



The subject infill site remains vacant despite two previous zoning approvals. The site was rezoned from Agricultural District (AG-1) to PAD for a 14,000 square-foot two-story office development in 2004. Construction never commenced. The site was again rezoned in 2007 for a 61,000 square-foot three-story (two up, one down) internalized self-storage facility. Again, construction never commenced. The site remains challenging from an infill standpoint for non-residential uses due to access challenges created by an inability to provide full movement access along McQueen Road. The existing raised median and nearby driveway locations dictate a right-in-right-out access only for the subject site.

The request is for rezoning from PAD Mini-Storage to PAD Townhomes with PDP approval for a 20-unit Townhouse development. The request includes 5 buildings with 4 individually owned units in each building. The buildings are arranged around a horseshoe shaped one-way drive accessed off McQueen Road. Two buildings abut the northern adjacent rural residential property, two buildings abut Pima Park to the south, and one building abuts the existing home in Superstition Ranch to the east. The horseshoe shaped drive creates the internal open space area featuring guest parking as well as a shade ramada with benches, a table and barbeque. All buildings/units provide 20-foot driveways leading to 2-car garages, as well as individual private enclosed backyards. Additionally, a pedestrian access point with gate is provided centrally to Pima Park along the south.

From a landscaping perspective, care was taken to soften the hardscape edge along the internal horseshoe shaped drive through the use of landscaped planters located between the driveways and 2-car garages. Each planter will contain a 24-inch box Evergreen Elm tree with shrubs and groundcover. Along the drive's radius, where planters are not feasible, brick pavers were used to soften the appearance as well as provide visual guidance to the curvilinear driveway approaches. The McQueen Road frontage will include staggered height smooth-face and split-face concrete masonry unit (CMU) screen walls with integral low level landscape planters finished with cast concrete caps.

The buildings are all 2-stories in height, however, second story balconies are not provided to minimize the impact upon existing adjacent uses. The units range in size from 1,500 to 1,700 square feet in size and provide 3 bedrooms and 2.5 baths. Although the request includes only 5 buildings, two building types with several different floor plans are provided for diversity. Architecturally, building massing is broken up through the use of multiple plane changes, single-story elements, roof projections, and color. Stacked stone accent treatments along the first floor provide a visual base to the building as well as a quality textile feel at the pedestrian level. Finally, wrought iron ornamental details provide the finishing touch. It is important to note that although considered infill on a small site, all units provide a covered patio, as well as identified storage locations for the trash and recycle containers within the 2-car garage.

## **DISCUSSION**

Staff supports the request finding the proposed Townhouse development to represent a compatible and viable solution to a challenged infill site. The General Plan promotes this type of infill project that not only maximizes a property's viability, but maintains compatibility with the

existing adjacent uses. The applicant has worked hard to maintain that compatibility through the proposal's overall design including the internalization of the open space. The neighborhood outreach has resulted in no opposition generated by the adjacent property owners who ultimately submitted letters of support.

**PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A neighborhood meeting was held on April 8, 2013. Two neighboring property owners attended the meeting with general questions. No opposition was given at the meeting.

At the time of this writing, staff has received one phone call from a nearby property owner west of McQueen Road with concerns regarding traffic generation from the 20 townhouse units. Staff has not received any letters in opposition to the request. Staff has received two letters of support.

**PLANNING COMMISSION VOTE REPORT**

Motion to Approve:

In Favor: 6    Opposed: 0    Absent: 1 (Wastchack)

**RECOMMENDED ACTION**

**Rezoning**

Upon finding consistency with the General Plan, Planning Commission and Planning Staff recommend approval of DVR12-0044 MCQUEEN COMMONS, Rezoning from Planned Area Development (PAD) Mini-Storage to PAD Townhomes, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "McQueen Commons PAD" and kept on file in the City of Chandler Planning Division, in File No. DVR12-0044, 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 landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or homeowners' association.
3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.

5. 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.
6. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
7. Approval by the Director of Transportation & Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.

### **Preliminary Development Plan**

Upon finding consistency with the General Plan, Planning Commission and Planning Staff recommend approval of DVR12-0044 MCQUEEN COMMONS, Preliminary Development Plan for a Residential Townhouse development, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "McQueen Commons" and kept on file in the City of Chandler Planning Division, in File No. DVR12-0044, except as modified by condition herein.
2. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
3. 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.

### **PROPOSED MOTIONS**

#### **Rezoning**

Move to introduce and tentatively adopt Ordinance 4461 approving DVR12-0044 MCQUEEN COMMONS, Rezoning from Planned Area Development (PAD) Mini-Storage to PAD Townhomes, subject to the conditions as recommended by Planning Commission and Planning Staff.

#### **Preliminary Development Plan**

Move to approve DVR12-0044 MCQUEEN COMMONS, Preliminary Development Plan for a Residential Townhouse development, subject to the conditions recommended by Planning Commission and Planning Staff.

