Planning and Zoning Commission Study Session

December 17, 2025 | 5:00 p.m.

Chandler City Council Chambers
88 E. Chicago St., Chandler AZ



Commission Members

Chair Rick Heumann
Commissioner Charlotte Golla
Commissioner Tom Bilsten
Commissioner Sherri Koshiol
Commissioner Mike Quinn
Commissioner Ryan Schwarzer

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a STUDY SESSION open to the public on Wednesday, December 17, 2025, at 5:00 p.m., at City Council Chambers, 88 E. Chicago Street, Chandler, AZ. One or more members of the Commission may attend this meeting by telephone.

Persons with disabilities may request a reasonable modification or communication aids and services by contacting the City Clerk's office at 480-782-2181 (711 via AZRS). Please make requests in advance as it affords the City time to accommodate the request.

Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.

Planning and Zoning Commission
Study Session Agenda - December 17, 2025

Call to Order/Roll Call

Unscheduled Public Appearances
Members of the audience may address any item not on the agenda. State Statute prohibits the Board or Commission from discussing an item that is not on the agenda, but the Board or Commission does listen to your concerns and has staff follow up on any questions you raise.

Consent Agenda
Items listed on the Consent Agenda may be enacted by one motion and one vote. If a discussion is required by members of the Board or Commission, the item will be removed from the Consent Agenda for discussion and determination will be made if the item will be considered separately.

1. **November 19,2025, Planning and Zoning Meeting Minutes**

   Move Planning and Zoning Commission approve the meeting minutes for the Study session and Regular Meeting held November 19, 2025

2. **Rezoning and Preliminary Development Plan, Seasons at McQueen**

   Rezoning

   Move Planning and Zoning Commission recommend approval of Rezoning PLH25-0014 Seasons at McQueen, Rezoning from AG-1 to PAD for single-family residential**,** generally located east of the northeast corner of Willis Road and McQueen Road, subject to the conditions as recommended by Planning staff.

   Preliminary Development Plan

   Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH25-0014 Seasons at McQueen for subdivision layout for 57 homes and housing product generally located east of the northeast corner of Willis Road and McQueen Road, subject to the conditions as recommended by Planning staff.

3. **Rezoning, Jones Residence**

   Move Planning and Zoning Commission recommend approval of Rezoning, PLH25-0035 Jones Residence, rezoning from Agricultural District (AG-1) to Single-Family District (SF-33) to allow reduced setbacks for an addition on an existing single-family home located at 870 E Willis Road, subject to the conditions as recommended by Planning staff.

4. **Use Permit and Entertainment Use Permit, Trophy Bar**

Move Planning and Zoning Commission recommend approval of Use Permit and Entertainment Use Permit PLH25-0029 Trophy Bar to allow for a series 6 bar license and live indoor and outdoor entertainment and speakers indoors and outdoors located at 2551 W Queen Creek Rd #4, subject to the conditions as recommended by Planning staff.

5. **Use Permit, St.Mary Basha Elementary School**

   Move Planning and Zoning Commission recommend approval of Use Permit PLH25-0032 St. Mary Basha Elementary School for a new one-story multi-purpose building on an existing school campus, 200 W Galveston Street, generally located 1/4 mile west of Arizona Avenue, on the north side of Galveston, subject to the conditions as recommended by Planning staff.

Member Comments/Announcements

Calendar

6. The next Planning and Zoning Commission meeting will be a Public Hearing for the Chandler 2026 General Plan and will be held on January 7, 2026, at 5:30PM at the Chandler Museum, 300 S. Chandler Village Road, Chandler.

Adjourn

ITEM 1

Planning & Zoning Commission **Development Services Memo No.**

Date: 12/17/2025
To: Planning and Zoning Commission
Thru:
From: Danielle Smee, Management Assistant
Subject: November 19,2025, Planning and Zoning Meeting Minutes

Proposed Motion:

Move Planning and Zoning Commission approve the meeting minutes for the Study session and Regular Meeting held November 19, 2025

Attachments

Planning and Zoning Commission Study Session Minutes 11.19.2025
Planning and Zoning Commission Regular Session Minutes 11.19.2025

Meeting Minutes
Planning and Zoning Commission
Regular Meeting

November 19, 2025 | 5:30 p.m.
Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ

CHANDLER arizona
Community of Innovation

Call to Order

The meeting was called to order by Chair Heumann at 5:45 p.m.

Roll Call

Commission Attendance

Chair Rick Heumann
Vice Chair Sherri Koshiol
Commissioner Mike Quinn
Commissioner Charlotte Golla*
Commissioner Ryan Schwarzer
Commissioner Tom Bilsten

Staff Attendance

David de la Torre, Acting Planning Administrator
Lauren Schumann, Principal Planner
Mikayela Liburd, Planner
Taylor Manemann, Planner
Thomas Allen, Assistant City Attorney
Danielle Smee, Clerk

***= Virtual Attendance**

Absent

N/A

Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Bilsten.

Scheduled and Unscheduled Public Appearances

Members of the audience may address any item not on the agenda. State Statute prohibits the Board or Commission from discussing an item that is not on the agenda, but the Board or Commission does listen to your concerns and has staff follow up on any questions you raise.

Consent Agenda and Discussion

1. October 15, 2025, Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve the meeting minutes of the Study Session and Regular Meeting held October 15, 2025

2. Area Plan Amendment, Rezoning and Preliminary Development Plan PLH25-0016/PLH25-0017/PLT25-0006 Havenwood Manor, located south of the southwest corner of Ocotillo and Basha Road

Request Rezoning from Agricultural (AG-1) district to Planned Area Development (PAD) for single-family residential, Preliminary Development Plan approval for subdivision layout and housing product approval for a 107-lot single-family subdivision on approximately 18.6 net acres located ¼ mile southeast of the southeast corner of Alma School and Ocotillo Roads.

3. Entertainment Use Permit, PLH25-0027 Morning Glory Brunchery, 70 E Riggs Road, generally located at the northeast corner of Arizona Avenue and Riggs Road

Request Entertainment Use Permit approval to allow for outdoor speakers in an outdoor patio at 70 E Riggs Road, generally located at the northeast corner of Arizona Avenue and Riggs Road.

4. Entertainment Use Permit, PLH25-0030 Maple House, 198 W Boston St., generally located ¼ mile south of the southwest corner of Arizona Avenue and Chandler Boulevard

Request Entertainment Use Permit time extension to continue to allow live outdoor entertainment and speakers indoors and outdoors, at 198 W Boston Street, generally located ¼ mile south of the southwest corner of Arizona Avenue and Chandler Boulevard.

5. Entertainment User Permit, PLH25-0021 J Alexander's Restaurant, 7111 W Ray Road, generally located at the southwest corner of Ray Road and 56th Street

Request Entertainment Use Permit approval to allow for speakers in an outdoor patio area at 7111 W Ray Road, generally located at the southwest corner of Ray Road and 56TH Street.

6. Notice of Cancellation of the December 3, 2025 Planning and Zoning Commission Hearing

Planning staff is recommending the cancellation of the December 3, 2025 Planning and Zoning Commission due to management of cases.

CHAIR HEUMANN reported there were three speaker cards for Item #2 Havenwood Manor, noting he was not going to pull the item to the Action Agenda just yet.

MONIQUE FULLMER completed a speaker card and was opposed to the project, but did not want to speak at the time. She was concerned with the density of the project with the traffic and nearby park and canal.

MEGAN CRAGHEAD (4425 S BASHA ROAD, CHANDLER) expressed concerns with the property across from Basha Road, noting that the added housing will create more traffic on Basha Road. Additionally, she was concerned with the palm trees along the road, which can cause difficult to see when trying to pull out of the property. She noted that the trees cannot be removed. Lastly, she reported that the density of the housing matches the properties in the surrounding area. MS. CRAGHEAD also did not feel this was "affordable" housing with starting prices at 700K. She was also sad to hear that the water tower would be removed.

CHAIR HEUMANN asked how long this resident had been at her property. She reported she has lived at her current address for 10 years but that she also grew up in the neighborhood.

REUBEN CRAGHEAD (4435 S BASHA ROAD, CHANDLER) had concern with the density of the housing in the area. He also felt it was "uncreative" for the area, noting that the trees could be left or that parking could be added to the park or the water tower could remain. He wanted a chance to provide character to the area and further create "Chandler Culture."

CHAIR HEUMANN then moved Item #2 Havenwood Manor to the Action Agenda. He reported that there were three other items and asked if anybody wished to speak on any other items.

CHAIR HEUMANN asked for staff to read the stipulation added to Item #3 PLH25-0027 Morning Glory Brunchery for the record. MIKAYELA LIBURD, PLANNER, reviewed the added stipulations in regard to the times that music can be played (Monday-Sunday 9 AM-9 PM), as well as the sound levels permitted (not over 65 decibels to nearest residential property line) and that there may only be ambient music over the speaker system.

CHAIR HEUMANN invited the applicant for Item #2 Havenwood Manor to speak, then stated they could have .

BRENNAN RAY, APPLICANT ATTORNEY, spoke on behalf of the applicant. MR. RAY reported he has spent a lot of time on the property and is familiar with the area. He reported that as it was previously the corporate Basha's headquarters, the area has seen heavier traffic. It was noted that the canal and the palm trees are considered historic to the area. As far the water tower, MR. RAY understood the historical impact of the water tower, but that it would be unsafe to remain due to the structural integrity as well as the financial burden on homeowners and the HOA to make sure the water tower remains safe for people to live under. MR. RAY noted that the applicants did include a steel plaque that will include a historic narrative to honor the area. MR. RAY noted that from the Study Session, there will be a stipulation to add a silhouette of the water tower to pay homage to the site in an appropriate way. MR. RAY noted that staff did speak about density in the area, stating that this project is on par with the surrounding neighborhood of Echelon and others nearby. Additionally, MR. RAY reported they will include the added stipulation for the dog park per CHAIR HEUMANN'S request as well.

CHAIR HEUMANN asked if anybody else wished to speak.

MONIQUE FULLMER (4439 S Basha Road, Chandler) stated she did want to speak now. She stated she appreciated what MR. RAY had to say, but that it was a misrepresentation. She felt that when the Basha's facility was operating, the surrounding areas were farms and now there is other housing. MS. FULLMER reported she has concerns with traffic and for the people walking, cycling and skating around the area.

CHAIR HEUMANN asked for somebody from traffic engineering to speak, asking about traffic studies or if the traffic on Basha Road could be "calmed."

RAYMOND HUANG, TRAFFIC ENGINEER, stated that Basha Road is not a local street but is a collector street so there would not be any "traffic calming" in the area based on city guidelines. CHAIR HEUMANN asked if there was a study done to make sure our streets are safer. CHAIR HEUMANN urged to have traffic engineers to look at this area further.

CHAIR HEUMANN concluded the discussion, stating that Chandler is a different place than it once was, noting that it is now a high- tech city of the west and no longer a small farming community. CHAIR HEUMANN reported though the project is not considered affordable, but that Chandler is a "desirable" place to live.

LAUREN SCHUMANN, PRINCIPAL PLANNER, read the revised stipulation for the record in regard to the disclosure of the dog park and the park/sports complex in the immediate area. Those buying homes in this new area will be provided a disclosure on a separate, single form to read and sign prior to or simultaneously when executing a purchase agreement.

CHAIR HEUMANN noted that this stipulation stays with the land, not just the house.

COMMIONER BISLTEN acknowledged those residents that came to speak about preserving the area. He shared that the homes proposed look beautiful and he wanted to go on record to support the Basha family and their contributions to Chandler. He noted that it is time to redevelop the area, stating that the water tower is "really cool" and that he understood it was a staple for the community. He shared he appreciated what the developer is trying to do to include the historical sign and if there was more that can be added, then it should be added.

COMMISIONER QUINN motioned to approve Item #2, seconded by VICE CHAIR KOSHIOL. CHAIR HEUMANN noted that CHAIR SCHWARZER stepped down from the dais and will not be voting on this specific item due to his residing in the notification area.

CHAIR HEUMANN wished everyone a Happy Thanksgiving.

Consent Agenda Motion and Vote

VICE CHAIR KOSHIOL moved to approve Consent Agenda items of the November 19, 2025, Regular Planning and Zoning Commission Meeting, Seconded by COMMISSIONER QUINN.

Items 1, 3, 4, 5 and 6 were approved unanimously (6-0). Item 2 was approved with five (5) votes in favor and one (1) recusal from Commissioner Schwarzer recusing himself from voting due to his residence residing within the notification zone of this item.

Member Comments/Announcements

None.

Calendar

The Planning and Zoning Commission will meet on December 17, 2025, for a Study Session at 5:00 PM and a Regular Meeting at 5:30 PM, held in the Chandler City Council Chambers, located at 88 E. Chicago Street, Chandler, Arizona.

Adjourn

The meeting was adjourned at 6:12 p.m.

David De La Torre Secretary

Rick Heumann, Chairman

Meeting Minutes
Planning and Zoning Commission
Regular Meeting

November 19, 2025 | 5:30 p.m.
Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ

CHANDLER arizona
Community of Innovation

Call to Order

The meeting was called to order by Chair Heumann at 5:45 p.m.

Roll Call

Commission Attendance

Chair Rick Heumann
Vice Chair Sherri Koshiol
Commissioner Mike Quinn
Commissioner Charlotte Golla*
Commissioner Ryan Schwarzer
Commissioner Tom Bilsten

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Member Comments/Announcements

None.

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Adjourn

The meeting was adjourned at 6:12 p.m.

David De La Torre Secretary

Rick Heumann, Chairman

CHANDLER arizona
Community of Innovation

Planning & Zoning Commission Memorandum **Development Services**
Memo No. 25-031

Date:	12/17/2025
To:	Planning and Zoning Commission
Thru:	David de la Torre, Acting Planning Administrator
From:	Darsy Smith, City Planner
Subject:	PLH25-0014 Seasons at McQueen
Request:	Rezoning from Agricultural (AG-1) district to Planned Area Development (PAD) for single-family residential Preliminary Development Plan approval for a 57-lot subdivision and housing product
Location:	East of the Northeast Corner of Willis Road and McQueen Road
Applicant:	Mario Mangiamele, Iplan Consulting

Proposed Motion:

Rezoning
Move Planning and Zoning Commission recommend approval of Rezoning PLH25-0014 Seasons at McQueen, Rezoning from AG-1 to PAD for single-family residential, generally located east of the northeast corner of Willis Road and McQueen Road, subject to the conditions as recommended by Planning staff.

Preliminary Development Plan
Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH25-0014 Seasons at McQueen for subdivision layout for 57 homes and housing product generally located east of the northeast corner of Willis Road and McQueen Road, subject to the conditions as recommended by Planning staff.

Background Data:

- Subject site approximately 11.9 acres and zoned RU-43 within Maricopa County
- Upon annexation, parcel will be given initial city zoning of AG-1 (Agricultural District)
- General Plan designates the site as Neighborhoods
- Two houses exist on the site currently
- Project consists of 57 single-family lots totaling 4.77 du/ac

Surrounding Land Use Data:

North	Single-Family Residential (2.25 du/ac)	South	Willis Road, then Single-Family (5.83 du/ac & 6.73 du/ac)
East	Water Treatment Facility	West	Church and a vacant lot

General Plan and Area Plan Designations

	Existing	Proposed
General Plan	Neighborhoods	No Change

Proposed Development

	Single-family subdivision
Number of Lots	57
Proposed Density	4.77 du/ac
Building Setbacks (min)	Front: 20 ft to garage, 10 ft to livable Side: Min. 5 ft Rear: 10 ft Rear (north perimeter): 20 ft
Typical Lot Size	40 ft by 100 ft
Building Height	30 ft max.
Total Lot Coverage	55%
Square Footage of Proposed Houses	2,115- 2,413 square feet
Proposed Architectural Themes	3 (Spanish, Craftsman, and Western Cottage)
Number of Floor Plans	3

Parking Provided	• Each lot provides a two-vehicle garage and a driveway with sufficient space for parking two additional vehicles • On-street parking is provided

Review and Recommendation

The first iteration of the proposal staff received was for a multifamily development with a density of 16.8 du/ac. Staff worked with the applicant on getting a lower density that would be inline with the surrounding developments. The second iteration of the proposal staff received was for a duplex development with a proposed density of 8.5 du/ac. Staff informed the applicant that it would not be supportive of any density greater than 6.7 du/ac. The 6.7 du/ac is the density of the development to the south of the property.

The proposed density is at 4.77 du/ac, which creates a transition between the slightly higher densities to the south and the slightly lower densities to the north. The community offers 29% open space with a large 60-foot buffer that provides an additional buffer from the adjacent neighborhoods. In addition to providing a 60-foot buffer, the applicant agreed to limit lots 39-50, that are adjacent to the larger lot subdivision to the floor plan that is half single-story in the rear and two-story at the front of the home in order to address the privacy concerns of the neighbors to the north.

The proposed development offers a 'for sale' housing product that will bring more "missing middle" housing options to the market. Seasons at McQueen is a Richmond American Homes housing product that will provide a variety of floor plans with multiple architectural themes, allowing for diverse housing throughout the 57-lot subdivision. The proposal consists of three floor plans with three different architectural styles including Spanish, Craftsman, and Western Cottage. The subject site is adjacent to the Water Treatment Facility on Pecos and McQueen Roads.

For these reasons, staff finds the proposal to be consistent with the goals and objectives of the General Plan.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting sign was posted on the site and on social media via NextDoor.
- Two in-person meeting were held on August 19, 2025 and November 12, 2025. The first neighborhood meeting was attended by the applicant's team, Planning staff, and 10 residents. Adjacent neighbors had concerns about increased traffic, density, two-story products backing up to their larger lots, and general questions. At the second neighborhood meeting, five residents attended the neighborhood meeting, and the applicant agreed to address privacy concerns by limiting lots 39-50 to plan P952, which has a one-story portion of the home on the northern side that is closest to the existing neighbors. This was offered in addition to the proposed 60-foot wide buffer.
- As of the writing of this memo, Planning staff is aware of two residents in opposition to the request due to the increased traffic and density being proposed.

Recommended Conditions of Approval:

Rezoning

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Rezoning from AG-1 to PAD for single-family subdivision, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet entitled “Seasons at McQueen” and kept on file in the City of Chandler Planning Division, in File No. PLH25-0014, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified, or supplemented by Chandler City Council.

2. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements, and street lighting to achieve conformance with City codes, standard details, and design manuals.

3. The landscaping in all open spaces shall be maintained by the property owner or property owners’ association and shall be maintained at a level consistent with or better than at the time of planting.

4. The landscaping in all rights-of-way shall be maintained by the adjacent

property owner or property owners' association.

5. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

6. Prior to the time of making any lot reservations or subsequent sales agreements, the subdivider/homebuilder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby a wastewater treatment facility at Pecos and McQueen Roads that may cause adverse noise, odors, and other externalities. The “Public Subdivision Report”, “Purchase Contracts”, CC&R’s, and the individual lot property deeds shall include a disclosure statement outlining that the site is adjacent to or nearby a wastewater treatment facility, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. The disclosure shall be presented to prospective homebuyers on a separate, single form for them to read and sign prior to or simultaneously with executing a purchase agreement. This responsibility for notice rests with the homebuilder/lot developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

7. Maximum lot coverage shall be 55%.

8. Minimum setbacks shall be as provided below and further detailed in the development booklet:

Front yard setback	20 ft from property line 10 ft from property line to livable
Side yard setbacks	Min. 5 ft
Rear yard setbacks	10 ft 20 ft required for the lots backing up to the larger lot subdivision

Preliminary Development Plan

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Preliminary Development Plan, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Seasons at McQueen" and kept on file in the City of Chandler Planning Division, in File No. PLH25-0014, modified by such

conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.

2. The same elevation shall not be built side-by-side or directly across the street from one another.

3. Lots 39-50, located along the north side of the property are required to be limited to Plan P952 or a similar one-story/two-story combination with the one-story portion on the north side of the home.

4. The site shall be maintained in a clean and orderly manner.

5. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.

6. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.

7. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.

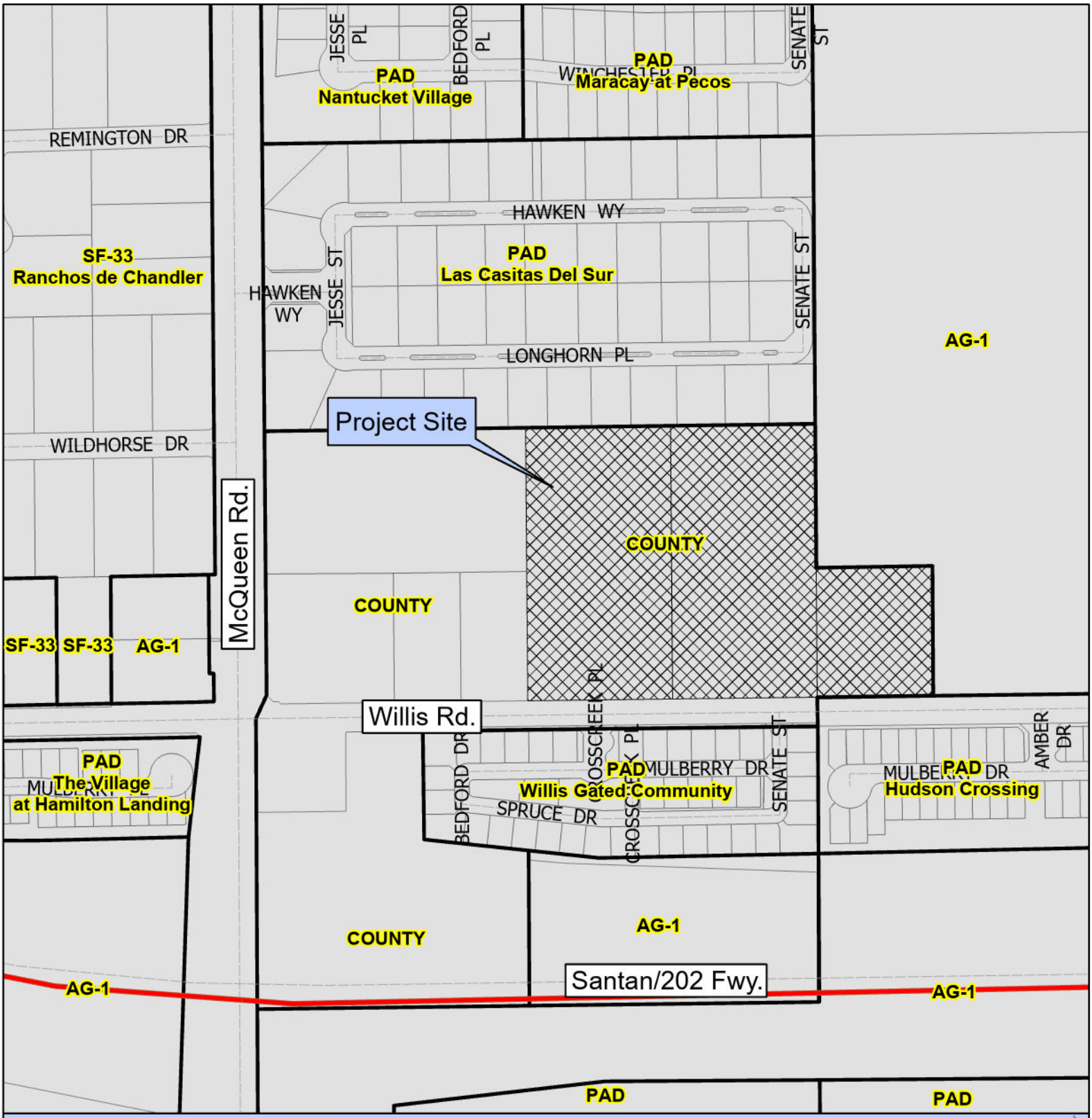
8. Each garage shall be pre-wired to provide 240V electrical capacity necessary to accommodate future electric vehicle charging equipment.

9. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.

Attachments

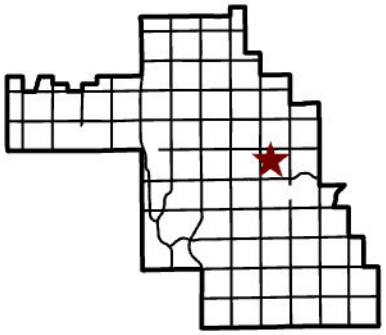
Vicinity Maps

Development Booklet

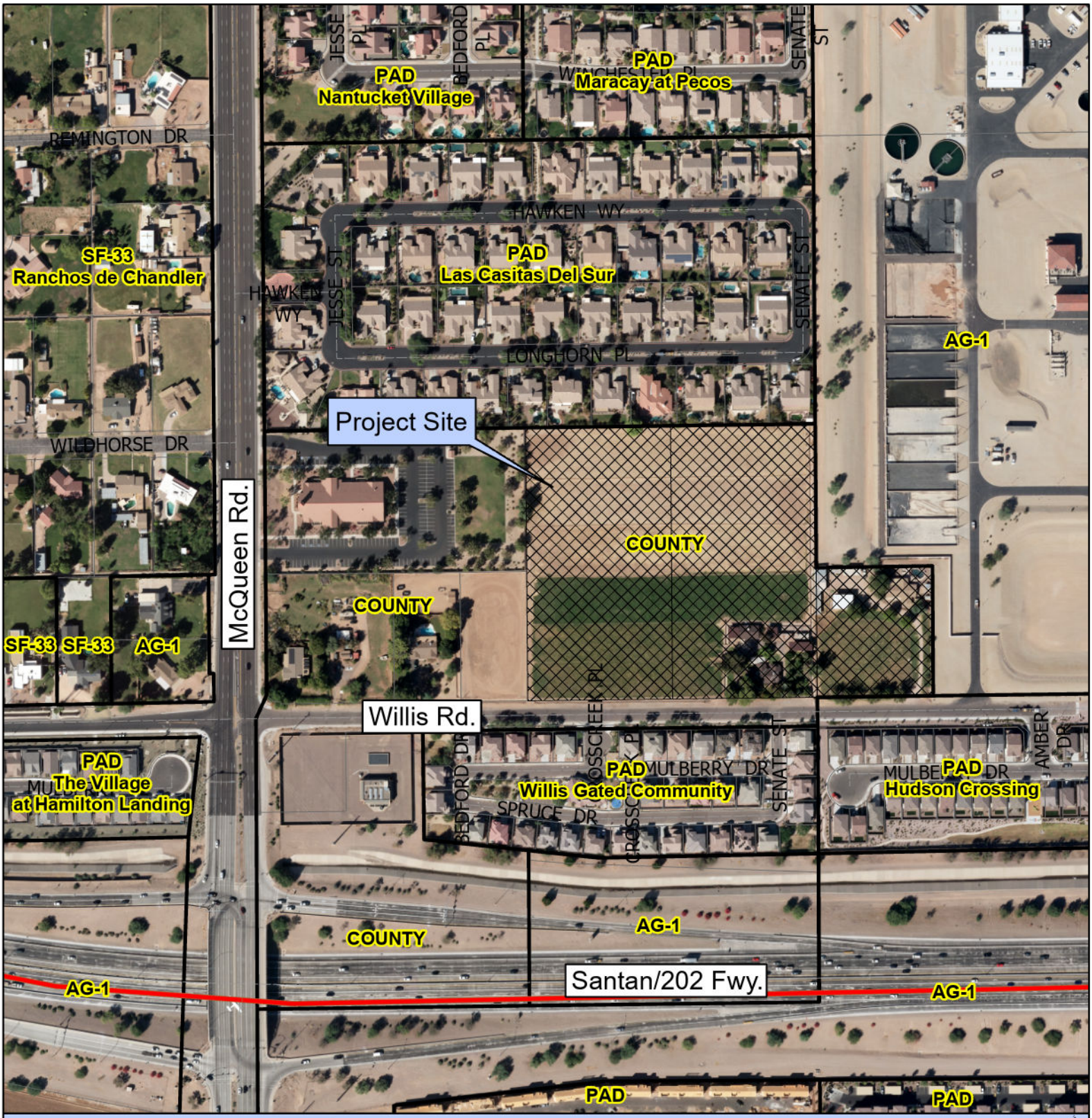


PLH25-0014 Seasons at McQueen

Project Details
Rezoning from Agricultural (AG-1) district to Planned Area Development (PAD) for single-family residential/Preliminary Development Plan approval for a 57 lot subdivision and housing product

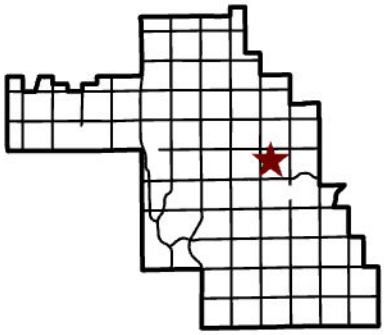


CHANDLER arizona



PLH25-0014 Seasons at McQueen

Project Details
Rezoning from Agricultural (AG-1) district to Planned Area Development (PAD) for single-family residential/Preliminary Development Plan approval for a 57 lot subdivision and housing product



CHANDLER arizona

Development Booklet
Rezoning | Preliminary Development Plan
Preliminary Subdivision Plat

Seasons at McQueen

East – Northeast Corner | McQueen & Willis Roads

PLH25-0014

Submitted to:
City of Chandler
Development Services Department
215 East Buffalo Street
Chandler, AZ 85225

Submitted on Behalf of:
Richmond American Homes
16427 N Scottsdale Road, Suite 300
Scottsdale, AZ 85254

Prepared by:
Iplan Consulting
3317 S. Higley Road, Suite 114-622
Gilbert, AZ 85295
(480) 313-8144

Prepared: May 2025
Revised: September 2025
2nd Revision: November 2025

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SUBMITTED ON BEHALF OF:

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V: (602) 522-4723
E: Kirsten.Beard@mdch.com

SEASONS AT MCQUEEN
REZONING | PRELIMINARY DEVELOPMENT PLAN | PRELIMINARY PLAT
DEVELOPMENT BOOKLET

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Appendix: PDP Exhibits

Seasons at McQueen | Streetscape exhibit
Plan P698 - Cottonwood: Building Elevations | Floor Plan | Roof Plan exhibits
Plan P846 - Laurel: Building Elevations | Floor Plan | Roof Plan exhibits
Plan P952 - Lynwood: Building Elevations | Floor Plan | Roof Plan exhibits
Building Paint Color Schemes - Materials exhibits
Garage Door Design exhibit
Paver Colors – Details exhibit
Coach Light exhibit
Design Details – Shutters exhibit
Conceptual Site Plan exhibit
Conceptual Landscape Plan exhibit
Conceptual Open Space exhibit
Conceptual Amenity Plan exhibit
Conceptual Pocket Park exhibit
Conceptual Circulation Plan exhibit
Conceptual Parking Plan exhibit
Wall Plan exhibit
Conceptual Wall Details exhibit
Conceptual Monumentation exhibit

2. OVERVIEW

2.1 REQUEST:

Iplan Consulting, on behalf of Richmond American Homes, is pleased to submit for your consideration an application for Planned Area Development (PAD) zoning, Preliminary Development Plan (PDP), and a Preliminary Subdivision Plat for the approximate 11.9-acre (gr.) property, generally located 600-feet east of the northeast corner of South McQueen Road and East Willis Road. The property is further identified as Maricopa County Assessor Parcel Nos.: 303-29-020, 303-29-031H and 303-29-031J.

More specifically, this Development Booklet complements the following requests for the property: a) rezone the properties from City of Chandler AG-1 (Agriculture) to PAD for establishing use and development standards; b) a PDP to establish design standards pertaining to landscape, hardscape, and residential homes; and, c) preliminary subdivision plat to subdivide the real property, described herein, into 57 single family lots.

The proposed Rezoning, Preliminary Development Plan and Preliminary Subdivision Plat is dependent upon successful annexation into the City of Chandler.

2.2 SITE CONTEXT:

The property is bound by Las Casitas Del Sur, an existing single family residential subdivision to the north, while the City of Chandler Water Treatment Facility is contiguous to the entire eastern project boundary. East Willis Road, a local level street, is situated contiguous to the entire south project boundary, while Hudson Crossings and Willis Gated Community, both single family residential neighborhoods, are situated further south – across East Willis Road. The property is further bound to the west by an undeveloped property, as well as, The Church of Jesus Christ of Latter-day Saints religious facility.

The General Plan Land Use classifications, along with the existing zoning and uses for adjacent properties, are listed below:

TABLE 2.201: EXISTING LAND USE SUMMARY

DIRECTION	GENERAL PLAN LAND USE CLASSIFICATION	EXISTING ZONING	EXISTING USE
On-Site	Neighborhoods	Rural-43 (Maricopa County)	Residential / Agriculture
North	Neighborhoods	PAD	Single Family Residential
East	Neighborhoods	AG-1	Water Treatment Facility
South	Neighborhoods	PAD	Single Family Residential
West	Neighborhoods	Rural-43 (Maricopa County)	Religious Facility / Undeveloped

SITE AERIAL EXHIBIT



BASE MAP SOURCE: MARICOPA COUNTY ASSESSOR, 2025.

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GENERAL NOTES

1. ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
2. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
3. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
4. SIGNS REQUIRE SEPARATE PERMIT.
5. 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.
6. VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 6' ABOVE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.

LEGAL DESCRIPTION

PARCEL NO. 1:

THE SOUTH 330 FEET OF THE WEST 264 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPTING THEREFROM THE SOUTH 33 FEET, FOR A ROADWAY.

PARCEL NO. 2:

THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE SOUTH 33 FEET.

PARCEL NO. 3:

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE SOUTH 33 FEET.

PARCEL NO. 1: CONTAINING 1.800 ACRES, MORE OR LESS
PARCEL NO. 2: CONTAINING 4.719 ACRES, MORE OR LESS
*PARCEL NO. 3: CONTAINING 4.722 ACRES, MORE OR LESS
TOTAL ACREAGE: 11.241 ACRES, MORE OR LESS

FLOOD ZONE CERTIFICATION

THIS IS TO CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN THE ZONE "X" FLOOD HAZARD AREA PER FIRM MAP PANEL NUMBER 04013C-2737 M DATED NOVEMBER 4, 2015, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

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

BASIS OF BEARING

BEGINNING AT THE NORTH CORNER OF SECTION 2, T2S, R5E BEARING SOUTH 89°10'3" WEST CALCULATED PER THE ARIZONA STATE PLANE CENTRAL ZONE, GRID NORTH, BASED ON GPS LOCATION.

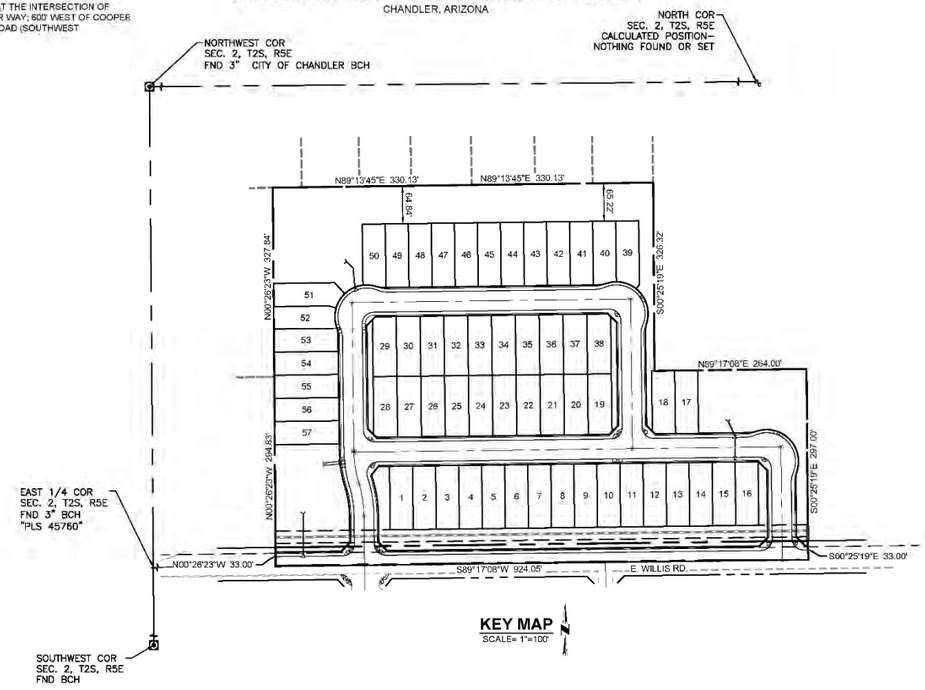
BENCHMARK

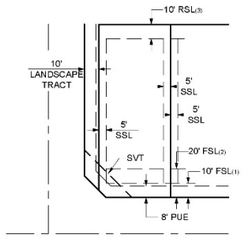
CITY OF CHANDLER BENCHMARK 35B
BRASS CAP IN CONCRETE, FLUSH, AT THE INTERSECTION OF CANYON OAKSWAY AND DERRINGER WAY; 600' WEST OF COOPER ROAD AND 280' SOUTH OF PECOS ROAD (SOUTHWEST CORNER: SECTION 2, T2S, R5E)

ELEVATION 1234.35 (NAVD88)

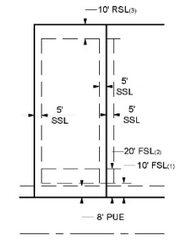
PRELIMINARY PLAT
FOR
SEASONS AT McQUEEN

A PORTION OF LAND LOCATED IN SECTION 02, TOWNSHIP 02S, RANGE 05E
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA
CHANDLER, ARIZONA

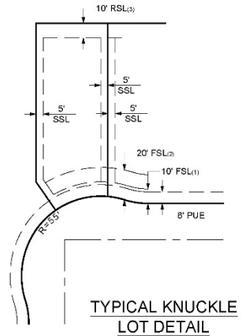




TYPICAL CORNER LOT DETAIL
N.T.S.



TYPICAL LOT DETAIL
N.T.S.



TYPICAL KNUCKLE LOT DETAIL
N.T.S.

FRONT YARD SETBACKS
1. 10' FOR SIDE LOADED GARAGES, PORCHES OR LIVABLE SPACE.
2. 20' SETBACK IS MEASURED FROM TO FACE OF GARAGE (FRONT ENTRY)

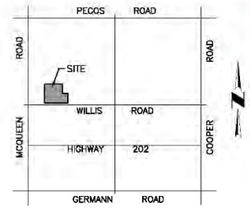
REAR YARD SETBACKS
3. 10' FOR SINGLE-STORY HOMES AND/OR COVERED PATIOS;
10' FOR TWO-STORY HOMES

SIDE YARD SETBACKS
4. 5'

LEGEND
FSL - FRONT SETBACK LINE
SSL - SIDE SETBACK LINE
RSL - REAR SETBACK LINE
SVT - INDICATES 33'X33' VISIBILITY TRIANGLE EASEMENT

SITE DATA			
CURRENT ZONING	RU43		
PROPOSED ZONING	PAD (PDP)		
GROSS AREA	SQ FT	ACRES	LAND USE %
	520,172	11.94	100.00%
NET AREA	495,121	11.37	95.18%
OPEN SPACE AREA	144,068	3.31	27.70%
MAJOR ROW	25,051	0.58	4.82%
LOCAL STREET	101315	2.33	19.48%
TOTAL LOT AREA	249,737	5.73	48.01%
YIELD	LOT SIZE		
57	40' X 105'		
NET DENSITY	5.01 DU/AC		
LOT COVERAGE		MINIMUM LOT AREA (SF)	AVERAGE LOT AREA (SF)
LOT AREA		4,267	4,381
LOT COVERAGE AREA (60% OF LOT)		2,560	2,629

DEVELOPMENT STANDARDS	Proposed PAD
MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	100'
MAXIMUM BUILDING HEIGHT	30'
MAXIMUM BUILDING COVERAGE	
1-STORY	60%
2-STORY	55%
MINIMUM FRONT YARD SETBACK	
FRONT FACING GARAGE	20'
LIVABLE AREAS; PORCHES; SIDE LOADED GARAGE	10'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM REAR YARD SETBACK	10'



VICINITY MAP
(NOT-TO-SCALE)

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CONTACT: ALEX CARAVEO

LEGEND

- SITE BOUNDARY
- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (1) (S.V.T.) SIGHT VISIBILITY TRIANGLE
- 1' V.N.A.E. (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- 8' P.U.E. (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- PROPOSED FIRE HYDRANT

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602-264-6831
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NO	REVISION	DATE
1	ADDRESS 1ST REVIEW STAFF COMMENTS	09/03/25
2	ADDRESS 2ND REVIEW STAFF COMMENTS	11/05/25

Coe & Van Loo Consultants, Inc.

PRELIMINARY PLAT
SEASONS AT McQUEEN
A PORTION OF LAND LOCATED IN SECTION 02, TOWNSHIP 02S, RANGE 05E
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA
CHANDLER, ARIZONA



CVL Contact: ALEX CARAVEO
CVL Project #: 01.0415301
COG LOG #: PLT25-0005

COVER SHEET

SHEET
01 OF 11

Printed By: Alexc Print Date: November 13, 2025 Filename: N:\01\0415301\CAD\Preliminary\PS PRE PLAT.dwg

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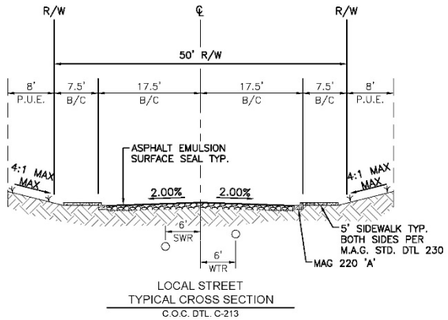
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2	4,400
3	4,400
4	4,400
5	4,400
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7	4,400
8	4,400
9	4,400
10	4,400
11	4,400
12	4,400
13	4,400
14	4,400
15	4,400
16	4,400
17	4,360
18	4,347
19	4,330
20	4,343
21	4,343
22	4,343
23	4,343
24	4,343
25	4,343
26	4,343
27	4,343
28	4,330
29	4,330
30	4,343

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
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32	4,343
33	4,343
34	4,343
35	4,343
36	4,343
37	4,343
38	4,330
39	4,389
40	4,315
41	4,401
42	4,401
43	4,401
44	4,401
45	4,401
46	4,401
47	4,401
48	4,401
49	4,401
50	4,291
51	4,628
52	4,267
53	4,445
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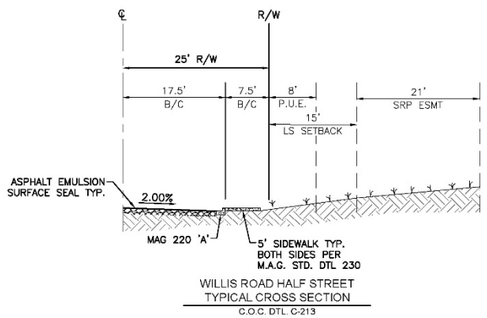
TRACT AREA TABLE			
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TRACT B	24353.94	0.559	LANDSCAPE TRACT / OPEN SPACE / RETENTION / DRAINAGE / UTILITY EASEMENT / AMENITY
TRACT C	1900.00	0.044	LANDSCAPE TRACT / UTILITY EASEMENT
TRACT D	1900.00	0.044	LANDSCAPE TRACT / UTILITY EASEMENT
TRACT E	65082.21	1.494	LANDSCAPE TRACT / OPEN SPACE / RETENTION / DRAINAGE / UTILITY EASEMENT
TRACT F	22633.35	0.520	LANDSCAPE TRACT / OPEN SPACE / RETENTION / DRAINAGE / SRP EASEMENT / UTILITY EASEMENT

CENTERLINE CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	56.90'	200.00'	016°18'07"	28.65'	56.71'	N08°51'58"W
C2	56.90'	200.00'	016°18'07"	28.65'	56.71'	S08°51'58"E

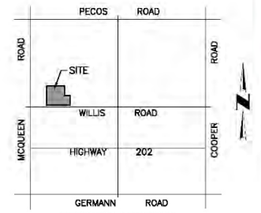
CENTERLINE TABLE		
NO.	LENGTH	BEARING
L1	86.14'	S00°42'55"E
L2	257.53'	S00°42'55"E
L3	483.59'	N89°17'05"E
L4	260.00'	N00°42'55"W
L5	741.43'	N89°17'05"E
L6	196.01'	N00°42'55"W



LOCAL STREET
TYPICAL CROSS SECTION
C.O.C. DTL C-213
N.T.S.



WILLIS ROAD HALF STREET
TYPICAL CROSS SECTION
C.O.C. DTL C-213
N.T.S.



