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NOTE: WALLS, GATES AND FENCING LOCATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE BASED ON FINAL DESIGN.

1A | Modern Spanish

2B | Boutique

3B | Boutique

4C | Contemporary



2018052

ARCHITECTS, PLANNERS, DESIGNERS
WHA.
ORANGE COUNTY, LOS ANGELES, BAY AREA

AUGUST 31, 2018
UNIVERSITY PARK INVESTORS, LLC
PALM DESERT, CA

STREETSCENE



U N I V E R S I T Y
P A R K

Location Map



60' x 100' Conventional Lots

A1.SS



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1A | Modern Spanish

Scheme 3



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1C | Contemporary

Scheme 5



1B | Boutique

Scheme 2

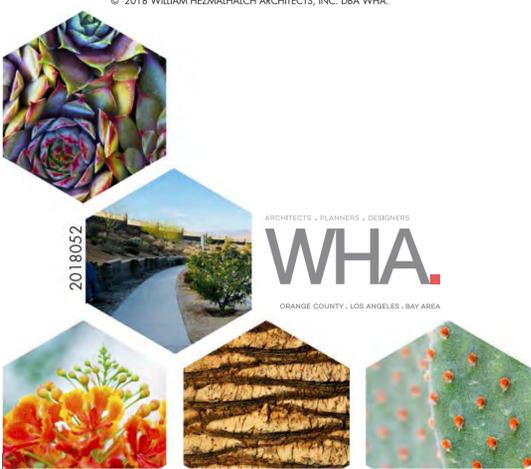
Plan 1 - Front Elevations



U N I V E R S I T Y
P A R K

60' x 100' **Conventional Lots**

0 2 4 A1.5



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2A | Modern Spanish

Scheme 5



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2C | Contemporary

Scheme 3



2B | Boutique

Scheme 3

Plan 2 - Front Elevations



U N I V E R S I T Y
P A R K

60' x 100' **Conventional Lots**

0 2 4 A1.12



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3A | Modern Spanish

Scheme 1



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3C | Contemporary

Scheme 4



3B | Boutique

Scheme 5

Plan 3 - Front Elevations



UNIVERSITY
PARK

60' x 100' **Conventional Lots**

0 2 4 A1.18



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4A | Modern Spanish

Scheme 4



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4C | Contemporary

Scheme 3



4B | Boutique

Scheme 6

Plan 4 - Front Elevations



UNIVERSITY
PARK

60' x 100' **Conventional Lots**

0 2 4 A1.27



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2.2.1 MODERN SPANISH

The most notable characteristics of the Spanish style include “S” tile roofs, stucco walls, recessed entry doors and porticos, highlighted ornamental iron work and carefully proportioned windows appropriate to their wall mass. Casual composition of forms that may include a formal entry statement and arched doors and windows, along with deep recesses and varied eave design are also found in this architecture. The charm of this style choice lies not only in its directness, adaptability and contrasts of materials and textures, but in its ability to evolve within itself by allowing multiple creative design solutions using similar elements, textures, and colors. While still using the traditional forms, this style lends itself to modernization by including contemporary elements such as iron awnings, sliding barn doors, and a combination of traditional light fixtures and contemporary lighting strategies. These methods pull the ‘old’ and the ‘new’ together, resulting in a warm Spanish feel with a contemporary flair.



Conceptual Modern Spanish Front Elevation: 50' x 100'



Conceptual Modern Spanish Front Elevation: 50' x 100'

