

Narrative
Area Plan Amendment
Rezoning and
Preliminary Development Plan
Gilbert Road - 2100' South of Ocotillo West Side
PLH20-0033 & PLH20-0034



Chandler La Paglia High School
Seminary
and Professional Offices



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Introduction:

Our request is annexation into City of Chandler and change the zoning from RU-43 (Maricopa Co. Zoning) to PAD and Preliminary Development Plan approval.

The property (303-44-020M) for the proposed Chandler La Paglia High School Seminary and Professional Offices is located on Gilbert Road approximately 2100' south of Ocotillo Rd. on Gilbert Rd. The project will include a +/- 5,010 sf seminary religious school and +/- 6,722 sf professional office building (developed by others) behind the seminary. These offices are intended to be doctors, dentists, counselors, and the like. This is NOT intended for retail use.



The site is vacant and has historically been used for agriculture. It is in Maricopa County; zoned RU-43.

West: Canal and overflow ponds – City of Chandler (AG-1)
North: Privately owned business – Maricopa County (RU-43 Zoning)
East: Gilbert Road and new High School (AG-1)
South: Dollar Self-Storage – City of Chandler (PAD)

Request rezone to a Planned Area Development (PAD): The request is to rezone to Planned Area Development (PAD) for a seminary and professional offices. Other uses will be low traffic generating including, offices, medical, dental, insurance, counseling, assisted living, real estate offices, title companies. Prohibited uses include retail sales (of any kind), call centers, cleaners, barbers/hair and nail salons, animal boarding, and similar uses.

First phase of the project is the seminary building and the development of the .72 acres. It is intended as part of phase one to include perimeter landscaping, wall along the canal, asphalt fire lane, and dust control on the office site. **(See Exhibits B, F, and G)**

Second phase will include the office site development, parking, interior landscaping, lighting, etc. which will be permitted separately. **(See Exhibits C, H, and I)**

Waivers: Phase 2 will require an amendment to the PAD zoning if uses are changed and require more parking than shown on this PAD.

Future Land Use:

The Church of Jesus Christ of Latter-Day Saints is proposing a new seminary building to be built to service the students of the new La Paglia High School and a one acre lot ,behind the seminary, for medical, professional offices, or other similar uses. The back development will be designed and built by others and will require site plan approval if it deviates from this proposal layout. Parcel A (Seminary) = .72 acres and Parcel B (Offices) = .99 acres.

Project Information:

Site Design: The site has been designed with the seminary as the predominate use on this site located facing Gilbert Road with parking and access drive located on the north side of the site. As per the Chandler Southeast Area Plan, the majority of the parking is located behind the seminary building to minimize the intrusion of parking along the streetscape. The parking visible from the street will have 42” high decorative screen walls and enhanced landscaping. (See Exhibits E and F)

- Seminary Hours of operation:** 7am to 5pm M-F (occasionally on Saturday)
- Seminary Employees:** 5 teachers + 1 administrative assistant
- Number of Students:** 30 students per Classroom x 3 classrooms (at full build-out) = 90 per hour
90 students per class hour x 6 hours = 540 (at maximum capacity)
- Method of Transportation:** Students attending seminary classes will walk or be bussed to class by the seminary. No student is permitted to drive to seminary for regular classes. Parent conferences and other occasional meetings may be held during the week.

Parking: The design of the site parking is consistent with the area plan statement: “should not dominate the commercial site in areas adjacent to any street. Parking should be concentrated in areas away from the street, behind front pad buildings...” Joint access, parking, and retention agreements will allow joint used.

Required Parking:		
Seminary Parking (Phase 1):	5,010 sf / 200 sf	= 25 spaces
Medical Office Parking (Phase 2):	6,336 sf / 150 sf	= 43 spaces
Total Required Parking:	11,246 sf	68 spaces
Provided Parking:		
Seminary Parking (Phase 1):		28 spaces
Medical Office Parking (Phase 2):		42 spaces
Total Provided Parking:		70 spaces

Retention will be located south of the seminary building and will be utilized for on-site retention and the total development will be a combination of underground and traditional site retention.

Refuse and barrel enclosures shall harmonize with the building design and will be split face masonry.

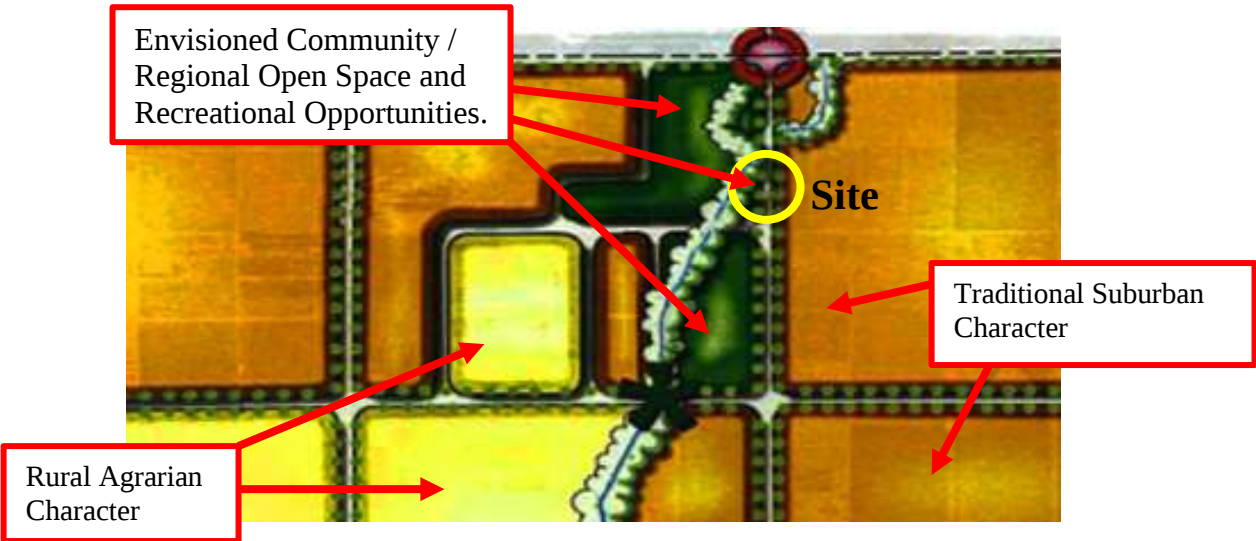
Landscaping has been thoughtfully designed utilizing several existing trees and integrating them into the development. 48 inch and 36 inch box trees along with the relocated existing trees will be used to create a “established” look to the development per Area Plan. (See Exhibits F, G, H, and I)

The north property line will require a “dissimilar use” landscape buffer which includes evergreen trees 7’-0” minimum in height and enhanced shrubbery. A six-foot decorative wall will be provided adjacent to the canal (on the west). Existing decorative walls along the north property line and to the south the development has been previously built on the property line.

Land Use Compatibility with the General Plan and the Southeast Chandler Area Plan and submitted area plan Amendment:

Area Plan: Currently the Area Plan designates this area as “Community/Regional Open Space”. The adjacent properties have been previously developed into commercial uses with the southern property, Dollar Self Storage, having amended the area plan to “Traditional Suburban Character. “Low profile development should characterize the area – single story buildings along arterial street, including commercial developments, should be encouraged.” The proposed development of a seminary building, and a professional office building would be compatible with the character designations of the area plan that is being submitted for amendment. The development, when completed, will create a stepped hierarchy with the seminary in the front along Gilbert Road. With parking located on the north and ample retention/open space to the south, this will create a dimensional view. The road view will be one of a deep low density development consistent with “broad vistas and an open feeling...” as written in the Southeast Chandler Area Plan and consistent with “accomplished through deeper setbacks for new development along roadways” from the same document. The offices have been moved to the very back of the site, creating these opportunities.

Current Area Plan:



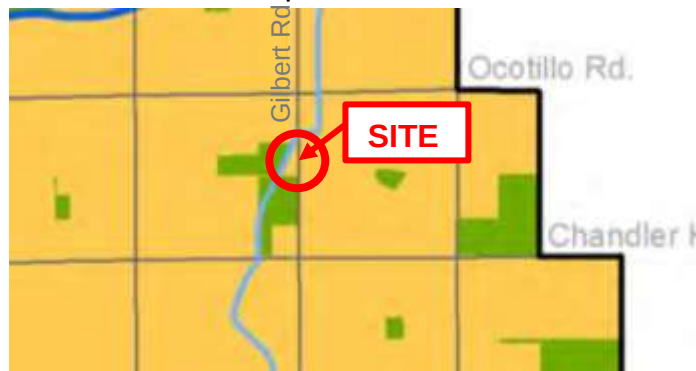
Existing Land Use:



Proposed Land Use:

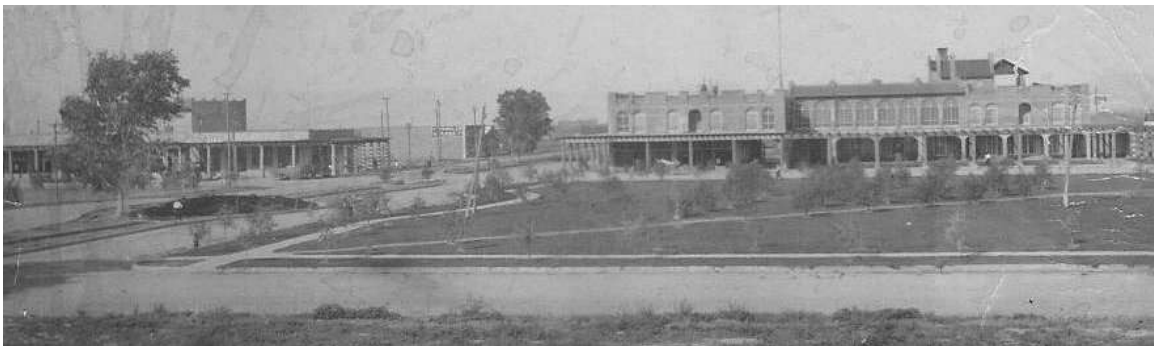


General Plan designation of Neighborhoods: “This category allows a range of residential densities and a variety of non-residential uses such as commercial, institutional, public facilities, and commercial offices based upon location...”.



The site is compatible with the General Plan and meets the criteria for “Traditional Suburban Character” of the Chandler Southeast Area Plan that is being submitted for amendment. The site is sandwiched between a self-storage to the south and a gymnastic school “Arizona Olympian Gymnastics”. To the west are the evaporation ponds. To the east is the new Chandler “La Paglia” High school. These schools represent the essence of the Area Plan. On the practical side, Gilbert Road is a busy arterial and the seminary building and offices will be a low use with the seminary parking for the teachers with no student parking. The medical and/or offices to the west of the seminary (designed by others) will be oriented to uses compatible with education, counseling, and for the most part, student medical needs feeding off the school. No retail will be permitted. These represent very low traffic uses and reflect the suburban feeling of the area. Enhancing the suburban feel, the building is set 50 feet back from Gilbert Road giving generous space for landscaping. Parking will be predominately in the west side behind the seminary building, again helping the project have a very suburban feel.

Building Character & Historic Photos



Adherence to the Building Architecture in the Chandler Southeast Area Plan: As stated in the Area Plan, Section B-Commercial Guidelines, “...the architectural style chosen for a project should achieve a reflection of the rural/agrarian character and be of a quality design. The architectural style of the seminary building is consistent with historical architectural materials and form in the original Chandler architectural vernacular. Simple straight-line buildings simple pitched roofs or low-slope, durable materials (brick) were often used as shown in the following photos. The architecture provides a historical/traditional presence and the feeling of solidity with perceived “thick” walls. Windows are inset and not flush. As shown in the following photographs, historic materials included brick, tile, pre-cast (shown as columns). The seminary building will utilize similar materials. The form will be sympathetic with the following photos in a simplified form.



As seen in the preceding photos, the materials are consistent with the Building Guidelines of the Southeast Chandler Area Plan.

The development will use these materials **(see Attached Exhibits)**:

1. Concrete roof tiles
2. Brick
3. Traditional style windows (white)
4. Metal or aluminum accents
5. Pre-cast elements (columns and plinths as shown in bottom photo)
6. EIFS or stucco

The professional offices (by others) occurring behind the seminary building will have a more modern take of the traditional architecture of the seminary building and will use the same materials as outlined above. The shapes are simple and reflect the vernacular of traditional western architecture with a modern feel, utilizing the same design materials as the seminary.

We respectfully request the approval of the Area Plan Amendment, Preliminary Development Plan and rezone to PAD.



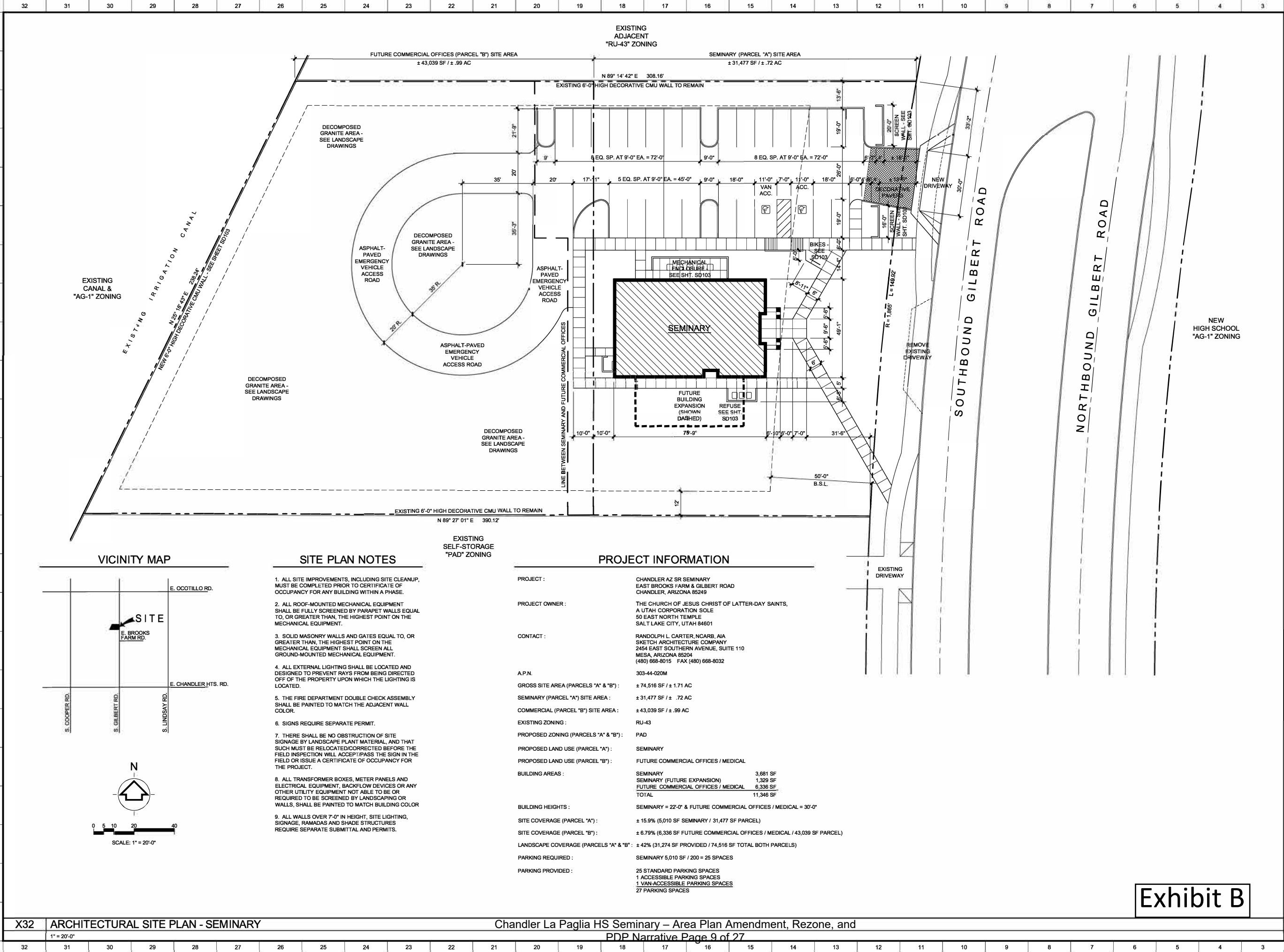
Chandler La Paglia High School Seminary

2100' south of Ocotillo and Gilbert Road

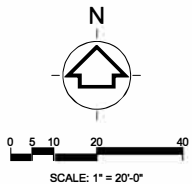
Sketch
Architecture Company

Exhibit A

NOT TO SCALE. THIS PLAN IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ANY REVISIONS TO THIS PLAN MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR ANY SUCH ERRORS OR OMISSIONS. THIS PLAN IS THE PROPERTY OF SKETCH ARCHITECTURE COMPANY AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF SKETCH ARCHITECTURE COMPANY. ALL RIGHTS ARE RESERVED.



