

## Casa del Cielo

10000 E. Calle de Cielo Scottsdale, Arizona 85258

### Introduction

Built during the 1980s by the renowned architectural firm of Richardson, Nagy and Martin - J.M. Martin Development, Casa del Cielo is a 150-unit diagonal Z-lot and standard lot patio home subdivision with asymmetric massing. Single-story homes have layered front facades, articulated entrances, and mature landscaping. The residences range in sizes from 1413 SF to 1855 SF. The community pool and spa area are centrally located within the community.



## Massing and Overall Form

The overall massing of the complex is bold. Pop outs, ledges and gables are predominant forms in the architecture. Deep recessed windows, double volume entrances and tiled roofs are hints of Spanish and Mediterranean architecture. The non-linear layout of the homes adds to the village effect of this community and creates a soft street facing edge throughout. Subtle variations in the individual home massing as well as the juxtaposition of differing floor plans has resulted in an architecture that is European in character. There is a strong relationship between building elements and landscape treatments whereby the landscaping accentuates the architectural forms rather than compete.



**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

### Community Buildings

#### Pool Pavilion

Located on the south-west side of the complex. The community pool is enclosed by a wrought iron-and-masonry-post security fence. There are two entrances to the pool area. The entrance to the north side of the pool is marked by a grand stucco form with an arched portal atop. This entrance is adjacent a stucco finished open beam portico that provides a shaded area to the west side of the pool. The pool bathrooms are housed in a stucco and tiled structure attached to the portico. A second double gated security entrance to the pool is located on the east side of the pool area. A spa is located on the southeast side of the pool area.



## Private Residences

**Roof Pattern and Design:** The primary roof forms throughout Casa del Cielo are low, moderate intersecting slopes, hip roofs, and gables. Secondary roof forms are flat with low wall parapets.

**Eaves:** The transition from the wall to the sloped roof, features shallow eaves with a painted wood fascia.

**Parapets:** Flat roofs have flat parapet walls. Roofs are laid to fall toward one of the sides for drainage into respective scuppers.

**Roof Materials:** Clay tile roofing is consistently used throughout the neighborhood. Typical flat roof construction with polyurethane weather proofing has been applied. Refer to Casa del Cielo for roof tile policies.

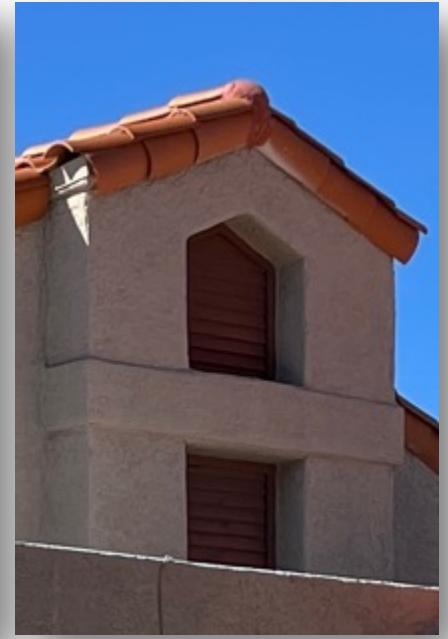
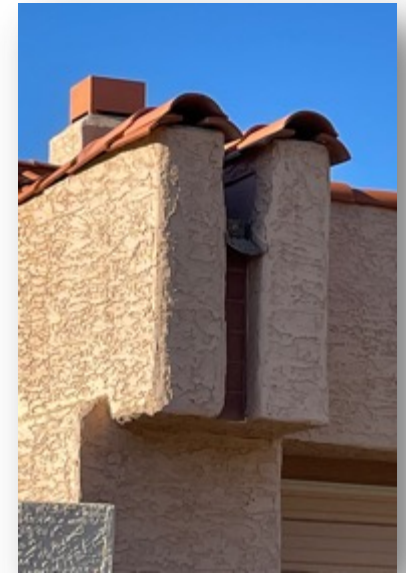


### Scuppers

Double banded wide masonry stucco scuppers with vertical decorative tile features are typical throughout Casa del Cielo flat roofs. Scuppers extend beyond the face of the plane below and are prominent architectural features of Casa del Cielo.

### Gables

A variety of gables are dispersed throughout the community. The gables are unique identifiers for the individual residences. The openings consist of either open, round, square or pentagon shapes. They are deeply recessed which emphasizes the massing of the gable features.



## Entries

Single entry doors are wood panel painted or stained with many having exterior screen doors attached. Doors are recessed, with wood trim and side-lites. Most homes have clerestory windows above entry doors allowing light into entrance foyers. Entries are located on the sides of the residences adjacent to the garages. Some residences have raised tiled platforms or ledges and their varied treatment add to the uniqueness of each home.

Entrance lighting typically consists of decorative iron lanterns of different styles in both light and dark finishes.

