

# SECTION 1

## SITE STANDARDS



### 1.1 General Site Standards

The Otay Valley Regional Park Concept Plan has four main goals; provide a mix of active and passive recreational activities, protect environmentally sensitive areas, protect cultural and scenic resources and encourage compatible agricultural uses in the park. These goals should be considered in the design of all projects and achieved through the careful planning of the site, grading and drainage, parking areas, fencing, lighting, access to trails, site furniture, bridges and board walks and graffiti prevention.

### 1.2 Site Planning and Design

Site planning and design involves the analysis of the site's advantages and limitations, identification of environmental issues, organization and location of buildings, overall planning of views, circulation routes for pedestrians and automobiles, and types of site furnishings required to support recreational activity. All projects should be planned to make efficient use of the land and provide a design that adds to the natural beauty of the Otay Valley Regional Park (OVRP). The following site planning objectives should be applied to all projects:

- Preserve project areas that contain outstanding scenic, natural and cultural resources.
- Protect the environmentally sensitive areas and the rural character of the site.
- Restore and enhance environmentally degraded areas of the site.
- Provide opportunities for education the public about the natural and cultural resources of the OVRP.
- Incorporate 'Green Design' concepts.
- Provide trail access points on all projects that link to the trail system.
- Maintain the floodplain in a natural state and prohibit channeling of the floodplain.
- New structures should be sited to blend with the natural landscape and take advantage of the views into the park.
- Site planning to include outdoor spaces for picnics or small seating areas that are adjacent to the park and provide scenic views.

### 1.3 Grading and Drainage

Grading design should be considered in the early planning stages with the following objectives:

- Preservation of the natural character of the site by minimum disturbance of existing ground forms and maintaining ground level at existing trees to be saved.
- Optimum on-site balance of cut and fill; stockpiling for reuse of existing topsoil suitable for the establishment of landscaping.
- Grading should provide for views and entrances into the OVRP.
- Avoidance of large 2:1 slopes requiring costly erosion control measures, except where these are needed in place of retaining walls.
- Tall retaining walls should be used only when no other solutions are available. If tall retaining walls are used they should be screened from the public view by trees and shrubs in front of the wall.

Drainage design must meet the requirements of the Clean Water Act, Best Management Practices and the following objectives:

- Site drainage should be designed to provide safe operation of vehicular and pedestrian traffic and to prevent damage to any buildings and adjacent property.
- Creative drainage systems that lowers the quantity of urban runoff and improves the quality of the urban runoff is encouraged.
- Three design principles to reduce urban runoff include: maximize permeable areas, maximize runoff to permeable areas and reuse storm water and reduce parking lot pollution. One of the most effective ways to reduce urban runoff is to increase the percentage of permeable surfaces and landscaped areas in a project design. This can include porous paving materials, vegetated swales or berms, retention grading, gravel beds and French drains. To maximize runoff to permeable areas rain gutters can be directed to permeable surfaces and/or drywells to collect and store for reuse. Reducing parking lot pollution can include curb less green strip filters, driveway dry wells or using crushed aggregate driveways.
- Avoid brow ditches as a drainage solution when possible. If these ditches are needed, then the concrete shall be colored to blend with the soil color.



## 1.4 Roads and Parking Areas

The OVRP's roads and parking areas should provide access for maintenance, emergency and security functions as well as to trailheads and recreational areas. These facilities should be conveniently sited to serve the OVRP, but without detracting from the landscape, the views and the physical space required for recreation. Where possible all OVRP roads should be designed to compliment the river valley and in a naturalistic manner. Stream crossing by vehicles should be limited to reduce water quality impacts. The use of crushed gravel and minimal signage is encouraged on all OVRP roads.

### 1.4.1 Basic Parking Design

- Parking spaces and circulation shall be organized in a logical and space-saving manner.
- Parking plans shall be different and customized for each site. There are various parking area layouts that provide efficient vehicle and pedestrian flow, from simple roadside parking to a full parking area. A one-way loop road with diagonal parking is one of the best layouts for circulation.
- In organizing parking spaces, non-verbal cues such as wheel stops, traffic islands, and painted lines can minimize the use of signs.
- The walk from the car to the park facilities shall be unobstructed so that users are not tempted to take a shortcut across landscaped areas.

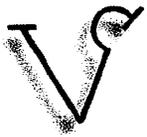
### 1.4.2 Large Parking Areas

Large parking areas will be needed for the larger recreational uses. To reduce the amount of glare, heat and congestion, these large parking lots should provide landscape areas within the parking lot area. These landscape areas should be sized to accommodate trees and shrubs. As a guideline all large parking areas should provide a minimum of 5% of the parking lot as landscape area. Within the parking area one 24" (inch) box tree should be provided within 30' (feet) of each parking space. The trees should be located in a minimum of 40 square feet of unpaved landscape area. Parking areas should be screened from the OVRP by providing a high landscape screen of 30" (inches) along the entire perimeter of the parking area. Plants selected for the screen should reach a mature height of 30" (inches) in two years. Curbs or wheel stops (minimum height of 6" (inches)) are required to protect all landscape areas within parking areas. Large parking areas can be asphalt, concrete paving, stabilized decomposed granite paving or a combination of paving types. The concrete paving or granite paving should blend with the color of the surrounding soil.

### 1.4.3 Smaller Parking Areas

Smaller parking areas will be designed for the smaller interpretive areas, viewpoints and staging areas and serve ten cars or less. Parking should be laid out to provide pedestrians a separate travel route once they get out of the car or provide a





route that minimizes the amount of times a pedestrian has to cross the automobile path. Trees should be provided on the perimeter of the parking area to reduce glare and heat. Ideally trees should be 30' (feet) on center and protected by fencing or curbs. These smaller parking lots will typically be stabilized decomposed granite or they can be paved or a combination of the two types. The concrete or granite paving should blend with the color of the surrounding soil. Landscape timber or railroad ties can be used for wheel stops.

#### 1.4.4 Equestrian Parking Areas

Equestrian parking areas should be located at appropriate distances from sensitive habitats to ensure that the biological values are not impaired. The design of equestrian parking areas should feature a pull-through type parking space, to avoid backing up into parking lot circulation. Horse trailer spaces should be a minimum of 14' (feet) wide x 45' (feet) long.

#### 1.4.5 Accessible Parking Spaces

All parking areas will provide accessible parking per the American Disabilities Act (ADA) guidelines and Title 24. Parking lots that are constructed of crushed gravel will provide the required accessible parking on a hard surface such as concrete or asphalt. Signage, ramps and wheel stops will be provided per the ADA guidelines and Title 24.

