

LAGUNA RIDGE

Design Guidelines

C.1 Architectural Pattern Concept & Objectives

Architectural Patterns are the elements of design that are to be applied to each home in Laguna Ridge. The following pages in this section provide guidelines for home design requirements.

The Architectural Patterns include:

- Massing, Scale & Proportion
- Edge Patterns
- Variable Setbacks & Yard Articulation
- Garages & Accessory Buildings
- Roof Form & Configuration
- Building Exterior Treatment
- Materials & Color



Variable Setbacks & Yard Articulation



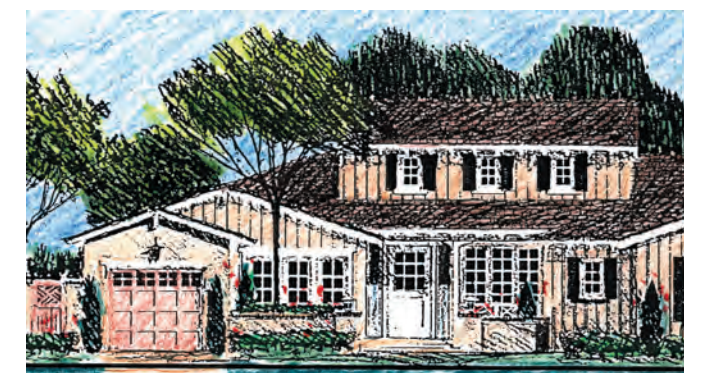
Massing, Scale and Proportion



Roof Form and Configuration



Edge Patterns



Building Exterior Treatment /
Materials & Colors



Floor Plans



Garages & Accessory Structures

LAGUNA RIDGE

Design Guidelines

C.2 Massing, Scale and Proportion

The massing of the home shall be organized as a whole, and not appear as a mixture of unrelated forms. Massing of the forms are to be established by characteristics of the architectural style.

The features and elements of design that contribute to the fabric of Laguna Ridge should at all times respond to human scale. Proportions and placement of each home's architectural elements must be appropriately applied so as not to overwhelm the massing and scale of the home, homesite and neighborhood.

The following techniques are appropriate means to achieve proper massing, scale and proportion:

- Mixture of one and two story components within a two story home
- Varied setbacks for different components of the home such as: garage, second floors, etc.
- Utilization of ells (a wing at right angles) and porches
- Staggered offset wall planes on each facade, when possible
- Massing characterized by a series of stepping forms
- An assemblage of multi-dimensional components
- Minimum of three facade element breaks at building front elevation
- Minimum of two facade element breaks at the building rear elevation
- Minimize corner homesite impact by selecting homes with reduced building heights at corners, enhance fenestration and side yard access



A wide variety of massing, scale and proportion enhances the streetscene and visible edge conditions



LAGUNA RIDGE

Design Guidelines

C.3 Edge Patterns

Edge Patterns protect the edge conditions of each Neighborhood to maintain amenities and streets within Laguna Ridge.

Critical Edge Conditions include any edges viewable from:

- Collector roads
- Internal streets
- Pedestrian paths & trails
- Parks
- Open space
- Commercial / Retail
- Schools
- Building side orientation to major street

For specific requirements and applications regarding the above edge conditions refer to section B - Landscape

Proper architectural patterning is required where homes are viewed from these conditions.

Enhancements to all effected building elevations shall include:

- Exterior finishes, color and detail
- Roof articulation
- Plan articulation / offsets
- Varied setbacks
- Mixture of one, one and one-half and two story homes within the neighborhood



Varied and articulated facades enhance edges



Street Edge



Rear Edge Patterns along collector roads



Combinations of 1-, 2- and 2 1/2'-story street massing



Residential transition to commercial zone

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Design Guidelines

C.4 Variable Setbacks and Yard Articulation

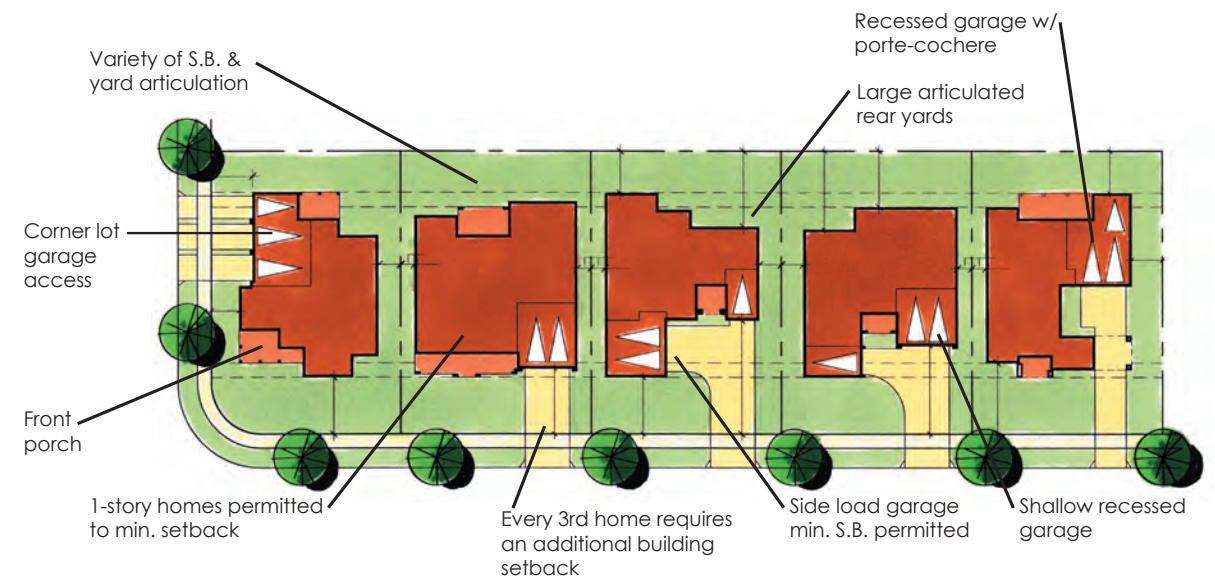
Yard articulation is one of the key ingredients for creating unique and varied homes with relationship to the street scene, views and the overall Laguna Ridge Community.

Building form and plan configuration shall be developed to create variation of the front yard setbacks. Depending on the homesite, a three to five foot front yard variance is required on at least one out of every three contiguous homesites.

