

Winter 2019

Mediterranean *Home*

Texture and Light in a
Family-Friendly Courtyard
Site Plan 101
Cool-Toned Curb Appeal
Resources & Events

Beautiful Communities Start at Home

Your home is so much more than four walls – it is an investment in your family, your community, and your new memories. Enhancing your home's beauty not only increases community property values, but also creates a space in which you and your loved ones are proud to grow together. We invite you to partner with us to incorporate SAMLARC's Mediterranean themes into your home.

In this edition of Mediterranean Home, you will explore the ways in which texture and light bring beauty to one of SAMLARC's earliest homes. You will also find helpful hints for creating a site plan of your home and be amazed at a dramatic hardscape renovation. Each piece in this magazine is intended to help articulate the warmth and elegance of SAMLARC's Mediterranean community aesthetics. We hope you will find inspiration in these pages and encouragement to begin your own journey!

When you are ready to begin, we invite you to partner with the SAMLARC Community Services team to submit an application for your home improvement project. Your application will then be reviewed by the Architectural Review Committee for cohesion with SAMLARC's design standards. Once your application has been approved, your project may begin! We look forward to working alongside you in creating a beautiful home.



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SAMLARC's Architectural Review Committee reviews all architectural and landscaping applications for harmony with SAMLARC's Mediterranean-inspired design. The ARC meets on the second and fourth Monday of each month. Please contact the SAMLARC Community Services Team to obtain an application packet and learn more. SAMLARC's Mediterranean design resources, Architectural Standards, and Policies & Guidelines are also available online at SAMLARC.org/architectural.



Mediterranean Home Spotlight

Home, Family, and Mediterranean Warmth

At first glance, you wouldn't believe this beautiful home was built in the 1980s. Craig and Shirley Sherreitt were some of the earliest SAMLARC Members; they moved into the SAMLARC community in 1989. For more than thirty years, the Sherreitts' home has been family-focused: their children learned to climb trees using the ornamental strawberry tree in the front courtyard, and now their eleven grandchildren are doing the same. In considering their home's transformation, the Sherreitts wanted to keep family first. They envisioned a space that would be welcoming, open, and low-maintenance for enjoyment year-round. The Sherreitts have incorporated the warmth and refinement of Mediterranean design into their home with stunning results.



The first step in this home's transformation began with its color. Like many original SAMLARC homes, the house featured several shades of salmon, pink, and white. The Sherreitts reviewed their Paint Village for a refreshing paint scheme and traded in the salmon for a warm palette of creams and earth tones. The use of stacked stone veneer adds elegance and texture to the front of the home without the bulkiness of full stonework. The varied colors of the stone veneer are balanced by the neutral garage doors, with windows that add visual interest without overwhelming the front of the home. A small lawn with artificial turf is edged with lavender, adding a colorful accent to the front yard. The front of the home is now distinctive, serene, and easy to maintain.



Within the courtyard, the Sherreitts incorporated light, sound, color, and texture to create a welcoming space. A trio of fountains murmur peacefully across the path from the ornamental strawberry tree. Low-maintenance Mediterranean plants such as waxleaf privet hedges, the ornamental strawberry tree, and yellow stalked bulbine offer color and texture year-round. The flagstone pavers in the front courtyard offer visual movement as visitors arrive.

A path of artificial turf connects the front courtyard and back patio, opening the flow of the space and framing the sky beyond. Using artificial turf offered the Sherreitts a way to maintain the organic feeling of the space without the labor of maintaining sod.

The Sherreitt's home embraces the beauty and practicality of Mediterranean design. We hope their home inspires your own home design. Before beginning a home improvement project, please connect with a Community Services team member to complete a SAMLARC Home and Landscape Improvement Form. The application is available online at [SAMLARC.org/architectural](https://www.samlarc.org/architectural) and also through the SAMLARC Business Office. Partnering with the SAMLARC's Community Services team not only helps you create a home you love, but enriches the integrity of SAMLARC's Mediterranean design. We look forward to helping you create a beautiful home in our vibrant community.



Homeowners Craig (l) and Shirley Sherreitt (r)



The 2019 Architectural Standards and Policies & Guidelines are available for review at [SAMLARC.org](https://www.samlarc.org). Please review the documents as you plan your project, as all changes require approval from your sub-association (if applicable) and SAMLARC.

