

December 16, 2021

City of Chandler.
215 E. Buffalo St.
Chandler, AZ 85225

RE: House for the Moore Family
APN: 303-09-138
210 S. California St. Chandler, AZ 85225

My wife and I are in the process of purchasing this vacant lot 50' south of W. Chicago Street on California Street in Downtown Chandler. We love the idea of living back in the vibrance of a city center again. We are excited about living here because of the plans and implementation that have been started and worked on in the South Arizona Entry Corridor Study and are happy to be part of it.

The attached preliminary plans are for a single-family one-story detached house my wife, and I plan to live in after it is built. We hope that the submission can provide the impetus for other homeowners and developers to transition the neighborhood to be more in keeping with the downtown neighborhood. We look forward to working with the City to make the community a vital integrated part of the downtown core.

I am going to start at the back of the site. We have placed the garage at the back of the site with access off the lane. This downtown core area is a vibrant and busy section of town. We want to make sure we and friends who we know well can have a dedicated space to park. The garage and 22' setback off the alley should allow us to park our cars and those of our dinner guests. We also think that promoting parking use of the lane for future development is a good idea. Keeping community cars and traffic off the street will help to make the street more social with fewer driveways on the street, allowing more street parking and more landscaping and social interaction. Not knowing what the future has in store for the area, we have proposed a retractable chain gate. We believe this may be needed as an interim deterrent. We would rather not need to install it, but every property along this back lane appears to have chain link fences along their back property line, and we believe they are probably there for a reason.

Moving towards the street, we have created an interior courtyard part of our entry sequence. Having lived in single-family homes in urban environments, we wanted to create a more controlled outdoor space, like if we were a restaurant with an outdoor patio whose walls insulated it some ways from the vibrant environment when it is desired. The courtyard side of the house is enclosed with a 7' high CMU wall with front gates at both the front and back of the courtyard providing the main entries for the home. The outdoor space of the courtyard is really an extension of our home, and as such, it needs to be a more secure area in such an urban environment. The secured gate entries to our home invite guests into the courtyard before entering the entertainment space at the back of the house. On the south side, we have added a couple of short chain link fence section connecting the existing chain link fence with our new home. We see this as an interim part of our homes security that we would work with the City and the future redevelopment to the south to make something more appropriate. I don't know how that would work permit and approval-wise, but we are open to suggestions.

I have left the front of the home to the last. Reading the zoning regulation and the South Arizona Entry Corridor Study, I am unclear on what the City plans to do or require for the streetscape. Generally in an urban area such as this, I think the City would take the lead in developing and constructing a uniform streetscape. I understand the City plans to extend the Cultural & Entertainment land use to this block. In my opinion, this should come with creating a more "urban" environment is not as much about density as it is about creating a vibrant streetscape. As indicated above to have a more vibrant streetscape you need to get the driveways off the main streets allowing more temporary parking and promoting interaction among people. I have included a study of the City of Chandler street sections in my application. The ROW width for this roadway is 70' and requires a 25' setback for building, again in my opinion so giving a very suburban feel to the street. First of all, if you look at the city street section for a 70' wide ROW it has a 22 ½' street. California Street with the same 70' wide ROW is only 17 ½' wide, more in line with the city standard for a 27 ½' street. The zoning stipulations require buildings to be set back more from the road and sidewalk opposite an urban space. I have proposed a 16' building setback and a 7'-6" setback to the front porch because porches help promote social interaction when occupied. We had a chance to walk these streets on the Friday before Halloween and people interacting between the sidewalk and people sitting in front of their homes is what makes an area like this so vibrant. I am sure you just need to look at some of the townhouse developments you have reviewed and approved over the past few years with porches out front and garages in the back. This area will have more traffic and interaction, but the concept is the same. Interaction of people walking around and people sitting on their porches, restaurants and café patios interacting to create street life. For that, you can't have people 30' away from the sidewalk. It would certainly not an "urban" environment. I would much rather see build to setback lines to create more intense street life and incentives to have parking access from behind and interactive spaces out front. Indeed, in the future, the intent is to have a Cultural and Entertainment area with museums, art galleries, retail, café's clubs, and restaurants the City will hopefully want patios for those establishments with people on the street right up to the property line and maybe even spilling into the R.O.W.

To get more into the street section and street life I think I, and future developers will need more direction. Unlike California St. north of Chicago, which has the sidewalk on the curb, there is a wonderful 7 ½' wide landscape area on this street between the sidewalk and the street that is an opportunity in waiting. I wouldn't want to see ten different types of trees planted on the street in this strip with very little landscaping. I can only imagine going down the street to see two fan palms, then a southern live oak followed by a Palo Verde. We can't let the opportunity of developing a streetscape as this area is redeveloped fall to haphazard design intentions. Is the City installing street trees that would all mature at the same time or can the City specify a street tree for this ROW strip? I have proposed two Southern Live Oak Trees in front of my home in the devil strip between the sidewalk and the curb. I have also proposed using a previous paver in this strip. With all the parking that happens and will happen along this street small shrubs will just get trampled, and decomposed granite will just get spread on the street and sidewalk by pedestrians. Between the devil strip and the property line there is almost a full 10' with the existing 4' sidewalk. I assume as this area develops, the City will be widening the sidewalk at some point to the full 10' width if I am reading the design guidelines correctly. I have therefore not proposed any other landscaping within the R.O.W other than the two street trees.

I have created an intermittent barrier of 18" high Gabion cages along the property line. With all the pedestrians existing and anticipated along the sidewalk I wanted some definition that was not the 3' high chain link fences being used today by all the neighbors. I thought the 18" tall cages with spaces between them would be less intrusive and maybe form a place for people on the street to sit and rest or sit and talk to us on the porch as both a barrier and an invitation.