#### **Attachments**

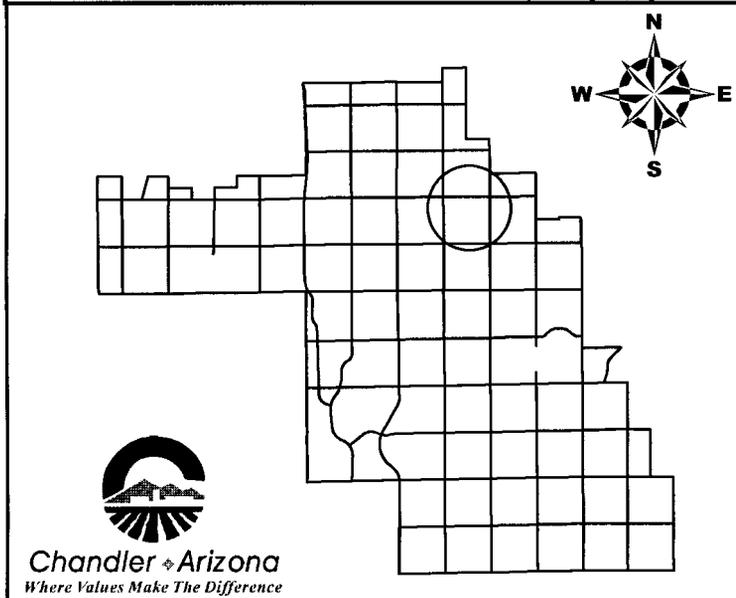
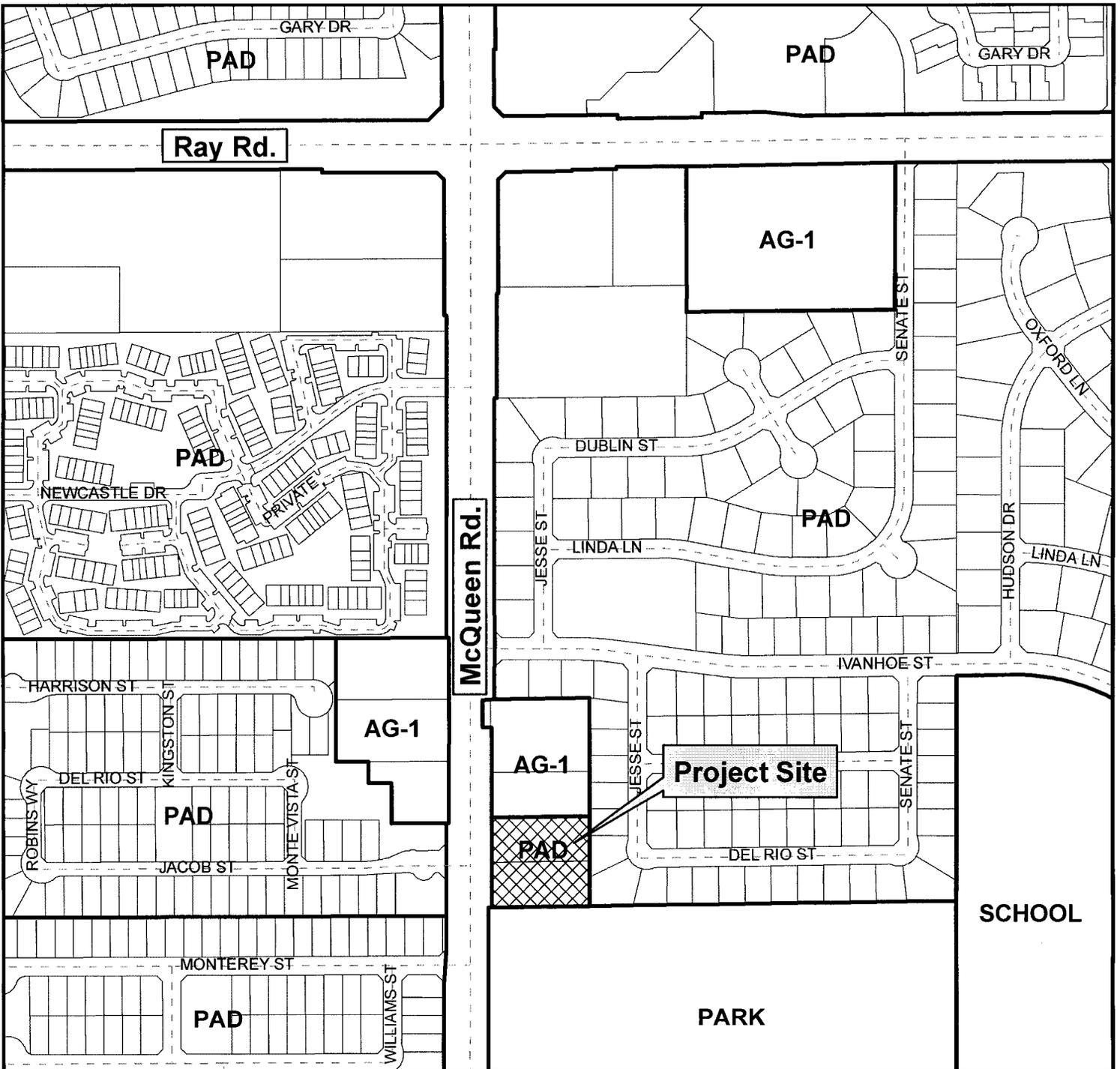
1. Vicinity Maps
2. Ordinance No. 4461
3. Site Plan

CC Memo No. 13-055

Page 5

May 23, 2013

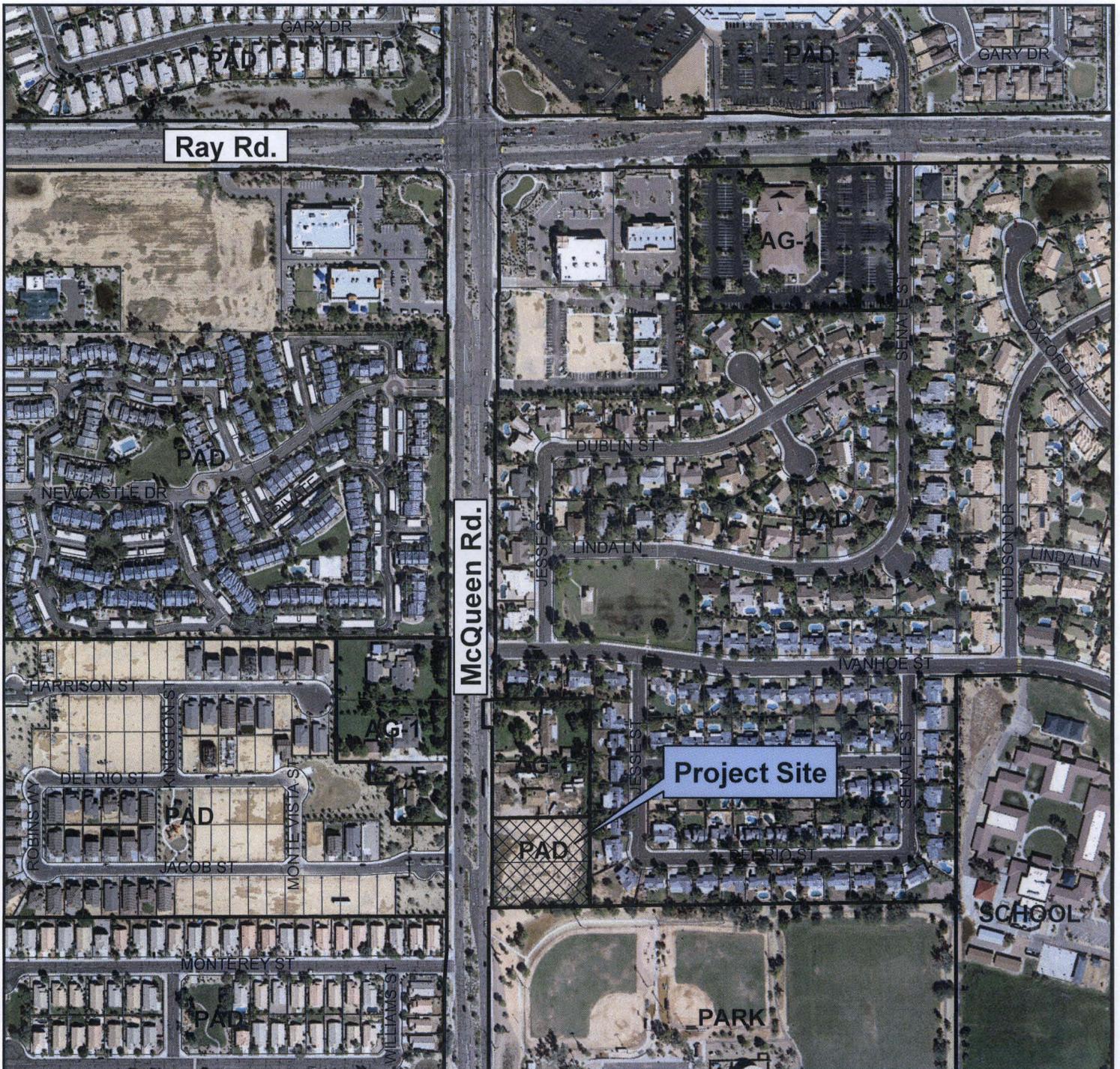
4. Landscape Plan
5. Building Elevations
6. Letters of Support
7. Exhibit A, Development Booklet



