



Quintero Golf & Country Club

Where Golf Comes First

Design Review



Purpose

- To help owners, designers, sales agents and builders gain a clear understanding of the architectural vision that has been developed for Quintero
- To explain the key points of the Quintero Design Guidelines and the steps of the review and approval process
- To outline construction site management expectations

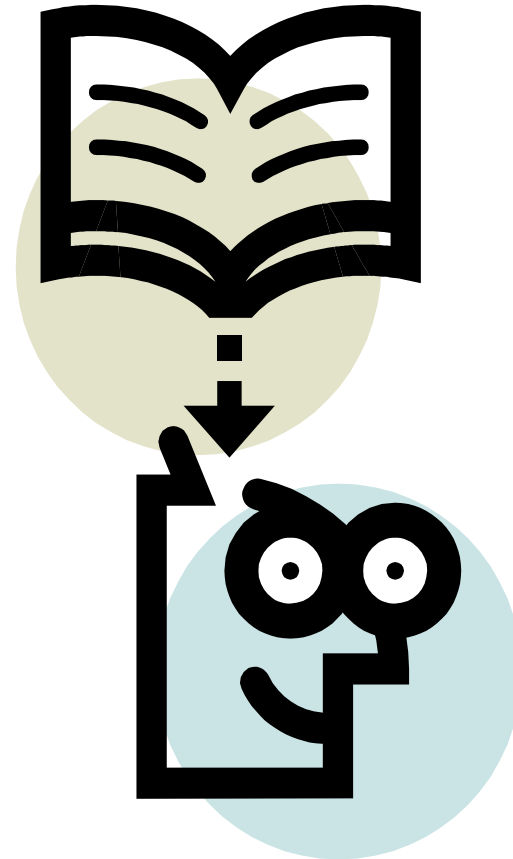


Desired Results

- Elegant, golf club community
- True, timeless quality of design
- Cohesive and sensitive built-environment
- Smoother passage through design review and approval process
 - Fewer misunderstandings and delays
- Safer, cleaner and less damaging construction efforts

The Agenda

- The Master Plan
- Architectural Vision for Quintero
- Key Design Principles
- Acceptable Architectural Styles
- Design Parameters
- Landscape Design Principles
- Design Review Process
- Quintero Design Review Committee
- Q & A



Quintero Master Plan





The Architectural Vision for Quintero

- Support theme of “Golf Comes First”
- Guide relationship of residential structures to golf, each other and the environment
- Allow adequate architectural expression



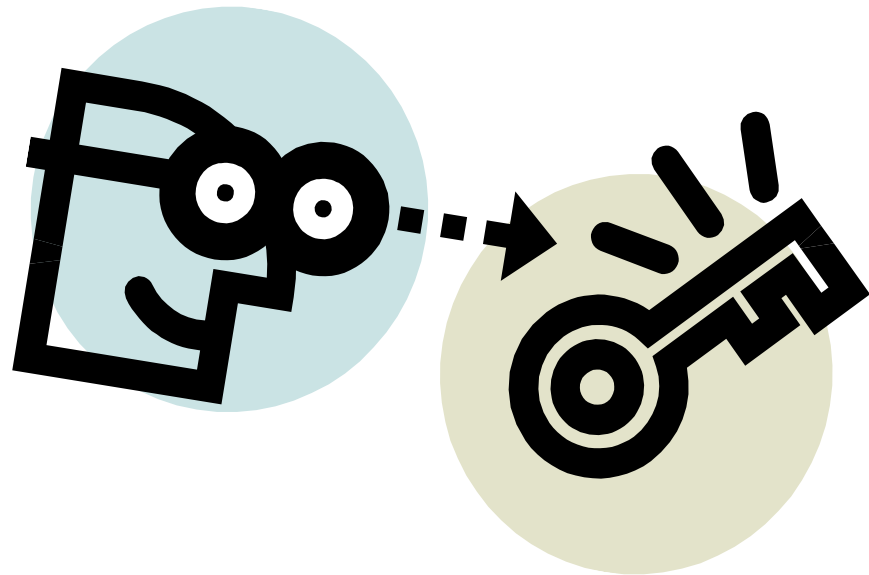
The Architectural Vision for Quintero

■ A built environment that....

