

Highland Place at *Alma School & Highland*

Narrative
A Rezoning PAD and PDP
on approximately 0.91 net acres
located at the southeast corner of Alma School Road
and Highland Street

Case number: PL23-0015
Submitted: February 28, 2023
Resubmitted: December 4, 2023



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A. EXECUTIVE SUMMARY

On behalf of our client, AIM Realty of AZ, we are pleased to submit the Highland Place PAD Rezoning and Preliminary Development Plan (“PDP”) request for an approximate 0.91 net acre infill subject site located at the southeast corner of Alma School Road and Highland Street (see below Vicinity Map). The overall property consists of two parcels and is identified in Maricopa County Assessor’s database as APNs: 302-42-468 and 302-42-591. The project is proposed as a multifamily residential community featuring 8 luxury units located within 4 duplex buildings. Utah-based developer AIM Realty of Arizona Inc. is proposing a community on this site that will appeal to higher-income earners looking for a luxury residential experience with modern design, enhanced interiors, and highly usable common amenities that is near shopping and employment corridors.



Vicinity Map

This subject site for Highland Place consists of two properties that have been zoned SF-18 (Single-Family District) for decades. The eastern parcel is only 61.50’ wide and 11,935 square feet in size which is below the minimum width and lots size of 18,000 square feet in the SF-18 district. Historical aerial records show that as far back as 1996

this property has been vacant and undeveloped. The property is rectangular in shape with approximately 215' of frontage on Highland Street and 194' of frontage on Alma School Road. The property is generally bounded by a residential subdivision on the south, a residential home on the east, Alma School Road on the west and Highland Street on the north.

The purpose of the proposed PAD Rezoning and PDP is to create specific standards to guide the development of the subject property so that it fits seamlessly within the surrounding area. We are concurrently filing a PDP ("Preliminary Development Plan") application with this PAD rezoning for specific site plan, landscape plan, architecture and design approval of the proposed community and its residential structures.

Special attention has been used on the proposed building architecture, building placement and open space areas to provide a distinct, upscale living environment for the residents of this community. The design and use of various materials will create architectural focal points within the project. All of the architectural elements will tie together to provide a strong identity for the site that complements the surrounding properties and creates an inviting atmosphere for both residents and guests. This well-conceived infill concept offers to add to the diverse housing types in this growth area of the Chandler.

This property is located adjacent to an arterial roadway, and it makes sense for slightly higher density than the typical residential subdivision around 8.7 du/acre. The proposed duplex development is planned to have 8 units within the 0.91 net acre lot. Single-family residential subdivision density varies but are typically in the range of 4 to 5 du/ac. The proposed PAD rezone is to allow a healthy mixture of homes in the community. We believe a luxury medium-density community is a perfect fit. This multi-family duplex community will offer a luxury housing alternative to the apartment projects nearby but will still provide the needed density to take full advantage of and provide financial support to the surrounding commercial area. This type of duplex community is not one the City has in great supply. Accordingly, this community will also provide a valuable housing alternative for the City.

When consideration is given to existing land uses and the proposed site layout along with the project amenities, we believe this request helps protect the character of large neighborhoods in the area. The area has changed. Planning principles suggest higher densities or non-residential land uses should locate adjacent to commercial corners and/or arterial streets with transitions of lower densities away from these types of uses and intensities. This application does exactly that. While not a high-density multi-family residential or non-residential land use, this request provides an appropriate lower and compatible residential density land use that acts as a transition to the adjacent arterial street. This proposed request becomes a transition. More importantly, with landscape buffers along the southern and eastern portion of the project, this request provides an appropriate transition to the homes to the east and south.

B. SITE, LOCATION and CONTEXT

1. Site, Location and Acreage

The subject site consists of approximately 0.91 net acres and two street frontages- Alma School Road and Highland Street. Access to the lots is from Highland Street. The subject property is a rectangular shaped site and currently vacant and undeveloped. This property is approximately 215' of width from west to east along Highland Street and is approximately 194' deep from north to south. The property is currently undeveloped and adjacent to an arterial street. There is an existing block wall along the east and south that separates this Property from the adjacent uses to the east and south.

Highland Place is generally bounded by a residential subdivision along the south; a single-family residential lot along the east; Alma School Road on the west; and a Highland Street on the north. The lot to the north of Highland Street is an open space/retention area that is owned by the City of Chandler.

2. Topography and Natural Features

The existing property topography is relatively flat with a slight slope from the northeast to southwest and with no natural features.

3. Surrounding Context

The site enjoys excellent regional access due to its strategic location being approximately 2.25 miles east of the Loop 101 Freeway. Freeway interchanges already exist at Warner Road and Ray Road. The property also enjoys close proximity to downtown Chandler, the Chandler Fashion Center, numerous restaurants, Chandler Regional Medical Center and nearby employment corridors. The property is situated in an area of the City which includes a wide spectrum of complementary uses, including commercial shopping center, convenient uses and both multi-family and single-family residential uses.

The Land Uses, General Plan Land Use designations, and existing Zoning for the subject site and properties surrounding the subject site are as follows:

Surrounding Land Uses, General Plan and Zoning			
	Land Use	General Plan	Zoning
On site	Vacant undeveloped lots.	Neighborhoods	SF-18 (Single-Family District)
North	Beyond Highland Street, City of Chandler, retention basin	Neighborhoods	Beyond Highland Street, SF-8.5 (Single-Family District)
South	Single family	Neighborhoods	PAD (Planned Area

	residential.		Development)
East	Single family residential	Neighborhoods	SF-18 (Single-Family District)
West	Beyond Alma School Road, Single family residential	Neighborhoods	Beyond Alma School, PAD (Planned Area Development)

C. GENERAL PLAN CONFORMANCE

The City of Chandler's General Plan Future Land Use Plan map designates this property and the surrounding properties as "Neighborhoods." This category allows a range of residential densities and a variety of non-residential uses such as commercial, institutional, public facilities, and commercial offices based upon location and other criteria described in the text of the general plan. The subject property is a rectangular shaped property that has been zoned SF-18 and vacant for decades. This property is truly an infill parcel with development or streets on all four sides. The properties to the south are zoned PAD and the property to the east is zoned SF-18. A single residential home abuts the property to the east and approximately 3 residential homes back to the property to the south. A City owned retention basin is located immediately to the north across Highland Street and zoned SF-8.5 with a new fire station located on it. There is an existing block wall along the south and east boundaries of the subject property which creates a buffer to the residential development. The properties to the west, beyond Alma School Road (a four-lane with center turn lane arterial street), are residential lots backing to Alma School Road. Those properties are zoned PAD for residential lots. Topography of the vacant property is relatively flat with primarily access via Highland Street.

Given the site's proximity to the nearby employment areas, shopping and commercial centers, and the Loop 101 freeway, this community will be a positive support to area. Furthermore, the slight increase in density from this project will serve as a transition between Alma School Road and the adjacent residential development to the east. It also provides an alternative housing type to the traditional large scale multifamily developments and one that is compatible with the area.

There is a tax base and economic benefit derived by this proposal. The increased population of residences with an expanded income created by new residences translates into additional retail sales tax when residents shop and dine at local and area businesses. Future residents will surely take advantage of the site's close proximity to a wide variety of shopping, entertainment venues and restaurants. Additionally, with the collection of sales tax for online retail purchases, increases in residential density equate to an increase in tax revenue for the City.

This rezoning and the companion PDP request will pave the way for a lower medium density community that is compatible with the existing single-family land uses in the surrounding area. It will also create a needed transition of density between the vehicular

activity and noise from Alma School Road and the existing neighborhood to the east. It will convert this underdeveloped challenging site into an attractive residential community that will serve a needed market. It will also support the nearby retail, restaurants, and office buildings. Moreover, the site plan incorporates adequate landscaped buffers along the east and south adjacent to the existing residential home and community. It also provides a significant landscape setback from along the existing residential to allow for the unique buffering design.

The proposed PAD Rezoning and PDP will be compatible with the existing single family residential to the east and south and does not adversely impact any portion of the planning area. It will create an excellent land use that appropriately buffers existing neighborhoods and complements the overall mix of housing in the area and in the City. This development will provide a logical land use for this small, underutilized parcel. In addition, new residents resulting from the townhome community will support local businesses within Chandler.

Based upon the analysis provided above, we believe the proposed PAD Rezoning and PDP is compatible with the development pattern of this area and the overall intent and goals of the General Plan. As such it will be beneficial to the surrounding area.

D. REZONING REQUEST

This request proposes to change the zoning on these 2 parcels that have remained vacant for decades to a single cohesive “PAD” Planned Area Development zoning district to allow for a fully integrated medium density planned residential community with its own unique layout, house product, pocket park, open spaces with a residential theme. The proposed medium-density development with 8 units within 4 buildings is an appropriate use of this challenging infill property. This residential townhouse community will act as a perfect transition and buffer from the adjacent five lane arterial street to the existing homes to the east.

The formal request is to Rezone the approximate 0.91 net acre property from the current SF-18 (“Single-Family District”) to Planned Area Development (“PAD”) along with PDP approval. The request will allow the proposed multifamily residential community featuring 8 luxury unit located within 4 duplex buildings.

The PAD option provides a mechanism for quality projects to be developed on challenging parcels. The purpose of the PAD is to encourage the establishment of a functional and attractive residential community. AIM Realty of AZ proposes an innovative and well-designed residential community in a cohesive plan that fits seamlessly into the community. The project has been designed to integrate open space and recreational areas to provide an exceptional quality of life for all the future residents. The intent of this application is to allow for the development of a site for a residential community under a common PAD.

This document provides detailed description of the allowed land uses, design theme and criteria, and landscape and open space concepts. The purpose and intent of this document is to:

- Encourage imaginative and innovative planning of this infill residential parcel with the existing and surrounding residential;
- Encourage quality house product design through lot size, width, setbacks, orientation;
- Establish a unique neighborhood that has a distinctive character and sense of place; and
- Promote the efficient use of this infill residential parcel by enabling the development of this parcel that would otherwise be difficult to develop.

This Highland Place community will incorporate attractive architecture, innovative sign design, and upgraded community amenities all within an infill parcel. It will serve as a transition project that is a hybrid between traditional multifamily projects and traditional single-family detached lots to the east and south. It will implement the City's vision for new residential development along the Alma School corridor. As stated previously, the proposed density is important in this location, given the site's convenient access to the Loop 101, nearby employment corridor, and nearby shopping area.

There is a need to provide a mixture of densities, variety of house product and various lot sizes to create a residential base to support the near-by commercial uses, balance the City's housing stock and to provide an appropriate transition from Alma School to the existing residential community. The proposed community caters to buyers who are looking for a hybrid experience between traditional multifamily and traditional single-family communities. Traditional multifamily projects feature higher density, larger project footprints, communal parking, neighbors sometimes above and below, and no private open space. This project provides a medium-density community with only 8 units. In that sense, it will function like a luxury residential enclave. Each resident will have private parking adjacent to the units and private rear yards. There will be no neighbors living above or below, and each house will have its own private open space.

Traditional single-family communities are also much larger in size, feature front yards and larger backyards to develop and maintain, and generally have community amenities geared toward kids and families. This community will be a small intimate community where neighbors will become very accustomed to each other—providing better security and a greater sense of community. The rear yards will be sized for those looking for an outdoor space that still allows for low maintenance. And the amenities will feature highly usable amenities.

The Highland Place PAD meets all the City requirements and also provides a cohesive and comprehensive working document to describe the guidelines and standards for implementation of the development. This zoning change provides additional housing choices for people seeking to live in an infill setting with close access to a major freeway (the Loop 101), major nearby commercial developments, the Chandler Fashion Center

at the Loop 101 and 202 interchange, and nearby employment corridors, and Downtown Chandler.

E. PDP REQUEST

AIM Realty of AZ proposes a new residential community on a site that is currently vacant and undeveloped. The proposed site plan layout shows a single access points to/from Highland Street. The physical design of the residential development is dictated by the property's size, shape, and location. The proposed layout is designed with an emphasis on simplicity of a single drive design that will serve buildings on both sides of the drive aisle. The single drive concept helps create that feeling of a small, exclusive enclave community.

For Highland Place, the builder, Rainey Homes of AZ, is proposing an 8-unit (within 4 residential duplex buildings) community on approximately 0.91 net acres located at the southeast corner of Alma School Road and Highland Street. The overall project density of 8.8 du/ac. The buildings along Highland Street are side oriented and setback approximately 15' from Highland Street. This allows for a nicely appointed open space/landscape buffer area that acts as the project's main focal point and create a sense of arrival into the community. It also provides as generous landscaped frontage along Highland Street.

A continuous landscape strip is provided adjacent to Alma School Road and Highland Street and along both sides of the entrance to the property which terminates on to the internal landscape buffer to create a pleasant drive up and a sense of arrival to this community. A landscape strip is also provided adjacent to existing residential development to provide further separation from the existing homes to the east and south.

The proposed setback, buffers, building design and development standards ensure a compatible transition between the existing residential area to the east and south and Alma School Road. As mentioned, Alma School Road is a five-lane arterial street which is designed to accommodate large volumes of traffic in a north-south direction. Again, this request provides an appropriate residential community and transition between the higher intensity arterial street and the existing residential to the south and east.

This community is designed as a community with tree-lined streets and landscaped open space areas and amenities to provide residents with an appealing, active environment to play, relax, and socialize with each other. The layout and design create an attractive development that faces all homes on this property inward onto the property's internal drive.

The eastern building units are setback a minimum of 30' from the east property line to allow for a significant open space/landscape buffer area that acts as a buffer to the single home along the east side of this community. The rear wall will be developed to the zoning standard of six feet along Alma School and Highland Street and eight feet abutting existing residential.



AIM REALTY

The southern units are setback a minimum of 42' from the south property line to allow for the turnaround, additional parking, amenity area and an open space/landscape buffer area that acts as a buffer to the single home along the south side of this community.

Each unit will include its own two-car garage measuring to 20x20 clear space and front yard driveway directly adjacent to the unit and its own private, fenced-in rear yard space.

There are two types of buildings proposed. The first building type is Building Type A which consists of 2 attached 2-story units (Duplex). This building type are the buildings located on the west side of the property. Building Type A elevations will have smaller higher up windows on the second story master bedroom. The second building type is Building Type B which is similar to Building Type A except provide normal sized windows on the second story. See below elevations.



Building Type A



Building Type B

Greater buffers have been added on the south and east side of the site, adjacent to the single-family lot. Furthermore, the developer has provided a product that limits the views by removing the second story windows from the master bedrooms on those two buildings located on the east side of the development.

Each unit within these building clusters includes a 2-car garage, front driveway and private rear yards. Access to each individual unit is from the main private drive aisle. Each of the 8 two-story units include individual private rear yards. Each of the building clusters are separated by a minimum 10' open space area.

Consistent with the high-end living experience being created, each unit will have a private garage, and a private backyard. In addition to each home's private outdoor yard space, the project will also include community amenities. The amenities will include a nicely landscaped community entrance, a tot lot and seating area with gathering space with seating in a common open space.

It should be noted that in addition to the individual private rear yards the community also provides a larger common open space area with amenities. Furthermore, this community is proposing a minimum of 40% common open space. This amount of open space is beneficial to the community as a whole and supports more resident interaction in the amenity areas.

We find that this type of product and community is currently undersupplied in Chandler. For a City's housing supply to be sustainable, a variety of different housing products and communities is important. This proposal would provide a high-end townhome community for the segment of the market looking for such a product—and we believe the size of that segment is significantly growing at this time.

This residential community will be very positive for this area by providing a townhome style development that is a different style of attached homes that is both vibrant and compatible with the existing residential uses in the area while responding to the demand for the type of market housing demand offered by this community. This proposal is an appropriate transition from the existing 5-lane arterial street west of the Site to the residential community to the east and will be compatible with the residential development south and east of the Site.

F. LIST OF USES

The following list of uses is intended to define authorized Permitted Uses, Conditional Use Permit and Accessory Uses within the Highland Place PAD.

Permitted Uses.

- A. Single-family dwelling.
- B. Two-family dwellings.
- C. Townhouses.

- D. Multi-family dwellings (subject to site development plan).
- E. Home occupations as defined in Article II.
- F. Signs in accordance with the Chandler Sign Code [Chapter 39].
- G. Storage shed as defined by Article II.
- H. One (1) accessory building as defined by Article II.
- I. Fences, walls and landscape screens not exceeding seven (7) feet in height adjacent or contiguous to side or rear yard lines and not [more than] three (3) feet in height adjacent or contiguous to front yard lines.
- J. Swimming pools, private, in accordance with Article XXII [section 2205] of this Code.