Between the gabion piers and the home, I have placed a tree and desert landscaping to compliment the home. In the southeast corner of the yard, there is a severely overgrown mesquite tree in the neighbor's yard that I assume future development will sort out.

Drainage, as shown on the site plan, has been designed to drain to the front of the house and out to California street. I have proposed permeable pavers from the back drive to the front patio with a perforated drainage pipe that will bring water to a bubbler box in the front yard. Though I am sure for most rainstorms, water will percolate and dissipate into the ground within the lot. More intense storms will fill the pipes and drain to the street.

Services will come from both the back lane and from California street. However, the design needs to progress much further before APS works to design the electrical service. It will be routed underground from one of the existing poles that bring overhead power to the properties along the alley. Sewer and cable also come from or go to the back lane, while we will be connecting to a 12" water line currently in California street.

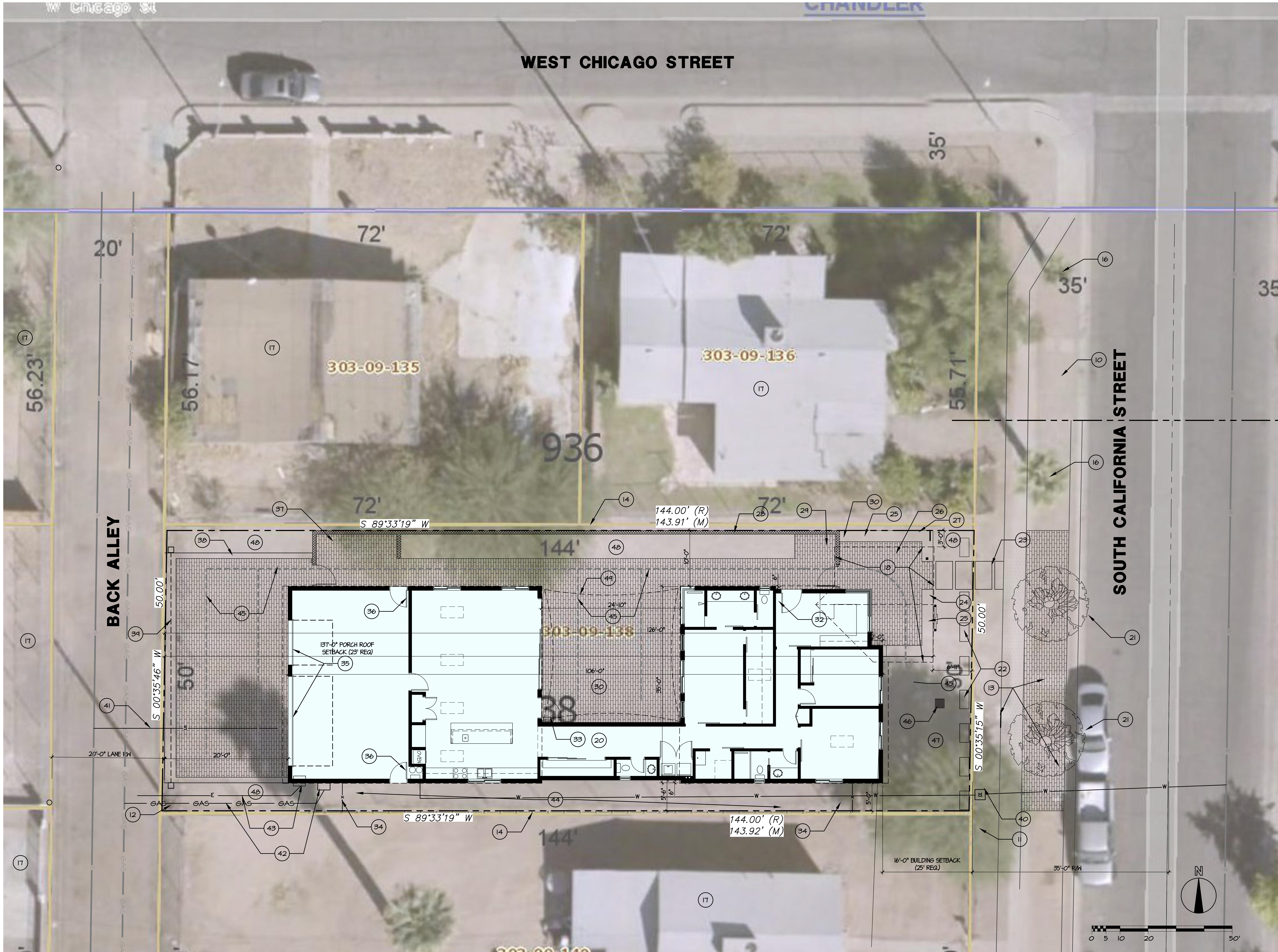
As a future landowner on this street, I want to get my home design approved and built, but I also want to work in partnership with the City of Chandler planning to make it a win-win for the community as a whole.

Please let me know if you have any further questions or comments.

Sincerely



Brian Moore, AIA
Principal, BCMA Architecture P.C.



