

## Introduction

Built in 1982-1986, Haciendas del Lago is a 98 lot, single-family home community by Costain Arizona, Inc. The average size of each residence is 2000 SF to 3300 SF.



## Massing and Overall Form

This neighborhood comprises single and partial two-story, asymmetrical plan homes with asymmetrical facades. Centrally located entrance courtyards, stucco walls, flat roofs + red tile gabled, multi-level rooflines are integral to the subdivision's character. There is a strong relationship between building elements, patios, pergolas, verandas and decorative treatments.

## 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.
- (cont. on next page)*





- 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 Haciendas del Lago is a low, moderate pitch, side-gabled type, which is rectangular in form and may include lower side wing portions. Secondary roof forms are flat with a low parapet.

- Eaves: The transition from the wall to the sloped roof features shallow eaves with exposed vigas, open rafter tails and/or eaves with a painted wood fascia. Portico eaves are often supported by Tuscan style columns and painted wood corbels.
- Parapets: Flat roofs have parapets with a rolled or banded stucco cornice. Some parapets have decorative tile, largely Saltillo.
- Roof Materials: Concrete and clay tile roofing is consistently used throughout the neighborhood.

*Eagle Roofing (Capistrano). Colors: 8822-San Buenaventura; 8402-Santa Cruz Blend*

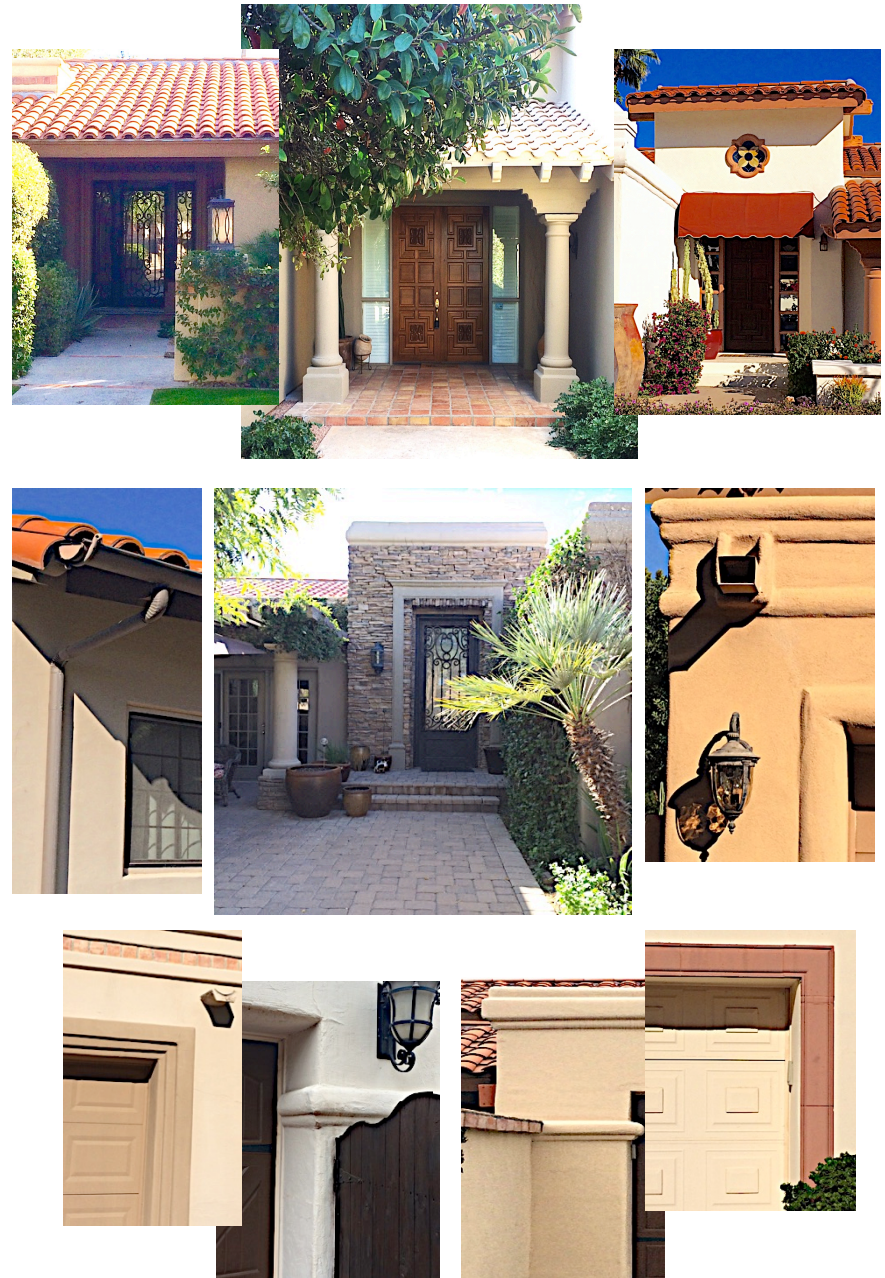
*Boral Roofing/US Tile (Clay Mission S). Color: Mallorca*



**Entries:** Some residences have tower-like entry elements with a tile pavilion roof, gabled roof or low parapet. Other entries are tucked under a portico or primary roof eave line.

