

## Introduction

Built in 1982-1986, Ensenada del Oro is a 51 lot, single-family home community by Surety Builders of Arizona. The average size of each residence is 2500 SF to 4400 SF.



## Massing and Overall Form

Ensenada del Oro comprises single and two story residences with irregular, asymmetric massing, grand entrances and stucco + stone veneer walls.

### Building Setbacks and Height Limitations for Lots 1-51\* (Zoning District R1-18):

- 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: 20 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: 30% maximum of front yard area / 10 ft. setback / 50% open to the sky

\*Note: Lots 9, 13, 20, 34 and 35 (Zoning District R1-10)





## Character Defining Features

**Roof Pattern and Design:** The predominant roofline throughout this neighborhood is an expansive, multilevel, tile cross gable or jerkinhead (hipped gable) with numerous offshoots. At some garage locations, ancillary roof forms are flat with tall parapets.

- **Cornices and Eaves:** The transition from the wall to the sloped roof features moderate open eaves with exposed beams and rafter tails or a straight stained or painted wood fascia. Bay window eaves are boxed in with simple trim.
- **Garage Parapets:** Flat roofs have tall parapets with a banded stucco cornice. Openings in the parapets include stacked, red clay tile infill or ornamental metal railings.
- **Clay and Concrete Tile Roof Materials:**

*Eagle Roofing* (Capistrano + Malibu). 8708-Del Oro Blend; 8403-Santa Barbara + 2634-Kings Canyon Blend

*Boral Roofing* (Mission S). Colors: Verona Clay

*Cholla* (2-piece Mission). Color: Roman Blend

*Ludowici* (2-piece Mission). Color: Terra Cotta

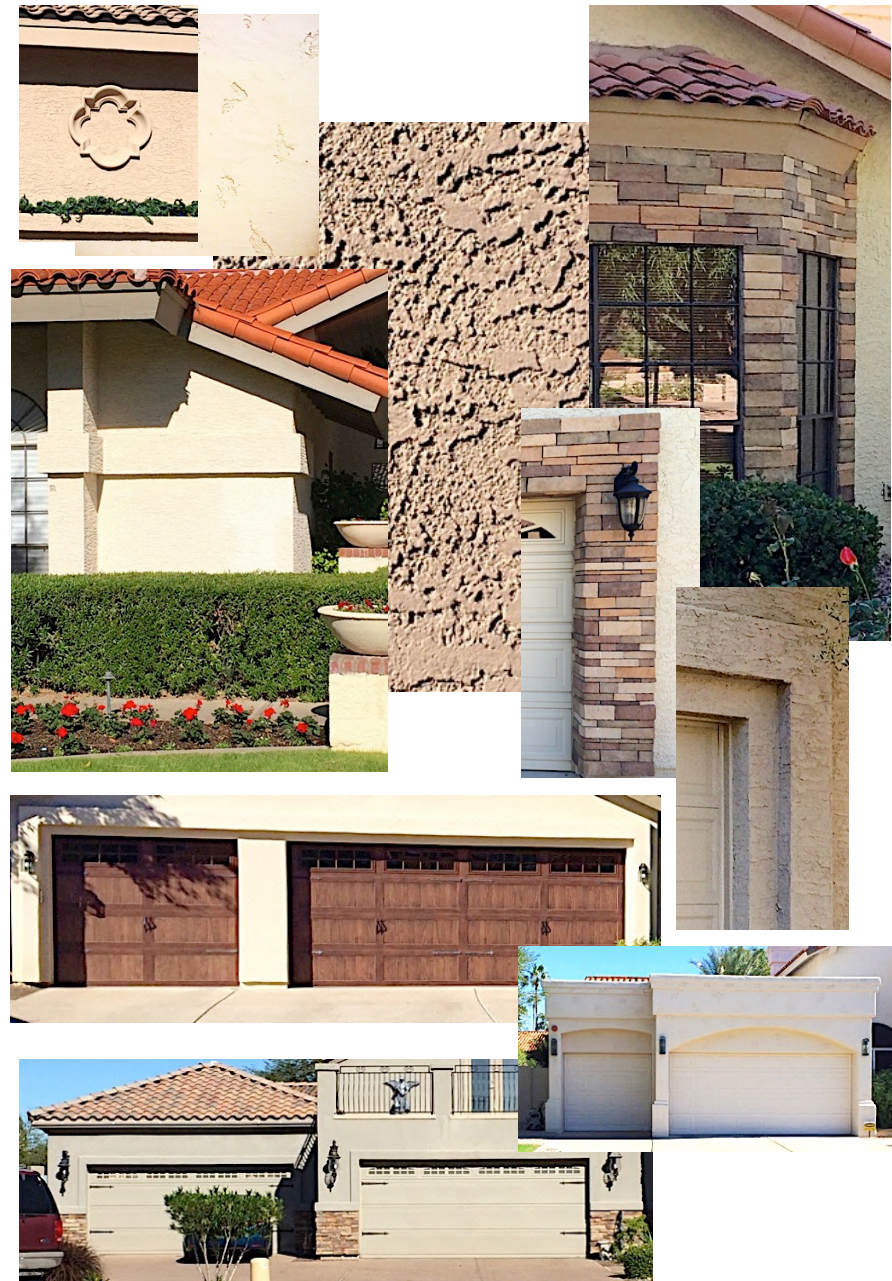
**Entries:** Typically, the entry door is either tucked under a deep, wide eave or recessed in a large entry element. The entry element is a bold, highly visible shape that extends beyond adjacent exterior walls. The entrance is often accentuated by columns or arched openings.



