

Mountainview Lake Estates

10050 E Mountainview Lake Drive, Scottsdale, AZ 85258

Introduction

Built between 1985 and 1988 by the Robert F. Long Development Corporation, Mountainview Lake Estates (MVLE) is a 68-unit lot, subdivision with asymmetric massing, comprising of single and two-story homes with layered front facades, grand entrances, and stucco walls. The community consists of attached single-family homes located next to Lake Serena, north of Via Linda off Mountainview Lake Dr. The average size of each residence is between 1321 SF and 3298 SF. This luxury gated community features two pools/spas, and easy access to Scottsdale Ranch Park

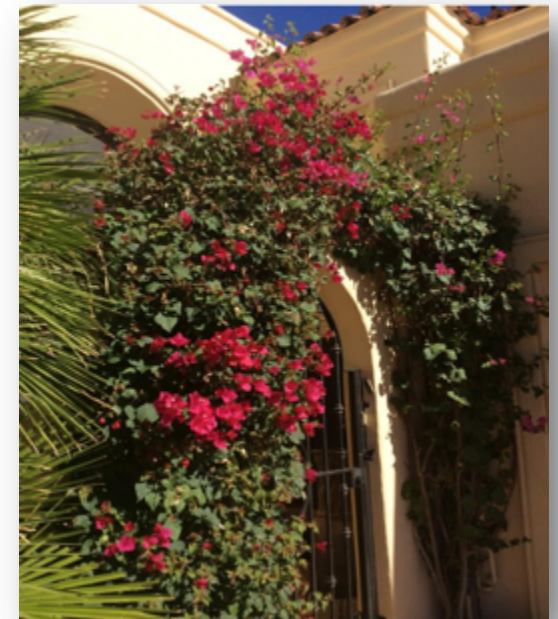


Design Inspiration – “A disappearing architecture, as the landscaping, mature palms, vibrant flowers, provide the statement.”



Don Scholz was the visionary designer behind the villas of Mountainview Lake Estates. His vision of an architecture complimented by the striking lake views and the reflections cast by the water, the vibrant colors, lighting and sounds of nature, all beautifully blend to create that special Mediterranean – Spanish

Colonial ambiance. The Mediterranean architectural styles of which derive from Italy, The Riviera, Spain, and Algiers, are unquestionably evident in the Mountainview Lake Estates community.



The Vision

"A marriage between Mediterranean and Spanish Colonial Architecture." Don Sholtz

Mediterranean style architecture is also an inclusive term that may include Renaissance, Neo Renaissance, Classical, Neo Classical, French Revival, Italian Revival, Mediterranean Revival, Moorish Revival, Mission Revival, Tuscan, Spanish, Vernacular and more.

Mediterranean style buildings are often more than two stories high with symmetrical features. Some have palladium style windows, columns, low-pitched tile roofs, multiple balconies, and lush garden surroundings. Metal and ironwork are common. The exterior of the building is typically smooth or stone and often a soft tonal color rather than white.

Spanish style architecture is an inclusive term that covers several associated styles such as Moorish Revival, Spanish Colonial Revival and Mission Revival. The Spanish Colonial is the ancestor of our ranch-style house. Ornamentation on these informal homes was often limited to arches on entranceways, principal windows, and interior passageways.

"All blend to create the (originally intended) Mediterranean – Spanish Colonial ambiance."



Massing and Overall Form

This complex comprises of single and partial two-story, asymmetrical plan homes with asymmetrical facades. Some residences have entrance courtyards. All exterior walls are finished with a smooth stucco and paint surface. The architecture is a mix of flat roofs and red tile gabled, multi-level rooflines adding to the subdivision's character. There is a strong relationship between building elements, patios, verandas, and landscape treatments.



Building Setbacks and Height Limitations Zoning District R4

- Common open space for subdivision: 10%
- Building height: 30 ft.
- Setback adjacent to an R1, R-4R or M-H district: 15ft for single story + 10 more feet for each additional story above one
- Setback adjacent to any other district: 0 or 5 ft.
- Setback to garage facing a street: 20 ft. to back of street improvements
- Setback to side entry garage: 5 ft. *see City of Scottsdale zoning restrictions
- Limitation on living area higher than 1 story within 50 ft. of a perimeter street: 30%
- Maximum wall height in rear and side yards: 8 ft.
- Maximum wall height in front yards: 6 ft.
- Setback of walls in front yards: 5 ft. from property line



"The vision continues to be one where lake views showcase the community; the architecture reflecting natural sun ... the color ... lighting... sounds...that nature majestically provides."