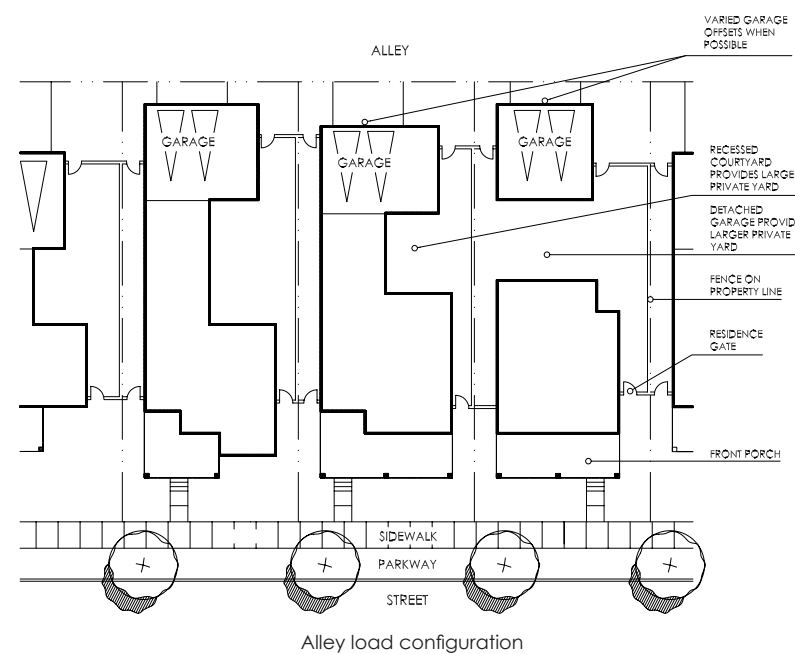
These yard articulations and varied setbacks are to be applied to front, rear and side yards as follows:

- Building offsets in plan & vertical form
- Combinations of one & two story building profiles
- Cantilevered elements
- Varied roof forms
- Mixture of non-repetitious use of the above patterns
- Special attention to corner lots, providing yard & building breaks, offsets, etc.
- Special attention to rear yards facing paseos
- Varied locations of second floor massing
- Soften edges

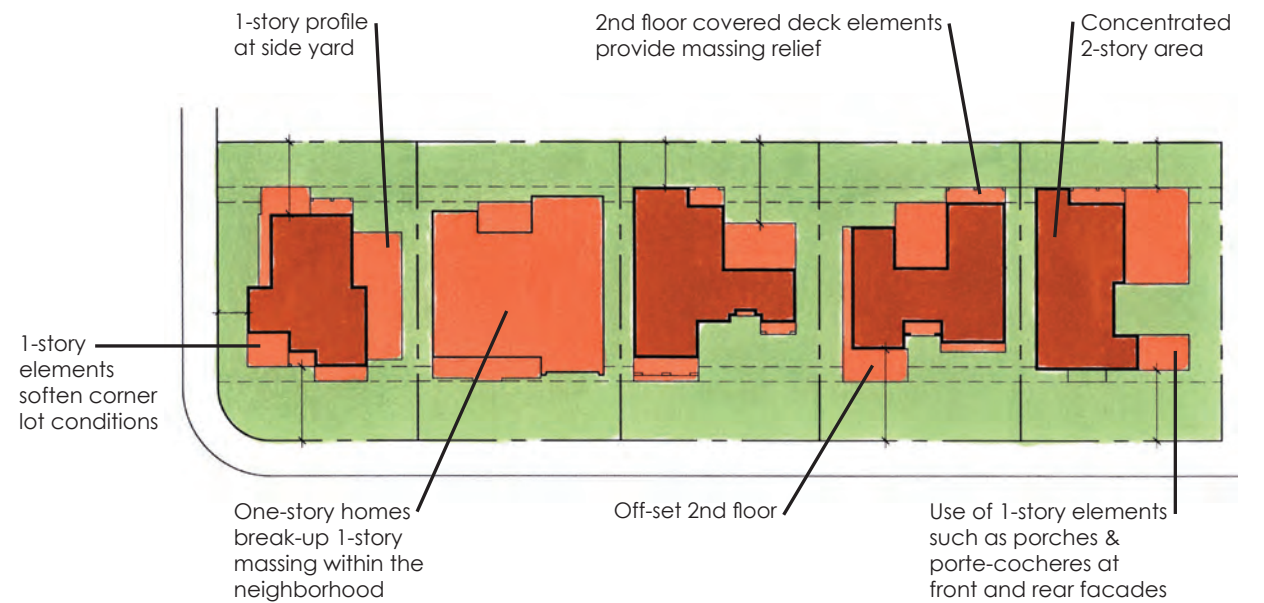
Specific setback requirements have been established by the City of Elk Grove. Refer to the development standards for additional information.



Ground Level Setbacks and Articulation



Corner lot condition



Second Floor Articulation

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Specific Plan Supplemental Design Guidelines

C.5 Treatment of Building Elevations on Lots with Orientation to Paseos and/or Parkways and Lots with Dual Orientation to Major Streets

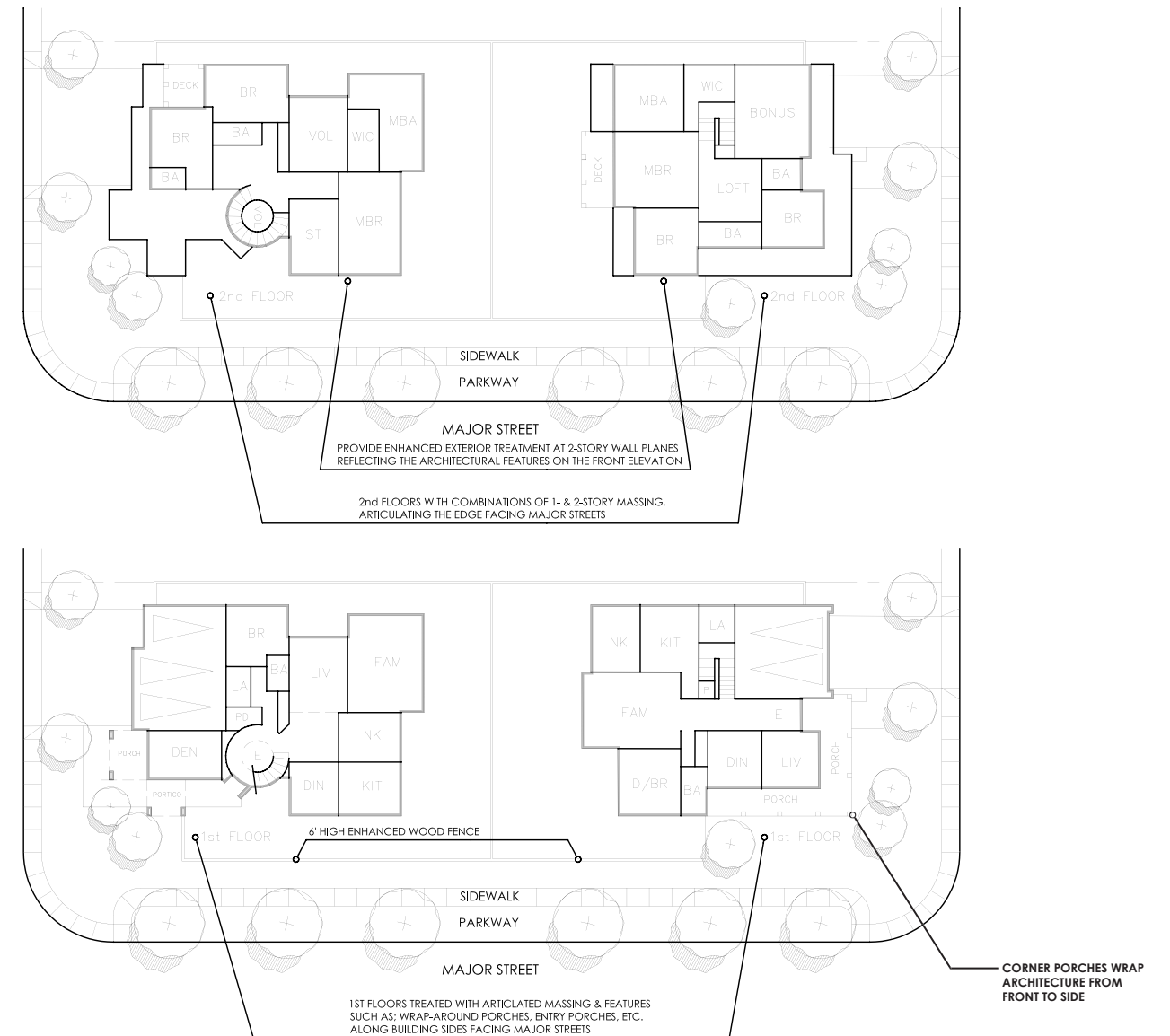
Building elevations subject to public view shall be of an enhanced quality in order to achieve aesthetically interesting and pleasing view corridors.

