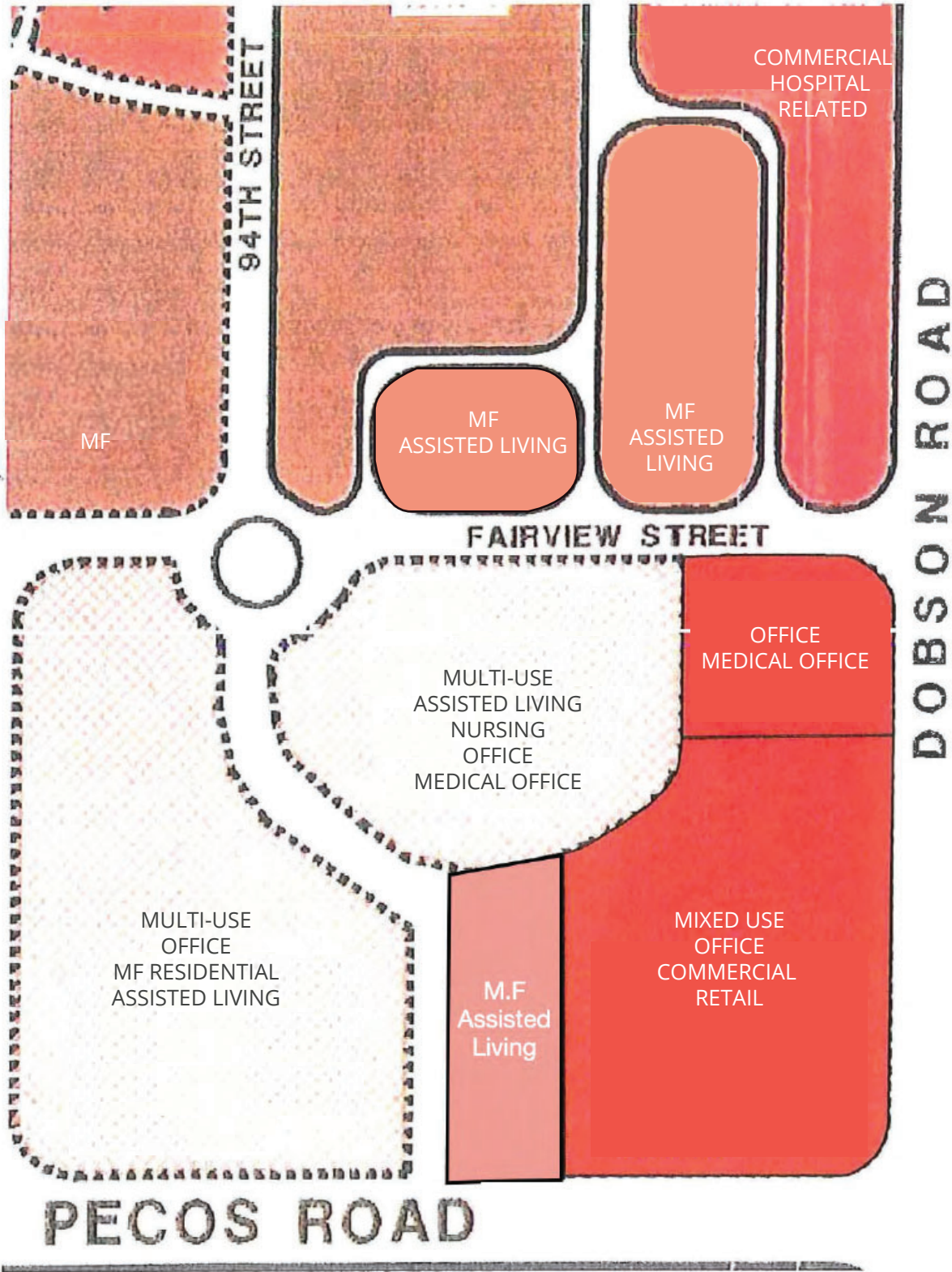
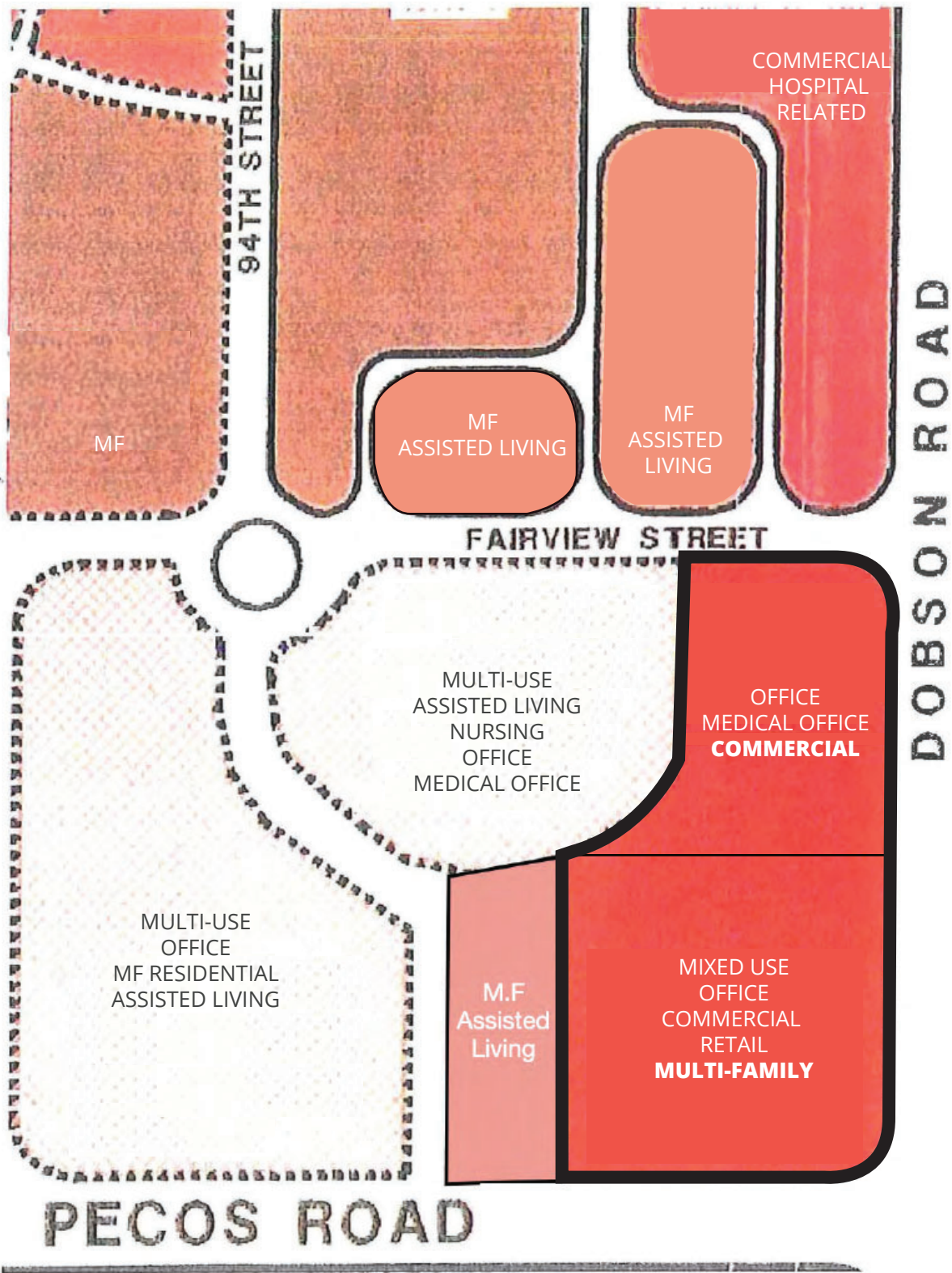
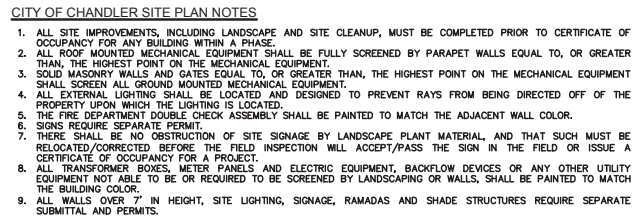


EXISTING SAN TAN AREA PLAN



PROPOSED SAN TAN AREA PLAN AMENDMENT





SITE DATA TABLE			
LOCATION:	HWY 5 DOBSON RD & W PECOS RIVER CHANDLER, AZ		
LOT AREA:	7.59 AC NET/9.503 AC GROSS		
	330,358 SF NET/413,943 SF GROSS		
ZONING:	PAD - PLANNED AREA DEVELOPMENT		
CURRENT USE:	VACANT		
PROPOSED USE:	MULTI-FAMILY (55+ ACTIVE ADULT)		
NUMBER OF UNITS	184		
BUILDING DATA:			
BUILDING AREA	231,241 SF		
BUILDING HEIGHT	48'-0"		
BUILDING COVERAGE	57.630 SF/330,358 SF	SF = 17.4%	
VEHICULAR PARKING:	REQUIRED*	PROVIDED	
STANDARD SPACES (9'x19')		124	
HANDICAP SPACES (2% TOTAL)		7	
COVERED SPACES		121	
TOTAL VEHICULAR SPACES	252	*249	
MAXIMUM BUILDING COVERAGE:	ALLOWED	PROVIDED	
	0.25	0.17	
MINIMUM PARKING SETBACK:		STREETS	
		20'	
MINIMUM BUILDING SETBACK:	REAR	STREETS	
	10'	50'	

* PAD PROPOSED PARKING RATIO OF 1.34 SPACES PER UNIT.



**CALL THE WORKING MEN
BEFORE YOU GO
802-283-1100
1-800-STAKE-IT
(OWNERS MARK-OFA COUNTY)**

NWC DOBSON AND PECOS
OVERALL SITE PLAN
CHANDLER, ARIZONA 85224

SPARROW PARTNERS
CHANDLER

Kimley»Horn
1001 West Southern Avenue, Suite 131
Mesa, Arizona 85202 (480)207-2666
© 2021

LANDSCAPE PLAN - OVERALL



Landscape Legend

SYMBOL	BOTANICAL COMMON NAME	SIZE HTX W / CALIFER	QTY
TREES			
	<i>Acacia aneura</i>	24' BOX	66
	<i>Acacia salicina</i>	7' x 3' / 125' CAL	28
	<i>Acacia willardiana</i>	36' BOX	14
	Palo Blanco	9' x 5' / 2" CAL	50
	<i>Caradum x 'Desert Museum'</i>	15 GAL	4
	Thornless Palo Verde	24' BOX	6
	<i>Olea europaea 'Kilscini'</i>	24' BOX	24
	Wilson Frutescens Olive	7' x 3' / 1" CAL	18
	<i>Phoenix dactylifera</i>	36' BOX	15
	Nale Date Palm	11' x 4' / 1.5" CAL	32
	<i>Pistacia lentiscus</i>	24' BOX	13
	Nastic Tree	36' BOX	17
	<i>Pistacia x 'Red Push'</i>	24' BOX	14
	Fatsia	5' x 6' / 1.5" CAL	15
	<i>Prosopis x 'Rio Saldo'</i>	12' x 5' / 1.5" CAL	13
	Rio Salco Mesquite	36' BOX	17
	<i>Quercus virginiana</i>	10' x 6' / 2" CAL	
	Southern Live Oak		
	<i>Sophora secundiflora</i>		
	Texas Mountain Laurel		
	<i>Unus parvifolia</i>		
	Chinese Elm		
SHRUBS			
	<i>Callistemon citrinus 'Little John'</i>	5 CAL	14
	Dwarf Bottle Brush	5 CAL	84
	<i>Dodonaea viscosa</i>	5 CAL	294
	<i>Eremophila hygrophana</i> Blue Bells	5 CAL	146
	Blue Bells	5 CAL	30
	<i>Eremophila maculata 'Valerine'</i>	5 CAL	614
	Spotted Eru Bush	5 CAL	157
	<i>Jatropha spicigera</i>	5 CAL	15
	Mexican Honeycuckle	5 CAL	57
	<i>Lantana x 'New Gold'</i>	5 CAL	45
	New Gold Lantana	5 CAL	52
	<i>Leucophyllum frutescens</i>	5 CAL	131
	Texas Ranger	5 CAL	346
	<i>Nandina domestica</i>		
	Heavenly Bamboo		
	<i>Rosmarinus officinalis 'Tuscan Blue'</i>	5 CAL	42
	Tuscan Blue Rosemary	5 CAL	10
	<i>Puebla pernisulensis</i>	5 CAL	209
	Wild Peunia	5 CAL	38
	<i>Russelia equisetiformis</i>	5 CAL	160
	Firecracker Plant	5 CAL	242
	<i>Simmondsia chinensis 'Vista'</i>	5 CAL	173
	Compact Jopiba	5 CAL	186
	<i>Tocoma stans x angustata</i>	5 CAL	12
	Arizona Yellow Bells		
ACCENT			
	<i>Agave havardiana</i>	5 CAL	16
	Harvard's Century Plant	5 CAL	134
	<i>Agave weberi</i>	5 CAL	112
	Weber's Agave		
	<i>Aloe barbadensis</i>		
	Barbados Aloe		
	<i>Aloe x 'Blue Elf'</i>		
	Blue Elf Aloe		
	<i>Echinops quercifolius</i>		
	Toothless Desert Spoon		
	<i>Yucca parviflora 'Breaklights'</i>		
	Breaklights Red Yucca		
	<i>Nolina verticillata 'White Cloud'</i>		
	White Cloud Yucca		
	<i>Nolina verticillata 'Purple Muffy'</i>		
	Purple Muffy		
	<i>Yucca repens</i>		
	Texas Yucca		
GROUND COVER AND VINES			
	<i>Calceum macrocarpum</i>	5 CAL - STAKED	16
	Yellow Orchid Vines	5 CAL	134
	<i>Eremophila gibrata 'Mingenaw Gold'</i>	5 CAL	112
	Eru Bush		
	<i>Lantana montevidensis</i>		
	Purple Trailing Lantana		
TURF			
	MID-IRON BERMUDA SOD	3,200 SQFT	