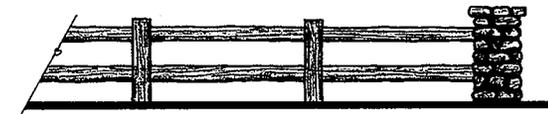
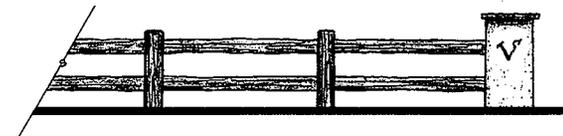
### 1.5 Pedestrian Pathways

Pedestrian paths in the OVRP fall into two categories: hiking trails/paths and paths within defined projects. Hiking trails/paths standards are found in the OVRP Trail Guidelines. Pedestrian paths within projects should be designed for functional and aesthetic purposes. Functionally, a pedestrian path should be provided from the public street and the parking area to the park facility. These paths should be located to provide a logical, convenient and aesthetic means of accessing the Park. Pedestrian paths should be designed to be accessible for all users and in some cases designed for emergency and maintenance vehicles. Aesthetically, paths should be designed for the user to enjoy on and off site views of the Park. Primary paths should be concrete paving with an integral earth tone color. Secondary paths can be earth tone color stabilized decomposed granite, pre-mixed by the plant at the rate recommended by the manufacturer, prior to delivery. The depth and sub-base should be based on the soil's report.

### 1.6 Fences, Gates and Walls

#### 1.6.1 Fences

The OVRP should be designed functionally and visually as open as possible with as little fencing as possible. If needed, fences can separate parking areas from natural areas and trails. Fencing can also be used to



Fencing

prevent shortcutting through landscape areas or sensitive habitats. Small fence sections can also be used to draw attention to interpretive areas and trailhead. Fencing material will depend on the location. In the more urban areas of the OVRP, fencing material can be wrought iron or tubular steel maintaining the 'Californio' theme. Fencing should be powder coated paint applied electrostatically for long term maintenance. In some urban areas the fencing could also be precast concrete rail fencing with decorative columns of stucco or stone. In the natural areas of the OVRP, fencing material should be wood or concrete made to look like wood fencing. Chain link fencing is discouraged and if it is used, it should be vinyl coated and an earth tone color.



*Concrete Splitrail Fencing*

### 1.6.2 Gates

Gates should compliment the fence materials. Gate openings for pedestrians should be a minimum clear opening of 4' (feet) wide. Gate openings for vehicles should be a minimum clear opening of 12' (feet) wide. Gates used at maintenance roads should be hot dipped galvanized metal pipe.

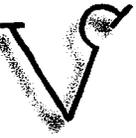
### 1.6.3 Walls

Retaining or freestanding walls should be provided only when necessary and be of a similar material and color as the primary building. If a building is not present on the site then the walls should be designed in the 'Californio' theme by using adobe brick, block that looks like adobe, or block walls with a stucco finish and earth tone color. Split face block or grey concrete walls are discouraged.

## 1.7 Site Lighting

Projects in the OVRP should have security lighting within parking areas, along pedestrian paths and at building entrances. The minimum amount of security lighting should be 0.5 foot-candles between light fixtures. In some of the more natural areas lighting may be limited to a very few fixtures with glare shields or in some cases lighting will not be provided due to the sensitivity of the environment. All provided lighting should be energized by means of a time clock. In the urban areas of the park, lights for the parking areas, pedestrian pathways, plazas should be selected to match one another in theme, color, and materials. Light poles made of metal with an earth tone color polyester powder coat or concrete in an earth tone integral color with a light sand blast finish are preferred. The light fixture should be a lantern style to reinforce the 'Californio' theme and finished in an earth tone color. In the more natural areas of the park, light poles of concrete in an earth tone integral color with a light sand blast finish are preferred. Light fixtures should be metal with an earth tone color polyester powder coat and selected to blend with the landscape. These fixtures will need to have hoods and/or shields for glare and light spill. Bollard lights and up lights set in paving is discouraged because these lights do not reinforce the 'Californio' theme and provide difficult maintenance responsibilities.





## **1.8 Non-Vehicular Trail Access and At-Grade Crossings**

A non-vehicular trail access is where a trail access is accessed directly from a public street. The entrance to the trail should be easily visible with signs, vertical landscape elements, and fencing consistent with park standards. The access point shall have good sightlines along the street in either direction. If the street is curved, visibility is much better if the access point can be located on the outside of the curve. Short sections of fencing can be used to add vertical elements that draw attention to the trail access point.

At-grade crossings occur when a trail crosses a public street. The access point to the trail serves two functions when a street separates the trail connectivity. First, it serves as the terminus for the crossing. Second, it serves as a pedestrian transfer point from the street to the trail. The design of the trailhead areas on each side needs to unify the crossing. Street signs indicating the name of the trail should be visible to pedestrians using the sidewalk on either side of the street. The signs should be identical in design and symmetric in placement so that together the signs help unify the two ends of the crossing for the trail user.

## **1.9 Site Furniture**

All projects within the OVRP should provide benches, drinking fountains, bicycle racks, trash receptacles, picnic tables, barbecues/hot coal receptacles and other site furniture as necessary. Furnishings should be reasonably consistent and compatible in style throughout the Park and forms that blend with the landscape. Types of site furniture selected should be durable, vandal resistant, and consistent with the 'California' theme. Selection of site furniture should also discourage overnight sleeping and skateboard use. Site furniture within a specific project site should compliment each other in color, materials and form. Site furniture should be permanently secured.

### **1.9.1 Benches**

In the urban areas of the park, metal benches with an earth tone polyester powder coat are preferred. In the more natural areas of the park, stone or concrete benches in an earth tone integral color with a light sand blast and the park logo are preferred. Benches should be placed on concrete pads when located in lawn areas. Benches should be located to discourage skateboard activity.

### **1.9.2 Drinking Fountains**

Each urban project site should provide at least one accessible 'High/Low' drinking fountain. Concrete drinking fountains of an earth tone color with a sand blast finish and the park logo are preferred.

### **1.9.3 Bicycle Racks**

A bicycle rack should be provided in all urban project sites on a concrete pad and located off major pedestrian paths. In the more natural areas, a bicycle rack should be provided where possible and located in a highly visible zone as a deterrent

to theft. To blend with the landscape, bicycle racks should be simple in design, securely built and suitable for use with a U-bolt bike lock. Avoid bike racks which are likely to scratch the finish on bikes. Metal bicycle racks with a hot dipped galvanized finished are preferred.

