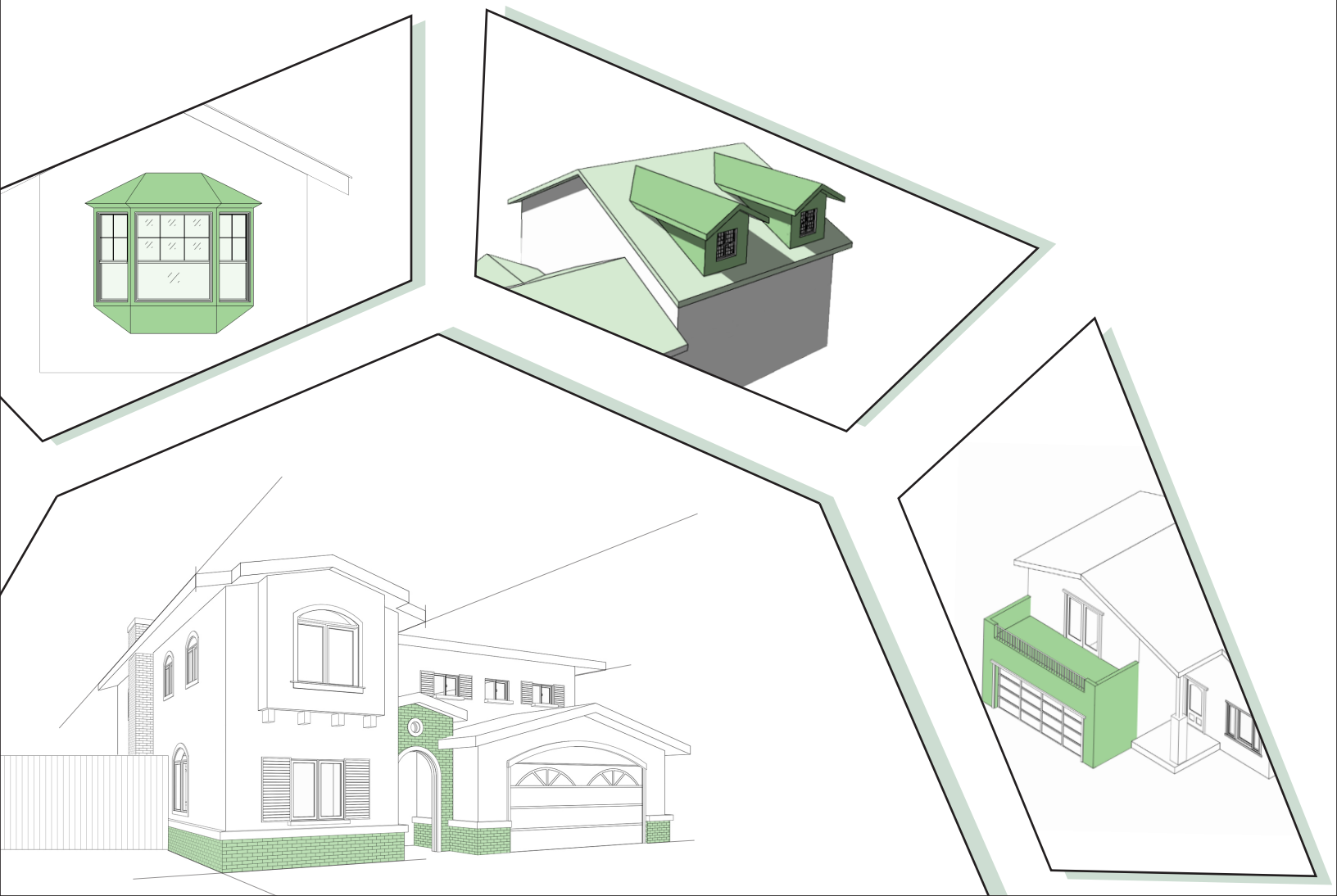
City of

CERRITOS

RESIDENTIAL DESIGN MANUAL



Introduction

The City of Cerritos takes great pride in its high quality developments, and the City's residential neighborhoods form an integral part of the City of Cerritos' image. Single-family properties in Cerritos remain highly desirable due to the quality recreational facilities, shopping amenities, and award winning schools that the community offers.

Purpose

The Residential Design Manual is a guide for the design of single-family residential projects in the City of Cerritos including room additions, exterior remodels, new residences, and replacement residences on existing developed properties. The manual contains descriptions of acceptable and/or unacceptable architectural designs, and is a tool for homeowners, designers, architects, and design review personnel to achieve high-quality residential architectural design that is compatible with and complementary to existing Cerritos neighborhoods.

How to Use this Manual

This manual takes a "color-by-numbers"-style approach with a "design-by-element" format and is divided into sections covering various design elements: roof, windows, facade, towers, balconies, front porches, architectural accents, front doors/garage doors, chimneys, and new additions.

Use the checklist on each page to ensure that you have met all City of Cerritos design requirements. All requirements are summarized in the Residential Design Checklist provided at the end of this manual. The project planner will use the same checklist to review your design. Projects that do not meet the design requirements may be denied until they are corrected in accordance with the design requirements.

Community Development Department
City of Cerritos,
18125 Bloomfield Avenue,
Cerritos, California 90703
(562) 916-1201
www.cerritos.us
www.cerritosgis.com

Revised: August 2017

Before Submitting Plans to the City

1. Check to make sure all Residential Design Checklist items are completed.
2. If you are already working with a planner, call him/her at (562) 916-1201 to schedule an appointment to review your design proposal.

During Planning Design Review

1. Your project planner will review your application and Residential Design Checklist (see XVI on pg. 31) to ensure that all items are completed. The planner may contact you with clarifying questions.
2. The planner will provide written corrections within 5 business days and schedule an appointment to review the comments with you. Revised plans must be submitted until all corrections are addressed.
3. Once the design is deemed acceptable, the planner will inform you of one of the following:
   a. The design is ready for building permit application and plan check; or
   b. The design is ready for Precise Plan application for Planning Commission review. Planning Commission review is required for all:
      i. Residential additions greater than 900 square feet; or
      ii. Residential additions greater than 70% of existing floor area; or
      iii. Residential additions or exterior remodels that result in a significant change in the appearance of the residence as viewed from the street.

During Building Plan Check

1. The building plan checker will review the working drawings to ensure compliance with the current Los Angeles County Building Code and related codes.
2. The planner will review the final plans prior to final approval to ensure compliance with the approved design and, if applicable, Planning Commission conditions of approval.

During Construction

1. The planner will conduct a framing inspection to verify compliance with the approved plans, including window locations and architectural form.
2. If any changes or alterations are found to be necessary, obtain written approval from the City prior to implementation. Significant changes may require additional Planning Commission review, if applicable.
3. Prior to final release of building permits, the planner will conduct a final inspection to verify compliance with the approved plans, including the following:
   a. All exterior architectural elements are installed per plan.
   b. All front yard landscaping is completed.
   c. All conditions of approval have been satisfied.

Table of Contents

I. Roof Design 3
II. Windows 5
III. Enhanced Materials 10
IV. Tower Elements 15
V. Front Porches 16
VI. Architectural Accents, Medallions, and Light Fixtures 17
VII. Balconies 19
VIII. Front Doors 20
IX. Garage Doors 21
X. Eaves/Soffits 22
XI. Chimneys 23
XII. Exterior Composition 24
XIII. Site Design/Site Conditions 28
XIV. Utilities/Easements 29
XV. Plan Requirements 30
XVI. Residential Design Checklist 31

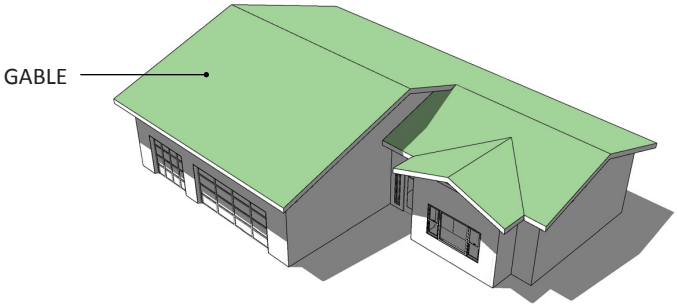
I. Roof Design

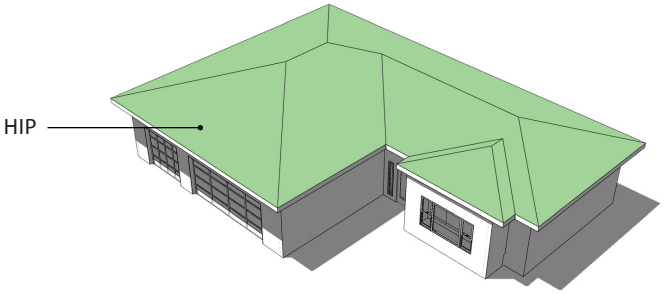
The roof of a home is a significant architectural feature that uses pitch, shape, materials and details to reflect a certain style. Additions and remodels must cohesively tie the existing roof design to new roofs. The roof style, pitch and materials of an addition should match the original design.

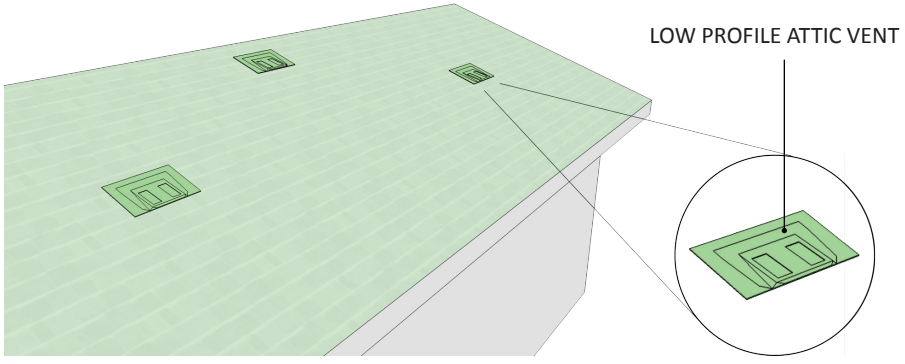
While flat roofs are not allowed for homes in Cerritos, there are older homes with existing flat roofs. New additions to existing flat roofs at garages should provide at least 5 to 6 feet of new pitched roof depth at the perimeter; additions must be set back from the face of the garage.

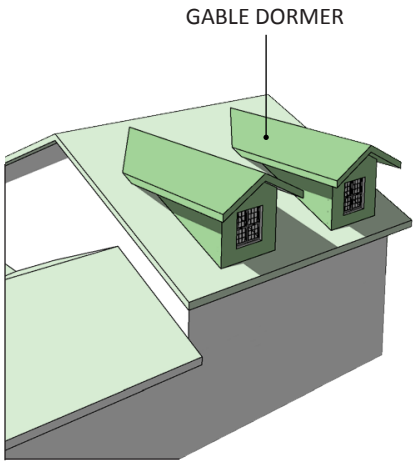
Plans must have the following:

- ☐ Consistent roof design throughout all elevations
- ☐ Consistent roof pitches
- ☐ New roofs consistent with existing roofs
- ☐ Low-profile attic vents (no dormer or turbine vents)
- ☐ Low-profile solar tubes consistent with the roof pitch
- ☐ No new flat roofs
- ☐ One type of consistent roofing material and color (except in flat roof instances)
- ☐ Consistent fascia width for all roofs
- ☐ For a new residence on which a solar energy system is planned, the new electrical wiring for the solar energy system must be installed inside the building walls and attic, for installation prior to the framing inspection and/or prior to enclosing the walls

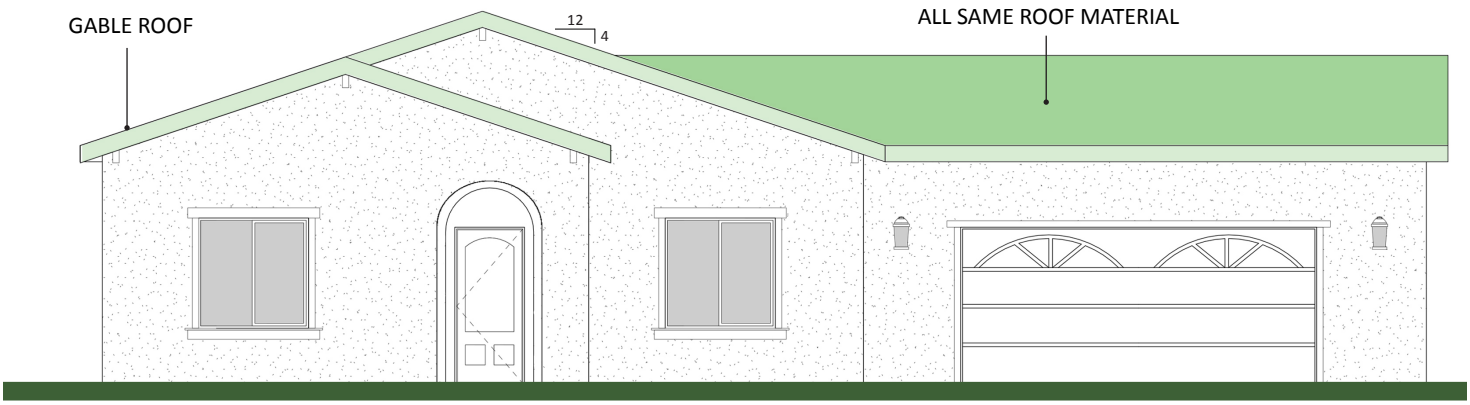








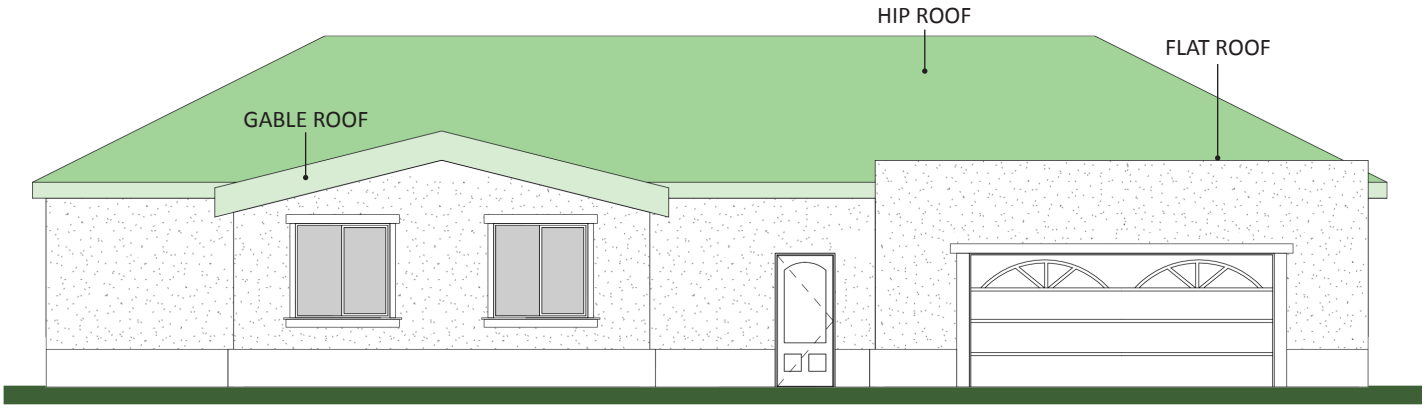
GOOD EXAMPLE



Good Roof Design:

