

8.256.250. DESIGN REVIEW GLOSSARY.

This section shall be applied to any district which is combined with the “DR” District, except that in PC Colma, the definitions found in Section 6565.6 shall supercede any conflicting definition(s) in this section.

1. **Arch** – A curved structural member typically spanning an opening such as a door, window or arcade.
2. **Ancillary** – Subordinate.
3. **Attic** – The area formed between the ceiling joists and rafters.
4. **Balcony** – A platform or deck projecting from the wall of a building above ground level, usually enclosed by a railing.
5. **Basement** – A level of a structure that is built either entirely below grade level (full basement) or partially below grade (daylight basement).
6. **Bench Mark** – A reference point used by surveyors to establish grades and construction heights.
7. **Breezeway** – A covered walkway with open sides between two different parts of a structure.
8. **Cantilever** – Projected construction, a structural member or beam that is supported at only one end.
9. **Compatible** – Capable of existing together in harmony.

10. **Complementary** – Producing effects in concert different from those produced separately; completing.
11. **Corbel** – A projection from a wall, sometimes supporting a load and sometimes for decorative effect.
12. **Cornice** – The exterior detail at the meeting of a wall and a roof overhang; a decorative molding at the intersection of a wall and a ceiling.
13. **Crawl Space** – The area between the floor joists and the ground, usually a space that is not tall enough to stand in; also referred to as under-floor area.
14. **Dormer** – A structure protruding through the plane of a sloping roof, usually with a window and its own smaller roof.
15. **Entry** – The ingress/egress features and associated decorative elements that frame the main entrance area of a residence, including front door(s), roof(s), porch, stairs, lighting, and ornamentation/architectural elements (such as columns).
16. **Easement** – An area of land, usually deed restricted, that in most cases cannot be built upon because it provides access to a structure or to utilities such as power, water, or sewer lines.
16. **Eave** – The part of the roof that overhangs or projects from the wall of a building.
17. **Elevation** – A drawing that views a building from any of its sides; a vertical height above a reference point such as above sea level.
18. **Excavation** – The mechanical removal of earth material (County Ordinance Code Section 8601.24).
19. **Façade** – The face or front of a building.

20. **Fill** – A deposit of earth or waste material placed by artificial means (County Ordinance Code Section 8601.25).
21. **Floor Plan** – A drawing that shows the layout of a building, including the size, dimensions, and arrangement of the rooms.
22. **French Door** – Two doors, composed of small panes of glass set within rectangularly arrayed muntins, mounted within the two individual frames. Usually such doors open onto an outside terrace or porch.
23. **Grade** – The vertical location of the ground surface (County Ordinance Code Section 8601.27).
- a. **Existing Grade** – The grade prior to or at the time of house construction/ enlargement, providing that any prior grading on the site was approved by the County or occurred before 1960 when the County began regulating grading activities.
 - b. **Finished Grade** – The final grade of the site that conforms to the approved plan (County Ordinance Code Section 8601.29).
24. **Grading** – Any excavating, filling or placement of earth materials or combination thereof (County Ordinance Code Section 8601.31).
25. **Half-Timber** – A frame construction method where spaces between wood members are filled with masonry.
26. **Hardscape** – Includes any hard surface, including permeable or impermeable surfaces, including but not limited to asphalt, concrete, pavers, and decomposed granite.
27. **Mullion** – A horizontal or vertical divider between sections of a window.
28. **Neighborhood** – The area surrounding a project site ~~n-existing or proposed home~~ as described in Section 6565.20(B).

