

Toll Brothers Uptown

Rezoning, Preliminary Development Plan and
Preliminary Plat Request

Case No. PLH24-0001& PLT24-0001

Submittal: September 3, 2024



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TABLE OF CONTENTS

I. PAD.....	4
A. PROJECT OVERVIEW	4
B. RELATIONSHIP TO ADJACENT PROPERTIES	5
C. GENERAL PLAN AND ZONING	5
D. PERMITTED USES.....	5
II. PDP	5
A. DEVELOPMENT STANDARDS	5
B. SITE LAYOUT AND DESIGN	6
C. ARCHITECTURAL DESIGN AND THEME	7
D. LANDSCAPING.....	8
E. PARKING	8
F. SIGNAGE.....	8
G. PHASING	9
III. ENGINEERING.....	8
A. GRADING AND DRAINAGE.....	9
B. WATER AND SEWER	9
IV. SUMMARY	9

LIST OF EXHIBITS

AERIAL CONTEXT MAP	A
CONCEPTUAL SITE PLAN	B
PERSPECTIVE RENDERINGS	C
LANDSCAPE PLAN	D
FLOOR PLANS AND ELEVATIONS	E
COLORS AND MATERIALS PALETTE	F
SITE DETAILS AND SIGNAGE	G
PRELIMINARY GRADING AND DRAINAGE PLAN.....	H
PRELIMINARY PLAT	I

I. PLANNED AREA DEVELOPMENT

A. Introduction and Project Overview

On behalf of Toll Bros., Inc, a national developer of high-quality multi-family communities, this application is a request for approval of a Planned Area Development (PAD), Preliminary Development Plan (“PDP”) and Preliminary Plat for the approximately 14.1 net acre property located at the southeast corner of Arizona Avenue and Grace Boulevard, otherwise commonly known as Maricopa County Assessor’s Parcel Numbers 302-29-009E, -009G and -009L (cumulatively, the “Property”) (See **Tab A, Aerial Map**). The Property is well-positioned along Arizona Avenue, a major arterial and designated High-Capacity Transit Corridor, with adjacency to Chandler Mercado, which features a number of experience-oriented commercial tenants, restaurants and more.

As background, the Property was developed approximately 40 years ago as a car dealership, better known today as Earnhardt Chevrolet. To the north of the Property is an in-progress multi-family development which was formerly a parking lot that was used for Earnhardt’s related operations. That site was recently rezoned to a PAD to allow multi-family development due to market circumstances. Similarly, because of the inflationary environment and interest rates, together with locational attributes of the dealership, the Property and viability of it as an auto dealership has been impacted. Conversely, there is a significant statewide shortage of housing, and demand for quality housing – including within this area of Chandler. As such, this PAD provides a framework for re-development of the Property as a high-quality multi-family apartment community (the “Project”).

As detailed herein, the intent of this PAD is to establish site-specific permitted uses, as well development standards and design criteria for redevelopment of the Property as a high-quality market rate multi-family apartment community which will help fill a need for quality and diverse residential housing proximate to transit, existing/future retail, and employment opportunities within the highly anticipated Uptown Chandler area. The proposed Project is a four-story, 420-unit multi-family community with an overall density of 30 dwelling units per acre. The Project will include a mix of studio (44), one-bedroom (213), two-bedroom (131) and three-bedroom (32) unit configurations ranging from 650 square feet to 1,450 square feet. This unit mix offers choice and options to accommodate a variety of lifestyles and transitions, from young graduates to retirees looking for a maintenance free, lock-and-leave lifestyle.

The proposed Toll Brothers Uptown multi-family community is in a unique location along a corridor anticipated for growth. It will be compatible with existing land use patterns in the area and help synergize the area with new residents, which will in turn support other nearby land uses.

B. Relationship to Adjacent Properties

The area surrounding the Property consists of a multi-family development to the east (Zoned PAD); a commercial shopping center to the south (Zoned PAD), which features a number of restaurant and activity-based tenants – all within walking distance of the Property; Arizona Avenue to the west, with a

variety of shops and offices beyond the arterial street (Zoned C-2); and future multi-family to the north (Zoned PAD).

C. General Plan and Zoning

The City of Chandler General Plan Future Land Use Map and Circulation Plan Map designates the Property as Employment / North Arizona Avenue Growth Area, and High Capacity Transit Corridor, respectively. Notably, the General Plan provides that residential densities may be considered in an Employment designation with a compatible mix of uses and an integral component, as described in growth area policies, or otherwise.

Further, the General Plan provides that multi-family “can be considered... within designated high-capacity transit corridors”. As noted, the Property is located within a High-Capacity Transit Corridor, thus this request conforms to the vision of the General Plan. Further, the North Arizona Avenue Growth encourages higher densities to support future transit-oriented efforts along Arizona Avenue, a designated high-capacity transit corridor.

The existing zoning for the Property is C-3 District. As such, this PAD/PDP is requested to rezone the Property and allow multi-family residential as a permitted use at the Property, and to establish site layout and building architecture for the Project, as detailed further below.

D. Permitted Uses

1. Multi-family residential
2. Accessory uses for multi-family residential per Zoning Code Section 35-1001.

II. Preliminary Development Plan

The PDP establishes the site and building standards for development of the Property.

A. Development Standards

The following development standards are proposed for the Project:

Table 1 – Development Standards	
Development Standard	PAD
Building Height	47' (Parapet) 53' (Architectural Features)
Building Setbacks (Min) Front (Arizona Avenue) Side (North Property Line)	20' 10'

Side (South Property Line)	10'
Rear (East Property Line)	20'
Perimeter Landscape Setbacks (Min)	
Front (Arizona Avenue)	20' ¹
Side (North Property Line)	10' ^{2,3}
Side (South Property Line)	10'
Rear (East Property Line)	20'
Min. Accessory Structure Setbacks (Parking Canopies)	10'
Lot Coverage (Max)	30%
Common Open Space	136,804 Square Feet (222 Square Feet/Bedroom)

Parking lot landscape area: In locations on the site plan where the frequency of parking lot planter islands exceeds one (1) planter/ten (10) spaces, additional 9-foot-wide islands may accommodate pedestrian sidewalks to promote pedestrian connectivity, provided that a minimum of five (5) shrubs is provided per island. Where a minimum of four (4) feet of clearance is provided, trees may also be accommodated within select islands, where feasible. Additional islands, not to exceed five (5) total, may also accommodate pedestrian sidewalks as provided above. This minor relief will allow for the required parking to be maintained while meeting the intent of landscape requirements.

B. Site Layout and Design

As designed, the proposed multi-family development features an urban design appropriate for adjacency to a high-capacity transit corridor. The main entry drive to the community includes buildings flanking either side of the entry drive, with the club house as the focal point, which provides a grand sense of arrival. The proposed development consists of six (6) four-story buildings, two (2) of which will front onto Arizona Avenue. Two (2) internal buildings wrap the primary common area, and the remaining two (2) buildings are located toward the back of the development. The height of the buildings is approximately 47 feet to the top of parapet, however the height is strategically extended in some key locations to a 53 feet. This additional height allows for architectural features and embellishment.

As shown on the enclosed conceptual site plan (**Tab B**), the proposed community will be highly amenitized with several meaningful amenity areas, to conceptually include the following:

- +/- 10,800 square foot club house and leasing office;
- Resort style swimming pool area featuring two (2) full-sized swimming pools, spa, sun deck, beach lawn, and pool cabanas;
- Entertainment pavilion with outdoor kitchen;

¹ The landscape setback along Arizona Avenue may include encroachment of view fencing to promote functional use of front yard open space.

² The landscape setback for the first 460 feet of the north (west) perimeter may be reduced to 2 feet to accommodate driveway access and recreational appurtenances. Any such reduction shall not exceed 250 consecutive linear feet.

³ Trash compactor/recycling enclosures are permitted to encroach into the landscape setback.

- Event and activity lawns;
- Fire pits and grilling stations;
- Putting green;
- Ball courts and game tables;
- Dog park;
- Tot lot;
- Pickleball court;
- Pedestrian linkages to/from and throughout the Project, fostering connectivity and a sense of community;
- Alternative amenities analogous to the list above may be approved administratively by the Zoning Administrator in order to accommodate easement or utility conflicts.

The proposed development provides approximately 145,392 square feet of ground floor building area (23.6% lot coverage) and 171,284 square feet (26.2%) of landscaped area, including landscape medians. Primary vehicular access is provided via the main drive along the center of the Project's Arizona Avenue frontage. This access provides efficient access to the clubhouse and leasing office, while ensuring gate-controlled access to the larger community. A secondary full access is provided along the north end of the Project's frontage, which aligns with Grace Boulevard to the west. Additionally, an emergency access only driveway is provided along the south project boundary adjacent to Arizona Avenue. Finally, solid waste is provided to the east of the most northerly driveway and—due to the distance from the balance of units—trash valet is contemplated for resident convenience.

C. Architectural Design and Theme

The architectural approach is a crafted regional/contextual eclectic design, referencing local characteristics of the existing built environment while considering the dynamic and growing nature of this area of Chandler. The two buildings fronting Arizona Avenue flank the project's entry, with impactful tower elements emblazoned with the project name and articulated with vertical metal screen elements. These screens reference a similarly distinctive feature found on nearby Chandler City Hall. At the terminus of the project's entry is another building that surrounds a generously sized and landscaped amenity courtyard. All the buildings feature four-sided architecture, with a harmonious transition between the horizontal and vertical volumes that is articulated through massing and material, providing elements of human scale to the architecture. Use of multi-height parapets, individual deep balcony spaces with a variety of undulation treatments and spacious patios at the ground level provide visual interest and depth to the elevations. The buildings' fenestration creates varying patterns of gridded windows and grouped openings framed within larger scaled massing.

The architectural design is complemented by a desert appropriate landscape palette that surrounds the buildings, providing shade, character and greenery to the pedestrian experience. The central amenity area, a key feature to the community, can be accessed through a well-amenitized club house, providing a pleasing architectural transition to variety of exterior gathering spaces that promote human interaction. To further benefit the resident experience there is also an approximately 2.04-acre landscaped open space area located at the rear of the site, whereby the adjacent buildings are sited lengthwise to take advantage of views. See **Tab C, Perspective Renderings** and **Tab E, Elevations**.

The elevations include complementary colors, materials and textures that take cues from the surrounding area, while also providing a residential look and feel to the architecture. The exterior color palette balances neutral white and contrasting gray hues with darker warm colors of brown lap siding and stucco. In working with staff, the elevations have been fine tuned to include: block-like cladding material that wraps the two buildings facing Arizona Avenue and the clubhouse building; textured masonry veneer at prominent visible locations across all the buildings; elongated bracket detail at the metal canopies; and, distinctive white frame / brown inset articulation primarily at the building corners. These changes have contributed to overall enhancement of the project design. Masonry veneer enhances the base of the buildings with character and texture. See **Tab F, Colors and Materials Palette**.

D. Landscaping and Walls

The Community has been designed with ample open space and recreation areas comprised of quality amenities distributed throughout. The open space and shared recreation areas are intended to encourage resident interaction and create a sense of place. The Community also features a well-planned landscape theme which will contribute to a more livable environment.

The Project's frontage is planned with formal placements of Southern Live Oak and Wilson Olive trees, as well as bold massings of shrubs and accents, resulting in a strong formal streetscape design. Color, texture and massings will create visual interest for people and cars passing by. See **Tab D, Landscape Plan**.

A conceptual wall plan is provided at **Tab D**. The wall plan identifies the north and south boundaries of the Property enclosed with a 6-foot-tall wall. There is an existing wall along the east boundary, which will be painted to match the theme of the Project. Along the Project's Arizona Avenue frontage are a series of yards enclosed with a 6-foot-tall decorative view fence.

E. Parking

There are 803 parking spaces required and provided for the proposed development, for an overall ratio of 1.91 parking spaces per unit. This provided parking includes 135 garage parking spaces, 135 tandem parking spaces, 285 covered parking spaces, and 248 open parking spaces. This ratio meets the requirements for guest parking and will mitigate spillover within the larger area. The overall parking ratio includes 16 accessible parking spaces, and Electric Vehicle parking will be provided at a rate of six percent for a total of 49 spaces for both EV ready and EV capable charging stations.

F. Signage

Conceptual building and monument signage is enclosed herein (**Tab G**). There are two (2) 6-foot-tall project monument signs proposed along the Arizona Avenue frontage, at the main entrance to the development. The proposed monument signage features a masonry veneer base, as well as reverse pan channel lettering pegged off of a painted stucco finish and rear illuminated. The proposed signage is architecturally integrated with the project elevations to ensure a cohesive appearance.

The sign plan also proposed two (2) street facing wall mounted signs, with a maximum sign area of 50 square feet each.

G. Phasing

It is anticipated that the Project will be developed under a single phase, subject to market conditions.

III. Engineering

A. Grading and Drainage

The grading and drainage design will incorporate onsite surface retention basins and underground retention systems. The requirement for this Property is to capture 110% of the 100-year 2-hour storm event. The Property will ultimately outfall to the northwest corner at Arizona Avenue. An approved City of Chandler underground storage system will be utilized.

The Arizona Avenue frontage will be rebuilt to remove and add deceleration lanes. The half-street drainage that historically was coming to the Property will be captured by scuppers and routed to underground retention. **See Tab H, Preliminary Grading and Drainage Plan.**

B. Water and Sewer

This Property is bound on the west by public right-of-way and existing public water and sewer infrastructure. There is an existing 12" sanitary main located within Arizona Avenue that will serve this site. There is an existing 16" water main within Arizona Avenue.

A private 8" sewer tap is planned to connect to an existing manhole in Arizona Avenue.

Two 8" water meters from the existing 16" water main in Arizona Avenue will connect to a private onsite 8" water system loop. The loop will be for domestic water service to the buildings, landscaping water, and multiple fire hydrants onsite as well as the fire sprinkler connection to the building. Onsite fire hydrant coverage will be provided to meet City of Chandler Fire Department requirements.

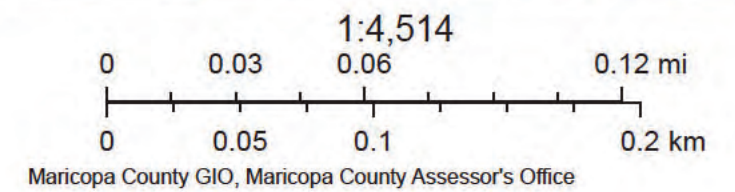
IV. Summary

This proposal will provide new, highly-amenitized and quality housing opportunities within Uptown Chandler, an important area of growth for the City, proximate to existing and future retail and employment opportunities, and major transportation arteries. The Project conforms to the City's established policy goals and will be a compatible and complementary land use for the area.

Site Context Map



January 26, 2024



BUILDING #6 UNIT MIX:				
UNIT TYPE	GROSS LIV.	UNITS	TOTAL LIV.	
UNIT AS	STUDIO/1 BA	650 S.F.	16	10,400 S.F.
UNIT A1	1 BED/1 BA	787 S.F.	8	6,296 S.F.
UNIT A2	1 BED/1 BA	735 S.F.	6	4,410 S.F.
UNIT A6	1 BED/1 BA	752 S.F.	0	0 S.F.
UNIT B1	2 BED/2 BA	1,068 S.F.	0	0 S.F.
UNIT B2	2 BED/2 BA	1,153 S.F.	12	13,836 S.F.
UNIT B4	2 BD (DEN) 1 BA	1,067 S.F.	4	4,268 S.F.
UNIT B5	2 BED/2 BA	1,208 S.F.	0	0 S.F.
UNIT C1	3 BED/2 BA	1,450 S.F.	4	5,800 S.F.
TOTAL:			50	45,010 S.F.
AVG. S.F.			D.U.	900 S.F.
BUILDING NET RENTABLE S.F.				
±42,074 S.F.				
BUILDING GROSS S.F.				
±63,800 S.F.				

BUILDING #5 UNIT MIX:				
UNIT TYPE	GROSS LIV.	UNITS	TOTAL LIV.	
UNIT AS	STUDIO/1 BA	650 S.F.	0	0 S.F.
UNIT A1	1 BED/1 BA	787 S.F.	17	13,379 S.F.
UNIT A2	1 BED/1 BA	735 S.F.	6	4,410 S.F.
UNIT A6	1 BED/1 BA	752 S.F.	0	0 S.F.
UNIT B1	2 BED/2 BA	1,068 S.F.	4	4,272 S.F.
UNIT B2	2 BED/2 BA	1,153 S.F.	6	6,918 S.F.
UNIT B4	2 BD (DEN) 1 BA	1,067 S.F.	8	8,536 S.F.
UNIT B5	2 BED/2 BA	1,208 S.F.	0	0 S.F.
UNIT C1	3 BED/2 BA	1,450 S.F.	4	5,800 S.F.
TOTAL:			45	43,315 S.F.
AVG. S.F.			D.U.	963 S.F.
BUILDING NET RENTABLE S.F.				
±40,610 S.F.				
BUILDING GROSS S.F.				
±61,765 S.F.				

BUILDING #4 UNIT MIX:				
UNIT TYPE	GROSS LIV.	UNITS	TOTAL LIV.	
UNIT AS	STUDIO/1 BA	650 S.F.	8	5,200 S.F.
UNIT A1	1 BED/1 BA	787 S.F.	6	4,722 S.F.
UNIT A2	1 BED/1 BA	735 S.F.	10	7,350 S.F.
UNIT A6	1 BED/1 BA	752 S.F.	0	0 S.F.
UNIT B1	2 BED/2 BA	1,068 S.F.	0	0 S.F.
UNIT B2	2 BED/2 BA	1,153 S.F.	3	3,459 S.F.
UNIT B4	2 BD (DEN) 1 BA	1,067 S.F.	8	8,536 S.F.
UNIT B5	2 BED/2 BA	1,208 S.F.	0	0 S.F.
UNIT C1	3 BED/2 BA	1,450 S.F.	7	10,150 S.F.
TOTAL:			42	39,417 S.F.
AVG. S.F.			D.U.	939 S.F.
BUILDING NET RENTABLE S.F.				
±36,892 S.F.				
BUILDING GROSS S.F.				
±56,361 S.F.				

BUILDING #3 UNIT MIX:				
UNIT TYPE	GROSS LIV.	UNITS	TOTAL LIV.	
UNIT AS	STUDIO/1 BA	650 S.F.	0	0 S.F.
UNIT A1	1 BED/1 BA	787 S.F.	9	7,083 S.F.
UNIT A2	1 BED/1 BA	735 S.F.	18	13,230 S.F.
UNIT A6	1 BED/1 BA	752 S.F.	0	0 S.F.
UNIT B1	2 BED/2 BA	1,068 S.F.	4	4,272 S.F.
UNIT B2	2 BED/2 BA	1,153 S.F.	10	11,530 S.F.
UNIT B4	2 BD (DEN) 1 BA	1,067 S.F.	8	8,536 S.F.
UNIT B5	2 BED/2 BA	1,208 S.F.	0	0 S.F.
UNIT C1	3 BED/2 BA	1,450 S.F.	7	10,150 S.F.
TOTAL:			56	54,801 S.F.
AVG. S.F.			D.U.	979 S.F.
BUILDING NET RENTABLE S.F.				
±51,323 S.F.				
BUILDING GROSS S.F.				
±76,906 S.F.				

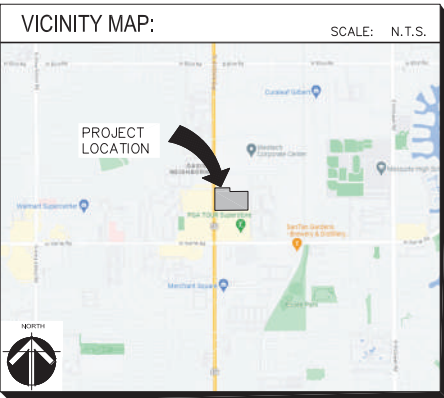
BUILDING #2 UNIT MIX:				
UNIT TYPE	GROSS LIV.	UNITS	TOTAL LIV.	
UNIT AS	STUDIO/1 BA	650 S.F.	4	2,600 S.F.
UNIT A1	1 BED/1 BA	787 S.F.	37	29,119 S.F.
UNIT A2	1 BED/1 BA	735 S.F.	16	11,760 S.F.
UNIT A6	1 BED/1 BA	752 S.F.	8	6,016 S.F.
UNIT B1	2 BED/2 BA	1,068 S.F.	8	8,544 S.F.
UNIT B2	2 BED/2 BA	1,153 S.F.	15	17,295 S.F.
UNIT B4	2 BD (DEN) 1 BA	1,067 S.F.	0	0 S.F.
UNIT B5	2 BED/2 BA	1,208 S.F.	0	0 S.F.
UNIT C1	3 BED/2 BA	1,450 S.F.	7	10,150 S.F.
TOTAL:			95	85,484 S.F.
AVG. S.F.			D.U.	900 S.F.
BUILDING NET RENTABLE S.F.				
±80,020 S.F.				
BUILDING GROSS S.F.				
±122,445 S.F.				

BUILDING #1 UNIT MIX:				
UNIT TYPE	GROSS LIV.	UNITS	TOTAL LIV.	
UNIT AS	STUDIO/1 BA	650 S.F.	16	10,400 S.F.
UNIT A1	1 BED/1 BA	787 S.F.	30	23,610 S.F.
UNIT A2	1 BED/1 BA	735 S.F.	28	20,580 S.F.
UNIT A6	1 BED/1 BA	752 S.F.	4	3,008 S.F.
UNIT B1	2 BED/2 BA	1,068 S.F.	8	8,544 S.F.
UNIT B2	2 BED/2 BA	1,153 S.F.	15	17,295 S.F.
UNIT B4	2 BD (DEN) 1 BA	1,067 S.F.	0	0 S.F.
UNIT B5	2 BED/2 BA	1,208 S.F.	12	14,496 S.F.
UNIT C1	3 BED/2 BA	1,450 S.F.	3	4,350 S.F.
TOTAL:			116	102,283 S.F.
AVG. S.F.			D.U.	882 S.F.
BUILDING NET RENTABLE S.F.				
±95,538 S.F.				
BUILDING GROSS S.F.				
±150,514 S.F.				

BUILDING CLUBHOUSE UNIT MIX:				
UNIT TYPE	GROSS LIV.	UNITS	TOTAL LIV.	
UNIT AS	STUDIO/1 BA	650 S.F.	0	0 S.F.
UNIT A1	1 BED/1 BA	787 S.F.	4	3,148 S.F.
UNIT A2	1 BED/1 BA	735 S.F.	6	4,410 S.F.
UNIT A6	1 BED/1 BA	752 S.F.	0	0 S.F.
UNIT B1	2 BED/2 BA	1,068 S.F.	6	6,408 S.F.
UNIT B2	2 BED/2 BA	1,153 S.F.	0	0 S.F.
UNIT B4	2 BD (DEN) 1 BA	1,067 S.F.	0	0 S.F.
UNIT B5	2 BED/2 BA	1,208 S.F.	0	0 S.F.
UNIT C1	3 BED/2 BA	1,450 S.F.	0	0 S.F.
TOTAL:			16	13,966 S.F.
AVG. S.F.			D.U.	873 S.F.
BUILDING NET RENTABLE S.F.				
±13,020 S.F.				
BUILDING GROSS S.F.				
±27,608 S.F.				

PROJECT DATA				
SITE DATA:				
SITE AREA: ±14.1 NET ACRES (±615,548 S.F.)				
±14.98 GROSS ACRES (±652,729 S.F.)				
ZONING: EXISTING: C-3				
PROPOSED: PAD				
APN NO.'S: 302-29-009E, 302-29-009G, 302-29-009L				
PROPOSED USE: MULTI-FAMILY				
PROPOSED DENSITY: 30 DU/NET AC				
PROPOSED BUILDING HEIGHT: 4 STORY				
CONSTRUCTION TYPE AND OCCUPANCY GROUP: CONSTRUCTION TYPE 5A, SPRINKLERED				
OCCUPANCY GROUPS: R2, U, A3, A4, B				
LOT COVERAGE: 145,392 S.F. / 615,548 S.F. = 23.6%				
SETBACKS: BUILDING: LANDSCAPE:				
FRONT - ARIZONA AVENUE: 20 FT 20 FT				
SIDE - NORTH PROPERTY LINE: 10 FT 10 FT				
SIDE - SOUTH PROPERTY LINE: 10 FT 10 FT				
REAR - EAST PROPERTY LINE: 20 FT 20 FT				
LANDSCAPE AREA: 171,284 S.F. (26.2%)				
COMMON OPEN SPACE: 92,250 S.F. (100%)				
REQUIRED: (615 TOTAL BEDROOMS x 150 S.F.)				
PROVIDED: 136,804 S.F. (222 S.F. PER BEDROOM) (148%)				
STREET FRONT YARD AREA: 5,791 S.F.				
PRIVATE OPEN SPACE: 128 S.F. AT GROUND FLOORS / 64 S.F. AT UPPER FLOORS				
REQUIRED: MINIMUM 128 S.F. AT GROUND FLOOR				
PROVIDED: MINIMUM 64 S.F. AT UPPER FLOORS (PATIO & BALCONY AREAS SHOWN ON UNIT PLANS)				
UNIT MIX:				
STUDIO UNITS: 44 (10.5%)				
ONE BEDROOM UNITS: 213 (50.7%)				
TWO BEDROOM UNITS: 131 (31.2%)				
THREE BEDROOM UNITS: 32 (7.6%)				
TOTAL: 420 D.U.				
UNIT TYPE GROSS LIV. UNITS % TOTAL LIV. AREA				
UNIT AS STUDIO/1 BA 650 S.F. 44 10.5% 28,600 S.F.				
UNIT A1 1 BED/1 BA 787 S.F. 111 26.4% 87,357 S.F.				
UNIT A2 1 BED/1 BA 735 S.F. 90 21.4% 66,150 S.F.				
UNIT A6 1 BED/1 BA 752 S.F. 12 2.9% 9,024 S.F.				
UNIT B1 2 BED/2 BA 1,068 S.F. 30 7.1% 32,040 S.F.				
UNIT B2 2 BED/2 BA 1,153 S.F. 61 14.5% 70,333 S.F.				
UNIT B4 2 BED/1 BA 1,067 S.F. 28 6.8% 29,876 S.F.				
UNIT B5 2 BED/2 BA 1,208 S.F. 12 2.8% 14,496 S.F.				
UNIT C1 3 BED/2 BA 1,450 S.F. 32 7.6% 46,400 S.F.				
TOTAL: 420 D.U. 384,276 S.F.				
AVG. S.F. 915 S.F.				
PARKING:				
REQUIRED:				
STUDIO (1 PER UNIT) 44 P.S.				
ONE BED UNIT (1.5 PER UNIT) 320 P.S.				
TWO BED UNIT (2 PER UNIT) 262 P.S.				
THREE BED UNIT (2.25 PER UNIT) 72 P.S.				
GUEST (0.25 PER UNIT) 105 P.S.				
TOTAL REQUIRED: 803 P.S.				
1.91 SPACE PER UNIT				
PROVIDED:				
GARAGE PARKING 135 P.S.				
TANDEM PARKING 135 P.S.				
COVERED PARKING 285 P.S.				
OPEN PARKING 248 P.S.				
TOTAL PROVIDED: 803 P.S.				
1.91 SPACE PER UNIT				
ACCESSIBLE PARKING: (14 STANDARD AND 2 VAN STALLS) 16 P.S.				
EV CAPABLE PARKING: (6%) 49 P.S.				

SYMBOL SCHEDULE				
5 # OF SPACES IN ROW 9'x19' PARKING SPACE PEDESTRIAN CROSSWALK BUILDING & SITE LIGHTING 28' INSIDE TURNING RADIUS 48' OUTSIDE TURNING RADIUS IN ACCORDANCE WITH FIRE DEPT STANDARDS ACCESSIBLE PARKING SPACE FIRE HYDRANT KNOX BOX LOCATIONS				



PRELIM SITE PLAN 'S'
SCALE: 1"=0" = 50'



biltform architecture group, inc.

11460 north cave creek road, suite 11
phoenix, arizona 85020
Phone 602.285.9200 Fax 602.285.9229

EXPIRES 9/30/25

TOLL BROTHERS UPTOWN
Apartment Homes
CHANDLER, ARIZONA
TOLL BROTHERS APARTMENT LIVING
8767 E. VIA DE VENTURA, SUITE 390, SCOTTSDALE, AZ. 85258

PLANNING RESUBMITTAL

REVISIONS:	
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26	-</



SITE PLAN EXHIBIT

COLOR

N.T.S

preliminary not for construction

07/29/2024

EX1

TOLL BROTHERS UPTOWN

TOLL BROTHERS APARTMENT LIVING

biltform
architecture

biltform-architecture
group, inc.
11460 north cave creek road, suite 11
phoenix, arizona 85020
Phone 602.285.9200
www.biltform.com



biltform
architecture

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Phone 602.285.9200
www.biltform.com

TOLL BROTHERS UPTOWN

TOLL BROTHERS APARTMENT LIVING

PERSPECTIVE
COLOR
N.T.S.
preliminary not for construction

07/29/2024

P1



biltform
architecture

biltform-architecture
group, inc.
11460 north cave creek road, suite 11
phoenix, arizona 85020
Phone 602.285.9200
www.biltform.com

TOLL BROTHERS UPTOWN TOLL BROTHERS APARTMENT LIVING

PERSPECTIVE - STREET LEVEL
COLOR
N.T.S.

preliminary not for construction

07/29/2024

P2



biltform
architecture

biltform-architecture
group, inc.
11460 north cave creek road, suite 11
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TOLL BROTHERS UPTOWN

TOLL BROTHERS APARTMENT LIVING

PERSPECTIVE
COLOR
N.T.S.

07/29/2024

P3

preliminary not for construction



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architecture

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group, inc.
11460 north cave creek road, suite 11
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TOLL BROTHERS UPTOWN

TOLL BROTHERS APARTMENT LIVING

PERSPECTIVE
COLOR
N.T.S
07/29/2024
P4
preliminary not for construction



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architecture

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group, inc.
11460 north cave creek road, suite 11
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TOLL BROTHERS UPTOWN TOLL BROTHERS APARTMENT LIVING

CLUBHOUSE FRONT PERSPECTIVE
COLOR
N.T.S

preliminary not for construction

07/29/2024

P5



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architecture

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group, inc.
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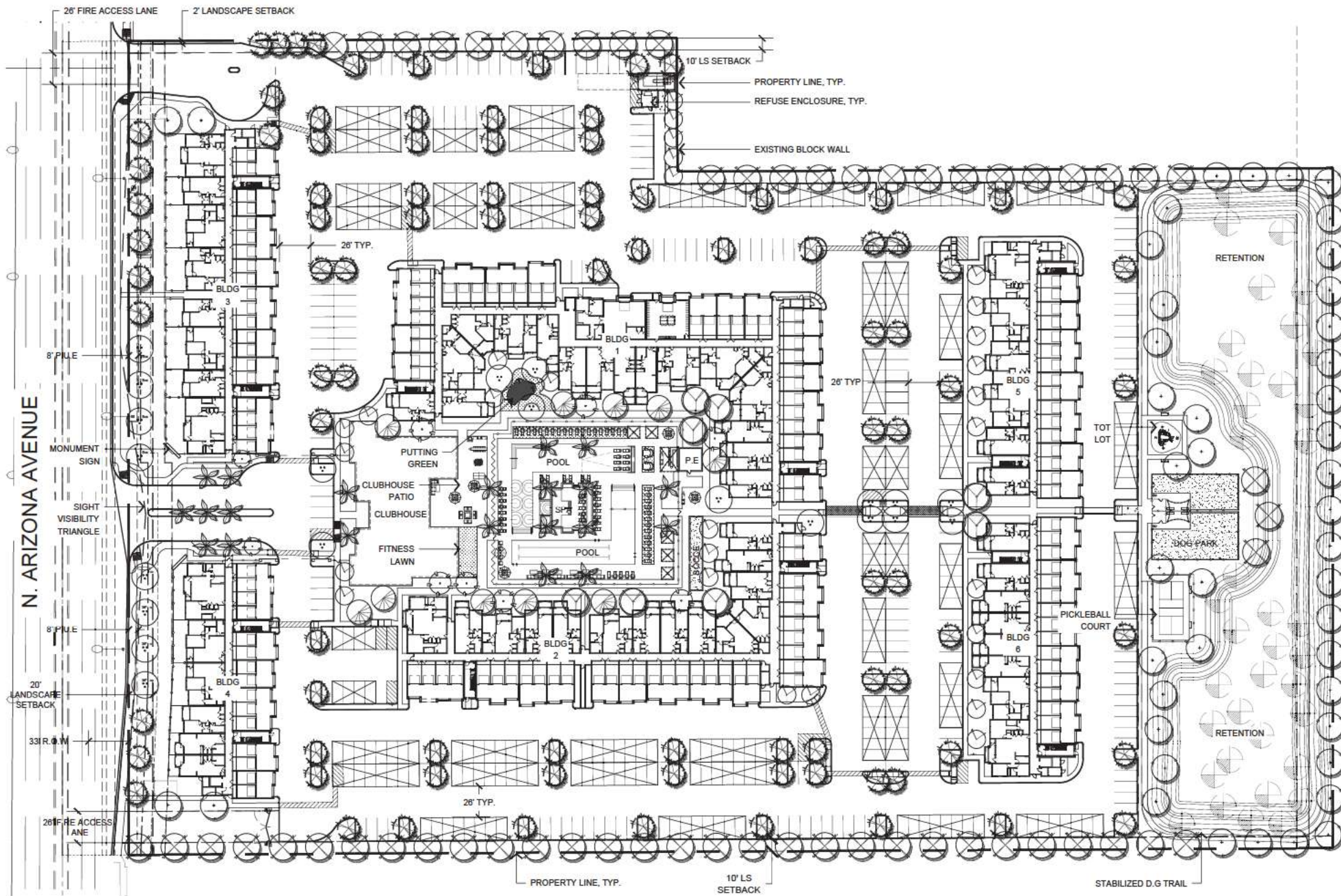
TOLL BROTHERS UPTOWN TOLL BROTHERS APARTMENT LIVING

CLUBHOUSE REAR PERSPECTIVE
COLOR
N.T.S.

preliminary not for construction

07/29/2024

P6



PLANT PALETTE

BOTANICAL NAME	COMMON NAME	QTY	SIZE	PLANTING	COMMENTS
TREES					
Acacia salicina	Willow Acacia	45	24" Box	6'H X 5'W	Standard Trunk Dense Canopy
Caesalpinia gilliesii	Yellow Bird of Paradise	7	24" Box	6'H X 5'W	Multi - Trunk Dense Canopy
Chitalpa tashkentensis	Chitalpa	10	24" Box	6'H X 5'W	Dense Canopy
Eucalyptus microtheca	Coolibah	57	24" Box	8'H X 4'W	Dense Canopy
Nerium oleander	Red Oleander Tree	32	24" Box	10'H X 5'W	Standard Trunk Dense Canopy
Olea europaea wilsonii	Wilson Olive	13	24" Box	6'H X 5'W	Multi - Trunk Dense Canopy
Phoenix dactylifera	Date Palm	21	25" C.T.H.	8'H X 7'W	Dense Canopy Matching Form
Pistacia x 'Red Push'	Red Push Pistache	8	24" Box	6'H X 3'W	Diamond Cut Standard Trunk
Quercus virginiana	Southern Live Oak	92	24" Box	6'H X 5'W	Standard Trunk Dense Canopy

Existing Tree
All trees shall comply with the latest amended edition of the "Arizona Nursery Association - Recommended Tree Specifications." See Section 1903(8)(a), Zoning Code.

ACCENTS

Agave desmetiana 'Variegata'	Variegated Agave	85	5 Gal.	As Per Plan
Aloe barbadensis	Medicinal Aloe	52	5 Gal.	As Per Plan
Bignonia capreolata	Tangerine Beauty	17	5 Gal.	As Per Plan
Bougainvillea 'Torch Glow'	Torch Glow Bougainvillea	33	5 Gal.	As Per Plan
Dasylium longissima	Toothless Spoon	178	5 Gal.	As Per Plan
Hesperaloe parviflora 'Perla'	Brakelights Red Yucca	100	5 Gal.	As Per Plan
Muhlenbergia rigida 'Nashville'	Nashville Grass	84	5 Gal.	As Per Plan
Pedicularis macrocarpus	Lady Slipper Plant	86	5 Gal.	As Per Plan
Phoenix roebelenii	Pygmy Date	4	5 Gal.	As Per Plan
Yucca rupicola	Twisted Leaf Yucca	17	5 Gal.	As Per Plan

SHRUBS

Dodonaea viscosa	Hopseed Bush	55	5 Gal.	As Per Plan
Eremophila hygrophana	Blue Bells	64	5 Gal.	As Per Plan
Eremophila glabra	Winter Blaze	76	5 Gal.	As Per Plan
Leucophyllum frutescens 'Heavenly Cloud'	Heavenly Cloud Sage	153	5 Gal.	As Per Plan
Ruellia peninsularis	Baja Ruellia	238	5 Gal.	As Per Plan
Tecoma 'Bells of Fire'	Bells of Fire Tecoma	217	5 Gal.	As Per Plan
Tecoma 'Orange Jubilee'	'Orange Jubilee' Tecoma	224	15 Gal.	As Per Plan

GROUND COVERS

Callistemon 'Little John'	Little John Dwarf Bottlebrush	97	1 Gal.	As Per Plan
Eremophila glabra 'Mingnew Gold'	Outback Sunrise Outback	393	1 Gal.	As Per Plan
Lantana montevidensis	Purple Trailing Lantana	279	1 Gal.	As Per Plan
Lantana x 'New gold'	New Gold Lantana	102	1 Gal.	As Per Plan
Teucrium chamaedrys	Germander	131	1 Gal.	As Per Plan

MISCELLANEOUS

DG	Decomposed Granite - Granite Express "ExpressRose" 2" Screened, 2" Depth In All Planting Areas (Typ.) - 165,939 SF
	Synthetic Turf - ForeverLawn "Fusion Pro" Turf or Approved Equal - 3,031 SF
	Synthetic Turf - ForeverLawn "EX Putt" Turf or Approved Equal - 346 SF
	Hybrid Bermuda Sod - 3,068 SF

LANDSCAPE SITE DATA

** TOTAL SITE AREA	652,729	SQ. FT.	14.1	AC.
** TOTAL BUILDING AREA	145,392	SQ. FT.	22.3	% OF TOTAL SITE AREA
TOTAL LANDSCAPE AREA	173,656	SQ. FT.	26.6	% OF TOTAL SITE AREA
TOTAL PARKING AREA	140,391	SQ. FT.	21.5	% OF TOTAL SITE AREA
LANDSCAPE IN PARKING AREA	14,410	SQ. FT.	10.3	%
10% MINIMUM OF PARKING LOT INTERIOR SURFACE AREA SHALL BE LANDSCAPED				
** TOTAL TURF AREA	7,345	SQ. FT.	4.2	% OF TOTAL LANDSCAPE AREA
** SHRUBS/GROUNDS	104,714	SQ. FT.	60.3	% OF TOTAL LANDSCAPE AREA
ORGANIC/GRANITE	165,939	SQ. FT.	95.6	% OF TOTAL LANDSCAPE AREA

** NOTE: QUANTITIES PROVIDED INCLUDE ONSITE IMPROVEMENTS

STREET FRONTAGE:
20' OF LANDSCAPED AREA ALONG ROW/STREET FRONTAGE LANDSCAPE REQUIRED: 1 TREE AND 6 SHRUBS PER 30 L.F. PLUS 50% LIVE GROUND COVER (NOT INCLUDING TREE CANOPIES)
ARTERIAL STREETS (NON-COMMERCIAL): MINIMUM, 50%- 36" BOX TREES, 50%- 24" BOX TREES
526 L.F. 18 # TREES (REQUIRED) 17 # TREES (PROVIDED)
105 # SHRUBS (REQUIRED) 213 # SHRUBS (PROVIDED)
10,105 S.F. OF LANDSCAPE AREA 55 % TOTAL COVERAGE OF ADDITIONAL SHRUBS AND GROUND COVER

CITY OF CHANDLER

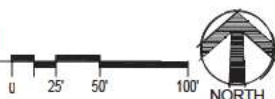
PLANT TYPE	MINIMUM PLANTING SIZE
Trees (for residential development adjoining arterial streets)	24-inch box (50% of required trees) 36-inch box (50% of required trees)
Trees (quantities that exceed minimum code standards)	15-gallon
Shrubs	5-gallon
Ground Cover	1-gallon
Vines	1-gallon
Annuals	4-inch pots or flats

PLANT QUANTITY SCHEDULE

LOCATION	REQUIRED	PROVIDED
COMMON OPEN SPACE		
TREES	1 Tree/6 Shrubs per 1,000 SF	100
SHRUBS		600
RIGHT-OF-WAY		
TREES	1 Tree/6 Shrubs per 30 LF	17
SHRUBS		105
PARKING AREAS		
TREES	1 Tree/5 Shrubs per Planter	69
SHRUBS		345
LANDSCAPE BUFFER		
TREES	1 Evergreen Tree/6 Shrubs per 30 LF	89
SHRUBS		534

CONCEPTUAL LANDSCAPE PLAN

SCALE 1" = 50'-0"



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



EXPIRES 08/30/2025

LANDSCAPE IMPROVEMENTS
2121 N. Arizona Ave.
Chandler, AZ

CONCEPTUAL LANDSCAPE PLAN



DESIGNED BY: HR
DRAWN BY: HR
CHECKED BY: PV/MD
DATE: January 25, 2024
REVISIONS: May 20, 2024 City Comments
August 1, 2024 City Comments

2121 N. Arizona Ave.
PDP Submittal

L1.1

1 of 7



PLANT PALETTE

BOTANICAL NAME	COMMON NAME	QTY	SIZE	PLANTING	COMMENTS
TREES					
Acacia salicina	Willow Acacia	45	24" Box	6'H X 5'W	Standard Trunk Dense Canopy
Caesalpinia gilliesii	Yellow Bird of Paradise	7	24" Box	6'H X 5'W	Multi - Trunk Dense Canopy
Chitalpa tashkentensis	Chitalpa	10	24" Box	6'H X 5'W	Dense Canopy
Eucalyptus microtheca	Coolibah	57	24" Box	9'H X 4'W	Standard Trunk Dense Canopy
Nerium oleander	Red Oleander Tree	32	24" Box	10'H X 5'W	Standard Trunk Dense Canopy
Olea europaea wilsonii	Wilson Olive	13	24" Box	6'H X 5'W	Multi - Trunk Dense Canopy
Phoenix dactylifera	Date Palm	21	25" C.T.H.	9'H X 7'W	Dense Canopy Matching Form
Pistacia x 'Red Push'	Red Push Pistache	8	24" Box	6'H X 3'W	Diamond Cut Standard Trunk
Quercus virginiana	Southern Live Oak	92	24" Box	6'H X 5'W	Standard Trunk Dense Canopy

Existing Tree
All trees shall comply with the latest amended edition of the "Arizona Nursery Association - Recommended Tree Specifications." See Section 1903(8)(a), Zoning Code.