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- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
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PRELIMINARY PLAT

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OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA
CHANDLER, ARIZONA

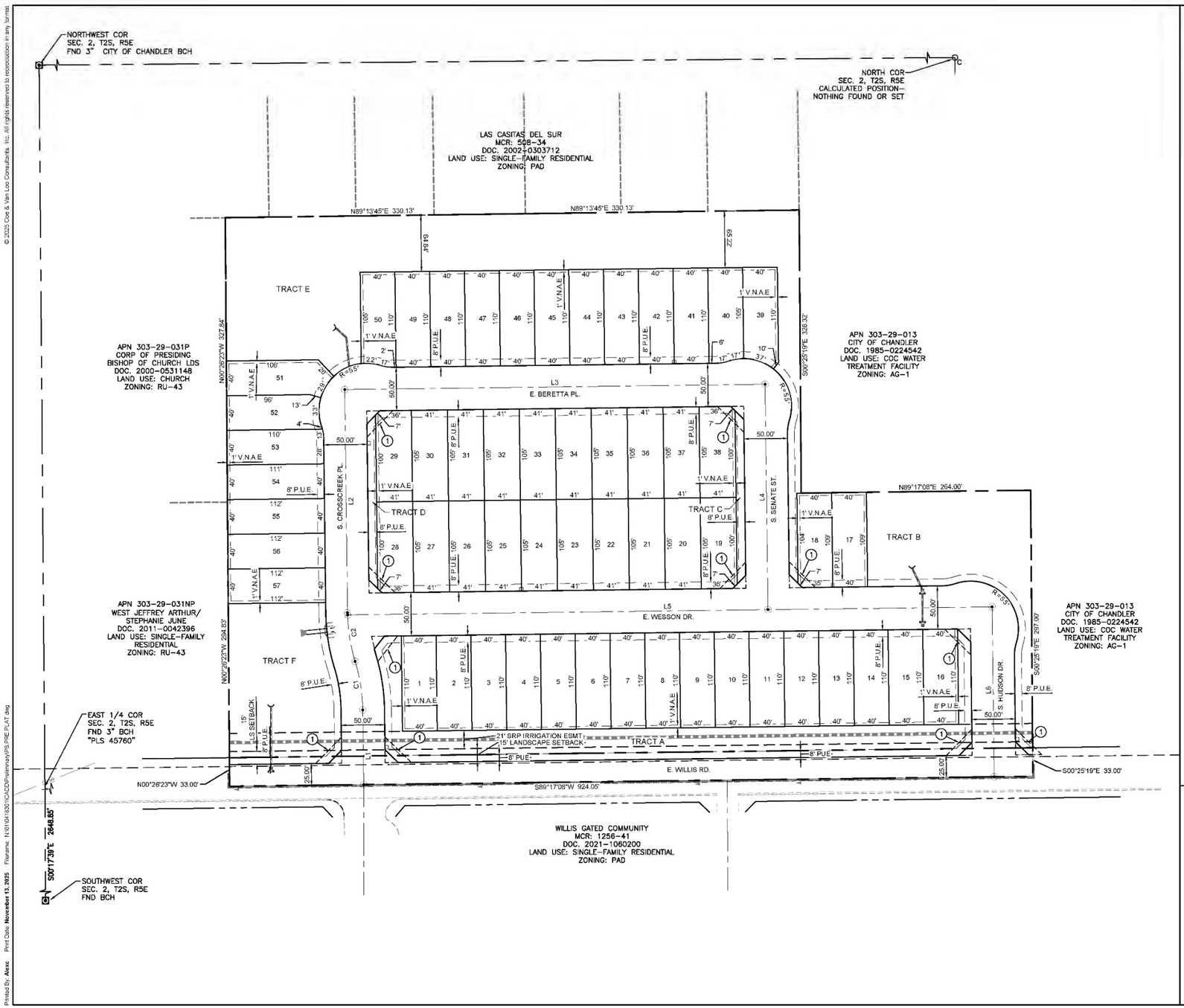


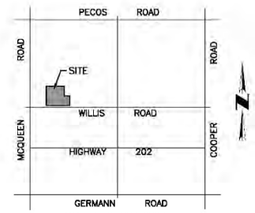
CVL Contact: ALEX CARAVEO
CVL Project #: 01.0418301
COC LOG #: PL25-0005

TABLES & SECTIONS

SHEET
02 OF 11

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VICINITY MAP
(NOT-TO-SCALE)

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BT WOOD
12220 E. WILLIS RD.
CHANDLER AZ 85286
PHONE: (602) 616-6997
EMAIL: TERRIWOOD828@GMAIL.COM
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DEVELOPER

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EMAIL: KIRSTEN.BEARD@MDCH.COM
CONTACT: KIRSTEN BEARD

CVL DESIGN TEAM

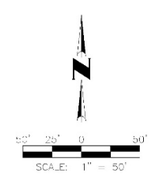
CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-4752
EMAIL: ACARAVEO@CVLCI.COM
CONTACT: ALEX CARAVEO

LEGEND

- SITE BOUNDARY
- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- 1' V.N.A.E. (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- 8' P.U.E. (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- PROPOSED FIRE HYDRANT

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602-264-6831
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2	ADDRESS 2ND REVIEW STAFF COMMENTS	11/05/25

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PRELIMINARY PLAT

SEASONS AT McQUEEN

A PORTION OF LAND LOCATED IN SECTION 02, TOWNSHIP 02S, RANGE 05E
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA
CHANDLER, ARIZONA

37325
RYAN
WEED
09/30/26
REGISTERED LANDSCAPE ARCHITECT
STATE OF ARIZONA

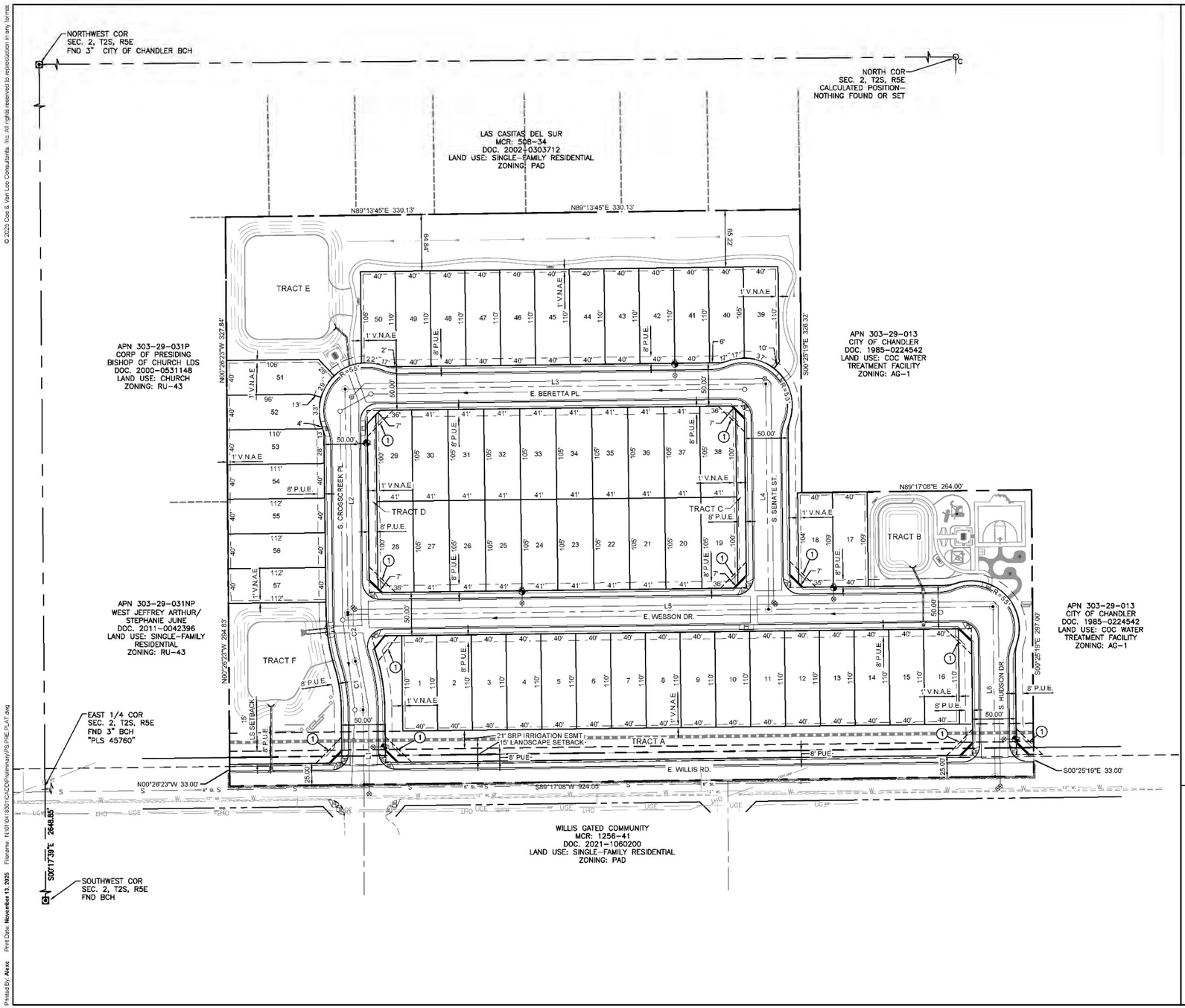
CVL Contact: ALEX CARAVEO
CVL Project #: 01.0418301
COC LOG #: PL125-0005

SITE PLAN

SHEET
03 OF 11

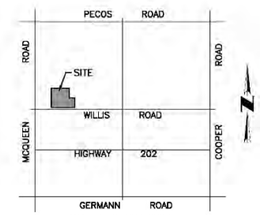
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PRELIMINARY PLAT

SEASONS AT McQUEEN

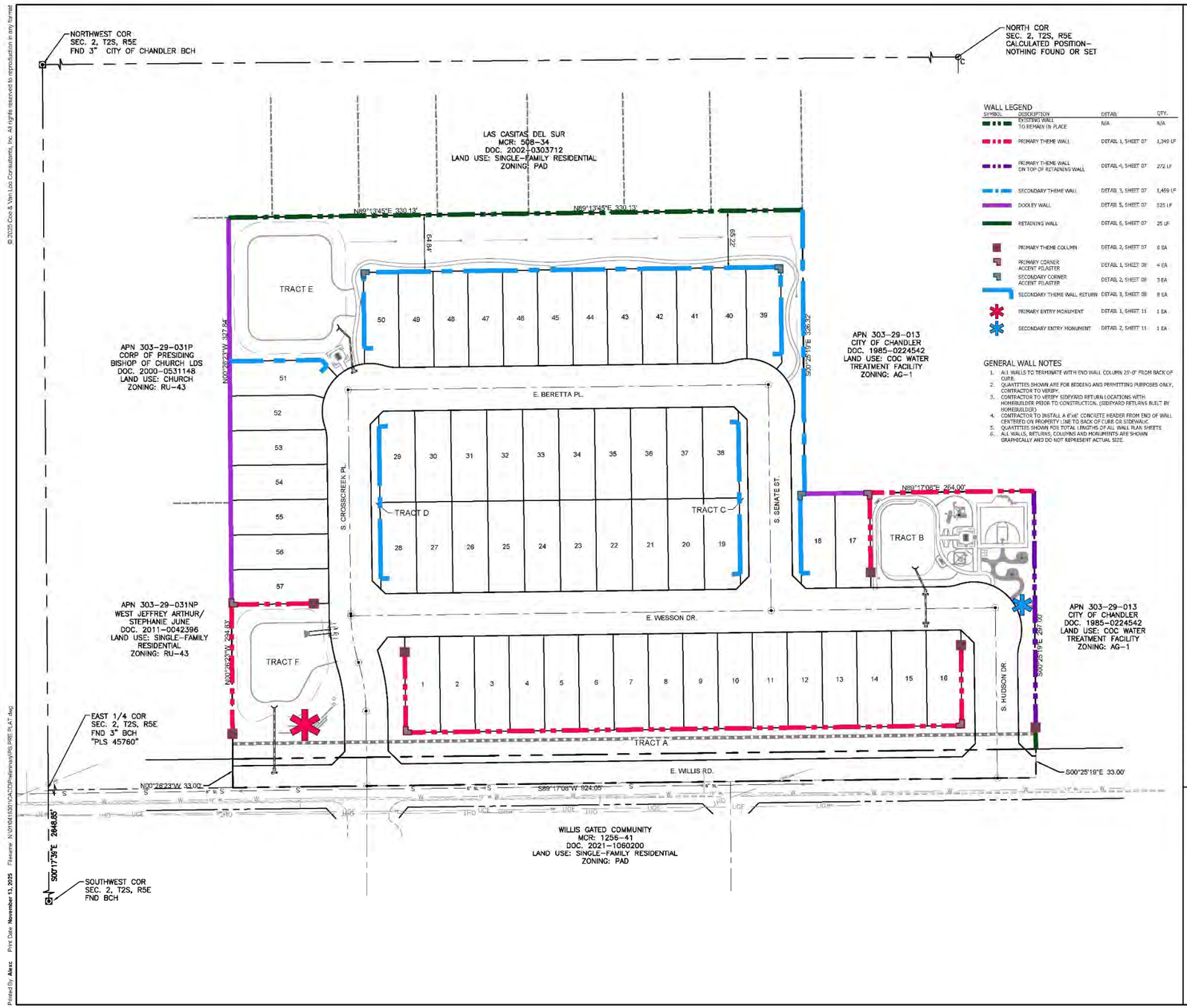
A PORTION OF LAND LOCATED IN SECTION 02, TOWNSHIP 02S, RANGE 05E
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CHANDLER, ARIZONA

37325
RYAN
WEED
11.13.25

CVL Contact: ALEX CARAVEO
CVL Project #: 01.0418301
COC Log #: PL125-0005

SITE PLAN

SHEET
04 OF 11

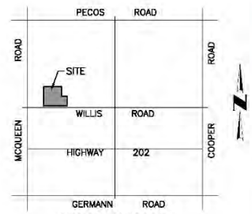


WALL LEGEND

SYMBOL	DESCRIPTION	DETAIL	QTY.
	EXISTING WALL TO REMAIN IN PLACE	N/A	N/A
	PRIMARY THEME WALL	DETAIL 1, SHEET 07	1,349 LF
	PRIMARY THEME WALL ON TOP OF RETAINING WALL	DETAIL 4, SHEET 07	272 LF
	SECONDARY THEME WALL	DETAIL 3, SHEET 07	1,459 LF
	DOOLEY WALL	DETAIL 5, SHEET 07	535 LF
	RETAINING WALL	DETAIL 6, SHEET 07	25 LF
	PRIMARY THEME COLUMN	DETAIL 2, SHEET 07	6 EA
	PRIMARY CORNER ACCENT PILASTER	DETAIL 1, SHEET 08	4 EA
	SECONDARY CORNER ACCENT PILASTER	DETAIL 2, SHEET 08	3 EA
	SECONDARY THEME WALL RETURN	DETAIL 3, SHEET 08	8 EA
	PRIMARY ENTRY MONUMENT	DETAIL 1, SHEET 11	1 EA
	SECONDARY ENTRY MONUMENT	DETAIL 2, SHEET 11	1 EA

GENERAL WALL NOTES

1. ALL WALLS TO TERMINATE WITH END WALL COLUMN 25'-0" FROM BACK OF CURB.
2. QUANTITIES SHOWN ARE FOR BIDDING AND PERMITTING PURPOSES ONLY. CONTRACTOR TO VERIFY.
3. CONTRACTOR TO VERIFY SIDEYARD RETURN LOCATIONS WITH HOMEBUILDER PRIOR TO CONSTRUCTION. (SIDEYARD RETURNS BUILT BY HOMEBUILDER)
4. CONTRACTOR TO INSTALL A 6"x6" CONCRETE HEADER FROM END OF WALL CENTERED ON PROPERTY LINE TO BACK OF CURB OR SIDEWALK.
5. QUANTITIES SHOWN FOR TOTAL LENGTHS OF ALL WALL PLAN SHEETS
6. ALL WALLS, RETURNS, COLUMNS AND MONUMENTS ARE SHOWN GRAPHICALLY AND DO NOT REPRESENT ACTUAL SIZE.



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SCALE: 1" = 50'

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37325
RYAN
WEED
11-13-25
RENEWAL DATE

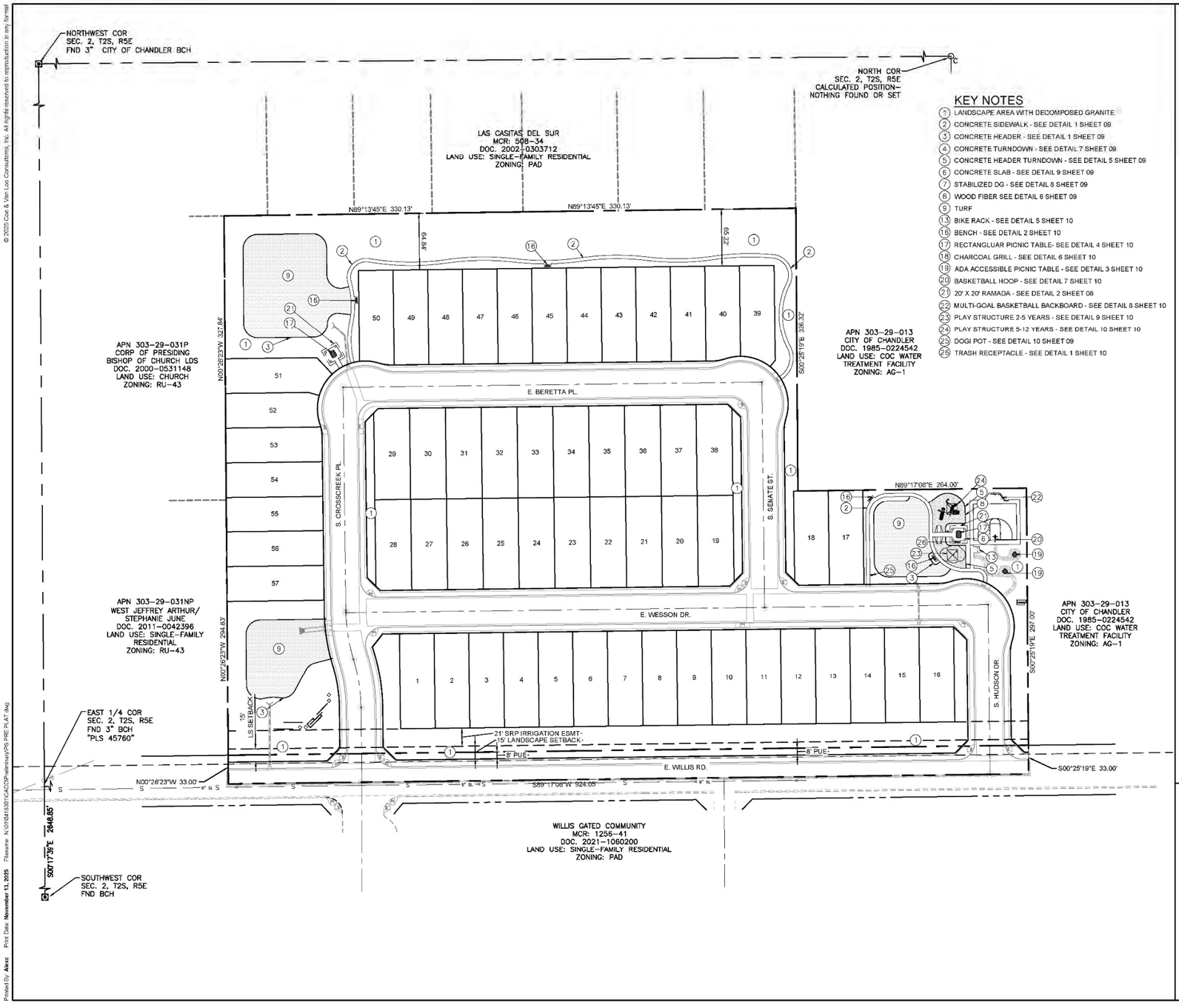
CVL Contact: ALEX CARAVEO
CVL Project #: 01 0418301
COG LOG #: PLT25-0005

PROPOSED WALL PLAN

SHEET
05 OF 11

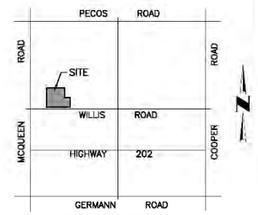
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KEY NOTES

1. LANDSCAPE AREA WITH DECOMPOSED GRANITE
2. CONCRETE SIDEWALK - SEE DETAIL 1 SHEET 09
3. CONCRETE HEADER - SEE DETAIL 1 SHEET 09
4. CONCRETE TURNDOWN - SEE DETAIL 7 SHEET 09
5. CONCRETE HEADER TURNDOWN - SEE DETAIL 5 SHEET 09
6. CONCRETE SLAB - SEE DETAIL 9 SHEET 09
7. STABILIZED DG - SEE DETAIL 8 SHEET 09
8. WOOD FIBER SEE DETAIL 6 SHEET 09
9. TURF
13. BIKE RACK - SEE DETAIL 5 SHEET 10
16. BENCH - SEE DETAIL 2 SHEET 10
17. RECTANGLUAR PICNIC TABLE- SEE DETAIL 4 SHEET 10
18. CHARCOAL GRILL - SEE DETAIL 6 SHEET 10
19. ADA ACCESSIBLE PICNIC TABLE - SEE DETAIL 3 SHEET 10
20. BASKETBALL HOOP - SEE DETAIL 7 SHEET 10
21. 20' X 20' RAMADA - SEE DETAIL 2 SHEET 08
22. MULTI-GOAL BASKETBALL BACKBOARD - SEE DETAIL 8 SHEET 10
23. PLAY STRUCTURE 2-5 YEARS - SEE DETAIL 9 SHEET 10
24. PLAY STRUCTURE 5-12 YEARS - SEE DETAIL 10 SHEET 09
25. DOGI POT - SEE DETAIL 10 SHEET 09
26. TRASH RECEPTACLE - SEE DETAIL 1 SHEET 10



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37325
RYAN
WEED
Expires November 13, 2025
REGISTERED LANDSCAPE ARCHITECT
STATE OF ARIZONA, U.S.A.

CVL Contact: ALEX CARAVEO
CVL Project #: 01 0418301
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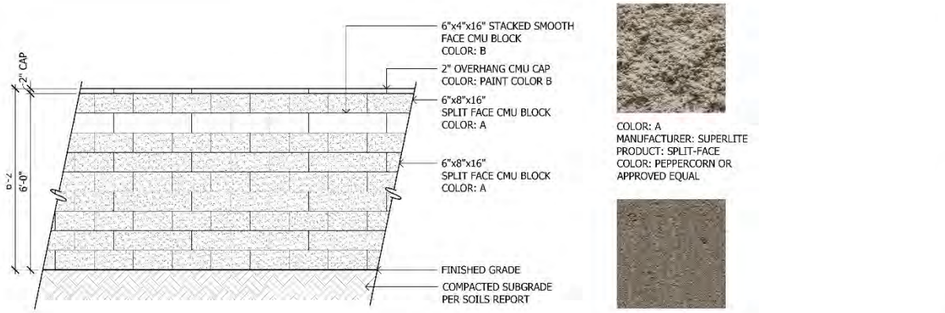
AMENITIES PLAN

SHEET
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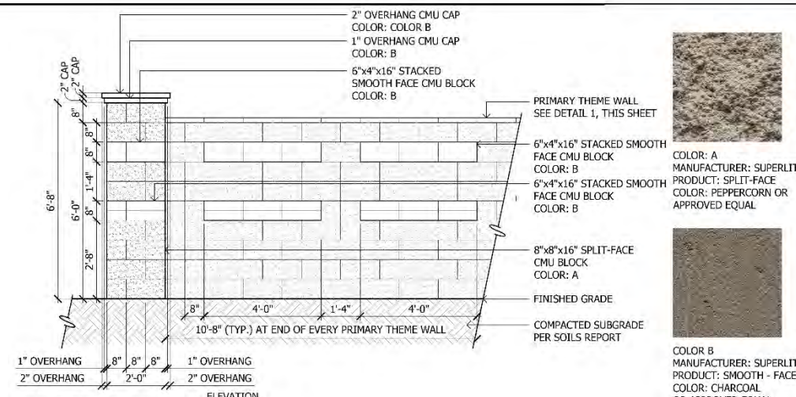


COLOR: A
MANUFACTURER: SUPERLITE
PRODUCT: SPLIT-FACE
COLOR: PEPPERCORN OR
APPROVED EQUAL

COLOR B
MANUFACTURER: SUPERLITE
PRODUCT: SMOOTH - FACE
COLOR: CHARCOAL
OR APPROVED EQUAL

ELEVATION

1 Primary Theme Wall
SCALE: 1/2"=1'-0"

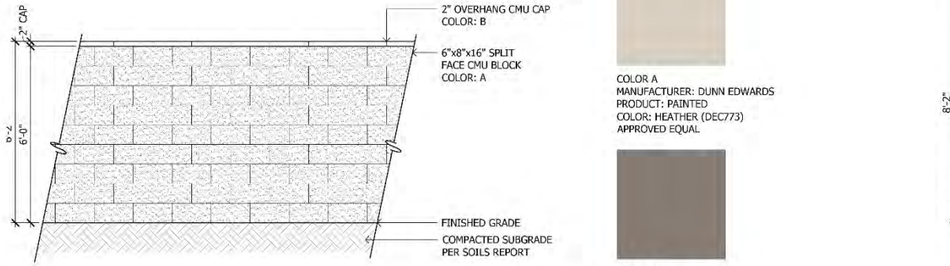


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PRODUCT: SPLIT-FACE
COLOR: PEPPERCORN OR
APPROVED EQUAL

COLOR B
MANUFACTURER: SUPERLITE
PRODUCT: SMOOTH - FACE
COLOR: CHARCOAL
OR APPROVED EQUAL

ELEVATION

2 Primary Theme Column
SCALE: 1/2"=1'-0"

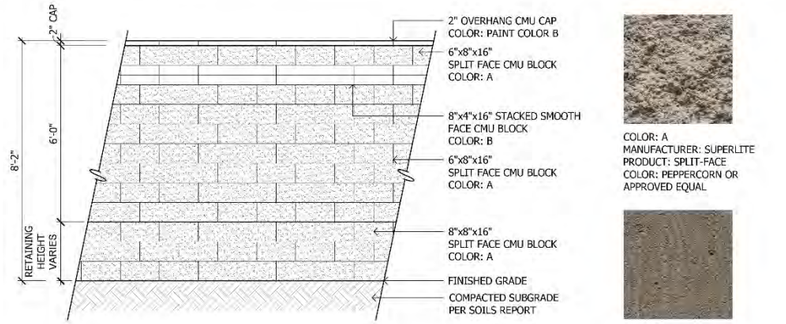


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MANUFACTURER: DUNN EDWARDS
PRODUCT: PAINTED
COLOR: HEATHER (DEC773)
APPROVED EQUAL

COLOR B
MANUFACTURER: DUNN EDWARDS
PRODUCT: PAINTED
COLOR: METAL FRINGE (DET626)
APPROVED EQUAL

ELEVATION

3 Secondary Theme Wall
SCALE: 1/2"=1'-0"

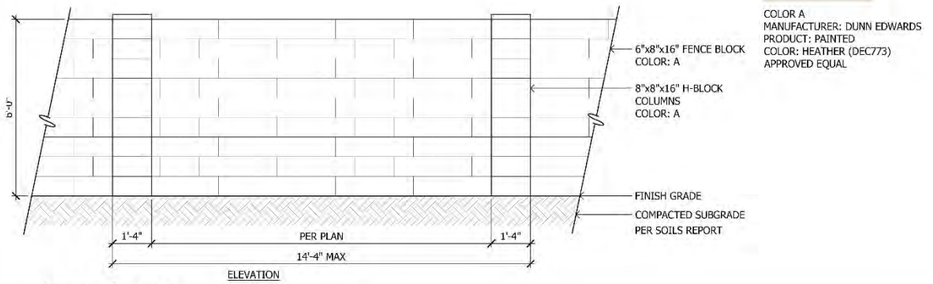


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MANUFACTURER: SUPERLITE
PRODUCT: SPLIT-FACE
COLOR: PEPPERCORN OR
APPROVED EQUAL

COLOR B
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PRODUCT: SMOOTH - FACE
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ELEVATION

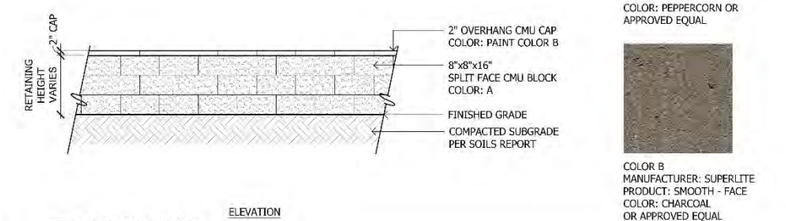
4 Primary Theme Wall on Top of Retaining Wall
SCALE: 1/2"=1'-0"



COLOR A
MANUFACTURER: DUNN EDWARDS
PRODUCT: PAINTED
COLOR: HEATHER (DEC773)
APPROVED EQUAL

ELEVATION

5 Dooley Wall
SCALE: 1/2"=1'-0"



COLOR: A
MANUFACTURER: SUPERLITE
PRODUCT: SPLIT-FACE
COLOR: PEPPERCORN OR
APPROVED EQUAL

COLOR B
MANUFACTURER: SUPERLITE
PRODUCT: SMOOTH - FACE
COLOR: CHARCOAL
OR APPROVED EQUAL

ELEVATION

6 Retaining Wall
SCALE: 1/2"=1'-0"

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11-30-25
REGISTERED LANDSCAPE ARCHITECT
ARIZONA U.S.A.

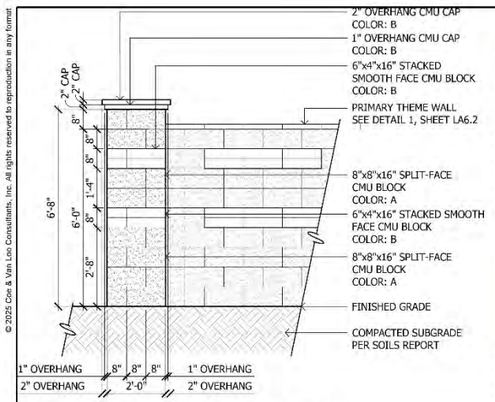
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CVL Project #: 01.0418301
COC LOG #: PL125-0005

WALL DETAILS

SHEET 07 OF 11

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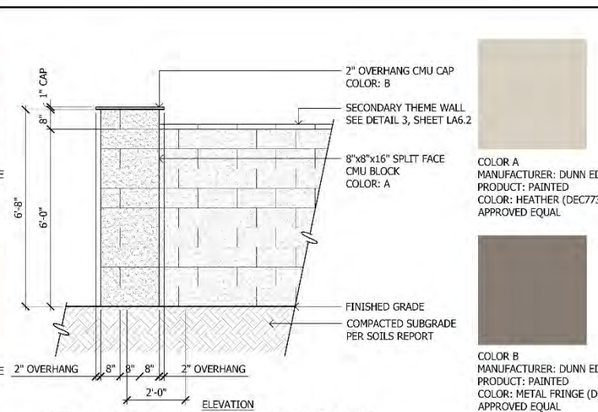
1 Primary Corner Accent Pilaster
SCALE: 1/2"=1'-0"



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MANUFACTURER: SUPERLITE
PRODUCT: SPLIT-FACE
COLOR: PEPPERCORN OR
APPROVED EQUAL



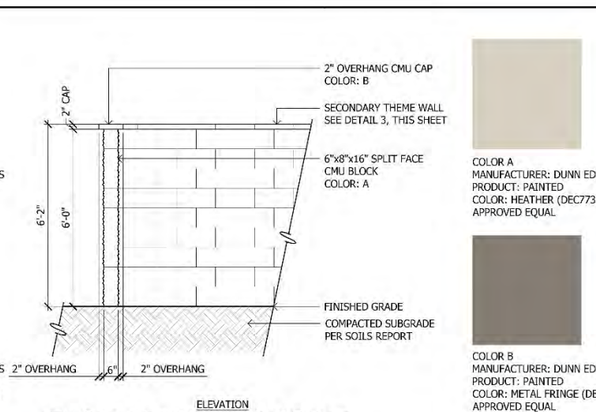
COLOR B
MANUFACTURER: SUPERLITE
PRODUCT: SMOOTH - FACE
COLOR: CHARCOAL
OR APPROVED EQUAL



2 Secondary Corner Accent Pilaster
SCALE: 1/2"=1'-0"

COLOR A
MANUFACTURER: DUNN EDWARDS
PRODUCT: PAINTED
COLOR: HEATHER (DEC773)
APPROVED EQUAL

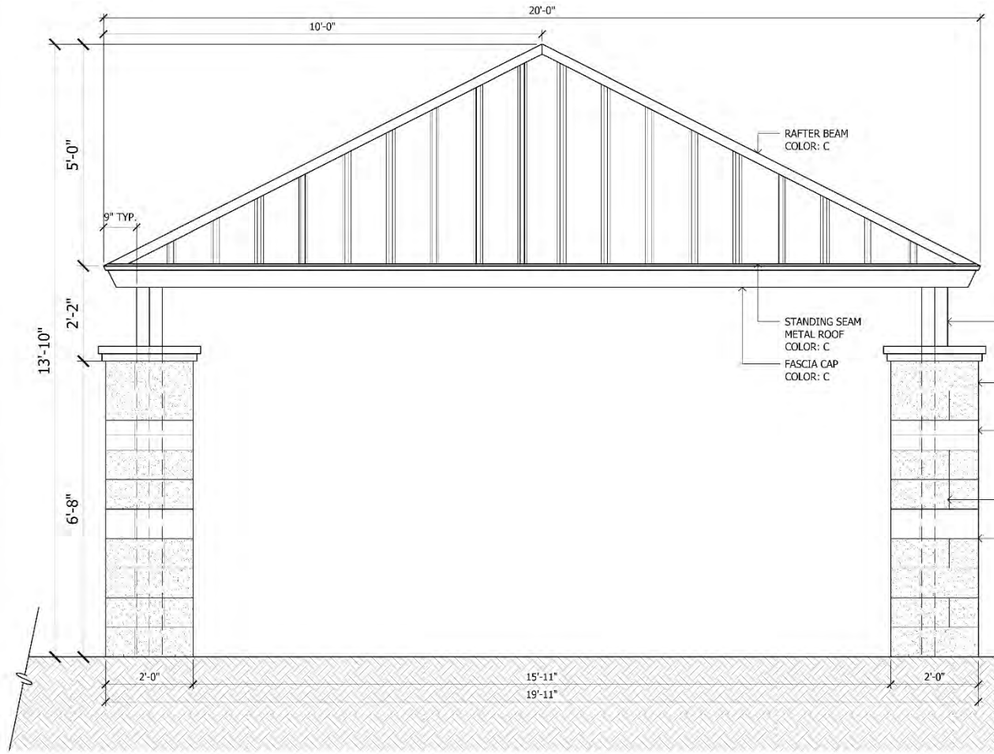
COLOR B
MANUFACTURER: DUNN EDWARDS
PRODUCT: PAINTED
COLOR: METAL FRINGE (DET626)
APPROVED EQUAL



3 Secondary Theme Wall Return
SCALE: 1/2"=1'-0"

COLOR A
MANUFACTURER: DUNN EDWARDS
PRODUCT: PAINTED
COLOR: HEATHER (DEC773)
APPROVED EQUAL

COLOR B
MANUFACTURER: DUNN EDWARDS
PRODUCT: PAINTED
COLOR: METAL FRINGE (DET626)
APPROVED EQUAL



4 20' x 20' Ramada
SCALE: 3/4"=1'-0"



CHARACTER IMAGE



COLOR: A
MANUFACTURER: SUPERLITE
PRODUCT: SPLIT-FACE
COLOR: PEPPERCORN OR
APPROVED EQUAL



COLOR B
MANUFACTURER: SUPERLITE
PRODUCT: SMOOTH - FACE
COLOR: CHARCOAL
OR APPROVED EQUAL



COLOR C
MANUFACTURER: ICON
SHELTER
SYSTEMS PRODUCT:
SQUARE SHELTER
COLOR: GREY BORWN
OR APPROVED EQUAL

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PRELIMINARY PLAT

SEASONS AT McQUEEN

A PORTION OF LAND LOCATED IN SECTION 02, TOWNSHIP 02S, RANGE 05E
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA
CHANDLER, ARIZONA



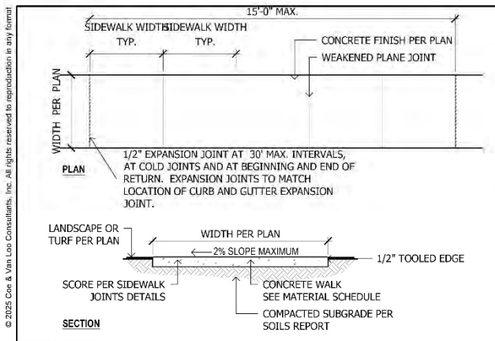
CVL Contact: ALEX CARAVEO
CVL Project #: 01.0418301
COG Log #: PL25-0005

WALL & AMENITIES DETAILS

SHEET
08 OF 11

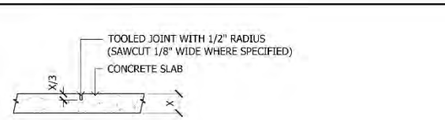
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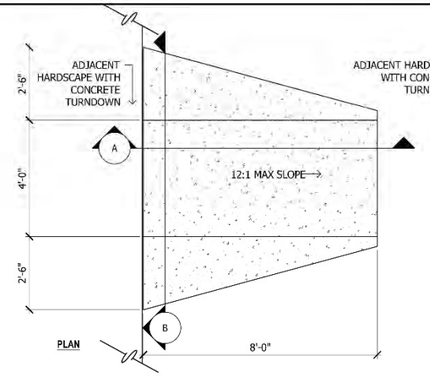
GENERAL NOTES:
1. SIDEWALK PER CLARK COUNTY STANDARD DETAIL.
2. LONGITUDINAL WEAKENED PLANE JOINT REQUIRED AT MIDPOINT OF SIDEWALK 10' OR WIDER.

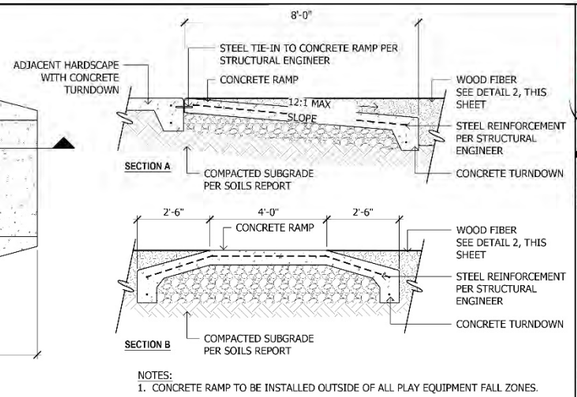
1 Concrete Sidewalk
SCALE: 1/2"=1'-0"



NOTE:
UNLESS OTHERWISE NOTED OR DIMENSIONED USE THE FOLLOWING DATA FOR EXPANSION & CONTROL JOINT LOCATIONS.
(3'-0" WIDE WALK - C.J. @ 3'-0" O.C. & E.J. @ 6' O.C.)
(5'-0" WIDE WALK - C.J. @ 5'-0" O.C. & E.J. @ 10' O.C.)
(6'-0" WIDE WALK - C.J. @ 6'-0" O.C. & E.J. @ 12' O.C.)
(12'-0" WIDE WALK - C.J. @ 12'-0" O.C. & E.J. @ 24' O.C.)

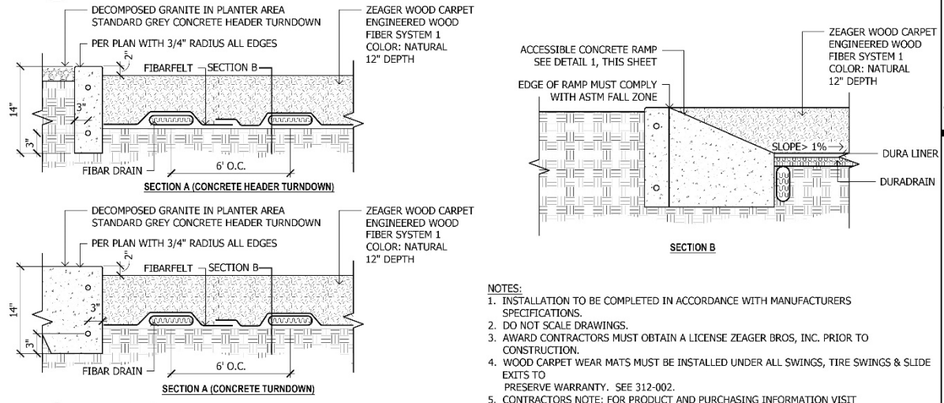
2 Construction Joints
SCALE: 1"=1'-0"



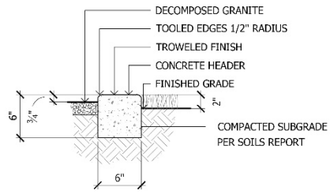


NOTES:
1. CONCRETE RAMP TO BE INSTALLED OUTSIDE OF ALL PLAY EQUIPMENT FALL ZONES.

3 ADA Access Ramp Into Wood Fiber
SCALE: 1/2"=1'-0"

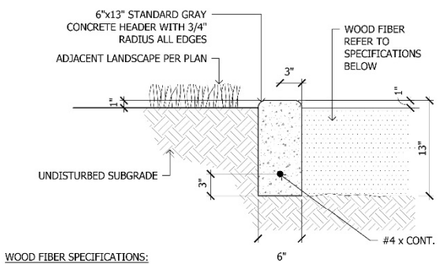


NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. AWARD CONTRACTORS MUST OBTAIN A LICENSE ZEAGER BROS, INC. PRIOR TO CONSTRUCTION.
4. WOOD CARPET WEAR MATS MUST BE INSTALLED UNDER ALL SWINGS, TIRE SWINGS & SLIDE EXITS TO PRESERVE WARRANTY. SEE 312-002.
5. CONTRACTORS NOTE: FOR PRODUCT AND PURCHASING INFORMATION VISIT www.zeager.com



NOTE:
CONCRETE HEADER TO FINISH FLUSH WITH HARDSCAPE EDGE.

4 Concrete Header
SCALE: 1-1/2"=1'-0"

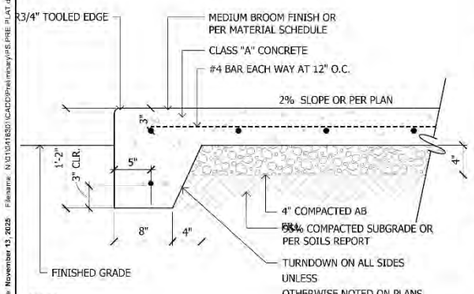


WOOD FIBER SPECIFICATIONS:
THE MATERIAL SHALL MEET ASTM F-1292-95 AND ADA PER ASTM PS 83-97. THE MATERIAL SHALL BE MANUFACTURED FROM 100% CLEAN WOOD. MATERIAL SHALL BE FREE OF TWIGS, BARK, AND LEAF DEBRIS. IT SHALL BE FREE FROM ANY FOREIGN OBJECTS SUCH AS NAILS, TRASH AND CHEMICAL ADDITIVES. THE MATERIAL SHALL BE NON-TOXIC.

NOTES:
1. CONCRETE HEADER TURNDOWN TO BE INSTALLED AT TOT LOT, PER PLAN, WHERE CONCRETE HEADER IS ADJACENT TO TOT LOT.

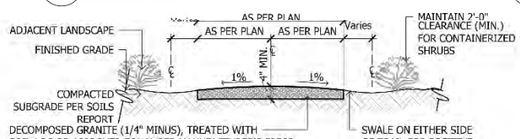
5 Concrete Header Turndown
SCALE: 1-1/2"=1'-0"

6 Wood Fiber
SCALE: 1/2"=1'-0"



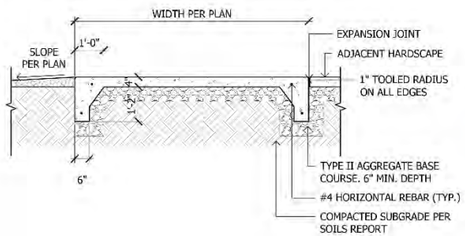
NOTES:
1. CONCRETE TURNDOWN TO BE INSTALLED AT TOT LOT, PER PLAN, WHERE CONCRETE IS ADJACENT TO TOT LOT.

7 Concrete Turndown
SCALE: 1-1/2"=1'-0"



INSTALLATION:
1. PREPARE SUB-GRADE TO LINE AND GRADE ALLOWING FOR POSITIVE DRAINAGE.
2. SUB-GRADE SHALL BE COMPACTED AS SPECIFIED PRIOR TO PLACEMENT OF PRE-STABILIZED GRANITE COMPACT BASE MATERIAL (AS SPECIFIED) PRIOR TO PLACEMENT OF PRE-STABILIZED GRANITE.
3. SPREAD PRE-STABILIZED GRANITE OVER PREPARED SUB-BASE/BASE MATERIAL TO SPECIFIED DEPTH.
4. AFTER SPREADING AND LEVELING PRE-STABILIZED GRANITE, THOROUGHLY SATURATE THE ENTIRE DEPTH OF PRE-STABILIZED GRANITE WITH WATER TO ACTIVATE STABILIZING COMPOUND. (RANDOM CORE SAMPLING SHOULD BE DONE TO ENSURE FULL DEPTH PENETRATION.)
5. AFTER THE PRE-STABILIZED GRANITE HAS BEEN SATURATED, ALLOW TO DRY TO A COMPACTABLE CONSISTENCY* (OPTIMUM MOISTURE) AND COMPACT WITH A VIBRATORY COMPACTOR OR 3 1/2 TON STEEL DRUM ROLLER. (*DRY TIME CAN RANGE FROM 2 TO 24 HOURS DEPENDING ON WEATHER CONDITIONS.)
6. PROTECT FROM TRAFFIC UNTIL ENTIRE DEPTH OF PRE-STABILIZED GRANITE HAS COMPLETELY DRIED. (THIS COULD BE 48 TO 72 HOURS DEPENDING ON WEATHER CONDITIONS.)

8 Stablized Decomposed Granite
SCALE: 1/2"=1'-0"



9 Concrete Slab
SCALE: 1/2"=1'-0"



MANUFACTURER: DOGI POT
MODEL: #1003A-L
COLOR: GREEN
APPROVED EQUAL

10 Dogi Pot
SCALE: NTS



CHARACTER IMAGE

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PRELIMINARY PLAT

SEASONS AT McQUEEN

A PORTION OF LAND LOCATED IN SECTION 02, TOWNSHIP 02S, RANGE 05E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA
CHANDLER, ARIZONA

37325
RYAN
WEED
11/13/25
REGISTERED LAND SURVEYOR
ARIZONA U.S.A.

CVL Contact: ALEX CARAVEO
CVL Project # 01 0416301
CDS LOG #: PL125-0005

AMENITIES DETAILS

SHEET
09 OF 11

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CHARACTER IMAGE

MANUFACTURER: PREMIER POLY STEEL
MODEL: 995-131-000-1
COLOR: BLACK
OR APPROVED EQUAL

1 Trash Receptacle
SCALE: NTS



CHARACTER IMAGE

MANUFACTURER: PREMIER POLY STEEL
MODEL: 974-303-000-1
COLOR: BLACK
OR APPROVED EQUAL

2 Bench
SCALE: NTS



CHARACTER IMAGE

MANUFACTURER: PREMIER POLY STEEL
MODEL: 927-1P1-000-1
COLOR: BLACK
OR APPROVED EQUAL

3 ADA Accessible Picnic Table
SCALE: NTS



CHARACTER IMAGE

MANUFACTURER: PREMIER POLY STEEL
MODEL: 950-5P1-000-1
COLOR: BLACK
OR APPROVED EQUAL

4 Rectangular Picnic Table
SCALE: NTS



CHARACTER IMAGE

MANUFACTURER: PREMIER POLY STEEL
MODEL: 997-107-000-1
COLOR: BLACK
OR APPROVED EQUAL

5 Bike Rack
SCALE: NTS



CHARACTER IMAGE

MANUFACTURER: PREMIER POLY STEEL
MODEL: 999-ECG1929
COLOR: BLACK
OR APPROVED EQUAL

6 Charcoal Grill
SCALE: NTS



CHARACTER IMAGE

MANUFACTURER: PERFORMANCE SPORT SYSTEM
MODEL: GN45-5R
COLOR: BLACK
OR APPROVED EQUAL

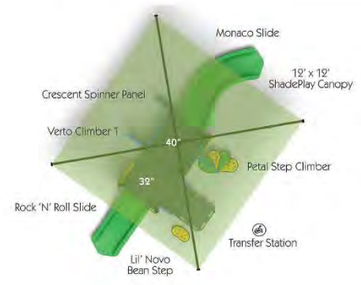
7 Baskeball Hoop
SCALE: NTS



CHARACTER IMAGE

MANUFACTURER: GAMETIME
MODEL: 5045SP
COLOR: BLACK
OR APPROVED EQUAL

8 Multi-Goal Basketball Backboard
SCALE: NTS



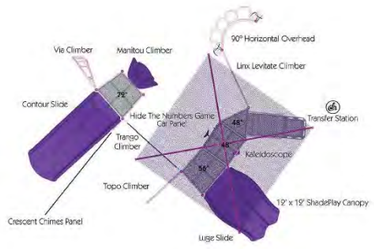
CHARACTER IMAGE - PLAN



CHARACTER IMAGE - PERSPECTIVE

MANUFACTURER: BURKE
MODEL: SY-3049
COLOR: STANDARD
OR APPROVED EQUAL

9 Play Structure 2-5 years
SCALE: NTS



CHARACTER IMAGE - PLAN



CHARACTER IMAGE - PERSPECTIVE

MANUFACTURER: BURKE
MODEL: SY-3491
COLOR: STANDARD
OR APPROVED EQUAL

10 Play Structure 5-12 year
SCALE: NTS

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PRELIMINARY PLAT

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CHANDLER, ARIZONA

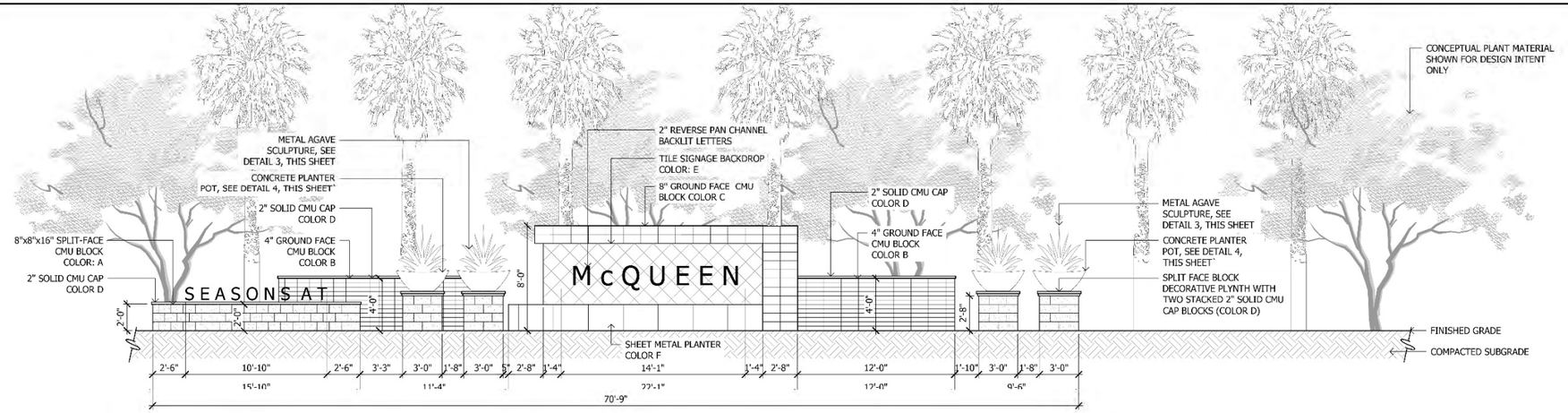
37325 RYAN WEED — Expires: December 31, 2026 — ARIZONA, USA

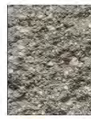
CVL Contact: ALEX CARAVEO
CVL Project #: 01.0418301
COC LOG #: PLT25-0005

AMENITIES DETAILS

SHEET 10 OF 11

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COLOR A
MANUFACTURER: SUPERLITE
PRODUCT: SPLIT-FACE
COLOR: RUTHERFORD OR APPROVED EQUAL



COLOR B
MANUFACTURER: SUPERLITE
PRODUCT: TRENDSTONE
COLOR: PEPPERCORN
OR APPROVED EQUAL



COLOR C
MANUFACTURER: SUPERLITE
PRODUCT: GROUND
COLOR: RUTHERFORD
OR APPROVED EQUAL



COLOR D
MANUFACTURER: SUPERLITE
PRODUCT: SMOOTH FACE
COLOR: CHARCOAL
OR APPROVED EQUAL



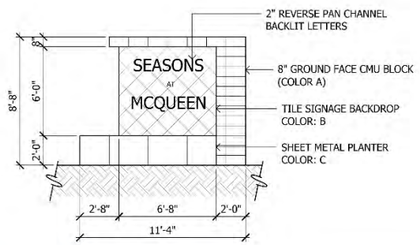
COLOR E
MANUFACTURER: QDI SURFACES
PRODUCT: TRAVERTINE
COLOR: SILVER
OR APPROVED EQUAL



COLOR F
MANUFACTURER: N/A
PRODUCT: POWDER COATED
COLOR: BLACK OR APPROVED EQUAL

1 Primary Entry Monument

SCALE: 1/4"=1'-0"





CHARACTER IMAGE



CHARACTER IMAGE



COLOR C
MANUFACTURER: SUPERLITE
PRODUCT: GROUND
COLOR: RUTHERFORD
OR APPROVED EQUAL



COLOR B
MANUFACTURER: QDI SURFACES
PRODUCT: TRAVERTINE
COLOR: SILVER
OR APPROVED EQUAL



COLOR C
MANUFACTURER: N/A
PRODUCT: POWDER COATED
COLOR: BLACK OR APPROVED EQUAL

2 Secondary Entry Monument

SCALE: 1/4"=1'-0"

MANUFACTURER: DESERT STEEL SURFACES
PRODUCT: SAW TOO AGAVE
OR APPROVED EQUAL

3 Metal Agave Sculpture

SCALE: 1/4"=1'-0"



MANUFACTURER: KORNEGAY DESIGN
PRODUCT: DUNE
ITEM: KD-DS-29
COLOR: SANDSTONE OR APPROVED EQUAL

4 Concrete Planter Pot

SCALE: NTS

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PRELIMINARY PLAT

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CHANDLER, ARIZONA

37325
RYAN
WEED

CVL Contact: ALEX CARAVEO
CVL Project #: 01.0418301
COC LOG #: PL725-0005

ENTRY MONUMENT DETAILS

SHEET 11 OF 11

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3. PROJECT NARRATIVE

The purpose of this Development Booklet is to establish regulatory provisions and design criteria for the approximate 11.9-acre Seasons at McQueen project to ensure development of the property for the desired single family residential use conforms to the goals and policies of the Chandler General Plan.