#### **1.9.4 Trash and Recycling Receptacles**

Receptacles for trash and recycling should be provided at all project sites. In the urban areas of the park, metal receptacles with an earth tone color polyester powder coat and hood covers are preferred. In the more natural areas of the park, round concrete receptacles with hood covers in an earth tone color integral color with a light sand blast and the park logo are preferred. All receptacles should be secured to a concrete pad. At some of the more remote project sites, metal drums with animal proof lids, painted an earth tone color with the park logo may be used.

#### **1.9.5 Picnic Tables**

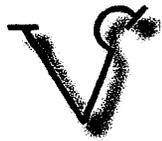
In the urban areas of the park, metal picnic tables with a polyester powder coat finish in an earth tone color or concrete in an earth tone integral color with a light sand blast with the park logo are preferred. In the more natural areas of the park, concrete picnic tables are preferred. All picnic tables should be placed on concrete paving or concrete pad with a 1.5% cross slope for drainage. Concrete pads for picnic tables should extend 4' (feet) beyond the table/bench dimension on all sides. Orientation of the picnic tables, adjacent to pathways, should be perpendicular to the walkway to discourage skateboard activity.

#### **1.9.6 Barbecues/Hot Coal Receptacles**

When barbecues and hot coal receptacles are provided at a site, the barbecues should be located adjacent to picnic tables and outside major circulation routes. Hot coal receptacles should be provided in a visible location and should be concrete in an earth tone integral color with a light sand blast and the park logo. Receptacles located in lawn areas should be provided on a concrete pad and the pad should extend 8" (inches) beyond the receptacle to act as a mow curb.

### **1.10 Graffiti Prevention**

All projects within the OVRP shall be designed to discourage graffiti. All buildings walls, site walls, concrete site furniture, light poles, etc. shall be treated with a non-sacrificial anti-graffiti material. Project specifications shall include the application of two coats of anti-graffiti material to all exposed areas unless the manufacture recommends additional coats.



## 1.11 Bridges and Boardwalks

Bridges should be used to span rivers, streams, or creeks with continual running water or to cross roads providing grade separation between vehicles and pedestrians. Boardwalks may be used over seasonal or perennial wet, marshy, or other sensitive lands when a pathway on grade would not be feasible and/or accessible to the general public. Boardwalks are used primarily as interpretive areas.

### 1.11.1 Bridges

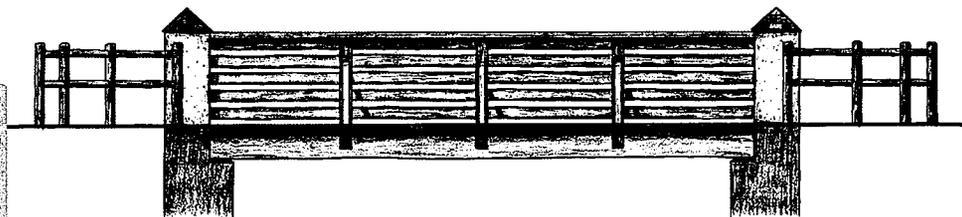
There are two main types of bridges: truss and beam. Truss bridges have a structure mostly above the deck and are capable of spanning great distances. They also have more presence in the landscape for areas that tend to be unsightly or lack visual interest. A beam bridge has a lower profile, for use in areas where the emphasis is on the beauty of the landscape. The superstructure of the bridge (wood or steel beams) is under the deck surface. The most economical means to acquiring a bridge is through a pre-fabricated bridge manufacturer. Many pre-fabricated bridges can be customized to fit the architectural preferences of the customer.

The following provides a basis for comparing bridge designs given the site and situation.

#### 1.11.1.1 Drainage Way Characteristics

The drainage way characteristics may dictate the structural design of the bridge. When crossing a channel subject to flooding, the bridge shall be designed to be above the 100-year flood level.

When crossing channels not subject to flooding, it may still be desirable to determine whether the bridge's superstructure should be above or below the deck based on clearance underneath.



*Bridge Elevation*



*Bridge*

#### 1.11.1.2 Bridge Length

Wood bridge clear spans of over 25' (feet)-30' (feet) are generally difficult without specially-fabricated structural members or mid-span piers. Steel beam bridges can span greater distances, but the beam depth will increase with proportion to the span. Steel truss bridges can span up to 130' (feet) without additional piers.

**1.11.1.3 Live Load**

Bridges, which will allow for small vehicles and machinery for maintenance and emergency purposes, should be designed to carry an 8 ton live load.

**1.11.1.4 Bridge Aesthetics**

The proposed bridge materials should reinforce the 'Californio' theme, and may include steel, wood or stone masonry.

**1.11.1.5 Bridge Placement**

Bridges shall be aligned along the path to avoid perpendicular or sharp turns at the bridge approach. If the bridge is at the bottom of a grade exceeding 4%, a short, flat transition area is needed to meet the bridge grade.

**1.11.2 Boardwalks**

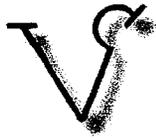
Boardwalks provide a stable and creative approach to accessing shorelines and wetland features for Park users of all abilities. Boardwalks can be constructed in several different ways, depending upon the site conditions. The boardwalk structure is typically supported on piers which can be used in wet, or even submerged, areas. To minimize expense, place boardwalks in strategic locations with short segments.

Boardwalks are often used as part of a wetland exploration/education facility and are optimized for recreation and education rather than transportation. Widened observation decks should be added to the boardwalks to allow for interpretive signs. Common deck widths are 6' (feet) or 8' (feet). A width of 6' (feet) provides more intimacy with the site and creates fewer disturbances, while a width of 8' (feet) is more suitable for heavily-used boardwalks. At overlooks, intersections, interpretive signs, and other heavily-used zones, widen the deck to provide additional passing room. Boardwalks should typically be limited to pedestrians. Bicycles, rollerblades, skateboards and other recreational activities should be excluded to prevent user conflicts.

Design the boardwalk with widened observation decks and vary the width of the deck at intersections. Avoid creating long, straight sections with right angle turns or medium-length straight sections connected by abrupt angles. The alignment should compliment the edge of the wetland. The deck can also surround trees and other natural objects which may already be present on the site.