Character Defining Features

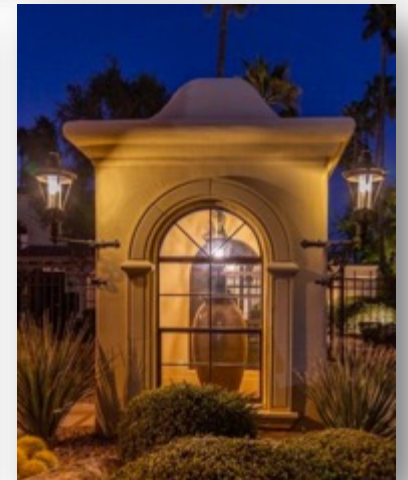
“Architectural concrete trim. Moorish columns. Spanish-style towers. Saltillo tile. Unique stain glass windows. Vaulted ceilings. Terracotta roofs, with heavy mud detail. All blend to create the (originally intended) Mediterranean – Spanish Colonial ambiance.”

The community's vision of a Mediterranean Spanish Mission look is further articulated through a color palette of Adobe clay, terracotta, earth tones, warm muted colors, and limited use of accent colors.

Community Buildings

Community Entry Guardhouse and Gate

Centered on the main access drive directly off Mountainview Lake Drive, is the community security guardhouse with a stucco and paint bell-shaped roof. The guardhouse has one arched window centered on the front elevation and one on the rear elevation. On either side of the guard house are doors with rectangular muntins and translucent glazing. The guardhouse is finished with smooth stucco walls. On either side of the guardhouse are metal sliding security vehicular gates serving as the primary entry and exits to and from the estate. To one side of the entrance sits a low planter which contains the estate signage board. Adjacent to the estate signage is a decorative tapered tower shaft with a bell-shaped roof



campanile (small bell tower). The belfry of the campanile is comprised of 3 open arches. There are raised planters on either side of the entrance gates, which are finished with smooth stucco and paint.

Pool Pavilions

There are two complex pools within the community.

Lagoon Pool

Located on the North side of the complex overlooking the lake. The entrance to the community pool is marked by a large arched structure with a wrought iron security gate leading into the pool area. Located just inside the community pool area, the tiled pyramid hipped roof rotunda creates a focal point for residents. The rotunda is directly adjacent the man-made lakes. The tile roof of the rotunda is supported by 6 round columns with Tuscan column influences. The columns are painted to match the community dominant paint color.



Lion Head Pool

Located on the South end of the complex. The entrance to this pool consists of a simple single entry wrought iron security gate. The pavilion is supported by a series of square columns. It is open on all sides. The tiled interlocking hipped roof's structure is exposed from within the pavilion, creating a striking visual feature. The pool focus feature is a round raised planter, smooth stucco finish housing lush palm trees with a lion head spouting gargoyle. The deck beneath the pavilion is Saltillo tile. The pool area is adorned with large, flowered pots that house an array of colorful plants.



Private Residences

Roof Pattern and Design

The primary roof forms throughout Mountainview Lake Estates are a combination of moderate double pitched roofs, hip, pyramid hip and rotunda hip roofs, lean-to's as well as bonnet roofs that sit over bay windows. The secondary roof forms are flat. Tiled roofs are mud set with multi-layer hip starter tiles.

Eaves and Gable Ends

The transition from the wall to the sloped roof, feature open rafter tails with corbel shaped ends painted in the standard community trim color. Roof structures are typically finished with closed eaves. Some of the gable ends have 3 or 4 round tile hole vents.



Flat roofs have rectangular, banded stucco parapet caps with thru-wall metal and stone scuppers located just below the parapet band. Typical flat roof construction with polyurethane weather proofing.

Rotunda roofs have stucco banded painted facias.



Roof Materials

Tiled roof sections: Mortar set rustic clay tile roofing is used throughout the community. Roof tiles are Mission Tiles, Terracotta Color. Refer to Mountainview Lake Estates for roof tile policies.

