

CARMEL ESTATES

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

SWC 54th Avenue and Topeka Drive
19268 North 54th Drive
Glendale, Arizona
ZON05-01

Submitted
August 2005

DEVELOPER

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7025 w Pontiac Drive
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RECEIVED

AUG 15 2005

Glendale Planning Dept.

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APPROVED
by CC 1/10/06

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VICINITY MAP



GENERAL PLAN LAND USE MAP

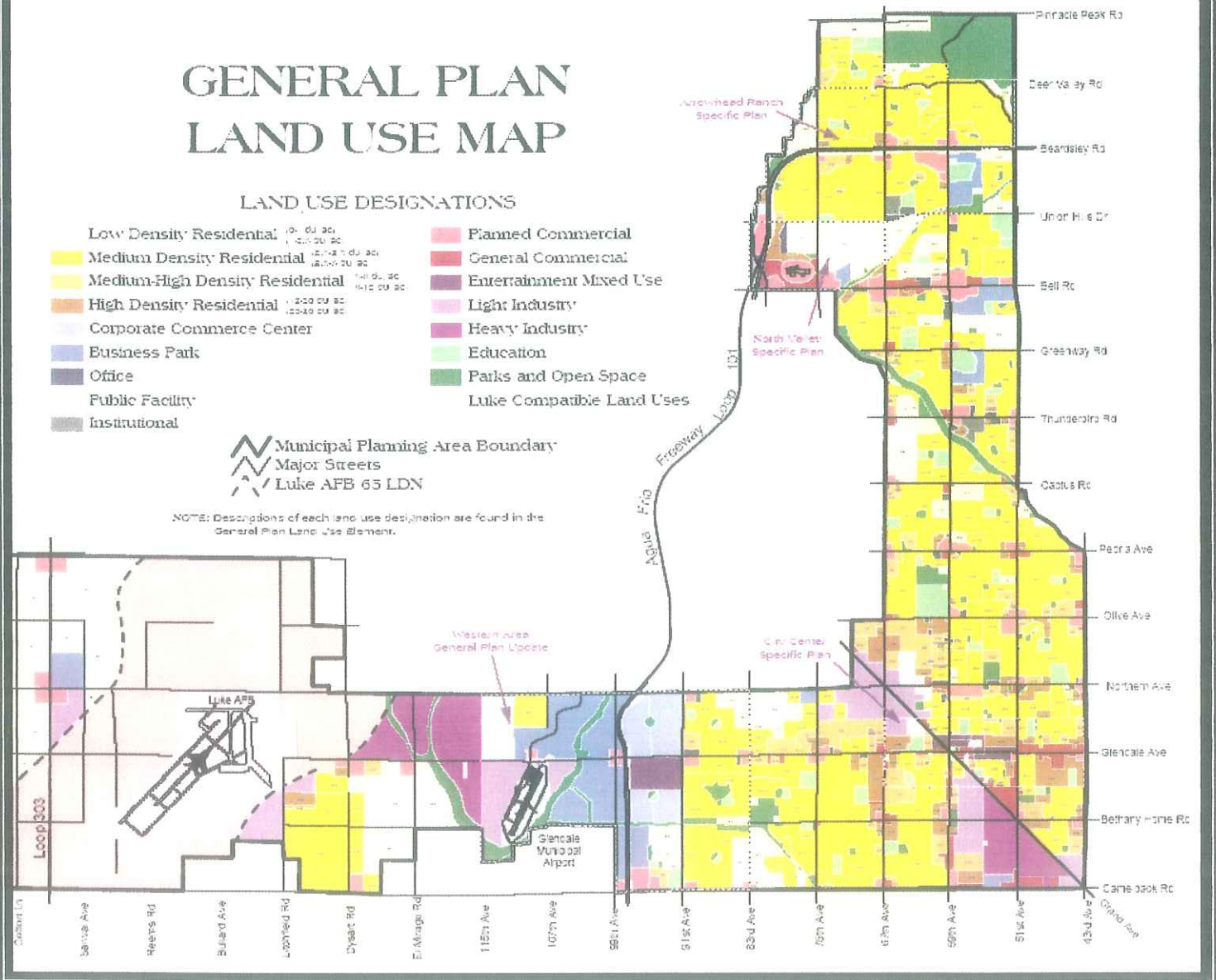
GENERAL PLAN LAND USE MAP

LAND USE DESIGNATIONS

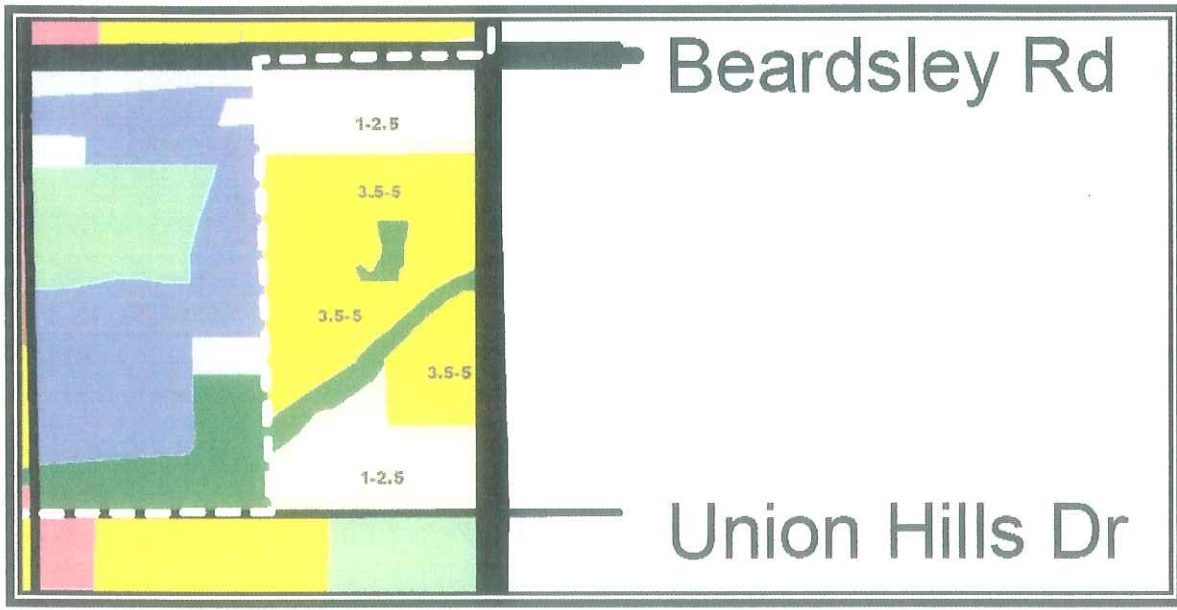
- | | |
|---|-------------------------------|
| Low Density Residential (R-1, R-2, R-3) | Planned Commercial (C-1, C-2) |
| Medium Density Residential (R-4, R-5, R-6) | General Commercial (C-3, C-4) |
| Medium-High Density Residential (R-7, R-8, R-9) | Entertainment Mixed Use (C-5) |
| High Density Residential (R-10, R-11, R-12) | Light Industry (I-1, I-2) |
| Corporate Commerce Center (C-6) | Heavy Industry (I-3) |
| Business Park (B-1) | Education (E-1) |
| Office (O-1) | Parks and Open Space (P-1) |
| Public Facility (F-1) | Luke Compatible Land Uses |
| Institutional (I-4) | |