LANDSCAPE PLAN ENLARGEMENT (DIGNITY) I: FAIRVIEW STREET and DOBSON



LANDSCAPE PLAN ENLARGEMENT (DIGNITY) F, G, H: DOBSON ROAD and WESTERN PROPERTY



Enlargement F: Dobson Road



Enlargement G: Western Property Line (Northern Portion)



Enlargement H: Western Property Line (Southern Portion)

Landscape Legend

SYMBOL	BOTANICAL COMMON NAME	SIZE HT X W / CALIFER
TREES		
	Acacia anura	24' BOX
	Mulga	7' X 3' / 1.25" CAL
	Acacia salicina	36' BOX
	Willow Acacia	9' x 5' / 2" CAL
	Acacia willardiana	15 GAL
	Palo Blanco	5' x 2.5' / 1" CAL
	Cercidium x "Desert Museum"	24' BOX
	Thornless Palo Verde	24' BOX
	Olea europaea "vitiensis"	24' BOX
	Wilson Fruitless Olive	24' BOX
	Phoenix dactylifera	14' CLEAR TRUNK
	Male Date Palm	14' CLEAR TRUNK
	Pistacia lentiscus	24' BOX
	Mistle Tree	7' X 3' / 1" CAL
	Pistacia x "Red Flash"	36' BOX
	Pistache	11' X 4' / 1.5" CAL
	Prosopis x "Rio Salado"	24' BOX
	Rio Salado Mesquite	5' x 6' / 1.5" CAL
	Quercus virginiana	36' BOX
	Southern Live Oak	12' x 5' / 1.5" CAL
	Saphora secundiflora	24' BOX
	Texas Mountain Laurel	MULTI-TRUNK
	Vitex parvifolia	36' BOX
	Chinese Elm	10' x 6' / 2" CAL
SHRUBS		
	Callistemon citrinus "Little John"	5 GAL
	Dwarf Bottle Brush	5 GAL
	Jordanaea viscosa	5 GAL
	Hopseed Bush	5 GAL
	Eremophila hyrcophana Blue Bells	5 GAL
	Blue Bells	5 GAL
	Eremophila maculata "Valentine"	5 GAL
	Spotted Emu Bush	5 GAL
	Justicia spirogama	5 GAL
	Mexican Honeysuckle	5 GAL
	Jantana x "New Gold"	5 GAL
	New Gold Lantana	5 GAL
	Leucophyllum frutescens	5 GAL
	Texas Ranger	5 GAL
	Jantana domestica	5 GAL
	Heavenly Bamboo	5 GAL
	Rosmarinus officinalis "Tuscan Blue"	5 GAL
	Tuscan Blue Rosemary	5 GAL
	Ruella pennsylvanica	5 GAL
	Wild Petunia	5 GAL
	Russelia equisetiformis	5 GAL
	Firecracker Plant	5 GAL
	Simmondsia chinensis "Vista"	5 GAL
	Compact Jojoba	5 GAL
	Yucca elata v. angustata	5 GAL
	Arizona Yellow Bells	5 GAL
ACCENT		
	Agave havardiana	5 GAL
	Harvard's Century Plant	5 GAL
	Agave westii	5 GAL
	Noel's Agave	5 GAL
	Aloe barbadensis	5 GAL
	Barbados Aloe	5 GAL
	Aloe x "Blue Elf"	5 GAL
	Blue Elf Aloe	5 GAL
	Dasylirion quadrangulum	5 GAL
	Toothless Desert Spion	5 GAL
	Asparagus parviflorus "Breadlights"	5 GAL
	Brightlight Red Yucca	5 GAL
	Auliberbegia capillaris "White Cloud"	5 GAL
	White Mully Grass	5 GAL
	Auliberbegia rigida "Nashville" TM	5 GAL
	Purple Mully	5 GAL
	Yucca rupicola	5 GAL
	Texas Yucca	5 GAL
GROUND COVER AND VINES		
	Calceum macrophyllum	5 GAL - STAKED
	Yellow Orchid Vine	5 GAL
	Eremophila glabra "Mingenew Gold"	5 GAL
	Emu Bush	5 GAL
	Jantana montividenas	5 GAL
	Purple Trailing Lantana	5 GAL
TURF		
	MID-IRON BERMUDA SOC	3,200 SQFT

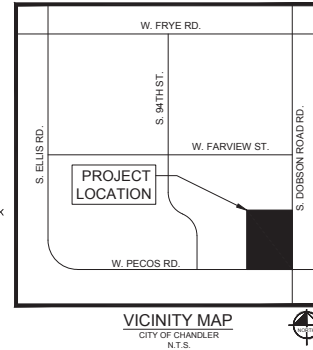
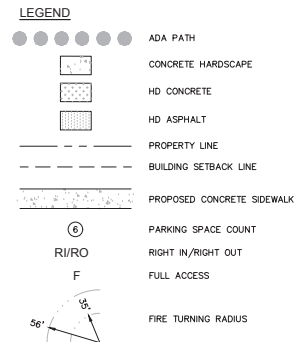
SITE SIGNAGE



APPROXIMATE LOCATIONS OF ILLUMINATED MONUMENT SIGNS AND LANDSCAPE SURROUNDS FOR DIGNITY HEALTH, TO BE LOCATED 10'-0" FROM ADJACENT PROPERTY LINE AND 6'-0" FROM NEAREST PAVED WALK/ DRIVE

APPROXIMATE LOCATIONS OF ILLUMINATED MONUMENT SIGNS AND LANDSCAPE SURROUNDS FOR MERA CHANDLER, TO BE LOCATED 10'-0" FROM ADJACENT PROPERTY LINE AND 6'-0" FROM NEAREST PAVED WALK / DRIVE
SOUTHEAST CORNER TO INCLUDE ACCENT WALLS (REFER TO SIGNAGE DETAIL)

W. Wang, C. Li, S. Xie / *Chaos, Solitons & Fractals* 139 (2020) 110061



 1001 West Southern Avenue, Suite 131 Mesa, Arizona 85202 (480)207-2006		© 2010	
SPARROW PARTNERS CHANDLER		Kimley-Horn	
NWC DOBSON AND PECOS PHASING PLAN CHANDLER, ARIZONA 85224		PROJECT No. 291320005	
SCALE (H): 1"=80'		SCALE (V): ---	
DRAWN BY: MEN		DESIGN BY: HDR	
CHECK BY: HDR		DATE: 10/23/20	
Professional Engineer 47183 STERLING MARGARET ARIZONA, USA EXPIRES 4/30/15		Professional Engineer 47183 STERLING MARGARET ARIZONA, USA EXPIRES 4/30/15	
SP-OVERALL			
1 OF 1 SHEET			

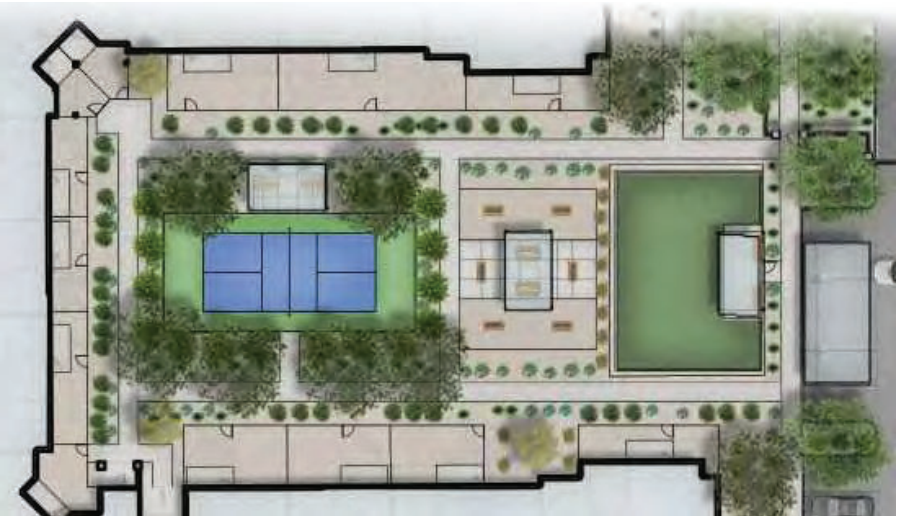
03/26/21



SPARROW PARTNERS

NORRIS DESIGN
Planning | Landscape Architecture | Branding

LANDSCAPE PLAN ENLARGEMENT D & E - AMENITY AREAS



Enlargement D: Amenity Area - North



Enlargement E: Amenity Area - South

SYMBOL	BOTANICAL COMMON NAME	SIZE HT X W / CALIPER
TREES		
	<i>Acacia anura</i>	24' BOX
	Mulga	7' X 3' / 1.25" CAL.
	<i>Acacia salicina</i>	36' BOX
	Willow Acacia	9' X 5' / 2" CAL.
	<i>Acacia willardiana</i>	15 GAL
	Palo Blanco	5' X 2.5' / 1" CAL.
	<i>Cercidium x 'Desert Museum'</i>	24' BOX
	Thornless Palo Verde	MULTI-TRUNK
	<i>Olea europaea 'Niviana'</i>	24' BOX
	Wilson Fruitless Olive	MULTI-TRUNK
	<i>Phoenix dactylifera</i>	14' CLEAR TRUNK
	Male Date Palm	
	<i>Pistacia lentiscus</i>	24' BOX
	Mistle Tree	7' X 3' / 1" CAL.
	<i>Pistacia x 'Red Flash'</i>	36' BOX
	Pistache	11' X 4' / 1.5" CAL.
	<i>Prosopis x 'Rio Saldo'</i>	24' BOX
	Rio Saldo Mesquite	5' X 6' / 1.5" CAL.
	<i>Quercus virginiana</i>	36' BOX
	Southern Live Oak	12' X 5' / 1.5" CAL.
	<i>Sophora secundiflora</i>	24' BOX
	Texas Mountain Laurel	MULTI-TRUNK
	<i>Vitex parvifolia</i>	36' BOX
	Chinese Elm	10' X 6' / 2" CAL.
SHRUBS		
	<i>Callistemon citrinus 'Little John'</i>	5 GAL
	Dwarf Bottle Brush	
	<i>Jordanrea viscosa</i>	5 GAL
	Hopseed Bush	
	<i>Eremophila hyrcophora Blue Bells</i>	5 GAL
	Blue Bells	
	<i>Eremophila maculata 'Valentine'</i>	5 GAL
	Spotted Emu Bush	
	<i>Justicia spirogama</i>	5 GAL
	Mexican Honeysuckle	
	<i>Lantana x 'New Gold'</i>	5 GAL
	New Gold Lantana	
	<i>Leucophyllum frutescens</i>	5 GAL
	Texas Ranger	
	<i>Lantana domestica</i>	5 GAL
	Heavenly Bamboo	
	<i>Rosmarinus officinalis 'Tuscan Blue'</i>	5 GAL
	Tuscan Blue Rosemary	
	<i>Ruellia pennsylvanica</i>	5 GAL
	Wild Petunia	
	<i>Russelia equisetiformis</i>	5 GAL
	Firecracker Plant	
	<i>Simmondsia chinensis 'Vista'</i>	5 GAL
	Compact Crotalaria	
	<i>Leucaena styrax v. angustata</i>	5 GAL
	Arizona Yellow Bells	
ACCENT		
	<i>Agave havardiana</i>	5 GAL
	Harvard's Century Plant	
	<i>Agave westii</i>	5 GAL
	West's Agave	
	<i>Aloe barbadensis</i>	5 GAL
	Barbados Aloe	
	<i>Aloe x 'Blue Elf'</i>	5 GAL
	Blue Elf Aloe	
	<i>Dasylicon quadrangulum</i>	5 GAL
	Toothless Desert Spiran	
	<i>Resperata parviflora 'Broadlights'</i>	5 GAL
	Broadlights Red Yucca	
	<i>Auliberbegia capillaris 'White Cloud'</i>	5 GAL
	White Multy Grass	
	<i>Auliberbegia rigida 'Nashville' TM</i>	5 GAL
	Purple Multy	
	<i>Yucca upicola</i>	5 GAL
	Texas Yucca	
GROUNDCOVER AND VINES		
	<i>Calceum macrophyllum</i>	5 GAL - STAKED
	Yellow Orchid Vine	
	<i>Eremophila glabra 'Mingenew Gold'</i>	5 GAL
	Emu Bush	
	<i>Lantana montividenas</i>	5 GAL
	Purple Trailing Lantana	
TURF		
	MID-IRON BERMUDA SOC	3,200 SQFT