Uses permitted by use permit.

- A. Churches, schools, public buildings and facilities.
- B. Elderly care housing.
- C. Any other uses the City Council determines are compatible and in the best interests of the community.

G. DEVELOPMENT STANDARDS

The Development Standards for this PAD are set forth in the table below. Building setbacks will comply with the attached Development Standards. Landscape setback shall comply as shown on the PDP plan and streets design shall comply with the City of Chandler's Street guideline details.

Development Standards	
Minimum Net Lot Area	1,800 sq. ft
Minimum Width	30'
Minimum Depth	50'
Minimum Perimeter Setback	
Alma School Road	10'
Highland Street	15'
South	40'
East	20'
Separation between buildings	10'
Minimum Front Lot Setback	15'
Minimum Rear Lot Setback	10'
Side Lot Setback	0' with 10' between buildings
Maximum Density Net Acre	8.9 du/ac
Maximum Structure Height	30'
Maximum % Lot Coverage	50%

H. DESIGN GUIDELINES

Careful consideration has been taken into the design and layout of Highland Place to ensure compatibility with the adjacent residential communities. This project offers future residents an intimate sense of community and opportunities to interact together as neighbors, via thoughtful community design, and home orientation to the central amenity.

The attached “Conceptual Renderings” are illustrations of how the multifamily residential and site plan may be developed. All buildings shall be designed with 4-sided architecture and share common architectural elements. The design team has kept consistent with the goal of creating a unique residential community that uses various materials, colors, and architectural features to break up the building massing.

This project is designed as a community with landscaped open space areas and amenities to provide residents with an appealing, active environment to play, relax, and socialize with each other. The layout and design create an attractive development that faces all lots on this property inward onto the property’s internal street and open space.

Building Design	All residential buildings will conform to the City of Chandler’s, except as modified by this PAD. The attached “Conceptual Rendering” examples are representations intended to illustrate and establish a level of quality which will be the benchmark against the City’s review. While the applicant may submit elevations, which differ in some ways from the representations shown in this PAD submittal, the intent of the submittal exhibits is to establish a level of foundational quality.
Materials	Approved exterior wall materials include the following list, unless otherwise expanded with approved by the Planning Division: • Common clay brick • Granite • Marble, or other natural stone • Tile cladding • Concrete masonry unit (provided that surfaces are integrally colored, painted, stained, or have attractive exposed aggregate which must be approved as to color and texture) • Architectural metal • Stucco or plaster (synthetic systems simulating stucco or plaster are permitted) • Concrete, pre-cast or poured in place • Glass • Metal panels and/or trim • Metal and composite panels

	• Metals (polished and rusted) • Perforated metals and meshes • Stucco • Exposed finished structural steel • Stone • Masonry Green-Screen or Green walls including trellises to reduce excessive radiant heat in pedestrian areas. Any pitched roof structure shall use concrete tiles or “pre-finished” metal roofing or other acceptable material as approved by Planning Division. Flat roofs shall be non-reflective material (minimum SRI of 78 for non-occupiable roof patios).
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Amenities	This development will provide the following: • Seating Area • Ramada • Tot Lot • Grassed Activity Area with Seating Other form of amenity may be used instead of any one of the above as administratively approved by the Planning Division.
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Paving Materials Design	Pedestrian crossing area shall have a different color, texture or material to define these areas with one of the following methods: • Stamped concrete or asphalt • Interlocking concrete pavers • Stained concrete • Integral colored concrete. • Or other acceptable method as approved by the Planning Division. • All materials within the Pedestrian crossing shall meet ADA requirements and may not create a significant noise issue with vehicle traffic.
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Walls/Fences	Thematic wall and/or fence shall be utilized along Alma School Road to provide a cohesive project as approved by the Planning Division. Up to 8’ tall wall is permitted. Approved wall materials include the following list, unless otherwise approved by the Planning Division: • Metals, wrought iron, view fencing, steel tube (polished and rusted). • Perforated metals and meshes. • Architectural masonry products as CMU, integral color CMU, textured CMU.
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- Architectural masonry bricks and veneers.
- Architectural metal works, stand alone or integrated into masonry walls.
- Stucco or synthetic applied to all exposed surfaces of masonry CMU.
- Poured in place concrete works.

Lighting Design

All lighting shall comply with the City of Chandler Code.

All exterior lighting on the site is to be shielded from view of the light source off-site to the extent feasible. Parking lot fixtures and wall lights shall not exceed 25' in height.

Main Project Entry Point

Main project entry point shall be created to convey the identity of the development. The main project entry point shall be designed as part of the overall development and shall be approved by the City.

I. LANDSCAPE CONCEPT

The landscape plan uses plants that are low water use and consistent with the proposed architectural character of the homes. Drought resistant plants and trees will be the predominant materials used in the overall landscape design for entry areas and streetscape using colorful accent materials incorporated in open space areas and other featured spaces. Some turf will be used in landscape tracts to also create an oasis feel in certain featured locations. The landscaping along Alma School is designed as an integral part of the project's landscape theme and includes plant materials compatible with the surrounding area.

J. SIGNS

All signage shall comply with the City's Sign Code, Chapter 39 of the Zoning Ordinance.

K. PHASING PLAN

The intent is to develop Highland Place in one phase. Forecasting the pace is challenging because it depends upon market conditions. However, all needed off-site and on-site improvements will be constructed as approved by the City. These infrastructure improvements will provide proper access to streets, pedestrian routes, water, and sewer connections into the City system, on-site stormwater retention, and perimeter streetscape improvements adjacent to the parcel.

L. CONCLUSION

The intent of the overall proposal for “Highland Place” is to provide a residential development that complements the area while upholding the planning principles and supporting the economic goals and objectives of the City of Chandler and nearby shopping and employment core. The infill site will be transformed into an attractive, high-quality residential development that will enhance the streetscape appearance with attractive new architectural designs, open space areas, amenities, and lush landscaping features along both Alma School Road and Highland Street.

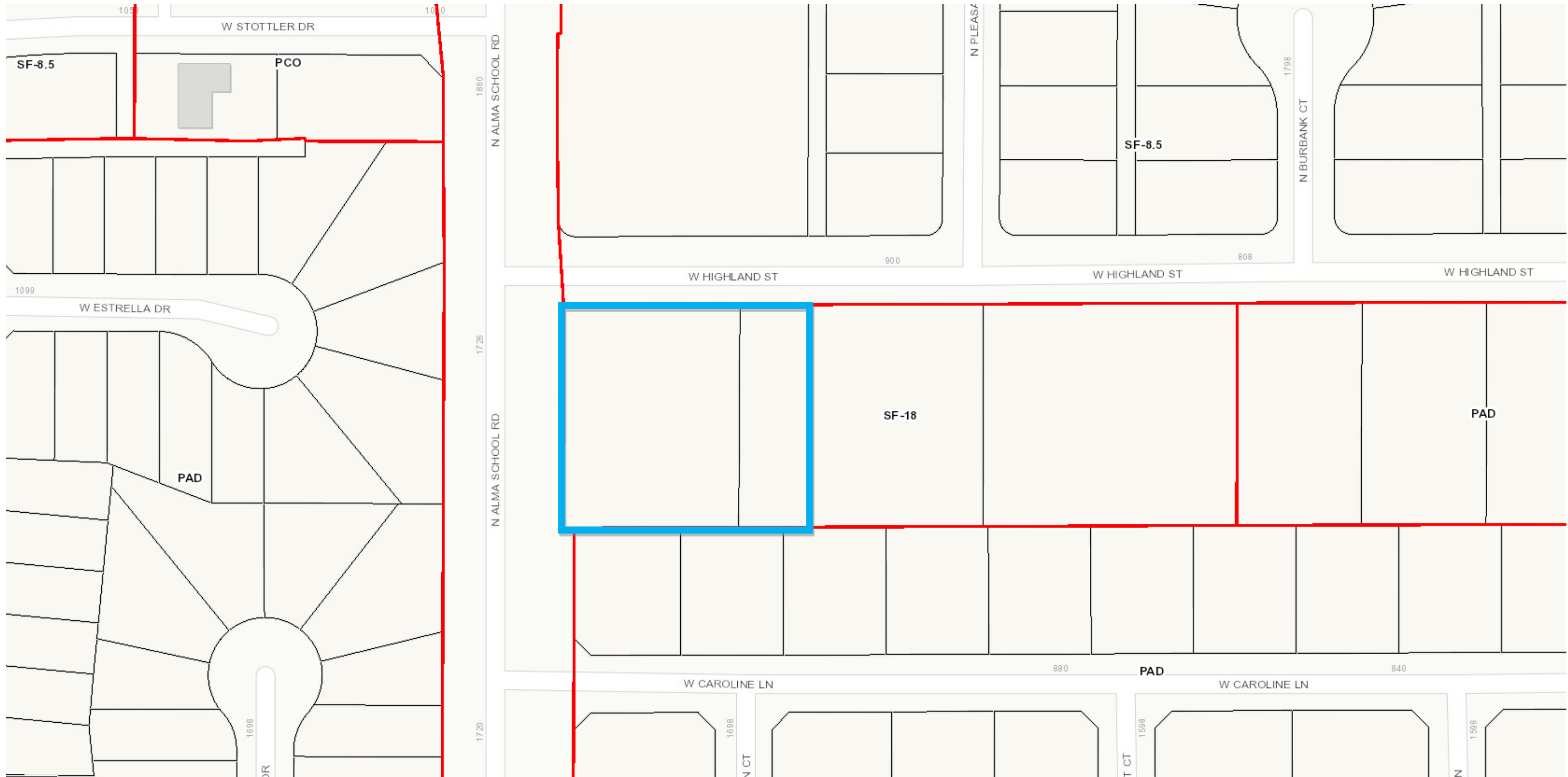
The overall project will attract residents looking for an enhanced level of living with on-site amenities. These new residents and their guests will become customers and patrons of all the nearby shopping, restaurants, and entertainment venues.

We believe this community will be warmly embraced at this location and will be a benefit for Chandler. The subject parcel is rectangular with two street frontages and would be difficult for many developers. The concern for such parcels is finding a developer and community type that can be successful within those site parameters and maintain the level of quality the City wants. The proposed community can navigate those challenges very well and will deliver a quality product to the City.



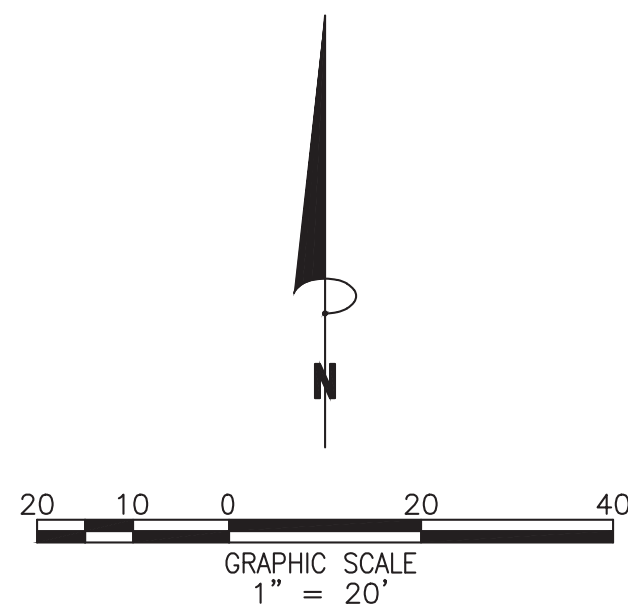
Vicinity Aerial



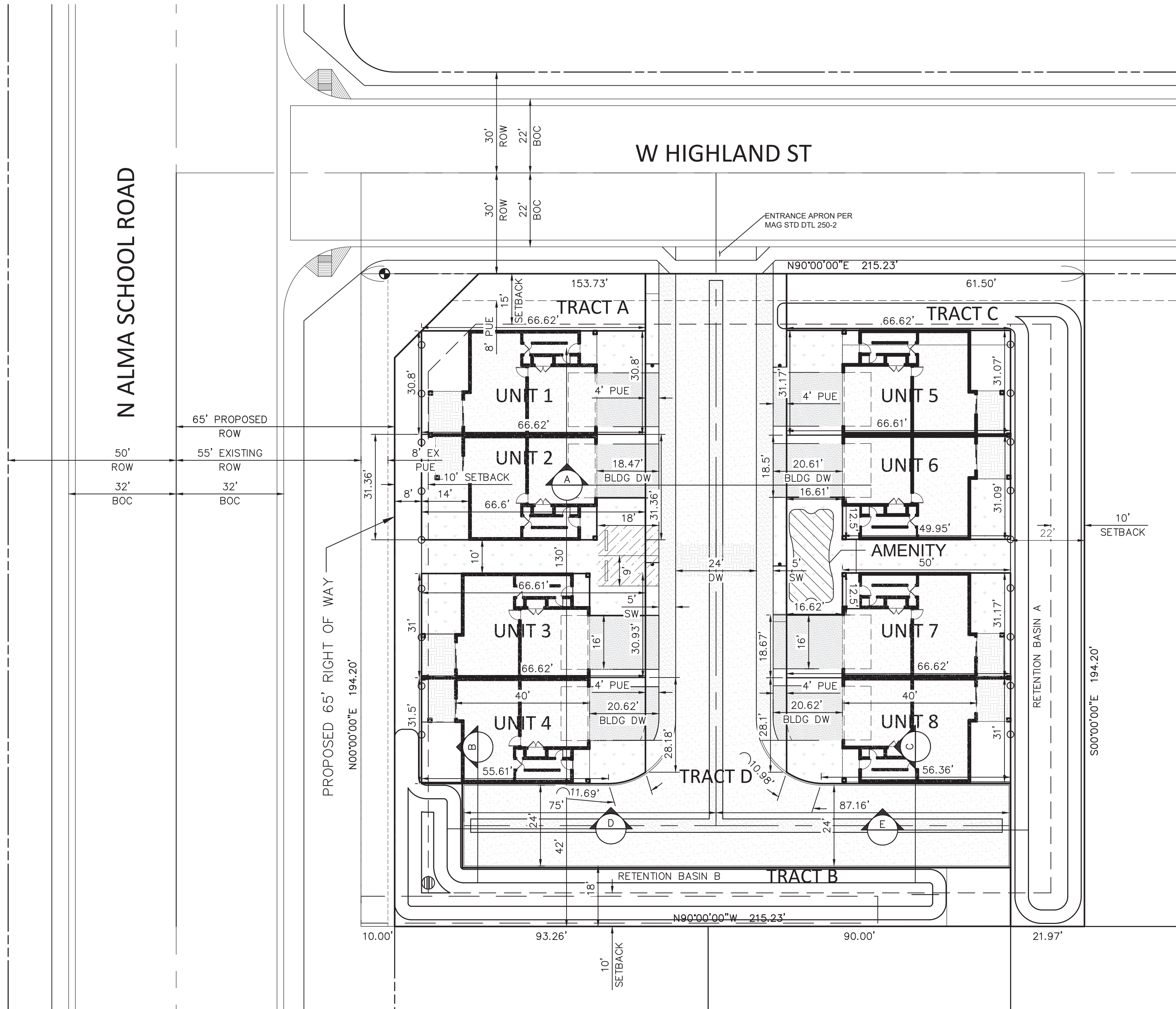


Existing Zoning Map

A PORTION OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH,
RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



TRACT AREA TABLE	
TRACT	TRACT AREA (SF)
A	987.56
B	5811.20
C	6475.84
D	10,474.23



LEGEND

•	BRASS CAP FLUSH
○	MONUMENT AS NOTED
⊗	BRASS CAP IN HANDHOLE
_____	BOUNDARY LINE
_____	CENTERLINE
_____	LOT LINE
_____	EASEMENT LINE
_____	RIGHT OF WAY
_____	PROPOSED FENCE

ET 01 OF 0

Wall Plan HIGHLAND PLACE

CITY OF CHANDLER ARIZONA

A PORTION OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH,
RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

SITE DATA

GROSS AREA: 48,260 SF = 1.11 AC
NET AREA: 39,653 SF = 0.91 AC
NUMBER OF LOTS: 8
LOT COVERAGE: 39.6%
OPEN SPACE: 60.3%
PARKING REQUIRED: 16 (2 SPACES/UNIT)
PARKING PROVIDED: 34 (4 SPACES/UNIT + 2 GUEST SPACES)

