

COTTONWOOD COLLECTION

84x100 +/- & 90/92x100 +/- LOTS

ARCHITECTURAL DESIGN HANDBOOK



COTTONWOOD
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85x100 +/- §

100x100 +/-

LOTS

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1.1 How to use this Document

This Architectural Design Handbook is for the design of homes within the **Cottonwood Collection** neighborhood.

The handbook includes both **Standards** and **Guidelines**. Standards are meant to provide information that is required while **Guidelines** provide strong preferences for the element/item described.

Please refer to the City of Moreno Valley Residential Codes for more information. This handbook does not supersede any city code.

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1.2 Residential Design Standards

TABLE 1

84X100 +/- LOT SETBACKS/MAX HEIGHT					
FRONT		YARD	SIDES	REAR	MAX HEIGHT
TO GARAGE DOOR	TO HOUSE	AREA			
20'*	15' **	3235 SF avg.	7' MIN	20' MIN ***	35'

TABLE 2

90/92x100 +/- LOT SETBACKS/MAX HEIGHT					
FRONT		YARD	SIDES	REAR	MAX HEIGHT
TO GARAGE DOOR	TO HOUSE	AREA			
20'*	15'***	4465 SF avg.	7' MIN	20' MIN ***	35'

* Stagger front setbacks a min of 2' at every other lot

** Stagger front setbacks a min of 2' at every other lot

*** 10' setback allowed for no more than 25% of the rear facade. Remaining 75% of rear facade must be at least 20'. This will be allowed on no more than 14 lots within the subdivision.

TABLE 3

FLOOR PLAN/ELEVATION TO LOT RATIO	
1-55 LOTS	4 FLOOR PLANS WITH 4 ELEVATION STYLES EACH & 3 COLOR SCHEMES/ELEVATION

4 sided architecture is required

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1.3 Residential Design Guidelines

Varied Plot Plans

Streets within the project should vary in their architectural character to create a sense of individual ownership and personality.

Make sure similar plans and elevations are plotted as far from one another as possible.

Homes with identical:

- floor plan
- elevation styles
- color palette
- orientation

should not be plotted within six (6) lots of one another on either side of the street. However, if one of those four (4) elements are changed, floor plans may be moved closer to one another as follows:

Different floor plans plotted next to one another shall provide different elevation styles with dissimilar color palettes

The same floor plan with different elevation styles, color palettes, and garage orientation can be plotted within two (2) lots of one another

The same floor plan with different elevation styles, color palettes, but the same garage orientation can be plotted within three (3) lots of one another

The same floor plan with different elevation styles, but similar color palettes, and the same garage orientation can be plotted within four (4) lots of one another

The same floor plan with the same elevation style, dissimilar color palettes, and different garage orientation can be plotted within five (5) lots of one another

Elevations & Front Yards

Minimum roof pitch 3:12

All windows and doors should be trimmed. Each elevation style should have a different trim design in keeping with the style of the home. This trim should be composed in accordance with the style.

Elevations should be painted in an architecturally authentic way based on the elevation style's historical precedents

Each elevation style should have a different roofing color.

Entry Courtyards should have a minimum width of 6'-2"

All elevations should have the same level of detailing as is present on the front elevation.

Varied window grid patterns in each elevation style is recommended. The grid pattern should be historically accurate.

Front elevation siding/veneer, if different from that on the side elevations, should return a minimum of 3' down the side elevations.

Windows in garage doors should be optioned
A walkway should join principle entry doors directly to

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the public sidewalk

Trash & recycling bins should be screened fully with walls or fencing in keeping with the architectural style of the home

Minimum plate heights:

9' for first & second floor

Foundation walls should be painted to match siding where visible from streets or common open space

Condenser units should be placed in private side yards to screen them from view

Massing

Minimize building height when possible and appropriate to the style of the home.

Try to use side to side roofs and hip main spans whenever possible to minimize the impact of the roof on neighboring homes.

Use single story porches & verandas against two story masses to help break them down.

Proportion

Individual building elements and masses should be sized in proportion to one another.

