



CITY OF PHOENIX
JUN 30 2023
Planning & Development
Department

Home at Happy Valley PUD

8-acre site located approximately 320 feet north of the Northwest corner of 17th Avenue and Happy Valley Road (the "Property")

Z-59-22-1

1st Submittal Date: August 9, 2022

2nd Submittal Date: November 15, 2022

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A Planned Unit Development (“PUD”) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the Zoning Ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies Zoning Ordinance regulations and does not modify other City Codes or requirements.

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Quarles

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Exhibits

- Tab A:** Aerial and Zoning Maps
- Tab B:** Conceptual Site Plan
- Tab C:** Conceptual Color Elevations
- Tab D:** Conceptual Color Schemes
- Tab E:** Conceptual Landscape Plan
- Tab F:** Conceptual Open Space Exhibit
- Tab G:** Conceptual Shade Study
- Tab H:** Conceptual Circulation Exhibit
- Tab I:** Conceptual Wall Plan and Details

A. Purpose and Intent

Quarles & Brady LLP submits this PUD application on behalf of SAM Development Group LLC ("SAM" or the "Applicant") in regard to the 8-acre site located approximately 320 feet north of the Northwest corner of 17th Avenue and Happy Valley Road (the "Property"). The Applicant intends to rezone the property from S-1 (Ranch and Farm Residence) and C-2 (Intermediate Commercial) to PUD (Planned Unit Development) to allow for a multifamily development on the Property. See Zoning & Aerial Maps Attached at **Tab A**. The purpose of the requested rezoning to PUD is to allow for a quality multifamily development that will provide amenities and development standards beneficial to the overall community, as well as customers within walking distance of the commercial and future restaurant uses to the south of the Property. The resulting housing product will not only be of the highest quality but will also be a more attainable option, compared to surrounding planned multifamily developments, while still providing ample living space in each unit.

Regarding the subject Property, SAM intends to construct a multifamily development consisting of a total of 5 buildings, 226 units, with heights ranging between 2 and 5 stories. The PUD is a far more appropriate zoning district than a standard R-4 District. R-4 would actually allow for a higher density of 30.45 dwelling units per acre (34.8 dwelling units per acre with bonus) without the flexibility in development standards required to build-out an optimal community. The proposed PUD will limit density at 28.25 du/acre and provide for a better built and planned environment. The permitted uses will be limited to multifamily residential dwelling units, similar to the recently approved Lumara PUD directly adjacent to the west. Due to the unique configuration of the Property, its access to both Happy Valley Road and 17th Avenue, and the Property's relationship to Maricopa County Island single-family residences to the north and west, the PUD has taken into account and allows for enhanced design and development standards that cannot be achieved through conventional zoning.

B. Land Use Plan

The Land Use Plan for the development is to construct an 8-acre multifamily residential community of a total of 226 dwelling units (28.25 du/gross acre) with residential amenities and services. The Conceptual Site Plan will provide varying heights to be compatible with and respond to surrounding uses. The northern portion of the site will include townhomes at 2 stories or 30 feet. The reduced height and intensity of the development along the northern boundary is intended to allow for a proper transition from the single-family homes to the north within the Maricopa County Island. Centered within the development will be apartment buildings at 4 stories or 55 feet. One of these buildings will have varied heights beginning at 2 stories and stepping back to 4 stories at 55 feet. Additionally, one 5 story building at 65 feet will be strategically located toward the Southwest portion of the site, tucked in next to the existing self-storage use and the recently approved Lumara PUD. The 4 story buildings will reach a maximum height of 55 feet, while the single 5-story building will reach a height of 65 feet. As discussed in this application, the single 5-story building is appropriately located toward the interior of the Southwest portion of the site, adjacent to future multifamily and an existing self-storage use. The development will consist of 3 studio units; 110 one-bedroom units; 97 two-bedroom units, 16 three-bedroom units, and a total of 351 parking spaces. The Property will feature two dog parks, a tot lot, a clubhouse and pool area, and ample open space. The central building will contain a gym, community rooms, secured bike storage and additional storage space for residents. See Conceptual Site Plan Attached at **Tab B**. In fact, while a standard R-4 Zoning District would require 5% of open space, the Home at Happy Valley PUD will provide 19% of open space.

The Property will be maintained as two separate parcels which will be accomplished through a lot combination of the southern two parcels (Parcel Nos. 210-10-019D and 210-10-019H) (the "PUD Site Area") as depicted on the Zoning & Aerial Maps Attached at **Tab A**. The site plan depicts all three existing parcels and the development standards table provided herein refers to the standards applicable to the PUD Site Area where appropriate. However, the development will be treated as one parcel in regard to development standards applied to the perimeter of the PUD site, as well as open space, lot coverage, landscaping, parking, and other standards which should be shared among all three parcels. See Zoning & Aerial Maps Attached at **Tab A** for PUD boundary. Vehicular circulation for the proposed development will consist of access points off of both 17th Avenue and Happy Valley Road. Due to the unique combination of the C-2 and S-1 parcels, the development will be able to provide direct ingress/egress from both Happy Valley Road and 17th Avenue. As part of prior entitlements granted to the C-2 parcel, the current owner was required to record a reciprocal access easement between all of the C-2 zoned parcels. With the northern C-2 parcels becoming an integrated part of the proposed PUD, the recorded access easement will continue to run with the land and directly benefit the multifamily development in order to allow residents to enter and exit the development from Happy Valley Road. As is also shown on the site plan, an additional access point will be available on 17th Avenue. Unlike the far majority of developments under six stories, all buildings will be built with concrete and steel and allow the development to create a sense of place that will outlast traditional building materials. The Property preserves the wash running along the northern portion of the site and will allow for additional open space and project amenities for the residents to enjoy. The location of the project will add to the neighborhood connectivity by creating a walkable and shaded environment between the Property and the commercial center to the south that would not otherwise be attainable through conventional zoning.

C. List of Uses

The Zoning Administrator may issue interpretations for land uses that are analogous to those listed in Section C "List of Uses" as authorized by Zoning Ordinance Section 307.A.3.

1. Permitted Uses:

Multifamily Dwelling Units

2. Temporary Uses:

All temporary uses shall comply with Section 708 of the Zoning Ordinance.

3. Accessory Uses:

All accessory uses shall comply with Section 608 and 706 of the Zoning Ordinance.

D. Development Standards

The following development standards shall be provided in the final plans, those standards not addressed shall comply with applicable Zoning Ordinance Sections, or modified and approved by the Planning and Development Department:

D.1. Development Standards	
a. PUD Site Area¹ Maximum Residential Unit Count	
Density	28.25 du/acre
Number of dwelling units	226
b. Minimum Lot Width/Depth	No Minimum
c. Building Setbacks	
PUD Site Area Perimeter	
North	30', exclusive of carports
East (Along 17th Avenue)	40', exclusive of carports
West (Adjacent to C-2 SP)	10', exclusive of carports
West (Adjacent to PUD)	80', exclusive of carports
South	20', exclusive of carports
Interior Lot Lines	0'
d. Carport Setbacks	
PUD Site Area Perimeter	
North	30'
East (Along 17th Avenue)	20'
West (Adjacent to C-2 SP)	10'
West (Adjacent to PUD)	10'
South	20'
Interior Lot Lines	0'
e. Surface Parking Setback	
PUD Site Area Perimeter	
North	30'
East (Along 17th Avenue)	20'
West (Adjacent to C-2 SP)	10'
West (Adjacent to PUD)	10'
South	20'
Interior Lot Lines	0'
f. Max Building Height	Maximum 65' To further ensure an appropriate height transition from adjacent properties the building height shall not exceed 30 feet within 100 feet of the northern property line.
g. PUD Site Area Lot Coverage	Maximum 50% of total PUD Net Site Area

¹ The "PUD Site Area" refers to all three parcels which comprise the PUD. Many of the development standards provided herein are applicable to the PUD Site Area so that the three parcels are treated as one for the purpose of development standards.

D. Development Standards

D.2. Landscape Standards	
<p>a. Adjacent to 17th Avenue</p>	<p>PUD Site Area Perimeter property line along 17th Avenue is to be landscaped and maintained except for driveway entrances and sidewalks in the following manner:</p> <ol style="list-style-type: none"> 1. A minimum of two-inch caliper trees shall be planted and spaced approximately 25' on center. 2. Ground cover shall provide a minimum of 50% vegetive cover. 3. Lighting fixtures for decorative and/or security purposes may be used when in conformance with all outdoor lighting regulations.
<p>b. Perimeter Property Lines - Not adjacent to Public Right-of-Way</p>	<p>PUD Site Area Perimeter property lines not adjacent to Public Right-of-Way are to be landscaped and maintained except for driveway entrances and sidewalks in the following manner:</p> <ol style="list-style-type: none"> 1. A minimum of two-inch caliper trees shall be planted and spaced approximately 25' on center. 2. Ground cover shall provide a minimum of 50% vegetive cover. 3. Lighting fixtures for decorative and/or security purposes may be used when in conformance with all outdoor lighting regulations.
<p>c. Streetscape Standards</p>	<p>A minimum 5' wide detached sidewalk separated by a minimum 8' wide landscape strip located between the back of curb shall be provided along 17th Avenue.</p> <ol style="list-style-type: none"> 1. A minimum of two-inch caliper trees shall be planted between the back of curb and sidewalk and spaced approximately 25' on center. 2. Ground cover shall provide a minimum of 50% vegetive cover. 3. Lighting fixtures for decorative and/or security purposes may be used when in conformance with all outdoor lighting regulations.

D. Development Standards

d. Interior Property Lines	0'
e. PUD Site Area Total Parking Areas	Covered parking shall be provide for a minimum of 80% of the parking lot. A minimum of 25% of uncovered parking spaces, exclusive of perimeter landscaping and all setbacks, must be landscaped with minimum 2-inch caliper trees. Landscaping shall be dispersed throughout the parking area.
f. PUD Site Area Total Open Space	Minimum 19%
g. Plant Palette	The landscape for the project is time tested low water use material. Trees are placed to reduce reflected heat off of buildings and impervious surfaces while understory planting creates a visual interest while responding to shade and sun patterns. This low water use plant palette, within ADWR Phoenix AMA, will be irrigated with an underground drip irrigation system using a "Smart Controller." A 2" coverage of rock mulch is used for erosion control and weed prevention.
h. On-Site Pedestrian Circulation	All pedestrian pathways that cross over parking lot surfaces shall feature enhanced surfacing materials such as decorative asphalt, visually contrasting with the adjacent parking. Drive aisle surfaces shall be provided to delineate all areas where pedestrian paths cross drive aisles and parking fields.

