



# GRAYHAWK RESIDENCES AT CHANDLER

250 S. Nevada Street

## REZONING, PRELIMINARY DEVELOPMENT PLAN AND AREA PLAN AMENDMENT NARRATIVE



**H**UELLMANTEL  
AFFILIATES

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## SUMMARY

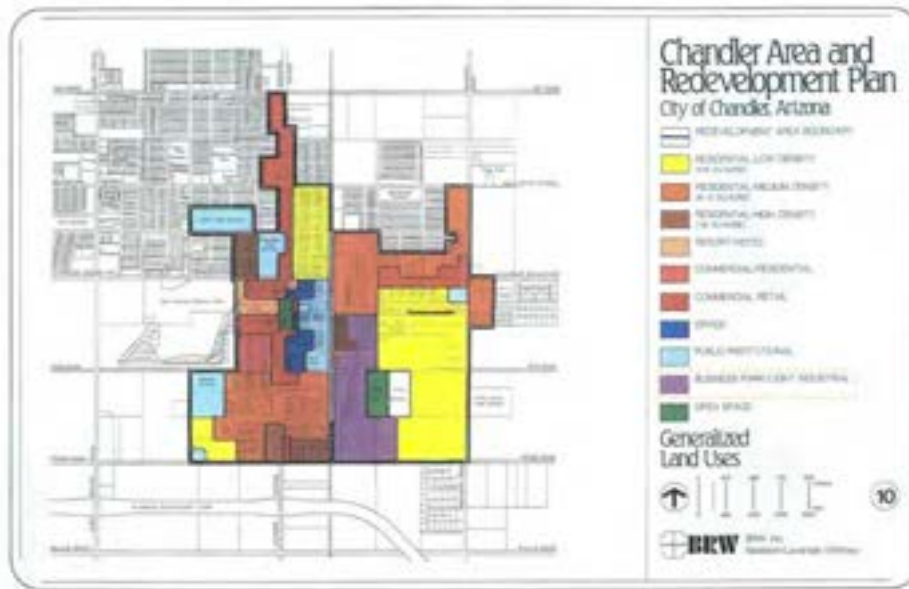
Grayhawk Development, Inc. is proposing a new multi-family residential development on the vacant parcel (APN 303-11-002M) located at the northeast corner of Nevada Street and Frye Road. The site is outlined in yellow below:



Grayhawk Development, a family-owned company that has been owned and operated in Arizona for decades, is proposing a multi-family building whose core will be a garage screened by four-stories of residential units wrapped around a courtyard, amenity area, fitness center and clubhouse for residents. The building is proposed to feature 253 residential units, each with their own private patio or balcony. The 253 units consists of 36 studios, 117 one-bedroom units, 90 two-bedroom units and 10 three-bedroom units.

In keeping with Chandler's focus on creating a live-work-play mix of uses in the downtown, we have included in our design ground floor walk-up units oriented off Nevada Street and Frye Road to provide dynamic, pedestrian-friendly space with patios ensuring a vibrant street presence. Residents of this project will be able to walk to work, restaurants, parks and other amenities that Downtown Chandler offers.

In order to build the proposed development, we are proposing to rezone the site to Planned Area Development (PAD) with a Mid-Rise Overlay to allow the building height to exceed 45 feet - we are proposing a four-story building that is 46'6" tall and a six-story parking garage that is 52'1" tall. Additionally, we are requesting a Preliminary Development Plan (PDP) and an Area Plan Amendment to Residential - High Density.





## PROJECT DESCRIPTION

The proposed development will feature a single four-four-story building which is proposed to include 253 residential units. The building area for the residential portion of the development is 335,564 square feet and the building area for the garage is 134,347 square feet (creating a total building area of 469,911 square feet). The site coverage is projected to be approximately 79% and the landscape coverage is approximately 18%. The building will wrap around and screen a 6-story parking garage.

The building is proposed with a unit mix consisting of 36 studios, 117 one-bedroom units, 90 two-bedroom units, and 10 three-bedroom units. The required parking is 414 parking spaces and Grayhawk Development is providing 416 parking spaces.

The proposed landscape palette along the perimeter of the project consists of Southern Live Oak, Yellow Bird of Paradise, Red Push Pistache and Fruitless Olive. The interior part of the project that includes the amenity areas has a proposed landscape palette of Southern Live Oak, Red Oleander and Fruitless Olive.



The perimeter of the project and the amenity area will have a variety of accents, shrubs and ground covers. Some of the accent plantings will be Blue Elf Aloe, Red Yucca and Tangerine Beauty. The shrubs will consist of Blue Bells, Bells of Fire, Lynn's Legacy Sage and other various shrubs.





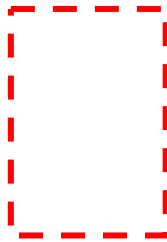
The building materials include stucco finishes in Dunn Edwards "Coconut Grove" and "Chaparral". There will be brick veneer in McNear "Tangiers" and Belden "Royalty Red" and "Durango". Shown below is the west building elevation and material sample board:



| EXTERIOR MATERIALS |                                              |
|--------------------|----------------------------------------------|
| 1                  | STUCCO FINISH - DUNN EDWARDS "COCONUT GROVE" |
| 2                  | STUCCO FINISH - DUNN EDWARDS "CHAPARRAL"     |
| 3                  | BRICK VENEER - MCNEAR "TANGIERS"             |
| 4                  | BRICK VENEER - BELDEN "ROYALTY RED"          |
| 5                  | BRICK VENEER - BELDEN "DURANGO"              |
| 6                  | METAL PANEL - ALUMINUM                       |
| 7                  | METAL PANEL - STAINLESS STEEL                |
| 8                  | METAL PANEL - GALVALUM                       |
| 9                  | METAL PANEL - CORTEN STEEL                   |
| 10                 | METAL PANEL - BRASS                          |
| 11                 | METAL PANEL - COPPER                         |
| 12                 | METAL PANEL - ZINC                           |
| 13                 | METAL PANEL - TITANIUM                       |
| 14                 | METAL PANEL - CARBON FIBER                   |
| 15                 | METAL PANEL - Kevlar                         |
| 16                 | METAL PANEL - FIBERGLASS                     |
| 17                 | METAL PANEL - POLYESTER                      |
| 18                 | METAL PANEL - POLYURETHANE                   |
| 19                 | METAL PANEL - POLYIMIDE                      |
| 20                 | METAL PANEL - POLYETHER ETHER KETONE         |
| 21                 | METAL PANEL - POLYAMIDE                      |
| 22                 | METAL PANEL - POLYACETAL                     |
| 23                 | METAL PANEL - POLYCARBONATE                  |
| 24                 | METAL PANEL - POLYPROPYLENE                  |
| 25                 | METAL PANEL - POLYETHYLENE                   |
| 26                 | METAL PANEL - POLYVINYL CHLORIDE             |
| 27                 | METAL PANEL - POLYURETHANE                   |
| 28                 | METAL PANEL - POLYIMIDE                      |
| 29                 | METAL PANEL - POLYETHER ETHER KETONE         |
| 30                 | METAL PANEL - POLYAMIDE                      |
| 31                 | METAL PANEL - POLYACETAL                     |
| 32                 | METAL PANEL - POLYCARBONATE                  |
| 33                 | METAL PANEL - POLYPROPYLENE                  |
| 34                 | METAL PANEL - POLYETHYLENE                   |
| 35                 | METAL PANEL - POLYVINYL CHLORIDE             |
| 36                 | METAL PANEL - POLYURETHANE                   |
| 37                 | METAL PANEL - POLYIMIDE                      |
| 38                 | METAL PANEL - POLYETHER ETHER KETONE         |
| 39                 | METAL PANEL - POLYAMIDE                      |
| 40                 | METAL PANEL - POLYACETAL                     |
| 41                 | METAL PANEL - POLYCARBONATE                  |
| 42                 | METAL PANEL - POLYPROPYLENE                  |
| 43                 | METAL PANEL - POLYETHYLENE                   |
| 44                 | METAL PANEL - POLYVINYL CHLORIDE             |
| 45                 | METAL PANEL - POLYURETHANE                   |
| 46                 | METAL PANEL - POLYIMIDE                      |
| 47                 | METAL PANEL - POLYETHER ETHER KETONE         |
| 48                 | METAL PANEL - POLYAMIDE                      |
| 49                 | METAL PANEL - POLYACETAL                     |
| 50                 | METAL PANEL - POLYCARBONATE                  |
| 51                 | METAL PANEL - POLYPROPYLENE                  |
| 52                 | METAL PANEL - POLYETHYLENE                   |
| 53                 | METAL PANEL - POLYVINYL CHLORIDE             |
| 54                 | METAL PANEL - POLYURETHANE                   |
| 55                 | METAL PANEL - POLYIMIDE                      |
| 56                 | METAL PANEL - POLYETHER ETHER KETONE         |
| 57                 | METAL PANEL - POLYAMIDE                      |
| 58                 | METAL PANEL - POLYACETAL                     |
| 59                 | METAL PANEL - POLYCARBONATE                  |
| 60                 | METAL PANEL - POLYPROPYLENE                  |
| 61                 | METAL PANEL - POLYETHYLENE                   |
| 62                 | METAL PANEL - POLYVINYL CHLORIDE             |
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| 68                 | METAL PANEL - POLYCARBONATE                  |
| 69                 | METAL PANEL - POLYPROPYLENE                  |
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| 71                 | METAL PANEL - POLYVINYL CHLORIDE             |
| 72                 | METAL PANEL - POLYURETHANE                   |
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| 77                 | METAL PANEL - POLYCARBONATE                  |
| 78                 | METAL PANEL - POLYPROPYLENE                  |
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| 82                 | METAL PANEL - POLYIMIDE                      |
| 83                 | METAL PANEL - POLYETHER ETHER KETONE         |
| 84                 | METAL PANEL - POLYAMIDE                      |
| 85                 | METAL PANEL - POLYACETAL                     |
| 86                 | METAL PANEL - POLYCARBONATE                  |
| 87                 | METAL PANEL - POLYPROPYLENE                  |
| 88                 | METAL PANEL - POLYETHYLENE                   |
| 89                 | METAL PANEL - POLYVINYL CHLORIDE             |
| 90                 | METAL PANEL - POLYURETHANE                   |
| 91                 | METAL PANEL - POLYIMIDE                      |
| 92                 | METAL PANEL - POLYETHER ETHER KETONE         |
| 93                 | METAL PANEL - POLYAMIDE                      |
| 94                 | METAL PANEL - POLYACETAL                     |
| 95                 | METAL PANEL - POLYCARBONATE                  |
| 96                 | METAL PANEL - POLYPROPYLENE                  |
| 97                 | METAL PANEL - POLYETHYLENE                   |
| 98                 | METAL PANEL - POLYVINYL CHLORIDE             |
| 99                 | METAL PANEL - POLYURETHANE                   |
| 100                | METAL PANEL - POLYIMIDE                      |

## REZONING/PRELIMINARY DEVELOPMENT PLAN

Grayhawk Development is requesting to rezone the long vacant site from I-2 to PAD to allow for the construction of a four-story multi-family development with 253 units on approximately 3.74 acres (60.88 dwelling units per acre).



This site is a part of Chandler's walkable downtown, and we aim to expand upon the surrounding architecture, design and pedestrian nature of the Downtown District. The current industrial use conflicts with the upscale, walkable vision of Chandler. This project is located within the Downtown Chandler Growth Area and this project adds necessary residents in close proximity to the Downtown.

Each of the 253 residential unit is proposed to have its own private patio or balcony. In keeping with Chandler's vision for the downtown area and a mix of live-work-play mix uses, we have included ground floor walk-up units oriented off Nevada Street and Frye Road to provide dynamic, pedestrian-friendly space and resident patios ensuring a vibrant street presence.

The proposed project has been designed to feature first class amenities including a resort style pool, spa, covered outdoor grilling area, fitness center, resident clubhouse and a dog grooming facility. We are proposing to meet and exceed the code requirement and provide

416 parking spaces in a parking garage that is screened by residential units with the main entrance off Nevada Street. Visitor parking is provided on the ground floor of the parking garage near the leasing center.

The proposed landscape palette along the perimeter of the project consists of Southern Live Oak, Yellow Bird of Paradise, Red Push Pistache and Fruitless Olive. The interior part of the project that includes the amenity areas has a proposed landscape palette of Southern Live Oak, Red Push Pistache, Red Oleander, and Fruitless Olive:



The perimeter of the project and the amenity area will have a variety of accents, shrubs and ground covers. Some of the accent plantings will be Blue Elf Aloe, Red Yucca and Tangerine Beauty. The shrubs will consist of Blue Bells, Bells of Fire, Lynn's Legacy Sage and other various shrubs.





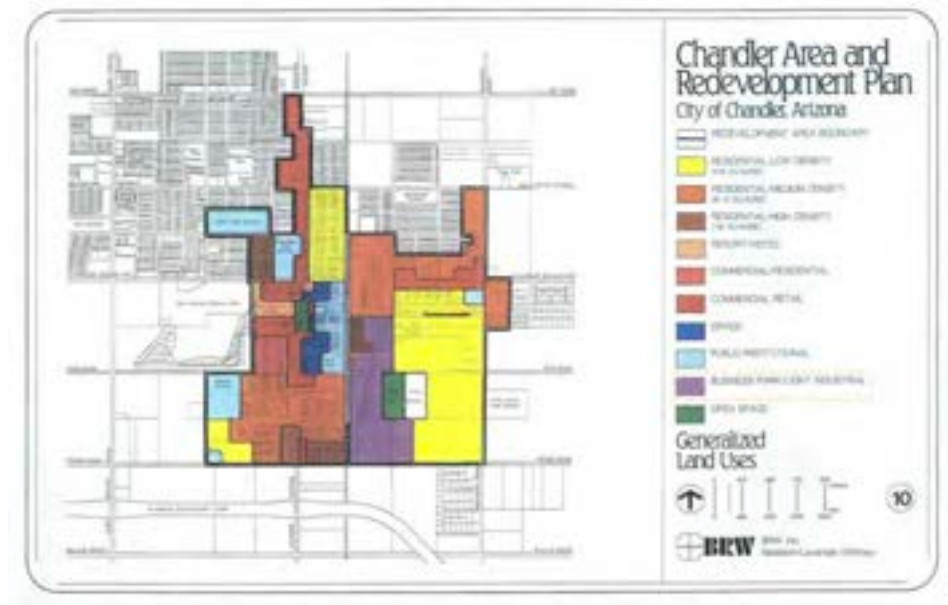
The proposed project compliments the surrounding neighborhood and an provides an economically critical component to continued employment, population growth, and diversity of development in Chandler. Residents of this project will be able to walk to work, restaurants, parks and other amenities that the Downtown has to offer. Per the General Plan, the site is located within the Downtown Chandler Growth Area and transforming a vacant parcel into a quality multi-family residential development will help to activate the area and add more residents to the Downtown .

Chandler's 2016 General Plan has this site within the Growth Area 1 - Downtown Chandler which supports residential at this location. Per page 28 of the General Plan, "[n]eighborhood revitalization continues to occur in surrounding areas while new, high-density housing - which is critical to Downtown viability - is developing, creating a vibrant live, work, and play atmosphere." The proposed development will add additional housing which is critical to the Downtown viability.

An approximately 200 residential unit apartment community is currently under construction north of the site on the southeast corner of Nevada and Commonwealth. A short block west which includes a number of dining and entertainment options for residents, visitors, employees, etc. Southeast of the subject site is the Folley Memorial Park, which will provide additional recreation opportunities for residents. We believe that all these surrounding uses are in concert with our requests.

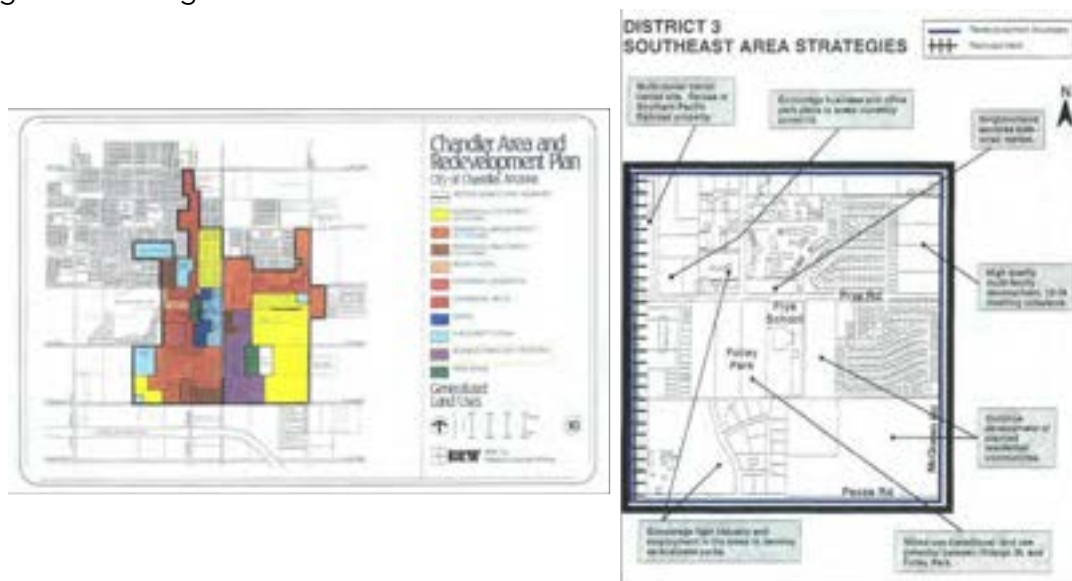
Our rezoning request includes the Mid-Rise Overlay to allow the building height to exceed 45 feet. The Mid-Rise Development Policy provides "Locations Eligible for Consideration" and one of the locations that is eligible is the Chandler Area and Redevelopment Plan. Our

project is located in the Chandler Area and Redevelopment Plan (as shown below) and is therefore eligible for consideration for a Mid-Rise Overlay:



## AREA PLAN

In addition to the Rezoning and Preliminary Development Plan requests, Grayhawk Development is requesting an Area Plan Amendment to allow for a high-quality multi-family development. The vacant site is located within District 3 of the Chandler Redevelopment Area Plan with a Generalized Land Use of Business Park/Light Industrial. The site is highlighted in orange below:



We are proposing to build a 253 unit multi-family residential development on approximately 3.74 acres (60.88 dwelling units per acre). The site is currently vacant and appears to have been that way since at least the 1940s.

The Area Plan points specifically to our site and states “[e]ncourage business and office park plans in areas currently zoned I-2.” When the Chandler Redevelopment Area Plan was created in 1995, business and office parks may have been appropriate. However, in the last 27 years, Chandler has changed and grown. This site is now located approximately a half mile from downtown, less than 1,000 feet from Folley Park and is situated in the middle of single- and multi-family developments.

While this site may have once been an ideal location for industrial uses, that is no longer the case. Today, the allowed industrial use limits the growth of the downtown. This site is a perfect location for a high-quality multi-family development. The single stated goal of District 3 is to “[d]evelop the Southeast District as a mixed-use community of high quality, compatible industry and planned residential neighborhoods.” The proposed project is compatible with the goal District 3 by providing a high-quality multi-family development in the area with appropriate amenities that contribute to the quality of the project. The Options in District 3 state that “[c]learly, the primary direction for this district should be to continue the development of the residential areas and promote the development of new employers within the established industrial areas to achieve a jobs/housing balance near the downtown.” This project will further the Options by continuing the development of residential areas and will also help achieve the job/housing balance in the downtown by providing additional (and much needed housing) to the downtown and surrounding areas.

In addition to being in District 3 of the Chandler Redevelopment Area Plan, this site is also located within Growth Area 1 – Downtown Chandler as described in Chandler's 2016 General Plan (as shown in the image below), which further supports the development of residential uses at this location. The General Plan states “[n]eighborhood revitalization continues to occur in surrounding areas while new, high-density housing – which is critical to Downtown viability – is developing, creating a vibrant live, work, and play atmosphere.” Grayhawk Development is proposing to add a new multifamily residential building just a few blocks from Downtown Chandler where the General Plan makes clear that high-density housing is necessary.





The proposed development is intended to be a catalyst for the Downtown Chandler area and an example of efficient, high-quality project on targeted sites near downtown, walkable and mixed-use environments. Downtown Chandler has become the center of new development activity for office, retail, and residential highlighting the growing demand for walkable, pedestrian friendly environments that allow residents to live, work, play and dine near Downtown.

The proposed land use is compatible with the surrounding area. This site is in close proximity to downtown, Folley Park, A.J. Chandler Park along with the City's recent investment in the downtown streetscape and a number of newly built and approved residential developments. A high-quality multi-family development that provides additional housing in the area for current and future residents is compatible with all other surrounding uses. An industrial development is no longer compatible with the downtown, schools, parks and other residential developments that surround this vacant site.

We believe that this site would benefit from a high-quality multi-family development, rather than a business park, and therefore we are believe that an Area Plan Amendment from Business Park to Residential - High Density on this site is appropriate.

## HOUSING IMPACT STATEMENT

A recently enacted state statute requires the following answers to be addressed for any zoning ordinance change.

*A general estimate of the probable impact on the average cost to construct housing for sale or rent within the zoning districts to which the zoning ordinance or text amendment applies.*

Guardian's proposed 253-unit community will not impact the cost to construct other for sale/rental housing within the zoning district as it is relatively small when taken in the larger multi-family construction context. There are 50,000 apartment units under construction today and, historically, 15,000 under construction in any given year. This 253-unit project, on its own, is negligible to this equation and will not impact the average cost to construct housing for sale or rent within the proposed PAD zoning district.

*A description of any data or reference material on which the proposed zoning ordinance or text amendment is based.*

This request is to rezone one parcel from I-2 to PAD in order to build a multi-family development. The City code does not allow residential in the I-2 zoning district, except when essential to the primary use, and therefore the only way to build the proposed multi-family development is to rezone the parcel. Because the proposed requests are required, by the code, to build the proposed development there is no data or reference material on which the proposed zoning ordinance is based.

*A description of any less costly or less restrictive alternative methods of achieving the purpose of the proposed zoning ordinance or text amendment.*

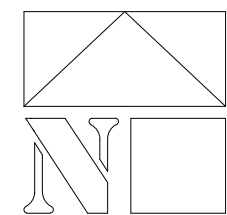
While Guardian is certainly interested in less costly or less restrictive alternative methods of achieving the rezoning, preliminary development plan and area plan amendments, we are not aware of any alternative methods that would allow multi-family housing as proposed in this area. Guardian has proposed the zoning ordinance modifications necessary to achieve the development envisioned in the most cost-effective manner possible.





SITE PLAN - OVERLAY

SCALE: 1" = 30'-0"



GRAYHAWK RESIDENCES  
AT CHANDLER  
250 S. NEVADA STREET  
CHANDLER, AZ 85225

Office of Rich Barber  
**ORB**  
Architecture, LLC  
WorldHQ@ORBArch.com

PRELIMINARY  
NOT FOR  
CONSTRUCTION  
Expiry: 3/31/2026



**OWNER:**  
GRAYHAWK DEVELOPMENT  
7377 E. DOUBLETREE RANCH RD. SUITE 100  
SCOTTSDALE, ARIZONA, 85258  
TEL: 480.986.2661  
CONTACT: TAYLOR TRYHUS  
RILEY BACHIR

**DEVELOPMENT CONSULTANT:**  
THE GUARDIAN COMPANIES  
7377 E. DOUBLETREE RANCH RD. SUITE 100  
SCOTTSDALE, ARIZONA, 85258  
TEL: 480.204.3519  
CONTACT: CHRIS BROZINA

**ARCHITECT:**  
ORB ARCHITECTURE  
2544 NORTH 44TH STREET, SUITE 101  
PHOENIX, ARIZONA, 85018  
TEL: 602.957.4530  
FAX: 480.717.4038  
CONTACT: RICH BARBER

**CIVIL:**  
HUBBARD ENGINEERING  
1201 S. ALMA SCHOOL RD. SUITE 12000  
MESA, ARIZONA, 85210  
TEL: 480.398.3505  
CONTACT: GREG BROWN

**LANDSCAPE:**  
COLLABORATIVE V  
7116 E. 1ST AVE. SUITE 103  
SCOTTSDALE, ARIZONA, 85251  
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CONTACT: PAUL VECCHIA  
SCOTT HEFFERNAN

**LAND USE ATTORNEY:**  
HUELMANTEL & ASSOCIATES  
605 S. ASH AVENUE  
TEMPE, ARIZONA, 85281  
TEL: 480.921.2200  
CONTACT: CHARLES HUELMANTEL

REZONING / PDP SUBMITTAL  
DATE: DECEMBER 14, 2023 ORB #: 23-201

**A1.09**  
OVERLAY SITE PLAN



12/13/2023 3:15 PM

## LEGAL DESCRIPTION

**NET BOUNDARY DESCRIPTION:**  
A PORTION OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GLA AND SALT RIVER, MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY AS FOLLOWS:

**COMMENCING** AT THE CENTER OF SAID SECTION 34, BEING MARKED BY A BRASS CAP IN HANDHOLE, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 34, BEING MARKED BY A BRASS CAP IN HANDHOLE, BEARS SOUTH 89 DEGREES 44 MINUTES 41 SECONDS WEST, 2639.27 FEET;

THENCE SOUTH 89 DEGREES 44 MINUTES 41 SECONDS WEST, ALONG THE EAST-WEST-MID-SECTION LINE OF SAID SECTION 34, 765.20 FEET;

THENCE DEPARTING SAID EAST WEST MID-SECTION LINE, NORTH 00 DEGREES 21 MINUTES 45 SECONDS EAST, 33.00 FEET TO A LINE 33.00 FEET NORTH OF AND PARALLEL TO SAID EAST WEST MID-SECTION LINE AND THE **POINT OF BEGINNING**;

THENCE SOUTH 89 DEGREES 44 MINUTES 41 SECONDS WEST, ALONG SAID PARALLEL LINE, 332.57 FEET TO A LINE 30.00 FEET EAST OF AND PARALLEL TO THE CENTERLINE OF NEVADA STREET;

THENCE DEPARTING SAID PARALLEL LINE, NORTH 00 DEGREES 30 MINUTES 49 SECONDS EAST, ALONG SAID PARALLEL LINE, 490.83 FEET;

THENCE DEPARTING SAID PARALLEL LINE, NORTH 89 DEGREES 44 MINUTES 43 SECONDS EAST, 331.27 FEET;

THENCE SOUTH 00 DEGREES 21 MINUTES 45 SECONDS WEST, 490.82 FEET TO SAID **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 162,903 SQUARE FEET OR 3.740 ACRES, MORE OR LESS.

## SOLID WASTE NARRATIVE

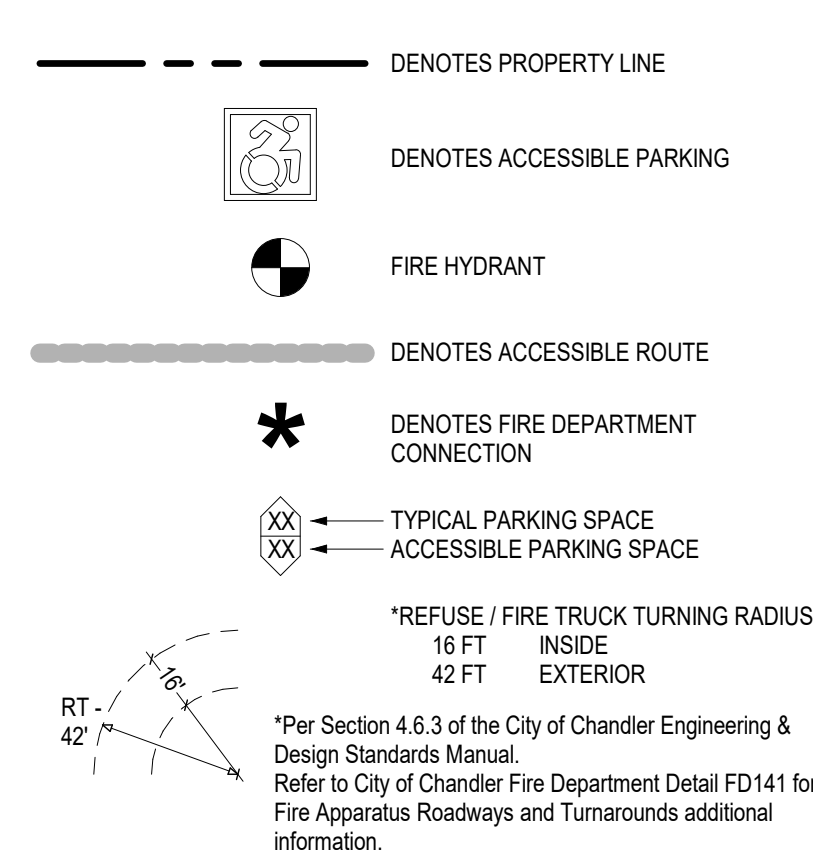
TRASH CHUTE PROVIDED AT THE GARAGE SOUTHEAST CORNER. CHUTE SERVES LEVELS L2 TO L4. AT LEVEL L1, A TRASH-HOLDING ROOM WAS PROVIDED. TRASH WILL BE COLLECTED IN THE TERMINATION ROOM AND HOLDING ROOM. MANAGEMENT STAFF WILL MOVE TRASH BINS OUT FOR REFUSE TRUCK PICK-UP TWICE PER WEEK.

## SOLID WASTE CALCULATIONS

**REFUSE CALCULATIONS:**  
265 D.U. X 5 C.Y. = 132.5 C.Y. PER WEEK  
TWICE PER WEEK 132.5 C.Y. = 67 C.Y.

PROVIDED: VERTICAL COMPACTOR 74 C.Y.

## SITE LEGEND



## KEYNOTES

- 1001 9'x19' TYPICAL PARKING STALL PER CITY OF CHANDLER ORDINANCE
- 1003 VAN ACCESSIBLE PARKING STALL
- 1008 LOADING AREA
- 1011 BICYCLE PARKING
- 1014 8'x22' PARALLEL PARKING STALL PER CITY OF CHANDLER ORDINANCE
- 1016 30'x30' SITE VISIBILITY TRIANGLE AREA.
- 1024 MAIN BUILDING ENTRY.
- 1026 LINE OF SIGHT VISIBILITY EASEMENT. SEE CIVIL
- 1027 26' MIN. WIDTH UNOBSTRUCTED FIRE LANE WITH 15' CLEAR OVERHEAD HEIGHT PER CITY OF CHANDLER DTL. 141.
- 1030 10'x20' VISIBILITY TRIANGLE.
- 1111 SIGHT VISIBILITY TRIANGLE
- 1127 LINE OF BUILDING ABOVE
- 1303 TRASH BINS
- 1310 FIRE TRUCK TURNING RADIUS
- 1311 EXISTING FIRE HYDRANT
- 1315 6' WIDE SITE GATE - PROVIDE KNOX BOX FOR FIRE DEPARTMENT ACCESS. COORDINATE EXACT LOCATIONS WITH F.D.
- 1316 PROPOSED FIRE HYDRANT
- 1402 EXISTING STREET POLE MOUNTED LIGHT TO BE REMOVED

## ACCESSIBILITY NOTES

1. CONTRACTOR SHALL OBTAIN A COPY OF THE FAR HOUSING ACT DESIGN MANUAL AND ICCA N.S.I. A117-1.2009 FOR ON SITE REFERENCE.
2. ALL SIDEWALKS PART OF THE ACCESSIBLE ROUTE SHALL BE ACCESSIBLE PER A.N.S.I. SECTION CHAPTER 4. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20 (5%). THE CROSS SLOPE OF A WALKING SURFACE SHALL NOT BE STEEPER THAN 1:48 (2%). THE CLEAR WIDTH OF ALL SIDEWALKS SHALL BE NO LESS THAN 36". COORDINATE ALL GRADES TO COMPLY WITH SLOPE AND CROSS SLOPE REQUIREMENTS.
3. ALL GROUND FLOOR UNITS TO BE ANSI TYPE 1B UNITS U.N.O.
4. ANSI TYPE A' UNITS PROVIDED PER PLANS. SEE A2 SHEET SERIES.

## UNIT MIX

ALL UNITS SHALL BE OF AT LEAST ANSI TYPE 1B ACCESSIBILITY STANDARDS 2% OF UNITS TO BE ANSI TYPE A' ACCESSIBILITY

| UNIT TYPE | # OF UNITS | PERCENT |
|-----------|------------|---------|
| STUDIO    | 36         | 14%     |
| 1 BEDROOM | 117        | 46%     |
| 2 BEDROOM | 90         | 36%     |
| 3 BEDROOM | 10         | 4%      |
| TOTAL     | 253        | 100%    |

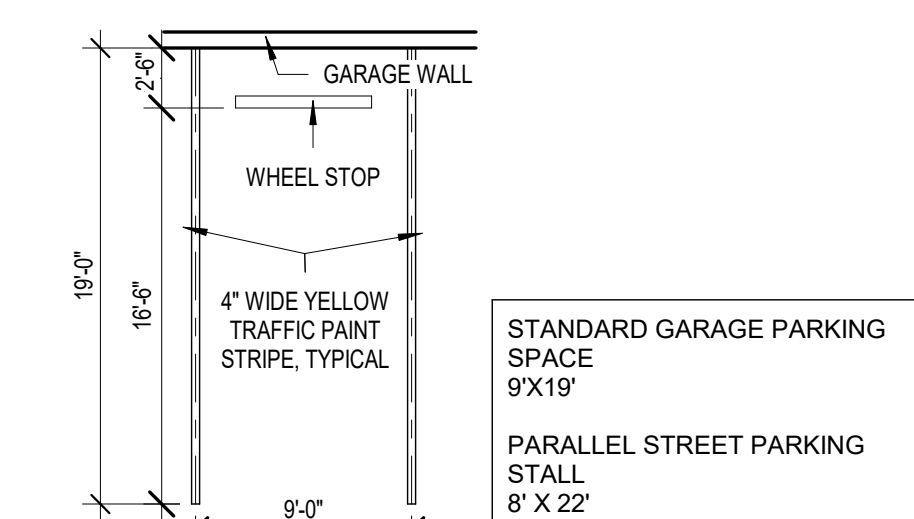
| UNIT NAME | BED/BATH | # OF UNITS |
|-----------|----------|------------|
| STUDIO    |          |            |
| UNIT S1   | 0/1      | 28         |
| UNIT S1m1 | 0/1      | 8          |
|           |          | 36         |
| 1 BEDROOM |          |            |
| UNIT A1   | 1/1      | 48         |
| UNIT A1m1 | 1/1      | 24         |
| UNIT A2   | 1/1      | 32         |
| UNIT A3   | 1/1      | 12         |
| UNIT A4   | 1/1      | 1          |
|           |          | 117        |
| 2 BEDROOM |          |            |
| UNIT B1   | 2/2      | 8          |
| UNIT B2   | 2/2      | 58         |
| UNIT B2m1 | 2/2      | 4          |
| UNIT B2m2 | 2/2      | 12         |
| UNIT B2m3 | 2/2      | 1          |
| UNIT B3   | 2/2      | 4          |
| UNIT B4   | 2/2      | 3          |
|           |          | 90         |
| 3 BEDROOM |          |            |
| UNIT C1   | 3/2      | 10         |
|           |          | 10         |
| TOTAL     |          | 253        |

## UNIT AREAS

| UNIT NAME  | COMMONS  | UTILITY  |
|------------|----------|----------|
| CLUBHOUSE  | 0 SF     | 1,768 SF |
| ELEVATOR   | 0 SF     | 173 SF   |
| FITNESS    | 0 SF     | 4,544 SF |
| LEASING    | 5,468 SF | 0 SF     |
| RECREATION | 0 SF     | 1,260 SF |
| STAIR      | 0 SF     | 969 SF   |
|            | 5,468 SF | 8,745 SF |

## TYPICAL PARKING DETAIL

PER CITY OF CHANDLER



## DEVELOPMENT DATA

### PROJECT DESCRIPTION:

GRAYHAWK INTENDS TO DEVELOP THE "GRAYHAWK RESIDENCES AT CHANDLER" AN EXCEPTIONAL MULTI-FAMILY RESIDENTIAL APARTMENTS (FOR RENT) ON THE NORTHEAST CORNER OF E. FRYE ROAD & SOUTH NEVADA STREET.

### ZONING:

CURRENT: I-2  
PROPOSED: PAD

### CONSTRUCTION TYPE:

RESIDENTIAL - VA  
GARAGE - IB

### BUILDING HEIGHT:

ALLOWED: PER I-2: 30'-0"  
PROPOSED NEW RESIDENTIAL 46'-0" (4-STORY)  
PROPOSED NEW PARKING GARAGE 52'-1" (6-STORY)  
PROPOSED HIGHEST POINT 60'-1" (PARKING GARAGE SHAFT)

### DENSITY:

ALLOWED: N/A  
PROPOSED: 60.88 UNITS PER G.A.

### LOT COVERAGE:

ALLOWED: PER I-2: 55%  
AREA PROVIDED: 125,865 SQ. FT.  
SITE NET AREA: 162,907 SQ. FT.  
PERCENT PROVIDED: 79.41%

### FIRE SPRINKLER:

TO BE PROVIDED PER APPLICABLE CODES

### ADDRESS:

NE CORNER OF E. FRYE ROAD & SOUTH NEVADA STREET

### APN:

APN: 303-11-002M

### SETBACKS:

|                         | MIN. REQUIRED (PAD) | PROVIDED |
|-------------------------|---------------------|----------|
| E. FRYE ROAD (SOUTH)    | 10'                 | 10'      |
| S. NEVADA STREET (WEST) | 12' (PER CITY)      | 12'      |
| SIDE (EAST)             | 10'                 | 29'-6"   |
| REAR (NORTH)            | 10'                 | 10'      |

## SITE DATA

### SITE AREA:

TOTAL GROSS AREA A=14.353 ACRES / 189,810 S.F.  
TOTAL NET AREA A=3.740 ACRES / 162,907 S.F.

## TOTAL SQUARE FOOTAGE PER BUILDING

| BUILDING AREA |            | GARAGE BUILDING AREA |                       |
|---------------|------------|----------------------|-----------------------|
| LEVEL L1      | 82,533 SF  | LEVEL L1             | 25,780 SF GARAGE AREA |
| LEVEL L2      | 84,161 SF  | LEVEL L2             | 25,780 SF GARAGE AREA |
| LEVEL L3      | 84,418 SF  | LEVEL L3             | 25,780 SF GARAGE AREA |
| LEVEL L4      | 84,450 SF  | LEVEL L4             | 25,780 SF GARAGE AREA |
| G.S.S         |            | G6                   | 5,448 SF GARAGE AREA  |
| TOTAL         | 335,564 SF | TOTAL                | 134,347 SF            |

## VEHICLE PARKING ANALYSIS

| UNIT TYPE | # OF UNITS | PARKING UNIT RATIO | TABLE 35-1804 REQUIRED PARKING |
|-----------|------------|--------------------|--------------------------------|
| STUDIO    | 36         | 36                 | 36                             |
| 1 BEDROOM | 117        | 1.5                | 175.5                          |
| 2 BEDROOM | 90         | 2                  | 180                            |
| 3 BEDROOM | 10         | 2.25               | 22.5                           |
| TOTAL     | 253        |                    | 414                            |

### PARKING PROVIDED

|                |     |
|----------------|-----|
| GARAGE L1      | 44  |
| GARAGE L1.5    | 38  |
| GARAGE L2      | 37  |
| GARAGE L3      | 39  |
| GARAGE L3.5    | 38  |
| GARAGE L4      | 42  |
| GARAGE L4.5    | 26  |
| GARAGE L5      | 37  |
| GARAGE L5.5    | 39  |
| GARAGE L6      | 13  |
| OFF STREET     | 11  |
| TOTAL PROVIDED | 420 |

### ACCESSIBLE PARKING:

REQUIRED: (2% OF PARKING PROVIDED); 416 x .02 = 9  
PROPOSED: 10 SPACES

### VAN ACCESSIBLE

REQUIRED: (1 PER EACH 6 ACCESSIBLE P.S.) = 2 P.S.  
PROVIDED: GARAGE (10 VAN) 10 P.S.  
OFF-STREET (1 VAN) 1 P.S.  
TOTAL PROVIDED: 11 P.S.

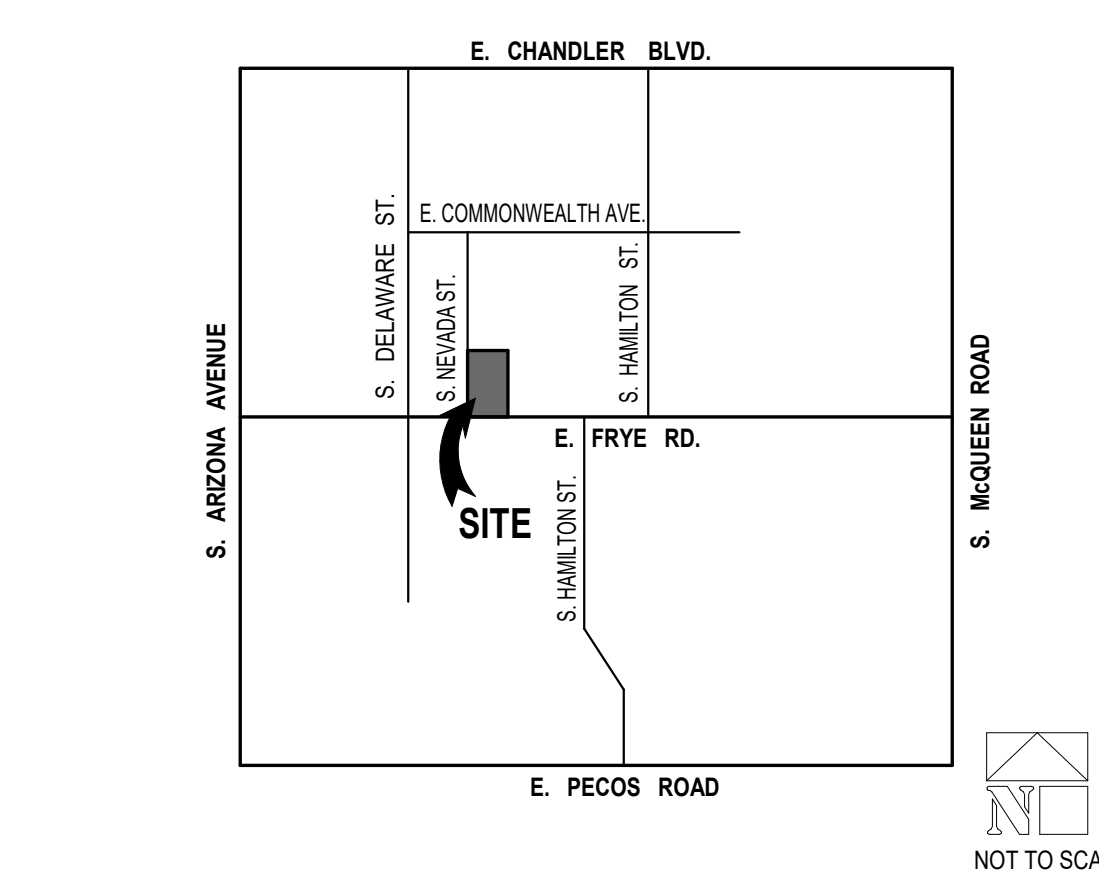
### COVERED PARKING SPACES

REQUIRED: (1 PER UNIT) = 1 x 253  
PROVIDED: 327 COVERED PARKING SPACES  
COVERED PARKING SPACES ARE LOCATED AT THE GARAGE AT LEVELS L1 TO L5.  
SEE A3.0X SERIES FOR GARAGE PLANS.