VICINITY MAP



SITE PLAN NOTES

1. ALL SITE IMPROVEMENTS, INCLUDING SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
2. ALL ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
3. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND-MOUNTED MECHANICAL EQUIPMENT.
4. ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
5. THE FIRE DEPARTMENT DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH THE ADJACENT WALL COLOR.
6. SIGNS REQUIRE SEPARATE PERMIT.
7. THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR THE PROJECT.
8. ALL TRANSFORMER BOXES, METER PANELS AND ELECTRICAL EQUIPMENT, BACKFLOW DEVICES OR ANY OTHER UTILITY EQUIPMENT NOT ABLE TO BE OR REQUIRED TO BE SCREENED BY LANDSCAPING OR WALLS, SHALL BE PAINTED TO MATCH BUILDING COLOR.
9. ALL WALLS OVER 7'-0" IN HEIGHT, SITE LIGHTING, SIGNAGE, RAMADAS AND SHADE STRUCTURES REQUIRE SEPARATE SUBMITTAL AND PERMITS.

PROJECT INFORMATION

PROJECT :	CHANDLER AZ SR SEMINARY EAST BROOKS FARM & GILBERT ROAD CHANDLER, ARIZONA 85249
PROJECT OWNER :	THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE 50 EAST NORTH TEMPLE SALT LAKE CITY, UTAH 84601
CONTACT :	RANDOLPH L. CARTER, NCARB, AIA SKETCH ARCHITECTURE COMPANY 2454 EAST SOUTHERN AVENUE, SUITE 110 MESA, ARIZONA 85204 (480) 668-8015 FAX (480) 668-8032
A.P.N.	303-44-020M
GROSS SITE AREA (PARCELS "A" & "B") :	± 74,516 SF / ± 1.71 AC
SEMINARY (PARCEL "A") SITE AREA :	± 31,477 SF / ± .72 AC
COMMERCIAL (PARCEL "B") SITE AREA :	± 43,039 SF / ± .99 AC
EXISTING ZONING :	RU-43
PROPOSED ZONING (PARCELS "A" & "B") :	PAD
PROPOSED LAND USE (PARCEL "A") :	SEMINARY
PROPOSED LAND USE (PARCEL "B") :	FUTURE COMMERCIAL OFFICES / MEDICAL
BUILDING AREAS :	SEMINARY 3,681 SF SEMINARY (FUTURE EXPANSION) 1,329 SF FUTURE COMMERCIAL OFFICES / MEDICAL 6,336 SF TOTAL 11,346 SF
BUILDING HEIGHTS :	SEMINARY = 22'-0" & FUTURE COMMERCIAL OFFICES / MEDICAL = 30'-0"
SITE COVERAGE (PARCEL "A") :	± 15.9% (5,010 SF SEMINARY / 31,477 SF PARCEL)
SITE COVERAGE (PARCEL "B") :	± 6.79% (6,336 SF FUTURE COMMERCIAL OFFICES / MEDICAL / 43,039 SF PARCEL)
LANDSCAPE COVERAGE (PARCELS "A" & "B") :	± 42% (31,274 SF PROVIDED / 74,516 SF TOTAL BOTH PARCELS)
PARKING REQUIRED :	SEMINARY 5,010 SF / 200 = 25 SPACES
PARKING PROVIDED :	25 STANDARD PARKING SPACES 1 ACCESSIBLE PARKING SPACES 1 VAN-ACCESSIBLE PARKING SPACES 27 PARKING SPACES

Exhibit B

Sketch
Architecture Company
2454 East Southern Avenue, Mesa, Arizona 85204 (480) 668-8015 Fax (480) 668-8032

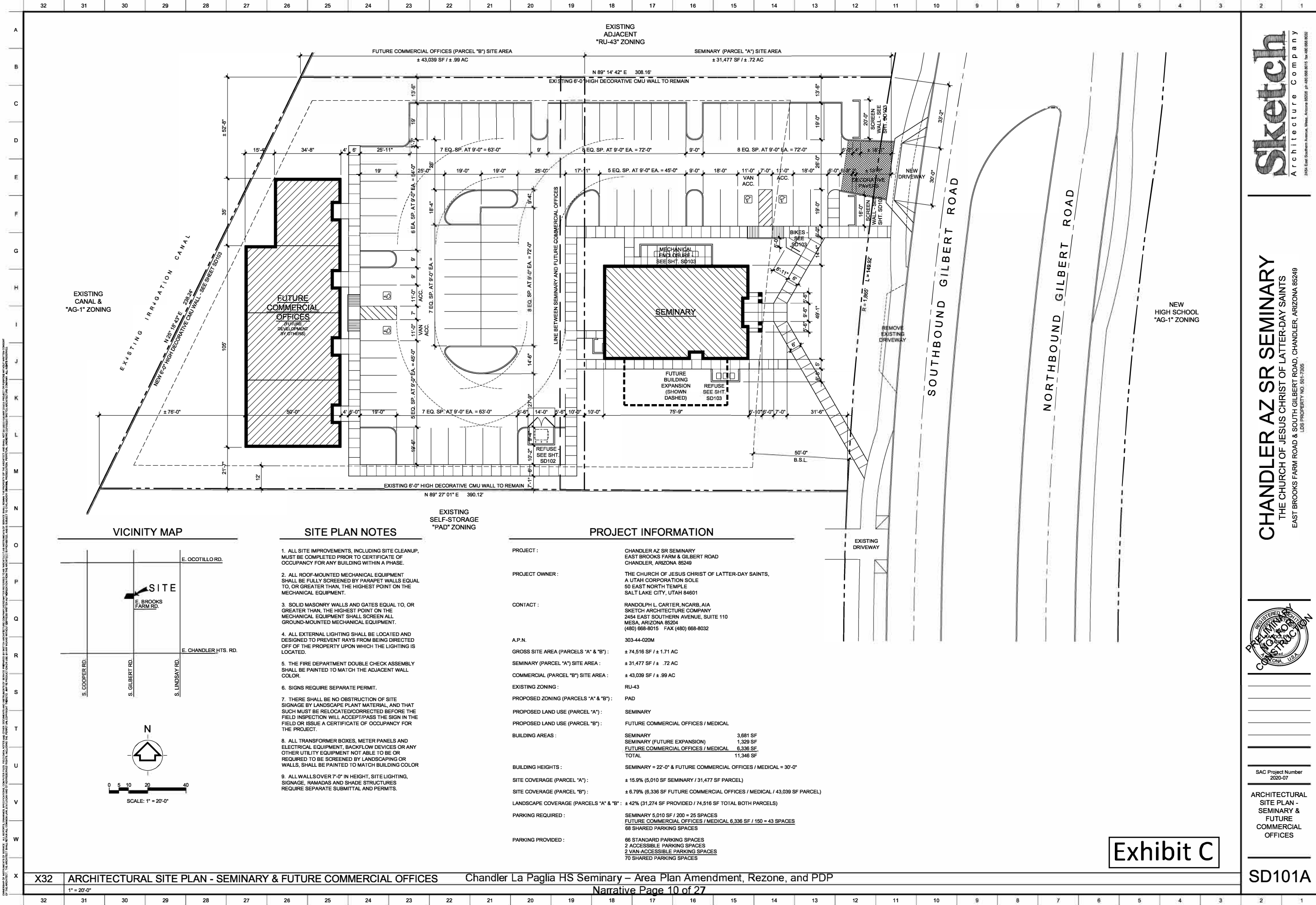
CHANDLER AZ SR SEMINARY
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
EAST BROOKS FARM ROAD & SOUTH GILBERT ROAD, CHANDLER, ARIZONA 85249
LDS PROPERTY NO. 501-7306



SAC Project Number
2020-07

ARCHITECTURAL
SITE PLAN -
SEMINARY

SD101



Sketch
Architecture Company
2454 East Southern Avenue, Mesa, Arizona 85204
PH: 480.668.8015 FAX: 480.668.8022

CHANDLER AZ SR SEMINARY
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
EAST BROOKS FARM ROAD & SOUTH GILBERT ROAD, CHANDLER, ARIZONA 85249
LDS PROPERTY NO. 501-7005

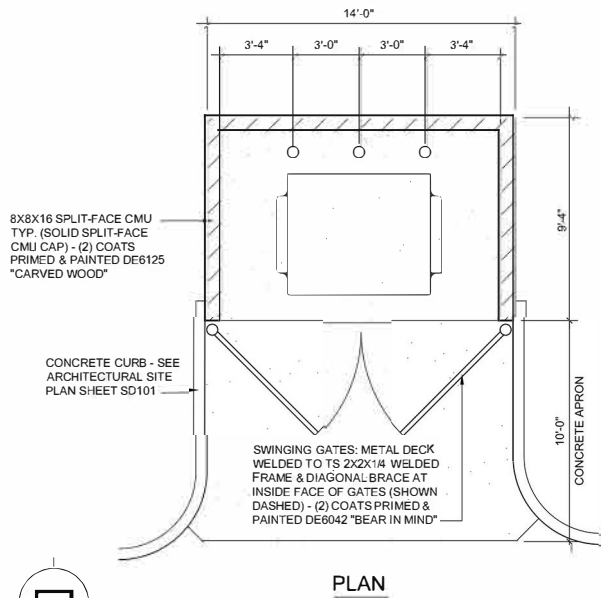


SAC Project Number
2020-07

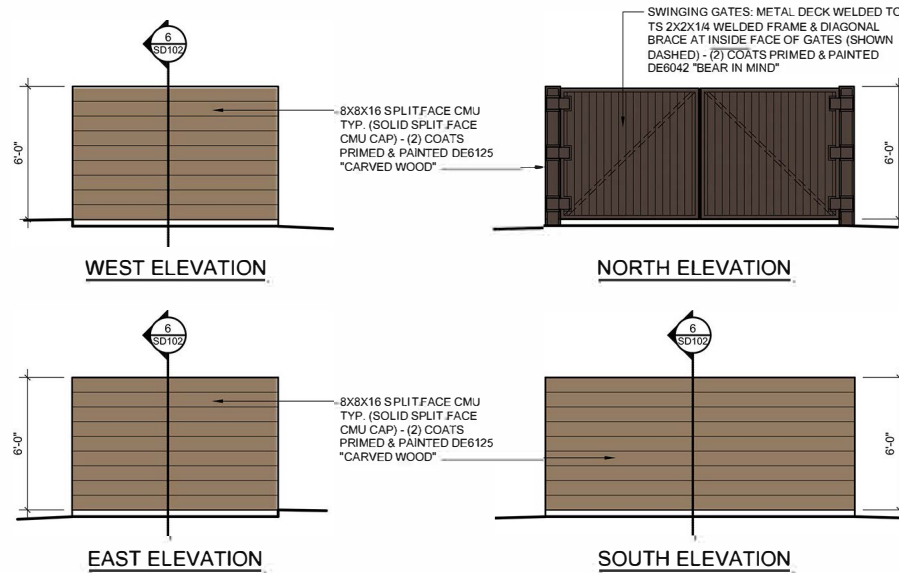
ARCHITECTURAL
SITE PLAN -
SEMINARY &
FUTURE
COMMERCIAL
OFFICES

SD101A

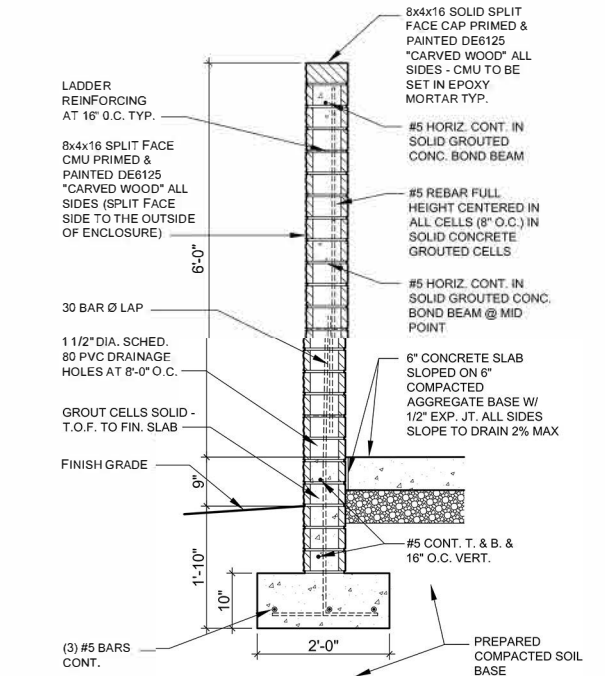
Exhibit C



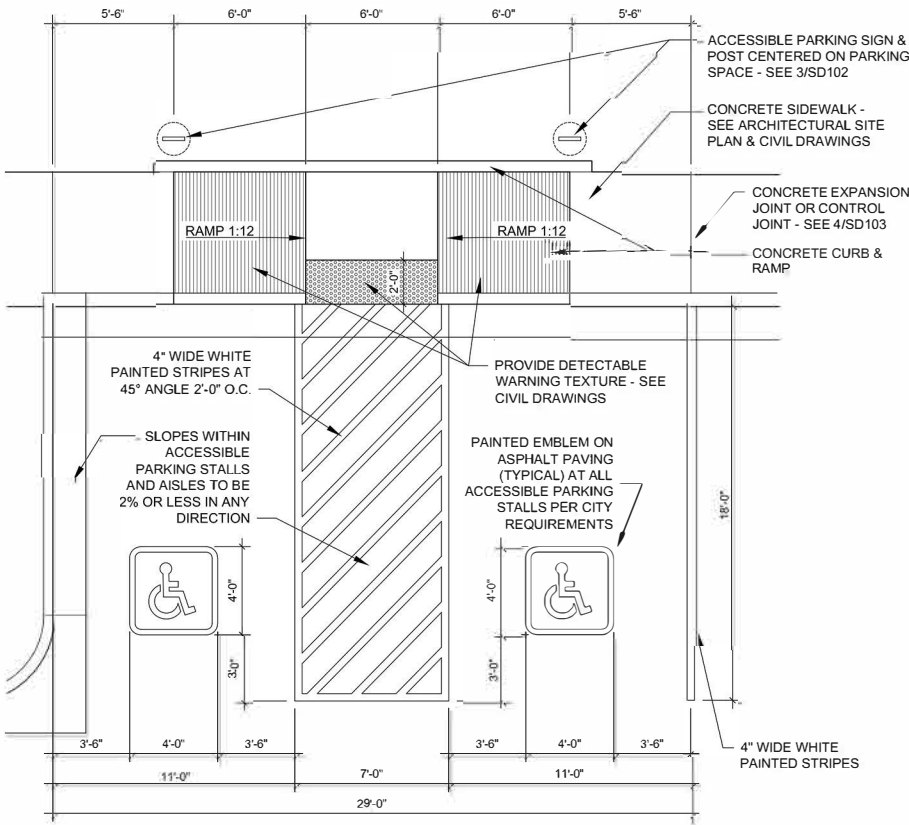
PLAN



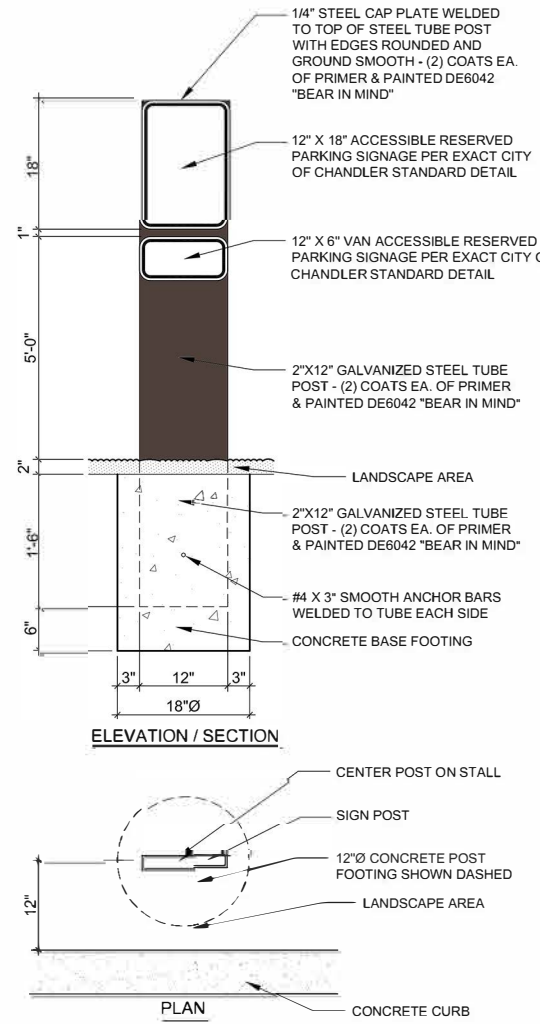
7 SEMINARY SIGNAGE
3/4" = 1'-0"



