

## **CARMEL ESTATES**

An R1-6 Planned Residential Development for 39 Lots on 9.8 Acres

SWC 54<sup>th</sup> Avenue and Topeka Drive  
19268 North 54<sup>th</sup> Drive  
Glendale, Arizona  
ZON05-01

Submitted  
August 2005

**DEVELOPER**  
Union Hills 54, LLC.  
7025 w Pontiac Drive  
Glendale, AZ 85308  
Tel: (623) 566-0425

RECEIVED

AUG 15 2005

Glendale Planning, - pt.

**ENGINEER**  
Broadbent & Associates Inc  
2432 W Peoria Ave Suite 1096  
Phoenix, AZ 85029  
Tel: (602) 584-5544  
Fax: (602) 548-5545

**APPROVED**  
by CC 1/10/06

## TABLE OF CONTENTS

<u>Topic</u>	<u>Page</u>
Vicinity Map	2
General Plan Land Use	3-4
Development Plan	5
Legal Description	6
Project Summary	7-10
Conceptual Landscape Plan and Perimeter Walls and Entrance Features	11-15
Development Standards	16
House Product Design Criteria	17-19
House Product Color Palette	20
House Products	21-26

## VICINITY MAP



# GENERAL PLAN LAND USE MAP

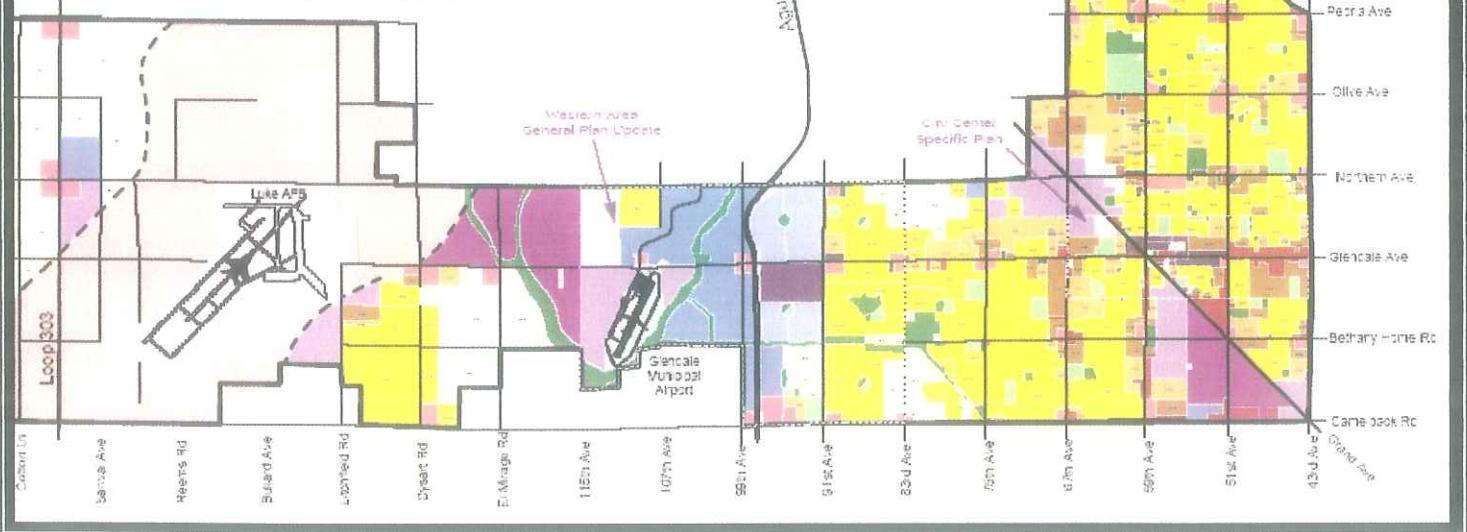
# GENERAL PLAN LAND USE MAP

#### LAND USE DESIGNATIONS

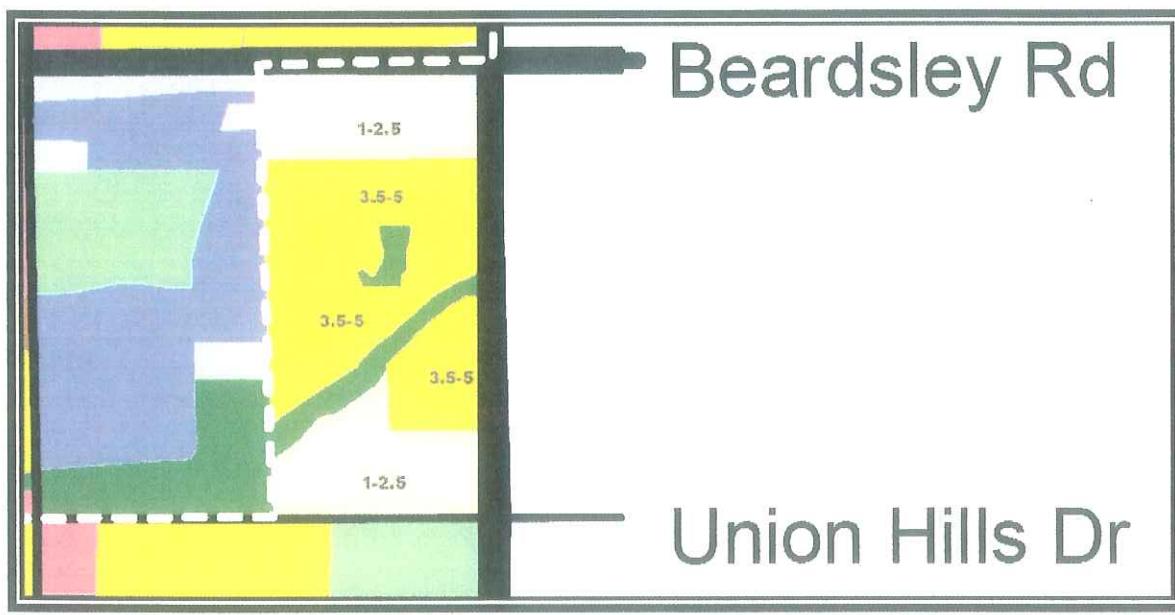
The legend is a vertical list of ten categories, each with a colored square and a text label. The categories are: Low Density Residential (light blue), Medium Density Residential (light green), Medium-High Density Residential (light yellow), High Density Residential (light orange), Corporate Commerce Center (light purple), Business Park (medium purple), Office (dark purple), Public Facility (light teal), Institutional (medium teal), Planned Commercial (pink), General Commercial (red), Entertainment Mixed Use (dark red), Light Industry (light pink), Heavy Industry (dark pink), Education (light green), Parks and Open Space (medium green), and Luke Compatibile Land Uses (dark green).

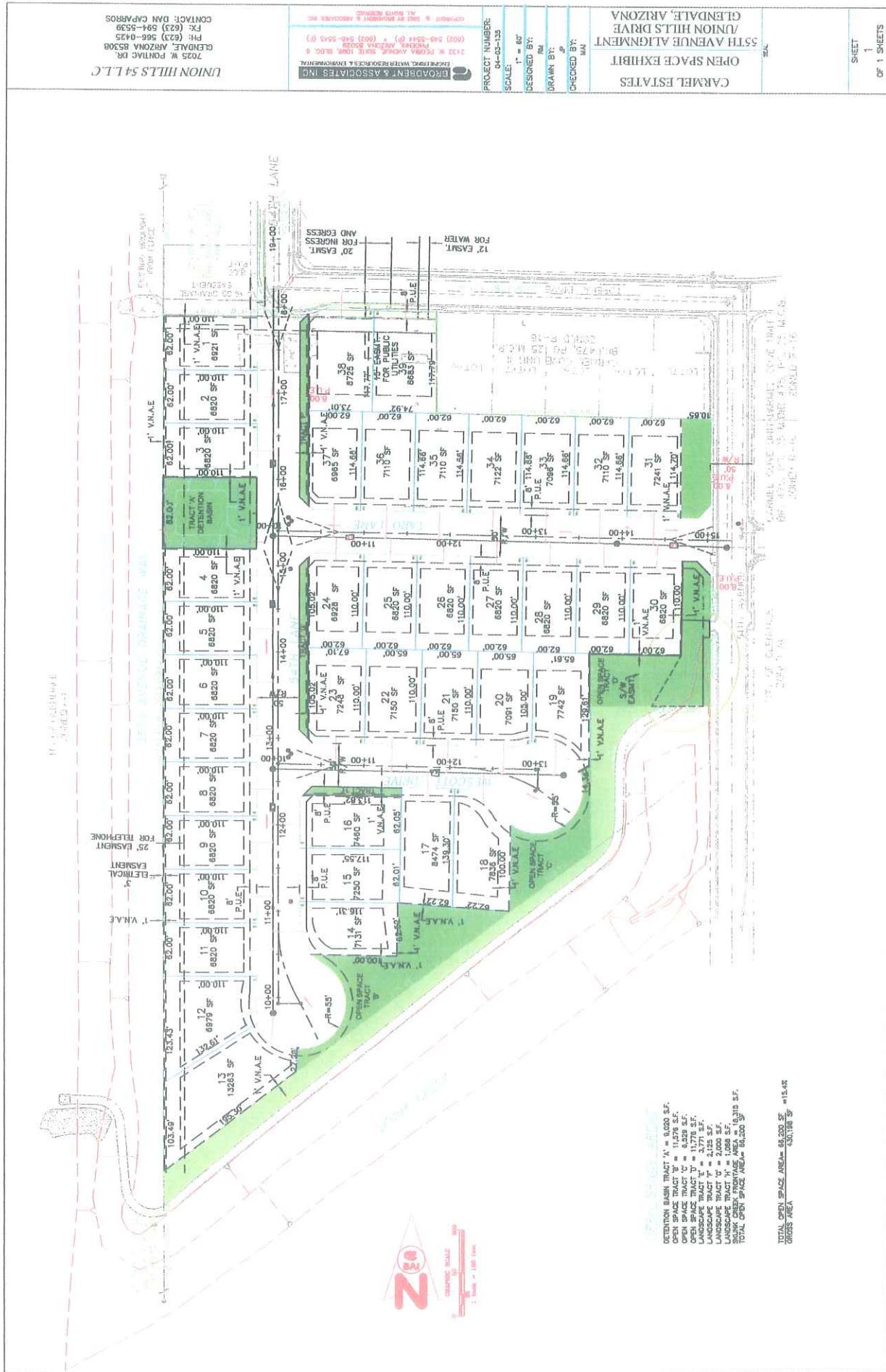


NOTE: Descriptions of each land use designation are found in the General Plan Land Use Element.



## GENERAL PLAN LAND USE MAP CLOSE UP





## LEGAL DESCRIPTION

The following three parcels combined are the property in which the proposed Carmel Estates residential subdivision will be constructed. Both Parcel No. 200-25-162A & Parcel No. 200-25-163 are the two parcels that require a rezoning request from the current A-1 designation to the proposed R1-6. Parcel No. Parcel Number: 200-25-364 are ready carries the R1-6 zoning designation.

