Area Plan Amendment,

Planned Area Development

and

Preliminary Development Plan

for

Chandler Farms

Southwest Corner of
Arizona Avenue and Queen Creek Road

by:

Mill Creek Residential

Case No.: PLH22-0044

Submitted: August 18, 2022
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CHANDLER FARMS

I. INTRODUCTION

Continuing its reputation of building high-quality, multi-family communities, Mill Creek Residential ("MCR") is the proposed developer of 18.23± gross (14.9± net) acres at the southwest corner of Queen Creek Road and Arizona Avenue (the "Site"). MCR anticipates developing this challenging infill site as a high-quality mixed-use development with commercial and residential uses. This mixed-use development will be known as "*Chandler Farms*." Chandler Farms will consist of a neighborhood scale commercial development and multi-family buildings integrated through the layout, architecture, landscaping, theming, etc., to create a cohesive development. This mixed-use development will provide a viable and sustainable solution on this infill site that has failed to develop under the existing entitlements. To achieve this, MCR is requesting the Site be zoned Planned Area Development (PAD) for commercial and residential uses and seeks Preliminary Development Plan (PDP) approval for the development plans.

Significant amounts of development—employment, commercial, public facilities, and residential uses—have taken place in the area over the past 10-20 years, effectively making this Site an "infill" development. There have been considerable changes in the way people live, shop, and work over this same time period. When collectively taken together, these events create a unique opportunity on the Site to create a mixed-use development that will provide for appropriate amounts of sustainable and viable commercial and residential uses on the Site and provide for a cohesive development through the Site's theming, layout, architecture, landscaping, etc. that will meet or exceed the City's development criteria and expectations. The development plans included in this Rezoning case contain design concepts and plans that portray superb quality and an extraordinary sense of community, compatibility, and sustainability.

II. SITE AND SURROUNDING AREA

An ***Aerial*** of the Site is attached as ***Exhibit 1***. The Site is bounded by Arizona Avenue on the east, Queen Creek Road on the north, and single-family residential on the west, and multi-family residential to the south. The Site is designated on the General Plan as Neighborhoods and was part of a larger area that was zoned PAD in 2007. The previous PAD/PDP contemplated a mix of commercial and office uses on the Site, including a hotel. Despite the commercial zoning, the Site has failed to develop consistent with the entitlements notwithstanding the considerable residential growth that has occurred in the immediate area since the 2007 approval.

Additionally, the Site is adjacent to the High-Capacity Transit Corridor. The High-Capacity Transit Corridor runs north/south along Arizona Avenue/State Route 87. Additional density residential (18+ du/ac) such as is being proposed by MCR can be considered within High-Capacity Transit Corridors. Consistent with the goals and objectives of the General Plan, rezoning the Site as an urban scale, multi-family residential community will:

- permit increased development intensity adjacent to the High-Capacity Transit Corridor;
- provide neighborhood-oriented commercial uses;
- complement and provide needed support to the existing commercial and employment uses in the surrounding area; and
- promote sustainable housing developments including a variety of housing types and higher densities that are compatible with the adjoining land uses.

This Site is strategically positioned between multiple employment areas; within three miles of the Price Road Corridor, Airpark Area, and significant commercial development north and south of the Site along Arizona Avenue/State Route 87. Approximately 44,000 jobs from 711 employers are within the Price Road Corridor. This proposal can help provide much-needed housing in convenient locations for many employment opportunities.

III. PROPOSED AREA PLAN AMENDMENT

The Site is located in the Section 16 Area Plan and is designated as "Commercial." Chandler Farms is proposing to be a mixed-use commercial and multi-family development on 14.9 net acres. The multi-family area is approximately 12.5 net acres. Therefore, Mill Creek Residential requests an amendment to the Section16 Area Plan to designate the 12.5 net acres planned for multi-family to "Residential", leaving the remaining approximately 2.5 net acres as "Commercial." ***See Exhibit 2, Section 16 Area Plan – Existing and Proposed***. Since the Section 16 Area Plan was adopted in 1999, conditions have changed dramatically, including an ever-increasing demand for housing in the Valley and significant commercial devoplment at the intersections of Arizona Avenue and Ocotillo Road (1 mile to the south) and Alma School Road and Queen Creek Road (1 mile to the west). At these two intersections there are approximately 1,413,543 square feet of existing commercial developments. Chandler Farms preserves a portion of the Site as Commercial, providing an appropriately sized site for neighborhood commercial opportunity. This Area Plan Amendment will help to facilitate an exciting mixed-use development on a currently underutilized Site.

IV. PROPOSED PAD

One of the objectives of PAD zoning is "to provide for a coordinated and compatibly arranged variety of land uses through innovative site planning." Another objective is "to provide a maximum choice in the types of environments for residential, commercial, and industrial uses and facilities." The intent of this PAD is to accomplish those objectives by rezoning the Site from the existing PAD to PAD Commercial (C-2 uses as found in the City's Zoning Code and office, including general, professional, and medical office) and Residential. The proposed zoning change responds to the existing and future needs of the community by providing neighborhood commercial uses and customers and employees to the planned and existing commercial, office, and retail developments in the area and providing additional housing choices for people seeking to live in an infill setting. The proposed PAD meets the applicable zoning objectives.

V. PROPOSED PDP

A. Layout

As is depicted on the ***Site Plan*** attached as ***Exhibit 3***, careful consideration has gone into planning Chandler Farms. Chandler Farms is a true mixed-use development with the neighborhood commercial and residences integrated through the layout, landscaping, architecture, and theming. ***See Exhibit 4, Perspectives***. With Arizona Avenue being a major transportation corridor (State Route 87), a shared access is provided that allows residents, guests, and customers ease of access to the mixed uses. A sense of arrival is created through lush landscaping, hardscape, and other features. Users will be able to turn to the commercial or head straight to the residential centralized leasing and clubhouse. Additional access to the mixed uses occurs from Queen Creek Road.

The mixed uses are further integrated through a strong pedestrian experience and connection. Direct pedestrian access is provided from the intersection heading southwest through the neighborhood commercial, through a heavily landscaped seating area then heading west through one of two amenity areas for the residential. This pedestrian path continues to the western property line where it intersects with a north/south oriented trail that continues access to the southwest (at its southern point) as was originally envisioned with the previous approval. The pedestrian path will be shared through a combination of organic (trees and landscaping) and structural (the residential buildings) creating a pleasing environment as people use these pedestrian paths.

Neighborhood Commercial. The neighborhood commercial development will consist of 2 attractive buildings totaling approximately 9,400 square feet. One building is planned to be with a drive-through and the second building is proposed to traditional commercial retail space. The buildings are located in a substantial landscape setting, providing a pleasing environment for patrons and uses to enjoy and to screen a drive-thru lane. The design of the elevations for the retail buildings is to be a contemporary mix of dyed fiber-board concrete, standing seam roof, and off-white stucco paneling, with light wood veneers for the underside and inside of all exterior elements. Great care was taken in making sure the design elements of the neighborhood commercial building complement the contemporary farmhouse aesthetic of the residential. In an effort to screen rooftop equipment (such as HVAC and venting apparatus) roofs will have parapets to hide all equipment from public view.

Residential. The residential portion will consist of will consist of 3-story buildings with 345 dwellings (23.15 du/net ac) that will be an attractive presence in the area, providing an amenity-rich living alternative to single-family homes and serving as an appropriate and compatible land use for this Site and surrounding area. Future residents will be able to choose between 1-, 2-, and 3-bedrooms residences ranging in size between 674 square feet and 1,400 square feet.

B. Landscaping

The proposed landscape character will utilize a contemporary agrarian theme appropriate for the modern farmhouse/modern organic architectural character for the community. ***See Exhibit 5, Conceptual Landscape Plan***. The landscaping theming creates a sustainable, colorful, and approachable plant palette for Chandler Farms that will provide customers, residents, and guests a "resort-like" experience. The landscape plan features an ample hierarchy of plant material, patterning to arrange a mixture of textures, colors, and seasonal blooming materials to provide a year-round quality appearance. The selected plant material chosen, will be low water use and selected from the Arizona Department of Water Resources (ADWR) "Low Water Use Plant List."

C. Amenities

A wide range of areas for amenities and social gathering are provided throughout the Site to provide customers, residents, and guests with spaces to relax and connect with others in a social environment:

Commercial. The integrated amenities connecting the commercial and residential provide a shaded retreat for the pedestrian users to gather and socialize. Plaza space has been integrated into the proposed corner art/sculpture element, allowing customers and residents ease of access and usability to the commercial site.

Residential. The residential portion of the development has been planned with amenities that create a sense of community through purposeful planning by providing opportunities for residents and guest to socially interact, relax, play, or gather. ***See Exhibit 6, Amenity Enlargement*** arrangements with Amenities include, but are not limited to, a resort style pool and lounging areas that have been carefully designed for maximum comfort and usability; a multi-level fitness center and multi-level clubhouse, with a second story sky deck overlooking the pool and patio areas below. Directly west of the club space, a covered patio and soft seating arrangement is in the foreground of the community pool area, spa and pool shade structure. Moving beyond the pool, additional gathering spaces including an elevated ramada with outdoor gaming and lounging spaces around a fire pit and festoon lighting is available for residents. Additional open space areas between the buildings have been provided with additional gaming and lounging opportunities have been planned for residents seeking a more intimate and tucked away vibe. The second of two-central activity/event lawns is situated between the northern most building and the centralized building. This area is home to another elevated ramada, an event lawn with festoon lights and a hammock park. The planned event and open spaces will provide ample opportunities for residents to entertain, lounge, or seek shade during the hotter Arizona afternoons. ***See Exhibit 7, Open Space Plan***.

D. Building Elevations

The buildings architecture for Chandler Farms were designed to reflect a vision of modernizing the City's rural/agrarian history and connection to outdoor recreation — Sophisticated, Relaxed and Dynamic. The architecture is combination of modern farmhouse and modern organic aesthetic. ***See Exhibit 8, Commercial Elevations and Exhibit 9, Residential Elevations***. The architectural theme is embodied in these common themes/elements:

- *Organic Contemporary Farmhouse, Meets European Sophistication*
- *Clean Lines + Smooth Textures*
- *Contrast of Warm Organic + Heavier Masculine Forms*

The farmhouse lines and vernacular are elevated with elements of European styling. The style is a blend of the organic country look with a more elegant contemporary design. The proposed contemporary farmhouse style is less rustic and adds more contemporary touches like the highlighting of contrasting color scheme and smooth lines. Bringing in elements of a neutral mixed with bold color/material palette, alongside timber elements provide an interesting base of design elements. These elements are enhanced and elevated by the placement of gable and parapet roofs, and large picture windows with headers are consistent throughout the building types. Further building fenestration is achieved through providing large windows with simple lines. Sliding door applications, with dark metal hardware seek to enhance the central and linearly combined common amenity buildings, creating open and exciting resident activity and gathering zones. Additional materials consist of cement board and batten siding, smooth stucco, standing seam dormer and canopy roofs, and exposed brick to round out the contemporary farmhouse material palette and aesthetic. ***See Exhibit 11, Colors & Materials Board***.

E. Monument, Walls, and Signage

A vital part of Chandler Farms is the placemaking monument at the corner of the intersection of Queen Creek Road and Arizona Avenue. ***See Exhibit 3, Site Plan***. This monument is prominently located at the hard corner, inviting people and passers-by into the development. Accessible by the existing public sidewalk network, as well as through the planned pedestrian

pathways throughout the community, the monument will be situated near and within planned outdoor landscaped plaza(s) with features like a seating wall and tree lined paths. This feature monument will be visible and passively interactive with the development, surrounding properties, and the community at large. No commercial monument signage is proposed at this time; however potential locations are identified on ***Exhibit 13, Wall Plan & Details***.

The residential portion of the development will be gated with theme walls that take design cues from the architectural character. ***See Exhibit 13, Wall Plan & Details***. The entry wall will be integrated into the perimeter fencing. The site perimeter fencing includes masonry columns between the spans of fencing sections. Monument signage for the residences will be at the primary entry from Arizona Avenue. ***See Exhibit 14, Residential Monument Sign Detail.***

F. Development Standards

Chandler Farms will be developed with the following development standards:

Regulation	Development Standard
Building Height (max.)	45 ft.
Building Setback[1] (min.) - East (Arizona Ave.) - North (Queen Creek Road) - West - South	 50 ft. 50 ft. 100 ft. 10 ft.
Land Use Setback (between neighborhood commercial & multi-family residential)	0 ft.
Landscape Setback (min.) - East (Arizona Ave.) - North (Queen Creek Road) - West - South	 20 ft. 20 ft. 20 ft. 5 ft.

G. Parking

The development is anticipated to have ample parking for customers, residents, and guests with uncovered/covered parking spaces, ride share drop off/pick up, and garages with opportunities for EV charging ports. Chandler Farms will contain 690 parking spaces where 689 parking spaces are required. The development also features one (1) ride share drop off/pick up loading area (Conistent with the Sec. 35-1808) that is provided for the retail/commercial area. Applying the parking reduction credit for this loading area, the parking requirement for retail/commercial portion of Chandler Farms (70 spaces) is reduced by 10% to 63 spaces.

	Required Parking:	Provided Parking
Residential	**626**	**627**
Commercial	**63**	**63**
Totals	**689**	**690**

[1] Building setbacks do not apply to any garages or carports, which shall be setback a minimum of 5 feet from the property line. Patios and balconies are permitted to encroach into any required setback up to 5 feet.

H. Parking Area Landscaping

Typical landscape buffers between property lines and public rights-of-way are on average 15 – 20-feet wide. Chandler Farms is providing significant landscape material in excess of those required buffer areas in widths averaging 30-50-feet. A deviation is requested from Section 35-1903(6)(b)(2) to provide 11 parking spaces in lieu of 11 required landscape planter islands as reflected on ***Exhibit 3, Site Plan***.

VI. MULTI-FAMILY DESIGN STANDARDS

The City's Zoning Ordinance sets forth additional requirements for multi-family development to encourage creative and innovative design techniques, quality, and merit:

1. Open Space

The requirements for common and private open space are based on traditional suburban development and do not consider developing in an urban-like setting. MCR has taken great efforts to ensure the usable common open space far exceeds what the City's Code would otherwise require. The amenities throughout the development and within the common open spaces provide better opportunities for residents and guests to interact with each other. Approximately 184,506 square feet (4.24± ac.) of total open space is provided, including 59,248 square feet of active open space and 24,765 square feet of private open space. ***See Exhibit 7, Open Space Plan.***

2. Site Circulation and Parking

Safe and convenient pedestrian circulation to and from parking lots throughout the development is provided. ***See Exhibit 12, Circulation Plan.*** A neighborhood connection trail has been provided, connecting the single-family residential neighborhood to the west through the residential leading to the neighborhood commercial. Code-required parking spaces and ADA van accessible spaces are provided. Parking canopy covers will be architecturally integrated with the surrounding structures, i.e., color, materials, and location (all four sides). Additional details concerning parking are in Section V.G.

3. Amenity Options

Six amenities are required to be provided in accordance with the following schedule: 260 units or larger. The proposed development contains approximately 16 amenities which is almost triple the required number of amenities. ***See Section V.C and Exhibit 6, Amenity Enlargements.*** The amenities that have been provided throughout the development exceed the industry standards for quantity and quality of amenities in most multifamily developments. The amenities provided include:

- Pool with private cabanas
- Group pool shade structure with barbeque grills
- Open deck lounge space
- Heated spa
- 2-level clubhouse lounge area - fire pit, seating & lounge space
- Event lawn with festoon lighting
- Fire pits with seating areas dispersed throughout the community amenity spaces
- Event barn - including barbeque grill space, interactive games, and general seating area
- Elevated ramada - ramp and stair access, grill space and furniture

- Hammock park
- Cantilevered ramadas - grill space, furniture
- Outdoor gaming areas
- Synthetic turf putting green
- Nature play inspired children's play area
- Private gated dog park
- Bike racks and bike parking

Because of the urban, in-fill nature of the Site and proposed community, MCR believes the amount and quality of amenities provided satisfies the spirit and intent of needing to provide a second pool, ramada, etc. The design of the amenities that have been provided throughout the development exceed the expectations for quantity and quality of amenities in most multifamily developments.

4. Interface with Single-Family Areas

MCR has taken great care in providing extensive building setbacks from the single-family development to the west. The buildings in this area are purposefully setback a minimum of 100 feet. Within this significant setback is a minimum 20-foot wide landscape area, perimeter fence, parking canopies, a drive aisle, additional parking, and additional landscaping before reaching a 3-story building. Consistent with the intent of the previous approval, a pedestrian path is provided within the landscape area to allow access through the Site as people travel northeast from the existing residential developments in the area.

5. Specific design attention areas

The design of courtyards and pedestrian areas will relate to "human scale." Large unvaried building facades have been avoided. Common open spaces, rather than parking lots, will be used as central features. The specific design features incorporated into the design of the development are embraced by MCR as design elements that set their communities apart from other multi-family developments.

6. Energy conservation

Chandler Farms provides shade of the buildings through overhangs and/or trees and shade trees along drives, building perimeters, and ample setbacks. Additional building shading is provided through the use of inset patios and balconies, metal canopies to shade windows, and the use of landscaping.

7. Landscaping

The amount of landscaping is of sufficient intensity to create a pleasant and comfortable living environment. Special attention is given to the streetscape, the main entry, the office/clubhouse, and amenity area to create an upscale landscape experience.

8. Building Standards

Mechanical equipment is fully screened through the use of parapet walls on the building elevations; they are concealed from view as an integral part of the building.

9. Lighting

Lighting will comply with the City's Zoning Code. External lighting will be appropriately located and designed to prevent light from spilling onto adjacent properties.

10. Signage

See the discussion in Section V.E for details concerning the proposed signage.

VII. MISCELLANEOUS

A. Phasing

MCR intends to develop in one phase. Deviations from the proposed phasing schedule may be administratively approved by Staff.

B. Grading and Drainage

The Conceptual Grading and Drainage Plan is attached as ***Exhibit 15***. All development drainage systems will be designed and constructed in accordance to the latest MAG Standard Specifications and Details and the latest City Standards Details and Specifications. Onsite drainage and retention shall consist of some onsite surface retention and an underground storm drain system that will be designed to capture storm water runoff according to the City's calculation requirements.

VIII. PROJECT TEAM

Developer:	Mill Creek Residential Attn: Tyler Wilson Frederick Hood, AICP 15210 N. Scottsdale Road, Suite 210 Scottsdale, AZ, 85254
Architect:	CCBG Architecture, Inc. Attn: Brian Cassidy 102 East Buchanan Street Phoenix, AZ 85004
Landscape:	ABLA Attn: Andy Baron Brian Rogers 310 E. Rio Salado Parkway Tempe, AZ 85281
Civil Engineer:	Kimley-Horn Attn: Bryce Quigley 7740 N. 16th Street, Suite 300, Phoenix, AZ 85020

Traffic Engineer:	Lokahi Attn: Jamie Blakeman 10555 N. 114th Street, Suite 105, Scottsdale, AZ 85259
Zoning:	Burch & Cracchiolo, P.A. Attn: Brennan Ray Madison Leake 1850 North Central Avenue, Suite 1700 Phoenix, AZ 85004

IX. CONCLUSION

Chandler Farms is designed as a high quality, multi-family community. The proposed development is an excellent use of this challenging infill property marrying an updated perspective on multi-family community living, with what we believe is the perfect amount of neighborhood commercial opportunity. The architecture is compatible with the surrounding area and incorporates elements that respects the history, significance, and future of the City. The thoughtful design will be an attractive in area and provide support to the existing and future employment and commercial developments in the area. We request your approval.

Mill Creek Residential

Exhibit 1

MILL CREEK RESIDENTIAL

MODERA CHANDLER

Aerial Vicinity Map

Plan Scale 1:150 Date: 08-08-2022

ABLASTUDIO.COM

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Exhibit 2

Section 16 Area Plan

APL11-0001 area plan amendment via Resolution No. 4574 (DVR10-0023 Hamilton Heights), amending prior area plan adopted via Resolution No. 3725 (DVR03-0030 Dobson Crossing)

PROPOSED SECTION 16 AREA PLAN

Section 16 Area Plan

APL11-0001 area plan amendment via Resolution No. 4574 (DVR10-0023 Hamilton Heights), amending prior area plan adopted via Resolution No. 3725 (DVR03-0030 Dobson Crossing)

PROPOSED SECTION 16 AREA PLAN

Exhibit 3

SITE DATA	
PROJECT NAME	CHANDLER FARMS PAD
APN NUMBER	303-07-805A
GROSS ACREAGE	18.2 AC.
NET ACREAGE	14.9 AC.
NET SQUARE FOOTAGE	648,811 SF
UNITS	345 D.U.
DENSITY	23 DU/AC.
ZONING	PLANNED AREA DEVELOPMENT (PAD)
MULTI-FAMILY ACREAGE	12.5 AC.
RETAIL ACREAGE	2.4 AC.

DESCRIPTION	CATEGORY	SQUARE FOOTAGE PER FLOOR	STORIES	BUILDING AREA	RESIDENT PARKING
BUILDING A	RES	67,371 SF	3	202,113 SF	627
BUILDING B	RES	16,424 SF	3	49,272 SF	
BUILDING C	RES	12,944 SF	3	38,832 SF	
BUILDING D	RES	12,058 SF	3	36,174 SF	
BUILDING E	COMM	3,700 SF	1	3,700 SF	63
BUILDING F	COMM	5,700 SF	1	5,700 SF	
MAINTENANCE GARAGE	RES	550 SF	1	550 SF	
DETACHED GARAGES	RES	1,540 SF	1	1,540 SF	
TOTAL					690

RESIDENTIAL			
DESCRIPTION	NUMBER OF BUILDINGS	BUILDING AREA	TOTAL BUILDING AREA
BUILDING A	1	202,113 SF	202,113 SF
BUILDING B	1	49,272 SF	49,272 SF
BUILDING C	2	38,832 SF	77,664 SF
BUILDING D	3	36,174 SF	108,522 SF
MAINTENANCE GARAGE	1	550 SF	550 SF
DETACHED GARAGES	1	1,540 SF	1,540 SF
TOTAL RESIDENTIAL			439,961 SF
BUILDING E		3,700 SF	3,700 SF
BUILDING F		5,700 SF	5,700 SF
TOTAL COMMERCIAL			9,400 SF
PROJECT TOTAL			449,361 SF

MILL CREEK RESIDENTIAL

CHANDLER FARMS

Modera Chandler - Conceptual Site Plan

MIXED USE DEVELOPMENT
CASE NUMBER: PLH22-0044 Plan Scale: 1" = 80' Date: 07-07-2023

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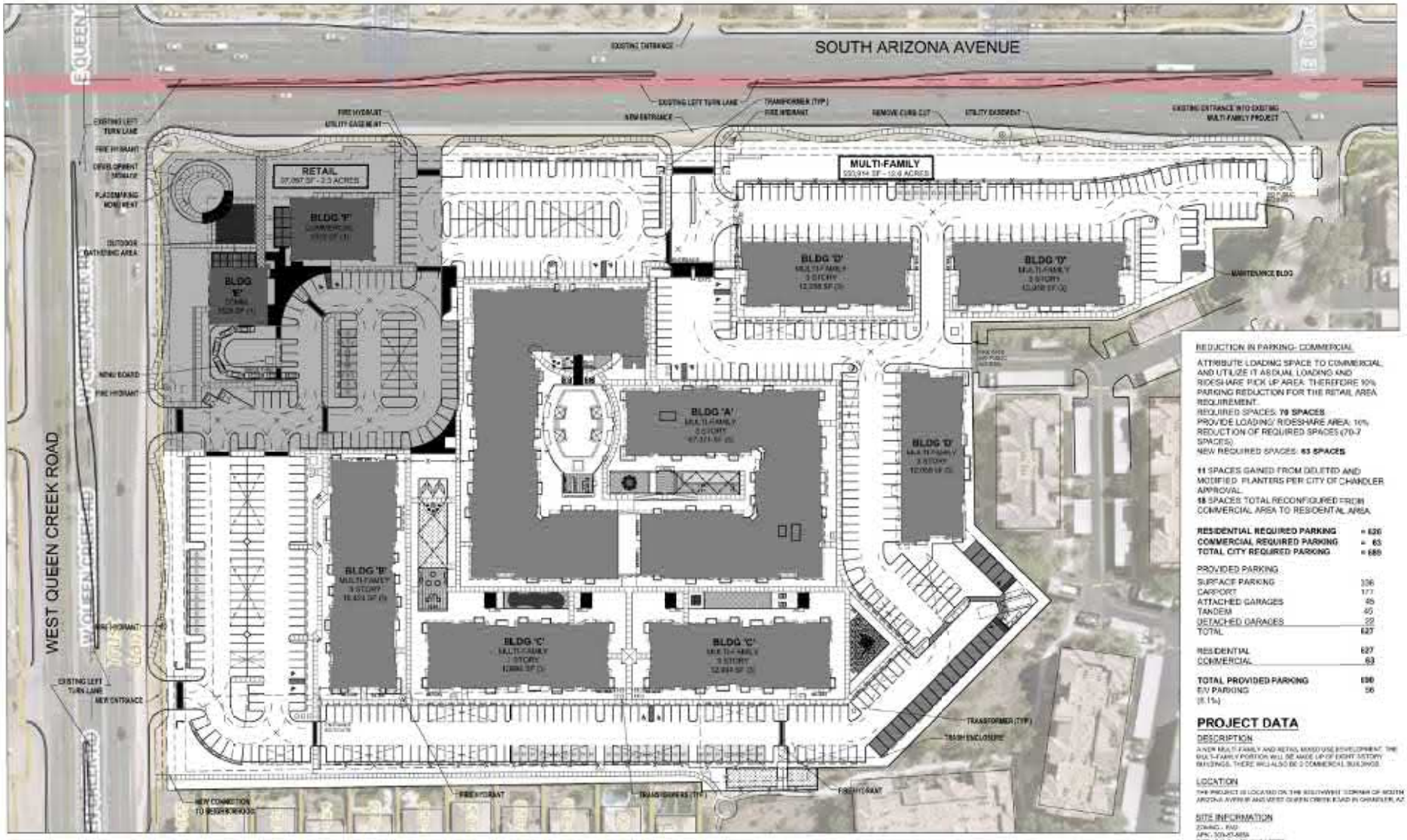

REDUCTION IN PARKING- COMMERCIAL

ATTRIBUTE LOADING SPACE TO COMMERCIAL AND UTILIZE IT AS DUAL LOADING AND RIDESHARE PICK UP AREA. THEREFORE 10% PARKING REDUCTION FOR THE RETAIL AREA REQUIREMENT.
REQUIRED SPACES: **70 SPACES**
PROVIDE LOADING/ RIDESHARE AREA: 10%
REDUCTION OF REQUIRED SPACES (70-7 SPACES)
NEW REQUIRED SPACES: **63 SPACES**

11 SPACES GAINED FROM DELETED AND MODIFIED PLANTERS PER CITY OF CHANDLER APPROVAL.
58 SPACES TOTAL RECONFIGURED FROM COMMERCIAL AREA TO RESIDENTIAL AREA.

RESIDENTIAL REQUIRED PARKING	**= 626**
COMMERCIAL REQUIRED PARKING	**= 63**
TOTAL CITY REQUIRED PARKING	**= 689**

PROVIDED PARKING

SURFACE PARKING	336
CARPORT	177
ATTACHED GARAGES	65
TANDEM	65
DETACHED GARAGES	22
TOTAL	627
RESIDENTIAL	627
COMMERCIAL	63
TOTAL PROVIDED PARKING	**690**
EV PARKING (8.1%)	56

PROJECT DATA

DESCRIPTION

A NEW MULTI-FAMILY AND RETAIL MIXED USE DEVELOPMENT. THE MULTI-FAMILY PORTION WILL BE MADE UP OF EIGHT (8) STORY BUILDINGS. THERE WILL ALSO BE 2 COMMERCIAL BUILDINGS.

LOCATION

THE PROJECT IS LOCATED ON THE SOUTHWEST CORNER OF SOUTH ARIZONA AVENUE AND WEST QUEEN CREEK ROAD IN CHANDLER, AZ.

SITE INFORMATION

ZONING - PAD
APN: 303-07-865A
SIZE: 1946811 SF (44.6 ACRES)

ACREAGE

RESIDENTIAL - 42.36 ACRES
RETAIL - 2.43 ACRES

PROJECT CONTACTS

OWNER/DEVELOPER
MILLROSE
8501 E. SCOTTSDALE ROAD SUITE 270
SCOTTSDALE, AZ 85250
T 602.765.3800
CONTACT: TYLER WILSON

ARCHITECT
CCBG ARCHITECTS
902 E. BUCHANAN STREET
PHOENIX, AZ 85006
T. 602.258.2211
CONTACT: BRIAN CASSIDY

BUILDING SQUARE FOOTAGES

BUILDING 'A' - MULTI-FAMILY
87,371 SF PER FLOOR * 3 STORIES = 262,113 SF

BUILDING 'B' - MULTI-FAMILY
14,434 SF PER FLOOR * 3 STORIES = 43,272 SF

BUILDING 'C' - MULTI-FAMILY
12,994 SF PER FLOOR * 3 STORIES = 38,982 SF

BUILDING 'D' - MULTI-FAMILY
12,058 SF PER FLOOR * 3 STORIES = 36,174 SF

BUILDING 'E' - COMMERCIAL
3,700 SF PER FLOOR * 1 STORY = 3,700 SF

BUILDING 'F' - COMMERCIAL
3,700 SF PER FLOOR * 1 STORY = 3,700 SF

TOTAL	
MULTI-FAMILY	
BUILDING 'A'	262,113 SF
BUILDING 'B'	43,272 SF
BUILDING 'C' (x2)	77,964 SF
BUILDING 'D' (x2)	108,522 SF
MAINTENANCE GARAGE	900 SF
DETACHED GARAGES	3,923 SF
TOTAL	443,452 SF
COMMERCIAL	
BUILDING 'E'	3,700 SF
BUILDING 'F'	3,700 SF
TOTAL	7,400 SF
PROJECT TOTAL	450,852 SF

UNIT SQUARE FOOTAGES

UNIT	SF	QTY.	NRSF
A1	987	87	85,869
A2	955	72	68,760
A3	961	1	961
A4	770	14	10,780
A5	736	6	4,417
A6.2	954	47	43,138
A20	985	24	21,270
B1	1,175	11	12,925
B1A	1,604	21	21,704
B2	1,204	32	38,530
B3	1,139	78	88,842
B4	1,138	4	4,552
C1	1,988	35	36,754
C2	1,100	6	6,600
		351	387,855

PROJECT TOTAL		
A UNITS	144 (42%)	
B UNITS	170 (48%)	
C UNITS	37 (10%)	
TOTAL	351	

PARKING CALCULATIONS

CITY REQUIRED PARKING - MULTI-FAMILY

A UNITS	144 * 1.5	= 216
B UNITS	170 * 2	= 340
C UNITS	37 * 2.25	= 70
RESIDENTIAL REQUIRED PARKING		**= 626**

CITY REQUIRED PARKING - COMMERCIAL

TOP CUP (FOH)	1,850/50	= 37
TOP CUP (BOH)	1,850/200	= 10
RESTAURANT REQUIRED PARKING		= 47
RETAIL	5,700/250	= 23
RETAIL REQUIRED PARKING		= 23

CCBG Architects, Inc.

CASE NUMBER: PL122-0044
MIXED USE DEVELOPMENT
CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL
2035 S ARIZONA AVE.
CHANDLER, ARIZONA 85286

ISSUE
DATE BLP ITEM

Drawn
JF
Checked
BC
Job Number
2204
Drawing
PRELIMINARY SITE PLAN
Sheet
A1.00

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Exhibit 4

Exhibit 5

SR-87 SOUTH ARIZONA AVENUE

PLACEMAKING MONUMENT

COVERED PAVILION

COVERED PATIO

66'-3" BOC

80'-0" ROW

DRIVE THROUGH

WEST QUEEN CREEK ROAD

71'-0" ROW

21'-0" LNDSCP SETBACK

BLDG 'F' COMMERCIAL

BLDG 'E' COMMERCIAL

COMMERCIAL PROPERTY LINE

BLDG 'A1' RESIDENTIAL 3 STORY

BLDG 'D1' RESIDENTIAL 3 STORY

BLDG 'D2' RESIDENTIAL 3 STORY

EMERGENCY ACCESS ONLY

MAINTENANCE BUILDING

EMERGENCY ACCESS ONLY

POOL AMENITY

RECREATION AMENITY

BLDG 'D3' RESIDENTIAL 3 STORY

LOUNGE AMENITY

BLDG 'B' RESIDENTIAL 3 STORY

BLDG 'A2' RESIDENTIAL 3 STORY

BLDG 'C1' RESIDENTIAL 3 STORY

BLDG 'C2' RESIDENTIAL 3 STORY

TRASH COMPACTOR

PLAYGROUND

20'-0" LNDSCP SETBACK

5' CONCRETE TRAIL

DOG PARK

PLANT MATERIALS LEGEND

Tree	Cal (in)	Qty
Acacia aneura Mulga Acacia	2"	105
Caesalpinia cacalaco Smoothie Cascalote (Thornless)	1"	48
Pistacia x 'Red Push' Red Push Pistache	2"	69
Quercus fusiformis 'Joan Lionetti' Joan Lionetti Live Oak	2"	179

Extra Large Shrubs	Size	Qty
Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.	73
Caesalpinia pulcherrima Red Bird of Paradise	5 gal.	120
Dodonaea viscosa Hopbush	5 gal.	118
Tecoma alata 'Orange Jubilee' Orange Jubilee	5 gal.	6

Large Shrubs	Size	Qty
Cassia nemophila Desert Cassia	5 gal.	204
Leucophyllum langmaniae Lynn's Legacy Sage	5 gal.	776

Medium Shrubs	Size	Qty
Eremophila glabra spp. carnosa Winter Blaze	5 gal.	555
Eremophila hygrophana Blue Bells Blue Bells	5 gal.	1020
Simmondsia Chinensis 'Vista' Compact Jojoba	5 gal.	110

Small Shrubs	Size	Qty
Russelia equisetiformis Coral Fountain	5 gal.	178

Groundcovers	Size	Qty
Eremophila prostrata Outback Sunrise	1 gal.	830
Lantana sp. 'New Gold' Lantana	1 gal.	379
Rosmarinus officinalis 'prostatus' Trailing Rosemary	1 gal.	80

Cacti/ Accents	Size	Qty
Agave ovatifolia Whale's Tongue Agave	5 gal.	76
Bouteloua gracilis Blond Ambition	5 gal.	780
Dasylirion wheeleri Desert Spoon	5 gal.	264
Hesperaloe parviflora 'Brakelights' Red Yucca	3 gal.	104
Muhlenbergia rigens Deer Grass	3 gal.	560
Nassella tenuissima Mexican Feather Grass	5 gal.	2408
Opuntia santa rita Purple Prickly Pear	5 gal.	428
Portulacaria afra minima Dwarf Elephant Food	5 gal.	115
Yucca pallida Pale Leaf Yucca	5 gal.	332

Vines	Size	Qty
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Inerts	Size	Qty
Decomposed Granite See Detail 11, sheet LA7.1		
Turf See Detail 12, sheet LA7.1		
Turf Synthetic See Detail 7, sheet LA6.6		
Concrete Header See Detail 5, sheet LA6.6		
Putting Green See Detail x, sheet LA7.x		
Wood Fiber-Hatch See Detail x, sheet LA6.x		

MILL CREEK RESIDENTIAL

CHANDLER FARMS

Modera Chandler - Conceptual Landscape Plan

MIXED USE DEVELOPMENT
CASE NUMBER: PLH22-0044

50' 100' 150'
Plan Scale 1:50

Date: 07-17-2023

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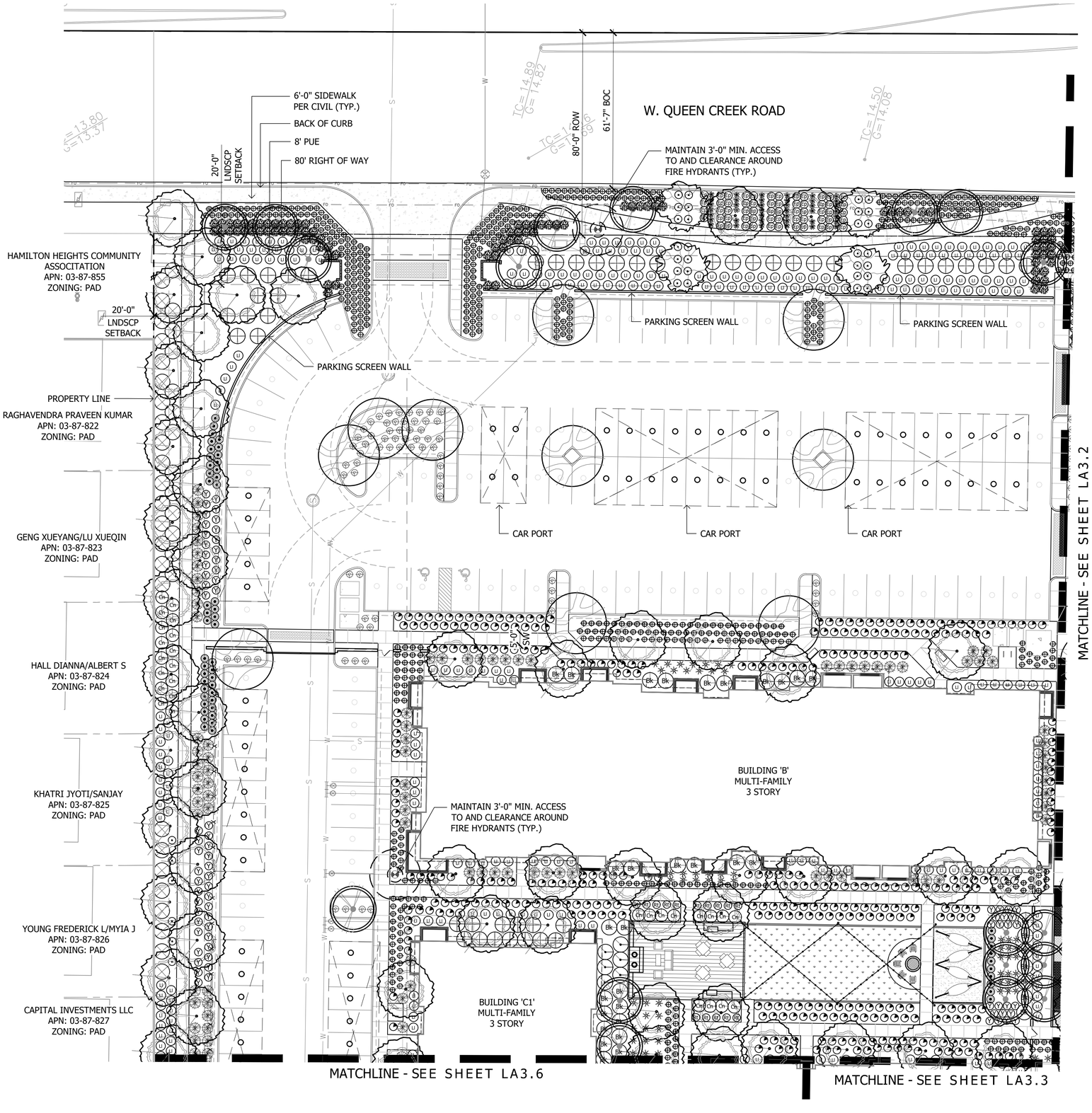
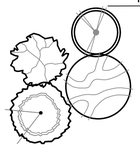


Scale 1:20'

PLANT MATERIALS LEGEND



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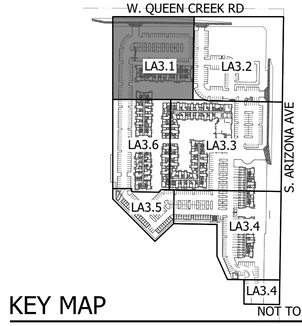

KEY MAP

NOT TO SCALE

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310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB:ABLASTUDIO.COM

PRELIMINARY NOT FOR CONSTRUCTION
ANDREW D. CARON 35446 ARIZONA U.S.A. REGISTERED LANDSCAPE ARCHITECT
EXP. 12-31-24

CASE NUMBER: PLH22-0044

MIXED USE DEVELOPMENT

CHANDLER FARMS

MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

PLANTING PLAN

ISSUE

DATE	REV	FOR

Drawn	JM
Checked	BR
Job Number	2204
Drawing	PRELIMINARY PLANTING PLAN
Sheet	LA3.1

PG. 11 OF 26

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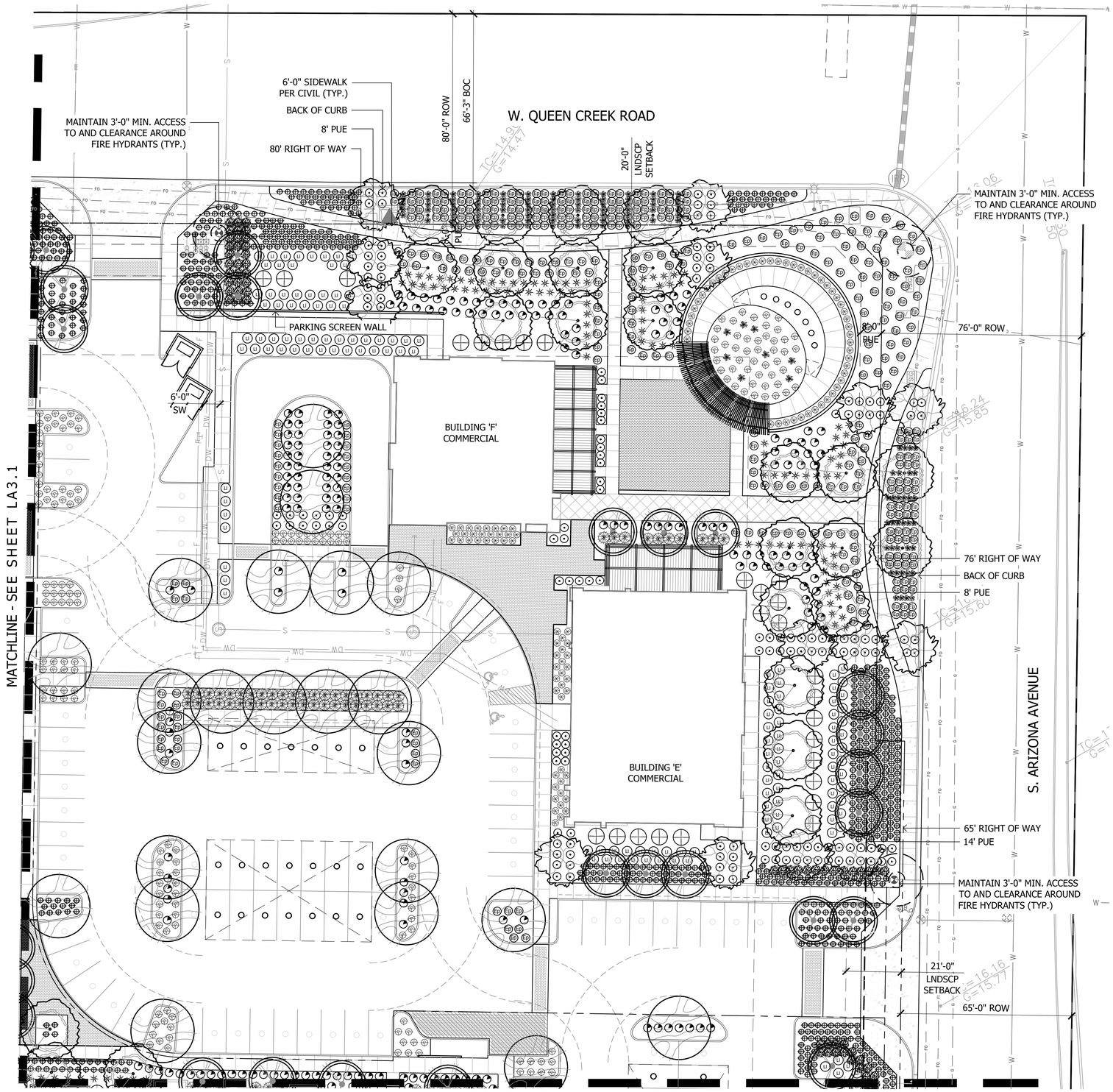
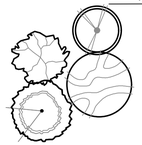


Scale 1:20'

PLANT MATERIALS LEGEND



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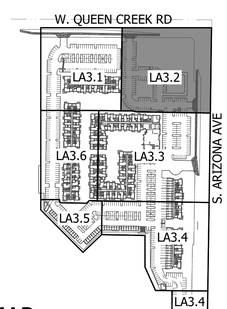

KEY MAP NOT TO SCALE

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TEMPE, ARIZONA 85281
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PRELIMINARY NOT FOR CONSTRUCTION
EXP. 12-31-24

CASE NUMBER: PLH22-0044
MIXED USE DEVELOPMENT
CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL
3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248
PLANTING PLAN

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PRELIMINARY PLANTING PLAN
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LA3.2
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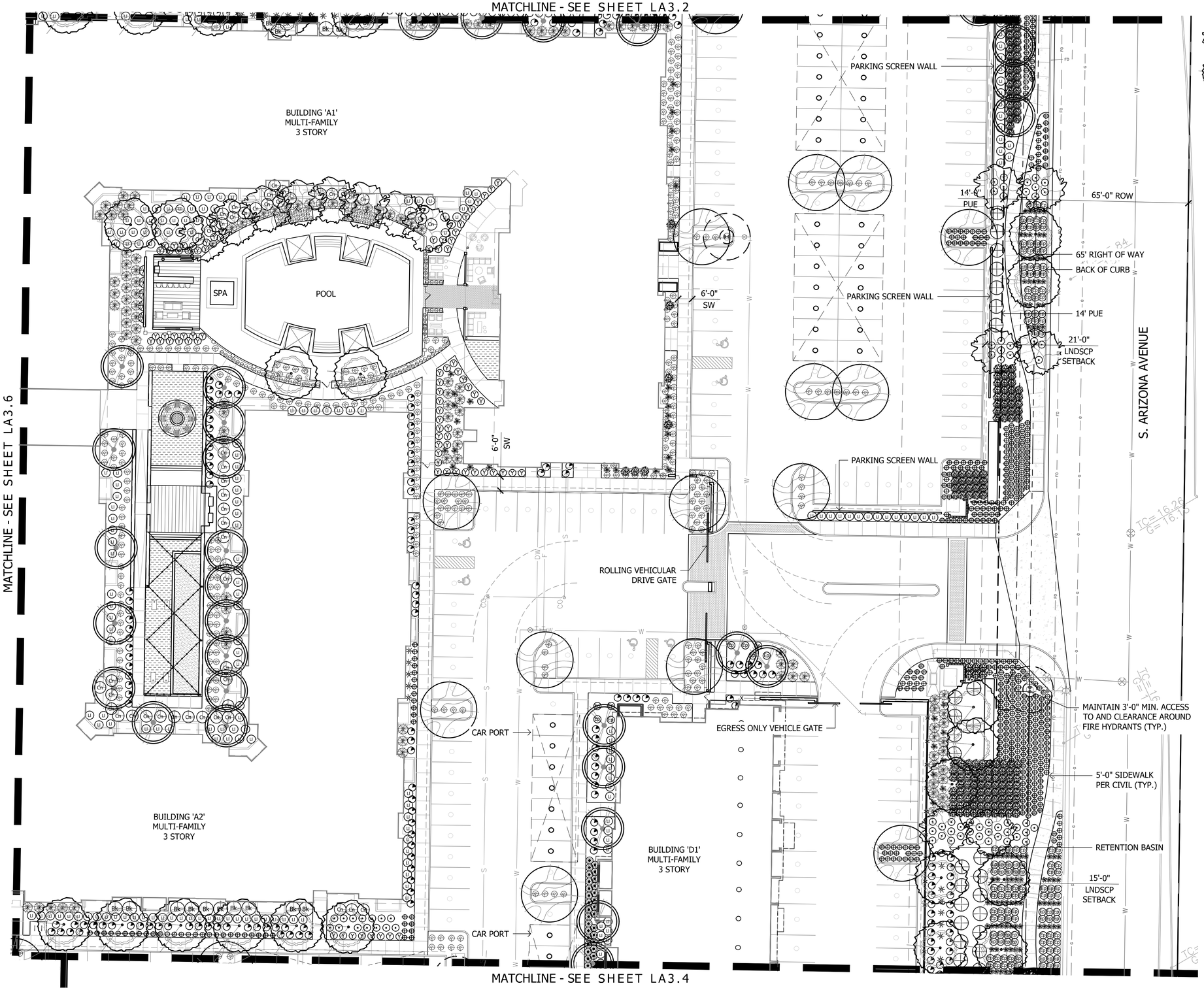

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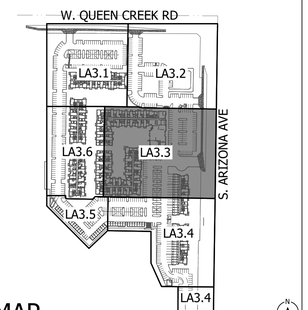

KEY MAP

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EXP. 12-31-24

CASE NUMBER: PLH22-0044

MIXED USE DEVELOPMENT

MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

PLANTING PLAN

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PG. 13 OF 26

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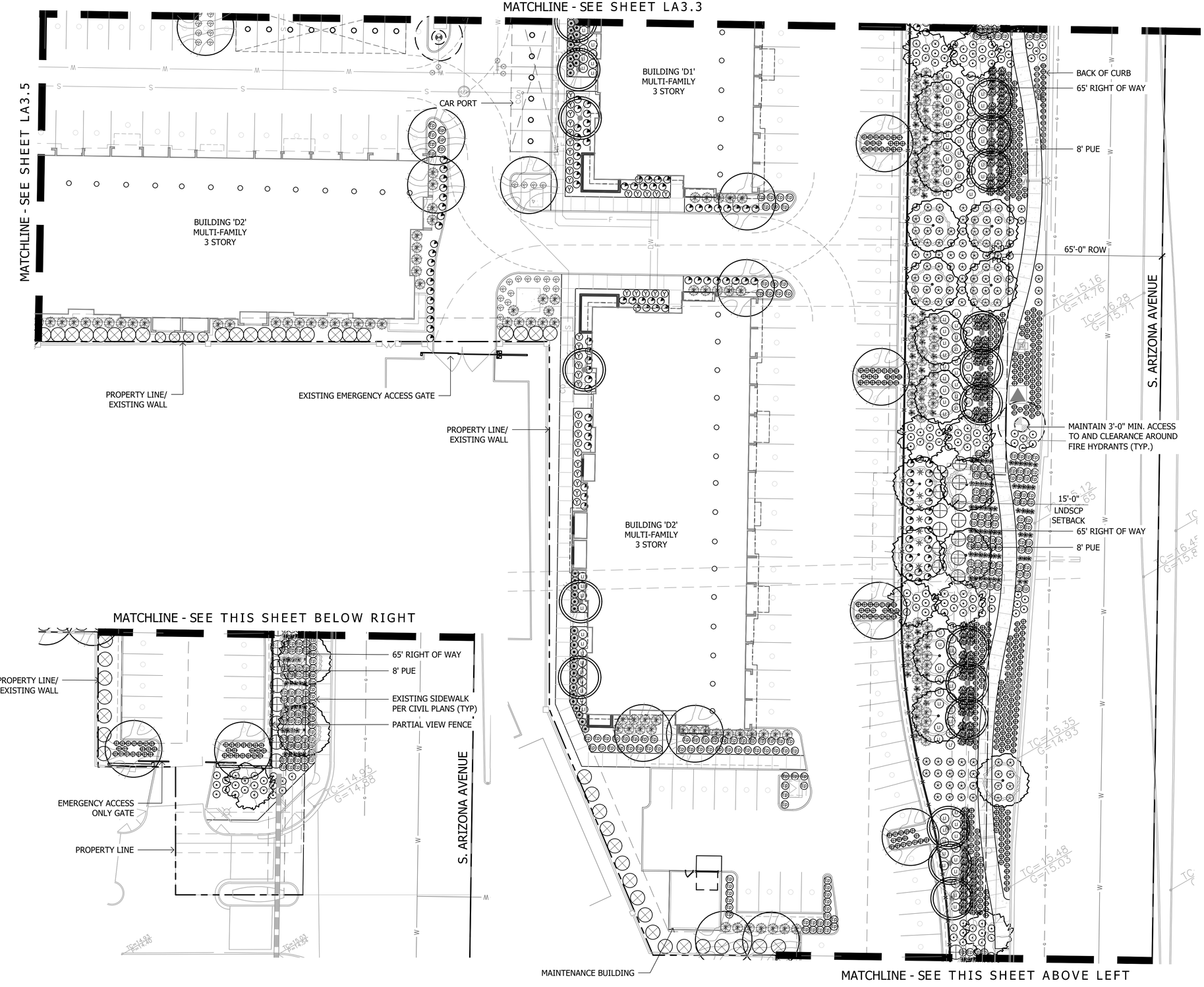
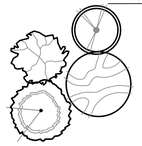