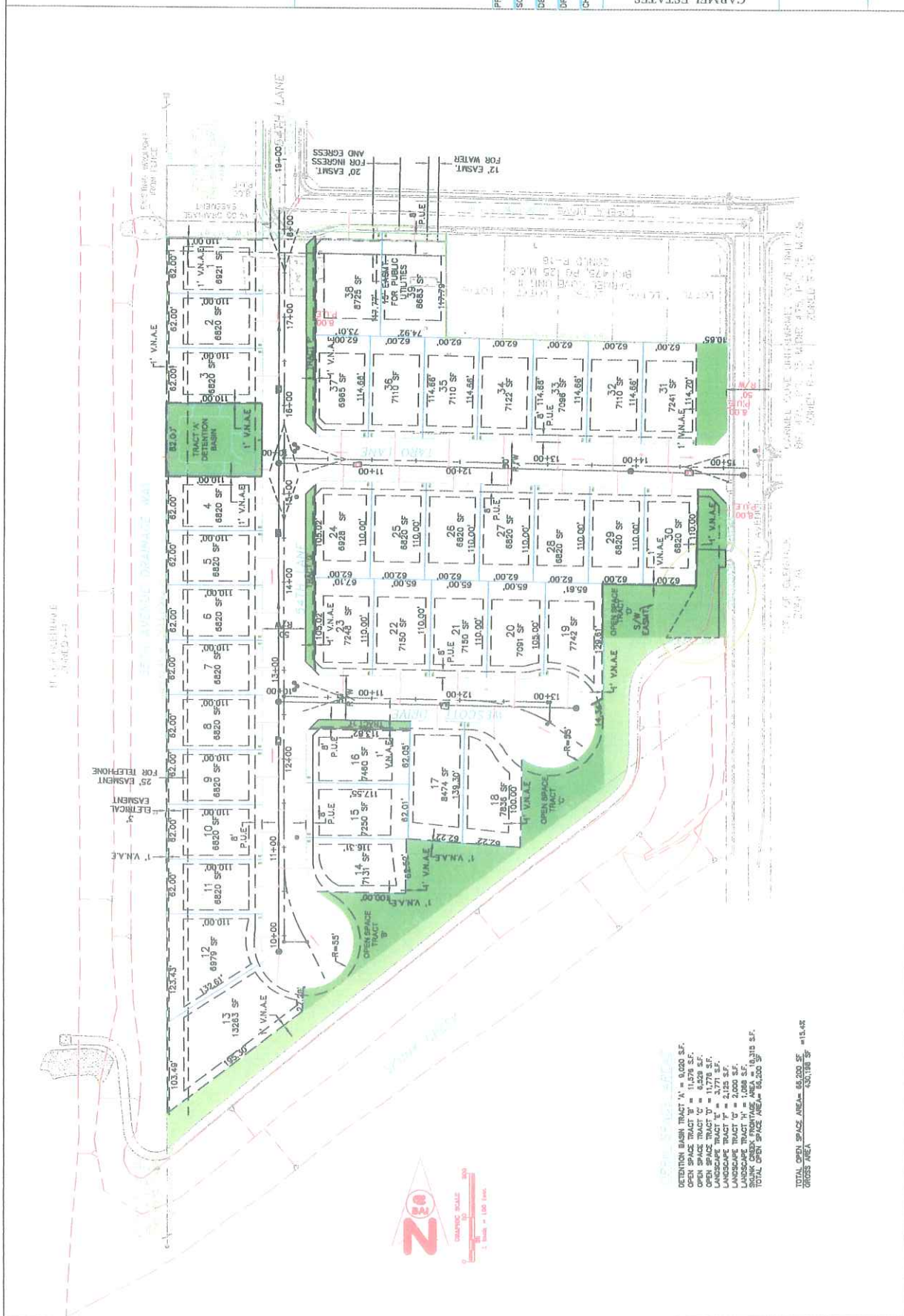
-  Municipal Planning Area Boundary
 Major Streets
 Luke AFB 65 LDN

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 54th 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 a 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 54th 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 existing 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 54th 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 to the Town, as well as the maintenance responsibility of the concrete multi-use trail.

Grading and Drainage Concept

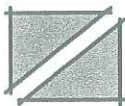
The site slopes gently to the southwest at a rate of approximately 0.5%, exhibiting shallow sales with sheet flow characteristics. Runoff generated from the onsite is conveyed as sheet flow across the property, eventually draining into the Skunk Creek Wash. There are no offsite flows that currently enter 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 54th 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 55th 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.



