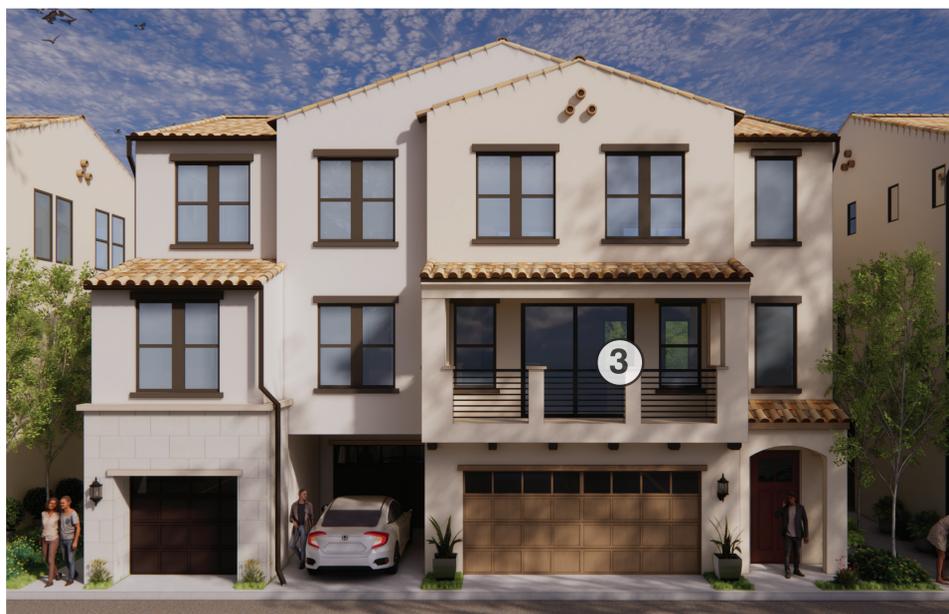




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Optional balconies consist of wrought iron railing

MULTIFAMILY

CH. 3 - BUILDING DESIGN

3.7 ARTICULATION

(INCLUDE THREE (3) OF THE FOLLOWING)

- 1. 3.7.1 Texture or Material
 - a. All exterior walls shall have a minimum of two (2) unique wall finish materials or textures
- 2. 3.7.2 Building Base
 - a. Material change shall extend from building base to a minimum 3/4 overall building height
- 3. 3.7.4 Railings
 - a. Railings shall consist of a uniform design pattern and be constructed from wood, metal, or stone
- 4. 3.7.4 Trim
 - a. Acceptable decorative trim elements adding depth detail and articulation include door surrounds with at least a two-inch depth, decorative eave detailing, belt courses.
- 5. 3.7.5 Decorative Windows
 - a. Acceptable decorative window elements include lintels, shutters, window boxes



Belt Course Definition: a horizontal, projecting or flush band of masonry or wood that runs across a building's facade

Lintel Definition: a horizontal support of timber, stone, concrete, or steel across the top of a door or window.



MULTIFAMILY

CH. 4 - ARCHITECTURAL STYLES

SPANISH

1. 4.2.2 Roof Required Elements (all are required)

- a. Low pitched roof at 4:12 to 5:12
- b. Red, fired, clay tile roof
- c. Overhanging Eaves with exposed rafter tails or beams
- d. Small 1'-0" or less decorative exposed rafter tails
- e. Clay or Terracotta tile roofing as dominant roofing material
- f. Simple hip or gable roof with one intersecting gable roof

2. Roof Optional Elements (choose at least 2)

- a. Shed roof over porch
- b. Gabled and shed roofs, gabled roofs are on the side and front facing
- c. Multisteped or arced shaoed parapet with coping
- d. Brackets or knee braces at gabled ends
- e. Hipped-roof towers or belvederes

3. 4.2.3 Walls & Windows Required Elements (all are required)

- a. Smooth stucco walls or plaster siding
- b. Arched openings at windows, entries, and arcades
- c. Multi-paned windows
- d. Simple divisions or window mullions
- e. Deep recessed windows, min 3" depth
* 2" proposed at front and rear elevation only

4. 4.2.3 Materials & Colors Required Elements (all are required)

- a. Light, natural, neutral color for the exterior stucco, such as white, ivory, cream or beige
- b. Wood elements shall be painted dark brown, brown, or a natural dark stain with protective finish

5. 4.2.5 Decorative accents & details (choose at least 6)

- a. Window Grills
- b. Recessed Niches
- c. Decorative Tiles
- d. Clay Tile Vents
- e. Wrought Iron Light Fixtures
- f. Courtyard
- g. Wood Finish Doors
- h. Stucco Finish Chimney
- i. Awning at Gound Level
- j. Stacked Bricks Wall Accents
- k. Wrought Iron Railing
- l. Small Porch
- m. Gutters (proposed element)



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BEFORE ARCHITECTURAL UPDATES

- 1. Blank Cantilever
- 2. Previous Gable Detail
- 3. Previous Gable Detail
- 4. No Gutters Shown
- 5. Standard Entry
- 6. Flat Roofing on 2nd Color Scheme
- 7. No Downspouts Shown
- 8. Wrought Iron Lighting Only On One Unit



AFTER ARCHITECTURAL UPDATES

- 1. Spanish Exposed Beams
- 2. Clay Vents
- 3. Decorative Tile Detail
- 4. Gutters Shown
- 5. Arched Entryway
- 6. S Tile Roofing on 2nd Color Scheme
- 7. Downspouts Shown
- 8. Wrought Iron Lighting On Both Units



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