



ASCENSION HEIGHTS

D e s i g n H a n d b o o k

July 29, 2015

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General Requirements

The following section describes general architectural requirements for the Ascension Heights community. These requirements are encouraged to maintain the overall vision for Ascension Heights. Certain items must be done to comply with restrictions established by the County of San Mateo. It is the responsibility of the homeowner to verify all local jurisdiction requirements. The general requirements are as follows:

Massing:

Regardless of the configuration, home designs shall incorporate stepped building forms to complement the adjacent hillside topography. Using this approach and following required height restrictions (see pages 5-6 ("Height Standard")) two-story massing will be minimized, one-story massing will predominate, buildings will appear more understated and the landscape will be more appreciated.

Except for the roof structures, all major building mass components should have a rectangular or square plan. Minor building mass components, such as bay window projections or singular tower elements, may have an octagonal or a round plan. However, all exterior corners in plan should predominantly be 90 degrees.

Building mass components should be combined to create simple, additive compositions. This approach should be used to minimize the appearance of larger homes. For example, second floor massing should be setback from the main level.

To promote indoor-outdoor living and to maximize access to light and ventilation, porches, balconies, loggia courtyards and breezeways are all encouraged.

Detached and semi-detached structures are also encouraged to reduce the appearance of overall building mass. This rural approach to assembling building masses is consistent with the Ascension Heights vision.

To encourage a diversity of built forms throughout the community, special attention should be given to the front/street and rear/hillside elevations. Streetscape and hillside building profiles should vary from lot to lot. To further this ideal, homeowners are encouraged to utilize a variety of projections to personalize their home elevations such as: balconies, porches, trellis, chimneys, dormers, and bay windows.

Height Requirements:

Overall building height cannot exceed 36' measured from average finish grade to the average height between the highest horizontal plan and the highest point on the roof per County of San Mateo Municipal Code for the R1-S-8 District. In addition, there is a 28' height profile restriction. This profile measurement is to be taken from, and follow the profile of, the adjacent finish grade along the perimeter of the building. Refer to page 5 ("Height Standard").

Maximum Allowable Square Footage:

Maximum Allowable Square Footage is the area described as the footprint of any structure greater than 18" above finish grade and is limited to a maximum of 40% of the lot.

Setback Requirements:

Setback requirements shall be described in the San Mateo County Development Standards for zoning designation R-1-S-8 District. They are as follow:

Front (ft.)	20
Side (ft.)	5
Rear (ft.)	20

Garages:

Garage doors should complement a regional style and be either wood or wood clad doors. Sectional garage doors must be the types that appear to be a single, or pair of, panel doors.

Roof:

Roof designs should complement the adjacent hillside topography. For this reason, roofs should be predominantly low-profile and pitched. Roof pitch should not exceed 8:12. The only exception shall be for architectural features such as tower elements, dormers and for roofs in the "Cottage" and "American Farmhouse" architectural styles (refer to pages 7-22). To emphasize the low-profile roof pitch and to reduce solar heat gain, roof overhangs should be considered.

Roof designs should consist of intersecting pitched gables, hips, or shed roof forms. Dome and flat roofs are not allowed. Roof designs should be simple, not overly complex. Roof crickets should be minimal or as needed for chimney roof penetrations.

Skylights:

The County of San Mateo may approve skylights with the following requirements:

- Skylights must be equipped with motorized shades. These shades must have a photocell timer/switch to close the shade, automatically, at night.
- Skylights must be installed to be low-profile .
- Skylights must not exceed 30" in width or length and must be rectangular or square.
- Skylight glazing must be flat glass, not mirror reflective and should be a minimum of 70% clear.
- Skylight frames should be of a color to match adjacent roof or flashing material. Domed or "bubble" skylights are not allowed.

Solar and Wind Powered Systems:

Solar photovoltaic (PV) panel systems and solar water heating systems, not visible from the street, may be allowed. Wind powered systems are not allowed. All PV panel installations should be the integrated-flush panel type and cannot be installed within a barrel tile roof.

Mechanical Equipment and Antennae:

Mechanical equipment cannot be installed on a roof, with the exception of those solar systems noted above. Antennae or satellite dishes must be installed so they are not visible to adjacent neighbors or from the street.

