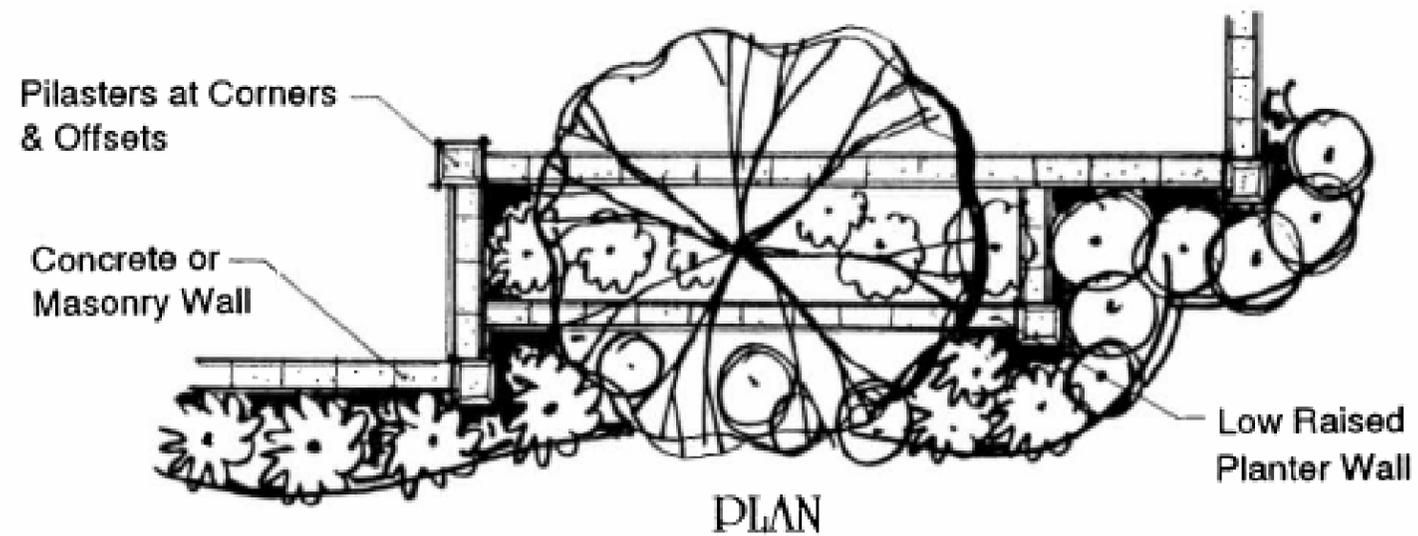
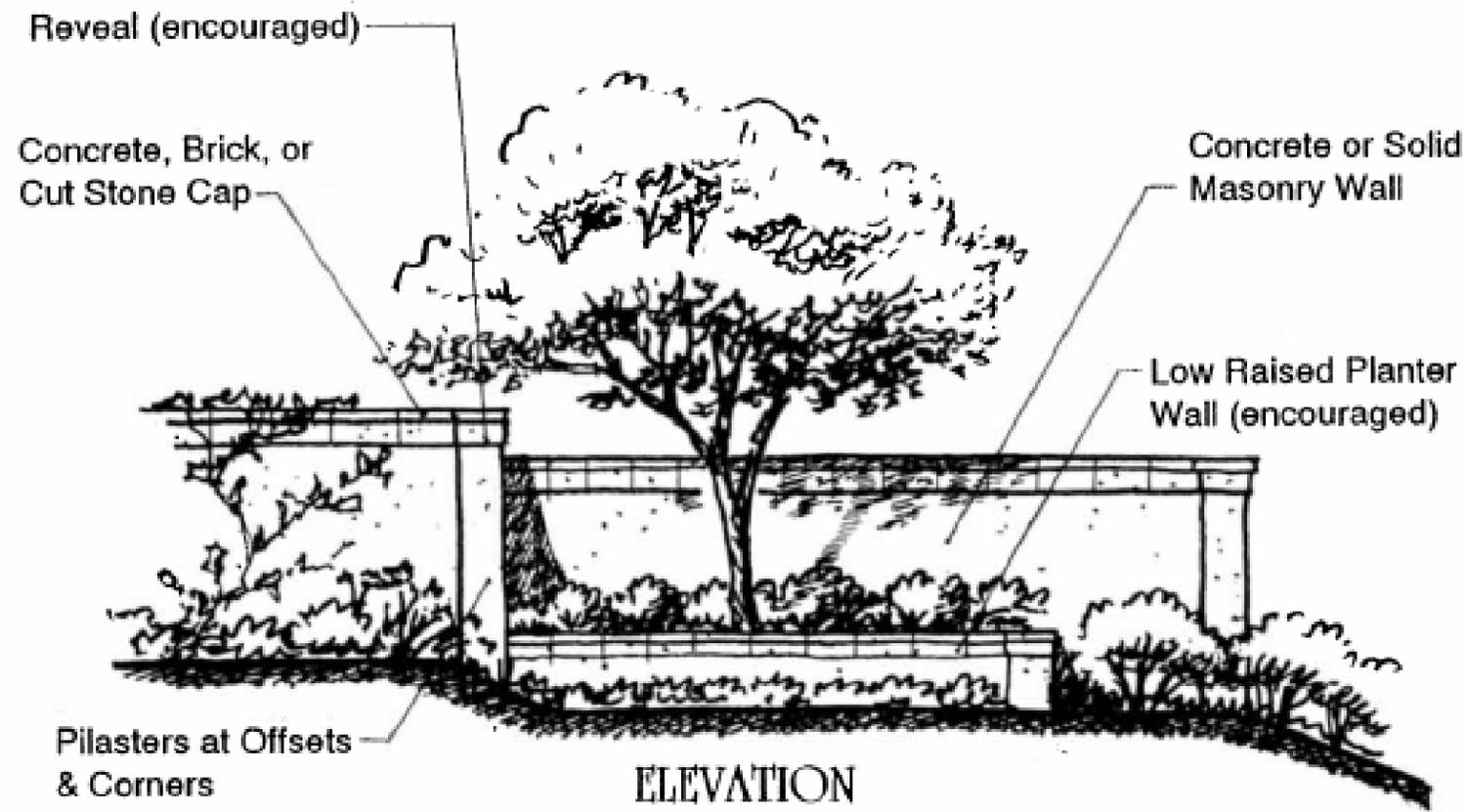
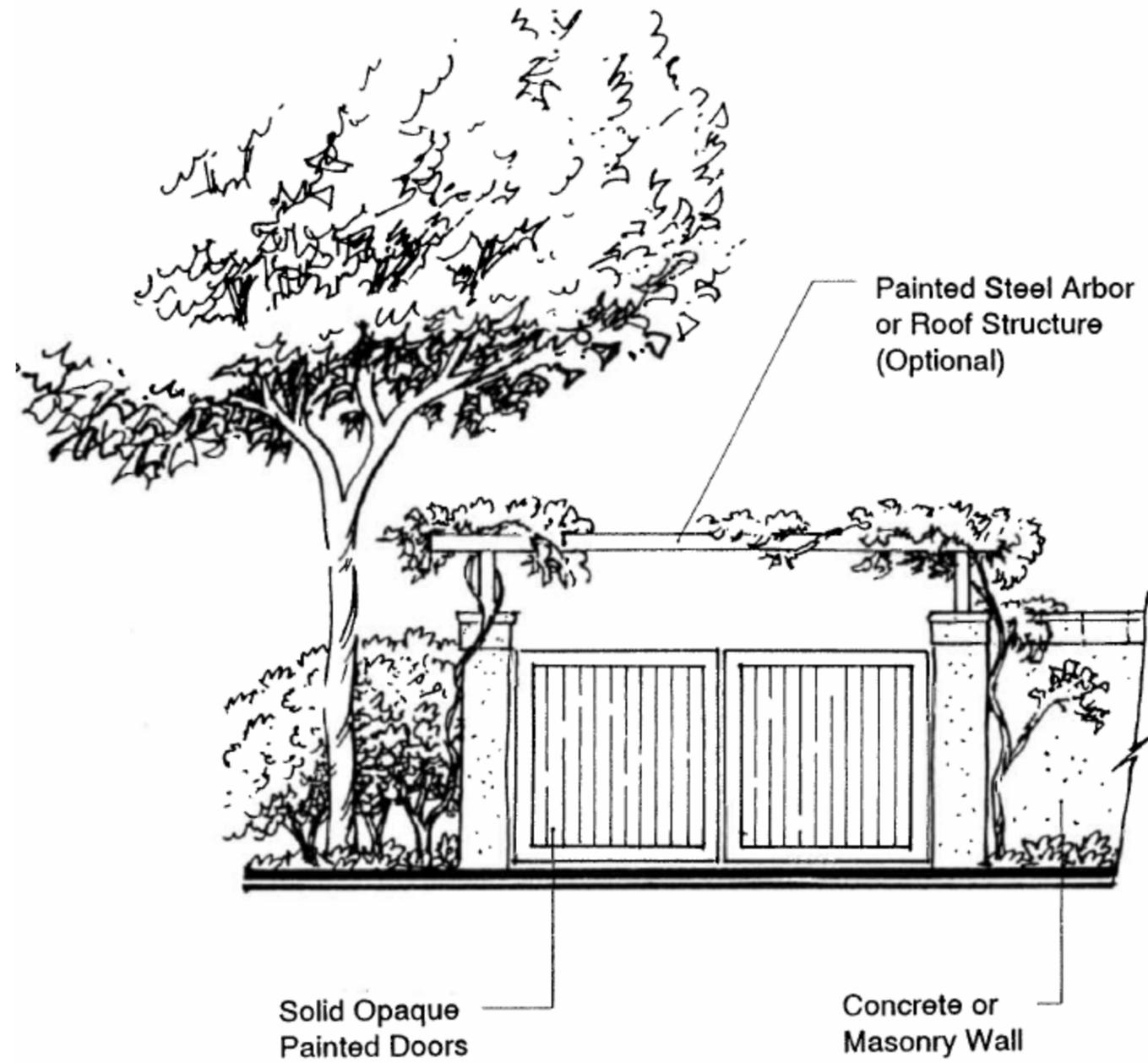
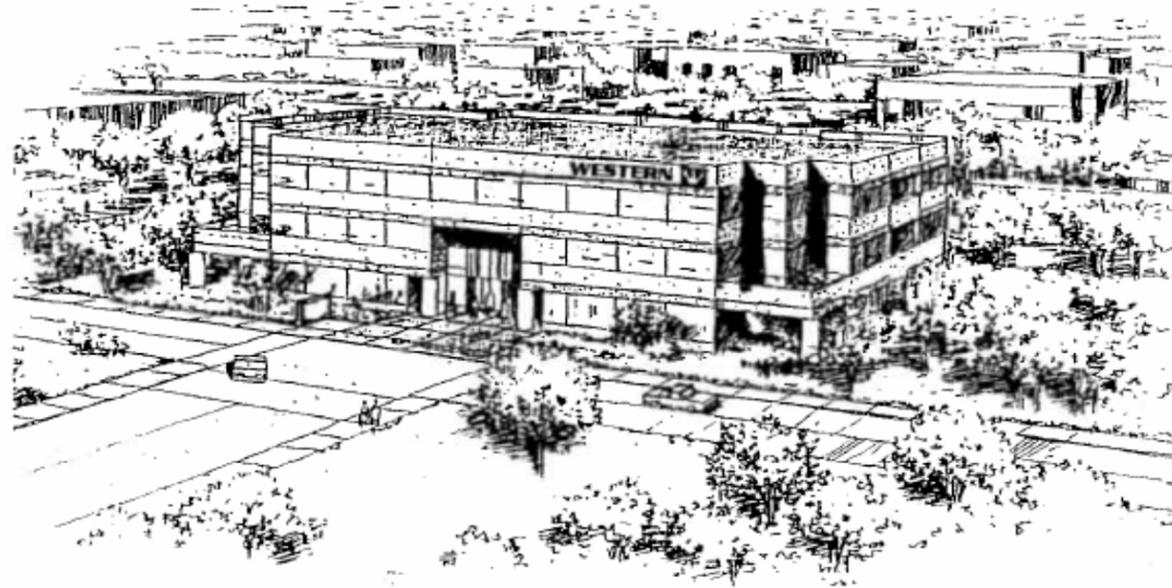


Design drainage swales to use the natural surface runoff for plant irrigation, minimize engineered look.







