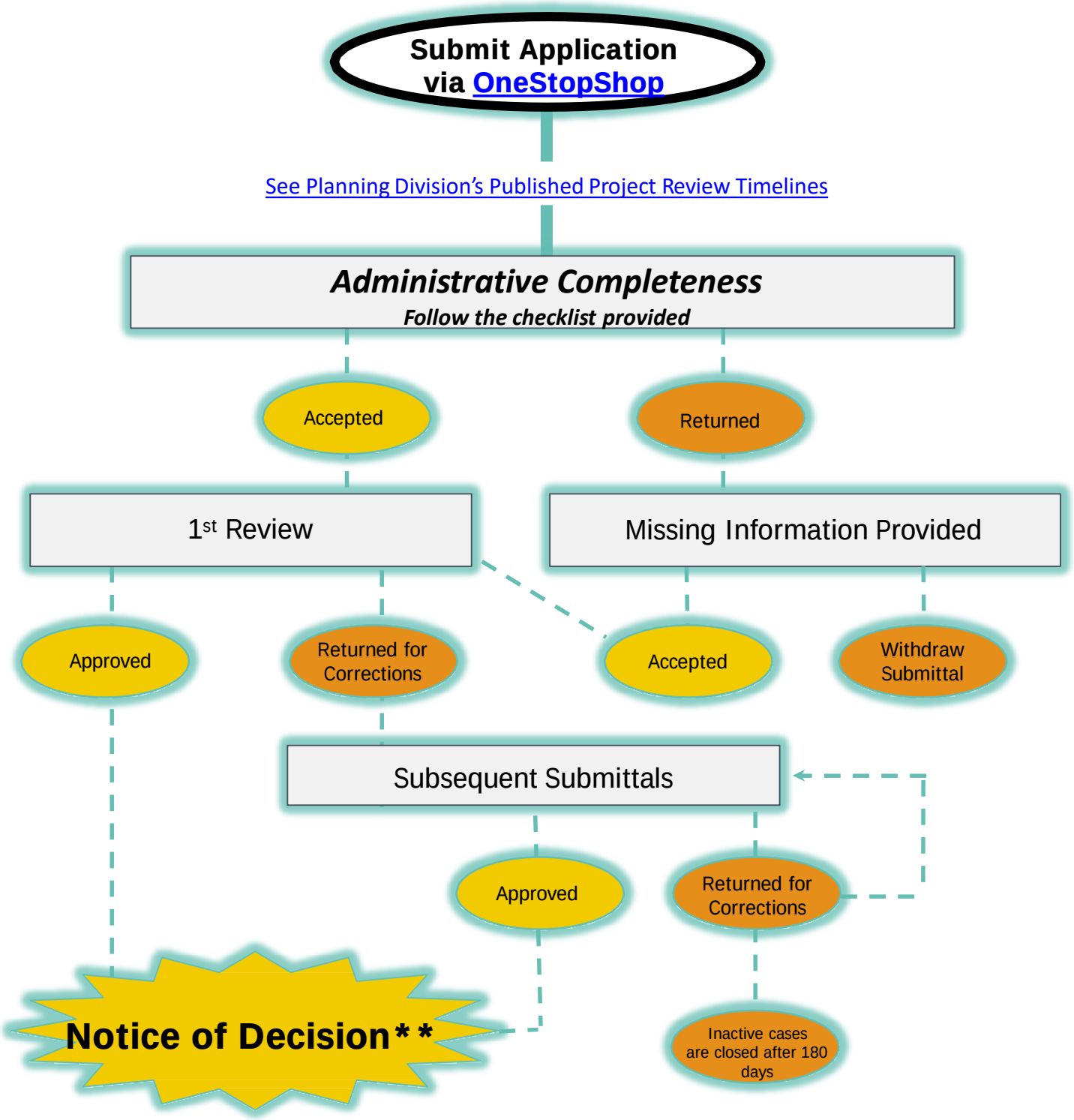
Standard Plans – Amendment Administrative Minor

(Contact the Planning Services Division for authorization that your request falls under the scope of this application to avoid delayed processing times.)



The Planning Manager may refer any application to the Planning Commission / Design Review Board for action.

Standard Plans – Amendment Administrative Minor

(Contact the Planning Services Division for authorization that your request falls under the scope of this application to avoid delayed processing times.)