ACCENTS

Agave desertiana 'Variegata'	Variegated Agave	85	5 Gal.	As Per Plan
Aloe barbadensis	Medicinal Aloe	52	5 Gal.	As Per Plan
Bignonia capreolata	Tangerine Beauty	17	5 Gal.	As Per Plan
Bougainvillea 'Torch Glow'	Torch Glow Bougainvillea	33	5 Gal.	As Per Plan
Dasylium longissima	Toothless Spoon	178	5 Gal.	As Per Plan
Hesperaloe parviflora	Brakelights Red Yucca	100	5 Gal.	As Per Plan
Muhlenbergia rigida 'Nashville'	Nashville Grass	84	5 Gal.	As Per Plan
Pedicularis macrocarpus	Lady Slipper Plant	66	5 Gal.	As Per Plan
Phoenix roebelenii	Pygmy Date	4	5 Gal.	As Per Plan
Yucca rupicola	Twisted Leaf Yucca	17	5 Gal.	As Per Plan

SHRUBS

Dodonaea viscosa	Hopseed Bush	55	5 Gal.	As Per Plan
Eremophila hygrophana	Blue Bells	64	5 Gal.	As Per Plan
Eremophila glabra 'Winter Blaze'	Winter Blaze	76	5 Gal.	As Per Plan
Leucophyllum frutescens 'Heavenly Cloud'	Heavenly Cloud Sage	153	5 Gal.	As Per Plan
Ruellia Penninsularis	Baja Ruellia	238	5 Gal.	As Per Plan
Tecoma 'Bells of Fire'	Bells of Fire Tecoma	217	5 Gal.	As Per Plan
Tecoma 'Orange Jubilee'	'Orange Jubilee' Tecoma	224	15 Gal.	As Per Plan

GROUND COVERS

Callistemon 'Little John'	Little John Dwarf Bottlebrush	97	1 Gal.	As Per Plan
Eremophila glabra 'Mingenev Gold'	Outback Sunrise Outback	393	1 Gal.	As Per Plan
Lantana montevidensis	Purple Trailing Lantana	279	1 Gal.	As Per Plan
Lantana x 'New gold'	New Gold Lantana	102	1 Gal.	As Per Plan
Teucrium chamaedrys	Germander	131	1 Gal.	As Per Plan

MISCELLANEOUS

DG	Decomposed Granite - Granite Express "ExpressRose" 2" Screened, 2" Depth In All Planting Areas (Typ.) - 165,939 SF
	Synthetic Turf - ForeverLawn "Fusion Pro" Turf or Approved Equal - 3,031 SF
	Synthetic Turf - ForeverLawn "EX Putt" Turf or Approved Equal - 346 SF
	Hybrid Bermuda Sod - 3,968 SF

LANDSCAPE SITE DATA

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** TOTAL BUILDING AREA	145,392	SQ. FT.	22.3	% OF TOTAL SITE AREA
TOTAL LANDSCAPE AREA	173,656	SQ. FT.	26.6	% OF TOTAL SITE AREA
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10% MINIMUM OF PARKING LOT INTERIOR SURFACE AREA SHALL BE LANDSCAPED				
** TOTAL TURF AREA	7,345	SQ. FT.	4.2	% OF TOTAL LANDSCAPE AREA
** SHRUBS/GCOVERS	104,714	SQ. FT.	60.3	% OF TOTAL LANDSCAPE AREA
INORGANIC/GRANITE	165,939	SQ. FT.	95.6	% OF TOTAL LANDSCAPE AREA

** NOTE: QUANTITIES PROVIDED INCLUDE ONSITE IMPROVEMENTS

STREET FRONTAGE:
20' OF LANDSCAPED AREA ALONG ROW/STREET FRONTAGE LANDSCAPE REQUIRED: 1 TREE AND 6 SHRUBS PER 30 L.F. PLUS 50% LIVE GROUND COVER (NOT INCLUDING TREE CANOPIES)
ARTERIAL STREETS (NON-COMMERCIAL): MINIMUM, 50%- 36" BOX TREES, 50%- 24" BOX TREES
526 L.F. 18 # TREES (REQUIRED) 17 # TREES (PROVIDED)
105 # SHRUBS (REQUIRED) 213 # SHRUBS (PROVIDED)
10,105 S.F. OF LANDSCAPE AREA 55 % TOTAL COVERAGE OF ADDITIONAL SHRUBS AND GROUND COVER

CITY OF CHANDLER

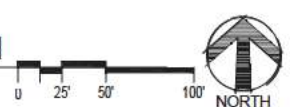
PLANT TYPE	MINIMUM PLANTING SIZE
Trees (for residential development adjoining arterial streets)	24-inch box (50% of required trees) 36-inch box (50% of required trees)
Trees (quantities that exceed minimum code standards)	15-gallon
Shrubs	5-gallon
Ground Cover	1-gallon
Vines	1-gallon
Annuals	4-inch pots or flats

PLANT QUANTITY SCHEDULE

LOCATION	REQUIRED	PROVIDED
COMMON OPEN SPACE		
TREES	1 Tree/6 Shrubs per 1,000 SF	100
SHRUBS		885
RIGHT-OF-WAY		
TREES	1 Tree/6 Shrubs per 30 LF	17
SHRUBS		213
PARKING AREAS		
TREES	1 Tree/5 Shrubs per Planter	69
SHRUBS		345
LANDSCAPE BUFFER		
TREES	1 Evergreen Tree/6 Shrubs per 30 LF	90
SHRUBS		648

CONCEPTUAL LANDSCAPE PLAN

SCALE 1" = 50'-0"



Collaborative V
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85251
Office: 480-347-0590
Fax: 480-656-6012



LANDSCAPE IMPROVEMENTS
2121 N. Arizona Ave.
Chandler, AZ

CONCEPTUAL LANDSCAPE PLAN

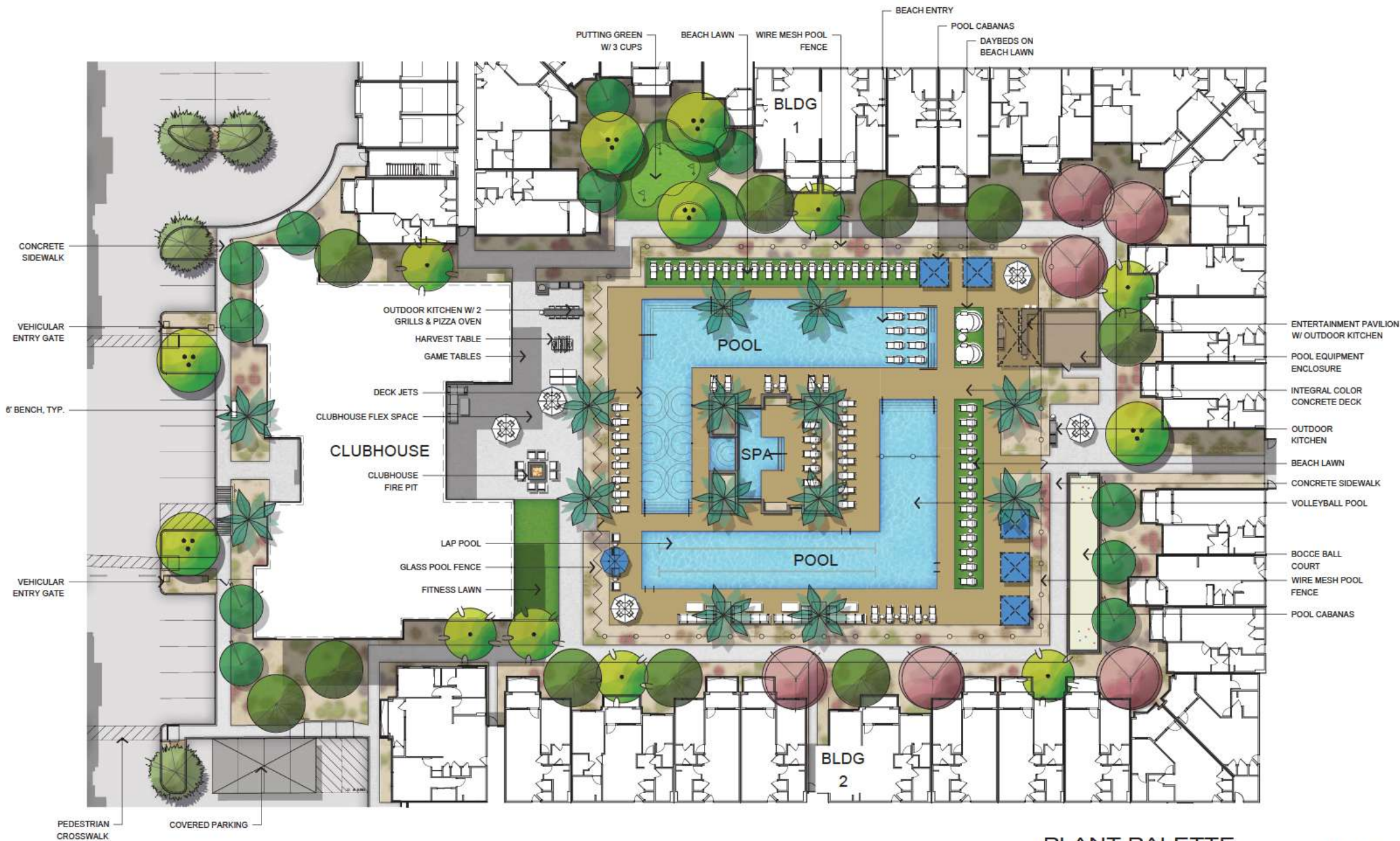


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DRAWN BY: HR
CHECKED BY: PV/MD
DATE: January 25, 2024
REVISIONS: May 20, 2024 City Comments
August 1, 2024 City Comments

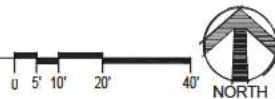
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PDP Submittal

L1.2

2 of 7



CONCEPTUAL CENTRAL COURTYARDS PLAN
SCALE 1" = 20'-0"



PLANT PALETTE

BOTANICAL NAME	COMMON NAME	QTY	PLANT NG	COMMENTS
TREES				
Acacia salicina	Willow Acacia	45	24" Box 6'H X 5'W	Standard Trunk Dense Canopy
Caesalpinia gilliesii	Yellow Bird of Paradise	7	24" Box 6'H X 5'W	Multi - Trunk Dense Canopy
Chitalpa tashkentensis	Chitalpa	10	24" Box 6'H X 5'W	Multi - Trunk Dense Canopy
Eucalyptus microtheca	Coolibah	57	24" Box 6'H X 4'W	Standard Trunk Dense Canopy
Nerium oleander	Red Oleander Tree	32	24" Box 10'H X 5'W	Standard Trunk Dense Canopy
Olea europaea 'wilsonii'	Wilson Olive	13	24" Box 6'H X 5'W	Multi - Trunk Dense Canopy
Phoenix dactylifera	Date Palm	21	36" Box 6'H X 7'W	Matching Form Diamond Cut
Pistacia x 'Red Push'	Red Push Pistache	8	24" Box 6'H X 3'W	Standard Trunk Dense Canopy
Quercus virginiana	Southern Live Oak	92	24" Box 6'H X 5'W	Standard Trunk Dense Canopy
Existing Tree				
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
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85251
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EXPIRES 06/30/2025

LANDSCAPE IMPROVEMENTS 2121 N. Arizona Ave. Chandler, AZ

AMENITY ENLARGEMENT



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August 1, 2024
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L1.3



LANDSCAPE IMPROVEMENTS
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Chandler, AZ



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REVISIONS:	May 20, 2024 City Comments August 1, 2024 City Comments

2121 N. Arizona Ave.
PDP Submittal

L1.4

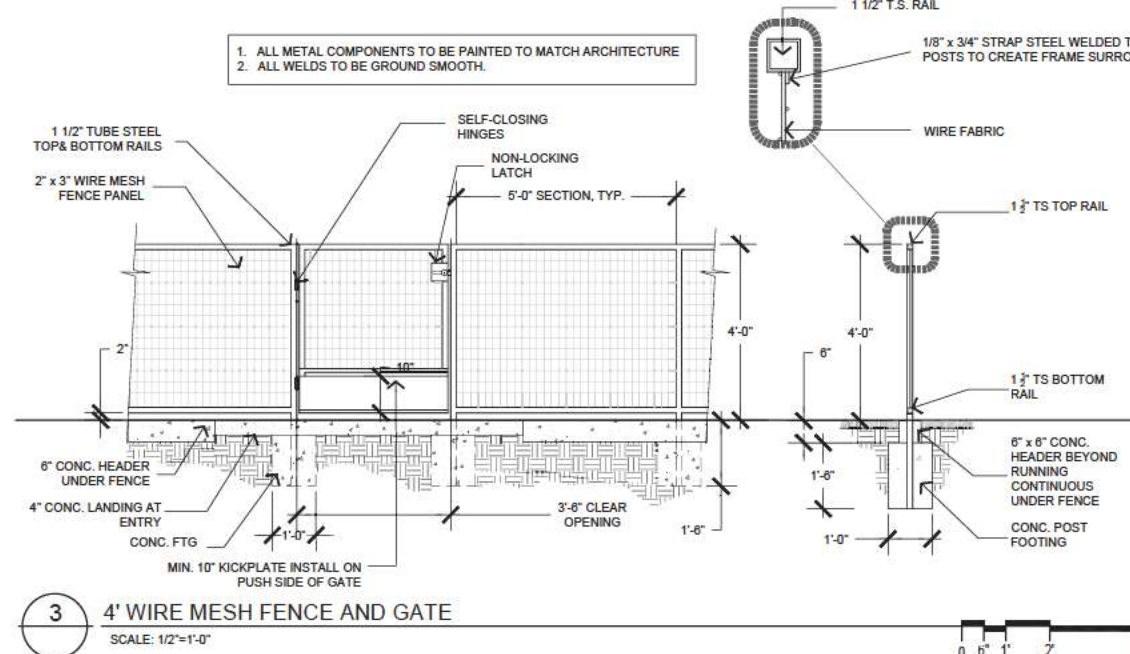
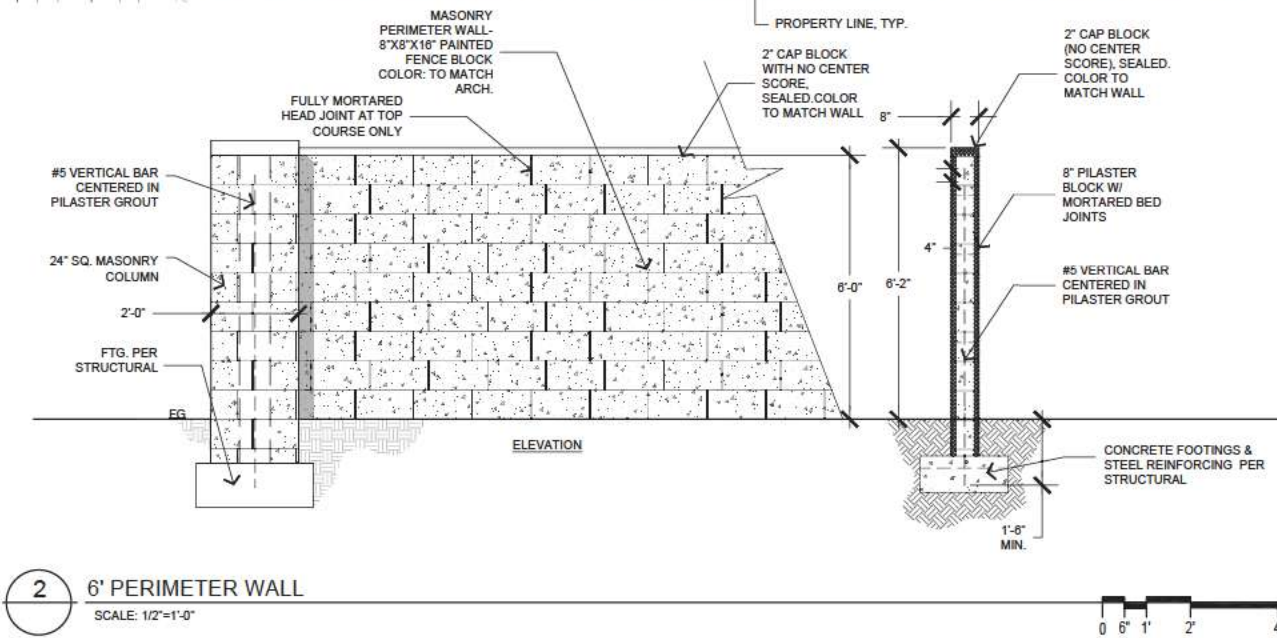
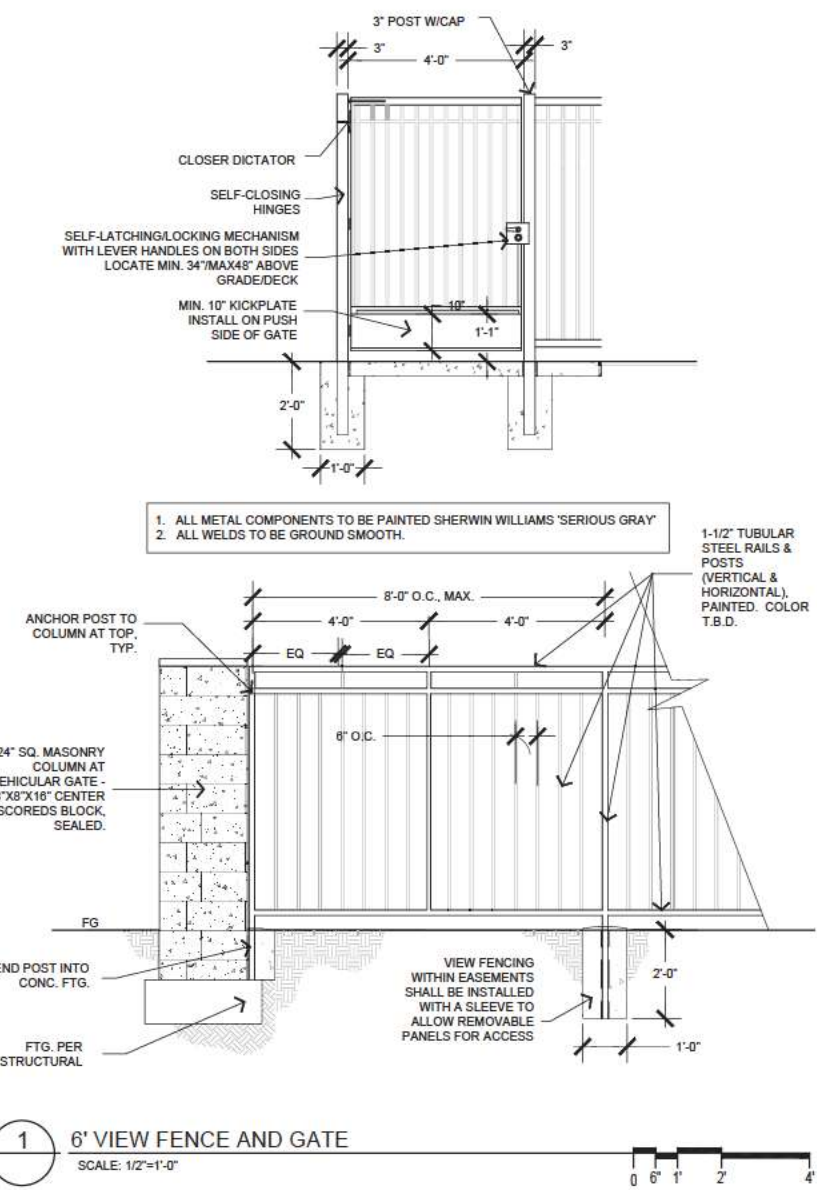
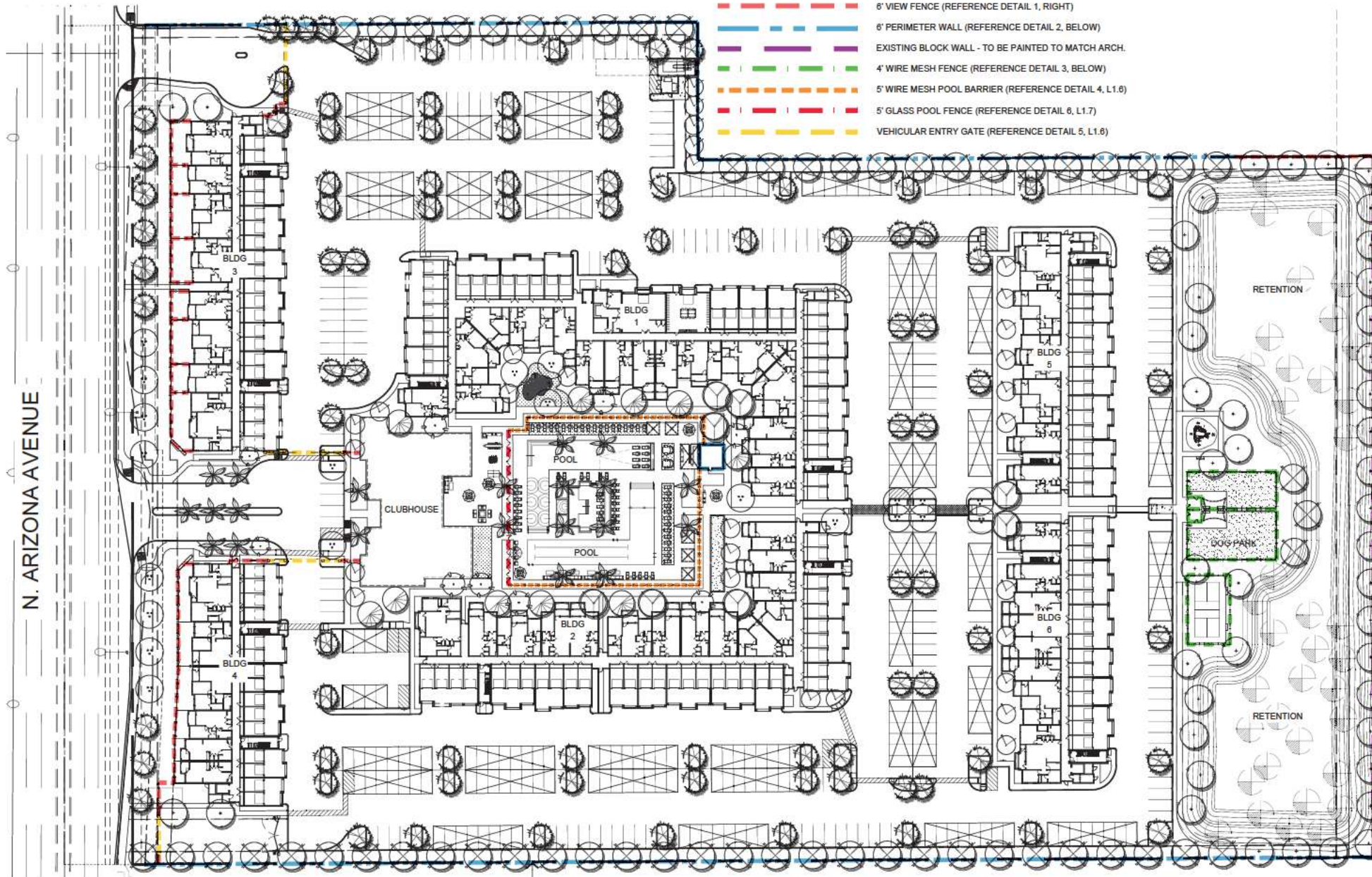


CONCEPTUAL DOG PARK PLAN
SCALE 1" = 20'-0"
0 5' 10' 20' 40'
NORTH

PLANT PALETTE		PLANT NG		COMMENTS
BOTANICAL NAME	COMMON NAME	QTY	SIZE	
TREES				
Acacia salicina	Willow Acacia	45	24" Box 6'H X 5'W	Standard Trunk Dense Canopy
Caesalpinia gilliesii	Yellow Bird of Paradise	7	24" Box 6'H X 5'W	Multi - Trunk Dense Canopy
Chitalpa tashkentensis	Chitalpa	10	24" Box 6'H X 5'W	Multi - Trunk Dense Canopy
Eucalyptus microtheca	Coolibah	57	24" Box 9'H X 4'W	Standard Trunk Dense Canopy
Nerium oleander	Red Oleander Tree	32	24" Box 10'H X 5'W	Standard Trunk Dense Canopy
Olea europaea wilsonii	Wilson Olive	13	24" Box 6'H X 5'W	Multi - Trunk Dense Canopy
Phoenix dactylifera	Date Palm	8	36" Box 9'H X 7'W	Matching Form Diamond Cut
Pistacia x 'Red Push'	Red Push Pistache	21	25" C.T.H.	Standard Trunk Dense Canopy
Quercus virginiana	Southern Live Oak	8	24" Box 6'H X 3'W	Standard Trunk Dense Canopy
Quercus virginiana	Southern Live Oak	92	24" Box 6'H X 5'W	Standard Trunk Dense Canopy
Existing Tree				
All trees shall comply with the latest amended edition of the "Arizona Nursery Association - Recommended Tree Specifications." See Section 1903(6)(a), Zoning Code.				

WALL PLAN LEGEND

- 6" VIEW FENCE (REFERENCE DETAIL 1, RIGHT)
- 6" PERIMETER WALL (REFERENCE DETAIL 2, BELOW)
- EXISTING BLOCK WALL - TO BE PAINTED TO MATCH ARCH.
- 4" WIRE MESH FENCE (REFERENCE DETAIL 3, BELOW)
- 5" WIRE MESH POOL BARRIER (REFERENCE DETAIL 4, L1.6)
- 5" GLASS POOL FENCE (REFERENCE DETAIL 6, L1.7)
- VEHICULAR ENTRY GATE (REFERENCE DETAIL 5, L1.8)



Collaborative V
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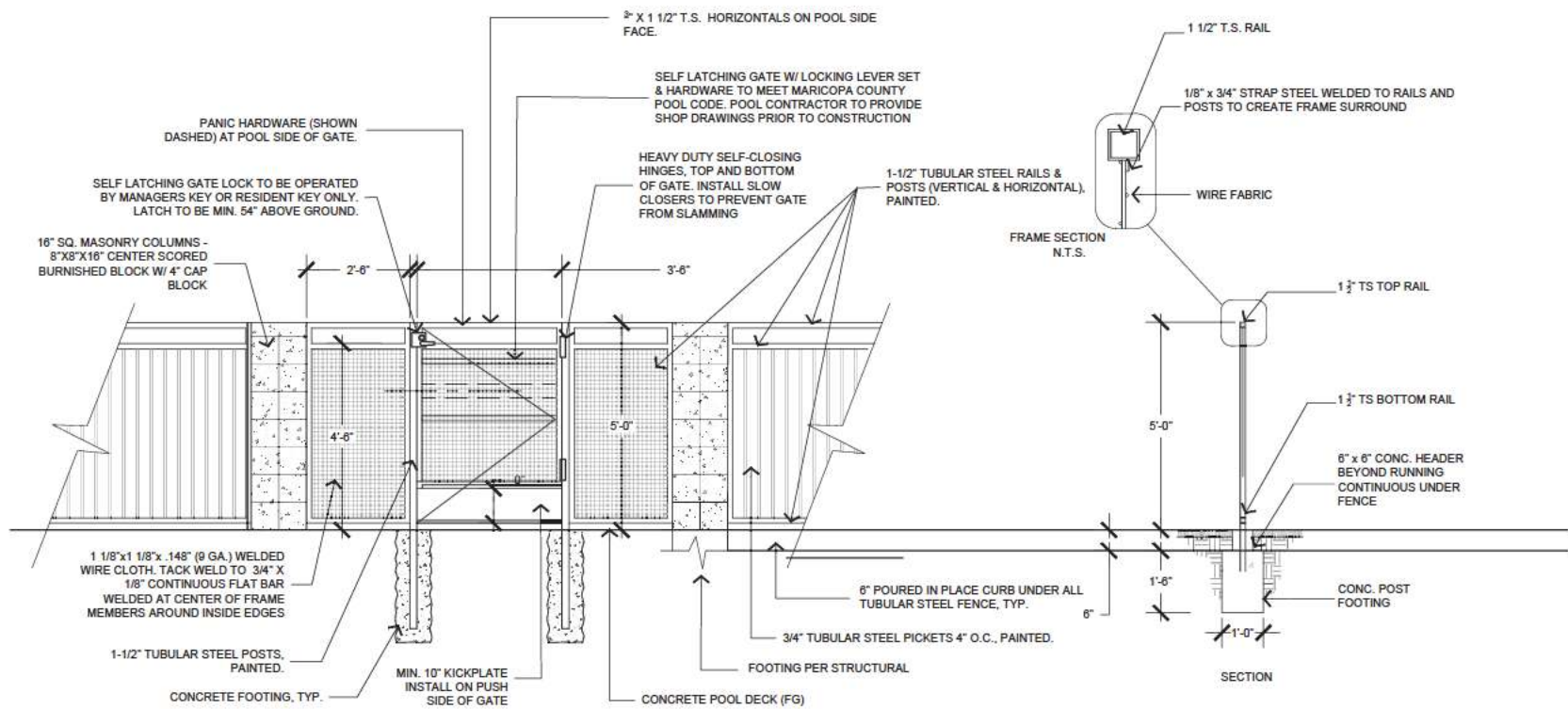
LANDSCAPE IMPROVEMENTS
2121 N. Arizona Ave.
Chandler, AZ



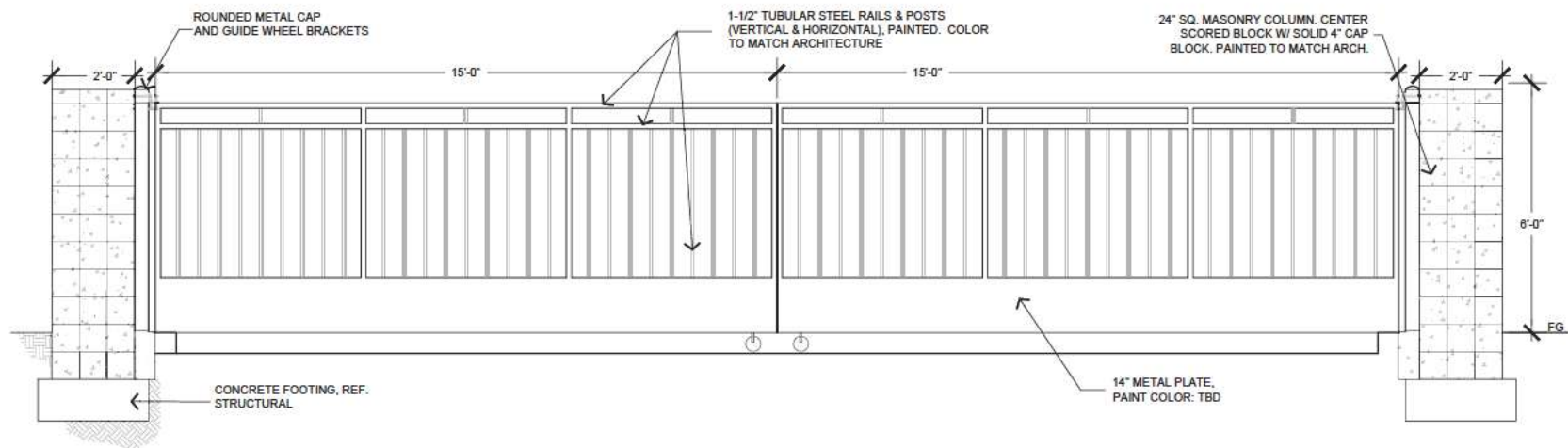
DESIGNED BY: HR
DRAWN BY: HR
CHECKED BY: PV/MD
DATE: January 25, 2024
REVISIONS: May 20, 2024 City Comments
August 1, 2024 City Comments

2121 N. Arizona Ave.
PDP Submittal

L1.5



4 5' WIRE MESH POOL FENCE AND GATE
SCALE: 1/2"=1'-0"



5 VEHICULAR ENTRY GATE
SCALE: 1/2"=1'-0"



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LANDSCAPE IMPROVEMENTS
2121 N. Arizona Ave.
Chandler, AZ

CONCEPTUAL WALL DETAILS	
	DESIGNED BY: HR
	DRAWN BY: HR
	CHECKED BY: PV/MD
	DATE: January 25, 2024
	REVISIONS: May 20, 2024 City Comments
	August 1, 2024 City Comments
2121 N. Arizona Ave. PDP Submittal	

LANDSCAPE IMPROVEMENTS
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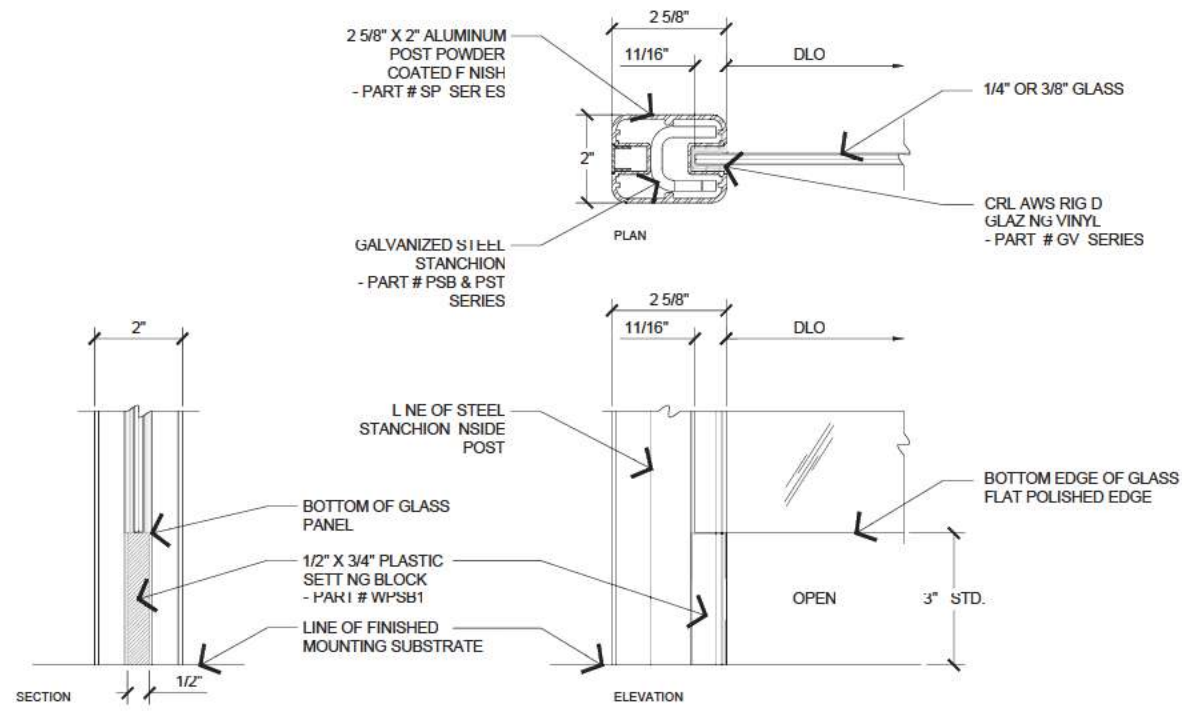
CONCEPTUAL WALL DETAILS



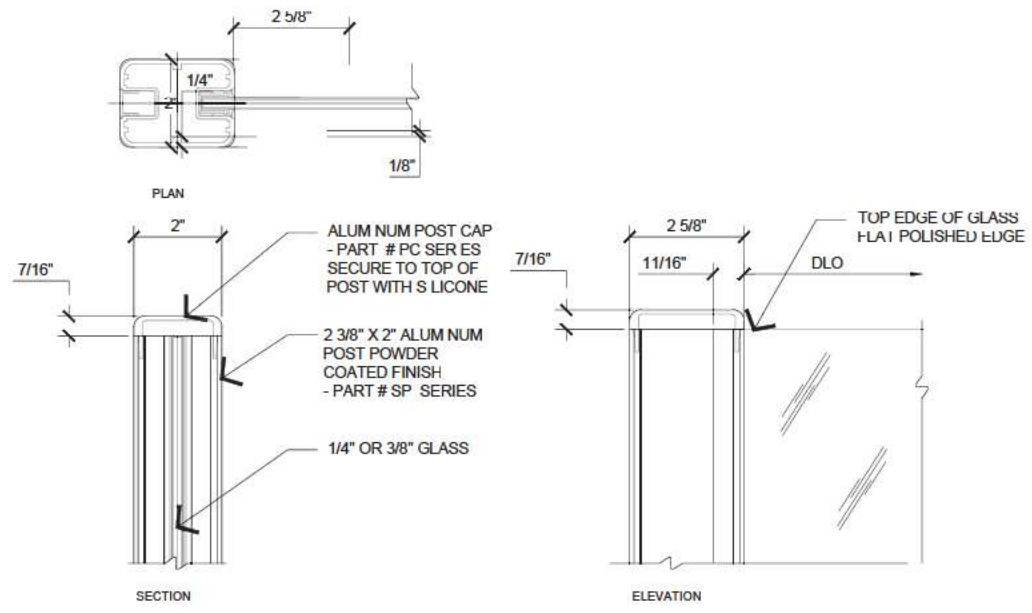
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2121 N. Arizona Ave.
PDP Submittal

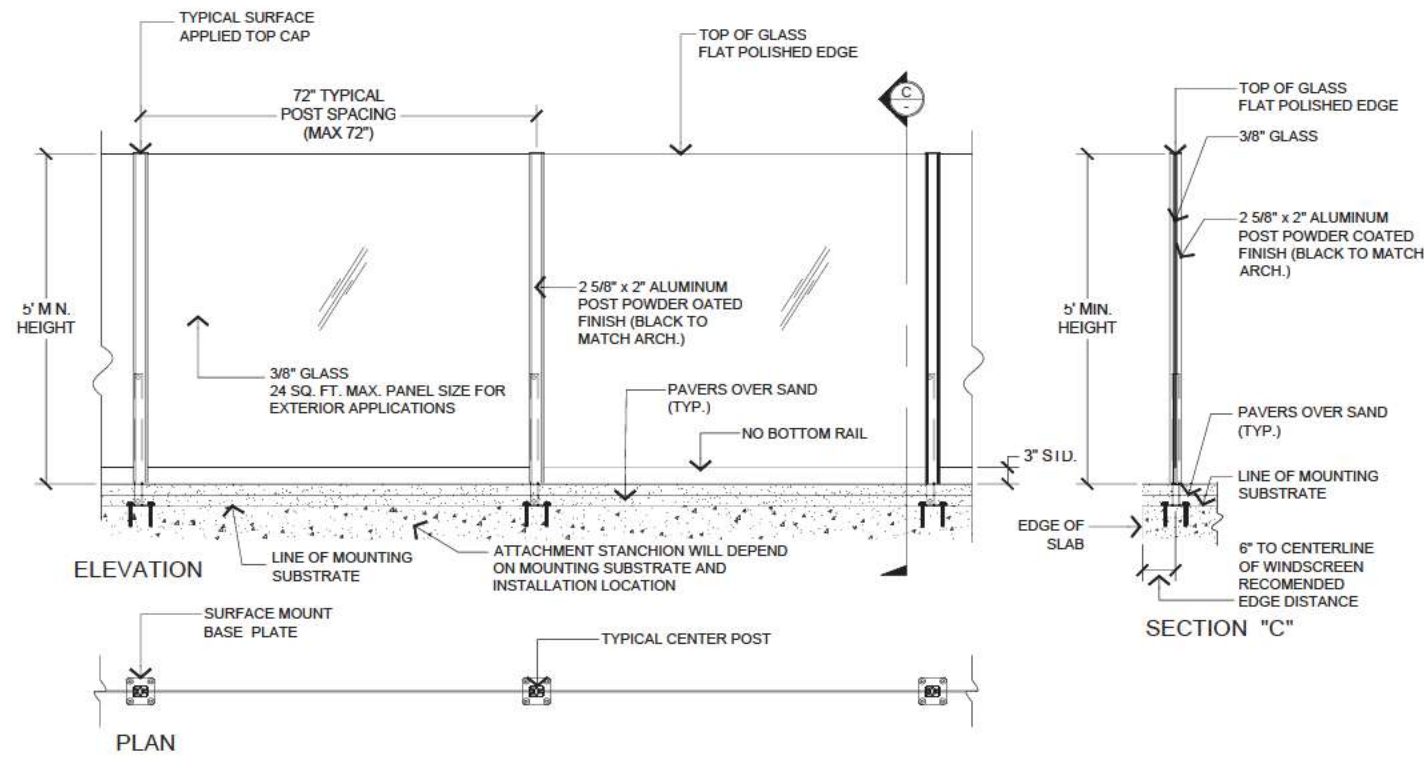
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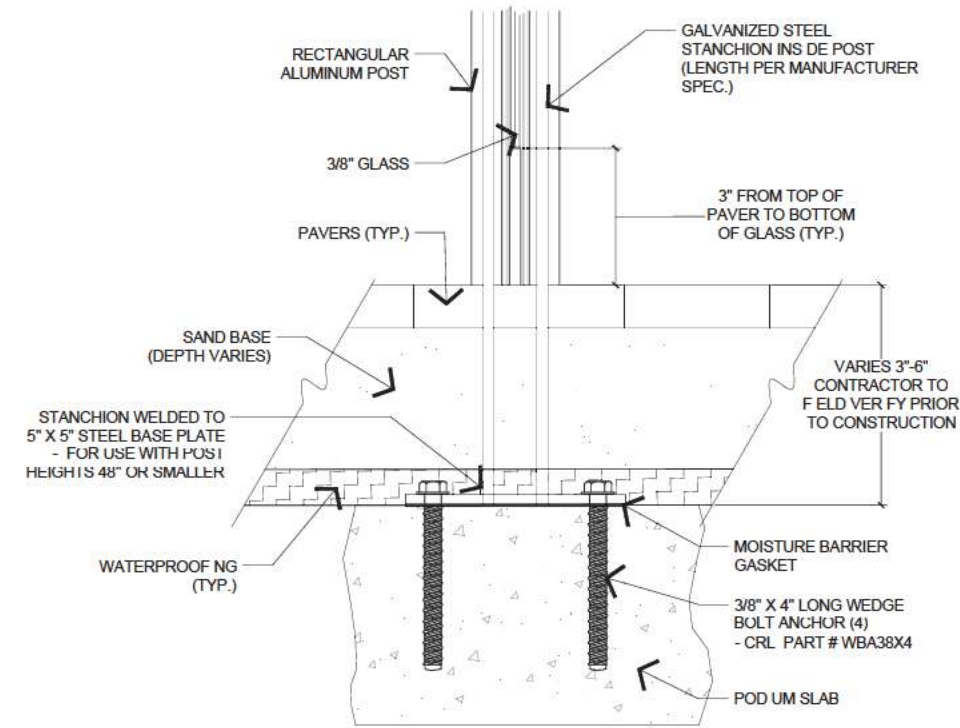
6A DETAIL W/ NO BOTTOM GLASS RAIL
SCALE: 6"=1'-0"



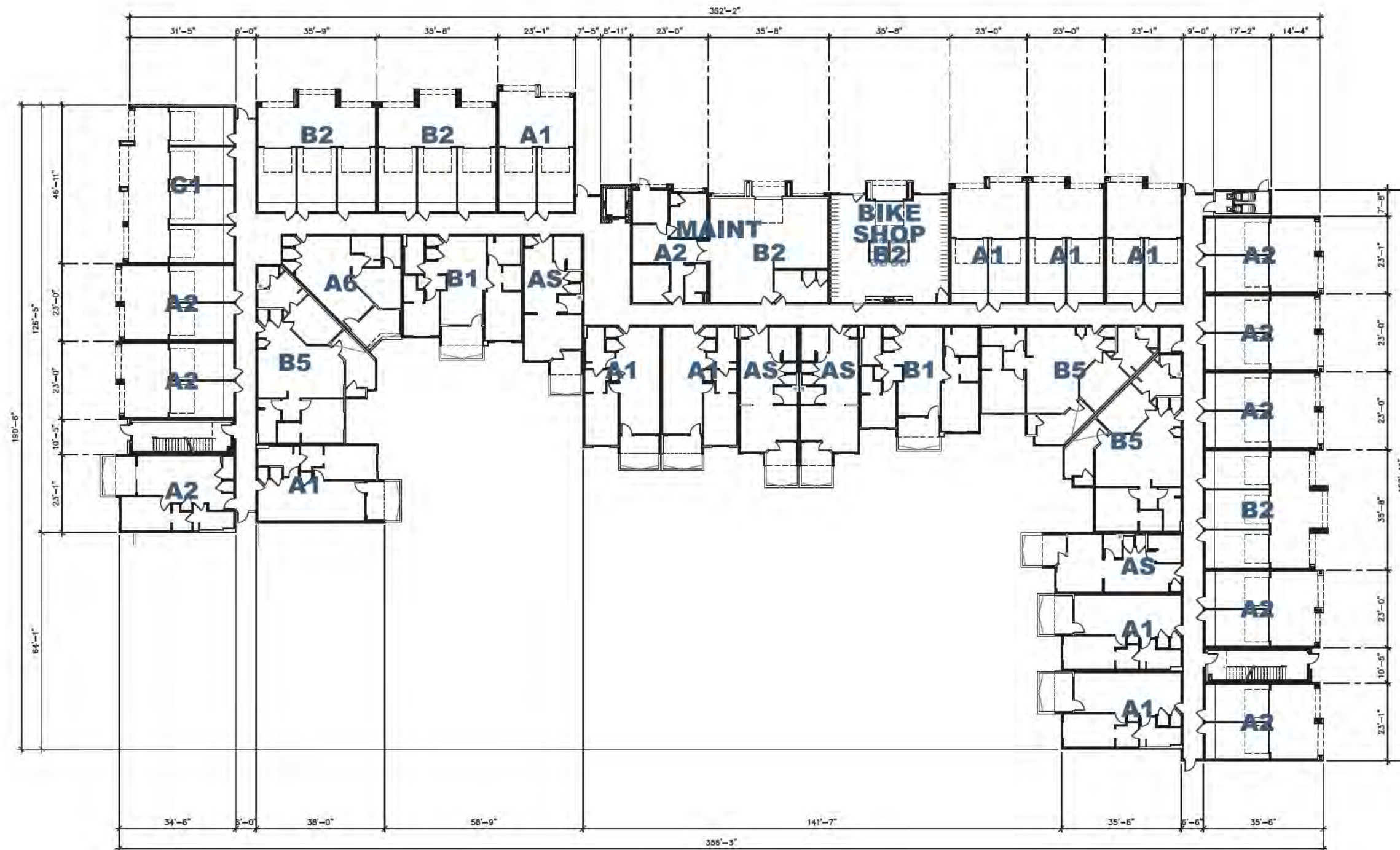
6B DETAIL AT TOP CORNER OF GLASS PANEL
SCALE: 6"=1'-0"



6C TYP. GLASS FENCE - W/ NO BOTTOM RAIL
SCALE: 3/4"=1'-0"



6D POST MOUNT DETAIL FOR GLASS FENCE AND GATE
SCALE: 6"=1'-0"



FIRST FLOOR PLAN

BUILDING 1 - FLOOR PLANS



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group, inc.
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phoenix, arizona 85020
Phone 602.285.9200 Fax 602.285.9225

EXPIRES 9/30/25
TOLL BROTHERS UPTOWN
Apartment Homes
CHANDLER, ARIZONA
TOLL BROTHERS APARTMENT LIVING
8767 E. VIA DE VENTURA, SUITE 390, SCOTTSDALE, AZ. 85258

PLANNING
RESUBMITTAL

REVISIONS	
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JCB MC: 25401
SCALE: 1/16" = 1'-0"
SHEET NO:

A3.1



BUILDING 1 - FLOOR PLANS

TOLL BROTHERS UPTOWN
Apartment Homes
CHANDLER, ARIZONA

TOLL BROTHERS APARTMENT LIVING
8767 E. VIA DE VENTURA, SUITE 390, SCOTTSDALE, AZ. 85258

PLANNING RESUBMITTAL

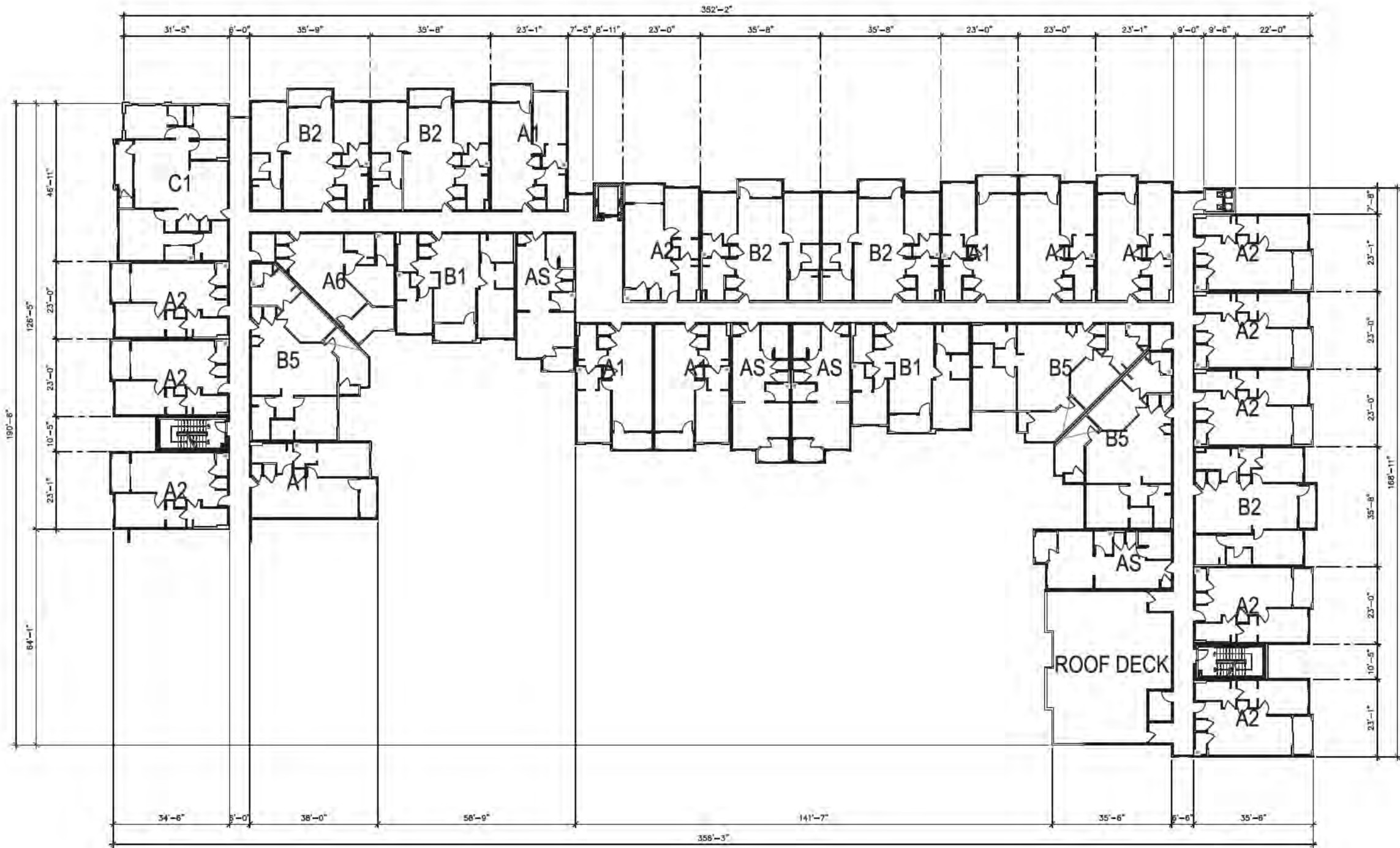
REVISIONS:

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JCB NO: 23-031
SCALE: 1/16" = 1'-0"
SHEET NO:

A3.2

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FOURTH FLOOR PLAN

BUILDING 1 - FLOOR PLANS

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EXPIRES 9/30/25

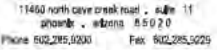
TOLL BROTHERS UPTOWN
Apartment Homes
CHANDLER, ARIZONA

TOLL BROTHERS APARTMENT LIVING
8767 E. VIA DE VENTURA, SUITE 390, SCOTTSDALE, AZ. 85258

PLANNING
RESUBMITTAL

REVISIONS	
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JOB NO:	25401
SCALE:	1/16" = 1'-0"
SHEET NO:	



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- GENERAL 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 (B)(e)(15), 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 (B)(e)13, ZONING CODE.
 5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.