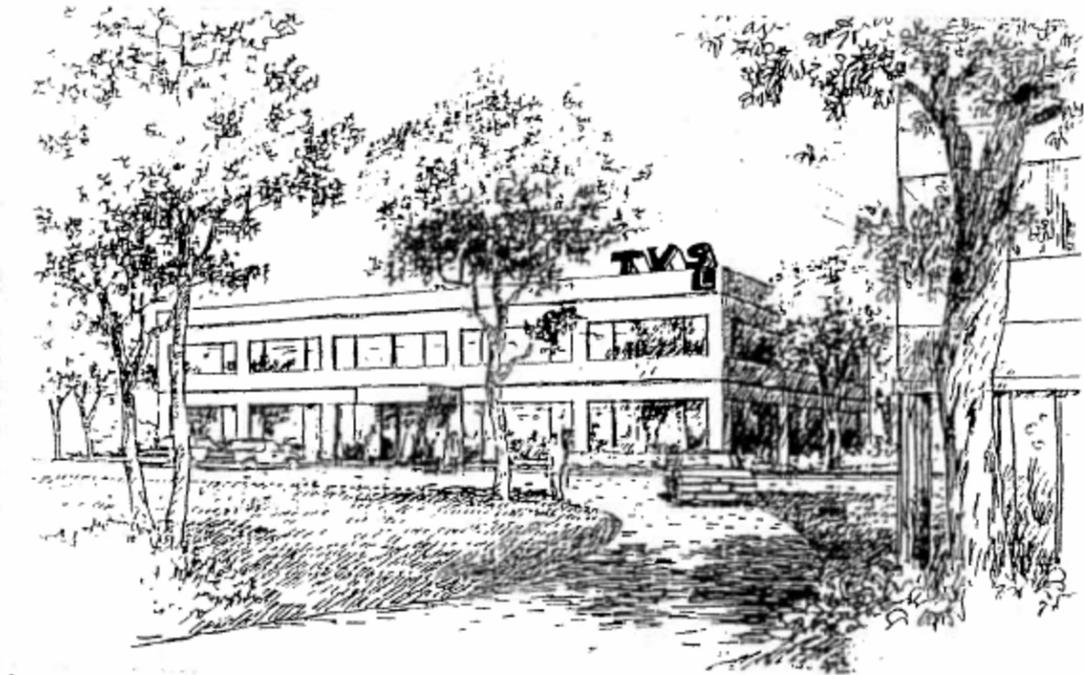
Acceptable



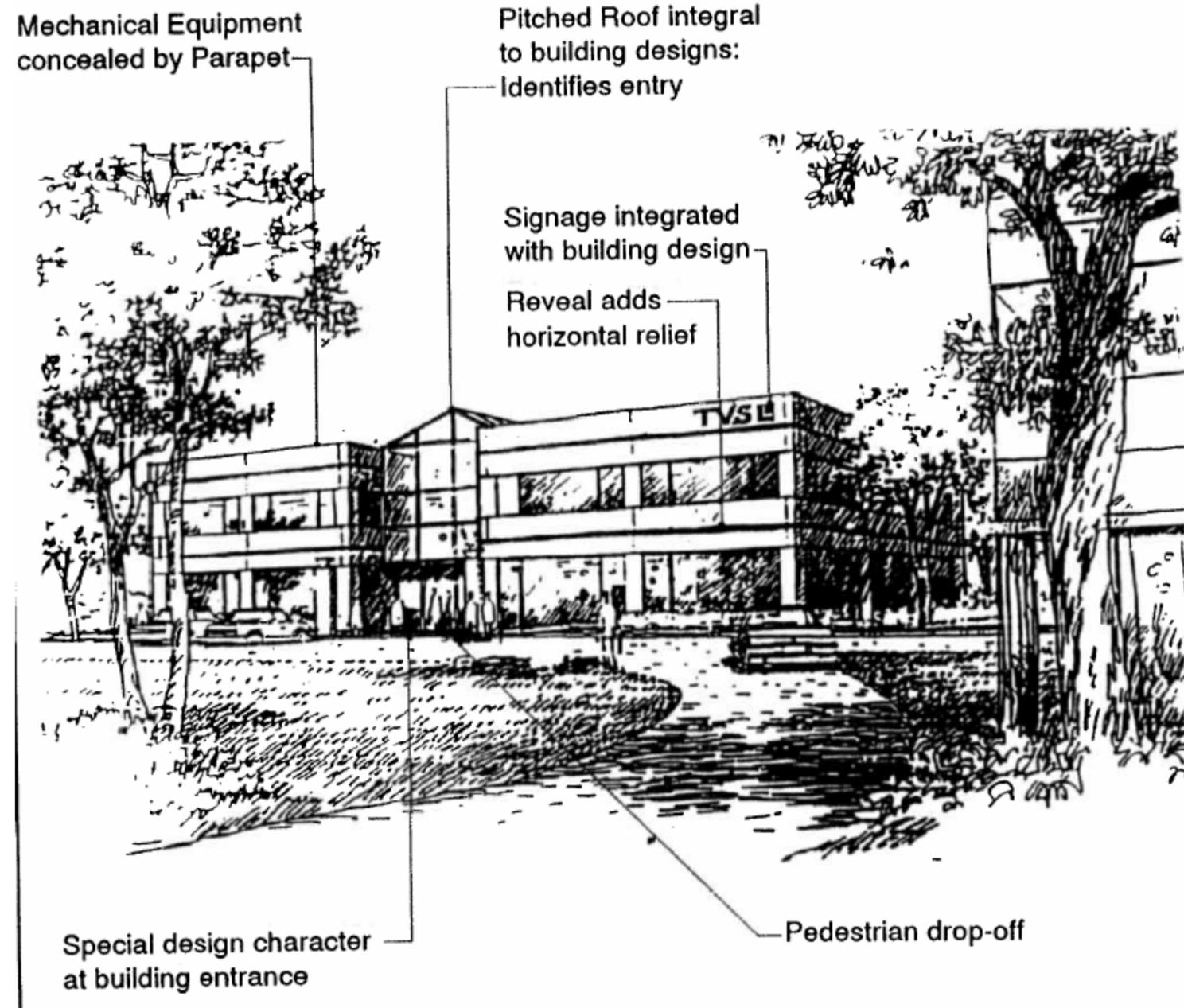
Unacceptable



Acceptable

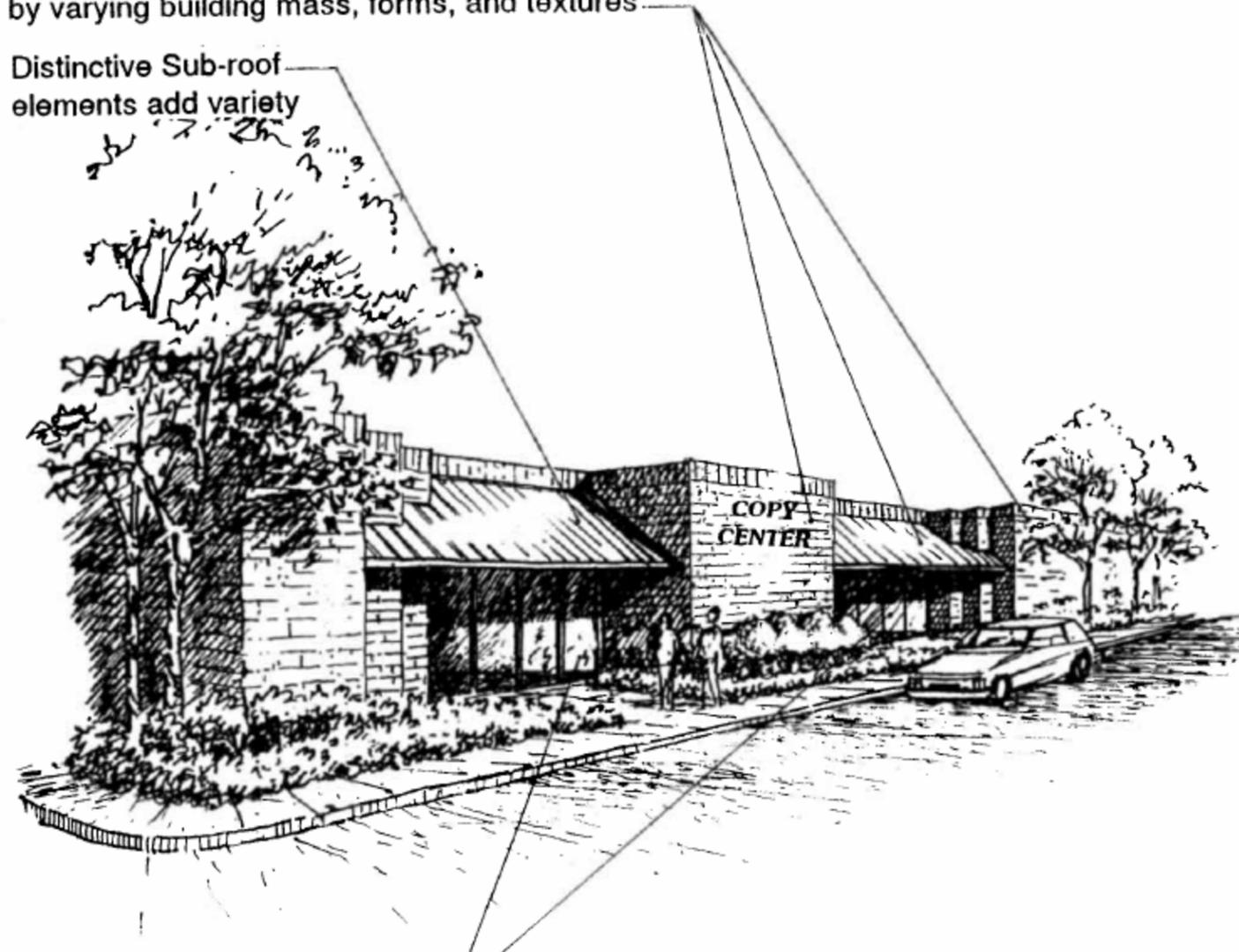


Unacceptable



Long, straight building facades can be articulated by varying building mass, forms, and textures.

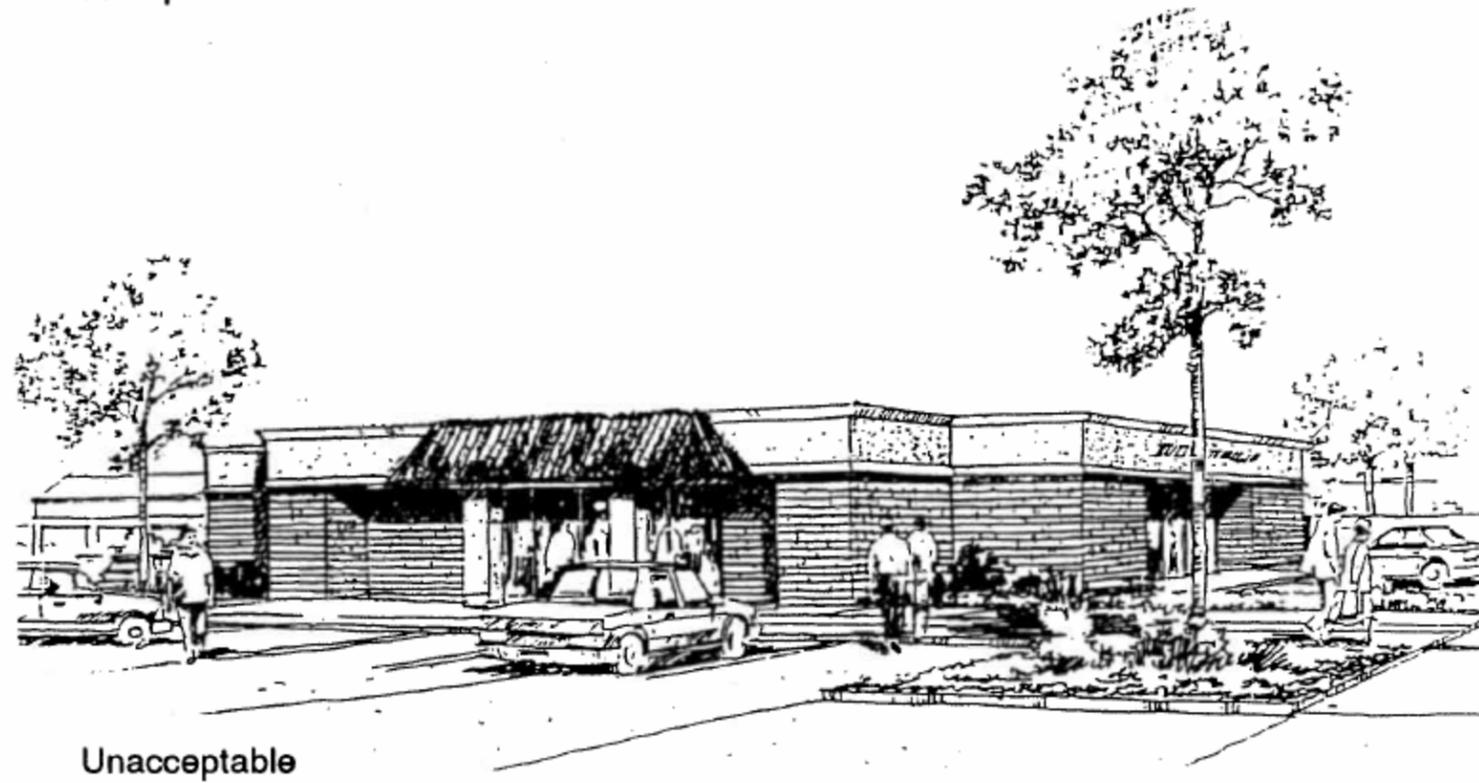
Distinctive Sub-roof elements add variety



Modular Store Front openings can be combined with different building fronts to provide variety and harmony



