

Section 3 Design Requirements

3.1 Design Requirements Parkside, Lakeside and Mountain Park Homes

Elements	Goals	Design and Configuration	Materials and Finishes
<p>1. <u>Exterior walls</u></p>	<p>_To integrate the building in the existing topography and the natural environment.</p> <p>_To create a variety of wall characters within each building and among buildings.</p> <p>_To create a variety of wall characteristics within the building complex.</p>	<p>_Foundations for porches on street-facing facades shall be continuous walls and/or a system of piers with continuous screening except when at second floor and habitable spaces below which require windows and doors.</p> <p>_Walls shall be one-story or one-story and one-half high.</p> <p>_More than one exterior wall plate height shall be provided.</p> <p>_Overhanging walls shall be bracket supported.</p> <p>_A minimum of two materials and finishes shall be applied.</p>	<p>_Concrete-stucco</p> <p>_Brick</p> <p>_Stone</p> <p>_Automatic vents and access panels shall be coordinated with wall finishes, trim and design patterns.</p> <p>_Wood weatherboards with trim.</p> <p>Wood shingles</p> <p>_Brick</p> <p>_Stone</p> <p>_Cement plaster</p> <p>_Vinyl or aluminum siding shall not be permitted.</p>
<p>2. <u>Roofs</u></p>	<p>_To articulate and differentiate the massing and the profile of the building shape</p> <p>_To accommodate upper floor rooms and/or changes in the main level spaces.</p>	<p>_Roof pitch shall be 10 in 12. Shape: -shall be gable, hip, half-hip or combination thereof. Other roof slopes may be utilized based on integration into overall design.</p> <p>_minimum of three gables shall be provided (not including dormers built entirely on the roof); if more than one gable is located on the front façade, one gable shall be at least 1.5 times larger than and may overlap the other gable.</p> <p>_eaves and rakes shall be extended to protect walls and openings.</p> <p>_soffits may be open or closed</p> <p>_gable ends may overhang lower stories.</p>	<p>_Architectural grade asphalt shingles.</p> <p>_Metal roofing</p> <p>_Wood shakes and shingles</p> <p>_Concrete tiles.</p> <p>_Composition shingles.</p> <p>_Materials and treatment of eaves, rakes and soffits shall be complementary with exterior wall treatment.</p> <p>_Roof accessories such as vents, flashing, gutters and down-spouts shall be of good quality and their coloring shall match with roofing materials, fascia, soffits and exterior wall treatment.</p> <p>◆Contrasting colors shall not be permitted.</p>

3.1 Design Requirements Parkside, Lakeside and Mountain Park Homes (Cont.)

Elements	Goals	Design and Configuration	Materials and Finishes
3. <u>Porches</u>	_ To integrate the porch within the building volume	<p>_ Covered porches at the street façade shall be located under the main roof of the building.</p> <p>_ Roof pitches of covered porches may break or sweep at the eaves.</p> <p>_ Porch steps shall be closed riser type and shall be inset within porch floor area[MSOffice1].</p> <p>_ Porch steps projected beyond the porch floor to grade shall be received by cheek walls constructed to match adjacent walls or foundation.</p> <p>_ Porches at street façade shall be deep enough to accommodate furniture</p> <p>_ Uncovered porches or deck shall not be permitted at street façade. Uncovered landings and ramps are permitted.</p>	<p>_ Columns, posts, rails, balusters, newels and stairs shall be constructed using simple, relatively unworked, large, solid or built-up members.</p>
4. <u>Exterior Openings</u>	_ To provide a cohesive articulation and decoration of the building exterior.	<p>_ Main entrances shall be heavy and combined with covered porches and may be arched with tabbed trim.</p> <p>_ Windows:</p> <ul style="list-style-type: none"> - shall be of tall and narrow proportions. - shall be of casement-type as opposed to double-hung. - shall be arranged in groups of three or more in inhabited rooms. - multi-story bays are recommended in ceremonial or representational spaces. - skylights shall be located away from street façade. 	<p>_ Wood and/or steel with broad stone or stone-like trim.</p> <p>_ Wood or aluminum clad units with matching simulated true divided light muntins</p> <p>_ Shutters shall be operable and of painted or stained wood[MSOffice2].</p> <p>_ Garage doors shall be of steel or painted or stained wood.</p>

