

## Introduction

Built in 1982-1986, Mirador is an 85 lot, single-family home community by Markland Properties, Inc. The average size of each residence is 2100 SF to 3300 SF.



## Massing and Overall Form

This neighborhood comprises single and partial two-story plan homes with asymmetrical, layered facades and multi-level rooflines. The most dominant roofline characteristically coincides with the front entrance location.

### Building Setbacks and Height Limitations (Zoning District R1-10):

- 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: 10 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: 20% maximum of front yard area / 10 ft. setback /50% open to the sky



## Character Defining Features

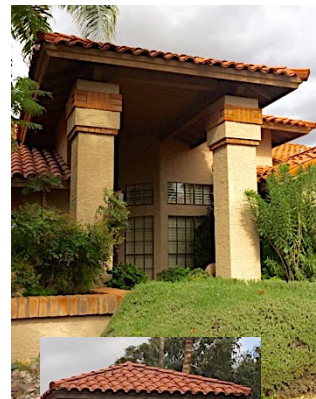
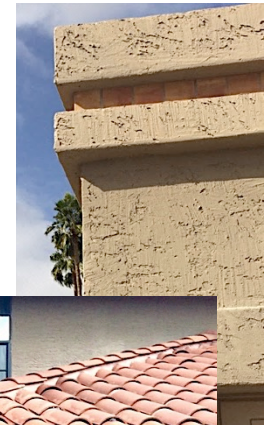
**Roof Pattern and Design:** The primary roof form throughout Mirador is a low, moderate pitch, gabled roof with multiple intersecting hips, gables and pavilions.

- **Eaves and Gable Ends:** The transition from the wall to the sloped roof features moderate open eaves with exposed rafter tails or a straight painted wood fascia. Exposed beams and wood vents add interest to front gable facades.
- **Parapets:** Flat roofs have low parapets with horizontal stucco banding and recessed decorative tile or brick coping.
- **Concrete Tile Roofs:**

*Eagle Roofing* (Capistrano). Colors: 8807-Monterey Blend; 29710-Sedona Canyon; 3645-Sunrise Blend; 8708-Del Oro Blend; 39708-Cimarron Canyon; 8709-El Morado; 3520- Weathered Terra Cotta; 3687-Brown Gray Range; 3794-Coronado; 8403-Santa Barbara.

*Boral Roofing* (Mission S). Colors: Apple Bark; Charcoal Brown Blend; La Terra Blend.

**Entries:** Front entryways are most commonly centered along the length of the front façade and the entry door is recessed within the entry element. The entry element typically has a separate and distinctive roof structure— a front gable or pavilion--that is supported by square stucco (or stone-clad) columns with decorative stucco banding and brick.



**Exterior Walls and Columns:** All homes have stucco walls. The finish texture is largely lace in a medium to heavy pattern. Some homes have modernized with a smooth stucco finish. Few homes have full-height stone veneer wrapped columns/pilasters or wainscot stone veneer on portions of front façade and garage doorjamb.

- Paint: Refer to SRCA approved paint palettes for this neighborhood.
- Stucco and Brick Details: Entry, window and garage door openings may have stucco surrounds or pop-outs and columns may have full-height, linear recesses. Some facades have a stucco niche near the front entrance or a painted, prefabricated decorative quatrefoil applied to the wall above the garage door. Brick details occur in the following locations:
  - Column tops, parapets and coping
  - Garage door surrounds
  - Niche sills