3.1 INTRODUCTION:

The approximate 11.9-acre property has used been for agricultural and rural residential uses for a considerable amount of time; however, continued growth and changes to the surrounding land uses patterns have prompted the current ownership to relocate their agrarian uses elsewhere and rejuvenate this property to complement and add value to the neighborhood. All three parcels have recently entered into escrow with the primary goal of enhancing land use compatibility with the surrounding single family neighborhoods, while maintaining high quality neighborhood and housing design expected for the area.

To fulfill this vision and ensure that high quality site, landscape and building design is implemented on the property, the three parcels are currently proceeding through corresponding annexation into the Chandler municipal boundaries.

3.2 GENERAL PLAN CONFORMANCE:

The Chandler General Plan - Future Land Use Plan Map classifies this property as Neighborhoods, which land use category supports a range of residential densities (0 – 18 dwelling units per acre (DU/Ac.)) to support a diverse mix of housing choices; and, nonresidential uses based on criteria specified in the General Plan.

Proposed rezoning of this 11.9-acre property from City of Chandler AG-1 to PAD contains several concepts that respond to the 2016 Chandler General Plan – a Vision Refined. The bullet point list below summarizes conformance with the overall vision; however, this is not meant to be an exhaustive list, rather a summary of several notable features of conformance with the overall vision, guiding principles and core values:

Encourage compatible infill projects by:

- Rezoning the property to PAD to support appropriate single family infill for the underutilized property that serves as both a compatible and transitional land use, as well as creating new opportunities for much needed housing in the City. Although adjacent properties include a mix of land uses types and densities, the residential properties immediately adjacent to the project area consists of residential densities ranging from approximately 0.4 DU/Ac. (west); 2.3 DU/Ac. (north); and, 5.9 DU/Ac. (south). Maintaining compatibility with contiguous land uses and densities, and promoting the vision of the General Plan, a gross residential density of approximately 4.8 DU/Ac. is proposed for this infill parcel {*Community Placemaking Policies - Land Use and Development}.*

Protect the low-density residential character of large lot neighborhoods by:

- Proposing a reasonable level of increased and graduated land use intensity from the existing single family residential use to the north (Las Casitas Del Sur), to the more intense residential densities located south of E. Willis Road. Additionally, an approximately 65-feet wide passive open space area is proposed along the north side of the property, contiguous to the Las Casitas Del Sur neighborhood, to foster desired transitional areas to assist in preservation of, and minimization of impacts to, adjacent larger lot residential lifestyles to the north. {*Community Placemaking Policies - Land Use and Development; Focused Stewardship – Conservation and Environmental Planning Policies}.*

Address mitigation of the urban heat island effect, specifically relating to impacts on residents' health, by:

- Integrating xeriscape concepts and use of drought-tolerant plant materials and those compatible with them through sensible design of the project's landscape and corresponding open space areas; while also methodically including natural turf in specified areas to serve both passive open space needs as well as to minimize heat gain and heat retention within those areas. Additionally, street pavement areas are minimized to only that which is necessary to ensure adequate circulation to meet the City's public safety access requirements. {*Focused Stewardship – Conservation and Environmental Planning Policies*}.

Enhance pedestrian access to parks within and between neighborhoods by:

- Integrating appropriate pedestrian connectivity through use of multiple sidewalks and pathways within the neighborhood, which pedestrian accessways link to the public sidewalk proposed along E. Willis Road. Further, the E. Willis Road sidewalk will provide access to the existing community recreational trail located along the Consolidated Canal, which is located approximately 750-feet east of the project area, thereby enhancing mobility and accessibility for residents {*Strategic Community Building – Connecting People and Places Policies*}.

In summary, the proposed rezoning request responds to the overall vision of the 2016 Chandler General Plan – a Vision Refined by enhancing the built environment through establishing an attractive, sustainable and environmentally responsible neighborhood all while increasing the quality of life for existing and future residents.

3.3 ZONING:

The Chandler General Plan serves as a policy guide for orderly growth, land use, transportation, infrastructure, and open space within the City, while also serving as a basis for the expenditure of municipal funds. Implementation of the General Plan is based on fostering of the overall vision, guiding principles and core values adopted by the community. Zoning of real property is the legal tool frequently used to implement the General Plan vision. While conventional zoning of property is generally reasonable, this type of land use regulation can conversely provide limitations on the ability of a project to creatively foster the vision, principles and values of the community.

To successfully and sustainably facilitate the vision for and increase utilization of the property, the PAD zoning designation is requested to allow reasonable solutions to develop the property while maintaining compatible land use relationships; ensuring appropriate residential density transitioning, and, providing appropriate design guidelines for the property.

Development standards and appropriate design guidelines are outlined in the below sections to provide for enhanced land use compatibility and harmonious community form.

4. PRELIMINARY DEVELOPMENT PLAN

An integral part of the corresponding PAD zoning application is the Preliminary Development Plan (PDP) request that demonstrates how the requested zoning will be implemented and if the proposed site development standards are appropriate. The PDP for Seasons at McQueen illustrates a concerted effort by the land entitlement advisor team to provide appropriate land use buffering and superior site and housing design qualities, while enhancing compatibility with adjacent land use characteristics and promoting harmonious community form.

4.1 SITE PLAN | PRELIMINARY PLAT:

The property is proposed to be subdivided for 57 single family residential lots on approximately 11.9-acres, for a gross residential density of 4.77 DU/Ac. Typical lot size is approximately 4,200 square feet (sq. ft.). The site plan has been methodically designed to provide appropriate access throughout the project, which public accessway also serves as an appropriate buffer for the future residents from the City of Chandler Water Treatment Facility. Neighborhood open space has been thoughtfully situated to provide active and passive recreational opportunities within close proximity to all residential lots, as well as a provide passive buffer area to the existing single family residential uses to the north.

The vehicular circulation system includes appropriate access; and, dedication and improvement of the appropriate one-half street public right-of-way width for E. Willis Road.

4.2 CIRCULATION | ON-STREET PARKING:

Street design continues the overall project theme by respecting the land use and circulation characteristics of the area while also providing safe vehicular and pedestrian circulation. Local level public streets are planned to feed vehicular traffic via two separate access points off E. Willis Road, a local level right-of-way. The interior local level streets are designed to loop within the neighborhood for adequate traffic distribution and lot access. Design of the local level roadway cross-section complies with City of Chandler standards by providing for a 35-feet back-of-curb to back-of-curb measurement with 5-feet wide attached sidewalks on both street sides for a total right-of-way width of 50-feet. This City standard street cross-section also ensures appropriate pavement width for maintaining sufficient refuse collection and emergency apparatus access, while also facilitating adequate drainage.

Additional one-half street right-of-way street improvements are also required for E. Willis Road adjacent to the south project boundary, which corresponding street improvements adjacent to the project area will

provide for a minimum pavement width of 35-feet back-of-curb to accommodate two-way traffic, as well as curb, sidewalk and gutter.

Each dwelling unit will provide for a minimum driveway depth of 20-feet thereby sufficiently accommodating two additional off-street parking spaces in front of the two enclosed garage spaces per dwelling unit; however, additional on-street parking spaces have also been designed for, which space quantity far exceeds the City's minimum Parking and Loading requirements for on-street parking.

Streets have been designed to relate to existing topography to produce desirable lots of maximum utility and streets of reasonable gradient, thus facilitating adequate drainage.

4.3 OPEN SPACE | LANDSCAPE:

A high quality yet distinctive design theme is interwoven throughout the entire project area through the consistent use of design styles for entry monumentation and integrated project signage, hardscape features, along with a unified and relatively low water use plant palette.

The proposed neighborhood provides for approximately 3.3-acres or 29% open space (net), which area includes active amenities such as a covered play structures and one-half basketball court, along with passive open space and landscape buffer areas. Passive open space areas will also include Ramadas and separate bench seating, in addition to ample open play areas and pedestrian trails to serve passive needs.

A sense of neighborhood arrival has been thoughtfully accomplished through design of an entry node at the western neighborhood access point off E. Willis Road, which includes architecturally designed entry monumentation and signage, while also integrating metal landscape sculptures and complementary landscape materials. Secondary entry monumentation and signage consisting of complementary forms and textures is also incorporated off eastern neighborhood access – adjacent to the active amenity area.

Curvilinear retention basins are separated into three primary areas, adjacent to the western and eastern project boundaries, to provide for greater visibility into the neighborhood; and, a larger linear greenbelt style retention basin along the north project boundary that also serves as an appropriate buffer for the adjacent neighborhood.

Supplementing turf areas for open play, additional landscape materials for the project are characterized by a relatively arid palette including Acacia, Desert Willow, Wilson's Olive, Chinese Pistache, Seedless Mesquite, Holly Oak, Elm, Yellow Oleander, Chaste Tree and California Fan Palm combined with complementary shrubs and ground cover.

Landscape materials are proposed within the neighborhood parks; along the contiguous E. Willis Road right-of-way and corresponding 15-feet wide landscape tract; within the 10-feet wide landscape tracts where lots side onto the internal streets; and, within the 25-feet wide buffer area adjacent to the Water Treatment Facility. Planting design is further supplemented through the thoughtful placement of materials to create useful shade as well as delineation of space within the open space.

Landscape design and minimum size of materials will meet or exceed provisions set forth in the Chandler Zoning Ordinance.

4.4 WALLS | FENCES:

Design of the project theme walls include a combination of durable and integral colored split-face CMU, painted split-face CMU, and integral colored smooth face CMU materials.

Primary theme (perimeter) wall heights are designed at a height of 6-feet, 2-inches; while the complementary theme columns will be approximately 6-feet, 8-inches in height. Secondary (interior) project theme walls are also designed at a height of 6-feet, 2-inches. All lot privacy walls, including side return walls, will be a minimum of 6-feet tall and a maximum of 7-feet tall. In the case of adjacent lots with varying grades, a wall located on the side or rear property line may be up to a height of 8-feet from the lowest finished grade adjacent to the fence to ensure a minimum height of 6-feet is maintained on one side. All measurements are to be taken from the inside of the lot.

On lot privacy walls should be erected prior to the owner of any lot taking possession of a residence and lot.

4.5 COMMON AREA MAINTENANCE

A Home Owners' Association, or similar, will be established for the ownership, maintenance, landscaping, improvements and preservation of all common and open space areas and landscaping within the rights-of-way.

4.6 LOT DEVELOPMENT STANDARDS:

The following table identifies the residential lot development standards for Seasons at McQueen. Letter designations in the *Additional Regulations* column refer to regulations that follow the Seasons at McQueen: Lot Development Standards | Setbacks, Building Height, Lot Coverage table.

4.601 – Seasons at McQueen: Lot Development Standards | Setbacks, Building Height, Lot Coverage

Standards	***PAD***	***Additional Regulations***
Maximum Height (ft.)	30	(A)
Minimum Building Setbacks (ft.)		
Front (garage face)	20	(B) (C)
Front (livable areas; porches; side loaded garage)	10	(B) (C)
Side (min.)	5	(C)
Rear	10	(C) (D)
Rear (north perimeter)	20	(C) (D)

4.601 – Seasons at McQueen: Lot Development Standards | Setbacks, Building Height, Lot Coverage		
Standards	***PAD***	***Additional Regulations***
Maximum Building Lot Coverage (%): 1-story 2-story	 60 55	
Minimum Lot Dimensions (ft.): Width Depth	 40 100	

A. *Building Height.*

1. No building shall exceed 30-feet in height at the building setback line, except any building may exceed such height provided that at no point it projects above a line sloping inward and upward at a 45-degree angle at the required setback line to a maximum height of 35-feet.

2. *Building Height* shall be defined as the vertical distance above grade to the highest point of the coping of flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. The measurement may be taken from the highest adjoining sidewalk or ground surface within a five-foot horizontal distance of the exterior wall of the building, when such sidewalk or ground surface is not more than ten-feet above grade. The height of a stepped or terraced building is the maximum height of any segment of the building.

B. *Staggering*. Staggering of front yard and rear yard setbacks is not required.

C. *Encroachment into Building Setback*. The following encroachments are permitted into any required building setback area or interior separation area:

1. Gas, electric and other utility meters and equipment.

2. Landscape irrigation valves and control boxes.

3. Side return walls.

4. Mechanical equipment.

5. Balconies, stairs, chimneys, canopies, bay windows, decks and awnings may encroach no more than 2-feet into any required building setback area.

6. Except as prohibited herein, single-story patios can encroach up to 5-feet into the rear setback insofar as a minimum 5-feet rear setback is maintained for the patio.

7. Architectural building elements may encroach no more than 18-inches into any required building setback or interior building separation area.

D. *Rear Setbacks.*

1. Except for lots located wholly or partially within a distance of 100 linear feet from the north project boundary, minimum rear yard setbacks shall be 10-feet for one- and two-story dwelling units.

2. Lots located wholly or partially within a distance of 100 linear feet from the north project boundary, as illustrated herein and generally located contiguous to the north side of E. Beretta Place, shall provide a minimum rear yard setback as follows:

a. One-Story: 20-feet;

b. Two-story: 20-feet setback for the first-floor portion of a two-story home; and, 48-feet setback for the second-floor portion of a two-story home.

4.7 BUILDING ELEVATIONS | ARCHITECTURAL STYLE:

Richmond American Homes proposed housing product has been designed to emphasize style, design, quality and livability. As illustrated in the following exhibits, 3 different two-story home designs are proposed ranging in size from approximately 2,100 sq. ft. to over 2,400 sq. ft. Corresponding building elevations for these 3 floor plans provide for varied architectural styles from Spanish, Craftsman and Western Cottage. A minimum of 3 architectural styles are offered for each residential home for a total of over 9 different elevations.

Superior design of these homes offers quality architectural elements that diversify the streetscape, while recessed garage doors assist to de-emphasize the dominance of the garage in the streetscape. Architectural features such as well-defined entryways, four-sided architecture, asymmetrical façade designs, varied rooflines, architecturally integrated covered patios and use of stone veneers complement the appropriate design styles. Faux stone, decorative vents, exposed corbels, lap siding, decorative canales, window shutters, style specific window mullions and style appropriate sand finish stucco window pop-outs and focal window recesses detailing also supplement the desired architectural characters.

In addition to the overall architectural elements provided, the varied architectural styles for Seasons at McQueen provides for a multitude of choices that will further promote architectural diversity for the neighborhood. Identifiable features and characteristics for the various architectural styles are summarized below:

SPANISH (All Plans - Plan Nos.: P698, P846 & P952):

- Arched entries;
- Two over two style specific window mullions;
- Gable and hipped roof lines;
- Decorative shutters and window trim pop-outs; and,
- Canals; and ‘S’ concrete roof tiles.

CRAFTSMAN (All Plans - Plan Nos.: P698, P846 & P952):

- Rustic stone wainscoting;
- Decorative shutters and window trim pop-outs;
- Decorative brackets & lap siding;
- Two over one or three over one style specific window mullions;
- Gable roof lines; and,
- Flat concrete roof tiles.

WESTERN COTTAGE (All Plans - Plan Nos.: P698, P846 & P952):

- Rustic stone wainscoting and stone façade elements;
- Outlookers;
- Two over four style specific window mullions;
- Gable and hipped roof lines; and,
- Flat concrete roof tiles.

These architectural styles also provide for varied building massing, rooflines, proportion and balance, façade articulation, colors and materials to ensure design diversity, while also respecting the architectural character and scale of the surrounding built form.

4.8 COLORS AND MATERIALS:

Buildings will be primarily finished in stucco with upgraded wall material details consisting of rustic stone veneers and lap siding. Wall materials and textures are designed to terminate in appropriate locations such as inside elevation corners. Style appropriate window details are prevalent on all four building elevations for all architectural styles for all home plans.

Roof materials offered consists of both flat and 'S' concrete tiles in a variety of colors that have been selected to complement the desired architectural styles and selected color theme of the home.

A minimum of three different garage door designs are offered for Seasons at McQueen, with the specific door design pre-selected to complement the architectural style of the home. Complementary colors are applied to the doors to further break up building massing and create additional visual interest.

Distinctive color palettes consist of warm earth tones designed to complement architectural styles, as well as maintain consistency with the surrounding built environment. To complement desired architectural diversity, a total of 18 color schemes are proposed. Each color scheme provides at least 6 different color applications: body, trim, fascia, and garage doors, rails/decorative iron work and entry door/shutters.

Color schemes have been pre-selected to complement the selected architectural style with 6 schemes for the Spanish style, 6 schemes for the Craftsman style and 6 schemes for the Western Cottage architectural style.

4.9 CONFORMANCE WITH CHANDLER RESIDENTIAL DEVELOPMENT STANDARDS | PRODUCTION HOME-BUILDING:

Section II: Production Home-Building of the Chandler Residential Development Standards establishes design criteria for production homes on lots of less than 10,000 sq. ft. Ensuring that high quality design is

provided for the property, at least 8 architectural diversity elements are achieved and at least 6 of the 13 possible points for optional diversity elements are provided, as summarized below:

ARCHITECTURAL DIVERSITY:

1. Four-sided architecture is provided throughout all building elevations through the incorporation of style appropriate detailing, massing, and materials on all elevations of the home.

2. Garage faces have been de-emphasized through incorporation of recessed garages, combined with extended front porches and porticos on select elevations.

3. Dwelling entries are well defined and visible from the contiguous street for all floor plans.

4. Rear dwelling elevations are enhanced through incorporation of style appropriate window detailing, massing, and varying rooflines for all building elevations.

5. 18 roof color variations are provided as standard features and have been pre-selected to complement the architectural style and corresponding color scheme. Two primary design styles of concrete roof tiles are provided such as 'S' tiles and flat tiles.

6. Reflecting the high quality craftsmanship of the homes, exterior building materials consist of stucco and stone veneers to provide for the desired durability. All concrete tile roofing is supported by a 30-year manufacturer warranty.

7. All homes include single story elements on the rear elevations, as well as varying roofline ridge orientations to break up the undesirable "box-on-box" effect.

8. Architecturally integrated covered patios are standard features for all floor plans.

ARCHITECTURAL DIVERSITY ELEMENTS | OPTIONAL:

1. A minimum of three distinctly different architectural styles are provided for every floor plan to support the desired streetscape diversity.

2. No identical plan/elevation and/or color scheme will be allowed adjacent to or across the street from one another.

3. Stone is offered on at least two elevations for each floor plan as a standard feature.

4. Home elevations offer distinctive architectural detailing such as, but not limited to, covered front entries, varied rooflines, architecturally integrated covered patios, recessed window planes at appropriate locations, and use of stone veneers. Wrought iron, faux stone, window shutters, and style appropriate window pop-out detailing also supplement the desired architectural styles.

5. Covered front porches or entryways are offered as a standard feature on all elevations for each floor plan.

6. Concrete pavers are offered as a standard feature for the walkway, driveway, covered entry or covered porch surfaces.

5. CONCLUSION:

The requested PAD zoning, Preliminary Development Plan, and Preliminary Subdivision Plat will enhance the built environment, create an attractive community, and increase the quality of life for existing and future residents, all while maintaining compatible community form and consistency with the overall vision, guiding principles and core values of the Chandler General Plan.

We look forward to working with the City of Chandler to realize this effort.

APPENDIX

PDP EXHIBITS:

Seasons at McQueen | Streetscape exhibit
Plan P698 - Cottonwood: Building Elevations | Floor Plan | Roof Plan exhibits
Plan P846 - Laurel: Building Elevations | Floor Plan | Roof Plan exhibits
Plan P952 - Lynwood: Building Elevations | Floor Plan | Roof Plan exhibits
Building Paint Color Schemes - Materials exhibits
Garage Door Design exhibit
Paver Colors – Details exhibit
Coach Light exhibit
Design Details – Shutters exhibit
Conceptual Site Plan exhibit
Conceptual Landscape Plan exhibit
Conceptual Open Space exhibit
Conceptual Amenity Plan exhibit
Conceptual Pocket Park exhibit
Conceptual Circulation Plan exhibit
Conceptual Parking Plan exhibit
Wall Plan exhibit
Conceptual Wall Details exhibit
Conceptual Monumentation exhibit

RICHMOND AMERICAN HOMES

FOR ILLUSTRATION PURPOSES ONLY.
WE RESERVE THE RIGHT TO CHANGE PLANS AND ELEVATIONS SELECTED.

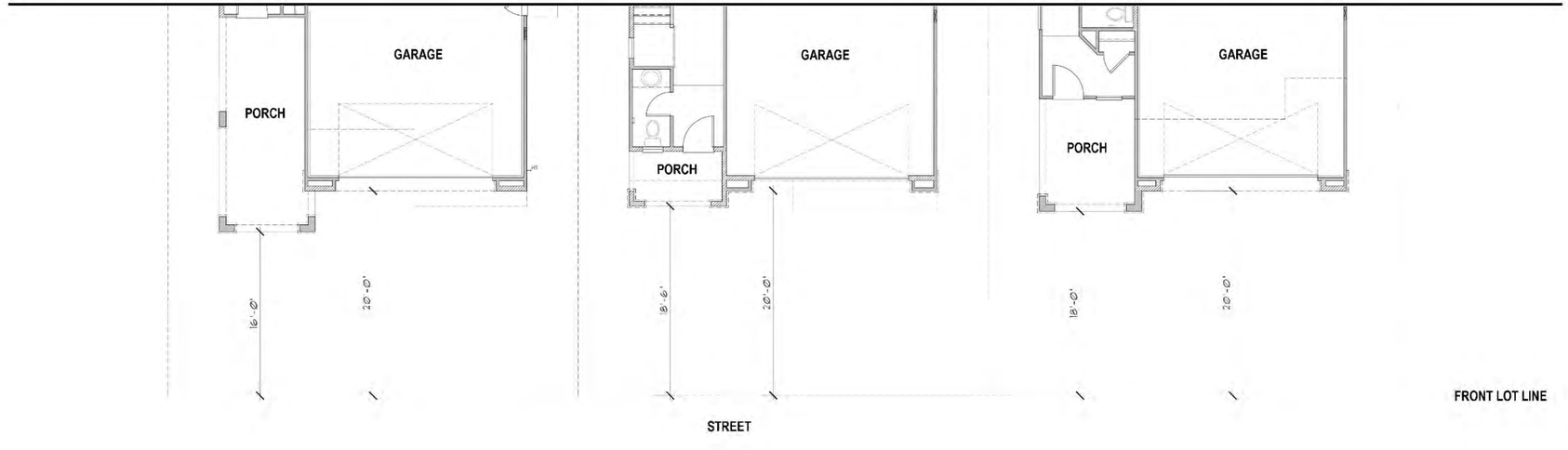
SEASONS ON MCQUEEN - STREETSCAPE

P698_COTTONWOOD
A_SPANISH COLONIAL

P846_LAUREL
B_CRAFTSMAN

P952_LYNWOOD
C_WESTERN COTTAGE





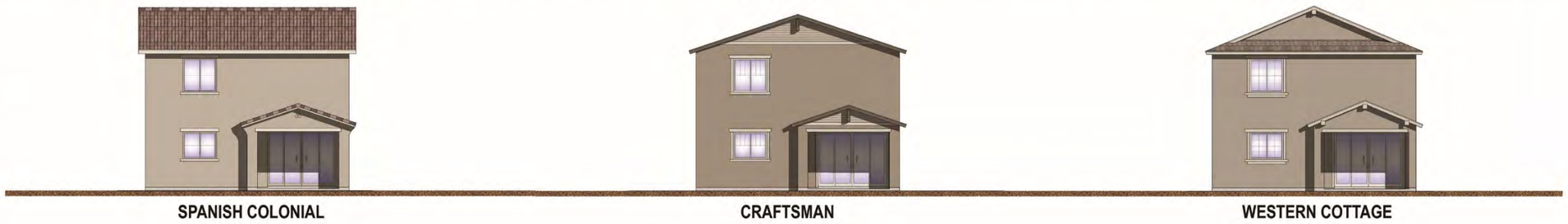
COTTONWOOD @ SEASONS ON MCQUEEN

FRONT



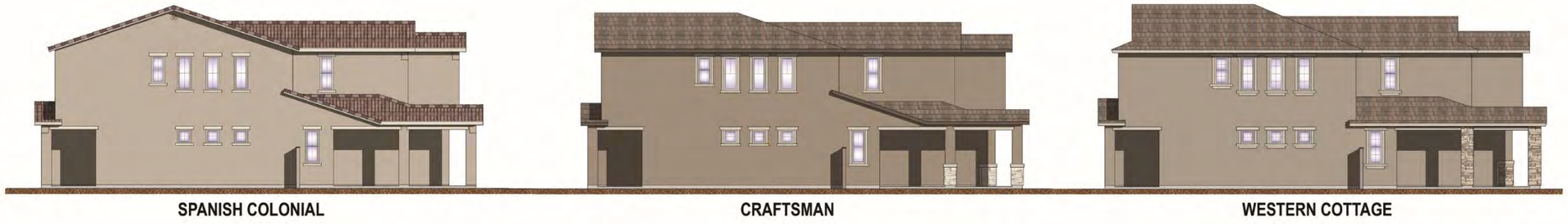
SPANISH COLONIAL | CRAFTSMAN | WESTERN COTTAGE

REAR



SPANISH COLONIAL | CRAFTSMAN | WESTERN COTTAGE

LEFT



SPANISH COLONIAL | CRAFTSMAN | WESTERN COTTAGE

RIGHT



SPANISH COLONIAL | CRAFTSMAN | WESTERN COTTAGE

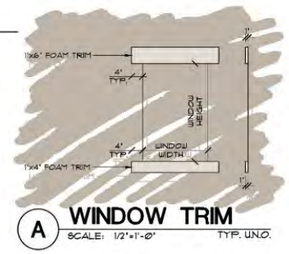
RICHMOND AMERICAN HOMES



1 FRONT ELEVATION A
SCALE: ¼"=1'-0"

NOTE:
ROOFING MATERIAL TO BE BORAL ROOFING PRODUCTS CONCRETE ROOFING TILE ICC ESR-1647 & INSTALLED PER MFR. SPECIFICATIONS

NOTE:
STUCCO VENEER TO BE WESTERN 1-KOTE IAPMO EVALUATION REPORT IES 382 & INSTALLED PER MFR. SPECIFICATIONS



A WINDOW TRIM
SCALE: 1/2"=1'-0" TYP. U.N.O.



2 LEFT ELEVATION A
SCALE: ¼"=1'-0"

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Date: 09/05/2025

Revisions:

Seasons on McQueen (CHANDLER)

Plan Number:
P698

Plan Name:
COTTONWOOD

Sheet Title:
ELEVATION A

Sheet Number:
A2.1 a



3 REAR ELEVATION A
SCALE: 1/4"=1'-0" REF: 1/A2.1 FOR ADDITIONAL NOTES & DIMENSIONS



4 RIGHT ELEVATION A
SCALE: 1/4"=1'-0" REF: 1/A2.1 FOR ADDITIONAL NOTES & DIMENSIONS

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Revisions:

Seasons on McQueen (CHANDLER)

Plan Number:
P698

Plan Name:
COTTONWOOD

Sheet Title:
ELEVATION A

Sheet Number:
A2.1 b

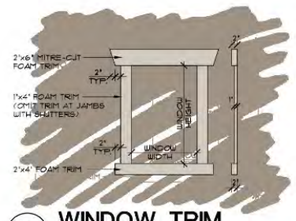


1 FRONT ELEVATION B
SCALE: 1/4"=1'-0"

NOTE:
ROOFING MATERIAL TO BE BORAL ROOFING PRODUCTS CONCRETE ROOFING TILE ICC ESR-1647 & INSTALLED PER MFR. SPECIFICATIONS

NOTE:
STUCCO VENEER TO BE WESTERN 1-COTE IAPMO EVALUATION REPORT UES 382 & INSTALLED PER MFR. SPECIFICATIONS

NOTE:
STONE VENEER TO BE ENVIRONMENTAL STONE WORKS MANUFACTURED STONE VENEER IAPMO EVALUATION REPORT UES-386, MORTAR BED APPLIED DIRECTLY TO UNFINISHED, UNTREATED STUCCO SYSTEM & INSTALLED PER MFR. SPECIFICATIONS



A WINDOW TRIM
SCALE: 1/2"=1'-0" TYP. U.N.O.



2 LEFT ELEVATION B
SCALE: 1/4"=1'-0"

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Seasons on McQueen (CHANDLER)

Plan Number:
P698

Plan Name:
COTTONWOOD

Sheet Title:
ELEVATION B

Sheet Number:
A2.2 a



3 REAR ELEVATION B
SCALE: ¼"=1'-0" REF 1/A2.2 FOR ADDITIONAL NOTES & DIMENSIONS



4 RIGHT ELEVATION B
SCALE: ¼"=1'-0" REF 1/A2.2 FOR ADDITIONAL NOTES & DIMENSIONS

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Plan Number:
P698

Plan Name:
COTTONWOOD

Sheet Title:
ELEVATION B

Sheet Number:
A2.2 b

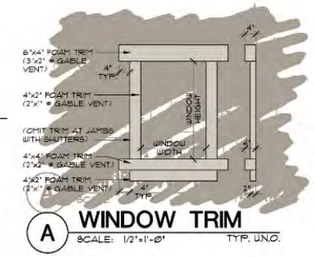


1 FRONT ELEVATION C
SCALE: 1/4"=1'-0"

NOTE:
ROOFING MATERIAL TO BE BORAL ROOFING PRODUCTS CONCRETE ROOFING TILE ICC ESR-1647 & INSTALLED PER MFR. SPECIFICATIONS

NOTE:
STUCCO VENEER TO BE WESTERN I-KOTE IAPMO EVALUATION REPORT UES 382 & INSTALLED PER MFR. SPECIFICATIONS

NOTE:
STONE VENEER TO BE ENVIRONMENTAL STONE WORKS MANUFACTURED STONE VENEER IAPMO EVALUATION REPORT UES-386, MORTAR BED APPLIED DIRECTLY TO UNFINISHED, UNTREATED STUCCO 6'S"EM & INSTALLED PER MFR. SPECIFICATIONS



A WINDOW TRIM
SCALE: 1/2"=1'-0" TYP. U.N.O.



2 LEFT ELEVATION C
SCALE: 1/4"=1'-0"

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Revisions:

Seasons on McQueen (CHANDLER)

Plan Number:
P698

Plan Name:
COTTONWOOD

Sheet Title:
ELEVATION C

Sheet Number:
A2.3
a



3 REAR ELEVATION C
SCALE: ¼"=1'-0" REF. 1/A2.3 FOR ADDITIONAL NOTES & DIMENSIONS



4 RIGHT ELEVATION C
SCALE: ¼"=1'-0" REF. 1/A2.3 FOR ADDITIONAL NOTES & DIMENSIONS

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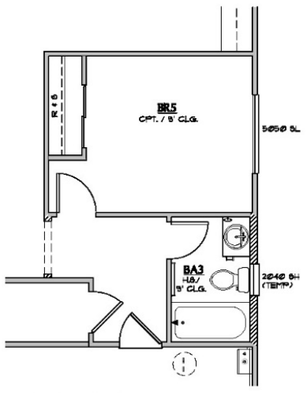
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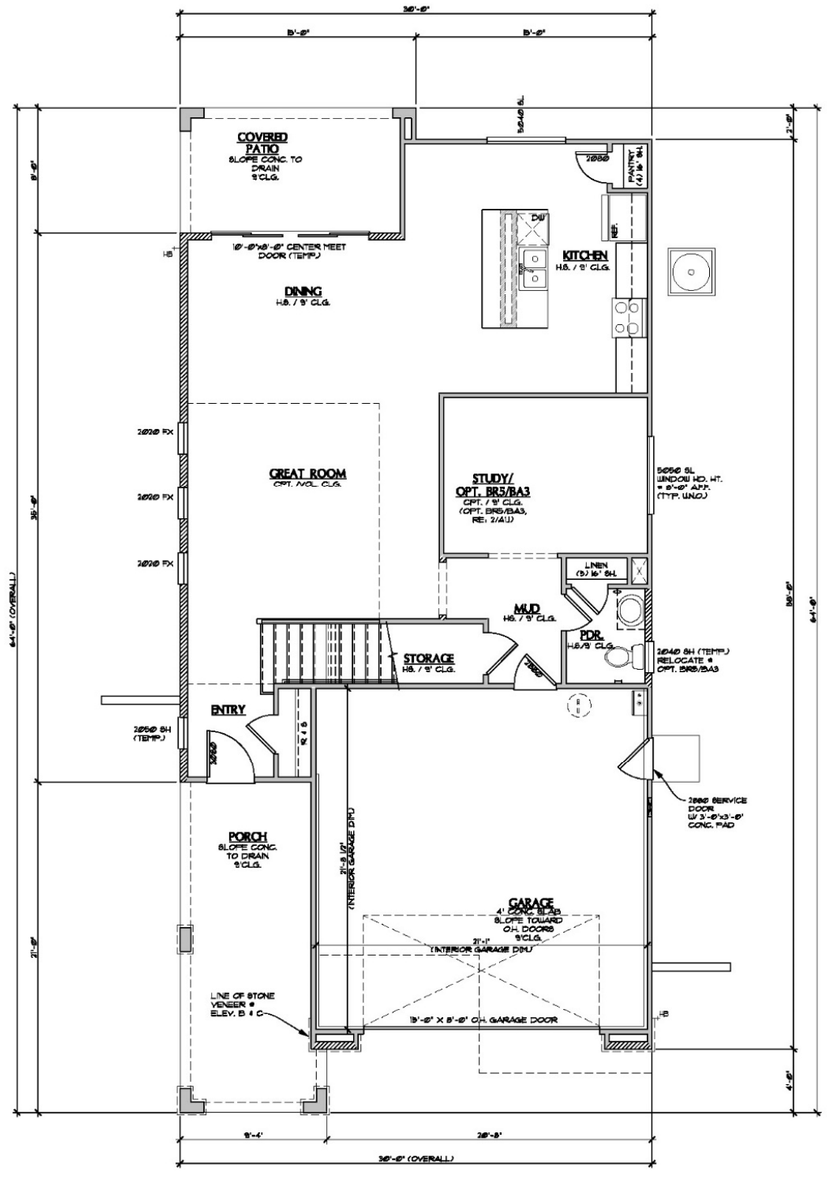
Sheet Title:
ELEVATION C

Sheet Number:
A2.3 b

SQUARE FOOTAGE CALCULATIONS		
	ALL ELEVATIONS	
	STANDARD	OPTIONS
2 CAR GARAGE	475 SQ. FT.	
COVERED ENTRY/ FRONT PORCH	174 SQ. FT.	
COVERED PATIO	114 SQ. FT.	
FIRST FLOOR	1818 SQ. FT.	
SECOND FLOOR	1249 SQ. FT.	
@ OPT. LOFT		+178 SQ. FT.
@ OPT. BR5/BA4		+283 SQ. FT.
TOTAL (BASE HOUSE)	2267 SQ. FT.	



2 OPT. BED 5/BATH 3
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS
RE: 1/A11 FOR ADDITIONAL NOTES AND DIMENSIONS



1 FIRST FLOOR PLAN (SIMILAR AT ALL ELEVATIONS)
SCALE: 1/4"=1'-0"

WALL LEGEND

- 2X4 WALL
- 2X6 WALL
- LOW WALL
- 1. FIRST FLOOR: HD. HT. AT -10" FROM TOP PLATE (TYP. UNO.)
- 2. SECOND FLOOR: HD. HT. AT -9" FROM TOP PLATE (TYP. UNO.)

PLAN NOTES

1. A SEPARATE INSULATION INSPECTION PRIOR TO DRYWALL OR AN INSULATION CERTIFICATE WILL BE REQUIRED AT TIME OF FINAL (IRC N1801.4)
2. CEILING GYPSUM BOARD: WHEN APPLYING A WATER- BASE TEXTURE MATERIAL, THE MINIMUM GYPSUM BOARD THICKNESS SHALL BE INCREASED FROM 3/8" TO 1/2" FOR 16" O.C. FRAMING, AND FROM 1/2" TO 5/8" FOR 24" O.C. FRAMING OR 1/2" SAG RESISTANT GYPSUM BOARD IS TO BE USED (IRC TABLE R702.3.5, FOOTNOTE D)
3. GYPSUM BOARD INSTALLED ON THE EXTERIOR SHALL COMPLY W/ ICC ESR-1336 & ASTM C1396/C1396M
4. SHOWER NOTES
   - 4.1. 4" CURB PER IRC 2702.1
   - 4.2. SHATTERPROOF (TEMP.) GLASS ENCLOSURE
   - 4.3. SHOWER COMPARTMENT SHALL BE FINISHED W/ A NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 72" ABOVE FINISHED FLOOR (IRC 3803.1) (TYP.)
5. CEMENT, FIBER CEMENT OR GLASS MAT GYPSUM BACKERS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB & SHOWER AREAS AND WALL PANELS IN SHOWER AREAS
6. LAUNDRY NOTES
   - 6.1. DRYER TO ALWAYS BE ON THE RIGHT, WASHER ON LEFT
   - 6.2. PROVIDE A MINIMUM OPENING OF 100 SQ. IN. FOR MAKE-UP AIR
   - 6.3. STANDARD 17" SHELF AT 6'-0" ABOVE FINISHED FLOOR (OPT. UTILITY ROOM PACKAGE): UPPER CABINETS, LOWER CABINETS & LAUNDRY SINK - WHERE OCCURS)
   - 6.4. THE CLOTHES DRYER EXHAUST DUCT SHALL BE AT LEAST THE DIAMETER OF THE APPLIANCE OUTLET AS RECOMMENDED BY THE MANUFACTURER AND SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING. IT SHALL NOT EXCEED 25 FEET IN LENGTH WITH REDUCTIONS FOR BENDS. THE DUCT SHALL TERMINATE NOT LESS THAN 3 FEET FROM A PROPERTY LINE.
7. REQUIRED DRAIN PAN FOR WATER HEATER- PAN SHALL BE GALVANIZED STEEL HAVING A MIN. THICKNESS OF 24 GAUGE OR OTHER PANS LISTED FOR SUCH USE. PAN SHALL BE NOT LESS THAN 1 1/2 INCHES DEEP AND SHALL BE OF SUFFICIENT SIZE AND SHAPE TO RECEIVE ALL DRIPPING OR CONDENSATE FROM THE TANK OR WATER HEATER. THE PAN SHALL BE DRAINED BY AN INDIRECT WASTE PIPE HAVING A MINIMUM DIAMETER OF 3/4 INCH. THE PAN DRAIN SHALL EXTEND FULL-SIZE AND TERMINATE OVER A SUITABLY LOCATED INDIRECT WASTE RECEPTOR OR SHALL EXTEND TO THE EXTERIOR OF THE BUILDING AND TERMINATE 6 INCHES (152 MM) AND NOT MORE ABOVE THE ADJACENT GROUND SURFACE.
8. WATER HEATER REQUIREMENTS FOR DISCHARGE PIPE: THE DISCHARGE PIPING SERVING A PRESSURE-RELIEF VALVE, TEMPERATURE-RELIEF VALVE OR COMBINATION VALVE SHALL: 1. NOT BE DIRECTLY CONNECTED TO THE DRAINAGE SYSTEM. 2. DISCHARGE THROUGH AN AIR GAP LOCATED IN THE SAME ROOM AS THE WATER HEATER. 3. NOT BE SMALLER THAN THE DIAMETER OF THE OUTLET OF THE VALVE SERVED AND SHALL DISCHARGE FULL SIZE TO THE AIR GAP. 4. SERVE A SINGLE RELIEF DEVICE AND SHALL NOT CONNECT TO PIPING SERVING ANY OTHER RELIEF DEVICE OR EQUIPMENT. 5. DISCHARGE TO THE FLOOR, TO THE PAN SERVING THE WATER HEATER OR STORAGE TANK, TO A WASTE RECEPTOR OR TO THE OUTDOORS. 6. DISCHARGE IN A MANNER THAT DOES NOT CAUSE PERSONAL INJURY OR STRUCTURAL DAMAGE. 7. DISCHARGE TO A TERMINATION POINT THAT IS READILY OBSERVABLE BY THE BUILDING OCCUPANTS. 8. NOT BE TRAPPED. 9. BE INSTALLED TO FLOW BY GRAVITY. 10. NOT TERMINATE MORE THAN 6 INCHES ABOVE THE FLOOR OR WASTE RECEPTOR. 11. NOT HAVE A THREADED CONNECTION AT THE END OF THE PIPING. 12. NOT HAVE VALVES OR TEE FITTINGS. 13. BE CONSTRUCTED OF THOSE MATERIALS LISTED IN SEC. P2905.5 OR MATERIALS TESTED, RATED AND APPROVED FOR SUCH USE IN ACCORDANCE WITH ASME A112.4.1/CAN/CSA-B137.1-2005. 14. MINIMUM THREAD DEPTH = 1" 15. MAXIMUM RISER HEIGHT = 7-3/4"
9. HANDRAIL: CONTINUE FULL LENGTH OF STAIR. HANDGRIP PORTION TO BE NOT LESS THAN 1¼" OR MORE THAN 2" IN CROSS SECTION. HANDRAIL TO BE NOT LESS THAN 1½" FROM WALL.
10. FIRST FLOOR WINDOW HEAD HEIGHT = 8' SECOND FLOOR WINDOW HEAD HEIGHT = 7' 44" MAXIMUM SILL HEIGHT AT EGRESS WINDOWS

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Revisions:

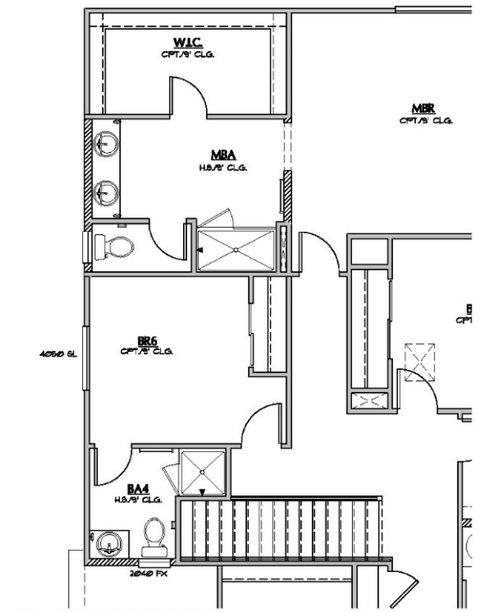
Seasons on McQueen (CHANDLER)

Plan Number: P698

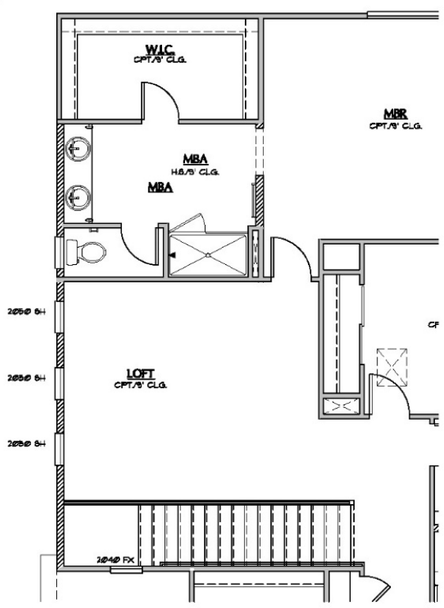
Plan Name: COTTONWOOD

Sheet Title: FIRST FLOOR PLAN & OPTIONS

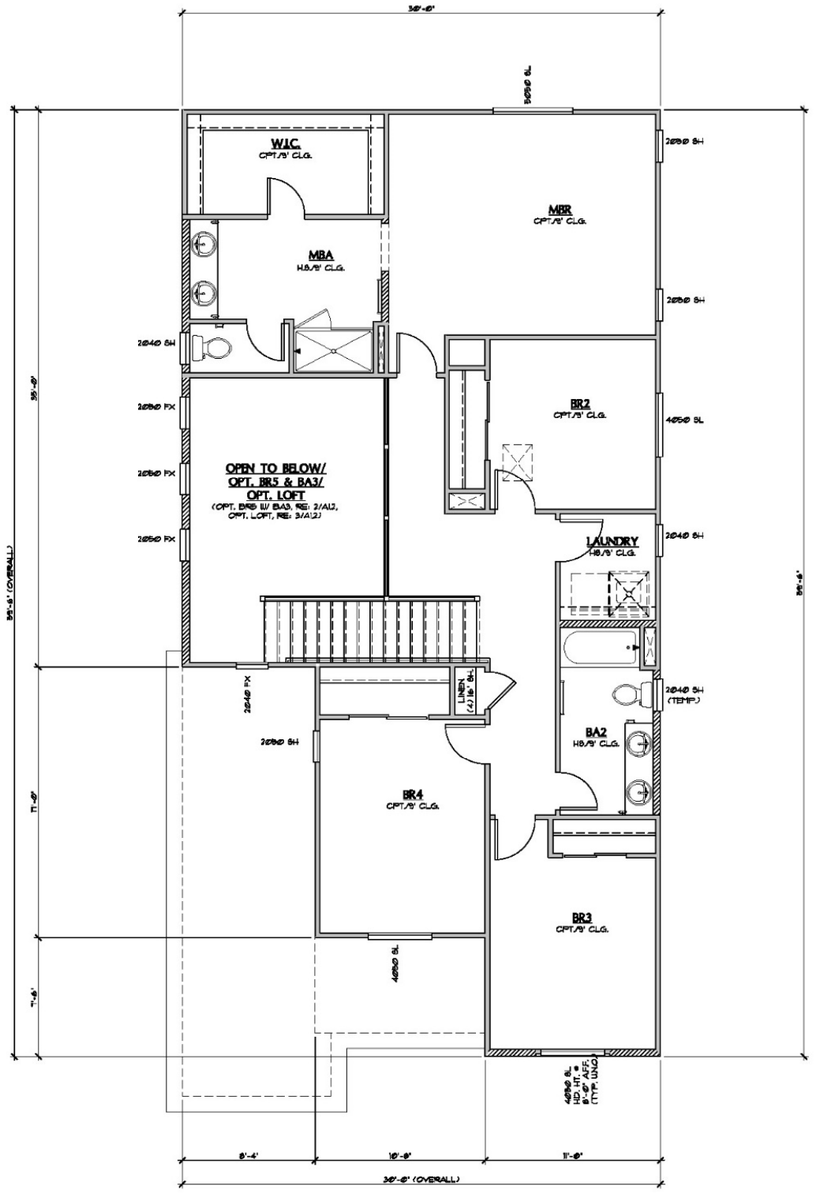
Sheet Number: A1.1 a



2 OPT. BR6/BA4
SCALE: 1/4"=1'-0"



3 OPT. LOFT
SCALE: 1/4"=1'-0"



1 SECOND FLOOR PLAN (SIMILAR @ ALL ELEVATIONS)
SCALE: 1/4"=1'-0"

WALL LEGEND

- 2X4 WALL
- 2X6 WALL
- LOW WALL
- L FIRST FLOOR: HD. HT. AT 6'-10" FROM TOP PLATE (TYP. UNO.)
  2. SECOND FLOOR: HD. HT. AT 6'-10" FROM TOP PLATE (TYP. UNO.)