Chimneys:

All chimney spark arrestors must be screened with a decorative chimney cap.

Materials:

The homeowner is encouraged to use natural and sustainable materials whenever possible. If stone or brick is introduced onto the exterior facade, it shall be a natural material, not cultured. The homeowner is also encouraged to specify roof, flashing, gutter, downspout and chimney cap materials as defined for each of the suggested architectural styles (refer to pages 7-22).

Colors:

Building material colors shall be as defined as follow:

"Exterior colors shall be selected to harmonize with the overall hillside and neighborhood landscape setting. The larger scale color palette for homes within specific residential parcels shall be complementary. Bright colors or high sheen finishes shall be avoided. Generally, the color palette for major wall surfaces shall be responsive to the natural colors of the materials being used. Where wood is used, colors shall include tans, browns, taupes and natural weathered colors including the warm greys. Wood colors may also occur in a variety of other tones provided they are applied as a stain and are muted in tone. Stucco or plaster colors shall include, beige and earth tones such as tan, rust, ochre, sienna, umber or brown. Accent and contrasting colors may be used sparingly for fenestration, trim and other special architectural details to add interest and variety."

The imagery presented in this design handbook of styles, color, and details do not represent exactly what is allowed.

Sustainable Architecture:

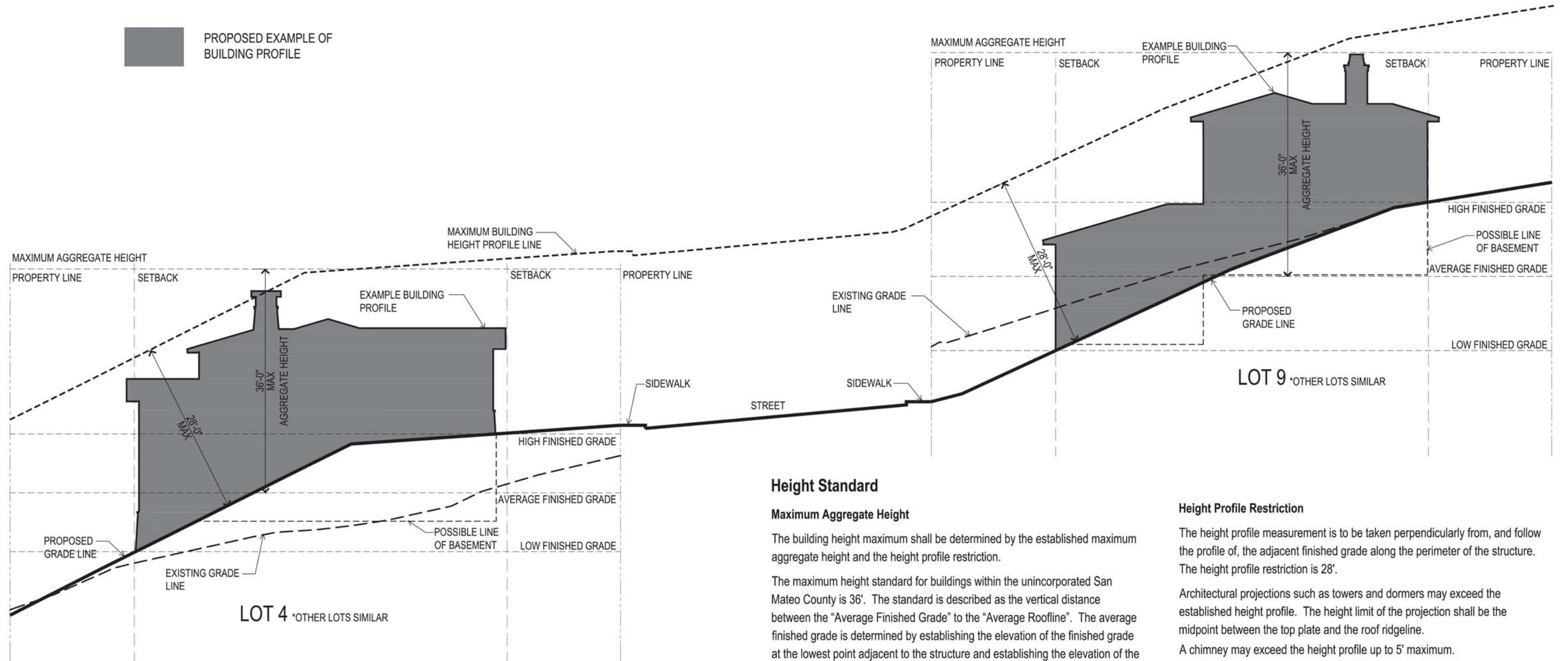
As noted in the vision statement, homeowners are encouraged to design using sustainable architectural principles. These principles encourage: (1.) conservation of natural resources, (2.) conservation of energy, (3.) conservation and protection of water supplies, (4.) improvement of air quality and (5.) more livable communities. Opportunities to exercise these principles are highlighted throughout this document using green text.

