



***VILLAGE COMMERCIAL DISTRICT
ARCHITECTURAL DESIGN GUIDELINES***

RANCHO SANTA FE

RANCHO SANTA FE ASSOCIATION

VILLAGE COMMERCIAL DISTRICT
ARCHITECTURAL DESIGN GUIDELINES

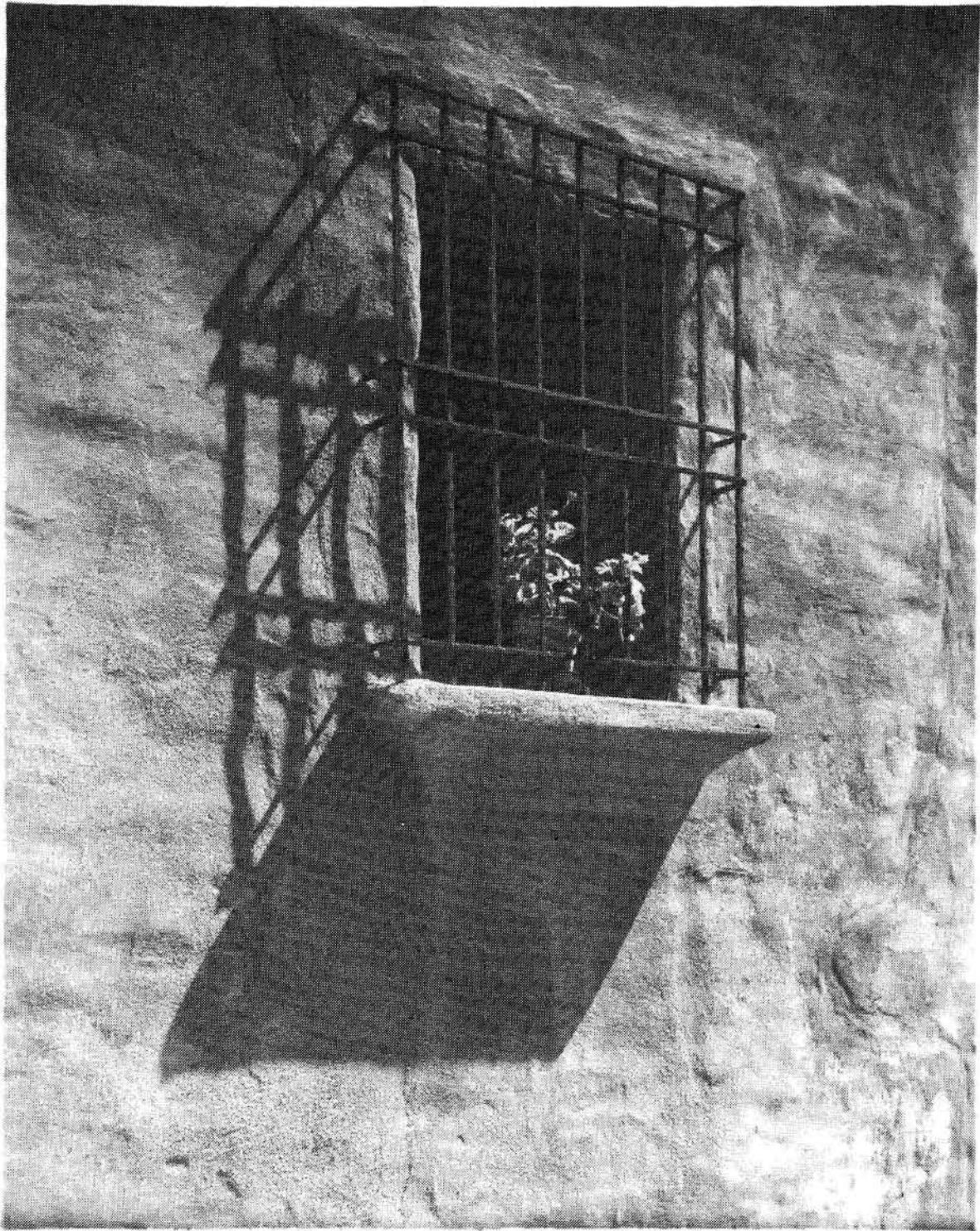


RANCHO SANTA FE ASSOCIATION
P.O. BOX A
RANCHO SANTA FE, CA 92067
(619) 756-1174

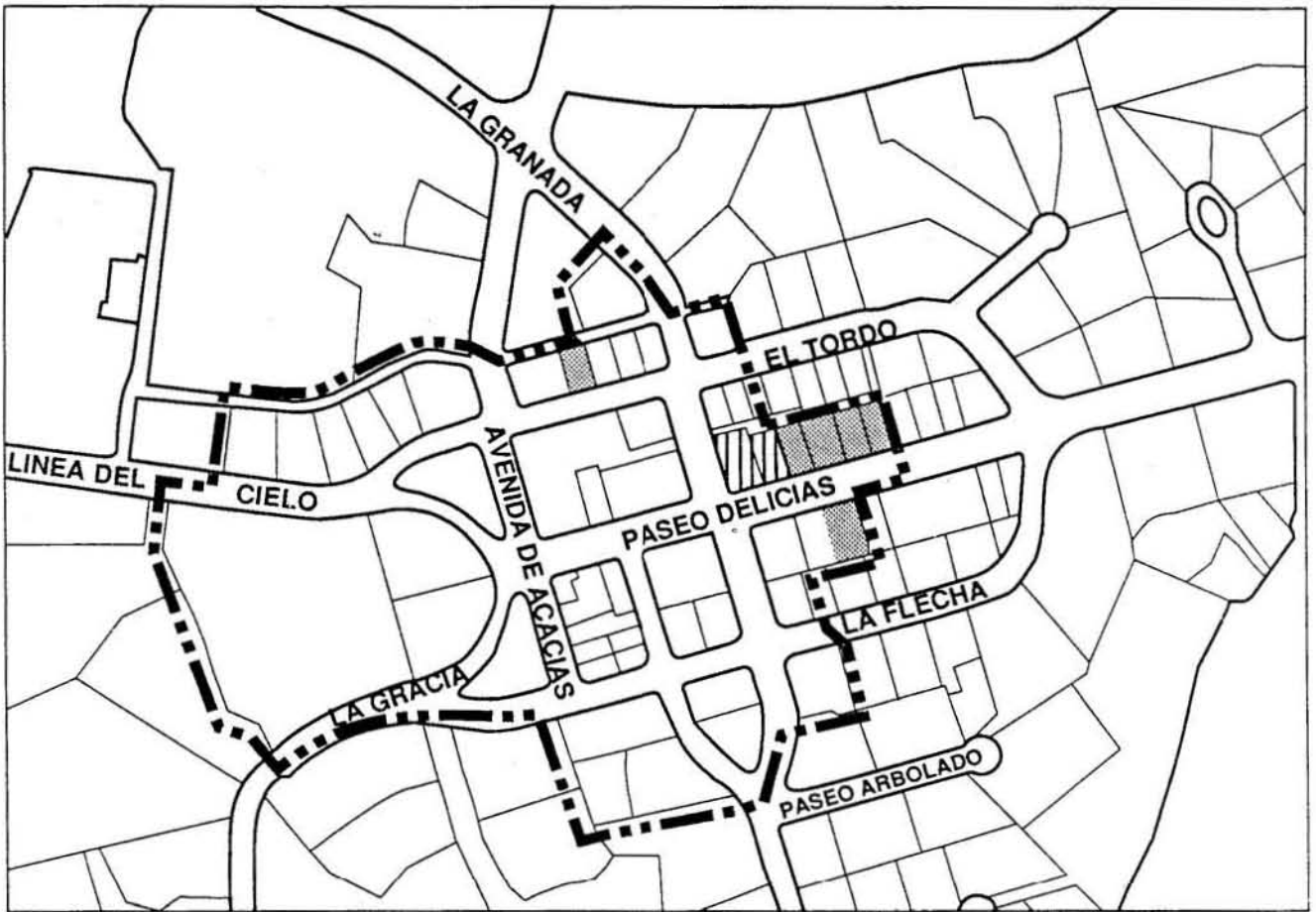
Adopted by the Board of Directors February 1, 1990