BUILDING SETBACK DATA

FRONT = 15' (NORTH SIDE)
BACK = 40' (SOUTH SIDE)
SIDE = 10' (WEST SIDE)
SIDE = 20' (EAST SIDE)

ZONING

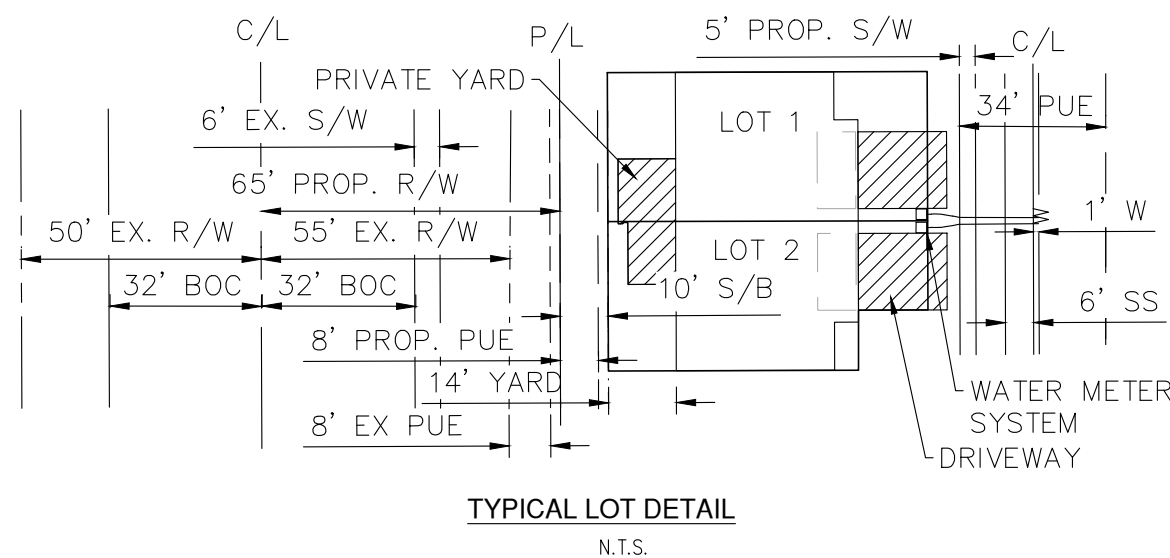
CURRENT = SF-18
PLANNED AREA DEVELOPMENT (PAD) = MF-1

SF / SINGLE FAMILY
MF / MULTI FAMILY

LOT AREA TABLE	
UNIT #	LOT AREA (SF)
1	2070.56
2	1889.94
3	1859.18
4	2081.42
5	2082.92
6	1863.94
7	1861.93
8	2071.62
TOTAL	15781.52

TRACT AREA TABLE		
TRACT	TRACT AREA (SF)	TRACT USE
A	1093.04	OPEN SPACE
B	12298.71	OPEN SPACE, AMMENITY, RETENTION
C	10480.85	PRIVATE DRIVE, UTILITY ESMT.
TOTAL	23872.60	

RETENTION TABLE		
BASIN	VOLUME REQUIRED (CF)	VOLUME PROVIDED (CF)
A	5,560	5,574



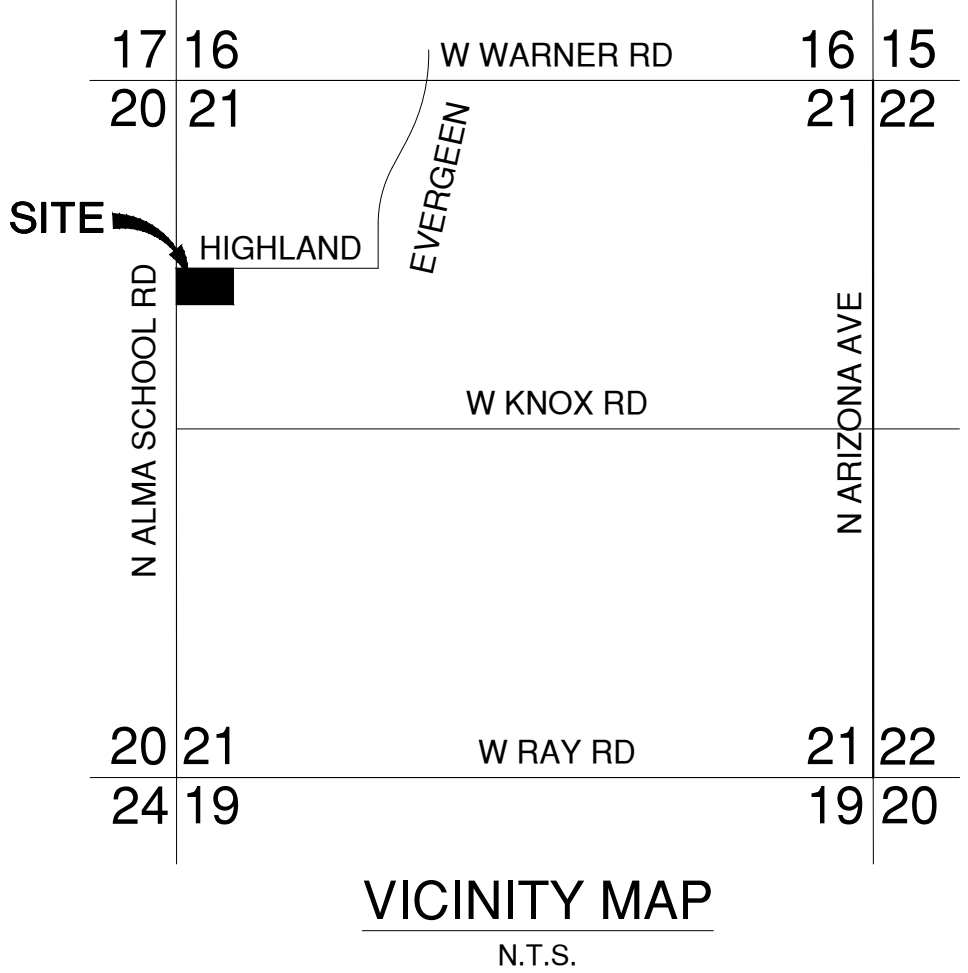
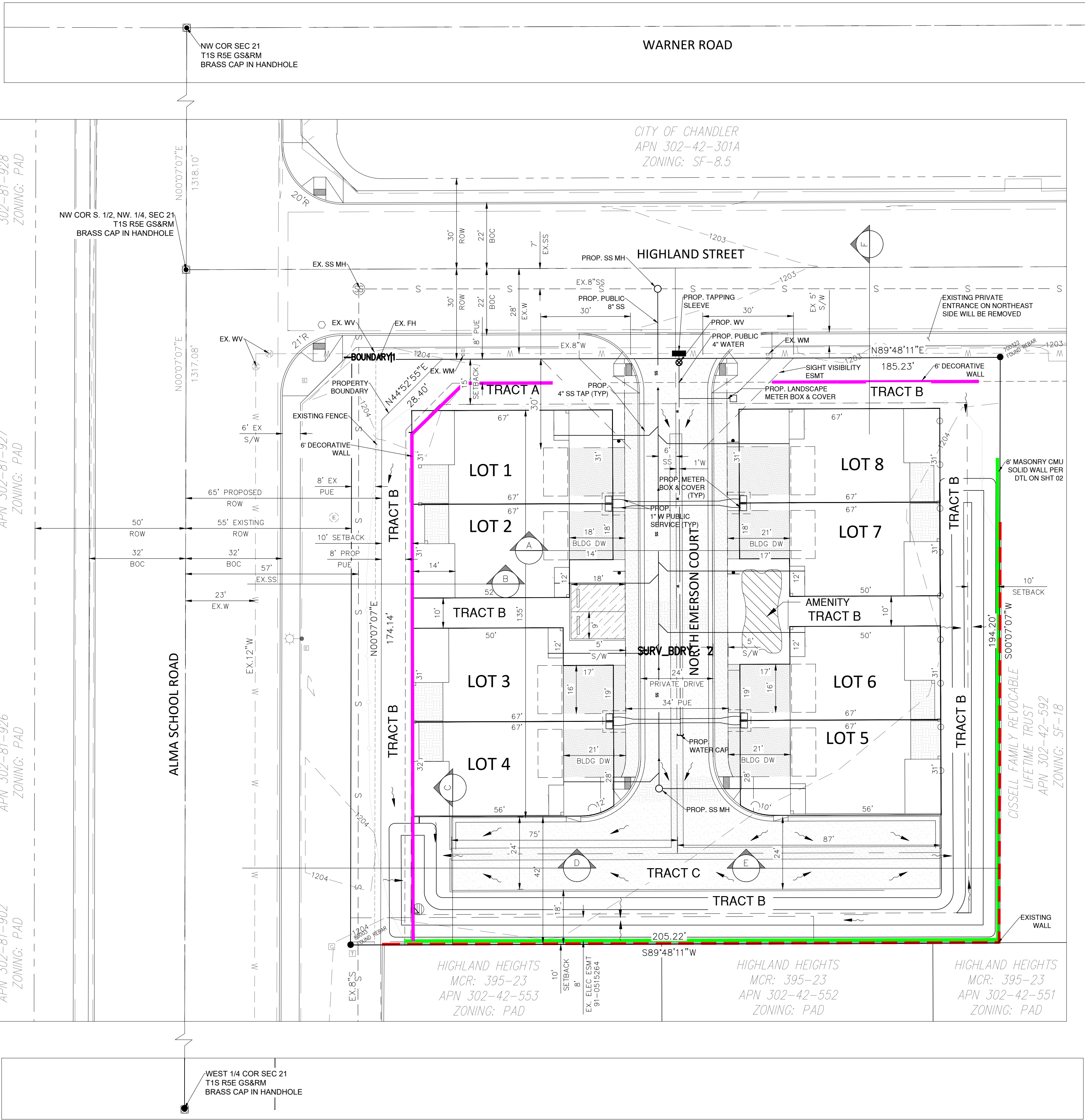
NOTE:

Visibility easements restrictions: Any object, wall, structure, mound or landscaping (mature) over 24" in height is not allowed within the easement except trees trimmed to not less than 6" above ground. Trees shall be spaced not less than 8' apart.

Infrastructure will not be phased and will be built all at once.

BENCHMARK

#23, NGVD29 ELEVATION 1208.829, SECTION 21, T1S, R5E, 3" CITY OF CHANDLER
BRASS CAP IN CONCRETE, FLUSH, BETWEEN WARNER RD AND RAY RD; 530' WEST
OF ARIZONA AVE AT INTERSECTION OF KNOX RD AND OREGON ST. EQUATION 1.781,
NAVD88 ELEVATION 1210.61.



ENGINEER

BOWMAN CONSULTING
1600 N DESERT DRIVE, SUITE 210
TEMPE, AZ 85281
PH: (480)-629-8830
EMAIL: jgray@bowman.com
CONTACT: JOHN GRAY

OWNER/DEVELOPER

AIM Realty of Arizona, LLC
2610 E. LOVEBIRD LANE
GILBERT, AZ 85297
PH: (801) 726-4321
CONTACT: JOE RAINEY
EMAIL: joe.rainey@raineyhomes.com

LEGAL DESCRIPTION

PARCEL NO. 1 (APN # 302-42-591):
THE WEST 208.73 FEET OF THE NORTH 224.20 FEET OF THE SOUTHWEST
QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH,
RANGE 5 EAST OF THE GIL AND SALT RIVER BASE AND MERIDIAN, MARICOPA
COUNTY, ARIZONA;

EXCEPT THE NORTH 30 FEET THEREOF, AND ALSO

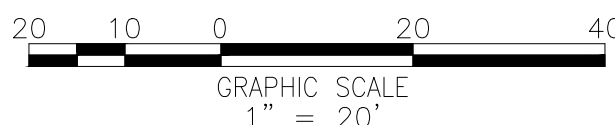
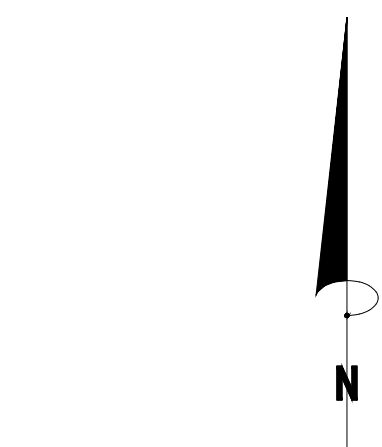
EXCEPT THE WEST 55 FEET THEREOF

PARCEL NO. 2 (APN # 302-42-468):
THE WEST 61.5 FEET OF THE EAST 218.76 FEET OF THE WEST 427.47 FEET OF
THE NORTH 224.20 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST
QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA
AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 30 FEET THEREOF.

LEGEND

- BRASS CAP FLUSH
- MONUMENT AS NOTED
- ⊗ BRASS CAP IN HANDHOLE
- ⊙ FIRE HYDRANT
- BOUNDARY LINE
- - - CENTERLINE
- - - LOT LINE
- - - EASEMENT LINE
- - - RIGHT OF WAY
- - ○ PROPOSED FENCE
- W - PROPOSED WATER LINE
- S - PROPOSED SEWER LINE
- - - EXISTING WATER LINE
- - - EXISTING SEWER LINE
- AMMENITY



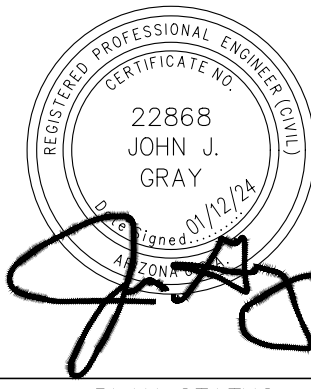
C.O.C. Log No. PLT23-0024

Bowman

Bowman Consulting Group Ltd
1600 N. Desert Drive, Ste 210
Tempe, Arizona 85281
Phone: (480) 629-8830
www.bowmanconsulting.com
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A PRELIMINARY PLAT OF
HIGHLAND PLACE
MARICOPA COUNTY
CHANDLER, ARIZONA