PLAN NOTES

1. A SEPARATE INSULATION INSPECTION PRIOR TO DRYWALL OR AN INSULATION CERTIFICATE WILL BE REQUIRED AT TIME OF FINAL (IRC N1101.4)
2. CEILING GYPSUM BOARD: WHEN APPLYING A WATER- BASE TEXTURE MATERIAL, THE MINIMUM GYPSUM BOARD THICKNESS SHALL BE INCREASED FROM 3/8" TO 1/2" FOR 16" O.C. FRAMING, AND FROM 1/2" TO 5/8" FOR 24" O.C. FRAMING OR 1/2" BAG RESISTANT GYPSUM BOARD IS TO BE USED (IRC TABLE R702.3.5, FOOTNOTE D)
3. GYPSUM BOARD INSTALLED ON THE EXTERIOR SHALL COMPLY W/ ICC ESR-1338 & ASTM C1396/C1396M
4. SHOWER NOTES
   4.1. 4" CURB PER IRC 2758)
   4.2. SHATTERPROOF (TEMP.) GLASS ENCLOSURE
   4.3. SHOWER COMPARTMENT SHALL BE FINISHED W/ A NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 72" ABOVE FINISHED FLOOR (IRC 307.2) (TYP.)
5. CEMENT, MEDER CEMENT OR GLASS MAT GYPSUM BACKERS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB & SHOWER AREAS AND WALL PANELS IN SHOWER AREAS
6. LAUNDRY NOTES
   6.1. DRYER TO ALWAYS BE ON THE RIGHT, WASHER ON LEFT
   6.2. PROVIDE A MINIMUM OPENING OF 100 SQ. IN. FOR MAKE-UP AIR
   6.3. STANDARD 12" SHELF AT 66" ABOVE FINISHED FLOOR (OPT. UTILITY ROOM PACKAGE: UPPER CABINETS, LOWER CABINETS & LAUNDRY SINK - WHERE OCCURS)
   6.4. THE CLOTHES DRYER EXHAUST DUCT SHALL BE AT LEAST THE DIAMETER OF THE APPLIANCE OUTLET AS RECOMMENDED BY THE MANUFACTURER AND SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING. IT SHALL NOT EXCEED 28 FEET IN LENGTH WITH REDUCTIONS FOR BENDS. THE DUCT SHALL TERMINATE NOT LESS THAN 3 FEET FROM A PROPERTY LINE.
7. REQUIRED DRAIN PAN FOR WATER HEATER: PAN SHALL BE GALVANIZED STEEL HAVING A MIN. THICKNESS OF 24 GAUGE OR OTHER PANS LISTED FOR SUCH USE. PAN SHALL BE NOT LESS THAN 1 1/2 INCHES DEEP AND SHALL BE OF SUFFICIENT SIZE AND SHAPE TO RECEIVE ALL DRIPPING OR CONDENSATE FROM THE TANK OR WATER HEATER. THE PAN SHALL BE DRAINED BY AN INDIRECT WASTE PIPE HAVING A MINIMUM DIAMETER OF 3/4 INCH. THE PAN DRAIN SHALL EXTEND FULL-SIZE AND TERMINATE OVER A SUITABLY LOCATED INDIRECT WASTE RECEPTOR OR SHALL EXTEND TO THE EXTERIOR OF THE BUILDING AND TERMINATE 6 INCHES (150 MM) AND NOT MORE ABOVE THE ADJACENT GROUND SURFACE.
8. WATER HEATER REQUIREMENTS FOR DISCHARGE PIPE. THE DISCHARGE PIPING SERVING A PRESSURE-RELIEF VALVE, TEMPERATURE-RELIEF VALVE OR COMBINATION VALVE SHALL: 1. NOT BE DIRECTLY CONNECTED TO THE DRAINAGE SYSTEM. 2. DISCHARGE THROUGH AN AIR GAP LOCATED IN THE SAME ROOM AS THE WATER HEATER. 3. NOT BE SMALLER THAN THE DIAMETER OF THE OUTLET OF THE VALVE SERVED AND SHALL DISCHARGE FULL SIZE TO THE AIR GAP. 4. SERVE A SINGLE RELIEF DEVICE AND SHALL NOT CONNECT TO PIPING SERVING ANY OTHER RELIEF DEVICE OR EQUIPMENT. 5. DISCHARGE TO THE FLOOR, TO THE PAN SERVING THE WATER HEATER OR STORAGE TANK, TO A WASTE RECEPTOR OR TO THE OUTDOORS. 6. DISCHARGE IN A MANNER THAT DOES NOT CAUSE PERSONAL INJURY OR STRUCTURAL DAMAGE. 7. DISCHARGE TO A TERMINATION POINT THAT IS READILY OBSERVABLE BY THE BUILDING OCCUPANTS. 8. NOT BE TRAPPED. 9. BE INSTALLED TO FLOW BY GRAVITY. 10. NOT TERMINATE MORE THAN 6 INCHES ABOVE THE FLOOR OR WASTE RECEPTOR. 11. NOT HAVE A THREADED CONNECTION AT THE END OF THE PIPING. 12. NOT HAVE VALVES OR TEE FITTINGS. 13. BE CONSTRUCTED OF THOSE MATERIALS LISTED IN SEC. P2904.5 OR MATERIALS TESTED, RATED AND APPROVED FOR SUCH USE IN ACCORDANCE WITH ASME A112.4.1/CSA/ AIR DESIGN. 18" MINIMUM TREAD DEPTH & 7-3/4" MAXIMUM RISER HEIGHT
9. HANDRAIL: CONTINUE FULL LENGTH OF STAIR. HANDGRIP PORTION TO BE NOT LESS THAN 1¼" OR MORE THAN 2" IN CROSS SECTION. HANDRAIL TO BE NOT LESS THAN 1½" FROM WALL.
10. FIRST FLOOR WINDOW HEAD HEIGHT = 8' SECOND FLOOR WINDOW HEAD HEIGHT = 7' 44" MAXIMUM SILL HEIGHT AT EGRESS WINDOWS

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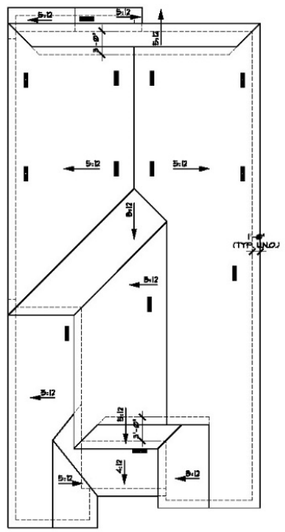
Seasons on McQueen (CHANDLER)

Plan Number:
P698

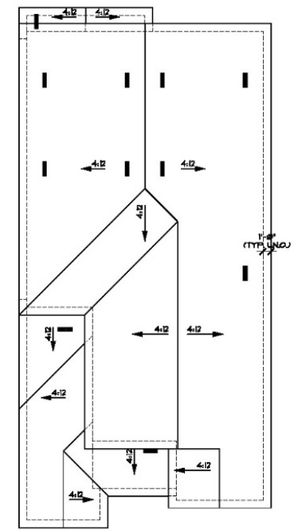
Plan Name:
COTTONWOOD

Sheet Title:
SECOND FLOOR PLAN & OPTIONS

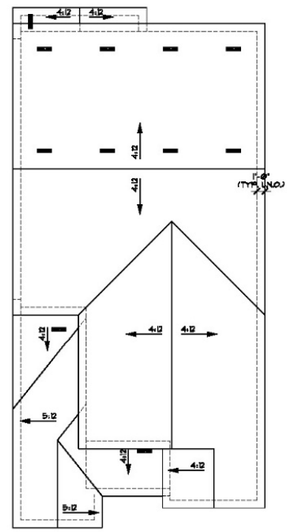
Sheet Number:
A1.2
a



3 ROOF PLAN @ ELEVATION C
SCALE: 1/8"=1'-0"



2 ROOF PLAN @ ELEVATION B
SCALE: 1/8"=1'-0"



1 ROOF PLAN @ ELEVATION A
SCALE: 1/8"=1'-0"

ATTIC VENTILATION CALCULATION
CALCULATIONS SIMILAR FOR ALL ELEVATIONS.

CALCULATION USING 1/300 METHOD
50%-80% OF THE REQUIRED VENTILATION MUST BE WITHIN THE UPPER ROOF PORTION A MINIMUM OF 3' ABOVE THE EAVE/SOFFIT VENTS, TO ALLOW A 1/300 CALCULATION. THE REMAINDER OF THE REQUIRED VENTILATION SHOULD BE PROVIDED IN THE EAVE/SOFFIT.

VENT INFORMATION

TYPE:	NET FREE VENT AREA:
LOW PROFILE CONC. 'B'	97.5 SQUARE INCHES
LOW PROFILE CONC. 'FLAT'	38.75 SQUARE INCHES

NOTE: LOCATION OF VENTS SHOWN ON ROOF PLANS FOR REFERENCE ONLY, FIELD VERIFY.

MAIN ROOF ELV. A, B & C

ROOF AREA:	1479 SQ. FT.
	X 144
	212,976 SQ. IN.
COMBINED HI/LOW NET FREE VENTILATING AREA REQUIRED AFTER 1/300 REDUCTION:	710 SQ. IN.
TOTAL NUMBER OF HIGH VENTS PROVIDED:	4 VENTS
TOTAL NUMBER OF LOW VENTS PROVIDED:	4 VENTS

PORCH

ROOF AREA:	100 SQ. FT.
	X 144
	14,400 SQ. IN.
COMBINED HI/LOW NET FREE VENTILATING AREA REQUIRED AFTER 1/150 REDUCTION:	96 SQ. IN.
NUMBER OF VENTS PROVIDED:	1 VENT(S)

GARAGE ROOF

ROOF AREA:	64 SQ. FT.
	X 144
	9,216 SQ. IN.
COMBINED HI/LOW NET FREE VENTILATING AREA REQUIRED AFTER 1/150 REDUCTION:	61 SQ. IN.
NUMBER OF VENTS PROVIDED:	1 VENT(S)

ROOF PLAN LEGEND

	GUTTERS
= DS	DOWNSPOUTS

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Date: 09/05/2025

Revisions:

Seasons on McQueen (CHANDLER)

Plan Number: P698

Plan Name: COTTONWOOD

Sheet Title: ROOF PLANS

Sheet Number: A4.1 a

LAUREL @ SEASONS ON MCQUEEN

FRONT



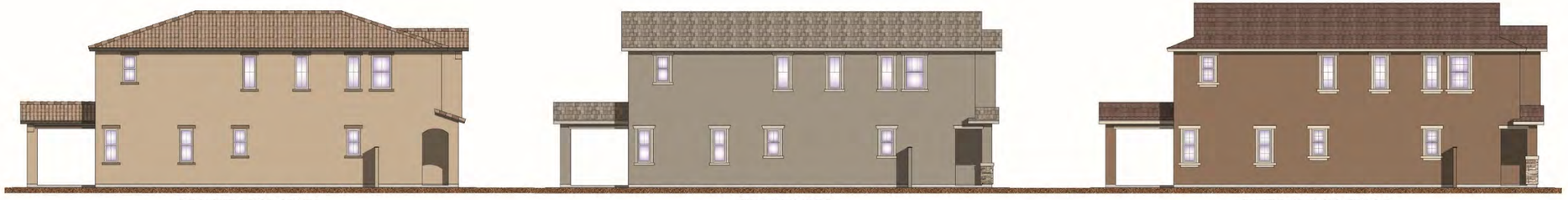
SPANISH COLONIAL | CRAFTSMAN | WESTERN COTTAGE

REAR



SPANISH COLONIAL | CRAFTSMAN | WESTERN COTTAGE

LEFT



SPANISH COLONIAL | CRAFTSMAN | WESTERN COTTAGE

RIGHT



SPANISH COLONIAL | CRAFTSMAN | WESTERN COTTAGE

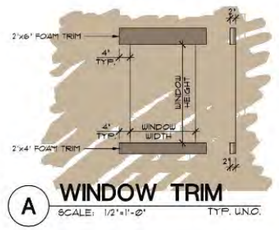
RICHMOND AMERICAN HOMES



3 LEFT ELEVATION A
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION A
SCALE: 1/4" = 1'-0"



A WINDOW TRIM
SCALE: 1/2"=1'-0" TYP. U.N.O.

NOTE:
ROOFING MATERIAL TO BE BORAL ROOFING PRODUCTS CONCRETE ROOFING TILE ICC ESR-1641 & INSTALLED PER MFR. SPECIFICATIONS

NOTE:
STUCCO VENEER TO BE WESTERN 1-KOTE IAPMO EVALUATION REPORT UES 382 & INSTALLED PER MFR. SPECIFICATIONS



4 RIGHT ELEVATION A
SCALE: 1/4" = 1'-0" RE: 1/A2.1 FOR ADDITIONAL NOTES & DIMENSIONS



2 REAR ELEVATION A
SCALE: 1/4" = 1'-0" RE: 1/A2.1 FOR ADDITIONAL NOTES & DIMENSIONS

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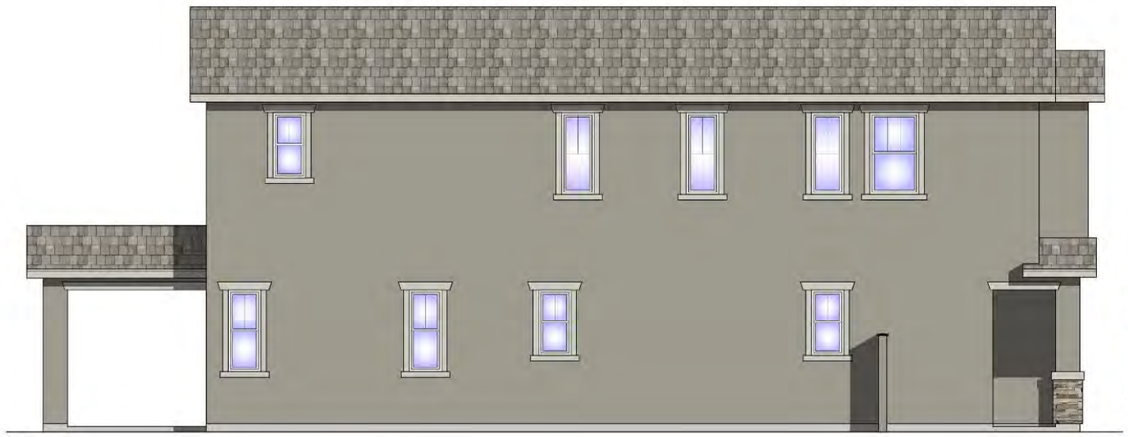
Seasons on McQueen (CHANDLER)

Plan Number:
P846

Plan Name:
LAUREL

Sheet Title:
ELEVATION A

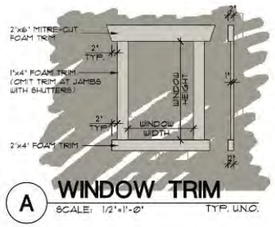
Sheet Number:
A2.1 a



3 LEFT ELEVATION B
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION B
SCALE: 1/4" = 1'-0"

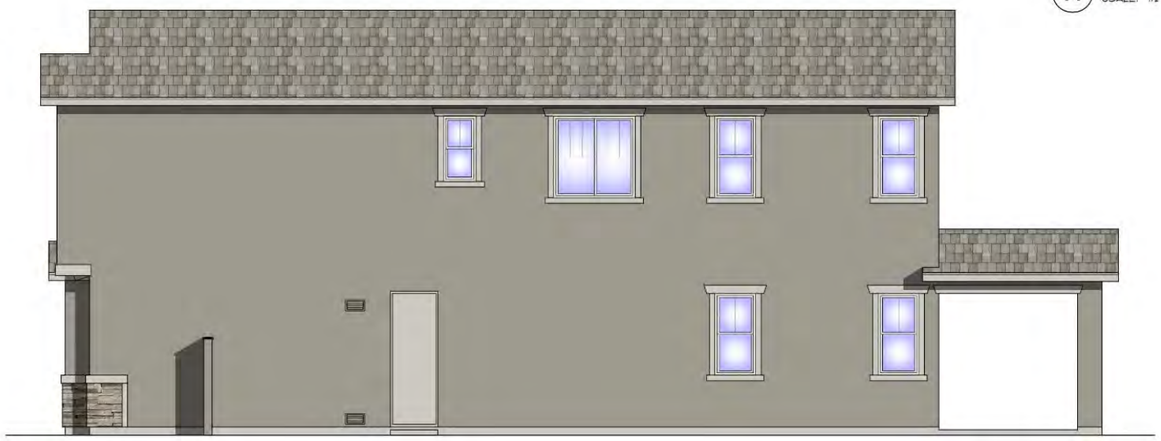


A WINDOW TRIM
SCALE: 1/2"=1'-0" TYP. U.N.O.

NOTE:
ROOFING MATERIAL TO BE BORAL ROOFING PRODUCTS CONCRETE ROOFING TILE ICC ESR-1647 & INSTALLED PER MFR. SPECIFICATIONS

NOTE:
STUCCO VENEER TO BE WESTERN L-KOTE IAPMO EVALUATION REPORT UES 382 & INSTALLED PER MFR. SPECIFICATIONS

NOTE:
STONE VENEER TO BE WESTLAKE MANUFACTURED STONE VENEER ICC-ES EVALUATION REPORT ESR-1364, MORTAR BED APPLIED DIRECTLY TO UNFINISHED, UNTREATED STUCCO SYSTEM & INSTALLED PER MFR. SPECIFICATIONS



4 RIGHT ELEVATION B
SCALE: 1/4" = 1'-0" RE: 1/A22 FOR ADDITIONAL NOTES & DIMENSIONS



2 REAR ELEVATION B
SCALE: 1/4" = 1'-0" RE: 1/A22 FOR ADDITIONAL NOTES & DIMENSIONS

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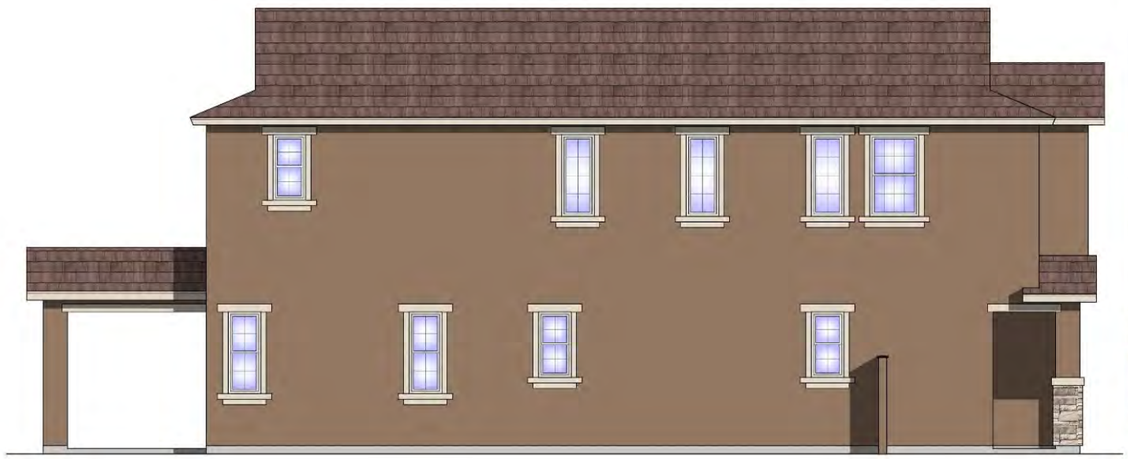
Seasons on McQueen (CHANDLER)

Plan Number:
P846

Plan Name:
LAUREL

Sheet Title:
ELEVATION B

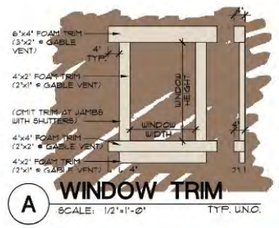
Sheet Number:
A2.2 a



3 LEFT ELEVATION C
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION C
SCALE: 1/4" = 1'-0"



A WINDOW TRIM
SCALE: 1/2"=1'-0" TYP. U.N.O.

NOTE:
ROOFING MATERIAL TO BE BORAL ROOFING PRODUCTS CONCRETE ROOFING TILE ICC ESR-1647 & INSTALLED PER MFR. SPECIFICATIONS

NOTE:
STUCCO VENEER TO BE WESTERN I-KOTE IAPMO EVALUATION REPORT UES 382 & INSTALLED PER MFR. SPECIFICATIONS

NOTE:
STONE VENEER TO BE WESTLAKE MANUFACTURED STONE VENEER ICC-ES EVALUATION REPORT ESR-1364, MORTAR BED APPLIED DIRECTLY TO UNFINISHED, UNTREATED STUCCO SYSTEM & INSTALLED PER MFR. SPECIFICATIONS



4 RIGHT ELEVATION C
SCALE: 1/4" = 1'-0" RE: 1/A2.3 FOR ADDITIONAL NOTES & DIMENSIONS



2 REAR ELEVATION C
SCALE: 1/4" = 1'-0" RE: 1/A2.3 FOR ADDITIONAL NOTES & DIMENSIONS

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Date: 3/11/2025

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Seasons on McQueen (CHANDLER)

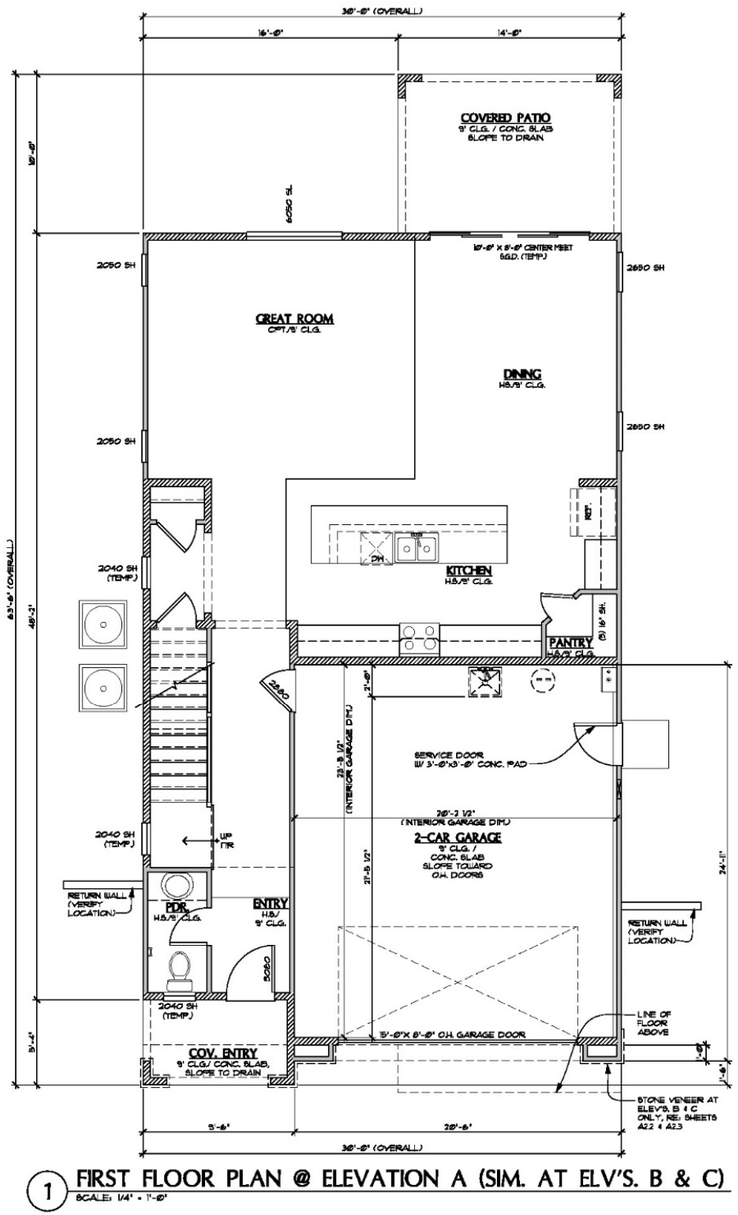
Plan Number:
P846

Plan Name:
LAUREL

Sheet Title:
ELEVATION C

Sheet Number:
A2.3 a

SQUARE FOOTAGE CALCULATIONS		
	ALL ELEVATION	
	STANDARD	OPTIONS
2 CAR GARAGE	498 SQ. FT.	
COVERED ENTRY ALL ELEV'S.	51 SQ. FT.	
COVERED PATIO		+148 SQ. FT.
FIRST FLOOR	1813 SQ. FT.	
SECOND FLOOR	1400 SQ. FT.	
TOTAL (BASE HOUSE)	2413 SQ. FT.	



1 FIRST FLOOR PLAN @ ELEVATION A (SIM. AT ELV'S. B & C)
SCALE: 1/4" = 1'-0"

WALL LEGEND

- 2X4 WALL
- 2X6 WALL
- LOU WALL
- 1. FIRST FLOOR HD. HT. AT -10" FROM TOP PLATE (TYP. U.N.O.)

PLAN NOTES

1. A SEPARATE INSULATION INSPECTION PRIOR TO DRYWALL OR AN INSULATION CERTIFICATE WILL BE REQUIRED AT TIME OF FINAL (IRC N1101.4)
2. CEILING GYPSUM BOARD: WHEN APPLYING A WATER- BASE TEXTURE MATERIAL THE MINIMUM GYPSUM BOARD THICKNESS SHALL BE INCREASED FROM 3/8" TO 1/2" FOR 16" O.C. FRAMING, AND FROM 1/2" TO 5/8" FOR 24" O.C. FRAMING OR 1/2" SAG RESISTANT GYPSUM BOARD IS TO BE USED (IRC TABLE R702.3.5, FOOTNOTE D)
3. GYPSUM BOARD INSTALLED ON THE EXTERIOR SHALL COMPLY W/ ICC ESR-1336 & ASTM C1396/C1396M
4. SHOWER NOTES
   - 4.1. 4" CURB PER IRC 2769.1
   - 4.2. SHATTERPROOF (TEMP.) GLASS ENCLOSURE
   - 4.3. SHOWER COMPARTMENT SHALL BE FINISHED W/ A NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 72" ABOVE FINISHED FLOOR (IRC 307.2) (TYP.)
5. CEMENT, FIBER CEMENT OR GLASS MAT GYPSUM BACKERS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB & SHOWER AREAS AND WALL PANELS IN SHOWER AREAS
6. LAUNDRY NOTES
   - 6.1. DRYER TO ALWAYS BE ON THE RIGHT, WASHER ON LEFT
   - 6.2. PROVIDE A MINIMUM OPENING OF 100 SQ. IN. FOR MAKE-UP AIR
   - 6.3. STANDARD 12" SHELF AT 66" ABOVE FINISHED FLOOR (OPT. UTILITY ROOM PACKAGE- UPPER CABINETS, LOWER CABINETS & LAUNDRY SINK - WHERE OCCURS)
   - 6.4. THE CLOTHES DRYER EXHAUST DUCT SHALL BE AT LEAST THE DIAMETER OF THE APPLIANCE OUTLET AS RECOMMENDED BY THE MANUFACTURER AND SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING. IT SHALL NOT EXCEED 35 FEET IN LENGTH WITH REDUCTIONS FOR BENDS. THE DUCT SHALL TERMINATE NOT LESS THAN 3 FEET FROM A PROPERTY LINE.
7. REQUIRED DRAIN PAN FOR WATER HEATER: PAN SHALL BE GALVANIZED STEEL HAVING A MIN. THICKNESS OF 24 GAUGE OR OTHER PANS LISTED FOR SUCH USE; PAN SHALL BE NOT LESS THAN 1 1/2 INCHES DEEP AND SHALL BE OF SUFFICIENT SIZE AND SHAPE TO RECEIVE ALL DRIPPING OR CONDENSATE FROM THE TANK OR WATER HEATER. THE PAN SHALL BE DRAINED BY AN INDIRECT WASTE PIPE HAVING A MINIMUM DIAMETER OF 3/4 INCH. THE PAN DRAIN SHALL EXTEND FULL-SIZE AND TERMINATE OVER A SUITABLY LOCATED INDIRECT WASTE RECEPTOR OR SHALL EXTEND TO THE EXTERIOR OF THE BUILDING AND TERMINATE 6 INCHES (152 MM) AND NOT MORE ABOVE THE ADJACENT GROUND SURFACE.
8. WATER HEATER REQUIREMENTS FOR DISCHARGE PIPE. THE DISCHARGE PIPING SERVING A PRESSURE RELIEF VALVE, TEMPERATURE-RELIEF VALVE OR COMBINATION VALVE SHALL: 1. NOT BE DIRECTLY CONNECTED TO THE DRAINAGE SYSTEM. 2. DISCHARGE THROUGH AN AIR GAP LOCATED IN THE SAME ROOM AS THE WATER HEATER. 3. NOT BE SMALLER THAN THE DIAMETER OF THE OUTLET OF THE VALVE SERVED AND SHALL DISCHARGE FULL SIZE TO THE AIR GAP. 4. SERVE A SINGLE RELIEF DEVICE AND SHALL NOT CONNECT TO PIPING SERVING ANY OTHER RELIEF DEVICE OR EQUIPMENT. 5. DISCHARGE TO THE FLOOR, TO THE PAN SERVING THE WATER HEATER OR STORAGE TANK, TO A WASTE RECEPTOR OR TO THE OUTDOORS. 6. DISCHARGE IN A MANNER THAT DOES NOT CAUSE PERSONAL INJURY OR STRUCTURAL DAMAGE. 7. DISCHARGE TO A TERMINATION POINT THAT IS READILY OBSERVABLE BY THE BUILDING OCCUPANTS. 8. NOT BE TRAPPED. 9. BE INSTALLED TO FLOW BY GRAVITY. 10. NOT TERMINATE MORE THAN 6 INCHES ABOVE THE FLOOR OR WASTE RECEPTOR. 11. NOT HAVE A THREADED CONNECTION AT THE END OF THE PIPING. 12. NOT HAVE VALVES OR TEE FITTINGS. 13. BE CONSTRUCTED OF THOSE MATERIALS LISTED IN SEC. P2906.5 OR MATERIALS TESTED, RATED AND APPROVED FOR SUCH USE IN ACCORDANCE WITH ASME A112.4.1-2009. 14. MINIMUM TREAD DEPTH 4 7-3/4" MAXIMUM RISER HEIGHT
9. HANDRAIL: CONTINUE FULL LENGTH OF STAIR HANDGRIP PORTION TO BE NOT LESS THAN 1½" OR MORE THAN 2" IN CROSS SECTION. HANDRAIL TO BE NOT LESS THAN 1½" FROM WALL.
10. FIRST FLOOR WINDOW HEAD HEIGHT = 8' SECOND FLOOR WINDOW HEAD HEIGHT = 7' 44" MAXIMUM SILL HEIGHT AT EGRESS WINDOWS

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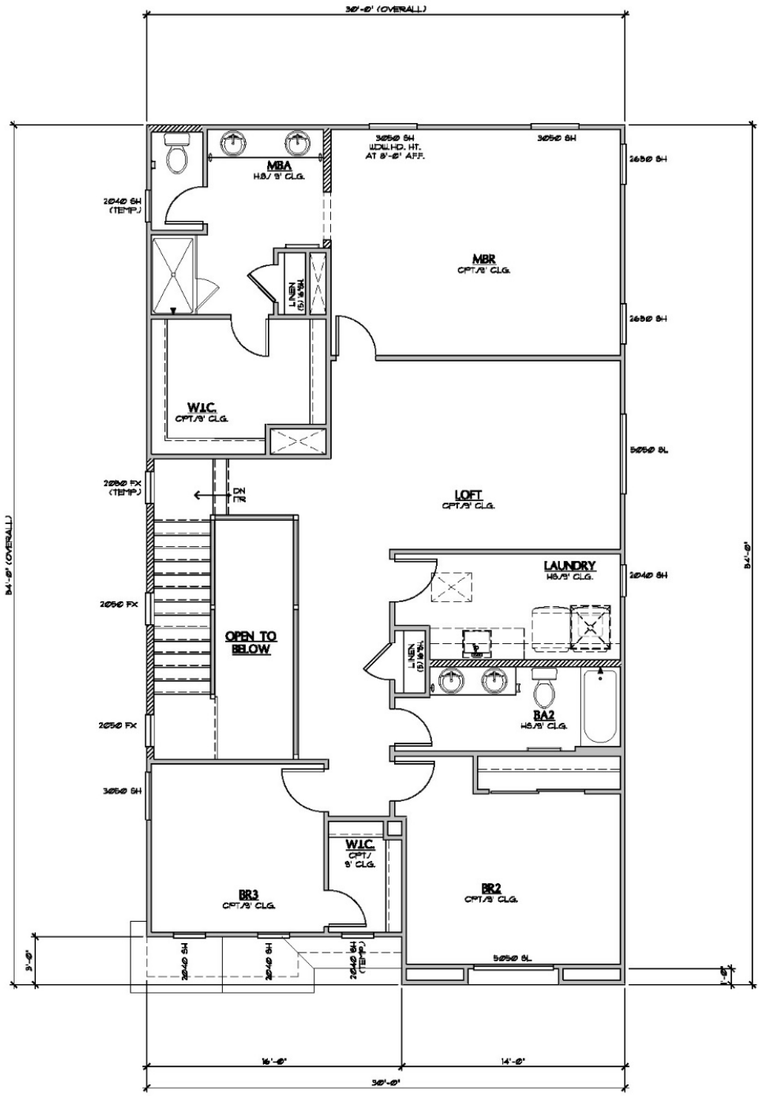
Seasons on McQueen (CHANDLER)

Plan Number: P846

Plan Name: LAUREL

Sheet Title: FIRST FLOOR PLAN

Sheet Number: A1.1 a



1 SECOND FLOOR PLAN @ ELEVATION A (SIM. AT ELV'S. B & C)
SCALE: 1/4" = 1'-0"

WALL LEGEND

- 2X4 WALL
- 2X6 WALL
- LOU WALL
- 1. FIRST FLOOR HD. HT. AT -16" FROM TOP PLATE (TYP. U.N.O.)
- 2. SECOND FLOOR HD. HT. AT -16" FROM TOP PLATE (TYP. U.N.O.)

PLAN NOTES

1. A SEPARATE INSULATION INSPECTION PRIOR TO DRYWALL OR AN INSULATION CERTIFICATE WILL BE REQUIRED AT TIME OF FINAL (IRC N1801.4)
2. CEILING GYPSUM BOARD: WHEN APPLYING A WATER- BASE TEXTURE MATERIAL THE MINIMUM GYPSUM BOARD THICKNESS SHALL BE INCREASED FROM 3/8" TO 1/2" FOR 16" O.C. FRAMING AND FROM 1/2" TO 5/8" FOR 24" O.C. FRAMING OR 1/2" SAG RESISTANT GYPSUM BOARD IS TO BE USED (IRC TABLE R702.3.5, FOOTNOTE D)
3. GYPSUM BOARD INSTALLED ON THE EXTERIOR SHALL COMPLY W/ ICC ESR-1336 & ASTM C1396/C1396M
4. SHOWER NOTES
   - 4.1. 4" CURB PER IRC 2702.1
   - 4.2. SHATTERPROOF (TEMP.) GLASS ENCLOSURE
   - 4.3. SHOWER COMPARTMENT SHALL BE FINISHED W/ A NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 72" ABOVE FINISHED FLOOR (IRC 307.2) (TYP.)
5. CEMENT, FIBER CEMENT OR GLASS MAT GYPSUM BACKERS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB & SHOWER AREAS AND WALL PANELS IN SHOWER AREAS
6. LAUNDRY NOTES
   - 6.1. DRYER TO ALWAYS BE ON THE RIGHT, WASHER ON LEFT
   - 6.2. PROVIDE A MINIMUM OPENING OF 100 SQ. IN. FOR MAKE-UP AIR
   - 6.3. STANDARD 21" SHELF AT 66" ABOVE FINISHED FLOOR (OPT. UTILITY ROOM PACKAGE- UPPER CABINETS, LOWER CABINETS & LAUNDRY SINK - WHERE OCCURS)
   - 6.4. THE CLOTHES DRYER EXHAUST DUCT SHALL BE AT LEAST THE DIAMETER OF THE APPLIANCE OUTLET AS RECOMMENDED BY THE MANUFACTURER AND SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING. IT SHALL NOT EXCEED 35 FEET IN LENGTH WITH REDUCTIONS FOR BENDS. THE DUCT SHALL TERMINATE NOT LESS THAN 3 FEET FROM A PROPERTY LINE.
7. REQUIRED DRAIN PAN FOR WATER HEATER- PAN SHALL BE GALVANIZED STEEL HAVING A MIN. THICKNESS OF 24 GAUGE OR OTHER PANS LISTED FOR SUCH USE, PAN SHALL BE NOT LESS THAN 1 1/2 INCHES DEEP AND SHALL BE OF SUFFICIENT SIZE AND SHAPE TO RECEIVE ALL DRIPPING OR CONDENSATE FROM THE TANK OR WATER HEATER. THE PAN SHALL BE DRAINED BY AN INDIRECT WASTE PIPE HAVING A MINIMUM DIAMETER OF 3/4 INCH. THE PAN DRAIN SHALL EXTEND FULL-SIZE AND TERMINATE OVER A SUITABLY LOCATED INDIRECT WASTE RECEPTOR OR SHALL EXTEND TO THE EXTERIOR OF THE BUILDING AND TERMINATE 6 INCHES (150 MM) AND NOT MORE ABOVE THE ADJACENT GROUND SURFACE.
8. WATER HEATER REQUIREMENTS FOR DISCHARGE PIPE. THE DISCHARGE PIPING SERVING A PRESSURE-RELIEF VALVE, TEMPERATURE-RELIEF VALVE OR COMBINATION VALVE SHALL: 1. NOT BE DIRECTLY CONNECTED TO THE DRAINAGE SYSTEM. 2. DISCHARGE THROUGH AN AIR GAP LOCATED IN THE SAME ROOM AS THE WATER HEATER. 3. NOT BE SMALLER THAN THE DIAMETER OF THE OUTLET OF THE VALVE SERVED AND SHALL DISCHARGE FULL SIZE TO THE AIR GAP. 4. SERVE A SINGLE RELIEF DEVICE AND SHALL NOT CONNECT TO PIPING SERVING ANY OTHER RELIEF DEVICE OR EQUIPMENT. 5. DISCHARGE TO THE FLOOR, TO THE PAN SERVING THE WATER HEATER OR STORAGE TANK, TO A WASTE RECEPTOR OR TO THE OUTDOORS. 6. DISCHARGE IN A MANNER THAT DOES NOT CAUSE PERSONAL INJURY OR STRUCTURAL DAMAGE. 7. DISCHARGE TO A TERMINATION POINT THAT IS READILY OBSERVABLE BY THE BUILDING OCCUPANTS. 8. NOT BE TRAPPED. 9. BE INSTALLED TO FLOW BY GRAVITY. 10. NOT TERMINATE MORE THAN 6 INCHES ABOVE THE FLOOR OR WASTE RECEPTOR. 11. NOT HAVE A THREADED CONNECTION AT THE END OF THE PIPING. 12. NOT HAVE VALVES OR TEE FITTINGS. 13. BE CONSTRUCTED OF THOSE MATERIALS LISTED IN SEC. P2906.5 OR MATERIALS TESTED, RATED AND APPROVED FOR SUCH USE IN ACCORDANCE WITH ASME A112.4.1-2009.
9. HANDRAIL: CONTINUE FULL LENGTH OF STAIR. HANDGRIP PORTION TO BE NOT LESS THAN 1¼" OR MORE THAN 2" IN CROSS SECTION. HANDRAIL TO BE NOT LESS THAN 1½" FROM WALL.
10. FIRST FLOOR WINDOW HEAD HEIGHT = 8' SECOND FLOOR WINDOW HEAD HEIGHT = 7' 44" MAXIMUM SILL HEIGHT AT EGRESS WINDOWS

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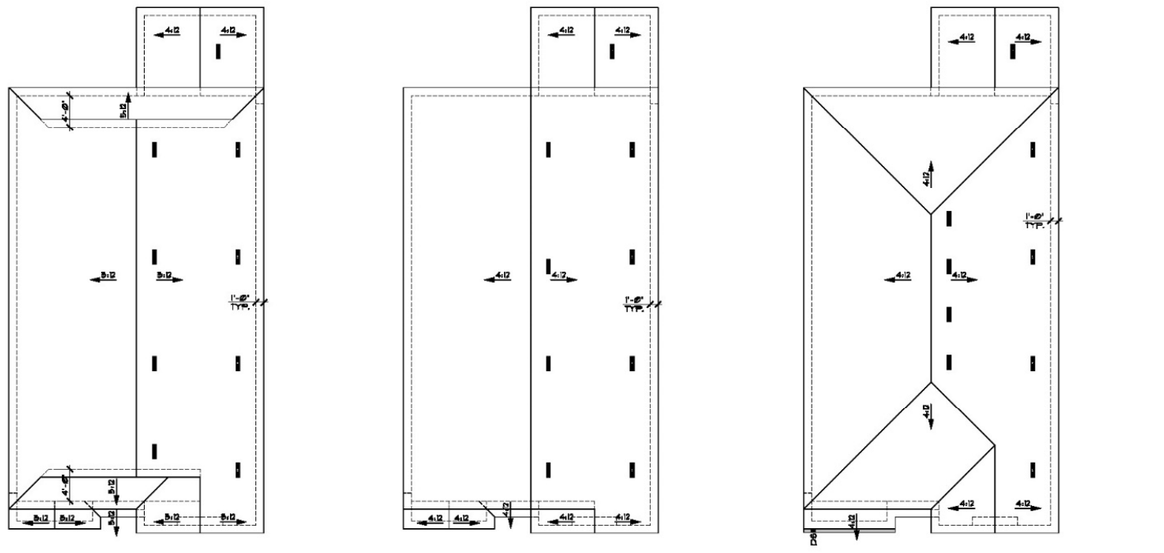
Seasons on McQueen (CHANDLER)

Plan Number: P846

Plan Name: LAUREL

Sheet Title: SECOND FLOOR PLAN

Sheet Number: A1.2 a



3 ROOF PLAN @ ELEVATION C
SCALE: 1/8" = 1'-0"

2 ROOF PLAN @ ELEVATION B
SCALE: 1/8" = 1'-0"

1 ROOF PLAN @ ELEVATION A
SCALE: 1/8" = 1'-0"

ATTIC VENTILATION CALCULATION

CALCULATIONS SIMILAR FOR ALL ELEVATIONS.

CALCULATION USING 1/300 METHOD

R806.2 MINIMUM VENT AREA.
THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.

EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET:

1. AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

VENT INFORMATION

TYPE: NET FREE VENT AREA:
O'HAGIN' LOW PROFILE CONC. '18' — 9.18 SQUARE INCHES
O'HAGIN' LOW PROFILE CONC. 'FLAT' — 98.78 SQUARE INCHES
NOTE: LOCATION OF VENTS SHOWN ON ROOF PLANS FOR REFERENCE ONLY, FIELD VERIFY.

HIGH 1/300 — 1/150
LOW 1/300 — 1/150
1/150 — 1/300

MAIN ROOF

ROOF AREA:	1572 SQ. FT.
	X 144
	226368 SQ. IN.
COMBINED HI/LOW NET FREE VENTILATING AREA REQUIRED AFTER 1/300 REDUCTION:	755 SQ. IN.
TOTAL NUMBER OF HIGH VENTS PROVIDED:	4 VENTS
TOTAL NUMBER OF LOW VENTS PROVIDED:	4 VENTS

LOWER ROOF - FRONT

ROOF AREA:	345 SQ. FT.
	X 144
	4320 SQ. IN.
COMBINED HI/LOW NET FREE VENTILATING AREA REQUIRED AFTER 1/150 REDUCTION:	29 SQ. IN.
NUMBER OF VENTS PROVIDED:	1 VENT(S)

LOWER ROOF - COVERED PATIO

ROOF AREA:	140 SQ. FT.
	X 144
	20160 SQ. IN.
COMBINED HI/LOW NET FREE VENTILATING AREA REQUIRED AFTER 1/150 REDUCTION:	135 SQ. IN.
NUMBER OF VENTS PROVIDED:	1 VENT(S)

ROOF PLAN LEGEND	
	GUTTERS
▪ DS	DOWNSPOUTS

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Date: 3/7/2025

Revisions:

Seasons on McQueen (CHANDLER)

Plan Number: P846

Plan Name: LAUREL

Sheet Title: ROOF PLANS

Sheet Number: A4.1 a

LYNWOOD @ SEASONS ON MCQUEEN

FRONT



SPANISH COLONIAL | CRAFTSMAN | WESTERN COTTAGE

REAR



SPANISH COLONIAL | CRAFTSMAN | WESTERN COTTAGE

LEFT



SPANISH COLONIAL | CRAFTSMAN | WESTERN COTTAGE

RIGHT



SPANISH COLONIAL | CRAFTSMAN | WESTERN COTTAGE

RICHMOND AMERICAN HOMES

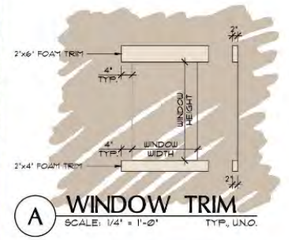


2 REAR ELEVATION A
SCALE: 1/4" = 1'-0"



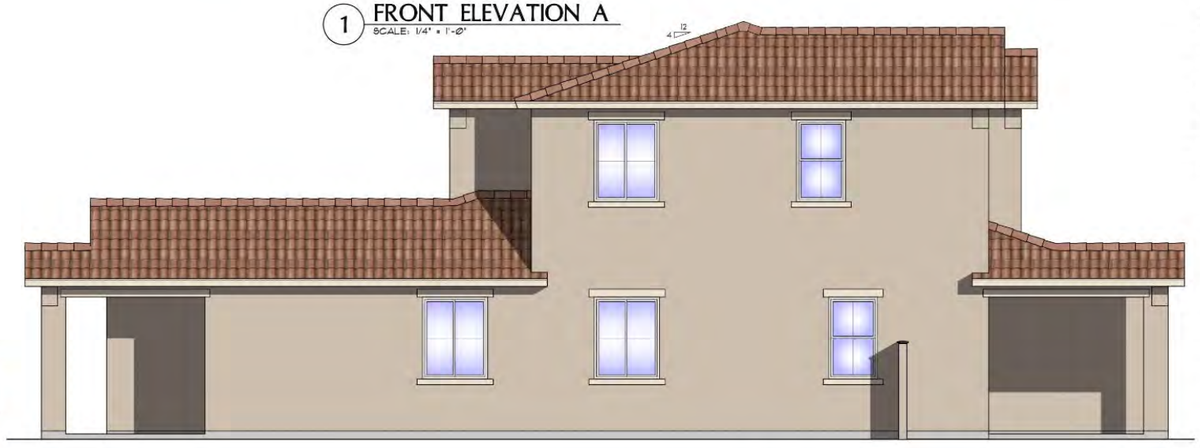
NOTE:
ROOFING MATERIAL TO BE EITHER:
ROOFING PRODUCTS CONCRETE ROOFING TILE ICC ESR-1647 &
INSTALLED PER MFR. SPECIFICATIONS

NOTE:
STUCCO VENEER TO BE WESTERN LKOTE
IAPMO EVALUATION REPORT UES 382 &
INSTALLED PER MFR. SPECIFICATIONS



A WINDOW TRIM
SCALE: 1/4" = 1'-0" TYP., U.N.O.

1 FRONT ELEVATION A
SCALE: 1/4" = 1'-0"



3 LEFT ELEVATION A
SCALE: 1/4" = 1'-0"



4 RIGHT ELEVATION A
SCALE: 1/4" = 1'-0"

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Date: 3/11/2025

Revisions:
-
-

Seasons on McQueen (CHANDLER)

Plan Number:
P952

Plan Name:
LYNWOOD

Sheet Title:
ELEVATION A

Sheet Number:
A2.1
a



2 REAR ELEVATION B
SCALE: 1/4" = 1'-0"

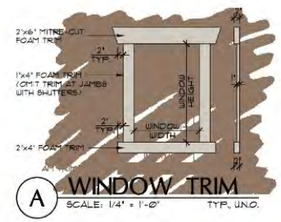


1 FRONT ELEVATION B
SCALE: 1/4" = 1'-0"

NOTE:
ROOFING MATERIAL TO BE BORAL ROOFING PRODUCTS CONCRETE ROOFING TILE ICC ESR-1647 & INSTALLED PER MFR. SPECIFICATIONS

NOTE:
STUCCO VENEER TO BE WESTERN I-KOTE IAPMO EVALUATION REPORT UES 382 & INSTALLED PER MFR. SPECIFICATIONS

NOTE:
STONE VENEER TO BE WESTLAKE MANUFACTURED STONE VENEER ICC-ES EVALUATION REPORT ESR-1364, MORTAR BED APPLIED DIRECTLY TO UNFINISHED, UNTREATED STUCCO SYSTEM & INSTALLED PER MFR. SPECIFICATIONS



A WINDOW TRIM
SCALE: 1/4" = 1'-0" TYP., U.N.O.



3 LEFT ELEVATION B
SCALE: 1/4" = 1'-0"



4 RIGHT ELEVATION B
SCALE: 1/4" = 1'-0"

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Date: 3/11/2025

Revisions:

Seasons on McQueen (CHANDLER)

Plan Number:
P952

Plan Name:
LYNWOOD

Sheet Title:
ELEVATION B

Sheet Number:
A2.2 a



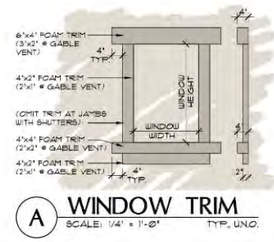
2 REAR ELEVATION C
SCALE: 1/4" = 1'-0"



NOTE:
ROOFING MATERIAL TO BE BORAL ROOFING PRODUCTS CONCRETE ROOFING TILE ICC ESR-1647 & INSTALLED PER MFR. SPECIFICATIONS

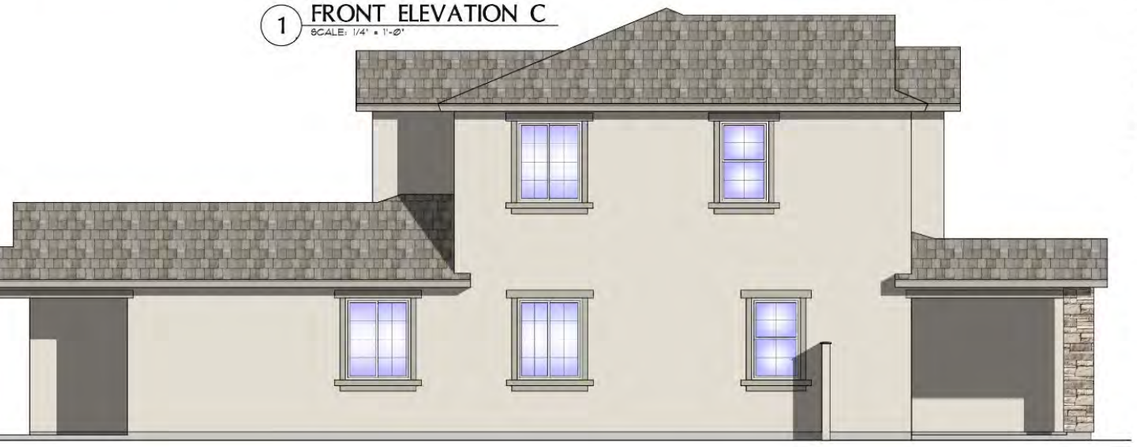
NOTE:
STUCCO VENEER TO BE WESTERN 1-KOTE IAPMO EVALUATION REPORT UES 382 & INSTALLED PER MFR. SPECIFICATIONS

NOTE:
STONE VENEER TO BE WESTLAKE MANUFACTURED STONE VENEER ICC-ES EVALUATION REPORT ESR-1364, MORTAR BED APPLIED DIRECTLY TO UNFINISHED, UNTREATED STUCCO SYSTEM & INSTALLED PER MFR. SPECIFICATIONS.



