermediate transition between them. This is usually done by using one of two related methods. Either introduce a combination 1 & 2 story unit to place between the two buildings or create a single story architectural element within the two story building to lessen its apparent height (see Figure 68).



**TREATMENT OF CORNER CONDITIONS**  
**FIGURE 64**



**PLOTTING ON CROSS SLOPE CONDITIONS**  
**FIGURE 65**



**VARYING SETBACKS AND PROFILES**  
**FIGURE 66**

### 7.3.2 TREATMENT OF MASS

Exterior mass and form can be manipulated to improve the streetscape by controlling the impact of units as they related to corner, each other and setbacks.

#### 1. At Street Corners

Units located at street corners should be either single story (A) or have a significant single story mass plotted towards the exterior side yard (B) (see Figure 69).

#### 2. Interior Lots

At interior side yards, it is desirable to create the appearance of increased building separation by stepping the second story mass away from the property line. This decreases the canyon-like effect between buildings and allows greater light penetration into what otherwise might be a dark sideyard (see Figure 70).

### 7.3.3 INTERLOCKING MASS

Just as stepping the second story mass improves the sideyard, it can be used to improve the front yard scene. As an example, the second story should be set back in relationship to the garage face below it (see Figure 71). The building form can be envisioned as a series of interlocking masses (A) rather than a rectangular or "L" shaped box (B) to achieve a more aesthetic design solution. There will be some exceptions to this concept when dealing styles such as Cape Cod or Monterey.

### 7.3.4 CREATING A VARIED STREET SCENE

The last two sections have addressed the use of plotting and massing to improve the street scene. These techniques are summarized as follows:

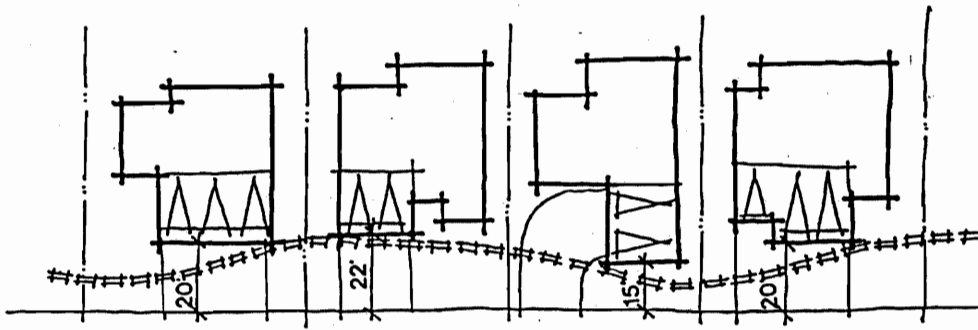
1. Open the corner lot as much as possible through selective plan form and reduced heights.
2. Reverse and vary adjacent plan forms.
3. Vary setbacks.
4. Minimize visual impact of the garage.
5. Give attention to composition of building mass.
6. Step second stories.
7. Incorporate one story, two story and composite height buildings.
8. Consider effects of cross slopes in plotting.
9. Avoid obviously repetitious patterns.

## 7.4 ELEVATION AND PLAN TREATMENT

### 7.4.1 MAJOR ELEVATIONS

#### 1. Visual Cohesiveness

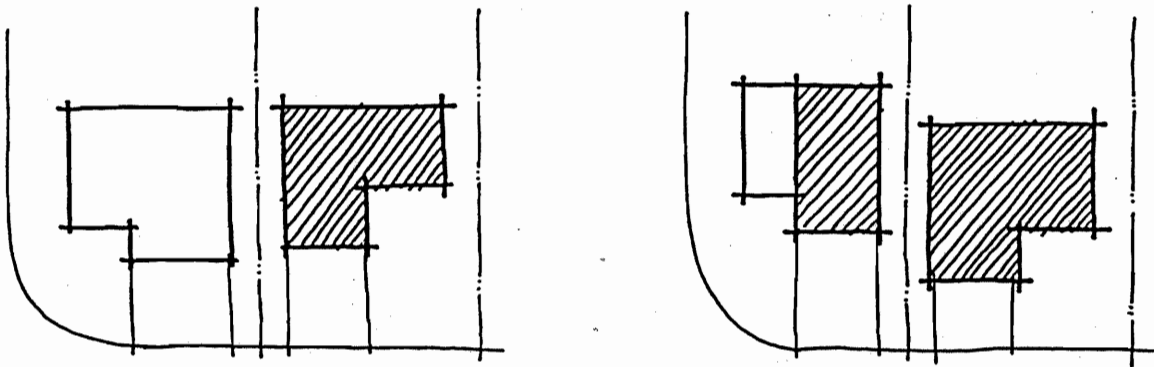
A successful project design achieves a proper visual balance and sense of cohesiveness. the differences between the plans and elevation must be readily discernable and create variety, yet at the same time elements, styles and materials should not contrast to such an extent as to result in visual chaos.



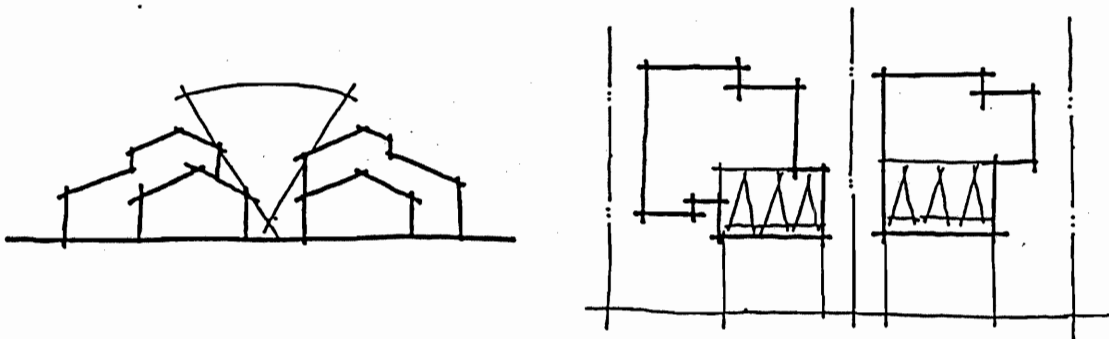
**IMPACT OF GARAGE ON THE STREET SCENE**  
**FIGURE 67**



**RELATIONSHIP OF 1 & 2 STORY BUILDINGS**  
**FIGURE 68**



**TREATMENT OF MASS**  
**FIGURE 69**



**INTERIOR LOTS**  
**FIGURE 70**

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## 2. Creation of Form and Relief

### a. Recesses and Shadow

The manner in which light strikes or frames a building is instrumental in how that structure is perceived. The effect of sunlight is a strong design consideration since shadow and shade give the building a sense of both depth and substance. Projections, offsets, overhangs and recesses are all tools in the creation of shadow (see Figure 72).

### b. Architectural Projections

Projections not only create shadow but also provide strong visual focal points. This can be used to emphasize certain aspects of the design such as a major entry window. It can also distract the observer's attention away from other elements such as the garage or a large wall plane.

### c. Stepping Forms

Architectural elevations may be stepped both horizontally and vertically. Desired changes in material best occur at a step.

### d. Entry Statement

The entry should be designed to serve as a focal point of the elevation and be readily discernable. The approaching observer should be drawn into it by its visual impact (see figure 73). More discussion on techniques for creating an entry statement are provided in Section (7.7.1).

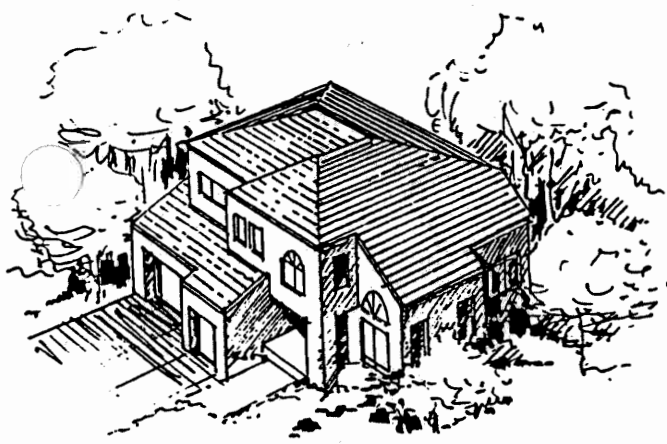
## 7.4.2 ARTICULATION OF SIDE AND REAR ELEVATIONS

1. There is a tendency "build out" plans to the maximum on side and rear yards without articulated treatment on those all planes. This results in a two story stucco box, producing a canyon-like effect without vertical or horizontal relief along the side yard. Creating a single story plane at the rear by recessing the second story is one solution.

