

Introduction

Built in 1985-1994, Heritage Place is a 56 lot single-family home community by Golden Heritage Corporation. The average size of each residence is 2000 to 3700 SF.

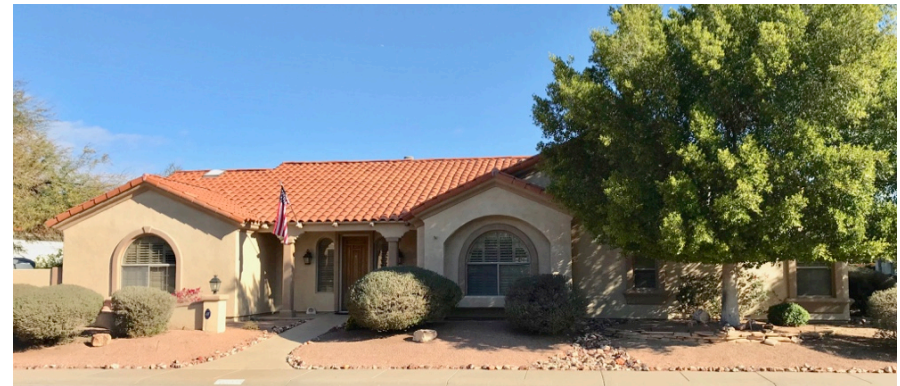


Massing and Overall Form

Heritage Place comprises single and two-story homes with asymmetric massing, layered front facades, grand entrances and stucco walls. Stone veneer accents are common throughout the subdivision.

Building Setbacks and Height Limitations (Zoning District R1-7):

- Building height: 30 ft.
- Max. building coverage: 50%
- Front yard setback: 10 ft./ 22 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