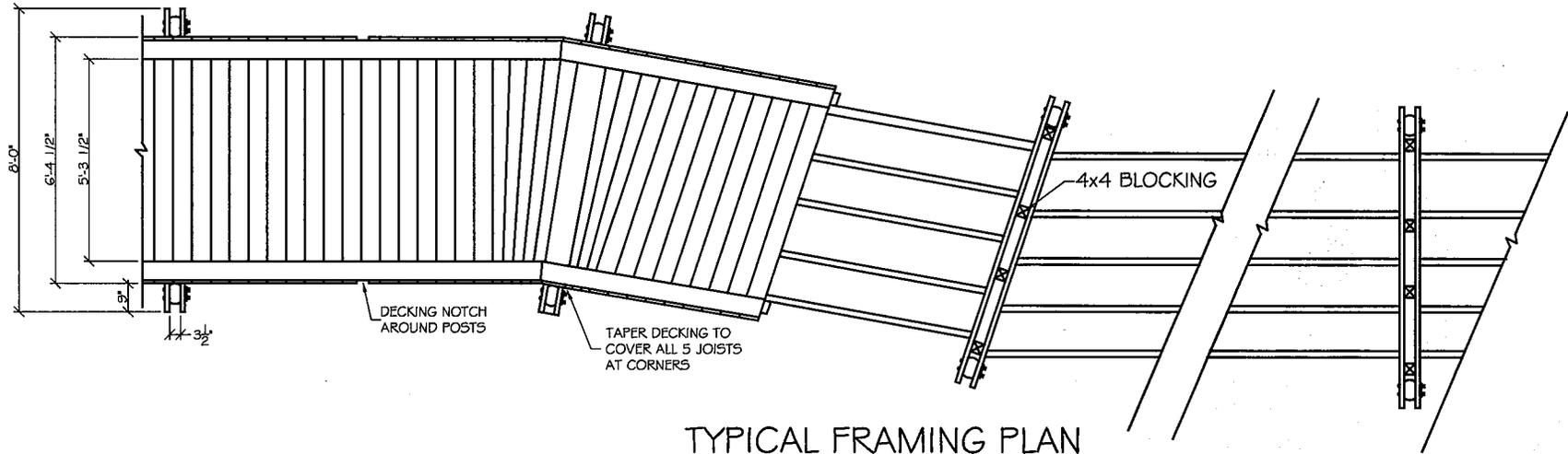


*Boardwalk Setting*

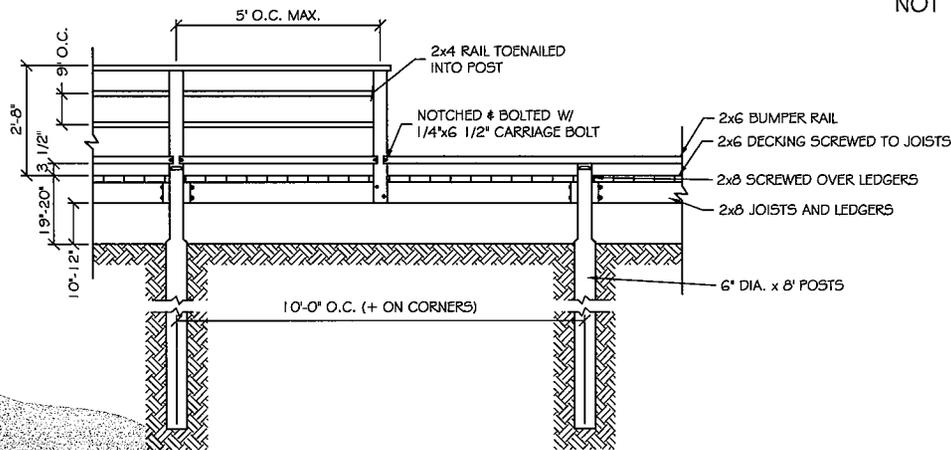


**1.11.2.2 Safety Railings**

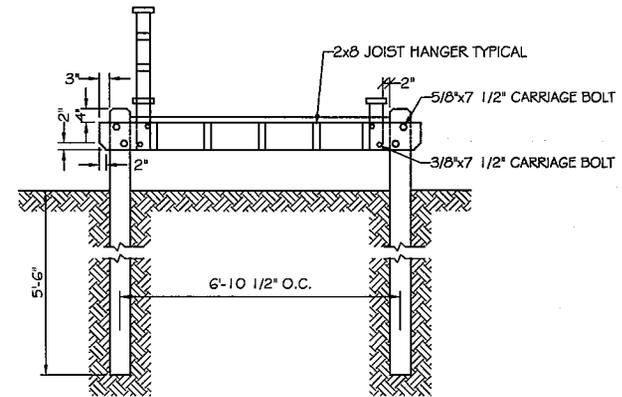
Railings must be provided where it is possible to fall off into deep or fast-moving water or where the deck surface is greater than 30" (inches) above the ground or water surface below. To create a sense of openness, minimize the need for and/or quantity of railings along the boardwalk.



TYPICAL FRAMING PLAN  
NOT TO SCALE



TYPICAL ELEVATION  
NOT TO SCALE

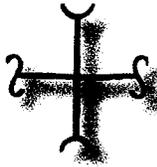


TYPICAL SECTION  
NOT TO SCALE

*Boardwalk Details*

## SECTION 2

### SIGN STANDARDS



#### 2.1 General Sign Standards

Signage for the Otay Valley Regional Park (OVRP) is an essential for place identity, interpretive information, regulatory, informational and directional information. For those reasons the Park signage should be conceived as a system of symbols that set the Park apart from other surrounding environments. To meet this goal all signs in the OVRP should reflect the 'Californio' theme and meet the standards in section 2.2 and 2.3. In addition, all signs in the OVRP must meet the codes and requirements of the jurisdiction in which the sign is located.

#### 2.2 Classification of Signs

OVRP signs are typically of five types: Entry Monuments, Interpretive, Regulatory and Informational, and Directional signs.

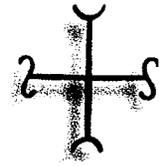
##### 2.2.1 Entry Monument Signs

There are three types of entry monument signs to be used in the OVRP. Type 1 is the largest sign and is used to identify regional recreational facilities, large interpretive centers and regional staging areas. Type 2 is a little smaller and is used at local staging areas and overlooks. Type 3 is smaller and is used to identify major access routes and entry points to the OVRP.

These monument signs should be free standing, and placed where possible in landscape settings. The larger signs should have up lighting where possible. When planning such signs near roadways, motorist sight-lines should be kept in mind. The OVRP logo and full spelling of the park should be the focal point of the sign. Additional information can be provided on the sign in smaller text or off to the side.

##### 2.2.2 Interpretive Signs

Interpretive signs are used to identify and educate park users about topics such as natural and cultural resources. These signs would be placed in interpretive centers and in strategic areas such as staging areas, and viewpoints and overlooks. Interpretation involves translating ideas and concepts into a format that attracts interests and inspires visitors. Quality interpretation enhances people's understanding and enjoyment of the places they visit. The cultural, historical and archaeological significance of the Park, combined with its rich wildlife and vegetation communities, supply excellent opportunities for education and interpretation (Appendix E).