Acceptable



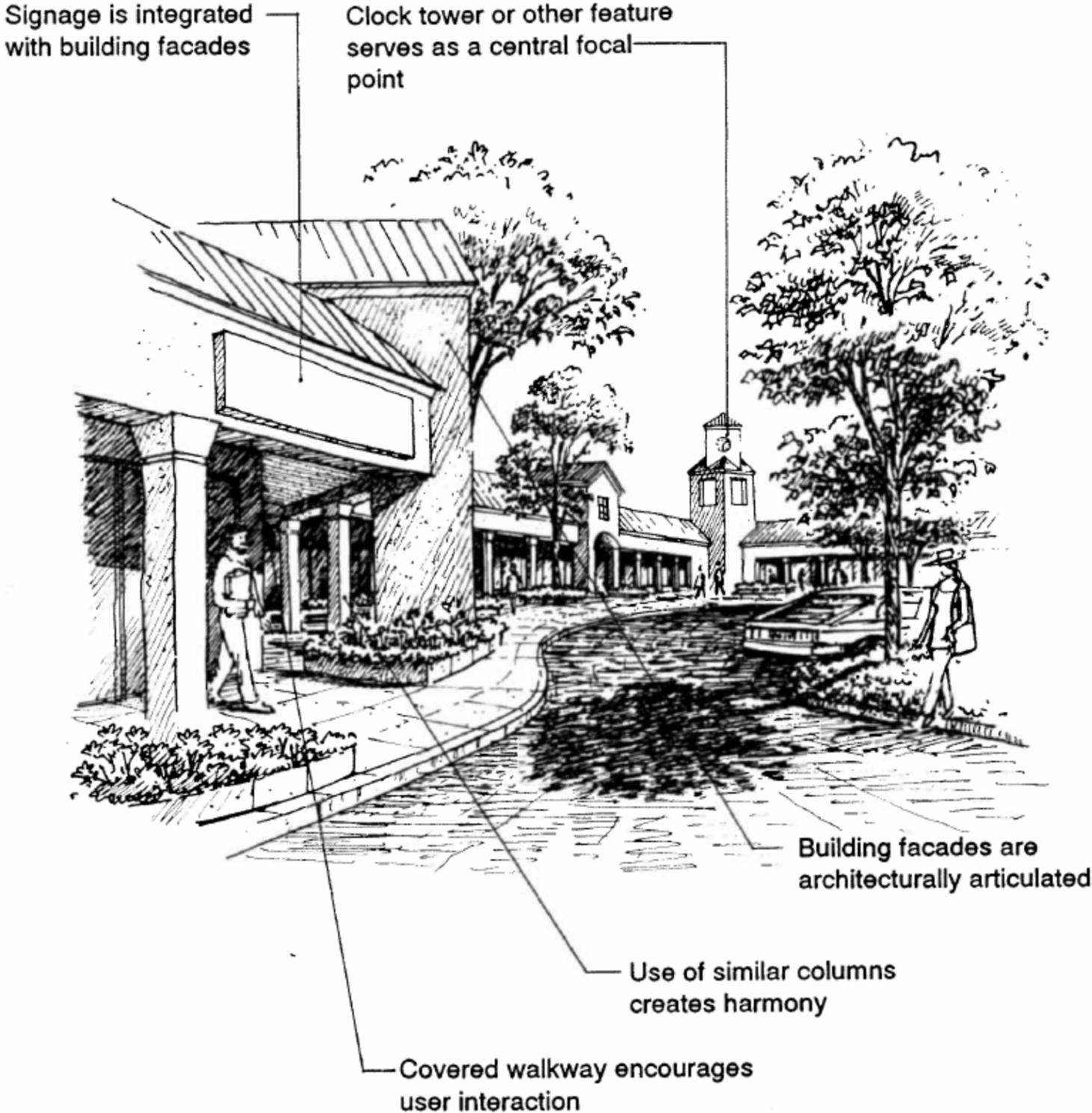
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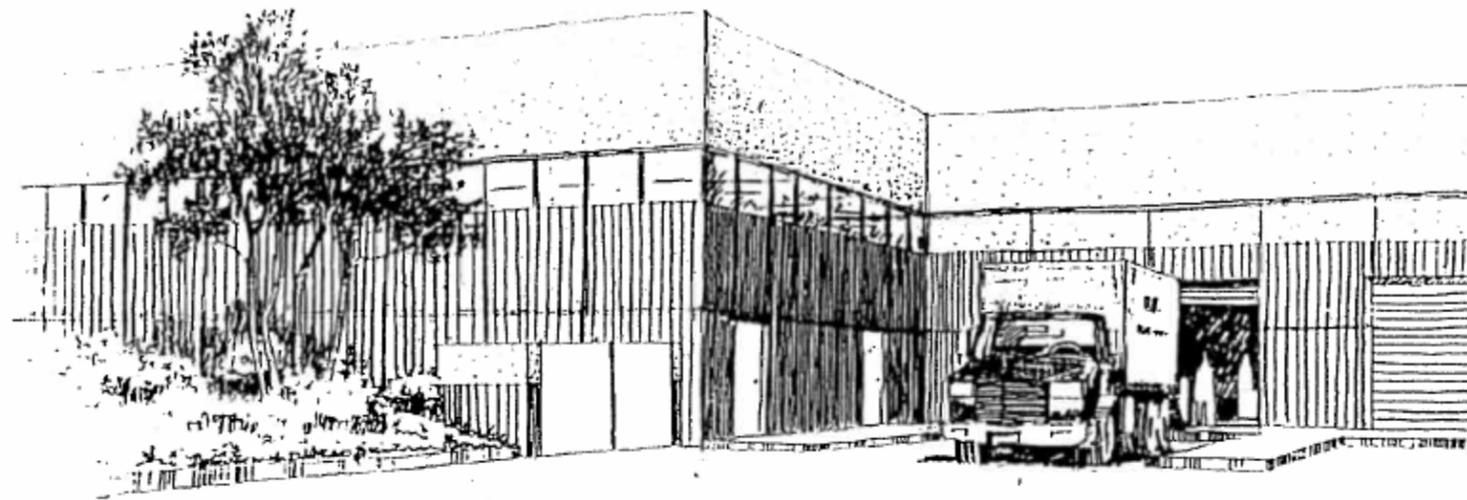


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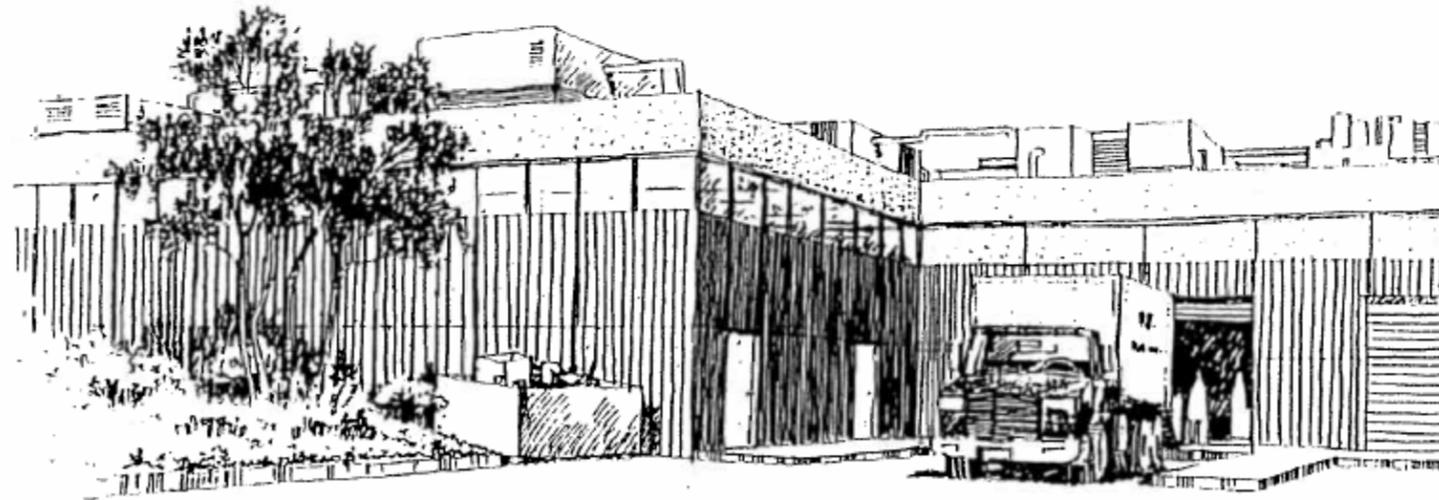
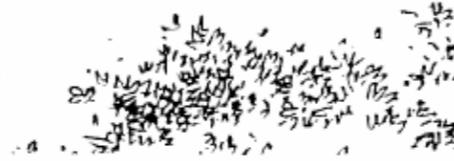


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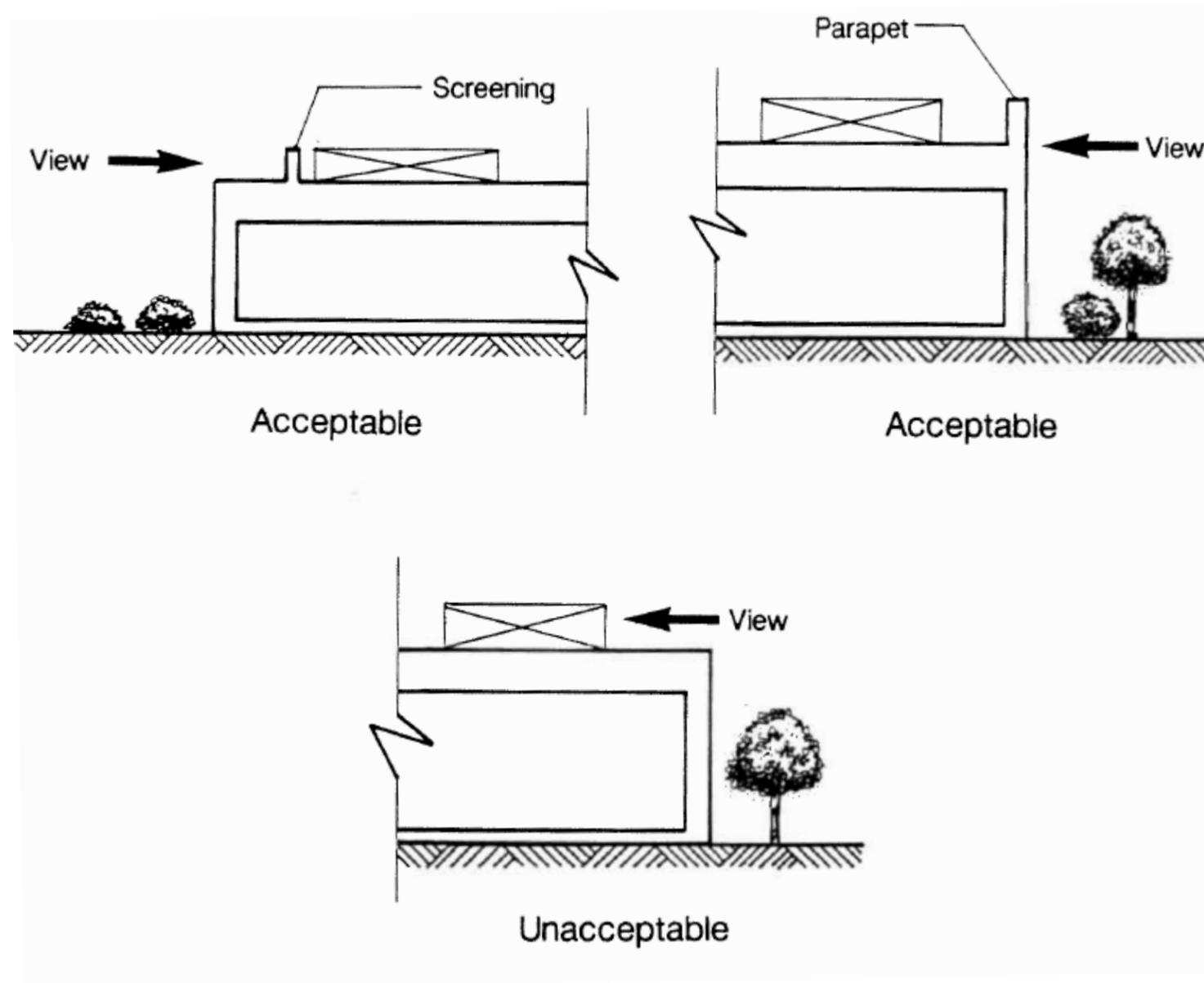


