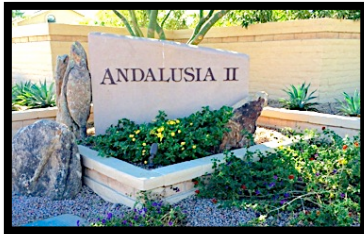


Introduction

Built in 1984-1985, Andalusia I (67 lot) and II (53 lot) are single-family home communities by Dix Custom Homes. The average size of each residence is 3645 SF.



Massing and Overall Form

Andalusia I and II include single and partial two-story homes with a large massing of tiled, gabled roof. Although the main bodies of the residences have a single (or stepped) gable, smaller gables, dormers and flat roofs may offshoot to one side or another. The strongest characteristic is the entry roofline and is different in size and shape from other massing.



Andalusia I



Andalusia I



Andalusia I

Building Setbacks and Height Limitations (Zoning District R1-18):

- Building height: 30 ft.
- Max. building coverage: 40%
- Front yard setback: 10 ft./ 25 ft. for garage or carport facing the street
- Side yard setback: 0 or 5 ft.
- Aggregate side yard: 10 ft.
- Rear yard setback: 20 ft.
- Max. wall height (side and back): 8 ft.
- Setback of walls in front yard: 0 ft. for 3 ft. walls/ 3 ft. for 6 ft. walls from property line
- Patio cover allowance in front yard: 30% maximum of front yard area /10 ft. setback /50% open to the sky

Character Defining Features

Roof Pattern and Design: The primary roof form throughout each neighborhood is a moderate pitch, side-gabled type, which is rectangular in form and may include intersecting gables in multiple, additive layers. Other subordinate roof forms are flat with a low parapet.

- Eaves: The transition from the wall to the sloped roof features shallow and exaggerated deep eaves with exposed beams, open rafter tails and/or eaves with a painted wood fascia.
- Parapets: Flat roofs have parapets with a banded stucco cornice. Some parapets have decorative tile, largely Saltillo, or pre-fabricated decorative trim to look like pre-cast.



Andalusia II



Andalusia II



Andalusia II

- Roof Materials: Concrete and clay tile is consistently used throughout both neighborhoods.

- Andalusia I

Eagle Roofing (Capistrano). Colors: 8807-Monterey Blend; 39706-Grand Canyon; 3419-Marana; 3532- Weathered Terra Cotta; 8403-Santa Barbara; 8404-San Juan Blend

Boral Roofing/ US Tile (Clay and Concrete Mission S). Color: Apple Bark; Terra Cotta Red; Marbled Terra Cotta (Boosted Barcelona Caps)

- Andalusia II

Eagle Roofing (Capistrano). Colors: 3522-Terra Cotta Flashed; 3532-Weathered Terra Cotta; 3553- Sandstone Flashed; 3615-Weathered Terra Cotta Range; 8822-San Buenaventura; 39706-Grand Canyon

Boral Roofing/US Tile (Clay Mission S). Color: Red

Monier/Lifetile (Mission S). Color: La Terra Blend

Entries: The entryway massing is the most dominant element in the composition of the front façade. The entrance is typically a projecting front facing gable accentuated by columns that flank the entrance or a rectangular volume with a hipped roof and radius arch opening.



Exterior Walls and Columns: All homes have stucco walls. The finish texture is largely lace in a medium to heavy pattern. Several residences have replaced the lace finish with a smooth finish and/or have added stone veneer to areas of the front facade. Full height and wainscot stone veneer occurs largely around garage doors and on entry walls and columns.

- Paint: Refer to SRCA approved paint palettes for stucco paint color options.
- Stucco Details: Decorative stucco trim and horizontal banding is often present near garage openings. Other openings may also have painted stucco surrounds, colored concrete block or prefabricated decorative trim to look like pre-cast concrete. Decorative shell medallions occur over some garage doors and match the color of the trim or main body.
- Columns and pilasters may have stucco bands or partial to full-height stone veneer. Entry gables may be supported by Tuscan style columns and painted wood corbels.
- Porticos: On some residences, a side gable roof is supported at the eave by a row of radius arches and Tuscan style columns. The resulting porch is narrow and shades the windows located in the façade beyond.

Garage Doors: Each home has a two or three-car garage with painted, or stained single and double sectional garage door(s). The doors are traditional panel with and without windows and carriage house style with and without lites. The window shape/design varies.



Entry Doors: Single and double entry doors vary greatly in design and material. Original entry doors appear to be stained or painted, raised-panel wood doors. Newer doors are painted or stained wood with glass or ornamental metal and glass. Doors may have sidelites or large glass surrounds.

- Paint: Refer to SRCA approved paint palettes for wood door color options.

Windows: Window openings are largely centered within the width of the wall plane. The window shape is rectangular and may include a radius or segmental arch top with or without fanlights. The orientation is vertical, however the proportion of the divided lights is primarily horizontal. Windows are flush with the adjacent wall plane or have stucco surrounds (pop-outs) or prefabricated decorative precast concrete-like surrounds and sills.

- Window Style: Single hung, fixed and sliding.
- Special Shapes: Many homes have small decorative windows, four sided quatrefoils or rosettes, located along the front facade.
- Window Color and Material: Dark, light bronze and burgundy aluminum, dark and tan vinyl with and without divided lights, grids.



Chimneys: Stucco chimneys are often bold vertical elements articulated into the front façade or located within the overall roof composition. Chimneys may be clad with stone veneer or have a combination of the following: stucco banding with brick or tile, radius top, open sides or decorative ornamental metal panels. Stucco finish and color match the exterior walls.

Driveways: Driveway material throughout the neighborhood is predominantly cast in place concrete with exposed aggregate. The drive layout is typically straight, circular or may have a gentle curve. The drive width matches the number of garage spaces. Some driveways have been updated with interlocking concrete brick pavers.

Walkways: Walks and footpaths are largely concrete, although many have been updated with the following:

- Interlocking concrete pavers with borders
- Grass-set flagstone pavers
- Saltillo tile
- Slate
- Brick



Site Walls: Corner lot, side yard walls and party wall construction is stucco over CMU. The stucco finish and color match the residence. Shrubs and hedges planted in front and along the length of the wall minimize its scale and soften its overall appearance.



Landscape Walls: Variable height half walls are common in front yards and retain raised planters or create semi-private spaces along the front elevation. Low-slung stucco and stone veneer clad walls often tie into columns and help frame the entry path. Stucco walls may have the following details: stone coping, tile inlay or a stucco cap. The finish and color match the body color of the home.



Pergolas: Painted wood pergolas supported by stucco or stone clad square columns are located in the following locations:

- Over an entry patio that extends the length of the front façade. The structure is a central element in the overall composition of the residence.
- In the front yard as a stand-alone structure. The materials and finishes complement the residence.