- Responds to and enhances the natural environment
- Minimizes the intrusion of the man-made environment on the natural
- Is site-specific and grade adaptive
- Is enduring, timeless, elegant and culturally relevant
- Exhibits a genuine quality of expression and material use
- Contains variety, yet is quietly and carefully restrained

Key Design Principles

- Site specificity
 - Lot Criteria Exhibit
 - Building Envelope
- Visual impact
- Quality and permanence
- Environmental response
- Cultural relevance





Site Specificity

Lot Criteria Exhibits are key!

- Wealth of information to use as a starting point for design
- Result of extensive study of each lot
- Show building envelope, allowable disturbance, access, view corridors, natural amenities, solar orientation, etc.

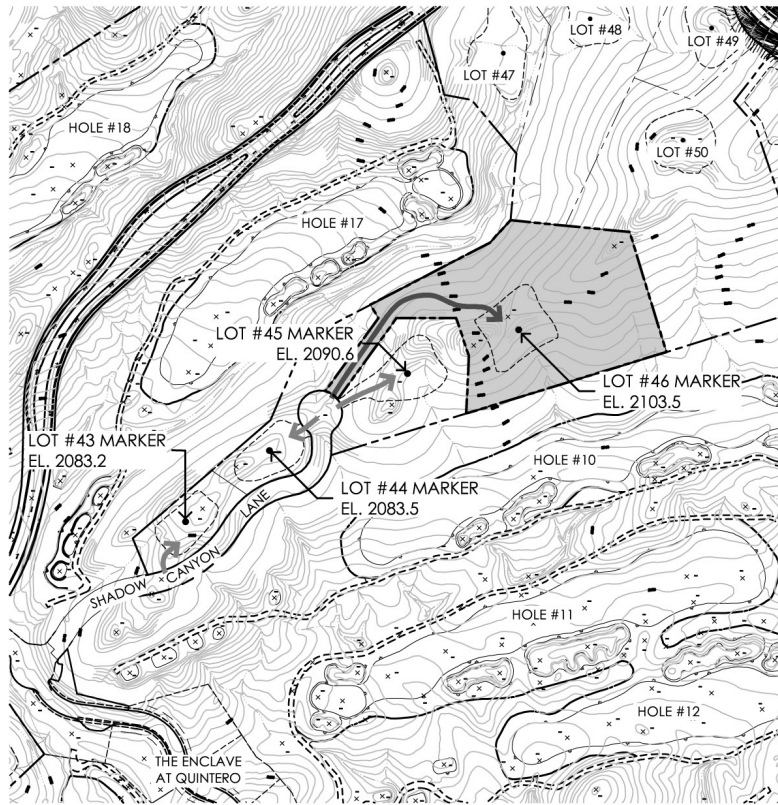


Site Specificity

■ Lot Criteria Exhibits, contin'd

- ☐ Consider lot-to-lot relationships
- ☐ Consider visual effect from community
- ☐ Note view orientation alignments and local view shed
- ☐ Outline the Building Envelope and Access

Site Specificity



* LOT GEOMETRY & CONFIGURATION TO BE VERIFIED WITH FINAL PLAT AS RECORDED WITH THE CITY OF PEORIA.
 * LOT MARKERS INTENDED TO MARK THE CENTER OF THE BUILDING ENVELOPE ONLY. ACTUAL HOMESITES WITHIN BUILDING ENVELOPE MAY VARY AS DETERMINED BY THE LOT OWNER.