D.3. Landscape Setbacks	
a. PUD Site Area Perimeter Landscape Setbacks	
North	30'
East (Along 17th Avenue)	20'
West (Adjacent to C-2 SP)	10'
West (Adjacent to PUD)	10'
South	20'
b. Interior Property Line Landscape Setbacks	0'

D.4. PUD Site Area Total Parking Standards	
a. Minimum Parking Standards	Shall comply with Section 702 of the Zoning Ordinance
b. Minimum Bicycle Parking Standards	
Surface Spaces	0.25 per dwelling unit
Spaces in Basement	Minimum 160 secure spaces shall be provided. Secure parking includes bicycles locker spaces located in the basement

D. Development Standards

c. EV Parking Standards	EV infrastructure shall be provided for the required parking spaces as follows: <ul style="list-style-type: none">• Minimum 10% EV Installed• Minimum 20% EV Ready• Minimum 20% EV capable
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D.5. Fence/Walls	
Fences and Walls shall comply with Section 703 of the Zoning Ordinance for Multifamily Developments, except the following: <ol style="list-style-type: none">1. A minimum 7-foot-tall wall shall be provided along the north property line. The design shall be consistent with Wall Details in Tab I.2. A minimum 5-foot-tall wall shall be permitted and provided for each townhome, extending perpendicular to the northern property line located within the 30' building and landscape setback. The locations and design of the 5-foot wall shall be consistent with the Wall Details Attached at Tab I.	

D.6. Shade	
Shading, which may be architectural, vegetative, or any combination thereof, shall be provided at a minimum of 75% for all sidewalks. All shade calculations shall be based on the summer solstice at noon.	

D.7. Lighting	
All Site Lighting will comply with the standards of the Phoenix Zoning Ordinance, as well as applicable City standards.	

D.8. Basements	
a. Basements	Basements shall consist of non-livable area with no maximum square foot size limit imposed.

E. Design Guidelines

The following design guidelines shall be provided in the final plans, those standards not addressed shall comply with Zoning Ordinance Section 507 Tab A, or modified and approved by the Planning and Development Department:

E.1. Design Guidelines	
a. Exterior Materials	<p>Quality elevations require the use of a variety of materials, particularly in the details of the facade design. All sides of the buildings will exhibit four-sided architecture, to achieve this, the following standards apply:</p> <ol style="list-style-type: none"> 1. Materials for the external facade to include a minimum of five of the following: <ol style="list-style-type: none"> a. Stucco b. Brick c. Glass d. Architectural CMU with integral color e. Trim Paint f. Steel or Metal Balcony Panels g. Architectural Decorative Paneling h. Roofing Asphalt i. Hardie Plank 2. The use of Stucco is limited to no more than 55% of the total building elevations.
b. Color Palette	<p>The projects color palette will consist of greyish and beige tones to blend with the surrounding terrain and developments. Exterior facade colors are configured with lighter tones at the upper section of the building and darker tones at the lower section of the buildings.</p>
c. Balconies and Patios	<p>All units have a private balcony or patio with a minimum of 5 feet in depth. Patio Balconies range from 60 S.F. to 150 S.F..</p>
d. Building Massing	<p>As shown on the conceptual site plan, the tallest portion of the project is located in the Southwestern corner of the site, centralized internal to the site and adjacent to the existing self-storage use and the proposed Toll Brothers development. This strategy moves height away from nearby homes and focuses the longer building toward the internal section of the site. Final plans for the development should include such massing for primary structures. Townhouse on the North property line, adjacent to residential transitions from two story on the Northeastern corner to 5 story on Southwestern corner.</p> <p>To further ensure an appropriate height transition to abutting properties building height (massing) shall not exceed 5 stories or 65'-0"</p>

E. Design Guidelines

E.2. Landscape Design Guidelines	
<p>a. Uniform Streetscape Design</p>	<p>Enhanced Entry into the development from 17th Avenue will consist of:</p> <ol style="list-style-type: none"> 1. A minimum of 400 square feet of enhanced paving (stamped asphalt) for the area as depicted on the Site Plan Attached at Tab B. The enhanced paving will extend a minimum of 20' from the driveway and span the width of the drive. 2. Pedestrian pathway connecting the public sidewalk to the interior of the development. 3. Landscaped pedestrian pathway with colorful, drought-tolerant plant material which provides a minimum of 50 percent live cover. 4. Trees with a minimum of a two-inch caliper with a minimum of five 5-gallon shrubs per tree provide shade and interest along both sides of the driveway. <p>The public right-of-way landscape design will consist of:</p> <ol style="list-style-type: none"> 1. Meet or exceed the minimum landscape standards for the City and shall include: <ol style="list-style-type: none"> a. A minimum of three different shrub species b. At least two different accent species c. One or more groundcover species
<p>b. Uniform Perimeter Design</p>	<p>The PUD Site Area Perimeter Lines landscaping at the perimeter of the property will be designed to have a uniform appearance and shall include the following:</p> <ol style="list-style-type: none"> 1. Evergreen oak and acacia trees or similar water-conserving trees 2. A minimum of two different shrub species 3. Two different accent species 4. One groundcover species

E. Design Guidelines

E.3. Amenities	
a. Residential Amenities	Residential amenities shall include a minimum of six of the following: <ol style="list-style-type: none">1. Dog Park With Shaded Structure And Wash Station2. Tot Lot With Shaded Seating And Space For Landscaping3. Pool, Spa, And Multi-level Lounge Deck4. Recreation Area5. Pool Cabanas6. Resident Lounge7. Fitness Center8. Fitness Lawn9. Barbecue Grill(s)10. Movie Theatre Room11. Interior Bike Storage12. Resident Storage Lockers13. Outdoor Seating Node(s)14. Townhome Backyard Patios15. Covered Parking16. Drinking Fountains

F. Signs

All signs shall comply with the City of Phoenix sign codes including Section 705. All signs will require a sign permit from City of Phoenix prior to installation. .

G. Sustainability

1. City Enforced Standards:

The following standards are standards that are measurable and enforceable by the City and will be provided:

- As encouraged by Reimagine Phoenix, commercial recycling receptacles will be provided onsite.
- Dual Glaze Windows with High Performance Low-e Glazing.
- All primary site lighting will be LED lighting.
- Provide water efficient landscaping (drought tolerant plants).
- Utilize a drip irrigation system with a 'smart' controller to minimize water waste.
- Salvage and reuse of existing trees is strongly encouraged
- Retention of existing perimeter vegetation to the extent practical.
- Bicycle parking
- Landscaping shall consist of xeriscaping, or trees and shrubs that are drought-tolerant, desert adapted, and low maintenance.
- Reclaimed water shall be used for irrigation (where provided)
- Programmable thermostats shall be installed in each residential unit
- All landscape and exterior building lighting will be LED lighting.

2. Developer Enforced Standards:

Shelter Asset Management will contribute to the City of Phoenix initiative by addressing the following:

- Utilize low water usage plumbing fixtures.
- Encourage the design of buildings' HVAC systems to eliminate the usage of CFC's and CFC based refrigerants.
- Irrigation systems provided for the project will utilize the latest in water-saving products and materials including smart, weather-base controllers, low flow emitters and spray heads as well as drip irrigation systems to meet the watering needs of the varied types of plants.
- Encourage the use of water-based adhesives on all VCT and vinyl flooring to minimize VOC off gassing.
- Lower flow toilets and showerheads.
- Energy Star Rated appliances.
- Reduce heat island effect through ample open space, desert adapted landscaping and vegetation to include, shrubs etc.
- Use of synthetic turf, at developer's discretion in some areas, outside of landscape setbacks.
- Provide as much shade as practical.
- Recycling services will be provided for tenants.
- Tenant invoicing and billing services will be paperless.
- Eco-friendly cleaning produces and fertilizers will be used in common areas
- Recycled paper will be used for printing
- Amenities will be located in areas that minimize direct sun exposure and maximize shade
- On-site amenities and activity programs to encourage residents to remain on property, reducing offsite traffic trips.
- Consider use of grey water or condensate to supplement potable irrigation water.

H. Infrastructure

1. Grading and Drainage:

The proposed development will be designed to meet the current City of Phoenix “Storm Water Policies and Standards Manual” and will provide for on-site retention of the 100-yr, 2-hour rainfall runoff. The site is affected by off-site flows from the east and will be routed thru the site in a drainage channel and discharge to a weir flow basin at the west property line. The finish floor elevation of structures will be a minimum of 14 inches above the outfall and one foot above the 100-year water surface of the stormwater storage facility for the 2-hour storm event. The site is located in flood zone X per the flood insurance rate map #04013C1280 dated 9/18/2020. A Storm water management plan will be prepared for the site and submitted with grading and drainage construction permit plans review.

2. Water and Wastewater:

The proposed development will be designed to the Planning and Development checklists and the Water Services Department Design Standards Manual for Water and Wastewater Systems. A public water main extension to the north property line from the existing 8” watermain in 17th Avenue is required. Fire line and water service meter will be required to service this site from the proposed main extension. All on-site lines will be private and shall include Fireline and domestic water service to the buildings.

3. Circulation Systems:

CivTech completed a Traffic Impact Study ("TIS") for the proposed development. CivTech concluded that the proposed development is anticipated to generate 1,026 weekday daily trips, with 84 trips during the morning peak hour and 88 trips during the evening peak hour. The TIS concluded that all intersections (17th Avenue and Happy Valley Road, West Driveway and Happy Valley Road and 19th Avenue and Happy Valley Road) will continue to operate within overall acceptable level of service with the additional daily trips. The Property is planned to have access to both Happy Valley Road and 17th Avenue.

4. Pedestrian Circulation:

The proposed development will provide various pedestrian walkways throughout the multifamily development and numerous building access points for residents. The central building provides the central amenities and pedestrian walkways are provided from the other two apartment buildings to the south and the one apartment building and the eight townhomes to the north. All walkways will be shaded to provide comfort to residents moving within and around the perimeter of the development. Each apartment building is equipped with multiple access points to the surface parking lots to provide the most direct access to residents' vehicles. See Conceptual Circulation Exhibit Attached at **Tab E**.

H. Infrastructure

5. Complete Streets:

The City of Phoenix adopted its Complete Streets Policy with its primary goal of helping the City of Phoenix become more walkable, bikeable and public transit friendly, foster social engagement, instill community pride, grow the local economy and property values, identify projects that will improve equitable transportation access for vulnerable and transit-dependent populations while also improving the livability and long-term sustainability of the region. To accomplish these goals the City adopted the Complete Street Design Guidelines to help guide design for successful complete streets. The Design Guidelines cover the following areas; (1) Design for Context; (2) Design for Safety; (3) Design for Comfort and Convenience; (4) Design for Sustainability; (5) Design for Cost-Effectiveness; and (6) Design for Connectivity. The Home at Happy Valley PUD accomplishes the design guidelines in the following ways.