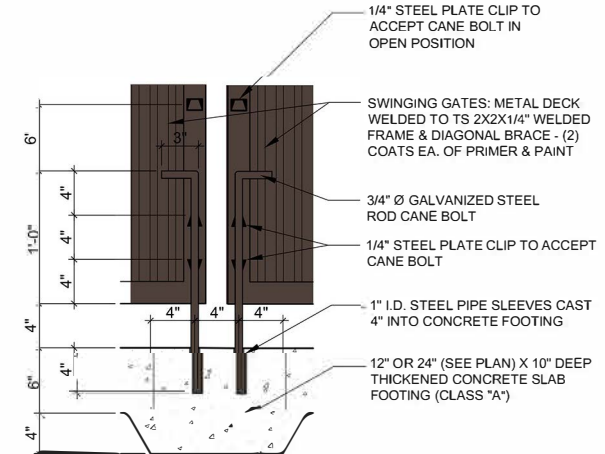
6 REFUSE ENCLOSURE WALL SECTION
3/4" = 1'-0"



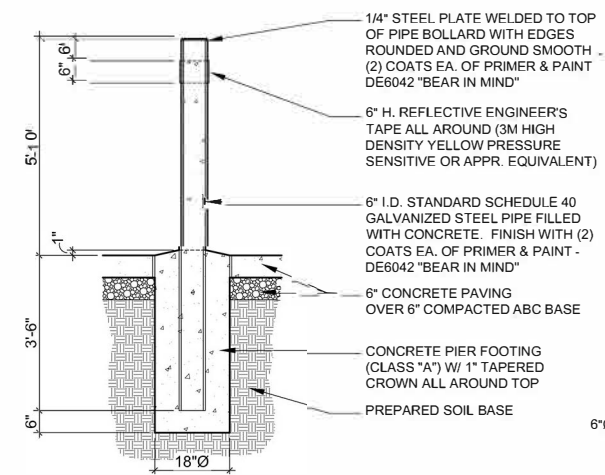
4 ACCESSIBLE PARKING SPACE & RAMP
N.T.S.



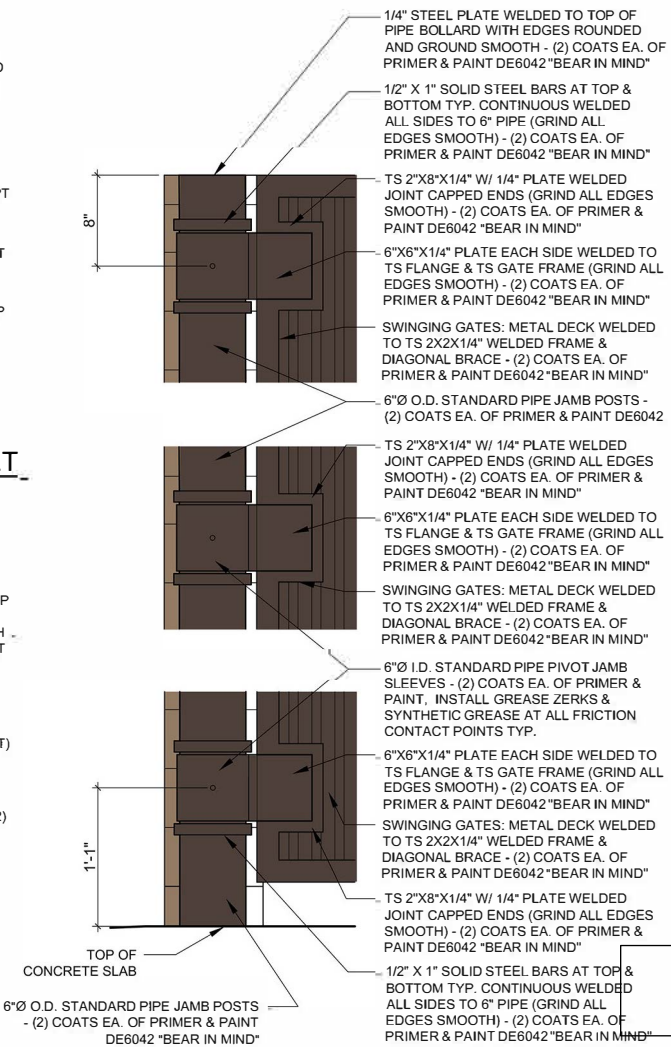
5 ACCESSIBLE PARKING SIGN & POST
N.T.S.



5 REFUSE ENCLOSURE GATE & CANE BOLT
1 1/2" = 1'-0"



2 PIPE BOLLARD
1/2" = 1'-0"



1 REFUSE ENCLOSURE GATES
1 1/2" = 1'-0"

Sketch
Architecture Company

CHANDLER AZ SR SEMINARY
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
EAS T-BR OQS FARM ROAD & SQU TH GILBERT ROAD, CHANDLER, ARIZONA 85249
LDS PROPERTY NO. 501-7305

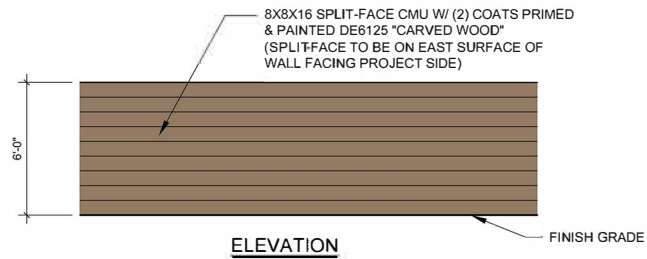


SAC Project Number
2020-07

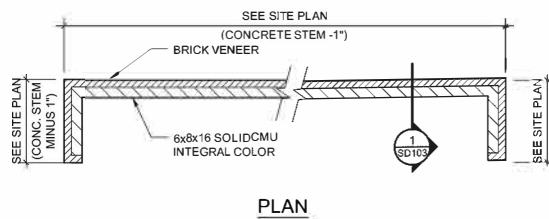
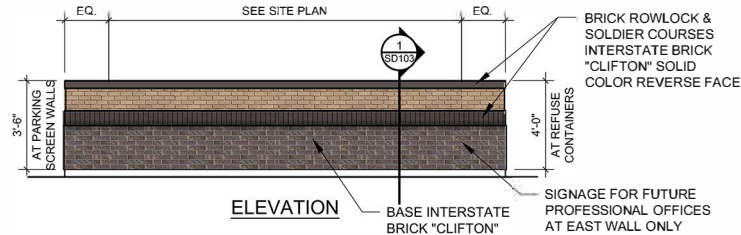
SITE DETAILS

Exhibit D

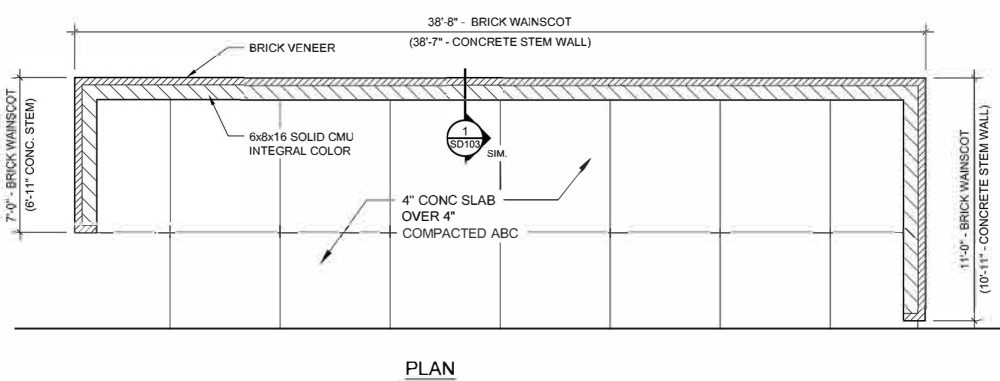
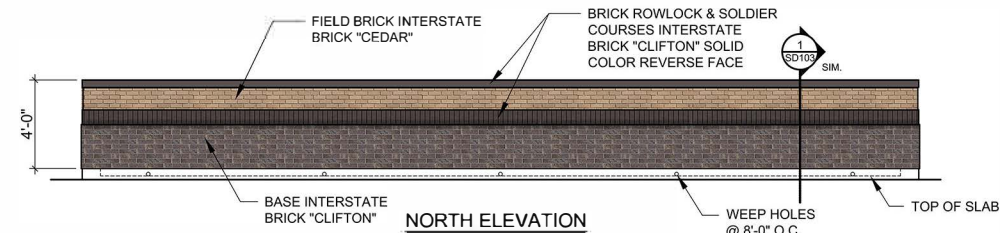
SD102



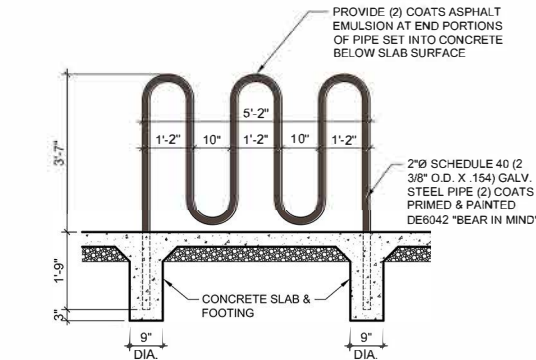
7 WEST PROPERTY LINE WALL
1/4" = 1'-0"



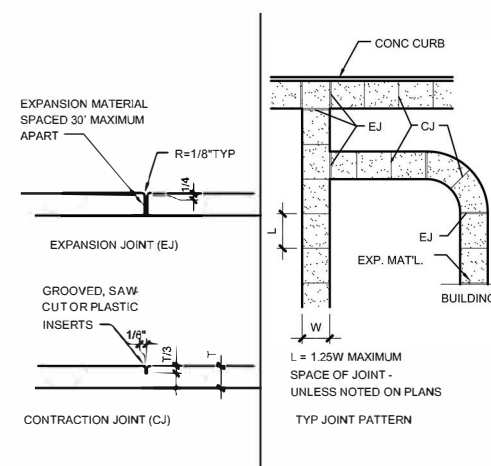
5 PARKING SCREEN WALLS
1/4" = 1'-0"



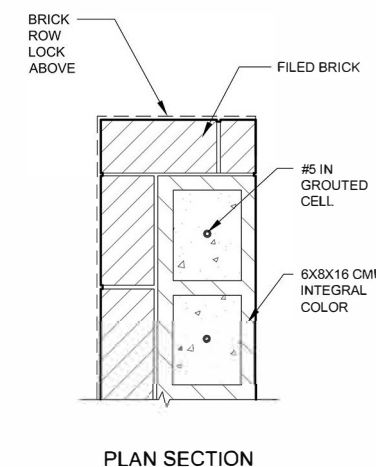
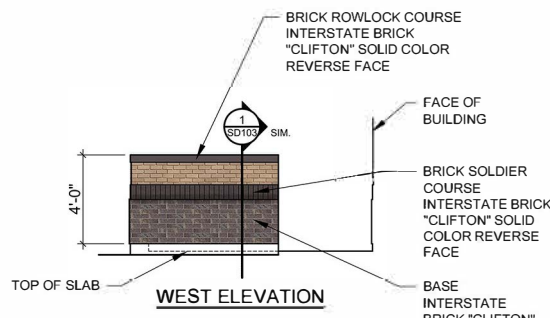
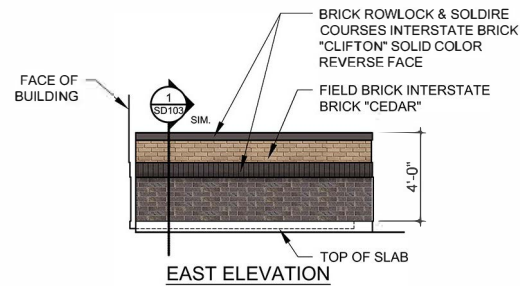
2 MECHANICAL ENCLOSURE
1/4" = 1'-0"



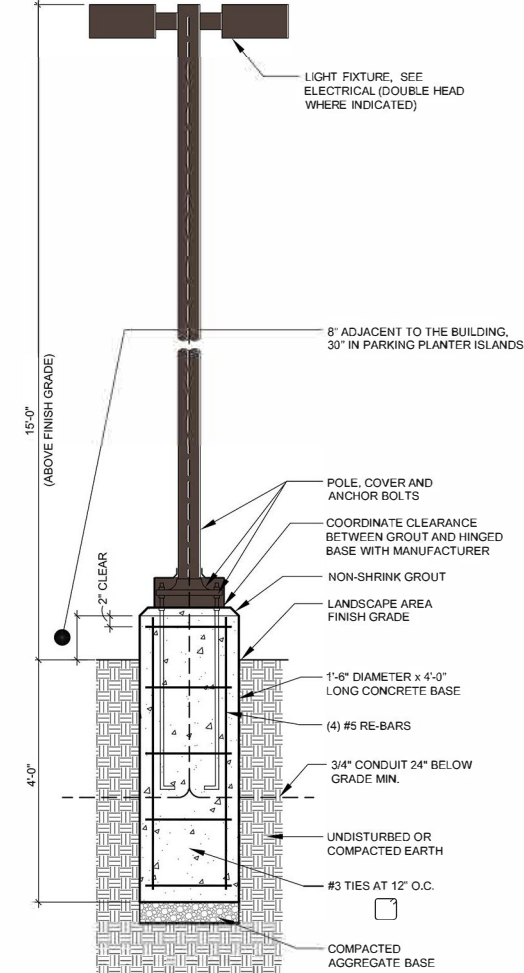
6 BICYCLE RACK
3/4" = 1'-0"



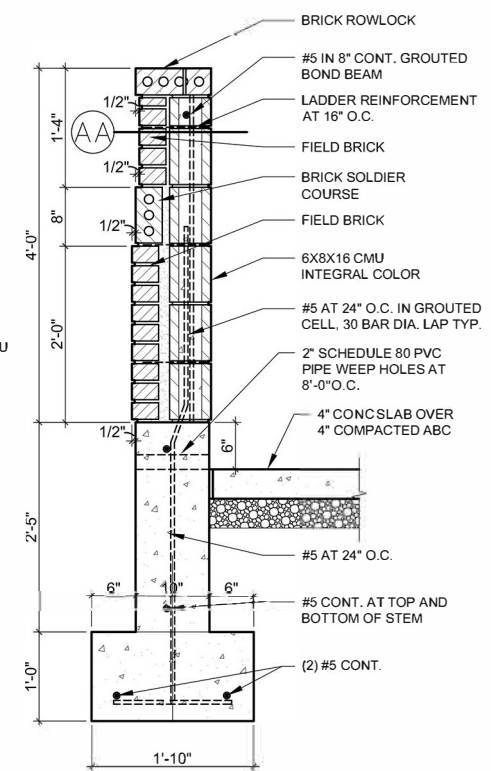
4 SIDEWALK JOINT DETAILS
N.T.S.