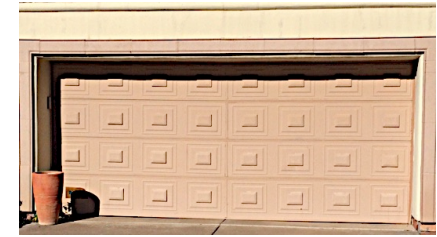
**Exterior Walls:** All homes have stucco walls. The finish texture is smooth. Few residences have added stone veneer to portions of the main facade.

- Paint: Refer to SRCA approved paint palettes for stucco paint color options.
- Stucco Details: Decorative stucco trim and horizontal banding (approximately six feet high) is often present at garage openings. Other openings may also have painted stucco surrounds or prefabricated decorative trim to look like pre-cast concrete.
- Scuppers, gutters and downspouts: Metal thru-wall scuppers are typical throughout. Some scuppers have a decorative stucco surround. Gutters, located along the leave line, connect to downspouts either painted to match the stucco wall or, when dark bronze, match the gutter color.



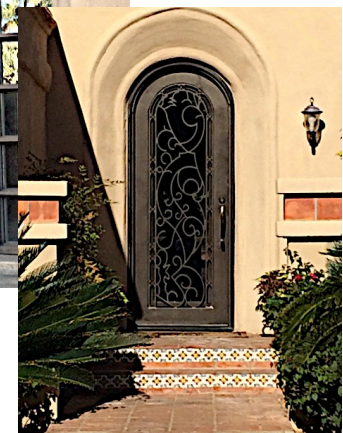
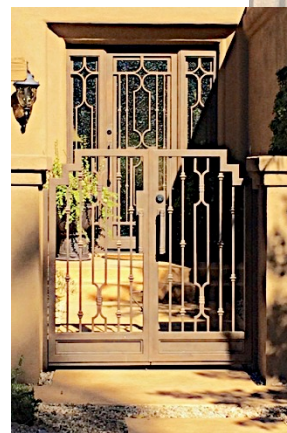
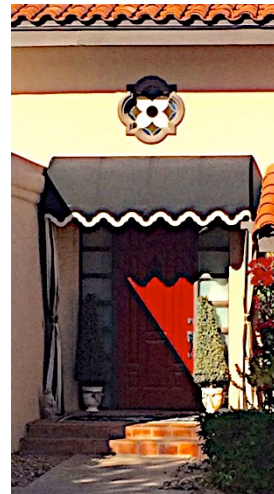


**Garage Doors:** Each home has a two-car garage with painted, or stained single and double sectional garage door(s). The doors are traditional panel with and without windows, carriage house style with and without lites or raised panel without lites. The window shape/design is typically clear, sunray, wagon wheel or arched. When painted, garage doors match the body color of the home.



**Entry Doors:** Single and double entry doors are heavily carved wood panels (painted or stained) or a combination of decorative metal and glass. Doors have square and radius tops and may include sidelights. They are typically recessed with a decorative stucco detail that matches the geometry of the door. Colorful decorative tiles (Talavera, Saltillo, etc.) are commonly used on entry steps and landings.

- Paint: Refer to SRCA approved paint palettes for wood door color options.
- Many homes throughout the neighborhood have awnings above the entry door. Awning shapes include: traditional, dome, barrel, flat panel or spearhead.





**Windows:** Window openings are largely hidden from street view by semi-enclosed private entry courtyards. Window openings are mostly visible on the upper level of two-story homes. Ground floor windows tend to be feature windows in bays or French doors with terra cotta tile visor roofs/shed overhangs. Typically, the window shape is rectangular with a radius arch and the orientation is vertical. Windows are flush with the adjacent wall plane or have prefabricated decorative precast concrete surrounds and sills.

- Window Style: Single hung, fixed and sliding.
- Special Shapes: Most homes have small decorative windows, four sided quatrefoils or rosettes, located above the entry door or in a wall near the front entry.
- Window Color and Material: Dark aluminum, dark and tan vinyl with and without divided lights or grids.
- Many homes throughout the neighborhood have window openings with awnings. Awning shapes include: traditional, dome, barrel, flat panel or spearhead.