TABLE OF CONTENTS



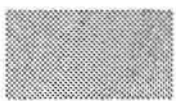
INTRODUCTION	3
ARCHITECTURAL CHARACTER	5
ARCHITECTURAL GUIDELINES	7
<i>Roofs</i>	<i>7</i>
<i>Entries</i>	<i>9</i>
<i>Doors and Windows</i>	<i>10</i>
<i>Pedestrian-Oriented Design Features</i>	<i>14</i>
<i>Ornamental Design Elements</i>	<i>16</i>
<i>Colors, Textures and Materials</i>	<i>18</i>
<i>Landscaping</i>	<i>19</i>
<i>Undesirable Materials</i>	<i>22</i>
GLOSSARY	23



No one with a sense of fitness, it seems to me, could violate these natural factors by creating anything that lacked simplicity in line and form and color.-Lilian Rice



VILLAGE COMMERCIAL DISTRICT

- 
Village Commercial Boundary
- 
Non-covenant Property
- 
Residential Properties



Rancho Santa Fe Village Plan

INTRODUCTION

As the centerpiece of Rancho Santa Fe, the Village embodies the historical and architectural character of the entire community. The incorporation of this character into building plans will ensure the preservation of the unique Village atmosphere.

The following pages contain the preferred design features for commercial buildings in the Village. These design guidelines are intended to supplement the Village Commercial District Design and Development Regulations.

This booklet has been produced to benefit both Village property owners and the residents of the community at large, since it:

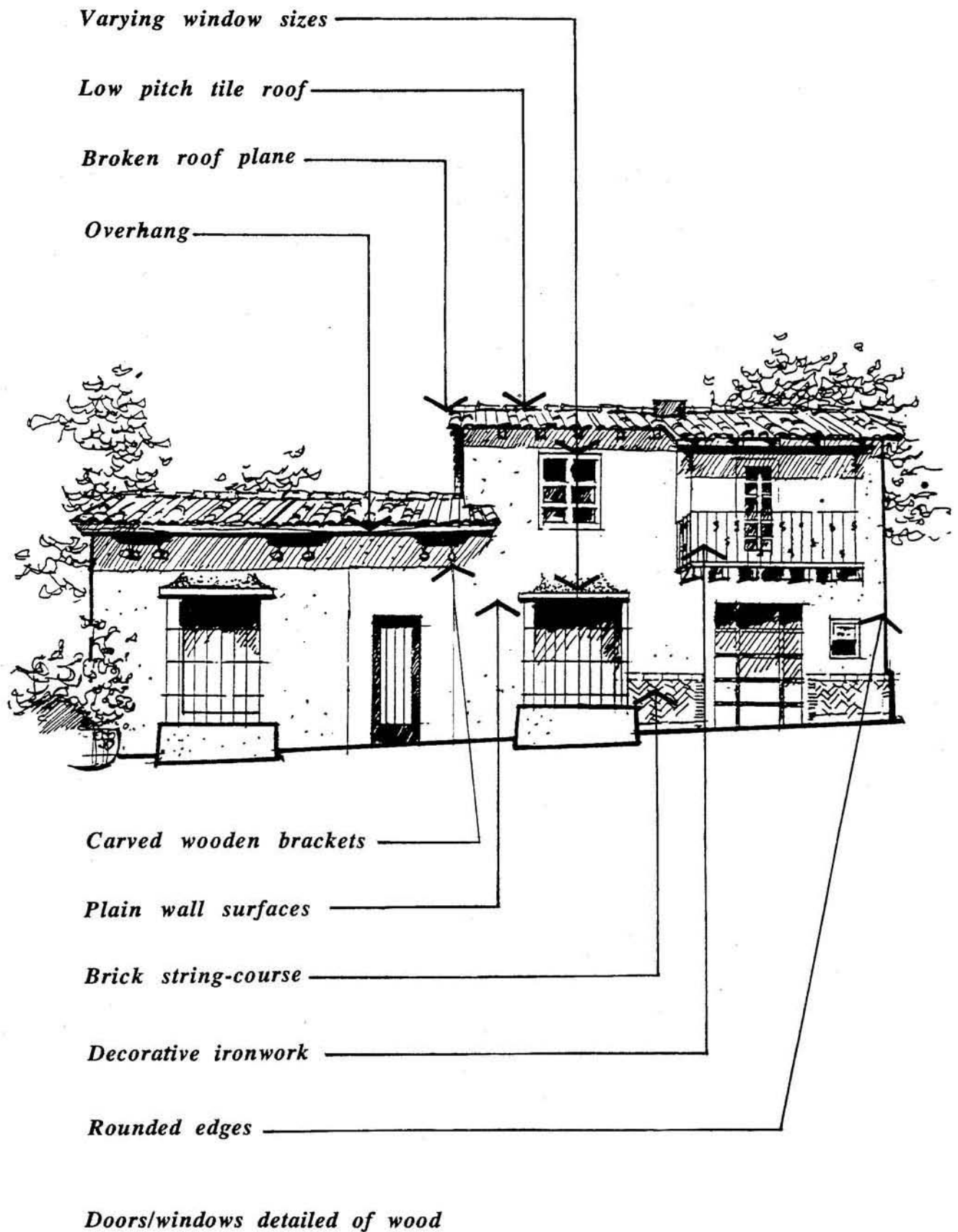
- *Reflects a survey of Village buildings, and catalogs the elements of the Village's unique architectural character;*
- *Disseminates the standards which the community holds as necessary to maintain its architectural value and integrity; and,*
- *Gives a clear indication of those architectural designs, features and details which increase the probability of acceptance for new structures.*

These guidelines will be employed by the Art Jury in judging floor area ratio bonus compliance and in evaluating the overall design merits of an individual project. However, these are general guidelines, and the Art Jury and Association Board may exercise the full breadth of their discretion in considering any building plan. The Protective Covenant conveys this authority in the following manner:

- *The design of a building must, in the opinion of the Association, comply with the architectural requirements of the Covenant, be reasonably appropriate to its site, and harmonize with its surroundings (Covenant Paragraph 46). A poorly designed example of architecture, regardless of its proposed cost, shall be disapproved (Covenant Paragraph 154).*
- *Proposed buildings are subject to architectural approval by the Association. Further, no major construction can begin until a building permit is obtained from the Association (Covenant Paragraphs 47, 48, and 49).*

The Association has the express right under the covenant to evaluate proposed designs by standards other than those contained herein.

An architectural character emanating from simplicity rather than ornateness



ARCHITECTURAL CHARACTER

The prevailing architectural "type" in the Rancho Santa Fe Village Commercial District is Spanish Colonial Revival or Lilian Rice "type" design. The Village abounds with examples of this design which has established and represents the prevailing character and ambiance of the Village.

The original designer of the Rancho Santa Fe commercial area created an atmosphere of a picturesque Spanish village. These guidelines are intended to assist property owners, architects and contractors in preserving this goal.

Spanish Colonial Revival type design, as established within the Village Commercial District, provides a variety of commercial designs within the genre. These range from commercial developments which are relatively residential in character (as in Spadea's or Quimby's) to others which embody a more formalized commercial character (as in Ashley's or Country Squire Courtyard). These variations in design offer the designer a diversity of choice and flexibility within the design type. An adherence to these guidelines will allow for ample diversity while retaining the unity of character which is so distinctive throughout the Village.

