



FIRST STREET SPECIFIC PLAN  
DESIGN GUIDELINES 2012



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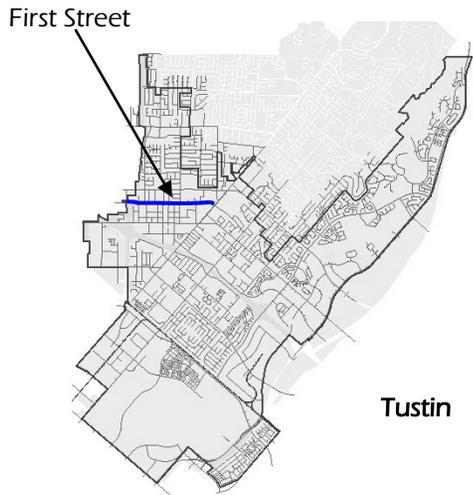
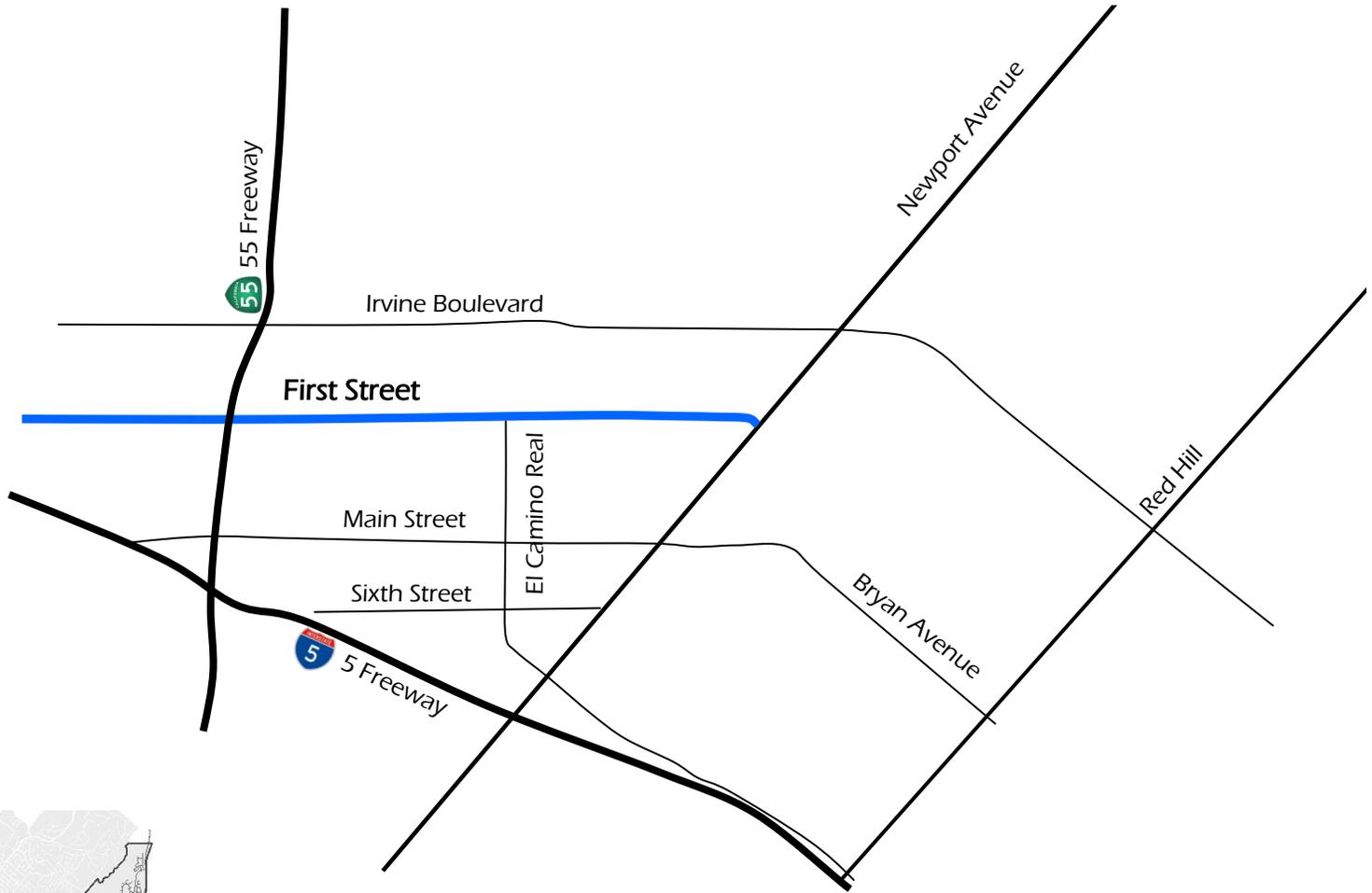


## Table of Contents

I.	Introduction	5
II.	Design Guidelines Goals and Objectives	6
III.	Urban Design Policies	7
IV.	General Guidelines for Streetscape and Placemaking	8-11
V.	Streetscape and Public Areas	13-17
	Existing Conditions	12-13
	Streetscape Standards	14
	Street Furnishings	14
	Benches	15
	Trash Receptacles	15
	Tustin/ Santa Ana Border Median	15
	Bollards	15
	Street Lighting	15
	Future Street Improvements	15
	Bust Shelters	16
	Street Lighting	16
	Public Art	17
VI.	Public Signs	18
	Public Signs	18
	Entrance Signs at the Intersection of El Camino and First Street	18
VII.	Public Parking, Sidewalk, and Paving Guidelines	19-20
	Paving	19
	Sidewalks	19
	ADA Requirements	20
	Bike Paths	20
	On-Street Parking	20
	Mid Street Crosswalks	20
VIII.	Public Area Landscape Guidelines	21-23
	Existing Conditions	21
	Medians and Entry	21
	Landscaping Standards	21
	Street Tree Planting	21
	Planting Materials	21
	Low Impact Development Principles	22-23

## Table of Contents

IX. Private Development Standards _____	24-31
Buildings _____	26
Siting of Buildings _____	27
Architecture _____	28
Suggested Materials Palette _____	29
Renovation/ Rehabilitation _____	30
Using Color _____	30
Adding Awnings _____	31
Historic Buildings _____	31
X. Private Development Identification Signs _____	32-33
XI. Sidewalks, Walkways, and Lighting for Private Development _____	34-35
Sidewalk Sales _____	34
Sidewalk Cafes _____	34
Walkways _____	34
Building and Pedestrian Lighting _____	34
XII. Parking Lots for Private Development _____	36-37
XIII. Private Development Landscape Standards _____	38-39
Landscape Design _____	38
Landscaping Standards: Tree Planting and Plant Materials _____	38
Low Impact Development Principles _____	38
Plant Material Palette _____	39
Appendix A: Glossary of Terms _____	40-50



## I. Introduction

The purpose of this manual is to outline design guidelines and public street improvements specifically aimed at maintaining First Street's small town ambience while allowing new development and renovations that are consistent with the intended 'vision' for this important City street. Unlike land use plans and zoning regulation, this manual is intended to provide direct technical assistance to property owners, merchants, architects and designers, developers and public officials interested in undertaking specific improvement action to:

1. Encourage new construction that is compatible with existing construction, existing resources, and the desire of maintaining the small town image of First Street (guidance for new an existing development).
2. Upgrade and enhance public areas of First Street, such as sidewalks, medians, intersections and parking areas (guidance for the public right-of-way).

Overall, the design concept is to link First Street together with a consistent streetscape program, maintain a pedestrian scale, and generally keep First Street as 'small town' as practical.

This manual contains information, graphic material and photographs recommended for public area improvements and design guidelines for new development and renovation. Both tangible and intangible elements contribute to a person's perception of what First Street is and how its fits into the City's urban environment. This section represents a careful analysis of the design principles that will mold a better First Street environment and how they contribute to a 'quality' experience.

This document provides design direction, illustrations and photographs related to new and existing development as well as the street and public right-of-way. The following pages include streetscape, placemaking and landscaping as well as the building, how it is sited, parking lots, and rehabilitation. This manual addresses each of these elements in general terms and establishes the guidelines which can be used and expanded upon in more detail through the site planning process. Each guideline should be considered for how it applies to a given project. The illustrated examples are intended as images of a vision which communicate ideas and should not be viewed as design solutions that are to be strictly adhered to.

This document is not intended to limit the work of designers, but to provide a flexible framework to accomplish an overriding concept and to encourage quality development which will establish First Street as a special place for work, shopping and recreation.

These design guidelines will serve to preserve the unique character of First Street and create a vision for the future. The implementation of this plan will make a significant contribution to the quality of life of all users of First Street and those who dwell in the area.

## II. Design Guidelines Goals and Objectives

### Goals

The goals of the First Street Streetscape Plan are as follows:

1. To aid in economic development by promoting a more attractive image for First Street which will improve the vitality of commercial activities; enhance the livability of the nearby residential community; and integrate the street with the surrounding environment.
2. To develop a safe, convenient and pleasant environment with appeal to consumers, merchants, and residents.
3. To provide a guide for future improvement of First Street and the environs beyond the public right-of-way.
4. To maintain the feeling of “small town America” while enhancing the aesthetic quality of the public right-of-way.



### Plan Objective

Establish development policies, design guidelines and design standards for the planning, design and construction of streetscape, landscaping and other design elements within the public right-of-way.

### III. Urban Design Policies

#### Policies

Policy 1: Promote and encourage the orderly and cohesive growth of First Street.

Policy 2: Promote and enhance first Street’s existing environmental qualities with particular emphasis on its location relative to El Camino Real and Old Town.

Policy 3: Promote architectural variety and diversity within an overall sense of mass and scale for buildings and streetscape.

Policy 4: Relate the scale and character of new development to the pedestrian functions and existing spaces along First Street.

Policy 5: The form and siting of new development will relate to the use of pedestrian spaces while maintaining convenient vehicular access to commercial properties.

Policy 6: Plazas, covered walkways and other pedestrian amenities are encouraged in new development whenever possible.