051170-01-001
PROJECT NUMBER



PLAN STATUS

DATE	DESCRIPTION	
DLR	DLR	JUG
DESIGN	DRAWN	CHKD
SCALE	H:	V:
JOB No.	051170-01-001	
DATE :	01/12/24	

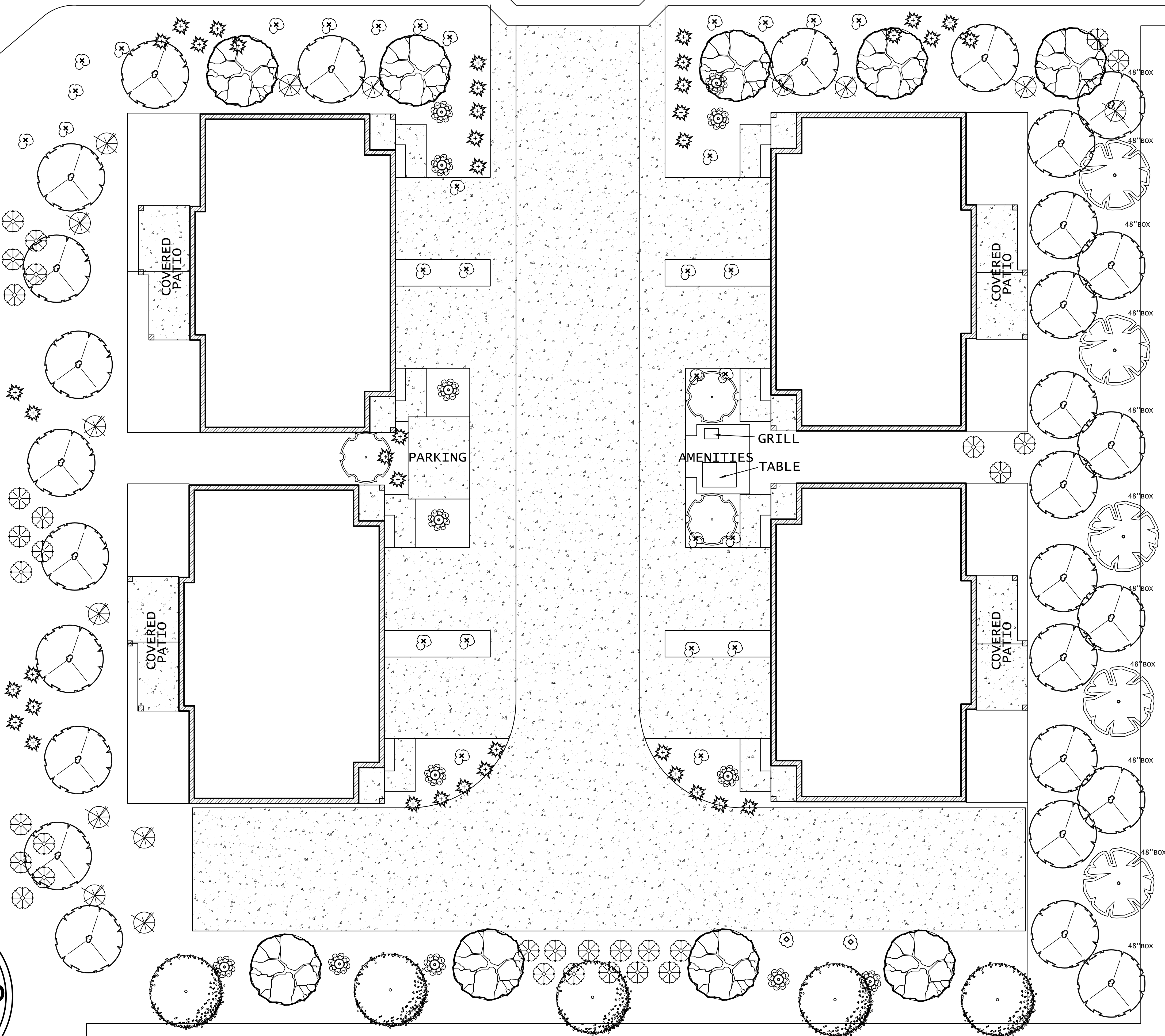
SHEET PP01 OF PP02



HIGHLAND

ALMA SCHOOL

Rev:
12/7/22
6/30/23
10/10/23
-
-



TREES

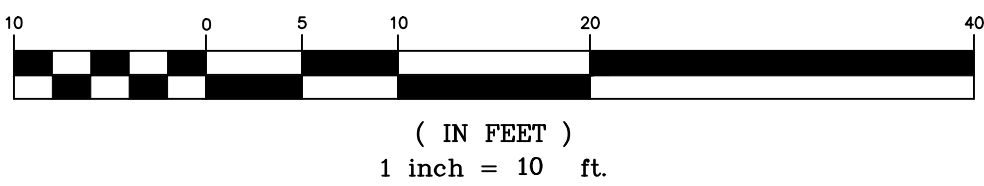
CHASTE TREE	4	24"BOX
SOUTHERN LIVE OAK	4	48"BOX
ARIZONA ASH	23 @ 36"BOX	29 7 @ 48"BOX
CHILEAN MESQUITE	6	36"BOX
TIPUANA	9	36"BOX

SHRUBS

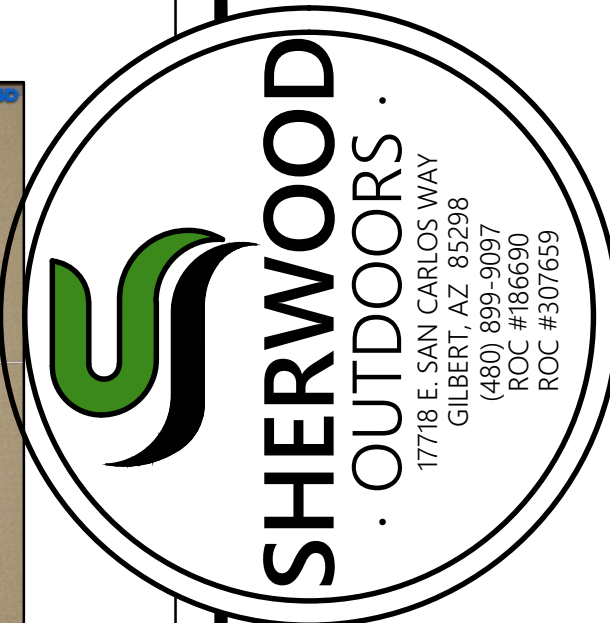
REGAL MIST	11	5 GAL.
DEER GRASS		
BUSH MORNING GLORY	12	5 GAL.
PURPLE HOPSEED	38	5 GAL.
RED BIRD OF PARADISE	14	5 GAL.
TORCHGLOW BOUGAINVILLEA	15	5 GAL.
RED YUCCA	40	5 GAL.
ASSORTED LANTANA: GOLD MOUND, DALLAS RED	31	5 GAL.



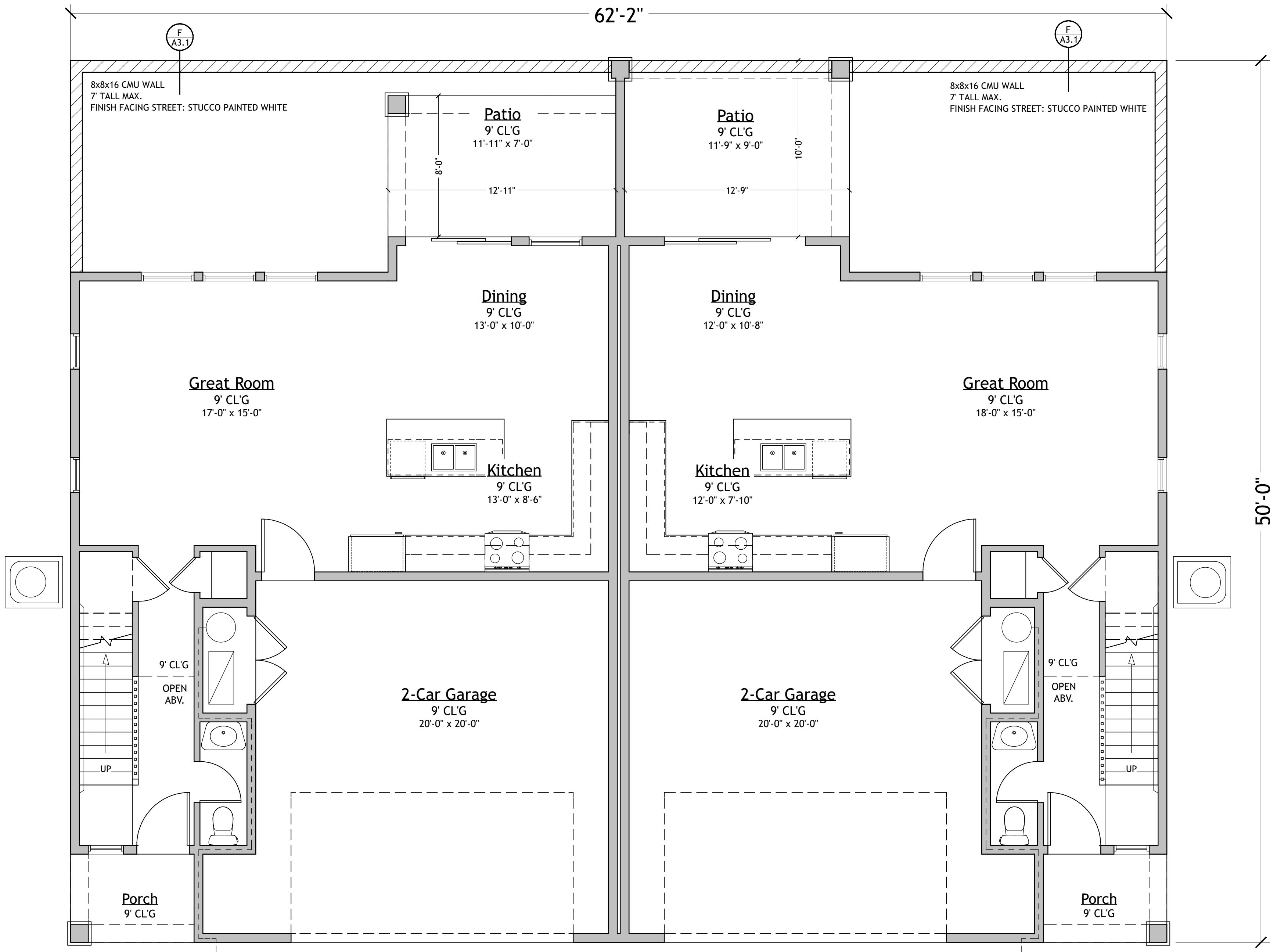
GRAPHIC SCALE



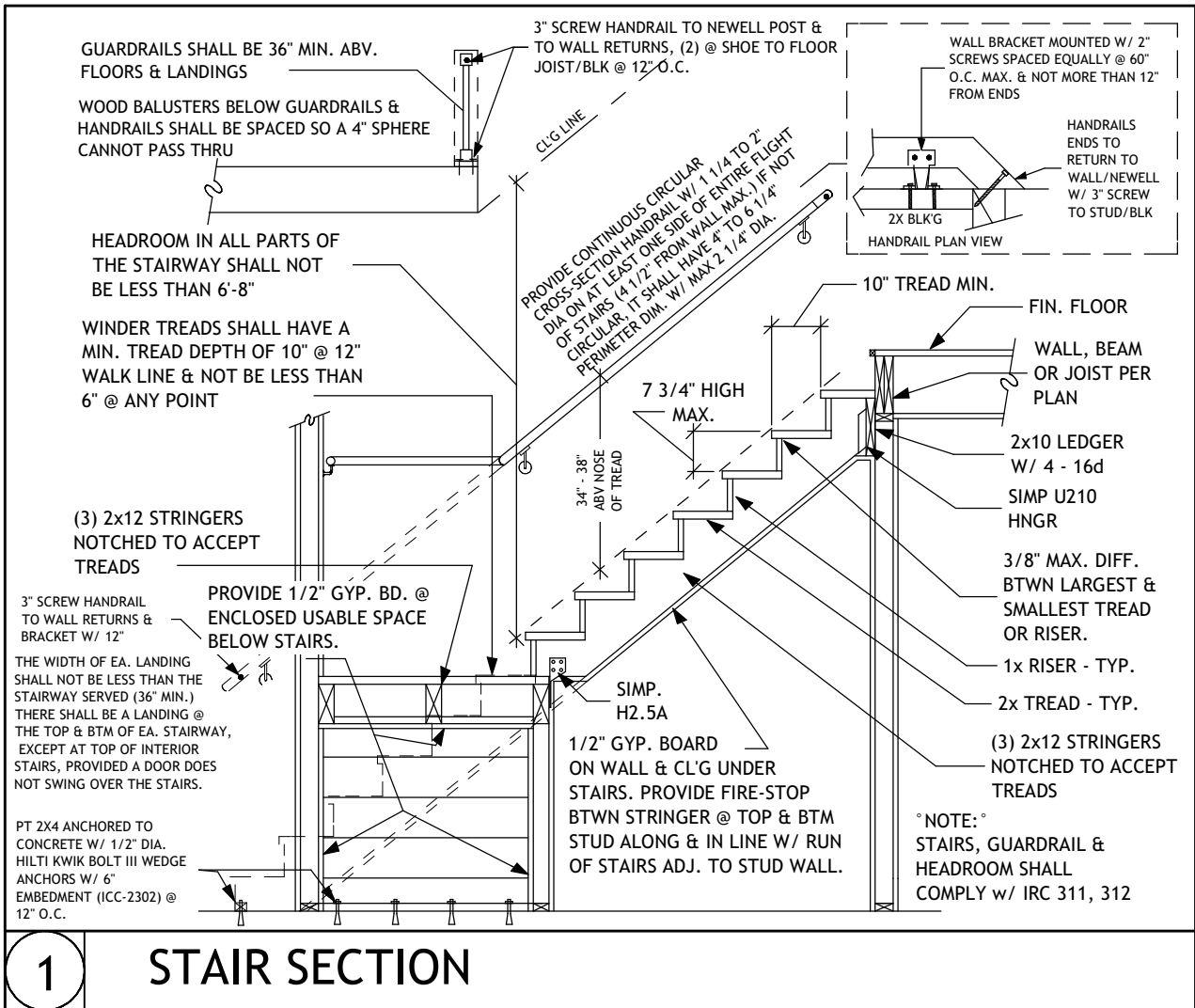
AIM REALITY OF ARIZONA
'HIGHLAND PLACE'
ALMA SCHOOL & HIGHLAND ST.
CITY OF CHANDLER, ARIZONA



JOB:
ALMA SCHOOL &
HIGHLAND
Date:
10/7/22
Designer:
NOHI MONTGOMERY
480-246-4916
Scale:
1/10" = 1'
Page:
1 of 1



ELEVATION A & B
MAIN FLOOR



- FLOOR PLAN NOTES:**
- XXXXXXXXXXXX = INT. BEARING WALLS
* SEE SHEET A3.1 FOR ADDITIONAL NOTES
- FINISHING NOTES:**
- A. PRODUCE JOINTS WHICH ARE TRUE, TIGHT AND WELL FASTENED. CONCEAL SHRINKAGE. MITER EXTERIOR JOINTS. COPE INTERIOR JOINTS. MITER OR SCARF END-TO-END JOINTS. INSTALL TRIM USING PIECES AS LONG AS POSSIBLE. INSTALL ITEMS STRAIGHT, TRUE, LEVEL, PLUMB AND FIRMLY ANCHORED IN PLACE. NAIL TRIM WITH FINISH NAILS OF PROPER DIMENSION TO HOLD THE MEMBER FIRMLY IN PLACE WITHOUT SPLITTING THE WOOD. NAIL EXTERIOR TRIM WITH GALVANIZED NAILS, MAKING JOINTS TO EXCLUDE WATER AND SETTING IN WATERPROOF GLUE OR SEALANT. ON EXPOSED WORK, SET NAILS FOR PUTTY.
- B. BEFORE CAULKING, INSURE THAT ALL JOINTS AND SPACES ARE CLEAN, DRY, FREE OF DUST, LOOSE PARTICLES AND OTHER FOREIGN MATERIALS; THAT METALS ARE FREE OF ALL RUST, MILL SCALE, COATINGS, OIL AND GREASE; THAT ALUMINUM SURFACES THAT HAVE PROTECTIVE COATINGS ARE CLEANED WHEREVER SEALANT IS TO BE PLACED, AND FIXTURE SURFACES ARE CLEAN & LABELS REMOVED IN AREA OF SEALANT APPLICATION.
- C. CAULK OR OTHERWISE SEAL ALL EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES; BETWEEN WALL SOLE PLATES AND FLOORS, & BETWEEN EXTERIOR WALL PANELS; PENETRATIONS IN WALLS, CEILINGS, AND FLOORS FOR PLUMBING, ELECTRICAL OR GAS LINES; OPENINGS IN ATTIC FLOORS; ALL OTHER OPENINGS IN THE BUILDING ENVELOPE.

