

## Introduction

The Island is a gated, single-family home, waterfront community by Geoffrey H. Edmunds and Associates.



## Massing and Overall Form

The Island comprises single and two-story residences. Homes are asymmetrical in plan with rustic, tile-covered, multi-level sloped roofs. Building elements of varying heights, often set at different angles, create interest and privacy throughout the community.

### Building Setbacks and Height Limitations (Zoning District R-4):

- Building height: 30 ft.
- Setbacks: 0-15 ft.+ depending on number of stories and adjacent district
- Setback to garage facing street: 20 ft. to back of street improvements
- Setback to side entry garage: 10 ft.
- Living area limit above one story: 30% within 50 ft. of perimeter street
- Max wall height (front yard): 6 ft. | (side and back): 8 ft.
- Setback of walls in front yard: 5 ft. walls from property line





## Character Defining Features Community Buildings

**Community Entry Pavilion and Gate:** Centered on the main access drive that bridges Lake Serena, the community security pavilion has a hipped, tile roof. Shallow arches and Tuscan style columns, on stone clad bases, support the roof at the corners. The transition from the wall to the sloped roof features a layered cornice.

The guardhouse has one arched window centered on the front elevation and a sliding door located on the entrance and exit elevations. A low, semi-circular, stone-clad planter accents each end. The stucco finish is smooth and the columns and cornice are painted an accent color that compliments the color of the pavilion.

Precast concrete balustrades and black, ornamental metal guardrails (square balusters with spear tops) flank the entry sidewalk at the water's edge. Large auto entrance gates match the ornamental metal guardrails along the community entrance.

The community entrance median is planted with a row of tall palms that reinforce the entry axis.

**Pool Pavilion:** Located just inside the community entry gate, a water feature, integrated into the pool pavilion enclosure, creates a focal point for residents. The tile roof is cross - hipped and like the entry pavilion, is supported by matching arches and columns. The column bases are painted concrete.

The stucco finish is smooth and the columns and cornice are painted an accent color that compliments the color of the pavilion. Metal gates and fencing match the style of the entry gate.



## Character Defining Features Private Residences

**Roof Pattern and Design:** The primary roof form throughout the neighborhood is a moderate pitch, side-gable or hip type, which is rectangular in form and may include intersecting gables or hips in multiple, additive and adjoining layers. Other roof forms are flat with a low parapet.

- Eaves: The transition from the wall to the sloped roof features an eave with no overhang and a banded cornice. Bird stop eave risers are commonly used at the eave line.
- Parapets and Scuppers: Flat roofs have rectangular, banded stucco parapet caps with thru-wall metal + stone scuppers located just below the parapet band.
- Roof Materials: Concrete or clay tile is consistently used throughout the neighborhood.

*Eagle Roofing* (Malibu + Capistrano). Color(s): 29706-Grand Canyon; 39706-Grand Canyon; SHC 8708-Del Oro Blend; 3520-Weathered Terracotta Flashed; 3522-Terracotta Flashed; 3530-Weathered Adobe; 3532-Weathered Terracotta; 3538-Corona Red Flashed; 3581-Canyon Brown

**Entries:** Front doors and entry components are principally tucked behind the garage element or hidden from view by lush courtyard landscaping. Entrances are most visible on two-story homes where the entry is centered on the elevation facing the right-of-way. An arched transom window typically marks the main entry.