A WINDOW TRIM
SCALE: 1/4" = 1'-0" TYP. U.N.O.

1 FRONT ELEVATION C
SCALE: 1/4" = 1'-0"



3 LEFT ELEVATION C
SCALE: 1/4" = 1'-0"



4 RIGHT ELEVATION C
SCALE: 1/4" = 1'-0"

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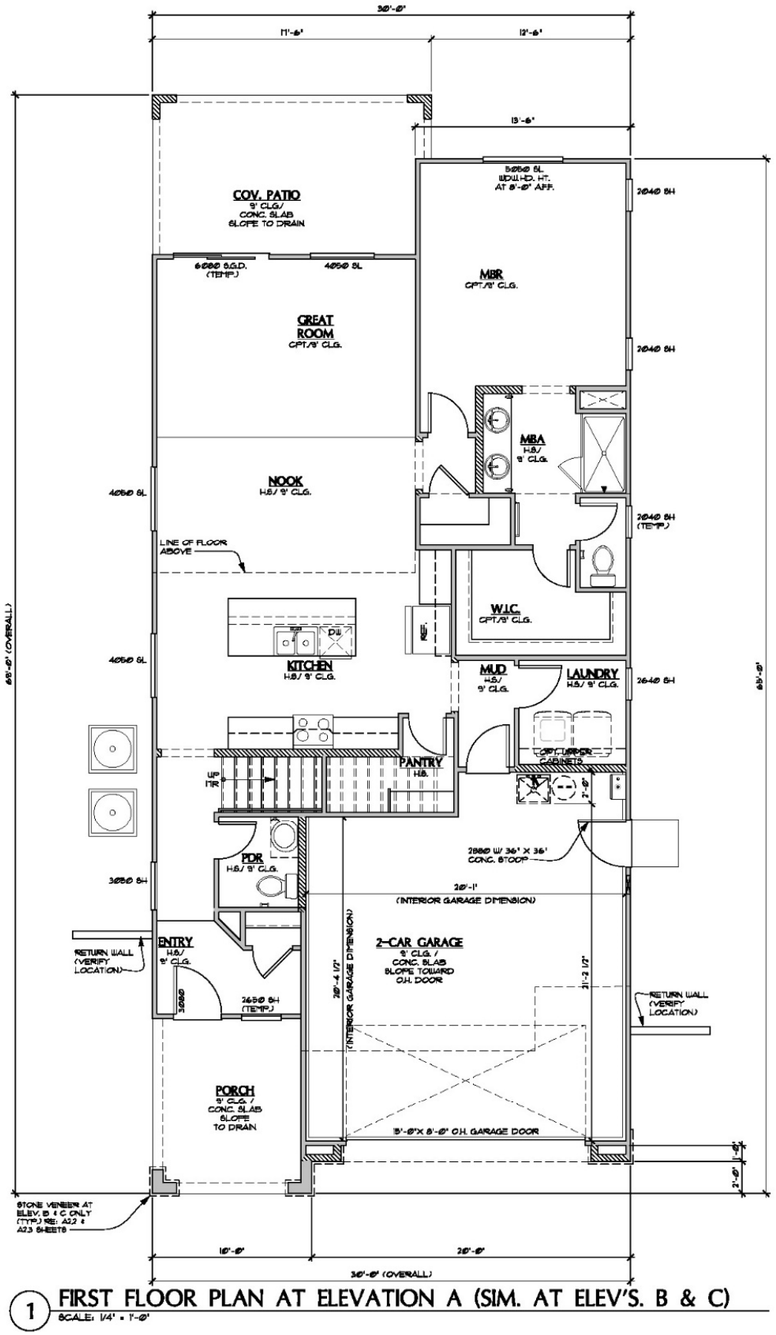
Plan Number:
P952

Plan Name:
LYNWOOD

Sheet Title:
ELEVATION C

Sheet Number:
A2.3 a

SQUARE FOOTAGE CALCULATIONS		
	ALL ELEVATIONS	
	STANDARD	OPTIONS
2 CAR GARAGE	484 SQ. FT.	
COVERED FRONT ENTRY	102 SQ. FT.	
COVERED PATIO	169 SQ. FT.	
FIRST FLOOR	1232 SQ. FT.	
SECOND FLOOR	881 SQ. FT.	
TOTAL (BASE HOUSE)	2113 SQ. FT.	



1 FIRST FLOOR PLAN AT ELEVATION A (SIM. AT ELEV'S. B & C)
SCALE: 1/4" = 1'-0"

WALL LEGEND

- 2X4 WALL
- 2X6 WALL
- LOW WALL
- 1. FIRST FLOOR: HD. HT. AT -18" FROM TOP PLATE (TYP. U.N.O.)
- 2. SECOND FLOOR: HD. HT. AT -18" FROM TOP PLATE (TYP. U.N.O.)

PLAN NOTES

1. A SEPARATE INSULATION INSPECTION PRIOR TO DRYWALL OR AN INSULATION CERTIFICATE WILL BE REQUIRED AT TIME OF FINAL. (IRC N1801.4)
2. CEILING GYPSUM BOARD: WHEN APPLYING A WATER- BASE TEXTURE MATERIAL THE MINIMUM GYPSUM BOARD THICKNESS SHALL BE INCREASED FROM 3/8" TO 1/2" FOR 16" O.C. FRAMING AND FROM 1/2" TO 5/8" FOR 24" O.C. FRAMING OR 1/2" SAG RESISTANT GYPSUM BOARD IS TO BE USED (IRC TABLE R702.3.5, FOOTNOTE D)
3. GYPSUM BOARD INSTALLED ON THE EXTERIOR SHALL COMPLY W/ ICC ESR-3328 & ASTM C1396/C1396M
4. SHOWER NOTES
   - 4.1. 4" CURB PER IRC 2702.1
   - 4.2. SHATTERPROOF (TEMP.) GLASS ENCLOSURE
   - 4.3. SHOWER COMPARTMENT SHALL BE FINISHED W/ A NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 72" ABOVE FINISHED FLOOR (IRC 3412.2) (TYP.)
5. CEMENT, FIBER CEMENT OR GLASS MAT GYPSUM BACKERS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB & SHOWER AREAS AND WALL PANELS IN SHOWER AREAS
6. LAUNDRY NOTES
   - 6.1. DRYER TO ALWAYS BE ON THE RIGHT, WASHER ON LEFT
   - 6.2. PROVIDE A MINIMUM OPENING OF 100 SQ. IN. FOR MAKE-UP AIR
   - 6.3. STANDARD 5" SHELF AT 6'-0" ABOVE FINISHED FLOOR (OPT. UTILITY ROOM PACKAGE: UPPER CABINETS, LOWER CABINETS & LAUNDRY SINK - WHERE OCCURS)
   - 6.4. THE CLOTHES DRYER EXHAUST DUCT SHALL BE AT LEAST THE DIAMETER OF THE APPLIANCE OUTLET AS RECOMMENDED BY THE MANUFACTURER AND SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING. IT SHALL NOT EXCEED 25 FEET IN LENGTH WITH REDUCTIONS FOR BENDS. THE DUCT SHALL TERMINATE NOT LESS THAN 3 FEET FROM A PROPERTY LINE.
7. REQUIRED DRAIN PAN FOR WATER HEATER- PAN SHALL BE GALVANIZED STEEL HAVING A MIN. THICKNESS OF 24 GAUGE OR OTHER PANS LISTED FOR SUCH USE, PAN SHALL BE NOT LESS THAN 1 1/2 INCHES DEEP AND SHALL BE OF SUFFICIENT SIZE AND SHAPE TO RECEIVE ALL DRIPPING OR CONDENSATE FROM THE TANK OR WATER HEATER. THE PAN SHALL BE DRAINED BY AN INDIRECT WASTE PIPE HAVING A MINIMUM DIAMETER OF 3/4 INCH. THE PAN DRAIN SHALL EXTEND FULL-SIZE AND TERMINATE OVER A SUITABLY LOCATED INDIRECT WASTE RECEPTOR OR SHALL EXTEND TO THE EXTERIOR OF THE BUILDING AND TERMINATE 6 INCHES (152 MM) AND NOT MORE ABOVE THE ADJACENT GROUND SURFACE.
8. WATER HEATER REQUIREMENTS FOR DISCHARGE PIPE. THE DISCHARGE PIPING SERVING A PRESSURE-RELIEF VALVE, TEMPERATURE-RELIEF VALVE OR COMBINATION VALVE SHALL: 1. NOT BE DIRECTLY CONNECTED TO THE DRAINAGE SYSTEM. 2. DISCHARGE THROUGH AN AIR GAP LOCATED IN THE SAME ROOM AS THE WATER HEATER. 3. NOT BE SMALLER THAN THE DIAMETER OF THE OUTLET OF THE VALVE SERVED AND SHALL DISCHARGE FULL SIZE TO THE AIR GAP. 4. SERVE A SINGLE RELIEF DEVICE AND SHALL NOT CONNECT TO PIPING SERVING ANY OTHER RELIEF DEVICE OR EQUIPMENT. 5. DISCHARGE TO THE FLOOR, TO THE PAN SERVING THE WATER HEATER OR STORAGE TANK, TO A WASTE RECEPTOR OR TO THE OUTDOORS. 6. DISCHARGE IN A MANNER THAT DOES NOT CAUSE PERSONAL INJURY OR STRUCTURAL DAMAGE. 7. DISCHARGE TO A TERMINATION POINT THAT IS READILY OBSERVABLE BY THE BUILDING OCCUPANTS. 8. NOT BE TRAPPED. 9. BE INSTALLED TO FLOW BY GRAVITY. 10. NOT TERMINATE MORE THAN 6 INCHES ABOVE THE FLOOR OR WASTE RECEPTOR. 11. NOT HAVE A THREADED CONNECTION AT THE END OF THE PIPING. 12. NOT HAVE VALVES OR TEE FITTINGS. 13. BE CONSTRUCTED OF THOSE MATERIALS LISTED IN SEC. P2803.6 OR MATERIALS TESTED, RATED AND APPROVED FOR SUCH USE. 14. ACCORDANCE WITH ABPE AND ASTM AIR DESIGN. 18" MINIMUM TREAD DEPTH & 7-3/4" MAXIMUM RISER HEIGHT
9. HANDRAIL: CONTINUE FULL LENGTH OF STAIR. HANDGRIP PORTION TO BE NOT LESS THAN 3/4" OR MORE THAN 2" IN CROSS SECTION. HANDRAIL TO BE NOT LESS THAN 3/4" FROM WALL.
10. FIRST FLOOR WINDOW HEAD HEIGHT = 8' SECOND FLOOR WINDOW HEAD HEIGHT = 7' 44" MAXIMUM SILL HEIGHT AT EGRESS WINDOWS

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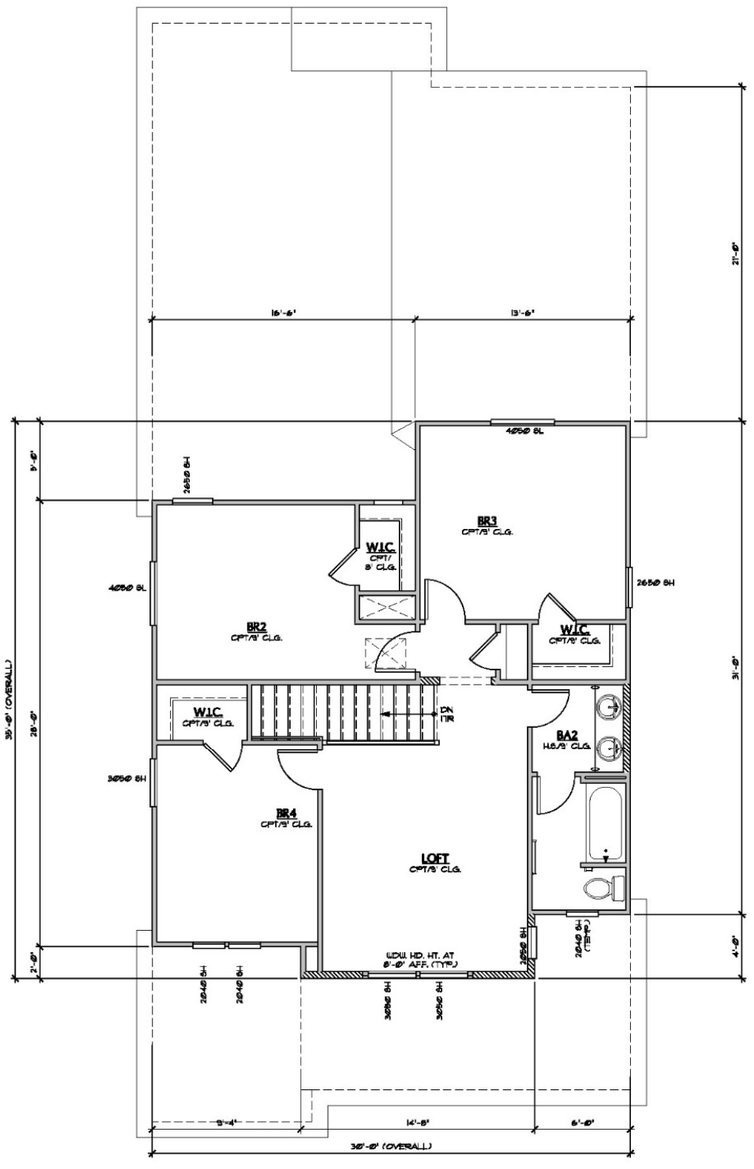
Seasons on McQueen (CHANDLER)

Plan Number: P952

Plan Name: LYNWOOD

Sheet Title: FIRST FLOOR PLAN

Sheet Number: A1.1 a



1 SECOND FLOOR PLAN AT ELEVATION A (SIM. AT ELEV'S. B & C)
SCALE: 1/4" = 1'-0"

WALL LEGEND

- 2X4 WALL
- 2X6 WALL
- LOW WALL
- 1. FIRST FLOOR HD. HT. AT -18" FROM TOP PLATE (TYP. U.N.O.)
- 2. SECOND FLOOR HD. HT. AT -18" FROM TOP PLATE (TYP. U.N.O.)

PLAN NOTES

1. A SEPARATE INSULATION INSPECTION PRIOR TO DRYWALL OR AN INSULATION CERTIFICATE WILL BE REQUIRED AT TIME OF FINAL (IRC N1801.4)
2. CEILING GYPSUM BOARD: WHEN APPLYING A WATER- BASE TEXTURE MATERIAL, THE MINIMUM GYPSUM BOARD THICKNESS SHALL BE INCREASED FROM 3/8" TO 1/2" FOR 16" O.C. FRAMING, AND FROM 1/2" TO 5/8" FOR 24" O.C. FRAMING OR 1/2" SAG RESISTANT GYPSUM BOARD IS TO BE USED (IRC TABLE R702.3.5, FOOTNOTE D)
3. GYPSUM BOARD INSTALLED ON THE EXTERIOR SHALL COMPLY W/ ICC ESR-1398 & ASTM C1396/C1396M
4. SHOWER NOTES
   - 4.1. 4" CURB PER IRC 2109.1
   - 4.2. SHATTERPROOF (TEMP.) GLASS ENCLOSURE
   - 4.3. SHOWER COMPARTMENT SHALL BE FINISHED W/ A NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 72" ABOVE FINISHED FLOOR (IRC 3412.2) (TYP.)
5. CEMENT, FIBER CEMENT OR GLASS MAT GYPSUM BACKERS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB & SHOWER AREAS AND WALL PANELS IN SHOWER AREAS
6. LAUNDRY NOTES
   - 6.1. DRYER TO ALWAYS BE ON THE RIGHT, WASHER ON LEFT
   - 6.2. PROVIDE A MINIMUM OPENING OF 100 SQ. IN. FOR MAKE-UP AIR
   - 6.3. STANDARD 5' SHELF AT 6'-8" ABOVE FINISHED FLOOR (OPT. UTILITY NOOK PACKAGE: UPPER CABINETS, LOWER CABINETS & LAUNDRY SINK - WHERE OCCURS)
   - 6.4. THE CLOTHES DRYER EXHAUST DUCT SHALL BE AT LEAST THE DIAMETER OF THE APPLIANCE OUTLET AS RECOMMENDED BY THE MANUFACTURER AND SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING. IT SHALL NOT EXCEED 25 FEET IN LENGTH WITH REDUCTIONS FOR BENDS. THE DUCT SHALL TERMINATE NOT LESS THAN 3 FEET FROM A PROPERTY LINE.
7. REQUIRED DRAIN PAN FOR WATER HEATER- PAN SHALL BE GALVANIZED STEEL HAVING A MIN. THICKNESS OF 24 GAUGE OR OTHER PANS LISTED FOR SUCH USE. PAN SHALL BE NOT LESS THAN 1 1/2 INCHES DEEP AND SHALL BE OF SUFFICIENT SIZE AND SHAPE TO RECEIVE ALL DRIPPING OR CONDENSATE FROM THE TANK OR WATER HEATER. THE PAN SHALL BE DRAINED BY AN INDIRECT WASTE PIPE HAVING A MINIMUM DIAMETER OF 3/4 INCH. THE PAN DRAIN SHALL EXTEND FULL-SIZE AND TERMINATE OVER A SUITABLY LOCATED INDIRECT WASTE RECEPTOR OR SHALL EXTEND TO THE EXTERIOR OF THE BUILDING AND TERMINATE 6 INCHES (152 MM) AND NOT MORE ABOVE THE ADJACENT GROUND SURFACE.
8. WATER HEATER REQUIREMENTS FOR DISCHARGE PIPE. THE DISCHARGE PIPING SERVING A PRESSURE-RELIEF VALVE, TEMPERATURE-RELIEF VALVE OR COMBINATION VALVE SHALL: 1. NOT BE DIRECTLY CONNECTED TO THE DRAINAGE SYSTEM. 2. DISCHARGE THROUGH AN AIR GAP LOCATED IN THE SAME ROOM AS THE WATER HEATER. 3. NOT BE SMALLER THAN THE DIAMETER OF THE OUTLET OF THE VALVE SERVED AND SHALL DISCHARGE FULL SIZE TO THE AIR GAP. 4. SERVE A SINGLE RELIEF DEVICE AND SHALL NOT CONNECT TO PIPING SERVING ANY OTHER RELIEF DEVICE OR EQUIPMENT. 5. DISCHARGE TO THE FLOOR, TO THE PAN SERVING THE WATER HEATER OR STORAGE TANK, TO A WASTE RECEPTOR OR TO THE OUTDOORS. 6. DISCHARGE IN A MANNER THAT DOES NOT CAUSE PERSONAL INJURY OR STRUCTURAL DAMAGE. 7. DISCHARGE TO A TERMINATION POINT THAT IS READILY OBSERVABLE BY THE BUILDING OCCUPANTS. 8. NOT BE TRAPPED. 9. BE INSTALLED TO FLOW BY GRAVITY. 10. NOT TERMINATE MORE THAN 6 INCHES ABOVE THE FLOOR OR WASTE RECEPTOR. 11. NOT HAVE A THREADED CONNECTION AT THE END OF THE PIPING. 12. NOT HAVE VALVES OR TEE FITTINGS. 13. BE CONSTRUCTED OF THOSE MATERIALS LISTED IN SEC. P2906.1 OR MATERIALS TESTED, RATED AND APPROVED FOR SUCH USE IN ACCORDANCE WITH ASME A112.4.1/CSA B128.1
9. HANDRAIL: CONTINUE FULL LENGTH OF STAIR. HANDGRIP PORTION TO BE NOT LESS THAN 1¼" OR MORE THAN 2" IN CROSS SECTION. HANDRAIL TO BE NOT LESS THAN 1½" FROM WALL.
10. FIRST FLOOR WINDOW HEAD HEIGHT = 6'
    SECOND FLOOR WINDOW HEAD HEIGHT = 7'
    44" MAXIMUM SILL HEIGHT AT EGRESS WINDOWS

RICHMOND AMERICAN HOMES
PHOENIX
16427 North Scottsdale Road, Suite 175
Scottsdale, AZ 85254 (602) 956-4100

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Date: 3/7/2025

Revisions:

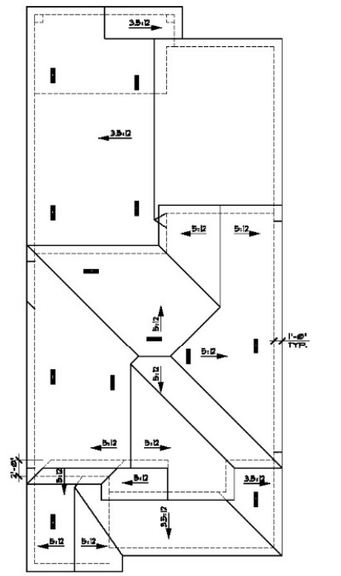
Seasons on McQueen (CHANDLER)

Plan Number: P952

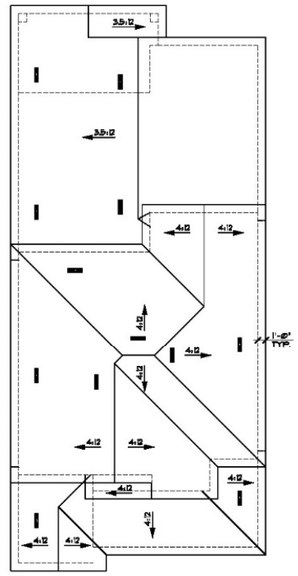
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Sheet Title: SECOND FLOOR PLAN & OPTIONS

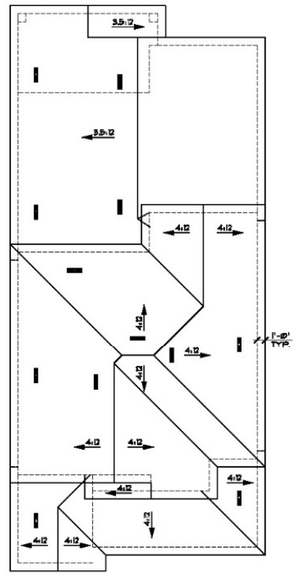
Sheet Number: A1.2 a



3 ROOF PLAN @ ELEVATION C
SCALE: 1/8" = 1'-0"



2 ROOF PLAN @ ELEVATION B
SCALE: 1/8" = 1'-0"



1 ROOF PLAN @ ELEVATION A
SCALE: 1/8" = 1'-0"

ATTIC VENTILATION CALCULATION

CALCULATIONS SIMILAR FOR ALL ELEVATIONS.

CALCULATION USING 1/300 METHOD

R806.2 MINIMUM VENT AREA.
THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.

EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET:

1. AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF HALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

VENT INFORMATION

TYPE: O'HAGIN' LOW PROFILE CONC. 'B' — NET FREE VENT AREA: 9.15 SQUARE INCHES
HIGH 1/300 — 111 SQ. IN.
LOW 1/300 — 111 SQ. IN.
1/150 — 111 SQ. IN.

O'HAGIN' LOW PROFILE CONC. 'FLAT' 98.78 SQUARE INCHES
NOTE: LOCATION OF VENTS SHOWN ON ROOF PLANS FOR REFERENCE ONLY, FIELD VERIFY.

UPPER ROOF

ROOF AREA:	925 SQ. FT. × 144 = 133114 SQ. IN.
COMBINED HI/LOW NET FREE VENTILATING AREA REQUIRED AFTER 1/300 REDUCTION:	444 SQ. IN.
TOTAL NUMBER OF HIGH VENTS PROVIDED:	3 VENTS
TOTAL NUMBER OF LOW VENTS PROVIDED:	3 VENTS

LOWER ROOF - REAR

ROOF AREA:	782 SQ. FT. × 144 = 126178 SQ. IN.
COMBINED HI/LOW NET FREE VENTILATING AREA REQUIRED AFTER 1/300 REDUCTION:	376 SQ. IN.
TOTAL NUMBER OF HIGH VENTS PROVIDED:	2 VENTS
TOTAL NUMBER OF LOW VENTS PROVIDED:	2 VENTS

LOWER ROOF - FRONT

ROOF AREA:	273 SQ. FT. × 144 = 39226.0 SQ. IN.
COMBINED HI/LOW NET FREE VENTILATING AREA REQUIRED AFTER 1/300 REDUCTION:	131 SQ. IN.
TOTAL NUMBER OF HIGH VENTS PROVIDED:	1 VENTS
TOTAL NUMBER OF LOW VENTS PROVIDED:	1 VENTS

ROOF PLAN LEGEND	
	GUTTERS
●DS	DOWNSPOUTS

RICHMOND AMERICAN HOMES
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Date: 3/7/2025

Revisions:

Seasons on McQueen (CHANDLER)

Plan Number: P952

Plan Name: LYNWOOD

Sheet Title: ROOF PLANS

Sheet Number: A4.1 a

RICHMOND AMERICAN HOMES

May 2025

Spanish Elevation A Color Schemes	Body	Trim	Fascia/Corbels	Garage Door	Shutters/ Front Door	Rail/ Decorative Ironwork	Roof Tile (s-tile)	Exterior Stone (Westlake)	Gutter & Downspout Colors (KSI) *if applicable*
ELEVATION A SCHEME #1	SW7511 Bungalow Beige	SW7554 Steamed Milk	SW7554 Steamed Milk	SW7520 Dark Brown	SW7520 Dark Brown	SW7020 Black Fox	MLT-MSCS6129 Marbled Terra Cotta	N/A	Gutters: Beaver Brown Downspouts: Raffia Beige
ELEVATION A SCHEME #2	SW7551 Greek Villa	7037 Balanced Beige	SW7505 Manor House	SW7026 Griffin	SW7505 Manor House	SW7020 Black Fox	MLT-MSCS0772 Old Mesquite Blend	N/A	Gutters: Light Bronze Downspouts: Frost White
ELEVATION A SCHEME #3	SW7030 Anew Gray	SW7035 Aesthetic White	SW7035 Aesthetic White	SW7047 Porpoise	SW2848 Roycroft Pewter	SW7020 Black Fox	MLT-MSCS5773 Ironwood	N/A	Gutters: Light Bronze Downspouts: Herringbone
ELEVATION A SCHEME #4	SW7029 Agreeable Gray	SW7031 Mega Greige	SW7019 Gauntlet Gray	SW7019 Gauntlet Gray	SW7622 Homburg Gray	SW7020 Black Fox	MLT-MSCS5773 Ironwood	N/A	Gutters: Dove Gray Downspouts: 30% White
ELEVATION A SCHEME #5	SW7549 Studio Taupe	SW7035 Aesthetic White	SW7026 Griffin	SW7026 Griffin	SW2838 Polished Mahogany	SW7020 Black Fox	MLT-MSCS0772 Old Mesquite Blend	N/A	Gutters: Light Bronze Downspouts: Clay
ELEVATION A SCHEME #6	SW7530 Barcelona Beige	SW7039 Virtual Taupe	SW7645 Thunder Gray	SW7645 Thunder Gray	SW7061 Night Owl	SW7020 Black Fox	MLT-MSCS0026 Sandstorm	N/A	Gutters: Light Bronze Downspouts: Wicker

RICHMOND AMERICAN HOMES

May 2025

Craftsman Elevation B Color Schemes	Body	Secondary Body (Siding @ Gables)	Trim	Fascia/Corbels	Garage Door	Front Door/Shutters	Roof Tile (flat)	Exterior Stone (Westlake)	Gutter & Downspout Colors (KSI) *if applicable*
ELEVATION B SCHEME #1	SW6081 Down Home	SW9087 Smokey Beige	SW7029 Agreeable Gray	SW7029 Agreeable Gray	SW9087 Smokey Beige	SW9183 Dark Clove	MLT-STCS3075 Natural Brown	Pro-Fit Alpine Summit Peak	Gutters: 30% White Downspouts: Safari Beige
ELEVATION B SCHEME #2	SW9170 Acier	SW7019 Gauntlet Gray	SW7015 Repose Gray	SW7015 Repose Gray	SW7019 Gauntlet Gray	SW7674 Peppercorn *LRV 10*	MLT-STCS5354 Stone Mountain Blend	Pro-Fit Alpine Echo Risge	Gutters: 30% White Downspouts: Colonial Gray
ELEVATION B SCHEME #3	SW7504 Keystone Gray	SW7030 Anew Gray	SW7029 Agreeable Gray	SW7047 Porpoise	SW7030 Anew Gray	SW6076 Turkish Coffee	MLT-STCS0330 Appalachian Blend	Pro-Fit Alpine Winterhaven	Gutters: Light Bronze Downspouts: Clay
ELEVATION B SCHEME #4	SW7506 Loggia	SW7508 Tavern Taupe	SW7035 Aesthetic White	SW7048 Urbane Bronze	SW7508 Tavern Taupe	SW7069 Iron Ore	MLT-STCS0330 Appalachian Blend	Pro-Fit Alpine Umber Creek	Gutters: Light Bronze Downspouts: Wicker
ELEVATION B SCHEME #5	SW6147 Panda White	SW7036 Accessible Beige	SW7037 Balanced Beige	SW7040 Smokehouse	SW7040 Smokehouse	SW7048 Urbane Bronze	MLT-STCS3075 Natural Brown	Pro-Fit Alpine Pheasant	Gutters: Light Bronze Downspouts: 30% White
ELEVATION B SCHEME #6	SW7031 Mega Greige	SW7046 Anonymous	SW7029 Agreeable Gray	SW7029 Agreeable Gray	SW7029 Agreeable Gray	SW6237 Dark Night	MLT-STCS0330 Appalachian Blend	Pro-Fit Alpine Echo Risge	Gutters: 30% White Downspouts: Dove Gray

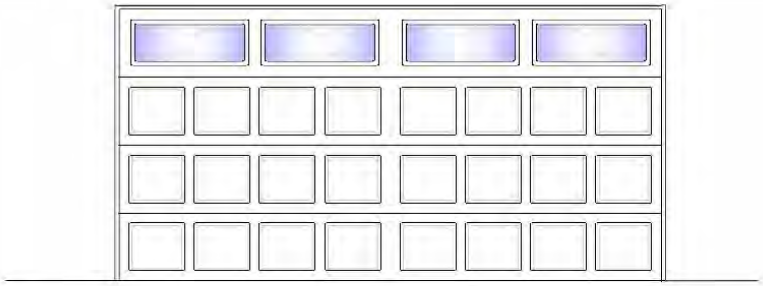
RICHMOND AMERICAN HOMES

May 2025

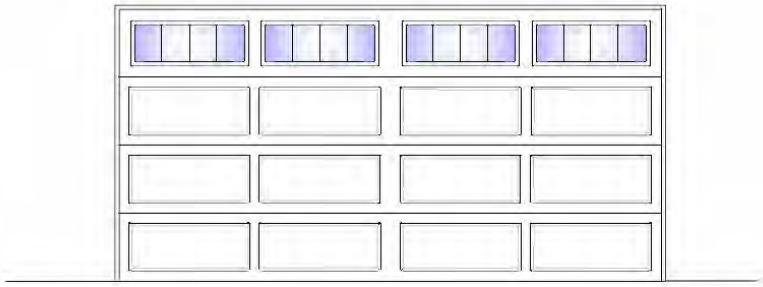
Western Cottage Elevation C Color Schemes	Body	Trim/Wood Railing	Fascia/Corbels	Garage Door	Front Door	Shutters	Roof Tile (flat)	Exterior Stone (Westlake)	Gutter & Downspout Colors (KSI) *if applicable*
ELEVATION C SCHEME #1	SW7035 Aesthetic White	SW7016 Mindful Gray	SW7016 Mindful Gray	SW7018 Dovetail	SW2856 Fairfax Brown	SW2856 Fairfax Brown	MLT-STCS5354 Stone Mountain Blend	Country Ledge Echo Ridge	Gutters: Colonial Gray Downspouts: 30% White
ELEVATION C SCHEME #2	SW7513 Sanderling	SW7036 Accessible Beige	SW7514 Foothills	SW7514 Foothills	SW7505 Manor House	SW7505 Manor House	MLT-STCS3075 Natural Brown	Country Ledge Grand Mesa	Gutters: Clay Downspouts: Almond
ELEVATION C SCHEME #3	SW7640 Fawn Brindle	SW7029 Agreeable Gray	SW7029 Agreeable Gray	SW7029 Agreeable Gray	SW7625 Mount Etna	SW7625 Mount Etna	MLT-STCS0330 Appalachian Blend	Country Ledge Ashfall	Gutters: 30% White Downspouts: Colonial Gray
ELEVATION C SCHEME #4	SW7567 Natural Tan	SW2827 Colonial Revival Stone	SW7026 Griffin	SW7026 Griffin	SW6187 Rosemary	SW6187 Rosemary	MLT-STCS0330 Appalachian Blend	Country Ledge Wheaton	Gutters: Light Bronze Downspouts: Herringbone
ELEVATION C SCHEME #5	SW9089 Llama Wool	SSW7568 Neutral Ground	SSW7568 Neutral Ground	SW7547 Sandbar	SW6006 Black Bean	SW6006 Black Bean	MLT-STCS3075 Natural Brown	Country Ledge Ashfall	Gutters: Almond Downspouts: Buckskin Brown
ELEVATION C SCHEME #6	SW9168 Elephant Ear	SW7035 Aesthetic White	SW7035 Aesthetic White	SW7645 Thunder Gray	SW7062 Rock Bottom	SW7062 Rock Bottom	MLT-STCS5354 Stone Mountain Blend	Country Ledge Echo Ridge	Gutters: 30% White Downspouts: Colonial Gray

PAINT MANUFACTURER: Sherwin Williams
ROOFING MATERIAL: Monier Life Tile
STONE MANUFACTURER: Coronado
Any Nesco Deco Features - **NATURAL** Color (NO PAINT)

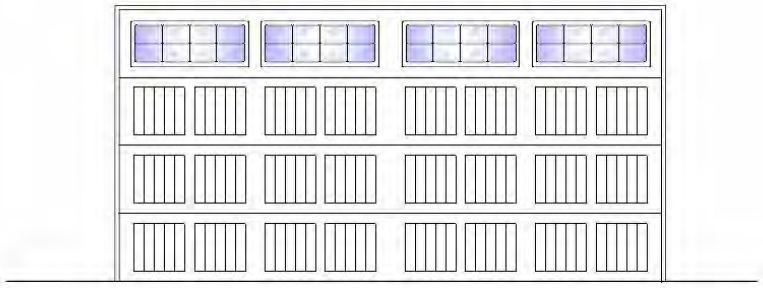
National Merchandising - Revisions



Elevation A



Elevation B



Elevation C

RICHMOND AMERICAN HOMES

2/26/2025

Pavers

HOME GALLERY
BY RICHMOND AMERICAN

Pavers

Cambridge Cobble – 3 Piece Random

Standard: **PAVER1**

Color Choices



Sierra Bend



Rio Blend



Images are for general illustrative purposes only. Actual installation may vary based on a number of factors, including but not limited to, architectural configuration and other finish selections.

Exterior Lighting

All Elevations - STANDARD

HOME GALLERY
BY RICHMOND AMERICAN

Madison

Notes:
8" W x 14.75" H

Tannery Bronze - Small (9650TZ)



Images are for general illustrative purposes only. Actual installation may vary based on a number of factors, including but not limited to, architectural configuration and other finish selections.

Accent Features

TV-3 Hole 'Cluster"

Tile Vent 3 Hole Cluster 16"x13"



TB-1

Outlooker 4"x4"x18" Bevel Nose

Backer 2"x6"x24"

Angle Brace 4"x4"





Grooved Flat Top 3 Plank



Grooved Elliptical Top 3 Plank



Louvered Flat Top Split Panel

SEASONS AT MCQUEEN | CONCEPTUAL SITE PLAN EXHIBIT



SITE DATA		
GROSS AREA	11.94 AC.	4.77 DU/AC.
NET AREA	11.41 AC.	
AMENITY / RET	0.48 AC.	4.2%
OPEN SPACE	2.69 AC.	23.6%
TOTAL OPEN SPACE	**3.18 AC**	**26.6%**
UNIT	**QTY**	**MIX %**
40' X 105' LOTS	57 DU	100.00%
TOTAL	**57 DU**	

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

RICHMOND AMERICAN HOMES

MCQUEEN & WILLIS
Conceptual Site Plan

Plan Scale 1:50 Date:08-27-2025

ABLA



Plant Materials Legend

Tree	Cal (in.)	Height (Ft.)	Width (Ft.)	Box (in.)
Acacia willardiana Palo Blanco	1.0-1.5	5.0-8.0	2.5-3.5	24"
Acacia stenophylla Shoestring Acacia	1.0-1.5	8.0-10.0	3.0-4.0	24"
Chilopsis linearis 'Bubba' Desert Willow	1.0-1.5	5.0-7.0	3.0-4.0	24"
Olea europaea 'Wilsonii' Wilson's Olive	Multi	6.0-8.0	3.0-5.0	24"
Olea europaea 'Wilsonii' Wilson's Olive	Multi	10.0-12.0	8.0-10.0	48"
Pistacia chinensis Chinese Pistache	1.0-1.5	7.0-9.0	2.5-3.5	24"
Quercus ilex Holly Oak	1.0-1.5	7.0-9.0	3.0-4.0	24"
Sophora secundiflora Texas Mountain Laurel	0.75-1.0	3.0-4.0	2.0-3.0	24"
Thevetia peruviana Yellow Oleander	1.0-1.5	7.0-8.0	4.0-5.0	24"
Ulmus parvifolia 'Sempervirens' Elm tree	1.0-1.5	7.0-9.0	3.0-4.0	24"
Vitex agnus-castus Chaste Tree	Multi	5.0-7.0	3.0-4.0	24"
Washingtonia filifera California Fan Palm	16' CTH			

Extra Large Shrubs	Size
Caesalpinia pulcherrima Red Bird of Paradise	5 gal.
Cordia parvifolia Little Leaf Cordia	5 gal.
Dodonaea viscosa Green Hopseed Bush	5 gal.
Photinia fraseri Photinia	5 gal.
Tecoma Stans Yellow Bells	15 gal
Tecomaria capensis Red Cape Honeysuckle	15 gal
Vauquelinia californica Arizona Rosewood	15 gal

Large Shrubs	Size
Cassia artemisioides 'Silver' Silver Cassia	5 gal.
Leucophyllum frutescens Texas Sage	5 gal.
Leucophyllum langmaniae 'Lynn's L Lynn's Legacy Sage	5 gal.
Simmondsia Chinensis Jojoba	15 gal

Medium Shrubs	Size
Bougainvillea 'Torch Glow' Torch Glow Bougainvillea	5 gal.
Encelia farinosa Brittlebush	1 gal.
Eremophila glabra spp. carnosa Winter Blaze	5 gal.
Eremophila hygrophana Blue Bells Blue Bells	5 gal.
Eremophila maculata 'Valentine' Valentine Bush	5 gal.
Leucophyllum candidum 'Thunder C Thunder Cloud Sage	5 gal.
Ruellia peninsularis Desert Ruellia	5 gal.
Teucrium fruticans Bush Germander	5 gal.

Vines	Size
Bougainvillea 'Yani's Delight' Yani's Bougainvillea	5 gal.

Small Shrubs	Size
Callistemon viminalis 'Little John' Little John Bottle Brush	5 gal.
Chrysactinia mexicana Damianita	1 gal.
Olea europaea 'Little Ollie' Dwarf Olive	5 gal.
Russelia equisetiformis Coral Fountain	5 gal.
Teucrium chamaedrys Germander	1 gal.

Groundcovers	Size
Lantana montevidensis 'Alba' Trailing White Lantana	1 gal.
Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.
Ruellia 'Katie' Dwarf Ruellia 'Katie'	1 gal.
Wedelia trilobata Wedelia	1 gal.

Cacti/ Accents	Size
Aloe barbadensis Medicinal Aloe	5 gal.
Aloe hyb. 'Blue Elf' Blue Elf Aloe	5 gal.
Bouteloua gracilis Blonde Ambition	1 gal.
Hesperaloe funifera Giant Hesperaloe	5 gal.
Hesperaloe parviflora 'Ruby Ruby Red Yucca	5 gal.
Hesperaloe parviflora 'Yello Yellow Yucca	
Muhlenbergia capillaris 'Regal Mist'	
Muhlenbergia rigida 'Nashvi Purple Muhly	
Opuntia rufida Blind Prickly Pear	
Yucca rupicola Twisted Leaf Yucca	

Inerts	Qty
Decomposed Granite; Size Date Creek Gold	
Midiron Sod	
Concrete Header - 6" Wide See Detail 4, Sheet LA6.1	

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

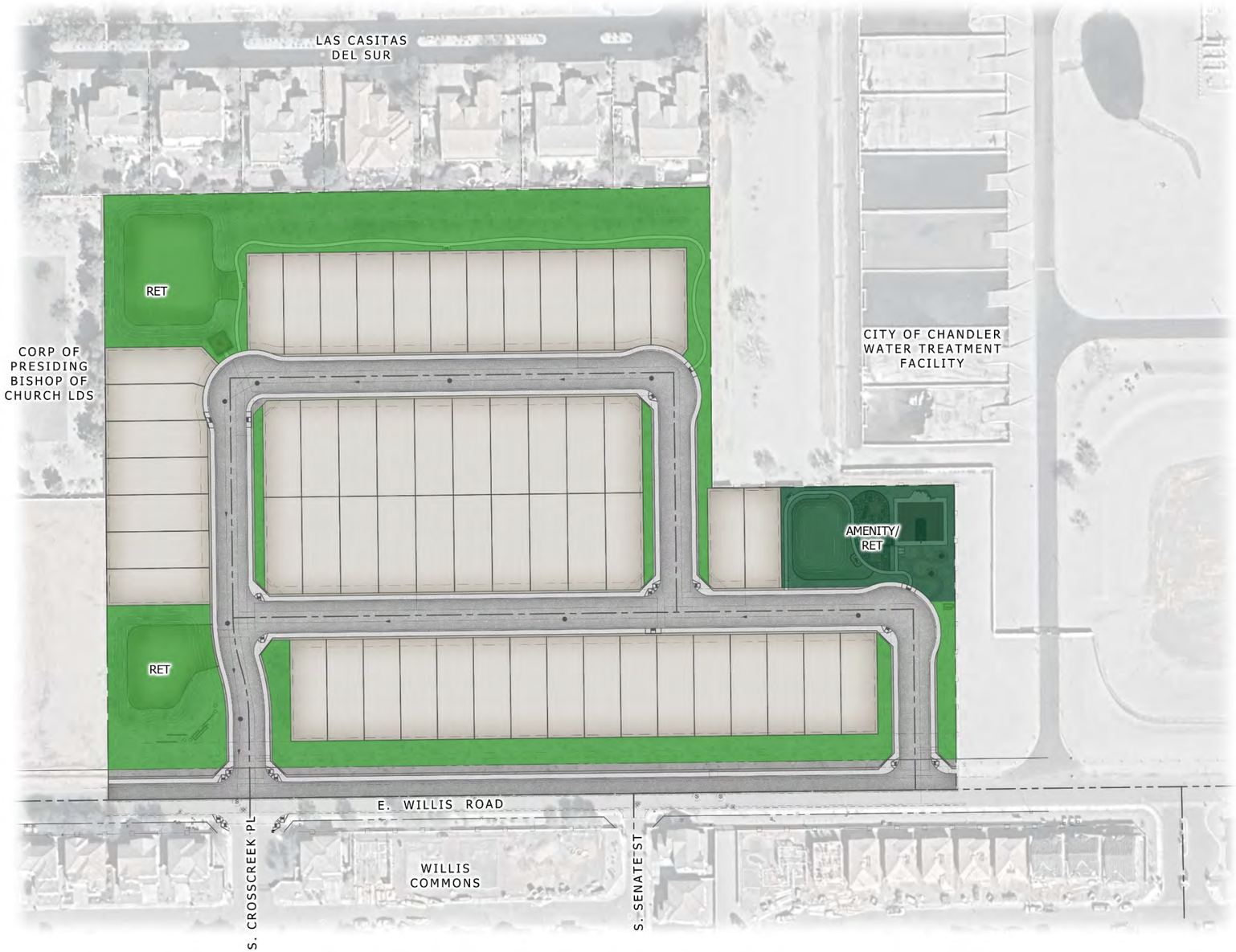
RICHMOND AMERICAN HOMES

MCQUEEN & WILLIS
Conceptual Landscape Plan

Plan Scale 1 : 50 Date:08-27-2025

ABLA

SEASONS AT MCQUEEN | CONCEPTUAL OPEN SPACE PLAN EXHIBIT



OPEN SPACE DATA		
GROSS AREA	11.94 AC	
NET AREA	11.41 AC	
AMENITY/RET	0.48 AC.	4.2%
OPEN SPACE	2.69 AC.	23.6%
TOTAL OPEN SPACE	**3.18 AC**	**26.6%**

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

RICHMOND AMERICAN HOMES

MCQUEEN & WILLIS

Conceptual Open Space Plan

Plan Scale 1:50 Date:08-27-2025

ABLA



LEGEND

1. ACTIVE TURF AREA
2. PLAY STRUCTURES
3. RAMADA
4. BASKETBALL COURT
5. PICNIC TABLE AREAS
6. CONCRETE SIDEWALK
7. BENCH SEATING
8. STABILIZED DG PATH
9. BIKE RACK
10. SIGNAGE