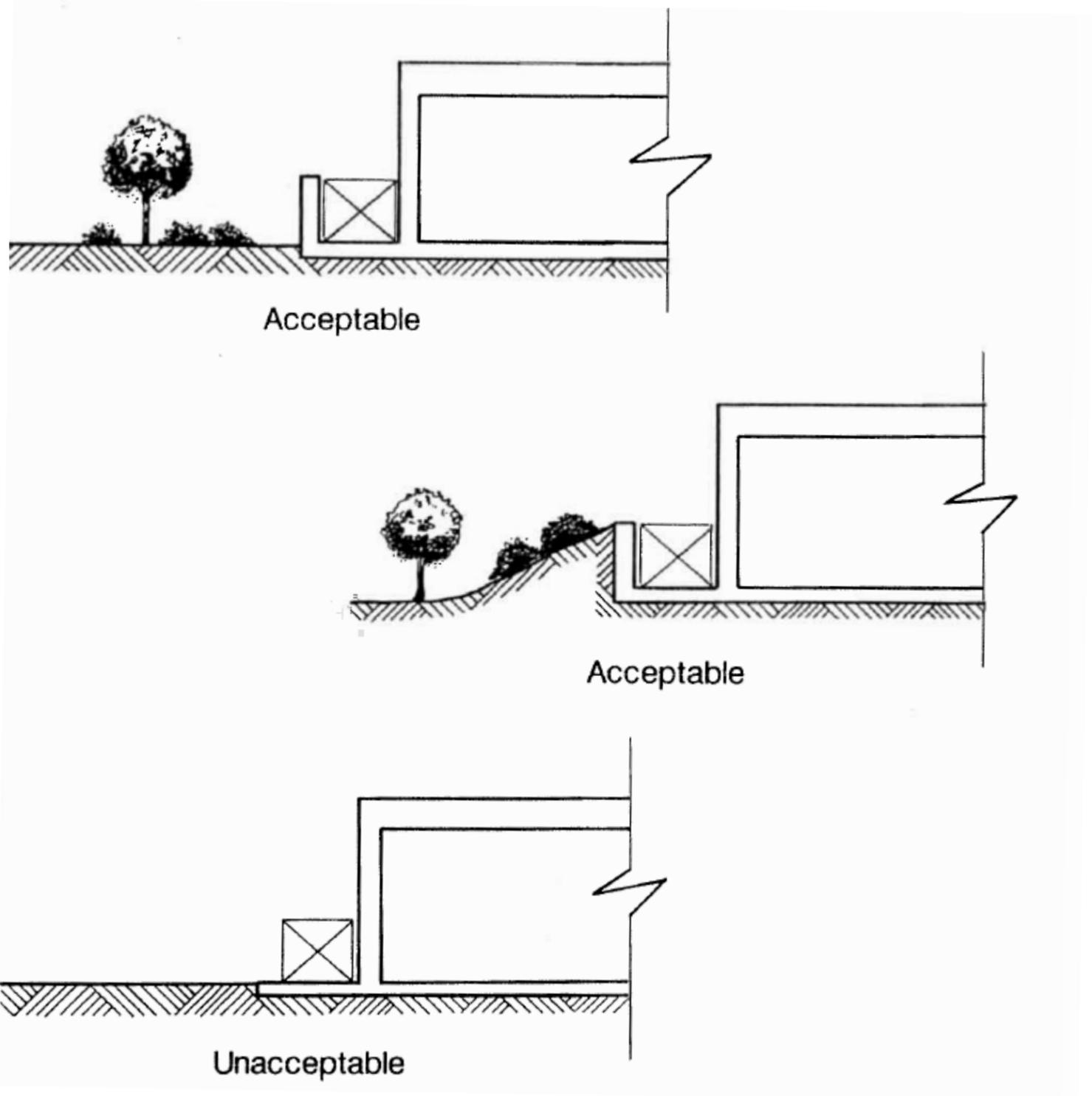
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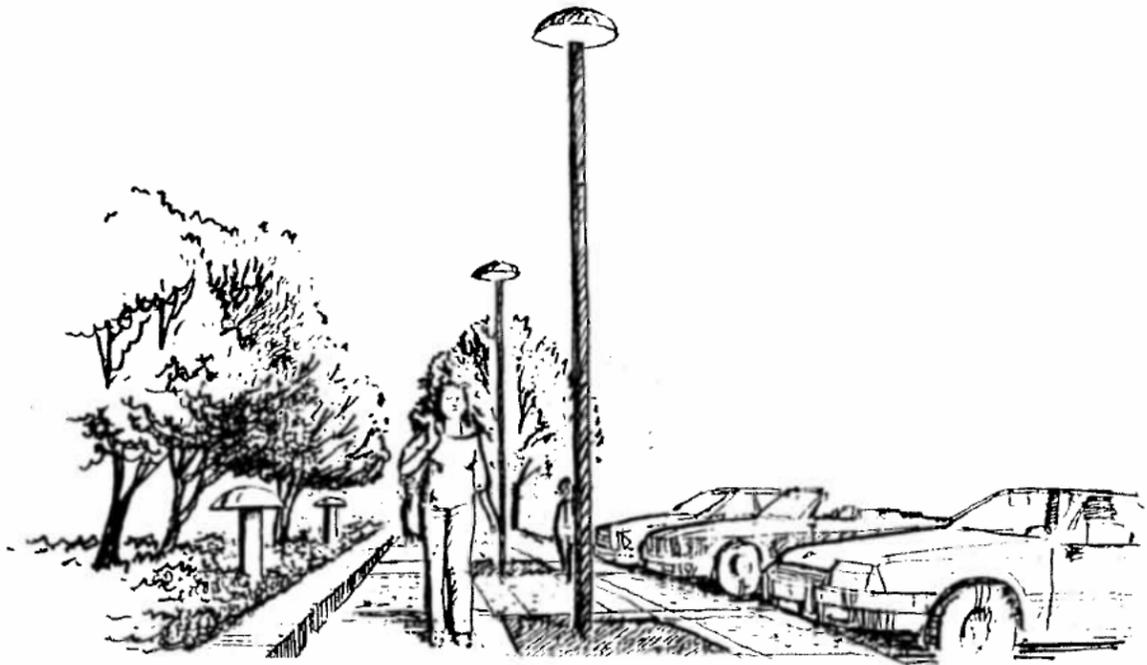


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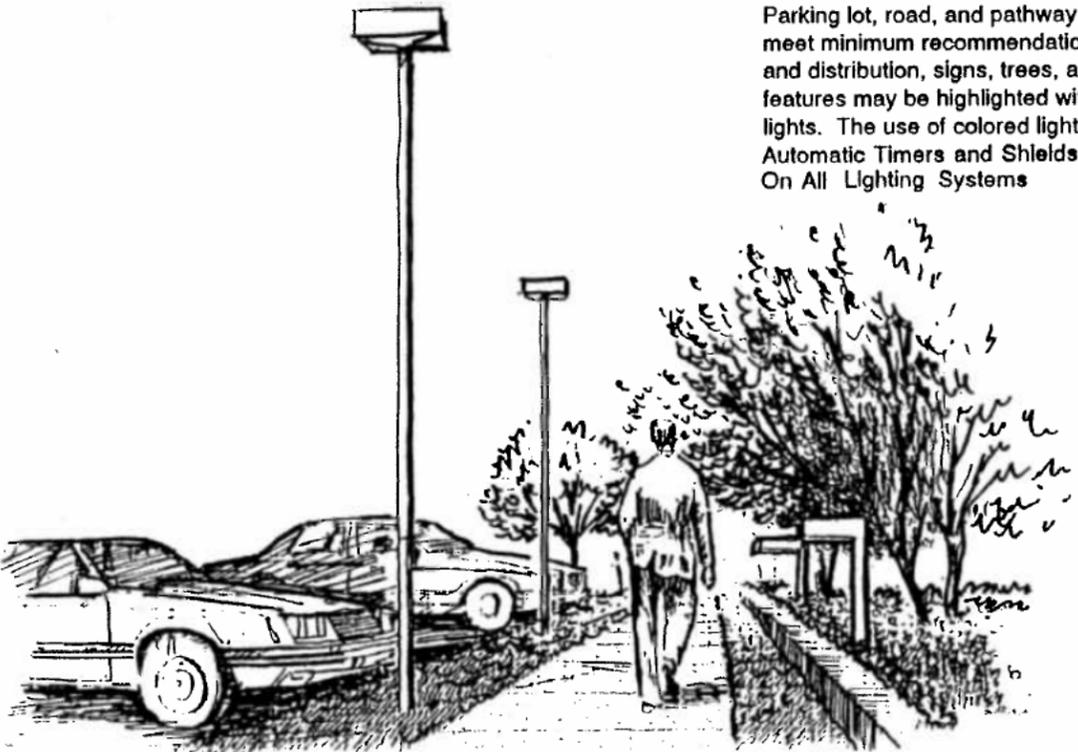




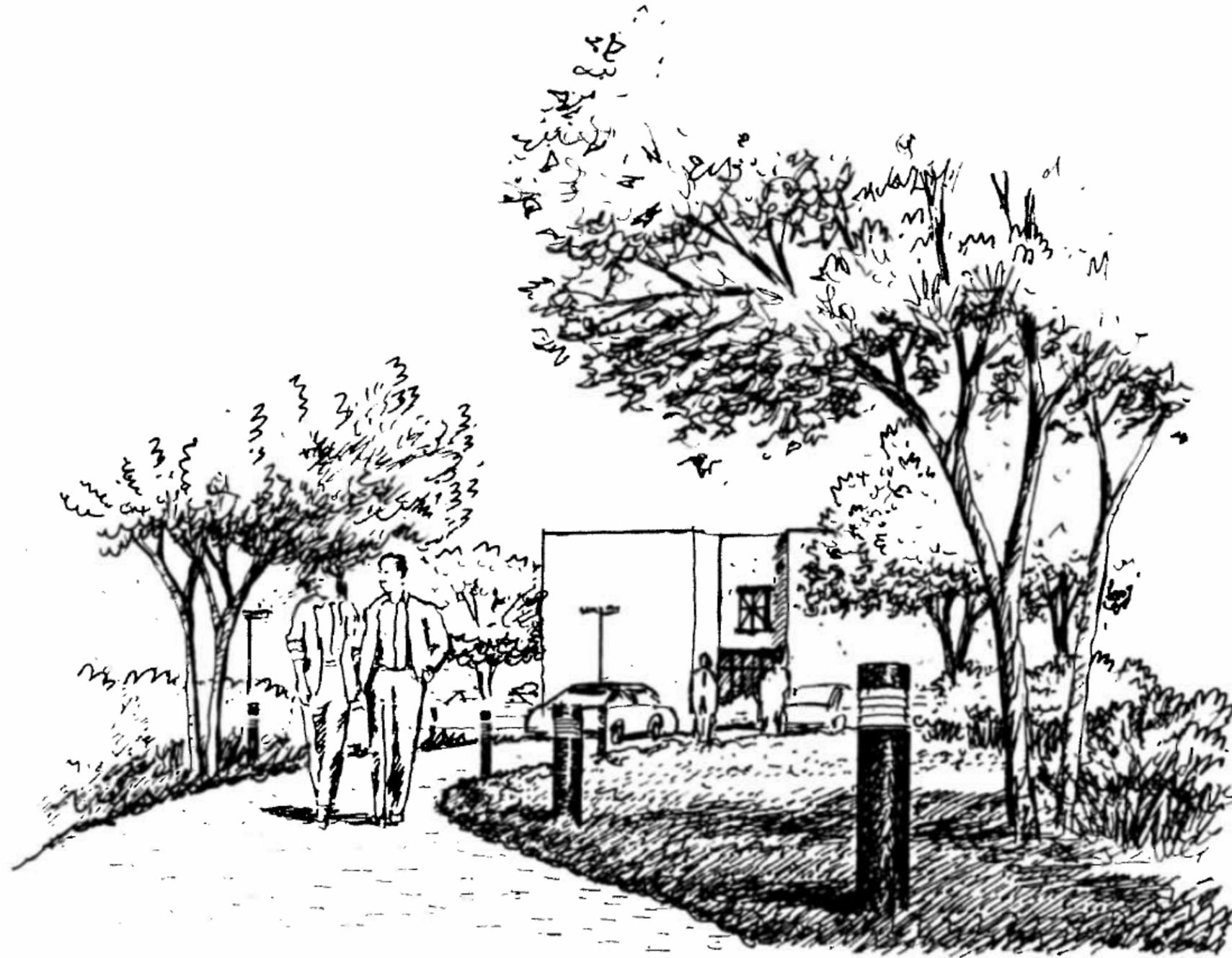




Lighting in the Business Park has two purposes. One is for safety reasons and the other for increased visual quality.