3.1 Design Requirements Parkside, Lakeside and Mountain Park Homes (Cont.)

Elements	Goals	Design and Configuration	Materials and Finishes
5. <u>Building Supplements</u>	♦To complement the overall design of the building.	<p>♦Chimneys: -shall be massive, elaborated, tall and prominent -patterning and articulation as multiple shafts is recommended. -Terminations shall be elaborated. -Chimney and fireplace masses on the exterior of houses, including porches, shall appear to be constructed of load bearing masonry with masses carried to the ground. Floating chimney and fireplace will generally not be acceptable. ♦Hardware shall be operable and finished to complement associated elements.</p> <p>♦All mechanical, plumbing and electrical installations on pads or otherwise shall not be permitted on the street side of the building. In any case, they shall be hidden from view with screens or fences.</p> <p>♦Telecommunication receivers shall be sited on a roof reverse slope in a valley and hidden from street view, if at all possible.</p> <p>♦Individual mailboxes may not be permitted.</p> <p>♦Ancillary structures such as pools, gazebos, garden sheds, etc., shall be designed to be complementary to the house design and its siting.</p>	<p>♦Masonry with cement plaster or cladding over wood framing with masonry accessories, metal shrouds or other features.</p> <p>♦Constructed or landscaped screening.</p> <p>♦Vinyl lattice or diagonal lattice screening shall not be permitted.</p> <p>♦Only satellite dishes 39 inches in diameter or smaller shall be permitted.</p> <p>♦Identical to the materials and finishes of the main building.</p>

3.1 Design Requirements Parkside, Lakeside and Mountain Park Homes (Cont.)

Elements	Goals	Design and Configuration	Materials and Finishes
6. <u>Grading Drainage Features</u>	<ul style="list-style-type: none"> ◆To disturb existing landforms and drainage patterns as little as possible. 	<ul style="list-style-type: none"> ◆Storm drainage shall not be redirected upon adjacent properties. ◆Maximize percolation of storm drainage by sheet flow and swales. 	<ul style="list-style-type: none"> ◆Encouraged: <ul style="list-style-type: none"> -Muted tones, rustic textures, organic colors. -Metal grates and drain covers. -Stone drainage material (or brick). ◆Discouraged: <ul style="list-style-type: none"> -Precast or in situ concrete elements, above grade and visible rip rap.
7. <u>Landform Design and Retaining Walls</u>	<ul style="list-style-type: none"> ◆Retaining walls to complement architecture ◆To integrate berming with natural topography 	<ul style="list-style-type: none"> ◆Retaining walls to tie into architectural building features with similar material usage, e.g., a stone retaining wall tying into a water table or stone skirt of a building. ◆Integrated landform shall be finished with grades. 	<ul style="list-style-type: none"> ◆Encouraged: <ul style="list-style-type: none"> -Stone/boulders -Brick -Stucco covered - concrete or CMU block. -Muted tones, rustic textures, organic colors -Berm planting ◆Discouraged: <ul style="list-style-type: none"> -Pressure treated timbers and railroad ties for walls and steps -Mulch shall not become a predominant visual design element. -Large scale precast concrete blocks -Unit wall blocks

3.1 Design Requirements Parkside, Lakeside and Mountain Park Homes (Cont.)

Elements	Goals	Design and Configuration	Materials and Finishes
8. <u>Pavement and Curbing</u>	<ul style="list-style-type: none"> ◆To complement all plantings, buildings and existing landscape features. 	<ul style="list-style-type: none"> ◆Irregular, natural flows of circulation pavements is encouraged, except in some portions of Mountain Park Homes, Mixed use, and Special Use land areas. 	<ul style="list-style-type: none"> ◆Encouraged: ◆Gravel ◆Stone ◆Brick ◆Asphalt ◆Concrete with exposed aggregate ◆Muted in color and tone, and understated ◆For Trails: ◆Gravel ◆Mulch Muted tones, rustic textures, organic colors. Discouraged: ◆Decorative pavers.
9. <u>New Plantings</u>	<ul style="list-style-type: none"> ◆To hold soil on steep slopes ◆To complement site elements and architecture ◆To provide visual screening ◆To create variety within an overall planting theme. ◆To blend naturalistic plantings with the surrounding landscape. 	<ul style="list-style-type: none"> ◆Plantings shall be coordinated with all other site design elements. 	<ul style="list-style-type: none"> Required: ◆Native plant materials (see separate plant list, Appendix B, for recommended plants). Discouraged: ◆Exotic non-native plants. ◆Formal planting arrangements or landscape designs