Entry elements can be proportioned so as to make them the dominant feature of an elevation.

To reduce the proportional dominance of garage doors on any elevation style, they should be more detailed in design so as to become an important part of the elevation's style - rather than a large block of uninteresting color.

Proportion plays an important part in authentically interpreting historically accurate styles. Pay close attention to the images presented in the style palette section for clues relating to each style's treatment of various design elements.

Scale

Scale is important in that elements of a building's composition need to be in balance, as do buildings sited next to one another. That is to say, one element of a building shouldn't be so dominant so as to "outweigh" other elements in a building's makeup. Likewise, a building on one site, should not dominate a building on an adjacent lot.

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1.4 Typical Lot Module

This typical lot module demonstrates how the homes are meant to be plotted throughout the project. Note the typical setback dimensions.

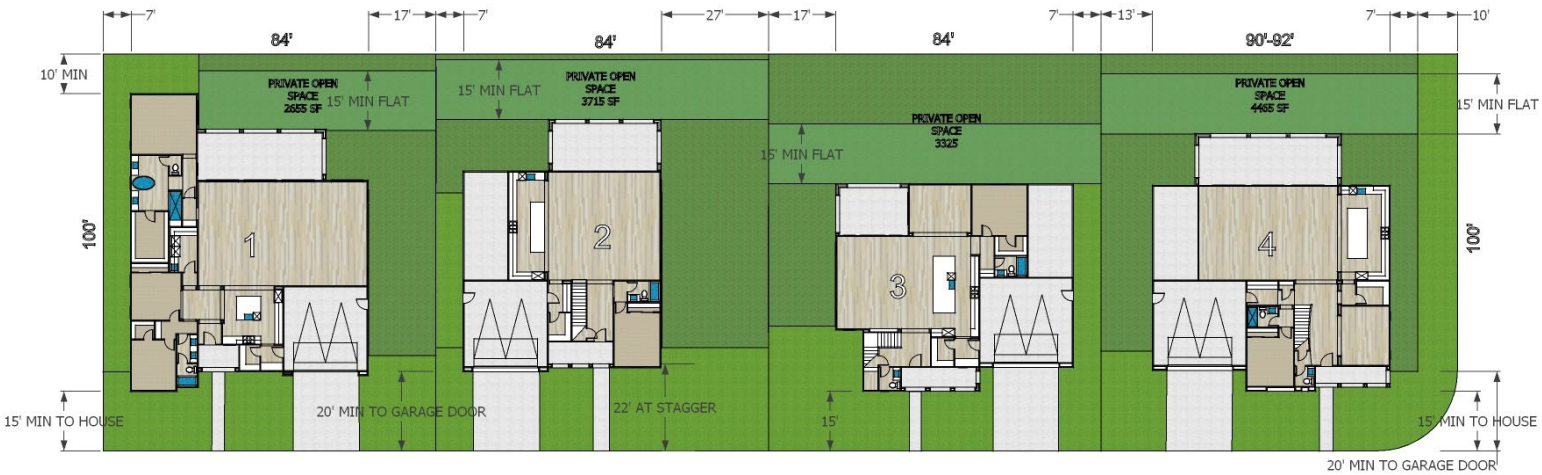


Fig. 1 - Typical Lots

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1.5 Architectural Styles

This section will focus on the architectural styles envisioned for the housing in the Cottonwood Collection. Four architectural characters are proposed including French, Spanish, Farmhouse & Tuscan. The following images & text will give an outline of each styles roof & detail hallmarks for reference.

