

#8

AUG 15 2013



MEMORANDUM **Transportation & Development - CC Memo No. 13-086**

DATE: AUGUST 15, 2013

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
MARSHA REED, ASSISTANT CITY MANAGER *MR*
R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJZ*
JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
KEVIN MAYO, PLANNING MANAGER *KM*

FROM: ERIK SWANSON, CITY PLANNER *ES*

SUBJECT: DVR13-0005 NORIA AT CHANDLER AIRPARK
Introduction and Tentative Adoption of Ordinance No. 4475

Request: Rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for a mixed-use development including commercial and multi-family residential uses, with Preliminary Development Plan (PDP) approval for site layout and building architecture on an approximate 39-acre site

Location: Southeast corner of Germann and McQueen roads

Applicant: Mike Withey; Withey Morris, PLC

RECOMMENDATION

The request is for Rezoning from AG-1 to PAD for a mixed-use development including commercial and multi-family residential uses, with PDP approval for site layout and building architecture on an approximate 39 acre site. Planning Commission and Planning Staff, upon finding consistency with the General Plan and the Chandler Airpark Area Plan (CAAP), recommend approval with conditions.

BACKGROUND

The subject site is located at the southeast corner of McQueen and Germann roads. East of the subject site is vacant land zoned for multi-family residential and garden office development. South, is the Los Arboles Park. North and west, adjacent to the site are McQueen and Germann roads.

GENERAL PLAN/AREA PLAN CONFORMANCE

The General Plan designates the site as Employment, of which higher density residential uses are considerable, supporting the larger employment area. Additionally, the General Plan designates the site as being within the CAAP. The nine square mile area plan is bounded by Pecos Road, Gilbert Road, Ocotillo Road, and Arizona Avenue. The site's Special Use Commercial designation denotes where the most intense high density residential and commercial uses may take place. The CAAP delineates this parcel as part of a larger "Urban Village" area providing a mix of medium- and high-density housing and commercial development to complement the Paseo Canal system and nearby Tumbleweed Park. The proposed high density residential and commercial proposal is consistent with the Area Plan.

SITE LAYOUT

The site encompasses roughly 39 acres at the southeast corner of the intersection and includes a 6.7 acre commercial component located at the immediate intersection corner surrounded by 28 acres of multi-family residential. The main entry drive arches through the development connecting McQueen and Germann roads. The entry drive bisects the commercial component from the residential component. Through the inclusion of uniform hardscape elements and pedestrian connections, the commercial component maintains cohesiveness through the two sites.

Thirty-seven residential buildings are provided, with six different building types ranging from single up to four-story heights. One-, two-, and three-bedroom configurations are provided for a total of 483 units, with an overall density of 17 dwelling units per acre; square footage of the units range from 830 up to 1,540 square feet. Placement of the residential buildings are perpendicular and angled where adjacent to the arterials. The residential component is divided in a northwest southeast fashion and is split by a linear open space area. Various pocket parks and open space areas with amenities are located throughout the site. A clubhouse with amenities, two pools, two tot lots, and a number of outdoor fountains, gathering areas, and barbeques are scattered throughout the site. Additionally, two pedestrian connections are provided to Los Arboles Park.

The site will be developed in three phases with the first phase including the street frontages and southwest portion of the apartment development that includes the main loop road. The second phase will include the remaining portions of the multi-family, and the final phase will include the commercial component. It is anticipated that phase two will start development as phase one is finalized. Improvements along Los Arboles Park will be done as part of phase one.

The commercial component is designed to encourage pedestrian interaction through the clustering of the buildings, with the intention of creating a "farmer's market square". A pedestrian gathering area is provided at the southeastern portion of the commercial development that provides visual and hardscape connections to the residential component. While it appears that a round-about is provided, the element is strictly to visually connect the developments.

BUILDING ARCHITECTURE

Both the commercial and residential components receive architectural design influence from historical agricultural elements. Flat, concrete shingle, and corrugated metal roofs relate to the southwest and agricultural design motif, as well as provides a variety of roofing elements. River rock, corrugated and decorative metals, and stucco are the predominant materials. Building massing throughout the site is diminished by way of stepping of various elements, entryways, and patio layout, contributing to the visual interest of the site (reviewing *Tab C. Building Architecture* provides exhibits that show how massing is addressed). A rich southwest color palette further enhances the visual interest of the development. Architecture of the commercial component carries the same level of design and materials that the residential development provides, furthering the community cohesiveness.

DISCUSSION

As has been the case with recent multi-family development approvals, some minor deviations are requested. Deviations are listed within the development booklet’s narrative. The deviations are relatively minor and request relief from outdoor patio diameters and perimeter wall setbacks. Relief is also sought from walls encroaching into the required building setback. The perimeter walls are staggered and arched, and provide combination solid and view fencing elements. Planning Commission and Planning Staff support the deviations, as they are relatively minor.

AIRPORT COMMISSION CONFLICTS EVALUATION

The Airport Commission found that there are no anticipated conflicts between airport operations and the proposed development, but wanted to ensure that disclosure statements would be provided to future residents that there may be aircraft noise. Staff has added the standard conditions addressing disclosure of airport operations in the vicinity.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- A neighborhood meeting was held on Tuesday, April 23, 2013; two neighbors attended and had general questions.

At the time of this writing, Planning Staff has received no telephone calls or letters opposed to this application.

