

PLH24-0035

California Duplex

Exhibits

02/12/2025

MCCANCE DUPLEX

To whom it concerns:

We're proposing to rezone for a new duplex on a vacant lot located - 210 S CALIFORNIA ST, CHANDLER, AZ 85249

We are looking to approve the alley driveway entry, and reduce the front setback to 20ft.

Also, this lot is 7,200 sf, and is currently zoned Single Family PAD, and we are looking to rezone from PAD for Single-Family to PAD for Multi-Family Residential, similar to the duplex approved at 211 S Dakota St.

The character of this project fits the surrounding neighborhood and will match similar duplex properties and other that already have 2 homes on the same lot – (see below for map)



Note the red outlines indicate lots with 2 units – green indicates where we're proposing to build our new duplex.

Also, there is a house already constructed at 280 S Dakota St (APN -303-09-166) that extends up to 2-stories – (see below) Ours won't be the only structure in the neighborhood at 2-stories tall.



The style of the be modern farmhouse, using stucco veneer w/ a stone wainscot, horizontal & vertical siding in the gables and on specific walls, with a peaked concrete tile roof. The balcony and trim will be painted with a neutral accent color that coordinates with the surroundings.

This duplex will have 2 units with separate entries and separate garages. The downstairs will be unit 1, and upstairs will be unit 2. Each will include a full kitchen, laundry, living and bedrooms.

Unit 1 will feature 3 bedrooms, 2 bathrooms, and a walk-out patio. The walk-out patio will be enclosed on 3 sides by unit 1 living spaces. Unit 1 will have 1,842 SF (livable) & 525 SF (garage), for a total of 2,367 SF. No operable unit 2 windows will open to the patio, creating visual and sound separation between the 2 units.

Unit 2 will feature 3 bedrooms, 2 bathrooms, and a walk-out balcony, and a separate stair and garage entry off the back. Unit 2 will have 2,314 SF (livable), 566 SF (garage), for a total of 2,880 SF. The balcony will be available to unit 2 spaces only.

The look of the home will be modern, using multiple materials and a unique gabled layout – (please see plan and elevations). The duplex will add to the rejuvenated character of the area, while maintaining the current use of the surrounding space. Note - it will not be facing the same street as the previously approved project on S Dakota.

The rezoning of this parcel and proposed project will have no effect on the cost of constructing housing in the area.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read "Todd Thompson". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

TODD THOMPSON

PROPERTY INFO

OWNER: MCCANCE DUPLEX
PHONE: (480) 326-4848
ADDRESS: 210 S CALIFORNIA ST
CHANDLER, AZ 85249
APN: 303-09-138
LOT: 7,200 SF

PROJECT DESCRIPTION

NEW DUPLEX WITH SEPARATE GARAGES AND
ENTRIES - FULL KITCHEN, 3-4 BEDROOM AND
2-3 BATHS

UNIT 1

LIVABLE: 1,842 SF
GARAGE: 525 SF
PORCH: 10 SF
UNC. PATIO: 233 SF

TOTAL SF: 2,610 SF

UNIT 2

LIVABLE: 2,314 SF
GARAGE: 566 SF
PORCH: 257 SF
COV PATIO: 110 SF

TOTAL SF: 3,247 SF

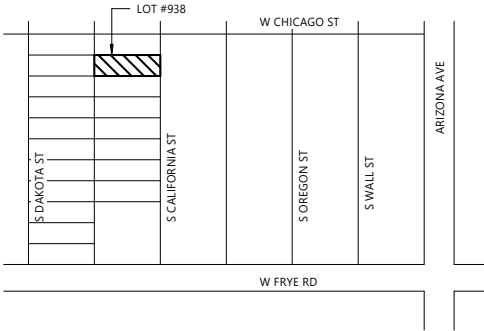
TOTAL LIVABLE: 4,156 SF
(BOTH LVLS)

TOTAL SITE AREA: 7,200 SF
TOTAL BUILDING AREA: 3,367 SF (INCLUDES EAVES) 46.8%
TOTAL WALL AREA: 3,078 SF (EXCLUDES EAVES) 42.75%
TOTAL LANDSCAPE AREA: 2,508 SF 33.5%