EXTERIOR COLOR SCHEME				
	BODY COLOR 1	DUNN EDWARDS DEW381 DROPLETS		METAL SCREENS
	BODY COLOR 2	DUNN EDWARDS DE6376 LOOKING GLASS		MASONRY VENEER
	BODY COLOR 3	BENJAMIN MOORE AC-34 CAPE HATTERAS SAND		RAILING, DOORS & METAL CANOPIES
	BODY COLOR 4	BENJAMIN MOORE 2139-10 RIVER ROCK		WINDOW / STOREFRONT FRAMES
	BODY COLOR 5 & LAP SIDING	DUNN EDWARDS DE6105 WEATHERED LEATHER		FIBER CEMENT PANELS
				ALUMINUM CLEAR ANODIZED FINISH
				TRENWYTH HIGH POLISH 4107 8"X16"
				SHERWIN WILLIAMS SW6258 TRICON BLACK
				DARK BRONZE
				BENJAMIN MOORE 2112-70 AMERICAN WHITE

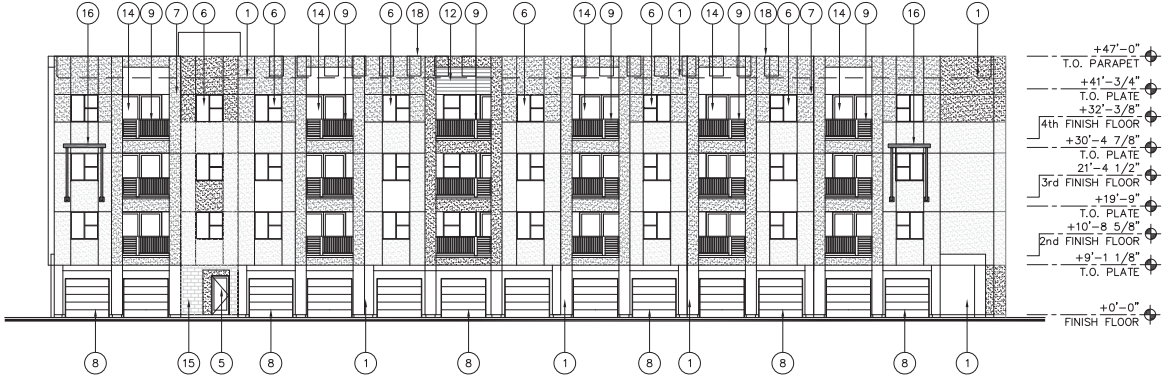
- ELEVATION KEY NOTES: #
1. EXTERIOR STUCCO SYSTEM
 2. METAL PARAPET CAP
 3. STOREFRONT SYSTEM
 4. FOAM POP-OUT
 5. DOOR PER PLAN
 6. WINDOW PER PLAN
 7. STUCCO CONTROL JOINT
 8. GARAGE DOOR
 9. METAL PATIO/BALCONY RAILING
 10. FRAMED PATIO/BALCONY WALL
 11. TOWER ELEMENT.
 12. HORIZONTAL LAP SIDING.
 13. DECORATIVE METAL FEATURE.
 14. SLIDING GLASS DOOR PER PLAN.
 15. MASONRY VENEER
 16. METAL AWNINGS
 17. TELESCOPING DOOR SYSTEM
 18. MECHANICAL EQUIPMENT BEYOND, SCREENED BY PARAPET WALLS
 19. FIBER CEMENT SIDING

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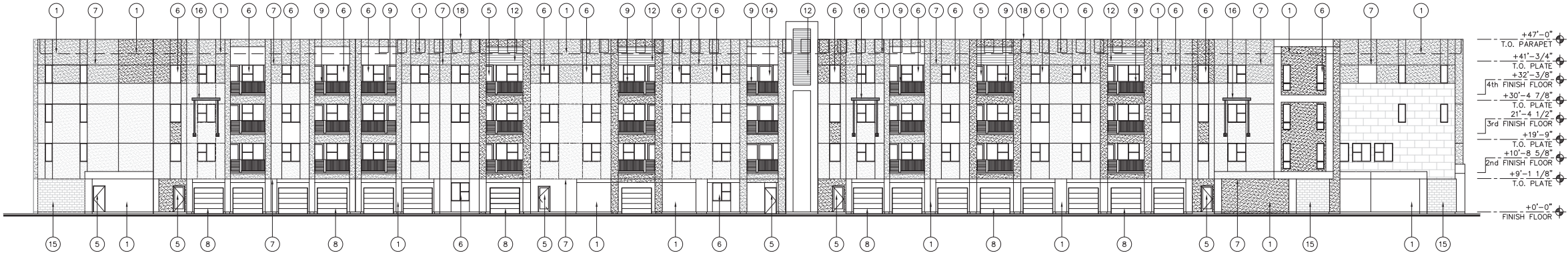
architecture

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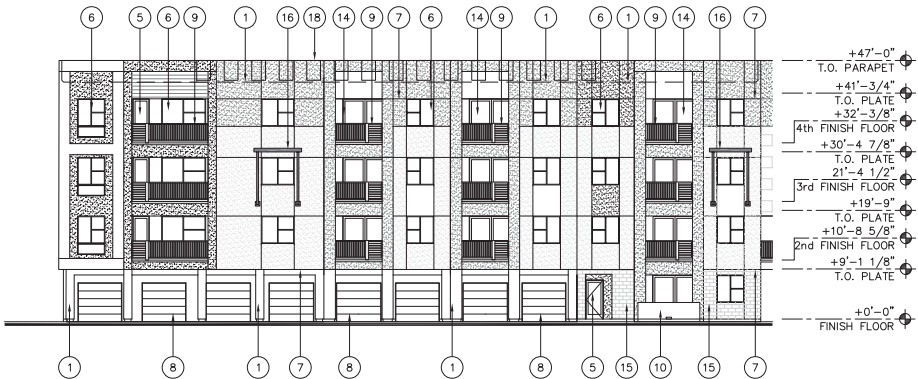
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EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

BUILDING 1 - ELEVATIONS

EXPIRES 9/30/25

TOLL BROTHERS UPTOWN

Apartment Homes
CHANDLER, ARIZONA

TOLL BROTHERS APARTMENT LIVING

8767 E. VIA DE VENTURA, SUITE 390, SCOTTSDALE, AZ. 85258

PLANNING
RESUBMITTAL

REVISIONS:

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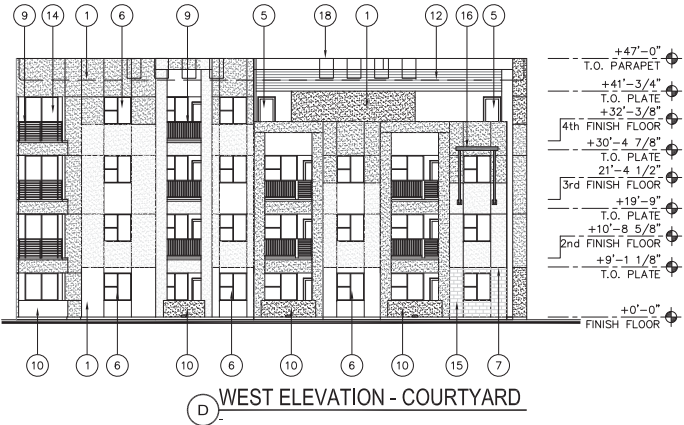
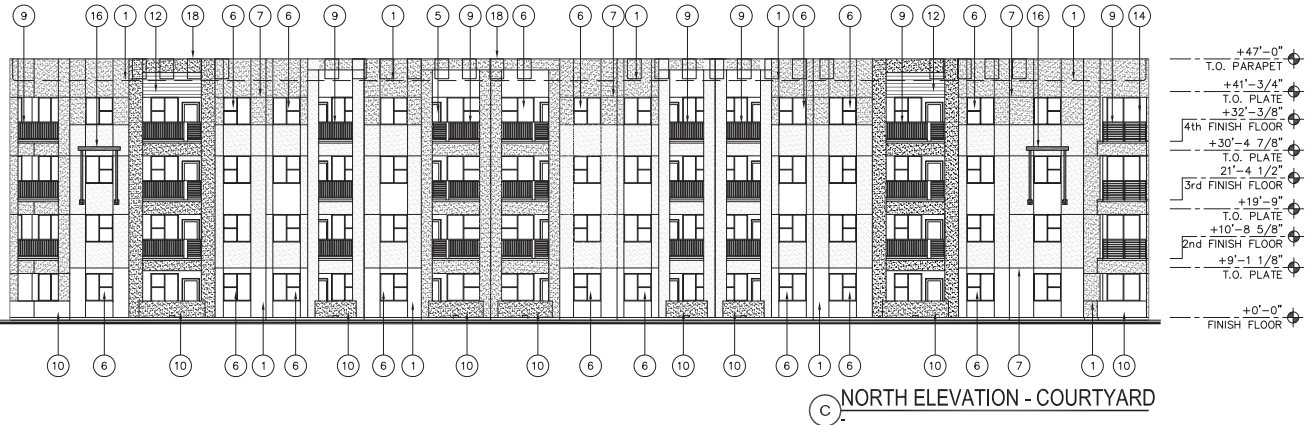
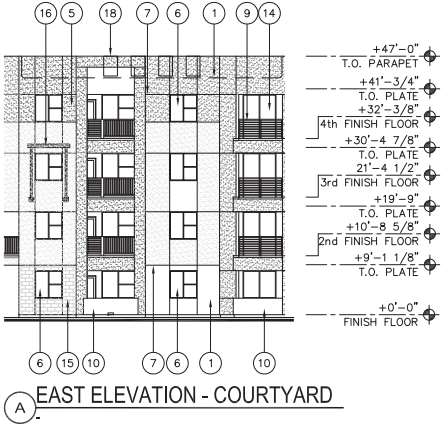
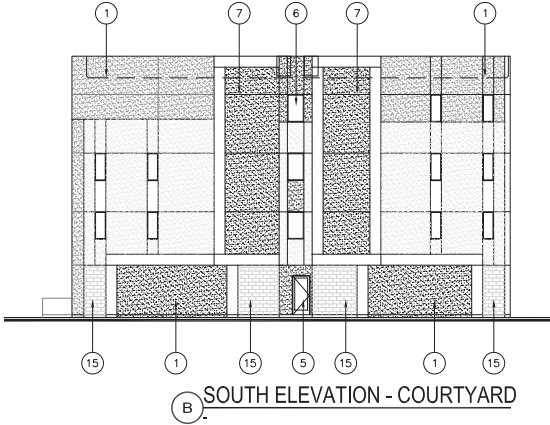
JOB NO: 23-031
SCALE: 3/32" = 1'-0"
SHEET NO:

A3.6

- GENERAL ELEVATION NOTES:
- 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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 - SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.

EXTERIOR COLOR SCHEME				
	BODY COLOR 1	DUNN EDWARDS DEW381 DROPLETS		METAL SCREENS
	BODY COLOR 2	DUNN EDWARDS DE6376 LOOKING GLASS		MASONRY VENEER
	BODY COLOR 3	BENJAMIN MOORE AC-34 CAPE HATTERAS SAND		RAILING, DOORS & METAL CANOPIES
	BODY COLOR 4	BENJAMIN MOORE 2139-10 RIVER ROCK		WINDOW / STOREFRONT FRAMES
	BODY COLOR 5 & LAP SIDING	DUNN EDWARDS DE6105 WEATHERED LEATHER		FIBER CEMENT PANELS
				ALUMINUM CLEAR ANODIZED FINISH
				TRENNYTH HIGH POLISH 4107 8"x16"
				SHERWIN WILLIAMS SW6258 TRICON BLACK
				DARK BRONZE
				BENJAMIN MOORE 2112-70 AMERICAN WHITE

- ELEVATION KEY NOTES: #
- EXTERIOR STUCCO SYSTEM
 - METAL PARAPET CAP
 - STOREFRONT SYSTEM
 - FOAM POP-OUT
 - DOOR PER PLAN
 - WINDOW PER PLAN
 - STUCCO CONTROL JOINT
 - GARAGE DOOR
 - METAL PATIO/BALCONY RAILING
 - FRAMED PATIO/BALCONY WALL
 - TOWER ELEMENT.
 - HORIZONTAL LAP SIDING.
 - DECORATIVE METAL FEATURE.
 - SLIDING GLASS DOOR PER PLAN.
 - MASONRY VENEER
 - METAL AWNINGS
 - TELESCOPING DOOR SYSTEM
 - MECHANICAL EQUIPMENT BEYOND, SCREENED BY PARAPET WALLS
 - FIBER CEMENT SIDING



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EXPIRES 9/30/25

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PLANNING
RESUBMITTAL

REVISIONS:	
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JOB NO:	23-031
SCALE:	3/32" = 1'-0"
SHEET NO:	

A3.7

BUILDING 1 - ELEVATIONS



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TOLL BROTHERS UPTOWN TOLL BROTHERS APARTMENT LIVING

BUILDING 1
COLOR ELEVATION

N.T.S.
preliminary not for construction

07/29/2024
EX2



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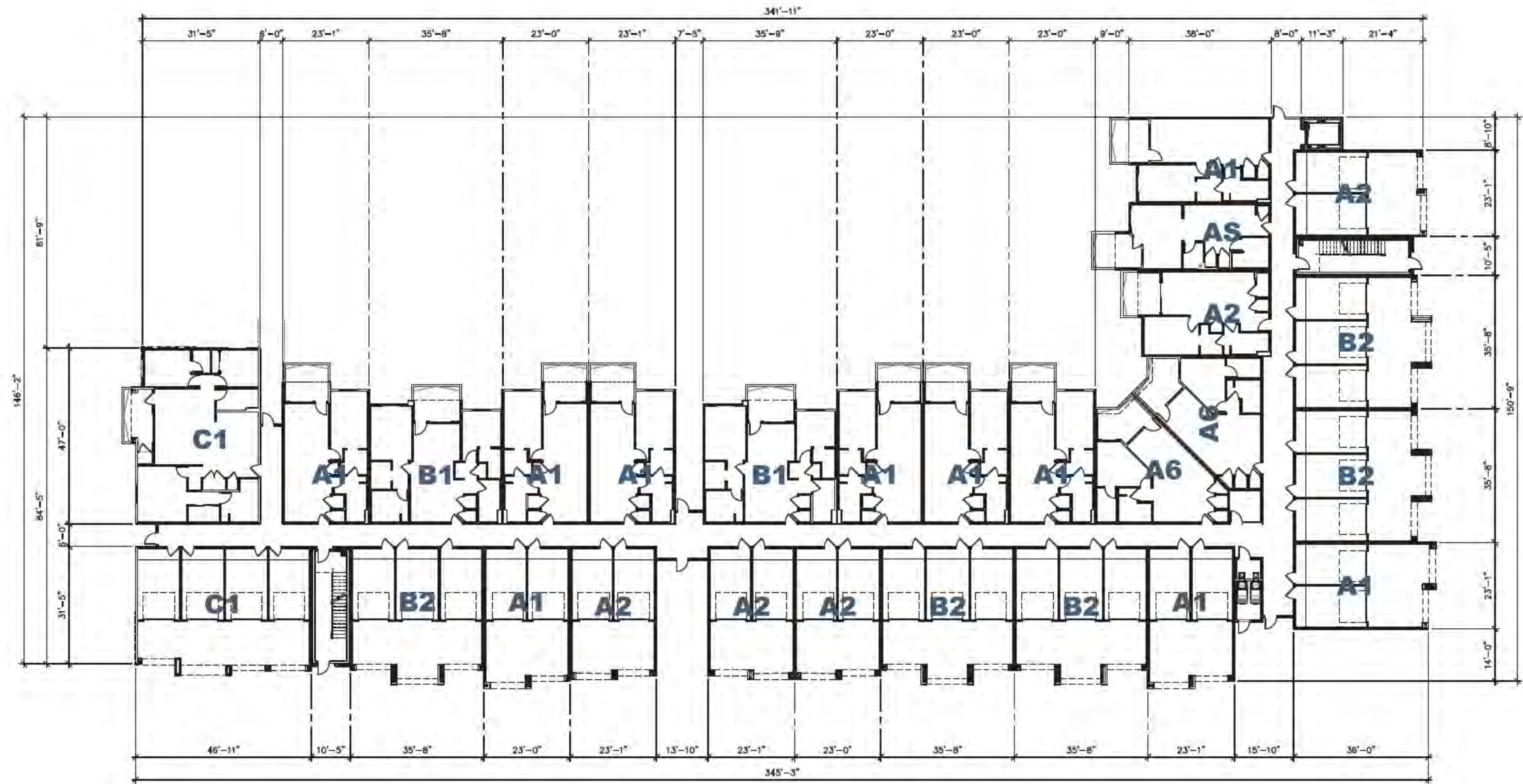
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SCALE: 1/16" = 1'-0"
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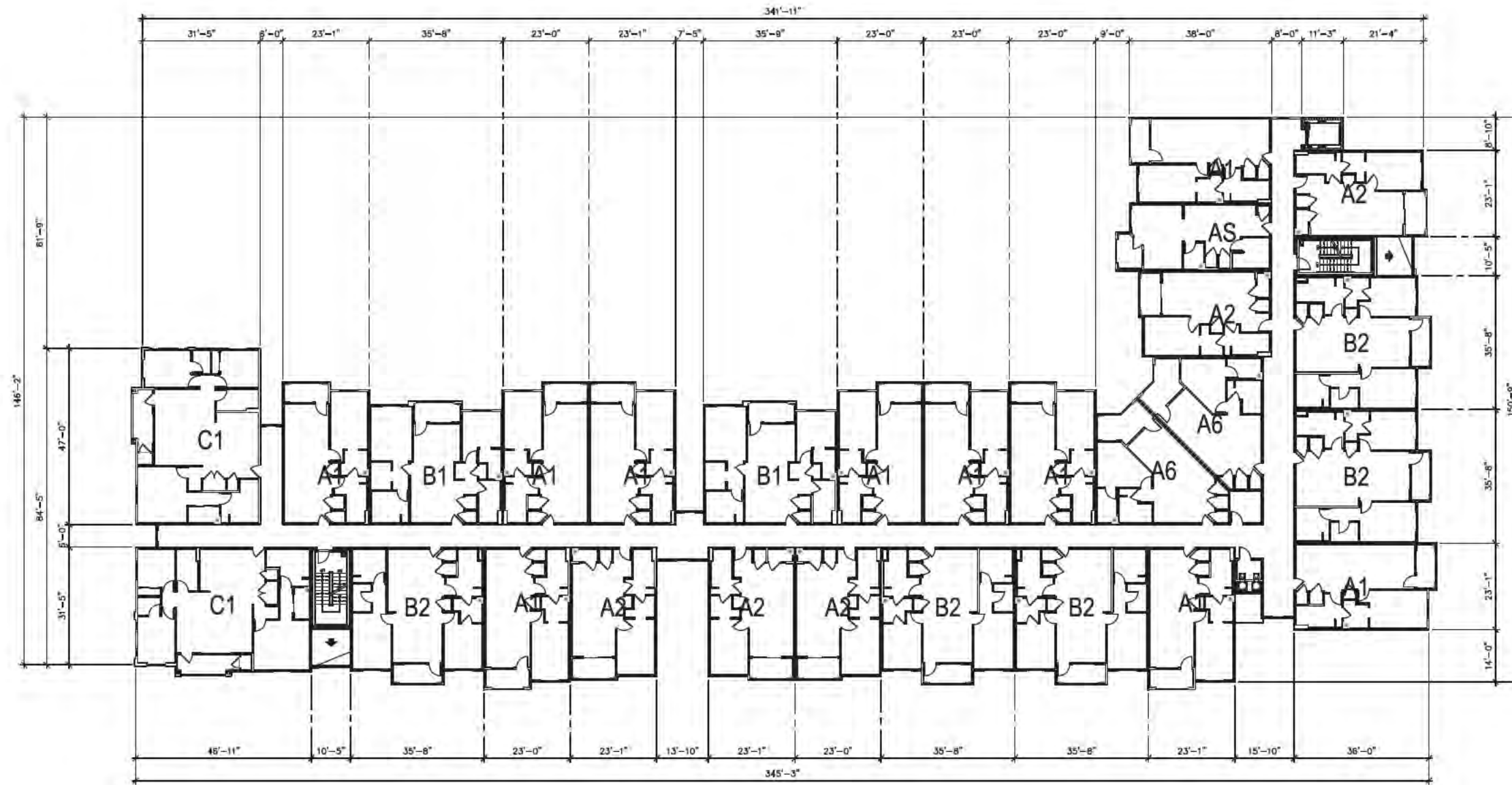
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FIRST FLOOR PLAN

BUILDING 2 - FLOOR PLANS



SECOND FLOOR PLAN

BUILDING 2 - FLOOR PLANS



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Apartment Homes
CHANDLER, ARIZONA
TOLL BROTHERS APARTMENT LIVING
8767 E. VIA DE VENTURA, SUITE 390, SCOTTSDALE, AZ. 85258

PLANNING
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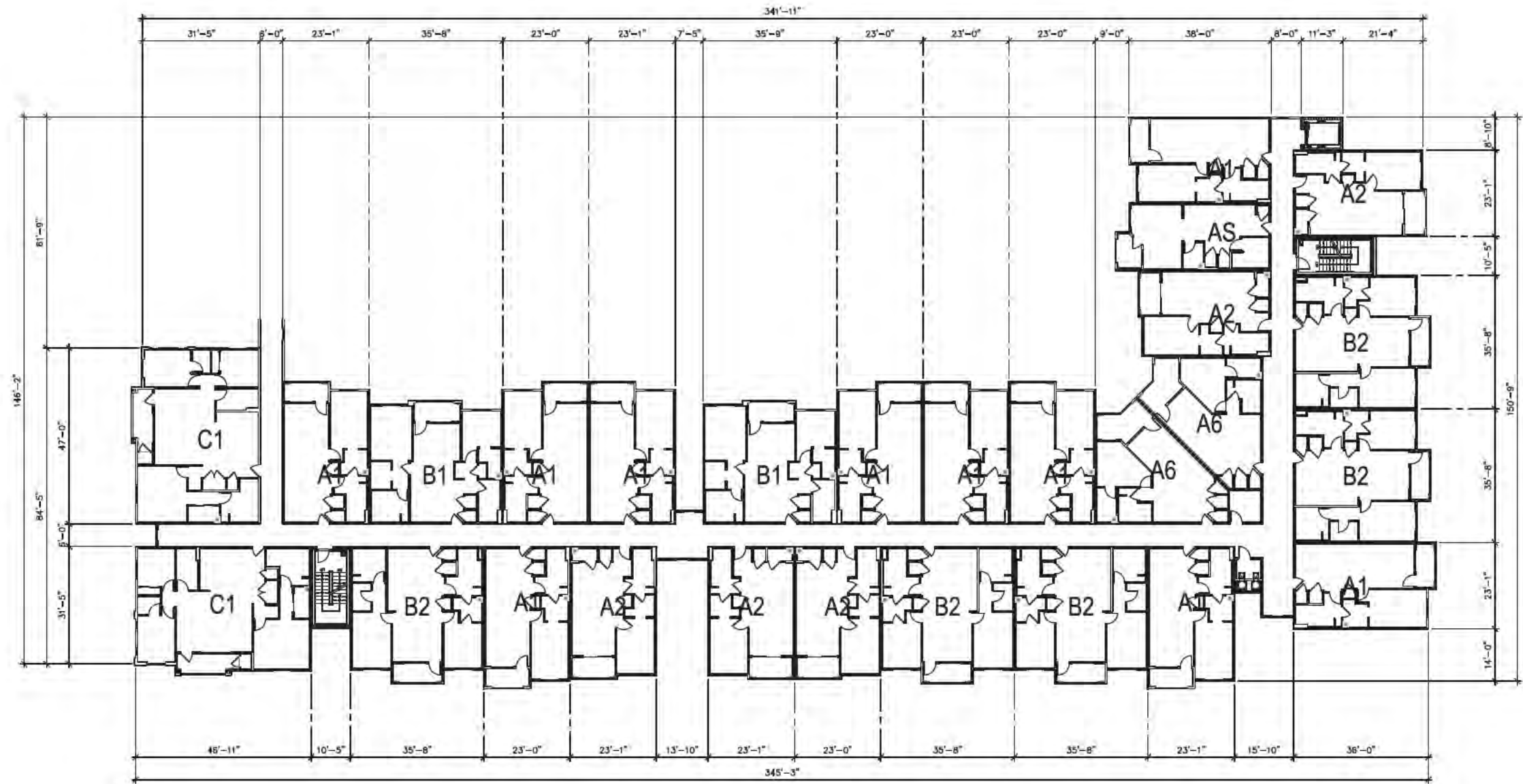
JCB/NC: 25403
SCALE: 1/16" = 1'-0"
SHEET NO:

A4.2



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THIRD FLOOR PLAN

BUILDING 2 - FLOOR PLANS

EXPIRES 9/30/25

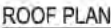
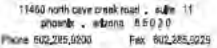
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Apartment Homes
CHANDLER, ARIZONA

TOLL BROTHERS APARTMENT LIVING

8767 E. VIA DE VENTURA, SUITE 390, SCOTTSDALE, AZ. 85258

PLANNING RESUBMITTAL	
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PLANNING RESUBMITTAL

REVISIONS:

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JCB NO: 23-039
SCALE: 1/16" = 1'-0"
SHEET NO:

A4.5

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- GENERAL ELEVATION NOTES:
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EXTERIOR COLOR SCHEME				
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	BODY COLOR 2	DUNN EDWARDS DE6376 LOOKING GLASS		MASONRY VENEER
	BODY COLOR 3	BENJAMIN MOORE AC-34 CAPE HATTERAS SAND		RAILING, DOORS & METAL CANOPIES
	BODY COLOR 4	BENJAMIN MOORE 2139-10 RIVER ROCK		WINDOW / STOREFRONT FRAMES
	BODY COLOR 5 & LAP SIDING	DUNN EDWARDS DE6105 WEATHERED LEATHER		FIBER CEMENT PANELS
				ALUMINUM CLEAR ANODIZED FINISH
				TRENNYTH HIGH POLISH 4107 8"x16"
				SHERWIN WILLIAMS SW6258 TRICON BLACK
				DARK BRONZE
				BENJAMIN MOORE 2112-70 AMERICAN WHITE

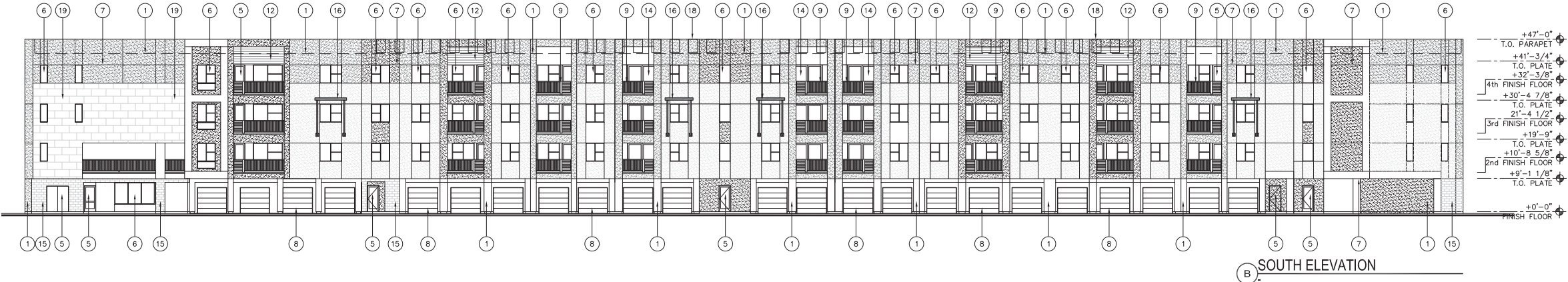
- ELEVATION KEY NOTES: #
- EXTERIOR STUCCO SYSTEM
 - METAL PARAPET CAP
 - STOREFRONT SYSTEM
 - FOAM POP-OUT
 - DOOR PER PLAN
 - WINDOW PER PLAN
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 - DECORATIVE METAL FEATURE.
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 - MECHANICAL EQUIPMENT BEYOND, SCREENED BY PARAPET WALLS
 - FIBER CEMENT SIDING

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Apartment Homes
CHANDLER, ARIZONA

TOLL BROTHERS APARTMENT LIVING

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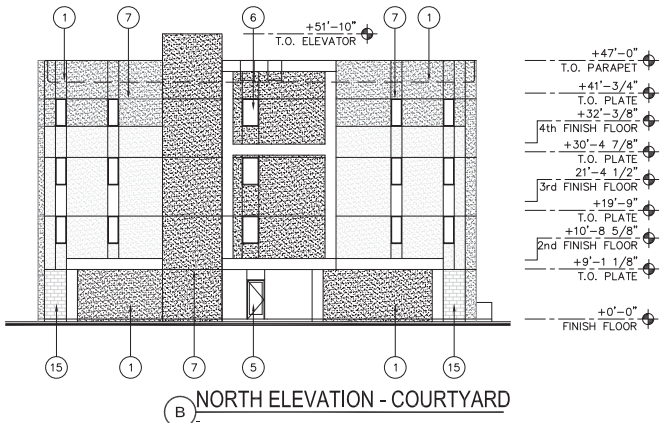
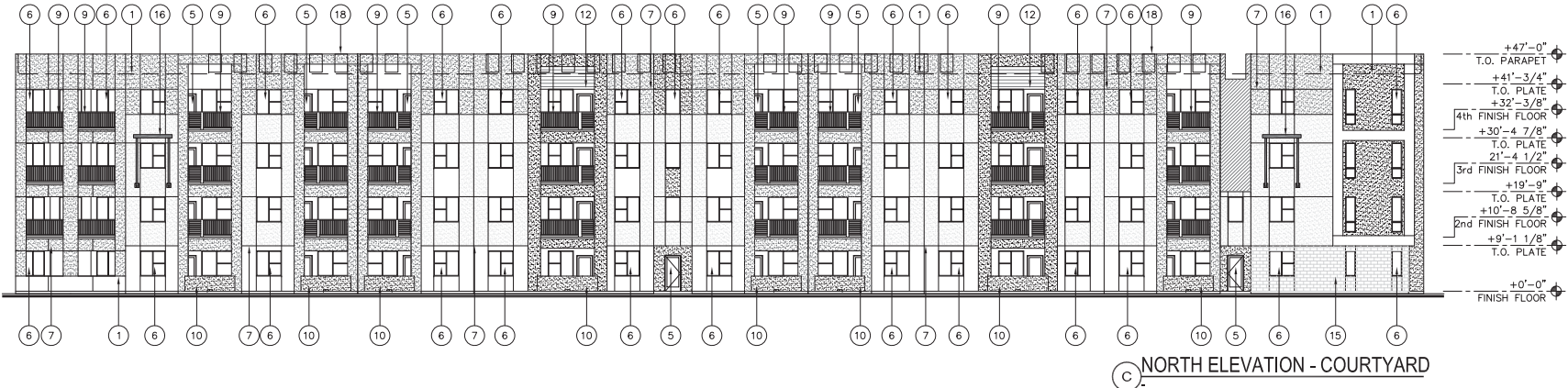
PLANNING RESUBMITTAL

REVISIONS:	
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JOB NO:	23-031
SCALE:	3/32" = 1'-0"
SHEET NO:	

GENERAL 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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E	BODY COLOR 5 & LAP SIDING	DUNN EDWARDS DE6105 WEATHERED LEATHER	J	FIBER CEMENT PANELS
				ALUMINUM CLEAR ANODIZED FINISH
				TRENWYTH HIGH POLISH 4107 8"X16"
				SHERWIN WILLIAMS SW6258 TRICON BLACK
				DARK BRONZE
				BENJAMIN MOORE 2112-70 AMERICAN WHITE

ELEVATION KEY NOTES: #	
1. EXTERIOR STUCCO SYSTEM	12. HORIZONTAL LAP SIDING.
2. METAL PARAPET CAP	13. DECORATIVE METAL FEATURE.
3. STOREFRONT SYSTEM	14. SLIDING GLASS DOOR PER PLAN.
4. FOAM POP-OUT	15. MASONRY VENEER
5. DOOR PER PLAN	16. METAL AWNINGS
6. WINDOW PER PLAN	17. TELESCOPING DOOR SYSTEM
7. STUCCO CONTROL JOINT	18. MECHANICAL EQUIPMENT BEYOND, SCREENED BY PARAPET WALLS
8. GARAGE DOOR	19. FIBER CEMENT SIDING
9. METAL PATIO/BALCONY RAILING	
10. FRAMED PATIO/BALCONY WALL	
11. TOWER ELEMENT.	



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CHANDLER, ARIZONA

TOLL BROTHERS APARTMENT LIVING

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PLANNING
RESUBMITTAL

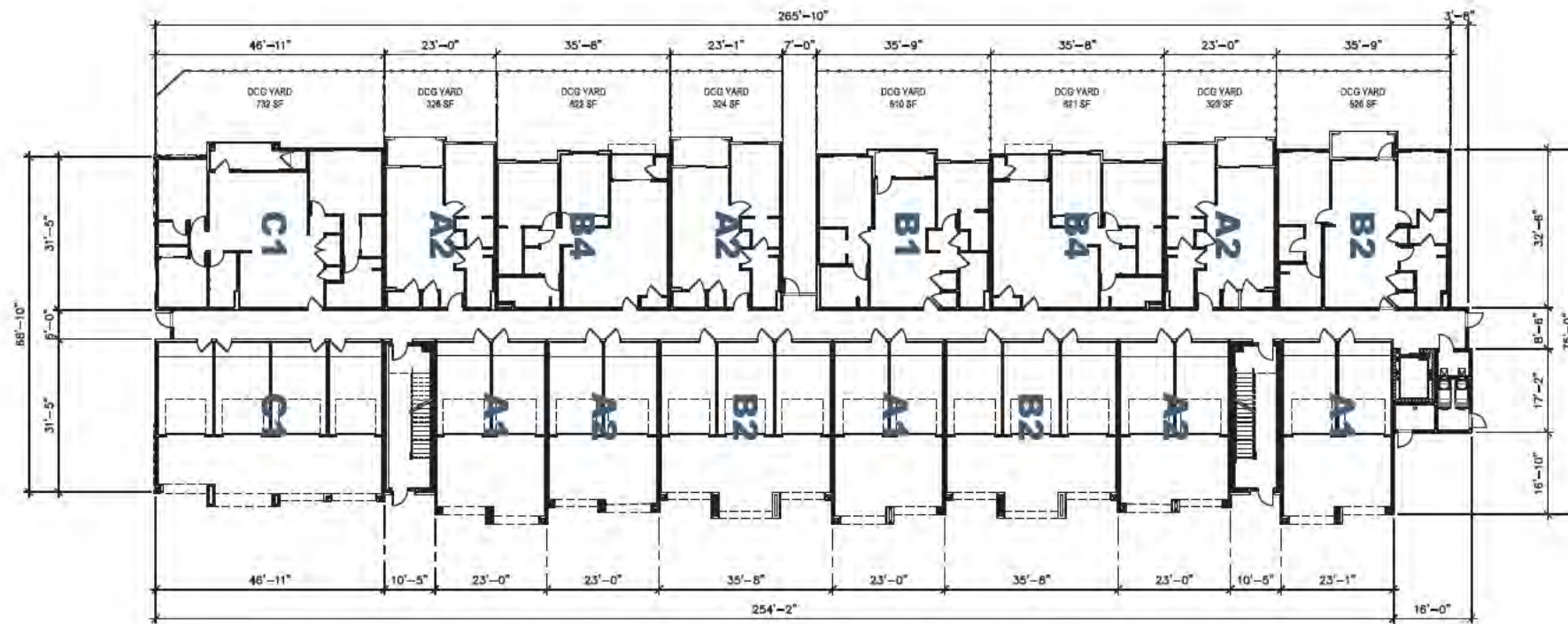
REVISIONS:
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JOB NO: 23-031
SCALE: 3/32" = 1'-0"
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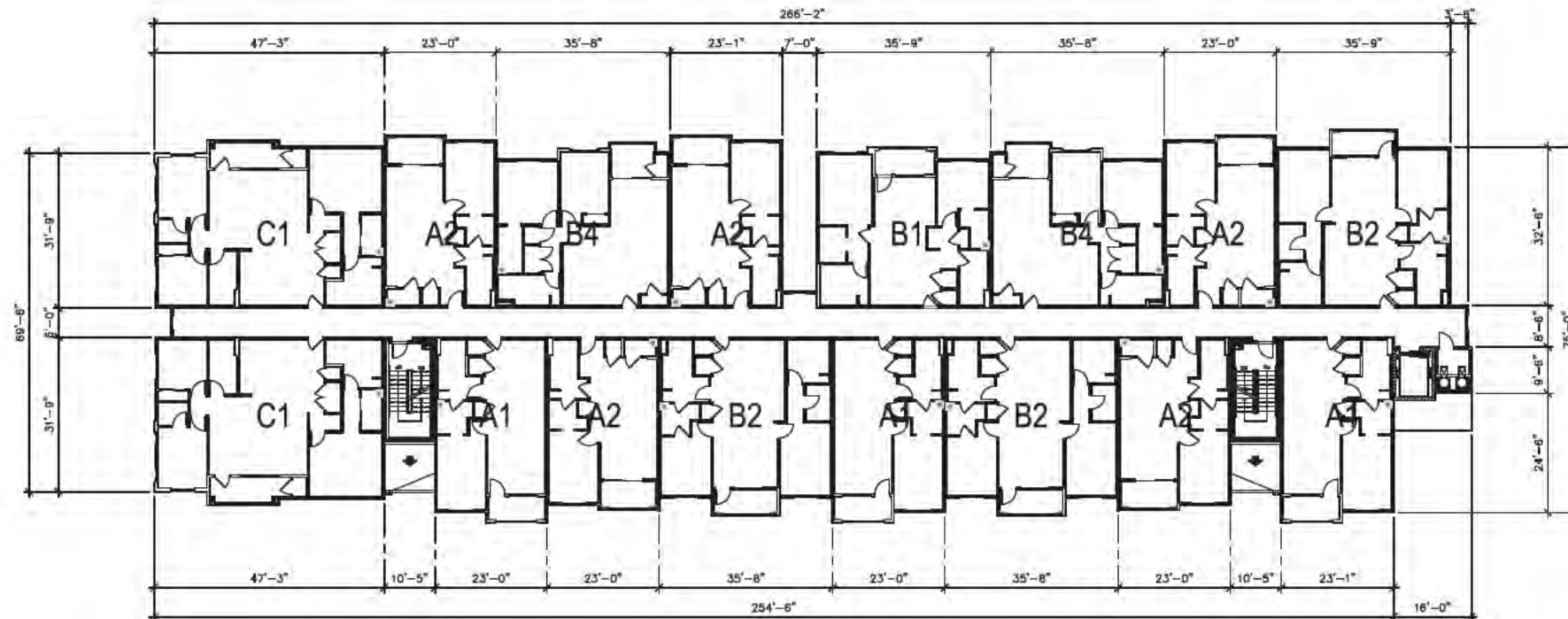
A4.7



TOLL BROTHERS UPTOWN TOLL BROTHERS APARTMENT LIVING



FIRST FLOOR PLAN



SECOND FLOOR PLAN

BUILDING 3 - FLOOR PLANS



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EXPIRES 9/30/25

TOLL BROTHERS UPTOWN

Apartment Homes
CHANDLER, ARIZONA

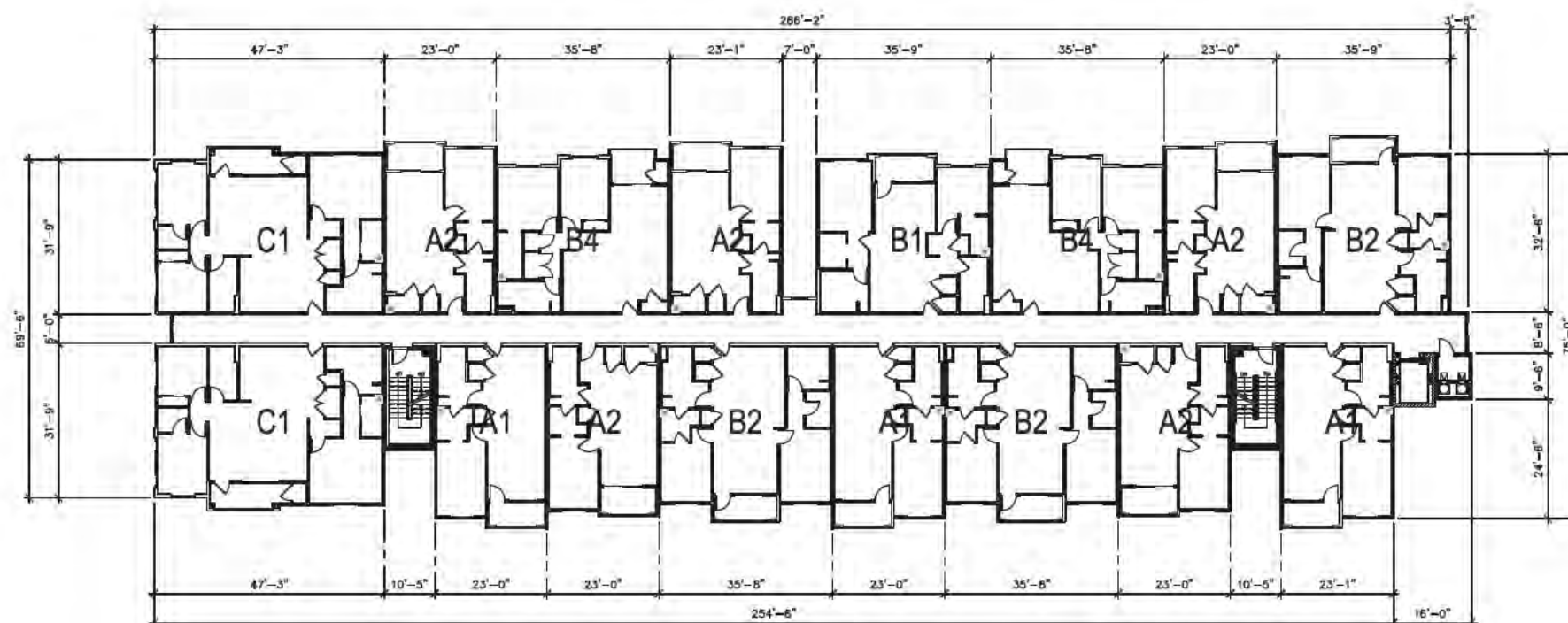
TOLL BROTHERS APARTMENT LIVING
8767 E. VIA DE VENTURA, SUITE 390, SCOTTSDALE, AZ. 85258

PLANNING
RESUBMITTAL

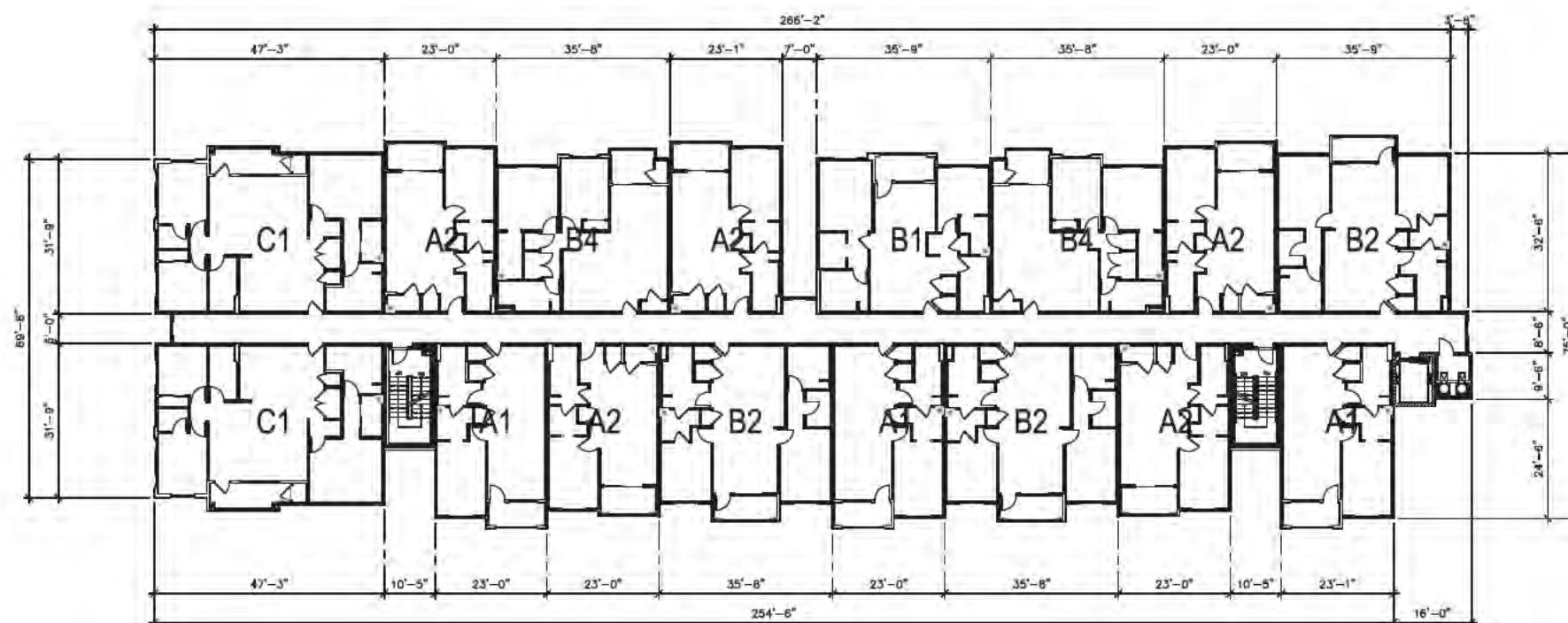
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JCB/NC: 25423
SCALE: 1/16" = 1'-0"
SHEET NO:

A5.1



THIRD FLOOR PLAN



FOURTH FLOOR PLAN

BUILDING 3 - FLOOR PLANS



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TOLL BROTHERS UPTOWN

Apartment Homes
CHANDLER, ARIZONA

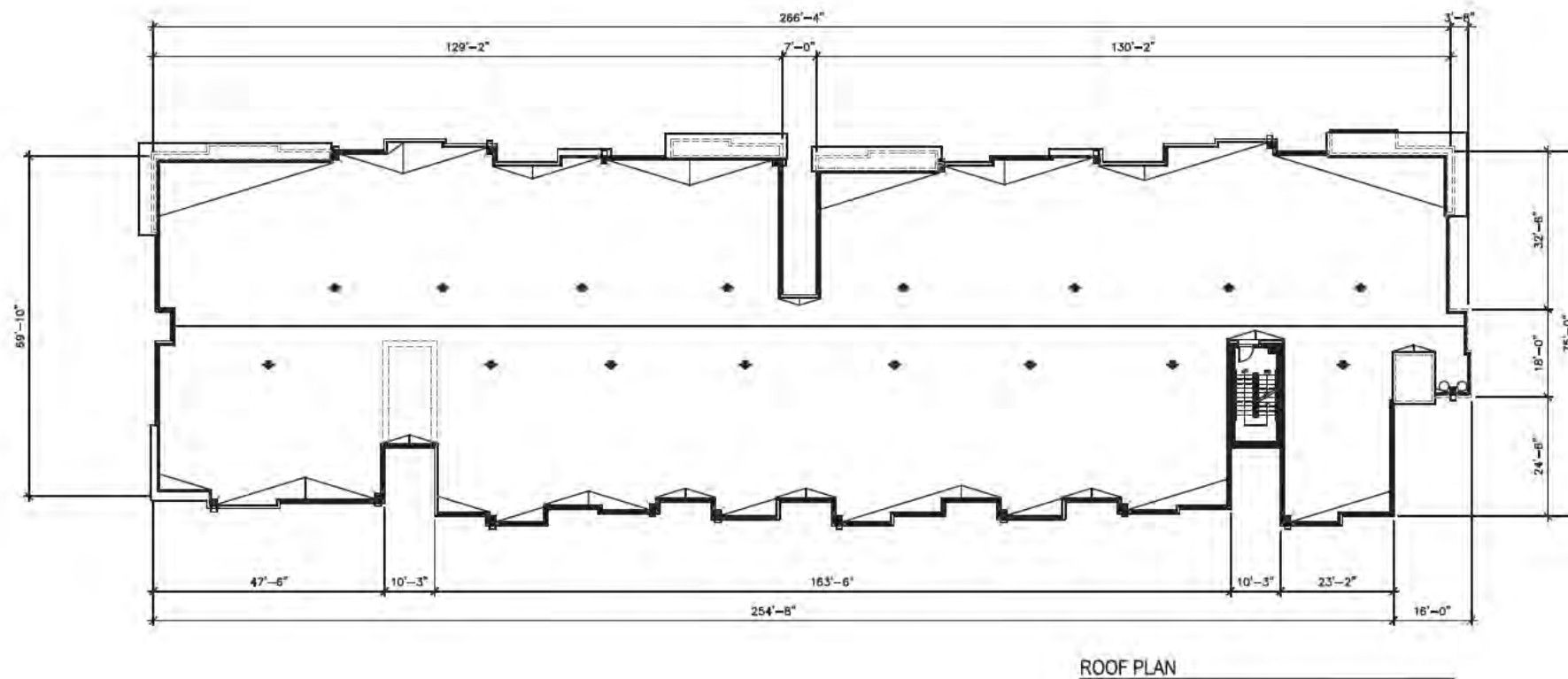
TOLL BROTHERS APARTMENT LIVING
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PLANNING
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JCB/NC: 2/24/21
SCALE: 1/16" = 1'-0"
SHEET NO:

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avondale, arizona 85020
Phone 602.285.9200 Fax 602.285.9225

EXPIRES 9/30/25

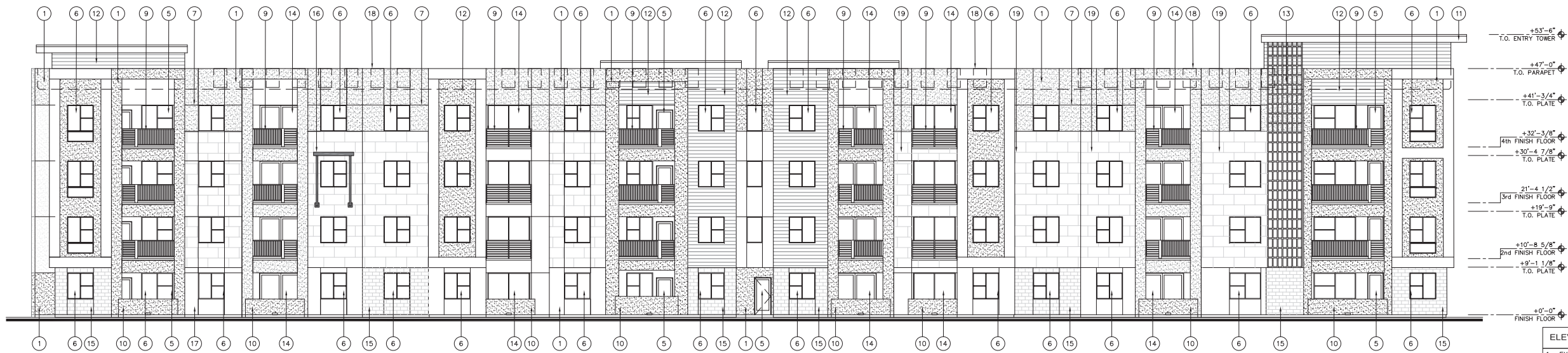
TOLL BROTHERS UPTOWN

Apartment Homes
CHANDLER, ARIZONA

TOLL BROTHERS APARTMENT LIVING

8767 E. VIA DE VENTURA, SUITE 390, SCOTTSDALE, AZ. 85258

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A WEST ELEVATION

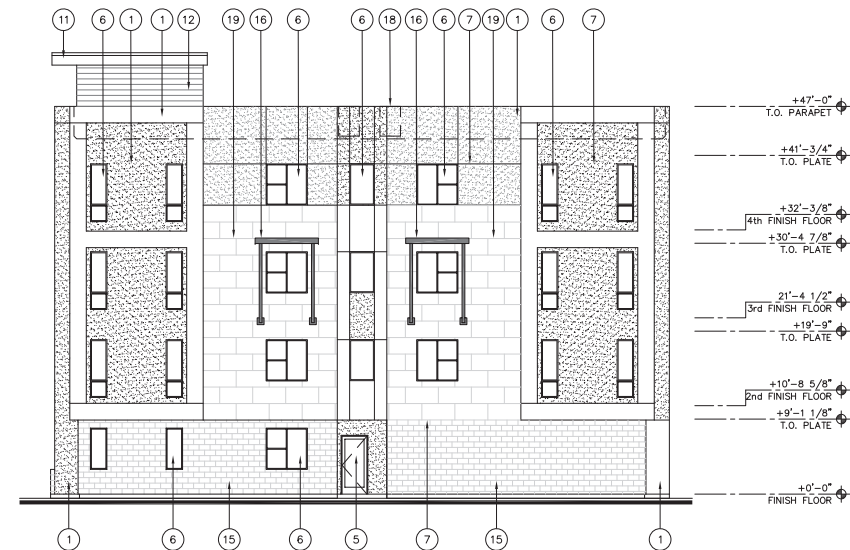
ELEVATION KEY NOTES: #

1. EXTERIOR STUCCO SYSTEM
2. METAL PARAPET CAP
3. STOREFRONT SYSTEM
4. FOAM POP-OUT
5. DOOR PER PLAN
6. WINDOW PER PLAN
7. STUCCO CONTROL JOINT
8. GARAGE DOOR
9. METAL PATIO/BALCONY RAILING
10. FRAMED PATIO/BALCONY WALL
11. TOWER ELEMENT.
12. HORIZONTAL LAP SIDING.
13. DECORATIVE METAL FEATURE.
14. SLIDING GLASS DOOR PER PLAN.
15. MASONRY VENEER
16. METAL AWNINGS
17. TELESOPING DOOR SYSTEM
18. MECHANICAL EQUIPMENT BEYOND, SCREENED BY PARAPET WALLS
19. FIBER CEMENT SIDING

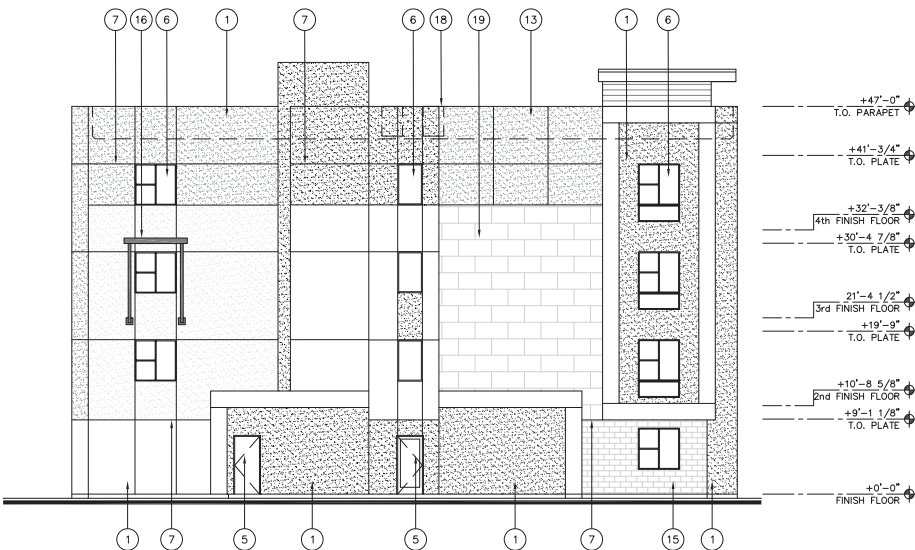
GENERAL ELEVATION NOTES:

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), 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), ZONING CODE.
5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.