KEYNOTES

10. EXISTING 6.5' DEVIL STRIP ROADWAY LANDSCAPING.
11. SOUTH NEIGHBORS EXISTING MESQUITE TREE.
12. EXISTING POWER / TELECOM POLE TO BE REMOVED, NEW POWER TO BE RUN UNDERGROUND.
13. EXISTING CONCRETE DRIVE AND WALKWAY RUMINANTS TO BE REMOVED.
14. EXISTING CHAIN LINK FENCES SEPARATING NEIGHBORS TO THE NORTH AND SOUTH.
15. EXISTING 4' WIDE SIDEWALK.
16. EXISTING PALM TREES IN THE DEVIL STRIP TO THE NORTH.
17. ADJACENT SINGLE FAMILY HOMES BOTH SIDES OF STREET AND ALLEY.
18. LINE OF CANOPY ABOVE.
20. PROPOSED SINGLE STORY SINGLE FAMILY RESIDENCE.
21. STREET TREES PLANTED IN DEVIL STRIP IN PERMEABLE PAVING STONES.
22. 34.4" X 14.7" X 14.7" GABION WALL BASKETS FILLED W/ RIVER ROCK 6" ON CENTER ALONG PROPERTY LINE.
23. PRECAST CONCRETE PAVERS BETWEEN SIDEWALK AND PATIO.
24. 18" HIGH SEATING WALL WITH PRECAST CONCRETE TOP AROUND PATIO.
25. COLUMN BASE SUPPORTING PATIO ROOF.
26. PERMEABLE PAVERS IN PATIO AND AROUND HOME.
27. ADDRESS SIGNAGE W/ NUMBERS CUT INTO STEEL PLATE.
28. 7' HIGH CMU GARDEN WALL SURROUNDING ENTRY COURTYARD.
29. 42" WIDE X 7' HIGH DECORATIVE MAIN ENTRY GATE TO HOME W/ LOCK AND ELECTRONIC LATCH FOR REMOTE ENTRY AND PROXIMITY RFID ACTIVATION.
30. DOOR BELL W/ CAMERA.
31. ENTRY COURTYARD.
32. 42" X 8' HIGH OFFICE ENTRY DOOR.
33. 42" X 8' HIGH MAIN GUEST ENTRY DOOR TO HOME.
34. NEW 7' HIGH TEMPORARY CHAIN LINK SECURITY FENCES.
35. 8' HIGH GARAGE DOORS FOR VEHICLE ENTRY.
36. GARAGE MAIN DOORS.
37. TRASH GREEN TRASH AND RECYCLING STORAGE LOCATION.
38. CONCRETE RIBBON CURBS AROUND DRIVEWAY PERMEABLE PAVERS.
39. BLUETOOTH ENABLED CHAIN OR CABLE RETRACTABLE GATE.
40. NEW WATER LINE AND METER CONNECTED TO MAIN IN CALIFORNIA STREET.
41. NEW SEWER CONNECTION TO MAIN IN BACK ALLEY.
42. NEW GAS CONNECTION AND METER TO GAS MAIN IN BACK ALLEY.
43. NEW UNDERGROUND ELECTRICAL SERVICE AND METER.
44. SWALE ALONG SOUTH SIDE OF HOUSE TO DRAIN TO FRONT YARD.
45. NEW 6" PERFORATED DRAINAGE PIPE SLOPED TO BUBBLER BOX IN FRONT YARD.
46. NEW BUBBLER BOX IN FRONT YARD.
47. FRONT YARD LANDSCAPE AREA WITH SOME RETENTION BUT MAINLY DRAINED TOWARDS CALIFORNIA STREET WHICH DRAINS TO STORM DRAIN SYSTEM IN CHICAGO STREET.
48. LANDSCAPED AREAS.
49. SHADE SAIL FABRIC CANOPY STRETCHED ABOVE COURTYARD.

PROJECT INFO

APN:	303-09-138
PROJECT ADDRESS:	210 S. CALIFORNIA ST. CHANDLER, AZ 85225
EXISTING ZONING:	MF-2
CONSTRUCTION TYPE:	V-B WOOD FRAMED STRUCTURE
NUMBER OF STORIES:	1
NET LOT AREA:	7,131 SF
GROSS LIVABLE AREA:	±2,300 SF
GROSS GARAGE AREA:	±160 SF
TOTAL GROSS AREA:	±3,060 SF
AREA UNDER ROOF:	3,400 SF
COVERAGE BUILDING:	43 % (45% PERMITTED)
COVERAGE UNDER ROOF:	47 %

SETBACKS:	REQUIRED	PROVIDED
FRONT	25'-0"	13'-10"*
REAR	10'-0"	20'-0"
N. SIDE	5'-0"	10'-0"
S. SIDE	5'-0"	5'-0"