Founders
Estates 4
Lot #46
Vicinity Map

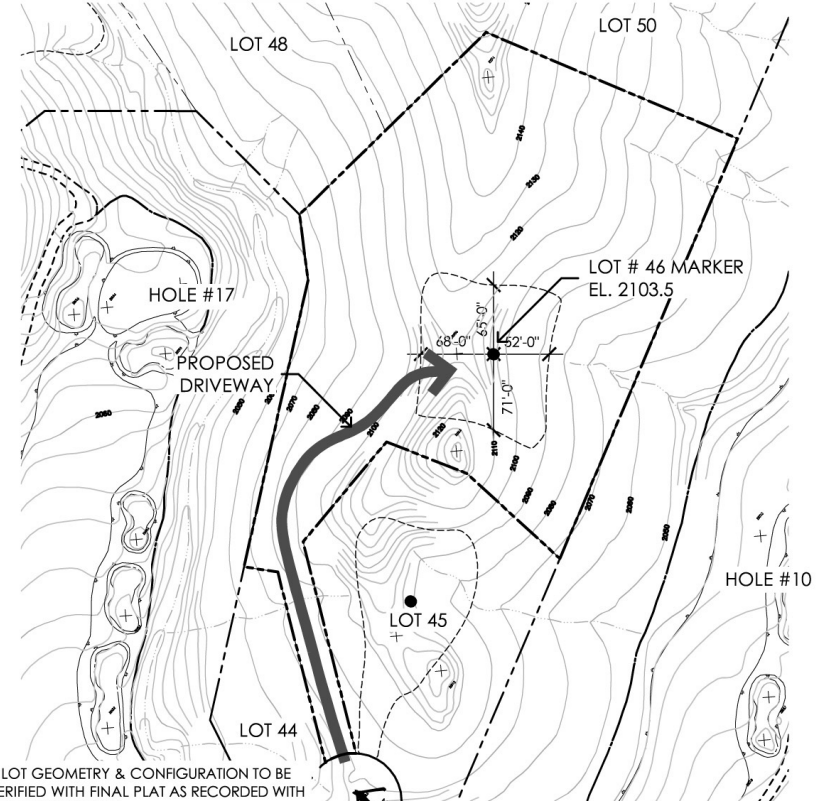
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GREY | PICKETT
landscape architecture | community design

7507 E. McDONALD DR., SUITE B
SCOTTSDALE, ARIZONA 85250
480.609.0009 • 480.609.0067

Quintero
Golf & Country Club

Lot Size: 139,173 s.f.
Building Envelope Size: 16,792 s.f.



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Founders
Estates 4
Lot #46
Survey Map

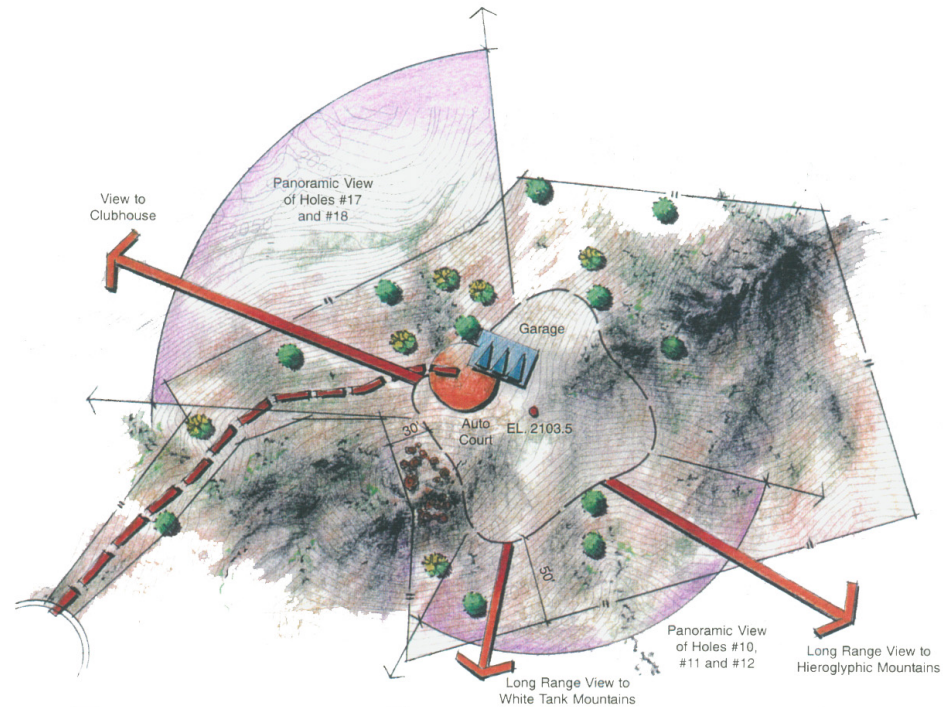
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Golf & Country Club

