



# MEADOWOOD

SPECIFIC PLAN/GENERAL PLAN AMENDMENT  
GPA 04 - 002 / SPA 04 - 001

AUGUST 2009



# **MEADOWOOD RESIDENTIAL GUIDELINES**

## **SITE DESIGN & ARCHITECTURE**

### **Appendix 2**

Prepared for:

**Pardee Homes**  
6025 Edgewood Bend Court  
San Diego CA 92130

Prepared by:

**Rick Engineering Company**  
*Urban Design/Planning Division*  
5620 Friars Road  
San Diego CA 92110

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## Introduction

*“Each development proposal should include a thorough analysis of existing conditions on and adjacent to the site. A proper analysis will include a careful examination of a site’s physical properties, its amenities, special problems, character and an examination of the neighboring environment.”*

Fallbrook Design Guidelines

Meadowood is characterized by diverse topography ranging from a well defined, relatively flat, valley area to steep hillside supporting citrus and avocado orchards. The goal of Meadowood is to create a pattern of land use and conservation that would clearly ensure compatibility with the surrounding environs, in keeping with the stated goals of the community. See Figure 1 – Land Use Plan.

Meadowood creates a high quality community composed of a variety of residential densities, recreational and open space uses. The residential component is comprised of up to 886 dwelling units in distinct and complementary arrangements linked to the setting with hiking and equestrian trails.

The densities range from single family detached homes at approximately 2.7 du/ac. to multi family attached homes at approximately 13.5 du/ac.

## Project Description

Meadowood, encompassing more than 389 acres, is comprised of seven planning areas devoted to residential and non-residential land uses. These guidelines focus on the residential products that are within three (with an optional fourth) of the planning areas covering approximately 183 acres or 47% of the site. See Figure 2 – Planning Areas. The character of Meadowood is defined by a variety of architectural styles and housing types related to each other, not by a uniform theme but by the height, bulk and scale of the collective buildings. The Fallbrook Design Guidelines, (circa 1989) and the I-15 Corridor Scenic Preservation Guidelines, (circa 1987) have been incorporated, where applicable, into the design of the Meadowood residential neighborhoods.

## Planning Areas

By planning area, the following describes the residential designs at Meadowood:

- a. Planning Area 1 – Multi Family Detached  
Typical lot size – 47’x55’ (approx.)

These detached homes are situated on small lots. They are two-story with simple forms and massing of modest character. Private yard areas will create comfortable outdoor living space. Homes will have attached recessed two car garages.

- b. Planning Area 5 – Single Family Detached  
Typical lot size – 50’x100’ (approx.)

These single family detached homes are sited on a more conventional lot design. These homes represent the most predominant residential product at Meadowood. Homes will be one- and two-story in height with attached recessed two car garages. The lot sizes will allow for ample outdoor living space in the traditional form.

- c. Planning Area 2 – Multi Family Detached (optional)  
Typical Lot Size – 47'x55' (approx.)

These homes are the same in design and character as those within Planning Area 1. They are two-story structures with attached recessed two car garages. The outdoor living space is compact yet functional in size.

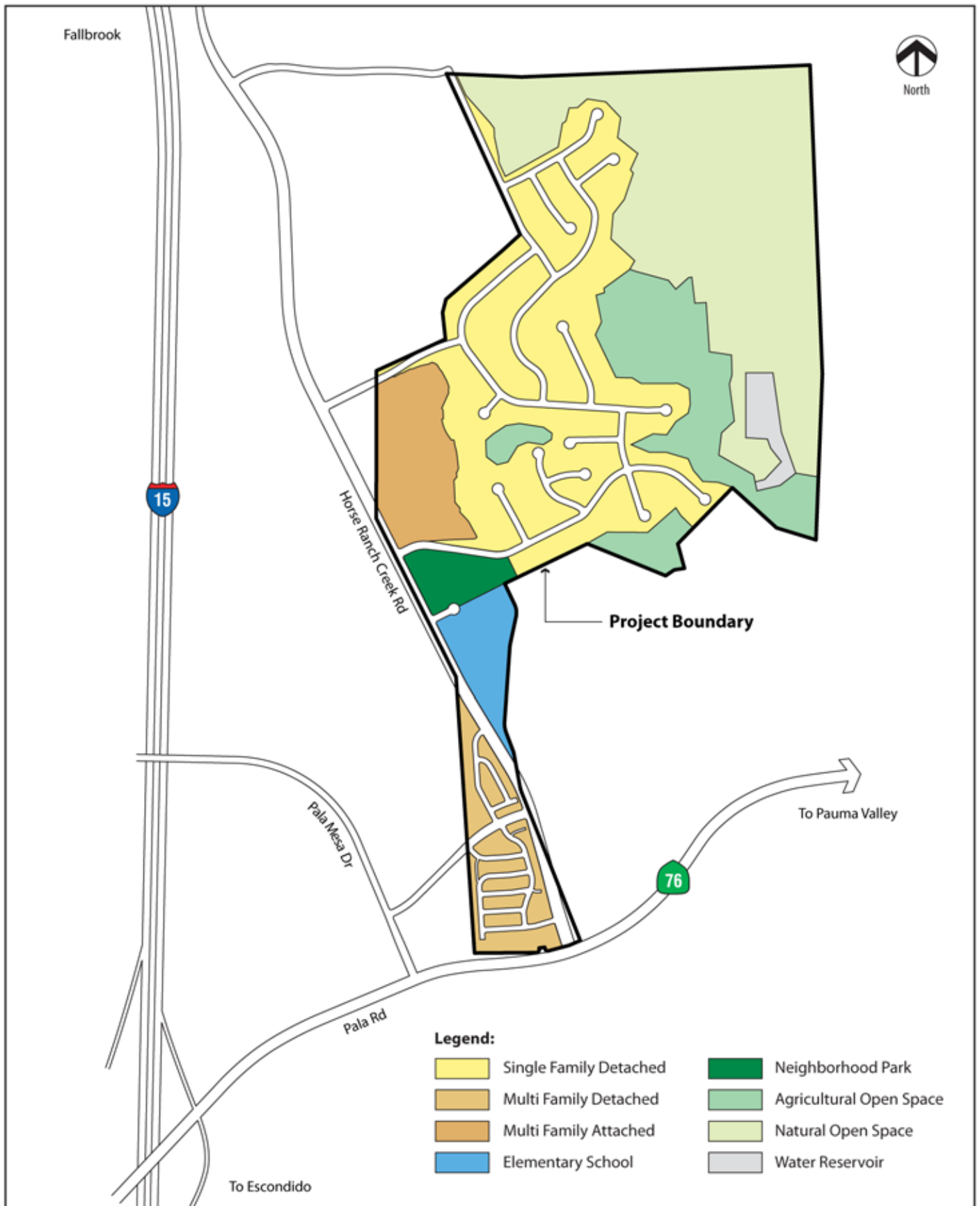
- d. Planning Area 4 - Multi Family Attached  
Typical Village Area – n/a

