Introduction

Tierra Vista is a 98 lot, single-family home community by American Continental Homes. The average size of each residence is 2100 SF to 3800 SF.

Massing and Overall Form

This neighborhood includes single and two-story plan homes with asymmetric massing, mixed scale and design, layered facades and flat or red tile, sloped roofs. Many residences have private or semi-private courtyards along the street elevation.

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 Tierra Vista is a moderate pitch, side-gable type, with either overlaid hips or staggered gables. Some gables have a single dormer centered on the length of the roof. The secondary roof form is flat and multi-level with a low parapet. Several residences have only flat roofs.

- Eaves and Gable Ends: The transition from the wall to the sloped roof features shallow eaves with open rafter tails and/or eaves with a painted wood fascia.

- Parapets: Flat roofs have parapets with a rolled or banded stucco cornice. Some parapets are capped with clay roof tile.

- Roof Materials: Concrete and clay tile roofing is consistently used throughout the neighborhood.
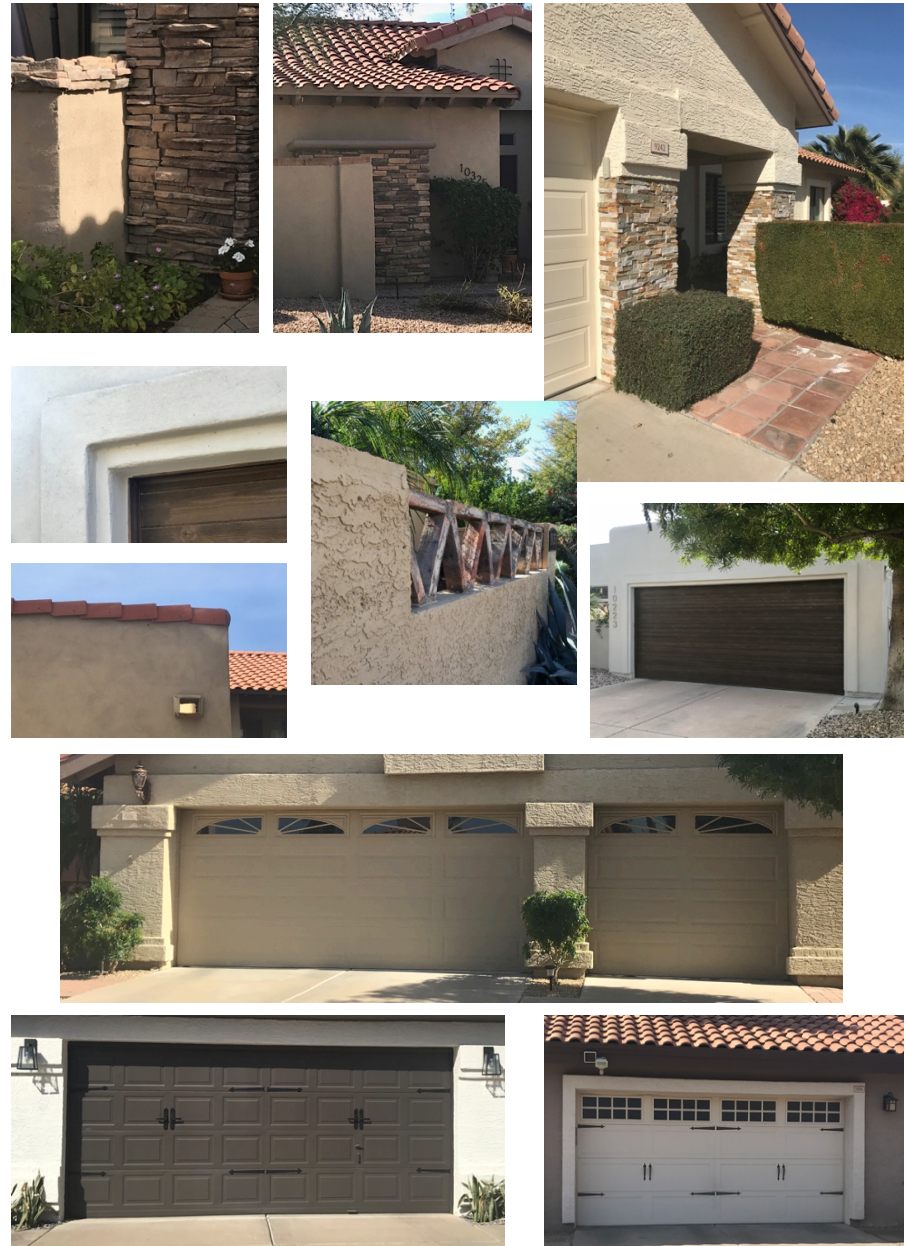
Entries: Front entryways are most commonly centered along the length of the main elevation and the entry door is recessed within an entry element. Entry elements may be separate gabled roof forms, main roof eaves lines, flat roofs (with an altered parapet elevation) or painted, wood pergolas.

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

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

- Stucco Details: Decorative stucco trim and horizontal banding is often 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.

- Scuppers: Thru-wall scuppers are typical on all flat roof parapets. Scuppers have a decorative stucco surround (square pop-out).

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

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

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

Windows: Where homes have enclosed private entry courtyards, window openings are partially hidden from street view. All other window openings are generally rectangular with a radius arch and the orientation is vertical. Clerestory, upper level, or large feature windows may have a radius top with a wagon wheel pattern. Windows are either flush with the adjacent wall plane or have stucco surrounds or pop-outs.
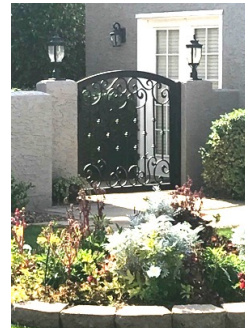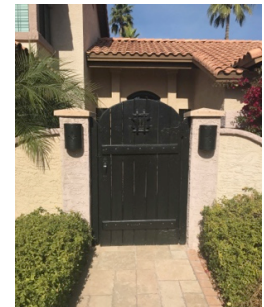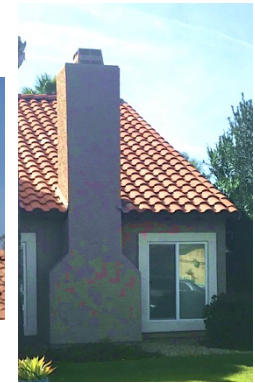
- Window Style: Single hung, fixed and sliding.

- Window Color and Material: Dark bronze, tan and white; aluminum and vinyl with and without divided lights or grids.

- Some homes throughout the neighborhood have window openings with cloth awnings or clay tile visors. The awning shape is traditional.

Chimneys: When visible, chimneys are strong vertical elements with stucco banding and straight or tapered tops. Stucco finish and color match the exterior walls. When a dormer window is present, the chimney element is integrated into the back of the dormer.

Courtyards: The enclosed, semi-private and private main entry court is a central design element for some of the homes in this neighborhood. The size and scale of the courtyard varies.

- Courtyard Walls:

    o Walls are low to moderate in height. Finishes include the following:
      - Stucco to match the body of the home
      - Stone veneer
      - Barrel tile infill

    o Top of wall details include the following:
      - Stucco cap to match or contrast wall color
      - Decorative brick in a large-scale chevron pattern
      - Brick coping

- Courtyard 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 is enclosed by an architectural surround.

Driveways: Driveway material throughout the neighborhood is predominantly double-car-wide cast in place concrete. The drive layout is typically straight. Some residences have a detached garage, located in the side or back yard, which is accessible through a gated opening in the courtyard wall. Gates are painted wood or ornamental metal.

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
- Stone
- Concrete pavers

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.