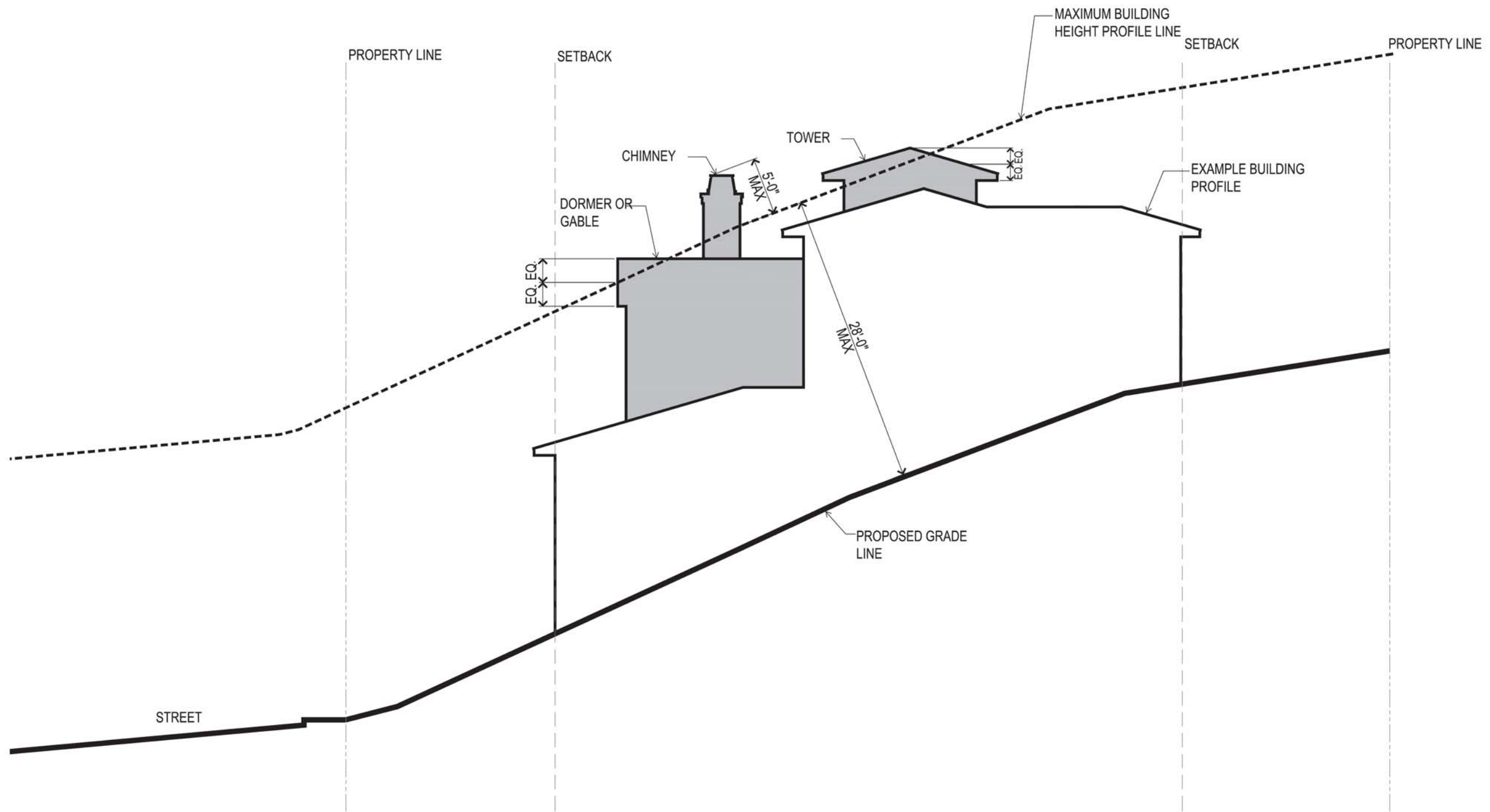
Traditional Interpretation:

Homeowners are encouraged to design their homes within a general framework of historic, regional architectural styles. Examples of these styles are described on pages 7-22. Through the interpretation of these styles, our hope is that the

community will develop along similar aesthetic principles while maintaining the Ascension Heights vision.

There are five groups of architectural styles proposed for homeowner consideration: Arts and Crafts, Cottage, Adobe Ranch, American Farmhouse, and Prairie School. The following pages describe these five groups and the various styles within each.

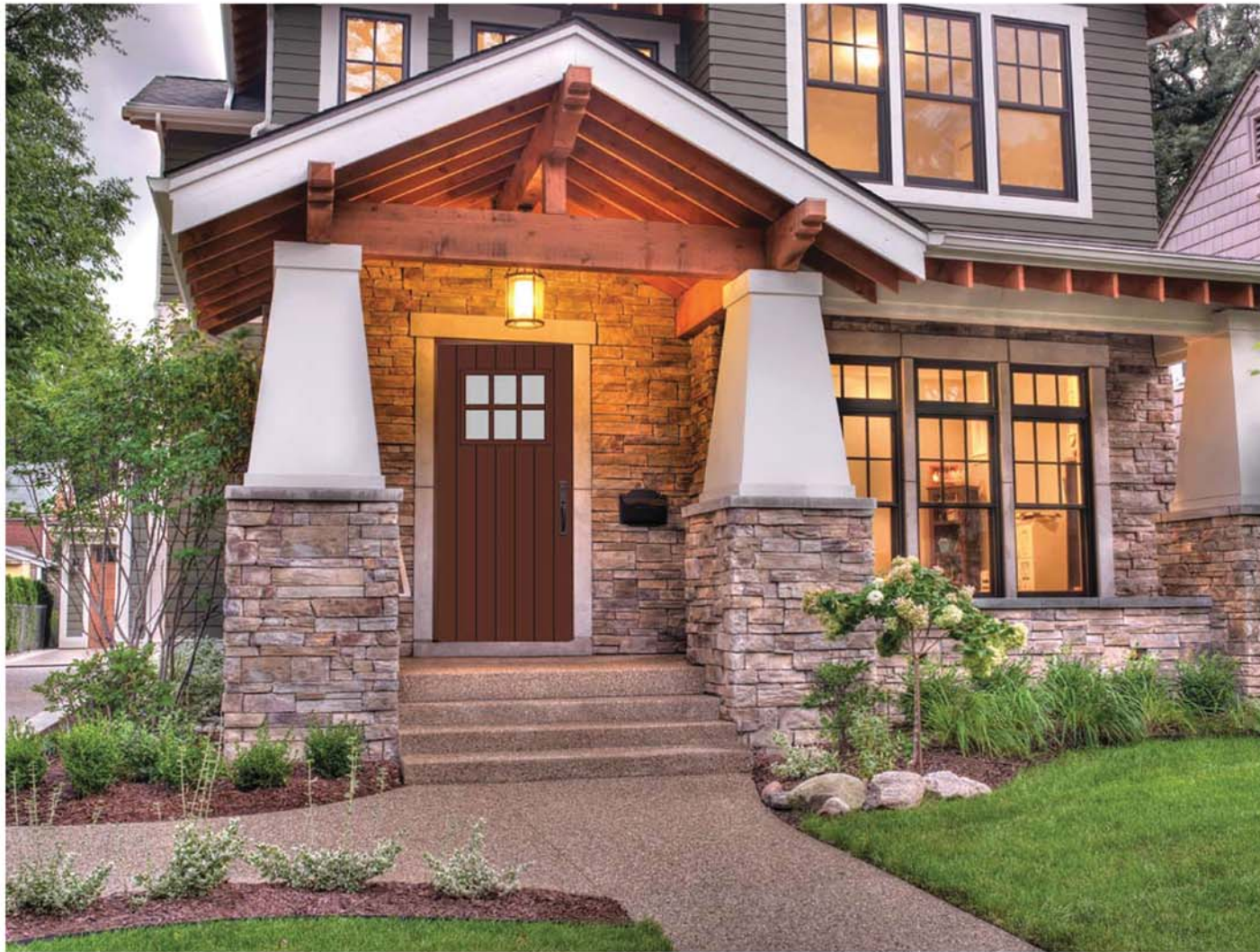






Architecture Styles

The selected architectural styles and their related building forms and details are a product of cultural tastes and values that reflect the vision of Ascension Heights . The goal is to have a cohesive string of distinct architectural influences while enhancing the natural landscape of San Mateo. In order to adhere to the principles set by Ascension Heights the styles have been chosen due to their identifying characteristics, indicative detailing and low profile massing. The five styles are: **Arts and Crafts, Cottage, Adobe Ranch, American Farmhouse and Prairie School.**



Arts and Crafts

Arts and Crafts is defined by architecture with an old-world charm and quality that honor the artisans and craftsmen that developed it as a style back in the 1800s. Also known as the Craftsman style, it maintains the tradition of creative detailing and simple understated forms. It has been enhanced by the works of architects such as Bernard Maybeck, Gustav Stickley, Charles and Henry Greene Brothers. As part of the Arts and Crafts movement, Craftsman homes often promote indoor-outdoor living and are best demonstrated with low-profile roofs with deep overhangs, heavy timber detailing, shingle roof and various types of wall treatments such as wood siding, plaster, or painted wood shingle or clapboard siding. Porches, decks, arbors, and trellises are often used to complement the primary building massing.



In addition to the General Requirements, the following specific requirements should be considered when designing in this particular style:

Massing: Except for featured mass components (i.e. bay windows, towers) and the roof, building mass components should either be rectangular or square. Featured mass components may be rectangular, square or octagonal. Additive massing composition is encouraged to reduce the perceived size of the building.