These homes are attached and can be configured in clusters of three to six units that provide visual diversity and enhance opportunities for common open space. Homes are moderate in size and are typically two-story with tuck under garaged parking. This product features well articulated facades that breakdown the predominately two-story massing.

## **Architectural Design Philosophy**

While certain community-wide elements will have a common design (i.e. landscaping, fencing and signage), a variety of architectural styles are envisioned for structures within Meadowood. Although various architectural styles are intended to coexist in the overall community (especially in different planning areas) to provide for independent and distinct neighborhood character, architectural styles should be carefully evaluated when several different styles are planned within a single development project. In such instances, a consistent palette of building materials and complementary color schemes, adherence to the incorporation of "Village Style" features such as porches, columns, arcades, overhangs and seating areas, in conjunction with a uniform landscape scheme, may be used to tie several architectural styles together to create a cohesive community character that would reinforce achieving harmony with the surrounding styles of the Fallbrook area. It is intended that these Design Guidelines supplement those used by the County in the normal course of design review.

Because the popularity of architectural styles is constantly changing, the types of architecture to be constructed in each planning area within Meadowood will be determined at the time a given area is slated for actual development. As a general rule, however, architecture within each Planning Area at Meadowood should have internal consistency. For example, architecture should not be hybrid such as "Spanish Cape Cod." However, it is likely that different planning areas will have different architectural themes and styles since the Meadowood community will be built-out over a three to five year period once construction has begun, and trends are expected to continue to evolve and change during the built-out time frame.