LANDSCAPE PLAN ENLARGEMENT A & B: DOBSON ROAD



Enlargement A: Northern Portion of Dobson Road



Enlargement B: Southern Portion of Dobson Road

Landscape Legend

SYMBOL	BOTANICAL COMMON NAME	SIZE HT X W / CALIFER
TREES		
	Acacia anura	24' BOX
	Mulga	7' X 3' / 1.25" CAL
	Acacia salicina	36' BOX
	Willow Acacia	9' x 5' / 2" CAL
	Acacia willardiana	15 GAL
	Palo Blanco	5' x 2.5' / 1" CAL
	Carcolum x "Desert Museum"	24' BOX
	Thornless Palo Verde	MULTI-TRUNK
	Olea europaea "Niviana"	24' BOX
	Wilson Fruitless Olive	MULTI-TRUNK
	Phoenix dactylifera	14' CLEAR TRUNK
	Male Date Palm	
	Pistacia lentiscus	24' BOX
	Mistle Tree	7' X 3' / 1" CAL
	Pistacia x "Red Push"	36' BOX
	Pistache	11' X 4' / 1.5" CAL
	Prosopis x "Rio Salado"	24' BOX
	Rio Saldo Mesquite	5' X 6' / 1.5" CAL
	Quercus virginiana	36' BOX
	Southern Live Oak	12' x 5' / 1.5" CAL
	Sophora secundiflora	24' BOX
	Texas Mountain Laurel	MULTI-TRUNK
	Vitex parvifolia	36' BOX
	Chinese Elm	10' x 6' / 2" CAL
SHRUBS		
	Callistemon citrinus "Little John"	5 GAL
	Dwarf Bottle Brush	
	Jordanrea viscosa	5 GAL
	Hopseed Bush	5 GAL
	Eremophila hygrifera Blue Bells	5 GAL
	Blue Bells	
	Eremophila maculata "Valentine"	5 GAL
	Spotted Emu Bush	5 GAL
	Justicia spirogira	5 GAL
	Mexican Honeysuckle	5 GAL
	Jantana x "New Gold"	5 GAL
	New Gold Lantana	5 GAL
	Eucophyllum frutescens	5 GAL
	Texas Ranger	5 GAL
	Jandana domestica	5 GAL
	Heavenly Bamboo	5 GAL
	Rosmarinus officinalis "Tuscan Blue"	5 GAL
	Tuscan Blue Rosemary	5 GAL
	Ruellia pennsylvanica	5 GAL
	Wild Petunia	5 GAL
	Russelia equisetiformis	5 GAL
	Firecracker Plant	5 GAL
	Simmondsia chinensis "Vista"	5 GAL
	Compact Jojoba	5 GAL
	Leucaena salina v. angustata	5 GAL
	Arizona Yellow Bells	5 GAL
ACCENT		
	Agave havardiana	5 GAL
	Harvard's Century Plant	5 GAL
	Agave westii	5 GAL
	Meyer's Agave	5 GAL
	Aloe barbadensis	5 GAL
	Barbados Aloe	5 GAL
	Aloe x "Blue Elf"	5 GAL
	Blue Elf Aloe	5 GAL
	Dasylicon quadrangulum	5 GAL
	Toothless Desert Spoon	5 GAL
	Asparagus parviflorus "Breadlights"	5 GAL
	Breadlights Red Yucca	5 GAL
	Auliberbegia capillaris "White Cloud"	5 GAL
	White Multy Grass	5 GAL
	Auliberbegia rigida "Nashville" TM	5 GAL
	Purple Multy	5 GAL
	Yucca upicola	5 GAL
	Texas Yucca	5 GAL
GROUNDCOVER AND VINES		
	Calceum macrophyllum	5 GAL - STAKED
	Yellow Orchid Vine	
	Eremophila glabra "Mingenew Gold"	5 GAL
	Emu Bush	5 GAL
	Jantana montividenas	5 GAL
	Purple Trailing Lantana	5 GAL
TURF		
	MID-IRON BERMUDA SOC	3,200 SQFT

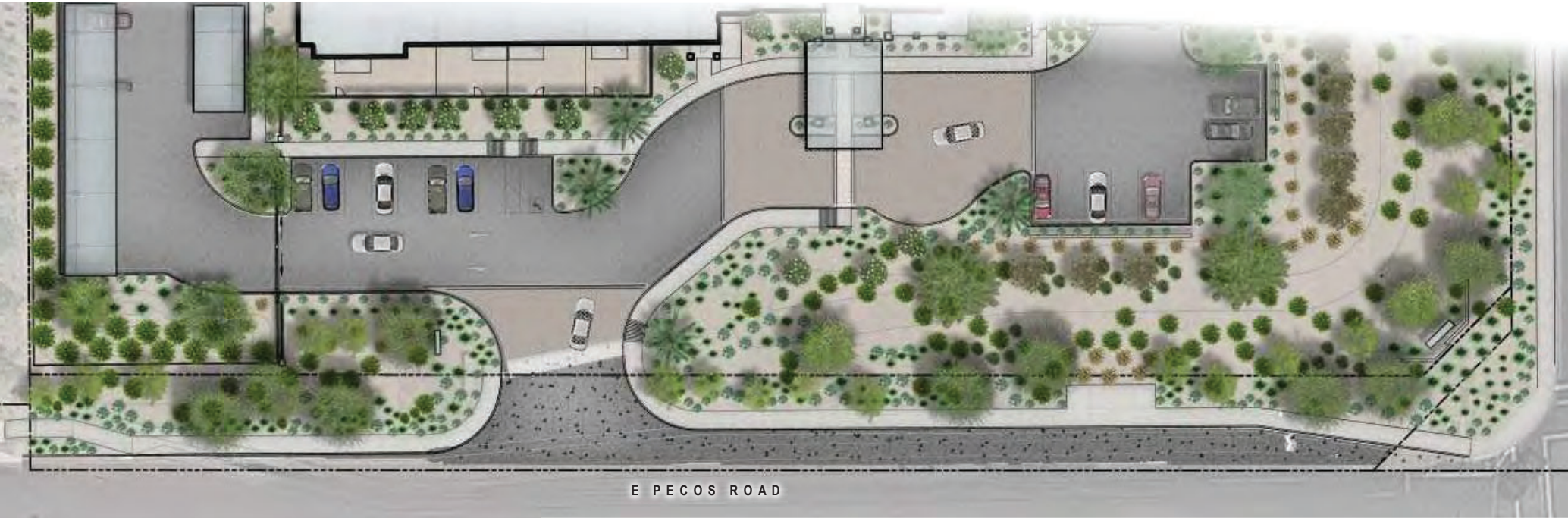
LANDSCAPE PLAN ENLARGEMENT C: PECOS ROAD

Landscape Legend

SYMBOL	BOTANICAL COMMON NAME	SIZE HT X W / CALIPER
TREES		
	Acacia aneura	24" BOX
	Mula	7' X 3' / 1.25" CAL
	Acacia salicina	36" BOX
	Willow Acacia	9' x 5' / 2" CAL
	Acacia wilsoniana	15 GAL
	Palo Blanco	5' x 2.5' / 1" CAL
	Cercidium x 'Desert Museum'	24" BOX
	Thornless Palo Verde	MULTI-TRUNK
	Olea europaea 'Wilsonii'	24" BOX
	Wilson Fruitless Olive	MULTI-TRUNK
	Phoenix dactylifera	14" CLEAR TRUNK
	Male Date Palm	24" BOX
	Platanus kentia	7' X 3' / 1" CAL
	Mastic Tree	36" BOX
	Platanus x 'Red Push'	11' X 4' / 1.5" CAL
	Platanus	24" BOX
	Prosopis x 'Rio Saldo'	5' X 6' / 1.5" CAL
	Rio Saldo Mesquite	36" BOX
	Quercus virginiana	12' x 5' / 1.5" CAL
	Southern Live Oak	24" BOX
	Sophora secundiflora	MULTI-TRUNK
	Texas Mountain Laurel	36" BOX
	Ulmus parvifolia	10' x 6' / 2" CAL
	Chinese Elm	

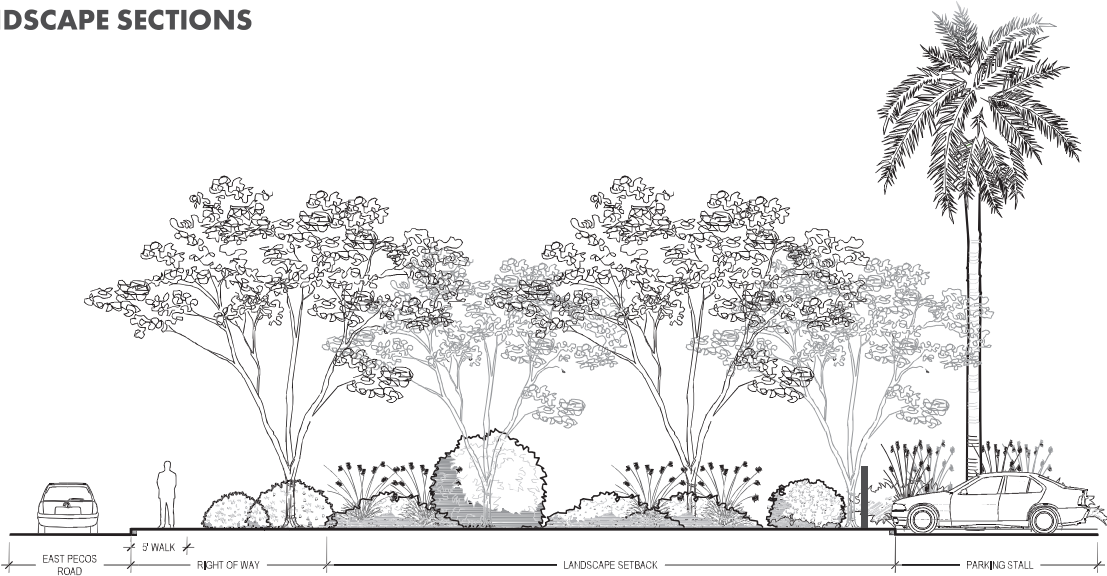
SHRUBS		
	Callistemon citrinus 'Little John'	5 GAL
	Dwarf Bottle Brush	5 GAL
	Dodonaea viscosa	5 GAL
	Eremophila hydropathica Blue Balls	5 GAL
	Blue Balls	5 GAL
	Eremophila maculata 'Valentine'	5 GAL
	Spotted Emu Bush	5 GAL
	Justicia spicigera	5 GAL
	Mexican Honeysuckle	5 GAL
	Lantana x 'New Gold'	5 GAL
	New Gold Lantana	5 GAL
	Leucopodium frutescens	5 GAL
	Texas Ranger	5 GAL
	Nandina domestica	5 GAL
	Heavenly Bamboo	5 GAL
	Rosmarinus officinalis 'Tuscan Blue'	5 GAL
	Tuscan Blue Rosemary	5 GAL
	Ruellia yuccifolia	5 GAL
	Wild Petunia	5 GAL
	Russelia equisetiformis	5 GAL
	Firecracker Plant	5 GAL
	Simmondsia chinensis 'Vista'	5 GAL
	Compact Jojoba	5 GAL
	Tecoma stans v. angustata	5 GAL
	Arizona Yellow Bell	5 GAL

ACCENT		
	Agave havardiana	5 GAL
	Haward's Century Plant	5 GAL
	Agave weberi	5 GAL
	Weber's Agave	5 GAL
	Aloe barbadensis	5 GAL
	Bahadon Aloe	5 GAL
	Aloe x 'Blue Elf'	5 GAL
	Blue Elf Aloe	5 GAL
	Daylily quadrangulatum	5 GAL
	Toothless Desert Spoon	5 GAL
	Hesperaloe parviflora 'Breaklights'	5 GAL
	Breaklights Red Yucca	5 GAL
	Muhlenbergia capillaris 'White Cloud'	5 GAL
	White Mahly Grass	5 GAL
	Muhlenbergia rigida 'Nashville' TM	5 GAL
	Purple Mahly	5 GAL
	Yucca rupicola	5 GAL
	Texas Yucca	5 GAL
GROUND COVER AND VINES		
	Calea macrophyllum	5 GAL - STAKED
	Yellow Orchid Vine	5 GAL
	Eremophila gabra 'Mintynew Gold'	5 GAL
	Emu Bush	5 GAL
	Lantana montevidensis	5 GAL
	Purple Trailing Lantana	5 GAL
TURF		
	MIB-IRON BERMUDA SOD	3,200 SQFT