1 MECHANICAL ENCLOSURE WALL SECTION
1" = 1'-0"



3 PARKING AREA LIGHT STANDARD
3/4" = 1'-0"



Sketch
Architecture Company
2457 East Southern Avenue, Mesa, Arizona 85205 PH: 480.888.8075 FAX: 480.888.2022

CHANDLER AZ SR SEMINARY
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
EAST BROOKS FARM ROAD & SOUTH GILBERT ROAD, CHANDLER, ARIZONA 85249
LDS PROPERTY NO. 501-17005

REGISTERED ARCHITECT
1998
RANDOLPH L. CARTER
ARIZONA, U.S.A.

SAC Project Number
2020-07
SITE DETAILS

Exhibit E

SD103

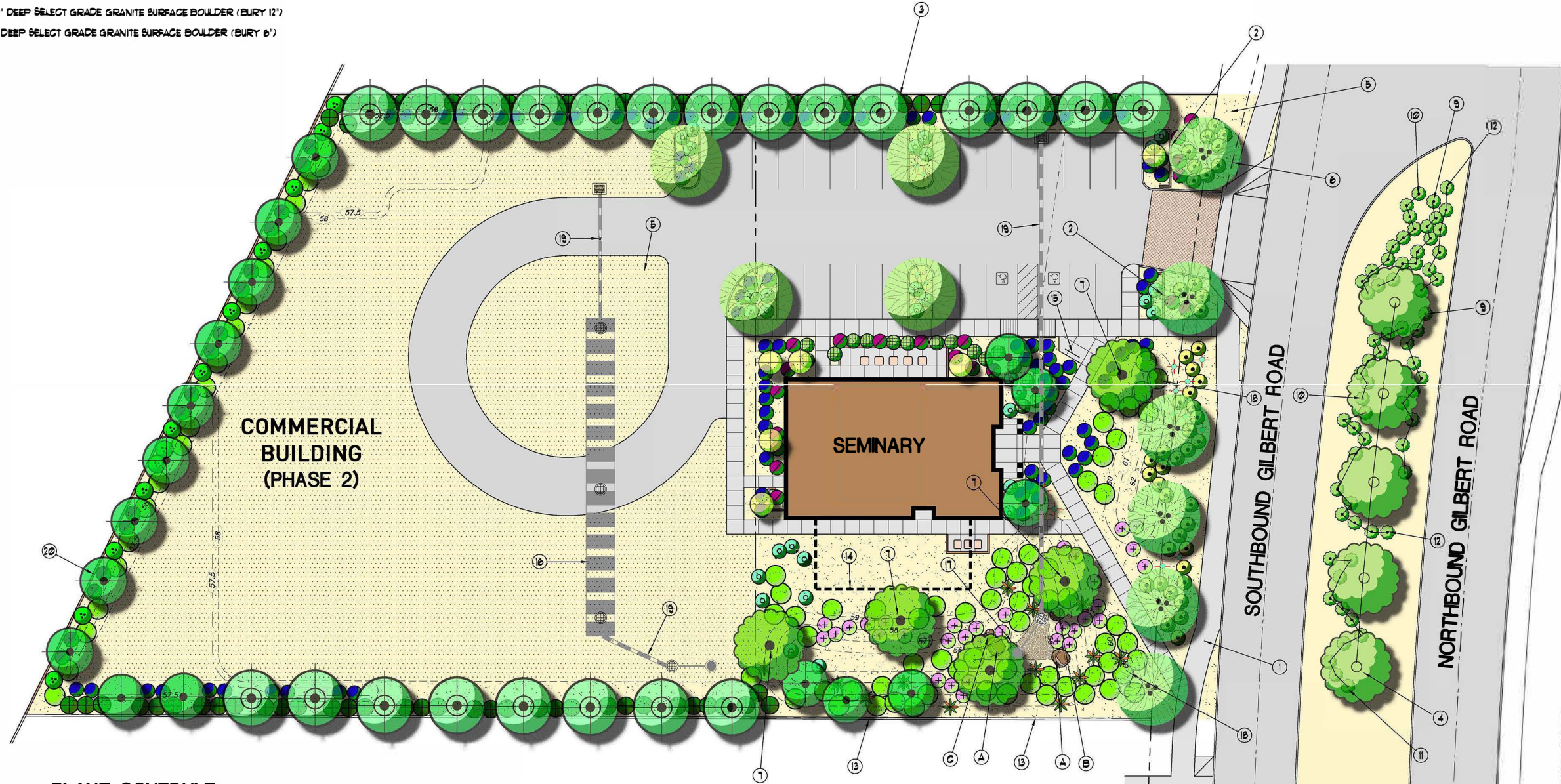
BOULDER SCHEDULE:

- (A) 4'x4'x3' DEEP SELECT GRADE GRANITE SURFACE BOULDER (BURY 12")
(B) 3'x3'x30" DEEP SELECT GRADE GRANITE SURFACE BOULDER (BURY 12")
(C) 2'x2'x18" DEEP SELECT GRADE GRANITE SURFACE BOULDER (BURY 6")

phillip r. ryan
landscape architect p.c.
landscape architecture & planning
4916 s. quiet way
gilbert, arizona 85298
(480) 899-5813 fax (480) 963-3674

Sketch
Architecture Company

CHANDLER AZ SR SEMINARY FS
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
EAST BROOKS FARM ROAD & GILBERT ROAD, CHANDLER, ARIZONA 85249
L29 PROPERTY NO.



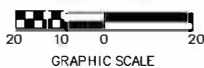
PLANT SCHEDULE: (FOR THIS SHEET ONLY)

EXISTING TREE	SALVAGED MESQUITE TREE FROM ON SITE	6 TOTAL
EXISTING TREE	OR 48" BOX NATIVE MESQUITE	
EXISTING TREE	TO REMAIN	
EXISTING SHRUB	TO REMAIN	
CERCIDUM FLORIDUM 'DM'	36" BOX MULTI-TRUNK	6 TOTAL
DESERT MUSEUM PALO VERDE	10' HT, 4.5' SP, 1 1/2" GAL	
PISTACHIA CH. 'RED FUSH'	24" BOX MINIMUM	4 TOTAL
RED FUSH PISTACHIA	8' HT, 4.5' SP, 1-1/2" GAL	
CHITALPA TASHKENSIS	24" BOX MINIMUM	17 TOTAL
CHITALPA	8' HT, 4.5' SP, 1 1/4" GAL	
CAESALPINIA MEXICANA	15 GALLON	6 TOTAL
MEXICAN BIRD OF PARADISE	TREE FORM	
ACACIA MULGA	24" BOX MINIMUM	22 TOTAL
MULGA TREE	8' HT, 4' SP, 1 1/2" GAL	
CAESALPINIA PULCHERRIMA	5 GALLON	13 TOTAL
RED BIRD OF PARADISE		
LEUCOPHYLLUM LANGMANIAE	5 GALLON	32 TOTAL
RIO BRAVO SAGE	FULL, PAST CAN	
YUCCA PARVIFOLIA	1 GALLON	22 TOTAL
RED YUCCA	FULL, PAST CAN	
RUPELLIA BRITTONIANA CALIFORNICA	5 GALLON	36 TOTAL
RUPELLIA	FULL, PAST CAN	

CALLISTEMON VIMINALIS 'LITTLE JOHN'	5 GALLON	16 TOTAL
LITTLE JOHN BOTTLE BRUSH	FULL, PAST CAN	
CASSIA STURTHII	5 GALLON	11 TOTAL
GREEN DESERT CASSIA	FULL, PAST CAN	
TEGOMA STANS V. ORANGE JUBILEE	5 GALLON	13 TOTAL
ORANGE JUBILEE	FULL, PAST CAN	
ACACIA REDOLENS 'D.C.'	5 GALLON	83 TOTAL
DESERT CARPET REDOLENS	FULL, PAST CAN	
MUHLENBERGIA CAPILLARIS 'REGAL MIST'	5 GALLON	34 TOTAL
PINK MUHLY	FULL, PAST CAN	
EREMOPHYLLA GLABRA	5 GALLON	45 TOTAL
OUTBACK SUNRISE	FULL, PAST CAN	
LANTANA SELLOWIANA 'TP'	1 GALLON	88 TOTAL
TRAILING PURPLE LANTANA	FULL, PAST CAN	
DECOMPOSED GRANITE	1/2" SCREENED	24175 SF
	APACHE BROWN	2' DEEP
GRANITE COBBLE	4"-8" DIA	185 SF
	SANTA FE GOLD	
DECOMPOSED GRANITE	1/2" MINIS	21990 SF
	APACHE BROWN	2' DEEP

Phase 1 Preliminary
Landscape Plan

Scale 1:20



PLAN KEY NOTES:

- (1) EXISTING SIDEWALK
(2) 3' HIGH DECORATIVE SCREEN WALL
(3) EXISTING MASONRY WALL
(4) EXISTING GISSCO TREES TO REMAIN
(5) FIRE HYDRANT
(6) SIGHT VISIBILITY LINE (NO OBJECTS GREATER THAN 24" IN HT.)
(7) SALVAGED MESQUITE TREES FROM ON-SITE
(8) NOT USED
(9) EXISTING BUSH BOUGANVILLEA TO REMAIN
(10) EXISTING BUSH MORNING GLORY TO REMAIN
(11) EXISTING BRITTLE BUSH TO REMAIN
(12) EXISTING AGAVE PLANTS TO REMAIN
(13) EXISTING CONCRETE CURB AT PROPERTY LINE TO REMAIN
(14) FUTURE BUILDING LINE
(15) BIKE RACK
(16) UNDERGROUND STORM WATER TANK PER CIVIL DWGS.
(17) RETENTION BASIN PER CIVIL DWGS.
(18) MOUNDING TO GRADES SHOWN
(19) DRAINAGE PIPE PER CIVIL DWGS.
(20) DECORATIVE WALL PER ARCH. DWGS.

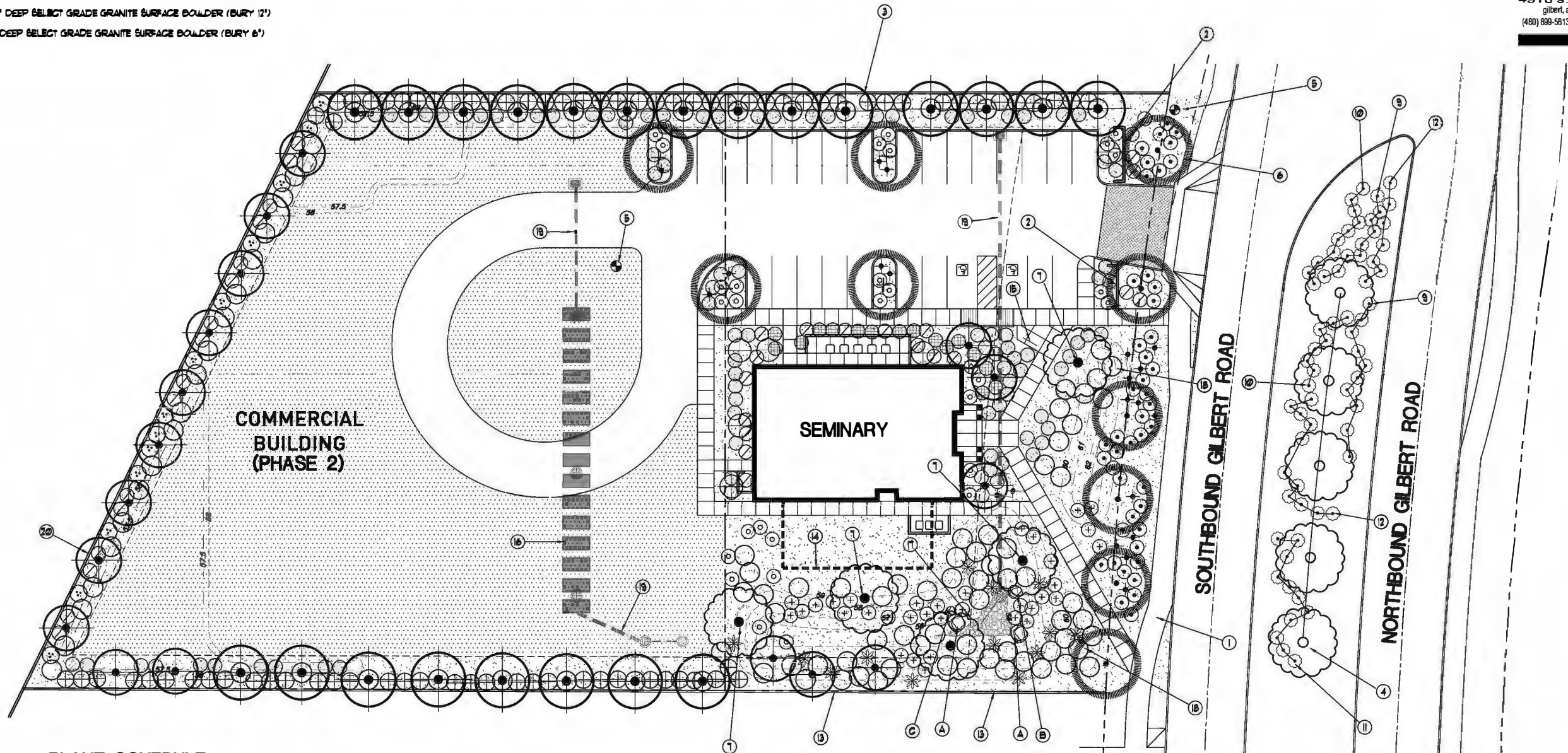
BOULDER SCHEDULE:

- (A) 4'x4'x3' DEEP SELECT GRADE GRANITE SURFACE BOULDER (BURY 12")
(B) 3'x3'x30" DEEP SELECT GRADE GRANITE SURFACE BOULDER (BURY 12")
(C) 2'x2'x18" DEEP SELECT GRADE GRANITE SURFACE BOULDER (BURY 6")

phillip r. ryan
landscape architect p.c.
landscape architecture & planning
4916 s. quiet way
gilbert, arizona 85298
(480) 899-5813 fax (480) 963-3674

Sketch
Architecture Company

CHANDLER AZ SR SEMINARY FS
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
EAST BROOKS FARM ROAD & GILBERT ROAD, CHANDLER, ARIZONA 85249
L28 PROPERTY NO.