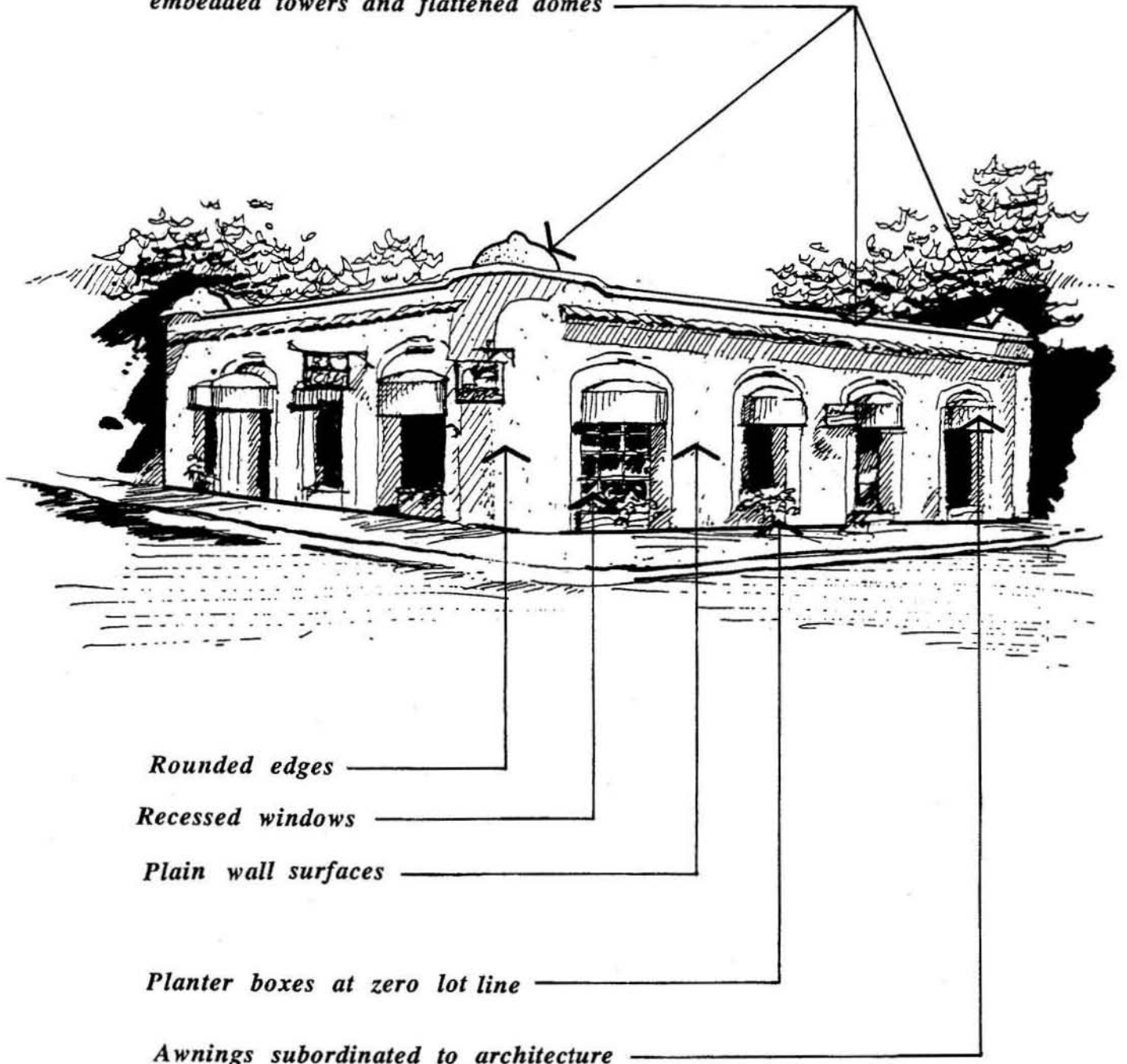
Regardless of the different styles within the genre, there exist many distinctive design features and concepts which are common to all of the significant structures in the Village. These include:

- An architectural character emanating from simplicity rather than ornateness;*
- Plain wall surfaces, broken roof planes of low-pitched red tile roofs or parapets;*
- Structures oriented to pedestrians through the use of arcades, colonnades and courtyards;*
- A building design concept incorporating a size and appearance centered on human scale;*
- The use of rounded edges and corners, recessed windows and entries, and the use of iron and wood grillwork as ornamental elements; and,*
- The use of lush semi-tropical landscaping as part of the total design concept.*

Although excellence in design is difficult to describe, the following pages will provide sketches and photographs to assist in the design of structures which are harmonious and compatible with the existing historical and architectural character of the Rancho Santa Fe Village Commercial District.

A formalized commercial design with the use of restrained and understated ornamental elements

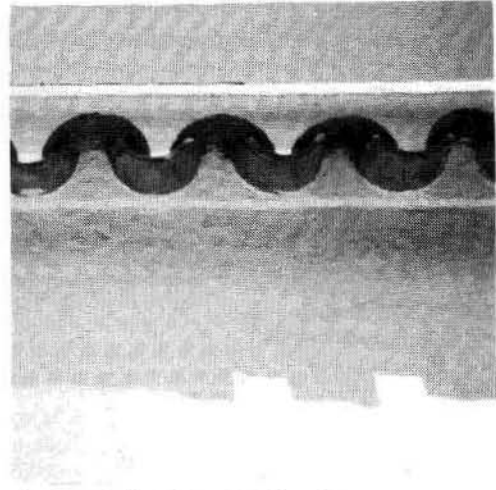
Parapet roof line with embedded towers and flattened domes



ARCHITECTURAL GUIDELINES



*Low-pitched Roof **

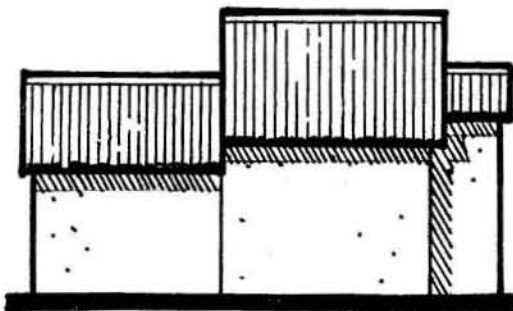


Parapet Roof and Overhang

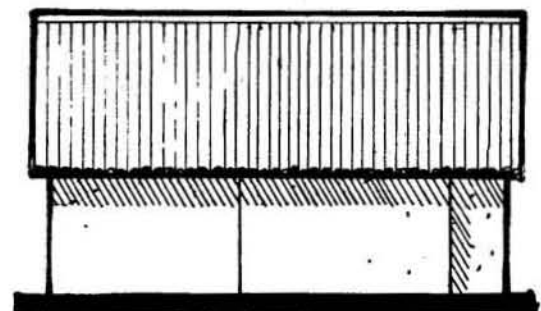
ROOFS

- *Massive unbroken roof planes should be avoided*
- *Roof sizes and shapes should be consistent to the established pattern of Lilian Rice structures in the village.*
- *Low pitched roofs should be used, preferably not steeper than 30 degrees and not exceeding 35 degrees.*
- *Flat roofs should be enclosed by parapet walls.*
- *Paper or other prepared roofing on flat roofs should be sprinkled with gravel or other material generally light in tone.*
- *Appropriate roof types are: gable, hip, shed, and flat with a deep parapet. Mansard and gambrel roofs are not appropriate to the design philosophy of Rancho Santa Fe.*