PARKING SPACES REQUIRED: 4 (2 PER UNIT)
PARKING SPACES PROVIDED: 4 (COVERED GARAGE)
HANDICAP SPACES: N/A
TOTAL PARKING PROVIDED: 4 SPACES

BUILDING HEIGHT: 28' - 6"

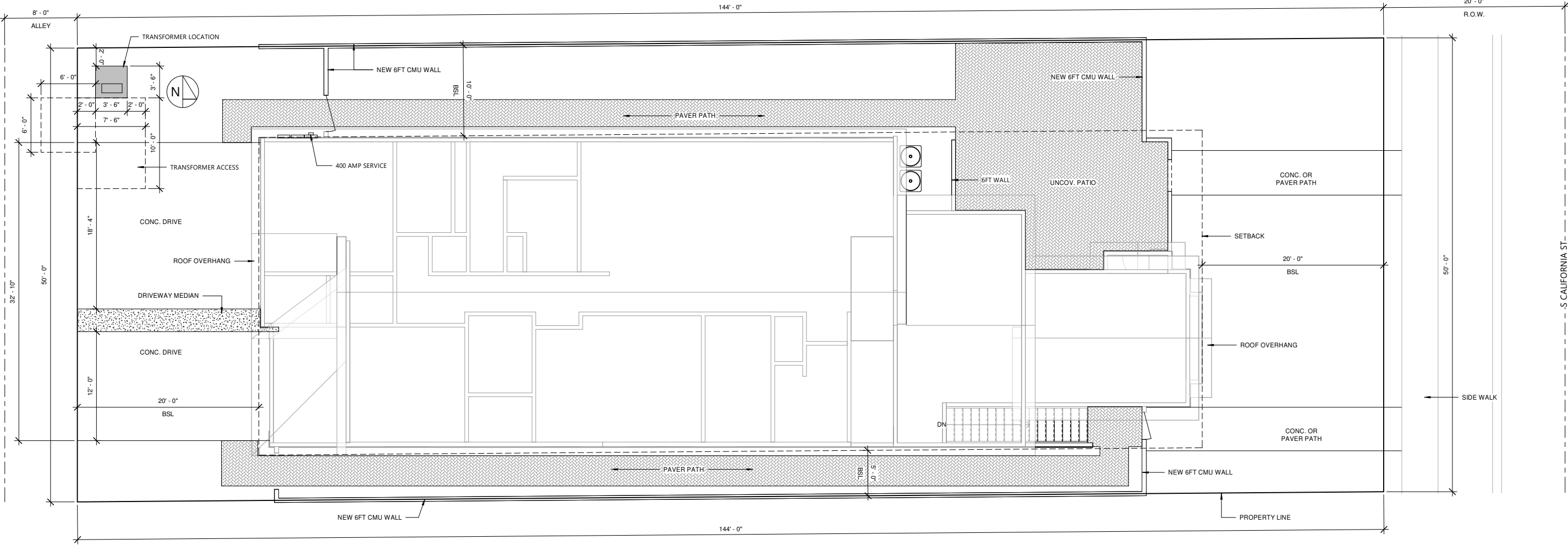
SITE MAP



etoddDesign, Inc
www.etodd.com

GENERAL NOTES

- DO NOT SCALE DRAWINGS
- ALL EXTERIOR WALLS 2X6 STUD WALLS, UNLESS OTHERWISE NOTED
- ALL INTERIOR WALLS 2X4 STUD WALLS, UNLESS OTHERWISE NOTED
- SWD URETHANE SPRAY FOAM - CCRR-1011
- DECRA ROOF TILES - ESR-1754 - COLOR E
- HARDIE BOARD SIDING - ESR-1844 - COLOR A
- ONE-KOTE STUCCO - ESR-1471 - COLOR A
- ALUMINUM RAILING - ESR-3485
- ALL EXTERIOR WALLS TO BE SW1 SHEAR WALLS PER SCHEDULE, U.N.O - SHEATHING AND
- ATTACHMENT PER PLYWOOD GSN - U.N.O. ALL DOOR AND WINDOW HEADERS TO BE (2) 2X8 STUDS U.N.O.