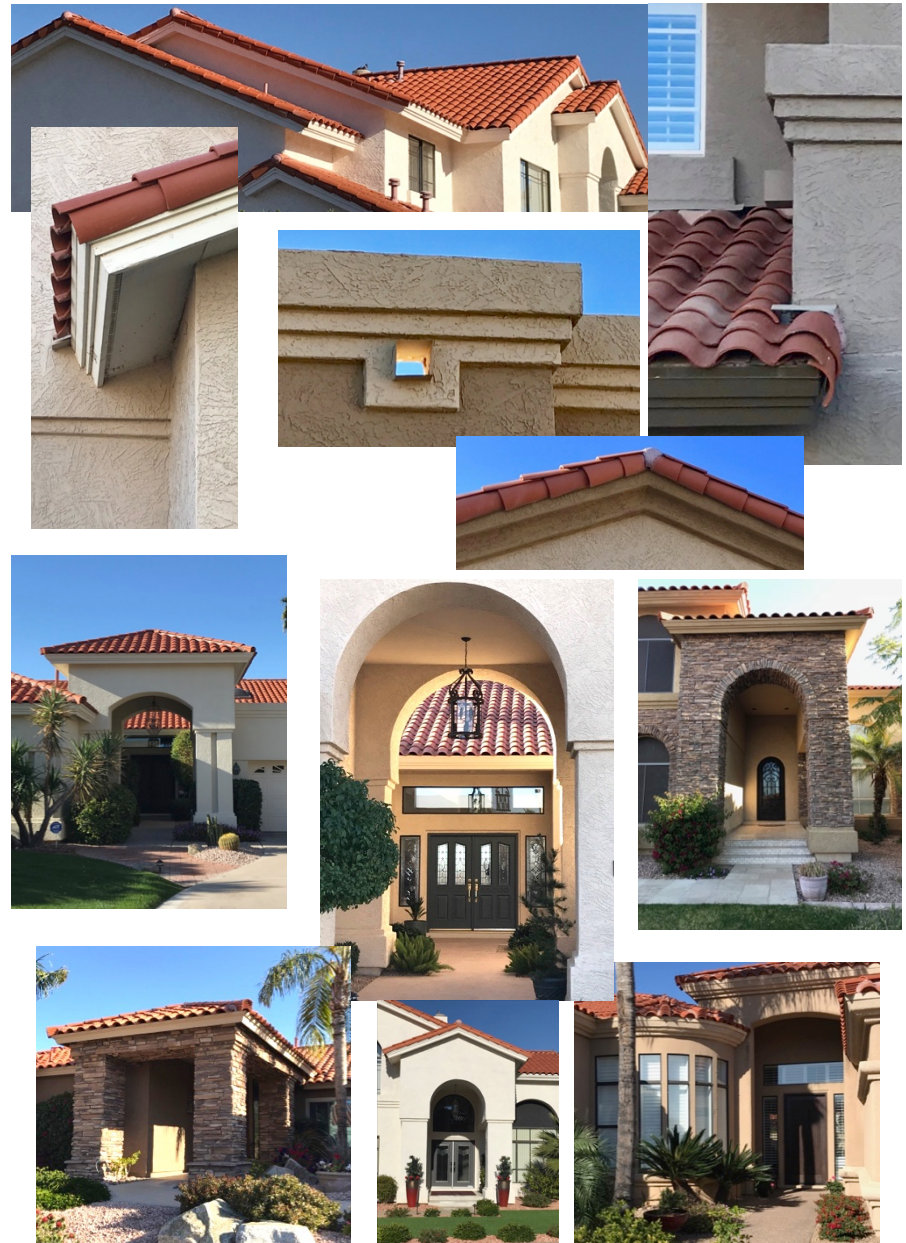


Character Defining Features

Roof Pattern and Design: The primary roof form throughout Heritage Place is a sizeable gable roof with multiple-level, intersecting hips and gables. Few homes have a flat roof accented by a small gable and a sloped roof (pavilion) over the entry.

- **Eaves and Gable Ends:** The transition from the wall to the sloped roof features shallow, open or closed eaves with a painted soffit and wood fascia. Gable ends may have a stucco cornice transition between the wall and tile end band.
- **Parapets:** Flat roofs have low parapets with terraced, horizontal stucco banding. Often, stucco banding is painted to match the exterior walls or an accent color.
- **Concrete and clay tile roofing is consistently used throughout the neighborhood.**

Entries: Each elevation has a distinct entry element with a bold and independent roof structure. Roof shapes may be a gable, hip or pavilion. The roof structure is supported by columns and may include an arched opening. Many of the homes in this subdivision have an entry loggia that precedes the main entrance to the home.



Exterior Walls and Columns: All homes have stucco walls. The finish texture is lace in a medium pattern or a medium sanded stucco texture. Several homes have wainscot and/or full-height, stone veneer over columns/pilasters, within bays and around garage door and window openings.

- Paint: Refer to SRCA approved paint palettes for this neighborhood.
- Stucco Details: Garage door openings may have stucco surrounds and columns have stucco banding at the base and top. Other openings have stepped stucco returns.
- Scuppers, gutters and downspouts: Metal thru-wall scuppers are typical on all flat roof parapets and have a decorative stucco surround. Gutters are present at some scupper and eave line locations and connect to downspouts painted to match the stucco wall.

Garage Doors: Each home has a three or four-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 stucco walls 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 with sidelites and/or transoms.

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

Windows: The façade is articulated with one to two large-scale feature windows. Typically, the principal window shape is rectangular and may include a radius or segmental arch top. Windows are flush with the adjacent wall plane or recessed with stucco returns.

- Window Style: Single hung, fixed, sliding and glass block.
- Window Color and Material:
 - Dark and tan aluminum and vinyl with and without divided lights and sunbursts.
 - White aluminum with divided lights and sunbursts.
- Awning shapes: Dome.



Chimneys: Stucco chimneys are low to moderate in height with horizontal banding or terminate with a cornice detail. Stucco finish and color match the exterior walls.

Entry Gates: Many homes have enclosed the front entry loggia opening with an ornamental metal gate.

Driveways: Driveway material throughout the neighborhood is cast in place concrete and the width matches the number of garage openings. The drive layout is typically straight or curved when the garage door is rotated 90 degrees to the street.

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

- Stone
- Saltillo tile
- Brick

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.