## IV. General Guidelines for Streetscape and Placemaking

### Support and Encourage Activities and Destinations

Improvements include:

- Widening sidewalks to accommodate multiple activities
- Opening streets to multiple activities
- Encouraging/providing active ground floor uses in adjacent buildings
- Clustering activities and amenities

### Design Street Elements and Adjacent Buildings for the Human Scale

Use amenities that are pedestrian-scaled including:

- Signs
- Lighting
- Seating

Encourage building design (e.g., through zoning regulations and design guidelines) that is scaled to the human body, such as:

- Frequent building entrances
- Building transparency at street level
- Interesting facades

### Connect Both Sides of the Street

Invite people to cross in more places by:

- Slowing vehicular traffic speeds
- Establishing mid-block crossings
- Making shared streets

### Provide a Feeling of Safety and Security on Streets

Keep streets well-maintained and both the street and surrounding buildings well-lit by:

- Adding pedestrian scale lighting along walkways and in parking lots
- Placing up-lights in landscaping, medians, monuments, and under trees
- Add architectural lighting to highlight building details and to provide ambient lighting

Slow traffic to a comfortable speed to mix with other travel modes through:

- Low speed design elements
- Traffic calming techniques
- Shared space

Maintain a buffer between pedestrians and vehicles when there is fast moving traffic using:

- Planters
- Bollards
- Parked cars

## IV. General Guidelines for Streetscape and Placemaking (Continued)

### Reflect Community Identity

Unique community identity draws from the natural setting and local history, as well as the cultural backgrounds of community residents and their architectural tastes. Development projects should showcase local assets including:

- Monuments and building architecture
- Views of environmental features
- Trees and other plants
- Parks and plazas
- History
- People
- Intersections transformed into meeting places
- Invite a diversity of users
- Reference or preserve continuity of local aesthetics

### Move Community Towards Local Sustainability Through the Conservation of Natural Resources

Utilize on-site and local resources where possible.  
Use surface area for energy capture.  
Use effective Low Impact Development (LID)/ stormwater management techniques including:

- Bioswales
- Rain Gardens
- Pervious Pavements
- Stormwater Planters
- Tree Box Filters
- Channels to direct water into retention areas

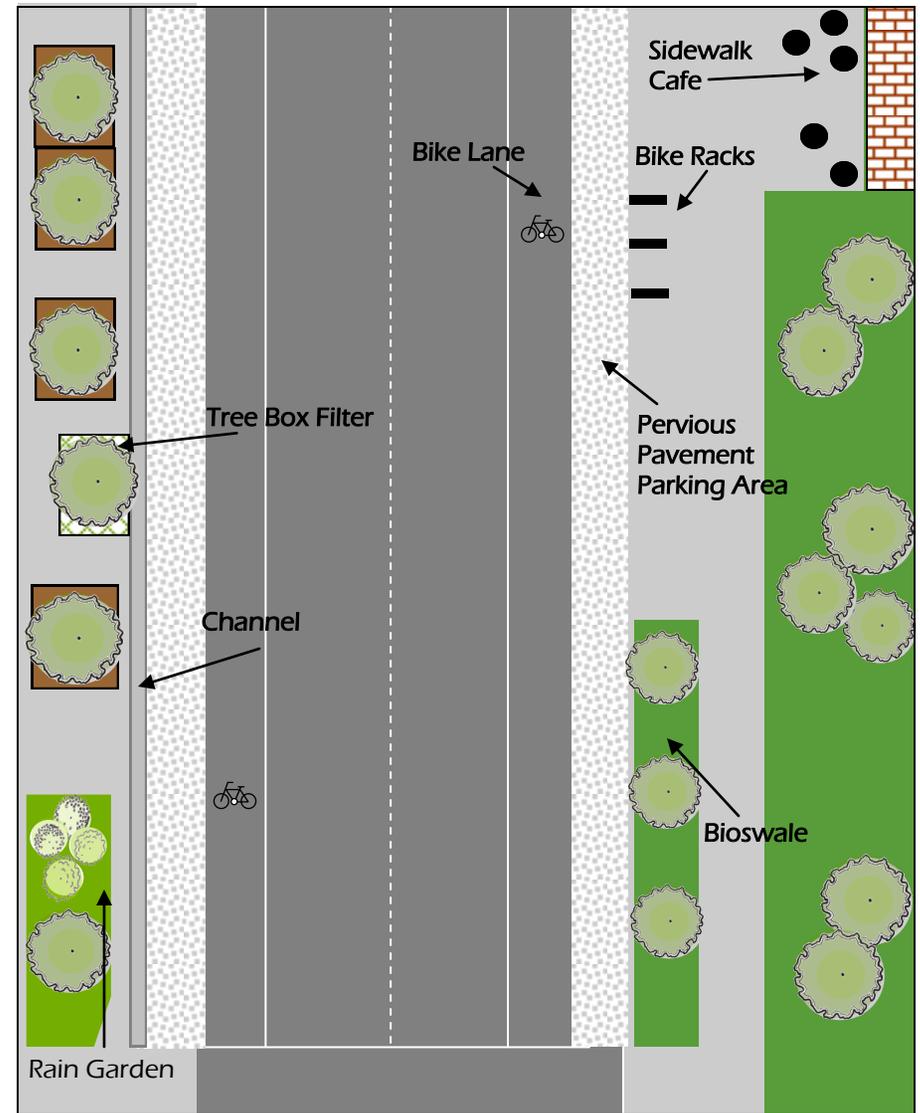


Figure 1. Depicts Low Impact Development techniques to conserve stormwater

## IV. General Guidelines for Streetscape and Placemaking (Continued)

Most American cities have come to view streets primarily as conduits for moving vehicles from one place to another (from A to B is the common expression). While moving vehicles is one of their purposes, streets are spaces, even destinations in and of themselves. Conceiving of a street as a public space and establishing design guidelines that serve multiple social functions involves several fundamental steps. We need to redefine whom the street ought to serve. By approaching streets as public spaces, cities redirect their attention from creating traffic conduits to designing a place for the people who use the street. People put the place back in streets.

The environmental and aesthetic quality of a street is a significant determinant in the perception, by both residents and passersby, of the image or identity of an area and the subsequent potential enjoyment of its use. A street can be a boring, chaotic, disoriented place of frustration, and a place of unpleasant experiences and associations. On the other hand, a street can be a coherent expression of form providing order and clarity to the organization of urban development providing enjoyable experiences of the variety and richness of the environment.

In order to be places, streets should...

- Augment and complement surrounding destinations, including other public spaces such as parks and plazas
- Reflect a community's identity
- Invite physical activity through allowing and encouraging active transportation and recreation
- Support social connectivity
- Promote social and economic equity
- Be as pleasant and accessible for staying as for going
- Prioritize the slowest users over the fastest
- Balance mobility and public space functions

So that people can...

- Walk and stroll in comfort
- Sit down in nice, comfortable places, sheltered from the elements
- Meet and talk—by chance and by design
- Look at attractive things along the way
- See places that are interesting
- Feel safe in a public environment
- Enjoy other people around them
- And get where they need to go!

## IV. General Guidelines for Streetscape and Placemaking (Continued)

### General Placemaking Principles for Streets:

#### The need to maximize social and economic exchange.

Streets will need to serve the highest and best use for the land they are on, and mobility is only one among many possible uses. Streets need to be designed to maximize social value, which also spurs healthy economic exchange. In this way, streets become arteries distributing prosperity. Streets that invite social interaction are more likely to ensure healthy growth.

#### The need to reduce energy consumption and induce sustainable growth

Streets that are places promote locality. They enable people to travel comfortably by non-motorized modes, which in turn shortens travel distance demand. With growing concerns regarding fuel resources and climate change, this shift will be critical. Because re-placed streets spur locality-serving commerce and social venues, they also set the stage for and enable healthy and environmentally sustainable practices/behaviors in the surrounding built environment.

#### A desire to create public space

Beyond being the frames for other development, streets can be public spaces themselves. Access to public space is critical to safe, healthy, and successful communities. When streets are designed as great spaces for people, they reinforce a sense of belonging and build on the strengths of the communities they host.

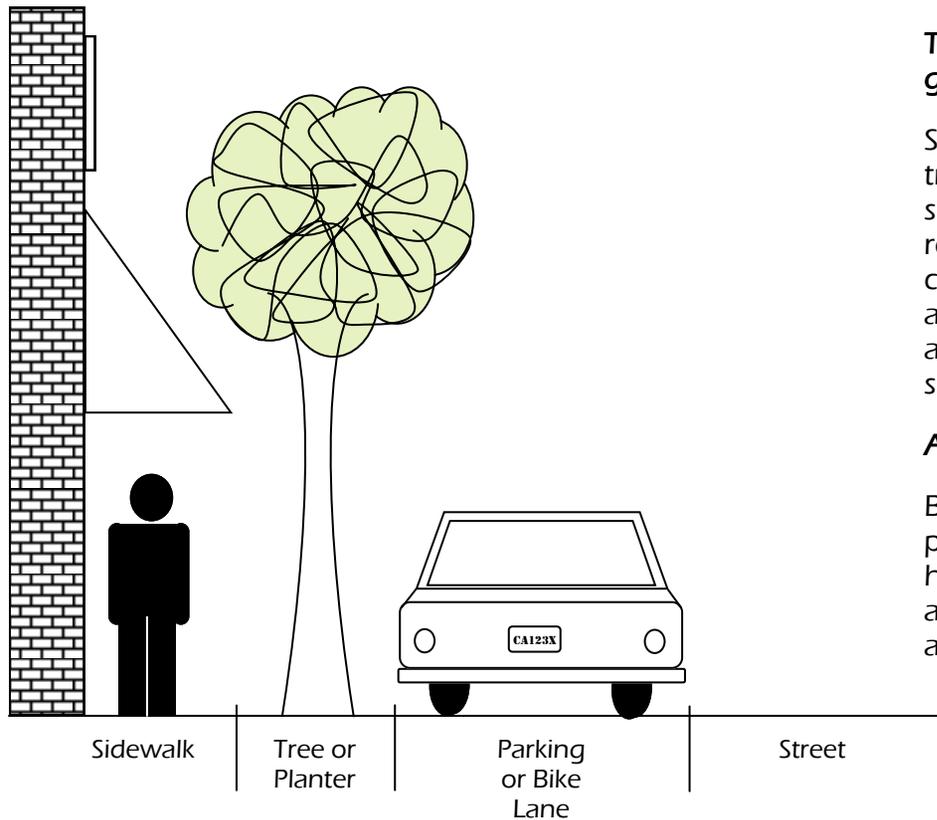


Figure 2 Street cross section with tree/ planting and parking buffer zones.

## V. Streetscape and Public Areas

### A. Existing Conditions

The First Street Specific Plan is broken into 3 Subareas. The most westerly portion of the street, from the Santa Ana/ Tustin border up to C Street is Subarea 1. Subarea 2 starts at C Street and ends at Centennial Way. And lastly Subarea 3 starts at Centennial Way and includes both Larwin Square and the Courtyard Shopping Center ending at Newport Avenue.

Each Subarea is just a little different from the others:

- Subarea 1 small commercial, office, and retail/ service;
- Subarea 2 retail, restaurant, and automobile related uses;
- Subarea 3 large retail centers, banks and offices.

Opportunities for renovation and redevelopment exist within all Subareas of this plan.

The current streetscape is somewhat disjointed. While there are sidewalks and some street furniture both could be improved. Along several sections of the street the sidewalks narrow or disappear. When walking along First Street a pedestrian will have to navigate around a utility box, sign, or even a landscape planter. Additionally, the street is lacking uniform street furniture.

Important adjacent streets, such as El Camino Real, are given special attention through the use of bollards and special signage. However, over the years the signs have been overcrowded, faded by the sun, and over shadowed by nearby trees.

Landscape plantings along First Street are well maintained but species selections may need to be updated to new City recommendations. An opportunity also lies in capturing the vitality and richness of the area by upgrading the roadway and streetscape.

Traffic along the street is not what it was 20 years ago. The SR-55 is no longer connected to First Street. First Street now serves more as a neighborhood commercial corridor than a transportation corridor. Yet, the entrance to Tustin from Santa Ana on the west side of the street is still an important link. The median entrance sign on this side is still a significant feature that could be enhanced.



V. Streetscape and Public Areas (Continued)



## V. Streetscape and Public Areas (Continued)

### B. Streetscape Standards

Urban design is the art of relationship of the parts of the city to its whole. Street furniture, like buildings, public spaces, and greenery are parts of the whole. It is essential that they be related in a unified concept. The emphasis in street furnishings is simplicity and the avoidance of clutter.

Streetscape design standards provide the basic design elements of street rights-of-way and adjacent pedestrian walkways. Streets, though primarily designed to facilitate circulation, project an image of both the City and the businesses which locate on it. The elements of the streetscape should be designed to provide continuity amidst the diversity of the existing and future architecture.

### C. Street Furnishings

Elements found in the street right-of-way environment, such as lighting fixtures, planters, benches, trash receptacles, etc., are collectively called street furniture. A consistent design of street furniture would be appropriate for some elements while other elements may be made consistent by establishing a basic module and vocabulary of materials. The design of street furniture throughout the project can be made to relate to each other while leaving enough flexibility for shops and commercial centers to maintain their individual identities.

