

7

DESIGN GUIDELINES

7.1) Purpose and Intent

This chapter contains landscaping, site planning and architectural design guidelines for The Villages at Almond Grove Specific Plan neighborhoods. These guidelines, when implemented, will ensure the Plan Area develops as a high-quality master planned development with consistent design elements. The design guidelines provide a general direction to planners, builders, architects, landscape architect, engineers and others who will be involved in the development of the Plan Area

The essence of good design is creativity and flexibility. The design guidelines are intended to foster these ideals and promote innovation, and should not be construed to be rigid standards that cannot be modified. The graphic representations contained herein are provided for conceptual illustration purposes only, and are to be used as general visual aids in understanding the basic intent of the guidelines. They are not meant to depict actual neighborhood, lot or building design.

To encourage creativity and innovation, the design guidelines express “intent” rather than “absolutes,” thus allowing a certain degree of flexibility in fulfilling the intended design goals and objectives.

7.2) Community Design

The Villages at Almond Grove is envisioned as a long term master planned development consisting of a collection of neighborhoods that will be compatible and connected with one another, and integrated with the area’s natural setting and the surrounding Madera community. The overall design for the Plan Area is based on enduring town building principles, which embrace compact, pedestrian oriented development that provides a variety of land uses and a wide range of housing types, all anchored by easily accessible public spaces. In planning and designing The Villages at Almond Grove, the following considerations have been incorporated:

- » Community setting that reflects the neighborhood character and structure reminiscent of the early and mid 20th century small towns
- » Respect for and connection to the natural environment
- » Integration of Madera’s architectural heritage
- » Linkage with surrounding areas

- » A balanced, sustainable community that provides:
 - A broad range of housing options to allow for a diversity of lifestyle choices for families and individuals at different stages of life.
 - Accessible shopping, dining, services, entertainment and educational uses that support the needs of the community and contribute to the local economy.
 - Open space and outdoor recreation opportunities for the enjoyment and well-being of the residents.

Traditional Neighborhood Character

The neighborhoods of The Villages at Almond Grove will be designed to reflect the character, charm and diversity reminiscent of traditional American pre-war towns. The traditional neighborhood character will be achieved by incorporating the following:

- » Pedestrian-friendly mixed-use Village Centers designed to promote a sense of community and encourage social interactions.
- » Street and trail systems that provide connectivity among neighborhoods, parks, recreational amenities, open space areas and surrounding communities.
- » Streetscape designs with appropriate human scale that encourage pedestrian use along sidewalks, provide comfort and enhance safety.
- » Parks of varying sizes, activity levels and characters as recreation and gathering spaces for residents.



Photo 7.1 - Aerial view over a neighborhood in Madera

- » Diversity in housing product types to appeal to people of different age groups and socio-economic backgrounds.
- » A variety of architectural styles that reflect the architectural heritage of Madera and are reminiscent of a small town atmosphere where neighborhoods evolve over time.

Vibrant Village Centers

The overall design concept for the Village Centers are to establish vibrant focal areas where people live, shop, dine, work and play. Buildings will be placed close to the street and shaded by street trees, creating a pleasant street scene and pedestrian environment. Within the village planning areas, ground-level retail/dining and wide walkways with enhanced paving will further embellish the pedestrian experience, bringing vitality to the street scene. The upper levels of the buildings in the village center areas may consist of professional offices and/or residential uses, providing an opportunity for people to work and live in this dynamic district and enjoy the variety of lifestyle amenities it offers.

At key locations throughout the Village Centers, plazas and courtyards will serve as gathering spaces where residents may stop and linger to enjoy a cup of coffee, read or socialize with their neighbors. Public plazas and courtyards are also ideal locations for hosting special events that bring the community together, such as art and craft fairs, farmers markets, festivals and other similar events. A network of pathways throughout the Village Centers will be provided, making it a truly walkable destination for shopping, dining, entertainment and work.

The following guiding principles set the direction for planning and design of the Village Centers:

- » Create denser, more compact development patterns that support a diverse mix of land uses, define public spaces and encourage pedestrian activity.
- » Provide well-designed, attractive buildings that establish a high-quality, distinctive character for the Village Centers.
- » Activate the streets in the Village Centers with ground-level retail, dining and entertainment uses, outdoor public spaces, connective walking and bicycle paths, and pedestrian-friendly streetscape amenities.
- » Encourage the construction of mixed-use buildings, but also allow opportunities for other types of development such as stand-alone residential buildings.

7.3) Neighborhood Crafting

Successful neighborhood design depends on the integration of site planning, architecture and landscaping into a cohesive, coordinated framework. The goal of neighborhood crafting is to foster the development of intimate, attractive and pedestrian-friendly neighborhoods that encourage social activity, promote walking and biking, enhance safety and wellness, and age gracefully with elegance and visual richness.

The objectives of the neighborhood crafting approach are outlined below:

Respond to Shifts in Consumer Values

- » Provide diversity in housing types, sizes, character and consumer price-points.
- » Design smaller, easily accessible local amenities in proximity to residents.
- » Create opportunities to engage the community.
- » Incorporate appropriate features of older, more traditional neighborhoods.
- » Each neighborhood should “stand alone” but also be part of the whole.

Define the Street as a Pedestrian / Social Space

- » Make the street a more pleasant and welcoming environment by encouraging landscaped parkways between curbs and sidewalks where feasible, planting shade trees, and providing greater architectural interest along main streets.
- » Orient porches and active living areas toward the front of the home to bring living spaces closer to major common areas, thereby reinforcing “eyes on the street” and encouraging more frequent interaction between neighbors.
- » Create clear and connected pedestrian routes to meaningful, walkable destinations such as parks, open space and other village components.

Create Neighborhood Identity and Cohesion

- » Organize neighborhoods around parks that are sized to human-scale and provide a strong sense of place.
- » Design each park to have its own unique identity and character.
- » Use building massing to frame and articulate park spaces.
- » Define common neighborhood spaces, such as parks, paseos and landscape features, that serve as a unifying element to visually tie the individual product lines together.

7.4) Landscape Guidelines

Landscape plays a significant role in a community. Streetscape, parks, open space and scenic natural features in the Plan Area are place making opportunities that will collectively establish an identity for The Villages at Almond Grove. The goals of the landscape guidelines are to create a distinctive image for the community, reflect the setting and character of Madera, reinforce the small town feel, and respond to the unique natural features of the land.

A rich variety of plant species with appropriate color, texture and size and appropriate hardscape materials should be used throughout The Villages at Almond Grove to convey the overall character of the community, as well as blend with the surrounding natural and man-made landscape. To promote sustainability, drought-tolerant or water-wise plant materials with proven adaptation to the local climate, as well as bio-swale and basins that efficiently address stormwater management, should be incorporated into the landscape design for The Villages at Almond Grove.

The following principles will guide the landscape design of The Villages at Almond Grove:

- » Utilize and celebrate the natural setting along the Fresno River.
- » Establish a unique identity and sense of place.
- » Visually tie The Villages at Almond Grove neighborhoods together.
- » Create pedestrian-friendly streetscape.
- » Incorporate plant materials and landscape features that promote long-term sustainability.

7.4.1) Master Landscape Concept Plan

A distinctive and cohesive landscape design concept will create a strong sense of place for the community and enhance social and recreational opportunities for the residents. *Exhibit 7.1, Master Landscape Concept Plan*, depicts the proposed locations of key landscape features in The Villages at Almond Grove, including primary and secondary entries, landscape corridors, paseos, parks and development edge buffers.

7.4.2) Streetscapes

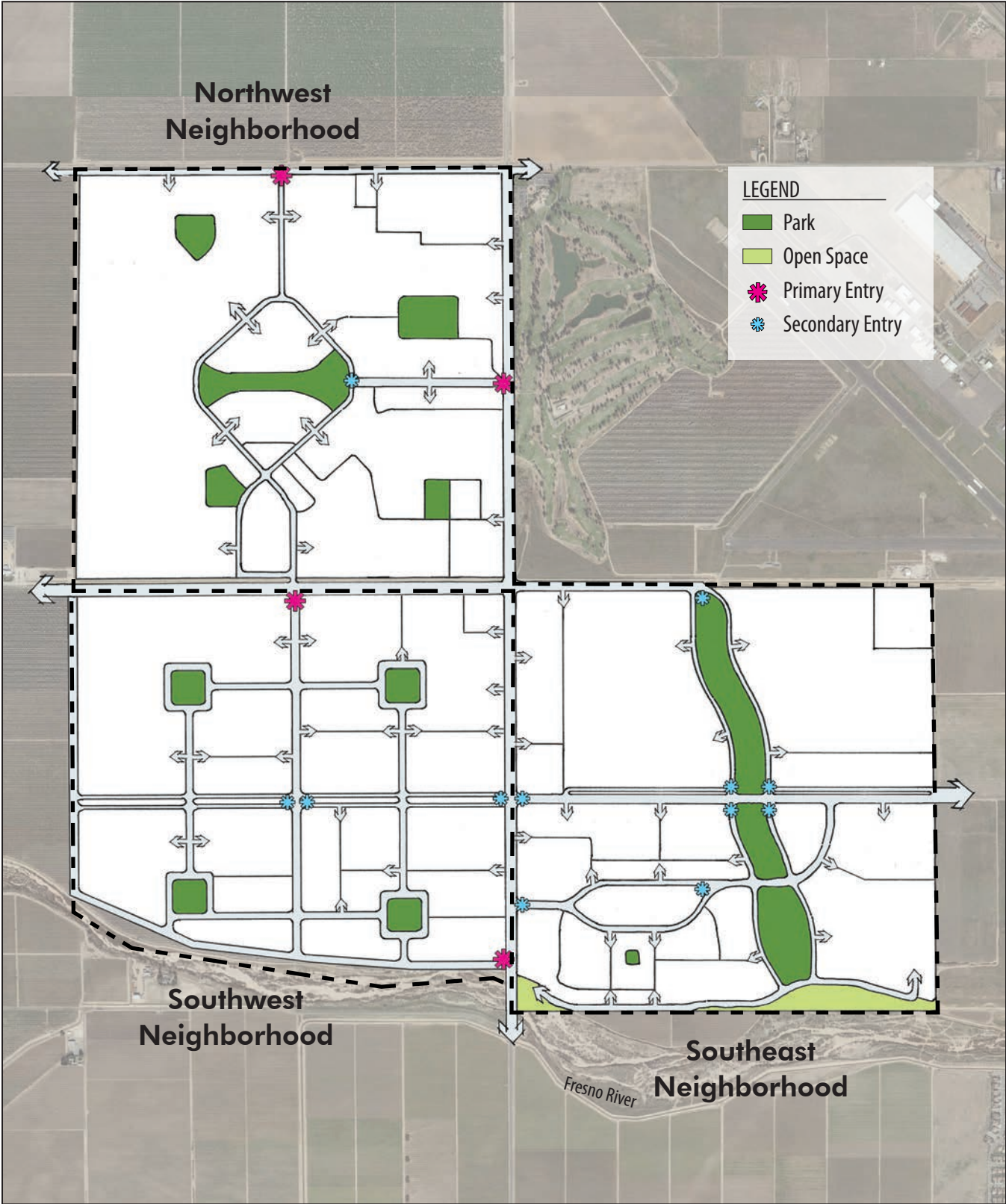
The streetscape examples included herein are intended to illustrate the general streetscape design and depict only typical street conditions. For cross sections showing different conditions of each street, please refer to Chapter 5 of The Villages at Almond Grove Specific Plan. Final streetscape design may vary based on actual site conditions. A list of recommended trees, shrubs and groundcovers for arterial and collector streets is provided in the Plant Palette in Section 7.9 of the Plan.

7.4.3) General Landscape Criteria

In both public and private spaces, landscape should be designed with an understanding of massing, scale and view opportunities. The following design criteria should be taken into consideration:

1. Landscaping should define edges, soften building contours, highlight important architectural features, provide shade for pedestrians, add visual interest, and screen less attractive elements.

Exhibit 7.1, Master Landscape Concept Plan



Source: Sam Harned Landscape Architecture



2. Incorporate special landscape treatments at entry areas and special nodes such as building entries, street intersections and public gathering areas.
3. Where appropriate, use special landscape elements such as arbors, trellis, and benches to create focal points, enhance visual interest and provide pedestrian comfort. Landscape elements should relate to the character and scale of the neighborhood and the surrounding space.
4. Plant material selections and locations should consider the site, soil conditions, solar orientations and relationships to adjacent streets and buildings.
5. Wherever possible, select plant materials that require minimal or no irrigation following establishment and do not require active maintenance such as mowing or use of chemical fertilizers, pesticides or herbicides.
6. Combine plant materials of different colors and textures to create visual interest.
7. Protect and preserve native plant species in natural open space, wherever feasible.
8. Consider view opportunities from the neighborhoods to surrounding amenities, using landscaping to frame these views rather than leaving view areas completely open.
9. Development perimeter edges should be buffered by using planting materials that blend harmoniously with the surrounding landscape.
10. Perennials are encouraged in parks to create colorful, animated landscapes.
11. Vines may be used to soften arbors, architecture, garages and front porches. Vines grouped in a cluster (pocket) are encouraged along streets to break up lines of garages.



Photo 7.1a and 7.1b - Examples of plant materials with different colors and textures

12. Street trees may be either informally or formally spaced, but should average not less than 30' on center spacing where the site plan can accommodate such spacing. Planting of street trees should be coordinated with public utility easements and above-ground structures as necessary.
13. Specimen trees should be used at village and neighborhood entries, parks and key planting medians to provide focal points.
14. In alley drives, shrub pockets should be planted with vertical shrubs, along with ground cover and smaller shrubs at the base. Trees may be provided where space allows. Trees in alleys are optional and at the discretion of the developer/builder, and are not required as part of plan approvals.
15. Combine informal plant and tree groupings along natural open space adjacent to the Fresno River and open space trails. Tree sizes should vary within informal areas.
16. Paseos/trails and residential streets should offer canopy trees and flowering accent trees to provide shade and color.
17. Planting in the Village Centers should be more formal in character than the rest of the Plan Area. The Village Center should incorporate a more enhanced palette, emphasizing year-round greenery with color accents.
18. Suitable deciduous trees that will provide full canopy shade at maturity should be planted along the Village Center streets, where appropriate.
19. Landscape plans for any development should consider traffic safety sight line requirements and structures on adjacent properties to avoid conflicts as the trees and shrubs mature.
20. Street trees and trees in private landscaped areas near public walkways and street curbs should be selected and installed to prevent damage to sidewalks, curbs, gutters and other public improvements as much as possible.
21. Automatic irrigation systems should be installed in rights-of-way, public areas and mixed-use areas. In areas where irrigation is required, the irrigation system should be designed to maximize efficiency



Photo 7.2a and 7.2b -Examples of shrub/plant pockets in alleys in between drive aprons

and limit or eliminate the use of potable water. Potential strategies for reducing irrigation water include using native/adapted plantings, high-efficiency equipment including, but not limited to, drip irrigation, use of captured rainwater, and use of recycled wastewater where feasible. Irrigation design should utilize weather- and climate-smart controllers, irrigation zones to suit plant requirements, and high-efficiency nozzles.

22. Erosion control techniques to mitigate increased runoff should be integrated with the overall landscape design. Emphasis should be placed on drainage solutions that conform to the natural character of the landscape.

23. Landscaping should be continuously maintained and replanted as necessary. All landscaped areas should be kept free of debris and litter.

7.4.4) General Hardscape Criteria

1. Hardscape materials should be selected with an understanding of massing, scale and programmed use.
2. Use durable paving and hardscape materials. Materials may include, but are not limited to, natural color concrete with medium water-wash finish, retardant finish or seeded aggregate finish, colored concrete and decomposed granite.
3. Enhanced paving should be used at village and neighborhood entries, and heavy pedestrian traffic areas in the Village Centers.
4. Consider the use of permeable paving materials that help promote infiltration and reduce stormwater runoff.
5. Consider the use of paving materials with a high solar reflectivity index.