**Exterior Walls and Columns:** All homes have stucco walls. The finish texture is largely lace in a medium pattern. Several homes have updated the finish to a cat face or smooth stucco finish. Full height and wainscot stone veneer occurs largely around garage doors and on entry walls, bays and columns.

- Paint: Refer to SRCA approved paint palettes for this neighborhood.
- Stucco Details: Entry, feature windows and garage door openings have stucco surrounds or pop-outs. Horizontal banding (approximately six feet above grade) and prefabricated decorative quatrefoils are present on many elevations.
- Columns and pilasters may have decorative Talavera tile bands or partial to full-height stone veneer.

**Garage Doors:** Each home has a two, three or four-car garage with single and/or double sectional garage door(s). The doors are typically traditional panel with and without windows or carriage house style with and without windows. The window shape/design varies. Garage doors are stained a natural wood color or painted to match the body color of the home.





**Entry Doors:** Single and double entry doors vary greatly in design and material. Original entry doors appear to be stained or painted wood panel doors. Newer doors are wood and glass or ornamental metal and glass. Door may have square, radius or segmental arch tops. Sidelites and surrounds are common and some homes have large, elaborate windows above the door. Doors are typically flush with the adjacent entry wall.

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

**Windows:** Window openings are largely centered within the width of the wall plane. The shape is rectangular with chamfered, radius or segmental arch tops. Windows are flush with the adjacent wall plane and over-scaled feature windows have a stucco surround. Some homes have upper level French doors with a shallow balcony and railing articulated into the front façade.

- Window Style: Single hung, fixed and sliding.
- Special shapes: In addition to the elaborate windows located above the entry door, a small a four-sided quatrefoil is present on some homes.
- Window Color and Material: Dark and tan aluminum plus dark, tan and white vinyl with and without divided lights or grids and semi-circular fanlights.



**Chimneys:** Stucco chimneys are either strong or moderate vertical elements with tile inset, stucco banding and cornice details. Stucco finish and color match the exterior walls.

**Courtyards and Entry Areas:** Several homes have enclosed the front entry element to create semi-private open space with ornamental metal gates and panels or low stucco walls. Courtyard entrances have dark, ornamental metal work and the stucco finish and color match the body of the home.





**Driveways:** Driveway material throughout the neighborhood is predominantly cast-in-place concrete. The drive layout is typically straight where garage doors face the street, curved where garage door openings are rotated 90 degrees to the street and circular. Other materials include stamped concrete or gravel with a brick border.

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

- Interlocking concrete pavers with borders
- Concrete with tile or stone inlay
- Flagstone in warm sandstone colors
- Saltillo tile with borders
- Stamped concrete

**Site Walls:** Corner lot, side yard walls and party wall construction is stucco over CMU. The stucco finish and color match the residence. Plant material, evenly spaced along the length of the wall, softens its overall appearance.

**Landscape Walls:** Variable height pony walls are common in front yards and may retain raised planters or water features. Low-slung stucco and stone veneer clad walls are often articulated with low columns and brick coping or a stucco cap detail at the top. The stucco finish and color match the body color of the home.