ROOF PLANES



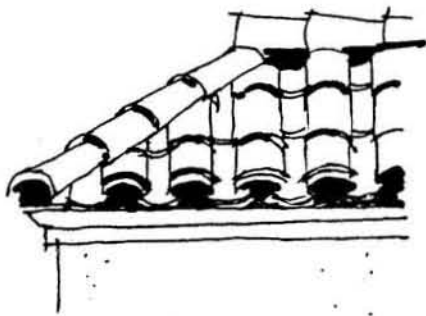
This



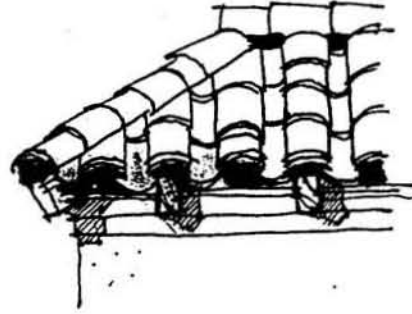
Not This

ROOF TILES

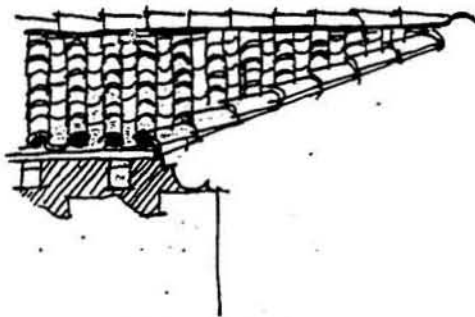
- *The main roof of all structures (except those with parapet roofs), shall be of burned clay tile (Covenant Paragraph 161).*
- *Two types of tile patterns are common: regularly-laid with a set spacing of tiles, and random-laid where the pattern is irregular. Occasionally the joints between tiles are accented with mortar in the random-laid technique. It is important to start the eaves line with booster tiles.*
- *Barrel tile roof of 4 in 12 pitch. Two-piece clay tile, either straight or tapered.*
- *Double or triple starter tiles; no fascia board or rake at gable ends.*
- *Double tile rake flush with wall or corbeled.*
- *Eaves flush with wall or exposed beams.*
- *Overhang beam shaped at ends; gutter may be used as fascia trim.*
- *Openings are protected by overhangs, roof may be 2 in 12 pitch over balconies or loggias.*
- *The use of S-curved tiling is inappropriate.*



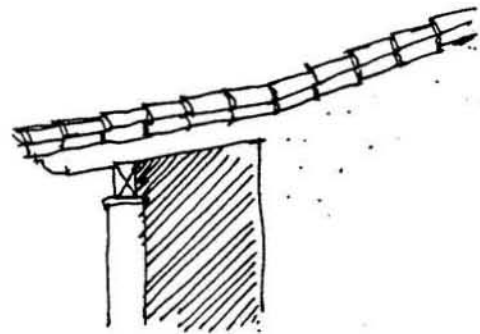
Regularly-laid Tiles



Randomly-laid Tiles



Barrel Tile Roof/Exposed Beams



Opening with Overhang

ROOF MOUNTED EQUIPMENT

- *Roof-mounted equipment should be kept to a minimum.*
- *All roof mounted equipment should be screened from view and enclosures should be finished to match the main structure.*



Recessed Entry



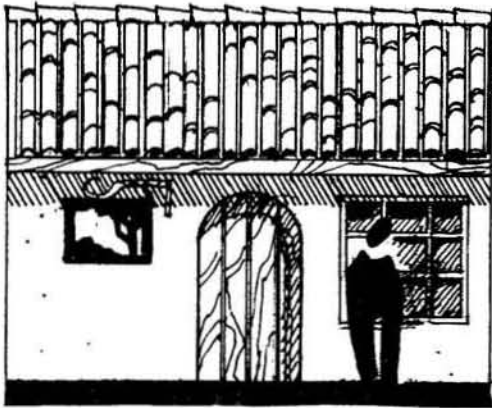
Building Entry

ENTRIES

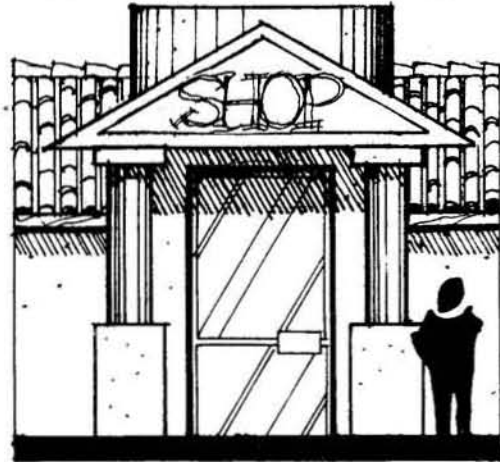
- *Buildings entries should be well-defined, simple and located on street level.*
- *Emphasis of the building entry should be accomplished through the use of architectural elements such as:*
 - arches (appropriate to building scale and rounded)*
 - columns and colonnades (simple, unadorned and appropriate to the Spanish Colonial Revival "type").*
 - recessed entries*
 - loggias*
 - overhangs*
 - entry path paving*
 - arcades*
 - entries through plazas or courtyards*
- *Entries should be provided from each street frontage*

- *Entries should be consistent with the scale and massing of the building.*
- *No ramp access to parking structures or lots in the right-of-way (curb cuts accepted)*
- *Driveway access to parking lots or garages shall be perpendicular to the right-of-way*
- *Where access locations create potential safety problems applicants will be required to provide traffic engineering studies.*

ENTRIES CONSISTENT WITH THE SCALE AND MASSING OF THE BUILDING



This



Not This

WINDOWS AND DOORS

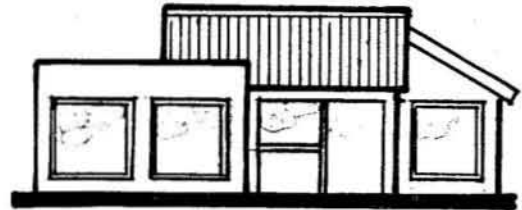
- *The size and placement of windows should relate to the overall massing and form of the building.*
- *Diverse window sizes are desirable.*
- *Appropriate variations on window placement and sizing include:*
 - difference between the first and second story window sizes where the upper windows are smaller than the lower level windows.*
 - placement of smaller windows on the exterior wall plane to indicate a smaller interior room or hallway.*
 - a pattern of window sizes on a single story structure which offers visual interest.*
- *Recessed windows are a desired architectural feature.*
- *Windows should be detailed in high quality wood.*
- *Bay windows when used, should be proportionate to the overall scale of the building and be of the Spanish Colonial Revival theme.*

- *The use of window display "boxes" is appropriate where blank walls exist. Display boxes should be made of high quality wood with natural finishes.*
- *High quality wood grillwork or wrought iron grillwork are preferred.*
- *Where buildings observe minimal street setbacks, windows should be recessed at ground level to provide niches for planter boxes.*
- *Large panes of glazing are inappropriate.*
- *Large windows should be separated into small panes, through the use of horizontal and vertical crosspieces of high quality wood.*
- *Doors should be constructed of high quality wood and should utilize wood framing and moulding.*
- *Double doors consisting of glazing and wood detailing are desirable design features.*