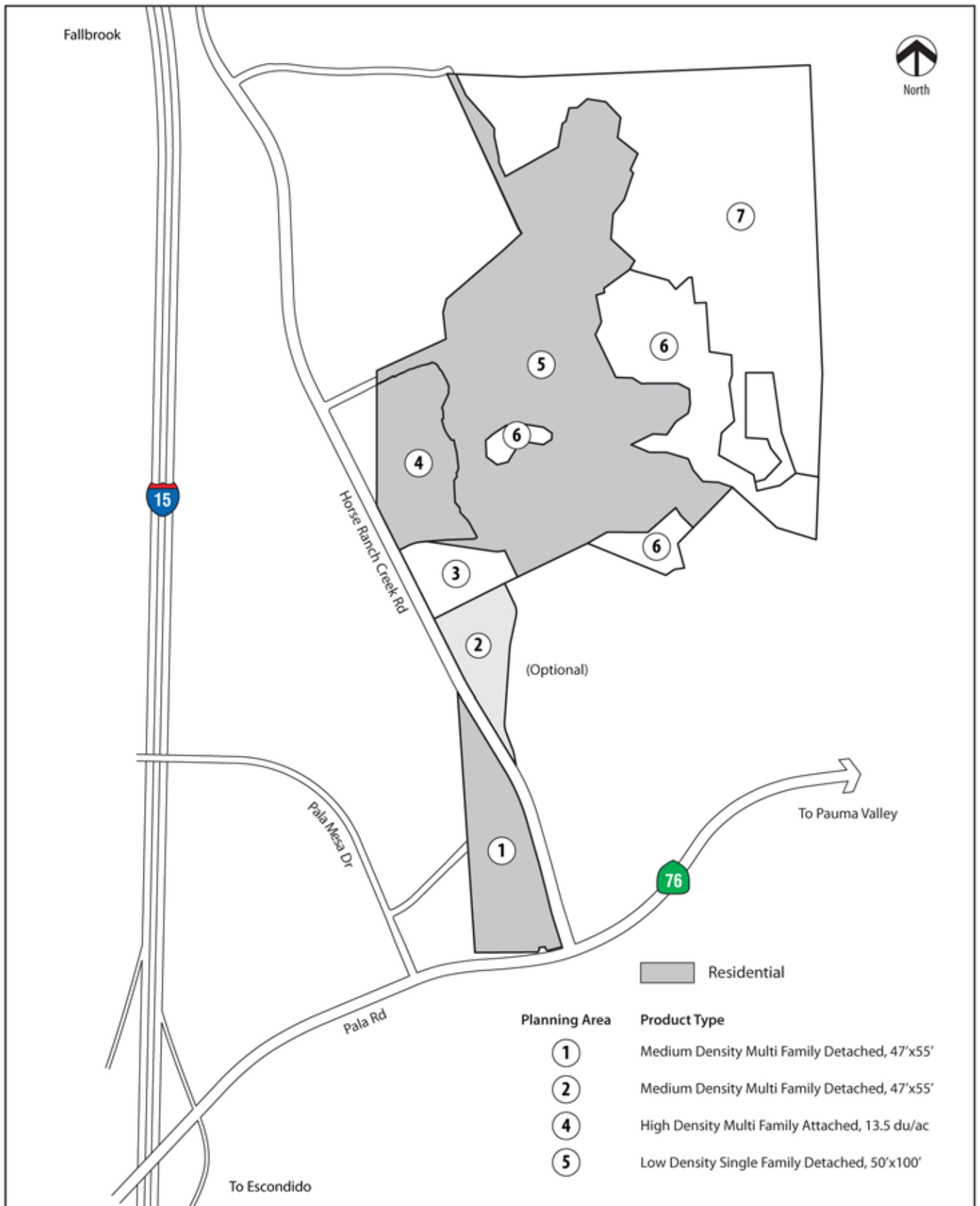


## LAND USE PLAN

### MEADOWOOD

MEADOWOOD RESIDENTIAL GUIDELINES - Page 3

Figure 1



## PLANNING AREAS

### MEADOWOOD

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Figure 2

## **General Architectural Guidelines**

### ***Purpose***

The following architectural design criteria are intended to ensure that a variety of design elements are incorporated into the design of Meadowood homes. The purpose is to provide visual interest, provide articulation to reduce building mass, and contribute to the distinct identity of each residential planning area at Meadowood.

### ***Variations in Floor Plans, Elevation Styles, and Color Schemes***

Consistent with the Meadowood Major Use Permit there shall be a significant variety in architectural floor plans, orientations and reverses, and in elevation design styles. On average, a combination of a particular floor plan and an elevation style should not repeat more than once every ten (10) lots on any individual street.

### ***Variations in Architectural Design Elements***

The architectural design elements for the homes should vary depending upon the architectural style, as follows:

1. Front elevations shall have a minimum of four (4) different design elements to create stylistic character for each floor plan. Roof line variation, window and door openings are examples that should be considered.
2. Homes visible from public/private streets shall receive special attention on rear and side elevations in terms of the architectural elevations visible from those roadways. This should include window detailing and other elements similar to the front elevation of the home.
3. The use of angled walls, first and second story offsets, asymmetrical patterns, variable setbacks, pronounced faceting, carving and sculpturing techniques should be used to avoid a square, flat silhouette. Projections should enhance the building appearance through the creation of shadows.
4. Garage setbacks may be varied to enhance the appearance of the streetscene. Garages should be fully integrated into the design of the architecture. In addition, garages should be designed to have a minimal visual impact relative to the facade of the structure. Varying the orientation of the garage in relation to the street whenever practical can be used to accomplish this goal. Materials, rooflines, balconies and setbacks can also be used to reduce the prominence of the garage. All garages shall have automatic door openers.
5. Primary materials should be wood, stucco, brick and stone.

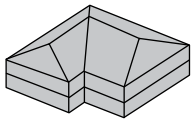
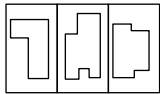
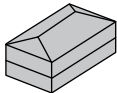
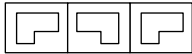
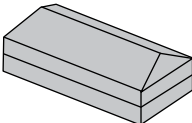
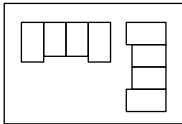


6. Earth tones and soft pastels that predominate the natural color of the exterior building materials are also encouraged. The natural colors of the exterior building materials are also acceptable. Intense colors and pure hues such as stark white, black, blue and red may be used as colorful accents on buildings. Gutters and downspouts shall be painted to match the surface to which attached, unless used as a major design element, in which case the color shall be consistent with the color scheme of the building.
7. Buildings should be oriented to maximize solar access and take advantage of passive solar heating opportunities.
8. Large residential building surfaces should have color schemes and textures to reduce their apparent size. This can be accomplished by breaking up large facades with brightly or complementary colored canopies, balconies, terraces, cornices, small windows and other architectural details.
9. A variety of roof types should be encouraged for both single family and multi family dwellings including hip roofs, gable roofs, and pitched roofs. Mansard, gambrel and flat roofs are generally not recommended for use on single family residential structures. If flat roofs are incorporated into a single family dwelling, then the flat portion of the roof should, in general, not exceed 40% of the entire roof area.
10. Roof height and planes should vary to create interplay between the roof and the walls of the structure.
11. A wide variety of roofing materials is acceptable, provided that roofs meet Fire Department fire retardant codes and the Meadowood Fire Protection Plan. Clay or concrete tile roofing is preferred. A range of multicolor roof tiles should be provided to ensure that no adjacent homes have the exact same pattern or color.
12. Structures should be equipped with energy conserving materials and devices such as low-flush toilets, low volume shower heads and adequate insulation.
13. Screening adjacent to roadways shall complement the architecture, color and construction material of the primary building(s).

## Site Design Standards

### *Housing Types*

The following section sets forth development standards for each of the housing types for Meadowood (see also Figures 3-8). These standards are meant to be followed closely as they implement the goals set forth within the Meadowood Specific Plan Amendment. Criteria for desired siting/placement of structures, FAR, height, etc. are illustrated herein. The matrix below depicts the various housing types that are proposed.