Design for Comfort and Convenience sets forth the following specific design guideline, “Shade should be a primary technique in projects to reduce ambient temperatures and reduce direct sunlight exposure for pedestrians and cyclists.” The PUD utilizes enhanced shading standards as stated in Section D.6: Shade, “Shading, which may be architectural, vegetative, or any combination thereof, shall be provided at a minimum of 75% for all sidewalks. All shade calculations shall be based on the summer solstice at noon.” The additional shade along 17th Avenue and within the PUD will provide additional comfort to pedestrians.

Design for Safety sets forth the following specific design guideline to “Design streets safely for all users, particularly children, the elderly, those with disability, transit users and more vulnerable modes (walking, bicycling, transit).” The PUD utilizes a 5-foot detached sidewalk along 17th Avenue with an 8-foot-wide landscape strip as stated in Section D.2.c: Streetscape Standards and Section D.2.a: Adjacent to 17th Avenue. The detached sidewalk and enhanced landscaping within the landscape strip will provide additional safety and comfort to users.

Design for Connectivity sets forth the following specific design guideline to “Expand the availability of public seating and bicycle racks.” The PUD will provide bicycle racks at a rate of 0.25 spaces per dwelling unit with an additional 160 spaces located inside the basement amenity space as stated in Section D.4.b: Minimum Bicycle Parking Standards. The additional bicycle parking spaces located on various locations spread throughout the PUD at surface level and located inside the basement amenity space will create more opportunities for residents to use the surrounding bicycle networks.

I. Comparative Zoning Standards Table

Standards	C-2 Standards (R-3 PRD)	S-1 Standards	R-4 Standards	Proposed PUD Standards
a. Minimum Lot Dimensions (Width and Depth)	None	None (minimum 1 acre)	None	None
b. Dwelling Unit Density (Units/Gross Acre)	15.23 (17.40 with bonus)	1 per acre	30.45 (34.80 with bonus)	28.25
c. Building Setbacks				
Perimeter	20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street 15' adjacent to property line	None	20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street; 10' adjacent to property line	North: 30' East (Along 17th Avenue): 40' West (Adjacent to C-2 SP): 10' West (Adjacent to PUD): 80'
Front	10'	40'	10'	South: 20'
Rear	None	30'	None	
Side	None	30'	None	
d. Landscape Setbacks				
Front	Building Setback	None	Building Setback	North: 30'
Rear	5'		5'	East (Along 17th Avenue): 20'
Side	5'		5'	West (Adjacent to C-2 SP): 10' West (Adjacent to PUD): 10'
				South: 20'
e. Maximum Height	2 stories or 30' for first 150'; 1' in 5' increase to 48' high, 4-story maximum	2 stories or 30'	3 stories or 40' for first 150'; 1' in 5' increase to 48' high, 4-story maximum	5 stories or 65'
f. Maximum Lot Coverage	45%	20% under 2 acres 10% more than 2 acres	50%	50%

J. Legal Description

LEGAL DESCRIPTION - NCS-1099164

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
LOT 41, SECTION 6, TOWNSHIP 4 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTRY, ARIZONA.

EXCEPT ALL COAL, OIL GAS AND OTHER MINERAL DEPOSITS AS RESERVED IN THE PATENT.

LEGAL DESCRIPTION - NCS-1108661

THE LAND REFERRED TO HERIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:
PARCEL NO. 1:

A PORTION OF LOT 42, SECTION 6, TOWNSHIP 4 NORTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP FLUSH MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 6 FROM WHICH A CITY OF PHOENIX BRASS CAP IN HANDHOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 6 BEARS SOUTH 89 DEGREES 17 MINUTES 55 SECONDS WEST 2647.15 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS OF THIS DESCRIPTION;

THENCE SOUTH 89 DEGREES 17 MINUTES 55 SECONDS WEST 1396.91 FEET ALONG THE SOUTH LINE OF SOUTHWEST QUARTER OF SAID SECTION 6 TO THE INTERSECTION OF 17TH AVE & HAPPY VALLEY ROAD;

THENCE NORTH 00 DEGREES 51 MINUTES 55 SECONDS WEST 330.32 FEET ALONG THE MONUMENT LINE OF SAID 17TH AVENUE TO THE SOUTHEAST CORNER OF SAID LOT 42;

THENCE SOUTH 89 DEGREES 18 MINUTES 45 SECONDS WEST 27.00 FEET ALONG THE SOUTH LINE OF SAID LOT 42 TO THE WESTERLY RIGHT OF WAY AS DESCRIBED IN DOCUMENT NO. 2013-0925285, RECORDS OF MARICOPA COUNTY, ARIZONA AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 18 MINUTES 45 SECONDS WEST 184.41 FEET ALONG SAID SOUTH LINE;

THENCE NORTH 00 DEGREES 38 MINUTES 27 SECONDS WEST 330.35 FEET TO THE NORTH LINE OF SAID LOT 42;

THENCE NORTH 89 DEGREES 19 MINUTES 29 SECONDS EAST 180.11 FEET ALONG SAID NORTH LINE TO SAID WESTERLY RIGHT OF WAY;

THENCE SOUTH 00 DEGREES 51 MINUTES 55 SECONDS EAST 165.15 FEET TO THE NORTH LINE OF SAID WESTERLY RIGHT OF WAY;

THENCE NORTH 89 DEGREES 19 MINUTES 07 SECONDS EAST 3.00 FEET ALONG SAID NORTH LINE TO THE SAID WESTERLY RIGHR OF WAY;

THENCE SOUTH 00 DEGREES 51 MINUTES 55 SECONDS EAST 165.15 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING.

EXCEPT ALL COAL, OIL GAS AND OTHER MINERAL DEPOSITS AS RESERVED IN THE PATENT FROM UNITED STATES OF AMERICA IN DOCKET 1624, PAGE 2.

PARCEL NO. 2; ** SURVEYOR'S DESCRIPTION**

A PORTION OF G.L.O. LOT 42 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 42;

THENCE SOUTH 89 DEGREES 18 MINUTES 45 SECONDS WEST 211.41 FEET ALONG THE SOUTH LINE OF SAID LOT 42,

THENCE NORTH 00 DEGREES 38 MINUTES 27 SECONDS WEST 43.21 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 18 MINUTES 45 SECONDS WEST 181.24 FEET;

THENCE NORTH 00 DEGREES 24 MINUTES 59 SECONDS WEST 287.18 FEET TO THE NORTH LINE OF SAID LOT 42;

THENCE NORTH 89 DEGREES 19 MINUTES 29 SECONDS EAST 180.11 FEET ALONG SAID NORTH LINE;

THENCE SOUTH 00 DEGREES 36 MINUTES 04 SECONDS EAST 287.13 FEET TO THE POINT OF BEGINNING.

Tab A

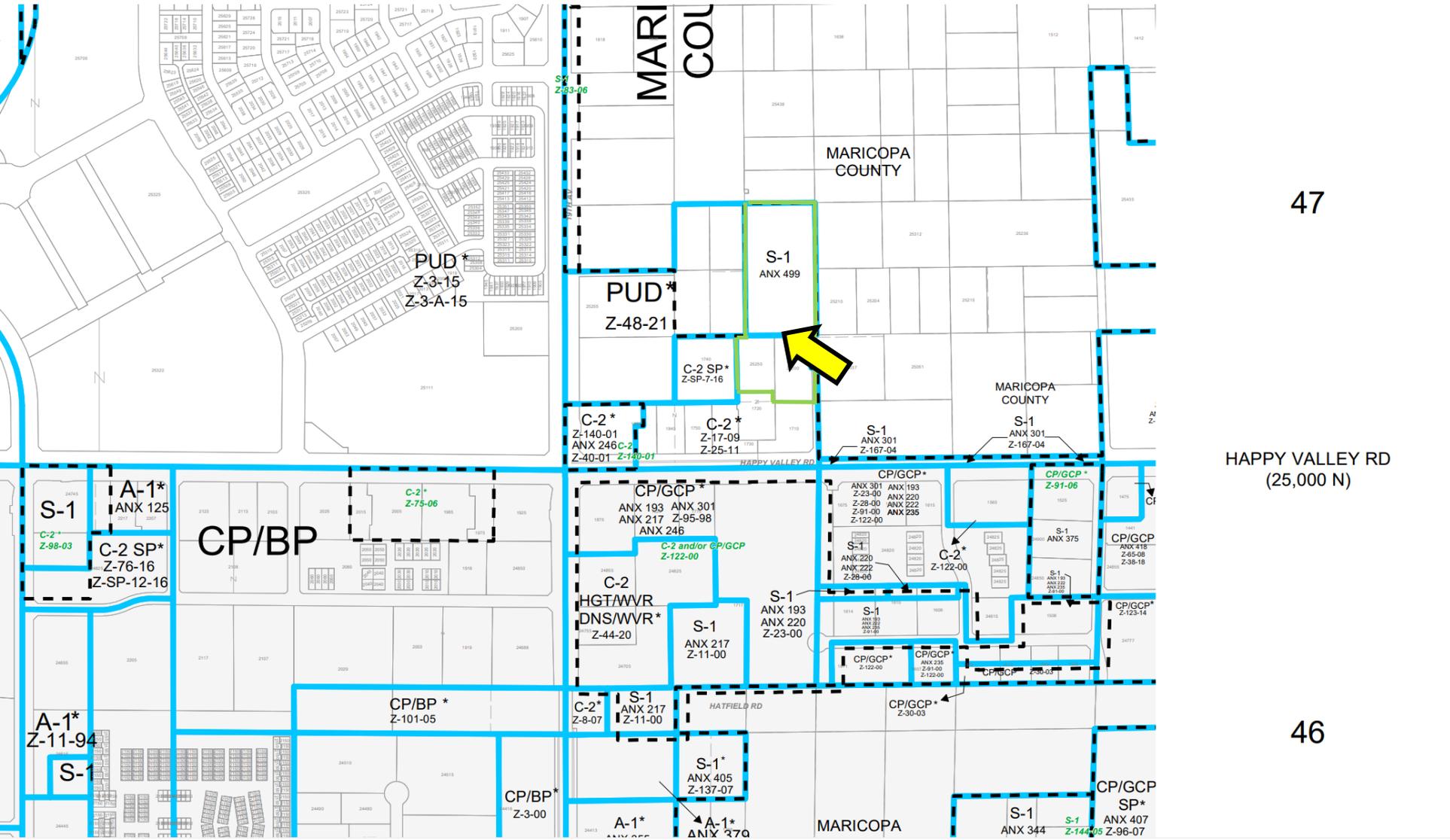
Zoning and Aerial Maps

AERIAL MAP



PARCEL NOS. 210-10-003, 210-10-019H, 210-10-019D
NORTHWEST CORNER OF 17TH AVENUE AND HAPPY VALLEY ROAD

CITY OF PHOENIX ZONING MAP



47

HAPPY VALLEY RD
(25,000 N)