WINDOW SIZE AND PLACEMENT



This



Not This

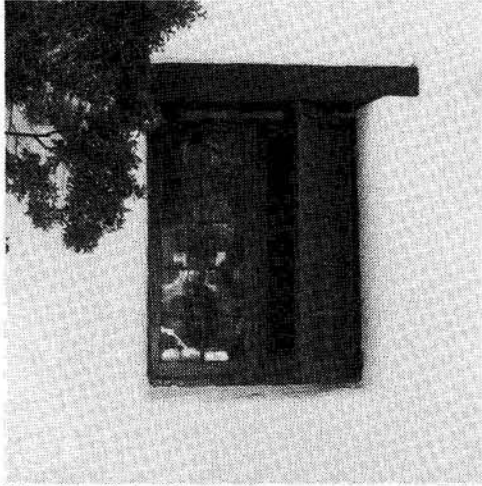


Window Panes

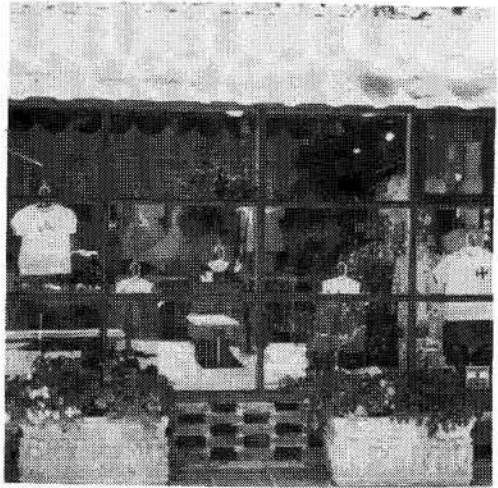


Door Panes

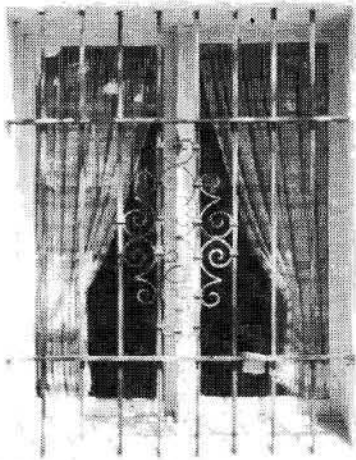
WINDOWS



Wood Detailing



Display Window



*Decorative Wrought Iron**



*Carved Wood Grillwork**



Window Placement

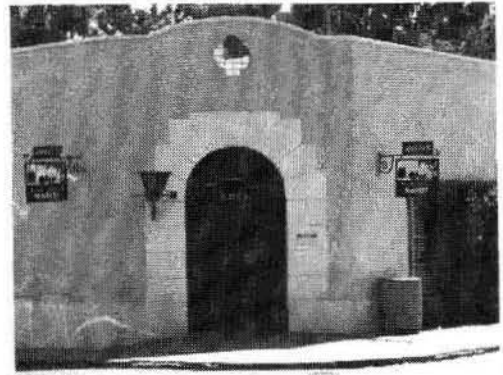


Window Panes

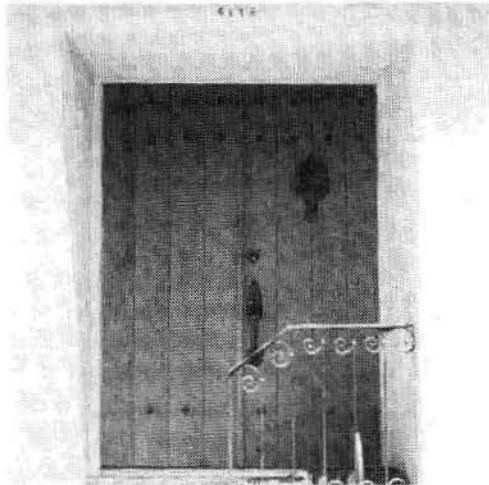
DOORS



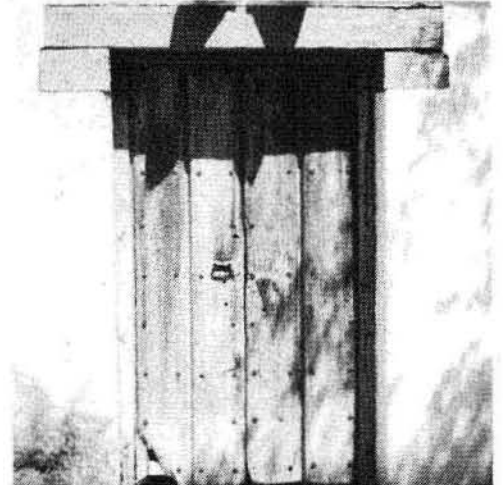
*Arched Wooden Door **



Decorative Doorway



*Double Wooden Doors **



Wood Door and Beam



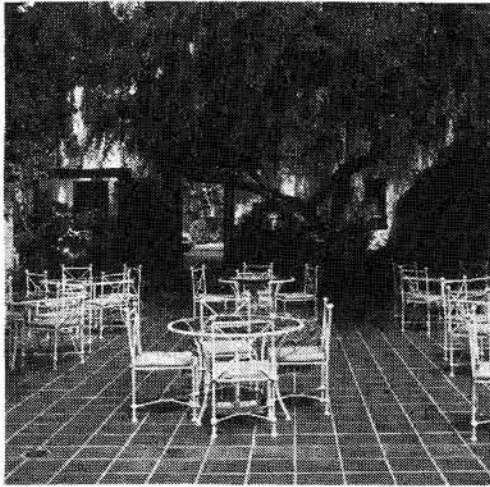
Door and Window Panes



*Recessed Doorway **

PEDESTRIAN-ORIENTED DESIGN FEATURES

- *Colonnades, loggias, arcades and courtyards are desirable architectural features.*
- *Columns should be of wood or finished in stucco and should be proportionate to the scale of the building.*
- *Wide rounded arches are the preferred arch design.*
- *Courtyards should be sited to best take advantage of the existing sun angles, wind protection and vistas.*
- *Massive blank walls should be avoided or when unavoidable, should be visually interrupted through the use of windows, doors and other design features.*
- *Proposed development should conform and be compatible to the overall bulk and massing of existing structures.*



Courtyard



Arcade



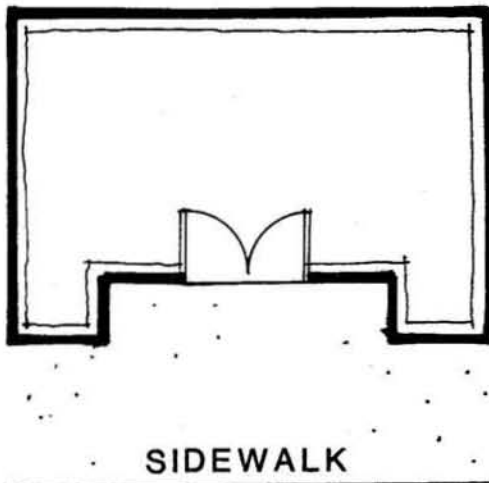
Wide Rounded Arches



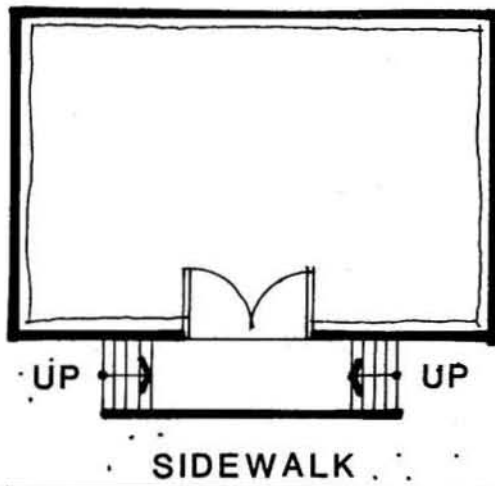
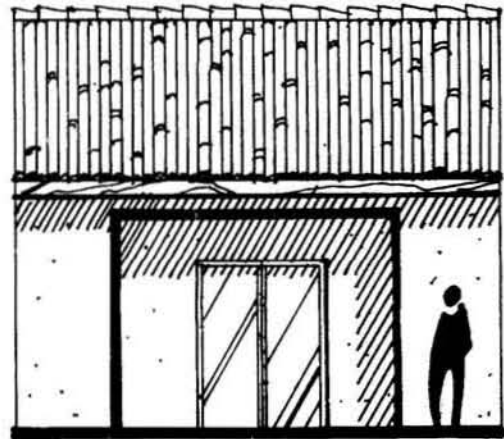
Pedestrian Walkway

- Stairways and balconies should be designed as a part of the overall building mass and should incorporate the use of wood and wrought iron grill work.
- Buildings should be sited so as to allow pedestrian circulation and to capture pedestrian interest.
- Fire walls should be avoided except in conjunction with existing facing fire walls on adjacent buildings.
- Ramps and stairways which are parallel to the direction of travel on adjacent sidewalks create fortress-like walls and should be avoided.