	
Single Family Detached	
	
Multi Family Detached	
	
Multi Family Attached	

- No specific architectural style is required, but exemplary design will be incorporated into each residence. Continuity is established with standard roof and floor heights, fenestration, etc.
- All houses should have a primary entrance visible from street or common open space/paseo.

## Character

Meadowood demonstrates sensitivity to both the natural setting and to the neighborhood context, while taking into account the community's design guidelines. The central theme of Meadowood is a blend of the natural setting and an architectural and landscape design that celebrates the colors, textures and variety with building details and open space features.

How a building looks from the street often reveals more about the neighborhood than anything else. The facade is the face of a building; it can welcome and assure the passerby and express the aspirations of the resident. Architectural styles should be varied and rendered thoughtfully with good construction and detail.

Building facades should be varied and articulated to provide visual interest to pedestrians. Frequent building entries and windows should face the street. In no case shall a building facade consist of an unarticulated bland wall or an unbroken series of garage doors.

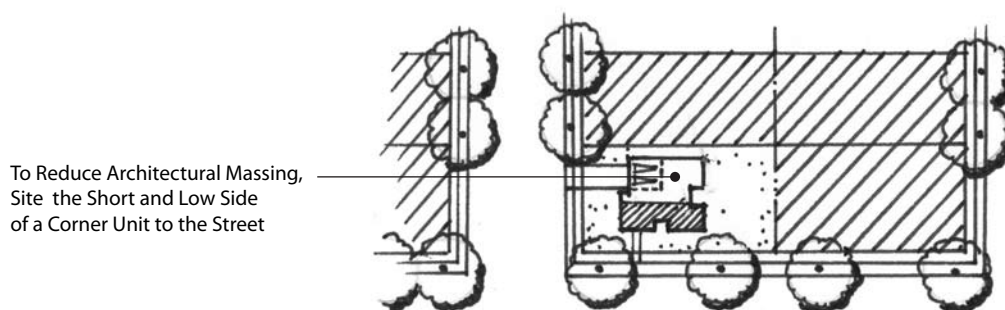
*"Building forms shall be of appropriate scale, provide visual interest, avoid block-line configurations and where feasible, be integrated into the existing topography."*

I-15 Corridor Scenic Preservation Guidelines, County of San Diego

## Mass and Scale

The bulk and articulation of a building create its mass and scale. Housing should always, in the horizontal and vertical planes, incorporate articulation that is proportioned in relationship to its human occupants. Third story dimensioned accents as permitted by the Uniform Building Code are encouraged.

In general, building mass and scale will be controlled by the zoning for the residential parcels. The mass and scale of single family residences should be varied. One- and two-story single family residences should be mixed together. Corner lots should orient entry areas toward side streets where possible. Multi family housing should be given special attention at corners, ends, and entry areas to provide visual interest and to break up the scale of larger projects. The larger the project, the more simple and organized the project should become. The smaller the scale of the project, the more highly articulated its massing and detail should become, reflecting the individual character of these projects.

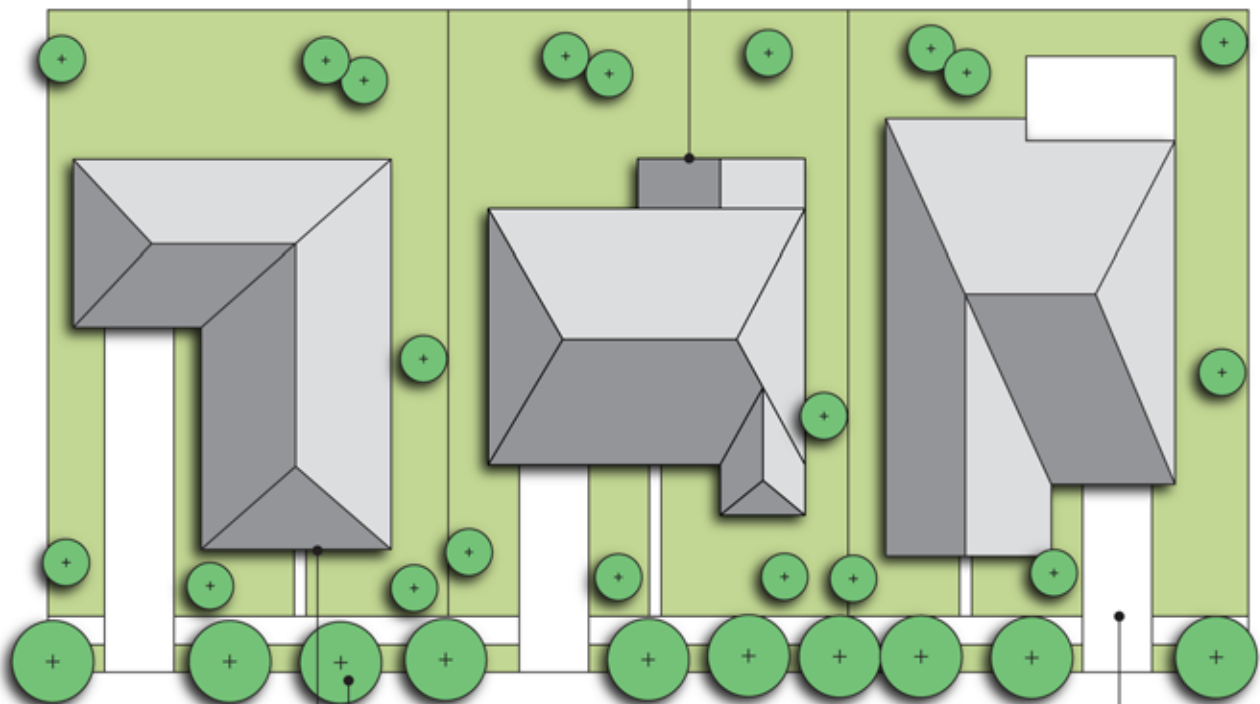


No Specific Architectural Style is Required, Continuity is Established with Standard Roof and Floor Heights, Fenestration, Etc.