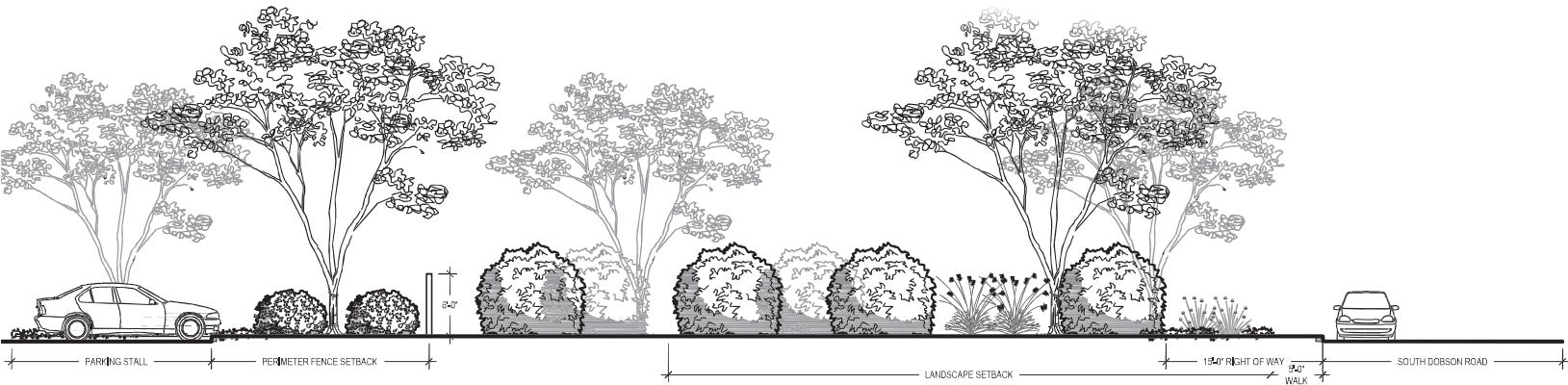


Enlargement C: Street Frontage on Pecos Road

LANDSCAPE SECTIONS



Section A: East Pecos Road - Street Frontage



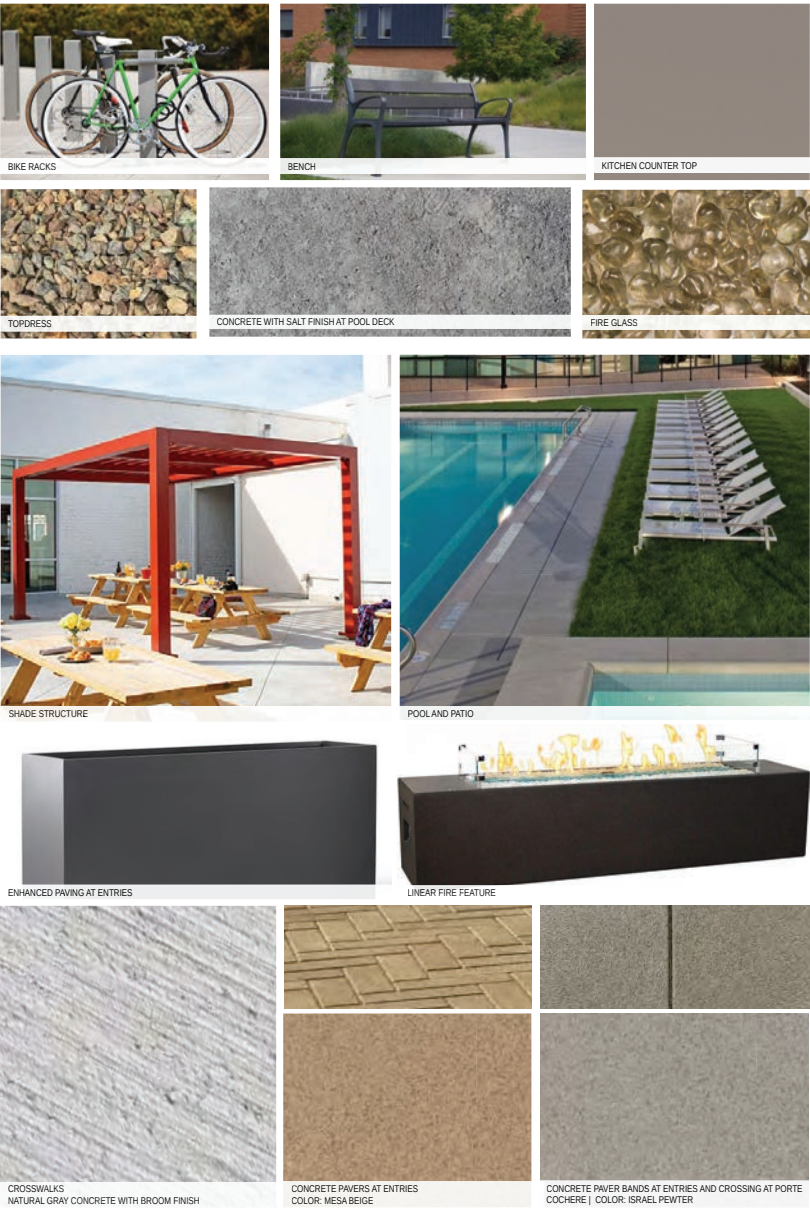
Section B: North Dobson Road - Street Frontage



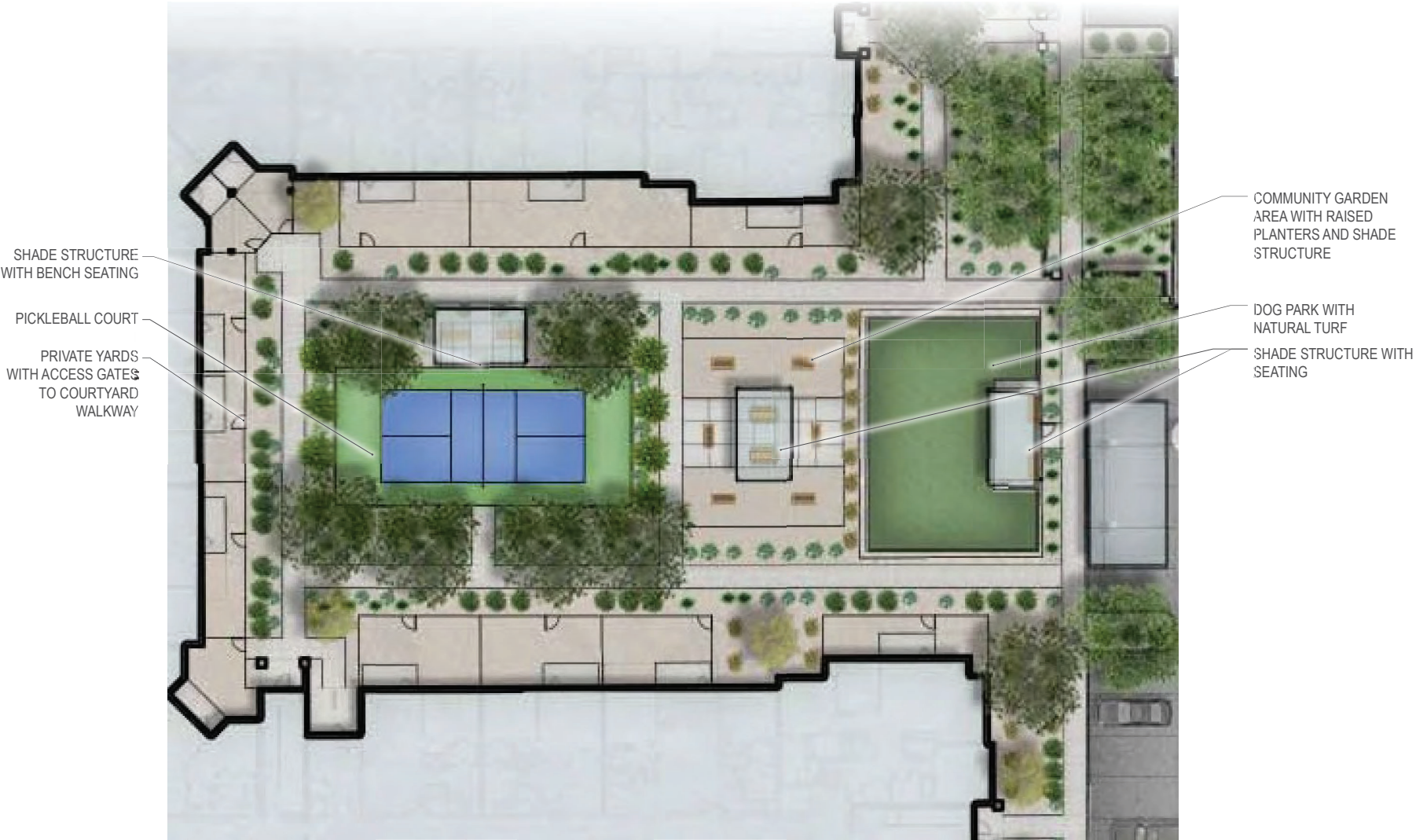
Key Map

MEIRA CHANDLER | AMENITY PLAN

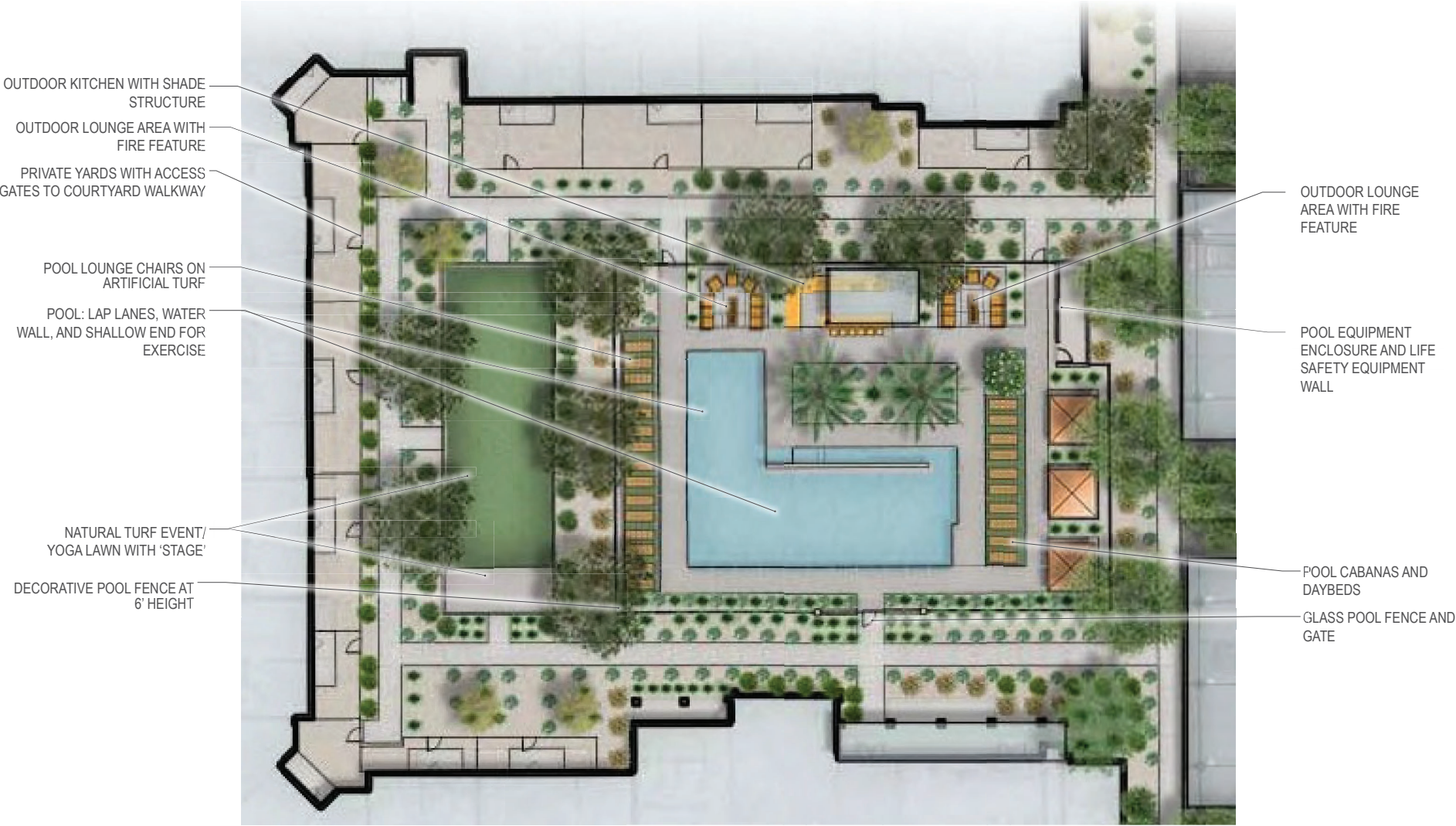
03/26/21



AMENITY PLAN ENLARGEMENT - COURTYARD (North)