Consolidate street furniture if the opportunity exists; example: cluster a bus shelter, lighting, public graphics, and trash receptacle together.

### D. Short Term Street Improvements

Standardize street furniture using existing Tustin approved benches, trash receptacles, bus stops, etc. This will give the street a cohesive look.

Standard City of Tustin Concrete



Standard City of Tustin Trash Can



OCTA Trash Receptacle



## V. Streetscape and Public Areas (Continued)



OCTA Bench at a Bus Stop

### E. Benches

Streamline the different benches used along the street. The Tustin concrete bench is the preferred bench and should replace all other stand alone benches along First Street.

### F. Trash Receptacles

There are a variety of trash receptacles along First Street. Where possible they should be brought up to City standards. Ideally trash cans would have a cover to keep trash contained.

### G. Tustin/ Santa Ana Border Median

The median sign needs some repair work and could be maintained for the next few years. Overtime this sign should be updated.

### H. Bollards

Bollards are to be provided at the intersections of El Camino Real, Prospect Avenue, and First Street to increase pedestrian-vehicular separation and to help identify these two intersections as major focal points. The current bollards are suitable but may need to be replaced over time due to damage or wear.

### I. Street Lighting

The existing lighting program is functional and is sufficient for the needs of the automobile. Additional public accent lighting could be incorporated into bus stops, entry documentation, medians, and concentrated at the intersections of Prospect Avenue, El Camino Real, and First Street. This lighting should emphasize the pedestrian experience and highlight major focal points.

Median Entrance Sign on the west side of First Street



## V. Streetscape and Public Areas (Continued)

### J. Bus Shelters

Several bus stops provided by OCTA and the City are located along First Street. There is an opportunity to improve the continuity of stops along the street by updating the shelters and/or benches and trashcans.

All shelters are required to be designed to accommodate wheelchairs and meet the Americans with Disabilities Act (ADA) specifications.

Including lighting in the bus shelter will provide security and safety for waiting passengers.

Each shelter should provide a trash receptacle, designed and placed to promote maximum usage by shelter patrons. Trash receptacles should be durable and decorative and consistent with design of the bench and shelter and other street furniture used on First Street.

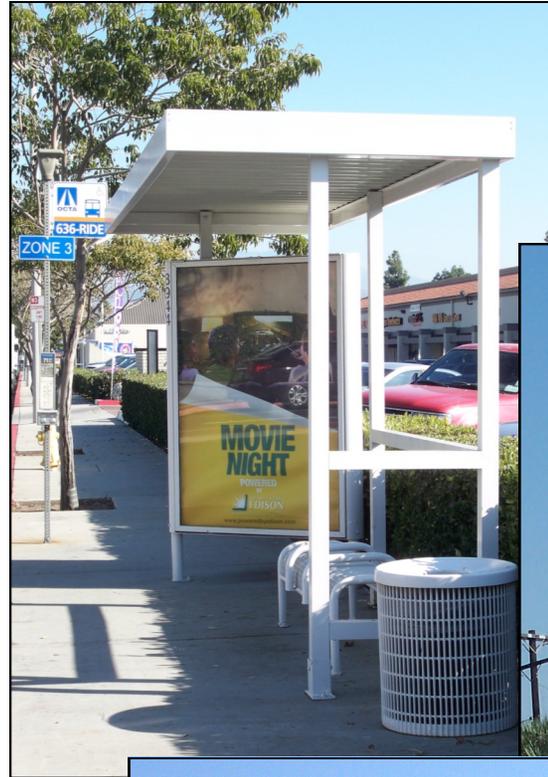
For specific requirements and more information on bus shelters see Tustin City Code.

### K. Future Street Improvements

Long term improvements include new furniture to give First Street its own unique character, allowing it to be different from other areas of Tustin. The addition of bike racks to encourage alternative modes of transportation. And lastly, pedestrian scale lighting along sidewalks and the park will enhance the pedestrian experience.

### L. Approvals

Public improvements to the street are reviewed by the Community Development and Public Works Departments.



## V. Streetscape and Public Areas (Continued)



Simple Bike Rack

Artistic Bike Rack used to Promote the City or Neighborhood



Utility box as Public Art



## M. Public Art

Encourage public art to reflect the community, history and culture of the neighborhood. By developing a theme these pieces give the streets a sense of identity.

- Public art is a pedestrian amenity and should be presented in an area suited for pedestrian viewing.
- The piece should be placed as a focal element in a park or plaza, or situated along a pedestrian path to be discovered by the traveler.
- Public art can be incorporated into standard street elements for example bike racks, light standards, benches, trash receptacles, utility boxes (a simple bike rack could serve as the base for a public art project).
- Public art can provide information (maps, signs) or educational information (history, culture). All installations do not need to have an educational mission; art can be playful.
- Public art should be accessible to persons with disabilities and placement should not compromise the sidewalk or pedestrian zone.

## VI. Public Area Graphics

### A. Public Signs

First Street is an entry into the City and subsequently can benefit enormously through the use of an integrated comprehensive public signage program. A high quality signage system would reinforce the existing neighborhood character of First Street and provide information and orientation to shoppers, pedestrians and other patrons of the area.

Three factors should be considered when creating a new signage program for First Street:

1. Clustering of signs and the avoidance of clutter. This method of clustering signs eliminates “sign clutter” and decreases maintenance and installation costs because of fewer poles.
2. Signage in streets, parking areas, and pedestrian spaces should be treated as both a source of information and environmental artwork.
3. The location of these signs should be coordinated with the planting and street furniture locations to increase their legibility. Existing signs which conflict with existing and proposed landscaping and furniture should be moved to more visible and safe locations.

Additionally, consider the placement of other elements on the street. Signs, bus shelters, benches, news racks and the like should be appropriately grouped. Cluster these items in a way that makes them accessible for pedestrians and travelers but does not inhibit circulation.

### B. Entrance Signs at the Intersection of El Camino and First Street

Replace the current oval signs at El Camino and First Street with eye level or more pedestrian friendly signs. These signs should acknowledge the adjacency of the two areas (Old Town and First Street) but also identify that they are two unique places in Tustin.

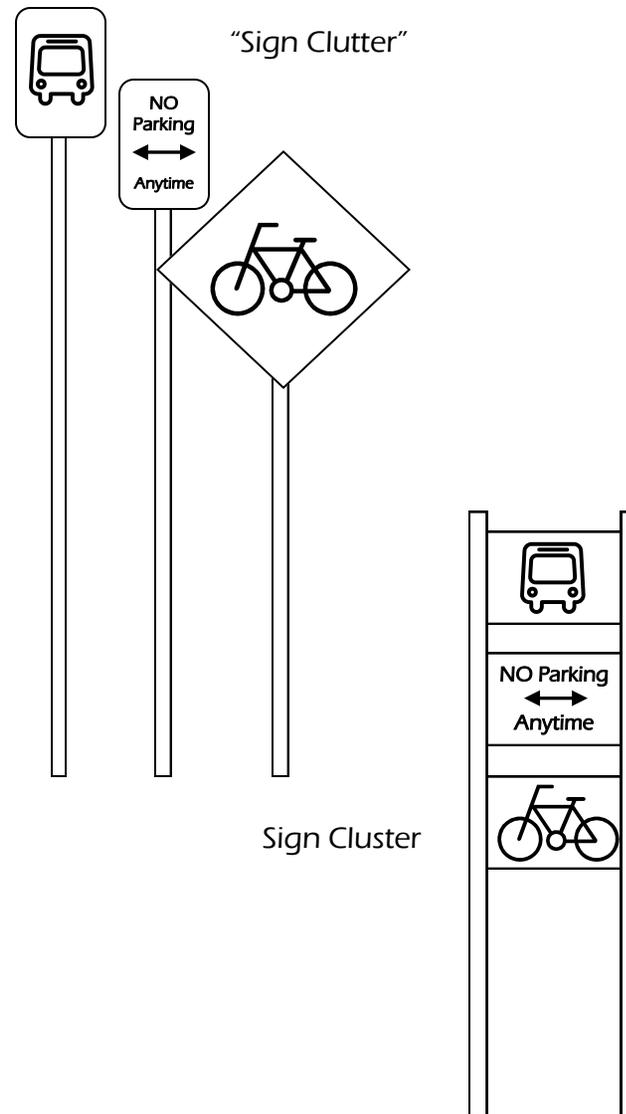


Figure 3 Condensing all signs into one frame will help to alleviate sign clutter along the street.

## VII. Public Parking, Sidewalk, and Paving Guidelines

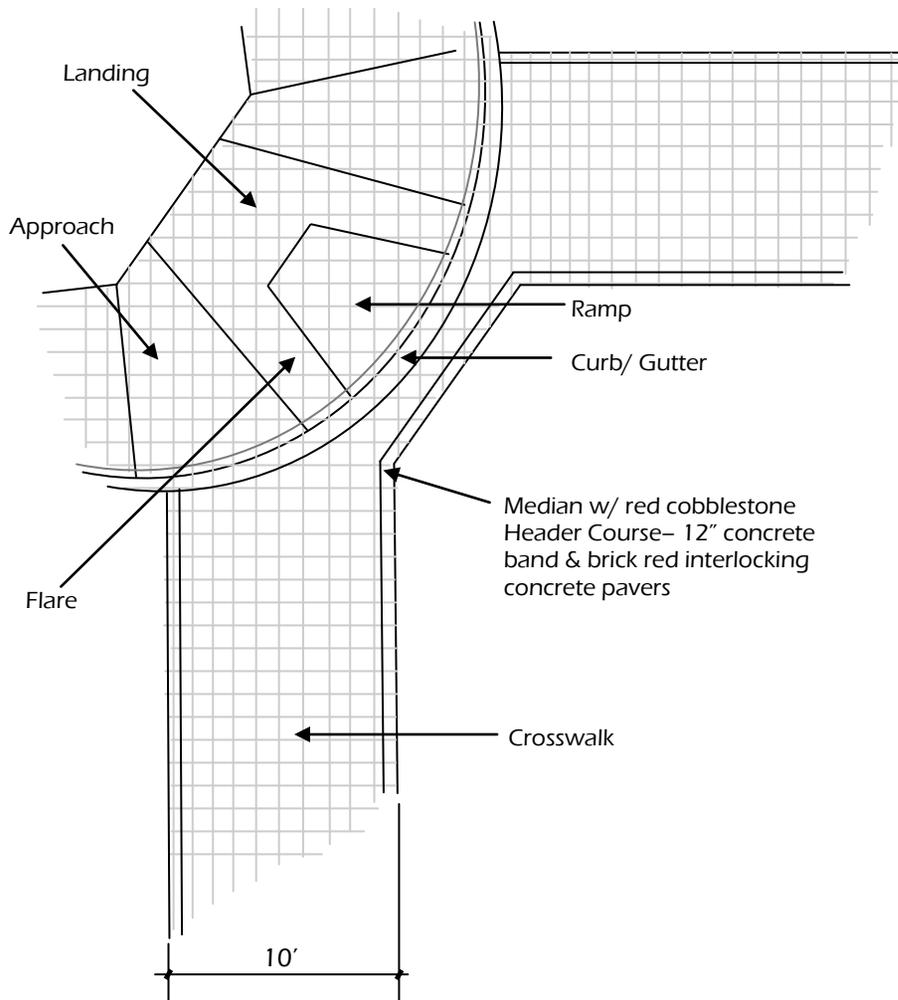


Figure 4 Paved crosswalks at the intersection of El Camino Real, Prospect Avenue, and First Street should be paved with brick colored interlocking concrete pavers.