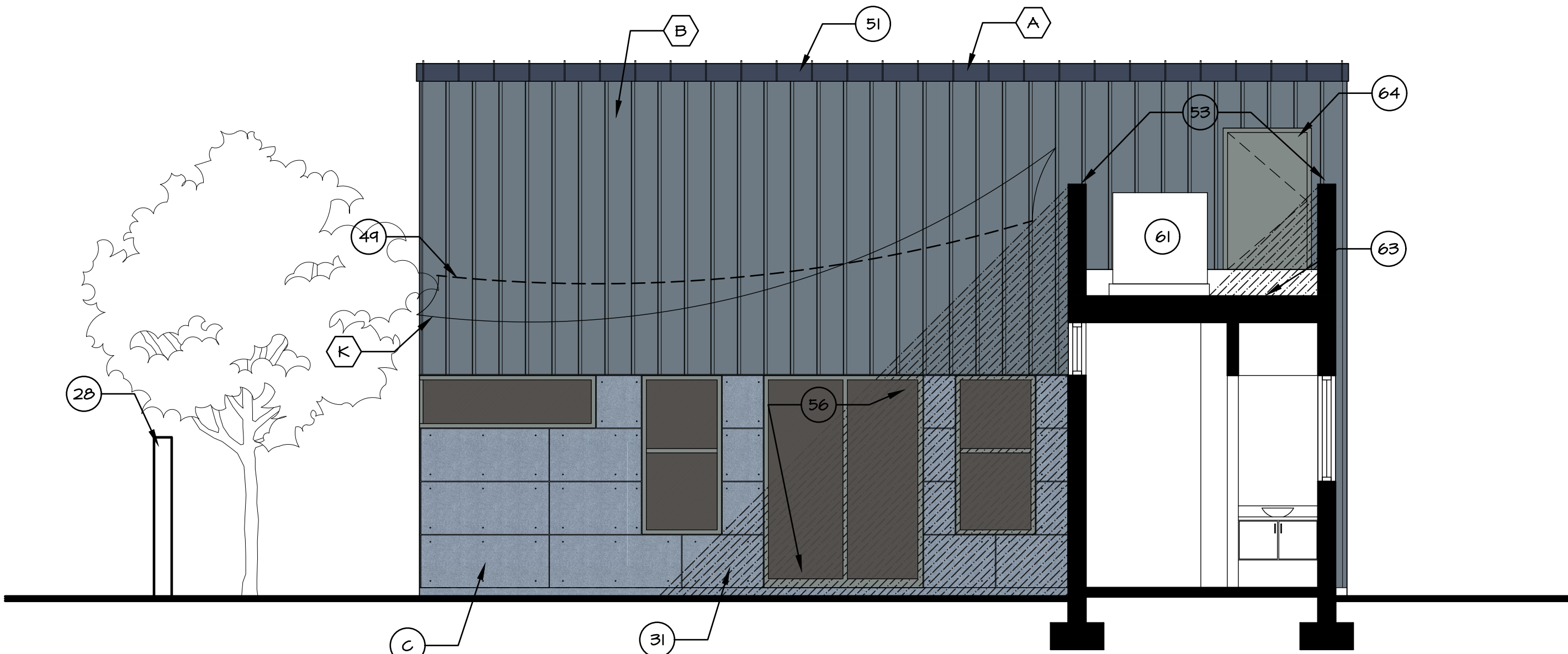
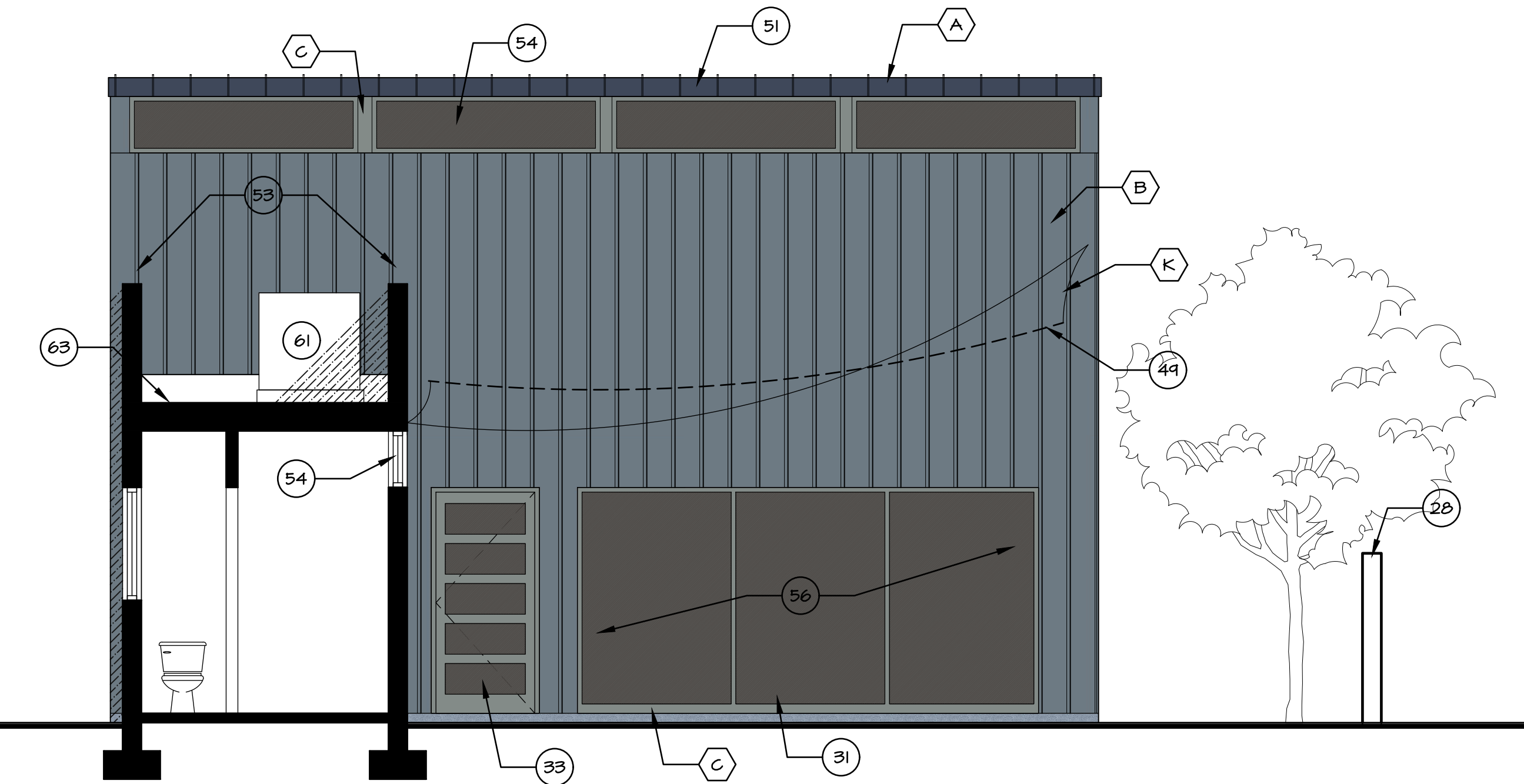
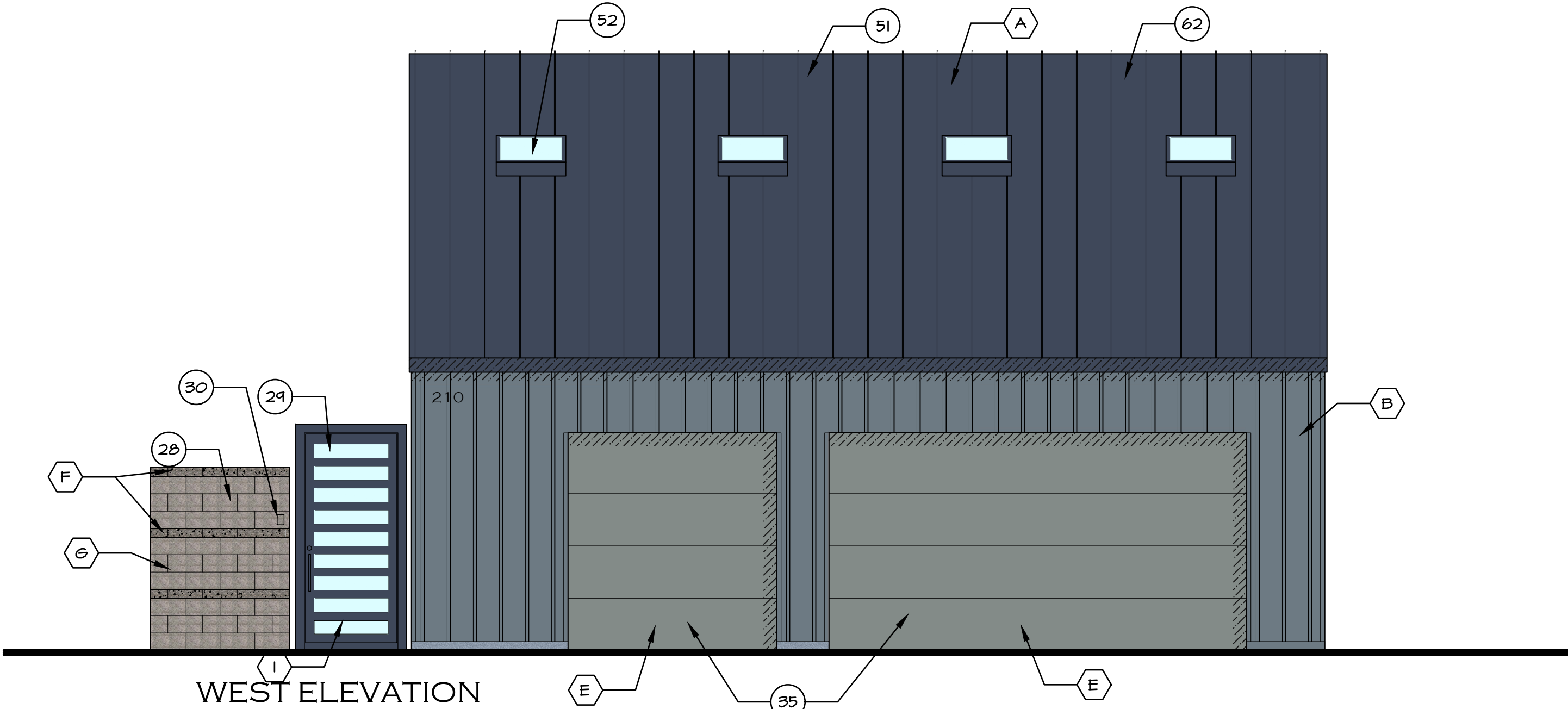
