

# Pinetop - Lakeside Design Guidelines

This design guideline poster should be used as a tool to communicate the desired aesthetics of new and rehabilitated buildings in order to encourage quality and consistency in commercial development throughout Pinetop-Lakeside. The images and ideas portrayed here should provide a framework and guidance for style and character of architecture rather than a detailed and rigid standard. It is provided to guide development that is both attractive and consistent with the character of this unique area, while encouraging creativity, quality design, and high quality materials.

## Architectural Character and Form

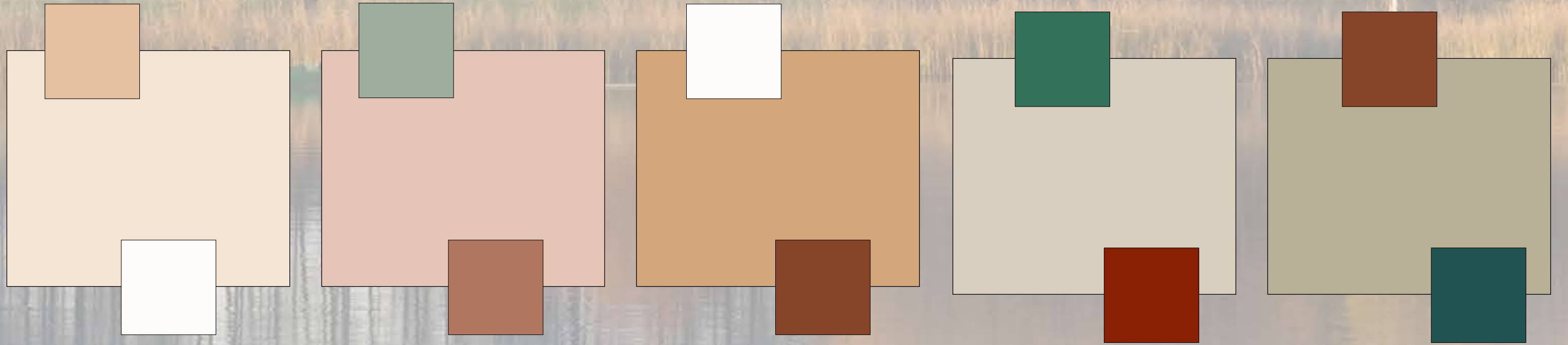
Architectural styles that are appropriate, but not limited to Pinetop-Lakeside are: Rustic Lodge Style, Mountain Cabin and Farmhouse / Ranch Style.

However, rather than focusing on a particular architectural style, attention should be given to the character and form of the building in and effort to be consistent with the areas' natural features and traditional architecture. Character defining elements will include materials and craftsmanship found locally and in the mountainous regions of the west. Natural rock bases, stacked stone pier elements, large exposed rafters, rough hewn lumber, and natural wood details are all preferred materials that are consistent with the desired character.

Full roofs with standing seam metal, composite material shake or shingles and concrete tile are appropriate and preferred. Add-on mansards and false parapets are discouraged.



## Recommended Color Schemes and Accents



## Building Materials and Details



- Recommended:**
- Board and batten
  - Bevel / clapboard
  - Drop siding
  - Shiplap siding
  - Stacked ledgerstone
  - Split fieldstone
  - River rock

Through careful consideration and application of the ideas presented on this poster, Pinetop-Lakeside will yield a high quality visual environment that benefits property owners, merchants, residents and visitors alike.

## Roof Materials



- Recommended:**
- Shake or shingle - composition
  - concrete
  - Slate shingle
  - Standing seam metal
  - Corrugated metal

**PINETOP/LAKESIDE**  
Celebrate the Seasons



# Basic Design Guidelines

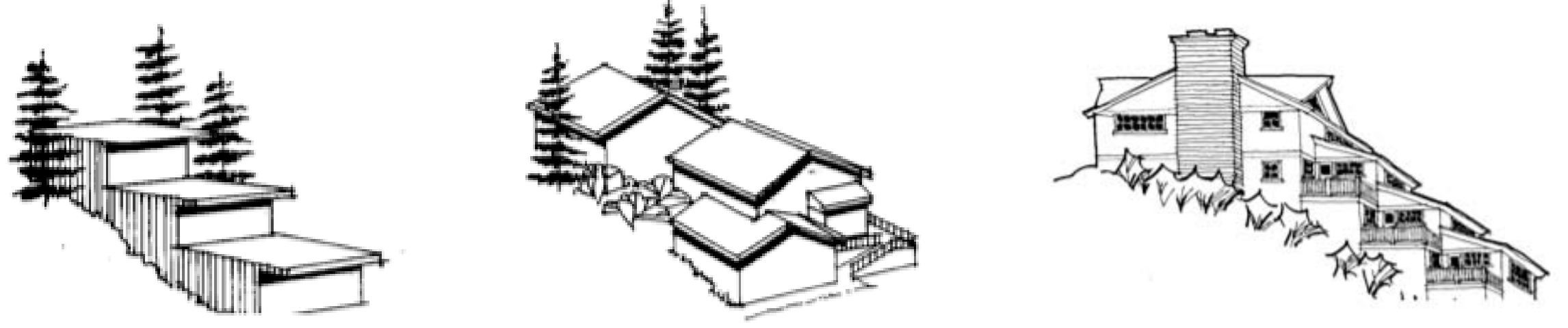
Refer to Section 17.88.060 of the TOWN CODE for complete information

The purpose of the recommended guidelines below is to encourage, protect, and enhance the appearance of the Town. The creation of a desirable environment is a prime requisite for the preservation of property values in business and residential areas as well as maintenance of public health, safety and welfare.