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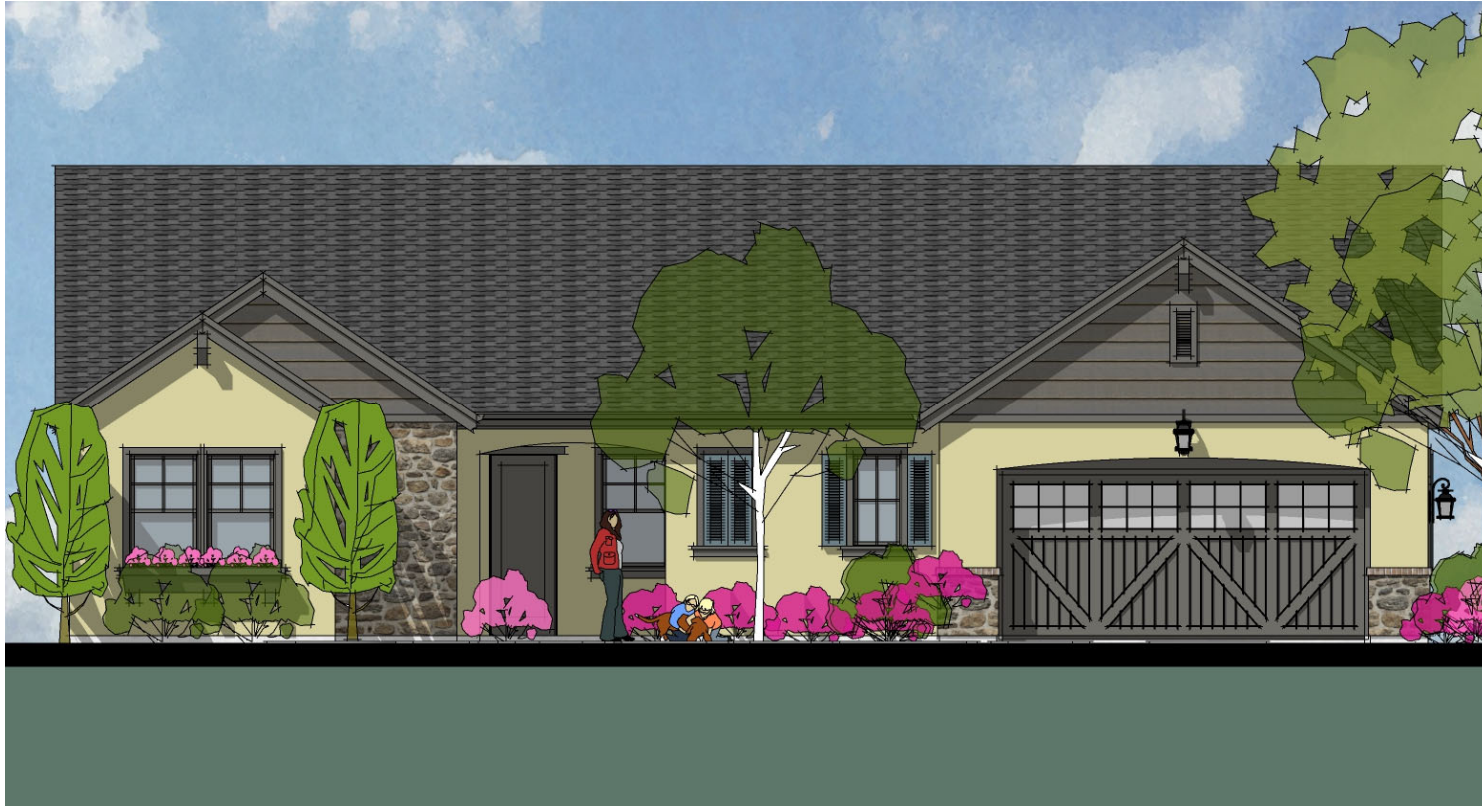
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Plan 1 FRENCH Elevation