EXTERIOR COLOR SCHEME			
A	BODY COLOR 1	DUNN EDWARDS DEW361 DROPLETS	
B	BODY COLOR 2	DUNN EDWARDS DE6376 LOOKING GLASS	
C	BODY COLOR 3	BENJAMIN MOORE AC-34 CAPE HATTERAS SAND	
D	BODY COLOR 4	BENJAMIN MOORE Z139-10 RIVER ROCK	
E	BODY COLOR 5 & LAP SIDING	DUNN EDWARDS DE6105 WEATHERED LEATHER	
F	METAL SCREENS	ALUMINUM CLEAR ANODIZED FINISH	
G	MASONRY VENEER	TRENWYTH HIGH POLISH 4107 8"x16"	
H	RAILING, DOORS & METAL CANOPIES	SHERWIN WILLIAMS SW6258 TRICON BLACK	
I	WINDOW / STOREFRONT FRAMES	DARK BRONZE	
J	FIBER CEMENT PANELS	BENJAMIN MOORE 2112-70 AMERICAN WHITE	



C SOUTH ELEVATION



B NORTH ELEVATION



D EAST ELEVATION

BUILDING 3 - ELEVATIONS

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EXPIRES 9/30/25
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TOLL BROTHERS APARTMENT LIVING
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PLANNING
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JOB NO: 23-031
SCALE: 3/32" = 1'-0"
SHEET NO:



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TOLL BROTHERS UPTOWN

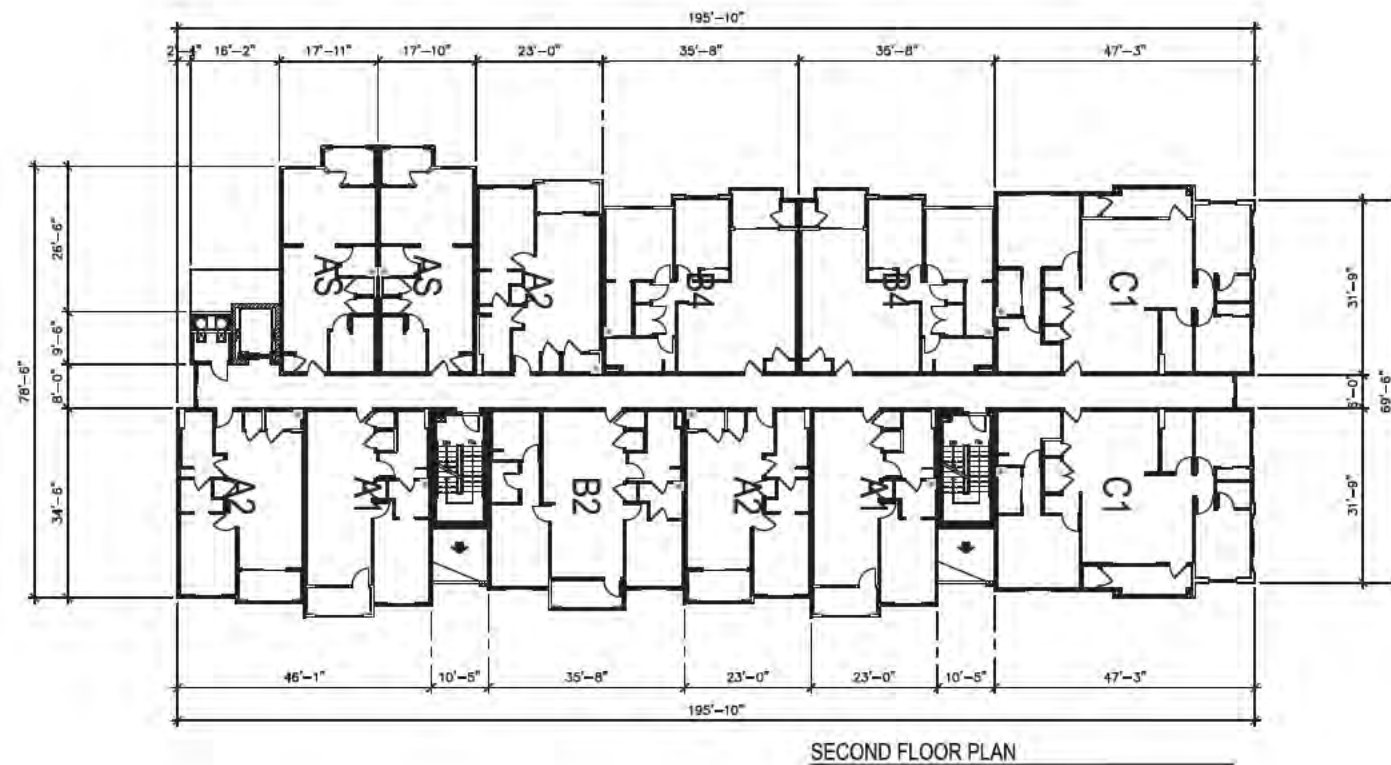
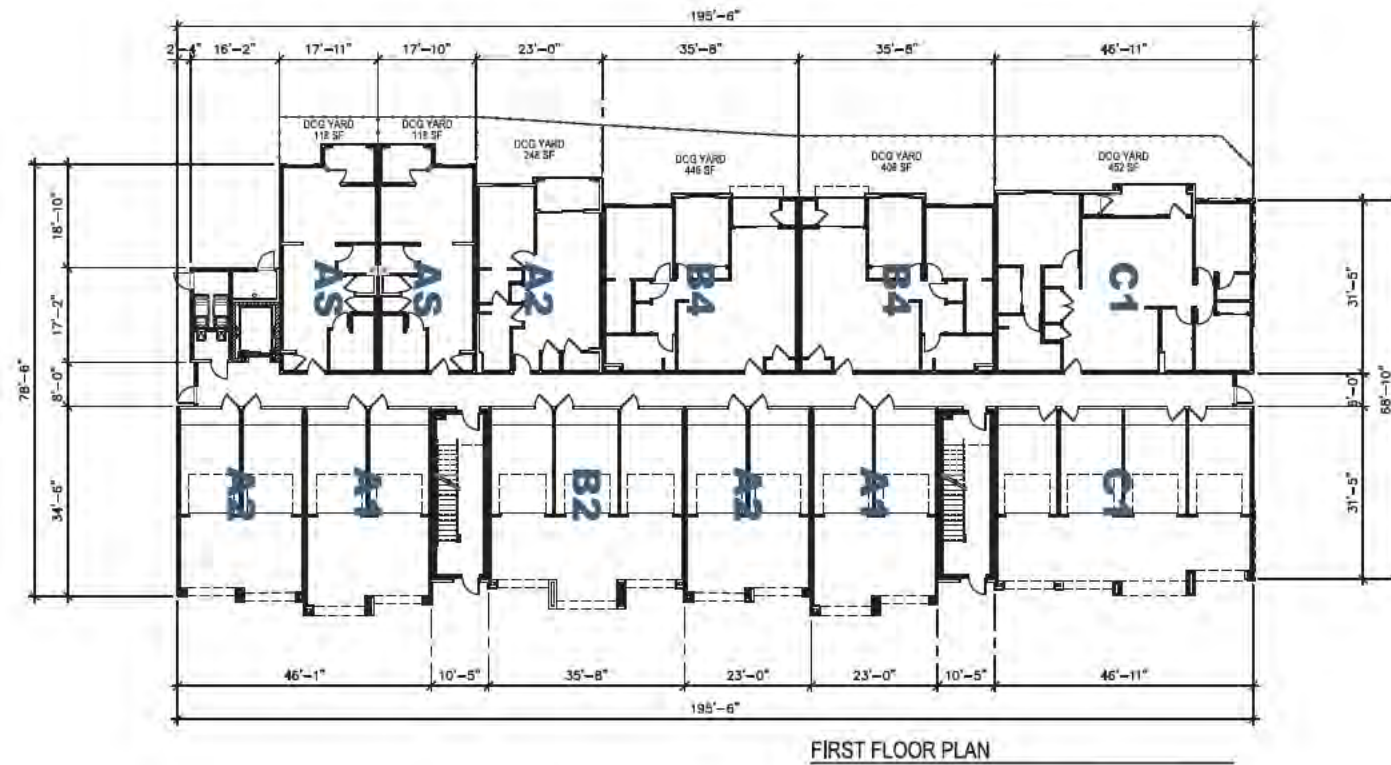
TOLL BROTHERS APARTMENT LIVING

BUILDING 3
COLOR ELEVATION

N.T.S.
preliminary not for construction

EX4

07/29/2024



BUILDING 4 - FLOOR PLANS

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EXPIRES 3/30/25

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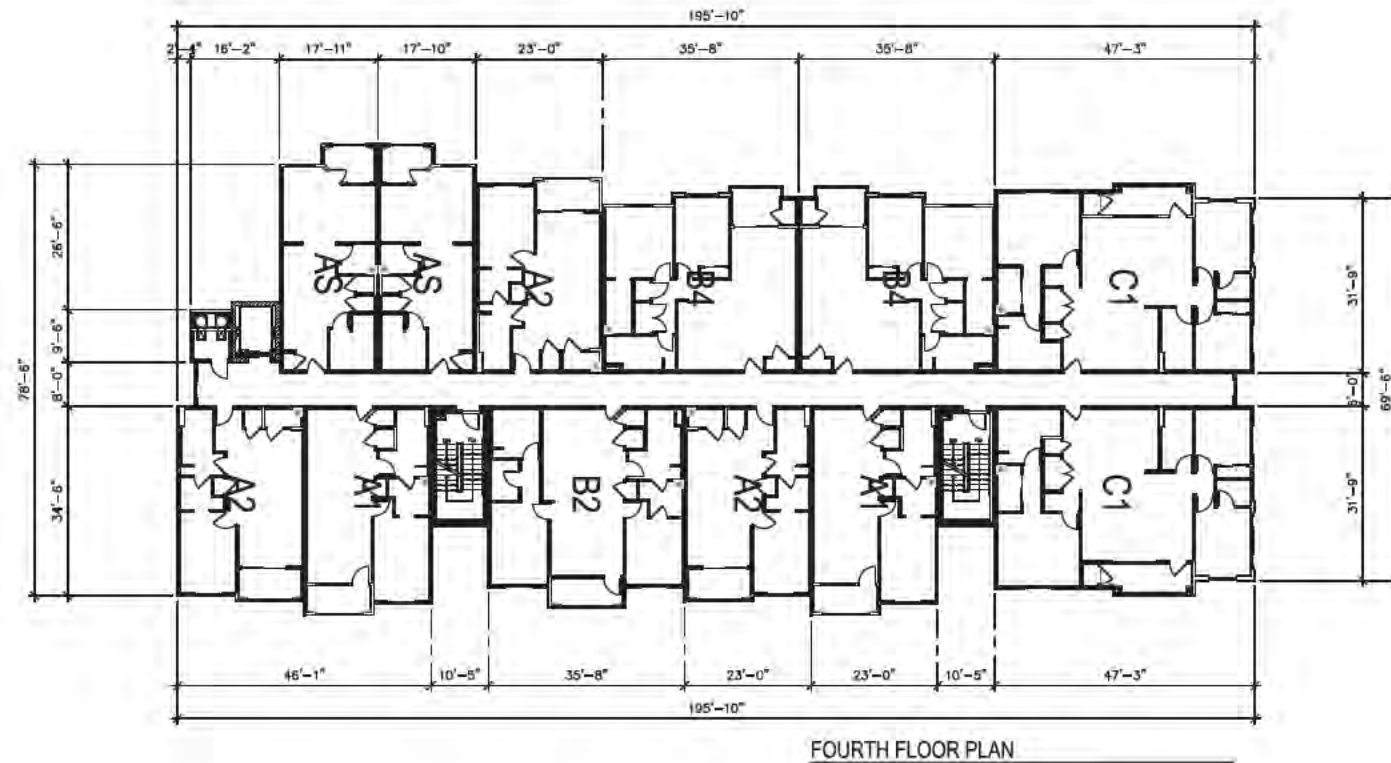
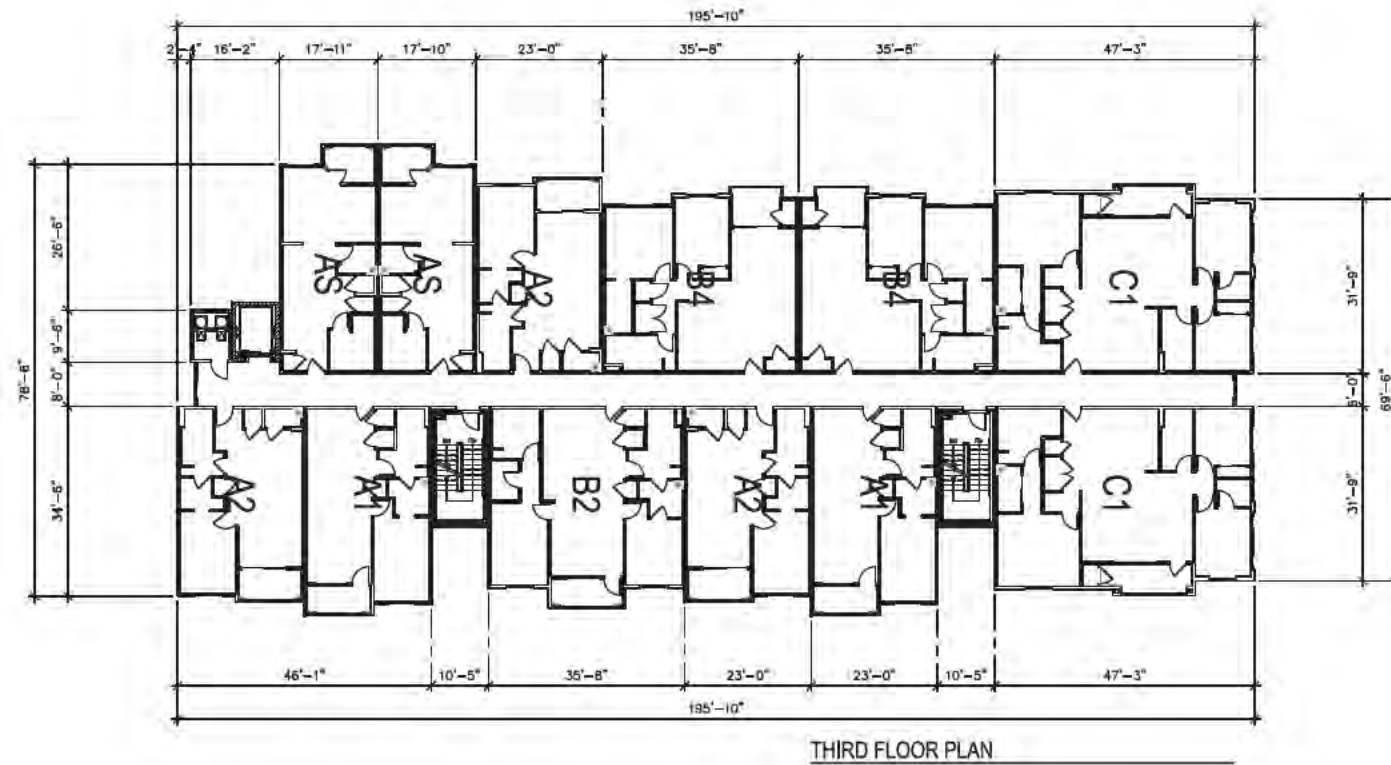
PLANNING
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JCB NC: 254331
SCALE: 1/16" = 1'-0"
SHEET NO:

A6.1

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BUILDING 4 - FLOOR PLANS

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EXPIRES 9/30/25

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CHANDLER, ARIZONA

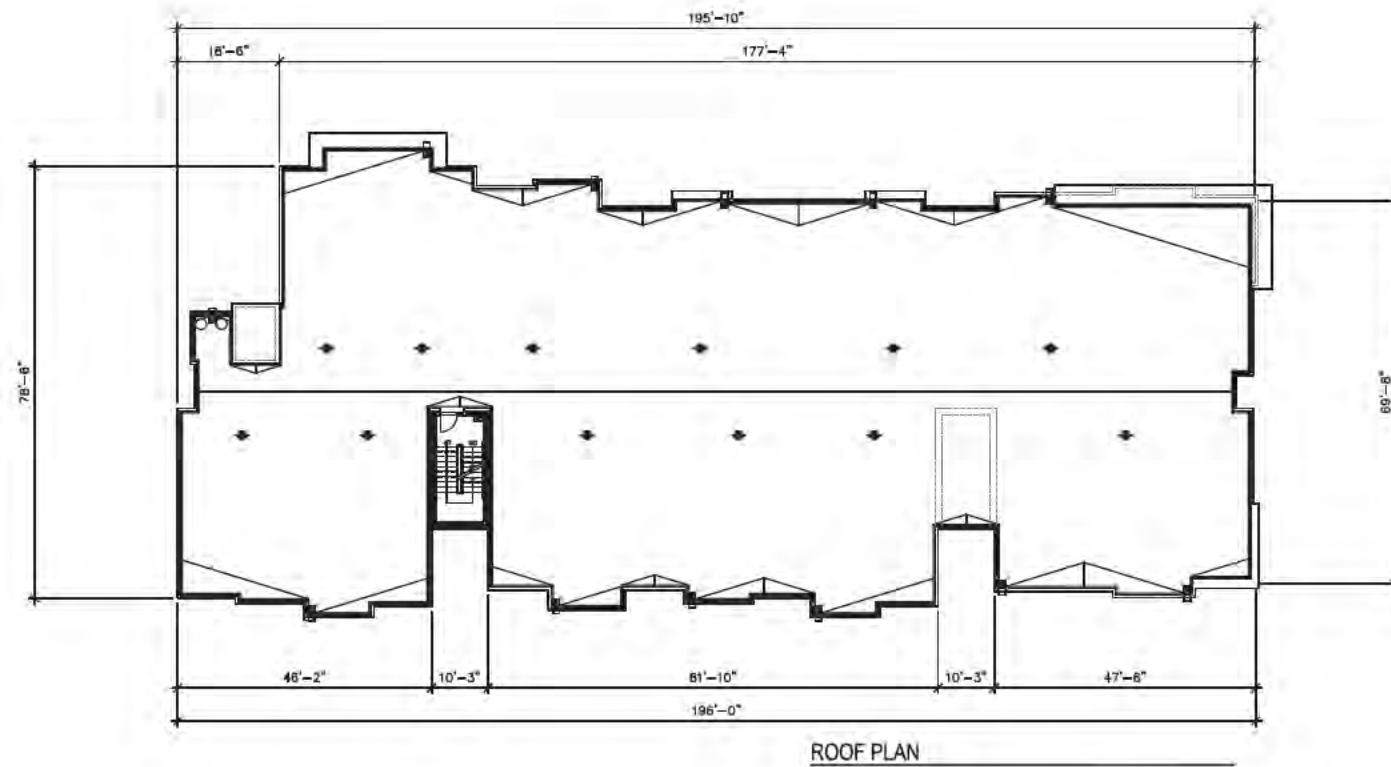
TOLL BROTHERS APARTMENT LIVING
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PLANNING
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JCB/NC: 25420
SCALE: 1/16" = 1'-0"
SHEET NO:

A6.2



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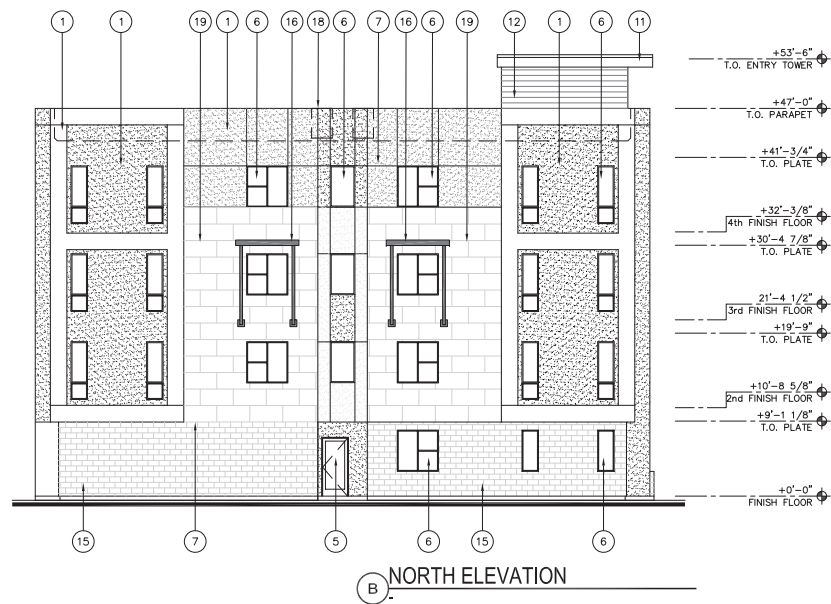
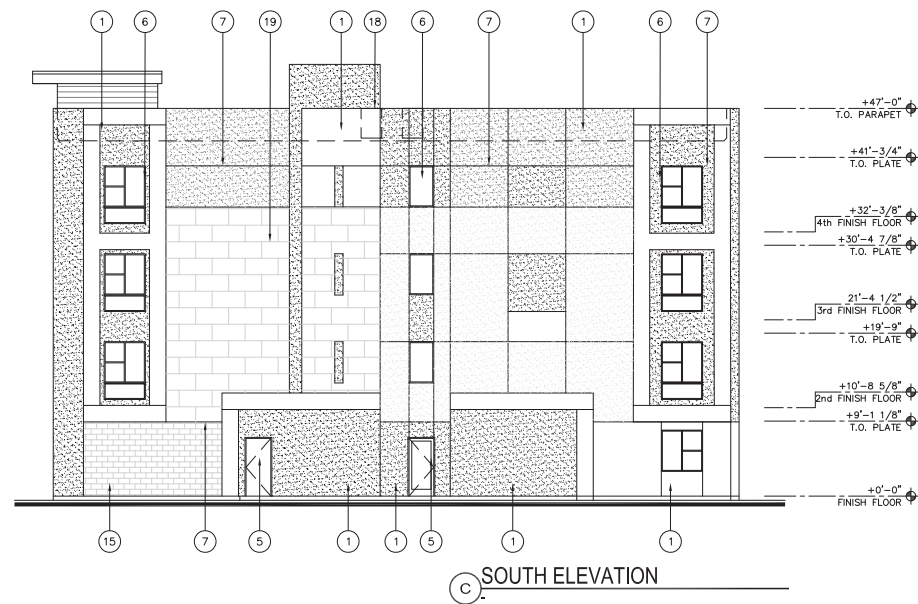
PLANNING
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JCR MC: 25401
SCALE: 1/16" = 1'-0"
SHEET NO:

A6.3

BUILDING 4 - FLOOR PLANS



- ELEVATION KEY NOTES: #
1. EXTERIOR STUCCO SYSTEM
 2. METAL PARAPET CAP
 3. STOREFRONT SYSTEM
 4. FOAM POP-OUT
 5. DOOR PER PLAN
 6. WINDOW PER PLAN
 7. STUCCO CONTROL JOINT
 8. GARAGE DOOR
 9. METAL PATIO/BALCONY RAILING
 10. FRAMED PATIO/BALCONY WALL
 11. TOWER ELEMENT
 12. HORIZONTAL LAP SIDING
 13. DECORATIVE METAL FEATURE
 14. SLIDING GLASS DOOR PER PLAN
 15. MASONRY VENEER
 16. METAL AWNINGS
 17. TELESCOPING DOOR SYSTEM
 18. MECHANICAL EQUIPMENT BEYOND, SCREENED BY PARAPET WALLS
 19. FIBER CEMENT SIDING

EXTERIOR COLOR SCHEME		
A	BODY COLOR 1	DUNN EDWARDS DEW381 DROPLETS
B	BODY COLOR 2	DUNN EDWARDS DE6376 LOOKING GLASS
C	BODY COLOR 3	BENJAMIN MOORE AC-34 CAPE HATTERAS SAND
D	BODY COLOR 4	BENJAMIN MOORE 2139-10 RIVER ROCK
E	BODY COLOR 5 & LAP SIDING	DUNN EDWARDS DE6105 WEATHERED LEATHER
F	METAL SCREENS	ALUMINUM CLEAR ANODIZED FINISH
G	MASONRY VENEER	TRENWYTH HIGH POLISH 4107 8"X16"
H	RAILING, DOORS & METAL CANOPIES	SHERWIN WILLIAMS SW6258 TRICON BLACK
I	WINDOW / STOREFRONT FRAMES	DARK BRONZE
J	FIBER CEMENT PANELS	BENJAMIN MOORE 2112-70 AMERICAN WHITE

- GENERAL ELEVATION NOTES:
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 5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.

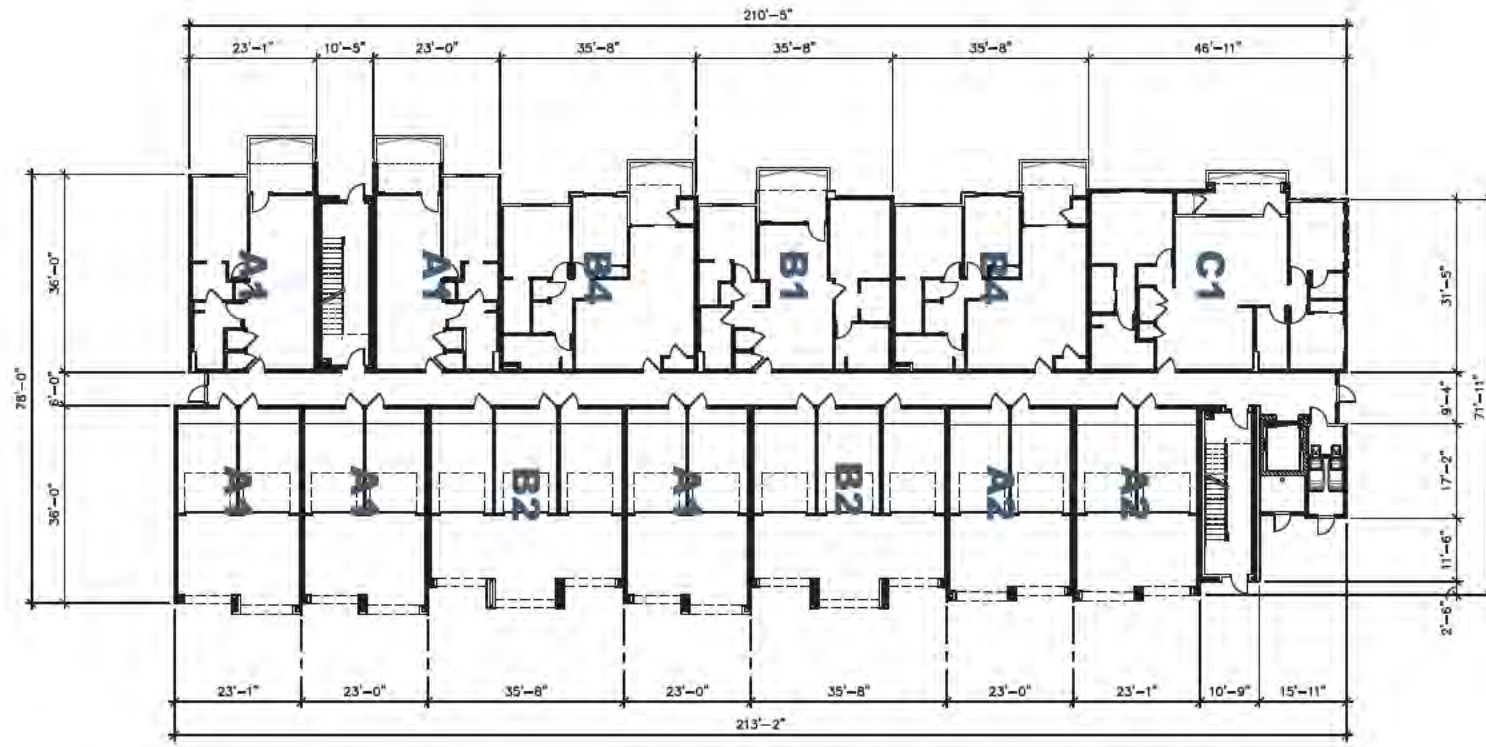


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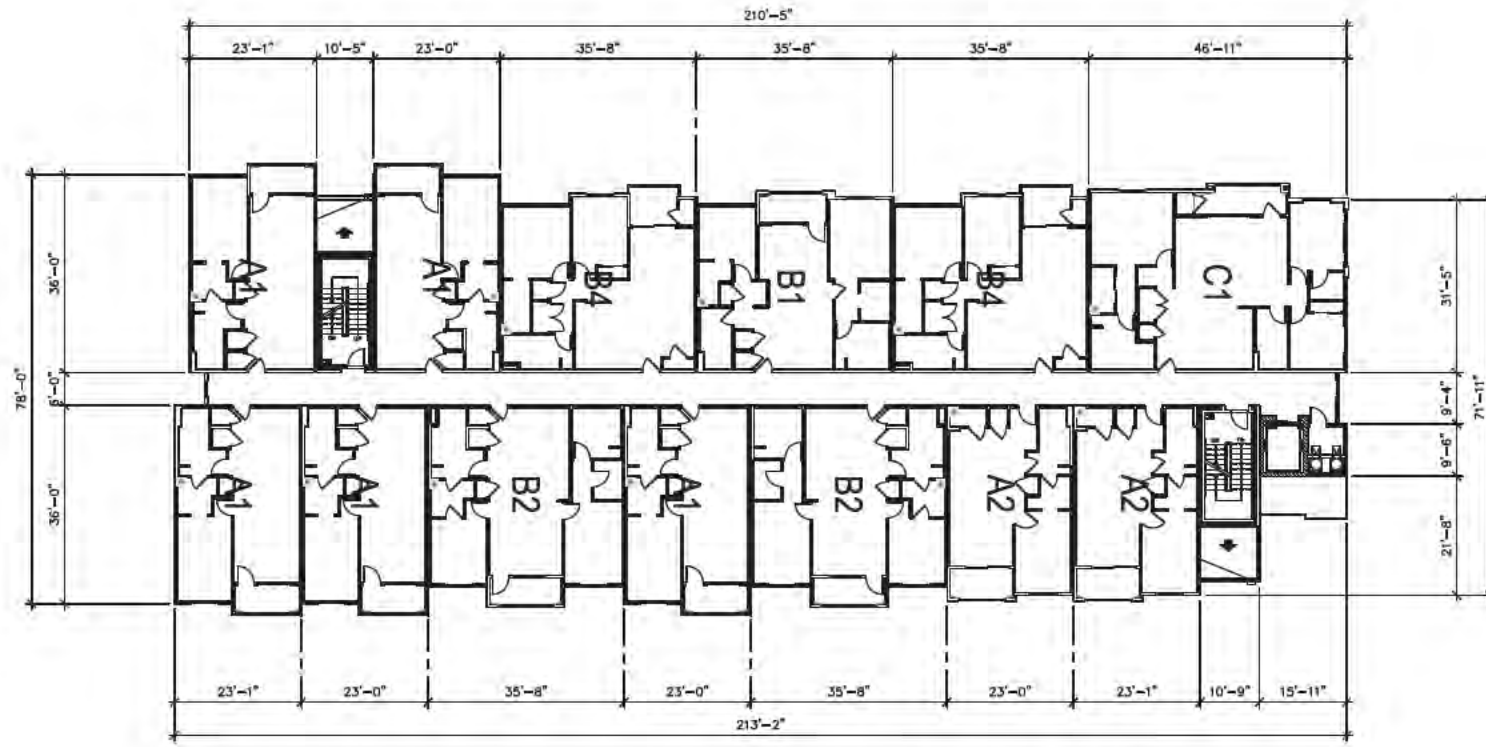
TOLL BROTHERS UPTOWN TOLL BROTHERS APARTMENT LIVING

BUILDING 4
COLOR ELEVATION
N.T.S
preliminary not for construction

07/29/2024
EX5



FIRST FLOOR PLAN



SECOND FLOOR PLAN

BUILDING 5 - FLOOR PLANS



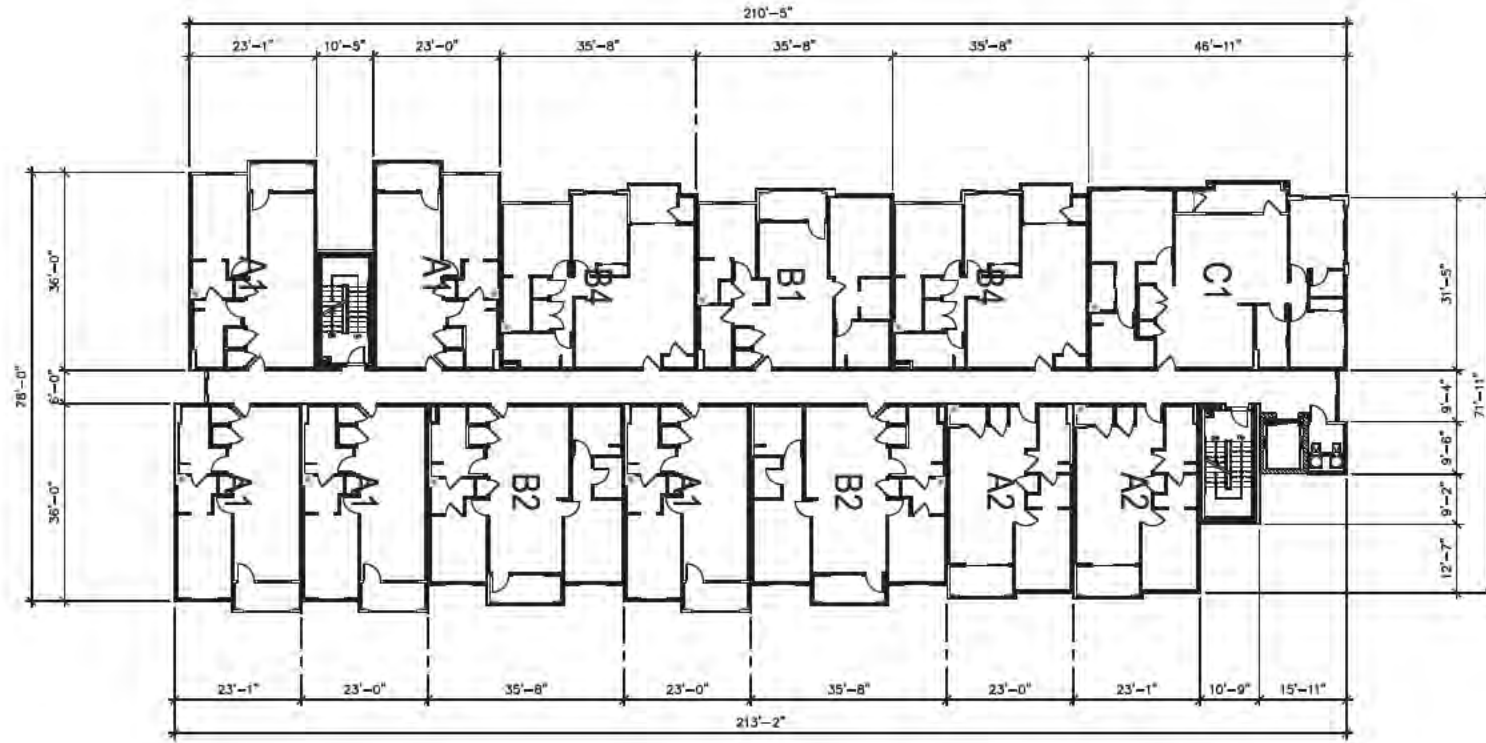
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Phone: 602.285.0200 Fax: 602.285.0225

EXPIRES 9/30/25
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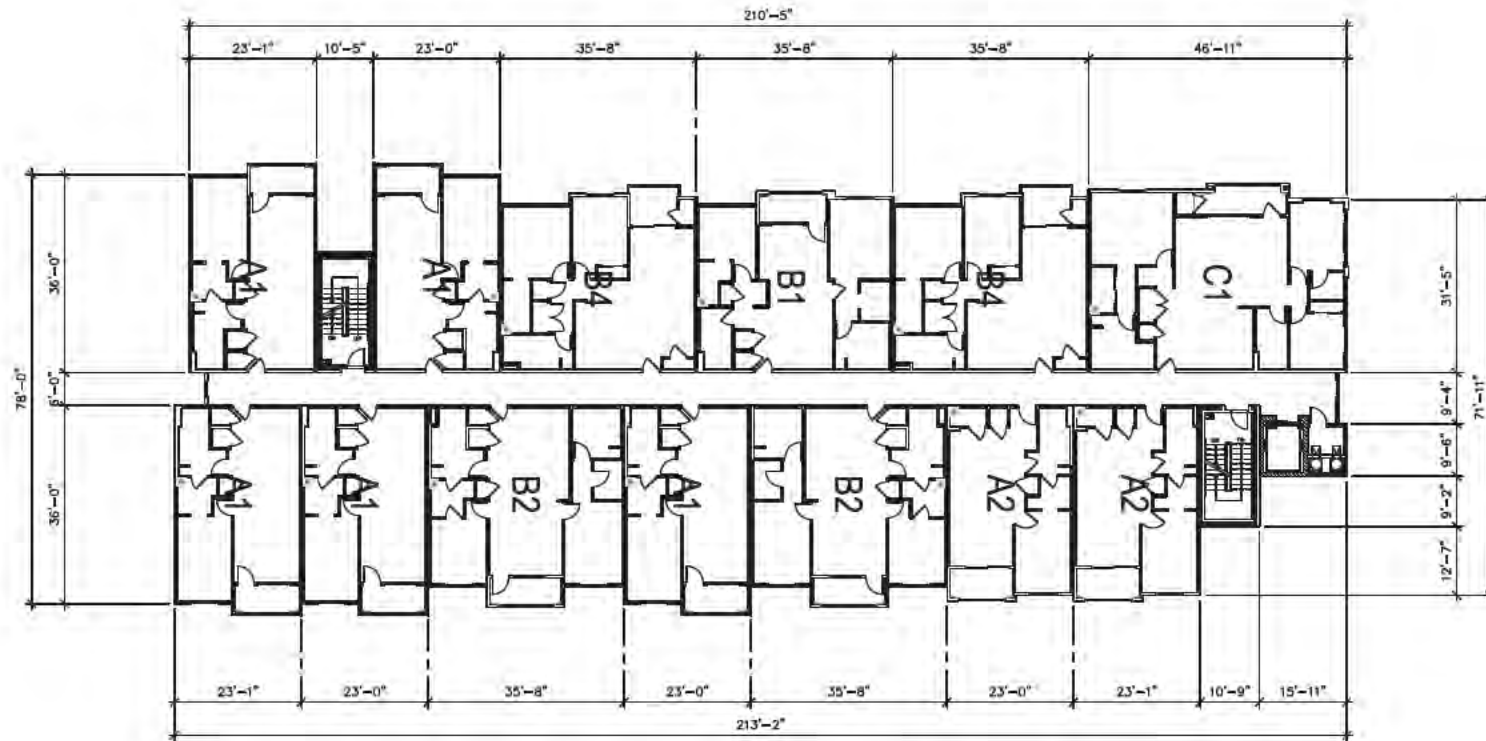
PLANNING
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JCB/NC: 25403
SCALE: 1/16" = 1'-0"
SHEET NO:



THIRD FLOOR PLAN



FOURTH FLOOR PLAN

BUILDING 5 - FLOOR PLANS



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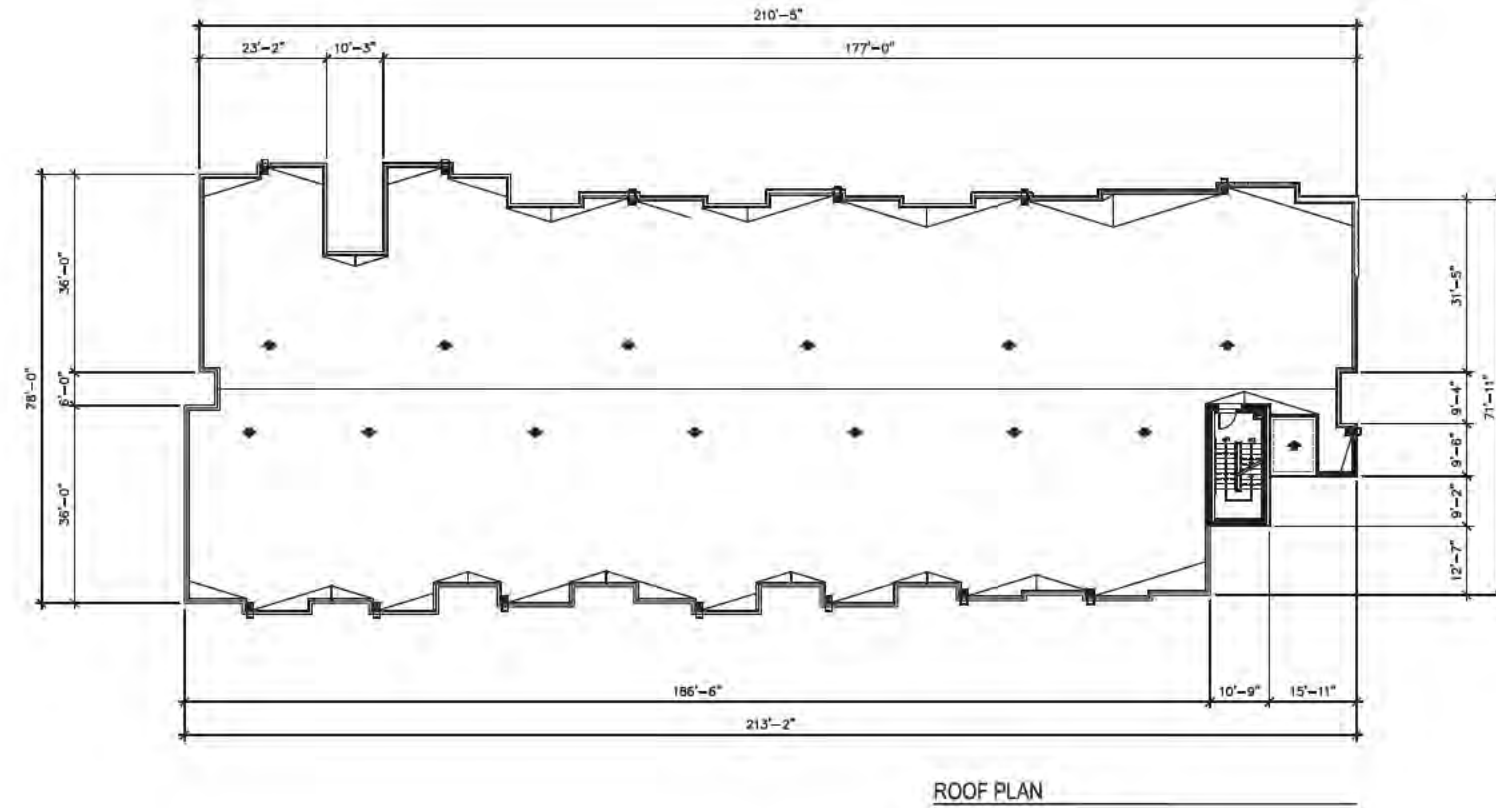
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PLANNING
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JCB/NC: 25403
SCALE: 1/16" = 1'-0"
SHEET NO:

A7.2



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Apartment Homes
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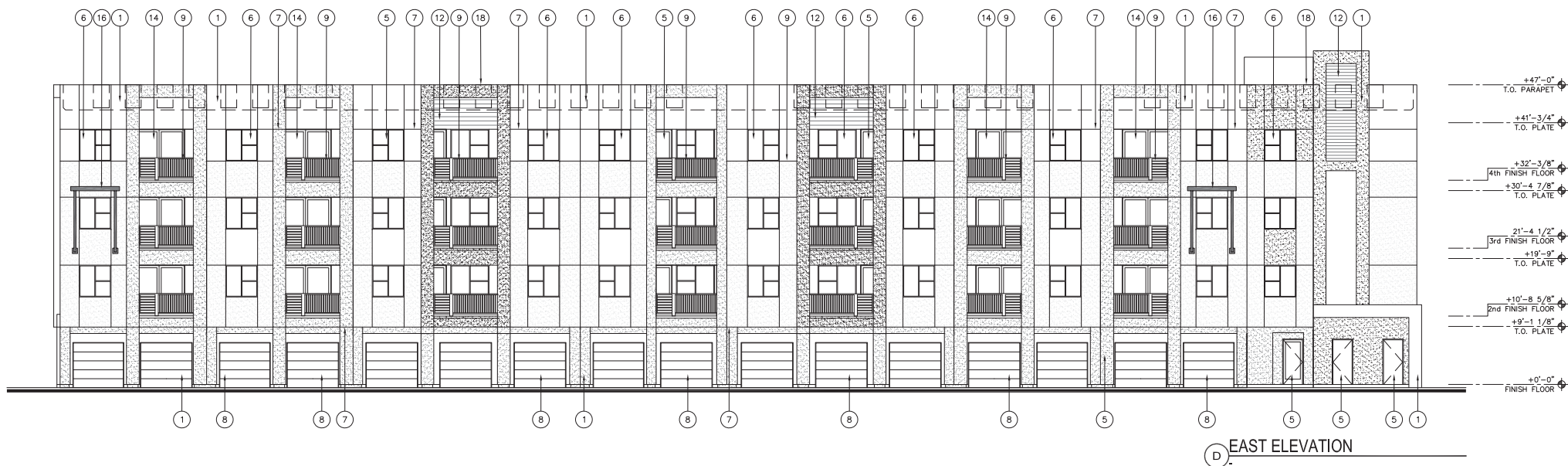
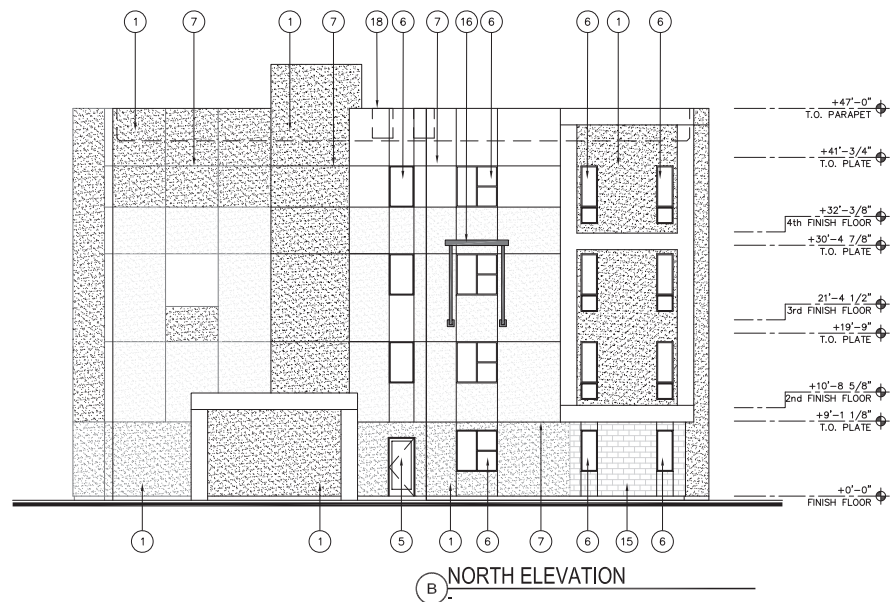
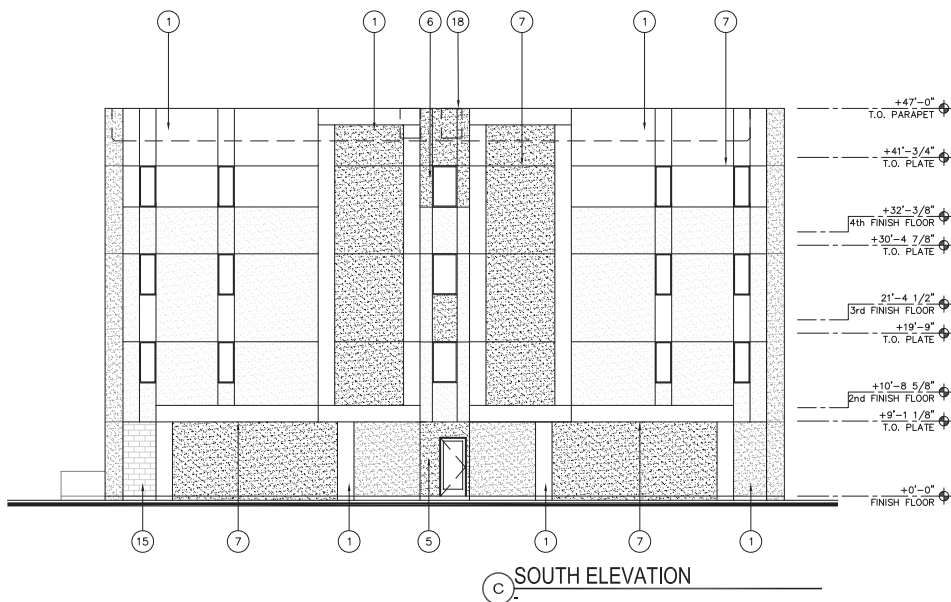
PLANNING
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JCR/MC: 25481
SCALE: 1/16" = 1'-0"
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A7.3

BUILDING 5 - FLOOR PLANS



ELEVATION KEY NOTES: #

1. EXTERIOR STUCCO SYSTEM
2. METAL PARAPET CAP
3. STOREFRONT SYSTEM
4. FOAM POP-OUT
5. DOOR PER PLAN
6. WINDOW PER PLAN
7. STUCCO CONTROL JOINT
8. GARAGE DOOR
9. METAL PATIO/BALCONY RAILING
10. FRAMED PATIO/BALCONY WALL
11. TOWER ELEMENT
12. HORIZONTAL LAP SIDING
13. DECORATIVE METAL FEATURE
14. SLIDING GLASS DOOR PER PLAN
15. MASONRY VENEER
16. METAL AWNINGS
17. TELESCOPING DOOR SYSTEM
18. MECHANICAL EQUIPMENT BEYOND, SCREENED BY PARAPET WALLS
19. FIBER CEMENT SIDING

EXTERIOR COLOR SCHEME

A	BODY COLOR 1	DUNN EDWARDS DEW381 DROPLETS
B	BODY COLOR 2	DUNN EDWARDS DE6376 LOOKING GLASS
C	BODY COLOR 3	BENJAMIN MOORE AC-34 CAPE HATTERAS SAND
D	BODY COLOR 4	BENJAMIN MOORE 2139-10 RIVER ROCK
E	BODY COLOR 5 & LAP SIDING	DUNN EDWARDS DE6105 WEATHERED LEATHER
F	METAL SCREENS	ALUMINUM CLEAR ANODIZED FINISH
G	MASONRY VENEER	TRENWYTH HIGH POLISH 4107 8"X16"
H	RAILING, DOORS & METAL CANOPIES	SHERWIN WILLIAMS SW6258 TRICON BLACK
I	WINDOW / STOREFRONT FRAMES	DARK BRONZE
J	FIBER CEMENT PANELS	BENJAMIN MOORE 2112-70 AMERICAN WHITE

GENERAL 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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5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.