- FLOOR PLAN KEYNOTES**
(NOT ALL KEY NOTES MAY BE USED)
- 1 - ELECTRIC APPLIANCE
2 - GAS APPLIANCE
3 - WATER HEATER W/ DRAIN PAN ABV. +18" PLATFORM T&P LINE AND DRAIN FROM PAN TO EXTERIOR
4 - GARBAGE DISPOSAL
5 - ICE LINE FROM R.O.
6 - VENT THRU THE ROOF SEE M1.1 FOR DETAILS
7 - ATTIC ACCESS - 22X30 MIN. OPENING. SEE ARCH NOTE "G" ON GN1 & DETAIL 1 ON M1.1
8 - SOFT WATER W/ LOOP
9 - GAS SHUT-OFF VALVE WITHIN 4 FEET OF FIREPLACE
10 - COMBUSTION AIR W/ VENTING PER MECHANICAL PLAN
11 - STAND ALONE TUB
12 - SOAKING TUB
13 - JETTED TUB W/ ACCESS PANEL
14 - POT FILLER
15 - DRAIN AT ICE MAKER, NO PUMP
16 - MAKE-UP VANITY
17 - FRAME BOX COLUMN W/ +30" FRAME BASE W/ BRICK VENEER (SEE ELEVATIONS)
18 - POST W/ HOLLOW COLUMN WRAP
19 - SKYLIGHT (ICC PER SHEET GN1)
20 - ARCH TOP OPENING - SEE ELEVATIONS @ EXTERIOR
21 - FLAT TOP OPENING
22 - 12" BELOW CLGS < 11' (U.N.O.)
23 - 18" BELOW CLGS > 11' (U.N.O.)
24 - SEE ELEVATIONS @ EXTERIOR (VERIFY W/ OWNER)
25 - +36" RAILING - SPACED SO THAT A 4" SPHERE CANNOT PASS THRU
26 - HI-LO SHELF W/ CLOTHING RODS
27 - HIGH SHELF W/ CLOTHING ROD
28 - FULL CABINET
29 - +16" SEAT
30 - NICHE - SILL @ 3", HDR @ 8'-6"
31 - DESK
32 - 6 SHELVES
33 - 5 SHELVES
34 - SOUND INSULATED WALL
35 - TEMPERED GLASS
36 - SILL @ 5" MIN., TEMPERED NOT REQUIRED
37 - 2X6 WALL - PLUMBING WHERE OCCURS
38 - 1" STEP MAX
39 - 4" STEP
40 - STEP VARIES
41 - STOOP - 6" WIDER THAN EACH SIDE OF OPENING 36" DEEP (MIN.)
42 - +36" FLUSH COUNTER TOP @ ISLAND
43 - +42" BAR TOP
44 - SHOWER TILE TO 6" MIN. SEE NOTE 1, B & C ON GN1
45 - ROD @ SHOWER
46 - MEDICINE CABINET
47 - SLIDING BARN DOOR
48 - +18" FRAMED PLATFORM
49 - +4" RAISED DRYING AREA BUILT W/ 4X4X8 CMU
50 - 1 3/4" SOLID CORE (20 MIN. RATED) TIGHT-FITTING, SELF-CLOSING & SELF-LATCHING DOOR W/ GASKET & SWEEP
51 - GARAGES SHALL BE SEPARATED FROM THE RESIDENCE & ITS ATTIC AREA BY MEANS OF MIN. 1/2-INCH GYPSUM BOARD APPLIED TO THE GARAGE SIDE (WALLS & CEILING).
52 - GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8-INCH TYPE "X" GYPSUM BOARD OR EQUAL.

SQUARE FOOTAGE CALCULATIONS

LEFT UNIT	RIGHT UNIT
MAIN LIVABLE: 715 SQ. FT. UPPER LIVABLE: 1,011 SQ. FT. TOTAL LIVABLE: 1,726 SQ. FT.	MAIN LIVABLE: 715 SQ. FT. UPPER LIVABLE: 1,004 SQ. FT. TOTAL LIVABLE: 1,719 SQ. FT.
GARAGE: 457 SQ. FT. PATIO: 103 SQ. FT. PORCH: 35 SQ. FT. NON-LIVABLE: 595 SQ. FT.	GARAGE: 457 SQ. FT. PATIO: 133 SQ. FT. PORCH: 35 SQ. FT. NON-LIVABLE: 625 SQ. FT.
DIFFERENT THAN RIGHT UNIT	
DUPEX TOTALS MAIN LIVABLE: 1,430 SQ. FT. UPPER LIVABLE: 2,015 SQ. FT. TOTAL LIVABLE: 3,445 SQ. FT.	MAIN LIVABLE: 884 SQ. FT. PATIO: 236 SQ. FT. PORCH: 100 SQ. FT. NON-LIVABLE: 1,220 SQ. FT. TOTAL: 4,665 SQ. FT. FOOTPRINT: 2,650 SQ. FT.

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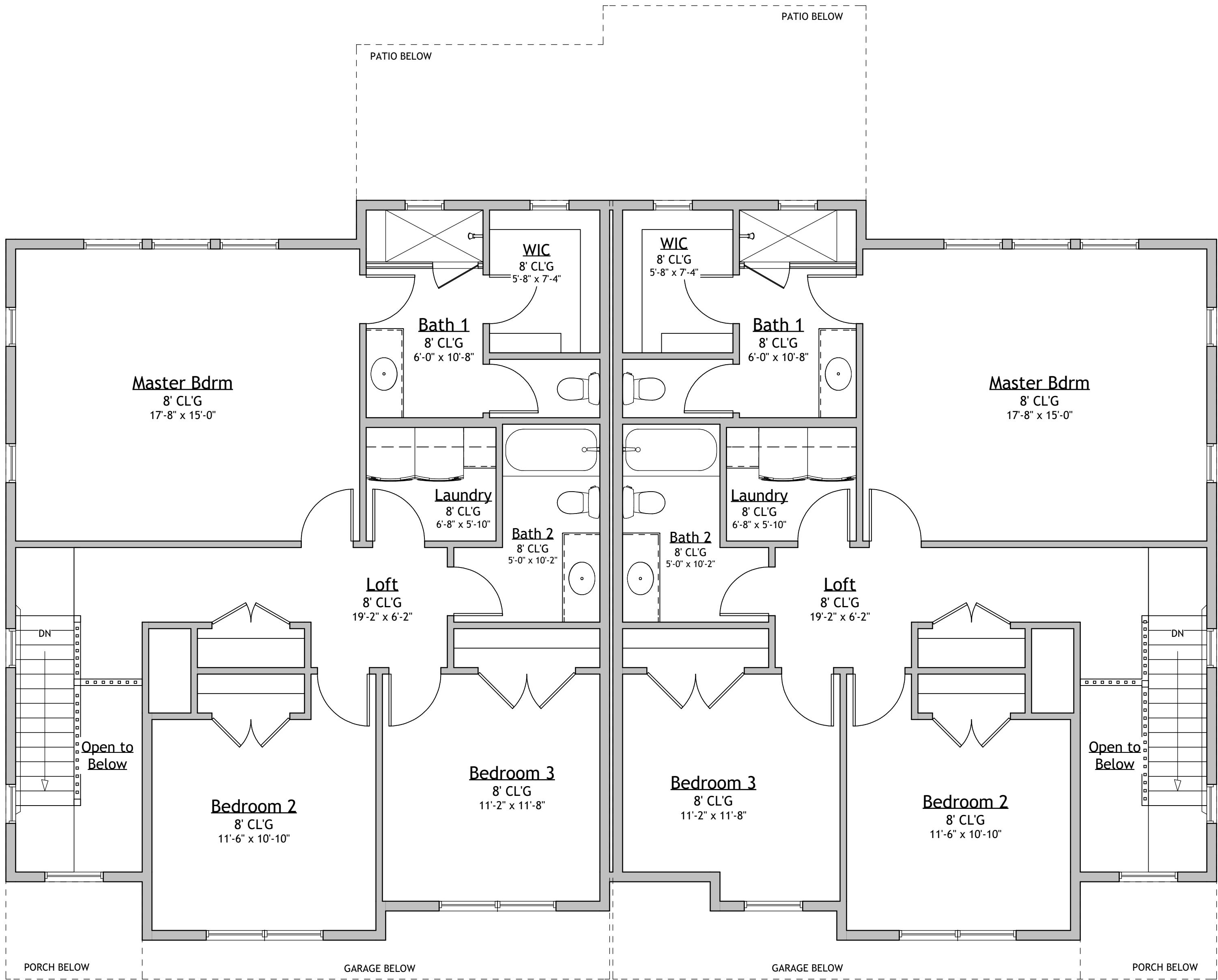
NO.	DATE	REVISION
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HIGHLAND PLACE
ALMA SCHOOL RD. & HIGHLAND ST.

ELEVATION A & B
MAIN FLOOR
FLOOR PLAN

PALMER DESIGN
480-279-0550
www.PalmerHomeDesign.com

DATE: 01-04-24
SCALE: 1/4" = 1' 0"
DRAWN: BEN PALMER
JOB:
SHEET:
A1.1-AB
OF 27



ELEVATION A
UPPER FLOOR

- FLOOR PLAN NOTES:**
- XXXXXXXXXXXX = INT. BEARING WALLS
* SEE SHEET A3.1 FOR ADDITIONAL NOTES
- FINISHING NOTES:**
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12" BELOW CLGS < 11' (U.N.O.)
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SEE ELEVATIONS @ EXTERIOR (VERIFY W/ OWNER)
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24 - HIGH SHELF W/ CLOTHING ROD
25 - FULL CABINET
26 - +16" SEAT
27 - NICHE - SILL @ 3', HDR @ 8'-6"
28 - DESK
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SQUARE FOOTAGE CALCULATIONS

LEFT UNIT		RIGHT UNIT	
MAIN LIVABLE:	715 SQ. FT.	MAIN LIVABLE:	715 SQ. FT.
*UPPER LIVABLE:	1,011 SQ. FT.	UPPER LIVABLE:	1,004 SQ. FT.
TOTAL LIVABLE:	1,726 SQ. FT.	TOTAL LIVABLE:	1,719 SQ. FT.
GARAGE:		GARAGE:	
*PATIO:	103 SQ. FT.	PATIO:	133 SQ. FT.
PORCH:	35 SQ. FT.	PORCH:	35 SQ. FT.
NON LIVABLE:	595 SQ. FT.	NON-LIVABLE:	625 SQ. FT.
***** DIFFERENT THAN RIGHT UNIT *****			
DUPEX TOTALS			
MAIN LIVABLE:	1,430 SQ. FT.		
UPPER LIVABLE:	2,015 SQ. FT.		
TOTAL LIVABLE:	3,445 SQ. FT.		
GARAGE:		884 SQ. FT.	
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TOTAL:	4,665 SQ. FT.		
FOOTPRINT:	2,650 SQ. FT.		

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NO.	DATE	REVISION
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HIGHLAND PLACE

ALMA SCHOOL RD. & HIGHLAND ST.

ELEVATION A
UPPER FLOOR

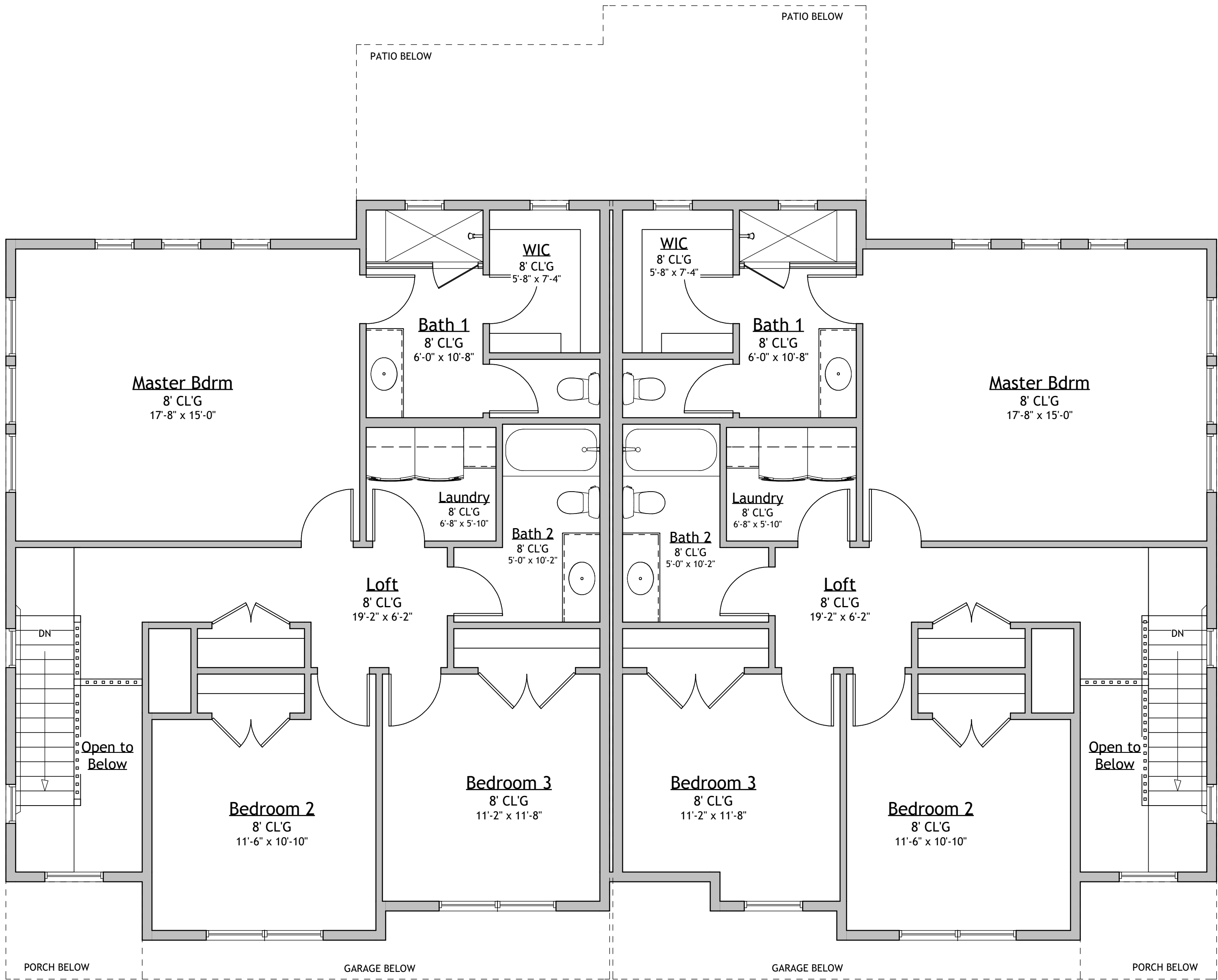
FLOOR PLAN

PALMER DESIGN

480-279-0550

www.Palmer Home Design.com

DATE:	01-04-24
SCALE:	1/4" = 1' 0"
DRAWN:	BEN PALMER
JOB:	
SHEET:	A1.2-A OF 27



ELEVATION B
UPPER FLOOR

FLOOR PLAN NOTES:

XXXXXXXXXXXX = INT. BEARING WALLS
* SEE SHEET A3.1 FOR ADDITIONAL NOTES

FINISHING NOTES:

A. PRODUCE JOINTS WHICH ARE TRUE, TIGHT AND WELL FASTENED. CONCEAL SHRINKAGE. MITER EXTERIOR JOINTS. COPE INTERIOR JOINTS. MITER OR SCARF END-TO-END JOINTS. INSTALL TRIM USING PIECES AS LONG AS POSSIBLE. INSTALL ITEMS STRAIGHT, TRUE, LEVEL, PLUMB AND FIRMLY ANCHORED IN PLACE. NAIL TRIM WITH FINISH NAILS OF PROPER DIMENSION TO HOLD THE MEMBER FIRMLY IN PLACE WITHOUT SPLITTING THE WOOD. NAIL EXTERIOR TRIM WITH GALVANIZED NAILS, MAKING JOINTS TO EXCLUDE WATER AND SETTING IN WATERPROOF GLUE OR SEALANT. ON EXPOSED WORK, SET NAILS FOR PUTTY.

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 - 7 - ATTIC ACCESS - 22X30 MIN. OPENING. SEE ARCH NOTE "G" ON GN1 & DETAIL 1 ON M1.1
 - 8 - SOFT WATER W/ LOOP
 - 9 - GAS SHUT-OFF VALVE WITHIN 4 FEET OF FIREPLACE
 - 10 - COMBUSTION AIR W/ VENTING PER MECHANICAL PLAN
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 - 12 - SOAKING TUB
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 - 31 - SOUND INSULATED WALL
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 - 34 - 2X6 WALL - PLUMBING WHERE OCCURS
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SQUARE FOOTAGE CALCULATIONS

LEFT UNIT		RIGHT UNIT	
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UPPER LIVABLE:	1,011 SQ. FT.	UPPER LIVABLE:	1,004 SQ. FT.
TOTAL LIVABLE:	1,726 SQ. FT.	TOTAL LIVABLE:	1,719 SQ. FT.
GARAGE:		GARAGE:	
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NON-LIVABLE:	35 SQ. FT.	NON-LIVABLE:	35 SQ. FT.
NON-LIVABLE:	595 SQ. FT.	NON-LIVABLE:	625 SQ. FT.

*DIFFERENT THAN RIGHT UNIT

DUPLICATE TOTALS	
MAIN LIVABLE:	1,430 SQ. FT.
UPPER LIVABLE:	2,015 SQ. FT.
TOTAL LIVABLE:	3,445 SQ. FT.
GARAGE:	
PATIO:	884 SQ. FT.
PORCH:	236 SQ. FT.
NON-LIVABLE:	100 SQ. FT.
NON-LIVABLE:	1,220 SQ. FT.
TOTAL:	4,665 SQ. FT.
FOOTPRINT:	2,650 SQ. FT.

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HIGHLAND PLACE

ALMA SCHOOL RD. & HIGHLAND ST.