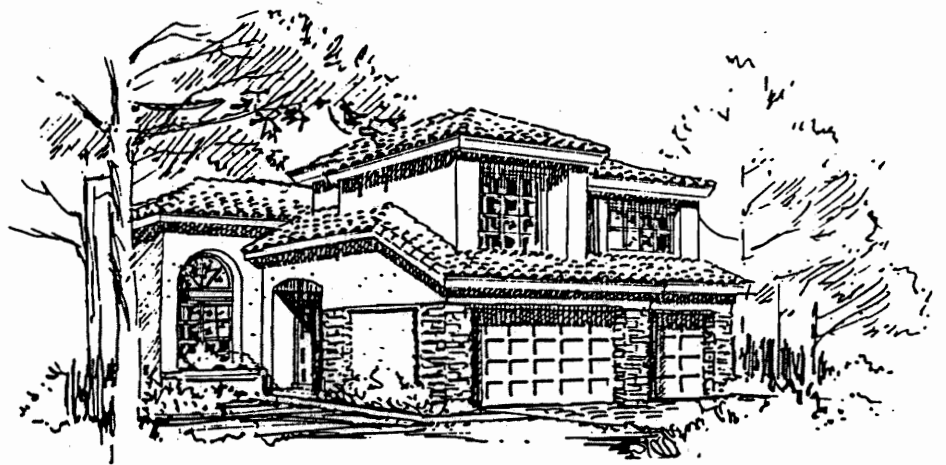
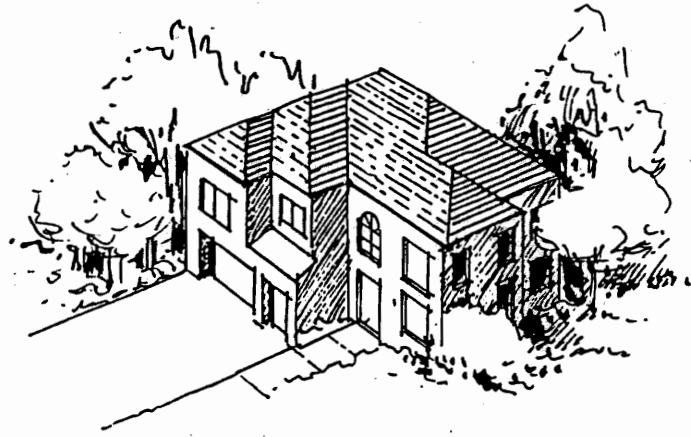
Another solution is to improve the articulation of the plan forms. This can be accomplished by recessing or projecting the plan and elevation to enhance usable and accessible yard space. It is also desirable within the limits of economic reality that front, side and rear elevation share common materials and degrees of articulation.

2. Backing Onto Major Streets

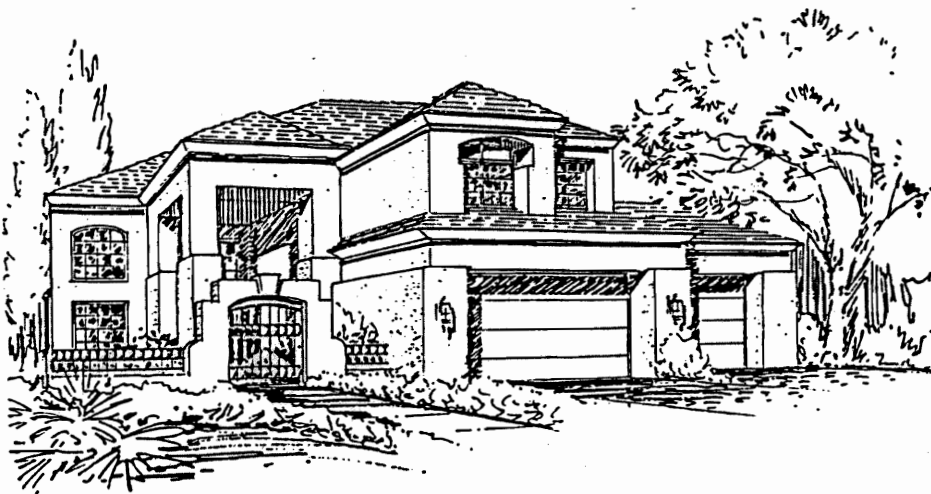
The rear and sides of homes backing onto major streets are highly visible from off-site and must be treated in a similar manner to the front elevation. This is particularly true of second story conditions visible above the fence line (see Figure 74).



**INTERLOCKING MASS**  
**FIGURE 71**



**RECESSES AND SHADOW**  
**FIGURE 72**



**ENTRY STATEMENT**  
**FIGURE 73**

### 3. Visibility on Elevated Lots and Ridges

Rows of units seen from a distance along ridges or on elevated lots are generally perceived by their contrast against the background or sky line. Here the dominant impact is the overall shape of the building and roof lines instead of the surface articulation or materials. These should appear as varied as possible with particular attention given to avoiding repetitious gable ends.

## 7.5 ROOF FORM

### 7.5.1 ALLOWABLE ROOF PITCH

The principal roof forms shall have a pitch of between 3: 1/2:12 and 6:12 as depicted in Figure 75. A single roof pitch should be used on opposite sides of a ridge. Shallow pitches tend to lessen the apparent building mass.

### 7.5.2 ROOF TYPES

The use of different roof types will add variety and interest to the street scene. Changing the roof form on a given plan is the best method of creating alternative elevations (see Figure 76). However, the roof characteristics should be consistent with whatever historical style might be chosen.

#### 1. Acceptable Roof Types

There is no single type or form that is preferred. Hip, gable and sheds may within reason be used separately or together on the same roof. Care should be taken to avoid a canyon effect in side yard when both building have front to rear gables. Likewise repetitious gable ends along rear elevations should be avoided. Roof forms with pitch changes at a porch or projection are acceptable.

#### 2. Inappropriate Roof Types

Roof forms having dual pitches such as Gambrel or Mansard should not be used. Flat roof areas are discouraged.

### 7.5.3 DESIGN OF RAKES AND EAVES

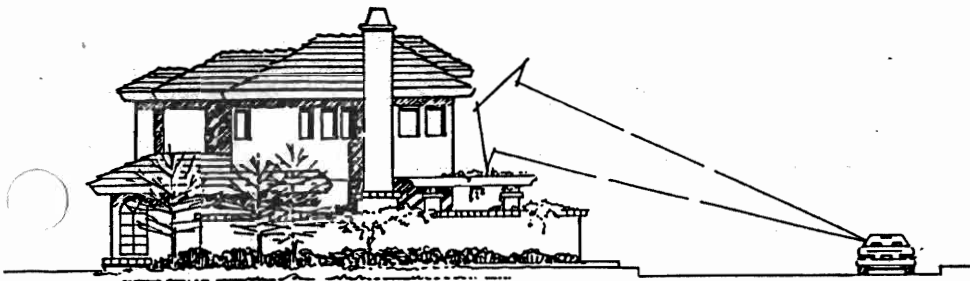
The designer may choose from a variety of rake and eave types based on climatic and stylistic considerations. Moderate or extended overhangs are acceptable if properly designed. Tight fascia with appropriate style are acceptable.

Single or double fascia boards (A), exposed rafters (B) or fascias with plancias (C) when adequately scaled are acceptable (see Figure 77). Care should be taken to ensure material sizes avoid a weak or flimsy appearance. Exposed rafters tails without fascias should be at least 3x.

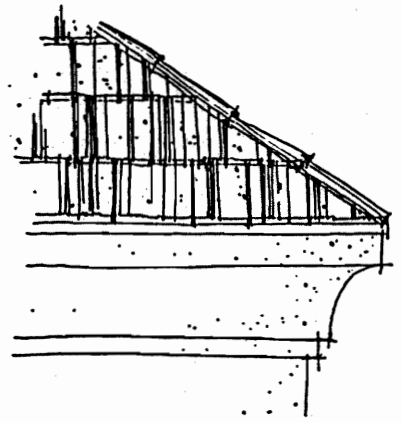
### 7.5.4 OVERHANG PROJECTIONS AND COVERED PORCHES

Substantial overhangs are encouraged as a response to solar and climatic conditions. The inclusion of covered porches and entries expand sheltered living space, create entry statements and provide elevation relief (see Figure 78). Rear covered porches may differ from the roof in both pitch and material but front porches should retain at least one of these two characteristics.