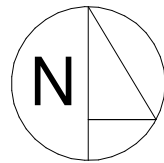


1 SITE PLAN DETAILS
3/16" = 1'-0"

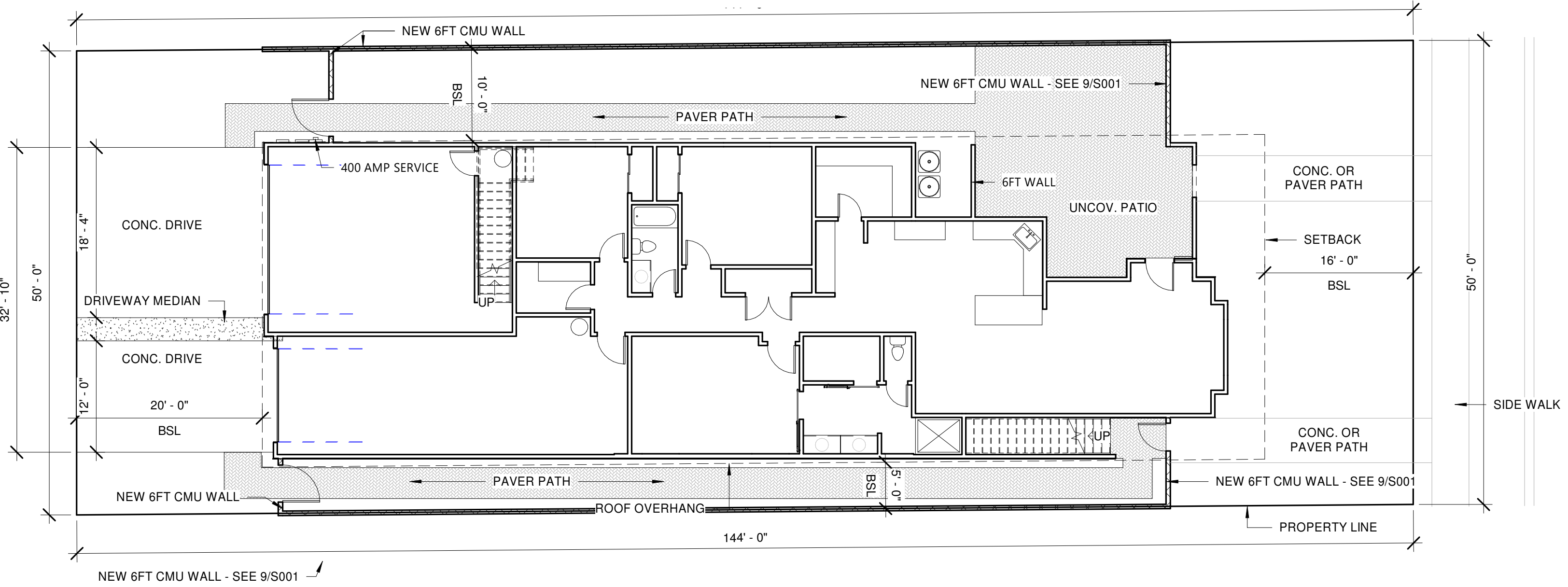
MCCANCE DUPLEX
210 S CALIFORNIA ST

SITE PLAN
Project number
Date
Drawn by
Checked by
Project Number
Issue Date
Author
Checker