- Roof elements have the same style/pitch
- Fascia width is continual and remains consistent in elevation

BAD EXAMPLE



Poor Roof Design:

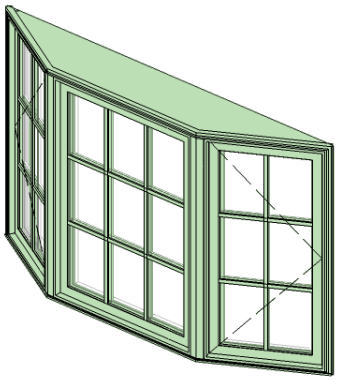
- Various different roof types and pitches
- Different fascia widths and trim head heights
- Inconsistent Elevations
- Flat Roofs

II. Windows

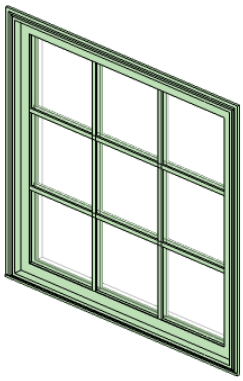
Window replacements of remodels or new windows for additions should use the same material, color and style of window. Each elevation of a home should have complementary window sizes, styles, and layouts to help substantiate the required four-sided architecture. When using bay windows they should extend to the ground and be integrated into the gable face of a home, centered below the roof peak. Oriel windows on upper floors should also follow these guidelines. The use of shutters are often an appropriate method of providing an added level of detail to complement traditional home styles.

Plans must have the following:

- ☐ Consistent window style and borders on the same elevation (see examples on this page and next page)
- ☐ Alternative window style for accent window(s) placed in a special location on the elevation
- ☐ Existing windows conform to the new style and trim if they face a street and are visible from the public right-of-way (examples: side of a corner lot; second story that backs up to a major arterial street)
- ☐ The same border is applied around the slider door as the windows on the same elevation
- ☐ If a bay window is proposed, specify the roof type
- ☐ Dimensioned trim/ border detail indicating type of window trim (stucco, wood, foam, etc.) and orthographic projection showing trim width (4'-6") and raised thickness
- ☐ No portion of new second-story windows aligns with second-story windows of adjacent residences
- ☐ New second-story bathroom windows are provided with obscured glass
- ☐ New second-story bathroom windows either have a minimum sill height of 5'-0" or fixed (non-operable) up to 5'-0" as measured from the adjacent finished floor
- ☐ The tops of all windows are aligned, despite any variations in interior ceiling heights
- ☐ Garage windows that are visible from the street are fixed and provided with obscured glass
- ☐ Faux balconies are designed to appear as if they can be accessed from interior; faux balconies are not placed in front of small windows