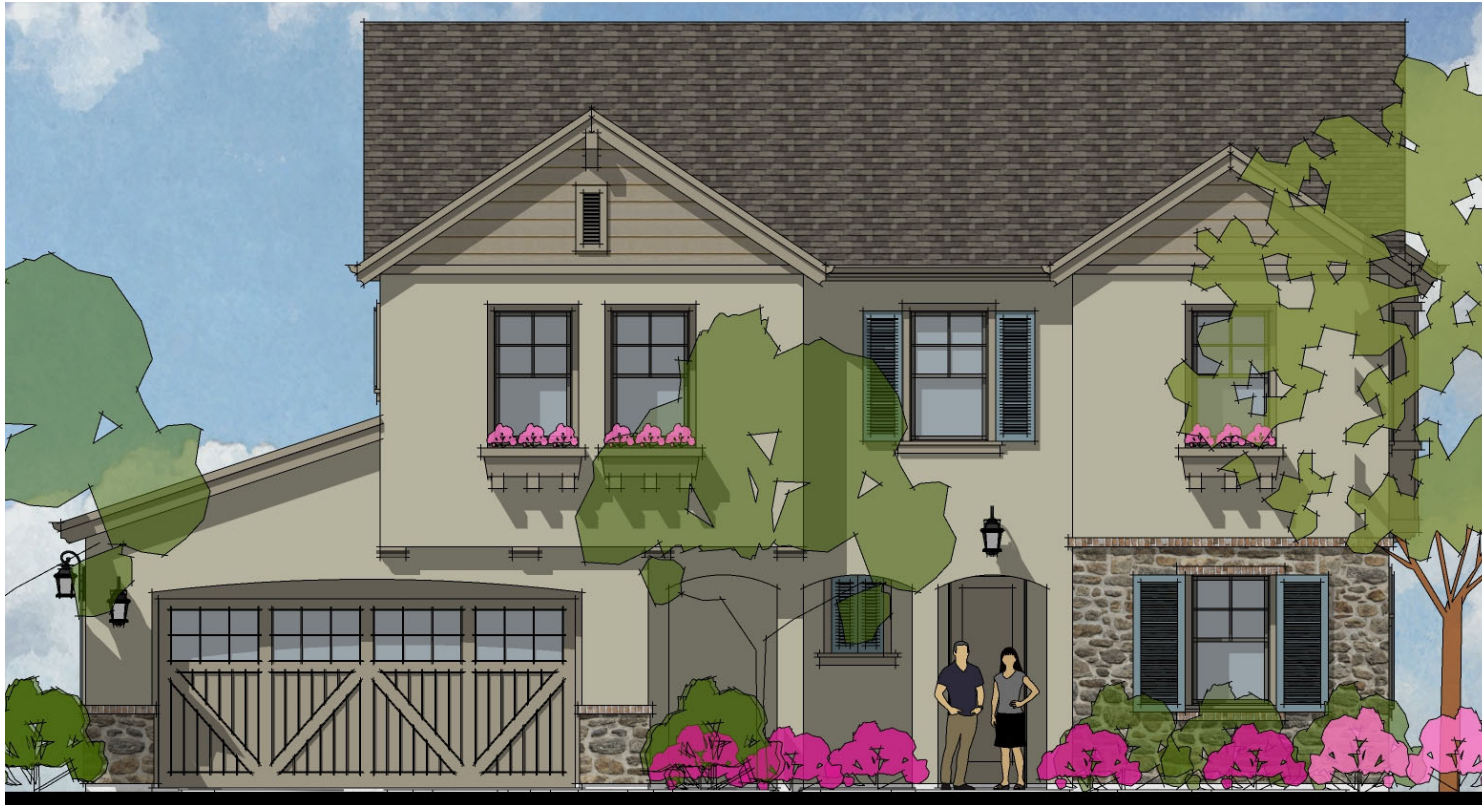
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Plan 2 FRENCH Elevation