Specific conditions include the following:

- Buildings on corner lots with dual orientation to two major streets
- Buildings with side elevations facing paseos
- Buildings with rear elevations facing paseos
- Buildings with side elevations facing parkways
- Buildings with rear elevations facing parkways

The following methods of elevation enhancement are suggested solutions to meet the enhancement requirements:

- Implement front architectural treatment and detailing to publicly visible elevations.
 - Apply enhanced window and door trim from front elevations to side and/or rear elevations
 - Add shutters (where appropriate to architectural style)
 - Add plant shelves (where appropriate to architectural style)
 - Add brackets to gable ends (where appropriate to architectural styles)
 - Apply siding to gable ends or entire masses (where appropriate to architectural styles)
 - Vary color for certain mass elements
 - Use trim and accent colors as appropriate
- Vary 1- and 2-story massing to soften the edge along street frontages and paseos
- Incorporate wrap-around porches at corner lots
- Incorporate side porches and/or rear decks
- Add trellises and/or balconies to face public view corridors



LAGUNA RIDGE

Design Guidelines

C.6 Garages

De-emphasis of the garage is important when developing homes for Laguna Ridge. Generally, garage placement should emphasize the home and the yard rather than the garage, a "Live Forward" approach to home design

Several techniques are to be used to reduce the garage's visual impact.

These include:

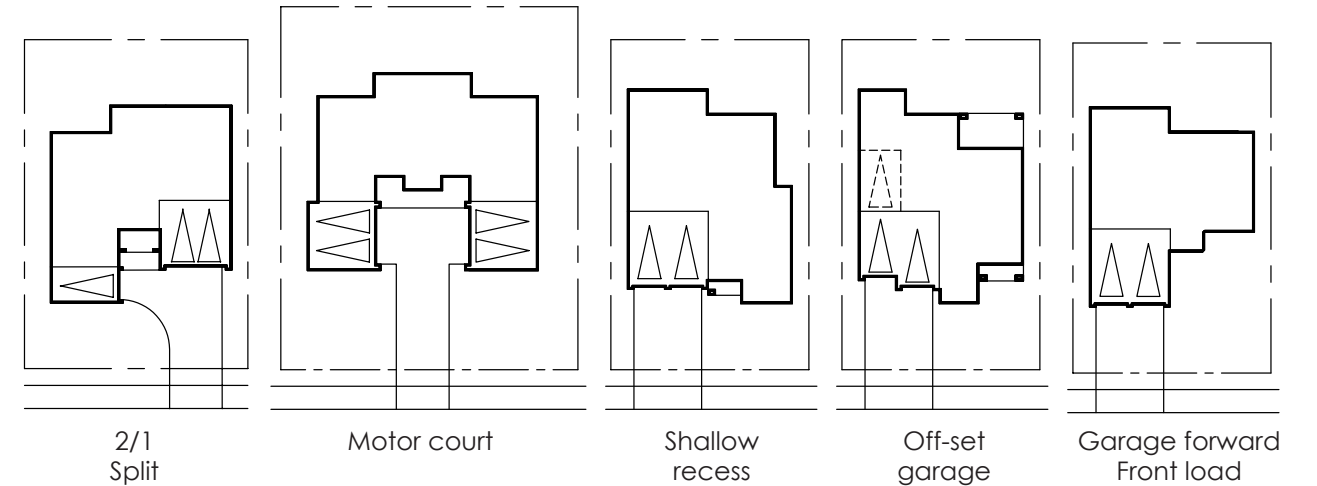
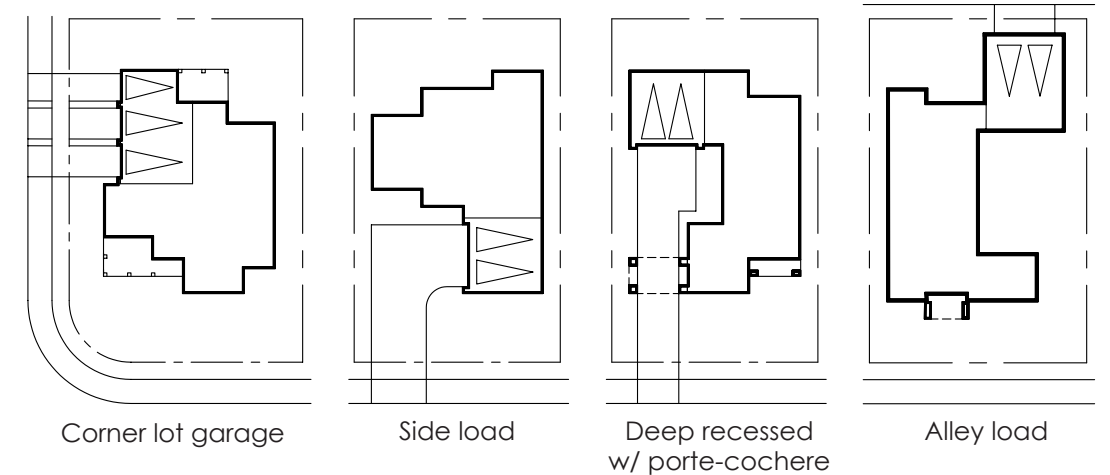
- No more than one (1) in three (3) plans may have the garage door extending beyond the living portion of the house (Does not apply to age restricted communities)
- Garage width facing the street shall not exceed 50% of home width
- A variety of garage entry conditions, such as:
 - Split garages with motor court configuration
 - Side load
 - Deep recessed
 - Shallow recessed
 - Tandem
 - Detached
 - Semi-detached
 - Alley Loaded
- Garages must be fully enclosed and may be integrated into the main structure, or connected to the home through the use of a breezeway, patio, garden room or other similar elements
- Integrated garages should be visually removed to reduce the impact onto the street scene
- Carports (for the purpose of permanent parking are prohibited), however motor courts and porte-cocheres are encouraged
- Split and/or separate garage doors are encouraged
- Rear, three and four-car tandem and split design garages
- Design must reflect the selected architectural style
- With three or four car garages, no more than two doors may exist on the same plane
- Third garage doors must be offset by a minimum of three feet (3'-0")
- Each garage may have a separate bay or maximum double bay facade
- Corner siting provides the ability to orient the garage for side entry
- Garage setbacks:
 - Front load 25' min., except on 1-story and 1 1/2-story homes permitted to within 20'
 - Side load 20' min.
 - Alley load 5' min. (10' preferred)
 - Garage forward configuration for age restricted 100% plotting permitted. All other products 20%