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EXPIRES 9/30/25

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Apartment Homes
CHANDLER, ARIZONA
TOLL BROTHERS APARTMENT LIVING
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PLANNING
RESUBMITTAL

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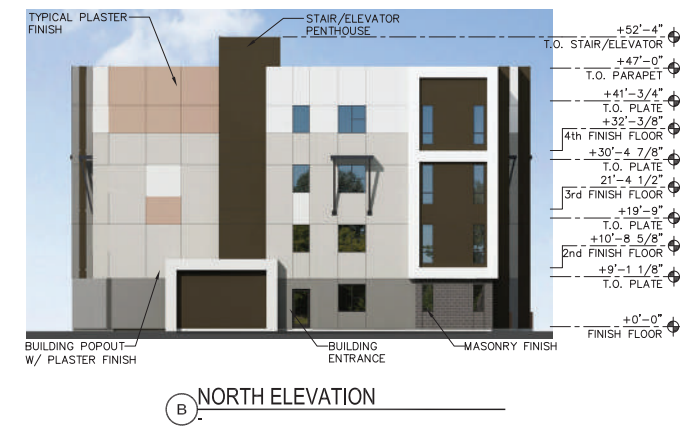
SCALE: 3/32" = 1'-0"

SHEET NO:

A7.4

BUILDING 5 - ELEVATIONS

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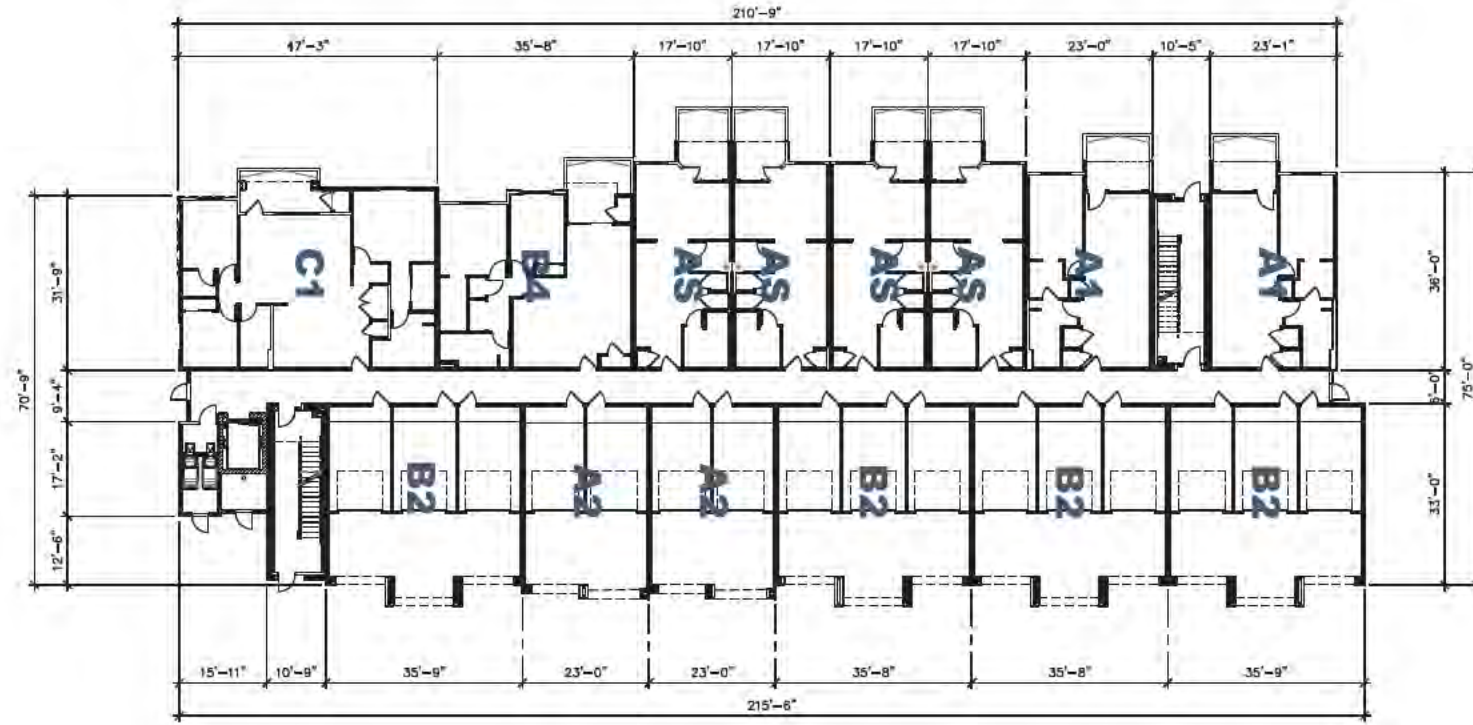
TOLL BROTHERS UPTOWN TOLL BROTHERS APARTMENT LIVING

BUILDING 5
COLOR ELEVATION

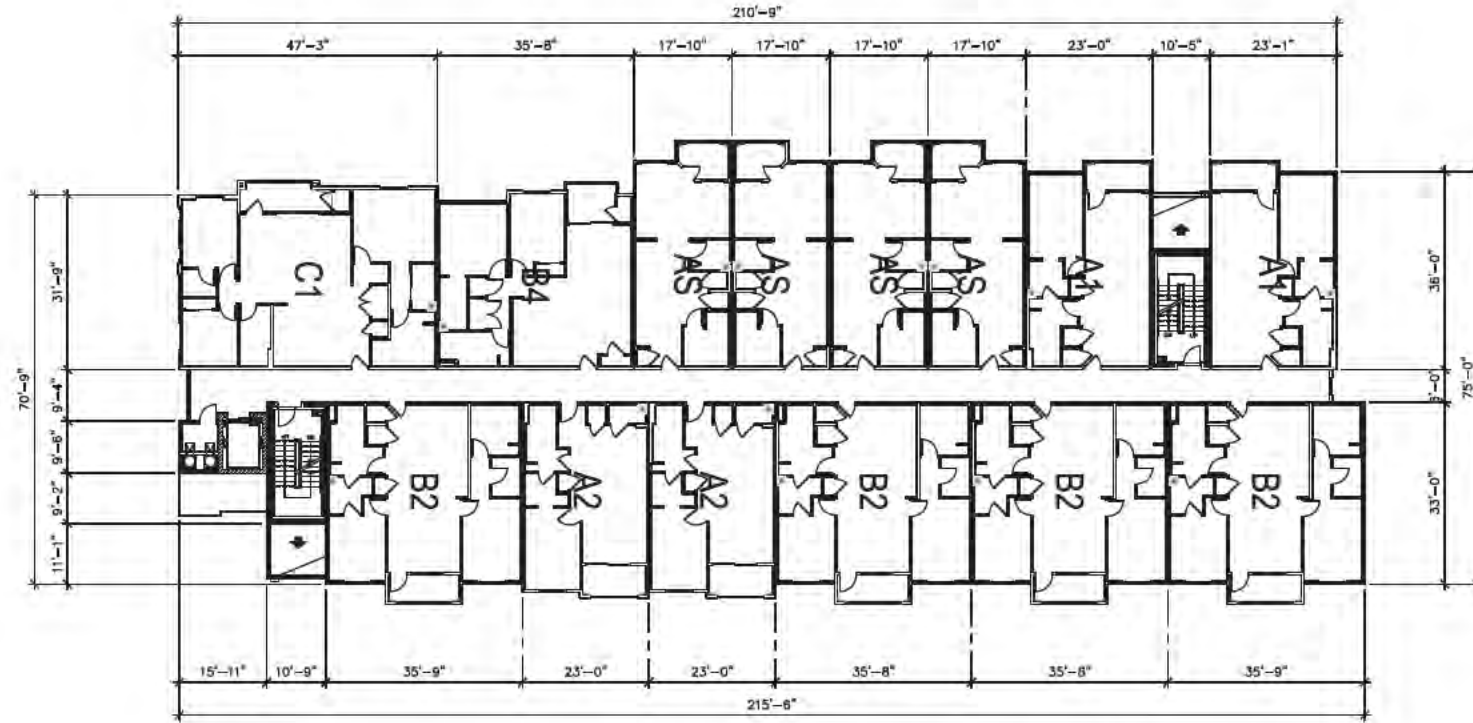
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preliminary not for construction

EX6

07/29/2024



FIRST FLOOR PLAN



FOURTH FLOOR PLAN

BUILDING 6 - FLOOR PLANS



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EXPIRES 9/30/25

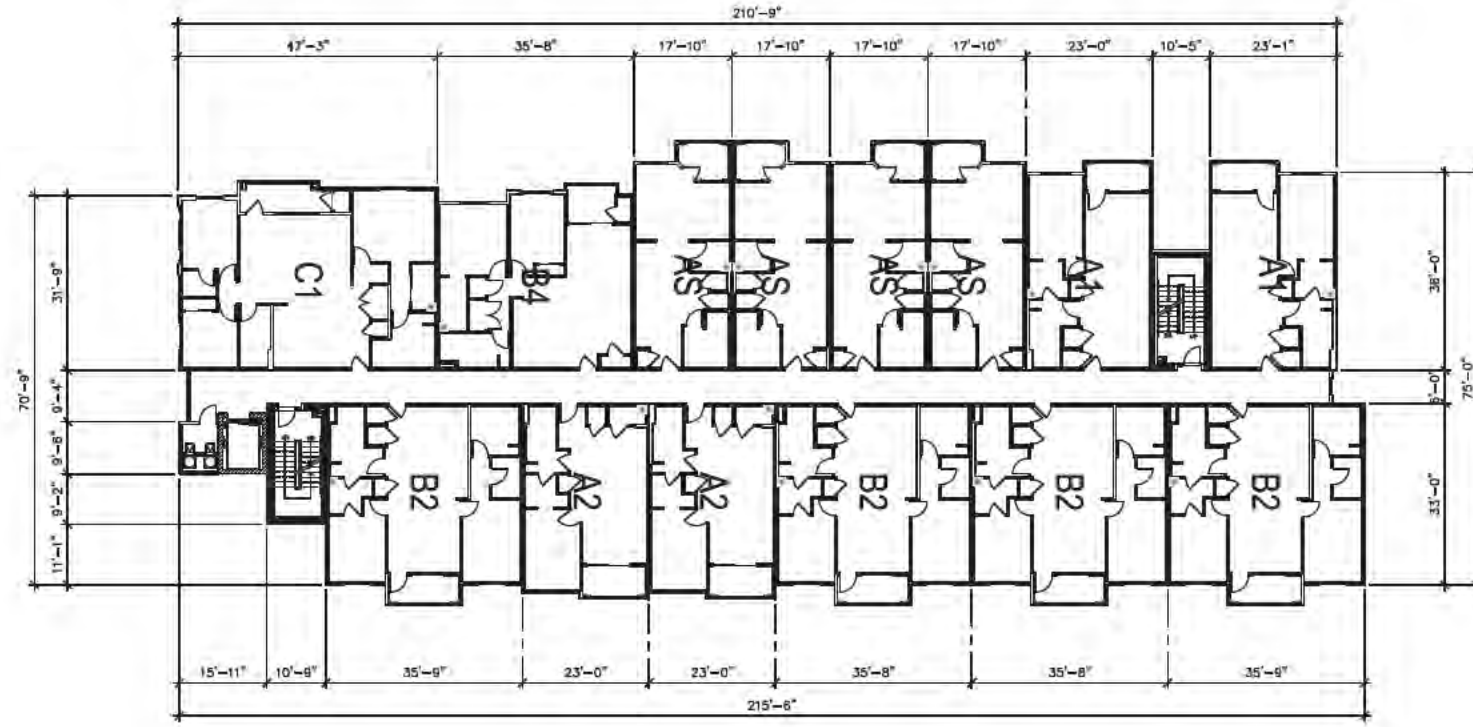
TOLL BROTHERS UPTOWN
Apartment Homes
CHANDLER, ARIZONA
TOLL BROTHERS APARTMENT LIVING
8767 E. VIA DE VENTURA, SUITE 390, SCOTTSDALE, AZ. 85258

PLANNING
RESUBMITTAL

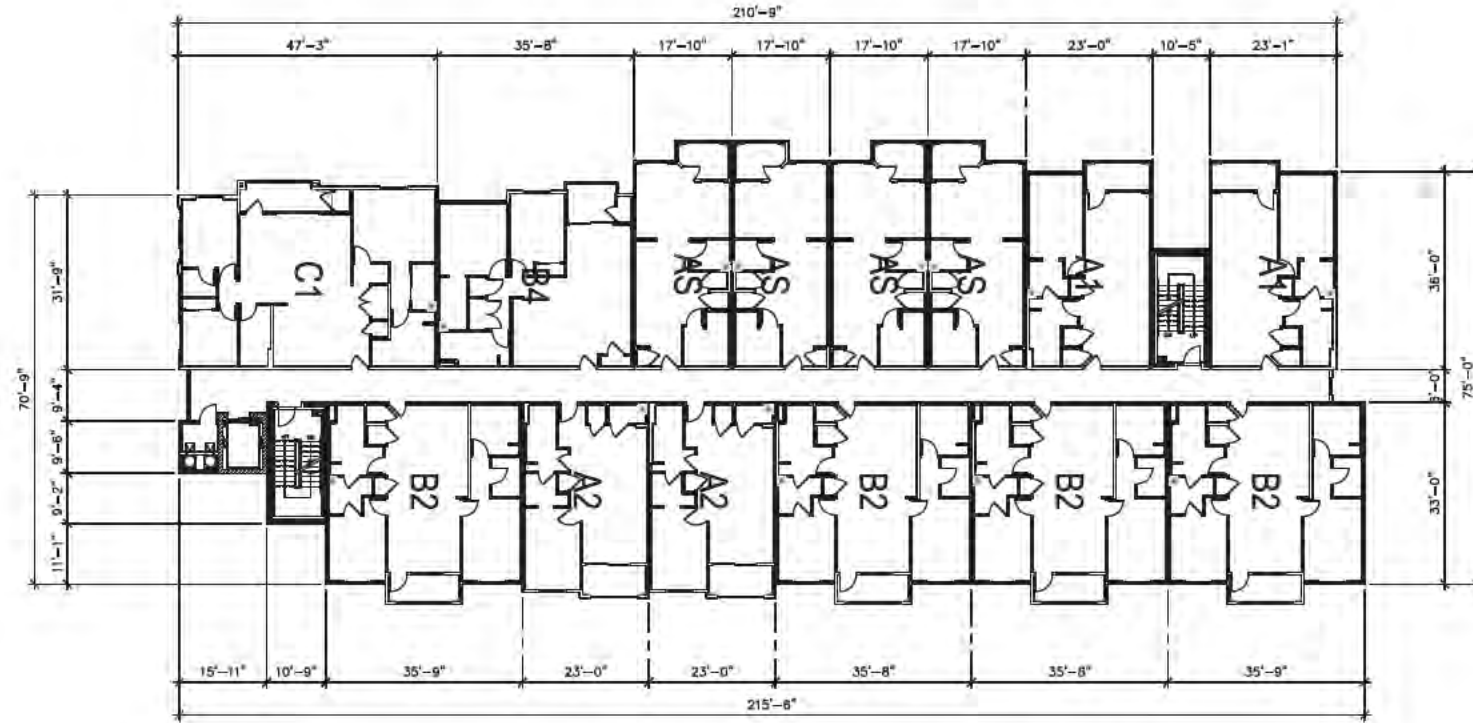
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JCB/NC: 25423
SCALE: 1/16" = 1'-0"
SHEET NO:

A8.1



THIRD FLOOR PLAN



FOURTH FLOOR PLAN

BUILDING 6 - FLOOR PLANS



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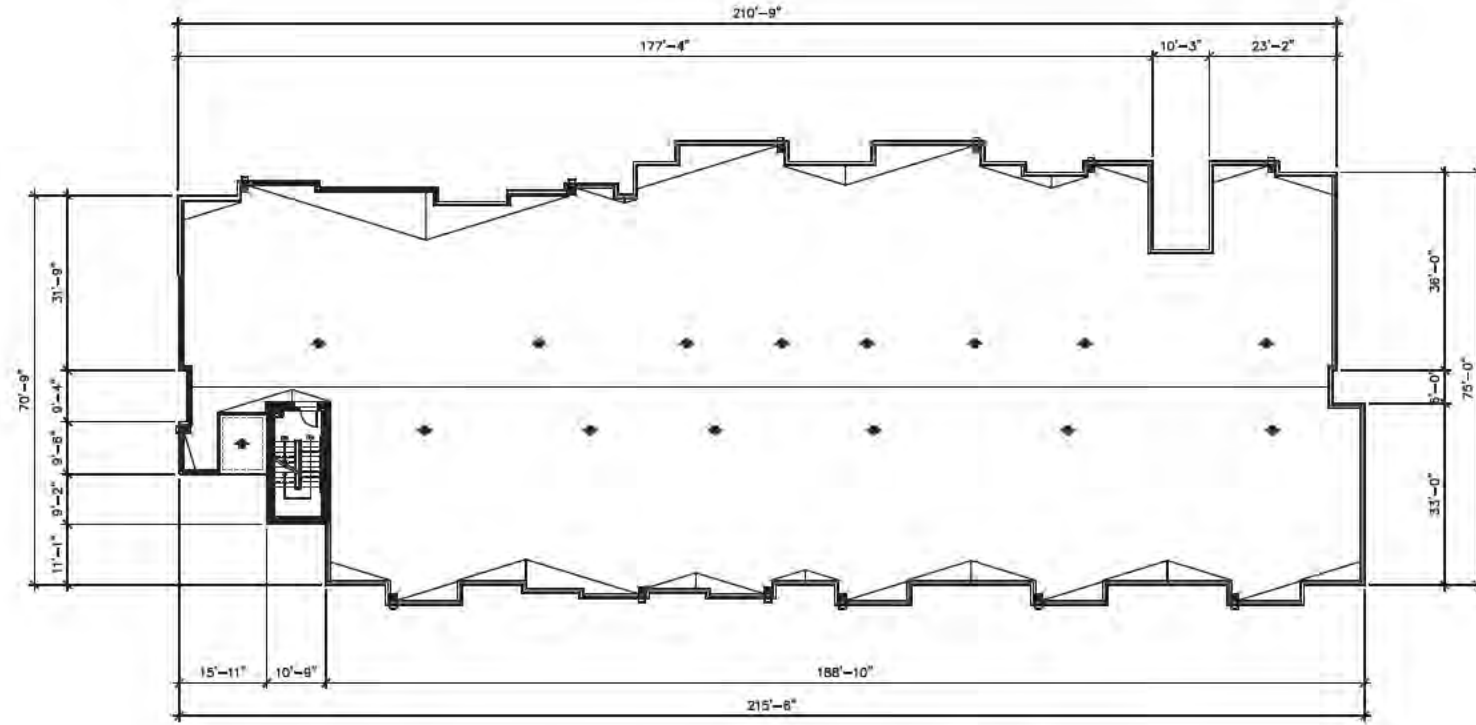
TOLL BROTHERS UPTOWN
Apartment Homes
CHANDLER, ARIZONA
TOLL BROTHERS APARTMENT LIVING
8767 E. VIA DE VENTURA, SUITE 390, SCOTTSDALE, AZ. 85258

PLANNING
RESUBMITTAL

REVISIONS	
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JCB/NC: 25403
SCALE: 1/16" = 1'-0"
SHEET NO:

A8.2



ROOF PLAN



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EXPIRES 9/30/25

TOLL BROTHERS UPTOWN

Apartment Homes

CHANDLER, ARIZONA

TOLL BROTHERS APARTMENT LIVING

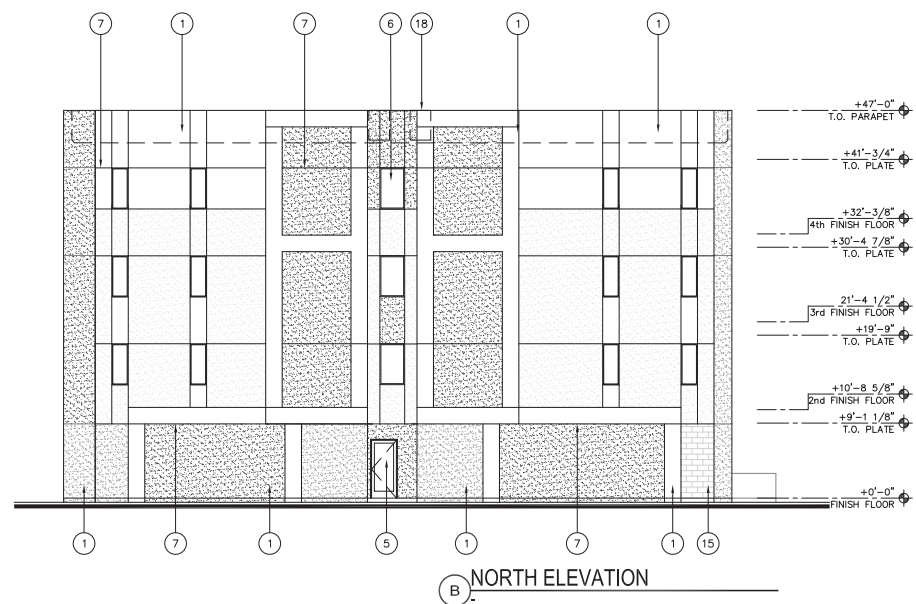
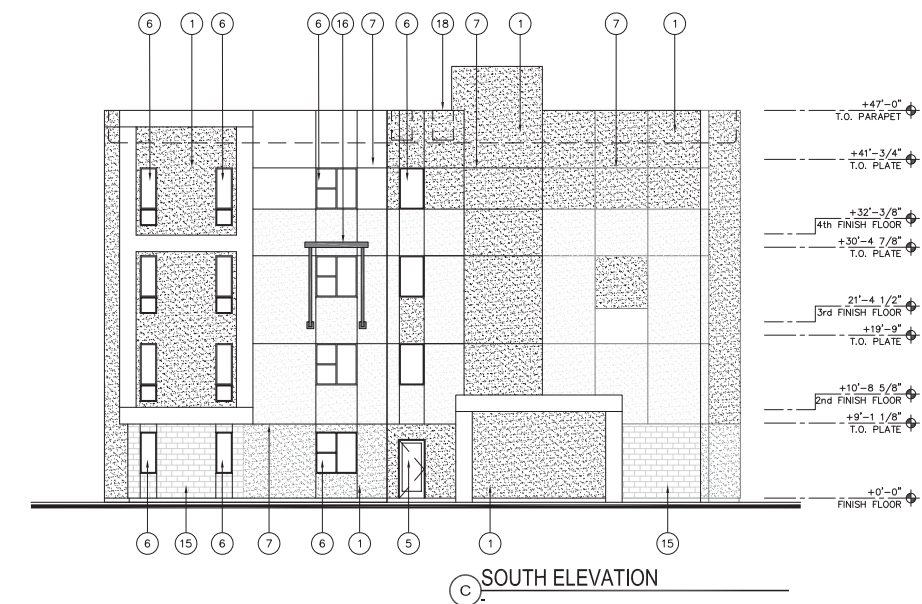
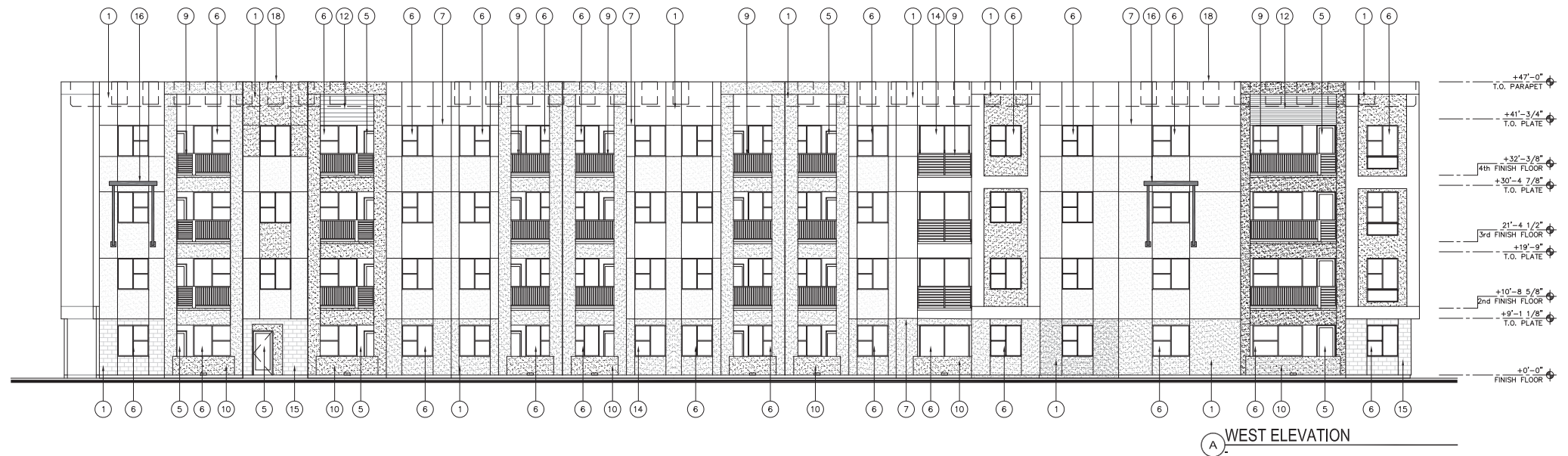
8767 E. VIA DE VENTURA, SUITE 390, SCOTTSDALE, AZ. 85258

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RESUBMITTAL

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JCR/NC:	ZS/AB
SCALE:	1/16" = 1'-0"
SHEET NO:	

A8.3



- ELEVATION KEY NOTES: #
1. EXTERIOR STUCCO SYSTEM
 2. METAL PARAPET CAP
 3. STOREFRONT SYSTEM
 4. FOAM POP-OUT
 5. DOOR PER PLAN
 6. WINDOW PER PLAN
 7. STUCCO CONTROL JOINT
 8. GARAGE DOOR
 9. METAL PATIO/BALCONY RAILING
 10. FRAMED PATIO/BALCONY WALL
 11. TOWER ELEMENT
 12. HORIZONTAL LAP SIDING
 13. DECORATIVE METAL FEATURE
 14. SLIDING GLASS DOOR PER PLAN
 15. MASONRY VENEER
 16. METAL AWNINGS
 17. TELESCOPING DOOR SYSTEM
 18. MECHANICAL EQUIPMENT BEYOND, SCREENED BY PARAPET WALLS
 19. FIBER CEMENT SIDING

EXTERIOR COLOR SCHEME			
A	BODY COLOR 1	DUNN EDWARDS DEW381 DROPLETS	
B	BODY COLOR 2	DUNN EDWARDS DE6376 LOOKING GLASS	
C	BODY COLOR 3	BENJAMIN MOORE AC-34 CAPE HATTERAS SAND	
D	BODY COLOR 4	BENJAMIN MOORE 2139-10 RIVER ROCK	
E	BODY COLOR 5 & LAP SIDING	DUNN EDWARDS DE6105 WEATHERED LEATHER	
F	METAL SCREENS	ALUMINUM CLEAR ANODIZED FINISH	
G	MASONRY VENEER	TRENWYTH HIGH POLISH 4107 8"X16"	
H	RAILING, DOORS & METAL CANOPIES	SHERWIN WILLIAMS SW6258 TRICON BLACK	
I	WINDOW / STOREFRONT FRAMES	DARK BRONZE	
J	FIBER CEMENT PANELS	BENJAMIN MOORE 2112-70 AMERICAN WHITE	

- GENERAL 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), 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)(13), ZONING CODE.
 5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.

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EXPIRES 9/30/25

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PLANNING

RESUBMITTAL

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REVISIONS:

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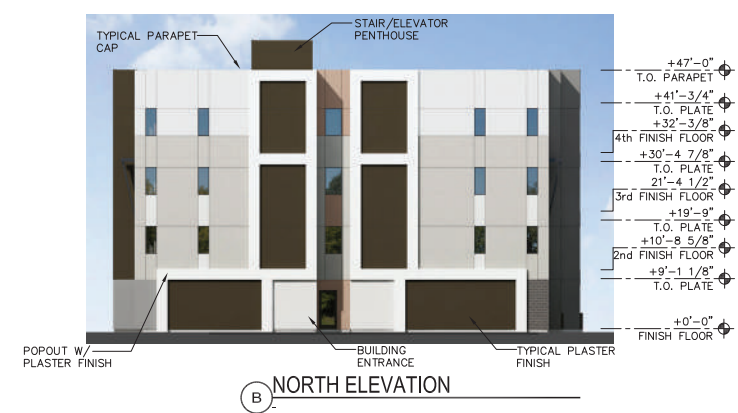
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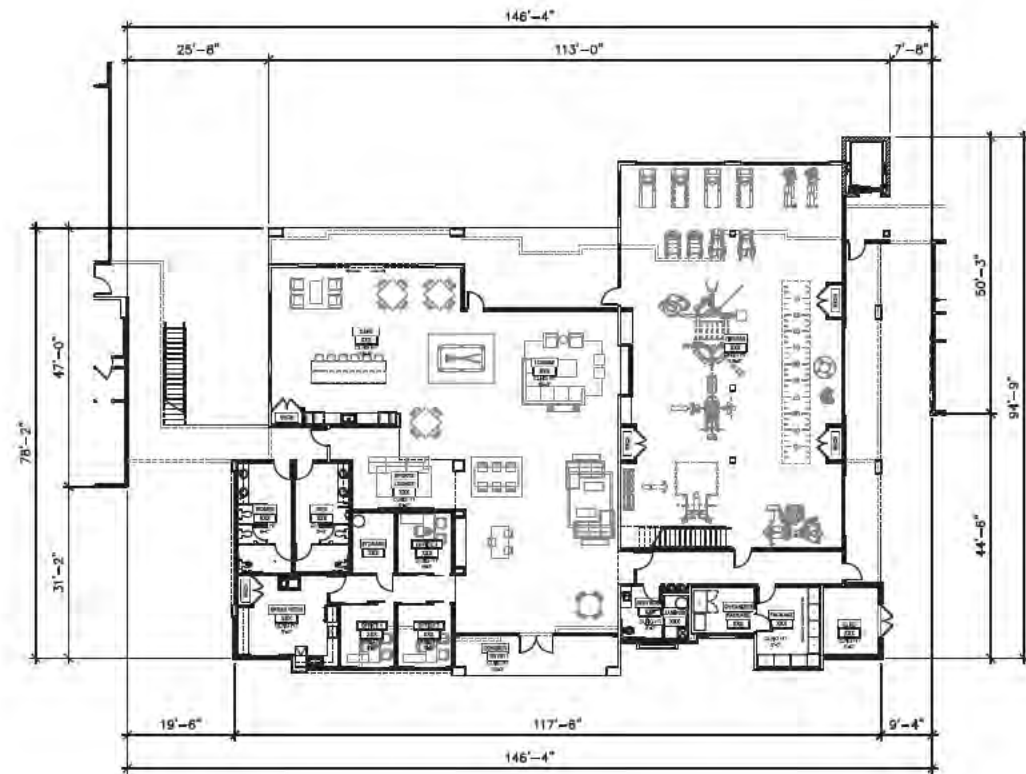
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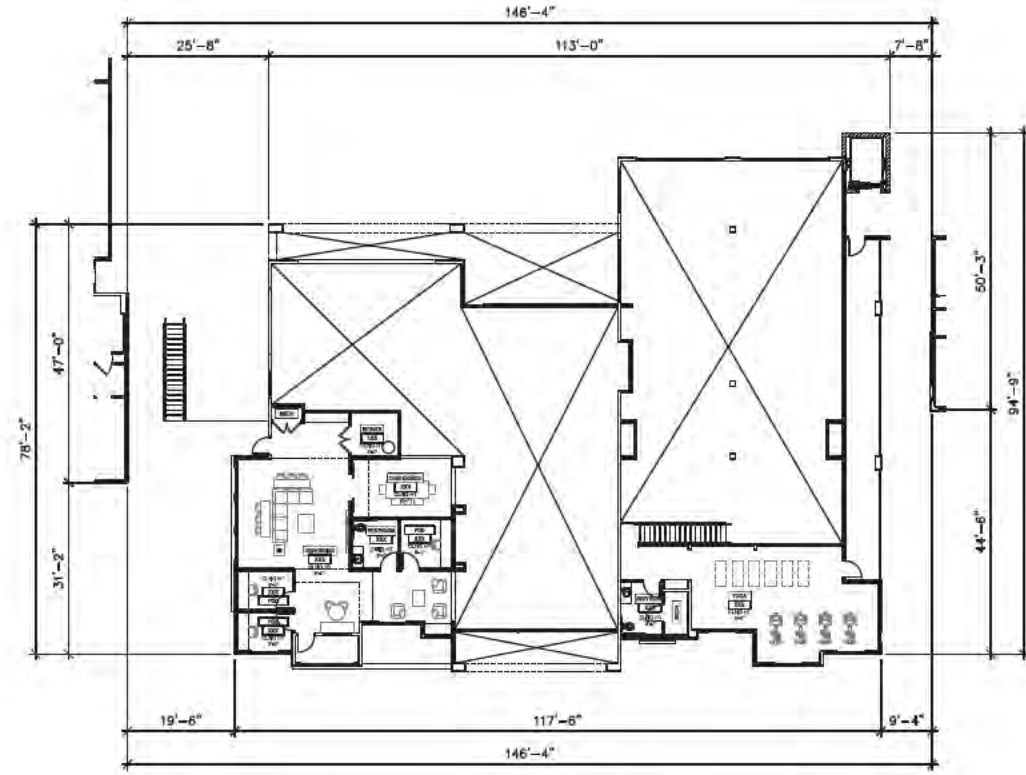
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BUILDING 6
COLOR ELEVATION
N.T.S
preliminary not for construction

07/29/2024
EX7



FIRST FLOOR PLAN



SECOND FLOOR PLAN

CLUBHOUSE
BUILDING - FLOOR PLANS

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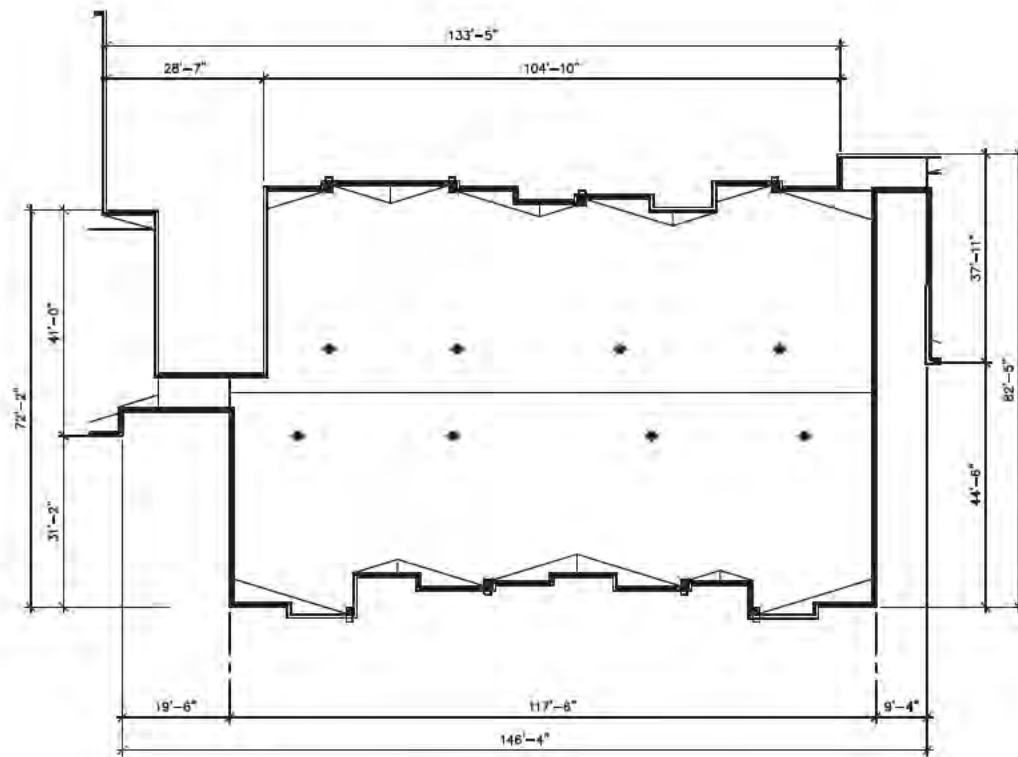
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TOLL BROTHERS APARTMENT LIVING
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PLANNING
RESUBMITTAL

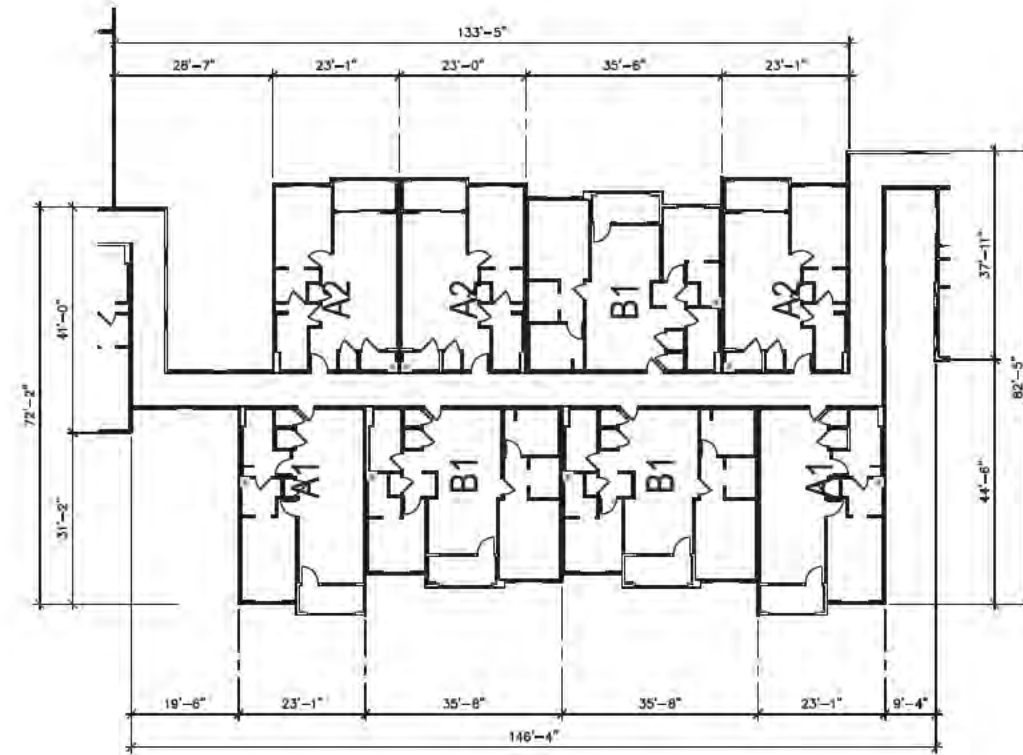
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JCB MC: 25403
SCALE: 1/16" = 1'-0"
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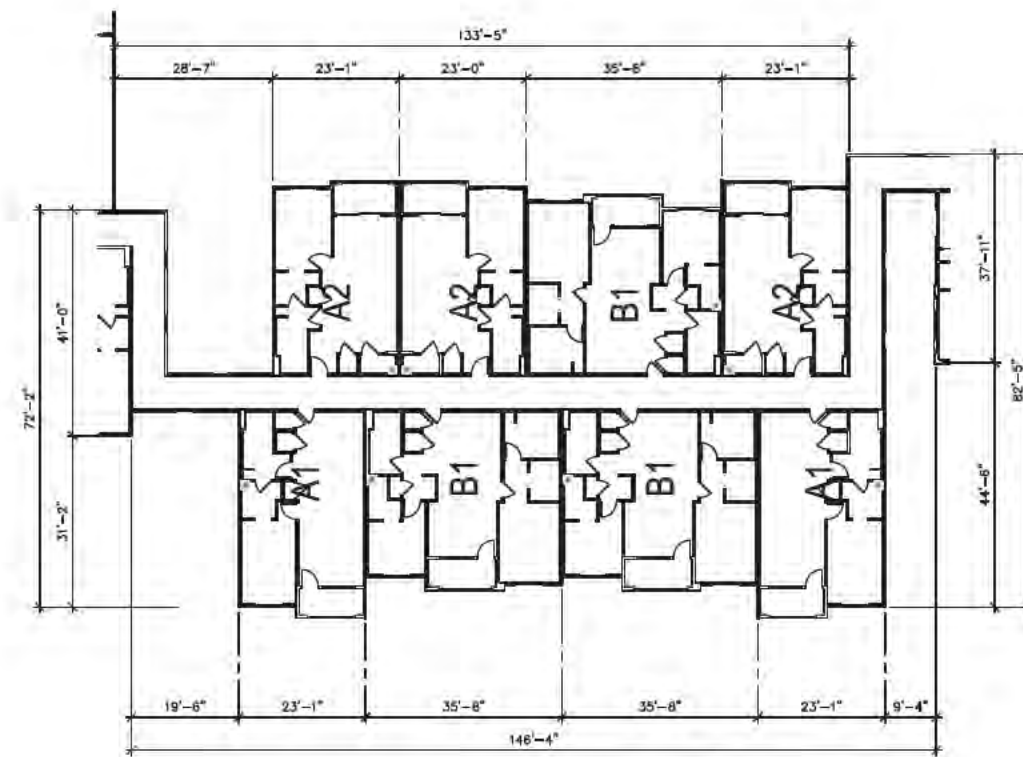
A9.1



ROOF PLAN



FOURTH FLOOR PLAN



THIRD FLOOR PLAN

CLUBHOUSE
BUILDING - FLOOR PLANS



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RESUBMITTAL

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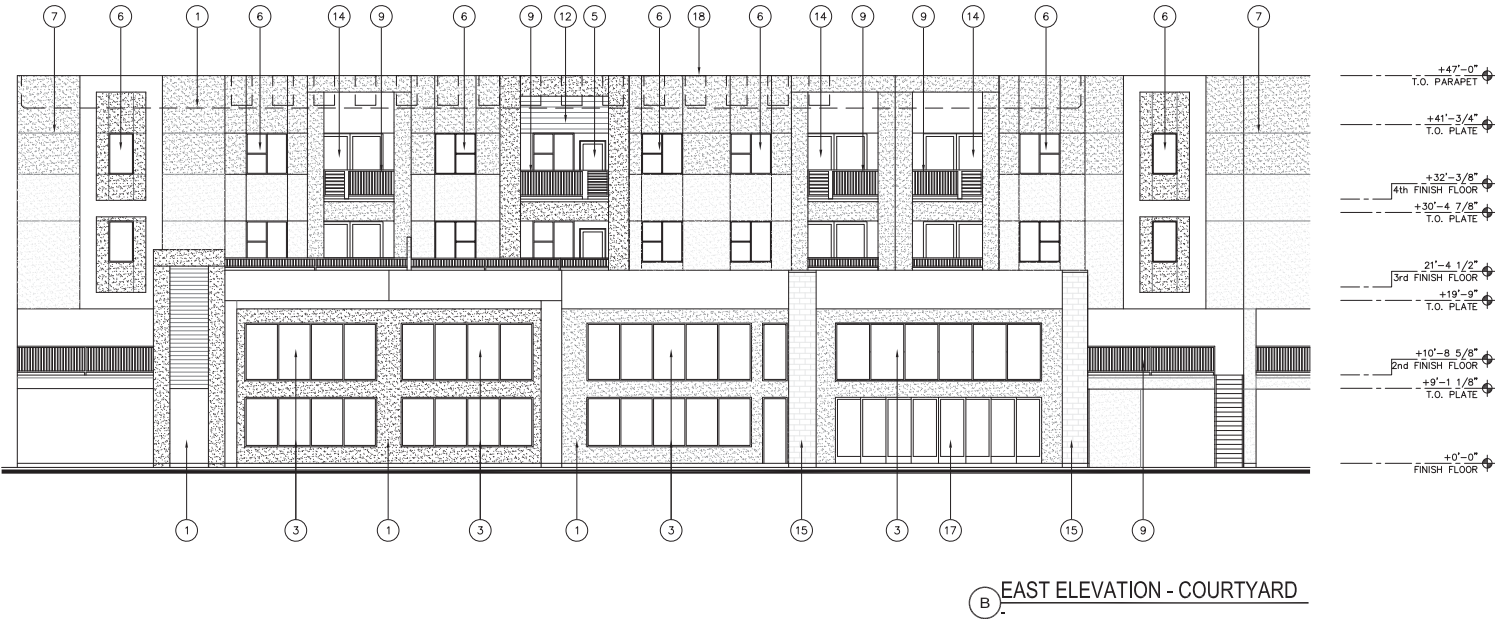
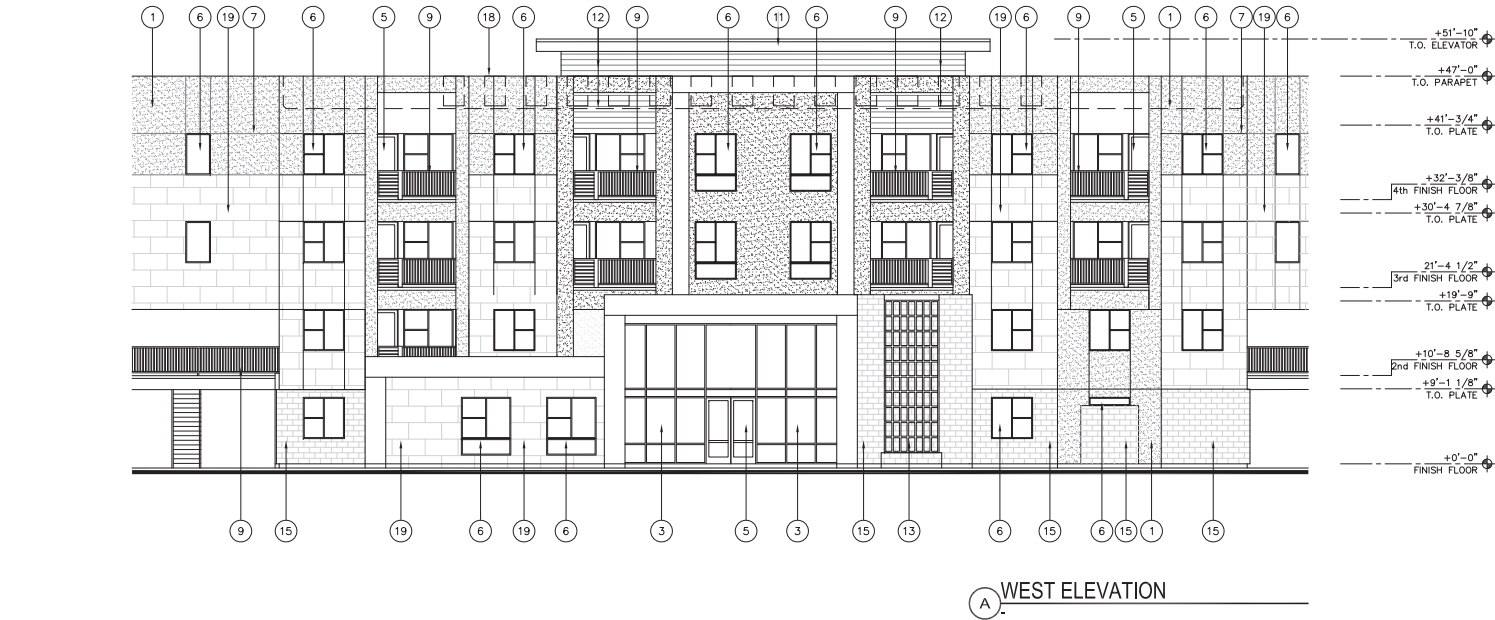
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SHEET NO:

A9.2

GENERAL 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.
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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 (B)(e)13, ZONING CODE.
5.	SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.