Roof Pitch: Roof pitches shall be low profile and not exceed 3.5:12. Short roof spans are also encouraged to reduce the perceived size of the building.

Roof Materials: Roof material shall be Class "A" fire-rated, fire-resistant wood shake roofing. Synthetic wood shake may be acceptable.

Chimney Materials: Chimney walls should be brick or stone. All chimneys must have a decorative chimney cap in a design that complements the style of the home.



Exterior Wall Materials: The wall material should be varied between painted wood shingle, clapboard siding or hand-troweled exterior plaster ("stucco"). The primary wall material chosen should cover all exterior wall surfaces with the exception of trim, basement level and/or understory walls and freestanding and/or enclosure walls. When used, the finish stucco texture should appear slightly irregular emphasizing the hand-made quality of the installation. All outside corners should have a minimum 1- inch radius bull nose. Basement level, skirt and understory walls should be of brick or stone.

Doors and Windows: Doors and windows should be wood or clad wood. Windows may be double or single-hung, casement or fixed. Divided lites for glazed doors and windows are encouraged and should be designed in typical "Craftsman" layout. Shutters may be allowed for this style.

Detail and Ornament: Details and ornament common to this style include decorative wood trim and detailing, brick and stonework using river rock and clinker brick, "craftsman" motif dark bronze hardware and light fixtures, lap and mortise wood joinery, bronze patina copper flashing, decorative shaped and patterned shingles, decorative ornament and entry door surrounds, painted brick detailing, dormer and transom windows, and tapered and boxed painted wood columns.



Cottage

Cottage architecture is the American Arts and Crafts interpretation of the English cottage style. With a sense of French influence, it denotes a small, often cozy dwelling, and small size that is integral to the style. Quaint detail and an overall minimalism is often seen along with the architectural projections, such as dormers, purlins, rafter tails and posts enhancing the cottage experience. This style is identified by the use of steep pitched roofs, often sweeping over the entry and thick walls to suggest a stucco-coated masonry wall construction. Hand-stacked stone veneer is often used as an accent surface material while plaster walled courtyards are often used to create outdoor rooms. Arched windows and stone trim are also prevalent.