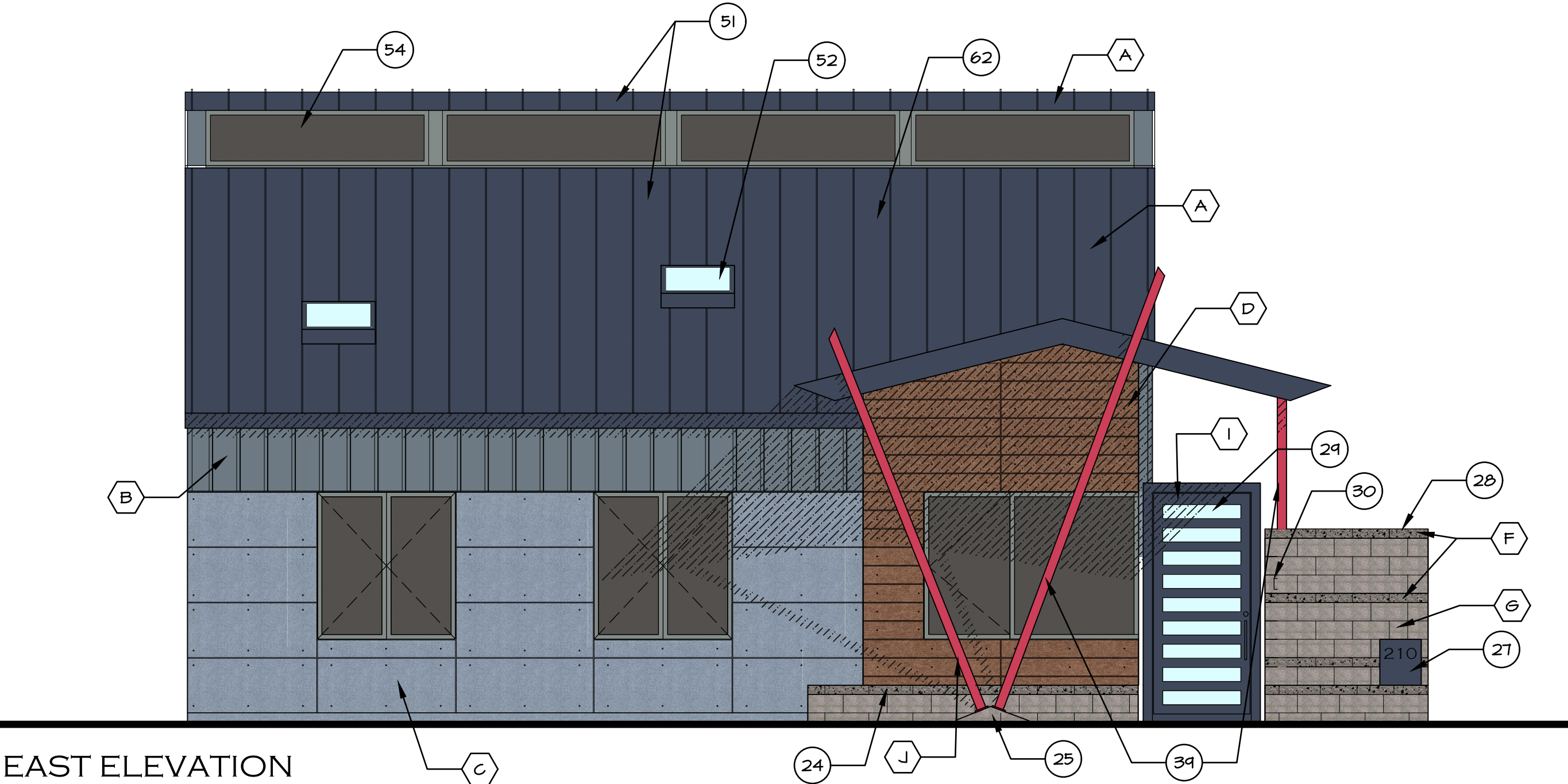
* PORCH ROOF EXTENDS TO 11'-10" WITH 2' OVERHANG OF SETBACK PERMITTED, BUILDING SETBACK IS 20'

