



Architectural Design Narrative for the Cottage Elevation

This narrative is in response to Council comments from the January 3rd, 2017 planning commission meeting. There was a concern over the French Country elevation style, specifically for the two-story elevations. In response to this concern, we are presenting a Cottage style elevation, in-lieu-of French Country for the two-story plans. The Cottage style elevation is in the eclectic era of elevation styles and will complement the Craftsman style that already exists near the Rancho Vista project area within San Juan Bautista.

Details that can be found on the cottage style are as follows;

- Clipped gable ends with corbels below
- Covered front porch
- Flat roof tile
- Corbels below windows
- River rock stone veneer
- Window mullions

Massing and Scale

The exterior massing for the Cottage has a gable end roof with clipped ends. It also has varying roofs and roof heights to break up the over-all massing.

Building Materials

Specific to the Cottage style, a river rock stone veneer will be applied to reflect the historical nature of the design. Corbels under clipped gable ends and window sills, further enhance the Cottage elevation. The roof will be finished with a flat “shingle like” concrete roof tile.

Garage Doors and Hardware

Garage doors will be specific to the Cottage elevation with accompanying decorative hinge and handle hardware.