Scuppers

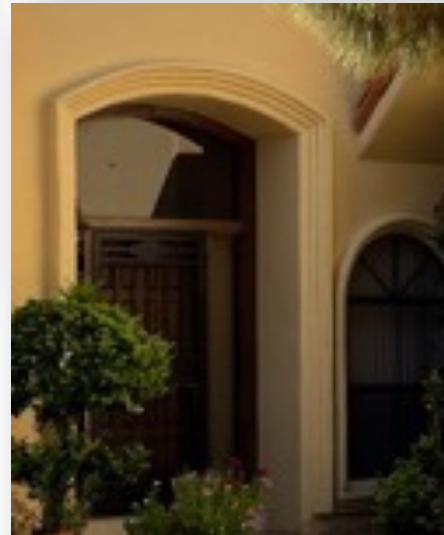
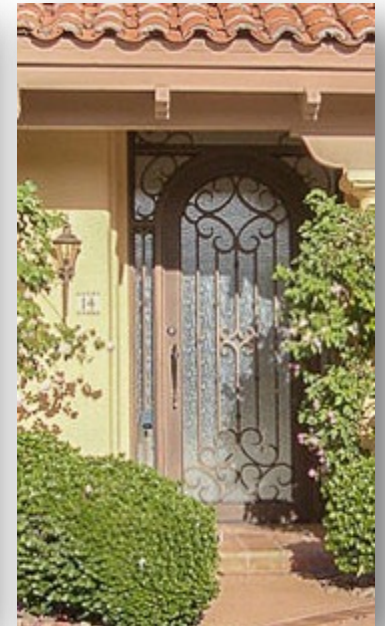
Metal thru-wall scuppers are typical throughout. Scuppers have a decorative stucco element on the underside.



Entries

Single and double entry doors are wood panel (painted or stained) or a combination of decorative metal and glass. Doors are either flush with the adjacent surface or slightly recessed, have wood trim and may have side-lites and/or transoms. Transoms are rectangular or arched with a plain stucco surround. Quatrefoils or rosettes windows on either side of the entry door are entry features in some homes.

Some residences have entry courtyards with low metal/iron gated entry gates.



There are several styles of entry doors that create a uniqueness to each home. This is in true character of Mediterranean and Spanish Colonial architecture. Refer to Mountainview Lake Estates for permissible front door options.

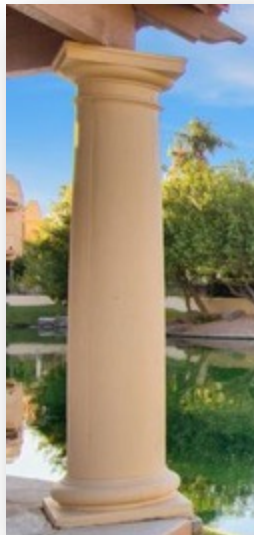
Entrance lighting consists of decorative iron lanterns. See Lighting section for full description

Exterior Walls and Trim

All homes have stucco walls. The finish texture is smooth. Body color: Dunn-Edwards 0084-0177-07171. Trim color: Dunn-Edwards 0084-0024-02201. Refer to Mountainview Lake Estates for paint specification details.

Columns

Column shafts are rounded sitting upon square bases and topped by Tuscan-like profiled capitals. All elements of the columns are painted the same color as the body of the homes. Columns within some of the private courtyards of homes sit on Saltillo tile bases.



Chimneys

Stucco chimneys are generally visible from all sides of the residences and integrated into the gable end or eave. Chimneys are modest in height with stucco banding and tapered tops. Stucco finish and color match the exterior walls.

Garage Doors

Each home has a two-car garage with painted garage door. The doors are traditional carriage house style without lites. Garage doors are painted to match the body color of the homes. The garage openings are framed with a precast surround casing some of which have a centered keystone element, all painted to match the garage door and body color of the homes. The garage windows on the sides of garages are quatrefoils or rosettes that match similar windows elsewhere in the community.

Windows

Street elevations are typically punctuated with a large feature window, either a segmented bay with three individual window openings or a large dormer window with arched transom or rectangular windows with radius arched transoms with sunburst lites set in a vertical orientation. Window openings vary in size.

Window openings on the upper floors are visible as part of the front façade. Windows are recessed from the adjacent wall



plane or have prefabricated decorative precast concrete surrounds and sills.

Window Style

Single hung, fixed and sliding styles are predominant. The muntins resemble Spanish Colonial style windows.