### A. Paving

**Sidewalks:** The existing concrete sidewalk paving should remain. Adding interlocking concrete pavers behind all tree wells, at bus stops and crosswalks as noted below could be a potential improvement. The interlocking pavers should be the same as those used on El Camino Real and will add character to the pedestrian environment.

**Crosswalks:** Crosswalks at the intersection of El Camino Real, Prospect Avenue, and First Street are paved with brick colored interlocking concrete pavers and concrete bands identical to those used on El Camino Real.

Use pervious pavement where possible to help to control runoff and retain water onsite.

### B. Sidewalks

The walking environment should be safe, inviting, and accessible to people of all ages and physical abilities. Pedestrian areas should be easy to use and understand. It should seamlessly connect people to places. It should be continuous, with complete sidewalks, well-designed curb ramps, and well-designed street crossings. Future sidewalk enhancements could include converting the current sidewalks into meandering and winding paths. This will improve the pedestrian experience and beautification along First Street. A winding path will allow for improved landscaping areas and encourage people to take their time while on First Street. A meandering sidewalk will provide the setting for residents and visitors to stroll along and stop to shop or dine at their leisure.

## VII. Public Parking, Sidewalk, and Paving Guidelines (Continued)

### C. ADA Requirements

Under Title II of the 1990 Americans with Disabilities Act (ADA), state and local governments and public transit authorities must ensure that all of their programs, services, and activities are accessible to and usable by individuals with disabilities.

State and local governments must also keep the accessible features of facilities in operable working condition through maintenance measures including sidewalk repair, landscape trimming, and work zone accessibility. Minimum standards must be met for sidewalk width and grade. For the most up to date technical information see [www.access-board.gov/ada](http://www.access-board.gov/ada).

### D. Bike Paths

Bike lanes or paths should be introduced into the design of First Street. They can help to create a barrier between pedestrians and traffic. They also offer an alternative mode of transportation along the street giving adjacent residential neighbors a quick and safe route to this commercial corridor. Subarea 3 is designated as a Class II bike lane in the City's Master Bikeway Plan (The Master Bikeway Plan can be found in the Circulation Element of the Tustin General Plan).

### E. On-Street Parking

On-street parking serves visitors and residents, and provides a valuable buffer between pedestrians, children at play, and passing traffic. Street signs, painted curbs and spaces designate appropriate areas for parking and loading zones.

### F. Mid Street Crosswalks

Consider the addition of mid street crosswalks along First Street to increase access from the nearby residential neighborhood to Peppertree Park and local businesses.

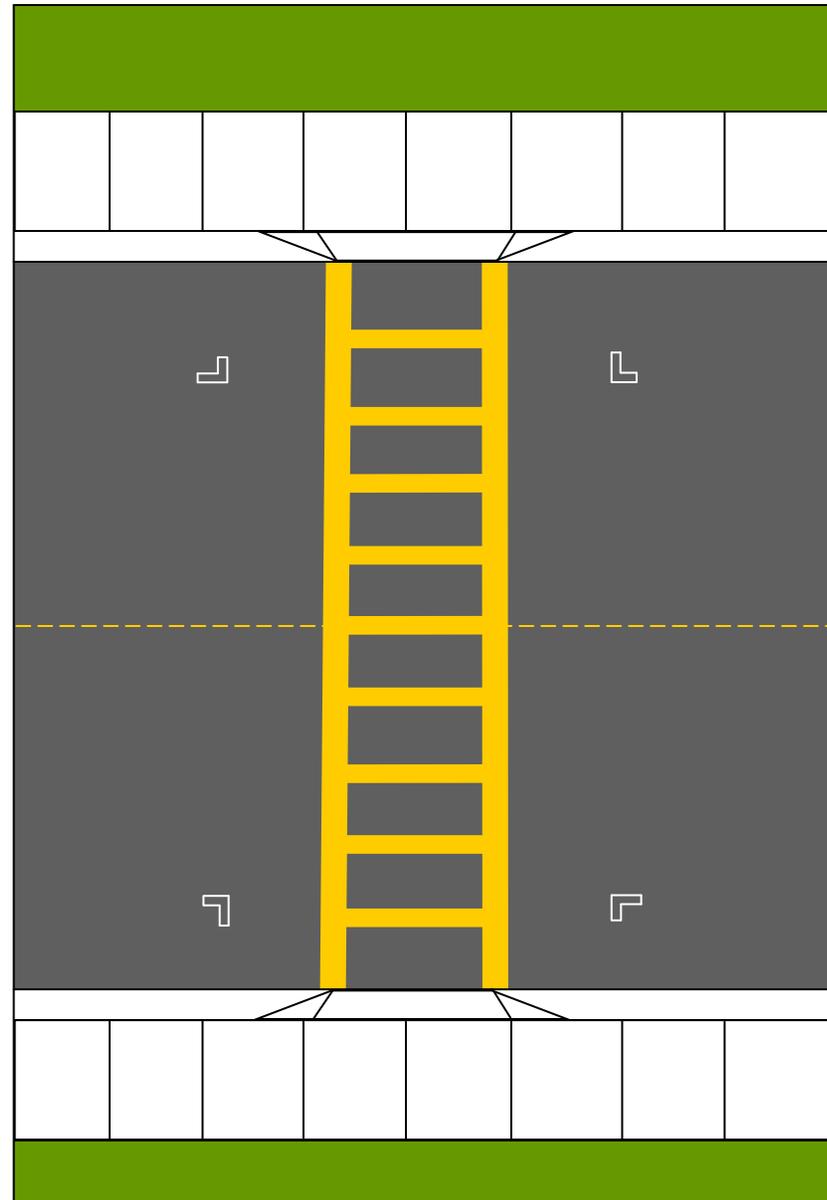


Figure 5 Mid Street Crosswalks and On-Site Parking create a more pedestrian friendly environment .

## VIII. Public Area Landscape Guidelines

### A. Existing Conditions

First Street in Tustin has a partially existing streetscape program. The existing median program which uses stately olive trees, blade grass and pattern stamped concrete is a unique City image and any proposed streetscape plan should reinforce this theme. The existing parkway street tree, *Ficus nitada*, will transition to the *Tabebuia avellanedae* as existing *Ficus nintada* will eventually require removal.

### B. Medians and Entry

The existing median landscape program is both functional and aesthetic. The continued use of olive trees, blade grass and pattern stamped brick red concrete is recommended. Accent up-lighting should be added to each tree (two lights per tree) in the medians. Placement of the lights should not impact the root zone of trees.

### C. Landscaping Standards

#### Street Tree Planting:

Tustin's street tree program of *Tabebuia avellanedae* should be applied to First Street. Many existing planting pockets contain no landscape materials whatsoever. These should be planted with a *Tabebuia avellanedae* and have a tree grate installed. In all new tree plantings, a root barrier box should be installed but only along the curb and sidewalk. This will lessen the damage done to curb and sidewalk due to invasive roots. *Tabebuia avellanedae*, *Jacaranda mimosifolia*, *Koelreuteria bipinnata* and *Geijera parviflora* are recommended trees for other areas, i.e., parking lots, alleys, etc., within the First Street area.

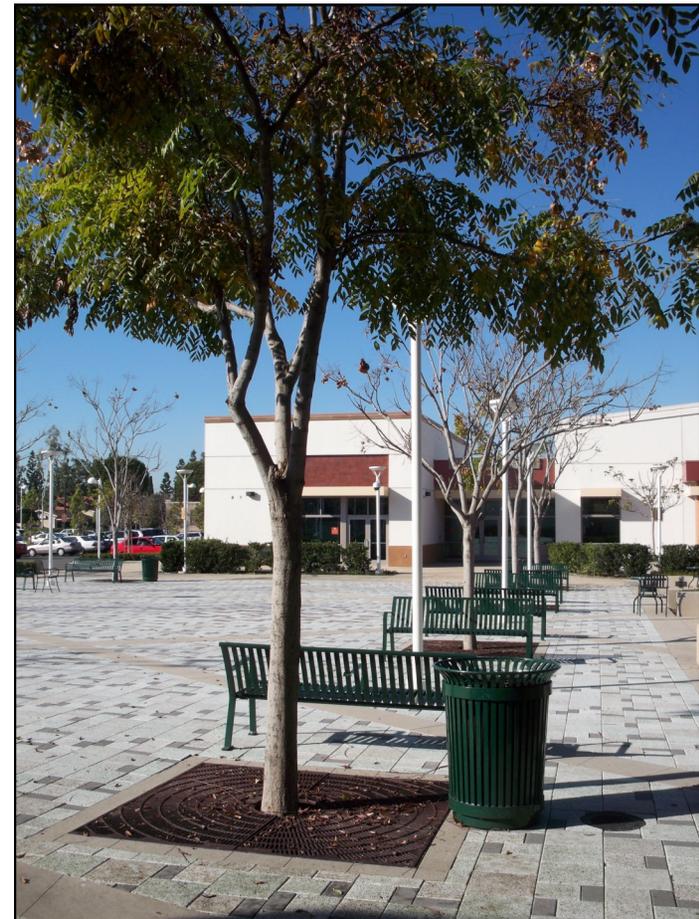
#### Plant Materials:

The plant materials palette presents appropriate species for trees, shrubs and groundcovers. To select plant materials refer to the Plant Material Palette Chart and locate the area of concern (see page 39). Recommended location/ placement is

given for each plant type (median, parkway, landscape boundary and parking lots).

### D. Tree Wells

Urban accessories like flush mounted tree grates (or approved equivalent) should be provided for all planted trees. The size and detail of each grate will be compatible with those used on El Camino Real and Main Street.



## VIII. Public Area Landscaping Guidelines (Continued)

### E. Low Impact Development Principles

Conserving water on site allows for natural resources to be used for irrigation and it also prevents contaminated runoff from going to the ocean. Low Impact Development (LID) principles offer several solutions:

- **Bioswales:** linear, vegetated depressions that capture rainfall and run off from adjacent surfaces. Swales can reduce off-site streetwater discharge and remove pollutants along the way. In a swale, water is slowed by traveling through vegetation on a relatively flat grade. Because the vegetation receives much of its needed moisture through streetwater, the need for irrigation is greatly reduced.
- **Rain Gardens:** vegetated depressions in the landscape. They have flat bottoms and gently sloping sides. Rain gardens can be similar in appearance to swales, but their footprints may be any shape. Rain gardens hold water on the surface, like a pond, and have overflow outlets. The detained water is infiltrated through the topsoil and subsurface drain rock unless the volume of water is so large that some will overflow. Rain gardens can reduce or eliminate off-site streetwater discharge while increasing on-site recharge.