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Plan 3 FRENCH Elevation

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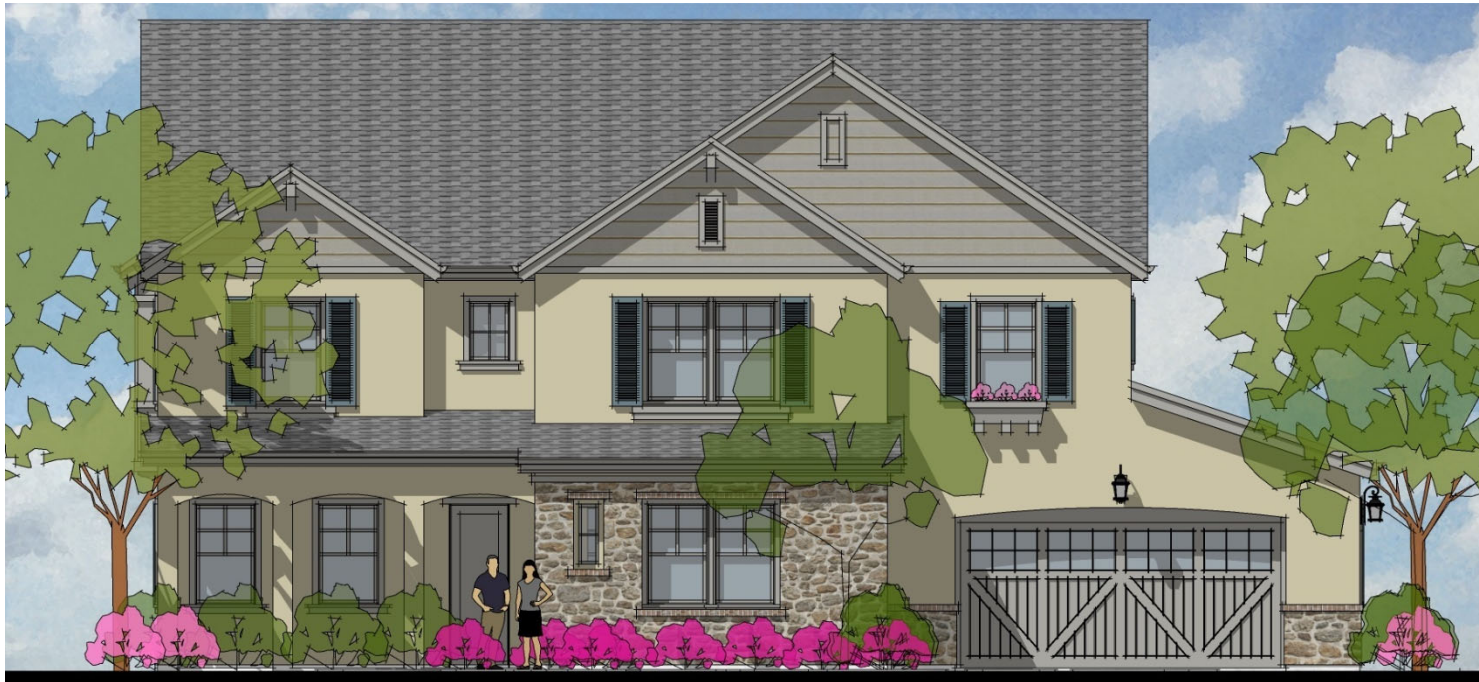
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Plan 4 FRENCH Elevation

French

A French style house can be simple or more complex in form with steeper roof pitches and lower, “broken pitch” shed roofs covering porch elements to break down the scale of the structure. Gable, shed or hip dormers can be employed to give the home a more cottage feel. Also, bay and bow windows are hallmarks of the style. It is versatile as it works well with both single and two story masses.

Roof

Roofs usually have steeper pitches as gables, hips, or a combination of both. As mentioned, broken pitch sheds are common, as are dormers in various forms

Materials

Siding (sometimes combined with gable element being different than body)

- Stucco
- Lap siding
- Board & Batten
- Masonry elements including both brick and stone can be good choices to help breakdown the scale where needed. There is precedent for both wainscots and full height masonry

Roofing

- Concrete tile (slate or shake)

Fenestrations

Windows

- Windows should be vertical rectangles with a regular muntin pattern. 3050 SHs are a good choice and can be paired together to create more interesting glazing expressions to the street.
- Bay & bow window elements are also common as mentioned.