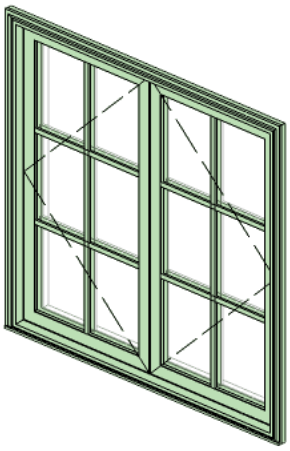
BAY WINDOW



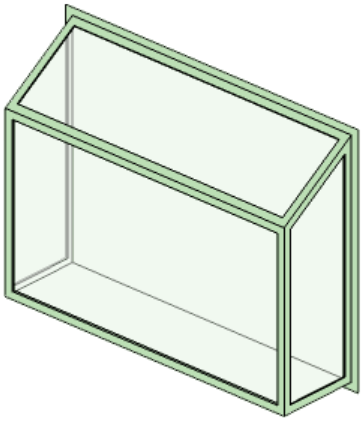
FIXED PICTURE WINDOW

AWNING WINDOW

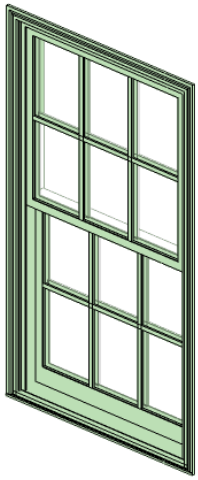
FRENCH WINDOW



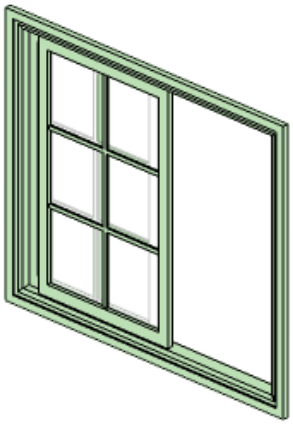
GARDEN WINDOW



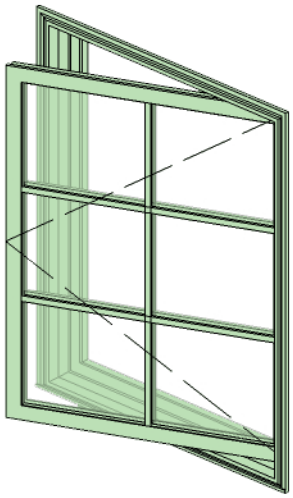
SINGLE HUNG WINDOW



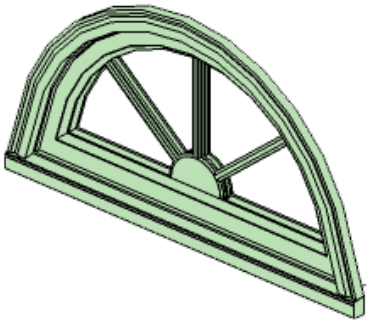
SLIDER WINDOW



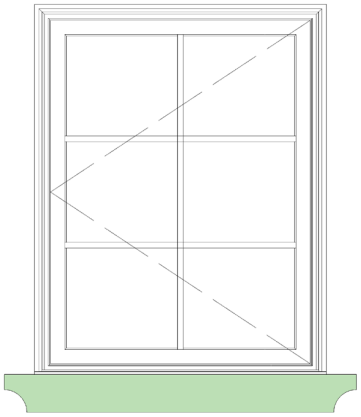
CASEMENT WINDOW



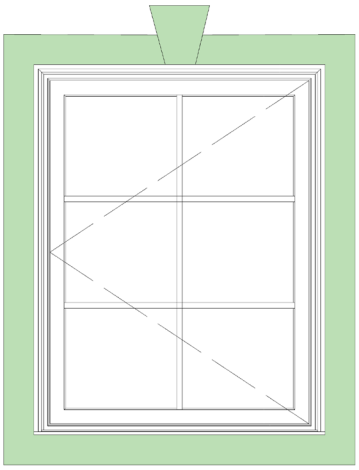
GEOMETRIC WINDOW



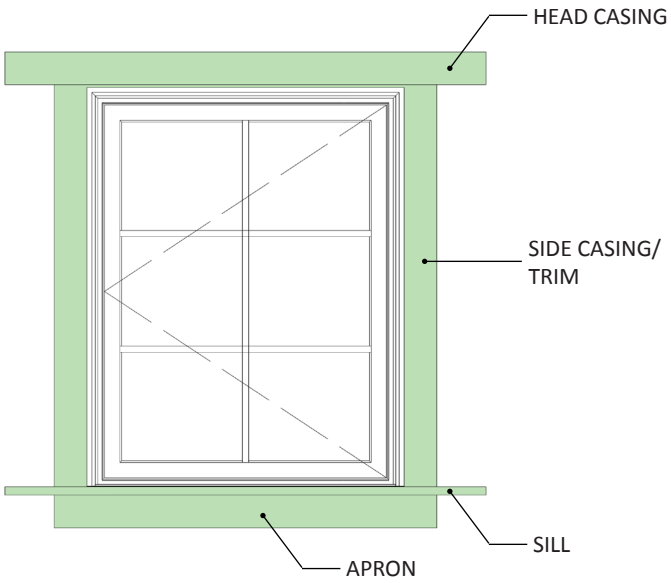
SILL AND APRON



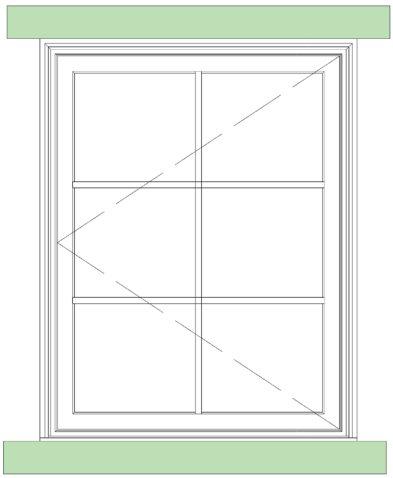
ACCENTED SURROUND



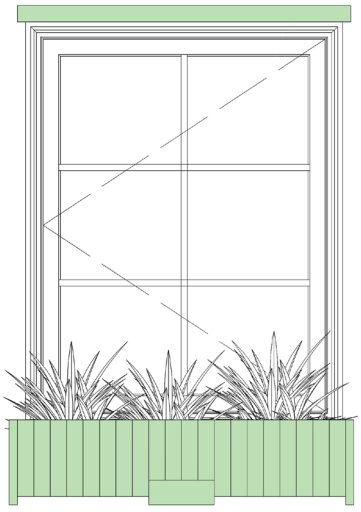
FULLY CASED WINDOW



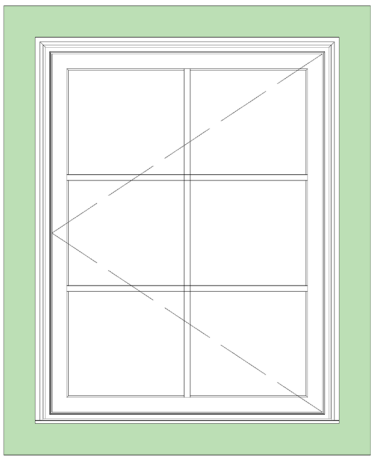
APRON & HEAD TRIM CASING

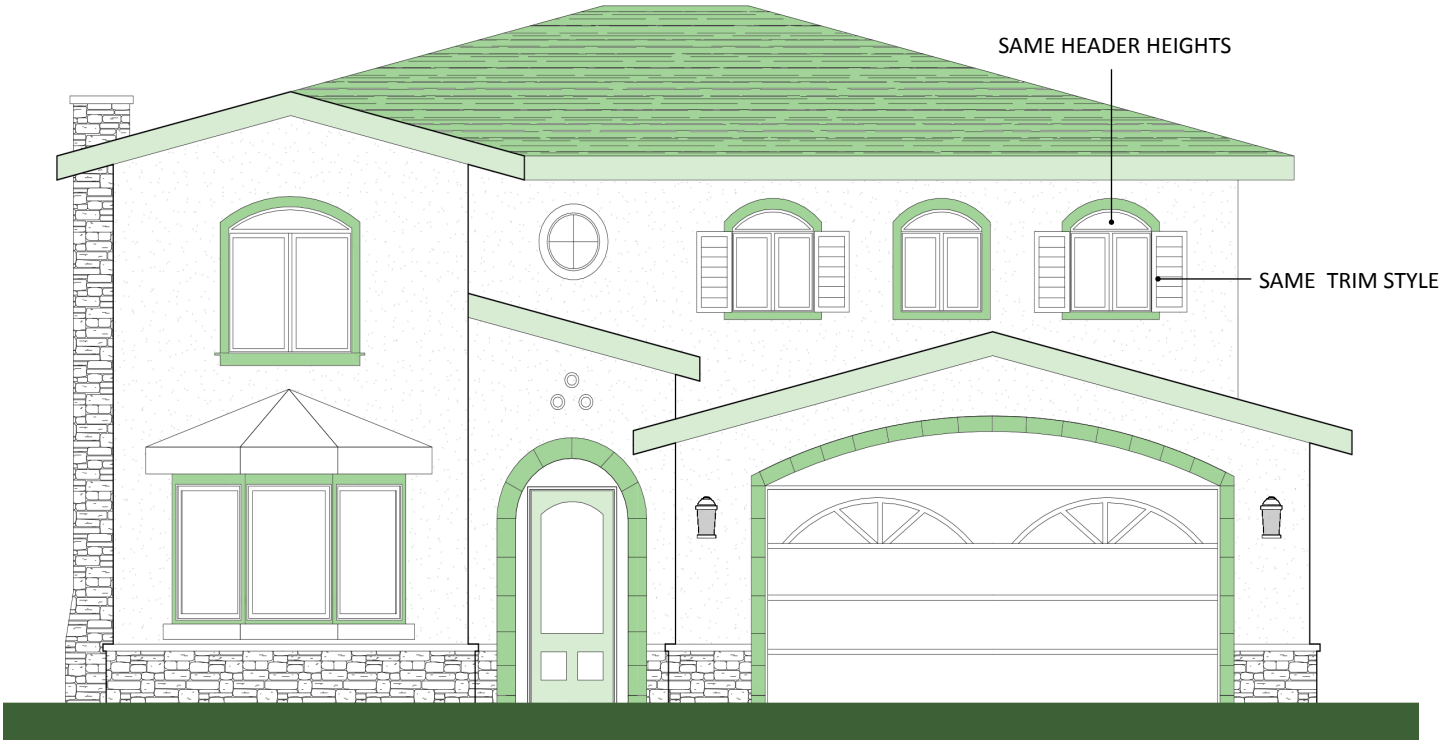


PLANTER BOX

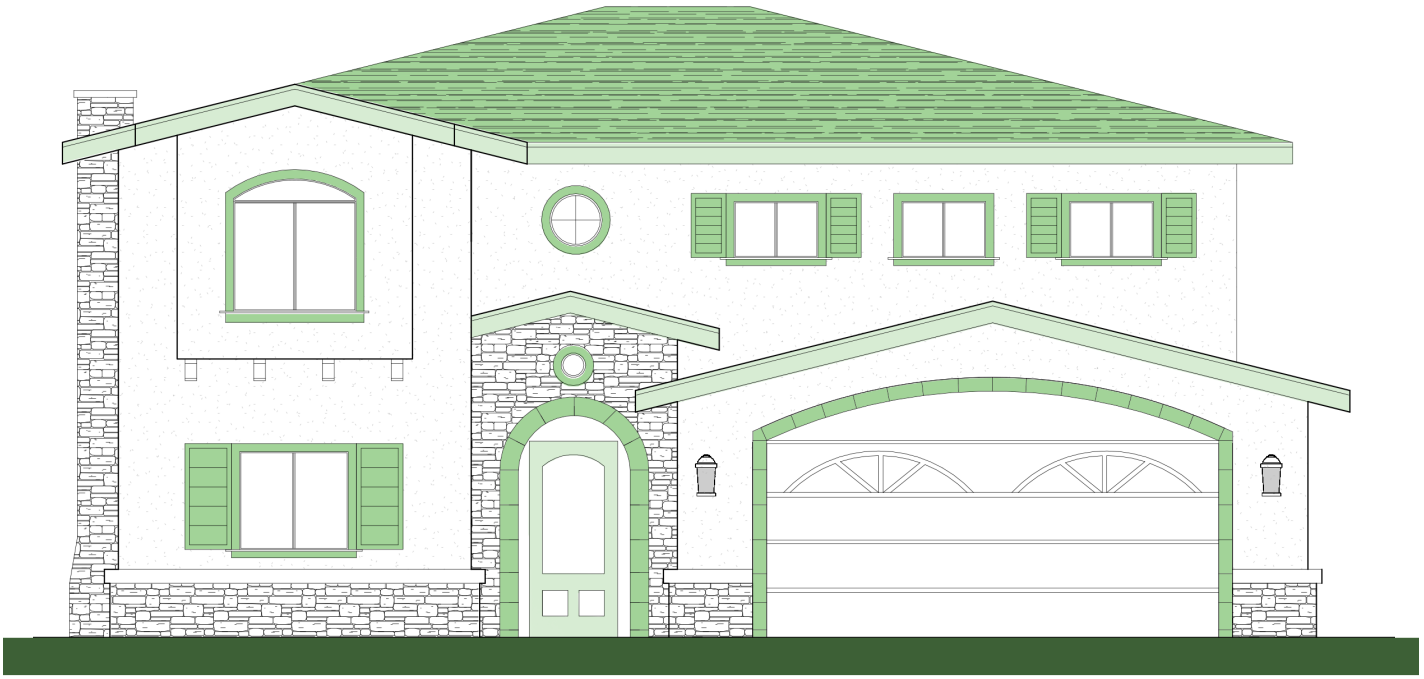


SQUARE SURROUND

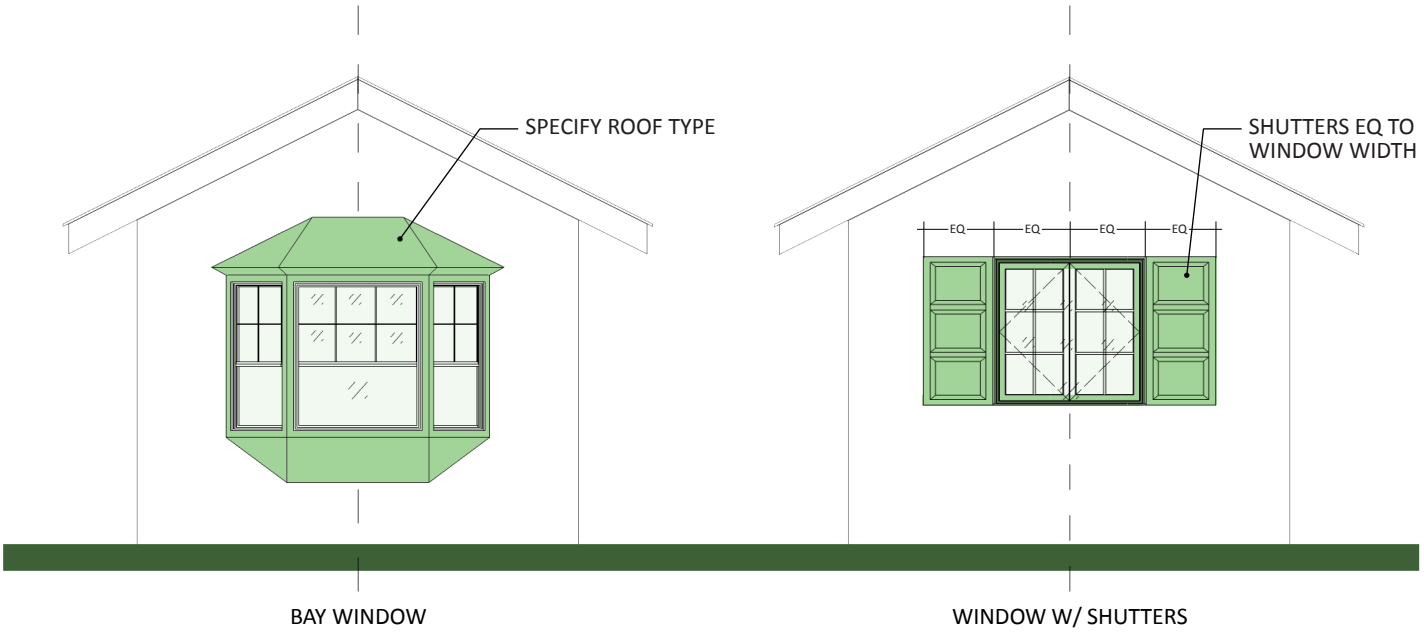




CONSISTENT WINDOW DESIGN

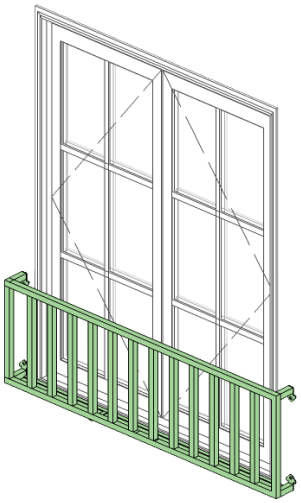


CONSISTENT WINDOWS W/ SHUTTERS

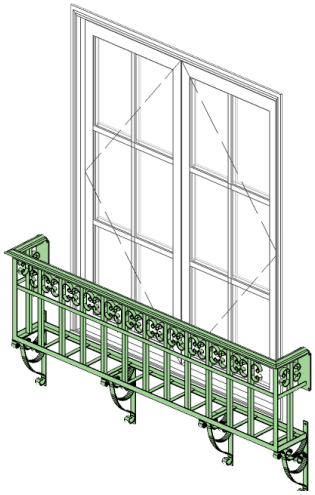


FAUX BALCONY RAILINGS

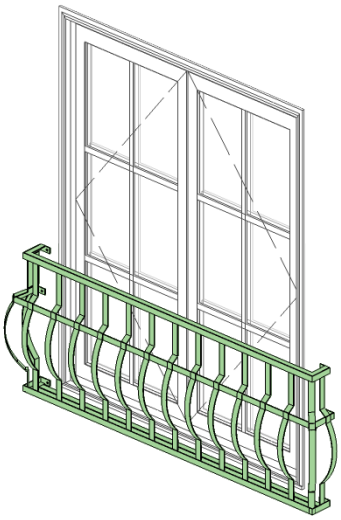
STRAIGHT RAILING



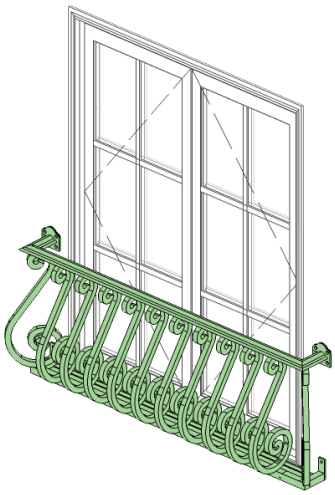
BOX RAILING



BOWED RAILING



CURVED RAILING



III. Enhanced Materials

Original exterior building materials should be retained whenever possible. Mismatched materials of different sizes, shapes, textures, or finishes should be avoided. Similarly, materials associated with a specific architectural style should not be mixed with other materials that do not fit that style or are from a separate style.

Enhanced materials include the following:

- Wood
- Simulated wood (e.g., fiber cement or vinyl*) with a wood-grain texture
- Stone and simulated stone
- Brick

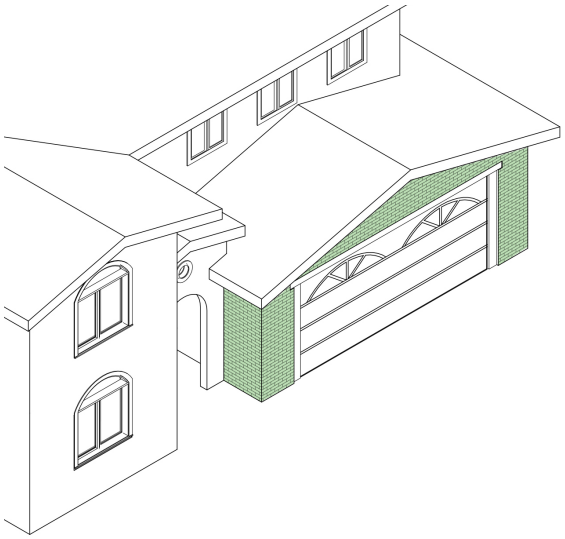
The following are NOT considered enhanced materials:

- Stucco
- Concrete
- Ceramic tile
- Metal siding (prohibited as a residential building material)

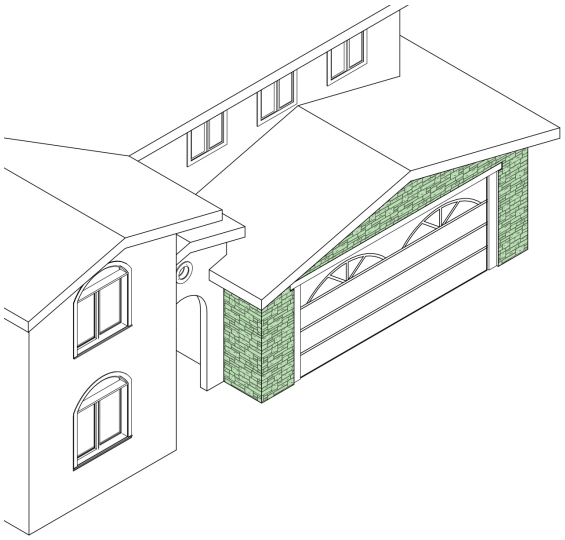
Plans must have the following:

- ☐ Enhanced materials on the front elevation and on the side and rear elevations that are visible from a public street (plain stucco boxes are prohibited)
- ☐ Existing enhanced materials proposed for removal are replaced with new alternative enhanced materials, maintaining the same ratio or proportion
- ☐ Enhanced materials wrap around the sides of architectural projections (not solely on the front face)
- ☐ Stone veneer has the appearance of providing support to elements above (i.e., stone does not "float" above other elements)
- ☐ Replacement wood maintains the architectural integrity of the original design (see next page)

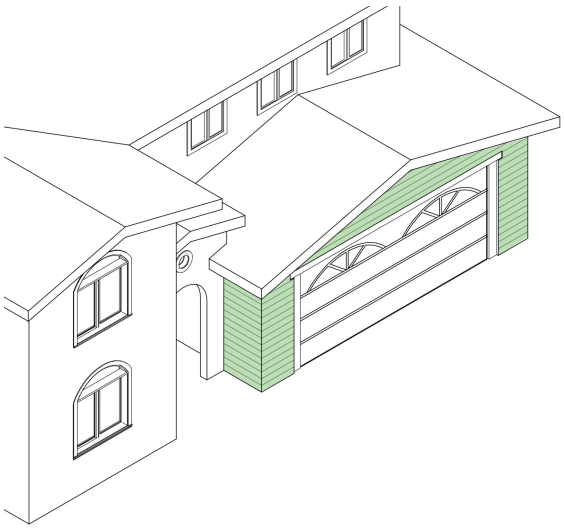
*Vinyl siding may be allowed only when it replaces pre-existing wood siding.



BRICK



STONE



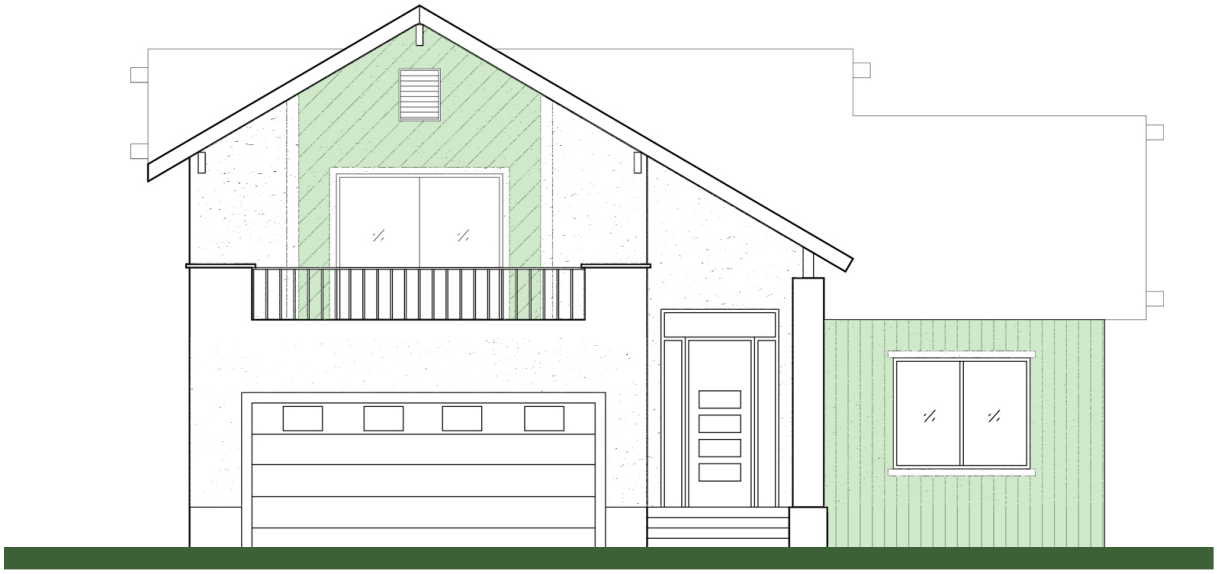
WOOD

GOOD EXAMPLE

Good Use of Wood Siding:

- Wood spans in same direction
- Evenly proportioned
- Fills the entire wall, terminates at corner (presumable inside corners)

BAD EXAMPLE



Poor Use of Wood Siding:

- Wood siding spans in different directions, including diagonal

GOOD EXAMPLE

- Use of wood board and trim

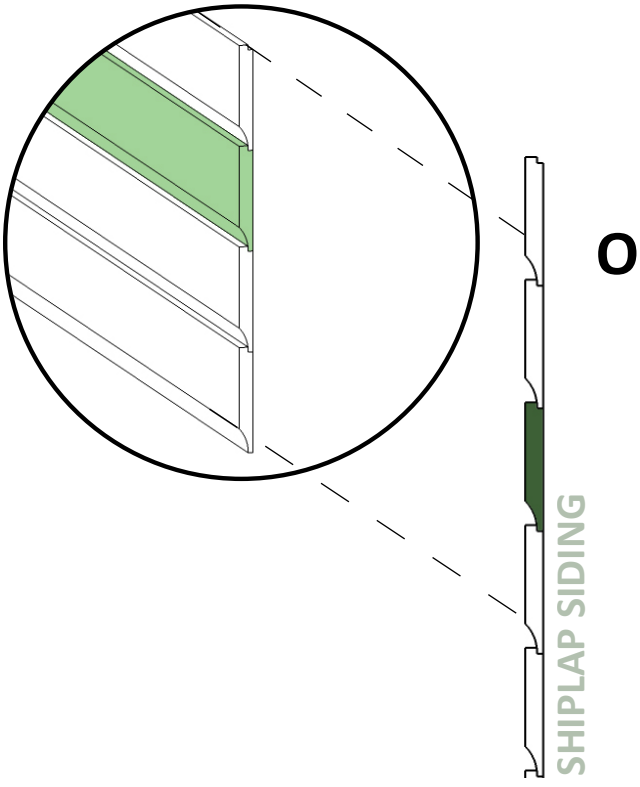
BAD EXAMPLE

- Lack of wood board and trim
- No other enhanced materials

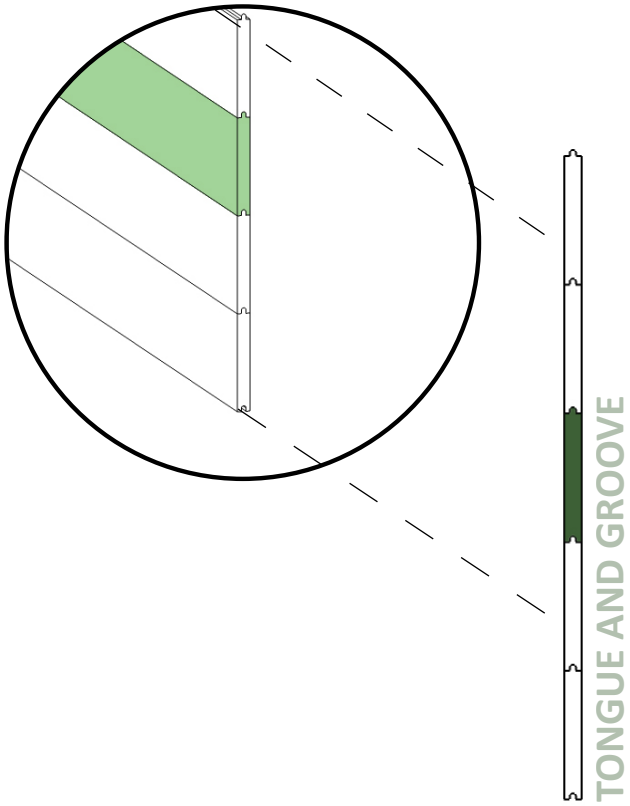
BAD EXAMPLE

- No use of wood board and trim, only stucco

GOOD EXAMPLE



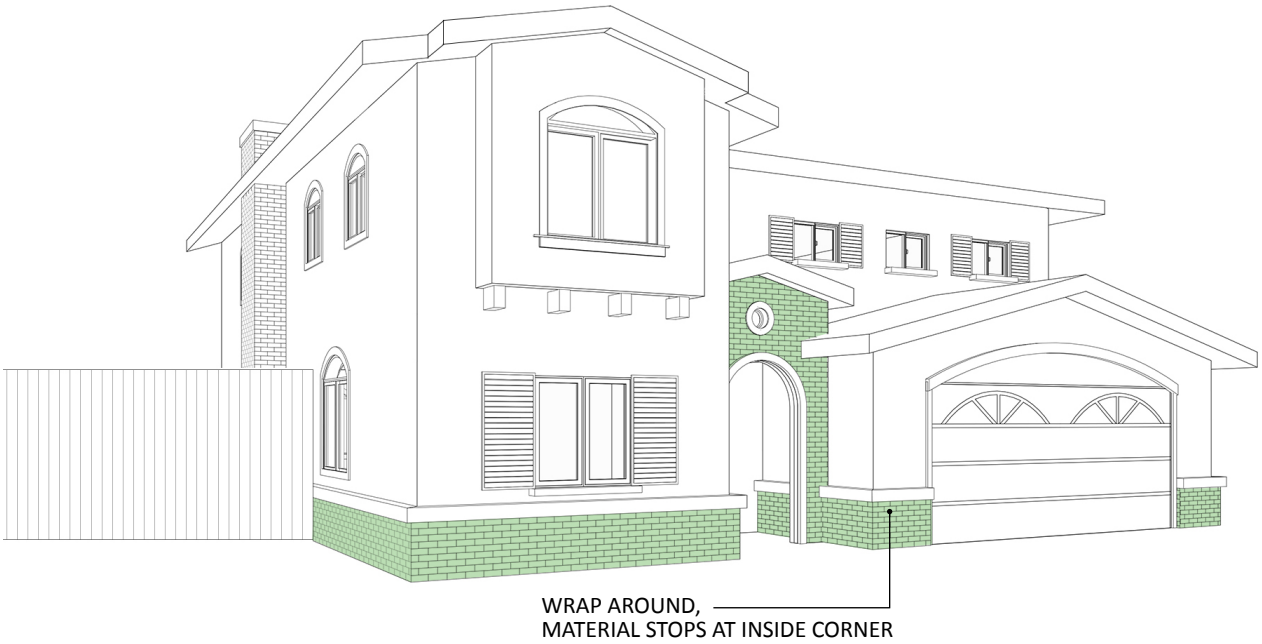
OR



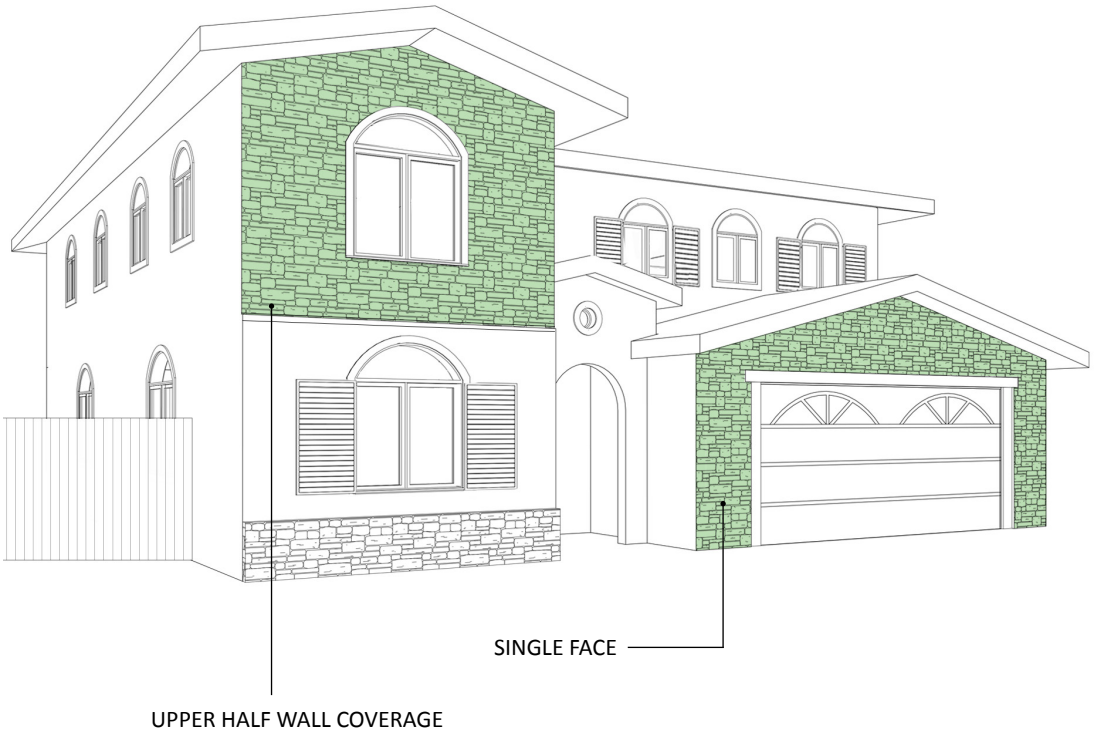
TYPES OF WOOD SIDING

USE OF STONE VENEER

GOOD EXAMPLE



BAD EXAMPLE

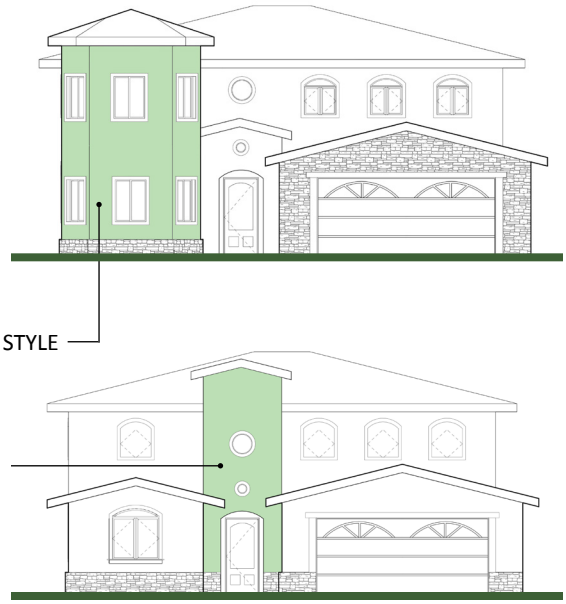


IV. Tower Elements

The City of Cerritos is very concerned about the recent trend of new additions to existing homes that have poor massing and have entry towers and turrets that are out of scale with the neighborhood architectural character. Additions to residences constructed in the 1960's and 70's should respect the architectural style, detailing, scale and composition of the original building so they appear integrated with the original structure. Entry towers should not dominate a facade and rely on excessively tall spindly columns. The use of turrets in general should be avoided as they do not fit with the neighborhood character.

Plans must have the following:

- ☐ Tower element is the same height or lower than the height of the remainder of the residence
- ☐ Tower element incorporates elements from the remainder of the elevations, including: materials, window style, eave design, and roof style



BAD

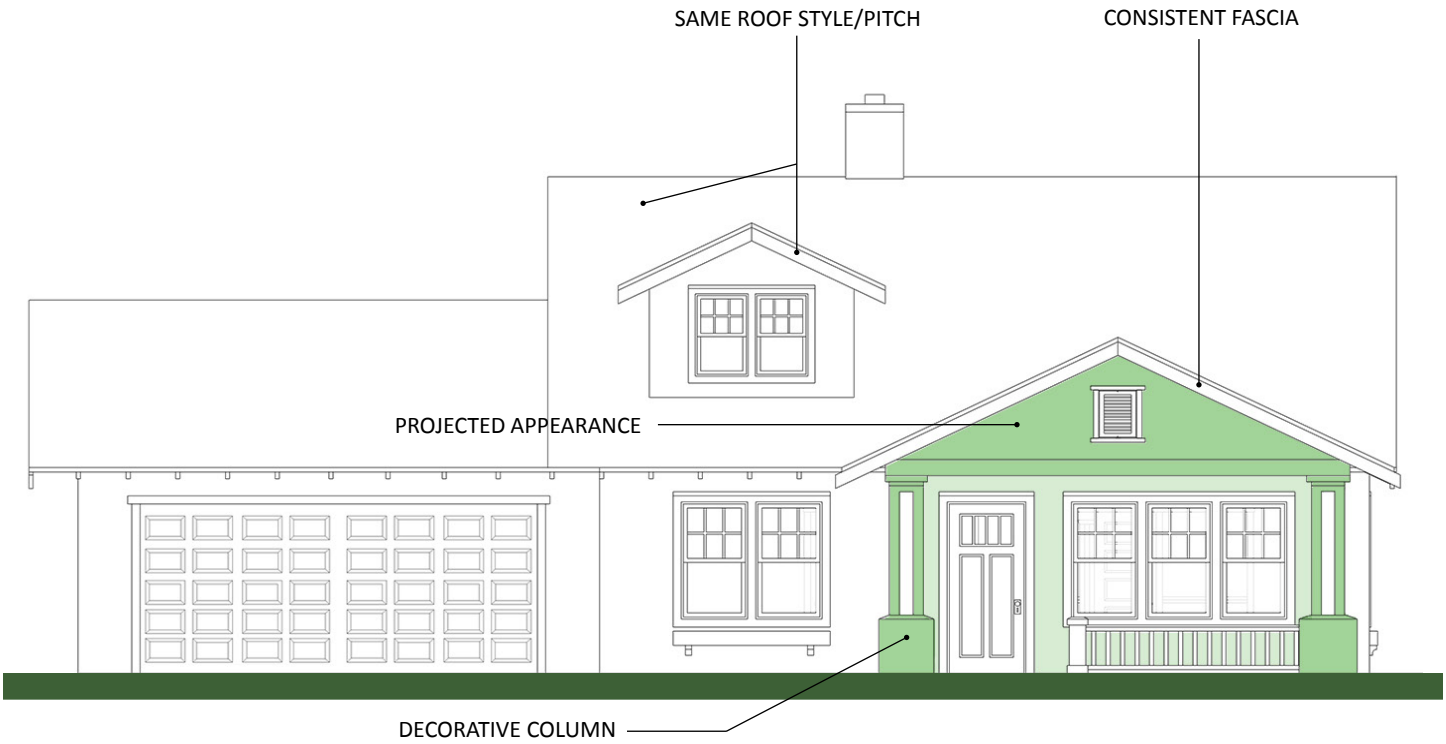
GOOD

V. Front Porches

Porches add visual interest, scale, and character to the massing and articulation of the home, while enhancing and denoting the primary entry. Porches also create shadow patterns and may use accent materials and colors that contribute to a building's character.