EXTERIOR COLOR SCHEME					
A	BODY COLOR 1	DUNN EDWARDS DEW381 DROPLETS	F	METAL SCREENS	ALUMINUM CLEAR ANODIZED FINISH
B	BODY COLOR 2	DUNN EDWARDS DE6376 LOOKING GLASS	G	MASONRY VENEER	TRENWYTH HIGH POLISH 4107 8"x16"
C	BODY COLOR 3	BENJAMIN MOORE AC-34 CAPE HATTERAS SAND	H	RAILING, DOORS & METAL CANOPIES	SHERWIN WILLIAMS SW6258 TRICON BLACK
D	BODY COLOR 4	BENJAMIN MOORE 2139-10 RIVER ROCK	I	WINDOW / STOREFRONT FRAMES	DARK BRONZE
E	BODY COLOR 5 & LAP SIDING	DUNN EDWARDS DE6105 WEATHERED LEATHER	J	FIBER CEMENT PANELS	BENJAMIN MOORE 2112-70 AMERICAN WHITE

ELEVATION KEY NOTES: #	
1. EXTERIOR STUCCO SYSTEM	12. HORIZONTAL LAP SIDING.
2. METAL PARAPET CAP	13. DECORATIVE METAL FEATURE.
3. STOREFRONT SYSTEM	14. SLIDING GLASS DOOR PER PLAN.
4. FOAM POP-OUT	15. MASONRY VENEER
5. DOOR PER PLAN	16. METAL AWNINGS
6. WINDOW PER PLAN	17. TELESCOPING DOOR SYSTEM
7. STUCCO CONTROL JOINT	18. MECHANICAL EQUIPMENT BEYOND, SCREENED BY PARAPET WALLS
8. GARAGE DOOR	19. FIBER CEMENT SIDING
9. METAL PATIO/BALCONY RAILING	
10. FRAMED PATIO/BALCONY WALL	
11. TOWER ELEMENT.	



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JOB NO: 23-031
SCALE: 3/32" = 1'-0"
SHEET NO:

CLUBHOUSE
BUILDING - ELEVATIONS

A9.3
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A WEST ELEVATION



B EAST COURTYARD ELEVATION

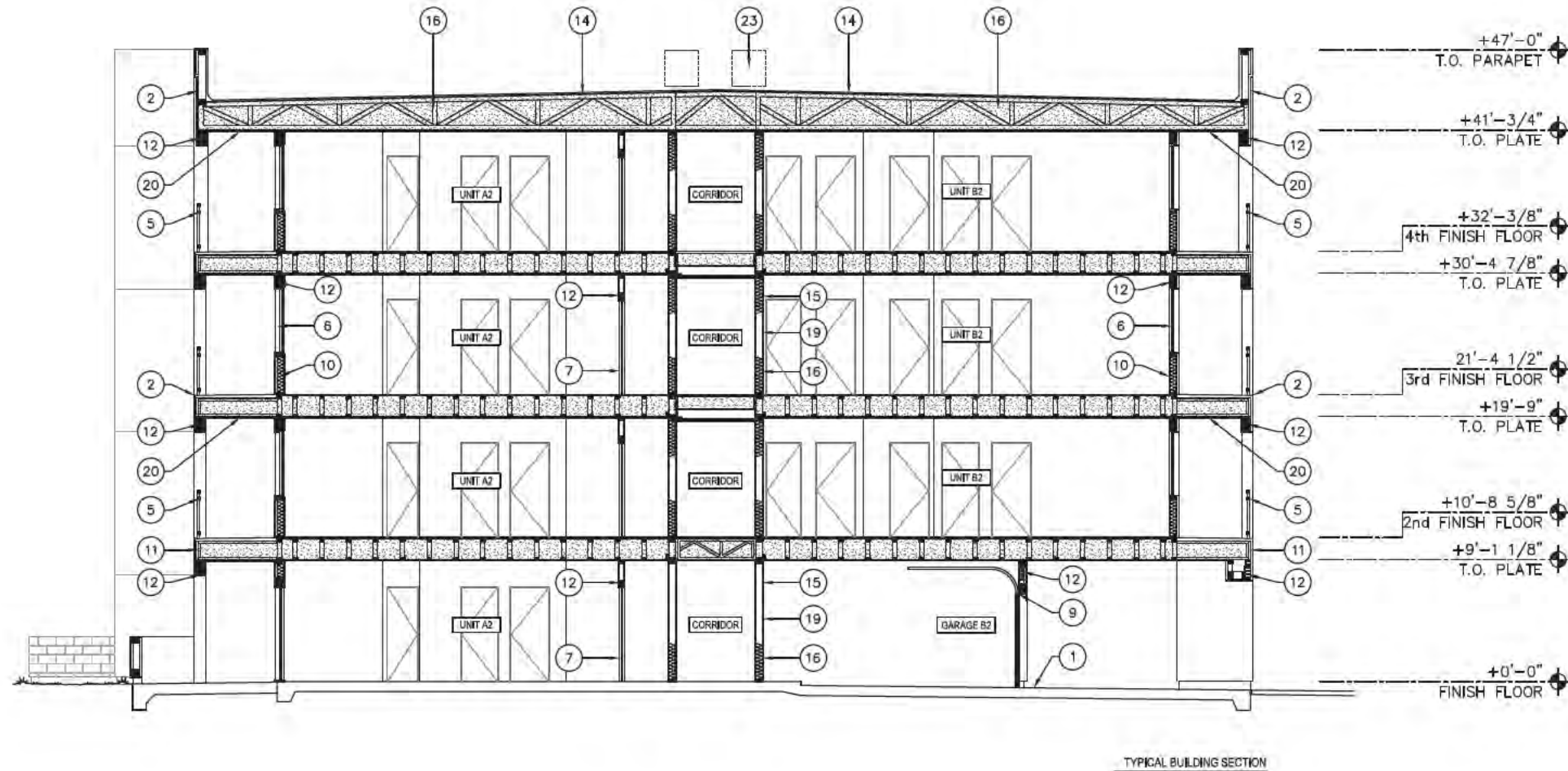
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CLUBHOUSE
COLOR ELEVATION
N.T.S.
preliminary not for construction

07/29/2024
EX8



KEYNOTE SCHEDULE: (2)

1. CONCRETE FOUNDATION - REFER TO STRUCTURAL DRAWINGS.
2. EXTERIOR STUCCO SYSTEM OVER WATERPROOFING MEMBRANE.
3. STONE/BRICK VENEER.
4. PARAPET CAP - REFER TO ROOF PLAN AND DETAILS.
5. METAL BALCONY RAILING @ 42" A.F.F.
6. WINDOW - REFER TO UNIT PLANS.
7. DOOR - REFER TO UNIT PLANS.
8. TYPICAL PARAPET BEYOND.
9. GARAGE DOOR ASSEMBLY.
10. WOOD STUD FRAMING.
11. PREFAB WOOD TRUSS.
12. BEAM/HEADER.
13. FINISHED GRADE.
14. 1" CLASS B' SPRAY FOAM ROOFING SYSTEM. INSTALL PER SPECIFICATIONS AND MANUFACTURER'S INSTRUCTIONS.
15. GYPSUM BOARD FINISH PER ASSEMBLY TYPE.
16. INSULATION - REFER TO INSULATION SCHEDULE THIS SHEET.
17. 2x SILL PLATE.
18. DOUBLE 2x TOP PLATE.
19. INTERIOR WALL - 2x FRAMING WITH GYPSUM BOARD FINISH.
20. EXTERIOR GYPSUM SOFFIT BOARD FINISH.
21. SITE PAVING - REFER TO SITE PLAN AND CIVIL.
22. BALCONY - 1 1/2" MIN. HARDROCK CONCRETE OVER PROTECTION BOARD AND WATERPROOFING MEMBRANE. REFER TO SPECIFICATIONS. SLOPE MIN. 1/4" PER FOOT TO DRAIN.
23. MECHANICAL EQUIPMENT - BELOW HEIGHT OF PARAPET.
24. 42" FRAMED EXTENDED PATIO WALL.

INSULATION SCHEDULE:

EXTERIOR WALLS	R-19 at 2x6 WALLS R-13 at 2x4 WALLS
ROOF	R-38 BATTS TO FILL CAVITY
FLOOR/CEILING	BATT OR BLOWN INSULATION TO FILL CAVITY
GARAGE CEILING	BATT OR BLOWN INSULATION TO FILL CAVITY
PARTY WALLS	3" SOUND BATTS EACH SIDE
CORRIDOR WALLS	3.5" SOUND BATTS

GENERAL INSULATION NOTE:

FILL FLOOR/CEILING AND ROOF/CEILING CAVITY WITH NON-COMBUSTIBLE BATT INSULATION.

BUILDING COMPONENT SCHEDULE:

BUILDING ELEMENT	CONSTRUCTION TYPE V-A	DETAIL REFERENCE
EXTERIOR BEARING WALL	1 HOUR RATED	3/FR1
INTERIOR BEARING WALL	1 HOUR RATED	10/FR1
INTERIOR NON-BEARING WALL	NON-RATED	17/FR2
UNIT SEPARATION WALL	1 HOUR RATED	2/FR1
FLOOR/CEILING ASSEMBLY (UNIT SEPARATION)	1 HOUR RATED	4/FR1
FLOOR/CEILING ASSEMBLY (CORRIDORS)	1 HOUR RATED	5/FR1
ROOF/CEILING ASSEMBLY	1 HOUR RATED	7/FR1
STAIR ENCLOSURE CORRIDOR WALL	2 HOUR RATED	19/FR2
STAIR ENCLOSURE UNIT SEPARATION WALL	2 HOUR RATED	19/FR2
STAIR ENCLOSURE EXTERIOR WALL	2 HOUR RATED	22/FR2
ELEVATOR SHAFT	2 HOUR RATED	19/FR2



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Apartment Homes
CHANDLER, ARIZONA

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PLANNING
RESUBMITTAL

REVISIONS:

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JOB NO: 23403

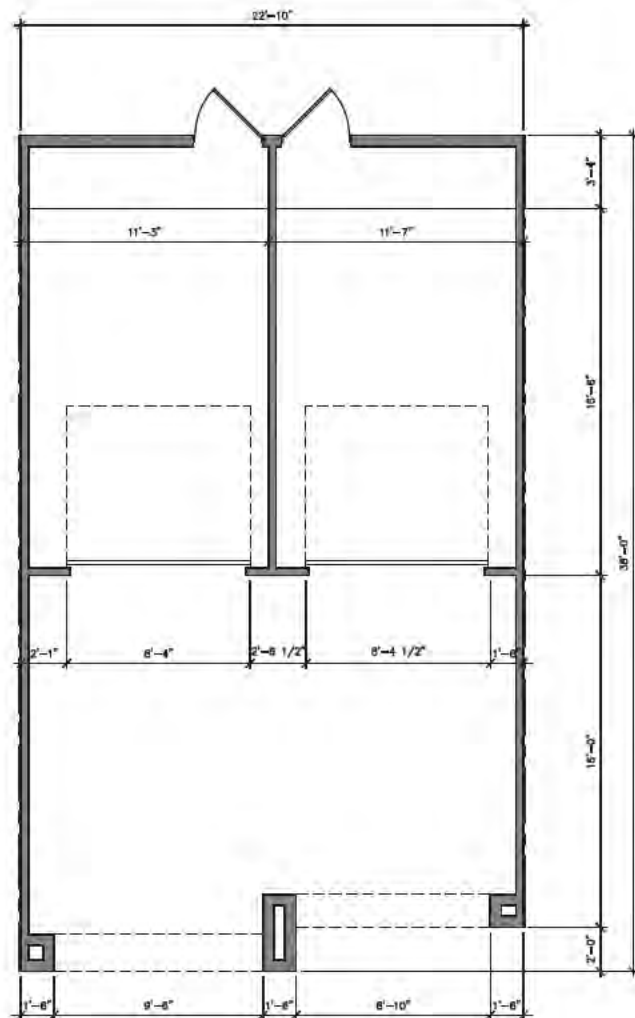
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SHEET NO:

A10.1

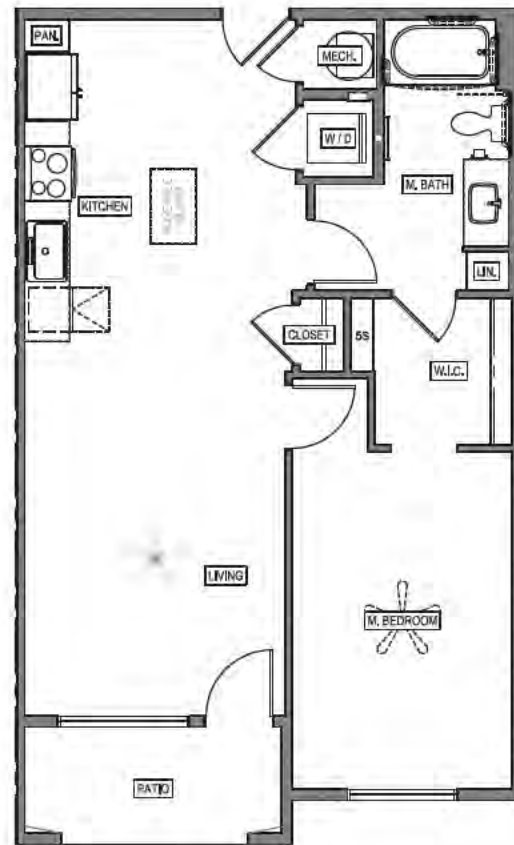
BUILDING SECTIONS

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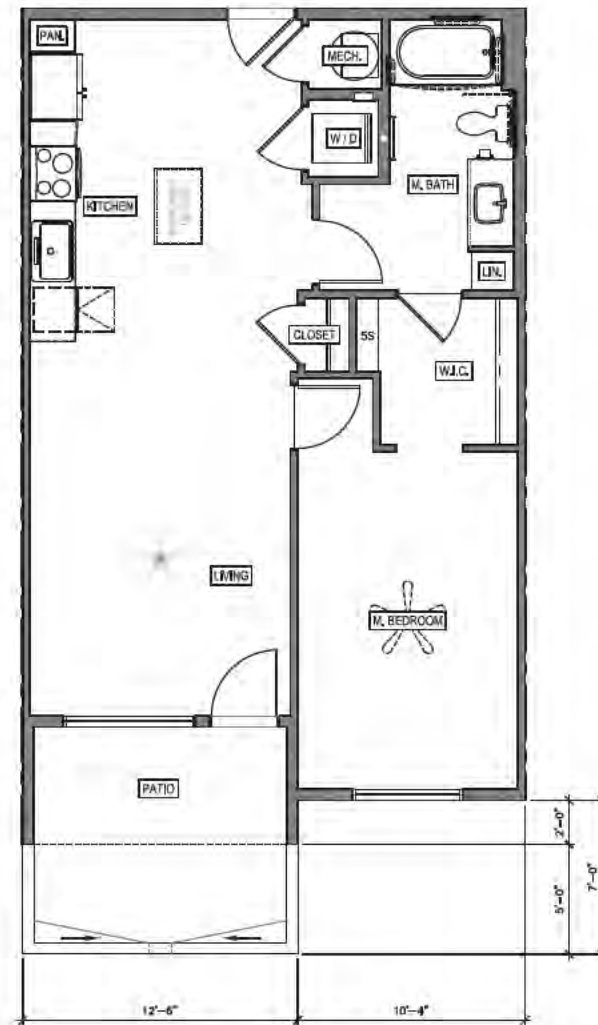
UNIT A1 - GARAGE
TYPICAL

GROSS AREA:	
GARAGE:	459 S.F.
TANDEM PARKING:	393 S.F.
TOTAL:	852 S.F.



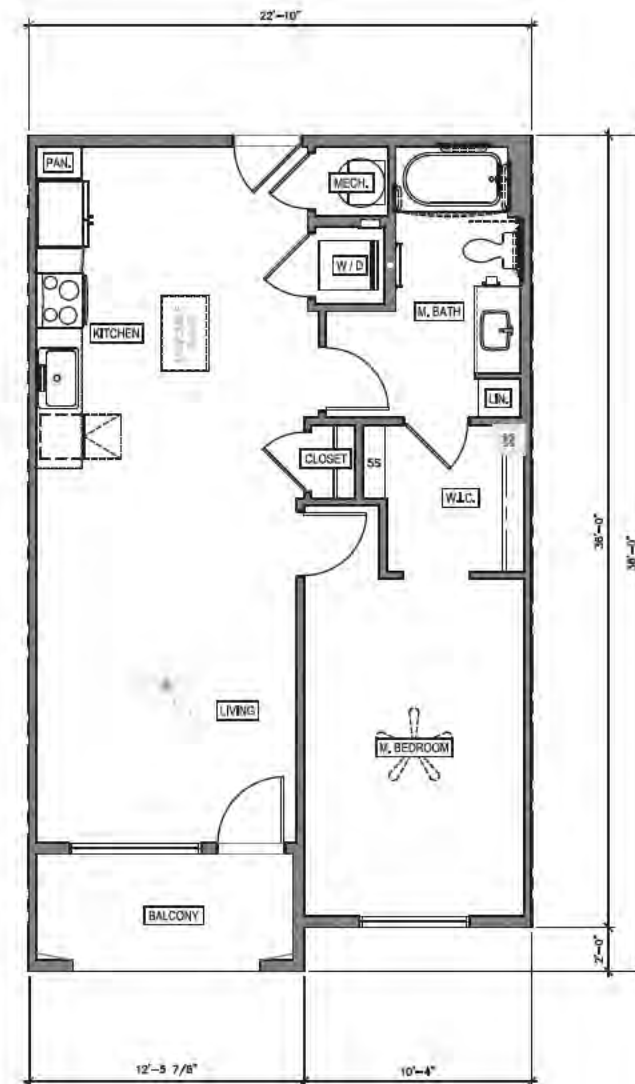
UNIT A1.2
1ST FLOOR - BUILDING 4 DOG YARD

GROSS LIVABLE AREA:	
LIVABLE:	787 S.F.
STORAGE:	0 S.F.
PATIO/BALCONY:	65 S.F.
TOTAL:	852 S.F.



UNIT A1 1
1ST FLOOR

GROSS LIVABLE AREA:	
LIVABLE:	787 S.F.
STORAGE:	0 S.F.
PATIO/BALCONY:	65 S.F.
TOTAL:	915 S.F.



UNIT A1
UPPER FLOORS

GROSS LIVABLE AREA:	
LIVABLE:	787 S.F.
STORAGE:	0 S.F.
PATIO/BALCONY:	65 S.F.
TOTAL:	852 S.F.

FLOOR PLAN
UNIT A1 & A1 GARAGE

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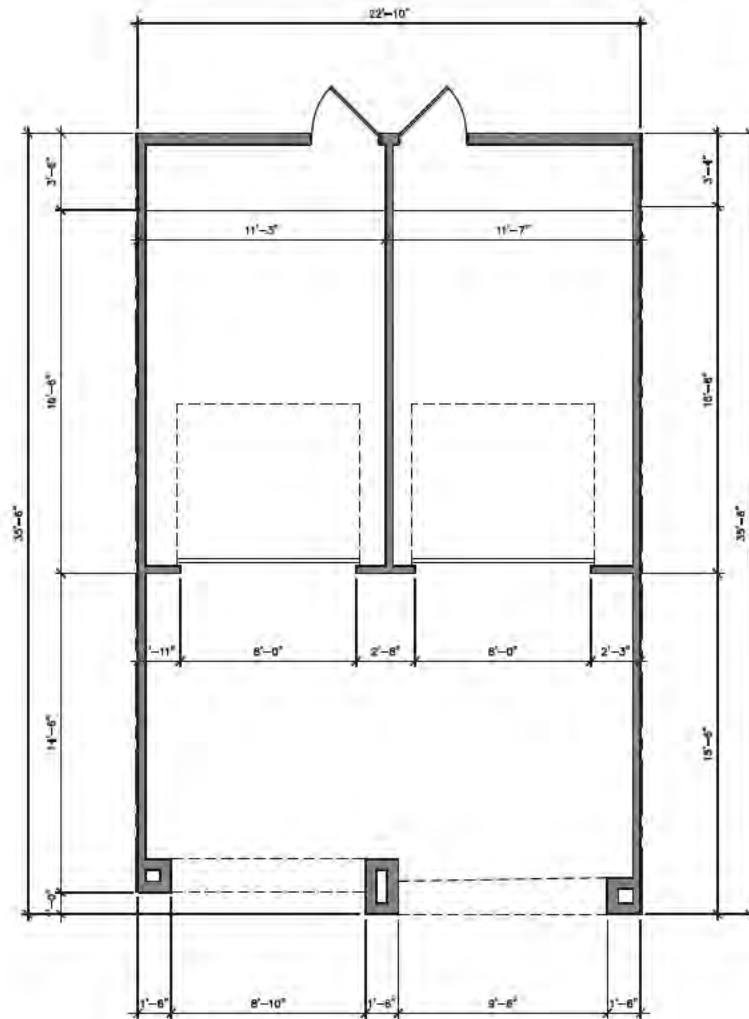
PLANNING
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REVISIONS:	
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JOB NO: 254331
SCALE: 1/4" = 1'-0"
SHEET NO:

A2.1.0

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UNIT A2 - GARAGE
TYPICAL

GROSS AREA:	
GARAGE:	400 S.F.
TANDEM PARKING:	345 S.F.
TOTAL:	805 S.F.



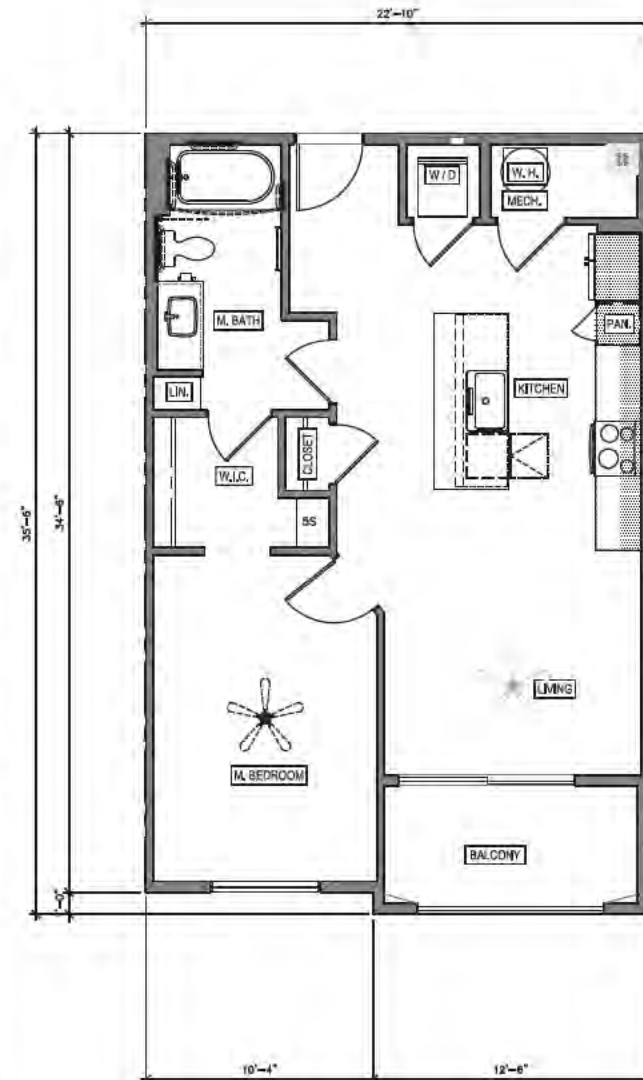
UNIT A2.3
1ST FLOOR - BUILDING 4 DOG YARD

GROSS LIVABLE AREA:	
LIVABLE:	735 S.F.
STORAGE:	0 S.F.
PATIO/BALCONY:	70 S.F.
TOTAL:	805 S.F.



UNIT A2.1 & A2.2
1ST FLOOR

GROSS LIVABLE AREA:	
LIVABLE:	735 S.F.
STORAGE:	0 S.F.
PATIO/BALCONY:	70 S.F.
TOTAL:	805 S.F.



UNIT A2
UPPER FLOORS

GROSS LIVABLE AREA:	
LIVABLE:	735 S.F.
STORAGE:	0 S.F.
PATIO/BALCONY:	70 S.F.
TOTAL:	805 S.F.

FLOOR PLAN
UNIT A2 & A2 GARAGE

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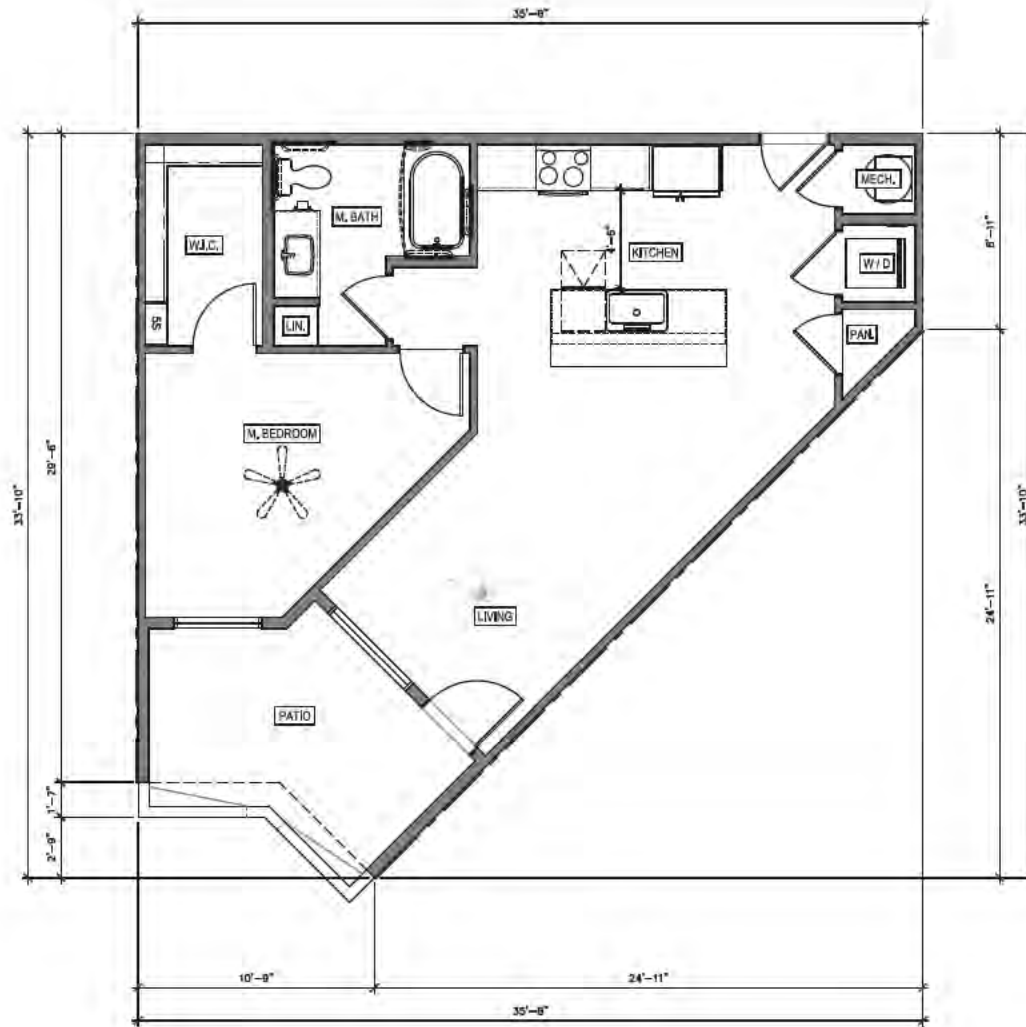
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RESUBMITTAL

REVISIONS	
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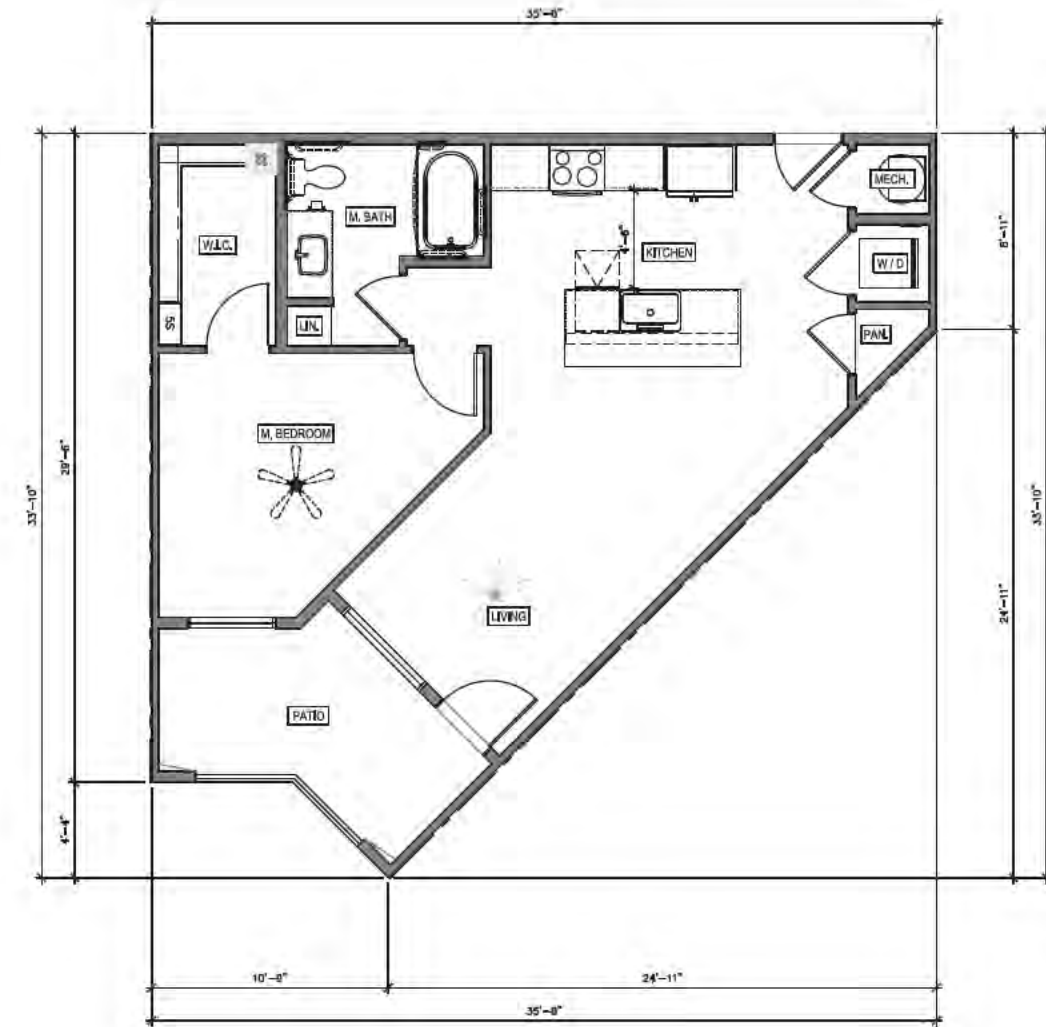
JOB NO:	254331
SCALE:	1/4" = 1'-0"
SHEET NO:	

A2.2.0



UNIT A6.1
1ST FLOOR

GROSS LIVABLE AREA	
LIVABLE:	752 S.F.
STORAGE:	0 S.F.
PATIO/BAL CONY:	128 S.F.
TOTAL:	880 S.F.



UNIT A6
UPPER FLOORS

GROSS LIVABLE AREA	
LIVABLE:	752 S.F.
STORAGE:	0 S.F.
PATIO/BAL CONY:	110 S.F.
TOTAL:	862 S.F.

FLOOR PLAN
UNIT A6



biltform architecture
group, inc.
11460 north cave creek road, suite 11
phoenix, arizona 85020
Phone: 602.285.0200 Fax: 602.285.0225

TOLL BROTHERS UPTOWN
Apartment Homes
CHANDLER, ARIZONA
TOLL BROTHERS APARTMENT LIVING
8767 E. VIA DE VENTURA, SUITE 390, SCOTTSDALE, AZ. 85258

PLANNING
RESUBMITTAL

REVISIONS	
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JOB NO: 254031
SCALE: 1/4" = 1'-0"
SHEET NO:

A2.3.0



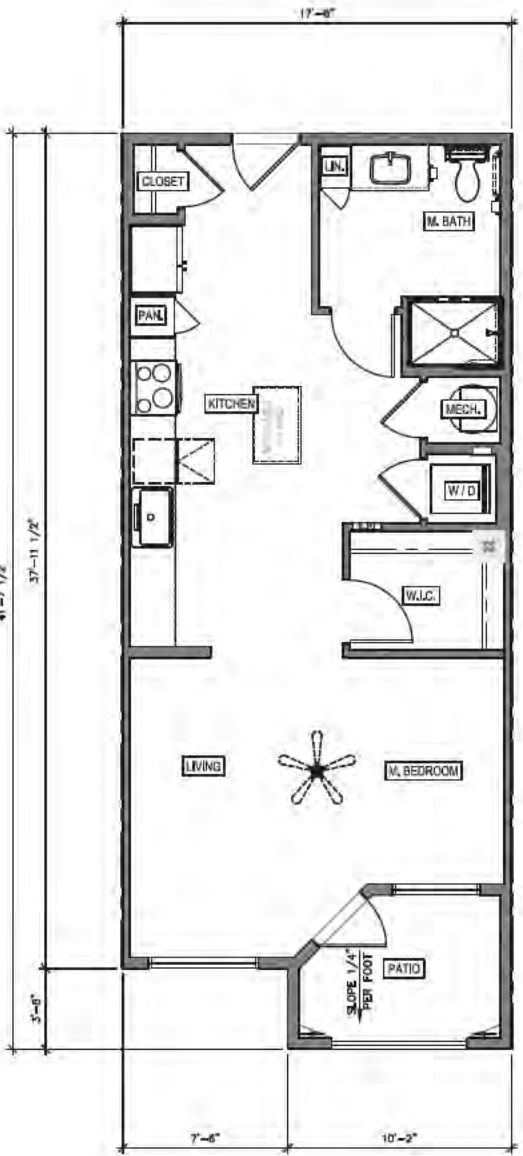
UNIT AS.3
1ST FLOOR - DOG YARD

GROSS LIVABLE AREA:	
LIVABLE:	850 S.F.
STORAGE:	0 S.F.
PATIO/BALCONY:	84 S.F.
TOTAL:	714 S.F.



UNIT AS.1 & AS.2
1ST FLOOR

GROSS LIVABLE AREA:	
LIVABLE:	850 S.F.
STORAGE:	0 S.F.
PATIO/BALCONY:	128 S.F.
TOTAL:	778 S.F.



UNIT AS
UPPER FLOORS

GROSS LIVABLE AREA:	
LIVABLE:	850 S.F.
STORAGE:	0 S.F.
PATIO/BALCONY:	84 S.F.
TOTAL:	714 S.F.

FLOOR PLAN
UNIT AS

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architecture
group, inc.
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chandler, arizona 85020
Phone 602.285.9200 Fax 602.285.9225

EXPIRES 9/30/25
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Apartment Homes
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PLANNING
RESUBMITTAL

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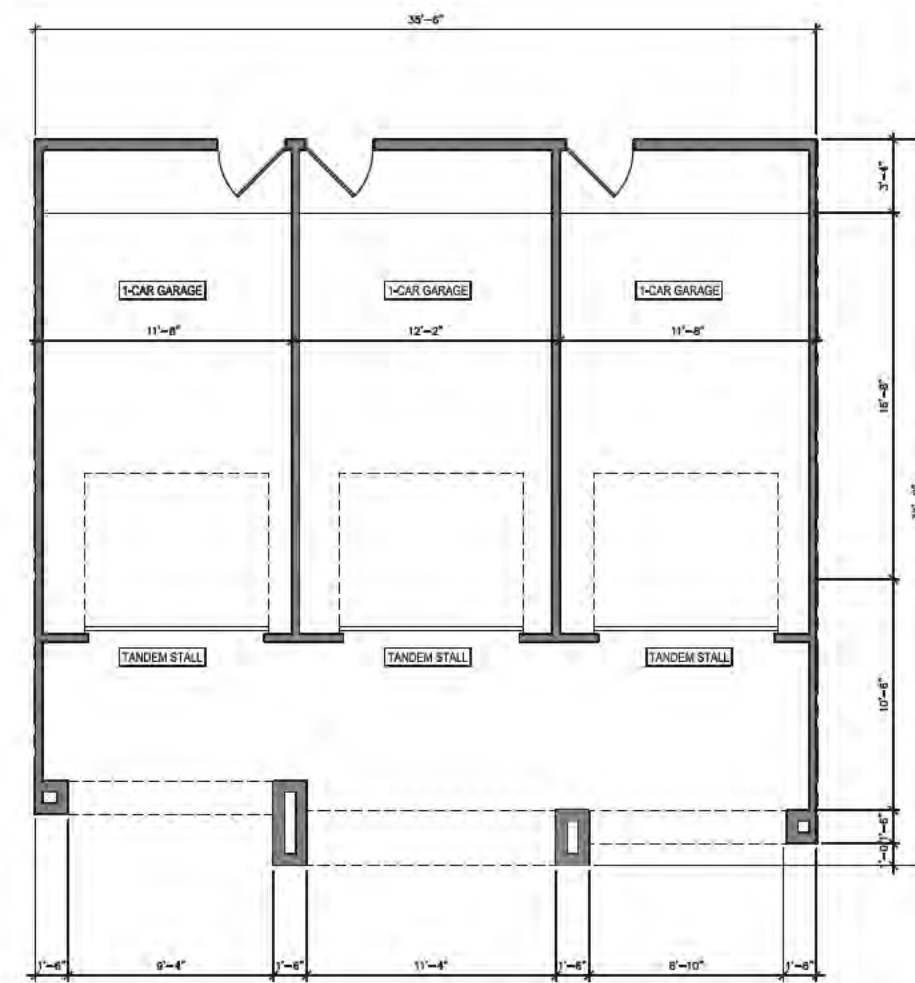
JOB NO: 254831
SCALE: 1/4" = 1'-0"
SHEET NO:

A2.4.0



UNIT B1
UPPER FLOORS

GROSS LIVABLE AREA: 1,066 S.F.
LIVABLE: 9 S.F.
STORAGE: 72 S.F.
PATIO/BALCONY: 1,140 S.F.
TOTAL



UNIT B1 - GARAGE
TYPICAL

GROSS AREA: 713 S.F.
GARAGE: 427 S.F.
TANDEM PARKING: 1,140 S.F.
TOTAL

FLOOR PLANS
UNIT B1 & B1 GARAGE

biltform
architecture

biltform architecture
group, inc.

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phoenix, arizona 85020
Phone: 602.285.5200 Fax: 602.285.5225

EXPIRES 9/30/25

TOLL BROTHERS UPTOWN
Apartment Homes
CHANDLER, ARIZONA

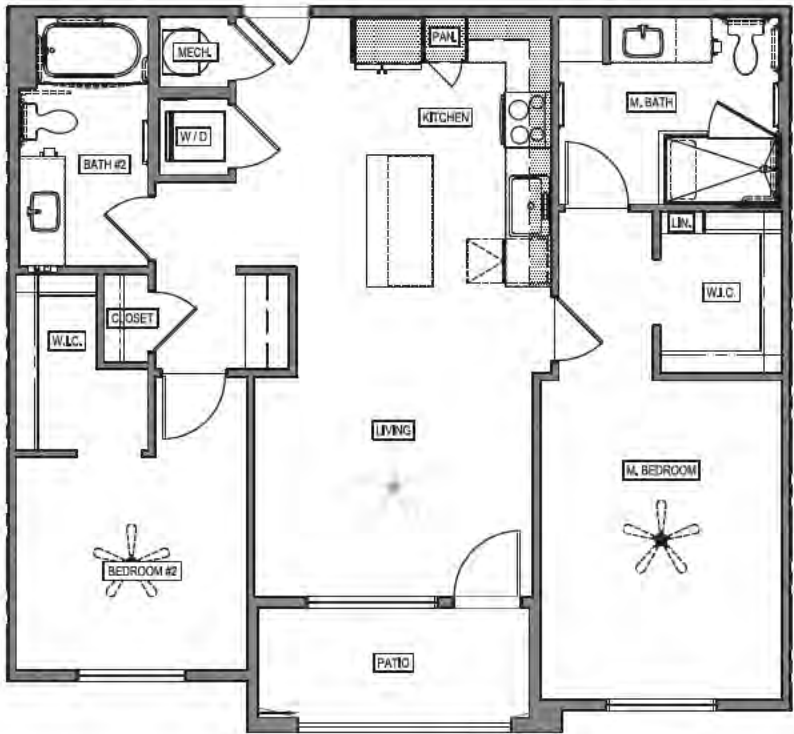
TOLL BROTHERS APARTMENT LIVING
8767 E. VIA DE VENTURA, SUITE 390, SCOTTSDALE, AZ. 85258

PLANNING RESUBMITTAL	
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JOB NO:	254231
SCALE:	1/4" = 1'-0"
SHEET NO:	



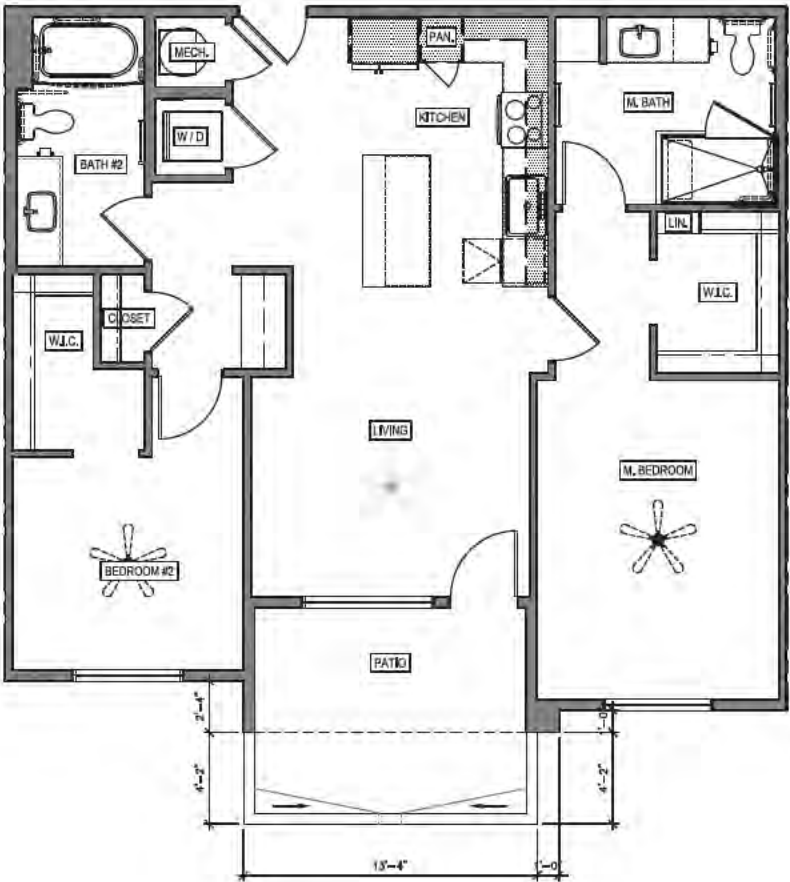
biltform architecture
group, inc.

11460 north cave creek road, suite 11
avondale, arizona 85020
Phone: 602.285.0200 Fax: 602.285.0225



UNIT B1.3
1ST FLOOR - DOG YARD

GROSS LIVABLE AREA:	
LIVABLE:	1,066 S.F.
STORAGE:	0 S.F.
PATIO/BALCONY:	72 S.F.
TOTAL:	1,140 S.F.



UNIT B1.1 & B1.2
1ST FLOOR

GROSS LIVABLE AREA:	
LIVABLE:	1,111 S.F.
STORAGE:	25 S.F.
PATIO:	155 S.F.
TOTAL:	1,291 S.F.