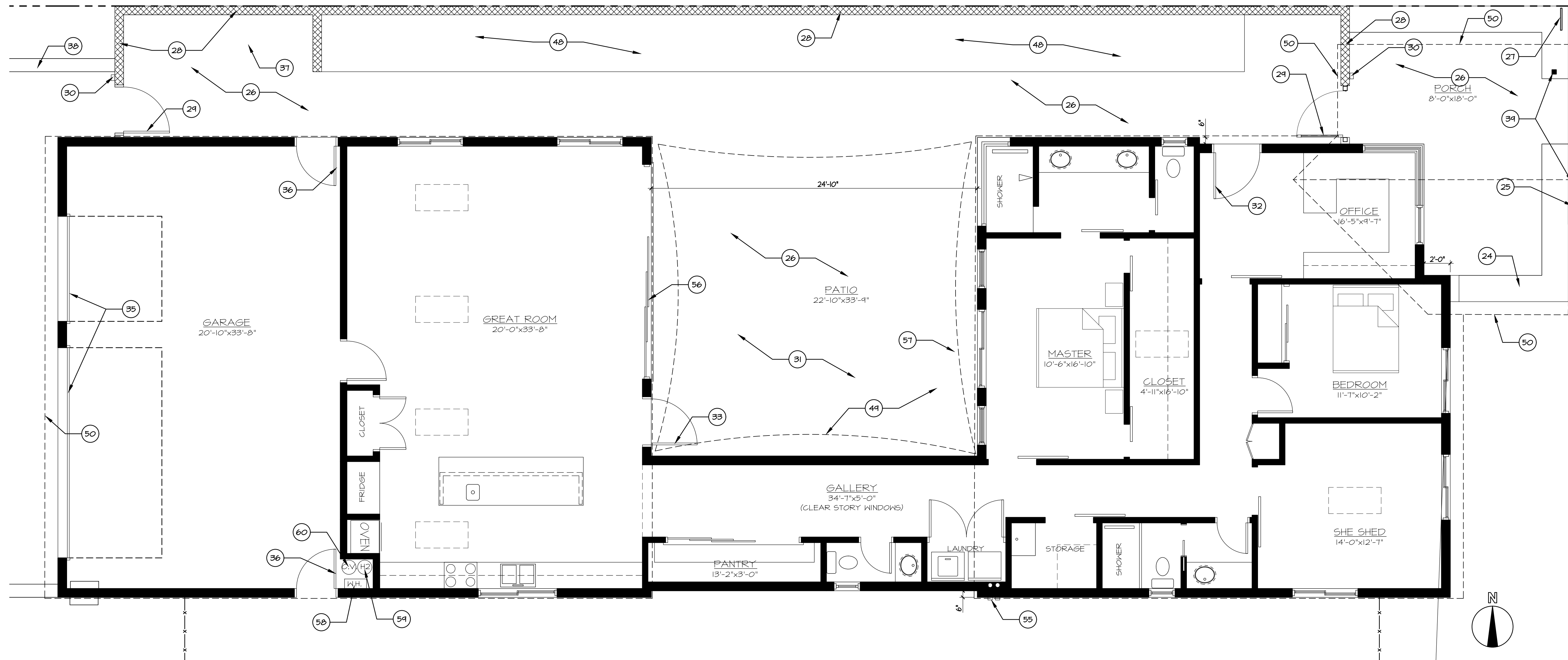
VICINITY MAP

MATERIALS

KEYNOTES

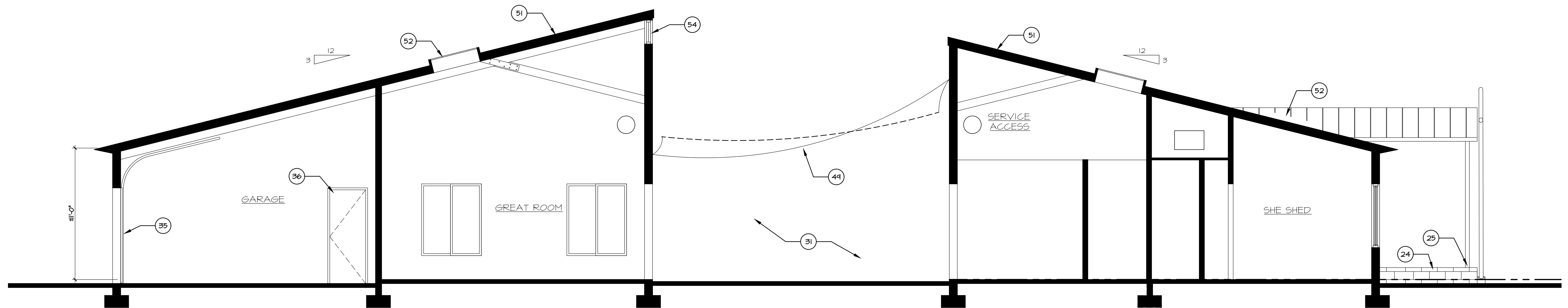
- 24. 48" HIGH SEATING WALL WITH PRECAST CONCRETE TOP AROUND PATIO
- 25. COLUMN BASE SUPPORTING PATIO ROOF
- 27. ADDRESS SIGNAGE W/ NUMBERS CUT INTO STEEL PLATE
- 28. 7' HIGH CMU GARDEN WALL SURROUNDING ENTRY COURTYARD
- 29. 42" WIDE X 8' HIGH DECORATIVE MAIN ENTRY GATE TO HOME OF METAL AND BACKLIT TRANSLUCENT GLAZING INSIDE A 4"
- 50. TUBULAR STEEL FRAME W/ LOCK AND ELECTRONIC LATCH FOR REMOTE ENTRY AND PROXIMITY RFID ACTIVATION
- 30. DOOR BELL W/ CAMERA
- 31. ENTRY COURTYARD
- 33. 42" X 8' HIGH MAIN GUEST ENTRY DOOR TO HOME
- 35. 8' HIGH GARAGE DOORS FOR VEHICLE ENTRY
- 44. SHADE SAIL FABRIC CANOPY STRETCHED ABOVE COURTYARD
- 51. STANDING SEAM METAL ROOF W/ INTEGRAL SOLAR PANELS
- 52. OPERABLE SKYLIGHTS
- 53. PARAPET TO CONCEAL HVAC UNITS
- 54. CLEARSTORY WINDOWS
- 56. 16' WIDE TRIPLE SLIDING GLASS PATIO DOOR
