#5

JUN 12 2014

Chandler

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Where Values Make The Difference

MEMORANDUM **Planning Division - CC Memo No. 14-046**

DATE: JUNE 12, 2014

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER RD
MARSHA REED, ASSISTANT CITY MANAGER MR
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER KM

FROM: SUSAN FIALA, CITY PLANNER SF

SUBJECT: DVR13-0050 RAY ROAD APARTMENT HOMES
Introduction and Tentative Adoption of Ordinance No. 4533

Request: Rezoning from Planned Industrial District (I-1) with a Planned Area Development (PAD) overlay to Planned Area Development (PAD) for multi-family residential with a Preliminary Development Plan (PDP) for a 192-unit multi-family residential development

Location: East of the northeast corner of Arizona Avenue and Ray Road

Applicant: Mike Badner, Palm Communities

RECOMMENDATION

Planning Commission and Planning Staff, upon finding the request to be consistent with the General Plan, recommend approval subject to conditions.

BACKGROUND

The site is located east of the northeast corner of Arizona Avenue and Ray Road. The approximate seven acre site is bounded by a shopping center on the west, Union Pacific Railroad to the east, and undeveloped residentially zoned land to the north. Food City, Burger King, Walgreens, and other retail businesses are on the four corners of the arterial intersection. Palm Trails Condominiums multi-family residential development is on the south side of Ray Road. Industrial uses are east of the railroad tracks including Monterrey Tile and Hudson-Baylor Recycling.

The request is for rezoning from Planned Industrial District (I-1) with a Planned Area Development (PAD) overlay to PAD for multi-family residential with a Preliminary Development Plan (PDP) for a 192-unit multi-family residential development on approximately 7.73 acres.

In 1987, the C-3/PAD rezoning was approved for automotive related commercial services and then amended in 1988 to add industrial uses and reduce the amount of automotive services. In 1999, the site was rezoned with PDP from C-3/PAD to I-1/PAD for a three building, office and warehouse development. Zoning time extensions occurred in 2002, 2005, and 2008. The last zoning time extension expired in 2011.

ARCHITECTURE AND SITE DESIGN

The multi-family residential development includes 192 apartments with a mix of one-bedroom, two-bedroom, and three-bedroom units. There are five, three-story apartment buildings designed in a contemporary style. The urban nature of the development is carried out with careful placement of horizontal and vertical building elements. The building elements include modern and geometric designs with parapet rooflines, rectangular and square shaped fenestration, covered patios and balconies, varied window sizes, reveal lines, and color placement. One color scheme is proposed for all buildings featuring light beige with medium and dark gray and brown accents. Building materials include stucco and metal. Paint color application along with vertical and horizontal elements around windows and patios/balconies breaks up massing.

The building height is a maximum of forty feet. The clubhouse and fitness building are one-story with an approximate height of 21 feet. Garages are both attached and detached. Buildings One and Two along Ray Road do not provide attached garages. Buildings Three through Five contain attached garages providing direct access to select units.

The site's primary entrance and exit is off of Ray Road. The entry is designed with a raised landscaped median. Visitors and potential future tenants have direct access to the leasing office and do not require entry through the security gates, located on each side of the entrance. The driveway is enhanced with Date Palms, decorative pavers, and an entry monument sign. A gated emergency driveway is located at the west end of the Ray Road frontage. The clubhouse/leasing building and amenities are in the middle of the site and create a focal point.

Buildings are sited along a loop drive with separate drives to access garages. Pedestrian walkways are provided throughout the site, including a connection to the public sidewalk on Ray Road. Covered and uncovered parking is located around the perimeter of the site to further provide a buffer from the Union Pacific Railroad tracks and from Food City's service area and truck dock.

Parking calculations are based on unit type and require 354 parking spaces. The development provides 358 parking spaces that are open, under a carport, and in individual garages. Each unit will be assigned one parking space. Several ground level apartments have direct access to their garage. The remaining garages are available for rent at an additional fee.

A swimming pool, a jacuzzi, play structure, cyber café, fitness room, and a covered car wash are several of the amenities. Common open space provides 26,800 square feet of area. Date Palms, Palo Verde, Sissoo, and Southern Live Oak trees and a variety of shrubs and groundcover provide a complementary landscape palette. Pavers are used to enhance the main entry and highlight pedestrian walkways.

Perimeter walls of solid concrete masonry units will be constructed along the north, west, and east property lines at six feet in height. The Ray Road frontage will have a combination of solid walls and view fence at six feet in height with decorative columns. An entry monument sign is integrated with the view fence at the Ray Road driveway.

WAIVERS

The urban theme of this higher density multi-family residential development is heightened through modifying the Zoning Code and Multi-Family Residential Standards. Several waivers are requested as outlined below and further detailed in the Development Booklet.

1. Reduce the building setback requirement of 50 feet to 20 feet along Ray Road and to exceed the 25 foot building height to 40 feet at the building setback line.

2. Reduce the landscape setback from 20 feet to 10 feet along Ray Road.

3. The required dimensions for balconies and patios of 12 foot and 8 foot diameters are not in full compliance due to the configuration of each unit's balcony or patio. However, each unit is provided with a balcony or a patio that is sized to accommodate a small table and chairs. The total private space proposed is 14,500 square feet which exceeds the requirement of 12,859 square feet.

4. Landscape islands are required after every ten parking spaces and in three instances, this will not occur as depicted on the site plan.

5. Allow additional height for the perimeter wall, decorative view fencing, and monument sign. The perimeter site walls and view fencing along the street frontage are increased to six feet where three feet is required. A combination of solid masonry, view fence, and partial view fencing are proposed along the street frontage which allows visibility. The monument sign increases from six feet to almost nine feet in height. The top two feet of the sign is a stucco band designed to complement the architectural elements of the building elevations.

6. Reduce common open space from 48,000 square feet to 26,800 square feet. Site amenities above the required five are provided to compensate for the reduction and include a swimming pool, a jacuzzi, a cyber café, fitness center, clubhouse, two outdoor ramadas, barbeque area, resident car wash, and a canopied children's play structure.

7. Allow parking to encroach into the 20 foot parking setback by four feet. The parking spaces near the west side of the site at the emergency gate encroach into the setback. Adequate backup space is provided for vehicles at this location.

Planning Staff supports the requested waivers due to the location of the site within a Revitalization/Infill Growth Area, the quality of the project including urban architecture, amenities, and site design that projects an urban residential environment.

GENERAL PLAN CONFORMANCE

The subject site is designated as a Revitalization/Infill Growth Area in the Residential Land Use Element of the General Plan. The General Plan states urban residential densities exceeding 18 dwelling units per acre can be considered in Revitalization/Infill Growth Areas and includes uses such as commercial, office, and public use. The proposed density of 27.42 dwelling units per acre establishes a high density urban residential development to further support existing and future commercial, retail, and employment uses along Arizona Avenue and the surrounding area.

Arizona Avenue is identified as a transit corridor for light-rail or other higher capacity transit mode. Currently, Valley Metro provides a bus service route along the Arizona Avenue corridor. Designated bus stops, with shelters, exist at the northeast and southwest corners of Ray Road and Arizona Avenue. These bus stops are within a reasonable walking distance of the subject site.

DISCUSSION

Planning Staff supports the request for a 192 unit, multi-family development and associated waivers from the Zoning Code. The density increase above 18 dwelling units per acre to 27.42 dwelling units per acre furthers the goals of the General Plan and the land use designation. Building architecture and site layout complement the area with a quality residential development to further create sustainability of existing businesses and transit available in the area.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A neighborhood meeting was held on March 11, 2014. One citizen attended and inquired about school bus stops for pick-up and drop-off on Ray Road.
- At the time of this writing, Planning Staff received one phone call and one letter. The phone call came from the same resident who attended the neighborhood meeting. There is no known opposition to the request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:
In Favor: 4 Opposed: 0 Absent: 2 (Donaldson, Pridemore) Abstain: 1 (Ryan)

RECOMMENDED ACTIONS

Rezoning

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of the Rezoning from Planned Industrial District (I-1) with a Planned Area Development (PAD) overlay to Planned Area Development (PAD) for Multi-Family Residential, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Ray Road Apartment Homes", kept on file in the City of Chandler Planning Division, in File No. DVR13-0050, except as modified by condition herein.

2. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.

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. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).

6. 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.

7. 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.

8. Prior to the execution of any lease, prospective apartment tenants shall be given a written disclosure statement acknowledging that the apartments are located adjacent to or nearby existing and future industrial uses that may cause adverse noise, odors, and other externalities. The "Public Subdivision Report", "Lease/Purchase Contracts", CC&R's, and individual rental contracts shall state such uses are legal and should be expected to continue indefinitely. This responsibility for notice rests with the subdivider/apartment builder/developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

9. In the event the multi-family residential is platted to allow unit ownership, prior to the time of making any lot reservations or subsequent sales agreements, the subdivider/homebuilder/developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby existing railroad tracks and railroad right-of-way that may cause adverse noise, odors, and other externalities. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the

individual lot/unit property deeds shall include a disclosure statement outlining that the site is adjacent to or nearby an existing railroad track and railroad right-of-way, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. This responsibility for notice rests with the subdivider/homebuilder/developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

Preliminary Development Plan
Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of the Preliminary Development Plan request, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Ray Road Apartment Homes", kept on file in the City of Chandler Planning Services Division, in File No. DVR13-0050, except as modified by condition herein.

2. Approval by the Planning Administrator of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.

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

4. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner.

5. 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.

6. The applicant shall work with Planning Staff to incorporate additional architectural elements, building materials, and/or paint colors to further break up flat wall planes.