7.5) Entry Treatments

Neighborhood entries, residential neighborhood entries and mixed-use area entries should consist of a thematic blend of special landscape treatments, monumentation, specialty lighting and/or architectural features. These entries will serve as area landmarks, while reinforcing the distinctiveness of The Villages at Almond Grove. Plan entry monument will be designed by the individual developer(s)/builder(s) and submitted to the City for review and approval. All Plan Area entries will be privately maintained.

Neighborhood Entries

Neighborhood entries establish the initial impression of The Villages at Almond Grove character and provide wayfinding purposes. The locations of the neighborhood entries are depicted on *Exhibit 7.1*.

The following guidelines apply to the neighborhood entries:

1. The primary neighborhood entry treatment establishes the overall theme that will be reinforced at other key entry locations throughout the neighborhood. Locations of primary entries are shown on *Exhibit 7.1*. The conceptual design for the primary entry is shown in *Exhibit 7.2, Primary Entry Concept*, which shows the main feature as the vertical monument in the median supported by supplemental walls on one or both side of the road as the space allows - this will be determined with each Tentative Map. The vertical element may be located on a prominent corner rather than in a median, but the design intent of *Exhibit 7.2* shall be maintained.
2. Secondary neighborhood entries should feature similar treatments as the primary neighborhood entry, but at a smaller scale. Potential locations of secondary entries are shown on *Exhibit 7.1*
3. Enhanced plantings may be incorporated around Plan Area entry monumentation.
4. Discreetly placed lighting should be used to enhance the entry experience during the nighttime hours.

Mixed-Use Area Entries

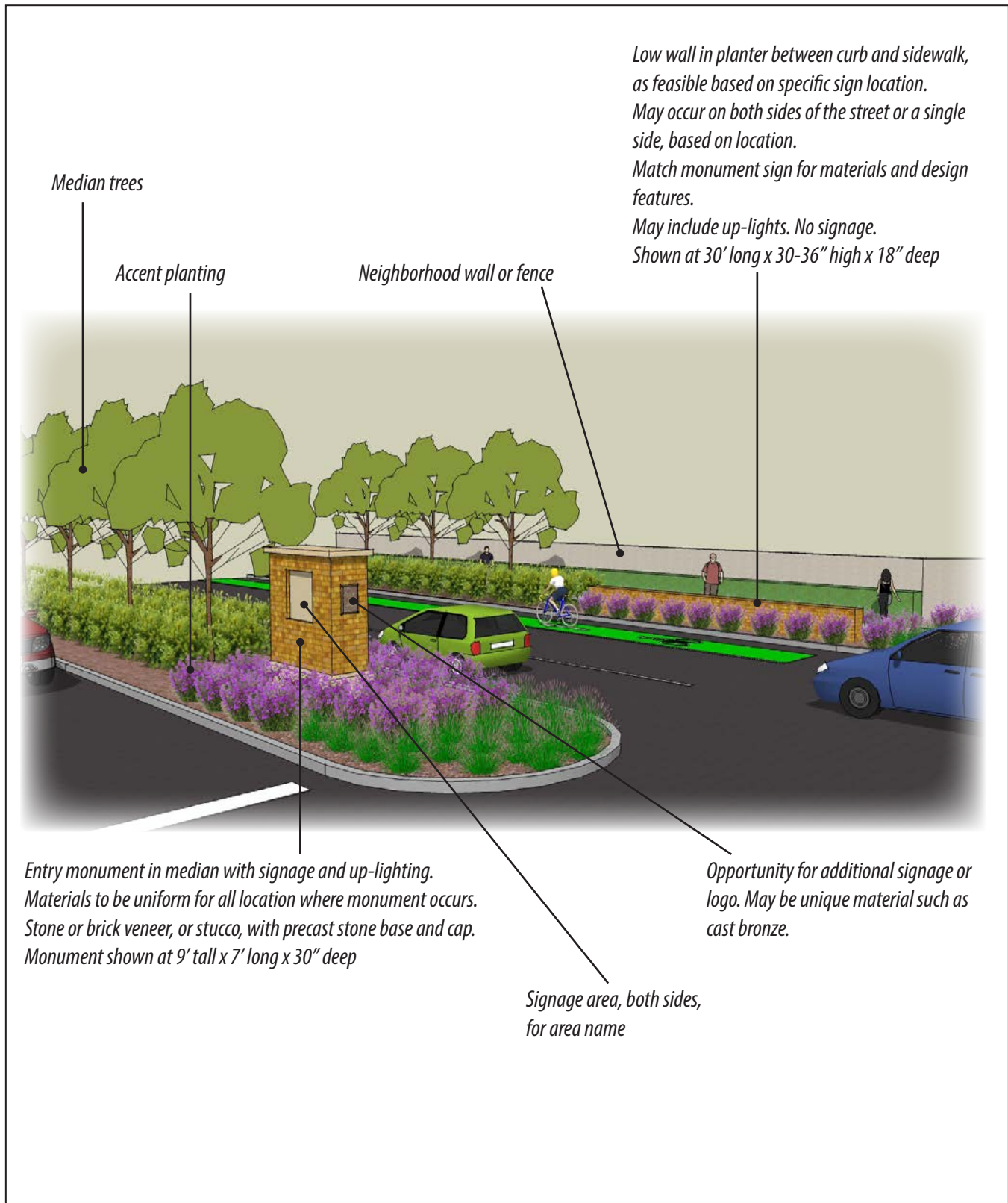
The mixed-use area entries should reflect the neighborhood entry treatment and the overall landscape concept of The Villages at Almond Grove. The locations of the mixed-use area entries will be determined at the time of the Tentative Map submittal for the mixed-use areas. The following guidelines apply to the mixed-use area entries:

1. Provide enhanced landscaping at the Village Center entries that complement the surrounding streetscape. Layer shrub planting at the entry areas to create depth, texture and interest.
2. Enhanced paving, such as concrete pavers or colored and textured concrete, should be provided at the entry corners.
3. Consider using planters and/or low seat walls at the entries to delineate public spaces. Materials should complement the landscape theme(s).
4. Incorporate special identity signage, lighting and/or architectural icon elements at the entries, where appropriate.

Residential Neighborhood Entries

It is the intent of the Plan to allow flexibility in the design of the residential neighborhood entries to create interest and promote diversity. At the discretion of the developer/builder, each residential neighborhood entry may contain signage. Where provided, the signage should identify the name of the development within the planning area(s). The locations of the residential neighborhood entries will be determined at the time of the Tentative Map submittal for the planning areas.

Exhibit 7.2, Primary Community Entry Concept



Source: Sam Harned Landscape Architecture

7.6) Village Open Space

The open space component of The Villages at Almond Grove includes parks, landscape corridors adjacent to major streets, paseos, and development edge buffers, which are landscape and setback zones designed to reduce the impacts of development on the surrounding adjacent areas. These areas are designated as open space to provide recreation areas, pedestrian/bicycle travel, flood control through the use of enhanced drainage ways, and buffer zones. Conceptual locations of the open space areas are depicted on *Exhibit 7.1*.

7.6.1) Parks

A collection of parks of different types and sizes will be provided in The Villages at Almond Grove, offering an array of active and passive recreational amenities, open space and support facilities for public enjoyment. Precise park locations will be determined at the time of the subsequent Tentative Map submittals. The ultimate design and layout of park amenities are subject to change pending final design and approval by the City.

Community Parks

Community parks are 10+ acres in size and will provide a wide variety of active and passive recreation amenities, which may include open turf areas, ball fields for organized sports, basketball courts, volleyball courts, children's play areas with playground equipment, picnic/BBQ facilities, amphitheater, walking/bike paths, shade structures and other recreation facilities, as well as community rooms, a pool, restrooms and parking. In addition, the community parks may include interpretive area(s) commemorating Madera's historic past. *Exhibit 7.3, Typical Community Park Diagram*, depicts an example of a community park.

Neighborhood Parks

Neighborhood parks will range in size from 3 to 10 acres. Each neighborhood park may include active and passive recreation amenities and associated facilities such as open play areas, basketball courts, playground equipment, picnic/BBQ areas, shade structures, walking/bike paths, and parking. *Exhibit 7.4, Typical Neighborhood Park Diagram*, depicts an example of a neighborhood park.

Pocket Parks

A series of pocket parks, ranging in size from 3 or fewer acres, will be located throughout The Villages at Almond Grove. These smaller parks generally provide recreation amenities and open space intended to serve the uses located in the area surrounding the park. Typical amenities at pocket parks may include children's play area with playground equipment, picnic tables/seating, gardens, walking/bike paths and other amenities. *Exhibit 7.5, Typical Pocket Park Diagram*, depicts an example of a pocket park.

Town Square

The Town Square occurs in the Village Mixed-Use areas of The Villages of Almond Grove. The Town Square serves as a physical and social focal point providing a visual landmark in the Mixed-use area and spaces for gathering and events. The Town Square may include, but is not limited to, softscape and hardscape plazas, amphitheater, restrooms, picnic areas, and play areas. Events such as farmers markets and festivals are envisioned to occur in the Town Square. *Exhibit 7.6, Typical Town Square Diagram*, depicts an example of the Town Square.

Exhibit 7.3, Typical Community Park Diagram



Source: Sam Harned Landscape Architecture

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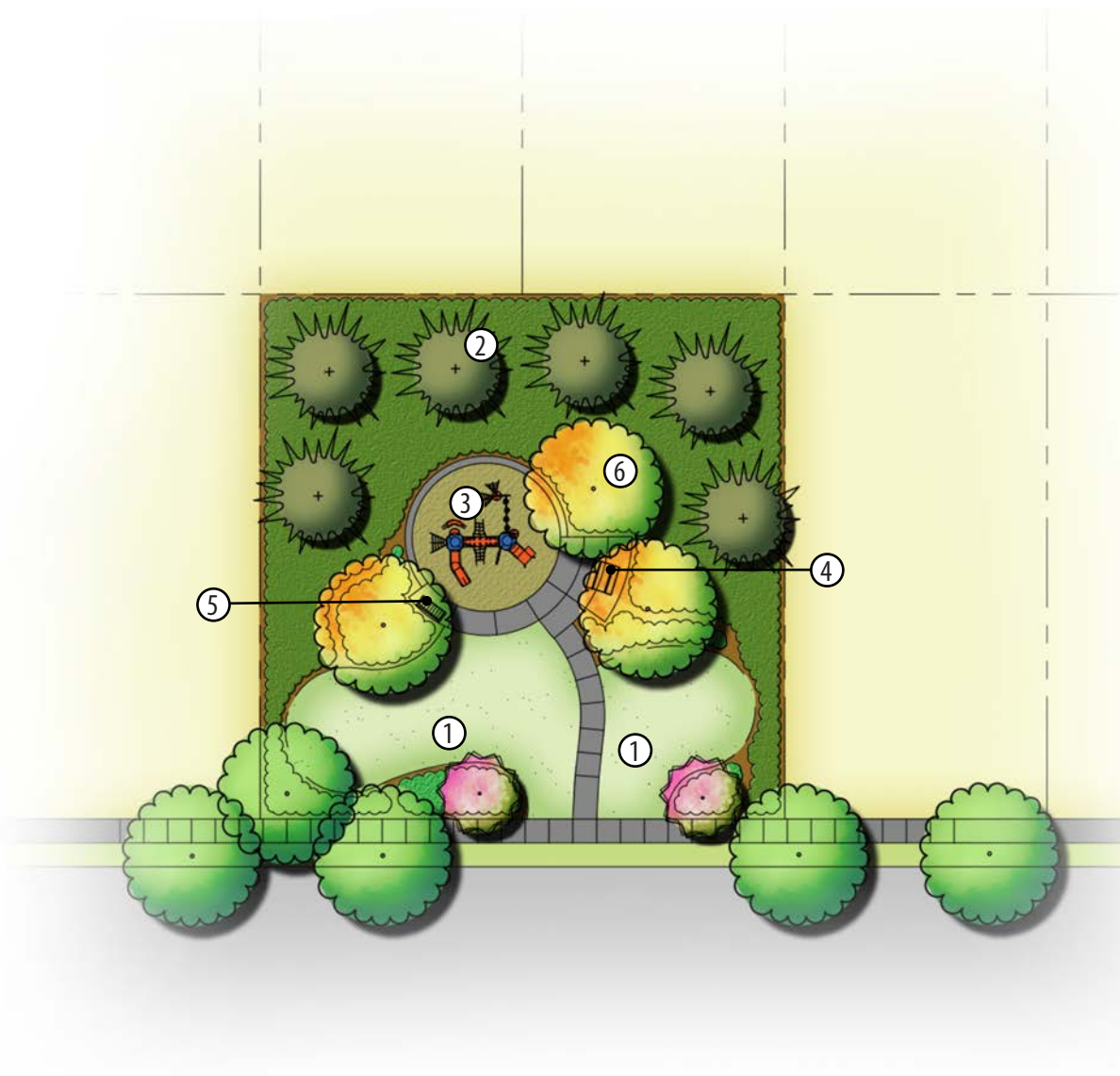
Exhibit 7.4, Typical Neighborhood Park Diagram



Source: Sam Harned Landscape Architecture

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Exhibit 7.5, Typical Pocket Park Diagram



- ① Turf Area
- ② Evergreen Screen Trees
- ③ Playground
- ④ Picnic Table
- ⑤ Bench
- ⑥ Shade Trees

Source: Sam Harned Landscape Architecture

N. T. S.

Exhibit 7.6, Typical Town Square Diagram



Source: Sam Harned Landscape Architecture

N. T. S.

General Park Development Guidelines

The following guidelines apply to parks within The Villages at Almond Grove:

1. Parks should contain recreation amenities and facilities consistent with the needs of nearby residents.
2. Park landscaping should incorporate native plant species, wherever possible, to reduce irrigation and maintenance needs.
3. Parks should be walkable and linked to the surrounding land uses via trails and/or sidewalks.
4. Park amenities should be designed and constructed for maximum durability and safety and minimal maintenance.
5. Parks should be designed to facilitate surveillance by police, security services and nearby residents.
6. Park development should occur in conjunction with the adjacent residential development on a project-by-project basis.
7. Some basin locations where feasible may serve dual purposes for recreation and drainage.
8. Parks shown on the Master Landscape Concept Plan shall be dedicated to the City in accordance with the requirements stipulated in the development agreements between the individual developers and the City. Maintenance of these public parks shall be provided by the City.



Photo 7.3 - Example of ball fields in a community park

7.6.2) Landscape Corridors

Landscape corridors are provided along major streets in The Villages at Almond Grove. They vary in width depending on the location. Design of landscape corridors should be consistent with the following guidelines:

1. Landscape corridors will be provided along the arterial and collector streets, as indicated in Chapter 5, Circulation Plan, of The Villages at Almond Grove Specific Plan. These corridors will contain landscaping, sidewalks and/or multi-use trails, lighting and public utilities, and may incorporate entry treatments, signage and street furnishings at key locations.
2. At major street intersections, special plantings and other design amenities should be incorporated into the streetscape to reinforce the community's identity and character.
3. Special paving materials may be permitted at key intersections and entry ways to highlight these locations, subject to City approval.
4. Pedestrian paths within landscape corridors should be lit with low-level lighting sufficient for user safety.

7.7) Natural Open Space

Natural open space areas have been identified on the southern boundary in the Southeast Neighborhood of The Villages at Almond Grove to allow for biological resource protection, and enhanced drainage features for flood control. Public access to the natural open space areas will be provided, to the extent permitted by regulatory agencies, to allow residents to appreciate the nature, and stroll, hike and bike along the trails. The following guidelines apply to the design and development of natural open space areas:

1. Natural open space should be connected to other land uses by trails or paseos to the greatest extent feasible.
2. All-weather pedestrian/bicycle trails are permitted in the natural open space areas.
3. Landscaping, if provided, should incorporate native plant materials and blend with the natural character of the surrounding open space areas.
4. A program for removal of invasive plant species should be developed for all open space areas.
5. Grading and construction should be limited to trails, drainage channels and related features such as access road and bridge improvements, water quality enhancement basins, irrigation pumping facilities, etc. Areas disturbed by these construction activities should be re-vegetated with native annual grasses and/or other riparian vegetation.
6. Construction activities within natural open space areas will be subject to regulatory agency approvals, where applicable.
7. Land uses located adjacent to natural open space areas should be designed so as not to adversely impact protected resources.