### Parcel Number: 200-25-162 A

THE SOUTH 757.68 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION TWENTY-NINE (29), TOWNSHIP FOUR (4) NORTH, RANGE TWO (2) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE NORTH 89 DEGREES 46 MINUTES 14 SECONDS WEST 1987.71 FEET; THENCE NORTH 0 DEGREES 59 MINUTES 46 SECONDS WEST 865.07 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 59 MINUTES 55 SECONDS WEST A DISTANCE OF 344.65 FEET; THENCE NORTH 0 DEGREES 59 MINUTES 22 SECONDS WEST 1073.78 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 55 SECONDS EAST 344.52 FEET; THENCE SOUTH 0 DEGREES 59 MINUTES 46 SECONDS EAST 1073.78 FEET TO THE TRUE POINT OF BEGINNING.

### Parcel Number: 200-25-163

PARCEL 200-25-163 THAT PORTION OF THE WEST ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE NORTH 89 DEGREES 46 MINUTES 14 SECONDS WEST (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID SECTION 29, AND THE CENTERLINE OF UNION HILLS DRIVE, A DISTANCE OF 1987.98 FEET; THENCE NORTH 0 DEGREES 59 MINUTES 29 SECONDS WEST, A DISTANCE OF 864.99 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 55 SECONDS WEST, A DISTANCE OF 344.36 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 59 MINUTES 55 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 319.36 FEET; THENCE NORTH 00 DEGREES 59 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, A DISTANCE OF 1073.78 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 55 SECONDS EAST, A DISTANCE OF 319.32 FEET; THENCE SOUTH 0 DEGREES 59 MINUTES 22 SECONDS EAST, A DISTANCE OF 1073.78 FEET TO THE TRUE POINT OF BEGINNING.

### Parcel Number: 200-25-364

TRACT F CARMEL COVE UNIT 2 AS RECORDED IN BOOK 475, PAGE 25 IN THE OFFICE OF THE MARICOPA COUNTY RECORDER, MARICOPA COUNTY, ARIZONA.

## **PROJECT SUMMARY**

### **Introduction**

The applicant for the project is operating under the legal entity name of Union Hills 54 LLC, which is an Arizona Limited Liability Company. The managing partners have combined experience in Civil Engineering, Land Development, and Real Estate Investment. In addition, Union Hills 54, LLC is currently teaming with the proposed homebuilder JM Demore Builders, a local Valley home builder.

The proposed development will be located on three combined parcels with a total size of 9.8 Acres, located west of 54<sup>th</sup> Ave, between Topeka Drive and the Skunk Creek Wash Linear Trail. The property is currently undeveloped, with a portion used as a storage facility for a local landscaping company. The property consists of two parcels zoned A-1 and a third parcel zoned R1-6. Adjacent development to the north is Carmel Cove, a residential subdivision, as well as several large residential parcels to the south.

Union Hills 54, LLC. proposes to rezone the two parcels with the A-1 designation to match the current R1-6 zoning of the remaining parcel, and develop a proposed thirty-nine (39) lot subdivision titled Carmel Estates. The proposed development is designed following the standards described in the City of Glendale's development guidelines for medium lot development. Based on the proposed home product to be constructed, Carmel Estates will bring an increase to the value of the adjacent properties, while at the same time blend in as an extension to the existing subdivisions.

### **General Plan**

As defined on the City's current General Plan Land Use Map, the existing property is located in a designated land use of for 3.5 to 5 dwelling units per acre. Based on the proposed thirty-nine (39) lots, Carmel Estates is consistent with the City's current General Plan.

### **PRD Development Plan**

The property consists of two parcels zoned A-1 and a third parcel zoned R1-6. Union Hills 54, LLC proposes to rezone the two parcels with the A-1 designation to match the current R1-6 zoning of the remaining parcel. Based on the rezoning from A-1 to R1-6, the proposed development will have a maximum of thirty-nine (39) lots. This provides a gross project density of 3.9 dwelling units per acre, which is on the lower end of the range allowed under the City of Glendale's current general plan.

The average lots size is over 7,580 SF, with a minimum lot dimension of 62' wide by 110' deep. The proposed lots that will back the existing residential units along Topeka Drive will have additional depth that match the depth of the existing lots. In addition, the

two proposed lots that will front Topeka Drive have both the additional depth as well as additional width. Proposed lots that will side the local street section will have an additional 10' buffer tract between the property line and the right of way.

The lot setbacks for the proposed development will follow the City of Glendale's Single Residents District Development Standards for the R1-6 district, as defined at the time of the acceptance of this development.

The open space significance to the property is that it is immediately adjacent to the Skunk Creek Trail system, which provides access to City's public recreation areas such as the sports complex, dog park, skate park, public library, and future aquatic. The proposed layout of the development allows for open space access points to the trail system in order to promote interconnectivity with the surrounding land use. Calculated on its own, the development provides for approximately 15% of open space. Combined with the adjacent City public facilities, as well as the open space within the adjacent Carmel Cove, the provided open space should be more than sufficient for an active residential community.

## Project Design

The proposed neighborhood design is such that Carmel Estates will blend in with the adjacent Carmel Cove subdivision, in a manner that would appear as if it were the last phase of the development. At the same time, Carmel Estates will introduce a new product style that will be a welcomed addition, while providing a sense a variety to the surrounding community.

Based on the size of the development, Carmel Estates will only require the construction of local street sections that will tie into the adjacent roadways at designated existing intersections. This allows Carmel Estates to become an extension to the adjacent Carmel Cove subdivision. The extension of 54<sup>th</sup> Lane into the proposed development may redistribute traffic that would normally utilize the existing Topeka Drive. In addition to the provided circulation, nearly 50% of the residential lots will be located within the two proposed cul-de-sacs and will not experience any through traffic.

Located on the both the eastern boundary and southern boundary, the development will provide multiuse path connectivity through the project open space onto the adjacent Skunk Creek Trail System. In addition, located within one of the designated open space tracts will a small tot lot play area or ramada, depending on both the City's and Builder's preference. Furthermore, a grass lawn will be provided in the open space designated for detention, with an adjacent seating area for those enjoying the outdoors. All of the developments proposed open spaces are areas that will be safe and visible to the surrounding community.

## Landscape, Entry Features, and Perimeter Walls

Based on the amount of open space within the project, a significant amount of landscaping is proposed. Because the proposed development is in a sense an extension of the exiting surrounding development, it is important that the proposed landscaping provides an already established feel, in an effort to blend in with the surrounding development. The proposed landscaping plant material will be native to the southwest climate and will promote low water use. However, there will be use of turf within the open space that will be utilized for recreational activities. In addition, the possibility of the enhancement of the landscaping along the Skunk Creek Trail System, adjacent to the proposed development, is a point for further discussion with the City.

The entry monument for Carmel Estates will be located at the southwest corner of 54<sup>th</sup> Avenue and Taro Lane. This monument will be located within a nearly 30' wide tract and will be constructed as a combined monument and planter. It is recognized that this is a focal point for the residents within the proposed development, as well as the surrounding development, and should be tastefully designed as such.

The perimeter walls viewable from the public right of way will have an upgraded design that is compatible with the proposed monument and surrounding landscaping. These walls will be enhanced with painted stucco, stone veneer, and a cap block. In addition, properties with back yards adjacent to the open space will have a rear wall with a combined block and view fence construction. Furthermore, the property lines along the Skunk Creek Trail System have been laid out in a manner that would avoid the "tunnel effect" that would be experienced if the property wall were to be built along the property boundary.

## Landscape Maintenance Responsibilities

A Carmel Estate homeowner's association will be established and will be responsible for maintenance of the landscape and amenities located within the open space proposed development. Additionally, the portion of right of way between the back of walk and the property line, that is adjacent to an open space landscaped tract, will also be the responsibility of the homeowner's association to maintain. Further discussion to enhance the landscaping along the Skunk Creek Trail, and placing the maintenance responsibility upon the homeowner's association, will be required.

A sidewalk easement for the portion of the Skunk Creek Trail System that crosses through the property shall be designated by the Town, as well as the maintenance responsibility of the concrete multi-use trail.

## **Grading and Drainage Concept**

The site slopes gently to the southwest at a rate of approximately 0.5%, exhibiting shallow sales with sheet flow characteristics. Runoff generated from the onsite is conveyed as sheet flow across the property, eventually draining into the Skunk Creek Wash. There are no offsite flows that currently enter the property.

Under the proposed development conditions, run-off will be conveyed within the street cross-sections and channeled to a low-point along the proposed 54<sup>th</sup> Lane. There, a catch basin will capture the runoff and convey the flows in the proposed detention pond that has been sized to detain the “first flush”, which is defined by City of Glendale as a 5-year 2-hour storm. While larger events will be routed through basin and conveyed directly into the 55<sup>th</sup> Avenue alignment drainage way, the “first flush” storm event will be detained and metered out of the basin within the regulated time frame.

## **Public Improvements and Project Phasing**

The proposed development requires the standard improvements of local street cross sections, which include the construction of water, sewer, and dry utilities to serve the individual residential dwellings. There are minor offsite improvements required to connect the proposed roadways into the existing intersection, including connections into the existing water and sewer mains.

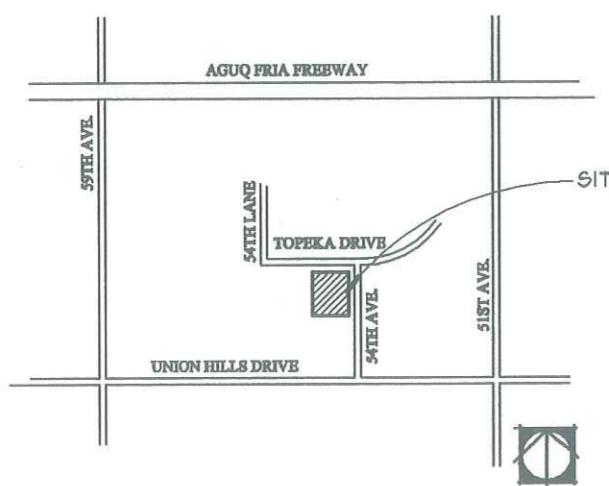
Based on the size of the development, all improvements will be constructed in one phase. Project build out is expected within 15 months of the start of construction.