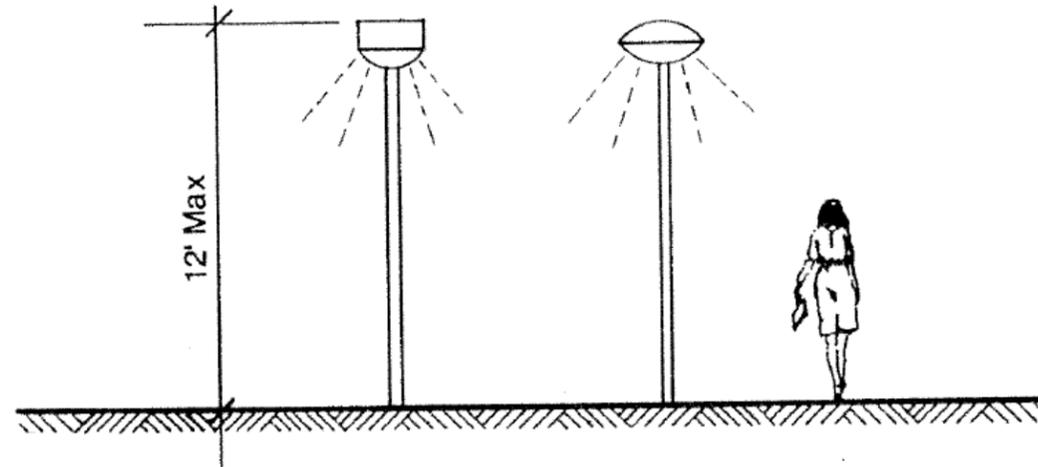


Parking lot, road, and pathway lights should meet minimum recommendations for light intensity and distribution, signs, trees, and other landscape features may be highlighted with up-lights or spot-lights. The use of colored lights should be avoided. Automatic Timers and Shields Shall Be Utilized On All Lighting Systems



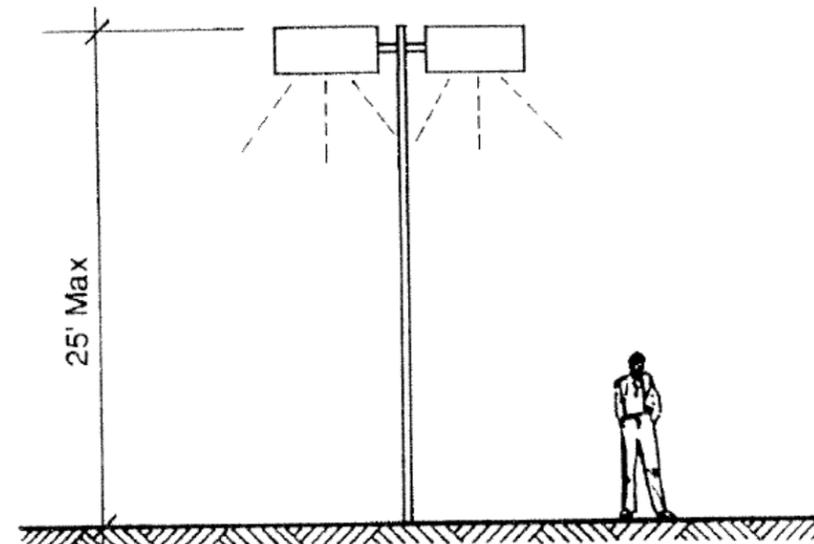
Low Level

- Use along walkways, steps, and entrances.
- Ballards can block traffic or protect objects, as well as provide light.



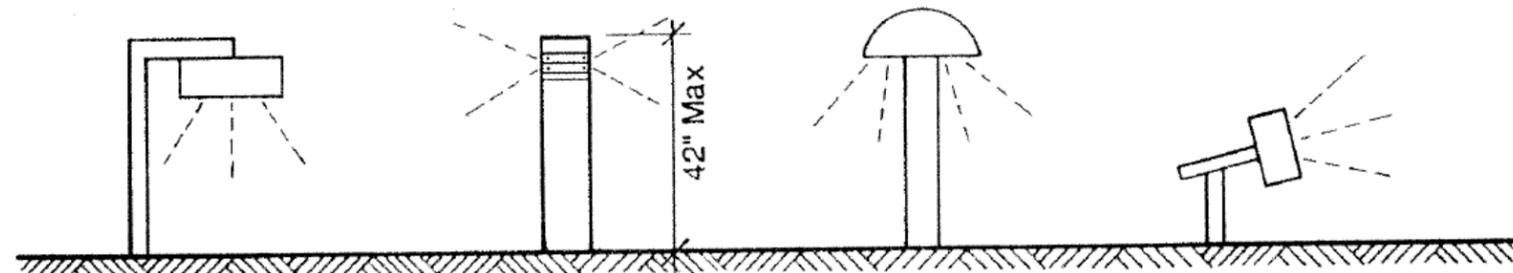
**Walkway**

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



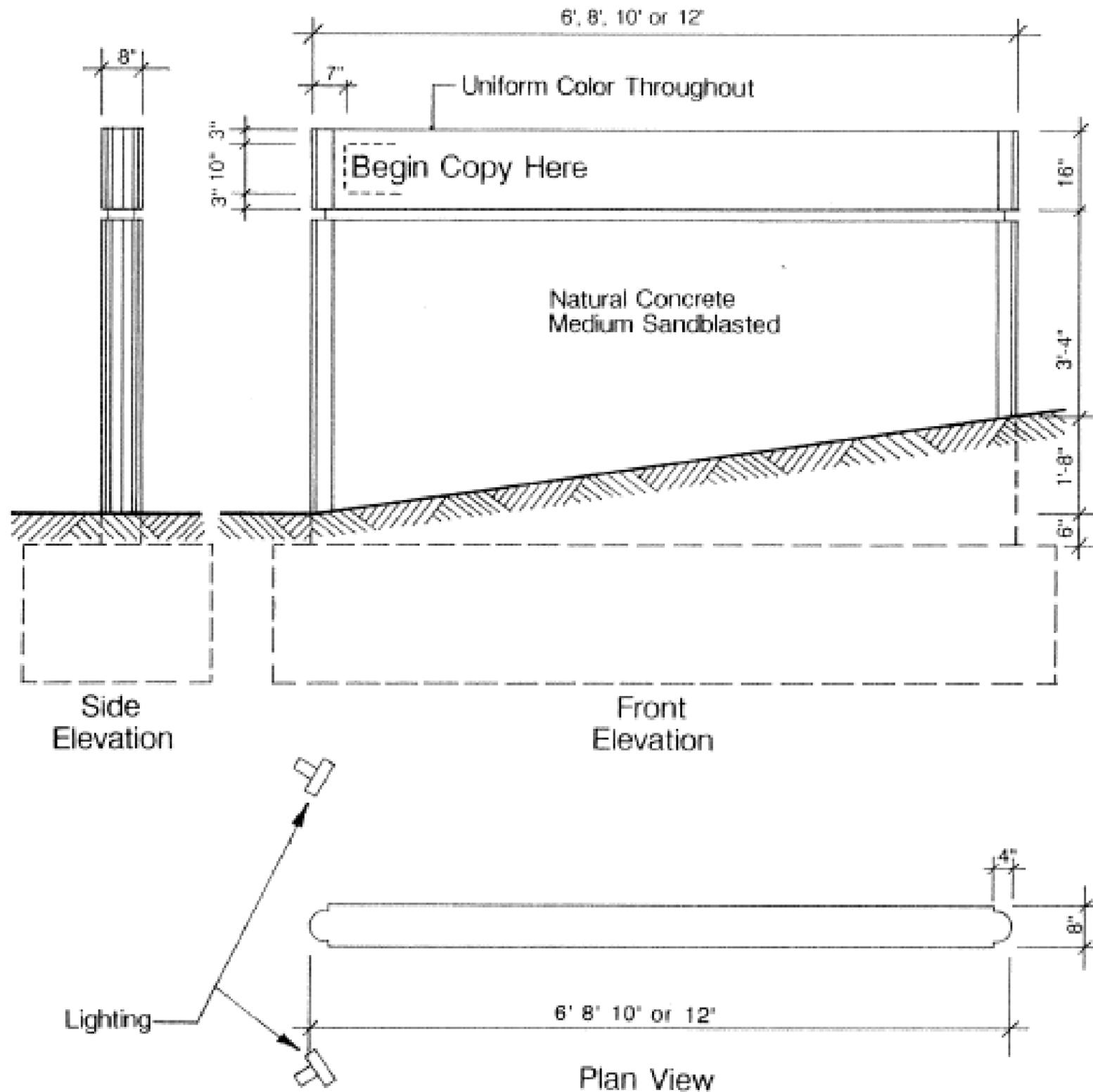
**Parking Lots and Roadways**

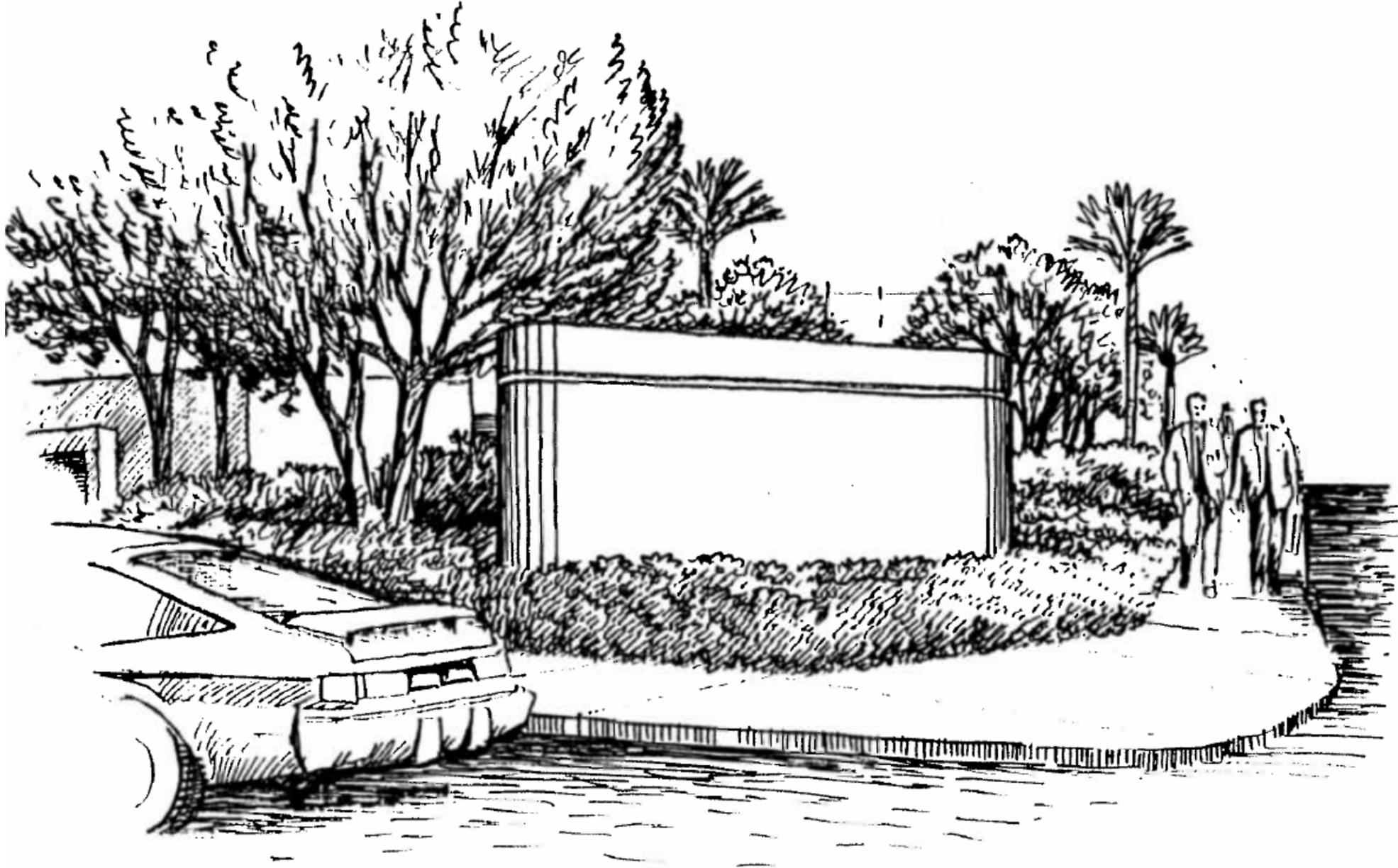
- 25' Maximum Height
- Can light one or more areas with one post