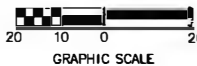
PLANT SCHEDULE: (FOR THIS SHEET ONLY)

EXISTING TREE	SALVAGED MESQUITE TREE FROM ON SITE 6 TOTAL
EXISTING TREE	or 48" BOX NATIVE MESQUITE
EXISTING SHRUB	TO REMAIN
CERCIDIMUM FLORIDUM 'DM'	36" BOX MULTI-TRUNK 6 TOTAL
DESERT MUSEUM PALO VERDE	10' HT. 4.5' SP. 1 1/2" CAL
PISTACHIA CH. 'RED PUSH'	24" BOX MINIMUM 4 TOTAL
RED PUSH PISTACHIA	9' HT. 4.5' SP. 1-1/2" CAL
CHITALPA TASMANENSIS	24" BOX MINIMUM 17 TOTAL
CHITALPA	8' HT. 4.5' SP. 1 1/4" CAL
CASALPINIA MEXICANA	15 GALLON 6 TOTAL
MEXICAN BIRD OF PARADISE	TREE FORM
ACACIA MULSA	24" BOX MINIMUM 22 TOTAL
MULSA TREE	8' HT. 4' SP. 1 1/2" CAL
CASALPINIA PULCHERRIMA	5 GALLON 13 TOTAL
RED BIRD OF PARADISE	
LEUCOPHYLLUM LAMNARINAE	5 GALLON 32 TOTAL
RIO BRAVO SAGE	FULL, PAST CAN
YUCCA PARVIFOLIA	1 GALLON 22 TOTAL
RED YUCCA	FULL, PAST CAN
RUPELLIA BRITTONIANA CALIFORNICA	5 GALLON 36 TOTAL
RUPELLIA	FULL, PAST CAN

CALLISTEMON VIMINALIS 'LITTLE JOHN'	5 GALLON 16 TOTAL
LITTLE JOHN BOTTLE BRUSH	FULL, PAST CAN
CASSIA STURTII	5 GALLON 71 TOTAL
GREEN DESERT CASSIA	FULL, PAST CAN
TECOMA STANS V. ORANGE JUBILEE	5 GALLON 13 TOTAL
ORANGE JUBILEE	FULL, PAST CAN
ACACIA REDOLENS 'DC'	5 GALLON 83 TOTAL
DESERT CARPET REDOLENS	FULL, PAST CAN
MULBERGIA CAPILLARIS 'REBEL MIST'	5 GALLON 34 TOTAL
PINK MULBERRY	FULL, PAST CAN
EREMOPHYLLA GLABRA	5 GALLON 45 TOTAL
OUTBACK SUNRISE	FULL, PAST CAN
LANTANA SELLOWIANA 'TP'	1 GALLON 88 TOTAL
TRAILING PURPLE LANTANA	FULL, PAST CAN
DECOMPOSED GRANITE	1/2" SCREENED 24,175 SF. 2' DEEP
GRANITE COBBLE	4'-8" DIA. 185 SF.
DECOMPOSED GRANITE	1/2" MINUS 27,992 SF. 2' DEEP

Phase 1 Preliminary
Landscape Plan

Scale 1:20



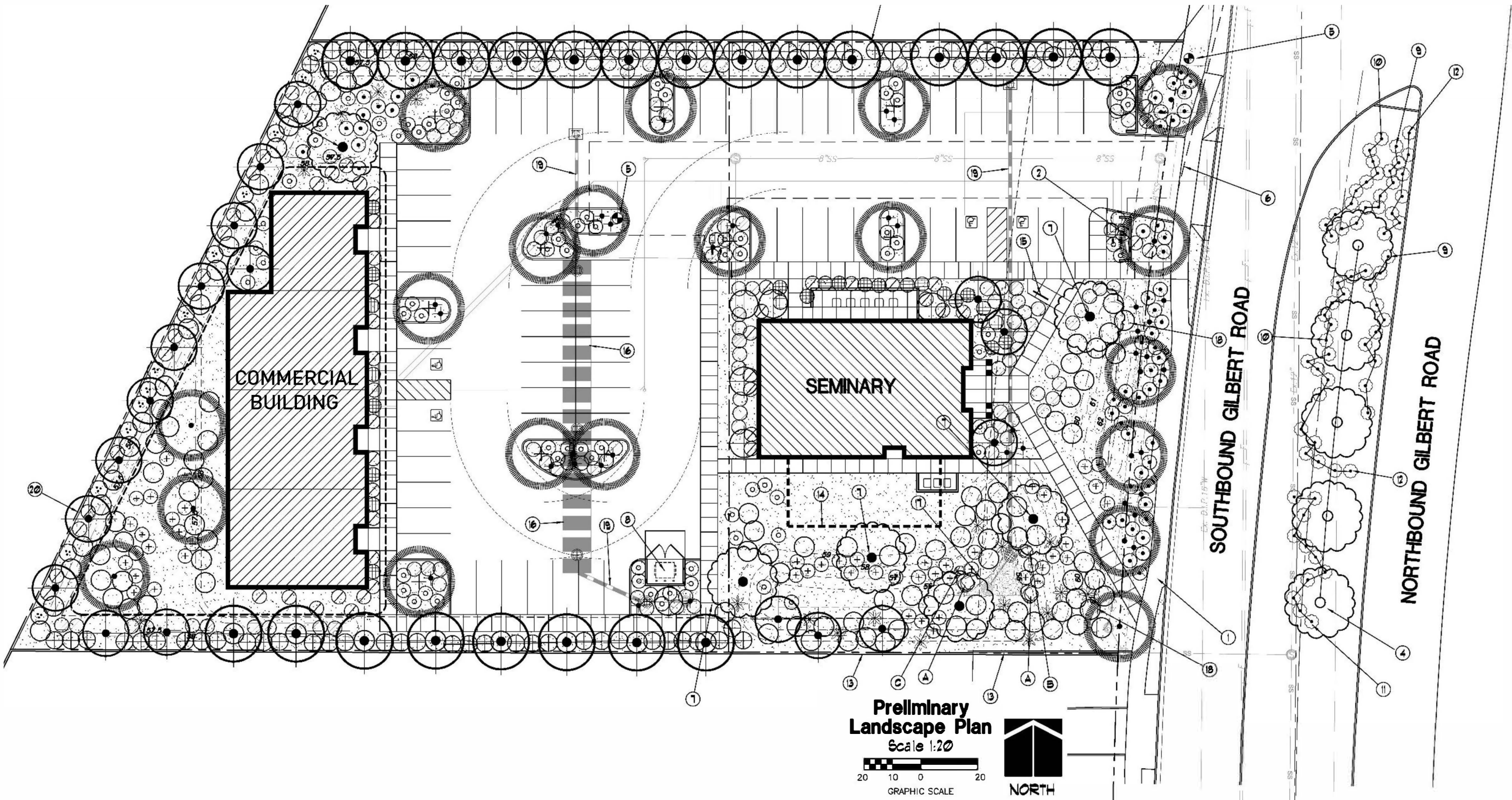
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17 RETENTION BASIN PER CIVIL DUGS
18 MOUNDING TO GRADES SHOWN
19 DRAINAGE PIPE PER CIVIL DUGS
20 DECORATIVE WALL PER ARCH. LARGE

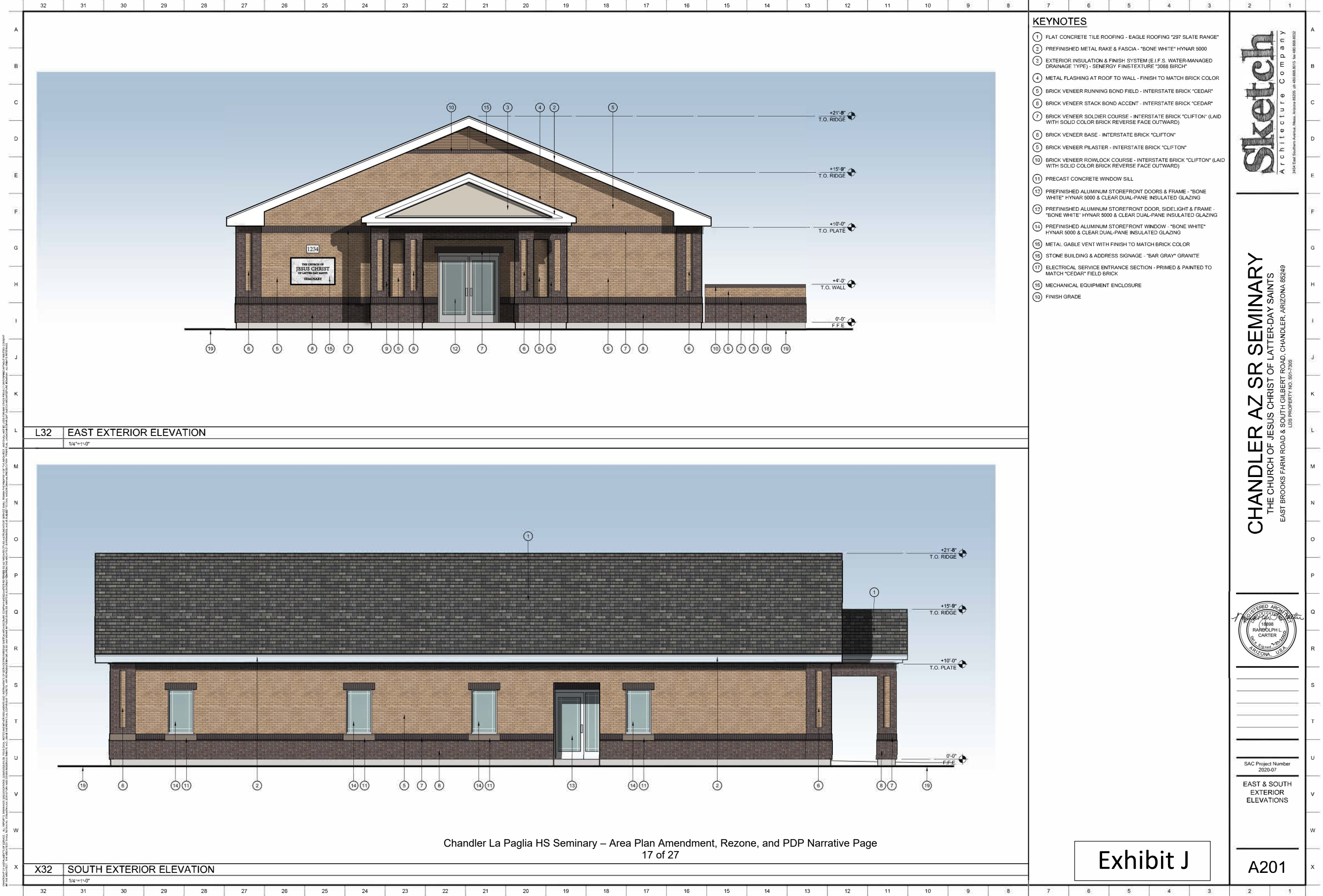


Conceptual Landscape Plan

(See Exhibit F for plant pallet and notes)



Conceptual Landscape Plan

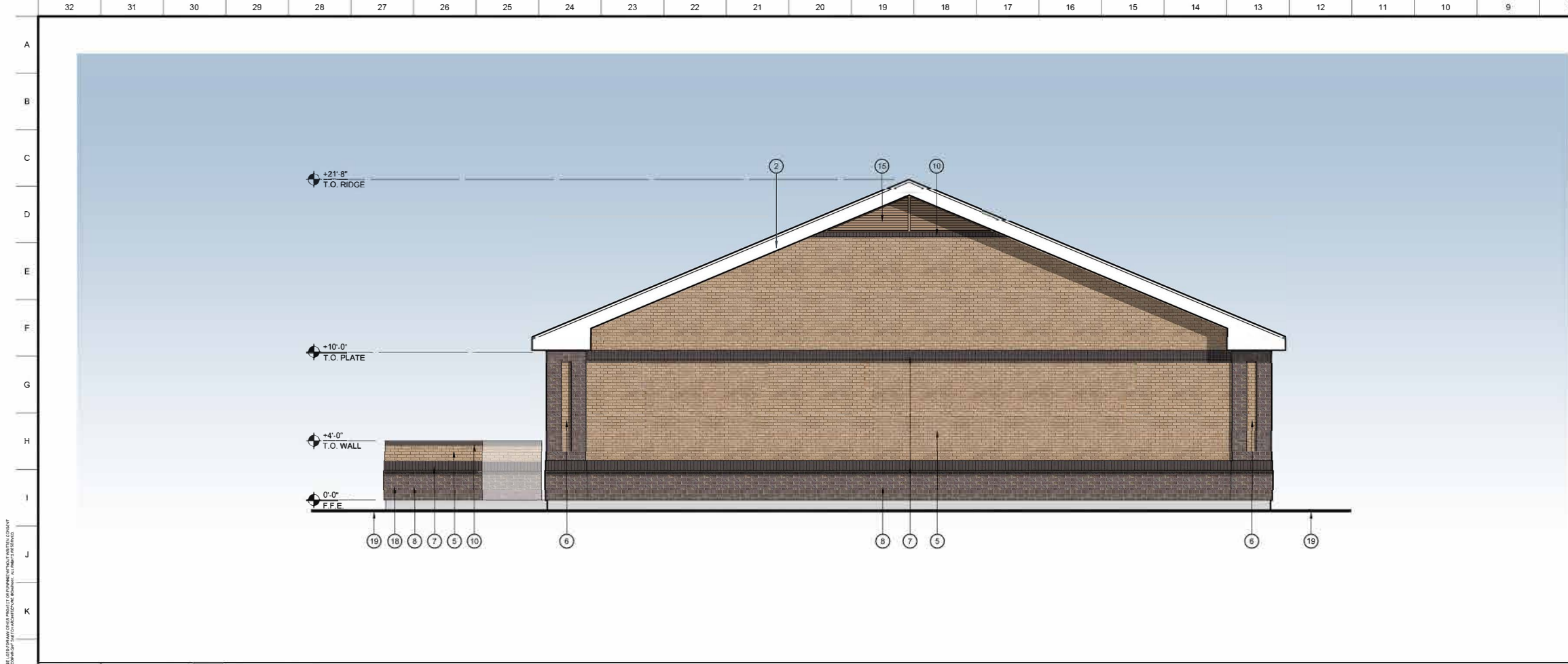


Sketch
Architecture Company
2404 East Southern Avenue, Mesa, Arizona 85205, 480.868.8015 Fax 480.868.8032

CHANDLER AZ SR SEMINARY
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
EAST BROOKS FARM ROAD & SOUTH GILBERT ROAD, CHANDLER, ARIZONA 85249
LDS PROPERTY NO. 501-7395



SAC Project Number
2020-07
EAST & SOUTH
EXTERIOR
ELEVATIONS



- KEYNOTES**
- 1 FLAT CONCRETE TILE ROOFING - EAGLE ROOFING "297 SLATE RANGE"
 - 2 PREFINISHED METAL RAKE & FASCIA - "BONE WHITE" HYNAR 5000
 - 3 EXTERIOR INSULATION & FINISH SYSTEM (E.I.F.S. WATER-MANAGED DRAINAGE TYPE) - SENERGY FINETEXTURE "3088 BIRCH"
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 - 5 BRICK VENEER RUNNING BOND FIELD - INTERSTATE BRICK "CEDAR"
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 - 18 MECHANICAL EQUIPMENT ENCLOSURE
 - 19 FINISH GRADE

CHANDLER AZ SR SEMINARY
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
EAST BROOKS FARM ROAD & SOUTH GILBERT ROAD, CHANDLER, ARIZONA 85249
LDS PROPERTY NO. 501-7335

Sketch
Architecture Company
2404 East Southern Avenue, Mesa, Arizona 85205 PH 480.968.8015 FAX 480.968.8032