PLANT MATERIALS LEGEND



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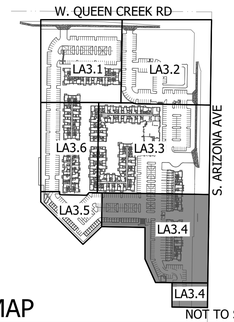

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PRELIMINARY NOT FOR CONSTRUCTION
ANDREW D. CARON 35446 ARIZONA
EXP. 12-31-24

CASE NUMBER: PLH22-0044

MIXED USE DEVELOPMENT

CHANDLER FARMS

MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

PLANTING PLAN

ISSUE

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PLANTING PLAN
Sheet
LA3.4

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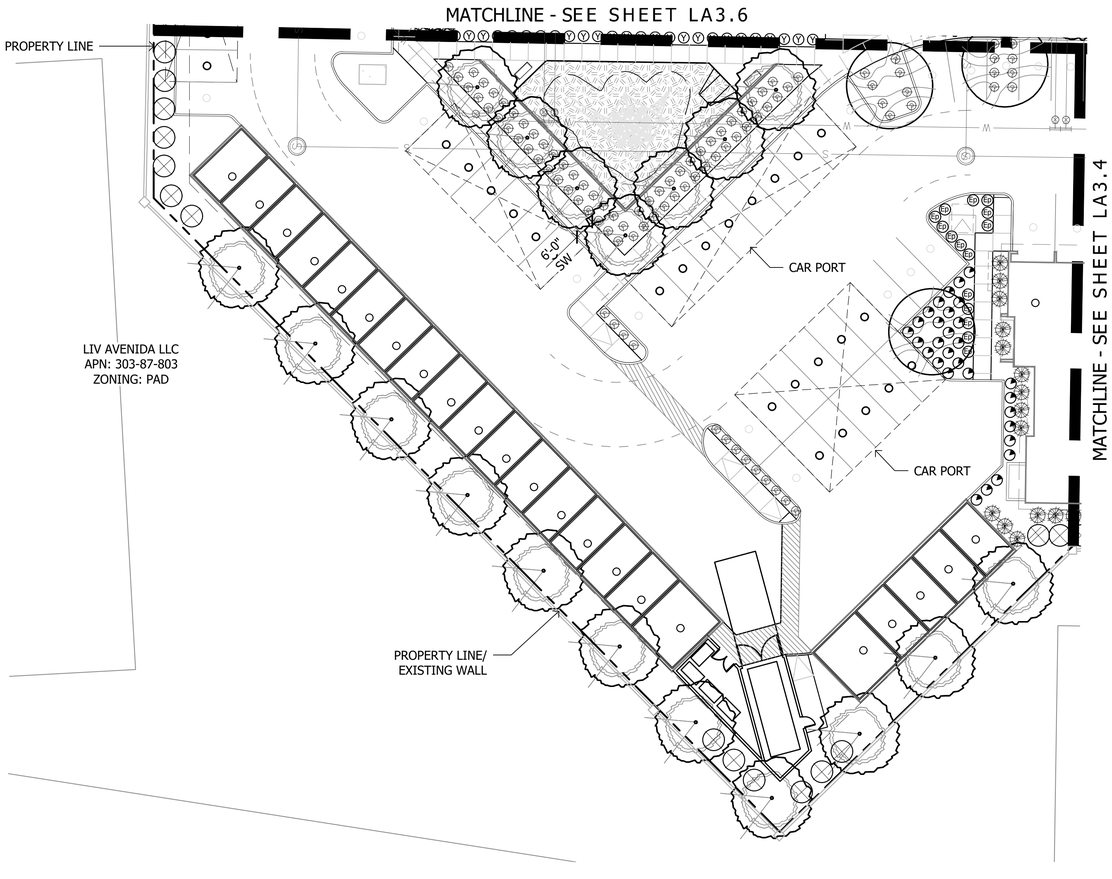
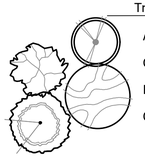


PLANT MATERIALS LEGEND



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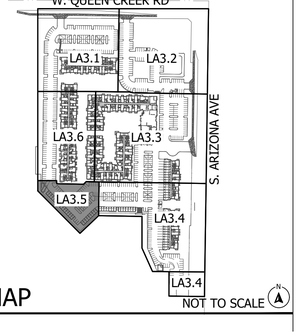
Scale 1:20'



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TEMPE, ARIZONA 85281
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LA3.5

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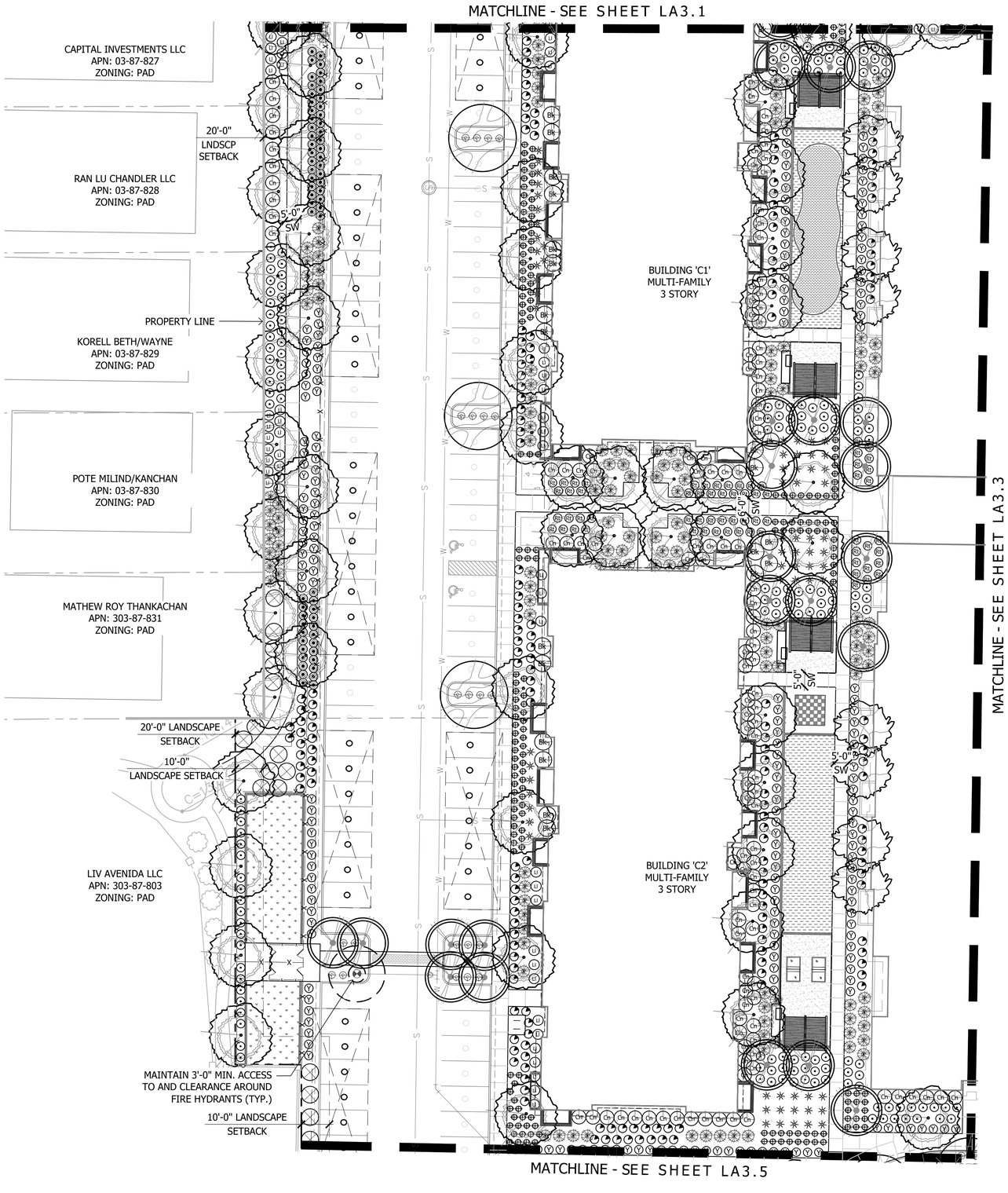
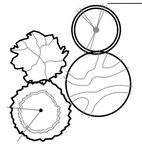


PLANT MATERIALS LEGEND



Tree	Cal (in)	Qty
Acacia aneura Mulga Acacia	2"	105
Caeselpinia cacalaco Smoothie Cascalote (Thornless)	1"	48
Pistacia x 'Red Push' Red Push Pistache	2"	69
Quercus fusiformis 'Joan Lionetti' Joan Lionetti Live Oak	2"	179

Extra Large Shrubs	Size	Qty
Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.	73
Caesalpinia pulcherrima Red Bird of Paradise	5 gal.	120
Dodonaea viscosa Hopbush	5 gal.	118
Tecoma alata 'Orange Jubilee' Orange Jubilee	5 gal.	6

Large Shrubs	Size	Qty
Cassia nemophila Desert Cassia	5 gal.	204
Leucophyllum langmaniae Lynn's Legacy Sage	5 gal.	776

Medium Shrubs	Size	Qty
Eremophila glabra spp. carnosa Winter Blaze	5 gal.	555
Eremophila hygrophana Blue Bells Blue Bells	5 gal.	1020
Simmondsia Chinensis 'Vista' Compact Jojoba	5 gal.	110

Small Shrubs	Size	Qty
Russelia equisetiformis Coral Fountain	5 gal.	178

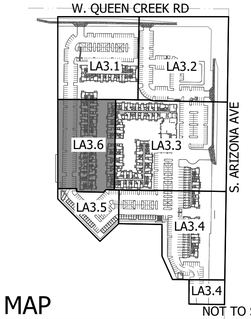
Groundcovers	Size	Qty
Eremophila prostrata Outback Sunrise	1 gal.	830
Lantana sp. 'New Gold' Lantana	1 gal.	379
Rosmarinus officinalis 'prostatus' Trailing Rosemary	1 gal.	80

Cacti/ Accents	Size	Qty
Agave ovatifolia Whale's Tongue Agave	5 gal.	76
Bouteloua gracilis Blond Ambition	5 gal.	780
Dasylirion wheeleri Desert Spoon	5 gal.	264
Hesperaloe parviflora 'Brakelights' Red Yucca	3 gal.	104
Muhlenbergia rigens Deer Grass	3 gal.	560
Nassella tenuissima Mexican Feather Grass	5 gal.	2408
Opuntia santa rita Purple Prickly Pear	5 gal.	428
Portulacaria afra minima Dwarf Elephant Food	5 gal.	115
Yucca pallida Pale Leaf Yucca	5 gal.	332

Vines	Size	Qty
Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.	5

Inerts	Size	Qty
Decomposed Granite See Detail 11, sheet LA7.1		
Turf See Detail 12, sheet LA7.1		
Turf Synthetic See Detail 7, sheet LA6.6		
Concrete Header See Detail 5, sheet LA6.6		
Putting Green See Detail x, sheet LA7.x		
Wood Fiber-Hatch See Detail x, sheet LA6.x		

Scale 1:20'



KEY MAP

NOT TO SCALE

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TEMPE, ARIZONA 85281
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ANDREW D. BARRON
EXP. 12-31-24

CASE NUMBER: PLH22-0044

MIXED USE DEVELOPMENT

MODERA CHANDLER FARMS

MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

PLANTING PLAN

ISSUE

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Job Number: 2204

Drawing: PRELIMINARY PLANTING PLAN

Sheet: LA3.6

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Exhibit 6

MILL CREEK RESIDENTIAL

CHANDLER FARMS

Modera Chandler - Amenity Area Enlargement

MIXED USE DEVELOPMENT | CASE NUMBER: PLH22-0044 | Plan Scale: 1" = 10' | Date: 03-31-2023

AB LA

MILL CREEK RESIDENTIAL

CHANDLER FARMS

Modera Chandler - Pool Amenity Enlargement

MIXED USE DEVELOPMENT
CASE NUMBER: PLH22-0044 Plan Scale: 1" = 10' Date: 03-31-2023

AB LA

1 Commercial Corner Monument Section

SCALE: 1/8"=1'-0"

2 Commercial Corner Monument

SCALE: 1/16"=1'-0"

MILL CREEK RESIDENTIAL

CHANDLER FARMS

Modera Chandler - Commercial Corner Art Enlargement

MIXED USE DEVELOPMENT
CASE NUMBER: PLH22-0044 Date: 07-10-2023

ABLA

Exhibit 7

OPEN SPACE CALCULATIONS				
DESCRIPTION	**SQUARE FEET**		**ACREAGE**	
GROSS ACREAGE	794,109 S.F.		18.23 AC.	
NET ACREAGE	648,811 S.F.		14.90 AC.	
OPEN SPACE CALCULATIONS	**REQUIRED**		**PROVIDED**	
TOTAL OPEN SPACE	129,762 S.F.	2.98 AC.	184,506 S.F.	4.24 AC.
ACTIVE OPEN SPACE	38,928 S.F.	.89 AC.	59,248 S.F.	1.36 AC.
PRIVATE OPEN SPACE (BALCONYS)	0,000 S.F.	.00 AC.	24,765 S.F.	.57 AC.

MILL CREEK RESIDENTIAL

CHANDLER FARMS

Modera Chandler - Conceptual Open Space Plan

MIXED USE DEVELOPMENT
CASE NUMBER: PLH22-0044

50' 100' 150'
Plan Scale 1:50 Date: 07-17-2023

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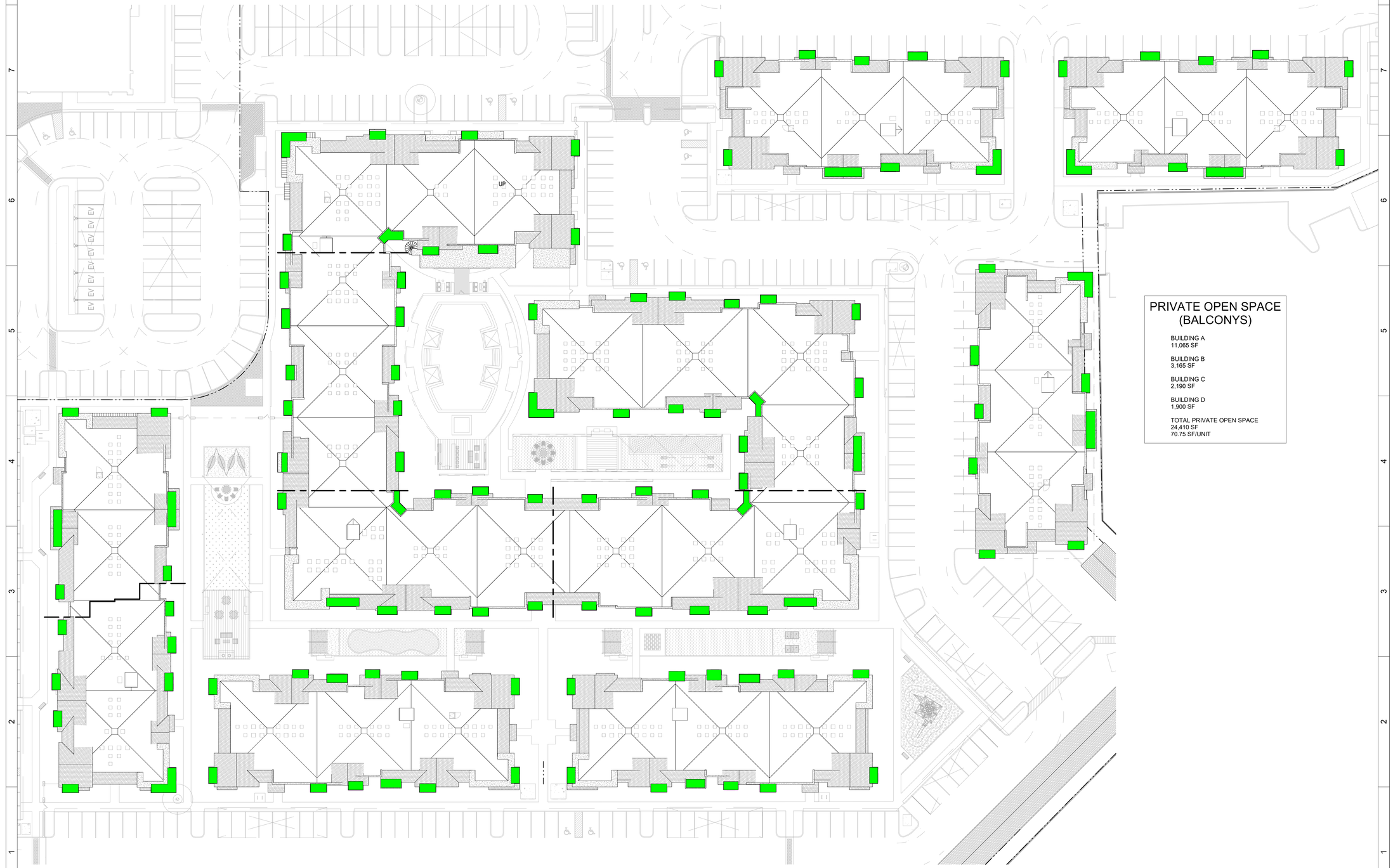
PLEASE RECYCLE



PRIVATE OPEN SPACE (BALCONYS)

BUILDING A
11,065 SF

BUILDING B
3,165 SF

BUILDING C
2,190 SF

BUILDING D
1,900 SF

TOTAL PRIVATE OPEN SPACE
24,410 SF
70.75 SF/UNIT

1 PRIVATE OPEN SPACE PLAN
1" = 30'-0"

GRAPHIC SCALES:
0 1" 2" 1-1/2" = 1'-0"
0 1' 2' 3' 1" = 1'-0"
0 1' 2' 3' 4' 3/4" = 1'-0"
0 2' 4' 6' 1/2" = 1'-0"
0 4' 8' 12' 1/4" = 1'-0"
0 8' 16' 24' 1/8" = 1'-0"

7/18/2023 11:40:16 AM

CCBG Architects, Inc.
Phoenix - San Diego
102 East Buchanan Street
Phoenix AZ 85004 602.258.2211
www.ccbgarchitects.com

CASE NUMBER: PL-H22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

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PRIVATE OPEN SPACE PLAN
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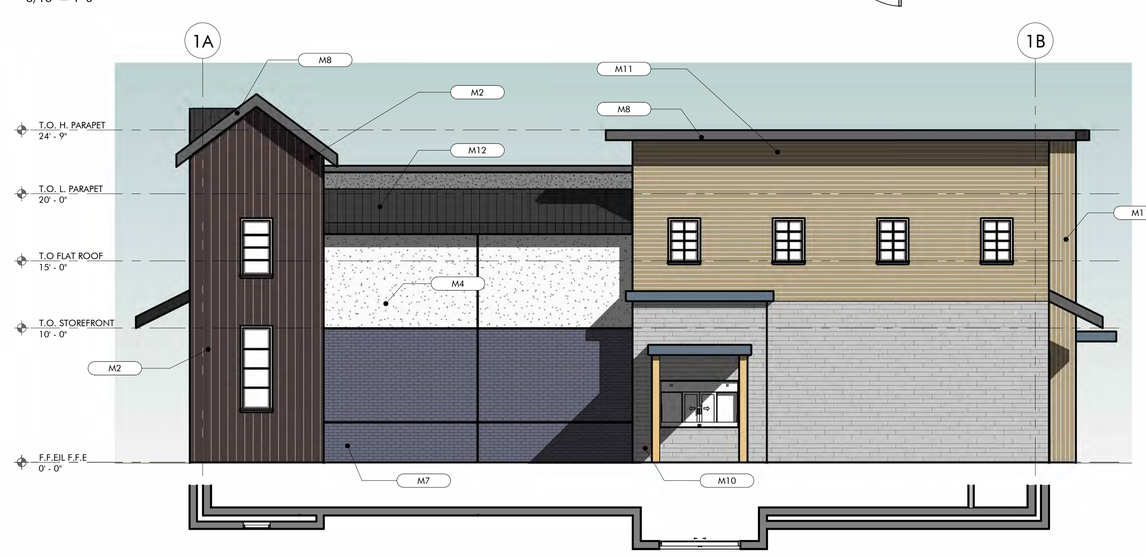
Exhibit 8

1 TOP CUP ELEVATION EAST EXPO
3/16" = 1'-0"

2 TOP CUP ELEVATION NORTH EXPO
3/16" = 1'-0"

3 TOP CUP ELEVATION SOUTH EXPO
3/16" = 1'-0"



4 TOP CUP ELEVATION WEST EXPO
3/16" = 1'-0"

MATERIAL KEYNOTE LEGEND	
M1	HARDIE PANEL - ARCTIC WHITE (NOT USED)
M2	METAL WALL PANEL - ATAS - OPALINE- MATTE BLACK
M3	ROOF - CERTAINTEED - LANDMARK PRO GEORGETOWN GRAY ROOF SHINGLES (NOT USED)
M4	STUCCO - SW 7005 - PURE WHITE
M5	STUCCO - SW 7075 - WEB GREY (NOT USED)
M6	STUCCO - SW 6258 - TRICORN BLACK (NOT USED)
M7	APPLIED BRICK VENEER - EBONY - H.C. MUDDOX
M8	BRAKE METAL/FLASHING - M.F.C. BY G.C. - DARK BRONZE
M10	BOARD FORMED PANEL - FORMEFFECTS - COASTAL
M11	CONCRETE FIBERBOARD - NICHIHA - VINTAGEWOOD CEDAR
M12	CLASSIC METAL ROOFING SYSTEMS - PEARL BLACK - "CLICKLOCK STANDING SEAM"
M13	STOREFRONT MULLIONS - ARCADIA INC - DARK BRONZE

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TOP CUP ELEVATIONS
MODERA CHANDLER
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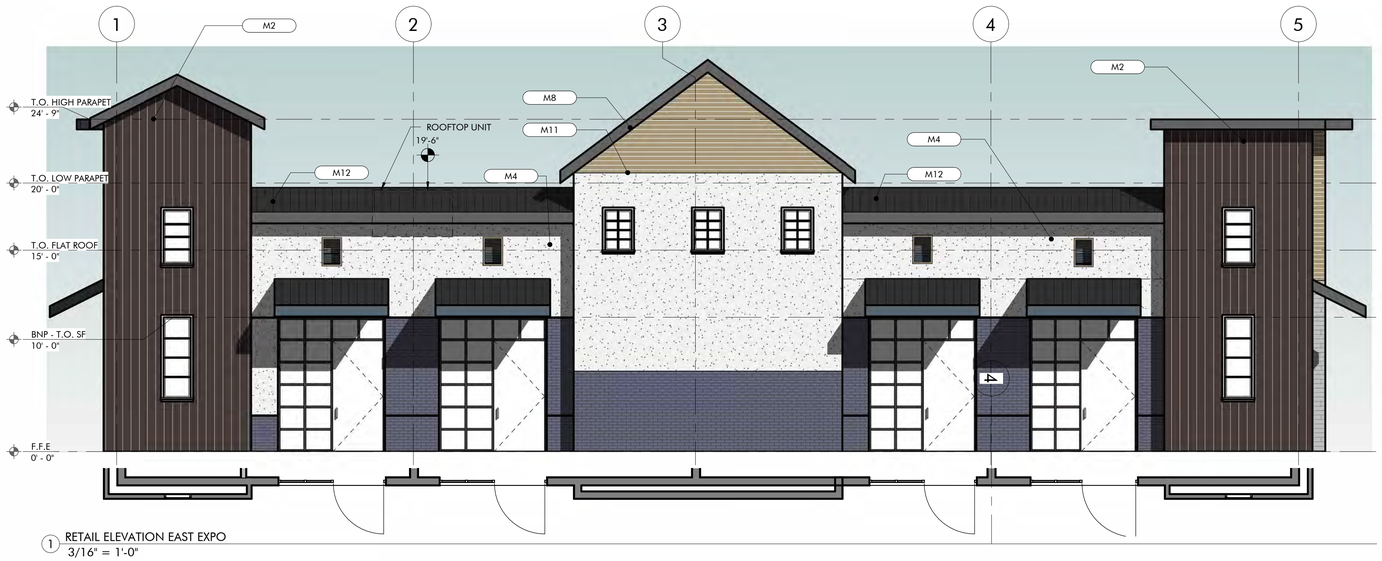
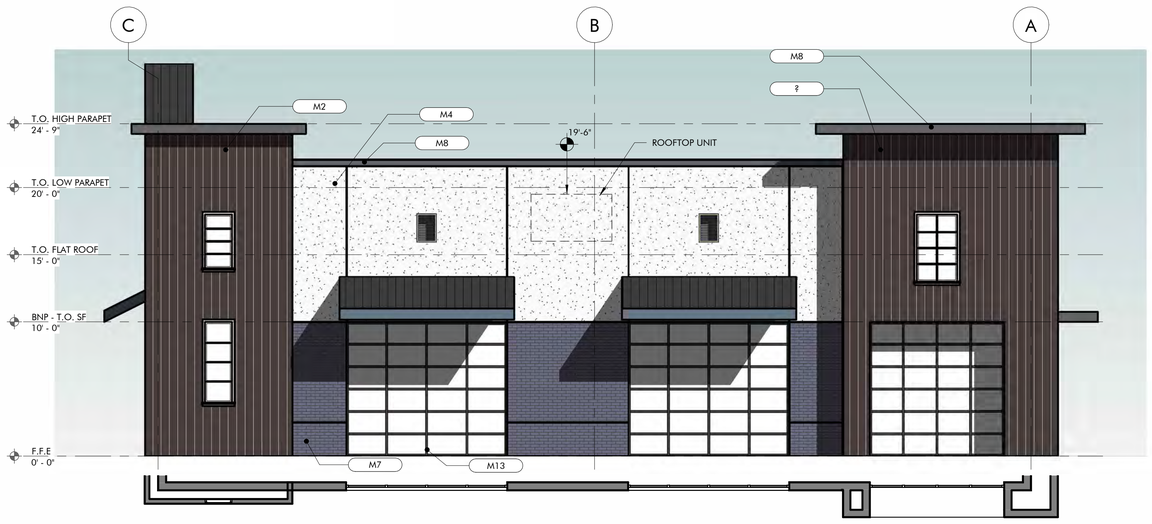


1 RETAIL ELEVATION EAST EXPO
3/16" = 1'-0"



2 RETAIL ELEVATION NORTH EXPO
3/16" = 1'-0"

3 RETAIL ELEVATION SOUTH EXPO
3/16" = 1'-0"

MATERIAL KEYNOTE LEGEND	
M1	HARDIE PANEL - ARCTIC WHITE (NOT USED)
M2	METAL WALL PANEL - ATAS - OPALINE- MATTE BLACK
M3	ROOF - CERTAINTEED - LANDMARK PRO GEORGETOWN GRAY ROOF SHINGLES (NOT USED)
M4	STUCCO - SW 7005 - PURE WHITE
M5	STUCCO - SW 7075 - WEB GREY (NOT USED)
M6	STUCCO - SW 6258 - TRICORN BLACK (NOT USED)
M7	APPLIED BRICK VENEER - EBONY - H.C. MUDDOX
M8	BRAKE METAL/FLASHING - M.F.C. BY G.C. - DARK BRONZE
M10	BOARD FORMED PANEL - FORMEFFECTS - COASTAL
M11	CONCRETE FIBERBOARD - NICHIHA - VINTAGEWOOD CEDAR
M12	CLASSIC METAL ROOFING SYSTEMS - PEARL BLACK - "CLICKLOCK STANDING SEAM"
M13	STOREFRONT MULLIONS - ARCADIA INC - DARK BRONZE

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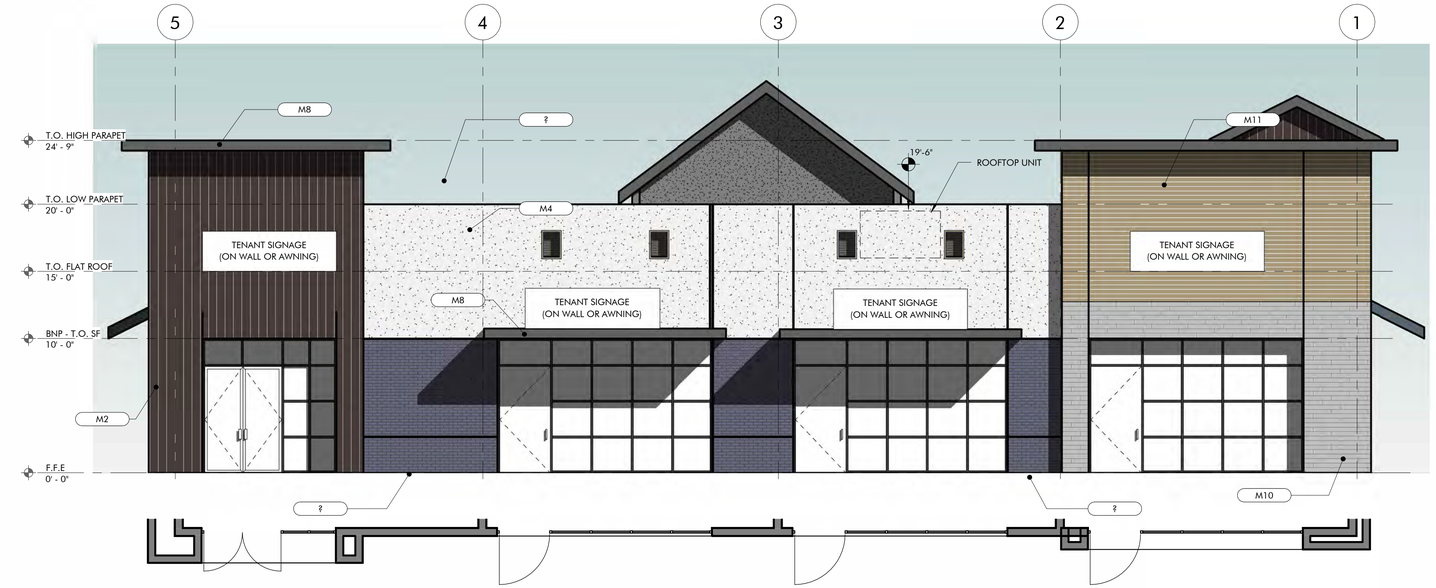

1 RETAIL ELEVATION WEST EXPO
3/16" = 1'-0"

MATERIAL KEYNOTE LEGEND	
M1	HARDIE PANEL - ARCTIC WHITE (NOT USED)
M2	METAL WALL PANEL - ATAS - OPALINE- MATTE BLACK
M3	ROOF - CERTAINTEED - LANDMARK PRO GEORGETOWN GRAY ROOF SHINGLES (NOT USED)
M4	STUCCO - SW 7005 - PURE WHITE
M5	STUCCO - SW 7075 - WEB GREY (NOT USED)
M6	STUCCO - SW 6258 - TRICORN BLACK (NOT USED)
M7	APPLIED BRICK VENEER - EBONY - H.C. MUDDOX
M8	BRAKE METAL/FLASHING - M.F.C. BY G.C. - DARK BRONZE
M10	BOARD FORMED PANEL - FORMEFFECTS - COASTAL
M11	CONCRETE FIBERBOARD - NICHIHA - VINTAGEWOOD CEDAR
M12	CLASSIC METAL ROOFING SYSTEMS - PEARL BLACK - "CLICKLOCK STANDING SEAM"
M13	STOREFRONT MULLIONS - ARCADIA INC - DARK BRONZE

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MODERA CHANDLER

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Exhibit 9

3 BUILDING A1 - EAST ELEVATION

2 BUILDING A1 - NORTH ELEVATION

1 BUILDING A1 - SOUTH ELEVATION

KEYNOTE LEGEND	
400	ROOFTOP CONDENSING UNIT: SEE MECHANICAL
401	EXTERIOR METERS FULLY SCREENED

MATERIAL KEYNOTE LEGEND	
M1	COMPOSITE PANELING - ARCTIC WHITE
M2	COMPOSITE PANELING - MATTE BLACK
M3	CONCRETE TILES - BEL AIR SIERRA MADRE
M4	STUCCO - SW 7005 - PURE WHITE
M5	STUCCO - SW 7075 - WEB GRAY
M6	STUCCO - SW 6258 - TRICORN BLACK
M7	BRICK - EBONY
M8	DOOR/WINDOW TRIM - DARK BRONZE
M10	COMPOSITE PANELING - CONCRETE
M11	COMPOSITE PANELING - VINTAGEWOOD CEDAR
M12	COMPOSITE PANELING - COLONIAL SEAM BLACK
M13	STUCCO - SW 7037 - BALANCED BEIGE

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Job Number: 2204
Drawing: BUILDING A EXTERIOR ELEVATIONS
Sheet: A4.01A

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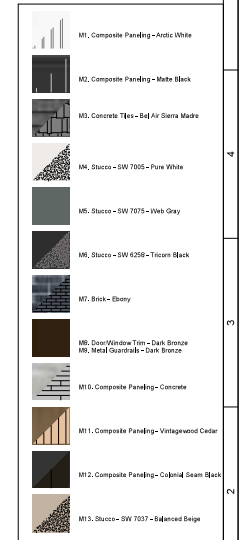
2 BUILDING A2 - NORTH ELEVATION
1/8" = 1'-0"

1 BUILDING A1 - WEST ELEVATION
1/8" = 1'-0"

KEYNOTE LEGEND	
400	ROOFTOP CONDENSING UNIT: SEE MECHANICAL



ALL MATERIALS TO BE THE SPECIFIED PRODUCT OR EQUAL

MATERIAL KEYNOTE LEGEND	
M1	COMPOSITE PANELING - ARCTIC WHITE
M2	COMPOSITE PANELING - MATTE BLACK
M3	CONCRETE TILES - BEL AIR SIERRA MADRE
M4	STUCCO - SW 7005 - PURE WHITE
M5	STUCCO - SW 7075 - WEB GRAY
M6	STUCCO - SW 6258 - TRICORN BLACK
M7	BRICK - EBONY
M8	DOOR/WINDOW TRIM - DARK BRONZE
M9	METAL GUARDRAILS/METAL CANOPIES - DARK BRONZE
M11	COMPOSITE PANELING - VINTAGEWOOD CEDAR
M13	STUCCO - SW 7037 - BALANCED BEIGE

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JF
Job Number
2204
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BUILDING A EXTERIOR ELEVATIONS
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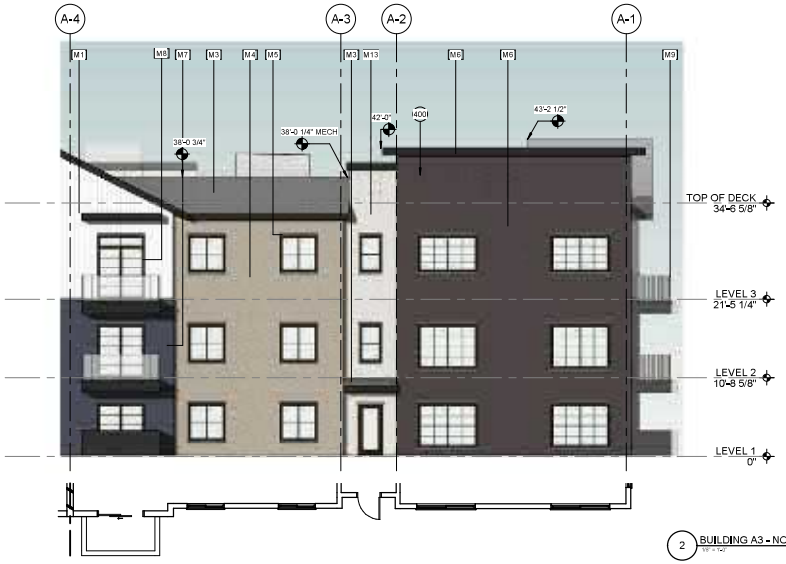

2 BUILDING A3 - NORTH ELEVATION

1 BUILDING A2 - SOUTH ELEVATION

KEYNOTE LEGEND	
400	ROOFTOP CONDENSING UNIT: SEE MECHANICAL

MATERIAL KEYNOTE LEGEND	
M1	COMPOSITE PANELING - ARCTIC WHITE
M3	CONCRETE TILES - BEL AIR SIERRA MADRE
M4	STUCCO - SW 7005 - PURE WHITE
M5	STUCCO - SW 7075 - WEB GRAY
M6	STUCCO - SW 6258 - TRICORN BLACK
M7	BRICK - EBONY
M8	DOOR/WINDOW TRIM - DARK BRONZE
M9	METAL GUARDRAILS/METAL CANOPIES - DARK BRONZE
M11	COMPOSITE PANELING - VINTAGEWOOD CEDAR
M13	STUCCO - SW 7037 - BALANCED BEIGE

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BUILDING A EXTERIOR ELEVATIONS
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3/4" = 1'-0"
1/2" = 1'-0"
1/4" = 1'-0"
1/8" = 1'-0"

2 BUILDING A3 - WEST ELEVATION

1 BUILDING A3 - EAST ELEVATION

KEYNOTE LEGEND	
400	ROOFTOP CONDENSING UNIT: SEE MECHANICAL

MATERIAL KEYNOTE LEGEND	
M3	CONCRETE TILES - BEL AIR SIERRA MADRE
M4	STUCCO - SW 7005 - PURE WHITE
M5	STUCCO - SW 7075 - WEB GRAY
M6	STUCCO - SW 6258 - TRICORN BLACK
M7	BRICK - EBONY
M8	DOOR/WINDOW TRIM - DARK BRONZE
M9	METAL GUARDRAILS/METAL CANOPIES - DARK BRONZE
M11	COMPOSITE PANELING - VINTAGEWOOD CEDAR
M13	STUCCO - SW 7037 - BALANCED BEIGE

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CASE NUMBER: PL#22-0044
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BUILDING A EXTERIOR ELEVATIONS
Sheet
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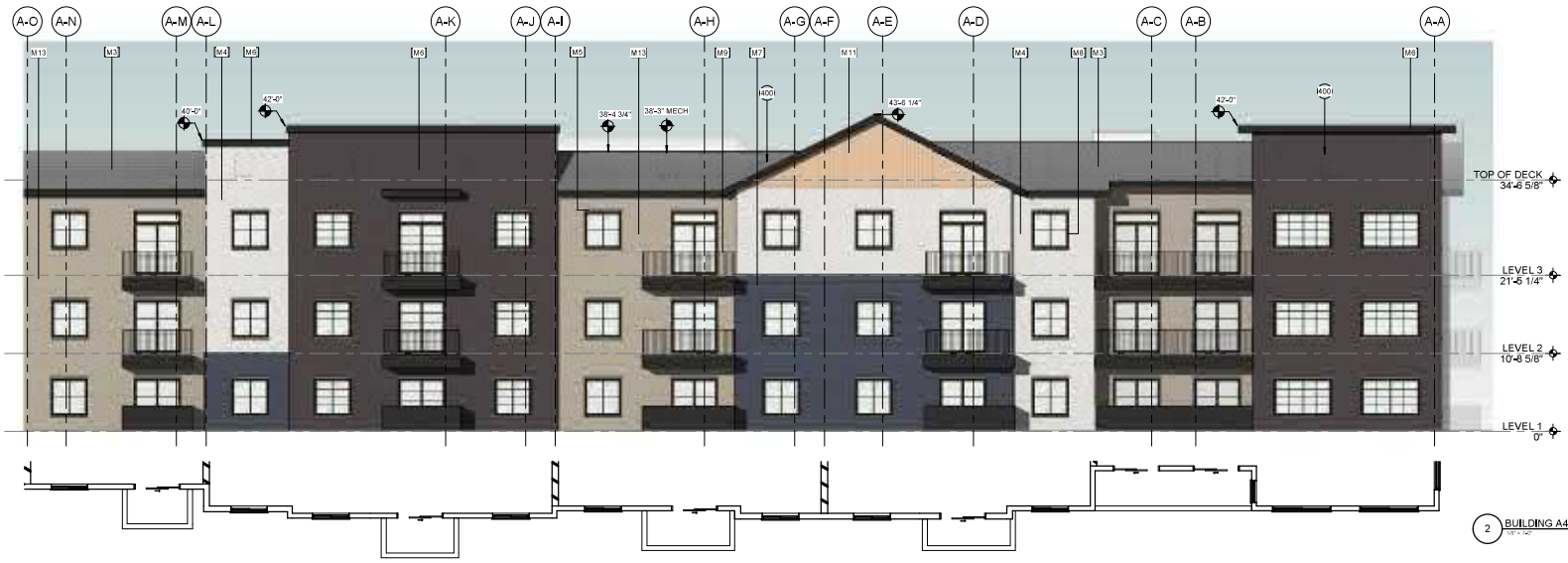

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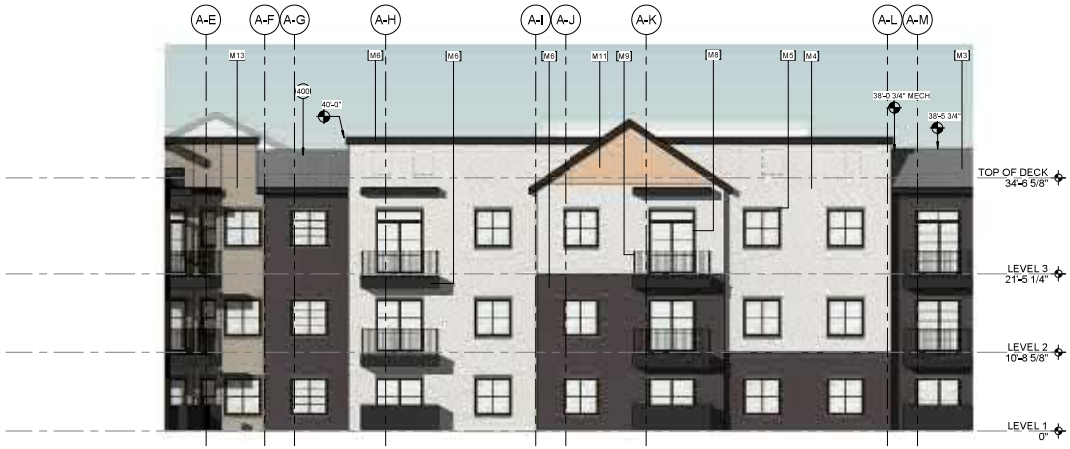

1 BUILDING A4 - EAST ELEVATION

KEYNOTE LEGEND	
400	ROOFTOP CONDENSING UNIT: SEE MECHANICAL

MATERIAL KEYNOTE LEGEND	
M3	CONCRETE TILES - BEL AIR SIERRA MADRE
M4	STUCCO - SW 7005 - PURE WHITE
M5	STUCCO - SW 7075 - WEB GRAY
M6	STUCCO - SW 6258 - TRICORN BLACK
M7	BRICK - EBONY
M8	DOOR/WINDOW TRIM - DARK BRONZE
M9	METAL GUARDRAILS/METAL CANOPIES - DARK BRONZE
M11	COMPOSITE PANELING - VINTAGEWOOD CEDAR
M13	STUCCO - SW 7037 - BALANCED BEIGE

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CASE NUMBER: PLH22-0044
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MODERA CHANDLER - MILL CREEK RESIDENTIAL

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CHANDLER, ARIZONA 85248

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06.22.2022		SD SUBMITTAL
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BUILDING A EXTERIOR ELEVATIONS
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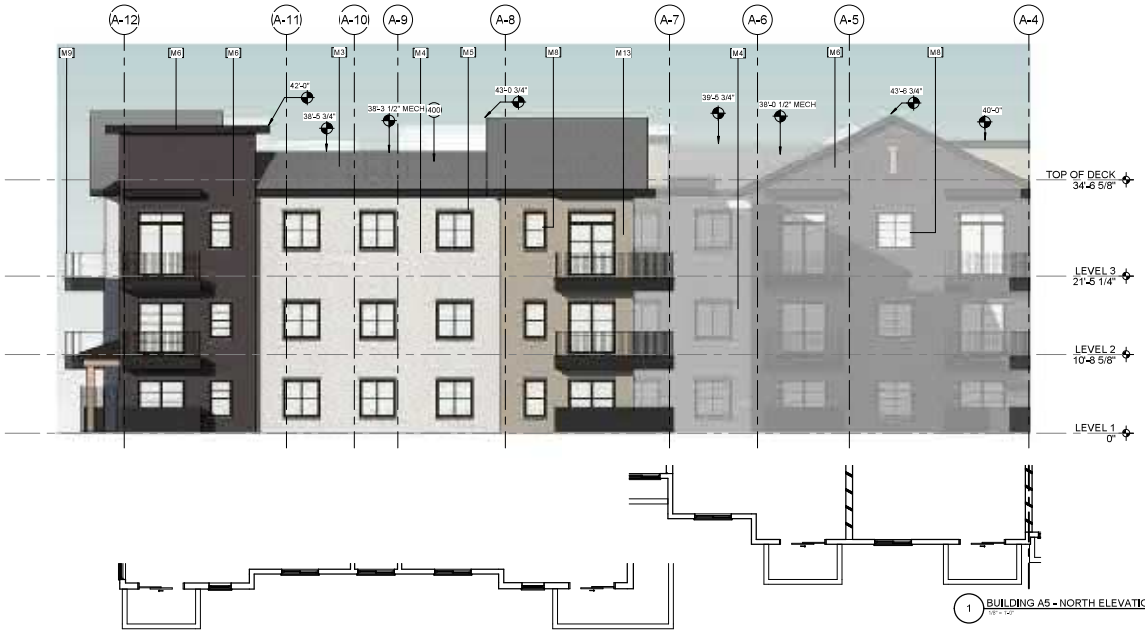
GRAPHIC SCALES:
1-1/2" = 1'-0"
1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
1/4" = 1'-0"
1/8" = 1'-0"

2 BUILDING A5 - EAST ELEVATION



1 BUILDING A5 - NORTH ELEVATION

KEYNOTE LEGEND	
400	ROOFTOP CONDENSING UNIT: SEE MECHANICAL

MATERIAL KEYNOTE LEGEND	
M1	COMPOSITE PANELING - ARCTIC WHITE
M2	COMPOSITE PANELING - MATTE BLACK
M3	CONCRETE TILES - BEL AIR SIERRA MADRE
M4	STUCCO - SW 7005 - PURE WHITE
M5	STUCCO - SW 7075 - WEB GRAY
M6	STUCCO - SW 6258 - TRICORN BLACK
M7	BRICK - EBONY
M8	DOOR/WINDOW TRIM - DARK BRONZE
M9	METAL GUARDRAILS/METAL CANOPIES - DARK BRONZE
M13	STUCCO - SW 7037 - BALANCED BEIGE

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CASE NUMBER: PLH22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
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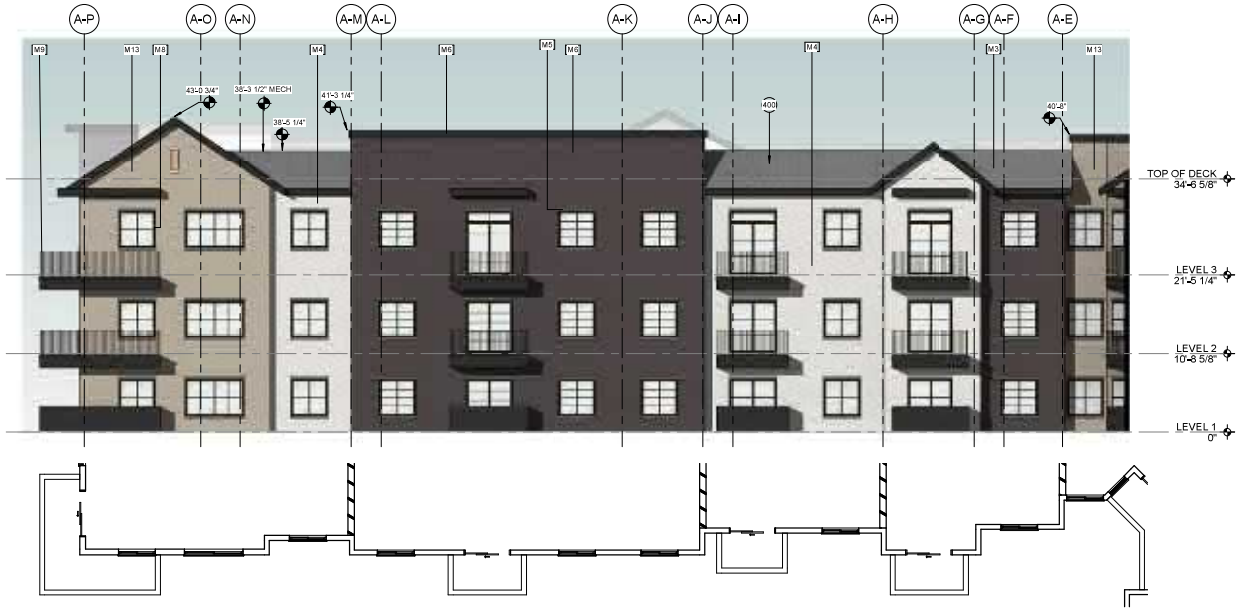
2 BUILDING A4 - SOUTH ELEVATION
1/8" = 1'-0"



1 BUILDING A5 - WEST ELEVATION
1/8" = 1'-0"

KEYNOTE LEGEND	
400	ROOFTOP CONDENSING UNIT: SEE MECHANICAL

MATERIAL KEYNOTE LEGEND	
M3	CONCRETE TILES - BEL AIR SIERRA MADRE
M4	STUCCO - SW 7005 - PURE WHITE
M5	STUCCO - SW 7075 - WEB GRAY
M6	STUCCO - SW 6258 - TRICORN BLACK
M7	BRICK - EBONY
M8	DOOR/WINDOW TRIM - DARK BRONZE
M9	METAL GUARDRAILS/METAL CANOPIES - DARK BRONZE
M11	COMPOSITE PANELING - VINTAGEWOOD CEDAR
M13	STUCCO - SW 7037 - BALANCED BEIGE

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CASE NUMBER: PLH22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
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3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

