

Fall 2018

Mediterranean Home

/medətə'rānēən/

adjective

1. Inspired by the regions of Greece, France, Spain, and Italy
2. SAMLARC's warm and welcoming community design



Welcome Home

Your Guide to SAMLARC's Mediterranean Home Design

Whether you have just moved into the SAMLARC community or have called SAMLARC home for years, we are excited to explore SAMLARC's Mediterranean themes with you. Every quarter Mediterranean Home will feature homes, gardens and resources to inspire your home enhancements. Each edition will offer a glimpse into Members' home transformations and the helpful hints they found along the way. Creating a beautiful home within a master-planned community may seem daunting at first. However, we hope you will draw inspiration from these homes as we celebrate their success!

The Mediterranean region offers one of the world's richest sources of architectural and landscape design. Derived from the styles of countries such as Greece, Italy, and Spain, Mediterranean homes are known for their unique use of color, space, and light. SAMLARC's community design is inspired by the Spanish influences of the Mediterranean with its use of red tile roofs, white stucco walls, walking trails, and gathering spaces. From its inception, Rancho Santa Margarita was created with a "Lifestyle Village" in mind. As many communities begin to grow in south Orange County, it has become clear that SAMLARC's unique design has ensured a cohesive community aesthetic. SAMLARC is known for both its vibrant environment and thriving community lifestyle.

SAMLARC's plant and paint palettes echo the beauty of Spanish-Mediterranean design. SAMLARC's plant palette features plants that thrive in long summers and winter rains. The paint palette incorporates tasteful colors that will not only maintain property values, but preserve the attractiveness of the community as it ages. These facets work in tandem to produce a community of homes that reflect the warmth of its members.

Your home is more than a dwelling - it is a space where you and your loved ones gather and grow.

We hope that within these pages, you will find inspiration for your own home enhancement journey. We look forward to partnering with you to create a home you love in this beautiful community.

SAMLARC
Board of Directors



Creating a Harmonious Community

SAMLARC Community Services is dedicated to helping homeowners create a beautiful home while preserving SAMLARC's community aesthetics. We invite you to partner with the members of the Community Services team to submit an application for your home enhancement. Your application will be reviewed Architectural Review Committee for amenability with SAMLARC's design standards. Once your application has been approved, your project may begin! SAMLARC's Mediterranean design offers a vast array of ways to create a home that reflects your vision while capturing the warm and welcoming aesthetic that makes SAMLARC unique.

Enhancing your home's landscape, hardscape, or paint color not only beautifies your home: it also enriches SAMLARC's community design. SAMLARC's Mediterranean architecture and plant palettes offer unique opportunities to create a home you love, multiplying both curb appeal and property values. We invite you to partner with us to incorporate SAMLARC's unique Mediterranean designs into your home design. Together, we can work to make your dream home come to life.



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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

SAMLARC home transforms front yard from weeds to wonders

When homeowners Parviz Manoochchhri and Mehrnaz Ezzati examined the appearance of their front lawn, they found a valuable opportunity to extend their home's beauty into the neighborhood. Working closely in partnership with the SAMLARC Community Services Team and Architectural Review Committee, this home transformed a struggling lawn into a beautiful garden. The amazing results fully embrace SAMLARC's warm and welcoming Mediterranean design!

Prior to this home's transformation, the yard lacked a definitive entry point. A concrete path wrapped around the corner of the home was accented by a flourishing bougainvillea; however, the growth of the vine often crowded the flow of the walkway. A gently sloping lawn stretched from the sidewalk to the front of the home; however, the condition of the sod suffered during periods of heat. While a circular planter offered a place for the eye to rest, the low-growing plant material was often overlooked. When compared to the exterior details of the home itself, the front lawn appeared plain, exposed, and difficult to continuously manicure. The solution was to incorporate texture, height, and a richness of color to complement the home's design and SAMLARC's Mediterranean aesthetic.

Mr. Manoochchhri and Ms. Ezzati worked closely with the Community Services Team to create a beautiful front yard within SAMLARC's Mediterranean design. SAMLARC's architectural submittal process helped these homeowners articulate their desired front yard design, and helped organize the pieces required to make that dream come true. Their completed Architectural Submittal Packet included hardscape design plans and landscape plans to greatly enhance their home's curb appeal.

Before





This home's design now reflects elegance and warmth: key features of a SAMLARC home. A terraced walkway, stone pilasters, and new plant beds dramatically changed the home's outdoor space. A step was cut into the lot's natural slope, flanked by two limestone pilasters that frame the home's entryway. The organic shapes and colors of the pavers and pilasters complement the Mediterranean color tones of the house. Transforming the landscaping, the unhealthy sod was completely removed in favor of individual plant beds. These beds create focal pieces in the front lawn, showcasing a vibrant and textured plant palette.

The plant beds have been filled with a variety of trees and shrubs from SAMLARC's Mediterranean plant palette. An olive tree now separates the driveway from the main path, filling the space left by the removal of the large bougainvillea without interrupting the flow of the walkway. Agapanthus, surfer New Zealand flax, and a host of other Mediterranean plants provide rich colors to the landscape. In a few months, the dark mulch will be covered by the foliage of healthy and thriving plants.

Before beginning your own home enhancement, please complete a SAMLARC Home and Landscape Improvement Form. Partnering with the Community Services Team to enhance your home not only helps you create a home you love, but helps SAMLARC maintain the integrity of the community's Mediterranean design. The Packet is available online at [SAMLARC.org](https://www.samlarc.org) or at the SAMLARC Business Office, where your neighborhood's Community Services Representative will help you begin your home enhancement journey!



Homeowners Merhnaz Ezzati (left) and Parviz Manoochehri (right) in their garden.



From Home to Home



Plant Life

Olive Tree

The olive tree (*Olea europaea*) is an evergreen tree native to the Mediterranean. Its silver and green leaves and gnarled trunk fill gardens with texture.

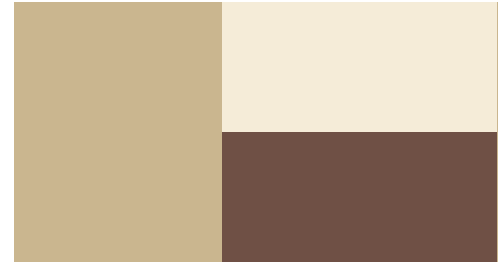
- Blooms in late spring
- Drought and disease resistant
- Thrives in full sun and well-drained soil



Hardscaping

Pilasters

Are you thinking of ways to make your home stand out? Pilasters offer a great first impression! A pilaster is a decorative column placed to frame a home's entryway. To give your walkway an element of elegance, consider incorporating beautiful pilasters of limestone, stacked stone veneer, or stucco.



Paint Palette

Paint Village: Mira Vista

SAMLARC's refreshed residential paint palette reflects both color industry trends and classic hues. As peach and gold-toned colors are phasing out, crisp creams and accent colors are in! Visit the SAMLARC Business Office or SAMLARC.org to learn more about the color palettes within your own neighborhood.

SAMLARC *Architectural Resources*

SAMLARC Community Services

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SAMLARC Home Enhancement Application

949.709.0010

samlarc.org

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



November 10 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!