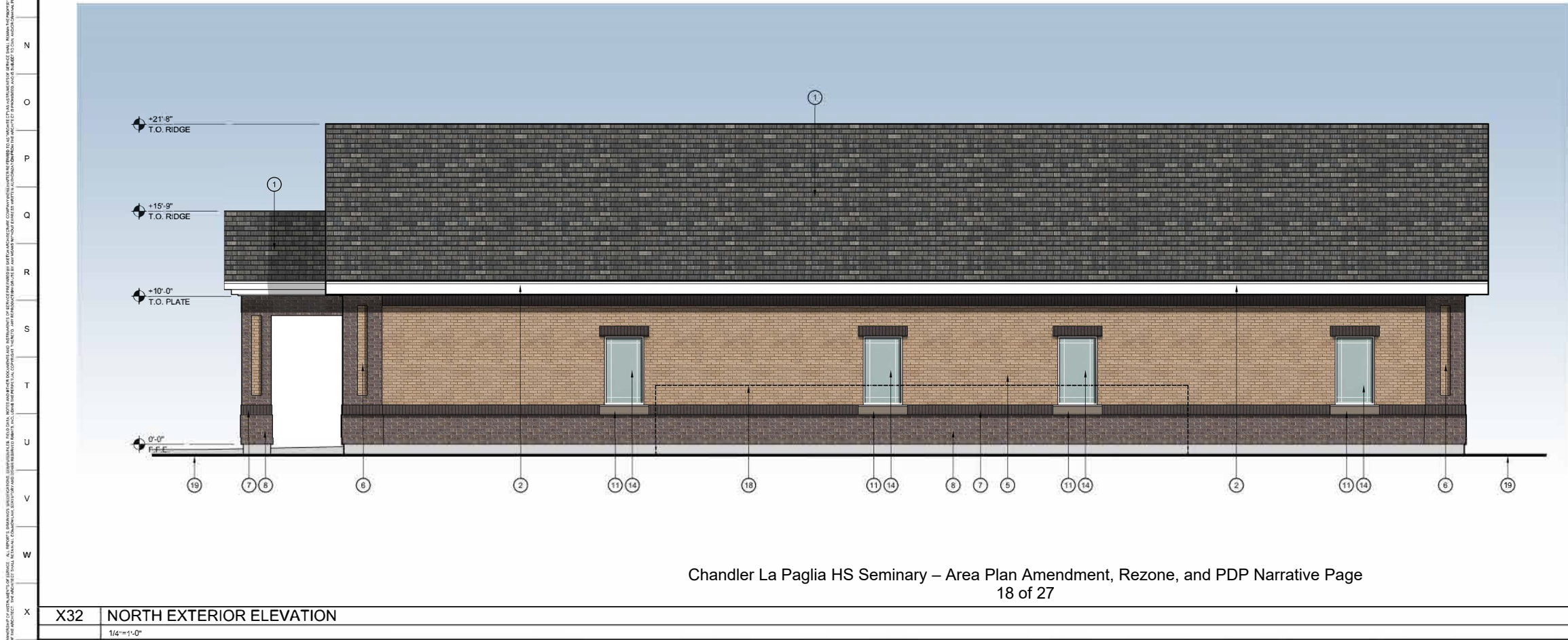
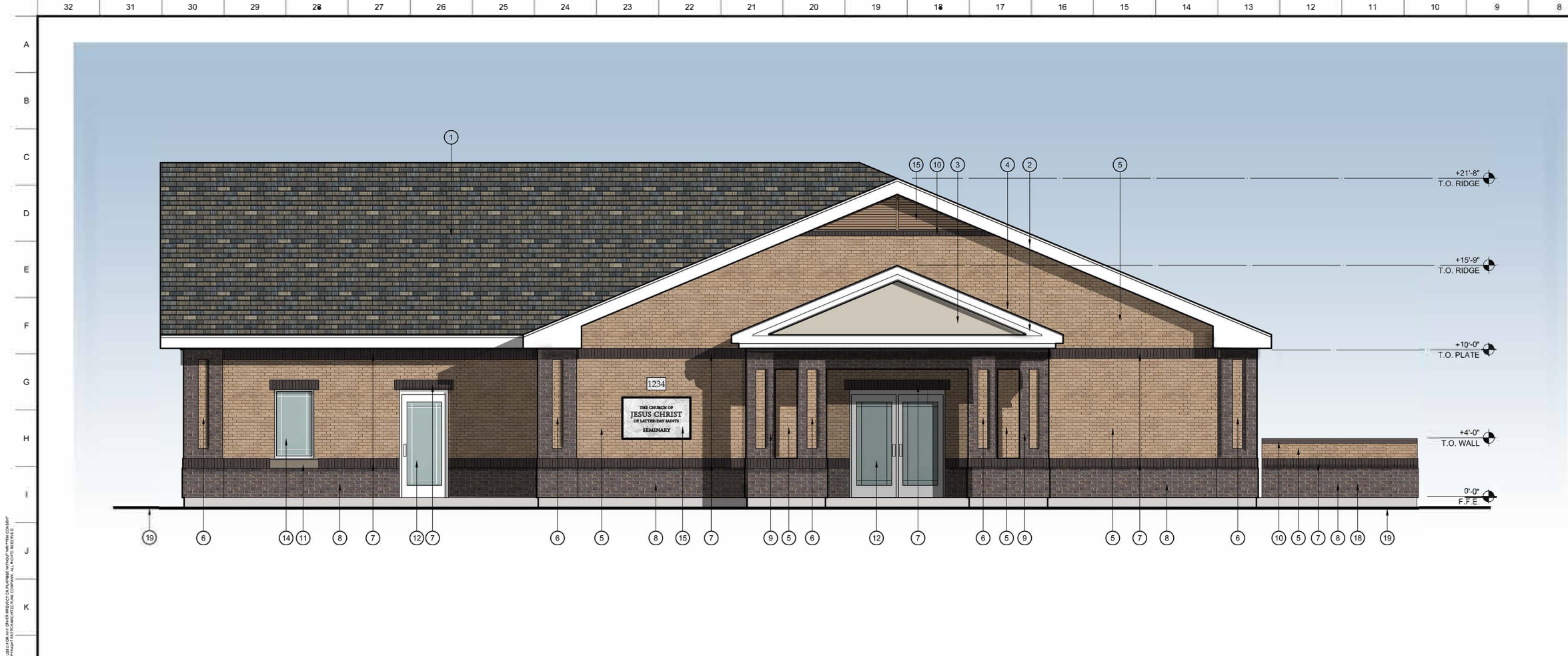


Exhibit K

A202

SAC Project Number
2020-07
WEST & NORTH
EXTERIOR
ELEVATIONS





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CHANDLER AZ SR SEMINARY
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
EAST BROOKS FARM ROAD & SOUTH GILBERT ROAD, CHANDLER, ARIZONA 85249
LDS PROPERTY NO. 501-7205



SAC Project Number
2020-07

EAST & SOUTH
EXTERIOR
ELEVATIONS -
WITH FUTURE
ADDITION

A203

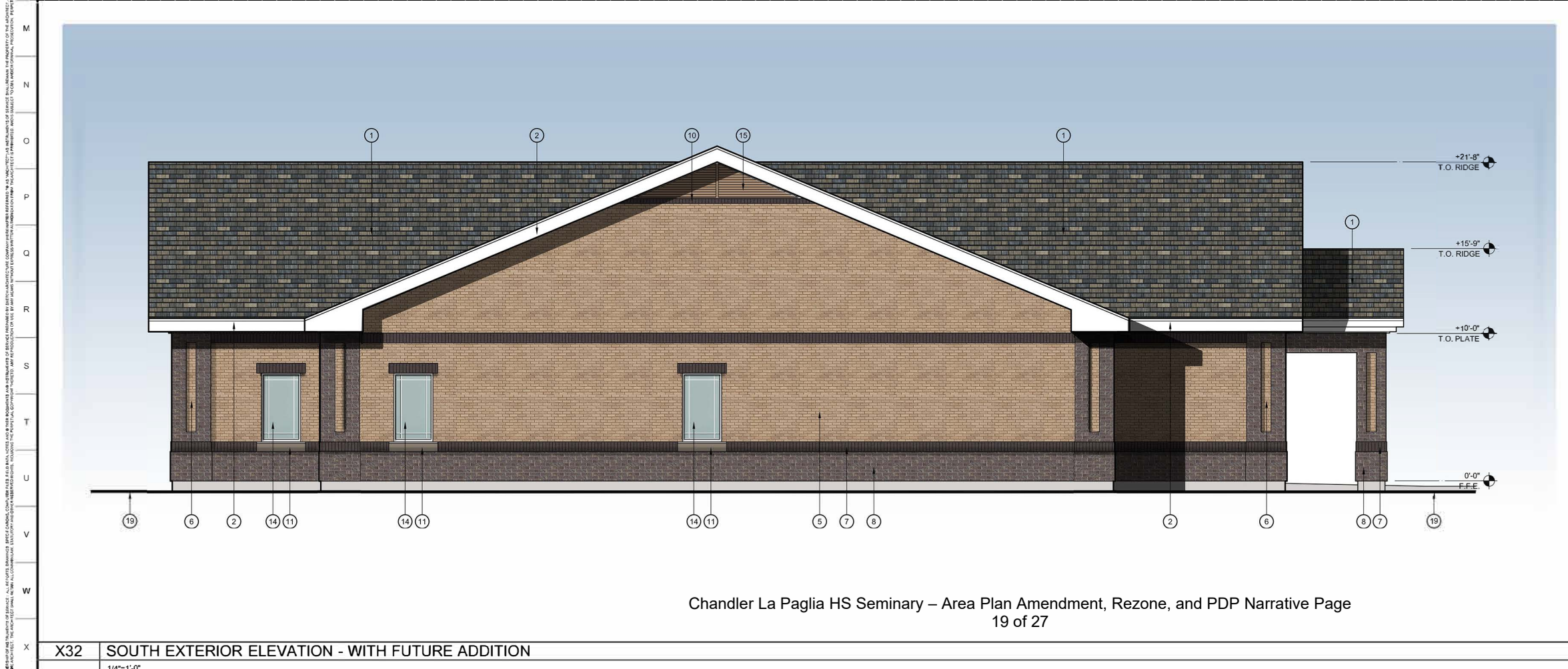
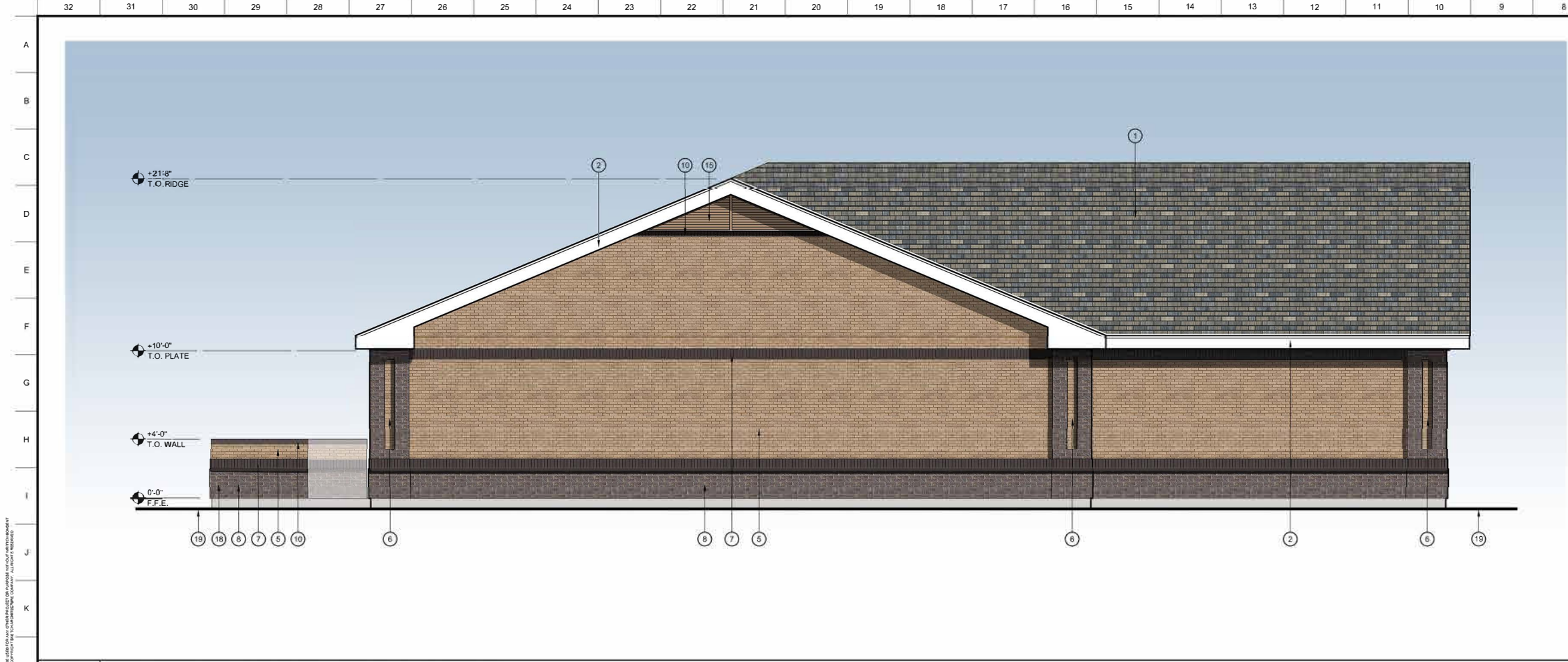


Exhibit L



KEYNOTES

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CHANDLER AZ SR SEMINARY
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
EAST BROOKS FARM ROAD & SOUTH GILBERT ROAD, CHANDLER, ARIZONA 85249
LDS PROPERTY NO. 501-7305