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GRAPHIC SCALES:
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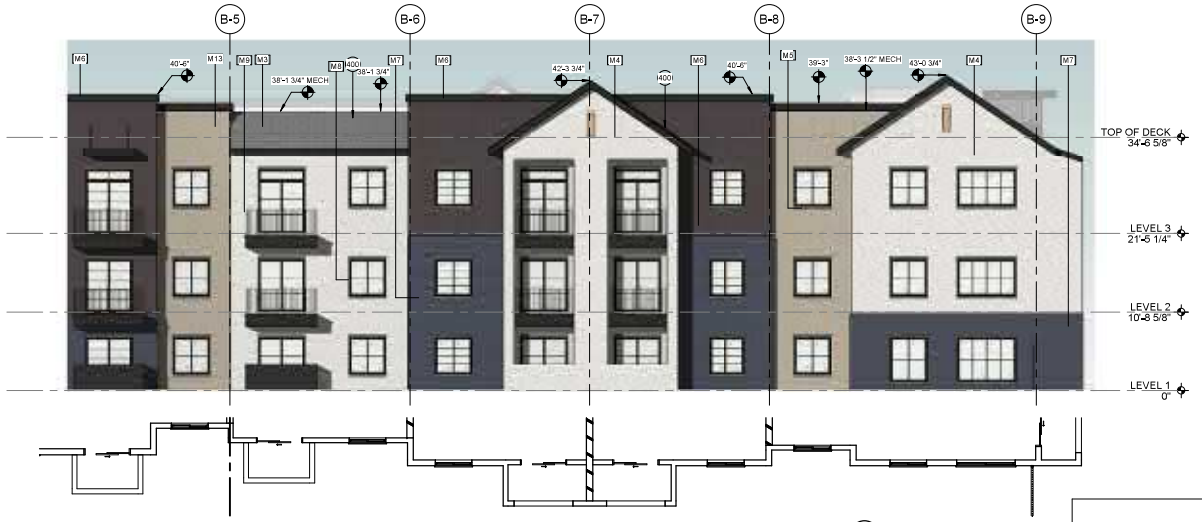
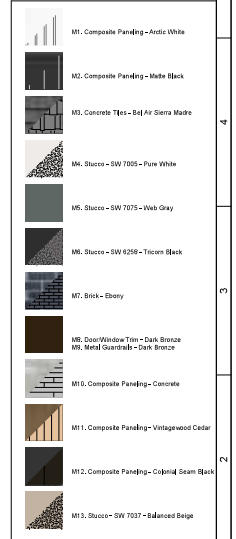
1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
1/4" = 1'-0"
1/8" = 1'-0"

2 BUILDING B - SOUTH 2 ELEVATION
1/8" = 1'-0"



1 BUILDING B - SOUTH 1 ELEVATION
1/8" = 1'-0"

KEYNOTE LEGEND	
400	ROOFTOP CONDENSING UNIT: SEE MECHANICAL



ALL MATERIALS TO BE THE SPECIFIED PRODUCT OR EQUAL

MATERIAL KEYNOTE LEGEND	
M1	COMPOSITE PANELING - ARCTIC WHITE
M3	CONCRETE TILES - BEL AIR SIERRA MADRE
M4	STUCCO - SW 7005 - PURE WHITE
M5	STUCCO - SW 7075 - WEB GRAY
M6	STUCCO - SW 6258 - TRICORN BLACK
M7	BRICK - EBONY
M8	DOOR/WINDOW TRIM - DARK BRONZE
M9	METAL GUARDRAILS/METAL CANOPIES - DARK BRONZE
M13	STUCCO - SW 7037 - BALANCED BEIGE

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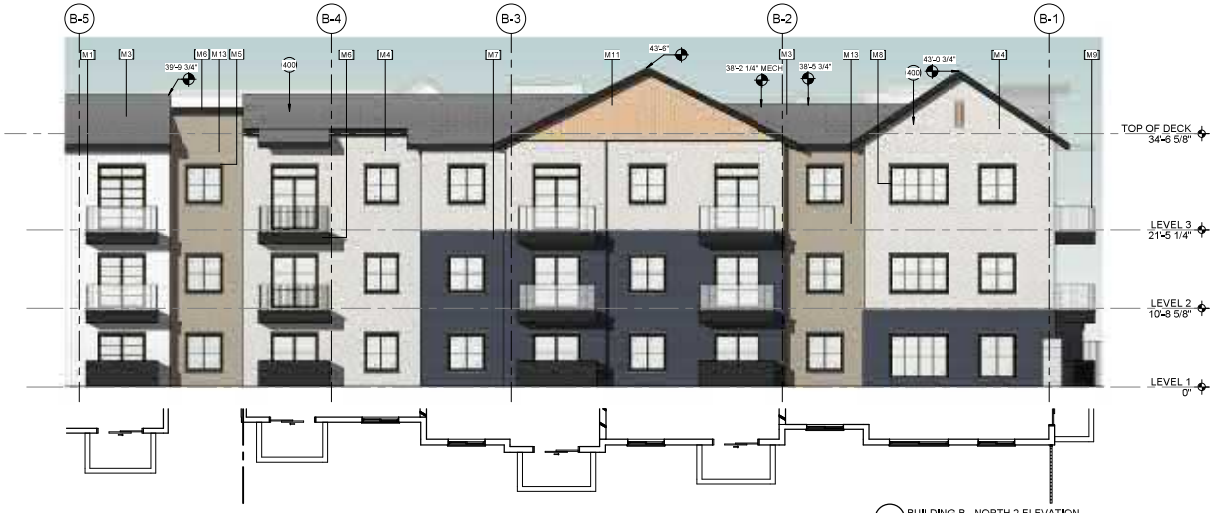
KEYNOTE LEGEND	
400	ROOFTOP CONDENSING UNIT: SEE MECHANICAL



2 BUILDING B - NORTH 2 ELEVATION
1/8" = 1'-0"

1 BUILDING B - NORTH 1 ELEVATION
1/8" = 1'-0"

MATERIAL KEYNOTE LEGEND	
M1	COMPOSITE PANELING - ARCTIC WHITE
M2	COMPOSITE PANELING - MATTE BLACK
M3	CONCRETE TILES - BEL AIR SIERRA MADRE
M4	STUCCO - SW 7005 - PURE WHITE
M5	STUCCO - SW 7075 - WEB GRAY
M6	STUCCO - SW 6258 - TRICORN BLACK
M7	BRICK - EBONY
M8	DOOR/WINDOW TRIM - DARK BRONZE
M9	METAL GUARDRAILS/METAL CANOPIES - DARK BRONZE
M11	COMPOSITE PANELING - VINTAGEWOOD CEDAR
M13	STUCCO - SW 7037 - BALANCED BEIGE

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GRAPHIC SCALES:
1-1/2" = 1'-0"
1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
1/4" = 1'-0"
1/8" = 1'-0"

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2 BUILDING B - WEST ELEVATION
1/8" = 1'-0"

1 BUILDING B - EAST ELEVATION
1/8" = 1'-0"

KEYNOTE LEGEND	
400	ROOFTOP CONDENSING UNIT: SEE MECHANICAL
401	EXTERIOR METERS FULLY SCREENED

MATERIAL KEYNOTE LEGEND	
M2	COMPOSITE PANELING - MATTE BLACK
M3	CONCRETE TILES - BEL AIR SIERRA MADRE
M4	STUCCO - SW 7005 - PURE WHITE
M5	STUCCO - SW 7075 - WEB GRAY
M6	STUCCO - SW 6258 - TRICORN BLACK
M7	BRICK - EBONY
M8	DOOR/WINDOW TRIM - DARK BRONZE
M9	METAL GUARDRAILS/METAL CANOPIES - DARK BRONZE
M12	COMPOSITE PANELING - COLONIAL SEAM BLACK
M13	STUCCO - SW 7037 - BALANCED BEIGE

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CASE NUMBER: PLH22-0044
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CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

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CHANDLER, ARIZONA 85248

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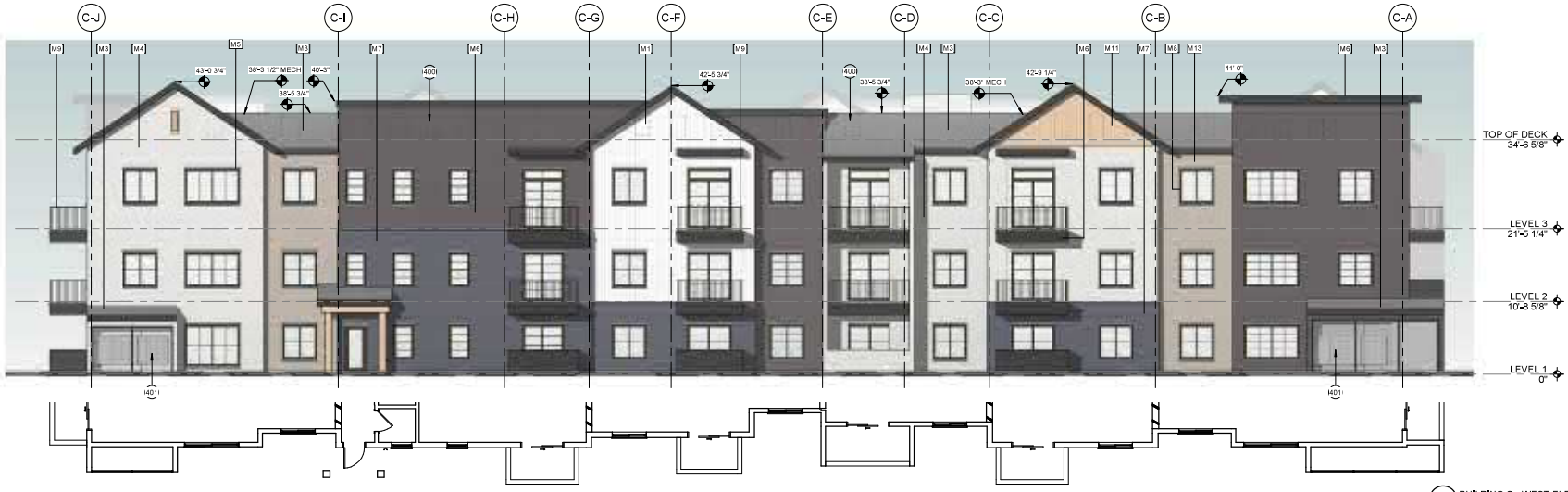
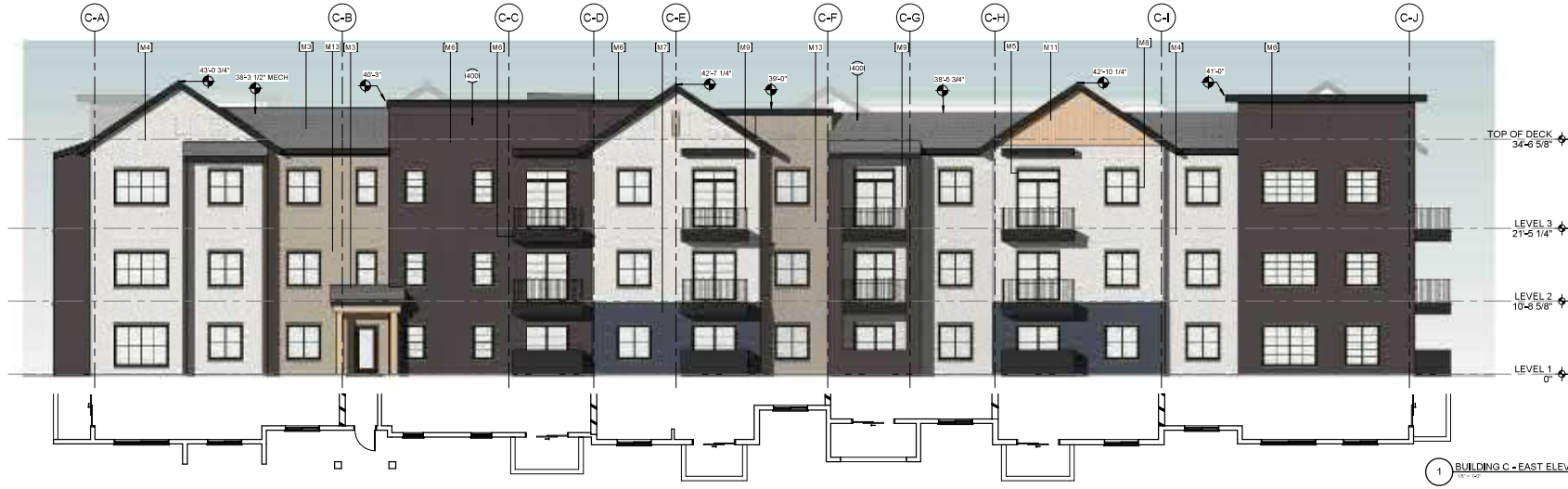


2 BUILDING C - WEST ELEVATION



1 BUILDING C - EAST ELEVATION

KEYNOTE LEGEND	
400	ROOFTOP CONDENSING UNIT: SEE MECHANICAL
401	EXTERIOR METERS FULLY SCREENED

MATERIAL KEYNOTE LEGEND	
M1	COMPOSITE PANELING - ARCTIC WHITE
M3	CONCRETE TILES - BEL AIR SIERRA MADRE
M4	STUCCO - SW 7005 - PURE WHITE
M5	STUCCO - SW 7075 - WEB GRAY
M6	STUCCO - SW 6258 - TRICORN BLACK
M7	BRICK - EBONY
M8	DOOR/WINDOW TRIM - DARK BRONZE
M9	METAL GUARDRAILS/METAL CANOPIES - DARK BRONZE
M11	COMPOSITE PANELING - VINTAGEWOOD CEDAR
M13	STUCCO - SW 7037 - BALANCED BEIGE

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BUILDING C EXTERIOR ELEVATIONS
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1/2" = 1'-0"
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1/8" = 1'-0"
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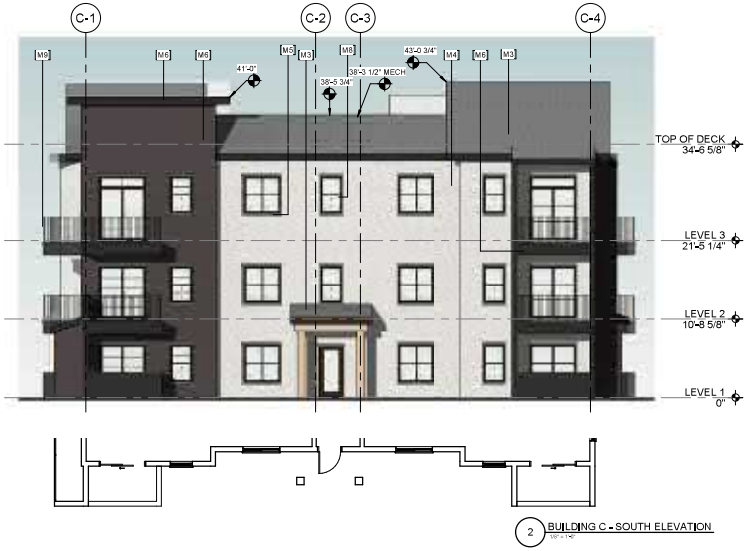
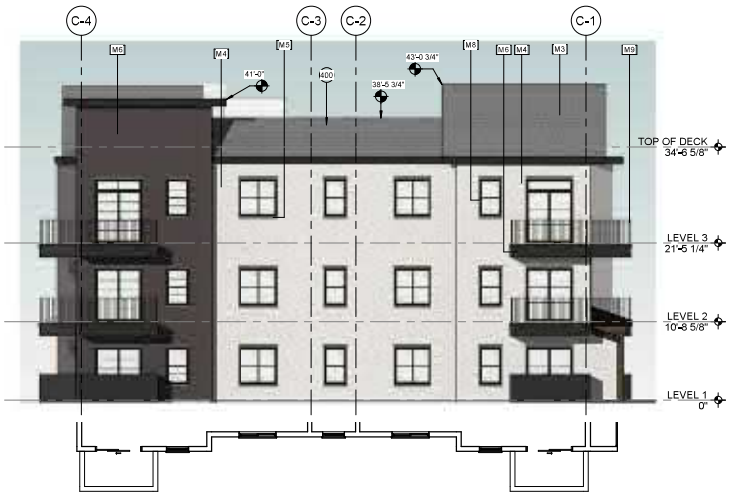


2 BUILDING C - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 BUILDING C - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

KEYNOTE LEGEND	
400	ROOFTOP CONDENSING UNIT: SEE MECHANICAL

MATERIAL KEYNOTE LEGEND	
M3	CONCRETE TILES - BEL AIR SIERRA MADRE
M4	STUCCO - SW 7005 - PURE WHITE
M5	STUCCO - SW 7075 - WEB GRAY
M6	STUCCO - SW 6258 - TRICORN BLACK
M8	DOOR/WINDOW TRIM - DARK BRONZE
M9	METAL GUARDRAILS/METAL CANOPIES - DARK BRONZE

M1. Composite Paneling - Arctic White
M2. Composite Paneling - Matte Black
M3. Concrete Tiles - Bel Air Sierra Madre
M4. Stucco - SW 7005 - Pure White
M5. Stucco - SW 7075 - Web Gray
M6. Stucco - SW 6258 - Tricorn Black
M7. Brick - Ebony
M8. Door/Window Trim - Dark Bronze
M9. Metal Guardrails - Dark Bronze
M10. Composite Paneling - Concrete
M11. Composite Paneling - Vintagewood Cedar
M12. Composite Paneling - Colonial Seam Black
M13. Stucco - SW 7037 - Balanced Beige

ALL MATERIALS TO BE THE SPECIFIED PRODUCT OR EQUAL

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CASE NUMBER: PLH22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

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GRAPHIC SCALES:
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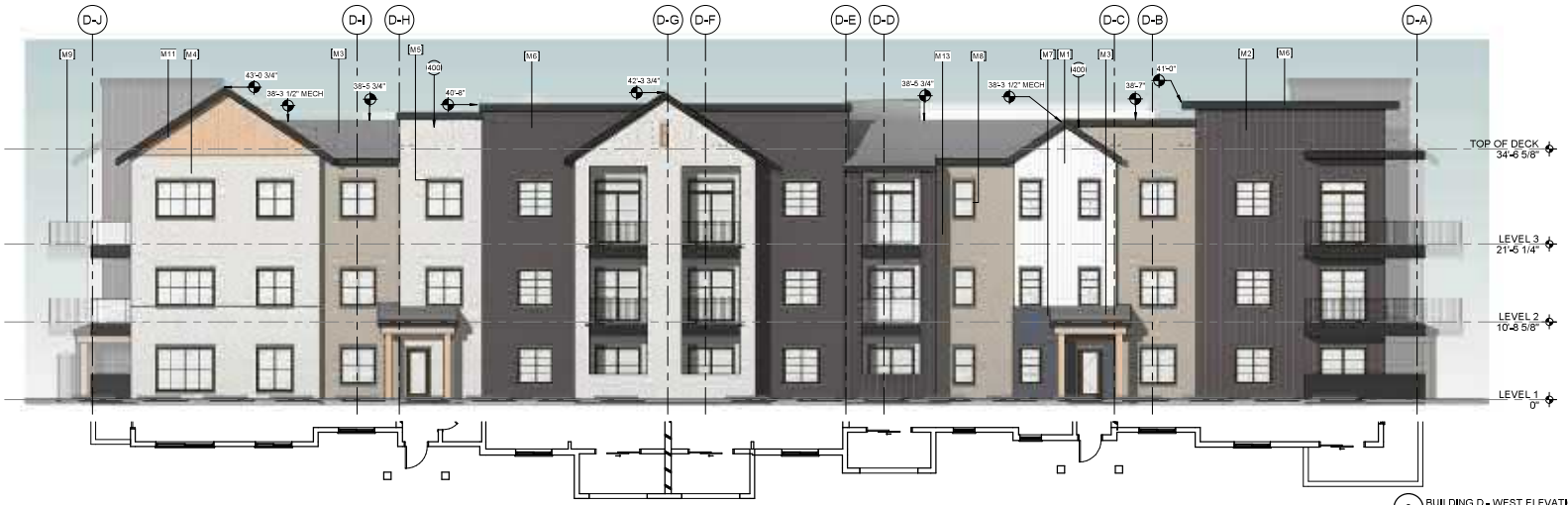
3/4" = 1'-0"
1/2" = 1'-0"
1/4" = 1'-0"
1/8" = 1'-0"



2 BUILDING D - WEST ELEVATION
1/8" = 1'-0"

1 BUILDING D - SOUTH ELEVATION
1/8" = 1'-0"

M1. Composite Paneling - Arctic White

M2. Composite Paneling - Matte Black

M3. Concrete Tiles - Bel Air Sierra Madre

M4. Stucco - SW 7005 - Pure White

M5. Stucco - SW 7075 - Web Gray

M6. Stucco - SW 6258 - Tricorn Black

M7. Brick - Ebony

M8. Door/Window Trim - Dark Bronze
M9. Metal Guardrails - Dark Bronze

M10. Composite Paneling - Concrete

M11. Composite Paneling - Vintagewood Cedar

M12. Composite Paneling - Colonial Seam Black

M13. Stucco - SW 7037 - Balanced Beige

ALL MATERIALS TO BE THE SPECIFIED PRODUCT OR EQUAL

KEYNOTE LEGEND	
400	ROOFTOP CONDENSING UNIT: SEE MECHANICAL
401	EXTERIOR METERS FULLY SCREENED

MATERIAL KEYNOTE LEGEND	
M1	COMPOSITE PANELING - ARCTIC WHITE
M2	COMPOSITE PANELING - MATTE BLACK
M3	CONCRETE TILES - BEL AIR SIERRA MADRE
M4	STUCCO - SW 7005 - PURE WHITE
M5	STUCCO - SW 7075 - WEB GRAY
M6	STUCCO - SW 6258 - TRICORN BLACK
M7	BRICK - EBONY
M8	DOOR/WINDOW TRIM - DARK BRONZE
M9	METAL GUARDRAILS/METAL CANOPIES - DARK BRONZE
M11	COMPOSITE PANELING - VINTAGEWOOD CEDAR
M13	STUCCO - SW 7037 - BALANCED BEIGE

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CASE NUMBER: PLH22-0044
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CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

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GRAPHIC SCALES: 1-1/2" = 1'-0" | 1" = 1'-0" | 3/4" = 1'-0" | 1/2" = 1'-0" | 1/4" = 1'-0" | 1/8" = 1'-0"

2 BUILDING D - EAST ELEVATION

1 BUILDING D - NORTH ELEVATION

KEYNOTE LEGEND	
400	ROOFTOP CONDENSING UNIT: SEE MECHANICAL
401	EXTERIOR METERS FULLY SCREENED

MATERIAL KEYNOTE LEGEND	
M1	COMPOSITE PANELING - ARCTIC WHITE
M2	COMPOSITE PANELING - MATTE BLACK
M3	CONCRETE TILES - BEL AIR SIERRA MADRE
M4	STUCCO - SW 7005 - PURE WHITE
M5	STUCCO - SW 7075 - WEB GRAY
M6	STUCCO - SW 6258 - TRICORN BLACK
M7	BRICK - EBONY
M8	DOOR/WINDOW TRIM - DARK BRONZE
M9	METAL GUARDRAILS/METAL CANOPIES - DARK BRONZE
M11	COMPOSITE PANELING - VINTAGEWOOD CEDAR
M13	STUCCO - SW 7037 - BALANCED BEIGE

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CASE NUMBER: PL#22-0044
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CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

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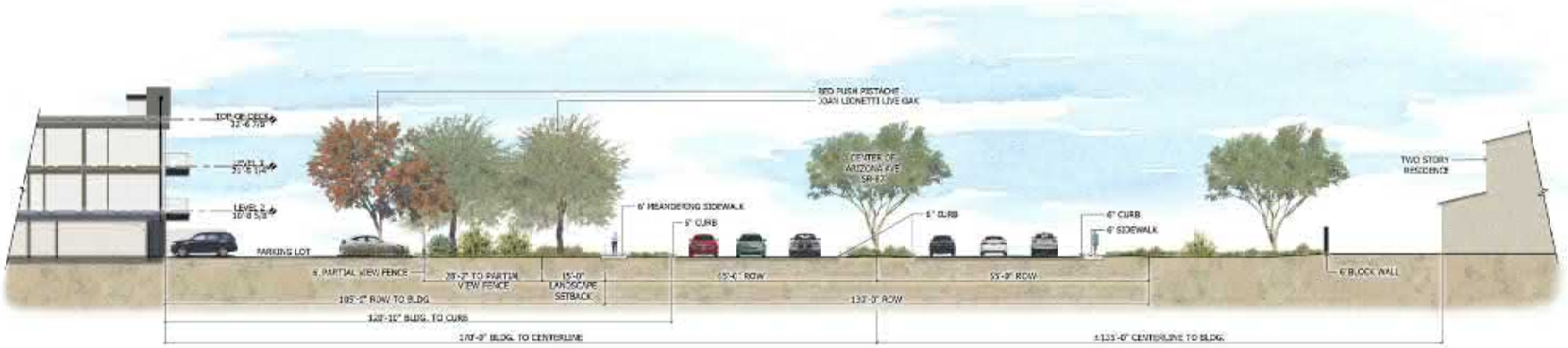

MILL CREEK RESIDENTIAL

CHANDLER FARMS

Modera Chandler - Building D Elevations

MIXED USE DEVELOPMENT
CASE NUMBER: PLH22-0044

Date: 07-10-2023

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Exhibit 10

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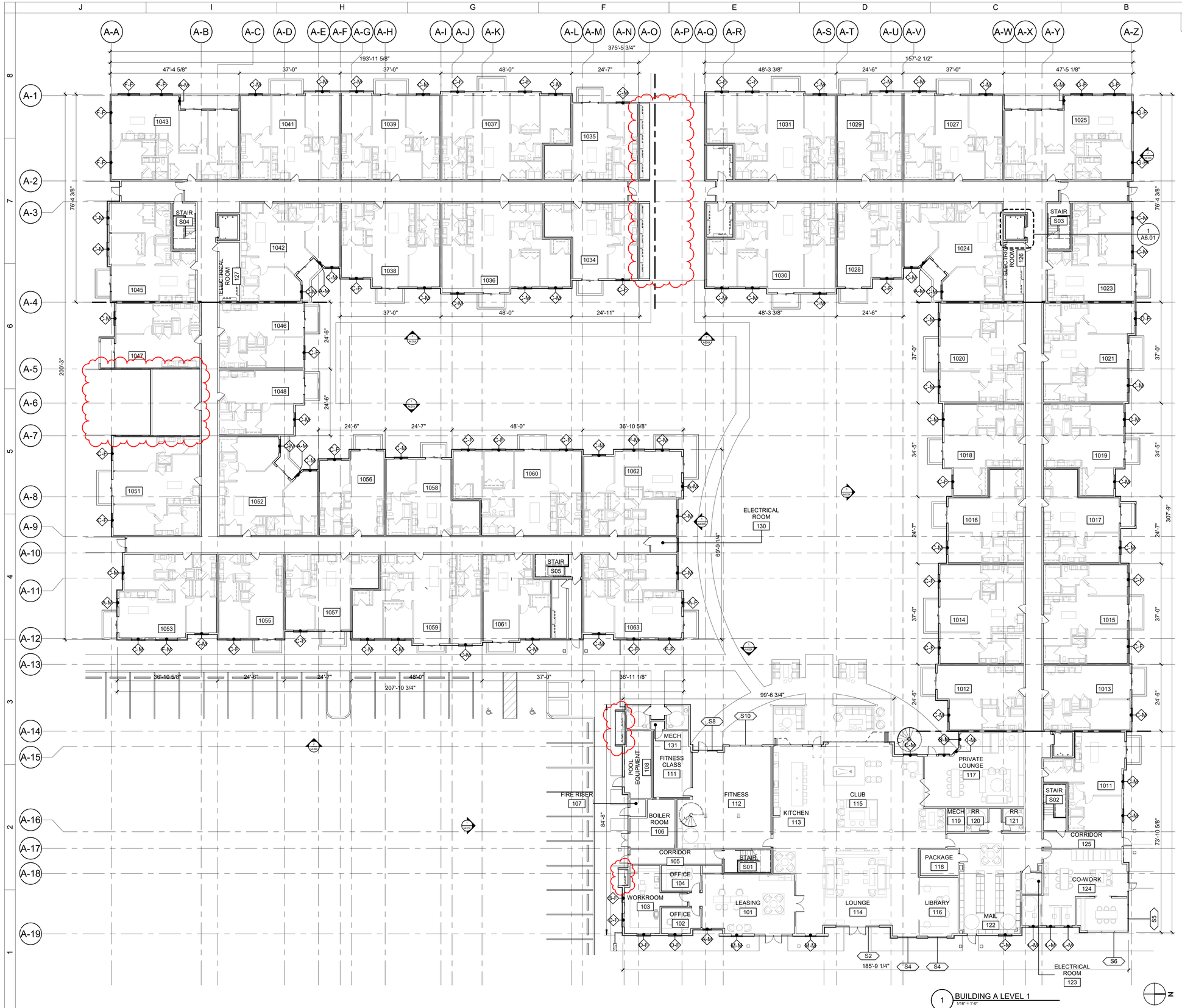

KEYNOTE LEGEND

GENERAL NOTES:

A. REFER TO SHEET A0.1 FOR PROJECT GENERAL NOTES.
B. REFER TO DOOR AND WINDOW SCHEDULE SHEETS A9.1 THRU A9.3 FOR EXTERIOR DOORS AND WINDOWS
C. REFER TO DOOR AND FRAME SCHEDULE FOR DOORS REQUIRING ADA ACCESS CONTROL
D. ALL PARTITIONS AT TOILETS SHALL HAVE FULL-HEIGHT CONTINUOUS BATT INSULATION
E. ALL DIMENSIONS ARE TO FACE OF STUD (UNLESS NOTED OTHERWISE)
F. PROVIDE ALL BLOCKING FOR SHELVING, CLOSET RODS, CABINETRY, FUTURE GRAB BARS, AND ALL WALL MOUNTED EQUIPMENT OR ACCESSORIES.
G. PROVIDE 1/2" DENSHIELD AT ALL SHOWER & TUB WALL IN LIEU OF GWB. DO NOT OMIT TYPE 'X' GWB AT 1 HOUR RATED WALLS
H. DOUBLE STUD FRAMING AT ALL DOOR JAMBS.
I. CAULK ALL FOUR SIDES OF BASE AT LAUNDRY AREAS
J. ALL PLUMBING WALLS SHALL BE 6" (TYP.)
K. HINGE SIDE JAMB OF DOORS TO BE 3" FROM ADJACENT PERPENDICULAR WALL.
L. ALL UNITS TO BE PRE-WIRED FOR CABLE (COAX) AND TELEPHONE.
M. ALL EXPOSED CONCRETE COLUMNS, WALL AND CEILINGS SHALL BE COMPLETELY CLEANED AND LEFT UNFINISHED.
N. ALL COAT HOOKS TO BE MOUNTED GREATER THAN 48" AFF, AT 54" AFF.
O. ALL FLOORING PER INTERIOR DESIGN DRAWINGS
P. SEE INTERIOR DESIGN DRAWINGS FOR CABINET COLORS, FINISHES, CABINET DOOR STYLES, ETC.
Q. PER IGCC 504.1. PROVIDE NOT LESS THAN TWO (2) 7-GALLON MINIMUM PULL-OUT BINS FOR RECYCLING AND TRASH AS PART OF KITCHEN BASE CABINETS. BINS TO BE LOCATED IN 15" BASE CABINET.

ACCESSIBILITY NOTES:

1. CHANGES IN LEVEL SHALL CONFORM TO ANSI A117.1.
2. ALL DOORS SHALL PROVIDE CLEAR WIDTH OF 32" MEASURED FROM THE DOOR STOP TO FACE OF OPENED DOOR, POSITIONED AT 90 DEGREES.
3. DWELLING UNITS REQ'D. TO BE ACCESSIBLE UNITS SHALL COMPLY W/ THE APPLICABLE PORTIONS OF ICC A117.1. REFER TO THIS CODE FOR ALL CLEARANCES, CONTROL LOCATIONS, ETC.
4. PROVIDE WALL BLOCKING AND BACKING FOR FUTURE GRAB BAR INSTALLATION AT ALL BATHS PER DETAIL ON SHEET A0.3
5. REMOVEABLE BASE CABINETS TO BE INSTALLED AT UNITS SHOWN IN INTERIOR ELEVATIONS. SEE DETAIL SHEET A0.3 FOR DETAILS.
6. ALL TYPE 'B' DWELLING UNITS SHALL UTILIZE EITHER OPTION 'A' OR OPTION 'B' BATHROOM PER APPLICABLE PORTIONS OF ICC A117.1
7. REFER TO SHEET A0.02 FOR ALL STANDARD MOUNTING HEIGHTS, CLEARANCES, AND CONFIGURATIONS UNLESS SPECIFICALLY NOTED OR DIMENSIONED OTHERWISE.
8. REFER TO SHEET A0.03 AND A0.04 FOR ALL ALL ANSI A AND B, REQUIRED CLEARANCES AND MOUNTING HEIGHTS.
9. IN CORNER SECTIONS OF KITCHEN COUNTERS, PROVIDE AT LEAST (1) ELECTRICAL RECEPTACLE AT A MINIMUM OF 36" FROM THE INSIDE CORNER. SEE ELECTRICAL.

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CASE NUMBER: PL22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL
06.09.2023		PAD/PDP 3RD SUBMITTAL

Drawn: JP
Checked: JF
Job Number: 2204
Drawing: BUILDING A LEVEL 1 FLOOR PLAN
Sheet: A2.A01

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GRAPHIC SCALES:

PLEASE RECYCLE

KEYNOTE LEGEND

ACCESSIBILITY NOTES:

1. CHANGES IN LEVEL SHALL CONFORM TO ANSI A117.1.
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C. REFER TO DOOR AND FRAME SCHEDULE FOR DOORS REQUIRING ADA ACCESS CONTROL
D. ALL PARTITIONS AT TOILETS SHALL HAVE FULL-HEIGHT CONTINUOUS BATT INSULATION
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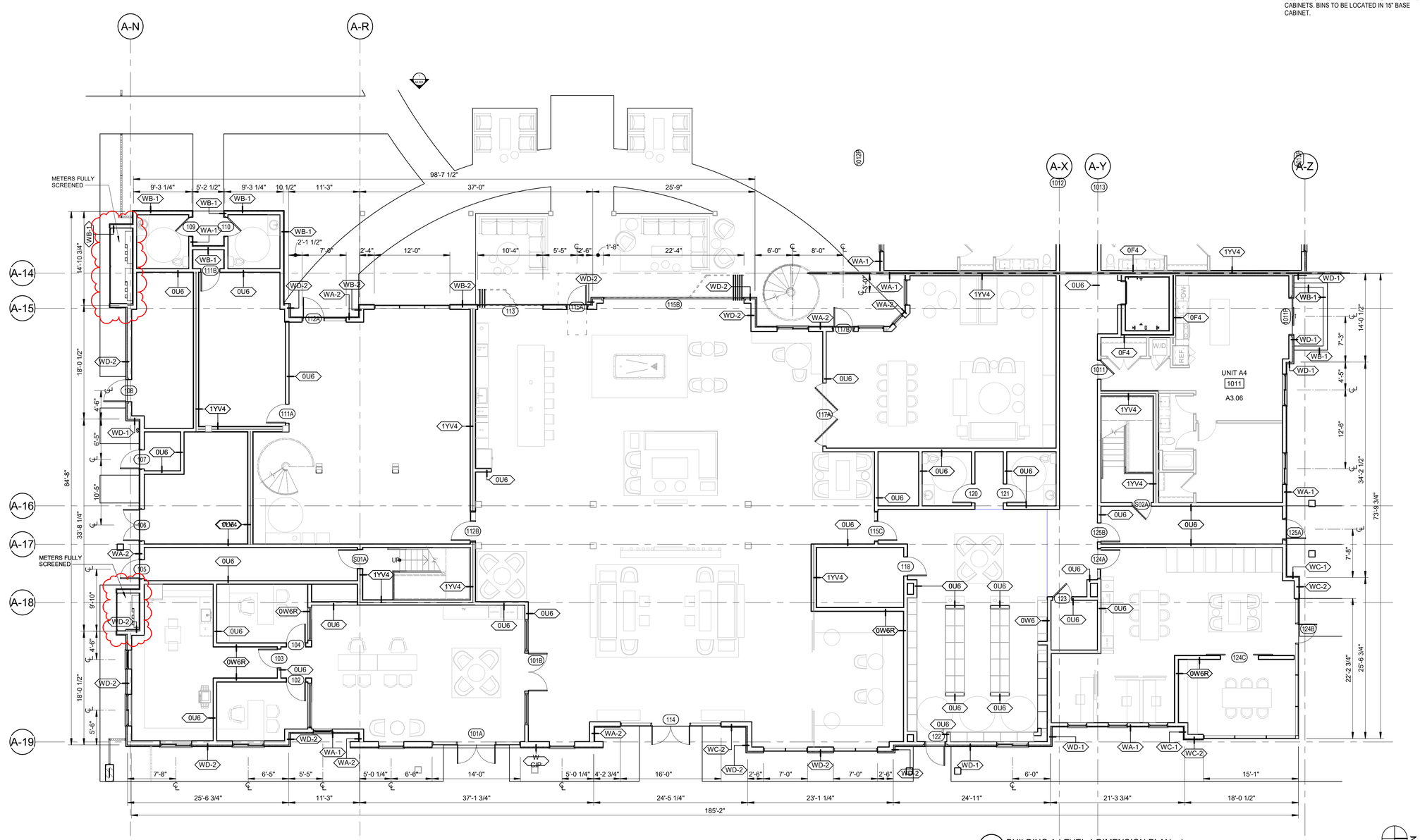

1 BUILDING A LEVEL 1 DIMENSION PLAN - 1
1/8" = 1'-0"

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06.09.2023		PAD/PDP 3RD SUBMITTAL

Drawn: JP
Checked: JF
Job Number: 2204
Drawing: BUILDING A LEVEL 1 DIMENSION PLAN - 1
Sheet: A2.A01D1

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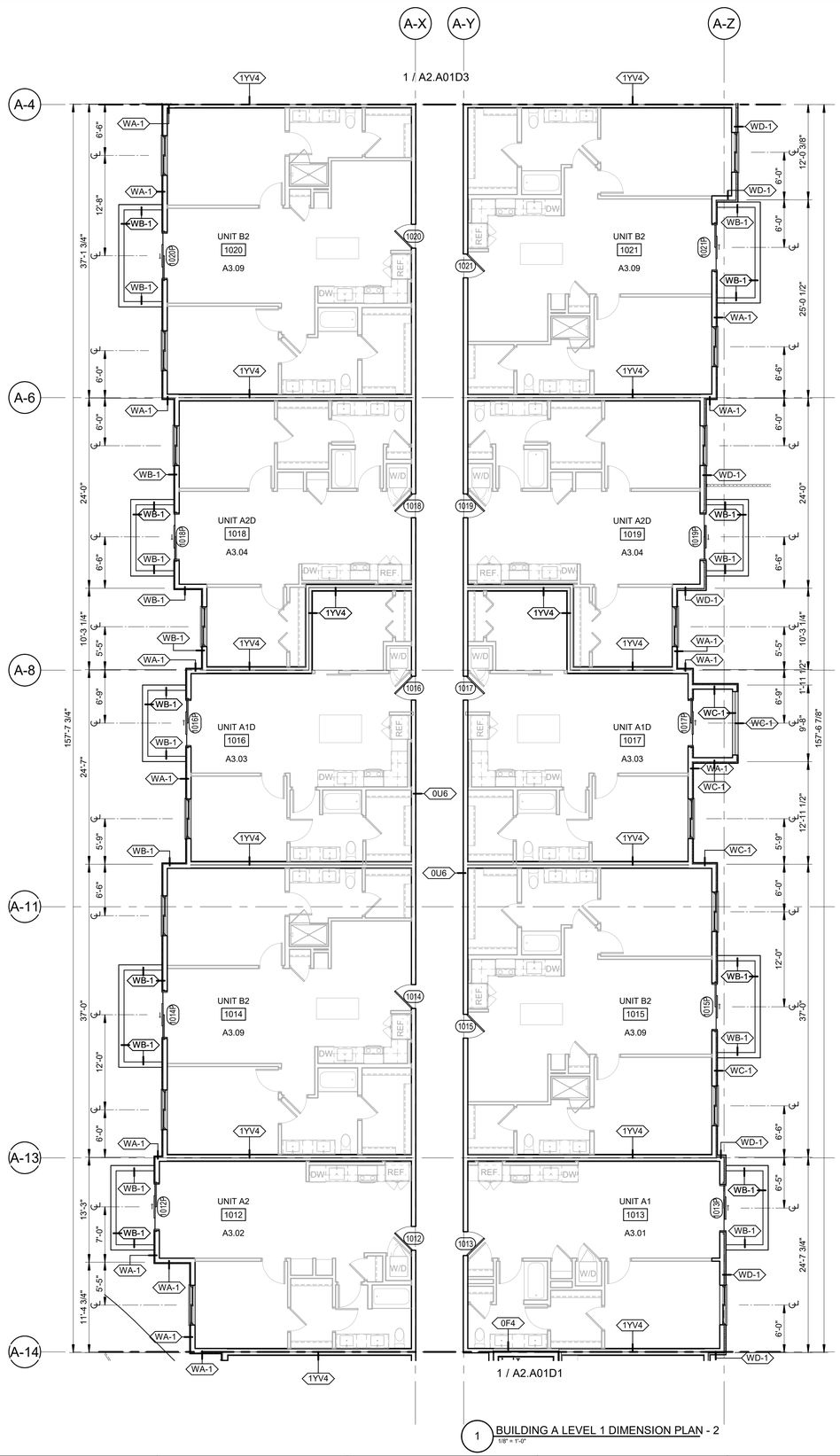
GRAPHIC SCALES:
1-1/2" = 1'-0"
1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
1/4" = 1'-0"
1/8" = 1'-0"

PLEASE RECYCLE



1 BUILDING A LEVEL 1 DIMENSION PLAN - 2
1/8" = 1'-0"

ACCESSIBILITY NOTES:

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KEYNOTE LEGEND

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CASE NUMBER: PLH22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL

Drawn: JP
Checked: JF
Job Number: 2204
Drawing: BUILDING A LEVEL 1 DIMENSION PLAN - 2
Sheet: A2.A01D2

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GRAPHIC SCALES:
1-1/2" = 1'-0"
1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
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1/8" = 1'-0"

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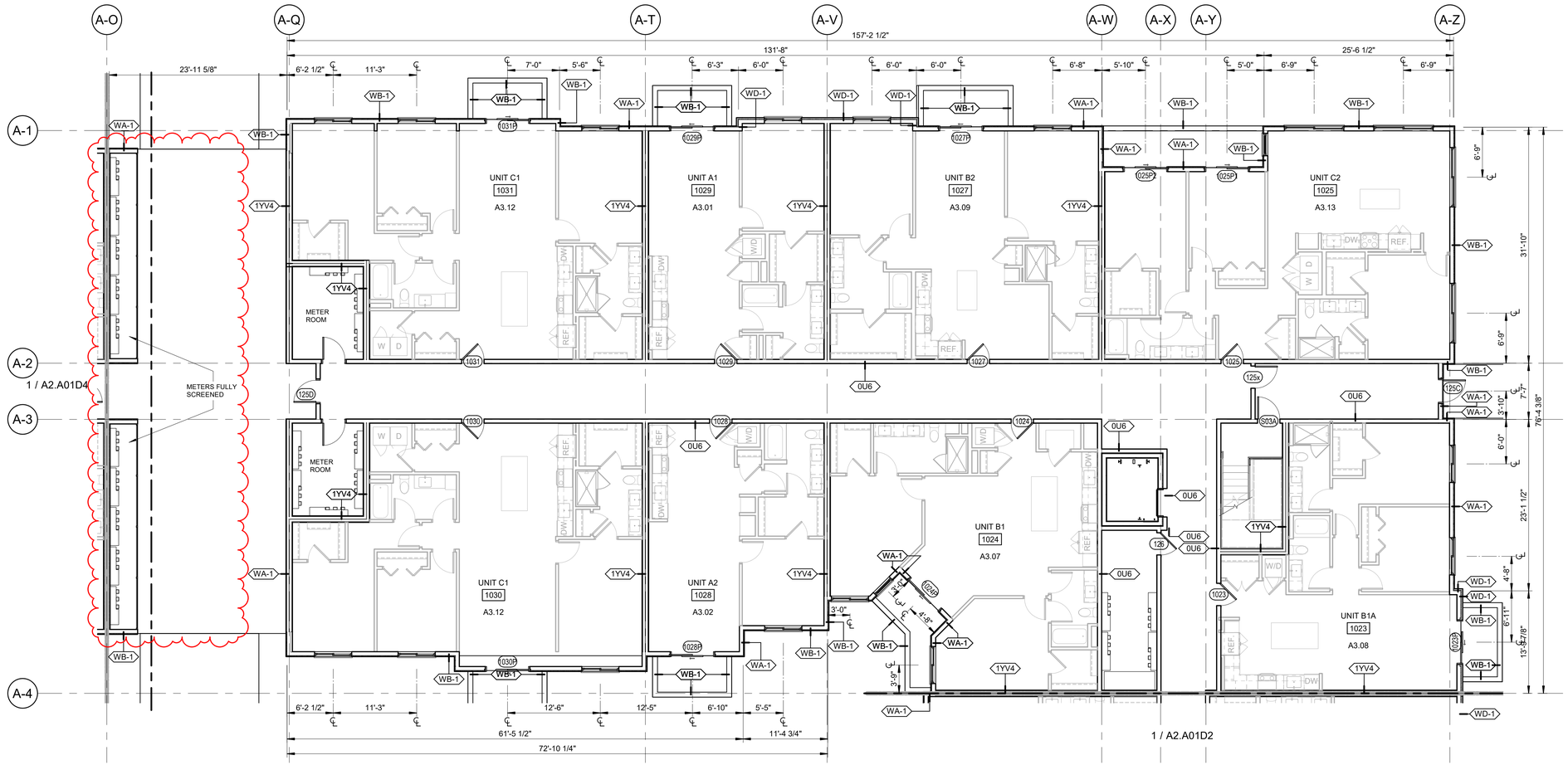

1 BUILDING A LEVEL 1 DIMENSION PLAN - 3
1/8" = 1'-0"

GRAPHIC SCALES:
1-1/2" = 1'-0"
1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
1/4" = 1'-0"
1/8" = 1'-0"

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CASE NUMBER: PLH22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL
06.09.2023		PAD/PDP 3RD SUBMITTAL

Drawn: JP
Checked: JF
Job Number: 2204
Drawing: BUILDING A LEVEL 1 DIMENSION PLAN - 3
Sheet: A2.A01D3

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PLEASE RECYCLE

KEYNOTE LEGEND

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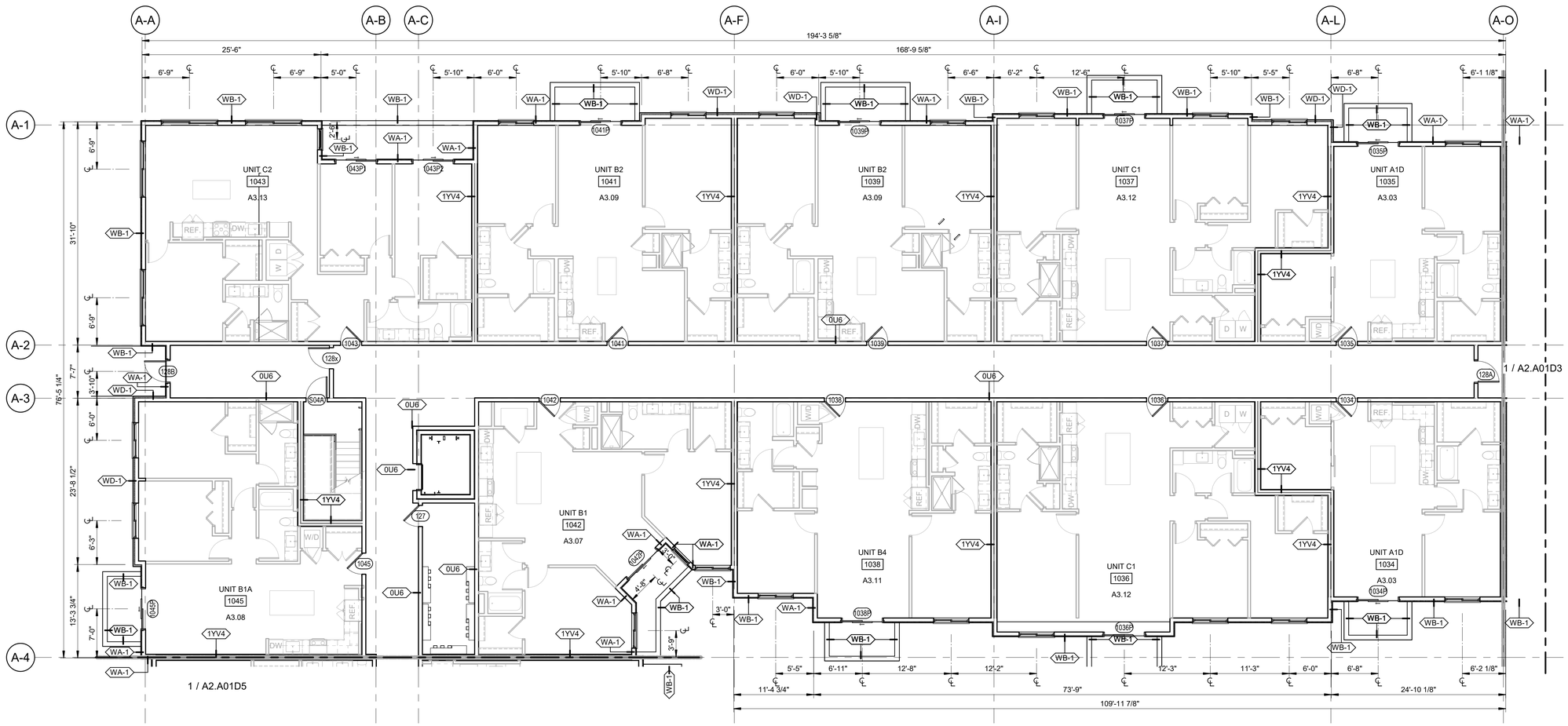

1 BUILDING A LEVEL 1 DIMENSION PLAN - 4
1/8" = 1'-0"

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Drawing: BUILDING A LEVEL 1 DIMENSION PLAN - 4
Sheet: A2.A01D4

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GRAPHIC SCALES:

PLEASE RECYCLE

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Sheet: A2.A01D5

1 BUILDING A LEVEL 1 DIMENSION PLAN - 5
1/8" = 1'-0"

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GRAPHIC SCALES:

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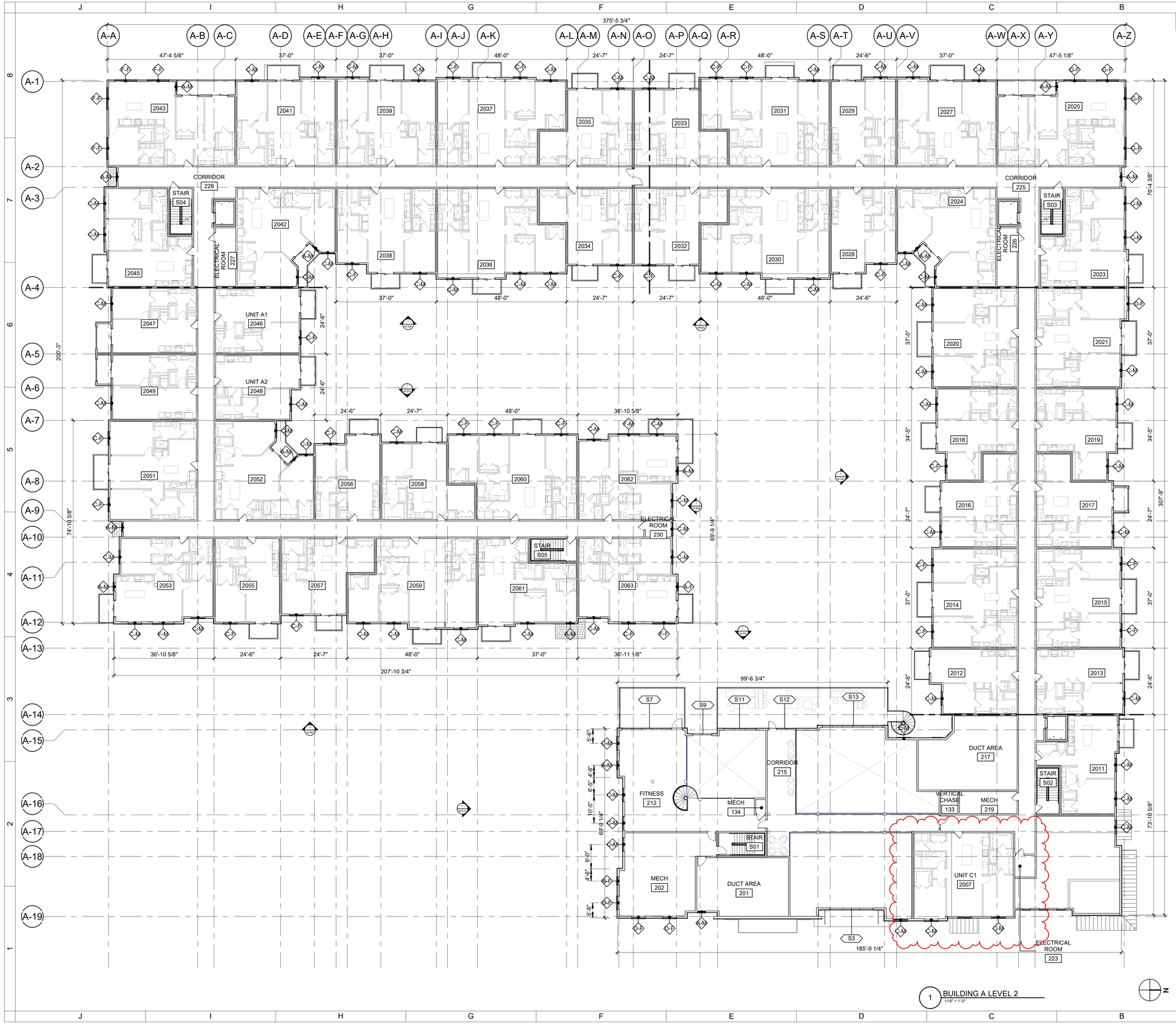

1 BUILDING A LEVEL 2
1/16" = 1'-0"

N

GRAPHIC SCALES:
1-1/2" = 1'-0"
1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
1/4" = 1'-0"
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F. PROVIDE ALL BLOCKING FOR SHELVING, CLOSET RODS, CABINETRY, FUTURE GRAB BARS, AND ALL WALL MOUNTED EQUIPMENT OR ACCESSORIES.
G. PROVIDE 1/2" DENSHIELD AT ALL SHOWER & TUB WALL IN LIEU OF GWB. DO NOT OMIT TYPE 'X' GWB AT 1 HOUR RATED WALLS
H. DOUBLE STUD FRAMING AT ALL DOOR JAMBS.
I. CAULK ALL FOUR SIDES OF BASE AT LAUNDRY AREAS
J. ALL PLUMBING WALLS SHALL BE 6" (TYP.)
K. HINGE SIDE JAMB OF DOORS TO BE 3" FROM ADJACENT PERPENDICULAR WALL.
L. ALL UNITS TO BE PRE-WIRED FOR CABLE (COAX) AND TELEPHONE.
M. ALL EXPOSED CONCRETE COLUMNS, WALL AND CEILINGS SHALL BE COMPLETELY CLEANED AND LEFT UNFINISHED.
N. ALL COAT HOOKS TO BE MOUNTED GREATER THAN 48" AFF, AT 54" AFF.
O. ALL FLOORING PER INTERIOR DESIGN DRAWINGS
P. SEE INTERIOR DESIGN DRAWINGS FOR CABINET COLORS, FINISHES, CABINET DOOR STYLES, ETC.
Q. PER IGCC 504.1. PROVIDE NOT LESS THAN TWO (2) 7-GALLON MINIMUM PULL-OUT BINS FOR RECYCLING AND TRASH AS PART OF KITCHEN BASE CABINETS. BINS TO BE LOCATED IN 15" BASE CABINET.