Doors

- Entry doors represent a great opportunity to create a sense of individuality. Doors can be of many different arrangements and may include glass in the upper panel with mulled sidelights.
- Garage doors should have a “carriage door” design with X bracing and arched top panels. Decorative hinge & handle hardware options are encouraged

Porches & Balconies

Columns

- Tapered classical round
- Square with smooth finished wood
- Masonry columns are common

Posts

- 6x8 with the 8” façade facing the street in single or multiple groupings
- Corbels with simple to complex designs

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- Simple collar banding and skirting can help finish the posts at the top and bottom

Railings

- Various wood railings from simple to complex, including plank picket designs
- Painted metal from simple to complex

Detailing

- Exposed rafter tails, sometimes with shaped ends
- Arched top or shed dormers
- Masonry sills & lintels at windows

Lighting

- Top to bottom tapered designs with grid patterns
- There is precedent for many different finishes

Colors

Body

- Light tones
- Middle tones
- Some precedent for dark tones

Trim

- Off whites
- Middle tones when paired with light tone bodies
- Dark tones when paired with middle tone bodies.

Accents

- Middle tones

- Shutters can be in a variety of design patterns, but usually more informal

- Gables vents & windows

- Flower boxes

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- Dark tones
- Jewel tones

Windows

- Middle tones
- Dark tones

Roofs

- Middle tones
- Some precedent for dark tones

Doors

- Entry doors
 - Wood stain
 - Shutter color
- Garage doors
 - Trim color
 - Body color
 - Some precedent for shutter color

Masonry

- Brick Veneer: light and middle tones
- Stone Veneer: middle tones

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Plan 1 SPANISH Elevation

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Plan 4 SPANISH Elevation

Spanish

Spanish style homes draw from several variants, but commonly have low pitched roofs in either gable or hip forms that sit atop simple rectangular forms organized in L, T or cruciform plans. Massing tends to be blocky and somewhat horizontal extending the composition laterally. This style works very well with both single and two story homes.

Roof

Roofs are usually low in pitch as gables or hips with some precedent for dropped sheds, sometimes in sweeping arcs at one side of an entry gable form

Materials

Siding

Stucco

Masonry elements are sometimes added on individual massing blocks to break down the composition

Roofing

Concrete tile (barrel or villa)

Fenestrations

Windows

Windows should be vertical rectangles with varied muntin patterns in the upper sash. 3050 SHs are a good choice for most variants and can be paired together to create more interesting glazing expressions to the street

Doors

- Arched entry doors are preferred, but square top with a single slatted panel in the middle also work well. Optional decorative hinge hardware is encouraged
- Garage doors can be simple vertical slatted designs with clavos & hinges, but more conventional doors with styles & rails are also common. An elliptical arch soffit above and forward of the door can further animate the elevation

Porches & Balconies

Columns

- Square or rectangular stucco finished box framed columns
- Masonry
 - Brick or stone can add texture to a porch colonnade

Posts

- 6x8 with the 8" façade facing the street in single or multiple groupings: corbels are acceptable, large collar banding and skirting can help finish the posts at the top and bottom

Railings

- Simple wood railings with square or turned pickets
- Spaced solid plank rails
- Decorative iron

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Detailing

- Simple plank shutters
- Shaped, soffited eaves
- Wood rafter tails with shaped ends
- Various venting details based on terra cotta precedents in round, rectangular and triangular shapes
- Decorative iron pot racks
- Decorative tile insets and panels

Colors

Body

- Off Whites
- Middle tones

Trim

- Middle tones
- Dark tones

Accents

- Middle tones
- Dark tones
- Jewel tones

Windows

- Middle tones
- Dark tones

Doors

- Entry doors
 - Wood stain
 - Shutter color
- Garage doors
 - Trim color
 - Body color
 - Some precedent for shutter color

Roofs

- Terra Cotta tones

Masonry

- Middle tones

- Battered finial towers
- Wood box out window seat elements
- “Stone” window trim surrounds

Lighting

- More elaborate vertical designs with dark metal and decorative glass

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Plan 1 FARMHOUSE Elevation

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Plan 3 FARMHOUSE Elevation

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Plan 4 FARMHOUSE Elevation

Farmhouse

Drawn from the simplified Victorian farmhouses of the 19th century which dotted the midwestern US, the modern reinterpretation of this style has been popular in all areas of the country for some time. With variants of all types, the farmhouse style of today tends to emulate more cottage expressions to the street.