# Carmel Estates

19268 N. 54th Drive  
Glendale, Arizona

## PRELIMINARY LANDSCAPE IMPROVEMENTS

### Vicinity Map



### General Construction Notes:

- NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH ALL WORK ELEMENTS SHOWN ON THE ENCLOSED PLANS.
- VERIFY CRITICAL DIMENSIONS, REFERENCE POINT LOCATIONS, AND CONSTRUCTION CONDITIONS PRIOR TO INITIATING WORK. NOTIFY OWNER'S REPRESENTATIVE SHOULD CONFLICTS ARISE.
- ANY SIDEWALK OR HARDCAPE LAYOUT SHOWN ON THESE PLANS IS FOR REFERENCE ONLY. REFER TO CIVIL ENGINEERING FOR HORIZONTAL AND VERTICAL CONTROL, DETAILS AND METHODS OF CONSTRUCTION. WILDWOOD DESIGN ASSUMES NO RESPONSIBILITY FOR CONFLICTS, ENGINEERING OR INSTALLATION THAT IS BEYOND OUR CONTROL.
- WALLS AND SITE FEATURES SHOWN ON THESE PLANS ARE SCHEMATIC. FIELD VERIFY TO ACTUAL PROPERTY LINES, GRADING, UNDERGROUND CONFLICTS OR EXISTING CONDITIONS THAT MAY REQUIRE ADJUSTMENT OR INTERPRETATION TO PLAN AND DETAILS PROVIDED. WILDWOOD DESIGN ASSUMES NO RESPONSIBILITY FOR CONFLICTS THAT ARE NOT ADDRESSED IN ADVANCE OR BEYOND OUR CONTRACTUAL AGREEMENT FOR FIELD INSPECTION.
- REFER TO ENGINEERING PLANS FOR CONSTRUCTION AND GRADING CONSIDERATIONS OF THE SITE. CROSS REFERENCE WORK THAT MAY IMPACT IMPROVEMENTS SHOWN ON THESE DOCUMENTS.
- ALL CONSTRUCTION MUST CONFORM TO 1991 UNIFORM BUILDING CODE (UBC), COUNTY AND LOCAL STANDARDS.
- SIGHT VISIBILITY TRIANGLES SHOWN ON THESE PLANS (SVT) ARE FOR REFERENCE ONLY. REFER TO ENGINEERING AND RESPECTIVE CITY FOR SPECIFIC GUIDELINES.
- PROVIDE SOIL TEST OF JOB SITE PRIOR TO BEGINNING WORK TO ANALYZE COMPACTION POSSIBLE CONTAMINANTS, STABILITY OF SOILS AND COMPOSITION.
- CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS BEFORE CONSTRUCTION.
- CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, AND/OR FEDERAL LAW PERTAINING TO THE PROJECT'S WORK.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL CONSTRUCTION ELEMENTS WITH OTHER TRADES PRIOR TO INSTALLATION AND BECOME FAMILIAR WITH THE LOCATIONS OF UNDERGROUND SERVICES AND IMPROVEMENTS.
- THE CONTRACTOR SHALL EXAMINE THE SITE AND FULLY DETERMINE THE CONDITIONS UNDER THIS CONTRACT. NO ALLOWANCE WILL BE MADE FOR FAILURE OF BIDDERS TO ASCERTAIN ALL ASPECTS OF THE PROJECT.
- PRIOR TO DIGGING, EXCAVATION, OR UNDERGROUND WORK, CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UTILITIES AND SUBSURFACE SYSTEMS. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR REPAIR AND EXPENSES INCURRED TO UTILITIES THAT BECOME DAMAGED AS A RESULT OF HIS WORK.
- CONTRACTOR SHALL INSPECT WITH OWNER'S REPRESENTATIVE ALL PAVEMENT, SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK. ALL HARDCAPE TO BE RE-INSPECTED DURING FINAL WALK THROUGH ANY DAMAGED AREAS TO BE REPAIRED AT CONTRACTOR'S EXPENSE.

### Sheet Index

Sheet No.	Sheet Description
CVR	cover sheet
L-1	site and wall layout plan
L-2	site details
L-3	landscape plan
L-4	landscape plan

LANDSCAPE PERMIT FEE	
LANDSCAPE AREA 3,799	SF. @ 10.04/SF. = \$ 38,00
PERMIT BASE FEE	1 @ 363.18 = \$ 363.18
	TOTAL = \$ 38,363.18

APPROVED BY:	
CITY OF GLENDALE - LANDSCAPE ARCHITECT	
DATE	

PROJECT MAINTENANCE:  OWNER  CITY

### Project Information

#### DEVELOPER

Union Hills 54, LLC.

Contact: Dan Cepetros  
(928) 853-7508

#### CIVIL ENGINEER

Broadbent & Associates, Inc.  
2432 W. Peoria Ave., #1096  
Bldg. 6  
Phoenix, Arizona 85029

Contact: Manuel Imurriaga  
(602) 548-5544

#### LANDSCAPE ARCHITECT

Wildwood Design Studio  
15207 Staghorn Drive  
Fountain Hills, Arizona 85268

Contact: Richard Schubert  
(480) 620-3300



### City of Glendale Notes:

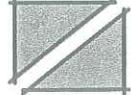
- 50% OF ALL TREES SHALL BE 24" BOX AND ALL SHRUBS TO BE 5 GALLON. 60% OF ALL GROUND COVER SHALL BE VEGETATIVE.
- BACK FLOW PREVENTION DEVICES 3" OR LARGER TO BE SCREENED BY A MASONRY WALL FINISHED AND PAINTED TO MATCH BUILDING. BACK FLOW PREVENTION DEVICES SMALLER THAN 3" MUST BE SCREENED BY A ROUND-TOPPED WIRE MESH ENCLOSURE. PAINTED TO MATCH THE ADJACENT WALL.
- ALL UTILITY BOXES, VAULTS AND BACK FLOW PREVENTION DEVICES SHALL BE PAINTED TO MATCH THE BUILDING AND SCREENED FROM PUBLIC VIEW BY A MASONRY WALL OR A ROUND-TOPPED WIRE MESH ENCLOSURE, PAINTED TO MATCH THE ADJACENT WALL.
- LANDSCAPE WITHIN THE SIGHT DISTANCE VISIBILITY LINES SHALL NOT HAVE LIMBS, NEEDLES OR OTHER FOLIAGE LOCATED ABOVE 30 INCHES OR BELOW 84 INCHES. A MINIMUM VERTICAL CLEARANCE OF 8'-6" MUST BE MAINTAINED OVER SIDEWALKS AND ROADWAYS.
- STREET TREES SHALL BE A MINIMUM OF 4' FROM BACK OF CURB.

DRAWN:	RPS
CHECKED:	RPS
DATE:	07-20-05
REVISION DATE:	
REVISION DATE:	
JOB NUMBER:	0422
sheet:	CVR

1 of 5



Copyright © 2005 by Wildwood Design Studio

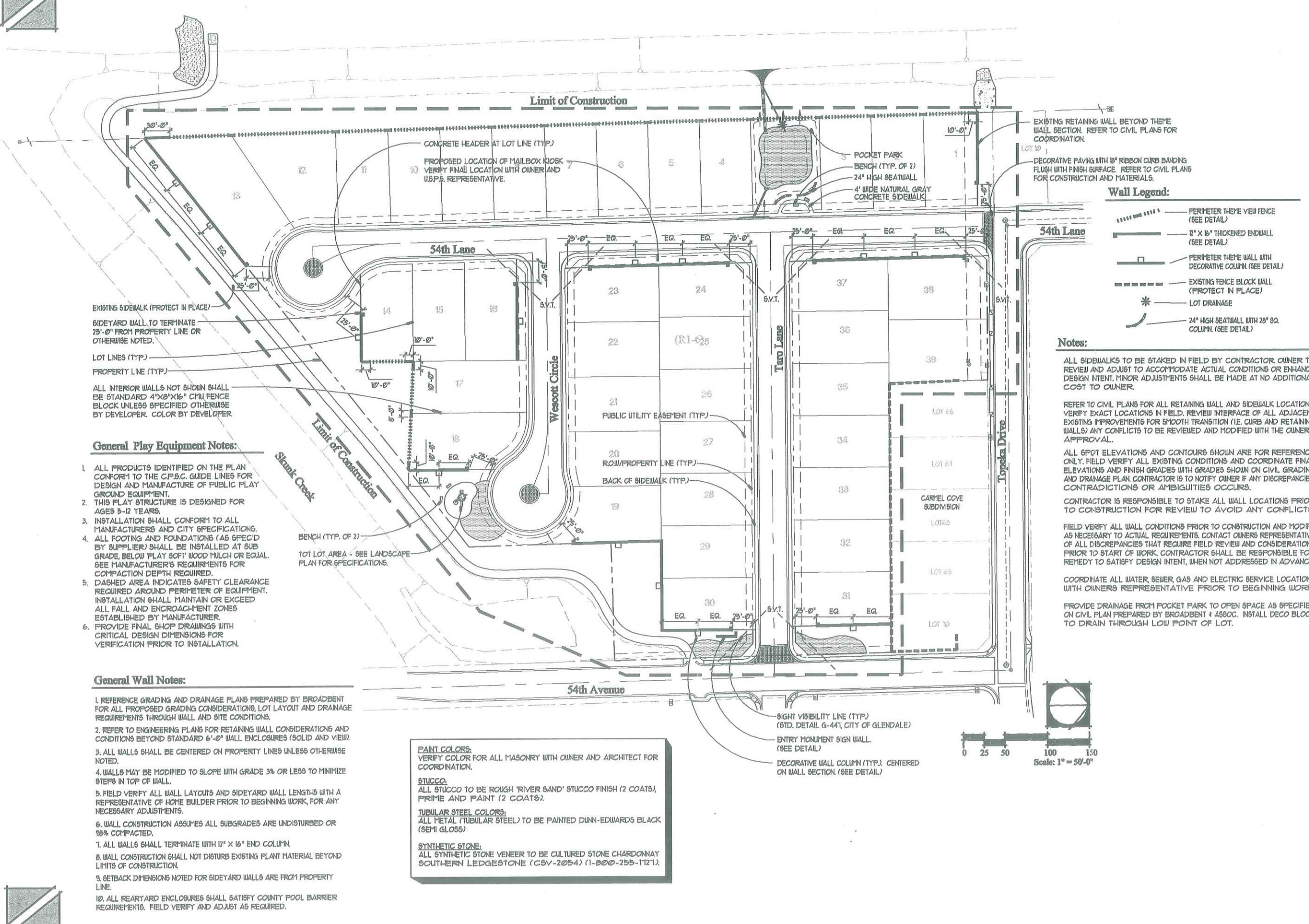


Drawings and specifications as instruments of service  
are the property of Wildwood Design and may not be  
reproduced without written permission.



# Carmel Estates

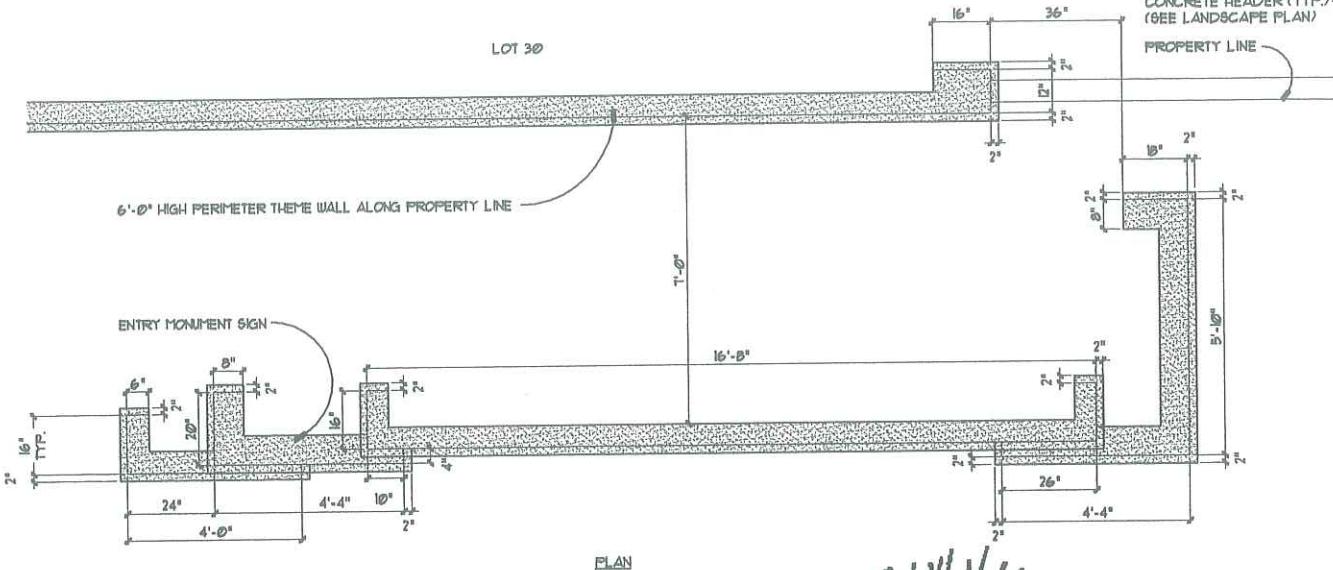
19268 N. 54th Drive  
Glendale, Arizona



These drawings are the property of the architect and may not be reproduced or used for any purpose without the architect's written consent. As instruments of service, these documents are not final and ready for use, and therefore not valid, unless they are sealed, signed and dated.  
PROJECT NUMBER: 0422  
DATE: 07-30-05  
REVISIONS:  
REVISIONS:  
Copyright © 2005 by Wildwood Design Studio  
L-1  
2 of 5