PLANNING COMMISSION VOTE REPORT

Motion to Approve

In Favor: 5 Opposed: 0 Abstain: 1 (Ryan) Absent: 1 (Baron)

RECOMMENDED ACTIONS

Rezoning

Planning Commission and Planning Staff, upon finding consistency with the General Plan and Chandler Airpark Area Plan, recommend approval of DVR13-0005 NORIA AT CHANDLER AIRPARK, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "NORIA AT CHANDLER AIRPARK", kept on file in the City of Chandler Planning Services Division, in File No. DVR13-0005, 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. 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.
4. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
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. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
8. An emergency access easement shall be provided along the site's eastern boundary as part of phase two. Full construction of the access easement shall occur when the property east of the subject site develops, or at the point in time the Transportation and Development Director determines that a permanent drive is necessary.
9. The multi-family apartment manager shall display, in a conspicuous place within the rental office, a map illustrating the location of the Noria at Chandler Airpark Multi-Family Apartments in the context of the Chandler Airpark Area Plan. Such map or aerial photo shall be a minimum size of 24" x 36". Compliance with this condition shall be demonstrated by the property owner or multi-family apartment manager by submittal to the Zoning Administrator of a signed affidavit and photograph that acknowledges such map is on display prior to beginning any rental activity.

10. Prior to execution of any lease, prospective apartment tenants shall be given written disclosure in their lease and in a separately signed disclosure statement acknowledging that this apartment community is located proximate to the Chandler Municipal Airport, that an avigational easement exists on the property, and that the property is subject to aircraft noise and overflight activity. The requirement for such disclosures shall be confirmed in an Avigation Notice Covenant that runs with the land and is recorded with the Maricopa County Recorder prior to issuance of the first Building Permit for this development.
11. The developer shall provide the City with an avigational easement over the subject property in accordance with Section 3004 of the City of Chandler Zoning Code.
12. Prior to building permit issuance for any structures the developer shall provide a DETERMINATION OF NO HAZARD TO AVIATION approval as issued by the FAA after filing an FAA Form 7460, Notice of Proposed Construction or Alteration.
13. In the event the development is proposed to be subdivided to allow individual condo unit ownership, the proposed condos shall be processed in accordance with City of Chandler plat requirements which includes public hearings and, if such Condo Plat is approved and Recorded, the following stipulations shall be the responsibilities of the subdivider/homebuilder/developer and shall not be construed as a guarantee of disclosure by the City of Chandler:
 - a) Prior to any condo unit reservation or purchase agreement, any and all prospective condo buyers shall be given a separate disclosure statement, for their signature, fully acknowledging that this subdivision lies proximate to the Chandler Municipal Airport and that an avigational easement exists and/or is required on the property, and further, shall acknowledge that the property is subject to aircraft noise and overflight activity. This document signed by the condo buyer shall be recorded with the Maricopa County Recorder's Office upon sale of the condo to such buyer.
 - b) The subdivider/homebuilder/developer shall also display, in a conspicuous place within the condo sales office, a map illustrating the location of the Condo Plat in the context of Chandler Municipal Airport. Such map or aerial photo shall be a minimum size of 24" x 36". Compliance with this condition shall be demonstrated by the subdivider/developer by submittal to the Zoning Administrator of a signed affidavit and photograph that acknowledges this map is on display prior to beginning any sales activity.
 - c) The aircraft noise, overflight activity and avigational easement information referenced above in "a" and "b" shall also be included within the Subdivision Public Report to be filed with the State of Arizona Department of Real Estate, as required by Arizona law.
14. All leases at the NORIA AT CHANDLER AIRPARK multi-family apartments shall provide that all questions, concerns or complaints any tenant may have about Chandler Municipal Airport of the operation of aircraft landing at, taking off from or operating at or on Chandler Municipal Airport shall be directed solely to the manager of the NORIA AT CHANDLER AIRPARK development and not to the Chandler Municipal Airport, the City of Chandler, the

FAA, any aircraft owner or any pilot. All leases shall also provide that it shall be within the sole and absolute discretion of the Manager of NORIA AT CHANDLER AIRPARK (and not the tenant) to determine (after the Manager's due consideration of all airport related acknowledgements and disclosures that are required by these Zoning Stipulations and consideration of all information known to NORIA AT CHANDLER AIRPARK Manager) whether or not, when and how to communicate any tenant's question, concern or complaint to the manager of the Chandler Municipal Airport.

Preliminary Development Plan

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of DVR13-0005 NORIA AT CHANDLER AIRPARK, Preliminary Development Plan for site layout and building architecture for a commercial and multi-family development, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "NORIA AT CHANDLER AIRPARK", kept on file in the City of Chandler Planning Services Division, in File No. DVR13-0005, except as modified by condition herein.
2. 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.
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 or association.
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.