7. The applicant shall work with Planning Staff to incorporate additional window treatments.

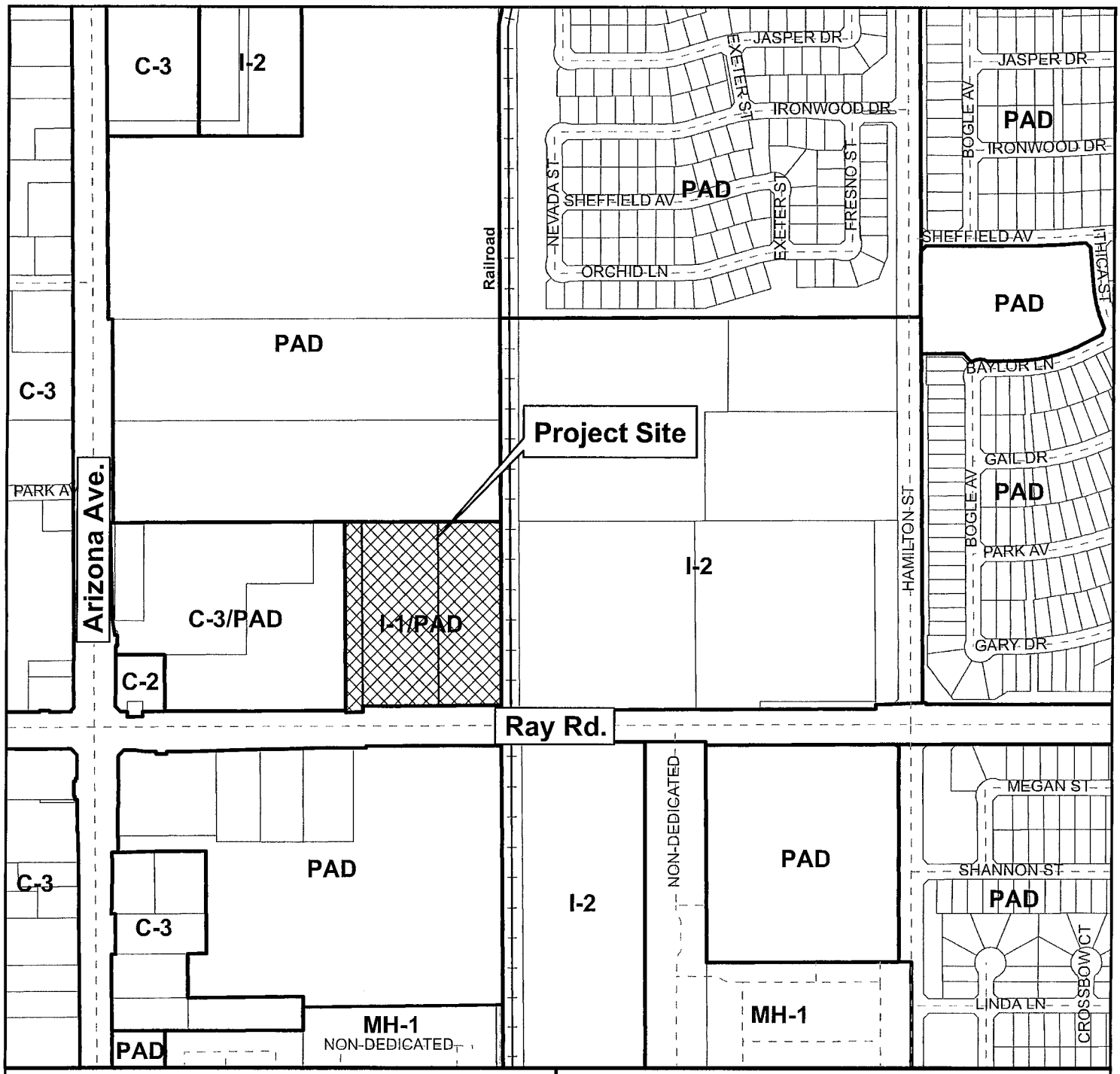
8. The applicant shall work with Planning Staff to add plant materials within the curbed islands along the driveway between Buildings 4 and 5.

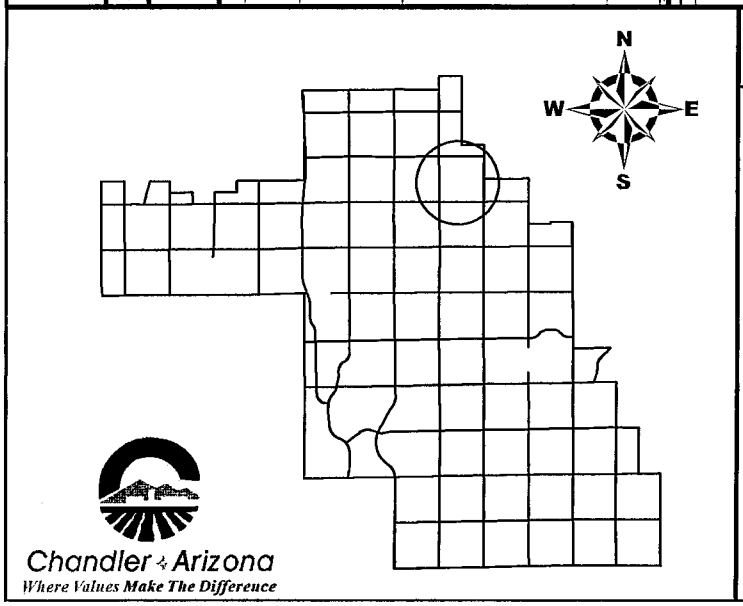
PROPOSED MOTIONS

Rezoning
Move to introduce and tentatively adopt Ordinance No. 4533 and approve DVR13-0050 RAY ROAD APARTMENT HOMES, rezoning from Planned Industrial District (I-1) with a Planned Area Development (PAD) overlay to Planned Area Development (PAD) for Multi-Family Residential, subject to the conditions as recommended by Planning Commission and Planning Staff.

Preliminary Development Plan
Move to approve DVR13-0050 RAY ROAD APARTMENT HOMES, Preliminary Development Plan, subject to the conditions as recommended by Planning Commission and Planning Staff.

Attachments
1. Vicinity Maps
2. Ordinance No. 4533
3. Site Plan
4. Landscape Plan
5. Monument Sign and Theme Wall
6. Perspective
7. Apartment Building Elevations/Floor Plan
8. Clubhouse Elevation/Floor Plan
9. Exhibit A, Development Booklet





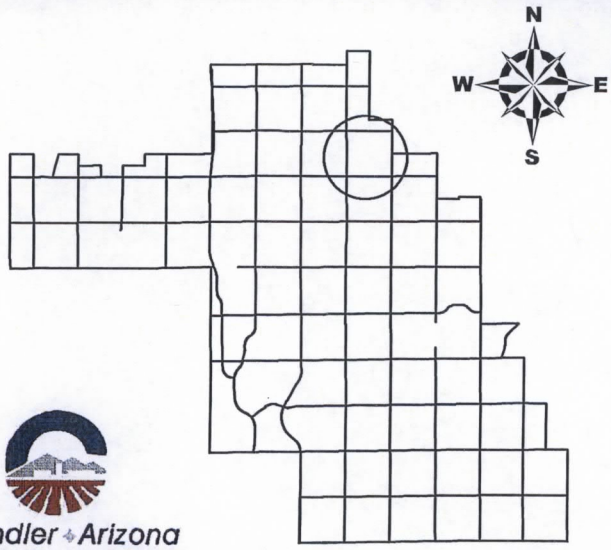
Vicinity Map

DVR13-0050

Ray Road Apartment Homes

CITY OF CHANDLER 12/22/2013

Vicinity Map



DVR13-0050

Ray Road Apartment Homes

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 12/22/2013

ORDINANCE NO. 4533

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED INDUSTRIAL DISTRICT (I-1)/PLANNED AREA DEVELOPMENT (PAD) TO PAD (MULTI-FAMILY RESIDENTIAL) IN CASE (DVR13-0050 RAY ROAD APARTMENT HOMES) 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 parcel is hereby rezoned from I-1/PAD to PAD (Multi-Family Residential), subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Ray Road Apartment Homes", kept on file in the City of Chandler Planning Division, in File No. DVR13-0050, except as modified by condition herein.

2. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for

development or take legislative action to cause the property to revert to its former zoning classification.

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. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).

6. 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.

7. 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.

8. Prior to the execution of any lease, prospective apartment tenants shall be given a written disclosure statement acknowledging that the apartments are located adjacent to or nearby existing and future industrial uses that may cause adverse noise, odors, and other externalities. The "Public Subdivision Report", "Lease/Purchase Contracts", CC&R's, and individual rental contracts shall state such uses are legal and should be expected to continue indefinitely. This responsibility for notice rests with the subdivider/apartment builder/developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

9. In the event the multi-family residential is platted to allow unit ownership, prior to the time of making any lot reservations or subsequent sales agreements, the subdivider/homebuilder/developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby existing railroad tracks and railroad right-of-way that may cause adverse noise, odors, and other externalities. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual lot/unit property deeds shall include a disclosure statement outlining that the site is adjacent to or nearby an existing railroad track and railroad right-of-way, and the disclosure

shall state that such uses are legal and should be expected to continue indefinitely. This responsibility for notice rests with the subdivider/homebuilder/developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

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 Planning Division 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 of the City of Chandler, Maricopa County, Arizona, this _____ day of _____, 2014.

ATTEST:

_____ _____
CITY CLERK MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this _____ day of _____, 2014.

ATTEST:

_____ _____
CITY CLERK MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4533 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2014, and that a quorum was present thereat.

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY GAB

PUBLISHED:

ATTACHMENT 'A'

LAND TITLE SURVEY

OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

DESCRIPTION

PARCEL 1:

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE WEST 824 FEET; AND

EXCEPT THE EAST 456 FEET.