Deep recess garage



Garages varied in Court Cluster



LAGUNA RIDGE

Design Guidelines

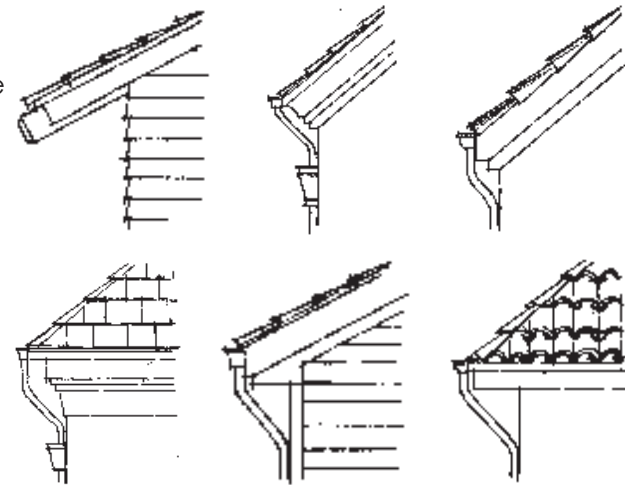
C.7 Roof Form and Configuration

Roof form and their configurations significantly impact each home, Neighborhood and the community of Laguna Ridge. Roof variations must be carefully considered to provide varied heights, pitch and texture. The following techniques should be considered:

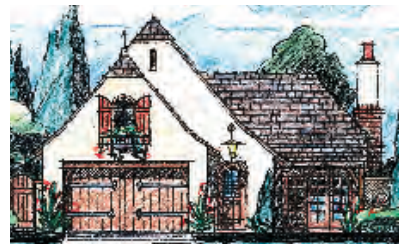
- Primary roof forms of gables, hips, sheds and flats with multiple combinations
- Shed roofs may be applied to main roof forms at porches, garages and entrances
- Roof pitches ranging from 3:12 to 7:12 (or greater)
- Punctuated roof planes with window or vented dormers
- A variety of eave details and overhang dimensions are applicable based on the architectural style
- Second stories blended into a one-story roof plane
- Use of various roof materials and color appropriate to the architectural style
- Mixture of roof heights and pitch within the same home
- Varied fascia, rake and eave detailing
- Combinations of one and two story roof planes
- Rooflines with changes in Ridgeline direction and configuration to ensure variation between homes (Good "Roof Bounce")
- Homes on lots backing onto arterial streets, parks, openspace, etc., design roof lines to avoid a series of roof slopes which are parallel with or perpendicular to the arterial street or amenities

Other potential images:

- Varied roof type elements appropriate with the architectural style
- Exposed rafter tails at eaves
- Hip roof dormers
- Shed roof dormer
- Varied roof heights
- Multiple roof detailing on one & two-story massing



Various fascia & rake details



Dutch gables and bell cast roof combinations



Shed roof dormer



Varied roof heights



Variety of roof forms along street edge



Varyied building forms create exterior texture

C.8 Building Exterior Treatment

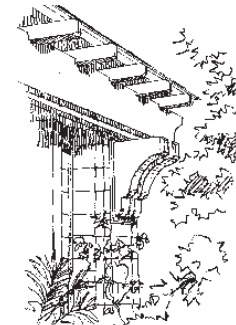
Comparable levels of detailing and finish on all elevations is encouraged. However, emphasis shall be placed on designing superior architectural detailing and finish applications on front elevations and other elevations visible from public streets and open space.

The appropriate use of exterior materials conveys the appearance of identifiable architectural styles and adds a richness to the home's character such as:

- Combinations of various finish materials
- Use of material change (vertical and/or horizontal) to break-up building form and create movement along the facade
- Architectural treatments and trims applied to all building facades
- Exposed concrete footings are not permitted to exceed 6" above finished grade at building fronts and expand corner lot conditions
- Finishes are not to terminate on outside corners, minimum wrap back at an outside corner is four (4) feet along the side yard or to the side yard fence, whichever is less
- Wrap-around porches and porches combined with entry elements
- Wide variety of column details and materials are encouraged
- Entry elements with varied heights and proportions
- Windows and doors that are detailed, sized and positioned appropriately within the context of the architectural style
- All rear and side elevation detailing, finishes, etc. are to be enhanced when visible from streets, parks and view corridors
- Window treatments shall be required on all elevations (e.g., window trim)



Craftsman style wood detailing



Wood trellis



Scallop stucco rakes



Windows used as the dominant expression



Wood accent detailing



Material change between 1st & 2nd floors

LAGUNA RIDGE

Design Guidelines

C.9 Materials and Color

Building materials are an important element in maintaining the character of the individual Neighborhoods in Laguna Ridge. The imaginative use of building materials can be combined to create unique designs, while providing individual identity to each home.

Color can act as a theme-conveying element that is reflective of a particular architectural style. Combinations of subdued and rich colors that are earthy in nature, will blend naturally with the community settings and are encouraged to be used as predominant colors throughout the community. The use of bright, vibrant exterior colors must be evaluated on a case-by-case basis during Design Review.

A wide range of trim and accent colors are permitted on houses to add variety and character to the community. They are to be consistent with the historic context of the architectural themes.



One-story features create pleasing proportions



Variety of color and materials



Detailed porch columns and guardrail



Combinations of materials support architectural proportions



Corner condition elevation



Minimal use of color on heavily articulated homes



Variety of color and materials



Stone used as a dominant material

LAGUNA RIDGE

Specific Plan Supplemental
Design Guidelines

C.10 Technical Requirements

C.10.1 Doors

- Entry doors shall be of wood, composite fiberglass, MDF or metal
- Design of doors shall be consistent with the architectural style
- Entry and garage doors expressing a level of detail appropriate to the style of the dwelling is encouraged
- Maximum garage door height shall be eight feet (8'-0")
- Garage doors are to be recessed a minimum of twelve (12) inches
- Garage door windows shall be consistent with the architectural style of the home

C.10.2 Windows

- Proportions and alignment shall be appropriate to the style
- No highly reflective glazing shall be used
- Full window trim is encouraged on all elevations (front, rear & sides)
- Shutters shall be sized to match window width and height and have appropriate hardware
- Windows and window projecting detailing patterns are to be compatible in scale with the home

C.10.3 Exterior Lighting

Emphasis will be placed in reducing ambient light within Laguna Ridge.