PROPOSED MOTIONS

Rezoning

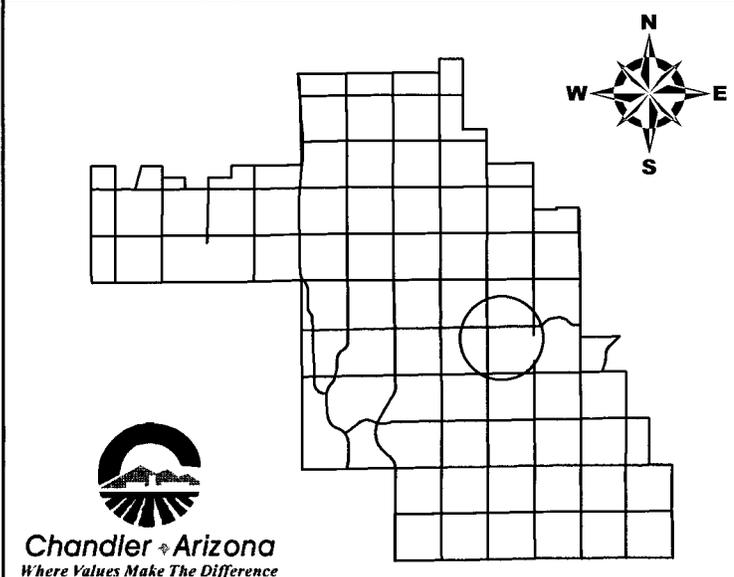
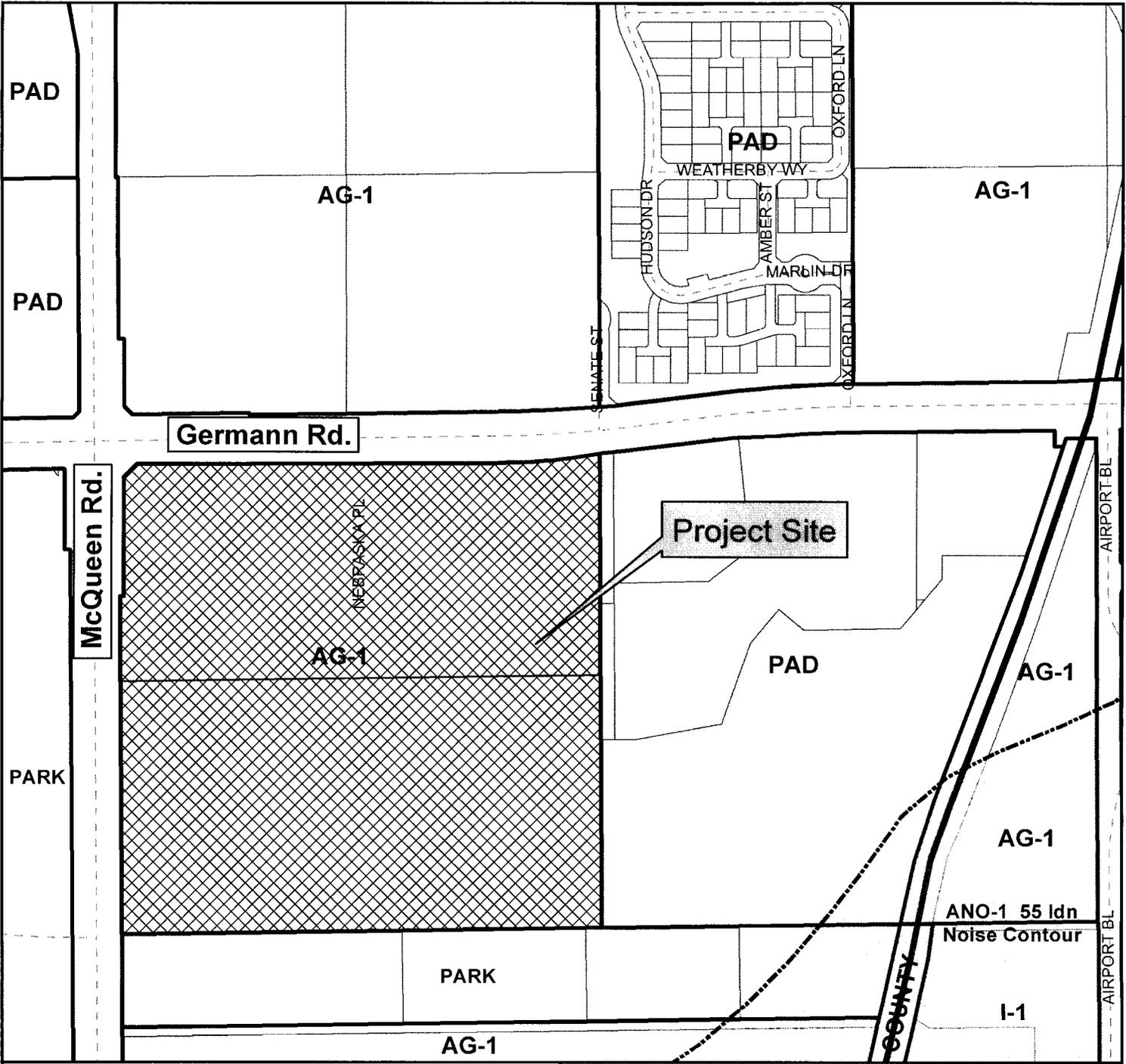
Move to introduce and tentatively adopt Ordinance No. 4475 approving DVR13-0005 NORIA AT CHANDLER AIRPARK, Rezoning from AG-1 to PAD for a commercial and multi-family residential development, subject to the conditions recommended by Planning Commission and Planning Staff.

Preliminary Development Plan

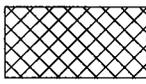
Move to approve DVR13-0005 NORIA AT CHANDLER AIRPARK, Preliminary Development Plan approval for building architecture and site layout for a commercial and multi-family residential development, subject to the conditions recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Floor Plans
5. Elevations
6. Perimeter Wall Plan
7. Applicant Narrative
8. Ordinance No. 4475
9. Development Booklet