Plans must have the following:

- □ Front porch incorporates elements from the remainder of the elevations, including: materials, eave design, and roof style
- □ Decorative columns incorporate a stucco, concrete, wood, or stone base, with a "boot" at the bottom
- □ Decorative columns maintain a thick diameter width in lieu of exposed single wood posts
- □ Front porch is offset by a minimum of 5'-0" from the front plane of the garage and from the front plane of the residence in order to avoid a "flat" appearance
- □ Canvas awnings and metal awnings are prohibited.



VI. Architectural Accents, Medallions, and Light Fixtures

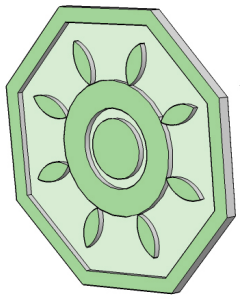
The use of architectural accents, medallions, and light fixtures strengthen an architectural style. These include wrought iron, decorative tube steel, moldings, and heavy timber wood members (beams, corbels, braces, etc.).

Plans must have the following:

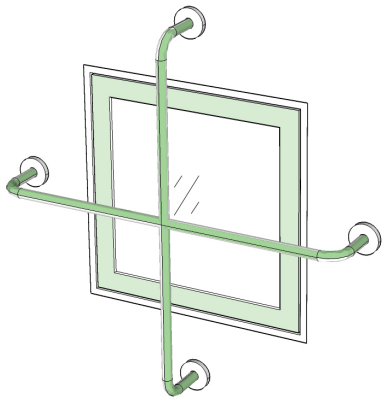
- ☐ Architectural accents, medallions, and/or light fixtures are added to the elevations, where appropriate, to enhance the overall architectural design, not detract from it
- ☐ Dimensioned details for custom-made accent elements on a separate detail drawing, in addition to the accent elements being shown on the elevations
- ☐ Manufacturer cut sheets for all light fixtures and "out of the box" accents and medallions
- ☐ Architectural accents, medallions, and light fixtures are aligned with other architectural features and arranged to create a visual balance
- ☐ Light fixtures are located and arranged so as not to impact adjacent neighbors or vehicular traffic on the adjacent street(s); flood lights into the street or into adjacent yards are prohibited

MEDALLION MATERIALS:

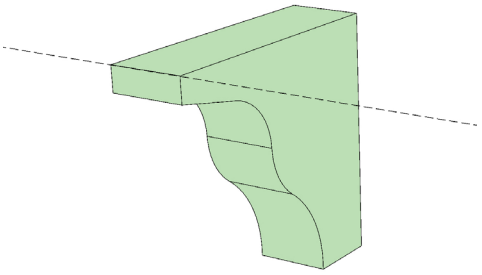
- Can be made of cast plaster, molded plastic, metal, or wood



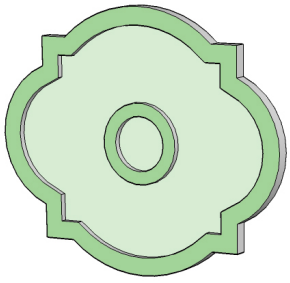
PLASTIC MEDALLION



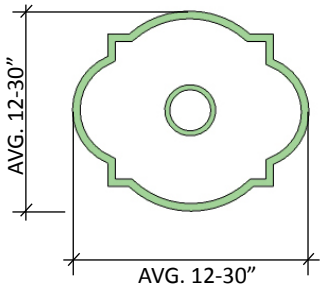
WROUGHT IRON OVER WINDOW



CORBELS



WOOD MEDALLION



ARCHITECTURAL MEDALLIONS

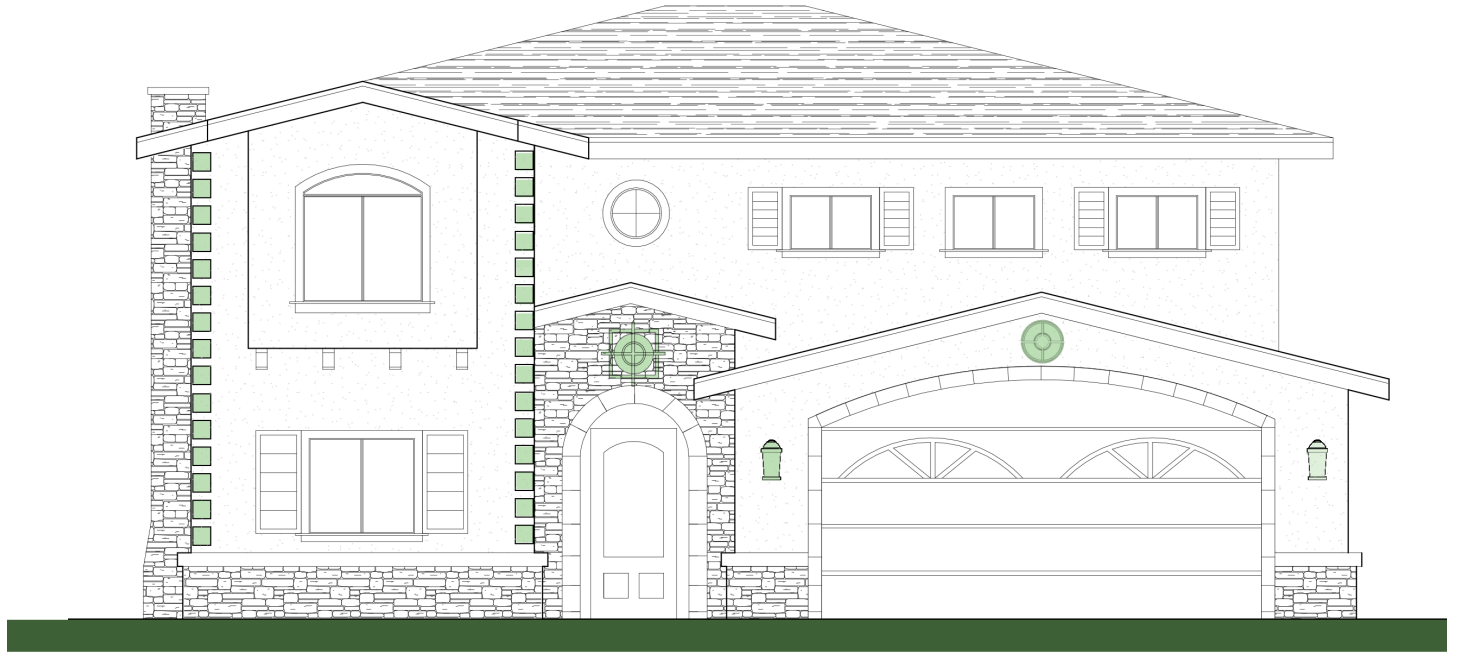
USE OF ARCHITECTURAL ACCENTS

GOOD EXAMPLE

Good Use of Accents:

- Same accent type/style
- Evenly proportioned
- Do not distract from the architecture

BAD EXAMPLE



Poor Use of Accents :

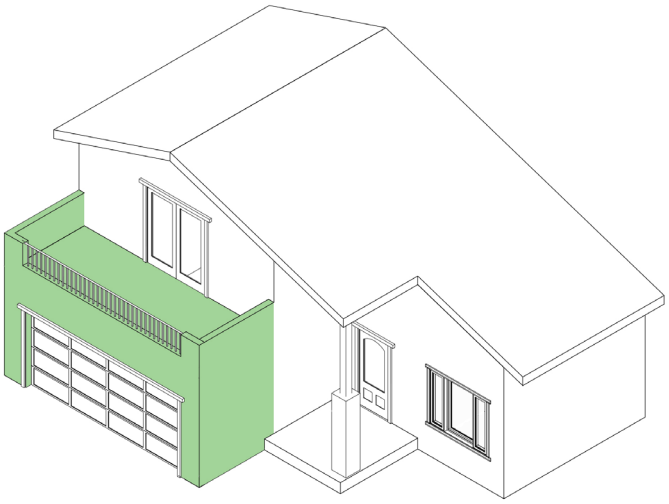
- Mismatched elements/ styles
- Disproportional
- Distracting to the architecture

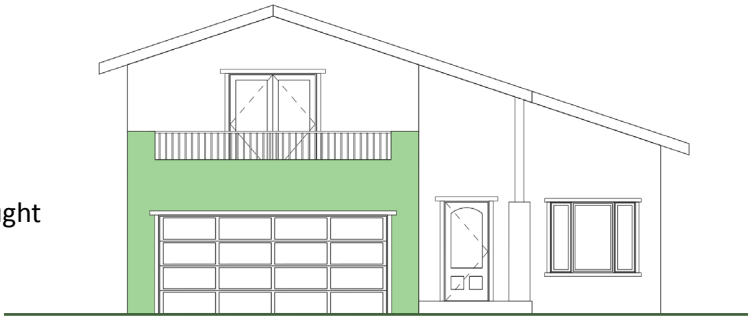
VII. Balconies

Balconies should be integrated with the building elevation and should be inset within the perimeter wall rather than projecting beyond the perimeter wall. Inset balconies avoid the appearance of it being a plant-on or appendage on the elevation and better fit with the window design pattern. A false balcony, one with a railing but little or no floor space, is allowed when it is appropriately designed and integrated into the building composition.

Plans must have the following:

- □ Balconies must be integrated into the building architecture
- □ Balconies must not appear as appendages or after-thoughts
- □ Second-story balconies are prohibited from the rear and side yards of the residence unless design elements are incorporated to eliminate privacy impacts to adjacent neighbors
- □ Faux balconies: see the Windows section for design requirements

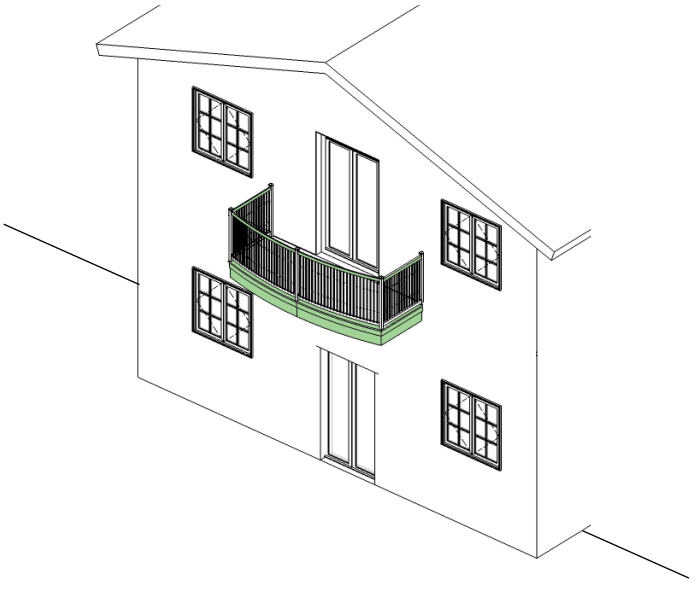




GOOD BALCONY

Good Balcony Design:

- Fully integrated into architecture
- Does not appear to be after-thought



BAD BALCONY

Poor Balcony Design:

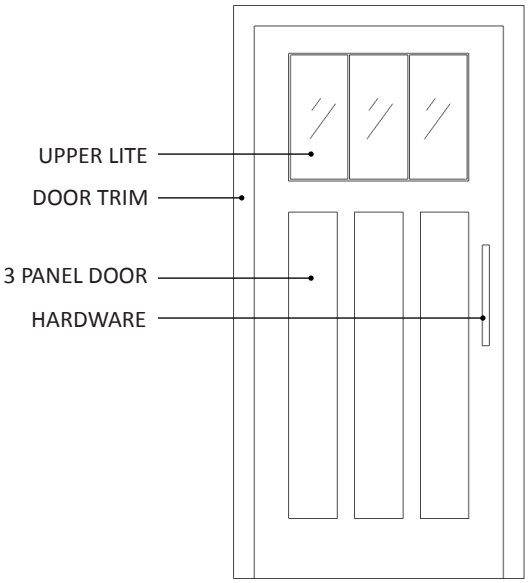
- Appears as an appendage
- Not integrated into the building

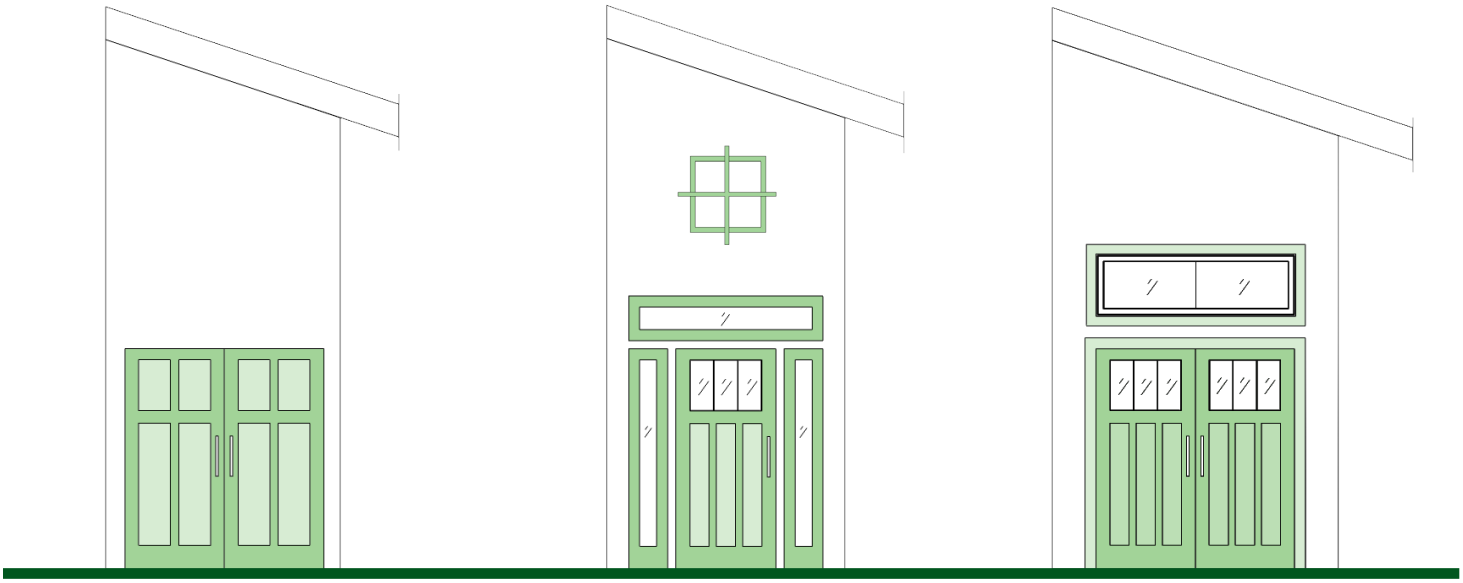
VIII. Front Doors

Entries should be enhanced by the architectural style and details of the building. Front doors should be proportional to the entry and be inviting and architecturally articulated at a pedestrian scale. Front doors can be used to complement the architectural style with accent color, material, and detailing.