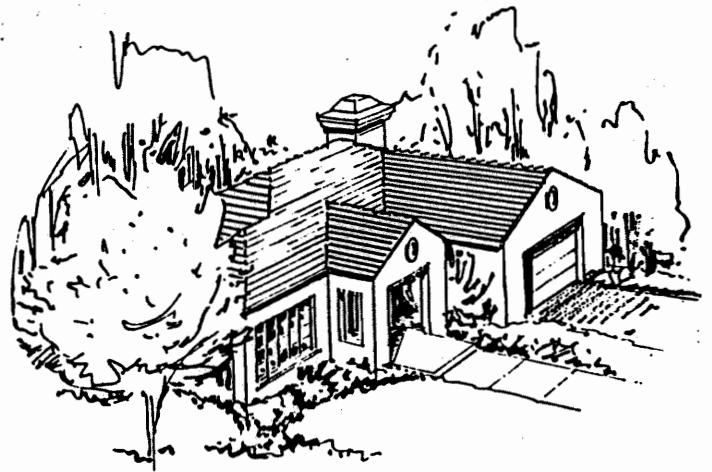
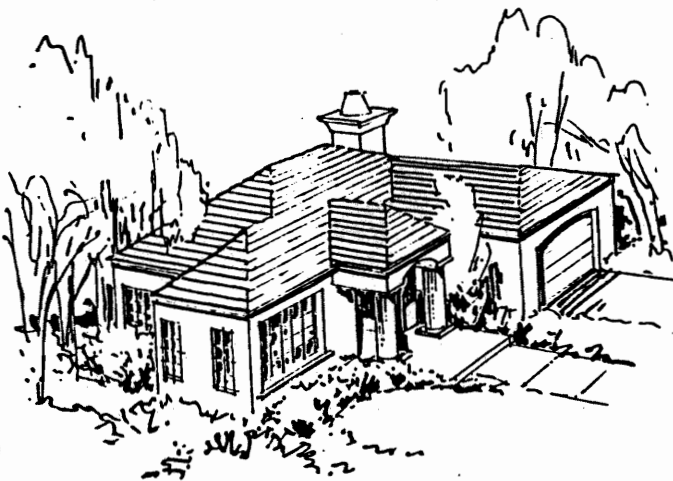




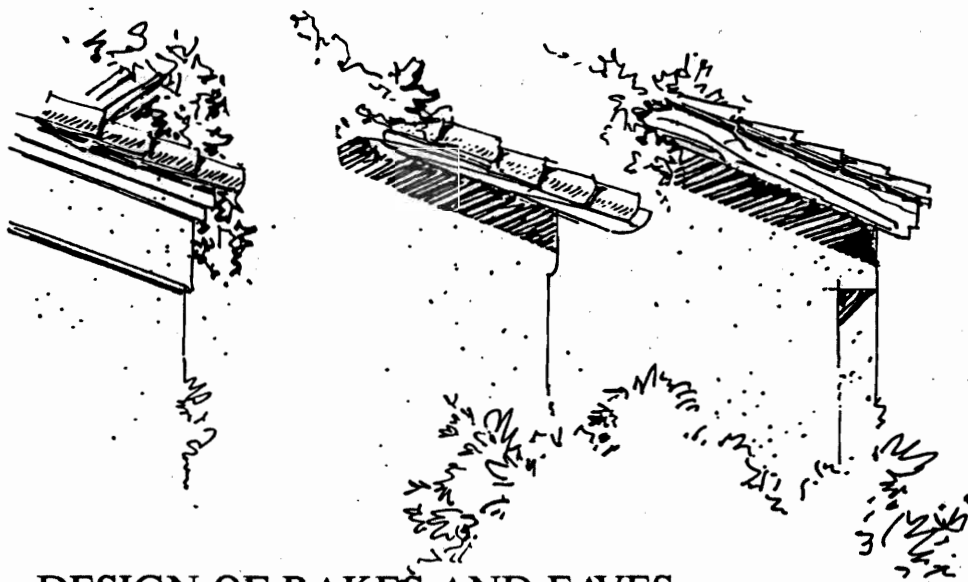
**BACKING ONTO MAJOR STREETS**  
**FIGURE 74**



**ALLOWABLE ROOF PITCH**  
**FIGURE 75**



**ROOF TYPES**  
**FIGURE 76**



**DESIGN OF RAKES AND EAVES**  
**FIGURE 77**

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### **7.5.5 STEPPING THE ROOF FORM**

Steps in the roof respond to the interior room arrangement and provide visual relief and interest (see Figure 79). A vertical step within the ridge line should be at least 12" - 18" in order to create visual impact and allow for adequate weatherproofing.

### **7.5.6 SOLAR PANELS**

Solar panels should be parallel to the roof slope and integrated into the roof design. The frames should either match the roof or fascia color.

## **7.6 MATERIALS AND COLORS**

### **7.6.1 MATERIALS AND COLORS**

The appropriate selection of materials and colors will contribute to the goal of producing homes which possess their own individual identity. These homes must also be compatible with the surrounding residences and contribute to the overall quality of the community.

The following paragraph provides further guidance concerning the choice of material and color.

1. Use of Wood Siding

Most traditional wood siding techniques are generally acceptable. Hardwood siding is acceptable but should be painted with a flat finish to avoid the visual impact of warpage. Plywood siding is not acceptable.

2. Stucco Textures

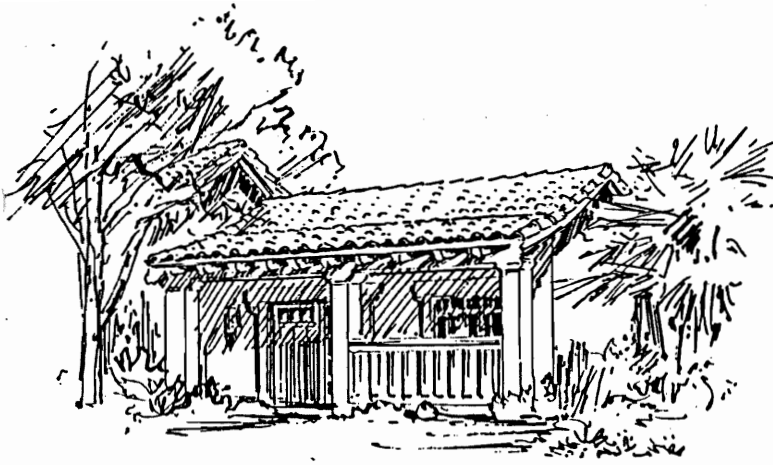
Smooth, light sand, sand, and machine applied textures are appropriate. All "lace" textures are unacceptable.

3. Trim Materials

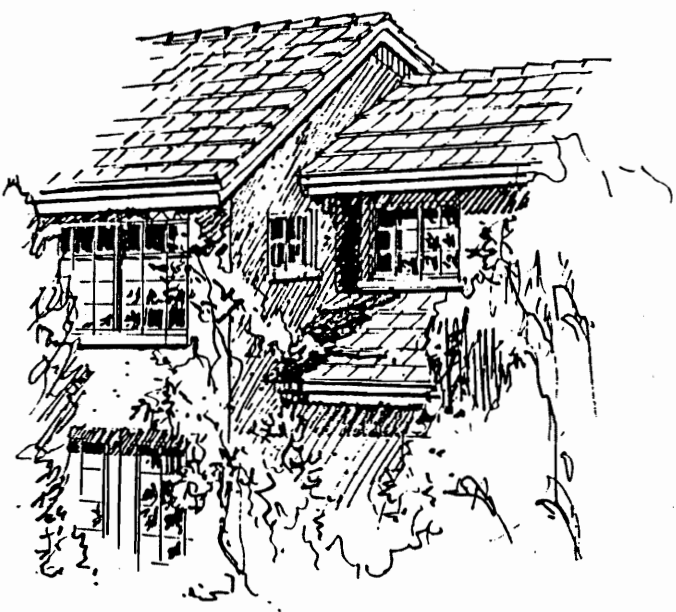
All trim materials must be 2 X or greater. The width of trim should be appropriate to the chosen architectural style or theme. Resawn and smooth finishes are acceptable.

4. Use of Stone and Brick

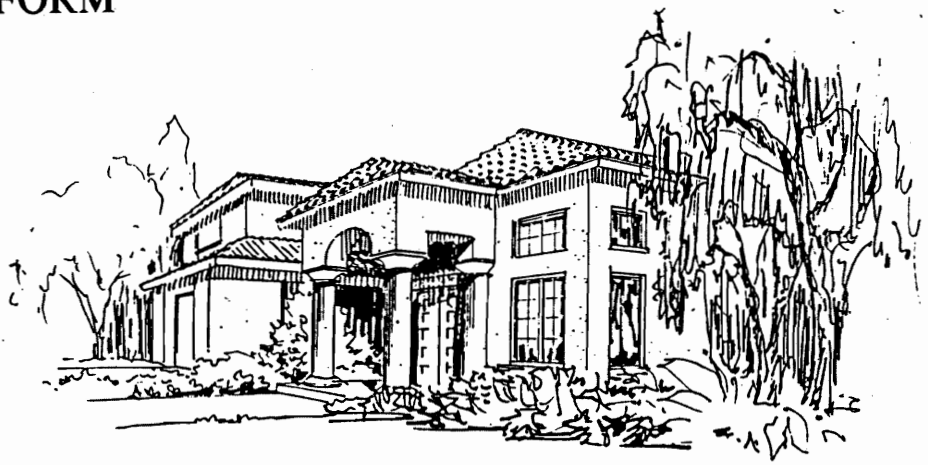
The tasteful use of stone and brick is encouraged. Grout should be of a light color.