ACCESSIBILITY NOTES:

1. CHANGES IN LEVEL SHALL CONFORM TO ANSI A117.1.
2. ALL DOORS SHALL PROVIDE CLEAR WIDTH OF 32" MEASURED FROM THE DOOR STOP TO FACE OF OPENED DOOR, POSITIONED AT 90 DEGREES.
3. DWELLING UNITS REQ'D. TO BE ACCESSIBLE UNITS SHALL COMPLY W/ THE APPLICABLE PORTIONS OF ICC A117.1. REFER TO THIS CODE FOR ALL CLEARANCES, CONTROL LOCATIONS, ETC.
4. PROVIDE WALL BLOCKING AND BACKING FOR FUTURE GRAB BAR INSTALLATION AT ALL BATHS PER DETAIL ON SHEET A0.3
5. REMOVEABLE BASE CABINETS TO BE INSTALLED AT UNITS SHOWN IN INTERIOR ELEVATIONS. SEE DETAIL SHEET A0.3 FOR DETAILS.
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8. REFER TO SHEET A0.03 AND A0.04 FOR ALL ALL ANSI A AND B, REQUIRED CLEARANCES AND MOUNTING HEIGHTS.
9. IN CORNER SECTIONS OF KITCHEN COUNTERS, PROVIDE AT LEAST (1) ELECTRICAL RECEPTACLE AT A MINIMUM OF 36" FROM THE INSIDE CORNER. SEE ELECTRICAL.

CCBG Architects, Inc.
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www.ccbgarchitects.com

CASE NUMBER: PL-H22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL
06.09.2023		PAD/PDP 3RD SUBMITTAL

Drawn
JP
Checked
JF
Job Number
2204
Drawing
BUILDING A LEVEL 2 FLOOR PLAN
Sheet
A2.A02

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KEYNOTE LEGEND

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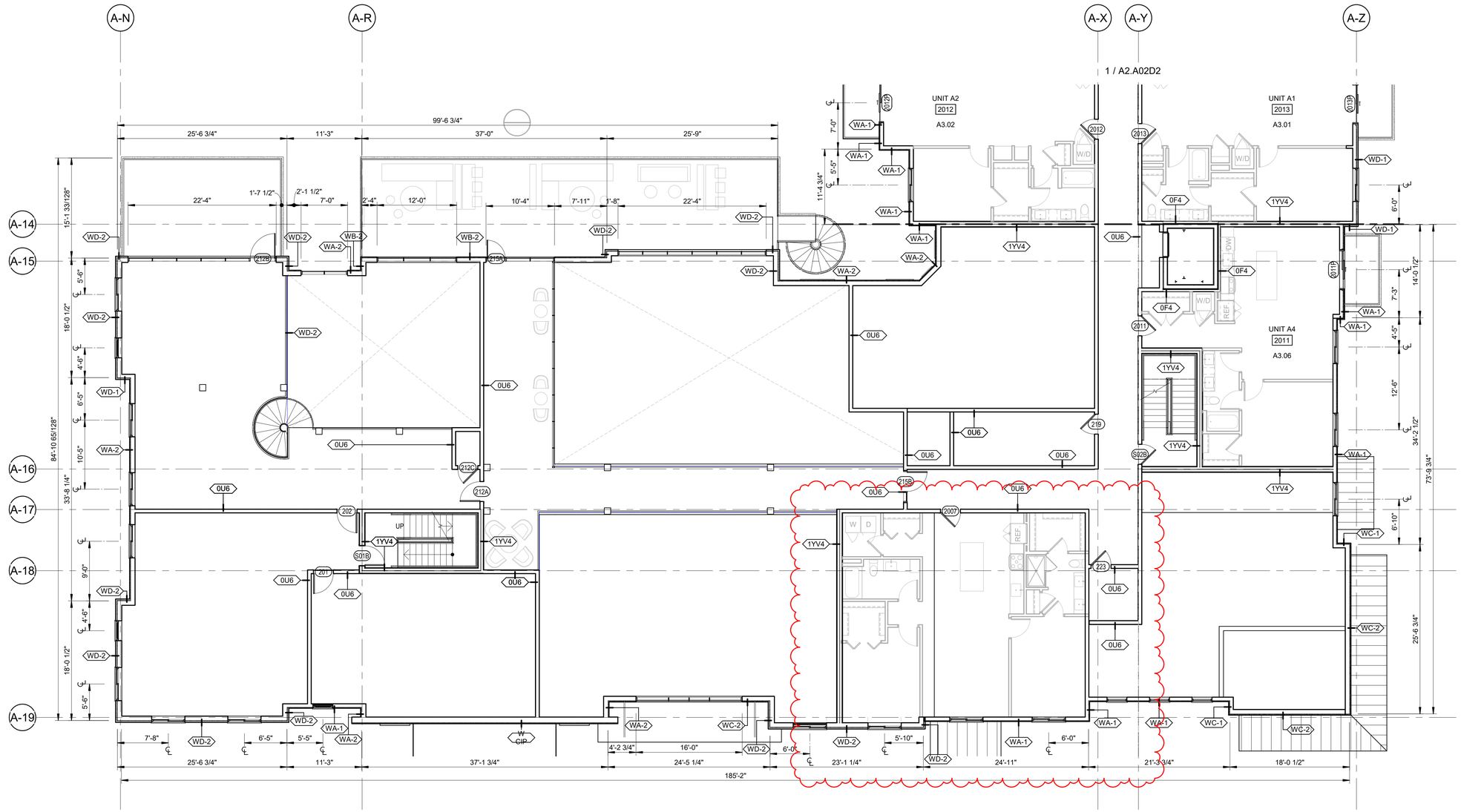

1 BUILDING A LEVEL 2 DIMENSION PLAN - 1
1/8" = 1'-0"

GRAPHIC SCALES:
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3/4" = 1'-0"
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10.07.2022		DD SUBMITTAL
06.09.2023		PAD/PDP 3RD SUBMITTAL

Drawn
JP
Checked
JF
Job Number
2204
Drawing
BUILDING A LEVEL 2 DIMENSION PLAN - 1

Sheet
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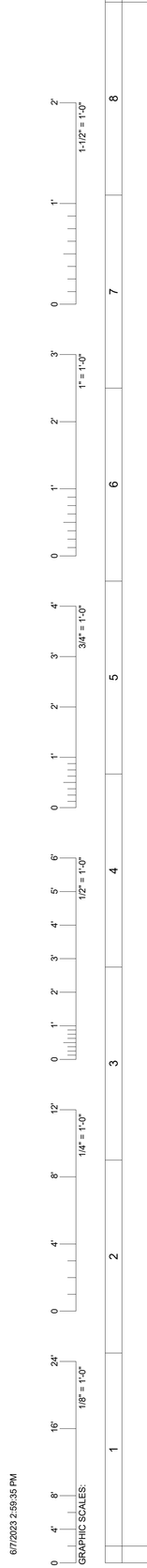

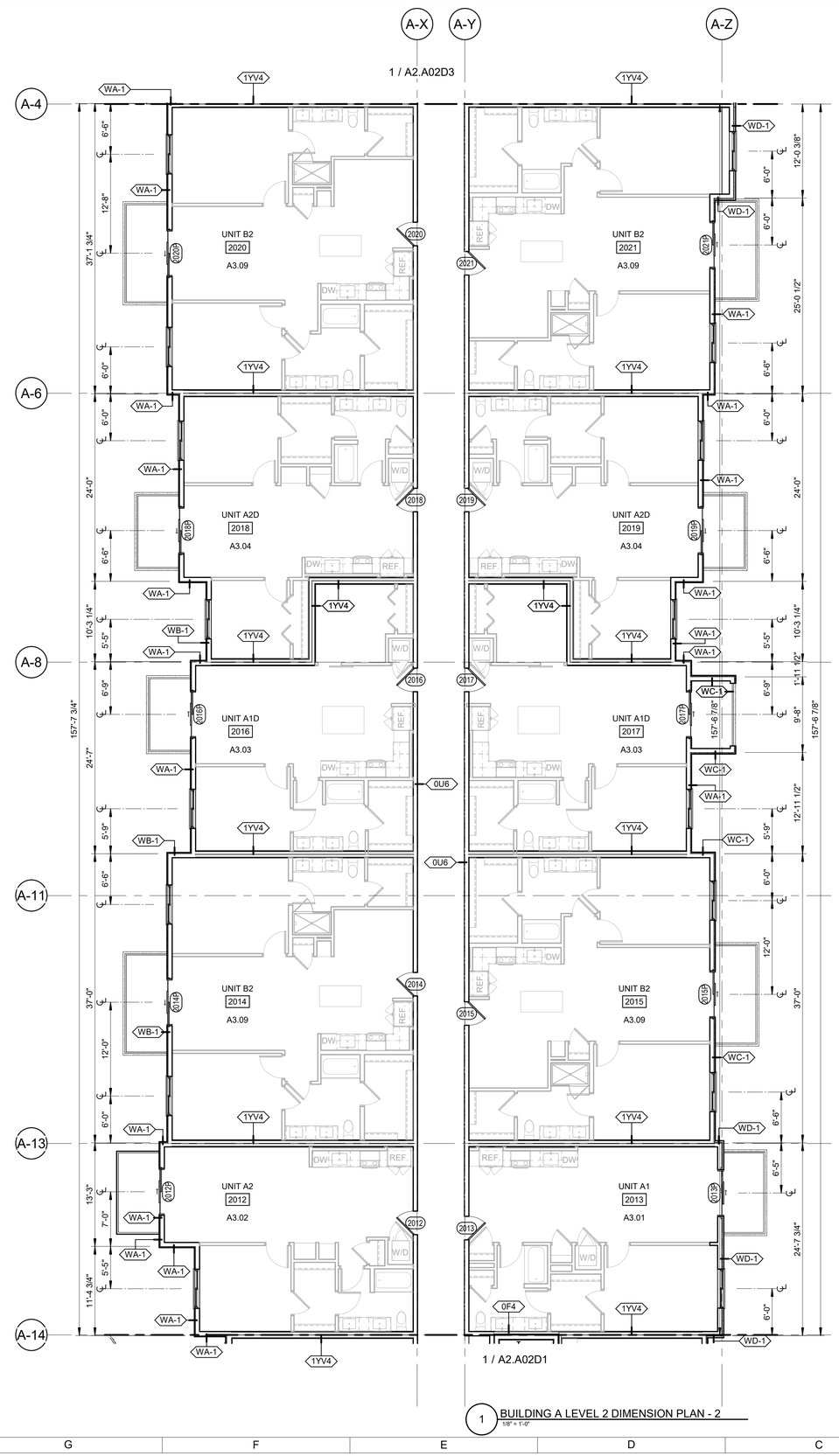

1 BUILDING A LEVEL 2 DIMENSION PLAN - 2
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KEYNOTE LEGEND

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CASE NUMBER: PLH22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
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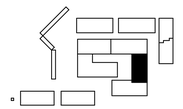

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JP
Checked
JF
Job Number
2204
Drawing
BUILDING A LEVEL 2 DIMENSION PLAN - 2

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KEYNOTE LEGEND

ACCESSIBILITY NOTES:

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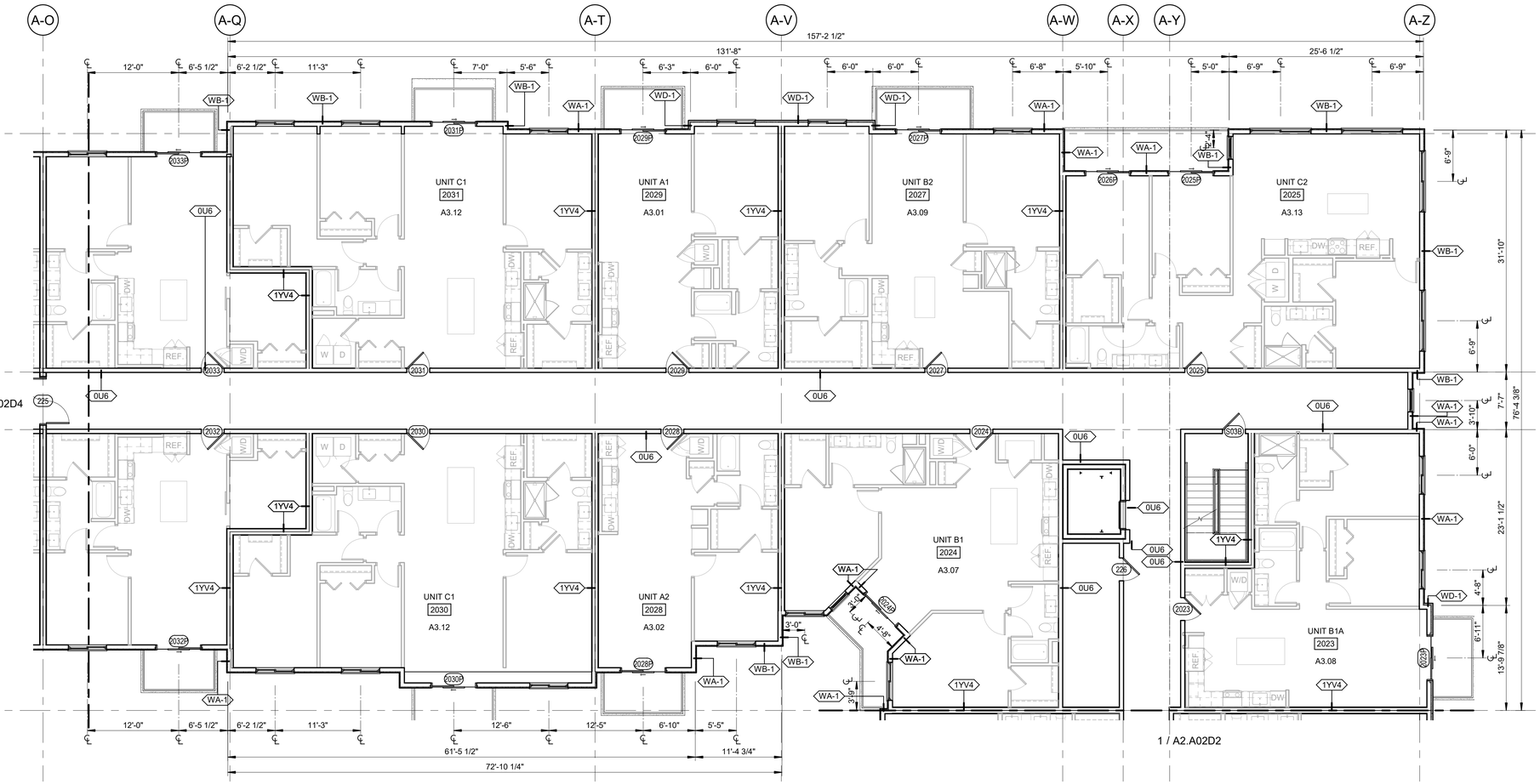

1 BUILDING A LEVEL 2 DIMENSION PLAN - 3
1/8" = 1'-0"

GRAPHIC SCALES:
1-1/2" = 1'-0"
1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
1/4" = 1'-0"
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CASE NUMBER: PL22-0044
MIXED USE DEVELOPMENT

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ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL

Drawn
JP
Checked
JF
Job Number
2204
Drawing
BUILDING A LEVEL 2 DIMENSION PLAN - 3
Sheet
A2.A02D3

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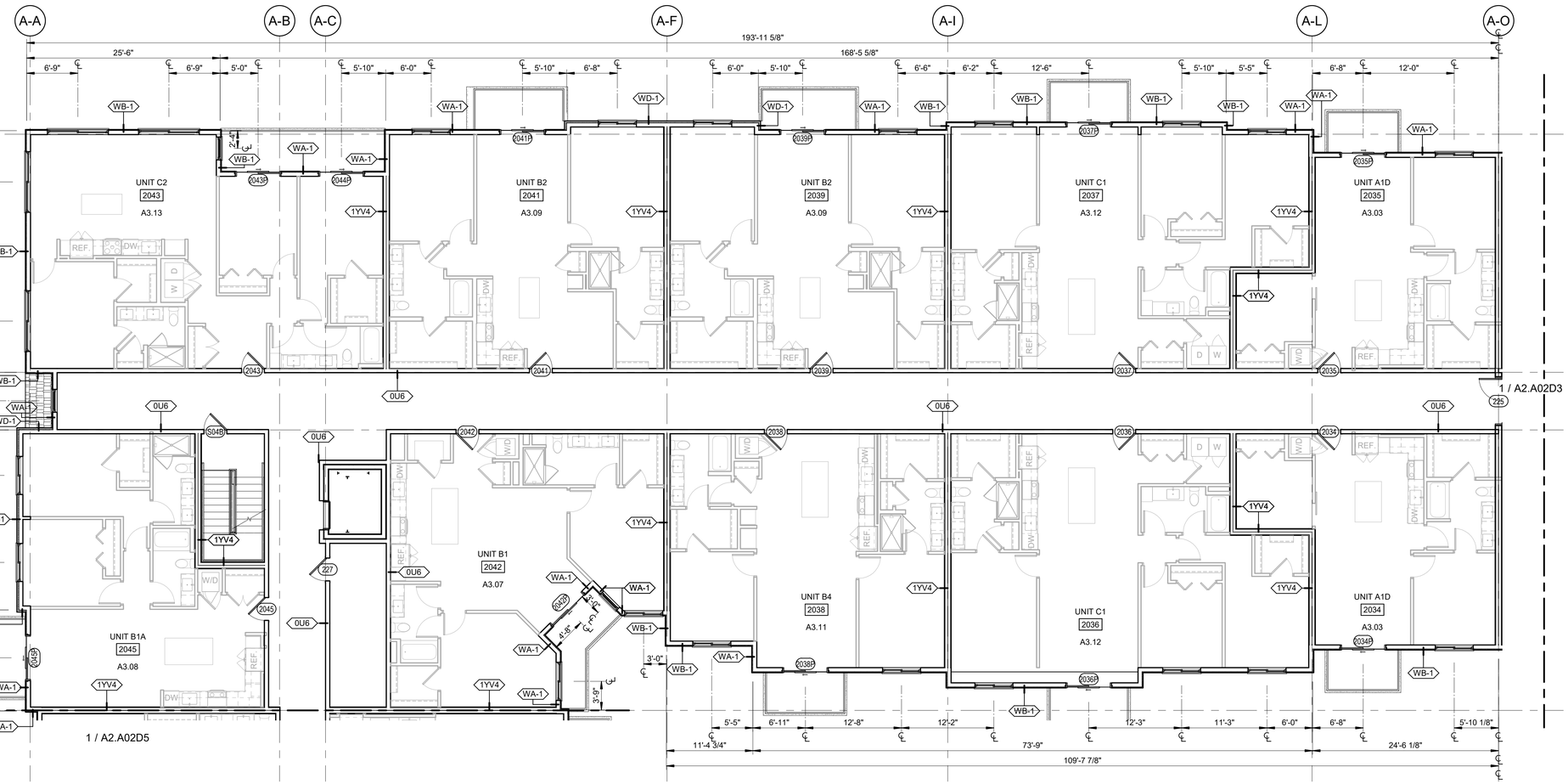

1 BUILDING A LEVEL 2 DIMENSION PLAN - 4
1/8" = 1'-0"

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CASE NUMBER: PL22-0044
MIXED USE DEVELOPMENT

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CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL

Drawn: JP
Checked: JF
Job Number: 2204
Drawing: BUILDING A LEVEL 2 DIMENSION PLAN - 4

Sheet: A2.A02D4

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KEYNOTE LEGEND

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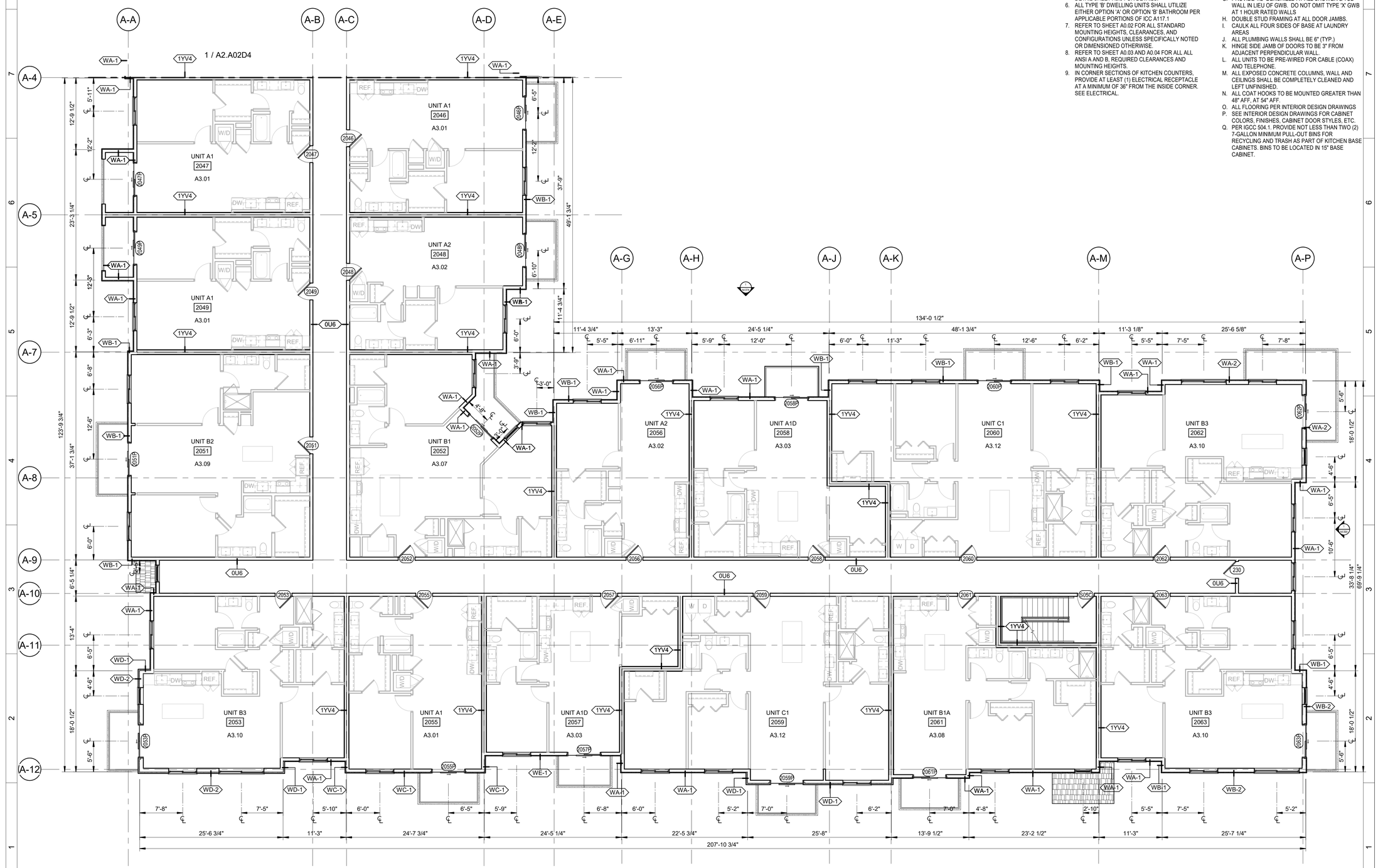
Q. PER IGCC 504.1. PROVIDE NOT LESS THAN TWO (2) 7-GALLON MINIMUM PULL-OUT BINS FOR RECYCLING AND TRASH AS PART OF KITCHEN BASE CABINETS. BINS TO BE LOCATED IN 15" BASE CABINET.



1 BUILDING A LEVEL 2 DIMENSION PLAN - 5
1/8" = 1'-0"

GRAPHIC SCALES: 1-1/2" = 1'-0" | 1" = 1'-0" | 3/4" = 1'-0" | 1/2" = 1'-0" | 1/4" = 1'-0" | 1/8" = 1'-0"

6/7/2023 2:59:46 PM

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CASE NUMBER: PL22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL

Drawn: JP
Checked: JF
Job Number: 2204
Drawing: BUILDING A LEVEL 2 DIMENSION PLAN - 5
Sheet: A2.A02D5

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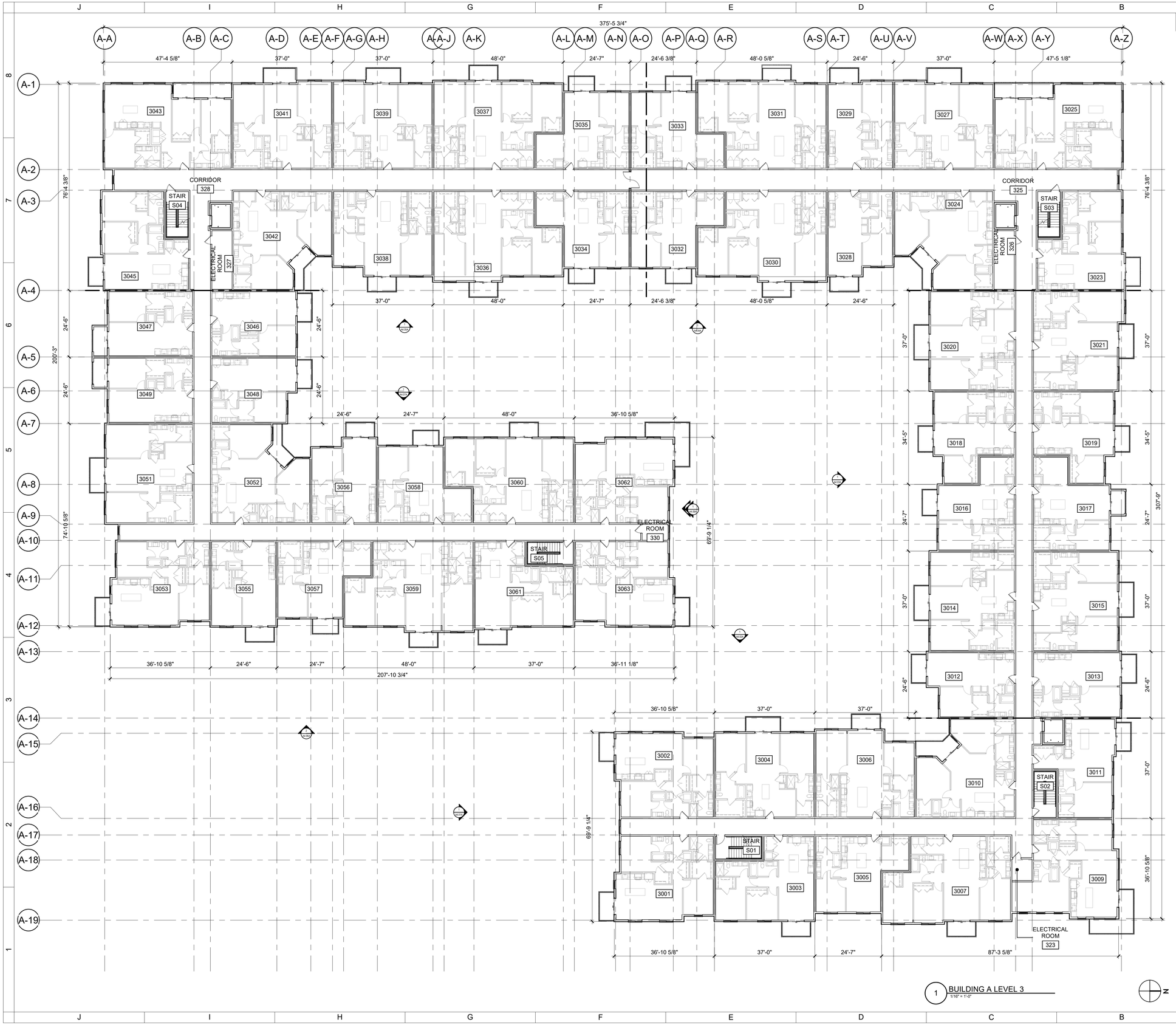
GRAPHIC SCALES: 1-1/2" = 1'-0" | 1" = 1'-0" | 3/4" = 1'-0" | 1/2" = 1'-0" | 1/4" = 1'-0" | 1/8" = 1'-0"



1 BUILDING A LEVEL 3
1/16" = 1'-0"

N

KEYNOTE LEGEND

GENERAL NOTES:

A. REFER TO SHEET A0.1 FOR PROJECT GENERAL NOTES.
B. REFER TO DOOR AND WINDOW SCHEDULE SHEETS A9.1 THRU A9.3 FOR EXTERIOR DOORS AND WINDOWS
C. REFER TO DOOR AND FRAME SCHEDULE FOR DOORS REQUIRING ADA ACCESS CONTROL
D. ALL PARTITIONS AT TOILETS SHALL HAVE FULL-HEIGHT CONTINUOUS BATT INSULATION
E. ALL DIMENSIONS ARE TO FACE OF STUD (UNLESS NOTED OTHERWISE)
F. PROVIDE ALL BLOCKING FOR SHELVING, CLOSET RODS, CABINETRY, FUTURE GRAB BARS, AND ALL WALL MOUNTED EQUIPMENT OR ACCESSORIES.
G. PROVIDE 1/2" DENSHIELD AT ALL SHOWER & TUB WALL IN LIEU OF GWB. DO NOT OMIT TYPE 'X' GWB AT 1 HOUR RATED WALLS
H. DOUBLE STUD FRAMING AT ALL DOOR JAMBS.
I. CAULK ALL FOUR SIDES OF BASE AT LAUNDRY AREAS
J. ALL PLUMBING WALLS SHALL BE 6" (TYP.)
K. HINGE SIDE JAMB OF DOORS TO BE 3" FROM ADJACENT PERPENDICULAR WALL
L. ALL UNITS TO BE PRE-WIRED FOR CABLE (COAX) AND TELEPHONE.
M. ALL EXPOSED CONCRETE COLUMNS, WALL AND CEILINGS SHALL BE COMPLETELY CLEANED AND LEFT UNFINISHED
N. ALL COAT HOOKS TO BE MOUNTED GREATER THAN 48" AFF, AT 54" AFF.
O. ALL FLOORING PER INTERIOR DESIGN DRAWINGS
P. SEE INTERIOR DESIGN DRAWINGS FOR CABINET COLORS, FINISHES, CABINET DOOR STYLES, ETC.
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ACCESSIBILITY NOTES:

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2. ALL DOORS SHALL PROVIDE CLEAR WIDTH OF 32" MEASURED FROM THE DOOR STOP TO FACE OF OPENED DOOR, POSITIONED AT 90 DEGREES.
3. DWELLING UNITS REQ'D. TO BE ACCESSIBLE UNITS SHALL COMPLY W/ THE APPLICABLE PORTIONS OF ICC A117.1. REFER TO THIS CODE FOR ALL CLEARANCES, CONTROL LOCATIONS, ETC.
4. PROVIDE WALL BLOCKING AND BACKING FOR FUTURE GRAB BAR INSTALLATION AT ALL BATHS PER DETAIL ON SHEET A0.3
5. REMOVEABLE BASE CABINETS TO BE INSTALLED AT UNITS SHOWN IN INTERIOR ELEVATIONS. SEE DETAIL SHEET A0.3 FOR DETAILS.
6. ALL TYPE 'B' DWELLING UNITS SHALL UTILIZE EITHER OPTION 'A' OR OPTION 'B' BATHROOM PER APPLICABLE PORTIONS OF ICC A117.1
7. REFER TO SHEET A0.02 FOR ALL STANDARD MOUNTING HEIGHTS, CLEARANCES, AND CONFIGURATIONS UNLESS SPECIFICALLY NOTED OR DIMENSIONED OTHERWISE.
8. REFER TO SHEET A0.03 AND A0.04 FOR ALL ALL ANSI A AND B, REQUIRED CLEARANCES AND MOUNTING HEIGHTS.
9. IN CORNER SECTIONS OF KITCHEN COUNTERS, PROVIDE AT LEAST (1) ELECTRICAL RECEPTACLE AT A MINIMUM OF 36" FROM THE INSIDE CORNER. SEE ELECTRICAL.

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MODERA CHANDLER - MILL CREEK RESIDENTIAL

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CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL

Drawn: JP
Checked: JF
Job Number: 2204
Drawing: BUILDING A LEVEL 3 FLOOR PLAN
Sheet: A2.A03

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KEYNOTE LEGEND

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9. IN CORNER SECTIONS OF KITCHEN COUNTERS, PROVIDE AT LEAST (1) ELECTRICAL RECEPTACLE AT A MINIMUM OF 36" FROM THE INSIDE CORNER. SEE ELECTRICAL.

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B. REFER TO DOOR AND WINDOW SCHEDULE SHEETS A9.1 THRU A9.3 FOR EXTERIOR DOORS AND WINDOWS
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G. PROVIDE 1/2" DENSHIELD AT ALL SHOWER & TUB WALL IN LIEU OF GWB. DO NOT OMIT TYPE 'X' GWB AT 1 HOUR RATED WALLS
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I. CAULK ALL FOUR SIDES OF BASE AT LAUNDRY AREAS
J. ALL PLUMBING WALLS SHALL BE 6" (TYP.)
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M. ALL EXPOSED CONCRETE COLUMNS, WALL AND CEILINGS SHALL BE COMPLETELY CLEANED AND LEFT UNFINISHED.
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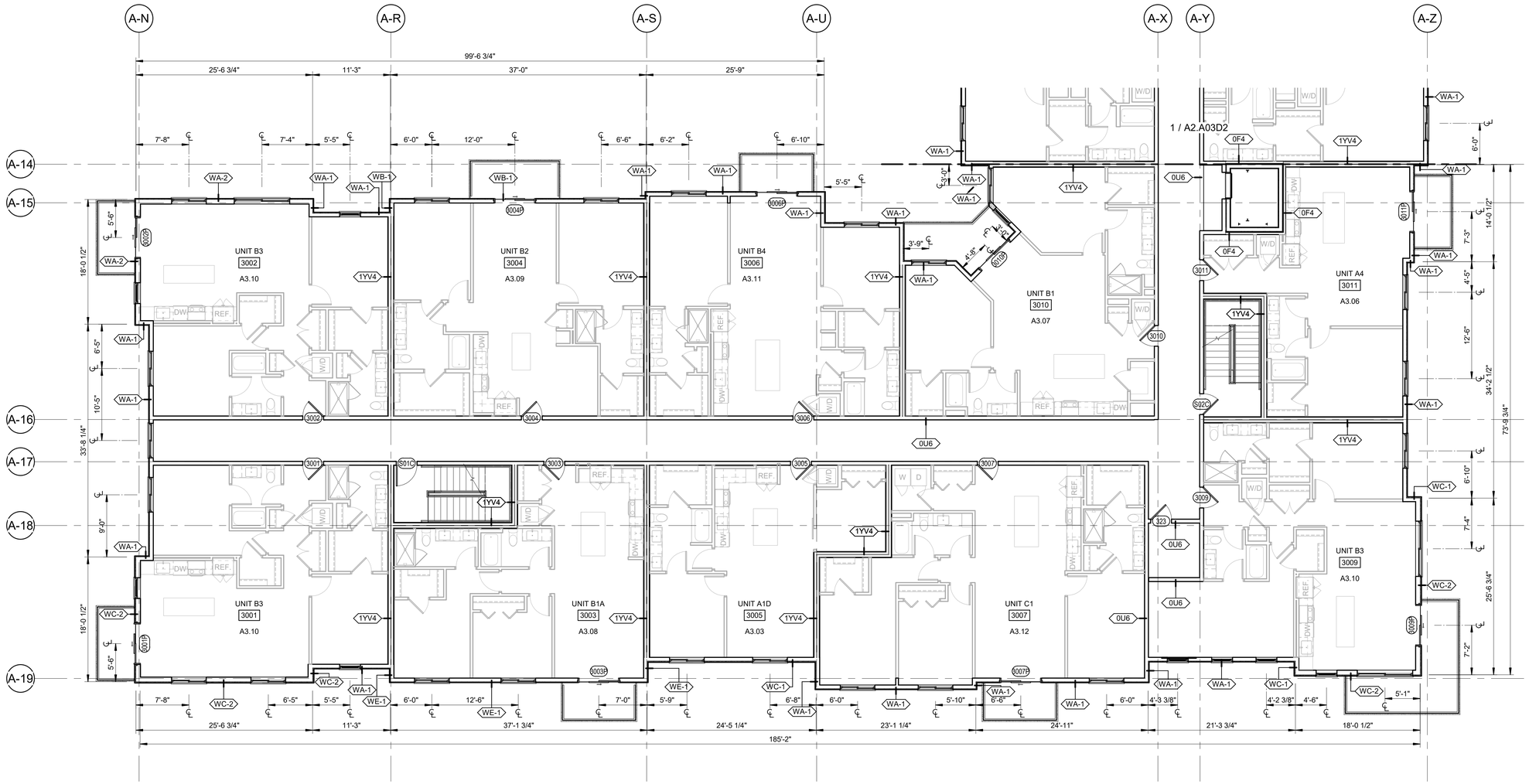

1 BUILDING A LEVEL 3 DIMENSION PLAN - 1
1/8" = 1'-0"

GRAPHIC SCALES:
1-1/2" = 1'-0"
1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
1/4" = 1'-0"
1/8" = 1'-0"

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CASE NUMBER: PL22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

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CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL

Drawn: JP
Checked: JF
Job Number: 2204
Drawing: BUILDING A LEVEL 3 DIMENSION PLAN - 1
Sheet: A2.A03D1

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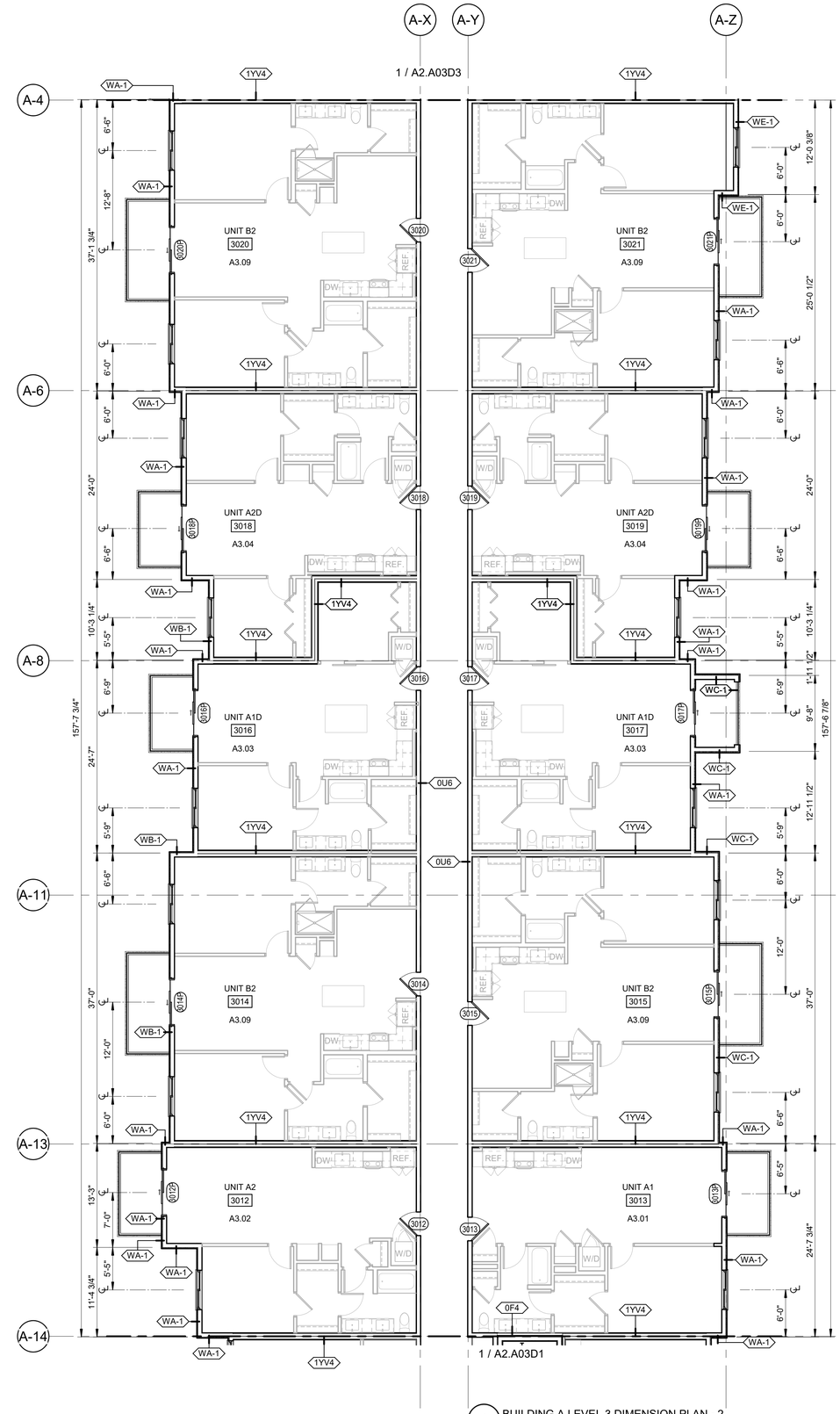

1 BUILDING A LEVEL 3 DIMENSION PLAN - 2
1/8" = 1'-0"

ACCESSIBILITY NOTES:

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2. ALL DOORS SHALL PROVIDE CLEAR WIDTH OF 32" MEASURED FROM THE DOOR STOP TO FACE OF OPENED DOOR, POSITIONED AT 90 DEGREES.
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8. REFER TO SHEET A0.03 AND A0.04 FOR ALL ALL ANSI A AND B, REQUIRED CLEARANCES AND MOUNTING HEIGHTS.
9. IN CORNER SECTIONS OF KITCHEN COUNTERS, PROVIDE AT LEAST (1) ELECTRICAL RECEPTACLE AT A MINIMUM OF 36" FROM THE INSIDE CORNER. SEE ELECTRICAL

GENERAL NOTES:

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B. REFER TO DOOR AND WINDOW SCHEDULE SHEETS A9.1 THRU A9.3 FOR EXTERIOR DOORS AND WINDOWS
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KEYNOTE LEGEND

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CASE NUMBER: PLH22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL

Drawn: JP
Checked: JF
Job Number: 2204
Drawing: BUILDING A LEVEL 3 DIMENSION PLAN - 2
Sheet: A2.A03D2

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GRAPHIC SCALES:
1-1/2" = 1'-0"
1" = 1'-0"
3/4" = 1'-0"
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1/8" = 1'-0"

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PLEASE RECYCLE

KEYNOTE LEGEND

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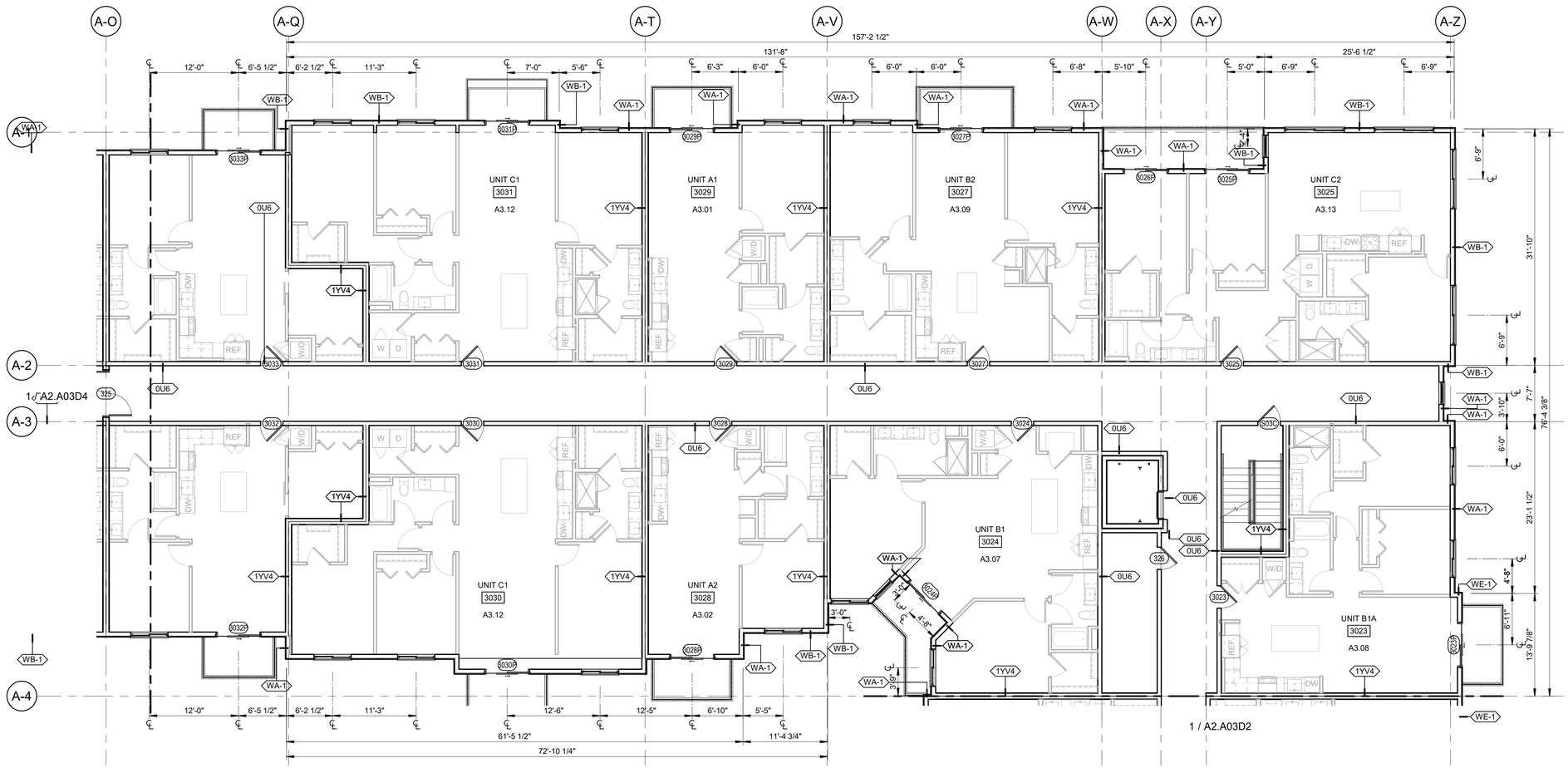

1 BUILDING A LEVEL 3 DIMENSION PLAN - 3
1/8" = 1'-0"

GRAPHIC SCALES: 2" = 1'-0" (1-1/2" = 1'-0") | 1" = 1'-0" (3/4" = 1'-0") | 1/2" = 1'-0" (1/4" = 1'-0") | 1/8" = 1'-0"

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CASE NUMBER: PL22-0044
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Drawn: JP
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Job Number: 2204
Drawing: BUILDING A LEVEL 3 DIMENSION PLAN - 3
Sheet: A2.A03D3

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PLEASE RECYCLE

KEYNOTE LEGEND

ACCESSIBILITY NOTES:

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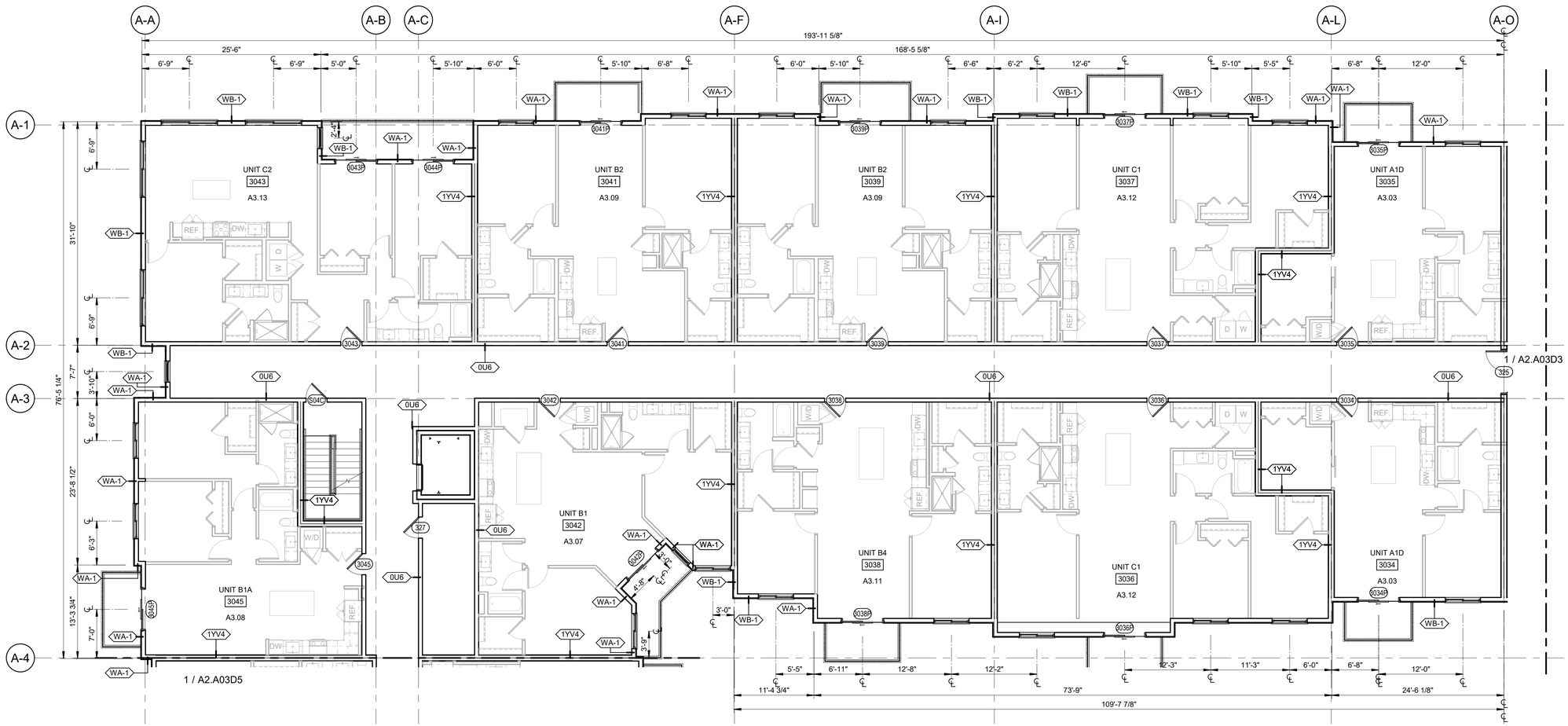

1 BUILDING A LEVEL 3 DIMENSION PLAN - 4
1/8" = 1'-0"

GRAPHIC SCALES:
1-1/2" = 1'-0"
1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
1/4" = 1'-0"
1/8" = 1'-0"

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Sheet: A2.A03D4

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KEYNOTE LEGEND

ACCESSIBILITY NOTES:

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6. ALL TYPE 'B' DWELLING UNITS SHALL UTILIZE EITHER OPTION 'A' OR OPTION 'B' BATHROOM PER APPLICABLE PORTIONS OF ICC A117.1
7. REFER TO SHEET A0.02 FOR ALL STANDARD MOUNTING HEIGHTS, CLEARANCES, AND CONFIGURATIONS UNLESS SPECIFICALLY NOTED OR DIMENSIONED OTHERWISE.
8. REFER TO SHEET A0.03 AND A0.04 FOR ALL ALL ANSI A AND B, REQUIRED CLEARANCES AND MOUNTING HEIGHTS.
9. IN CORNER SECTIONS OF KITCHEN COUNTERS, PROVIDE AT LEAST (1) ELECTRICAL RECEPTACLE AT A MINIMUM OF 36" FROM THE INSIDE CORNER. SEE ELECTRICAL.