Site Specificity



FOUNDERS ESTATE FORTY-SIX



LOT SIZE: 139,173 SQ. FT.
BUILDING ENVELOPE: 16,792 SQ. FT.

* LOT CRITERIA ARE SUBJECT TO CHANGE AS A RESULT OF PRELIMINARY AND FINAL PLATS.



SOLAR ORIENTATION



VIEWS TO HOLES #17, #18 AND CLUBHOUSE



VIEW SOUTH TO HOLES #10, #11, #12 AND BLM LAND



Key Design Principles

■ Building Envelope (BE)

- Considers natural features and general slope for “most suitable” location for building
- Elevations in BE are the center point of envelope.
- BEs on small lots or along golf course considered SAFETY and/or view impacts
 - No BE variance requests will be allowed in these cases.



Key Design Principles

■ Building Envelope, contin'd

- Work within the given building envelope.
- Preserve and/or incorporate existing landscape and topographical features in the design.
- Consider view and solar orientation in siting.
- Set FF elevations to follow the site's contours.
 - Minimize grading and areas of deep fill.
- Show awareness of neighboring sites.
- Reflect a unique response to the particular site.



Site Specificity

OWNER HINTS:

- Select a lot that is amenable to what you would like in a house.
 - Desire: House on one level with no stairs
 - Select: A flat lot
- Designs that do not consider the natural terrain/slope will not be permitted.



Key Design Principles

■ Visual Impact

- Choose to be inconspicuous rather than dominant.
- Consider the impact of the design from near and far.
- Scale the structure with the existing surrounding landscape and terrain in mind.
- Stress subtle massing changes both vertically and horizontally. Low profiles preferred
- Avoid meaningless changes of color, materials, rhythm and form.
- Convey a logic, order and visual integrity on all elevations.



Key Design Principles

■ Quality and Permanence

- ☐ No material is ruled out, if appropriate for the desert climate.
- ☐ Materials must be durable or age “gracefully.”
- ☐ Exterior materials should be integral, not applied.
- ☐ Reflective materials are not permitted.



Key Design Principles

■ Environmental Response

- ☐ Show awareness of the environment.
- ☐ Be strategic in locating all glazing.
- ☐ “Green Building” is encouraged.
- ☐ Use only native plants on Approved Plant List.
- ☐ Exterior lighting must have shielded light sources.
 - L.V. recommended for all exterior uses.



Key Design Principles

■ Cultural Relevance

- Be inspired by the culture and history of the locale and the SW region in general.
- Non-traditional, exotic or east coast styles are inappropriate and highly discouraged.



Acceptable Architectural Styles

- Architectural styles that fit the vision
 - Styles drawn from the region's history
 - Territorial, Pueblo, Spanish Colonial, Santa Barbara, Ranch, Arts & Crafts
 - Styles in response to the desert environment
 - Organic, Earth Integrated, Mountain, Prairie
 - Contemporary/modern styles
 - SW Contemporary
 - Commercial-look is to be avoided.

Grade Adaptive Architecture



Swale or valley condition illustrating grade adaptive design utilizing the low portion of this building envelope.



Steep downhill grade adaptive design reflecting a 20% to 30% grade and multiple levels.



Gentle downhill grade adaptive design reflecting a 10% to 15% slope.



Steep uphill grade adaptive design reflecting a 20% to 30% grade and multiple levels.



Gentle uphill grade adaptive design reflecting a 10% to 15% slope.