- Lighting used on walls and walkways shall focus light down and provide appropriate down casting hardware to minimize glare
- Surface mounted lights shall not be permitted in garage soffits. Lighting fixtures shall be appropriate to the selected architectural style
- Ambient light shall be cast downward to reduce impact
- Light design shall be included as part of the architectural review package
- Exterior lighting is to be indirect and shielded to prevent spill-over onto adjacent homesites
- All exterior lighting (including landscape and security lighting) will be reviewed and approved by the City

C.10.4 Building / Site Equipment and Elements

A. Vents:

- All vent stacks and pipes must be colored to match the adjacent roof or wall material
- Vent stacks should be grouped on the roof where least seen from view
- Vents should not extend above the ridge line

B. Solar:

- Solar panels are to be integrated into the roof design
- Panels and frames must be bronze anodized or to match the roof color
- Natural aluminum frames are prohibited
- Solar equipment is to be screened from the view of adjacent homesites and public streets

C. Flashing and Sheet Metal:

- All flashing and sheet metal must be colored to match adjacent material

D. Gas, Water and Electric Meters:

- Meters are to be located in enclosed cabinets, within recesses or behind screen walls as part of the architecture and must conform with utility company standards
- Utility meters must be located in side yards of the home and hidden from street view
- Landscape screens are acceptable
- Gas meters shall not be located behind locked fences, walls or gates
- All utilities must be located so as not to detract from the architecture and must be screened from view.
- Special attention is required for placement of utilities within multi-family housing, applying the same location and screening techniques applied to single family detached homes.

E. Trash Containers:

- Each homesite must have a walled trash container area, designed to be screened from view of all neighbors and street
- Not permitted to be located in the front yard setback

F. Mechanical Equipment:

- Air conditioning, heating equipment, soft water tanks and pool equipment must be screened from view
- Required to be insulated for sound attenuation
- Air conditioning units are prohibited to be mounted on roofs or in windows



LAGUNA RIDGE

Specific Plan Supplemental Design Guidelines

C.11 Architectural Styles

The rich character and personality of the Laguna Ridge community will be achieved through the consistent application of the architectural styles suggested within these guidelines.

Application of the architectural styles shall represent a tasteful interpretation by the architect regarding the use of detail, massing and form.

Appropriate architectural styles are as follows:

- Craftsman
- Bungalow
- Western Ranch / Farmhouse
- Normandy
- French Country
- Santa Barbara
- Italian (or Italianate)
- English Country / Garden

The mixture of these architectural styles is intended to promote a unique but cohesive community style. The adaptation of each style can produce a formal, symmetrical design; or an informal asymmetrical design. The beauty of Laguna Ridge will emerge from the integration of these styles, including the use of similar details, material and colors, producing a true California personality. Variations on the aforementioned architectural styles may be appropriate and shall be considered on a case-by-case basis.

While some of the following architectural styles have been represented in the City of Elk Grove Design Guidelines, they are inappropriate within the Villages of Laguna Ridge:

- Colonial
- Victorian
- Tudor
- Italian Renaissance
- Greek Revival



Craftsman / Bungalow



Country French



Ranch



Santa Barbara



Normandy



Italian



English Country / Garden

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Specific Plan Supplemental Design Guidelines

C.12 Craftsman / Bungalow

The Craftsman/Bungalow style evolved from the late 19th century English Arts & Crafts movement, during the Industrial Revolution.

California architects Bernard Maybeck and Green & Green continued developing this movement with their characteristic crafted detailing on the exterior as well as the interior of their home designs.

These intricately detailed buildings are characterized by the use of hand finished materials with a rusticated texture. The Craftsman/Bungalow style is identified as:

- Predominantly low pitched gabled roofs, with the occasional hipped or shed roof
- Deep overhangs accentuated with exposed and extended rafters
- Roof dormers
- 1 and 1 ½ story massing
- Exterior wall materials with combinations of; wood shingles, siding, board & batten, stucco and foundation or wainscot using stone or brick
- Variety of wood column and beam detailing at porches with stone or brick pilaster base
- Multi-paned windows with wood or stucco trim surrounds
- Symmetrical massing and proportions

Massing, Scale and Proportion



Bungalow style massing



1 1/2 story massing



Horizontal and asymmetrical proportions



Roof Form



Deep overhangs with exposed rafters



Shed horizontal roof dormer



Wide gable dormer



Juxtaposed roof gables

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Specific Plan Supplemental
Design Guidelines

C.12.1 Craftsman / Bungalow

Exterior Treatment



Enhanced entry porch details



Traditional craftsman front porch



Multiple material applications

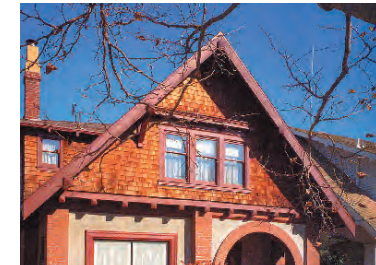


Excellent opportunity for corner lot articulation

Windows and Doors



Ganged windows and doors



Ganged windows



Divided light windows in upper division

Details



Wood detailing exemplified



Historical detail applications



Gable porch with rake knee braces



Traditional craftsmen details and finishes



Knee braces supporting extended roof overhang

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Specific Plan Supplemental Design Guidelines

C.13 Western Ranch / Farmhouse

Early California ranchers developed the first Western Ranch / Farmhouse styles in response to their lifestyle, available materials and environmental considerations.

The one story profile of these homes were influenced from Colonial, Spanish Colonial, Stick, Monterey and Spanish Eclectic architecture. However, the detailing of these styles were simplified when adapted to the Ranch style.