**Vicinity Map**


**DVR12-0044**  
**McQueen Commons**

CITY OF CHANDLER 12/11/2012



## Vicinity Map



DVR12-0044

**McQueen Commons**

**ORDINANCE NO. 4461**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL(S) FROM PLANNED AREA DEVELOPMENT (PAD) (MINI-STORAGE) TO PAD (TOWNHOMES) (DVR12-0044 MCQUEEN COMMONS) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

**SECTION I. Legal Description of Property:**

See Attachment 'A'

Said parcels are hereby rezoned from PAD for Mini-Storage to PAD for Townhomes, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "McQueen Commons PAD" and kept on file in the City of Chandler Planning Division, in File No. DVR12-0044, 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 landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or homeowners' association.

3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
5. 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.
6. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
7. Approval by the Director of Transportation & Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.

SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

SECTION III. The Transportation & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

PASSED AND ADOPTED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

**CERTIFICATION**

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4433 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2013, and that a quorum was present thereat.

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY *GAB*

PUBLISHED:

**ORDINANCE NO. 4461**

Attachment 'A'

**LEGAL DESCRIPTION**

**PARCEL NO. 1:**

THE NORTH 119 FEET OF THE SOUTH 180 FEET OF THE WEST 325 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

**EXCEPT** THE WEST 58.00 FEET THEREOF.

**PARCEL NO. 2:**

THE SOUTH 61 FEET OF THE WEST 325 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

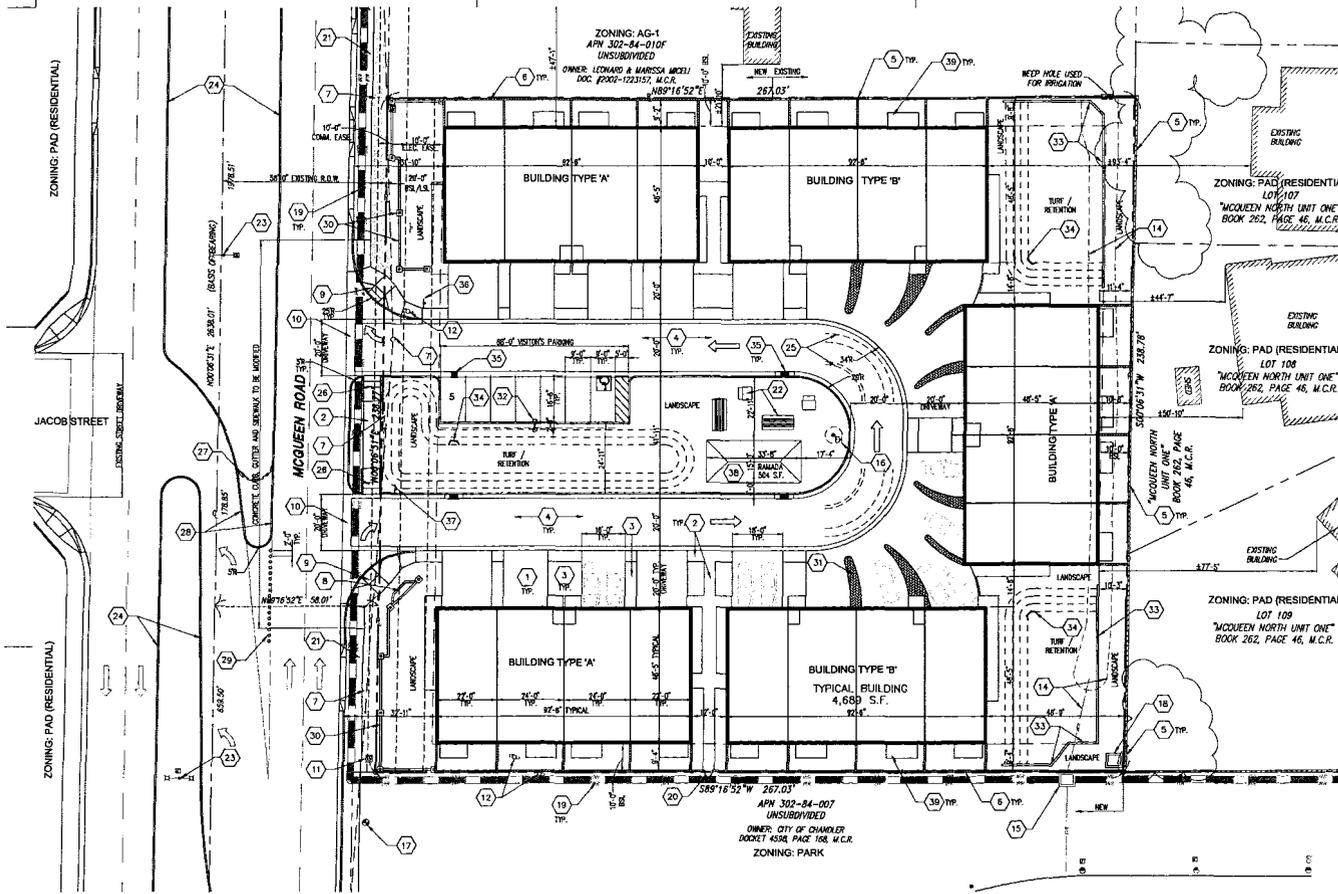
**EXCEPT** THE WEST 58.00 FEET THEREOF.