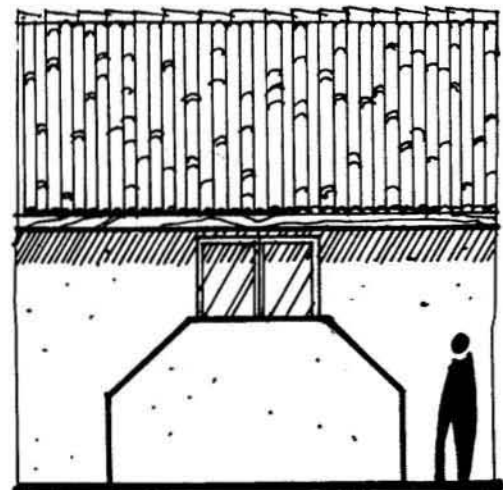
EXTERIOR ENTRYWAYS

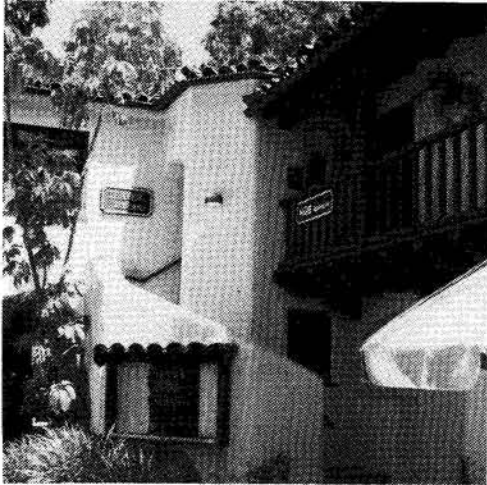


This

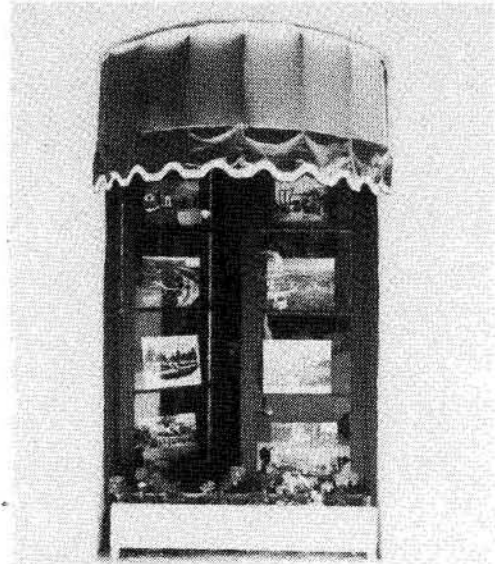


Not This





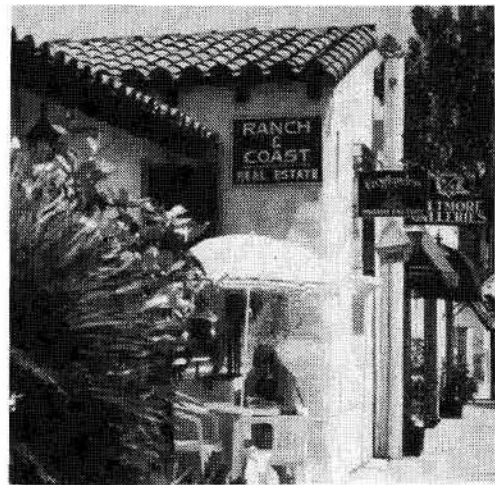
Stairway



Awning



Pedestrian Influenced



Human scale Storefronts

ORNAMENTAL DESIGN ELEMENTS

- *Intricate but understated details and accessories are desirable when used in conjunction with the preferred and predominant simplicity of Spanish Colonial design.*
- *Garden or perimeter walls should be constructed of adobe or brick and finished, when necessary, with stucco or plaster.*
- *Carved wooden design elements (such as corbels, brackets and eaves fascia) are desirable ornamental design elements.*
- *Awnings must be compatible with and subordinated to the architectural design of the structure.*

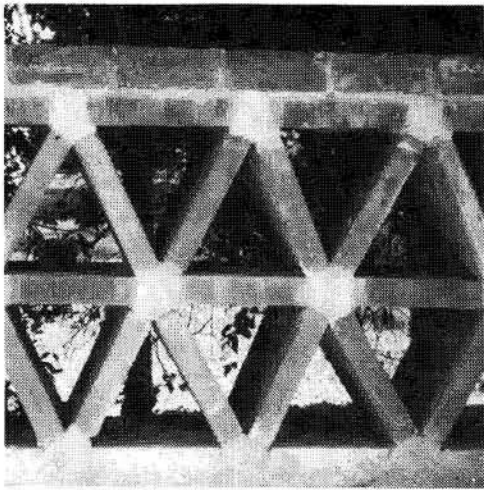
- *Simple geometric patterns are acceptable forms of ornamentation and may include but are not limited to:*

-quatrefoils

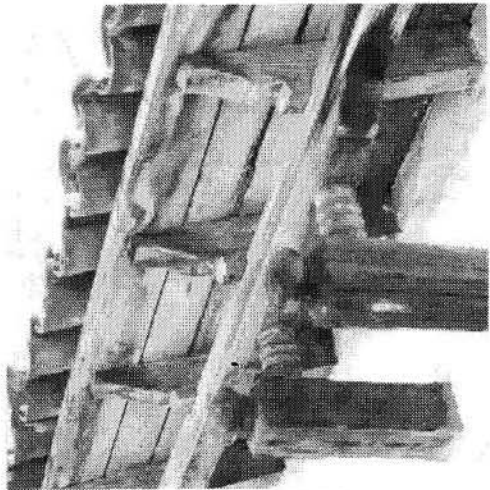
-brick and plaster patterns

-tile work

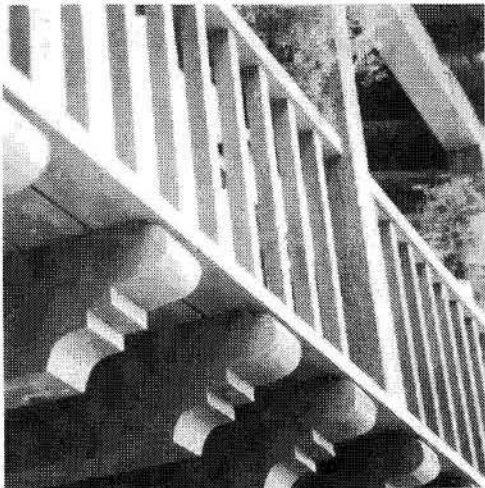
-claustrwork



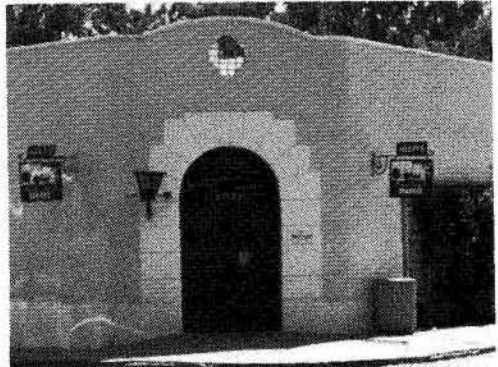
Garden Wall



Carved Wooden Brackets



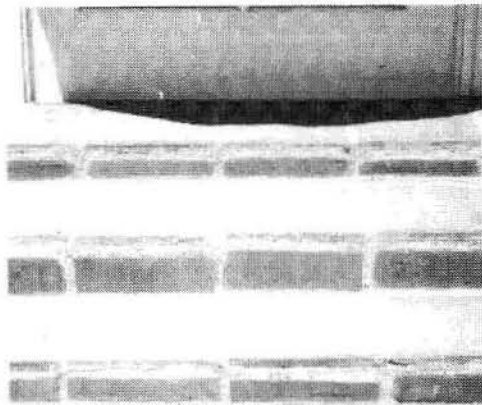
Carved Wooden Corbels



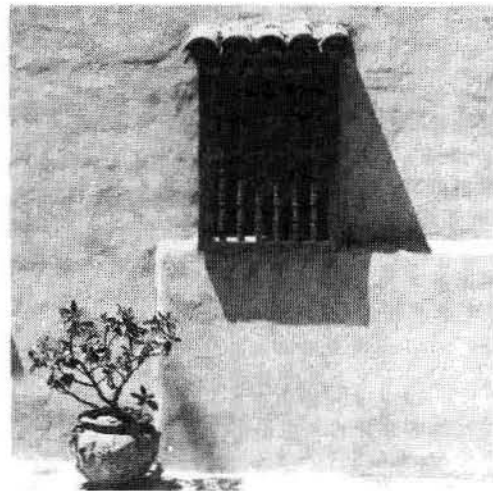
Quatrefoil and Door Accent

COLORS, TEXTURES AND MATERIALS

- *Refined textures of plaster, adobe or stucco are preferred.*
- *Finish plaster or stucco textures on the exterior of buildings should be subtle and of low relief.*
- *Bas relief designs and motifs on the wall surface to highlight windows and doors are acceptable design features.*
- *Brick paving or Mexican pavers should predominate on entries, plazas, arcades, courtyards and walkways.*
- *Understated and restrained use of decorative tiles or ornate ceramic tiles on building exteriors is acceptable.*
- *High quality wood for door and window details is the preferred material.*
- *Wrought iron should be of a distinctive high quality.*
- *Canopies and awnings are acceptable ornamental features when they are subordinate to the architecture and employ muted colors.*
- *Light earth-tone colors are preferred.*
- *Color schemes should harmonize with the existing colors found in the Village.*