Modern Spanish Design Elements

Elements	Standard Elevation	Enhancement Options
Roof Components	<ul style="list-style-type: none"> • Clean, uncomplicated roof solutions • Mixture of shallow-roof pitches, parapets and flat roofs • Roof pitch range: flat or 3½:12 and 4:12 • No exposed rafter tails 	
Roof Materials	<ul style="list-style-type: none"> • Concrete "S" tile 	<ul style="list-style-type: none"> • Accent metal roof
Roof Colors	<ul style="list-style-type: none"> • Hues of terra cotta OR other natural clay colors 	
Architectural Components	<ul style="list-style-type: none"> • Simple geometric forms • Secondary massing elements • Arched accents 	<ul style="list-style-type: none"> • Balconies OR verandas • Sun shades, eyebrows • Decorative metal accents and canopies
Wall Materials	<ul style="list-style-type: none"> • Medium sand float stucco finish (16/20 minimum) 	<ul style="list-style-type: none"> • Stone OR concrete veneer accents
Wall Colors	<ul style="list-style-type: none"> • Toned whites & light to medium light value warm colors 	
Trim & Details	<ul style="list-style-type: none"> • Well-placed & proportional entry light fixtures • Trim as appropriate 	
Trim Colors	<ul style="list-style-type: none"> • Medium dark value browns reminiscent of stained wood 	
Windows	<ul style="list-style-type: none"> • Recessed OR flushed 	<ul style="list-style-type: none"> • Minimal width horizontal trim bands above OR below windows • Shutters • Simulated divided lites
Doors	<ul style="list-style-type: none"> • Solid or glazed front entry doors without a porch 	<ul style="list-style-type: none"> • Arched entry stoop
Garage Doors	<ul style="list-style-type: none"> • Horizontal OR raised panel 	<ul style="list-style-type: none"> • Windows
Accent Colors	<ul style="list-style-type: none"> • Clear to muted blues, greens, rust & burgundy in medium to dark value range OR dark browns 	



2.2.2 BOUTIQUE

The Boutique style is bold and elegant. It is contemporary but with a warmth and richness of form and material. The Boutique style utilizes asymmetrical compositions of multiple finishes in a balanced presentation of horizontal and vertical elements.



Conceptual Boutique Front Elevation: 50' x 100'



Conceptual Boutique Front Elevation: 55' x 90'

Boutique Design Elements

Elements	Standards	Enhancements
Roof Components	<ul style="list-style-type: none"> • Low-roof pitches • Hip roof typical • 24" overhangs • Roof pitch range: flat or 3½:12 and 4:12 	<ul style="list-style-type: none"> • Accent recessed lights encouraged in the eaves
Roof Materials	<ul style="list-style-type: none"> • Flat concrete tile, smooth finish • No shake roof tile • Stucco enclosed eave soffits 	<ul style="list-style-type: none"> • Standing seam, corrugated OR ribbed metal roofs
Roof Colors	<ul style="list-style-type: none"> • Warm, earthy colors including browns and grays 	
Architectural Components	<ul style="list-style-type: none"> • Defined entry experience • Horizontal and vertical elements • Clean lines 	<ul style="list-style-type: none"> • Metal posts • Columns with a variety of stone OR brick • Metal accents and canopies
Wall Materials	<ul style="list-style-type: none"> • Medium sand float stucco finish (16/20 minimum) • Brick OR stone veneer accents • Integrated materials 	<ul style="list-style-type: none"> • Differentiated materials on upper floor
Wall Colors	<ul style="list-style-type: none"> • Warm or cool colors in light to medium value range 	
Trim & Details	<ul style="list-style-type: none"> • Warm or cool colors in light to medium value range • Materials transition between stucco and masonry or tile board veneer 	<ul style="list-style-type: none"> • Banding • Balcony or deck railing to be open metal or wire rails
Trim Colors	<ul style="list-style-type: none"> • Mid to dark value warm colors with emphasis on horizontal trim details where needed 	
Windows	<ul style="list-style-type: none"> • Vertically proportioned windows • Simulated wood appearance OR stucco trim 	<ul style="list-style-type: none"> • Grouped windows with belt course • Horizontal windows • Horizontal mullions
Doors & Gates	<ul style="list-style-type: none"> • Paneled front entry doors • Paneled garage doors 	<ul style="list-style-type: none"> • Entry doors with glazing • Glass garage door OR garage door with windows • Integral door/side lite system
Accent Colors	<ul style="list-style-type: none"> • Earthy, medium to dark value range colors including greens, blues, greys and browns 	



2.2.3 CONTEMPORARY

The Contemporary style represents the current thinking in design. The style is composed of simple, rectangular geometric forms with generous window areas, accented by bold use of materials and colors, and detailed by interesting balcony railings and canopies. Flat roofs are typical but shallow-pitched roofs may also be utilized. Windows and balconies can emphasize a corner orientation to break open the mass of the building. A combination of bold background colors can distinguish architectural features as will modern exterior materials such as fiber cement or horizontal stone veneers. Windows help articulate the form to create larger organizations, whether in horizontal or vertical compositions.