Where Possible, Houses Should Have a Primary Entrance Visible from Street, Front Stoops, or Trellises Necessary to Enhance this Area and Provide Transition from the Street



Where Rear Elevations are Visible from Public/private Streets Architectural Details and Materials Equal to "Front" Should be Incorporated



Varying the Distance of House Facades from Street Avoids a Monotonous Feel

Deciduous Canopy Trees Line Streets in front of Conventional Single Family Homes in Most Instances - See Landscape Plan

Front Facing Garages Should be Offset from Front Plane of House

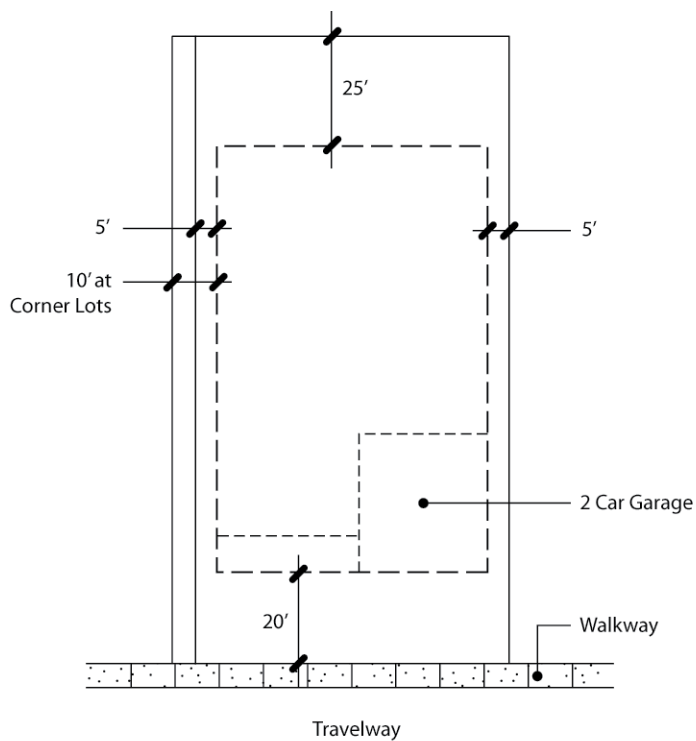
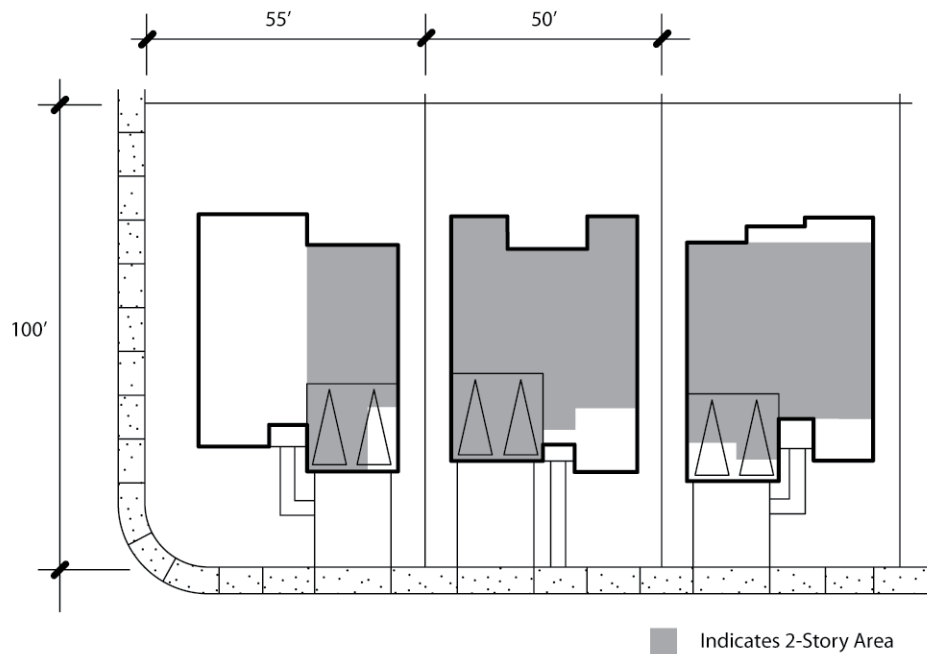
note: these illustrations are intended to indicate height, massing, and character only

## LOW DENSITY NEIGHBORHOOD - PA 5 SINGLE FAMILY DETACHED UNITS

**MEADOWOOD**

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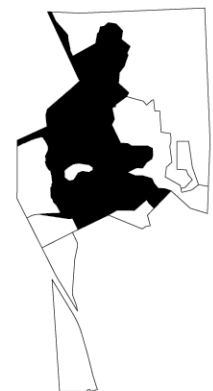
Figure 3



- Height Regulations .....35'
- Floor Area .....2.7
- Off-Street Parking Ratio .....2 Spaces per Lot

Compliance with  
County of SD  
Zoning Regulations

✓
-
✓



### Typical Minimum Setbacks

(Unless Otherwise Noted)