In addition to the General Requirements, the following specific requirements should be considered when designing in this particular style:

Massing: Except for featured massing components (i.e. bay windows, towers) and the roof, building massing should either be rectangular or square. Featured massing components may be rectangular, square or octagonal. Additive massing composition is encouraged to reduce the perceived size of the building.

Roof Pitch: Whenever possible, most of the roof pitches shall not exceed 8:12. However, "featured" roof pitches which promote the "European Cottage" aesthetic shall not exceed 12:12. Short roof spans are also encouraged to reduce the perceived size of the building.

Roof Materials: Roof material should be either Class "A" fire-rated, fire-resistant wood shake roofing, slate shingle or dimensional asphalt shingle roofing, per code requirements. Synthetic wood shake or synthetic slate shingle may be acceptable.

Chimney Materials: Chimney walls should be either hand-stacked stone or hand-troweled exterior plaster ("stucco"). All chimneys must have a decorative chimney cap in a design that complements the style of the home.



Exterior Wall Materials: The primary wall material should be hand-troweled exterior plaster ("stucco"). This primary wall material should cover most exterior wall surfaces. The plaster finish coat texture should be applied to appear slightly irregular emphasizing the hand-made quality of the installation. All outside corners should have a minimum 1-inch radius bull nose. Secondary "feature" walls should be hand-stacked stone. Basement level, skirt and understory walls should be either hand-stacked stone or hand-troweled exterior plaster.

Doors and Windows: Doors and windows should be steel, wood or clad wood. Windows may be casement or fixed. Divided lites for glazed doors and windows are encouraged and should be designed in an orthogonal grid layout. Shutters are allowed for this style.



Detail and Ornamentation: Details common to this style include steep attic roofs with dormer windows, decorative main entry door, transom windows, window boxes, heavy timber detailing, brick or stone wall caps and window sills, use of decorative ironwork.





Adobe Ranch

The "Adobe Ranch" style is representative of simple, adobe courtyard farmhouses of California's Spanish-occupied past. It is far less formal than that of the Spanish Colonial style. Mountainous and rugged terrains often lend itself to this vibrant, yet rustic, Spanish farmhouse interpretation. Adobe characteristics include: low-profile clay-tiled roofs, predominant one-story massing, courtyard plans, hand-troweled stucco over thickened walls and heavy timber porches. Doors and windows typically have simple detailing with no trim boards, heavy-timber headers and lintels, possibly shutters and extended wood sills.



In addition to the General Requirements, the following specific requirements should be considered when designing in this particular style:

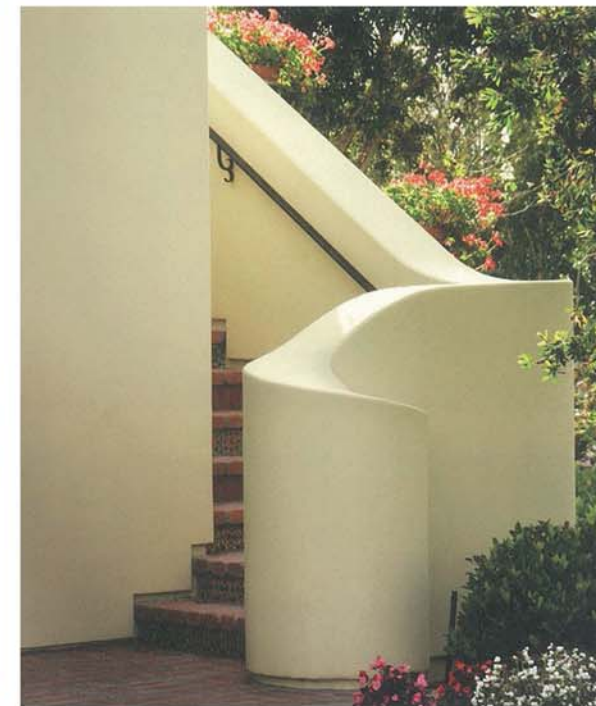
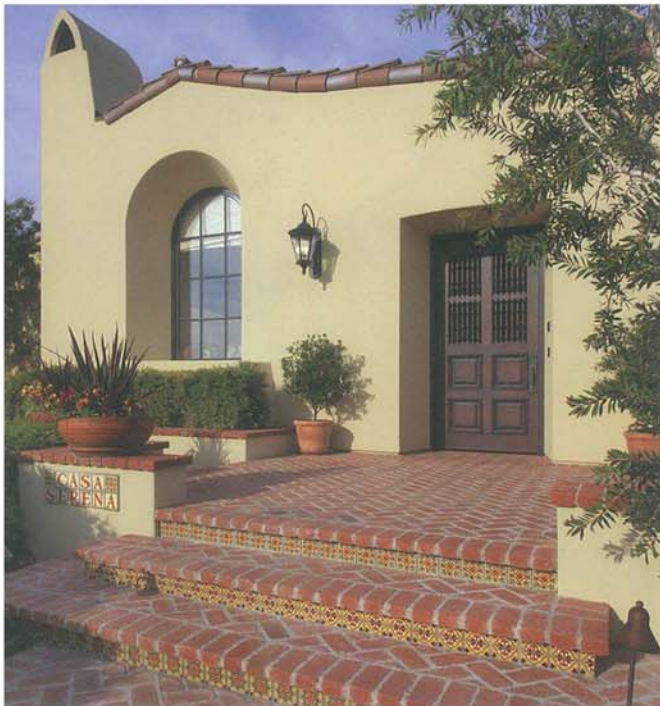
Massing: All massing components, except for the roof, should either be rectangular or square. Featured or projecting massing should also be rectangular or square. Additive massing composition is encouraged to reduce the perceived size of the building.

Roof Pitch: Roof pitches shall be low profile and not exceed 3.5:12. Short roof spans are also encouraged to reduce the perceived size of the building.

Roof Materials: All roofing must be comprised of two-piece clay barrel tiles, per code requirements. Tiles should be specified in a mixture of tile colors. End eave tiles should be boosted while ridge tiles may or may not be boosted. Random roof surface tiles may also be boosted. Mud stops should be installed while decorative stops may be acceptable.

Chimney Materials: Chimney walls should be hand-troweled exterior plaster ("stucco"). The plaster finish coat texture should be applied to appear slightly irregular emphasizing the hand-made quality of the installation. All outside corners should have a minimum 1-inch radius bull nose. All chimneys must have a decorative chimney cap in a design that complements the style of the home.

Exterior Wall Materials: The primary wall material should be hand-troweled exterior plaster ("stucco"). Primary wall material should cover all exterior wall surfaces with the exception of wood components (i.e. eave, lintels porch, deck, railing, arbor and trellis). The plaster finish coat texture should be applied to appear slightly irregular emphasizing the hand-made quality of the installation. All outside corners should have a minimum 1-inch radius bull nose. Basement level, skirt and understory walls should also hand-troweled exterior plaster ("stucco").



Doors and Windows: Doors and windows should be steel, wood or clad wood. Doors and windows should be installed "Adobe" style, without any applied wood trim and or surround. Windows may be casement or fixed. Divided lites for glazed doors and windows are encouraged and should be designed to have horizontal muntins only. Shutters are allowed for this style.

Detail and Ornamentation: Details common to this style include: "craftsman" motif hardware and light fixtures, lap and mortise wood joinery, precast decorative ornamentation and entry door surrounds, painted brick detailing, transom windows, tapered and boxed painted wood columns.



American Farmhouse

The American farmhouse was a functional home before it was an architectural style. The design of the American farmhouse was initially influenced strictly by function and geography. The farmhouse was always unpretentious, straightforward and functional, shaped by the needs of the farmers, the local climate and the materials available. American colonists built the earliest farmhouses in the early 18th century. Farmhouses were often built of raw logs—in what is considered a log-cabin style—or some combination of rough-hewn logs, native stone or mud. That changed in the mid-19th century, when railroads made it possible to transport manufactured materials across the country. This gave farmers access to many more style possibilities as well as the ability to build with brick, lumber and quarried stone. The original building method of these homes was one room at a time building; live in one and the additional were built as needed. American farmhouses provide an open floor plan so everything flows. Wood siding is the most common, simple gable roof lines and traditional double hung windows and shutters. There is typically a large porch which acts as an additional living space when weather permits. The interior has traditional but simple details around windows and doors.