Western Ranch / Farmhouse design characteristics include:

- Cladding materials of stucco, board & batten, shingles and horizontal siding
- Long horizontal gable roofs of 4:12 pitch & 24" minimum overhangs
- Porches along front & rear facades typically with a 3:12 roof breaking into the main roof plane
- Decorative shutters at windows with wood trim surrounds
- Simple wood column and railing detailing at porches
- Gabled dormers
- Simple rectilinear forms, massing and scale

Roof Form



Cortin or standing seam roof accents



Shallow pitch roof break at porch



Shed roof dormers

Massing, Scale and Proportion



Colonial influence



One-story porch reducing 2-story massing



Wrap-around porch



Stucco and board and batten finishes



Rustic forms details and color



Horizontal siding with corner trim



Casual scale



Wrap-around porches



Metal roof accents. Rich colors applied to juxtaposed massing and forms



Multiple material applications



Combinations of finish materials

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Specific Plan Supplemental
Design Guidelines

C.13.1 Western Ranch / Farmhouse

Windows and Doors



Windows and doors accentuating the elevation



Simple 2x4 window trim



Simple bay window form and detail



Entry door flanked with sidelights



Ganged doors and windows to porch

Details



Board and batten vertical siding



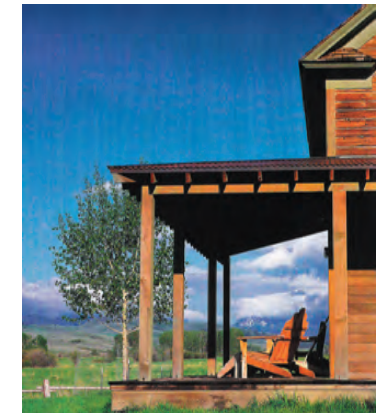
Square posts with angle bracing



Variety of porch guardrail details



Simple porch detailing



Simple square posts supporting porch



Exposes rafters and timbers



Exposed decorative timber accents

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Specific Plan Supplemental Design Guidelines

C.14 Normandy

The Normandy style is best characterized by its diversity of facade materials. Half-timbered houses of heavy oak beams and plaster, brick, stone, in combinations of four or five different materials on one intricate facade. Cottages throughout the French Normandy countryside exemplify this eclectic style.

- Half timbers in stucco facades
- Patterned brick accents
- Horizontal massing
- Combinations of materials; timbers, stucco, brick, stone
- Steep roof pitches - 6:12 to 12:12
- Roof dormers; gabled, hipped or shed
- Roof materials, flat concrete, shake or asphalt shingles
- Ganged windows
- Planked or louvered shutters

Massing, Scale and Proportion



Horizontal massing



Combination of one- and two-story massing, scale and proportion

Roof Form



Chimneys engaged in gable end



Roof planes changing direction and form

Exterior Treatment



Combination of half-timbers, stucco and brick



Half timbers in stucco



Casual cottage charm

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Specific Plan Supplemental
Design Guidelines

C.14.1 Normandy

Windows and Doors



Planked shutters



Gable roof dormers

Details



Wrought iron accents



Louvered shutters



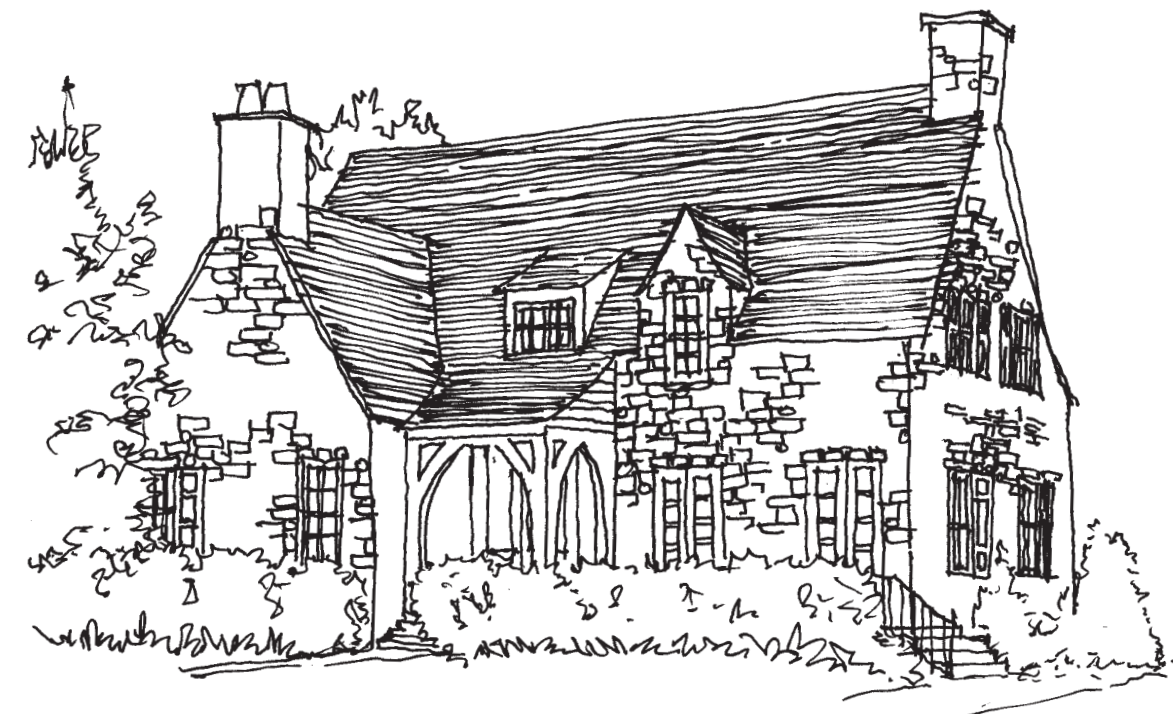
Brick and stone door and window surrounds



Divided light windows



Ganged windows



Variety of simplistic historically appropriate detailing

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Specific Plan Supplemental Design Guidelines

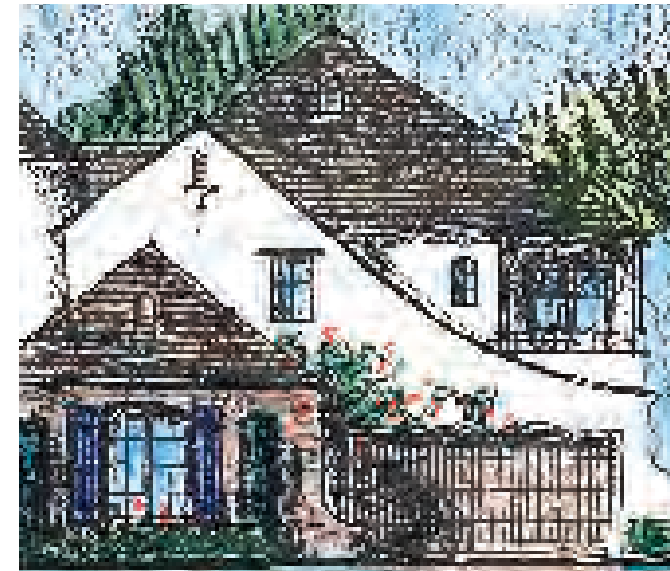
C.15 Country French

The European country house style of Provence, France is a rural country style derived from medieval farmhouses. It shares many similarities with European country homes of Tuscany, Italy. Inspiration for many of these homes came from the ancient Romans who built some of their finest buildings outside of Italy. Provence is a region with an architectural legacy of exceptional variety.