Special Shapes

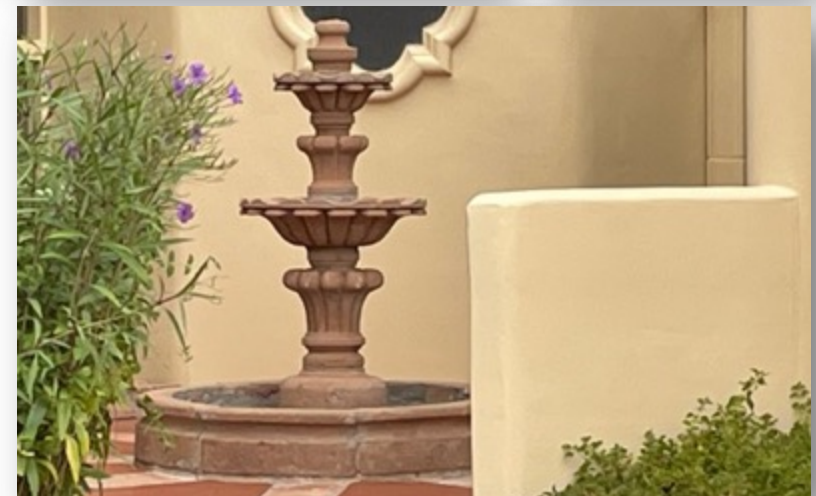
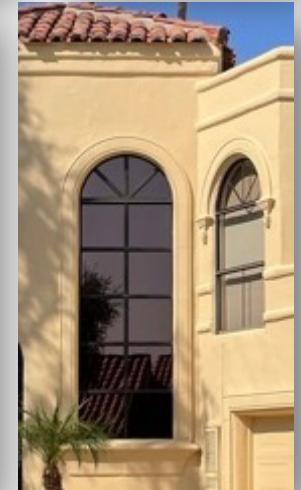
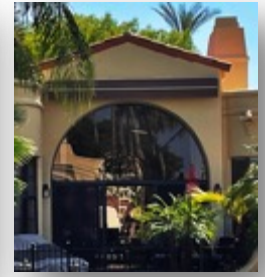
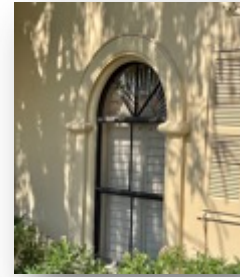
Some homes have small decorative windows, four sided quatrefoils or rosettes, located either side of the entry door. There is a combination of square and rectangular windows as well as those with arched transoms. The community is scattered with bonnet dormer windows with smooth stucco roofs and banded recessed casements.

Window Color and Material

Anodized aluminum bronze finish frames with muntins are standard. Some windows have tinted glazing.

Entry Courtyards

The enclosed, semi-private main entry open space is a central design element in parts of the neighborhood. The size and scale of the entry courtyards are small and intimate. Many courtyards have a centrally placed cast stone Mediterranean style fountain.



Courtyard Walls, Gates, and Columns

While gate design varies, material is limited to wrought iron, finished in black or building's body color. The wrought iron heights vary from that of the adjacent courtyard wall which is between 3' and 4' or up to 6'. Walls are smooth stucco painted to match building body color. Tuscan style columns support timber corbels to portico entrance eaves. Corbels are painted in the community trim color. Refer to Mountainview Lake Estates color pallet for permissible trim colors.



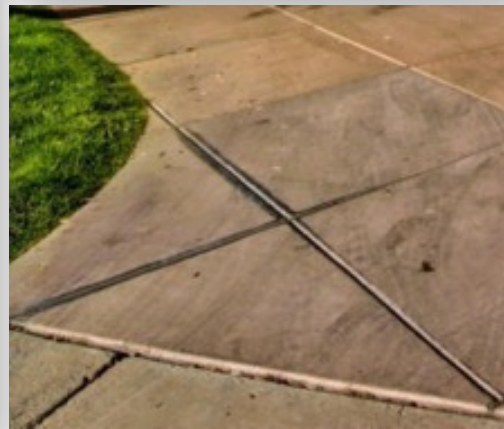
Driveways

Driveway material throughout the neighborhood is predominantly double-car-wide cast in place-stained concrete. The drive layout is either straight or curved where garage door openings are rotated 90 degrees to the street and circular.



Walkways, public roads and hardscape textures

Walkways and footpaths are largely broom finished concrete. There are some concrete walkways that have embedded tile bands. Vehicular transitional junctions are comprised of stamped stained concrete to resemble a form of European fanned cobble stone adjacent broomed finished concrete. There are numerous instances of Saltillo tile with accent tiles particular in entry ways of both public and private spaces. Other surface textures include river rock, and brick paving.