PARCEL 2:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22;

THENCE NORTH 89 DEGREES 43 MINUTES 40 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 22, ALSO BEING THE MONUMENT LINE OF RAY ROAD, A DISTANCE OF 879.02 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 00 DEGREES 27 MINUTES 25 SECONDS WEST, A DISTANCE OF 658.90 FEET;
THENCE NORTH 89 DEGREES 43 MINUTES 25 SECONDS EAST, A DISTANCE OF 250.00 FEET;
THENCE SOUTH 00 DEGREES 27 MINUTES 25 SECONDS EAST, A DISTANCE OF 658.92 FEET TO THE SOUTH LINE OF SAID SECTION 22, ALSO BEING THE MONUMENT LINE OF RAY ROAD;
THENCE SOUTH 89 DEGREES 43 MINUTES 40 SECONDS WEST, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING;

EXCEPT THE SOUTH 33 FEET; AND

EXCEPT ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22;

THENCE, NORTH 89 DEGREES 43 MINUTES 40 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 22, ALSO BEING THE MONUMENT LINE OF RAY ROAD, A DISTANCE OF 879.02 FEET;
THENCE NORTH 00 DEGREES 27 MINUTES 25 SECONDS WEST, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 00 DEGREES 27 MINUTES 25 SECONDS WEST, A DISTANCE OF 32.00 FEET;
THENCE NORTH 89 DEGREES 43 MINUTES 40 SECONDS EAST, A DISTANCE OF 456.00 FEET;
THENCE SOUTH 00 DEGREES 27 MINUTES 25 SECONDS EAST, A DISTANCE OF 32.00 FEET;
THENCE SOUTH 89 DEGREES 43 MINUTES 40 SECONDS WEST, A DISTANCE OF 456.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22;

THENCE NORTH 89 DEGREES 43 MINUTES 40 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 22, ALSO BEING THE MONUMENT LINE OF RAY ROAD, A DISTANCE OF 1129.02 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 00 DEGREES 27 MINUTES 25 SECONDS WEST, A DISTANCE OF 658.92 FEET;
THENCE NORTH 89 DEGREES 43 MINUTES 25 SECONDS EAST, A DISTANCE OF 206.00 FEET;
THENCE SOUTH 00 DEGREES 27 MINUTES 25 SECONDS EAST, A DISTANCE OF 658.93 FEET TO THE SOUTH LINE OF SAID SECTION 22, ALSO BEING THE MONUMENT LINE OF RAY ROAD;
THENCE SOUTH 89 DEGREES 43 MINUTES 40 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 206.00 FEET TO THE POINT OF BEGINNING;

EXCEPT THE SOUTH 33 FEET; AND

EXCEPT ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22;

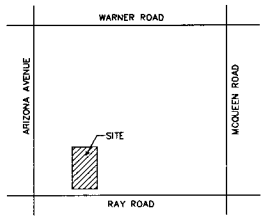
THENCE NORTH 89 DEGREES 43 MINUTES 40 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 22, ALSO BEING THE MONUMENT LINE OF RAY ROAD, A DISTANCE OF 879.02 FEET;
THENCE NORTH 00 DEGREES 27 MINUTES 25 SECONDS WEST, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 00 DEGREES 27 MINUTES 25 SECONDS WEST, A DISTANCE OF 32.00 FEET;
THENCE NORTH 69 DEGREES 43 MINUTES 40 SECONDS EAST, A DISTANCE OF 456.00 FEET;
THENCE SOUTH 00 DEGREES 27 MINUTES 25 SECONDS EAST, A DISTANCE OF 32.00 FEET;
THENCE SOUTH 89 DEGREES 43 MINUTES 40 SECONDS WEST, A DISTANCE OF 456.00 FEET TO THE POINT OF BEGINNING.

AREA:

305,218 SQ. FT. OR 7.007 ACRES (M) MORE OR LESS

ZONING REQUESTS:

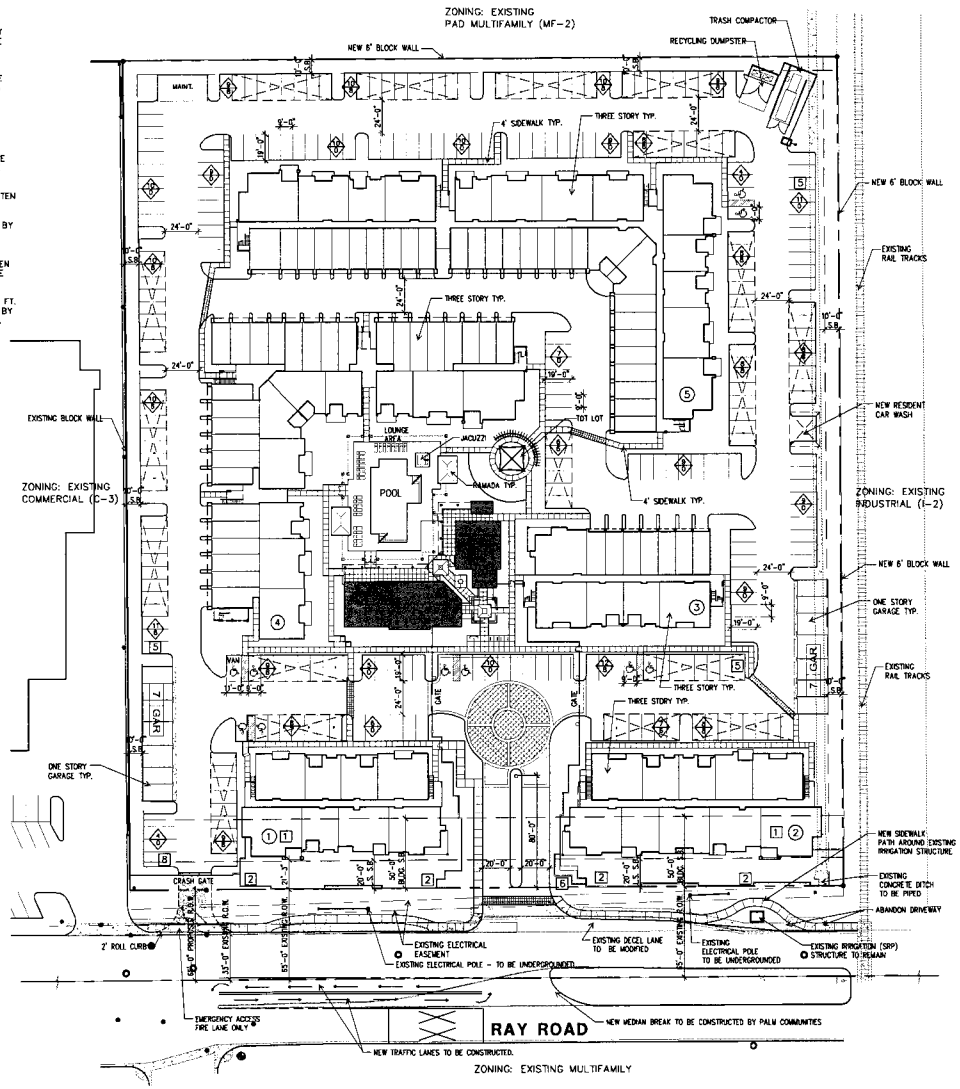
1. ZONING REQUEST TO ALLOW BUILDINGS 1 AND 2 TO EXTEND WITHIN THE REQUIRED 50'-0" BUILDING SETBACK ALONG RAY ROAD AND TO EXCEED TWENTY-FIVE FEET IN HEIGHT AT THE REQUIRED BUILDING SETBACK LINE.
2. ZONING REQUEST TO ALLOW THE PERIMETER WALLS AND DECORATIVE VIEW FENCING TO SLIGHTLY ENCROACH INTO THE REQUIRED 20' LANDSCAPE SETBACKS ALONG RAY ROAD AND TO SLIGHTLY EXCEED 36" IN HEIGHT WITHIN THIS SETBACK.
3. ZONING REQUEST TO ALLOW THE DENSITY TO EXCEED THE REQUIRED 18 DU/ACRE, BY AN ADDITIONAL 9 DU/ACRE.
4. ZONING REQUEST TO ALLOW RELIEF FROM THE 12' DIAMETER CIRCLE IN THE PATIOS AND THE 8' DIAMETER CIRCLES IN THE BALCONIES, BUT STILL PROVIDE EQUAL OR GREATER SQUARE FOOTAGE OF PRIVATE AND PUBLIC OPEN SPACE.
5. REQUEST TO ALLOW A LANDSCAPE ISLAND TO OCCUR PAST TEN PARKING SPACES IN SEVERAL LOCATIONS ON THE SITE.
6. REQUEST TO ALLOW THE MONUMENT SIGN TO EXCEED 2'-6" BY AN ADDITIONAL 6'-0" (APPROX.) IN THE 20'-0" LANDSCAPE SETBACK.
7. ZONING REQUEST TO ALLOW THE TOTAL COMMON PUBLIC OPEN SPACE TO BE APPROX. 26,800 SF, WHICH IS LESS THAN THE REQUIRED 48,000 SF.
8. ZONING REQUEST TO ALLOW PARKING TO ENCROACH THE 20 FT. SETBACK BY 4 FEET – THIS PARKING HAS BEEN SCREENED BY A 36" SITE WALL AND PROVIDES SUFFICIENT BACK-UP AREA



VICINITY MAP – NOT TO SCALE

LEGEND

- (7) BUILDING NUMBER AND TYPE
- PARKING SPACES IN ROW
- (10) COVERED PARKING SPACES IN ROW
- 7 DEVIATION NUMBER



NORTH

PRELIMINARY SITE PLAN

SCALE: 1" = 40'-0"

PROJECT DATA

OWNER:
JOHNSON BANK
8700 N. GAINEY CENTER DR.
SUITE 100
SCOTTSDALE, AZ 85258

DEVELOPER:
PALM COMMUNITIES
15635 ALTON PARKWAY
SUITE 375
IRVINE, CA 92618
PH: (949) 878-9388
CONTACT: MIKE BADNER

LANDSCAPE:
PHILIP R RYAN LANDSCAPE ARCH. P.C.
575 W CHANDLER BLVD. SUITE 229
CHANDLER, AZ 85225
PH: (480) 898-5813
FAX: (480) 963-3674
CONTACT: PHIL RYAN L.A.