The soul of the Provence style is found in its floor plan. There are two basic floor plan types. In the first type, known as the "Compact Dwelling", buildings are arranged around a large rectangular Courtyard centered on a well. In the second type, referred to as the "Elevated Dwelling", animals were placed on the ground floor, people on the second, and the granary in the roof space. In either type, simple geometric forms were added as needs evolved and means allowed. Houses were generally oriented with the living spaces facing fruit tree orchards or vineyards planted on the southeastern or eastern side of hills. Often they were either cut into or built on south facing hillside slopes to take advantage of a sunny exposure.

- Asymmetrical proportions
- Eclectic organization of one- and two-story massing
- Rectilinear forms of varying sizes
- Conical or square towers
- Steep roof pitches; 6:12 to 12:12
- Variety of roof dormers
- Extended or tight fascias and rakes
- Gable end venting
- Roof materials - flat concrete tile, asphalt, shake or slate
- Accent metal roof materials
- Windows and doors with divided lights
- Vertical windows in groupings
- Variety of window and door trim material
- Bay windows
- Stucco, stone or brick exterior finishes
- Exposed accent wood timbers and beams
- Sculpted stucco walls
- Stucco recessed accents
- Half stucco chimneys with stone or brick at lower portion
- Rectangular or arch top shutters
- Arched knee bracing at wood posts
- Wrought iron balconies and plant shelves
- Finials and cupolas

Massing, Scale and Proportion



Asymmetrical massing and proportions

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Specific Plan Supplemental Design Guidelines

C.15.1 Country French

Roof Form



Combination of boxed and tight fascias / rakes



Dormers breaking roof plane



Combination of main roof and dormer roof forms



Conical towers with finial

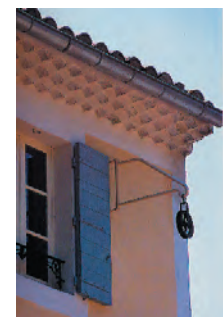


Metal roof material on accent features

Exterior Treatment



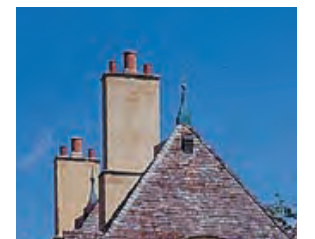
Stone and stucco finish combination



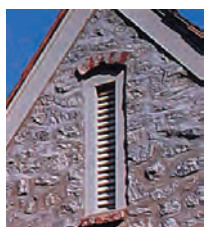
Genoise cornices



Combination of stone and brick roof cupola



Decorative finial and stucco chimney with clay pot cap



Covered gable end vent

Windows and Doors



Vertical windows in groupings



Entry door with glazing in top panel



Vertical window and door



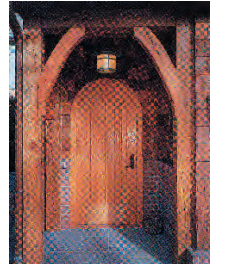
Soft arch window with planter box



Arched garage doors



Angled Bay window



Arched knee bracing at columns

Details



Shuttered doors



Decorative wrought iron



Arch top shutters



Soft arch entry doors

LAGUNA RIDGE

Specific Plan Supplemental Design Guidelines

C.16 Santa Barbara

The Santa Barbara style as described in these guidelines refers to the Mediterranean and Spanish Revival styles built in the 1920's and 1930's. Two main factors influenced the creation of the Santa Barbara style. First, Santa Barbara established itself as a prestigious winter resort city. Its mild climate and impressive seaside setting attracted many wealthy residents from the East and Midwest. Architects added historic fragments gathered from their clients' travels to Spain, North Africa and Mexico. This had the overall effect of expressing an exotic and romantic architecture. Houses were placed comfortably in lush garden settings. Spanish Towers were expanded in height to capture ocean views. Second, the city adopted the Santa Barbara style as its "official" style after the devastating earthquake of 1925. A board of architectural review was established which encouraged many gifted architects to design in this Santa Barbara style. These guidelines are based largely on the works of George Washington Smith, Lulah Maria Riggs, Joseph Plunkett, Reginald D. Johnson and Wallace Neff. They developed an abstract version of Spanish architecture quite distinct from the Spanish Colonial Revival style built elsewhere in California.

The Santa Barbara style is an eclectic mixture of Mediterranean architecture unified by the use of clay tile roofs, expansive stucco walls, deeply recessed wall fenestration and asymmetrical volumes grouped about Courtyards. Floor plans are organized according to the Mediterranean convention, which separates private and public spaces with relatively blank public walls. Rear and private yards are more open and exotically decorated. Interior spaces are organized as self-contained separate rooms rather than "open" floor plans. Stairs and halls connecting these rooms are sometimes made more mysterious with controlled natural lighting.

- Building forms express a sculptural, organic composition
- Round or square towers integrated with the building form
- Expansive stucco walls
- Deeply recessed openings, windows and doors
- Asymmetrical massing
- Exterior stairs with closed risers
- Decorative wood brackets at junction of beams and columns
- Covered loggias and porches
- Shallow pitch gable roofs
- Exposed and shaped rafter tails
- 'S' or two-piece clay or concrete roof tile
- Decorative wrought iron
- Rejas window grilles
- Louvered shutters
- Window and doors - rectangular or arched
- Awnings
- Tile accents at windows and doors
- Columns are rectangular stucco or circular pre-cast
- Stucco covered trim at windows and doors
- Clay tile vents at gables
- Stucco shelves extend to grade
- Wrought iron Juliet balconies

Massing, Scale and Proportion



Engaged conical tower



Courtyard home application



Courtyard entry porticos



One-story massing at garage wing



Eclectic combination of massing and forms

Roof Form



Gable dominate forms with hip and conical accents

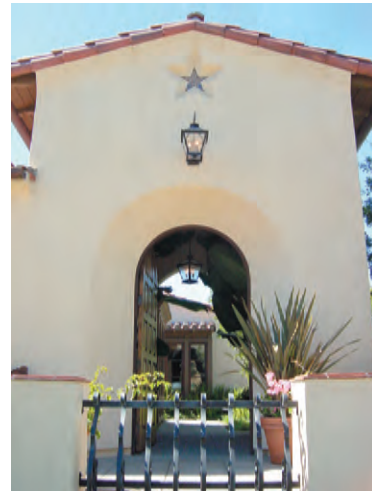


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Specific Plan Supplemental
Design Guidelines