46

PARCEL NOS. 210-10-003, 210-10-019H, 210-10-019D
NORTHWEST CORNER OF 17TH AVENUE AND HAPPY VALLEY ROAD

EXISTING LAND USE

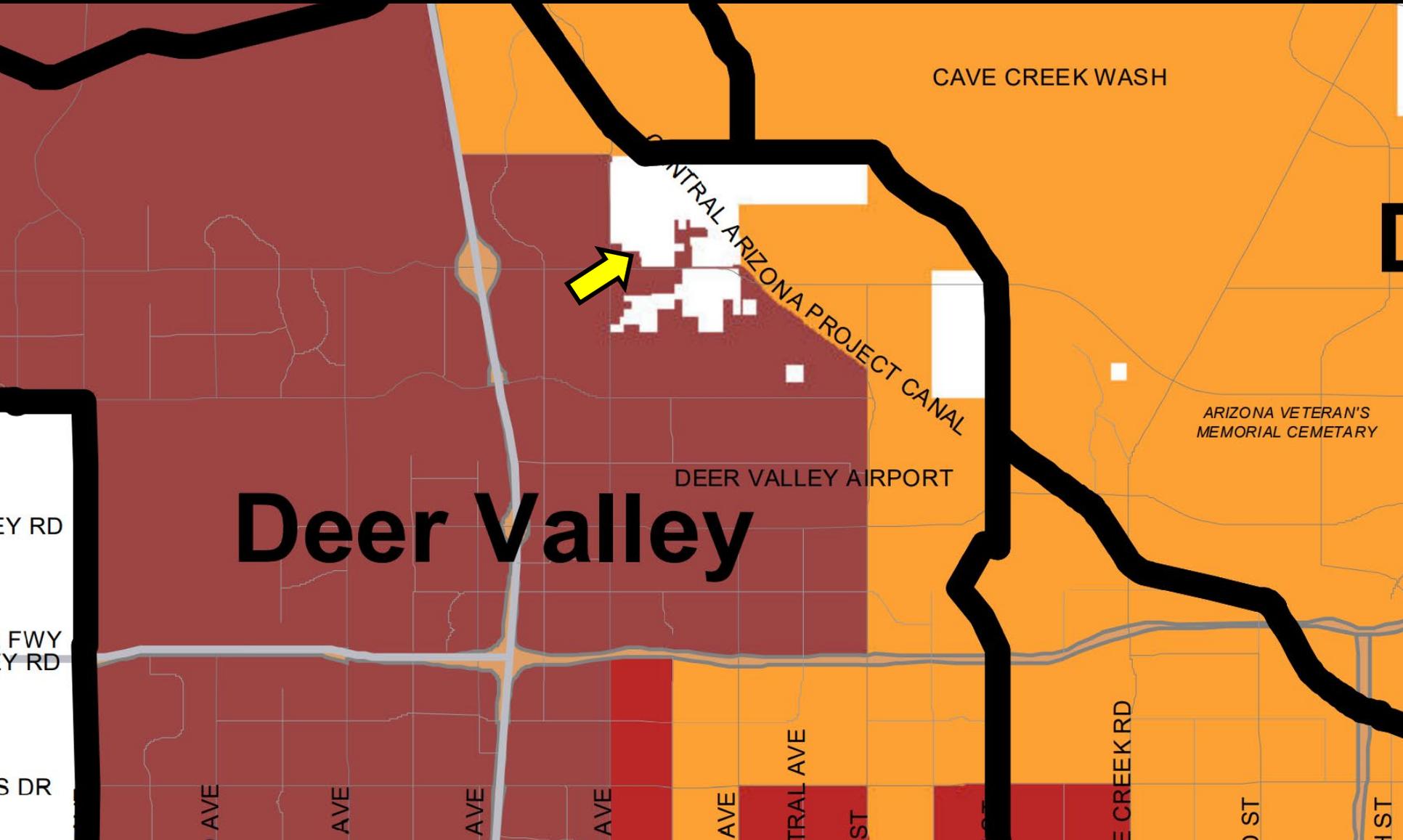


PROPOSED LAND USE



PARCEL NOS. 210-10-003, 210-10-019H, 210-10-019D
NORTHWEST CORNER OF 17TH AVENUE AND HAPPY VALLEY ROAD

DEER VALLEY VILLAGE PLANNING COMMITTEE



PARCEL NOS. 210-10-003, 210-10-019H, 210-10-019D
NORTHWEST CORNER OF 17TH AVENUE AND HAPPY VALLEY ROAD

Tab B

Conceptual Site Plan

Tab C

Conceptual Color Elevations

EXTERIOR FINISH SCHEDULE

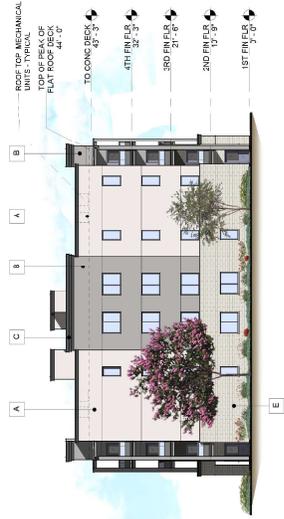
COLOR SCHEME - 1

A	STUCCO - COLOR A
B	STUCCO - COLOR B
C	TRIM - PAINT
D	BRICK - OLD CASTLE SUPERLITE - BLACK CANYON
E	ARCHITECTURAL CMU WITH INTEGRAL COLOR - OLD CASTLE SUPERLITE - ASPEN
F	DECORATIVE ARCHITECTURAL PANEL



BUILDING TYPE 1 - FRONT ELEVATION

1/16" = 1'-0"



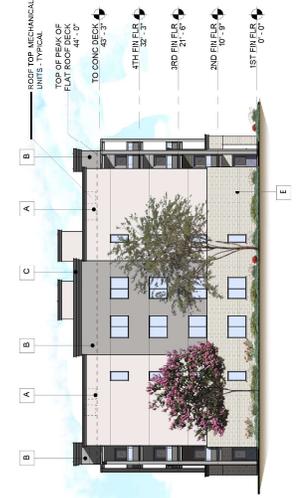
BUILDING TYPE 1 - RIGHT ELEVATION

1/16" = 1'-0"



BUILDING TYPE 1 - BACK ELEVATION

1/16" = 1'-0"



BUILDING TYPE 1 - LEFT ELEVATION

1/16" = 1'-0"

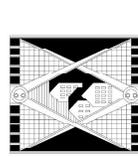
**HOMEAT
HAPPY VALLEY**

SHELTER ASSET
MANAGEMENT

PRELIMINARY



WHITNEYBELL PERRY INC
1102 East Missouri Avenue
Phoenix, Arizona 85014
575 North Central Avenue
Chandler, Arizona 85224
(602) 255-1891



ARCHITECTURE AND PLANNING

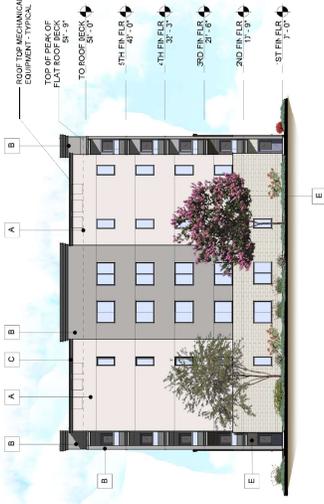
A3.12

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INC
10/26/2021 10:02:29AM

**BUILDING TYPE 1 - EXT
ELEVATIONS**

EXTERIOR FINISH SCHEDULE
COLOR SCHEME - 1

A	STUCCO - COLOR A
B	STUCCO - COLOR B
C	TRIM - PAINT
D	BRICK - OLD CASTLE SUPERLITE - BLACK CANYON
E	ARCHITECTURAL ONLY WITH INTEGRAL COLOR - OLD CASTLE SUPERLITE - ASPEN
F	DECORATIVE ARCHITECTURAL PANEL



BUILDING TYPE 2 - RIGHT ELEVATION
 1/16" = 1'-0"



BUILDING TYPE 2 - LEFT ELEVATION
 1/16" = 1'-0"



BUILDING TYPE 2 - FRONT ELEVATION
 1/16" = 1'-0"



BUILDING TYPE 2 - BACK ELEVATION
 1/16" = 1'-0"

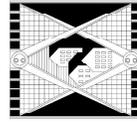
**HOME AT
 HAPPY VALLEY**

SHELTER ASSET
 MANAGEMENT

PRELIMINARY



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 Phoenix, Arizona 85014
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ARCHITECTURE AND PLANNING

A3.22

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**BUILDING TYPE 2 - EXT
 ELEVATIONS**

EXTERIOR FINISH SCHEDULE
COLOR SCHEME - 2

A	STUCCO - COLOR A
B	STUCCO - COLOR B
C	TRIM - PAINT COLOR C
D	BRICK - OLDCASTLE SUPERLITE - IRONWOOD
E	ARCHITECTURAL GCM WITH INTEGRAL COLOR - OLD CASTLE SUPERLITE - ASPEN



BUILDING TYPE 3 - FRONT ELEVATION
1/16" = 1'-0"

**HOME AT
HAPPY VALLEY**

SHelter ASSET
MANAGEMENT

PRELIMINARY



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Phoenix, Arizona 85011
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ARCHITECTURE AND PLANNING

A3.32

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11/22/2024 12:22:03 PM

**BUILDING TYPE 3 -
EXTERIOR ELEVATIONS**



BUILDING TYPE 3 - LEFT SIDE ELEVATION
1/16" = 1'-0"



BUILDING TYPE 3 - RIGHT SIDE ELEVATION
1/16" = 1'-0"