**PARCEL NO. 3:**

THE NORTH 58 FEET 9 INCHES OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

**EXCEPT** THE EAST 995.00 FEET THEREOF; AND

**EXCEPT** THE WEST 58.00 FEET THEREOF



**SITE AND PROJECT DATA**

PROJECT NAME: MCKEEN COMMONS  
 PROJECT LOCATION: NORTH OF THE NEC OF CHANDLER BLVD & MCKEEN ROAD  
 PROPERTY OWNER/DEVELOPER: MCKEEN GROUP, LLC  
 1800 N. VERA ST  
 SUITE 'A'  
 SCOTTSDALE, AZ 85260  
 PROJECT OWNER AND PROJECT APPLICANT: John Dolan  
 P: 480-493-5401  
 PROJECT DESIGN TEAM:  
 ARCHITECTS: ATALUIS CONSULTING GROUP, LLC  
 2375 E. GARDEN RD #800  
 PHOENIX, AZ 85034  
 P: 602-774-2193  
 F: 480-553-8884  
 F: 480-286-5818  
 LANDSCAPE ARCHITECTS: T.J. MCKEEN & ASSOCIATES, INC.  
 245 E. VERMILION AVE.  
 PHOENIX, AZ 85004  
 P: 602-265-4320  
 F: 602-266-5818  
 CIVIL ENGINEER: SUNSHINE ENGINEERING, INC.  
 2150 S. WILLOW ST #112  
 MESA, AZ 85205  
 P: 480-768-8600  
 F: 480-768-8600  
 Chris Moore, PE

CURRENT PARCELS: 302-84-014 and 015  
 EXISTING ZONING: PAD - ZONED IN 2008 CASE #0907-0007 - ZONING ORD. #3846  
 PROPOSED ZONING: AMENDMENT TO THE EXISTING PAD  
 PROJECT LEGAL DESCRIPTION: PARCEL NO. 1: THE NORTH 118 FEET OF THE SOUTH 180 FEET OF THE WEST 375 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE OLD AND SALT RIVER BASIN AND MERRIMAN, MARICOPA COUNTY, ARIZONA. EXCEPT THE WEST 50.00 FEET THEREOF; AND EXCEPT THE WEST 50.00 FEET THEREOF.  
 PARCEL NO. 2: THE SOUTH 81 FEET OF THE WEST 325 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE OLD AND SALT RIVER BASIN AND MERRIMAN, MARICOPA COUNTY, ARIZONA. EXCEPT THE WEST 50.00 FEET THEREOF; AND EXCEPT THE WEST 50.00 FEET THEREOF.  
 PARCEL NO. 3: THE NORTH 58 FEET 8 INCHES OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE OLD AND SALT RIVER BASIN AND MERRIMAN, MARICOPA COUNTY, ARIZONA. EXCEPT THE WEST 50.00 FEET THEREOF; AND EXCEPT THE WEST 50.00 FEET THEREOF.

TOTAL AREA: 64,439 SF, OR 1.479 AC  
 TOTAL NUMBER OF BUILDINGS: (3) 3-STORY BUILDING  
 TYPICAL BUILDING HEIGHT: 4, 30'-0" HEIGHT  
 TOTAL NUMBER OF UNITS: 30 UNITS  
 BUILDING UNIT AREAS:  
 TYPICAL TYPE 'A' UNITS: 4, 1,493 S.F. UNITS AREA (1st AND 2nd FLOORS) + 300 S.F. 2-CAR GARAGE = 1,793 S.F. COVERED PATIO TOTAL: 3,200 S.F.  
 TYPICAL TYPE 'B' UNITS: 4, 1,708 S.F. UNITS AREA (1st AND 2nd FLOORS) + 400 S.F. 2-CAR GARAGE = 2,108 S.F. COVERED PATIO TOTAL: 3,200 S.F.  
 TYPICAL MIDDLE UNIT: (145'-0" x 24'-0") 4, 30 S.F. COVERED PATIO TOTAL: 3,200 S.F.  
 BUILDING AREAS:  
 BUILDING TYPE 'A' (BUILDING FOOTPRINT): 4, 4,989 S.F. - EACH TYPICAL OF (3)  
 BUILDING TYPE 'B' (BUILDING FOOTPRINT): 4, 4,989 S.F. - EACH TYPICAL OF (2)  
 TOTAL BUILDING AREAS: 4, 23,445 S.F.  
 101 COVERAGE: 4, 23,445 S.F. 64,439 SF, OR 1.479 AC - 36%

**1 SITE PLAN**  
 1" = 20'-0"

**4 SITE PLAN KEYNOTES**

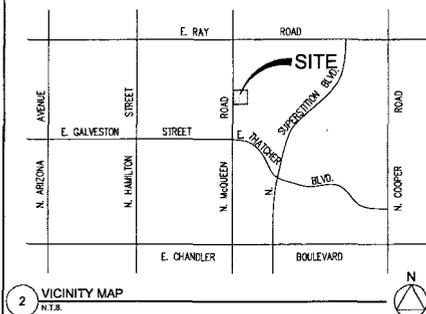
- CONCRETE DRIVEWAY ON ROLLED CURB.
- CONCRETE SIDEWALK.
- TYPICAL LANDSCAPE PLANTER.
- ASPHALT PAVING.
- EXISTING 8" HEIGHT MASONRY WALL TO REMAIN. (VERIFY CONDITION AND REPAIR OR REPLACE AS NEEDED).
- PROPOSED MASONRY WALL TO MATCH EXISTING FINISH AND HEIGHT AT ADJOINING PROPERTIES. EXISTING CHAIN LINK FENCE TO BE REMOVED.
- SIGHT DISTANCE TRIANGLE PER C of CH STANDARD T1L, C-246
- DECORATIVE LOW WALL WITH LANDSCAPE PLANTER.
- SIDEWALK RAMP AT RETURN INTERSECTION PER C of CH STANDARD - RECONNECT TO EXISTING MEANDERING SIDEWALK - SEE CIVIL PLANS.
- CONCRETE VALLEY OUTLET - SEE CIVIL PLANS.
- EXISTING TELEPHONE RISER.
- EXISTING POWER POLES AND OVERHEAD POWER LINES TO BE RELOCATED.
- EXISTING POWER POLES AND OVERHEAD POWER LINES TO BE RELOCATED.
- EXISTING PRIVATELY OWNED IRRIGATION LINE AND DRIP IRRIG TO BE PLACED UNDERGROUND - SEE CIVIL PLANS.