GENERAL NOTES:

A. REFER TO SHEET A0.1 FOR PROJECT GENERAL NOTES.
B. REFER TO DOOR AND WINDOW SCHEDULE SHEETS A9.1 THRU A9.3 FOR EXTERIOR DOORS AND WINDOWS
C. REFER TO DOOR AND FRAME SCHEDULE FOR DOORS REQUIRING ADA ACCESS CONTROL
D. ALL PARTITIONS AT TOILETS SHALL HAVE FULL-HEIGHT CONTINUOUS BATT INSULATION
E. ALL DIMENSIONS ARE TO FACE OF STUD (UNLESS NOTED OTHERWISE)
F. PROVIDE ALL BLOCKING FOR SHELVING, CLOSET RODS, CABINETRY, FUTURE GRAB BARS, AND ALL WALL MOUNTED EQUIPMENT OR ACCESSORIES.
G. PROVIDE 1/2" DENSHIELD AT ALL SHOWER & TUB WALL IN LIEU OF GWB. DO NOT OMIT TYPE 'X' GWB AT 1 HOUR RATED WALLS
H. DOUBLE STUD FRAMING AT ALL DOOR JAMBS.
I. CAULK ALL FOUR SIDES OF BASE AT LAUNDRY AREAS
J. ALL PLUMBING WALLS SHALL BE 6" (TYP.)
K. HINGE SIDE JAMB OF DOORS TO BE 3" FROM ADJACENT PERPENDICULAR WALL.
L. ALL UNITS TO BE PRE-WIRED FOR CABLE (COAX) AND TELEPHONE.
M. ALL EXPOSED CONCRETE COLUMNS, WALL AND CEILINGS SHALL BE COMPLETELY CLEANED AND LEFT UNFINISHED.
N. ALL COAT HOOKS TO BE MOUNTED GREATER THAN 48" AFF, AT 54" AFF.
O. ALL FLOORING PER INTERIOR DESIGN DRAWINGS
P. SEE INTERIOR DESIGN DRAWINGS FOR CABINET COLORS, FINISHES, CABINET DOOR STYLES, ETC.
Q. PER IGCC 504.1. PROVIDE NOT LESS THAN TWO (2) 7-GALLON MINIMUM PULL-OUT BINS FOR RECYCLING AND TRASH AS PART OF KITCHEN BASE CABINETS. BINS TO BE LOCATED IN 15" BASE CABINET.

1 BUILDING A LEVEL 3 DIMENSION PLAN - 5
1/8" = 1'-0"

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Phoenix AZ 85004 602.258.2211
www.ccbgarchitects.com

CASE NUMBER: PL22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL

Drawn: JP
Checked: JF
Job Number: 2204
Drawing: BUILDING A LEVEL 3 DIMENSION PLAN - 5
Sheet: A2.A03D5

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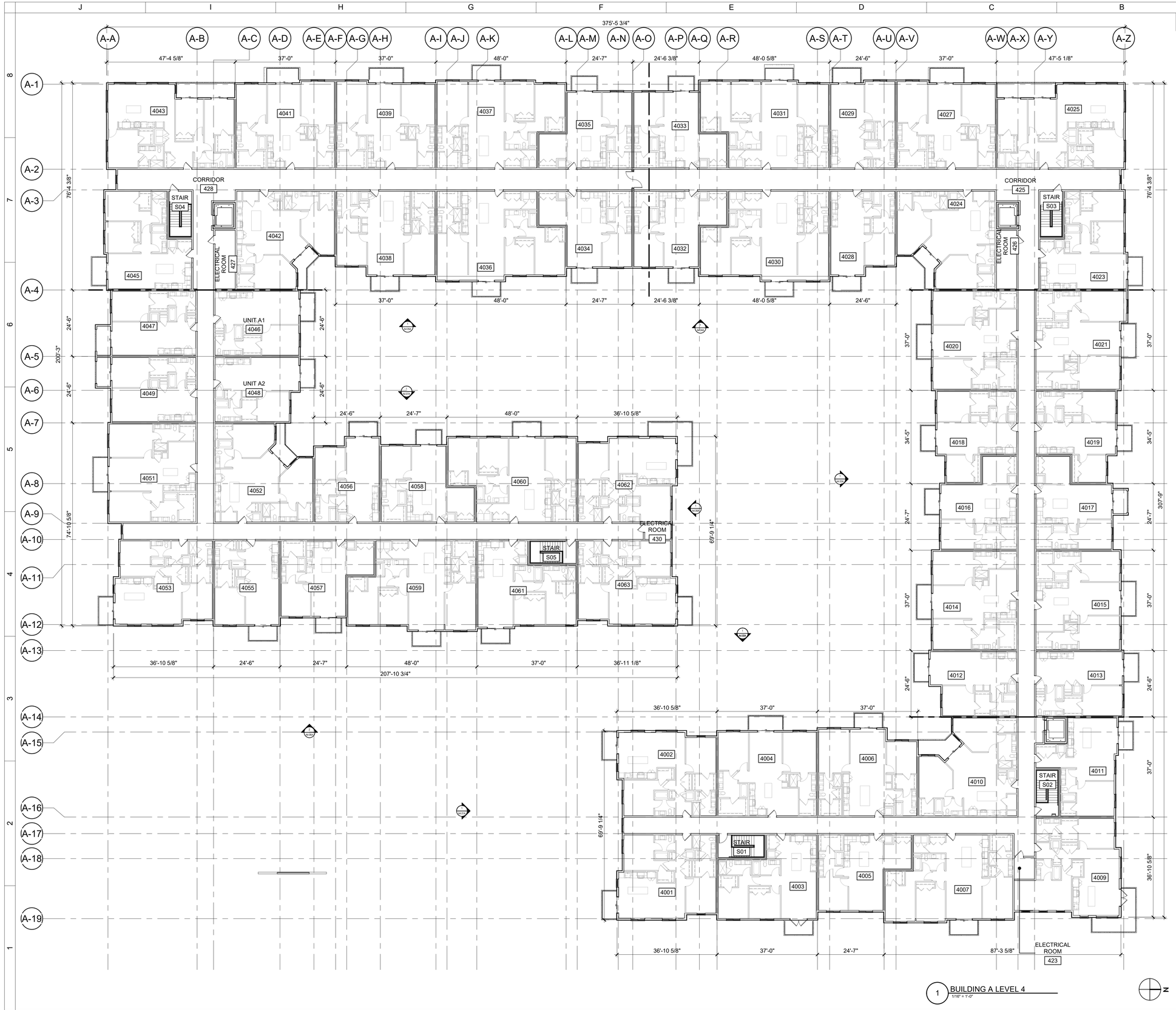
GRAPHIC SCALES:

PLEASE RECYCLE



1 BUILDING A LEVEL 4
1/16" = 1'-0"

N

KEYNOTE LEGEND

GENERAL NOTES:

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B. REFER TO DOOR AND WINDOW SCHEDULE SHEETS A9.1 THRU A9.3 FOR EXTERIOR DOORS AND WINDOWS
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M. ALL EXPOSED CONCRETE COLUMNS, WALL AND CEILINGS SHALL BE COMPLETELY CLEANED AND LEFT UNFINISHED.
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P. SEE INTERIOR DESIGN DRAWINGS FOR CABINET COLORS, FINISHES, CABINET DOOR STYLES, ETC.
Q. PER IGCC 504.1, PROVIDE NOT LESS THAN TWO (2) 7-GALLON MINIMUM PULL-OUT BINS FOR RECYCLING AND TRASH AS PART OF KITCHEN BASE CABINETS. BINS TO BE LOCATED IN 15" BASE CABINET.

ACCESSIBILITY NOTES:

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GRAPHIC SCALES:
1-1/2" = 1'-0"
1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
1/4" = 1'-0"
1/8" = 1'-0"

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CASE NUMBER: PLH22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL

Drawn
JP
Checked
JF
Job Number
2204
Drawing
BUILDING A LEVEL 4 FLOOR PLAN
Sheet
A2.A04

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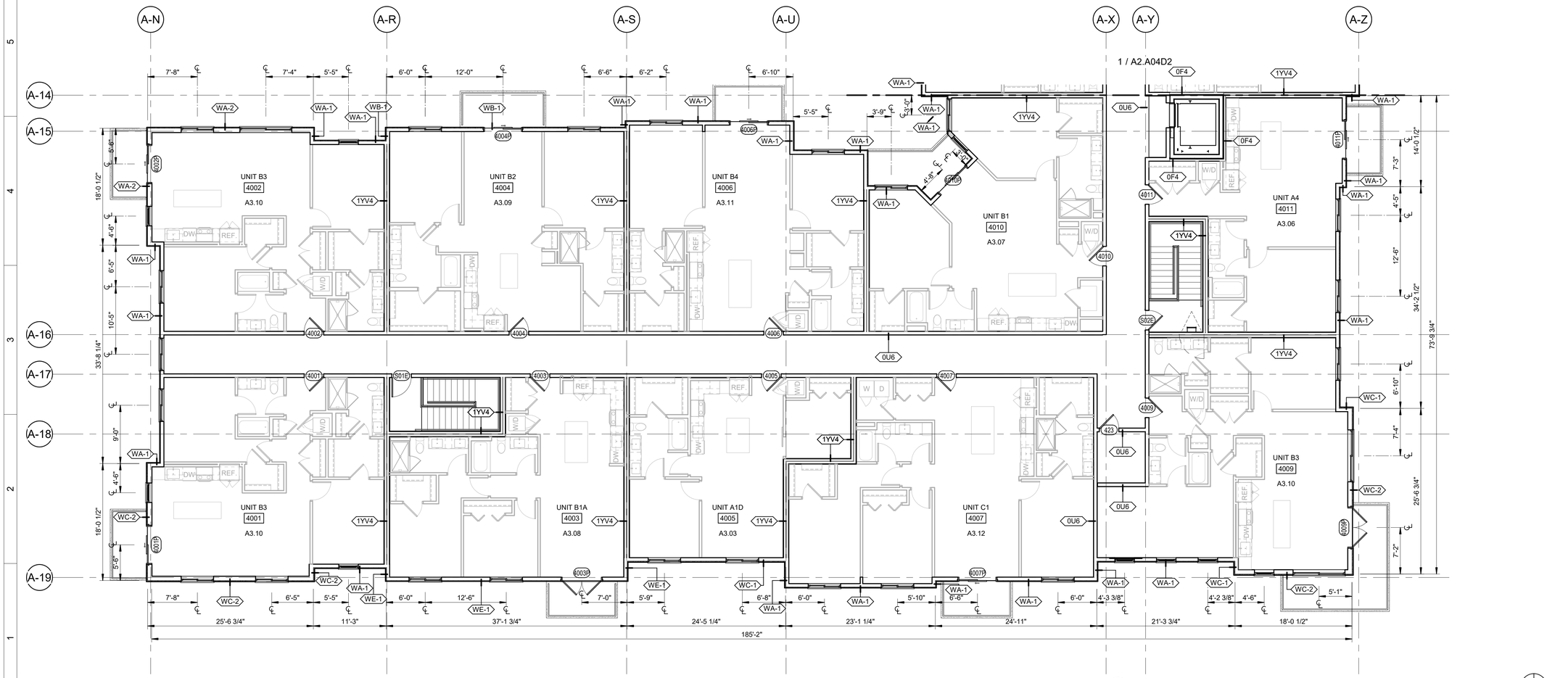

1 BUILDING A LEVEL 4 DIMENSION PLAN - 1
1/8" = 1'-0"

GRAPHIC SCALES:
1-1/2" = 1'-0"
1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
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CASE NUMBER: PL22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL

Drawn: JP
Checked: JF
Job Number: 2204
Drawing: BUILDING A LEVEL 4 DIMENSION PLAN - 1

Sheet
A2.A04D1

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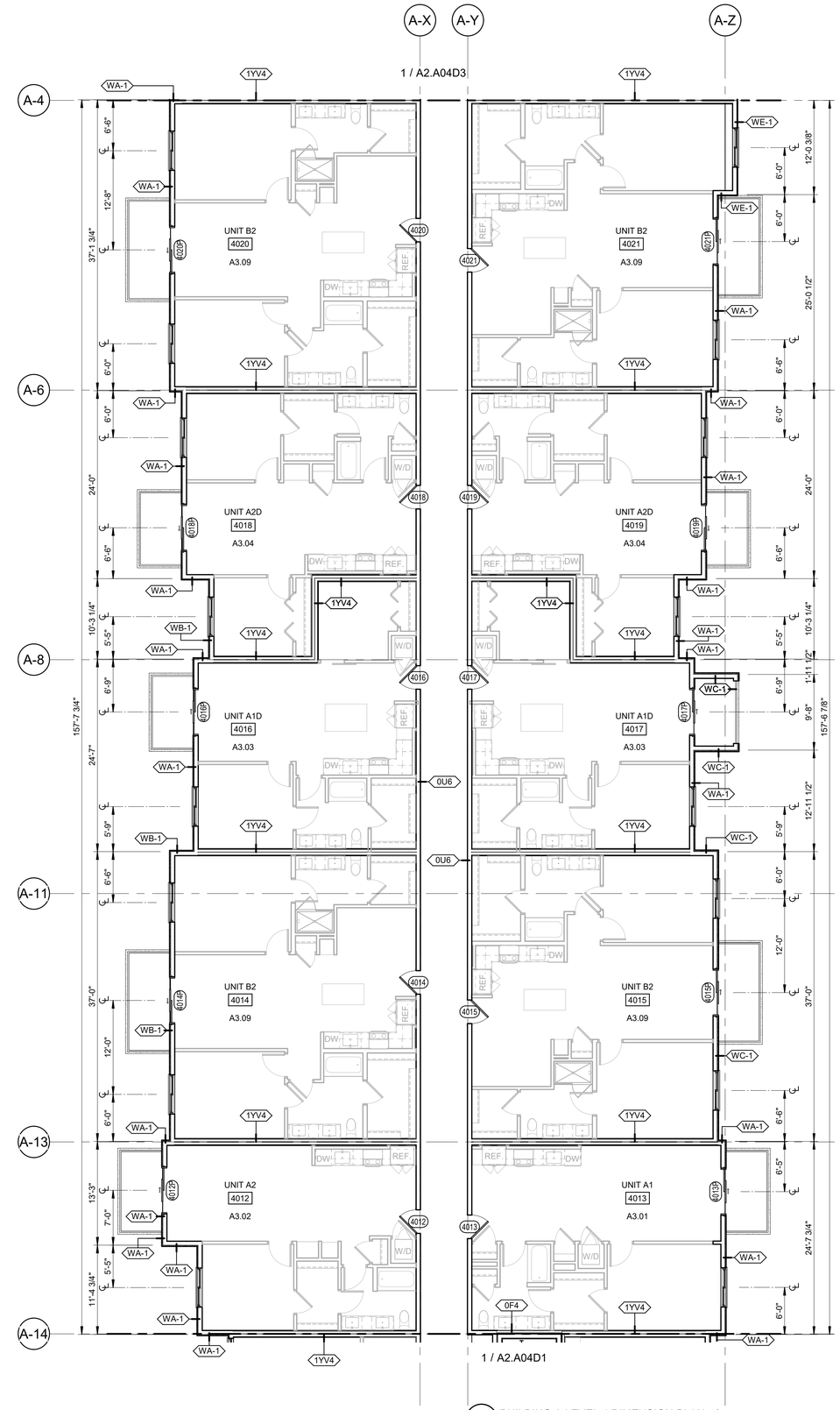

1 BUILDING A LEVEL 4 DIMENSION PLAN - 2
1/8" = 1'-0"

ACCESSIBILITY NOTES:

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GENERAL NOTES:

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KEYNOTE LEGEND

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Phoenix - San Diego
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Phoenix AZ 85004 602.258.2211
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CASE NUMBER: PLH22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL

Drawn: JP
Checked: JF
Job Number: 2204
Drawing: BUILDING A LEVEL 4 DIMENSION PLAN - 2
Sheet: A2.A04D2

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GRAPHIC SCALES:
1-1/2" = 1'-0"
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3/4" = 1'-0"
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KEYNOTE LEGEND

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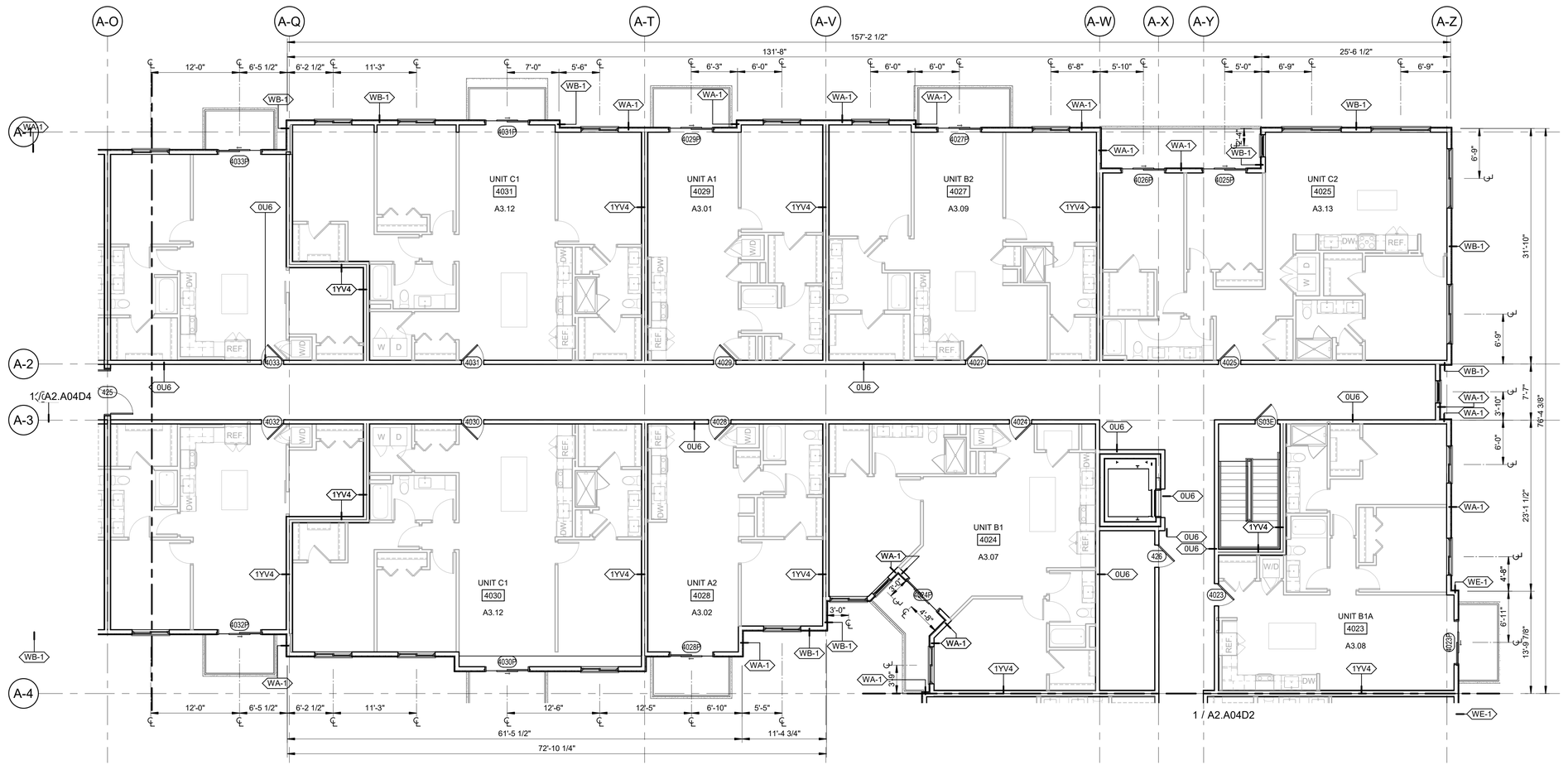

1 BUILDING A LEVEL 4 DIMENSION PLAN - 3
1/8" = 1'-0"

GRAPHIC SCALES: 1-1/2" = 1'-0" | 1" = 1'-0" | 3/4" = 1'-0" | 1/2" = 1'-0" | 1/4" = 1'-0" | 1/8" = 1'-0"

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CASE NUMBER: PLH22-0044
MIXED USE DEVELOPMENT

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ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL

Drawn: JP
Checked: JF
Job Number: 2204
Drawing: BUILDING A LEVEL 4 DIMENSION PLAN - 3
Sheet: A2.A04D3

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KEYNOTE LEGEND

ACCESSIBILITY NOTES:

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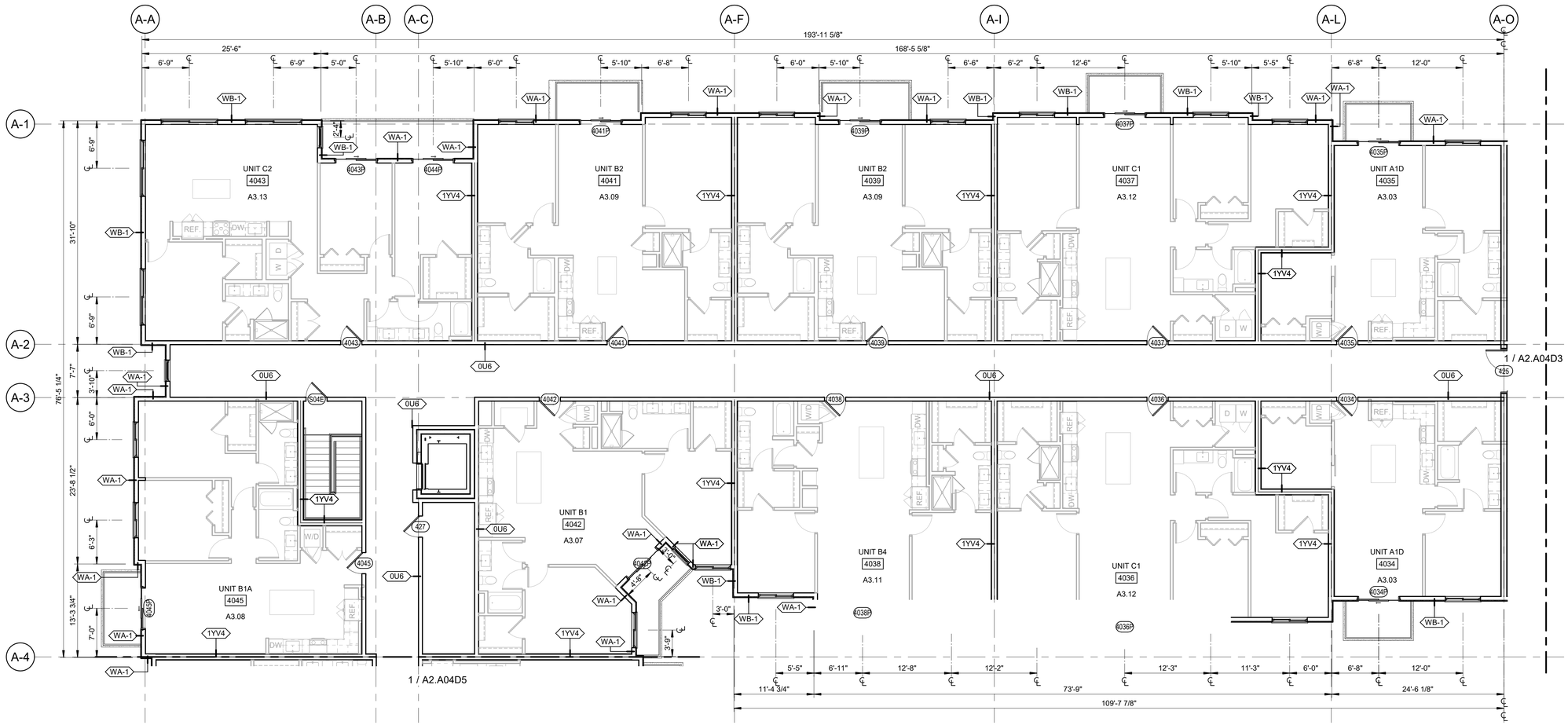

1 BUILDING A LEVEL 4 DIMENSION PLAN - 4
1/8" = 1'-0"

GRAPHIC SCALES:
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1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
1/4" = 1'-0"
1/8" = 1'-0"

6/7/2023 3:00:28 PM

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CASE NUMBER: PL22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL

Drawn: JP
Checked: JF
Job Number: 2204
Drawing: BUILDING A LEVEL 4 DIMENSION PLAN - 4
Sheet: A2.A04D4

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KEYNOTE LEGEND

ACCESSIBILITY NOTES:

1. CHANGES IN LEVEL SHALL CONFORM TO ANSI A117.1.
2. ALL DOORS SHALL PROVIDE CLEAR WIDTH OF 32" MEASURED FROM THE DOOR STOP TO FACE OF OPENED DOOR, POSITIONED AT 90 DEGREES.
3. DWELLING UNITS REQ'D. TO BE ACCESSIBLE UNITS SHALL COMPLY W/ THE APPLICABLE PORTIONS OF ICC A117.1. REFER TO THIS CODE FOR ALL CLEARANCES, CONTROL LOCATIONS, ETC.
4. PROVIDE WALL BLOCKING AND BACKING FOR FUTURE GRAB BAR INSTALLATION AT ALL BATHS PER DETAIL ON SHEET A0.3
5. REMOVEABLE BASE CABINETS TO BE INSTALLED AT UNITS SHOWN IN INTERIOR ELEVATIONS. SEE DETAIL SHEET A0.3 FOR DETAILS.
6. ALL TYPE 'B' DWELLING UNITS SHALL UTILIZE EITHER OPTION 'A' OR OPTION 'B' BATHROOM PER APPLICABLE PORTIONS OF ICC A117.1
7. REFER TO SHEET A0.02 FOR ALL STANDARD MOUNTING HEIGHTS, CLEARANCES, AND CONFIGURATIONS UNLESS SPECIFICALLY NOTED OR DIMENSIONED OTHERWISE.
8. REFER TO SHEET A0.03 AND A0.04 FOR ALL ALL ANSI A AND B, REQUIRED CLEARANCES AND MOUNTING HEIGHTS.
9. IN CORNER SECTIONS OF KITCHEN COUNTERS, PROVIDE AT LEAST (1) ELECTRICAL RECEPTACLE AT A MINIMUM OF 36" FROM THE INSIDE CORNER. SEE ELECTRICAL.

GENERAL NOTES:

A. REFER TO SHEET A0.1 FOR PROJECT GENERAL NOTES.
B. REFER TO DOOR AND WINDOW SCHEDULE SHEETS A9.1 THRU A9.3 FOR EXTERIOR DOORS AND WINDOWS
C. REFER TO DOOR AND FRAME SCHEDULE FOR DOORS REQUIRING ADA ACCESS CONTROL
D. ALL PARTITIONS AT TOILETS SHALL HAVE FULL-HEIGHT CONTINUOUS BATT INSULATION
E. ALL DIMENSIONS ARE TO FACE OF STUD (UNLESS NOTED OTHERWISE)
F. PROVIDE ALL BLOCKING FOR SHELVING, CLOSET RODS, CABINETRY, FUTURE GRAB BARS, AND ALL WALL MOUNTED EQUIPMENT OR ACCESSORIES.
G. PROVIDE 1/2" DENSHIELD AT ALL SHOWER & TUB WALL IN LIEU OF GWB. DO NOT OMIT TYPE 'X' GWB AT 1 HOUR RATED WALLS
H. DOUBLE STUD FRAMING AT ALL DOOR JAMBS.
I. CAULK ALL FOUR SIDES OF BASE AT LAUNDRY AREAS
J. ALL PLUMBING WALLS SHALL BE 6" (TYP.)
K. HINGE SIDE JAMB OF DOORS TO BE 3" FROM ADJACENT PERPENDICULAR WALL.
L. ALL UNITS TO BE PRE-WIRED FOR CABLE (COAX) AND TELEPHONE.
M. ALL EXPOSED CONCRETE COLUMNS, WALL AND CEILINGS SHALL BE COMPLETELY CLEANED AND LEFT UNFINISHED.
N. ALL COAT HOOKS TO BE MOUNTED GREATER THAN 48" AFF, AT 54" AFF.
O. ALL FLOORING PER INTERIOR DESIGN DRAWINGS
P. SEE INTERIOR DESIGN DRAWINGS FOR CABINET COLORS, FINISHES, CABINET DOOR STYLES, ETC.
Q. PER IGCC 504.1. PROVIDE NOT LESS THAN TWO (2) 7-GALLON MINIMUM PULL-OUT BINS FOR RECYCLING AND TRASH AS PART OF KITCHEN BASE CABINETS. BINS TO BE LOCATED IN 15" BASE CABINET.

1 BUILDING A LEVEL 4 DIMENSION PLAN - 5
1/8" = 1'-0"

GRAPHIC SCALES: 1-1/2" = 1'-0" | 1" = 1'-0" | 3/4" = 1'-0" | 1/2" = 1'-0" | 1/4" = 1'-0" | 1/8" = 1'-0"

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CASE NUMBER: PL22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL

Drawn: JP
Checked: JF
Job Number: 2204
Drawing: BUILDING A LEVEL 4 DIMENSION PLAN - 5
Sheet: A2.A04D5

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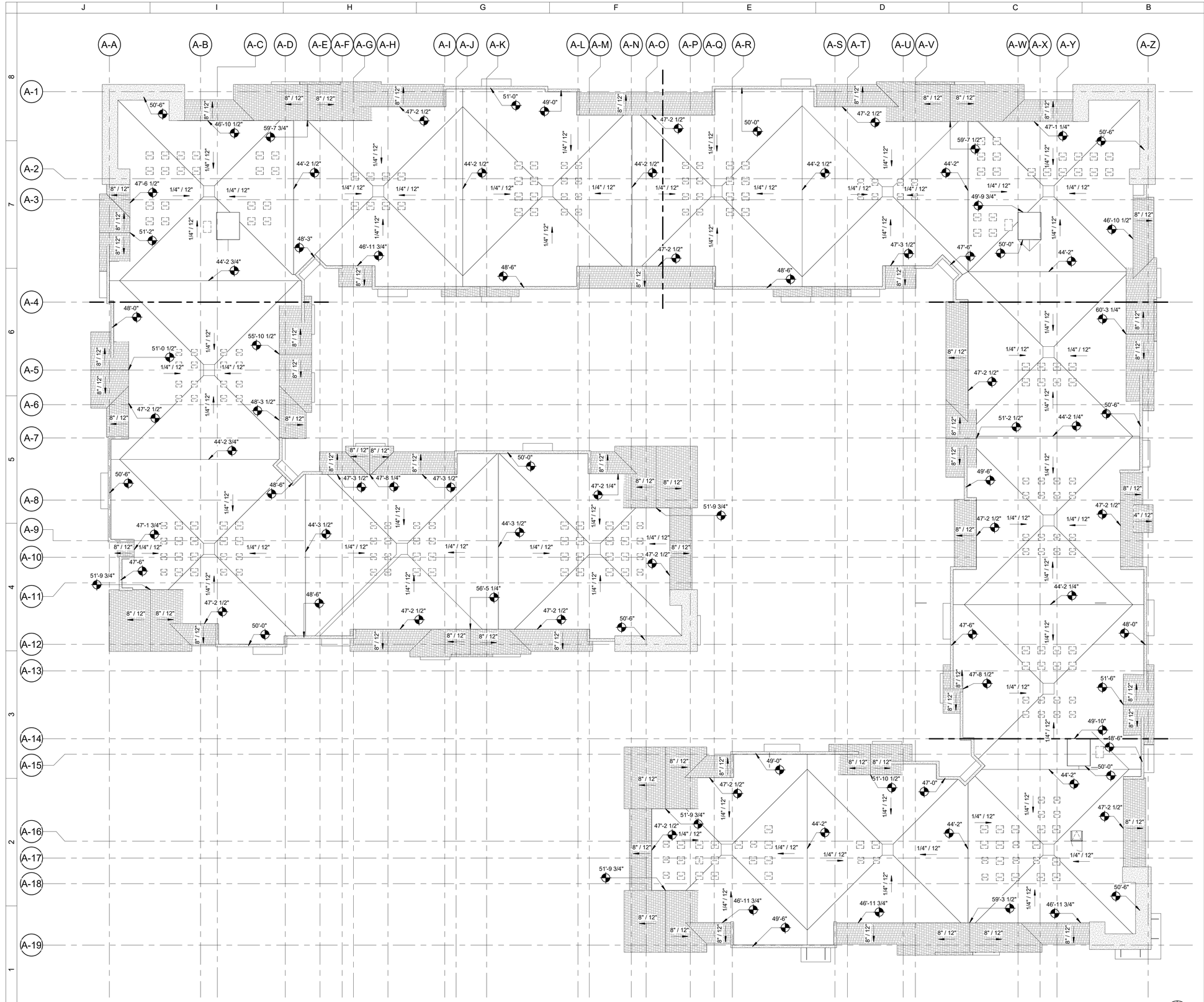

1 BUILDING A ROOF
1/16" = 1'-0"

N

GRAPHIC SCALES:
1-1/2" = 1'-0"
1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
1/4" = 1'-0"
1/8" = 1'-0"

6/7/2023 3:00:35 PM

ROOF NOTES

1. USER DEFINE NOTES
2. USER DEFINE NOTES

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CASE NUMBER: PLH22-0044

MIXED USE DEVELOPMENT

CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

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CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL

Drawn
JP
Checked
JF
Job Number
2204
Drawing
BUILDING A ROOF PLAN

Sheet
A2.A08

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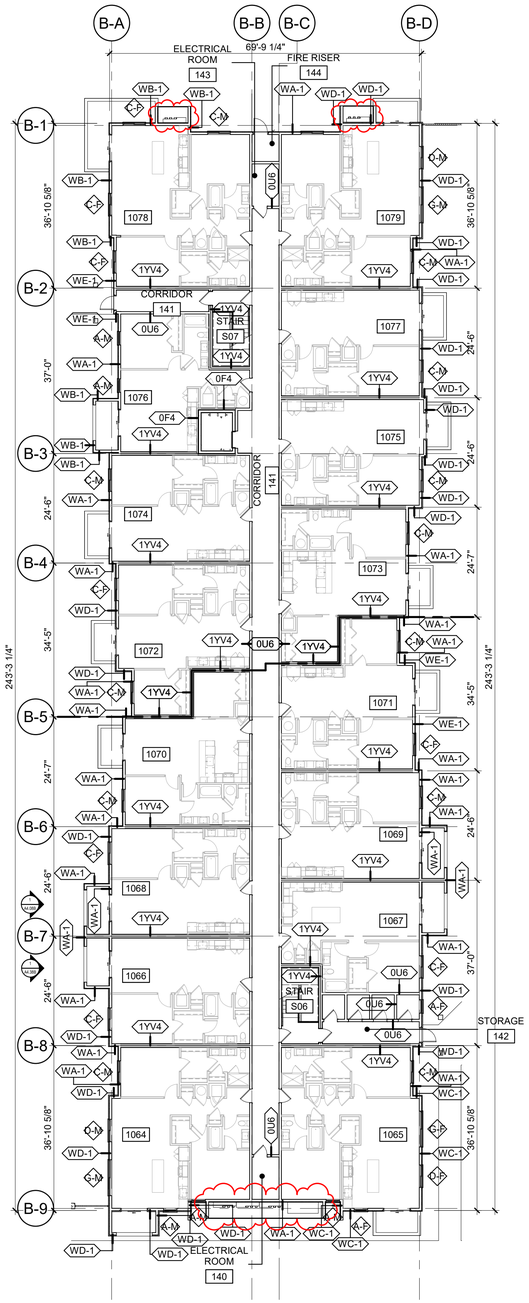
6/7/2023 3:00:39 PM



1 BUILDING B LEVEL 1
1/16" = 1'-0"

KEYNOTE LEGEND

GENERAL NOTES:

A. REFER TO SHEET A0.1 FOR PROJECT GENERAL NOTES.
B. REFER TO DOOR AND WINDOW SCHEDULE SHEETS A9.1 THRU A9.3 FOR EXTERIOR DOORS AND WINDOWS
C. REFER TO DOOR AND FRAME SCHEDULE FOR DOORS REQUIRING ADA ACCESS CONTROL
D. ALL PARTITIONS AT TOILETS SHALL HAVE FULL-HEIGHT CONTINUOUS BATT INSULATION
E. ALL DIMENSIONS ARE TO FACE OF STUD (UNLESS NOTED OTHERWISE)
F. PROVIDE ALL BLOCKING FOR SHELVING, CLOSET RODS, CABINETRY, FUTURE GRAB BARS, AND ALL WALL MOUNTED EQUIPMENT OR ACCESSORIES.
G. PROVIDE 1/2" DENSHIELD AT ALL SHOWER & TUB WALL IN LIEU OF GWB. DO NOT OMIT TYPE 'X' GWB AT 1 HOUR RATED WALLS
H. DOUBLE STUD FRAMING AT ALL DOOR JAMBS.
I. CAULK ALL FOUR SIDES OF BASE AT LAUNDRY AREAS
J. ALL PLUMBING WALLS SHALL BE 6" (TYP.)
K. HINGE SIDE JAMB OF DOORS TO BE 3" FROM ADJACENT PERPENDICULAR WALL.
L. ALL UNITS TO BE PRE-WIRED FOR CABLE (COAX) AND TELEPHONE.
M. ALL EXPOSED CONCRETE COLUMNS, WALL AND CEILINGS SHALL BE COMPLETELY CLEANED AND LEFT UNFINISHED.
N. ALL COAT HOOKS TO BE MOUNTED GREATER THAN 48" AFF, AT 54" AFF.
O. ALL FLOORING PER INTERIOR DESIGN DRAWINGS
P. SEE INTERIOR DESIGN DRAWINGS FOR CABINET COLORS, FINISHES, CABINET DOOR STYLES, ETC.
Q. PER IGCC 504.1. PROVIDE NOT LESS THAN TWO (2) 7-GALLON MINIMUM PULL-OUT BINS FOR RECYCLING AND TRASH AS PART OF KITCHEN BASE CABINETS. BINS TO BE LOCATED IN 15" BASE CABINET.

ACCESSIBILITY NOTES:

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8. REFER TO SHEET A0.03 AND A0.04 FOR ALL ALL ANSI A AND B, REQUIRED CLEARANCES AND MOUNTING HEIGHTS.
9. IN CORNER SECTIONS OF KITCHEN COUNTERS, PROVIDE AT LEAST (1) ELECTRICAL RECEPTACLE AT A MINIMUM OF 36" FROM THE INSIDE CORNER. SEE ELECTRICAL.

N

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ISSUANCE

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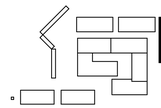
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL
06.09.2023		PAD/PDP 3RD SUBMITTAL



Drawn
JP
Checked
JF
Job Number
2204
Drawing
BUILDING B LEVEL 1 FLOOR PLAN
Sheet
A2.B01

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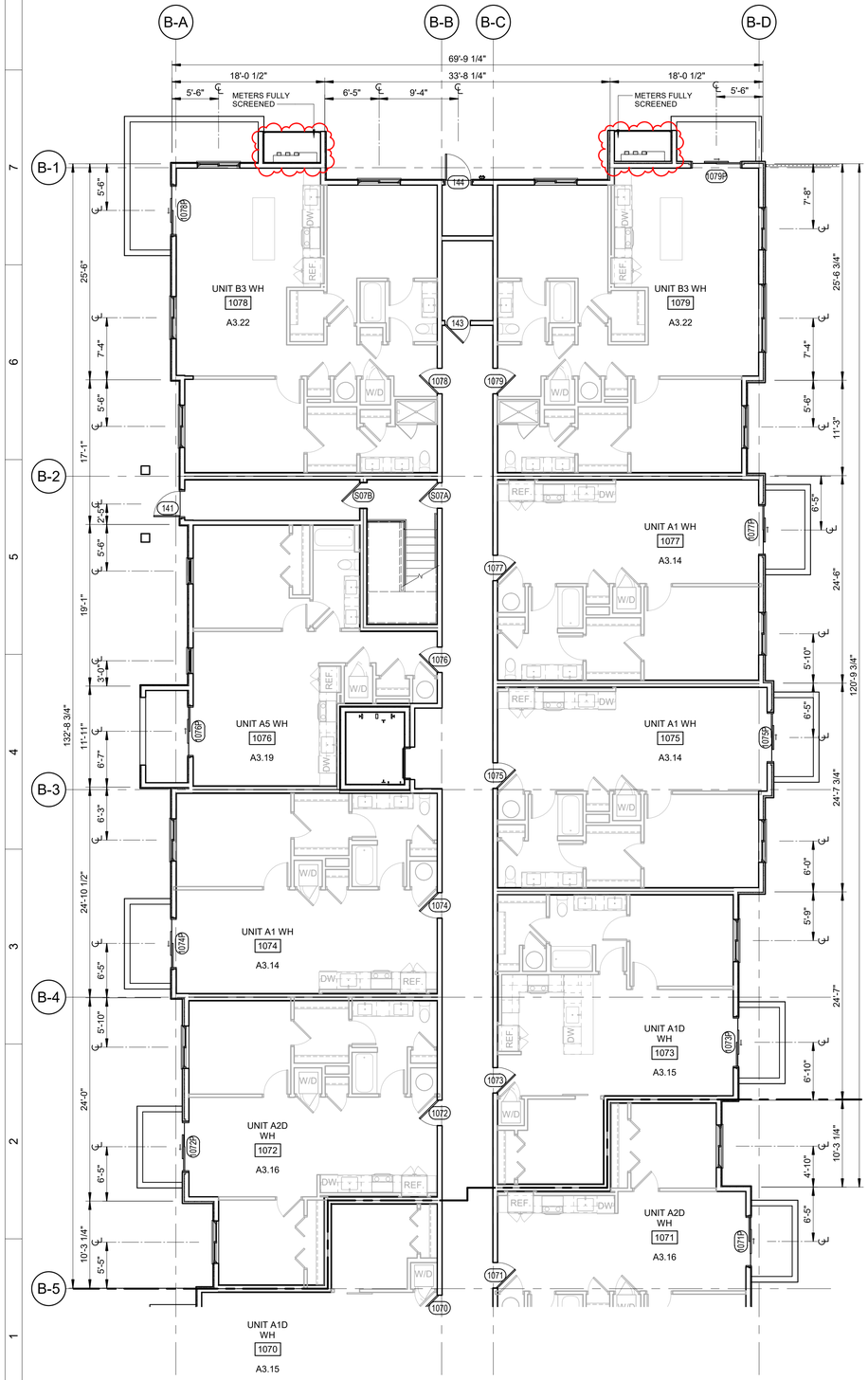
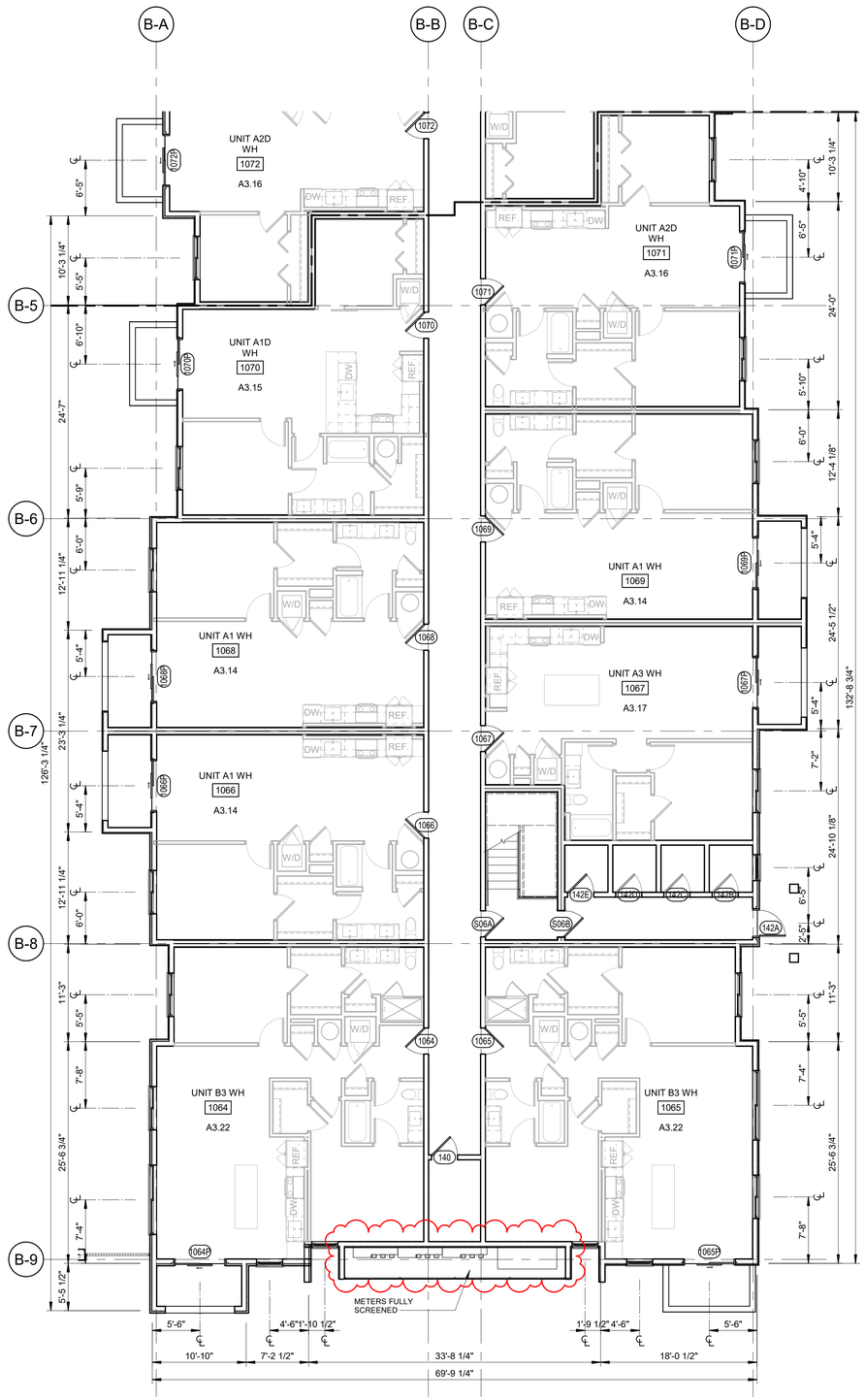
KEYNOTE LEGEND



2 BUILDING B LEVEL 1 DIMENSION PLAN - 2
1/8" = 1'-0"



1 BUILDING B LEVEL 1 DIMENSION PLAN - 1
1/8" = 1'-0"

N

GENERAL NOTES:

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I. CAULK ALL FOUR SIDES OF BASE AT LAUNDRY AREAS
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ACCESSIBILITY NOTES:

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CASE NUMBER: PL22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL
06.09.2023		PAD/PDP 3RD SUBMITTAL

Drawn
JP
Checked
JF
Job Number
2204
Drawing
BUILDING B LEVEL 1 DIMENSION PLAN

Sheet
A2.B01D

GRAPHIC SCALES: 1-1/2" = 1'-0" | 1" = 1'-0" | 3/4" = 1'-0" | 1/2" = 1'-0" | 1/4" = 1'-0" | 1/8" = 1'-0"

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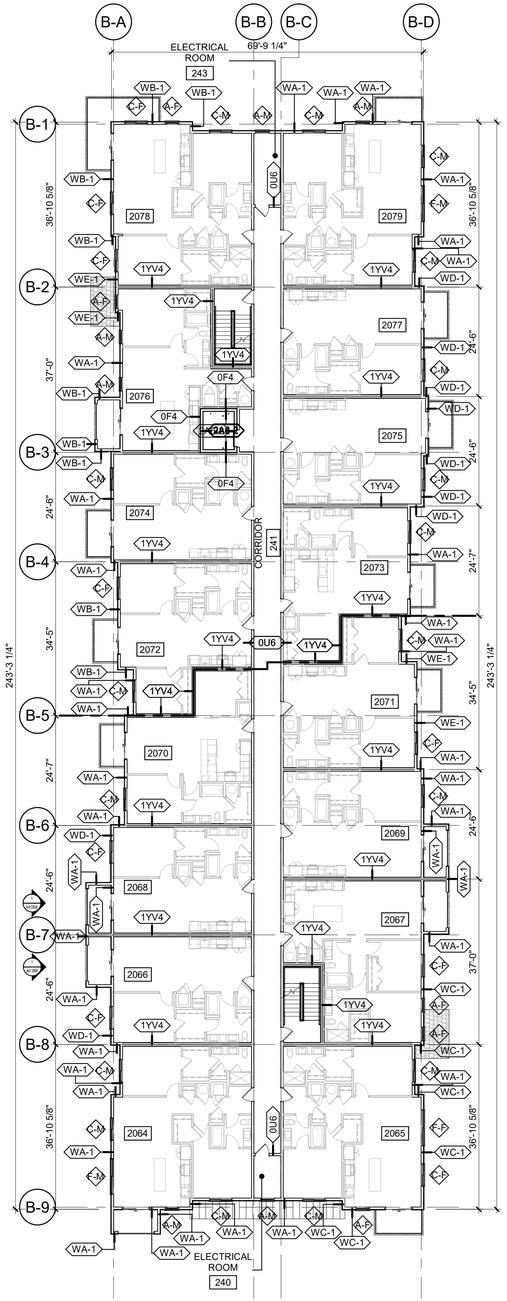

1 BUILDING B LEVEL 2
1/16" = 1'-0"

KEYNOTE LEGEND

GENERAL NOTES:

A. REFER TO SHEET A0.1 FOR PROJECT GENERAL NOTES.
B. REFER TO DOOR AND WINDOW SCHEDULE SHEETS A9.1 THRU A9.3 FOR EXTERIOR DOORS AND WINDOWS
C. REFER TO DOOR AND FRAME SCHEDULE FOR DOORS REQUIRING ADA ACCESS CONTROL
D. ALL PARTITIONS AT TOILETS SHALL HAVE FULL-HEIGHT CONTINUOUS BATT INSULATION
E. ALL DIMENSIONS ARE TO FACE OF STUD (UNLESS NOTED OTHERWISE)
F. PROVIDE ALL BLOCKING FOR SHELVING, CLOSET RODS, CABINETRY, FUTURE GRAB BARS, AND ALL WALL MOUNTED EQUIPMENT OR ACCESSORIES.
G. PROVIDE 1/2" DENSHIELD AT ALL SHOWER & TUB WALL IN LIEU OF GWB. DO NOT OMIT TYPE 'X' GWB AT 1 HOUR RATED WALLS
H. DOUBLE STUD FRAMING AT ALL DOOR JAMBS.
I. CAULK ALL FOUR SIDES OF BASE AT LAUNDRY AREAS
J. ALL PLUMBING WALLS SHALL BE 6" (TYP.)
K. HINGE SIDE JAMB OF DOORS TO BE 3" FROM ADJACENT PERPENDICULAR WALL
L. ALL UNITS TO BE PRE-WIRED FOR CABLE (COAX) AND TELEPHONE.
M. ALL EXPOSED CONCRETE COLUMNS, WALL AND CEILINGS SHALL BE COMPLETELY CLEANED AND LEFT UNFINISHED.
N. ALL COAT HOOKS TO BE MOUNTED GREATER THAN 48" AFF, AT 54" AFF.
O. ALL FLOORING PER INTERIOR DESIGN DRAWINGS
P. SEE INTERIOR DESIGN DRAWINGS FOR CABINET COLORS, FINISHES, CABINET DOOR STYLES, ETC.
Q. PER IGCC 504.1, PROVIDE NOT LESS THAN TWO (2) 7-GALLON MINIMUM PULL-OUT BINS FOR RECYCLING AND TRASH AS PART OF KITCHEN BASE CABINETS. BINS TO BE LOCATED IN 15" BASE CABINET.