3.1 Design Requirements Parkside, Lakeside and Mountain Park Homes (Cont.)

Elements	Goals	Design and Configuration	Materials and Finishes
10. <u>Parking</u>	<ul style="list-style-type: none"> ◆ To reduce the visual impact of vehicles ◆ Minimize number of parking spaces ◆ Screen with plant materials and/or site elements ◆ Properly place parking space away from visual lines 	<p>Encouraged:</p> <ul style="list-style-type: none"> ◆ Curbing (stone or concrete) ◆ Muted tones, rustic textures, organic colors <p>Discouraged:</p> <ul style="list-style-type: none"> ◆ Railroad ties or concrete wheel stops 	
11. <u>Landscape Structures and Site Amenities</u>	<ul style="list-style-type: none"> ◆ Elements to harmonize with the environment 	<ul style="list-style-type: none"> ◆ Sited to augment and complement overall design concept ◆ All elements shall be integrated with the buildings into finished grade and existing topography ◆ Lighting shall not be directed off-site. ◆ Elements shall not be seen from the street or by adjacent property owners. 	<p>Encouraged:</p> <ul style="list-style-type: none"> ◆ Stone ◆ Wood (stained, rough, finished) ◆ Brick ◆ Stucco covered concrete or CMU block ◆ Any roofs to match related architecture regarding material selection. ◆ Organic materials, rustic look of mountain park architecture, muted colors, tones and textures. ◆ Pressure treated timbers or railroad ties shall not be permitted.

3.2 Design Requirements Mountainside Homes

Elements	Goals	Design and Configuration	Materials and Finishes
1. <u>Exterior Walls</u>	<ul style="list-style-type: none"> ◆To minimize the impact of the building on the existing natural environment and to integrate the building with the existing topography. 	<ul style="list-style-type: none"> ◆Foundation walls shall be designed as part of the exterior wall materials scheme and shall be fitted to finished grade. 	<ul style="list-style-type: none"> ◆Concrete-stucco ◆Brick ◆Stone ◆Automatic vents and access panels should be coordinated with wall finishes, trim and design patterns ◆Wood weatherboards with trim ◆Wood shingles ◆Board and batten and board on board siding ◆Pre-approved brick ◆Pre-approved stone ◆Cement plaster ◆Cementitious (Hardi or equal) lap siding, shingle siding, board and batten, or board on board
2. <u>Roofs</u>	<ul style="list-style-type: none"> ◆To integrate the building volume and profile in the existing natural environment. ◆To accommodate upper floor rooms and /or changes in ceiling configuration of the main level spaces. 	<ul style="list-style-type: none"> ◆Roof pitch shall be a minimum 6 in 12. ◆Roof shape shall be gable, hip, half-hip or combination thereof. ◆Gables may overhang lower stories. 	<ul style="list-style-type: none"> ◆Vinyl or aluminum siding shall not be permitted ◆Architectural grade asphalt shingles ◆Metal roofing ◆Wood shakes and singles ◆Concrete Tiles ◆Composition shingles ◆Materials and treatment of eaves, rakes and soffits shall be coherent and complementary with the exterior wall treatment and with the house design generally. ◆Roof accessories such as vents, flashing, gutters and downspouts shall be of good quality and their coloring shall match with roofing materials fascia, soffits and exterior wall treatment. Roof vents should be located on the backside of the roof to reduce visibility to the greatest extent possible. ◆Contrasting colors shall not be permitted.

3.2 Design Requirements, Mountainside Homes (Cont.)

Elements	Goals	Design and Configuration	Materials and Finishes
3. <u>Porches</u>	<ul style="list-style-type: none"> ◆To be integrated in the building volume ◆To be complementary to the building design 	<ul style="list-style-type: none"> ◆Covered porches shall be located under the main roof of the building. 	<ul style="list-style-type: none"> ◆Columns, posts, rails, balusters, newels and stairs shall be constructed to be coherent and complementary with the exterior wall treatment and with the house design generally.
4. <u>Exterior Openings</u>	<ul style="list-style-type: none"> ◆To provide a cohesive articulation and decoration of the building exterior. 	<ul style="list-style-type: none"> ◆Main entrances shall be combined with covered porches or recessed in building volume ◆Windows are preferably of tall and narrow proportions and arranged in groups of three or more <ul style="list-style-type: none"> -multi-story bays are recommended in ceremonial or representational spaces -exterior door units are preferably of the French window style. 	<ul style="list-style-type: none"> ◆Heavy entry doors of wood and/or steel ◆Wood or aluminum clad units preferably with matching simulated true divided light muntins. ◆Shutters shall be of painted or stained wood. ◆Garage doors shall be of steel or painted or stained wood.