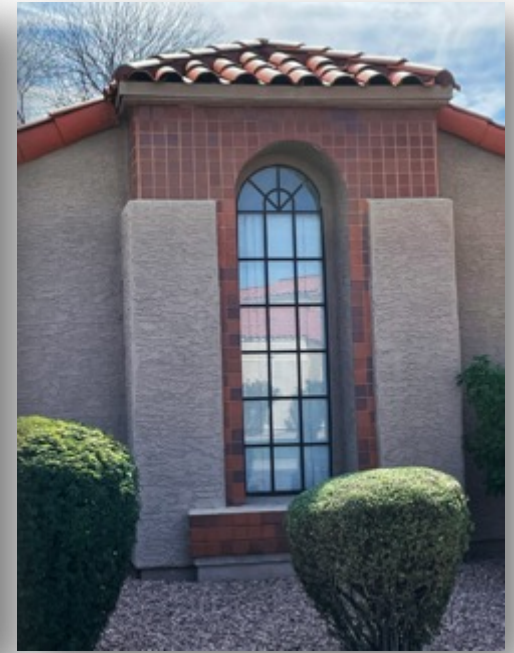


### Exterior Walls and Trim

All homes have stucco walls. The finish texture is lace in a medium to heavy pattern. Many pop outs and architectural elements are finished in blue or brown decorative 2" tiles. Body colors vary. Refer to Casa del Cielo for paint specification details.

### Chimneys

Stucco chimneys are generally visible from all sides of the residences and integrated into the tiled section of roofs. Chimneys are modest in height with stucco and decorative tile banding. Stucco finish is painted to match exterior walls. All chimneys are paired with spark arresters that are painted to match body colors.



### 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 respective home. Support structures on either side of the garages create a deep recess that enhances the scale and massing of the garage form.



### Driveways

Driveway material throughout the neighborhood is predominantly double-car-wide cast in place-stained concrete and brick paved surfaces. The driveway layout is either straight or curved where garage door openings are rotated 90 degrees to the street. Some residences that have significant setbacks from the street, share a common driveway which branches out to respective residence garages.



## Windows

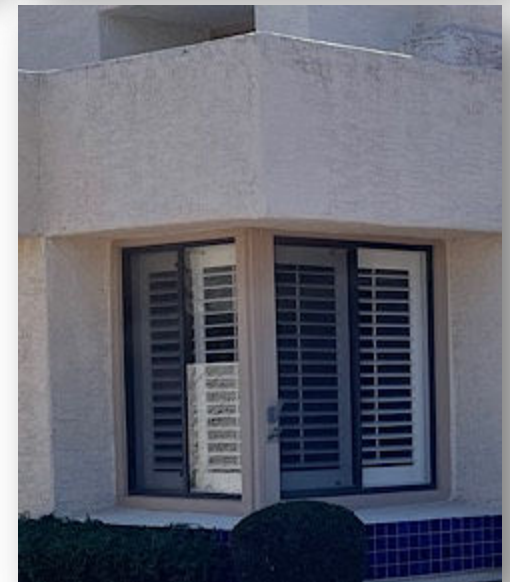
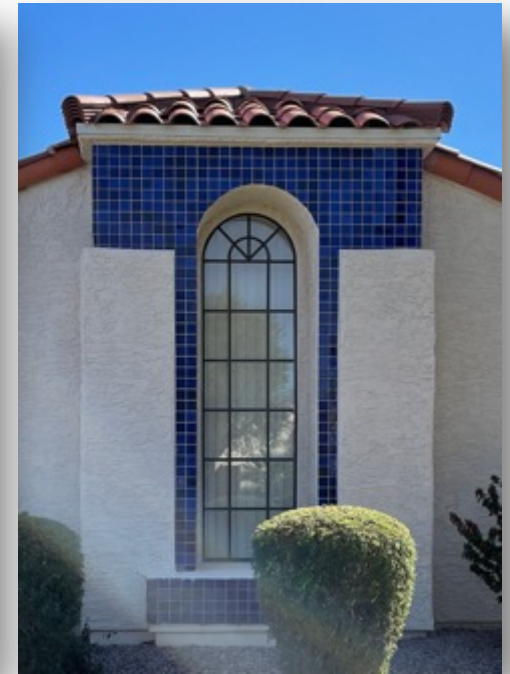
Street elevations are typically punctuated with one large feature window, either a deep recessed arched window or deep recessed 90-degree double window feature or a deep recessed rectangular window set beneath a shaped gable feature. Typically, the window shape is rectangular or square and may include a radius arch. Windows are recessed from adjacent wall plane.

## Window Style

- Single hung, fixed and sliding.

## Window Color and Material

- Dark, white, and tan aluminum with and without divided lights or grids.
- Dark, white, and tan vinyl with and without divided lights or grids.



### Walkways, public roads, and hardscape textures

Walks and footpaths are largely cast in place concrete. Some homes have entry ways with Saltillo tile surfaces. Some walkways have decorative brick borders. The public pool entrance has been finished with interlocking pavers marking the main entrance.



All the complex cul-de-sac streets are comprised of asphalt and cast in place concrete central circular forms. Soft transitions from street to walkways are typical details that highlight the undulating flow of the architecture. Common area surfaces include crushed gravel with xeriscape landscaping, often contrasted with the natural texture of sod on one or both sides.