ACCESSIBILITY NOTES:

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2. ALL DOORS SHALL PROVIDE CLEAR WIDTH OF 32" MEASURED FROM THE DOOR STOP TO FACE OF OPENED DOOR, POSITIONED AT 90 DEGREES.
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8. REFER TO SHEET A0.03 AND A0.04 FOR ALL ALL ANSI A AND B, REQUIRED CLEARANCES AND MOUNTING HEIGHTS.
9. IN CORNER SECTIONS OF KITCHEN COUNTERS, PROVIDE AT LEAST (1) ELECTRICAL RECEPTACLE AT A MINIMUM OF 36" FROM THE INSIDE CORNER. SEE ELECTRICAL.

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CASE NUMBER: PL-H22-0044
MIXED USE DEVELOPMENT

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CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL

Drawn
JP
Checked
JF
Job Number
2204
Drawing
BUILDING B LEVEL 2 FLOOR PLAN
Sheet
A2.B02

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GRAPHIC SCALES:
1-1/2" = 1'-0"
1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
1/4" = 1'-0"
1/8" = 1'-0"

6/7/2023 3:00:47 PM

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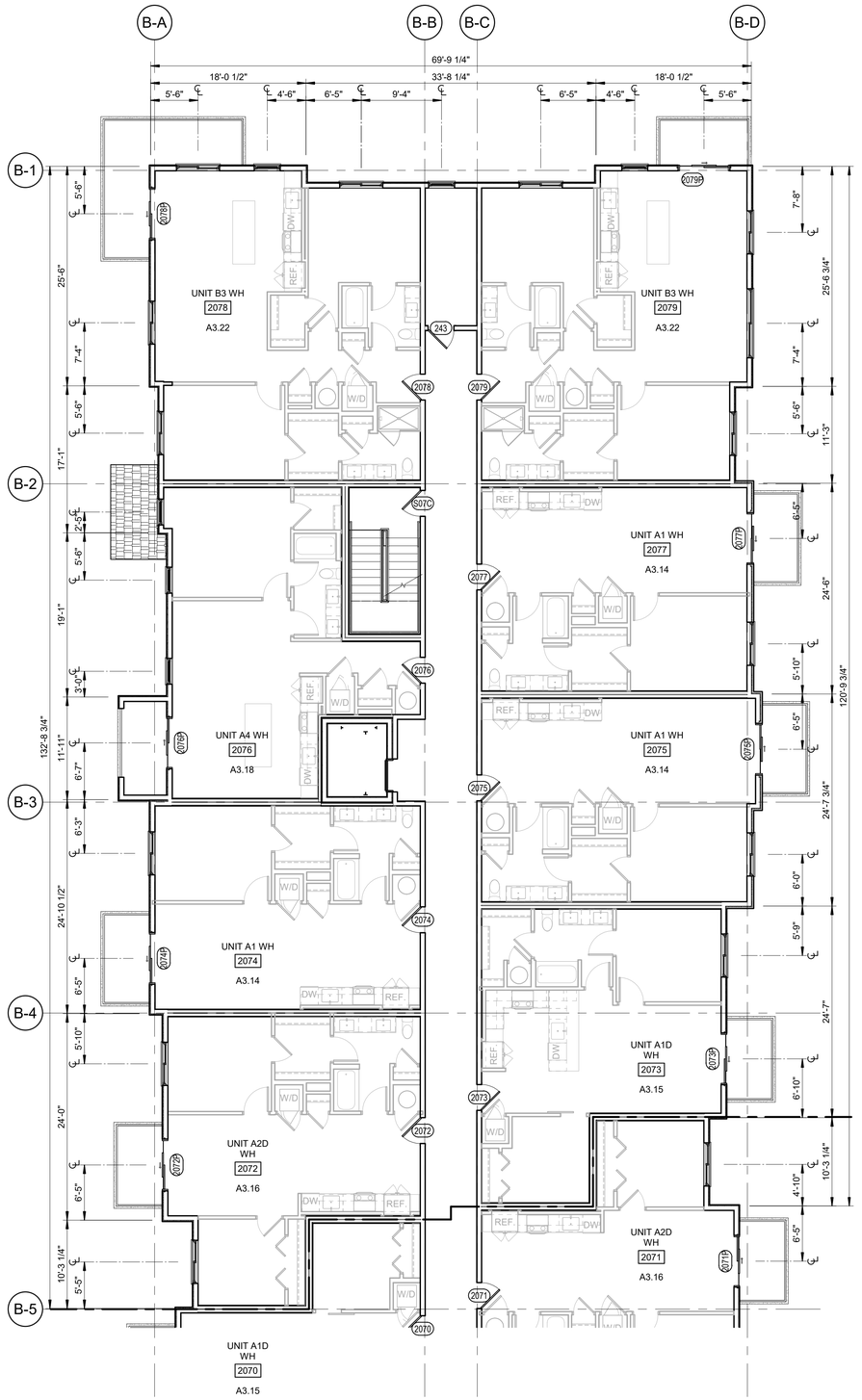
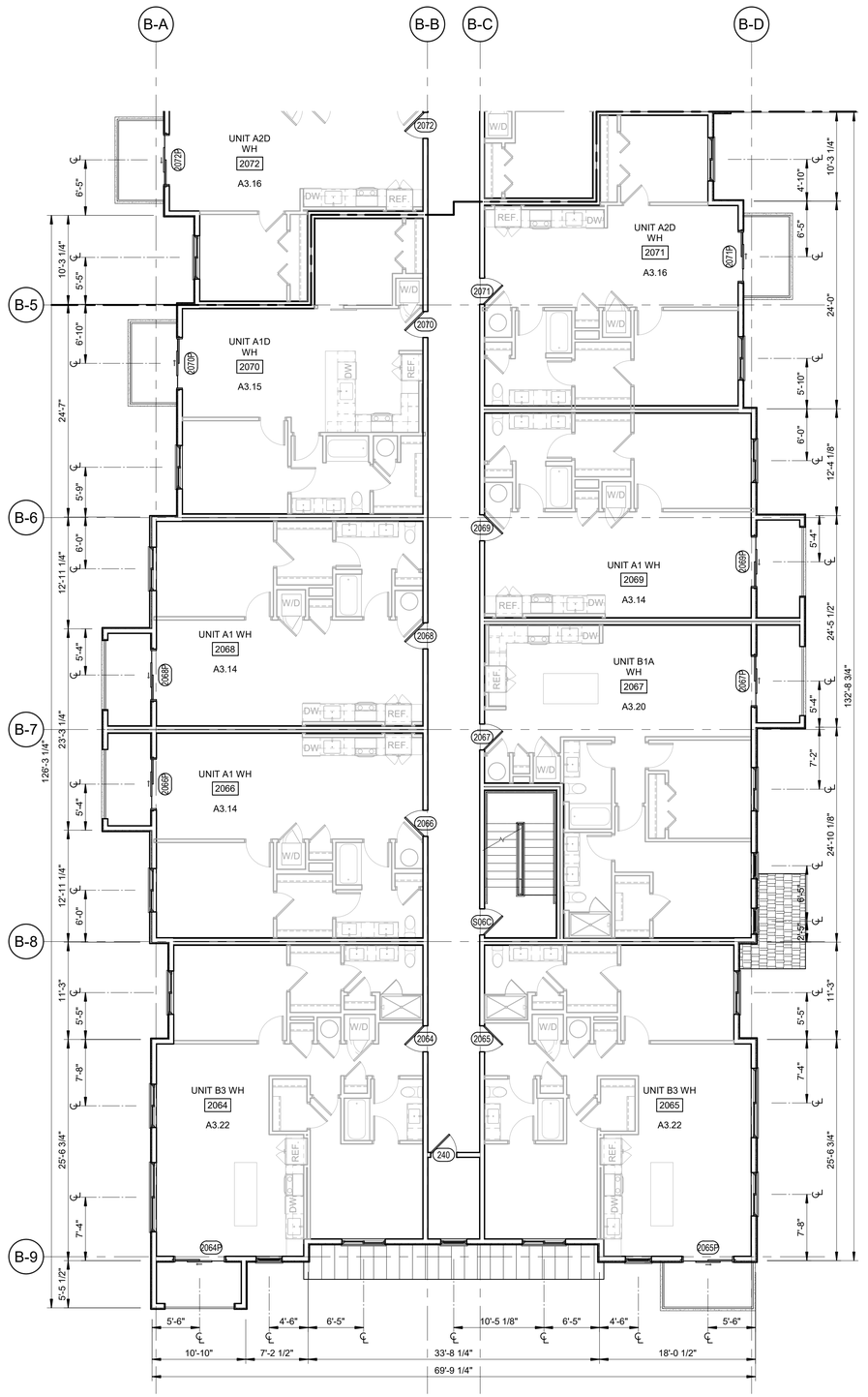
KEYNOTE LEGEND



2 BUILDING B LEVEL 2 DIMENSION PLAN - 2
1/8" = 1'-0"



1 BUILDING B LEVEL 2 DIMENSION PLAN - 1
1/8" = 1'-0"

N

GENERAL NOTES:

A. REFER TO SHEET A0.1 FOR PROJECT GENERAL NOTES.
B. REFER TO DOOR AND WINDOW SCHEDULE SHEETS A9.1 THRU A9.3 FOR EXTERIOR DOORS AND WINDOWS
C. REFER TO DOOR AND FRAME SCHEDULE FOR DOORS REQUIRING ADA ACCESS CONTROL
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I. CAULK ALL FOUR SIDES OF BASE AT LAUNDRY AREAS
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L. ALL UNITS TO BE PRE-WIRED FOR CABLE (COAX) AND TELEPHONE.
M. ALL EXPOSED CONCRETE COLUMNS, WALL AND CEILINGS SHALL BE COMPLETELY CLEANED AND LEFT UNFINISHED.
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CASE NUMBER: PL-H22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL

Drawn
JP
Checked
JF
Job Number
2204
Drawing
BUILDING B LEVEL 2 DIMENSION PLAN

Sheet
A2.B02D

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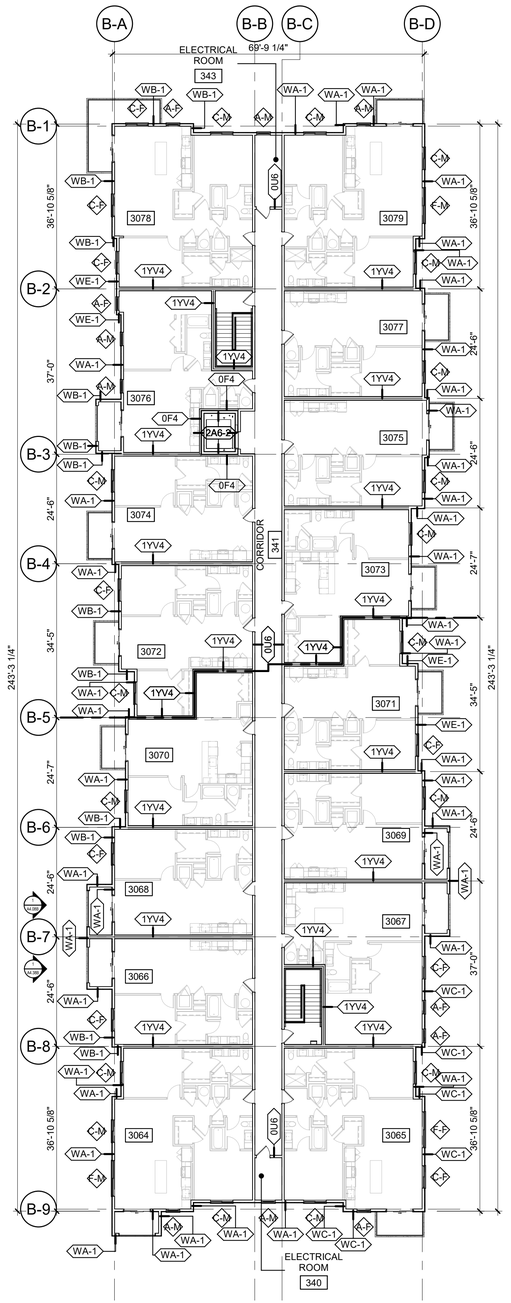
6/7/2023 3:00:51 PM

GRAPHIC SCALES:
1-1/2" = 1'-0"
1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
1/4" = 1'-0"
1/8" = 1'-0"

PLEASE RECYCLE

6/7/2023 3:00:54 PM

KEYNOTE LEGEND



1 BUILDING B LEVEL 3
1/16" = 1'-0"

GENERAL NOTES:

A. REFER TO SHEET A0.1 FOR PROJECT GENERAL NOTES.
B. REFER TO DOOR AND WINDOW SCHEDULE SHEETS A9.1 THRU A9.3 FOR EXTERIOR DOORS AND WINDOWS
C. REFER TO DOOR AND FRAME SCHEDULE FOR DOORS REQUIRING ADA ACCESS CONTROL
D. ALL PARTITIONS AT TOILETS SHALL HAVE FULL-HEIGHT CONTINUOUS BATT INSULATION
E. ALL DIMENSIONS ARE TO FACE OF STUD (UNLESS NOTED OTHERWISE)
F. PROVIDE ALL BLOCKING FOR SHELVING, CLOSET RODS, CABINETRY, FUTURE GRAB BARS, AND ALL WALL MOUNTED EQUIPMENT OR ACCESSORIES.
G. PROVIDE 1/2" DENSHIELD AT ALL SHOWER & TUB WALL IN LIEU OF GWB. DO NOT OMIT TYPE 'X' GWB AT 1 HOUR RATED WALLS
H. DOUBLE STUD FRAMING AT ALL DOOR JAMBS.
I. CAULK ALL FOUR SIDES OF BASE AT LAUNDRY AREAS
J. ALL PLUMBING WALLS SHALL BE 6" (TYP.)
K. HINGE SIDE JAMB OF DOORS TO BE 3" FROM ADJACENT PERPENDICULAR WALL.
L. ALL UNITS TO BE PRE-WIRED FOR CABLE (COAX) AND TELEPHONE.
M. ALL EXPOSED CONCRETE COLUMNS, WALL AND CEILINGS SHALL BE COMPLETELY CLEANED AND LEFT UNFINISHED.
N. ALL COAT HOOKS TO BE MOUNTED GREATER THAN 48" AFF, AT 54" AFF.
O. ALL FLOORING PER INTERIOR DESIGN DRAWINGS
P. SEE INTERIOR DESIGN DRAWINGS FOR CABINET COLORS, FINISHES, CABINET DOOR STYLES, ETC.
Q. PER IGCC 504.1, PROVIDE NOT LESS THAN TWO (2) 7-GALLON MINIMUM PULL-OUT BINS FOR RECYCLING AND TRASH AS PART OF KITCHEN BASE CABINETS. BINS TO BE LOCATED IN 15" BASE CABINET.

ACCESSIBILITY NOTES:

1. CHANGES IN LEVEL SHALL CONFORM TO ANSI A117.1.
2. ALL DOORS SHALL PROVIDE CLEAR WIDTH OF 32" MEASURED FROM THE DOOR STOP TO FACE OF OPENED DOOR, POSITIONED AT 90 DEGREES.
3. DWELLING UNITS REQ'D. TO BE ACCESSIBLE UNITS SHALL COMPLY W/ THE APPLICABLE PORTIONS OF ICC A117.1. REFER TO THIS CODE FOR ALL CLEARANCES, CONTROL LOCATIONS, ETC.
4. PROVIDE WALL BLOCKING AND BACKING FOR FUTURE GRAB BAR INSTALLATION AT ALL BATHS PER DETAIL ON SHEET A0.3
5. REMOVEABLE BASE CABINETS TO BE INSTALLED AT UNITS SHOWN IN INTERIOR ELEVATIONS. SEE DETAIL SHEET A0.3 FOR DETAILS.
6. ALL TYPE 'B' DWELLING UNITS SHALL UTILIZE EITHER OPTION 'A' OR OPTION 'B' BATHROOM PER APPLICABLE PORTIONS OF ICC A117.1
7. REFER TO SHEET A0.02 FOR ALL STANDARD MOUNTING HEIGHTS, CLEARANCES, AND CONFIGURATIONS UNLESS SPECIFICALLY NOTED OR DIMENSIONED OTHERWISE.
8. REFER TO SHEET A0.03 AND A0.04 FOR ALL ALL ANSI A AND B, REQUIRED CLEARANCES AND MOUNTING HEIGHTS.
9. IN CORNER SECTIONS OF KITCHEN COUNTERS, PROVIDE AT LEAST (1) ELECTRICAL RECEPTACLE AT A MINIMUM OF 36" FROM THE INSIDE CORNER. SEE ELECTRICAL.

N

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Drawing
BUILDING B LEVEL 3 FLOOR PLAN
Sheet
A2.B03

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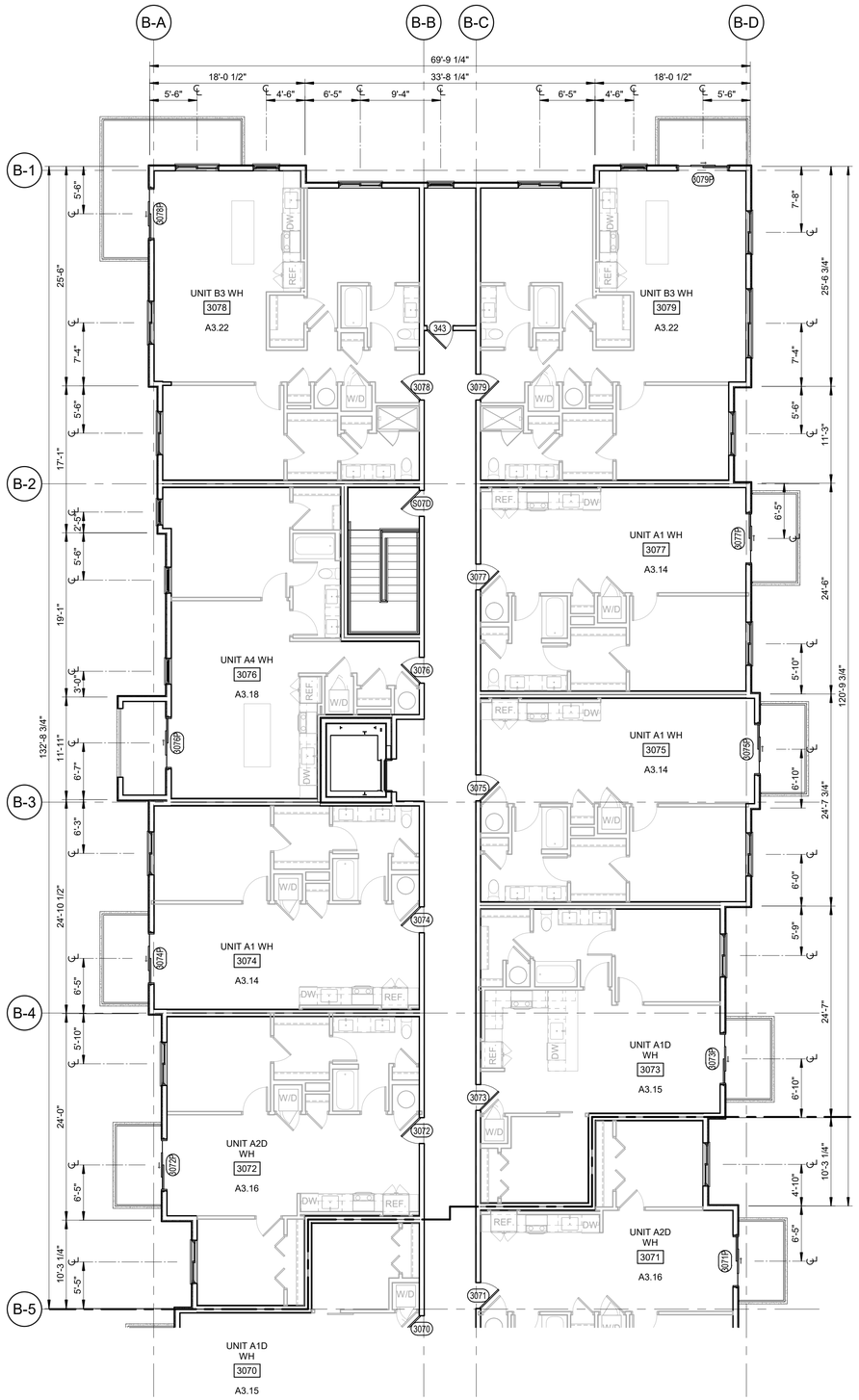
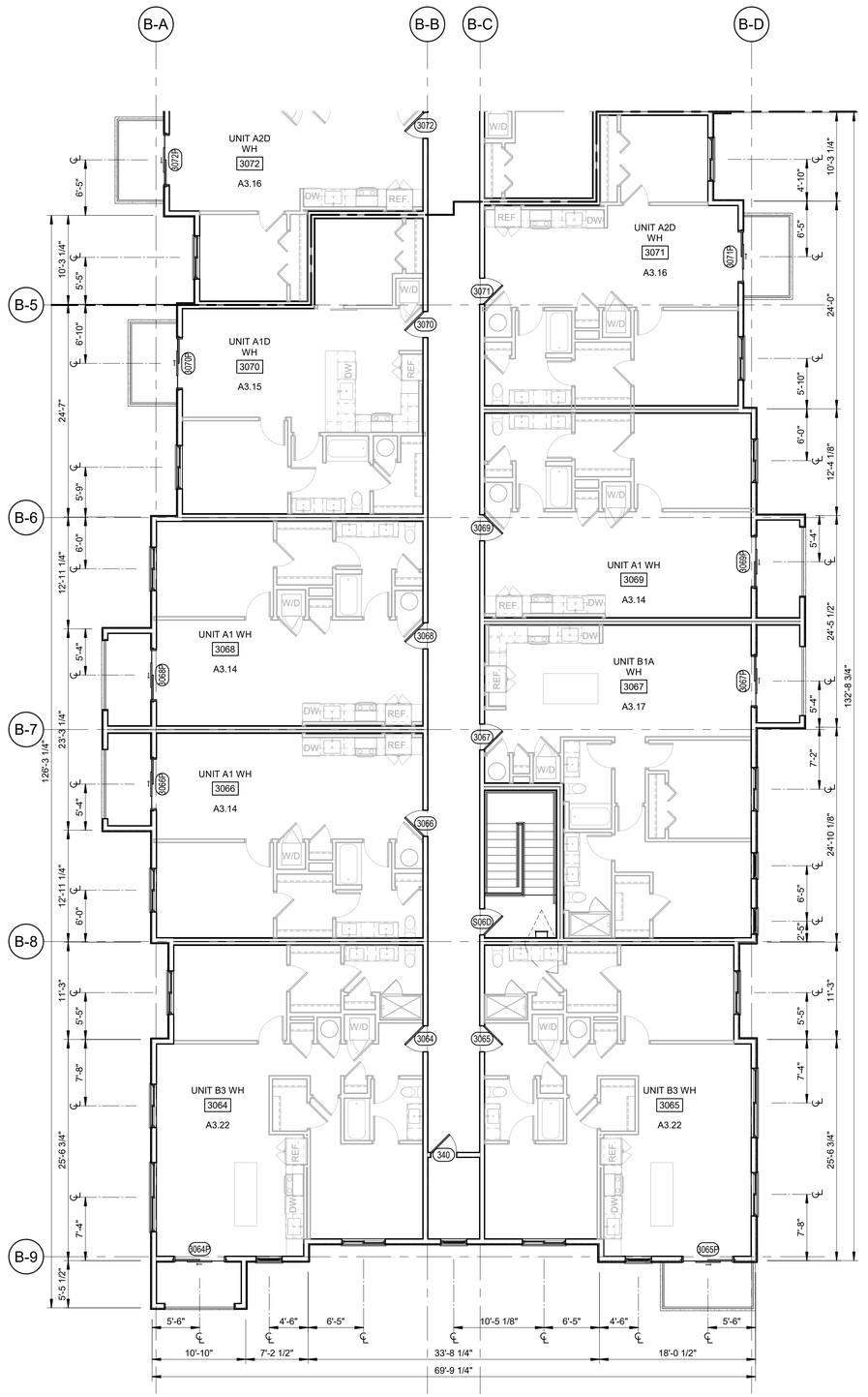
PLEASE RECYCLE



2 BUILDING B LEVEL 3 DIMENSION PLAN - 2
1/8" = 1'-0"



1 BUILDING B LEVEL 3 DIMENSION PLAN - 1
1/8" = 1'-0"

N

KEYNOTE LEGEND

GENERAL NOTES:

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E. ALL DIMENSIONS ARE TO FACE OF STUD (UNLESS NOTED OTHERWISE)
F. PROVIDE ALL BLOCKING FOR SHELVING, CLOSET RODS, CABINETRY, FUTURE GRAB BARS, AND ALL WALL MOUNTED EQUIPMENT OR ACCESSORIES.
G. PROVIDE 1/2" DENSHIELD AT ALL SHOWER & TUB WALL IN LIEU OF GWB. DO NOT OMIT TYPE 'X' GWB AT 1 HOUR RATED WALLS.
H. DOUBLE STUD FRAMING AT ALL DOOR JAMBS.
I. CAULK ALL FOUR SIDES OF BASE AT LAUNDRY AREAS
J. ALL PLUMBING WALLS SHALL BE 6" (TYP.)
K. HINGE SIDE JAMB OF DOORS TO BE 3" FROM ADJACENT PERPENDICULAR WALL.
L. ALL UNITS TO BE PRE-WIRED FOR CABLE (COAX) AND TELEPHONE.
M. ALL EXPOSED CONCRETE COLUMNS, WALL AND CEILINGS SHALL BE COMPLETELY CLEANED AND LEFT UNFINISHED.
N. ALL COAT HOOKS TO BE MOUNTED GREATER THAN 48" AFF, AT 54" AFF.
O. ALL FLOORING PER INTERIOR DESIGN DRAWINGS
P. SEE INTERIOR DESIGN DRAWINGS FOR CABINET COLORS, FINISHES, CABINET DOOR STYLES, ETC.
Q. PER IGCC 504.1, PROVIDE NOT LESS THAN TWO (2) 7-GALLON MINIMUM PULL-OUT BINS FOR RECYCLING AND TRASH AS PART OF KITCHEN BASE CABINETS. BINS TO BE LOCATED IN 15" BASE CABINET.

ACCESSIBILITY NOTES:

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8. REFER TO SHEET A0.03 AND A0.04 FOR ALL ALL ANSI A AND B, REQUIRED CLEARANCES AND MOUNTING HEIGHTS.
9. IN CORNER SECTIONS OF KITCHEN COUNTERS, PROVIDE AT LEAST (1) ELECTRICAL RECEPTACLE AT A MINIMUM OF 36" FROM THE INSIDE CORNER. SEE ELECTRICAL.

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JP
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Job Number
2204
Drawing
BUILDING B LEVEL 3 DIMENSION PLAN

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A2.B03D

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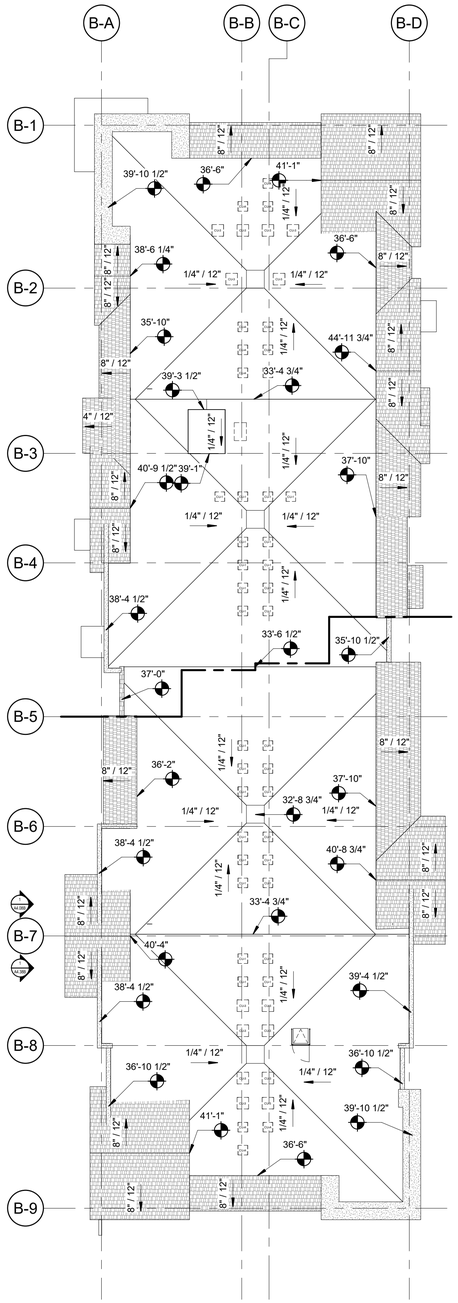
GRAPHIC SCALES:
1-1/2" = 1'-0"
1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
1/4" = 1'-0"
1/8" = 1'-0"

PLEASE RECYCLE

KEYNOTE LEGEND



1 BUILDING B ROOF
1/16" = 1'-0"

GRAPHIC SCALES:
1/8" = 1'-0"
1/4" = 1'-0"
3/4" = 1'-0"
1" = 1'-0"
1-1/2" = 1'-0"
1/2" = 1'-0"

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ISSUANCE

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06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL

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JP
Checked
JF
Job Number
2204
Drawing
BUILDING B ROOF PLAN

Sheet
A2.B08

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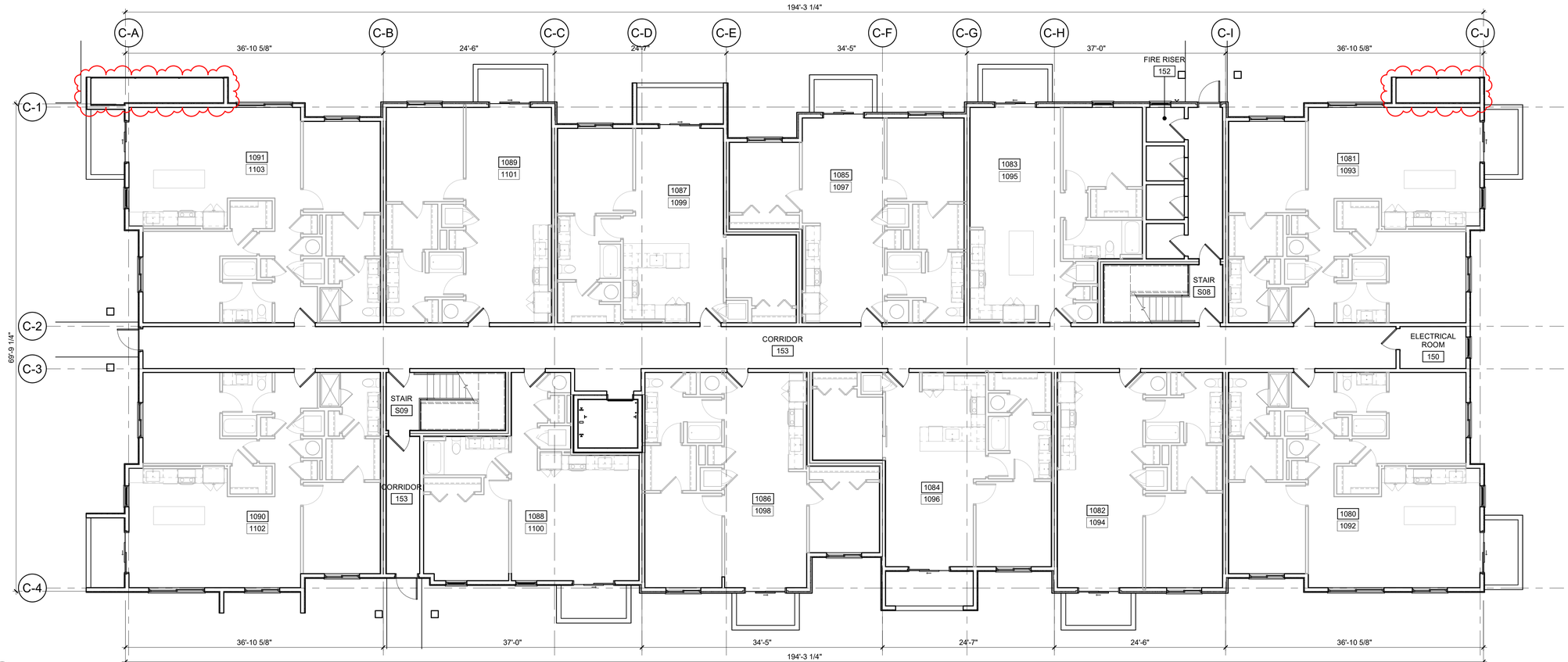

1 BUILDING C LEVEL 1
1/8" = 1'-0"

GRAPHIC SCALES:
1-1/2" = 1'-0"
1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
1/4" = 1'-0"
1/8" = 1'-0"

6/7/2023 3:01:03 PM

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102 East Buchanan Street
Phoenix AZ 85004 602.258.2211
www.ccbgarchitects.com

CASE NUMBER: PLH22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL
06.09.2023		PAD/PDP 3RD SUBMITTAL

Drawn
JP
Checked
JF
Job Number
2204
Drawing
BUILDING C LEVEL 1 FLOOR PLAN

Sheet
A2.C01

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PLEASE RECYCLE

KEYNOTE LEGEND

ACCESSIBILITY NOTES:

1. CHANGES IN LEVEL SHALL CONFORM TO ANSI A117.1.
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9. IN CORNER SECTIONS OF KITCHEN COUNTERS, PROVIDE AT LEAST (1) ELECTRICAL RECEPTACLE AT A MINIMUM OF 36" FROM THE INSIDE CORNER. SEE ELECTRICAL.

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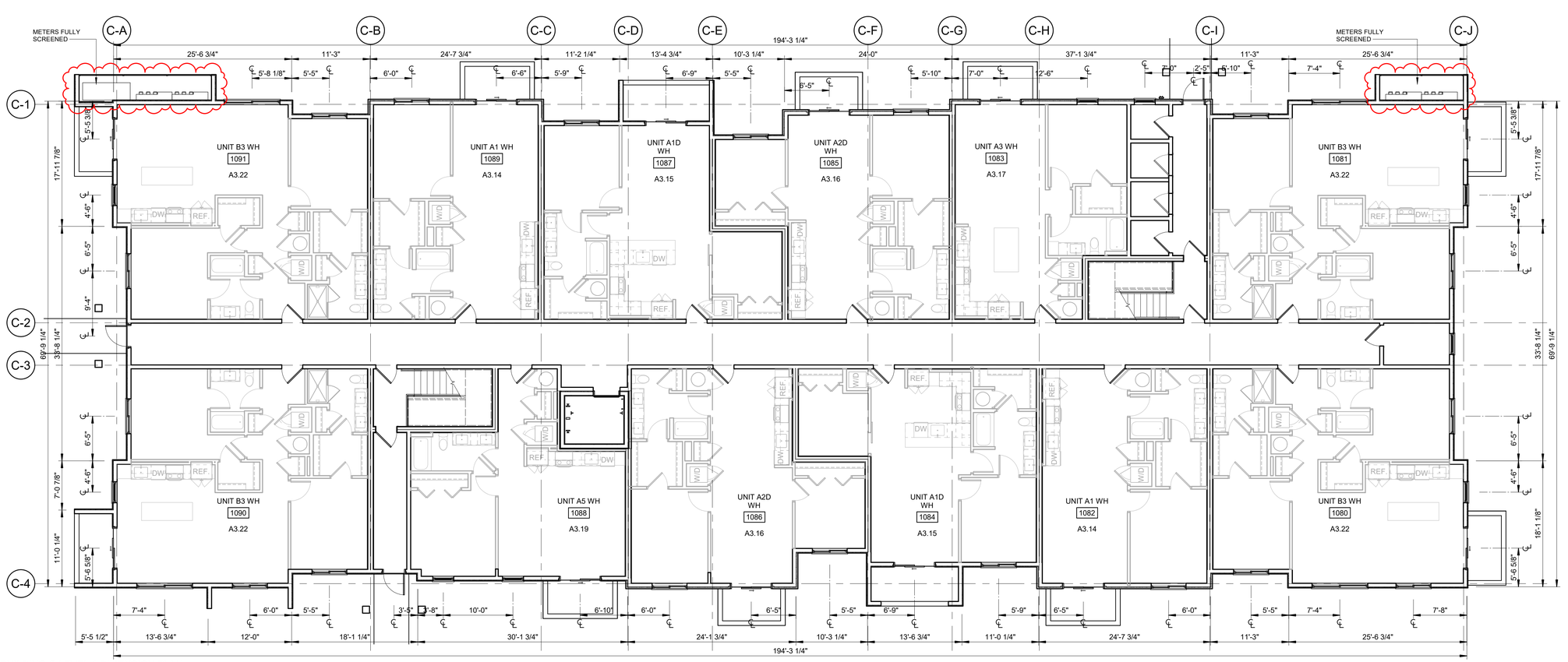

1 BUILDING C LEVEL 1 DIMENSION PLAN
1/8" = 1'-0"

GRAPHIC SCALES: 1-1/2" = 1'-0" | 1" = 1'-0" | 3/4" = 1'-0" | 1/2" = 1'-0" | 1/4" = 1'-0" | 1/8" = 1'-0"

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ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL
06.09.2023		PAD/PDP 3RD SUBMITTAL

Drawn: JP
Checked: JF
Job Number: 2204
Drawing: BUILDING C LEVEL 1 DIMENSION PLAN
Sheet: A2.C01D

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PLEASE RECYCLE

KEYNOTE LEGEND

ACCESSIBILITY NOTES:

1. CHANGES IN LEVEL SHALL CONFORM TO ANSI A117.1.
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1 BUILDING C LEVEL 2
1/8" = 1'-0"

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1-1/2" = 1'-0"
1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
1/4" = 1'-0"
1/8" = 1'-0"

6/7/2023 3:01:09 PM

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JP
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JF
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Drawing
BUILDING C LEVEL 2 FLOOR PLAN
Sheet
A2.C02

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PLEASE RECYCLE

GRAPHIC SCALES:
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1/4" = 1'-0"
1/8" = 1'-0"

6/7/2023 3:01:12 PM

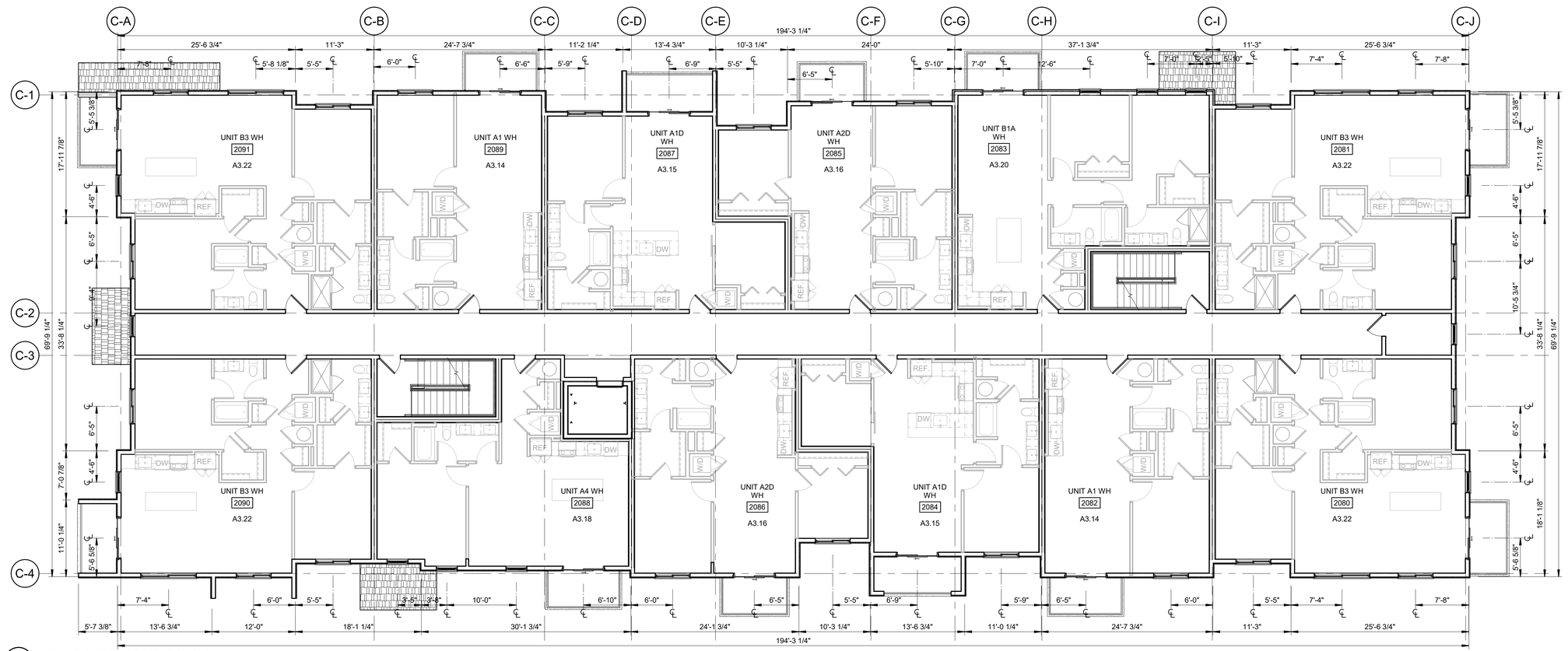
KEYNOTE LEGEND

ACCESSIBILITY NOTES:

1. CHANGES IN LEVEL SHALL CONFORM TO ANSI A117.1.
2. ALL DOORS SHALL PROVIDE CLEAR WIDTH OF 32" MEASURED FROM THE DOOR STOP TO FACE OF OPENED DOOR, POSITIONED AT 90 DEGREES.
3. DWELLING UNITS REQ'D. TO BE ACCESSIBLE UNITS SHALL COMPLY W/ THE APPLICABLE PORTIONS OF ICC A117.1. REFER TO THIS CODE FOR ALL CLEARANCES, CONTROL LOCATIONS, ETC.
4. PROVIDE WALL BLOCKING AND BACKING FOR FUTURE GRAB BAR INSTALLATION AT ALL BATHS PER DETAIL ON SHEET A0.3
5. REMOVEABLE BASE CABINETS TO BE INSTALLED AT UNITS SHOWN IN INTERIOR ELEVATIONS. SEE DETAIL SHEET A0.3 FOR DETAILS.
6. ALL TYPE 'B' DWELLING UNITS SHALL UTILIZE EITHER OPTION 'A' OR OPTION 'B' BATHROOM PER APPLICABLE PORTIONS OF ICC A117.1
7. REFER TO SHEET A0.02 FOR ALL STANDARD MOUNTING HEIGHTS, CLEARANCES, AND CONFIGURATIONS UNLESS SPECIFICALLY NOTED OR DIMENSIONED OTHERWISE.
8. REFER TO SHEET A0.03 AND A0.04 FOR ALL ALL ANSI A AND B, REQUIRED CLEARANCES AND MOUNTING HEIGHTS.
9. IN CORNER SECTIONS OF KITCHEN COUNTERS, PROVIDE AT LEAST (1) ELECTRICAL RECEPTACLE AT A MINIMUM OF 36" FROM THE INSIDE CORNER. SEE ELECTRICAL.

GENERAL NOTES:

A. REFER TO SHEET A0.1 FOR PROJECT GENERAL NOTES.
B. REFER TO DOOR AND WINDOW SCHEDULE SHEETS A9.1 THRU A9.3 FOR EXTERIOR DOORS AND WINDOWS
C. REFER TO DOOR AND FRAME SCHEDULE FOR DOORS REQUIRING ADA ACCESS CONTROL
D. ALL PARTITIONS AT TOILETS SHALL HAVE FULL-HEIGHT CONTINUOUS BATT INSULATION
E. ALL DIMENSIONS ARE TO FACE OF STUD (UNLESS NOTED OTHERWISE)
F. PROVIDE ALL BLOCKING FOR SHELVING, CLOSET RODS, CABINETRY, FUTURE GRAB BARS, AND ALL WALL MOUNTED EQUIPMENT OR ACCESSORIES.
G. PROVIDE 1/2" DENSHIELD AT ALL SHOWER & TUB WALL IN LIEU OF GWB. DO NOT OMIT TYPE 'X' GWB AT 1 HOUR RATED WALLS
H. DOUBLE STUD FRAMING AT ALL DOOR JAMBS.
I. CAULK ALL FOUR SIDES OF BASE AT LAUNDRY AREAS
J. ALL PLUMBING WALLS SHALL BE 6" (TYP.)
K. HINGE SIDE JAMB OF DOORS TO BE 3" FROM ADJACENT PERPENDICULAR WALL.
L. ALL UNITS TO BE PRE-WIRED FOR CABLE (COAX) AND TELEPHONE.
M. ALL EXPOSED CONCRETE COLUMNS, WALL AND CEILINGS SHALL BE COMPLETELY CLEANED AND LEFT UNFINISHED.
N. ALL COAT HOOKS TO BE MOUNTED GREATER THAN 48" AFF, AT 54" AFF.
O. ALL FLOORING PER INTERIOR DESIGN DRAWINGS
P. SEE INTERIOR DESIGN DRAWINGS FOR CABINET COLORS, FINISHES, CABINET DOOR STYLES, ETC.
Q. PER IGCC 504.1. PROVIDE NOT LESS THAN TWO (2) 7-GALLON MINIMUM PULL-OUT BINS FOR RECYCLING AND TRASH AS PART OF KITCHEN BASE CABINETS. BINS TO BE LOCATED IN 15" BASE CABINET.