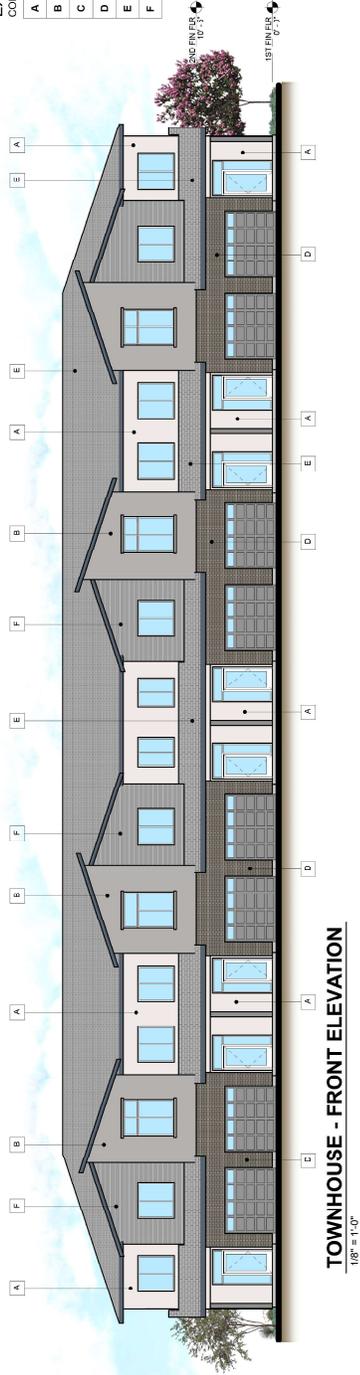


BUILDING TYPE 3 - BACK ELEVATION
1/16" = 1'-0"

EXTERIOR FINISH SCHEDULE

COLOR SCHEME - 3

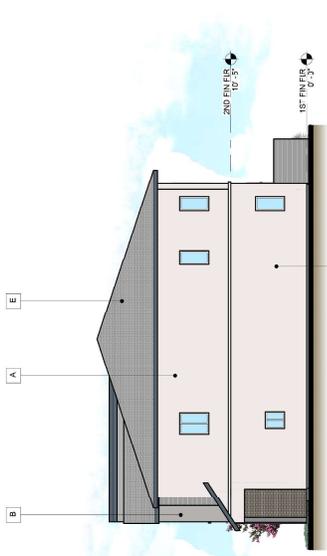
A	STUCCO - COLOR A
B	STUCCO - COLOR B
C	TRIM - PAINT
D	BRICK - OLDCASTLE SUPERRITE - BLACK CANYON
E	ROOFING - ASPHALT SHINGLES
F	DECORATIVE ARCHITECTURAL PANEL



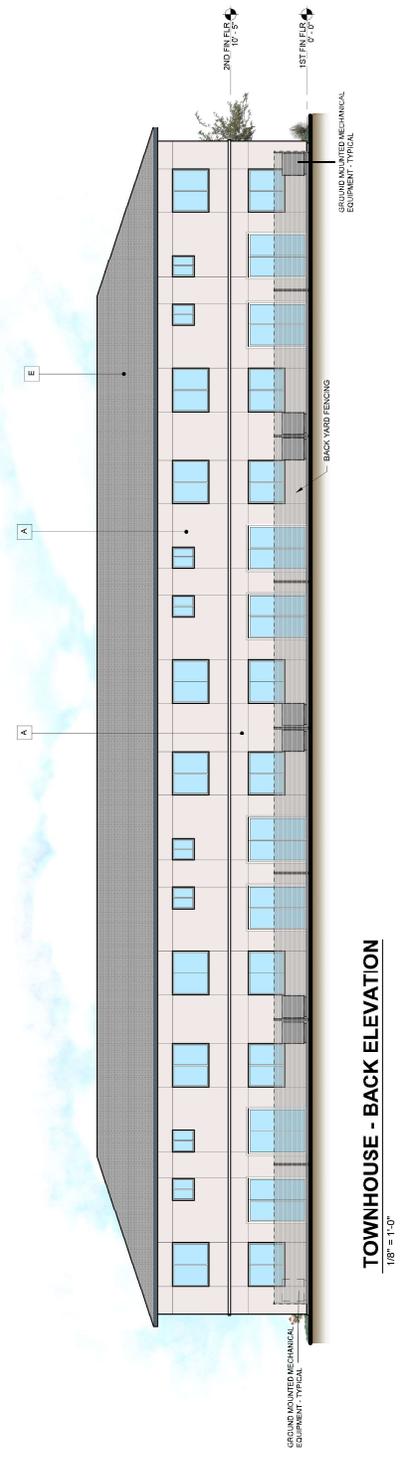
TOWNHOUSE - FRONT ELEVATION
1/8" = 1'-0"



TOWNHOUSE - LEFT ELEVATION
1/8" = 1'-0"



TOWNHOUSE - RIGHT ELEVATION
1/8" = 1'-0"



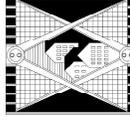
TOWNHOUSE - BACK ELEVATION
1/8" = 1'-0"

**HOME AT
HAPPY VALLEY**
SHELTER ASSET
MANAGEMENT

PRELIMINARY



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Phoenix, Arizona 85014
575 W Chandler Blvd, Suite 123
Chandler, AZ 85224
(602) 285-2891



ARCHITECTURE AND PLANNING

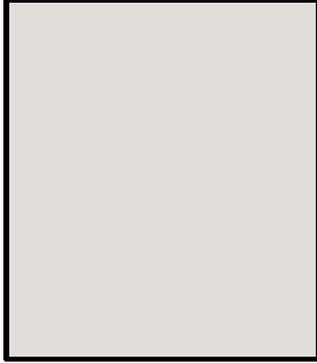
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INC
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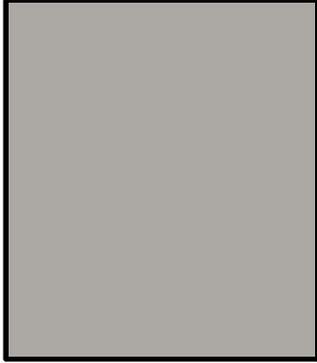
**BUILDING TYPE 4 -
EXTERIOR ELEVATIONS**

Tab D

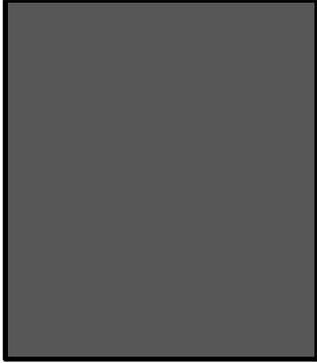
Conceptual Color Schemes



A
 MAIN BODY - STUCCO
 MANUF: SHERWIN WILLIAMS
 COLOR: Elder White SW7014
 LOCATION: EXTERIOR WALLS



B
 ACCENT BODY 1 - STUCCO
 MANUF: SHERWIN WILLIAMS
 COLOR: Ellie Gray SW7650
 LOCATION: EXTERIOR WALLS



C
 TRIM - PAINT
 MANUF: SHERWIN WILLIAMS
 COLOR: Peppercorn SW7674
 LOCATION: FASCIA



D
 BRICK
 MANUF: OLD CASTLE SUPERLITE
 COLOR: Black Canyon
 LOCATION: EXTERIOR WALLS



E
 ARCHITECTURAL CMU WITH INTEGRAL COLOR
 MANUF: OLD CASTLE SUPERLITE
 COLOR: Aspen
 LOCATION: EXTERIOR WALLS



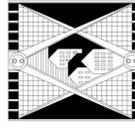
F
 DECORATIVE ARCHITECTURAL PANELS
 COLOR: Bronco
 LOCATION: EXTERIOR WALLS

**HOME AT
 HAPPY VALLEY**
 SHELTER ASSET
 MANAGEMENT

PRELIMINARY



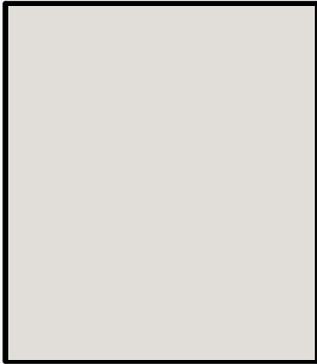
WHITNEYBELL PERRY INC
 1102 East Missouri Avenue
 Phoenix, Arizona 85014
 577 North Central Expressway, Suite 123
 Chandler, Arizona 85224
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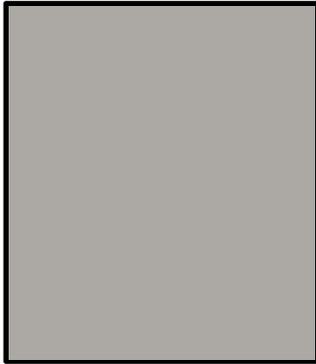
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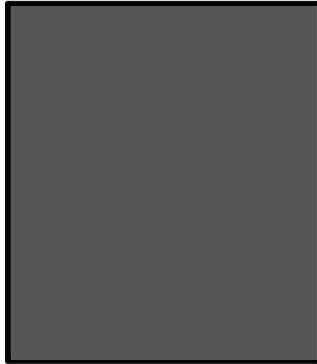
**MATERIAL BOARD -
 COLOR SCHEME 1**



A
 MAIN BODY - STUCCO
 MANUF: SHERWIN WILLIAMS
 Color: Elder White SW7014
 LOCATION: EXTERIOR WALLS



B
 ACCENT BODY 1 - STUCCO
 MANUF: SHERWIN WILLIAMS
 Color: Ellie Gray SW7650
 LOCATION: EXTERIOR WALLS



C
 TRIM - PAINT
 MANUF: SHERWIN WILLIAMS
 Color: Peppercom SW7674
 LOCATION: FASCIA



D
 BRICK
 MANUF: OLD CASTLE SUPERLITE
 Color: Ironwood
 LOCATION: EXTERIOR WALLS



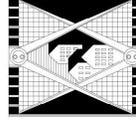
E
 ARCHITECTURAL CMU WITH INTERGAL COLOR
 MANUF: OLD CASTLE SUPERLITE
 Color: Aspen
 LOCATION: EXTERIOR WALLS

**HOME AT
 HAPPY VALLEY**
 SHELTER ASSET
 MANAGEMENT

PRELIMINARY



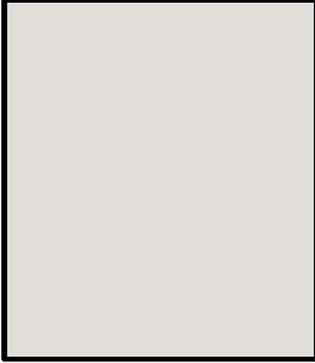
WHITNEYBELL PERRY INC
 1102 East Missouri Avenue
 Phoenix, Arizona 85014
 575 W Chandler Blvd, Suite 123
 Chandler, Arizona 85224
 (602) 285-1881



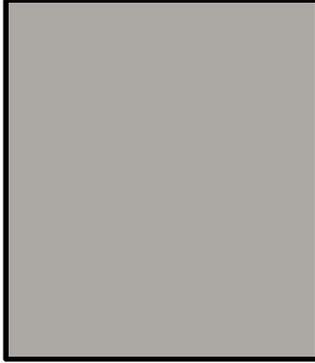
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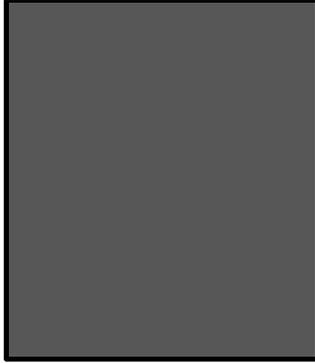
**MATERIAL BOARD -
 COLOR SCHEME 2**