RICHMOND AMERICAN HOMES

MCQUEEN & WILLIS
Conceptual Amenity Plan

Plan Scale 1:10 Date:08-27-2025

ABLA



LEGEND

1. ACTIVE TURF AREA
2. RAMADA
3. CONCRETE SIDEWALK
4. BENCH SEATING

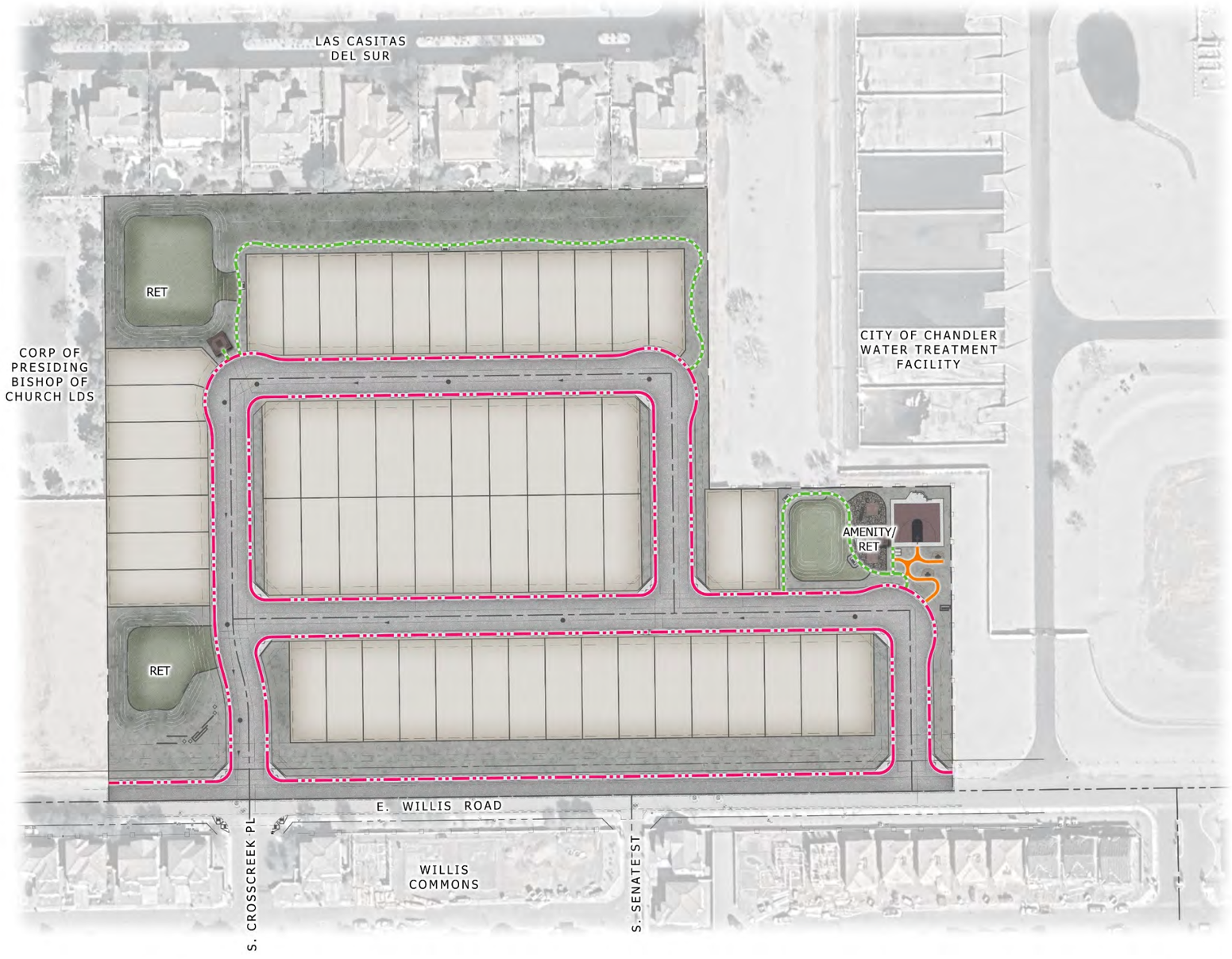
RICHMOND AMERICAN HOMES

MCQUEEN & WILLIS
Conceptual Pocket Park

Plan Scale 1:10 Date:08-27-2025

ABLA

SEASONS AT MCQUEEN | CONCEPTUAL CIRCULATION PLAN EXHIBIT



LEGEND

- 5'-0" ATTACHED SIDEWALK
- 5'-0" CONCRETE TRAIL
- 4'-0" STABILIZED DG TRAIL

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

RICHMOND AMERICAN HOMES

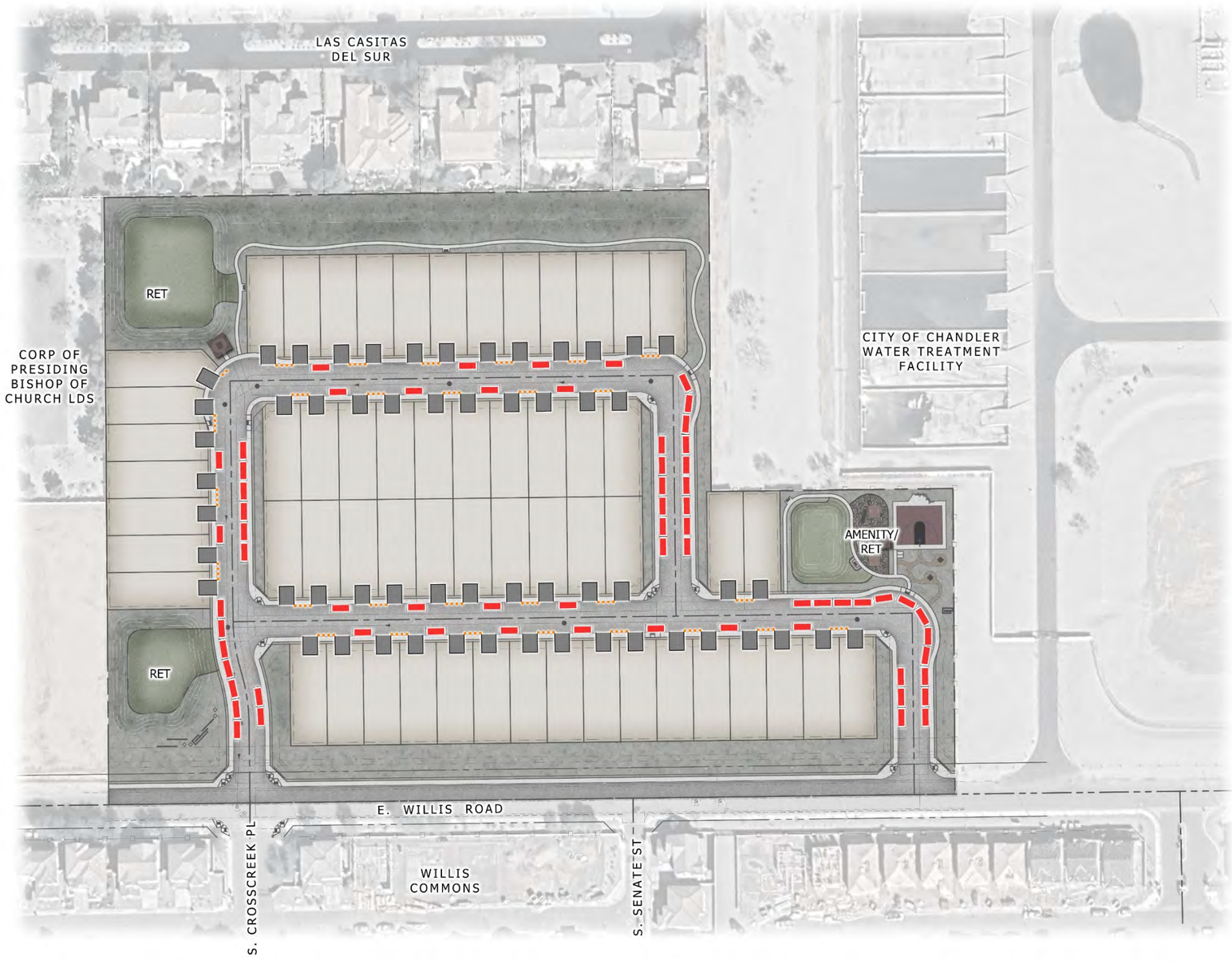
MCQUEEN & WILLIS

Conceptual Circulation Plan

50' 100' 150'
Plan Scale 1: 50 Date:08-27-2025

ABLA

SEASONS AT MCQUEEN | CONCEPTUAL PARKING PLAN EXHIBIT



PARKING DATA		
PARKING REQUIRED		
GARAGE	x 2.0 SPACES/DU	**114 SPACES**
PARKING SPACES PROVIDED		
GARAGE PARKING	114 SPACES	
DRIVEWAY PARKING	57 SPACES	
ON STREET PARKING	66 SPACES	
TOTAL PROVIDED	**237 SPACES**	

LEGEND

- ON-STREET PARKING
- REFUSE PICK-UP LOCATIONS
- DRIVEWAY LOCATIONS

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

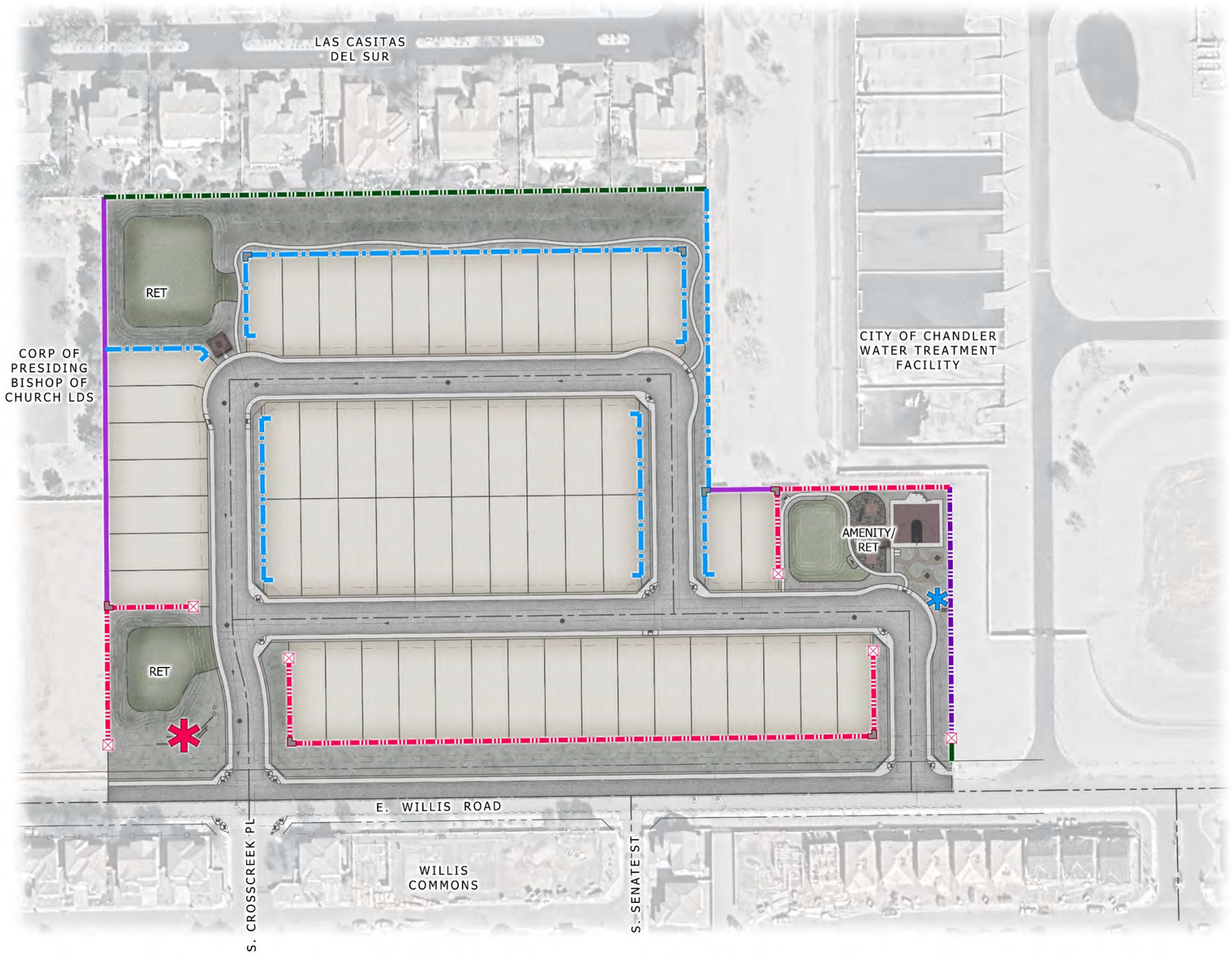
RICHMOND AMERICAN HOMES

MCQUEEN & WILLIS
Conceptual Parking Plan

Plan Scale 1:50 Date:08-27-2025

AB LA

SEASONS AT MCQUEEN | WALL PLAN EXHIBIT



WALL LEGEND

- EXISTING WALL TO REMAIN IN PLACE
- RETAINING WALL
- PRIMARY THEME WALL
- PRIMARY THEME WALL ON RETAINING WALL
- SECONDARY THEME WALL
- DOOLEY WALL
- PRIMARY THEME COLUMN
- PRIMARY CORNER ACCENT PILASTER
- SECONDARY CORNER ACCENT PILASTER
- SECONDARY THEME WALL RETURN
- PRIMARY ENTRY MONUMENT
- SECONDARY ENTRY MONUMENT

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

RICHMOND AMERICAN HOMES

MCQUEEN & WILLIS
Wall Plan

Plan Scale 1:50 Date:08-27-2025

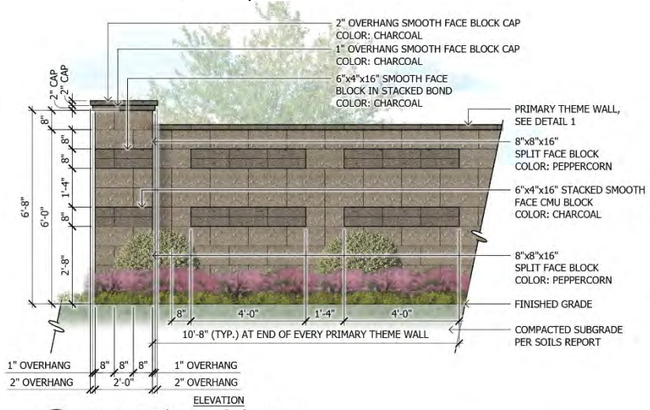
ABLA

SEASONS AT MCQUEEN | CONCEPTUAL WALL DETAILS EXHIBIT



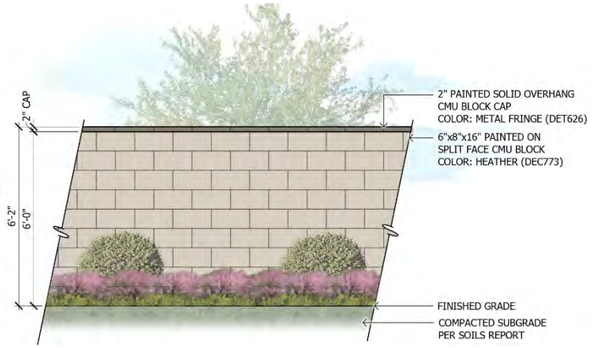
ELEVATION

1 Primary Theme Wall
SCALE: 1/2"=1'-0"



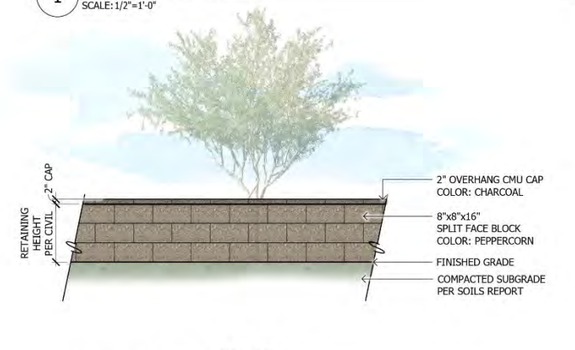
ELEVATION

2 Primary Theme Column
SCALE: 1/2"=1'-0"



ELEVATION

3 Secondary Theme Wall
SCALE: 1/2"=1'-0"



ELEVATION

4 Retaining Wall
SCALE: 1/2"=1'-0"



ELEVATION

5 Dooley Wall
SCALE: 1/2"=1'-0"



ELEVATION

6 Primary Theme Wall on Top of Retaining Wall
SCALE: 1/2"=1'-0"

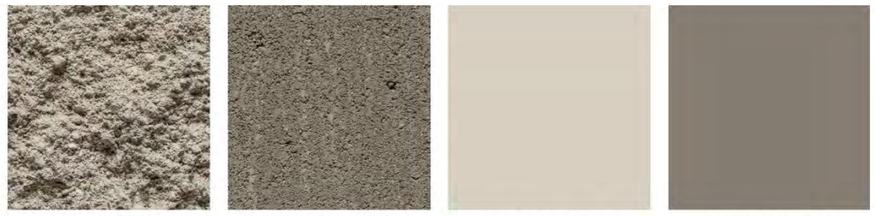


IMAGE FOR DESIGN INTENT
SPLIT FACE
MANUFACTURER: SUPERLITE
COLOR: PEPPERCORN OR APPROVED EQUAL

IMAGE FOR DESIGN INTENT
SMOOTH FACE
MANUFACTURER: SUPERLITE
COLOR: CHARCOAL OR APPROVED EQUAL

IMAGE FOR DESIGN INTENT
PAINT COLOR
MANUFACTURER: DUNN EDWARDS
COLOR: HEATHER (DEC773) OR APPROVED EQUAL

IMAGE FOR DESIGN INTENT
PAINT COLOR
MANUFACTURER: DUNN EDWARDS
COLOR: METAL FRINGE (DET626) OR APPROVED EQUAL

Colors and Materials
SCALE: NTS

RICHMOND AMERICAN HOMES

MCQUEEN & WILLIS
Conceptual Wall Details 1

Date: 08-27-2025

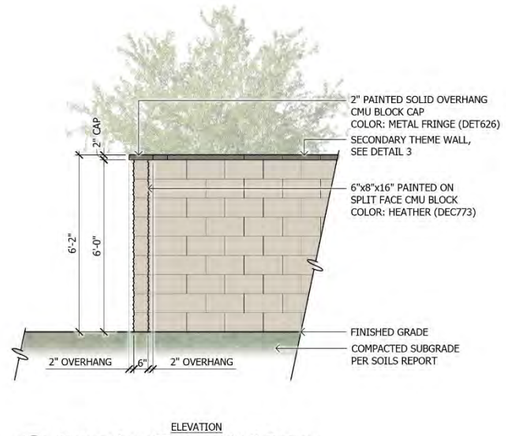
AB LA



7 Primary Corner Accent Pilaster
SCALE: 1/2"=1'-0"



8 Secondary Corner Accent Pilaster
SCALE: 1/2"=1'-0"



9 Secondary Theme Wall Return
SCALE: 1/2"=1'-0"



IMAGE FOR DESIGN INTENT
SPLIT FACE
MANUFACTURER: SUPERLITE
COLOR: PEPPERCORN OR
APPROVED EQUAL

IMAGE FOR DESIGN INTENT
SMOOTH FACE
MANUFACTURER: SUPERLITE
COLOR: CHARCOAL OR APPROVED
EQUAL

IMAGE FOR DESIGN INTENT
PAINT COLOR
MANUFACTURER: DUNN EDWARDS
COLOR: HEATHER (DEC773) OR
APPROVED EQUAL

IMAGE FOR DESIGN INTENT
PAINT COLOR
MANUFACTURER: DUNN EDWARDS
COLOR: METAL FRINGE (DET626) OR
APPROVED EQUAL

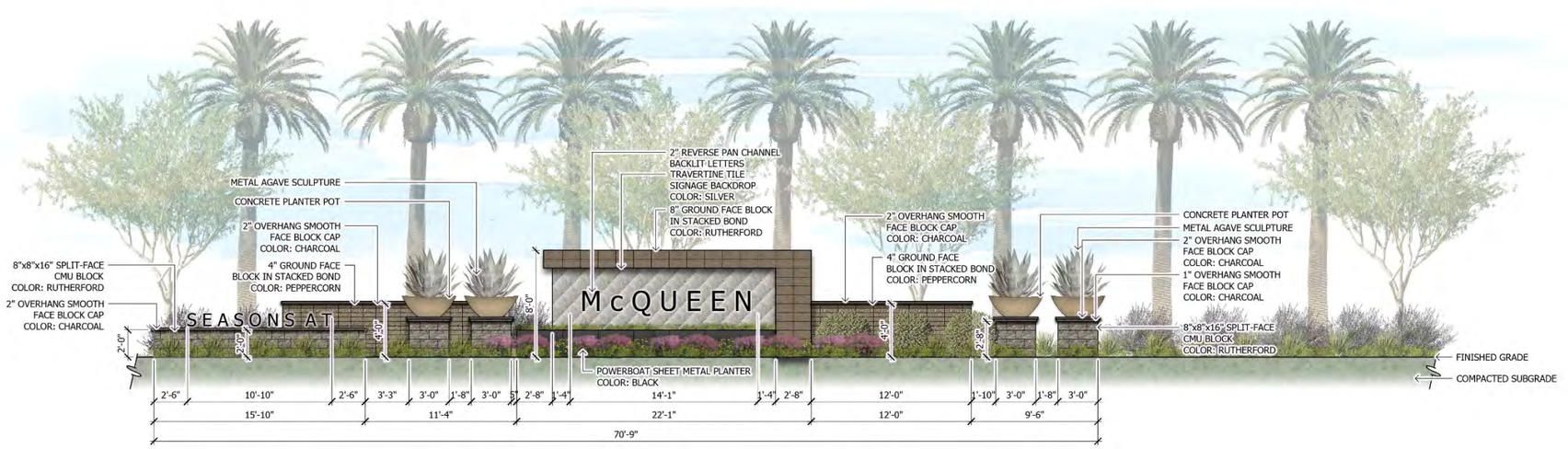
Colors and Materials
SCALE: NTS

RICHMOND AMERICAN HOMES

MCQUEEN & WILLIS
Conceptual Wall Details 2

Date:08-27-2025

ABLA



1 Primary Entry Monument
SCALE: 1/4"=1'-0"



2 Secondary Entry Monument
SCALE: 1/4"=1'-0"



IMAGE FOR DESIGN INTENT
SPLIT FACE
MANUFACTURER: SUPERLITE
COLOR: RUTHERFORD OR APPROVED EQUAL

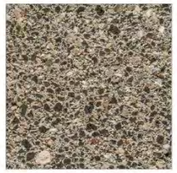


IMAGE FOR DESIGN INTENT
TRENDSTONE
MANUFACTURER: SUPERLITE
COLOR: PEPPERCORN
OR APPROVED EQUAL



IMAGE FOR DESIGN INTENT
GROUND FACE
MANUFACTURER: SUPERLITE
COLOR: RUTHERFORD
OR APPROVED EQUAL



IMAGE FOR DESIGN INTENT
SMOOTH FACE
MANUFACTURER: SUPERLITE
COLOR: CHARCOAL
OR APPROVED EQUAL



IMAGE FOR DESIGN INTENT
TRAVERTINE TILE
MANUFACTURER: QDI SURFACES
COLOR: SILVER
OR APPROVED EQUAL



IMAGE FOR DESIGN INTENT
POWDERCOAT
METAL
COLOR:BLACK OR APPROVED EQUAL

Colors and Materials
SCALE: NTS

RICHMOND AMERICAN HOMES
MCQUEEN & WILLIS
Conceptual Monumentation
Date:08-27-2025
ABLA

CHANDLER arizona
Community of Innovation

Planning & Zoning Commission Memorandum **Development Services**
Memo No. 25-029

Date: 12/17/2025
To: Planning and Zoning Commission
Thru: Kevin Mayo, Acting Development Services Director
David de la Torre, Acting Planning Administrator
From: Taylor Manemann, City Planner
Subject: PLH25-0035 Jones Residence
Request: Rezoning from Agricultural District (AG-1) to Single-Family District (SF-33) to allow reduced setbacks for an addition on an existing single-family home
Location: 0.9-acre site is located at 870 E Willis Road, generally located west of the northwest corner of Willis and McQueen roads
Applicant: Greg Jones, Property Owner

Proposed Motion:

Move Planning and Zoning Commission recommend approval of Rezoning, PLH25-0035 Jones Residence, rezoning from Agricultural District (AG-1) to Single-Family District (SF-33) to allow reduced setbacks for an addition on an existing single-family home located at 870 E Willis Road, subject to the conditions as recommended by Planning staff.

Background Data:

- Subject site is approximately 0.9 acres (39,204 square feet) and is developed with one (1) single-family residence
- Subject site is currently zoned Agricultural District (AG-1)
- Applicant is proposing an addition to the rear of the house, in line with setbacks of existing residence
- Lot was previously split in the County, resulting in a lot size that is not compliant with the AG-1 required minimum lot size of 43,000 square feet
- AG-1 requires minimum side yard setbacks of 30 feet, the existing residence is built 15 feet along the east side yard
- Proposed rezone to SF-33 will bring the lot size into conformance and provide

building setbacks consistent with the existing residence and surrounding properties

Surrounding Land Use Data:

North	Single-Family Residential (Zoning: SF-33)	South	Willis Road, then 32 Single-Story, Multi-Family Units (Zoning: PAD)
East	Single-Family Residential (Zoning: SF-33)	West	Single-Family Residential (Zoning: SF-33)

General Plan and Area Plan Designations

Plans	Existing	Proposed
General Plan	Neighborhoods	No Change

Proposed Development

Lot Size	~39,204 square feet
Building Setbacks Permitted in SF-33	Front: 25 feet Sides: 15 feet Rear: 40 feet
Maximum Lot Coverage Permitted in SF-33	40%
Size of Current Residence	~1,973 square feet
Size of Proposed Addition	~1,474 square feet

Review and Recommendation

The applicant is requesting to rezone the property from AG-1 to SF-33 in order to accommodate the proposed addition and bring the site into conformance with the zoning code, as well as the surrounding neighborhood. The proposed additional will meet all requirements of the SF-33 zoning district and Chandler Zoning Code.

The applicant is proposing to build a ~1,474 square-foot addition onto the rear of the existing residence. This addition is anticipated to include three (3) bedrooms, two (2) bathrooms, and one (1) living room. The proposed addition will be architecturally integrated with the existing residence as required in the Chandler Zoning Code. The existing residence consists of stucco walls and a shingled roof with a 4:12 slope. This proposed addition will match this style, as well as the colors of the existing residence. See the attached Narrative, Conceptual Site Plan, and Conceptual Building Elevations for reference.

Under the current AG-1 zoning, this proposed addition would not be permitted due to the proposed setbacks. The existing residence was constructed with a 15-foot setback on the east side of the property when AG-1 zoning requires 30 feet. This side yard setback is considered legal non-conforming. The proposed addition is showing an east side yard setback that is in-line with the existing house, meaning a 15-foot side yard setback would continue to be provided on the east side. Additionally, the site is only approximately 39,204 square feet in size, which is smaller than the minimum 43,000 square foot lot size that is required in the AG-1 zoning district. These are the only standards that the site is unable to comply with under AG-1 zoning.

Of the nine (9) properties located west of McQueen Road on the north side of Willis Road, eight (8) of them are in the same situation of the original houses not conforming to AG-1 setbacks and the lots not meeting the AG-1 minimum lot size. Four of these lots on Willis Road have been gradually rezoned from AG-1 to SF-33 in order to bring the properties into zoning conformance to accommodate site improvements that would otherwise be permitted by right in SF-33. The approval of the requested rezoning would result in five (5) of the nine (9) properties on the north side of Willis being rezoned from AG-1 to SF-33. With the properties to the north all being zoned SF-33 and of a similar lot size, the requested rezone of the subject site to SF-33 will also align with the properties to the north.

The proposed single-family residential development is a compatible land use with the surrounding area and the General Plan Land Use designation. As such, Planning staff recommends approval subject to conditions.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting sign was posted on the site and on social media via NextDoor.
- A neighborhood meeting was held on November 24, 2025. No one attended the meeting other than planning staff and the applicant.
- As of the writing of this memo, Planning staff is not aware of any opposition to the request.

Recommended Conditions of Approval:

Planning staff recommends Planning and Zoning Commission move to recommend approval of Rezoning from Agricultural District (AG-1) to Single-Family District (SF-33) to allow reduced setbacks for an addition on an existing single-family home, subject to the following conditions:

1. Development shall be in substantial conformance with the Exhibits (Narrative and Conceptual Site Plan), entitled “Jones Residence” and kept on file in the City of Chandler Planning Division, in File No. PLH25-0035, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.

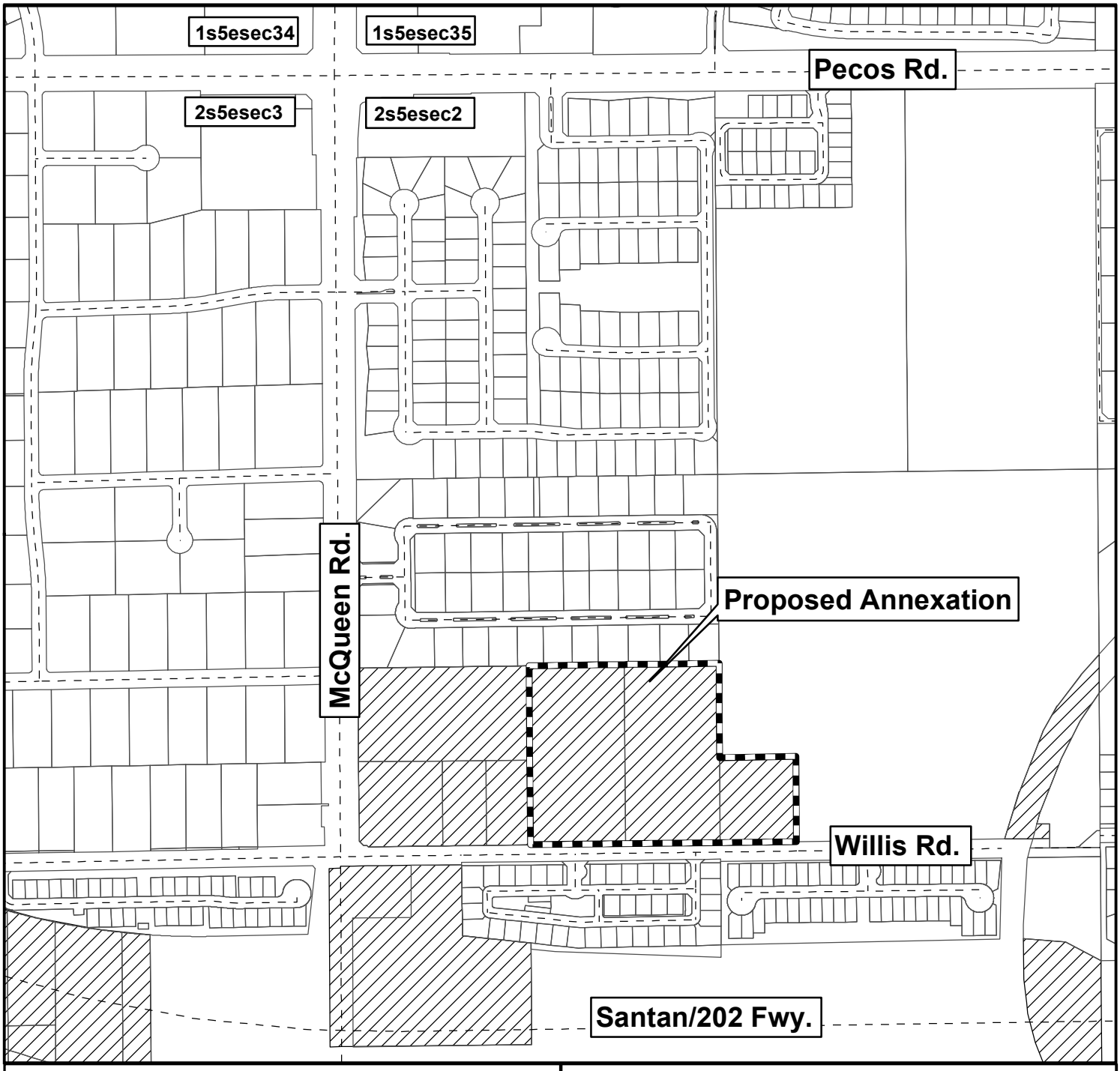
Attachments

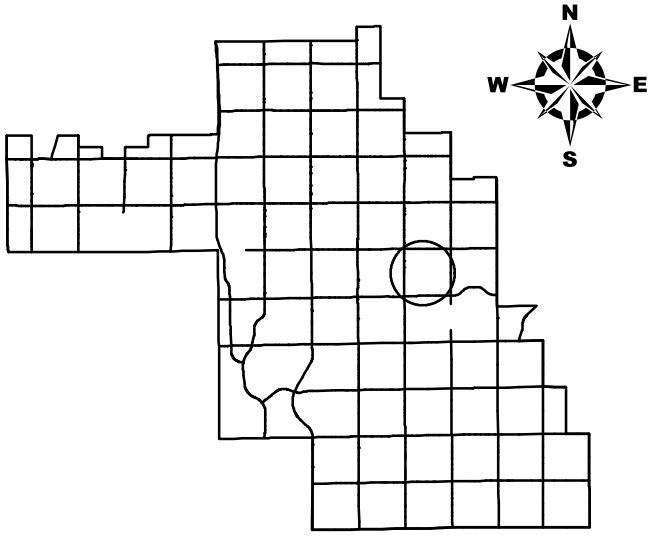
Vicinity Maps

Narrative

Conceptual Site Plan

Conceptual Building Elevations





City of Chandler 11/20/2025

Annexation Map

Proposed Annexation

East of the Northeast Corner of Willis Road and McQueen Road

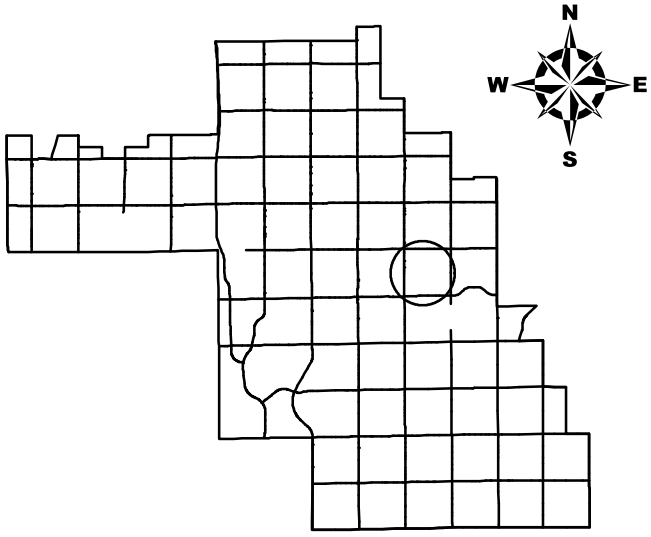
Incorporated Area

Unincorporated Area

0 125 250 500 750 1,000 Feet

Exhibit A





City of Chandler 11/20/2025

Annexation Map

Proposed Annexation
East of the Northeast Corner of Willis Road and McQueen Road

Incorporated Area

Unincorporated Area

0 125 250 500 750 1,000 Feet

Exhibit A

Introduction & Precedent:

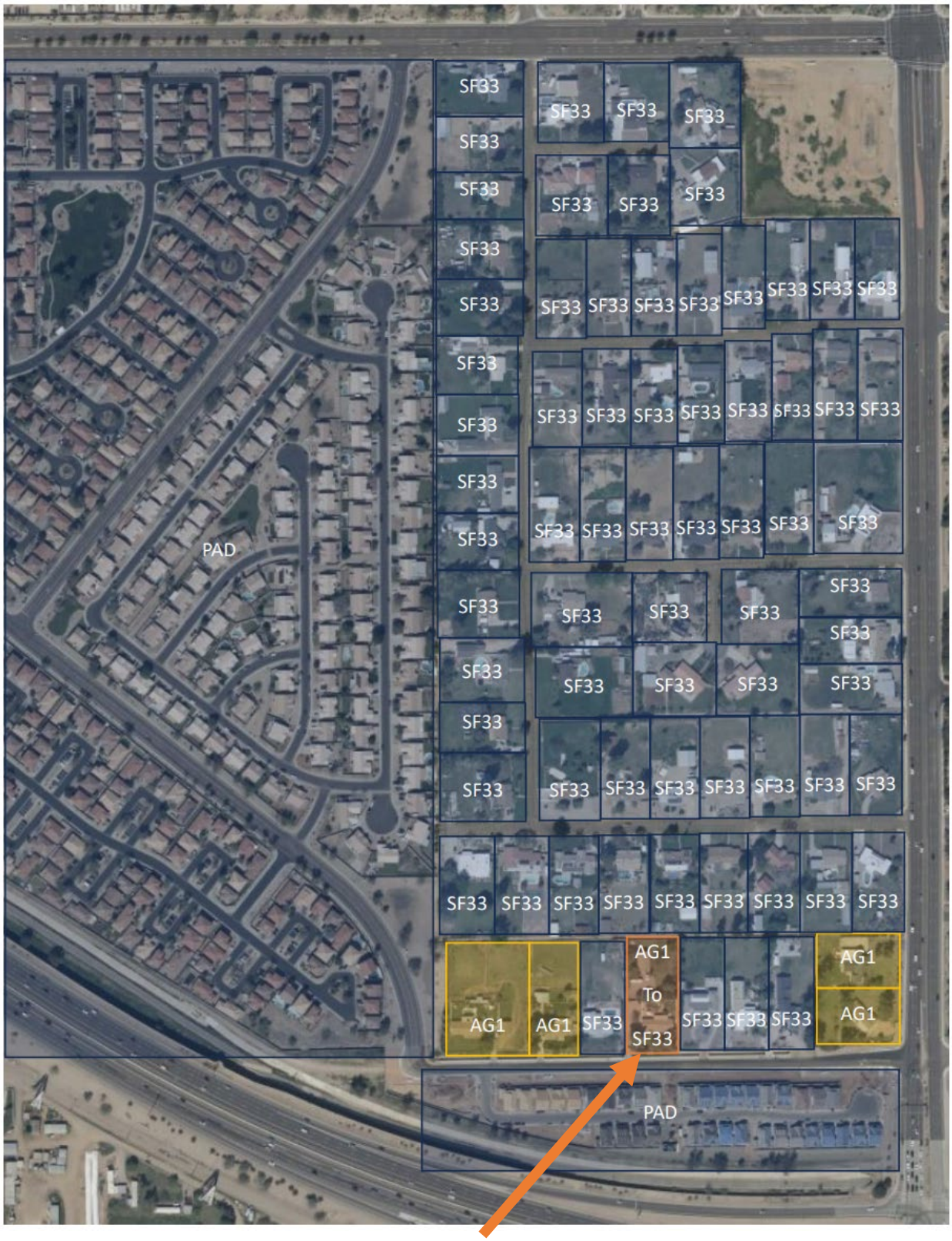
Hello, my name is Gregory Jones. I am looking to expand the footprint of my single-family home with a home addition to make room for my family. My proposed project plan involves adding three bedrooms, two bathrooms, and a living room onto my existing home while maintaining the current architecture.

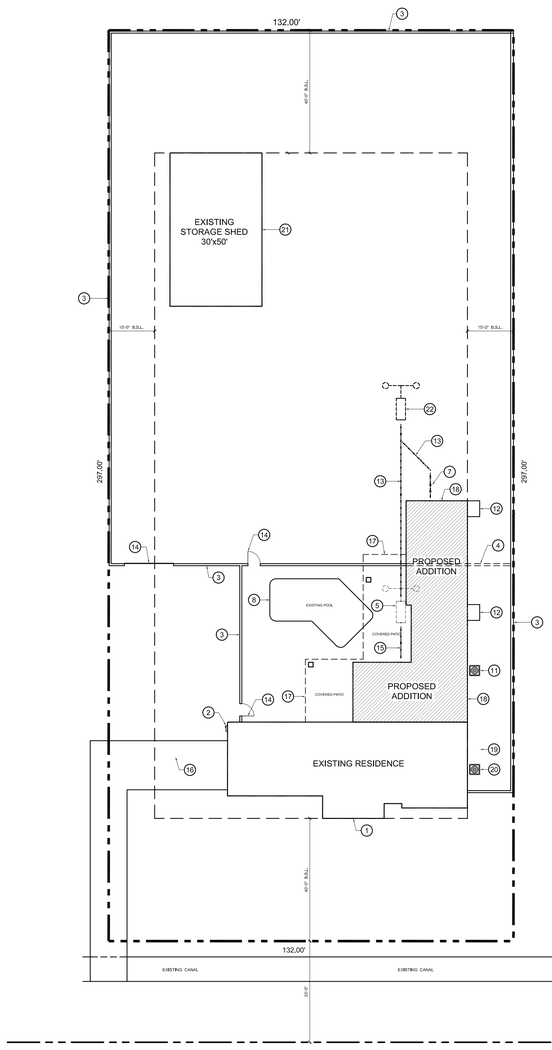
I would like to request an abbreviated rezoning process for this sub-zoning given the significant precedent set in the area. Recently, three homes in the area have been rezoned from AG-1 to SF33; the same change that I am requesting. Additionally, the surrounding neighborhood where my home resides is highly predominantly SF33. Please see the following page. My rezoning will match the standard of the area. For these reasons I propose to proceed with submission and acceptance of the rezoning documentation and Planning and Zoning Commission approval only.

Descriptive Narrative:

The proposed project will rezone parcel 303-28-256 in Chandler, AZ from zoning AG-1 to SF33. The project scope is a home addition taking the current dwelling from 1,973 sqft of livable space to 3,447 sqft of livable space. The addition consists of three bedrooms, two bathrooms, and one living room. The purpose of rezoning is the current dwelling is grandfathered in its existing setbacks, however it does not meet the new setback requirements from the East property boundary under AG-1 zoning. The proposed addition will meet the setback requirements of SF33 on all sides.

The building architecture will closely resemble the existing structure and surrounding neighborhood. A stucco walled home with asphalt shingled roof matching the existing 4:12 pitch. Colors will match existing structure. No landscaping changes are planed as part of this project.


SF33
AG1
To
SF33
PAD
Parcel Location



EAST WILLIS ROAD

ARCHITECTURAL SITE PLAN

SCALE: 1"=10'-0"

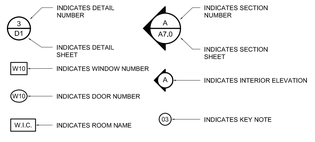
SITE PLAN KEY NOTES:

1. EXISTING RESIDENCE
2. EXISTING 200 AMP ELEC. SERVICE TO BE UPGRADED TO 400 AMP SERVICE - SEE ELEC.
3. EXISTING 6' HIGH MAS. WALL
4. EXISTING MAS. WALL TO BE REMOVED
5. EXISTING SEPTIC TANK AND SEWER LINE TO BE REMOVED - UNDER SEPERATE PERMIT
6. .
7. NEW 2-WAY CLEANOUT
8. EXISTING POOL
9. .
10. .
11. CONDENSING UNIT
12. CONC. STOOP
13. NEW 4" SEWER LINE
14. EXISITNG GATE TO REMAIN
15. EXISTING SEWER LINE
16. EXISTING DRIVEWAY
17. LINE OF NEW COVERED PATIO
18. PROPOSED ADDITION
19. RELOCATE EXISTING CONDENSING UNIT
20. NEW CONDENSING UNIT LOCATION
21. EXISTING STORAGE SHED
22. NEW SEPTIC TANK AND FIELD LOCATION

ABBREVIATIONS:

AC.	ACCOUSTIC
ADD.	ADDENDUM
ABC	AGGREGATE BASE
A/C	AIR CONDITIONING
ADD'N.	ADDITION
A.F.C.	ABOVE FINISHED CEILING
A.F.F.	ABOVE FINISHED FLOOR
A.F.G.	ABOVE FINISHED GRADE
AGG.	AGGREGATE
A.B.	ANCHOR BOLT
&	AND
AL.	ALUMINUM
ALT.	ALTERNATE
ARCH.	ARCHITECT
ASP.	ASPHAULT
BSMT.	BASEMENT
BM.	BEAM
B.M.	BENCHMARK
BLKG.	BLOCKING
BD.	BOARD
B.O.	BOTTOM OF
BLDG.	BUILDING
CAB'T.	CABINET
C.I.P.	CAST IN PLACE
C.B.	CATCH BASIN
CLG.	CEILING
CEM.	CEMENT
CG.	CENTIGRAM
CM.	CENTIMETER
CL.	CENTER LINE
CER.	CERAMIN
C.T.	CERAMIC TILE
CHAN.	CHANNEL
CLR.	CLEAR
C.O.	CLEAN OUT
CLOS.	CLOSET
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONST.	CONSTRUCTION
C.J.	CONTROL JOINT
	CONSTRUCTION JOINT
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
COR'G.	CORRUGATED
CTR.	COUNTER
CTSK.	COUNTERSINK
C.M.U.	CONCRETE MASONRY UNIT
D.P.	DAMP PROOFING
DB.	DECICEL
DIAG.	DIAGONAL
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	DISPENSER
JAN.	JANITOR
JT.	JOINT
JST.	JOIST
LAM.	LAMINATED
LDG.	LANDING
LTH.	LATH
LAV.	LAVATORY
LG.	LENGTH
LOC.	LOCATION
LT.	LIGHT
L.W.C.	LIEGHT WEIGHT CONCRETE
LVR.	LOUVER
M.O.	MASONRY OPENING
MATL.	MATERIAL
MFR.	MANUFACTURER
MAX.	MAXIMUM
MCJ.	MASONRY CONTROL JOINT
MECH.	MECHANICAL
MET.	METAL
M.L.	METAL LATH
M.	METER
MIN.	MINIMUM
MLDG.	MOULDING
MULL.	MULLION
N.G.	NATURAL GRADE
NOM.	NOMINAL
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
No.	NUMBER
OBS.	OBSERVE
O.C.	ON CENTER
OPG.	OPENING
O.A.	OVERALL
O.D.	OUTSIDE DIAMETER
O.F.S.	OVERFLOW SCUPPER
O.F.D.	OVERFLOW DRAIN
PTD.	PAINTED
PG.	PAGE
PR.	PAIR
PNL.	PANEL
PTN.	PARTITION
d	PENNY
PL.	PLATE
PLBG.	PLUMBING
PLYWD.	PLYWOOD
PT.	POINT
P.S.I.	POUNDS PER SQUARE INCH
P.S.F.	POUNDS PER SQUARE FOOT
P.C.	PRECAST
P.L.	PROPERTY LINE
DWL.	DOWEL
DN.	DOWN
D.S.	DOWNSPOUT
DWG.	DRAWING
EA.	EACH
EL.	ELECTRIC
E.F.	ELECTRIC FOUNTAIN
ELEV.	ELEVATION
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXH.	EXHAUST
EXPAN.	EXPANSION
E.J.	EXPANSION JOINT
EXIST.	EXISTING
EXT.	EXTERIOR
FT.	FEET
FIN.	FINISH
FIXT.	FIXTURE
FL.	FLASHING
FLR.	FLOOR
F.D.	FLOOR DRAIN
FLOUR.	FLOURESCENT
FTG.	FOOTING
FND.	FOUNDATION
FR.	FRAME
F.M.C.	FIRE HOSE CABINET
G.A.	GAUGE
G.I.	GALVANIZED IRON
GL.	GLASS
GD.	GRADE
G.	GRAM
GRL.	GRILLE
GRD.	GRID
G.	GROUND
GYP.	GYPSUM
G.B.	GYPSUM BOARD
H.R.	HAND RAIL
HDN.	HARDENER
HDW.	HARDWARE
HDWD.	HARDWOOD
HTR.	HEATER
HT.	HEIGHT
H.P.	HIGH POINT
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
H.B.	HOSE BIBB
H.W.	HOT WATER
IN.	INCH
I.D.	INSIDE DIAMETER
INSUL.	INSULATION
INT.	INTERIOR
INV.	INVERT
R.	RADIUS
REG.	REGISTER
REQ'D.	REQUIRED
REV.	REVISION
R.D.	ROOF DRAIN
RDF.	ROOFING
RM.	ROOM
RGH.	ROUGH
RD.	ROUND
SCJ	STUCCO CONTROL JOINT
SCR.	SCREW
SECT.	SECTION
SEL.	SELECT
SHT.	SHEET
SDG.	SIDING
SIM.	SIMILAR
SLDG.	SLIDING
SM.	SMOOTH
SPEC.	SPECIFICATION
SPL.	SPLASH
SQ.	SQUARE
STD.	STANDARD
ST. STL.	STAINLESS STEEL
STRUC.	STRUCTURE
SUSP.	SUSPENDED
SW. BD.	SWITCHBOARD
T.C.	TOP OF CURB
T.G.	TEMPERED GLASS
T.O.	TOP OF
T.S.D.	TOP OF DTEEL DECK
TYP.	TYPICAL
V.	VENT
CERT.	VERTICAL
V.G.	VERTICAL GRAIN
VEST.	VESTIBULE
V.C.T.	VINYL COMP. TILE
VCP	VITREOUS CLAY PIPE
W.W.M.	WELDED WIRE MESH
W.C.	WATER CLOSET
W.H.	WATER HEATER
W.F.	WIDE FLANGE
W/	WITH
W/O	WITHOUT
WD.	WOOD
WDW.	WINDOW
W.W.	WINDOW WALL

SYMBOLS LIST:



PROJECT DESCRIPTION:

- NEW ADDITION

PROJECT INFO:

PROJECT ADDRESS:	870 E WILLIS ROAD CHANDLER, AZ 85286			
LOT:	.			
A.P.N.:	303-28-256			
SITE ZONING:	SF-33			
OCCUPANCY:				
BUILDING AREA:	EXISTING RESIDENCE:	REMOVED EXISTING:	NEW ADDITION:	TOTALS:
LIVABLE:	1,973 S.F.	<240 S.F.>	1,714 S.F.	3,447 S.F.
GARAGE:	480 S.F.	0 S.F.	0 S.F.	480 S.F.
COVERED PATIO:	120 S.F.	<120 S.F.>	845 S.F.	845 S.F.
MECH:	0 S.F.	0 S.F.	38 S.F.	38 S.F.
STORAGE SHED:	1,500 S.F.	0 S.F.	0 S.F.	1,500 S.F.
TOTAL AREA UNDER ROOF:				6,510 S.F.
LOT AREA:	39,204 S.F.			

6,510 S.F. / 39,204 S.F. = 17% LOT COVERAGE

GOVERNING CODES:

2021 IRC -	INTERNATIONAL RESIDENTIAL CODE
2020 NEC -	NATIONAL ELECTRICAL CODE
2021 IPC -	INTERNATIONAL PLUMBING CODE
2021 IMC -	INTERNATIONAL MECHANICAL CODE
2021 IFGC -	INTERNATIONAL FUEL GAS CODE
2021 IFC -	INTERNATIONAL FIRE CODE
2021 -	CLIMATE AND GEOGRAPHIC DESIGN CRITERIA
2021 IECC -	INTERNATIONAL ENERGY CONSERVATION CODE
2021 IEBC -	INTERNATIONAL EXISTING BUILDING CODE

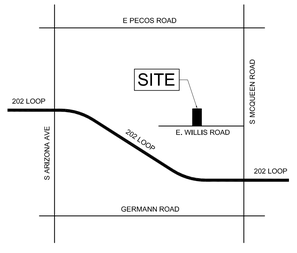
INDEX OF DRAWINGS:

A0.0	SITE PLAN
A1.0	GENERAL NOTES
A2.0	FOUNDATION PLAN
A3.0	AS-BUILT FLOOR PLAN, DEMOLITION FLOOR PLAN
A3.1	FLOOR PLAN
A4.0	EXTERIOR ELEVATIONS
A5.0	ROOF FRAMING PLAN
A6.0	ROOF PLAN
A7.0	BUILDING SECTIONS
D1.0	FOUNDATION DETAILS
D2.0	FRAMING DETAILS
E1.0	ELECTRICAL PLAN
M1.0	MECHANICAL PLAN

CONSULTANTS:

OWNER:	GREG AND JULIA JONES 870 E WILLIS RD CHANDLER, AZ 85286 .
DESIGNER:	RESIDENTIAL CREATIONS, INC. 19365 E RITTENHOUSE RD #81 QUEEN CREEK, AZ 85142 MATT CALDWELL 602-568-9414
STRUCTURAL ENGINEER:	JUSREI STRUCTURAL 8505 W BUCKHORN TRAIL PEORIA, AZ 85383 ED LYSCAS 602-515-9218

VICINITY MAP N.T.S.