## BICYCLE PARKING ANALYSIS

| BIKE PARKING PROVIDED          | BICYCLE PARKING PROVIDED |
|--------------------------------|--------------------------|
| PROVIDED: 4 DOUBLE BIKE RACKS= | 8BIKE SPACES             |

## VICINITY MAP

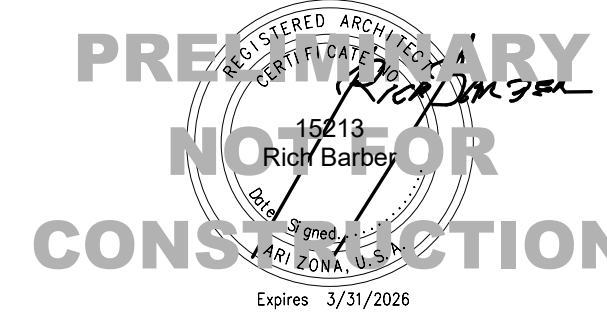


KVA NUMBER: 17-3832  
SDEV NUMBER: 1700784  
FACT NUMBER: 2201512  
Q/S NUMBER: 09-26

17-3832  
1700784  
2201512  
09-26

# GRAYHAWK RESIDENCES AT CHANDLER

250 S. NEVADA STREET  
CHANDLER, AZ 85225



**OWNER:**  
GRAYHAWK DEVELOPMENT  
7377 E. DOUBLETREE RANCH RD, SUITE 100  
SCOTTSDALE, ARIZONA, 85258  
TEL: 480.986.2661  
CONTACT: TAYLOR TRYHUS  
RILEY BACHIR

**DEVELOPMENT CONSULTANT:**  
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TEL: 480.204.3519  
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**ARCHITECT:**  
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TEL: 602.957.4530  
FAX: 480.717.4038  
CONTACT: RICH BARBER

**CIVIL:**  
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**LANDSCAPE:**  
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CONTACT: PAUL VECCHIA  
SCOTT HEFFERNAN

**LAND USE ATTORNEY:**  
HUELLMANTTEL & ASSOCIATES  
605 S. ASH AVENUE  
TEMPE, ARIZONA, 85281  
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CONTACT: CHARLES HUELLMANTTEL

## REZONING/ PDP SUBMITTAL

DATE: DECEMBER 14, 2023 ORB #: 23-201

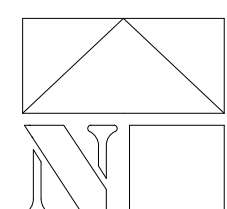
# A1.10

## SITE PLAN PRELIMINARY

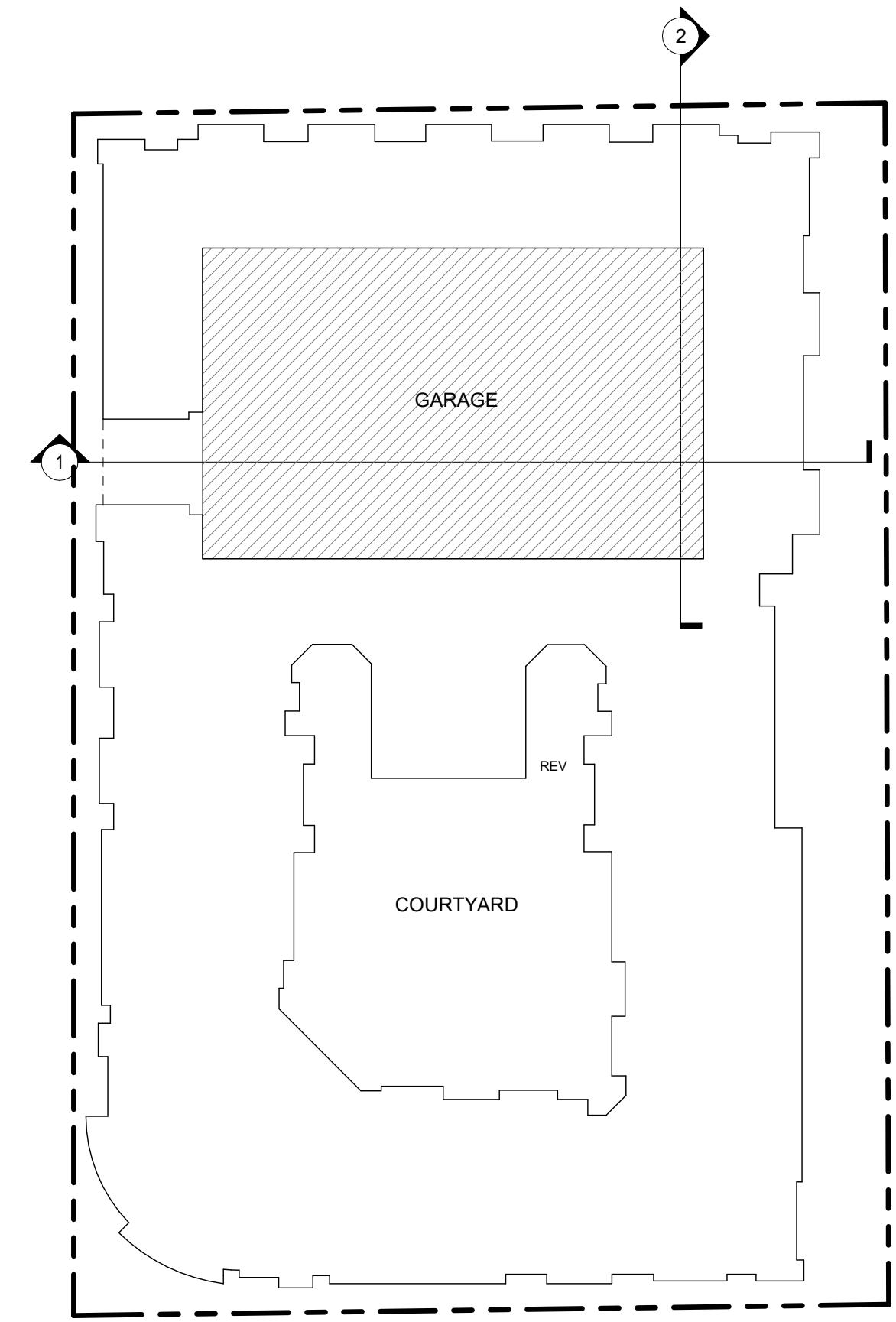
Autodesk Docs / 23-201 GH Grayhawk Chandler / 23-201 GH Grayhawk Chandler.rvt

## SITE PLAN - PRELIMINARY

0' 15' 30' 60'  
SCALE: 1" = 30'-0"





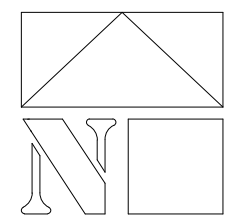


BUILDING KEY PLAN

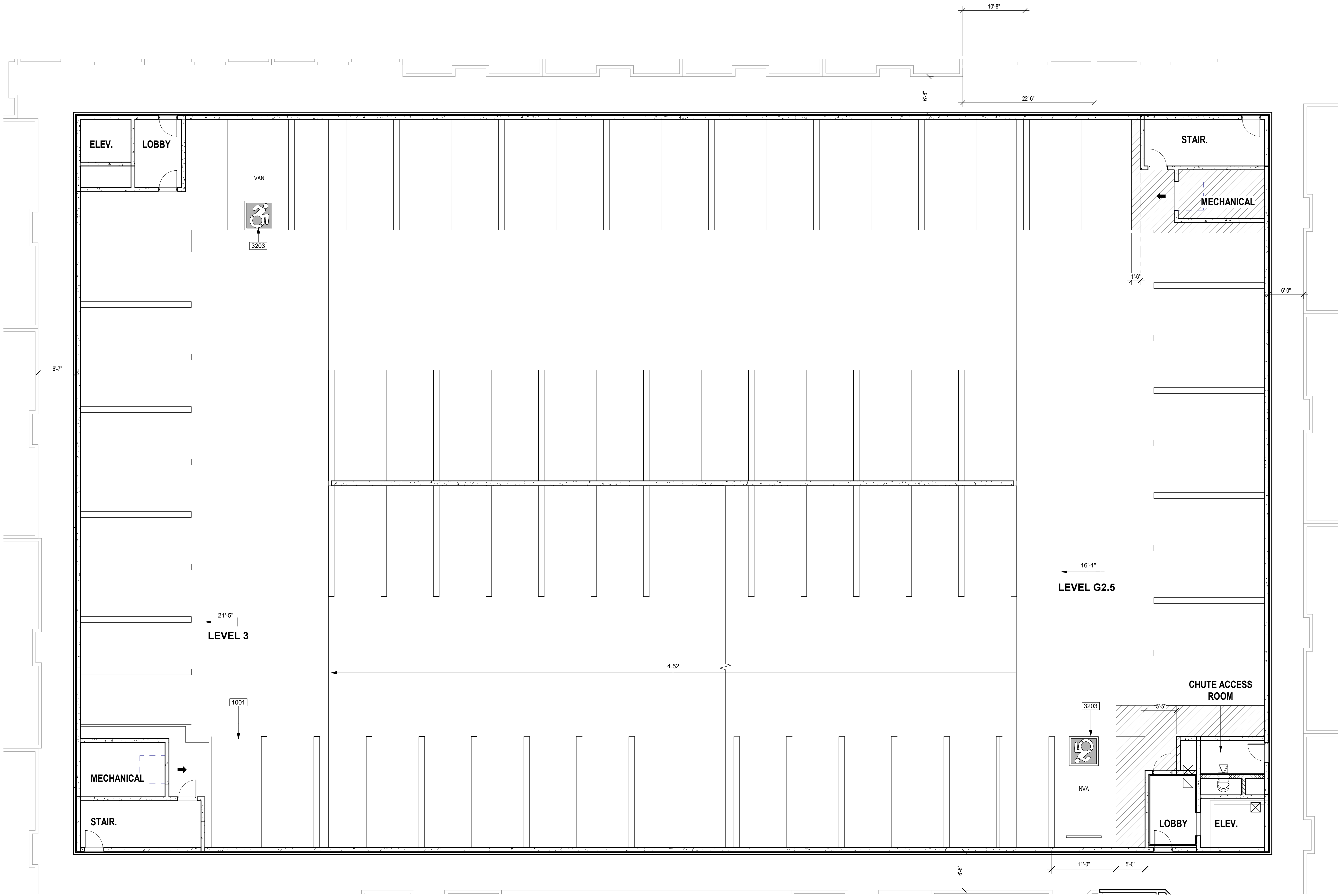
**GRAYHAWK RESIDENCES  
AT CHANDLER**  
250 S. NEVADA STREET  
CHANDLER, AZ 85225



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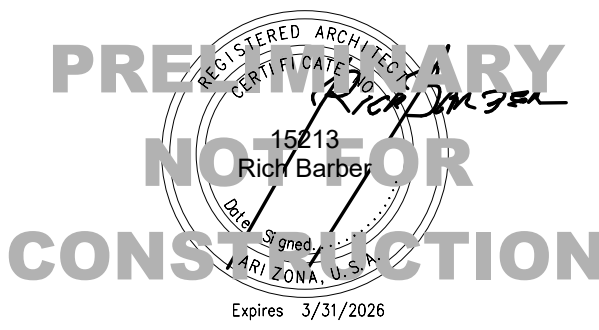




KEYNOTES

- 1001 9'x19' TYPICAL PARKING STALL PER CITY OF CHANDLER ORDINANCE  
3203

GRAYHAWK RESIDENCES  
AT CHANDLER  
250 S. NEVADA STREET  
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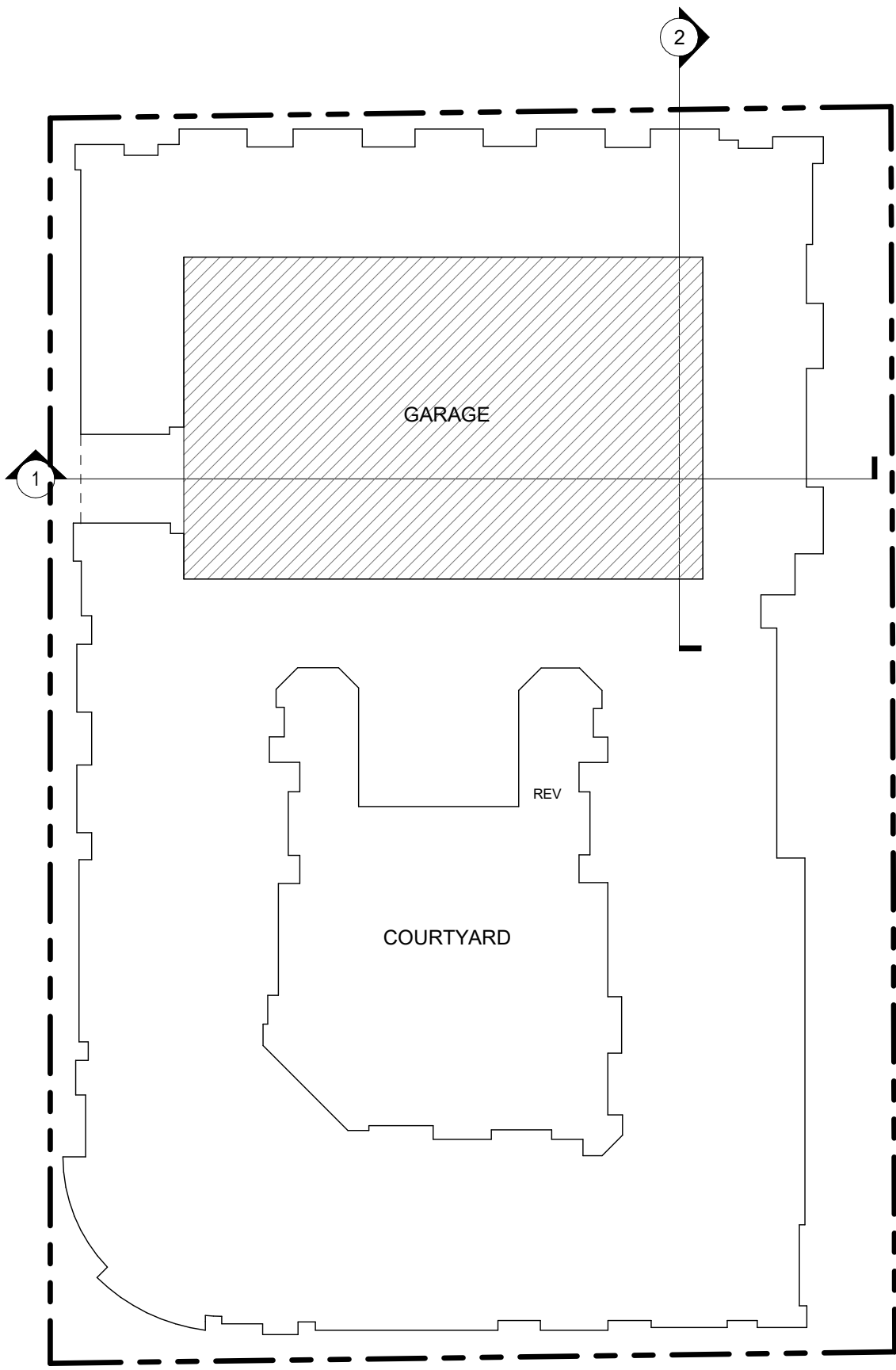
**DEVELOPMENT CONSULTANT:**  
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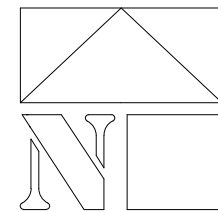
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CONTACT: PAUL VECCHIA  
SCOTT HEFFERNAN

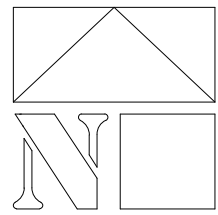
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1 GARAGE - PRELIMINARY LVL 2.5  
SCALE: 1/8" = 1'-0"



BUILDING KEY PLAN



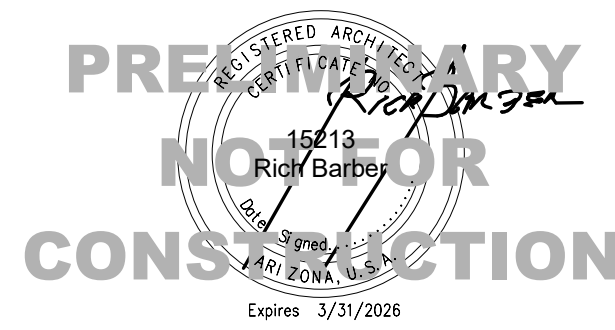
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A3.02  
GARAGE PLAN LEVEL  
L2.5



| KEYNOTES |                                                             |
|----------|-------------------------------------------------------------|
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| 3203     |                                                             |

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AT CHANDLER  
250 S. NEVADA STREET  
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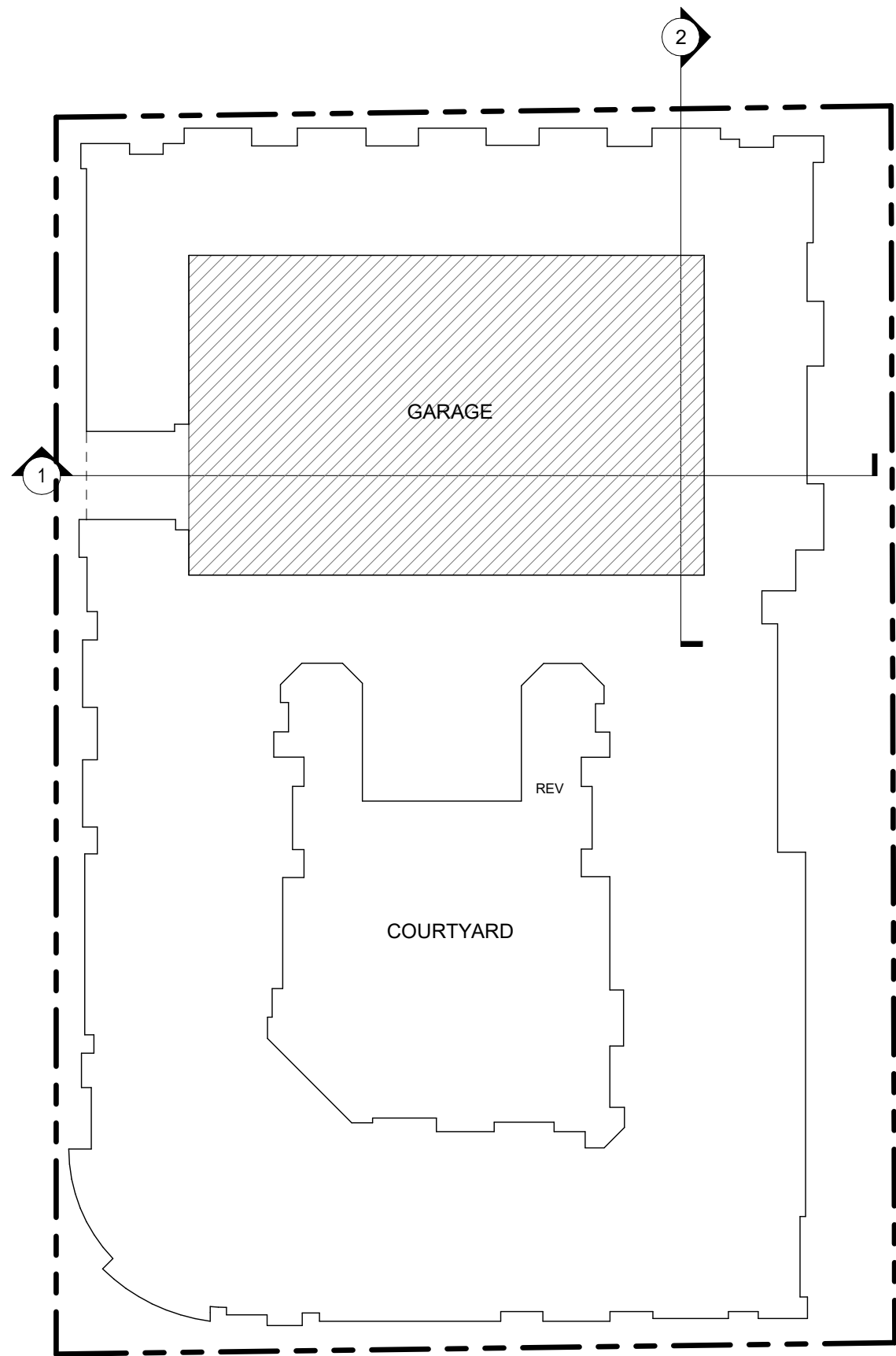
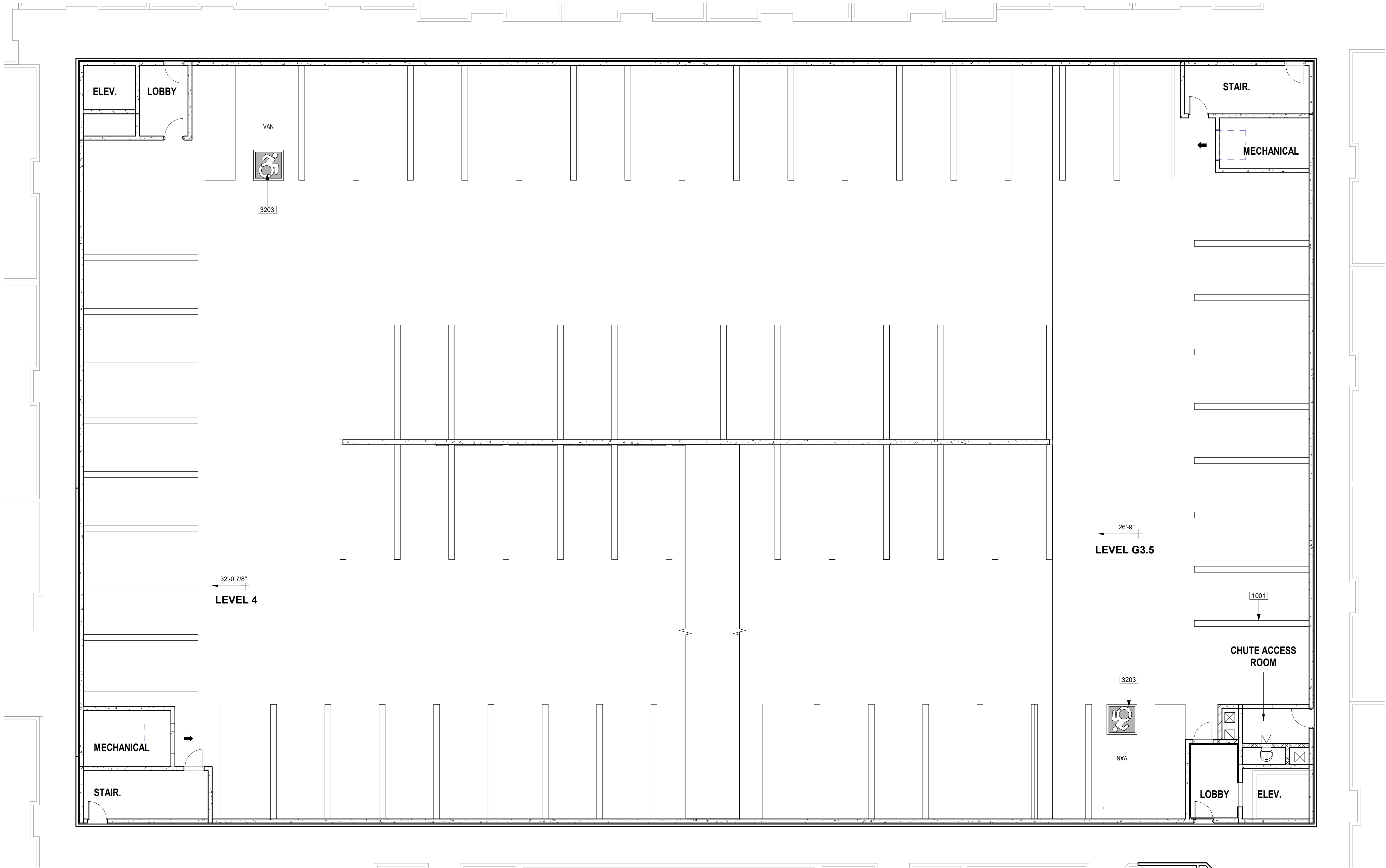
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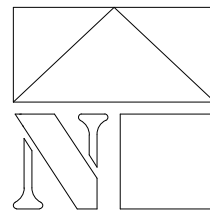
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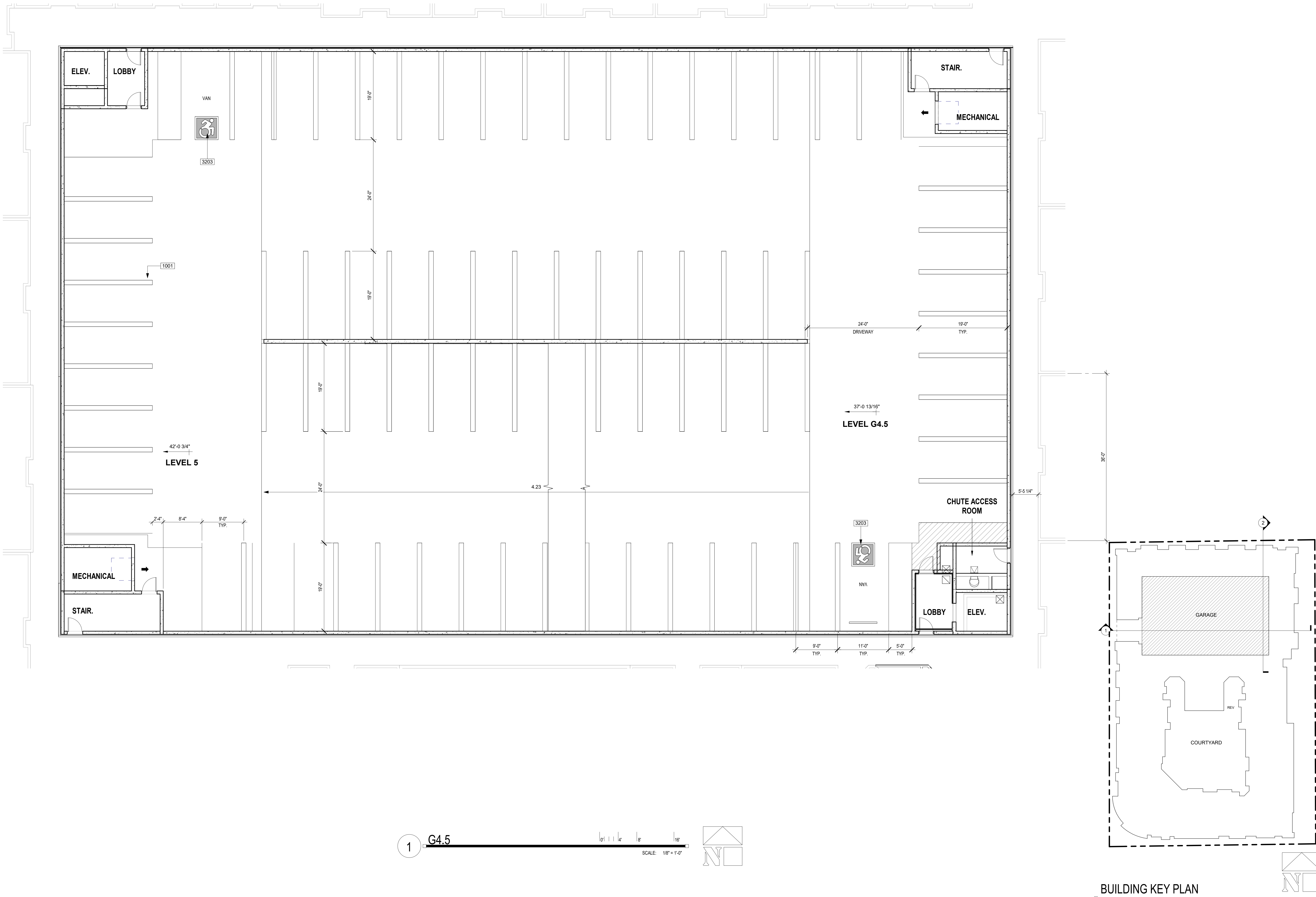


1 GARAGE - PRELIMINARY LVL 3.5

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







GRAYHAWK RESIDENCES  
AT CHANDLER  
250 S. NEVADA STREET  
CHANDLER, AZ 85225

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PRELIMINARY  
NOT FOR  
CONSTRUCTION  
Expires 3/31/2026

**Grayhawk**  
Development

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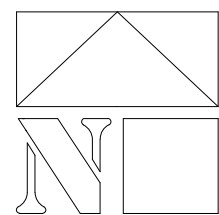
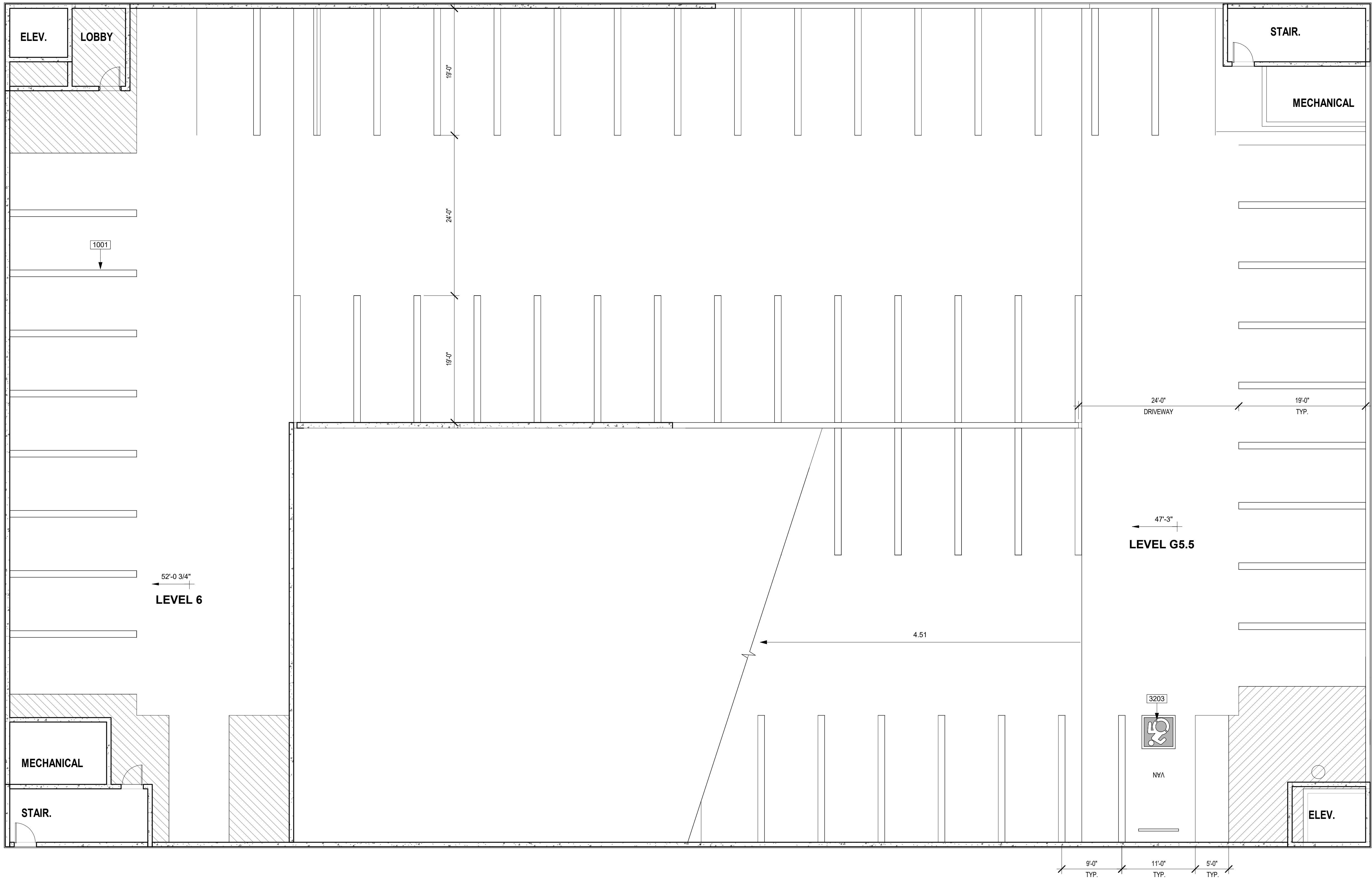
**ARCHITECT:**  
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| KEYNOTES |                                                             |
|----------|-------------------------------------------------------------|
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| 3203     |                                                             |

**GRAYHAWK RESIDENCES  
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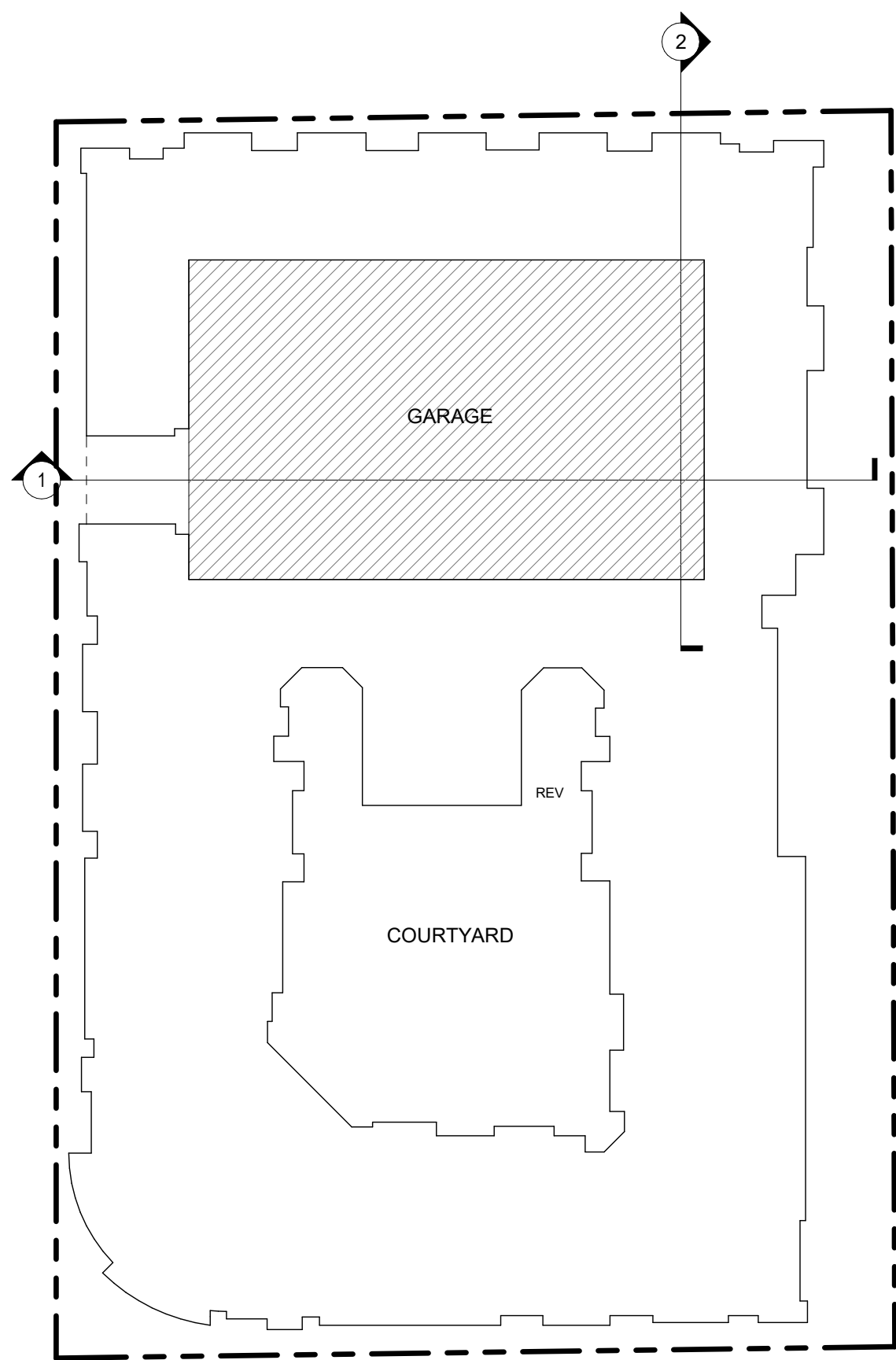
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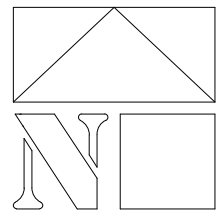
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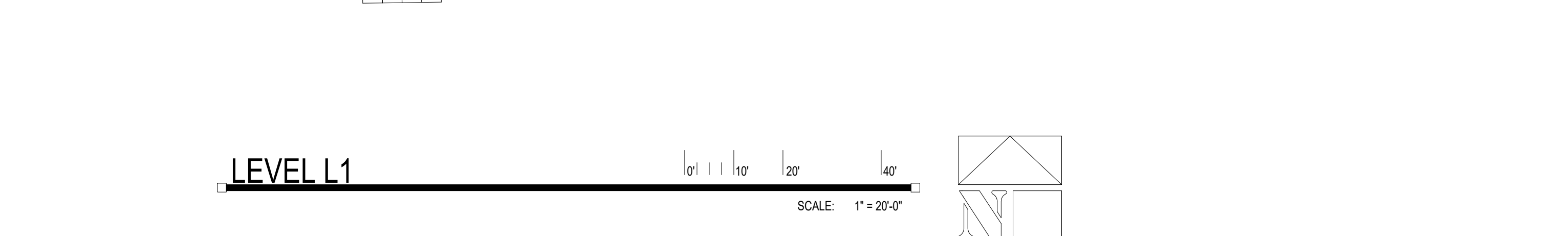
**BUILDING KEY PLAN**



DATE: DECEMBER 14, 2023 ORB #: 23-201

**A3.05**  
GARAGE PLAN LEVEL  
L5.5





BUILDING KEY PLAN

**OWNER:**  
GRAHAWYK DEVELOPMENT  
7377 E DOUBLETREE RANCH RD. SUITE 100  
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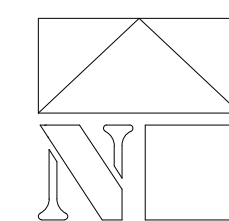


**A3.10**  
PRELIMINARY BUILDING  
PLAN LEVEL L1



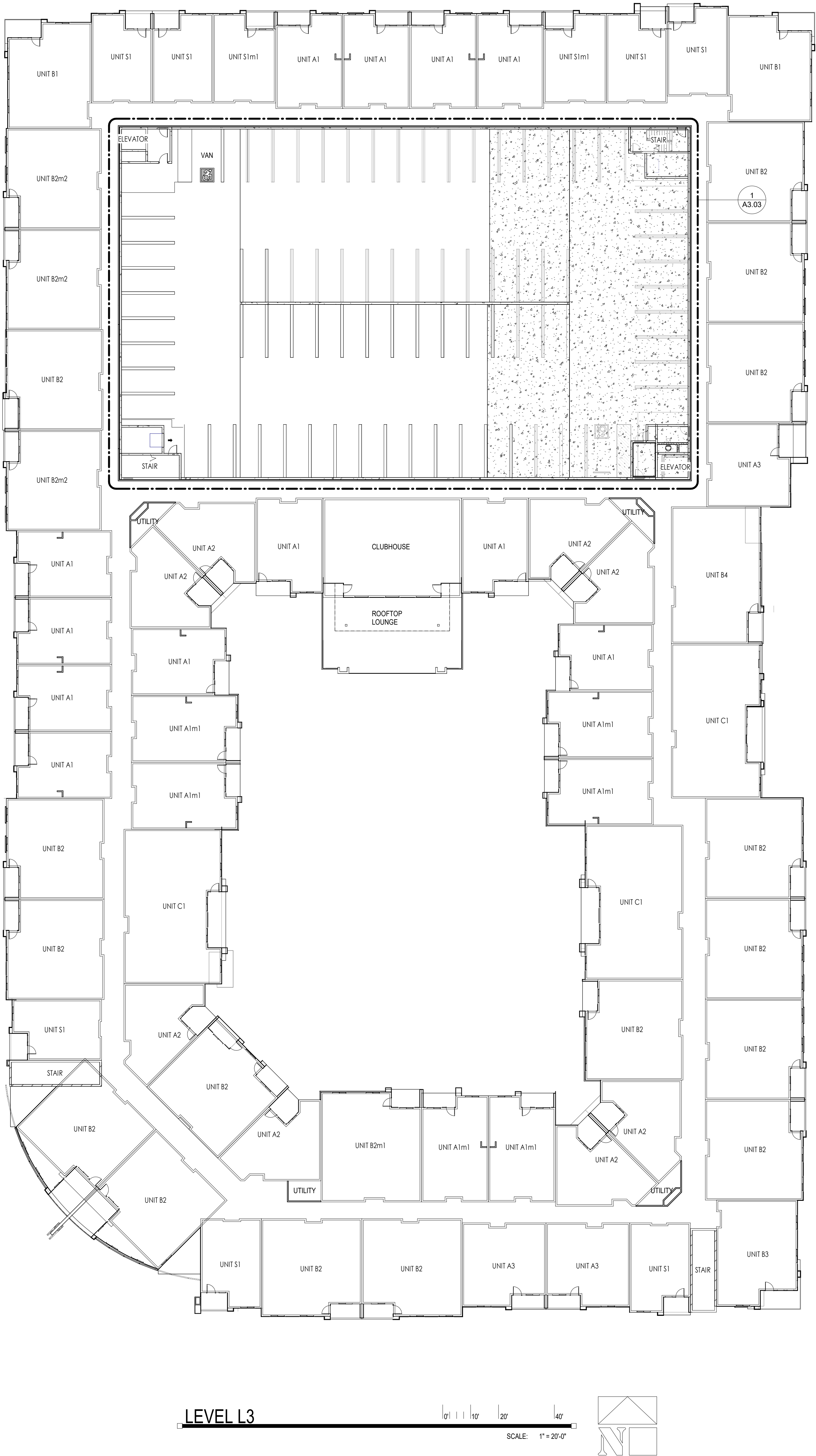


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**A3.11**  
PRELIMINARY BUILDING  
PLAN LEVEL L2