7.8) Trails and Paseos

Pedestrian and bicycle connectivity is an important element in the design of The Villages at Almond Grove. It is one of the key design elements that supports the establishment of social connections and community gatherings of a small town. Connectivity also strengthens the community's relationship to the natural environment. The pedestrian and bicycle trail network of The Villages at Almond Grove integrates and links neighborhoods and activity nodes with one another, as well as to natural open space features and surrounding communities.

The Villages at Almond Grove trail network consists of four trail systems, including the village paseo, Vernon McCullough Fresno River Trail, landscape corridor trails and sidewalks. *Exhibit 7.7a, Typical Trail Section*, and *7.7b, Typical Paseo Section*, depict the conceptual typical cross section of a trail and paseo; sections for the landscape corridor trails and sidewalks, are provided in the streetscape section of Chapter 5. Ultimate trail/paseo locations and alignments will be determined at the tentative subdivision map submittal based on site conditions, engineering feasibility and design refinement.

Village Paseos

The village paseos are a major recreation amenity of The Villages at Almond Grove. The village paseo will include multi-use trails, drainage/bioswales and open space areas. The village paseos are to be accessible from various residential areas and connected to a series of parks via neighborhood paseos. In most locations, the village paseo will vary from 20' to 25' in width, including a minimum 10' wide multi-use trail that is constructed of asphalt, decomposed granite or other suitable all-weather surfaces, and landscaped areas adjacent to the trail. Benches and seating areas may be provided along the trail, where appropriate.



Photo 7.4 - Example of a landscaped paseo with multi-use trail and amenities

Exhibit 7.7a, Typical Trail Section

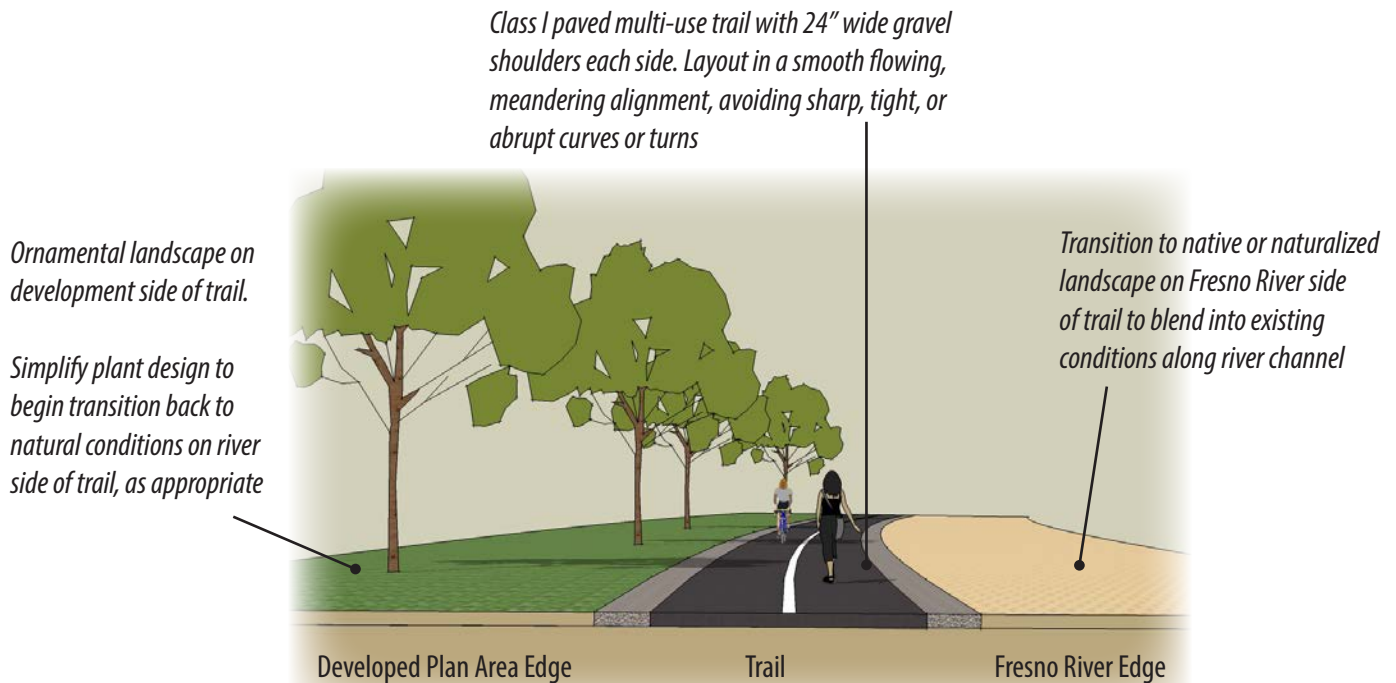
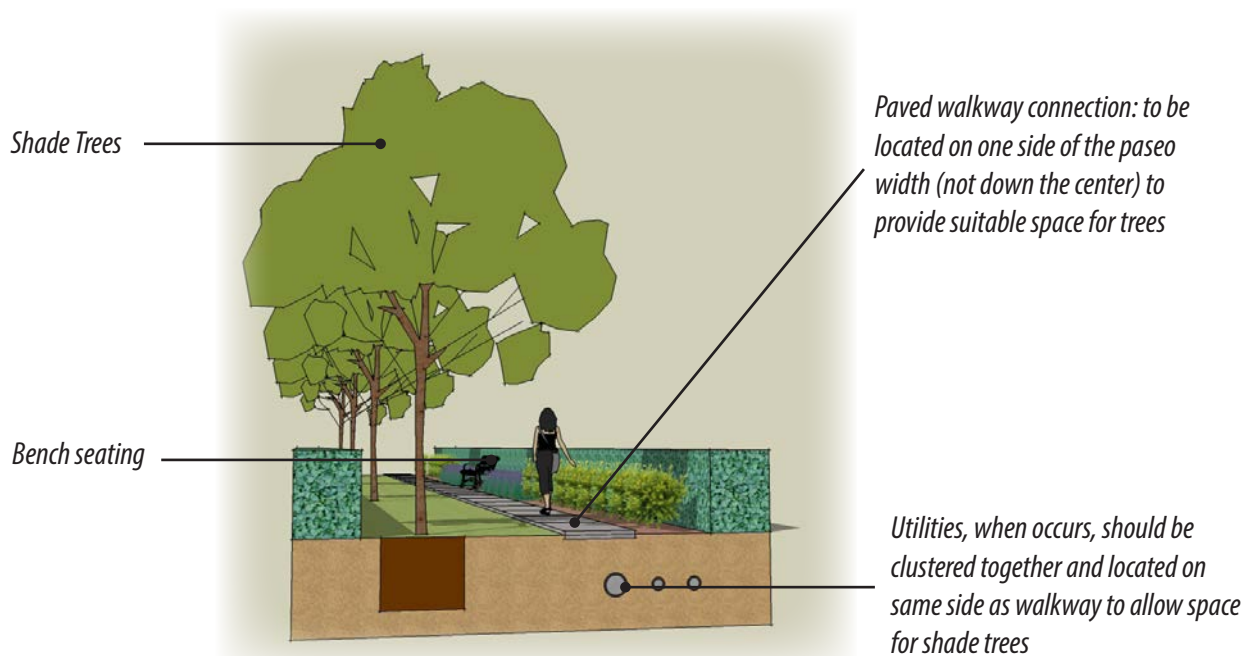


Exhibit 7.7b, Typical Paseo Section



Source: Sam Harned Landscape Architecture

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Vernon McCullough Fresno River Trail

The Vernon McCullough Fresno River Trail provides access to the natural riparian environment from residential neighborhoods, parks and open space areas within and surrounding The Villages at Almond Grove. Informal in character, this trail system will incorporate a multi-use trail adjacent to natural open space. The trail should be designed around existing trees whenever possible. The multi-use trail will be a minimum 10' wide, paved with asphalt or decomposed granite.

Western Boundary Trail

A trail along the Plan Area's western boundary will buffer the development from adjacent roads. This trail will provide pedestrian and pedestrian travel along the western edge of the development. The western boundary trail will be a minimum 8' wide and be constructed of concrete, asphalt, decomposed granite or other suitable all-weather surfaces. Plantings adjacent to the boundary trail should be informal in nature.

Sidewalks

Sidewalks serve as the primary backbone pedestrian circulation network within the neighborhoods. They connect individual homes to gathering places and trails/paseos along Road 23, Cleveland Avenue, collector and local streets, and feature more formal pedestrian walkways and enhanced landscape treatments. Sidewalks within The Villages at Almond Grove will vary in width between 5' to 12' and be constructed of concrete.

7.9) Plant Palette

It is the intent of these guidelines to provide flexibility and diversity in plant material selection, while maintaining a cohesive plant palette in order to establish greater unity and thematic identity in The Villages at Almond Grove. The plant materials listed in *Table 7.1, Plant Palette*, have been selected for their appropriateness to the Plan theme, climatic conditions, soil conditions, water requirements and ongoing maintenance. Plant material selections shall be reviewed and approved by the City during the review of the proposals for individual plans. Additional plant materials not listed in *Table 7.1* may be allowed by the City on a case-by-case basis during review of neighborhood plan proposals. Plant installation shall be provided per City standards.

The recommended plant palette is organized into categories based on the use of the plant in the landscape. This palette is provided as a guide to establish the landscape character for The Villages of Almond Grove. Final plant species and location will be determined as part of the improvement plan process with the final design utilizing this palette to create aesthetic, cohesive and complementary designs throughout the Plan Area.

Table 7.1, Plant Palette

Use	Botanical Name	Common Name
Street Trees	<i>Acer rubrum</i> var.	Red Maple
	<i>Carpinus betulus</i> 'Fastigiata'	European Hornbeam
	<i>Cercis canadensis</i> var.	Eastern Redbud
	<i>Catalpa speciosa</i>	Western Catalpa
	<i>Ginkgo biloba</i> 'Autumn Gold'	Ginkgo (male varieties only)
	<i>Koelreuteria paniculata</i>	Golden Rain Tree
	<i>Lagerstroemia inidica</i>	Crape Myrtle
	<i>Lagerstroemia x fauriei</i>	Crape Myrtle
	<i>Magnolia grandiflora</i> var.	Southern Magnolia
	<i>Pistacia chinensis</i> 'Keith Davey'	Chinese Pistache (seedless varieties only)
	<i>Platanus acerifolia</i> var.	London Plane Tree
	<i>Quercus agrifolia</i>	Coast Live Oak
	<i>Quercus coccinea</i>	Scarlet Oak
	<i>Quercus lobata</i>	Valley Oak
	<i>Quercus shumardii</i>	Shumard Oak
	<i>Quercus virginiana</i>	Southern Live Oak
	<i>Sapium sebiferum</i>	Chinese Tallow Tree
	<i>Tilia cordata</i> 'Greenspire'	Littleleaf Linden
	<i>Ulmus parvifolia</i> var.	Chinese Elm
	<i>Zelkova serrata</i>	Zelkova
Median Trees	<i>Arbutus undeo</i> 'Marina'	Marina Strawberry Tree
	<i>Carpinus betulus</i> 'Fastigiata'	European Hornbeam
	<i>Cercis canadensis</i> var.	Eastern Redbud
	<i>Chilopsis linearis</i>	Desert Willow
	<i>x Chitalpa tashkentensis</i>	Chitalpa
	<i>Cuppressuss sempervirens</i>	Italian Cypress
	<i>Ginkgo biloba</i> 'Princeton Sentry'	Ginkgo (male varieties only)
	<i>Malus floribunda</i> var.	Flowering Crabapple
	<i>Prunus cerasifera</i> var.	Purpleleaf Plum
	<i>Pyrus calleryana</i> var.	Ornamental Pear
	<i>Quercus lobata</i>	Valley Oak
	<i>Schinus molle</i>	California Pepper Tree

Use	Botanical Name	Common Name
Evergreen/ Screen Trees	<i>Cupressus sempervirens</i>	Italian Cypress
	<i>Eucalyptus</i> spp.	Eucalyptus
	<i>Laurus nobilis</i> 'Saratoga'	Saratoga Laurel
	<i>Pinus canariensis</i>	Canary Island Pine
	<i>Pinus eldarica</i>	Afghan Pine
	<i>Quercus</i> spp.	Evergreen Oaks
	<i>Rhus lancea</i>	Sumac
	<i>Schinus molle</i>	California Pepper Tree
Trees Adjacent to Buildings	<i>Acer palmatum</i>	Japanese Maple
	<i>Brachychiton populneus</i>	Bottle Tree
	<i>x Chitalpa tashkentensis</i>	Chitalpa
	<i>Geijera parvifolia</i>	Australian Willow
	<i>Lagerstroemia inidica</i>	Crape Myrtle
	<i>Lagerstroemia x fauriei</i>	Crape Myrtle
	<i>Laurus nobilis</i> 'Saratoga'	Saratoga Laurel
	<i>Magnolia grandiflora</i> 'Sam Sommer'	Southern Magnolia
Trees for Parks and Open Spaces	<i>Podocarpus gracilior</i>	Fern Pine
	<i>Acer buergeranum</i>	Trident Maple
	<i>Acer rubrum</i> var.	Red Maple
	<i>Cedrus deodora</i>	Deodar Cedar
	<i>Cercis canadensis</i> var.	Eastern Redbud
	<i>Cercis occidentalis</i>	Western Redbud
	<i>x Chitalpa tashkentensis</i>	Chitalpa
	<i>Cinnamomum camphora</i>	Camphor Tree
	<i>Koelreuteria paniculata</i>	Golden Rain Tree
	<i>Lagerstroemia inidica</i>	Crape Myrtle
	<i>Lagerstroemia x fauriei</i>	Crape Myrtle
	<i>Liquidambar styraciflua</i> 'Rotundiloba'	Sweet Gum (no seed pod varieties only)
	<i>Liriodendron tulipifera</i>	Tulip Tree
	<i>Parkinsonia</i> 'Desert Museum'	Palo Verde
	<i>Pistacia chinensis</i> 'Keith Davey'	Chinese Pistache (seedless varieties only)

Use	Botanical Name	Common Name
	<i>Platanus acerifolia</i> var.	London Plane Tree
	<i>Platanus racemosa</i>	California Sycamore
	<i>Quercus</i> spp.	Oaks
	<i>Schinus molle</i>	California Pepper Tree
	<i>Umbellularia californica</i>	California Laurel

Parking Lot Shade Trees	<i>Acer buergeranum</i>	Trident Maple
	<i>Acer rubrum</i> var.	Red Maple
	<i>Cercis canadensis</i> var.	Eastern Redbud
	<i>Ginkgo biloba</i> 'Autumn Gold'	Ginkgo (male varieties only)
	<i>Koelreuteria paniculata</i>	Golden Rain Tree
	<i>Lagerstroemia inidica</i>	Crape Myrtle
	<i>Lagerstroemia x fauriei</i>	Crape Myrtle
	<i>Parkinsonia</i> 'Desert Museum'	Palo Verde
	<i>Pistacia chinensis</i> 'Keith Davey'	Chinese Pistache (seedless varieties only)
	<i>Platanus acerifolia</i> var.	London Plane Tree
	<i>Platanus racemosa</i>	California Sycamore
	<i>Quercus agrifolia</i>	Coast Live Oak
	<i>Quercus coccinea</i>	Scarlet Oak
	<i>Quercus lobata</i>	Valley Oak
	<i>Quercus shurmardii</i>	Shumard Oak
	<i>Sapium sebiferum</i>	Chinese Tallow Tree
	<i>Tilia cordata</i> 'Greenspire'	Littleleaf Linden
	<i>Ulmus parvifolia</i> var.	Chinese Elm
	<i>Zelkova serrata</i>	Zelkova