A
 MAIN BODY - STUCCO
 MANUF: SHERWIN WILLIAMS
 COLOR: Eider White SW7014
 LOCATION: EXTERIOR WALLS



B
 ACCENT BODY 1 - STUCCO
 MANUF: SHERWIN WILLIAMS
 COLOR: Ellie Gray SW7650
 LOCATION: EXTERIOR WALLS



C
 TRIM - PAINT
 MANUF: SHERWIN WILLIAMS
 COLOR: Peppercorn SW7674
 LOCATION: ROOF TRIM



D
 BRICK
 MANUF: OLD CASTLE SUPERLITE
 COLOR: Black Canyon
 LOCATION: EXTERIOR WALLS



E
 ROOFING - ASPHALT SHINGLES
 COLOR: Black
 LOCATION: ROOF



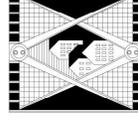
F
 DECORATIVE ARCHITECTURAL PANEL
 COLOR: BRONCO
 LOCATION: EXTERIOR WALLS

**HOME AT
 HAPPY VALLEY**
 SHELTER ASSET
 MANAGEMENT

PRELIMINARY



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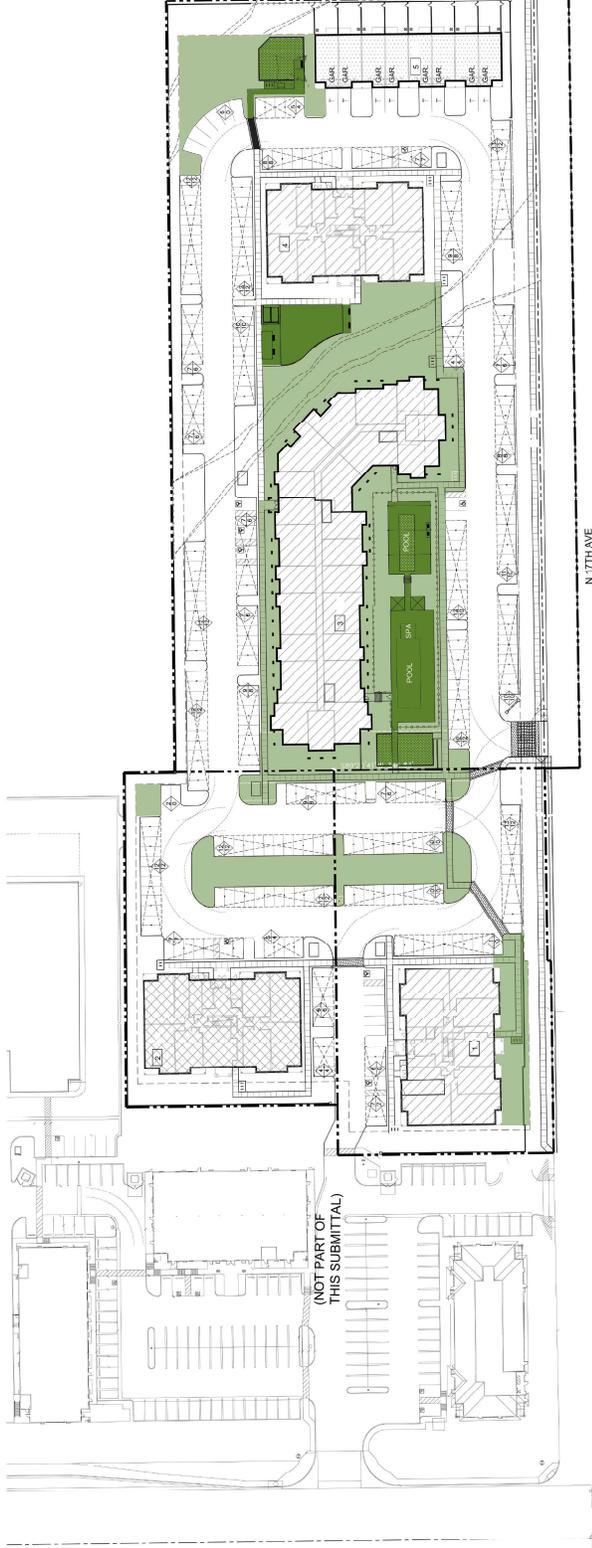
**MATERIAL BOARD -
 COLOR SCHEME 3**

Tab E

Conceptual Landscape Plan

Tab F

Conceptual Open Space Exhibit



SCALE: 1" = 50'-0"

SITE PLAN

N 17TH AVE

LEGEND

- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE

TOTAL COMMON OPEN SPACE REQUIRED: **MINIMUM 6.5% OF GROSS AREA (348,480) = 22,651.20 S.F.**
 TOTAL COMMON OPEN SPACE PROVIDED: **65,543.12 S.F. OR 19.36%**

FOR CITY USE ONLY

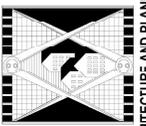
FOR CITY USE
 PROJECT NO. 1110023
 SPEC. NO. 1110023
 DRAWING NO. 220289P
 ZONING MAP

**HOME AT
 HAPPY VALLEY
 PHOENIX, AZ**

**SHELTER ASSET
 MANAGEMENT**



WHITNEYBELL PERRY INC
 11000 North Phoenix Avenue
 Phoenix, Arizona 85014
 577 W Chandler Blvd, Suite 123
 Chandler, Arizona 85225
 (602) 306-1891



ARCHITECTURE AND PLANNING

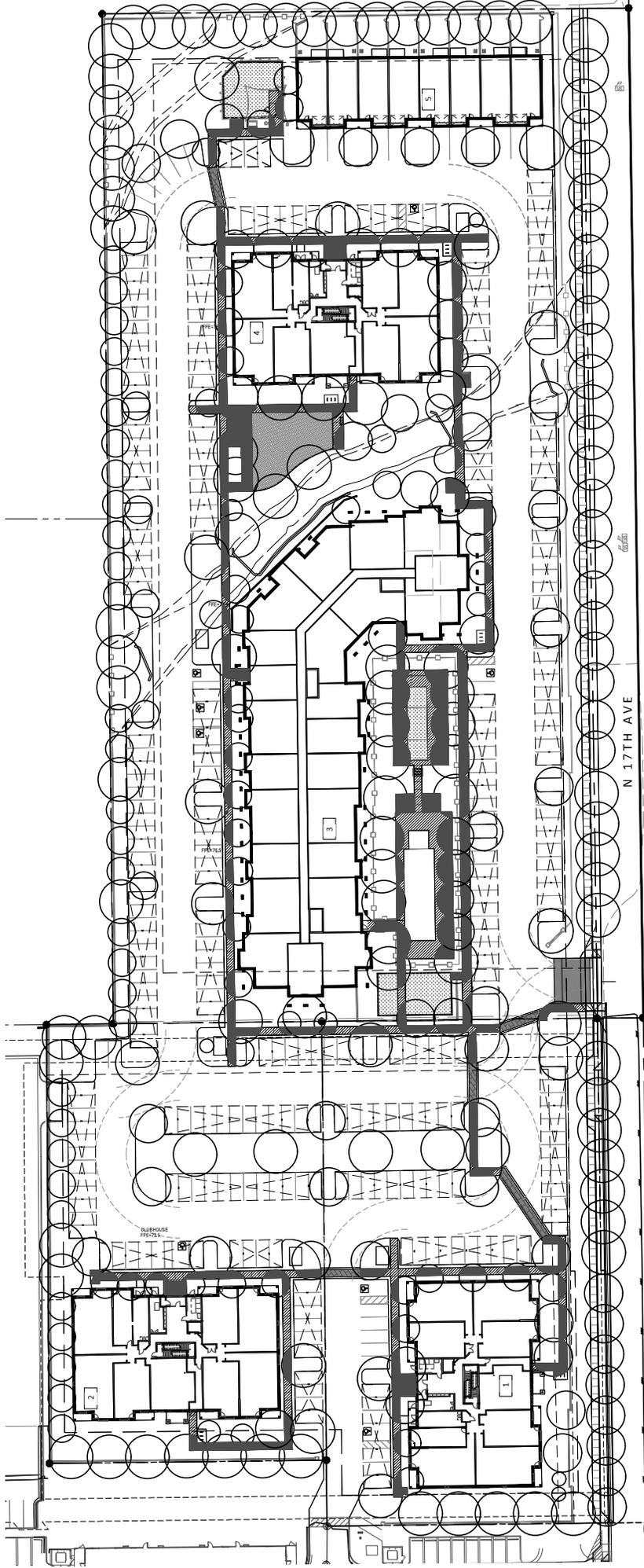
A1.0
 2116

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 13 Feb 2023

**SITE PLAN
 PRELIMINARY**

Tab G

Conceptual Shade Study



PEDESTRIAN SHADE LEGEND
 15,574 SF
 19,745 SF
 19,745 SF
 TOTAL SHADE COVERAGE: 75,064

anderson
 815 n. 1st avenue, suite 3
 phoenix, az 85003

date: 02.13.23
 scale: 1/30
 KWA: 11-2168

150'
 150'