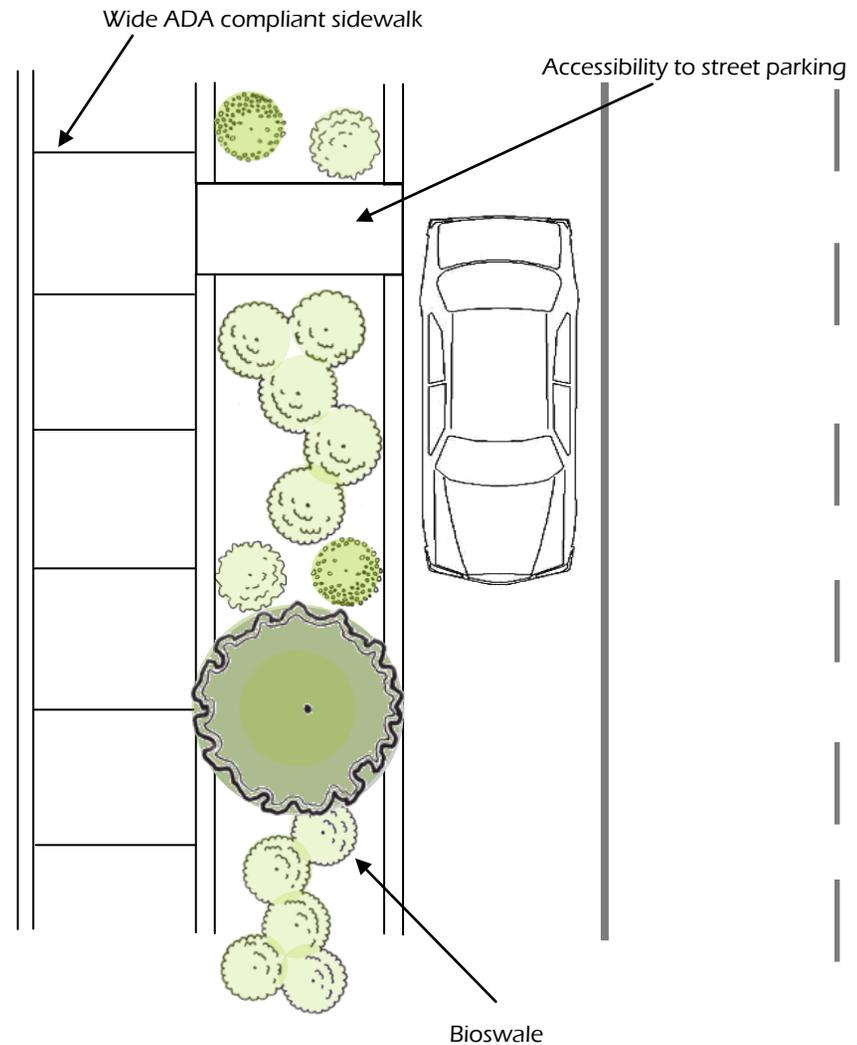


Figure 5 Creating a bioswale is one Low Impact Development principle that could be used for water retention along First Street.

## VIII. Public Area Landscaping Guidelines (Continued)

- **Pervious Pavements:** a system that slows or eliminates direct runoff by absorbing rainfall and allowing it to infiltrate into the soil. Care should be taken to avoid flows from landscaped areas reaching permeable paving. In those cases, bioretention is a better choice. Pervious paving is, in certain situations, an alternative to standard paving. Conventional paving is designed to move streetwater off-site quickly. Permeable paving, alternatively, accepts the water where it falls, minimizing the need for management facilities downstream.
- **Stormwater Planters:** are typically above-grade or at-grade with solid walls and a flow-through bottom. They are contained within an impermeable liner and many or may not use an underdrain to direct treated runoff back to the collection system. At-grade street-adjacent planter boxes are systems designed to take street runoff and/or runoff from sidewalks and incorporate bioretention processes to treat stormwater.
- **Tree Box Filters:** are mini bioretention areas installed beneath trees that help to control runoff, especially when distributed throughout the site. Runoff is directed to the tree box, where it is cleaned by vegetation and soil before entering a catch basin. The runoff collected in the tree-boxes helps irrigate the trees.

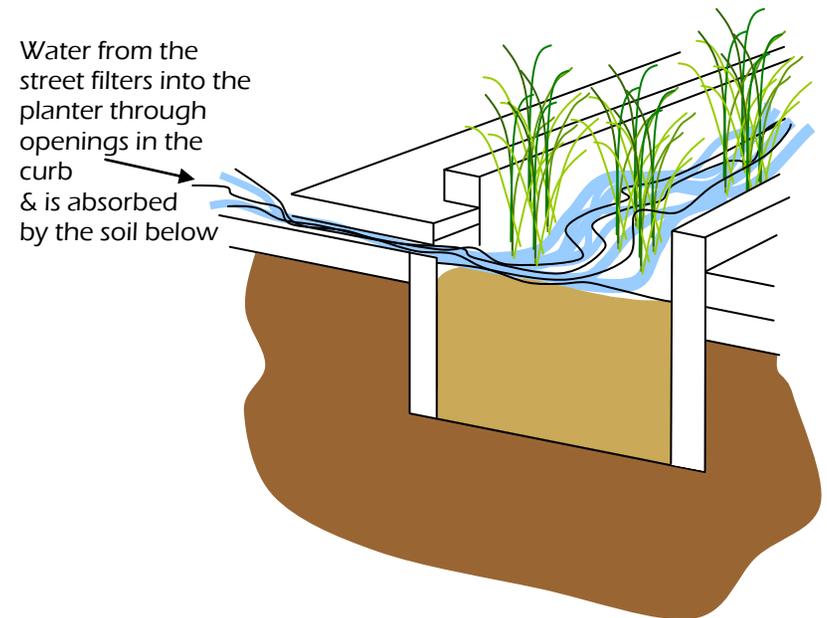


Figure 6 A Stormwater Planter is another LID option for onsite water conservation.

## IX. Private Development Standards

### A. Existing Conditions

The current image of First Street is that of a neighborhood commercial corridor. From an aesthetic point of view First Street is an eclectic mix of architectural styles and urban form that may seem inconsistent yet it adds to the character and small town image that First Street is known for.

The quality and condition of the existing built environment varies from exemplary projects to those that have not been well maintained with many buildings along the spectrum between these two extremes.

There is a mixture of uses along First Street. Often time the use is reflected in the architecture of the building. This adds to the unique character of the street. Commercial, service, and residential uses are all present. Residential homes are dispersed mostly within subarea 3. Commercial uses are most prevalent in subareas 1 and 2. Service uses are predominantly found within subarea 1. For a complete description of uses see the First Street Specific Plan. Printed copies are available through the Community Development Department and a web version can be found at [www.tustinca.org](http://www.tustinca.org) then click on Departments, Community Development.

Many of the existing buildings could use some maintenance work and rehabilitation. These guidelines provide ideas and tips on how to improve these sites.



**IX. Private Development Standards (Continued)**



## IX. Private Development Standards (Continued)

### B. Buildings

Design buildings to be visually connected rather than creating gaps in the streetscape system

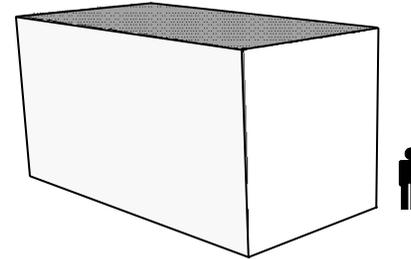
In situations where buildings are highly visible from side streets, Peppertree Park, or adjacent parking, wall should not be left blank. Add additional landscaping, articulation, or other architectural details to add interest.

Loading docks and service functions should not be visible from First Street. Additionally, the design should not conflict with pedestrian entrances from sidewalks into the building.

In the case of multi-storied buildings it is important that they relate to the pedestrian walking along First Street. All ground story facades should be designed to relate to pedestrian scale. This can be accomplished through breaking the façade into bays, and the signage brought down in size and location. Pedestrian scale along First Street will also be established through the use of pedestrian arcades and awnings which add horizontal articulation to facades.

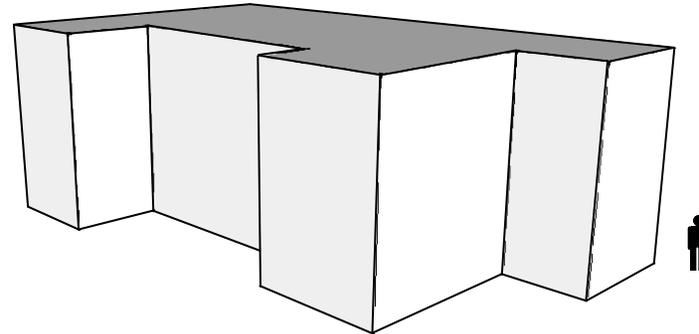
Infill commercial projects are often by necessity larger in scale than the context of the surrounding area. Disparity in scale can be mitigated through the use of sufficient articulation, and the use of architectural features and materials consistent with the character of the area. Using a two story commercial/office building as an example, the exhibits on this page as well as the next page illustrate some of the design basics that constitute articulation.

#### 1. Undesirable Architectural “Box” Treatment



The example above depicts the structure as it would appear if there was no articulation to mitigate its scale impact. It is nothing more than a two story “box” with a flat roof. This type of architecture is strongly discouraged on First Street.

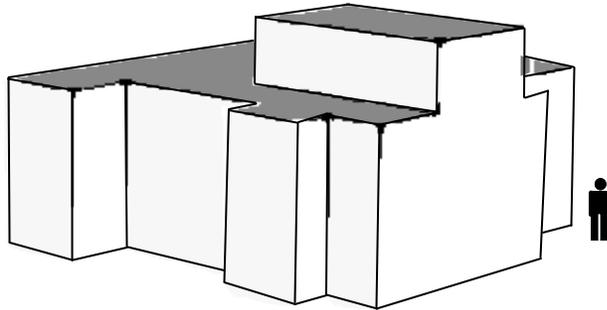
#### 2. Vertical Articulation



Example 2 shows the introduction of “vertical articulation” to the same building mass. Vertical articulation starts to break up the monotony of the box while adding some visual interest making it seem smaller to the pedestrian.

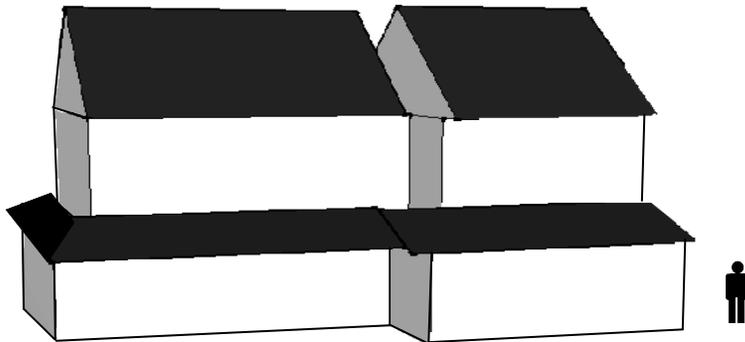
## IX. Private Development Standards (Continued)

### 3. Horizontal Articulation Added



The example above shows the introduction of “horizontal articulation” to the already vertically articulated mass. Horizontal articulation further breaks down the mass responding to the scale of the pedestrian at the street level.

### 4. Multi-Planned Roofs and Awnings Are Very Desirable



This image shows the addition of sloped, multi-planned roofs and awnings which not only reduce the scale but add considerable aesthetic appeal. Larger buildings proposed for First Street should endeavor to incorporate these geometric articulations.

### C. Siting of Buildings

Place building close to First Street (for setback guidelines refer to the First Street Specific Plan) to create a more appealing, active streetscape and to ensure privacy of low density residential areas.

Site and design buildings to minimize pedestrian/ vehicle conflicts. Avoid locating driveways and service areas where they interfere with the flow of First Street pedestrian movement.

Site buildings to create new spaces that complement and expand the existing pedestrian rights-of-way along First Street. This can be accomplished by setting buildings back a little further to create areas for outdoor seating, landscaping, and pedestrian use by providing wider sidewalks on First Street.

Site and design structures to facilitate public access across sites where important pedestrian movements occur. Mid block passageways from rear parking lots can be created to allow pedestrian circulation through a fully developed site. Passageways that are open rather than covered relate better to pedestrian street activity.

Buildings should orient their public entrances and siting toward First Street as much as possible.

## IX. Private Development Standards (Continued)

### D. Architecture

Variation in the design and form of architecture along First Street adds to the overall character of the street. When remodeling or building new follow use the guidelines below to help you get started with your design.