C.16.1 Santa Barbara

Exterior Treatment



Flared stucco entry recess



Arched loggia with pre-cast columns



Sculpted stucco forms

Windows and Doors



Shuttered windows



Recessed arched windows



Recessed windows

Details



Monterey style balconies



Monterey style balcony



Stucco exterior finish



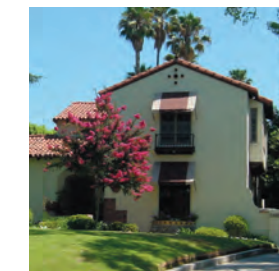
Wrought iron Juliet balcony



Planked single shutter



Window grille



Awnings over windows



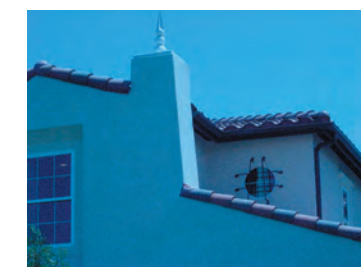
Wrought iron Juliet balcony



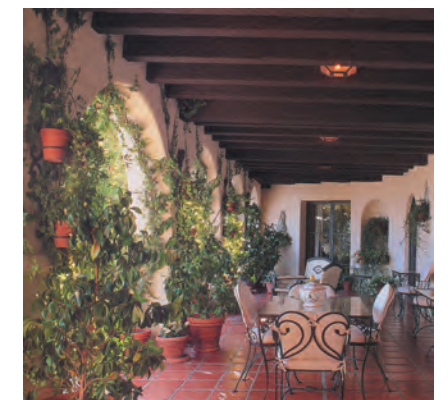
Rectangular loggia columns



Exterior sculpted stairs



Engaged stucco chimney



Exposed timbers at arched loggia

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Specific Plan Supplemental Design Guidelines

C.17 Italian (or Italianate)

The Northern Italian architecture, sometimes described as “Italianate”, depicts the generic style of the country villas which are scattered throughout Northern Italy. Houses were generally sited on terraced hillsides and sometimes on solitary hilltops commanding picturesque views of the surrounding city or countryside.

Italianate architecture is characterized as formal but simplistic in form, a departure from the Tuscany style of a rustic country home. Red-tile roofs, walls of stucco or stone covered with stucco, symmetrical with regards to massing and window / door placement, low pitched roofs adorned with frieze cornices and brackets, and spacious interiors, characterize the style.

The origins of this style are from the Italian Renaissance; however its adaptation expresses the simpler lifestyle and casual nature of architectural materials and finishes associated with the rural areas of Northern Italy. Classical forms and ornamentation are used sparingly and with restraint.

Massing, Scale and Proportion



Massing can be expansive and vertical



Ecclectic massing and forms



Two-Story symmetrical massing



Combinations of vertical and horizontal wall planes



One-story covered loggia



Horizontal 2-story facade villa style



Classical villa style facade

Roof Form



Gable roofs predominant with hip accent



Cantilever barge at gables to accentuate shadow on the wall



Roman pan tiles



Bracket details at fascia cornice

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Specific Plan Supplemental Design Guidelines

C.17.1 Italian (or Italianate)

Exterior Treatment



Arched decorative embrasure



Arched loggia with pre-cast columns



Arched porticos



Vertical stone entry tower



Carved stone or pre-cast entry door surrounds



Stucco finishes

Windows and Doors



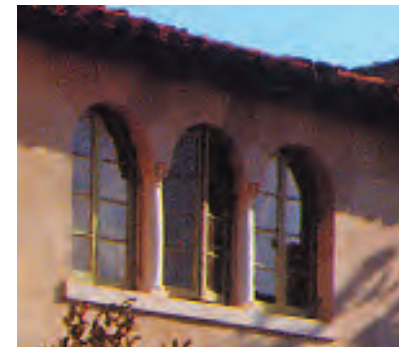
Variety of window treatments



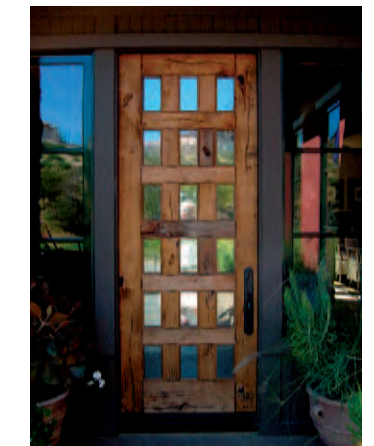
Wood trim window Bay



Recessed windows



Engaged columns between arched windows



Planked geometric entry door

Details



Bracketed porch columns



Wrought iron Juliet balcony with pre-cast supports



Window grilles were located on the ground floor and either recessed or projected from the wall with carved stone pediments and sills



Chimneys with clay tiled hip roofs

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Specific Plan Supplemental
Design Guidelines

C.18.1 English Country / Garden

Windows and Doors

Details



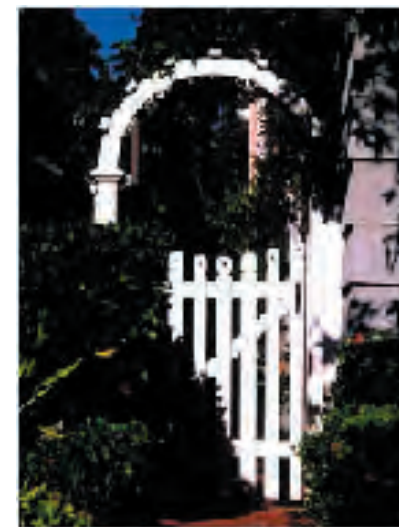
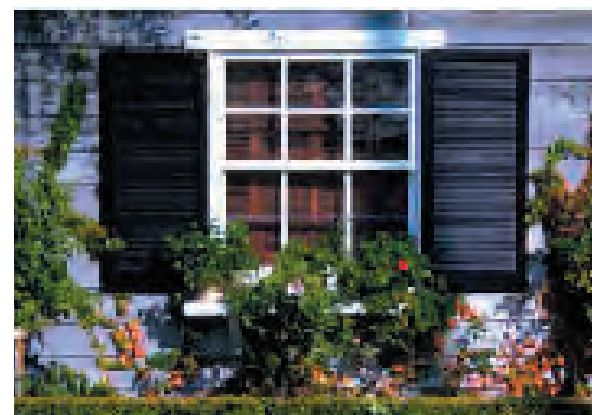
Shuttered windows



Decorative wood window bays



Variety of window fenestration



Simple trim at recessed window

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Specific Plan Supplemental Design Guidelines

C.18 English Country / Garden

The picturesque English Country style is a development from English Medieval architectural style homes. The style became prominent in the American Eclectic expressions in the 1920's and 1930's, incorporating design elements such as steeply pitched roofs and half timber exterior fenestration.

Massing and forms included countless variations of one and two-story asymmetrical facades. The development of brick and stone veneer applications further expanded the popularity of this style. This permitted historical detailing on homes to appear real rather than faux.

The classic use of stone, brick and half timber accents creates the standard of style for the English Country architecture. The following design characteristics further define the style as:

- Steeply pitched gable or hip roofs
- Eave and gutter details
- Dormer windows; gabled, hipped or dutch gable
- Decorative wood trim surrounds
- Stone or brick wall and chimney finishes
- Porches at main entry
- Roof materials of flat concrete tile or slate appearance
- Stucco exterior wall materials
- Quion accents
- Roofed bay windows

Massing, Scale and Proportion



Classical form with colonial influences



Simple massing and orientation

Roof Form



Steep roof pitches



Dormers breaking roof plane



Gable dormers set in hip roof forms



Combination of gable and hip roof forms

Exterior Treatment



Wood exterior finishes



Combinations of stucco and stone finishes