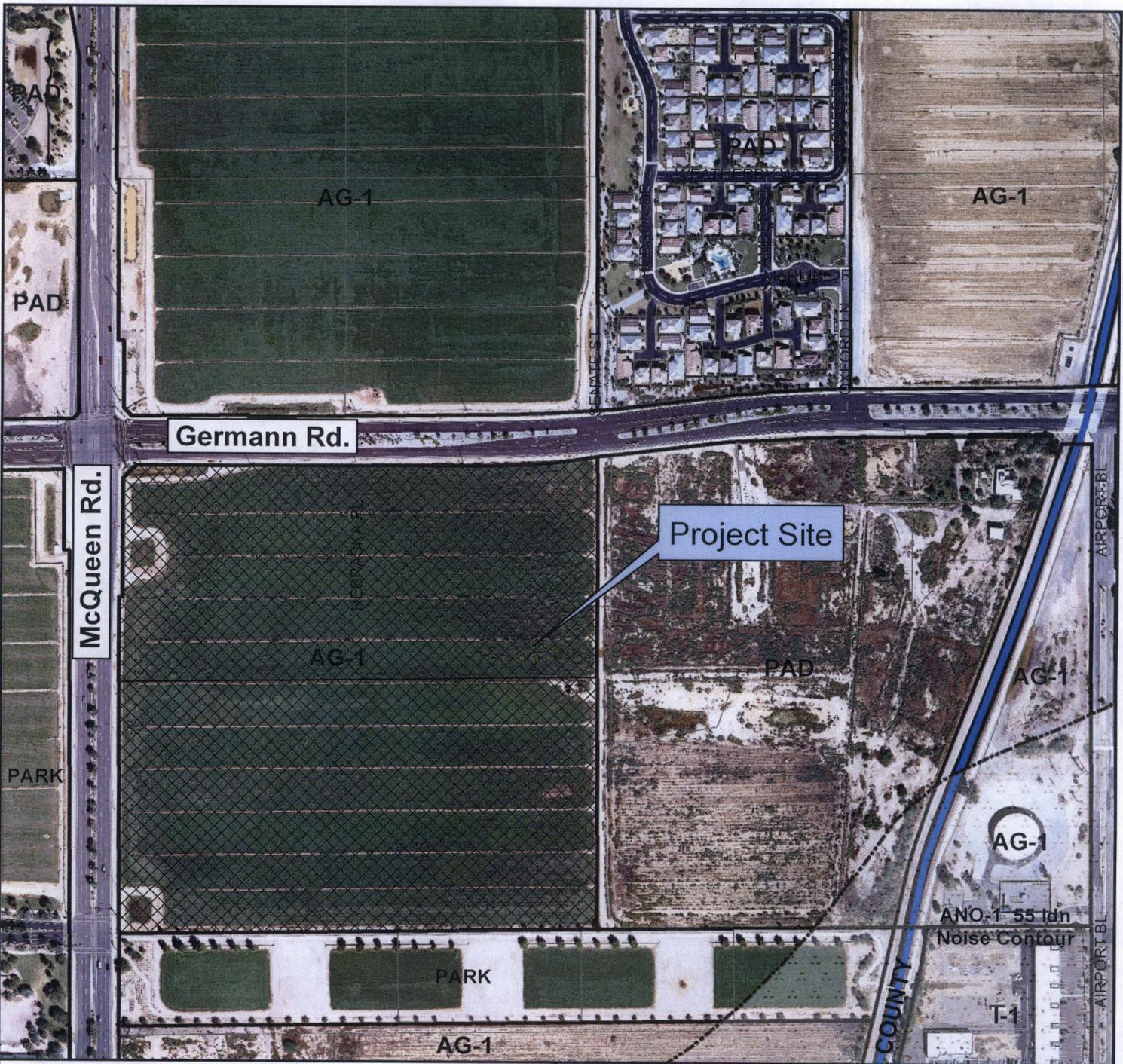
Vicinity Map



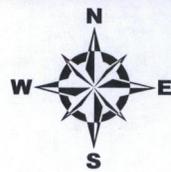
DVR13-0005

Nora Mixed-Use Community





Vicinity Map



DVR13-0005

Nora Mixed-Use Community



Contractor must verify all dimensions at project site. Dimensions are approximate and subject to change. All dimensions are in feet and inches. All dimensions are to the center of the wall unless otherwise noted. All dimensions are to the finished surface unless otherwise noted. All dimensions are to the exterior of the building unless otherwise noted. All dimensions are to the center of the door unless otherwise noted. All dimensions are to the center of the window unless otherwise noted. All dimensions are to the center of the column unless otherwise noted. All dimensions are to the center of the beam unless otherwise noted. All dimensions are to the center of the slab unless otherwise noted. All dimensions are to the center of the foundation unless otherwise noted. All dimensions are to the center of the footing unless otherwise noted. All dimensions are to the center of the pile unless otherwise noted. All dimensions are to the center of the pier unless otherwise noted. All dimensions are to the center of the column unless otherwise noted. All dimensions are to the center of the beam unless otherwise noted. All dimensions are to the center of the slab unless otherwise noted. All dimensions are to the center of the foundation unless otherwise noted. All dimensions are to the center of the footing unless otherwise noted. All dimensions are to the center of the pile unless otherwise noted. All dimensions are to the center of the pier unless otherwise noted.