CLIMATE AND GEOGRAPHIC DESIGN CRITERIA - TABLE R301.2 (1) AMENDED

ROOF SNOW LOAD	WIND	SEISMIC DESIGN CATEGORY fg	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP f	FLOOD HAZARDS h
	SPEED g (MPH)		WEATHERING a	FROST LINE DEPTH b	TERMITE c	DECAY d		
O	90 EXPOSURE C	C	NEGLIGIBLE	FINAL GRADE	MODERATE TO HEAVY	NONE TO SLIGHT	34 DEGREES	

REVISIONS

1. .
2. .
3. .
4. .
5. .

Residential Creations, Inc. residential design services
Matt A. Caldwell
19365 E Rittenhouse Rd #81
Queen Creek, Az 85142
(602) 568-9414
matt.caldwell50@gmail.com

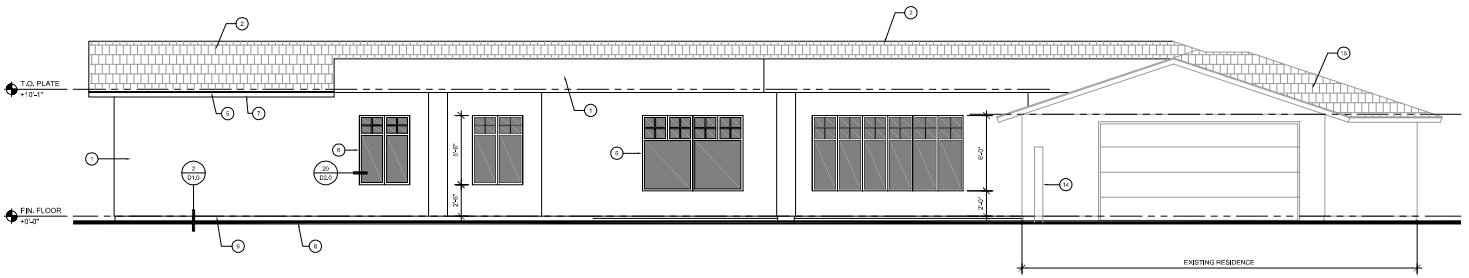
JONES ADDITION

870 E WILLIS ROAD
CHANDLER, AZ 85286

ARCHITECTURAL SITE PLAN

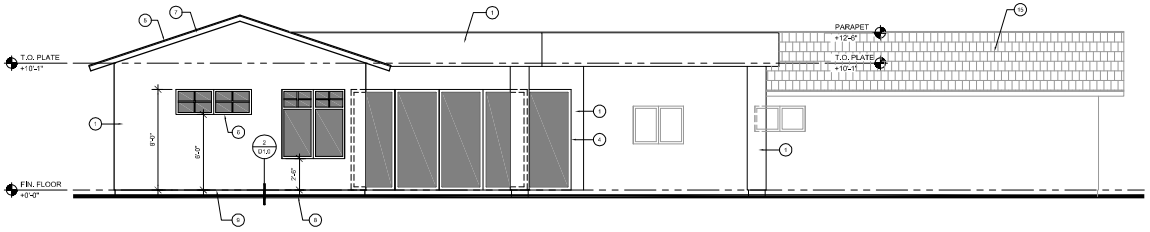
DATE PLOTTED: 9/11/25

Date	5/15/2025
Scale	1"=20'-0"
Drawn	M.A.C.
Job	2024-16
Sheet	A0.0



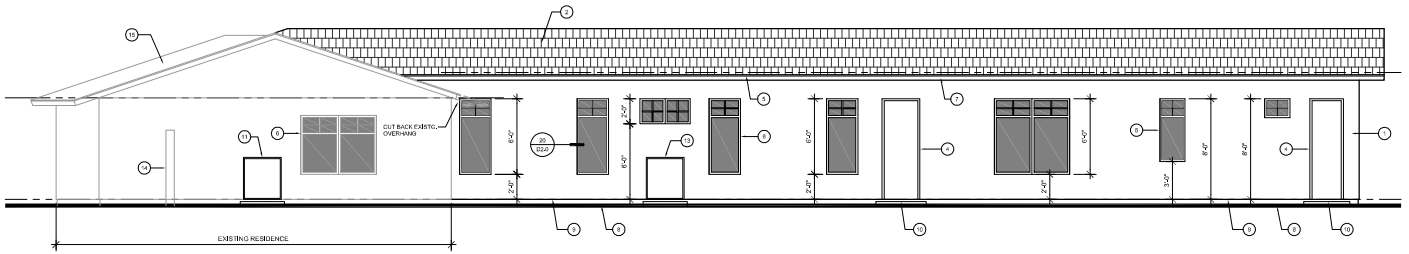
WEST ELEVATION - LEFT SIDE

SCALE: 1/4"=1'-0"



NORTH ELEVATION - REAR

SCALE: 1/4"=1'-0"



EAST ELEVATION - RIGHT SIDE

SCALE: 1/4"=1'-0"

ELEVATION KEY NOTES:

1. STUCCO SYSTEM - ESR 1607 - SMOOTH FINISH O/ FRAMED WALLS
2. ASPHALT SHINGES O/ 2-LAYERS 40# FELT
3. GARAGE DOOR - PER PLAN
4. DOOR PER PLAN
5. PAINTED G.I. DRIP EDGE
6. WINDOW PER PLAN - DUAL GLAZED DARK BRONZE METAL FRAME
7. 2x FASCIA - STAINED / PAINTED TO MATCH EXISTG.
8. FINISHED GRADE
9. G.I. CONT. STUCCO SCREED
10. CONC. STOOP PER FOUNDATION PLAN
11. RELOCATED CONDENSING UNIT
12. .
13. NEW CONDENSING UNIT
14. EXISTG. MAS. SITE WALL - SEE SITE PLAN
15. EXISTG. ROOF STRUCTURE TO REMAIN
16. .
17. .
18. .

THINCOAT STUCCO

STUCCO SYSTEM-WESTERN ONE KOTE STUCCO SYSTEM ESR-1607 OVER 1" THK, 1.5 P.L.F. DENSITY TYPE 2 T&G EXPANDED POLYSTYRENE INSUL. BD. w/ 1-LAYER GRADED MIN. BUILDING PAPER OVER OPEN STUDS. 2- LAYERS OF GRADE "D" KRAFT WATER PROOF PAPER ON WOOD BASE SHEATHING

MAG ONE-COAT STUCCO COMPLIANCE PROGRAM

ALL ONE-COAT STUCCO SYSTEMS SHALL BE APPLIED BY MANUFACTURER APPROVED INSTALLERS. AN APPROVED WEATHER-RESISTIVE BARRIER SHALL BE INSTALLED OVER ALL FRAMING AND WOOD BASED SHEATHING.

EXTERIOR FINISH NOTE:

THE EXTERIOR FINISHES, COLORS, AND MATERIALS OF THE NEW ADDITION ARE TO MATCH THE EXISTING RESIDENCE IN THE FOLLOWING AREAS:

ROOF PITCH, TILE STYLE AND COLOR
STUCCO FINISH AND COLOR
~~CANTERRA STONE TRIM COLOR AND DETAIL~~
WINDOWS / DOORS - GLAZING AND FRAME COLOR
GARAGE DOOR STYLE AND FINISH
EXTERIOR LIGHTING

CONTRACTOR TO VERIFY EXISTING HOUSE ROOF PITCH PRIOR TO TRUSS FABRICATION

REVISIONS

Residential Creations, Inc. residential design services
Matt A. Caldwell
19365 E Ritterhouse Rd #81
Queen Creek, Az 85142
(602) 568-9414
matt1caldwell50@gmail.com

JONES ADDITION
870 E WILLIS ROAD
CHANDLER, AZ 85286

EXTERIOR ELEVATIONS

DATE PLOTTED: 9/11/25

Date	5/15/2025
Scale	1/4"=1'-0"
Drawn	M.A.C.
Job	2024-16
Sheet	A4.0

CHANDLER arizona
Community of Innovation

Planning & Zoning Commission Memorandum **Development Services**
Memo No. 25-032

Date:	12/17/2025
To:	Planning and Zoning Commission
Thru:	David De La Torre, Acting Planning Administrator
From:	Darsy Smith, City Planner
Subject:	PLH25-0029 Trophy Bar
Request:	Use Permit approval for a Series 6 Bar license and an Entertainment Use Permit for live entertainment indoors and outdoors
Location:	2551 W Queen Creek Rd #4, generally located approximately 1/4 mile west of the southwest corner of Dobson and Queen Creek Roads
Applicant:	Robert Leavitt, Arizona Liquor Industry Consultants

---

Proposed Motion:

Move Planning and Zoning Commission recommend approval of Use Permit and Entertainment Use Permit PLH25-0029 Trophy Bar to allow for a series 6 bar license and live indoor and outdoor entertainment and speakers indoors and outdoors located at 2551 W Queen Creek Rd #4, subject to the conditions as recommended by Planning staff.

Background Data:

- Subject property is located within Downtown Ocotillo
- Trophy Bar has been operating with a Series 12 Restaurant license since 2022, and was notified by the state that they are not in conformance with the requirements, prompting them to obtain a series 6 Bar license
- Previous entertainment has been allowed through Temporary Sales and Promotional Event (TSPE) permits
- Zoning code requires Entertainment Use Permit approval for live outdoor entertainment and external speakers within 1,320 feet of the nearest residentially zoned property. This is measured from the closest exterior wall or fence of any indoor or outdoor space occupied by the subject

establishment to the closest property line of a residentially zoned property
- The nearest residentially zoned property is approximately 300ft. from the establishment to the south

Surrounding Land Use Data:

North	Queen Creek Rd	South	Commercial, then Condominium complex (The Cays)
East	Commercial	West	Single-family homes

Proposed Business Operations (for Use Permit) or Proposed Development (for PDP)

Hours of Operation	11:00am-2:00am
Hours of Live Entertainment	Friday—Saturday (and Holidays): 5:00pm-10:00pm
Hours of Speaker Operation	Same as hours of operation
Building Square Footage	3,077 SF
Staff	25 Employees

Review and Recommendation:

Trophy Bar offers live bands and amplified music performed both inside the premises and on the attached outdoor patio on Fridays, Saturdays, and holidays. The site is located within the Downtown Ocotillo complex. An Entertainment Use Permit (EUP) is required for outdoor entertainment activities provided at establishments within 1,320 feet of a residentially zoned property. The nearest residentially zoned property, The Cays, is approximately 300 feet south of Trophy Bar.

The applicant's proposal is to end all entertainment by 10pm on Friday and Saturdays is consistent with times found elsewhere in the Downtown Ocotillo commercial complex. Prior to the neighborhood meeting, the applicant was requesting to have live entertainment until the time that they close at 2am, and after meeting with some concerned neighbors from The Cays condominiums to the south prior to the neighborhood meeting, they agreed that the live entertainment will end by 10pm.

Planning staff has reviewed the request and finds the proposal to be consistent with the General Plan and zoning and recommends approval with a one-year time condition.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting sign was posted on the site and on social media via NextDoor.
- A virtual neighborhood meeting was held on November 20, 2025.
  One resident showed up to clarify that the live entertainment would end at 10pm as was stated in a previous separate in-person meeting between the applicant and a few concerned neighbors.
- As of the writing of this memo, Planning staff is aware of five residents in opposition to the request, two residents with their concerns resolved, and four residents in support of the request.

Recommended Conditions of Approval

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Use Permit and Entertainment Use Permit, subject to the following conditions:

1. Substantial expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.

2. Substantial expansion or modification beyond the approved exhibits (Site Plan and Narrative) shall void the Entertainment Use Permit and require a new Entertainment Use Permit and approval.

3. The Use Permit and Entertainment Use Permit is non-transferable to any other location.

4. The site shall be maintained in a clean and orderly manner.

5. The hours of live entertainment shall be limited to the following days and hours:

Hours of Live Entertainment	Friday-Saturday (and Holidays): 5:00pm-10pm
Hours of Speaker Operation	11:00am-2:00am

6. No noise shall be emitted from external speakers in such a manner that exceeds the general level of noise emitted by uses outside the premises of the business and disturbs the adjacent business and residential areas.

7. The establishment shall provide a contact phone number for a responsible person (i.e. owner and/or manager) to any interested neighbors and property owners to resolve noise complaints quickly and directly.

8. The Entertainment Use Permit shall remain in effect for one (1) year from the date of City Council approval. Continuation of the Entertainment Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.

9. Any future expansion of the food service area (if applicable) will necessitate additional on-site parking.

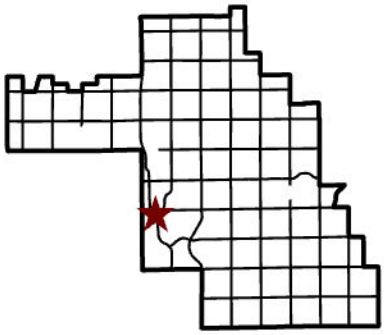
Attachments

Vicinity Maps
Narrative
Floor Plan
Letters of Opposition
Letters of Support



PLH25-0029 Trophy Bar

Project Details
Use Permit approval for a Series 6 Bar License and an Entertainment Use Permit for live entertainment indoors and outdoors

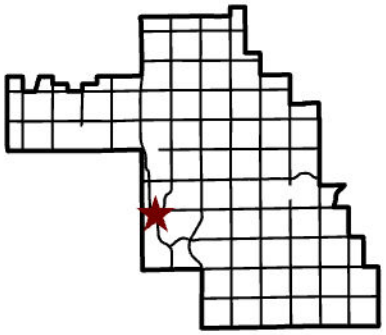


CHANDLER arizona



PLH25-0029 Trophy Bar

Project Details
Use Permit approval for a Series 6 Bar License and an Entertainment Use Permit for live entertainment indoors and outdoors



CHANDLER arizona

P.O. Box 2502
Chandler, Arizona 85244
(480) 730-2675 Phone
(480) 730-2676 Fax



ARIZONA LIQUOR
INDUSTRY CONSULTANTS

October 24,2025

City of Chandler
Planning and Development Department
175 S. Arizona Avenue
Chandler, Arizona 85225

Re: PLH25-0029

To Whom It May Concern:

Our firm, Arizona Liquor Industry Consultants, represents our client **"The Trophy Bar Ocotillo, LLC dba Trophy Sports+Car+Spirits"** in the application development and submittal of a City of Chandler Use and Entertainment Permit. The Applicant is an existing business historically operating with an Arizona Department of Liquor License & Control ("ADDLC") Series 12 liquor license. Pursuant to the findings of an audit by ADLLC it was determined the applicant failed to satisfy the requirement of the food/non-food ratio of 40%/60%. Accordingly, they are now obtaining Series 6 liquor license for a bar.

The Trophy Bar Ocotillo, LLC is a properly registered Limited Liability Company with Arizona Corporation Commission registration with file #23416335.

The business operates as a bar with a limited food menu. The hours of operation are 11:00 AM until 2:00 AM daily. The business totals three thousand seventy-seven (3,077) square feet, of which the attached outdoor patio totals five hundred forty (540) square feet and the interior portion totals two thousand five hundred thirty-seven (2,537) square feet.

The business has a seating capacity of one hundred ninety-nine (199) people, with sixteen (16) people designated for the bar area, ninety-nine (99) people designated for the attached outdoor patio, and eighty-four (84) people designated for dining area. The business employs twenty-five (25) people with various job functions. Five (5) people are full-time and twenty (20) are part-time.

The applicant has live evening entertainment on Fridays, Saturdays, and holidays. The entertainment is live bands with amplified music performed both inside the premises and on the attached outdoor patio from time to time, weather permitting. Live Entertainment typically begins between 5:00 PM and lasts until 2:00 AM when the business closes. The Applicant employs directional speakers in their respectful efforts to mitigate ambient sound becoming a nuisance to the adjacent residential zone.

The applicant has installed 10-6.5” directional speakers with a standard output of 70-80 decibels inwardly directional to control and direct the sound inward to their attached outdoor patio.

In addition, live entertainment will also include miscellaneous live Sports Radio shows for ASU football, AZ Cardinals, Bunker to Bunker golf show, Etc. Radio shows have begun as early as 7:00am for golf along with 5:00pm-6:00pm and 7:00pm for the other sports programs. They will also have live music occasionally starting from 12:00 noon, 5:00pm, 6:00pm to 7:00pm with all sports programs and music ending at 12:00 midnight.

Live entertainment will consist of Misc. Live Sports Radio shows for ASU football, AZ Cardinals, Bunker to Bunker golf show, Etc. Radio shows have begun as early as 7:00am for golf along with 5:00pm-6:00pm and 7:00pm for the other sports programs. They will also have live music occasionally starting from 12:00 noon, 5:00pm, 6:00pm to 7:00pm with all sports programs and music ending at 12:00 midnight.

The attached outdoor patio is illuminated with low-voltage exterior LED string-type lighting with covers over each light source. The barrier around the exterior of the patio is in full compliance with ARS Title IV and

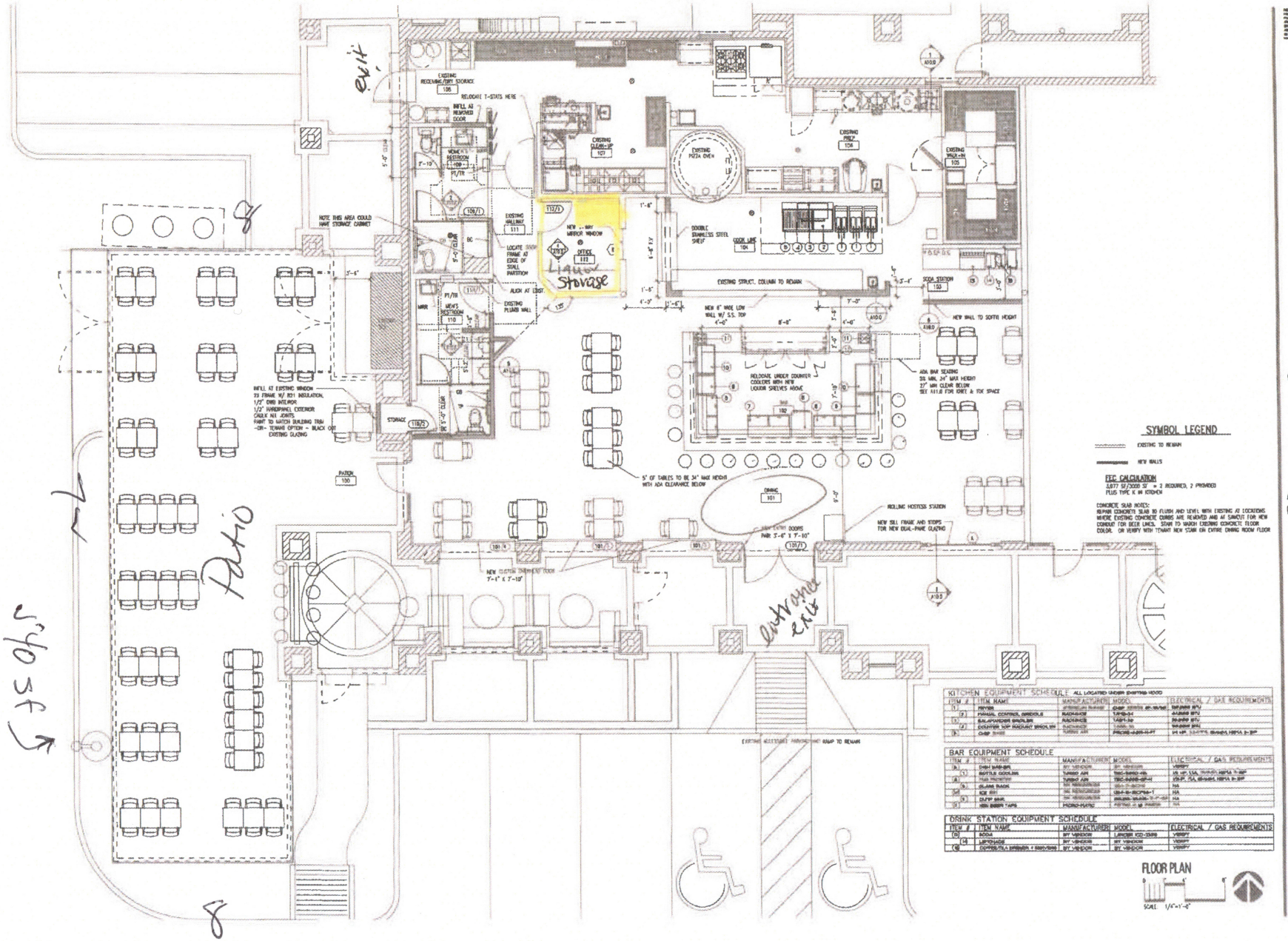
exists are property signed with "No Alcohol Beyond This Point."

The business has ample adjacent shared parking spaces with other tenants. The owner of the property is responsible for the maintenance and cleanliness of the outdoor car park.

The approval of this Use and Entertainment Permit will not cause any significant increase in pedestrian or vehicular traffic in adjacent areas. The general and surrounding areas contain businesses and restaurants. The approval of this application will not cause any additional nuisances such as gas, odor, vibration, noise, smoke, heat, or glare.

Respectfully submitted,

Robert W. Leavitt, on behalf of The Trophy Bar Ocotillo, LLC dba Trophy Sport+Car+Sport



3,077 feet

TROPHY

Trophy Bar
Restaurant Remodel
2551 W. Queen Creek Road, Bldg G, Suite G101
Chandler, AZ

PRELIMINARY
NOT FOR CONSTRUCTION

REECE and ROWE
ARCHITECTS

4343 E Avalon Drive
Phoenix, Arizona 85018
Phone: 602-957-4347

1354 W. University Ave #100
Flagstaff, Arizona 86001
Phone: 928-779-4340

REVISIONS

TITLE: FLOOR PLAN
SCALE: 1/4"=1'-0"
DATE: 10-26-2022
JOB NO: R22914

A3.0

From: chrislr65@gmail.com <chrislr65@gmail.com>
Sent: Thursday, November 6, 2025 10:13:30 AM (UTC-07:00) Arizona
To: Mayor&Council <Mayor&Council@chandleraz.gov>
Subject: The Trophy bar

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.

Report Suspicious

As owners/ residents of The Cays, my husband and I are very dismayed and disgruntled by the latest news from the Trophy bar. Please register our strong complaints. The Cays is NOT a resort; we owners demand some respect from businesses around us. Our condos are homes for families with babies and children, for working persons, and for retirees. We do not need late-night live bands and more drinking. A big no from us! Christine and Mark Randak
Sent from my iPhone

From: Vicki Vial <vickivial@aol.com>
Sent: Wednesday, November 5, 2025 12:52:07 PM (UTC-07:00) Arizona
To: Mayor&Council <Mayor&Council@chandleraz.gov>
Subject: Trophy

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.

Report Suspicious

I received a notification that Trophy Bar Ocotillo wants a different license to operate until 2:00am. Is this correct?
Thank you
Sent from my iPhone

Darsy Smith

From: Darsy Smith
Sent: Tuesday, November 18, 2025 10:01 AM
To: 'donkathyariz@msn.com'
Subject: RE: Constituent Inquiry: the trophy bar late noise and parking problems

Good morning,

Thank you for reaching out. I am the planner assigned to this case. I will save your email in the case file and ensure it is attached to the memos that go before planning and zoning commission and city council. Per the applicant, they will have entertainment until 10pm; which is consistent with bottle and bean (another restaurant/ coffee shop that serves alcohol and has live entertainment in Downtown Ocotillo in the same center).

Thank you,

Darsy Smith
City Planner
Development Services Department | Planning Division
(480)782-3067

From: DONALD G HUEBNER <donkathyariz@msn.com>
Sent: Friday, November 14, 2025 11:27:19 AM (UTC-07:00) Arizona
To: Mayor&Council <Mayor&Council@chandleraz.gov>
Subject: the trophy bar late noise and parking problems

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.
Report Suspicious

I have lived in Chandler for 31 years. The last 9 years in The Cays at Downtown Ocotillo. I am against any facility that serves liquor having outdoor entertainment so close to residences. I did not know that The Trophy had a permit to have outdoor entertainment. I think having loud music and noise til 2:00 AM in the morning is too much to bear for the people who live nearby. I hope this doesn't spread to other restaurants at Downtown Ocotillo because if it does, I will have to move even though I have enjoyed my years in Chandler.

Donald and Katherine Huebner
The Cays at Downtown Ocotillo
2500 w Queen Creek Rd. #319
Chandler Az. 85248

Darsy Smith

From: Darsy Smith
Sent: Monday, December 1, 2025 3:15 PM
To: 'RICHARD HORWITZ'
Subject: RE: PLH25-0029 Trophy Bar

Hi Richard,

Thank you for reaching out. I will be sure to attach your concerns to the memo that will go before planning and zoning commission and city council. I will let the applicant know of your concerns as well, so that they may reach out with a plan to address some of your concerns. There was a neighborhood meeting two weeks ago, and the applicant did say that no entertainment will be provided after 10pm.

Thank you,

Darsy Smith
City Planner
Development Services Department | Planning Division
(480)782-3067

*The Development Services Department offices will be closed Thursday December 25th thru Thursday January 1st. Inspection services will continue to be provided Friday December 26th, and Monday December 29th thru Wednesday December 31st'

From: RICHARD HORWITZ <realpro.bus@msn.com>
Sent: Monday, December 1, 2025 12:43 PM
To: Darsy Smith <Darsy.Smith@chandleraz.gov>
Subject: PLH25-0029 Trophy Bar

This Message Is From an External Sender
This message came from outside your organization.
Report Suspicious

As a resident of the Cays at Downtown Ocotillo, which is a few hundred yards from the Trophy Bar, I am writing to object to the issuance of a Series 6 Bar license to the Trophy Bar for the following reasons:

The Trophy Club has already lost one license due to their failure to comply with its former licensing requirements.

There can be NO respectful effort to mitigate sound nuisance, since our residences are adjacent to the bar, and the license would allow for outside speakers until 2:00 a.m. Such speakers cannot be aligned in any manner to prevent the noise pollution.

There is NOT adequate parking. During certain events, the bar has previously solicited additional parking spaces from the Residence Inn South Chandler to handle the overflow, but this parking is no longer available

due to hotel construction. Event attendees will often park in our restricted parking area, which clearly states it is for Cays at Downtown Ocotillo residents only.

Therefore, I ask that the Series 6 liquor license be denied. Thank you.

Very truly yours,
Richard A. Horwitz

Darsy Smith

From: tmedgcomb@comcast.net
Sent: Tuesday, November 18, 2025 1:34 PM
To: Darsy Smith
Subject: Re: Constituent Inquiry: Noise/parking Trophy

This Message Is From an External Sender
This message came from outside your organization.
Report Suspicious

Thank you, Darsy!
Will send you another Cays concern in case you didn't see it.
Tony&Melissa Edgcomb

On Nov 18, 2025, at 10:06 AM, Darsy Smith <Darsy.Smith@chandleraz.gov> wrote:

Good morning,

Thank you for reaching out, and your input. I will have this email attached to the planning and zoning commission and city council memos.

Thank you,

Darsy Smith
City Planner
Development Services Department | Planning Division
(480)782-3067

From: tmedgcomb@comcast.net <tmedgcomb@comcast.net>
Sent: Saturday, November 15, 2025 3:10:12 AM (UTC) Coordinated Universal Time
To: Mayor&Council <Mayor&Council@chandleraz.gov>; Cays Veronica Semey-Morris <vmorris@associatedasset.com>
Subject: Noise/parking Trophy

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.
Report Suspicious

Our family owns two condos at the Cays, a beautiful complex with many amenities including the businesses in front of the buildings. We are treated and welcomed as highly respected guests and shown appreciation with a discount in some cases.
We have not noticed any noise issues at all other than walking out of the building on some nights to the mellow live band at Bottle and Bean. We totally enjoy going to Trophy for college and NFL football games and especially enjoy the live ASU radio broadcasts with coaches and players. The service,food and ambiance are beyond anything we've experienced. There is no noise problem and they're not open til 2:00 AM. We are all so fortunate to have such an incredible spot (with outstanding management) just across the parking lot. We should be thanking them for being here.
As for parking, we've noticed NO
problems with the possible exception of a weekend when students from several area high schools were here for homecoming pictures and some dinners. They were all dressed up, polite and fun to watch on the bridge taking pictures. We should all be happy they were here with good intentions rather than causing problems as we've seen in Gilbert. Cays residents have spots in the garage, visitor passes and sometimes spots available for rent.
In summary, these businesses are a huge asset to our community and should be treated as such. We also might suggest a followup note to the Cays residents. Many were very surprised and felt as we do.
Thank you and please feel free to pass along and respond.
Tony&Melissa Edgcomb
The Cays
NOTICE: This E-mail (including attachments) is covered by the Electronic Communications Privacy Act, 18 U.S.C. ss 2510-2521, is confidential and is legally privileged. If you are not the intended recipient, you are hereby notified that any retention, dissemination, distribution, or copying of this communication is strictly prohibited. Please delete if received in error and notify sender. Thank you kindly.

Darsy Smith

From: Sandy Bach <scbach16@gmail.com>
Sent: Thursday, November 13, 2025 3:55 PM
To: Darsy Smith
Cc: Mayor&Council
Subject: Trophy Bar

Follow Up Flag: Follow up
Flag Status: Flagged

This Message Is From an External Sender
This message came from outside your organization.
Report Suspicious

A group of the residents at The Cay's had a meeting with one of the Owners and Manager at the Trophy Bar today. We are very confident that we won't have problems with the times the live music will be playing. Russell (from Trophy) said that they will never have live music past 10:00 in the evenings. They also are in contact with Spike Lawrence before any of the events are scheduled so no more than one band is playing at a given time.

As far as the parking goes, yes they acknowledged that there is definitely an issue with parking. For instance, we had two Saturday's when the whole community was blindsided when the High Schools had Homecoming and they came here to have pictures taken. On one of the Homecoming nights, Trophy was having an event for Breast Cancer. Can you imagine having 200 students trying to find parking. We also had a bus pull in full of students that night, which created a major mess for the entire community.

I think all of our concerns were addressed at our meeting. We have no issues with the liquor license or the music.

Sandy Bach
Unit 219, The Cays

Darsy Smith

From: marygangi@aol.com
Sent: Thursday, November 13, 2025 2:38 PM
To: Darsy Smith
Subject: Re: Trophy Bar

Follow Up Flag: Follow up
Flag Status: Flagged

This Message Is From an External Sender
This message came from outside your organization.
Report Suspicious

Darsy,

Today a group of the residents met with Russel and Jeff from Trophy. It was very informative.They answered all of our questions. They explained in detail their business model. They addressed our concerns with music/ noise. They indicated their music will not be played later than 10PM. They indicated their business hours were 11-12 or 12:30. They do open earlier on weekends and serve breakfast from 8- noon.

They are aware of the parking issue and suggest that both their staff and patrons to special events ride share.

We were pleased with our meeting and hope to promote their weekend breakfast and their lunch specials in our community.

Mary Gangi

Sent from the all new AOL app for iOS

On Friday, November 7, 2025, 3:35 PM, Darsy Smith <Darsy.Smith@chandleraz.gov> wrote:

> Mary,
>
> Thank you for the feedback. As it moved forward to public hearing, I will have them fix it. As far as Trophy Bar expanding, they have submitted permits to the city and are working to get approval.
>
> Thank you,

Darsy Smith

From: Darsy Smith
Sent: Tuesday, November 18, 2025 10:07 AM
To: tmedgcomb@comcast.net
Subject: RE: Constituent Inquiry: Noise/parking Trophy

Good morning,

Thank you for reaching out, and your input. I will have this email attached to the planning and zoning commission and city council memos.

Thank you,

Darsy Smith
City Planner
Development Services Department | Planning Division
(480)782-3067

From: tmedgcomb@comcast.net <tmedgcomb@comcast.net>
Sent: Saturday, November 15, 2025 3:10:12 AM (UTC) Coordinated Universal Time
To: Mayor&Council <Mayor&Council@chandleraz.gov>; Cays Veronica Semey-Morris <vmorris@associatedasset.com>
Subject: Noise/parking Trophy

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.
Report Suspicious

Our family owns two condos at the Cays, a beautiful complex with many amenities including the businesses in front of the buildings. We are treated and welcomed as highly respected guests and shown appreciation with a discount in some cases.
We have not noticed any noise issues at all other than walking out of the building on some nights to the mellow live band at Bottle and Bean. We totally enjoy going to Trophy for college and NFL football games and especially enjoy the live ASU radio broadcasts with coaches and players. The service,food and ambiance are beyond anything we've experienced. There is no noise problem and they're not open til 2:00 AM. We are all so fortunate to have such an incredible spot (with outstanding management) just across the parking lot. We should be thanking them for being here.
As for parking, we've noticed NO
problems with the possible exception of a weekend when students from several area high schools were here for homecoming pictures and some dinners. They were all dressed up, polite and fun to watch on the bridge taking pictures. We should all be happy they were here with good intentions

rather than causing problems as we've seen in Gilbert. Cays residents have spots in the garage, visitor passes and sometimes spots available for rent.
In summary, these businesses are a huge asset to our community and should be treated as such. We also might suggest a followup note to the Cays residents. Many were very surprised and felt as we do.
Thank you and please feel free to pass along and respond.
Tony&Melissa Edgcomb
The Cays

From: Penny Briney <pennybriney@gmail.com>
Sent: Wednesday, November 12, 2025 3:48:08 PM (UTC-07:00) Arizona
To: Mayor&Council <Mayor&Council@chandleraz.gov>
Subject: Trophy Bar in Chandler

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.
Report Suspicious

Good afternoon.
We live at The Cays in Downtown Ocotillo. We visit the Trophy Bar frequently as do many of the people who live here at the Cays.
It is a very well-run establishment that represents Chandler well.
They do a lot to support and sponsor our local community. They Do Not have music there on a regular basis, only for special events they host about 4-5 times a year. Some of these support charities (Breast Cancer awareness, Toys for Tots, etc...) and include fundraising events. We have attended most of these events. Yes they do have live music for these events, but they are always on a weekend and finished by 10:00 or 11:00 at the very latest. We don't have an issue with the new liquor license or the music as there is a building between the Trophy Bar and the Cays which buffers some of the noise.. Please keep allowing the Trophy Bar to continue as is.

Thank You

From: Shannon Stevens <shannonstevens11@icloud.com>
Sent: Wednesday, November 12, 2025 2:38:59 PM (UTC-07:00) Arizona
To: Mayor&Council <Mayor&Council@chandleraz.gov>
Subject: Trophy Bar Liquor License.

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.
Report Suspicious

Hello. I live at the Cays unit 119 which is in the same parking lot as the Trophy Bar.
I'm all in favor of Trophy Bars request for a change of liquor license. This new license doesn't change ANYTHING about the current entertainment rules. We have a ton of old geezers in here who hate everything.
The FEW times per year they have outdoor events are always Saturdays or Super Bowl Sundays and the music is always over by 10-11pm and they get special permits for these. I realize it's way past these old coots bedtime but too bad.
We should have special permits for old people who annoy everybody.
Thank you.
Shannon Stevens age 63.

Darsy Smith

From: Bob <bob@azlic.com>
Sent: Thursday, November 20, 2025 6:39 PM
To: Michael Wolf
Cc: Darsy Smith
Subject: RE: The Trophy Bar at Ocotillo

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

This Message Is From an External Sender
This message came from outside your organization.
Report Suspicious

Thank you, Mr. & Mrs. Wolf, for your kind cooperation in this process. The management of Trophy Bar is 100% committed to maintaining a harmonious and respectful relationship with all neighboring property owners and customers.

Respectfully, Bob Leavitt

Robert W. Leavitt, CPA MBA
Arizona Liquor Law Compliance Specialist &
Certified Arizona Liquor Law Instructor

Arizona Liquor Industry Consultants
1811 South Alma School Road; Suite # 268
Mesa, Arizona 85210
Website:
https://urldefense.com/v3/__http://www.azlic.com__;!!LTf3loafTa6bpKQ!eP6aXJCAUjFu_bizm5m9tcZE7WjlGdouVEqIW0RetPWPoiBI6xDsiYjoLHsqdKPCLsCmRDctqzF6zWPP5A$
Email: bob@azlic.com
Cell: 480-290-1685
Office: 480-730-2675
Fax: 480-730-2676

If it involves a liquor license…."we do it" !!

-----Original Message-----
From: Michael Wolf <mawcpa7319@gmail.com>
Sent: Thursday, November 20, 2025 5:57 PM
To: Bob <bob@azlic.com>
Subject: The Trophy Bar at Octotillo

[You don't often get email from mawcpa7319@gmail.com. Learn why this is important at https://urldefense.com/v3/__https://aka.ms/LearnAboutSenderIdentification__;!!LTf3loafTa6bpKQ!eP6aXJCAUjFu_bizm5m9tcZE7WjlGdouVEqIW0RetPWPoiBI6xDsiYjoLHsqdKPCLsCmRDctqzE6CmWlIQ$]

I will be unable to attend the Zoom meeting on the 20th. However, I am happy to endorse the granting of a license to the above named restaurant. They have been apart of the community for the past two years and have been very respectful to the Ocotillo community.

We reside at 2511 W Queen Creek Rd Unit 339.

MIchael and Cheryl Wolf

Sent from my iPad

CHANDLER arizona
Community of Innovation

Planning & Zoning Commission Memorandum **Development Services**
Memo No. 25-030

Date: 12/17/2025
To: Planning and Zoning Commission
Thru: David De La Torre, Acting Planning Administrator
From: Mikayela Liburd, City Planner
Subject: PLH25-0032 St. Mary Basha Elementary School
Request: Use Permit approval to allow a new one-story multi-purpose building on an existing school campus
Location: 200 W Galveston Street, generally located 1/4 mile west of Arizona Avenue on the north side of Galveston
Applicant: Vince DiBella, Adaptive Architects Inc.

Proposed Motion:

Move Planning and Zoning Commission recommend approval of Use Permit PLH25-0032 St. Mary Basha Elementary School for a new one-story multi-purpose building on an existing school campus, 200 W Galveston Street, generally located 1/4 mile west of Arizona Avenue, on the north side of Galveston, subject to the conditions as recommended by Planning staff.

Background Data:

- Subject site zoned SF-8.5
- St. Mary Basha Elementary school founded in 1944, oldest private school in Chandler
- Use Permit approved in 1986 for additional buildings including a multi-purpose building, a meeting room building and a class room building
- Use Permit approval granted in 2007 to allow renovation and relocation of maintenance building, a new office building and an assembly hall
- Current project proposes 21,300 SF building to include gymnasium, classrooms, music platform stage, storage rooms, restrooms, warming kitchen and entry lobby

Surrounding Land Use Data:

North	Park	South	Galveston Street, then single-family homes
East	Single-family homes	West	Iowa Street, then single-family homes

Proposed Business Operations (for Use Permit) or Proposed Development (for PDP)

Overall Lot Size	13.93 Acres
Existing Buildings on Site	Four (4) Classroom Buildings Three (3) Ramadas Two (2) Charity Buildings One (1) Church One (1) Rectory One (1) Administration Office
New Building SF	Approximately 21,300 SF
Stories	1-Story, 35 FT.
Setbacks	Front: 25FT. Side (east): 15FT. Rear:15FT.
Parking	Required: 330 Existing: 275 New: 30 Total: 305 Spaces

Review and Recommendation:

St. Mary Basha Elementary is an existing school campus that operates for Pre-K through 8th grade. The proposed multi-purpose building includes a gymnasium, classrooms, music platform stage, storage rooms, restrooms, warming kitchen and entry lobby. The design of the approximately 21,300 SF building is reflective of the architectural style present in the existing buildings on campus.

The building will serve the existing campus students, therefore no new parking demand will be created.

Planning staff has reviewed the request and finds the proposal to be consistent with the General Plan, SF-8.5 (Single-Family Residential District) zoning, and the existing school campus buildings.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting sign was posted on the site and on social media via NextDoor.
- A neighborhood meeting was held on November 6, 2025. There were a total of 5 attendees.
- As of the writing of this memo, Planning staff is not aware of any opposition to the request.

Recommended Conditions of Approval

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Use Permit, subject to the following conditions:

1. Development shall be in substantial conformance with the exhibits, including the Site Plan and Building Elevations. Expansion beyond the approved exhibits shall void the Use Permit and require a new Use Permit application and approval.

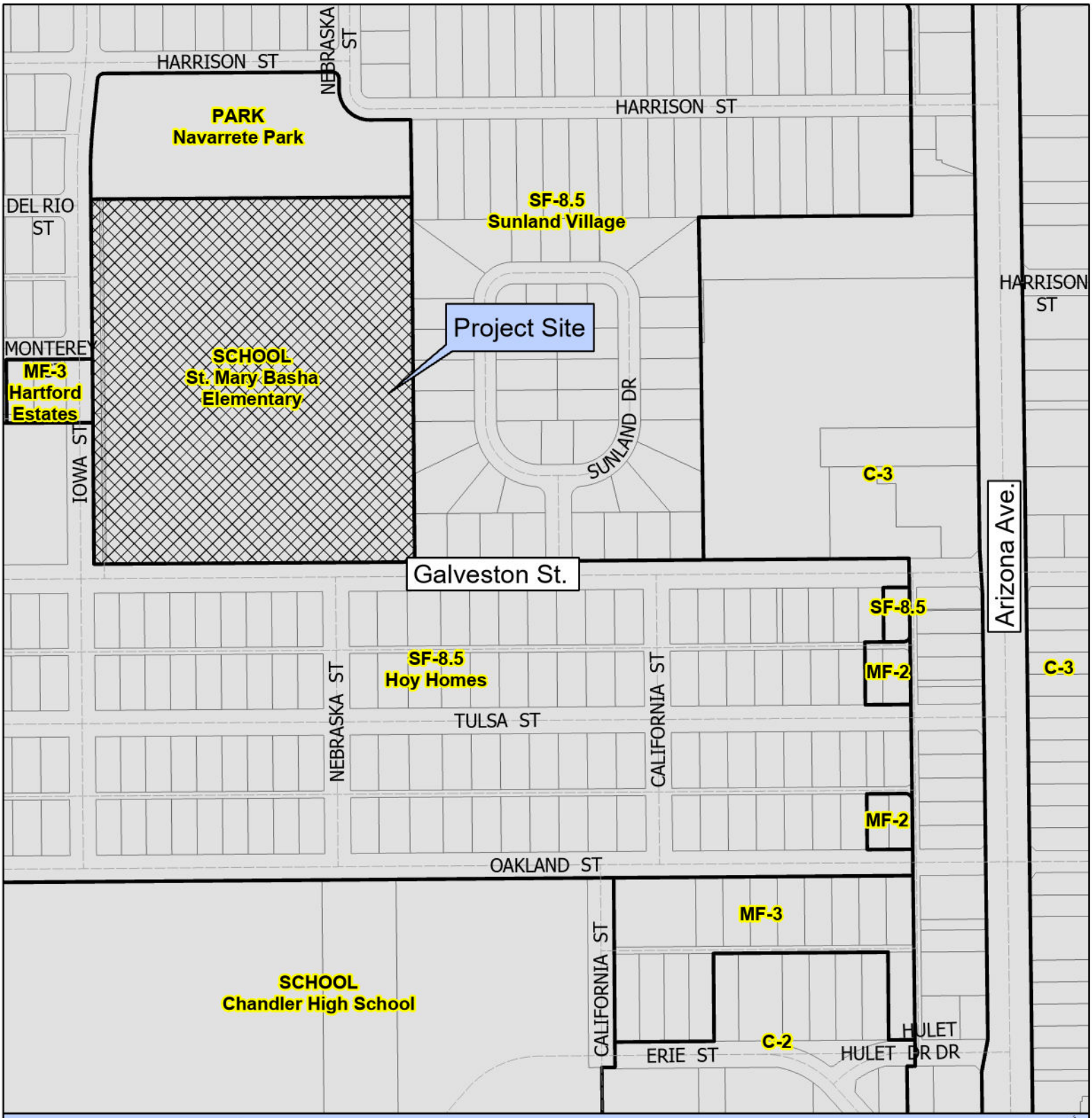
2. Use Permit approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Use Permit shall apply.

3. The landscaping shall be maintained at a level consistent with or better than at the time of planting.

4. The site shall be maintained in a clean and orderly manner.

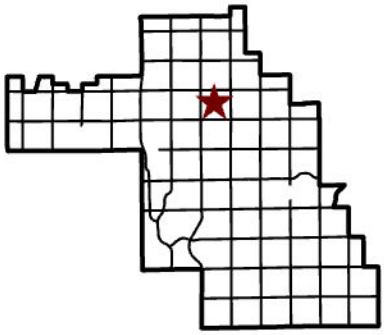
Attachments

PLH25-0032 Vicinity Maps
PLH25-0032 Narrative
PLH25-0032 Site Plan
PLH25-0032 Floor Plan
PLH25-0032 Elevations
PLH25-0032 Letter of Support
PLH25-0032 Landscape Plan

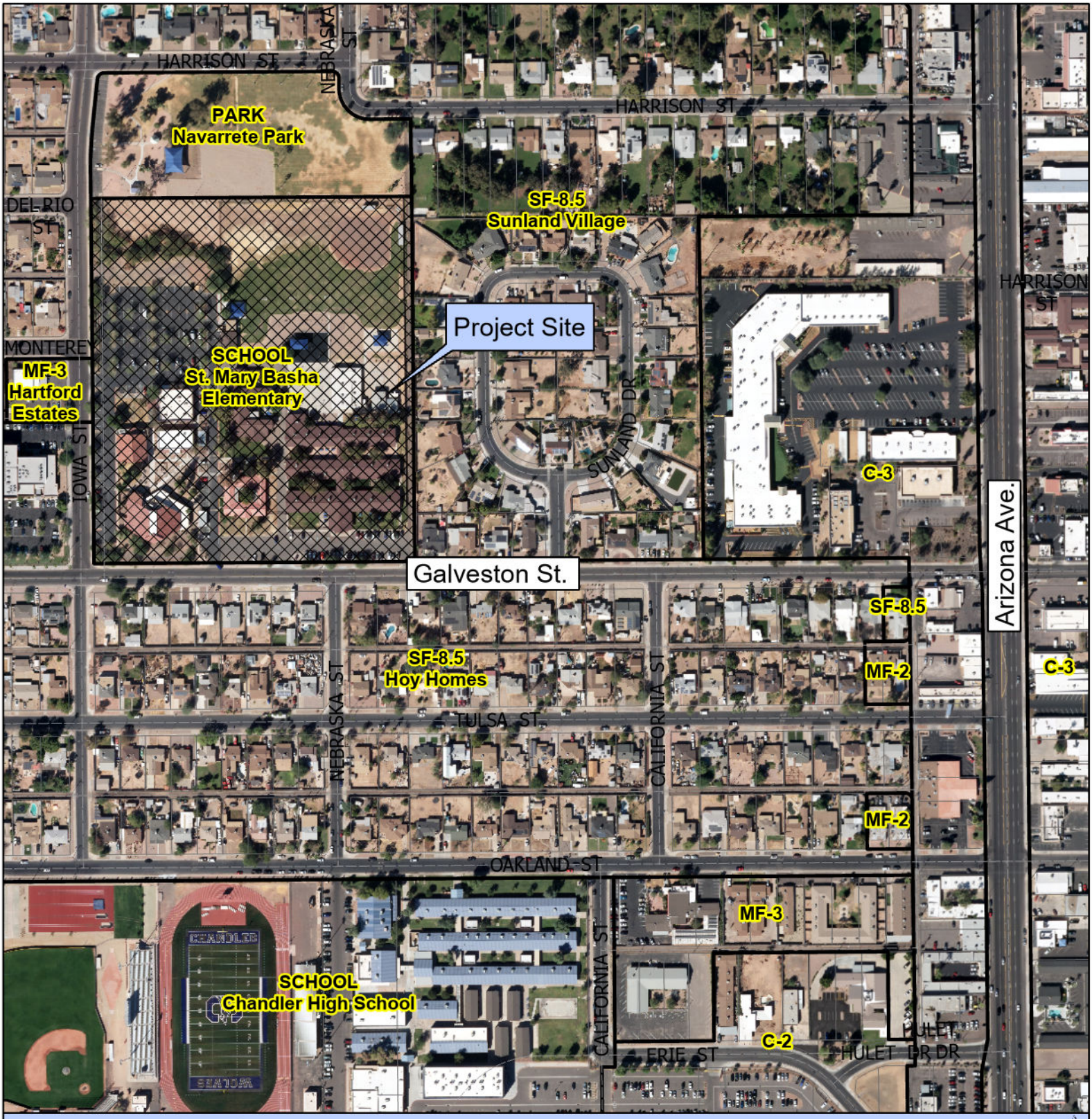


PLH25-0032 St. Mary Basha Elementary School

Project Details
Use Permit approval to allow a new one-story multi-purpose building on an existing school campus

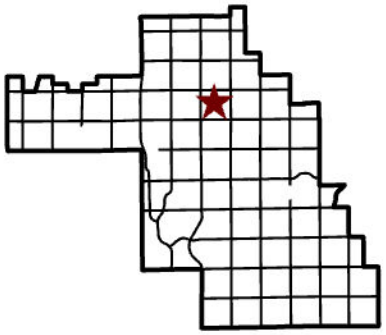


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PLH25-0032 St. Mary Basha Elementary School

Project Details
Use Permit approval to allow a new one-story multi-purpose building on an existing school campus



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ARCHITECTS

August 21st , 2025

Project Narrative for Use Permit Application
St. Mary Basha Catholic School
New 1-story Multi-purpose Building
200 W. Galveston Street
Chandler, AZ 85225

Introduction

This 'Application' is requesting a Use Permit Review approval through the City of Chandler. The St. Mary Basha Roman Catholic Parish is an existing school campus that operates for Pre-K through the 8th grade. The site is located along the east side of N. Iowa Street, just across from the existing residential district. The existing lot area is approximately 606,575 sf or 13.93 acres. The existing zoning classification is SF-8.5 (single-family district) with no re-zoning proposed.