ARCHITECTURAL:
WHITNEYBELL PERRY INC
575 W CHANDLER BLVD
SUITE 123
CHANDLER, AZ 85225
PH: (602) 265-1891
FAX: (480) 821-0145
CONTACT: MIKE PERRY, AIA
AND/OR CHRISTINE NAMAN

CIVIL:
RICK ENGINEERING COMPANY
8150 NORTH 16TH STREET
PHOENIX, AZ 85016
PH: (602) 957-3350
FAX: (602) 285-2398

ATTORNEY:
BEUS GILBERT, PLLC
4800 N. SCOTTSDALE ROAD
SUITE 6000
SCOTTSDALE, AZ 85251
PH: (480) 429-3000
CONTACT: ANDY JOCHUMS

ADDRESS: RAY ROAD AND APPROX. 870' EAST OF ARIZONA AVE. CHANDLER, AZ

APN NUMBERS: 302-40-004Q, 302-40-004P, 302-40-004N

GROSS AREA (TO CENTERLINE): 7.73 ACRES (336,691 S.F.)
SITE AREA (NET – ACCORDING TO SURVEY): 7.00 ACRES (305,234 S.F.)

SQUARE FOOTAGE PER BUILDING:

BUILDING TYPE ONE:	10,022 SF
BUILDING TYPE TWO:	12,270 SF
BUILDING TYPE THREE:	9,258 SF
BUILDING TYPE FOUR:	27,228 SF
BUILDING TYPE FIVE:	32,310 SF
CLUBHOUSE BUILDING:	4,218 SF
2 STAND ALONE GARAGES:	4,233 SF
TOTAL BUILDING AREA:	2.28 ACRES (99,539 S.F.)

LOT COVERAGE ALLOWED PER MF-2: 45 PERCENT
LOT COVERAGE PROVIDED: 32.6 PERCENT

CURRENT ZONING: INDUSTRIAL (I-1)/PAD
PROPOSED USE: MULTIPLE-FAMILY RESIDENTIAL (MF-2)/PAD

BUILDING HEIGHT:
ALLOWED PER MF-2: MAX 45'-0"
PROVIDED: 40'-0" HT.

DENSITY (NET)
ALLOWED PER MF-2: 18.0 DU/ACRE
PROVIDED: 192 UNITS/7.00 ACRES = 27.42 D.U./ACRE 3

RECREATIONAL OPEN SPACE CALCULATION:
REQUIRED PER MF-2: 150 SF/BEDROOM
322 TOTAL BEDROOMS
150 X 322 = 48,300 SF PUBLIC OPEN SPACE REQUIRED
PROVIDED: APPROX. 26,800 SF PUBLIC OPEN SPACE PROVIDED 7

PRIVATE OPEN SPACE CALCULATION:
REQUIRED PER MF-2: 12' DIA. CIRCLE FOR PATIOS & 8' DIA. CIRCLE FOR BALCONIES 4
12,859 SF PRIVATE OPEN SPACE REQUIRED
PROVIDED: APPROX. 14,500 SF PRIVATE OPEN SPACE PROVIDED

UNIT TYPE	# OF UNITS
1 BEDROOM UNIT	82 UNITS (42.3%)
2 BEDROOM UNIT	90 UNITS (47.4%)
3 BEDROOM UNIT	20 UNITS (10.3%)
TOTAL	192 UNITS

ADA ACCESSIBLE PARKING:
REQUIRED: 354 P.S. = 8 HANDICAP SPACES
PROVIDED: 10 HANDICAP SPACES
VAN ACCESSIBLE: 1 SPACE

REQUIRED:	# UNITS		SPACES REQ'D		
1 BEDROOM UNITS	82	x	1.5	=	123 P.S.
2 BEDROOM UNITS	90	x	2.00	=	180 P.S.
3 BEDROOM UNITS	20	x	2.25	=	45 P.S.
LEASING OFFICE	1/250sf		1300/250	=	6 P.S.
MINIMUM					354 P.S.
PROVIDED:					
GARAGES				=	75 P.S.
CARPORT				=	140 P.S.
OPEN				=	143 P.S.
TOTAL PARKING SPACES:					358 P.S.

	MF-2 STANDARDS: REQUIRED BUILDING SETBACKS:	NEW PAD STANDARDS: PROPOSED BUILDING SETBACKS:	MF-2 STANDARDS: REQUIRED LANDSCAPE SETBACKS:	NEW PAD STANDARDS: PROPOSED LANDSCAPE SETBACKS:
FRONT YARD (RAY ROAD)	50'-0" SETBACK	20'-0" SETBACK	20'-0" SETBACK	10'-0" SETBACK
REAR YARD	10'-0" SETBACK	10'-0" SETBACK	10'-0" SETBACK	10'-0" SETBACK
SIDE YARD-ADJACENT TO COMMERCIAL	10'-0" SETBACK	10'-0" SETBACK	10'-0" SETBACK	10'-0" SETBACK
SIDE YARD-ADJACENT TO INDUSTRIAL	10'-0" SETBACK	10'-0" SETBACK	10'-0" SETBACK	10'-0" SETBACK

PALM COMMUNITIES

RAY RD. APARTMENT HOMES

CHANDLER, ARIZONA

PRELIMINARY

Expires 12/31/2015

WHITNEYBELL PERRY INC
1132 East Missouri Avenue
Phoenix, Arizona 85014-2784
575 West Chandler Avenue, Ste 123
Chandler, Arizona 85225-7532
(602)265-1891

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PRELIMINARY SITE PLAN

PLANT SCHEDULE:

PHOENIX DACTYLIFERA DATE PALM	25' TRUNK, MATCHING
CERCIDIUM FLORIDUM 'DM' DESERT MUSEUM PALO VERDE	36" BOX MINIMUM 12' HT, 8' SP, 3" CAL
CERCIDIUM FLORIDUM 'DM' DESERT MUSEUM PALO VERDE	24" BOX MINIMUM 10' HT, 4.5' SP, 1 1/2" CAL
QUERCUS VIRGINIANA SOUTHERN LIVE OAK	24" BOX MINIMUM 10' HT, 4.5' SP, 1 1/2" CAL
DAHLBERGIA SISSOO SISSOO TREE	24" BOX MINIMUM 12' HT, 5' SP, 2" CAL
ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX MINIMUM, MATCHING 10' HT, 4.5' SP, 1 1/2" CAL
CHITALPA TASHKENSIS CHITALPA	24" BOX MINIMUM 10' HT, 4.5' SP, 1 1/2" CAL
CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	24" BOX TREE FORM
SAPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL	24" BOX TREE FORM
PHOENIX ROEBELLINI PIGMY DATE PALM	15 GALLON 3-4 TRUNK
AGAVE PARRYI PARRY'S AGAVE	5 GALLON FULL, FAST CAN
CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GALLON FULL, FAST CAN
LEUCOPHYLLUM LANSMANIAE RIO BRAVO SAGE	5 GALLON FULL, FAST CAN
MUHLENBERGIA CAPILLARIS PINK MUHLY	5 GALLON FULL, FAST CAN
RUELLIA PENINSULARIS SONORAN DESERT RUELLIA	5 GALLON FULL, FAST CAN
HESPERALOE PARVIFOLIA RED YUCCA	5 GALLON FULL, FAST CAN
RUELLIA BRITTONIANA CALIFORNICA RUELLIA	1 GALLON FULL, FAST CAN
NERIUM OLEANDER 'D.P.' DWARF PINK OLEANDER	5 GALLON FULL, FAST CAN
CALLISTEMON VIMINALIS 'LITTLE JOHN' LITTLE JOHN BOTTLE BRUSH	5 GALLON FULL, FAST CAN
ACACIA REDOLENS DESERT CARPET	1 GALLON FULL, FAST CAN
TECOMA STANS V. STANS YELLOW BELLS	5 GALLON FULL, FAST CAN
HARDENBERGIA VIOLACEA LILAC VINE	5 GALLON ON ROUND METAL TRELLIS
LANTANA MONTIVIDENSIS 'N.G.' NEW GOLD LANTANA	1 GALLON FULL, FAST CAN
WEDELIA TRILOBATA YELLOW DOT	1 GALLON @ 3' O.C. FULL, FAST CAN
DECOMPOSED GRANITE 'NAVAJO BEIGE'	1/2" SCREENED, THRU-OUT ALL NON-LAWN PLANTING AREAS
SODDED LAWN	MID-IRON

ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE 'ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS

PLAN KEY NOTES:

1. SODDED LAWN
2. FLOWERING ANNUALS BY SEASON
3. JACUZZI
4. SIGN MONUMENT (SEE EXHIBIT 'B')
5. MAILBOXES
6. DECORATIVE PAVEMENT (STONE PAVERS)
7. PAINTED CROSSWALKS
8. 6' HIGH METAL TUBE POOL FENCE
9. GATED ENTRANCE (SEE EXHIBIT 'B')
10. WATER FEATURE
11. 6' BENCH
12. BIKE LOOPS
13. GATED EXIT
14. PLAY STRUCTURE W/ SAIL CANVAS CANOPY (SEE PERSPECTIVE)
15. 6' WIDE CONCRETE SIDEWALK
16. 4' WIDE CONCRETE SIDEWALK
17. SCORED CONCRETE
18. POTTED PLANTS
19. 6' HIGH DECORATIVE PERIMETER WALL (SEE WALL EXHIBIT)
20. ACRYLIC DECK
21. METAL TRELLIS STRUCTURE (SEE PERSPECTIVE)

Preliminary Landscape Plan
Scale 1:30

30 15 0 30
GRAPHIC SCALE

NORTH

phillip r. ryan
landscape architect p.c.
landscape architecture & planning
575 w. chandler blvd., suite 229
chandler, arizona 85225
(480) 899-5813 fax (480) 963-3674

PALM COMMUNITIES

RAY RD. APARTMENT HOMES

CHANDLER, ARIZONA

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EXHIBIT "A"