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

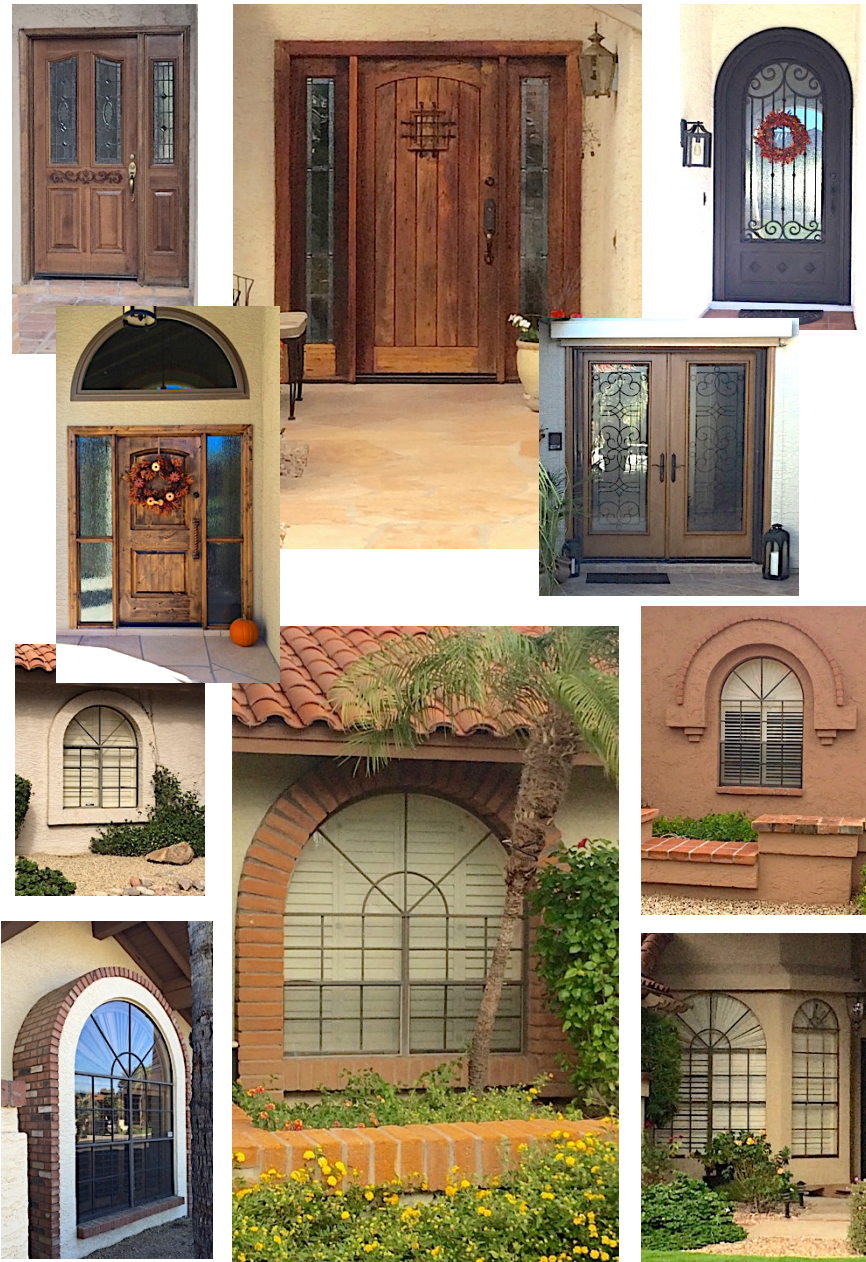


**Entry Doors:** Original entry doors are single and double stained, wood panel doors with a side lite. Some doors have a full radius arch window above the door. Wood doors have been updated with paint or replaced with new wood doors or ornamental metal doors with glass. Doors are typically flush with the entry wall.

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

**Windows:** Often, facades are articulated with one large-scale feature window. Typically, the principal window shape is rectangular and may include a radius arch top. Some homes have window openings in bays. They are largely flush with the adjacent wall plane and feature windows have decorative brick, stucco surrounds or brackets.

- Window Style: Single hung, fixed and sliding.
- Window Color and Material: Dark aluminum and vinyl, or tan vinyl with and without divided lights or grids and sunbursts.



**Chimneys:** Stucco chimneys are moderate in height with horizontal banding and brick inlay. Some chimneys have open sides with stacked, red clay, barrel tile infill. Stucco finish and color match the exterior walls.

**Courtyards:** Numerous homes have enclosed the front entry area to create semi-private spaces with either high or low stucco walls or ornamental metal gates and panels. Courtyard entrances have dark metal or wood gates that match or relate to the height of the adjacent wall(s) and columns. Stucco wall finish and color match the body of the home.



**Driveways:** Driveway material throughout the neighborhood is triple and double-car-wide cast in place concrete. The drive layout is typically straight where garage doors face the street and curved where garage door openings are rotated 90 degrees to the street.

**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 with and without borders
- Brick

**Site Walls:** Corner lot, side yard walls and party wall construction is stucco over CMU with brick coping 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:** Variable height stucco dividing walls screen expanses of the front elevation and may retain raised landscape planting beds. These walls usually tie into columns and frame the front entry walk. Stucco caps, brick inlay or coping is present on all walls. Where there are openings in the wall, most have stacked red clay round or barrel tile infill. The stucco finish and color match the body color of the home.