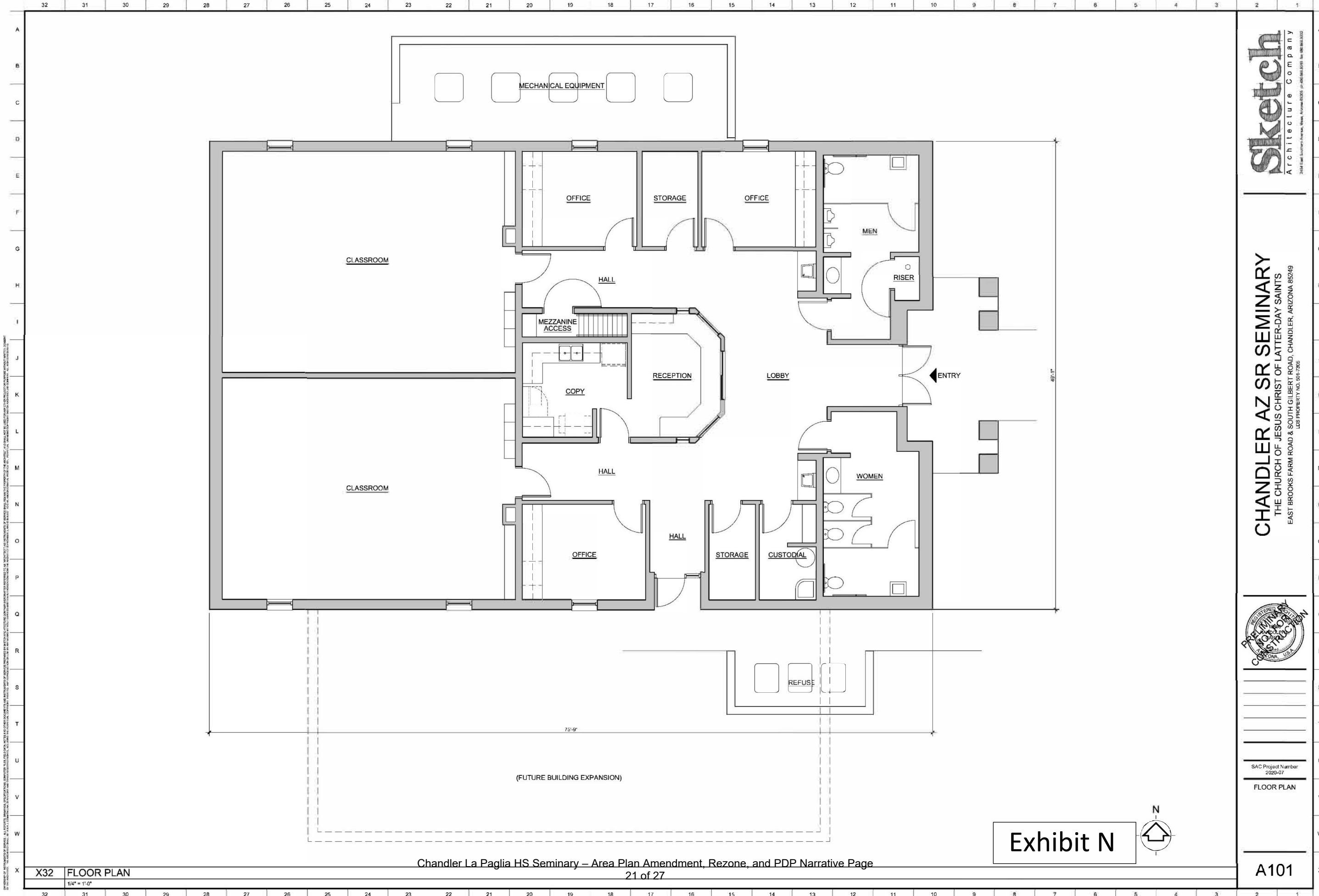


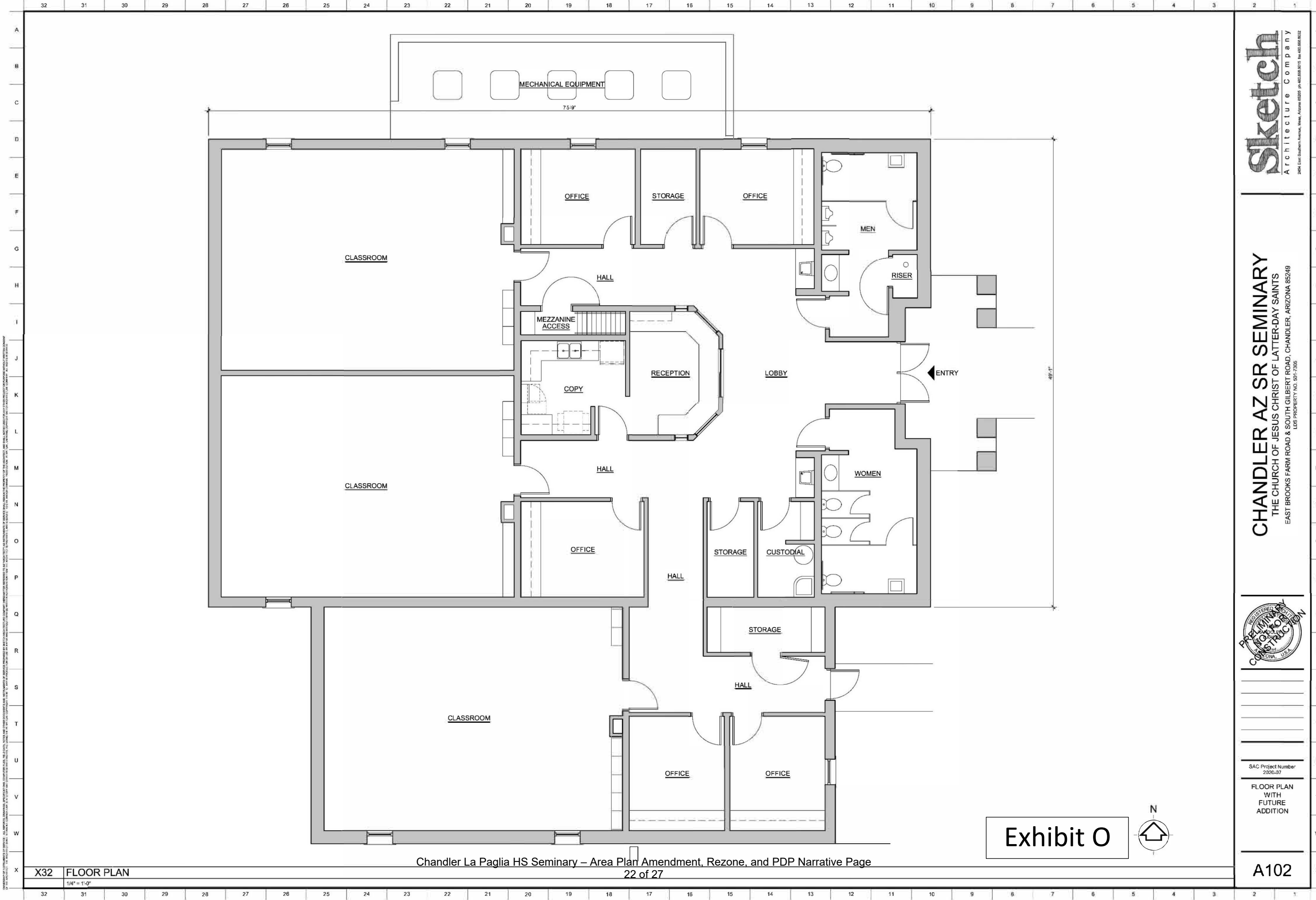
SAC Project Number
2020-07

WEST & NORTH
EXTERIOR
ELEVATIONS -
WITH FUTURE
ADDITION

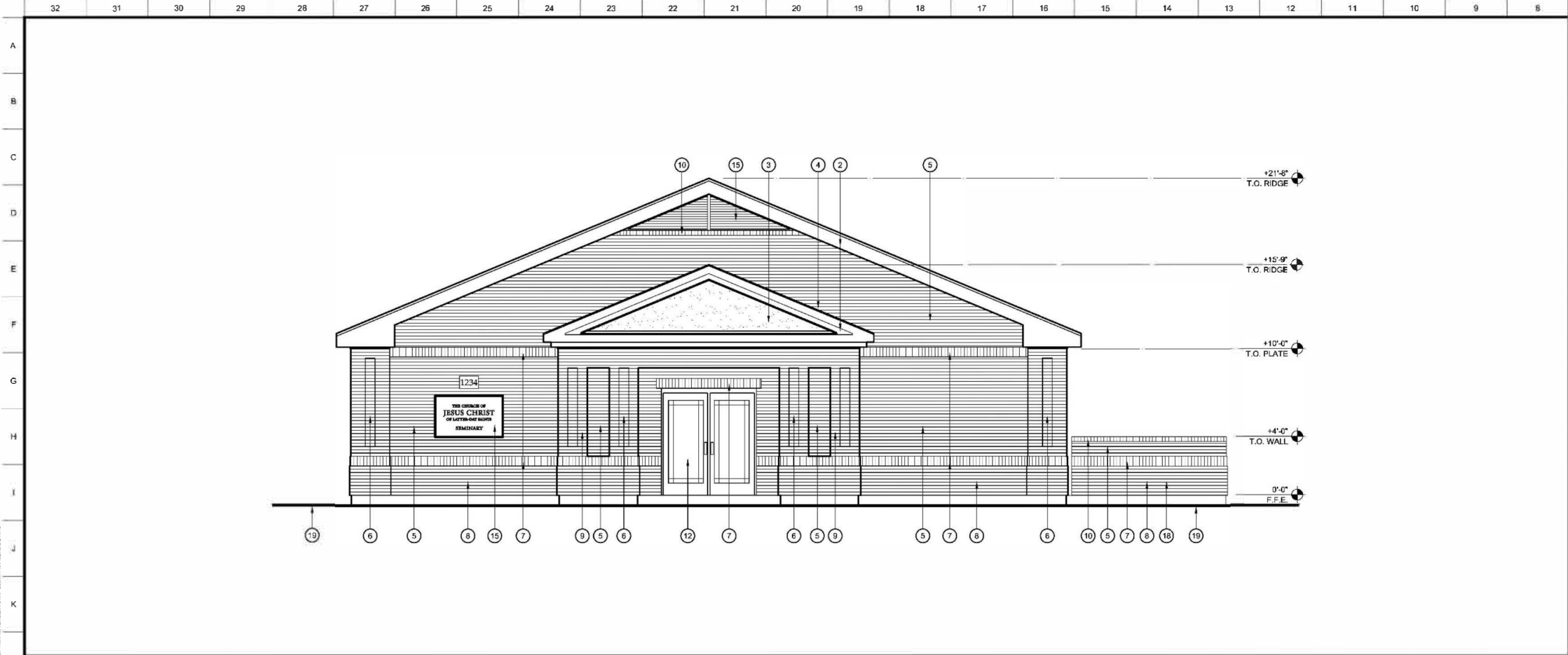
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Exhibit M

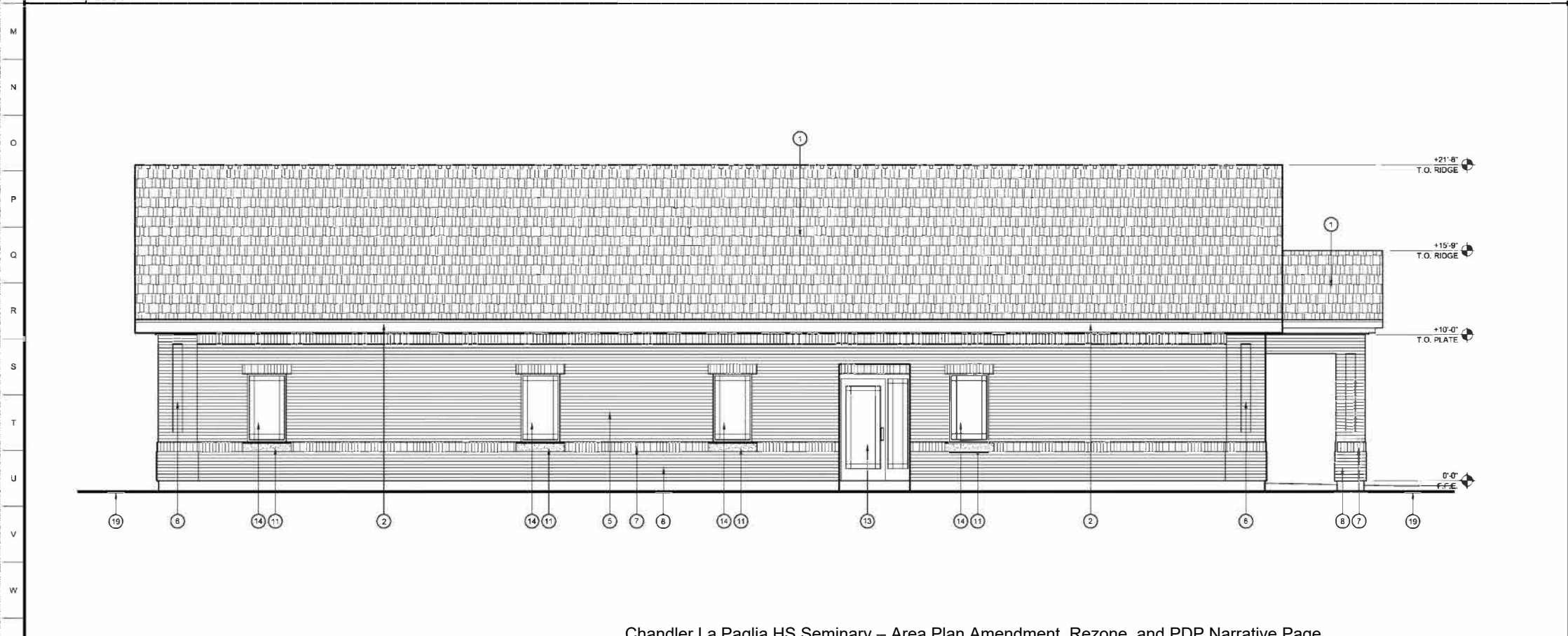




NOTES: 1. ALL DIMENSIONS ARE IN FEET AND INCHES. 2. ALL MATERIALS AND FINISHES ARE TO BE AS SHOWN ON THE DRAWING. 3. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS. 4. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. 5. THE DRAWING IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT REPRESENT A CONTRACT. 6. ANY CHANGES TO THE DRAWING MUST BE APPROVED BY THE ARCHITECT. 7. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER. 8. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY ANY OTHER SOURCE. 9. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY ANY OTHER SOURCE. 10. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY ANY OTHER SOURCE.



L32 EAST EXTERIOR ELEVATION
1/4"=1'-0"



X32 SOUTH EXTERIOR ELEVATION
1/4"=1'-0"

KEYNOTES

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- 18 MECHANICAL EQUIPMENT ENCLOSURE
- 19 FINISH GRADE

Sketch
Architecture Company
2000 East Southern Avenue, Suite 100, Chandler, AZ 85225
PH: 480.560.8015 FAX: 480.560.8012

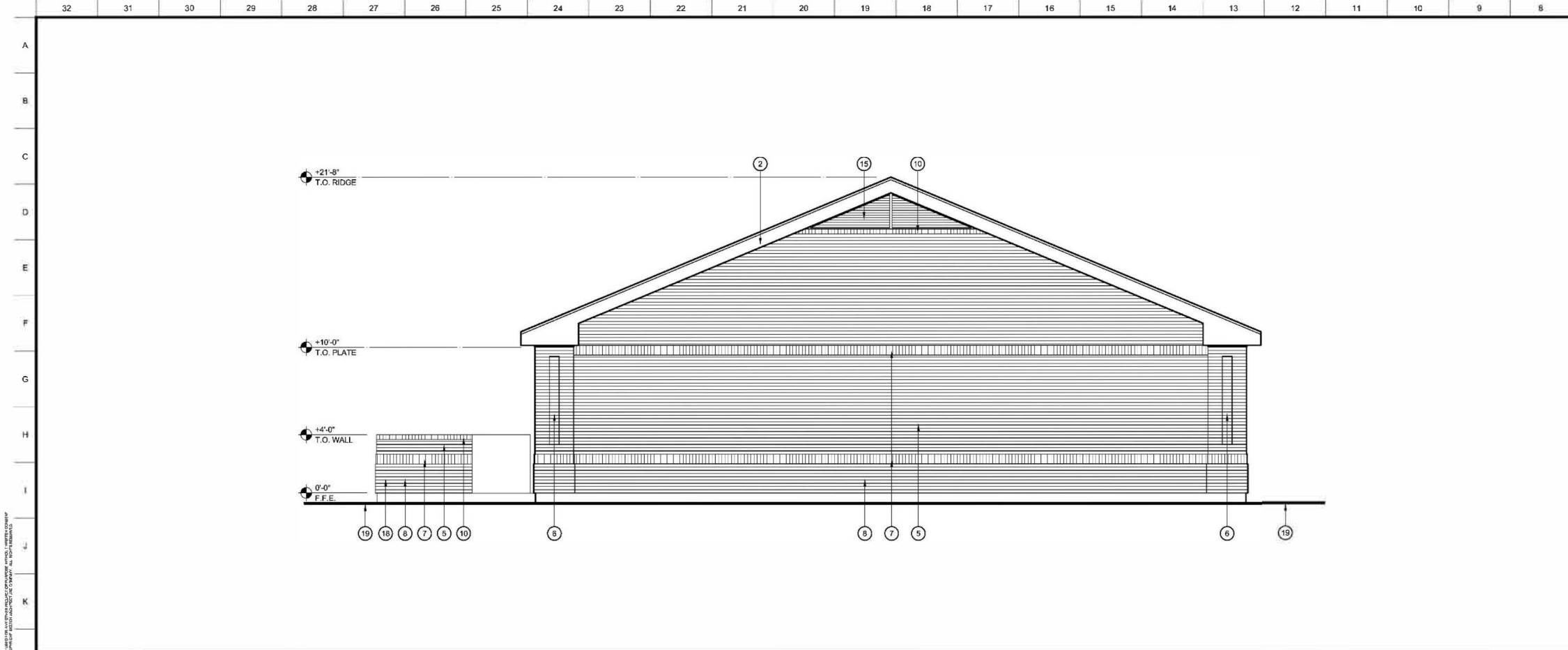
CHANDLER AZ SR SEMINARY
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
EAST BROOKS FARM ROAD & SOUTH GILBERT ROAD, CHANDLER, ARIZONA 85249
LDS PROPERTY NO. 591-7305



