

Glossary of Terms

The following terms are used within this guideline manual. For terms not defined in this glossary, please refer to the City of Redondo Beach Zoning Ordinance and/or General Plan.

Adjacent – Property that abuts the subject property on the same side as the street.

Aesthetics - The science and philosophy of beauty. If something is aesthetic, it is of beauty or artistic.

Alignment (Architectural) - The visual alignment and placement of architectural elements such as windows, cornice elements, soffits, awnings, etc. or structures in order to promote blockscape continuity.

Alley - A public or private way permanently reserved for vehicular access to the rear or side of properties.

Arch - A curved structure supporting its weight over an open space such as a door or window.

Arcade – An exterior covered passageway along a faced open to the street.

Articulation - The degree or manner in which a building wall or roofline is made up of distinct parts or elements. A highly articulated wall will appear to be composed of a number of different vertical and horizontal planes, usually made distinct by their change in direction (projections and recesses) and/or changes in materials, colors or textures.

Awning - A fixed cover, typically comprised of cloth over a metal frame, that is placed over windows or building openings as protection from the sun and rain.

Balcony - A platform that projects from the wall of a building, typically above the first level, and is surrounded by a rail balustrade or parapet.

Baluster - The upright portion of the row of supports for a porch railing.

Basement – Floor area partially or completely below grade and not qualifying as a story as defined in the Uniform Building Code. However, for the purposes of these design guidelines, basements shall not include garages.

Bay (Structural) - A regularly repeated spatial element in a building defined by beams or ribs and their supports.

Blockscape/ Blockface - The properties abutting on one side of a street and lying between the two nearest intersecting or intercepting streets, or nearest intersecting or intercepting street and railroad right-of-way, unsubdivided land, watercourse, or city boundary.

Buffer – A method or materials used to visually conceal one element of a development from other elements or from adjacent development.

Building - Any structure having a roof supported by columns or walls for the housing or enclosure of persons, animals, chattels, or property of any kind.

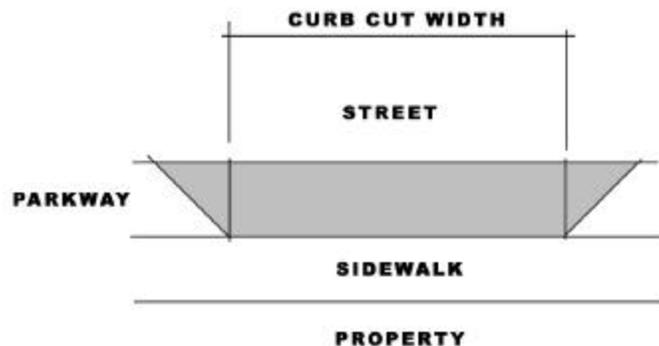
Carpport - A permanent roofed accessory structure with not more than two enclosed sides intended for vehicle storage.

Column - A vertical support, usually cylindrical, consisting of a base, shaft and capital, either monolithic or built-up of drums the full diameter of the shaft.

Compatibility – Provision of site design, architectural design, and high quality materials that are compatible with the existing neighborhood.

Cornice – The horizontal member along the top of the building, which visually finishes it.

Curb Cuts - The elimination of a street curb to enable vehicles to cross sidewalks and enter driveways or parking lots.



Facade - The exterior face of a building which is the architectural front, sometimes distinguished from other faces by elaboration of architectural or ornamental details.

Fenestration - The arrangement and design of windows in a building.

Floor Area Ratio - Floor Area Ratio (FAR) is the relationship between a building's total floor area and the total area of the lot. FAR helps control the appearance of bulk while at the same time maintaining a reasonable opportunity to build a larger home on larger lots, without reducing the character of an existing neighborhood.

$$\text{FLOOR AREA RATIO} = \frac{\text{GROSS FLOOR AREA OF A BUILDING}}{\text{TOTAL AREA OF THE LOT}}$$

Focal Point - A building, object or natural element in a streetscene that stands out and serves as a point of focus, catching and holding the viewer's attention.

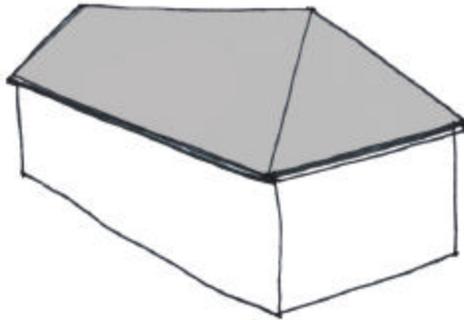
Gable Roof –the vertical triangular end of a building from cornice or eaves to ridge.