## LOW DENSITY NEIGHBORHOOD - PA 5

### 50'X100' LOTS

### CONVENTIONAL STREET ACCESS

MEADOWOOD

MEADOWOOD RESIDENTIAL GUIDELINES - Page 10

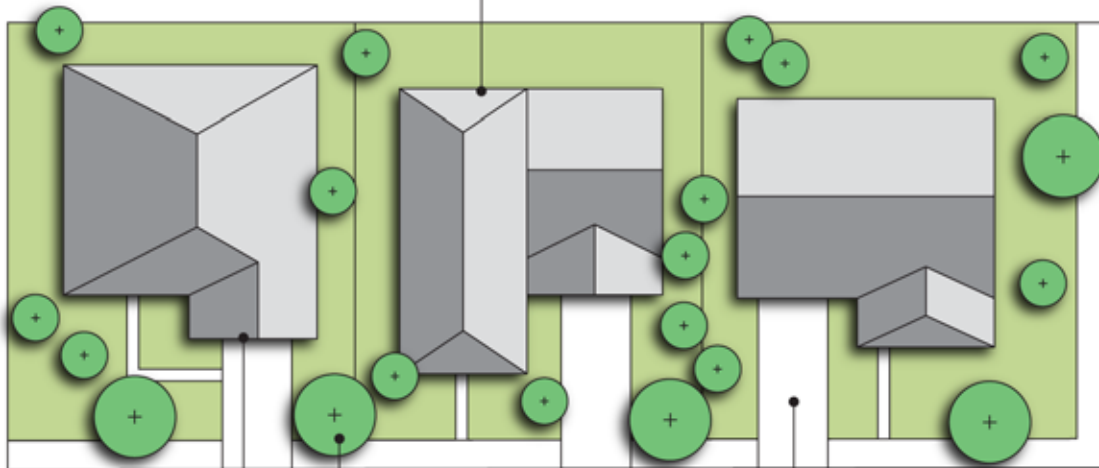
Figure 4

Where Possible, Houses Should Have a Primary Entrance Visible from Street, Front Stoops, or Trellises Necessary to Enhance this Area and Provide Transition from the Street

No Specific Architectural Style is Required, Continuity is Established with Standard Roof and Floor Heights, Fenestration, Etc.



Where Rear Elevations are Visible from Public/private Streets Architectural Details and Materials Equal to "Front" Should be Incorporated



Varying the Distance of House Facades from Street Avoids a Monotonous Feel

Deciduous Canopy Trees Line Streets in front of Homes in Most Instances - See Landscape Plan

Front Facing Garages Should be Offset from Front Plane of House

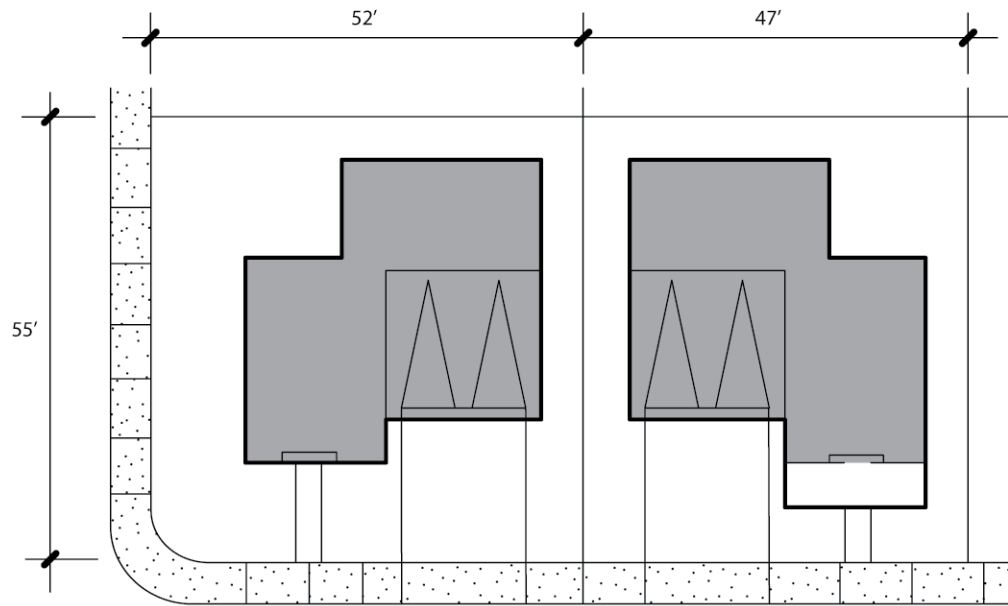
note: these illustrations are intended to indicate height, massing, and character only