## Building and Topography

Buildings should respect the natural topography of the site

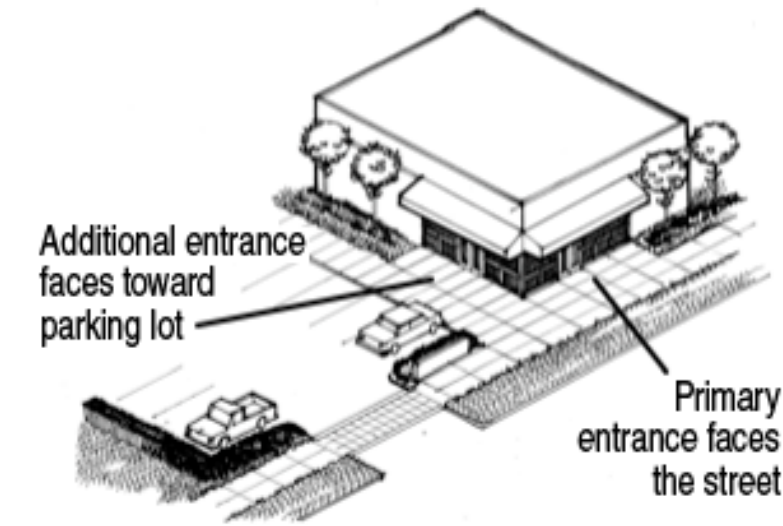
- Step the building foundation to follow the slope (15% or greater) of the site when feasible.



## Primary Building Entrance

The primary entrance of a structure shall orient to a street, major sidewalk, pedestrian way, plaza, courtyard or other public space.

- Design the main entrance to be clearly identifiable
- Primary entrance shall face the street with additional entrances facing parking lot.



## Street Level Interest

Building located close to a street or walkway shall be designed to provide visual interest and encourages pedestrian activity.

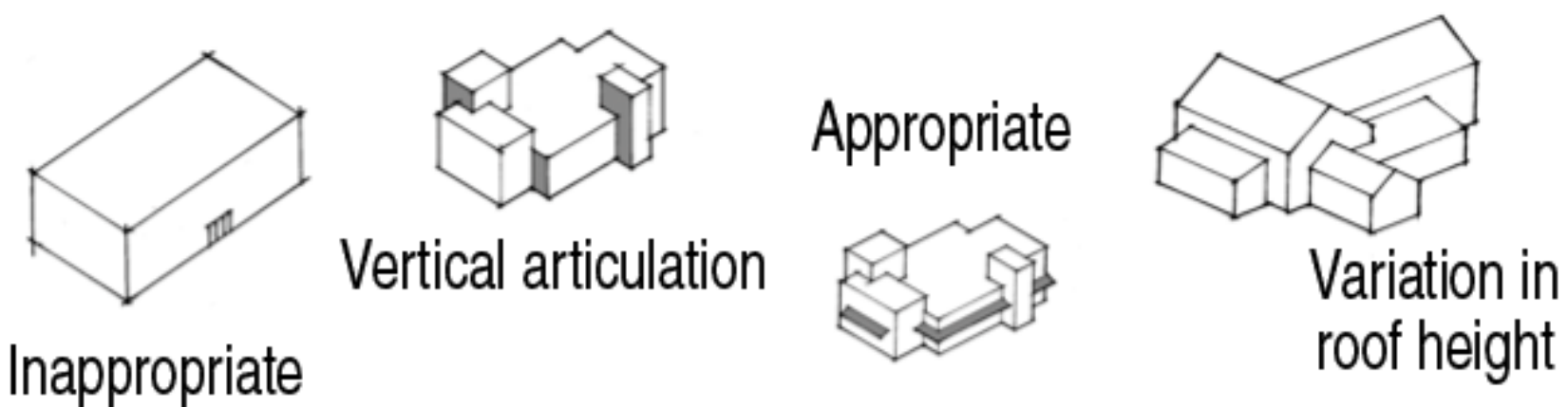
- Develop the street level of a building to provide visual interest to pedestrians.



## Building Mass and Scale

Buildings shall appear to have a "Human Scale" by using familiar forms and elements that can be interpreted in human dimensions.

- Provide façade components with similar rhythms, patterns and materials to reduce building scale.
- Provide one-story element at primary entrance.
- Building module façades should not exceed 50', unless articulated with a jog (20% min) in the façade plane



## Roof Form

In most contexts, a sloping roof form shall be used, which reduces the perceived scale of the building and fits with the mountain backdrop.

- Buildings smaller than 10,000SF shall have a pitched roof of at least 4:12
- Provide multiple roof planes.
- Design pitched roof with a minimum 16" overhang on eaves.



## Building Materials

Use only materials that reduce the perceived mass of the building and appear to blend with the natural setting.

- Use indigenous and traditional materials on exterior wall surfaces



## Service Canopies

A gas station service area should appear as a subordinate element in the site design.

- Minimize the visual impact of a service canopy area.



## Color

Building finish colors should help a structure blend with the natural setting and reduce its perceived scale.

- Use muted colors and earth tones as shown on the front of this exhibit.

## Consider Green Building

The Leadership in Energy and Environmental Design Rating System (LEED) is a tool created by the U.S. Green Building Council (USGBC) to promote, guide, and measure sustainable development. Green buildings are designed and constructed in a resource-efficient manner which minimizes raw material use, and construction waste, reduces long term energy and water consumption, and optimizes the health of users.

During both design and construction, sustainable practices should be considered when feasible, given site, intended use, program, or budget restrictions.

For more info visit: [www.usgbc.org](http://www.usgbc.org)