**OVERHANG PROJECTIONS AND COVERED PORCHES**  
**FIGURE 78**



**STEPPING THE ROOF FORM**  
**FIGURE 79**



**USE OF ENTRY STATEMENTS**  
**FIGURE 80**

## 7.6.2 ROOF MATERIAL

### 1. Site Impact and Uniformity

It is neither necessary nor desirable that the community should have a single type or color of roof. Use of a single color or roof type creates a sense of monotony which contributes to a monolithic appearance when viewed from a distance.

### 2. Type of Roof Material

Clay tile, concrete tile, composition roofing and wooden shingles are acceptable roofing materials. Fiberglass and aluminum roofing is prohibited.

### 3. Texture and Color

Roof colors should relate to the wall and fascia color. They should, however, be of a generally neutral tone while avoiding high contrast or blatant colors such as the bright red, deep oranges, or ceramic blue. Tile roofs should consist of a blend with one color being more neutral. Medium to strong color contrasts within the blend should be avoided.

### 4. Roof Vents

Vents should be of the same color as the surrounding roof surface.

## 7.7 ELEMENTS

### 7.7.1 UNIT ENTRIES

#### 1. Use of Entry Statements

The entry serves several important architectural and psychological functions (see Figure 80).

- a. Identifies and frames the front doorway.
- b. Acts as an interface between the public and private spaces.
- c. Acts as an introduction to the house while creating an initial impression.

#### 2. Placement and Visibility

The entry should be designed and located so as to readily emphasize its prime functions. If the front door location is not obvious or visible because of building configuration, the entry should direct and draw the observer in the desired path. The design of the entry in merchant built housing should be strong enough to mitigate the impact of the garage on the facade.

#### 3. Incorporation of Roof and Architectural Features

Proper use of roof elements, columns, feature windows and architectural forms contribute to the overall impact and success of the entry. A covered entry is a traditional American housing element. It may no longer serve as a living activity area (i.e., Porch or Veranda) but still has an important function as a semi-private transition between the public walkway and the private interior. Even when the entry visually obscures the door, it still announces the door.

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## 7.7.2 DOORS

### 1. Design

Emphasis should be placed on the design and type of entry door used. It functions as the major introduction to the interior of the house and attention should be given to the image it creates.

The entire door assembly should be treated as a single design element including surrounding frame, molding and glass side lights.

Either single or double doors are appropriate. Typically, the door should be covered by an overhead element or recessed into the wall plane.

### 2. Materials/Colors

Traditionally, wood is used for the entry door. Wood grain texture and raised or recessed panels contribute to the appeal of the door. Greater use is being made of metal entry doors but in order to be acceptable, they must possess the same residential "feel" provided by the wood grain and panels (see Figure 81).

Flexibility is allowed concerning the color of the door. It may match or contrast the accent trim, but should be differentiated from the wall color.

### 3. Use of Glass

The use of glass in the door and overall assembly is encouraged. It expresses a sense of welcome and human scale. It can be incorporated into the door panels or expressed as single side lights, double side lights, transom glass or fan windows.

## 7.7.3 WINDOWS

### 1. Placement and Organization

Typically, the location of windows is determined by the practical consideration of room layout, possible furniture placement, view opportunities and concern for privacy. Greater design emphasis should be directed to insure that window placement and organization will positively contribute to the exterior architectural character. Windows greatly enhance the elevation through their vertical or horizontal grouping and coordination with other design elements. This relationship to one another and the wall/roof plane creates a composition and sense of order.

All windows in a specific plan elevation should appear compatible. This should not be interpreted that they are all the same shape, size or type but rather that a hierarchy of windows exists which visually relate and complement one another.

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2. Feature/Theme Windows

Feature or theme windows on the front elevation create a strong visual focal point as depicted in Figure 82. This focal point may be used to decrease the visual impact of the garage door, draw attention to the entry or emphasize some other element of building. Within the window hierarchy, this window creates the dominant theme or form.

3. Use of Multi Lights

Although the original justification for multiple pane windows, based on technological necessity and cost is no longer applicable, they are still widely used because of historical precedence, market demand and the sense of attention it draws to the window (see Figure 83).

4. Aluminum Frames

Due to cost and maintenance benefit, aluminum frame windows are the dominate type used in merchant built housing. Bronze anodized frames or those complimentary to the color pallet may be used while natural, silver or gold anodized frames are unacceptable.

5. Use of Wood and Stucco Trim

When aluminum frame windows are used, they should be accentuated with other design elements as depicted in Figure 84. These shall include wood trim, stucco surrounds, shutters or recessed openings.

6. Considerations of Rear Elevations

Merchant built housing typically fails to adequately address proper window design and placement on rear and side elevations. This is usually due to prioritization and cost factors. Since side elevations and second story rear windows are frequently visible, greater design effort and budget prioritization need to be given. The guidance concerning window placement organization, trim and the incorporation of architectural elements should be applicable.

7. Integrations with Roof and Architectural Details

The window is important to the proper articulation of the wall and roof elements. Focal points can be created by the placement of windows in architectural projection or recesses incorporated with gable, hip or shed roof overhangs (see Figure 85).

Consideration should be given using overhangs and projections to shadow windows with south and west exposures.

8. Skylights

Skylights are encouraged if properly installed and weather-proofed. The skylight should be designed to appear as an integral part of the roof plane. Skylights should be clear or bronzed with the framework matching the roof or trim color.

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#### 7.7.4 ARCHITECTURAL ELEMENTS

##### 1. Balconies

The inclusion of balconies is encouraged for both aesthetic and practical purposes. They are useful in breaking up large wall planes, offsetting floors, creating visual interest and adding human scale to the building. They provide the practical advantage of creating outdoor living areas and elevated open space (see Figure 86).

Balconies may be covered or open. They may be either recessed into the mass of the building or serve as a projecting element. In whichever manner they are used, they must appear to be an integral element of the building rather than an after-thought or add-on. The details, eaves supports, and railing must be consistent with the balance of the building design elements or style. Concern should be given to avoid designing balconies in plans in such a manner that they are plotted side by side.

##### 2. Exterior Stairs

Stairs should be compatible in type and material to the deck and landing. Use of open stair treads can only be justified where the balcony or landing element is a projecting element.

##### 3. Columns and Posts

It is important that both columns and posts project a substantial and durable image. Posts should be of wood, not less than 6" in diameter, and may be built up from multiple pieces. Columns may be clad in masonry or stucco. They should be square, rectangular, or round and at least 14" wide with a height of approximately 4 to 5 times the width.

It is desirable that columns incorporate both base and capitals. Related arches may be flat, round or segments of an arch. Other variations such as parabolic curves are unacceptable.

##### 4. Railing

The type of exterior railing used on balconies, deck and stairs, creates a significant impact on the elevation. An extensive variety of rail types are available including closed stucco, open wrought iron and wood picket.

#### 7.7.5 GARAGE DOORS

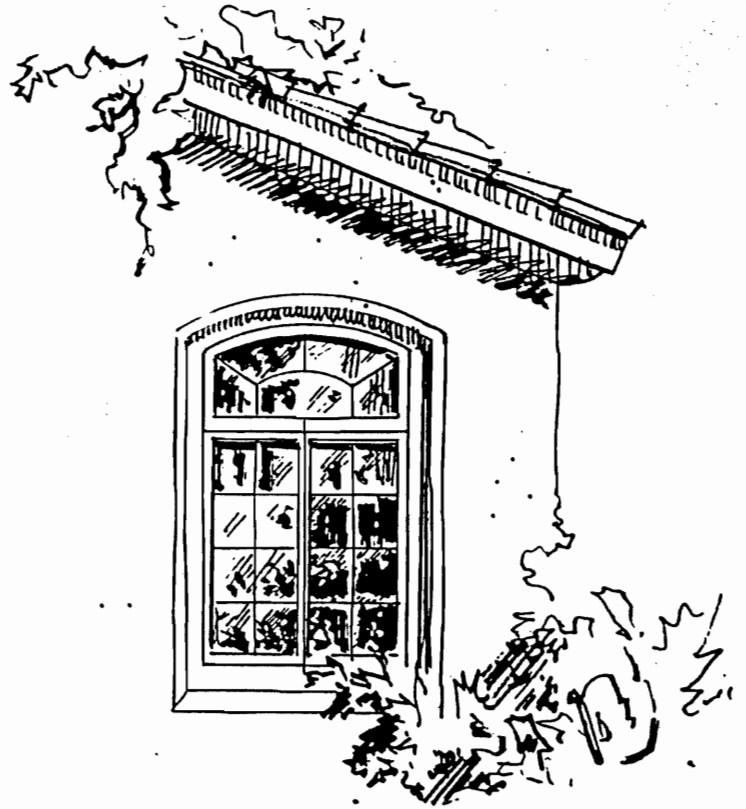
##### 1. Types

Utilizing a variety of garage types, door designs, and plotting techniques will do much to lessen the repetitious garage doors marching down both sides of a residential street (see Figure 87).