AMENITY PLAN ENLARGEMENT - COURTYARD (South)





AERIAL ELEVATION

ISSUE HISTORY		
No.	Date	Description
1	10/28/2020	SCHEMATIC DESIGN 100%
2	12/16/2020	DESIGN DEVELOPMENT 100%
3	04/09/2021	ISSUE FOR PERMIT

REVISION HISTORY		
No.	Date	Description



FUGLEBERG KOCH
2555 Temple Trail, Winter Park, FL 32789 (407) 629-0593
www.fuglebergkoch.com 19339-0

DESIGNED BY

ARCHITECT
ARCHITECT'S QUALITY REVIEW

MERA CHANDLER	Drawn	Author
	Checked	Checker
	Approved	Approver
	Date	05/05/2021
CHANDLER, ARIZONA		Sheet # 990

AERIAL ELEVATION

A.9.01



3/26/2021 4:01:18 PM

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3/26/2021 4:01:19PM

SOUTHERN AMENITY COURTYARD

PROJECT No: 5686 DATE: 03/26/2021

NERA CHANDLER

CHANDLER, ARIZONA



3/26/2021 4:00:27PM



3/26/2021 4:01:14 PM

CLUBHOUSE | MERA CHANDLER

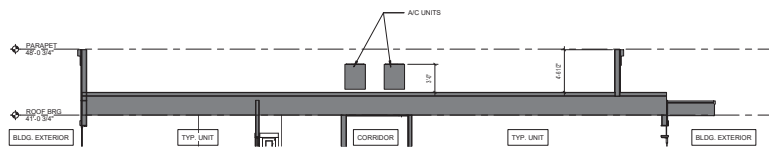
PROJECT No: 9686 DATE: 03/26/2021

CHANDLER, ARIZONA

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WEST ELEVATION
1/8" = 1'-0"



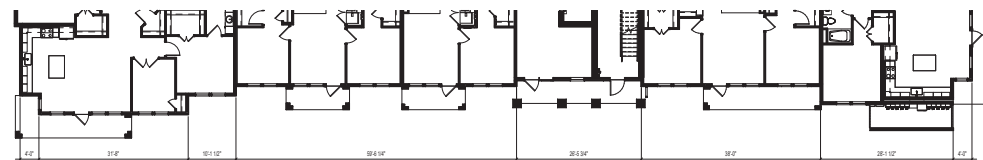
A/C UNITS - TYP. PARAPET SECTION
3/16" = 1'-0"

COLOR / MATERIAL LEGEND

	SW 7631 CITY LOFT STUCCO		SW 7017 DORIAN GRAY TRIM - FASCIA - F.C. PANEL - GUTTERS (COURTYARD ONLY)
	SW 7020 BLACK FOX METAL AND RAILING		CREATIVE STONE CREAM CUT BLOCK STONE
	SW 7019 GAUNTLET GRAY STUCCO - BRACKETS		BALCONY SCREENS TREX COMPOSITE PLANKS COLOR: ISLAND MIST



NORTH 1 ELEVATION
3/32" = 1'-0"



ISSUE HISTORY		
No.	Date	Description
1	10/23/2020	SCHEMATIC DESIGN 100%
2	12/10/2020	DESIGN DEVELOPMENT 100%
3	04/09/2021	ISSUE FOR PERMIT

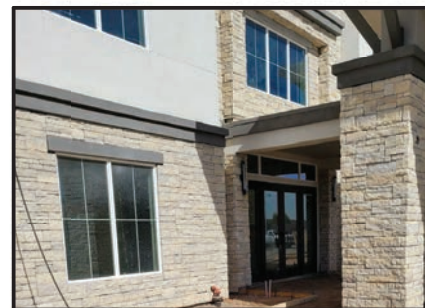


COLOR / MATERIAL LEGEND

SW 7631 CITY LOFT STUCCO	SW 7017 DORIAN GRAY TRIM - FASCIA - F.C. PANEL - GUTTERS (COURTYARD ONLY)
SW 7020 BLACK FOX METAL AND RAILING	CREATIVE STONE CREAM CUT BLOCK STONE
SW 7019 GAUNLET GRAY STUCCO - BRACKETS	BALCONY SCREENS TREX COMPOSITE PLANKS COLOR: ISLAND MIST



BALCONY SCREEN



CREATIVE STONE



ISSUE HISTORY		
No.	Date	Description
1	10/23/2020	SCHEMATIC DESIGN 100%
2	12/10/2020	DESIGN DEVELOPMENT 100%
3	04/09/2021	ISSUE FOR PERMIT

MERA CHANDLER		Author
		Checker
		Approver
CHANDLER, ARIZONA		Date: 05/05/21
		Sheet # 999

ELEVATIONS

A.9.03

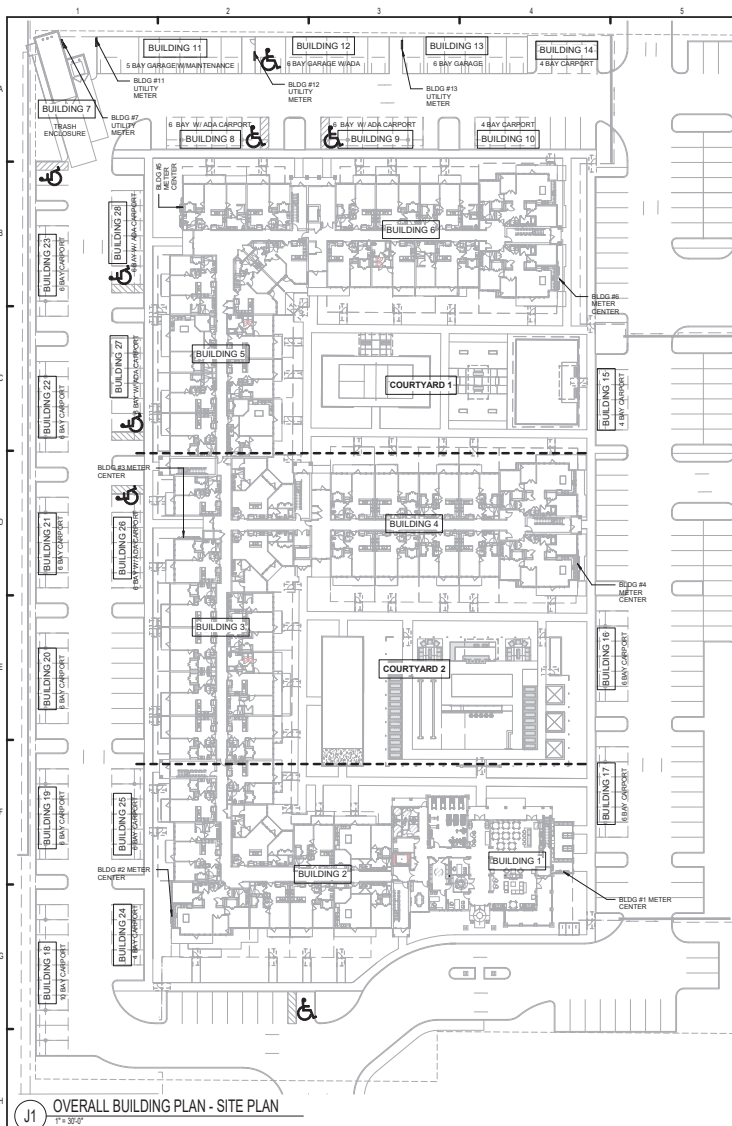


3/26/2021 4:00:23PM

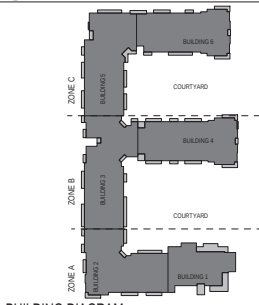
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TYPICAL BALCONY DESIGN

NERA CHANDLER



J1 OVERALL BUILDING PLAN - SITE PLAN
1" = 30'



BUILDING DIAGRAM
1" = 30'

GARAGE AREA SCHEDULES

6 BAY GARAGE		5 BAY GARAGE AND MAINTENANCE AREA	
Name	Area	Name	Area
6 BAY GARAGE	1,672 SF	5 BAY GARAGE	1,395 SF
6 BAY GARAGE W/MAINTENANCE		5 BAY GARAGE W/MAINTENANCE AREA	558 SF
6 BAY GARAGE W/MAINTENANCE	1,811 SF		
		TOTAL GARAGES GSF: 5,438 SF	

BUILDING DATA

TOTAL BUILDING GSF (INCLUDING CLUBHOUSE, FITNESS AND MEETING ROOM):	239,832 SF
TOTAL BUILDING NRSF (UNITS ONLY):	163,277 SF
AVERAGE NRSF (UNITS):	816 SF
BUILDING EFFICIENCY (TOTAL BUILDING NRSF/TOTAL BUILDING GSF):	68%

BUILDING AND UNIT AREA SCHEDULES

APARTMENT BUILDING (AREA SUMMARY)			
Level	Name	Area	
BLDG 1	CLUBHOUSE	5,458 SF	
GROUND LEVEL		5,458 SF	
LEVEL 2	CLUBHOUSE	4,292 SF	
LEVEL 3	CLUBHOUSE	488 SF	
LEVEL 3	CLUBHOUSE	488 SF	
BLDG 2		23,388 SF	
GROUND LEVEL	CORRIDOR	1,178 SF	
GROUND LEVEL	COVERED ENTRY	689 SF	
GROUND LEVEL	ELEVATOR STAIR	389 SF	
GROUND LEVEL	STORAGE	389 SF	
GROUND LEVEL	UNITS	11,534 SF	
LEVEL 2		11,534 SF	
LEVEL 2	CORRIDOR	1,594 SF	
LEVEL 2	ELEVATOR STAIR	389 SF	
LEVEL 2	STORAGE	389 SF	
LEVEL 2	UNITS	8,858 SF	
LEVEL 3		11,534 SF	
LEVEL 3	CORRIDOR	1,594 SF	
LEVEL 3	ELEVATOR STAIR	389 SF	
LEVEL 3	STORAGE	389 SF	
LEVEL 3	UNITS	8,858 SF	
LEVEL 4		11,534 SF	
LEVEL 4	CORRIDOR	1,594 SF	
LEVEL 4	ELEVATOR STAIR	389 SF	
LEVEL 4	STORAGE	389 SF	
LEVEL 4	UNITS	8,858 SF	
BLDG 3		45,458 SF	
GROUND LEVEL		1,534 SF	
GROUND LEVEL	CORRIDOR	689 SF	
GROUND LEVEL	COVERED ENTRY	689 SF	
GROUND LEVEL	ELEVATOR STAIR	389 SF	
GROUND LEVEL	STORAGE	389 SF	
GROUND LEVEL	UNITS	11,534 SF	
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LEVEL 3	UNITS	8,858 SF	
LEVEL 4		11,534 SF	
LEVEL 4	CORRIDOR	1,594 SF	
LEVEL 4	ELEVATOR STAIR	389 SF	
LEVEL 4	STORAGE	389 SF	
LEVEL 4	UNITS	8,858 SF	
BLDG 4		20,588 SF	
GROUND LEVEL		1,534 SF	
GROUND LEVEL	CORRIDOR	689 SF	
GROUND LEVEL	COVERED ENTRY	689 SF	
GROUND LEVEL	ELEVATOR STAIR	389 SF	
GROUND LEVEL	STORAGE	389 SF	
GROUND LEVEL	UNITS	11,534 SF	
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LEVEL 4	CORRIDOR	1,594 SF	
LEVEL 4	ELEVATOR STAIR	389 SF	
LEVEL 4	STORAGE	389 SF	
LEVEL 4	UNITS	8,858 SF	
BLDG 5		20,588 SF	
GROUND LEVEL		1,534 SF	
GROUND LEVEL	CORRIDOR	689 SF	
GROUND LEVEL	COVERED ENTRY	689 SF	
GROUND LEVEL	ELEVATOR STAIR	389 SF	
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GROUND LEVEL	UNITS	11,534 SF	
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LEVEL 4	ELEVATOR STAIR	389 SF	
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LEVEL 4	UNITS	8,858 SF	

APARTMENT BUILDING (AREA SUMMARY)			
Level	Name	Area	
LEVEL 2		11,534 SF	
LEVEL 2	CLUBHOUSE	5,458 SF	
LEVEL 2	CLUBHOUSE	4,292 SF	
LEVEL 3		11,534 SF	
LEVEL 3	CORRIDOR	1,594 SF	
LEVEL 3	ELEVATOR STAIR	389 SF	
LEVEL 3	STORAGE	389 SF	
LEVEL 3	UNITS	8,858 SF	
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LEVEL 4	CORRIDOR	1,594 SF	
LEVEL 4	ELEVATOR STAIR	389 SF	
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LEVEL 4	UNITS	8,858 SF	
BLDG 4		20,588 SF	
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GROUND LEVEL	CORRIDOR	689 SF	
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LEVEL 4	STORAGE	389 SF	
LEVEL 4	UNITS	8,858 SF	
BLDG 5		20,588 SF	
GROUND LEVEL		1,534 SF	
GROUND LEVEL	CORRIDOR	689 SF	
GROUND LEVEL	COVERED ENTRY	689 SF	
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LEVEL 4	CORRIDOR	1,594 SF	
LEVEL 4	ELEVATOR STAIR	389 SF	
LEVEL 4	STORAGE	389 SF	
LEVEL 4	UNITS	8,858 SF	