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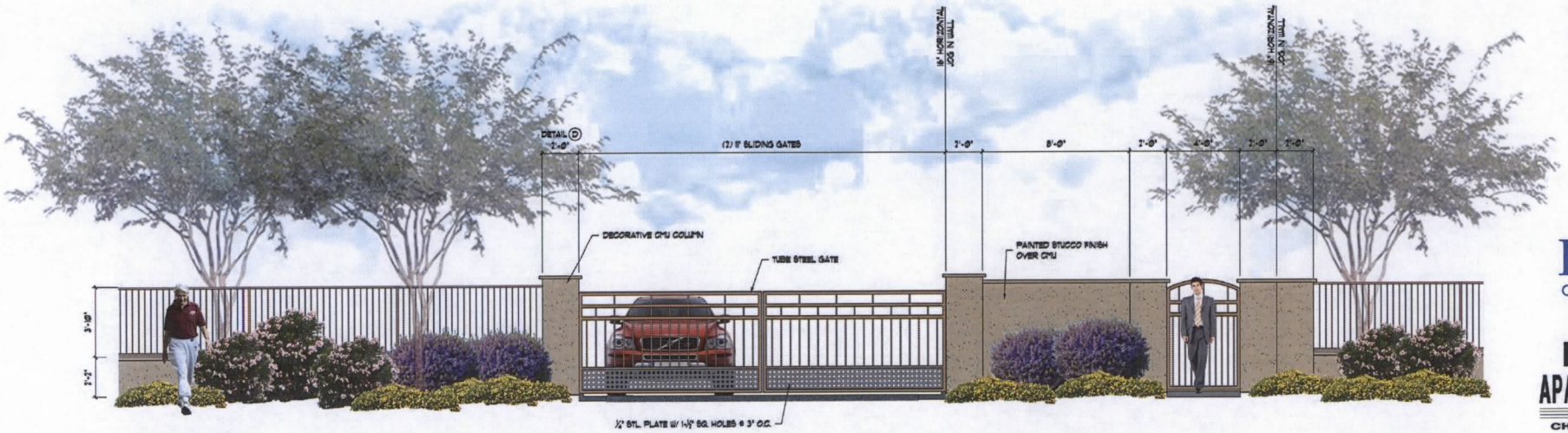
LANDSCAPE PLAN
PRELIMINARY



1/B ENTRY GATE ELEVATION

SCALE 3/8" = 1'-0"

2/B SIGN MONUMENT AND THEME WALL

SCALE 3/8" = 1'-0"

phillip r. ryan
landscape architect p.c.
landscape architecture & planning
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WALL DETAILS

NOTES

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PLEASE SEE MATERIAL AND COLOR SCHEME SHEETS FOR DETAILED INFORMATION.

ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.

ALL GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.

ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.

ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS.

ALL ROOF ACCESS LADDERS WILL NEED TO BE INTERNAL TO THE BUILDING.

ENTIRE BUILDING WILL BE STUCCO FINISH WITH METAL PANELS AT GUARDRAIL WALLS

COLOR SCHEDULE

A MAIN EXTERIOR WALLS
DUNN EDWARDS SOFT LEATHER (DE5256)

B ACCENT BODY COLOR
DUNN EDWARDS LIGHT BEIGE (DE6211)

C ACCENT BODY COLOR 2
DUNN EDWARDS DOVER PLAINS (DE6116)

D MAIN EXTERIOR WALLS
DUNN EDWARDS FLOATING FEATHER (DE6142)

E ACCENT 1
DUNN EDWARDS BARREL STOVE (DE6216)

F ACCENT 2
DUNN EDWARDS CEDAR CHEST (DE6112)

PRELIMINARY FRONT ELEVATION
BUILDING TYPE 1
SCALE: 1/8" = 1'-0" 0 4' 8' 16'

PRELIMINARY BACK ELEVATION
BUILDING TYPE 1
SCALE: 1/8" = 1'-0" 0 4' 8' 16'

PRELIMINARY RIGHT ELEVATION
BUILDING TYPE 1
SCALE: 1/8" = 1'-0" 0 4' 8' 16'

PRELIMINARY LEFT ELEVATION
BUILDING TYPE 1
SCALE: 1/8" = 1'-0" 0 4' 8' 16'

PALM COMMUNITIES

RAY RD. APARTMENT HOMES

CHANDLER, ARIZONA

REGISTERED ARCHITECT CERTIFICATE NO. 24104 James Michael Whitney ARIZONA U.S.A.

PRELIMINARY

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PRELIMINARY
BLDG 1 ELEVATION

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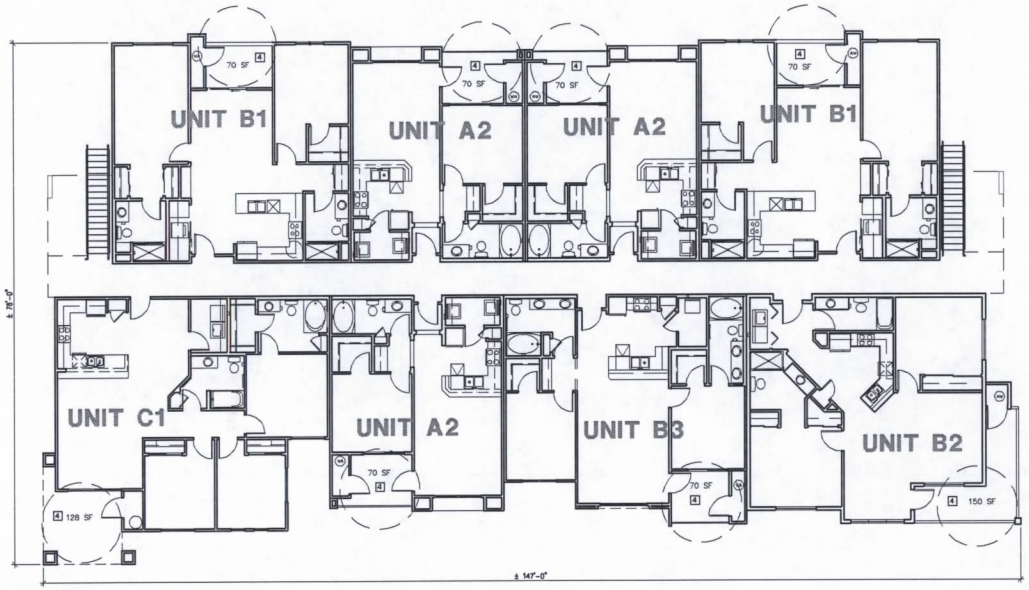

PRELIMINARY FIRST FLOOR PLAN

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

PROGRAM SQUARE FOOTAGE:

ONE BEDROOM UNITS	
UNIT A2	±700 LIVEABLE SF
TWO BEDROOM UNITS	
UNIT B1	±1,096 LIVEABLE SF
UNIT B2	±1,130 LIVEABLE SF
UNIT B3	±1045 LIVEABLE SF
THREE BEDROOM UNIT	
UNIT C1	±1,286 LIVEABLE SF

UNIT TOTALS – FIRST FLOOR:

ONE BEDROOM UNITS = 3 UNITS
TWO BEDROOM UNITS = 4 UNITS
THREE BEDROOM UNITS = 1 UNIT
TOTAL UNITS = 8 UNITS

[4] ZONING REQUEST:
ZONING REQUEST TO ALLOW THE PRIVATE OPEN SPACES SUCH AS THE BALCONIES AND PATIOS TO NOT MEET THE 12' DIAMETER CIRCLE NOR THE 8' DIAMETER CIRCLE
ALL ROOF ACCESS LADDERS WILL NEED TO BE INTERNAL TO THE BUILDING.

PALM COMMUNITIES

RAY RD. APARTMENTS

CHANDLER, ARIZONA

REGISTERED ARCHITECT 24104 James Michael Whitneybell ARIZONA, U.S.A.

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PRELIMINARY
BLDG 1 FLOOR PLAN

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PRELIMINARY SOUTH ELEVATION

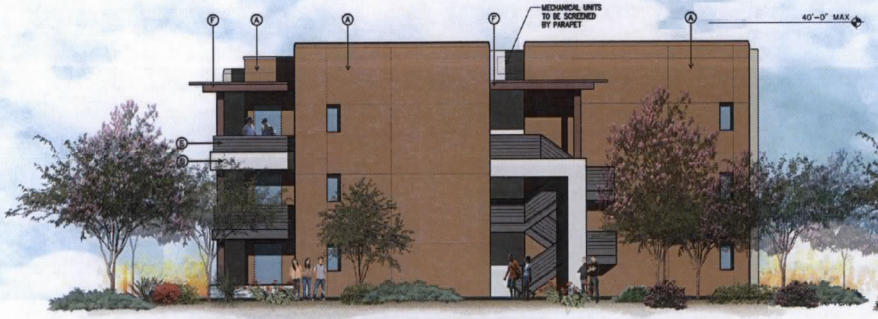
BUILDING NUMBER 2

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

PRELIMINARY NORTH ELEVATION

BUILDING NUMBER 2

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



PRELIMINARY EAST ELEVATION

BUILDING NUMBER 2

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

PRELIMINARY WEST ELEVATION

BUILDING NUMBER 2

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

NOTES

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ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.

ALL GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.

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ALL ROOF ACCESS LADDERS WILL NEED TO BE INTERNAL TO THE BUILDING.

ENTIRE BUILDING WILL BE STUCCO FINISH WITH METAL PANELS AT GUARDRAIL WALLS

COLOR SCHEDULE

A MAIN EXTERIOR WALLS
DUNN EDWARDS SOFT LEATHER (DE5256)

B ACCENT BODY COLOR
DUNN EDWARDS LIGHT BEIGE (DE6211)

C ACCENT BODY COLOR 2
DUNN EDWARDS DOVER PLAINS (DE5116)

D MAIN EXTERIOR WALLS
DUNN EDWARDS FLOATING FEATHER (DE6142)

E ACCENT 1
DUNN EDWARDS BARREL STOVE (DE6216)

F ACCENT 2
DUNN EDWARDS CEDAR CHEST (DE6112)

PALM COMMUNITIES

RAY RD. APARTMENT HOMES

CHANDLER, ARIZONA

REGISTERED ARCHITECT CERTIFICATE NO. 24104 ARIZONA, U.S.A.