### 2.3.3 Other Jurisdictional Logos

Recognition of other jurisdictional open spaces or trail systems, such as the Chula Vista's adopted Greenbelt Trail System, should be provided on Park signs that are located in these overlay zones of the Park. Recognition can be provided by providing the logo of these special jurisdictional areas on the signs. Consultants and Project Managers of the Park should verify with the OVRP Joint Staff for location of overlay zones and the current logo required for each area.

## SECTION 3

# ARCHITECTURAL STANDARDS



### 3.1 Overall Intent

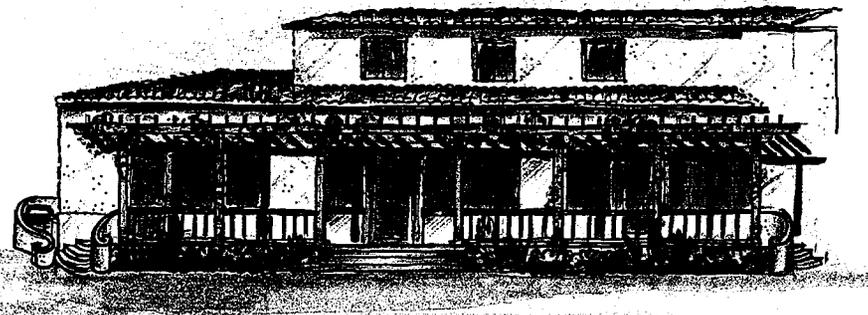
This section provides for architectural standards for small and large structures in the Otay Valley Regional Park (OVRP), including recreational centers, interpretive centers, ranger stations, comfort stations and picnic shelters. Location of new buildings should meet the OVRP Concept Plan by protecting the environmentally sensitive areas and protecting cultural and scenic resources. Maintenance, vandal resistance, cost, functionality, and appearance should all be taken into consideration during the design process.

#### 3.1.1 Architectural Theme

The architectural theme for the OVRP is the vernacular of the 'Californio' ranches of the early 1800's in California. During this time period, simple adobe buildings were built by the Spanish Dons that often reflected the architecture of the old Spanish missions. With the influx of New England pioneers during this time, a new type of architecture developed from the intermingling of traditional ideas of New England with the Spanish. The architecture that resulted was often a mixture of the two cultures and their consequent adaptations with the building materials at hand. The architecture of this time was created for a direct purpose, rather than for frivolous detail, and the materials used were typically from the surrounding area.

Typical architectural features of the 'Californio' theme include:

- Symmetrical facades with a simple square or rectangular plan
- Relatively smooth stucco walls with a hand-troweled finish
- Low pitched roofs
- Deep overhanging eaves with exposed rafter tails, beams, and corbels
- Porch roofs supported by large square piers
- Recessed door and window openings



*Typical Design Features*

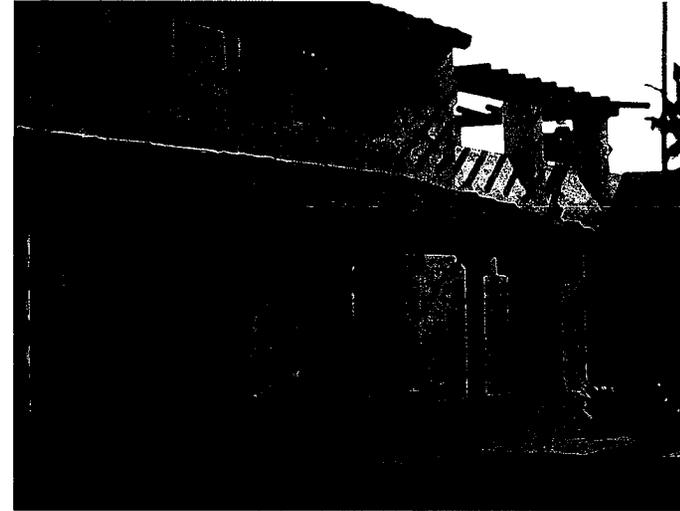


- Exterior stairs and balconies
- Multi-paned windows
- Heavy timber with dark brown finish
- Entry courtyards

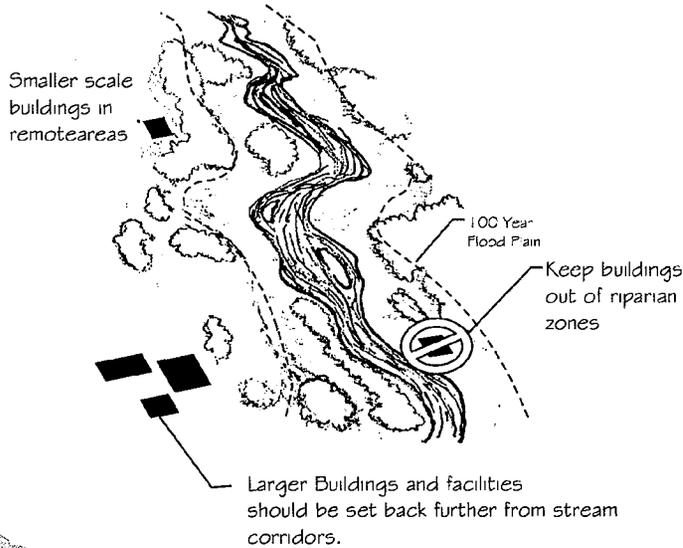
### 3.1.2 Placement of Structures

Structures should be appropriately sited within the landscape so as to receive the most benefit from natural site factors, to blend aesthetically into their surroundings, and to minimize environmental impacts.

- Structures shall fit into the site's landscape and topography and avoid impacts to sensitive habitats.



*Typical Design Features*



*Siting of Structures*

- Entries should be placed on south sides of structures to create opportunities for courtyards and seating areas.

- Structures shall be sited to provide views to the surrounding Park to encourage visitors to explore the areas via the designated trail system.

- Structures should be placed to take advantage of prevailing breezes and solar exposure.

- Courtyards should be integrated into building designs to provide shade and ventilation for year-round use.

- Building functions should be clustered around courtyards.



*Siting of Structures*

### 3.1.3 Architectural Massing and Scale

Building mass is expressed as the basic three-dimensional shape of a structure without regard for its details. The form and size of each mass in combination with others is the foundation for both the quality of experiences by its users and its visual appearance in the landscape. Voids or open spaces in the masses can alter a structure's appearance and make a building more interesting and less imposing.