- Minor changes to approved Standard Plan elevations that do not significantly change the appearance or adversely affect the aesthetics of the elevation. Examples include: optional lighting, doors, windows.
- Minor changes to the exterior finish, materials or color from the approved Standard Plan palette.
- Useful Links on Gilbert's Planning & Development webpage:
  - Development Fee Schedule
  - Planning Division Project Review Timelines
  - General Plan Character Area Map
  - Zoning and Land Development Code
  - Zoning Map Noting Overlay Zoning Districts
  - Heritage District Design Guidelines
  - System Development Fees Area Map
  - Gateway Area Traditional Neighborhood Design Guidelines
  - Residential Design and Development Guidelines

Attachment 1

Standard residential house plan conditions adopted by resolution of the Design
Review Board on December 14, 2000.

1. A minimum of three architecturally different covered patio designs shall be provided for each standard plan on lots that back to common open space or public streets. The designs will incorporate differing rooflines such as a parapet design, a gabled design or other appropriate design given the main structure rooflines. All patio columns shall be of substantial dimensions (i.e. 12" stucco column) and constructed of materials compatible with the exterior elevations.

2. A minimum of three (3) different garage doors shall be offered as a standard feature for each standard plan. Different designs may include short vs. long panels and decorative, divided-light panels.

3. No house product of the same floor plan and elevation shall be built adjacent or across from one another. Across is defined as any lots having common frontage.

4. The same color scheme is not permitted on adjacent residences.

5. Provide reverse elevations, where possible, on adjacent lots to keep the garage doors from always being on the same side of the lots

6. Detailing (i.e. veneer stone, brick, shutters, window mullions, decorative corbels, etc.) as shown on the approved elevations shall be standard and clearly labeled on the construction documents. Substantial deviations from the approved elevations shall be reviewed by the Design Review Board.

7. No similar rear elevations shall be allowed adjacent to one another along open spaces or public right-of-ways. Window detailing shall be applied to the side or rear elevations that side or back onto an open space or public street. The detailing shall be clearly noted on the construction documents.

8. Wainscoting pop outs and other horizontal banding details applied to the front elevation shall be wrapped around the corner of the house to the return wall or to a prominent end-column feature.

9. All exposed metal roof vents and utility equipment shall be painted to match the adjacent roof or building color. This shall be clearly noted on the construction documents.

10. All ground-mounted mechanical equipment within a side or rear yard of a lot enclosed by a view wall shall be fully screened by a finished wall.

11. These conditions and any additional conditions approved by the Design Review Board shall be placed on the cover sheet of the first house plan construction submittal and all subsequent submittals for each individual standard plan.

Attachment 2

Policy Review under IRC 2012 Code
Fire Separation Requirement

The following will be the policy of review for all plans reviewed under the IRC 2012 Code in regard to 5' fire separation requirement.

Any structural or architectural element that encroaches within 5' of any lot line (ground to sky) will be required to be designed as a 1 hour fire rated assembly. Exception; an architectural element constructed of heavy timber or of foam material covered by stucco may encroach into this 5' required fire separation.

Please see supporting code reference below:

SECTION R302
EXTERIOR WALL LOCATION

R302.1 Exterior walls

Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1(1); or dwellings equipped throughout with an automatic sprinkler system installed in accordance with Section P2904 shall comply with Table R302.1(2).

TABLE R302.1(1)
EXTERIOR WALLS

EXTERIOR WALL ELEMENT		MINIMUM FIRE RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire resistance rated	1 hour –tested in accordance with ASTM E 119 or UL 263 with exposure from both sides	<5 feet
	Not fire resistance rated	0 hours	≥5 feet
Projections	Fire resistance rated	1 hour on the underside	≥2 feet to <5 feet
	Not fire resistance rated	0 hours	≥5 feet
Openings in Walls	Not allowed	N/A	< 3 feet
	25% maximum of wall area	0 hours	3 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with Section 302.4	< 5 feet
		None required	5 feet

TABLE R302.1(2)
EXTERIOR WALLS - DWELLINGS WITH FIRE SPRINKLERS

EXTERIOR WALL ELEMENT		MINIMUM FIRE RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire resistance rated	1 hour –tested in accordance with ASTM E 119 or UL 263 with exposure from both sides	0 feet
	Not fire resistance rated	0 hours	3 feet[a]
Projections	Fire resistance rated	1 hour on the underside	2 feet[a]
	Not fire resistance rated	0 hours	3 feet
Openings in Walls	Not allowed	N/A	< 3 feet
	Unlimited	0 hours	3 feet[a]
Penetrations	All	Comply with Section 302.4	< 3 feet
		None required	3 feet[a]

1 foot = 304.8 mm
N/A = Not Applicable
[a] For residential subdivision where all dwellings are equipped throughout with an automatic sprinkler system installed in accordance with Section P2904, the fire separation distance for nonrated exterior walls and rated projections shall be permitted to be reduced to 0 feet, and unlimited unprotected openings and penetrations shall be permitted, where the adjoining lot provides an open setback yard that is 6 feet or more in width on the opposite side of the property line.