Grade - the degree of inclination of a slope

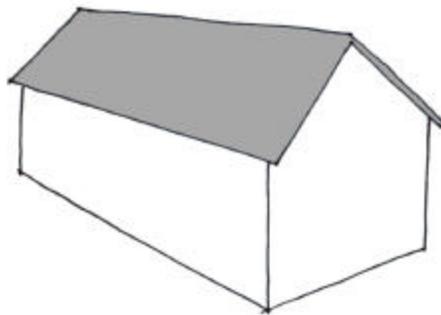
Height – the distance from the existing grade to the top of a structures roofline.

Hip Roof - A roof with four uniformly pitched sides.

Impervious Surface – A surface that does not offer an opportunity for water to infiltrate into the ground.



Hip Roof



Gable Roof

Landscaping - An area devoted to or developed and maintained with native or exotic planting, lawn, ground cover, gardens, trees, shrubs, and other plant materials, decorative outdoor landscape elements, pools, fountains, water feature, paved or decorated surfaces of rock, stone, brick, block, or similar material (excluding driveways, parking, loading, or storage areas), and sculpture elements. Plants on rooftops, porches or in boxes attached to buildings are not considered landscaping.

Lot - Any number of lettered parcel shown on the a recorded final map, record of survey pursuant to an approved division of land, or a parcel map and abuts a street, alley or recorded access easement.

Lot Width – The horizontal distance between side lot lines, measured along a line that is parallel to the front lot line and located the minimum exterior setback distance from the front lot line.

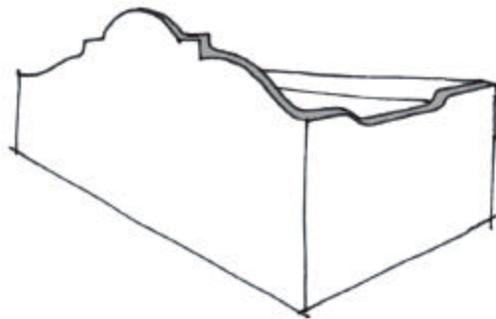
Mansard - Traditionally, a roof with two slopes on each side, the lower slope being much steeper. In contemporary commercial development, the second portion of the roof is replaced with a flat roof or an equipment well. These are referred to as Mansard roofs but bear little resemblance to the original.

Mass - Mass describes three dimensional forms, the simplest of which are cubes, boxes (or "rectangular solids"), cylinders, pyramids and cones. Buildings are rarely one of these simple forms, but generally are composites of varying types of assets. This composition is generally described as the "massing" of forms in a building.

Ornamentation - Details added to a structure solely for decorative reasons (i.e. to add shape, texture or color to an architectural composition).

Open Space – Open space substantially free of structures set aside, dedicated, designated, or reserved for public or private use for recreation.

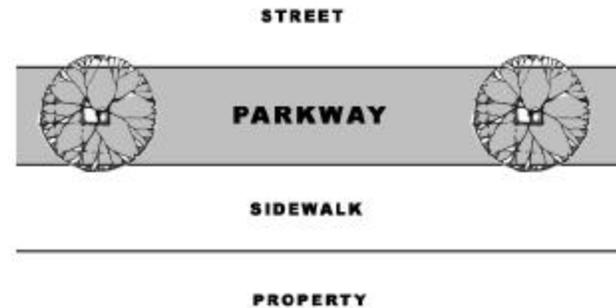
Parapet - A low wall generally running around the outside of a flat roof.



Parapet Roof

Park – An area that is predominantly open space, used principally for recreation.

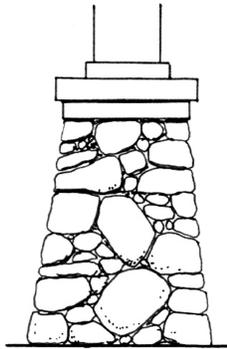
Parkway – A section of land not less than six (6) feet in width intended to contain landscaping for the purpose of creating a physical and visual separation between the street and sidewalk.



Pattern - The use of construction materials to add texture, character, scale, and balance to a building.

Pervious Surface – A surface that present an opportunity for water to infiltrate into the ground.

Pier - A stout column or pillar.

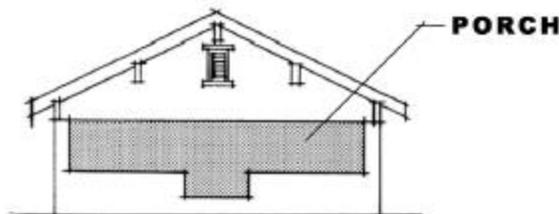


Pier

Pilaster - A column attached to a wall or pier constructed to coordinate with the style of the building.