ELEVATION B

UPPER FLOOR

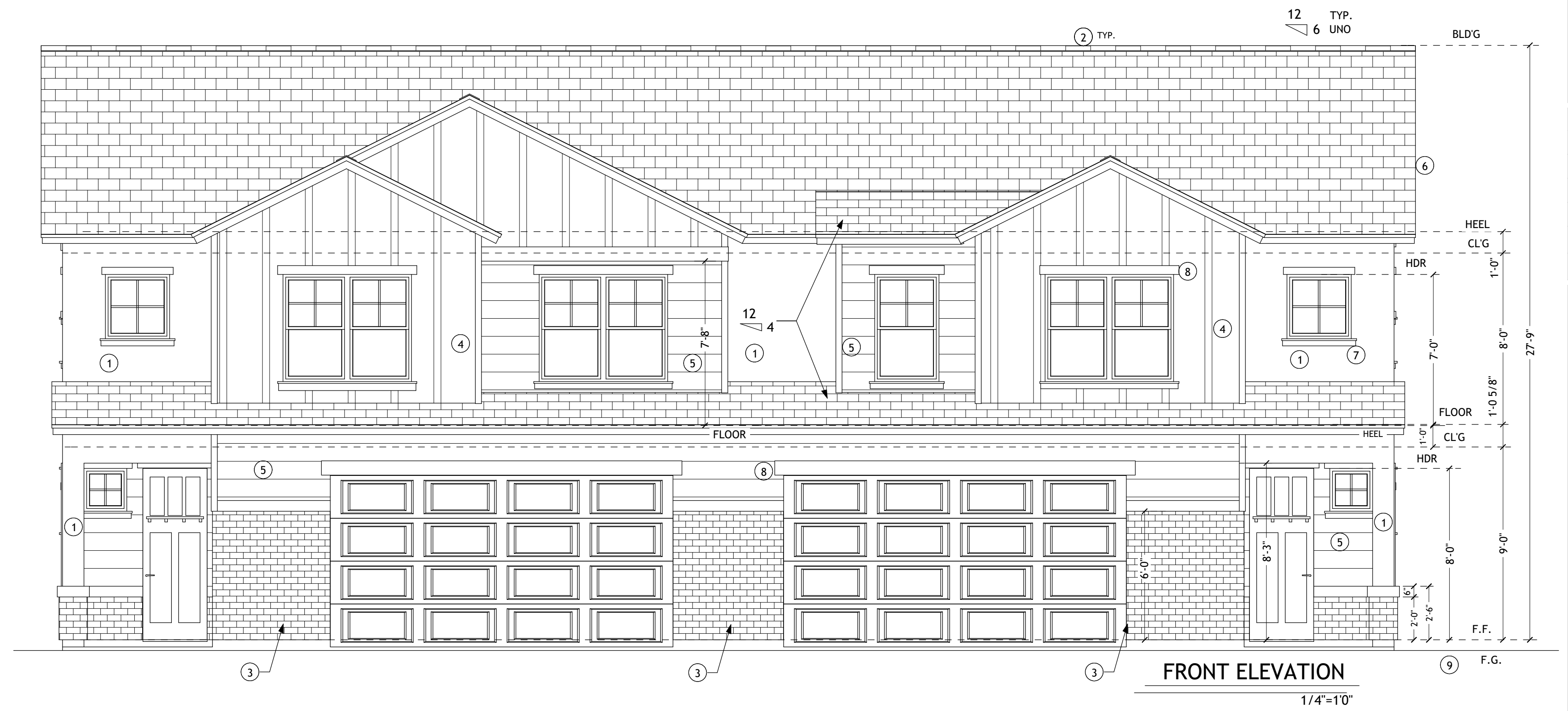
FLOOR PLAN

PALMER DESIGN

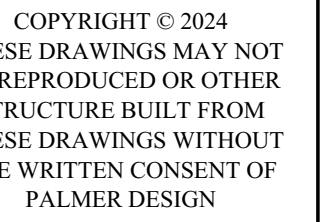
480-279-0550

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DRAWN:	BEN PALMER
JOB:	
SHEET:	A1.3-B
	OF 27



- ## ELEVATION KEYNOTES:
- (NOT ALL KEY NOTES MAY BE USED)
- | | | | |
|---|---|---|---|
| ① | SMOOTH FINISH STUCCO
COLOR PER CONTRACTOR
(ICC REPORT PER SHEET GN1) | ④ | 12" OVERHANG W/ 8" FASCIA |
| ② | CONCRETE TILE. COLOR & TYPE
PER CONTRACTOR (ICC PER SHEET GN1) | ⑦ | STUCCO POP-OUT @ WINDOW/
DOOR SURROUND/SILL/CAP
PROFILE PER DESIGN, COLOR
PER CONTRACTOR |
| ③ | CULTURED BRICK COLOR & TYPE
PER CONTRACTOR (ICC PER SHEET GN1) | ⑧ | HARDIE BOARD DOOR & WINDOW
SURROUNDS/SILL/CAP/TRIM
PROFILE BY DESIGN, COLOR
PER CONTRACTOR (ICC PER GN1) |
| ④ | HARDIE BOARD & BATTEN SIDING,
COLOR PER CONTRACTOR
(ICC REPORT PER SHEET GN1) | ⑨ | GRADE FROM BUILDING SHALL
FALL A MIN. 6" WITHIN 10 FEET - TYP |
| ⑤ | HARDIE BOARD LAP SIDING,
COLOR PER CONTRACTOR
(ICC REPORT PER SHEET GN1) | | |

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HIGHLAND PLACE
ALMA SCHOOL RD. & HIGHLAND ST.

ELEVATIONS S&W EXTERIOR ELEVATIONS



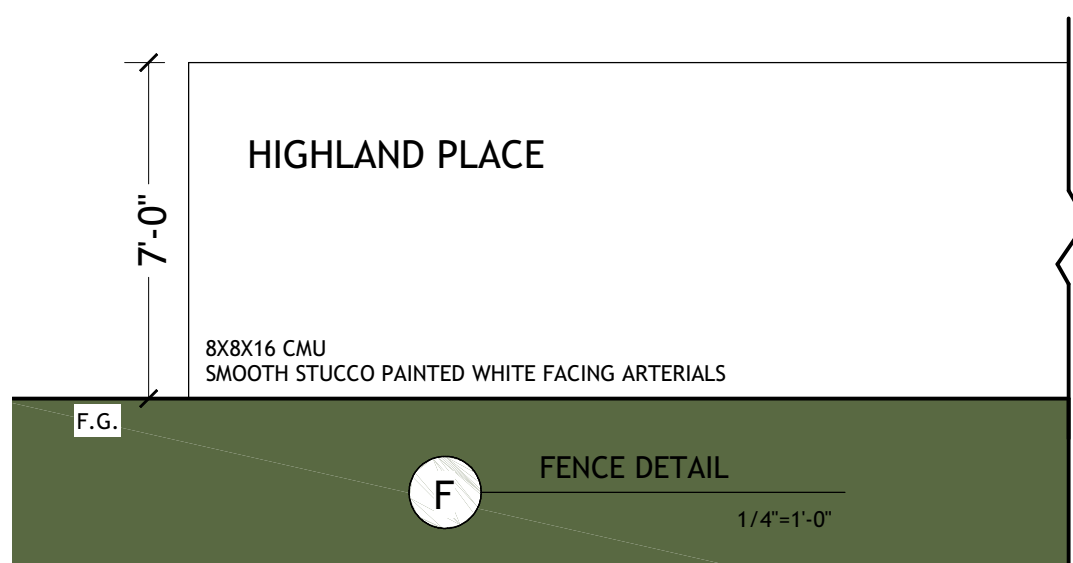
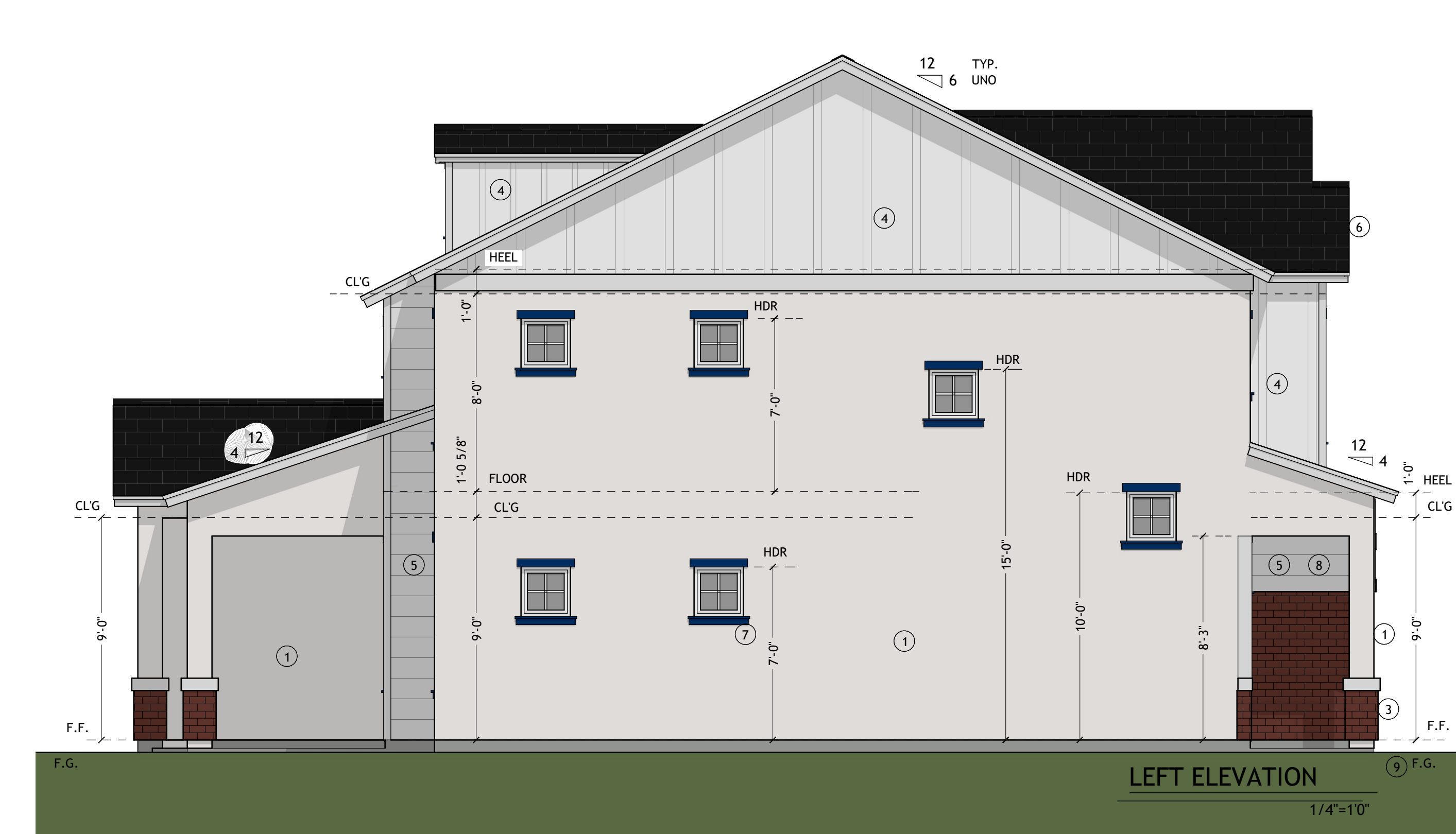
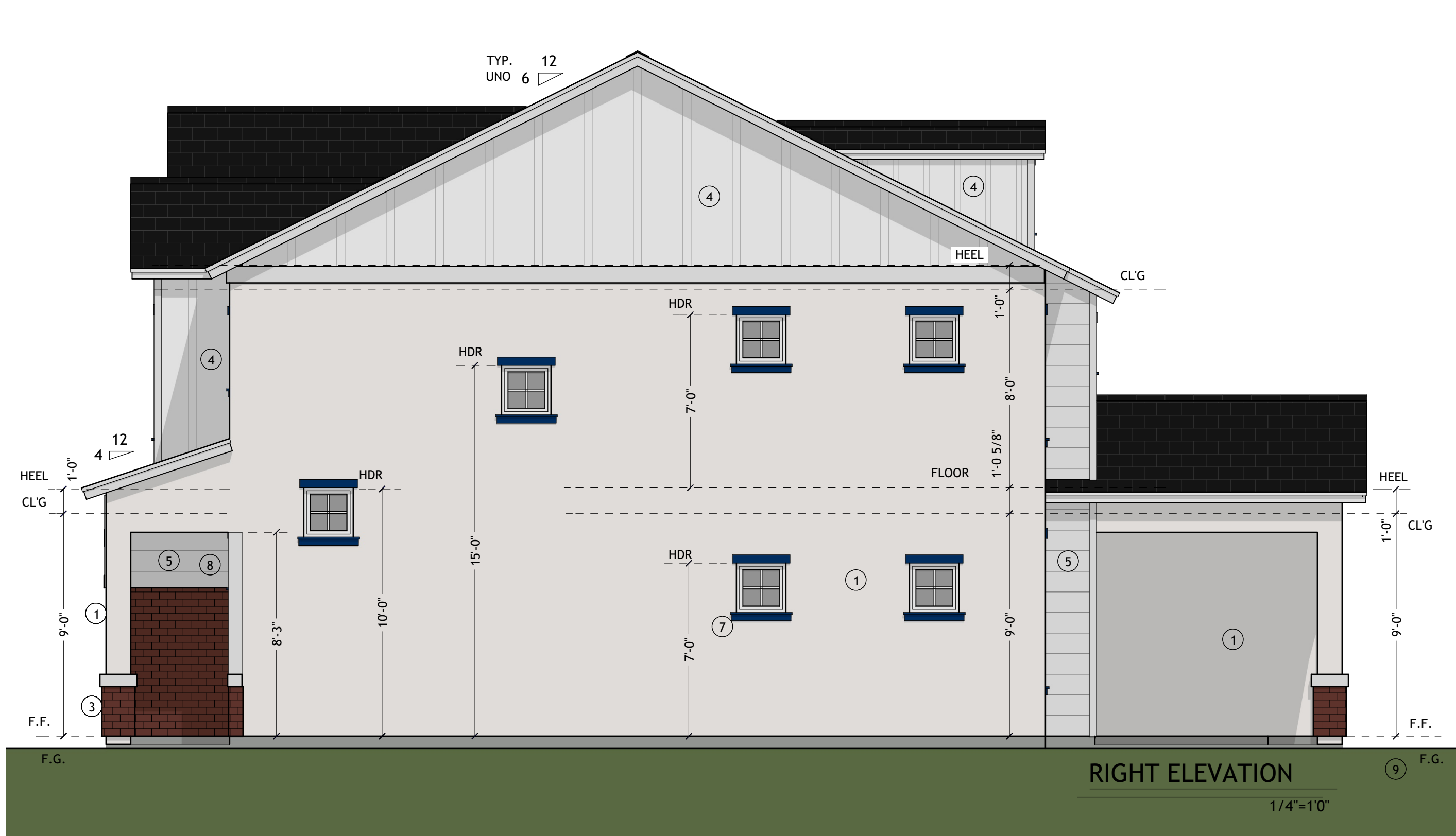
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CHECKED:	
PROJECT:	

A3.1-A
OF 27



ELEVATION A

ELEVATION KEYNOTES: (NOT ALL KEY NOTES MAY BE USED)	
1 - SMOOTH FINISH STUCCO COLOR PER CONTRACTOR (ICC REPORT PER SHEET GN1)	6 - 12" OVERHANG W/ 8" FASCIA
2 - CONCRETE TILE - COLOR & TYPE PER CONTRACTOR (ICC PER GN1)	7 - STUCCO POP-OUT @ WINDOW/ DOOR SURROUND/SILL/CAP. PROFILE PER DESIGN, COLOR PER CONTRACTOR
3 - CULTURED BRICK COLOR & TYPE PER CONTRACTOR (ICC PER GN1)	8 - HARDIE BOARD DOOR & WINDOW SURROUNDS/SILL/CAP/TRIM PROFILE BY DESIGN, COLOR PER CONTRACTOR (ICC PER GN1)
4 - HARDIE BOARD & BATTEN SIDING. COLOR PER CONTRACTOR (ICC REPORT PER SHEET GN1)	9 - GRADE FROM BUILDING SHALL FALL A MIN. 6" WITHIN 10 FEET - TYP.
5 - HARDIE BOARD LAP SIDING. COLOR PER CONTRACTOR (ICC REPORT PER SHEET GN1)	

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HIGHLAND PLACE

ALMA SCHOOL RD. & HIGHLAND ST.