3.2 Design Requirements, Mountainside Homes (Cont.)

Elements	Goals	Design and Configuration	Materials and Finishes
5. <u>Building Supplements</u>	<ul style="list-style-type: none"> ◆ To complement the overall design of the building. 	<ul style="list-style-type: none"> ◆ Chimneys shall be patterned and articulated as multiple shafts and their terminations shall be elaborated. “Floating” fireplaces are very strongly discouraged. ◆ All mechanical, plumbing and electrical installations on pads or otherwise shall not be permitted on the street side of the building. ◆ Telecommunication receivers shall be hidden from street view, if at all possible. ◆ Whenever possible, ancillary structures, pools, gazebos, etc., shall be sited in close proximity to main house and their design shall be coherent and complementary to the house design and its siting. ◆ Mailboxes shall be provided by the builder. 	<ul style="list-style-type: none"> ◆ Masonry with cement plaster or cladding over wood framing with masonry accessories, metal shrouds or other features. ◆ Constructed or landscaped screening, vinyl lattice and diagonal screening shall not be permitted. ◆ Only satellite dishes 39 inches in diameter or smaller shall be permitted. ◆ Shall be identical or complementary to the main building.
6. <u>Grading and Drainage features</u>	<ul style="list-style-type: none"> ◆ To design ditches so as to be both visually pleasing and easily maintained. ◆ To disturb existing landforms and drainage patterns as little as possible. ◆ To encourage percolation rather than increased surface or piped subsurface water flow. 	<ul style="list-style-type: none"> ◆ Bank of ditches properly sloped and stabilized with grass or native stone. ◆ All swales, drains, culverts and drainage materials shall be designed to remove storm drainage efficiently. 	<p>Encouraged:</p> <ul style="list-style-type: none"> ◆ Metal grates and drain covers ◆ Stone drainage material ◆ Muted tones, rustic textures, organic colors. <p>Discouraged:</p> <ul style="list-style-type: none"> ◆ Precast or in situ concrete elements, above grade and visible ◆ Rip rap.

3.2 Design Requirements, Mountainside Homes (Cont.)

Elements	Goals	Design and Configuration	Materials and Finishes
7. <u>Landform Design & Retaining Walls</u>	<ul style="list-style-type: none"> ◆ Retaining walls to complement architecture. ◆ To integrate berming with natural topography. 	<ul style="list-style-type: none"> ◆ Retaining walls shall tie into architectural building features with similar material usage, e.g., a stone retaining wall tying into a water table or stone skirt of a building. 	<p>Encouraged:</p> <ul style="list-style-type: none"> ◆ Stone/boulders ◆ Brick ◆ Muted tones, rustic textures, organic colors ◆ Berm planting <p>Discouraged:</p> <ul style="list-style-type: none"> ◆ Pressure treated timbers and railroad ties ◆ Stucco covered-concrete or CMU Block ◆ Large scale precast block retaining walls -Unit wall blocks
8. <u>Pavement & Curbing</u>	<ul style="list-style-type: none"> ◆ To complement all plantings, buildings and existing landscape features. ◆ To minimize pavement and curbing. 	<ul style="list-style-type: none"> ◆ Irregular, natural flows of circulation pavement is encouraged. ◆ Driveway and paths should be curvilinear and integrated with natural topography. ◆ Minimize guest parking spaces. ◆ Allow sheet flowing where practical. 	<p>Encouraged:</p> <ul style="list-style-type: none"> ◆ Gravel ◆ Stone ◆ Brick ◆ Asphalt ◆ Concrete with exposed aggregate <p>For Trails:</p> <ul style="list-style-type: none"> ◆ Gravel ◆ Mulch ◆ Muted tones, rustic textures, organic colors <p>Discouraged:</p> <ul style="list-style-type: none"> ◆ Decorative pavers

3.2 Design Requirements, Mountainside Homes (Cont.)

Elements	Goals	Design and Configuration	Materials and Finishes
9. <u>New Plantings</u>	<ul style="list-style-type: none"> ◆To hold soil on steep slopes. ◆To complement site elements, building architecture and the exiting landscape vegetation. ◆To provide visual screening. ◆To create variety within an overall planting theme. ◆To blend naturalistic plantings with the surrounding landscape. 	<ul style="list-style-type: none"> ◆Plantings shall be coordinated with all other site design elements. 	<p>Required:</p> <ul style="list-style-type: none"> ◆Native plant materials. (See separate plant list for recommended plants.) <p>Discouraged:</p> <ul style="list-style-type: none"> ◆Exotic non-native plants. ◆Formal plantings or landscape designs
10. <u>Parking</u>	<ul style="list-style-type: none"> ◆To reduce visual impact of vehicles. 	<ul style="list-style-type: none"> ◆Parking should not be seen from the street or by adjacent property owners. 	<p>Encouraged:</p> <ul style="list-style-type: none"> ◆Curbing (stone or concrete). ◆Muted tones, rustic textures, organic colors. <p>Discouraged:</p> <ul style="list-style-type: none"> ◆Railroad ties or concrete wheel stops.
11. <u>Landscape Structures and Site Amenities.</u>	<ul style="list-style-type: none"> ◆Elements to harmonize with the environment. 	<ul style="list-style-type: none"> ◆Sited to augment and complement overall design concept. ◆All elements shall be integrated with the buildings into finished grade and existing topography. ◆Lighting shall not be directed off-site. 	<p>Encouraged:</p> <ul style="list-style-type: none"> ◆Stone or Brick ◆Wood (stained, rough, finished) ◆Stucco covered concrete or CMU block. ◆Any roofs to match related architecture regarding material selection ◆Organic materials, rustic look of mountain park architecture; muted colors, tones, textures. <p>Prohibited:</p> <ul style="list-style-type: none"> ◆Pressure treated timbers or railroad ties.

