

Introduction

Built in 1984-1985, Andalusia III is a 49 lot single-family home community by Dix Custom Homes. The average size of each residence is 3645 SF.



Massing and Overall Form

Andalusia III includes single and partial two-story homes with large, multi-level, tiled, gabled rooflines. Typically, the entry massing is the most dominant element in the overall composition.

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 the neighborhood is a moderate pitch, side-gable type, which is rectangular in form and may include intersecting gables in multiple, additive and adjoining 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 ridge 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 inset decorative Saltillo tile.
- **Roof Materials:** Concrete and clay tile is consistently used throughout the neighborhood.

Eagle Roofing (Capistrano). Colors: 2118-Terra Cotta Gold; 3689-Brown Range; SMC8822-San Buenaventura; 3615-Terra Cotta Range; 3578-Ramona; 39706-Grand Canyon; 3581-Canyon Brown; SHC8710-Ladera Blend

Boral Roofing/ US Tile (Clay and Concrete Mission S). Color: Terra Cotta Red

Entries: The entryway element is the most dominate feature along the front façade of each residence. The entrance is typically a prominent front-facing gable or hip roof supported by columns.



Exterior Walls and Columns: All homes have stucco walls. The finish texture is generally lace in a medium to heavy pattern or smooth. In some cases, full height and/or wainscot stone veneer has been applied around garage doors and on entryway 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 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 walls.
- Columns and pilasters may have stucco bands, inset Saltillo tile or partial to full-height stone veneer. Entry gables may be supported by Tuscan style columns and painted wood corbels.
- Porticos: 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 three-car garage with painted, or stained single and double sectional garage doors. The doors are traditional panel with and without windows and carriage house style without lites. The window shape/design varies throughout the neighborhood.



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 surrounds and sills.

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



Chimneys: Stucco chimneys are moderate in height and integrated into the roof massing or robust vertical elements articulated into the front façade. Chimneys may have stucco banding and cornice details with Saltillo or red clay barrel tile inlay. The finish and color match the exterior walls or accent trim color.



Driveways: Driveway material throughout the neighborhood is predominantly cast in place concrete with exposed aggregate. The drive layout is typically straight or right angle when the garage door orientation is rotated 90 degrees to the street. The drive width matches the number of garage spaces. Some driveways have a narrow band of interlocking concrete brick pavers inset into the center of the drive or added to the edge.



Walkways: Walks and footpaths are largely cast in place concrete with exposed aggregate, although many have been updated with the following:

- Interlocking concrete pavers with borders
- Saltillo tile
- Slate stone



Landscape/Courtyard Walls: Low walls are common in front yards and retain raised planters or create semi-private spaces along the front elevation. Walls have a stucco finish or may be clad with stone veneer. One resident created a private courtyard by enclosing the front yard with a moderate height, stone clad wall and gate.