Ridge to hilltop grade adaptive design illustrating technique of maximizing residential utilization on two sides of a hill form.



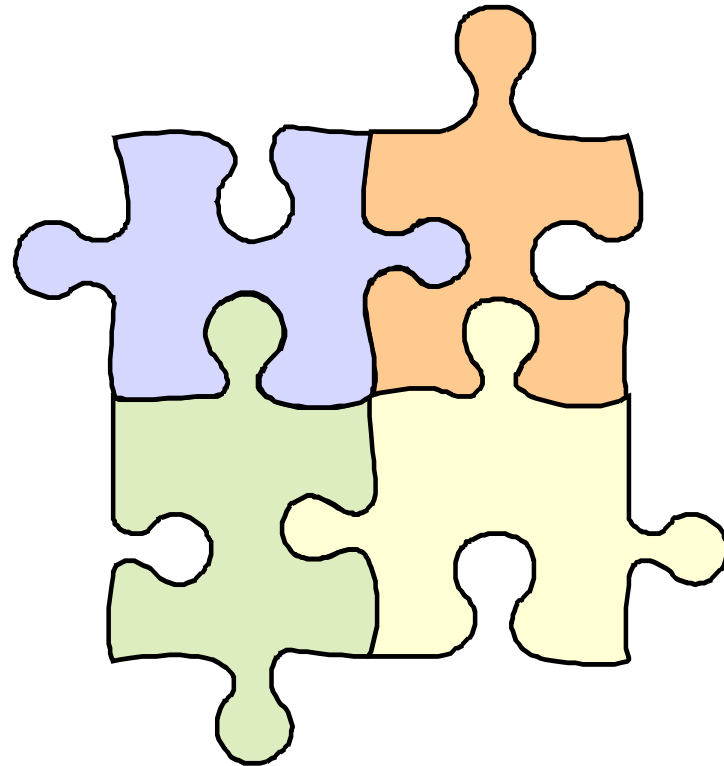
Unacceptable Architectural Styles

■ Architectural styles that DO NOT fit the vision:

- ☐ French country/Normandy
- ☐ Victorian
- ☐ Alpine
- ☐ Greek and Gothic Revival
- ☐ Tudor/English
- ☐ Colonial
- ☐ “Mish-mash” Who-knows-what-it-is

A Few Design Parameters

- Building Square Footage
- Height limitations
- Massing
- Roofs
- Windows and Doors
- Building Elements
- Site walls
- Miscellaneous





