

Appendix C

ALTERNATIVE ARCHITECTURAL STYLE OPTIONS

Central Coast Industrial Style



Residential



DESIGN FEATURES AND MATERIALS:

- Metal siding
- Industrial windows
- Concrete columns
- Exposed structure
- Projected eaves
- Agricultural building forms
- Steel Shade trellis and awnings
- Roof monitors and cupolas
- Clerestory daylight



Commercial / Retail



1.0 BUILDING DESIGN

1.1 PRIMARY STRUCTURAL SYSTEMS:

Structural steel – exposed elements, wide flange, angles, channels, trusses, bar joist
Braced frames – steel plate connectors

Agricultural Related – Wood timber trusses, steel plate bolted connectors

Structural columns – Exposed concrete columns and plinth elements
Exposed wide flange columns

SECONDARY SYSTEMS:

Tube steel purlins, outriggers
Knee braces – timber or steel angles
Cross bracing – steel rods & turnbuckles or steel angles

AVOID:

Concrete masonry
Concrete tilt-up
Pre-Engineered metal structures



2.0 FACADE DESIGN

2.1 PRIMARY FACADE MATERIALS:

Prefinished corrugated metal panels
Cement Fiber panels – corrugated, evenly-spaced
Limited: Cement plaster
Taught stretched “skins”
Vertical rib orientation

SECONDARY FACADE MATERIALS:

Architectural prefinished metal panels
Brick veneers
Concrete masonry wainscot

AVOID MATERIALS:

Stone veneers
Horizontal siding
Board and batt
Ceramic tile
Insulated metal sandwich panels
Ribbed metal siding panels
Finish Plywood



2.0 FACADE DESIGN (cont.)

2.2 WINDOW OPENINGS:

Horizontal proportions / strip windows
 Divided lites and operable sections
 Flush with exterior finish
 Stone front systems – divided, flush details
 SECONDARY FENSTRATION:
 Glass block
 Fiberglass sandwich panels

AVOID:

Inset windows
 Structural glazing
 Large undivided areas of glass

2.3 SOLAR CONTROL AND DAYLIGHTING

Shaded on South
 Maximize available North daylight
 Metal shed awnings
 Horizontal louvered outriggers
 Large roof overhangs

AVOID:

Fixed fabric awnings
 Retractable fabric awnings
 Window shutters



2.0 FACADE DESIGN (cont.)

2.4 APPROPRIATE ARCHITECTURAL DETAILS

Roof vents, metal vent stacks
 Metal fascia gutters with downspouts
 Metal wall ventilation louvers
 Pipe handrail and guardrail systems
 Solid half walls at stairs and balconies
 Exposed metal stairs

AVOID:

Mouldings
 Window trim
 Vertical picket rails
 Non-functional ornamental details

2.5 LIGHTING FIXTURES

Industrial area light fixtures
 Goose neck, Wire / Cage guards
 Flared housings

AVOID:

Ornate fixture details



3.0 ROOF DESIGN

3.1 ROOF FORMS:

Pitched roofs, medium slope 3:12 – 6:12
 Gable ends with center ridge
 Sawtooth roofs
 Roof monitors and cupolas
 Rectilinear and angled forms

EXPRESS FUNCTION IN FORM:

Vertical circulation tower

AVOID FORMS:

Curved roofs
 Hipped roofs
 Parapet roofs
 Flat roofs

3.2 ROOFING MATERIALS:

Standing seam metal panels
 Corrugated metal panels
 Composition asphalt shingles

AVOID MATERIALS:

Clay tile
 Wood shakes or shingles
 Rolled roofing
 Single ply (visible)
 Asphalt shingles with wood shake or tile “look”
 Metal shakes or “tiles”
 Ribbed metal roofing panels



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California Mission Style

DESIGN FEATURES AND MATERIALS:

- Plaster walls
- Clay roof tiles
- Solid, massive walls and deep openings
- Mouldings and feature strips
- Low sloping tiled roofs
- Pedimented gables
- Ornamental metalwork
- Arcades and archways
- Timber shade trellis and awnings



Residential



Commercial / Retail

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California Craftsman Style

DESIGN FEATURES AND MATERIALS:

- Horizontal siding/shingles
- Heavy Timber
- Pitched roofs
- Deep overhanging eaves
- Ornamental wood and masonry
- Tapered columns
- Timber Shade trellis and awnings
- Architectural definition of separate tenants
- Corbels and braces



Residential



Commercial / Retail