Plans must have the following:

- ☐ Decorative design for front doors (see examples)
- ☐ Dimensioned details for custom-designed front doors on a separate detail drawing, in addition to the front doors being shown on the elevations
- ☐ Manufacturer cut sheets for “out of the box” front doors
- ☐ Front doors are centered within the entry area or front porch
- ☐ Paint or stain color for the front doors serves as an accent and complements the overall architectural design





BAD GOOD GOOD

Poor Front Door Design:

- There is no variation between the door and the wall
- There is no fenestration or lites

Good Front Door Design:

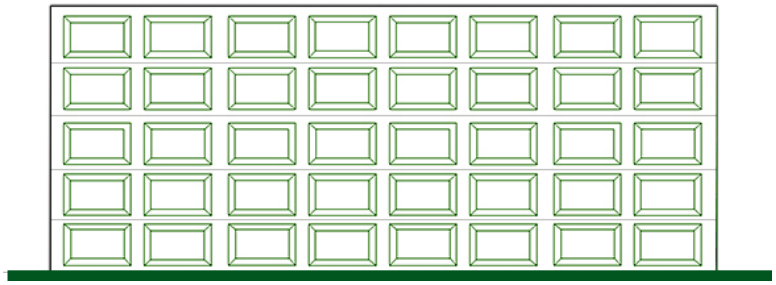
- Human scale/ proportion
- Accent/side/transome lites

IX. Garage Doors

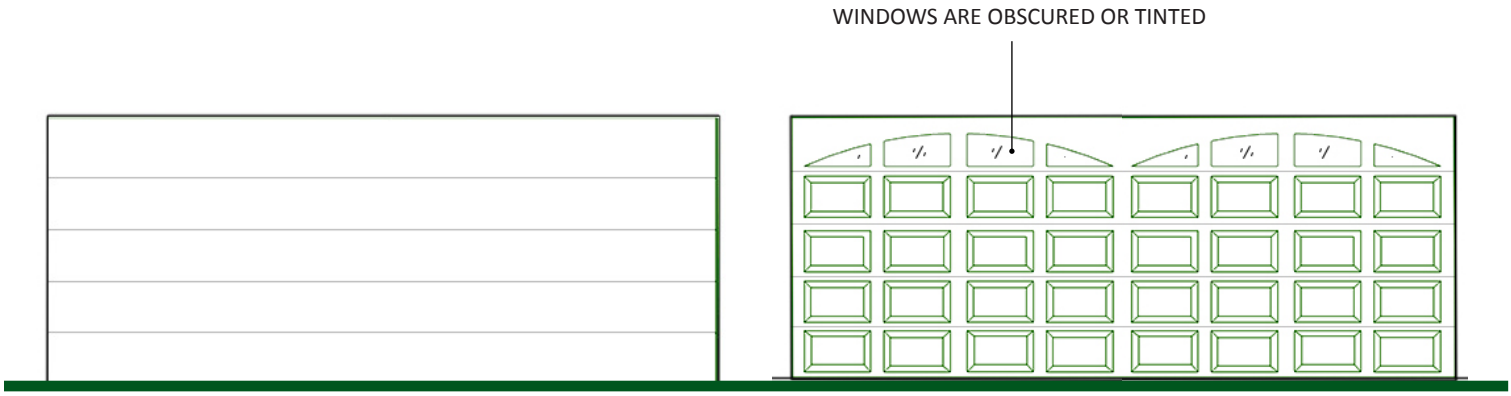
Garage doors should be integrated with the architectural style and details of the building. The style, design and color of the window frames on garage doors should complement the other windows found on the residence. Windows should contain frosted glass, obscured, or tinted glass to prevent objects inside the garage from being visible.

Plans must have the following:

- ☐ Decorative design for garage door (see examples)
- ☐ Garage door windows are fixed
- ☐ Garage door windows are comprised of tinted or obscured glass
- ☐ All-glass garage door must contain frosted glass that, at all times (day and night), prevents objects inside the garage from being visible from the exterior
- ☐ Dimensioned det ails for custom-designed garage door on a separate detail drawing, in addition to the garage door being shown on the elevations
- ☐ Manufacturer cut sheets for “out of the box” garage door



GOOD



BAD GOOD

Poor Garage Door Design:

- There is no design
- There are no lites

Good Garage Door Design:

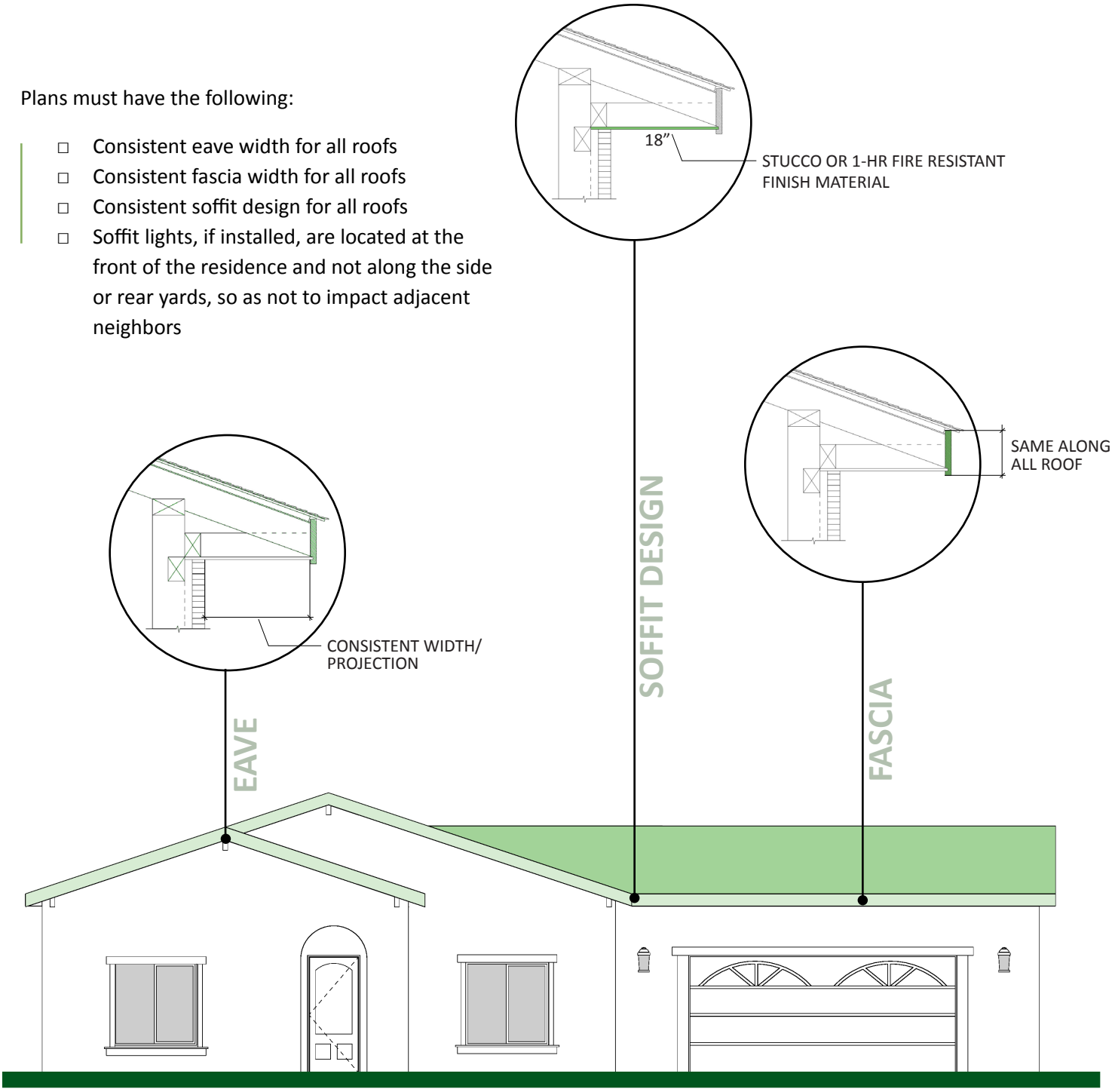
- Style is complimentary to house design
- Real windows
- Relief design details

X. Eaves/Soffits

Eaves or soffits are at the edges of the roof which overhang the face of a wall and project beyond the side of the building. The design and style of eaves, soffits, and fascia complete the apearance of the exterior of the home while complementing the detailing and style of the home.

Plans must have the following:

- ☐ Consistent eave width for all roofs
- ☐ Consistent fascia width for all roofs
- ☐ Consistent soffit design for all roofs
- ☐ Soffit lights, if installed, are located at the front of the residence and not along the side or rear yards, so as not to impact adjacent neighbors



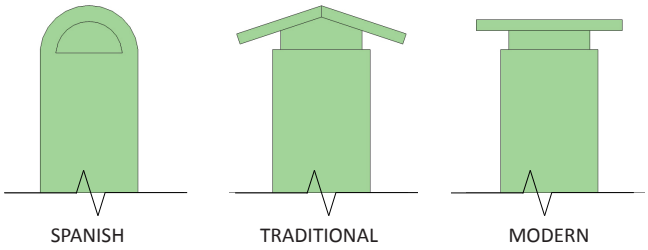
XI. Chimneys

Chimneys and fireplaces add character, charm, and value to a home. A masonry chimney provides an element of interest to the exterior of the home and should complement the architectural style. Spark arrestors and chimney caps should also complement the architectural style of the home.

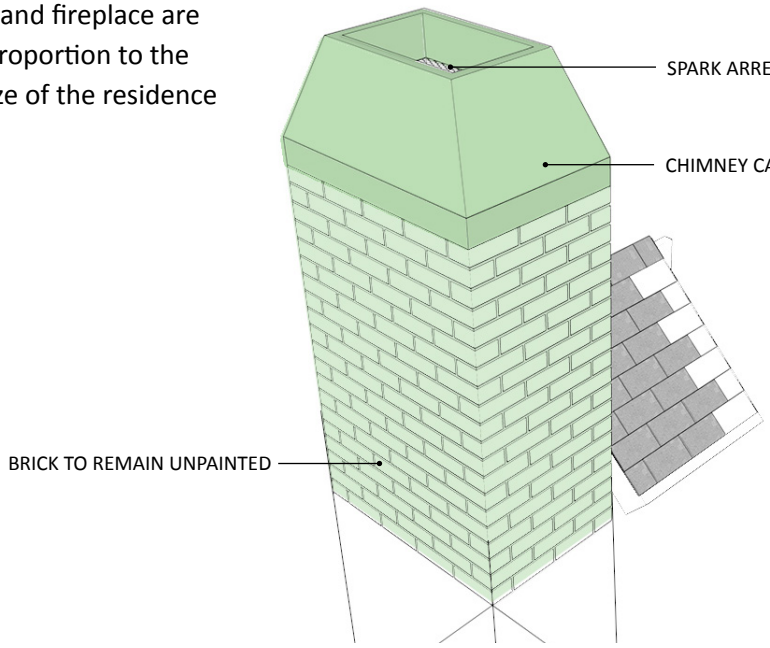
Plans must have the following:

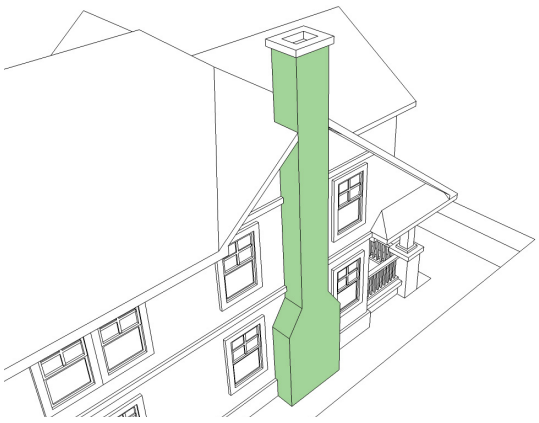
- ☐ Spark arrestor shape and color to match other colors on the residence
- ☐ Decorative chimney cap
- ☐ Chimney design complements the architectural theme
- ☐ Existing unpainted brick chimney shall remain unpainted
- ☐ Chimney and fireplace are sized in proportion to the overall size of the residence

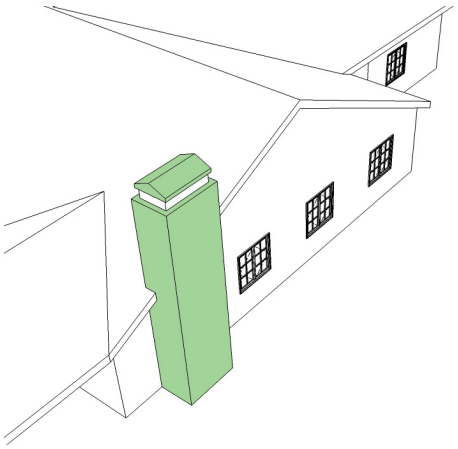
CHIMNEY CAP STYLES



CHIMNEY W/ SPARK ARRESTOR





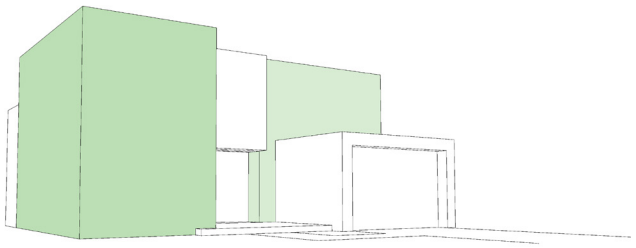


XII. Exterior Composition

Buildings should use appropriate design principles that allow a home, addition or remodel to better fit into the neighborhood character. Traditional design principles, such as harmony, diversity, unity, variety, rhythm and scale should be used along with other elements of *Good Design*: fit, vitality, function, spatial form and quality, access, sense of place, structural orientation, congruence, safety, stability and efficiency. Additions should have second level side and front setbacks from the original home's setbacks and create an articulated planar offset along the front facade.