**4 SITE PLAN KEYNOTES - CONT.**

- EXISTING IRRIGATION STRUCTURE TO REMAIN.
- PROPOSED FIRE HYDRANT - SEE CIVIL PLANS.
- EXISTING FIRE HYDRANT TO REMAIN.
- NEW IRRIGATION ROSE AND VALVE - SEE CIVIL PLAN.
- EXISTING UNDERGROUND IRRIGATION LINE TO REMAIN.
- WOODROT IRON 4" WIDE GATE - SEE SEE DCL 3/16/22.
- EXISTING CONCRETE MEANDERING SIDEWALK TO REMAIN.
- DECORATIVE OUTDOOR BENCH AND BOLL.
- EXISTING STREET LIGHT POLES.
- EXISTING STREET MEDIAN.
- REFUSE TRUCK (20' - 42') AND FIRE EMERGENCY (20' - 42') - OBTAINING RAMP PER C of CH and CFD STANDARDS.
- SEWERAGE IN-LINE ACCESSIBLE RAMP FOR RETURN TYPE DRIVEWAY PER C of CH STANDARDS - SEE CIVIL PLANS.
- PAVING CURBS TO BE REMOVED TO EXTEND STREET MEDIAN BALLASTS - SEE CIVIL PLANS.
- NEW CURB AT EXTENDED MEDIAN BALLASTS PER C of CH STANDARDS - SEE CIVIL PLANS.

**4 SITE PLAN KEYNOTES - CONT.**

- CERAMIC DOMES EMBEDDED IN STREET AT 24" O.C. PER C of CH STANDARDS - SEE CIVIL PLANS.
- DECORATIVE MASONRY WALL 3" HIGH WITH 4" HIGH DECORATIVE MASONRY PILLARS - SEE SEE DCL 1.5.1.2.2/16/22
- BRICK PANELS HYDROPHONE PAINTED TO CONCRETE DRIVEWAY.
- POLE AREA LIGHT FIXTURES.
- RETENTION WALL - SEE CIVIL PLANS.
- RETENTION HEADWALL DRIP - SEE CIVIL PLANS.
- CATCH BASIN INLET - SEE CIVIL PLANS.
- "NO WAY ENTRY" OR "TEXT ONLY" POST MOUNTED SIGNS PER C of CH STANDARDS.
- "ONE WAY ONLY" POST MOUNTED SIGN PER C of CH STANDARDS.
- BUILT-IN RAMADA - SEE SEE DCL 1.4/16/22
- 12' TO 11' WIDE x 5' DEEP COVERED PATIO - SEE FLOOR PLANS AND ELEVATIONS



**2 VICINITY MAP**  
 N.T.S.

**ATALUIS CONSULTING GROUP, LLC**  
 2375 East Camelback Road  
 Suite 400  
 Phoenix, Arizona 85016  
 P: 602.774.2193  
 F: 480.553.8884  
 www.ataluis.com  
 Design: Group@ataluis.com

**MCKEEN COMMONS**  
 NORTH OF NEC OF CHANDLER BLVD. & MCKEEN ROAD  
 701'-707' NORTH MCKEEN ROAD  
 CHANDLER, ARIZONA 85225