The recommended qualities and design elements include:

- Richness of surface and texture
- Equal void to solid building wall ratios
- Multi-planed, pitched roofs
- Include a variety of materials and shapes
- Roof overhangs
- Regular or traditional window rhythm

Recommended colors include:

- Subtle warm earth tones and natural shades
- Neutral color pallet
- White and off-white
- Reddish, orange, and brown brick combinations
- Complementary and accent color trims

The elements to avoid or minimize:

- Highly reflective surfaces
- Large blank walls
- Split face block
- Exposed concrete block
- Reflective glass
- Metal siding
- Plastic siding
- Irregular, modernistic window shapes and rhythm



Tile Roof



Shingle Roof



Stucco Wall



Wood Siding



Brick



Awning & Window

## IX. Private Development Standards (Continued)

### E. Suggested Materials Palette

<i>ARCHITECTURAL DETAIL</i>	<i>MATERIAL</i>	<i>COLOR</i>
Sloping Roof (shallow to moderate)	Clay Barrel Tile	Red to Brown
Walls	Stucco	Off-White, Beige, Earth, and Natural Tones in a "flat finish"
	Wood	Horizontal Clapboard or Board and Rattan used in Horizontal Planes  Dark Brown, Light Brown, or Neutral Shade
	Brick	Red to Brown
Accents	Tile	Glazed or Unglazed
Awning	Canvas	Dark Green, Brick Red, Black, or Blue
Pavement	Interlocking Permeable Pavers or Poured Concrete	Natural
Fences/Gates	Wrought Iron	Painted Reddish Brown or Dark Green

## IX. Private Development Standards (Continued)

### F. Renovation/ Rehabilitation

The following design guidelines have been developed to provide direction to renovation projects within a broad streetscape setting. These guidelines are intended to apply to revitalization efforts in any of the Subareas identified by the First Street Specific Plan.

When renovating remember the following design principles:

Consider integrating vertical design details to provide visual diversity and minimize the effect of linear strip commercial center's predominantly horizontal form.

Consolidate architectural forms to create a sense of integration and to provide a theme. Eliminate excessive building detail in favor of a clean architectural appearance.

Exterior remodeling materials should be permanent; brick, concrete, glass, etc.

Unify existing single structures or satellite buildings within a complex through the use of common colors, building materials, signs, lighting treatment and landscape architecture.

Limit the introduction of new building materials to one or two. Try matching materials used on existing surrounding buildings.

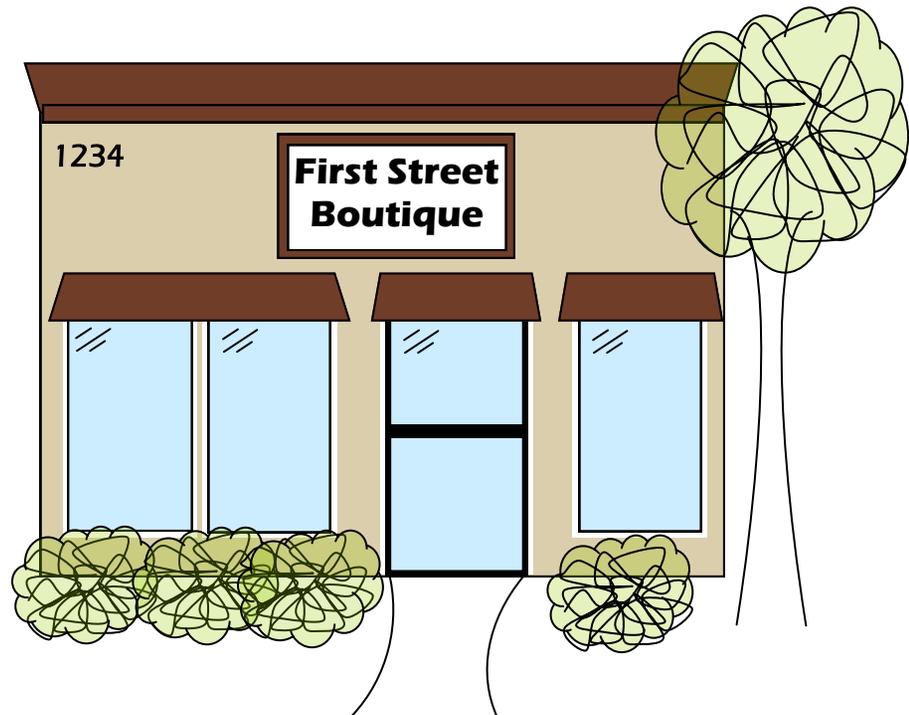
Use awnings, trellises, doors, planter boxes and windows on all exposed sides of the building as design elements to create a sense of activity as well as unifying elements. Covered walkways with canopies or arcades also provide pedestrian character.

### G. Using Color

Painting can be one of the simplest and most dramatic improvements one can make to a façade. It gives the façade a well maintained appearance and is essential to the long life of many traditional building materials. Select complementary neutral or earth tones. Select only three colors for the project:

- Base color,
- Major trim color, and
- Minor trim color.

In the end, color choice is a personal decision. It is an expression of the building owner and the businesses located in the building. If basic color guidelines are kept in mind, color can add interest and vitality to the First Street area.



## IX. Private Development Standards (Continued)

### H. Adding Awnings

Retractable canvas awnings were often used on traditional commercial facades. In the summer, the awning could be lowered to shade the storefront and keep it cool. In the winter, in a raised position, it allows the welcome sun to warm the store. Year round it could be used to protect the sidewalk pedestrian from extremes of sun and weather. Awnings also contributed bright color and pattern to the streetscape, and was often used for signage.

Today most awnings are fixed and are used to provide shade and to create a more appealing pedestrian environment. They also add architectural detail to a building.

The shape of the awning should mimic the shape of the window. Choose a contrasting color to the building, this will add visual interest and separation. Additionally they add depth and a place for store identification.

### I. Historic Buildings

First Street is also home to several historic residential and commercial properties. For renovation and rehabilitation guidance for historic structures see the Secretary of Interior's Standards for historic buildings in the Cultural Resources District Residential Design Guidelines. A printed copy is available at City Hall through the Community Development Department and an electronic version can be found at [www.tustinca.org](http://www.tustinca.org) by clicking on Departments, then Community Development.



Awnings add a clean and consistent look to a building. They add a three dimensional quality to an otherwise drab façade and additional space for an identification sign.

## X. Private Development Identification Signs

Signs are a vital component of the First Street design picture. A sign calls attention to a business and creates an individual image for a store, restaurant, or office. But it is often forgotten that signs contribute to overall image as well. Merchants try to out-shout one another with large, flashy signs. A successful sign can reinforce the image of First Street as well as serve the needs of the business.

Consider the following sign guidelines:

A sign should express an easy to read, direct message: Keep it simple. The most important message the sign should convey is the name of the business

Selecting a common theme and font for signage and the address will create a unifying and consistent brand image for a building or commercial center. This can be achieved through the use of a Master Sign Program.

Pedestrian-oriented signs may be applied directly to the face of the building. The shape of the sign can be a positive feature by adding to the overall character of the building or complex.

Monument signs provide additional visibility to automobile drivers and pedestrians from a far. Refer to the Tustin Sign code for specifications and sign requirements.

Window signs should not obscure the display area. To maximize visibility the color of the letters should contrast with the display background. Light colored letters with dark borders are effective.

Per the Tustin City Code, temporary signs placed on the exterior of a window are discouraged. These signs tend to present a cluttered, unattractive appearance which will detract from First Street's overall aesthetic impression.

Buildings using rear parking lots should clearly identify their businesses with rear wall signage in addition to their primary street facing sign.

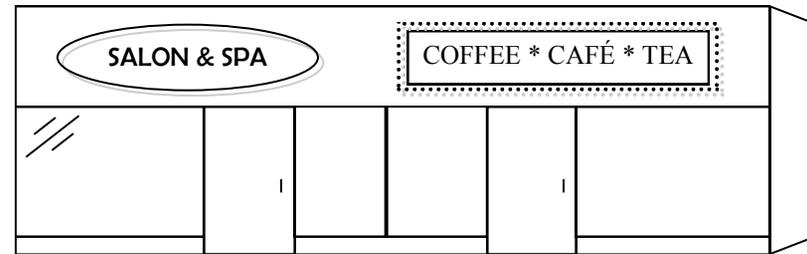
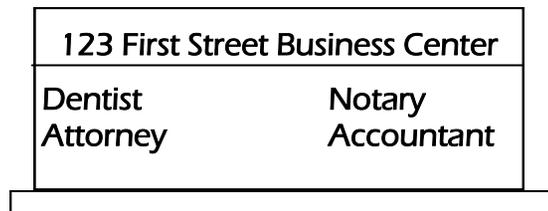
Refer to the Tustin Sign Code for more information.

## X. Private Development Identification Signs (Continued)

Visible address numbers minimum

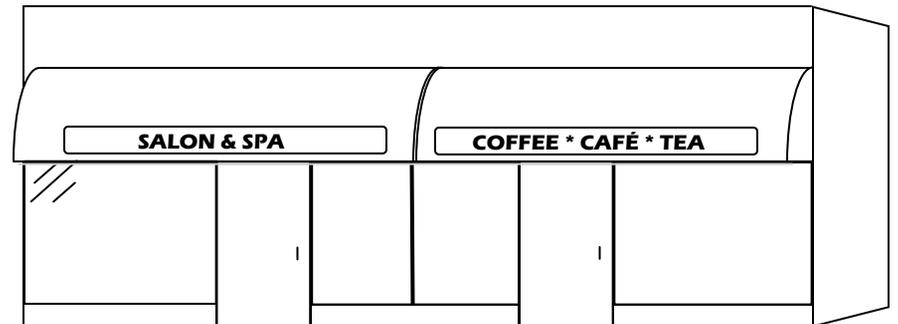


An uncluttered, easy to read identification sign will make it easy for shoppers, clients, patients, etc. to find your location.



Inconsistent signage is less attractive.

A unified sign design can give a plaza a more appealing façade. Awning signs are great way to add architectural interest and consistent signage.



A more unified look is more appealing. A Master Sign Program is a good way to achieve consistency.

## XI. Sidewalks, Walkways, and Lighting for Private Development

### A. Sidewalk Sales

Architecture and outdoor space along First Street should be integrally designed and oriented toward the pedestrian experience. The experience should be visually diverse and stimulating and include activities that create a sense of vitality and excitement. Businesses are encouraged to move the sale of some goods out onto the sidewalk by filing for a Temporary Use Permit with the City. Ideally merchants could collaborate to create an annual or semi-annual sidewalk sale event for First Street.

### B. Sidewalk Cafés

Sidewalk cafés are encouraged for restaurants where appropriate. Tables and chairs should not interfere with the public right-of-way and pedestrian circulation. Outdoor tables and seating can be located on private property or the adjacent public sidewalk with permission from the City.



### C. Walkways

Walkways serve as a connection between the parking lot, sidewalk, and businesses. Add or widen walkways adjacent to the front, rear and side of buildings, whenever appropriate. Use decorative materials such as exposed aggregate concrete and interlocking pavers.

### D. Building and Pedestrian Lighting

Pedestrian scale lighting could also be integrated into the building design to indirectly illuminate the sidewalk at night by:

- light filtering through storefront windows, and
- architectural lighting that features the building itself and subtly enriches the street environment at night.



## XI. Sidewalks, Walkways, and Lighting for Private Development (Continued)



## **XII. Parking Lots for Private Development**

### **Parking Lots**

Whenever possible, locate site entries on side streets in order to minimize pedestrian/ vehicular conflicts. When this is not possible, design the First Street site entry with an appropriately patterned concrete or pavers to differentiate it from the sidewalks.

Parking access points, whether located on First Street or side streets should be located as far as possible from streets intersections.