Trees at Naturalized Areas, Buffer at River	<i>Aesculus californica</i>	Buckeye
	<i>Cercis occidentalis</i>	Western Redbud
	<i>Platanus racemosa</i>	California Sycamore
	<i>Quercus</i> spp.	Oak
	<i>Schinus molle</i>	California Pepper Tree
	<i>Umbellularia californica</i>	California Laurel

Use	Botanical Name	Common Name
Palm Trees	<i>Phoenix canariensis</i>	Canary Island Palm
	<i>Phoenix dactylifera</i>	Date Palm
	<i>Syagrus romanzoffiana</i>	Queen Palm
	<i>Trachycarpus fortunei</i>	Windmill Palm
	<i>Washingtonia filifera</i>	California Fan Palm
	<i>Washingtonia hybrid / filibusta</i>	Hybrid Fan Palm
	<i>Washingtonia robusta</i>	Mexican Fan Palm
Shrubs	<i>Abelia grandiflora</i>	Glossy Abelia
	<i>Agave spp.</i>	Agave
	<i>Arctostaphylos (many)</i>	Manzanita
	<i>Berberis thunbergii</i>	Japanese Barberry
	<i>Callistemon viminalis 'Little John' or 'Captain Cook'</i>	Dwarf Bottlebrush
	<i>Cistus spp.</i>	Rockrose
	<i>Coleonema pulchrum</i>	Breath of Heaven
	<i>Cotoneaster lacteus</i>	Cotoneaster
	<i>Dianella spp.</i>	Flax Lily
	<i>Dietes vegeta</i>	Fortnight Lily
	<i>Escallonia spp.</i>	Escallonia
	<i>Grevillea 'Noellia'</i>	Grevillea
	<i>Hemerocallis spp.</i>	Day Lily
	<i>Hesperaloe spp.</i>	Hesperaloe
	<i>Heteromeles arbutifolia</i>	Toyon
	<i>Ilex vomitoria 'Nana'</i>	Dwarf Yaupon Holly
	<i>Juniperus scopulorum / virginiana</i>	Columnar Junipers
	<i>Lantana camara / hybrid</i>	Lantana
	<i>Leucohyllum frutescens</i>	Texas Ranger
	<i>Ligustrum japonicum</i>	Privet
	<i>Myrtus communis</i>	Myrtle
	<i>Nandina domestica</i>	Heavenly Bamboo
	<i>Nerium Oleander</i>	Oleander
	<i>Olea europaea 'Little Ollie'</i>	Little Ollie Olive

Use	Botanical Name	Common Name
	<i>Phormium tenx/hydris</i>	New Zealand Flax
	<i>Pittosporum tobira</i>	Pittosporum
	<i>Prunus caroliniana</i>	Cherry Laurel
	<i>Raphiolepis indica</i>	India Hawthorn
	<i>Raphiolepis umbellata</i>	Yedda Hawthorn
	<i>Rosa floribunda</i>	Carpet Rose
	<i>Rosmarinus spp.</i>	Rosemary
	<i>Salvia spp.</i>	Sage
	<i>Thuja occidentalis</i>	Arborvitae
	<i>Tulbaghia violacea</i>	Society Garlic
	<i>Viburnum spp.</i>	Viburnum
	<i>Xylosma congestum</i>	Shiny Xylosma

Grasses and Grasslike Plants	<i>Bouteloua gracilis</i>	Blue Grama
	<i>Calamagrostis acutiflora "Karl Foerster"</i>	Feather Reed Grass
	<i>Carex spp.</i>	Sedge
	<i>Chondropetalum elephanteum / tectorum</i>	Elephant Rush
	<i>Festuca spp.</i>	Fescue
	<i>Helictotrichon sempervirens</i>	Blue Oat Grass
	<i>Juncus spp.</i>	Rush
	<i>Miscanthus spp.</i>	Silver Grass
	<i>Muhlenbergia capillaris</i>	Pink Muhly
	<i>Muhlenbergia dubia</i>	Pine Muhly
	<i>Muhlenbergia rigens</i>	Deer Grass
	<i>Pennisetum spp.</i>	Fountain Grass

Groundcover	<i>Acacia redolens</i>	Prostrate Acacia
	<i>Agapanthus africanus</i>	Lily of the Nile
	<i>Agave spp.</i>	Agave
	<i>Arctostaphylos spp.</i>	Manzanita
	<i>Baccharis pilularis var.</i>	Dwarf Coyote Brush
	<i>Ceanothus griseus horizontalis</i>	Carmel Creeper
	<i>Cotoneaster dammeri / horizontalis</i>	Bearberry
	<i>Hemerocallis spp.</i>	Daylily
	<i>Juniperus spp.</i>	Groundcover Juniper

Use	Botanical Name	Common Name
	<i>Lantana montevidensis</i>	Trailing Lantana
	<i>Lomandra longifolia</i>	Dwarf Mat Rush
	<i>Myoporum parvifolium</i>	Myoporum
	<i>Rosmarinus spp.</i>	Groundcover Rosemary
	<i>Teucrium chamaedrys</i>	Germander
	<i>Trachelospermum asiaticum</i>	Asian Jasmine
	<i>Trachelospermum jasminoides</i>	Star Jasmine



Photo 7.5a- Split Rail Fence



Photo 7.5b - View Fence



Photo 7.5c - Neighborhood Wall

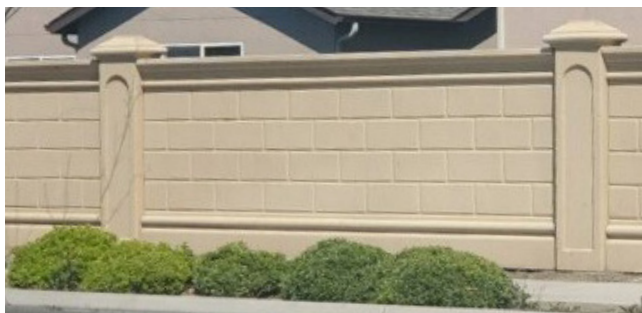


Photo 7.5d- Precast concrete wall

7.10) Neighborhood Walls & Fences

A cohesive wall and fence program is important to the overall appearance of The Villages at Almond Grove. Walls and fences will be used to define the limits of property ownership, maintain privacy, attenuate sounds, provide for views and promote safety. Within The Villages at Almond Grove, walls should not be a major visual element, and should be minimized wherever possible.

The location of neighborhood walls and fences are subject to the final site design by individual developers/builders and noise mitigation requirements. Individual developers/builders of development plans shall submit the detailed design of walls and fences to the City for review and approval as part of the Tentative Map process.

Below are the general guidelines for neighborhood walls and fences within The Villages at Almond Grove. See Section 6.5.3 for required walls and fences standards.

1. Where walls and fences face public streets and view corridors, they shall appear thematically consistent in style, material and height.
2. Permitted types of walls and fences include, but are not limited to, colored precision block walls, split-face block walls, manufactured stone and stone walls, brick and simulated brick walls, wrought iron or tubular steel fencing, decorative metal, half block wall/glass or equivalent, vinyl fencing, wood fencing, and other types of materials acceptable to the City.
3. View fences and split rails should be used in areas adjacent to natural open space, parks and paseos to maintain views and minimize a walled-in feel throughout the neighborhood.

4. To soften wall visibility, combination walls (walls that are constructed of solid material at the bottom with view fencing on top) on berms are encouraged in place of solid screen walls.
5. Neighborhood screen walls should be a maximum of 6' in height, unless a greater height is necessary for sound attenuation and/or public safety purposes. View fences should be 6' in height. Split rail fences should not exceed 4' in height. Combination wall/fence and berms are permitted and encouraged, but not required, along Road 22, Road 23, Road 24, and Cleveland Avenue. The height of the wall or fence should be measured from the highest ground level immediately adjacent to the base of the wall/fence.
6. Walls and fences shall be constructed of durable materials, colors and textures that are harmonious with the surrounding architecture or open space landscape and the entry gateway features.
7. Chain link fences of black, vinyl-clad or equivalent materials may be used to provide security for public uses such as schools, parks or other recreation areas. Chain link fences shall not be used in mixed-use or residential neighborhoods except as temporary construction fencing.

7.11) Signage Guidelines

Signage contributes to the overall sense of character, quality and identity of a community, and provides directional and location information. The following signage guidelines apply to development within The Villages at Almond Grove:

1. A cohesive, coordinated signage program shall be implemented for the Village Centers to establish a sense of place, identity and orientation.
2. Signage for individual uses within the Village Centers should have its own identity while responding to the overall character of the Village Center.
3. Wayfinding features should be designed in a clear and consistent manner that eliminates visual clutter and confusion, and facilitates easy movement and traffic flow throughout the area.
4. Signage design should contribute to a positive streetscene appearance and should be designed to integrated with the building designs.
5. Sign size and quantity should be compatible with the scale of the development.
6. Wall signs should be compatible in size and quantity with the dimensions of the wall on which the sign is to be installed.
7. Colors of the signs should contribute to legibility and design integrity.
8. Signs should be constructed of high quality materials that are compatible with the design of the facade on which they are placed.



Photo 7.6 - Example of a banner sign

7.12) Lighting Guidelines

Sufficient and appropriate outdoor lighting is an essential component of providing wayfinding, maintaining nighttime views and ensuring public safety. The following lighting guidelines apply to development within The Villages at Almond Grove:

1. Lighting design should be an integral part of the overall site and building design. Lighting design should complement the surrounding streetscape and architecture, and be incorporated into other nearby design elements.
2. Street lights, walkway lighting, architectural lighting and landscape accent lighting should be aesthetically pleasing and subdued, while providing for public safety. Use low-energy, shielded light fixtures that direct light downward to minimize glare. Up-lighting of architectural features and landscaping may be permitted.
3. Street lights should be located at regular intervals along streets and at intersections, cul-de-sacs, corners, and areas where pedestrians might commonly encounter vehicular traffic, or as required by the City of Madera.
4. Public Right of Way and parking areas should be adequately illuminated for public safety as required by City of Madera. Human-scaled light poles, bollards or path lights should clearly mark the path of travel to enhance pedestrian safety and comfort.
5. Lighting for non-residential development should be screened from direct view from adjacent residential uses. Lighting for non-residential development should be designed to minimize glare, obtrusive light and artificial sky glow by limiting lighting that is misdirected, excessive or unnecessary, while at the same time maintaining a safe environment.
6. Lighting that represents movement, flashes, blinks or is of unusually high intensity or brightness is prohibited, except during holiday seasons when flashing lights used for holiday displays are permitted.
7. Lighting in residential areas and along streets and trails should be designed to minimize artificial lighting from reflecting into adjacent natural open space.
8. Incorporate energy-saving light fixtures, where feasible.
9. Lighting should conform to local codes and ordinances, applicable safety and illumination requirements, and California Title 24 requirements.

7.13) General Site Planning and Design Guidelines

7.13.1a) Village Center Overview Guidelines

The goal of the Village Centers are to create a compact development that supports a diverse mix of compatible uses, defines public spaces and encourages pedestrian activity. The following guidelines are provided to help achieve the goal:

1. Development should visually and functionally contribute to the creation of a coherent, well-defined and active public realm that promotes pedestrian activity and social interaction.
2. Activate the street by providing ground-floor uses that are appealing to pedestrians, such as retail shops and restaurants.
3. Provide unifying site design elements, such as lighting, signage, paving and landscape treatments, to visually tie all uses within a Village Center together and establish a strong identity.
4. Outdoor spaces such as central greens, plazas, courtyards, promenades and gardens that promote pedestrian activity and social interaction are strongly encouraged. Where appropriate, outdoor spaces should be designed to allow for flexible use and be clearly defined by buildings and/or open space/landscape features, comfortably scaled, landscaped for shade and visual appeal, furnished with seating and enhanced paving, and well illuminated for evening use.
5. The design, style and color of street and plaza furniture should be compatible with the principal architectural themes and/or architectural details of the primary building(s) in the development.
6. Adequate walkway widths and design should be provided for universal access.
7. Developers/Builders should coordinate parcel-to-parcel pedestrian and automobile connections with one another. It is recommended that at least one street connection be provided between adjacent non-gated parcels, where feasible and appropriate. Where the street pattern of one parcel is previously established, the subsequent parcel should build the street pattern off the existing connection.



Photo 7.7 - Example of Village Center plan with open spaces designed for flexible use



Photo 7.8- Street furniture example

8. Appropriate traffic calming measures, such as narrower traffic lanes, on-street parking, etc., should be provided in the Village Centers to help reduce traffic speeds, promote attentive driving and increase yield to pedestrians.
9. Shading elements, special paving and street furniture should be provided along pedestrian routes and retail frontages to enhance pedestrian experience and provide physical comfort.
10. Encourage the use of meaningful and functional public art elements in the Village Centers.

7.13.1b) Residential Neighborhoods Overview Guidelines

The goal of The Villages at Almond Grove Specific Plan is to integrate a variety of housing types into one cohesive neighborhood fabric. The following guidelines apply to residential neighborhoods in The Villages at Almond Grove:

1. For single family units, consider building residential products in enclaves of 125 or fewer dwelling units to promote a less “mass produced” environment.
2. Careful considerations should be given to building placement and street orientation to help protect privacy, views and visual quality of the neighborhoods.
3. Builders should make an effort to coordinate parcel-to-parcel pedestrian and automobile connections between adjacent parcels and ownerships, where appropriate.
4. The layout of neighborhood streets should discourage excessive speed to enhance pedestrian safety.
5. Blocks should be formed at reasonable lengths so as to avoid long, unbroken rows of houses. Typically between 400’ and 600’ with 500’; being optimal.



Photo 7.9- Example of pedestrian pathway within a residential neighborhood

6. Pedestrian pathways should be provided throughout the neighborhoods to connect to parks and open space. The pathways may be located in paseos or along the streets. Trees along the pathways should provide shade to enhance pedestrian comfort.
7. Where feasible, orient single-family attached and multi-family buildings in a manner that creates open space pockets and opportunities for recreational nodes.
8. To avoid monotony in appearance, single-family homes in a neighborhood should offer a variety in elevations, floor plans, roof designs, materials, colors, garage orientations, outdoor living spaces, and style-appropriate architectural detailing. Single-family attached and multi-family neighborhoods should offer a mix of floor plans and building types.
9. Garages in single-family detached neighborhoods should be positioned to de-emphasize their visual impact and allow the visually interesting features of the house to dominate the streetscene.
10. The use of carports should be minimized in general. Where carports are provided, the style, color and materials of these structures should be compatible with that of the primary buildings. Continuous carports at building entries are discouraged.

7.13.1c) Visible Perimeter Edges Guidelines

Neighborhood identity is closely tied to its interaction with community streets, open space networks and edge conditions. Creativity in site planning should place a priority in establishing open space nodes along the perimeter edges of the site to avoid a continuous edge of built-up development. The following guidelines are provided to maintain visual quality and minimize hard edges to the development:

1. Building elevations visible from streets, trails, open space and parks should incorporate enhanced architectural detailing, such as change in colors and/or materials, building trim around doors and windows, recessed or “pop out” doors or windows (if consistent with the architectural style), or alteration in size and shape of windows.
2. Single loaded streets may be located along perimeter edges, requiring no screen walls and allowing the articulated front elevation of homes to face the perimeter of the development.
3. Cul-de-sac designs are encouraged at perimeter edges where the end of the cul-de-sac terminates, requiring no screen walls and providing pedestrian access to adjacent open space and paseos/trails. Side elevation of homes shall be enhanced where they abut open space that are part of the Paseo system or are trafficked edges. Screen walls are allowed to enclose private rear yard areas.
4. Other creative site plan techniques that provide visual interest to the perimeter edges of the Plan Area and are consistent with the intent of these site planning guidelines shall be permitted.