KEYNOTES

GRAYHAWK RESIDENCES  
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250 S. NEVADA STREET  
CHANDLER, AZ 85225



PRELIMINARY  
NOT FOR  
CONSTRUCTION



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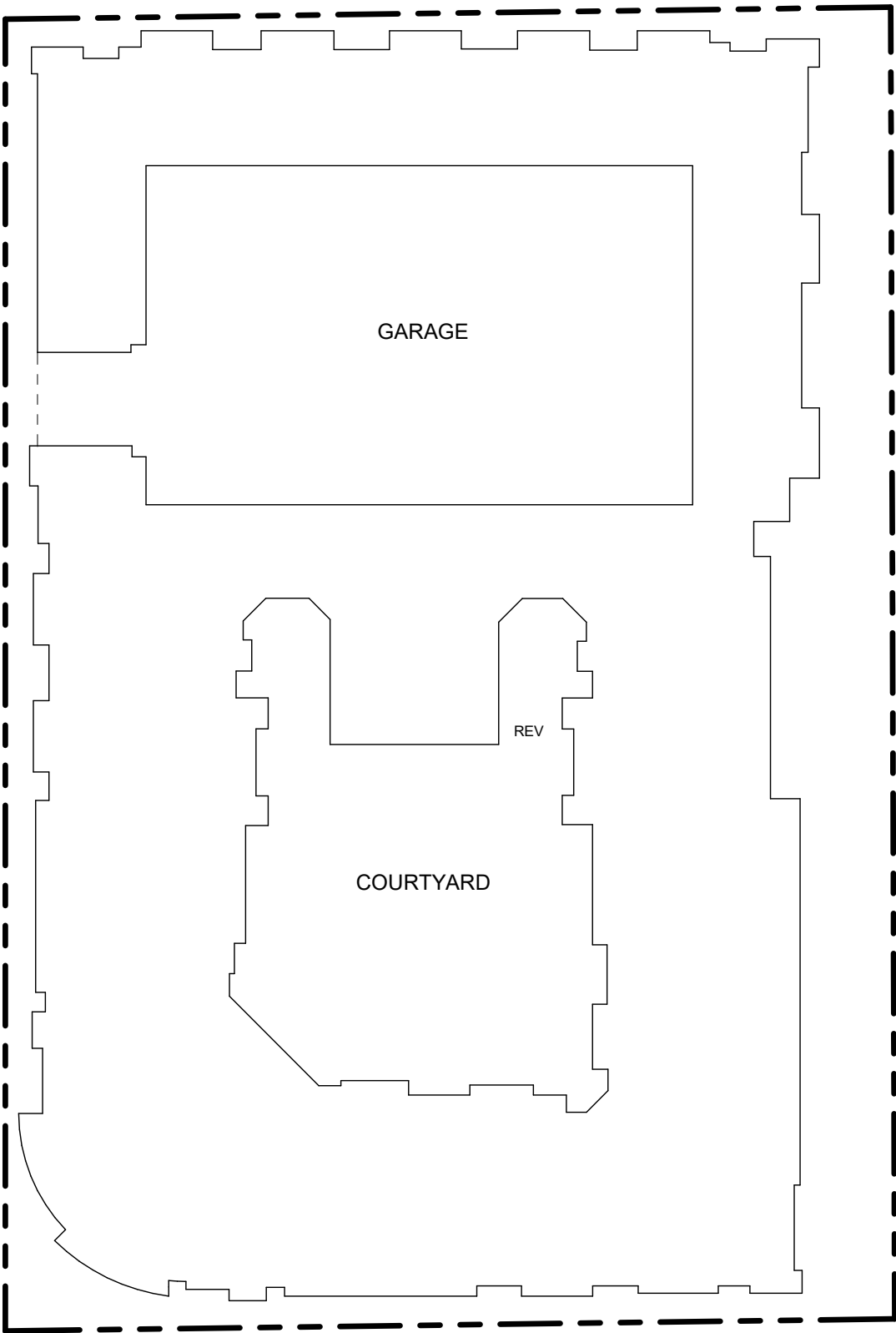
**DEVELOPMENT CONSULTANT:**  
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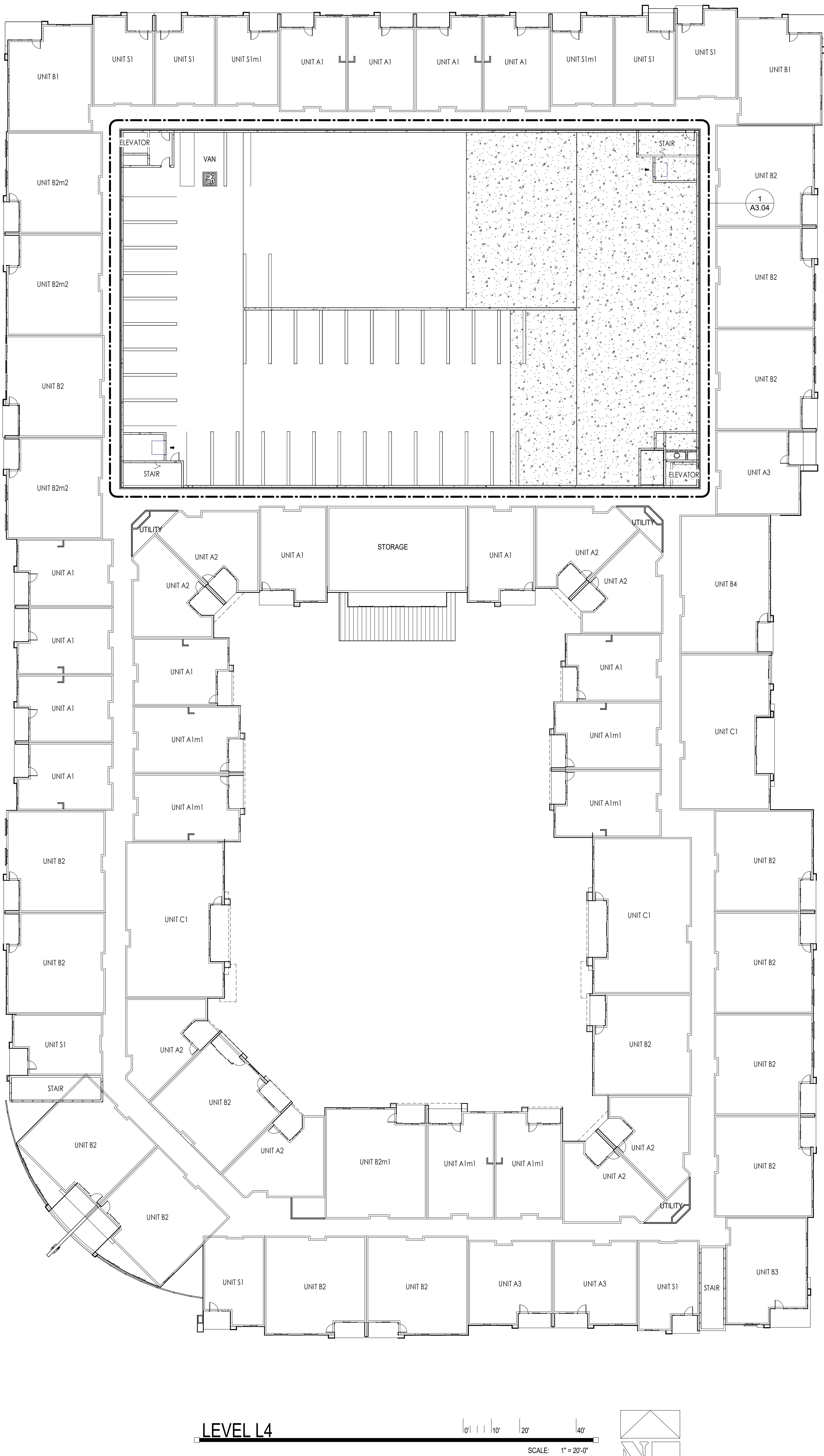


BUILDING KEY PLAN

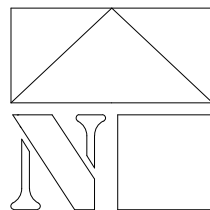
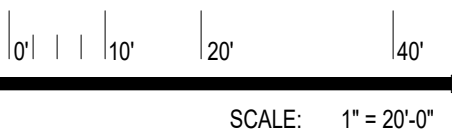
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A3.12  
PRELIMINARY BUILDING  
PLAN LEVEL L3





LEVEL L4



KEYNOTES

GRAYHAWK RESIDENCES  
AT CHANDLER  
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PRELIMINARY  
NOT FOR  
CONSTRUCTION



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7377 E. DOUBLETREE RANCH RD. SUITE 100  
SCOTTSDALE, ARIZONA, 85258  
TEL: 480.998.2661  
CONTACT: TAYLOR TRYHUS  
RILEY BAEHR

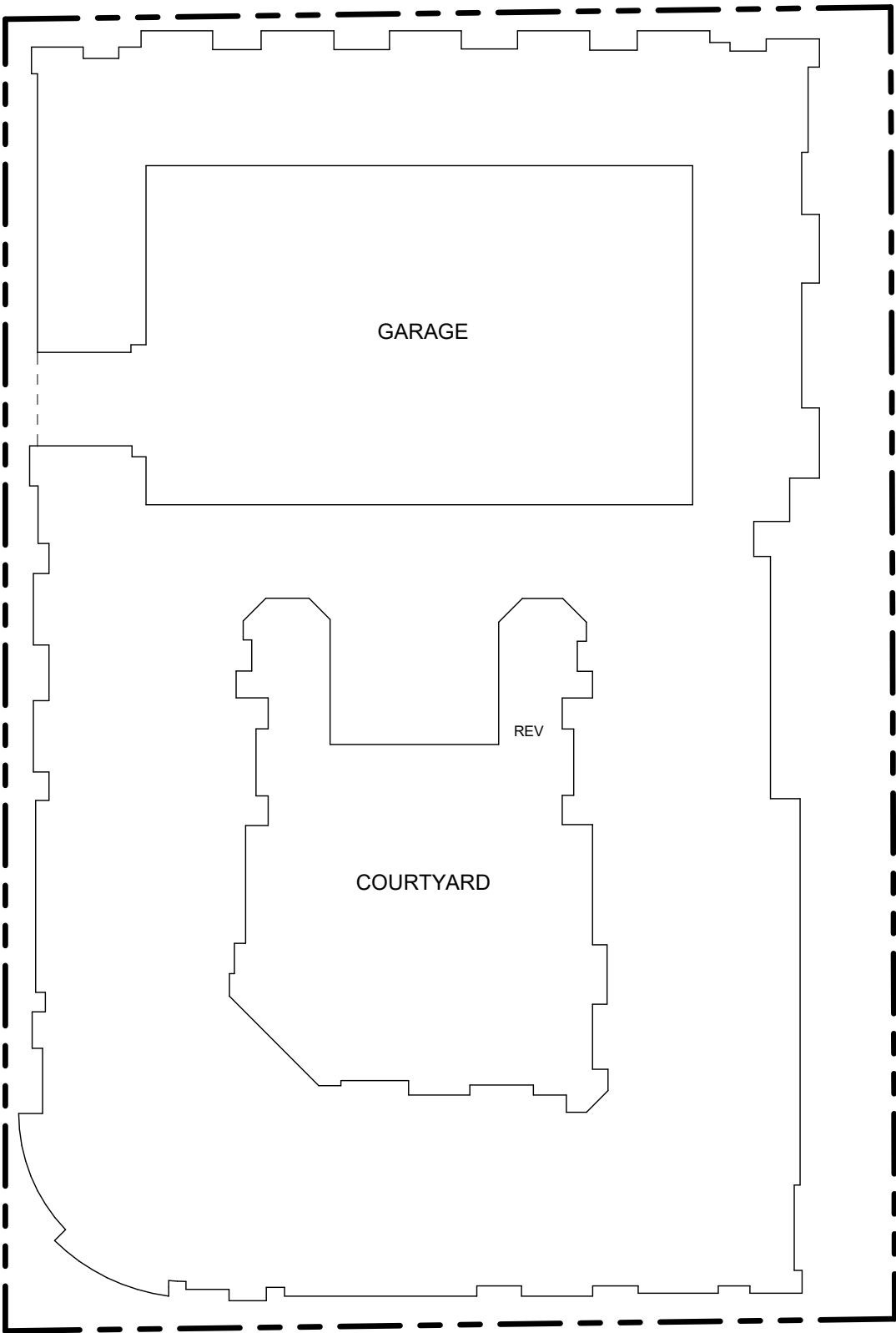
DEVELOPMENT CONSULTANT:  
THE GUARDIAN COMPANIES  
7377 E. DOUBLETREE RANCH RD. SUITE 100  
SCOTTSDALE, ARIZONA, 85258  
TEL: 480.204.3859  
CONTACT: CHRIS BROZINA

ARCHITECT:  
ORB ARCHITECTURE  
2944 NORTH 44TH STREET, SUITE 101  
PHOENIX, ARIZONA, 85018  
TEL: 602.957.4530  
FAX: 480.717.4038  
CONTACT: RICH BARBER

CIVIL:  
HUBBARD ENGINEERING  
1201 S. ALMA SCHOOL RD. SUITE 12000  
MESA, ARIZONA, 85210  
TEL: 480.396.3835  
CONTACT: GREG BROWN

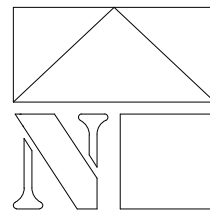
LANDSCAPE:  
COLLABORATIVE V  
7116 E. 1ST AVE. SUITE 103  
SCOTTSDALE, ARIZONA, 85251  
TEL: 480.347.0590  
CONTACT: PAUL VECCHIA  
SCOTT HEFFERNAN

LAND USE ATTORNEY:  
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TEMPE, ARIZONA, 85281  
TEL: 480.921.2800  
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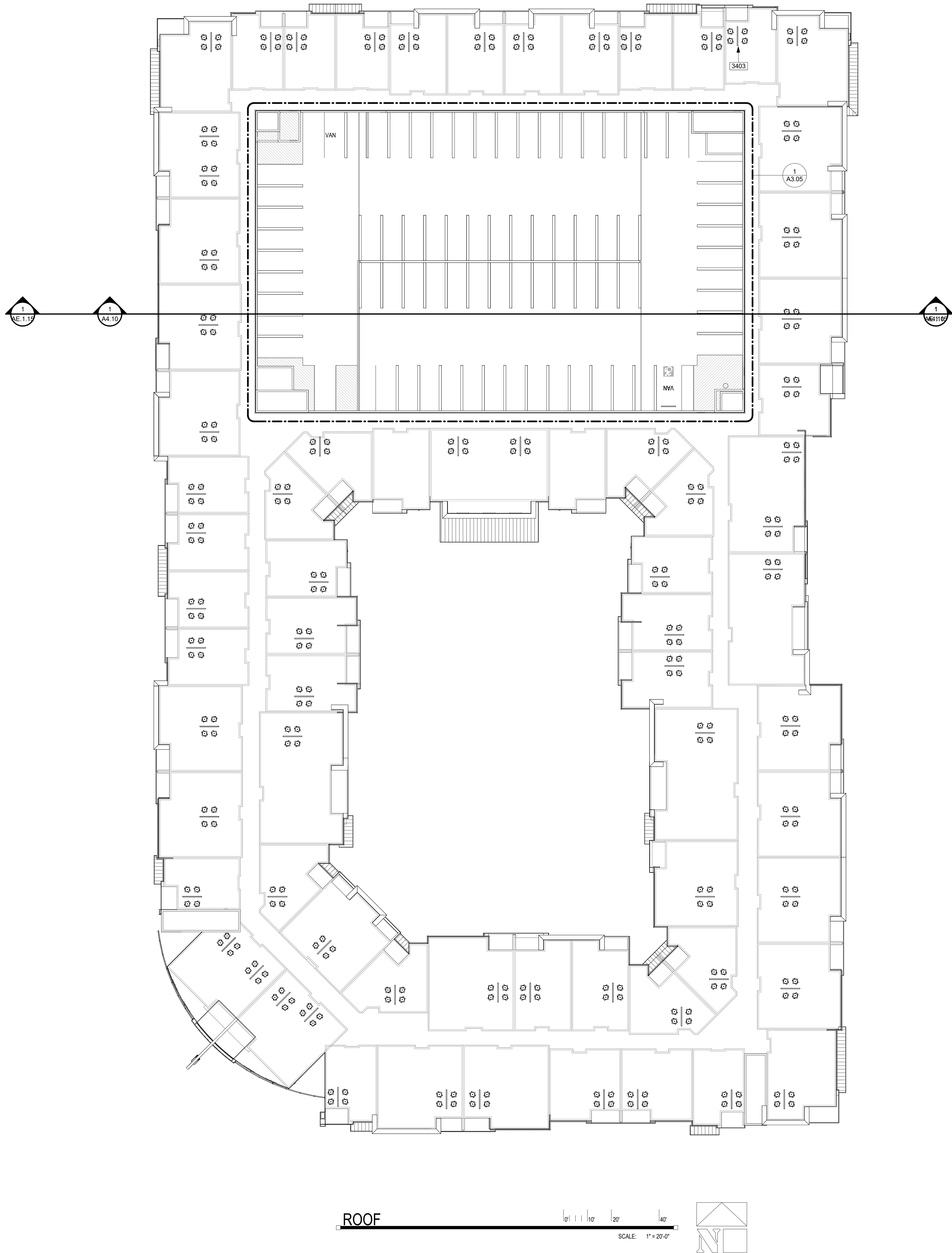
DATE: DECEMBER 14, 2023 ORB #: 23-201

BUILDING KEY PLAN



A3.13  
PRELIMINARY BUILDING  
PLAN LEVEL L4





KEYNOTES

3403 MECHANICAL UNIT - MUST BE FULLY-SCREENED BY PARAPET.

GRAYHAWK RESIDENCES  
AT CHANDLER  
250 S. NEVADA STREET  
CHANDLER, AZ 85225

Office of Rich Barber  
**ORB**  
Architecture, LLC  
WorldHQ@ORBArch.com

PRELIMINARY  
NOT FOR  
CONSTRUCTION



**OWNER:**  
GRAYHAWK DEVELOPMENT  
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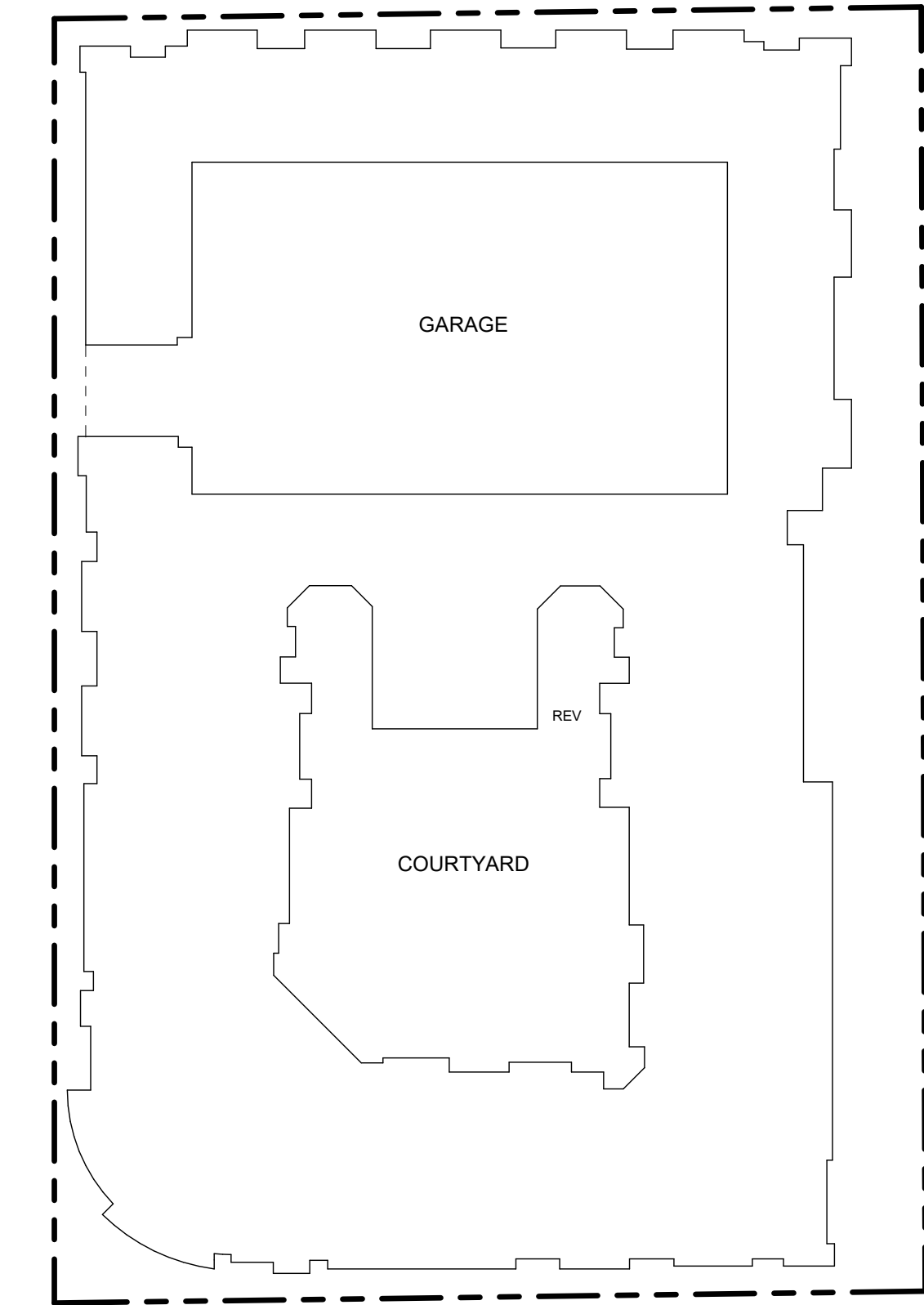
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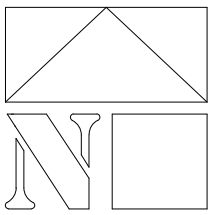
**CIVIL:**  
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**LANDSCAPE:**  
COLLABORATIVE V  
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BUILDING KEY PLAN



DATE: DECEMBER 14, 2023 ORB #: 23-201

**A3.14**  
PRELIMINARY ROOF  
PLAN





1 WEST ELEVATION

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



2 SOUTH ELEVATION

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



3 EAST ELEVATION

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



4 NORTH ELEVATION

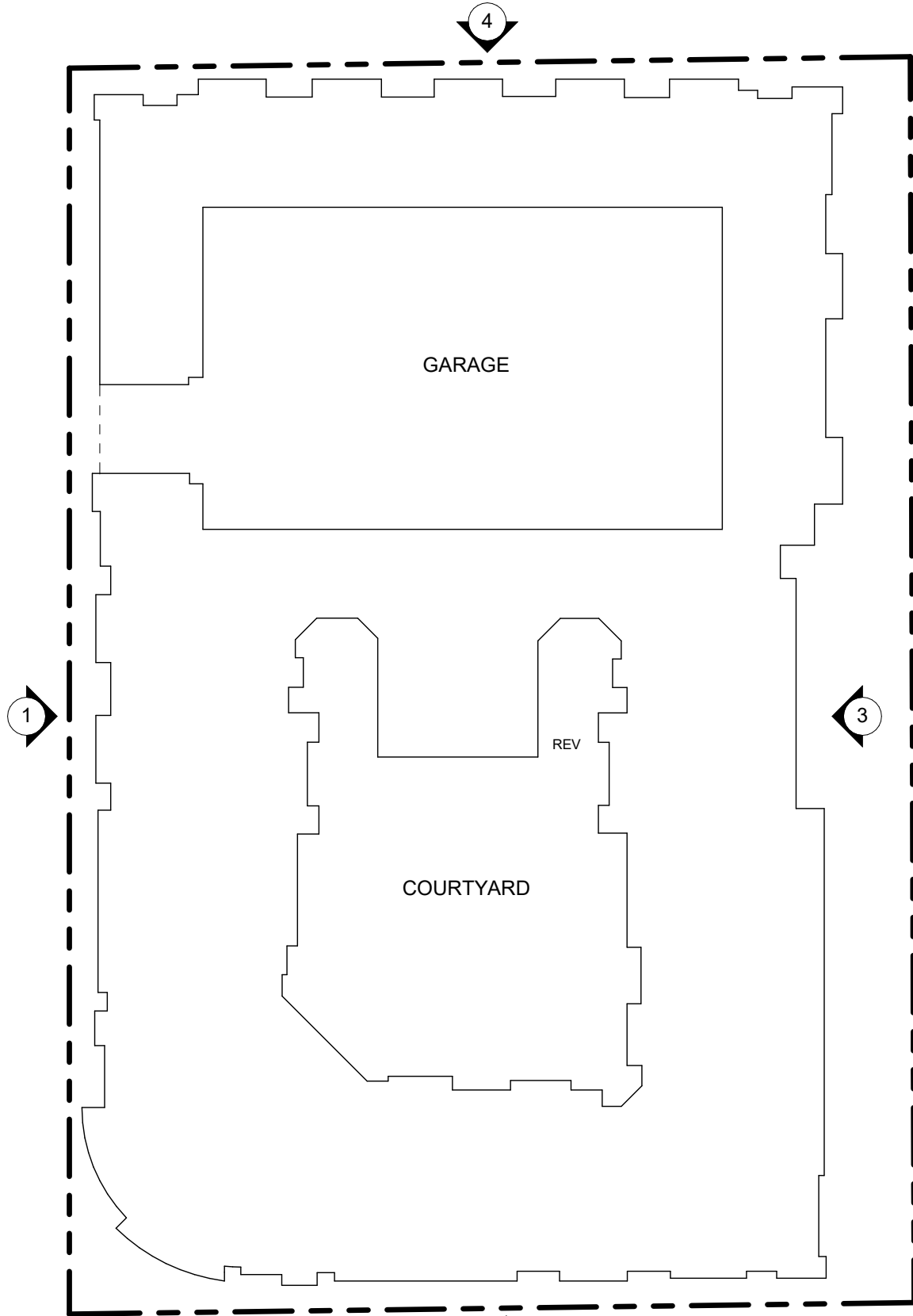
SCALE: 1/16" = 1'-0"

EXTERIOR ELEVATION NOTES:

1. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
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7. WINDOWS TO ALIGN VERTICALLY UNLESS NOTED OTHERWISE.
8. ALL UNIT BALCONY/PATIO DOORS SHALL BE PAINTED ON THE EXTERIOR SIDE DUNN EDWARDS DE6378 "JET" LRV 9.
9. PATIO/BALCONY CEILING PAINTED TO MATCH UNIT INTERIOR CEILING.
10. COORDINATE ALL MECHANICAL VENT LOCATIONS WITH MECHANICAL AND WINDOW OPERABLE SIDE.

EXTERIOR MATERIALS:

|    |                                                                                                                             |
|----|-----------------------------------------------------------------------------------------------------------------------------|
| A  | STUCCO FINISH - DUNN EDWARDS - DEHW03 - "COCONUT GROVE"                                                                     |
| B  | HARDIE ARCHITECTURAL PANEL - FINE SAND - "LAKE POWELL BLUE"                                                                 |
| C  | STUCCO FINISH - DUNN EDWARDS - DEC745 - "CHAPARRAL"                                                                         |
| D  | BOARD & BATTEN SIDING - HARDIE PANEL - "ARTIC WHITE"                                                                        |
| E  | THIN BRICK VENEER - BELDEN - "ROYALTY RED"                                                                                  |
| E2 | THIN BRICK VENEER McNEAR COLOR "TANGIERS"                                                                                   |
| F  | BLOCK VENEER/CMU (LOW WALLS) - BELDEN - "DURANGO, SIZE: 8"X8"X16"                                                           |
| G  | STUCCO FINISH - DUNN EDWARDS - DE6378 - "JET"                                                                               |
| H  | CORRUGATED METAL ROOFING - WESTERN STATES ROOFING - MATTE ZINC METALIC                                                      |
| I  | PERFORATED METAL PANEL - #1614511241 MCNICHOLS 1/4" ROUND 58% OPEN AREA - POWDERCOATED - DUNN EDWARDS - DE5153 - "IRON ORE" |
| J  | METAL PANEL - POWDER COATED - DUNN EDWARDS - DE6369 - "LEGENDARY GRAY"                                                      |
| K  | FOLDING PANEL WALL                                                                                                          |
| K  | Rubber                                                                                                                      |
| L  | ALUMINUM WINDOW/DOOR FRAME DARK BRONZE                                                                                      |
| L1 | CLEAR GLAZING                                                                                                               |
| M  | 2"x2" WELDED WIRE MESH RAILING PANEL: DUNN EDWARDS DE6378 "JET" LRV 9                                                       |



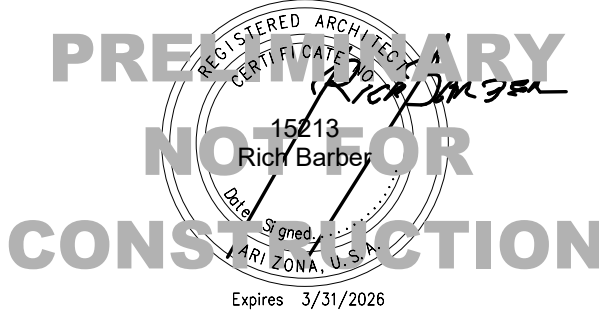
BUILDING KEY PLAN

GRAYHAWK RESIDENCES  
AT CHANDLER

250 S. NEVADA STREET  
CHANDLER, AZ 85225



WorldHQ@ORBArch.com



OWNER:  
GRAYHAWK DEVELOPMENT  
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SCOTTSDALE, ARIZONA, 85258  
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CONTACT: TAYLOR TRYHUS  
RILEY BACHR

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TEMPE, ARIZONA, 85281  
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CONTACT: CHARLES HUELLMANTEL

REZONING / PDP SUBMITTAL

DATE: DECEMBER 14, 2023 ORB #: 23-201

A3.50

EXTERIOR ELEVATIONS



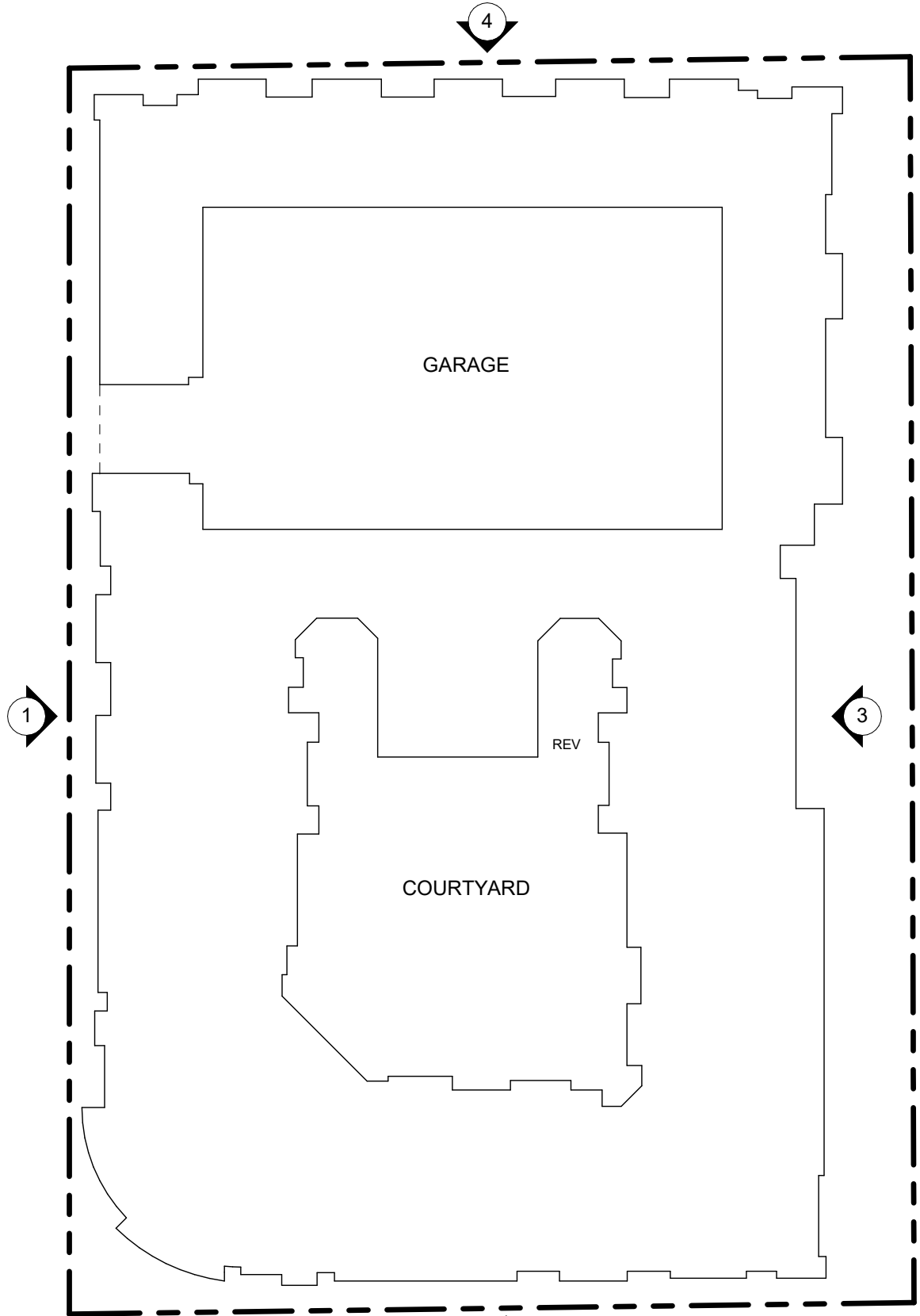


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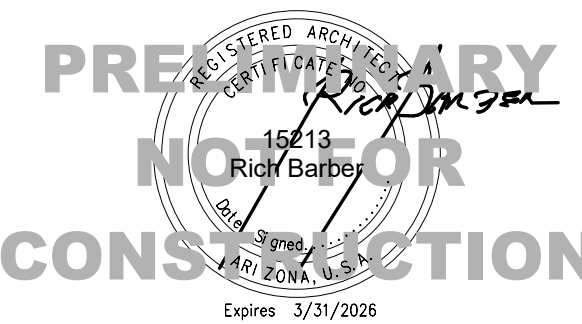
EXTERIOR MATERIALS:

|    |                                                                                                                             |
|----|-----------------------------------------------------------------------------------------------------------------------------|
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| J  | METAL PANEL - POWDER COATED - DUNN EDWARDS - DE6369 - "LEGENDARY GRAY"                                                      |
| K  | FOLDING PANEL WALL                                                                                                          |
| K  | Rubber                                                                                                                      |
| L  | ALUMINUM WINDOW/DOOR FRAME DARK BRONZE                                                                                      |
| L  | CLEAR GLAZING                                                                                                               |
| M  | 2"x2" WELDED WIRE MESH RAILING PANEL: DUNN EDWARDS DE6378 "JET" LRV 9                                                       |



GRAYHAWK RESIDENCES  
AT CHANDLER

250 S. NEVADA STREET  
CHANDLER, AZ 85225



OWNER:  
GRAYHAWK DEVELOPMENT  
7377 E. DOUBLETREE RANCH RD, SUITE 100  
SCOTTSDALE, ARIZONA 85258  
TEL: 480.988.2661  
CONTACT: RICH BARBER

DEVELOPMENT CONSULTANT:  
THE GUARDIAN COMPANIES  
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SCOTTSDALE, ARIZONA 85258  
TEL: 480.988.2661  
CONTACT: RICH BARBER

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204 NORTH 44TH STREET, SUITE 101  
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FAX: 602.957.3893  
CONTACT: RICH BARBER

LANDSCAPE:  
CIVILS COLLABORATIVE V  
HUBBARD ENGINEERING  
12015 ALMA SCHOOL RD, SUITE 12000  
MESA, ARIZONA 86604  
TEL: 480.988.5620  
CONTACT: PAUL VECCHIA

LAND USE ATTORNEY:  
HUELLMANTEL & ASSOCIATES  
605 S. ASH AVENUE  
TEMPE, ARIZONA 85281  
TEL: 480.347.0590  
CONTACT: CHARLES HUELLMANTEL

REZONING / PDP SUBMITTAL  
DATE: DECEMBER 14, 2023 ORB #: 23-201

A3.51  
EXTERIOR ELEVATIONS  
- ENLARGED WEST





2a SOUTH ELEVATION - WEST END

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



2b SOUTH ELEVATION - EAST END

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

#### EXTERIOR ELEVATION NOTES:

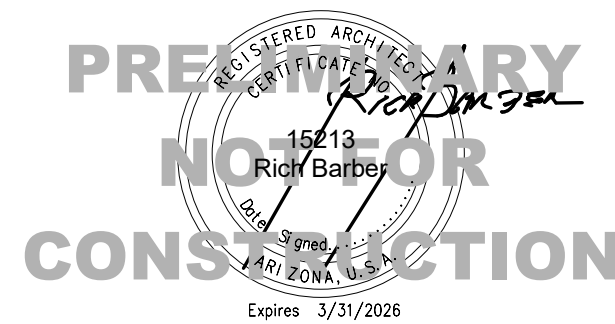
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## GRAYHAWK RESIDENCES AT CHANDLER

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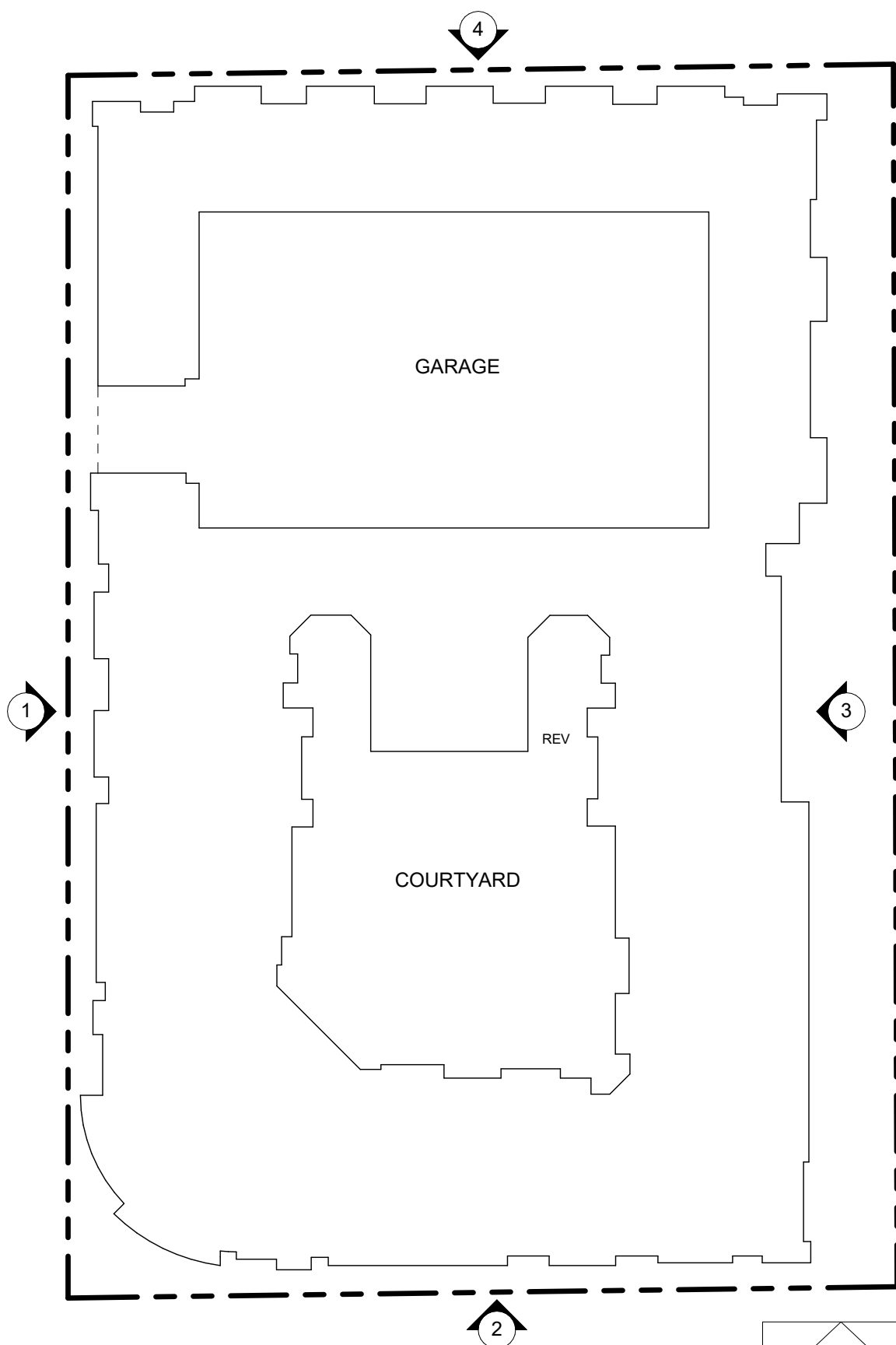
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BUILDING KEY PLAN