- a. Provide designs with a mix of 2 and 3 car garages.
- b. Employ second story feature windows above the garage and strong architectural entry elements.



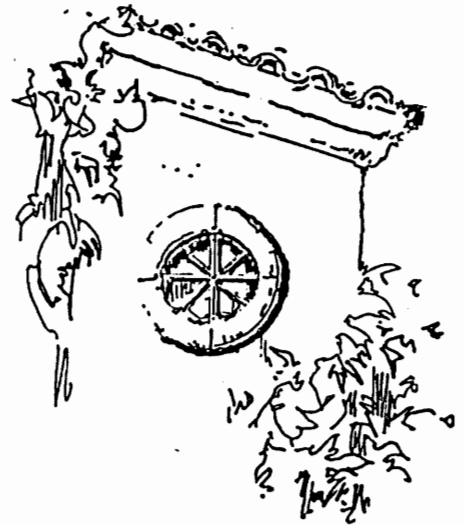
**MATERIALS/COLORS**  
**FIGURE 81**



**FEATURE/THEME WINDOWS**  
**FIGURE 82**

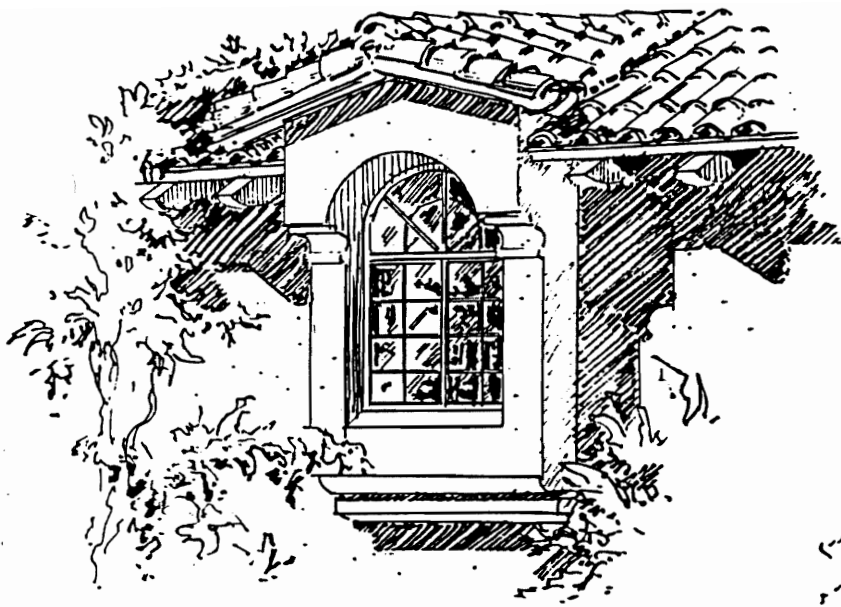


**USE OF MULTI LIGHTS**  
**FIGURE 83**

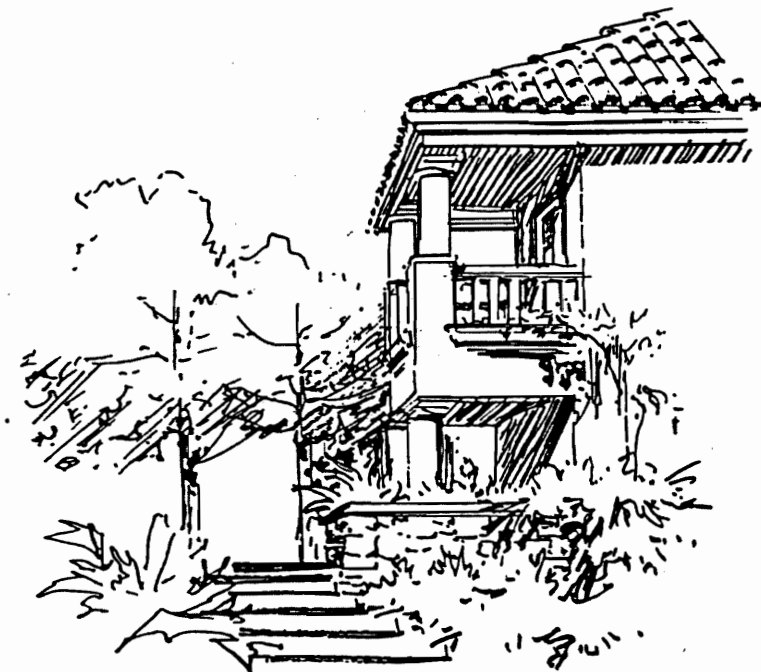


**USE OF WOOD AND STUCCO TRIM**  
**FIGURE 84**

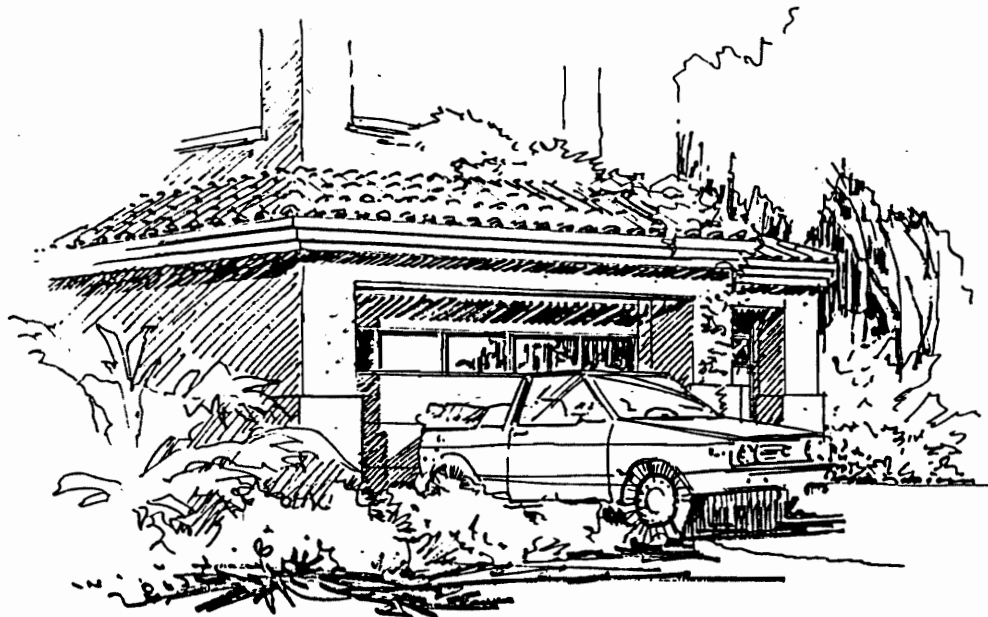




**INTEGRATIONS WITH ROOF AND ARCHITECTURAL DETAILS**  
**FIGURE 85**



**BALCONIES**  
**FIGURE 86**



**GARAGE TYPES**  
**FIGURE 87**

- c. Where lot width permits, plans should include swing-in or side entry garages with reduced setbacks.
- d. Incorporate 3 single doors in some three car garage plans.
- e. Allow for a 2 ft. setback between adjacent garages.
- f. Where a third garage is used, step the garage facade with a compact length third car garage space.

## 2. Use of Sectional Doors

The use of the sectional garage door is encouraged since it maximizes the availability of useable driveway length. Residents often tend to misjudge the necessary swing-up distance of conventional garage doors. As a result, they often park with the rear of car extending into the sidewalk path.

## 3. Materials

Conventional Wood panel garage doors are acceptable when properly trimmed. Metal doors may only be used when they include either texture or raised panels of a "residential" nature. The use of window elements is encouraged. The design of garage door should reflect the theme or style of the overall unit design. Proper use of accent colors will compliment the architecture and provide visual variety along the streetscape.

## 4. Face Design

The design of the door face should result in a tasteful treatment which breaks up the expanse of the door plane while not being so excessively decorative as to draw attention away from the architectural elevation of the unit.

## 5. Use of Trim with Joints

The negative visual impact of using plywood for the door face is mitigated by sealing the joints with trim where possible (see Figure 88).

## 6. Recessing

It is highly desirable to recess the garage door 6"-12" from the face of the building. This allows for a strong shadow line and decreases the impact of the door while increasing the apparent sense of mass of the surrounding wall.

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## 7.7.6 ACCESSORY ITEMS

### 1. Patio Covers

Patio covers, trellises, pergolas and other exterior structures should reflect the character, color and materials of the building to which they are related. Supports and framing members will conform to the guideline criteria for columns and posts. The pitch of the patio roof may be less than the adjacent building. The materials for the horizontal elements are limited to either wood or the dwelling's roof material. The side elevation of the structure will not be enclosed except in the case where a wall of the dwelling forms a natural enclosure.