Conceptual Contemporary Front Elevation: 55' x 90'



Conceptual Contemporary Front Elevation: 50' x 100'

Contemporary Design Elements

Elements	Standards	Enhancements
Roof Components	<ul style="list-style-type: none"> • Parapet, hip OR shed roof • Simple unadorned parapet walls • Roof pitch range: flat or 3½:12 and 4:12 	
Roof Materials	<ul style="list-style-type: none"> • Flat concrete tile, smooth finish • No shake roof tile 	<ul style="list-style-type: none"> • Standing seam, corrugated OR ribbed metal roofs
Roof Colors	<ul style="list-style-type: none"> • Warm colors including browns and grays 	
Architectural Components	<ul style="list-style-type: none"> • Simple two-story box-like massing form • Signature form, detail OR feature 	<ul style="list-style-type: none"> • Vertical elements
Wall Materials	<ul style="list-style-type: none"> • Light to medium stucco finish (16/20 minimum) • Stone veneer accents • Fiber cement siding used as accent 	<ul style="list-style-type: none"> • Brick accents
Wall Colors	<ul style="list-style-type: none"> • Light to medium value, warm hues 	
Trim & Details	<ul style="list-style-type: none"> • Minimal ornamentation • Rustic-style hardware is prohibited 	<ul style="list-style-type: none"> • Simulated wood accents • Metal pipe balcony railings
Trim Colors	<ul style="list-style-type: none"> • Warm OR cool, earthy hues in light, medium and dark values 	
Windows	<ul style="list-style-type: none"> • Vertically proportioned windows OR ganged windows 	<ul style="list-style-type: none"> • Square OR rectangle window accents • Canopies • Horizontal mullions
Doors	<ul style="list-style-type: none"> • Glass door entry doors • Simple horizontal simulated wood garage doors (no panels) 	<ul style="list-style-type: none"> • Glass garage doors
Accent Colors	<ul style="list-style-type: none"> • Bright OR muted shades, in warm OR cool colors, medium to dark in value 	



2.3 ARCHITECTURAL CONSIDERATIONS

2.3.1 STREETScape DESIGN

- Encourage streetscene diversity by prohibiting the same floorplan, with the same elevation style and color scheme to be either adjacent to each other or across the street from one another;
- Orient homes toward the street with clearly defined entries facing the street;
- Create meaningful front porches that can accommodate outdoor furniture;
- Use low courtyard walls or fences of 36-inches to 40-inches in height, if/when desired; and
- Provide night-lighted building address numbers.

2.3.2 ARCHITECTURAL PRINCIPLES

Residential buildings should be broken down into smaller components to reduce the appearance of one singular mass through a variety of architectural techniques and treatments. Special attention shall be paid to side and rear elevations when visible from streets and open spaces.

Front Massing and Entry Scale

The front elevation of the home is an important element in creating quality neighborhoods. Special attention will be placed on these elevations to address the public realm and create a strong pedestrian-oriented and visually diverse streetscape.

- Building details such as doors and windows should be in proportion to the overall building massing;
- All homes should have at least two planes (not counting the garage) of variation in front elevation massing; and
- “Recessed” two-story elements are encouraged to create human-scale buildings.

Roof Form

Roof form is an important design element as it relates to the character of the community, observed from both the external edges and inside the neighborhood.

- Roof forms are encouraged to reinforce the architectural style of the home;
- Roof pitches are encouraged to vary based upon chosen architectural styles; and
- Flat roofs and/or roof decks are permitted where appropriate to the style.

Corner Enhancements

Architectural details at corner conditions are an important design consideration. To encourage variety, more than one plan should be used as a corner plan.

- Similar massing and level of detailing utilized on the front elevation shall be incorporated on the side elevation facing the street; and
- Consider wrap around porches, courtyards or entry doors oriented toward the side street.

Garages

De-emphasizing the garage is a valuable community design element. Builders are encouraged to consider the following in the design and selection of garage doors:

- Provide different style door patterns; and
- Vary the inclusion of window lites.

2.3.3 ARCHITECTURAL PROJECTIONS

As part of the overall composition of a two-story dwelling, decks, balconies or projections provide relief and interest at the second story. Additionally, these elements help shape outdoor rooms.

