

Introduction

Ridgeview Estates is a 48 lot, single-family home community by Trammel Crow.



Massing and Overall Form

Ridgeview Estates consists of single and two-story, asymmetrically configured homes. Multi-level, staggered rooflines, red tile roofs and layered façades with smooth stucco walls and bold trim details characterize the neighborhood.

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

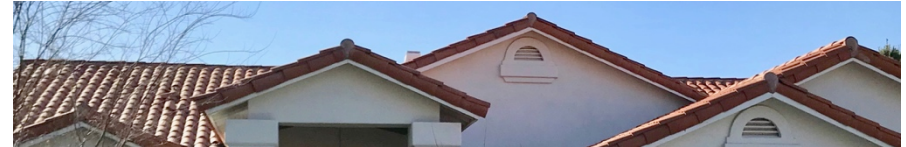


Character Defining Features

Roof Pattern and Design: The principal roof form throughout this subdivision is a complex series of multi-level gables with multi-level intersecting hips and gables (often truncated). One home has a flat roof with a low parapet over the garage.

- **Eaves:** The transition from the wall to the sloped roof features shallow eaves with a painted wood fascia. Closure tiles are present along eave lines.
- **Roof Materials:** Concrete and clay tile roofing is consistently used throughout the neighborhood.

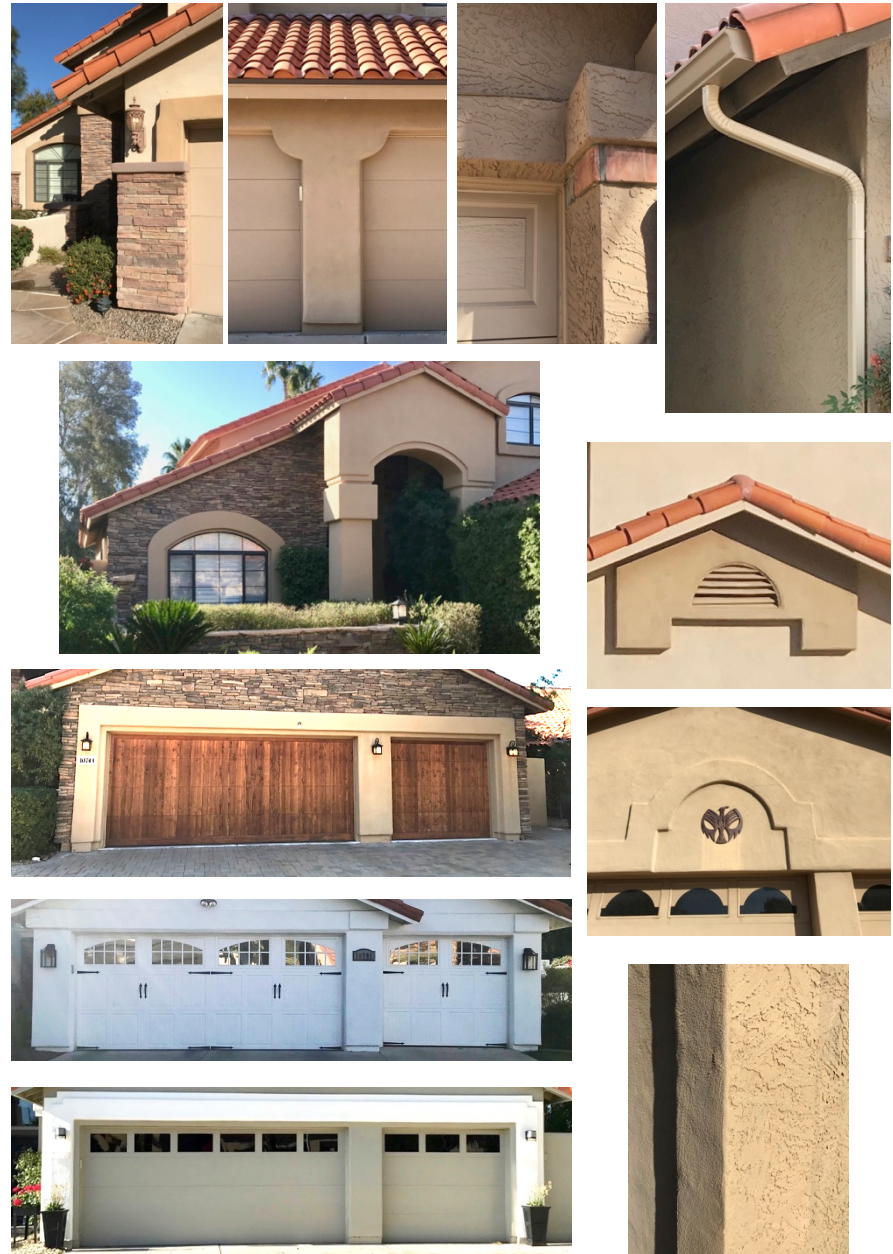
Entries: Residences have tower-like entry elements with a gable or hip tile roof supported by square columns. The entry element openings are square or arched (full and segmented).



Exterior Walls: All homes have stucco walls. The finish texture is largely smooth and sometimes lace in a medium pattern. Few residents have added stone veneer to portions of the main facade.

- **Paint:** Refer to SRCA approved paint palettes for stucco paint color options.
- **Stucco Details:** Decorative stucco trim is often present at garage openings, above garage openings or around gable end louvers. Other openings may have painted stucco surrounds. The trim is either painted to match the walls or an accent/trim color.
- **Gutters and Downspouts:** Gutters, located along the eave line, connect to downspouts painted to match the stucco wall.

Garage Doors: Each home has a two or three-car garage with painted, or stained single and double sectional garage doors. The doors are flush, traditional or raised panel with and without windows, carriage house style with and without lites. The window shape/design is clear, sunray, cathedral, or arched. When painted, garage doors match the body color of the home.



Entry Doors: Single and double entry doors are wood panel (painted or stained) or a combination of decorative metal and glass. Doors have square and radius tops and may include sidelights or transoms. They are typically recessed with a decorative stucco detail that matches the geometry of the door.

- 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 shape is rectangular and may include a rectangular, radius or segmental arch top. The orientation is vertical, however, the proportion of the divided lights is primarily horizontal. Windows are flush with the adjacent wall plane or may have an elaborate, decorative, stucco surround and sill.

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



Chimneys: Stucco chimneys are generally visible from the side of the residence and integrated into the gable end or eave. They are modest in height with stucco banding and tapered tops. Stucco finish and color match the exterior walls.

Courtyards: Low, landscape walls, adjacent to the main entry, define a semi-private patio along a portion of the main façade. These low walls usually tie into a main entry column and may be smooth stucco (with a stucco cap), stone veneer or a blend of the two materials.



Driveways: Driveway material throughout the neighborhood is predominantly triple-car-wide cast in place concrete. The drive layout is typically straight or may be angled when the front of the home + garage are not parallel with the street (cul-de-sac). Driveways may have interlocking concrete brick pavers or an exposed aggregate concrete apron.

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

- Interlocking concrete pavers with borders
- Flagstone
- Saltillo tile
- Stone
- Brick

Site Walls: Corner lot, side yard walls and party wall construction is stucco over CMU. The stucco finish is either lace and/or smooth and is painted to match the color of the residence. Shrubs and hedges planted in front and along the length of the wall minimize its scale and soften its overall appearance.