Building plans should allow space for the latter addition of useable patio covers within the buildable envelope and setbacks.

### 2. Trash Enclosures

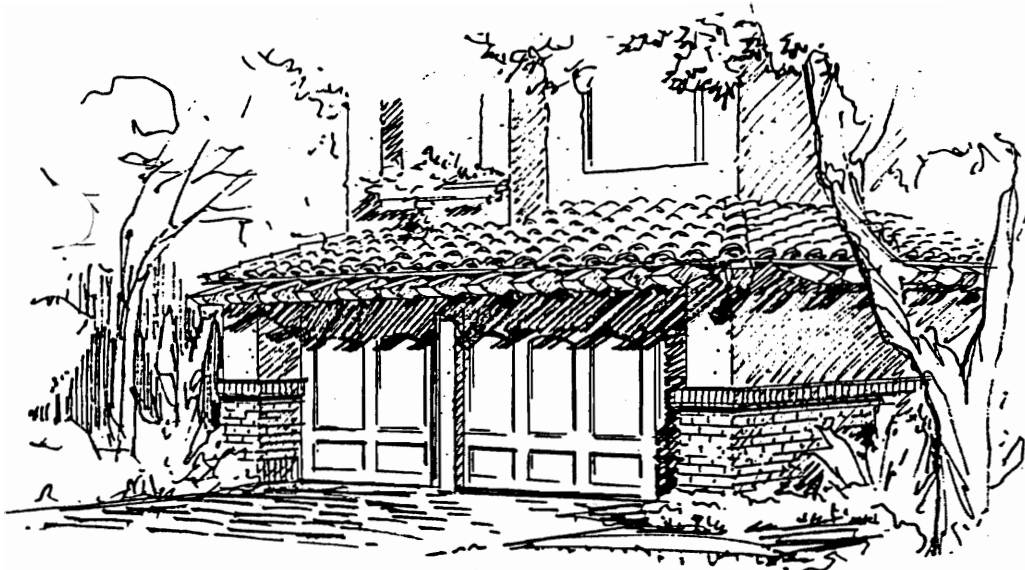
Trash bins, where provided, should be enclosed within a six foot wall with solid gates as illustrated in Figure 89. The architecture will incorporate colors, finishes and materials compatible with the surrounding building or streetscape theme. A trellis overhead will be provided when the upper level of adjacent building can view into the enclosure. The perimeter of the structure will be landscaped whenever possible.

### 3. Mailboxes

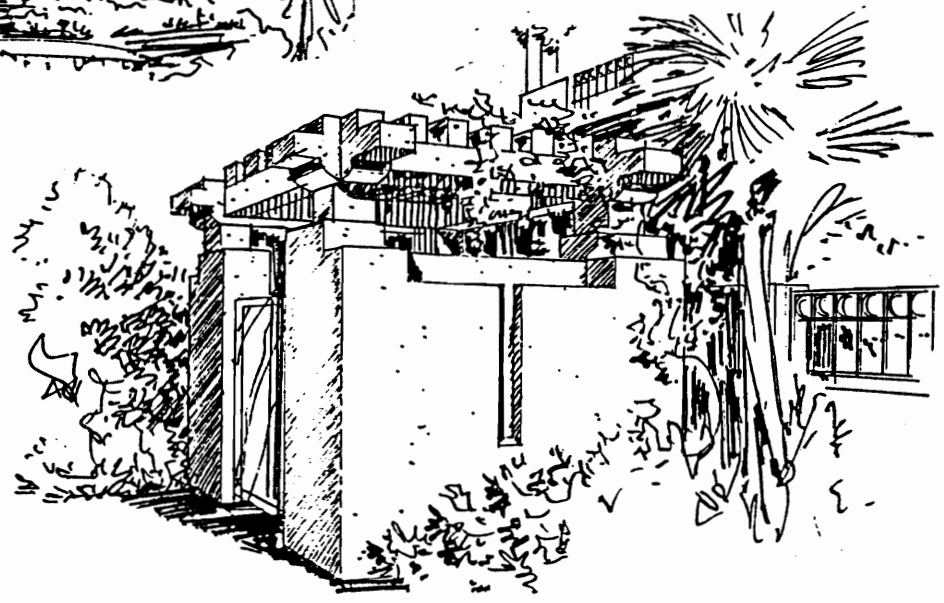
Individual and group mailbox structures should reflect the architectural and community theme (see Figure 90). This can be either the streetscape theme of the entire project or the individual architectural detailing of the adjacent dwelling. When common mailbox service is provided, their location should be near either the project entry or recreation facility, when provided. Their location should minimize visual impact while insuring easy accessibility.

### 4. Further Design Consideration

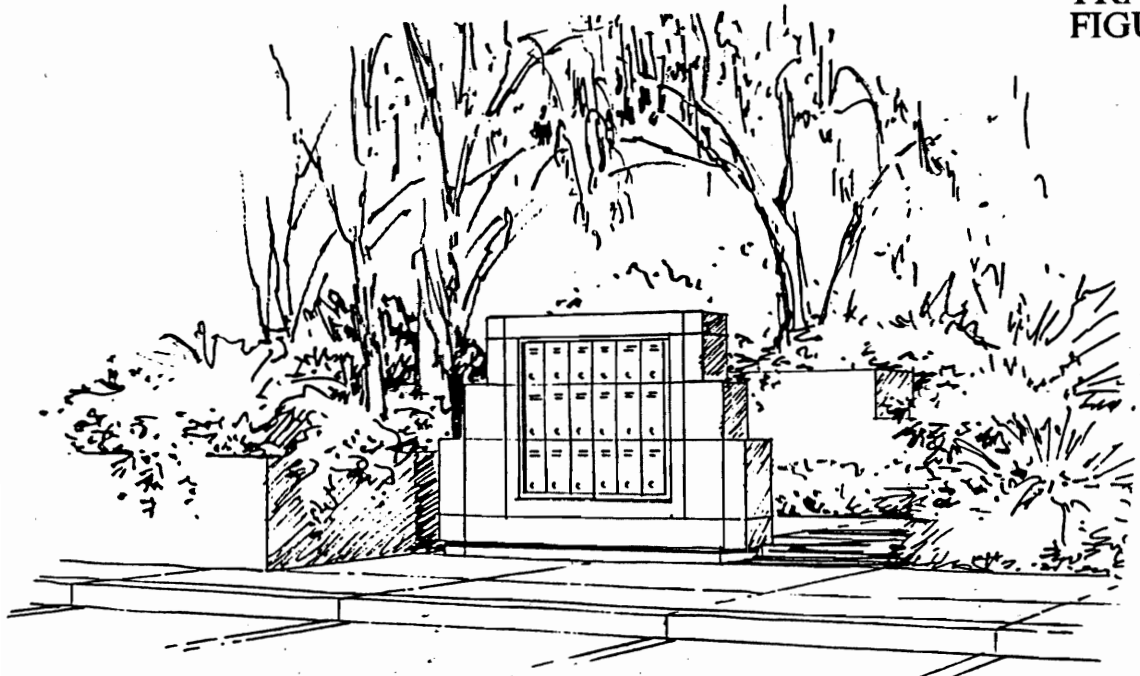
- a. All mechanical equipment should be screened from public view. Further consideration should be given as to A.C. pad placement within the rear yard to minimize impact on yard use and layout.
- b. All antennas shall be placed in attics or on the interior of the residence.
- c. Canvas awnings of solid accent color may be permitted with moderation. Metal awnings are prohibited. The decision whether to provide awnings should include consideration of their maintenance and deterioration within projects without maintenance associations.



USE OF TRIM WITH JOINTS  
FIGURE 88



TRASH ENCLOSURES  
FIGURE 89



MAILBOXES  
FIGURE 90

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## 7.8 ARCHITECTURAL PERFORMANCE CRITERIA

### 7.8.1. PURPOSE

The previous discussions in this section identify design standards, criteria and guidance for development of architectural features on the StoneRidge development. As stated, the goal is to enhance community value by promoting an aesthetic setting which assures architectural variety and compatibility with a high level of product quality and attention to detail.

The purpose of this discussion is for the designers and review authorities of the project to use the examples described within for reference and guidance on architectural features proposed for StoneRidge. This will be used during implementation of the plan check process or prior to the issuance of a building permit.

This section gives specific visual examples and prototypes of architectural features and site planning considerations which enhance community design, visual quality and liveability. Attention to detail is outlined first in existing examples of overall design character to illustrate some of the general concepts desired. Following that, examples of five specific undesirable elements (problem statements) are illustrated and discussed along with several potential solutions which could mitigate that particular undesirable feature. Finally, prototype floor plans and elevations are presented to illustrate how the various design features and concepts can be designed into the proposed homes to create unity and variety in the overall residential community.

