

Introduction

Sierra Linda is a 96 lot, single-family home community by Richmond American.



Massing and Overall Form

This neighborhood includes single and two-story plan homes with red tile, gable roofs complimented by smaller intersecting gables, hips and roof dormers. A modest courtyard, adjacent to the main entry opening, is common throughout the area.

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 only roof form throughout Sierra Linda is a moderate pitch, side-gable type, with either intersecting hips, side gables or truncated hips. Over half of the roofs have a single dormer, clerestory window centered on the length of the roof. The dormer roof type is gable or hip.

- **Eaves and Gable Ends:** The transition from the wall to the sloped roof features shallow open eaves with a painted wood fascia. A louvered, gable vent (located above the garage door) is a common design element and they vary in size and shape.
- **Roof Materials:** Concrete and clay tile roofing is consistently used throughout the neighborhood.

Eagle Roofing (Capistrano). Colors: 3689-Brown Range; 3645-Sunrise Blend

Boral Roofing/US Tile (Clay Mission S). Color: Red

Entries: A freestanding stucco column and an outside corner of the garage frame the opening to most of the main entryways throughout the neighborhood. The front door is located under the garage roof form and is deeply recessed. Other entryways are defined by a significant notch in the main roof eave line.



Exterior Walls: All homes have stucco walls. The finish texture is lace in a medium to heavy pattern. Several residents have applied stone veneer to areas around the main entry, garage doors and corner pilasters.

- **Paint:** Refer to SRCA approved paint palettes for stucco paint color options.
- **Stucco Details:** Decorative stucco trim and horizontal banding is present at garage openings, while other openings may also have painted stucco surrounds. Several homes have stucco trim in a grid pattern that extends across the width of the main elevation.
- **Gutters and Downspouts:** Gutters, located along the eave line, connect to downspouts painted to match the stucco wall. Gutters are painted to match the color of the fascia or trim.

Garage Doors: Each home has a two-car garage with painted, single and double sectional garage doors. The doors are traditional panel with and without windows. The window shape/design is typically clear, windowpane, sunray or arched. When painted, garage doors match the stucco wall or an accent/trim color.



Entry Doors: Single and double entry doors are characteristically raised panel wood doors (painted or stained) with stained glass or a combination of decorative metal and glass. Doors have square and radius tops and may include sidelights and transoms. They are typically flush with the adjacent surface.

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

Windows: All single story homes have two large window openings spaced evenly across the main façade. The principal window shape is rectangular. Two story homes feature a single, large-scale, rectangular window and may include a radius top. Some of these feature windows include art glass. Windows are either flush with the adjacent wall plane or have stucco surrounds or pop-outs.

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



Chimneys: Stucco chimneys are modest in height with horizontal banding and may be straight or tapered at the top. When a dormer window is present, the chimney element is integrated into the back of the dormer; otherwise, the chimney is located at a gable end.

Courtyards: Numerous homes throughout the neighborhood have narrow courtyard areas adjacent to the main entry. These courtyards are enclosed with low walls that tie into a column and/or the main façade.

- Courtyard Walls:
 - Walls are low to moderate in height. Finishes include the following:
 - Stucco to match the body of the home
 - Stone veneer
 - Top of wall details include the following:
 - Stucco cap to match or contrast wall color
 - Stone veneer with coping
 - Ornamental metal panels mounted to the top of the wall
- Gates: Gate design and material vary widely from one home to the next. The height typically matches the height of the adjacent courtyard wall or extends to the underside of an entry column cap.



Driveways: Driveway material throughout the neighborhood is predominantly double-car-wide cast in place concrete. Some driveways have brick or interlocking concrete paver borders. Other driveway material includes exposed aggregate or interlocking concrete pavers with borders. The drive layout is straight.

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

- Interlocking concrete pavers with borders
- Saltillo tile with and without borders
- Flagstone pavers
- Brick
- Exposed aggregate with brick borders

Site Walls: Corner lot, side yard walls and party wall construction is stucco over CMU. 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.