PRELIMINARY

Expires 12/31/2015

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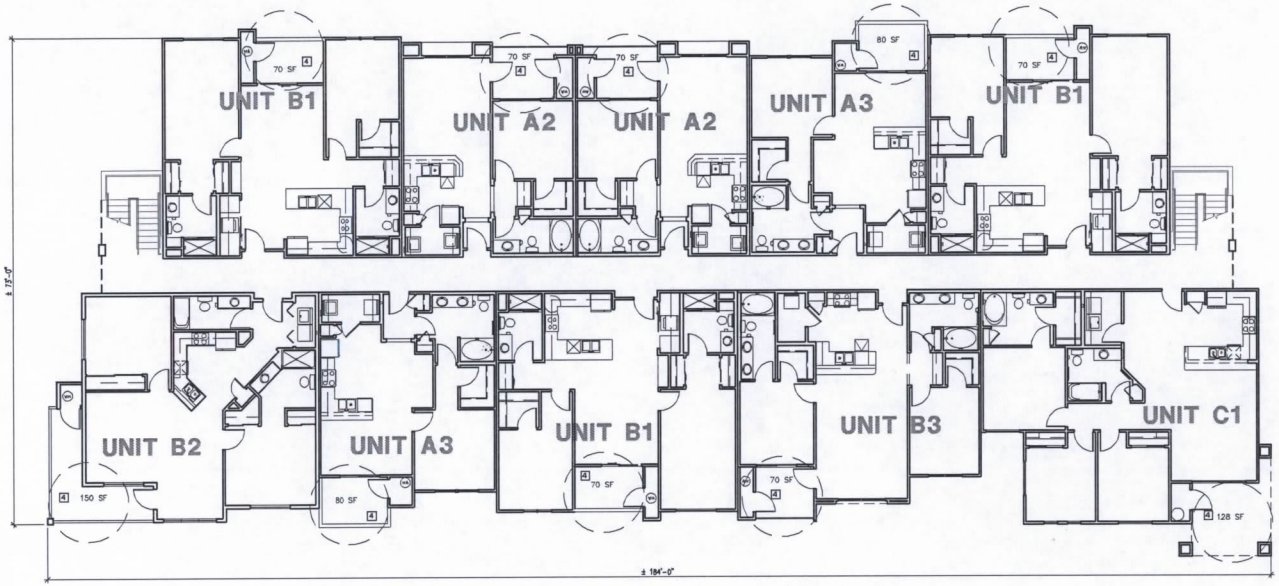
BLDG 2 ELEVATION



PRELIMINARY FIRST FLOOR PLAN

BUILDING TYPE 2

SCALE 1/8" = 1'-0"

PROGRAM SQUARE FOOTAGE:

ONE BEDROOM UNITS	
UNIT A2	±700 LIVEABLE SF
UNIT A3	±766 LIVEABLE SF
TWO BEDROOM UNITS	
UNIT B1	±1,096 LIVEABLE SF
UNIT B2	±1,130 LIVEABLE SF
UNIT B3	±1,045 LIVEABLE SF
THREE BEDROOM UNIT	
UNIT C1	±1,286 LIVEABLE SF

UNIT TOTALS – FIRST FLOOR:

ONE BEDROOM UNITS = 4 UNITS
TWO BEDROOM UNITS = 5 UNITS
THREE BEDROOM UNITS = 1 UNIT
TOTAL UNITS = 10 UNITS

4 ZONING REQUEST:
ZONING REQUEST TO ALLOW THE PRIVATE OPEN SPACES SUCH AS THE BALCONIES AND PATIOS TO NOT MEET THE 12' DIAMETER CIRCLE NOR THE 8' DIAMETER CIRCLE

ALL ROOF ACCESS LADDERS WILL NEED TO BE INTERNAL TO THE BUILDING.

Contractor must verify all dimensions at project before proceeding with this work.
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PRELIMINARY
BLDG 2 FLOOR PLAN

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PRELIMINARY SOUTH ELEVATION

BUILDING NUMBER 3

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

PRELIMINARY NORTH ELEVATION

BUILDING NUMBER 3

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

PRELIMINARY EAST ELEVATION

BUILDING NUMBER 3

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

PRELIMINARY WEST ELEVATION

BUILDING NUMBER 3

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

NOTES

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ALL ROOF ACCESS LADDERS WILL NEED TO BE INTERNAL TO THE BUILDING.

ENTIRE BUILDING WILL BE STUCCO FINISH WITH METAL PANELS AT GUARDRAIL WALLS

COLOR SCHEDULE

A MAIN EXTERIOR WALLS
DUNN EDWARDS SOFT LEATHER (DE5256)

B ACCENT BODY COLOR
DUNN EDWARDS LIGHT BEIGE (DE6211)

C ACCENT BODY COLOR 2
DUNN EDWARDS DOVER PLAINS (DE6116)

D MAIN EXTERIOR WALLS
DUNN EDWARDS FLOATING FEATHER (DE6142)

E ACCENT 1
DUNN EDWARDS BARREL STOVE (DE6216)

F ACCENT 2
DUNN EDWARDS CEDAR CHEST (DE6112)

PALM COMMUNITIES

RAY RD. APARTMENT HOMES

CHANDLER, ARIZONA

REGISTERED ARCHITECT 24104 CERTIFICATE HOLDER ARIZONA, U.S.A.

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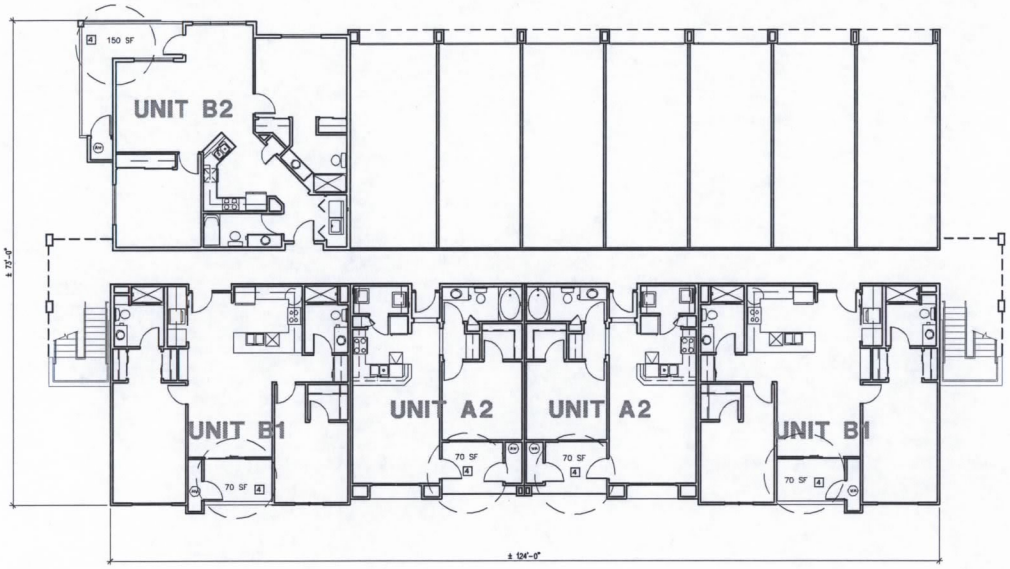
PRELIMINARY
BLDG 3 ELEVATIONS



PRELIMINARY FIRST FLOOR PLAN

BUILDING TYPE 3 SCALE: 1/8" = 1'-0"

PROGRAM SQUARE FOOTAGE:	
ONE BEDROOM UNITS	
UNIT A2	±700 LIVEABLE SF
TWO BEDROOM UNITS	
UNIT B1	±1,096 LIVEABLE SF
UNIT B2	±1,130 LIVEABLE SF

UNIT TOTALS – FIRST FLOOR:

ONE BEDROOM UNITS = 2 UNITS
TWO BEDROOM UNITS = 3 UNITS
TOTAL UNITS = 5 UNITS

4 ZONING REQUEST:
ZONING REQUEST TO ALLOW THE PRIVATE OPEN SPACES SUCH AS THE BALCONIES AND PATIOS TO NOT MEET THE 12' DIAMETER CIRCLE NOR THE 8' DIAMETER CIRCLE
ALL ROOF ACCESS LADDERS WILL NEED TO BE INTERNAL TO THE BUILDING.

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PALM COMMUNITIES

RAY RD. APARTMENTS

CHANDLER, ARIZONA

REGISTERED ARCHITECT CERTIFICATE NO. 24104 James Michael ARIZONA, U.S.A.