APARTMENT BUILDING (AREA SUMMARY)			
Level	Name	Area	
GROUND LEVEL		1,534 SF	
LEVEL 2		11,534 SF	
LEVEL 2	CORRIDOR	1,594 SF	
LEVEL 2	ELEVATOR STAIR	389 SF	
LEVEL 2	STORAGE	389 SF	
LEVEL 2	UNITS	8,858 SF	
LEVEL 3		11,534 SF	
LEVEL 3	CORRIDOR	1,594 SF	
LEVEL 3	ELEVATOR STAIR	389 SF	
LEVEL 3	STORAGE	389 SF	
LEVEL 3	UNITS	8,858 SF	
LEVEL 4		11,534 SF	
LEVEL 4	CORRIDOR	1,594 SF	
LEVEL 4	ELEVATOR STAIR	389 SF	
LEVEL 4	STORAGE	389 SF	
LEVEL 4	UNITS	8,858 SF	
BLDG 4		20,588 SF	
GROUND LEVEL		1,534 SF	
GROUND LEVEL	CORRIDOR	689 SF	
GROUND LEVEL	COVERED ENTRY	689 SF	
GROUND LEVEL	ELEVATOR STAIR	389 SF	
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LEVEL 4	UNITS	8,858 SF	
BLDG 5		20,588 SF	
GROUND LEVEL		1,534 SF	
GROUND LEVEL	CORRIDOR	689 SF	
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LEVEL 4	CORRIDOR	1,594 SF	
LEVEL 4	ELEVATOR STAIR	389 SF	
LEVEL 4	STORAGE	389 SF	
LEVEL 4	UNITS	8,858 SF	

TOTAL GSF: 239,832 SF

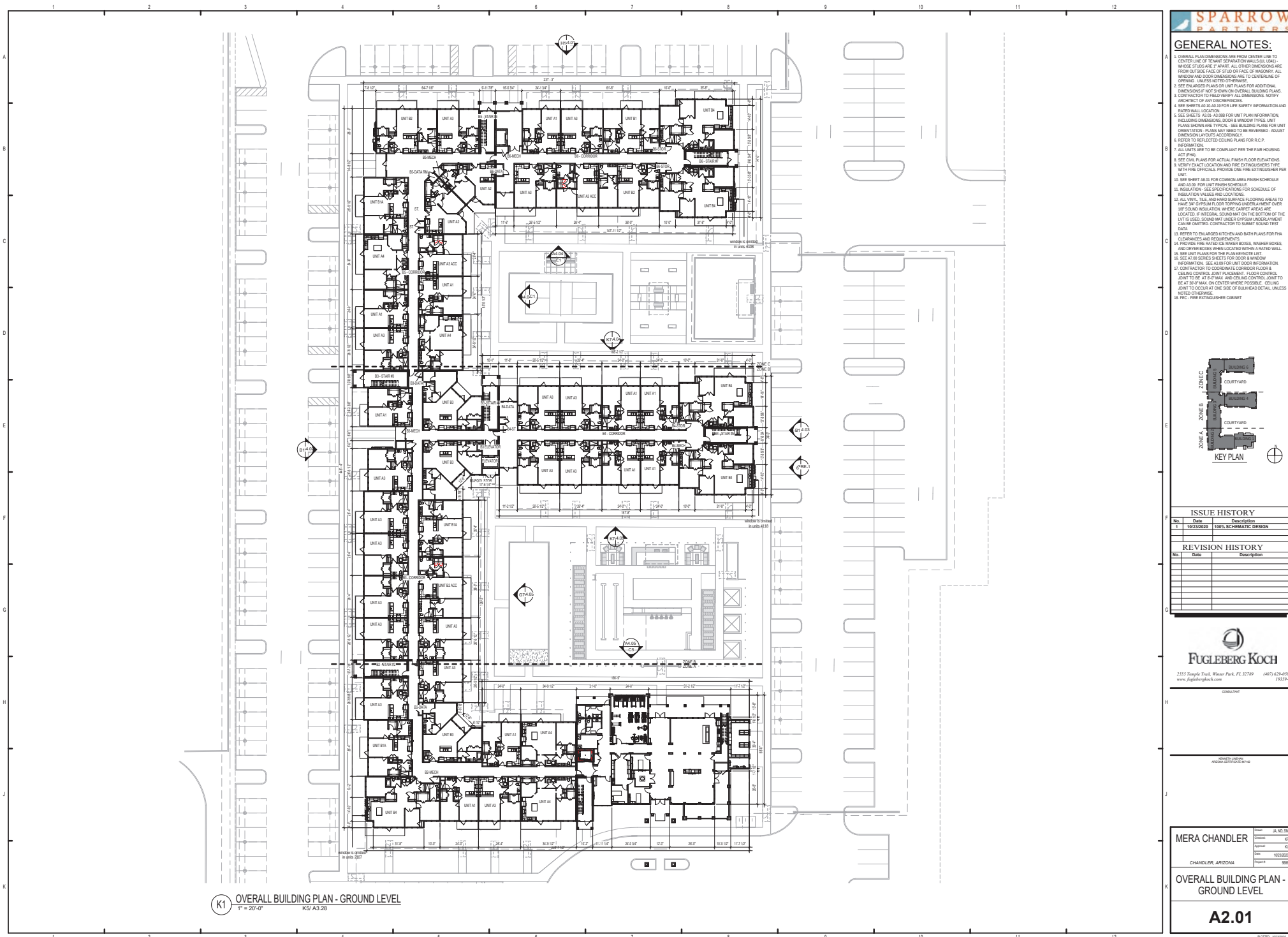
UNIT MATRIX

Building 2		FLOORS				TOTAL / BUILDING %	
UNITS	Type	1	2	3	4	UNITS	BUILDING %
	1/1 Small	A1	2	2	2	6	20.0%
	1/1 Inside corner	A2	0	0	0	0	0.0%
	1/1 Standard	A3	3	3	3	9	30.0%
	1/1 Standard Access	A3 ACC	0	0	0	0	0.0%
	1/1 Den	A4	2	2	2	6	20.0%
	2/2 Std	B1	1	1	1	3	10.0%
	-	-	0	0	0	0	0.0%
	2/2 Large	B2	0	0	0	0	0.0%
	2/2 Large Access	B2 ACC	0	0	0	0	0.0%
	2/2 Inside Corner	B3	1	1	1	3	10.0%
	2/2 Corner Den	B4	1	1	1	3	10.0%
	2/2 Large Corner	B5	0	0	0	0	0.0%
Units / Bldg		10	10	10	10	40	100%

Building 3		FLOORS				TOTAL / BUILDING %	
UNITS	Type	1	2	3	4	UNITS	BUILDING %
	1/1 Small	A1	1	1	1	3	9.1%
	1/1 Inside corner	A2	0	0	0	0	0.0%
	1/1 Standard	A3	6	6	6	18	54.5%
	1/1 Standard Access	A3 ACC	0	0	0	0	0.0%
	1/1 Den	A4	0	0	0	0	0.0%
	2/2 Std	B1	1	1	1	3	9.1%
	-	-	0	0	0	0	0.0%
	2/2 Large	B2	0	0	1	1	2.3%
	2/2 Large Access	B2 ACC	1	1	0	2	4.5%
	2/2 Inside Corner	B3	2	2	2	6	18.2%
	2/2 Corner Den	B4	0	0	0	0	0.0%
	2/2 Large Corner	B5	0	0	0	0	0.0%
Units / Bldg		11	11	11	11	44	100%

Building Type 4		FLOORS				TOTAL / BUILDING %	
UNITS	Type	1	2	3	4	UNITS	BUILDING %
	1/1 Small	A1	4	4	4	12	40.0%
	1/1 Inside corner	A2	0	0	0	0	0.0%
	1/1 Standard	A3	4	4	4	12	40.0%
	1/1 Standard Access	A3 ACC	0	0	0	0	0.0%
	1/1 Den	A4	0	0	0	0	0.0%
	2/2 Std	B1	0	0	0	0	0.0%
	-	-	0	0	0	0	0.0%
	2/2 Large	B2	0	2	2	4	15.0%
	2/2 Large Access	B2 ACC	0	0	0	0	0.0%
	2/2 Inside Corner	B3	0	0	0	0	0.0%
	2/2 Corner Den	B4	2	2	2	6	20.0%
	2/2 Large Corner	B5	0	0	0	0	0.0%
Units / Bldg		10	10	10	10	40	100%

Building Type 5		FLOORS				UNITS	TOTAL / BUILDING %
UNITS	Type	1	2	3	4		
	1/1 Small	A1	2	2	2	6	18.2%
	1/1 Inside corner	A2	2	2	2	6	18.2%
	1/1 Standard	A3	2	3	3	8	25.0%
	1/1 Standard Access	A3 ACC	1	0	0	1	2.3%
	1/1 Den	A4	2	2	2	6	18.2%
	2/2 Std	B1	1	1	1	3	9.1%
	-	-	0	0	0	0	0.0%
	2/2 Large	B2	1	1	1	3	9.1%
	2/2 Large Access	B2 ACC	0	0	0	0	0.0%
2/2 Inside Corner	B3	0	0	0	0	0.0%	
2/2 Corner Den	B4	0	0	0	0	0.0%	
2/2 Large Corner	B5	0	0	0	0	0.0%	
Units / Blds		11	11	11	11	44	100%



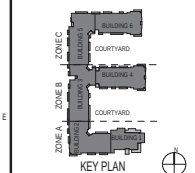
K1 OVERALL BUILDING PLAN - GROUND LEVEL
1" = 20'-0"

K9/A3.28



GENERAL NOTES:

1. OVERALL PLAN DIMENSIONS ARE FROM CENTER LINE TO CENTER LINE OF TENANT SEPARATION WALLS (U.A. UNITS) WHOSE STUDIOS ARE 7' APART. ALL OTHER DIMENSIONS ARE FROM OUTSIDE FACE OF STUDIO OFFICE OF HANDWAY. ALL WINDOW AND DOOR DIMENSIONS ARE TO CENTERLINE OF OPENING. UNLESS NOTED OTHERWISE.
2. SEE ENLARGED PLANS OF UNIT PLANS FOR ADDITIONAL DIMENSIONS IF NOT SHOWN ON THIS PLAN. BUILDING PLANS CONTRACTOR TO FIELD FOR ANY DISCREPANCIES. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
3. SEE SHEET A10.1 FOR UNIT LIFE SAFETY INFORMATION AND RATED WALL LOCATION.
4. SEE SHEET A10.2 FOR UNIT LIFE SAFETY INFORMATION AND RATED WALL LOCATION.
5. SEE SHEET A10.3 FOR UNIT LIFE SAFETY INFORMATION AND RATED WALL LOCATION.
6. REFER TO REFLECTED CEILING PLANS FOR R.C.P. INFORMATION.
7. ALL UNITS ARE TO BE COMPLIANT PER THE FAIR HOUSING ACT (FHA).
8. SEE CIVIL PLANS FOR ACTUAL FRESH FLOOR ELEVATIONS.
9. VERIFY EXACT LOCATION AND FIRE EXTINGUISHER TYPE WITH FIRE OFFICIALS. PROVIDE ONE FIRE EXTINGUISHER PER UNIT.
10. SEE SHEET A10.1 FOR COMMON AREA FRESH SCHEDULE AND ALSO FOR UNIT FRESH SCHEDULE.
11. INSULATION - SEE SPECIFICATIONS FOR SCHEDULE OF INSULATION VALUES AND LOCATIONS.
12. ALL VINYL, TILE AND HARD SURFACE FLOORING AREAS TO HAVE 3/4" EPSILAM FLOOR TOPPING UNDERLAMENT OVER UP SOUND INSULATION WHERE CARPET AREAS ARE LOCATED. IF INTEGRAL SOUND MAT ON THE BOTTOM OF THE LVT IS USED, SOUND MAT UNDER EPSILAM UNDERLAMENT CAN BE OMITTED. CONTRACTOR TO SUBMIT SOUND TEST DATA.
13. REFER TO ENLARGED KITCHEN AND BATH PLANS FOR FHA CLEARANCE AND REQUIREMENT.
14. PROVIDE FIRE RATED ICE MAKER BOXES, WISHER BOXES, AND UTILITY BOXES WHEN LOCATED WITHIN A RATED WALL.
15. SEE UNIT PLANS FOR THE PLAN KEYNOTE LIST.
16. SEE A10.1 SERIES SHEETS FOR DOOR & WINDOW INFORMATION. SEE ALSO FOR UNIT DOOR INFORMATION.
17. CONTRACTOR TO COORDINATE COMMON FLOOR CEILING CONTROL, JOINT PLACEMENT, FLOOR CONTROL, JOINT TO BE AT 6" MAX. AND CEILING CONTROL JOINT TO BE AT 30" MAX. ON CENTER WHERE POSSIBLE. CEILING JOINT TO OCCUR AT ONE SIDE OF BALANCE DETAIL, UNLESS NOTED OTHERWISE.
18. FEE - FIRE EXTINGUISHER CABINET