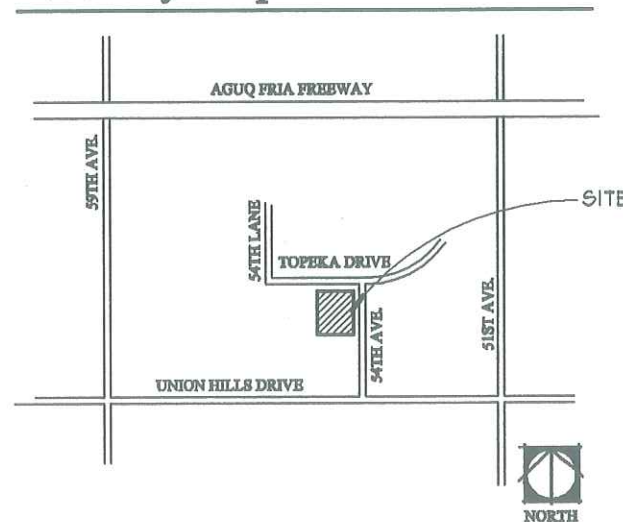
Carmel Estates

19268 N. 54th Drive

Glendale, Arizona

PRELIMINARY LANDSCAPE IMPROVEMENTS

Vicinity Map



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. @ \$0.04/SF. = \$152.00
PERMIT BASE FEE 1 @ \$363.76 = \$363.76
TOTAL = \$515.76

APPROVED BY:

CITY OF GLENDALE - LANDSCAPE ARCHITECT

DATE

PROJECT MAINTENANCE: ☒ OWNER ☐ CITY

Project Information

DEVELOPER

Union Hills 54, LLC.

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(602) 548-5544

LANDSCAPE ARCHITECT

Wildwood Design Studio
15207 Singhorn Drive
Fountain Hills, Arizona 85268

Contact: Richard Schubert
(480) 620-3300



General Construction Notes:

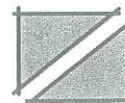
- NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH ALL WORK ELEMENTS SHOWN ON THE ENCLOSED PLANS.
- VERIFY CRITICAL DIMENSIONS, REFERENCE POINT LOCATIONS, AND CONSTRUCTION CONDITIONS PRIOR TO INITIATING WORK. NOTIFY OWNER'S REPRESENTATIVE SHOULD CONFLICTS ARISE.
- ANY SIDEWALK OR HARDSCAPE 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 LAWS 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 HARDSCAPE TO BE RE-INSPECTED DURING FINAL WALK THROUGH. ANY DAMAGED AREAS TO BE REPAIRED AT CONTRACTOR'S EXPENSE.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE QUANTITIES AND MATERIALS REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH SYMBOLS SHOWN ON PLANS. QUANTITIES INDICATED ARE FOR REFERENCE ONLY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING GRADES AS ESTABLISHED BY THE PROJECT ENGINEER. RUNOFF AND DRAINAGE FLOWS SHALL NOT BE ALTERED OR IMPEDED.
- THE CONTRACTOR WILL FURNISH ALL LABOR, TOOLS, EQUIPMENT, MATERIALS, EMPLOYEE, AND SUBCONTRACTOR SUPERVISION FOR ITS PORTION OF THE PROJECT TO IMPLEMENT PLANS AND SPECIFICATIONS.
- THE CONTRACTOR ASSUMES ALL RISKS IN THE PERFORMANCE OF THE WORK AND RESPONSIBILITY FOR LOSS AND EXPENSE RESULTING FROM ON-SITE INJURY.
- THE CONTRACTOR IS RESPONSIBLE FOR SUPERVISION, SAFETY, ADMINISTRATION SCHEDULING, COORDINATION AND MANAGEMENT OF SUBCONTRACTORS.
- THE CONTRACTOR SHALL PROTECT ALL PERSONS NEAR OR ON THE PREMISES FROM UNREASONABLE RISK OF INJURY. PROVIDE WARNING SIGNS, LIGHTS, BARRICADES, RAILINGS, FLAGMEN OR OTHER NECESSARY SAFEGUARD.
- WILDWOOD DESIGN SHALL NOT BE DEEMED SUPERVISION OR CONTROL OF CONSTRUCTION BY CONTRACTOR OR SUBCONTRACTORS.
- ALL CONTRACTS SHALL BE WRITTEN DIRECTLY BETWEEN CONTRACTOR AND OWNER'S REPRESENTATIVE. SPECIFIC TERMS OF WORK SHALL BE NEGOTIATED DIRECTLY BETWEEN PARTIES. WILDWOOD DESIGN SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES IN CONTRACT, PAYMENT AMOUNTS, SCHEDULE OR QUALITY OF WORKMANSHIP.
- WILDWOOD DESIGN HAS NOT AGREED TO REVIEW SHOP DRAWINGS, PRODUCT DATA AND SAMPLES SUBMITTED BY THE CONTRACTOR FOR THE SOLE PURPOSE OF COMPLIANCE WITH THE DESIGN CONCEPT AND WITH INFORMATION GIVEN IN THE CONTRACT DOCUMENTS. WILDWOOD DESIGN SHALL BE ENTITLED TO ADDITIONAL COMPENSATION IF THE OWNER OR CONTRACTOR REQUESTS DESIGN MODIFICATIONS. WILDWOOD DESIGN ASSUMES NO LIABILITY FOR CHANGES THAT HAVE NOT BEEN REVIEWED AND AUTHORIZED IN WRITING.
- WHERE TWO OR MORE REQUIREMENTS CREATE OVERLAPPING CONDITIONS, CONFLICTING MINIMUMS OR LEVELS OF QUALITY, THE MORE STRINGENT REQUIREMENTS OR THE HIGHER QUALITY LEVEL IS INTENDED, AND WILL BE ENFORCED. CONFLICTING REQUIREMENTS SHALL BE REFERRED TO THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE WHOSE INTERPRETATION WILL BE FINAL.

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.

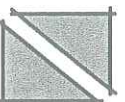
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REVISION DATE:	
REVISION DATE:	
JOB NUMBER:	0422
SHEET:	CVR

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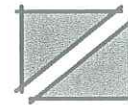
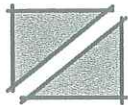


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General Play Equipment Notes:

1. ALL PRODUCTS IDENTIFIED ON THE PLAN CONFORM TO THE C.P.S.C. GUIDE LINES FOR DESIGN AND MANUFACTURE OF PUBLIC PLAY GROUND EQUIPMENT.
2. THIS PLAY STRUCTURE IS DESIGNED FOR AGES 5-12 YEARS.
3. INSTALLATION SHALL CONFORM TO ALL MANUFACTURERS AND CITY SPECIFICATIONS.
4. ALL FOOTING AND FOUNDATIONS (AS SPEC'D BY SUPPLIER) SHALL BE INSTALLED AT SUB GRADE, BELOW PLAY SOFT WOOD MULCH OR EQUAL. SEE MANUFACTURER'S REQUIREMENTS FOR COMPACTION DEPTH REQUIRED.
5. DASHED AREA INDICATES SAFETY CLEARANCE REQUIRED AROUND PERIMETER OF EQUIPMENT. INSTALLATION SHALL MAINTAIN OR EXCEED ALL FALL AND ENCROACHMENT ZONES ESTABLISHED BY MANUFACTURER.
6. PROVIDE FINAL SHOP DRAWINGS WITH CRITICAL DESIGN DIMENSIONS FOR VERIFICATION PRIOR TO INSTALLATION.