- 57. 6' WIDE SLIDING GLASS PATIO DOOR
- 61. AIR CONDITIONING UNITS
- 62. 15 1/2" FLAT SOLAR PANELS BETWEEN STANDING RIBS
- 63. FLAT ROOF W/ FOAM INSULATION
- 64. SERVICE ACCESS DOOR





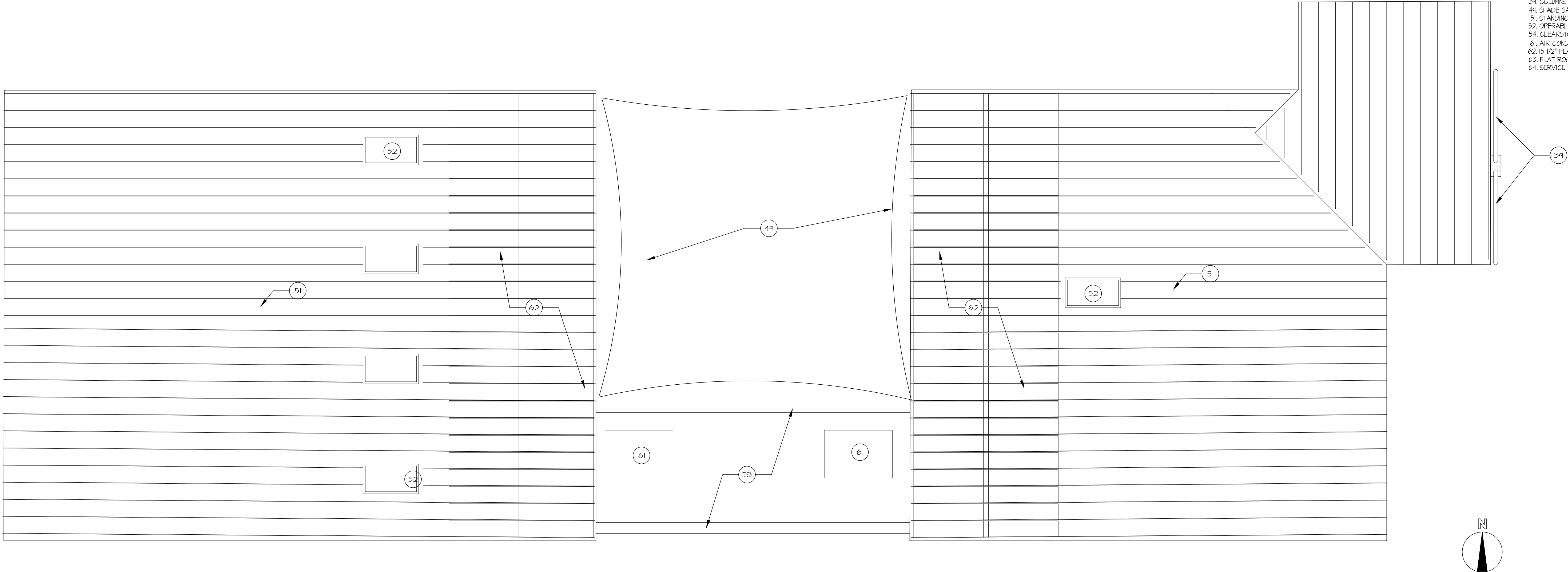
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 - 37. TRASH, GREEN TRASH AND RECYCLING STORAGE LOCATION
 - 38. CONCRETE RIBBON CURBS AROUND DRIVEWAY OF PERMEABLE PAVERS.
 - 39. COLUMN SUPPORTING CANOPY ABOVE
 - 40. LANDSCAPED AREAS
 - 41. SHADE SAIL FABRIC CANOPY STRETCHED ABOVE COURTYARD.
 - 42. OUTLINE OF ROOF ABOVE.
 - 43. STANDING SEAM METAL ROOF W/ INTEGRAL SOLAR PANELS
 - 44. OPERABLE SKYLIGHTS
 - 45. PARAFET TO CONCEAL HVAC UNITS.
 - 46. CLEARSTORY WINDOWS
 - 47. RAIN WATER LEADER FROM ROOF DRAINAGE
 - 48. 16" WIDE TRIPLE SLIDING GLASS PATIO DOOR
 - 49. 6' WIDE SLIDING GLASS PATIO DOOR
 - 50. TANKLESS WATER HEATER
 - 51. H2O CONCEPTS WHOLE HOUSE WATER FILTER
 - 52. CENTRAL VAC SYSTEM