A Few Design Parameters

Building square footage

■ The Estates

- Larger lots 1 Acre+ Min. 3,500 SF liveable

■ The Ridge

- $\frac{1}{2}$ to $\frac{1}{3}$ acre lots 2,800-4,500 SF

■ The Enclave

- $\frac{1}{3}$ acre to 7,000 SF lots 2,250-4,000 SF



A Few Design Parameters

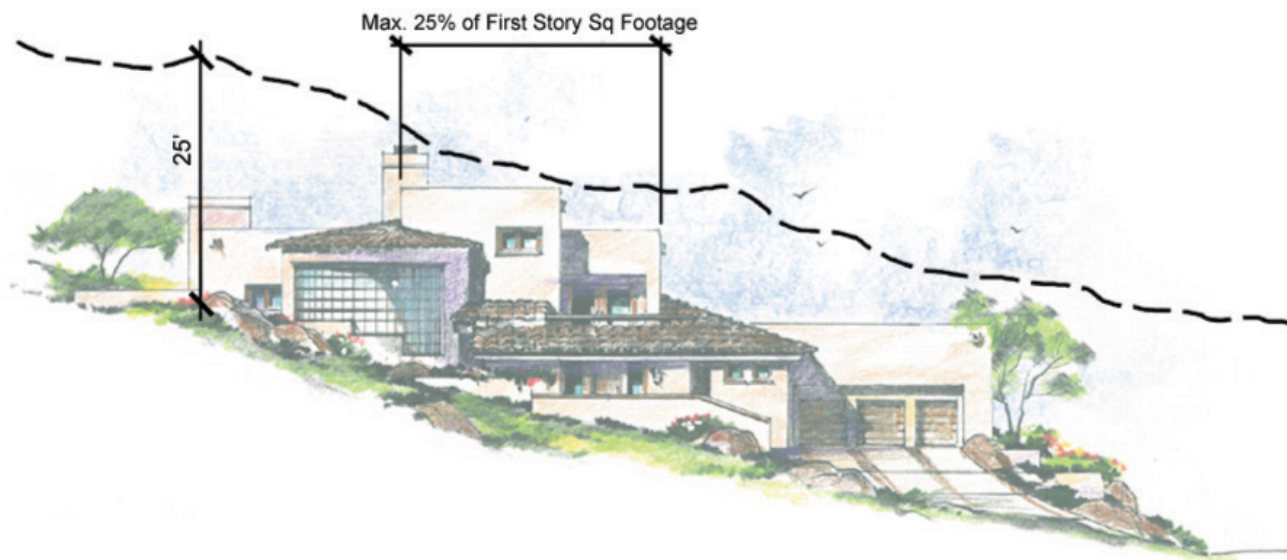
Building Heights - IMPORTANT!

- ☐ Judged on a lot-by-lot basis
- ☐ Generally max. 22 ft. for 2/3 of house and up to 27 ft. for 1/3 of house
- ☐ Variances up to 25 ft. for large projects (>4,000 SF)
- ☐ Measured from adjacent natural grade
- ☐ Secluded “out of sight” lots considered individually
- ☐ **Proof of height will be required.**

A Few Design Parameters

■ Building Heights, contin'd

Height of Residences and Structures





A Few Design Parameters

■ Massing

- Goal: Reduce the scale of large structures to blend more easily with the environment
- At least two visual building masses as viewed from any elevation
- Vertical and horizontal offset minimum is 2'0" to create a mass.
- Maximum 50' length unbroken wall plane dimension



A Few Design Parameters

■ Roofs

- Predominantly flat or low-pitched
 - Slope 3-4/12
- Emphasize the horizontal
- 50' maximum unbroken ridgeline
- Reflect the topography in the roof lines
- Muted earth-tones: tile, slate, treated copper



A Few Design Parameters

■ Roofs, contin'd

□ On flat roofs...

- All flashing, vents, appurtenances, and sky lights must be fully screened by min. 24 inch parapets.

□ Materials/colors listed in Color Palette in Guidelines



A Few Design Parameters

■ Windows, Doors and Garage Doors

- Permitted materials – Wood (painted or stained), steel, copper, limited glass block, integrated skylights
- Min. recess 6" for windows and 1' for garage doors
- Max. two garage doors on a single plane.
 - Orient away from street, golf course. Screen!
- Check consistency of fenestration and detailing.
- Where necessary, design for hazard of errant golf balls! (Nets not permitted)



A Few Design Parameters

■ Building Elements

- Mailboxes, exterior lights and chimneys complement architecture of the house.
- Stucco, exterior colors listed in Color Palette in Guidelines.
 - Three paint/stucco colors or two + masonry
- Real and faux stone also outlined



A Few Design Parameters

■ Site walls

- Retaining walls max. height is 8'0", measured from lowest adjacent natural grade
- Retaining walls directly supporting a structure will be included in the height calculation
- Screen and free-standing walls not to exceed 6'0"
- **Closely spaced sets of retaining walls are prohibited.** Separate and soften with landscape



A Few Design Parameters

■ Miscellaneous

- All mechanical equipment to be ground-mounted and screened from view and gated
- Refuse enclosures to be screened and gated
- Antennas, satellite dishes, cable equipment to be screened from view
- Tennis courts and skate ramps not permitted
- Driveways to be integrally colored concrete, exposed aggregate, flagstone or brick pavers – Max. 16' wide
- No “horseshoe”-style driveways – only ONE curb-cut



Landscape Design Principles

- Preserve the dominance of the natural setting.
 - Screen use areas and soften built structures.
 - Frame views.
- Create private areas, intimate outdoor spaces.
- Re-utilize native plant species from building envelope – Salvage when possible!!!
- Use appropriate plant species to re-veg disturbed areas and unify community. – Check type and densities.
- Preserve and protect natural areas – Minimize grading.
- Limit amount of landscaping that requires irrigation.