## Carmel Estates

19268 N. 54th Drive  
Glendale, Arizona

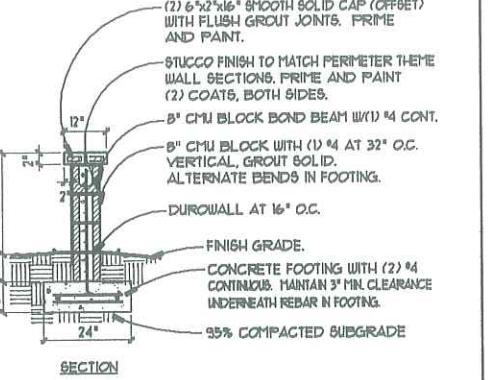


**LOT 30**

6'-0" HIGH PERIMETER THEME WALL ALONG PROPERTY LINE

ENTRY MONUMENT SIGN

PLAN



**SECTION**

(2) 6x2x16" SMOOTH SOLID CAP (OFFSET) WITH FLUSH GROUT JOINTS. PRIME AND PAINT.

STUCCO FINISH TO MATCH PERIMETER THEME WALL SECTIONS. PRIME AND PAINT (2) COATS, BOTH SIDES.

8" CMU BLOCK BOND BEAM W/1/4 CONT.

8" CMU BLOCK WITH (1) 1/4 AT 32" O.C. VERTICAL, GROUT SOLID. ALTERNATE BENDS IN FOOTING.

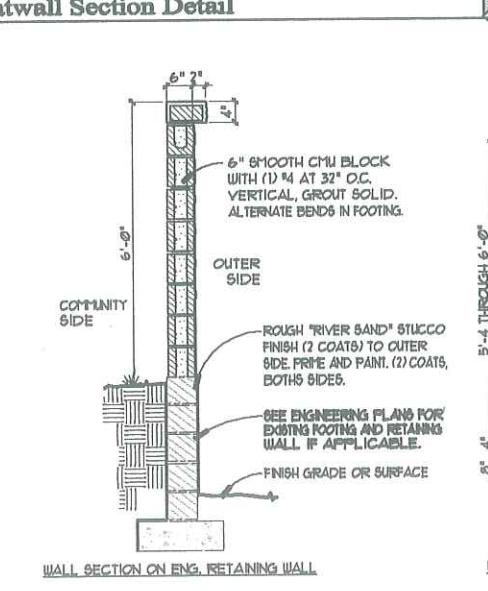
DUROWALL AT 16" O.C.

FINISH GRADE.

CONCRETE FOOTING WITH (2) 1/4 CONTINUOUS. MAINTAIN 3" MIN CLEARANCE UNDERNEATH REBAR IN FOOTING.

95% COMPACTED SUBGRADE

**Seatwall Section Detail**



**WALL SECTION ON ENG. RETAINING WALL**

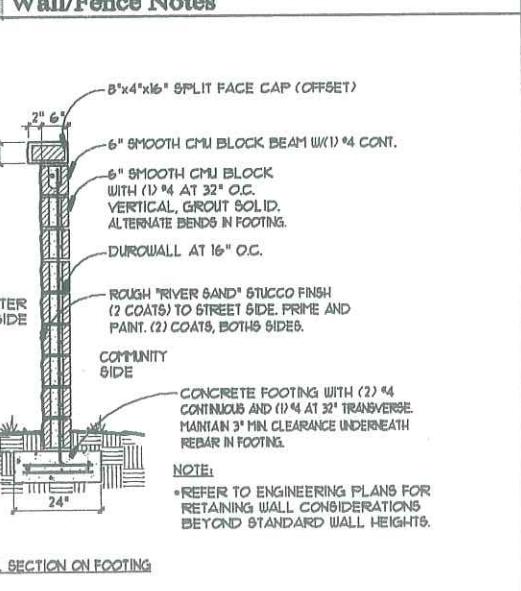
6" SMOOTH CMU BLOCK WITH (1) 1/4 AT 32" O.C. VERTICAL, GROUT SOLID. ALTERNATE BENDS IN FOOTING.

ROUGH "RIVER SAND" STUCCO FINISH (2 COATS) TO OUTSIDE PRIME AND PAINT. (2) COATS, BOTH SIDES.

SEE ENGINEERING PLANS FOR EXISTING FOOTING AND RETAINING WALL IF APPLICABLE.

FINISH GRADE OR SURFACE

**WALL SECTION ON FOOTING**



8" SMOOTH CMU BLOCK BEAM W/1/4 CONT.

6" SMOOTH CMU BLOCK WITH (1) 1/4 AT 32" O.C. VERTICAL, GROUT SOLID. ALTERNATE BENDS IN FOOTING.

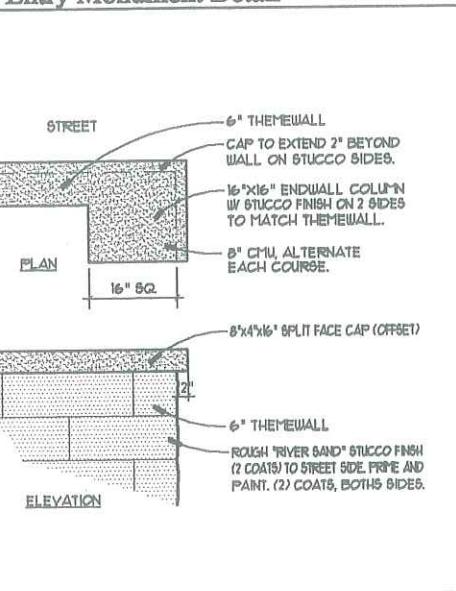
DUROWALL AT 16" O.C.

ROUGH "RIVER SAND" STUCCO FINISH (2 COATS) TO OUTSIDE PRIME AND PAINT. (2) COATS, BOTH SIDES.

CONCRETE FOOTING WITH (2) 1/4 CONTINUOUS AND (1) 1/4 AT 32" TRANSVERSE. MAINTAIN 3" MIN CLEARANCE UNDERNEATH REBAR IN FOOTING.

**NOTE:**  
• REFER TO ENGINEERING PLANS FOR RETAINING WALL CONSIDERATIONS BEYOND STANDARD WALL HEIGHTS.

**Entry Monument Detail**



**PLAN**

**ELEVATION**

6" THEMEWALL CAP TO EXTEND 2" BEYOND WALL ON STUCCO SIDES.

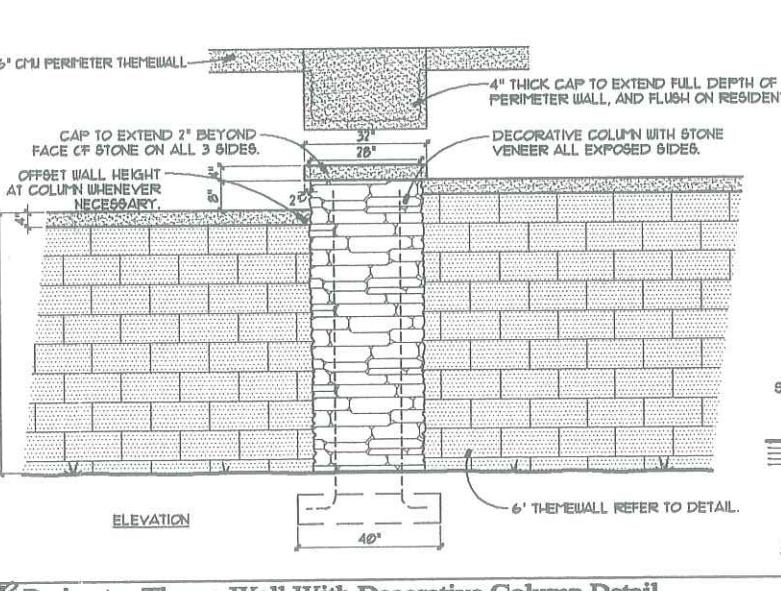
16" X 16" ENDWALL COLUMN W/ STUCCO FINISH ON 2 SIDES TO MATCH THEMEWALL.

8" CMU, ALTERNATE EACH COURSE.

8" x 4x16" SPLIT FACE CAP (OFFSET)

6" THEMEWALL ROUGH "RIVER SAND" STUCCO FINISH (2 COATS) TO STREET SIDE. PRIME AND PAINT. (2) COATS, BOTH SIDES.

**Perimeter Theme Wall Section Detail**



**ELEVATION**

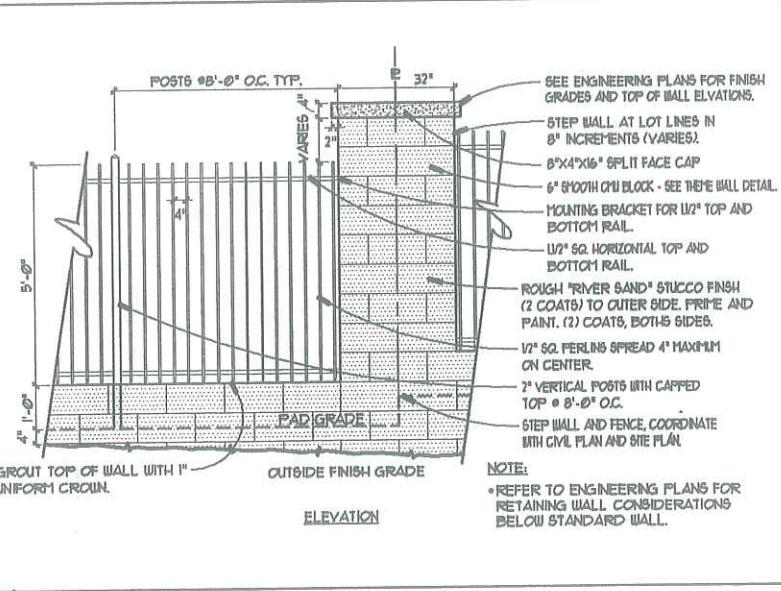
6" CMU PERIMETER THEMEWALL

4" THICK CAP TO EXTEND FULL DEPTH OF PERIMETER WALL, AND FLUSH ON RESIDENT SIDE.

DECORATIVE COLUMN WITH STONE VENEER ALL EXPOSED SIDES.