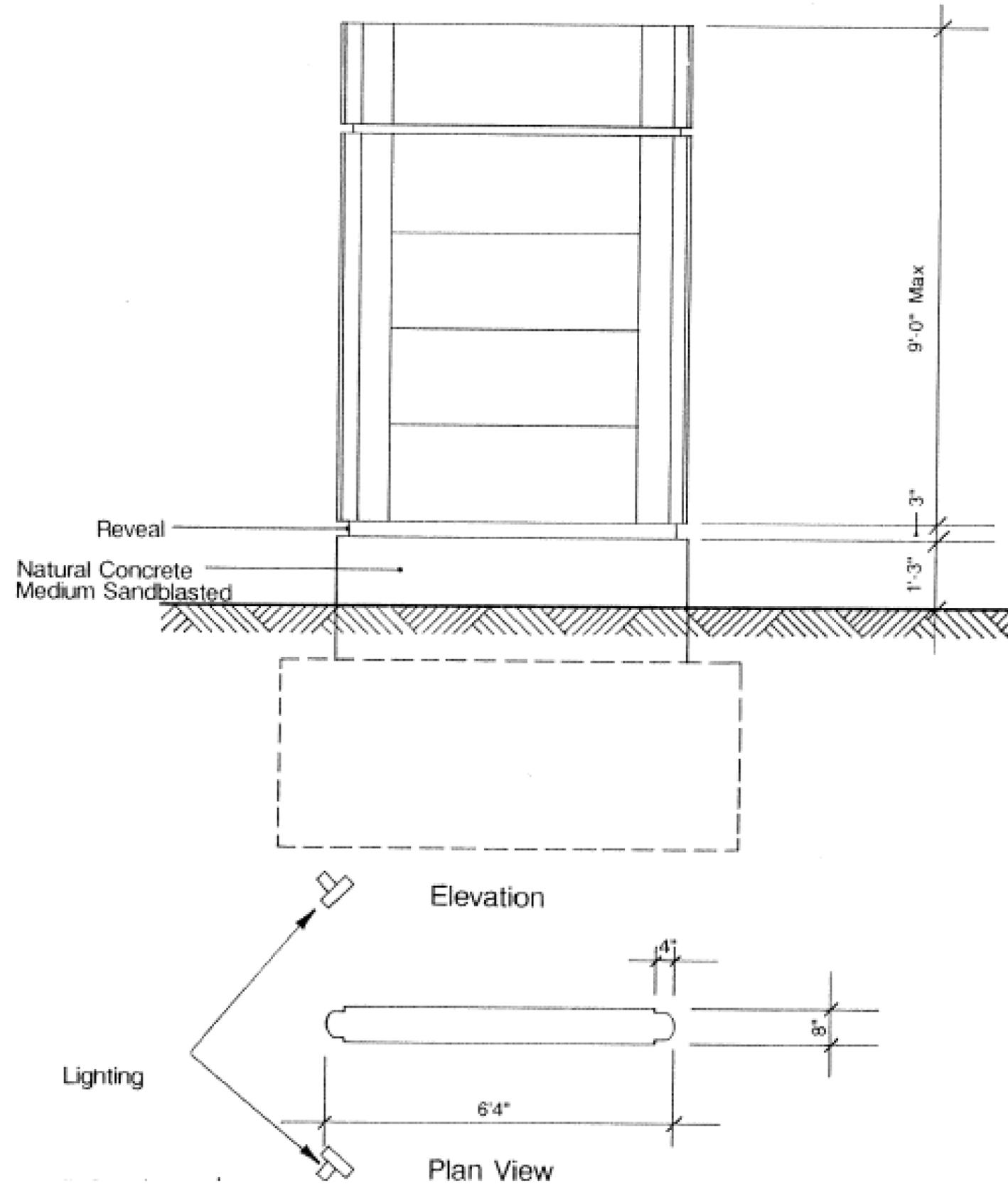


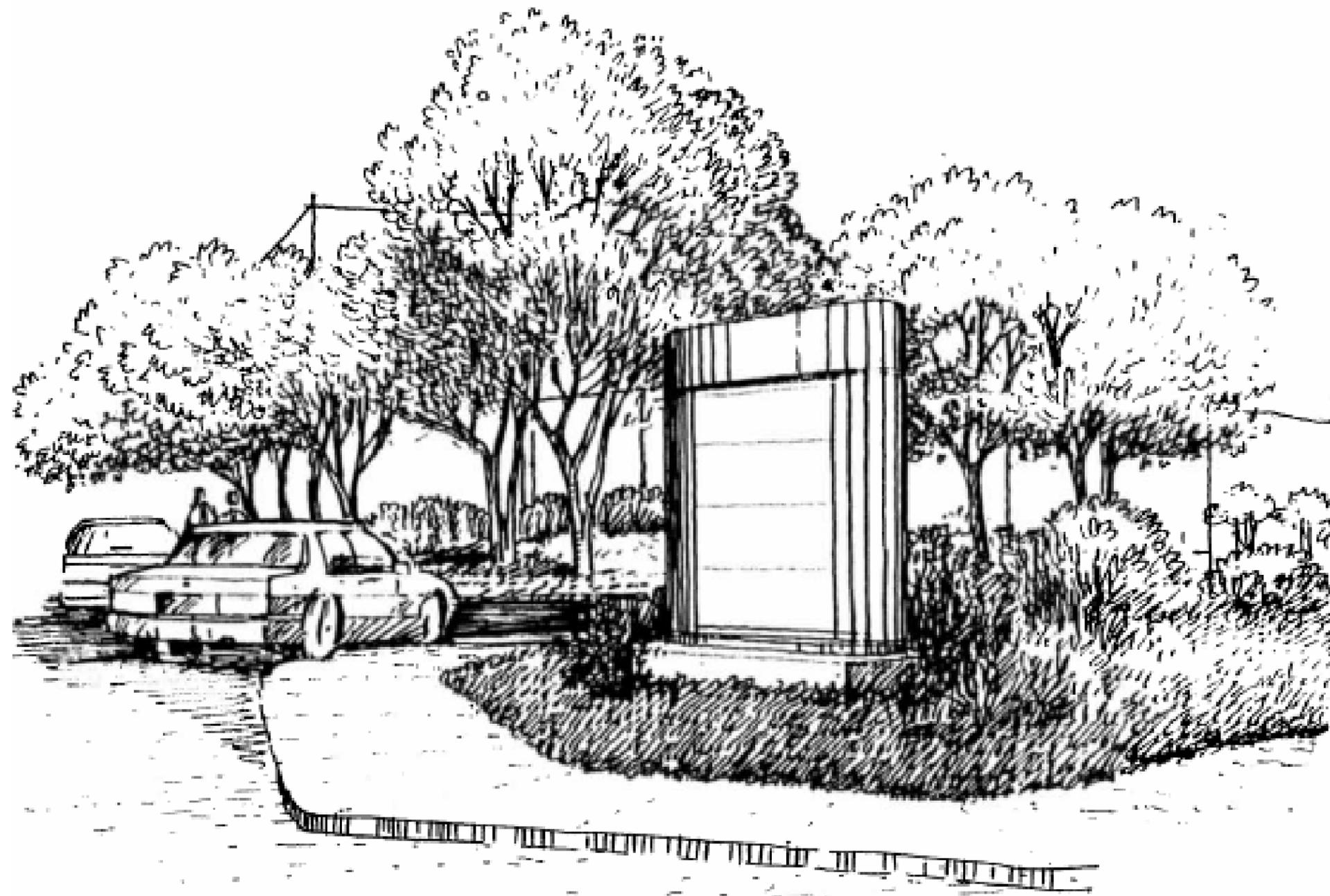
**Low Level**

- Use along walkways, steps, and entrances
- Ballards can block traffic or protect objects, as well as provide light
- Spot-lights can be used on signs, trees, buildings or other areas to be lighted

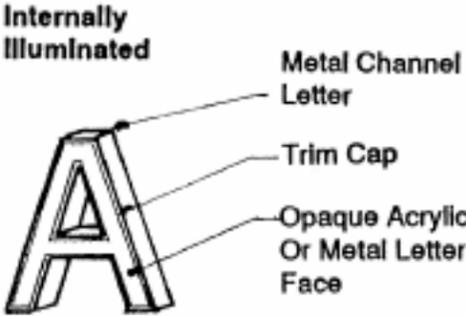
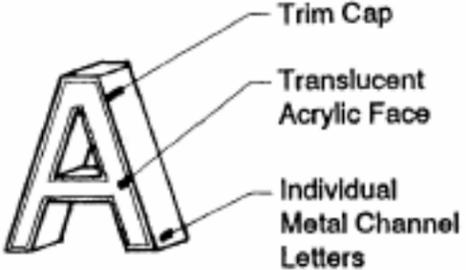
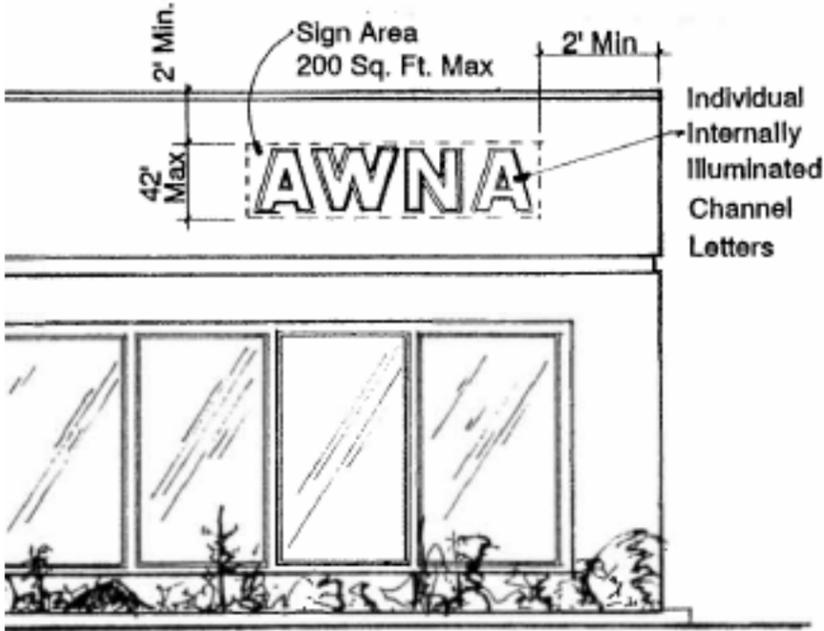




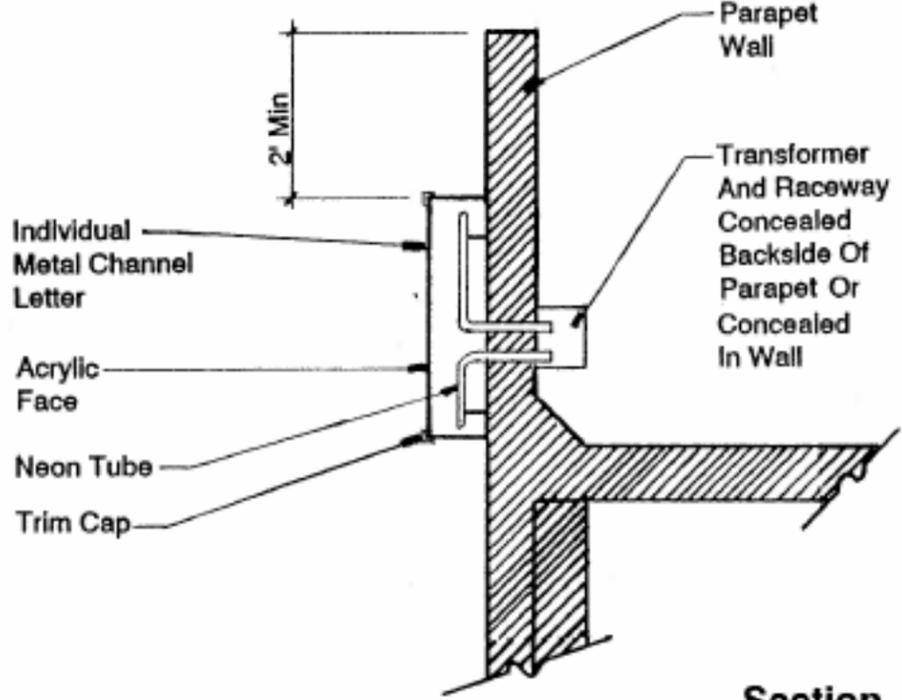




Office / Industrial  
Signage



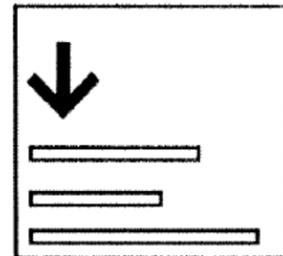
Non Illuminated Or Backlit



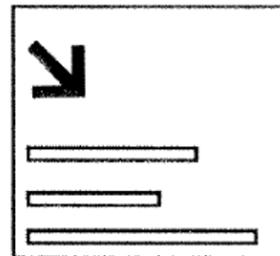
Section

Helvetica Regular

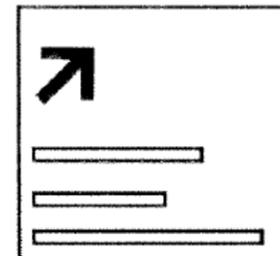
ABCDEFGHIJKLMNOPQRSTUVWXYZ  
abcdefghijklmnopqrstuvwxyz  
1234567890



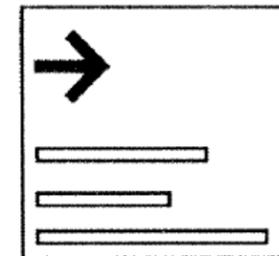
Down or  
ahead



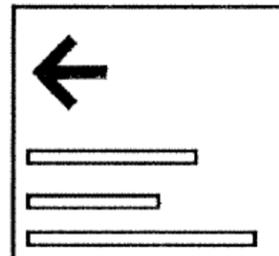
Angled Down  
Right



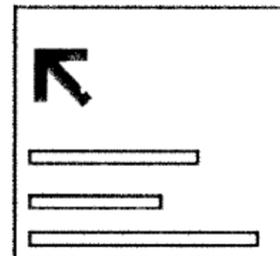
Angled Up  
Right



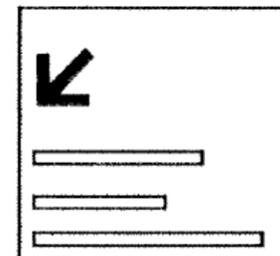
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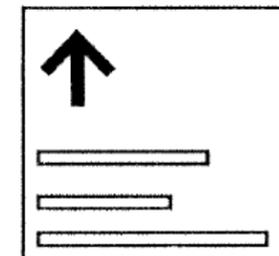
Left