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20 Dec 2013

PRELIMINARY
BLDG 3 FLOOR PLAN

PRELIMINARY EAST ELEVATION

BUILDING NUMBER 4

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

PRELIMINARY WEST ELEVATION

BUILDING NUMBER 4

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

PRELIMINARY NORTH ELEVATION

BUILDING NUMBER 4

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

PRELIMINARY SOUTH ELEVATION

BUILDING NUMBER 4

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

PALM COMMUNITIES

RAY RD. APARTMENT HOMES

CHANDLER, ARIZONA

COLOR SCHEDULE

COLOR SCHEME #1

- A MAIN EXTERIOR WALLS
  DUNN EDWARDS SOFT LEATHER (DE5256)
- B ACCENT BODY COLOR
  DUNN EDWARDS LIGHT BEIGE (DE5211)
- C ACCENT BODY COLOR 2
  DUNN EDWARDS DOVER PLAINS (DE6116)
- D MAIN EXTERIOR WALLS
  DUNN EDWARDS FLOATING FEATHER (DE6142)
- E ACCENT 1
  DUNN EDWARDS BARREL STOVE (DE6216)
- F ACCENT 2
  DUNN EDWARDS CEDAR CHEST (DE6112)

REGISTERED ARCHITECT 24104 STATE OF ARIZONA

PRELIMINARY

Expires 12/31/2015

WHITNEYBELL PERRY INC
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Phoenix, Arizona 85014-2784
575 West Chandler Avenue, Ste 123
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(602)265-1891

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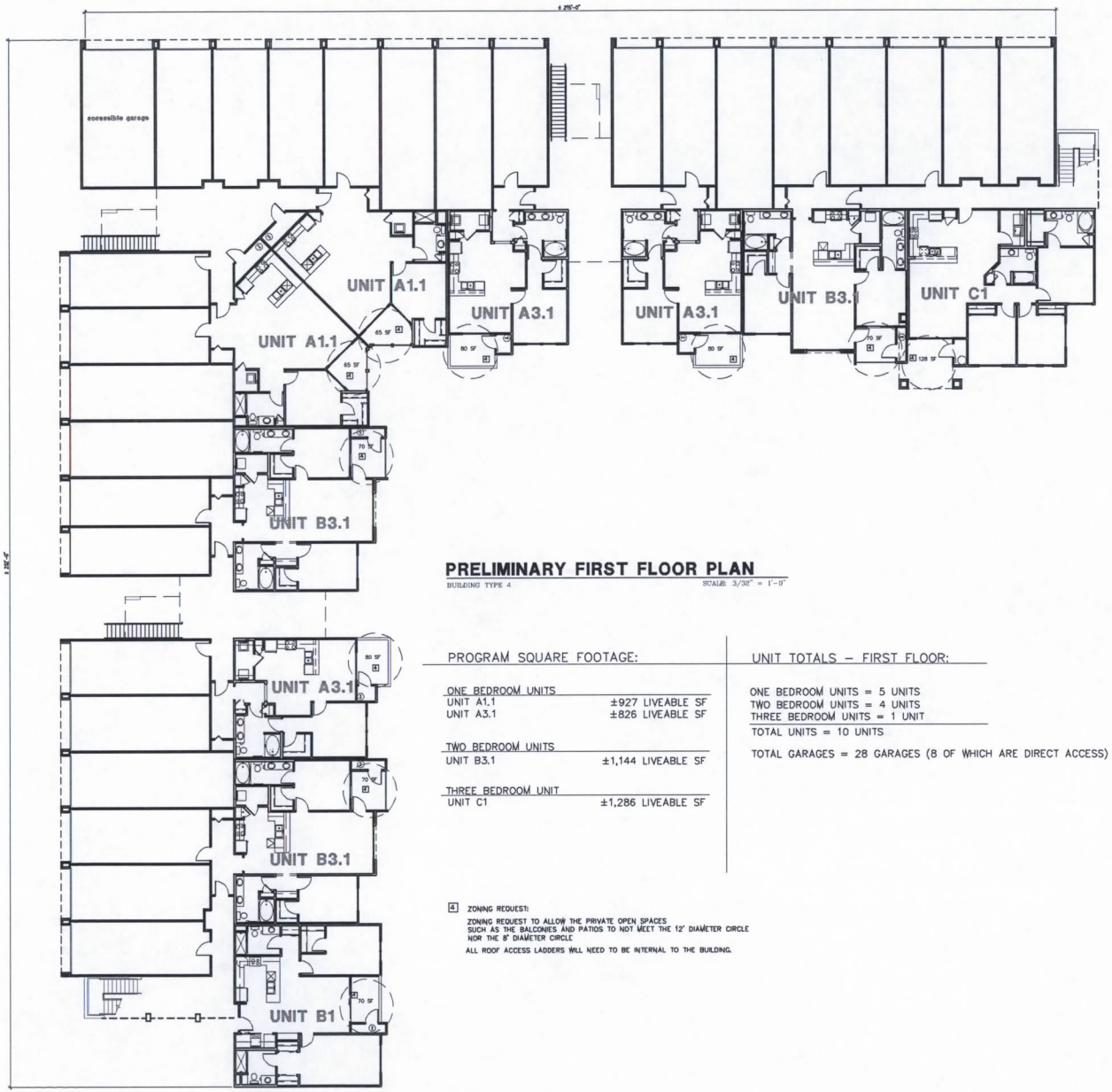
PRELIMINARY
BLDG 4 ELEVATIONS



PRELIMINARY FIRST FLOOR PLAN

BUILDING TYPE 4 SCALE: 3/32" = 1'-0"

PROGRAM SQUARE FOOTAGE:

ONE BEDROOM UNITS	
UNIT A1.1	±927 LIVEABLE SF
UNIT A3.1	±826 LIVEABLE SF
TWO BEDROOM UNITS	
UNIT B3.1	±1,144 LIVEABLE SF
THREE BEDROOM UNIT	
UNIT C1	±1,286 LIVEABLE SF

UNIT TOTALS – FIRST FLOOR:

ONE BEDROOM UNITS = 5 UNITS
TWO BEDROOM UNITS = 4 UNITS
THREE BEDROOM UNITS = 1 UNIT
TOTAL UNITS = 10 UNITS

TOTAL GARAGES = 28 GARAGES (8 OF WHICH ARE DIRECT ACCESS)

4 ZONING REQUEST:
ZONING REQUEST TO ALLOW THE PRIVATE OPEN SPACES SUCH AS THE BALCONIES AND PATIOS TO NOT MEET THE 12' DIAMETER CIRCLE NOR THE 8' DIAMETER CIRCLE
ALL ROOF ACCESS LADDERS WILL NEED TO BE INTERNAL TO THE BUILDING.

Contractor must verify all dimensions at project before proceeding with this work.
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PALM COMMUNITIES

RAY RD. APARTMENTS

CHANDLER, ARIZONA

PRELIMINARY

Expires 12/31/2015

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PRELIMINARY
BLDG 4 FLOOR PLAN

PRELIMINARY NORTH ELEVATION

BUILDING NUMBER 5

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

PRELIMINARY NORTH ELEVATION - CONT

BUILDING TYPE 5

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

PRELIMINARY SOUTH ELEVATION

BUILDING NUMBER 5

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

PRELIMINARY SOUTH ELEVATION - CONT

BUILDING TYPE 5

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

NOTES

* THESE ARE PRELIMINARY ELEVATIONS: SUBJECT TO CHANGE

PLEASE SEE MATERIAL AND COLOR SCHEME SHEETS FOR DETAILED INFORMATION.

ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.

ALL GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.

ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.

ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS.

ALL ROOF ACCESS LADDERS WILL NEED TO BE INTERNAL TO THE BUILDING.

ENTIRE BUILDING WILL BE STUCCO FINISH WITH METAL PANELS AT GUARDRAIL WALLS

PALM COMMUNITIES

RAY RD. APARTMENT HOMES

CHANDLER, ARIZONA

COLOR SCHEDULE

COLOR SCHEME #1

A MAIN EXTERIOR WALLS
DUNN EDWARDS SOFT LEATHER (DE5256)

B ACCENT BODY COLOR
DUNN EDWARDS LIGHT BEIGE (DE6211)

C ACCENT BODY COLOR 2
DUNN EDWARDS DOVER PLAINS (DE6116)

D MAIN EXTERIOR WALLS
DUNN EDWARDS FLOATING FEATHER (DE5142)

E ACCENT 1
DUNN EDWARDS BARREL STONE (DE6216)

F ACCENT 2
DUNN EDWARDS CEDAR CHEST (DE6112)

REGISTERED ARCHITECT 24104 ARIZONA U.S.A.

PRELIMINARY

Expires 12/31/2015

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PRELIMINARY
BLDG 5 ELEVATIONS

PRELIMINARY EAST ELEVATION

BUILDING NUMBER 5

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

PRELIMINARY WEST ELEVATION

BUILDING NUMBER 5

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

COLOR SCHEDULE

A MAIN EXTERIOR WALLS
DUNN EDWARDS SOFT LEATHER (DE5256)

B ACCENT BODY COLOR
DUNN EDWARDS LIGHT BEIGE (DE6211)

C ACCENT BODY COLOR 2
DUNN EDWARDS DOVER PLAINS (DE6116)

D MAIN EXTERIOR WALLS
DUNN EDWARDS FLOATING FEATHER (DE6142)

E ACCENT 1
DUNN EDWARDS BARREL STOVE (DE6216)

F ACCENT 2
DUNN EDWARDS CEDAR CHEST (DE6112)

NOTES

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ALL GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.

ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.

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ALL ROOF ACCESS LADDERS WILL NEED TO BE INTERNAL TO THE BUILDING.

ENTIRE BUILDING WILL BE STUCCO FINISH WITH METAL PANELS AT GUARDRAIL WALLS

Contractor must verify all dimensions at project before proceeding with this work.

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RAY RD. APARTMENT HOMES

CHANDLER, ARIZONA

REGISTERED ARCHITECT 24104 ARIZONA U.S.A.

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PRELIMINARY
BLDG 5 ELEVS CONT.