#### REZONING / PDP SUBMITTAL

DATE: DECEMBER 14, 2023 ORB #: 23-201

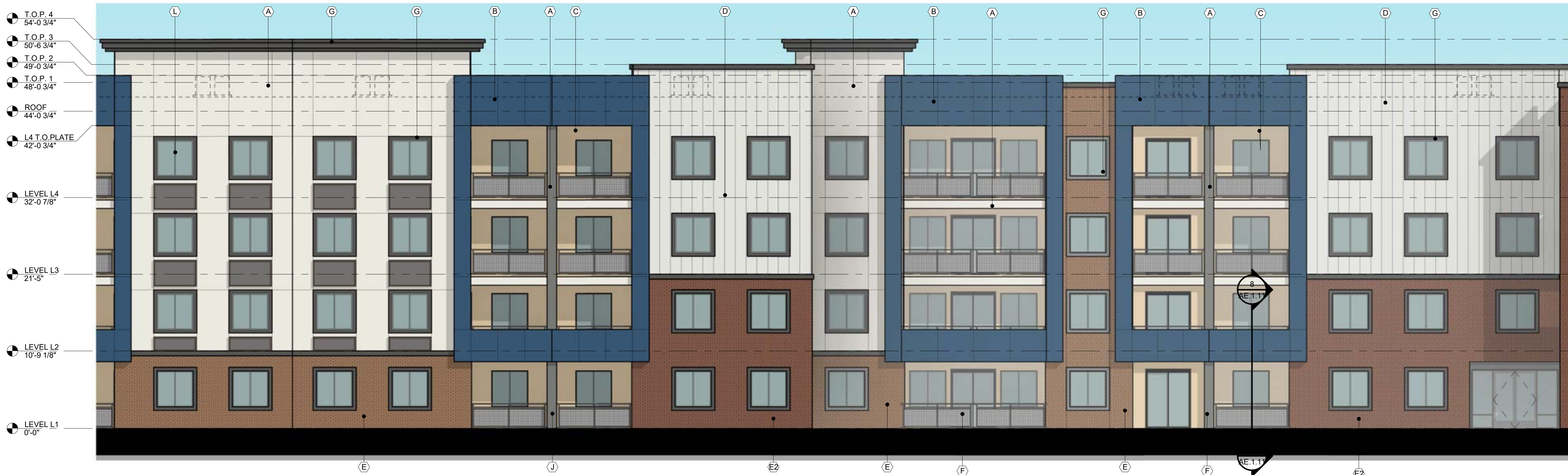
A3.52  
EXTERIOR ELEVATIONS  
- ENLARGED SOUTH





3a EAST ELEVATION - NORTH END

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



3b EAST ELEVATION - CENTER

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



3c EAST ELEVATION - SOUTH END

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

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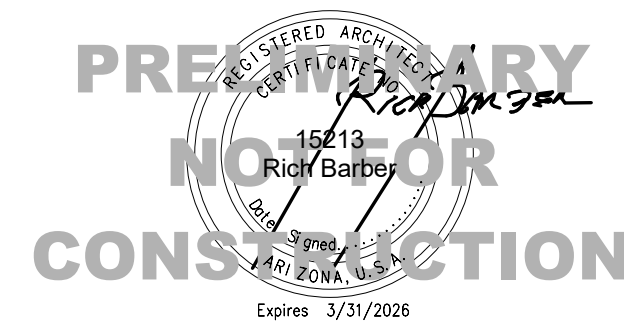
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| B  | HARDIE ARCHITECTURAL PANEL - FINE SAND - "LAKE POWELL BLUE"                                                                 |
| C  | STUCCO FINISH - DUNN EDWARDS - DEC745 - "CHAPARRAL"                                                                         |
| D  | BOARD & BATTEN SIDING - HARDIE PANEL - "ARTIC WHITE"                                                                        |
| E  | THIN BRICK VENEER - BELDEN - "ROYALTY RED"                                                                                  |
| E2 | THIN BRICK VENEER McNEAR COLOR "TANGIERS"                                                                                   |
| F  | BLOCK VENEER/CMU (LOW WALLS) - BELDEN - "DURANGO, SIZE: 8"X8"X16"                                                           |
| G  | STUCCO FINISH - DUNN EDWARDS - DE6378 - "JET"                                                                               |
| H  | CORRUGATED METAL ROOFING - WESTERN STATES ROOFING - MATTE ZINC METALIC                                                      |
| I  | PERFORATED METAL PANEL - #1614511241 MCNICHOLS 1/4" ROUND 58% OPEN AREA - POWDERCOATED - DUNN EDWARDS - DE5153 - "IRON ORE" |
| J  | METAL PANEL - POWDER COATED - DUNN EDWARDS - DE6369 - "LEGENDARY GRAY"                                                      |
| K  | FOLDING PANEL WALL                                                                                                          |
| K  | Rubber                                                                                                                      |
| L  | ALUMINUM WINDOW/DOOR FRAME DARK BRONZE                                                                                      |
| L1 | CLEAR GLAZING                                                                                                               |
| M  | 2"x2" WELDED WIRE MESH RAILING PANEL: DUNN EDWARDS DE6378 "JET" LRV 9                                                       |

## GRAYHAWK RESIDENCES AT CHANDLER

250 S. NEVADA STREET  
CHANDLER, AZ 85225



WorldHQ@ORBArch.com



**OWNER:**  
GRAYHAWK DEVELOPMENT  
7377 E. DOUBLETREE RANCH RD. SUITE 100  
SCOTTSDALE, ARIZONA, 85258  
TEL: 480.986.2661  
CONTACT: TAYLOR TRYHUS  
RILEY SACHS

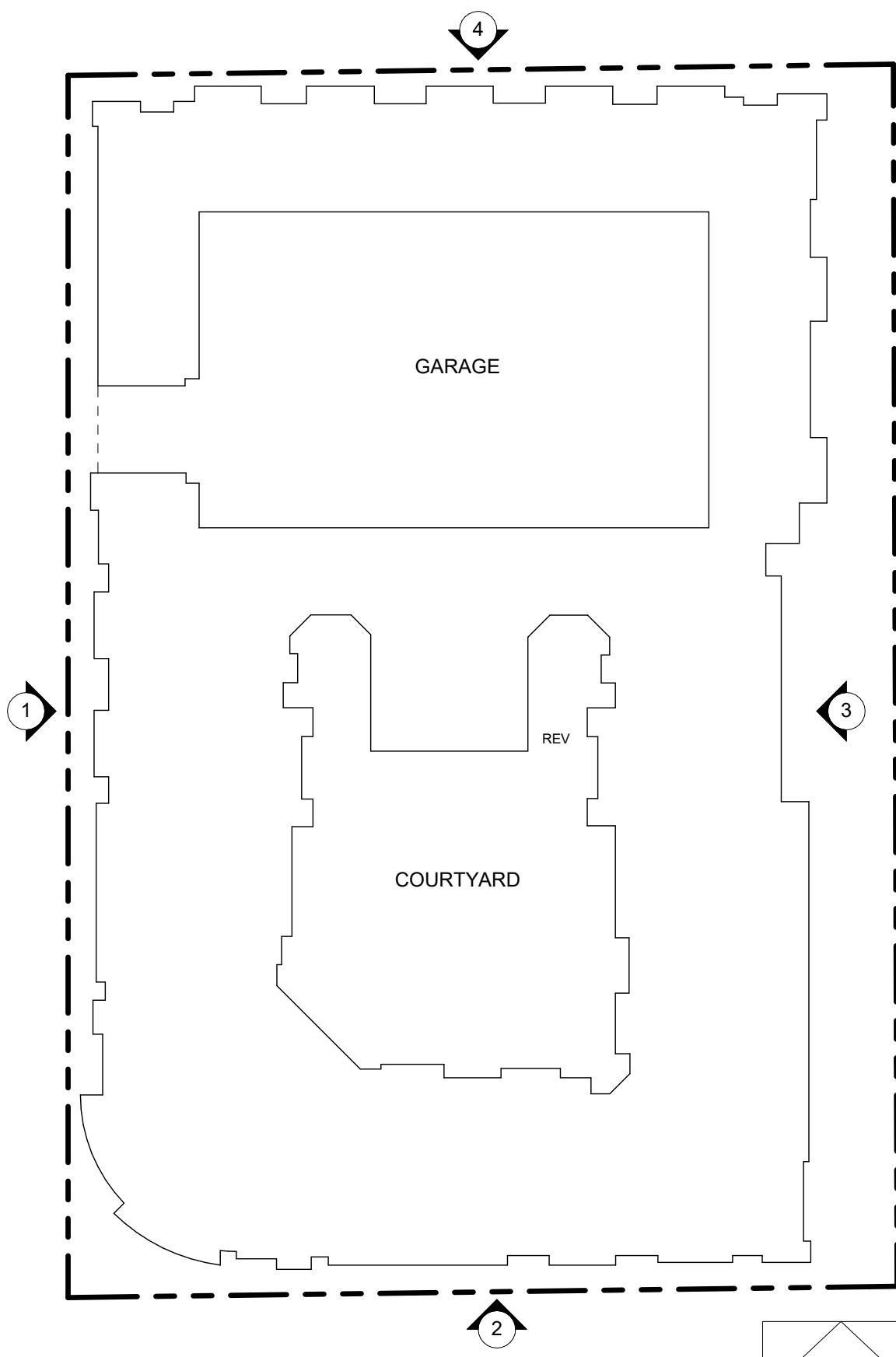
**DEVELOPMENT CONSULTANT:**  
THE GUARDIAN COMPANIES  
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TEL: 480.204.3519  
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**LAND USE ATTORNEY:**  
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TEL: 480.921.2800  
CONTACT: CHARLES HUELLMANTEL



BUILDING KEY PLAN

#### REZONING / PDP SUBMITTAL

DATE: DECEMBER 14, 2023 ORB #: 23-201

**A3.53**  
EXTERIOR ELEVATIONS  
- ENLARGED EAST





EXTERIOR ELEVATION NOTES:

1. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
2. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
3. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35-1902 (8)(e)(15), CITY OF CHANDLER ZONING CODE.
4. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1902 (8)(e)(15), CITY OF CHANDLER ZONING CODE.
5. SIGNS REQUIRE SEPARATE PERMIT.
6. AT ELEVATIONS NOT DRAWN, EXTERIOR FINISHES SHALL BE ASSUMED TO CONTINUE AROUND EXTERIOR FLOOR PLAN "POPOUTS" AND TERMINATE AT INSIDE CORNERS. REFER TO ELEVATIONS AND WALL TYPES.
7. WINDOWS TO ALIGN VERTICALLY UNLESS NOTED OTHERWISE.
8. ALL UNIT BALCONY/PAVING DOORS SHALL BE PAINTED ON THE EXTERIOR SIDE DUNN EDWARDS DE6378 "JET" LRV 9.
9. PATIO/BALCONY CEILING PAINTED TO MATCH UNIT INTERIOR CEILING.
10. COORDINATE ALL MECHANICAL VENT LOCATIONS WITH MECHANICAL AND WINDOW OPERABLE SIDE.

EXTERIOR MATERIALS:

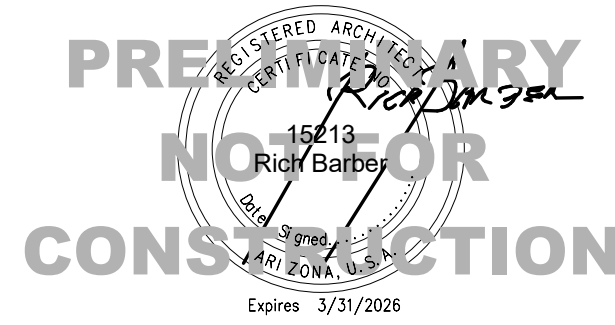
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| J  | METAL PANEL - POWDER COATED - DUNN EDWARDS - DE6369 - "LEGENDARY GRAY"                                                      |
| K  | FOLDING PANEL WALL                                                                                                          |
| K  | Rubber                                                                                                                      |
| L  | ALUMINUM WINDOW/DOOR FRAME DARK BRONZE                                                                                      |
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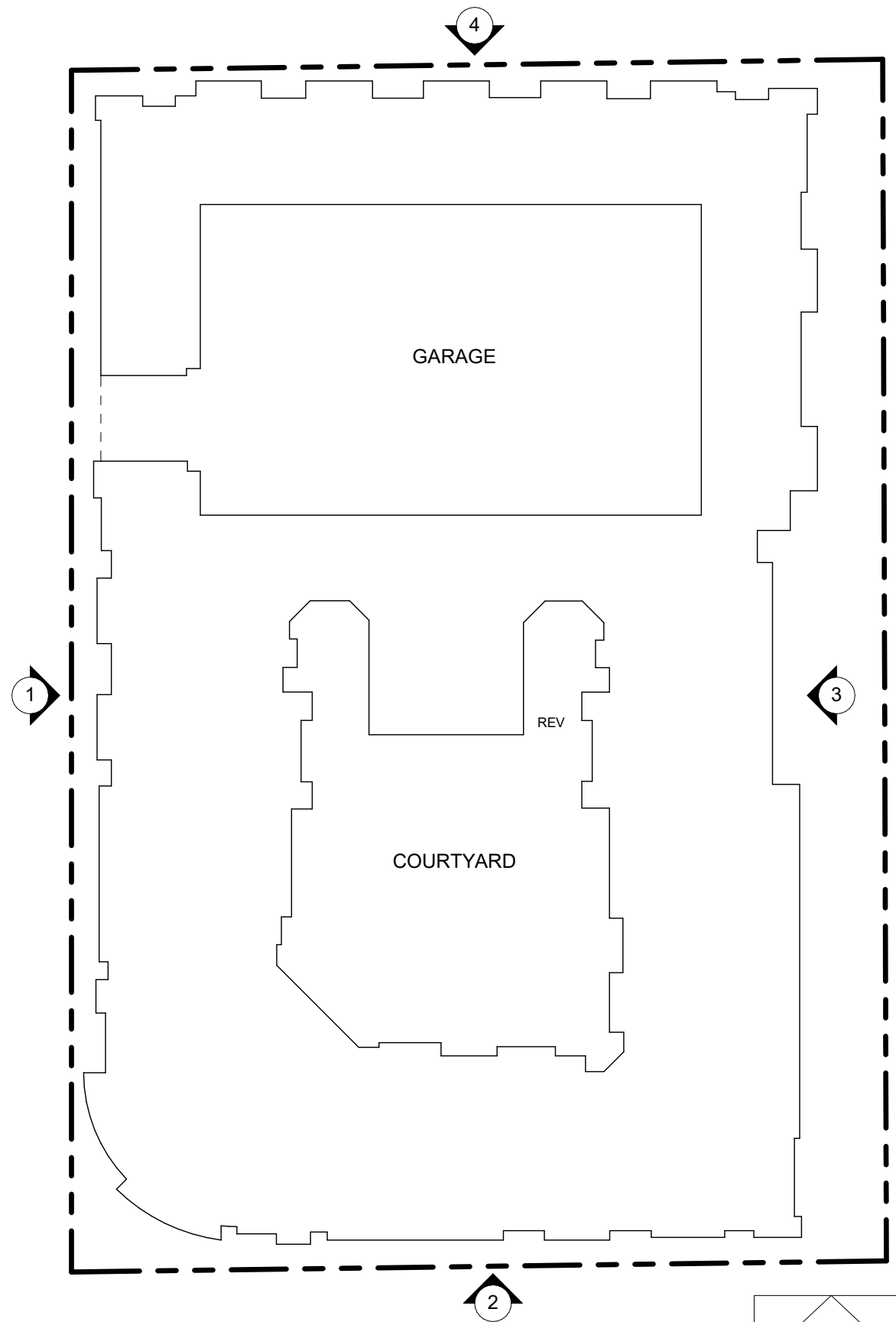
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REZONING / PDP SUBMITTAL  
DATE: DECEMBER 14, 2023 ORB #: 23-201

A3.54  
EXTERIOR ELEVATIONS  
- ENLARGED NORTH





1 COURTYARD - WEST ELEVATION



2 COURTYARD - NE/NW ELEVATION



3 COURTYARD - NORTH ELEVATION

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| K  | Rubber                                                                                                                      |
| L  | ALUMINUM WINDOW/DOOR FRAME DARK BRONZE                                                                                      |
| L  | CLEAR GLAZING                                                                                                               |
| M  | 2"x2" WELDED WIRE MESH RAILING PANEL: DUNN EDWARDS DE6378 "JET" LRV 9                                                       |

## GRAYHAWK RESIDENCES AT CHANDLER

250 S. NEVADA STREET  
CHANDLER, AZ 85225

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PRELIMINARY  
NOT FOR  
CONSTRUCTION  
3/23/2026

**Grayhawk**  
Development

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SCOTTSDALE, ARIZONA, 85258  
TEL: 480.986.2651  
CONTACT: TAYLOR TRYHUS  
RILEY SADR

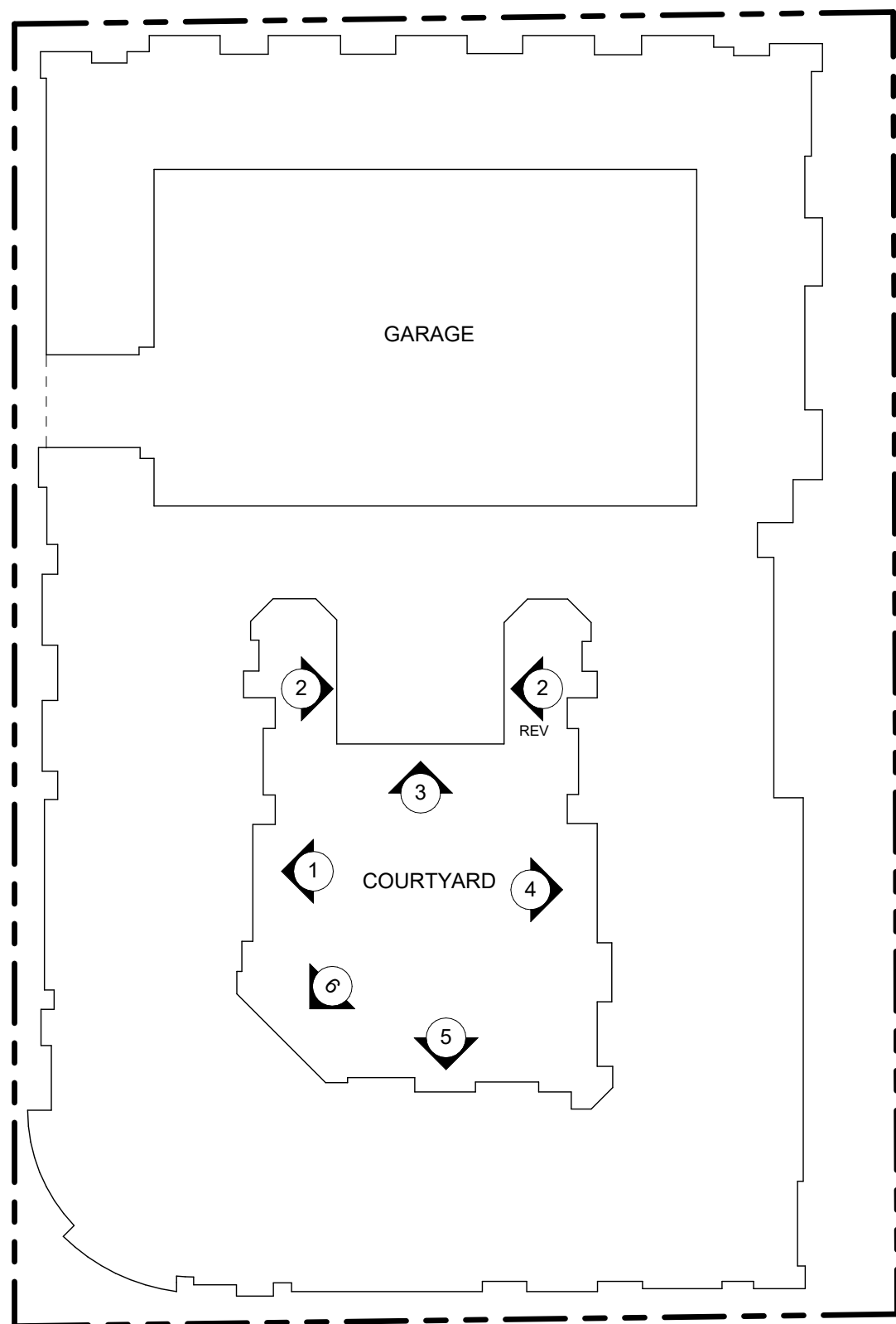
DEVELOPMENT CONSULTANT:  
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CONTACT: GREG BROWN

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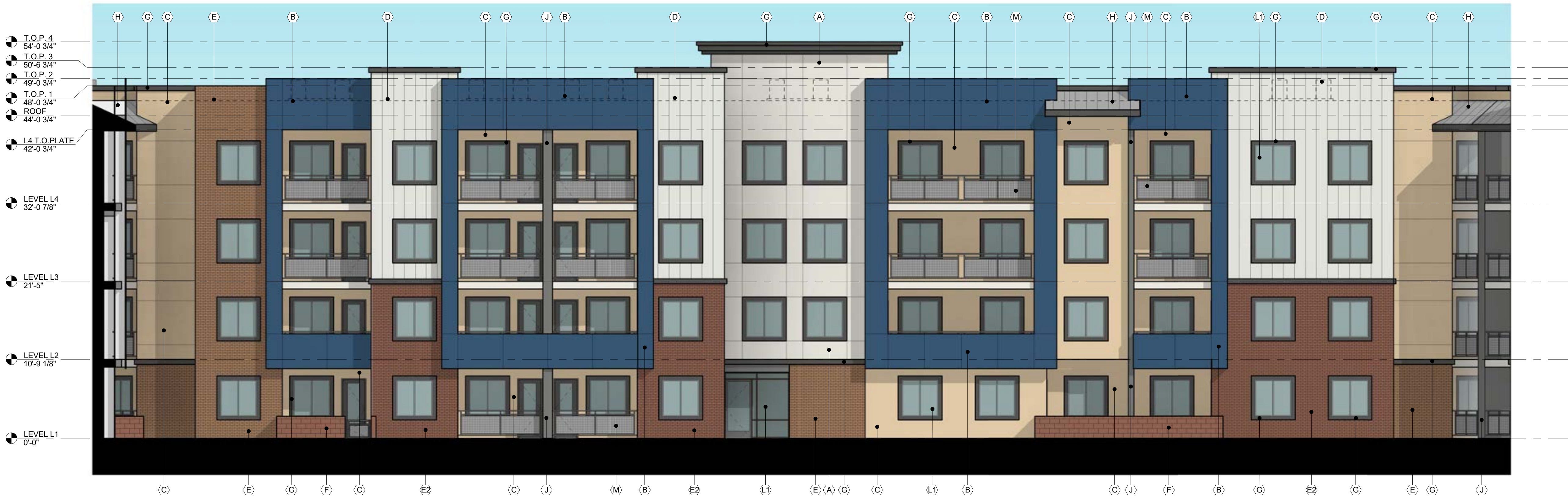
BUILDING KEY PLAN

REZONING / PDP SUBMITTAL

DATE: DECEMBER 14, 2023 ORB #: 23-201

**A3.55**  
EXTERIOR ELEVATIONS  
- COURTYARDS





4 COURTYARD - EAST ELEVATION



5 COURTYARD - SOUTH ELEVATION



6 COURTYARD - SW ELEVATION

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PREPARED BY  
**ORB**  
CONSULTATION  
Expires: 3/31/2026

**Grayhawk**  
Development

#### OWNER:

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#### CIVIL:

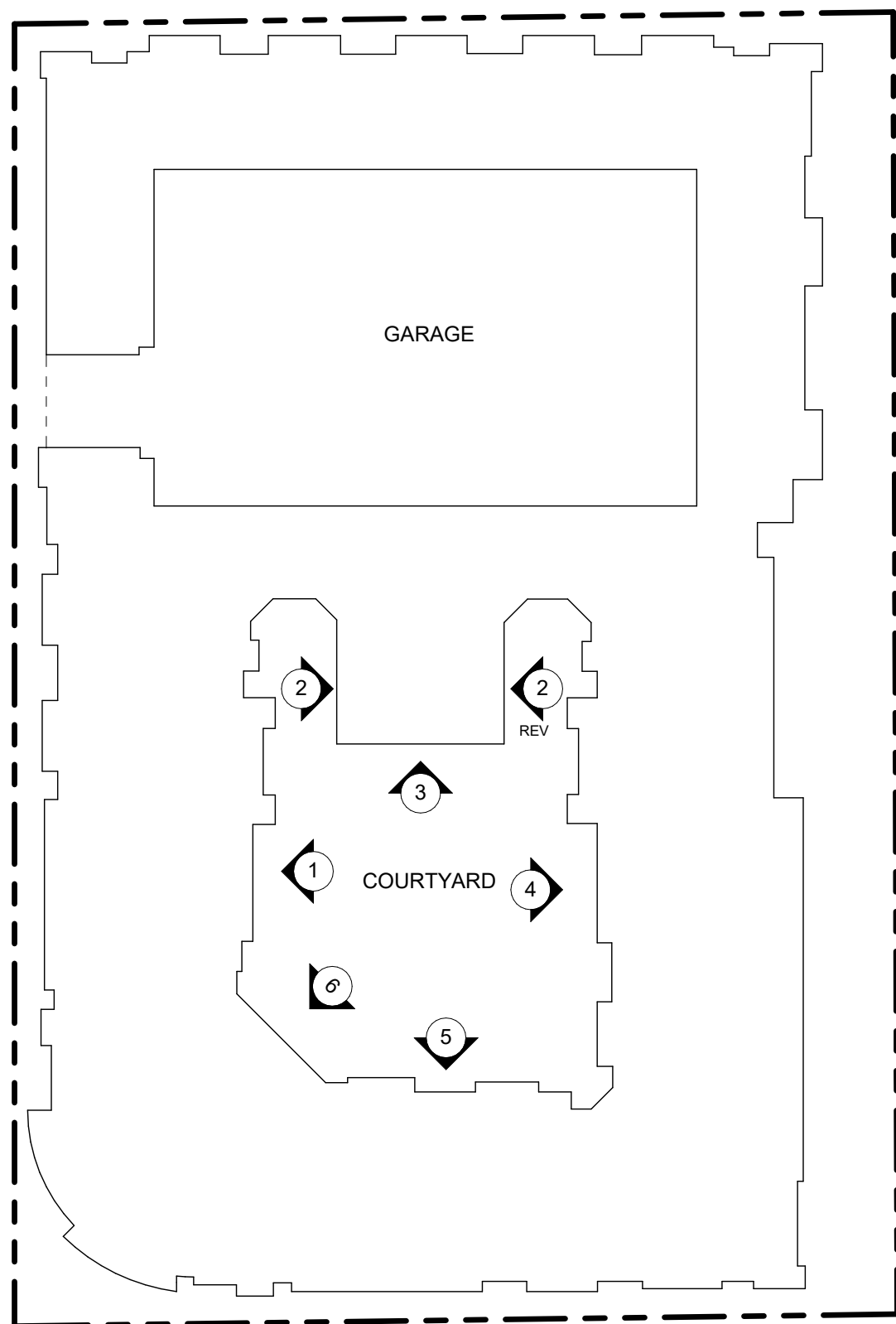
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#### LANDSCAPE:

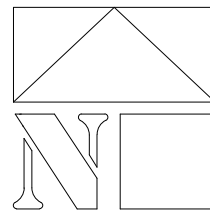
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BUILDING KEY PLAN

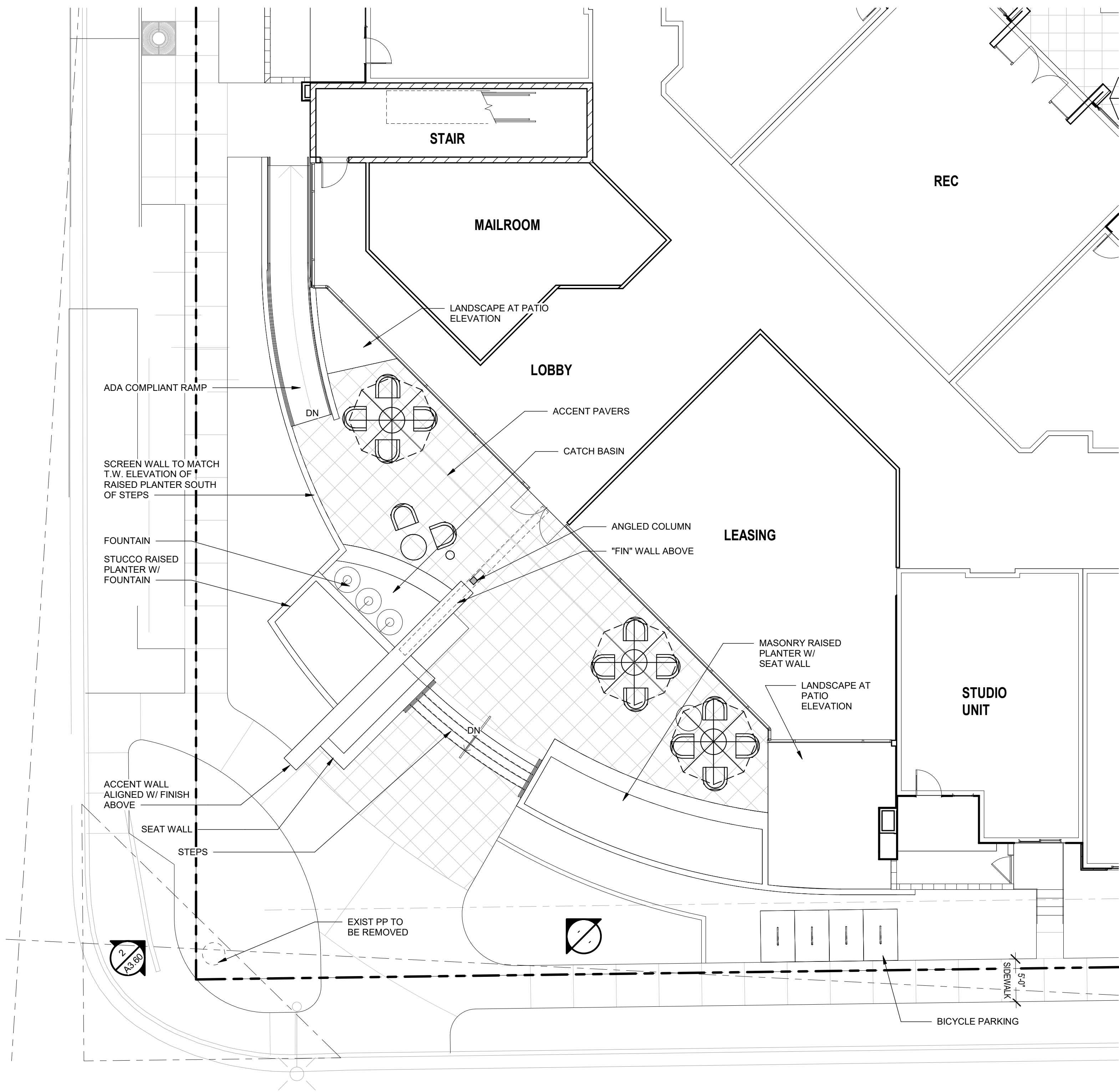


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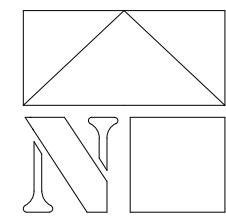
**A3.56**  
EXTERIOR ELEVATIONS  
- COURTYARDS





1 ENLARGED LEASING ENTRY

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



2 ENLARGED LEASING ENTRY  
ELEVATION SOUTH EAST

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



3 LEASING ENTRY 3D VIEW

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

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Expires: 3/31/2026

**Grayhawk**  
Development

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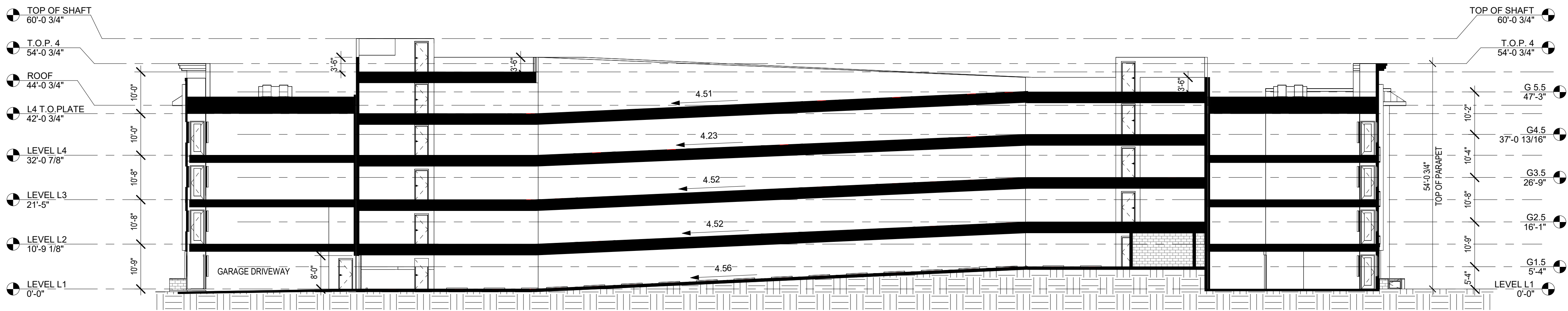
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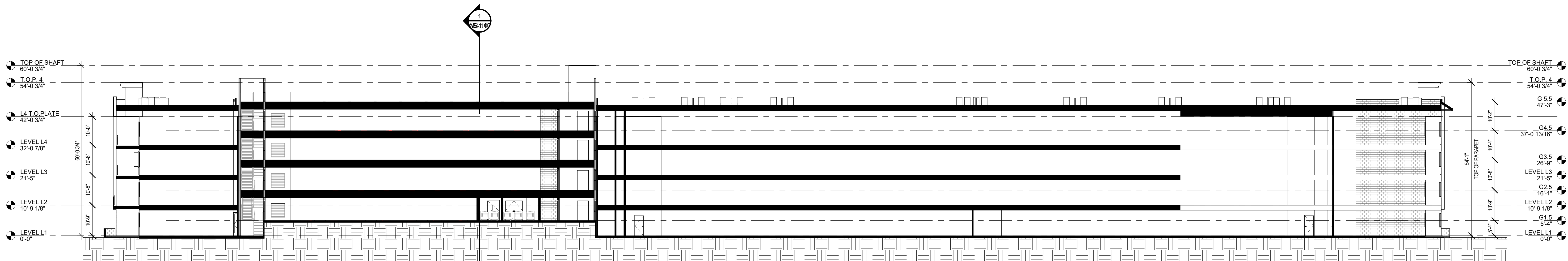
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DATE: DECEMBER 14, 2023 ORB #: 23-201

**A3.60**  
ENLARGED BUILDING  
ENTRY

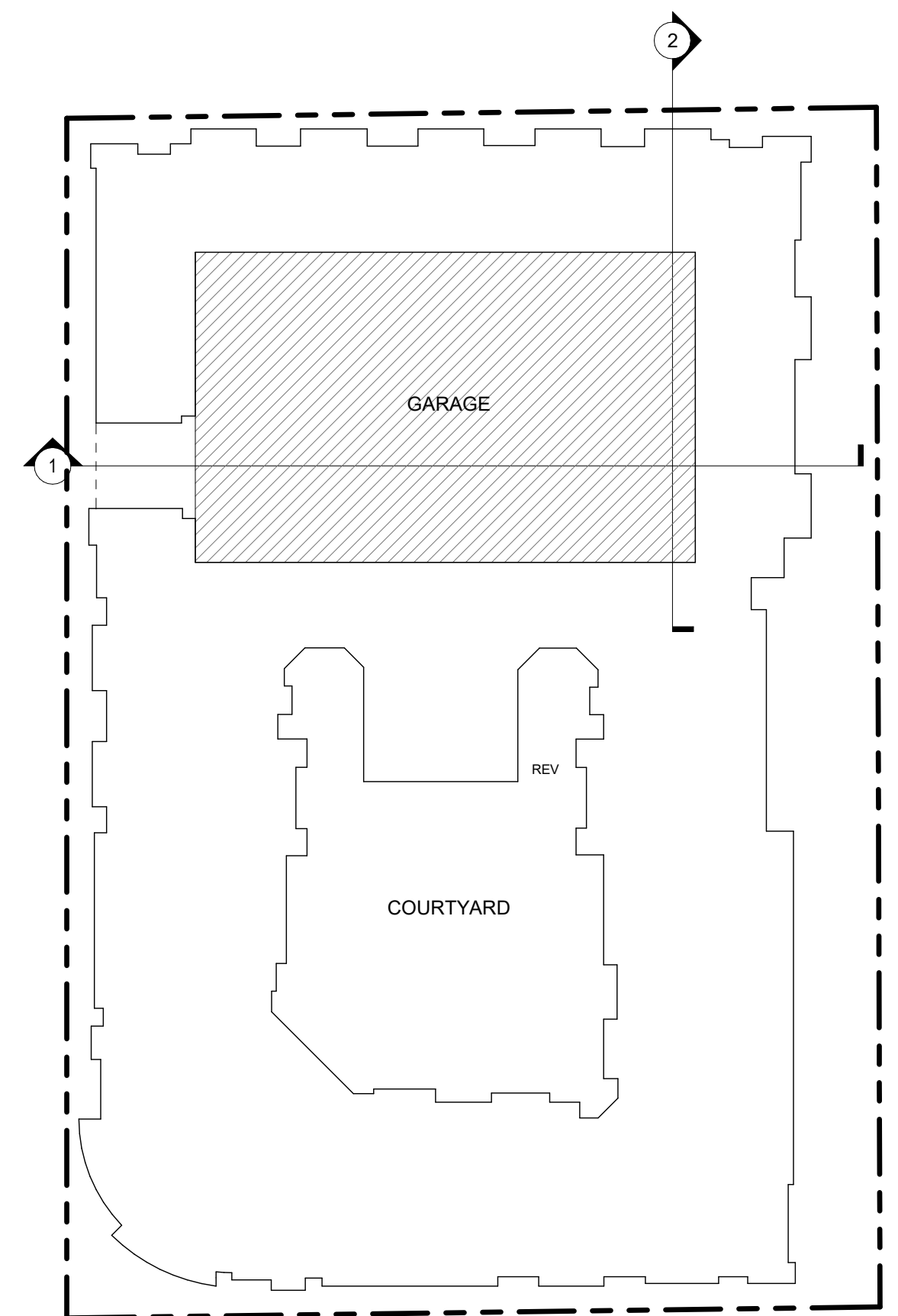




1 BUILDING SECTION 01  
SCALE: 1/16" = 1'-0"



2 BUILDING SECTION 02  
SCALE: 1/16" = 1'-0"



BUILDING KEY PLAN

GRAYHAWK RESIDENCES  
AT CHANDLER  
250 S. NEVADA STREET  
CHANDLER, AZ 85225

Office of Rich Barber  
**ORB**  
Architecture, LLC  
WorldHQ@ORBArch.com

PRELIMINARY  
NOT FOR  
CONSTRUCTION  
Captured 3/31/2026



**OWNER:**  
GRAYHAWK DEVELOPMENT  
7377 E. DOUBLETREE RANCH RD. SUITE 100  
SCOTTSDALE, ARIZONA, 85258  
TEL: 480.988.2661  
CONTACT: TAYLOR TRYHUS  
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TEL: 480.388.3808  
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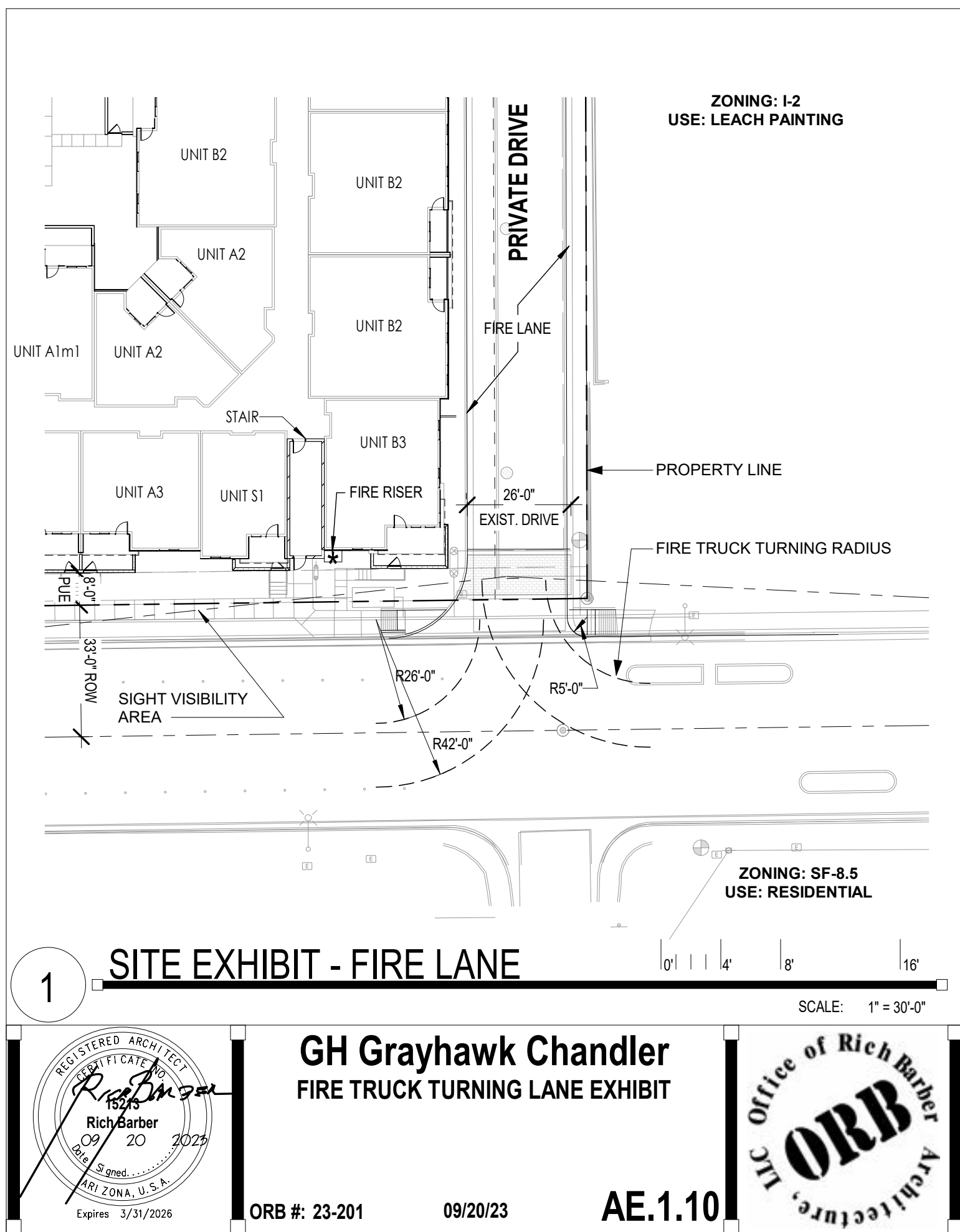
**LANDSCAPE:**  
COLLABORATIVE V  
7116 E. 1ST AVE. SUITE 103  
SCOTTSDALE, ARIZONA, 85251  
TEL: 480.347.0590  
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CONTACT: CHARLES HUELLMANTTEL

REZONING / PDP SUBMITTAL  
DATE: DECEMBER 14, 2023 ORB #: 23-201

**A4.10**  
OVERALL BUILDING  
SECTIONS









1. PRIVATE OPEN SPACES AT CONCRETE PATIOS & BALCONIES MUST PROVIDE CLEAR SPACE EQUAL TO 12-FEET IN DIAMETER (113.1 MINIMUM) ON GROUND FLOOR & 8-FEET IN DIAMETER (50.27 S.F. MINIMUM) ON UPPER FLOOR. PLEASE PROVIDE DIMENSIONED TYPICAL UNIT FLOOR PLANS TO DEMONSTRATE COMPLIANCE. SEE SECTION 1902(7)(B) 1, ZONING CODE.