Angled Up  
Left



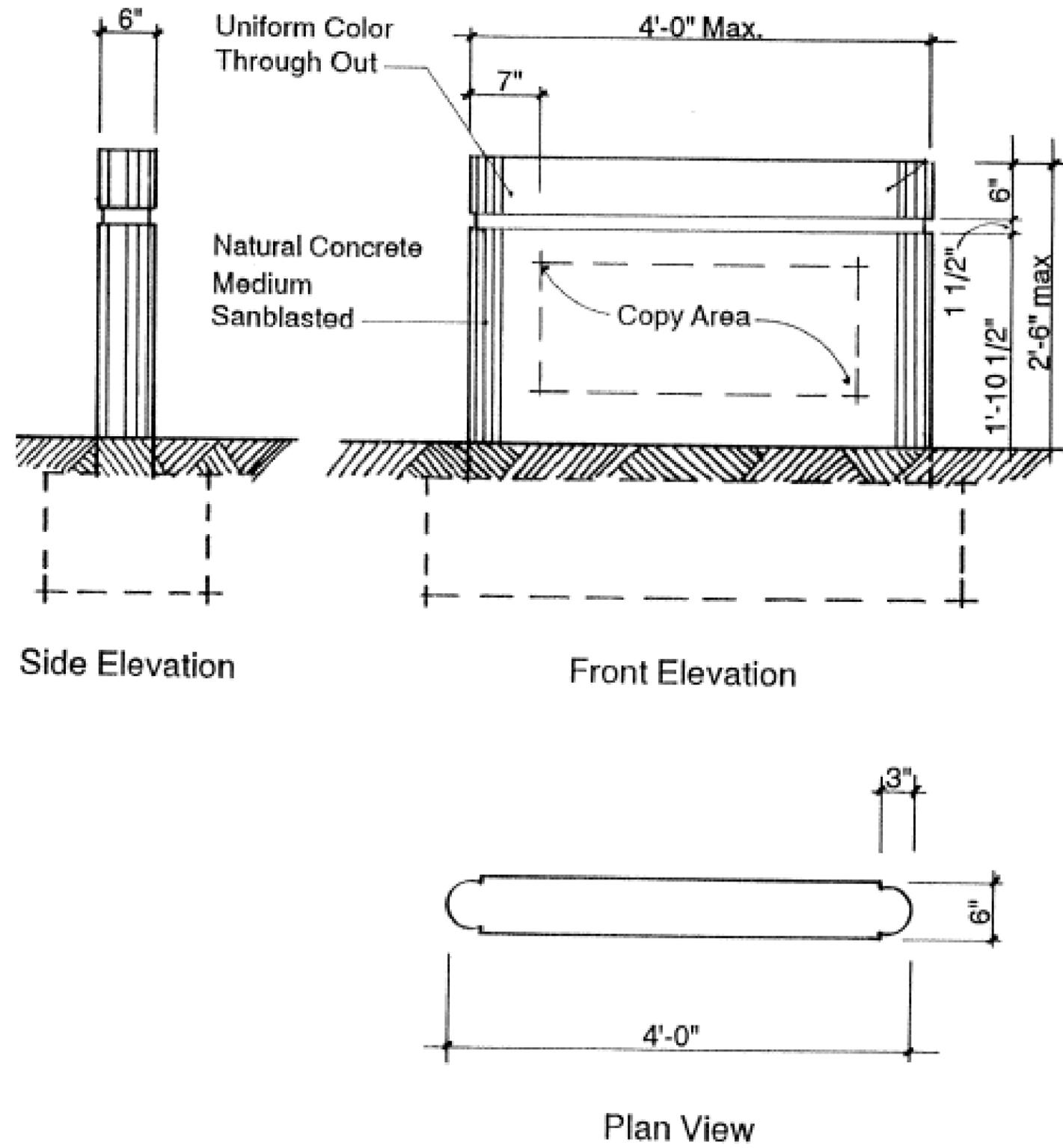
Angled Down  
Left

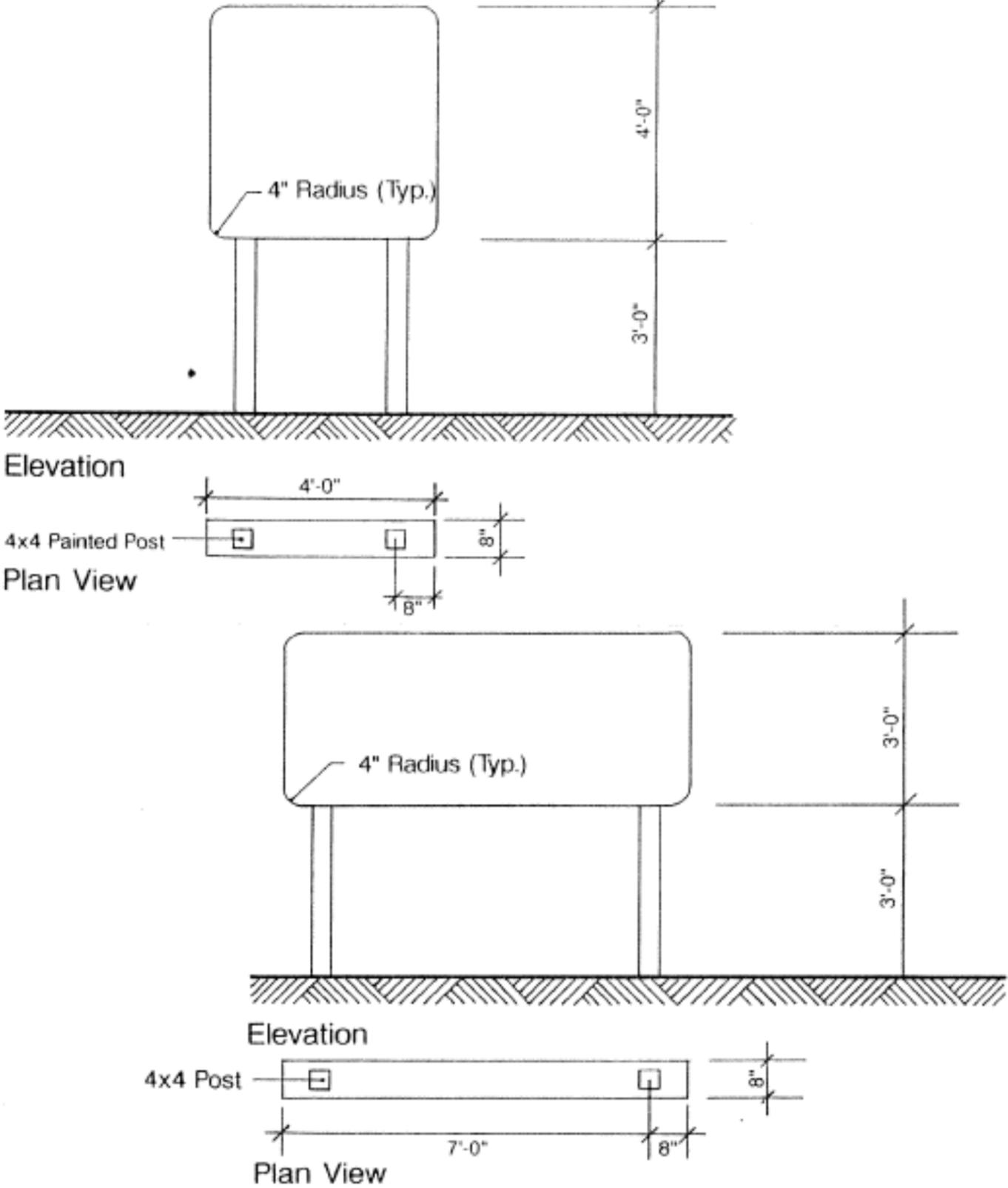


Up or  
Ahead

Arrow Placement

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



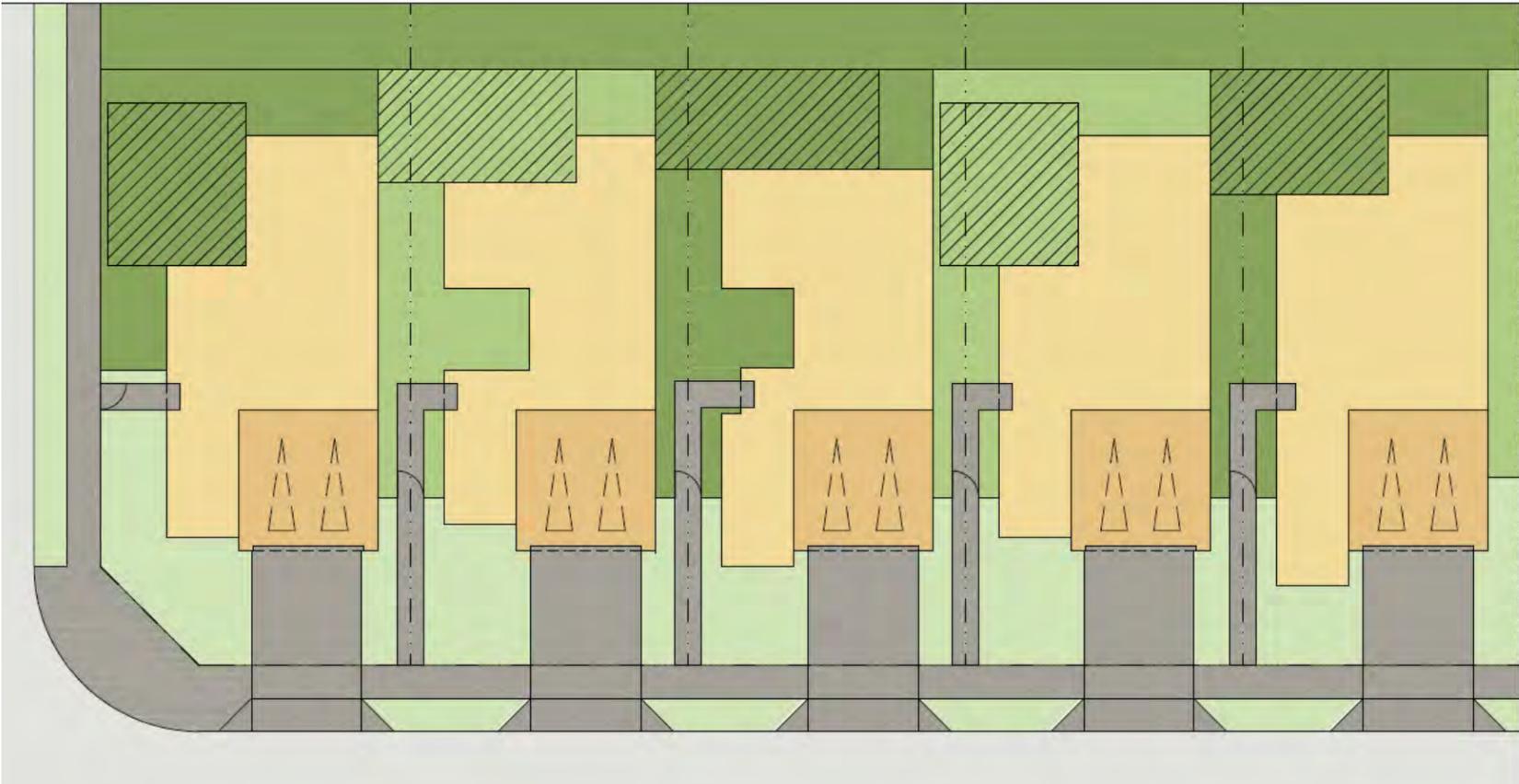




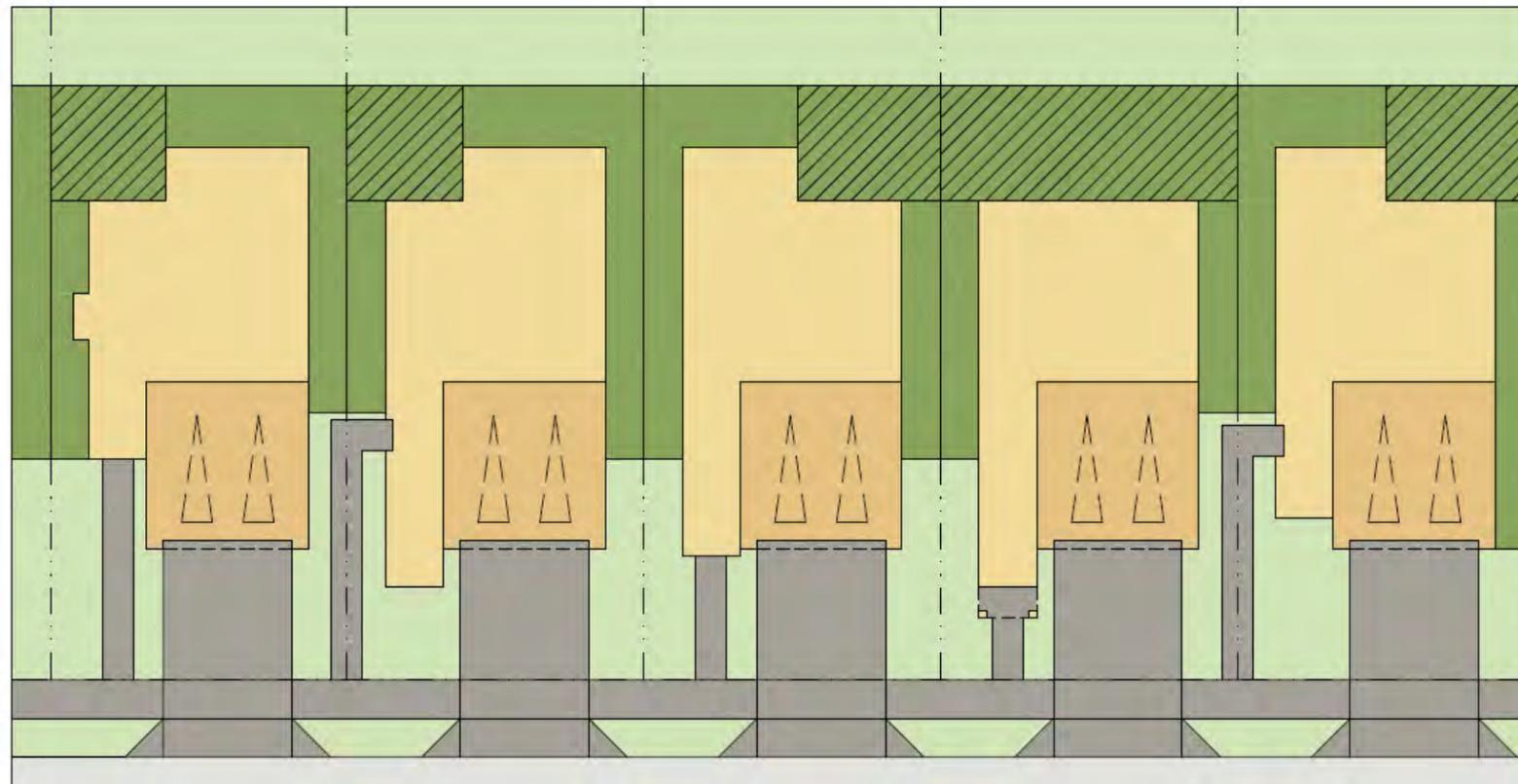
Please reference Figure IV-39 for doors not facing the street.

Single-Family Detached: Traditional	
<b>Development Standards</b>	
Designation/ Use	Single-Family Detached: Traditional
Planning Area	14 & 17
<b>Lot Dimensions</b>	
Minimum Lot Width	50'
Minimum Frontage on cul-de-sac	25'
<b>Setbacks</b>	
Minimum Front Yard – to main structure	15' average, 12' minimum
Minimum Front Yard – to porch	8'
Minimum Corner Side Yard	10'
Minimum Interior Side Yard	5'
Minimum Rear Yard	15'
Garage Setbacks	20' min
Side-in Garage Setbacks	15' min
<b>Other</b>	
Maximum Structural Height	40'
Minimum Private Open Space	500 sq ft Minimum 15' dimension
Encroachments (fireplaces, AC units, media centers)	2'

Section IV: Architectural Design Guidelines



Single-Family Detached: Zero Lot Line	
<b>Development Standards</b>	
Designation/ Use	Single-Family Detached: Zero Lot Line
Planning Area	15
<b>Lot Dimensions</b>	
Minimum Lot Width	42'
Minimum Frontage on cul-de-sac	22'
<b>Setbacks</b>	
Front Facing Street	10'
Front-Entry Garage	20'
Side-Entry Garage	15'
Street Side	10'
Interior Side	5'
Rear	10' (WHEN BUILDING ELEMENT IS 20'-0" IN WIDTH OR LESS) 15' OTHERWISE
<b>Other</b>	
Maximum Structural Height	40'
Minimum Private Open Space	500 sq ft Minimum 15' dimension
Encroachments (fireplaces, AC units, media centers)	2'



Please reference Figure IV-39 for doors not facing the street.

Single-Family Detached: Traditional	
<b>Development Standards</b>	
Designation/ Use	Single-Family Detached: Traditional
Planning Area	16
<b>Lot Dimensions</b>	
Minimum Lot Width	38'
Minimum Frontage on cul-de-sac	30'
<b>Setbacks</b>	
Minimum Front Yard – to main structure	15' average, 12' minimum
Minimum Front Yard – to porch	8'
Minimum Corner Side Yard	10'
Minimum Interior Side Yard	5'
Minimum Rear Yard	8'
Garage Setbacks	18' min
<b>Other</b>	
Maximum Structural Height	40'
Minimum Private Open Space	225 sq ft Minimum 15' dimension
Encroachments (fireplaces, AC units, media centers)	2'



## TUSCAN ARCHITECTURAL STYLE

- 1 Stone and/or brick veneer as accent elements
- 2 Low pitched roofs with overhangs
- 3 'S' tile roofs
- 4 Decorative window treatments and surrounds
- 5 Use of tower elements and/or asymmetrical massing

## HISTORY and CHARACTER

Historical antecedents in Tuscany. The Tuscan style adapts old world elements to southern California. Characteristics include: old world elements which exude permanence, simple clear massing with tower elements, and judicious use of details authentic to the style. Features comprise stone or brick walls as accents, buttressed wall elements, 'S' tile roofs, and recessed windows with shutters in limited key locations.



TUSCAN ARCHITECTURAL STYLE - FIGURE IV-34a

# Section IV: Architectural Design Guidelines

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



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



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



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



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



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



Rear and Side Articulation:  
Shall be enhanced





## CRAFTSMAN ARCHITECTURAL STYLE

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

## HISTORY and CHARACTER

An American architectural style, represented a philosophy of life that featured honesty, integrity and a return to nature. The Craftsman design focuses on the harmony of indoor and outdoor life. It stresses honesty of form, materials, and workmanship, eschewing applied decoration in favor of the straight forward expression of the structure. Craftsman architecture draws from the wood building traditions of Japan and Switzerland, as well as medieval themes favored by the Arts and Crafts philosophies.