Roofs

Steep to low pitched gables. Dormers, especially shed, are acceptable, but not needed to create an authentic elevation. Broken pitches work well at porches to create a more subtle entry statement

Materials

Siding

- Board & Batten
- Lap siding
- Shingle siding
- Masonry elements including brick and stone are rare within the building composition except at porch ground planes and fireplace/chimneys

Roofing

- Concrete tile (slate or shake)

Fenestrations

Windows

- Windows should be vertical rectangles and display more ordered muntin patterns. 3050 SHs are a good choice for most variants and can be paired together to create more interesting glazing expressions to the street. Shutters are rarely used, but can be used to broaden window statements.

Doors

- Entry doors tend to follow Victorian or Colonial precedents
- Garage doors should have a “carriage door” design with X bracing and arched top panels. Decorative hinge & handle hardware options are encouraged

Porches & Balconies

Columns

- Simple posts with corbels
- Square with smooth finished wood

Posts

- 6x8 with the 8” façade facing the street in single or multiple groupings
- Corbels are common
- Simple collar banding and high skirting can help finish the posts at the top and bottom

Railings

- Various wood railings from simple to complex,

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- including turned pickets
- No railing is also appropriate to the style

Detailing

- Shutters, though rarely used, can be in a variety of design patterns, but usually more informal
- Gables vents & windows
- Flower boxes can be used as focal points

Colors

Body

- Light tones
- Light/Middle tones

Trim

- Off whites

Accents

- Grays
- Middle Jewel tones

Windows

- Off whites
- Black

Doors

- Entry doors
 - Wood stain
 - Shutter color
- Garage doors
 - Trim color
 - Body color
 - Some precedent for shutter color

Roofs

- Middle tones
- Dark tones

Masonry

- Light tones

- Exposed rafter tails, sometimes with shaped ends

Lighting

- Simple boxy shapes with grids
- There is precedent for many different finishes

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Plan 4 TUSCAN Elevation

Tuscan

Tuscan style homes draw from several variants, but commonly have low pitched roofs in either gable or hip forms that sit atop simple rectangular forms organized in L, T or cruciform plans. Massing tends to be blocky and somewhat horizontal extending the composition laterally. This style works very well with both single and two story homes.

Roof

Roofs are usually low in pitch as gables or hips with some precedent for dropped sheds.

Materials

Siding in gables

Stucco

Masonry elements are sometimes added on individual massing blocks to break down the composition

Roofing

Concrete tile (barrel or villa)

Fenestrations

Windows

Windows should be vertical rectangles with regular muntin patterns. 3050 SHs are a good choice for most variants and can be paired together to create more interesting glazing expressions to the street

Doors

- Square top with a single slatted panel in the middle also work well. Optional decorative hinge hardware is encouraged
- Garage doors can be simple vertical slatted designs with clavos & hinges, but more conventional doors with styles & rails are also common. An elliptical arch soffit above and forward of the door can further animate the elevation

Porches & Balconies

Columns

- Square or rectangular stucco finished box framed columns
- Masonry
 - Brick or stone can add texture to a porch colonnade

Posts

- 6x8 with the 8" façade facing the street in single or multiple groupings: corbels are acceptable, large collar banding and skirting can help finish the posts at the top and bottom

Railings

- Simple wood railings with square or turned pickets
- Spaced solid plank rails
- Decorative iron

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Detailing

- Simple plank shutters
- Wood rafter tails with shaped ends
- Various venting details based on terra cotta precedents in round, rectangular and triangular shapes
- Decorative iron pot racks
- Decorative tile insets and panels

Colors

Body

- Ochre & dark beiges
- Middle tones

Trim

- Middle tones
- Dark tones

Accents

- Middle tones
- Dark tones

Windows

- Middle tones
- Dark tones

Doors

- Entry doors
 - Wood stain
 - Shutter color
- Garage doors
 - Trim color
 - Body color

Roofs

- Terra Cotta tones

Masonry

- Middle tones

- Wood box out window seat elements

Lighting

- Simple vertical designs with dark metal and decorative glass

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