(\*)PATIOS AT COURTYARD.

2. PATIOS AND BALCONIES AT TABLE SHOWS MINIMUM AREAS. SEE BUILDING PLAN FOR SPECIFIC BALCONY/PATIO SF. PER LOCATION.

3. NA UNIT NOT EXISTING AT THIS LEVEL.

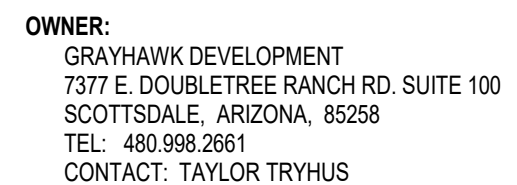
4. (\*) AVERAGE PATIO/BALCONY SF INCLUDES ALL EXISTING CONDITIONS. REFER TO EXHIBITS A1.11X, A3.10X-A3.12X.





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Expires 3/31/2026



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**LANDSCAPE:**  
COLLABORATIVE V  
7116 E. 1ST AVE. SUITE 103  
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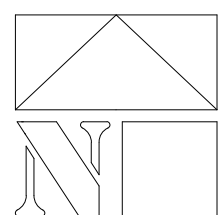
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DATE: DECEMBER 14, 2023 ORB #: 23-201

**AE.1.12**  
LEVEL L1 PATIOS  
EXHIBIT



SCALE: 1" = 20'-0"



TYPICAL GUARDRAIL POST AT EXTERIOR WALL

SCALE: 1" = 1'-0"



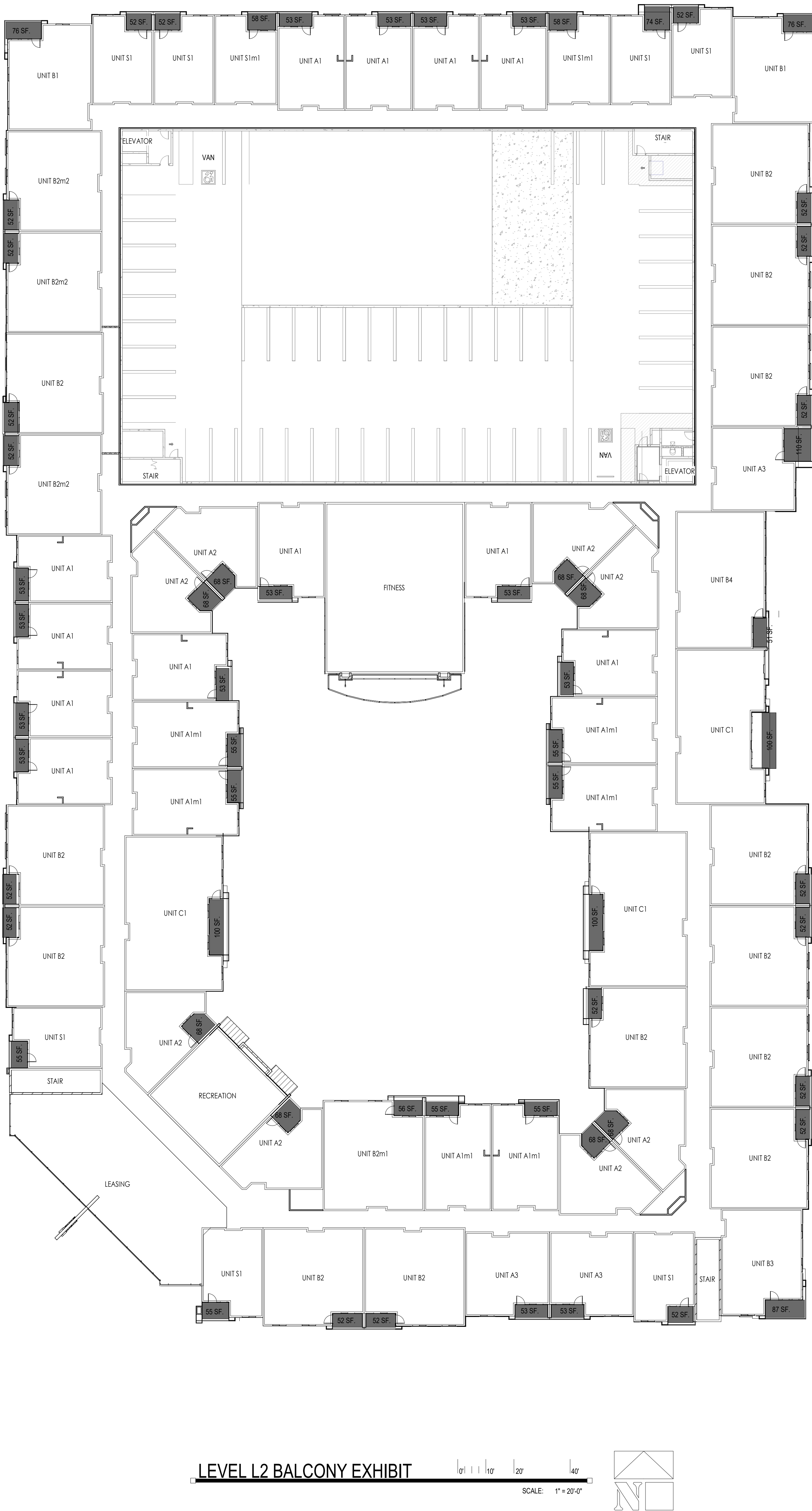
TYPICAL GUARDRAIL POST AT EXTERIOR WALL

SCALE: 1" = 1'-0"

| UNIT PACTO/BALCONY COMPARISON TABLE |          |            |             |                          |                    |            |                            |                    |  |
|-------------------------------------|----------|------------|-------------|--------------------------|--------------------|------------|----------------------------|--------------------|--|
| PER 1902(7)(B) 1                    |          |            |             |                          |                    |            |                            |                    |  |
| UNIT NAME                           | BED/BATH | # OF UNITS | # OF PATIOS | PATIO SF (113.1 SF MIN.) | **AVERAGE PATIO SF | # OF BALC. | BALCONY SF (50.27 SF MIN.) | **AVERAGE BALC. SF |  |
| STUDIO                              |          |            |             |                          |                    |            |                            |                    |  |
| UNIT S1                             | 0/1      | 28         | 7           | 127 SF.                  | 110 SF.            | 21         | 51 SF.                     | 56 SF.             |  |
| UNIT S1m1                           | 0/1      | 8          | 2           | 130 SF.                  | 132 SF.            | 6          | 58 SF.                     | 58 SF.             |  |
|                                     |          | 36         |             |                          |                    |            |                            |                    |  |
| 1 BEDROOM                           |          |            |             |                          |                    |            |                            |                    |  |
| UNIT A1                             | 1/1      | 48         | 12          | 124 SF.                  | 116 SF.            | 36         | 53 SF.                     | 53 SF.             |  |
| UNIT A1m1                           | 1/1      | 24         | 6           | *122 SF.                 | *122 SF.           | 18         | 55 SF.                     | 55 SF.             |  |
| UNIT A2                             | 1/1      | 32         | 10          | *114 SF.                 | *114 SF.           | 22         | 68 SF.                     | 68 SF.             |  |
| UNIT A3                             | 1/1      | 12         | 3           | 108 SF.                  | 132 SF.            | 9          | 53 SF.                     | 72 SF.             |  |
| UNIT A4                             | 1/1      | 1          | 1           | 113 SF.                  | 113 SF.            | 0          | NA                         | NA                 |  |
|                                     |          | 117        |             |                          |                    |            |                            |                    |  |
| 2 BEDROOM                           |          |            |             |                          |                    |            |                            |                    |  |
| UNIT B1                             | 2/2      | 8          | 2           | 146 SF.                  | 153 SF.            | 6          | 76 SF.                     | 76 SF.             |  |
| UNIT B2                             | 2/2      | 1          | 2           | 138 SF.                  | 138 SF.            | 45         | 54 SF.                     | 52 SF.             |  |
| UNIT B2m1                           | 2/2      | 1          | 1           | 108 SF.                  | 108 SF.            | 3          | 56 SF.                     | 56 SF.             |  |
| UNIT B2m2                           | 2/2      | 12         | 3           | 91 SF.                   | 91 SF.             | 9          | 56 SF.                     | 56 SF.             |  |
| UNIT B2m3                           | 2/2      | 1          | 1           | 48 SF.                   | 48 SF.             | 0          | NA                         | NA                 |  |
| UNIT B3                             | 2/2      | 4          | 1           | 152 SF.                  | 152 SF.            | 3          | 82 SF.                     | 84 SF.             |  |
| UNIT B4                             | 2/2      | 3          | 0           | NA                       | NA                 | 3          | 51 SF.                     | 51 SF.             |  |
|                                     |          | 90         |             |                          |                    |            |                            |                    |  |
| 3 BEDROOM                           |          |            |             |                          |                    |            |                            |                    |  |
| UNIT C1                             | 3/2      | 10         | 1           | 100 SF.                  | 100 SF.            | 9          | 100 SF.                    | 100 SF.            |  |
|                                     |          | 10         |             |                          |                    |            |                            |                    |  |
| TOTAL                               |          | 253        | 63          | 6,959 SF.                | 110 SF.            | 190        | 12,643 SF.                 | 59 SF.             |  |

1. PRIVATE OPEN SPACES AT CONCRETE PATIOS & BALCONIES MUST PROVIDE CLEAR SPACE EQUAL TO 12-FEET IN DIAMETER (113.1 S.F. MINIMUM) ON GROUND FLOOR AND 8-FEET IN DIAMETER (50.27 S.F. MINIMUM) ON UPPER FLOOR. PLEASE PROVIDE DIMENSIONED TYPICAL UNIT FLOOR PLANS TO DEMONSTRATE COMPLIANCE. SEE SECTION 1902/(7)(B) 1. ZONING CODE.
2. (\*) PATIOS AT COURTYARD.
3. PATIOS AND BALCONIES AT TABLE SHOWS MINIMUM AREAS. SEE BUILDING PLAN FOR SPECIFIC BALCONY/PATIO S.F. PER LOCATION.
4. NA UNIT NOT EXISTING AT THIS LEVEL.
5. (\*) AVERAGE PATIO/BALCONY S.F INCLUDES ALL EXISTING CONDITIONS. REFER TO EXHIBITS A1.11X, 43.10X-43.12X.





| UNIT PATIO/BALCONY COMPARISON TABLE                                                                                                                                                                                                                                                                                                |          |            |             |                          |                    |            |                           |                    |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------------|-------------|--------------------------|--------------------|------------|---------------------------|--------------------|--|
| PER 1902(7)(B) 1                                                                                                                                                                                                                                                                                                                   |          |            |             |                          |                    |            |                           |                    |  |
| UNIT NAME                                                                                                                                                                                                                                                                                                                          | BED/BATH | # OF UNITS | # OF PATIOS | PATIO SF (113.1 SF MIN.) | **AVERAGE PATIO SF | # OF BALC. | BALCONY SF (50.27SF MIN.) | **AVERAGE BALC. SF |  |
| STUDIO                                                                                                                                                                                                                                                                                                                             |          |            |             |                          |                    |            |                           |                    |  |
| UNIT S1                                                                                                                                                                                                                                                                                                                            | 0/1      | 28         | 7           | 127 SF.                  | 110 SF.            | 21         | 51 SF.                    | 56 SF.             |  |
| UNIT S1m1                                                                                                                                                                                                                                                                                                                          | 0/1      | 8          | 2           | 130 SF.                  | 132 SF.            | 6          | 58 SF.                    | 58 SF.             |  |
| 36                                                                                                                                                                                                                                                                                                                                 |          |            |             |                          |                    |            |                           |                    |  |
| 1 BEDROOM                                                                                                                                                                                                                                                                                                                          |          |            |             |                          |                    |            |                           |                    |  |
| UNIT A1                                                                                                                                                                                                                                                                                                                            | 1/1      | 48         | 12          | 124 SF.                  | 116 SF.            | 36         | 53 SF.                    | 53 SF.             |  |
| UNIT A1m1                                                                                                                                                                                                                                                                                                                          | 1/1      | 24         | 6           | *122 SF.                 | *122 SF.           | 18         | 55 SF.                    | 55 SF.             |  |
| UNIT A2                                                                                                                                                                                                                                                                                                                            | 1/1      | 32         | 10          | *114 SF.                 | *114 SF.           | 22         | 68 SF.                    | 68 SF.             |  |
| UNIT A3                                                                                                                                                                                                                                                                                                                            | 1/1      | 12         | 3           | 108 SF.                  | 132 SF.            | 9          | 53 SF.                    | 72 SF.             |  |
| UNIT A4                                                                                                                                                                                                                                                                                                                            | 1/1      | 1          | 1           | 113 SF.                  | 113 SF.            | 0          | NA                        | NA                 |  |
| 117                                                                                                                                                                                                                                                                                                                                |          |            |             |                          |                    |            |                           |                    |  |
| 2 BEDROOM                                                                                                                                                                                                                                                                                                                          |          |            |             |                          |                    |            |                           |                    |  |
| UNIT B1                                                                                                                                                                                                                                                                                                                            | 2/2      | 8          | 2           | 146 SF.                  | 153 SF.            | 6          | 76 SF.                    | 76 SF.             |  |
| UNIT B2                                                                                                                                                                                                                                                                                                                            | 2/2      | 58         | 13          | *80 SF.                  | 97 SF.             | 45         | 52 SF.                    | 52 SF.             |  |
| UNIT B2m1                                                                                                                                                                                                                                                                                                                          | 2/2      | 4          | 1           | *108 SF.                 | 108 SF.            | 3          | 50 SF.                    | 56 SF.             |  |
| UNIT B2m2                                                                                                                                                                                                                                                                                                                          | 2/2      | 12         | 3           | 91 SF.                   | 91 SF.             | 9          | 56 SF.                    | 56 SF.             |  |
| UNIT B2m3                                                                                                                                                                                                                                                                                                                          | 2/2      | 1          | 1           | 48 SF.                   | 48 SF.             | 0          | NA                        | NA                 |  |
| UNIT B3                                                                                                                                                                                                                                                                                                                            | 2/2      | 4          | 1           | 152 SF.                  | 152 SF.            | 3          | 82 SF.                    | 84 SF.             |  |
| UNIT B4                                                                                                                                                                                                                                                                                                                            | 2/2      | 3          | 0           | NA                       | NA                 | 3          | 51 SF.                    | 51 SF.             |  |
| 90                                                                                                                                                                                                                                                                                                                                 |          |            |             |                          |                    |            |                           |                    |  |
| 3 BEDROOM                                                                                                                                                                                                                                                                                                                          |          |            |             |                          |                    |            |                           |                    |  |
| UNIT C1                                                                                                                                                                                                                                                                                                                            | 3/2      | 10         | 1           | 100 SF.                  | 100 SF.            | 9          | 100 SF.                   | 100 SF.            |  |
|                                                                                                                                                                                                                                                                                                                                    |          | 10         |             |                          |                    |            |                           |                    |  |
| 253                                                                                                                                                                                                                                                                                                                                |          |            |             |                          |                    |            |                           |                    |  |
| TOTAL                                                                                                                                                                                                                                                                                                                              |          |            |             |                          |                    |            |                           |                    |  |
|                                                                                                                                                                                                                                                                                                                                    |          | 63         |             | 6,959 SF.                | 110 SF.            | 190        | 12,643 SF.                | 59 SF.             |  |
| 1. PRIVATE OPEN SPACES AT CONCRETE PATIOS & BALCONIES MUST PROVIDE CLEAR SPACE EQUAL TO 12 FEET IN DIAMETER (113.1 S.F. MINIMUM) ON GROUND FLOOR AND 6 FEET IN DIAMETER (50.27 S.F. MINIMUM) ON UPPER FLOOR. PLEASE PROVIDE DIMENSIONED TYPICAL UNIT FLOOR PLANS TO DEMONSTRATE COMPLIANCE. SEE SECTION 1902(7)(B) 1, ZONING CODE. |          |            |             |                          |                    |            |                           |                    |  |
| 2. (**PATIOS AT COURTYARD.                                                                                                                                                                                                                                                                                                         |          |            |             |                          |                    |            |                           |                    |  |
| 3. PATIOS AND BALCONIES AT TABLE SHOWS MINIMUM AREAS. SEE BUILDING PLAN FOR SPECIFIC BALCONY/PATIO SF. PER LOCATION.                                                                                                                                                                                                               |          |            |             |                          |                    |            |                           |                    |  |
| 4. NA UNIT NOT EXISTING AT THIS LEVEL.                                                                                                                                                                                                                                                                                             |          |            |             |                          |                    |            |                           |                    |  |
| 5. (**) AVERAGE PATIO/BALCONY SF INCLUDES ALL EXISTING CONDITIONS. REFER TO EXHIBITS A1.11X, A3.10X-A3.12X.                                                                                                                                                                                                                        |          |            |             |                          |                    |            |                           |                    |  |

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PRELIMINARY  
NOT FOR  
CONSTRUCTION  
15.13  
Rich Barber  
Expires 3/31/2026

Grayhawk  
Development

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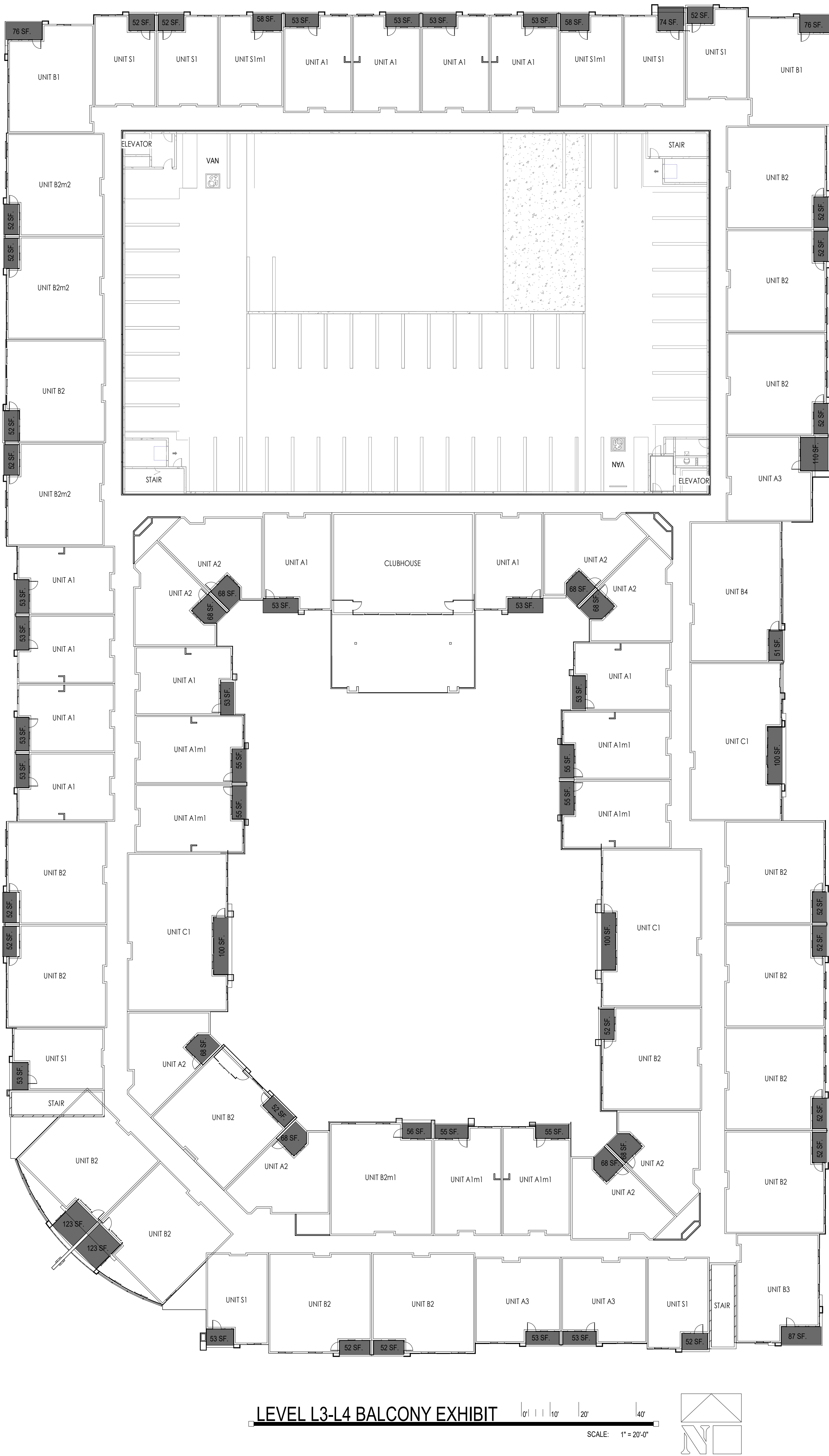
LANDSCAPE:  
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EXHIBITS  
DATE: DECEMBER 14, 2023 ORB # 23-201

AE.1.13  
LEVEL L2 PATIOS  
EXHIBIT

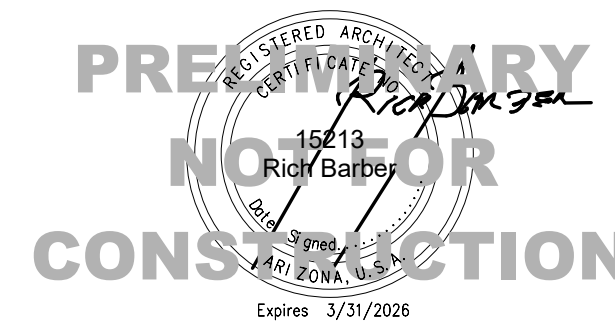




| UNIT PATIO/BALCONY COMPARISON TABLE |          |            |             |                          |                    |            |                           |                    |  |
|-------------------------------------|----------|------------|-------------|--------------------------|--------------------|------------|---------------------------|--------------------|--|
| PER 1902(7)(B) 1                    |          |            |             |                          |                    |            |                           |                    |  |
| UNIT NAME                           | BED/BATH | # OF UNITS | # OF PATIOS | PATIO SF (113.1 SF MIN.) | **AVERAGE PATIO SF | # OF BALC. | BALCONY SF (50.27SF MIN.) | **AVERAGE BALC. SF |  |
| STUDIO                              |          |            |             |                          |                    |            |                           |                    |  |
| UNIT S1                             | 0/1      | 28         | 7           | 127 SF.                  | 110 SF.            | 21         | 51 SF.                    | 56 SF.             |  |
| UNIT S1m1                           | 0/1      | 8          | 2           | 130 SF.                  | 132 SF.            | 6          | 58 SF.                    | 58 SF.             |  |
| 36                                  |          |            |             |                          |                    |            |                           |                    |  |
| 1 BEDROOM                           |          |            |             |                          |                    |            |                           |                    |  |
| UNIT A1                             | 1/1      | 48         | 12          | 124 SF.                  | 116 SF.            | 36         | 53 SF.                    | 53 SF.             |  |
| UNIT A1m1                           | 1/1      | 24         | 6           | *122 SF.                 | *122 SF.           | 18         | 55 SF.                    | 55 SF.             |  |
| UNIT A2                             | 1/1      | 32         | 10          | *114 SF.                 | *114 SF.           | 22         | 68 SF.                    | 68 SF.             |  |
| UNIT A3                             | 1/1      | 12         | 3           | 108 SF.                  | 132 SF.            | 9          | 53 SF.                    | 72 SF.             |  |
| UNIT A4                             | 1/1      | 1          | 1           | 113 SF.                  | 113 SF.            | 0          | NA                        | NA                 |  |
| 117                                 |          |            |             |                          |                    |            |                           |                    |  |
| 2 BEDROOM                           |          |            |             |                          |                    |            |                           |                    |  |
| UNIT B1                             | 2/2      | 8          | 2           | 146 SF.                  | 153 SF.            | 6          | 76 SF.                    | 76 SF.             |  |
| UNIT B2                             | 2/2      | 58         | 13          | *80 SF.                  | 97 SF.             | 45         | 52 SF.                    | 52 SF.             |  |
| UNIT B2m1                           | 2/2      | 4          | 1           | *108 SF.                 | 108 SF.            | 3          | 50 SF.                    | 56 SF.             |  |
| UNIT B2m2                           | 2/2      | 12         | 3           | 91 SF.                   | 91 SF.             | 9          | 56 SF.                    | 56 SF.             |  |
| UNIT B2m3                           | 2/2      | 1          | 1           | 48 SF.                   | 48 SF.             | 0          | NA                        | NA                 |  |
| UNIT B3                             | 2/2      | 4          | 1           | 152 SF.                  | 152 SF.            | 3          | 82 SF.                    | 84 SF.             |  |
| UNIT B4                             | 2/2      | 3          | 0           | NA                       | NA                 | 3          | 51 SF.                    | 51 SF.             |  |
| 90                                  |          |            |             |                          |                    |            |                           |                    |  |
| 3 BEDROOM                           |          |            |             |                          |                    |            |                           |                    |  |
| UNIT C1                             | 3/2      | 10         | 1           | 100 SF.                  | 100 SF.            | 9          | 100 SF.                   | 100 SF.            |  |
| 10                                  |          |            |             |                          |                    |            |                           |                    |  |
| TOTAL                               |          |            |             |                          |                    |            |                           |                    |  |
|                                     |          | 253        | 63          | 6,959 SF.                | 110 SF.            | 190        | 12,643 SF.                | 59 SF.             |  |

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4. NA UNIT NOT EXISTING AT THIS LEVEL.
5. (\*\*) AVERAGE PATIO/BALCONY SF INCLUDES ALL EXISTING CONDITIONS. REFER TO EXHIBITS A1.11X, A3.10X-A3.12X.

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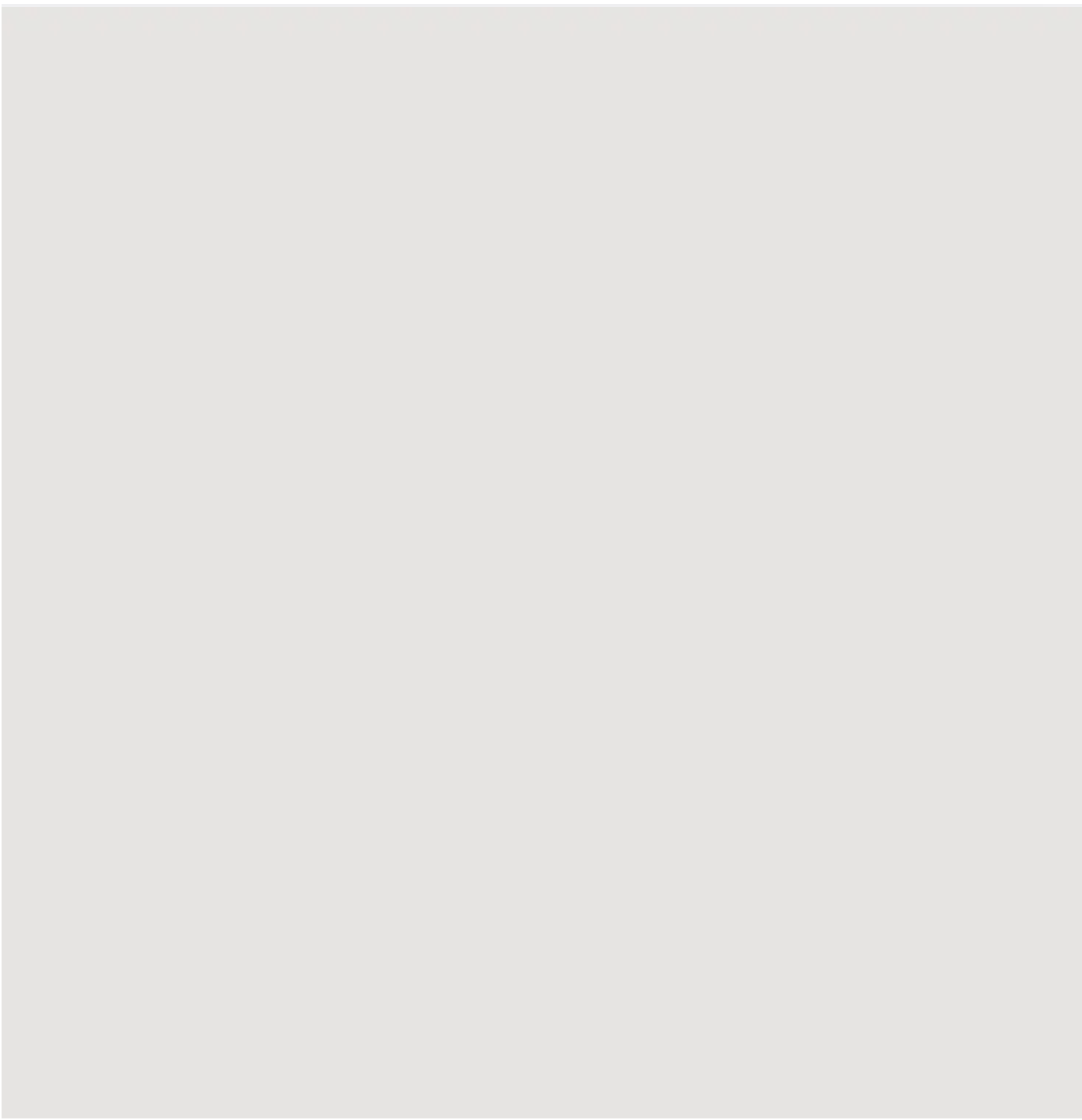
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EXHIBITS  
DATE: DECEMBER 14, 2023 ORB # 23-201  
**AE.1.14**  
LEVEL L3 & L4 PATIOS  
EXHIBIT

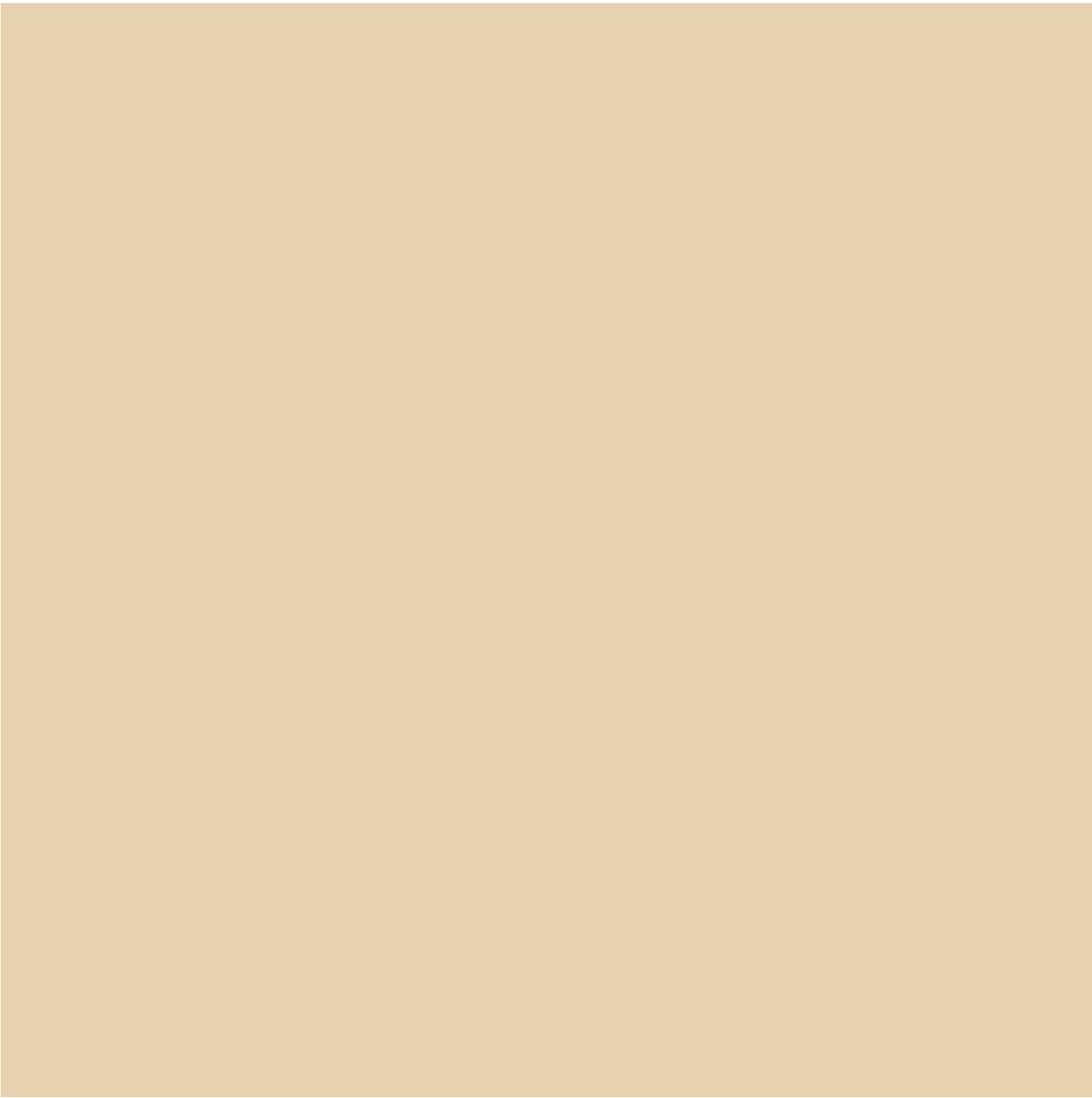




A - STUCCO FINISH - DUNN EDWARDS - DEHW03 - "COCNUT GROVE"



B - HARDIE PANEL - FINE SAND - "LAKE POWELL BLUE"



C - STUCCO FINISH - DUNN EDWARDS - DEC745 - "CHAPARRAL"



D - BOARD & BATTEN SIDING - HARDIE PANEL - "ARTIC WHITE"

GRAYHAWK RESIDENCES  
AT CHANDLER  
250 S. NEVADA STREET  
CHANDLER, AZ 85225

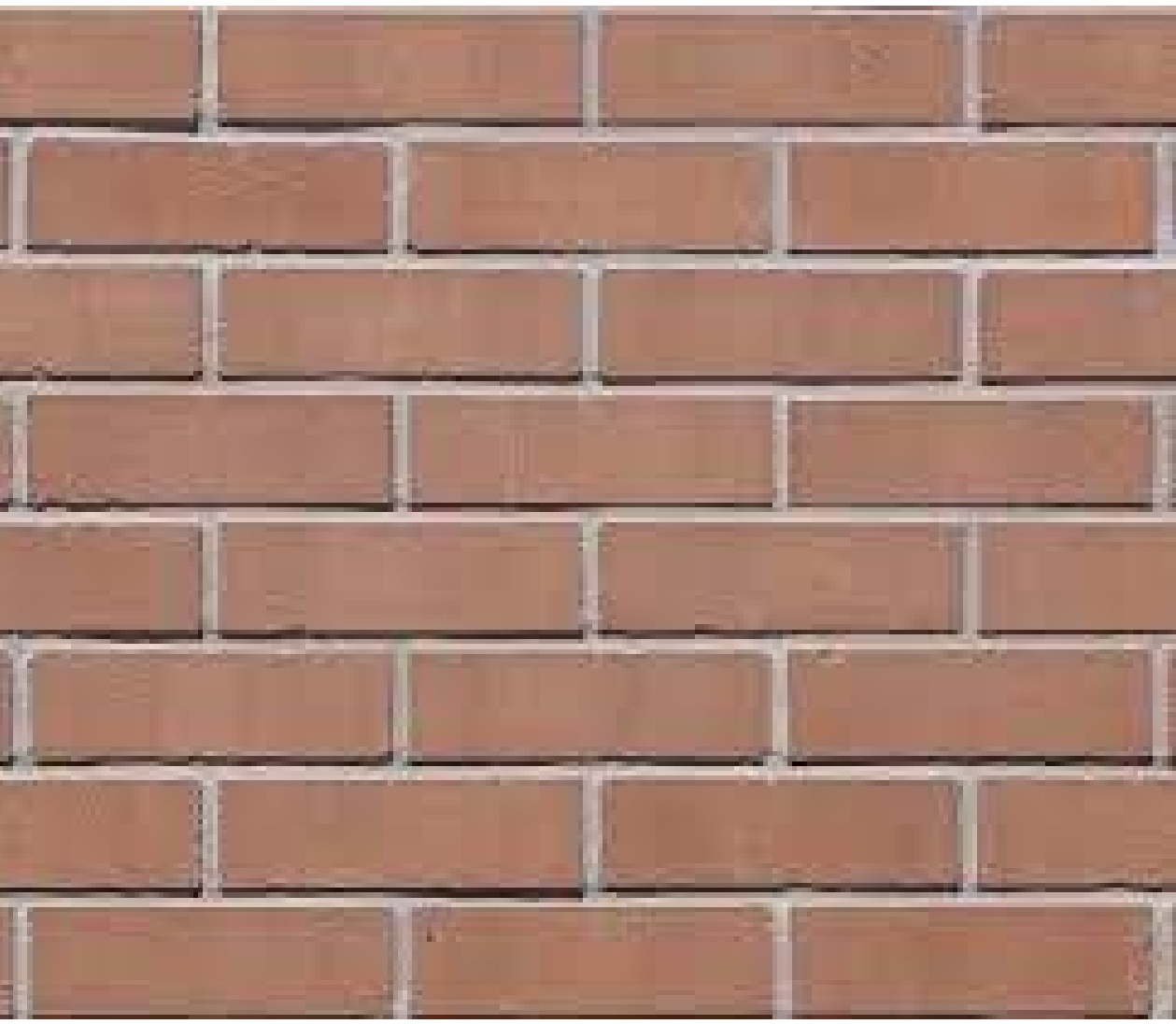
Office of Rich Barber  
ORB  
Architecture, LLC