Design parking areas so that pedestrians walk parallel to moving cars. Minimize the need for the pedestrian to cross parking aisles.

All parking spaces should be clearly outlined on the surface of the parking facility.

Link individual projects and parking areas with on-site driveways which are clearly identified and easily recognized as connectors.

New development projects need to identify vehicular connection to adjacent sites on their plans. The applicant is also required to demonstrate provisions for a reciprocal easement for such vehicular movements.

New development projects should also seek to combine parking facilities and access to serve more than one individual project.

Vehicular circulation through a parking facility should be directed away from the fire lane (adjacent to the rear of stores) to the outer edge of the parking lot where there is less pedestrian traffic.

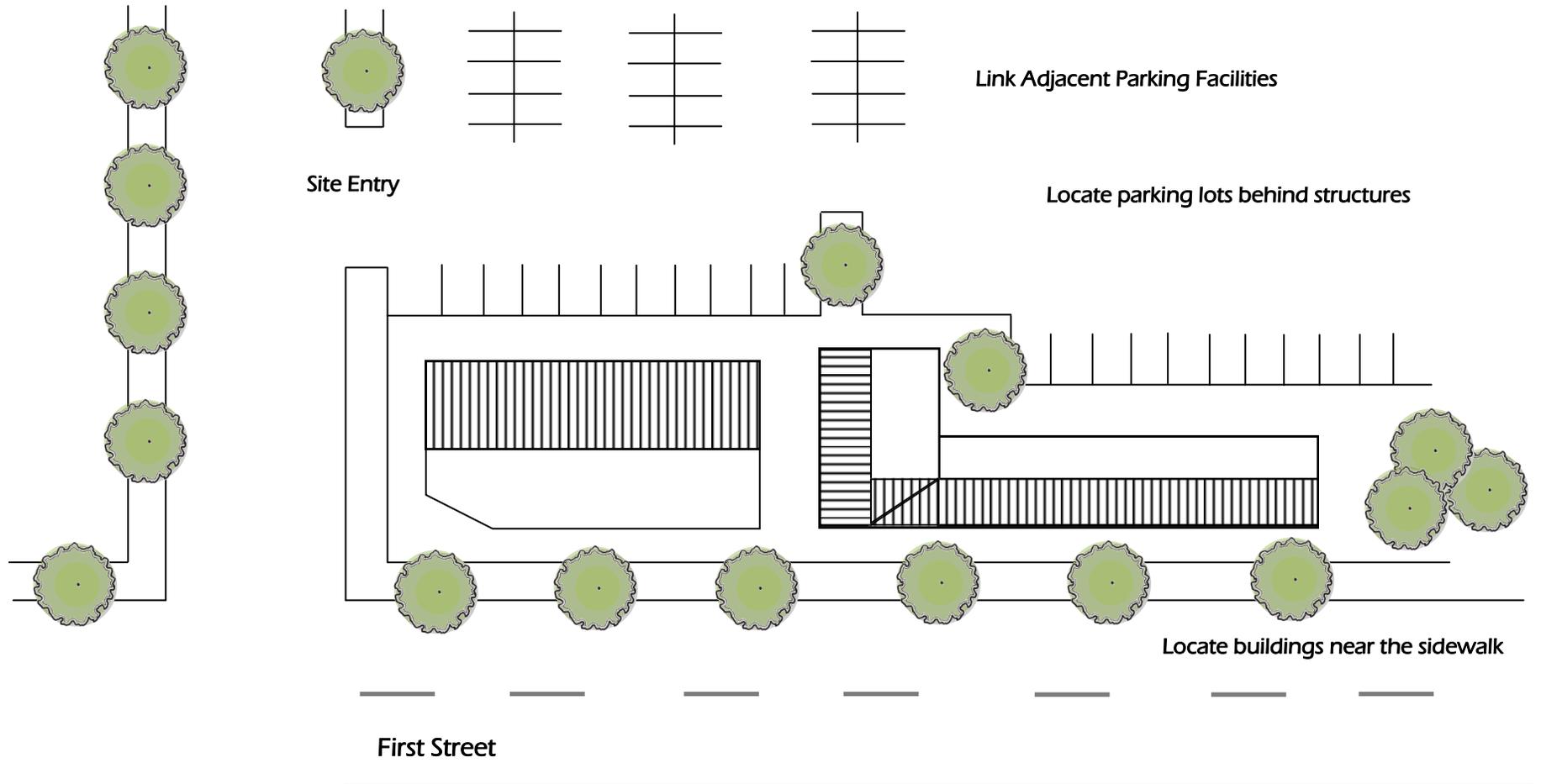
The parking area should be designed in a manner which links the building to the street sidewalk system as an extension of the pedestrian environment. This can be accomplished by using design features such as walkways with enhanced paving, trellis/ arbor structures and/ or landscaping treatment.

Locate parking areas to the rear of buildings.

Utilize the concept of 'tuck under' parking only where it is not visible from First Street or any other side street.

Refer to the First Street Specific Plan and Tustin Parking Ordinance for additional parking requirements.

## XII. Parking Lots for Private Development (Continued)



\* See the First Street Specific Plan for setback requirements

### **XIII. Private Development Landscape Standards**

#### **A. Landscape Design**

Much like architecture, landscaping can add character and visual interest to First Street. Use the guidelines below to get started on your landscape design.

- Establish a colorful landscape edge at the base of buildings. Avoid asphalt edges at the base of structures as much as possible.
- Landscaping should result in a low profile image, i.e., use of blade grass lawn area, canopy trees in parking areas, use of hedges and low walls to screen service areas.
- Add large canopy trees to existing landscapes, especially in parking area.
- Limit the types of plant materials used in new developments by utilizing the suggested plant material palette in the streetscape section of these design guidelines.
- Refer to Tustin City Code for more information about water efficient landscapes.



#### **B. Landscaping Standards**

##### **Tree Planting and Plant Materials**

The plant materials list presents the plant palette for trees, shrubs and groundcovers. Plant materials are identified which are appropriate for the desired planting treatment and location (median, parkway, landscape boundary and parking lots). To select plant materials, refer to the planting diagram and locate the area of concern (see page 39). This will indicate the type of planting for that area. Plants may then be selected by finding those plants which are suitable within that location.

#### **C. Low Impact Development Principles**

Include Bioswales and Bioretention setback areas along walkways, sidewalks, and the edges of parking lots. They help to retain water and create a natural barrier between pedestrians and street traffic. For definitions of Low Impact Development strategies see pages 22 and 23.



# PLANT MATERIAL PALETTE

Plant Type		Use and Location								Character		Remarks	
		Screen Planting	Entry Planting	Street Tree	Median Planting	Bus Stop Planting	Parking Lot Planting	Intersection Planting	Site Planting				
Trees	<i>Olea europaea</i>	Olive									25'-30'	25'-30'	Evergreen
	<i>Jacaranda mimosifolia</i>	Jacaranda									25'-40'	25'-40'	Deciduous- Blue Flowers
	<i>Tabebuia avellanedae</i>	Pink Trumpet Tree									25'-30'	25'-30'	Deciduous- Semi Deciduous
	<i>Koelreuteria bipinnata</i>	Chinese Flame Tree									25'-40'	25'-40'	Deciduous- Yellow Flowers
	<i>Geijera parviflora</i>	Australian Willow									30'-40'	25'-25'	Evergreen
Shrubs	<i>Abelia grandiflora</i>	Glossy Abelia									5'-7'	4'-5'	Evergreen- Showy Flowers
	<i>Raphiolepis indica</i>	Indian Hawthorn									4'-5'	4'-5'	Evergreen
	<i>Photinia fraseri</i>	Photinia									6'-8'	4'-8'	Foliage Color
	<i>Escallonia 'Fradesii'</i>	Escallonia									5'-6'	4'-6'	Evergreen- Flowers
	<i>Hemerocallis sp</i>	Daylily									varies	varies	Showy Flowers
	<i>Calliandra inaequilatera</i>	Pink Powder Puff									6'-10'	6'-10'	Showy Flowers
	<i>Agapanthus africanus</i>	Lily of the Nile									varies	varies	Showy Flowers
	<i>Ligustrum japonicum</i>	Japanese Privet									8'-10'	6'-8'	Evergreen
<i>Nandina domestica</i>	Heavenly Bamboo									4'-5'	4'-5'	Evergreen	
Vines	<i>Bougainvillea spp.</i>	Bougainvillea											Showy Flowers
	<i>Distictis buccinatoria</i>	Blood Red Trumpet Vine											Showy Flowers
Ground Cover	<i>Trachelospermum jasminoides</i>	Star Jasmine											Flats @ 12" oc Fragrant
	<i>Lonicera japonica</i> "Halliana"	Halls Japanese Honeysuckle											Flats @ 12" oc Fragrant
	<i>Hypericum calycinum</i>	Creeping St. Johnswort											Flats @ 12" oc Showy Flowers
	<i>Gazania 'Copper King'</i>	Gazania											Flats @ 12" oc Showy Flowers
	'Marathon' Hybrid	Tall Fescue											Hydroseed/ Sod

## **Appendix A Glossary of Terms**

### **Adaptive Reuse**

Conversion of a building designed for a specific use to a wholly different new use (e.g. a residence converted to office space).

### **Aesthetics**

The science and philosophy of beauty; if something is aesthetic, it is of beauty or artistic.

### **Arcade**

An arched roof or covered passage way.

### **Arch**

A curved structure supporting its weight over an open space such as a door or window.

### **Architrave**

In the classical orders, the lowest member of the entablature; the beam that spans from column to column, resting directly on their capitals.

### **Articulation**

Architectural composition in which elements and parts of the building are expressed logically, distinctly, and consistently, with clear joints.

### **Asymmetry**

The lack or absence of symmetry in spatial arrangements.

### **Awning**

A fixed cover, typically comprised of cloth over a metal armature, that is placed over windows or building openings as protection from the sun and rain.

### **Balance**

Another important aspect of rhythm; balance can be described in terms of symmetrical and asymmetrical elements; an important feature of balance is that it is often achieved by matching differing element which, when perceived in whole, display balance.

### **Balustrade**

A series of balusters surmounted by a rail.

### **Bargeboard**

A finishing board at the edge of a gable roof.

## **Appendix A Glossary of Terms (Continued)**

### **Bay**

Any division of a building between vertical lines or planes, especially the entire space included between two adjacent supports.

### **Bay Window**

A window projecting outward from the main wall of a building.

### **Beveled Siding**

A type of wood cladding characterized by beveled overlapping boards with rabbeted edges.

### **Belt Course**

A continuous horizontal band, either plain or ornate, which projects from the surface of an exterior wall, separating two stories; ornate belt courses often resemble cornices.

### **Board and Batten**

Vertical siding composed of wide boards that do not overlap and narrow strips, or battens, nailed over the spaces between boards.

### **Bond**

The general method of overlapping the joints of successive courses of bricks or stones, thereby binding them together to form a wall or other surface; different patterns may be formed by these joints (e.g. common bond, Flemish bond, English bond, herringbone bond).

### **Bowstring**

A roof structural system composed of parallel trusses which resemble a bow with the string parallel to and nearest to the ground.

### **Bracket**

A support element under overhangs; often more decorative than functional.

### **Canopy**

A fixed, roof-like covering that extends from the building as protection from the sun and rain.

### **Cantilever**

A projecting overhang or beam supported only at one end.

### **Capital**

The upper part of a column, pilaster, or pier: the three most commonly used types are Corinthian, Doric, and Ionic.

### **Casement Window**

A window that opens on hinges fixed to its vertical side.

## **Appendix A Glossary of Terms (Continued)**

### **Chamfer**

A 90 degree corner cut to reduce it to 2-45 degree edges; a bias cut.