### 7.8.2 ARCHITECTURAL GOALS/DESIGN CHARACTER EXAMPLES

Several examples of details and housing styles which may lend flavor and/or character to the StoneRidge development are illustrated on figure 91. These historical examples show a variety of architectural styles, but each has some of the desirable features which make a structure visually appealing. For instance, all of the homes pictured show examples of a sense of entry. Although the individual character of each entry is slightly different, they each have certain features which give them a strong entry statement, such as overhangs, glass and side lights, variety in color and materials, set back or forward in the architectural elevation, etc. These are all examples of some of the desirable features outlined previously in this section.

Although these examples represent a variety of styles, they are successful due to well articulated elevations. Interesting roof angles, entries, window shapes and sizes, overhangs, porches and balconies, and a variety of complimentary materials all contribute to this.

The specific examples on the following pages will demonstrate how some of the features described in the Architectural Guidelines could be implemented to enhance visual quality of a new community through careful planning and design.





PORCH AND DORMER WINDOWS



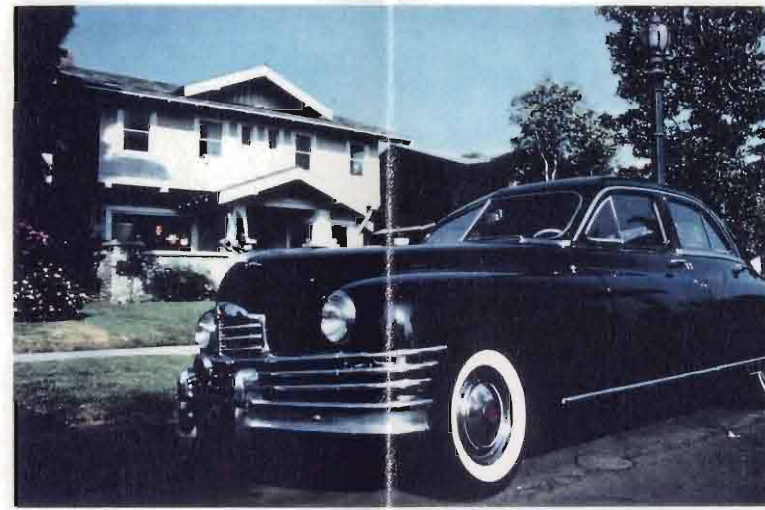
PORCH AND BALCONY



ENTRY ARCH AND WINDOW DETAILS



ARCHED FEATURE WINDOW WITH RELATION TO DOOR FRAME



COVERED ENTRY WITH RELATED ROOF FORM



WINDOW AND DOOR DETAILING



# DESIGN CHARACTER STONERIDGE

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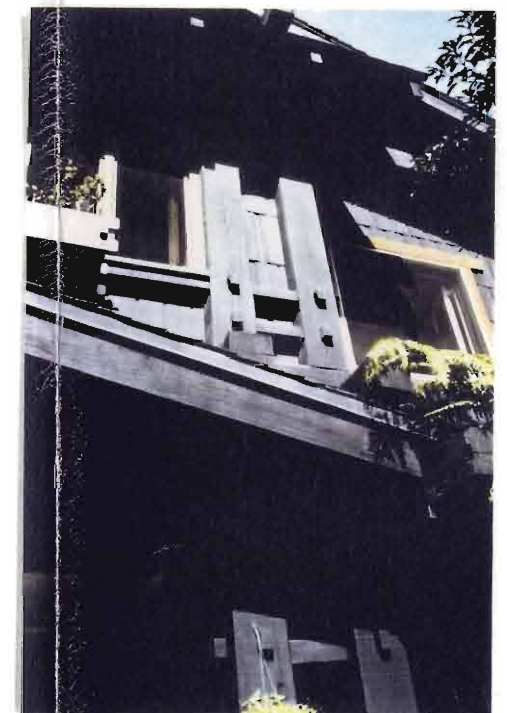
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Irvine, CA 92618-4212  
949.453.8888



DETAILS



DOOR AND PORCH RELATIONSHIP



DETAILS



---

### 7.8.3. PROBLEM AREAS AND POSSIBLE SOLUTIONS

#### A. Problem: Garage Dominating the Elevation

As shown on the photo on the left of **figure 92**, a three car garage can tend to dominate the elevation of a small lot home if not dealt with adequately. The example shown here has all three garages in the same plane of a solid material with no separation, without any sense of where the unit entry is.

#### Solutions:

There are several possible ways to minimize this problem, as illustrated in the photos on the right side of **figure 92**. Several of these possible solutions will be implemented. These examples include (clockwise, from top left):

- Installation of **single car garages** adds variety and breaks up the front elevation. Here also, the garages are recessed from the front plane to give a strong shadow line to help decrease the impact of the doors.
- **Proper color selection** can minimize the impact of the garages. In this case, a contrasting color, coordinated with the roof and trim gives an attractive appearance. Windows in the garage doors also add variety.
- **Enhanced door design** can give variety and interest to a garage. These doors have texture and color added. In addition, the small arch over the one car garage balances with the arched entryway on the opposite side to give unity to the front elevation and emphasizes the main entrance.
- Another way to minimize the look of the garage is to **widen the product to at least 40 feet**. As in this example, the unit is balanced by the mass of the rest of the width of the home. The garages are minimized by having more balanced proportions on the overall elevation.
- By **using decks and balconies**, this example illustrates the visual interest being drawn to these features which break up the facade and de-emphasize the garages.
- Another way to minimize the garage is to put emphasis on other features, such as in this case, the **main entry and a feature window** above one of the garages.
- By **stepping the garage doors**, as in this example, garages become part of the series of interlocking masses described in the Architectural Guidelines. This helps to break up and give variety to the elevation. In this case, too, the roof lines are varied and color and texture are used in combination on the garages to create interest.
- This example shows the **garages completely split**, and the main entryway emphasized in the center. Breaking up the garage doors minimizes their vast appearance when set together.

#### B. Problem: Entry Door Not Visible

Both of the examples on the left side of the page on **figure 93** illustrate the front entry of the homes not being visible. This can be disorienting and confusing to the streetscape, from a practical and a design standpoint. As noted previously, the entry serves several important architectural and psychological functions.

PROBLEM STATEMENT:

A



3-CAR GARAGE DOMINATING THE ELEVATION

SOLUTIONS:



SINGLE DOOR GARAGES



MINIMIZE IMPACT WITH PROPER COLOR SELECTION



SPLIT OR SEPARATE GARAGE DOORS



ENHANCED DOOR DESIGN



STEPPING GARAGE DOORS



WIDEN PRODUCT TO AT LEAST 40'



EMPHASIZE ENTRY & FEATURE WINDOW



USE DECKS & BALCONIES

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PROBLEM STATEMENT:

**B**



ENTRY/DOOR IS NOT VISIBLE



SOLUTIONS:



COURTYARD ENTRIES



GATEWAY



ENTRY STRUCTURE



ENTRY STRUCTURE



FRONT PORCH



ALTERNATIVE PRODUCT



ALTERNATIVE PRODUCT



ALTERNATIVE PRODUCT

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All of the examples in **figure 91** have strong entry statements, although their architectural style varies considerably.

#### **Solutions:**

Several possible design solutions are illustrated on the right side of **figure 93** to enhance and highlight the main entry (shown clockwise, from top right).

- In a situation where the main door is recessed away from the front of the unit, a **courtyard entry** is one way to draw attention to the entryway. Entering a courtyard gives a sense of direction and guides the user to the main entry door. Courtyards can be landscaped and enhanced to emphasize an attractive entryway.
- Similar to a courtyard, a **gateway** in a wall or fence gives a sense of entry which will lead to the main entrance if it is not readily visible. As described in the Architectural Guidelines, use of overhead structures, such as in this photo, contribute to the overall impact of a successful entry.
- As mentioned above, an overhead **entry structure** such as this roof helps to emphasize the entry. Another example of an entry structure might be an overhead trellis which could be enhanced with vines and landscaping.
- The next three photos show examples of an **alternative product** used to vary the entry and give it interest. The first photo shows a door which coordinates with the trim color of the house, and has large windows on one side and above the door. The home in the second photo has the door set on an angle under a small overhang. It is a contrasting color which draws attention to it. The third alternate product photo shows a door coordinated in color with the garage and trim of the house, plus windows on one side of the door. The entry is highlighted by round accent windows located above and to the side of the entryway.
- One of the most traditional American ways of articulating the entrance to a home is by the use of a **front porch**. As described on the Architectural Guidelines, the covered entry serves as a semi-private transition from the street (public space) to the home (private space).
- Similar to a porch or the roof as shown earlier, this is another **alternative entry structure**. More solid and bold in appearance with columns and stucco vs. wood beams, it serves the same purpose as the entry structure described previously. In this case, the structure is pulled forward to be a part of the front elevation to provide direction and orientation to the front entry.

#### **C. Problem: Inadequately Articulated Front Elevations**

As described in the Architectural Guidelines, articulation on side, rear and front elevations can help to break up solid masses and create interest in a uniform, coordinated manner. The two examples on the left side of **figure 94** show a lack of this articulation. They are straight sided, with few windows, little if any entry area, and monotonous facades.