ELEVATION A

COLOR EXTERIOR

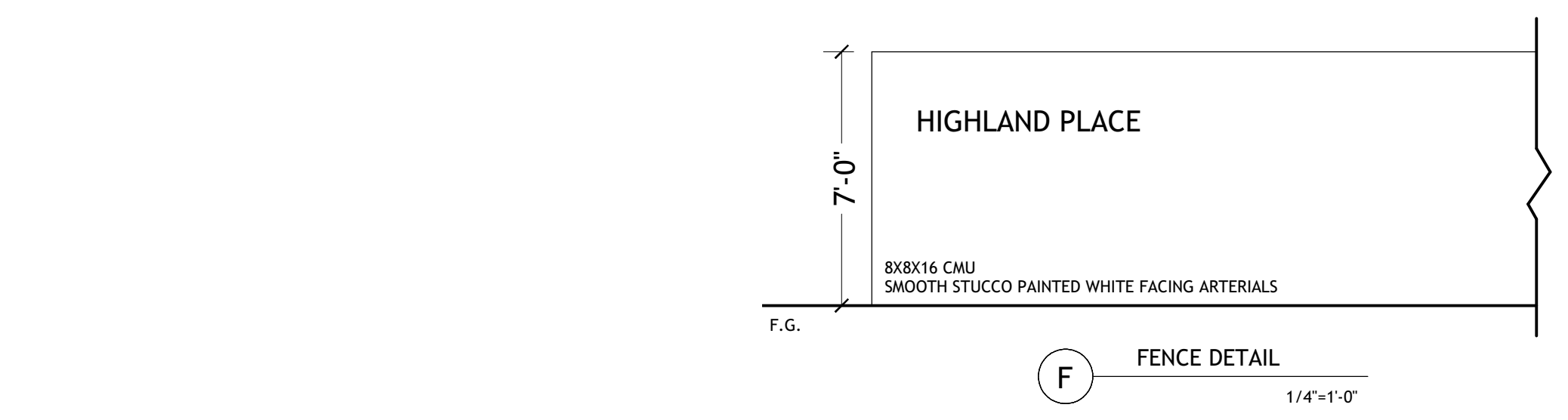
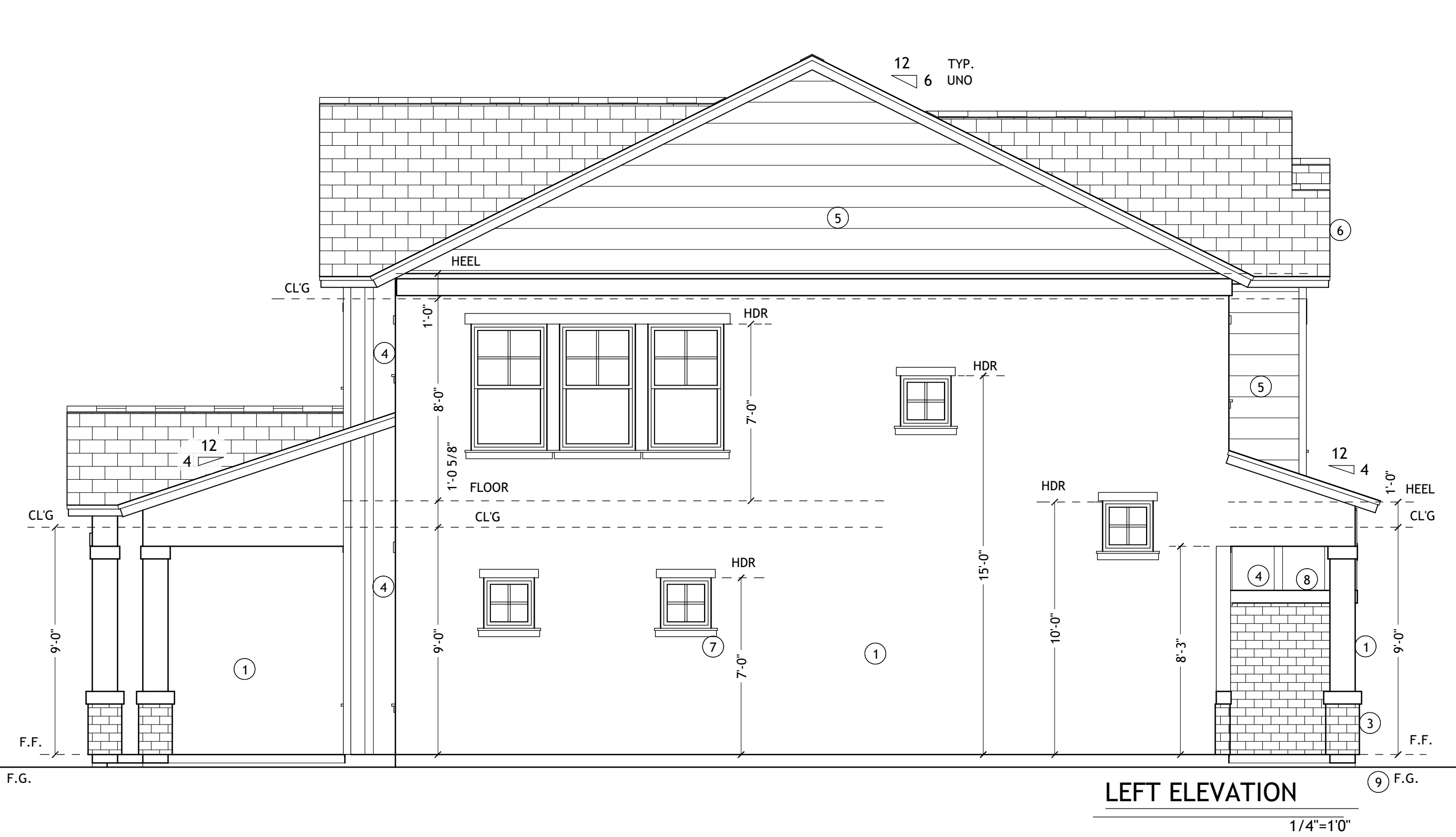
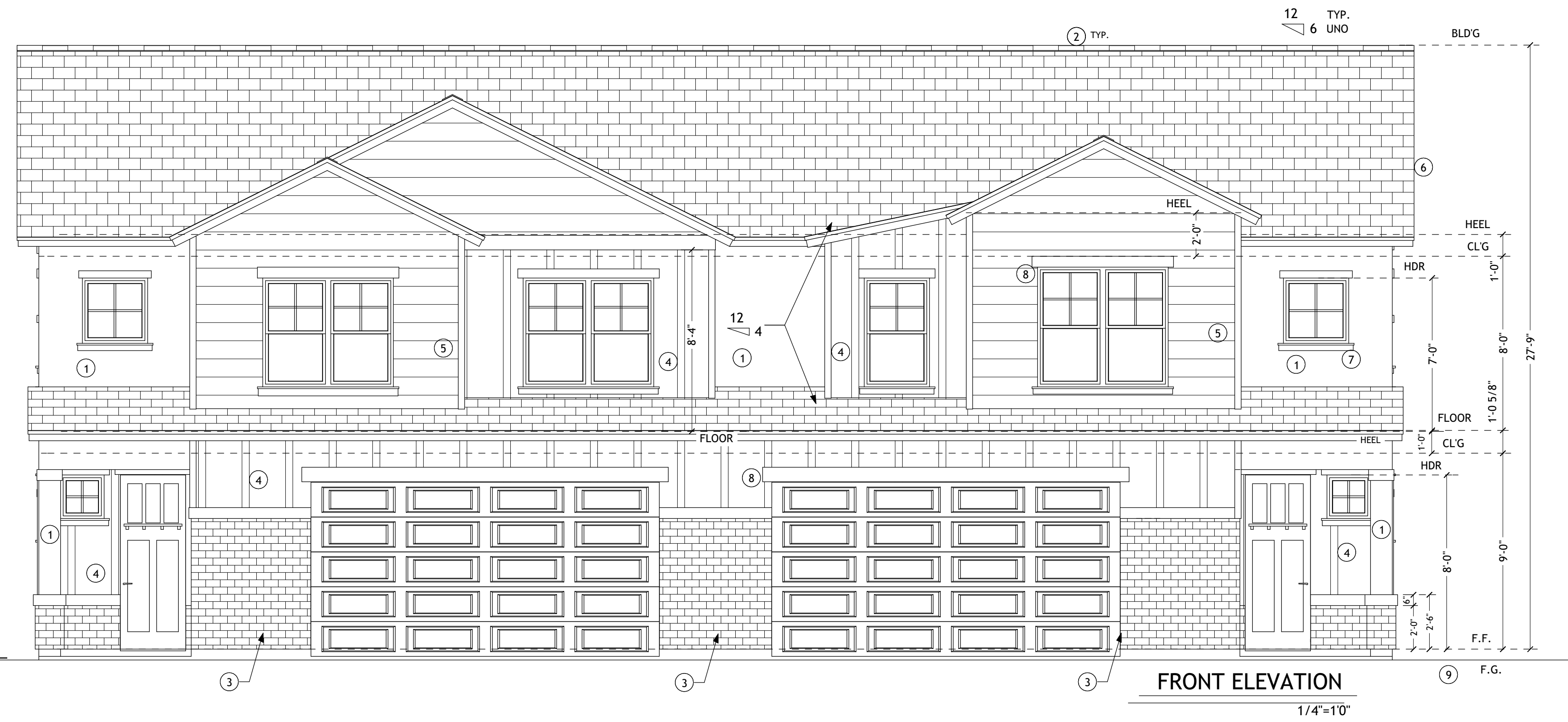
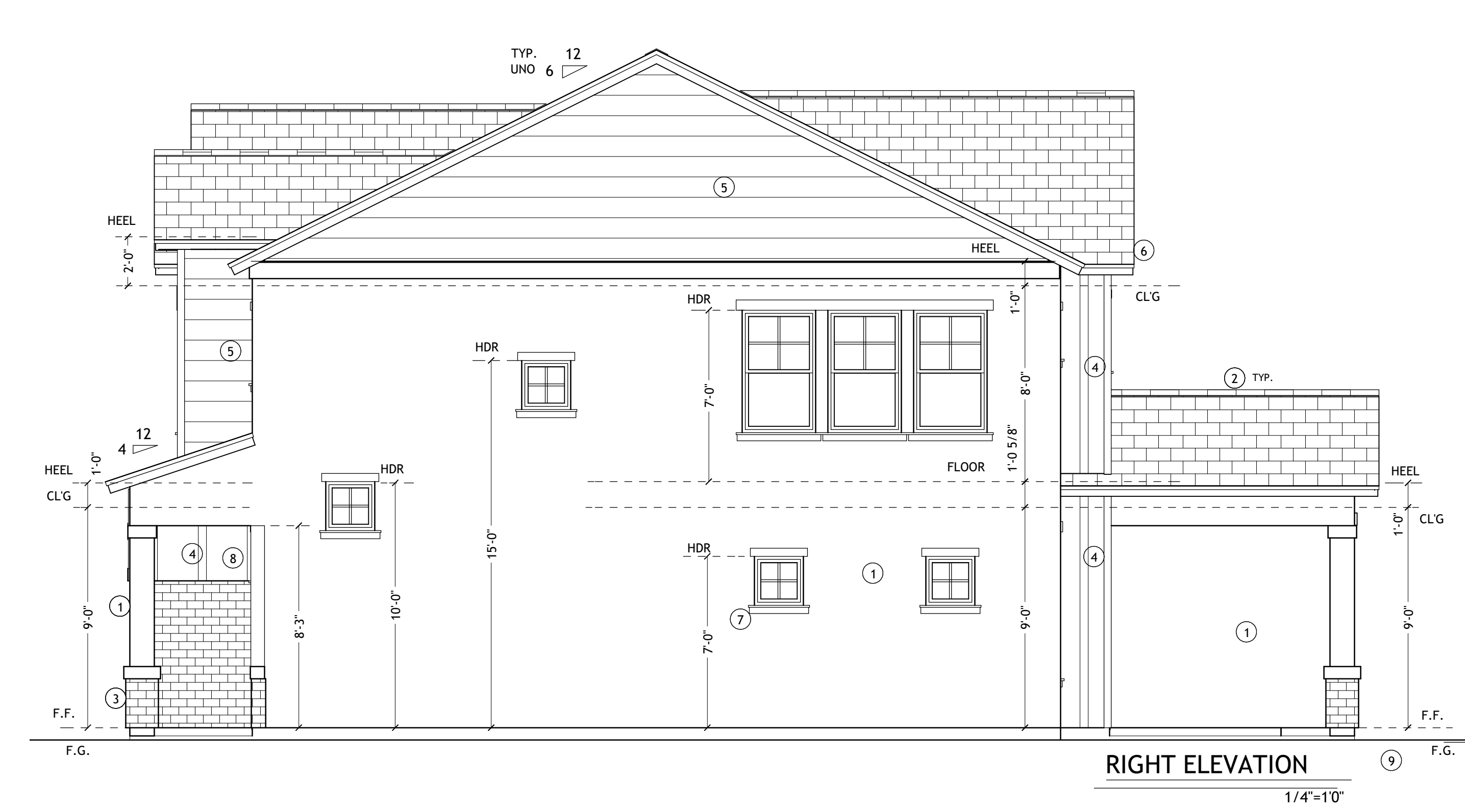
ELEVATIONS

PALMER DESIGN

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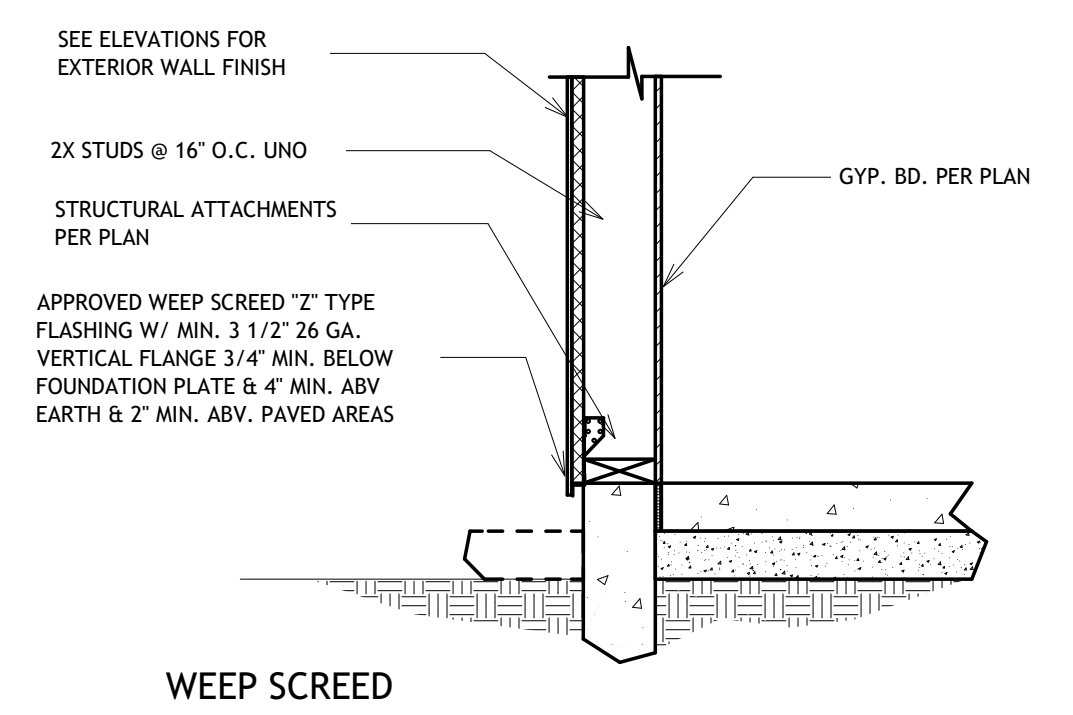
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ELEVATION B

- ELEVATION KEYNOTES:**
(NOT ALL KEY NOTES MAY BE USED)
- 1 - SMOOTH FINISH STUCCO
COLOR PER CONTRACTOR
(ICC REPORT PER SHEET GN1)
 - 2 - CONCRETE TILE. COLOR & TYPE
PER CONTRACTOR (ICC PER GN1)
 - 3 - CULTURED BRICK COLOR & TYPE
PER CONTRACTOR (ICC PER GN1)
 - 4 - HARDIE BOARD & BATTEN SIDING.
COLOR PER CONTRACTOR
(ICC REPORT PER SHEET GN1)
 - 5 - HARDIE BOARD LAP SIDING.
COLOR PER CONTRACTOR
(ICC REPORT PER SHEET GN1)
 - 6 - 12" OVERHANG W/ 8" FASCIA
STUCCO POP-OUT @ WINDOW/
DOOR SURROUND/SILL/CAP.
PROFILE PER DESIGN, COLOR
PER CONTRACTOR
 - 7 - HARDIE BOARD DOOR & WINDOW
SURROUNDS/SILL/CAP/TRIM
PROFILE BY DESIGN, COLOR
PER CONTRACTOR (ICC PER GN1)
 - 8 - GRADE FROM BUILDING SHALL
FALL A MIN. 6" WITHIN 10 FEET - TYP.