General Wall Notes:

1. REFERENCE GRADING AND DRAINAGE PLANS PREPARED BY BROADBENT FOR ALL PROPOSED GRADING CONSIDERATIONS, LOT LAYOUT AND DRAINAGE REQUIREMENTS THROUGH WALL AND SITE CONDITIONS.
2. REFER TO ENGINEERING PLANS FOR RETAINING WALL CONSIDERATIONS AND CONDITIONS BEYOND STANDARD 6'-0" WALL ENCLOSURES (SOLID AND VIEW).
3. ALL WALLS SHALL BE CENTERED ON PROPERTY LINES UNLESS OTHERWISE NOTED.
4. WALLS MAY BE MODIFIED TO SLOPE WITH GRADE 3% OR LESS TO MINIMIZE STEPS IN TOP OF WALL.
5. FIELD VERIFY ALL WALL LAYOUTS AND SIDEYARD WALL LENGTHS WITH A REPRESENTATIVE OF HOME BUILDER PRIOR TO BEGINNING WORK, FOR ANY NECESSARY ADJUSTMENTS.
6. WALL CONSTRUCTION ASSUMES ALL SUBGRADES ARE UNDISTURBED OR 99% COMPACTION.
7. ALL WALLS SHALL TERMINATE WITH 12" X 16" END COLUMN.
8. WALL CONSTRUCTION SHALL NOT DISTURB EXISTING PLANT MATERIAL BEYOND LIMITS OF CONSTRUCTION.
9. SETBACK DIMENSIONS NOTED FOR SIDEYARD WALLS ARE FROM PROPERTY LINE.
10. ALL REARYARD ENCLOSURES SHALL SATISFY COUNTY POOL BARRIER REQUIREMENTS. FIELD VERIFY AND ADJUST AS REQUIRED.

PAIN COLOES:

VERIFY COLOR FOR ALL MASONRY WITH OWNER AND ARCHITECT FOR COORDINATION.

STUCCO:

ALL STUCCO TO BE ROUGH 'RIVER SAND' STUCCO FINISH (2 COATS), PRIME AND PAINT (2 COATS).

TUBULAR STEEL COLOES:

ALL METAL (TUBULAR STEEL) TO BE PAINTED DUNN-EDWARDS BLACK (SEM GLOSS)

SYNTHETIC STONE:

ALL SYNTHETIC STONE VENEER TO BE CULTURED STONE CHARDONNAY SOUTHERN LEDGESTONE (CSV-2054) (1-800-255-1121).

Limit of Construction

CONCRETE HEADER AT LOT LINE (TYP.)

PROPOSED LOCATION OF MAILBOX KIOSK
VERIFY FINAL LOCATION WITH OWNER AND
USPS REPRESENTATIVE.

POCKET PARK
BENCH (TYP. OF 2)
24" HIGH SEATWALL
4' WIDE NATURAL GRAY
CONCRETE SIDEWALK

EXISTING RETAINING WALL BEYOND THEME
WALL SECTION. REFER TO CIVIL PLANS FOR
COORDINATION.

DECORATIVE PAVING WITH 18" RIBBON CURB BANDING
FLUSH WITH FINISH SURFACE. REFER TO CIVIL PLANS
FOR CONSTRUCTION AND MATERIALS.

Wall Legend:

- PERIMETER THEME VIEW FENCE
(SEE DETAIL)
- 12" X 16" THICKENED ENDWALL
(SEE DETAIL)
- PERIMETER THEME WALL WITH
DECORATIVE COLUMN (SEE DETAIL)
- EXISTING FENCE BLOCK WALL
(PROTECT IN PLACE)
- LOT DRAINAGE
- 24" HIGH SEATWALL WITH 20" SQ.
COLUMN (SEE DETAIL)

Notes:

ALL SIDEWALKS TO BE STAKED IN FIELD BY CONTRACTOR OWNER TO REVIEW AND ADJUST TO ACCOMMODATE ACTUAL CONDITIONS OR ENHANCE DESIGN INTENT. MINOR ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO OWNER.

REFER TO CIVIL PLANS FOR ALL RETAINING WALL AND SIDEWALK LOCATIONS. VERIFY EXACT LOCATIONS IN FIELD. REVIEW INTERFACE OF ALL ADJACENT EXISTING IMPROVEMENTS FOR SMOOTH TRANSITION (I.E. CURB AND RETAINING WALLS) ANY CONFLICTS TO BE REVIEWED AND MODIFIED WITH THE OWNER'S APPROVAL.

ALL SPOT ELEVATIONS AND CONTOURS SHOWN ARE FOR REFERENCE ONLY. FIELD VERIFY ALL EXISTING CONDITIONS AND COORDINATE FINAL ELEVATIONS AND FINISH GRADES WITH GRADES SHOWN ON CIVIL GRADING AND DRAINAGE PLAN. CONTRACTOR IS TO NOTIFY OWNER IF ANY DISCREPANCIES, CONTRADICTIONS OR AMBIGUITIES OCCURS.

CONTRACTOR IS RESPONSIBLE TO STAKE ALL WALL LOCATIONS PRIOR TO CONSTRUCTION FOR REVIEW TO AVOID ANY CONFLICTS.

FIELD VERIFY ALL WALL CONDITIONS PRIOR TO CONSTRUCTION AND MODIFY AS NECESSARY TO ACTUAL REQUIREMENTS. CONTACT OWNERS REPRESENTATIVE OF ALL DISCREPANCIES THAT REQUIRE FIELD REVIEW AND CONSIDERATIONS PRIOR TO START OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR REMEDY TO SATISFY DESIGN INTENT, WHEN NOT ADDRESSED IN ADVANCE.