## MEDIUM DENSITY NEIGHBORHOOD - PA 1 & (PA 2 Optional) MULTI FAMILY DETACHED UNITS

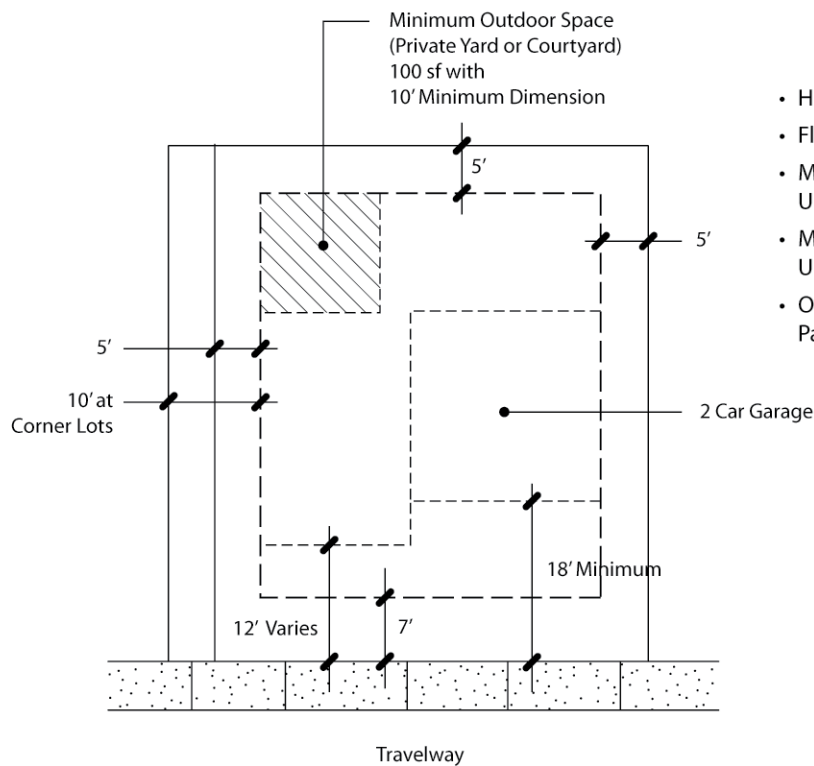
**MEADOWOOD**

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Figure 5



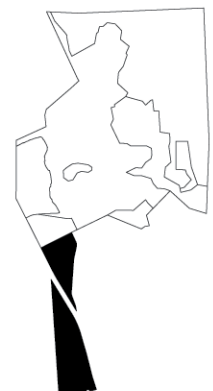
■ Indicates 2-Story Area



**Typical Minimum Setbacks**  
(Unless Otherwise Noted)

- Height Regulations ..... 35' ☒
- Floor Area ..... 2 ☒
- Minimum Private Usable Open Space ..... 100 sf per Lot ☒
- Minimum Group Usable Open Space ..... 150 sf per Lot ☒
- Off-Street Parking Ratio ..... 2.2 Spaces per Lot ☒

Compliance with  
County of SD  
Zoning Regulations



**MEDIUM DENSITY NEIGHBORHOOD - PA 1 & (PA 2 Optional)**  
**47'X55' LOTS**  
**CONVENTIONAL STREET ACCESS**

**MEADOWOOD**



note: these illustrations are intended to indicate height, massing, and character only

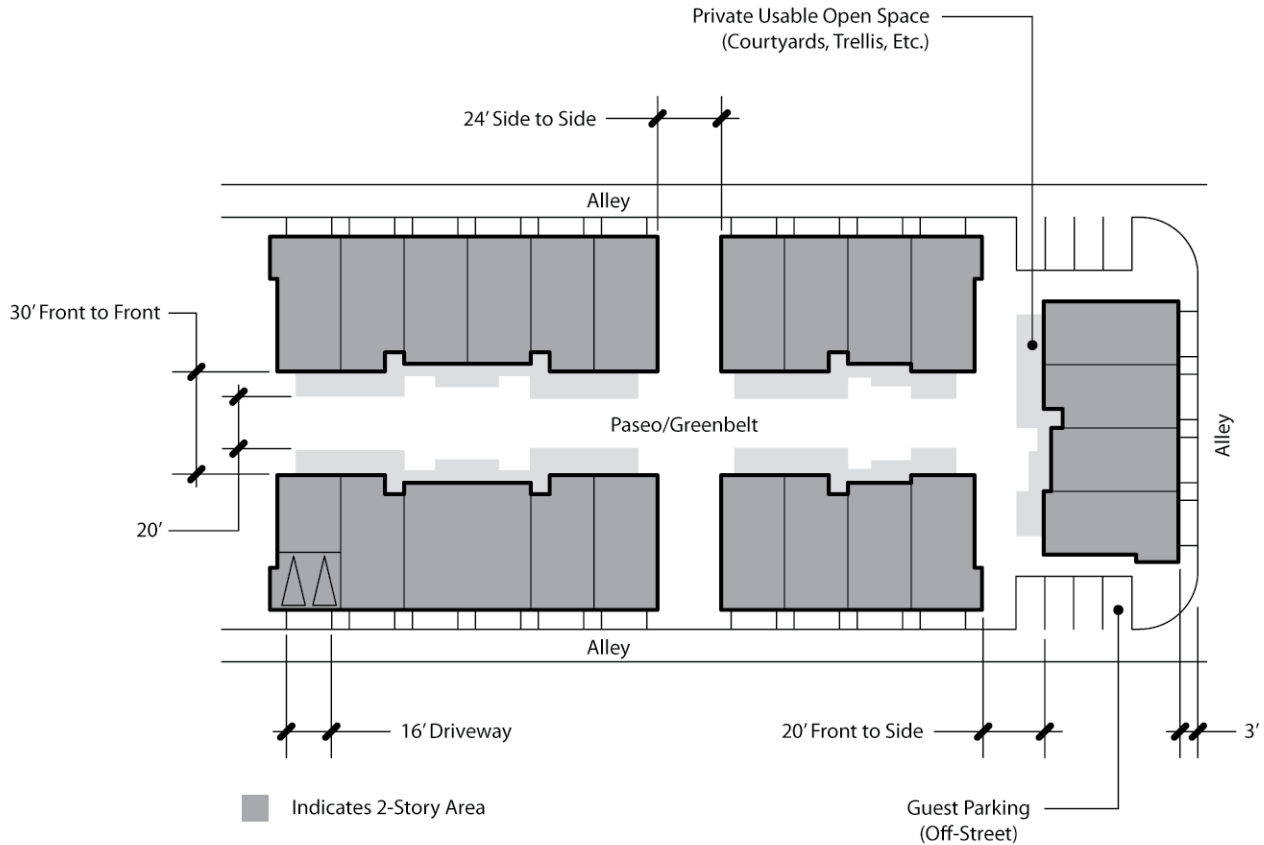
## HIGH DENSITY NEIGHBORHOOD - PA 4 MULTI FAMILY ATTACHED UNITS