EXPIRES 9/30/25
TOLL BROTHERS UPTOWN
Apartment Homes
CHANDLER, ARIZONA
TOLL BROTHERS APARTMENT LIVING
8767 E. VIA DE VENTURA, SUITE 390, SCOTTSDALE, AZ. 85258

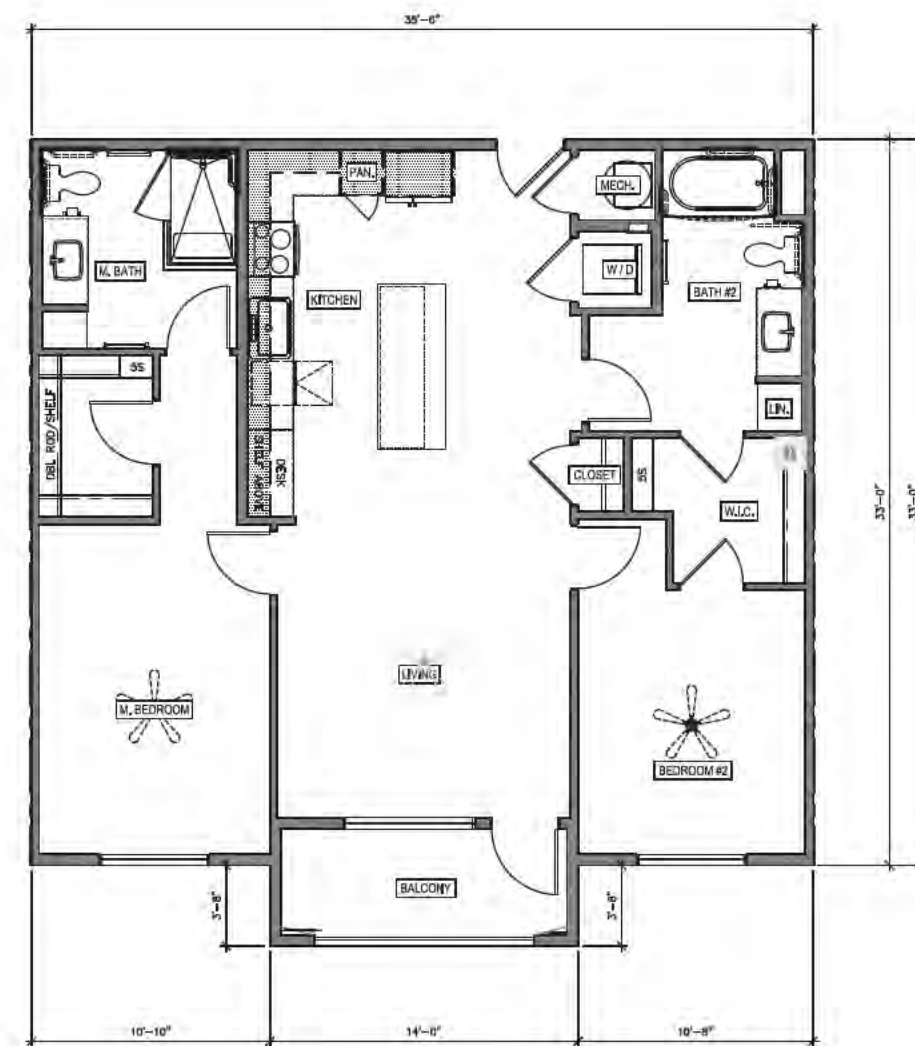
PLANNING
RESUBMITTAL

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JOB NO: 254831
SCALE: 1/4" = 1'-0"
SHEET NO:

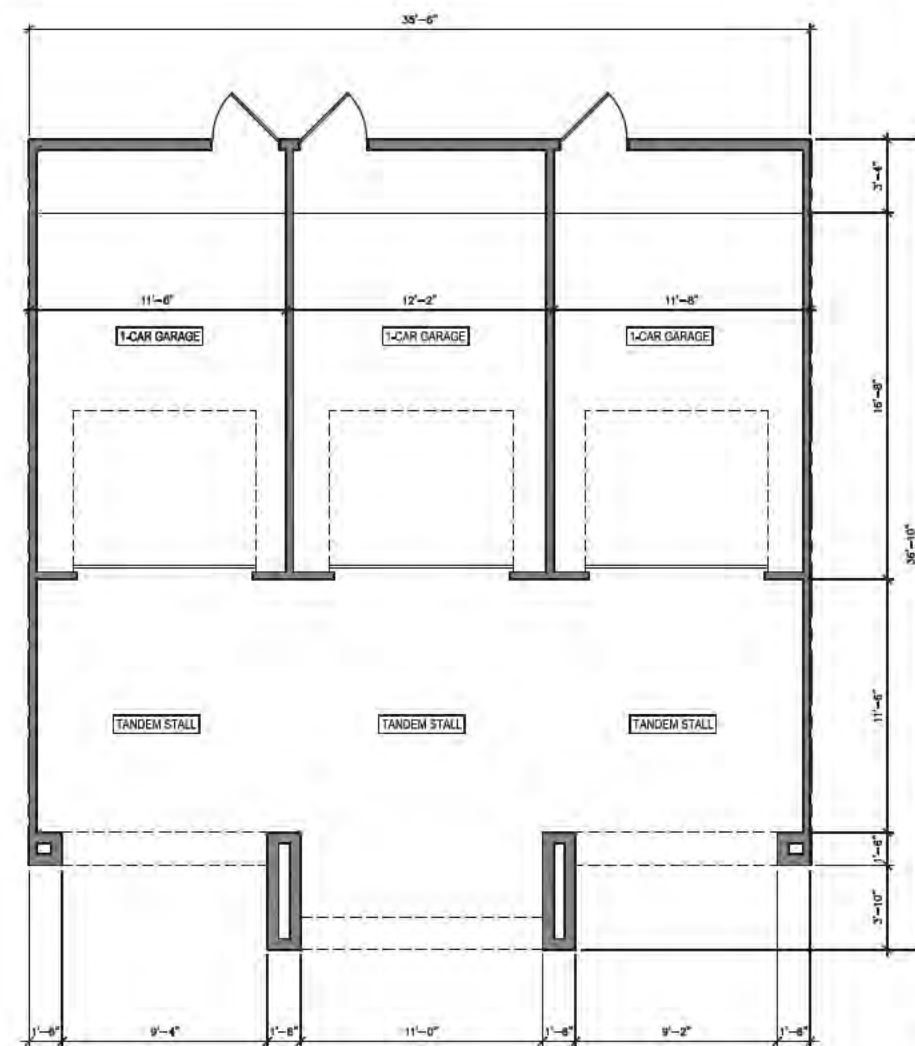
FLOOR PLANS
UNIT B1

A2.5.1
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UNIT B2
UPPER FLOORS

GROSS LIVABLE AREA:
LIVABLE: 1,153 S.F.
STORAGE: 0 S.F.
PATIO/BALCONY: 73 S.F.
TOTAL: 1,226 S.F.



UNIT B2 - GARAGE
TYPICAL

GROSS AREA:
GARAGE: 711 S.F.
TANDEM PARKING: 613 S.F.
TOTAL: 1,324 S.F.

FLOOR PLANS
UNIT B2 & B2 GARAGE



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EXPIRES 3/30/25
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Apartment Homes
CHANDLER, ARIZONA
TOLL BROTHERS APARTMENT LIVING
8767 E. VIA DE VENTURA, SUITE 390, SCOTTSDALE, AZ. 85258

PLANNING
RESUBMITTAL

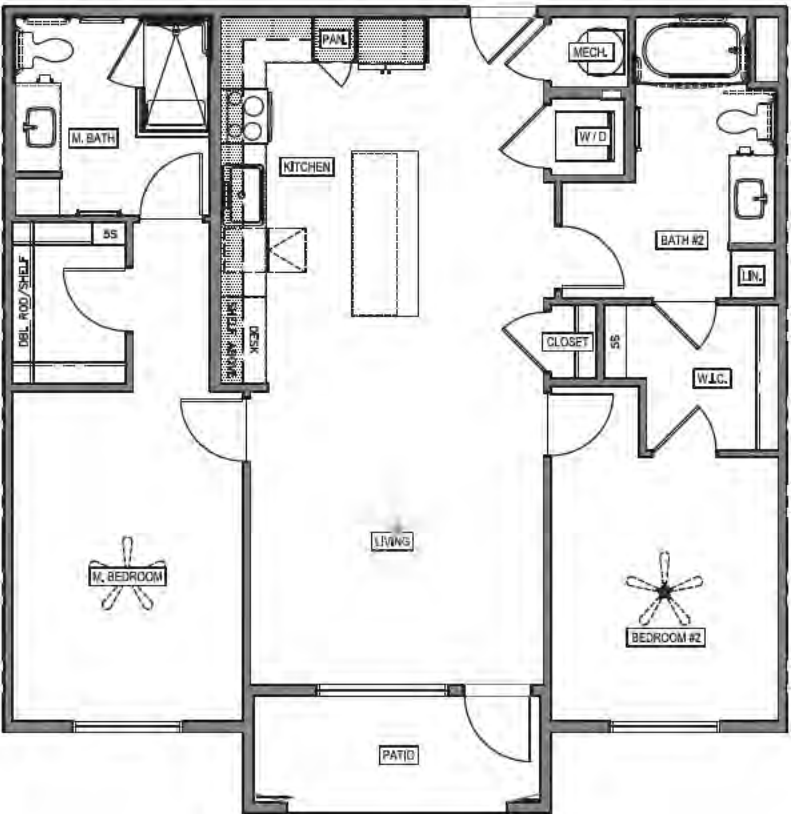
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JOB NO: 254231
SCALE: 1/4" = 1'-0"
SHEET NO:



biltform architecture
group, inc.

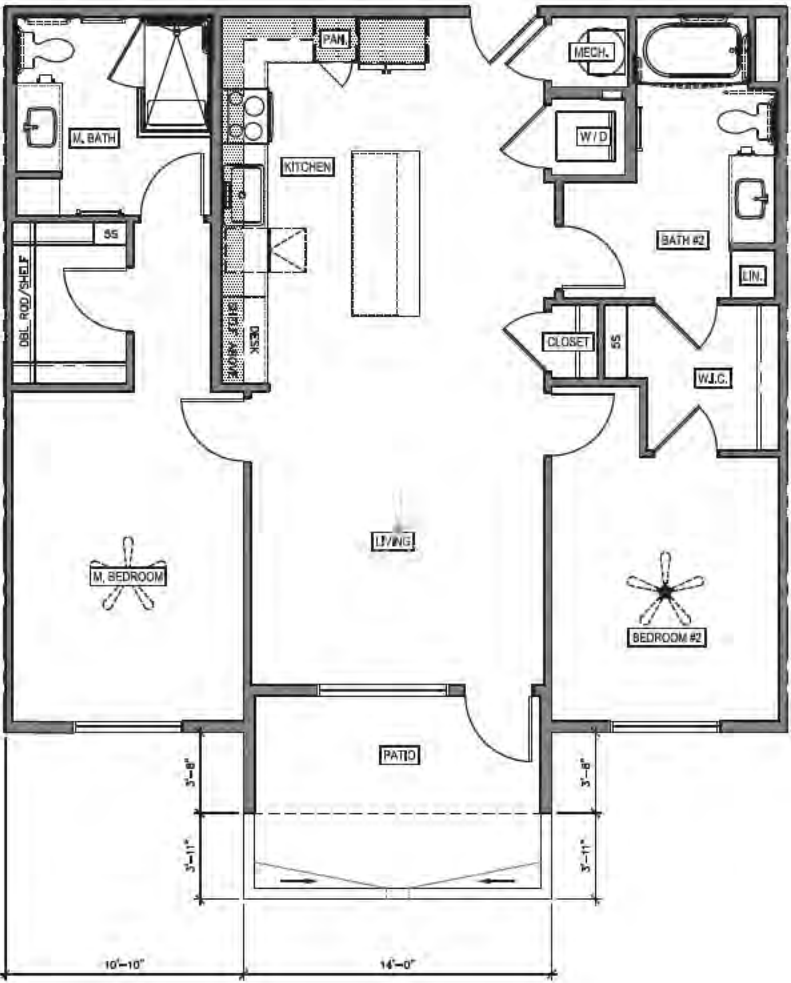
11460 north cave creek road, suite 11
avondale, arizona 85020
Phone: 602.285.0200 Fax: 602.285.0225



DOG YARD
REFER TO
SITE PLAN

UNIT B2.3
1ST FLOOR - DOG YARD

GROSS LIVABLE AREA:	1,153 S.F.
LIVABLE:	0 S.F.
STORAGE:	73 S.F.
PATIO/BALCONY:	128 S.F.
TOTAL:	1,228 S.F.



UNIT B2.1 & B2.2
1ST FLOOR

GROSS LIVABLE AREA:	1,153 S.F.
LIVABLE:	0 S.F.
STORAGE:	73 S.F.
PATIO/BALCONY:	128 S.F.
TOTAL:	1,228 S.F.

EXPIRES 9/30/25
TOLL BROTHERS UPTOWN
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PLANNING
RESUBMITTAL

REVISIONS:	
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JOB NO: 254831
SCALE: 1/4" = 1'-0"
SHEET NO:

FLOOR PLANS
UNIT B2

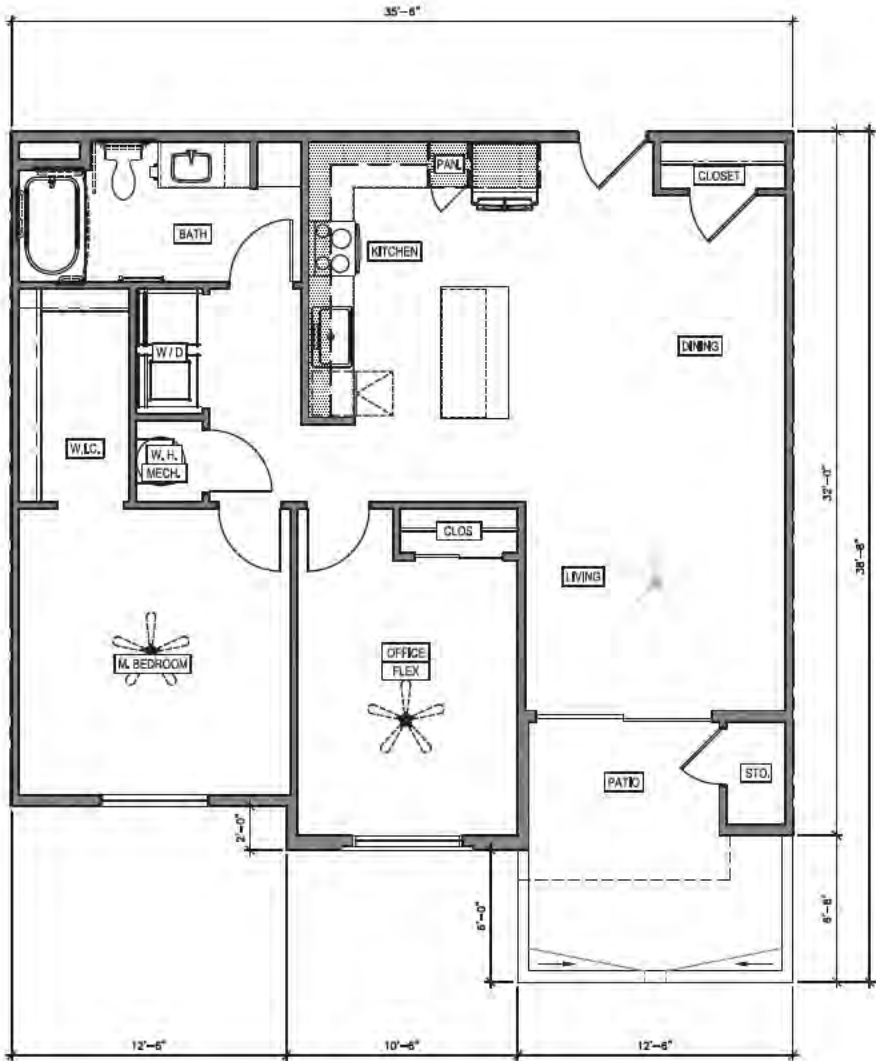
A2.6.1



DOG YARD
REFER TO
SITE PLAN

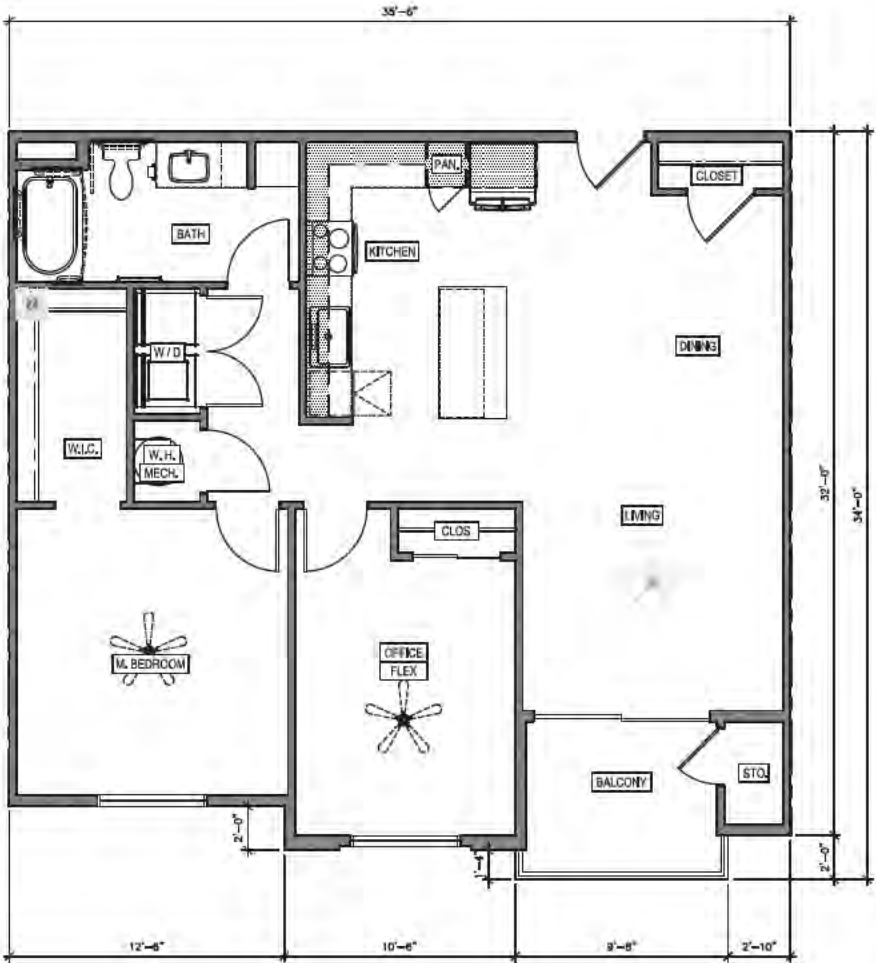
UNIT B4.3
1ST FLOOR - DOG YARD

GROSS LIVABLE AREA:	
LIVABLE:	1,067 S.F.
STORAGE:	17 S.F.
PATIO/BALCONY:	64 S.F.
TOTAL:	1,148 S.F.



UNIT B4.1 & B4.2
1ST FLOOR

GROSS LIVABLE AREA:	
LIVABLE:	1,067 S.F.
STORAGE:	17 S.F.
PATIO/BALCONY:	128 S.F.
TOTAL:	1,212 S.F.



UNIT B4
UPPER FLOORS

GROSS LIVABLE AREA:	
LIVABLE:	1,067 S.F.
STORAGE:	17 S.F.
PATIO/BALCONY:	64 S.F.
TOTAL:	1,148 S.F.

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PLANNING
RESUBMITTAL

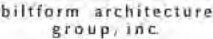
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JOB NO: 23433
SCALE: 1/4" = 1'-0"
SHEET NO:

FLOOR PLANS
UNIT B4

A2.7.0

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EXPIRES 9/30/25

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PLANNING RESUBMITTAL

REVISIONS:

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JOB NO:

234

SCALE:

 $1/4^2 = 1/16$

SHEET 1

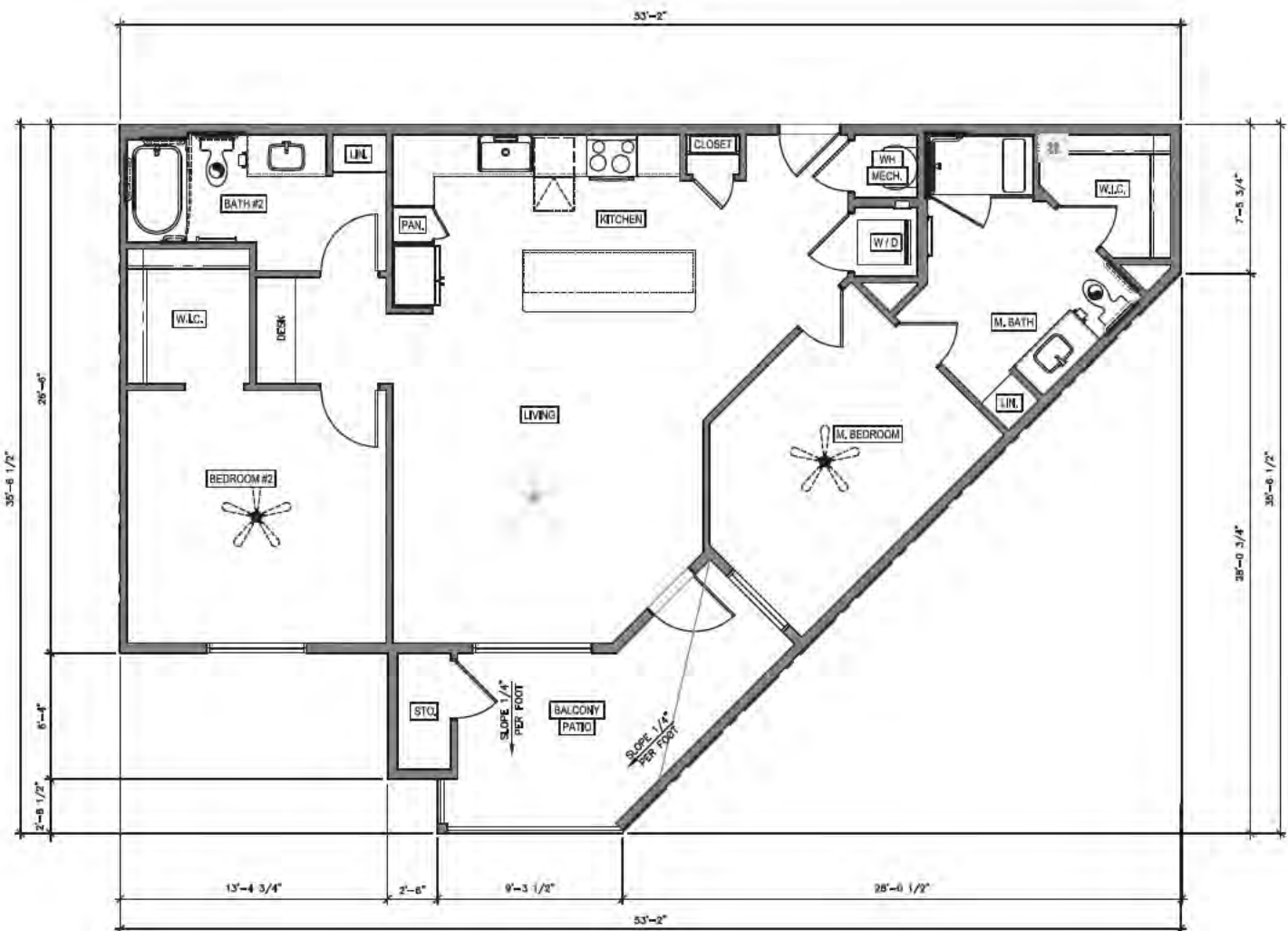
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11

FLOOR PLAN
UNIT B5

A2.8.0

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UNIT B5
ALL FLOORS

ALL FLOORS

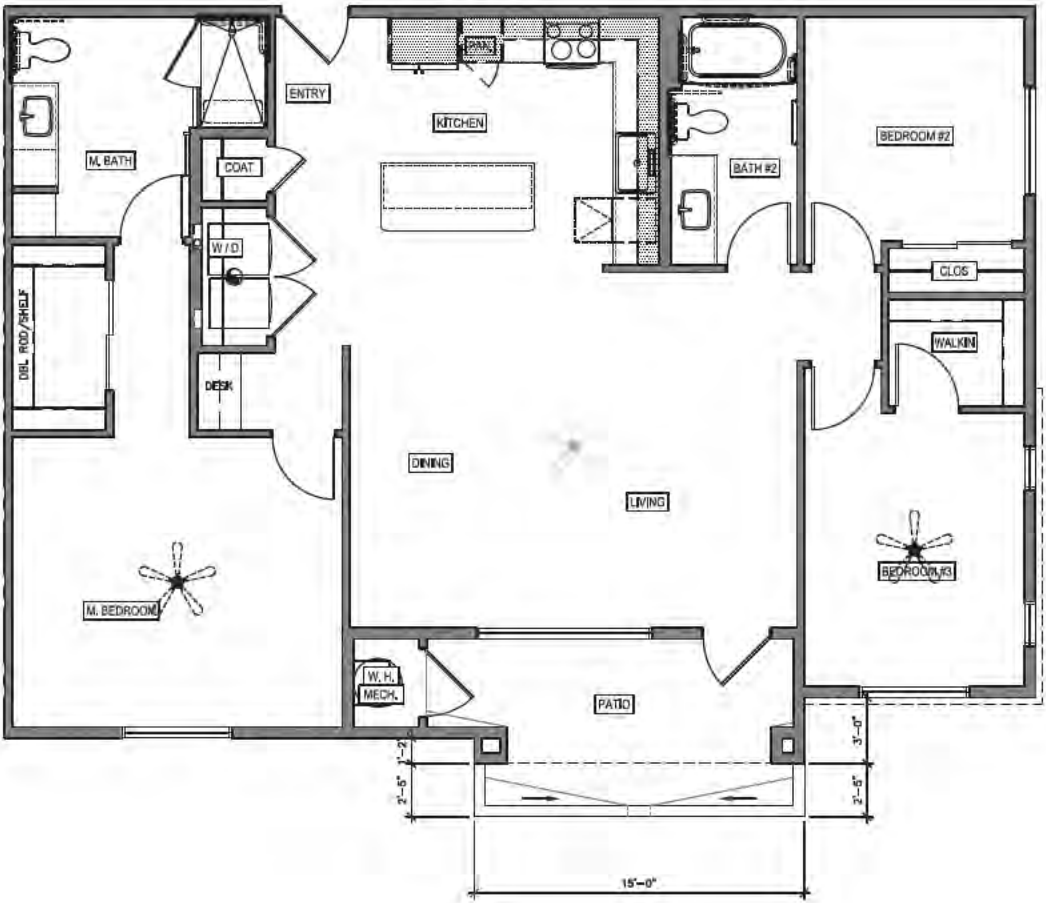
GROSS LIVABLE AREA:	
LIVABLE:	1208 S.F.
STORAGE:	22 S.F.
PATIO/BALCONY:	133 S.F.
TOTAL	1,363 S.F.

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UNIT C1.1 & C1.2	
1ST FLOOR	
GROSS LIVABLE AREA:	
LIVABLE:	1,460 S.F.
STORAGE:	15 S.F.
PATIO/BALCONY:	129 S.F.
TOTAL:	1,594 S.F.

EXPIRES 9/30/25

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Apartment Homes
CHANDLER, ARIZONA

TOLL BROTHERS APARTMENT LIVING
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PLANNING
RESUBMITTAL

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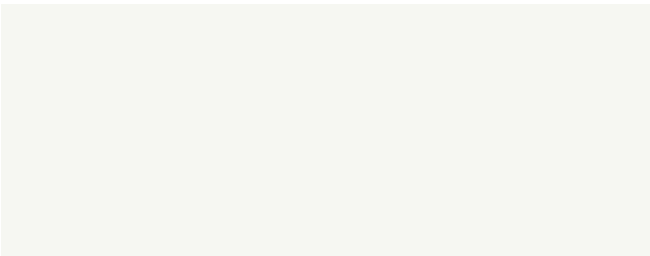
JOB NO:	23-4331
SCALE:	1/4" = 1'-0"
SHEET NO:	

FLOOR PLANS
UNIT C1

A2.9.1

Toll Brothers Uptown
23-031

Dunn Edwards DEW381 Droplets
Body Color 1



Aluminum Clear
Anodized Finish
Metal Screens



Dunn Edwards DE6376 Looking Glass
Body Color 2



Trenwyth High
Polish 4107 8"x16"
Masonry Veneer



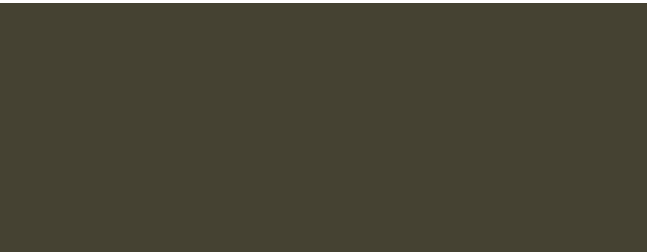
Benjamin Moore AC-34
Cape Hatteras Sand
Body Color 3



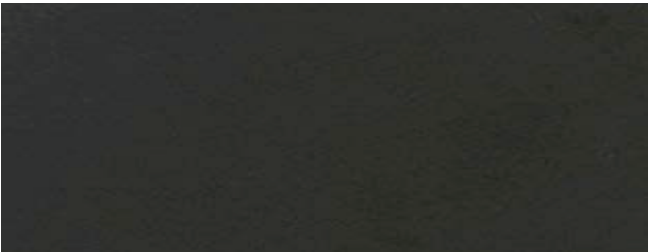
Railings, Doors &
Metal Canopies
Sherwin Williams
SW6258 Tricon
Black



Benjamin Moore 2139-10
River Rock
Body Color 4



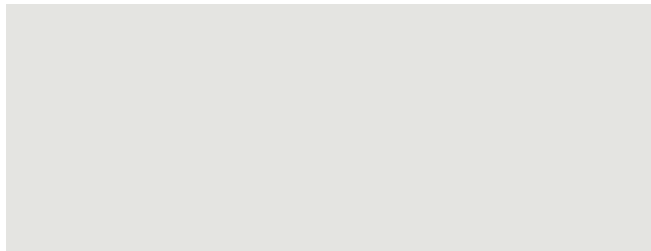
Dark Bronze
Window/
Storefront Frames



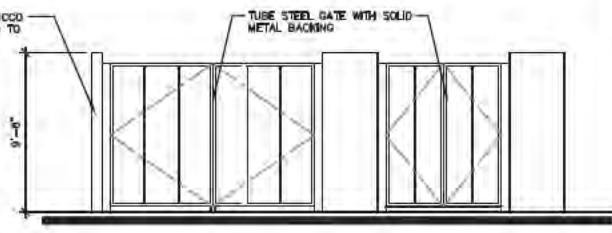
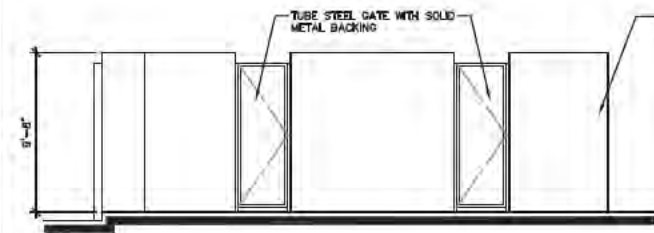
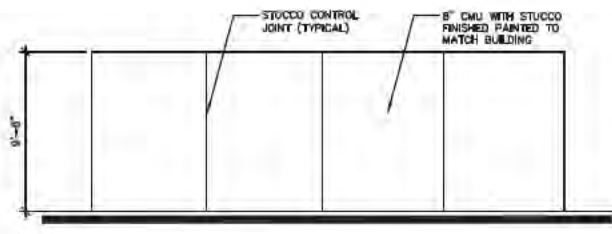
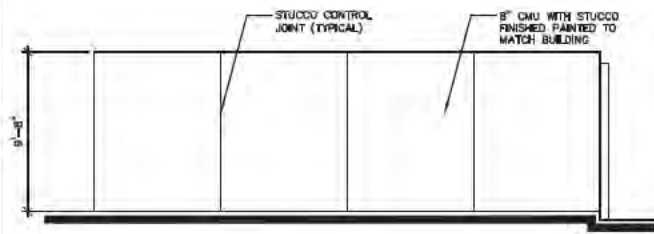
Dunn Edwards DE6105
Weathered Leather
Body Color 5 & Lap Siding



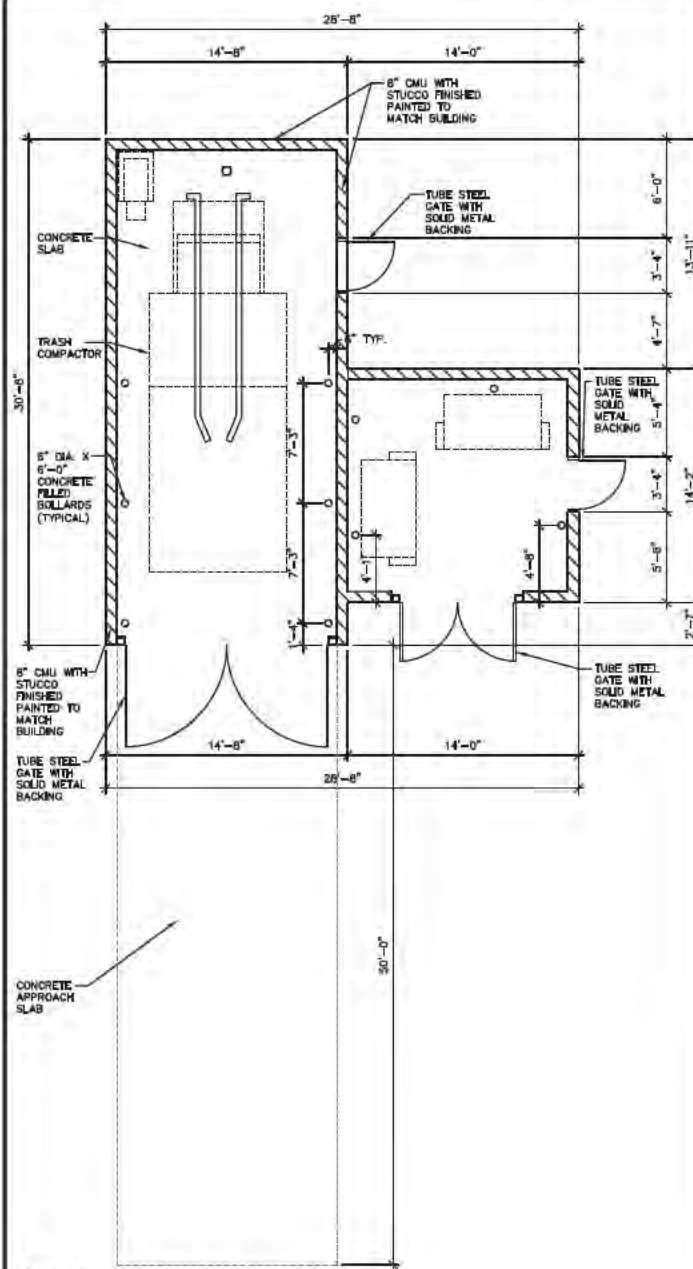
Benjamin Moore
2112-70 American White
Fiber Cement Panels



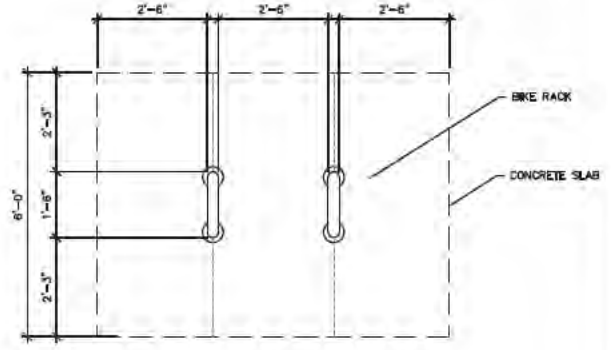
COLOR & MATERIALS EXHIBIT



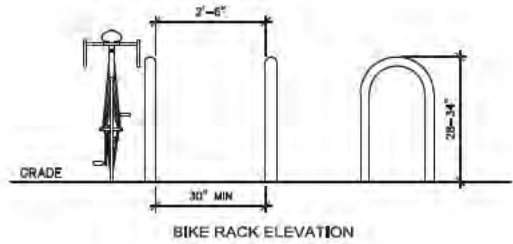
5 REFUSE ENCLOSURE ELEVATION
3/16" = 1'-0"



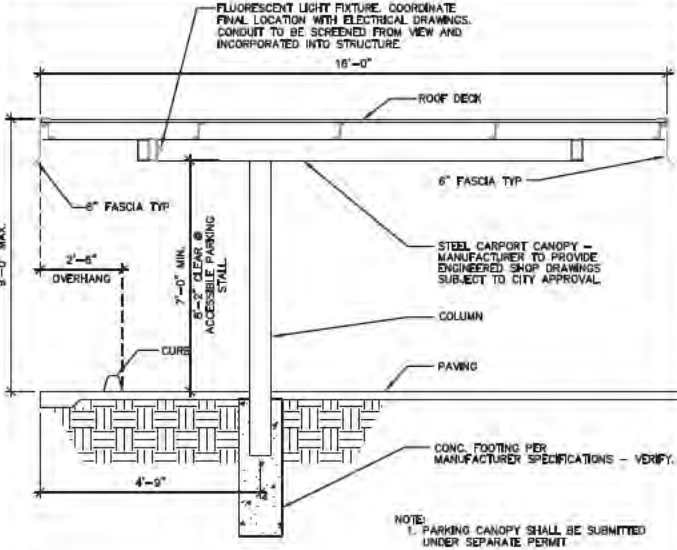
4 REFUSE ENCLOSURE PLAN
3/16" = 1'-0"



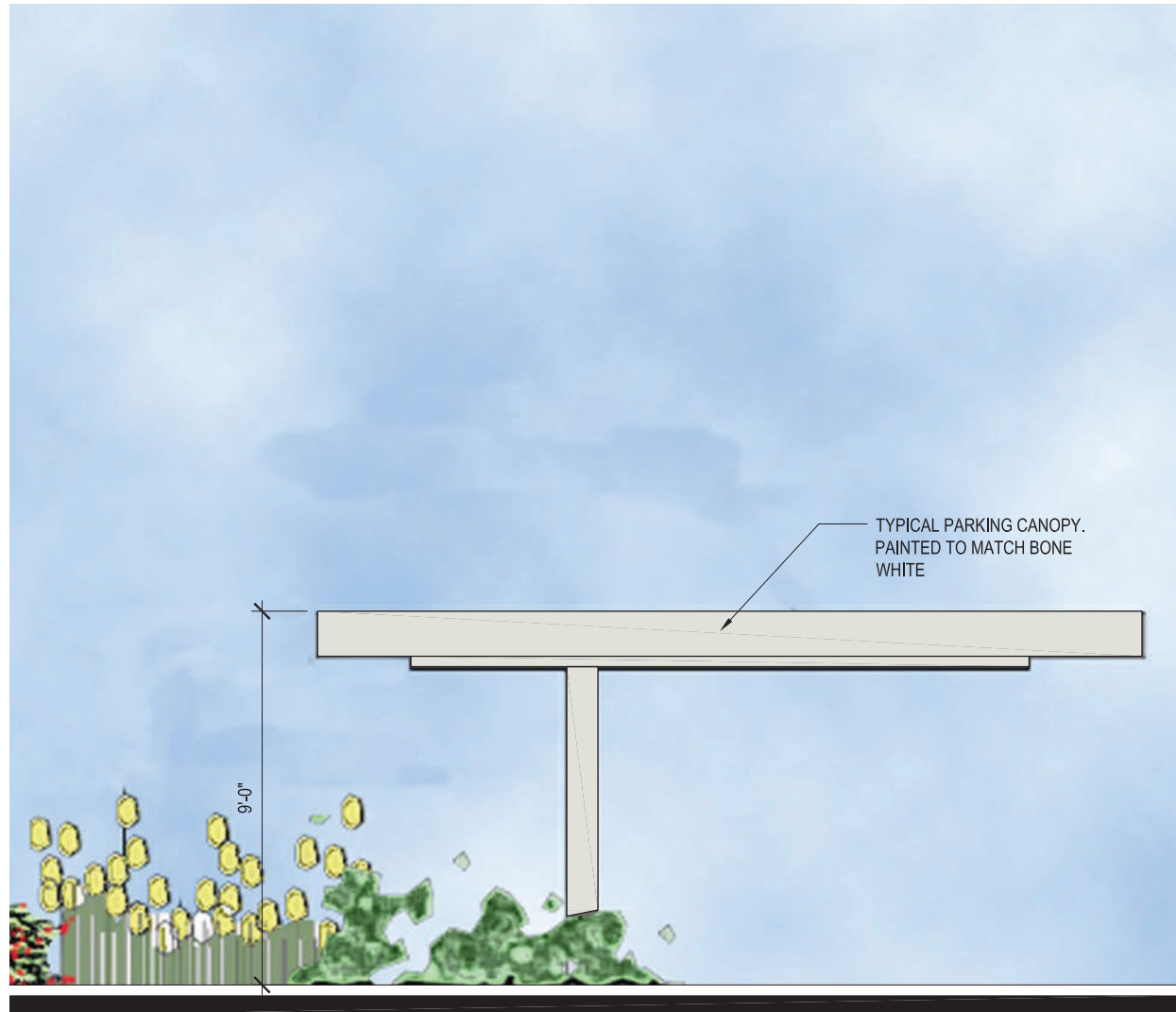
1 BIKE RACK - PLAN VIEW
1/2" = 1'-0"



2 BIKE RACK - ELEVATION
1/2" = 1'-0"



3 PARKING CANOPY
3/8" = 1'-0"



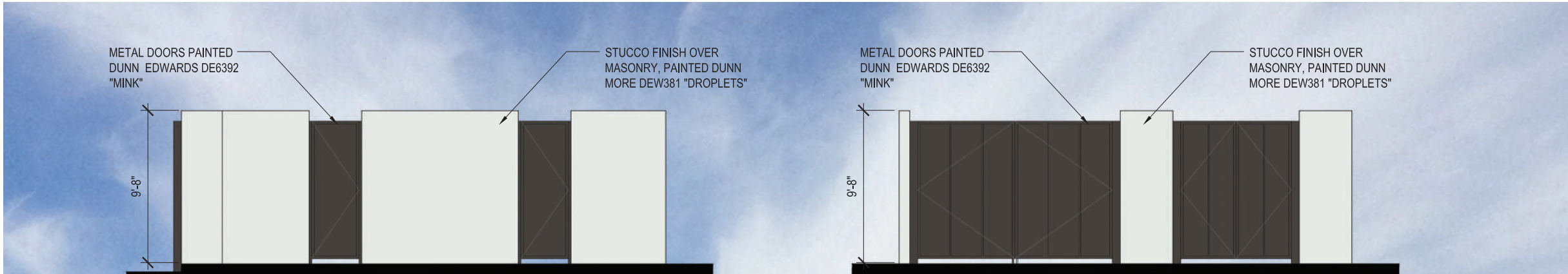
TOLL BROTHERS UPTOWN TOLL BROTHERS APARTMENT LIVING

PARKING CANOPY EXHIBIT
COLOR
N.T.S.
preliminary not for construction

05/21/2024
EXA

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architecture

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group, inc.
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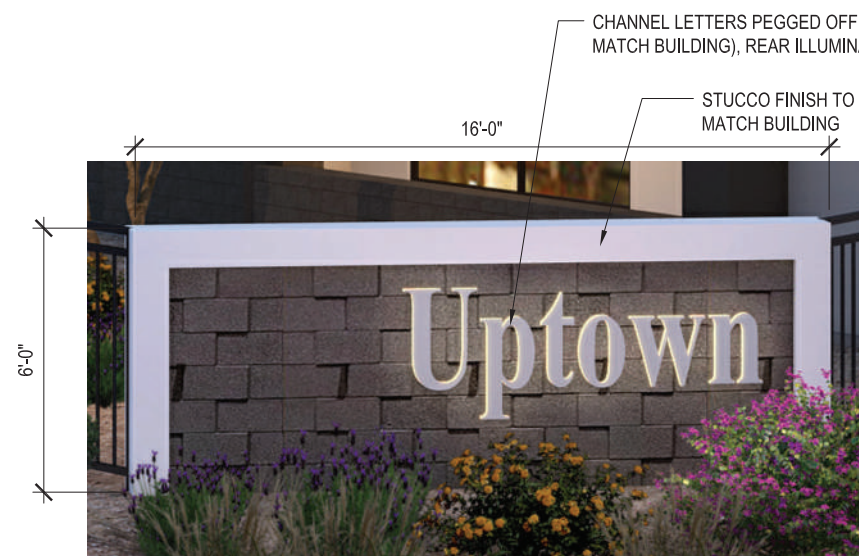


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COMPACTOR EXHIBIT
COLOR
N.T.S.
preliminary not for construction

05/21/2024
EXB



SIGNAGE TO BE ILLUMINATED AS ALLOWED BY CITY OF CHANDLER SIGN CODE

B MONUMENT SIGNAGE
1/2" = 1'-0"

EXHIBITS ARE FOR CONCEPTUAL PURPOSES ONLY, FINAL SIGNAGE DESIGN AND LAYOUT BY OTHERS



A BUILDING SIGNAGE
1/4" = 1'-0"

BUILDING AND MONUMENT SIGN EXHIBIT
N.T.S.
preliminary not for construction

07/29/2024

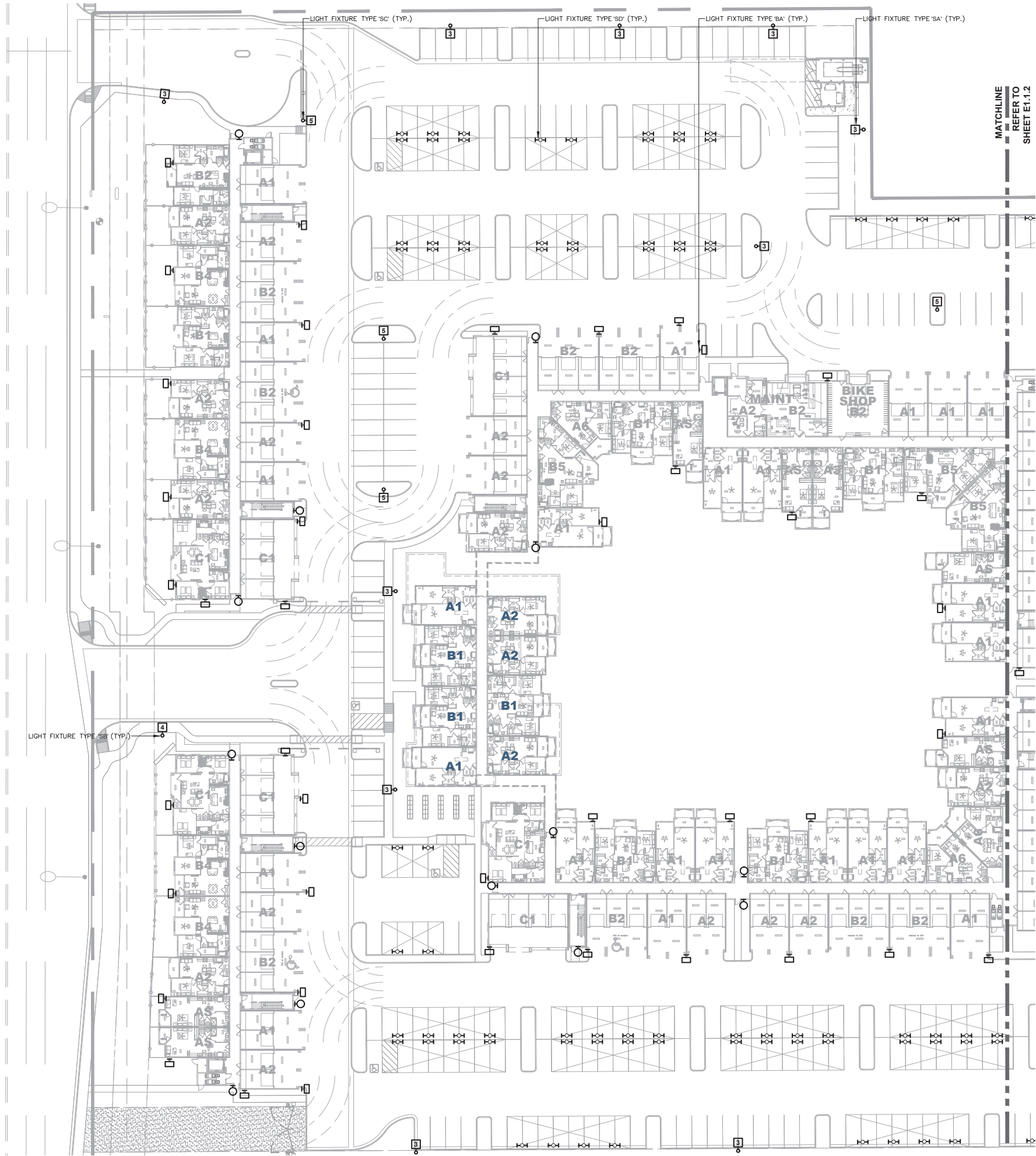
EXC

TOLL BROTHERS UPTOWN

TOLL BROTHERS APARTMENT LIVING

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SITE LIGHTING
ELECTRICAL PLAN



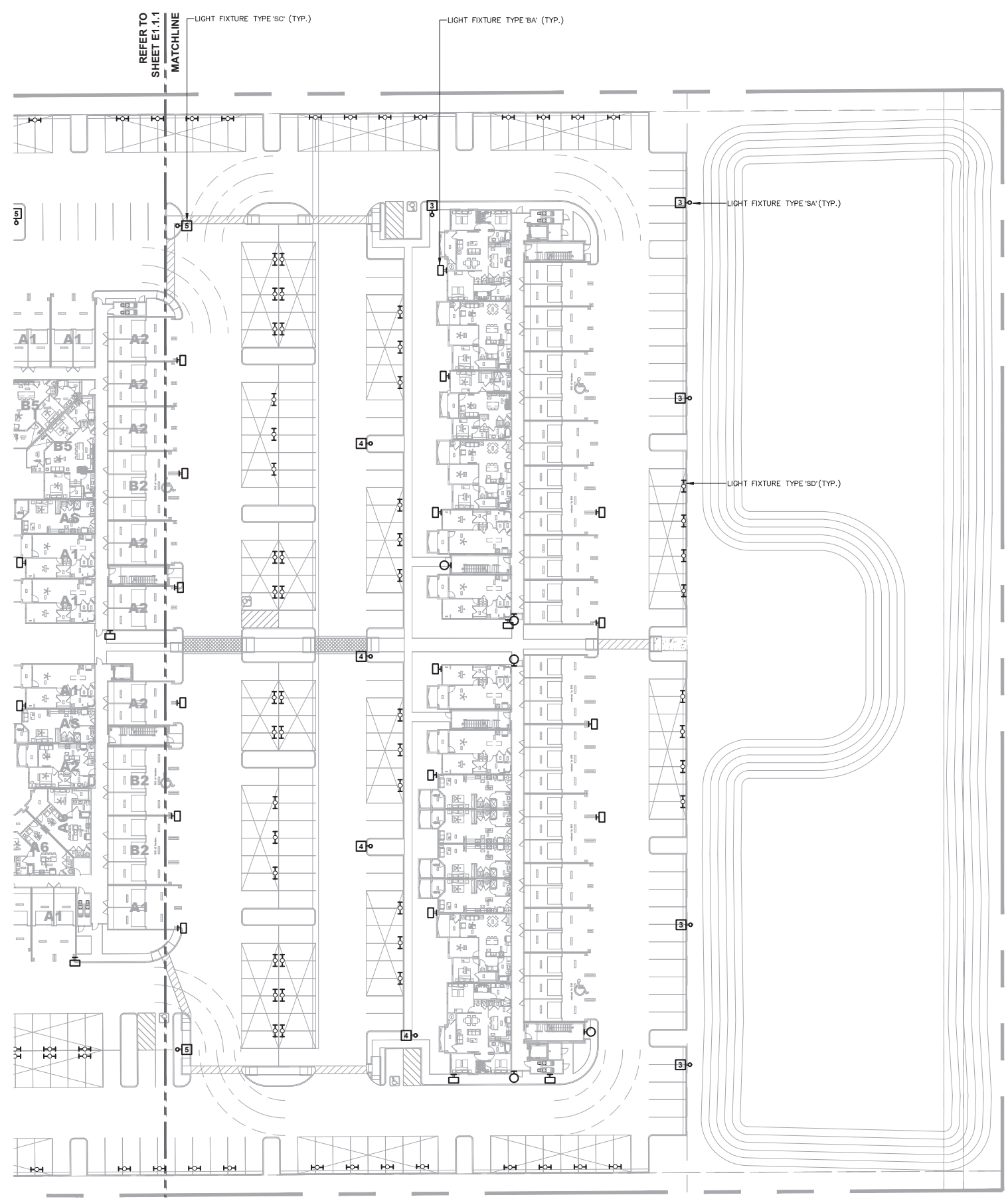
biltform
architecture
group, LLC.
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phoenix - arizona 85020
Phone 602.285.9200 Fax 602.285.9229

EXPIRES 9/30/25
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Apartment Homes
CHANDLER, ARIZONA
TOLL BROTHERS APARTMENT LIVING
8767 E. VIA DE VENTURA, SUITE 390, SCOTTSDALE, AZ. 85258

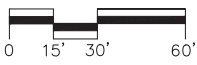
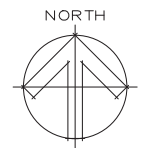
100% SCHEMATIC
DESIGN
02/16/2024

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E1.1



SITE LIGHTING
ELECTRICAL PLAN



rtm
engineering consultants
74770 Highway 111, Suite 203
Indian Wells, CA 92210
rimec.com | 760.340.9005

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group, LLC.
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EXPIRES 9/30/25

TOLL BROTHERS UPTOWN
Apartment Homes
CHANDLER, ARIZONA

TOLL BROTHERS APARTMENT LIVING
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100% SCHEMATIC
DESIGN
02/16/2024

REVISIONS:	
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JOB NO:	23-031
SCALE:	1" = 30'-0"
SHEET NO:	

E1.2

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architecture
group, LLC.