WorldHQ@ORBArch.com

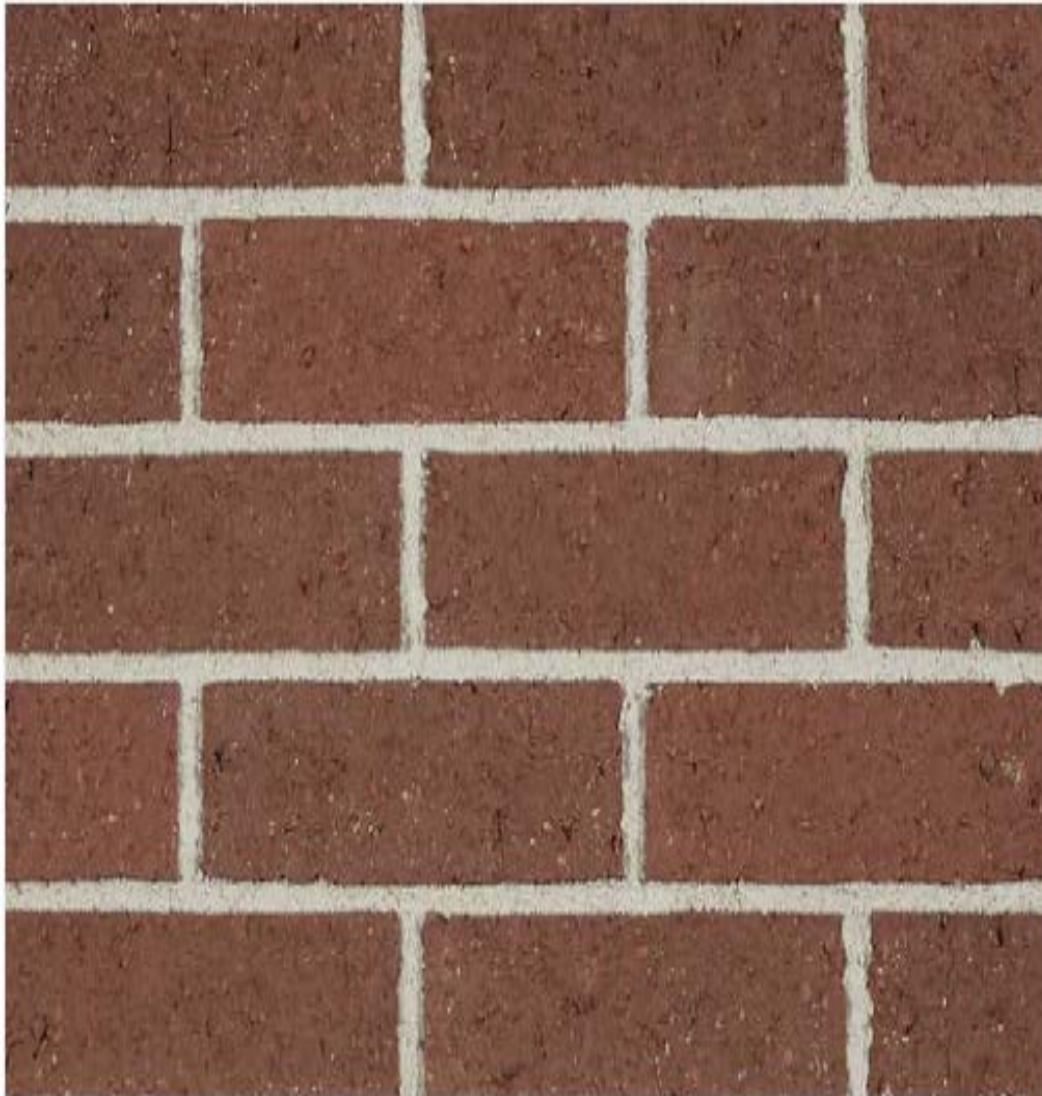
PRELIMINARY  
NOT FOR  
CONSTRUCTION

15213  
Rich Barber  
Lupine 3/21/2026

Grayhawk  
Development



E - BRICK VENEER - McNEAR - "TANGIERS"



E2 - BRICK VENEER - BELDEN - "ROYALTY RED"



G - MISC. METALS - DUNN EDWARDS - DE6378 - "JET" - MATTE



H - CORRUGATED METAL ROOFING - WESTERN STATES ROOFING - MATTE ZINC METALIC



ALUMINUM DOOR/ WINDOW FRAMES - "DARK BRONZE"

OWNER:  
GRAYHAWK DEVELOPMENT  
7377 E. DOUBLETREE RANCH RD. SUITE 100  
SCOTTSDALE, ARIZONA, 85258  
TEL: 480.998.2661  
CONTACT: TAYLOR TRYHUS  
RILEY BAEHR

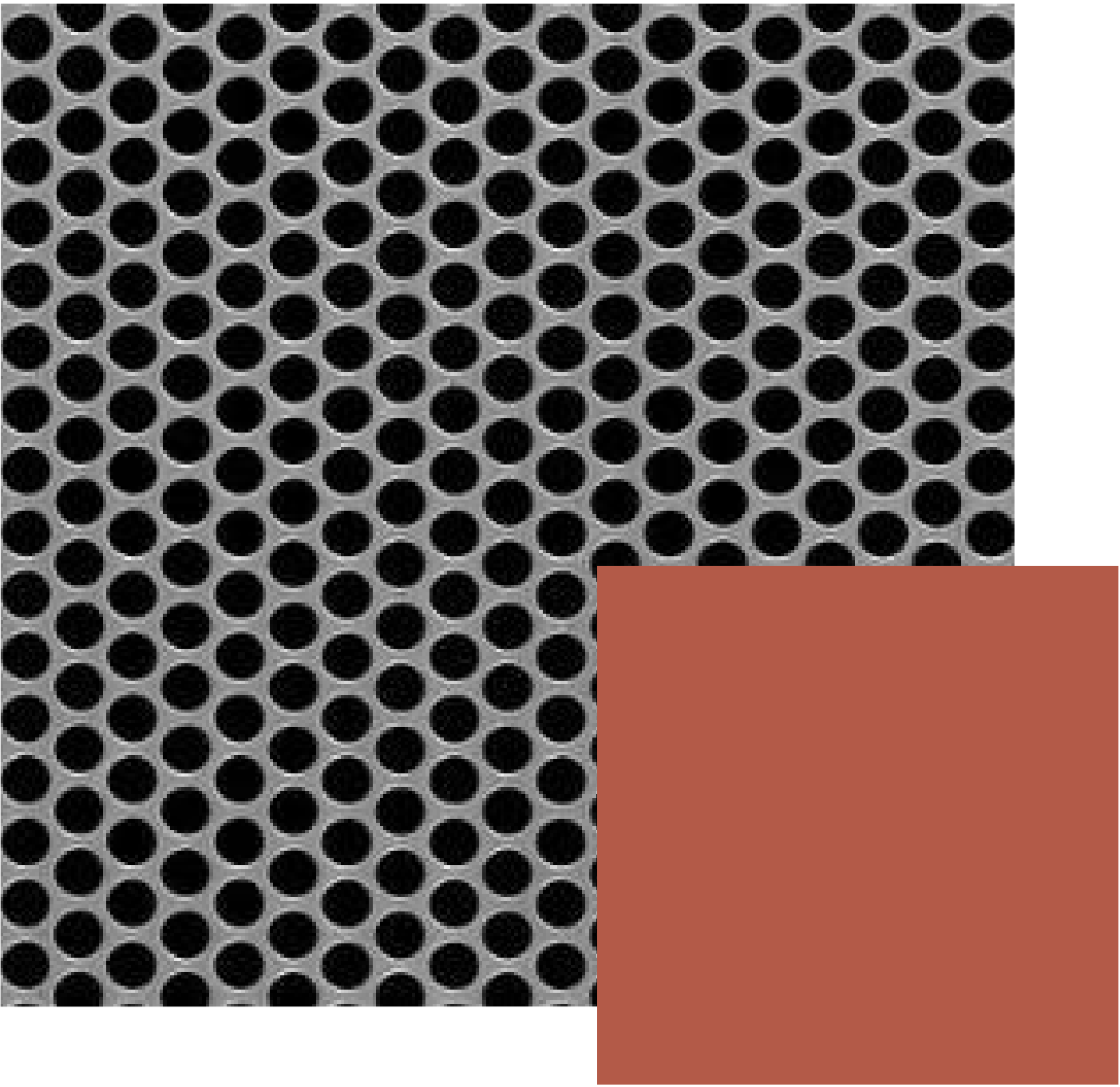
ARCHITECT:  
ORB ARCHITECTURE  
2944 NORTH 44TH STREET, SUITE 101  
PHOENIX, ARIZONA, 85018  
TEL: 602.957.4530  
FAX: 480.717.4038  
CONTACT: RICH BARBER

CIVIL:  
HUBBARD ENGINEERING  
1201 S. ALMA SCHOOL RD, SUITE 12000  
MESA, ARIZONA, 85210  
TEL: 480.398.3826  
CONTACT: GREG BROWN

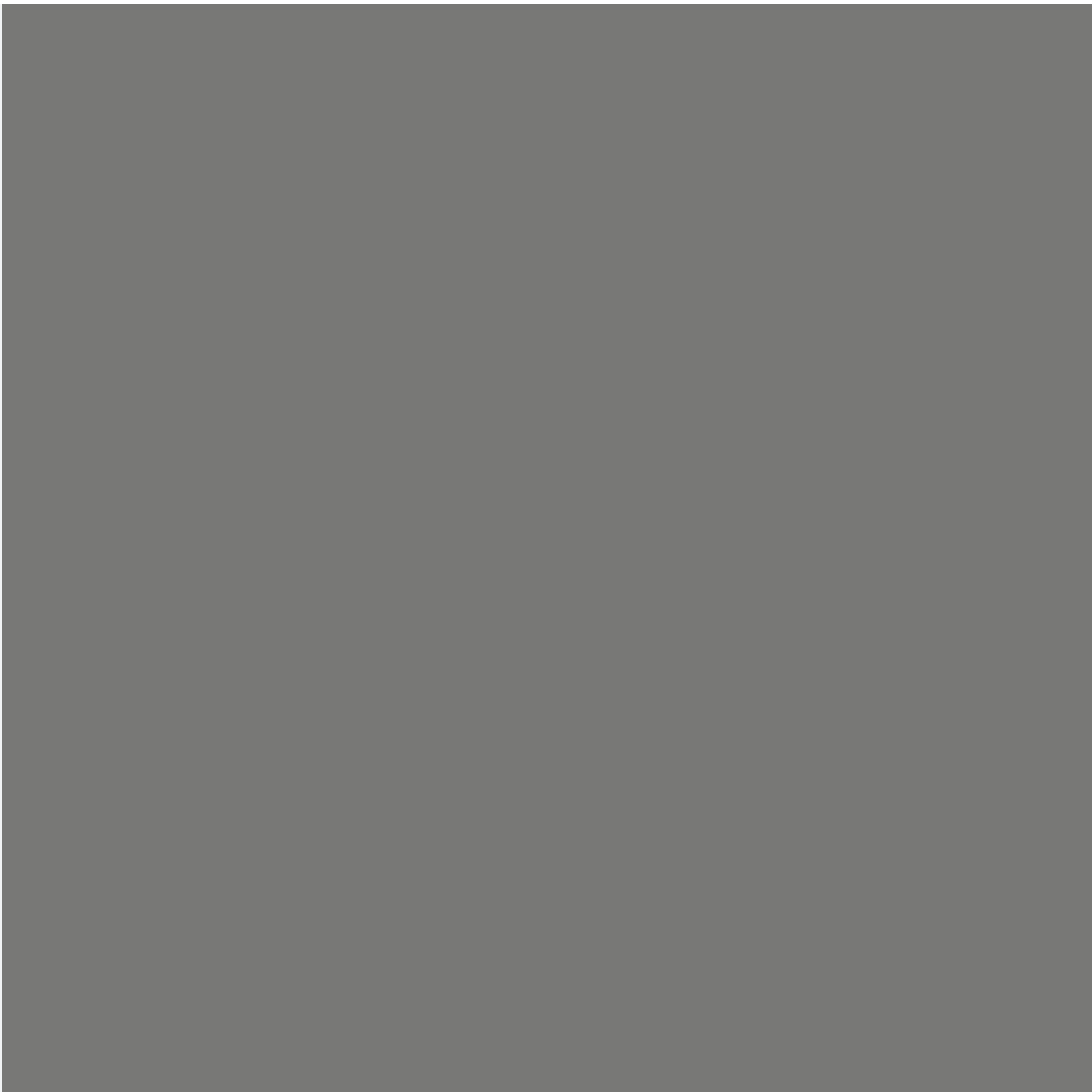
LANDSCAPE:  
COLLABORATIVE V  
7116 E. 1ST AVE. SUITE 103  
SCOTTSDALE, ARIZONA, 85251  
TEL: 480.347.0590  
CONTACT: PAUL VECCHIA  
SCOTT HEFFERNAN



F - BRICK VENEER / CMU - BELDEN - "DURANGO"



I - PERFORATED METAL PANEL - # 1614511241  
MCNICHOLS 1/4" ROUND 58% OPEN AREA - DE5153  
"IRON ORE"



J - METAL PANEL - DEA106 "CONTRAST RED"



K - FOLDING PANEL WALL

REVISIONS/ SUBMITTALS

| DATE | DESCRIPTION |
|------|-------------|
|------|-------------|

REZONING/ PDP SUBMITTAL

DATE: DECEMBER 14, 2023 ORB #: 23-201

MATERIAL  
BOARD



LANDSCAPE PLAN INFORMATION

|                      |             |                             |
|----------------------|-------------|-----------------------------|
| Total Site Area      | 162,880 SF. | 3.74 Acres                  |
| Total Building Area  | 110,840 SF. | 68% of Total Site Area      |
| Total Landscape Area | 29,150 SF.  | 18% of Total Site Area      |
| Total Parking Area   | NA          | NA of Total Site Area       |
| Landscape in Parking | NA          | NA                          |
| Total Turf Area      | 16,225 SF.  | 6% of Total Landscape Area  |
| Shrubs/Groundcovers  | 16,112 SF.  | 55% of Total Landscape Area |
| Inorganic/Granite    | 27,525 SF.  | 94% of Total Landscape Area |

CITY OF CHANDLER

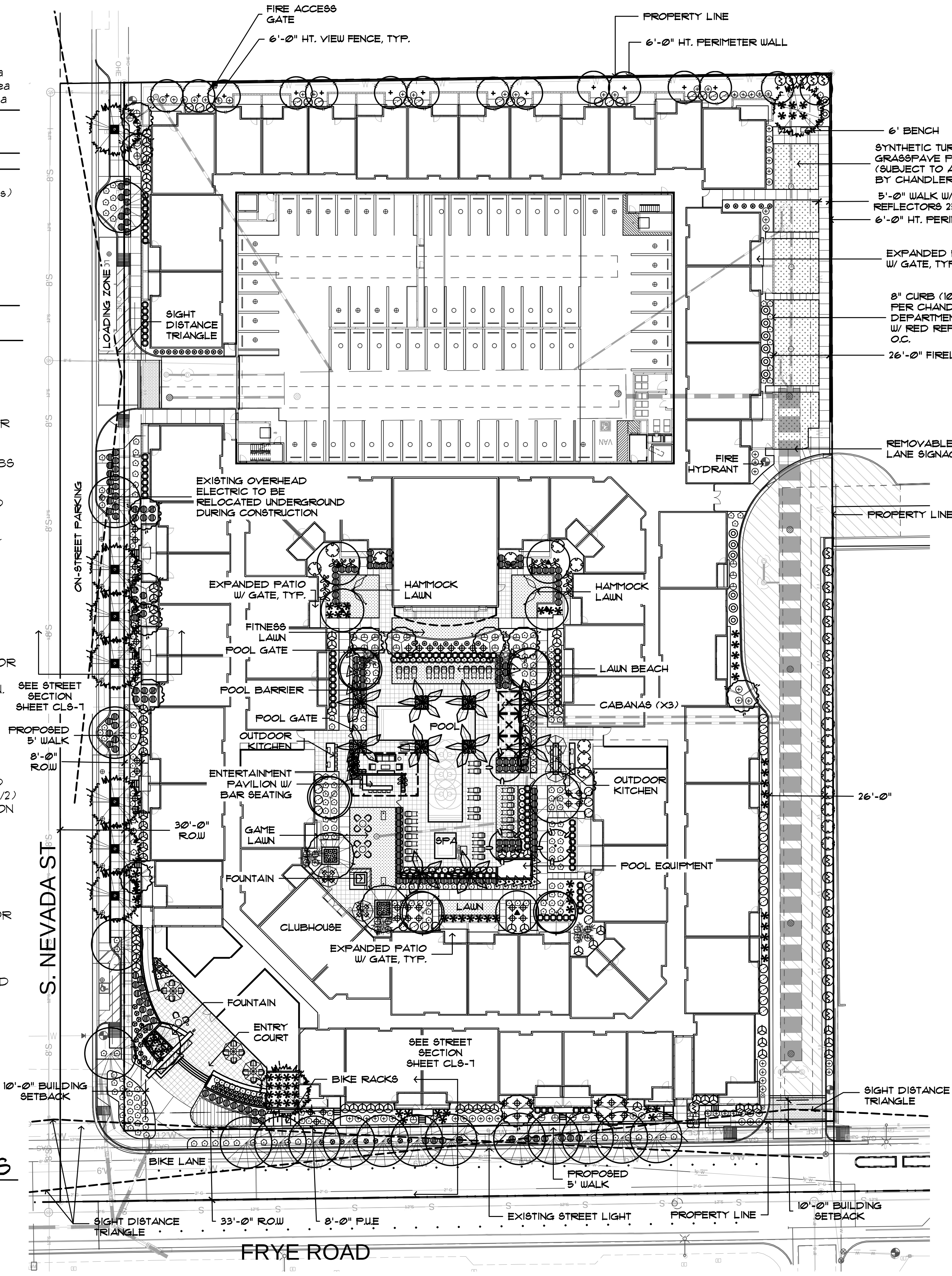
| PLANT TYPE                                            | MINIMUM PLANTING SIZE               |
|-------------------------------------------------------|-------------------------------------|
| Trees (for non-commercial development)                | 15-gallon (50% of required trees)   |
| Trees (quantities that exceed minimum code standards) | 24-inch box (50% of required trees) |
| Shrubs                                                | 5-gallon                            |
| Ground Cover                                          | 1-gallon                            |
| Vines                                                 | 1-gallon                            |
| Annuals                                               | 4-inch pots or flats                |

CITY OF CHANDLER NOTES

1. ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
2. NO OBSTRUCTIONS TO VIEW SHALL BE ERECTED, CONSTRUCTED OR PARKED WITHIN THE SIGHT VISIBILITY AREA, ALL TREES WITHIN THE LINE OF SIGHT WILL MAINTAIN A CANOPY HEIGHT ABOVE 6' CURB ELEVATION, ALL SHRUBS IN THIS AREA MAY NOT REACH A MATURE HEIGHT OVER 24".
3. ALL PLANT MATERIALS ARE GUARANTEED FOR A MINIMUM PERIOD OF SIXTY (60) DAYS FROM THE DATE OF FINAL APPROVAL BY THE CITY. ANY PLANT MATERIALS, WHICH ARE NOT APPROVED BY THE CITY PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED, SHALL BE FURTHER GUARANTEED UNTIL MAY 20 OF THE FOLLOWING CALENDAR YEAR.
4. TREES, SHRUBS, VINES, GROUND COVER AND TURF THAT HAVE TO BE REPLACED UNDER TERMS OF THE GUARANTEE, SHALL BE GUARANTEED FOR AN ADDITIONAL 60 DAYS FROM THE DATE OF REPLACEMENT.
5. ALL PLANT MATERIALS MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH THE ORIGINALLY APPROVED LANDSCAPE PLAN. SEE SECTION 1902(6)(X)(H).
6. PARKING LOT TREES MUST HAVE A MINIMUM CLEAR CANOPY DISTANCE OF 8'. SEE SECTION 1903(6)(X)(4).
7. ALL LANDSCAPE AREAS SHALL BE GRADED SO THAT FINISHED GRADE SURFACES OF ALL NONLIVING MATERIALS (I.E. DECOMPOSED GRANITE, CRUSHED ROCK, MULCH, ETC.) ARE ONE AND ONE HALF (1 1/2) INCHES BELOW CONCRETE OR OTHER PAVED SURFACES. SEE SECTION 1903(6)(X)(11), ZONING CODE.
8. TREES MUST BE PLACED A MINIMUM OF 8' FROM SIDEWALKS AND PUBLIC ACCESS-WAYS. SHRUBS MUST BE, AT MATURITY, 3' FROM ALL SIDES OF A FIRE HYDRANT, PIV OR FDC. SEE SECTION 1903(6)(X)(1), ZONING CODE.
9. ALL LANDSCAPING SHALL BE MAINTAINED BY THE LANDOWNER OR THE LESSOR IN COMPLIANCE WITH THE ZONING CODE. SEE SECTION 1903(6)(X)(H), ZONING CODE.
10. THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED AND/OR CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.
11. ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC EQUIPMENT, BACKFLOW DEVICES OR ANY OTHER UTILITY EQUIPMENT NOT ABLE OR REQUIRED TO BE SCREENED BY LANDSCAPING OR WALLS, SHALL BE PAINTED TO MATCH THE BUILDING COLOR.
12. ALL WALLS OVER 7' IN HEIGHT, SITE LIGHTING, SIGNAGE, RAMADAS AND SHADE STRUCTURES REQUIRE SEPARATE SUBMITTAL AND PERMITS.

CONCEPTUAL GENERAL NOTES

1. CONCEPTUAL LANDSCAPE PLAN IS SCHEMATIC IN NATURE. AT THE TIME OF LANDSCAPE CONSTRUCTION DRAWINGS ACTUAL LOCATIONS, QUANTITIES, SIZES, AND SPECIES SHALL BE DETERMINED AND WILL BE PER CITY CODES.
2. ALL TREES USED WITHIN THIS PROJECT SHALL BE NURSERY GROWN. EXACT LOCATIONS AND QUANTITIES SHALL BE DETERMINED ON LANDSCAPE CONSTRUCTION DRAWINGS. ALL EXISTING TREES SHALL BE PROTECTED DURING CONSTRUCTION.
3. ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM.
4. ALL PLANT MATERIAL SHALL BE INSTALLED PER CITY REQUIREMENTS. PLANT MATERIAL INSTALLED WITHIN SIGHT DISTANCE TRIANGLES SHALL BE OF A SPECIES THAT DOES NOT GROW TO A HEIGHT OF MORE THAN 30" AND SHALL BE MAINTAINED PER CITY REQUIREMENTS.
5. ALL NON-TURF AREAS SHALL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE.
6. ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS AND STRUCTURES.
7. ADDITIONAL PLANT MATERIAL MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL NURSERIES AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME OF THIS PROJECT.



CONCEPTUAL LANDSCAPE PLAN

SCALE: 1"=30'-0"

PLANT SCHEDULE

| SYMBOL | BOTANICAL NAME                | COMMON NAME             | H'XW'X'C"    | SIZE       | QTY | COMMENTS                    |
|--------|-------------------------------|-------------------------|--------------|------------|-----|-----------------------------|
| TREES  |                               |                         |              |            |     |                             |
|        | Acacia willardiana            | Palo Blanco             | 6'x2'x5"     | 24" Gal.   | 15  | Standard Trunk              |
|        | Caesalpinia gilliesii         | Yellow Bird of Paradise | 6'x3.5'x1.0" | 24" Box    | 15  | Dense Canopy Multi Trunk    |
|        | Olea europaea 'Wilsoni'       | Fruitless Olive         | 8'x5'x2.5"   | 48" Box    | 3   | Dense Canopy Multi Trunk    |
|        | Phoenix dactylifera           | Date Palm               |              | 20' C.T.H. | 10  | Dense Canopy Matching Form  |
|        | Pistacia 'Red Push'           | Red Push Pistache       | 10'x5'x1.75" | 36" Box    | 5   | Diamond Cut Standard Trunk  |
|        | Pistacia 'Red Push'           | Red Push Pistache       | 14'x8'x3"    | 48" Box    | 9   | Dense Canopy Standard Trunk |
|        | Quercus virginiana 'Heritage' | Southern Live Oak       | 10'x5'x1.75" | 36" Box    | 5   | Dense Canopy Standard Trunk |
|        | Quercus virginiana 'Heritage' | Southern Live Oak       | 14'x6'x3"    | 48" Box    | 18  | Dense Canopy Standard Trunk |
|        | Sophora secundiflora          | Texas Mountain Laurel   | 6'x4'x2"     | 36" Box    | 3   | Dense Canopy Multi Trunk    |

\*Note: All trees planted in sight distance triangles need to be trimmed to 6' minimum clearance above adjacent finished grade at time of installation.

ACCENTS & VINES

|  |                                 |                         |         |    |             |
|--|---------------------------------|-------------------------|---------|----|-------------|
|  | Aloe x 'Blue Elf'               | Blue Elf Aloe           | 5-Gal   | 94 | As Per Plan |
|  | Aloe barbadensis                | Medicinal Aloe (Orange) | 5-Gal   | 80 | As Per Plan |
|  | Bignonia capreolata             | Tangerine Beauty        | 15-Gal  | 16 | As Per Plan |
|  | Chamaecrops humilis             | Mediterranean Fan Palm  | 24"-Box | 6  | As Per Plan |
|  | Hesperaloe parviflora           | Yellow Yucca            | 5-Gal   | 49 | As Per Plan |
|  | Hesperaloe hybrid 'Brakelights' | Dwarf Red Yucca         | 5-Gal   | 41 | As Per Plan |
|  | Pedilanthus macrocarpus         | Lady Slipper Plant      | 5-Gal   | 21 | As Per Plan |
|  | Portulacaria afra               | Elephant Food           | 5-Gal   | 4  | As Per Plan |

SHRUBS

|  |                                |                     |        |     |                                        |
|--|--------------------------------|---------------------|--------|-----|----------------------------------------|
|  | Dodonaea viscosa               | Purple Hopseed Bush | 15-Gal | 26  | 84" Min. Height Per Zoning Requirement |
|  | Eremophila hygrophana          | Blue Bells          | 5-Gal  | 195 | As Per Plan                            |
|  | Leucophyllum frutescens        | Lynn's Legacy Sage  | 5-Gal  | 14  | As Per Plan                            |
|  | Myrtus compacta                | Dwarf Myrtle        | 5-Gal  | 106 | As Per Plan                            |
|  | Ruellia peninsularis           | Baja Ruellia        | 5-Gal  | 67  | As Per Plan                            |
|  | Tecoma hybrid 'Bells of Fire'  | Bells of Fire       | 5-Gal  | 72  | As Per Plan                            |
|  | Tecoma hybrid 'Orange Jubilee' | Orange Jubilee      | 15-Gal | 17  | 84" Min. Height Per Zoning Requirement |

GROUND COVERS

|  |                          |                         |         |     |              |
|--|--------------------------|-------------------------|---------|-----|--------------|
|  | Callistemon 'Little Jem' | Dwarf Bottlebrush       | 1-Gal   | 68  | As Per Plan  |
|  | Lantana x 'New Gold'     | New Gold Lantana        | 1-Gal   | 38  | As Per Plan  |
|  | Lantana montevidensis    | Purple Trailing Lantana | 1-Gal   | 48  | As Per Plan  |
|  | Eremophila maculata      | Outback Sunrise         | 1-Gal   | 250 | As Per Plan  |
|  | Seasonal Annuals         | Seasonal Annuals        | 4" Pots | 322 | 8" On Center |

MISCELLANEOUS

|  |                        |                                                                                                                                                     |
|--|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
|  | DG                     | Decomposed Granite - (Size: 1/2" Screened - Color: Mahogany) 2" depth in all planting areas (typ) - \$25.150 SF.                                    |
|  | * SYNTHETIC TURF       | Synthetic Turf - EasyTurf Revolution Olive Lush or equal - \$2.750 SF.                                                                              |
|  | * SYN TURF & GRASSPAVE | Synthetic turf over Grasspave Permeable Pavers in Fire Lane w/ compacter base to meet Fire Lane Requirement (Per Chandler FD Detail 43) \$2.700 SF. |
|  |                        | 4" Extruded Concrete Header - QTY: 1360 LIN.FT.                                                                                                     |

NOTES:  
NOTES: All trees shall comply with the latest amended edition of the "Arizona Nursery Association - Recommended Tree Specifications". See Section 1903(6)(X)(a), Zoning Codes.

PLANT QUANTITY SCHEDULE

| LOCATION          | REQUIRED                             | PROVIDED |
|-------------------|--------------------------------------|----------|
| COMMON OPEN SPACE |                                      |          |
| TREES             | 1 24" Box Tree/6 Shrubs per 1,000 SF | 20       |
| SHRUBS            | 18                                   | 555      |
| RIGHT-OF-WAY      |                                      |          |
| TREES             | 1 Tree/6 Shrubs per 25 LF            | 39       |
| SHRUBS            | 132                                  | 280      |
| PARKING AREAS     |                                      |          |
| TREES             | 1 Tree/5 Shrubs per Planter          | 4        |
| SHRUBS            | 198                                  | 20       |

\*ADDITIONAL NOTE: Parking area plant quantities include off site islands at street parking along S. Nevada Street

STREET FRONTAGE REQ.

| LOCATION                    | REQUIRED                  | PROVIDED |
|-----------------------------|---------------------------|----------|
| E. Frye Road (332 L.F.)     |                           |          |
| TREES                       | 1 Tree/6 Shrubs per 30 LF | 14       |
| SHRUBS                      | 12                        | 100      |
| S. Nevada Street (490 L.F.) |                           |          |
| TREES                       | 1 Tree/6 Shrubs per 30 LF | 20       |
| SHRUBS                      | 17                        | 152      |



Collaborative V  
Design Studio Inc.  
7116 East 1st Ave.,  
Suite 103  
Scottsdale, Arizona  
85251  
office: 480-347-0590  
fax: 480-656-6012



EXPIRES 06 / 30 / 2025

LANDSCAPE IMPROVEMENTS

GRAYHAWK RESIDENCE AT CHANDLER

250 S. NEVADA STREET - CHANDLER, ARIZONA 85225

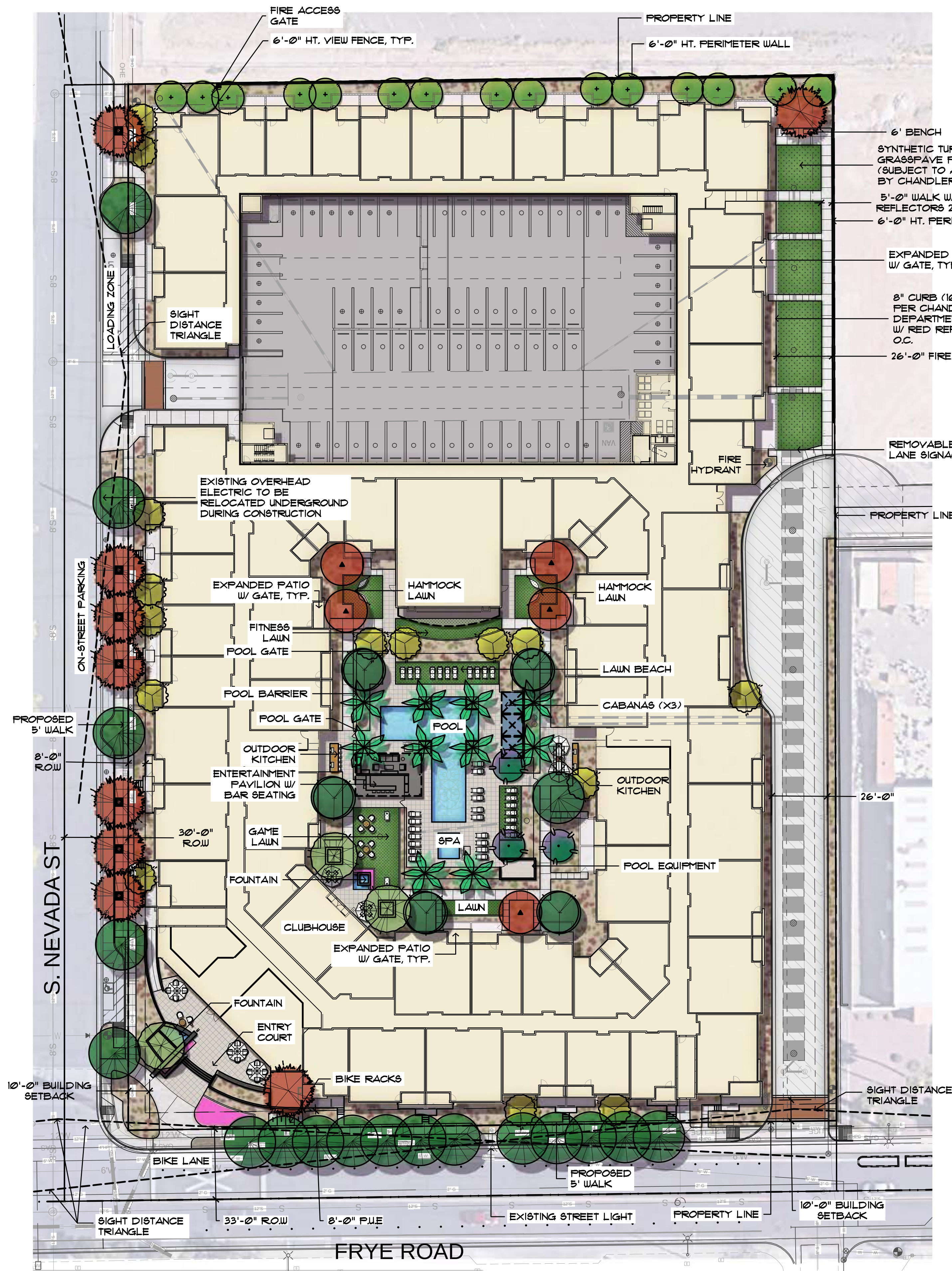
CONCEPTUAL LANDSCAPE PLAN

|              |                                                                                                                       |
|--------------|-----------------------------------------------------------------------------------------------------------------------|
| DESIGNED BY: | PV/SH                                                                                                                 |
| DRAWN BY:    | SH/HR                                                                                                                 |
| CHECKED BY:  | PV/MD                                                                                                                 |
| DATE:        | MAY 9, 2023                                                                                                           |
| REVISIONS:   | CITY COMMENTS<br>OCTOBER 5, 2023<br>SITE PLAN REVISION<br>OCTOBER 17, 2023<br>SITE PLAN REVISION<br>DECEMBER 14, 2023 |

GRAYHAWK RESIDENCES  
AT CHANDLER

CLS-1



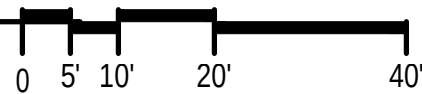


PLANT SCHEDULE

| SYMBOL                                                                                                                                                  | BOTANICAL NAME                         | COMMON NAME                                                                                                                              | H'XW'XC"      | SIZE       | QTY | COMMENTS                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|---------------|------------|-----|----------------------------------------|
| TREES                                                                                                                                                   |                                        |                                                                                                                                          |               |            |     |                                        |
|                                                                                                                                                         | Acacia willardiana                     | Palo Blanco                                                                                                                              | 6'x2'x5"      | 24" Gal.   | 15  | Standard Trunk                         |
|                                                                                                                                                         | Caesalpinia gilliesii                  | Yellow Bird of Paradise                                                                                                                  | 6'x3.5'x10"   | 24" Box    | 15  | Dense Canopy                           |
|                                                                                                                                                         | Olea europaea 'Wilsonii'               | Paradise                                                                                                                                 |               |            |     | Multi Trunk                            |
|                                                                                                                                                         | Olea europaea 'Wilsonii'               | Fruitless Olive                                                                                                                          | 8'x5'x2.5"    | 48" Box    | 3   | Dense Canopy                           |
|                                                                                                                                                         | Phoenix dactylifera                    | Date Palm                                                                                                                                |               | 20' C.T.H. | 10  | Multi Trunk                            |
|                                                                                                                                                         | Pistacia 'Red Push'                    | Date Palm                                                                                                                                |               |            |     | Matching Form                          |
|                                                                                                                                                         | Pistacia 'Red Push'                    | Red Push Pistache                                                                                                                        | 10'x5'x1.75"  | 36" Box    | 5   | Diamond Cut                            |
|                                                                                                                                                         | Pistacia 'Red Push'                    | Red Push Pistache                                                                                                                        | 14'x8'x3"     | 48" Box    | 3   | Standard Trunk                         |
|                                                                                                                                                         | Quercus virginiana 'Heritage'          | Red Push Pistache                                                                                                                        | 14'x8'x3"     | 48" Box    | 3   | Dense Canopy                           |
|                                                                                                                                                         | Quercus virginiana 'Heritage'          | Southern Live Oak                                                                                                                        | 10'x5'x1.75"  | 36" Box    | 5   | Standard Trunk                         |
|                                                                                                                                                         | Quercus virginiana 'Heritage'          | Southern Live Oak                                                                                                                        | 14'x6'x3"     | 48" Box    | 18  | Dense Canopy                           |
|                                                                                                                                                         | Quercus virginiana 'Heritage'          | Southern Live Oak                                                                                                                        | 14'x6'x3"     | 48" Box    | 18  | Standard Trunk                         |
|                                                                                                                                                         | Sophora secundiflora                   | Texas Mountain Laurel                                                                                                                    | 6'x4'x2"      | 36" Box    | 3   | Dense Canopy                           |
| * Note: All trees planted in sight distance triangles need to be trimmed to 6' minimum clearance above adjacent finished grade at time of installation. |                                        |                                                                                                                                          |               |            |     |                                        |
| ACCENTS & VINES                                                                                                                                         |                                        |                                                                                                                                          |               |            |     |                                        |
|                                                                                                                                                         | Aloe x 'Blue Elf'                      | Blue Elf Aloe                                                                                                                            |               | 5-Gal      | 94  | As Per Plan                            |
|                                                                                                                                                         | Aloe barbadensis                       | Medicinal Aloe (Orange)                                                                                                                  |               | 5-Gal      | 80  | As Per Plan                            |
|                                                                                                                                                         | Bignonia capreolata                    | Tangerine Beauty                                                                                                                         |               | 15-Gal     | 16  | As Per Plan                            |
|                                                                                                                                                         | Chamaecrops humilis                    | Tangerine Beauty                                                                                                                         |               |            |     | As Per Plan                            |
|                                                                                                                                                         | Chamaecrops humilis                    | Mediterranean Fan Palm                                                                                                                   |               | 24"-Box    | 6   | As Per Plan                            |
|                                                                                                                                                         | Hesperaloe parviflora                  | Mediterranean Fan Palm                                                                                                                   |               |            |     | As Per Plan                            |
|                                                                                                                                                         | Hesperaloe parviflora                  | Yellow Yucca                                                                                                                             |               | 5-Gal      | 49  | As Per Plan                            |
|                                                                                                                                                         | Hesperaloe hybrid 'Brake Lights'       | Yellow Yucca                                                                                                                             |               |            |     | As Per Plan                            |
|                                                                                                                                                         | Hesperaloe hybrid 'Brake Lights'       | Dwarf Red Yucca                                                                                                                          |               | 5-Gal      | 41  | As Per Plan                            |
|                                                                                                                                                         | Pedilanthus macrocarpus                | Dwarf Red Yucca                                                                                                                          |               |            |     | As Per Plan                            |
|                                                                                                                                                         | Pedilanthus macrocarpus                | Lady Slipper Plant                                                                                                                       |               | 5-Gal      | 21  | As Per Plan                            |
|                                                                                                                                                         | Portulacaria afra                      | Lady Slipper Plant                                                                                                                       |               |            |     | As Per Plan                            |
|                                                                                                                                                         | Portulacaria afra                      | Elephant Food                                                                                                                            |               | 5-Gal      | 4   | As Per Plan                            |
| SHRUBS                                                                                                                                                  |                                        |                                                                                                                                          |               |            |     |                                        |
|                                                                                                                                                         | Dodonaea viscosa 'Purpurea'            | Elephant Food                                                                                                                            |               |            |     | As Per Plan                            |
|                                                                                                                                                         | Dodonaea viscosa 'Purpurea'            | Purple Hopseed Bush                                                                                                                      |               | 15-Gal     | 26  | 84" Min. Height Per Zoning Requirement |
|                                                                                                                                                         | Eremophila hygrophana                  | Purple Hopseed Bush                                                                                                                      |               |            |     | As Per Plan                            |
|                                                                                                                                                         | Eremophila hygrophana                  | Blue Bells                                                                                                                               |               | 5-Gal      | 195 | As Per Plan                            |
|                                                                                                                                                         | Leucophyllum frutescens 'Lynne Legacy' | Blue Bells                                                                                                                               |               |            |     | As Per Plan                            |
|                                                                                                                                                         | Leucophyllum frutescens 'Lynne Legacy' | Lynne's Legacy Sage                                                                                                                      |               | 5-Gal      | 14  | As Per Plan                            |
|                                                                                                                                                         | Myrtus compacta                        | Lynne's Legacy Sage                                                                                                                      |               |            |     | As Per Plan                            |
|                                                                                                                                                         | Myrtus compacta                        | Dwarf Myrtle                                                                                                                             |               | 5-Gal      | 106 | As Per Plan                            |
|                                                                                                                                                         | Ruellia peninsularis                   | Dwarf Myrtle                                                                                                                             |               |            |     | As Per Plan                            |
|                                                                                                                                                         | Ruellia peninsularis                   | Baja Ruellia                                                                                                                             |               | 5-Gal      | 67  | As Per Plan                            |
|                                                                                                                                                         | Tecoma hybrid 'Bells of Fire'          | Baja Ruellia                                                                                                                             |               |            |     | As Per Plan                            |
|                                                                                                                                                         | Tecoma hybrid 'Bells of Fire'          | Bells of Fire                                                                                                                            |               | 5-Gal      | 12  | As Per Plan                            |
|                                                                                                                                                         | Tecoma hybrid 'Orange Jubilee'         | Bells of Fire                                                                                                                            |               |            |     | As Per Plan                            |
|                                                                                                                                                         | Tecoma hybrid 'Orange Jubilee'         | Orange Jubilee                                                                                                                           |               | 15-Gal     | 17  | 84" Min. Height Per Zoning Requirement |
| GROUND COVERS                                                                                                                                           |                                        |                                                                                                                                          |               |            |     |                                        |
|                                                                                                                                                         | Callistemon 'Little John'              | Orange Jubilee                                                                                                                           |               |            |     | As Per Plan                            |
|                                                                                                                                                         | Callistemon 'Little John'              | Dwarf Bottlebrush                                                                                                                        |               | 1-Gal      | 68  | As Per Plan                            |
|                                                                                                                                                         | Lantana x 'New Gold'                   | Dwarf Bottlebrush                                                                                                                        |               |            |     | As Per Plan                            |
|                                                                                                                                                         | Lantana x 'New Gold'                   | New Gold Lantana                                                                                                                         |               | 1-Gal      | 38  | As Per Plan                            |
|                                                                                                                                                         | Lantana montevidensis                  | New Gold Lantana                                                                                                                         |               |            |     | As Per Plan                            |
|                                                                                                                                                         | Lantana montevidensis                  | Purple Trailing Lantana                                                                                                                  |               | 1-Gal      | 48  | As Per Plan                            |
|                                                                                                                                                         | Eremophila maculata                    | Purple Trailing Lantana                                                                                                                  |               |            |     | As Per Plan                            |
|                                                                                                                                                         | Eremophila maculata                    | Outback Sunrise                                                                                                                          |               | 1-Gal      | 250 | As Per Plan                            |
|                                                                                                                                                         | Seasonal Annuals                       | Outback Sunrise                                                                                                                          |               |            |     | As Per Plan                            |
|                                                                                                                                                         | Seasonal Annuals                       | Seasonal Annuals                                                                                                                         |               | 4" Pots    | 322 | 8" On Center                           |
| MISCELLANEOUS                                                                                                                                           |                                        |                                                                                                                                          |               |            |     |                                        |
|                                                                                                                                                         | DG                                     | Decomposed Granite - (Size: 1/2" Screened - Color: Mahogany) 2" depth in all planting areas (typ) -                                      | \$25.75 @ 9F. |            |     |                                        |
|                                                                                                                                                         | SYNTHETIC TURF                         | Synthetic Turf - EasyTurf Revolution Olive Lush or equal -                                                                               | \$2.75 @ 9F.  |            |     |                                        |
|                                                                                                                                                         | SYN TURF + GRASPAVE                    | Synthetic turf over Graspave Permeable Pavers in Fire Lane w/ compactor base to meet Fire Lane Requirement (Per Chandler FD Detail 43) - | \$2.10 @ 9F.  |            |     |                                        |