Attachment 3

SAMPLE LOT FIT ANALYSIS MATRIX

Required Setbacks
Front Setback = 25'
*Front setback can be reduced to 20' for side entry
Rear Setback = 30'
Side Setbacks = 10' & 10'

Maximum Lot Coverage (%)
40% Maximum Lot Coverage for 2-Story
45% Maximum Lot Coverage for 1-Story

Zoning
SF-10

Ordinance #: _____

= Plan exceeds coverage.

= Plan exceeds setback limits.

Special Condition Notes:
1. Use and Benefit Easement
2. Landscape and Pedestrian Easement
3. Public Utility Easement
4. Other Easement
5.Arterial Street Adjacency - Increased Setback Required
6. Open Space Tract Adjacency - Increased Setback Required
7. Corner Lot
8. Other Notes

			Plan 170.3283 Elevation "A"						Plan 170.3283 Elevation "B"						Plan 170.3283 Elevation "C"					
Lot Number	Special Conditions	Lot Area (Sq. Ft.)	Fit Y/N	Front Setback	Side Setback	Rear Setback	Std. Footprint Coverage % 4,204 S.F.	Max. Footprint Coverage % 4,524	Fit Y/N	Front Setback	Side Setback	Rear Setback	Std. Footprint Coverage % 4,216 S.F.	Max. Footprint Coverage % 4,536 S.F.	Fit Y/N	Front Setback	Side Setback	Rear Setback	Std. Footprint Coverage % 4,380 S.F.	Max. Footprint Coverage % 4,700 S.F.
160	3,4	12,364	Y	25'	10'	30'	34%	37%	Y	25'	10'	30'	34%	37%	Y	25'	10'	30'	35%	38%
161	3,4	12,435	Y	25'	10'	30'	34%	36%	Y	25'	10'	30'	34%	36%	Y	25'	10'	30'	35%	38%
162	3,4	12,506	Y	25'	10'	30'	34%	36%	Y	25'	10'	30'	34%	36%	Y	25'	10'	30'	35%	38%
163	3,4	12,577	Y	25'	10'	30'	33%	36%	Y	25'	10'	30'	34%	36%	Y	25'	10'	30'	35%	37%
164	3,4	12,649	Y	25'	10'	30'	33%	36%	Y	25'	10'	30'	33%	36%	Y	25'	10'	30'	35%	37%
165	3,4	12,720	Y	25'	10'	30'	33%	36%	Y	25'	10'	30'	33%	36%	Y	25'	10'	30'	34%	37%
166	3,4	12,791	Y	25'	10'	30'	33%	35%	Y	25'	10'	30'	33%	35%	Y	25'	10'	30'	34%	37%
167	3,4	12,882	Y	25'	10'	30'	33%	35%	Y	25'	10'	30'	33%	35%	Y	25'	10'	30'	34%	36%
168	3,4	12,934	Y	25'	10'	30'	33%	35%	Y	25'	10'	30'	33%	35%	Y	25'	10'	30'	34%	36%
169	3,4	13,005	Y	25'	10'	30'	32%	35%	Y	25'	10'	30'	32%	35%	Y	25'	10'	30'	34%	36%
170	3,4	13,076	Y	25'	10'	30'	32%	35%	Y	25'	10'	30'	32%	35%	Y	25'	10'	30'	33%	36%
171	3,4	13,164	Y	25'	10'	30'	32%	34%	Y	25'	10'	30'	32%	34%	Y	25'	10'	30'	33%	36%
172	3,4	14,007	Y	25'	10'	30'	30%	32%	Y	25'	10'	30'	30%	32%	Y	25'	10'	30'	31%	34%
173	3,4,7	11,700	Y	25'	10'	30'	36%	39%	Y	25'	10'	30'	36%	39%	Y	25'	10'	30'	37%	40%
174	3	11,700	Y	25'	10'	30'	36%	39%	Y	25'	10'	30'	36%	39%	Y	25'	10'	30'	37%	40%
175	3	11,700	Y	25'	10'	30'	36%	39%	Y	25'	10'	30'	36%	39%	Y	25'	10'	30'	37%	40%
176	3	11,700	Y	25'	10'	30'	36%	39%	Y	25'	10'	30'	36%	39%	Y	25'	10'	30'	37%	40%
177	3	11,700	Y	25'	10'	30'	36%	39%	Y	25'	10'	30'	36%	39%	Y	25'	10'	30'	37%	40%
178	3	11,700	Y	25'	10'	30'	36%	39%	Y	25'	10'	30'	36%	39%	Y	25'	10'	30'	37%	40%
179	3	11,700	Y	25'	10'	30'	36%	39%	Y	25'	10'	30'	36%	39%	Y	25'	10'	30'	37%	40%