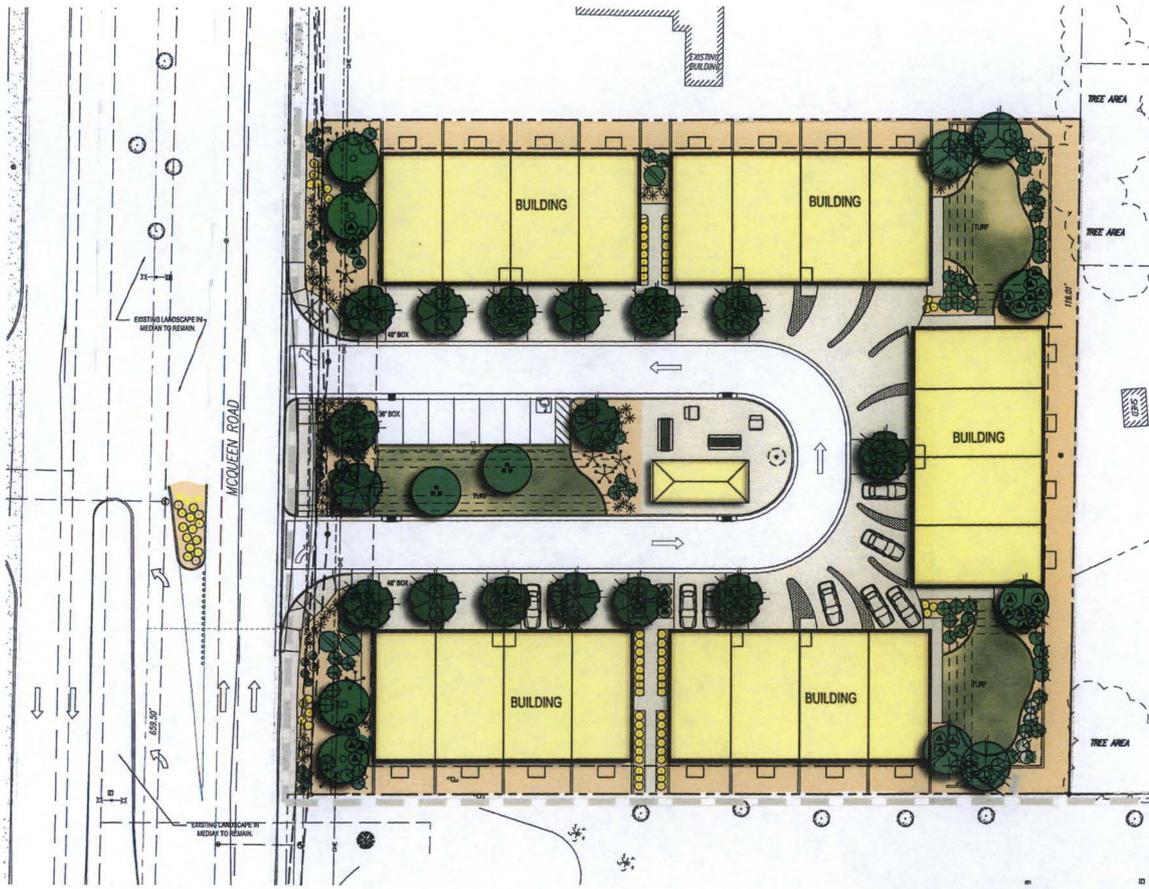
**REVISIONS**

NO.	DATE	DESCRIPTION

**SITE PLAN**  
 A0.1  
 SHEET OF

DATE ISSUED: 11-15-2012

EXPRESSES 09-30-2015



**LANDSCAPE CALCULATIONS:**

TOTAL SITE AREA:	64,432 SQ. FT.	1.422 AC
TOTAL BUILDING AREA:	21,740 SQ. FT.	34% OF SITE AREA
TOTAL PARKING AREA:	15,479 SQ. FT.	24% OF SITE AREA
LANDSCAPE IN PARKING AREA:	1,381 SQ. FT.	12% 10% MIN. OF PARKING LOT INTERIOR SURFACE AREA SHALL BE LANDSCAPED
TOTAL TURF AREA:	4,735 SQ. FT.	30% OF LS AREA
SHRUBS/GROUNDCOVERS:	7,283 SQ. FT.	63% OF LS AREA
INORANIC/GRANITE:	12,132 SQ. FT.	76% OF LS AREA

**LANDSCAPE LEGEND**

	HEIGHT	QUANTITY
PROSOPIS CHILENSIS CHILEAN MESQUITE (THORNLESS) 24" BOX	8.0	4
ULMUS PARVIFOLIA EVERGREEN ELM 24" BOX	8.0	15
36" BOX	14.0	2
48" BOX	18.0	2
QUERCUS VIRGINIANA SOUTHERN LIVE OAK 24" BOX	9.0	2
SCHINUS TEREBINTHIFOLIUS BRAZILIAN PEPPER TREE 24" BOX	9.0	6
CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM 15 GALLON		4
LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' 5 GALLON		32
RUPELLIA PENINSULARIS BAJA RUELLIA 5 GALLON		69
MUHLENBERGIA CAPILLARIS 'PINK' MUHLY GRASS 5 GALLON		48
CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON		7
HESPERALOE PARVIFLORA RED YUCCA 5 GALLON		12
LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON		94
LANTANA MONTEVIDENSIS 'PURPLE TRAILING LANTANA' 1 GALLON		82
EUPHORBIA RIGIDA GOPHER PLANT 1 GALLON		28
TURF		
6" EXTRUDED CURB CONCRETE HEADER SEE DETAIL		
1/2" SELECT EXPRESS BROWN DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS		



T.J. McQUEEN & ASSOCIATES, INC.  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
SITE PLANNING  
345 E. Virginia Avenue  
Phoenix, Arizona 85004  
PH. (602) 265-0320 FX. (602) 266-6619  
EMAIL: TIMMCMQUEEN@TJMLA.NET



TJM & ASSOCIATES EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT & OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION & CONSENT OF TJM & ASSOCIATES.

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www.aacgroup.com  
design@aacgroup.com

PROJECT INFORMATION  
McQUEEN COMMONS  
NORTH OF NEC OF CHANDLER BLVD. & McQUEEN ROAD  
701-707 NORTH McQUEEN ROAD  
CHANDLER, ARIZONA 85225