- Balconies and projections shall proportionally complement and be integrated into the overall massing of the home;
- Balcony railings shall be consistent with the architectural style;
- Architectural projections such as media niches and chimneys are encouraged to facilitate massing articulation;
- Covered balconies and living area cantilevers are encouraged to be appropriate to the architectural style; and
- Opportunities for creating shaded areas and usable outdoor spaces are encouraged.

2.3.4 COLOR

The use of color and materials is an essential ingredient to quality development. Successful application of color and materials improves the character and essence of the community. To maintain high-quality aesthetics, all three styles shall use complementary colors and materials. Where one material or color ends and another begins, consideration shall be given to the proper terminus and/or transition.

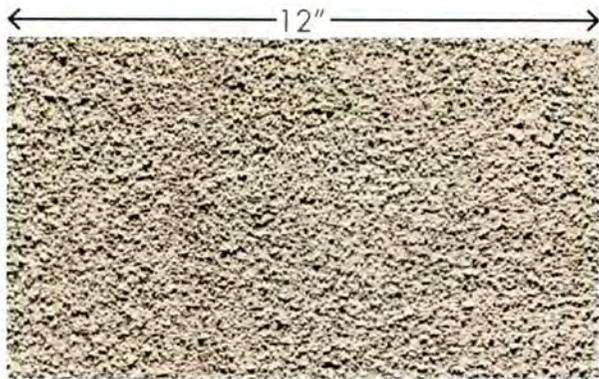
The primary goal of color and materials palettes is to further enhance and define the architectural styles. Equally important is the balance of diversity and harmony; variety of color and materials must be achieved within the context of a harmonious community.

2.3.5 MATERIALS AND FINISHES

Specific materials are identified for each architectural style. Using complementary building materials promote a harmonious appearance and provide interest and variety consistent with the architectural styles.

- Place lighter materials above materials of a heavier weight;
- Where possible, use style-appropriate concrete roof tile blends; prohibit overly dramatic blends with extreme contrast; and
- Cool roofs are encouraged.





Medium Sand Float (16/20 Aggregate)



Heavy Lace Texture - Prohibited



Fine Sand Float (20/30 Aggregate)



Spanish Texture - Prohibited

Source: Technical Services Information Bureau

Material finishes should express permanence and quality.

- Create a more solid and permanent appearance with stone or other masonry materials, particularly as accents;
- Install masonry using traditional methods;
- Detail finishes properly with the architectural style; and
- Use high-quality, durable, low-maintenance materials.

Stucco

Stucco finish should project high quality and be appropriate to the architectural style. Heavy Lace, Light Lace and Spanish Texture stucco finishes are prohibited.

All stucco trim details (such as window surrounds, window sills, roof eaves, column details, lintels, etc.) must be constructed with a level of precision and accuracy to express the authentic execution of the style.

- Use clean, crisp and smooth stucco details;
- Prohibit rough, "blob"-like and uneven stucco finish; and
- Carefully locate stucco control joints, if applicable, on elevation designs.

Eave paint shall match the fascia color (spray paint of the wall color on the eaves is prohibited).

Wood

Wood is a material used in many architectural styles. However, maintenance concerns, a desire for long-term architectural quality and new high-quality manufactured alternative wood materials make use of real wood material less desirable. Where "wood" is referred to in these Guidelines, it can also be interpreted as simulated wood trim with style-appropriate wood texture.

2.3.6 ADDITIONAL ARCHITECTURAL ELEMENTS

Gateways & Doors

Main entry doors and gateways should be thoughtfully selected to match the specific style of architecture. Courtyard openings and entries function as a statement for the entire home and add interest to the streetscape. These elements should be treated with detail of equal level.

Gateways shall:

- Match or complement entry and garage doors in character, materials and finish; and
- Include decorative iron gates when appropriate to the architectural style.

Entry doors shall:

- Accentuate and announce the main entry of the home; and
- Reinforce the style of architecture.

Other doors shall:

- Use architecturally complementary garage and/or utility doors on visible corner-side elevations; and
- Only use decorative screen doors with openings concealed in a private courtyard or similar space recessed under a covered roof.

Other entry features may include:

- Porches;
- Porticos;
- Garden low walls; and
- Trellises.