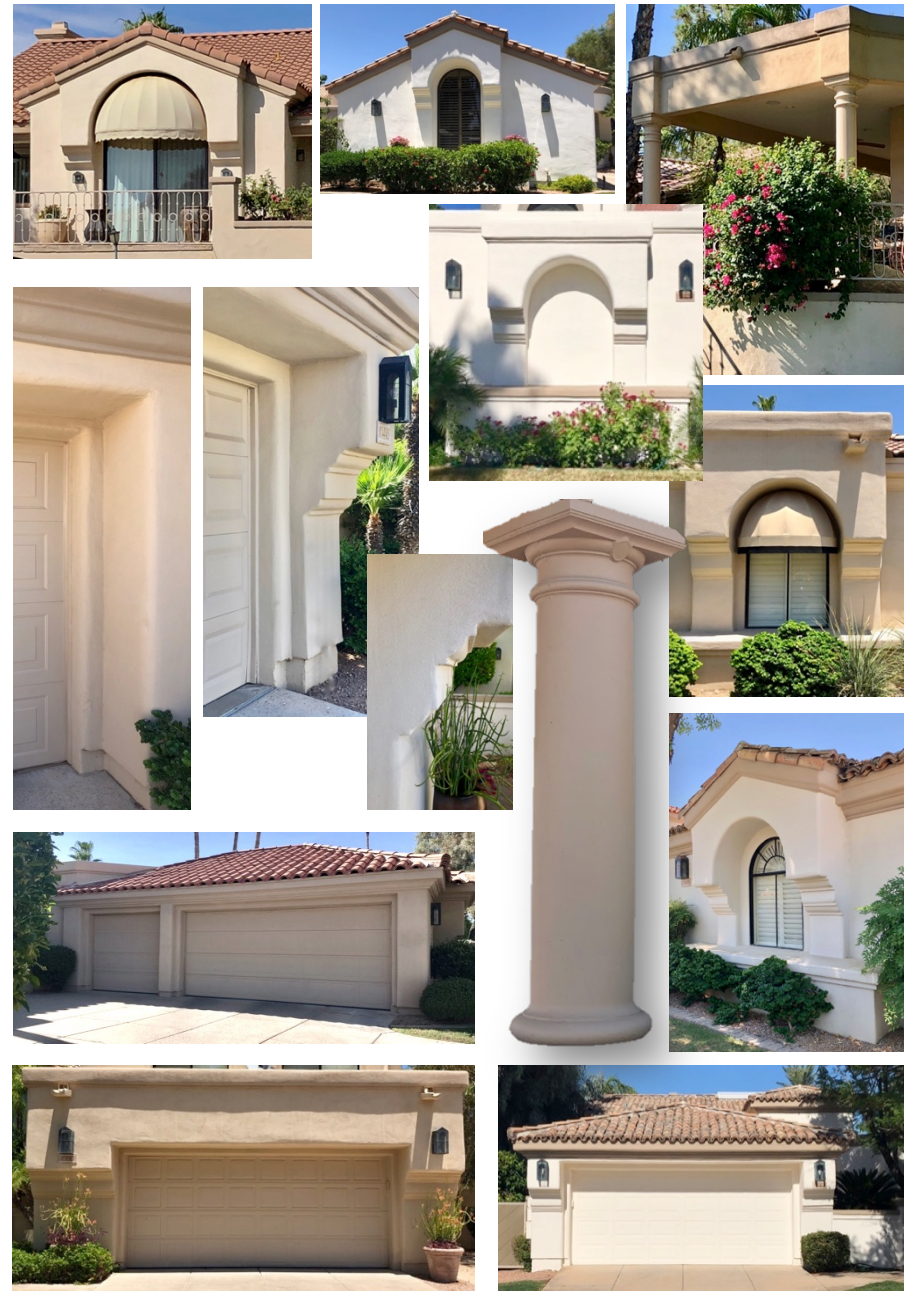




**Exterior Walls and Columns:** All homes have stucco walls. The finish texture is smooth.

- Paint: Refer to SRCA approved paint palettes for stucco paint color options.
- Stucco Details: The most notable stucco detail throughout the community is the use of corbelling around openings to create deep recesses and dramatic shadows.
  - Side-entry garage openings feature large window openings along the street elevation. The openings are framed in a corbelled bay supported by a low, wide sill.
  - Front-entry garage openings feature corbelling on each side of the garage elevation.
  - Corbelling around lakeside feature windows is common throughout the community.
- Painted columns, similar to the Tuscan order, are present on lakeside elevations and typically support roof overhangs.

**Garage Doors:** Each home has a two- or three-car garage with painted, single and double sectional garage doors. The doors are traditional or flat panel without windows.



**Entry Doors:** Single and double entry doors vary greatly in design and material. Most doors are deeply recessed in the wall plane. 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, integral transoms or large glass surrounds.

- Paint: Refer to SRCA approved paint palettes for wood door color options.
- Homes may have awnings above the entry door. Awning shape: dome.

**Windows:** Window openings are largely centered within the width of the wall plane or architectural element. Typically, the window shape is rectangular and feature windows may include a radius arch. Windows are typically deeply recessed (see *Stucco Details* section) or flush with the adjacent wall plane.

- Window Style: Single hung, fixed, sliding and glass block.
- Special Shapes: Some homes have small decorative windows, four sided quatrefoils or rosettes, located along the front facade.
- Window Color: Dark bronze with and without divided lights or grids.
- Many homes throughout the neighborhood have window openings with awnings. Awning shapes include: traditional, dome and barrel.