1 BUILDING C LEVEL 2 DIMENSION PLAN
1/8" = 1'-0"

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102 East Buchanan Street
Phoenix AZ 85004 602.258.2211
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CASE NUMBER: PL22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL

Drawn
JP
Checked
JF
Job Number
2204
Drawing
BUILDING C LEVEL 2 DIMENSION PLAN

Sheet
A2.C02D

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PLEASE RECYCLE

KEYNOTE LEGEND

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GENERAL NOTES:

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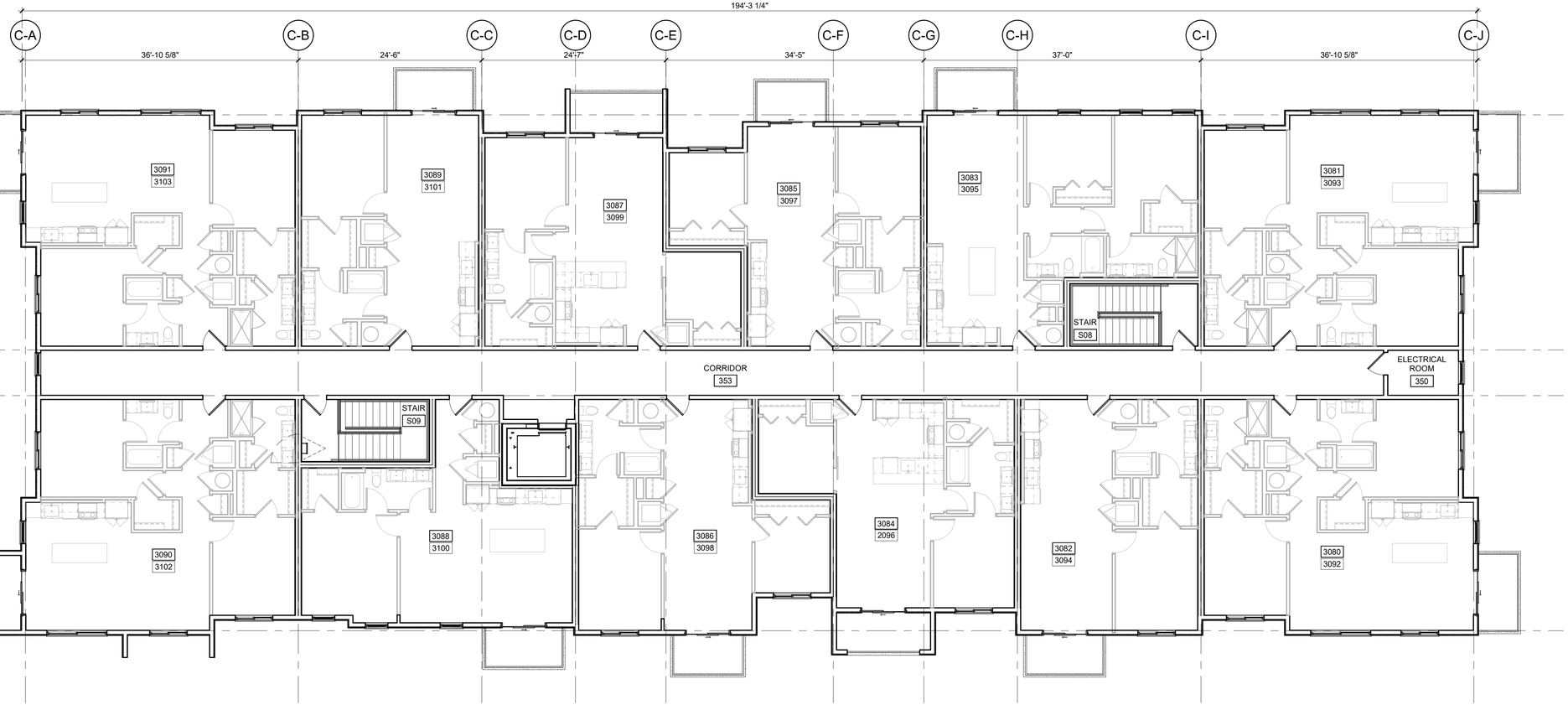

1 BUILDING C LEVEL 3
1/8" = 1'-0"

GRAPHIC SCALES:
1-1/2" = 1'-0"
1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
1/4" = 1'-0"
1/8" = 1'-0"

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CASE NUMBER: PL22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL

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JF
Job Number
2204
Drawing
BUILDING C LEVEL 3 FLOOR PLAN

Sheet
A2.C03

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KEYNOTE LEGEND

ACCESSIBILITY NOTES:

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G. PROVIDE 1/2" DENSHIELD AT ALL SHOWER & TUB WALL IN LIEU OF GWB. DO NOT OMIT TYPE 'X' GWB AT 1 HOUR RATED WALLS
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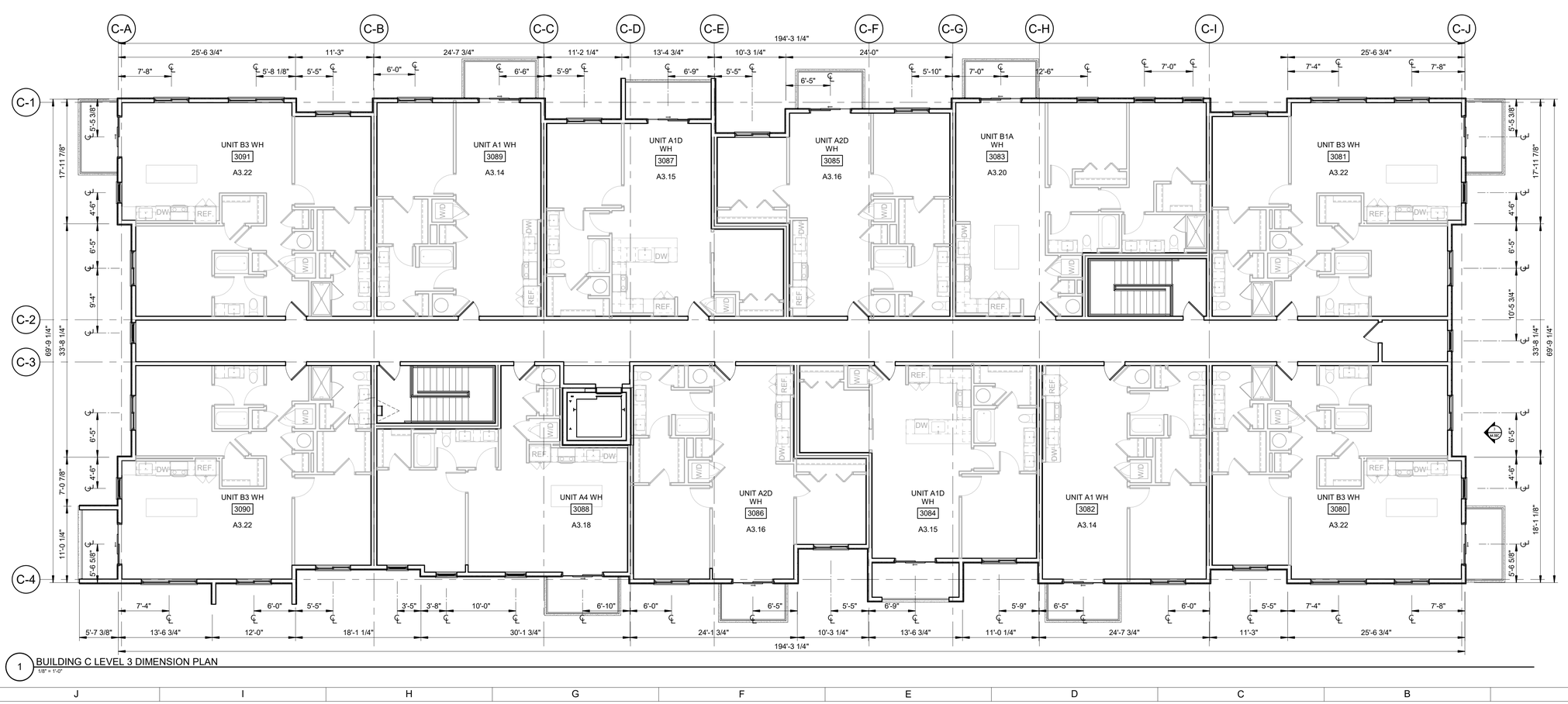

1 BUILDING C LEVEL 3 DIMENSION PLAN
1/8" = 1'-0"

GRAPHIC SCALES: 1-1/2" = 1'-0" | 1" = 1'-0" | 3/4" = 1'-0" | 1/2" = 1'-0" | 1/4" = 1'-0" | 1/8" = 1'-0"

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CASE NUMBER: PLH22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL

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JP
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JF
Job Number
2204
Drawing
BUILDING C LEVEL 3 DIMENSION PLAN
Sheet
A2.C03D

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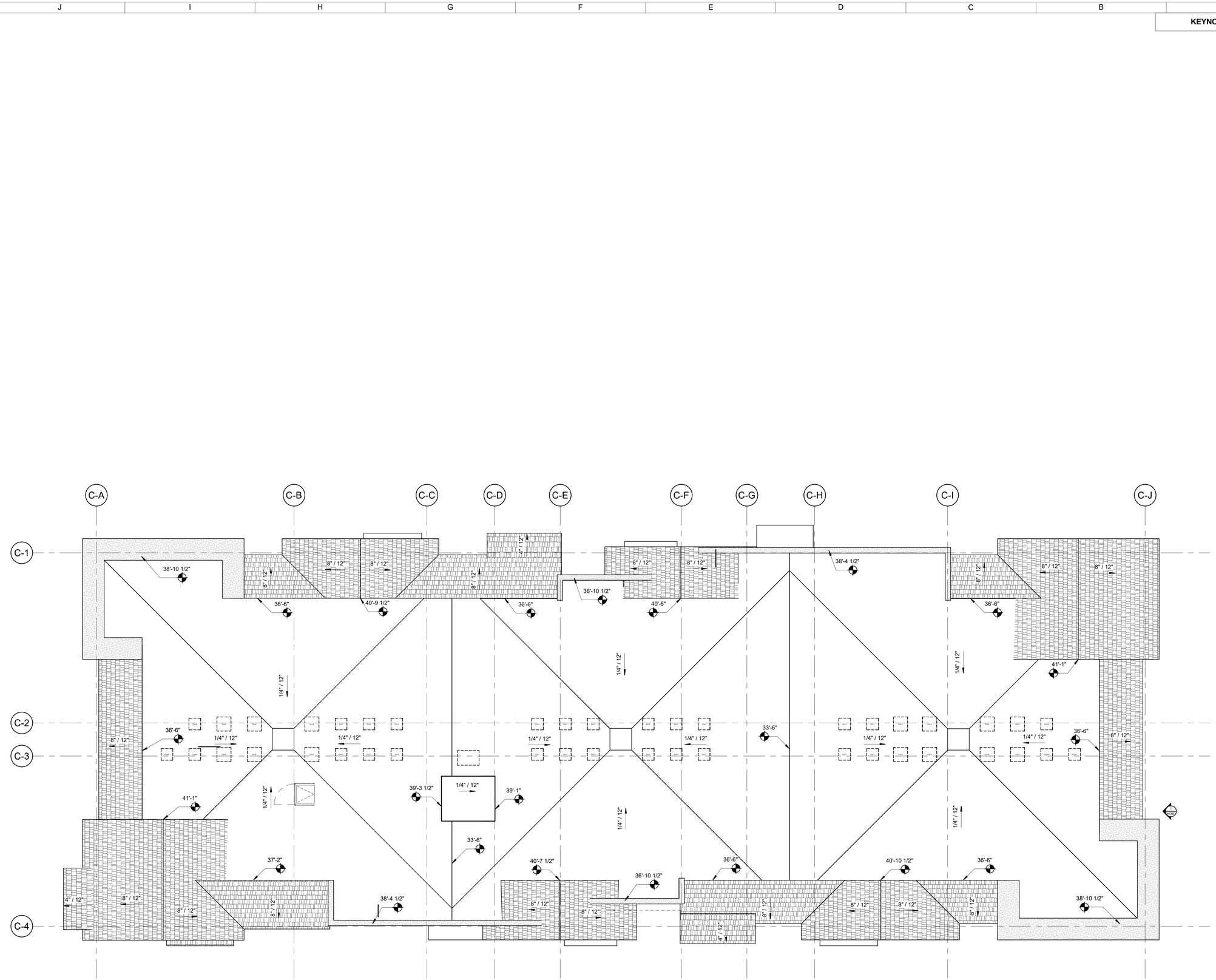
KEYNOTE LEGEND



1 BUILDING C ROOF
1/8" = 1'-0"

GRAPHIC SCALES:
1-1/2" = 1'-0"
1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
1/4" = 1'-0"
1/8" = 1'-0"

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CASE NUMBER: PL-H22-0044
MIXED USE DEVELOPMENT

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MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL

Drawn: JP
Checked: JF
Job Number: 2204
Drawing: BUILDING C ROOF PLAN

Sheet
A2.C08

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KEYNOTE LEGEND

ACCESSIBILITY NOTES:

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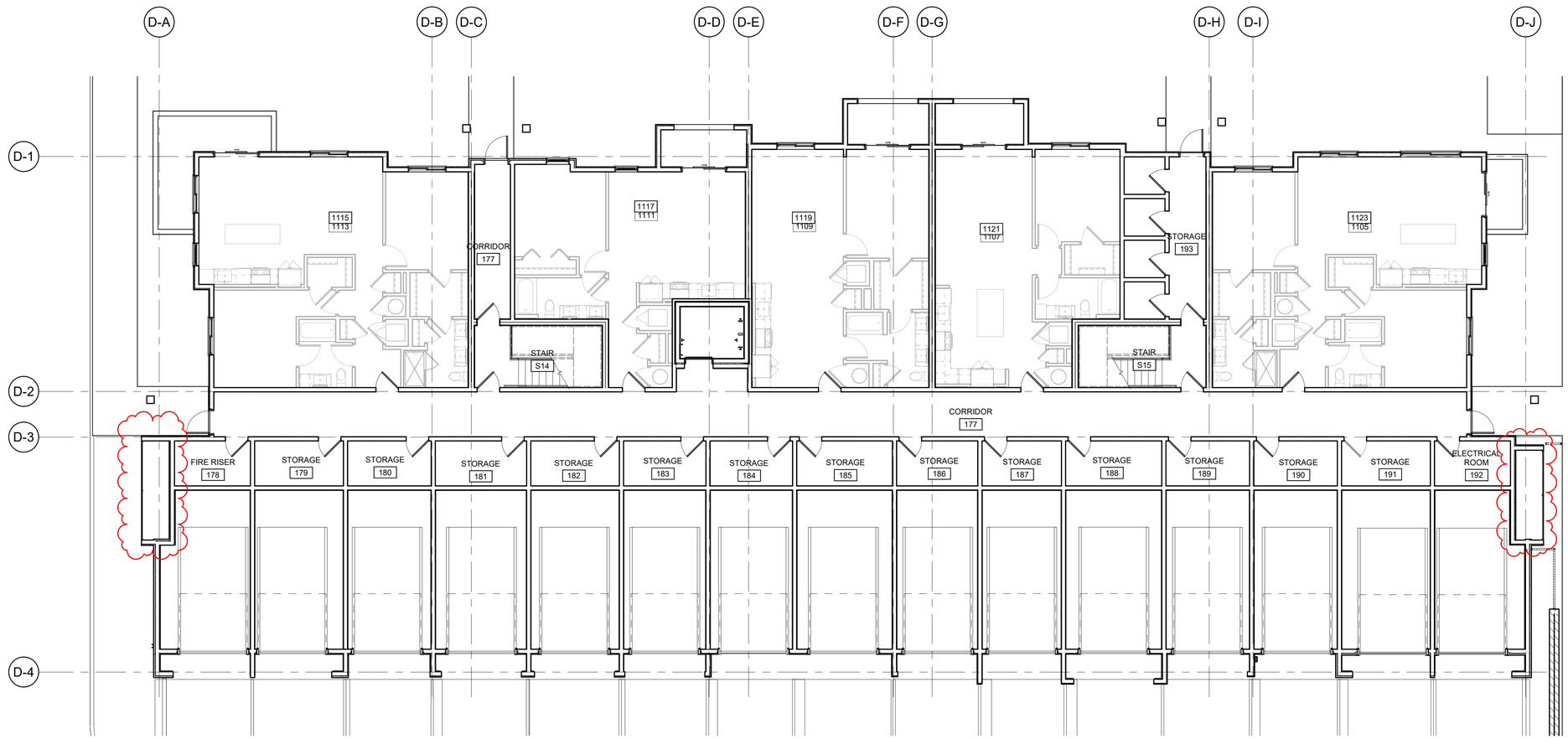

1 BUILDING D LEVEL 1
1/8" = 1'-0"

GRAPHIC SCALES:
2" 1" 0 — 1-1/2" = 1'-0"
3' 2' 1' 0 — 1" = 1'-0"
4' 3' 2' 1' 0 — 3/4" = 1'-0"
6' 5' 4' 3' 2' 1' 0 — 1/2" = 1'-0"
12' 8' 4' 0 — 1/4" = 1'-0"
24' 16' 8' 4' 0 — 1/8" = 1'-0"

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CASE NUMBER: PLH22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL
06.09.2023		PAD/PDP 3RD SUBMITTAL

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JF
Job Number
2204
Drawing
BUILDING D LEVEL 1 FLOOR PLAN

Sheet
A2.D01

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PLEASE RECYCLE

KEYNOTE LEGEND

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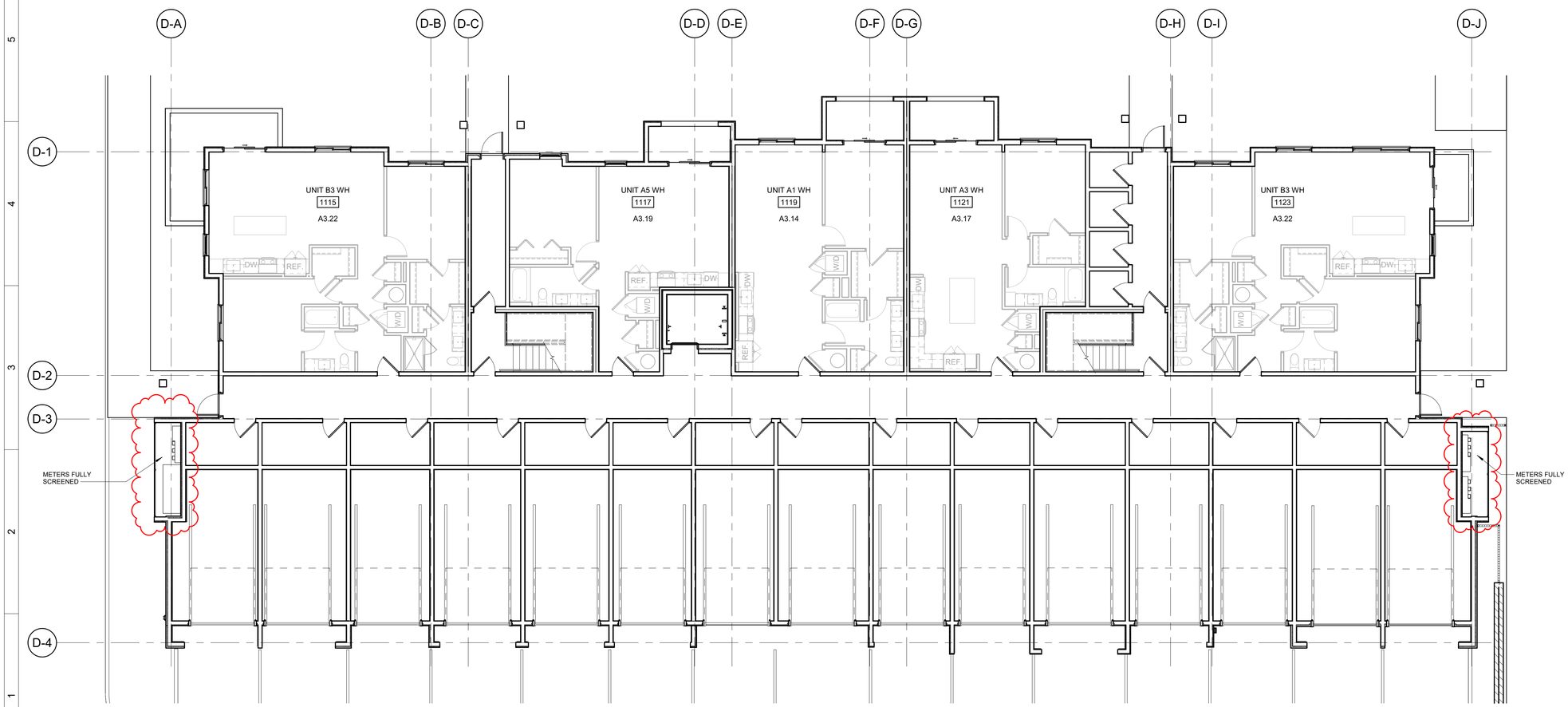

1 BUILDING D LEVEL 1 DIMENSION PLAN
1/8" = 1'-0"

GRAPHIC SCALES:
1-1/2" = 1'-0"
1" = 1'-0"
3/4" = 1'-0"
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ISSUANCE

DATE	REV	FOR
06.22.2022		SD SUBMITTAL
10.07.2022		DD SUBMITTAL
06.09.2023		PAD/PDP 3RD SUBMITTAL

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JF
Job Number
2204
Drawing
BUILDING D LEVEL 1 DIMENSION PLAN

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8. REFER TO SHEET A0.03 AND A0.04 FOR ALL ALL ANSI A AND B, REQUIRED CLEARANCES AND MOUNTING HEIGHTS.
9. IN CORNER SECTIONS OF KITCHEN COUNTERS, PROVIDE AT LEAST (1) ELECTRICAL RECEPTACLE AT A MINIMUM OF 36" FROM THE INSIDE CORNER. SEE ELECTRICAL.

GENERAL NOTES:

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B. REFER TO DOOR AND WINDOW SCHEDULE SHEETS A9.1 THRU A9.3 FOR EXTERIOR DOORS AND WINDOWS
C. REFER TO DOOR AND FRAME SCHEDULE FOR DOORS REQUIRING ADA ACCESS CONTROL
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E. ALL DIMENSIONS ARE TO FACE OF STUD (UNLESS NOTED OTHERWISE)
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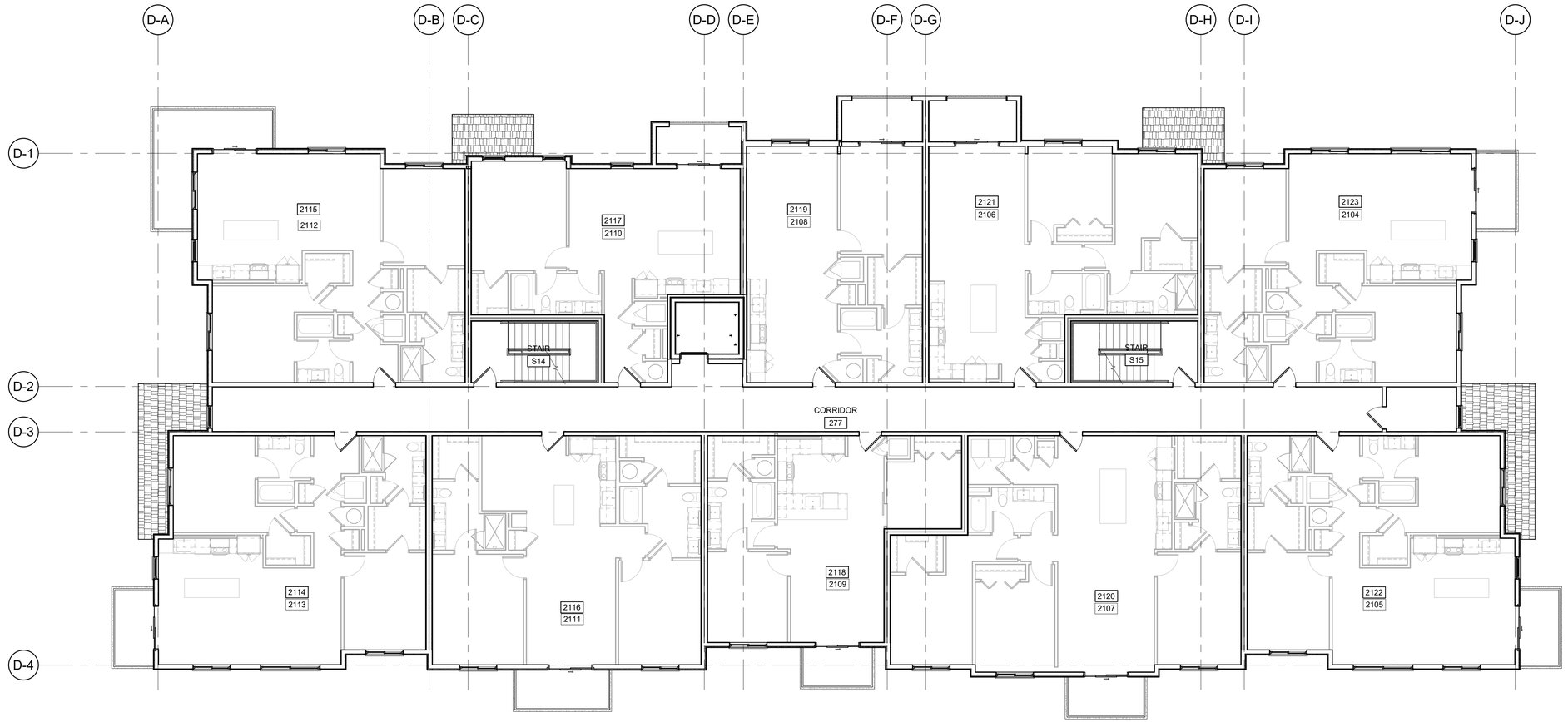

1 BUILDING D LEVEL 2
1/8" = 1'-0"

N

GRAPHIC SCALES:
1-1/2" = 1'-0"
1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
1/4" = 1'-0"
1/8" = 1'-0"

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CASE NUMBER: PLH22-0044
MIXED USE DEVELOPMENT

CHANDLER FARMS
MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 S ARIZONA AVE.
CHANDLER, ARIZONA 85248

ISSUANCE

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BUILDING D LEVEL 2 FLOOR PLAN
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GRAPHIC SCALES:
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1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
1/4" = 1'-0"
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KEYNOTE LEGEND

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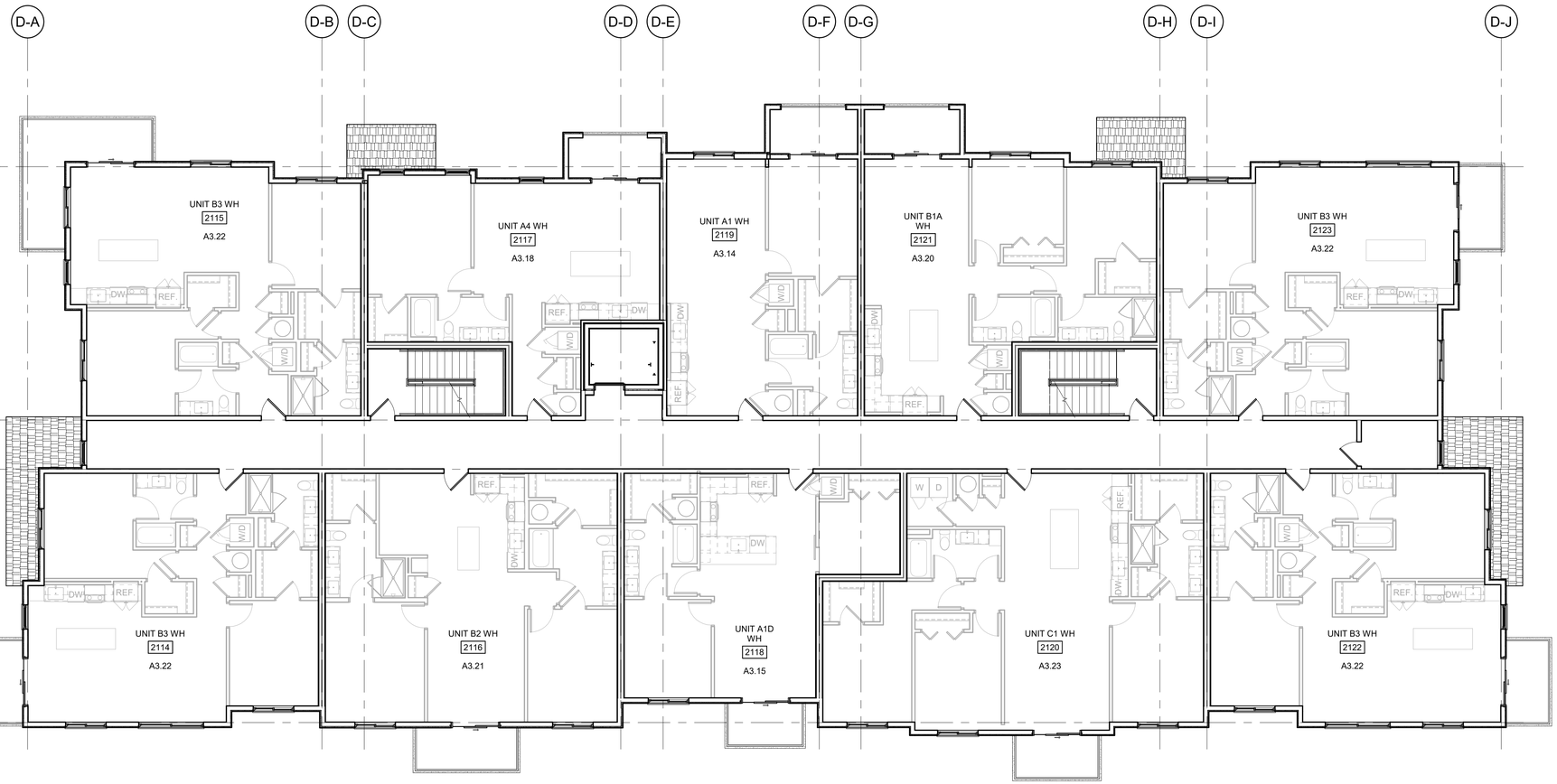

1 BUILDING D LEVEL 2 DIMENSION PLAN
1/8" = 1'-0"

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MODERA CHANDLER - MILL CREEK RESIDENTIAL

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BUILDING D LEVEL 2 DIMENSION PLAN

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KEYNOTE LEGEND

ACCESSIBILITY NOTES:

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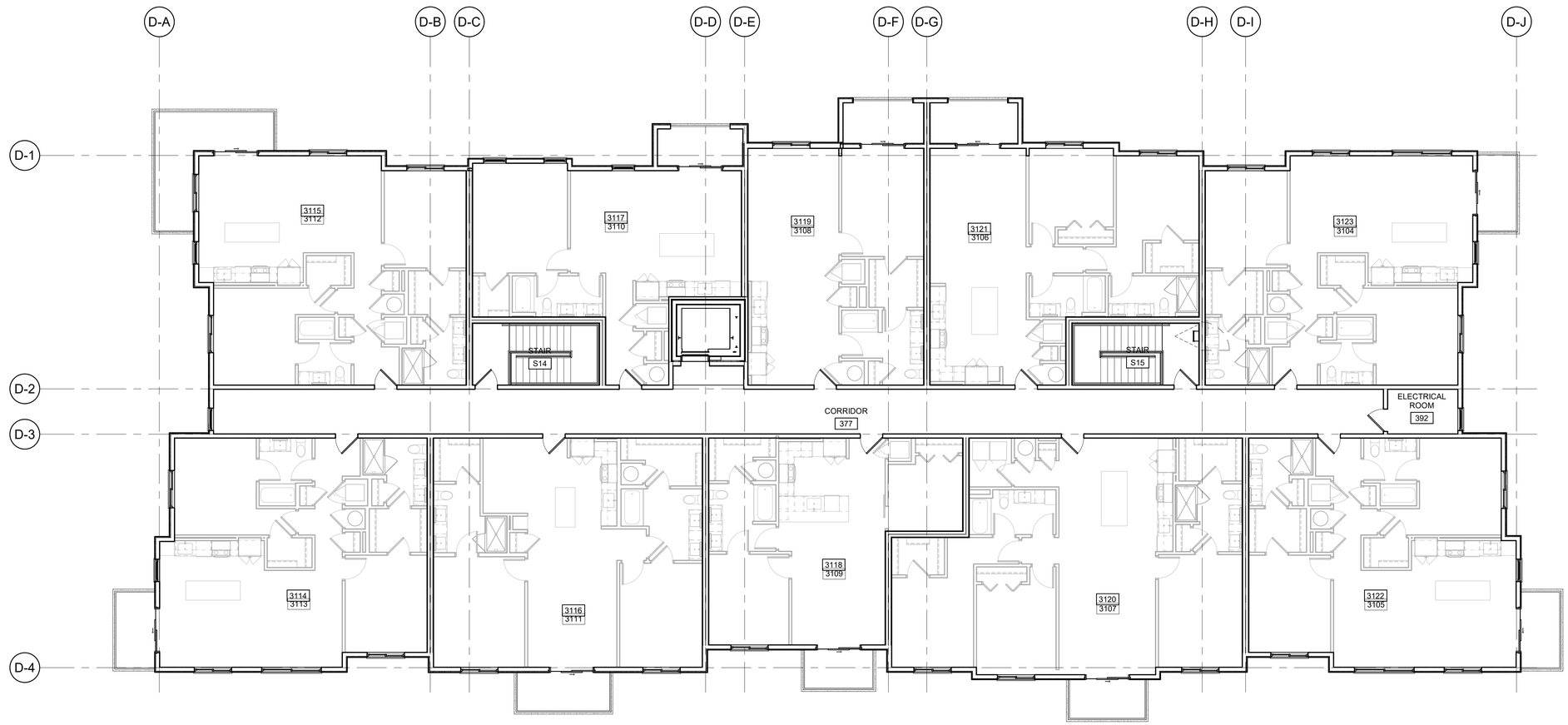

1 BUILDING D LEVEL 3
1/8" = 1'-0"

N

GRAPHIC SCALES:
1-1/2" = 1'-0"
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3/4" = 1'-0"
1/2" = 1'-0"
1/4" = 1'-0"
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MODERA CHANDLER - MILL CREEK RESIDENTIAL

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CHANDLER, ARIZONA 85248

ISSUANCE

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Drawing
BUILDING D LEVEL 3 FLOOR PLAN
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A2.D03

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KEYNOTE LEGEND

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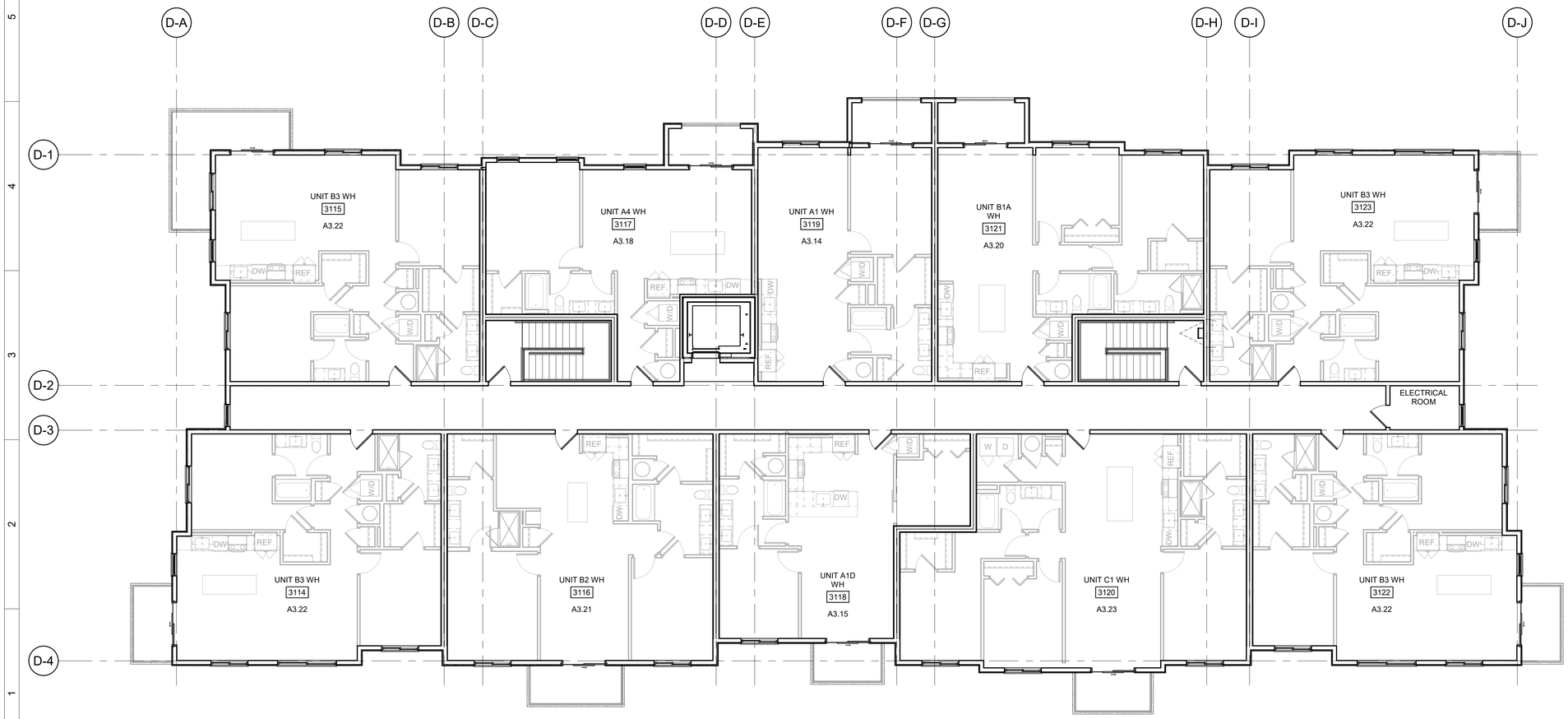

1 BUILDING D LEVEL 3 DIMENSION PLAN
1/8" = 1'-0"

GRAPHIC SCALES:
1-1/2" = 1'-0"
1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
1/4" = 1'-0"
1/8" = 1'-0"

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Drawing
BUILDING D LEVEL 3 DIMENSION PLAN

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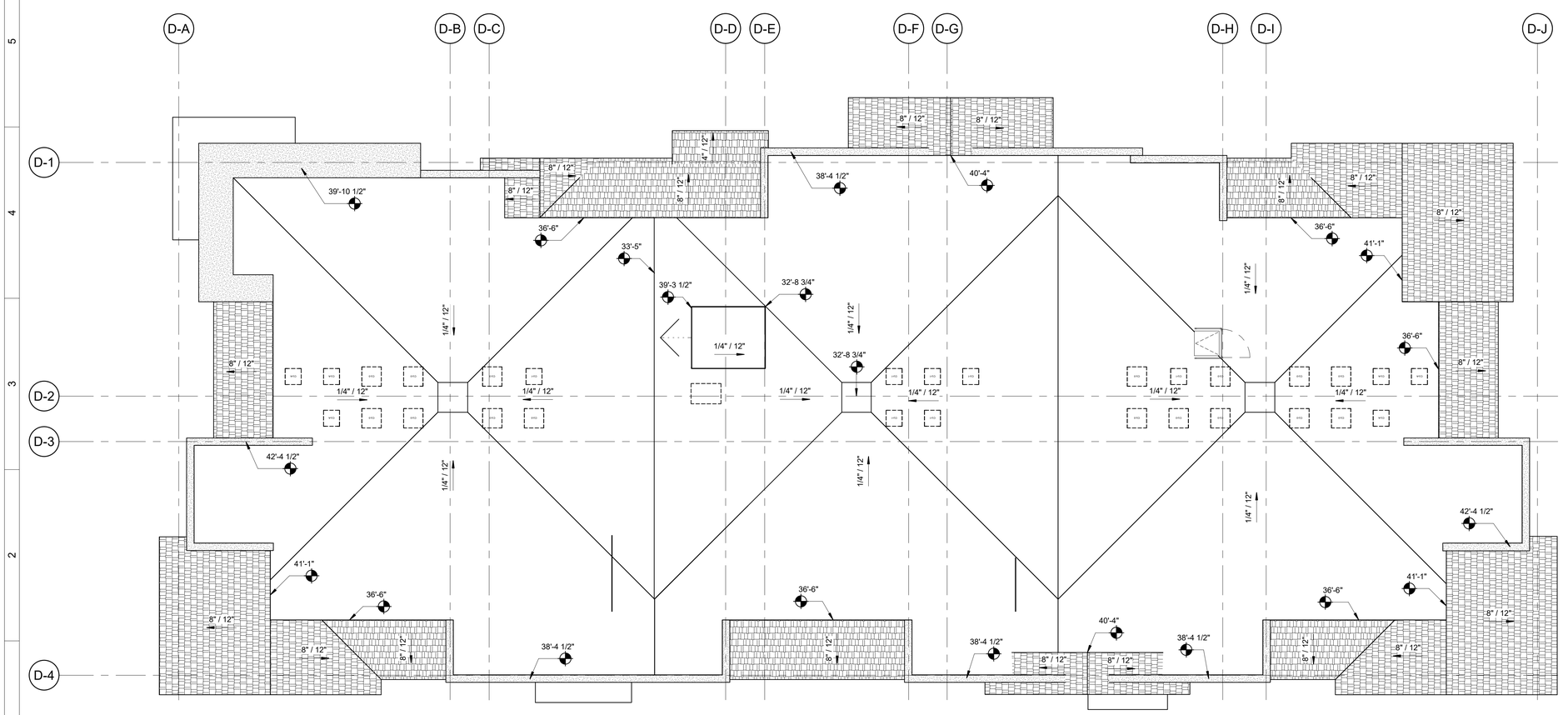
KEYNOTE LEGEND



1 BUILDING D ROOF
1/8" = 1'-0"

GRAPHIC SCALES:
1-1/2" = 1'-0"
1" = 1'-0"
3/4" = 1'-0"
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Drawing
BUILDING D ROOF PLAN

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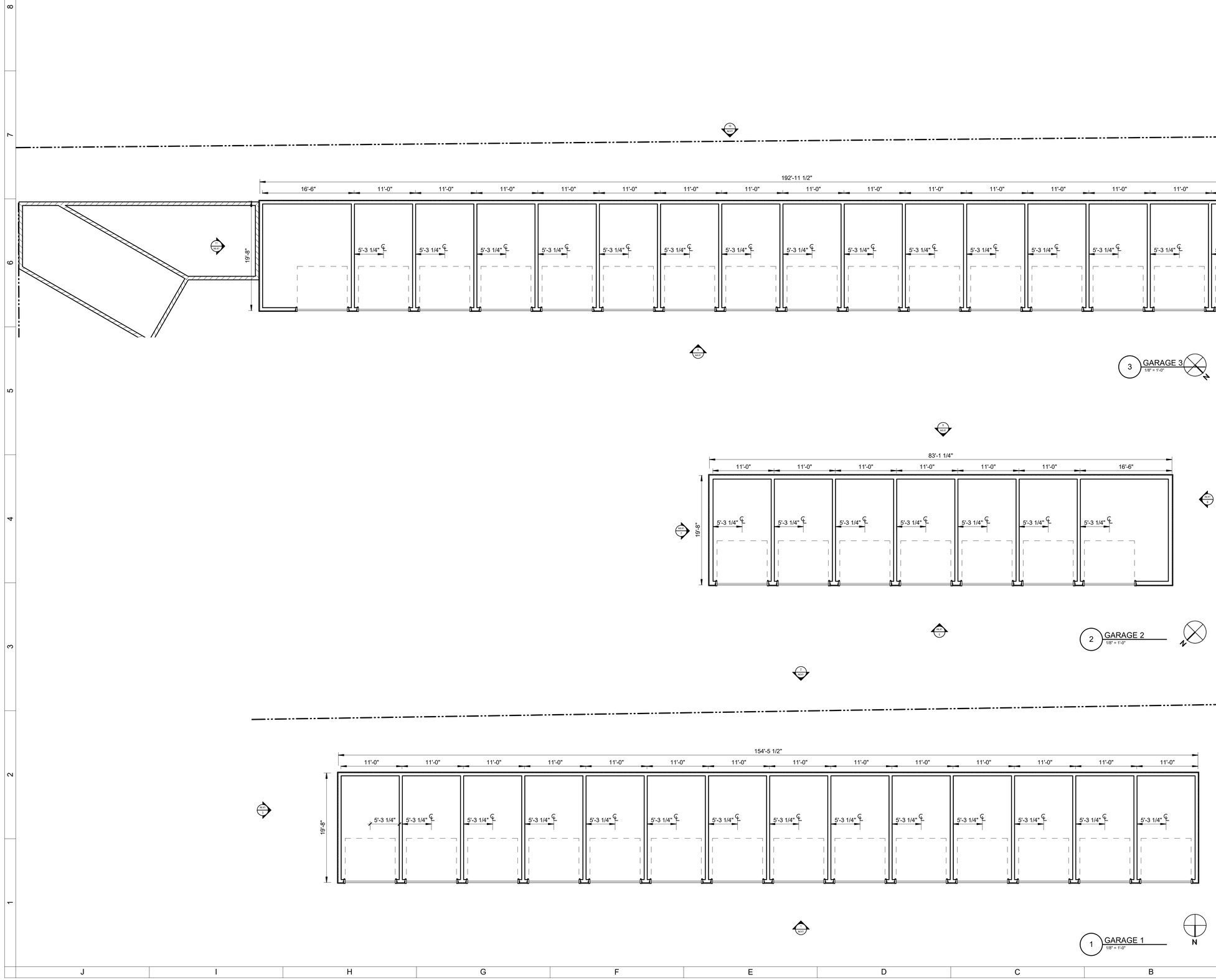

GRAPHIC SCALES:
0 4' 8' 16' 24' 1/8" = 1'-0"
0 4' 8' 12' 1/4" = 1'-0"
0 1' 2' 3' 4' 3/4" = 1'-0"
0 1' 2' 3' 1" = 1'-0"
0 1' 2' 1-1/2" = 1'-0"
0 1' 2' 3' 4' 5' 6' 1/2" = 1'-0"

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GARAGE PLANS

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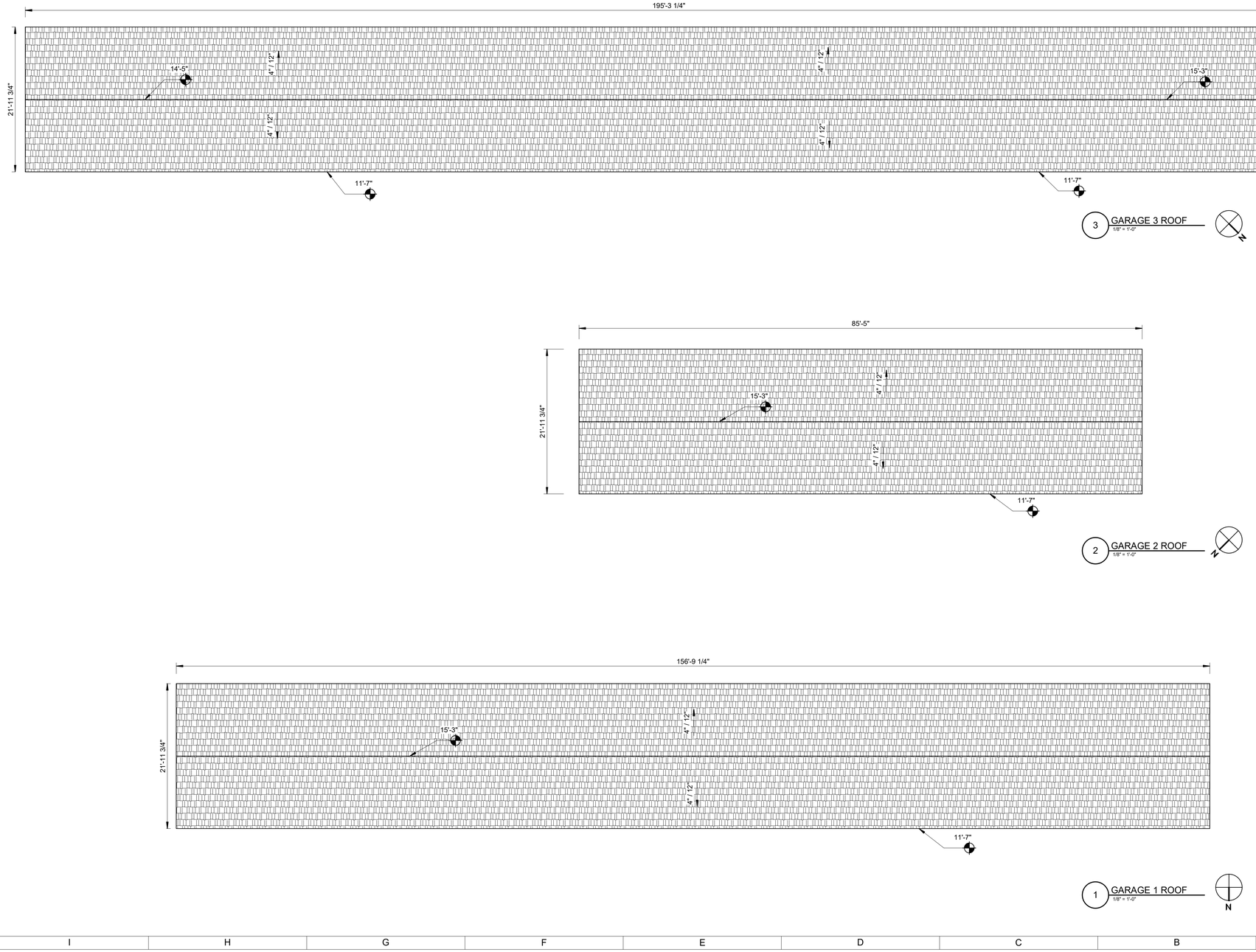

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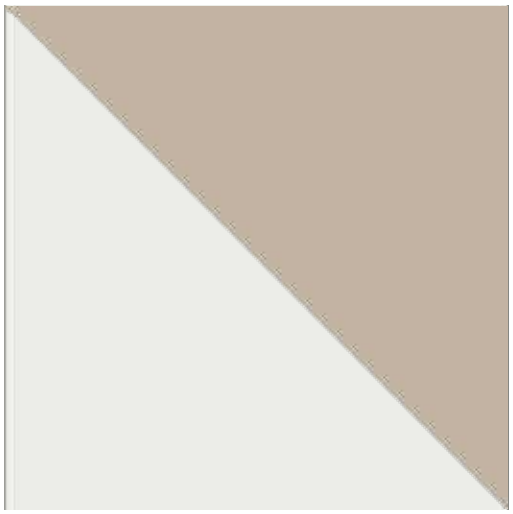
Exhibit 11

1. Composite Paneling - Arctic White

2. Composite Paneling - Matte Black

3. Concrete Tiles - Bel Air Sierra Madre

12. Composite Paneling - Colonial Seam Black



4. Stucco - SW 7005 - Pure White

13. Stucco - SW 7037 - Balanced Beige

5. Stucco - SW 7075 - Web Gray

6. Stucco - SW 6258 - Tricorn Black

7. Brick - Ebony

8. Door/Window Trim - Dark Bronze

9. Metal Guardrails - Dark Bronze

10. Composite Paneling – Concrete

11. Composite Paneling - Vintagewood Cedar

CCBG Architects, Inc.

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CHANDLER FARMS

MODERA CHANDLER - MILL CREEK RESIDENTIAL

Materials/Colors
Design Review Submittal

July 2023

CCBG Architects, Inc.