### **Clapboard**

A long, thin board graduating in thickness with the thick overlapping the thin edges, also known as weatherboard.

### **Clerestory**

An upward extension of a single storied space used to provide window for lighting and ventilation.

### **Colonnade**

A row of columns supporting a roof structure.

### **Column**

A vertical support, usually cylindrical, consisting of a base, shaft, and capital, either monolithic or built-up of drums the full diameter of the shaft.

### **Coping**

The capping or top course of a wall, sometimes protecting the wall from weather.

### **Corbel**

A type of bracket found in some cornices of brick buildings; it is formed by extending successive courses of brick so that they stand out from the wall surface.

### **Cornice**

In a masonry wall, a single line of bricks or stones.

### **Cupola**

A lookout or similar small structure on the top of a building.

### **Curb Cuts**

The elimination of a street curb to enable vehicles to cross sidewalks and enter driveways or parking lots.

### **Dormer**

A vertically framed window which projects from a sloping roof and has a roof of its own.

### **Double Hung Window**

A window with an upper and lower sash arranged so that each slides vertically past the other.

## **Appendix A Glossary of Terms (Continued)**

### **Eaves**

The overhang at the lower edge of the roof which usually projects out over the walls.

### **Eclectic**

A composition of elements from different styles.

### **Elevation**

A two dimensional representation or drawings of an exterior face of a building in its entirety.

### **Emphasis**

Describes the use of elements which call attention to themselves; emphasis is an important feature in creating balance when using dissimilar elements; canopies and balconies are examples of elements which, when emphasized properly, can assist in presenting a balanced look. Emphasis also can be found within strip developments of malls by the location of a more massive or monumental building, such as a major department store. This emphasis provides a directional guide because it creates a point of reference for the uses. Emphasis can also be used as a directional element such as the emphasis at a store entrance or mall entrance.

### **Entablature**

In classical architecture, the elaborated beam member carried by the columns, horizontally divided into architrave (below), frieze and cornice (above); the proportions and detailing are different for each order, and strictly prescribed.

### **Façade**

The exterior face of a building which is the architectural front, sometimes distinguished from other faces by elaboration of architectural or ornamental details.

### **Fanlight**

Semi-circular window over a door or window with sash radiating like the ribs of an open fan.

### **Fascia**

A flat strip or band with a small projection, often found near the roofline in a single story building.

### **Fenestration**

The arrangement and design of windows in a building.

### **Flashing**

Copper or other materials used to make weather-tight the joint between a chimney and a roof.

### **Fluting**

The vertical channeling on the shaft of a column.

## **Appendix A Glossary of Terms (Continued)**

### **Focal Point**

A building, object, or natural element in a street-scene that stands out and serves as a point of focus, catching and holding the viewer's attention.

### **Frieze**

The middle horizontal member of a classical entablature, above the architrave and below the cornice.

### **Gable**

The triangular part of an exterior wall, created by the angle of a pitched roof.

### **Gambrel Roof**

A roof with a broken slope creating two pitches between eaves and ridges, found often on barns.

### **Garish**

That which is gaudy, showy, flashing, dazzling or too bright to be aesthetically pleasing.

### **Glazed Brick**

A brick which has been glazed and fired on one side.

### **Hip Roof**

A roof with four uniformly pitched sides.

### **Horizontal**

Near, on, or parallel to the horizon.

### **Hyphen**

A structural section that serves as a connecting link between the main portion of a building and another large building element or addition.

### **Joist**

Any small timber laid horizontally to support a floor or ceiling.

### **Icon**

A pictograph or graphic representation of an object; used in signage to replace or supplement text.

### **Infill**

A newly constructed building within an existing development area.

## **Appendix A Glossary of Terms (Continued)**

### **Light**

A windowpane.

### **Lintel**

The horizontal member above a door or window which supports the wall above the opening.

### **Loggia**

A gallery behind an open arcade or colonnade.

### **Lot**

A parcel of land, in single or joint ownership, and occupied or to be occupied by a main building and accessory building, or by a dwelling group and its accessory buildings, together with such open spaces and having its principal frontage on a street, road, highway, or waterway.

### **Mansard**

A roof with two slopes on each side, the lower slope being much steeper; frequently used to add an upper story.

### **Masonry**

Wall construction of such material as stone, brick, and adobe.

### **Mass**

Mass describes three dimensional forms, the simplest of which are cubes, boxes (or “rectangular solids”), cylinders, pyramids, and cones. Buildings are rarely one of these simple forms, but generally are composites of varying types of assets. This composition is generally described as the “massing” of forms in a building. During the design process, massing is one of the many aspects of form considered by an architect or designer and can be the result of both exterior and interior design concepts. Exterior massing can identify an entry, denote a stairway or simply create a desirable form. Interior spaces (or lack of mass) can be designed to create an intimate space or perhaps a monumental entry. Interior spaces create and affect exterior mass, and exterior mass can affect the interior space. Mass and massing are inevitably affected by their opposite, open space. The lack of mass, or creation of perceived open space, can significantly affect the character of a building. Architects often call attention to a lack of mass, by defining the open space with low walls or railings. Landscape architects also use massing in design such as in grouping of plants with different sizes and shapes. These areas are intended to be perceived as whole rather than as individual trees or shrubs. Plant masses can be used to fill a space, define the boundary of an open area, or extend the perceived form of an architectural element.

### **Molding**

A continuous decorative band that serves as an ornamental device on both the interior and exterior of buildings; moldings may also serve a functional purpose by obscuring the joint formed when two surfaces or materials meet.

## **Appendix A Glossary of Terms (Continued)**

### **Monochromatic**

Painting with a single hue or color.

### **Monolithic**

Exhibiting massive uniformity, singular.

### **Movement**

The apparent directional emphasis of a building façade as indicated by its proportions. Static movement is based on square proportions, dynamic movement is based on rectangular proportions.

### **Mullions**

The divisional pieces in a multi-paned window.

### **Muntin**

A small, slender wood or metal member which separates the panes of glass in a window.

### **Newel Post**

The major upright support at the end of a stair railing or a guardrail at a landing.

### **Non-Descript**

Without distinctive architectural form or style; ordinary and without architectural character.

### **Palladian Window**

A three-part window with a top-arched center window and long, narrow rectangular windows on either side.

### **Parapet**

The part of a wall which rises above the edge of a roof.

### **Pattern**

The pattern of material can also add texture and can be used to add character, scale and balance to a building. The lines of the many types of brick bonds are examples of how material can be placed in a pattern to create texture. The natural texture of rough wood shingles exhibit texture by the nature of the material and by the pattern in which the shingles are placed.

### **Pediment**

A triangular piece of wall above the entablature, which fills in and supports the sloping roof.

### **Pier**

A stout column or pillar.

## **Appendix A Glossary of Terms (Continued)**

### **Pilaster**

A column attached to a wall or pier.

### **Pitch**

The slope of a roof expressed in terms of ration of height to span.

### **Porch**

A covered entrance or semi-enclosed space projecting from the façade of a building; may be open sided or screened.

### **Portal**

A doorway or entrance.

### **Porte Cochere**

Carriage porch large enough to let a vehicle pass through.

### **Portico**

A large porch, usually with a pedimented roof supported by columns.

### **Primary Building Façade**

The particular façade of a building which faces the street to which the address of the building pertains.

### **Proportion**

Proportion deals with the ratio of dimension between elements. Proportion can describe height to height ratios, width to width ratios, as well as ratios of massing. Landscaping can be used to establish a consistent rhythm along a streetscape which will disguise the lack of proportion in building size and placement.

### **Purlin**

A horizontal structural member parallel to the ridge, supporting the rafters; can extend out from the gable.

### **Quoins**

Heavy blocks, generally of stone (or simulated in wood), used at the corner of a building to reinforce masonry walls.

### **Recycling, Adaptive Reuse**

The reuse of older structures that would have otherwise been demolished, often involving extensive restoration or rehabilitation of the interior and/or exterior to accommodate the new use.

### **Rafter**

A sloping structural member of the roof that extends from the ridge to the eaves and is used to support the roof deck, shingles or other roof coverings.

## **Appendix A Glossary of Terms (Continued)**

### **Rehabilitation, Renovation**

The modification of or changes to an existing building in order to extend its useful life or utility through repairs or alterations, while preserving the features of the building that contribute to its architectural, cultural or historical character.

### **Relief**

Carving raised above a background plane, as in base relief.

### **Remodeling**

Any change or alteration to a building which substantially alters its original state.

### **Reveal**

The vertical side section of a doorway or window frame.

### **Ridge**

The highest line of a roof when sloping planes intersect.

### **Rustication**

A method of forming stonework with recessed joints and smooth or roughly textured block faces.

### **Rhythm**

The regular or harmonious recurrence of lines, shapes, forms, element or color, usually within a proportional system.

### **Sash**

The part of the window frame in which the glass is set.

### **Section**

A representation of a building, divided into 2 parts by a vertical plane so as to exhibit the construction of the building.

### **Scale**

Scale is the measurement of the relationship of one object to another object. The scale of a building can be described in terms of its relationship to a human being. All components of a building also have a relationship to each other and to the building as a whole, which is the "scale" of the components. Generally, the scale of the building components also relate to the scale of the entire building. The relationship of a building, or portions of a building, to a human being is called its relationship to "human scale." The spectrum of relationships to humans scale ranges from intimate to monumental.

### **Setback**

The minimum horizontal distance between the lot or property line and the nearest front, side, or rear line of the building (as the case may be), including terraces or any covered projection thereof, excluding steps.

## **Appendix A Glossary of Terms (Continued)**

### **Shake**

Split wood shingles.

### **Shed Roof**

A sloping, single-planed roof as seen on a lean-to.

### **Siding**

The finished covering on the exterior of a frame building (with the exception of masonry); the term cladding is often used to describe any exterior wall covering, including masonry.

### **Sill**

The exterior horizontal member on which a window frame sits.

### **Slate**

Thinly laminated rock, split for roofing, paving, etc.

### **Soffit**

The finished underside of an eave.

### **Street Wall**

The edges created by building and landscaping that enclose the street and create space..

### **Stringcourse**

A narrow horizontal band extending across the façade of a building and in some instances encircling such decorative features as pillars or engaged columns; may be flush or projecting, and flat, molded, or richly carved.

### **Stucco**

An exterior finish, usually textured, composed of Portland cement, lime, and sand, which are mixed with water.

### **Surface Materials**

Can be used to create a texture for a building – from the roughness of stone or a ribbed metal screen to the smoothness of marble or glass. Some materials, such as wood, may be either rough (such as wood shingles or resawn lumber) or smooth (such as clapboard siding).

### **Sustainability**

Using a resource so that the resource is not depleted or permanently damaged

## **Appendix A Glossary of Terms (Continued)**

### **Symmetry**

The balanced arrangements of equivalent elements about a common axis.

### **Terra-cotta**

Earth colored baked clay products formed into molds and used ornamentally; also referred to as a roof tile color.

### **Texture**

Texture refers to variations in the exterior façade and may be described in terms of roughness of the surface material, the patterns inherent in the material or the patterns in which the material is placed. Texture and lack of texture influence the mass, scale, and rhythm of a building. Texture also can add intimate scale to large buildings by the use of small detailed patterns, such as brick masonry.

### **Transom**

The horizontal division or cross-bar in a window; a window opening above a door.

### **Truss**

A structure composed of a combination of members, usually in some triangular arrangement so as to constitute a rigid framework.

### **Turret**

A little tower often at the corner of a building.

### **Veranda**

A roofed porch sometimes stretching on two sides of a building.

### **Vertical**

Being in a position or direction perpendicular to the plane of the horizon; upright; plumb.