NOTE: ANTICIPATE DEVELOPER WILL CONSTRUCT FULL HEIGHT THEME WALLS, PRIOR TO COLUMN. ATTACH TO FACE OF WALL.

**Thickened Endwall Detail**



**PLAN**

**ELEVATION**

6" THEMEWALL CAP TO EXTEND 2" BEYOND WALL ON STUCCO SIDES.

16" X 16" ENDWALL COLUMN W/ STUCCO FINISH ON 2 SIDES TO MATCH THEMEWALL.

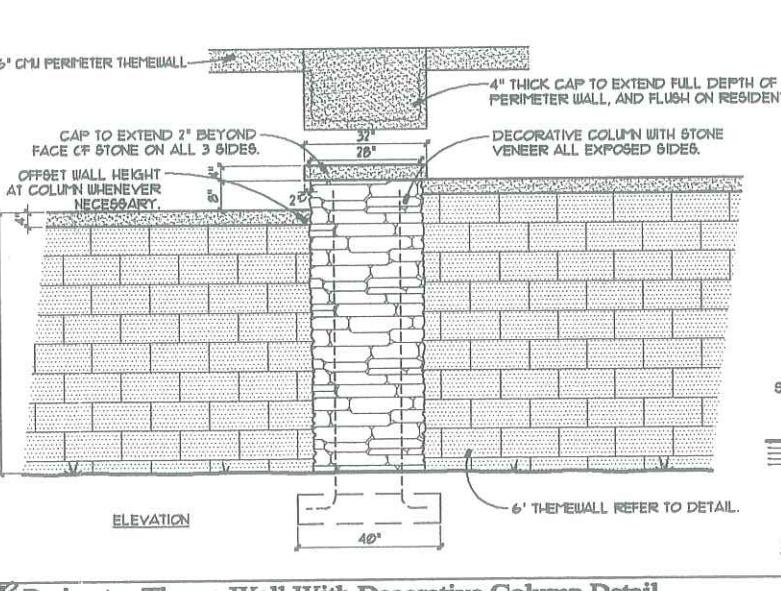
8" CMU, ALTERNATE EACH COURSE.

8" x 4x16" SPLIT FACE CAP (OFFSET)

6" THEMEWALL ROUGH "RIVER SAND" STUCCO FINISH (2 COATS) TO STREET SIDE. PRIME AND PAINT. (2) COATS, BOTH SIDES.

NOTES: REFER TO ENGINEERING PLANS FOR RETAINING WALL CONSIDERATIONS BELOW STANDARD WALL.

**Perimeter Theme View Fence Detail**



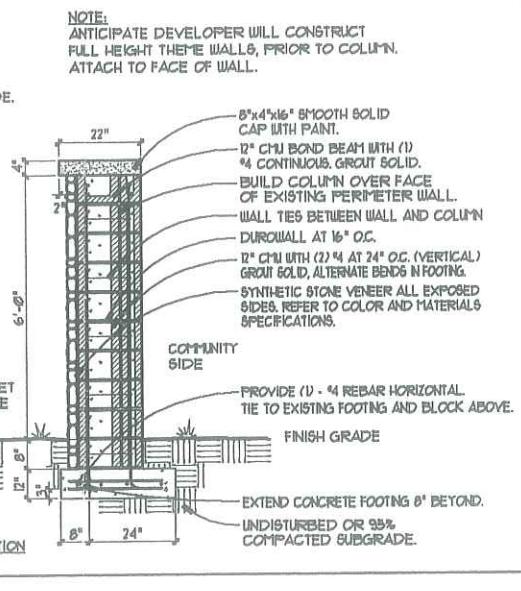
**ELEVATION**

6" THEMEWALL REFER TO DETAIL.

NOTE: PROVIDE (1) 1/4 REBAR HORIZONTAL TIE TO EXISTING FOOTING AND BLOCK ABOVE.

FINISH GRADE

**Perimeter Theme Wall With Decorative Column Detail**



**SECTION**

8" x 4x16" SMOOTH SOLID CAP W/ PAINT.

12" CMU BOND BEAM W/ 1/4 CONTINUOUS, GROUT SOLID.

BUILD COLUMN OVER FACE OF EXISTING PERIMETER WALL.

WALL TIES BETWEEN WALL AND COLUMN.

DUROWALL AT 16" O.C.

12" CMU W/ 1/4 AT 24" O.C. (VERTICAL) GROUT SOLID, ALTERNATE BENDS IN FOOTING.

SYNTHETIC STONE VENEER ALL EXPOSED SIDES. REFER TO COLOR AND MATERIALS SPECIFICATIONS.

EXTEND CONCRETE FOOTING 8" BEYOND UNDISTURBED OR 95% COMPACTED SUBGRADE.

**site details**

**L-2**

3 of 5

These drawings are the property of the architect and may not be reproduced or used for any purpose without the architect's written consent. As instruments of service, these documents are not legal and may not be used, and therefore are void, unless they are sealed, signed and dated.

PROJECT NUMBER: 0422

DATE: 07-20-05

REVISIONS:



Wildwood Design Studio  
Landscape Architects

15207 Steinhorn Hills, AZ 85268  
Phone (480) 620-3500  
Fax (480) 837-5104  
E-Mail wildwooddesign@com.net

# Carmel Estates

19268 N. 54th Drive  
Glendale, Arizona

## Master Legend

Sym.	Botanical Name	Common Name	Qty.*	Size	Comments
+	EXISTING TREE	EXISTING	25	VARIABLE	PROTECT IN PLACE
+	ULMUS PARVIFOLIA 'DRAKE'	DRAKE EVERGREEN ELM	21	24" BOX	TALL, UPRIGHT, WELL DEVELOPED BRANCHING STRUCTURE
+	FRAXINUS VELOUTINA 'RIO GRANDE'	FAN-TEX ASH	4	24" BOX	TALL, UPRIGHT, WELL DEVELOPED BRANCHING STRUCTURE
+	PROSOPIS ALBA 'PHOENIX'	THORNLESS HYBRID MESQUITE	9	6" BOX	TALL, UPRIGHT, MULTI-TRUNK, SPILLER Mtn. STATES
+	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	2	24" BOX	SINGLE TRUNK, LOW BRANCHING
+	CHITALPA TASTAKENTENSIS 'PINK DAWN'	PINK DAWN CHITALPA	10	24" BOX	SINGLE TRUNK, LOW BRANCHING
+	CERCIDIDIUM FLORIDUM	BLUE PALO VERDE	2	60" BOX	RESCUED, MULTI-TRUNK SPILLER DENSERO VERDE
+	CAESALPINIA FULCHERRIMA	BIRD OF PARADISE	64	5 GAL	RANDON SPACED, 6' OC, 5' FROM HARDCAPE
+	LEUCOPHYLLUM 'GREEN CLOUD'	GREEN CLOUD TEXAS RANGER	43	5 GAL	SPACE 6' OC, 5' FROM HARDCAPE
+	LEUCOPHYLLUM ZYGOPHYLLUM	BLUE RANGER	35	5 GAL	SPACE 3' OC, 7' FROM HARDCAPE
+	LEUCOPHYLLUM 'LANGHAM RIO BRAVO'	ISO BRAVO TEXAS RANGER	225	5 GAL	SPACE 5' OC, 4' FROM HARDCAPE
+	RUELLIA PENINSULARIS	BAJA RUELLIA	108	5 GAL	SPACE 4' OC, 3' FROM HARDCAPE
+	NERIUM CLEANDER 'PETITE PINK'	PETITE PINK DIAHIA CLEANDER	106	5 GAL	RANDON SPACED IN CLUSTERS AS SHOWN
+	CONVOLVULUS CNEORUM	BUSH MORNING GLORY	35	5 GAL	SPACE 3' OC, 3' FROM HARDCAPE
+	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	113	1 GAL	RANDON SPACED IN CLUSTERS AS SHOWN
+	LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	129	1 GAL	SPACE 3' OC, 3' FROM HARDCAPE
+	AGAVE WEBERI	SMOOTH LEAF AGAVE	2	5 GAL	FULL AND BUSHY
+	HESPERALOE PARVIFLORA	RED YUCCA	168	5 GAL	FULL AND BUSHY
+	DASYLIRION WHEELERI	DESERT SPOON	11	5 GAL	FULL AND BUSHY
+	SURFACE SELECT GRANITE BOULDERS	GRANITE BOULDERS	2	72"X36" THRU 4X4X4"	
D.G.	DECOMPOSED GRANITE	MATCH EXISTING	58,000 SF.	3/4" SCREED	SEE NOTE, THIS SHEET
TURF	MIDIRON SOD	BERMUDA SOD	8,900 SF.	SOD	OVERSEED WITH PERENNIAL RYE
	PLAY SAFE WOOD MILCH	NO COMMON NAME	1,000 SF.	N/A	

\* PLANT QUANTITIES ARE FOR REFERENCE ONLY, EXACT QUANTITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

\* QUANTITIES SHOWN ARE FOR SHEET L-3 AND L-4 COMBINED.

NOTE:  
SEE CIVIL PLAN FOR ALL EXISTING AND PROPOSED  
UTILITY LOCATIONS. FIELD VERIFY EXACT LOCATIONS  
TO AVOID ANY CONFLICTS DURING CONSTRUCTION.

### Granite Note:

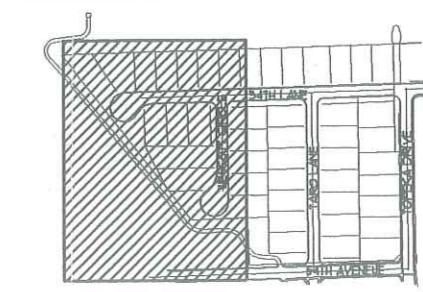
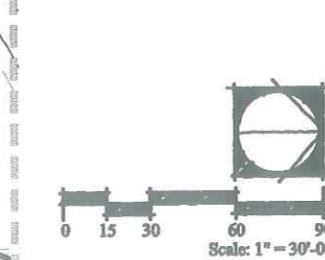
INSTALL A 2" LAYER OF DECOMPOSED GRANITE (COORDINATE COLOR WITH EXISTING ADJACENT TO SITE) CONTINUOUS IN ALL PLANTERS UNDER ALL TREES AND 8GRUBS. BEFORE PLACING GRANITE, COMPACT SUB-GRADE TO 85% AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL. AFTER PLACING GRANITE, RAKE SMOOTH, WET TO ENTIRE DEPTH, ALLOW TO DRY, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF GRANITE. KEEP TOP OF GRANITE 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY PLANT. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.