Quintero Design Review Process

THE STEPS

- Pre-Design Conference
- Concept Review
- Preliminary Review
- Final Review
- Pre-construction Meeting
- Color and Materials Mock-up Inspection
- Post-construction Inspection





Design Review Process

■ Pre-Design Conference – Required

- Takes place prior to submittal of any prepared plans. Call CCMC to set up meeting.

- Purpose

- Meet on-site to discuss particular aspects of site
- Clarifications of Guidelines, submittal requirements
- Fees and review schedule
- Be able to discuss overall design intent for project.
- Provide a topographical map of the lot.



Design Review Process

■ Concept Review

- ☐ Review of initial design programming
- ☐ Still very preliminary in nature
- ☐ Sketched overlays on topo w/ FF elevations
- ☐ Idea of contemplated cuts and fill
- ☐ Elevation sketches showing design intent



Design Review Process

■ Preliminary Review - Min. 14 days later

- Complete submittal packet prepared by licensed architect or designer who has been pre-approved by Quintero DRC
- Submittal due at least 14 working days prior to the meeting
- Incomplete submittals will be returned and not reviewed.
- See the Process Summary.
- **Simple massing model MAY be required.**
- **Civil-engineered and stamped site plan/G&D**
- **Design Review fee due - \$4,500 non-refundable**



Design Review Process

■ Final Review

- ☐ Remember to submit Approved Preliminary Plans for reference.
- ☐ Check Process Summary for list of requirements.
- ☐ Submittal due at least 14 days prior to the meeting
- ☐ Fine-tune the landscape plan.
- ☐ Include lot/builder signage to be used.
- ☐ Color and materials exhibit – Provisional approvals only



Design Review Process

A Word about the Color & Materials Exhibit....

- No larger than 11" by 17" foam-core boards for storage
- Actual materials or representative pictures OK
- Remember to include manufacturer's name, color and style names and numbers, paint LRV.
- Remember driveway materials, wrought iron, door and window details.



Design Review Process

■ Pre-construction meeting on-site

- ☐ Call to schedule on-site meeting.
- ☐ Builder deposit due - \$5,000 refundable
- ☐ Compliance with construction site regs will be confirmed prior to issuance of HOA building permit.



Construction Site Management

- Pre-Construction Meeting On-site, contin'd
 - Inspection of construction site fencing
 - Locations of material storage, sanitary facilities, parking, debris storage, dumpster, drive access, limits of excavation, lot signage, fire suppression options
 - HOA building permit issued



Design Review Process

A Word about Changes in the Field

- ☐ Changes happen!
- ☐ Modifications to approved plans must be submitted for review and approval by Quintero DRC PRIOR to execution.
- ☐ No fee. Quick turn-around.
- ☐ Do it NOW and get the deposit back faster at the end of the project. Don't depend on forgiveness!!



Design Review Process

- Color and Materials Mock-up Review
 - Call to schedule final review of an on-site mockup of proposed colors and materials.
 - Do this PRIOR to application or installation!
 - Committee reserves right to require changes, if quality or color on-site does not meet original expectations.



Design Review Process

■ Post Construction Inspection

- ☐ Call for inspection BEFORE occupancy.
- ☐ Representative of Quintero DRC will inspect for compliance with approved plans.
- ☐ Letter will summarize findings.
- ☐ Unapproved changes will require submittal to Quintero DRC.
- ☐ Association can require removal of un-approvable or disapproved changes.
- ☐ Association can record a Certificate of Non-Compliance against a project with unapproved modifications.
- ☐ **Successful inspection releases builder bond.**



Design Review Process

A Word about Review Fees

- \$4,500 non-refundable review fee pays for a package of services:
 - Pre-design conference, concept review, up to two preliminary reviews, up to two final reviews, preconstruction meeting, color and materials on-site review, and final inspection
- Extra reviews will be billed at \$250 per review.