Site Plan 101

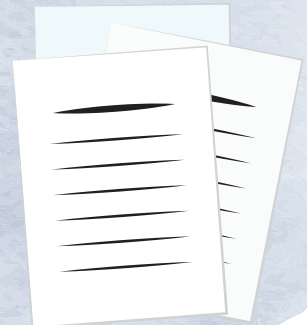
It's All in the Details

Like a blueprint for a home, a well-designed, detailed site plan creates a visual representation of a space using scaled dimensions. Site plans are useful in mapping existing structures and envisioning new features. Site plans display the physical boundaries of a space (such as property boundaries, buildings, and utility/irrigation lines) as well as existing and proposed modifications. Landscaping site plans include information on plant selection, size, and placement. Hardscaping site plans incorporate elements such as walkways, steps, pilasters, and lighting. Before you begin a new home improvement project, invest a few hours into drafting a site plan of your home.

Site plans are invaluable in helping you map out a home you love. They are also essential in helping the Architectural Review Committee to understand the scope of your plans, and must be included as part of a complete architectural submittal packet. We invite you to keep the following tips in mind when creating a site plan for your submittal!

1 Architectural Standards

Home improvement projects not only make your home beautiful, but also increase property values throughout the community. SAMLARC's Mediterranean themes are designed to create a cohesive community aesthetic. Review the Architectural Standards and Policies & Guidelines to ensure that your project complements SAMLARC's community design. The Architectural Standards and Policies & Guidelines are available at: SAMLARC.org/architectural.