ISSUE HISTORY

No.	Date	Description
1	10/23/2020	100% SCHEMATIC DESIGN

REVISION HISTORY

No.	Date	Description



2555 Temple Trail, Winter Park, FL 32789 (407) 629-0593
www.fuglebergkoch.com 181319-0

DATE: 10/23/2020

PROJECT: 181319-0

DESIGNER: K9/A3.28

CHECKER: K9/A3.28

APPROVED: K9/A3.28

DATE: 10/23/2020

PROJECT: 181319-0

DESIGNER: K9/A3.28

CHECKER: K9/A3.28

APPROVED: K9/A3.28

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APPROVED: K9/A3.28

DATE: 10/23/2020

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CHECKER: K9/A3.28

APPROVED: K9/A3.28

DATE: 10/23/2020

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DESIGNER: K9/A3.28

CHECKER: K9/A3.28

APPROVED: K9/A3.28

DATE: 10/23/2020

PROJECT: 181319-0

MERA CHANDLER

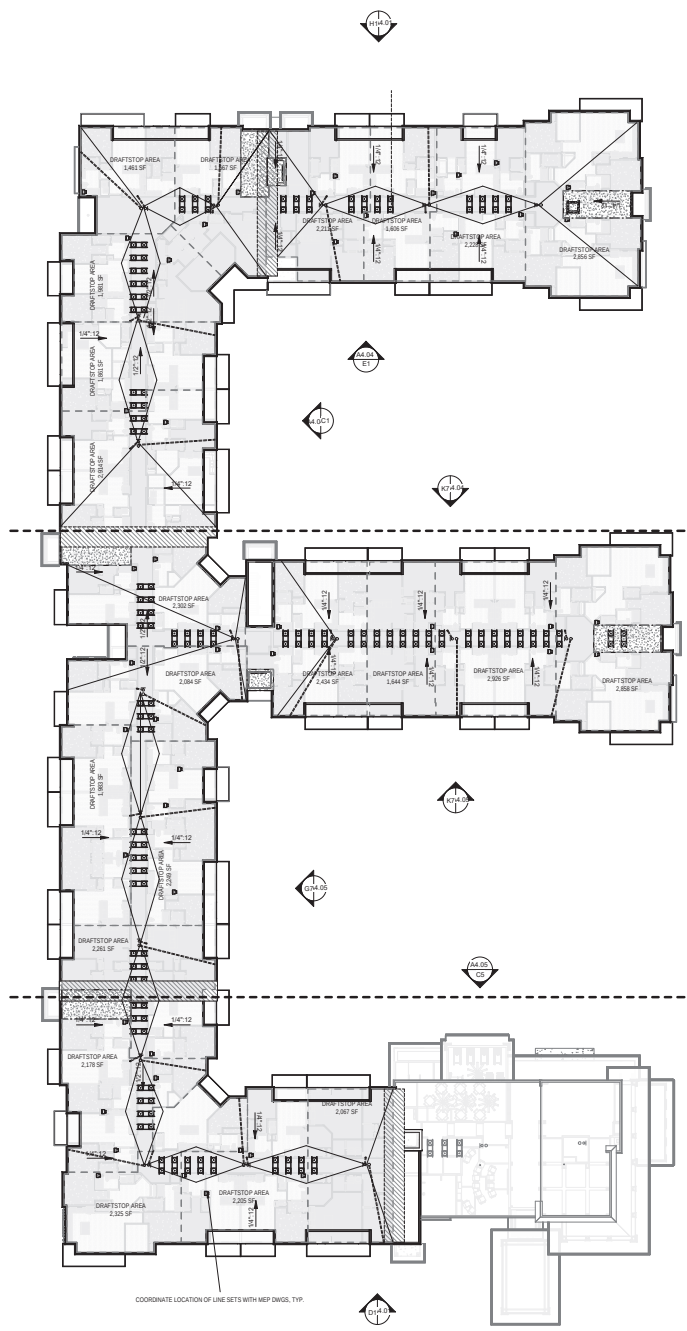
CHANDLER, ARIZONA

OVERALL BUILDING PLAN - GROUND LEVEL

A2.01



A2.03



NO DRAFTSTOP
REQUIRED WITH 12
SPRINKLER SYSTEM
5,235 SF

COORDINATE LOCATION OF LINE SETS WITH MEP DWGS, TYP.

H1 OVERALL ROOF PLAN
1" = 20'-0"
K17 A3.31

GENERAL NOTES:
1. PAINT ALL ROOF PENETRATIONS TO MATCH ROOF COLOR.
2. COORDINATE DOWN SPOUT/TERMINAL DISCHARGE WITH CIVIL DRAWINGS, WHERE NOT TAKEN TO STORM, PROVIDE 3/4" DIA. BLACK IRON W/IN ROOF SCHEDULING FOR VENTILATION UNDERNEATH OVER BUILT AREAS.
3. LEAVE STORMS IN W/IN ROOF SCHEDULING FOR VENTILATION UNDERNEATH OVER BUILT AREAS.
4. DOWNSPUTS AND GUTTERS SHOWN ARE MIN. REQUIREMENTS SUBJECT TO OWNER'S CONSIDERATIONS.
5. GENERAL CONTRACTOR SHALL COORDINATE ALL ROOF ACCESSORIES INSTALLATION DETAILS PER MANUFACTURER'S SPECS TO MAINTAIN THE WATER TIGHT SYSTEM & EXTENDED WATERPROOFING WARRANTY.

LEGEND:
--- DRAFTSTOPPING
--- FIRE BARRIER
[Hatched Box] FIRE RESISTANT TREATED WOOD ON BOTH SIDES OF FIRE WALL FOR A DISTANCE OF 4'-0"
[Stippled Box] 2 HOUR RATED STAIR/ELEVATOR SHAFT CAP

KEY PLAN
[Key Plan Diagram]
ZONE A COURT YARD
ZONE B COURT YARD
ZONE C COURT YARD

ISSUE HISTORY

No.	Date	Description
1	10/23/2020	100% SCHEMATIC DESIGN

REVISION HISTORY

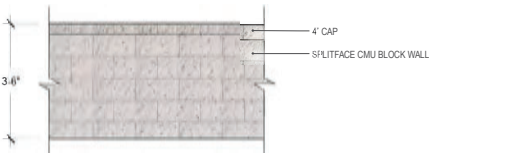
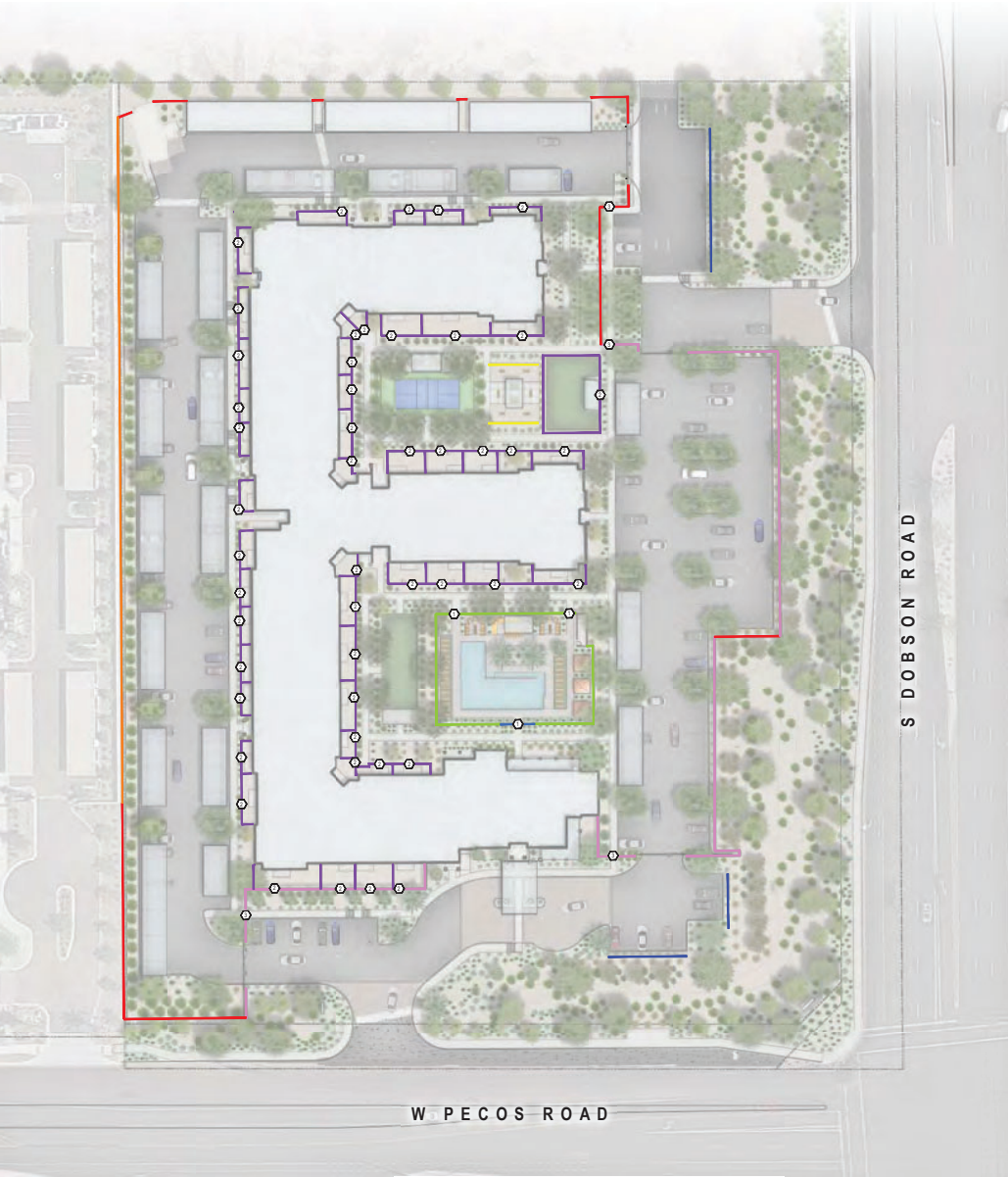
No.	Date	Description
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2555 Temple Trail, Winter Park, FL 32789 (407) 629-6593
www.fuglebergkoch.com 19339-0

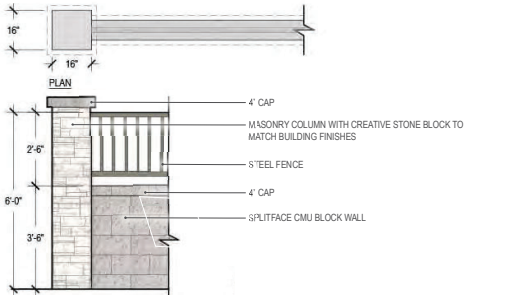
MERA CHANDLER
CHANDLER, ARIZONA
JA NO. 585
KT
KL
10/23/2020
980

OVERALL ROOF PLAN
A2.05

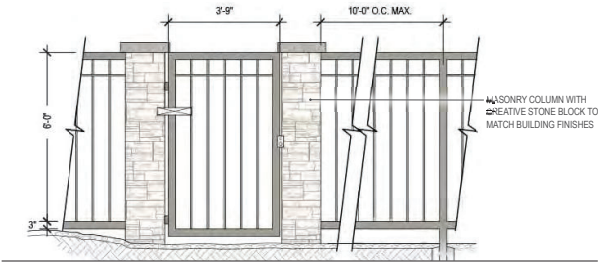
GATE AND FENCE PLAN AND ELEVATIONS



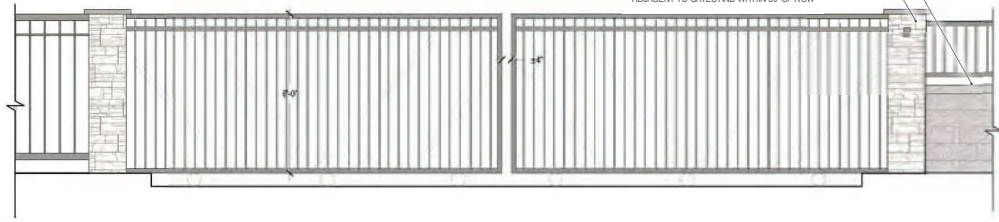
Parking Screenwall (Splitface CMU)