SAC Project Number
2020-07
EAST & SOUTH
EXTERIOR
ELEVATIONS

Exhibit P

A201



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Sketch
Architecture Company
2454 East Southern Avenue, Mesa, Arizona 85205 PH 482.658.9075 FAX 482.658.9032

CHANDLER AZ SR SEMINARY
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
EAST BROOKS FARM ROAD & SOUTH GILBERT ROAD, CHANDLER, ARIZONA 85249
LDS PROPERTY NO. 591-7305

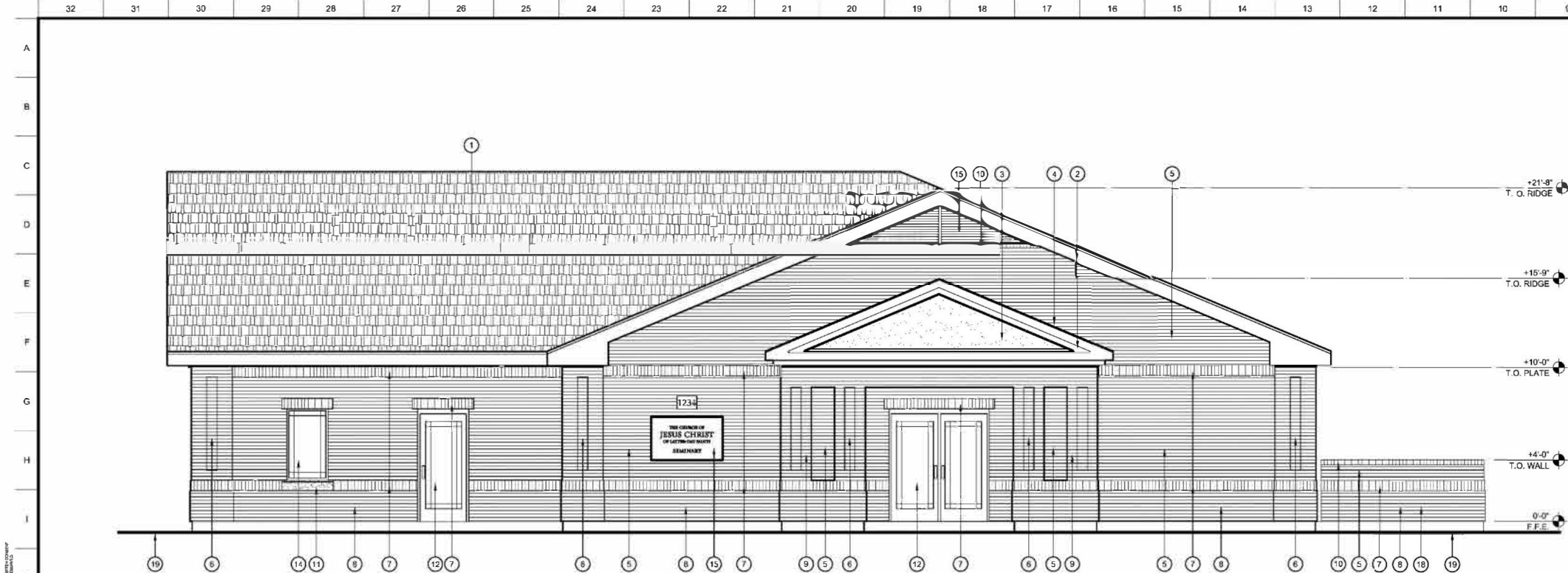


SAC Project Number
2020-07

WEST & NORTH
EXTERIOR
ELEVATIONS

A202

Exhibit Q



KEYNOTES

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Sketch
Architecture Company
2005 East Budweiser Avenue, Mesa, Arizona 85205 PH: 480.560.5015 FAX: 480.560.5022

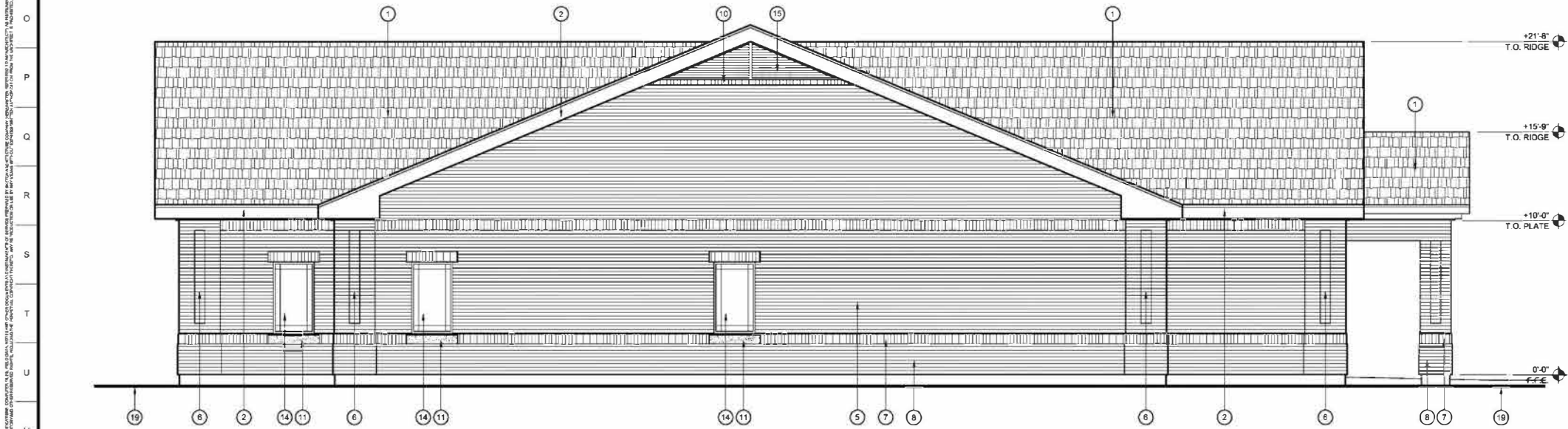
CHANDLER AZ SR SEMINARY
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
EAST BROOKS FARM ROAD & SOUTH GILBERT ROAD, CHANDLER, ARIZONA 85249
LDS PROPERTY NO. 591-7305



SAC Project Number
2020-07
EAST & SOUTH
EXTERIOR
ELEVATIONS -
WITH FUTURE
ADDITION

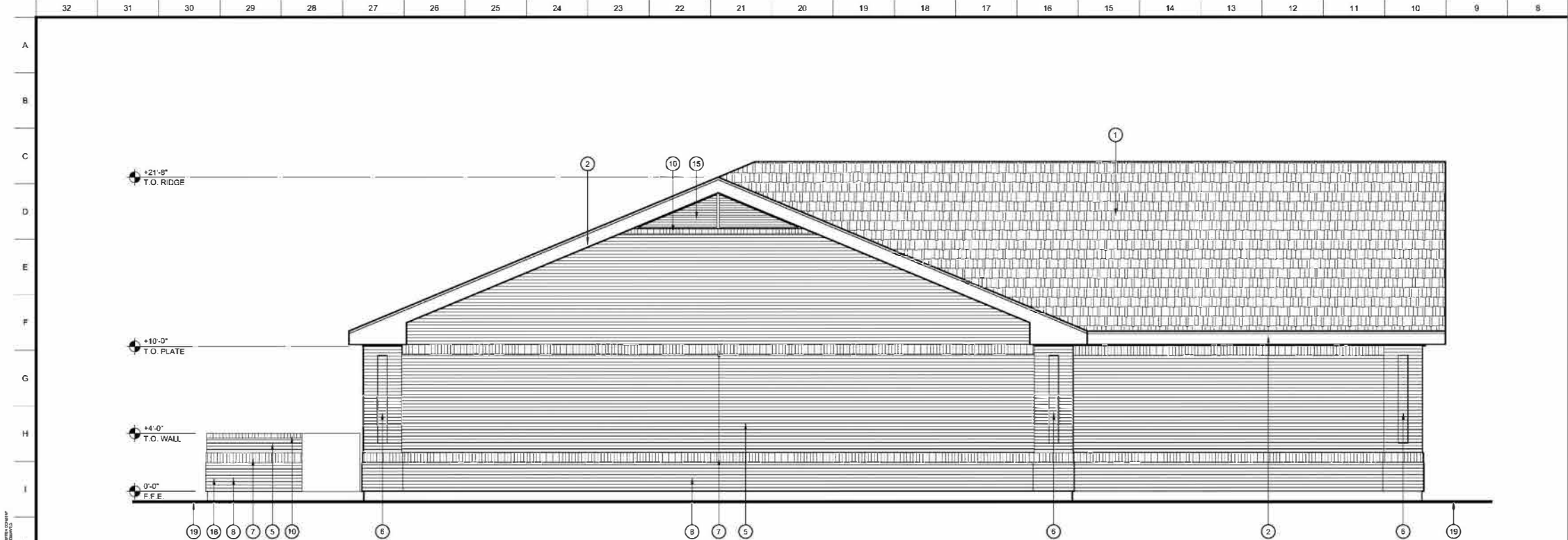
A203

L32 EAST EXTERIOR ELEVATION - WITH FUTURE ADDITION
1/4"=1'-0"



X32 SOUTH EXTERIOR ELEVATION - WITH FUTURE ADDITION
1/4"=1'-0"

Exhibit R



- KEYNOTES**
- 1 FLAT CONCRETE TILE ROOFING - EAGLE ROOFING "297 SLATE RANGE"
 - 2 PREFINISHED METAL RAKE & FASCIA - "BONE WHITE" HYNAR 5000
 - 3 EXTERIOR INSULATION & FINISH SYSTEM (E.I.F.S. WATER-MANAGED DRAINAGE TYPE) - SENERGY FINE TEXTURE "3068 BIRCH"
 - 4 METAL FLASHING AT ROOF TO WALL - FINISH TO MATCH BRICK COLOR
 - 5 BRICK VENEER RUNNING BOND FIELD - INTERSTATE BRICK "CEDAR"
 - 6 BRICK VENEER STACK BOND ACCENT - INTERSTATE BRICK "CEDAR"
 - 7 BRICK VENEER SOLDIER COURSE - INTERSTATE BRICK "CLIFTON" (LAID WITH SOLID COLOR BRICK REVERSE FACE OUTWARD)
 - 8 BRICK VENEER BASE - INTERSTATE BRICK "CLIFTON"
 - 9 BRICK VENEER PILASTER - INTERSTATE BRICK "CLIFTON"
 - 10 BRICK VENEER ROWLOCK COURSE - INTERSTATE BRICK "CLIFTON" (LAID WITH SOLID COLOR BRICK REVERSE FACE OUTWARD)
 - 11 PRECAST CONCRETE WINDOW SILL
 - 12 PREFINISHED ALUMINUM STOREFRONT DOORS & FRAME - "BONE WHITE" HYNAR 5000 & CLEAR DUAL-PANE INSULATED GLAZING
 - 13 PREFINISHED ALUMINUM STOREFRONT DOOR, SIDELIGHT & FRAME - "BONE WHITE" HYNAR 5000 & CLEAR DUAL-PANE INSULATED GLAZING
 - 14 PREFINISHED ALUMINUM STOREFRONT WINDOW - "BONE WHITE" HYNAR 5000 & CLEAR DUAL-PANE INSULATED GLAZING
 - 15 METAL GABLE VENT - FINISH TO MATCH BRICK COLOR
 - 16 STONE BUILDING & ADDRESS SIGNAGE - "BAR GRAY" GRANITE
 - 17 ELECTRICAL SERVICE ENTRANCE SECTION - PRIMED & PAINTED TO MATCH "CEDAR" FIELD BRICK
 - 18 MECHANICAL EQUIPMENT ENCLOSURE
 - 19 FINISH GRADE

Sketch
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CHANDLER AZ SR SEMINARY
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
EAST BROOKS FARM ROAD & SOUTH GILBERT ROAD, CHANDLER, ARIZONA 85249
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SAC Project Number
2020-07
WEST & NORTH
EXTERIOR
ELEVATIONS -
WITH FUTURE
ADDITION

A204

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Exhibit S

MATERIALS & FINISHES

- ① FLAT CONCRETE TILE ROOFING - EAGLE ROOFING "297 SLATE RANGE"
- ② EXTERIOR INSULATION & FINISH SYSTEM (E.I.F.S. WATER-MANAGED DRAINAGE TYPE) - SENERGY FINE-TEXTURE "3068 BIRCH"
- ③ BRICK VENEER RUNNING BOND FIELD & STACKBOND ACCENTS - INTERSTATE BRICK "CEDAR"
- ④ BRICK VENEER SOLDIER & ROWLOCK COURSE ACCENT BANDS - INTERSTATE BRICK "CLIFTON" (LAID WITH SOLID COLOR BRICK REVERSE FACE OUTWARD)
- ⑤ BRICK VENEER RUNNING BOND BASE - INTERSTATE BRICK "CLIFTON"
- ⑥ PREFINISHED METAL FASCIA - "BONE WHITE" HYNAR 5000
- ⑦ PREFINISHED METAL RAKE - "BONE WHITE" HYNAR 5000
- ⑧ PREFINISHED ALUMINUM STOREFRONT DOORS & FRAME - "BONE WHITE" HYNAR 5000 & TINTED DUAL-PANE INSULATED GLAZING
- ⑨ PREFINISHED ALUMINUM STOREFRONT DOOR, SIDELIGHT & FRAME - "BONE WHITE" HYNAR 5000 & TINTED DUAL-PANE INSULATED GLAZING
- ⑩ PREFINISHED ALUMINUM STOREFRONT WINDOW - "BONE WHITE" HYNAR 5000 & TINTED DUAL-PANE INSULATED GLAZING
- ⑪ STONE BUILDING & ADDRESS SIGNAGE - "BAR GRAY" GRANITE
- ⑫ WALL-MOUNTED LIGHT FIXTURE - "BONE WHITE" HYNAR 5000
- ⑬ BIKE RACK & REFUSE ENCLOSURE GATES - PRIMED & PAINTED DUNN-EDWARDS DE6042 "BEAR IN MIND"
- ⑭ OFFICE REFUSE ENCLOSURE SPLIT-FACE CMU WALLS - PRIMED & PAINTED DUNN-EDWARDS DE6125 "CARVED WOOD"



①



②



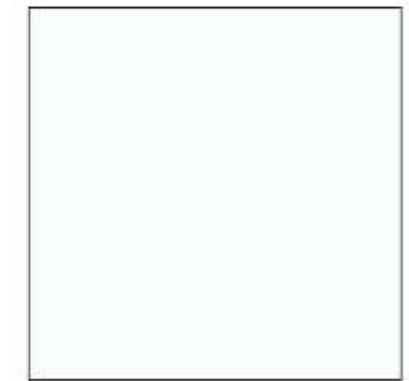
③



④



⑤



⑥ ⑦ ⑧ ⑨ ⑩ ⑫



⑪



⑬



⑭

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**CHANDLER AZ
SR SEMINARY**
E. BROOKS FARM RD. & S. GILBERT RD.
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SAC Project Number:
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