3.3 Design Requirements, Mixed Uses

Elements	Goals	Design and Configuration	Materials and Finishes
1. <u>Exterior Walls</u>	<ul style="list-style-type: none"> ◆To create a variety of wall character within each building and among buildings. 	<ul style="list-style-type: none"> ◆Foundation walls shall be designed as part of the exterior wall materials scheme and shall be fitted to finished grade. ◆Walls shall be one-story or one and one-half story high. ◆More than one exterior wall plate height shall be provided. ◆Overhanging walls shall be bracket supported ◆A minimum of two materials and finishes shall be applied. 	<ul style="list-style-type: none"> ◆Stone or Brick ◆Cement plaster ◆Cemenitious (Hardi or equal) lap siding, shingle siding, board and batten, or board on board ◆Wood weatherboards with trim on the street façade shall be used as accent material. ◆Board and batten and board on board siding ◆Wood shingles on the street façade shall be used only as accent material. ◆Vinyl or aluminum siding shall not be permitted.
2. <u>Roofs</u>	<ul style="list-style-type: none"> ◆To create a uniformity of building profiles. ◆To articulate and differentiate the massing of the building. ◆To accommodate upper floor rooms and/or changes in the main level spaces. 	<ul style="list-style-type: none"> ◆Roof pitch shall be 12 in 12. Other roof slopes may be utilized based on integration into overall design. ◆Roof pitches of entrances may break or sweep at the eaves. ◆Shape: <ul style="list-style-type: none"> - shall be gable, hip, half-hip or combination thereof. - a minimum of one gable shall be facing street and parking. - if more than one gable is located on a façade, one gable shall be at least 1.5 times larger than and may overlap the other gable. - gable ends may overhang lower stories. - eaves and rakes shall be extended to protect walls and openings. - soffits may be open or closed. 	<ul style="list-style-type: none"> ◆Wood shakes or shingles. ◆Concrete tiles. ◆Metal roofing. ◆Materials and treatment of eaves, rakes and soffits are to be complementary to exterior wall treatment. ◆Roof accessories such as vents, flashing, gutters and down-spouts are to be of good quality and their coloring is to match with roofing materials fascia, soffits and exterior wall treatment. ◆Contrasting colors shall not be permitted.

3.3 Design Requirements, Mixed Uses (Cont.)

Elements	Goals	Design and Configuration	Materials and Finishes
3. <u>Entrances</u>	<ul style="list-style-type: none"> ◆To provide a weather protected zone of transition between the street and the interior of the building. 	<ul style="list-style-type: none"> ◆Entrances at the street façade shall be located under a gable and/or main roof of the building. ◆The size and design of entrances and lobbies shall be appropriate to their semi-public function. ◆Entry doors shall have pronounced trim, which may be arched and/or tabbed. 	<ul style="list-style-type: none"> ◆Columns, posts, rails, balusters, newels shall be constructed using large, solid or built-up members otherwise, same as exterior walls and roof applies. ◆All structural steel members at street and/or parking facades shall be clad with materials complementary to the exterior wall and roof materials.
4. <u>Exterior Openings</u>	<ul style="list-style-type: none"> ◆To provide a cohesive articulation and decoration of the building exterior. ◆To establish visibility of the building interiors to the pedestrians. 	<ul style="list-style-type: none"> ◆Windows: <ul style="list-style-type: none"> - shall be of tall and narrow proportions and preferably of casement-type as opposed to double-hung. - shall generally be arranged in groups of three or more in public rooms - multi-story bays are recommended in representational spaces - a major portion of the street façade on the main level shall be opened with windows to create a high degree of transparency - top of rough opening for all windows on main level of street and parking facades shall be 8 (eight) feet. - skylights shall be located away from the street façade. ◆On street facades, it is encouraged to provide bracketed bay windows and/or window boxes. 	<ul style="list-style-type: none"> ◆Entry doors shall be of wood and/or steel. ◆Window units shall be of wood or aluminum clad with matching tone simulated divided light muntins.

