

Introduction

Heritage Terrace II is an 85 lot, single-family home community by Golden Heritage Corporation.



Massing and Overall Form

Heritage Terrace II consists of single-story, asymmetrically configured residences. A central entry element is flanked by a garage to one side and living spaces, articulated with one to two windows, on the other side.

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 Heritage Terrace II is a flat roof accented by a gabled or shed roof over the entry. Additionally, several homes do not have flat roofs but in its place have intersecting rectangular hipped roofs.

- Eaves and Gable Ends: The transition from the wall to the sloped roof features shallow open eaves with straight painted wood fascia. The end of a ridge beam is exposed at front gable locations.
- Parapets: Flat roofs have low parapets with horizontal stucco banding or a pre-cast cornice. Often, stucco banding is painted an accent color.
- Concrete Tile Roof Materials:

Eagle Roofing (Capistrano). Color: 8403-Santa Barbara Blend

Entries: Front entryways are most commonly centered along the length of the front façade and the entry door is deeply recessed between the garage and living space massing. The entry element typically has a separate and discrete roof structure— a front gable or shed—and is framed with columns or outside corners.



Exterior Walls and Columns: All homes have stucco walls. The finish texture is largely lace in a medium to heavy pattern. Some homes have applied a fine, sanded stucco texture. Few homes have full-height stone veneer wrapped columns/pilasters or bays on portions of front façade and garage door surrounds.

- Paint: Refer to SRCA approved paint palettes for this neighborhood.
- Stucco Details: Garage door openings may have stucco surrounds or pop-outs and columns have stucco banding at the base and top. Other openings have decorative trim to look like pre-cast concrete.
- Scuppers: Thru-wall scuppers are typical on all flat roof parapets. Scuppers have a decorative stucco surround (square pop-out) or have been updated with Cantera stone.

Garage Doors: Each home has a two or three-car garage with single and/or double sectional garage doors. The doors are traditional, flat panel or carriage house style with and without lites. The window shape/design varies. Garage doors are painted to match (or compliment) the body color of the home or stained a natural wood color.



Entry Doors: Double and single entry doors vary greatly in design and material. Original wood doors have been updated with paint or replaced with new wood doors or ornamental metal doors with glass. Some double doors have been replaced with single doors and sidelites.

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

Windows: Often, facades are articulated with one large-scale feature window and/or two smaller windows spaced evenly across the elevation. Typically, the principal window shape is rectangular and may include a radius arch top. They are either flush with the adjacent wall plane, recessed with stucco returns, or recessed with a Cantera stone surround.

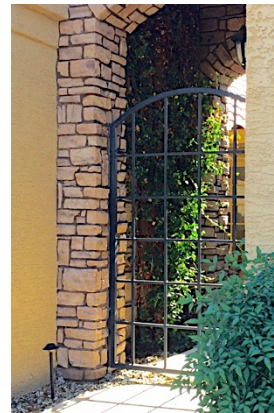
- Window Style: Single hung, fixed and sliding.
- Window Color and Material: Dark aluminum with and without divided lights or grids and sunbursts.
- Awning shapes: Traditional and convex.



Chimneys: Stucco chimneys are low in height with horizontal banding. Stucco finish and color match the exterior walls.

Entry Gates: Many homes have enclosed the front entry opening with ornamental metal gates.

Driveways: Driveway material throughout the neighborhood is triple and double-car-wide cast in place concrete. The drive layout is typically straight or curved when the home is located toward the head of a cul-de-sac. Some drives have been updated with interlocking concrete pavers.



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

- Interlocking concrete pavers with borders
- Flagstone in warm sandstone colors
- Saltillo tile
- Granite



Site Walls: Corner lot, side yard walls and party wall construction is stucco over CMU along right of way. 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: Low stucco walls reinforce the entry sequence or may retain raised landscape planting beds. These walls often tie into low columns that form a base for lighting. Walls have stucco coping and may have openings with barrel tile infill. The stucco finish and color match the body color of the home.



Front Yard Additions: New construction includes a wood pergola covered patio addition adjacent to the main entrance of the home. The pergola spans from a stone-clad front facade to square stone clad columns. Low stone walls with stone coping define the limits of this semi-private outdoor living space.