- Changes in vertical planes break up a box-like appearance. Vertical elements such as pilasters help create "bays" to give the appearance of several smaller buildings.
- Architectural elements, materials, and colors can emphasize or de-emphasize a building's mass.
- Upper floors are appropriate to accommodate balconies and other architectural treatments.



*Building Massing*



*Balcony*

- The design of columns, walls, parapets, and openings shall reflect permanence by emphasizing thickness and mass.
- Projections and recesses are encouraged to add texture and differentiation between buildings.
- Architectural details that are proportional to human scale, such as arches, trellises, or awnings, should be utilized.
- Low, horizontal, and rectangular massing is most appropriate for structures.



*Projection and Recess*





- Terraced or stepped arrangement of masses in relation to topography is more harmonious with the landscape and more visually appealing than one single mass.
- Roofs and walls shall not be in equal proportion – walls should have 2/3 proportion of story height and roofs should have a 1/3 story height.

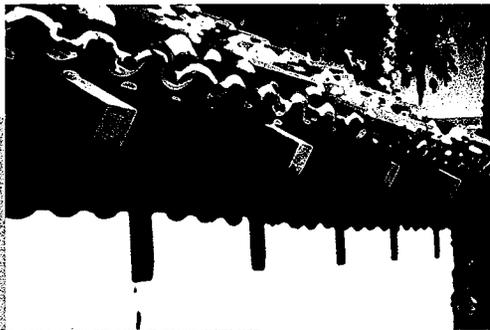
### 3.2 Architectural Elements, Materials and Color

Architectural elements expressive of the ‘Californio’ theme include roofs, walls, entries, windows, balconies, and courtyards. These architectural elements should be complimentary and work well together to create a uniform project identity through building materials and color. Each structure in the Park will contain some or all of the architectural elements depending on its function and location.

#### 3.2.1 Roofs, Eaves and Chimneys

The roofs of the old ranches were typically wood shake or clay tile. Many of the old roofs were originally wood shake and then covered with tile. In some cases wood shake was used on the balcony roof and clay tile on the rest of the roof to relieve the cantilevered balcony from the additional weight of the tile.

- Slopes of pitched roofs shall be shallow and range between 2:12 and 5:12. Steeply pitched roofs greater than a 5:12 slope are strongly discouraged.
- Gabled, hipped, and shed roofs are encouraged. Shed roofs are appropriate for porches.
- Roof parapets shall be simple and of substantial size to complement a building.

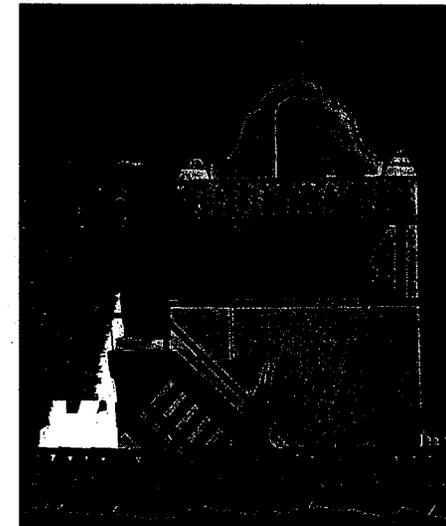


*Exposed Rafter Tails*

- Exposed structural elements (beams, trusses, rafter tails, etc.) are appropriate roof overhang details.



*Roof Forms*



*Roof Forms*

- Decorative chimney forms are encouraged. Chimneys of the old ranches were typically built of brick and located inside walls and hence the chimney came through the roof rather than being on the exterior of the building.
- Broad roof overhangs and eaves are encouraged, especially when used in plazas, verandas, patios, or where specifically used to enhance passive solar design.



*Roof Overhangs*

•The following types of roofing materials are recommended: clay barrel roof tiles, standing seam or corrugated metal roofing that looks like clay tile or concrete or fiber-cement shingles to look like wood shake.



*Decorative Chimney*



*Composite Shake-like Shingles*



*Clay Barrel Roof Tiles*



ARCHITECTURAL  
STANDARDS

SECTION 3

### 3.2.2 Walls and Facades

Structures from this period usually had two types of walls systems; adobe bricks or wood covered with mud plaster. In new construction, walls can be built to resemble adobe by using concrete block or wood frame structure, finished with a semi-smooth trowelled cement plaster. Large buildings, such as recreation centers or interpretive centers should be designed to avoid a box-like appearance with blank walls. Instead the building should allow for vertical divisions between building blocks to appear as if the building was built over time. Smaller buildings, such as ranger stations and comfort stations should be designed with pergolas and trellises to accent the walls.

- Solid walls should be moderately dominant in the building composition.
- Courtyard walls shall be extended from the building with the same materials, color, and texture.
- Large bare walls shall be articulated with varied reveal and relief patterns such as molding, texture changes, and architectural details. These measures create distinct shadow patterns resulting in the increased perception of depth and variety.
- Hand-troweled stucco surfaces or concrete block to look like adobe is the preferred wall finish.
- Building facades and walls shall have subdued medium to light colors with darker, richer colors used as accents or special features.

### 3.2.3 Entries and Doorways

Typical doors from this time period were solid wood with cut panels and usually in pairs with metal hardware. The doors were set into the thick walls with some kind of wood plain or decorative frame. Today, doors can be wood or metal to look like wood.

- A change in wall plane or wall articulation around the door will help accent the entry and make it clearly identifiable.
- Placement of art or decorative detailing at the entry will highlight the space.
- Extending the roof over the door opening along the entire front facade of the building is encouraged for small buildings. Two-story buildings should provide a balcony above the door entrance.

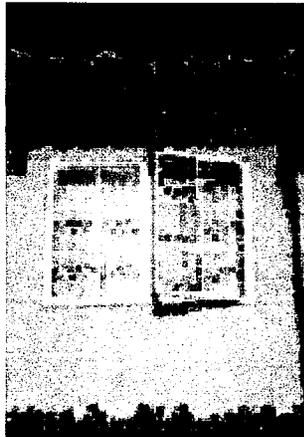


*Doors*

- A change in material or detailing will help accent the entry.
- Architectural elements, such as flanked columns, archways, or decorative fixtures, are encouraged.