**NORIA
AT CHANDLER
AIRPARK**
GERMANN & MCGUIRE
CHANDLER, ARIZONA

**NOT FOR
CONSTRUCTION**

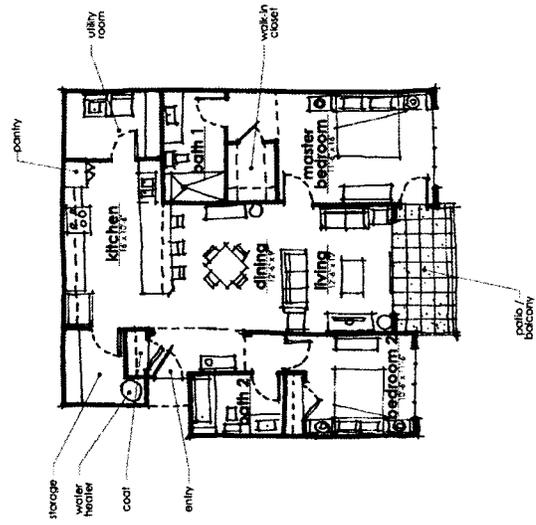
WHITNEYBELL PERRY INC
1111 W. CHANDLER AVENUE, SUITE 101
CHANDLER, ARIZONA 85224-2525
(480) 750-1000



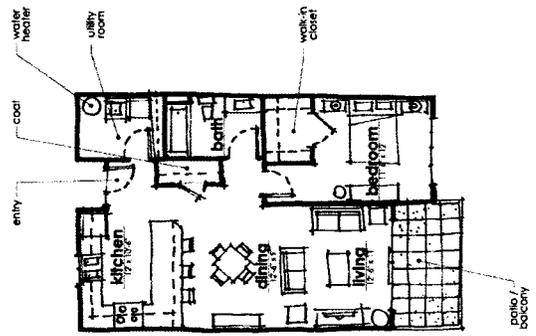
ARCHITECT: GERMANN & MCGUIRE
1111 W. CHANDLER AVENUE, SUITE 101
CHANDLER, ARIZONA 85224-2525
(480) 750-1000

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183

PRELIM UNIT PLAN
A3 & B1



UNIT B1
GROSS UNIT AREA: 1,240 SQ. FT.



UNIT A3
GROSS UNIT AREA: 1,830 SQ. FT.

Construction documents are prepared by the architect under the supervision of the architect of record. The architect of record is responsible for the accuracy and completeness of the construction documents. The architect of record is not responsible for the accuracy or completeness of the information provided by others. The architect of record is not responsible for the accuracy or completeness of the information provided by others. The architect of record is not responsible for the accuracy or completeness of the information provided by others.

NORIA AT CHANDLER AIRPARK
 GERMANN & MCQUEEN
 CHANDLER, ARIZONA

NOT FOR CONSTRUCTION

WHITNEYBELL PERRY INC
 100 N. Chandler, Suite 100
 Chandler, AZ 85224-1000
 (480) 948-1000

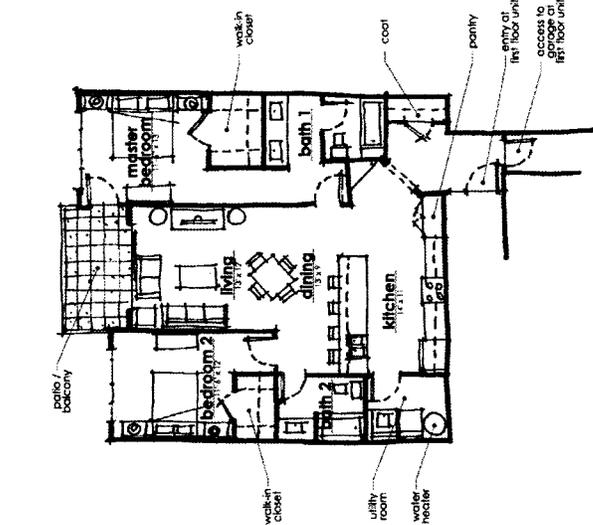


ARCHITECTURE AND PLANNING

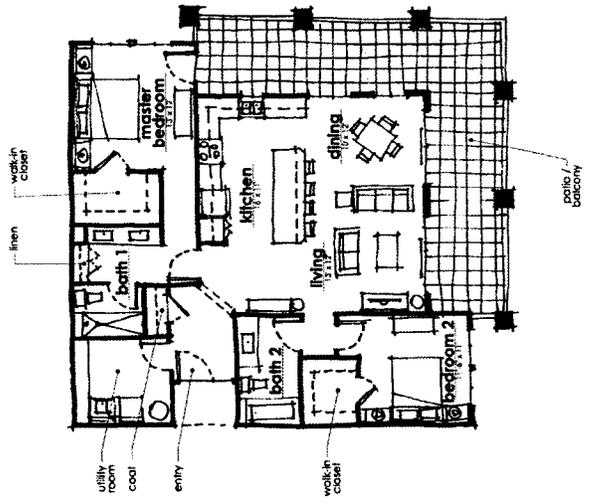
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PROPOSED: WHITNEYBELL PERRY, INC
 100 N. Chandler, Suite 100
 Chandler, AZ 85224-1000
 (480) 948-1000

PRELIM UNIT PLAN
 B2 & B3



UNIT B3
 gross unit area: 1,170 sq. ft.



UNIT B2
 gross unit area: 1,290 sq. ft.

Construction of this project is subject to the approval of the City of Chandler, Arizona. The City of Chandler, Arizona, is not responsible for the accuracy of the information provided herein. The City of Chandler, Arizona, is not responsible for the accuracy of the information provided herein. The City of Chandler, Arizona, is not responsible for the accuracy of the information provided herein.