Plans must have the following:

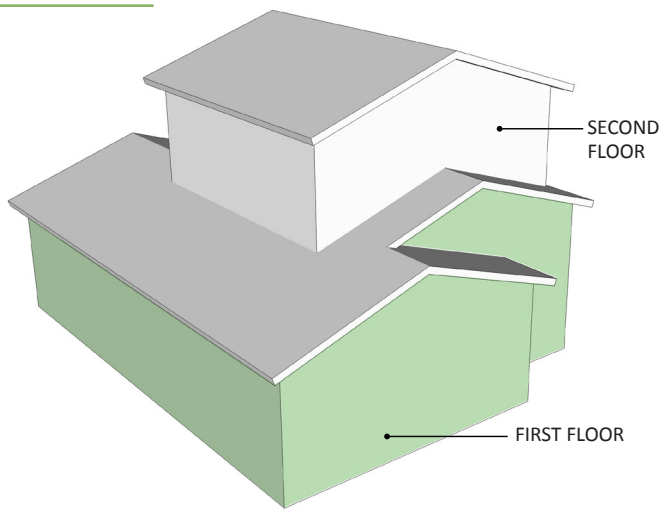
- ☐ 4-sided architecture: architectural elements and features carried through on all four sides of the residence, with added attention to elevations facing streets, parks, and other accessible areas that are in public view
- ☐ Paint colors are per the approved Cerritos Residential Color Palette
- ☐ Offset distance of a minimum of 5'-0" feet between the front face of the garage and the front portion of the residence to avoid a box-type design
- ☐ Front façade is broken up into forms of varying depths to avoid a flat-front design
- ☐ New and old elements are seamlessly blended to appear as if the entire residence was designed at one time
- ☐ Differences between existing and new interior ceiling heights are not noticeable from the exterior; corresponding windows remain aligned as viewed from the exterior
- ☐ Side yard gate design, material, and color complement the residence architecture; side yard gates must be solid and/or contain a mesh screen with a maximum 5% visibility and, if applicable, comply with barrier safety requirements for swimming pools
- ☐ Rear projections that create a covered patio space are supported by columns that are architecurally integrated into the overall design of the residence
- ☐ Existing conduits for A/C unit, water valves, and gates are shown on the elevations in order to determine the best placement of new architectural features



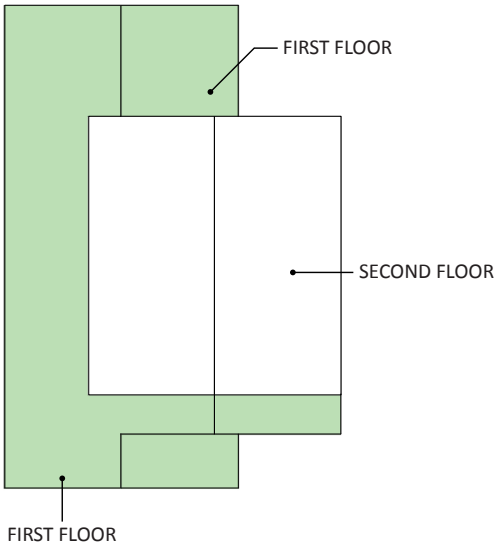
VARYING DEPTHS ON FRONT FACADE

- A tiered “wedding cake” or “layered cake” design is incorporated on the building elevations, whereby the second floor is set back and offset from the first floor to provide visual relief and architectural interest, applicable to the front elevation, to all street-facing elevations for lots abutting a street, and to at least one side elevation for interior lots; applicable to a new residence and to a new second floor added to an existing one-story residence

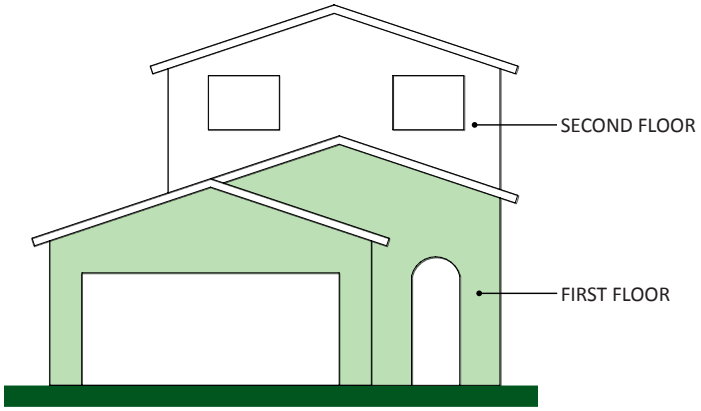
AXONOMETRIC



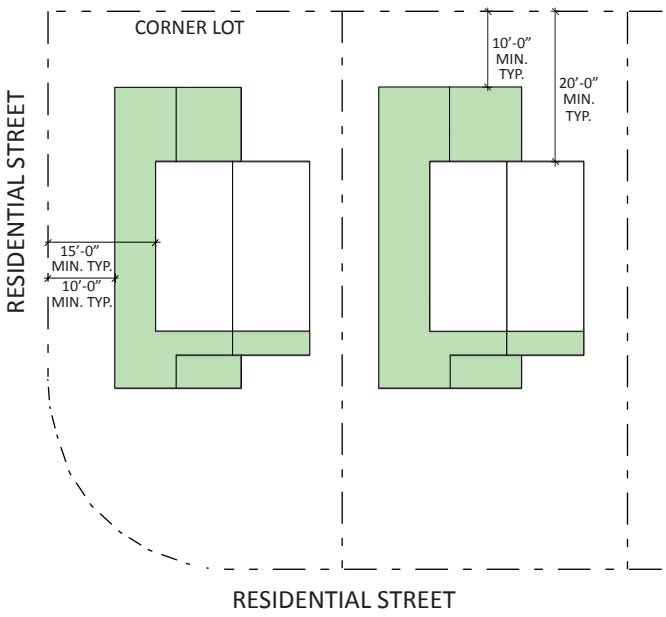
PLAN VIEW



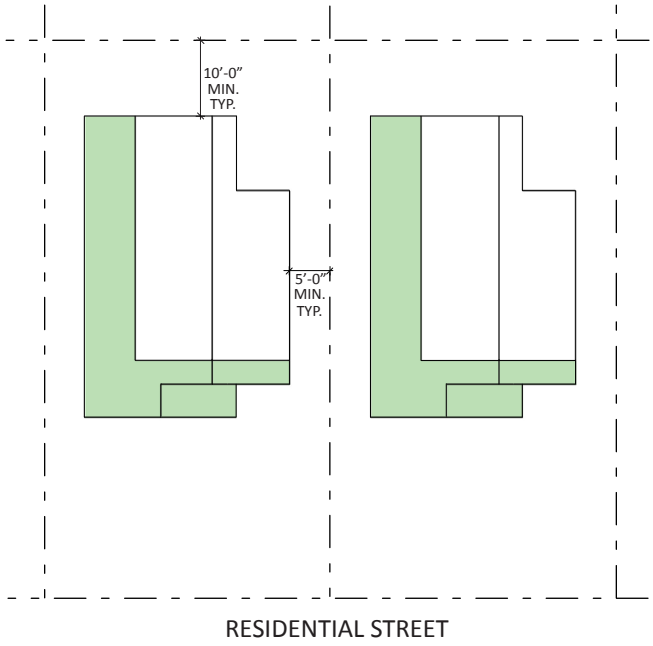
ELEVATION VIEW

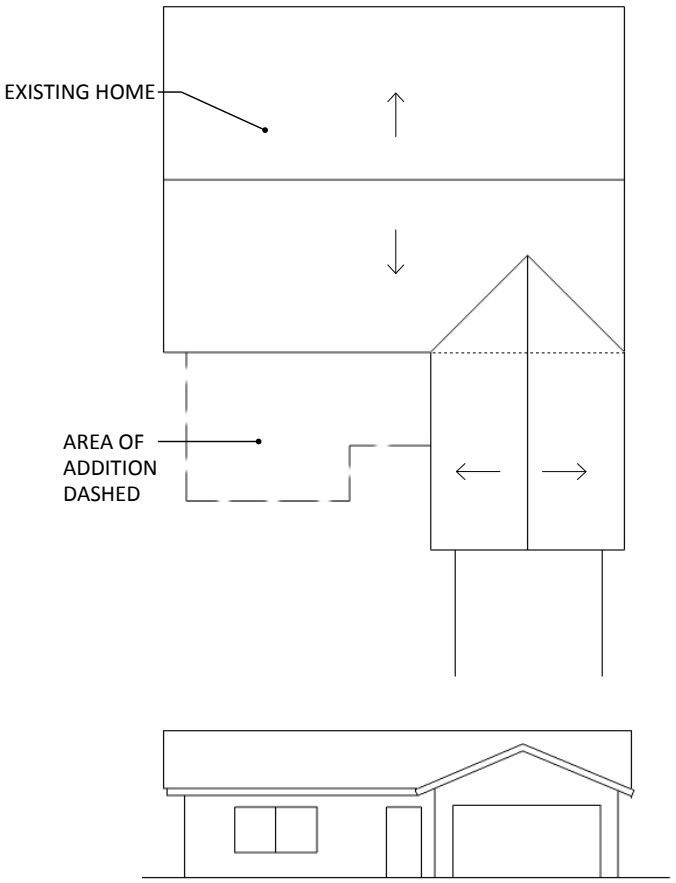


ARTERIAL STREET

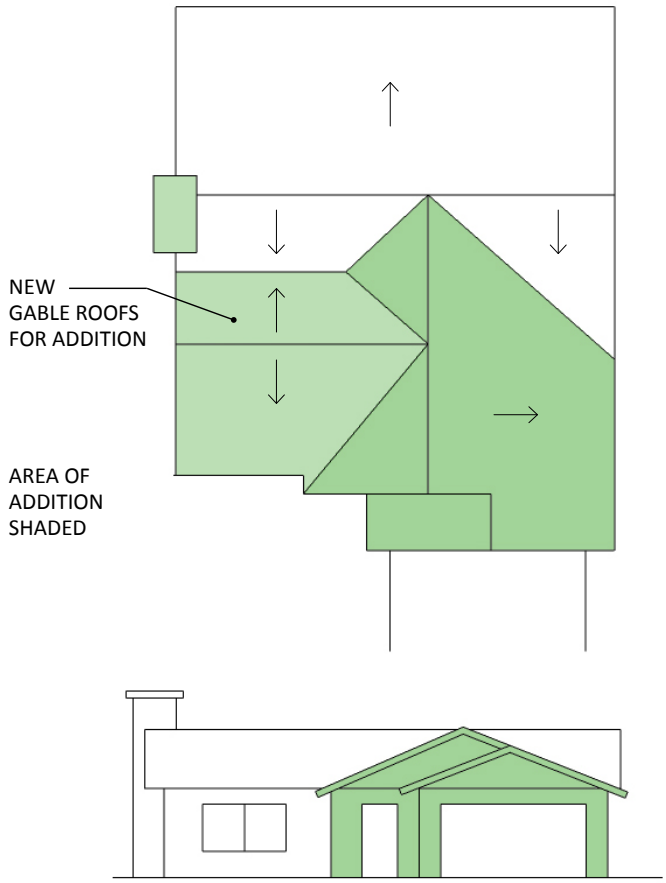


INTERIOR LOTS





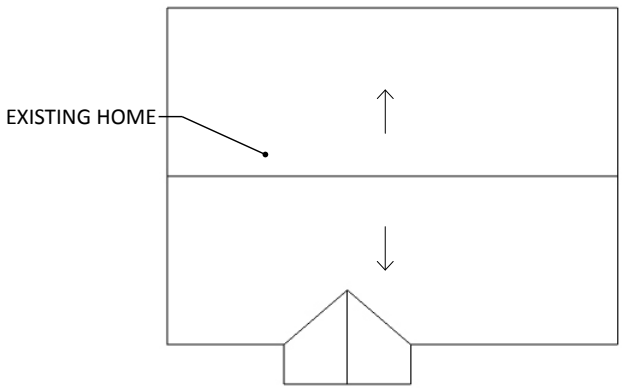
ORIGINAL

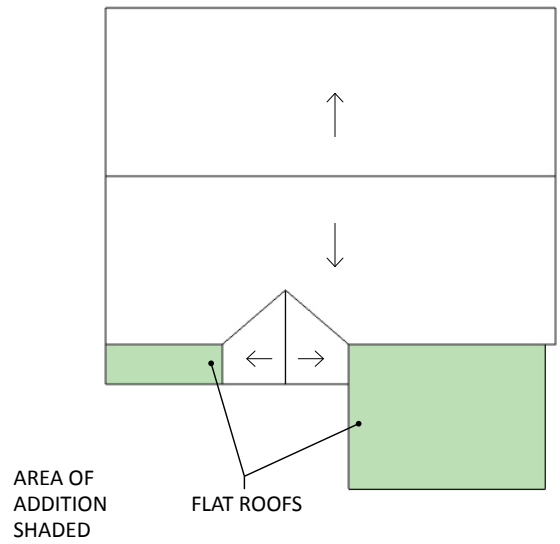


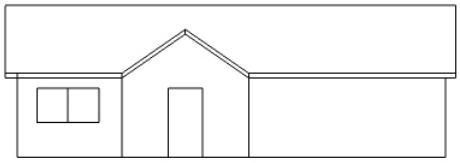
NEW ADDITIONS

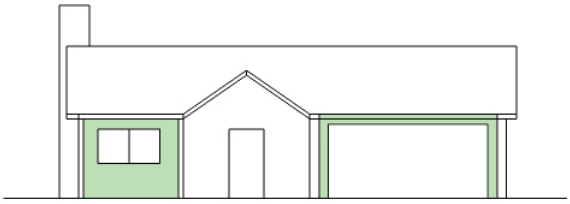
ELEVATION W/ ADDITIONS

GOOD EXAMPLE









ORIGINAL

NEW ADDITIONS

ELEVATION W/ ADDITIONS

BAD EXAMPLE

XIII. Site Design/Site Conditions

Builders should strive to integrate new residential projects with the original site and building designs established in the 1960s and 1970s when most Cerritos neighborhoods were developed. The City is very interested in preserving the community's visual character and neighborhood fabric. Fulfilling these goals will help to maintain property values and the community's quality of life. The site design guidelines will help homeowners understand the City's expectations for design quality.