Parking Screenwall with Fence



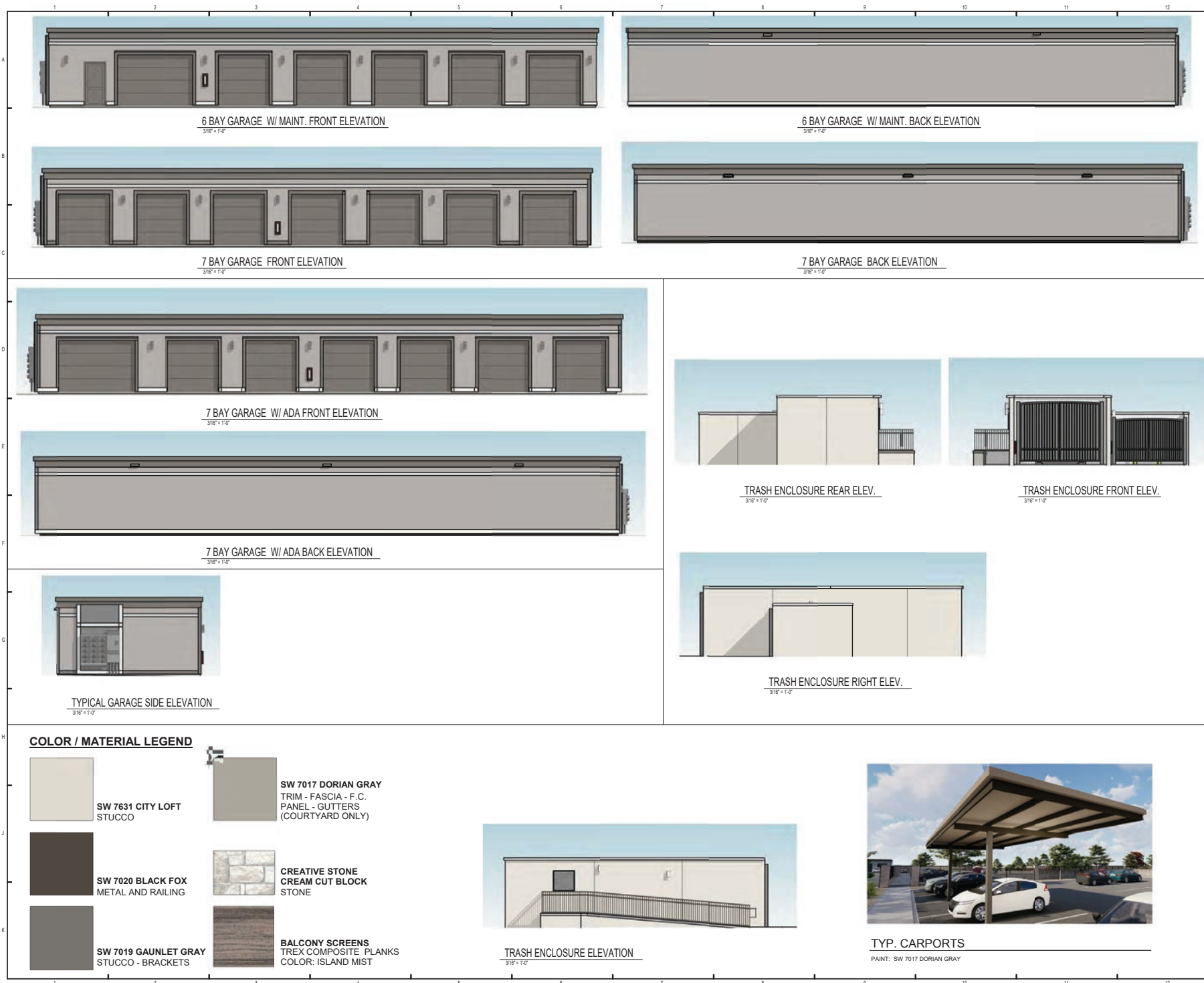
Perimeter Fence and Pedestrian Gate Elevation



Sliding Vehicular Entry Gate Elevation

FENCE TYPE SCHEDULE	
6" STEEL PERIMETER FENCE	MANUFACTURED BY: AMERISTAR MODEL: MONTAGE - MAJESTIC SEE DETAIL 11A-202
3" STEEL FENCE	MANUFACTURED BY: AMERISTAR MODEL: MONTAGE - MAJESTIC SEE DETAIL 11A-202
6" STEEL POOL FENCE	MANUFACTURED BY: AMERISTAR MODEL: MONTAGE - MAJESTIC SEE DETAIL 21A-202
6" GLASS POOL FENCE	MANUFACTURED BY: AQUAVIEW OR APPROVED EQUIL SEE DETAIL 31A-202
3" GARDEN FENCE	SEE DETAIL 11A-204
3'-6" SCREEN WALL WITH 30" STEEL PERIMETER FENCE ON TOP	MANUFACTURED BY: AMERISTAR MODEL: MONTAGE - MAJESTIC WALL TYPE: CMU WALL WITH CAP SEE DETAIL 81A-202
3'-6" SCREEN WALL	SEE DETAIL 81A-203
EXISTING FENCE / WALL	

GATE HARDWARE SCHEDULE	
KEY FOB	PROVIDED BY: OWNER QUANTITY: 3
KEY LOCK	PROVIDED BY: OWNER QUANTITY: 48
KEY PAD	SIMPLEX LOCK - SIMILL1021S26D OR APPROVED EQUIL PROVIDED BY: OWNER QUANTITY: 4
NOTES:	
1. VERIFY LOCATIONS WITH LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION.	
2. COORDINATE ELECTRICAL WITH MEP.	



SPARROW PARTNERS

ISSUE HISTORY

No.	Date	Description
1	10/23/2020	SCHEMATIC DESIGN 100%
2	12/16/2020	DESIGN DEVELOPMENT 100%
3	04/09/2021	ISSUE FOR PERMIT

REVISION HISTORY

No.	Date	Description

FUGLEBERG KOCH
2555 Temple Trail, Winter Park, FL 32789 (407) 629-0593
www.fuglebergkoch.com 19339-0

MERA CHANDLER
CHANDLER, ARIZONA
Project # 980

GARAGE ELEVATIONS

A.9.04

Mera Chandler
Monument Signage

#11112Sparrow Partners

Chandler, AZ

Date: 03/25/21

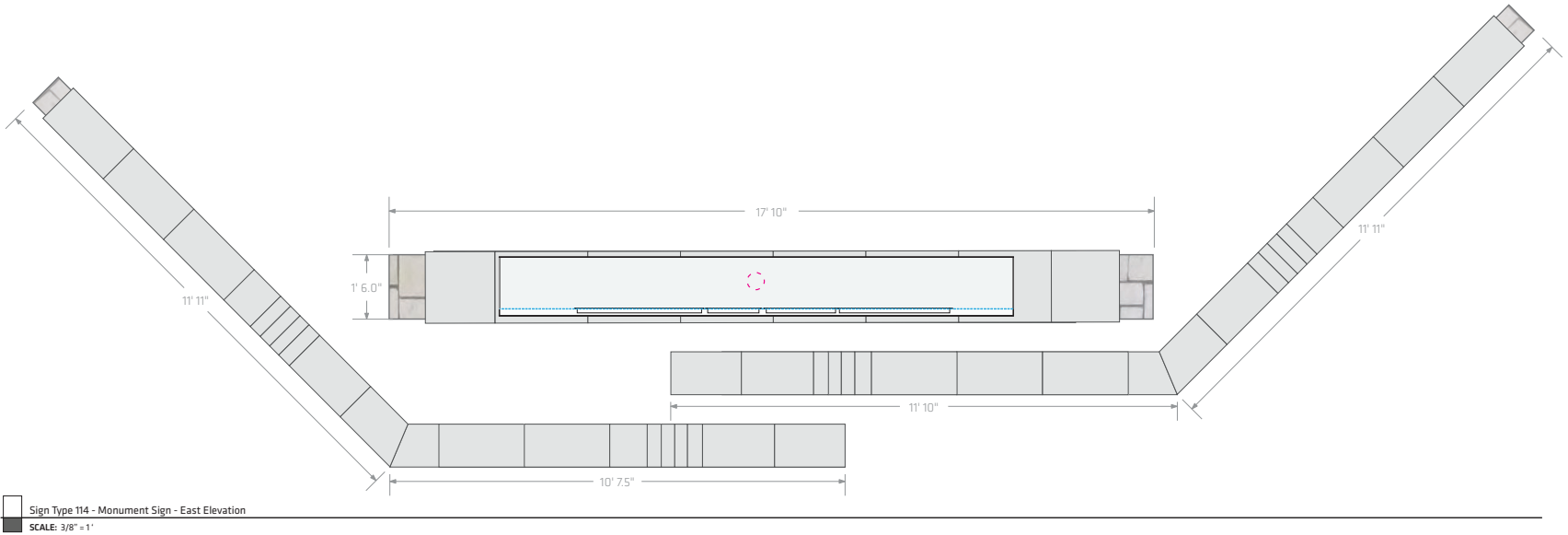


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Mera Chandler
Monument Signage

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Sparrow Partners

Chandler, AZ

Date: 03/25/21



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3 / 5



Sign Type 114 - Monument Sign - LOW LIGHT VIEW
SCALE: 1/2" = 1'

Mera Chandler
Monument Signage

#11112 Sparrow Partners

Chandler, AZ

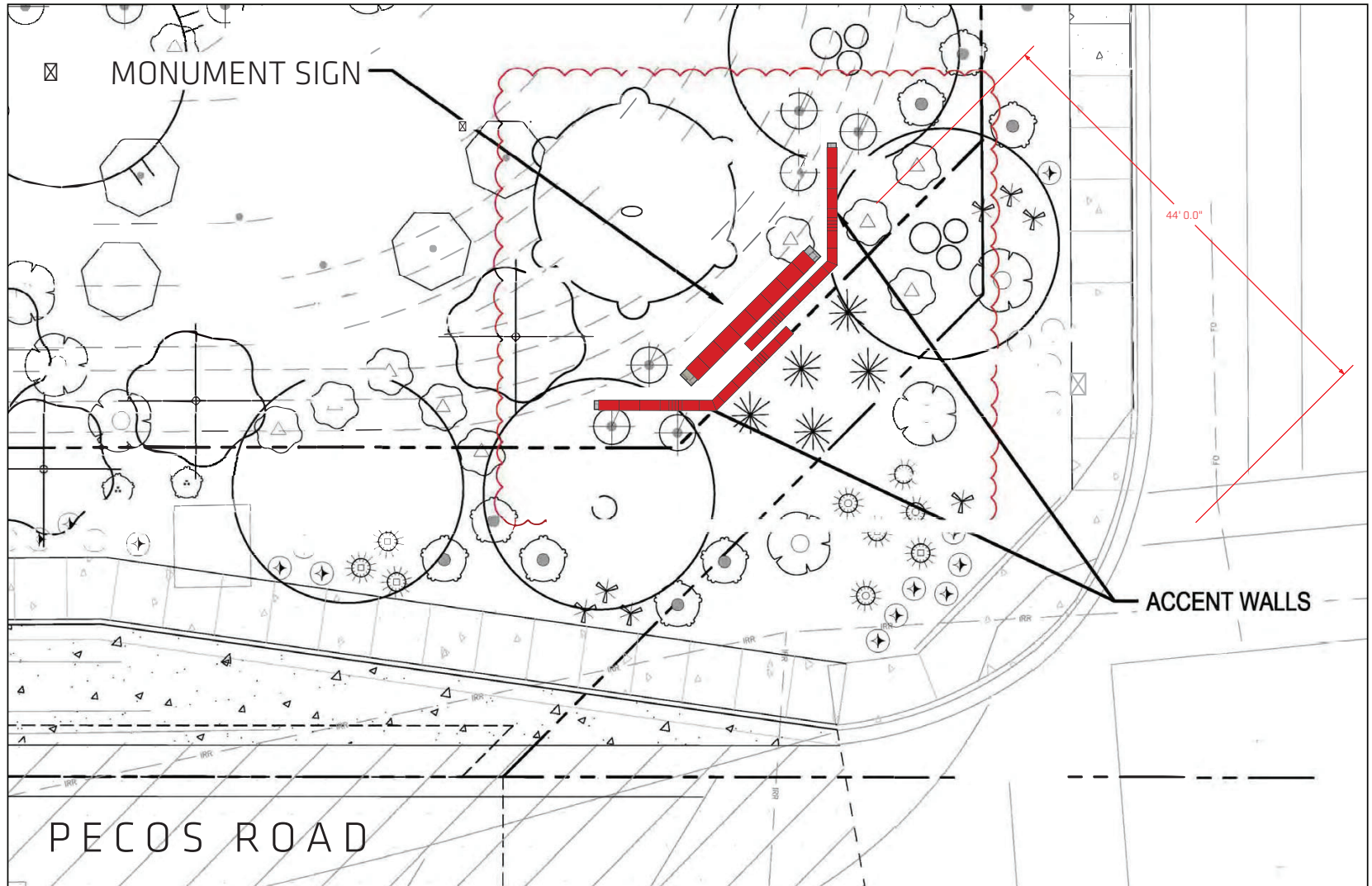
Date: 03/25/21



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4 / 5



Sign Type 114 - SITE VIEW
SCALE: 1" = 10'