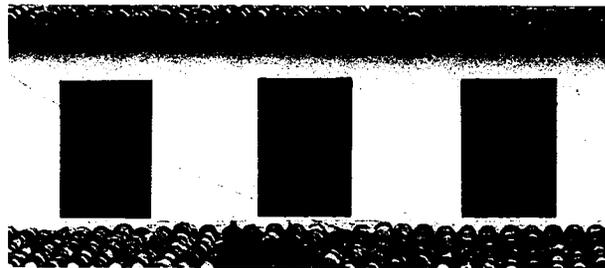
### 3.2.4 Windows and Shutters

Windows from this time period were exquisitely proportioned double hung windows of wood. Panes, Colonial in scale, average 8" (inches) by 10" (inches) in size. The muntins were never over 1/2" (inch) wide and more often only 7/16" (inches) wide. Windows were usually set flush with the outside wall, the deep reveal, splayed about 10" (inches) on each side and often paneled, was on the inside, forming a sort of bay or window seat. Shutters were sometimes on the outside of the windows. Today windows can be made from wood or steel.



*Rectangular Windows*

- Operable double hung or casement windows should be used. Window sashes should have true divided lights.
- Windows should be rectangular or have arched tops and should be vertically proportioned (taller rather than wider).
- Groupings of smaller windows are preferable to one large opening.



*Repetition of Windows*

- Openings should be articulated or accented with paint, carved wood doors, tile, or shutters.

- Window hardware, including shutters, should be of a high quality and should have a design, finish, and color that complement the 'Californio' theme.
- At the lower level, windows should reflect human scale and detail.



*Doorway*

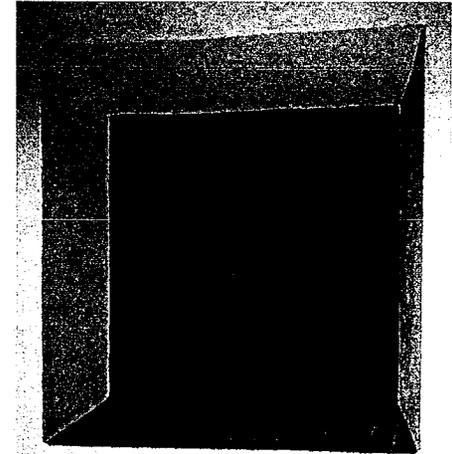


*Operable Windows*





- Heat gain can be limited by implementing awnings, recessed openings, polarized glass, or professionally-applied UV film.
- Minimize window openings that would create heat gain.
- Maximize window openings for cross ventilation.

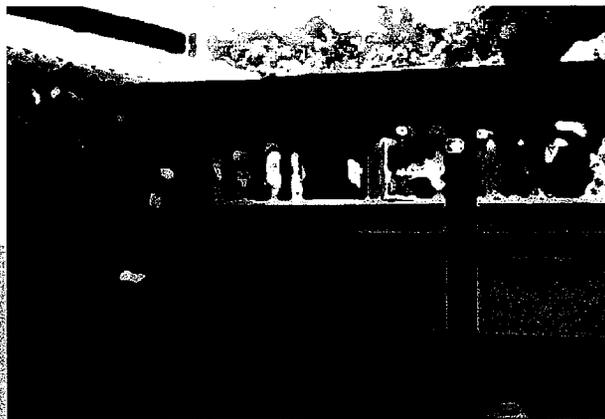


*Recessed Windows*

### 3.2.5 Balconies, Pergolas and Trellises

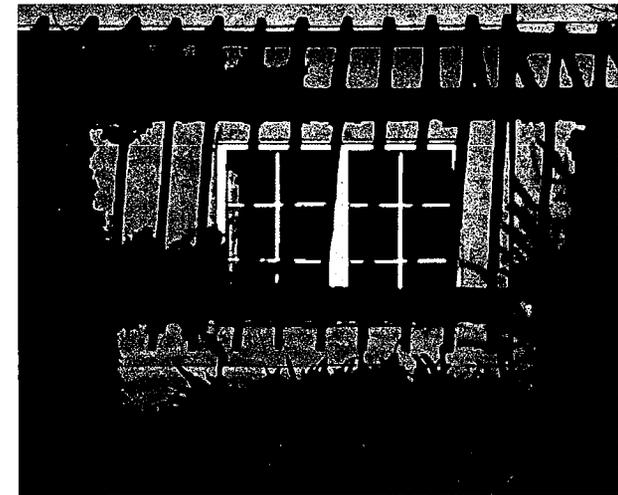
Balconies are platforms projecting from the wall of a building and surrounded by a railing, balustrade or parapet. Pergolas are arbors or passageways with a roof or trelliswork on which climbing plants are grown. Trellises are frames supporting open lattice work, used for training vines and other climbing plants. Structures from the 'Californio' period featured balconies of three distinct types: the most common balcony was supported by posts from the ground to the roof, the second type was a cantilevered balcony with posts supporting the roof and the third type was the cantilevered balcony and cantilevered roof with no supporting posts. Practically all balconies had closed ends of wide vertical boarding or simple lattice work which gave more privacy and partial protection from the wind. Pergolas and Trellises were sometimes used at the entrance of a house or to connect two buildings together.

- Large building structures should feature some type of balcony on the front facade if possible. The balcony will then provide for a covered porch entrance.
- Balconies and railings should be made of wood or metal that has the same dimensions of wood.



*Heavy Timber Trellis*

- The use of pergolas and trellises along walls is encouraged. Trellises add shade and interesting shadow details and create an opportunity for climbing vines on bare walls.
- Pergolas and trellises should be constructed of heavy timber with a rough construction finish.

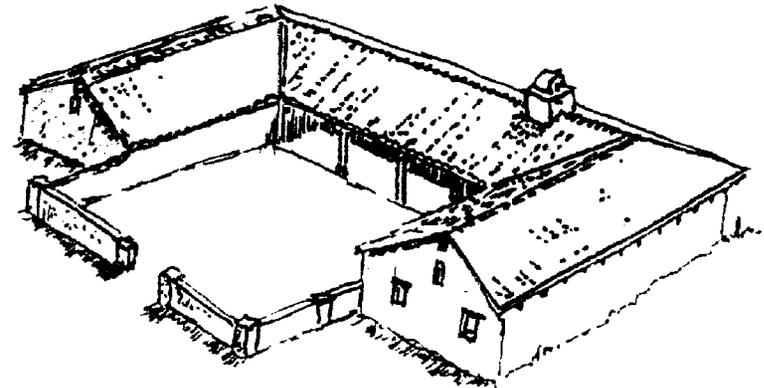


*Trellis Adds Shadow Detail*

### 3.2.6 Courtyards

Courtyards were a common feature in the more Spanish houses and provided another room for living. In some cases the well was located in the courtyard for accessibility to the house. Adobe walls or picket fences were the prominent materials used.

- Large buildings are encouraged to provide courtyards, outdoor patios, and plazas with fountains at the building entrance or in areas that will provide views into the park.
- Courtyards should be designed to accommodate large groups of people as well as the individual.
- Materials selected for the courtyard should compliment the building materials.