Plans must have the following:

- □ Corrections to the following common Cerritos Municipal Code violations:
  - Concrete, hardscape, and/or synthetic turf in the public parkway
  - Driveway extensions
- □ Minimum 3'-0"-wide landscape planter between driveway and closest side property line
- □ Minimum 18"-wide landscape planter between driveway and front walkway
- □ Driveway width does not extend beyond the existing garage width on the front door side
- □ Driveway width is maximum of 25 feet for 2-car garage and maximum of 35 feet for 3-car garage and must meet the above criteria
- □ Raised landscape planters are finished with materials (brick, stone, block) consistent with decorative materials on the residence
- □ Compliance with the City of Cerritos Front Yard Landscape Design Manual
- □ No separate entry door for ground floor bedrooms, to avoid possible conversion to a second unit; if a separate entry door is deemed necessary, then a covenant agreement recorded on the property regarding prohibition of a second unit shall be required
- □ Water heater (tank or tankless) is contained in an existing closet or in the garage; exterior tankless water heaters must be flush-mounted in the stucco wall; exterior water heater cabinets are prohibited
- □ Minimum setbacks:
  - Front yard: 20'-0"
  - Front yard with turn-in garage: 15'-0"
  - Side yard: 5'-0"
  - Side yard abutting a street: 10'-0" first floor, 15'-0" second floor
  - Rear yard: 10'-0"
  - Rear yard abutting a street: 20'-0" (see Cerritos Municipal Code for special requirements for lots over 9,000 square feet
- □ Maximum building coverage ([first floor area + garage area + overhangs over 30"] ÷ property area):
  - RS-5000 zone: 45% maximum
  - RS-6500 zone: 40% maximum
- □ Floor area ratio (total floor area with garage ÷ property area):
  - 0.70 maximum
- □ Rear yard open space (open space within the rear 30 feet of the lot excluding any building encroachments):
  - Minimum 20% of the property area

XIV. Utilities/Easements

It is important to understand where utilities and easements are located on your property before moving forward with any development plans.

Plans must have the following:

- ☐ All existing utility equipment (e.g., SCE transformer)
- ☐ All existing easements, including written description of minimum setbacks and use restrictions
- ☐ Copy of Los Angeles County Assessor Map showing the subject parcel
- ☐ Copy of the Tract Map or Parcel Map showing the subject parcel
- ☐ Instructions to the contractor to contact Underground Service Alert (DigAlert) before digging to check for undergound pipes and utility lines
- ☐ The following text (exact language must match):

"The applicant (property owner, developer, and any and all contractors working in association with this project) warrants that he/she has verified all existing utilities and easements and that the proposed improvements will not conflict with any existing utilities or easements. Should a conflict be discovered between the constructed improvements and any existing utilities or easements, the applicant agrees to indemnify and hold harmless the City of Cerritos, its agents, officers, or employees from any claims, damages, action, proceeding or liability of any kind, including attorney's fees and costs, against the City, its agents, officers, or employees, concerning said conflict. The City will promptly notify the applicant of any such claim, action, proceeding or liability against the City, and the applicant will cooperate fully in the defense."

XV. Plan Requirements

Use this checklist to ensure that you have met all City of Cerritos plan requirements to ensure your project meets the general guidelines for review of your application. Projects that do not provide the applicable requirements will be denied until they are corrected in accordance with the provisions below.

Plans must have the following:

- □ Minimum 24” x 36” size sheets
- □ Project statistics table showing compliance with all required minimums and maximums (see template table in the application)
- □ North arrow
- □ Adjacent street(s) labeled
- □ Scale:
  - ⅛” or ¼” for floor plans and elevations
  - ⅛” for site plans
- □ Site plan
- □ Adjacent neighbor plan showing:
  - Second-floor windows on subject property
  - Second-floor windows on neighboring properties
  - No direct alignment of second-floor windows
- □ Floor plans showing:
  - Existing walls to be removed
  - Existing walls to remain
  - New walls
  - Wall legend showing different line weights for different wall types
  - Dimensions of all rooms
  - Overall dimensions for entire residence
  - All room uses labeled (e.g., bedroom, bathroom, etc.)
  - Existing and proposed floor plans for the same floor on the same sheet (for side-by-side comparison)
- □ Roof plan
  - Existing and proposed on one plan as a separate drawing
  - Roof plan and site plan cannot be combined as one drawing
- □ Elevations
  - All complete elevations affected by the addition; partial elevations are not accepted
- □ Specifications for:
  - Stucco, trim, and door colors
  - Roof type, style, color, manufacturer, and ICC# if applicable
  - Enhanced material type and color
- □ Cut sheets and design details for:
  - Architectural enhancements
  - Medallions
  - Light Fixtures
  - Skylights
- □ Dimensions on all details
  - Column shapes and capital designs
  - Unique eave designs

XVI. Residential Design Checklist

Use this checklist to ensure that you have met all City of Cerritos design requirements. The project planner will use the same checklist to review your design. Projects that do not meet the design requirements may be denied until they are corrected in accordance with the design requirements.

Plans must have the following:

Roof Design

- □ Consistent roof design throughout all elevations
- □ Consistent roof pitches
- □ New roofs consistent with existing roofs
- □ Low-profile attic vents (no dormer or turbine vents)
- □ Low-profile solar tubes consistent with the roof pitch
- □ No new flat roofs
- □ One type of consistent roofing material and color (except in flat roof instances)
- □ Consistent fascia width for all roofs

Windows

- □ Consistent window style and borders on the same elevation (see examples on this page and next page)
- □ Alternative window style for accent window(s) placed in a special location on the elevation
- □ Existing windows conform to the new style and trim if they face a street and are visible from the public right-of-way (examples: side of a corner lot; second story that backs up to a major arterial street)
- □ The same border is applied around the slider door as the windows on the same elevation
- □ If a bay window is proposed, specify the roof type
- □ Dimensioned trim/ border detail indicating type of window trim (stucco, wood, foam, etc.) and orthographic projection showing trim width (4'-6") and raised thickness
- □ No portion of new second-story windows aligns with second-story windows of adjacent residences
- □ New second-story bathroom windows are provided with obscured glass
- □ New second-story bathroom windows either have a minimum sill height of 5'-0" or fixed (non-operable) up to 5'-0" as measured from the adjacent finished floor
- □ The tops of all windows are aligned, despite any variations in interior ceiling heights
- □ Garage windows that are visible from the street are fixed and provided with obscured glass
- □ Faux balconies are designed to appear as if they can be accessed from interior; faux balconies are not placed in front of small windows

Enhanced Materials

- □ Enhanced materials on the front elevation and on the side and rear elevations that are visible from a public street (plain stucco boxes are prohibited)
- □ Existing enhanced materials proposed for removal are replaced with new alternative enhanced materials, maintaining the same ratio or proportion
- □ Enhanced materials wrap around the sides of architectural projections (not solely on the front face)
- □ Stone veneer has the appearance of providing support to elements above (i.e., stone does not "float" above other elements)
- □ Replacement wood maintains the architectural integrity of the original design (see next page)

Tower Elements

- □ Tower element is the same height or lower than the height of the remainder of the residence
- □ Tower element incorporates elements from the remainder of the elevations, including: materials, window style, eave design, and roof style

Front Porches

- □ Front porch incorporates elements from the remainder of the elevations, including: materials, eave design, and roof style
- □ Decorative columns incorporate a stucco, concrete, wood, or stone base, with a "boot" at the bottom
- □ Decorative columns maintain a thick diameter width in lieu of exposed single wood posts
- □ Front porch is offset by a minimum of 5'-0" from the front plane of the garage and from the front plane of the residence in order to avoid a "flat" appearance
- □ Canvas awnings and metal awnings are prohibited.

Architectural Accents, Medallions, and Light Fixtures

- □ Architectural accents, medallions, and/or light fixtures are added to the elevations, where appropriate, to enhance the overall architectural design, not detract from it
- □ Dimensioned details for custom-made accent elements on a separate detail drawing, in addition to the accent elements being shown on the elevations
- □ Manufacturer cut sheets for all light fixtures and "out of the box" accents and medallions
- □ Architectural accents, medallions, and light fixtures are aligned with other architectural features and arranged to create a visual balance
- □ Light fixtures are located and arranged so as not to impact adjacent neighbors or vehicular traffic on the adjacent street(s); flood lights into the street or into adjacent yards are prohibited

Balconies

- □ Balconies must be integrated into the building architecture
- □ Balconies must not appear as appendages or after-thoughts
- □ Second-story balconies are prohibited from the rear and side yards of the residence unless design elements are incorporated to eliminate privacy impacts to adjacent neighbors
- □ Faux balconies: see the Windows section for design requirements

Front Doors

- □ Decorative design for front doors (see examples)
- □ Dimensioned details for custom-designed front doors on a separate detail drawing, in addition to the front doors being shown on the elevations
- □ Manufacturer cut sheets for "out of the box" front doors
- □ Front doors are centered within the entry area or front porch
- □ Paint or stain color for the front doors serves as an accent and complements the overall architectural design

Garage Door

- □ Decorative design for garage door (see examples)
- □ Garage door windows are fixed
- □ Garage door windows are comprised of tinted or obscured glass
- □ All-glass garage door must contain frosted glass that, at all times (day and night), prevents objects inside the garage from being visible from the exterior
- □ Dimensioned details for custom-designed garage door on a separate detail drawing, in addition to the garage door being shown on the elevations
- □ Manufacturer cut sheets for "out of the box" garage door

Eaves/ Soffits

- □ Consistent eave width for all roofs
- □ Consistent fascia width for all roofs
- □ Consistent soffit design for all roofs
- □ Soffit lights, if installed, are located at the front of the residence and not along the side or rear yards, so as not to impact adjacent neighbors

Chimneys

- □ Spark arrestor shape and color to match other colors on the residence
- □ Decorative chimney cap
- □ Chimney design complements the architectural theme
- □ Existing unpainted brick chimney shall remain unpainted
- □ Chimney and fireplace are sized in proportion to the overall size of the residence

Exterior Composition

- □ 4-sided architecture: architectural elements and features carried through on all four sides of the residence, with added attention to elevations facing streets, parks, and other accessible areas that are in public view
- □ Paint colors are per the approved Cerritos Residential Color Palette
- □ Offset distance of a minimum of 5'-0" feet between the front face of the garage and the front portion of the residence to avoid a box-type design
- □ Front façade is broken up into forms of varying depths to avoid a flat-front design
- □ New and old elements are seamlessly blended to appear as if the entire residence was designed at one time
- □ Differences between existing and new interior ceiling heights are not noticeable from the exterior; corresponding windows remain aligned as viewed from the exterior
- □ Side yard gate design, material, and color complement the residence architecture; side yard gates must be solid and/or contain a mesh screen with a maximum 5% visibility and, if applicable, comply with barrier safety requirements for swimming pools
- □ Rear projections that create a covered patio space are supported by columns that are architecurally integrated into the overall design of the residence
- □ Existing conduits for A/C unit, water valves, and gates are shown on the elevations in order to determine the best placement of new architectural features
- □ A tiered "wedding cake" or "layered cake" design is incorporated on the building elevations, whereby the second floor is set back and offset from the first floor to provide visual relief and architectural interest, applicable to the front elevation, to all street-facing elevations for lots abutting a street, and to at least one side elevation for interior lots; applicable to a new residence and to a new second floor added to an existing one-story residence

Site Design/ Site Conditions

- □ Corrections to the following common Cerritos Municipal Code violations:
  - Concrete, hardscape, and/or synthetic turf in the public parkway
  - Driveway extensions
- □ Minimum 3'-0"-wide landscape planter between driveway and closest side property line
- □ Minimum 18"-wide landscape planter between driveway and front walkway
- □ Driveway width does not extend beyond the existing garage width on the front door side
- □ Driveway width is maximum of 25 feet for 2-car garage and maximum of 35 feet for 3-car garage and must meet the above criteria
- □ Raised landscape planters are finished with materials (brick, stone, block) consistent with decorative materials on the residence
- □ Compliance with the City of Cerritos Front Yard Landscape Design Manual
- □ No separate entry door for ground floor bedrooms, to avoid possible conversion to a second unit; if a separate entry door is deemed necessary, then a covenant agreement recorded on the property regarding prohibition of a second unit shall be required
- □ Water heater (tank or tankless) is contained in an existing closet or in the garage; exterior tankless water heaters must be flush-mounted in the stucco wall; exterior water heater cabinets are prohibited
- □ Minimum setbacks:
  - Front yard: 20'-0"
  - Front yard with turn-in garage: 15'-0"
  - Side yard: 5'-0"
  - Side yard abutting a street: 10'-0" first floor, 15'-0" second floor
  - Rear yard: 10'-0"
  - Rear yard abutting a street: 20'-0" (see Cerritos Municipal Code for special requirements for lots over 9,000 square feet
- □ Maximum building coverage ([first floor area + garage area + overhangs over 30"] ÷ property area):
  - RS-5000 zone: 45% maximum
  - RS-6500 zone: 40% maximum
- □ Floor area ratio (total floor area with garage ÷ property area):
  - 0.70 maximum
- □ Rear yard open space (open space within the rear 30 feet of the lot excluding any building encroachments):
  - Minimum 20% of the property area

Utilities/ Easements

- □ All existing utility equipment (e.g., SCE transformer)
- □ All existing easements, including written description of minimum setbacks and use restrictions
- □ Copy of Los Angeles County Assessor Map showing the subject parcel
- □ Copy of the Tract Map or Parcel Map showing the subject parcel
- □ Instructions to the contractor to contact Underground Service Alert (DigAlert) before digging to check for undergound pipes and utility lines

Plan Requirements

- □ Minimum 24” x 36” size sheets
- □ Project statistics table showing compliance with all required minimums and maximums (see template table in the application)
- □ North arrow
- □ Adjacent street(s) labeled
- □ Scale:
  - ⅛” or ¼” for floor plans and elevations
  - ⅛” for site plans
- □ Site plan
- □ Adjacent neighbor plan showing:
  - Second-floor windows on subject property
  - Second-floor windows on neighboring properties
  - No direct alignment of second-floor windows
- □ Floor plans showing:
  - Existing walls to be removed
  - Existing walls to remain
  - New walls
  - Wall legend showing different line weights for different wall types
  - Dimensions of all rooms
  - Overall dimensions for entire residence
  - All room uses labeled (e.g., bedroom, bathroom, etc.)
  - Existing and proposed floor plans for the same floor on the same sheet (for side-by-side comparison)
- □ Roof plan
  - Existing and proposed on one plan as a separate drawing
  - Roof plan and site plan cannot be combined as one drawing
- □ Elevations
  - All complete elevations affected by the addition; partial elevations are not accepted
- □ Specifications for:
  - Stucco, trim, and door colors
  - Roof type, style, color, manufacturer, and ICC# if applicable
  - Enhanced material type and color
- □ Cut sheets and design details for:
  - Architectural enhancements
  - Medallions
  - Light Fixtures
  - Skylights
- □ Dimensions on all details
  - Column shapes and capital designs
  - Unique eave designs