COORDINATE ALL WATER, SEWER, GAS AND ELECTRIC SERVICE LOCATIONS WITH OWNERS REPRESENTATIVE PRIOR TO BEGINNING WORK.

PROVIDE DRAINAGE FROM POCKET PARK TO OPEN SPACE AS SPECIFIED ON CIVIL PLAN PREPARED BY BROADBENT & ASSOC. INSTALL DECO BLOCK TO DRAIN THROUGH LOW POINT OF LOT.

SIGHT VISIBILITY LINE (TYP.)
(STD. DETAIL G-441, CITY OF GLENDALE)

ENTRY MONUMENT SIGN WALL
(SEE DETAIL)

DECORATIVE WALL COLUMN (TYP.) CENTERED
ON WALL SECTION (SEE DETAIL)

0 25 50 100 150
Scale: 1" = 50'-0"

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Carmel Estates

19268 N. 54th Drive
Glendale, Arizona

site and wall layout plan

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PROJECT NUMBER: 0432

DATE: 07-20-05

REVISIONS:

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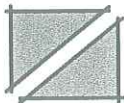
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Carmel Estates
19268 N. 54th Drive
Glendale, Arizona

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PROJECT NUMBER: 0422
DATE: 07-20-05
REVISIONS:
REVISIONS:

landscape plan
L-3
4 of 5
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Master Legend

Sym.	Botanical Name	Common Name	Qty.*	Size	Comments
	EXISTING TREE	EXISTING	25	VARIES	PROTECT IN PLACE
	ULMUS PARVIFOLIA 'DRAKE'	DRAKE EVERGREEN ELM	21	24" BOX	TALL, UPRIGHT, WELL DEVELOPED BRANCHING STRUCTURE
	FRAXINUS VELUTINA 'RIO GRANDE'	FAN-TEX ASH	4	24" BOX	TALL, UPRIGHT, WELL DEVELOPED BRANCHING STRUCTURE
	PROSOPIS ALBA 'PHOENIX'	THORNLESS HYBRID MESQUITE	9	5" BOX	TALL, UPRIGHT, MULTI-TRUNK, SUFFLER HYL STATES
	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	2	24" BOX	SINGLE TRUNK, LOW BRANCHING
	CHITALPA TASHKENTENSIS 'PINK DAWN'	PINK DAWN CHITALPA	10	24" BOX	SINGLE TRUNK, LOW BRANCHING
	CERCIDIUM FLORIDUM	BLUE PALO VERDE	2	60" BOX	SALVAGED, MULTI-TRUNK SUFFLER DESERTO VERDE
	CAESALPINIA PULCHERRIMA	BIRD OF PARADISE	64	5 GAL.	RANDOM SPACED, 6" OC, 3' FROM HARDSCAPE
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN CLOUD TEXAS RANGER	43	5 GAL.	SPACE 6" OC, 3' FROM HARDSCAPE
	LEUCOPHYLLUM ZYGOPHYLLUM	BLUE RANGER	35	5 GAL.	SPACE 3' OC, 2' FROM HARDSCAPE
	LEUCOPHYLLUM LAURIFOLIUM 'RIO BRAVO'	RIO BRAVO TEXAS RANGER	275	5 GAL.	SPACE 3' OC, 4' FROM HARDSCAPE
	RUELLIA PENINSULARIS	BAJA RUELLIA	120	5 GAL.	SPACE 4' OC, 3' FROM HARDSCAPE
	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.	RANDOM SPACED IN CLUSTERS AS SHOWN
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	113	1 GAL.	SPACE 3' OC, 3' FROM HARDSCAPE
	LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	125	1 GAL.	SPACE 3' OC, 3' FROM HARDSCAPE
	AGAVE UEBERI	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	7X2'X2' THRU 4'X4'X4'	
	DECOMPOSED GRANITE	MATCH EXISTING	50,000 SF	3/4" SCREENED	SEE NOTE, THIS SHEET
	MIDIRON SOD	BERMUDA SOD	8,500 SF	SOD	OVERSEEDDED WITH PERENNIAL RYE
	PLAY SAFE WOOD MULCH	NO COMMON NAME	1250 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.

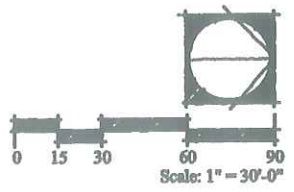
Granite Note:

INSTALL A 2" LAYER OF DECOMPOSED GRANITE (COORDINATE COLOR WITH EXISTING ADJACENT TO SITE) CONTINUOUS IN ALL PLANTERS UNDER ALL TREES AND SHRUBS. BEFORE PLACING GRANITE, COMPACT SUB-GRADE TO 85% AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL. AFTER PLACING GRANITE, RAKE SMOOTH, SET 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.

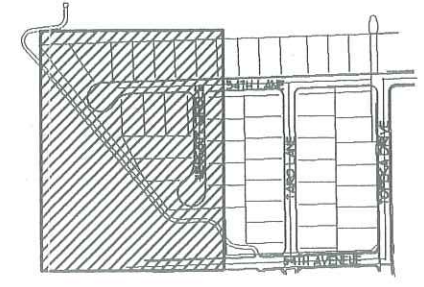
Landscape Notes:

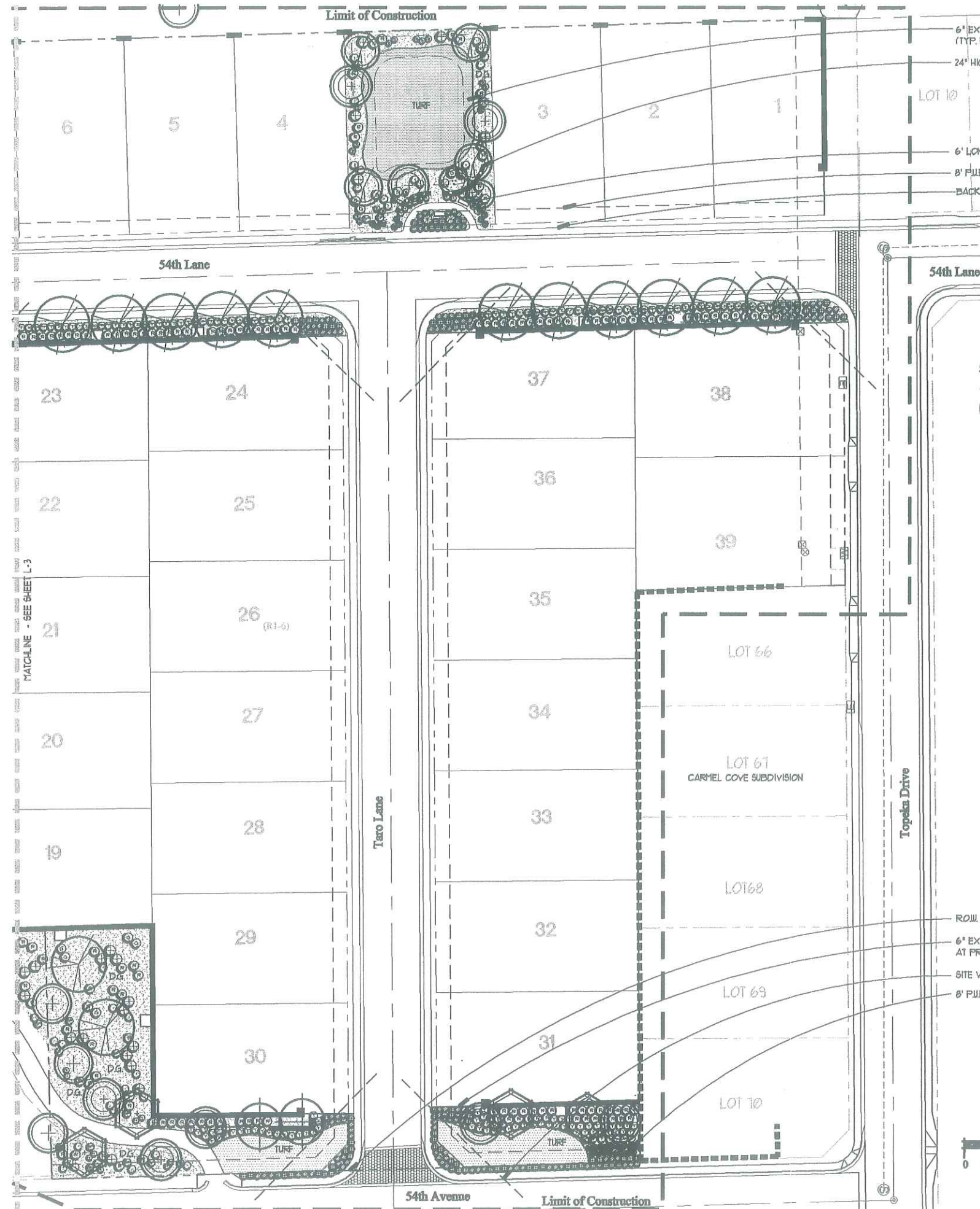
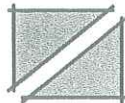
- LANDSCAPE AREAS ARE DEFINED AS ALL NON-PAVED AREAS DISTURBED BY CONSTRUCTION. SLIGHT VARIATIONS MAY EXIST BETWEEN ON-SITE CONDITIONS AND DRAWINGS. CONTRACTOR SHALL ADJUST PLANTING LAYOUT AS REQUIRED TO MAINTAIN PLANT QUANTITIES AND DESIGN INTENT.
- THE OWNER'S REPRESENTATIVE IS TO APPROVE ANY AND ALL 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 ROOTBALL, SEE TREE STAKING DETAIL. TREES SHALL BE A MINIMUM OF 2' FROM CURB OR SIDEWALK, SHRUBS SHALL BE 10" OR MORE AWAY FROM CURBS OR SIDEWALKS. REFER TO PLANS AND MAINTAIN SHRUB MASSING AS SHOWN AWAY FROM HARDSCAPE.
- 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" PILE
- BACK OF SIDEWALK
- 6" EXTRUDED CONCRETE HEADER AT PROPERTY LINE (TYP.)
- 6" EXTRUDED CONCRETE HEADER (TYP. FOR ALL TURF AREAS)
- 10" DEEP CONCRETE HEADER
- 'PLAY SAFE' WOOD MULCH (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





6" EXTRUDED CONCRETE HEADER
(TYP. FOR ALL TURF AREAS)

24" HIGH SEATWALL

6' LONG BENCH (TYP. OF 2)

8' PILE

BACK OF SIDEWALK

Granite Note:

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Master Legend

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	AGAVE WEBERI	SMOOTH LEAF AGAVE	2	5 GAL.	FULL AND BUSHY
	HESPERALOE PARVIFLORA	RED YUCCA	16-8	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'	
	DECOMPOSED GRANITE	MATCH EXISTING	55,000 SF	3/4" SCREENED	SEE NOTE, THIS SHEET
	MIDIRON SOD	BERMUDA SOD	8,250 SF	SOD	OVERSEEDDED WITH PERENNIAL RYE
	'PLAY SAFE' WOOD MULCH	NO COMMON NAME	1250 SF	N/A	

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

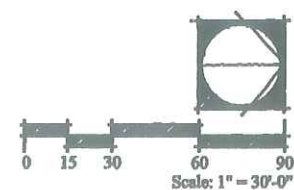
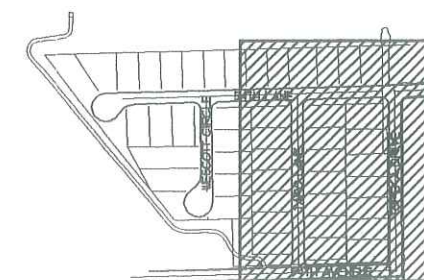
* QUANTITIES SHOWN ARE FOR SHEET L-3 AND L-4 COMBINED.