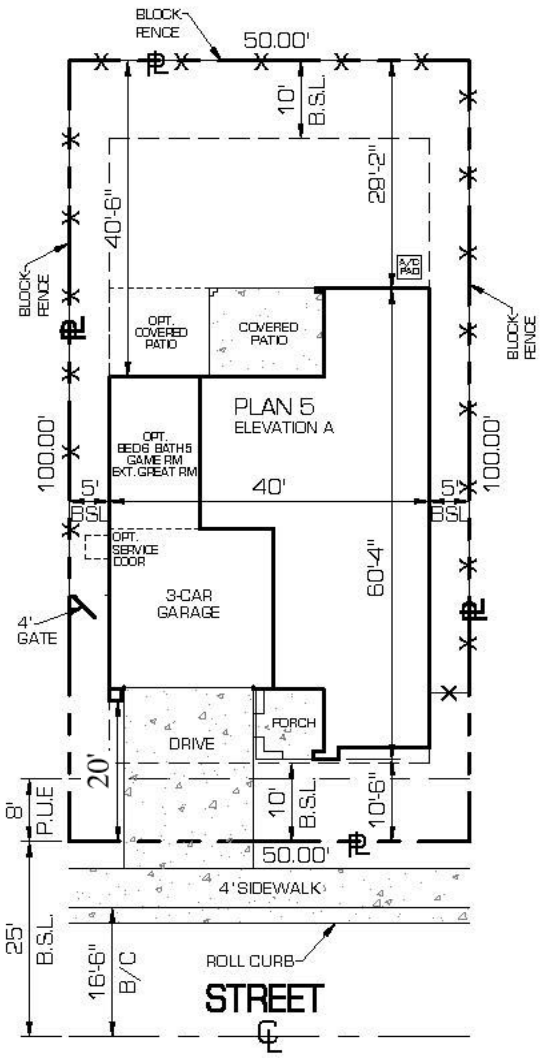
Attachment 4

Sample Standard Plot Plan

NOTE: ALL DIMENSIONS, LOCATIONS AND FEATURES SHOWN ON THIS PLOT PLAN ARE APPROXIMATE AND ARE ONLY AN ARTISTS RENDITION, EXACT LOCATION OF ALL FEATURES ARE SUBJECT TO CHANGE AND MAY NOT BE INSTALLED EXACTLY AS SHOWN ON PLANS AND/OR IN MODELS. PLACEMENT OF HOME, DRIVEWAY, SIDEWALKS AND EXTERIOR FEATURES ARE SUBJECT TO MODIFICATION AS DEEMED NECESSARY BY FIELD PERSONNEL

PLOT PLAN

SCALE: 1" = 20'-0"



Ordinance #: _____

ZONING

SF-D PAD

BUILDING SETBACKS

FRONT..... = 10'/20'

- 10' FOR LIVABLE/SIDE ENTRY GARAGE
- 18' TO FACE OF GARAGE

REAR..... = 10'

SIDES..... = 5' & 5'

DRIVEWAY.....	=	380	Sq. Ft.
ENTRY WALK.....	=	2	Sq. Ft.
APRON/CURB CUT.....	=	N/A	Sq. Ft.
BLOCK FENCE.....	=	201	Lin. Ft.