Entry Door Example

Windows

Window details differentiate architectural styles and can provide a high level of architectural enrichment. The selection and proportion of the windows to the façade shall be responsive to the architectural style of the building. Size and shape shall be considered to assure a balanced relationship with the surrounding roof and walls. Accent shutters are a way to further enhance the architecture and shall be proportionate to the window opening. In general, windows shall enhance rather than dominate the overall architectural character.

- Divided lite windows are encouraged and should reflect the architectural style, simulated divided-lite is acceptable;
- Non street-facing and rear yard windows may delete the divided lites; and
- Attention to window placement is imperative to encourage offsetting windows from adjacent homes.



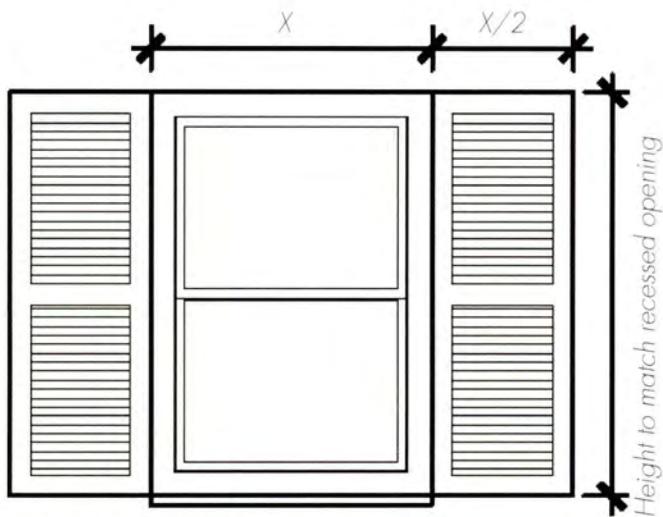
Example of Windows and Treatments



Shutters

All shutters shall comply with the following:

- Use only wood or simulated wood material for shutters;
- Mount shutters on finished wall material; embedded shutters prohibited;
- Match shutter size to the recessed opening window width; and
- Use material at least one-and-a-half-inch thick.



Shutter size corresponds to window size



Example of prohibited embedded shutter

Lighting

Appropriate lighting is essential in creating an inviting evening atmosphere for the community. All lighting shall be non-obtrusive.

- Limit all exterior lighting to the minimum necessary for safety;
- Shield all exterior lighting to minimize glare and light spill onto adjacent properties; and
- Use exterior entry lights that complement the architectural style.



Conceptual lighting examples



3.1 LANDSCAPE GUIDELINES

The community character is enhanced through landscape elements. Selective plantings reinforce the scale of streetscapes, neighborhoods, and pedestrian spaces. Strategic locations of trees and shrubs define community focal points and soften architectural massings. The landscape design:

- Emphasizes the planting of shade trees in formal and informal groupings throughout the community;
- Uses non-invasive drought tolerant plant materials that are climate-appropriate;
- Encourages the use of plants as a major design element including using contrasting textures and mass planting of bold or fine plant material;
- Restricts use of turf grass to active use areas only; and
- Uses decorative gravel, decomposed granite, boulders, and similar materials as a texture and design element; size material suitable to remain in place after installation.



3.2 LANDSCAPE REQUIREMENTS

Individual front yards shall be installed by the builder. The builder may refine the plan using the approved plant palette provided in Appendix A. Landscape plans are subject to Master Developer approval.

All HOA maintained planting areas shall be five-feet wide and will separate the curb and sidewalk. Street trees and planting shall follow the approved master tree plan.

Typical landscape plans illustrate the minimum standards for plant size and spacing with selections taken from the established project plant list.

Front yard turf areas are discouraged because the minimum width of grass required by CVWD is 10-feet. If desired, small areas of turf are to be limited to 25% of the total landscape area per individual lot.

Front yards shall have a finished ground cover that consists of a mix of materials identified in Section 3.2.2.

3.2.1 PLANT MATERIAL SIZES

Trees

- Standard Lot
 - One 24-inch box
 - One 15-gallon
- Corner Lot
 - Two 24-inch box
 - Two 15-gallon

Shrubs and Vines

- 5-gallon minimum – refer to typical plans for layout and selection

Typical Landscape Edging

- 1-inch x 4-inch – Benda Board - Sand color
- Steel edging options
- Aluminum
- Concrete mow curb

Unacceptable Landscape Edging

- Black plastic edging with a round top



Example of Residential Landscape Plan