7.13.2) Village Center Mixed-Use Development

Mixed-use developments present certain design opportunities and limitations due to building massing, parking requirements, pedestrian and service access, and outdoor spaces. The objective is to create an attractive mixed-use environment that is compatible in scale and aesthetics with the entire community, while embracing a distinctive architectural character that ensures a unique and memorable sense of place is achieved. The architectural character of the Village Centers should relate to the history of Madera through the use of appropriate architectural style(s), building siting, massing, colors and materials, etc. Architectural styles listed in Section 7.15.1 are appropriate for the Village Centers, except for American Foursquare. The final determination as to which architectural style(s) to use for the mixed-use development will be determined through subsequent entitlement process such as design review.

The general design guidelines for mixed-use development are as follows:

Building Siting and Orientation

1. Buildings should be oriented to frame and define public streets and primary open space areas.
2. Buildings should be sited at the property lines or designated frontage lines along the streets to create a continuous street wall that provides scale and definition to adjacent streets and public spaces.
3. Buildings on corner lots should locate the main entrance at the corner to establish an orientation to both street frontages and highlight the importance of the visually prominent, highly traveled location.
4. Where feasible, arrange large complexes of buildings to create/enclose a variety of outdoor spaces, such as plazas, squares, eating areas, usable open space, etc.
5. To create visual interest, smaller buildings may vary in orientation from the larger buildings, and may be clustered to create areas of similar activities.

Building Form, Scale and Massing

1. Form and massing should be established by the characteristics of the building's architectural style.
2. Building forms should be of simple geometry.
3. Break up long expanses of blank walls and relieve visual monotony by incorporating appropriate wall articulation, such as interconnection and lapping of building forms and heights.
4. Where mixed-use buildings are located adjacent to residential uses, minimize impacts on adjoining residences with a sensitive transition in scale and massing, and design the transition to ensure residential privacy.
5. Encourage buildings of two to four stories in the Village Centers, where appropriate.

Building Façades, Features and Details

1. All design features and details should complement the architectural style of the building.
2. All design elements should appear as an integrated part of an overall site design concept. Details should be integrated into the buildings and not simply applied as an afterthought.
3. Buildings facing the streets, walkways and open space elements should incorporate architectural features on the façades, such as entrances, display windows, canopies, overhangs, balconies or other design features that provide human scale and add visual interest to the façades.
4. Any elevation of a building adjacent to major streets, trails/pathways, and parks should be enhanced with appropriate architectural treatments if feasible.
5. Provide architectural and decorative enhancements at main building entrances, where appropriate.
6. Primary building entrances should be clearly visible and directly accessible from the street.
7. Window and door openings should incorporate deep insets that create visual relief and shadow lines on the façade, where feasible.
8. Exterior building light fixtures should be designed as an integral part of the building and be consistent with its architectural style.

Building Materials and Colors

1. To achieve a variety of architectural expressions, no single building material or color should predominate. Rather, a variety of harmonious materials and color should be used to create a rich tapestry of design elements.



Photo 7.10- Example of Village Center building with simple geometry and form



Photo 7.11- Example of a two-story mixed-use building



Photo 7.12- Example of Village Center building with visible entries, and canopies/awnings

2. Building colors and materials should relate to the selected architectural style.
3. Building materials should be durable, relatively maintenance free, and appropriate in scale and aesthetics to the overall theme of the mixed-use development.
4. Primary building colors should be neutral and more muted in hue. Brighter and more saturated colors should be used as accent colors only or as part of a balanced, carefully executed color scheme.
5. Architectural details and trims, such as cornices and window/door trims, should be painted a subtly contrasting color to be distinguished from the wall surface.
6. A high degree of transparency should be incorporated on the ground floor level (e.g., glass windows and doors) to engage the interest of passersby and integrate the indoor activities with the outdoor setting.

Roofs

1. Roof forms and materials should reflect the selected architectural theme of the building.
2. Flat roofs may be permitted on mixed-use buildings. Flat roofed buildings should incorporate attractive cornices or parapets that screen rooftop equipment from public view.
3. Terraces and rooftop open space are encouraged, particularly in buildings where residential uses are located above retail.

Utilities and Mechanical Equipment

1. Utilities and mechanical equipment shall be screened from public view.
2. Parapets or other architectural elements should be used to screen rooftop equipment from ground level views.
3. Rooftop mechanical equipment on larger buildings should be dispersed, where possible, and painted to match rooftop.
4. Screening materials should be similar or complementary to the external materials used on the building architecture.

Service, Loading and Storage Areas

1. Service, loading and storage areas should be integrated into the design of new development so that they do not compromise the visual quality and character of the Village Center.

2. Service, loading and storage areas should be located away from the streets and activity areas, and be screened from public view with attractive landscaping or other site design elements in a manner that is consistent with the architectural style and character of the development.

Trash and Recycling Collection Facilities

1. Trash and recycling collection facilities shall be screened with screen walls, gates, trellises, shrubs and vines, or other appropriate means.

Accessory Structures

1. Any accessory buildings and/or enclosures, whether attached to the main building or not, should be of similar design and materials as the main building.

Parking and Vehicular Access

1. Encourage shared parking for non-residential uses that have different peak usage periods and are located on the same parcel and/or on adjacent parcels.
2. To the extent feasible, accommodate surface parking in groups of small parking clusters to minimize the visual impact of parking areas. Long, unbroken rows of surface parking stalls shall be avoided.
3. Parking areas should be located to the rear of the buildings where possible, or be screened from adjacent streets with low walls and/or landscaping.
4. Diagonal parking is permitted along the internal theme streets serving the mixed-use planning areas.
5. Vehicular access to parking lots should be clearly identified.
6. Parking areas should be designed to reduce pedestrian-vehicle conflicts and minimize the need for pedestrians to cross parking aisles.
7. Parking design should incorporate safe and easy access for handicapped users.
8. Encourage preferential parking for carpools, neighborhood electrical vehicles (NEVs), hybrid vehicles and other alternative fuel vehicles.
9. Bicycle parking areas should be located close to building entrances, protected from the weather, and not in conflict with pedestrian traffic.
10. Parking lot design should incorporate landscaping to minimize the visual impact of parking lots, screen views from public rights-of-way, and provide shade cover for automobiles. At least one tree should be provided for every 6 parking spaces. Shade trees should compose the majority of all trees planted within the parking lot.

11. Parking lot landscaping should retain safe sight lines for both pedestrians and motorists.
12. Parking areas should be well illuminated for user safety.
13. Parking, loading and maneuvering areas for commercial uses should be set back at least 10' from the property lines adjacent to non-commercial uses.

7.3.3) Village Center Residential Development

Residential development in the Village Centers will include a variety of high-density products, and have a more urban character than the other residential neighborhoods of The Villages at Almond Grove. Many of the mixed-use design guidelines included in the previous section also apply to Village Center residential development. The main distinction in the residential design guidelines listed below is the incorporation of details that are typical of residential buildings, such as porches, balconies and front yards.

Below is a list of general design guidelines for residential development in the Village Centers.

Building Siting and Orientation

1. Buildings should be oriented to frame and define public streets and primary open space areas, where feasible.
2. Buildings on corner lots should respond to adjacent streets and intersections appropriately, addressing the increased public visibility by wrapping architectural detailing and elements around the corners.
3. Entrances to ground-floor dwelling units should front on and be accessible from the street, where feasible.

Building Form, Scale and Massing

1. Form and massing should be established by the characteristics of the building's architectural style.
2. Building forms should be of simple geometry.
3. Building massing and heights should be varied along the street, where feasible.
4. Long, uninterrupted expanses of building walls are discouraged.
5. Architectural and landscaping enhancements should be provided at main building entrances.

Building Façades, Features and Details

1. All design features and details should complement the architectural style of the building.
2. All design elements should appear as an integrated part of an overall site design concept. Details should be integrated into the buildings and not simply applied as an afterthought.

3. In larger plans, unit plans and façade designs should be varied to avoid visual monotony.
4. Buildings facing the streets, walkways and open space areas should incorporate architectural features on the façades, such as entrances, balconies, overhangs, trellises, projections, etc., that provide human scale and add visual interest to the façades.
5. Elements such as porches, balconies, bay windows, etc., should be used to break up the façade of multi-story buildings.
6. Primary building entrances should be clearly visible and directly accessible from the street, where appropriate.
7. Architectural massing and articulation, landscaping and/or lighting should be used to highlight the location of the front entrance.
8. Stoops and porches may be used to highlight unit entrances and provide a transition from the public street to the private dwelling. Porches should be a minimum of 6' deep to provide a usable and furnishable space.
9. Windows on side elevations should be staggered, wherever possible, so as not to be positioned directly opposite the windows on the adjacent buildings.
10. Side or rear elevations of a building visible from streets, walkways and open space areas shall incorporate a sufficient level of detailing and finishes.



Photo 7.13 - Example of a Village Center Residential type building with porches and balconies that help break up the facade

Building Materials and Colors

1. To achieve the variety of architectural expressions, no single building material or color should predominate. Rather, a variety of harmonious materials and color should be used to create a rich tapestry of design elements.
2. Building materials should be compatible with the architectural style of the home. Permitted building materials include, but are not limited to, stucco, brick, stone, metal and wood-like siding/shingle.
3. Building materials should be high quality, durable and low maintenance.
4. Building color palettes should be authentic to the selected architectural styles of the homes.
5. Primary building colors should be neutral and muted in hue. Brighter and more saturated colors should be used as accent colors only or as part of a balanced, carefully executed color scheme.
6. Architectural details and trims, such as cornices and window/door trims, should be painted a subtly contrasting color to be distinguished from the wall surface.

Roofs

1. Roof forms and materials should reflect the selected architectural style of the building.
2. On larger roof surfaces, features such as parapets, overhanging eaves and variation in the slope of roof planes should be incorporated to add variety.
3. Roofs should be designed to appear harmoniously with one another in terms of form and color.
4. Flat roofs are not permitted on primary buildings. If they are used on accessory buildings or carports, they should be designed with parapet walls, cornices or other roof elements and not be visible from the street.
5. Carport roofs should incorporate roof slopes and materials similar to the adjacent buildings.
6. Rooftop mechanical equipment shall be screened from public view.

Utilities and Mechanical Equipment

1. Utilities and mechanical equipment shall be screened from public view.
2. Screening materials should be similar or complementary to the external materials used in the building architecture.

Trash and Recycling Collection Facilities

1. Trash and recycling collection facilities shared by several buildings shall be screened by architectural enclosures and/or landscaping.
2. If trash/recycling containers are provided to individual units, space should be provided in an adjacent side yard or in the interior portion of the garage to accommodate at least three waste containers.

Mailboxes

1. Mailbox installation shall conform to current United States Postal Service standards.

Accessory Structures

1. Any accessory buildings and/or enclosures, whether attached to the main building or not, should be of similar design and materials as the main building.

Garages and Parking Areas

1. If a garage is visible from the street, it should be recessed from the building façade and be de-emphasized through the form, color and material.
2. Garage doors should be set into, rather than flush with, the exterior building walls.
3. Surface parking areas for multi-family residential development should be screened along the edges with landscaping.

7.13.4) Residential Neighborhood Architectural Guidelines

The Villages at Almond Grove is envisioned to consist of walkable neighborhoods that are organized around intimate open spaces, parks and recreational amenities. Each neighborhood will have a central green/mini park that functions as a gathering place, and connective trails and pathways that link the residential neighborhoods with adjacent open space areas and a Village Center. Authentic architecture that responds to the local setting and history is strongly encouraged.

The general design guidelines for residential development are as follows:

Building Siting and Orientation

1. Orient the front of the buildings toward the streets and open space, wherever feasible.
2. Buildings on corner lots should respond to adjacent streets and intersections appropriately, addressing the increased public visibility by wrapping architectural detailing and elements around the corners.

3. For multi-family buildings, entrances to ground-floor dwelling units should front on and be accessible from the street, wherever possible.

Building Form, Scale and Massing

1. Form and massing should be established by the characteristics of the building's architectural style.
2. Building forms should be of simple geometry.
3. Encourage reduced massing along open space and pedestrian-oriented edges to enhance views and/or create a pedestrian-friendly environment.
4. Long, uninterrupted expanses of building walls are discouraged.
5. Variation in scale, massing and details should be incorporated among nearby buildings.

Building Façades, Features and Details

1. All design features and details should complement the architectural style of the building.
2. All design elements should appear as an integrated part of an overall site design concept. Details should be integrated into the buildings and not simply applied as an afterthought.
3. Buildings facing the streets, walkways and open space areas shall incorporate architectural features such as windows, balconies, shutters, etc., that provide human scale and add visual interest to the façades.
4. Elements such as porches, balconies, bay windows, etc., should be used to break up the façade of multi-story buildings.
5. Front entries should be clearly visible and directly accessible from the street, where appropriate.



Photo 7.14 - Example window shutters



Photo 7.15 - Example of a porch

6. Architectural massing and articulation, landscaping and/or lighting should be used to highlight the location of the front entrances.
7. Porches and stoops may be used to highlight the front entries and provide a transition from the public street to the private dwelling. Porches should be a minimum of 4' deep to provide a usable and furnishable space.
8. Windows and doors should be detailed, sized and positioned appropriately in the context of the architectural style.
9. Windows on side elevations should be staggered, where possible, so as not to be positioned directly opposite the windows on the adjacent buildings.
10. Homes on corner lots shall be designed for two-sided corner exposure with enhanced architectural elements.
11. In larger multi-family developments, unit plans and façade designs should be varied to avoid visual monotony.
12. In larger multi-family developments, end units should have articulation such as windows facing sidewalks and/or public spaces.

Building Materials and Colors

1. To achieve the variety of architectural expressions, no single building material or color should predominate. Rather, a variety of harmonious materials and color should be used to create a rich tapestry of design elements.
2. Building materials should be compatible with the architectural style of the home. Permitted building materials include, but are not limited to, stucco, brick, stone, and wood-like siding/shingle.
3. Building materials should be high quality, durable and low maintenance.
4. Building color palettes should be authentic to the selected architectural styles of the homes.
5. Primary building colors should be neutral and muted in hue. Brighter and more saturated colors should be used as accent colors only or as part of a balanced, carefully executed color scheme.
6. Architectural details and trims, such as cornices and window/door trims, should be painted a subtly contrasting color to be distinguished from the wall surface.

Roofs

1. Roof forms and materials should reflect the selected architectural style of the building.
2. Roofs should be designed to appear harmoniously with one another in terms of form and color.
3. On larger roof surfaces, features such as parapets, overhanging eaves and variation in the slope of roof planes should be incorporated to add variety.
4. Carport roofs should incorporate roof slopes and materials similar to the adjacent buildings.

Utilities and Mechanical Equipment

1. Where possible, screen utilities and mechanical equipment from public view.
2. Screening materials should be similar or complementary to the external materials used in the building architecture.

Trash and Recycling Collection Facilities

1. If trash/recycling containers are provided to individual units, space should be provided in an adjacent side yard or in the interior portion of the garage to accommodate at least three trash/recycling waste/green waste containers.
2. Trash and recycling collection facilities shared by several buildings should be screened with architectural enclosures and/or landscaping.

Mailboxes

1. Mailbox installation should conform to current United States Postal Service standards.

Accessory Structures

1. Any accessory buildings and/or enclosures, whether attached to the main building or not, should be of similar design and materials as the main building.



Photo 7.16 - Example of mechanical equipment screen

Garages and Parking Areas

1. Where a garage faces the street, it should be recessed from the building façade and be de-emphasized through placement form, color and materials.
2. Garage doors should be set into, rather than flush with, the exterior building walls.
3. Surface parking areas for multi-family residential development should be screened along the edges with landscaping.

7.14) Sustainability Guidelines

Development in The Villages at Almond Grove is encouraged to incorporate sustainable building and design practices to lessen the environmental impacts of development. These practices can include compact development, reduced impervious surfaces, improved water detention and conservation, preservation of habitat areas, mixing of compatible land uses, water-efficient landscaping and irrigation, and enhanced pedestrian and bicycle amenities that reduce reliance on the use of automobiles.

Because the concept of sustainability is still evolving, it is anticipated that new sustainable strategies will be continually developed during the build-out of The Villages at Almond Grove. The Plan encourages the implementation of realistic sustainable design strategies into plan design as the community continues to evolve over time. Below is a sampling of sustainable design strategies that may be utilized in The Villages at Almond Grove.