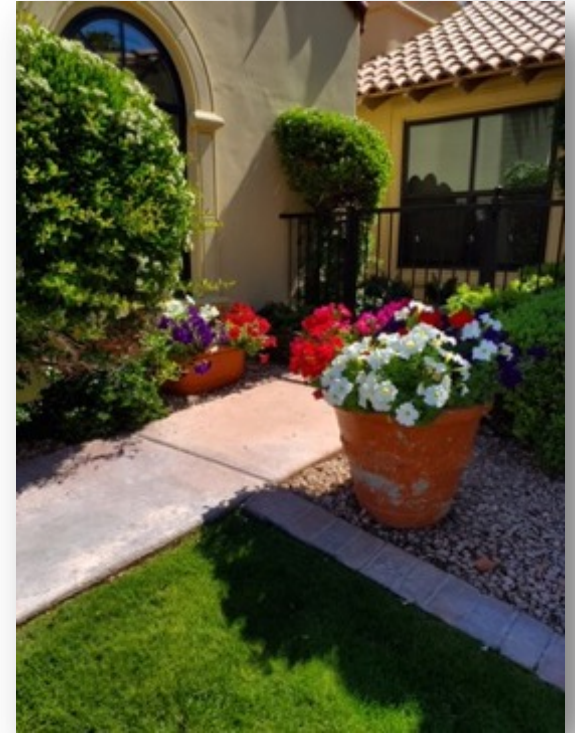
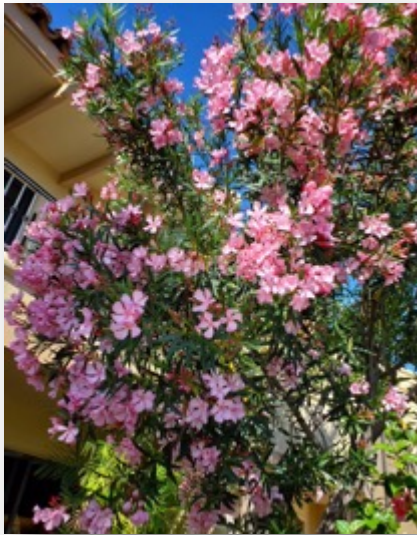


Landscaping

"A disappearing architecture - as the landscaping has matured, palms, vibrant flowers, all provide the statement, the VISION."

The Mediterranean and Spanish Colonial styles with their monochromatic walls are enhanced by the vibrant landscaping, palms, and vines. The plant palette of a Mediterranean landscape, as is displayed in the MVLE community, is made of plants that provide texture, color, and structure, including lavender, evergreen clipped hedges, informal and drought-tolerant plantings. Numerous heat-loving plants, as well as large architectural plantings, include palms, bay topiary, Ficus trees and tree ferns. The bougainvillea plants provide a color statement that is akin to the Mediterranean and Spanish Colonial architecture, which complements the terra cotta tile roofs and the smooth stucco walls.





Decorative Flowerpots

"Let the plants and flowers provide the desired colors."

Mediterranean and Spanish Colonial decorative pots are an integral part of the architecture. The MVLE community is home to a range of traditional styles of pots including Talavera pottery, relief designed terra cotta, as well as relief designed limestone pots.



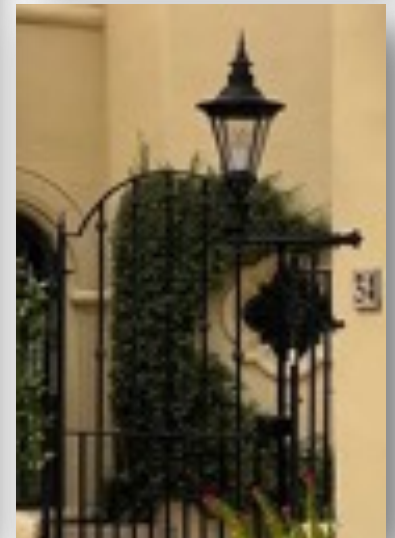
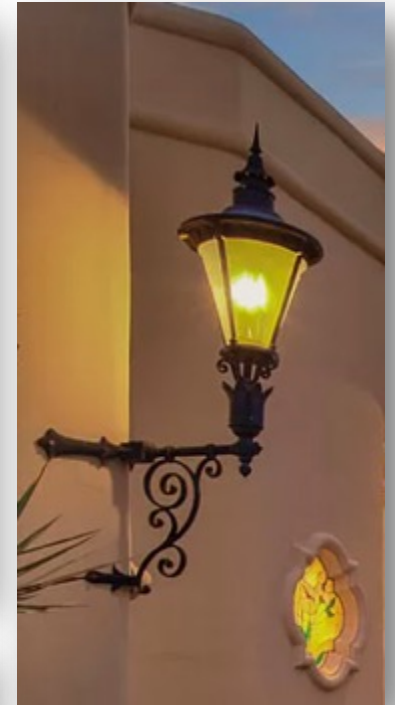
Lighting

Mediterranean style lantern wall sconces are common throughout the community. Some residents have front entry and garage lighting fixtures in similar styles.

Finish/color: Mostly black

Mountings: Public lanterns are attached to ornate wrought iron brackets and mounted to the corners of the stucco buildings in select locations. Front entry, garage and exterior door lanterns are direct, on back plates with brackets, mounted to the face of the stucco walls. The wrought iron lanterns compliment the iron work of the gates in the community.

Glass: Clear



The whole is greater than the sum of its parts