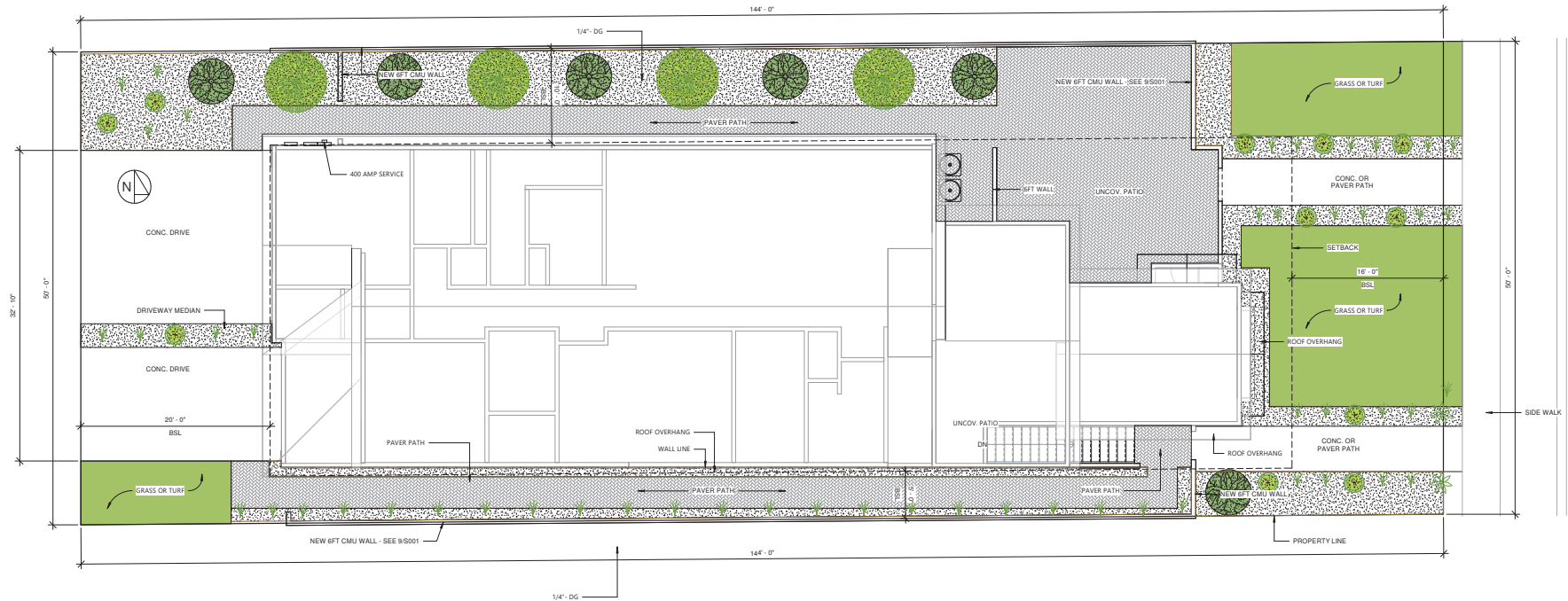
A000
Scale
As indicated



SEE GRADING & DRAINAGE PLANS FOR OFFICIAL SITE PLAN



- (8) - CHINESE PISTACHE - PISTACIA CHINENSIS
10 GALLON
- (8) - CHASTE TREE - VITEX AGNUS-CASTUS
10 GALLON
- (2) - PYGMY DATE PALM - PHOENIX ROEBELENI
5 GALLON
- (13) - GAURA - GAURA LINDHEIMERI
1/2 GALLON
- (32) - MEXICAN FEATHER GRASS - STIPA TENUISSIMA (NASSELLA T.)
1 GALLON



① SITE PLAN DETAILS
3/16\" = 1'-0"

MCCANCE DUPLEX
210 S CALIFORNIA ST

LANDSCAPING PLAN

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

L001

Scale 3/16\" = 1'-0"