**MEADOWOOD**

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Figure 7

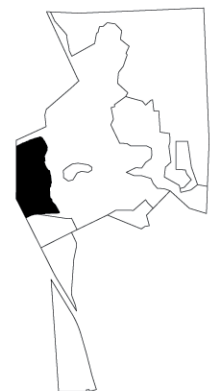




### **Building Composition and Separations**

	Compliance with County of SD Zoning Regulations
• Height Regulations ..... 35'	✓
• Floor Area ..... 0.80	-
• Minimum Private Usable Open Space ..... 100 sf per Unit	✓
• Minimum Group Usable Open Space ..... 150 sf per Unit	✓
• Off-Street Parking Ratio ..... 2.5 Spaces per Unit (Includes Guest)	✓

note: all dimensions shown  
expressed as minimum



## **HIGH DENSITY NEIGHBORHOOD - PA 4 MULTI FAMILY ALLEY ACCESS**

**MEADOWOOD**

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Figure 8

## Architectural Styles and Guidelines

### *Overview*

Meadowood's residential component is located within three planning areas (with a possible fourth if the proposed elementary school is not ultimately needed). Each area has been programmed to create a distinct identity due to variations in product type and density.

Within these distinct neighborhoods are four different architectural styles, with characteristics that have stood the test of time both in their place of historical origin and locally here in California.

The following design examples and details illustrate overall impression and capture authentic characteristics of each style.



Mediterranean



Spanish Revival



Italian



Cottage

## **Mediterranean**

### *Character*

The Mediterranean style is characterized by simple, strong volumes. Massing involves a proportioning system that leads to delicate and articulated mass elements. The roof pitches are shallow, usually 3:12 to 4:12, and covered with two-piece clay barrel tile or high-profile concrete S-tile. Architectural detail is incorporated into overhangs at rakes and eaves.

The predominant wall material is stucco with a semi-smooth finish. Colors are typically light, natural and monochromatic. The overall materials palette includes tile, brick, molded plaster and stone. All major openings are deep-set to give the appearance of substantial walls and structure.



## Spanish Revival

### *Character*

The Spanish style is characterized by a combination of detail from several eras of Spanish and Mexican architecture, the style is marked by the prodigious use of smooth plaster (stucco) wall and chimney finishes, low-pitched clay tile, shed, or flat roofs and terra cotta or cast concrete ornaments. Other characteristics typically include small porches or balconies, semi-circular arcades and fenestration .

The overall materials palette includes tile, plaster (stucco), and decorative iron trim. Colors are typically light and monochromatic.



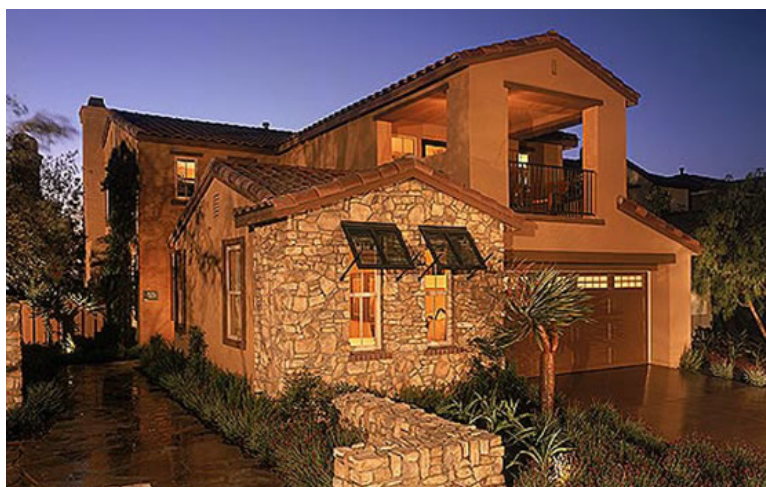


## Italian

### *Character*

The Italian style is distinctive by its pronounced exaggeration of many Renaissance characteristics; emphatic eaves supported by corbels, low-pitched roofs barely discernible from the ground. A tower element is often incorporated along with tall first floor windows.

The predominant wall material is stucco with a semi-smooth finish. The overall materials palette includes tile, molded plaster and decorative iron trim. Rectangular or arched entry doors, often doubled with elaborate surrounds and windows with ornamental crowns are frequently associated with this style.



## Cottage

### *Character*

The Cottage style strength comes from using simple massing and forms, as well as “ornamentation” that is primary utilitarian rather than decorative. Small one-story appendages are applied to these homes in the form of porches, bays, etc. which serve to break down the scale of the structure. The style emphasizes function and relies minimally on stylistic effects to define its character. The roof pitches are varied from shallow, usually 3:12, breaking into a steeper main roof plane of 6:12.

The predominant wall material is stucco, board and batten, and horizontal siding. Strong variety of colors to create individuality is encouraged. The overall materials palettes include stone, brick and wood in selected locations.