Design Review Process

The Approved Designers and Architects List

- Only architects and designers previously approved by Quintero DRC may submit plans for review at Quintero.
- Approved designers/architects have demonstrated talent and familiarity with the process, design intent and Design Guidelines for Quintero.

Save time and effort! Use the List!

Construction Site Management

- Course of Construction Standards





Construction Site Management

■ Course of Construction Standards

- Materials, tools, supplies in secure storage yard that is fenced and screened.
- Construction limits continuously fenced by min. 5' high fencing
- Trash, debris removal weekly or more often
 - No chain link debris corrals
 - Please police your construction site!



Construction Site Management

■ Course of Construction Standards

- ☐ No on-site disposal allowed
- ☐ Daily cleanup of trash
- ☐ Equipment cleaning or maintenance restricted to the development envelope
- ☐ Debris/runoff from cleaning up must stay on-site and not run into the street.



Construction Site Management

■ Course of Construction Standards

- ☐ Sanitary facilities must be located within the building envelope in an area least visible from the street and adjacent lots.
- ☐ At least one ABC-rated fire extinguisher (10lb. min.) on-site at all times
- ☐ Smoking restricted to paved or cleared areas
- ☐ No fires of any kind



Construction Site Management

■ Course of Construction Standards

- ☐ Radios, bullhorns, fireworks or noise generating audio devices are not permitted and will be confiscated upon complaints.
- ☐ Pets, alcoholic beverages, illegal drugs, firearms, etc. are not permitted at any time. Violators may be immediately evicted.



Construction Site Management

■ Course of Construction Standards

- Observe speed limit within the community.
 - 25MPH
- Access the community only through the designated access points.
- See that personnel are properly credentialed for easy check-in at the gate.
- Control on-street parking to assure emergency access.



Construction Site Management

■ Course of Construction Standards

☐ Observe signage rules.

- One single-panel builder's information sign is allowed.
- Max. size is 8 SF in muted earth-tones
- Installation is not to occur before the pre-construction meeting.
- No subcontractor signs are permitted. (Pool, excavator, painters, banks, stucco guys, etc.)



Construction Site Management

■ Course of Construction Standards

Construction hours (no neighbors)

- Oct 1 to April 30: M-F 6:30AM to 6:00PM
- May 1 to Sept 30: M-F 5AM to 6:00PM
- All year: Saturdays 8AM to 6PM
- All year: Sundays + Holidays DRC approval
- Pre-treats and concrete flat work after hours on approval



Construction Site Management

- Course of Construction Standards
- Please remember that the *lot owner* is ultimately responsible for the conduct of his agents and will be held responsible for any damages and repairs necessitated by the actions of his agents.



Quintero Design Review Committee

- All property owners, residents and others using property at Quintero are subject to the Design Guidelines and any other guidelines, standards and rules adopted by the Quintero DRC.

Article V, Section 5.1
Quintero CC&Rs



Quintero Design Review Committee

- Authority to create procedures and levy review fees for design review and approval comes from the Quintero CC&Rs in Article V, Sections 5.2 and 5.3.
- The requirement that all improvements or modifications at Quintero be approved by the Quintero DRC prior to construction is contained in Article V, Section 5.1



Quintero Design Review Committee

■ Committee members and staff:

- Paul Skelton, Quintero G&CC, President, COO
- Rich Ferrero, Landscape Architect
- Rudy Frame, Designated Broker, Lot Sales

- David Siegman, Consulting Architect
- Wendy Mueller, VP CCMC
- Marianne Wiggishoff, Assn. Manager, CCMC



*Together, we can create a truly
remarkable golf course community,
befitting the desert environment of
Quintero,
where “Golf Comes First.”*

Quintero Design Review

- Questions
- and
- Answers!