RENDERED LANDSCAPE PLAN

SCALE: 1"=30'-0"



Collaborative V  
Design Studio Inc.  
7116 East 1st Ave.,  
Suite 103  
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85251  
office: 480-347-0590  
fax: 480-656-6012



EXPIRES 06 / 30 / 2025

LANDSCAPE IMPROVEMENTS  
GRAYHAWK RESIDENCE AT CHANDLER  
250 S. NEVADA STREET - CHANDLER, ARIZONA 85225

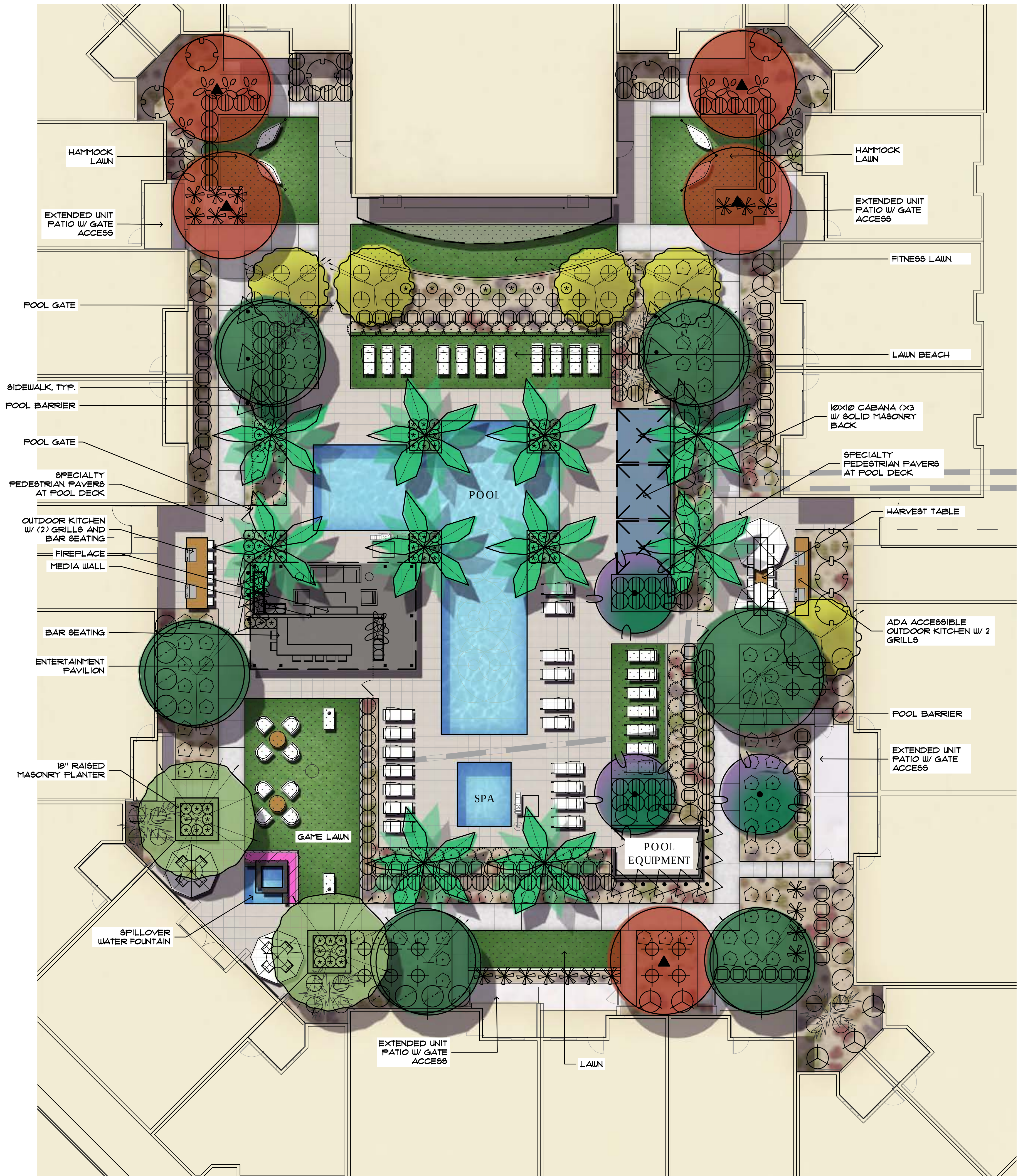
RENDERED LANDSCAPE PLAN

|              |                                                                                                                       |
|--------------|-----------------------------------------------------------------------------------------------------------------------|
| DESIGNED BY: | PV/SH                                                                                                                 |
| DRAWN BY:    | SH/HR                                                                                                                 |
| CHECKED BY:  | PV/MD                                                                                                                 |
| DATE:        | MAY 9, 2023                                                                                                           |
| REVISIONS:   | CITY COMMENTS<br>OCTOBER 5, 2023<br>SITE PLAN REVISION<br>OCTOBER 17, 2023<br>SITE PLAN REVISION<br>DECEMBER 14, 2023 |

GRAYHAWK RESIDENCES  
AT CHANDLER

CLS-2





PLANT SCHEDULE

| SYMBOL | BOTANICAL NAME                | COMMON NAME             | H'XW'XC"     | SIZE       | QTY | COMMENTS                    |
|--------|-------------------------------|-------------------------|--------------|------------|-----|-----------------------------|
| TREES  |                               |                         |              |            |     |                             |
|        | Acacia willardiana            | Palo Blanco             | 6'x2'x5"     | 24" Gal.   | 15  | Standard Trunk              |
|        | Caesalpinia gilliesii         | Yellow Bird of Paradise | 6'x3.5'x10"  | 24" Box    | 15  | Dense Canopy Multi Trunk    |
|        | Olea europaea 'Wilsoni'       | Fruitless Olive         | 8'x5'x2.5"   | 48" Box    | 3   | Dense Canopy Multi Trunk    |
|        | Phoenix dactylifera           | Date Palm               |              | 20' C.T.H. | 10  | Dense Canopy Matching Form  |
|        | Pistacia 'Red Push'           | Red Push Pistache       | 10'x5'x1.75" | 36" Box    | 5   | Diamond Cut Standard Trunk  |
|        | Pistacia 'Red Push'           | Red Push Pistache       | 14'x8'x3"    | 48" Box    | 9   | Dense Canopy Standard Trunk |
|        | Quercus virginiana 'Heritage' | Southern Live Oak       | 10'x5'x1.75" | 36" Box    | 5   | Dense Canopy Standard Trunk |
|        | Quercus virginiana 'Heritage' | Southern Live Oak       | 14'x6'x3"    | 48" Box    | 18  | Dense Canopy Standard Trunk |
|        | Sophora secundiflora          | Texas Mountain Laurel   | 6'x4'x2"     | 36" Box    | 3   | Dense Canopy Multi Trunk    |

\*Note: All trees planted in sight distance triangles need to be trimmed to 6' minimum clearance above adjacent finished grade at time of installation.

ACCENTS & VINES

|  |                                  |                         |         |    |             |
|--|----------------------------------|-------------------------|---------|----|-------------|
|  | Aloe x 'Blue Elf'                | Blue Elf Aloe           | 5-Gal   | 94 | As Per Plan |
|  | Aloe barbadensis                 | Medicinal Aloe (Orange) | 5-Gal   | 80 | As Per Plan |
|  | Bignonia capreolata              | Tangerine Beauty        | 15-Gal  | 16 | As Per Plan |
|  | Chamaecrops humilis              | Mediterranean Fan Palm  | 24"-Box | 6  | As Per Plan |
|  | Hesperaloe parviflora            | Yellow Yucca            | 5-Gal   | 49 | As Per Plan |
|  | Hesperaloe hybrid 'Brake Lights' | Dwarf Red Yucca         | 5-Gal   | 41 | As Per Plan |
|  | Pedilanthus macrocarpus          | Lady Slipper Plant      | 5-Gal   | 21 | As Per Plan |
|  | Portulacaria afra                | Elephant Food           | 5-Gal   | 4  | As Per Plan |

SHRUBS

|  |                                        |                     |        |     |                                        |
|--|----------------------------------------|---------------------|--------|-----|----------------------------------------|
|  | Dodonaea viscosa 'Purpurea'            | Purple Hopseed Bush | 15-Gal | 26  | 84" Min. Height Per Zoning Requirement |
|  | Eremophila hygrophana                  | Blue Bells          | 5-Gal  | 195 | As Per Plan                            |
|  | Leucophyllum frutescens 'Lynne Legacy' | Lynne's Legacy Sage | 5-Gal  | 14  | As Per Plan                            |
|  | Myrtus compacta                        | Dwarf Myrtle        | 5-Gal  | 106 | As Per Plan                            |
|  | Ruellia peninsularis                   | Baja Ruellia        | 5-Gal  | 67  | As Per Plan                            |
|  | Tecoma hybrid 'Bells of Fire'          | Bells of Fire       | 5-Gal  | 12  | As Per Plan                            |
|  | Tecoma hybrid 'Orange Jubilee'         | Orange Jubilee      | 15-Gal | 17  | 84" Min. Height Per Zoning Requirement |

GROUND COVERS

|  |                           |                         |         |     |              |
|--|---------------------------|-------------------------|---------|-----|--------------|
|  | Callistemon 'Little John' | Dwarf Bottlebrush       | 1-Gal   | 68  | As Per Plan  |
|  | Lantana x 'New Gold'      | New Gold Lantana        | 1-Gal   | 38  | As Per Plan  |
|  | Lantana montevidensis     | Purple Trailing Lantana | 1-Gal   | 48  | As Per Plan  |
|  | Eremophila maculata       | Outback Sunrise         | 1-Gal   | 250 | As Per Plan  |
|  | Seasonal Annuals          | Seasonal Annuals        | 4" Pots | 322 | 8" On Center |

MISCELLANEOUS

|                      |                                                                                                                                                                 |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DG                   | Decomposed Granite - (Size: 1/2" screened - Color: Mahogany) 2" depth in all planting areas (typ) - <del>\$25.75 @ 9F.</del>                                    |
| SYNTHETIC TURF       | Synthetic Turf - EasyTurf Revolution Olive Lush or equal - <del>\$2.75 @ 9F.</del>                                                                              |
| SYN TURF + GRASSPAVE | Synthetic turf over Grasspave Permeable Pavers in Fire Lane w/ compactor base to meet Fire Lane Requirement (Per Chandler FD Detail 43) <del>\$2.75 @ 9F.</del> |

4" Extruded Concrete Header- QTY: ~~\$36 @ LIN. FT.~~

NOTES:

NOTES: All trees shall comply with the latest amended edition of the "Arizona Nursery Association - Recommended Tree Specifications". See Section 1903(6)(a), Zoning Code.



Collaborative V Design Studio Inc. 7116 East 1st Ave., Suite 103 Scottsdale, Arizona 85251 office: 480-347-0590 fax: 480-656-6012



EXPIRES 06 / 30 / 2025

LANDSCAPE IMPROVEMENTS  
GRAYHAWK RESIDENCE AT CHANDLER  
250 S. NEVADA STREET - CHANDLER, ARIZONA 85225

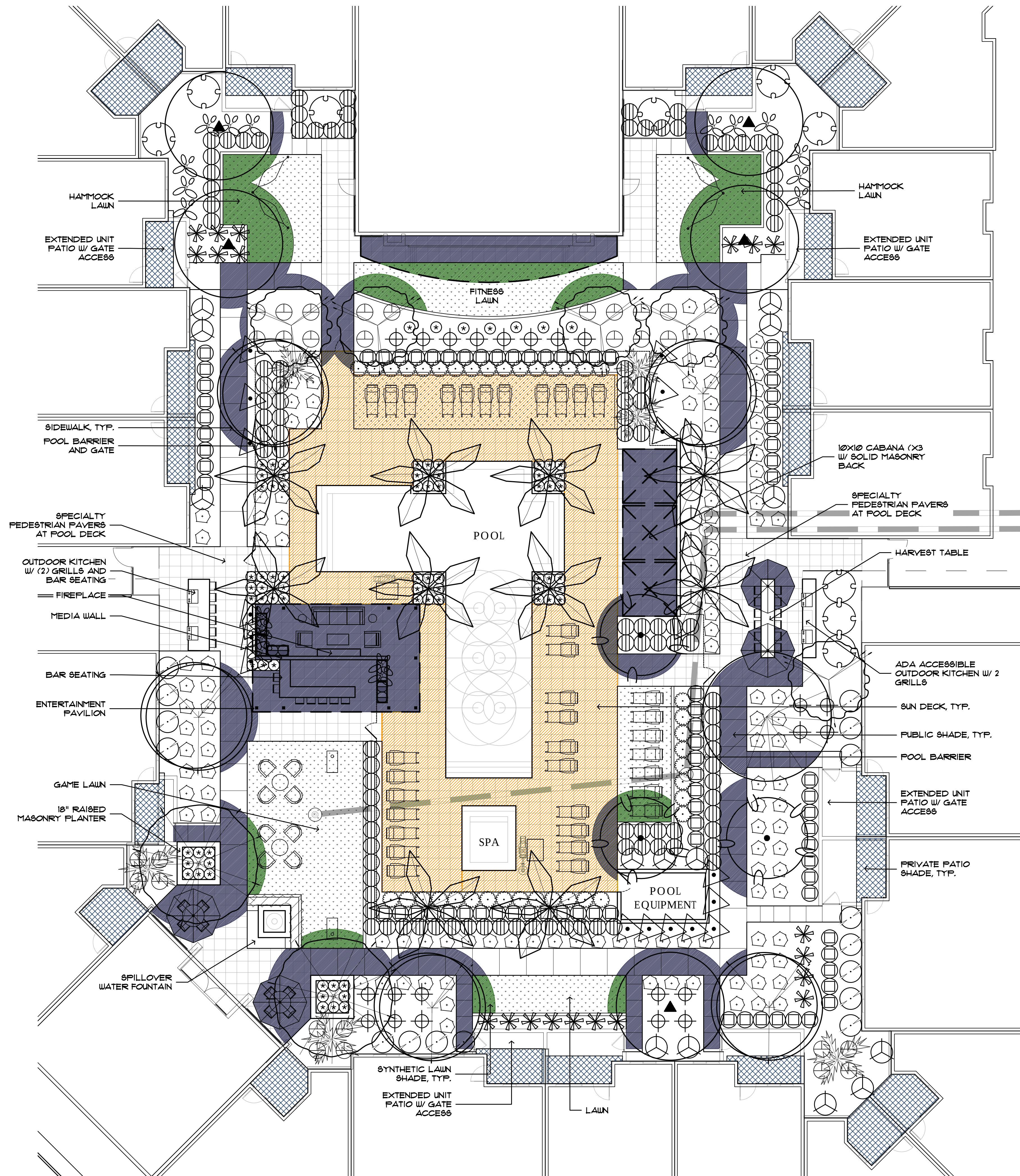
|              |                    |
|--------------|--------------------|
| DESIGNED BY: | PV/SH              |
| DRAWN BY:    | SH/HR              |
| CHECKED BY:  | PV/MD              |
| DATE:        | MAY 9, 2023        |
| REVISIONS:   | CITY COMMENTS      |
|              | OCTOBER 5, 2023    |
|              | SITE PLAN REVISION |
|              | OCTOBER 17, 2023   |
|              | SITE PLAN REVISION |
|              | DECEMBER 14, 2023  |

GRAYHAWK RESIDENCES AT CHANDLER

CLS-3

3 OF 8





PUBLIC SHADE STUDY DATA TABLE

|                                     |                     |
|-------------------------------------|---------------------|
| PUBLIC WALKS/PATIOS/POOL DECK AREA  | 9,510 SQ. FT.       |
| SYNTHETIC LAWN AREA                 | 2,150 SQ. FT.       |
| TOTAL HARDSCAPE AREA                | 12,320 SQ. FT.      |
| PUBLIC WALKS/PATIOS/POOL DECK SHADE | 2,965 SQ. FT. (31%) |
| SYNTHETIC LAWN SHADE                | 165 SQ. FT. (29%)   |
| TOTAL HARDSCAPE SHADE               | 3,130 SQ. FT. (30%) |

PUBLIC SHADE STUDY DATA TABLE 2\*

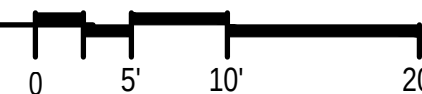
|                                                           |                     |
|-----------------------------------------------------------|---------------------|
| PUBLIC WALKS/PATIOS/POOL DECK AREA                        | 6,915 SQ. FT.       |
| SYNTHETIC LAWN AREA                                       | 2,265 SQ. FT.       |
| TOTAL HARDSCAPE AREA                                      | 9,240 SQ. FT.       |
| PUBLIC WALKS/PATIOS/POOL DECK SHADE                       | 2,965 SQ. FT. (43%) |
| SYNTHETIC LAWN SHADE                                      | 165 SQ. FT. (34%)   |
| TOTAL HARDSCAPE SHADE                                     | 3,130 SQ. FT. (40%) |
| *TABLE 2 EXCLUDED 3,080 SQ. FT. SUN DECK INSIDE POOL AREA |                     |

PRIVATE SHADE STUDY DATA TABLE

|                                     |                     |
|-------------------------------------|---------------------|
| 1ST FLOOR INTERIOR UNIT PATIO AREA  | 2,108 SQ. FT.       |
| 1ST FLOOR INTERIOR UNIT PATIO SHADE | 1,114 SQ. FT. (81%) |

COURTYARD SHADE STUDY

SCALE: 1"=10'-0"



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EXPIRES 06 / 30 / 2025

LANDSCAPE IMPROVEMENTS  
GRAYHAWK RESIDENCE AT CHANDLER  
250 S. NEVADA STREET - CHANDLER, ARIZONA 85225

COURTYARD SHADE STUDY

|              |                                                                                                                       |
|--------------|-----------------------------------------------------------------------------------------------------------------------|
| DESIGNED BY: | PV/SH                                                                                                                 |
| DRAWN BY:    | SH/HR                                                                                                                 |
| CHECKED BY:  | PV/MD                                                                                                                 |
| DATE:        | MAY 9, 2023                                                                                                           |
| REVISIONS:   | CITY COMMENTS<br>OCTOBER 5, 2023<br>SITE PLAN REVISION<br>OCTOBER 17, 2023<br>SITE PLAN REVISION<br>DECEMBER 14, 2023 |

GRAYHAWK RESIDENCES  
AT CHANDLER

CLS-4



LANDSCAPE IMPROVEMENTS  
**GRAYHAWK RESIDENCE AT CHANDLER**  
250 S. NEVADA STREET - CHANDLER, ARIZONA 85225

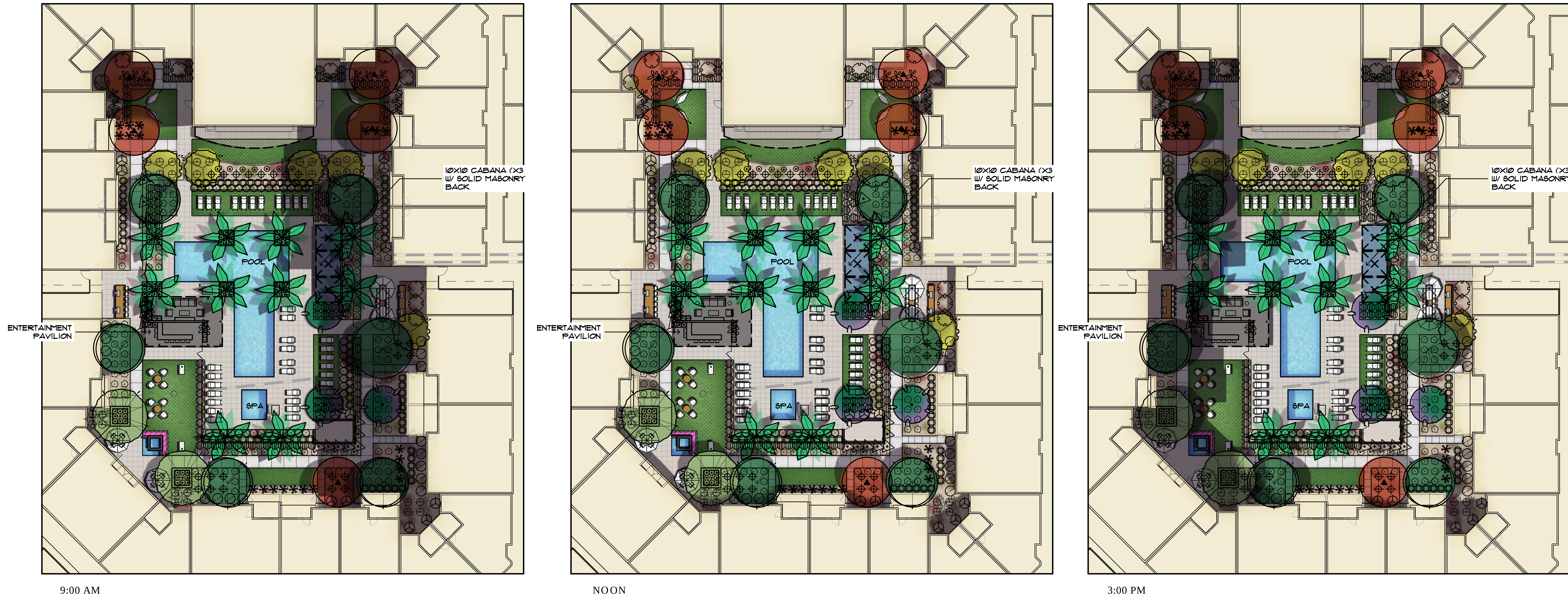
|              |                                                                                                                       |
|--------------|-----------------------------------------------------------------------------------------------------------------------|
| DESIGNED BY: | PV/SH                                                                                                                 |
| DRAWN BY:    | SH/HR                                                                                                                 |
| CHECKED BY:  | PV/MD                                                                                                                 |
| DATE:        | MAY 9, 2023                                                                                                           |
| REVISIONS:   | CITY COMMENTS<br>OCTOBER 5, 2023<br>SITE PLAN REVISION<br>OCTOBER 17, 2023<br>SITE PLAN REVISION<br>DECEMBER 14, 2023 |

GRAYHAWK RESIDENCES  
AT CHANDLER

**CLS-5**

3 OF 8

COURTYARD SHADE STUDY (INCLUDING BUILDING)





- (1) LANDSCAPE AREA
- (2) STANDARD GRAY CONCRETE - **VEHICULAR**  
FINISH: MEDIUM BROOM FINISH  
CONTRACTOR TO PROVIDE SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION.
- (3) SPECIALTY PEDESTRIAN PAVEMENT - **PEDESTRIAN**  
16"X16" ARTISTIC PAVEMENT COLOR: BISCUITI FINISH: POLISHED  
PATTERN: STACKED BOND
- (4) SYNTHETIC TURF W/ 4" CONCRETE HEADER  
AZ ARTIFICIAL LAWNS CO. -  
CORONADO PLATINUM OR APPROVED EQUAL.
- (5) SYNTHETIC TURF OVER GRASSPAVE PAVEMENTS W/ 8" CONCRETE HEAD  
10" DEEP PER CITY OF CHANDLER FIRE DEPARTMENT, DETAIL 43:  
**VEHICULAR** COMPACTED BASE TO MEET FIRE LANE REQUIREMENT
- (6) TREE GRATE - PRODUCT TO BE ADA COMPLIANT - **1 TOTAL**
- (7) 10'X10' RESORT CABANAS W/ WOOD SLAT BACK BY ACADEMY
- (8) ENTRY COURTYARD WATER FEATURE
- (9) POOL AREA WATER FEATURE
- (10) OUTDOOR KITCHEN
- (11) HARVEST TABLE
- (12) ENTERTAINMENT PAVILION W/ MEDIA WALL AND FIREPLACE
- (13) ADA SPA/POOL LIFT
- (14) ADA RAMP
- (15) ACCENT PLANTERS (6 TOTAL)
- (16) POOL EQUIPMENT ENCLOSURE
- (17) HAMMOCKS (4 TOTAL)
- (18) 6' BENCH (3 TOTAL)
- (19) STAIRS W/ HANDRAIL
- (20) RAISED MASONRY PLANTER
- (21) 5' TUBULAR STEEL POOL BARRIER/GATES (5) TO COMPLY WITH  
MARICOPA COUNTY POOL CODE - SEE BELOW
- (22) BIKE RACKS
- (23) 6' PERIMETER WALL - SEE RIGHT
- (24) 6' VIEW FENCE W/ GATE - SEE RIGHT
- (25) SPECIALTY PAVING - **VEHICULAR**  
BELGARD HOLLAND STONE COLOR: SIERRA  
PATTERN: RUNNING BOND (PERPENDICULAR TO TRAFFIC)  
INSTALLED PER MANUFACTURER DETAIL FOR HEAVY VEHICULAR  
APPLICATION (FIRE LANE)
- (26) 12" CONCRETE APRON TO TERMINATE VEHICULAR PAVEMENTS

|                                                                                    |                                                       |
|------------------------------------------------------------------------------------|-------------------------------------------------------|
|   | 6" SOLID PERIMETER WALL (SEE ELEVATION 1 BELOW)       |
|   | FULL VIEW FENCE AND GATE (SEE ELEVATION 1 BELOW)      |
|   | 5' TUBULAR STEEL POOL BARRIER (SEE ELEVATION 2 BELOW) |
|  | POOL CODE COMPLIANT GATE (SEE ELEVATION 2 BELOW)      |



1. INSTALL ALL EQUIPMENT AND HARDSCAPE PER MANUFACTURER'S SPECIFICATIONS AND DETAILS.
2. COORDINATE HORIZONTAL CONTROL AND LAYOUT OF ALL HARDSCAPE ELEMENTS WITH ARCHITECTURE PLANS, CIVIL PLANS AND SURVEY CREDITED TO THE PROJECT ARCHITECT OR LANDSCAPE ARCHT.
3. ALL CONCRETE SIDEWALKS AND PLAZA SURFACE SLOPES ARE NOT TO EXCEED 5% OR 3% CROSS SLOPE
4. ON NOTIFICATION OF LANDSCAPE ARCHITECT OF ANY DISCREPANCIES AND/OR CONFLICTS BETWEEN LAYOUT AND DIMENSIONS SHOWN ON PLANS.





**LANDSCAPE IMPROVEMENTS**  
**GRAYHAWK RESIDENCE AT CHANDLER**  
 250 S. NEVADA STREET - CHANDLER, ARIZONA 85225

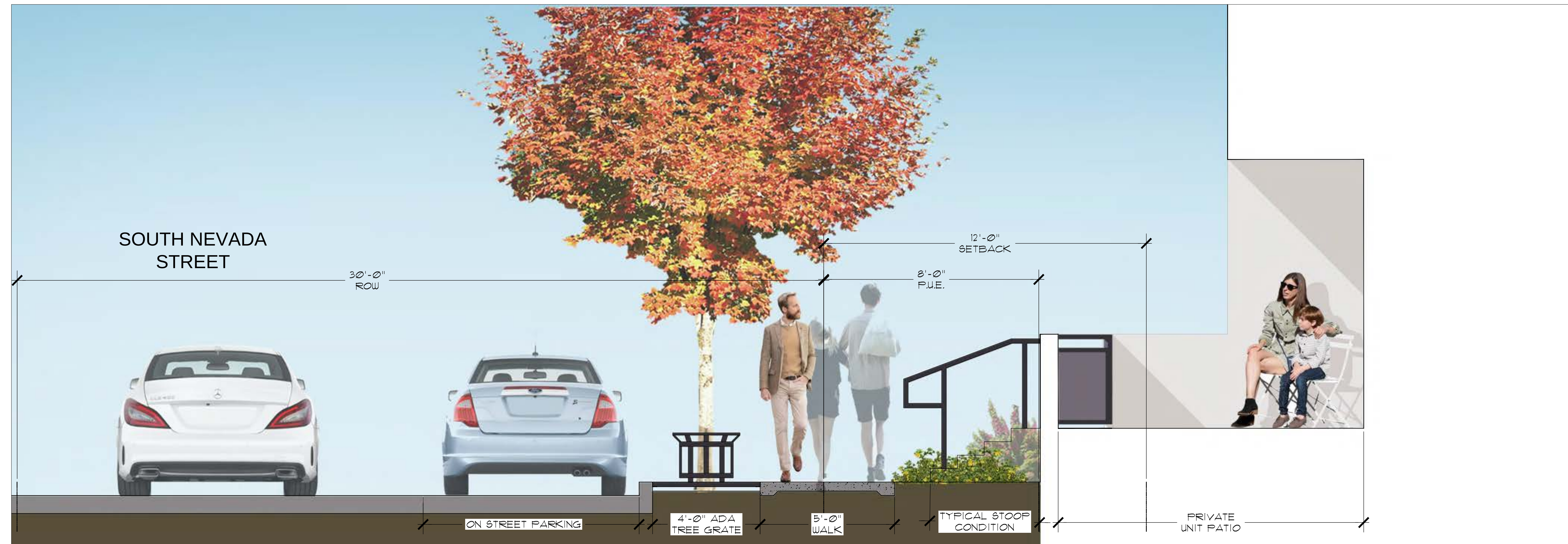
STREETSCAPE SECTIONS

|              |                    |
|--------------|--------------------|
| DESIGNED BY: | PV/SH              |
| DRAWN BY:    | SH/HR              |
| CHECKED BY:  | PV/MD              |
| DATE:        | MAY 9, 2023        |
| REVISIONS:   | CITY COMMENTS      |
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|              | SITE PLAN REVISION |
|              | OCTOBER 17, 2023   |
|              | SITE PLAN REVISION |
|              | DECEMBER 14, 2023  |

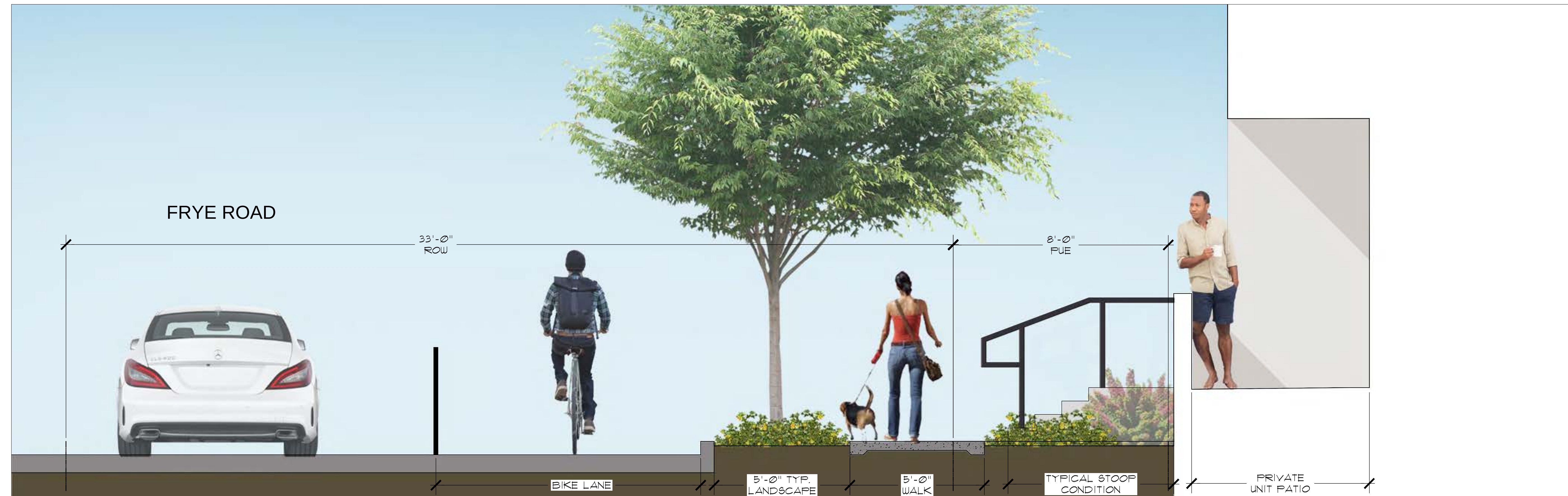
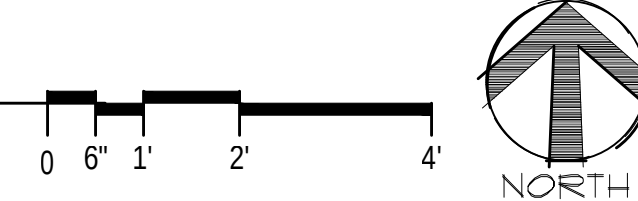
GRAYHAWK RESIDENCES  
AT CHANDLER

**CLS-7**

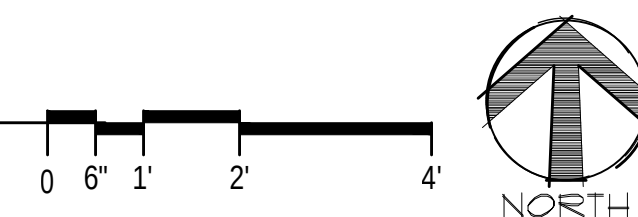
7 OF 8



**SOUTH NEVADA STREET SECTION**  
SCALE: 1/2" = 1'-0"



**FRYE ROAD SECTION**  
SCALE: 1/2" = 1'-0"







PEDESTRIAN ACCENT PAVING  
16"X16" ARTISTIC PAYER -BISCOTTI



SYNTHETIC TURF  
CORONADO PLATINUM



VEHICULAR ACCENT PAVING  
BELGARD HOLLAND STONE - SIERRA BLEND

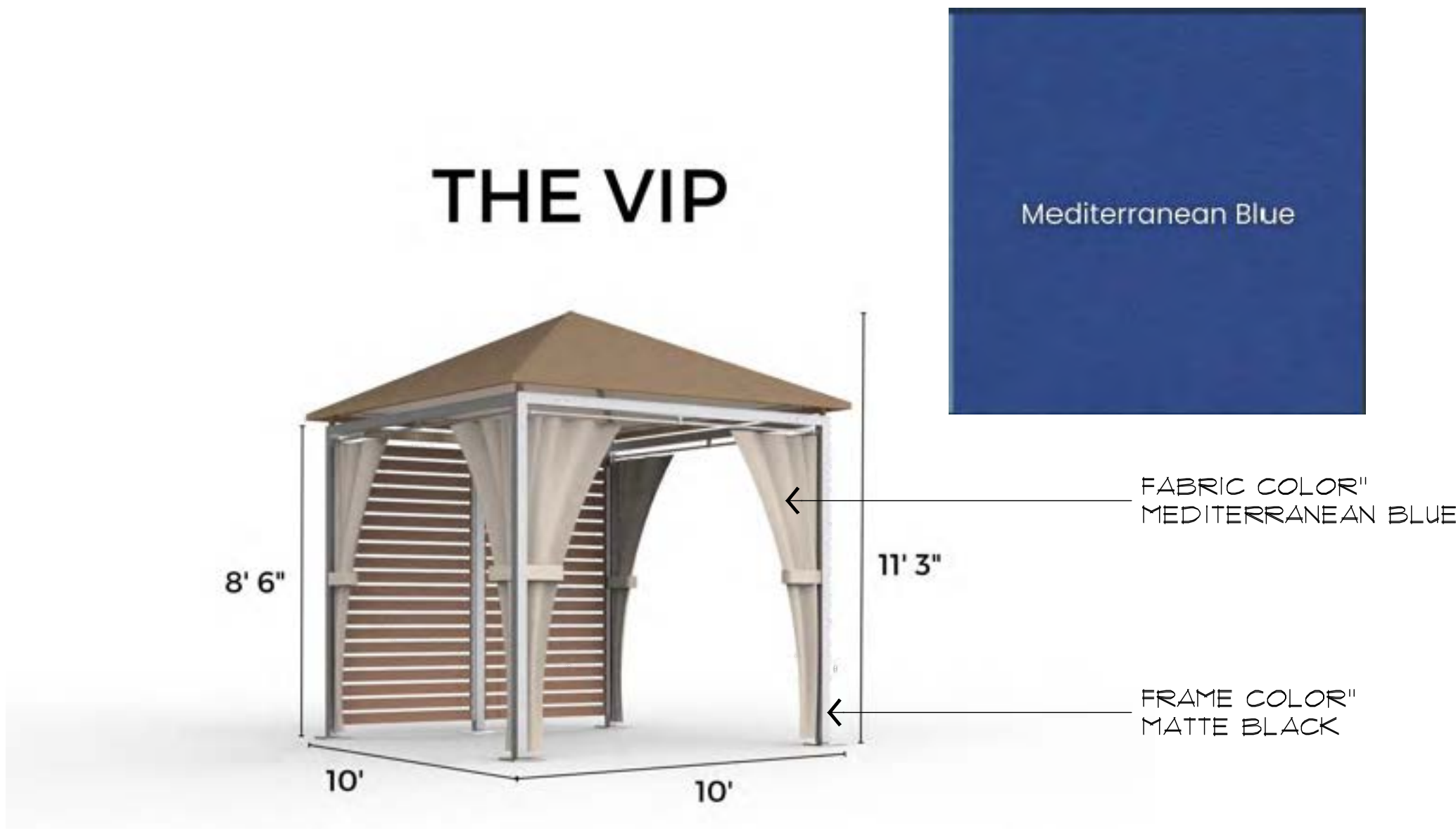


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EXPIRES 06 / 30 / 2025

LANDSCAPE IMPROVEMENTS  
GRAYHAWK RESIDENCE AT CHANDLER  
250 S. NEVADA STREET - CHANDLER, ARIZONA 85225



BASE MODEL

Dimension (Base to Spreader):  
10' x 10' x 8' 6" H  
Dimension (Base to Peak Roof):  
10' x 10' x 11' 3" H  
Total Shipping Weight: 578 lbs

ADDITIONAL STANDARD SIZES

8' x 8' x 8' 6" H (Base to Spreader)  
8' x 8 x 11' 3" H (Base to Peak Roof)  
12' x 12' x 8' 6" H (Base to Spreader)  
12' x 12 x 11' 3" H (Base to Peak Roof)  
Custom Sizes Available



10'X10' RESORT CABANA  
ACADEMY DESIGN - VIP MODEL



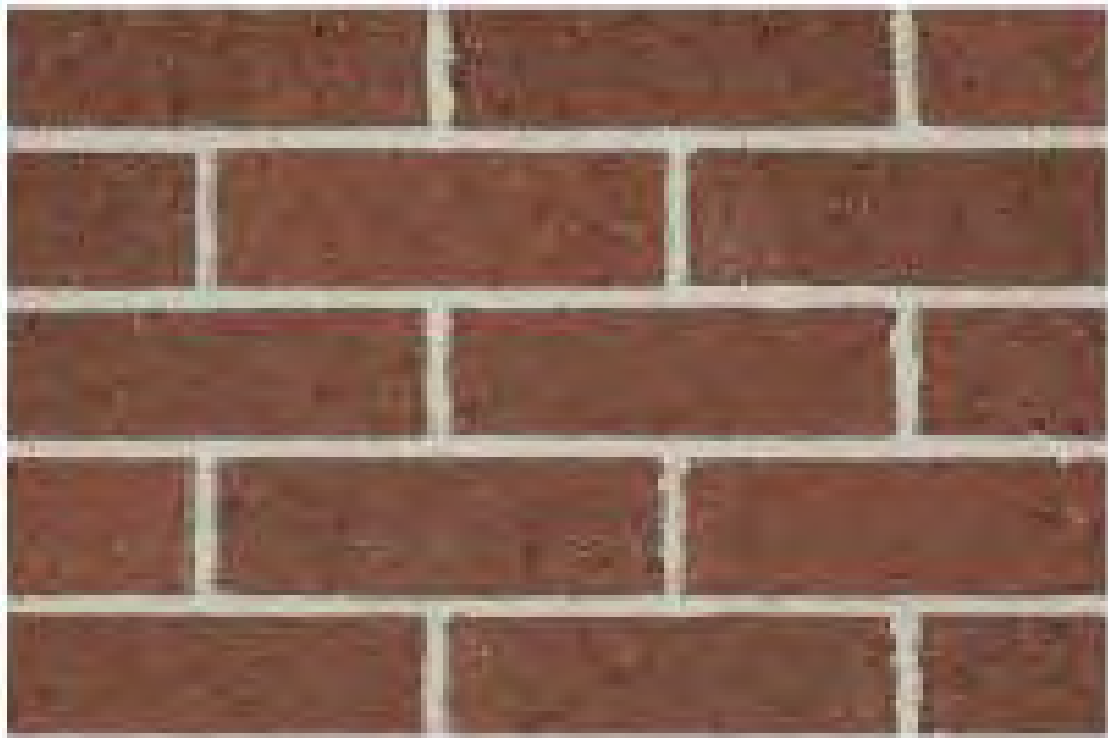
STANDARD GRAY CONCRETE CAP, SQUARE



PAINTED METAL TO MATCH ARCHITECTURE  
COLOR: DUNN EDWARDS "DARK ENGINE" DE6350 -MATTE



PAINTED STUCCO TO MATCH ARCHITECTURE  
COLOR: DUNN EDWARDS "CHAPARRAL" DEC145



BRICK VENEER TO MATCH ARCHITECTURE  
COLOR: BELDEN "ROYAL RED"

WALLS, FENCES & RAISED PLANTER MATERIAL PALETTE

MATERIAL BOARD

|              |                                                                                                                       |
|--------------|-----------------------------------------------------------------------------------------------------------------------|
| DESIGNED BY: | PV/SH                                                                                                                 |
| DRAWN BY:    | SH/HR                                                                                                                 |
| CHECKED BY:  | PV/MD                                                                                                                 |
| DATE:        | MAY 9, 2023                                                                                                           |
| REVISIONS:   | CITY COMMENTS<br>OCTOBER 5, 2023<br>SITE PLAN REVISION<br>OCTOBER 17, 2023<br>SITE PLAN REVISION<br>DECEMBER 14, 2023 |

GRAYHAWK RESIDENCES  
AT CHANDLER

CLS-8













**To:** Taylor Tryhus  
DRI Land, Inc.

**From:** Shelly Sorensen, PE, PTOE

**Job Number:** 22.5321.001

**RE:** Grayhawk Residences at Chandler  
Traffic Statement

**Date:** December 14, 2023



## INTRODUCTION

Lochay, LLC (Lōkahi) has prepared a Traffic Statement for the proposed Grayhawk Residences at Chandler development, located at 250 S. Nevada Street in Chandler, Arizona. See **Figure 1** for the vicinity map.