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 SCUFFERS, 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



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PROJECT NUMBER: 0422

DATE: 07-20-05

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CARMEL ESTATES

DEVELOPMENT STANDARDS

	DISTRICIT STANDARDS	PROPOSED STANDARDS
Minimum Net Lot Area	6,000 sf	6820 sf
Minimum Lot Width	60'	62'
Minimum Lot Depth	100'	110'
Minimum Front Setback	20' to 23' ¹	20' to 23' ¹
Minimum Rear Setback	20'	20'
Minimum Side Setback	5' & 10' ²	5' & 10' ²
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 cocheres, 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

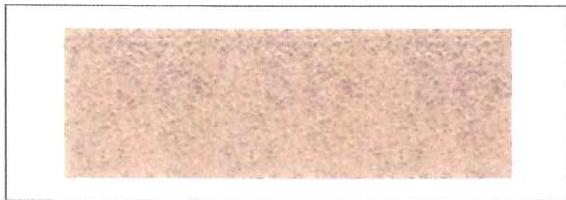
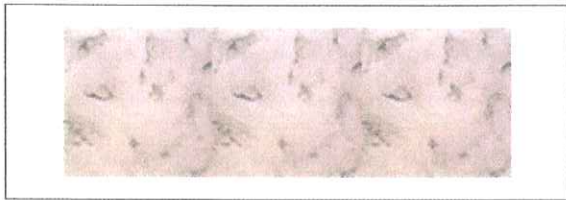
Utility and gas meters shall be screened from view to the greatest extent possible. All air conditioning/heating equipment, soft water tanks, pool and spa equipment, and irrigation timers shall be ground mounted and screened to provide a continuous architectural façade to the street elevation. Equipment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

Styles

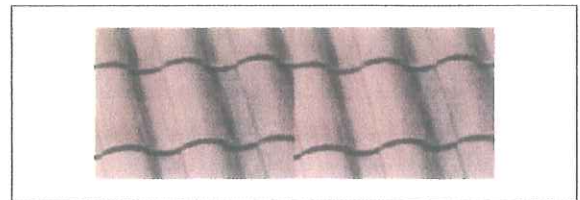
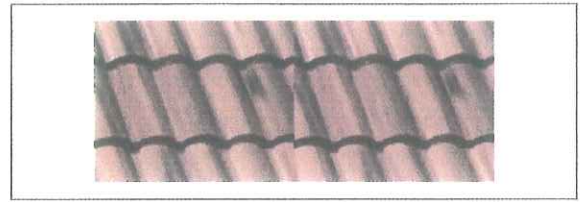
The architectural styles selected for the Carmel Estates residential community shall reflect the diverse regional and cultural influences of the southwest. Production home designs should be composed of an authentic architectural vocabulary that enhances the character of the streetscape. Styles that provide 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

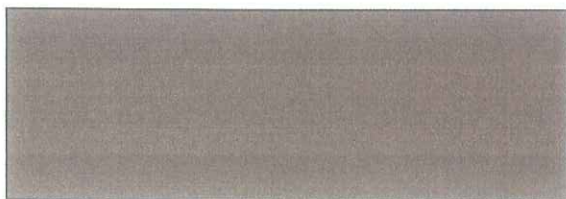
HOUSE PRODUCT COLOR PALETTE



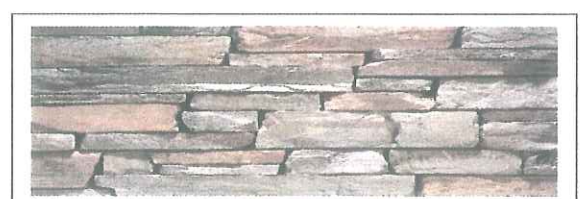
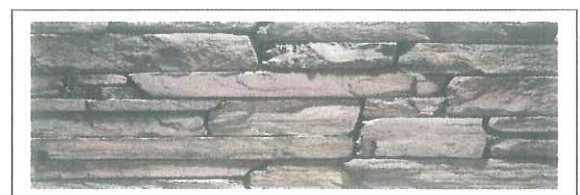
STUCCO BASE