GENERAL NOTES

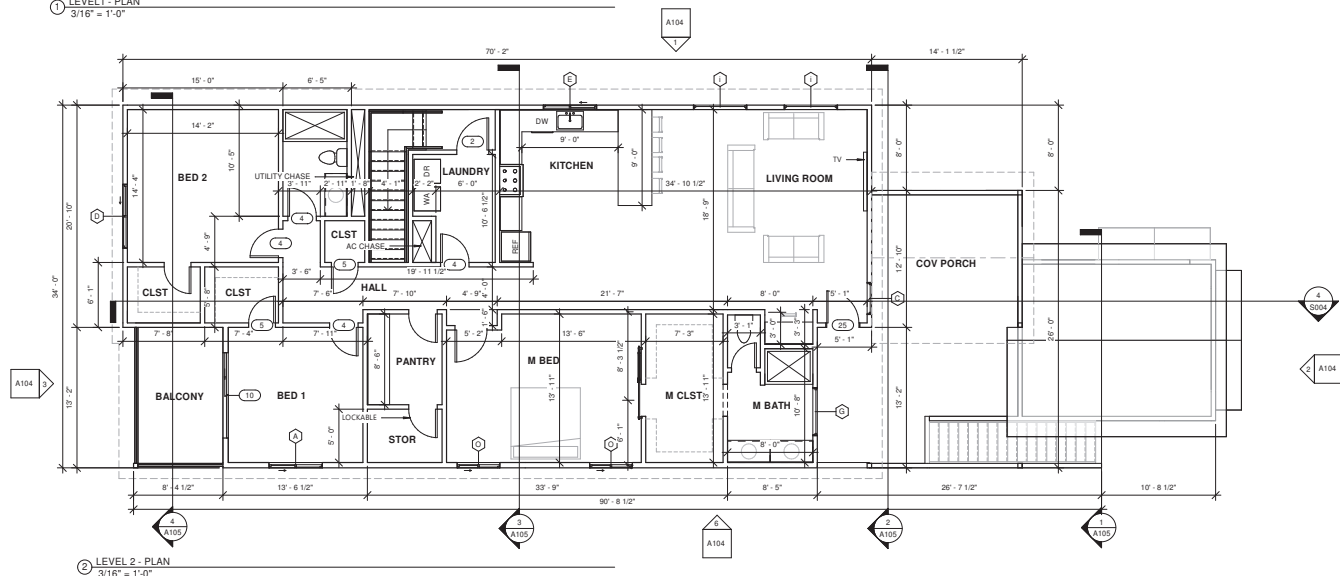
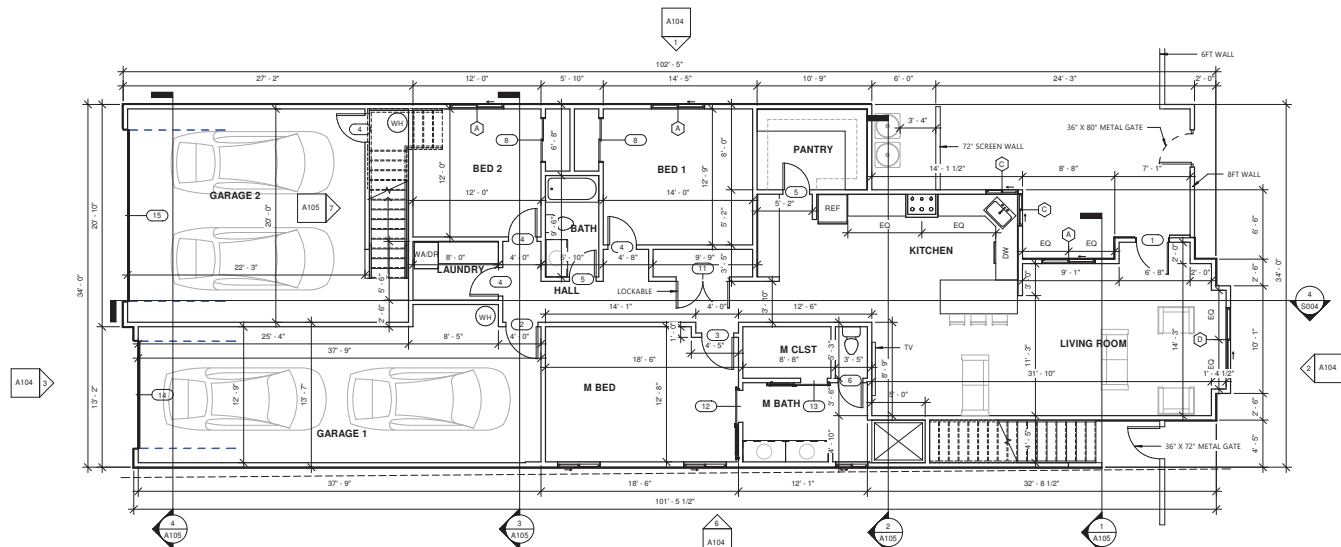
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- ALL DOOR AND WINDOW HEADERS TO BE (2) 2X8 STUDS U.N.O.