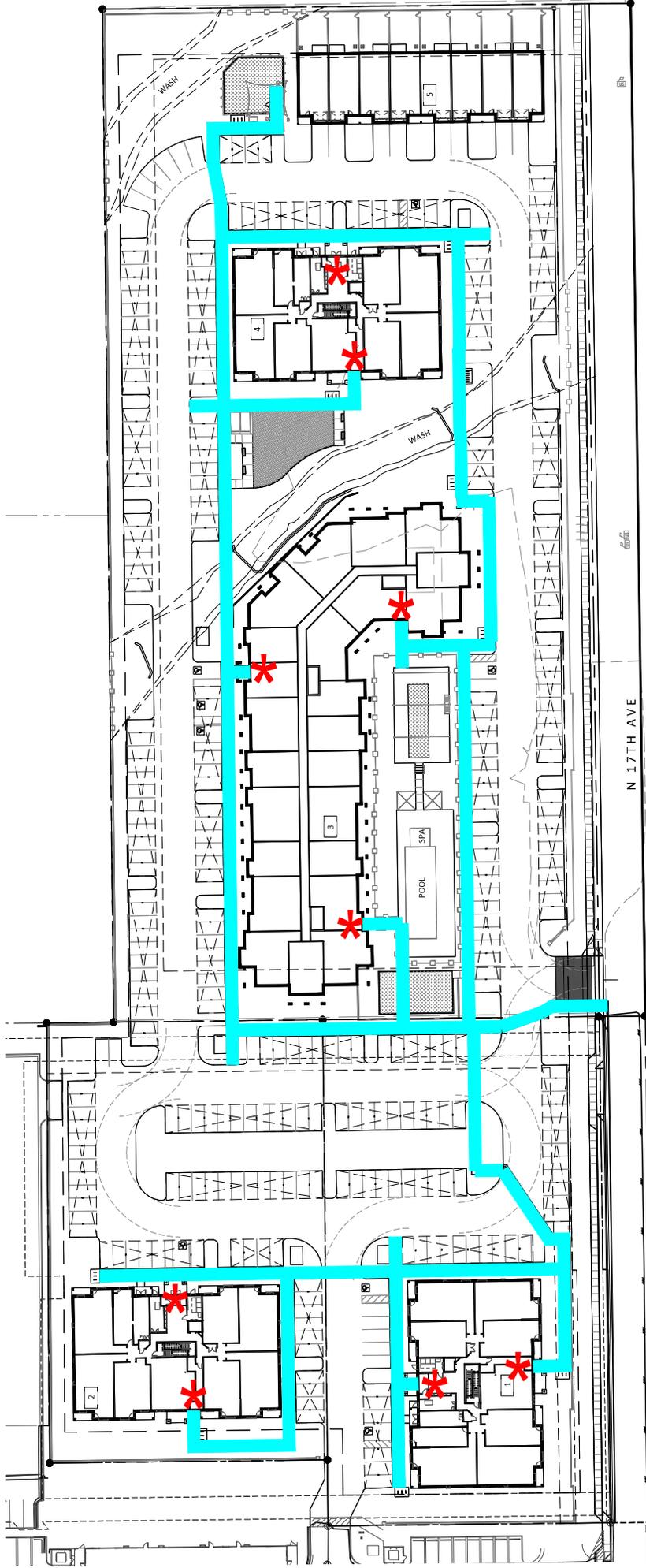


Home at Happy Valley

Conceptual
 Shade Study

Tab H

Conceptual Circulation Exhibit



CIRCULATION LEGEND

- DESCRIPTION
- SYMBOL
- PEDESTRIAN WALKWAY
- BUILDING ACCESS POINTS



**Pedestrian
Circulation
Plan**

Home at Happy Valley



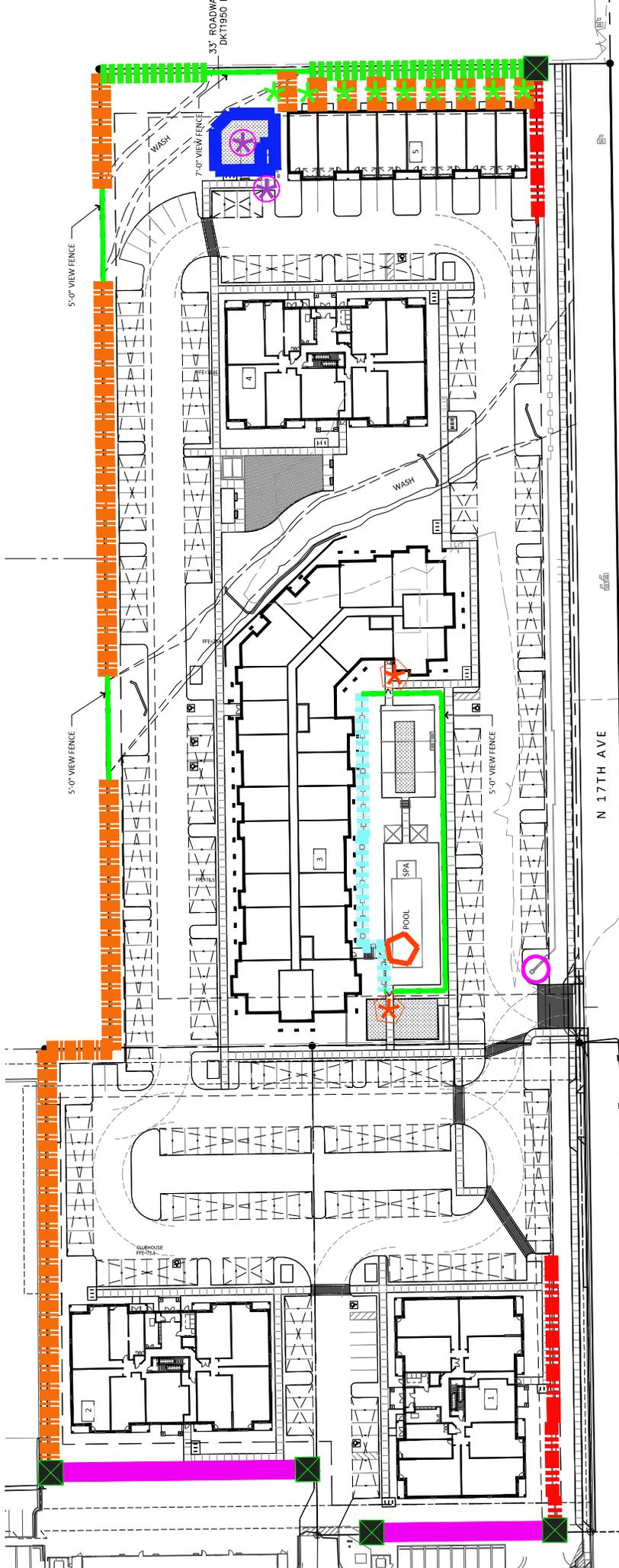
scale: 1/30
KWA: 11-2168

date: 02.13.23

anderson
815 n. 1st avenue, suite 3
phoenix, az 85003

Tab I

Conceptual Wall Plan and Details



WALL LEGEND

SYMBOL	DESCRIPTION	DETAIL
[Purple Box]	5' THEME PRIMARY	DETAIL 1, WALL DETAILS 1
[Orange Box]	5' SECONDARY	DETAIL 2, WALL DETAILS 1
[Green Box]	7' SECONDARY THEME	DETAIL 3, WALL DETAILS 3
[Red Box]	LOW WALL	DETAIL 2, WALL DETAILS 3
[Light Blue Box]	STEEL FENCE WITH GLASS INSERTS	DETAIL 3, WALL DETAILS 2
[Dark Blue Box]	DOG PARK FENCE & GATE	DETAIL 4, WALL DETAILS 1
[Green Line]	VIEW FENCE	DETAIL 1, WALL DETAILS 2 & 3 DETAIL 4, WALL DETAILS 3
[Green X]	THEME COLUMN	DETAIL 3, WALL DETAILS 1
[Orange X]	POOL GATE	DETAIL 2, WALL DETAILS 2
[Purple X]	GLASS POOL GATE	DETAIL 4, WALL DETAILS 2
[Green X]	DOG PARK GATE	DETAIL 4, WALL DETAILS 1
[Green Star]	PEDESTRIAN GATE	DETAIL 5, WALL DETAILS 1
[Purple Circle]	ENTRY MONUMENT SIGN (FOR INFORMATIONAL PURPOSES ONLY, SEPARATE PERMIT)	DETAIL 1, WALL DETAILS 3

GENERAL WALL NOTES

1. ALL WALLS TO TERMINATE WITH END WALL COLUMN 50'-0" FROM BACK OF CURB.
2. QUANTITIES SHOWN ARE FOR BIDDING AND PERMITTING PURPOSES ONLY. CONTRACTOR TO VERIFY AND RETURN LOCATIONS WITH HOMEOWNER PRIOR TO CONSTRUCTION. (SIDEYARD RETURNS BUILT BY HOMEOWNER)
3. CONTRACTOR TO INSTALL A 6" X 6" CONCRETE HEADER FROM END OF WALL TO END OF CURB. QUANTITIES SHOWN ARE FOR BIDDING AND PERMITTING PURPOSES ONLY. QUANTITIES SHOWN FOR TOTAL LENGTHS OF ALL WALL PLAN SHEETS.

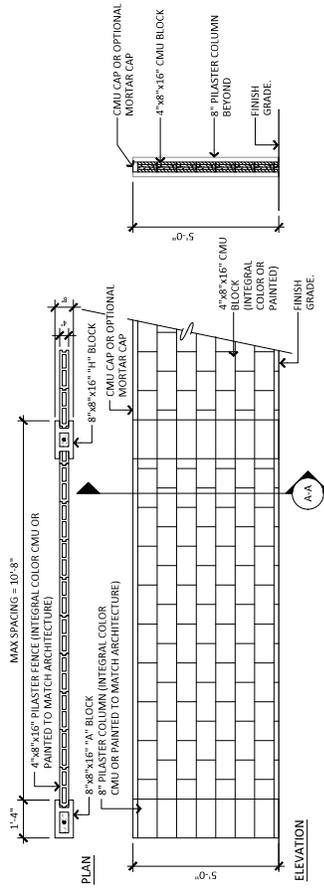
Conceptual Wall Plan

Home at Happy Valley

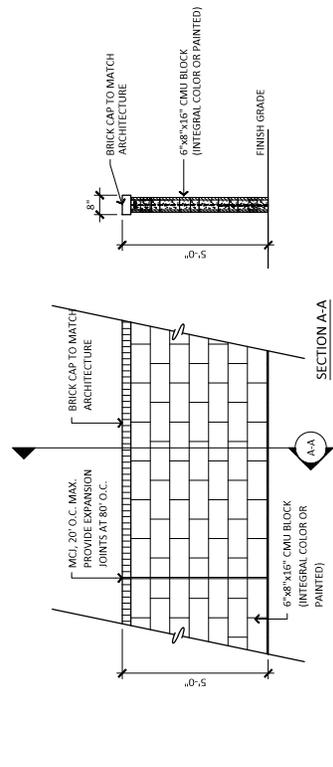


anderson
 815 n. 1st avenue, suite 3
 phoenix, az 85003

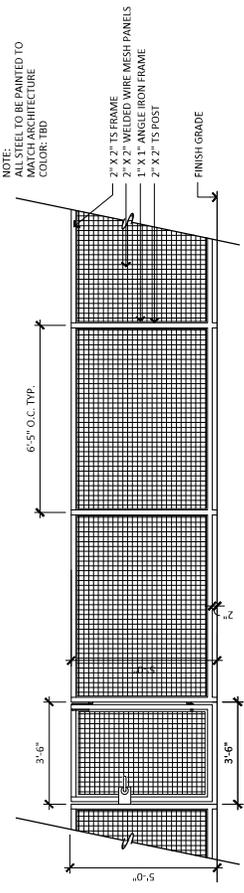
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 KWA: 11-2168