Mexican Pavers



Wall Texture*

LANDSCAPING

- *Desirable landscape features include:*

- courtyards landscaped with lush semi-tropical plantings*

- trellises, hanging plants, tree planters, planter boxes and espaliers*

- landscaped berms surrounding surface parking lots*

- preservation of existing trees*

- landscaping with plants and trees similar and compatible to the existing vegetation*



Courtyard Planting



Landscaped Arcade

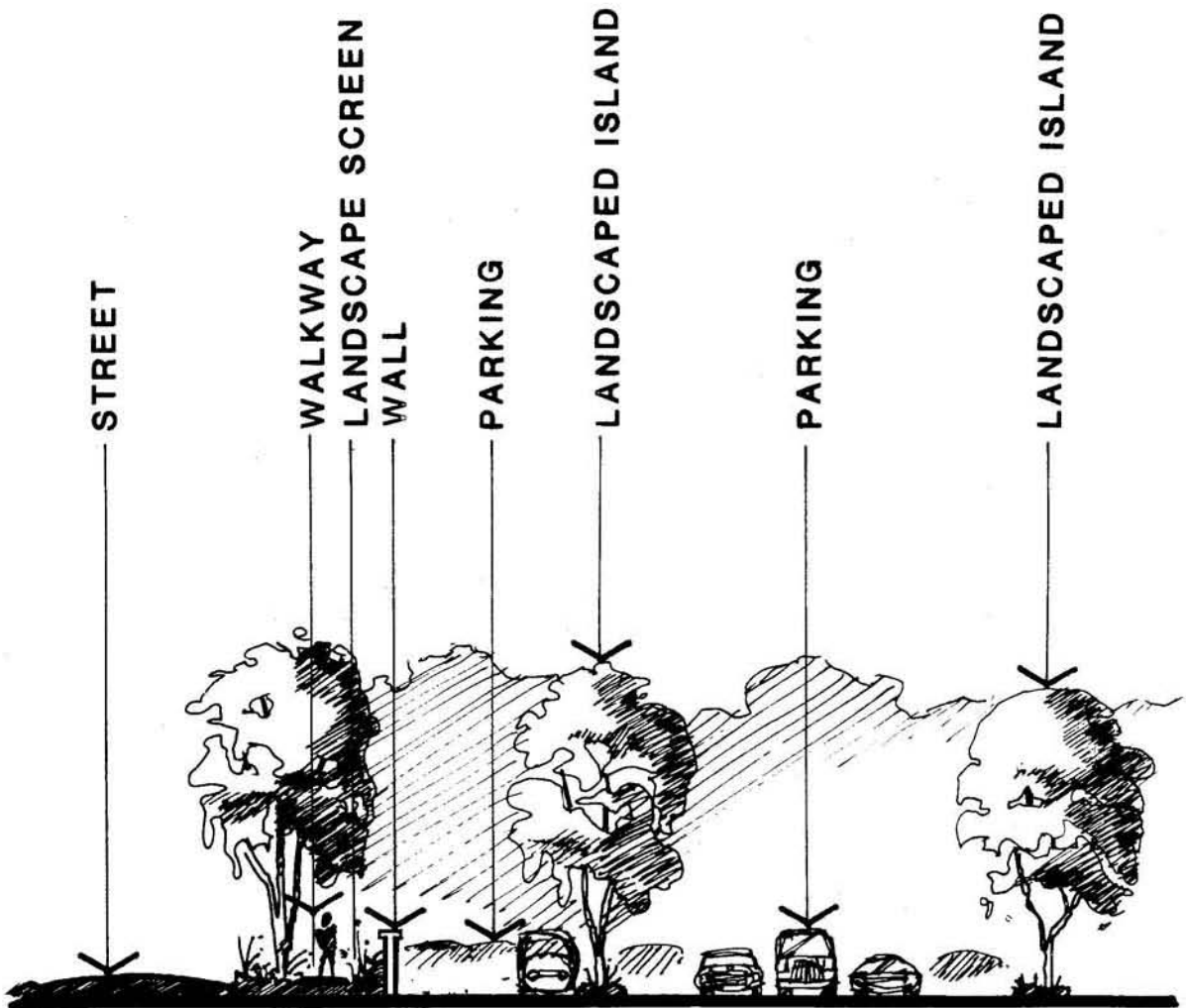


Recessed Planter Box



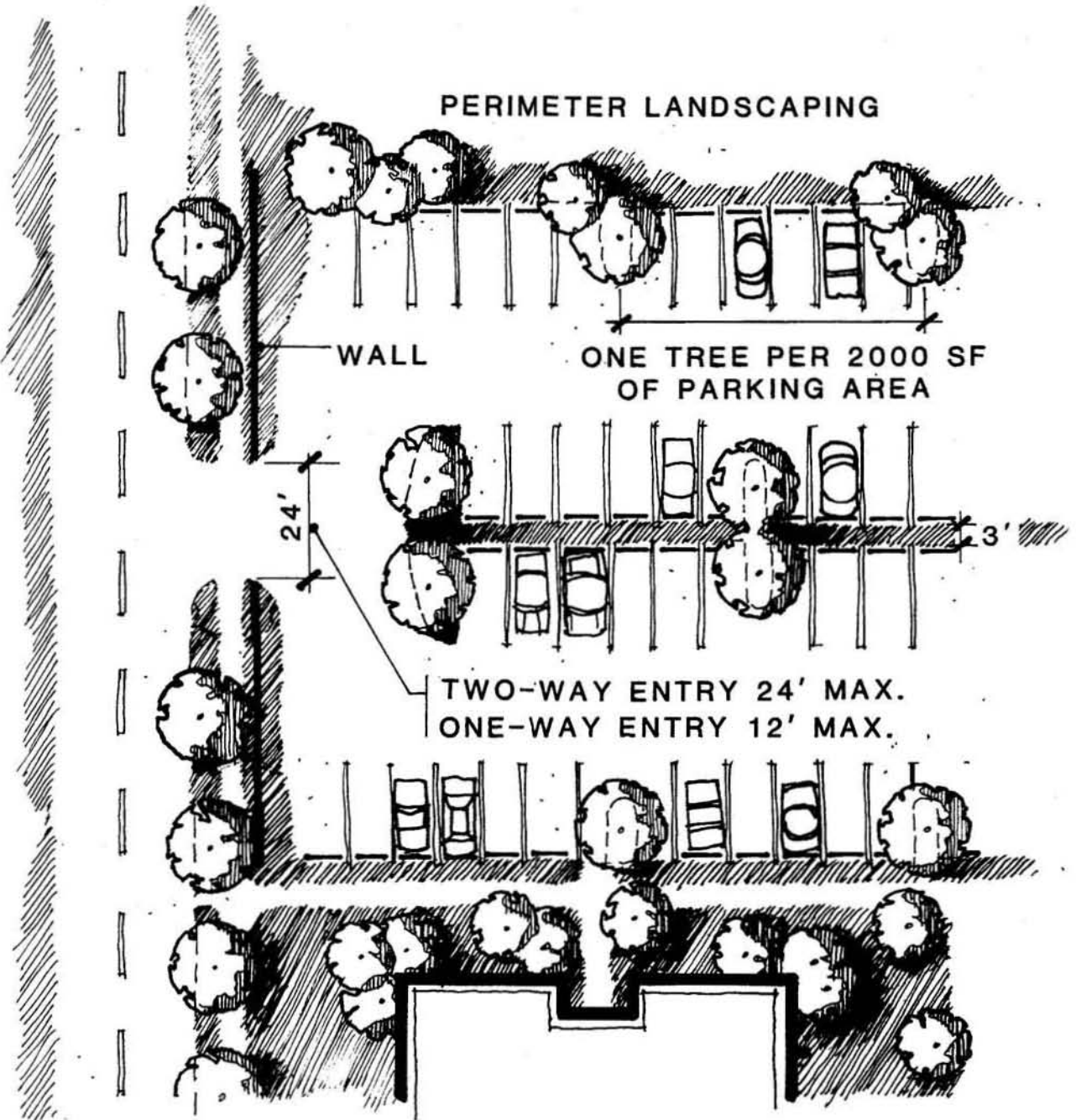
Zero Lot Line Flower Pot

- *Landscaped islands in surface parking lots should be located in such a manner as to divide and break up the expanse of paving.*
- *Landscaping surface parking lots should be designed such that any designated parking space will not be more than 30 feet from the trunk of a tree (one tree per 2000 SF of parking lot pavement).*
- *Recessed niches should be provided for planter boxes where buildings are setback less than 2 feet from the property line.*