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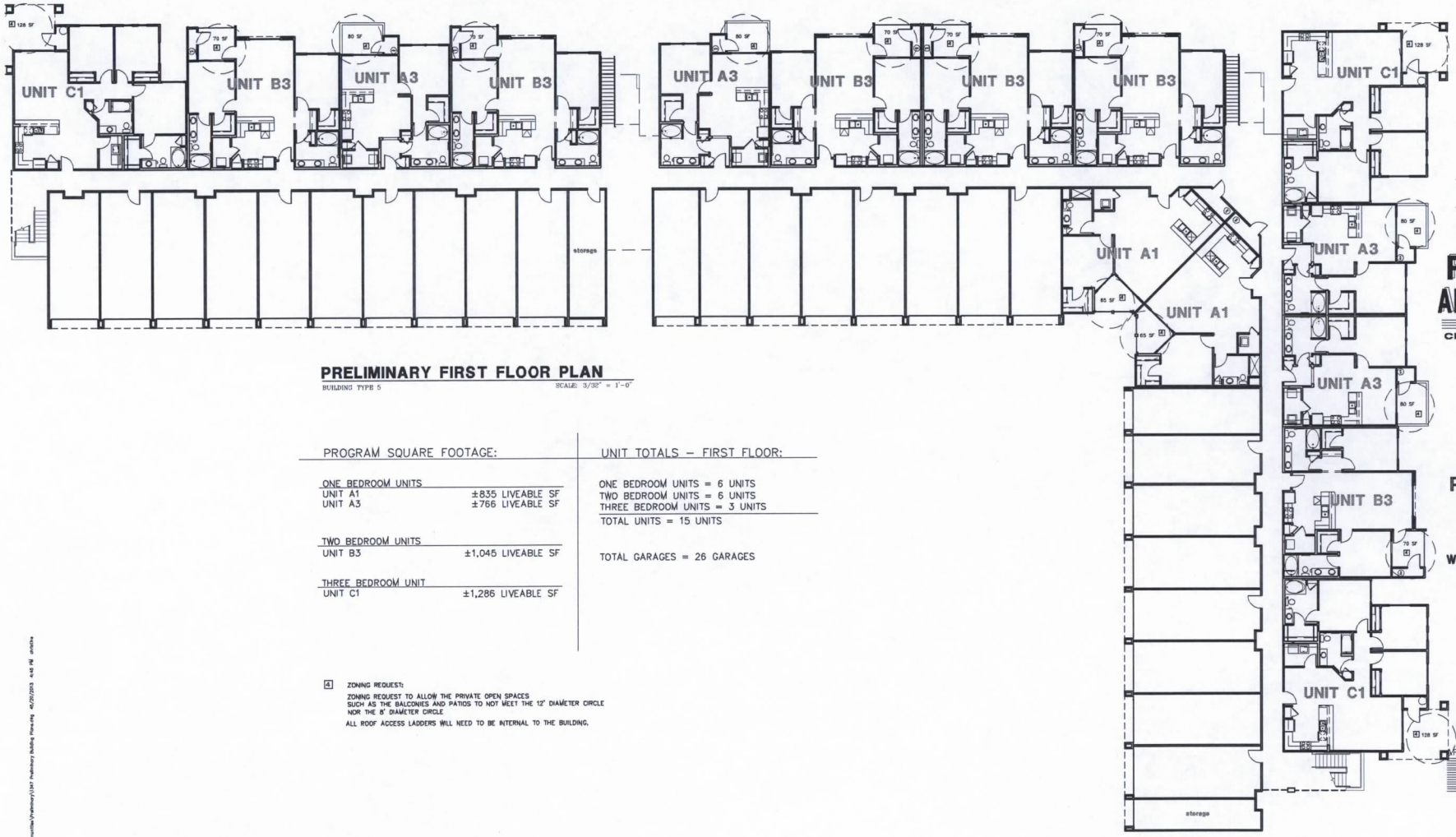

PRELIMINARY FIRST FLOOR PLAN

BUILDING TYPE 5

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

PROGRAM SQUARE FOOTAGE:	
ONE BEDROOM UNITS	
UNIT A1	±835 LIVEABLE SF
UNIT A3	±766 LIVEABLE SF
TWO BEDROOM UNITS	
UNIT B3	±1,045 LIVEABLE SF
THREE BEDROOM UNIT	
UNIT C1	±1,286 LIVEABLE SF

UNIT TOTALS – FIRST FLOOR:

ONE BEDROOM UNITS = 6 UNITS
TWO BEDROOM UNITS = 6 UNITS
THREE BEDROOM UNITS = 3 UNITS
TOTAL UNITS = 15 UNITS

TOTAL GARAGES = 26 GARAGES

4 ZONING REQUEST:
ZONING REQUEST TO ALLOW THE PRIVATE OPEN SPACES SUCH AS THE BALCONIES AND PATIOS TO NOT MEET THE 12' DIAMETER CIRCLE NOR THE 8' DIAMETER CIRCLE

ALL ROOF ACCESS LADDERS WILL NEED TO BE INTERNAL TO THE BUILDING.

PALM COMMUNITIES

RAY RD. APARTMENTS

CHANDLER, ARIZONA

PRELIMINARY

ARIZONA REGISTERED ARCHITECT James Michael Perry PRELIMINARY

Expires 12/31/2015

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PRELIMINARY
BLDG 5 FLOOR PLAN

N:\2013\247 - Ray Road Apts - Palm Communities\Preliminary\247 Preliminary Building Plans.dwg 12/20/2013 4:48 PM gmartin

PRELIMINARY SOUTH ELEVATION

CLUBHOUSE/FITNESS

SCALE: 1/8" = 1'-0" 0 4' 8' 16'

PRELIMINARY NORTH ELEVATION

CLUBHOUSE/FITNESS

SCALE: 1/8" = 1'-0" 0 4' 8' 16'

PRELIMINARY EAST ELEVATION

CLUBHOUSE/FITNESS

SCALE: 1/8" = 1'-0" 0 4' 8' 16'

PRELIMINARY WEST ELEVATION

CLUBHOUSE/FITNESS

SCALE: 1/8" = 1'-0" 0 4' 8' 16'

COLOR SCHEDULE

A MAIN EXTERIOR WALLS
DUNN EDWARDS SOFT LEATHER (DE5256)

B ACCENT BODY COLOR
DUNN EDWARDS LIGHT BEIGE (DE8211)

C ACCENT BODY COLOR 2
DUNN EDWARDS DOVER PLAINS (DE6116)

D MAIN EXTERIOR WALLS
DUNN EDWARDS FLOATING FEATHER (DE6142)

E ACCENT 1
DUNN EDWARDS BARREL STOVE (DE6216)

F ACCENT 2
DUNN EDWARDS CEDAR CHEST (DE6112)

NOTES

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ENTIRE BUILDING WILL BE STUCCO FINISH WITH METAL PANELS AT GUARDRAIL WALLS

PALM COMMUNITIES

RAY RD. APARTMENT HOMES

CHANDLER, ARIZONA

REGISTERED ARCHITECT
24104
James Michael Berry
ARIZONA, U.S.A.

PRELIMINARY

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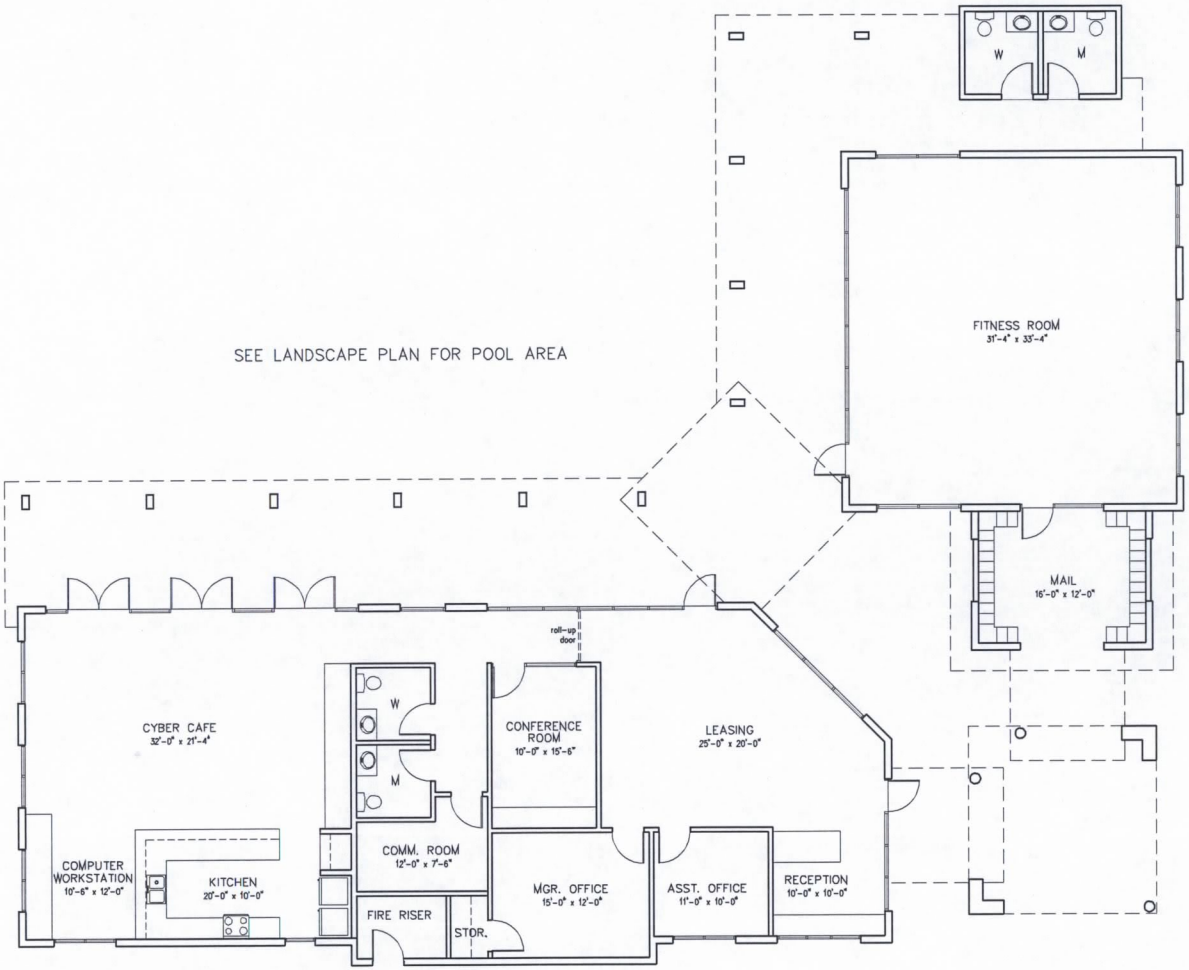
PRELIMINARY CLUBHOUSE ELEVATIONS



NORTH

PRELIM. CLUBHOUSE PLAN

SCALE: 3/16" = 1'-0"

PALM
COMMUNITIES

RAY RD. APARTMENTS

CHANDLER, ARIZONA

REGISTERED ARCHITECT
CERTIFICATE NO.
24104
James Michael Bell
ARIZONA, U.S.A.

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PRELIMINARY CLUBHOUSE PLAN