

It is the intent of the Planning Commission to provide guidelines relating to architectural building design within the Barton Road Specific Plan. Underlined wording is intended to supplement the existing “General Architectural Guidelines for All Development” section contained within the Barton Road Specific Plan.

1. *Desirable Elements*

The qualities and design elements for commercial buildings (including offices) on Barton Road that are potentially most desirable include:

- *richness of surface and texture*
- *significant wall articulation (insets, canopies, wing walls, arcades, trellises, porches, dormers, etc.)- The use of shadowing is appropriate.*
- *multi-planed, pitched roofs*
- *roof overhangs*
- *regular or traditional window rhythm*
- *articulated mass and bulk*
- *interesting and articulated wall surfaces*
- *wood siding, wood shingles (wall) - The use of materials that simulate wood siding and wood shingles which are long lasting and require little maintenance are encouraged, as accent materials.*
- *brick and stucco accents (wall)*
- *wood shingles and tile (roof) – The use of concrete/clay tile roof materials is preferred.*



The use of wood siding and wood shingles as accent materials are preferred.



Use of significant articulation of walls, mass and bulk through the use of insets, trellises, stone, decorative lights, building projections, and varied wall planes. Use of multi-planed roofs, including pitched roof elements.

2. Undesirable Elements

Potentially undesirable elements include:

- *highly reflective surfaces*
- *large blank, unarticulated stucco wall surfaces*
- *unpainted concrete precision block walls*
- *reflective glass*
- *corrugated metal siding on the main façade*
- *plastic siding*
- *irregular, modernistic window shapes and rhythm*
- *square "boxlike" buildings*
- *standing seam metal walls on the main façade*
- *mix of unrelated styles (i.e. rustic wood shingles and polished chrome)*



Large blank walls with little or no articulation are discouraged.



The use of metal sided buildings is discouraged. Rather, metal buildings should be fully treated with preferred primary and accent materials.

3. Exterior Wall Materials Palette

The following palette of exterior wall materials is strongly encouraged:

- *wood siding (horizontal or vertical or diagonal) - The use of wood siding (horizontal, vertical or diagonal) and wood shake materials are appropriate as accent materials.*
- *wood shake*
- *river cobble The use of rock and/or stone materials are appropriate as accent materials, but should not be used as primary finish materials.*
- *slate*



This center demonstrates the use of stucco, wood siding, stone, metal seam roofing, and contrasting colors.



The use of river rock or other stone materials is desirable. This center uses a combination of stucco, river rock, exposed wood rafters, gables and corbels.

- brick (natural colors)
- stucco (as an accent only, extensive use not appropriate) – The use of stucco is appropriate in combination with other materials and building articulation
- clay tile (natural colors)

The following materials are discouraged as primary exterior wall materials:

- natural, unfinished concrete
- stucco - The use of stucco as a primary finish material is appropriate. Light stucco texture finishes are preferred over heavy texture finishes.
- corrugated metal
- reflective glass
- standing seam metal walls
- plywood (painted or otherwise)
- corrugated Fiberglass



Rather than painted concrete block, as shown above, decorative wall treatments should be used.

- illuminated sidings and awnings
- plastic laminate
- un-milled, bare aluminum
- painted white brick
- unpainted concrete block/precision block – The use of untreated concrete block or precision block is discouraged.

7. Color

Color Palette - The dominant color of new buildings constructed on Barton Road shall be similar to the inherent color of earth tones found in the area. The following colors should not be used as primary wall colors.

- *Aquamarine*
- *bright or hunters orange*
- *chartreuse*
- *cherry or "fire engine" red*
- *chrome yellow*
- *all day-glow colors*
- *purple*
- *turquoise*
- *fluorescent-colors*



The use of bold accent colors may be appropriate.



This gold tone color is used as an accent color with other earth tone colors and materials.

The following soft earth tone colors are recommended as primary wall colors:

- *almond*
- *bluegrass*
- *brick*
- *burgundy*
- *cedar beige*
- *chamois*
- *cobblestone*
- *cordovan*
- *cream*
- *driftwood gray*
- *gray*



The use of earth tone colors with complementary accent colors and materials is encouraged.



- *Monterey pine*
- *peacock green*
- *puce*
- *rose quartz*
- *topaz*
- *gold and yellow tones*

This commercial center uses yellow earth tone colors, with dark accent colors, ledgerstone, tile, and green metal trellises.

Burgundy, chamois, peacock green, puce, and topaz would be more appropriate as accent colors. Additionally, other colors within the above color scheme may also be acceptable.

10. Roofs



Standing metal seam roofing on architectural towers and awnings.

- The following roof materials are not acceptable:
 - corrugated metal - The use of standing seam metal roof material is appropriate on architectural tower treatments, awnings, gables, or similar features.
 - high contrast or brightly colored glazed tile
 - highly reflective surfaces
 - illuminated roofing

- Dormers, when appropriate to the character of the building, can be used to add interest to the roofline and to introduce natural light into the building.
- Roofing materials that are most appropriate to the "village" character of Barton Road are heavy wood shingles and terra cotta tile. Concrete roof tiles in neutral colors may also be appropriate. However, the use of concrete/clay tiles or faux wood shingles is preferred because of their longevity and durability.

11. Awnings



The use of decorative awnings constructed of durable materials is strongly encouraged.

- Plexiglas, metal, and glossy vinyl illuminated awnings are prohibited. Canvas, treated canvas, matte finish vinyl, and fabric awnings are encouraged. - Awning material that will withstand seasonal changes in weather should be used. The use of canvas, vinyl and fabric are discouraged.