SURFACE PARKING LOT

SURFACE PARKING LOT



UNDESIRABLE MATERIALS

- *Highly reflective glass*
- *Blue roof tiles*
- *Flat tiles*
- *Untroweled plaster finish*
- *Composition shingle*
- *Metal roofing material*
- *Galvanized chainlink fencing*
- *Window framing or molding materials other than wood or stucco*

GLOSSARY

Appurtenances-The visible functional objects accessory to and part of buildings.

Arcade-A covered passage way, usually adjacent to a structure, with at least one wall of arches and their supporting columns.

Architectural Character-The composite or aggregate of the characteristics of structure, form, materials, and function of a building, group of buildings, or other architectural composition.

Architectural Feature-A prominent or significant part of elements of a building, structure, or site.

Architectural Type-The characteristic form, design and details of a building or its construction as with buildings of a particular historic period.

Articulate-To give character, interest or define as a systematic whole, a building site plan or architectural statement through the emphasis of specific elements, segments or features of a project.

Balcony-A platform projecting from a wall, enclosed by a railing or balustrade, supported on brackets or columns or cantilevered out.

Balustrade-An entire railing system (as along the edge of a balcony) including a top rail and its balusters, and sometimes a bottom rail.

Bas Relief-The elevation or projection of part of a surface above some ground or datum plane.

Bay Window-An angular or curved projection of a house front filled by fenestration. If curved, also called a bow window. On an upper floor, called an oriel or oriel window.

Berm-A raised, rounded form of earth to provide screening or to improve the function or character of a landscaping area.

Blank Wall-Any wall or garage door not enhanced by architectural detailing, art work, landscaping, windows, doors or similar features.

Bracket-A small supporting piece of stone or other material, often formed of scrolls or volutes, to carry a projecting weight.

Bulk-The dimension and volume an object possesses in relation to its surroundings.

Canopy-A hood suspended or projected over a door, window, niche, etc.

Character-The nature or personality of a building or area.

Clausterwork-Geometric grillwork covering window openings and typically made from masonry.

Colonnade-A series of columns set at regular intervals and usually supporting the base of a roof structure.

Community Character-Particular combination of community resources which are associated with the community and collectively establish the sense of time, place and uniqueness associated with Rancho Santa Fe.

Community Serving Use-A walk-in, retail or service establishment which primarily serves the needs of the residential population.

Corbel-A bracket form, usually produced by extending successive courses of masonry or wood beyond the wall surface.

Course-A continuous layer of masonry (brick, stone, etc.) of equal thickness in a wall.

Courtyard-A pedestrian area on private property open to the sky and surrounded by a building on at least three sides.

Eaves-The under part of a sloping roof overhanging a wall.

Espalier-A plant or tree trained to grow flat against a support (as a wall or trellis).

Entryway-An entrance passage

Facade-The exterior surface of a building.

Fascia-A plain horizontal baseboard or panel beneath the eaves, or along the front of a building.

Fenestration-The arrangement of windows in a building.

Finished Ceiling-A ceiling of any material other than unstuccoed concrete or construction grade lumber. A finished ceiling is completed to a degree compatible and appropriate to habitation or the conduct of business.

Floor Area Ratio-The numerical value obtained by dividing the gross floor area of a building or buildings located upon a lot or building site by the net site area of such lot or building site.

Frontage-The length of any one property line of a premise, which property line abuts a legally accessible street right-of-way.

Gable-The triangular part of an exterior wall, created by an angle of a pitched roof with two sides.

Human Scale-Harmonious relationship of the size of parts to one another and to the human figure.

Lintel-The horizontal structure support above a door or a window which supports the wall above the facade opening.

Loggia-An arcaded or colonnaded structure, open on one or more side, sometimes with an upper story.

Mass-The dimension and volume a structure possesses as a singular unit in relation to its surroundings.

Office-Any enterprise, organization or a component thereof engaged in business, professional or administrative activities including but not limited to corporate headquarters; governmental agencies; professional services such as physicians, attorneys, architects, and accountants; banks and financial institutions such as savings and loans, insurance firms, brokerage firms, and investment companies; real estate offices; and advertising agencies.

Parapet-A low guarding wall at the edge of a roof.

Parking Lot-An open area, other than a street or alley, which contains four or more motor vehicle parking spaces.

Parking Space (off-street)-A clear area not located in public street or alley, maintained exclusively for the parking of one standard passenger vehicle, and useable without moving another vehicle.

Parking Structure (ground level or above ground)-Any structure located at or above grade and containing four or more off-street parking spaces.

Parking Structure (underground)-A structure containing more than four off-street parking spaces constructed so that no portion of the structure (except the entrance) extends more than 3.5 feet above adjacent finished grade.

Patio-An outdoor area adjoining or enclosed by the walls or arcades of a house; often paved and shaded.

Pedestrian Oriented Street-A public street which has or is proposed to have at least one of the following characteristics at the sidewalk level:

- a variety of establishments and activities;
- building sizes and architectural details that relate to human scale;
- private development integrated with the public sidewalk which creates a comfortable, pleasant and safe walking environment.

The above characteristics along the street edges at the ground level makes a street pedestrian-oriented, even if it carries large volumes of vehicular traffic.

Penthouse-A structure occupying usually less than half the roof area of a flat-roof building, and used to house equipment for elevator, ventilation or air conditioning, or other mechanical or electrical systems serving the building.

Pergola-A trellis held up by arches or columns.

Plaza-A landscaped space, unroofed and open to the sky and an adjoining public right-of-way. A plaza is open to all types of pedestrian activity permitted in the adjacent sidewalk area.

Portico-An entrance porch.

Rehabilitation-The process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values. Under rehabilitation, every reasonable effort shall be made to provide compatible use for a structure, or site and its environment. The distinguishing original qualities or character of a building, structure, or the site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided.

Restoration-To bring a structure back as close to its original state as possible, while repairing or refurbishing it.

Retail-An enterprise, organization or component thereof engaged in the dispensing of consumer good, prepared food, or services to the general public.

Setback Line-A line running a specified distance back from and parallel with the property line as established by the Protective Covenant, between which line and the front or other indicated property lines, no building or structure or portion thereof shall be permitted, erected, constructed or place, unless specifically permitted by the Covenant.

Story-That portion of a building included between the surface of any floor and the finished ceiling above it (see Finished ceiling).

String Course-A horizontal band of masonry, generally narrower than other courses, extending across the facade of a structure; may be flush or projecting, and flat-surfaced, molded or richly carved.

Street Wall-The face or faces of the building nearest the street or streets.

Theme-The prominent visual ideas (i.e. character) expresses in a building or area.

Transparency-Any clear or lightly tinted glass of a light transmittance no less than 40% used for windows, doors and display windows.

Trellis-A frame of latticework used as a screen or as a support for climbing plants.

Turret-A very small and slender tower.

Use-The purpose for which land or a building is occupied, arranged, designed or intended, or for which land or a building is or may be occupied or maintained.