3.3 Design Requirements Mixed Uses (Cont.)

Elements	Goals	Design and Configuration	Materials and Finishes
5. <u>Building Supplements</u>	<ul style="list-style-type: none"> ◆To complement the overall design of the building. ◆To integrate with the existing and planned built environment 	<ul style="list-style-type: none"> ◆Chimneys: <ul style="list-style-type: none"> - shall be massive, elaborated, tall and prominent and shall be characterized also by bottom to top contrast in wall materials - shall be patterned and articulated as multiple shafts - terminations shall be elaborated ◆Hardware shall be operable and where visible, be large and finished to complement associated elements ◆All mechanical, plumbing and electrical installations on pads or otherwise shall be permitted only on the alley side of building. In any case, they shall be hidden from public view. ◆Telecommunication receivers shall be hidden from public view, if at all possible. ◆Mailboxes shall be located within the covered street entrance area on the exterior wall. ◆Ancillary structures shall not be permitted ◆Non-static or mobile signage shall not be permitted. ◆Signage shall not be permitted above roof line of building. 	<ul style="list-style-type: none"> ◆Masonry with cement plaster or cladding over wood framing with masonry accessories, metal shrouds or other features ◆Constructed screening materials and finishes shall be complementary with the exterior walls. ◆Vinyl lattice or diagonal screening shall not be permitted. ◆Only satellite dishes 39 inches in diameter or smaller shall be permitted.

3.3 Design Requirements, Mixed Uses (Cont.)

Elements	Goals	Design and Configuration	Materials and Finishes
6. <u>Grading & Drainage Features</u>	<ul style="list-style-type: none"> ◆To minimize disturbance of existing landforms and drainage patterns 	<ul style="list-style-type: none"> ◆All swales, drains, culverts and drainage materials shall be designed to remove storm drainage efficiently. 	<p>Encouraged:</p> <ul style="list-style-type: none"> ◆Metal grates and drain covers ◆Stone drainage material ◆Muted tones, rustic textures, organic colors <p>Discouraged:</p> <ul style="list-style-type: none"> ◆Precast or in situ concrete elements, above grade and visible
7. <u>Landform Design & Retaining Walls</u>	<ul style="list-style-type: none"> ◆Retaining walls to complement architecture. ◆To integrate berming with natural topography. 	<ul style="list-style-type: none"> ◆Retaining walls to tie into architectural building features with similar material usage, e.g. a stone retaining wall tying into a water table or stone skirt of a building. 	<p>Encouraged:</p> <ul style="list-style-type: none"> ◆Stone/boulders ◆Brick ◆Stucco covered-concrete or CMU block ◆Muted tones, rustic textures, organic colors ◆Berm planting <p>Discouraged:</p> <ul style="list-style-type: none"> ◆Railroad ties and pressure treated timbers are discouraged for walls or steps ◆Mulch shall not become a predominant visual design element -Unit wall blocks

3.3 Design Requirements, Mixed Uses (Cont.)

Elements	Goals	Design and Configuration	Materials and Finishes
8. <u>Pavement & Curbing</u>	<ul style="list-style-type: none"> ◆To create a cohesive streetscape 	<ul style="list-style-type: none"> ◆Paving and curbing shall complement other site elements and architecture 	<p>Encouraged:</p> <ul style="list-style-type: none"> ◆Flagstone ◆Brick ◆Asphalt ◆Concrete <p>Discouraged:</p> <ul style="list-style-type: none"> ◆Decorative pavers
9. <u>New Plantings</u>	<ul style="list-style-type: none"> ◆To hold soil on steep slopes ◆To complement site elements, architecture and the existing landscape vegetation ◆To provide visual screening ◆To provide cohesive landscaping 	<ul style="list-style-type: none"> ◆Plantings shall be coordinated with all other site design elements 	<p>Required:</p> <ul style="list-style-type: none"> ◆Native plant materials ◆See separate plant list for recommended plants <p>Discouraged:</p> <ul style="list-style-type: none"> ◆Exotic non-native plants

3.3 Design Requirements, Mixed Uses (Cont.)

Elements	Goals	Design and Configuration	Materials and Finishes
10. <u>Parking</u>	<ul style="list-style-type: none"> ◆ To reduce the visual impact of vehicles. ◆ To coordinate with pedestrian circulation flow. 		
11. <u>Landscape Structures and Site Amenities</u>	<ul style="list-style-type: none"> ◆ Elements to harmonize with the environment. 	<ul style="list-style-type: none"> ◆ Sited to augment and complement overall design concept ◆ All elements shall be integrated with the buildings into finished grade and existing topography ◆ Lighting shall not be directed off-site 	<p>Encouraged:</p> <ul style="list-style-type: none"> ◆ Stone ◆ Wood (stained, rough, finished) ◆ Brick ◆ Stucco covered concrete or CMU block ◆ Any roofs to match related architecture regarding material selection. ◆ Organic materials, rustic look of mountain park architecture, muted colors, tones and textures. ◆ Pressure treated timbers or railroad ties shall not be permitted.