### Landscape Notes:

- LANDSCAPE AREAS ARE DEFINED AS ALL NON-PAVED AREAS DISTURBED BY CONSTRUCTION. SLIGHT VARIATIONS MAY EXIST BETWEEN ON-SITE CONDITIONS AND DRAWINGS. CONTRACTOR SHALL ADJUST PLANTING LAYOUT AS REQUIRED TO MAINTAIN PLANT QUANTITIES AND DESIGN INTENT.
- THE OWNER'S REPRESENTATIVE IS TO APPROVE ANY AND ALL SUBSTITUTIONS.
- LOCATE PLANTS AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, AND LIGHT FIXTURES.
- ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS. THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS DEEMED UNACCEPTABLE.
- STAKE ALL NURSERY GROWN BOX TREES OUTSIDE FOOTBALL, SEE TREE STAKING DETAIL. TREES SHALL BE A MINIMUM OF 2' FROM CURB OR SIDEWALK, SHRUBS SHALL BE 18" OR MORE AWAY FROM CURBS OR SIDEWALKS. REFER TO PLANS AND MAINTAIN SHRUB MASSING AS SHOWN AWAY FROM HARDCAPE.
- PLANT LOCATIONS SHALL BE FLAGGED OR STAKED FOR REVIEW PRIOR TO STARTING IRRIGATION OR PLANTING EXCAVATION. MINOR RELOCATION'S SHALL BE MADE AT THIS TIME TO AVOID UNSUITABLE CONDITIONS, AT NO ADDITIONAL COST.
- GRANULAR TOP DRESSING SHALL EXTEND UNDER SHRUBS AND RAKED UNIFORMLY ALONG CURBS, SIDEWALKS AND WALLS.
- LANDSCAPE CONTRACTOR TO CONTACT OWNER'S REPRESENTATIVE BEFORE EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION.
- COORDINATE NECESSARY EXCAVATION WITH OWNER'S REPRESENTATIVE.
- GRADE NOTED ON LANDSCAPE PLAN TO BE FIELD VERIFIED/APPROVED BY LANDSCAPE ARCHITECT AND MODIFIED AS NECESSARY PRIOR TO ANY CONSTRUCTION.
- REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
- REFER TO GENERAL CONSTRUCTION NOTES BELOW FOR ADDITIONAL CONSIDERATIONS THAT RELATE TO SCOPE OF WORK WITHIN THIS SECTION.

8' PLUE.  
BACK OF SIDEWALK  
6" EXTRUDED CONCRETE HEADER  
AT PROPERTY LINE. (TYP.)  
6" EXTRUDED CONCRETE HEADER  
(TYP. FOR ALL TURF AREAS)  
18" DEEP CONCRETE HEADER  
PLAY SAFE WOOD MILCH  
(INSTALL PER MANUFACTURER'S WRITTEN  
INSTRUCTIONS)  
MIRACLE PLAY EQUIPMENT  
(INSTALL PER MANUFACTURER'S WRITTEN  
INSTRUCTIONS)  
33' X 34' PROTECTIVE FALL ZONE  
6' LONG BENCH (TYP. OF 2)  
'SUNPORTS' 25' X 30' FOUR POST PYRAMID  
SHADE STRUCTURE. (INSTALL PER MANUFACTURER'S  
WRITTEN INSTRUCTIONS)

### Key Map



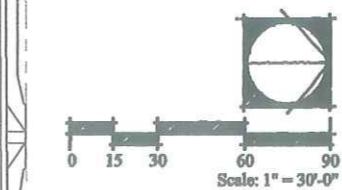
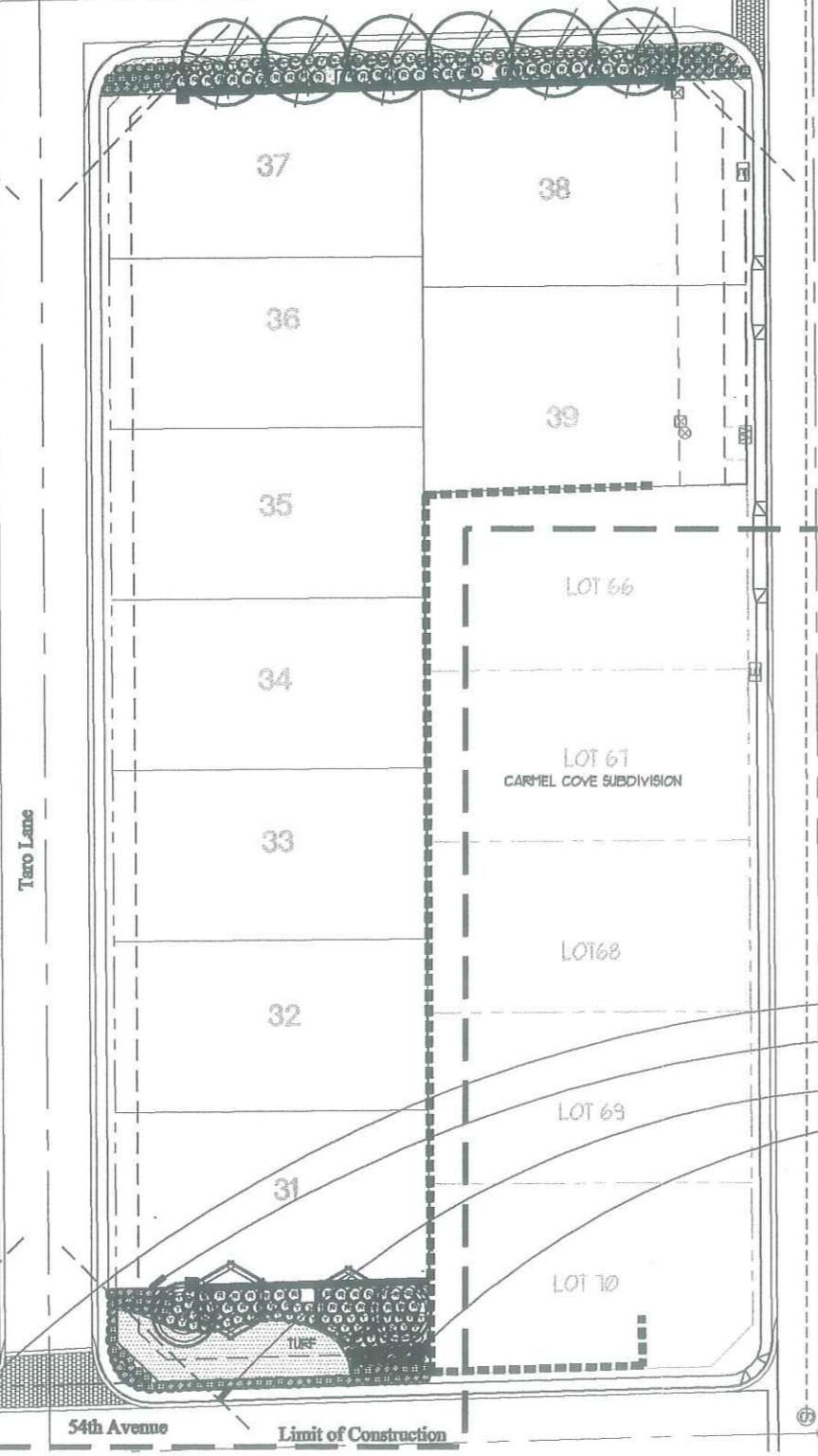
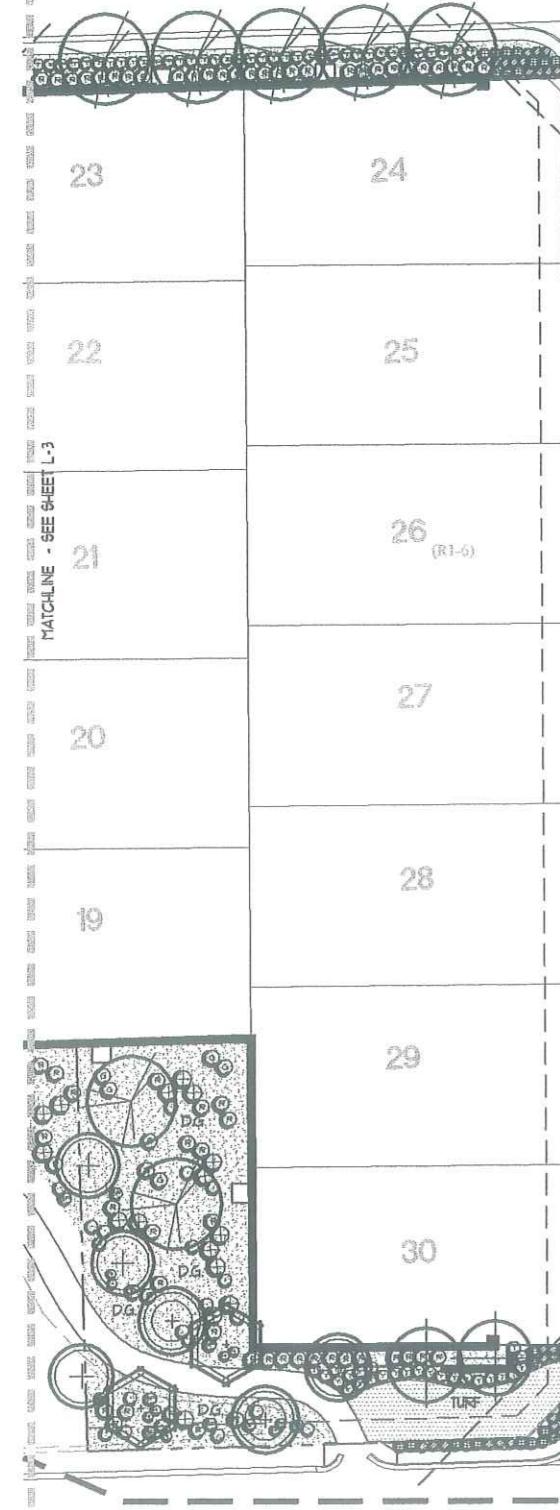
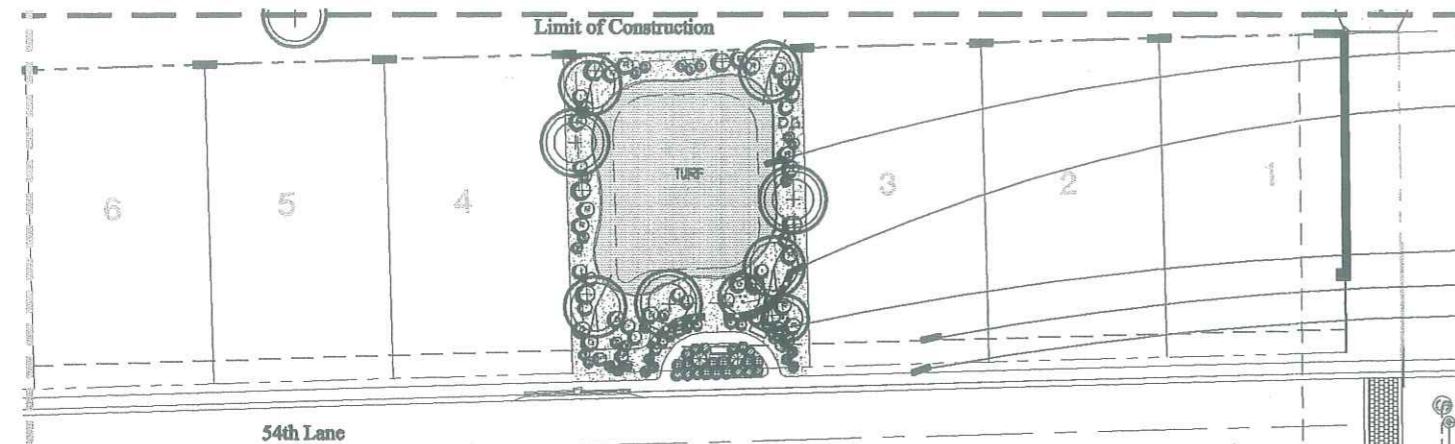
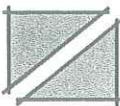
landscape plan  
4 of 5

These drawings are the property of the architect  
and may not be reproduced or used for any purpose  
without the architect's written consent. As  
instruments of service, these documents are not  
final and ready for use, and therefore not valid,  
unless they are sealed, signed and dated.