60% MAX. SINGLE STORY

50% MAX. TWO STORY

STANDARD FOOTPRINT

TOTAL LIVABLE.....	=	2,904	Sq. Ft.
2nd FLOOR LIVABLE.....	=	1,708	Sq. Ft.
1st FLOOR LIVABLE.....	=	1,196	Sq. Ft.
GARAGE(S).....	=	643	Sq. Ft.
COVERED PORCH.....	=	87	Sq. Ft.
COVERED PATIO(S).....	=	176	Sq. Ft.
TOTAL FOOTPRINT.....	=	2,102	Sq. Ft.
LOT AREA.....	=	5,000	Sq. Ft.
LOT COVERAGE %.....	=	42.0	%

MAX. FOOTPRINT

TOTAL LIVABLE.....	=	2,904	Sq. Ft.
2nd FLOOR LIVABLE.....	=	1,708	Sq. Ft.
1st FLOOR LIVABLE.....	=	1,196	Sq. Ft.
GARAGE(S).....	=	643	Sq. Ft.
COVERED PORCH.....	=	87	Sq. Ft.
COVERED PATIO(S).....	=	304	Sq. Ft.
TOTAL FOOTPRINT.....	=	2,230	Sq. Ft.
LOT AREA.....	=	5,000	Sq. Ft.
LOT COVERAGE %.....	=	44.6	%

Attachment 5

SAMPLE ELEVATION MATRIX

Front Elevation Matrix

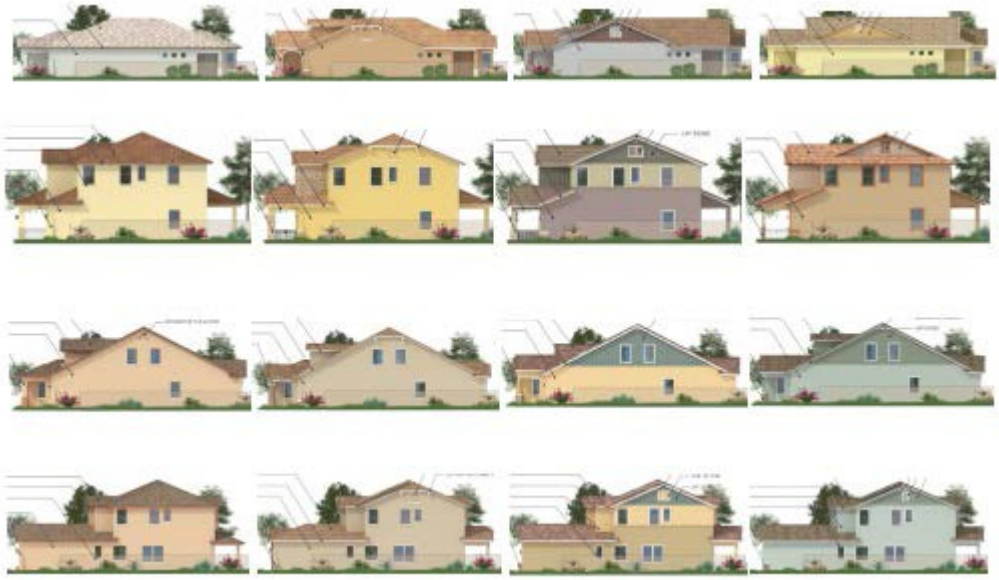
Rear Elevation Matrix

Attachment 5

SAMPLE ELEVATION MATRIX

Left Elevation Matrix

Right Elevation Matrix



Submittal Formatting, Required Materials and Checklist:

- ☐ **Submit electronic copy** of **ALL** required items on checklist. **(No 24" x 36")**
- ☐ Purge images of unnecessary blocks and layers (single layer).
- ☐ Save each exhibit as a separate PDF per document naming below.

Document Naming:

- ☐ Exhibit 1: Property Owner Authorization
- ☐ Exhibit 2: Project Narrative
- ☐ Exhibit 3: Parcel/Aerial Map
- ☐ Exhibit 4: Typical Plot Plans (if applicable)
- ☐ Exhibit 5: Color and Materials Board
- ☐ Exhibit 6: Elevation Matrix (if applicable)
- ☐ Exhibit 7: Elevations
- ☐ Exhibit 8: Floor Plans (if applicable)
- ☐ Exhibit 9: Lot Fit Analysis (if applicable)
- ☐ Exhibit 10: Letter from Architectural Review Committee, Property Owner's Association/ Home Owners Association (if applicable)

Checklist

☐ <u>Exhibit 1: Property Owner Authorization</u>

- ☐ Must be signed by property owner.