Site Planning

1. In Village Centers, encourage compact development that concentrates residential areas close to other land uses such as retail commercial uses and parks.
2. Incorporate a range of housing types and densities in the community.
3. Create an interconnected street network that facilitates movement of pedestrians, cyclists and NEV users.
4. Enhance public transportation accessibility.
5. Provide basic services in the Village Mixed-Use areas and enhance the community's connectivity to such services.
6. Encourage design of landscape areas that capture and direct stormwater runoff, particularly in open space areas, parks and trails/paseos.
7. Stabilize slopes to limit erosion as part of the stormwater management plan and erosion control plan.

Energy Efficiency

Most buildings can reach energy efficiency levels that exceed California Title 24 standards, yet most only strive to meet the standard. The Plan encourages future development to strive for energy reduction in excess of that required by Title 24 standards.

Where feasible and appropriate, the following strategies are encouraged, but not required:

1. Develop strategies to provide natural lighting, where feasible, to reduce reliance on artificial lighting.
2. Encourage the use of Low-E or EnergyStar windows.
3. Encourage the use of high-efficiency lighting systems with advanced lighting controls. For non-residential buildings, consider providing motion sensors tied to dimmable lighting controls. Task lighting may be used to reduce general overhead light levels.
4. A properly sized and energy-efficient heat/cooling system may be used in conjunction with a thermally efficient building shell. Consider using light colors for roofing and wall finish materials, and installing high R-value wall and ceiling insulation.
5. Encourage implementing some of the strategies of the EnergyStar program, which is an energy performance rating system developed by the U.S. Department of Energy and the Environmental Protection Agency. The program certifies products and buildings that meet strict energy-efficiency guidelines. Involvement in the EnergyStar program will be completely optional at the discretion of each individual developer/builder.
6. For retail, commercial and office uses, promote the use of light colored roofing with a high solar reflectance to reduce the heat island effect from roofs.
7. In retail, commercial and office development, encourage the provision of preferred parking spaces for hybrid, fuel cell, electric and/or other fuel efficient vehicles.

Materials Efficiency

1. Use dimensional planning and other material efficiency strategies, where feasible. These strategies reduce the amount of building material wastes and cut construction costs.
2. Consider using recycled base, crushed concrete base, recycled content asphalt, shredded tires in base and asphalt in roads, parking areas and drive aisles, if feasible and economically viable.
3. Encourage the provision of adequate space to facilitate recycling collection.
4. Encourage the use of rapidly renewable building materials and products (made from plants that are typically harvested within a ten-year cycle or shorter) into new homes. Examples of materials that could achieve this goal include, but are not limited to, bamboo, wool, cotton insulation, agrifiber, linoleum, wheatboard, strawboard and cork.

Water Efficiency

1. Where feasible reduce water consumption by providing low-flush toilets, low-flow shower heads and other water conserving fixtures, where feasible.
2. Promote the use of recirculating systems for centralized hot water distribution.
3. Promote the use of tankless water heaters.
4. Use micro-irrigation (which excludes sprinklers and high-pressure sprayers) to supply water in non-turf areas, where applicable.
5. Encourage the use of state-of-the-art irrigation controllers and self-closing nozzles on hoses.
6. Separate valves for planting areas with different water usage levels, so that plants with similar water needs are irrigated by the same valve.

Landscape Design

1. Use low- or medium-water use and native plant materials where appropriate. Turf areas should be minimized in the Plan Area to promote water conservation. Limit the use of turf to areas that experience high functional use and are needed to accommodate outdoor activities such as sports, picnicking, etc. Only turf varieties that are suited to the climate should be used.
2. Promote the use of plant materials that are well suited to the solar orientation and shading of the buildings.
3. Encourage grouping of plants according to water use, slope aspect and sun/shade requirements. Each hydrozone may be irrigated on a separate valve using high-efficiency irrigation techniques.
4. Consider the use of organic wood or shredded bark mulch and soil amendments to retain soil moisture.

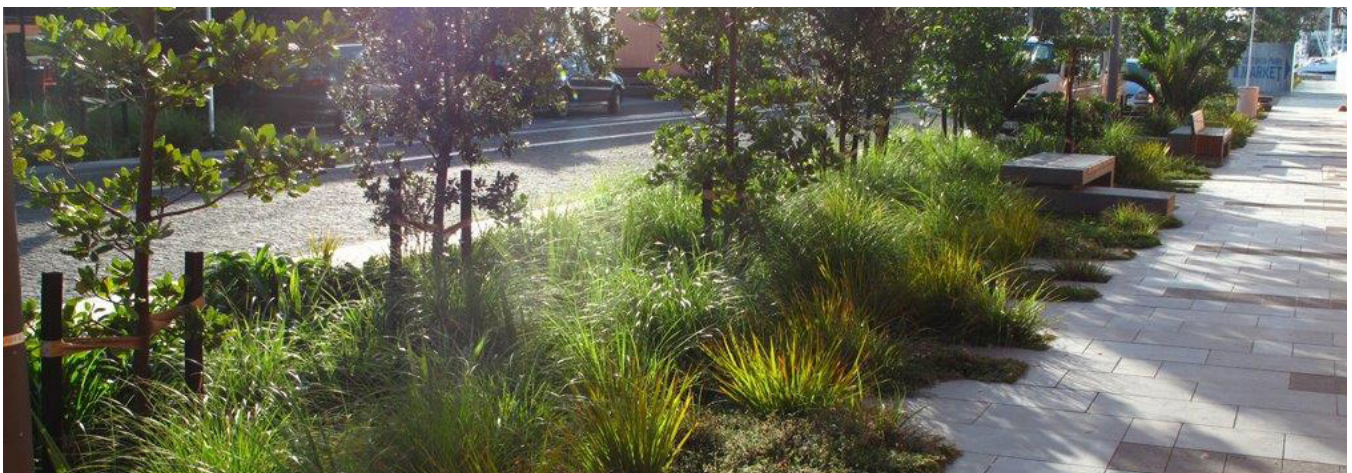


Photo 7.17 - Example of a native plant materials that require little water

5. Encourage the use of colored hardscape materials to reduce glare and/or reflect heat in outdoor plazas and gathering areas.
6. Encourage the use of low-growing, low- to medium-water use plant material in parkways instead of turf.
7. Provide shade trees in paved areas and adjacent to buildings, where feasible, to increase natural cooling and conserve energy

Occupant Health and Safety

1. Provide adequate ventilation and high-efficiency, in-duct filtration systems, where feasible, for commercial and office buildings. Heating and cooling systems that ensure adequate ventilation and proper filtration can have a dramatic and positive impact on indoor air quality.
2. Potential pollutants generated in the home can be managed through the use of exhaust fans for kitchens, baths and laundry rooms.
3. Provide effective drainage from the roof and surrounding landscape.
4. Criteria may be established for the delivery and storage of absorptive materials, and the ventilation of spaces once the materials are installed to prevent mold.

Operation, Maintenance and Homeowner Education

1. Provide home manuals to owners/occupants on the use and care of “green” components in the home or building, where applicable.
2. Provide built-in space for recycling containers in the home or building to encourage recycling, where possible.

7.15) Architectural Guidelines

The purpose of the architectural guidelines is to identify the general architectural design criteria for buildings in The Villages at Almond Grove. The design guidelines presented herein are intended to establish the overall architectural character for the Plan Area and reflect the historical development precedents of Madera. The goal is to promote both visual compatibility and variety in a small town setting by utilizing a number of compatible traditional and contemporary styles and through quality architectural innovation. This ensures that The Villages at Almond Grove will be developed in a manner that will blend with and enhance the existing character of the City.

7.15.1) Architectural Character

The architectural character envisioned for The Villages at Almond Grove reflects the early and mid 20th century architectural styles found in Madera and the surrounding communities. The design intent is to create a collection of intimate neighborhoods that will blend gracefully into the existing residential neighborhoods of Madera. To achieve this, a number of architectural styles have been identified as appropriate for use in The Villages at Almond Grove. In addition, building design should focus on human-scale details that enhance the pedestrian friendly character of the neighborhoods, such as front porches, enhanced entries, a mix of materials and textures, and authentic detailing on features. Together, these design features enliven the streetscene and promote the friendly interaction of neighbors.

The architectural styles planned for The Villages at Almond Grove include, but are not limited to, the following:

- » American Farmhouse
- » American Foursquare
- » Bungalow
- » Craftsman
- » Monterey
- » Ranch
- » Spanish Eclectic

A description of each architectural style and key design features are included in this section. The descriptions and illustrations are intended to serve as design inspiration for the development of architecture in The Villages at Almond Grove, and are not indicative of the actual product types in individual developments. This Plan allows flexibility to create variety in architectural expressions and interpretation of the design styles, while also establishing the framework to achieve harmony and compatibility throughout the neighborhoods.

Rather than limiting architecture to one or two styles, a variety of compatible architectural styles are encouraged. The need for variety is especially important given the community's long build-out period and the desire to respond to changing consumer preferences. Because market conditions and homeowner preferences are constantly evolving, additional architectural styles not identified in this Plan may be permitted in The Villages at Almond Grove.

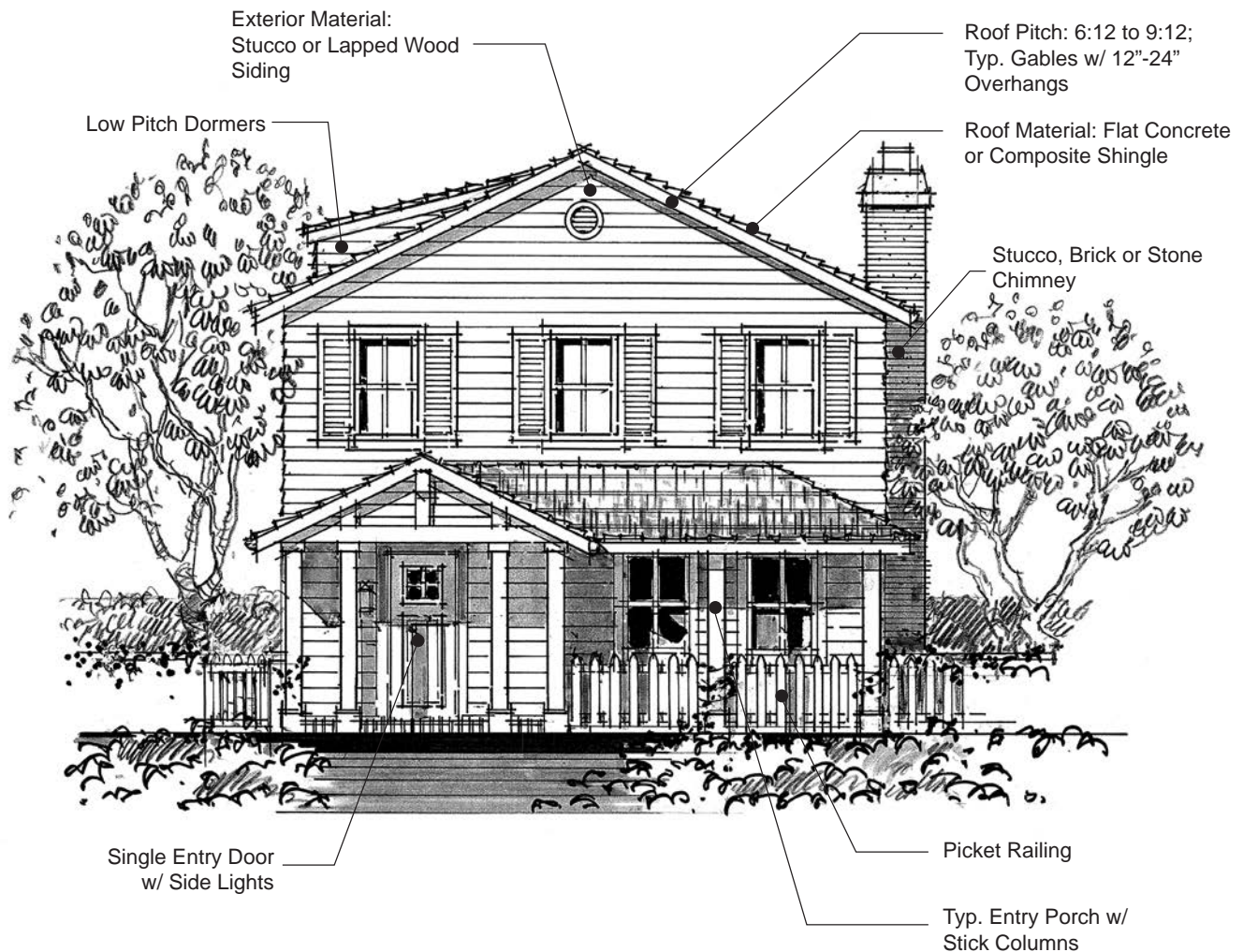
American Farmhouse

Historical Precedent

The American Farmhouse style is defined by simple practicality. Homes were designed to provide basic comfort and utility, be attractive, and offer flexibility to grow and change uses over time. Well into the early 20th century, most homes were designed and built by local craftsmen, resulting in substantial regional deviations across the country. Because the American Farmhouse architecture across the Country showed the impact of local immigrant groups, the style was often a hybrid of ideas from different parts of the world, combined with the unique circumstances of American small towns.

Design Characteristics

- » Covered porches
- » Dormer windows
- » Gabled roofs
- » Wood and stucco siding
- » Windows grouped in sets of two or three
- » Typically consisting of two stories



Typical American Farmhouse Style Elements

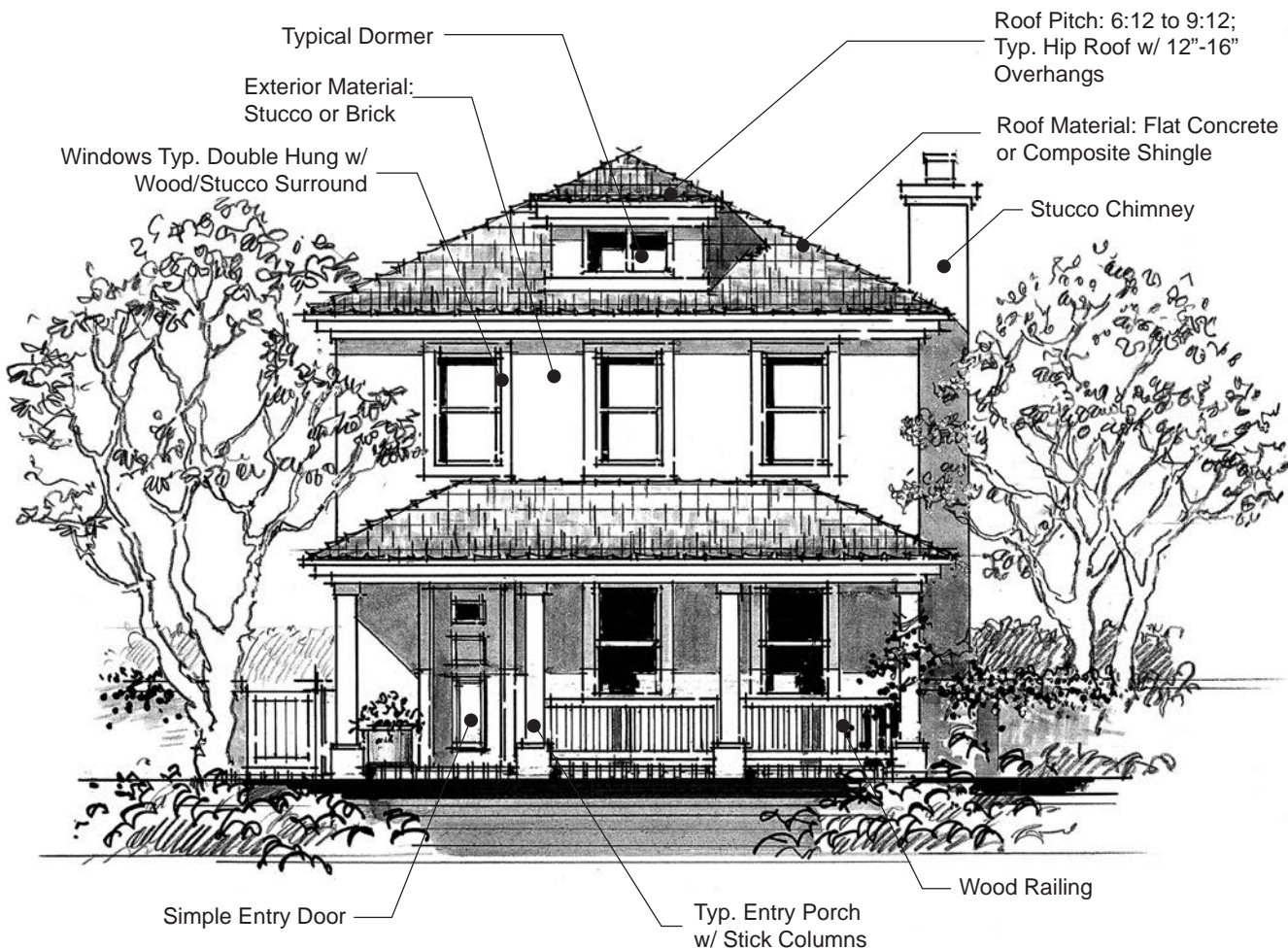
American Foursquare

Historical Precedent

The American Foursquare style, sometimes referred to as the Prairie Box, is a post-Victorian style that was popular from the mid-1890s to the late 1930s and shared many features with the Prairie and Craftsman styles. The simple, square shape of the American Foursquare style provided roomy interiors for homes on smaller lots. Many American Foursquares are trimmed with tiled roofs, cornice-line brackets, or other details drawn from Craftsman, Italian Renaissance or Mission architecture. Later American Foursquares often had the same type of interiors as Bungalows with open floor plans, built-ins and fireplaces.