*U-Shaped Courtyard*

### 3.2.7 Architectural Details, Accents and Colors

Architectural details, accents and color are features on a building that can provide visual interest, variety, and quality in appearance.

- Architectural details and accents should be kept simple and functional.
- Hardware should be wrought iron or similar material that compliments the 'Californio' theme and painted a dark color.
- Door hardware should be wrought iron or similar material. Door pulls are encouraged because they are more traditional than door knobs.
- All railings, including stairway handrails, guardrails, and decorative railings, shall be constructed of wood or metal and shall be finished to coordinate with other building elements.
- Stone work should be native stone or stone selected to reflect the natural colors of the native stone.
- The colors for park structures, large and small, are earth tones ranging from terra cotta, dark brown to light sand, cream to white.
- The colors for balconies are white, soft green, or warm gray.



- The colors for exterior doors, shutters, and trim are various tones of green, warm gray or brown.
- The colors for pergolas and trellises are green, warm gray, brown or the color of the adjacent structure.

### 3.3 Architectural Lighting

Exterior architectural lighting is an important feature for buildings and plaza areas. Effective lighting provides visibility, security, and direction for vehicles and pedestrians while enhancing building and landscaping details.

- Building entries, walkways, porches, stairways, balconies, and other significant architectural elements on a building façade should be accented with lighting.
- Light fixtures should work in conjunction with and complement the building's materials.



*Decorative Light Fixture*

- Provide adequate lighting, particularly of building facades and entrances, without excessive overlap of illuminated areas. Design lighting to provide ambiance, safety, and security without unnecessary spill over or glare onto adjacent properties.

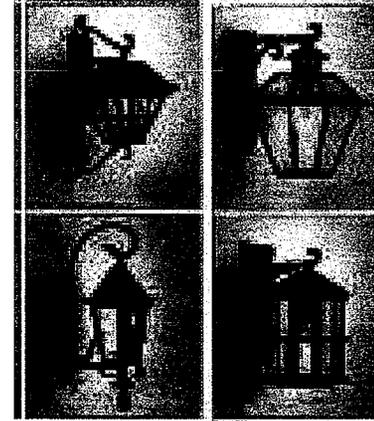
- When possible provide solar powered lights.

- Light fixtures should be designed or selected to be architecturally compatible with the 'Californio' theme. Simple metal (wrought iron appearance) fixtures, such as lanterns, painted in colors that match the building trim or doors are preferred.

### 3.4 Screening of Utilities

Screening of utilities, storage, loading areas and refuse collection areas from the OVRP should be provided at all sites through the use of fencing, walls or similar materials and colors used at the primary building.

- Service, utility, and loading areas should be carefully designed, located, and integrated into the site plan. These critical functional elements should not detract from public view of the park.

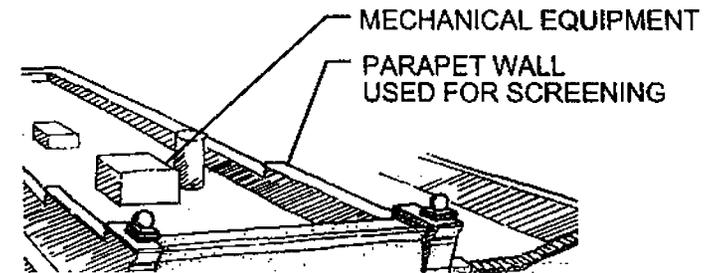


*Decorative Light Fixtures*



*Screening of Utility Areas*

- Roof mounted HVAC equipment, including ducts, vents, and active solar collectors, should be fully screened from public view. The screening structures/elements should be architecturally compatible with the overall design theme of the building by utilizing similar materials, textures, colors, and forms. Where appropriate, parapet walls or other roof structures should be designed to a height that screens equipment in such a way that secondary screening structures are not necessary.
- Paint or conceal from view bare metallic surfaces, such as pipes, vents, gutters, and flashing in a manner harmonious to the structure. Paint and finish flashing to match the adjacent building materials.
- Trash enclosures should be located in areas that minimize their visibility from the OVRP.
- Trash enclosures should be architecturally compatible with the design theme of the building and should use similar durable low maintenance materials, textures, and colors.
- Trellises structures can be used over trash enclosures as a screening device.
- Use materials such as heavy timber, stucco, and terra-cotta roof tiles for trash enclosures.
- Integrate recycling bins into trash enclosures when possible.



Roof Screening

### 3.5 Energy Guidelines

All buildings and landscapes should incorporate energy-efficient concepts, such as natural heating/cooling, appropriate sun/wind exposure, and orientation (passive solar design and photovoltaic systems).

- Buildings and related structures should provide plenty of shade and air circulation in the hot summer months and thermal mass for natural heating in the cool winter months.
- All buildings should incorporate construction industry standards for 'state-of-the-art' energy-efficient technologies (i.e. photovoltaic solar energy collection panels) and construction systems and technologies to provide the highest possible level of energy efficiency.
- Plant evergreen and/or deciduous trees on the east, west and in some cases on the northeast sides of the building to produce shade, minimizing the impacts of summer sun exposure.





- Avoid planting evergreen trees on the south, southeast and southwest side of the building, as the year round cover of leaves will interfere with natural solar heating in the winter.
- Pay particular attention to shading windows, doors and air conditioners to provide the greatest energy-saving benefits.
- Shade patios, parking and driveways by as least 50% of the paved area adjacent to buildings where possible, because these areas absorb and radiate unwanted heat in the summer.

### **3.6 Sustainable Practices (“Green Design”)**

Sustainable practices or “Green Design”, refers to design and construction practices that significantly reduce or eliminate the negative impacts of development on the environment and its inhabitants. The following list provides examples of sustainable practices that can be utilized throughout the OVRP.

- Use of on-site materials in the construction of new amenities. For example, cobble and boulders removed from Park construction sites can be reused as paving, veneer, retaining walls, or other site features.
- Reuse of demolished or removed materials in construction of new facilities. For example, recycled asphalt paving can be used in parking areas.
- Specification of recycled and/or reusable products.
- Use of reclaimed water or gray water in irrigation systems.
- Design of new structures to utilize passive heating, solar electricity, and other energy saving design practices.
- Use of permeable paving materials for ground surfaces.
- Use of cisterns or other water collecting devises equipped for water reuse.
- Evaporative and/or composting systems used to recycle waste at restroom facilities.
- Use waterless urinals and toilets.
- Use of native and/or drought tolerant plant species that are compatible with the site and encourage the attraction of native wildlife species.