Natural woods, shingles, earth tone colors, brick, stone, river rock, clinker brick, and heavy structural beams signify oneness with nature. Rocks and bricks are often used on foundations, chimneys, and railings to set a unifying theme for the home. Wherever possible, aesthetic and functional interiors are integrated in simple living spaces. These easy, asymmetrical gabled, stuccoed works of art are a large part of Southern California's architectural heritage.



**Windows:**

Multi-divisioned double-hung with wood or under plaster trim at select locations on front accents  
Accent shutters on front elevations



**Roofs:**

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



**Doors:**

Solid wood or fiberglass  
Colors shall be complimentary to the style



**Materials and color:**

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

**Porches and Balconies:**

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



**Garages:**

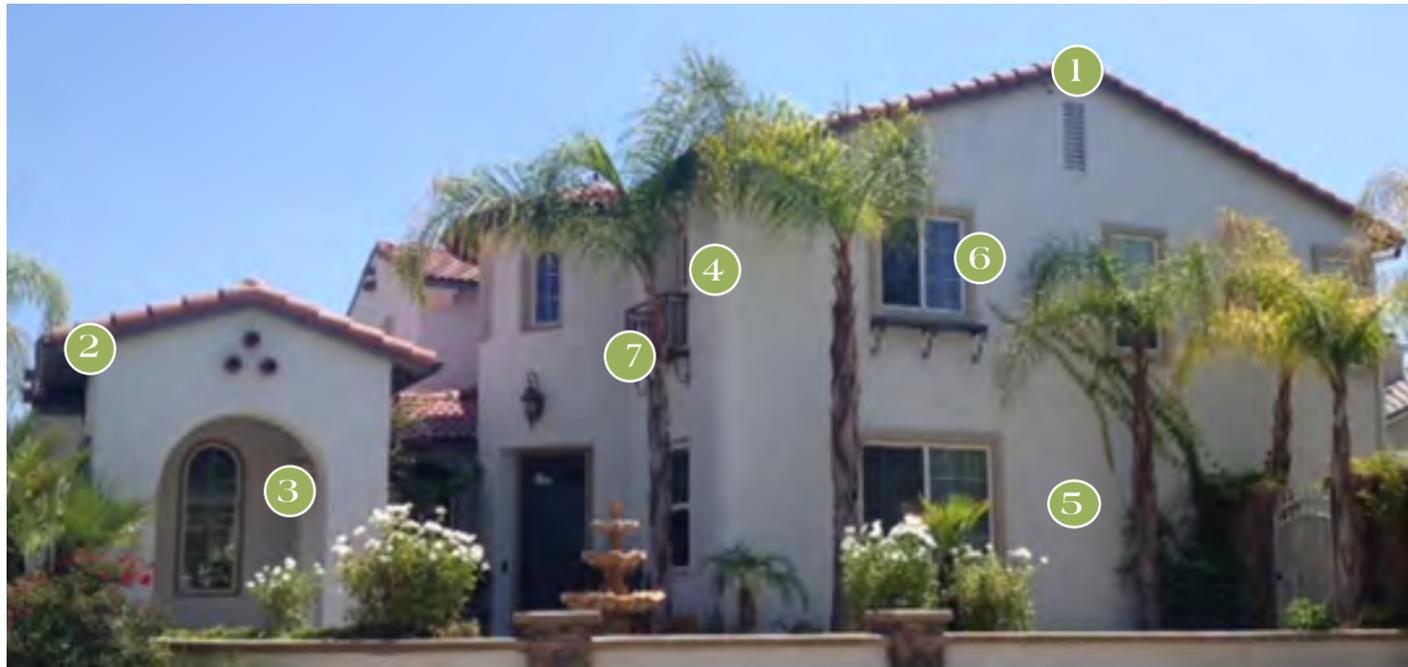
Will be consistent and compliment the architectural style with complimentary colors  
Garage carriage lights shall be wall mounted and appropriate to the style  
Roll up doors with optional windows appropriate to the style  
Hardware to compliment lighting fixtures and architectural style



**Rear and Side Articulation:**

Shall be enhanced





## SPANISH MEDITERRANEAN ARCHITECTURAL STYLE

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

## HISTORY and CHARACTER

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

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



## Section IV: Architectural Design Guidelines

### Windows:

Multi-divisioned single-hung, arched or sliding windows with decorative plaster trim

Provide offsetting planes at second floor rooms to add interest to front elevations

Accent shutters on front elevations



### Roofs:

Main hip structure with intersecting gables or hips.

Moderate pitches from 3:12 to 4:12

Clipped rakes

Eaves shall include 8" minimum overhang

Eaves can be enclosed plaster cornice, exposed rafter tails, or standard wood fascia

Concrete tile roofing

Colors will complement the house



### Doors:

Solid wood or fiberglass with vertical panels

Colors shall be complimentary to the style



### Materials and color:

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

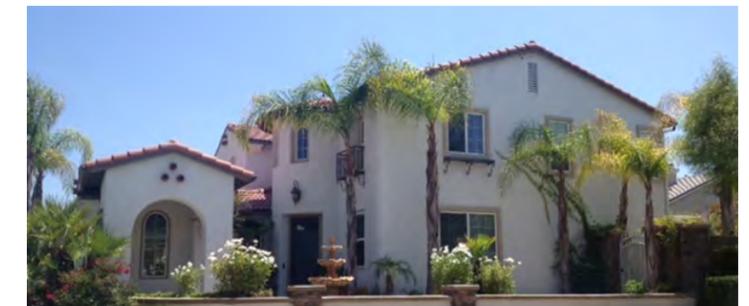


### Porches and Balconies:

Some porches may be used to add interest to the street scene

Some entry courtyards with plaster site walls and metal gates may be used

Balconies shall include metal railings and plaster trim accents



### Garages:

Will be consistent and compliment the architectural style with complimentary colors

Garages shall be recessed and include decorative trim and/or corbels

Garage carriage lights shall be wall mounted and appropriate to the style

Roll up doors with optional windows appropriate to the style



### Rear and Side Articulation:

Shall be enhanced





## MONTEREY ARCHITECTURAL STYLE

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

## HISTORY and CHARACTER

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

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



# Section IV: Architectural Design Guidelines

## Windows:

Vertical multi-divisioned with wood or plaster trim

Accent shutters on front elevations



## Roofs:

Mian gable with shed roof over balcony

Moderate pitches from 4:12 to 6:12

Flat tile, barrel or 'S' tile concrete roofing

12" to 18" overhangs

Colors will compliment the house



## Doors:

Paneled wood with decorative trim

Colors shall be complimentary to the style



Materials and color:

Light colored stucco

Earth tone colors with complimenting trim and accents

The use of brick is encouraged

Porches and Balconies:

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



## Garages:

Will be consistent and compliment the architectural style with complimentary colors

Garage carriage lights shall be wall mounted and appropriate to the style

Roll up doors with optional windows appropriate to the style

Hardware to compliment lighting fixtures and architectural style



Rear and Side Articulation:

Shall be enhanced





Material Break - stucco / stone



Material Break - siding / stucco



Transition - siding / brick



Transition - stucco / siding



Material Break - stucco / stone

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

Section IV: Architectural Design Guidelines



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