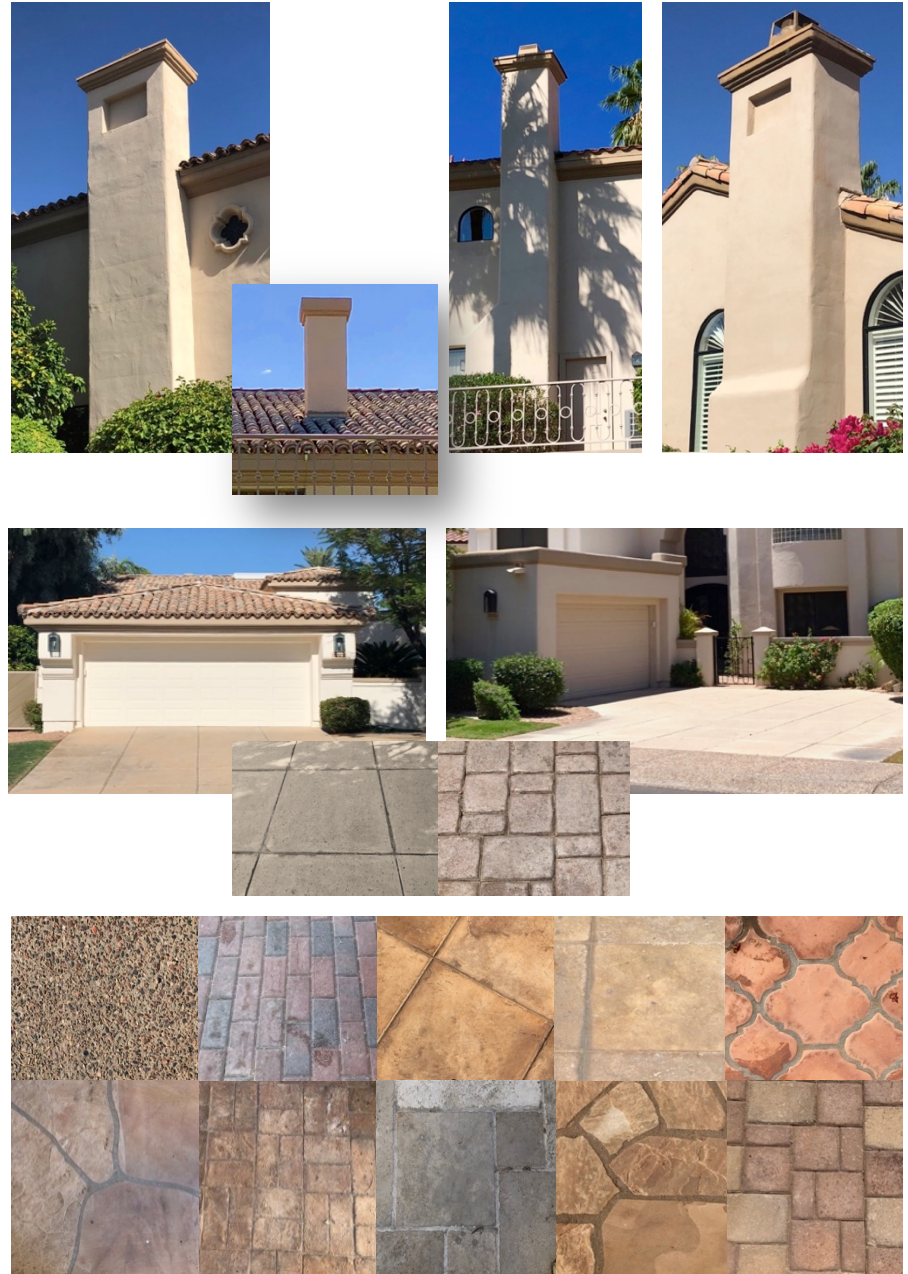
**Chimneys:** Stucco chimneys are strong vertical elements articulated into a gable end or modest in height and penetrate the roof plane mid-slope. Chimneys have a stucco cornice and a decorative, rectangular recess just below the cornice detail. The finish and color match the exterior walls and the cornice is painted an accent color.

**Driveways:** Driveway material throughout the neighborhood is predominantly cast in place concrete with square grid control joints. The drive layout is typically straight or right angle with side-entry garage configurations. The drive width matches the number of garage spaces.

- Alternate material(s): Interlocking concrete pavers with borders.