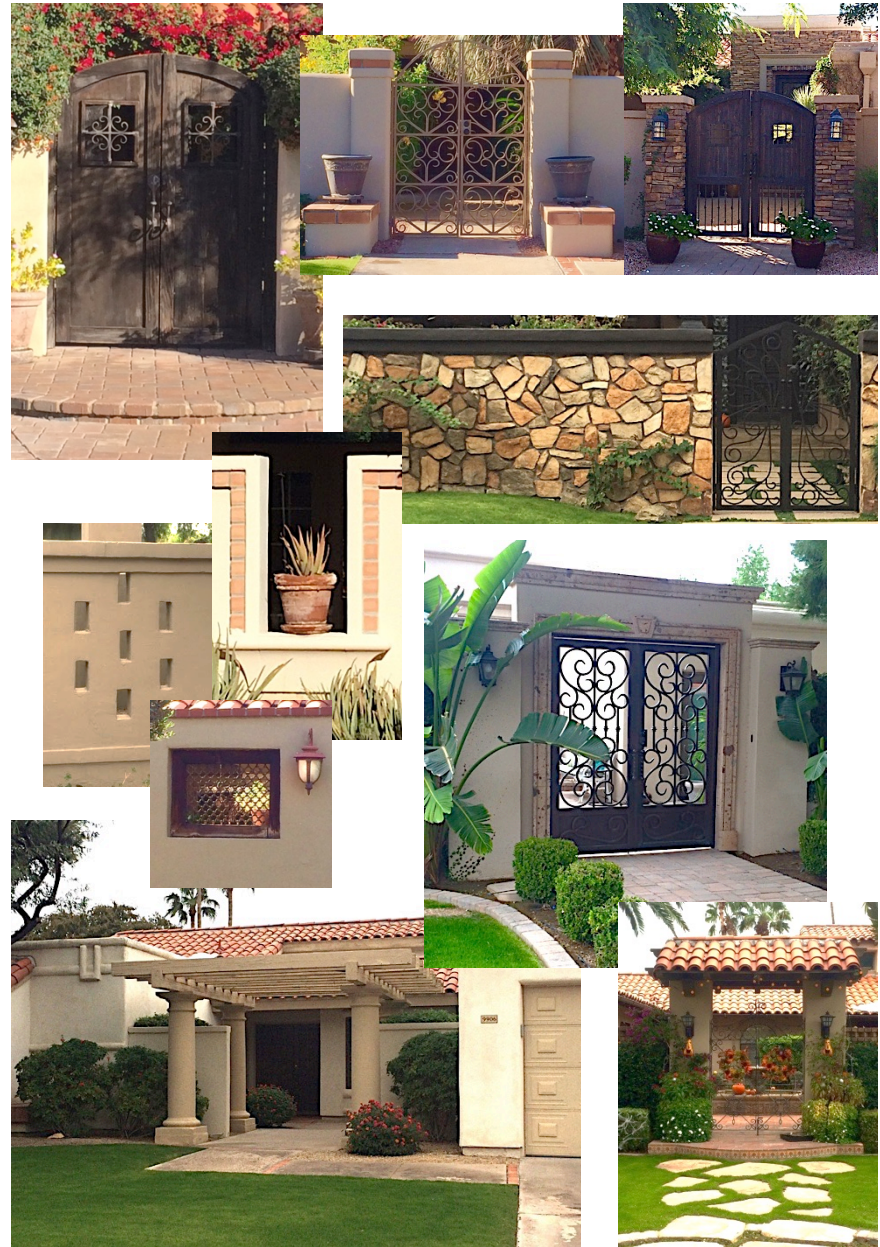
**Chimneys:** Stucco chimneys are modest vertical elements with stucco banding, tapered tops, open sides and decorative tops. Stucco finish and color match the exterior walls.





**Courtyards:** The enclosed, semi-private main entry open space is a central design element throughout the neighborhood and usually extends the length of the front facade. The size and scale of the courtyard varies from small and intimate to spacious.

- **Courtyard Walls:** Walls are low to moderate in height. Finishes include the following:
  - Smooth stucco to match the body of the home. Coping is usually tile, stone or brick.
  - Stone veneer with a concrete or stucco cap
- **Wall Openings:** Most courtyard walls are articulated with vertical, elongated cutouts or punched openings; some with ornamental ironwork screens.
- **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 architectural surround.
- **Pergolas:** In the absence of an enclosed courtyard, some main entries are defined by a pergola, which like the courtyard wall creates a transition between public and semi-private patio space. Wood pergolas are painted or stained and supported by stucco or Tuscan style columns.





**Driveways:** Driveway material throughout the neighborhood is predominantly double-car-wide cast in place concrete. The drive layout is typically straight. Some driveways have been updated with interlocking concrete brick pavers or red brick. One residence installed artificial turf ribbons equally centered across the width of the drive that extend the length of the drive.

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

- Interlocking concrete pavers with borders
- Grass-set flagstone pavers in random patterns
- Rectangular grass-set precast concrete pavers in various sizes
- Saltillo tile
- Stone
- Brick

**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.