PROJECT NUMBER: 0422

DATE: 07-20-05

REVISIONS:



6' EXTRUDED CONCRETE HEADER  
(TYP. FOR ALL TURF AREAS)  
24' HIGH SEATWALL  
LOT 10  
6' LONG BENCH (TYP. OF 2)  
8' PUE.  
BACK OF SIDEWALK

#### Granite Note:

INSTALL A 2" LAYER OF DECOMPOSED GRANITE (COORDINATE COLOR WITH EXISTING ADJACENT TO SITE) CONTINUOUS IN ALL PLANTERS UNDER ALL TREES AND 8GRUBS. BEFORE PLACING GRANITE, COMPACT SUB-GRADE TO 95% AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL. AFTER PLACING GRANITE: RAKE SMOOTH, WET TO ENTIRE DEPTH, ALLOW TO DRY, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF GRANITE. KEEP TOP OF GRANITE 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY PLANT. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.

#### Master Legend

Sym.	Botanical Name	Common Name	Qty.*	Size	Comments
+	EXISTING TREE	EXISTING	25	VARIABLE	PROTECT IN PLACE
ULMUS PARVIFOLIA 'DRAKE'	DRAKE EVERGREEN ELM		21	24" BOX	TALL, UPRIGHT, WELL DEVELOPED BRANCHING STRUCTURE.
FRAXINUS VELUTINA 'RO GRANDE'	FAN-TEX ASH		4	24" BOX	TALL, UPRIGHT, WELL DEVELOPED BRANCHING STRUCTURE.
PROSOPIS ALBA 'PHOENIX'	THORNLESS HYBRID MESQUITE		9	15" BOX	TALL, UPRIGHT, MULTI-TRUNK, SUPPLIER: MEX. STATES
SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL		2	24" BOX	SINGLE TRUNK, LOU BRANCHING
CHITALPA TAKENTENSIS 'PAK DAIN'	PINK DAWN CHITALPA		10	24" BOX	SINGLE TRUNK, LOU BRANCHING
CERCIDIPHYLLUM FLORIDUM	BLUE PALO VERDE		2	60" BOX	RESCUED, MULTI-TRUNK, SUPPLIER: DESERTO VERDE
CAESALPINIA FULCHERRIMA	BIRD OF PARADISE		64	5 GAL.	RANDOM SPACED, 6' OC, 3' FROM HARDCAPE
LEUCOPHYLLUM PRATENSE 'GREEN CLOUD'	GREEN CLOUD TEXAS RANGER		43	5 GAL.	SPACE 6' OC, 3' FROM HARDCAPE
LEUCOPHYLLUM ZYGOPHYLLUM	BLUE RANGER		35	5 GAL.	SPACE 3' OC, 2' FROM HARDCAPE
LEUCOPHYLLUM LAHAGNA 'RO BRAVO'	RO BRAVO TEXAS RANGER		25	5 GAL.	SPACE 3' OC, 2' FROM HARDCAPE
RUELLIA PENINSULARIS	BAJA RUELLIA		109	5 GAL.	SPACE 4' OC, 3' FROM HARDCAPE
NERIUM OLEANDER 'PETITE PINK'	PETITE PINK DWARF OLEANDER		106	5 GAL.	RANDOM SPACED IN CLUSTERS AS SHOWN
CONVOLVULUS CNEORUM	BUSH MORNING GLORY		35	5 GAL.	SPACE 3' OC, 3' FROM HARDCAPE
LANTANA 'NEU GOLD'	NEU GOLD LANTANA		13	1 GAL.	SPACE 3' OC, 3' FROM HARDCAPE
LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA		129	1 GAL.	SPACE 3' OC, 3' FROM HARDCAPE
AGAVE WEBERI	SMOOTH LEAF AGAVE		2	5 GAL.	FULL AND BUSHY
HESPERALACE PARVIFLORA	RED YUCCA		168	5 GAL.	FULL AND BUSHY
DASYLIRION WHEELERI	DESERT SPOON		11	5 GAL.	FULL AND BUSHY
SURFACE SELECT GRANITE BOULDERS	GRANITE BOULDERS		2	2'X2'X2' THRU 4'X4'X4'	
D.G.	DECOMPOSED GRANITE	MATCH EXISTING	50,000 SF	3/4" SCREENED	SEE NOTE, THIS SHEET
TURF	MIDIRON SOD	BERMUDA SOD	8,500 SF.	SOD	OVERSEDED WITH PERENNIAL RYE
NOT SHOWN	'PLAY SAFE' WOOD MULCH	NO COMMON NAME	150 SF.	N/A	

\* PLANT QUANTITIES ARE FOR REFERENCE ONLY, EXACT QUANTITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

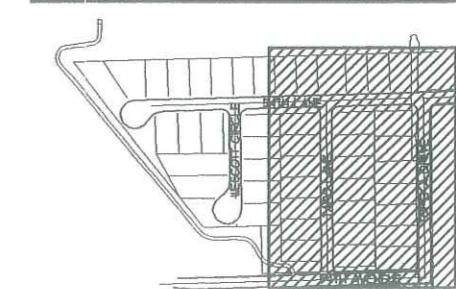
\* QUANTITIES SHOWN ARE FOR SHEET L-3 AND L-4 COMBINED.

#### NOTE:

SEE CIVIL PLAN FOR ALL EXISTING AND PROPOSED UTILITY LOCATIONS. FIELD VERIFY EXACT LOCATIONS TO AVOID ANY CONFLICTS DURING CONSTRUCTION.

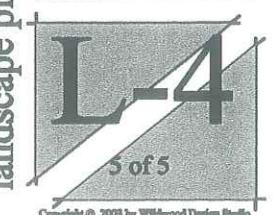
FOR CONSTRUCTION OF ANY RIP RAP SCUPPERS, SEE CIVIL PLANS. ALL RIVER ROCK OR SIMILAR SIZED LANDSCAPE STONE MATERIAL TO BE IMBEDDED 2/3 INTO CONCRETE SUBSTRATE IN ACCORDANCE WITH CITY REQUIREMENTS.

#### Key Map



**Carmel Estates**  
19268 N. 54th Drive  
Glendale, Arizona

landscape plan



Copyright © 2003 by Wildwood Design Studio



Wildwood Design Studio  
Landscape Architects  
15207 Steagon Drive  
Fountain Hills, AZ 85268  
Phone (480) 620-3304  
Fax (480) 620-5104  
E-Mail: wildwooddesign@cox.net

## CARMEL ESTATES

### DEVELOPMENT STANDARDS

	DISTRCIT STANDARDS	PROPOSED STANDARDS
Minimum Net Lot Area	6,000 sf	<b>6820 sf</b>
Minimum Lot Width	60'	<b>62'</b>
Minimum Lot Depth	100'	<b>110'</b>
Minimum Front Setback	20' to 23' <sup>1</sup>	20' to 23' <sup>1</sup>
Minimum Rear Setback	20'	20'
Minimum Side Setback	5' & 10' <sup>2</sup>	5' & 10' <sup>2</sup>
Minimum distance between buildings on adjacent lots	15'	15'
Minimum Street Side Yard Setback	10'	10'
Maximum Structure Height	30'	30'
Maximum % Lot Coverage	40%	40%

1-- Minimum 3' stagger on adjacent lots.

2-- Minimum 10 feet separation between buildings on adjacent lots. Bay windows and entertainment center may project 2' into the "ten-foot" side yard setback.

## **CARMEL ESTATES**

### **HOUSE PRODUCT DESIGN CRITERIA**

The proposed homes are one and two story plans which will exhibit a high level of quality and will be compatible with the adjacent Carmel Cove residential development. The architecture will follow the proposed guidelines below:

#### **General Architectural Guidelines**

The guidelines outlined in this section are intended to promote the overall design quality of the residential development at Carmel Estates. Aspects of scale, proportion, and detail should be considered from the beginning of the design process. All new designs shall be reviewed by the Design Review Committee to ensure consistency with these guidelines.

#### **Massing**

Residences shall be limited to two (2) stories in height. Building heights shall be restricted by the applicable maximum height limits established by the City of Glendale. The massing of each house should create a visually attractive exterior that is composed of multiple volumes appropriate to the selected style. At least two distinct masses must be visible from each building elevation. The exterior design of residences located in Carmel Estates should include key elements of design, including balance, depth, repetition, and contrast. Single-story elements shall be provided where possible at the perimeter of the residence with two-story elements set back toward the center of the house.

#### **Garages**

The impact of garages on the overall streetscape should be minimized by creating varied garage setbacks. Where garages are adjacent to each other at the street elevation, a 3' minimum difference in setbacks is recommended. Garage and living masses should be staggered on the front elevation to emphasize the placement of living space forward. Porte cochères, side-loaded garages, and tandem garages are among the innovative design solutions that should be considered to achieve a more animated streetscape. These features should help mitigate the adverse effect of the automobile on the appearance of neighborhoods.

#### **Porches, Decks, and Balconies**

Front porches, rear decks, and balconies are prominent elements of architectural composition that also provide a functional outdoor living area protected from extreme sun or rain. All porches, decks, and balconies shall be designed to complement the architectural style of the house. Porches that provide variety to

the exterior appearance of the house are encouraged. Uncovered balconies may extend 5' into the rear yard setback.

#### **Roofs**

Roofs with slopes of 3:12 minimum and 12:12 maximum shall be of clay or concrete tile or slate and must be either flat or "S" shaped. Roof materials, slope, and overhangs shall correspond to the style selected for the house. Primary roof forms include gables and hips although flat roofs are permitted if appropriate to the selected architectural style. Variation of roof lines, overhangs, and materials between houses adds visual interest to the street elevation.

#### **Color**

Exterior building colors shall be rich, warm desert hues with accents of complementary tones that enhance the individual architectural style of the residence. No blue or cool stucco colors are permitted. In general, colors for roofing should be darker in color and hue than the building's exterior walls.

#### **Materials**

Materials for exterior building walls shall match the architectural style selected for the house. Materials must be consistent with the scale and location of the building. Where more than one building material is proposed for the exterior walls, careful consideration should be given to the successful integration of differing material types and the individual character of the house. Large expanses of wall surfaces shall be animated by varied materials, detail projections or window elements. Changes in wall material shall not occur at outside corners of the house.

#### **Doors and Windows**

Door and window openings within exterior wall surfaces should be treated with special consideration to the visual appearance of the house. The use of architectural pop-outs, trim surrounds on all sides, recessed windows into thickened walls, bay windows, and curved walls of glass block or glass are encouraged to engage the architectural style of the house. Windows may be either divided light, plain glass, or glass block. Frames should be white, bronze, or earth-tone colors. Mill finish frames are prohibited. Glazing may be either clear or tinted in a color appropriate to the style. Reflective glass is not permitted. Metal, vinyl, or wood clad windows are permitted. Window shapes shall be appropriate to the architectural style.

#### **Chimneys**

The design and material finish of chimneys should complement the design character of the house. Flue covers are required.