Design Characteristics

- » Simple box shape
- » Floor plan divided into quarters on each floor
- » Pyramidal roof form or hipped with short ridge parallel to street
- » Large central dormer, usually hipped
- » Full-width front porch with columnar supports and wide stairs
- » Stucco, brick, stone, horizontal siding or a combination of these materials



Typical American Foursquare Style Elements

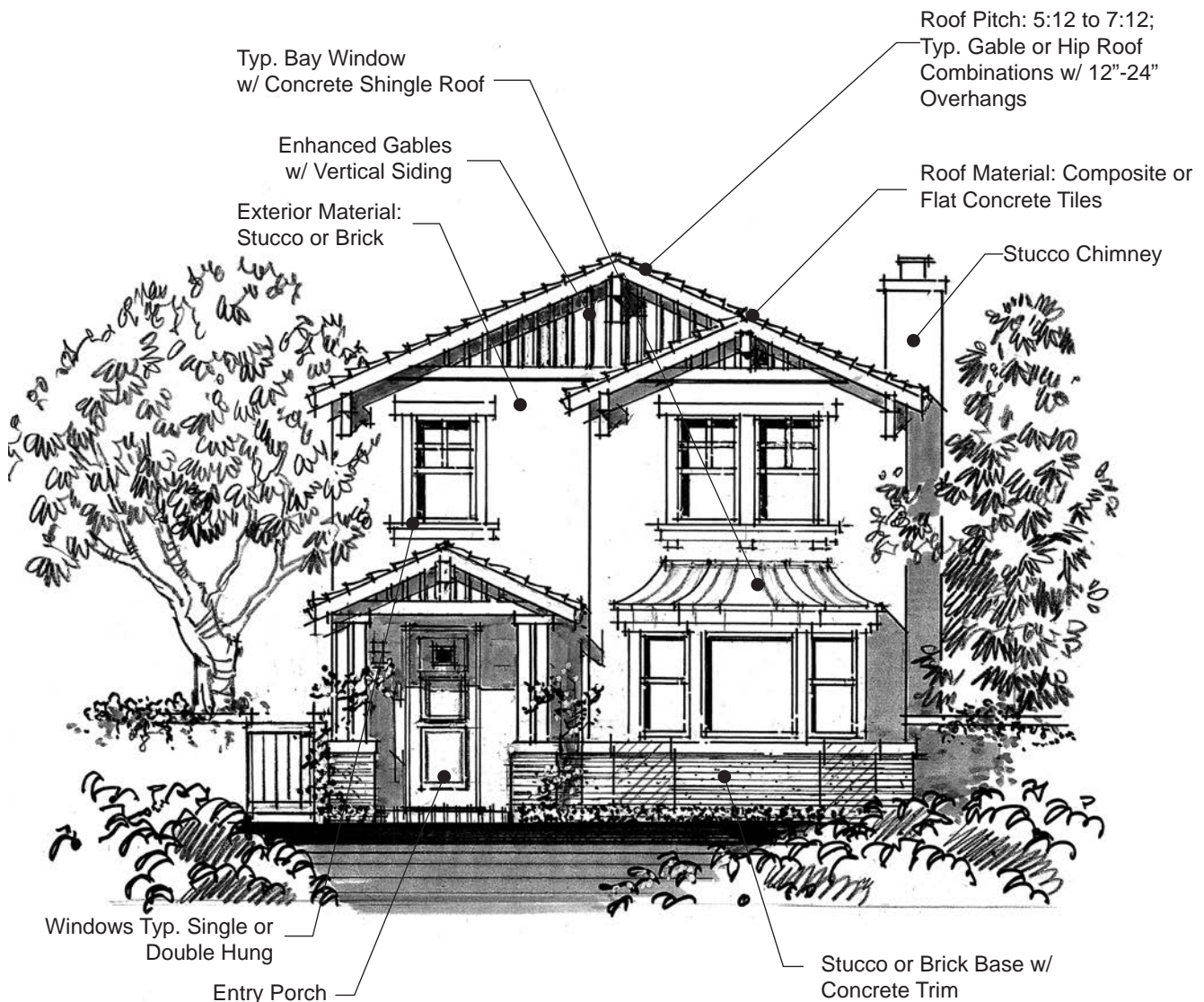
Bungalow

Historical Precedent

The California Bungalow style first appeared as a reaction to the elaborate decoration of Then-popular Victorian style. They were relatively easy and affordable to construct. Kits could be purchased through mail-order catalogs, which contained the plans and materials required for construction. The design spread east from California and remained popular into the Great Depression.

Design Characteristics

- » Generally smaller overall size; low to the ground in appearance
- » Typically one- to one-and-a-half stories
- » Low-pitched gabled or hipped roofs
- » Large covered porches at the front entry
- » Large, decorative doors
- » Front stoop
- » Windows typically grouped in sets of two or three
- » Large windows on front façade



Typical Bungalow Style Elements

Craftsman

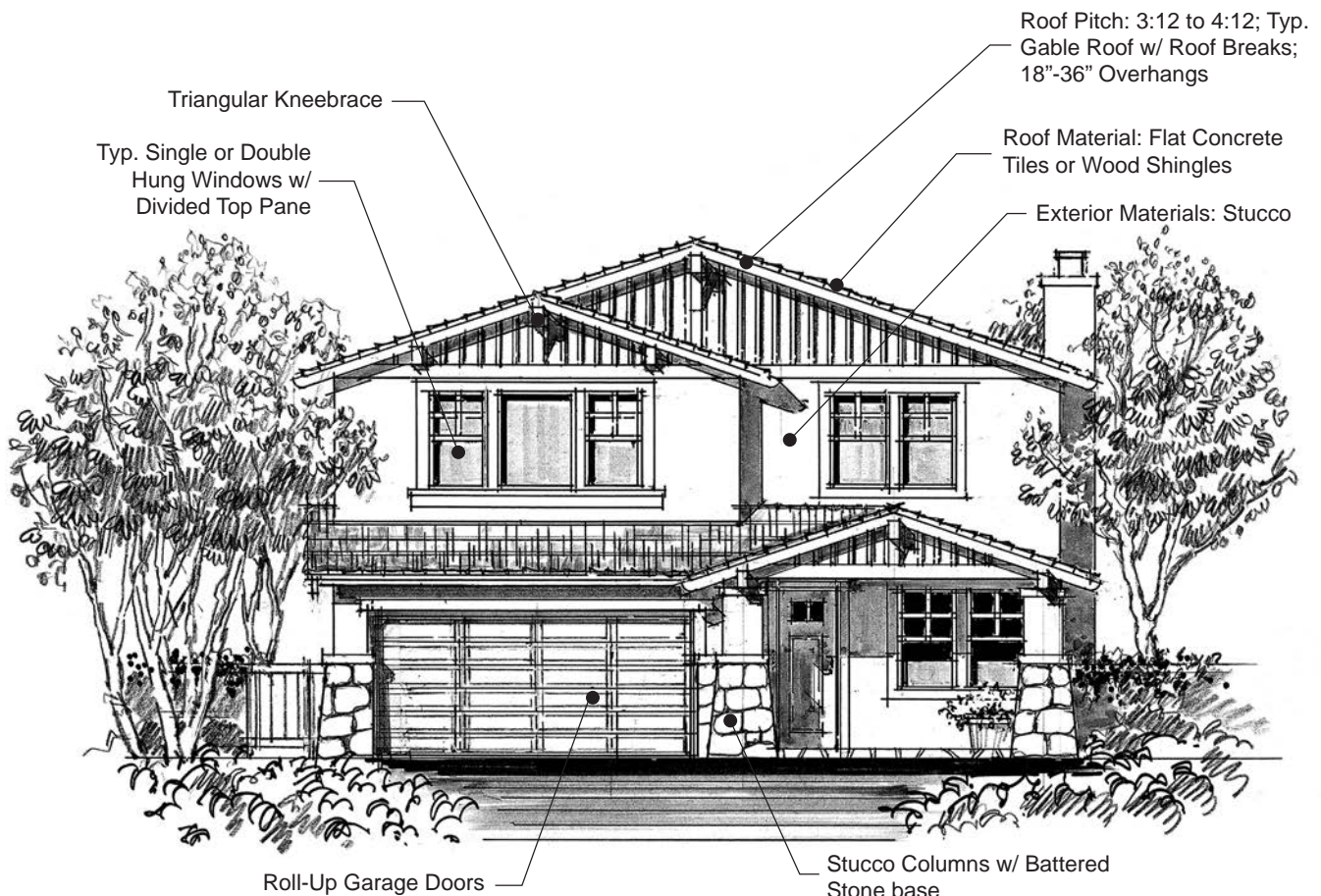
Historical Precedent

The Craftsman style grew out of Bungalow architecture and was strongly influenced by the English Arts and Crafts movement. It is an American style that originated in Southern California, and spread across the country during the 1920s and 1930s through pattern books and catalogues.

The Craftsman style sought the elimination of superfluous ornamentation, creating beauty instead through the simplified lines and masses of the building itself. This unique style promoted hand crafted quality to create natural, warm and livable homes.

Design Characteristics

- » Full- or partial-width porches with horizontal railings pickets
- » Low- to moderate-pitch gable roofs with broad or deep overhangs with exposed rafter tails at the eaves and trellises over the porches
- » Knee braces
- » Detailed porch columns
- » Windows typically grouped in sets of two or three
- » Shed or gable dormers
- » Stucco, stone, brick, shingles and horizontal siding
- » Horizontal rather than vertical lines



Typical Craftsman Style Elements

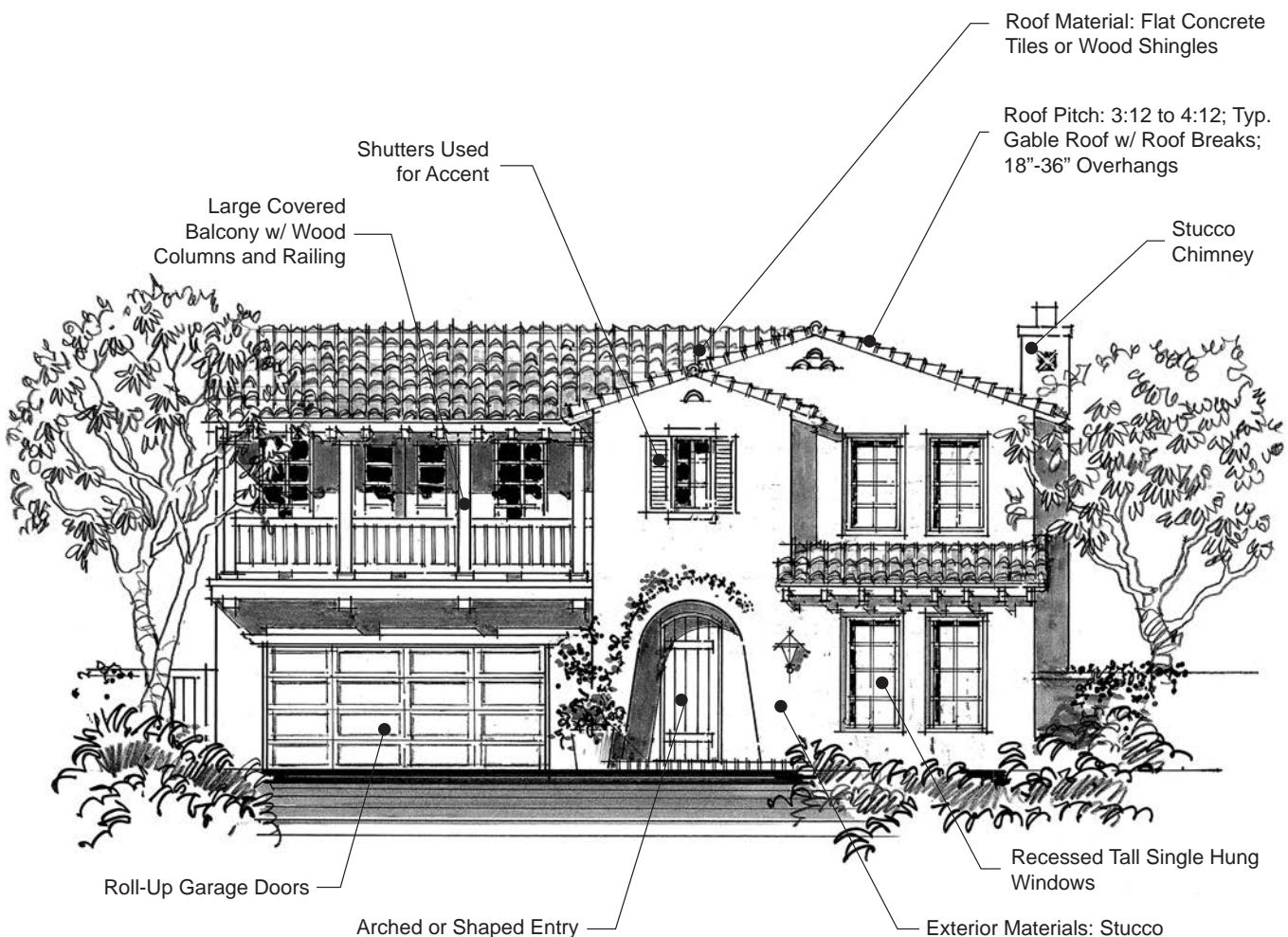
Monterey

Historical Precedent

The Monterey style was developed in the town of Monterey on California's central coast in the mid-19th Century. The style developed from a combination of New England Colonial architecture and the adobe architecture of the Mission period in California.