**NORIA
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AIRPARK**
GERMANN & MCQUEEN
CHANDLER, ARIZONA



WHITNEYBELL PERRY INC
401 W. Chandler, Suite 103
Chandler, Arizona 85224-2551
(480) 260-1471

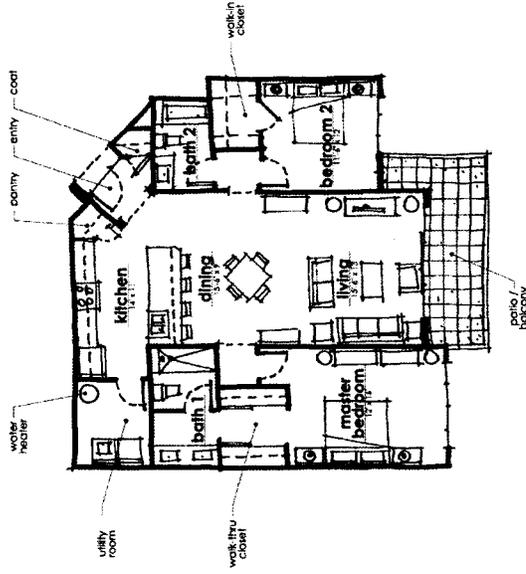


APD ELECTRICAL INC
1000 W. Chandler, Suite 103
Chandler, Arizona 85224-2551
(480) 260-1471

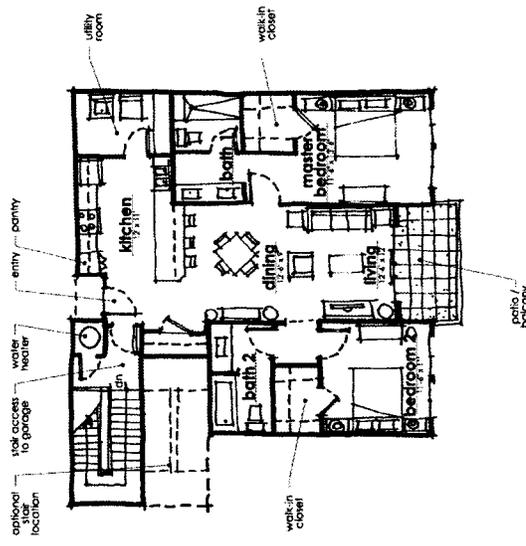
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THB

CONSTRUCTION OF THIS PROJECT IS SUBJECT TO THE APPROVAL OF THE CITY OF CHANDLER, ARIZONA. THE CITY OF CHANDLER, ARIZONA, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

**PRELIM UNIT PLAN
B4 & B5**



UNIT B5
gross unit area 1,340 sq. ft.



UNIT B4
gross unit area 1,160 sq. ft.

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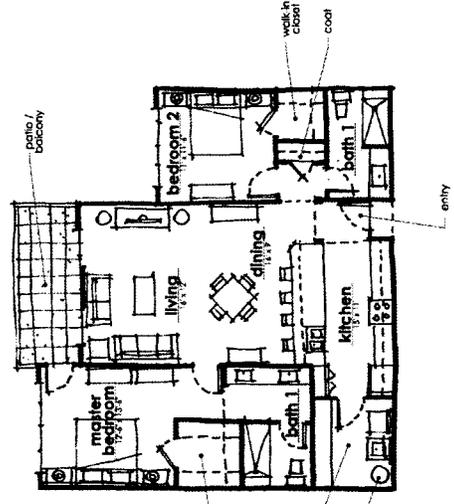
WHITNEYBELL PERRY INC
274 W Chandler, Suite 101
Chandler, Arizona 85224-5302
760.791.1100



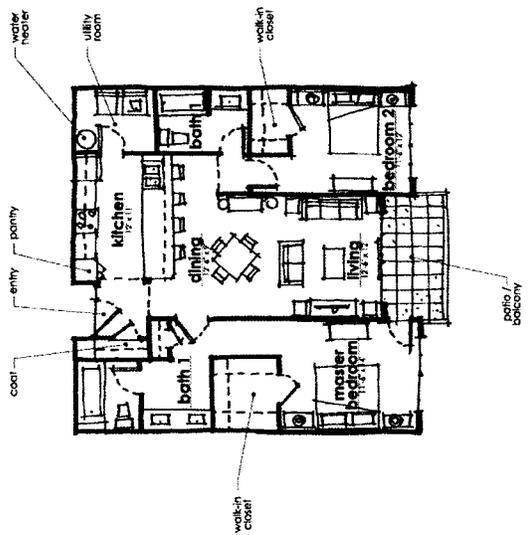
ARCHITECTURE AND PLANNING
1000 N. GILBERT AVENUE, SUITE 100
CHANDLER, ARIZONA 85224-5302
760.791.1100

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1003

PRELIM UNIT PLAN
B6 & B7



UNIT B7
gross unit area: 1,290 sq. ft.



UNIT B6
gross unit area: 1,220 sq. ft.

CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHANDLER, ARIZONA, ORDINANCE NO. 157, AS AMENDED, AND THE INTERNATIONAL BUILDING CODE, 2006 EDITION, WITH ALL AMENDMENTS THROUGH 2010. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHANDLER, ARIZONA, AND THE ARIZONA DEPARTMENT OF HEALTH SERVICES, DIVISION OF ENVIRONMENTAL HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ARIZONA DEPARTMENT OF HEALTH SERVICES, DIVISION OF ENVIRONMENTAL HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ARIZONA DEPARTMENT OF HEALTH SERVICES, DIVISION OF ENVIRONMENTAL HEALTH.