Pitch - The slope of a roof expressed in terms of ratio of height to span.

Porch - An opened or covered platform, usually having a separate roof, at an entrance to a dwelling, or an open or enclosed gallery or room, which is not heated or cooled, that is attached to the outside of a building.



Project - Any proposal for new or changed use, or for new construction, alteration, or enlargement of any structure, that is subject to the provisions of this manual.

Proportion - The ratio between building elements. Proportion can describe height to height ratios, width to width ratios, width to height ratios, as well as ratios of massing. Landscaping can be used to establish a consistent rhythm along a streetscape which will disguise the lack of proportion in building size and placement.

Recess - A hollow place, as in a wall.

Reconstruction - The construction, on its original site or a replica of a building or facility which no longer exists, based upon archeological, historical, documentary and physical evidence. Both modern and traditional construction techniques may be used.

Rehabilitation, Renovation - The modification of or changes to an existing building in order to extend its useful life or utility through repairs or alterations, while preserving the features of the building that contribute to its architectural, cultural or historical character.

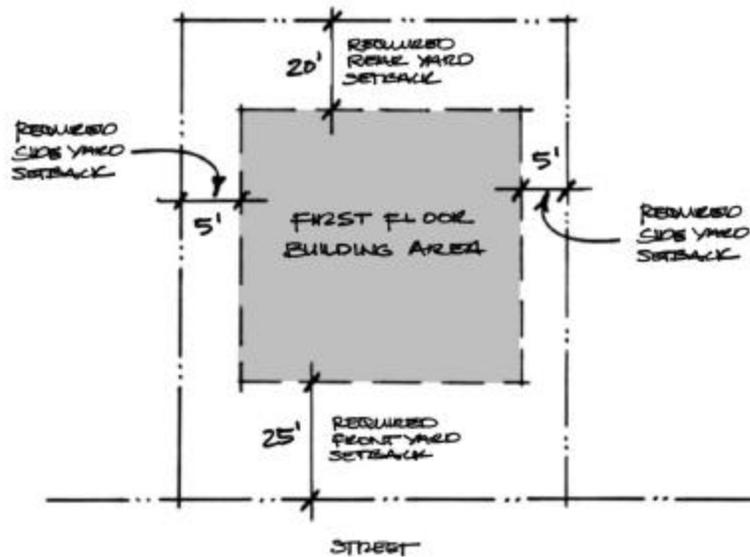
Rhythm (Horizontal, Vertical) - The regular or harmonious recurrence of lines, shapes, forms, elements or colors, usually within a proportional system.

Ridge - The highest line of a roof; where the sloping planes intersect.

Roofline – The profile of a roof.

Scale – The general feeling of mass and size of the building as related to that of other buildings.

Setback - A line across the front, side, rear of any property or public property which delineates an area adjoining a property line in which erection of a building, fence, or other structure is prohibited except as otherwise provided in the zoning ordinance.



Sidewalk – An improved pedestrian surface that is typically located adjacent to a parkway or roadway.

Siding - The finish covering on the exterior of a frame building (with the exception of masonry). The term cladding is often used to describe any exterior wall covering, including masonry.



Horizontal Board on Stone Base



Stucco with Masonry Base

Sill - The framing member that forms the lower side of an opening, such as a door sill. A window sill forms the lower, usually projecting, lip on the outside face of a window.

Story -The portion of a building included between the surface of any floor and the surface of the floor or finished undersurface of the roof directly above it.

Structure - Anything constructed or erected that requires a location on the ground, excluding swimming pools, patios, walks, access drive, or similar paved areas.

Stucco - An exterior finish, usually textured, composed of portland cement, lime and sand, which are mixed with water.

Teardown – Demolition and subsequent removal of a structure.

Texture - Texture refers to variations in the exterior facade and may be described in terms of roughness of the surface material, the patterns inherent in the material or the patterns in which the material is placed. Texture and lack of texture influence the mass, scale and rhythm of a building. Texture can add intimate scale to large buildings by the use of small detailed patterns (e.g. brick masonry patterns).

Window, Bay – A projecting bay with windows that form an extension to the floor space of the interior rooms.

Yard - An open space on the same site as a structure, unoccupied and unobstructed by structures from the ground upward except as otherwise provided in the zoning ordinance, including a front yard, side yard, or rear yard.