REVISIONS

NO.	DATE	DESCRIPTION



DATE ISSUED: 11-15-2012  
COLOR RENDERING  
CR.01  
SHEET 1 OF 1

**7) KETNOTES AND MATERIALS**

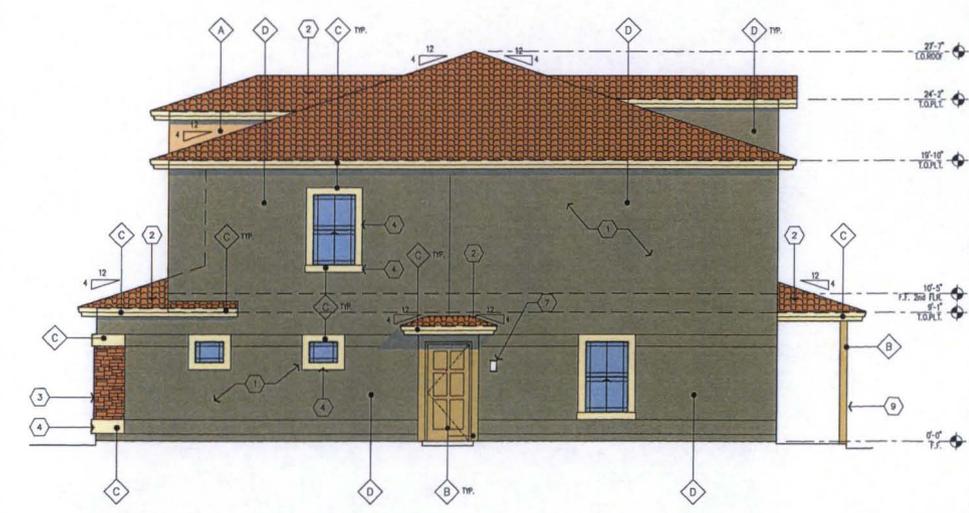
1. WESTERN 1-WIRE EXTERIOR STUCCO SYSTEM (EPR #800) SHALL BE 3/4" THICK OVER 1/2" WD. SHEATHING, 1/2" RIGID FOAM INSULATOR OR SELF-FURLED WIRE LATH PROVIDE WEATHER RESISTIVE BARRIER OVER ALL ROOF FRAMING. (1) LAYERS OF GRADE 50 KRAFT PAPER PER 30# FELL. USE GUN LATH. TYPE F-FB METAL LATH FOR ALL HORIZONTAL OR ARCHED SURFACES.
2. MAKE 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.
3. PROVIDE (2) LAYERS 30# FELL AS FLASHING AT ALL HEADS, JAMBS, AND SILLS OF WINDOWS AND DOOR OPENINGS.
4. PROVIDE CONTINUOUS SEALANT BEAD WHERE STUCCOETS WINDOW AND DOOR FRAMES SO AS TO PROVIDE A WEATHER RESISTIVE BARRIER.
5. PROVIDE CONT. 26 GA. G.L. WEEP SCREENS WITH 3/4" VERTICAL HAULING FLANGE, AT 4" ABOVE FINISH GRADE.
6. THE EXTERIOR SIDE OF ALL EXTERIOR WALLS SHALL BE BRACED AT EACH END OF ROOF AND OUTSIDE CORNERS, ALONG WITH BEING BRACED AT LEAST EVERY 25 FEET IN HORIZONTAL LENGTH. WHERE 10# LATH BRACING OR METAL "W" BRACING CANNOT BE UTILIZED DUE TO OPENINGS, PROVIDE A MINIMUM OF 3/8" SHEATHING FOR BRACING FROM THE CORNER TO 4'-0" BEYOND THE OPENING (UP TO THE NEXT CORNER WHERE CORNER FIRST). THESE REQUIREMENTS SHALL COVER UNLESS NOTED OTHERWISE BY STRUCTURAL ENGINEER SHEAR WALL SCHEDULE(S).
7. ROOF TILE - 'EAGLE ROOFING PRODUCTS, INC.' - SOUTHWEST CAPSTRAND S ROOF TILE # SIC 871.
8. ROOF FELS: UNDERLAMENT SHALL BE OF ASPHALT-SATURATED FELT TYPE 30 ASTM D 228 WITH 4" HORIZ. OVERLAPS AND 6" FOR VERT. VALLEY FLASHING SHALL CONSIST OF 28 GA. CORROSION RESISTANT METAL EXTENDING 2" EA. SIDE AND SPLASH RIB ORIENTERS AS PART OF FLASHING UNDERLAMENT SHALL TO THE FULL EXTENT OF THE VALLEY AND LAP NO LESS THAN 4" AT ENDS. UNLESS SPECIFIED OTHERWISE, TILES MUST BE FASTENED IN ACCORDANCE WITH 2009 IRC.
9. FLASHING AROUND VENTS, PIPES, FLASHES, CORNERS AND OTHER ROOF PENETRATIONS SHALL CONSIST OF A MINIMUM 3/8" 30# LATH COPPER OR ALUMINUM JACKET WITH A PRIMARY AND SECONDARY FLASHING. AT NO POINT IS METAL FLASHING TO BE DIRECTLY CONTACT WITH WOOD DECK.
10. CORONADO STONE PRODUCTS' - OLD COUNTRY LEDGESTONE - "CARMEL MOUNTAIN" STONE VENEER HIGH-LOAD WEARING SURF 3/4" TO 3/8" HIGH BY 1-3/4" THICK. INSTALL OVER PLYWOOD SHEATHING, GYPSUM WALLBOARD, METAL LATH AND SCREEDER COAT TYPE "S" MORTAR OVER WATER-RESISTIVE BARRIER PER IRC OR RC (EPR-2009).
11. EXTERIOR STUCCO SYSTEM OVER ROOF FROM INSULATED POPOUT.
12. 1/2" THICK NON-STRUCTURAL MILDSTEEL-IRON ORNAMENTAL ELEMENT - POWDER COATED WITH DARK BRONZE FINISH.
13. DARK BRONZE DECORATIVE EXTERIOR PENDANT LIGHT FIXTURE.
14. DARK BRONZE DECORATIVE EXTERIOR WALL MOUNTED LIGHT FIXTURE.
15. 24" x 24" PAINTED LOUVER EXHAUST VENT.
16. 4"x4" WOOD POST.



**1 FRONT ELEVATION**  
1/4" = 1'-0"

**EXTERIOR FINISH MATERIALS AND COLOR PAINT LEGEND**

<p>DUNN EDWARDS' - STONE CREEK # DE8278 - LRV: 26 (EXTERIOR ACCENT COLOR)</p>	<p>DUNN EDWARDS' - STONISH BEIGE # DEC716 - LRV: 44 (MAIN WALLS AND DOORS)</p>
<p>CORONADO STONE PRODUCTS' - OLD COUNTRY LEDGESTONE - "CARMEL MOUNTAIN" STONE VENEER</p>	<p>DUNN EDWARDS' - WATERCRESS # DE5528 - LRV: 51 (ACCENT WALL COLOR AND DOORS)</p>
<p>ROOF TILE - 'EAGLE ROOFING PRODUCTS, INC.' - SOUTHWEST CAPSTRAND S ROOF TILE # SIC 871.</p>	<p>DUNN EDWARDS' - PALE VIEW # DE5525 - LRV: 82 (WOOD FASCIA, TRIMS AND STUCCO POPOUTS)</p>



**2 SIDE ELEVATION**  
1/4" = 1'-0"

**3 ELEVATION REFERENCE PLAN**  
N.T.S.

**AC GROUP, LLC**  
2375 East Camelback Road  
Phoenix, Arizona 85016  
Tel: 480.374.2179  
Fax: 480.553.8664  
www.acgroupinc.com  
design@acgroupinc.com

**McQUEEN COMMONS**  
NORTH of NEC of CHANDLER BLVD. & McQUEEN ROAD  
701-707 NORTH McQUEEN ROAD  
CHANDLER, ARIZONA 85225