**NORIA
AT CHANDLER
AIRPARK**
GERMANN & MCQUEEN
CHANDLER, ARIZONA

**NOT FOR
CONSTRUCTION**

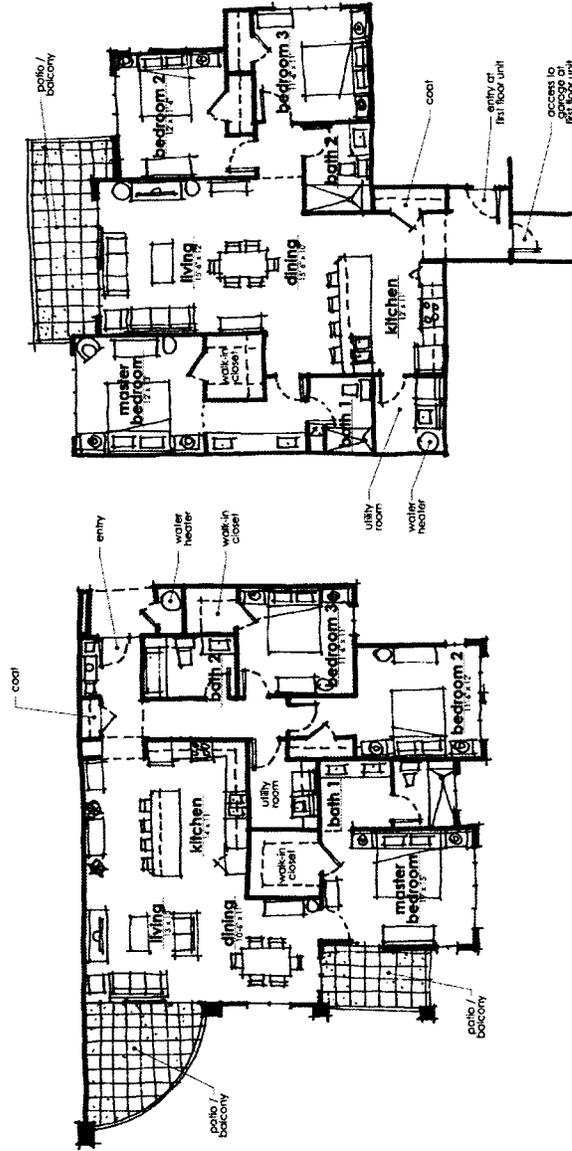
WHITNEYBELL PERRY INC
1775 W. BUCKINGHAM AVENUE, SUITE 101
CHANDLER, ARIZONA 85224-1011
480.746-1617



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1775 W. BUCKINGHAM AVENUE, SUITE 101
CHANDLER, ARIZONA 85224-1011
480.746-1617

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193

PRELIM UNIT PLAN
C1 & C2



UNIT C2
GROSS UNIT AREA: 2,140 SQ. FT.

UNIT C1
GROSS UNIT AREA: 1,540 SQ. FT.

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AIRPARK**
GERMANN & MCGUIRE
CHANDLER, ARIZONA

**NOT FOR
CONSTRUCTION**

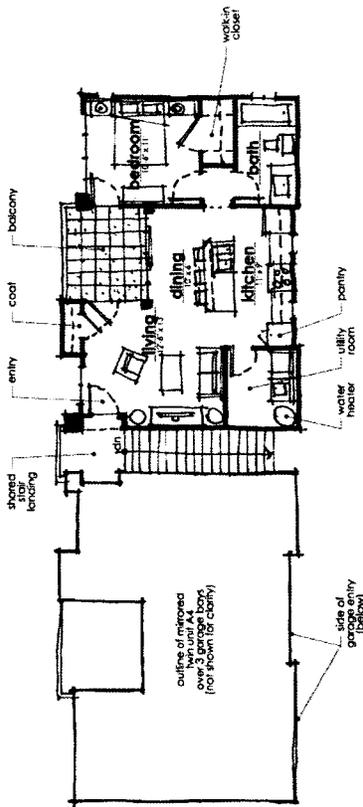
WHITNEYBELL PERRY INC
575 W. Camelback, Suite 110
Chandler, Arizona 85224-2202
(480) 260-1871



ARCHITECTURE AND PLANNING

4.70
1003

PRELIM UNIT PLAN
A4



UNIT A4
GROSS AREA 1,720 SQ. FT.



① Building 1 - North Elevation
1/8" = 1'-0"



② Building 1 - East Elevation
1/8" = 1'-0"

NORIA AT CHANDLER AIRPARK

GERMANN & MCQUEEN
CHANDLER, ARIZONA



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CHANDLER, ARIZONA 85225
602.285.1891



ARCHITECTURE AND PLANNING

3.15

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Building 1
Elevations

- COLOR SCHEDULE**
- A. EXTERIOR BODY COLOR 1
DUNN EDWARDS PAPER SLICK (DE6173)
 - B. EXTERIOR BODY COLOR 2
DUNN EDWARDS BARNES GOLD (DE6183)
 - C. EXTERIOR BODY COLOR 3
DUNN EDWARDS BROWN EYES (DE2389)
 - D. ACCENT 1 (BALCONY, RETAIL ACCENTS, POSTER, GRABBAR)
DUNN EDWARDS MISTY MOUNTAIN (DE6255)
 - E. COMPLEMENTED ROOFING
DUNN EDWARDS MESSING LARK (DE6441)
 - F. STONE VENEER
DUNN EDWARDS ROCK - BROWN BROWN
 - G. EXTERIOR ROOFING
DUNN EDWARDS TUSCAN MOSAIC (DE3289)
 - H. EXTERIOR BODY COLOR 5
DUNN EDWARDS TOMACUC TURK (DE6182)
 - I. EXTERIOR BODY COLOR 6
DUNN EDWARDS COLORED WOODS (DE6125)
 - J. SHINGLE ROOFING PRODUCTS - FORTLEONA - CORONAHO