Design Characteristics

- » Simple, two-story boxes massing
- » Cantilevered balconies (sometimes serving as a porch) on the second floor, extending along all or most of the façade
- » Stucco or plaster exteriors, occasionally with wood siding on the second story
- » Concrete or clay tile roofs
- » Wood shutters are common, generally the same width as the adjacent multi-paned windows. Paired windows and false shutters are also common.
- » Simple wood doors
- » Colonial details such as pedimented doors and windows



Typical Monterey Style Elements

Ranch

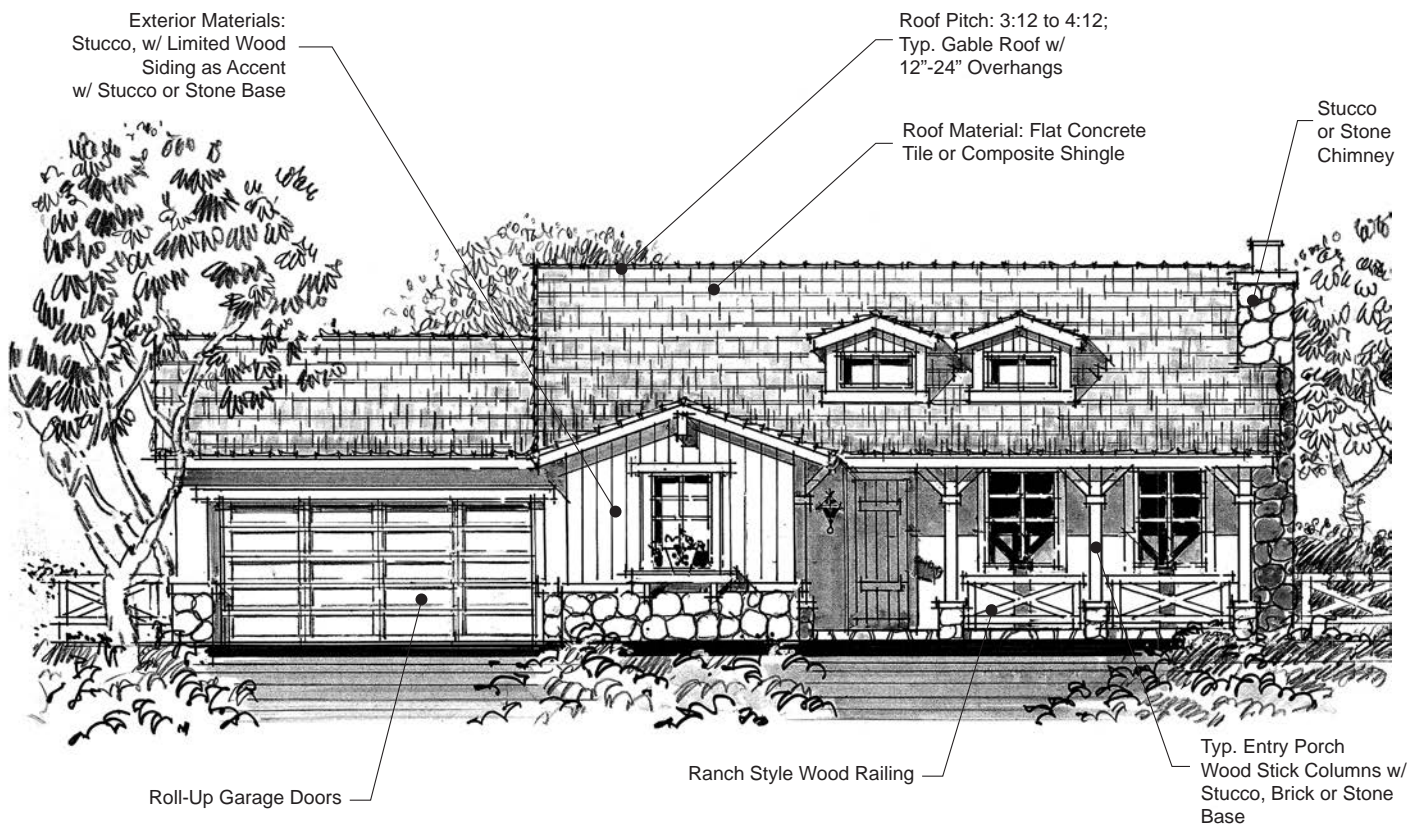
Historical Precedent

The Ranch style is an American domestic architectural style. First built in the 1930s in California, the Ranch style became extremely popular in the United States after World War II. The earliest Ranch style homes reflect a relaxed, casual Western lifestyle.

The typical Ranch home is a single-story building with a primarily gable roof. This style is noted for its long, close-to-the-ground profile, and minimal use of exterior and interior decoration. Although Ranch style homes are traditionally one-story, Raised Ranch and Split-Level Ranch homes have several levels of living space. Contemporary Ranch style homes are often accented with details borrowed from Mediterranean or Colonial styles.

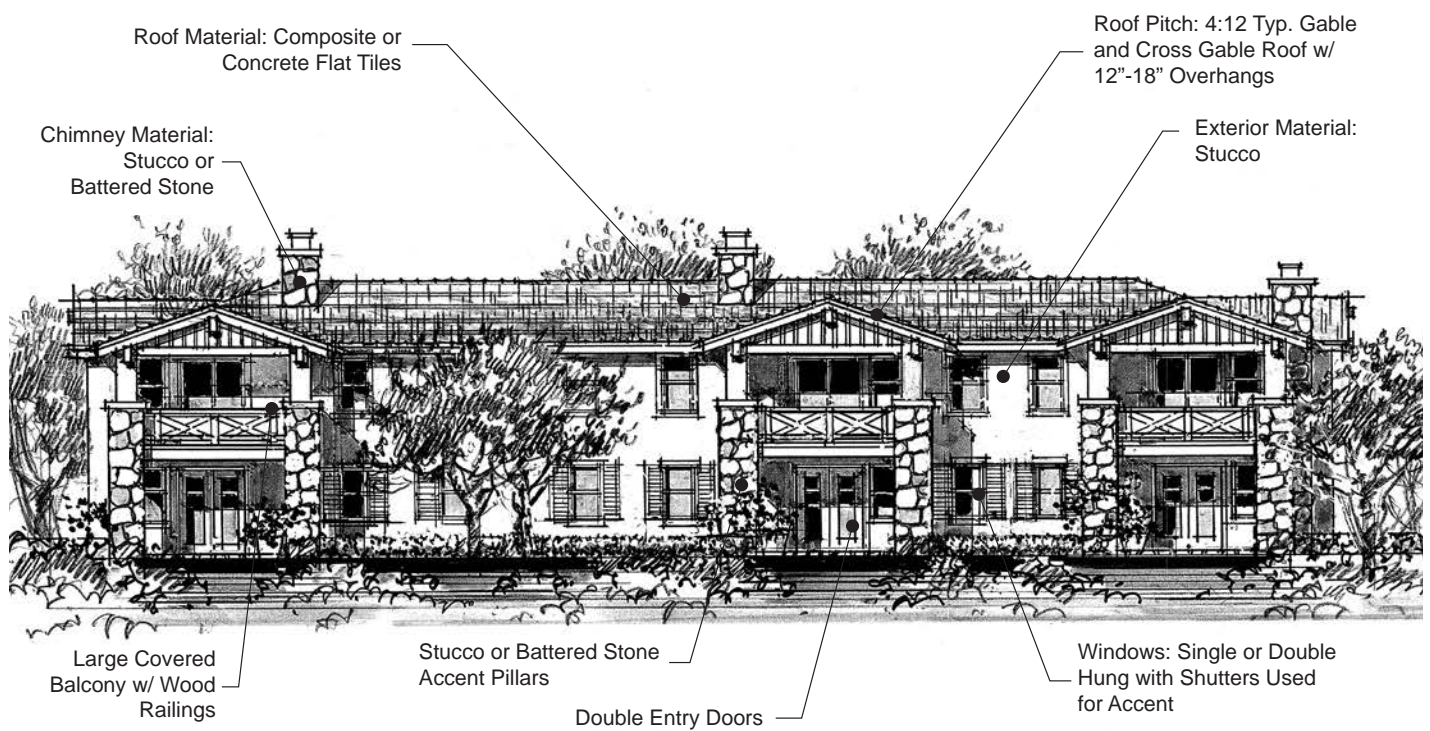
Design Characteristics

- » Spreading, horizontal orientation; low to the ground
- » Low hipped or gabled roof, often with wide eaves
- » Minimal ornamentation
- » Incorporation of natural materials
- » Design elements such as sliding glass doors and large plate glass picture windows
- » Simple, open floor plans in a rectangular L- or U-shaped configuration



Typical Ranch Style Elements - Single Family Building

Ranch (continued)



Typical Ranch Style Elements - Multi Family Building

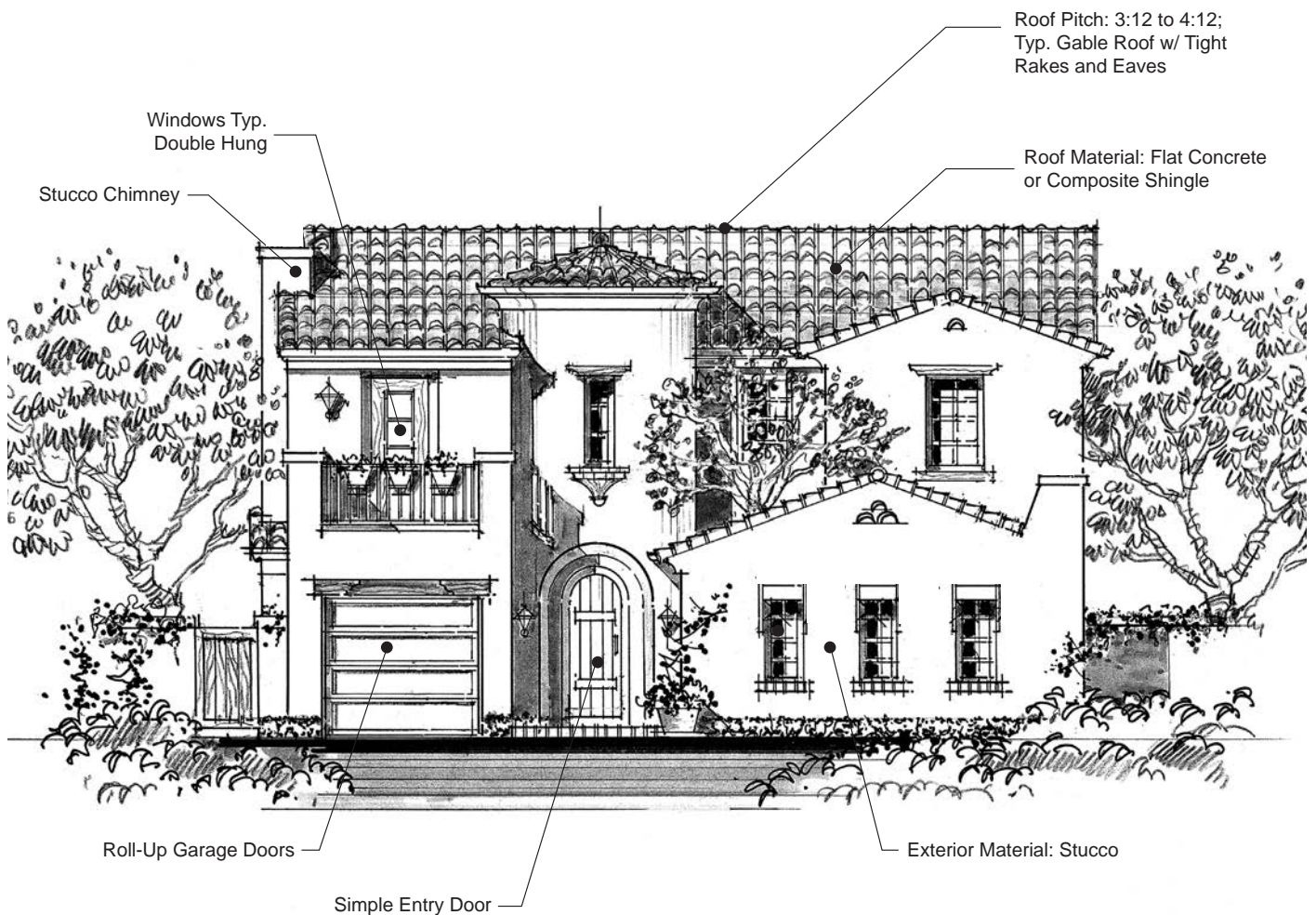
Spanish Eclectic

Historical Precedent

The Spanish Eclectic style was popular during the 1920s and early 1930s. Also known as Spanish Colonial, this style incorporated the details and ideals of Spanish architecture, which took its cues from the missions of the early Spanish missionaries and included details from the Moorish, Byzantine, Gothic and Renaissance architectural styles. California, Arizona, Texas and Florida are all regions where Spanish Eclectic house plans and architecture are common. The charm of this style lies in the directness, adaptability and contrast of materials and textures.

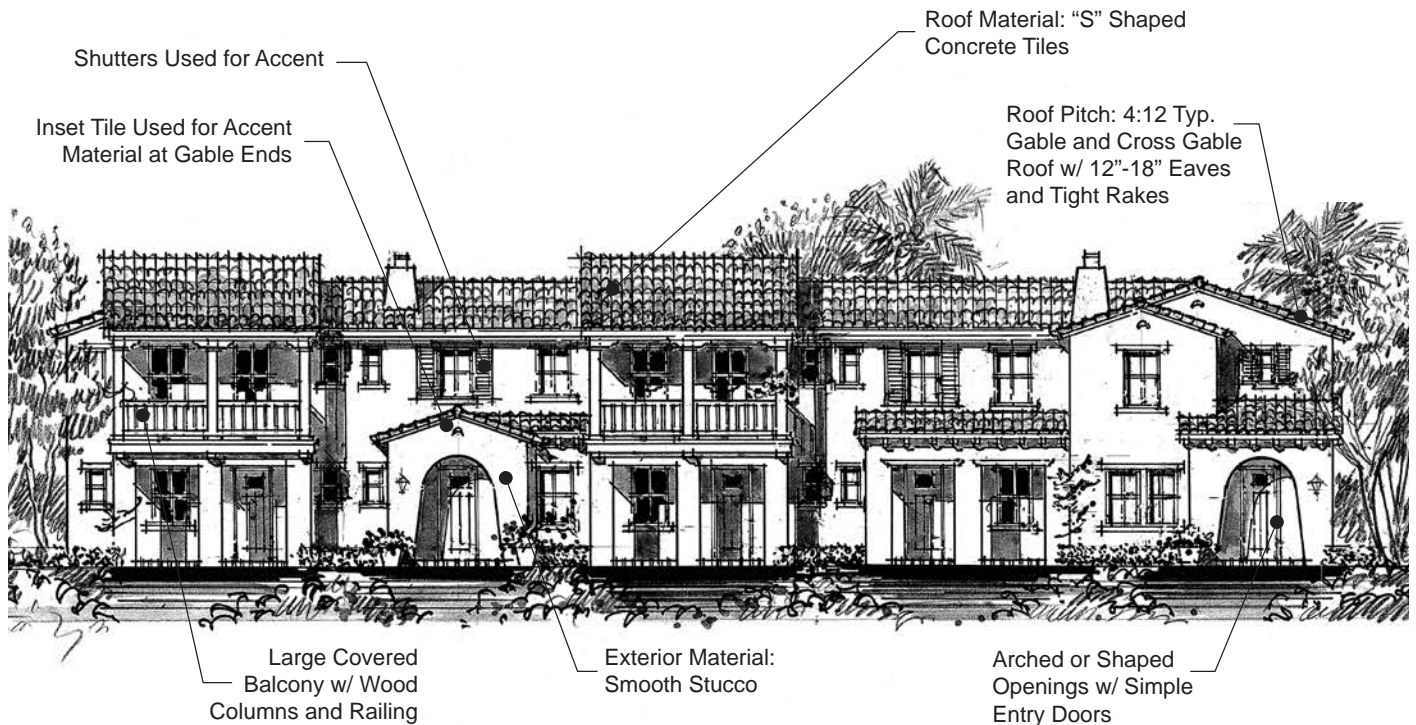
Design Characteristics

- » Low-pitched roof
- » Red roof tiles
- » Stucco walls
- » Round or square exterior columns
- » Entry courtyard walls and gates
- » Rounded windows and doors
- » Arches, especially above doors, porch entries and main windows
- » Wooden front door
- » Decorative tiles around doorways and windows
- » Windows and balconies with decorative grillwork



Typical Spanish Eclectic Style Elements - Single Family Building

Spanish Eclectic (continued)



Typical Spanish Eclectic Style Elements - Multi Family Building