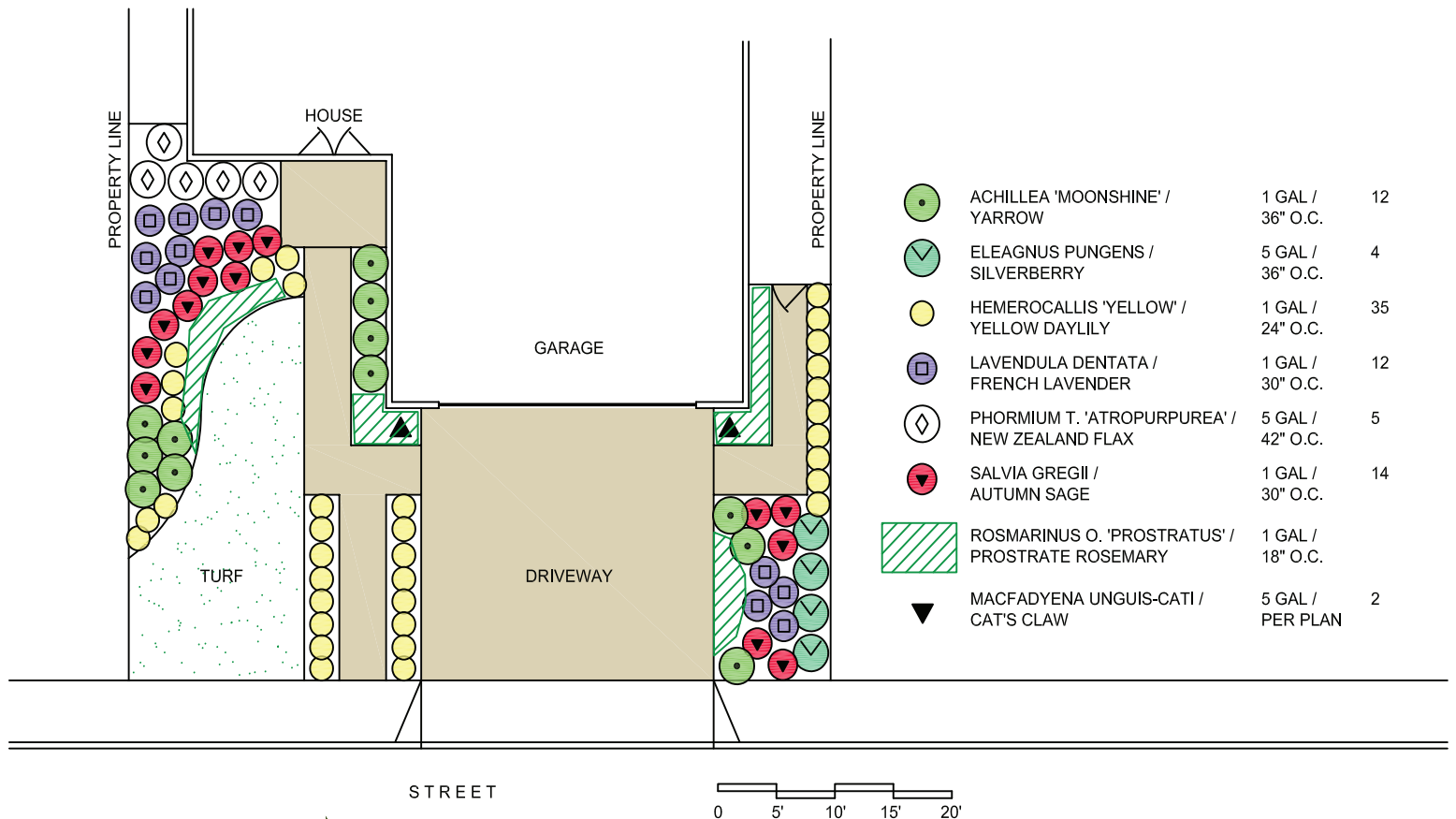


2 Dimensions

Mapping out your space does not need to be a complicated venture. A measuring tape and graph paper will help you plot the shape of your space. Many resources are available to assist in creating a site plan, such as the County Tax Assessor's Office and Google Earth. At minimum, your site plan should include the length and width of your proposed improvement area. A photograph of the existing space can help the Architectural Review Committee (ARC) envision your improvements.



*All paint and landscape changes requires approval from your sub-association (if applicable) and SAMLARC.



3 Features and Improvements

If you would like to transform the hardscape of your home (e.g. new or expanded walkways, lighting, or steps), list the dimensions of each feature. Landscape plans should specify the location of each plant addition or removal. After completing the Plant List form in your home improvement application, consider assigning a symbol to each type of plant. You may then add the symbols to your site plan to represent each plant's location.

We know that planning a new home design is an exciting process. Before breaking ground on your project, partner with a member of the Community Services team to ensure that your application process is smooth and simple! After receiving approval from the SAMLARC Architectural Review Committee (ARC), your home improvement journey may begin!

Did You Know



Santa Margarita Water District

Santa Margarita Water District (SMWD) offers a wealth of resources on Mediterranean plants, water-smart rebates, weather data, landscape design, and more. While not all of the SMWD designs or plants may meet SAMLARC's Architectural Standards, the information and resources are valuable to all California gardeners. Visit SMWD.com!

Cool-Toned Curb Appeal

Since purchasing their home in 1996, the Mendoza family has taken pride in their beautiful home by keeping it well-maintained. As a real estate agent, Patty Mendoza keeps her fingers on the pulse of home trends and understands the importance of contemporary curb appeal. When the Mendozas felt it was time to update the exterior of their home, they made sure the transformation would be both timeless and tuned in to current trends. They began by selecting a cool-toned paint palette from their Paint Village and built their beautiful hardscape, landscape, and exterior paint designs.



As the largest piece of hardscape, the driveway offered a valuable opportunity to create visual interest. The plain concrete driveway was replaced with pavers installed in a diamond design offset with strips of artificial turf. The front walkway was reworked with a welcoming paver design that complements the geometrical designs of the driveway. Framing the entryway of the home, the existing stucco pilasters received a stacked-stone veneer makeover and the lanterns on top were replaced with planter bowls that now frame the beautiful entryway.



The removal of a mature queen palm and the original sod lawn, and the addition of Mediterranean water wise plants and artificial turf proved to accomplish the Mendozas' goal of saving water while maintaining the beauty of the front yard landscape. Dark mulch complements the home's paint trim, and the planter bowls can be easily replanted if desired.

By considering the existing and potential design enhancements of their home, the Mendoza family was able to enhance their home's curb appeal and value. We invite you to look for similar opportunities to update your own home's design and beauty. When you are ready to begin your home enhancement journey, please partner with a member of the SAMLARC Community Services team to complete a home improvement packet – the first step in creating a home you love!



SAMLARC *Architectural Resources*

SAMLARC Community Services

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SAMLARC Home Enhancement Application

949.709.0010

samlarc.org/architectural

City of Rancho Santa Margarita Building Permits

949.635.1800, ext. 6101

cityofrsm.org

Santa Margarita Water District

949.459.6420

smwd.com

Dunn-Edwards Paints

949.459.1195

dunnedwards.com

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Save the Date

Homeowner Landscape Planning Workshop



March 16 at 9:00 a.m.

Lago Santa Margarita Beach Club

Looking for ideas for a vibrant and lush front yard? We invite you to join us for an educational landscaping workshop! The session will be led by industry professionals, including a licensed Landscape Architect and a California Certified Nursery Professional. Their insight and knowledge of SAMLARC's distinct Mediterranean style will help you shape a beautiful landscape for your home. Light breakfast will be included for attendees.

Visit SAMLARC.org to register!