

## Introduction

Catalina is a 111 lot, single-family home community by Costain Arizona, Inc.



## Massing and Overall Form

This neighborhood comprises single-story, asymmetrical plan homes with asymmetrical facades. Centrally located entrance elements, stucco walls, flat roofs + predominantly red tile, gabled rooflines are integral to the subdivision's character.

### 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 Catalina is a low, moderate slope, side-gable type with intersecting hips or staggered gables. Secondary roof forms are flat with a low parapet and occur over the main entryway or the garage.

- **Eaves:** The transition from the wall to the sloped roof features shallow eaves with a painted wood fascia. Entry elements may have exposed beams that extend beyond their supporting columns.
- **Parapets:** Flat roofs have parapets with a single or double-banded stucco cornice.
- **Roof Materials:** Concrete and clay tile roofing is consistently used throughout the neighborhood.

**Entries:** Most residences have discernable entry elements such as an intersecting hip roof, a large-scale gabled roof or a modest overlay parapet supported by columns or an arched opening. Other entryways are located under a notch in the primary roof eave line.





**Exterior Walls:** All homes have stucco walls. The finish texture is lace in a medium pattern. In some cases, full height and/or wainscot stone veneer has been applied around garage doors and on entryway walls and columns.

- Paint: Refer to SRCA approved paint palettes for stucco paint color options.
- Stucco Details: Decorative stucco trim, in the form of horizontal banding or a grid pattern, is present around garage openings and across the main elevation of some homes. Other openings may have painted stucco surrounds or sills.
- Scuppers and downspouts: Metal thru-wall scuppers are typical throughout. Scuppers have a rectangular stucco surround integrated into the parapet band. Some scuppers connect to downspouts painted to match the stucco wall.

**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 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 exterior walls or trim color.



**Entry Doors:** Single and double entry doors are wood panel (painted or stained) or a combination of decorative metal and glass. Doors are typically flush with the adjacent surface, have wood trim and may have sidelites and/or transoms. Transoms are rectangular or arched with a plain stucco surround.

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

**Windows:** Street elevations are typically punctuated with one large feature window and one segmented bay with three individual window openings. Typically, the window shape is rectangular and may include a radius arch. Windows are flush with the adjacent wall plane or have a simple decorative stucco surround.

- Window Style: Single hung, fixed and sliding.
- Window Color and Material:
  - Dark and white aluminum with and without divided lights or grids.
  - Dark, white and tan vinyl with and without divided lights or grids.
- Some homes have window openings with awnings. Awnings shapes include: traditional, dome and barrel.



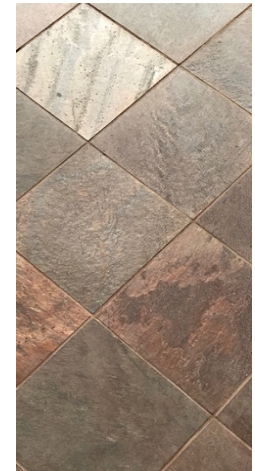


**Chimneys:** Simple, stucco chimneys are moderate in height and integrated into the gable end or bold vertical elements articulated into the front façade. The finish and color match the exterior walls or accent trim color.

**Driveways:** Driveway material throughout the neighborhood is predominantly double and triple-car-wide cast in place concrete. The drive layout is typically straight. One drive has been updated with a stamped, stone design.

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

- Interlocking concrete pavers
- Saltillo tile
- Stone
- Brick





**Landscape/Courtyard Walls:** Low to moderate height landscape walls, adjacent to the main entry, define a semi-private open space, landscape planter or patio along a portion of the main façade. These low walls usually tie into a main entry column and may be stucco (with a stucco cap), stone veneer or a blend of the two materials.

- **Gates:** Some courtyard walls and entry arches have a full-height, ornamental metal gate.

**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.