28. **Neighborhood Character** – The combination of qualities or features within a neighborhood that distinguishes it from other neighborhoods (see Section 6565.20(B)).
29. **Obscure Glass** – Glass that is not transparent.
30. **Ornamentation** – That which decorates or adorns; embellishment.
31. **Parapet** – A portion of wall that extends above the edge of the roof.
32. **Perspective** – A type of drawing that gives a 3D view of a building or space using specific viewpoints and vanishing points.
33. **Pitch** – The slope of a roof or other plane, often expressed as inches of rise per foot of run, minimum 1:12 slope.
34. **Primary Window** – The main windows of a house where views are experienced by occupants, including dining room, living room, and bedroom windows.
35. **Private View** – A range of vision from private property.
35. **Public View** – A range of vision from a public road or other public facility (see General Plan Policy 4.10).
36. **Rafters** – The sloping roof-frame members, typically wooden, that extend from the ridge to the eaves and establish the pitch of the roof. In Craftsman and Bungalow style buildings, the ends of these, called “rafter tails,” are often left exposed rather than boxed in by a soffit.

37. **Ridgeline** – The tops of hills or hillocks normally viewed against a background of other hills (see LCP Policy 8.7).

38. **Rendering** – An artistic process applied to drawings to add realism.

39. **Rooftop Deck** – A platform incorporated into or forming the roof of a lower story, typically accessed from within an upper story.

Roof Styles:

a. **Flat** – A roof with a minimal roof pitch, usually about 1/8" per 12".

b. **Gable** – A type of roof with two sloping surfaces that intersect at the ridge of the structure.

c. **Gambrel** – A type of roof formed with two planes on each side. The lower pitch is steeper than the upper portion of the roof.

d. **Hip** – A roof shape with four sloping sides that intersect to form a pyramidal or elongated pyramidal shape.

e. **Mansard** – A four-sided, steep-sloped roof.

f. **Shed** – A roof with a single pitch.

41. **Sash** – Window framework that may be fixed or moveable.

42. **Scale** – A relative level or degree, or a proportion or relation between two things (see Section 6565.20(D)). Also, an instrument bearing ordered marks at fixed

intervals used as a reference standard on measurement.

43. **Section (Cross Section)** – A type of drawing that cuts vertically through a building to show the interior and construction of a building.
44. **Sensitive Habitat** – (See LCP Policy 7.1.)
45. **Siding** – The narrow horizontal or vertical wooden boards that form the outer face of the walls in a traditional wood-frame building. Horizontal wooden siding types include shiplap and clapboard/weatherboard, while board-and-batten is the primary type of vertical siding. Shingles, whether of wood or composite material, are another siding type.
46. **Skyline** – The line where sky and land masses meet (see LCP Policy 8.7).
47. **Site Plan** – A drawing that shows the layout of a site including the topography, vegetation, surface water, etc., on a site.
48. **Split-Level** – A house that has two levels, one about a half a level above or below the other.
49. **Story** – A space in a building between the surface of any floor including a basement floor and the surface of the floor or roof next above but not including any attic or under-floor area (Zoning Regulations Section 6102.73). Typically, a story is a major section of a house that sits directly above or below other floors, while a “floor level” may be at a greater or lower height than other floors, but does not sit directly above or below them.
50. **Stucco** – A material, usually composed of cement, sand, and lime, applied to exterior walls to form a hard, uniform covering that may be either smooth or textured.
51. **Trim** – A piece of material which finishes the edge of a surface or opening. It is usually made of a different material or color from the adjacent surface.

52. **Vaulted** – An inclined ceiling area.

53. **Veneer** – A thin outer covering or non-load bearing masonry face material.

Window Types:

- a. **Bay** – A rectangular, curved or polygonal window extending beyond the main wall of the building.
- b. **Casement** – A window that is hinged on the side and opens in or out.
- c. **Clerestory** – A window or group of windows which are placed above the normal window height.
- d. **Double Hung** – A type of window in which the upper and lower halves slide past each other to provide an opening at the top or bottom of the window.
- e. **Glider/Slider** – A window with two overlapping sashes that slide horizontally in tracks.
- f. **Fanlight** – A window, often semicircular, over a door, with radiating muntins suggesting a fan.
- g. **Louver(ed)** – A window with horizontal slats to allow for ventilation.
- h. **Transom** – Horizontal window opening above a door or another window.