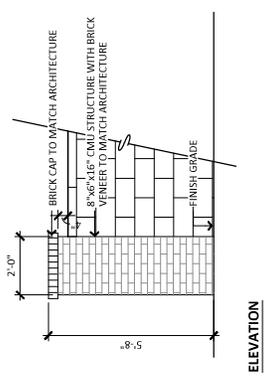
2 5' Secondary Theme Wall
SCALE: 1/2"=1'-0"



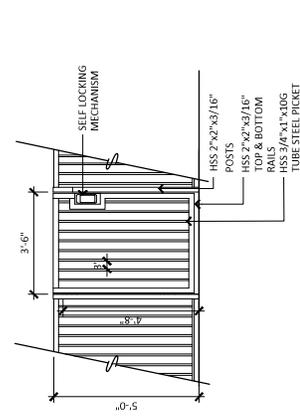
1 5' Primary Theme Wall
SCALE: 1/2"=1'-0"



4 Dog Park Fence and Gate
SCALE: 1/2"=1'-0"

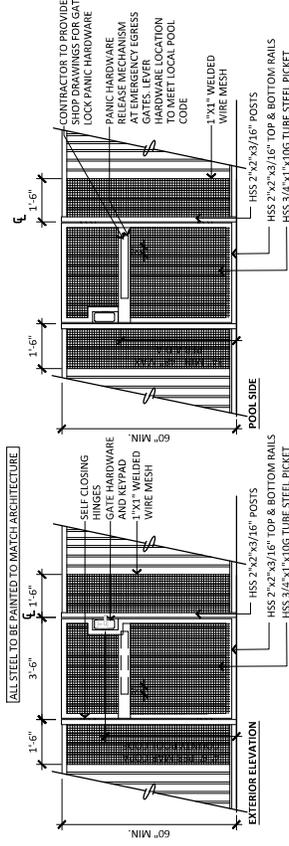


3 Theme Column
SCALE: 1/2"=1'-0"



5 Pedestrian Gate
SCALE: 1/2"=1'-0"

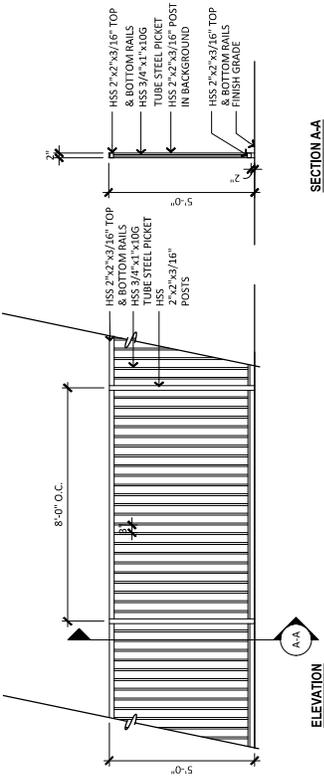




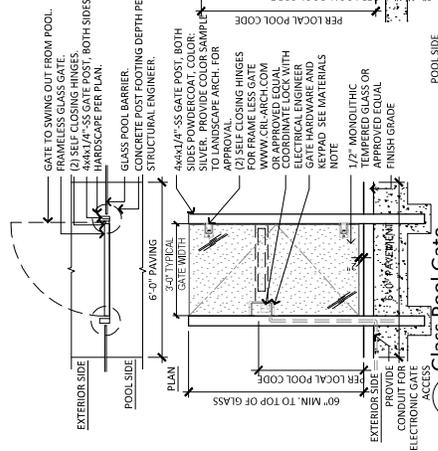
NOTES

- CONTRACTOR TO PROVIDE SAMPLES AND SHOP DRAWINGS OF ALL METAL WORK TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION. SUBMITTAL TO REVIEWING AGENCIES, INSTALL, & OR CONSTRUCTION.
- GRIND ALL WELDS SMOOTH.
- CONTRACTOR TO PROVIDE POOL CONTROL, FINISHING AND ACCESS MEETS MARICOPA COUNTY POOL CODE AND ALL OTHER COUNTY AND LOCAL GOVERNMENT REQUIREMENTS. CONTRACTOR SHALL PROVIDE ALL MATERIALS REQUIRED FOR LOCAL CODE COMPLIANCE SUBMITTALS.

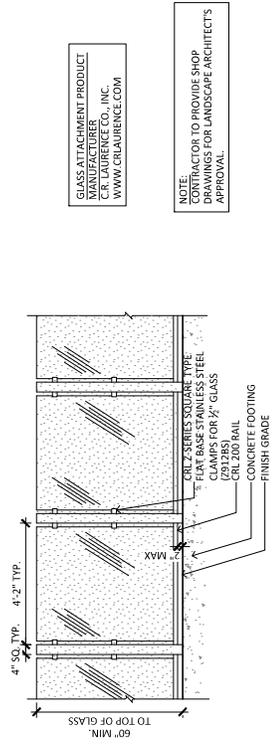
2 Pool Gate
SCALE: 1/2"=1'-0"



1 5'-0" View Fence
SCALE: 1/2"=1'-0"



4 Glass Pool Gate
SCALE: 1/2"=1'-0"



3 Steel Fence with Glass Inserts
SCALE: 1/2"=1'-0"

GLASS ATTACHMENT PRODUCT MANUFACTURER: C.R. LAURENCE CO., INC. WWW.CRLAURENCE.COM

NOTE: CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR LANDSCAPE ARCHITECT'S APPROVAL.

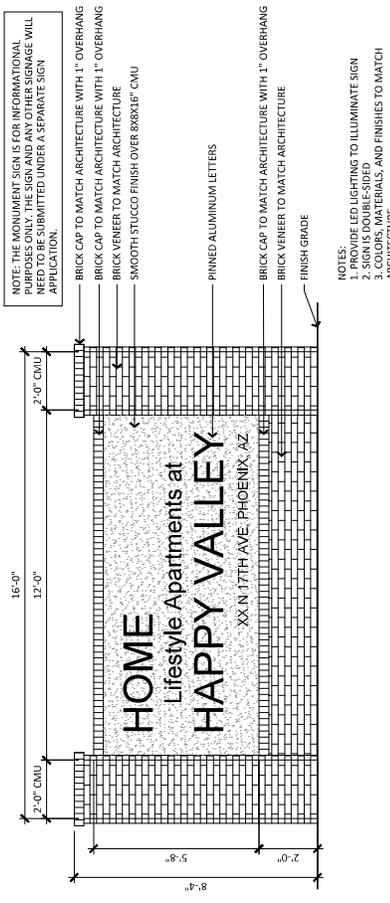
MATERIALS

GATE HARDWARE MANUF.: CRL US ALUMINUM
 MODEL: LIT103
 COLOR: BRUSHED STAINLESS
 NOTE: HARDWARE TO BE SELF-LOCKING

SECURITY ACCESS KEYPAD MODEL: HAWK
 NOTE: HARDWARE TO BE SELF-LOCKING

INTEGRATE TO PROPOSED BUILDING ELECTRICAL SYSTEM TO PROVIDE CUT SHEETS FOR REVIEW AND APPROVAL.



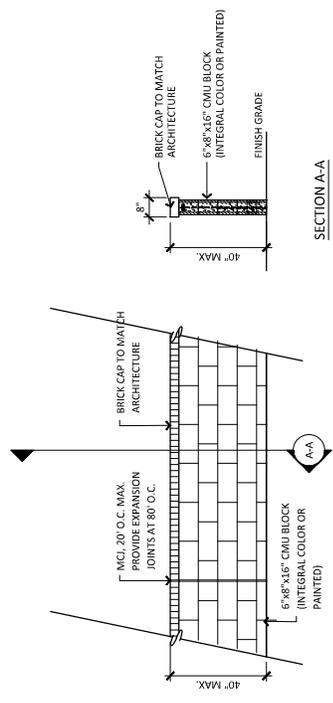


1 Entry Monument Sign
SCALE: 1/2"=1'-0"

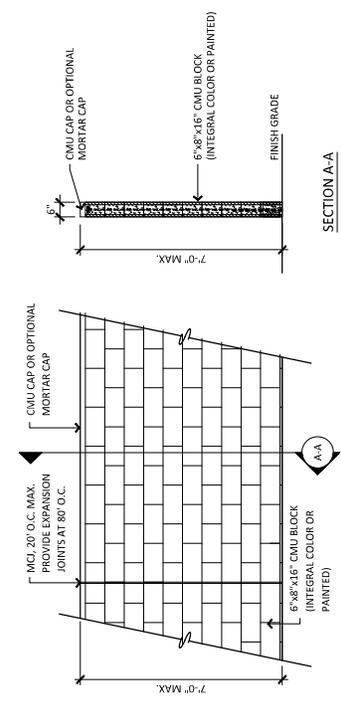
- NOTES:
 1. PROVIDE LED LIGHTING TO ILLUMINATE SIGN
 2. SIGN IS DOUBLE-SIDED
 3. COLORS, MATERIALS, AND FINISHES TO MATCH ARCHITECTURE

NOTE: THE MONUMENT SIGN IS FOR INFORMATIONAL PURPOSES ONLY. THE SIGN AND ANY OTHER SIGNAGE WILL NEED TO BE SUBMITTED UNDER A SEPARATE SIGN APPLICATION.

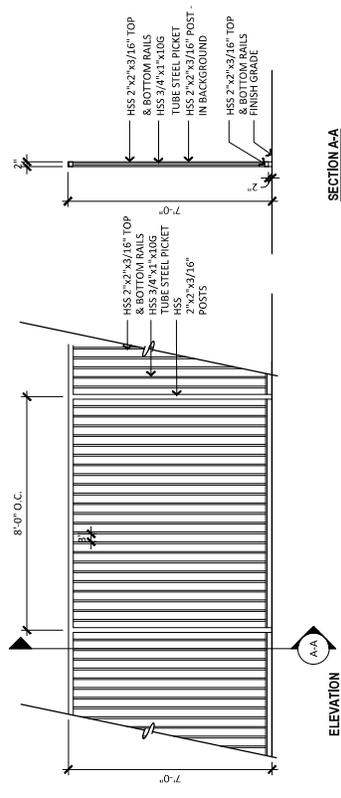
- BRICK CAP TO MATCH ARCHITECTURE WITH 1" OVERHANG
- BRICK VENEER TO MATCH ARCHITECTURE
- SMOOTH STUCCO FINISH OVER 888x16" CMU
- PINNED ALUMINUM LETTERS
- BRICK CAP TO MATCH ARCHITECTURE WITH 1" OVERHANG
- BRICK VENEER TO MATCH ARCHITECTURE
- FINISH GRADE



2 Low Wall
SCALE: 3/2"=1'-0"



3 Secondary Theme Wall
SCALE: 1/2"=1'-0"



4 7'-0" View Fence
SCALE: 3/2"=1'-0"