FLOOR PLAN

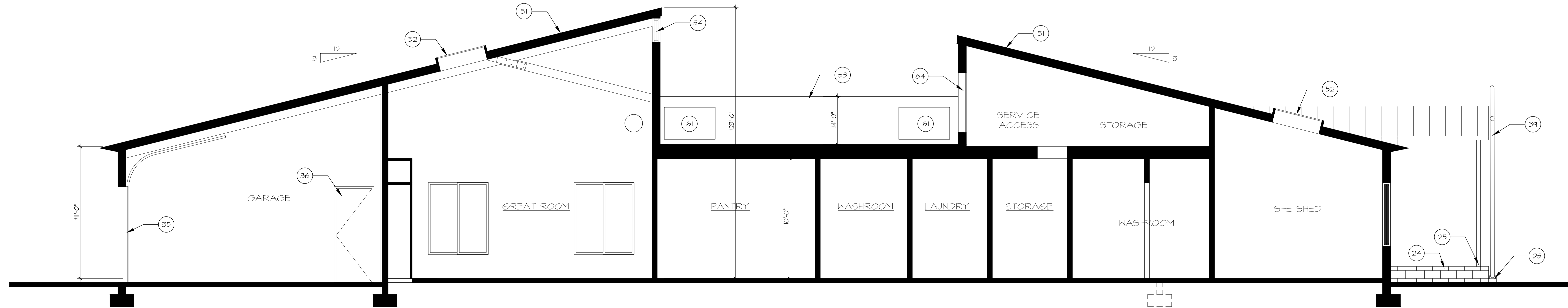


SECTION THROUGH COURTYARD

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 - 62. 15 1/2" FLAT SOLAR PANELS BETWEEN STANDING RIBS
 - 63. FLAT ROOF W/ FOAM INSULATION
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ROOF PLAN



SECTION THROUGH SERVICE CONNECTION

MATERIALS

- A

PAC-GLAD 16" WIDE 22 GA SNAP GLAD METAL ROOF PANELS AND FLASHING TRIM IN MATT BLACK W/ 1/2" FLEXIBLE SOLAR PANELS ADHERED TO METAL ROOF BETWEEN STANDING RIBS.
- B

PAC-GLAD 12" O.C. 22 GA SMOOTH REVEAL METAL WALL PANELS MOUNTED VERTICALLY W/ FLASHING TRIM IN HEATHERED ZINC METALLIC FINISH.
- C

AMERICAN FIBER CEMENT CORPORATION PATINA ROUGH PANELS 2' X 5' W/ EXPOSED STAINLESS STEEL FASTENERS & OPEN JOINTS
- D

AMERICAN FIBER CEMENT CORPORATION PATINA ADOBE 333 PANELS 8' X 5' W/ EXPOSED STAINLESS STEEL FASTENERS & OPEN JOINTS
- E

WINDOW FRAMES, DOORS, GARAGE DOORS & SOFFITS DUNN EDWARDS 6340, CANADIAN LAKE
- F

4 X 8 X 16" MESA GRAY SPLIT FACE CMU BANDS RUNNING THROUGHOUT GARDEN WALL
- G

8 X 8 X 16" MESA GRAY SAND BLASTED CMU FRONT AND BACK ENTRY WALLS
- H

8 X 8 X 16" MESA GRAY CMU FACING NORTH AND BANDS FACING INTO PRIVATE GARDEN (NOT SHOWN IN ANY ELEVATION)
- I

BLACK STEEL GATE W/ TRANSLUCENT GLASS INLAYS.
- J

ACCENT COLORED COLUMNS SUPPORTING FRONT OF CANOPY DUNN EDWARDS RED REVIVAL DEA 154
- K

COLORFUL SHADE SAIL CANOPY OVER COURTYARD. POLYFAB CONTEX AUSSIE GREEN

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