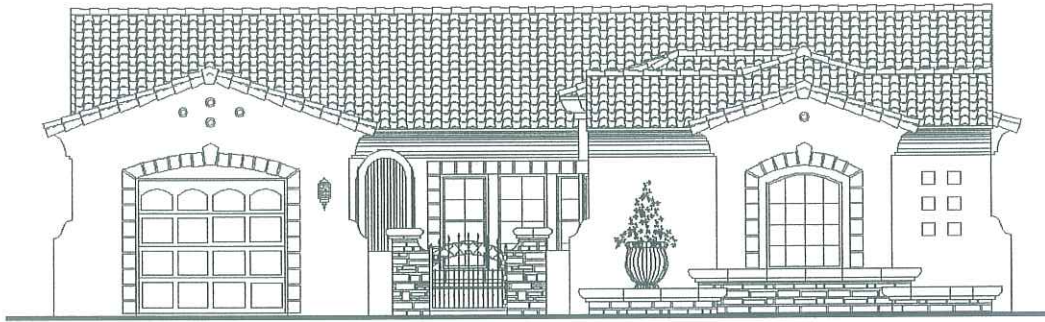
TILE ROOFS



TRIM

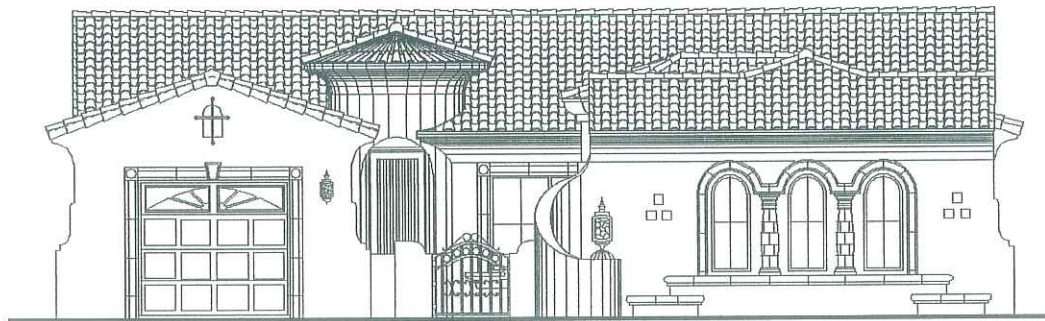


ACCENT



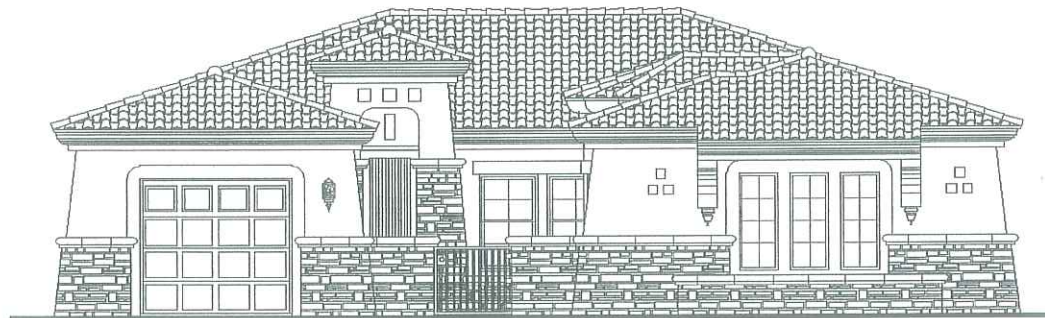
PLAN 1653 - ELEVATION "A"

8-9-04



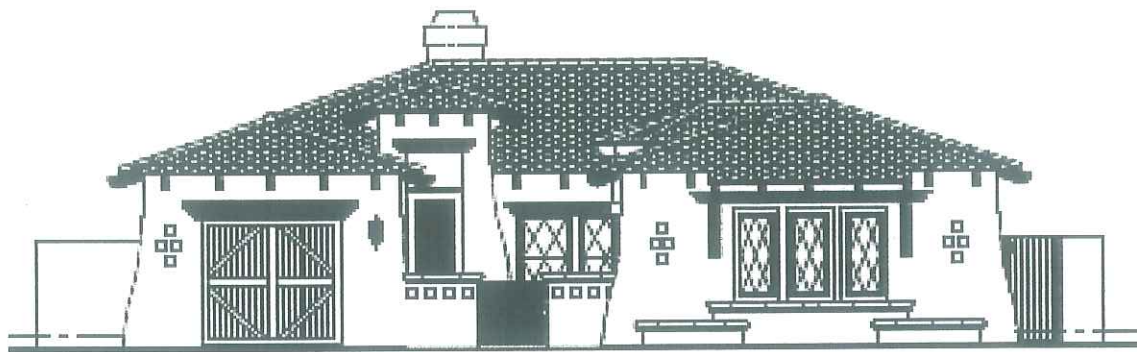
PLAN 1653 - ELEVATION "B"

8-9-04



PLAN 1653 - ELEVATION "C"

8-9-04



PLAN 1653 - ELEVATION "D"



PLAN 2607 AT ELEVATION "A"

SCALE: 1/8" = 1'-0"



PLAN 2607 AT ELEVATION "B"

SCALE: 1/8" = 1'-0"

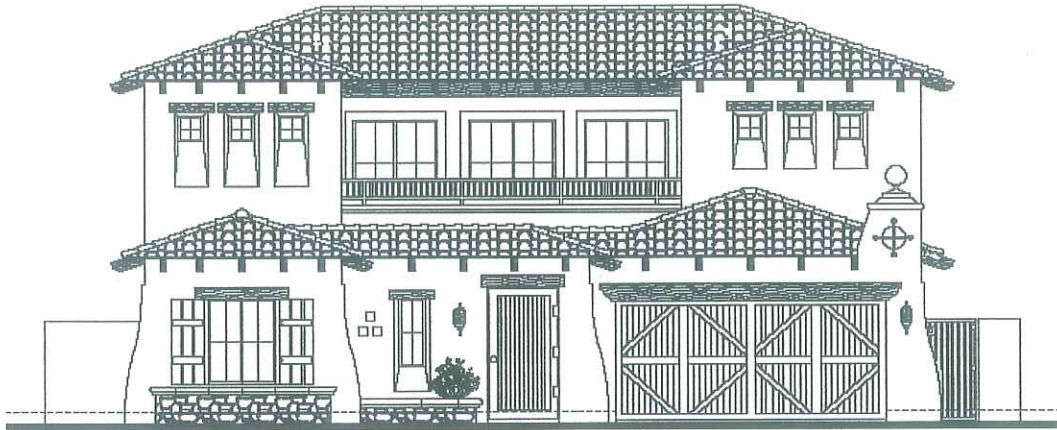


PLAN 2607 AT ELEVATION "C"

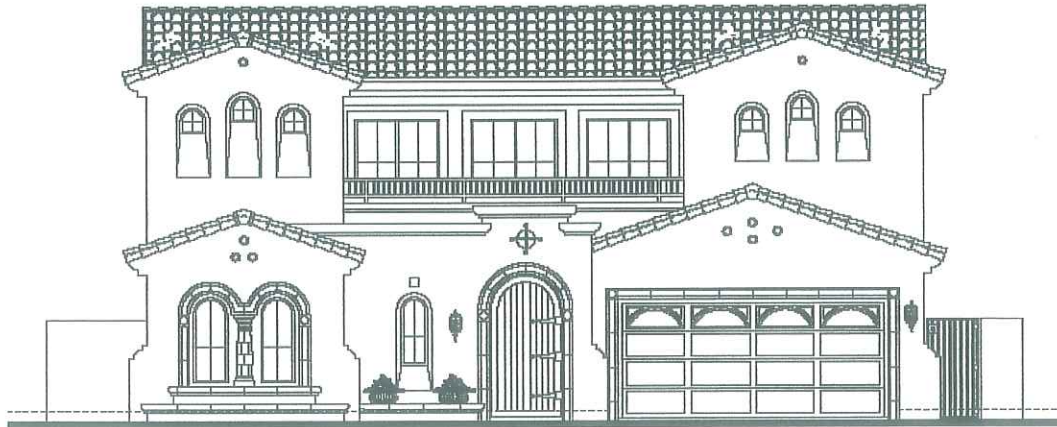
SCALE: 1/8" = 1'-0"



PLAN 2607 - ELEVATION "D"



PLAN 2332 - FRONT ELEVATION 'A'



FRONT ELEVATION 'B'



FRONT ELEVATION 'C'



PLAN 2332 - ELEVATION "D"