WINDOW SCHEDULE

- 60" X 48" LOW-E SLIDING EGRESS WINDOW
- 48" X 84" LOW-E FIXED WINDOW
- 36" X 48" LOW-E FIXED @ 42" A.F.F.
- 72" X 60" LOW-E SLIDING EGRESS WINDOW
- 60" X 42" LOW-E SLIDING @ 42" A.F.F.
- 54" X 30" LOW-E FIXED WINDOW
- 54" X 18" LOW-E FIXED WINDOW
- 24" X 24" LOW-E FIXED WINDOW
- 60" X 48" LOW-E FIXED WINDOW

DOOR SCHEDULE

- 34" X 84" EXT. DOOR W/ TEMPERED GLASS
- 36" X 84" 20-MIN FIRE-RATED SINGLE DOOR
- 36" X 84" SINGLE INTERIOR DOOR
- 32" X 84" SINGLE INTERIOR DOOR
- 30" X 84" SINGLE INTERIOR DOOR
- 28" X 84" SINGLE INTERIOR DOOR
- 48" X 84" DOUBLE INTERIOR DOOR
- 48" X 84" SLIDING CLOSET DOOR
- 60" X 84" SLIDING BARN DOOR
- 96" X 84" SLIDING EXTERIOR DOOR
- 60" X 84" DBL INTERIOR LOCKABLE DOOR
- 36" X 84" BARN DOOR
- 30" X 84" BARN DOOR
- 144" X 84" SLIDING EXTERIOR DOOR
- 10" X 84" ROLL-UP GARAGE DOOR
- 16" X 84" ROLL-UP GARAGE DOOR
- 70" X 96" CASED OPENING



MCCANCE DUPLEX
210 S CALIFORNIA ST

FLOORPLANS

Project number
Date
Drawn by
Checked by

Project Number
Issue Date
Author
Checker

A102

Scale

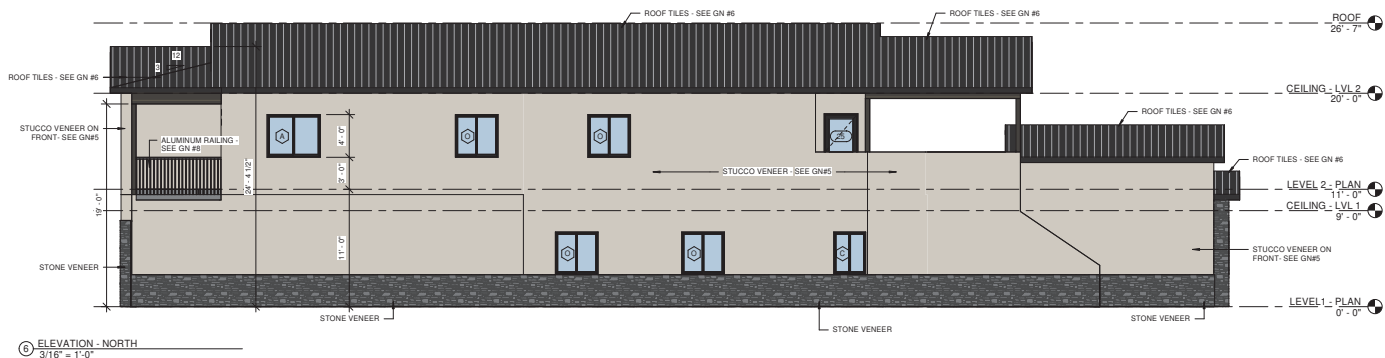
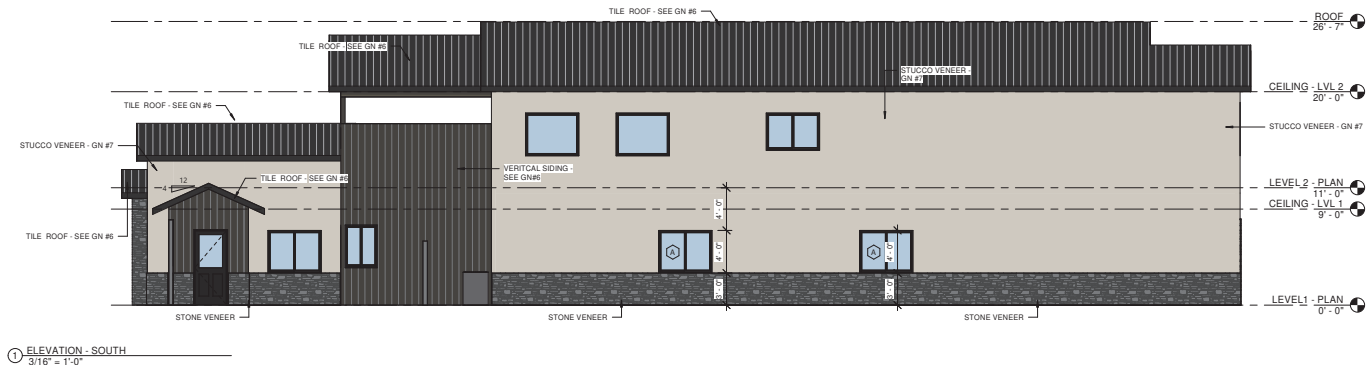
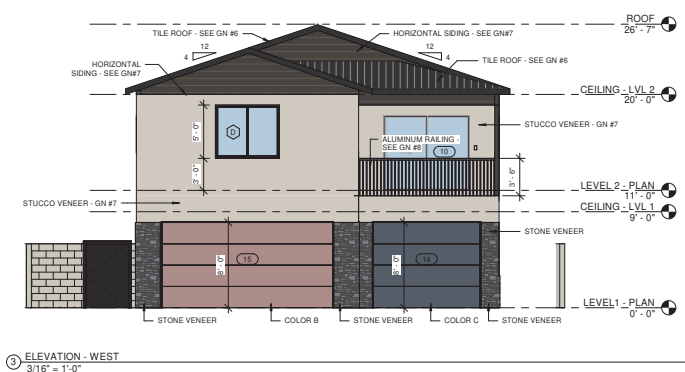
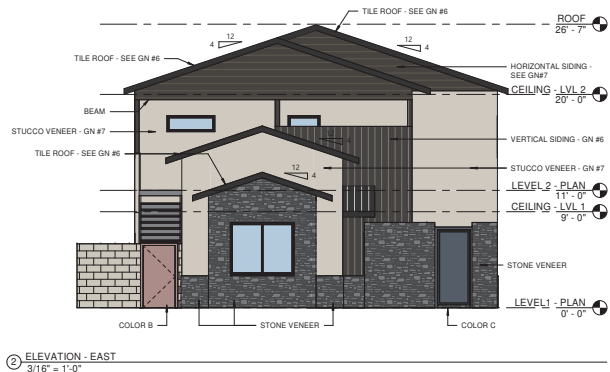
As indicated