#### **Lighting**

All exterior lighting shall be integrated into the architecture of the house. Spotlights and floodlights are prohibited except those activated by a motion detector. Wall, fence, and building mounted light fixtures are to be screened at

their source. Subtle, low level lighting of facades and front yard landscaping is encouraged. The lighting of address plaques is required.

### **Site Walls**

Site walls and fences shall be consistent in color and material to the architectural style selected for the house. Long expanses of site walls must be interrupted by the use of freeform curves, offsets, piers, or material changes. Walls should also be visually softened by planted landscape appropriate to the landscape guidelines provided.

### **Utilities and Equipment**

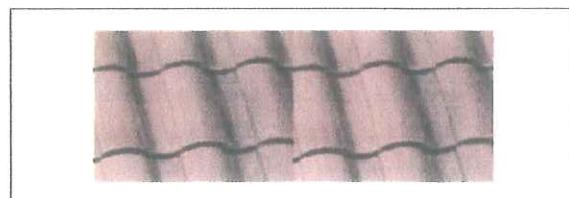
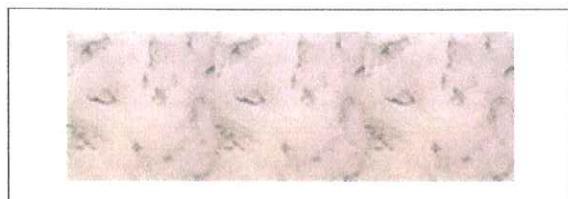
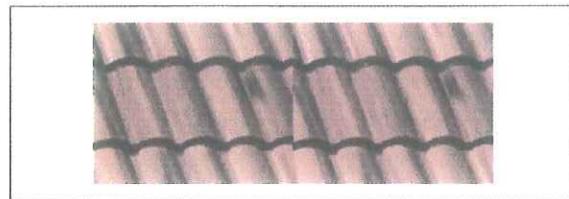
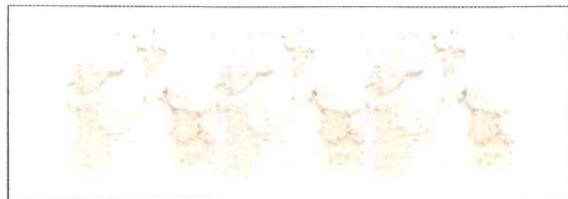
Utility and gas meters shall be screened from view to the greatest extent possible. All air conditioning/heating equipment, soft water tanks, pool and spa equipment, and irrigation timers shall be ground mounted and screened to provide a continuous architectural façade to the street elevation. Equipment must meet utility company standards for access.

### **Styles**

The architectural styles selected for the Carmel Estates residential community shall reflect the diverse regional and cultural influences of the southwest. Production home designs should be composed of an authentic architectural vocabulary that enhances the character of the streetscape. Styles that provide a visual reference to distinctive southwestern housing types will help create a neighborhood of consistent quality and design excellence. These styles include, but are not limited to Spanish Colonial, Spanish Mission, Ranch Hacienda, Tuscan, and/or Desert Prairie.

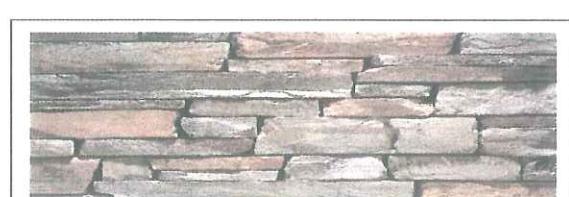
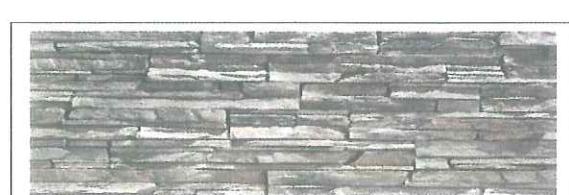
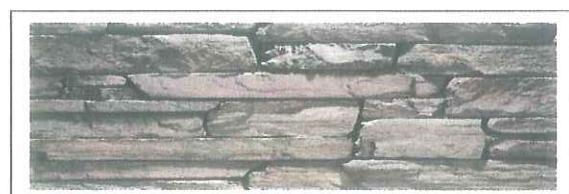
## CARMEL ESTATES

### HOUSE PRODUCT COLOR PALETTE



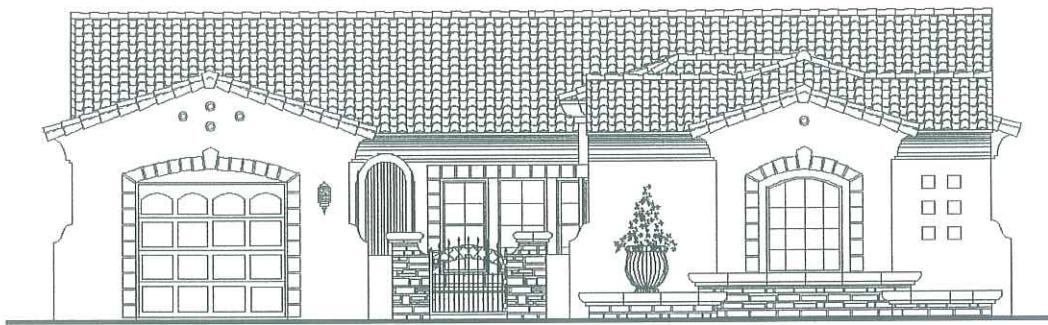
STUCCO BASE

TILE ROOFS

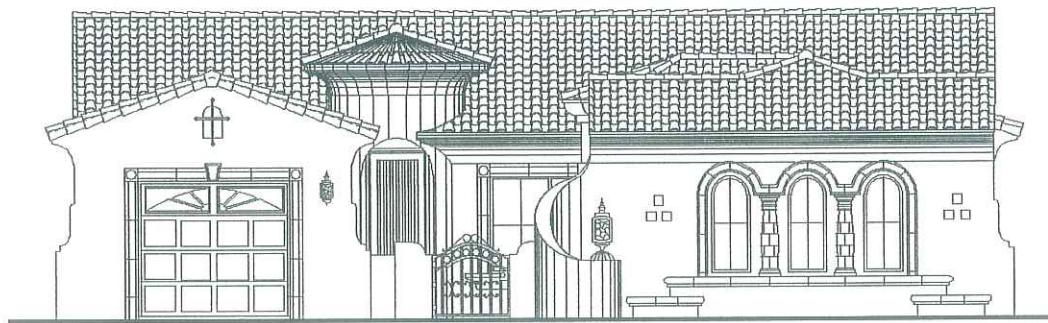


TRIM

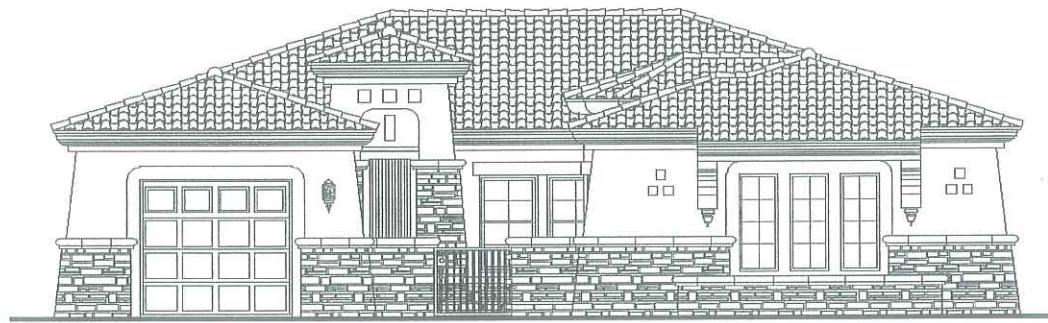
ACCENT



PLAN 1653 - ELEVATION "A"  
8-9-04



PLAN 1653 - ELEVATION "B"  
8-9-04



PLAN 1653 - ELEVATION "C"  
8-9-04



PLAN 1653 - ELEVATION "D"



**PLAN 2607 AT ELEVATION "A"**

SCALE : 10'0" x 5'-0"



**PLAN 2607 AT ELEVATION "B"**

SCALE : 10'0" x 5'-0"

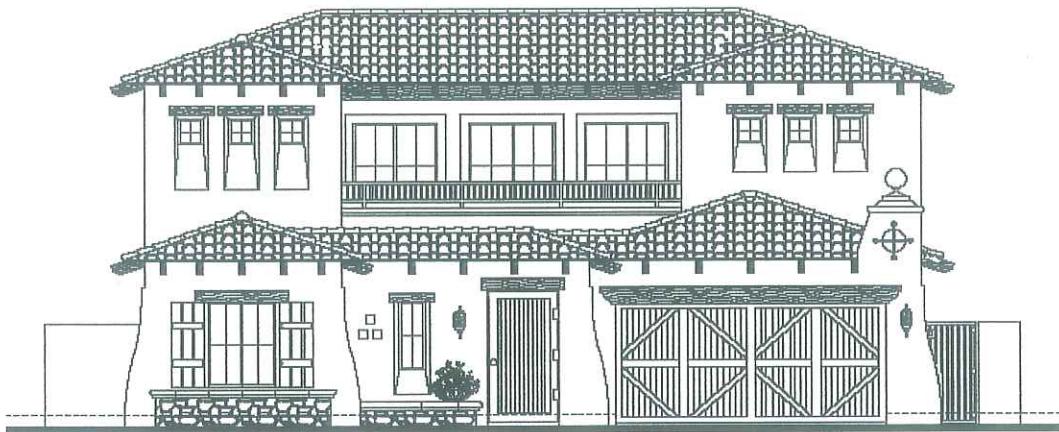


**PLAN 2607 AT ELEVATION "C"**

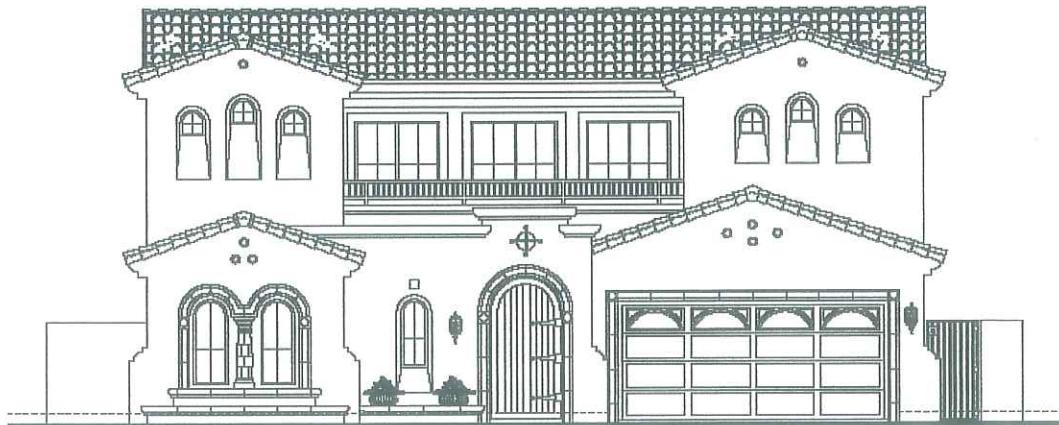
SCALE : 10'0" x 5'-0"



PLAN 2607 - ELEVATION "D"



**PLAN 2332 - FRONT ELEVATION 'A'**



**FRONT ELEVATION 'B'**



**FRONT ELEVATION 'C'**