**Walkways:** Sidewalks throughout the community are cast in place concrete with exposed aggregate.

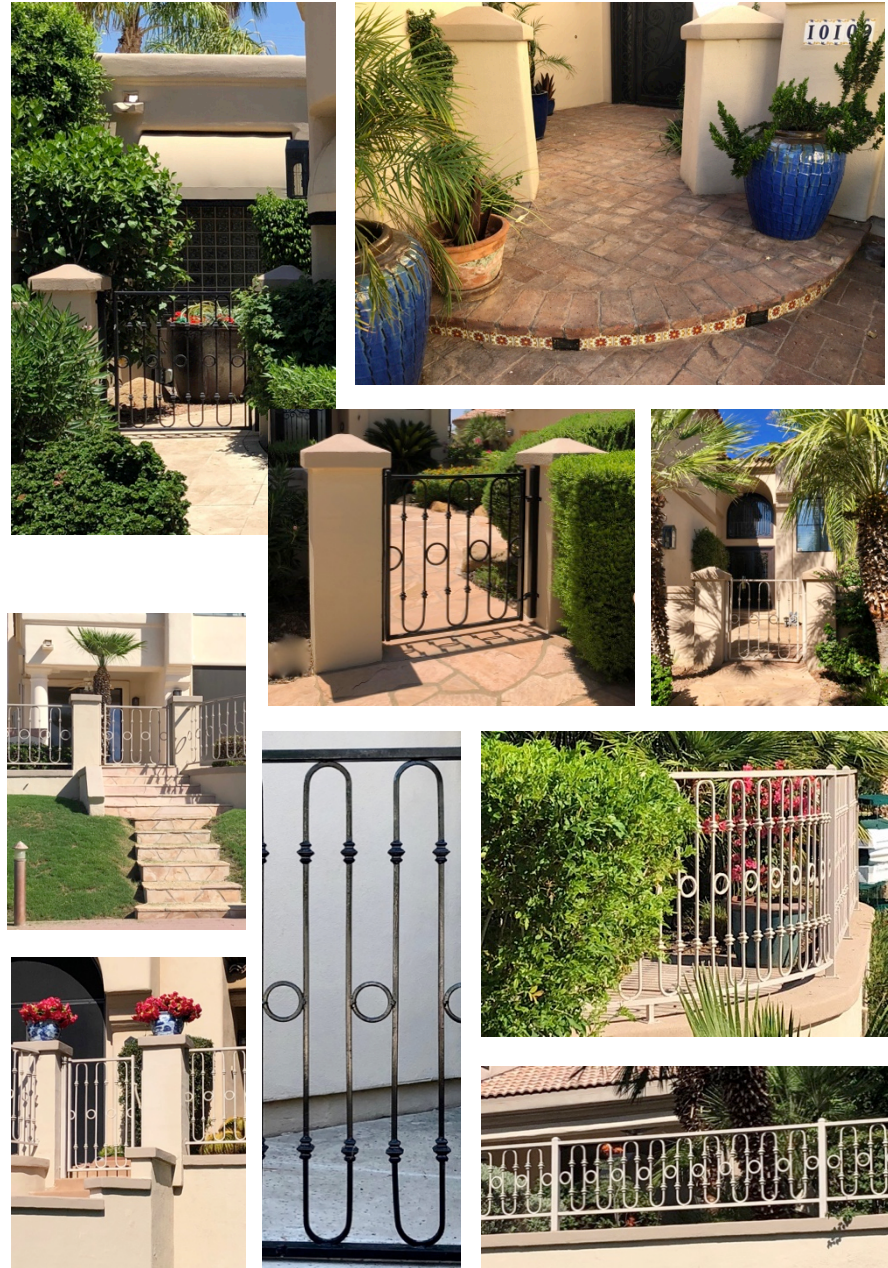
- Alternate material(s):
  - Interlocking concrete pavers with borders
  - Saltillo tile
  - Stone
  - Flagstone
  - Slate
  - Tile
  - Brick pavers



**Entry Courtyard:** Each residence has a small entry courtyard enclosed by low, painted, stucco walls that create a semi-private space along the street elevation. An ornamental metal gate, located between two stucco columns with pier caps, typically marks the entry. When present, iron gates are painted black or a light tan color.

**Ornamental Metal:** The design of gates, courtyard gates and lakeside rails is consistent throughout the community. While some courtyard gates are painted black, the lakeside ironwork is light tan. The top of the gate terminates just below the base of the column cap.

Gate and fence design includes square balusters with decorative collars, radius ends and rings.





**Lighting:** Craftsman style lantern wall sconces are common throughout the community, although some residents have replaced the original fixtures with traditional or contemporary styles.

- Finish/color: Dark bronze, black and copper shades.
- Mountings: Direct, on back plates with brackets, down bridges, or dual arm scrolls and on stucco posts.
- Glass: art, seeded, hammered, etched and colored.

