



Submittal Requirements Checklist for Trellis-type Shade Structure Applications:

Applications for the use of Trellis-type Shade Structure must be submitted to the Eastmark Design Review Committee for review and approval **PRIOR** to any installation. Construction or installation may not commence until such approval is granted in writing by the Committee.

An Application to add a Trellis-type Shade Structure to an existing home shall include the following items. Incomplete applications will not be accepted or reviewed.

- **Application Form** with all information completed.
- **Plans, Drawings and Specifications**

All submittals shall provide a clear and complete explanation of the location and appearance of the proposed Shade Structure. The submittal must include the information noted below:

 - Site Plan showing the dimension from the exterior face of the posts or columns that support the Shade Structure to all property lines. *(if necessary, site information can be obtained from the aerial maps on the Maricopa County Assessor's website)*
 - If detached, show the dimension from the exterior face of the posts or columns that support the Shade Structure to the face of the existing home.
 - Specify the dimensions of height, width and length of the overall Shade Structure.
 - Specify the dimensions of the columns, posts, beams, rafters and trellis members. (i.e. 8x8, 4x10, 3x8, 2x2, etc.)
 - Specify all materials. (i.e. Alumawood, wood, stucco, etc.)
 - Specify the end cap details. (i.e. corbel, chamfer, miter, etc.)
 - Specify the color of the shade structure and provide samples or color chips.
 - Provide photographs, catalog information, cut sheets, or other descriptions that clearly explain the appearance of the Shade Structure.
- **Photographs**
 - Photo of the entire front of the house.
 - Photo of the entire rear or side of the house, depending on the location of the proposed Shade Structure.
 - Photos of the general location of the proposed Shade Structure.
 - Each individual photo shall be printed in color on an 8½" x 11" sheet, or attached to the online Application.
 - Photos shall be legible and of a reasonable quality.
 - When taking photos, avoid photos that are taken directly into the sunlight or photos that are very dark and shaded. Also avoid photos in which the home is blocked by large trees. At times, multiple photos taken at different vantage points may be necessary to fully explain the home.
 - All photos shall include the name of the property owner; the property address; and any other descriptions or notes to further explain the photograph.

Construction may not commence until the application has been approved in writing by the Design Review Committee.



General Guidelines for Shade Structures

Height:

- The maximum allowed height for an attached Trellis-Type Shade Structure shall not be higher than 10'-0" above the primary finished floor elevation or the lowest eave line of the existing Residence (whichever is the lower of the two heights).
- The maximum allowed height for a detached Trellis-Type Shade Structure is twelve (12) feet above the primary finished floor elevation of the Residence.

Materials:

- In general, construction materials, colors, finishes and architectural style used for a Shade Structure must match the existing Residence.
- AlumaWood or similar types of aluminum trellis-style Shade Structures that resemble wood are generally acceptable.
- Natural wood that is exposed is discouraged as a building material for Shade Structures. Exposed wood does not perform well in the desert environment and can often fade, crack, twist, warp, sag, and deteriorate very quickly. If an Owner elects to use exposed natural wood to construct a Trellis-Type Shade Structure, the following additional criteria will apply:
 - Wood posts shall be 8" x 8" nominal minimum.
 - Wood beams shall be 4x nominal minimum.
 - Wood joints or wood trellis members shall be 3x nominal minimum. Exposed 2x natural wood is not allowed, unless specifically approved by the DRC. In general, exposed 2x natural wood materials do not perform well in the desert environment.
 - Structural fasteners shall be concealed or small, such as nails, screws and lag bolts. No exposed structural hangers, structural straps, or structural clips are allowed.
 - A Shade Structure that is constructed of exposed wood shall be maintained at all times in an attractive appearance. The Owner must maintain all wood members to be true, plumb, horizontal, vertical and straight. Wood shade structures that have deteriorated or become unsightly must be removed immediately.
- Tent-style shade structures and shade sails, as well as shade structures constructed of fabric and metal will not be allowed, unless otherwise approved by the DRC.
- Corrugated metal, corrugated fiberglass, thin wood lattice, thin plastic lattice, and tarps are not allowed as materials that are part of a Shade Structure.

Colors:

- The colors of a Shade Structure shall match and/or compliment the colors of the existing home.
- Shade Structures that are constructed of wood or Alumawood shall match the color of the existing wood trim on the main Residence. Typically, the color of a Shade Structure shall match the color of the wood fascia on the existing home.



Details:

- Exposed wood posts shall be a minimum of 8" x 8" in size (nominal)
- Alumawood posts shall be a minimum of 6½" x 7" (actual)
- Posts clad in stucco, stone or masonry shall be a minimum of 16" x 16". Stucco shall match the texture of the stucco on the existing home. Stone shall match the stone on the existing home.
- The "end cuts" of rafters and beams shall be appropriate to the authentic architectural style of the home. For example, Spanish architectural styles can use "corbel" or "scroll" end cuts; whereas most of the other architectural styles will use "miter" or "chamfer" end cuts.
- All Trellis-Type Shade Structures shall be permanently affixed to the ground.

Notes:

- Incomplete applications will not be reviewed. Submittal of an incomplete application can significantly lengthen the amount of time necessary to obtain an approval from the DRC. Applicants should be sure to provide all of the information listed on the Submittal Checklist.