☐ <u>Exhibit 2: Project Narrative</u>

- ☐ Project Narrative should be typed in a 12pt font and no more than 5 pages in length;
- ☐ Describe proposed project of what is being changed or altered;
- ☐ Describe before or after changes, provide all new specification;
- ☐ Specifically identify which plans or lots the change affects.

☐ <u>Exhibit 3: Parcel /Aerial Map</u>

- ☐ Maricopa County Assessor Parcel Map (Highlight project area and provide parcel number (s);
- ☐ Aerial with Parcel Boundary.

☐ <u>Exhibit 4: Typical Plot Plans (if applicable)</u>

- ☐ Graphic scale, north arrow, dimensions and exhibit date;
- ☐ Home Builder and Subdivision Name;
- ☐ Plan Number, Minimum lot area and typical lot lines;
- ☐ Location of ground mounted mechanical equipment screened from public view.
- ☐ Identify all features: plan options, roof overhangs, upper levels, building projects identified with a dashed line, distance of overhangs /projections to property line (must comply with the IRC 2012 code requirements)**
- ☐ Required building setbacks;
- ☐ Front setback stagger (if applicable) (If all plans cannot meet front setback stagger requirements, identify predetermined lot staggers on the lot fit analysis);
- ☐ Proposed and allowed building lot coverage;

- ☐ Maximum lot coverage of elevations with maximum square footage/features, *if all options exceed allowable lot coverage, add a note stating as such, and that options may be limited;
- ☐ Identify standard easements;
- ☐ Locations and dimensions of typical driveways;
- ☐ Provide additional plot plans for each elevation style (A, B and C) if footprints, setbacks or lot coverage vary.

NOTE: *Illustration of Typical Plot Plan referenced above included in the Process Guide.*

☐ <u>Exhibit 5: Color and Materials Board</u>

- ☐ A matrix of all proposed color schemes for all elevations, noting color, material names and manufacturer number;
- ☐ Samples of all veneer and roof material.

☐ <u>Exhibit 6: Elevation Matrix (if applicable)</u>

- ☐ Provide a colored matrix of all front, rear and side elevations for each standard plan.

NOTE: *Illustration of Elevation Matrix referenced above included in the Process Guide.*

☐ <u>Exhibit 7: Elevations</u>

- ☐ Provide one colored set and one black and white set;
- ☐ Graphic scale and exterior dimensions;
- ☐ Home Builder and Subdivision Name;
- ☐ Building elevations for all sides;
- ☐ Provide elevations for each standard floor plan proposed for the project;
- ☐ Provide additional elevations of each floor plan with all optional features per standard plan, (i.e., windows, extended porches);
- ☐ Minimum of three different garage door designs for each standard plan;
- ☐ Identify materials proposed, including decorative elements as standard features;
- ☐ Identify accent features such as window trims or other features that project from the main wall plane and note their depth;
- ☐ Identify accents, details (i.e., corbels, exposed rafter tails, etc.) and other areas requiring fire rating per IRC 2012 Section R 302.1
- ☐ Identify gutters and downspouts painted to match, if applicable;
- ☐ All elevations must be <u>oriented consistently</u> with the floor plans;
- ☐ Standard Plan Notes are applicable to all residential standards plans and must be placed on the cover sheet of the construction documents.

NOTE: *Illustration of Standard Plan Notes referenced above included in the Process Guide.*

☐ <u>Exhibit 8: Floor Plans (if applicable)</u>

- ☐ Graphic scale, dimensions and exhibit date;
- ☐ Home Builder and Subdivision Name;
- ☐ Interior space distribution with dimensions;
- ☐ Exterior walls and interior partitions;
- ☐ Line of second floor above and line of first floor below (for two story homes);
- ☐ Fenestration;
- ☐ Stairs;

- ☐ Provide additional floor plans for all elevation styles, including separate details for optional features (i.e., windows, extended porches/patios, extended garages, walk decks, casitas, etc.);
- ☐ Label all rooms and note square footage.

☐ <u>Exhibit 9: Lot Fit Analysis Matrix</u>

- ☐ Provide a lot fit analysis matrix which includes the required setbacks, ordinance #, zoning, maximum lot coverage, special condition notes for each standard plan and elevation.

NOTE: *Illustration of Lot Fit Analysis Matrix referenced above included in the Process Guide.*

☐ <u>Exhibit 10: Letter from Architectural Review Committee, Property Owner's Association / Home Owner's Association (if applicable)</u>

- ☐ Letter from Architectural Review Committee or Property Owner's Association or HOA stating their approval of this project.