Existing Conditions

The existing Parish property consists of four classroom buildings, a church, a rectory, a parish administration office building, and two St Vincent De Paul Charity buildings, some exterior shade ramadas, and a baseball field. The property shares parking and property entry with the adjacent church facility.

Proposed Project

The proposed project consists of a new 1-story multi-purpose building to help serve existing campus students. New building program includes: gymnasium, classrooms, music platform stage, storage rooms, restrooms, warming kitchen and entry lobby. The building floor area is approximately 21,300 square feet.

Site Plan / Landscape Considerations

The new 1-story facility will not affect any of the existing entry / exit driveways on the property, however, we are locating an additional new entry/exit curb cut driveway at the west side of the property for easier access to the new building and supporting parking functions. New landscaping will be designed along the frontage facing Iowa Street. Minor landscape improvements such as sidewalks, new trees, shrubs, retention work will also be done in the immediate surroundings of the new building. Other minor site improvements include new concrete walkway paths and points of connection to entries and exits to the new facility, as well as a new pedestrian street connection from Iowa Street into the property. New ADA parking stalls are designed in front of the new facility and some additional new parking stalls are provided along the west side of the new building along with a new fire lane located east of the new building. All other existing fire lanes on the property will remain. The new 1-story multi-purpose building along with the other existing buildings will not impact nor create any new parking demands.

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Parking Statement Analysis

The main Church functions occur on weekends or evenings not during school functions. Church utilizes school parking lot. Main School functions occur during the week from 8:00am to 3:00pm Monday through Friday. After school activities in the new Gymnasium will occur after school hours. The worst case parking scenario is either the total school occupancy with the new Gymnasium which is 106 parking spaces or church functions which is 225 parking spaces. Total on-site parking provided is 305 parking spaces which satisfies the worst case parking demand.

Building Design / Architecture

The building design is reflective of similar architectural styles present in the existing buildings and campus. Façade treatments have been applied throughout the exterior of the building with relief patterns and openings that strengthen the style of architecture. Windows are set up in a fashion where it follows a sense of order and geometry around the building perimeter and are also protected with shade from the façade treatment. The main material of the structural building walls is masonry block with an Exterior Insulating Finishing System (EIFS) applied over the walls. All colors are complimentary to the adjacent surrounding campus buildings and complement the existing campus design. Additional design elements incorporated into this project include façade pop outs for relief, decorative trims and coping details, and wainscot brick veneer. These design details help accentuate the architectural style and overall theme.

Hours of Operation

The hours of operation for the school campus are from 8:00am to 3:00pm Monday through Friday. Weekends are closed, except for public mass attendance which occurs inside the Church facility on Saturday evenings and Sunday mornings.

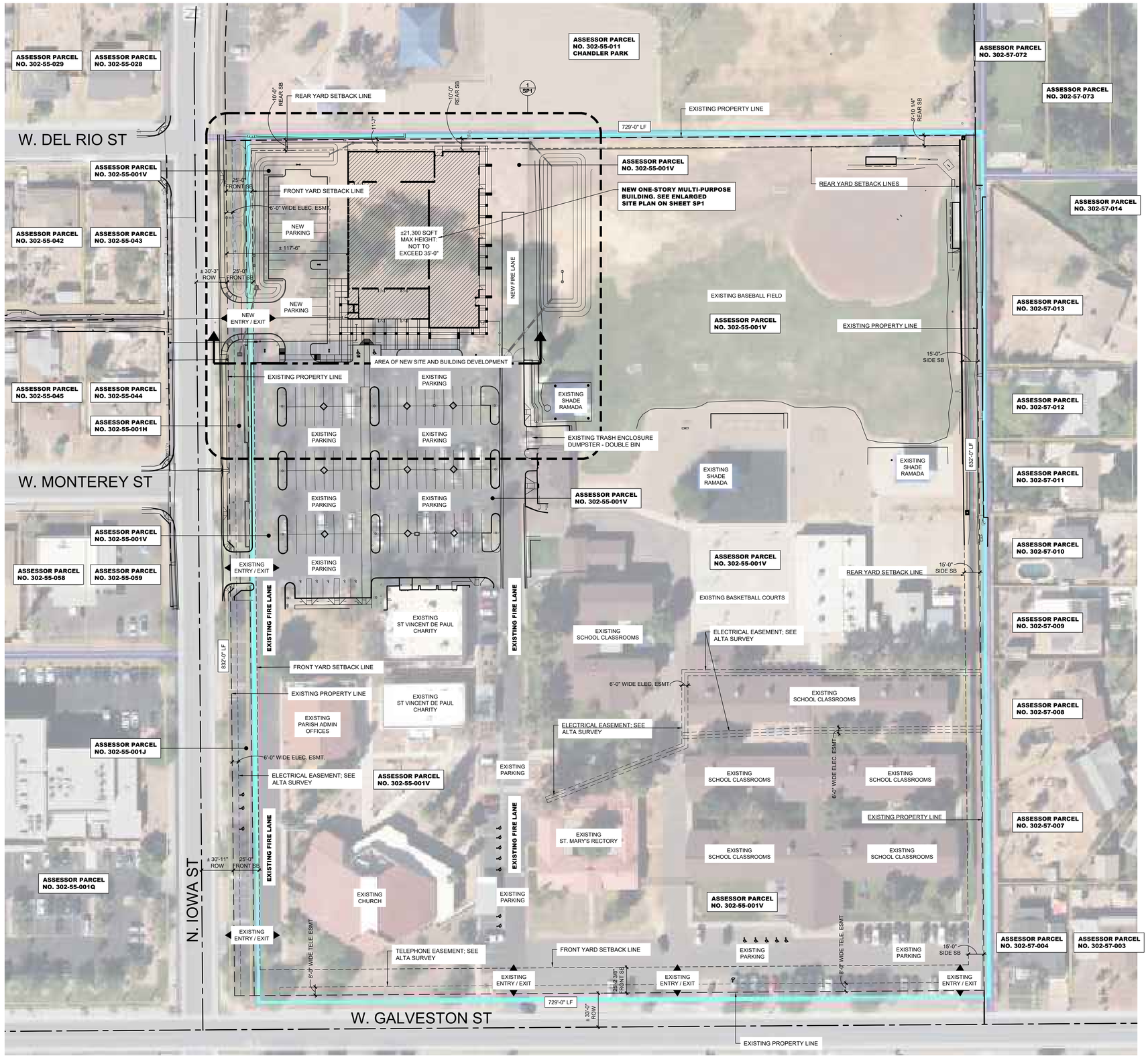
We believe that our Use Permit request for our new building complies with the Chandler Zoning Code requirements. We have reviewed and implemented the table of zoning guidelines per table on Article VII SF-8.5 – Single family district guidelines for the height regulations, front yard setbacks, side yard setbacks, rear yard setbacks, and intensity of lot use. More information can be found on our Site Plan Sheets. We have followed the Parking & Loading Regulation guidelines as well per Article XVIII under table 35-1802 minimum aisle widths, parking stall sizes, and parking calculations.

Thank you for your time and consideration of our application.

Sincerely,

Vincent P. Di Bella

Vincent P. Di Bella, AIA, CSI
Principal Architect
Adaptive Architects Inc.



OVERALL SITE PLAN

SCALE: 1" = 40'-0"

0' 20' 40' 80' 160'

Project Information

Prepared by:
Adaptive Architects Inc.
160 W. University Drive, Suite #2
Mesa, AZ 85201
480-655-0633 phone
480-655-0632 fax
Contact Email: vince@adaptivearchitectsinc.com

PROJECT LOCATION :

ST. MARY BASHA CATHOLIC SCHOOL: NEW MULTI-PURPOSE BUILDING
200 W. GALVESTON ST., CHANDLER, ARIZONA 85225
480-963-3207
APNS: 302-55-001V, 302-55-001J, 302-55-001H

OWNERSHIP:

ST. MARY ROMAN CATHOLIC PARISH
400 E. MONROE STREET, PHOENIX, ARIZONA 85004 (MAILING ADDRESS)
CONTACT: ZACH KILGAS
EMAIL: ZKILGAS@DPHX.ORG, PHONE: (602) 354-2162

PROJECT DESCRIPTION: NEW ONE-STORY MULTI-PURPOSE BUILDING TO SERVE EXISTING CAMPUS STUDENTS. NEW BUILDING PROGRAM INCLUDES: GYMNASIUM, CLASSROOMS, MUSIC PLATFORM STAGE, STORAGE ROOMS, RESTROOMS, WARMING KITCHEN AND ENTRY LOBBY. SOME ADDITIONAL NEW PARKING WILL BE PROVIDED ALONG WITH A NEW FIRE LANE. ALL EXISTING FIRE LANES REMAIN. EXISTING DRIVEWAYS REMAIN; ONE NEW ENTRY / EXIT DRIVEWAY TO BE INSTALLED AT WEST SIDE OF PROPERTY. MINOR LANDSCAPE, SIDEWALK, AND RETENTION WORK TO BE DONE IN IMMEDIATE SURROUNDINGS OF NEW BUILDING AND NEW PARKING AREAS.

Existing Zoning: SF- 8.5 ; no Re-Zoning proposed
Building Height Proposed: 1-Story, 30'-0" - 35'-0" max per Chandler Zoning Code (exact height of proposed building will be determined once designed).

SF-8.5 Zoning:
Building Setbacks: per Sec. 35-703 (2). Subdivision Single-Family District

Front yard (same as AG-1 district) - Toward Iowa St and Galveston St:
25'-0" (required and provided)
Rear - (north side): 10'-0" (required and provided)
Side - (east side) : 15'-0" (required and provided)

Total Site Areas (all parcels): 606,575 SQFT (± 13.93 Acres)

Proposed Building Area:

New Multi-purpose Building : ± 21,300 SF (gross floor area only)

NOTE: NO CHANGES ARE REQUIRED TO THE EXISTING TRASH COLLECTIONS

NOTE: SEE ALTA SURVEY FOR MORE INFORMATION

Parking Calculations Required :

Existing Church : 1 space / 4 seats required
900 seats / 4 = 225 parking spaces required

Existing Classrooms : 23 classrooms
elementary/junior high: 1 space / classroom required
23 parking spaces required

Existing School Offices: 800 sf
1 space / 200 sf required
800 sf / 200 sf = 4 parking spaces required

Existing Church Admin: 6,000 sf
1 space / 200 sf required
6,000 sf / 200 sf = 30 parking spaces required

Existing SvDP: 1,500 sf
1 space / 200 sf required
1,500 sf / 200 sf = 7.5 parking spaces required

New 1-story Building: 4 classrooms (new)
elementary/junior high: 1 space / classroom required
4 parking spaces required

New Gymnasium: 7,423 sf (new)
1 space / 200 sf required
7,423 sf / 200 sf = 37 parking spaces required

Total Parking Required : 330 total parking spaces required

Parking Provided :

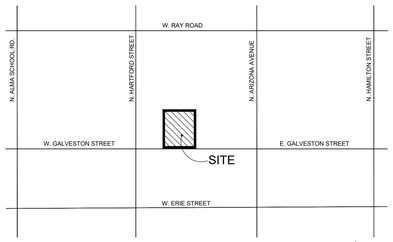
Existing Parking : 275 existing parking spaces provided

New Parking Added : 30 parking spaces provided

Total Parking Provided : 305 total parking spaces provided

Parking Statement Analysis

A. Main Church functions occur on weekends or evenings not during school hours. Church utilizes the existing school parking lot and non-simultaneous with school.
B. Main school functions occur during the week from 8:00am to 3:00pm Monday through Friday. After school activities in the new Gymnasium will occur after school hours. Gymnasium use during school is for school functions and does not add to the parking demand.
C. Worst case parking scenario is either total school occupancy with Gymnasium which is 106 spaces or church functions which is 225 spaces. Total on-site parking provided is 305 spaces which satisfies worst case parking demand.



Vicinity Map

SCALE: NTS

ST. MARY-BASHA CATHOLIC SCHOOL

REGISTERED ARCHITECT CERTIFICATE, NO. 26968 VINCENT P. DIBELLA STATE OF ARIZONA U.S.A.
EXPIRES 3-31-2026

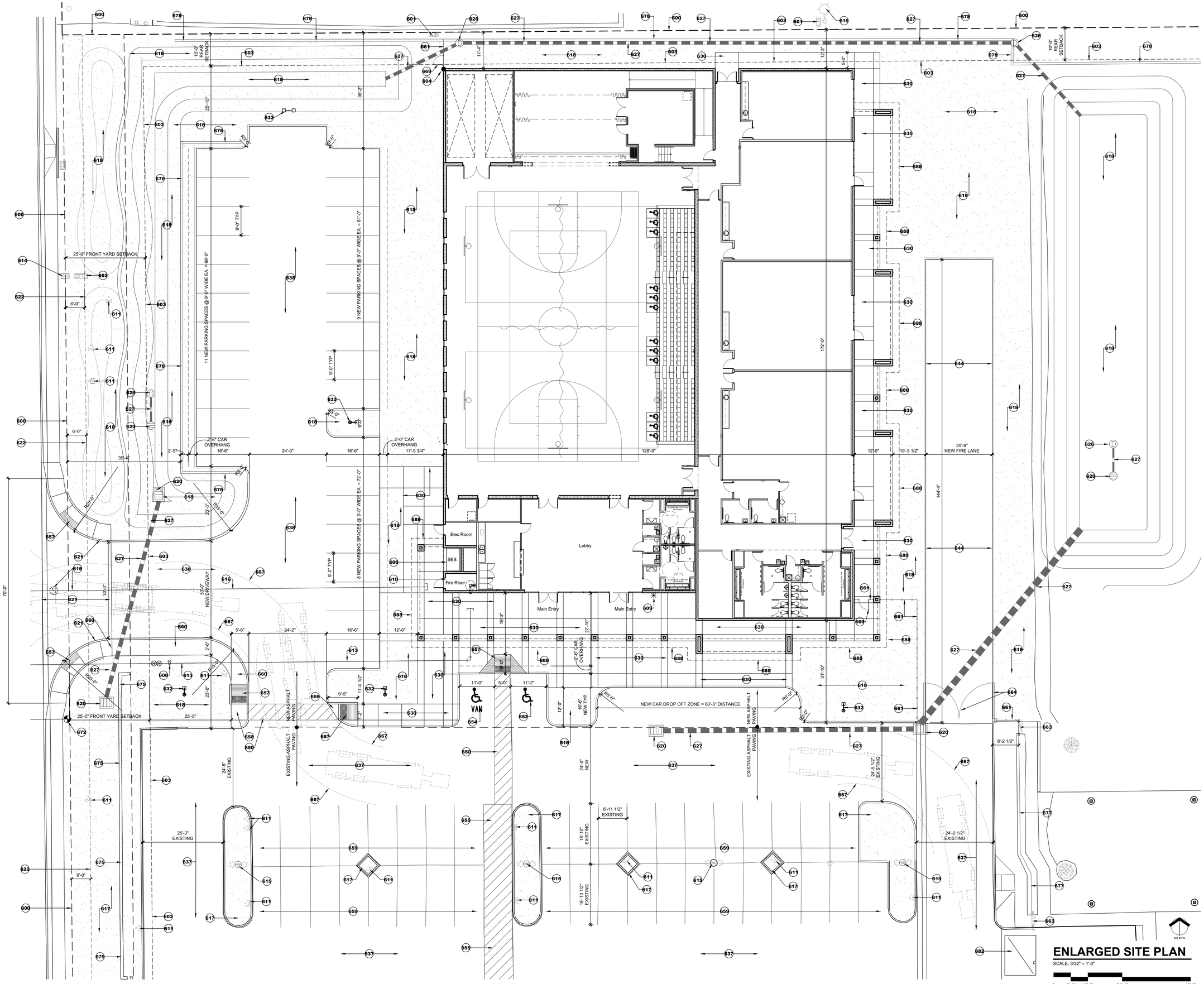
adaptive ARCHITECTS
160 W. University Drive
Suite 2
Mesa AZ 85201
480.655.0633
www.adaptivearchitectsinc.com

Phase
USE PERMIT

ST. MARY-BASHA CATHOLIC SCHOOL
200 W GALVESTON ST.
CHANDLER, AZ 85225

OVERALL SITE PLAN

Project Number:	Revision Date:	Sheet Number:
2411		SP0
Date: 10/10/2025		



ENLARGED SITE PLAN

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

0 5'-4" 10'-8" 21'-4" 42'-8"

SITE PLAN KEYNOTES (SOME KEYNOTES MAY NOT APPLY)

600 PROPERTY LINE, SEE CIVIL DRAWINGS
601 EXISTING ELECTRIC JUNCTION BOX; SEE ALTA SURVEY
602 EXISTING BACKFLOW PREVENTOR; SEE ALTA SURVEY
603 BUILDING SETBACK LINE
604 SITE / BUILDING LAYOUT POINT
605 EXISTING ELECTRICAL TRANSFORMER LOCATION, SEE ELECTRICAL DRAWINGS
606 NEW ELECTRICAL SERVICE ENTRANCE SECTION (SES) SEE ELECTRICAL DRAWINGS
607 EXISTING FIRE HYDRANT
608 NEW REMOTE FIRE DEPARTMENT CONNECTION (FDC) LOCATION, SEE CIVIL AND FIRE PROTECTION DRAWINGS
609 NEW FIRE DEPARTMENT KNOX BOX LOCATION PER CITY OF CHANDLER REQUIREMENTS
610 NEW FIRE RISER LOCATION, SEE CIVIL AND FIRE PROTECTION DRAWINGS
611 EXISTING IRRIGATION VALVE; SEE ALTA SURVEY-LANDSCAPE DWGS
612 DOMESTIC WATER METER LOCATION PER CIVIL, SEE CIVIL DRAWINGS
613 DOMESTIC WATER SERVICE CONNECTION LOCATION, SEE CIVIL AND PLUMBING DRAWINGS
614 IRRIGATION WATER METER BOX LOCATION PER ALTA SURVEY
615 EXISTING SITE LIGHT POLE
616 SEWER SERVICE CONNECTION LOCATION, SEE CIVIL AND PLUMBING DRAWINGS
617 EXISTING LANDSCAPE AND/OR RETENTION AREA, SEE CIVIL AND LANDSCAPE DRAWINGS
618 NEW LANDSCAPE AND/OR RETENTION AREA; SEE LANDSCAPE DRAWINGS AND CIVIL DRAWINGS
619 EXISTING DRIVEWAY ENTRY / EXIT AND CURB-CUT
620 NEW CATCH BASIN PER CIVIL, SEE CIVIL DRAWINGS
621 NEW DRIVEWAY ENTRY / EXIT AND CURB-CUT
622 EXISTING 6'-0" WIDE ELECTRICAL EASEMENT; SEE ALTA SURVEY
623 EXISTING 4'-0" WIDE TELEPHONE EASEMENT; SEE ALTA SURVEY
624 EXISTING 6'-0" WIDTH ALLEY; SEE ALTA SURVEY
626 NEW STORM DRAIN PER CIVIL, SEE CIVIL DRAWINGS
627 NEW UNDER-GROUND STORM PIPE SYSTEM; SEE CIVIL DRAWINGS
628 EXISTING CONCRETE WALKWAY / SIDEWALK
629 1/2" EXPANSION JOINT (E.J.). SCORE JOINTS OTHERWISE, SEE DETAIL -/--
630 NEW 4" THICK CONCRETE SLAB / WALKWAY, BROOM FINISH, SCORE AS SHOWN
632 NEW SITE LIGHT POLE; SEE ELECT. DRAWINGS
637 EXISTING ASPHALT PAVEMENT
638 NEW ASPHALT PAVEMENT; SEE CIVIL DRAWINGS
644 NEW FIRE LANE AND PAINTED C.I.P. CONCRETE CURB, PER CITY OF CHANDLER DETAILS
650 NEW 5'-0" ADA CROSS AISLE
652 EXISTING FIRE LANE
653 NEW ADA STANDARD ACCESSIBLE PARKING SPACE
654 NEW ADA VAN ACCESSIBLE PARKING SPACE
655 EXISTING ADA ACCESSIBLE CROSSWALK
656 NEW ADA ACCESSIBLE RAMP, WITH ADA ACCESSIBILITY SIGN AND POLE
657 NEW ADA ACCESSIBLE RAMP AND CURB; SEE DETAIL X/XX
658 NEW ADA ACCESSIBLE CONCRETE LANDING
659 EXISTING STANDARD PARKING SPACES REMAIN
660 NEW CONCRETE SIDEWALK ACCESS CONNECTION
661 NEW WROUGHT-IRON FENCING; DESIGN TO BE DETERMINED
663 EXISTING MAN GATES
664 EXISTING GATE REMAINS
665 NEW WROUGHT-IRON FIRE ACCESS VEHICULAR GATES; DESIGN TO BE DETERMINED
667 EXISTING RETAINING WALL
668 NEW FIRE TURNING RADIUS; PER CITY OF CHANDLER DETAILS
669 EXISTING UTILITY / TELEPHONE VAULT; PER ALTA SURVEY
670 NEW WROUGHT IRON MAN GATES; DESIGN TO BE DETERMINED
672 10' X 20' VISIBILITY TRIANGLE; SEE LANDSCAPE DRAWINGS
673 NEW FIRE HYDRANT; SEE CIVIL DRAWINGS
676 EXISTING LOW CMU SCREEN WALL APPROX. 4'-0" HIGH F.V.
678 NEW LOW PARKING SCREEN WALL APPROX. 4'-0" HIGH F.V.; DESIGN, HEIGHT, AND MATERIALS TO MATCH EXISTING
679 EXISTING FENCING SCREEN TO REMAIN
682 NEW 6'-0" HIGH MASONRY SCREEN WALL
683 EXISTING TRASH ENCLOSURE, NOT-A-PART
688 LINE OF ROOF OVERHANG ABOVE
692 ROOF DRAIN DISCHARGE AND SPLASH BLOCK, SEE LANDSCAPE DWGS.
699 BUILDING SIGNAGE LOCATION, EXTERIOR ELEVATIONS -/--
701 GROUND MOUNTED A/C CONDENSING UNIT, MECHANICAL & ELECTRICAL DWGS.

ST. MARY-BASHA CATHOLIC SCHOOL

REGISTERED ARCHITECT
CERTIFICATE NO.
26988
VINCENT P. DIBELLA
ARIZONA U.S.A.
EXPIRES 3-31-2026

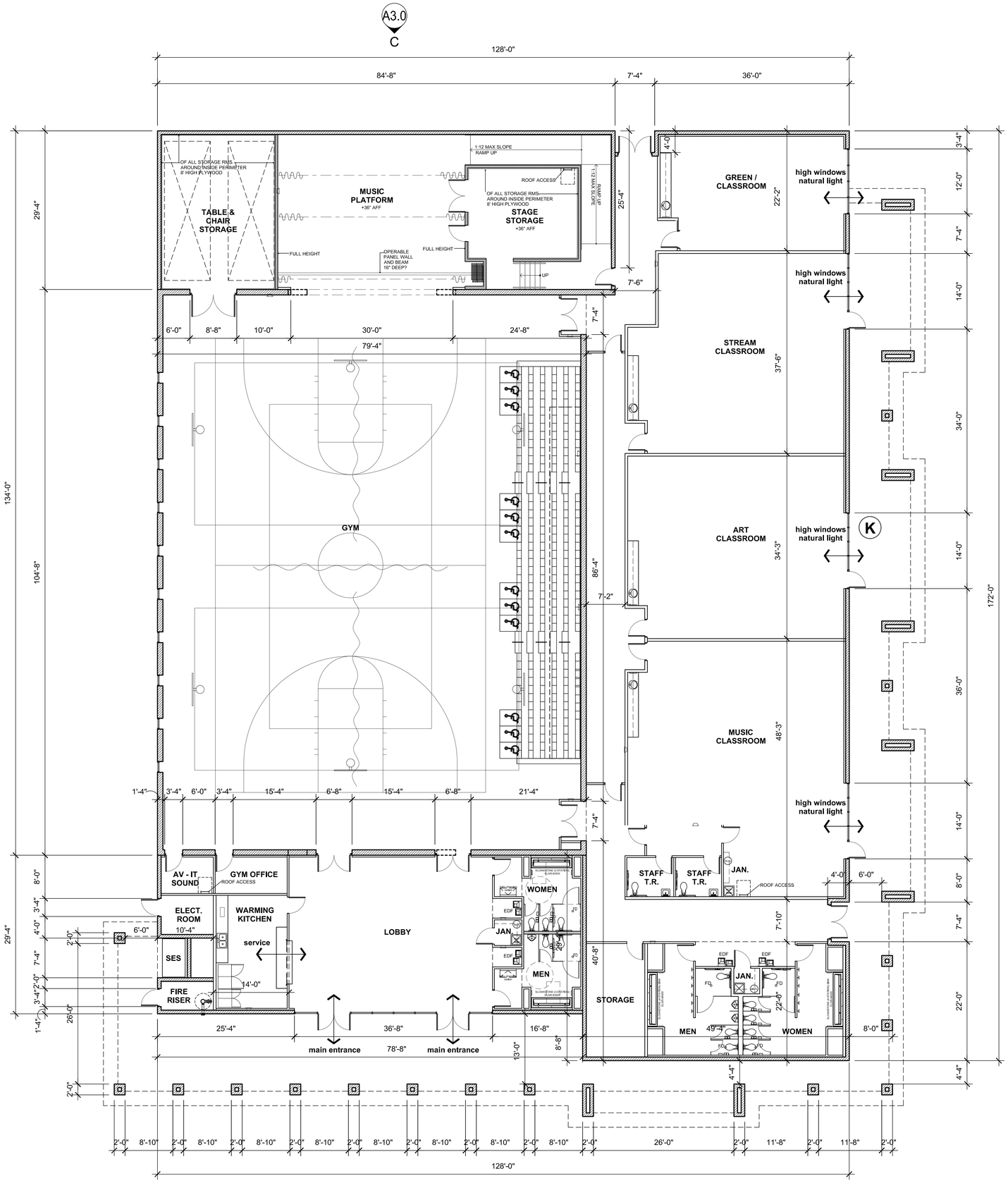
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ENLARGED SITE PLAN

Project Number:	Revision Date:	Sheet Number:
2411		SP1
Date: 10/10/2025		



ST. MARY-BASHA CATHOLIC SCHOOL

REGISTERED ARCHITECT CERTIFICATE NO. 26988 VINCENT P. DIBELLA STATE OF ARIZONA U.S.A. EXPIRES 3-31-2026

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Phase
USE PERMIT

ST. MARY-BASHA CATHOLIC SCHOOL
200 W GALVESTON ST.
CHANDLER, AZ 85225

FLOOR PLAN

Project Number:	Revision Date:	Sheet Number:
2411		A1.0
Date: 10/10/2025		

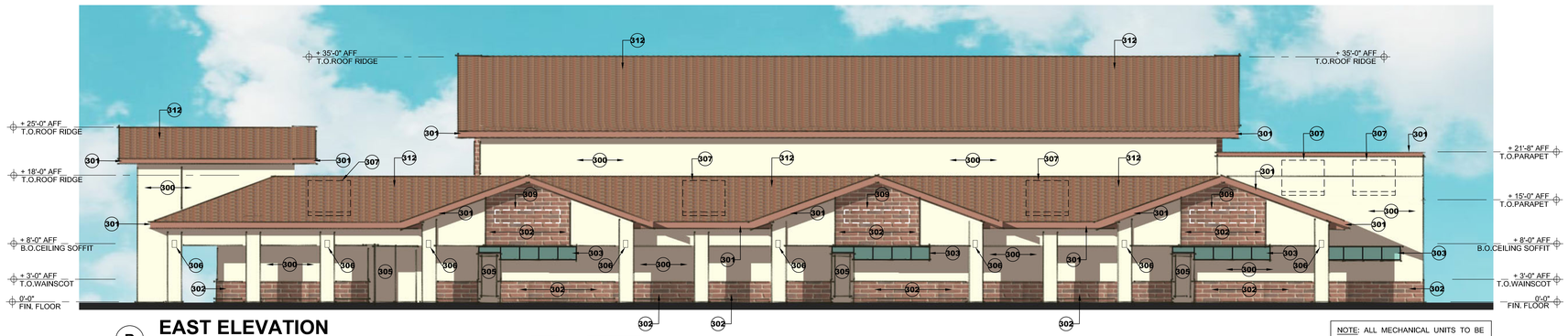


A SOUTH ELEVATION

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

0 4' 8' 16' 32'

NOTE: ALL MECHANICAL UNITS TO BE FULLY SCREENED FROM VIEW BY PARAPET / ROOF LINES; FINAL LOCATION OF ALL MECHANICAL UNITS TO BE DETERMINED.

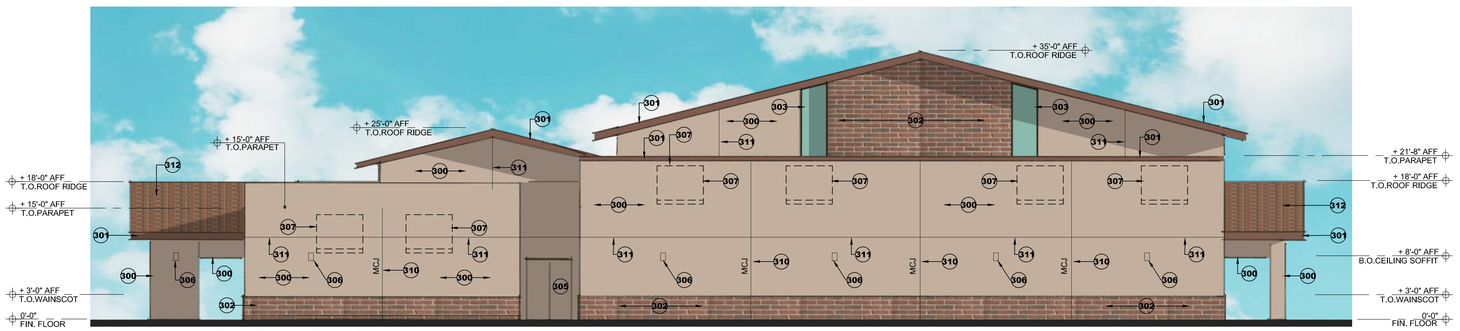


B EAST ELEVATION

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

0 4' 8' 16' 32'

NOTE: ALL MECHANICAL UNITS TO BE FULLY SCREENED FROM VIEW BY PARAPET / ROOF LINES; FINAL LOCATION OF ALL MECHANICAL UNITS TO BE DETERMINED.

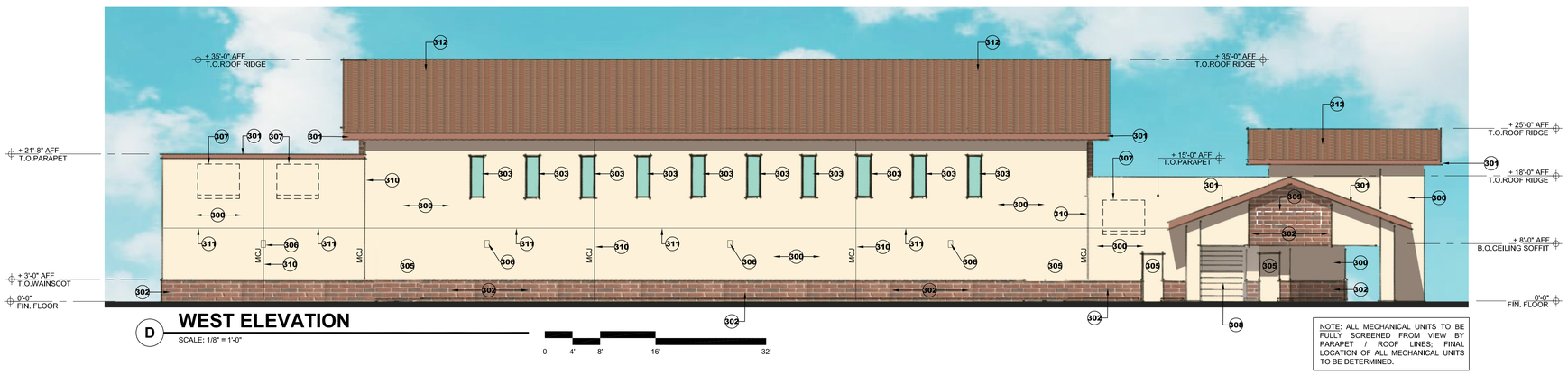


C NORTH ELEVATION

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

0 4' 8' 16' 32'

NOTE: ALL MECHANICAL UNITS TO BE FULLY SCREENED FROM VIEW BY PARAPET / ROOF LINES; FINAL LOCATION OF ALL MECHANICAL UNITS TO BE DETERMINED.



D WEST ELEVATION

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

0 4' 8' 16' 32'

NOTE: ALL MECHANICAL UNITS TO BE FULLY SCREENED FROM VIEW BY PARAPET / ROOF LINES; FINAL LOCATION OF ALL MECHANICAL UNITS TO BE DETERMINED.

EXTERIOR ELEVATION KEYNOTES

300 EXTERIOR INSULATING FINISH SYSTEM (EIFS COLOR #1)
PAINT COLOR MANUF: DUNN EDWARDS
PRACTICAL TAN - DE 6115
FINISH: SMOOTH FINISH
APPLICATION: MAIN EXTERIOR WALLS

301 ACCENT PAINT (COLOR #2)
PAINT COLOR MANUF: DUNN EDWARDS
BADLANDS SUNSET - DE 6083
FINISH: SMOOTH FINISH
APPLICATION: FASCIA TRIMS AT GABLES AND EAVES

302 STONE VENEER
MANUFACTURER: CREATIVE MINES
STYLE: CRAFT CANNERY BRICK
COLOR: PEPPERED
APPLICATION: BUILDING WAINSCOT AND GABLE FACADE POPOUTS

303 INSULATED GLASS WINDOW SYSTEM: DARK ANODIZED ALUMINUM FRAME; FINISH TO MATCH 'BLACK (AB-8)' FROM ARCADIA

304 STOREFRONT ALUMINUM SYSTEM: DARK ANODIZED ALUMINUM FRAME, FINISH TO MATCH 'BLACK (AB-8)' FROM ARCADIA

305 HOLLOW METAL DOOR AND FRAME - PAINT TO MATCH ADJACENT ASSOCIATED WALL COLOR.

306 WALL MOUNTED LIGHT FIXTURE, SEE CUT SHEETS, MOUNT CENTER OF FIXTURE AT 8'-0" AFF.

307 MECHANICAL ROOF-TOP UNIT - FULLY SCREENED BY PARAPET

308 SERVICE ELECTRIC SECTION (SES)
RECESSED INTO BUILDING, PAINT COLOR TO MATCH ADJACENT ASSOCIATED WALL COLOR.

309 POTENTIAL BUILDING SIGNAGE LOCATION; EXACT LOCATION AND NAME TO BE DETERMINED; REQUIRES A SEPARATE SIGN PERMIT SUBMITTAL.

310 MASONRY CONTROL JOINT ('MCJ'); SEE PLANS & STRUCTURAL

311 EIFS SCORE CONTROL JOINT (OCCURS AT ALL OTHER JOINT LOCATIONS NOT SPECIFIED AS "MCJ"); SEE DETAIL X / XX

312 CONCRETE 'S' TILE ROOFING
MANUFACTURER: EAGLE ROOFING
PROFILE: CAPISTRANO
COLOR: 3723 ADOBE BLEND
APPLICATION: ALL ROOFING AREAS

313 BUILDING PARAPET (SHOWN BEYOND)

ST. MARY-BASHA CATHOLIC SCHOOL

REGISTERED ARCHITECT
CERTIFICATE NO.
26988
VINCENT P.
DIBELLA
ARIZONA, U.S.A.
EXPIRES 3-31-2026

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Phase
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ST. MARY-BASHA CATHOLIC SCHOOL
200 W GALVESTON ST.
CHANDLER, AZ 85225

COLORED EXTERIOR ELEVATIONS

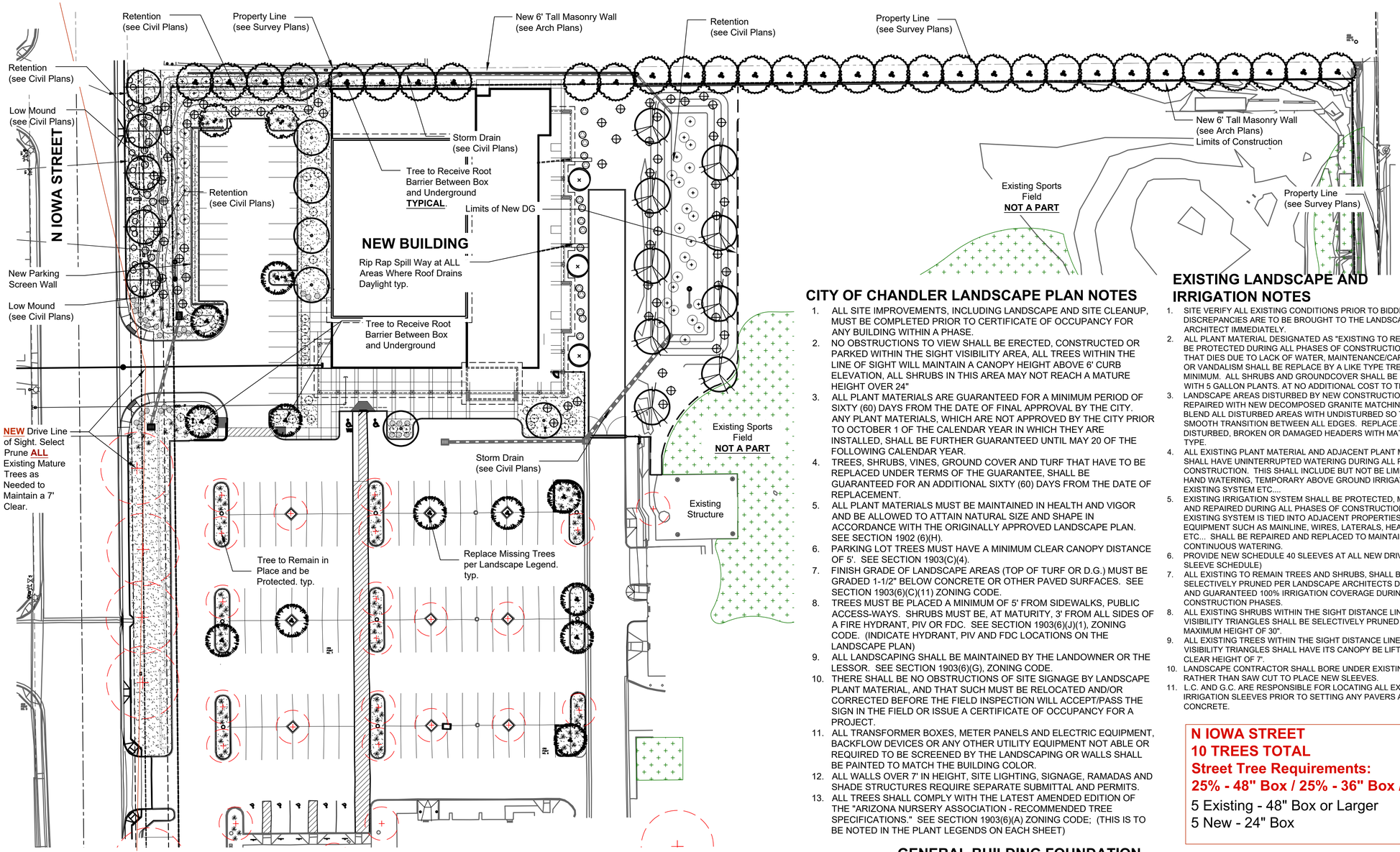
Project Number: 2411
Date: 10/10/2025
Revision Date:
Sheet Number: A3.0

St.Mary Basha Elementary School

Virginia Medina (Lives across the street)

In support of UP

480-729-4893



CITY OF CHANDLER LANDSCAPE PLAN NOTES

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

EXISTING LANDSCAPE AND IRRIGATION NOTES

1. SITE VERIFY ALL EXISTING CONDITIONS PRIOR TO BIDDING. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
2. ALL PLANT MATERIAL DESIGNATED AS "EXISTING TO REMAIN" SHALL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION. ANY TREE THAT DIES DUE TO LACK OF WATER, MAINTENANCE/CARE, NEGLECT OR VANDALISM SHALL BE REPLACE BY A LIKE TYPE TREE 48" BOX MINIMUM. ALL SHRUBS AND GROUNDCOVER SHALL BE REPLACED WITH 5 GALLON PLANTS. AT NO ADDITIONAL COST TO THE OWNER.
3. LANDSCAPE AREAS DISTURBED BY NEW CONSTRUCTION SHALL BE REPAIRED WITH NEW DECOMPOSED GRANITE MATCHING EXISTING. BLEND ALL DISTURBED AREAS WITH UNDISTURBED SO THERE IS A SMOOTH TRANSITION BETWEEN ALL EDGES. REPLACE ALL DISTURBED, BROKEN OR DAMAGED HEADERS WITH MATCHING TYPE.
4. ALL EXISTING PLANT MATERIAL AND ADJACENT PLANT MATERIAL SHALL HAVE UNINTERRUPTED WATERING DURING ALL PHASES OF CONSTRUCTION. THIS SHALL INCLUDE BUT NOT BE LIMITED TO; HAND WATERING, TEMPORARY ABOVE GROUND IRRIGATION, EXISTING SYSTEM ETC....
5. EXISTING IRRIGATION SYSTEM SHALL BE PROTECTED, MAINTAINED AND REPAIRED DURING ALL PHASES OF CONSTRUCTION. IF THE EXISTING SYSTEM IS TIED INTO ADJACENT PROPERTIES. ALL EQUIPMENT SUCH AS MAINLINE, WIRES, LATERALS, HEADS, VALVES ETC... SHALL BE REPAIRED AND REPLACED TO MAINTAIN CONTINUOUS WATERING.
6. PROVIDE NEW SCHEDULE 40 SLEEVES AT ALL NEW DRIVES (SEE SLEEVE SCHEDULE)
7. ALL EXISTING TO REMAIN TREES AND SHRUBS, SHALL BE SELECTIVELY PRUNED PER LANDSCAPE ARCHITECTS DIRECTIONS, AND GUARANTEED 100% IRRIGATION COVERAGE DURING ALL CONSTRUCTION PHASES.
8. ALL EXISTING SHRUBS WITHIN THE SIGHT DISTANCE LINES AND VISIBILITY TRIANGLES SHALL BE SELECTIVELY PRUNED TO A MAXIMUM HEIGHT OF 30".
9. ALL EXISTING TREES WITHIN THE SIGHT DISTANCE LINES AND VISIBILITY TRIANGLES SHALL HAVE ITS CANOPY BE LIFTED TO A CLEAR HEIGHT OF 7'.
10. LANDSCAPE CONTRACTOR SHALL BORE UNDER EXISTING SIDEWALK RATHER THAN SAW CUT TO PLACE NEW SLEEVES.
11. L.C. AND G.C. ARE RESPONSIBLE FOR LOCATING ALL EXISTING IRRIGATION SLEEVES PRIOR TO SETTING ANY PAVERS AND/OR CONCRETE.

N IOWA STREET
10 TREES TOTAL
Street Tree Requirements:
25% - 48" Box / 25% - 36" Box / 50% - 24" Box
5 Existing - 48" Box or Larger
5 New - 24" Box

LANDSCAPE LEGEND:

ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS
(U.O.N. - UNLESS OTHERWISE NOTED)

TREES		SIZE	QTY
	Acacia salicina Willow Acacia Must be 12' Tall at time of planting	36" Box Standard	31
	Acica aneura Mulga Tree	24" Box Standard	06
	Chilposis linearis 'Bubba' Seedless Desert Willow -Bubba var.	24" Box Multi-Trunk	03
	Cercidium florida Blue Palo Verde	24" Box High Breaker	03
	Prosopis velutina 'Hybrid Cooperii' Cooper's Thornless Mesquite	24" Box Multi-Trunk	05
	Cercidium Hybrid Desert Museum	24" Box Standard	11
	Ulmus parviflora Evergreen Elm	24" Box Standard	10
+	Existing Tree to remain and be protected	48" Box or Larger	

SHRUBS / ACCENTS		SIZE	QTY
	Eremophila hygrophana Blue Bells	5 Gallon	36
	Hesperaloe parviflora 'Yellow' Yellow Hesperaloe Yucca	5 Gallon	96
	Acacia SP Emu Cousin Itt	5 Gallon	44
	Senna Wislizenii Shrubby Senna	5 Gallon	31
	Tecoma stans Yellow Bells / Orange Jubilee	5 Gallon (Even Mixture)	65

GROUNDCOVERS		SIZE	QTY
	Lantana X Dallas Red Lantana	1 Gallon	19
	Lantana montevidensis Trailing Lantana Purple	1 Gallon	46
	Decomposed Granite-1/2" Match Existing 2" min thickness in all ***NEW*** landscape areas Top Dress parking island in large central parking lot.		

OWNER:

ST. MARY ROMAN CATHOLIC PARISH
400 E. MONROE STREET
PHOENIX, ARIZONA 85004
CONTACT: ZACH KILGAS
(602) 354-2162
ZKILGAS@DPHX.ORG

ARCHITECT:

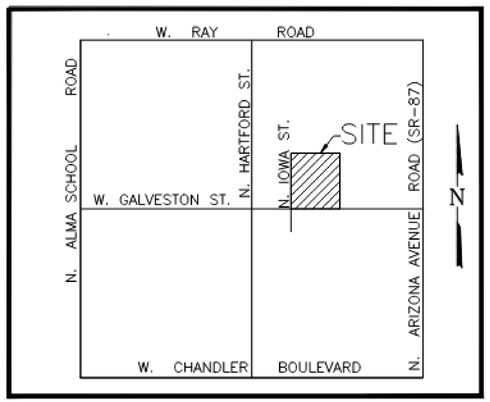
ADAPTIVE ARCHITECTS, INC.
160 E. UNIVERSITY DRIVE, SUITE #2
MESA, ARIZONA 85201
CONTACT: VINCE DI BELLA, AIA
(480) 655-0633
VINCE@ADAPTIVEARCHITETSINC.COM

CIVIL ENGINEER:

HENDERSON ENGINEERING GROUP, LLC
1533 S. PARKCREST CIRCLE
MESA, ARIZONA 85206
CONTACT: BRENT L. HENDERSON P.E.
(480) 334-7507
BRENTH@HEG-LLC.COM

LAND SURVEYOR

CONSULTANT REGISTERED SURVEYING, INC.
8732 E. PICCADILLY ROAD
SCOTTSDALE, ARIZONA 85251
CONTACT: CARL SITTERLEY, R.L.S.
(480) 620-1382
CSITTERLEY-CRS@COX.NET



VICINITY MAP
N.T.S.

GENERAL BUILDING FOUNDATION LANDSCAPE / IRRIGATION NOTES:

POSITIVE DRAINAGE NEEDS TO BE MAINTAINED FROM THE BUILDINGS EXTERIOR WALLS FOR A MINIMUM OF 10'. NO IRRIGATED LANDSCAPE MATERIALS WITHIN THE FIRST 3' NEXT TO THE BUILDING FOUNDATION. WITHIN 3'-5' OF THE BUILDING FOUNDATION ONLY LANDSCAPE MATERIALS THAT CAN BE IRRIGATED WITH A 1 GPH EMITTER ARE ALLOWED. ANY LANDSCAPE MATERIALS REQUIRING AN EMITTER GREATER THAN 1GPH, INCLUDING TURF SHALL BE A MINIMUM OF 5' FROM THE OUTSIDE FACE OF THE BUILDING FOUNDATION. ALL IRRIGATION LINES, OTHER THAN THOSE SUPPLYING INDIVIDUAL EMITTERS SHALL NOT BE PLACED WITHIN 5' OF THE BUILDING FOUNDATION.

New Total Site Area:	81,082 S.F
Exist Area Upgraded:	41,497 S.F
Total Building Area:	20,689 S.F
NEW Landscape Area:	29,595 S.F
NEW Parking Area:	9,307 S.F
NEW Landscape in Parking Area:	1,876 S.F = 20%
NEW Live Coverage:	30,754 S.F
NEW Inert Coverage:	32,825 S.F

LASKIN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
5013 E Washington Street
Suite 110
Phoenix, Arizona 85034
p (602) 840-7771
email: info@laskindesign.com
www.laskindesign.com

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

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811

ST. MARY-BASHA CATHOLIC SCHOOL

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
20088
HARDY A.
LASKIN
12/08/25
Date Signed
ARIZONA, U.S.A.

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160 W. University Drive
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Phase
USE PERMIT

ST. MARY-BASHA CATHOLIC SCHOOL
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CHANDLER, AZ 85225

CONCEPT LANDSCAPE PLAN

Project Number:	Revision Date:	Sheet Number:
2411		**CLP**
Date: 12/08/2025		**1 OF 1**