The proposed Grayhawk Residences at Chandler development will be comprised of 253 multi-family dwelling units (DU). Of which, there will be 36 studio, 117 one-bedroom, 90 two-bedroom, and 10 three-bedroom units. See **Attachment A** and **Figure 2** for the site plan.



**Figure 1 - Vicinity Map**

The objective of this Traffic Statement is to analyze the proposed development's traffic related impacts to the adjacent roadway network.







## EXISTING CONDITIONS

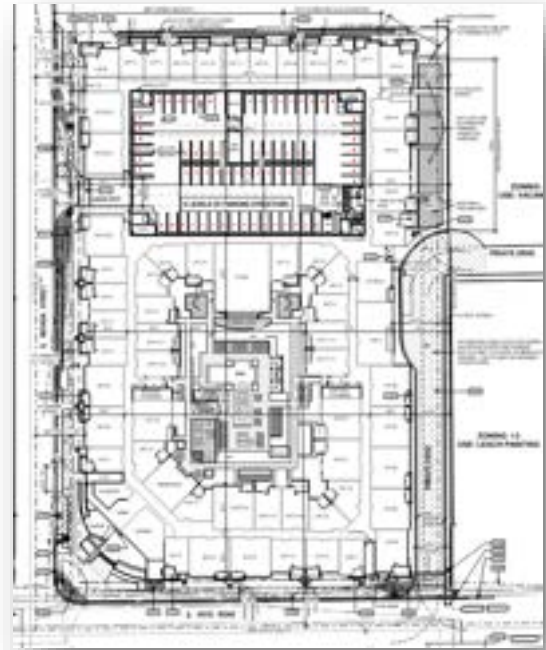
The proposed development is bound by Frye Road to the south, Chandler Unified School District to the north, Chandler Unified School District and MRD Leach Gentile LLC to the east and Nevada Street to the west.

According to the Maricopa County Assessor's website, the current site is comprised of one (1) parcel zoned for Industrial District (I-2). This district is primarily intended to accommodate industries involving manufacturing, assembling, warehousing, etc., of medium intensity and including supporting commercial uses. The approximate 3.7-acre site is currently vacant. See **Attachment B** for Maricopa County Assessor's parcel information.

**Frye Road** is an east-west roadway that provides one (1) through lane in each direction of travel. According to the *Chandler Transportation Master Plan 2019 Update*, Frye Road is classified as a local street, within the study area. According to the *City of Chandler 2022 Segment Traffic Volumes map*, an Average Weekday Traffic volume of 7,600 vehicles per day (vpd) was recorded along Frye Road, between Arizona Avenue and McQueen Road. Bike lanes are provided on both sides of Frye Road. There is a posted speed limit of 35 miles per hour (mph).

**Nevada Street** is a north-south roadway that provides one (1) through lane in each direction of travel, within the study area. According to the *Chandler Transportation Master Plan 2019 Update*, Frye Road is classified as a local street, within the study area. There is a posted speed limit of 25 mph.

**Hidalgo Road** is a north-south roadway that provides one (1) through lane in each direction of travel, within the study area. According to the *Chandler Transportation Master Plan 2019 Update*, Frye Road is classified as a local street, within the study area. There is a posted speed limit of 25 mph.



**Figure 2 – Site Plan**





PROPOSED DEVELOPMENT

The proposed Grayhawk Residences at Chandler development will be comprised of 253 multi-family DU. Of the 253 total units, there will be 36 studio, 117 one-bedroom, 90 two-bedroom, and 10 three-bedroom units.

There is one (1) proposed access point to the site. The access driveway is located approximately 535’ north of Frye Road. This driveway will be a full access point, allowing all movements into and out of the parking garage.

TRIP GENERATION

The trip generation for the proposed Grayhawk Residences at Chandler development was calculated utilizing the Institute of Transportation Engineers (ITE) publication entitled *Trip Generation*, 11th Edition. The ITE rates are based on studies that measure the trip generation characteristics for various types of land uses. The rates are expressed in terms of trips per unit of land use type. This publication is the standard for estimating trips in the transportation engineering profession.

The trip generation for the proposed 253-Multifamily DU Grayhawk Residences at Chandler development was calculated utilizing the ITE Land Use 221 – Multifamily Housing (Mid-Rise). The total trip generation for the proposed development is shown in **Table 1**. See **Attachment C** for detailed trip generation calculations.

Table 1 – Trip Generation (Proposed Development)

| Land Use                       | ITE Code | Qty | Unit           | Weekday | AM Peak Hour |    |     | PM Peak Hour |    |     |
|--------------------------------|----------|-----|----------------|---------|--------------|----|-----|--------------|----|-----|
|                                |          |     |                | Total   | Total        | In | Out | Total        | In | Out |
| Multifamily Housing (Mid-Rise) | 221      | 253 | Dwelling Units | 1,149   | 94           | 22 | 72  | 99           | 60 | 39  |

The proposed Grayhawk Residences at Chandler development is anticipated to generate 1,203 weekday trips, with 98 trips occurring during the AM peak hour and 103 occurring during the PM peak hour.







## SUMMARY

The proposed Grayhawk Residences at Chandler development is located at 250 S. Nevada Street in Chandler, Arizona and is comprised of 253 multi-family DU. Of which, there will be 36 studio, 117 one-bedroom, 90 two-bedroom, and 10 three-bedroom units.

According to the *City of Chandler 2021 Segment Traffic Volumes* map, an Average Weekday Traffic volume of 7,600 vpd was recorded along Frye Road, between Arizona Avenue and McQueen Road. Conservatively assuming all daily trips to and from the proposed development utilize Frye Road to access the site via Nevada Street, the average daily traffic along Frye Road would increase by 1,149 trips, which represents an increase of approximately 15.1%.

**In conclusion, the additional traffic generated by the proposed Grayhawk Residences at Chandler development is anticipated to result in minimal traffic related impacts to the existing roadway network and the surrounding area.**







## ATTACHMENT A – PROPOSED SITE PLAN





## LEGAL DESCRIPTION

**NET BOUNDARY DESCRIPTION:**  
A PORTION OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GLA AND SALT RIVER, MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY AS FOLLOWS:

**COMMENCING** AT THE CENTER OF SAID SECTION 34, BEING MARKED BY A BRASS CAP IN HANDHOLE, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 34, BEING MARKED BY A BRASS CAP IN HANDHOLE, BEARS SOUTH 89 DEGREES 44 MINUTES 41 SECONDS WEST, 2639.27 FEET;

THENCE SOUTH 89 DEGREES 44 MINUTES 41 SECONDS WEST, ALONG THE EAST-WEST-MID-SECTION LINE OF SAID SECTION 34, 765.20 FEET;

THENCE DEPARTING SAID EAST-WEST-MID-SECTION LINE, NORTH 00 DEGREES 21 MINUTES 45 SECONDS EAST, 33.00 FEET TO A LINE 33.00 FEET NORTH OF AND PARALLEL TO SAID EAST-WEST-MID-SECTION LINE AND THE **POINT OF BEGINNING**;

THENCE SOUTH 89 DEGREES 44 MINUTES 41 SECONDS WEST, ALONG SAID PARALLEL LINE, 332.57 FEET TO A LINE 30.00 FEET EAST OF AND PARALLEL TO THE CENTERLINE OF NEVADA STREET;

THENCE DEPARTING SAID PARALLEL LINE, NORTH 00 DEGREES 30 MINUTES 49 SECONDS EAST, ALONG SAID PARALLEL LINE, 490.83 FEET;

THENCE DEPARTING SAID PARALLEL LINE, NORTH 89 DEGREES 44 MINUTES 43 SECONDS EAST, 331.27 FEET;

THENCE SOUTH 00 DEGREES 21 MINUTES 45 SECONDS WEST, 490.82 FEET TO SAID **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 162,903 SQUARE FEET OR 3.740 ACRES, MORE OR LESS.

## SOLID WASTE NARRATIVE

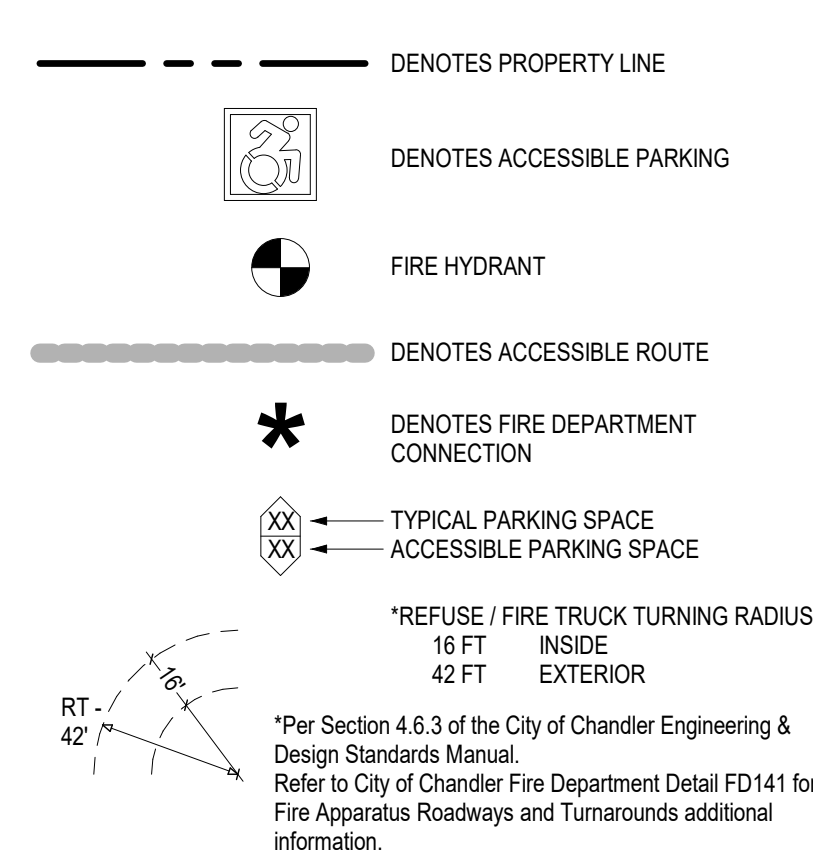
TRASH CHUTE PROVIDED AT THE GARAGE SOUTHEAST CORNER. CHUTE SERVES LEVELS L2 TO L4. AT LEVEL L1, A TRASH-HOLDING ROOM WAS PROVIDED. TRASH WILL BE COLLECTED IN THE TERMINATION ROOM AND HOLDING ROOM. MANAGEMENT STAFF WILL MOVE TRASH BINS OUT FOR REFUSE TRUCK PICK-UP TWICE PER WEEK.

## SOLID WASTE CALCULATIONS

**REFUSE CALCULATIONS:**  
265 D.U. X 5 C.Y. = 132.5 C.Y. PER WEEK  
TWICE PER WEEK 132.5 C.Y. = 67 C.Y.

PROVIDED: VERTICAL COMPACTOR 74 C.Y.

## SITE LEGEND



## KEYNOTES

- 1001 9'x19' TYPICAL PARKING STALL PER CITY OF CHANDLER ORDINANCE
- 1003 VAN ACCESSIBLE PARKING STALL
- 1008 LOADING AREA
- 1011 BICYCLE PARKING
- 1014 8'x22' PARALLEL PARKING STALL PER CITY OF CHANDLER ORDINANCE
- 1016 30'x30' SITE VISIBILITY TRIANGLE AREA.
- 1024 MAIN BUILDING ENTRY.
- 1026 LINE OF SIGHT VISIBILITY EASEMENT. SEE CIVIL
- 1027 26' MIN. WIDTH UNOBSTRUCTED FIRE LANE WITH 15' CLEAR OVERHEAD HEIGHT PER CITY OF CHANDLER DTL. 141.
- 1030 10'x20' VISIBILITY TRIANGLE.
- 1111 SIGHT VISIBILITY TRIANGLE
- 1127 LINE OF BUILDING ABOVE
- 1303 TRASH BINS
- 1310 FIRE TRUCK TURNING RADIUS
- 1311 EXISTING FIRE HYDRANT
- 1315 6' WIDE SITE GATE - PROVIDE KNOX BOX FOR FIRE DEPARTMENT ACCESS. COORDINATE EXACT LOCATIONS WITH F.D.
- 1316 PROPOSED FIRE HYDRANT
- 1402 EXISTING STREET POLE MOUNTED LIGHT TO BE REMOVED

## ACCESSIBILITY NOTES

1. CONTRACTOR SHALL OBTAIN A COPY OF THE FAIR HOUSING ACT DESIGN MANUAL AND ICCA N.S.I. A117.1-2009 FOR ON SITE REFERENCE.
2. ALL SIDEWALKS PART OF THE ACCESSIBLE ROUTE SHALL BE ACCESSIBLE PER A.N.S.I. SECTION CHAPTER 4. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20 (5%). THE CROSS SLOPE OF A WALKING SURFACE SHALL NOT BE STEEPER THAN 1/48 (2%). THE CLEAR WIDTH OF ALL SIDEWALKS SHALL BE NO LESS THAN 36". COORDINATE ALL GRADES TO COMPLY WITH SLOPE AND CROSS SLOPE REQUIREMENTS.
3. ALL GROUND FLOOR UNITS TO BE ANSI TYPE 'B' UNITS U.N.O.
4. ANSI TYPE 'A' UNITS PROVIDED PER PLANS. SEE A2 SHEET SERIES.

## UNIT MIX

ALL UNITS SHALL BE OF AT LEAST ANSI TYPE 'B' ACCESSIBILITY STANDARDS 2% OF UNITS TO BE ANSI TYPE 'A' ACCESSIBILITY

| UNIT TYPE | # OF UNITS | PERCENT |
|-----------|------------|---------|
| STUDIO    | 36         | 14%     |
| 1 BEDROOM | 117        | 46%     |
| 2 BEDROOM | 90         | 36%     |
| 3 BEDROOM | 10         | 4%      |
| TOTAL     | 253        | 100%    |

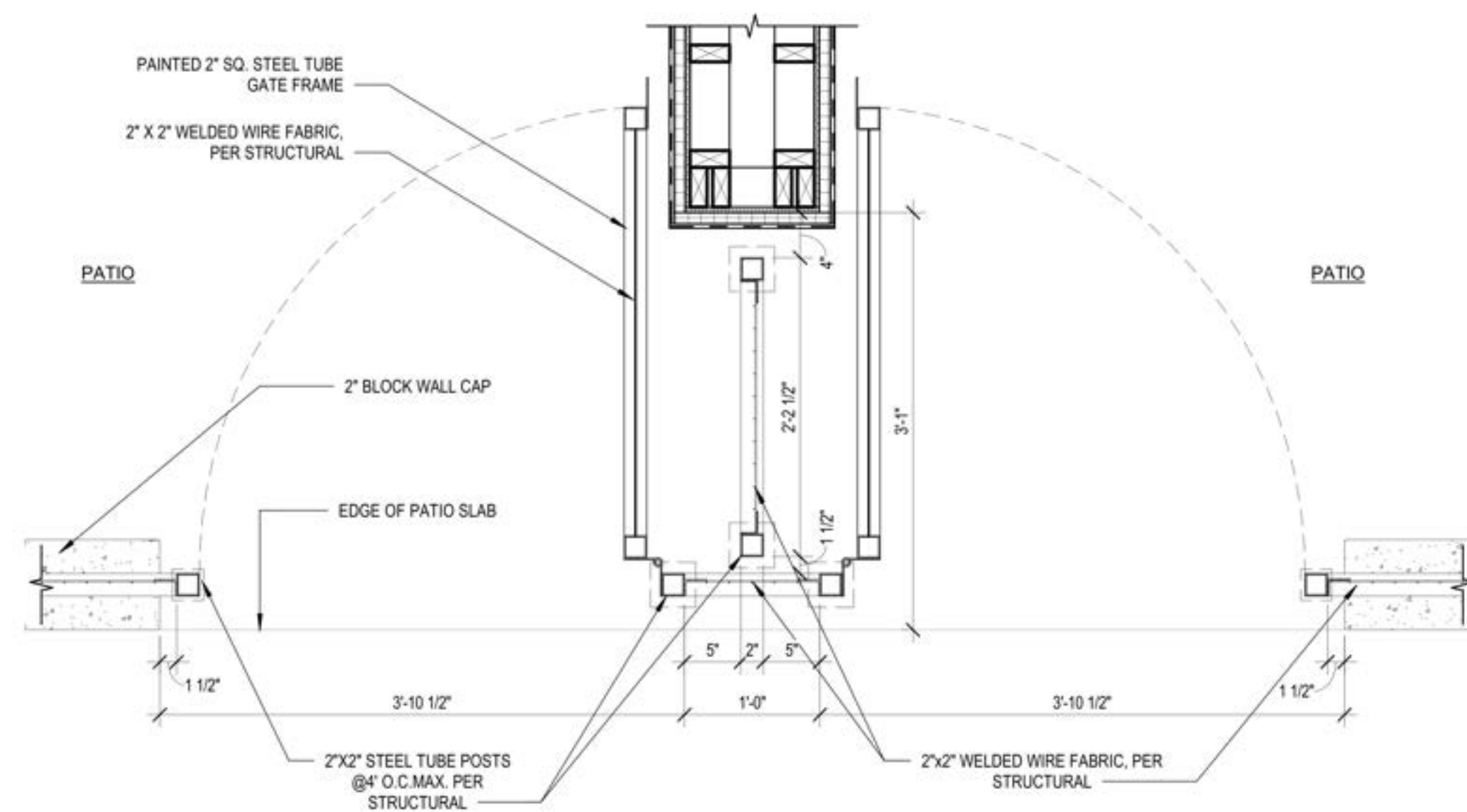
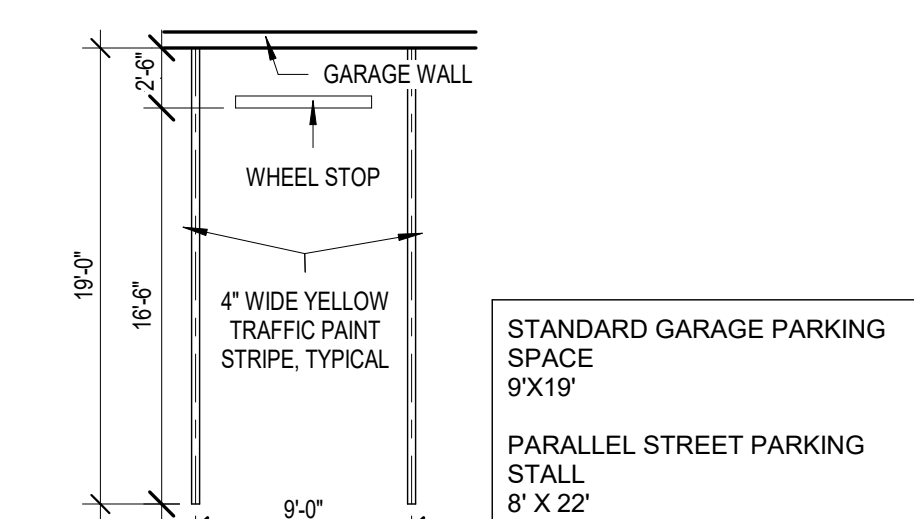
| UNIT NAME | BED/BATH | # OF UNITS |
|-----------|----------|------------|
| STUDIO    |          |            |
| UNIT S1   | 0/1      | 28         |
| UNIT S1m1 | 0/1      | 8          |
|           |          | 36         |
| 1 BEDROOM |          |            |
| UNIT A1   | 1/1      | 48         |
| UNIT A1m1 | 1/1      | 24         |
| UNIT A2   | 1/1      | 32         |
| UNIT A3   | 1/1      | 12         |
| UNIT A4   | 1/1      | 1          |
|           |          | 117        |
| 2 BEDROOM |          |            |
| UNIT B1   | 2/2      | 8          |
| UNIT B2   | 2/2      | 58         |
| UNIT B2m1 | 2/2      | 4          |
| UNIT B2m2 | 2/2      | 12         |
| UNIT B2m3 | 2/2      | 1          |
| UNIT B3   | 2/2      | 4          |
| UNIT B4   | 2/2      | 3          |
|           |          | 90         |
| 3 BEDROOM |          |            |
| UNIT C1   | 3/2      | 10         |
|           |          | 10         |
| TOTAL     |          | 253        |

## UNIT AREAS

| UNIT NAME  | COMMONS  | UTILITY  |
|------------|----------|----------|
| CLUBHOUSE  | 0 SF     | 1,768 SF |
| ELEVATOR   | 0 SF     | 173 SF   |
| FITNESS    | 0 SF     | 4,544 SF |
| LEASING    | 5,468 SF | 0 SF     |
| RECREATION | 0 SF     | 1,260 SF |
| STAIR      | 0 SF     | 969 SF   |
|            | 5,468 SF | 8,745 SF |

## TYPICAL PARKING DETAIL

PER CITY OF CHANDLER



## TYPICAL GUARDRAIL POST AT EXTERIOR WALL

SCALE: 1" = 1'-0"

## DEVELOPMENT DATA

### PROJECT DESCRIPTION:

GRAYHAWK INTENDS TO DEVELOP THE "GRAYHAWK RESIDENCES AT CHANDLER" AN EXCEPTIONAL MULTI-FAMILY RESIDENTIAL APARTMENTS (FOR RENT) ON THE NORTHEAST CORNER OF E. FRYE ROAD & SOUTH NEVADA STREET.

### ZONING:

CURRENT: I-2  
PROPOSED: PAD

### CONSTRUCTION TYPE:

RESIDENTIAL - VA  
GARAGE - IB

### BUILDING HEIGHT:

ALLOWED: PER I-2: 30'-0"  
PROPOSED NEW RESIDENTIAL 46'-0" (4-STORY)  
PROPOSED NEW PARKING GARAGE 52'-1" (6-STORY)  
PROPOSED HIGHEST POINT 60'-1" (PARKING GARAGE SHAFT)

### DENSITY:

ALLOWED: N/A  
PROPOSED: 60.88 UNITS PER G.A.

### LOT COVERAGE:

ALLOWED: PER I-2: 55%  
AREA PROVIDED: 125,865 SQ. FT.  
SITE NET AREA: 162,907 SQ. FT.  
PERCENT PROVIDED: 79.41%

### FIRE SPRINKLER:

TO BE PROVIDED PER APPLICABLE CODES

### ADDRESS:

NE CORNER OF E. FRYE ROAD & SOUTH NEVADA STREET

### APN:

APN: 303-11-002M

### SETBACKS:

|                         | MIN. REQUIRED (PAD) | PROVIDED |
|-------------------------|---------------------|----------|
| E. FRYE ROAD (SOUTH)    | 10'                 | 10'      |
| S. NEVADA STREET (WEST) | 12' (PER CITY)      | 12'      |
| SIDE (EAST)             | 10'                 | 29'-6"   |
| REAR (NORTH)            | 10'                 | 10'      |

## SITE DATA

### SITE AREA:

TOTAL GROSS AREA: 11.4353 ACRES / 189,810 S.F.  
TOTAL NET AREA: 11.3740 ACRES / 162,907 S.F.

## TOTAL SQUARE FOOTAGE PER BUILDING

| BUILDING AREA |            | GARAGE BUILDING AREA |                       |
|---------------|------------|----------------------|-----------------------|
| LEVEL L1      | 82,533 SF  | LEVEL L1             | 25,780 SF GARAGE AREA |
| LEVEL L2      | 84,161 SF  | LEVEL L2             | 25,780 SF GARAGE AREA |
| LEVEL L3      | 84,418 SF  | LEVEL L3             | 25,780 SF GARAGE AREA |
| LEVEL L4      | 84,450 SF  | LEVEL L4             | 25,780 SF GARAGE AREA |
| G.S.S         |            | G.S.S                | 5,448 SF GARAGE AREA  |
| TOTAL         | 335,564 SF | G6                   |                       |
|               |            | TOTAL                | 134,347 SF            |

## VEHICLE PARKING ANALYSIS

| UNIT TYPE | # OF UNITS | PARKING UNIT RATIO | TABLE 35-1804 REQUIRED PARKING |
|-----------|------------|--------------------|--------------------------------|
| STUDIO    | 36         | 36                 | 36                             |
| 1 BEDROOM | 117        | 1.5                | 175.5                          |
| 2 BEDROOM | 90         | 2                  | 180                            |
| 3 BEDROOM | 10         | 2.25               | 22.5                           |
| TOTAL     | 253        |                    | 414                            |

### PARKING PROVIDED

|                |     |
|----------------|-----|
| GARAGE L1      | 44  |
| GARAGE L1.5    | 38  |
| GARAGE L2      | 37  |
| GARAGE L2.5    | 39  |
| GARAGE L3      | 38  |
| GARAGE L3.5    | 52  |
| GARAGE L4      | 42  |
| GARAGE L4.5    | 26  |
| GARAGE L5      | 37  |
| GARAGE L5.5    | 39  |
| GARAGE L6      | 13  |
| OFF STREET     | 11  |
| TOTAL PROVIDED | 420 |

### ACCESSIBLE PARKING:

REQUIRED: (2% OF PARKING PROVIDED); 416 x .02 = 9  
PROPOSED: 10 SPACES

### VAN ACCESSIBLE

REQUIRED: (1 PER EACH 6 ACCESSIBLE P.S.) = 2 P.S.  
PROVIDED: GARAGE (10 VAN)  
OFF-STREET (1 VAN)  
TOTAL PROVIDED: 11 P.S.

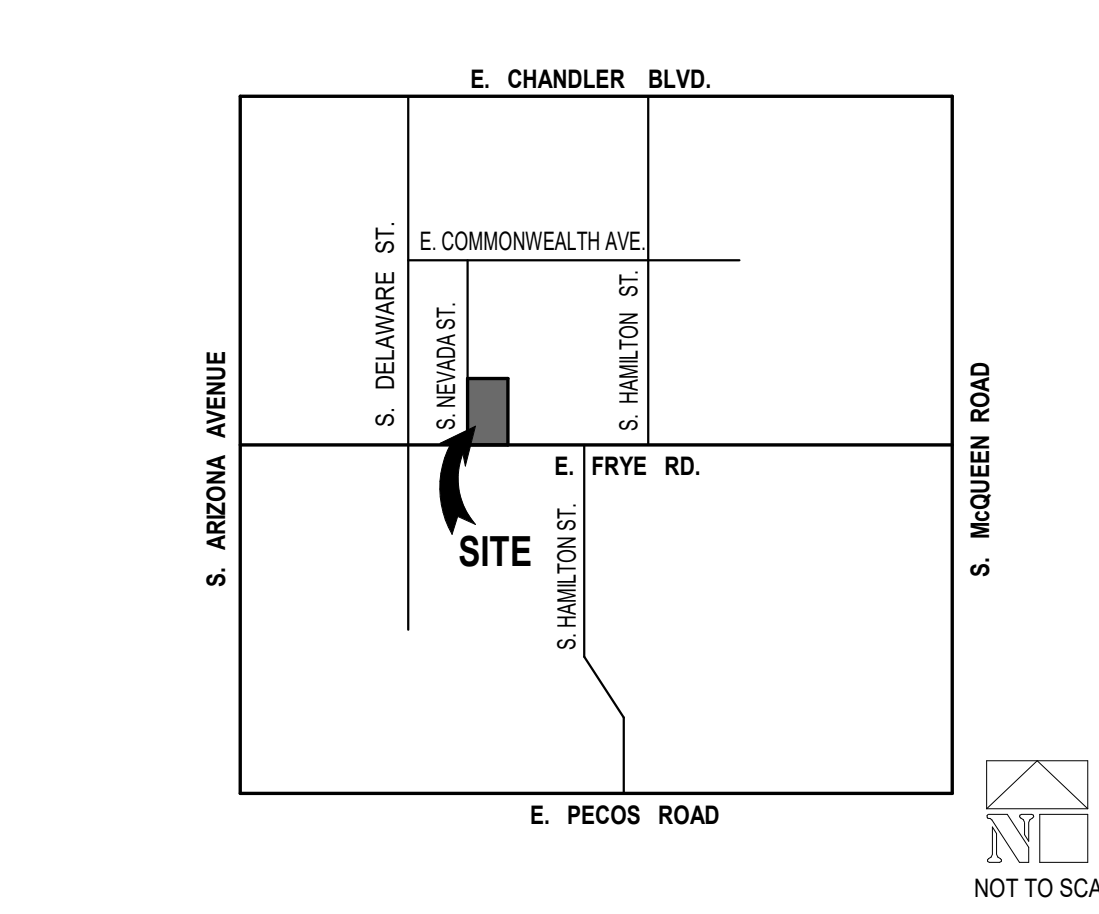
### COVERED PARKING SPACES

REQUIRED: (1 PER UNIT) = 11 x 253  
PROVIDED: 327 COVERED PARKING SPACES  
COVERED PARKING SPACES ARE LOCATED AT THE GARAGE AT LEVELS L1 TO L5.  
SEE A3.0X SERIES FOR GARAGE PLANS.

## BICYCLE PARKING ANALYSIS

| BIKE PARKING PROVIDED          | BICYCLE PARKING PROVIDED |
|--------------------------------|--------------------------|
| PROVIDED: 4 DOUBLE BIKE RACKS= | 8BIKE SPACES             |

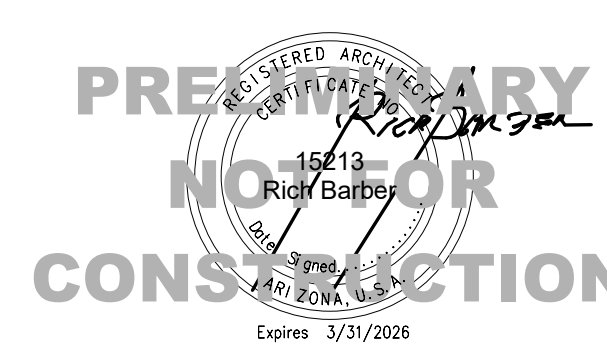
## VICINITY MAP



|              |         |
|--------------|---------|
| KVA NUMBER:  | 17-3832 |
| SDEV NUMBER: | 1700784 |
| FACT NUMBER: | 2201512 |
| Q/S NUMBER:  | 09-26   |

# GRAYHAWK RESIDENCES AT CHANDLER

250 S. NEVADA STREET  
CHANDLER, AZ 85225



**OWNER:**  
GRAYHAWK DEVELOPMENT  
7377 E. DOUBLETREE RANCH RD, SUITE 100  
SCOTTSDALE, ARIZONA, 85258  
TEL: 480.986.2661  
CONTACT: TAYLOR TRYHUS  
RILEY BACHIR

**DEVELOPMENT CONSULTANT:**  
THE GUARDIAN COMPANIES  
7377 E. DOUBLETREE RANCH RD, SUITE 100  
SCOTTSDALE, ARIZONA, 85258  
TEL: 480.204.3519  
CONTACT: CHRIS BROZINA

**ARCHITECT:**  
ORB ARCHITECTURE  
2944 NORTH 44TH STREET, SUITE 101  
PHOENIX, ARIZONA, 85018  
TEL: 602.957.4530  
FAX: 480.717.4038  
CONTACT: RICH BARBER

**CIVIL:**  
HUBBARD ENGINEERING  
1201 S. ALMA SCHOOL RD, SUITE 12000  
MESA, ARIZONA, 85210  
TEL: 480.398.3035  
CONTACT: GREG BROWN

**LANDSCAPE:**  
COLLABORATIVE V  
7116 E. 1ST AVE, SUITE 103  
SCOTTSDALE, ARIZONA, 85251  
TEL: 480.347.0590  
CONTACT: PAUL VECCHIA  
SCOTT HEFFERNAN

**LAND USE ATTORNEY:**  
HUELLMANTTEL & ASSOCIATES  
605 S. ASH AVENUE  
TEMPE, ARIZONA, 85281  
TEL: 480.921.2200  
CONTACT: CHARLES HUELLMANTTEL

## REZONING/ PDP SUBMITTAL

DATE: DECEMBER 14, 2023 ORB #: 23-201

# A1.10 SITE PLAN PRELIMINARY





## ATTACHMENT B – MARICOPA COUNTY ASSESSOR





303-11-002M

Land Parcel

This is a Land parcel located at . The current owner is DESERT REFLECTIONS INC. Its current year full cash value is \$469,800.

 MAPS

 PICTOMETRY

 VIEW/PAY TAX  
BILL

 DEED

 OWNER

 VALUATIONS

 MAP FERRET

 SIMILAR  
PARCELS

 REGISTER  
RENTAL

 PRINT DETAILS

## PROPERTY INFORMATION



**MCR #**

**Description**

PT CHANDLER BLK G MCR 5-34 DAF COM CEN SEC 34 W 765.20F TPOB W 362.5F N  
523.82F E 361.27F S 523.81F TPOB EX W 30F RD & EX S 33F RD

**Lat/Long**

[33.299675](#) | [-111.835915](#)

**Lot Size**

162,958 sq ft.

**Zoning**

I-2

**Lot #**

**High School District**

CHANDLER UNIFIED #80

**Elementary School  
District**

CHANDLER UNIFIED SCHOOL DISTRICT

**Local Jurisdiction**

CHANDLER

**S/T/R ?**

34 1S 5E

**Market**

00/

**Area/Neighborhood**

**Subdivision (0 Parcels)**

## OWNER INFORMATION



[DESERT REFLECTIONS INC](#)

**Mailing Address**

7377 E DOUBLETREE RANCH RD STE 100, SCOTTSDALE, AZ 85258



|                |                           |
|----------------|---------------------------|
| Deed Number    | <a href="#">060216789</a> |
| Last Deed Date | 02/15/2006                |
| Sale Date      | n/a                       |
| Sale Price     | n/a                       |

## VALUATION INFORMATION



We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our [data sales](#).

The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. [CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL](#)

| Tax Year          | 2022                              | 2021                              | 2020                              | 2019                              | 2018                              |
|-------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|
| Full Cash Value ? | \$469,800                         | \$469,800                         | \$418,100                         | \$449,000                         | \$375,000                         |
| Limited Value ?   | \$455,816                         | \$434,110                         | \$413,438                         | \$393,750                         | \$375,000                         |
| Legal Class       | 2.R                               | 2.R                               | 2.R                               | 2.R                               | 2.R                               |
| Description       | AG / VACANT LAND / NON-PROFIT R/P | AG / VACANT LAND / NON-PROFIT R/P | AG / VACANT LAND / NON-PROFIT R/P | AG / VACANT LAND / NON-PROFIT R/P | AG / VACANT LAND / NON-PROFIT R/P |
| Assessment Ratio  | 15.0%                             | 15.0%                             | 15.0%                             | 15.0%                             | 15.0%                             |
| Assessed LPV      | \$68,372                          | \$65,117                          | \$62,016                          | \$59,063                          | \$56,250                          |
| Property Use Code | 0032                              | 0032                              | 0032                              | 0032                              | 0032                              |
| PU Description    | Vacant Industrial Land            | Vacant Industrial Land            | Vacant Industrial Land            | Vacant Industrial Land            | Vacant Industrial Land            |
| Tax Area Code     | 800300                            | 800300                            | 800300                            | 800300                            | 800300                            |
| Valuation Source  | Notice                            | Notice                            | Notice                            | Notice                            | Notice                            |

## MAP FERRET MAPS



Mapferret maps, also known as MapId maps, pdf maps, or output maps are now available here without having to search.

▸ [Parcel Maps \(1\)](#)

▸ [Book/Map Maps \(4\)](#)

**CAUTION! USERS SHOULD INDEPENDENTLY RESEARCH AND VERIFY INFORMATION ON THIS**



**WEBSITE BEFORE RELYING ON IT.**

The Assessor's Office has compiled information on this website that it uses to identify, classify, and value real and personal property. Please contact the Maricopa County S.T.A.R. Center at (602) 506-3406 if you believe any information is incomplete, out of date, or incorrect so that appropriate corrections can be addressed. Please note that a statutory process is also available to correct errors pursuant to Arizona Revised Statutes 42-16254.

The Assessor does not guarantee that any information provided on this website is accurate, complete, or current. In many instances, the Assessor has gathered information from independent sources and made it available on this site, and the original information may have contained errors and omissions. Errors and omissions may also have occurred in the process of gathering, interpreting, and reporting the information. Information on the website is not updated in "real time". In addition, users are cautioned that the process used on this site to illustrate the boundaries of the adjacent parcels is not always consistent with the recorded documents for such parcels. The parcel boundaries depicted on this site are for illustrative purposes only, and the exact relationship of adjacent parcels should be independently researched and verified. The information provided on this site is not the equivalent of a title report or a real estate survey. Users should independently research, investigate and verify all information before relying on it or in the preparation of legal documents.

By using this website, you acknowledge having read the above and waive any right you may have to claim against Maricopa County, its officers, employees, and contractors arising out of my reliance on or the use of the information provided on this website.





## ATTACHMENT C – TRIP GENERATION







Trip Generation Calculations (11th Edition)

| Multifamily Housing (Mid-Rise) |          | (Four to Ten Levels) |                |                   |      |       |                  |      |       |                 |      |       |         |     |     |              |    |     |              |    |     |          |
|--------------------------------|----------|----------------------|----------------|-------------------|------|-------|------------------|------|-------|-----------------|------|-------|---------|-----|-----|--------------|----|-----|--------------|----|-----|----------|
| Land Use                       | ITE Code | Qty                  | Unit           | Weekday           |      |       | AM Peak Hour     |      |       | PM Peak Hour    |      |       | Weekday |     |     | AM Peak Hour |    |     | PM Peak Hour |    |     |          |
|                                |          |                      |                | Rate              | % In | % Out | Rate             | % In | % Out | Rate            | % In | % Out | Total   | In  | Out | Total        | In | Out | Total        | In | Out |          |
| Multifamily Housing (Mid-Rise) | 221      | 253                  | Dwelling Units | 4.54              | 50%  | 50%   | 0.37             | 23%  | 77%   | 0.39            | 61%  | 39%   | 1,149   | 575 | 574 | 94           | 22 | 72  | 99           | 60 | 39  | Average  |
| Multifamily Housing (Mid-Rise) | 221      | 253                  | Dwelling Units | 3.76              | 50%  | 50%   | 0.15             | 23%  | 77%   | 0.19            | 61%  | 39%   | 951     | 476 | 475 | 38           | 9  | 29  | 48           | 29 | 19  | Minimum  |
| Multifamily Housing (Mid-Rise) | 221      | 253                  | Dwelling Units | 5.40              | 50%  | 50%   | 0.53             | 23%  | 77%   | 0.57            | 61%  | 39%   | 1,366   | 683 | 683 | 134          | 31 | 103 | 144          | 88 | 56  | Maximum  |
| Land Use                       | ITE Code | Qty                  | Unit           | Weekday           |      |       | AM Peak Hour     |      |       | PM Peak Hour    |      |       | Weekday |     |     | AM Peak Hour |    |     | PM Peak Hour |    |     |          |
|                                |          |                      |                | Equation          | % In | % Out | Equation         | % In | % Out | Equation        | % In | % Out | Total   | In  | Out | Total        | In | Out | Total        | In | Out |          |
| Multifamily Housing (Mid-Rise) | 221      | 253                  | Dwelling Units | $T=4.77(X)-46.46$ | 50%  | 50%   | $T=.44(X)-11.61$ | 23%  | 77%   | $T=.39(X)+0.34$ | 61%  | 39%   | 1,160   | 580 | 580 | 100          | 23 | 77  | 99           | 60 | 39  | Equation |

|                                |                    |      |  |      |  |      |  |
|--------------------------------|--------------------|------|--|------|--|------|--|
| Multifamily Housing (Mid-Rise) | Standard Deviation | 0.51 |  | 0.09 |  | 0.08 |  |
|                                | Number of Studies  | 11   |  | 30   |  | 31   |  |
|                                | Average Size       | 201  |  | 173  |  | 169  |  |
|                                | R <sup>2</sup>     | 0.93 |  | 0.91 |  | 0.91 |  |