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HIGHLAND PLACE
ALMA SCHOOL RD. & HIGHLAND ST.

ELEVATION B
B&W EXTERIOR
ELEVATIONS

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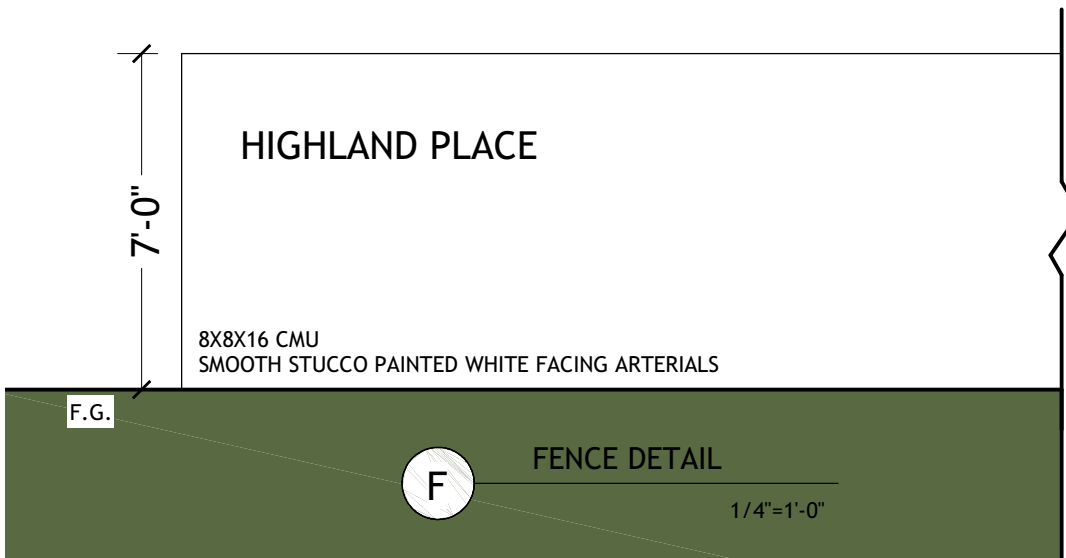
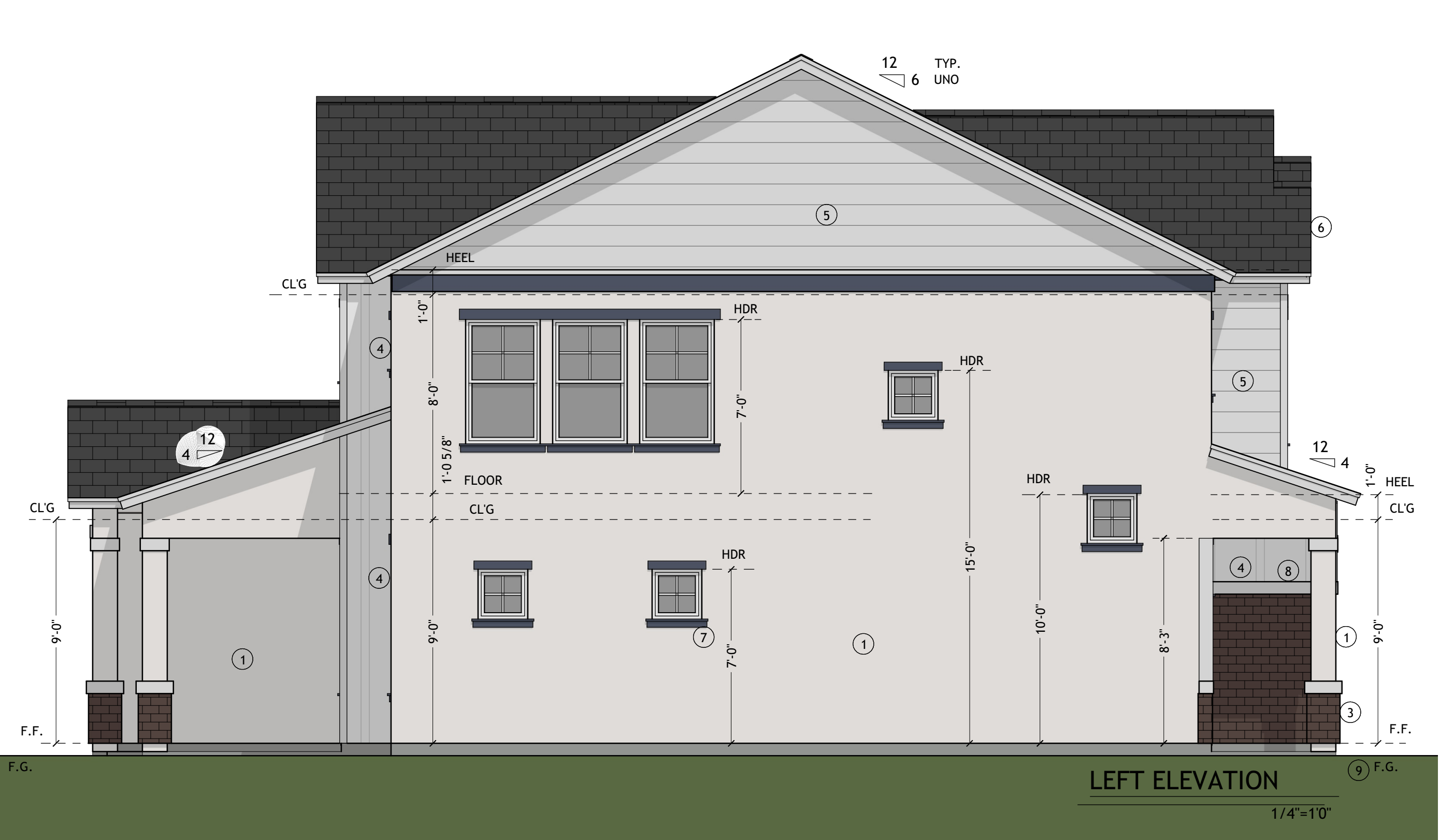
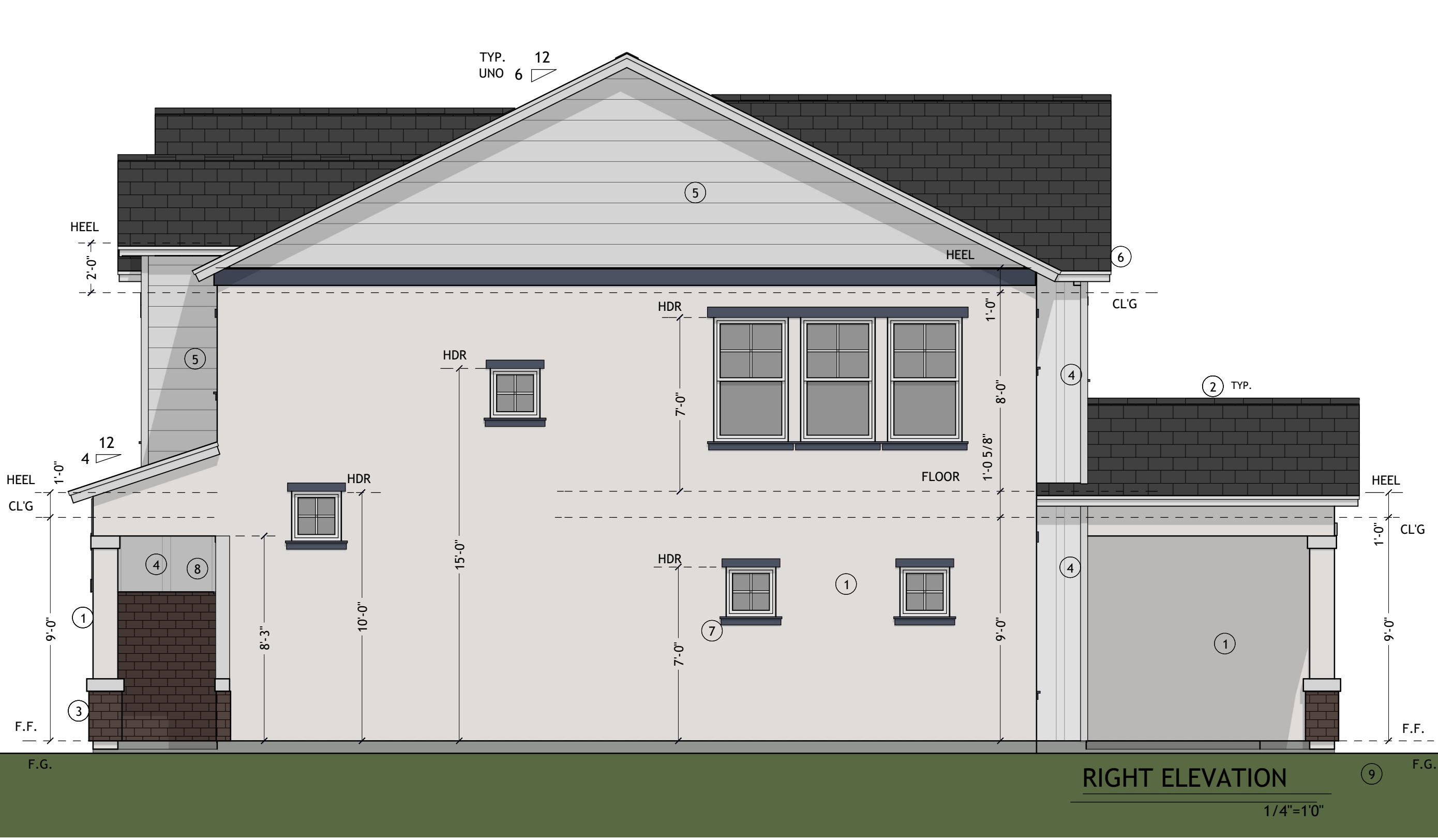
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HIGHLAND PLACE
ALMA SCHOOL RD. & HIGHLAND ST.

ELEVATION B
COLOR EXTERIOR
ELEVATIONS

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ELEVATION B

- ELEVATION KEYNOTES:**
(NOT ALL KEY NOTES MAY BE USED)
- 1 - SMOOTH FINISH STUCCO
COLOR PER CONTRACTOR
(ICC REPORT PER SHEET GN1)
 - 2 - CONCRETE TILE, COLOR & TYPE
PER CONTRACTOR (ICC PER GN1)
 - 3 - CULTURED BRICK COLOR & TYPE
PER CONTRACTOR (ICC PER GN1)
 - 4 - HARDIE BOARD & BATTEN SIDING,
COLOR PER CONTRACTOR
(ICC REPORT PER SHEET GN1)
 - 5 - HARDIE BOARD LAP SIDING,
COLOR PER CONTRACTOR
(ICC REPORT PER SHEET GN1)
 - 6 - 12" OVERHANG W/ 8" FASCIA
 - 7 - STUCCO POP-OUT @ WINDOW/
DOOR SURROUND/SILL/CAP,
PROFILE PER DESIGN, COLOR
PER CONTRACTOR
 - 8 - HARDIE BOARD DOOR & WINDOW
SURROUNDS/SILL/CAP/TRIM
PROFILE BY DESIGN, COLOR
PER CONTRACTOR (ICC PER GN1)
 - 9 - GRADE FROM BUILDING SHALL
FALL A MIN. 6" WITHIN 10 FEET - TYP.

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HIGHLAND PLACE
ALMA SCHOOL RD. & HIGHLAND ST.

ELEVATION A
ROOF PLAN



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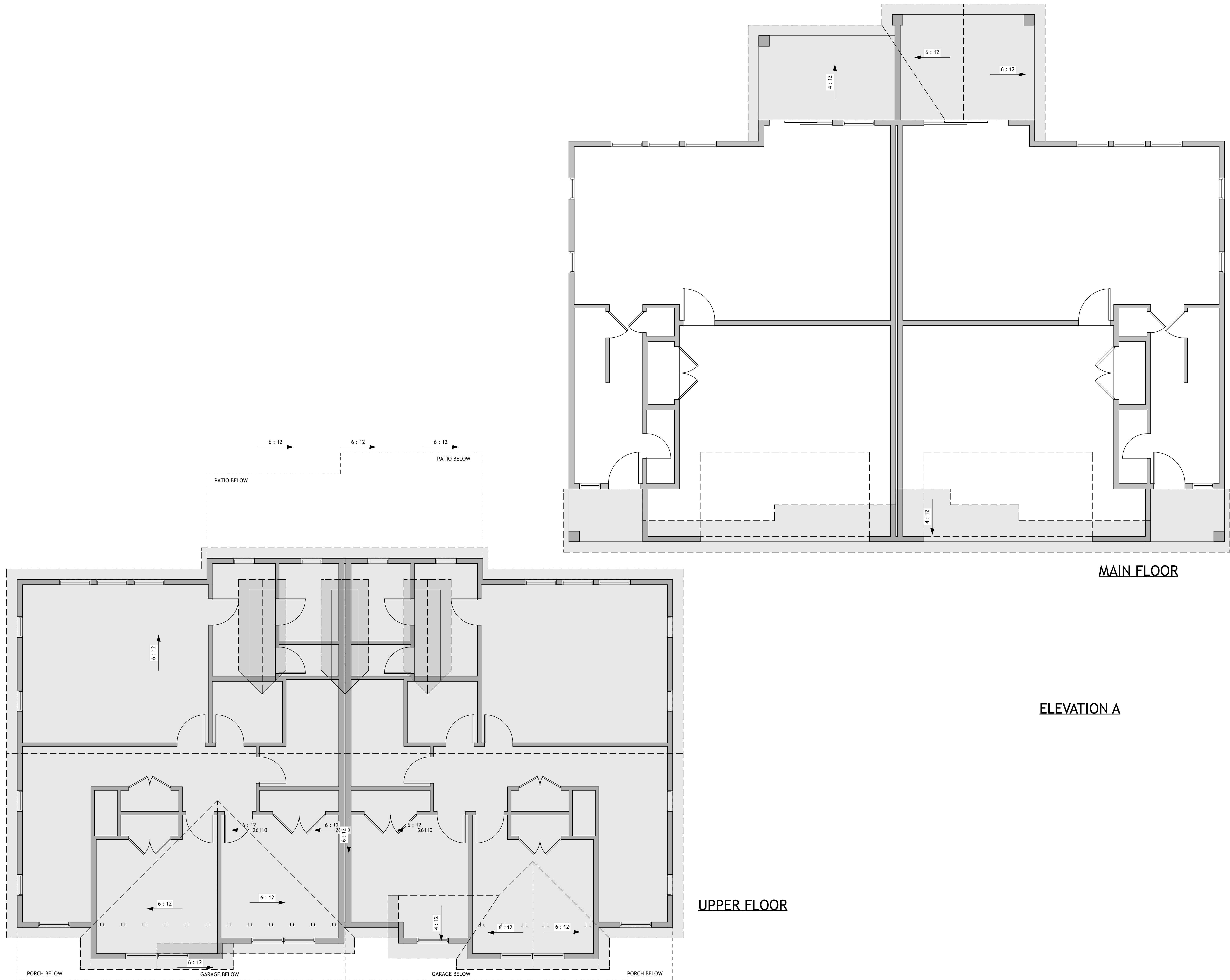
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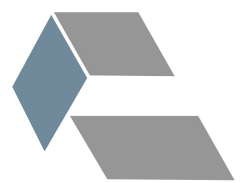
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HIGHLAND PLACE

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ELEVATION B
ROOF PLAN



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