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EXPIRES 9/30/25

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TOLL BROTHERS APARTMENT LIVING
8767 E. VIA DE VENTURA, SUITE 390, SCOTTSDALE, AZ. 85258

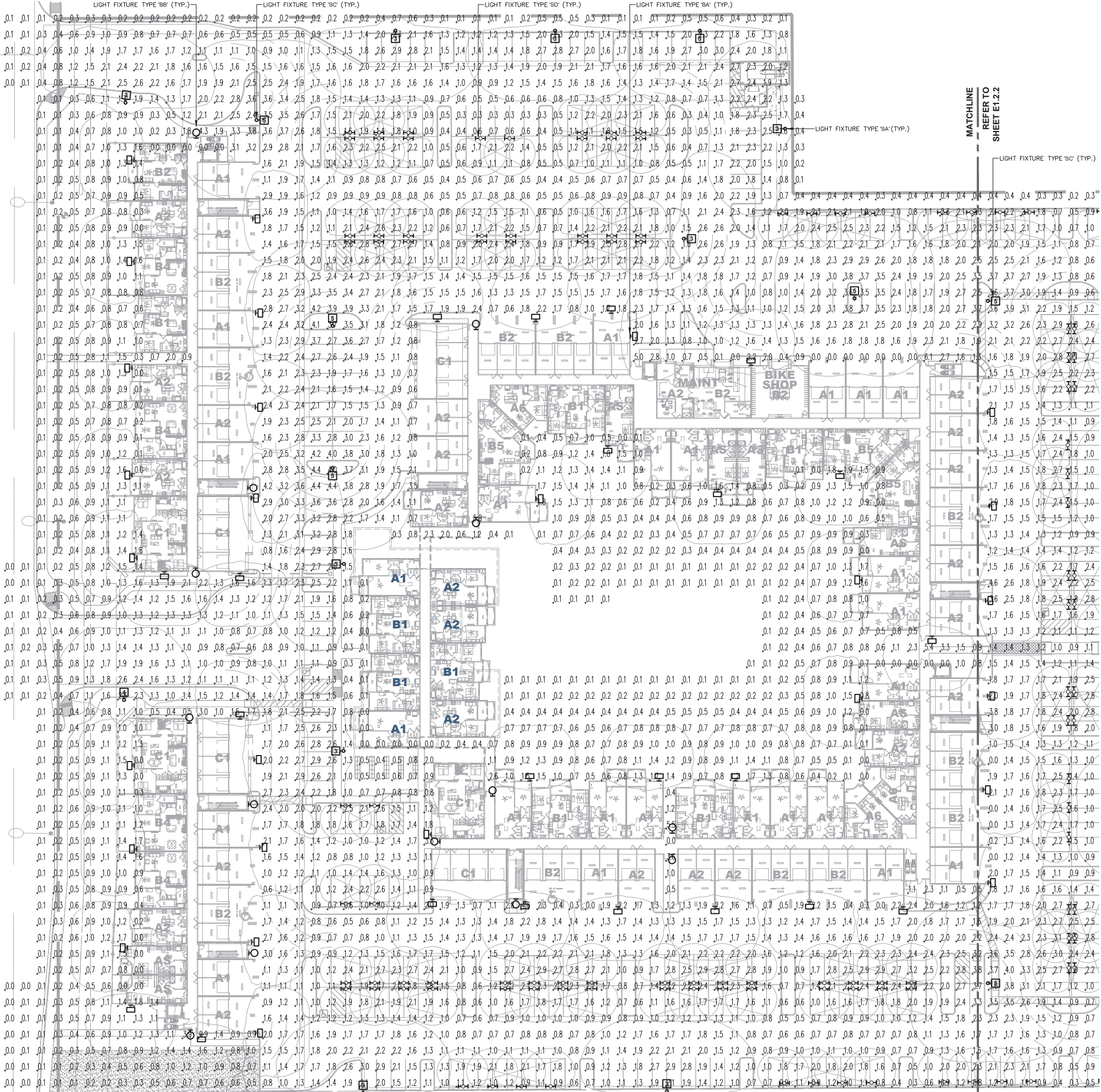
100% SCHEMATIC
DESIGN
02/16/2024

REVISIONS:	
△ -	-
△ -	-
△ -	-
△ -	-
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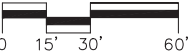
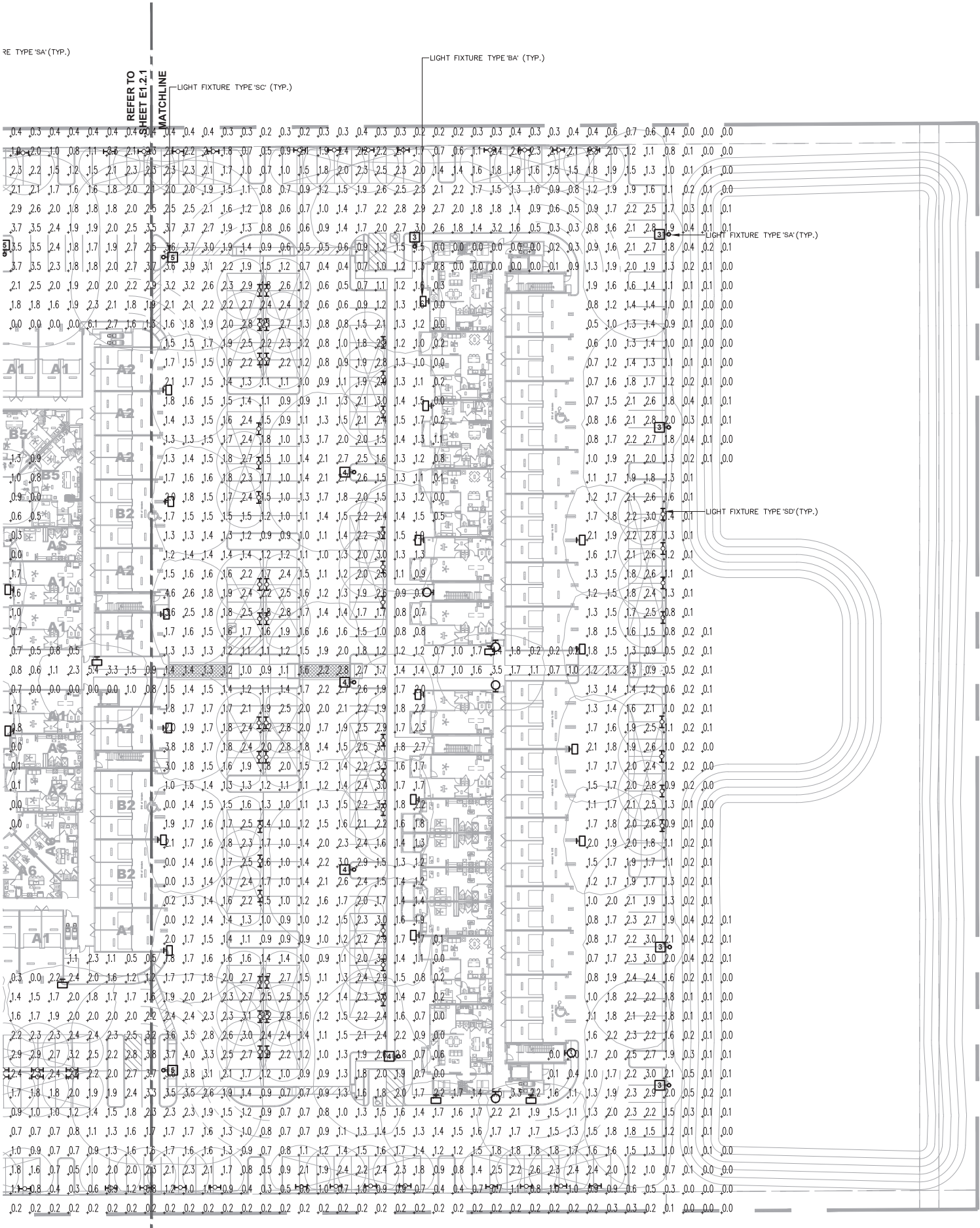
JOB NO: 23-031
SCALE: 1" = 30'-0"
SHEET NO:

E1.3

rtm
engineering consultants
74770 Highway 111, Suite 303
Indian Wells, CA 92210
rtimec.com | 760.340.9005



SITE PHOTOMETRIC PLAN



SITE PHOTOMETRIC PLAN

biltform architecture group, LLC.
11460 north cave creek road, suite 11
phoenix, arizona 85020
Phone 602.285.9200 Fax 602.285.9229

EXPIRES 9/30/25

TOLL BROTHERS UPTOWN

Apartment Homes
CHANDLER, ARIZONA

TOLL BROTHERS APARTMENT LIVING

8767 E. VIA DE VENTURA, SUITE 390, SCOTTSDALE, AZ. 85258

100% SCHEMATIC
DESIGN
02/16/2024

REVISIONS:	
△ -	-
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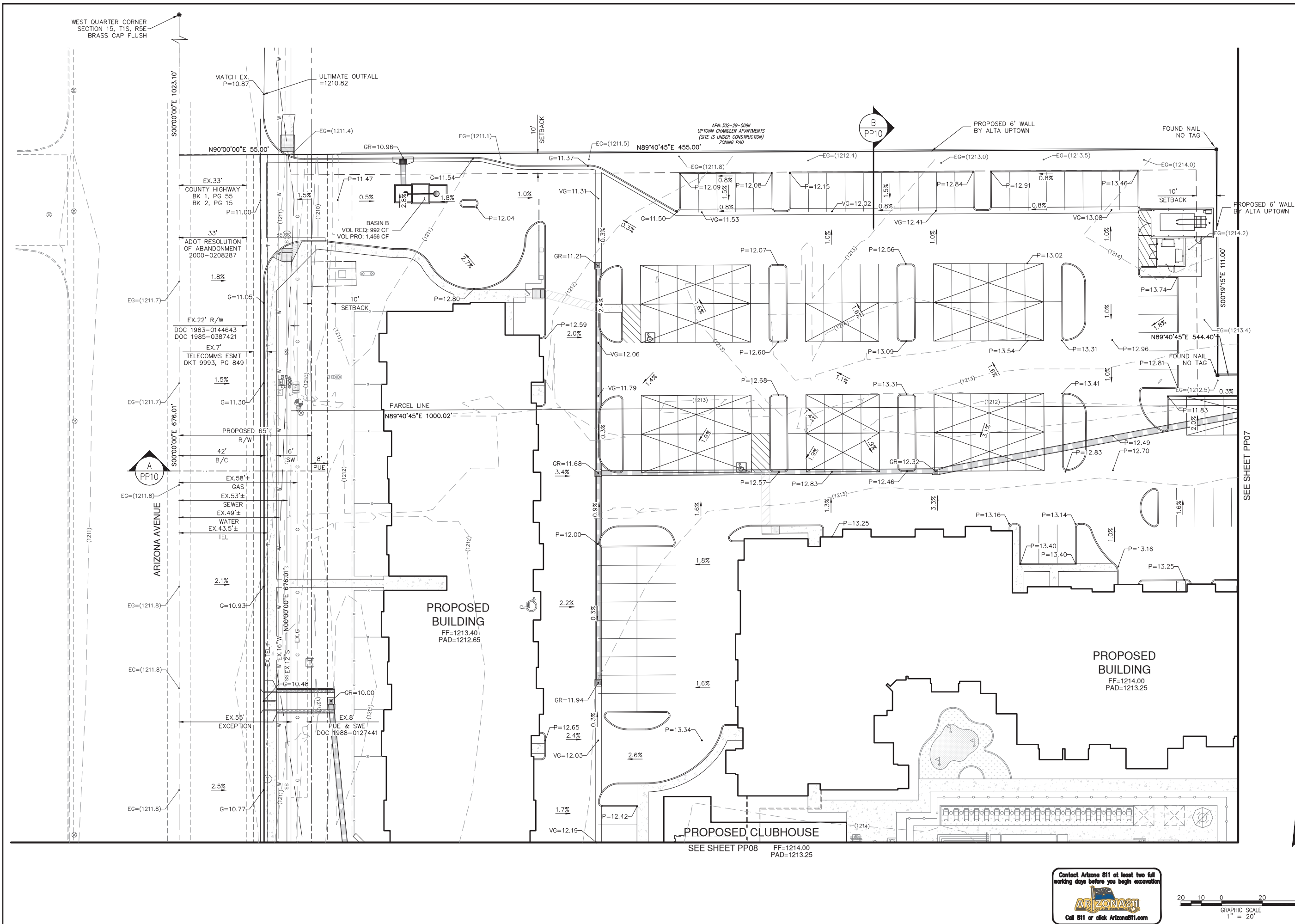
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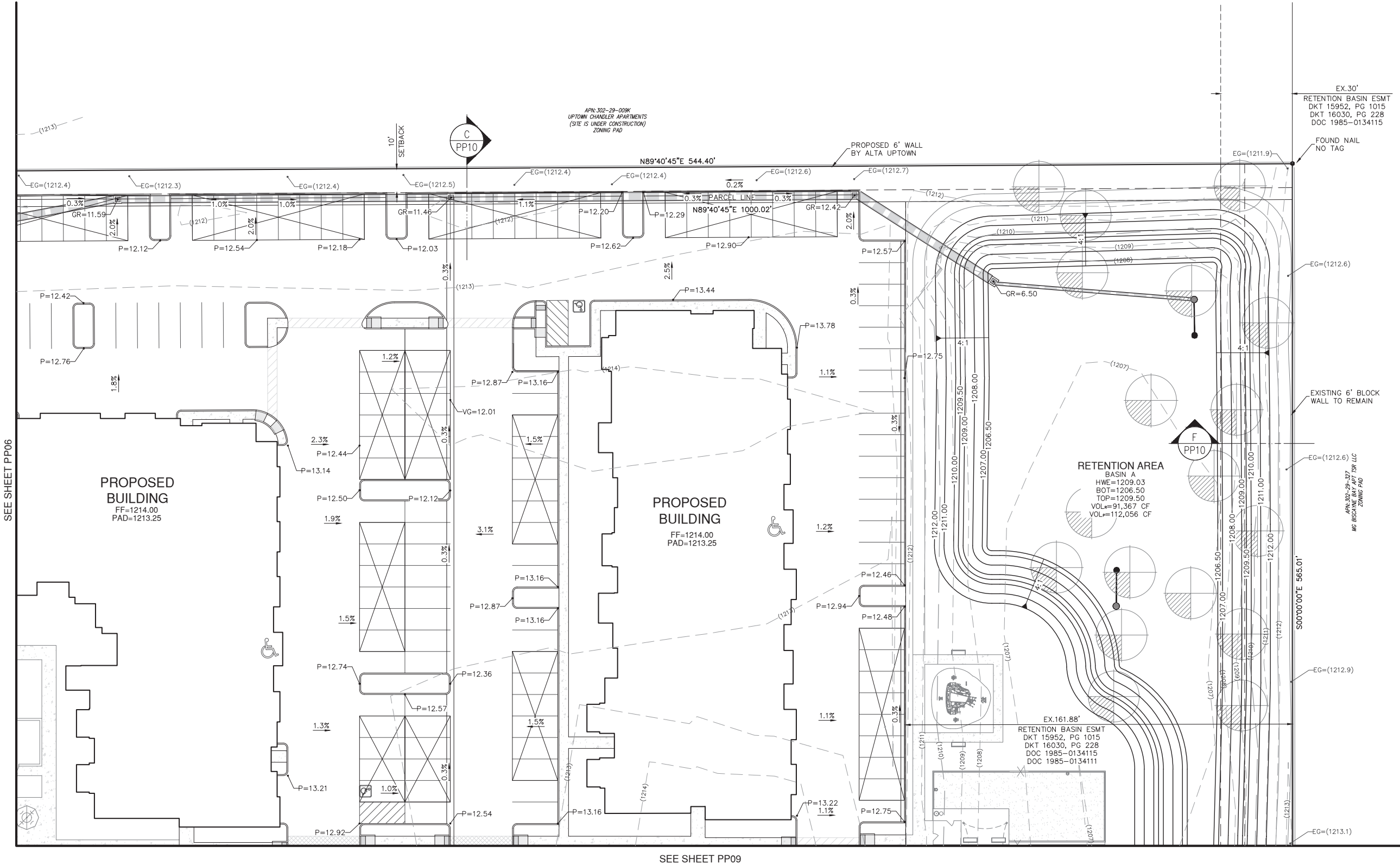


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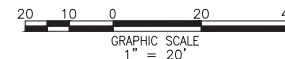
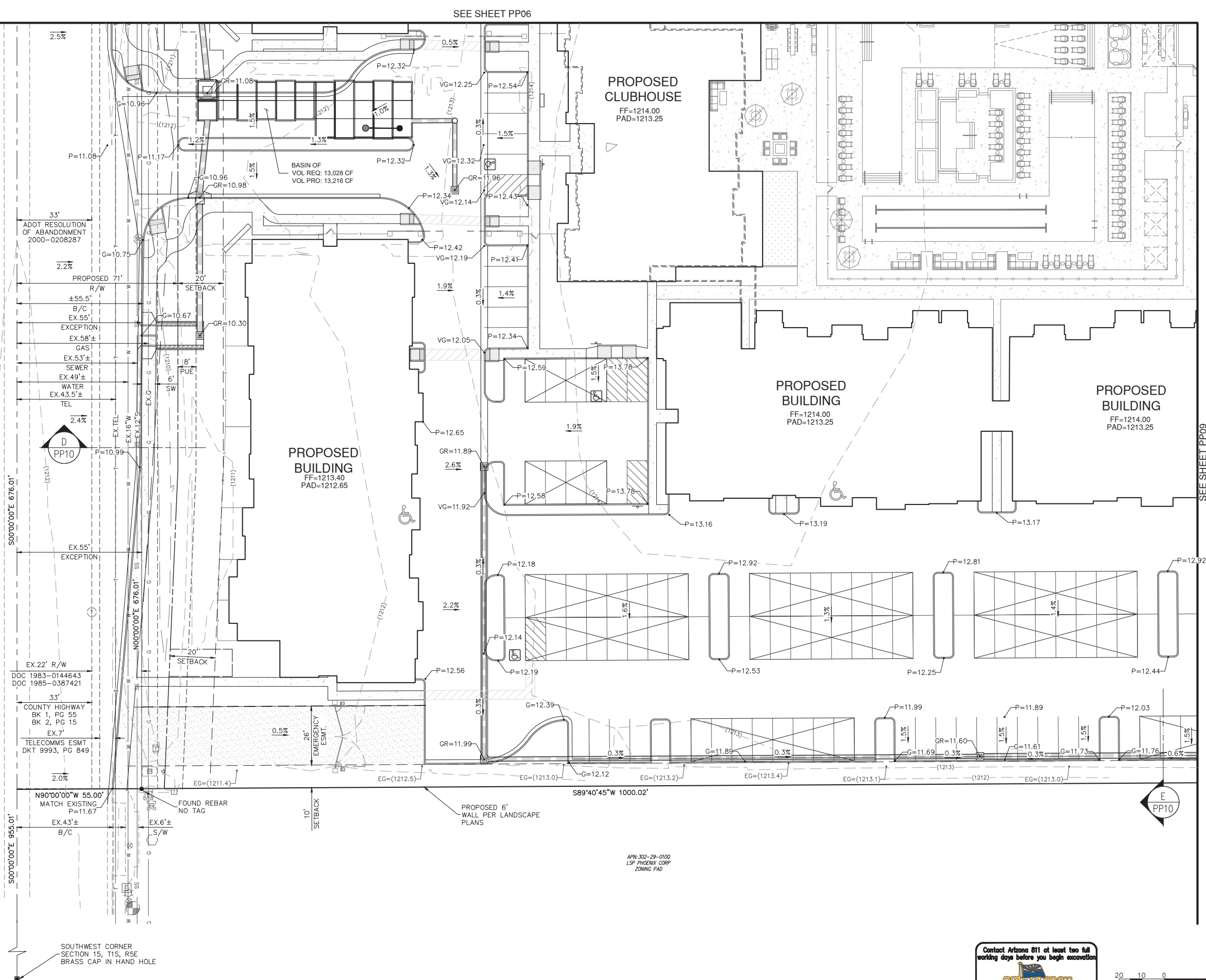


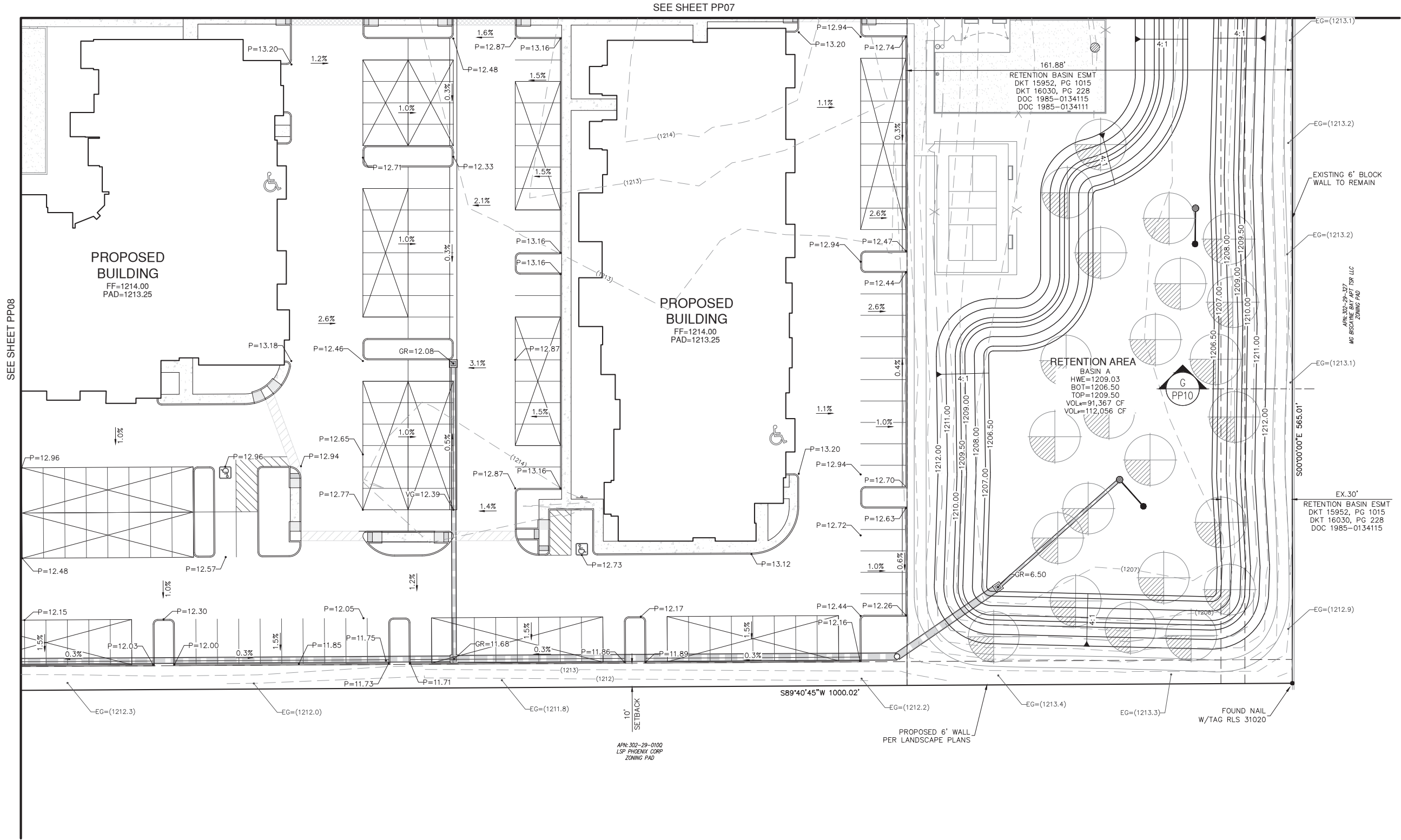
PP06
SHEET 06 OF 14

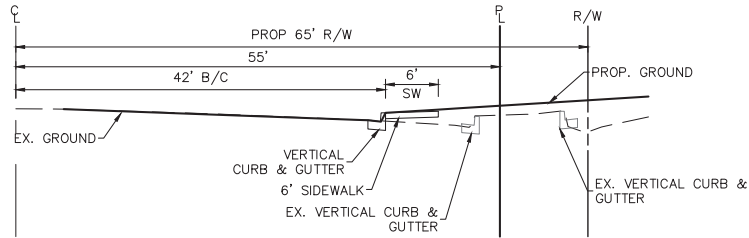




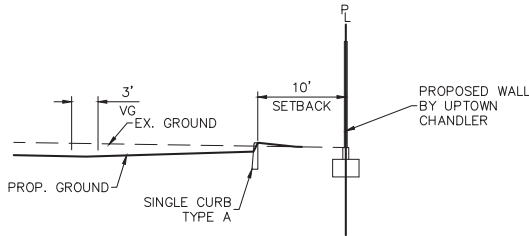
DATE	DESCRIPTION	
JDG DESIGN	AAG DRAWN	
SCALE	H: 1"=20'	
	V: NONE	
JOB No. 051622		
DATE : 08/01/2024		



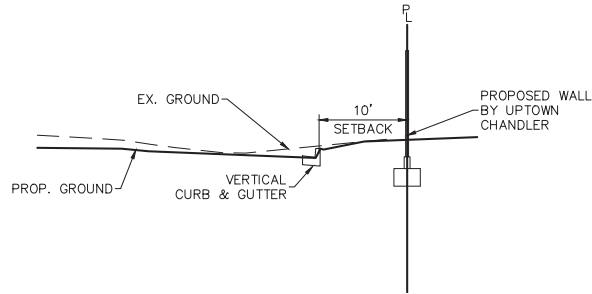




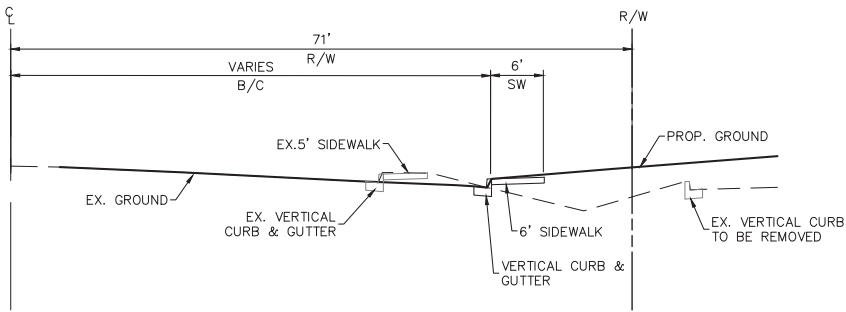
SECTION A
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 5'



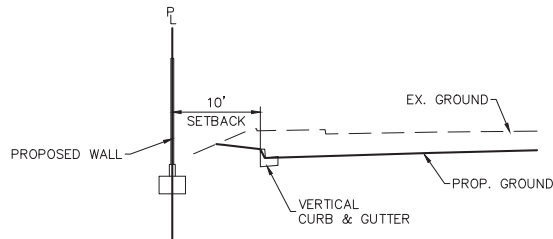
SECTION B
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 5'



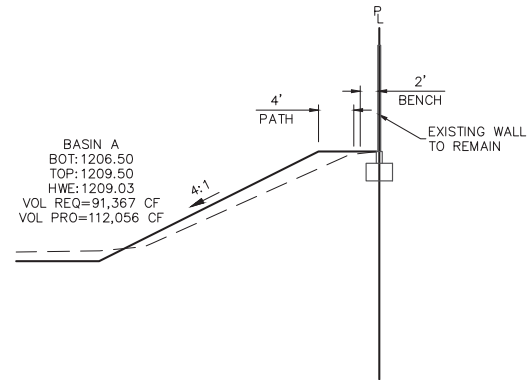
SECTION C
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 5'



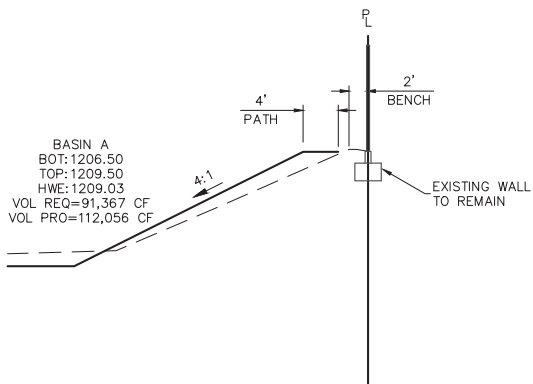
SECTION D
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 5'



SECTION E
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 5'



SECTION F
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 5'



SECTION G
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 5'

Bowman

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2420 S. Power Road, Ste 105
Mesa, Arizona 85209
Phone: (480) 625-8830
www.bowman.com
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PRELIMINARY GRADING SECTIONS
TOLL BROTHERS UPTOWN
CHANDLER, ARIZONA
MARICOPA COUNTY

051622
PROJECT NUMBER



PLAN STATUS

DATE	DESCRIPTION
JDG	AAG
DESIGN	DRAWN
SCALE	H: 1"=20' V: NONE

JOB No. 051622
DATE : 08/01/2024

PP10

SHEET 10 OF 14



LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, DESCRIBED AS FOLLOWS:

PARCEL NO. 1:
THE SOUTH 550 FEET OF THE NORTH 1100 FEET OF THE SOUTH 2055 FEET OF THE WEST 1055 FEET OF THE
SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE WEST 33 FEET; AND

EXCEPT THE EAST 161.88 FEET WHICH IS A WATER RETENTION BASIN UNDER AGREEMENT DATED MARCH 5, 1982
AND RE-RECORDED APRIL 12, 1982 IN DOCKET 15952, PAGE 1015, RECORDS OF MARICOPA COUNTY, ARIZONA, AND
ALSO

EXCEPT THAT PROPERTY CONVEYED IN QUITCLAIM DEED RECORDED IN RECORDING NO. 85-319670, DESCRIBED AS
FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 15;

THENCE NORTH 89 DEGREES 45 MINUTES 58 SECONDS EAST ALONG THE EAST-WEST MIDSECTION LINE, A DISTANCE
OF 33.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH PARALLEL TO AND 33.00 FEET EAST OF THE WEST SECTION LINE OF SAID SECTION 15, A DISTANCE
OF 1699.08 FEET;

THENCE NORTH 89 DEGREE 37 MINUTES 20 SECONDS EAST, A DISTANCE OF 22.00 FEET;

THENCE NORTH, A DISTANCE OF 1699.02 FEET;

THENCE SOUTH 89 DEGREES 45 MINUTES 58 SECONDS WEST, A DISTANCE OF 22.00 FEET ALONG THE EASTWEST
MIDSECTION LINE TO THE POINT OF BEGINNING.

PARCEL NO. 2:
THE EAST 161.88 FEET OF THE SOUTH 550.00 FEET OF THE NORTH 1100 FEET OF THE SOUTH 2055 FEET OF THE
WEST 1055 FEET OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA
AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3:
THE NORTH 160.57 FEET OF THE SOUTH 1665.57 FEET OF THE EAST 1022 FEET OF THE WEST 1055.00 FEET OF THE
SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PROPERTY CONVEYED IN QUITCLAIM DEED RECORDED IN RECORDING NO. 85-319670, DESCRIBED AS
FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 15;

THENCE NORTH 89 DEGREES 45 MINUTES 58 SECONDS EAST ALONG THE EAST-WEST MIDSECTION LINE, A DISTANCE
OF 33.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH PARALLEL TO AND 33.00 FEET EAST OF THE WEST SECTION LINE OF SAID SECTION 15, A DISTANCE
OF 1699.08 FEET;

THENCE NORTH 89 DEGREE 37 MINUTES 20 SECONDS EAST, A DISTANCE OF 22.00 FEET;

THENCE NORTH, A DISTANCE OF 1699.02 FEET;

THENCE SOUTH 89 DEGREES 45 MINUTES 58 SECONDS WEST, A DISTANCE OF 22.00 FEET ALONG THE EASTWEST
MIDSECTION LINE TO THE POINT OF BEGINNING;

EXCEPT ANY PORTION LYING WITHIN THAT PORTION CONVEYED BY SPECIAL WARRANTY DEED RECORDED
DECEMBER 23, 2022 IN RECORDING NO. 20220909494, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION
15, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA,
DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15, BEING MARKED BY A 1/2" REBAR IN HANDHOLE,
FROM WHICH THE WEST CORNER OF SAID SECTION 15, BEING MARKED BY A 2" ARIZONA DEPARTMENT OF
TRANSPORTATION ALUMINUM CAP FLUSH BEARS NORTH 0 DEGREES 06 MINUTES 52 SECONDS WEST, 2854.15 FEET;

THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, NORTH 0 DEGREES 06 MINUTES 52 SECONDS
WEST, 1631.03 FEET;

THENCE ALONG A LINE 1631.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST
QUARTER, NORTH 89 DEGREES 33 MINUTES 47 SECONDS EAST, 55.00 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE EAST RIGHT-OF-WAY OF ARIZONA AVENUE AND ALSO ALONG A LINE 65.00 FEET EAST OF AND
PARALLEL WITH SAID WEST LINE, NORTH 0 DEGREES 06 MINUTES 52 SECONDS WEST, 391.01 FEET;

THENCE ALONG THE SOUTH RIGHT-OF-WAY OF CORPORATE PLACE AND ALSO ALONG A LINE 2022.00 FEET NORTH
OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, NORTH 89 DEGREES 33 MINUTES 47
SECONDS EAST, 1000.02 FEET;

THENCE ALONG THE WEST BOUNDARY OF THAT FINAL PLAT OF "WESTECH CORPORATE CENTER PHASE 1"
RECORDED IN BOOK 574 OF MAPS, PAGE 24 OF MARICOPA COUNTY RECORDS AND ALSO ALONG THE WEST
BOUNDARY OF "BISCAYNE BAY APARTMENTS" RECORDED IN BOOK 513 OF MAPS, PAGE 23 OF MARICOPA COUNTY
RECORDS AND ALSO ALONG A LINE 1055.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID
SOUTHWEST QUARTER, SOUTH 0 DEGREES 06 MINUTES 52 SECONDS EAST, 502.01 FEET;

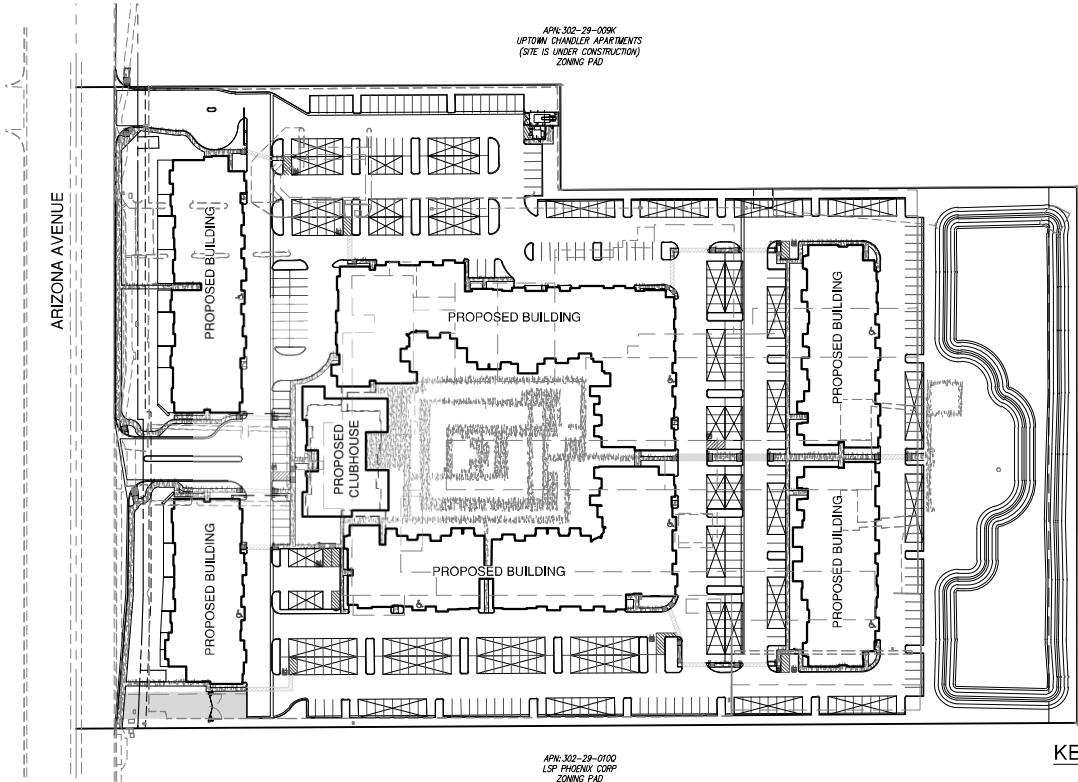
THENCE ALONG A LINE 1520.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST
QUARTER, SOUTH 89 DEGREES 33 MINUTES 47 SECONDS WEST, 544.40 FEET;

THENCE NORTH 0 DEGREES 26 MINUTES 13 SECONDS WEST, 111.00 FEET;

THENCE ALONG A LINE 1631.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST
QUARTER, SOUTH 89 DEGREES 33 MINUTES 47 SECONDS WEST, 455.00 FEET TO THE POINT OF BEGINNING.

LEGEND

●	BRASS CAP FLUSH	— — — — —	STORM DRAIN PIPE
○	MONUMENT AS NOTED	● — — — — —	DRYWELL
⊠	BRASS CAP IN HAND HOLE	⊠ — — — — —	EXISTING DRYWELL
○	SEWER MANHOLE	— — — — —	BOUNDARY LINE
●	SEWER CLEANOUT	— — — — —	SECTION LINE
▶	SEWER FLOW DIRECTION	— — — — —	PARCEL LINE
●	FIRE HYDRANT	— — — — —	EASEMENT LINE
●	WATER VALVE	R/W	RIGHT OF WAY
●	BACK FLOW PREVENTER	PUE	PUBLIC UTILITY EASEMENT
⊠	WATER METER VAULT	SWE	SIDEWALK EASEMENT
⊠	EXISTING GAS METER	— — — — —	EXISTING CONTOUR & ELEVATION
⊠	EXISTING SANITARY SEWER MANHOLE	— — — — —	EXISTING WATER
⊠	EXISTING SANITARY SEWER CLEANOUT	— — — — —	EXISTING SEWER
⊠	EXISTING ELECTRICAL PULL BOX	— — — — —	EXISTING GAS
⊠	EXISTING TELEPHONE JUNCTION BOX	— — — — —	PROPOSED SEWER
⊠	EXISTING TELEPHONE MANHOLE	— — — — —	PROPOSED WATER
☆	EXISTING LIGHT	— — — — —	PROPOSED STREET FLOW
⊠	EXISTING TRANSFORMER	①	PROPOSED PARKING COUNT
⊠	EXISTING WATER METER		
⊠	EXISTING FIRE DEPARTMENT CONNECTION		
⊠	EXISTING WATER BACK FLOW PREVENTER		



CITY OF CHANDLER SITE PLAN NOTES

- ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
- SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
- ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGN TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
- THE FIRE DEPARTMENT DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH THE ADJACENT WALL COLOR.
- THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.
- ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC EQUIPMENT, BACKFLOW DEVICES OR ANY OTHER UTILITY EQUIPMENT NOT ABLE TO BE OR REQUIRED TO BE SCREENED BY LANDSCAPING OR WALLS, SHALL BE PAINTED TO MATCH THE BUILDING COLOR.
- ALL WALLS OVER 7' IN HEIGHT, SITE LIGHTING, SIGNAGE, RAMADAS AND SHADE STRUCTURES REQUIRE SEPARATE SUBMITTAL AND PERMITS

UTILITY SERVICES

GAS	SOUTHWEST GAS
ELECTRIC	SALT RIVER PROJECT
TELEPHONE	CENTURY LINK/COX COMMUNICATIONS
CABLE	CENTURY LINK/COX COMMUNICATIONS
WATER	CITY OF CHANDLER
SEWER	CITY OF CHANDLER

Sheet List Table	
Sheet Number	Sheet Title
01	COVERSHEET
02	PRELIMINARY PLAT

TOLL BROTHERS UPTOWN
PRELIMINARY PLAT
CHANDLER, ARIZONA

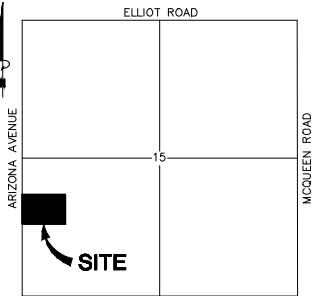
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 5
EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

ENGINEER

BOWMAN CONSULTING
2420 S. POWER ROAD
SUITE 105
MESA, ARIZONA 85209
CONTACT: NATHAN LARSON
PH: 480.529.8830
EMAIL: nlarson@bowmancg.com

DEVELOPER

TOLL APARTMENTS, LP
8767 E. VIA DE VENTURA
SUITE 270
SCOTTSDALE, ARIZONA 85258
CONTACT: ANNA PICACHE
PH: 203.596.1607
EMAIL: apicache@tollbrothers.com



VICINITY MAP
N.T.S.

BENCHMARK

SECTION 10, T1S, R5E, 2" BRASS CAP IN BASE OF ELECTRIC TRANSMISSION TOWER #115
BETWEEN GUADALUPE RD AND ELLIOT RD, EAST OF ARIZONA AVE, 90' SOUTH OF CANAL.
ELEVATION: 1211.75
DATUM: NAVD88

BASIS OF BEARINGS

NORTH 90°00'00" EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 1 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

FLOOD ZONE CERTIFICATION

FLOOD INSURANCE MAP NUMBER 04013C2729M
EFFECTIVE ON 11.4.2015

ZONE "X": AREAS OF 0.2% ANNUAL CHANCE FOR FLOOD; AREAS OF 1% ANNUAL CHANCE
OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS
THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE OF
FLOOD.

FLOOD ZONE DESIGNATION PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT
AGENCY.

SITE DATA

ZONING:	EXISTING:	C-3
	PROPOSED:	PAD
TOTAL NUMBER OF UNITS:	420 UNITS	
GROSS AREA:	14.98 ac	
NET AREA:	13.94 ac	
NET DENSITY:	30.13 du/ac	

RETENTION REQUIRED: 105,387 cf 2.42 ac-ft
RETENTION PROVIDED: 126,728 cf 2.91 ac-ft

LATITUDE: N33°20'18.73"
LONGITUDE: W111°50'23.78"

NOTE

THE IMPROVEMENTS SHOW ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND
THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE
OVERHEAD UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED

Bowman

Bowman Consulting Group Ltd
2420 S. Power Road Ste 105
Mesa, Arizona 85209
Phone: (480) 529-8830

www.bowmancg.com
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COVERSHEET
TOLL BROTHERS UPTOWN

MARICOPA COUNTY

CHANDLER, ARIZONA

051622

PROJECT NUMBER



PLAN STATUS

DATE	DESCRIPTION	
JDG	AAG	NTL
DESIGN	DRAWN	CHKD
SCALE	H: 1" = 80'	V: NONE

JOB No. 051622
DATE: 09/03/2024

PP01

SHEET 01 OF 14

C.O.C.: LOG No. PLT24-0001



PRELIMINARY PLAT
TOLL BROTHERS UPTOWN
CHANDLER, ARIZONA
MARICOPA COUNTY

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
 CERTIFICATE NO. 68461
 NATHAN LARSON
 Date Signed 08/03/2013
 ARIZONA
Nathan Larson

[illegible]

PP02
SHEET 02 OF 02

C.O.C. LOG No. PLT24-0001