3.4 Design Requirements, Special Uses

Elements	Goals	Design and Configuration	Materials and Finishes
1. <u>Exterior Walls</u>	<ul style="list-style-type: none"> ◆ To integrate the building in the existing topography. ◆ To establish a building envelope which is in scale and configuration appropriate to the building function and its siting. ◆ To create a variety of wall characteristics within the building complex. 	<ul style="list-style-type: none"> ◆ Foundation walls shall be designed as part of the exterior wall materials scheme and shall be fitted to finished grades. ◆ Foundation walls shall enclose crawl spaces. ◆ Foundations for porches and terraces shall be continuous walls and/or a system of piers and continuous screening. ◆ A minimum of two materials and finishes shall be applied for exterior walls. 	<ul style="list-style-type: none"> ◆ Concrete-stucco ◆ Brick ◆ Stone ◆ Automatic vents and access panels shall be coordinated with wall finishes, trim and design patterns. ◆ Brick ◆ Stone ◆ Cement plaster ◆ Wood weatherboards with trim ◆ Wood shingles ◆ Vinyl or aluminum siding shall not be permitted
2. <u>Roofs</u>	<ul style="list-style-type: none"> ◆ To establish a scale and hierarchy of the building's massing which is appropriate to building functions and sitting. ◆ To accommodate upper floor rooms and/or changes in the main level spaces. 	<ul style="list-style-type: none"> ◆ The overall roof design shall articulate the building volume in distinctive parts with hip, half-hip or combination thereof with multiple large scale gables. ◆ The use of parapeted gables is recommended at prominent locations. ◆ Gables may overhang lower stories. 	<ul style="list-style-type: none"> ◆ Wood shakes and shingles ◆ Architectural grade asphalt shingles ◆ Metal roofing ◆ Concrete tiles ◆ Materials and finishes of eaves, rakes and soffits shall be coherent and complementary with the exterior wall treatments. ◆ Roof accessories such as vents, flashing, gutters and down-spouts shall be of good quality and their coloring is to match with roofing materials fascia, soffits and exterior wall treatment. ◆ Contrasting colors shall not be permitted.

3.4 Design Requirements, Special Uses (Cont.)

Elements	Goals	Design and Configuration	Materials and Finishes
3. <u>Porches and Terraces</u>	<ul style="list-style-type: none"> ◆ To provide generous places for social functions which converge the interior of the building with the natural environment and the public realm. 	<ul style="list-style-type: none"> ◆ The scale and design of porches and terraces shall be appropriate to their function as well as their location relative to the building volume, the topography and the natural environment. ◆ Porch and terrace steps shall be closed riser type and shall be inset within porch floor area. ◆ Porch and terrace steps projected beyond the porch floor to grade shall be received by check walls constructed to match adjacent walls or foundations. 	<ul style="list-style-type: none"> ◆ Columns, posts, rails, balusters, newels and stairs shall be constructed to be coherent and complementary with the exterior wall treatment and with the house design generally.
4. <u>Exterior Openings</u>	<ul style="list-style-type: none"> ◆ To create formal entrances which are in scale and location appropriate to the function and siting of the building complex. ◆ To provide articulation and hierarchy of scale for the exterior of the building volume. 	<ul style="list-style-type: none"> ◆ Entrances shall be combined with covered porches and/or porte-cocheres. ◆ Windows: <ul style="list-style-type: none"> -shall be preferably tall and narrow proportions -shall be arranged in groups of three or more in inhabited rooms -in ceremonial or representational spaces windows shall be arranged in multi-story bays -skylights shall be located away from the public view 	<ul style="list-style-type: none"> ◆ Doors shall be of steel and/or painted or stained wood. ◆ Aluminum or vinyl clad units with matching simulated true divided light muntins ◆ Shutters shall be operable and of painted or stained wood

3.4 Design Requirements, Special Uses (Cont.)

Elements	Goals	Design and Configuration	Materials and Finishes
5. <u>Building Supplements</u>	<ul style="list-style-type: none"> ◆To complement the overall design of the building and its exterior spaces 	<ul style="list-style-type: none"> ◆Chimneys: <ul style="list-style-type: none"> -shall be massive, elaborated, tall and prominent -patterning and articulation as multiple shafts is recommended -terminations shall be elaborated ◆ All mechanical, plumbing and electrical installations on pads or otherwise shall be hidden from public view with constructed or landscaped screening. ◆Telecommunication receivers shall be hidden from public view, if at all possible. ◆Signage: <ul style="list-style-type: none"> -shall be appropriate in design and scale to overall design of building -non-static or mobile signage shall not be permitted -signage shall not be permitted above roof-line of building -signage for directions on site shall be coordinated with overall signage concept for the development 	<ul style="list-style-type: none"> ◆Masonry, cement plaster or cladding over wood framing with masonry accessories, metal shrouds or other features. ◆Materials and finishes shall be identical with the exterior walls of the building complex. ◆Vinyl siding, vinyl lattice work or diagonal lattice screening shall not be permitted. ◆Only satellite dishes 39 inches in diameter or smaller shall be permitted. ◆ Shall complement exterior wall and roof finishes.