In addition to the General Requirements, the following specific requirements should be considered when designing in this particular style:

Massing: Except for featured massing components and the roof, the massing should be simple, rectangular or sometimes in a T shape. Straight forward, functional design is the emphasis on houses built to acknowledge the American Farmhouse. The massing is composed of basic asymmetrical shapes to allow for expansion. This style usually incorporates a welcoming wide front porch.

Roof Pitch: Roof pitches shall be a maximum 8:12 often with side and front facing gables. Eaves and rakes are typically very shallow. Roof form should be adequately broken into smaller masses to reduce the perceived size of the building.

Roof Materials: Roof material shall be either Class "A" fire-rated dimensional asphalt shingles, or standing seam metal, most typically a combination of both. The colors should be complimentary to the exterior color of the home.





Chimney Materials: Chimney walls can be either hand-troweled exterior plaster (“stucco”), brick or stone. All chimneys must have a decorative chimney cap in a design that complements the style of the home.

Exterior Wall Materials: Primarily wall materials should be a thoughtful composition combining various materials and should include vertical board and batt siding with a contrasting horizontal element of clapboard siding often with accents of stone.

Doors and Windows: Doors and windows should be wood or clad wood. Windows should be fixed or single-hung and small in nature. Avoid groupings of large picture windows. Windows should have a minimal amount of trim detail.





Prairie School

The Prairie School developed in sympathy with the ideals and design aesthetics of the Arts and Crafts Movement begun in the late 19th century in England. Prairie School was an architectural style, most common to the Midwestern United States. The designation Prairie is due to the dominant horizontality of the majority of Prairie School buildings which echoes the wide, flat, treeless expanses of the mid-Western United States. The Prairie School was also an attempt at developing an indigenous North American style of architecture that did not share design elements and aesthetic vocabulary with earlier styles of European classical architecture.

The style is usually marked by its integration with the surrounding landscape, strong horizontal lines, flat or hipped roofs pitched low with broad overhanging eaves which appear to spread out and hug the ground, windows (sometimes with art glass) in geometric shapes placed intricately in horizontal bands, solid construction, craftsmanship, and restraint in the use of ornament. Homes appear to grow out of the ground; very low and close to the terrain. Horizontal lines were thought to evoke and relate to the native prairie landscape. One-story cantilevered projections were typical and the entrances are typically secluded.





In addition to the General Requirements, the following specific requirements should be considered when designing in this particular style:

Massing: Except for featured massing components and the roof, the massing should be either rectangular or square. Horizontal is the emphasis on houses built to acknowledge the flat prairie lands. The massing is horizontal, and so are treatments such as porches, banded windows, and belt courses. The plans are generally organized around a central well-detailed chimney massing and are asymmetrical.

Roof Pitch: Roof pitches shall be a maximum 4:12 low-pitched hip roof with deep overhanging eaves, a minimum of 36". Depending on the design a gable might be considered. Roof form should have a strong balanced horizontal element, roof extension or cantilevered projection at the eaves. Roofs often extend over exterior rooms and/or walkways.

Roof Materials: Roof material shall be either Class "A" fire-rated, fire-resistant wood shake roofing, standing seam metal, or dimensional asphalt shingles. The colors should be black, dark brown or light brown.



Chimney Materials: Chimney walls should be either hand-troweled exterior plaster (“stucco”), brick or stone. All chimneys must have a decorative chimney cap in a design that complements the style of the home.

Exterior Wall Materials: Primarily wall materials should be a thoughtful composition combining various materials and may include light, earth colored stucco with a smooth hand-troweled or sand finish, horizontal wood or composition siding, brick and stone.

Doors and Windows: Doors and windows should be wood or clad wood. Windows should be fixed or casement and geometrically shaped and in multiply banks, groups or rows. Windows should be kept tight to the soffit.