Exhibit 12

SR-87 SOUTH ARIZONA AVENUE

PLACEMAKING MONUMENT

COVERED PAVILION

COVERED PATIO

66'-3" BOC

80'-0" ROW

DRIVE THROUGH

WEST QUEEN CREEK ROAD

71'-0" ROW

21'-0" LNDSCP SETBACK

BLDG 'F' COMMERCIAL

BLDG 'E' COMMERCIAL

COMMERCIAL PROPERTY LINE

BLDG 'A1' RESIDENTIAL 3 STORY

BLDG 'D1' RESIDENTIAL 3 STORY

BLDG 'D2' RESIDENTIAL 3 STORY

EMERGENCY ACCESS ONLY

MAINTENANCE BUILDING

EMERGENCY ACCESS ONLY

POOL AMENITY

RECREATION AMENITY

BLDG 'D3' RESIDENTIAL 3 STORY

B

B

BLDG 'B' RESIDENTIAL 3 STORY

LOUNGE AMENITY

BLDG 'A2' RESIDENTIAL 3 STORY

BLDG 'C1' RESIDENTIAL 3 STORY

BLDG 'C2' RESIDENTIAL 3 STORY

TRASH COMPACTOR

PLAYGROUND

A

A

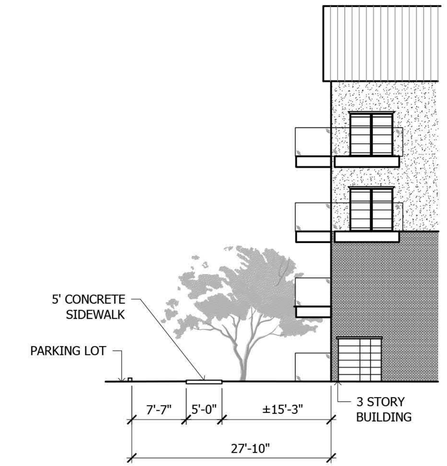
20'-0" LNDSCP SETBACK

5' CONCRETE TRAIL

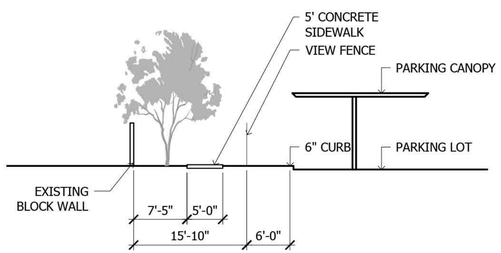
DOG PARK

CIRCULATION LEGEND

SYMBOL	DESCRIPTION
	5' CONCRETE PATH
	6' CONCRETE PATH
	5' PAVER CROSSWALK
	6' PAVER CROSSWALK
	NEIGHBORHOOD CONNECTION TRAIL
	EXISTING SIDEWALK



SECTION B-B



SECTION A-A

MILL CREEK RESIDENTIAL

CHANDLER FARMS

Modera Chandler - Conceptual Circulation Plan

MIXED USE DEVELOPMENT
CASE NUMBER: PLH22-0044

Plan Scale 1 : 5 0 (50' 100' 150')

Date: 07-17-2023

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Exhibit 13

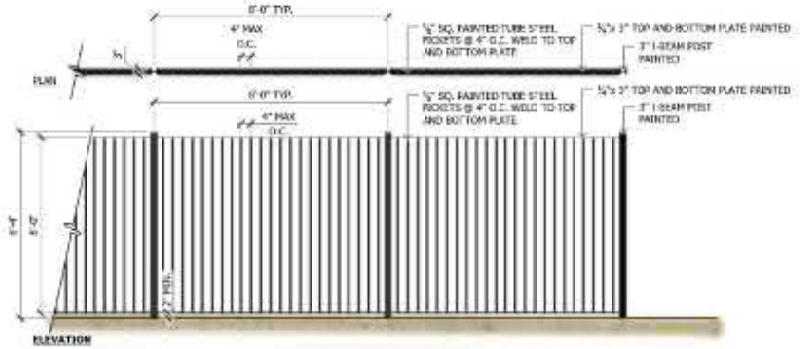
MILL CREEK RESIDENTIAL

CHANDLER FARMS

Modera Chandler - Conceptual Wall Plan

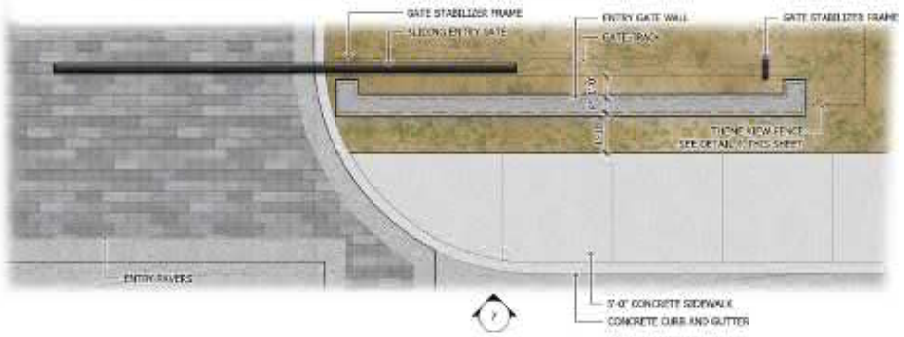
MIXED USE DEVELOPMENT
CASE NUMBER: PLH22-0044 Plan Scale: 1" = 0' Date: 03-07-2023

ABLA



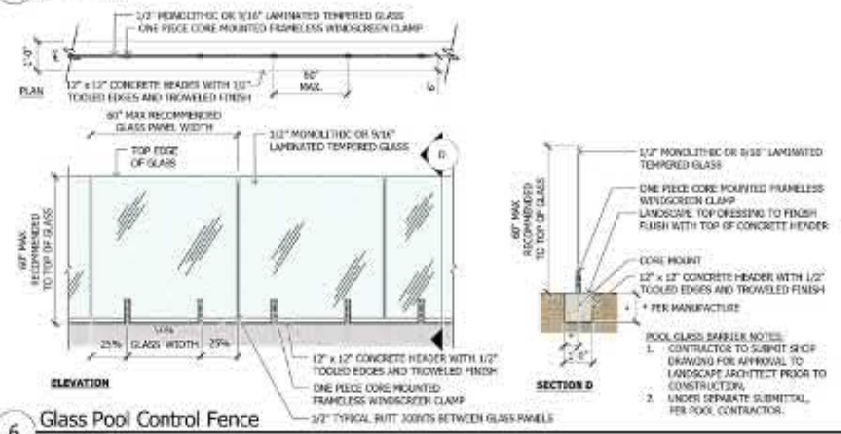
4 Theme View Fence

SCALE: 1/2"=1'-0"



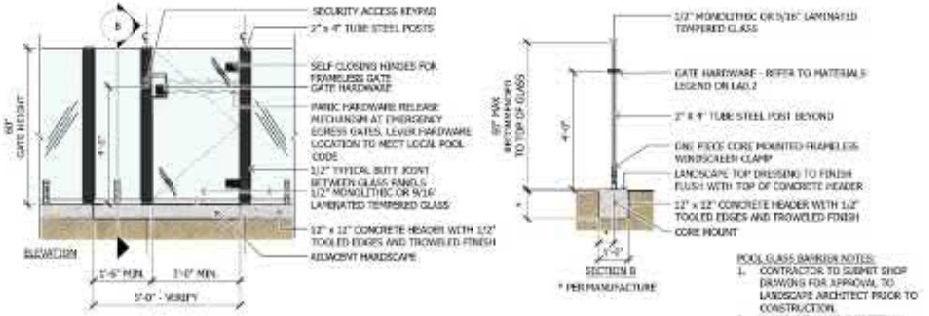
5 Vehicle Entry Plan View

SCALE: 3/8"=1'-0"

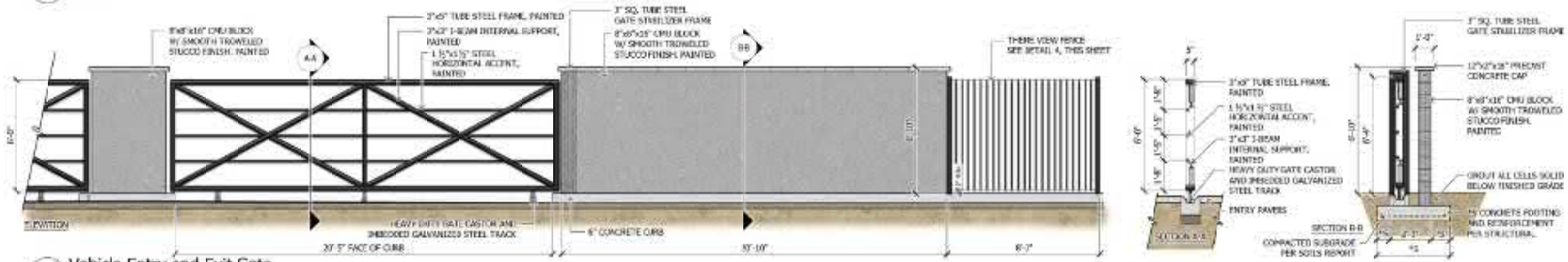


6 Glass Pool Control Fence

SCALE: 1/2"=1'-0"

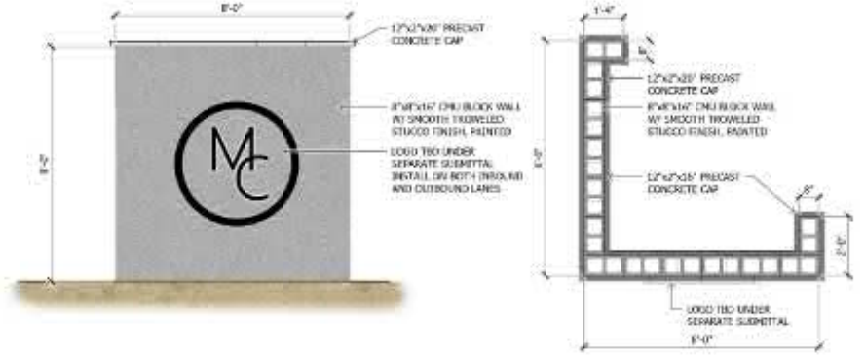


Glass Pool Pedestrian Access Gate



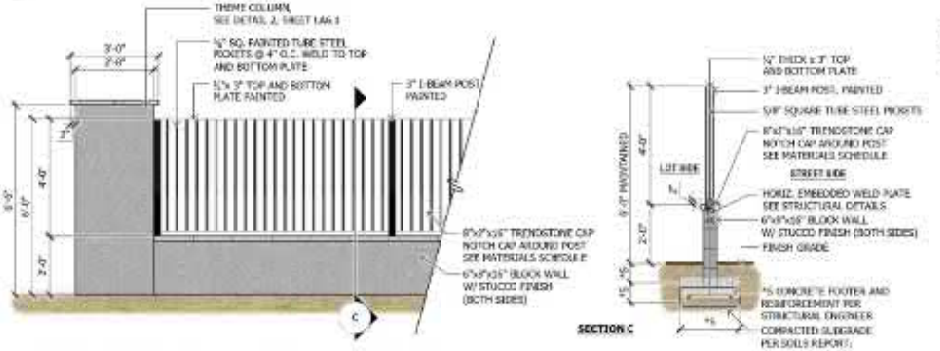
7 Vehicle Entry and Exit Gate

SCALE: 3/8"=1'-0"



8 Entry Monument - Secondary

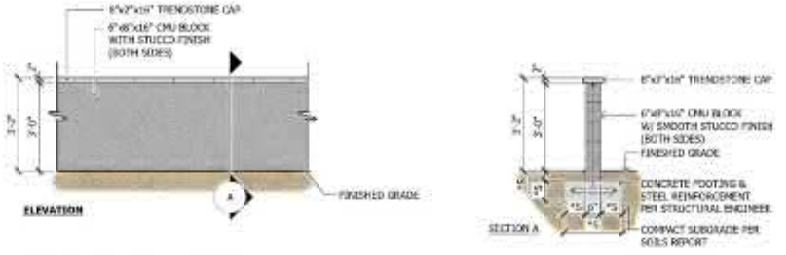
SCALE: 1/2"=1'-0"



9 Partial View Fence - 4' View over 2' Solid

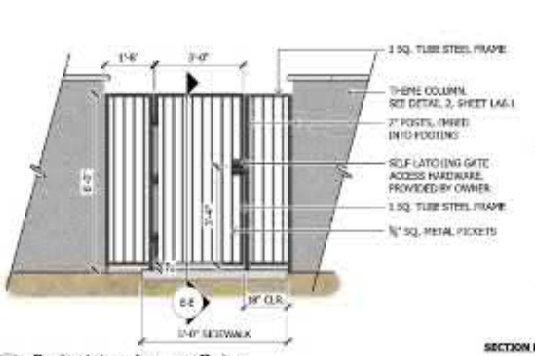
SCALE: 1/2"=1'-0"

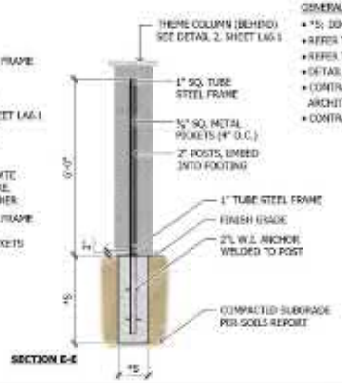
NOTE:
- *S DIMENSIONS AND NOTATION TO BE SPECIFIED BY STRUCTURAL ENGINEER
- CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION
- REFER TO SHEET LA0.2 FOR MATERIALS SCHEDULE, COLORS AND FINISHES



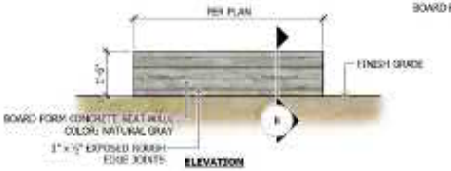
10 Parking Screen Wall

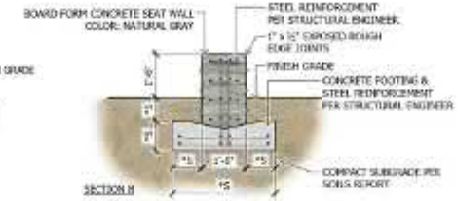
SCALE: 1/2"=1'-0"





GENERAL NOTES:
- *S: DIMENSIONS & NOTATION TO BE SPECIFIED BY STRUCTURAL ENGINEER.
- REFER TO WAL. PLAN LA2.0A FOR LOCATION OF WALL CONDITIONS.
- REFER TO MATERIALS SCHEDULE LA0.2 FOR COLORS AND FINISHES
- DETAIL PROVIDED FOR DESIGN INTENT ONLY
- CONTRACTOR TO SUBMIT ALL MATERIALS AND SHOP DRAWINGS TO LANDSCAPE ARCHITECT/CLIENT FOR REVIEW PRIOR TO CONSTRUCTION
- CONTRACTOR TO CONSTRUCT MOCKUP WALL FOR REVIEW PRIOR TO CONSTRUCTION





11 Pedestrian Access Gate

SCALE: 1/2"=1'-0"

12 Seat Wall

SCALE: 1/2"=1'-0"

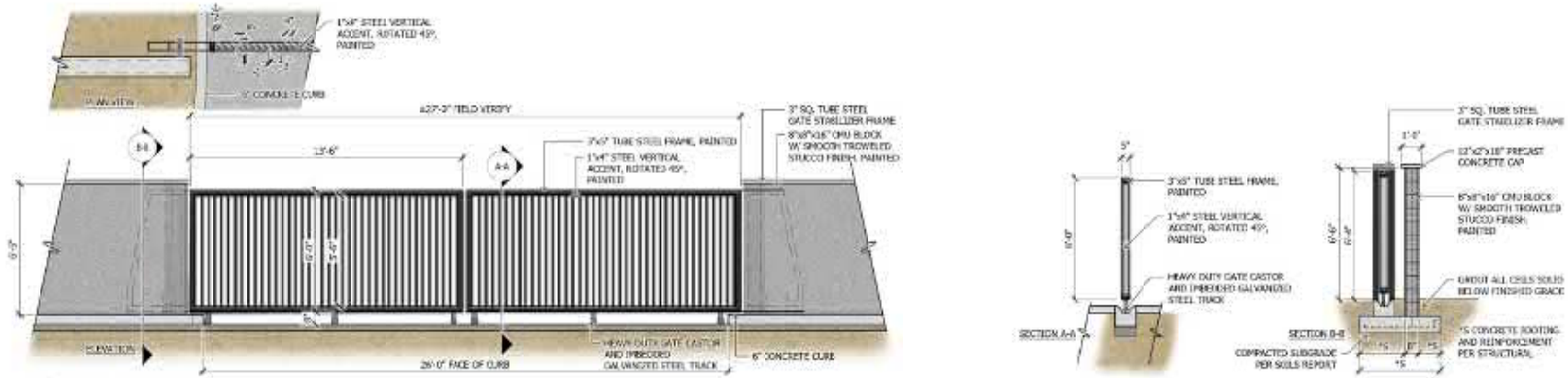
MILL CREEK RESIDENTIAL

CHANDLER FARMS

Modera Chandler - Wall Details

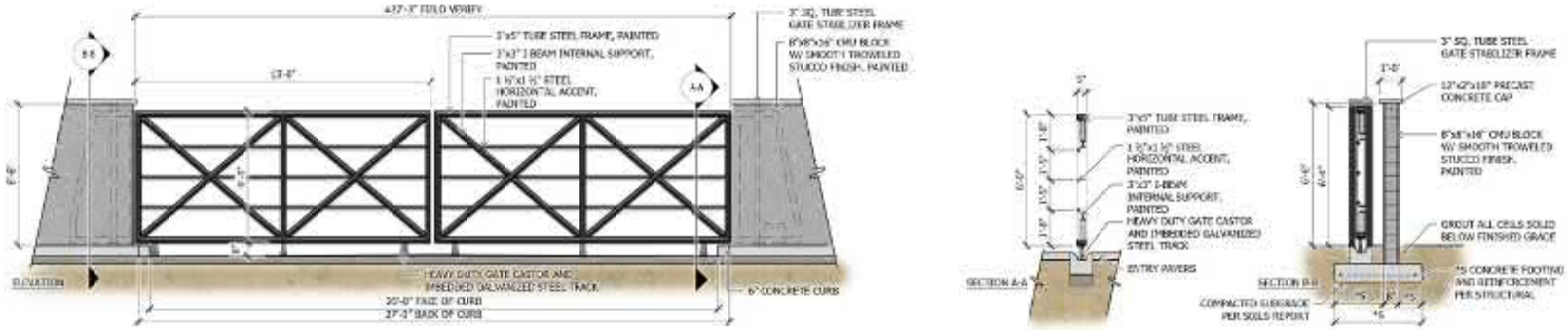
MIXED USE DEVELOPMENT
CASE NUMBER: PLH22-0044 Date: 03-31-2023

AB LA



13 Vehicle Exit Only Gate

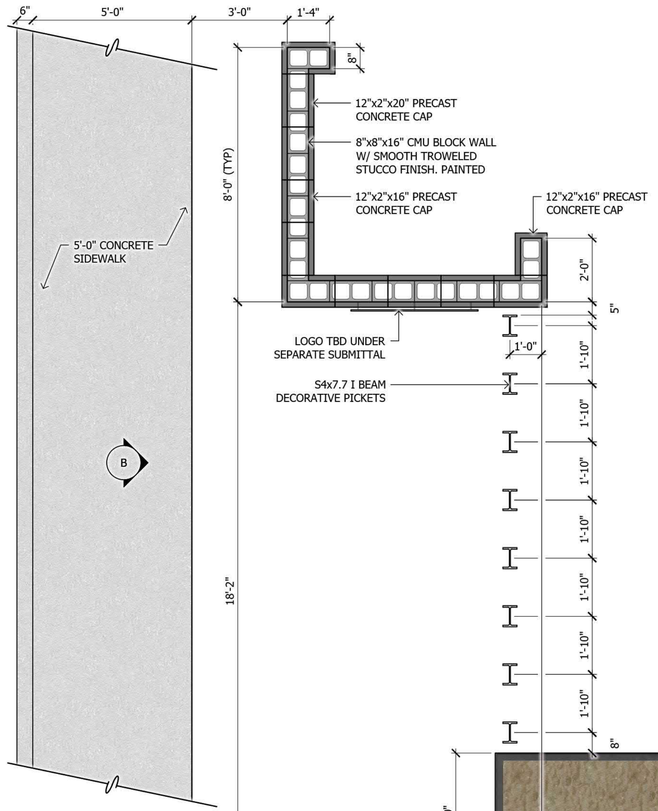
SCALE: 3/8"=1'-0"

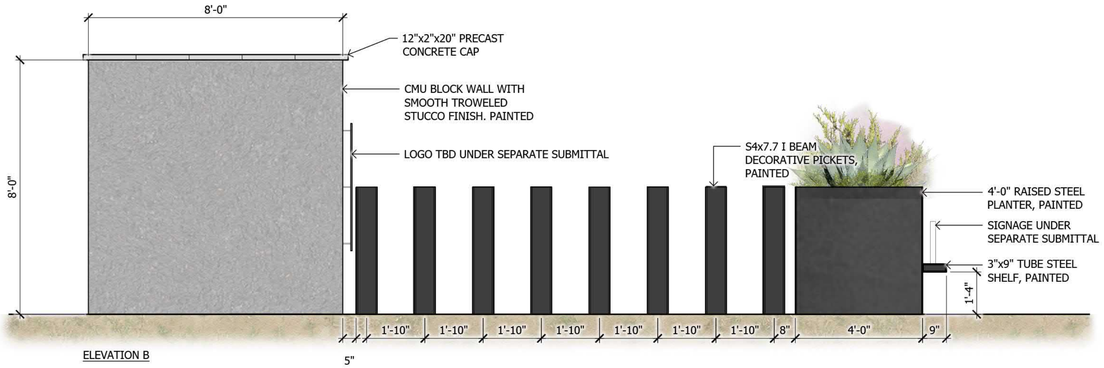


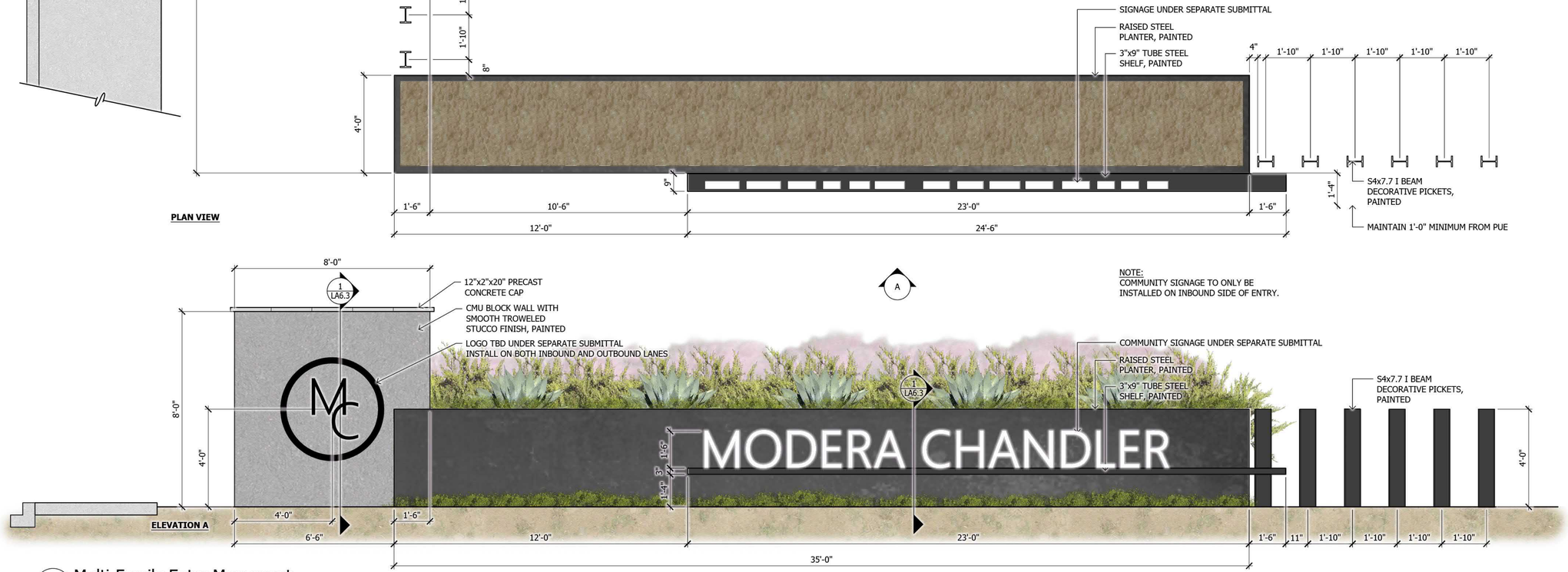
14 Resident Entry Only and Exit Gate

SCALE: 3/8"=1'-0"

Exhibit 14







3 Multi-Family Entry Monument
SCALE: 1/2"=1'-0"

MILL CREEK RESIDENTIAL

CHANDLER FARMS

Modera Chandler - Monument Detail

MIXED USE DEVELOPMENT
CASE NUMBER: PLH22-0044 Date: 07-10-2023

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Exhibit 15

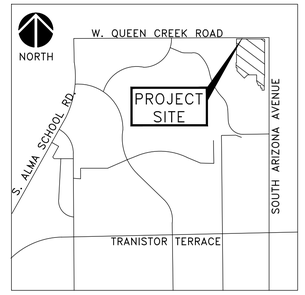
LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- STREET CENTERLINE
- EASEMENT LINE
- S — EXISTING SANITARY SEWER MAIN
- W — EXISTING PUBLIC WATER MAIN
- EXSTING STORM DRAIN
- HP — HIGH POINT
- 12 — PROPOSED CONTOUR
- 2 — EXISTING CONTOURS
- 10.00 P — PROPOSED PAVEMENT SPOT ELEVATION
- 10.00 E — EXISTING SPOT ELEVATION
- (S) — EXISTING SANITARY SEWER MANHOLE
- (D) — PROPOSED STORM DRAIN MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED CATCH BASIN
- SINGLE-CHAMBER DRYWELL

M/E	MATCH EXISTING ELEVATION
G	GUTTER/GRATE ELEVATION
FG	FINISH GRADE ELEVATION
P	PAVEMENT ELEVATION
TC	TOP OF CURB ELEVATION
SW	SIDEWALK ELEVATION
R	RIM ELEVATION

GRADING AND DRAINAGE CONSTRUCTION NOTES

1. HDPE STORM DRAIN PIPE.
3. CATCH BASIN PER MAG STD DET 537.
5. UNDERGROUND STORM WATER RETENTION.
6. STORM DRAIN CONNECTION TO UNDERGROUND RETENTION.
7. RETENTION TANK ACCESS RISER WITH GRATED COVER.
9. DUAL CHAMBER DRYWELL.



VICINITY MAP
CHANDLER, AZ
NOT TO SCALE

NOTES:

1. ADD 1100' TO ALL ELEVATIONS.
2. ADD 0.5 TO PAVEMENT ELEVATIONS FOR TOP OF CURB ELEVATION, UNLESS OTHERWISE NOTED.

SITE DATA

A.P.N. 303-87-805A
NET SITE AREA: 648,811 SF (14.9± AC)
GROSS SITE AREA: 794,244 SF (18.2± AC)

FLOOD INFORMATION

THIS PROPERTY LIES IN FLOOD ZONE X, ACCORDING TO FIRM NO. 04013C2739M AS PUBLISHED BY FEMA ON NOVEMBER 4, 2015. ZONE X-DOTTED IS DESCRIBED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

DEVELOPER

MILL CREEK RESIDENTIAL
15210 N. SCOTTSDALE RD., SUITE 210
PHOENIX, AZ 85254
PH: (602) 789-3883
CONTACT: MILL CREEK RESIDENTIAL TYLER WILSON

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
PH: (602) 944-5500
CONTACT: BRYCE QUIGLEY, PE

LAND SURVEYOR

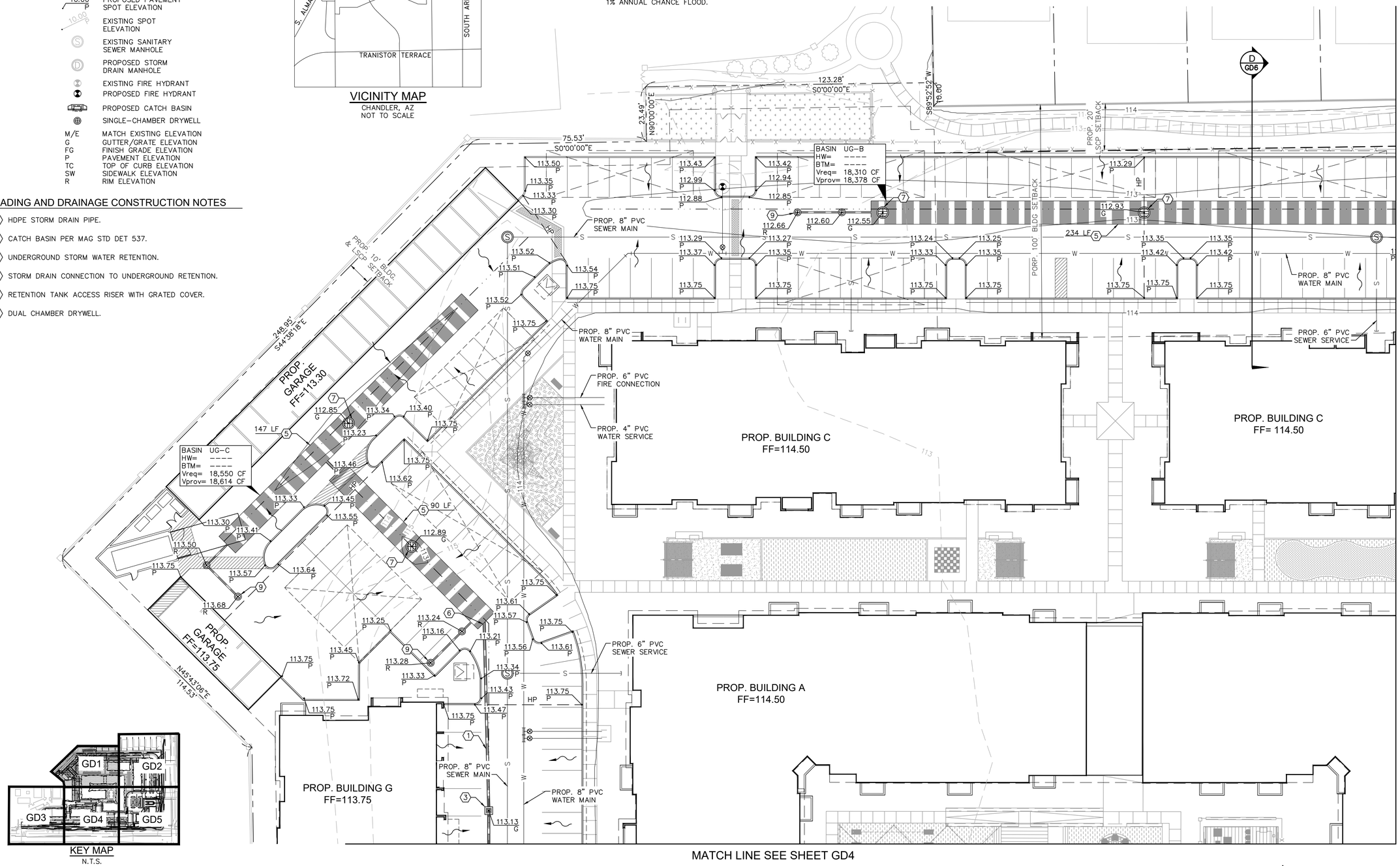
SURVEY INNOVATION GROUP
22425 N. 16TH STREET, SUITE 1
PHOENIX, ARIZONA 85024
PH: (480) 922-0780
CONTACT: ERIC SOSTROM, RLS

ARCHITECT

CCBG ARCHITECTS, INC
102 E. BUCHANAN STREET
PHOENIX, AZ 85004
PH: (602) 258-2211
CONTACT: BRIAN CASSIDY

LANDSCAPE ARCHITECT

ABLA STUDIO
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
PH: (480) 530-0077
CONTACT: BRIAN ROGERS, RLA



KEY MAP
N.T.S.

BASIS OF BEARING

PER SURVEY INNOVATION GROUP, INC., THE BASIS OF BEARING IS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 16, SAID LINE BEARS NORTH 89 DEGREES 48 MINUTES 25 SECONDS WEST.

BENCHMARK

PER SURVEY INNOVATION GROUP, INC., FOUND 3" BRASS CAP IN CONCRETE, 70' NORTH, 70' EAST OF INTERSECTION OF BASHA ROAD AND OCOTILLO RD; 4' NORTH OF BACK OF SIDEWALK.
ELEVATION = 1206.19'

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

NORTH

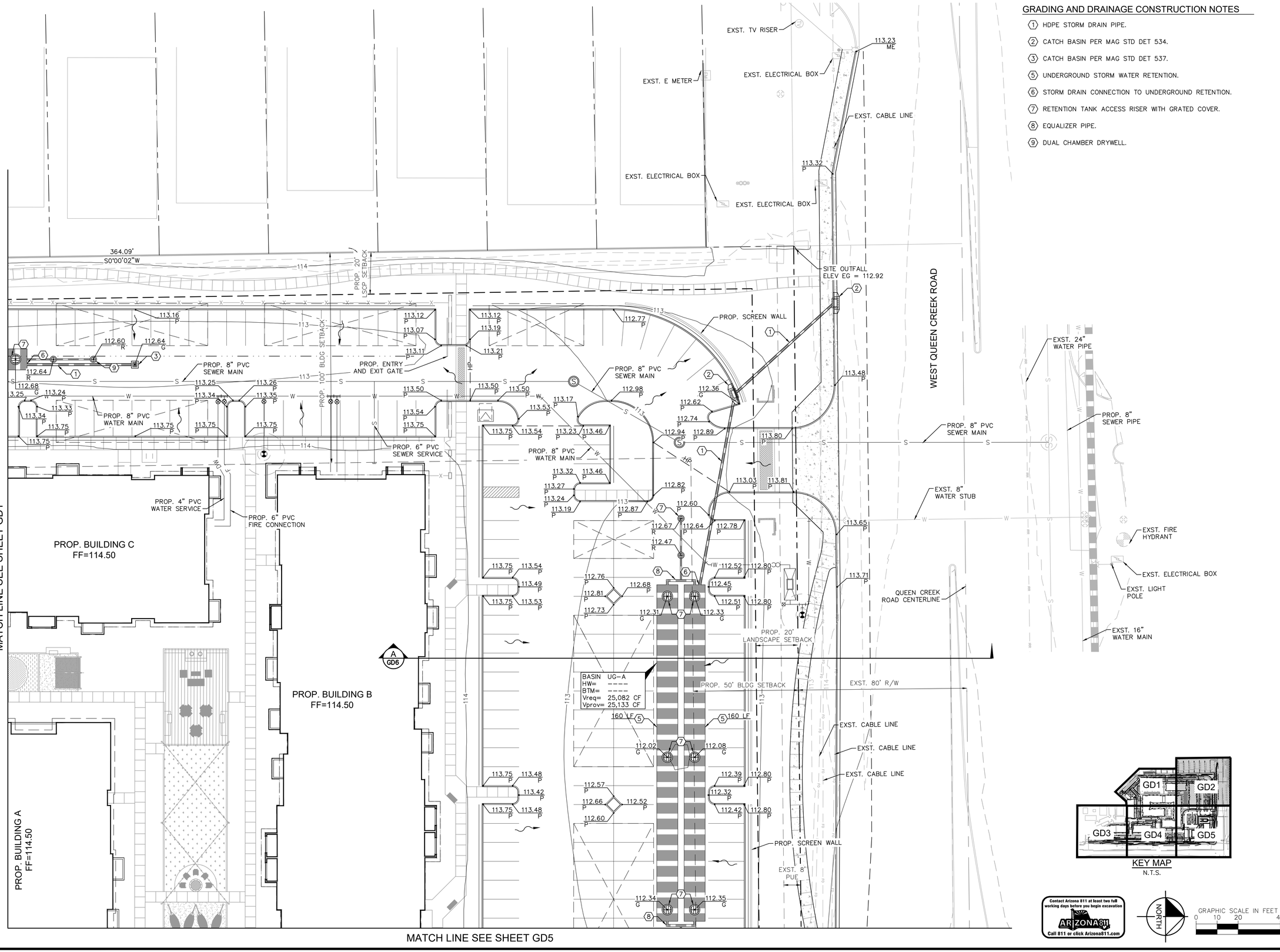
GRAPHIC SCALE IN FEET
0 10 20 40

APPR. | DATE | BY | DESCRIPTION | REV

K:\phx_civil\291606004 - mill creek - chandler\CADD\606004 Pre-GD.dwg, Layout:GD1 Jul 13, 2023 - 5:16pm graham.earnest
XREF DSC_4061(OVERLAY).JPG XREF DSC_4062(OVERLAY).JPG XREF DSC_4063(OVERLAY).JPG XREF DSC_4064(OVERLAY).JPG XREF DSC_4065(OVERLAY).JPG XREF DSC_4066(OVERLAY).JPG XREF DSC_4067(OVERLAY).JPG XREF DSC_4068(OVERLAY).JPG XREF DSC_4069(OVERLAY).JPG XREF DSC_4070(OVERLAY).JPG XREF DSC_4071(OVERLAY).JPG XREF DSC_4072(OVERLAY).JPG XREF DSC_4073(OVERLAY).JPG XREF DSC_4074(OVERLAY).JPG XREF DSC_4075(OVERLAY).JPG XREF DSC_4076(OVERLAY).JPG XREF DSC_4077(OVERLAY).JPG XREF DSC_4078(OVERLAY).JPG XREF DSC_4079(OVERLAY).JPG XREF DSC_4080(OVERLAY).JPG XREF

GRADING AND DRAINAGE CONSTRUCTION NOTES

1. HDPE STORM DRAIN PIPE.
2. CATCH BASIN PER MAG STD DET 534.
3. CATCH BASIN PER MAG STD DET 537.
5. UNDERGROUND STORM WATER RETENTION.
6. STORM DRAIN CONNECTION TO UNDERGROUND RETENTION.
7. RETENTION TANK ACCESS RISER WITH GRATED COVER.
8. EQUALIZER PIPE.
9. DUAL CHAMBER DRYWELL.



KEY MAP
N.T.S.

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ARIZONA811
Call 811 or click Arizona811.com

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

606004 Pre-GD.dwg

GD2
2 OF 6 SHEETS

REV	DESCRIPTION	BY	DATE	APPR

K:\phx_civil\291606004 - mill creek - chandler\CADD\606004 Pre-GD.dwg, Layout:GD2 Jul 13, 2023 - 5:17pm graham.earnest
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Kimley»Horn

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7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

CHANDLER FARMS

MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 SOUTH ARIZONA AVENUE,
CHANDLER, ARIZONA 85248

PRELIMINARY GRADING AND DRAINAGE PLAN

CHANDLER, ARIZONA

PROJECT No.	291606004
SCALE (H):	1"=20'
SCALE (V):	NONE
DRAWN BY:	CAC
DESIGN BY:	BEQ
CHECK BY:	BEQ
DATE:	07/17/2023

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
ENGINEER B. QUIGLEY
PE NO. 71824 DATE 07/23

REV	DESCRIPTION	BY	DATE	APPR.

MATCH LINE SEE SHEET GD1

MATCH LINE SEE SHEET GD4

GRADING AND DRAINAGE CONSTRUCTION NOTES

(5) UNDERGROUND STORM WATER RETENTION.

(7) RETENTION TANK ACCESS RISER WITH GRATED COVER.

(9) DUAL CHAMBER DRYWELL.

(10) 2' WIDE DRAINAGE CHANNEL.

MAINTENANCE BUILDING FF=114.35

PROP. BUILDING D FF=114.50

155.98' S0°00'00"E

113.07' S22°53'08"E

PROP. 10' BLDG. & LSCP. SETBACK

52.16' N90°00'00"E

57.20' S0°00'00"E

32.87' N89°55'17"E

54.23' S0°00'00"E

53.94' N90°00'00"E

BASIN UG-D
HW= ----
BTM= ----
Vreq= 22,206 CF
Vprov= 22,227 CF

BASIN A
HW= 114
BTM= 113
Vreq= 6,635 CF
Vprov= 6,659 CF

283 LF

EXST. SRP IRRIGATION PIPE TO REMAIN

EXST. FIRE HYDRANT

EXST. ELECTRICAL BOX

EXST. LIGHT POLE

EXST. T BOX

PROP. EMERGENCY ACCESS GATE

PROP. SCREEN WALL

PROP. 50' BLDG SETBACK

EXST. 8' P.U.E.

15' LANDSCAPE SETBACK

EXST. TRANSFORMER

315.2' S0°49'38"W

N0°49'38"E 315.18'

S89°10'22"E 6.00'

EXST. SCUPPER G=114.63

EXST. GAS LINE

EXST. 8" WATER PIPE

EXST. 16" WATER PIPE

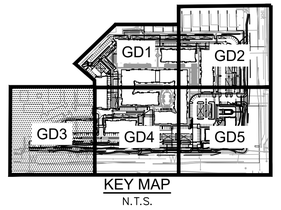
ARIZONA AVENUE CENTERLINE

EXST. 16" WATER MAIN

EXST. 71' R/W

EXST. 65' R/W

SOUTH ARIZONA AVENUE



KEY MAP
N.T.S.

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ARIZONA811
Call 811 or click Arizona811.com

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

Kimley»Horn

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Phoenix, Arizona 85020 (602) 944-5500

CHANDLER FARMS

MODERA CHANDLER - MILL CREEK RESIDENTIAL

PRELIMINARY GRADING AND DRAINAGE PLAN

3230 SOUTH ARIZONA AVENUE,
CHANDLER, ARIZONA 85248

CHANDLER, ARIZONA

PROJECT No.	291606004
SCALE (H):	1"=20'
SCALE (V):	NONE
DRAWN BY:	CAC
DESIGN BY:	BEQ
CHECK BY:	BEQ
DATE:	07/17/2023

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
ENGINEER B. QUIGLEY
PE NO. 71824 DATE 07/23

606004 Pre-GD.dwg

GD3
3 OF 6 SHEETS

K:\phx_civil\291606004 - mill creek - chandler\CADD\606004 Pre-GD.dwg, Layout:GD3 Jul 13, 2023 - 5:17pm graham.earnest
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MATCH LINE SEE SHEET GD1

MATCH LINE SEE SHEET GD3

MATCH LINE SEE SHEET GD5

PROP. BUILDING G.
FF=113.75

PROP. BUILDING A
FF=114.50

PROP. POOL /
AMENITY AREA

PROP. BUILDING D
FF=114.50

PROP. BUILDING A
FF=114.50

216.74'
N90°00'00"E

PROP. 6" PVC
SEWER SERVICE

PROP. 8" PVC
SEWER MAIN

PROP. 8" PVC
WATER MAIN

PROP. 6" PVC
SEWER SERVICE

PROP. 4" PVC
WATER SERVICE

PROP. 6" PVC
FIRE CONNECTION

PROP. ENTRY
AND EXIT GATE

PROP. 8" PVC
WATER MAIN

PROP. EXIT
ONLY GATE

BASIN A
HW= 114
BTM= 113
Vreq= 6,635 CF
Vprov= 6,659 CF

BASIN UG-D
HW= ----
BTM= ----
Vreq= 22,206 CF
Vprov= 22,227 CF

BASIN UG-E
HW= ----
BTM= ----
Vreq= 24,736 CF
Vprov= 24,740 CF

283 LF

158 LF

157 LF

PROP. 50' BLDG SETBACK

PROP. 15' LSCP SETBACK

EXST. 8' P.U.E.

PROP. 8' P.U.E.

N0°49'38"E
308.74'

N0°49'38"E
417.37'

EXST. LIGHT POLE

EXST. ELECTRICAL BOX

EXST. TRICAL BOX

EXST. SCUPPER
G=114.73

EXST. SCUPPER
G=114.69

EXST. CABLE LINE

EXST. GAS LINE

EXST. 8"
WATER PIPE

EXST. 16"
WATER MAIN

PROP. SCREEN WALL

EXST. 65' R/W

PROP. 71' R/W

ARIZONA
AVENUE
CENTERLINE

SOUTH ARIZONA AVENUE

GRADING AND DRAINAGECONSTRUCTION NOTES

1. HDPE STORM DRAIN PIPE.
2. CATCH BASIN PER MAG STD DET 534.
3. CATCH BASIN PER MAG STD DET 537.
4. STORM DRAIN MANHOLE.
5. UNDERGROUND STORM WATER RETENTION.
6. STORM DRAIN CONNECTION TO UNDERGROUND RETENTION.
7. RETENTION TANK ACCESS RISER WITH GRATED COVER.
8. EQUALIZER PIPE.
9. DUAL CHAMBER DRYWELL.

KEY MAP
N.T.S.

GD1 GD2 GD3 GD4 GD5

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

APPR. | DATE | BY | DESCRIPTION | REV

Kimley»Horn

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7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

CHANDLER FARMS

MODERA CHANDLER - MILL CREEK RESIDENTIAL

3230 SOUTH ARIZONA AVENUE,
CHANDLER, ARIZONA 85248

PRELIMINARY GRADING AND DRAINAGE PLAN

CHANDLER, ARIZONA

PROJECT No.
291606004

SCALE (H):1"=20'
SCALE (V): NONE
DRAWN BY: CAC
DESIGN BY: BEQ
CHECK BY: BEQ
DATE: 07/17/2023

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
ENGINEER B. QUIGLEY
PE NO. 71824 DATE 07/23

606004 Pre-GD.dwg

GD4
4 OF 6 SHEETS

K:\phx_civil\291606004 - mill creek - chandler\CADD\606004 Pre-GD.dwg, Layout: GD4 Jul 13, 2023 - 5:17pm graham.earnest
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MATCH LINE SEE SHEET GD2

MATCH LINE SEE SHEET GD4

PROP. BUILDING A
FF= 114.50

PROP. PROPERTY LINE

BASIN UG-F
HW= ----
BTM= ----
Vreq= 5,838 CF
Vprov= 5,890CF

75 LF

PROP. 8" PVC SEWER MAIN

BASIN C
HW= 114.75
BTM= 113.75
Vreq= 2,948 CF*
Vprov= 962 CF

* THE DEFICIENT VOLUME IN BASIN C IS PROVIDED IN BASIN C-1.

PROP. BUILDING E
FF=115.60

BASIN C-1
HW= 114.75
BTM= 113.75
Vreq= 2,948 CF
Vprov= 2,032 CF*

PROP. 6" PVC SEWER SERVICE

PROP. BUILDING F
FF=115.60

BASIN B
HW= 115
BTM= 114
Vreq= 2,969 CF
Vprov= 3,093 CF

158 LF

157 LF

PROP. 8" PVC WATER MAIN

PROP. SCREEN WALL

EXST. 8" WATER PIPE

PROP. 8" PVC SEWER MAIN

EXST. CABLE LINE

EXST. CABLE LINE

EXST. CABLE LINE

EXST. TRANSFORMER

EXST. TV RISER

QUEEN CREEK ROAD CENTERLINE

EXST. 8' P.U.E.

PROP. 250' SETBACK

WEST QUEEN CREEK ROAD

PROP. 50' BLDG & LSCP SETBACK

EXST. 80' R/W

EXST. LIGHT POLE

EXST. TV BOX

EXST. FIRE HYDRANT

EXST. TSIG BOX

EXST. TSIG BOX

EXST. CABLE LINE

EXST. CABLE LINE

EXST. 76' R/W

PROP. 50' BLDG & LSCP SETBACK

PROP. 250' SETBACK

N89°49'25"W 669.95'

N44°29'33"W 21.10'

N0°49'38"E 180.61'

N89°10'22"W 5.00'

EXST. GAS LINE

EXST. GAS LINE

EXST. 8" WATER PIPE

SOUTH ARIZONA AVENUE

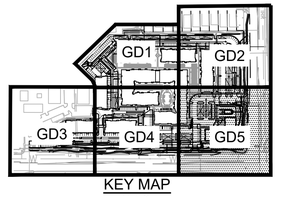
EXST. 8" WATER PIPE

ARIZONA AVENUE CENTERLINE

EXST. 16" WATER MAIN

GRADING AND DRAINAGE CONSTRUCTION NOTES

1. HDPE STORM DRAIN PIPE.
5. UNDERGROUND STORM WATER RETENTION.
7. RETENTION TANK ACCESS RISER WITH GRATED COVER.
8. EQUALIZER PIPE.
9. DUAL CHAMBER DRYWELL.
11. HDPE FLARED END SECTION WITH RIP-RAP PROTECTION.



KEY MAP
N.T.S.

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

APPR. | DATE | BY | DESCRIPTION | REV

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PRELIMINARY GRADING AND DRAINAGE PLAN

CHANDLER, ARIZONA

PROJECT No.	291606004
SCALE (H):	1"=20'
SCALE (V):	NONE
DRAWN BY:	CAC
DESIGN BY:	BEQ
CHECK BY:	BEQ
DATE:	07/17/2023

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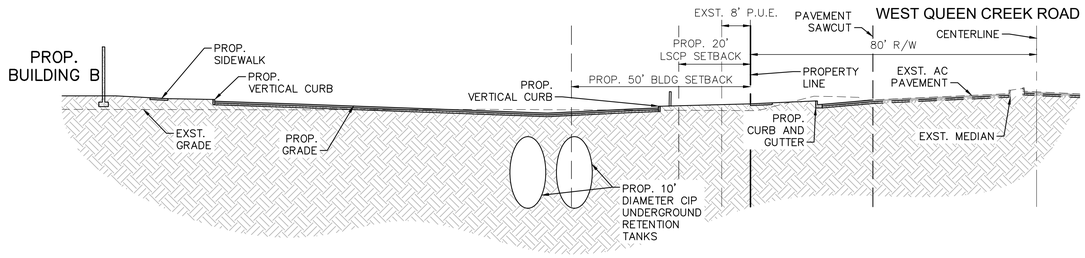
Kimley»Horn
ENGINEER B. QUIGLEY
PE NO. 71824 DATE 07/23

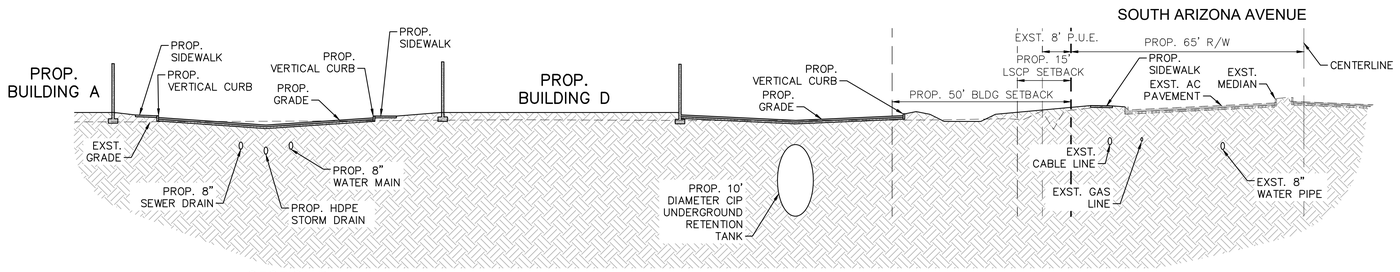
606004 Pre-GD.dwg

GD5

5 OF 6 SHEETS



SECTION A
N.T.S



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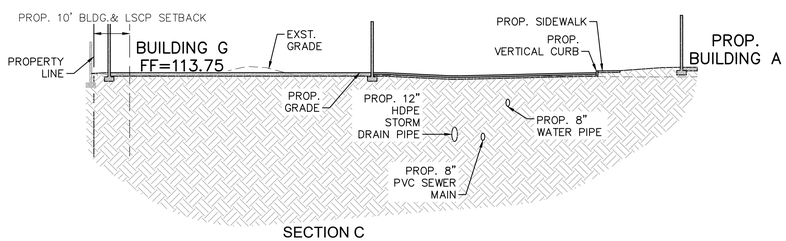
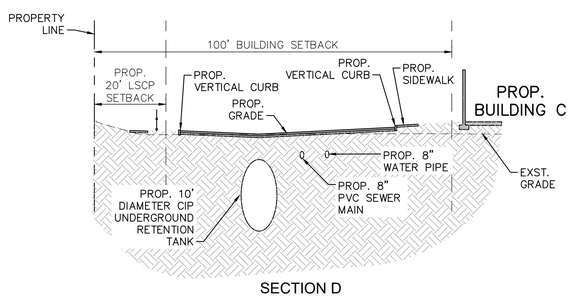
N.T.S



SECTION C
N.T.S



SECTION D
N.T.S

ON-SITE RETENTION TABLE

PER CITY OF CHANDLER DRAINAGE POLICIES AND STANDARDS SEC 6.11.
VOLUME REQUIRED = 1.1 X 0.183 FT X DRAINAGE AREA (SF) X RUNOFF COEFFICIENT

Basin	Land Use	Runoff Coefficient	Drainage Area (ft^2)	Required Volume (ft^3)	Provided Volume (ft^3)	Surplus (ft^3)
UG-A	Building/Pavement	0.95	112,116	21,480		
	Landscape	0.50	35,721	3,602		
		Total	147,838	25,082	25,133	51

Basin	Land Use	Runoff Coefficient	Drainage Area (ft^2)	Required Volume (ft^3)	Provided Volume (ft^3)	Surplus (ft^3)
UG-B	Building/Pavement	0.95	59,859	11,468		
	Landscape	0.50	67,853	6,842		
		Total	127,712	18,310	18,378	69

Basin	Land Use	Runoff Coefficient	Drainage Area (ft^2)	Required Volume (ft^3)	Provided Volume (ft^3)	Surplus (ft^3)
UG-C	Building/Pavement	0.95	82,006	15,711		
	Landscape	0.50	28,157	2,839		
		Total	110,163	18,550	18,614	64

Basin	Land Use	Runoff Coefficient	Drainage Area (ft^2)	Required Volume (ft^3)	Provided Volume (ft^3)	Surplus (ft^3)
UG-D	Building/Pavement	0.95	91,099	17,453		
	Landscape	0.50	47,134	4,753		
		Total	138,233	22,206	22,227	21

Basin	Land Use	Runoff Coefficient	Drainage Area (ft^2)	Required Volume (ft^3)	Provided Volume (ft^3)	Surplus (ft^3)
UG-E	Building/Pavement	0.95	110,834	21,234		
	Landscape	0.50	34,734	3,502		
		Total	145,568	24,736	24,740	4

Basin	Land Use	Runoff Coefficient	Drainage Area (ft^2)	Required Volume (ft^3)	Provided Volume (ft^3)	Surplus (ft^3)
UG-F	Building/Pavement	0.95	28,634	5,486		
	Landscape	0.50	3,494	352		
		Total	32,128	5,838	5,890	52

Basin	Land Use	Runoff Coefficient	Drainage Area (ft^2)	Required Volume (ft^3)	Provided Volume (ft^3)	Surplus (ft^3)
S-A	Building/Pavement	0.95	29,956	5,739		
	Landscape	0.50	8,887	896		
		Total	38,843	6,635	6,659	24

Basin	Land Use	Runoff Coefficient	Drainage Area (ft^2)	Required Volume (ft^3)	Provided Volume (ft^3)	Surplus (ft^3)
S-B	Building/Pavement	0.95	5,883	1,127		
	Landscape	0.50	18,264	1,842		
		Total	24,147	2,969	3,093	124

Basin	Land Use	Runoff Coefficient	Drainage Area (ft^2)	Required Volume (ft^3)	Provided Volume (ft^3)	Surplus (ft^3)
S-C	Building/Pavement	0.95	6,092	1,167		
	Landscape	0.50	17,667	1,781		
		Total	23,758	2,948	2,994	46

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ARIZONA811
Call 811 or click Arizona811.com

REV	DESCRIPTION	BY	DATE	APPR.

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XREFS: ISO-GD6-TITLEBLOCK-24x36.dwg, ISO-GD6-ANSI D.ctb, 24x36 LANDSCAPE, 1=1, shordsdonohue
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CHANDLER, ARIZONA 85248

SECTIONS
CHANDLER, ARIZONA

PROJECT No.
291606004

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SCALE (V): NONE
DRAWN BY: CAC
DESIGN BY: BEQ
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ENGINEER B. QUIGLEY
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6
6 OF 6 SHEETS