**BUILDING ELEVATIONS**

DATE ISSUED: 11-15-2012

**A2.1**

SHEET OF

- 1. KETNOTES AND MATERIALS**
1. EXTERIOR FINISH SYSTEM SHALL BE 1/2" POLYURETHANE EXTERIOR STUCCO OVER 1/2" POLYURETHANE EXTERIOR BRICK. THE BRICK SHALL BE 2 1/4" x 3 1/2" x 8" PERMANENTLY GLAZED IN A MEDIUM RED COLOR. THE BRICK SHALL BE LAYED IN A COURSE WORK BOND WITH 3/8" MORTAR. THE BRICK SHALL BE LAYED IN A COURSE WORK BOND WITH 3/8" MORTAR. THE BRICK SHALL BE LAYED IN A COURSE WORK BOND WITH 3/8" MORTAR. THE BRICK SHALL BE LAYED IN A COURSE WORK BOND WITH 3/8" MORTAR.
  2. ROOF TILE - "EDGE ROOFING PRODUCTS, INC." - "SOUTHWEST CHRISTIANO S ROOF TILE # SUC 871."
  3. EXTERIOR STUCCO SYSTEM OVER INSULATION SHALL BE 1/2" POLYURETHANE EXTERIOR STUCCO OVER 1/2" POLYURETHANE EXTERIOR BRICK. THE BRICK SHALL BE 2 1/4" x 3 1/2" x 8" PERMANENTLY GLAZED IN A MEDIUM RED COLOR. THE BRICK SHALL BE LAYED IN A COURSE WORK BOND WITH 3/8" MORTAR. THE BRICK SHALL BE LAYED IN A COURSE WORK BOND WITH 3/8" MORTAR. THE BRICK SHALL BE LAYED IN A COURSE WORK BOND WITH 3/8" MORTAR. THE BRICK SHALL BE LAYED IN A COURSE WORK BOND WITH 3/8" MORTAR.
  4. PROVIDE CONC. OR G.I. KEEP SCREEN, WITH 3/4" VERTICAL WIRING FLANGE, AT 4" ABOVE FINISH GRADE.
  5. PROVIDE CONTINUOUS SLANT BRAD NAILS STUCCOED BRICK AND DOOR FRAMES SO AS TO PROVIDE A WEATHER RESISTIVE BARRIER.
  6. PROVIDE 1/2" POLYURETHANE EXTERIOR STUCCO OVER 1/2" POLYURETHANE EXTERIOR BRICK. THE BRICK SHALL BE 2 1/4" x 3 1/2" x 8" PERMANENTLY GLAZED IN A MEDIUM RED COLOR. THE BRICK SHALL BE LAYED IN A COURSE WORK BOND WITH 3/8" MORTAR. THE BRICK SHALL BE LAYED IN A COURSE WORK BOND WITH 3/8" MORTAR. THE BRICK SHALL BE LAYED IN A COURSE WORK BOND WITH 3/8" MORTAR. THE BRICK SHALL BE LAYED IN A COURSE WORK BOND WITH 3/8" MORTAR.
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**1 REAR ELEVATION**  
 1/4" = 1'-0"

**EXTERIOR FINISH MATERIALS AND COLOR PAINT LEGEND**

**D** TUNN EDWARDS - STONE CREEK # D382278 - LRV: 26 (EXTERIOR ACCENT COLOR)

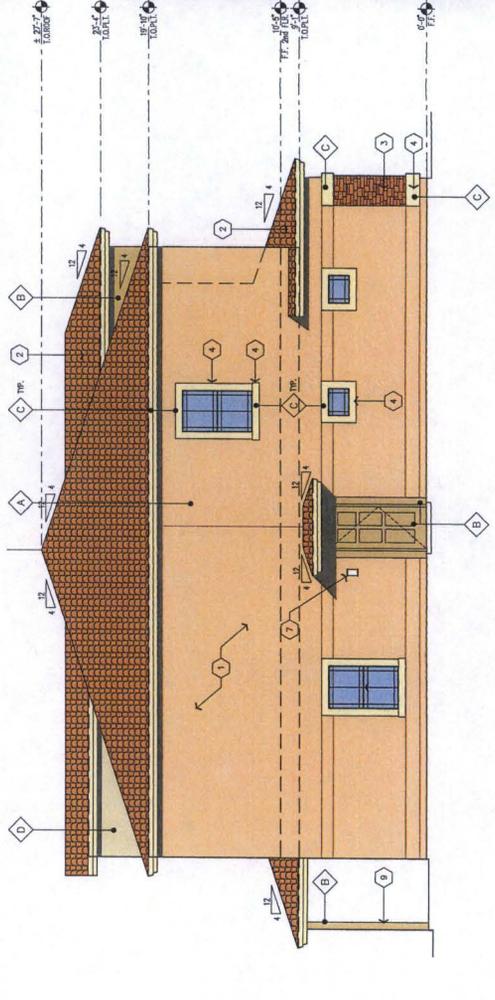
**A** TUNN EDWARDS - STUNSH RIDGE # D382716 - LRV: 44 (MAIN WALLS AND DOORS)

**B** TUNN EDWARDS - WATERBESS # D382716 - LRV: 44 (ACCENT WALL COLOR AND DOORS)

**C** TUNN EDWARDS - PALE MEV # D85025 - LRV: 62 (WOOD SYSTEM, TRIMS AND STUCCO POPOUTS)

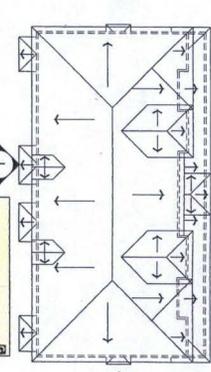
**E** CORONADO STONE PRODUCTS - OLD COUNTRY LEDGESTONE - "DANIEL MOUNTAIN" STONE VENEER

**F** ROOF TILE - "EDGE ROOFING PRODUCTS, INC." - "SOUTHWEST CHRISTIANO S ROOF TILE # SUC 871."



**2 SIDE ELEVATION**  
 1/4" = 1'-0"

**BUILDING ELEVATIONS**



**3 ELEVATION REFERENCE PLAN**  
 1/4" = 1'-0"



City of Chandler  
Planning Department  
215 E. Buffalo Street  
Chandler, AZ 85225

Re: PAD/PDP application for McQueen Commons Townhomes  
DVR12-0044

To Whom It May Concern:

My name is CARL BENDIS. I reside at  
856 N GESSER ST.

I am signing this letter to indicate that I support the McQueen Commons  
Townhome project.

Signed: \_\_\_\_\_

*Carl Bendis*

Dated: \_\_\_\_\_

*4/18/13*

City of Chandler  
Planning Department  
215 E. Buffalo Street  
Chandler, AZ 85225

Re: PAD/PDP application for McQueen Commons Townhomes  
DVR12-0044

To Whom It May Concern:

My name is Juana Sanchez. I reside at  
121 N. McQueen Rd.

I am signing this letter to indicate that I support the McQueen Commons  
Townhome project.

Signed: Juana Sanchez  
Dated: 4/19/13