#### **Solutions:**

The following describes some potential solutions to the lack of articulation that could be incorporated into the elevations as shown in the examples on the right side of **figure 94** (clockwise from top left).



PROBLEM STATEMENT:

C



INADEQUATELY ARTICULATED FRONT ELEVATIONS



SOLUTIONS:



RECESSED DECKS



PROJECTING BALCONIES



PROJECTING FEATURE WINDOW



FEATURE WINDOW AND ENTRY WAY



ARTICULATED GARAGE DOORS



SWING-IN GARAGES WITH WINDOW



ENHANCE STUCCO TREATMENT



ENHANCE ELEVATION DETAILING

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- **Recessed decks**, as seen in the first photo, give depth, interest and variety to the home, as well as providing additional outdoor living area. The deck is built into the roofline below, and gives a strong shadow line on the facade.
- Similar to recessed decks, **projecting balconies** serve to break up the front elevation of this house. The material used in this case is wood, which is coordinated with the garage and trim colors.
- This example shows how interest and variety is created by adding a **feature window and entryway** to the front elevation. The architectural forms on these two elements imitate each other and serve as a unifying feature.
- This example shows how a front elevation can be articulated while also minimizing the garage impact. By adding **swing-in (side entry) garages and feature windows**, the garage doors do not face front, but the large window is featured prominently. As described in the Architectural Guidelines, a side entry garage can only be accommodated on lots with adequate car back-up width (25 feet). With the garage facing the side, the front elevation can be enhanced with windows and other features on that side of the garage.
- The next photo illustrates how **enhanced elevation detailing** can articulate the building elevation. Adding variety and detail to the facade creates visual interest. In this case, woodworking and a trellis are added to an upper level porch.
- **Enhanced stucco treatment** will add texture to an elevation. This example also shows architectural projections over certain windows and a circular window added for variety and interest.
- Although the garage doors are a prominent feature in this elevation, **articulation of the garage doors** helps to break up the facade. The doors are setback into the facade, into arched openings. There is detailing above the doorways on the roof and an articulated porch above that. All of these elements together serve to provide interest in this elevation.
- The next photo shows how a **projecting feature window** can add interest to a facade. The second story projection de-emphasizes the garage doors below and draws attention to itself.

#### D. **Problem: Repetitious Gable at Rear Elevation**

At the rear elevation of a project where several homes are visible, it is important to avoid the repetitious gable effect. This creates a monotonous visual appearance on the overall ridgeline or skyline. Two examples of this are shown in **figure 95** in the upper left corner.

#### **Solutions:**

A few ways to avoid this are shown in the upper right of **figure 95** and are described below (clockwise, from upper left).

- The overall look of an extensive row of residences can be modified by **enhancing elevation window trim and placement**. As shown in this photo, giving variety to the windows on the facades gives variety to the overall streetscape.
- Another way to avoid the repetitious gable is to vary the roofs by **mixing hip and gable roof forms**. This is illustrated in this photo, where roof forms are mixed, as well as one and two story elevations in adjoining units.



- Just as previously described in the front elevations, by **articulating the rear elevation plan form**, variety is given to the overall appearance. In this case, architectural projections, balconies and trellises, and varied elevations contribute to the articulation of the form.

**E. Problem: Canyon-like Side Yards**

As described in the Architectural Guidelines, at interior side yards it is desirable to create the appearance of increased building separation wherever possible. The two photos in the lower left of **figure 95** show examples of this problem. Setbacks are not varied, and two story elements come right up to each other, allowing little light penetration between buildings.

**Solutions:**

Several suggested solutions are illustrated in the lower right corner of **figure 5** and are described below (clockwise, from upper left).

- This photo illustrates how the side elevations can be varied by **stepping back the second story at the side yard**. This allows more light to penetrate and gives architectural interest and variety to the yards. This can also be achieved by offsetting the garage in relationship to the balance of the unit.
- Similar to the last photo, this one takes the concept further by **providing single story elements** in the side yard. The element could be a breezeway, porch or single story room off to the side of the structure that is only one story in height.
- **Reducing the second story building mass** will serve the same purpose as stepping back the second story shown in the first photo.
- Just as in adding single story elements, **reducing the roof height over an interior volume** will increase variety and light penetration to the side yards. On the interior, this could be a cathedral ceiling which would enhance the interior as well.
- Although not pictured, another way to achieve this is by **avoiding a front to rear gable situation**.

PROBLEM STATEMENT:

D



REPETITIOUS GABLE AT REAR ELEVATION



SOLUTIONS:



ENHANCE ELEVATION WINDOW TRIM AND PLACEMENT



MIX HIP AND GABLE ROOF FORMS



ARTICULATE REAR ELEVATION PLAN FORM

PROBLEM STATEMENT:

E



"CANYON"-LIKE SIDE YARDS



SOLUTIONS:



STEP BACK SECOND STORY AT THE SIDE YARD



PROVIDE SINGLE STORY ELEMENTS



REDUCE ROOF HEIGHT OVER INTERIOR VOLUME



REDUCE SECOND STORY BUILDING MASS

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#### 7.8.4. PROTOTYPE ELEVATIONS AND PLANS

Prototypical architectural plans have been developed to illustrate how these various design features could be incorporated into actual architectural design. The plans prepared address the issues of community design and liveability, and are to be used as performance criteria during the plan check review process prior to the issuance of building permits. Prototypes include a design prepared for a standard 5,000 square foot lot condition.

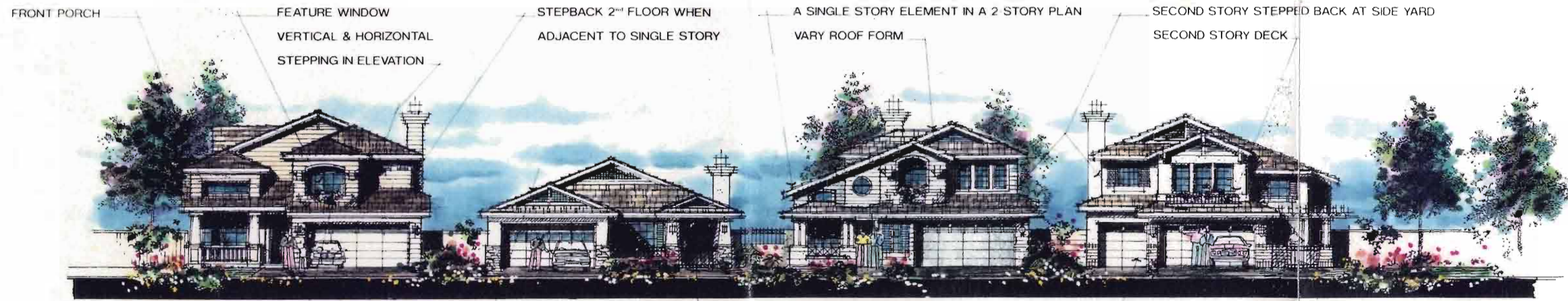
This section demonstrates how these various design features may be incorporated into the overall architecture of StoneRidge to create the positive visual impact desired. It is not necessary or desirable to have all of the features integrated into every plan and elevation. Instead, selected features on various units will give variety and character, with certain unifying characteristics tying the forms together. The example that follows is representative of the concepts that could be undertaken for the residential architecture at the StoneRidge community. The plan and elevation that follows is not meant to limit or restrict architectural styles, but to show how specific design elements could be appropriately integrated into the proposed project.

##### A. SINGLE FAMILY LOT (5000 sf min.)

The plans and elevations shown in **figure 96** illustrate how a variety of the features described previously can be integrated into a minimum 5000 sf lot single family product.

- Garage doors are minimized by being inset into the elevation and by having balconies and well defined entryways which draw attention. The three car garage shown here is broken into two sections, and stepped back into the facade to minimize its impact.
- The entry doors are emphasized by front porches, gateway entries, and detailed design elements such as a double door on Plan 3.
- The elevations of these units are articulated by feature windows, varied rooflines, interlocking forms, second story decks, front porches and enhanced elevation detailing.
- As shown in plan, the varied garage setbacks and varied rear yard depths give variety to the streetscape and to the rear elevations. Within the range permitted by zoning, front yard setback could be 18 feet, minimum, and the rear yard could be as small as 20' deep.
- Side yards are addressed by having a variety of one and two story homes. Also, the second story is stepped back where adjacent to a single story, and the roof forms are varied. Where two story homes are adjacent to each other, the second story is stepped back at the side yard.





RECESSED SECOND STORY    VARIED ROOF HEIGHT    FOCAL POINT ENTRY    FRONT PORCH    STEPPED 3-CAR GARAGES    GATEWAY ENTRY



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SINGLE FAMILY LOT  
50'x100'  
5000 SF. MIN.

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SCALE 1/8" = 1'-0" © 12/06

FIGURE 96