3.4 Design Requirements, Special Uses (Cont.)

Elements	Goals	Design and Configuration	Materials and Finishes
6. <u>Ancillary Structure</u>	♦To complement the design of the building complex in a cohesive manner.	♦Ancillary structures, pools, etc. shall be placed on a side away from the main entrance and street ♦Service facilities/waste disposal: - should these not be integrated within the main building volume, such facilities shall be sited and designed to be protected from public view and access. - the design shall be such that these facilities are perceived as an integral part of the building complex.	♦Shall be identical to the main building ♦Shall be identical to the main building
7. <u>Grading & Drainage Features</u>	♦To minimize disturbance of existing landforms and drainage patterns.	♦All swales, drains, culverts and drainage materials shall be designed to remove storm drainage efficiently.	Encouraged: ♦Metal grates and drain covers ♦Stone drainage material ♦Muted tones, rustic textures, organic colors Discouraged: ♦Precast or in situ concrete elements, above grade and visible

3.4 Design Requirements, Special Uses (Cont.)

Elements	Goals	Design and Configuration	Materials and Finishes
8. <u>Landform Design & Retaining Walls</u>	<ul style="list-style-type: none"> ◆ Retaining walls to complement architecture ◆ To integrate berming with natural topography 	<ul style="list-style-type: none"> ◆ Retaining walls shall tie into building features with similar material usage, e.g. a stone retaining wall tying into a water table or stone skirt of a building ◆ Shall be integrated with finished grades ◆ Berming shall be naturally planted 	<p>Encouraged:</p> <ul style="list-style-type: none"> ◆ Stone/boulders ◆ Brick ◆ Stucco covered-concrete or CMU block ◆ Muted tones, rustic textures, organic colors ◆ Berm planting <p>Discouraged:</p> <ul style="list-style-type: none"> ◆ Railroad ties and pressure treated timbers are discouraged for walls or steps ◆ Mulch shall not become a predominant visual design element -Unit wall blocks
9. <u>Pavement & Curbing</u>	<ul style="list-style-type: none"> ◆ Materials to complement all other site elements, plantings, architecture ◆ To minimize pavement area 		<p>Encouraged:</p> <ul style="list-style-type: none"> ◆ Flagstone ◆ Brick ◆ Asphalt ◆ Concrete <p>For Walks:</p> <ul style="list-style-type: none"> ◆ Flagstone ◆ Concrete ◆ Muted tones, rustic textures, organic colors <p>Discouraged:</p> <ul style="list-style-type: none"> ◆ Decorative pavers

3.4 Design Requirements, Special Uses (Cont.)

Elements	Goals	Design and Configuration	Materials and Finishes
10. <u>New Plantings</u>	<ul style="list-style-type: none">◆To hold soil on steep slopes◆To complement site elements and architecture◆To provide visual screening◆To create variety within an overall planting theme.◆To blend naturalistic plantings with the surrounding landscape.	<ul style="list-style-type: none">◆Plantings shall be coordinated with all other site design elements.	<p>Required:</p> <ul style="list-style-type: none">◆Native plant materials◆See separate plant list for recommended plants <p>◆Discouraged: Exotic non-native plants</p>
11. <u>Parking</u>	<ul style="list-style-type: none">◆To reduce the visual impact of vehicles.◆To coordinate with pedestrian circulation.		

3.4 Design Requirements, Special Uses (Cont.)

Elements	Goals	Design and Configuration	Materials and Finishes
12. <u>Landscape Structures and Site Amenities</u>	◆Elements to harmonize with the environment.	◆Sited to augment and complement overall design concept. ◆All elements shall be integrated with the buildings into finished grade and existing topography. ◆Lighting shall not be directed off-site.	Encouraged: ◆Stone ◆Wood (stained, rough, finished) ◆Brick ◆Stucco covered concrete or CMU block ◆Any roofs to match related architecture regarding material selection ◆Organic materials, rustic look of mountain park architecture, muted colors, tones and textures ◆Pressure treated timbers or railroad ties shall not be permitted