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COLOR NOTES

- A BENJAMIN MOORE - 2107-60 SEA FROTH
- B BENJAMIN MOORE - 2129 -30 BLUE NOTE
- C BENJAMIN MOORE - 1189 SANTA ROSA
- D BENJAMIN MOORE - 2134-30 IRON MOUNTAIN
- E EAGLE DARK GRAY CONCRETE ROOF TILES
- F APACHE STONE - CLOUD STRIP LEDGESTONE



MCCANCE DUPLEX
210 S CALIFORNIA ST

ELEVATIONS

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A104A

Scale As indicated

To Whom it Concerns,

The following colors will be used in the locations indicated:

EXTERIOR WALL COLOR

Sea Froth
2107-60

DOWNSTAIRS DOOR COLOR

Blue Note
2129-30

UPSTAIRS DOOR COLOR

Santa Rosa
1189

ROOF SOFFIT AND TRIM COLOR

Iron Mountain

2134-30

STONE VENEER

APACHE CLOUD STRIP | LEDGESTONE



www.etoddtdesign.com

EAGLE ROOF TILE



49595 Dark Charcoal

Profile: **Tapered Slate** Weight: **Conventional**

Category

Standard Select

Description

Hues of Dark Charcoal, Black Streaks

Ref	Aged Ref. (3 yr)	EMI	Aged EMI. (3 yr)	SRI	Aged SRI (3 yr)	CRRC
.08	.12	.92	.92	5	10	0918-0116



[Product Specs →](#)

Let me know if you have any questions.

A handwritten signature in blue ink that reads "Todd Thompson".

Todd Thompson
etoddtdesign, Inc
(480) 720-1562

PS. Please reference the attached files for more information about the project.