33'-2" ↑
T.O. PEAK



1 Building 2 - South Elevation
1/8" = 1'-0"

**NORIA
AT CHANDLER
AIRPARK**

GERMANN & MCQUEEN
CHANDLER, ARIZONA

33'-2" ↑
T.O. PEAK



2 Building 2 - West Elevation
1/8" = 1'-0"



WHITNEYBELL PERRY INC
575 W. CHANDLER BLVD. STE 103
CHANDLER, ARIZONA 85226
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ARCHITECTURE AND PLANNING

3.23

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**Building 2
Elevations**

COLOR SCHEDULE

- A. DARK BROWN PAINTS - DUNK EDWARDS PAINTS SACK (DEFT12)
- B. EXTERIOR BODY COLOR 2 - DUNK EDWARDS BANNER GOLD (DE881)
- C. EXTERIOR BODY COLOR 3 - DUNK EDWARDS BANNER GOLD (DE881)
- D. ACCENT 1 - BARNES, STEEL ACCENTS, POSTER, GARAGES - DUNK EDWARDS WILD WEST (DE0063)
- E. CORRUGATED ROOFING - DUNK EDWARDS HESBING LUK (DE041)
- F. CORRUGATED ROOF - CORONA ROOF ROOF - DENNA BROWN
- G. EXTERIOR BODY COLOR 4 - DUNK EDWARDS TUGAN WOGAC (DE058)
- H. EXTERIOR BODY COLOR 5 - DUNK EDWARDS TUGAN WOGAC (DE058)
- I. TRIM & EXTERIOR BODY COLOR 6 - DUNK EDWARDS TUGAN WOGAC (DE058)
- J. EXTERIOR BODY COLOR 8 - DUNK EDWARDS TUGAN WOGAC (DE058)
- K. SHINGLED ROOFING - DALE ROOFING PRODUCTS - PANDORA - CORONA



1. Building 2 - North Elevation
1/8" = 1'-0"



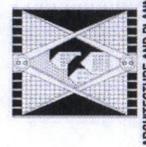
2. Building 2 - East Elevation
1/8" = 1'-0"

NORIA AT CHANDLER AIRPARK

GERMANN & MCQUEEN
CHANDLER, ARIZONA



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CHANDLER, AZ 85226
602.295.1891



ARCHITECTURE AND PLANNING

3.24

1163

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Building 2
Elevations

- COLOR SCHEDULE**
- A. EXTERIOR BODY COLOR 1
DUNK EDWARDS PAPER SACK (DE0173)
 - B. EXTERIOR BODY COLOR 2
DUNK EDWARDS BUNKER GOLD (DE0189)
 - C. EXTERIOR BODY COLOR 3
DUNK EDWARDS BROWN EYES (DE0360)
 - D. ACCENT 1 (MULLING, METAL ACCENTS, POSTS, GARAGES)
DUNK EDWARDS BROWN EYES (DE0360)
 - E. COMPLEMENTARY ACCENTS
DUNK EDWARDS BROWN EYES (DE0360)
 - F. STONE VENEER
CORonado HIGH ROCK - DENNA BROWN
 - G. EXTERIOR BODY COLOR 4
DUNK EDWARDS TUCSON MUDSIC (DE0294)
 - H. EXTERIOR BODY COLOR 5
DUNK EDWARDS TUCSON MUDSIC (DE0294)
 - I. TRIM & EXTERIOR BODY COLOR 6
DUNK EDWARDS TUCSON MUDSIC (DE0294)
 - J. SHINGLED ROOFING
DALE ROOFING PRODUCTS - POMEROSA - CORONADO



1 Building 3 - North Elevation
1/8" = 1'-0"



2 Building 3 - East Elevation
1/8" = 1'-0"

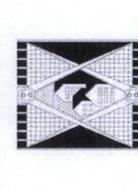
- COLOR SCHEDULE**
- A. EXTERIOR BODY COLOR 1
 - B. EXTERIOR BODY COLOR 2
 - C. EXTERIOR BODY COLOR 3
 - D. EXTERIOR BODY COLOR 4
 - E. EXTERIOR BODY COLOR 5
 - F. EXTERIOR BODY COLOR 6
 - G. EXTERIOR BODY COLOR 7
 - H. EXTERIOR BODY COLOR 8
 - I. EXTERIOR BODY COLOR 9
 - J. EXTERIOR BODY COLOR 10
 - K. EXTERIOR BODY COLOR 11
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 - T. EXTERIOR BODY COLOR 20
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 - V. EXTERIOR BODY COLOR 22
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 - X. EXTERIOR BODY COLOR 24
 - Y. EXTERIOR BODY COLOR 25
 - Z. EXTERIOR BODY COLOR 26
 - AA. EXTERIOR BODY COLOR 27
 - AB. EXTERIOR BODY COLOR 28
 - AC. EXTERIOR BODY COLOR 29
 - AD. EXTERIOR BODY COLOR 30
 - AE. EXTERIOR BODY COLOR 31
 - AF. EXTERIOR BODY COLOR 32
 - AG. EXTERIOR BODY COLOR 33
 - AH. EXTERIOR BODY COLOR 34
 - AI. EXTERIOR BODY COLOR 35
 - AJ. EXTERIOR BODY COLOR 36
 - AK. EXTERIOR BODY COLOR 37
 - AL. EXTERIOR BODY COLOR 38
 - AM. EXTERIOR BODY COLOR 39
 - AN. EXTERIOR BODY COLOR 40
 - AO. EXTERIOR BODY COLOR 41
 - AP. EXTERIOR BODY COLOR 42
 - AQ. EXTERIOR BODY COLOR 43
 - AR. EXTERIOR BODY COLOR 44
 - AS. EXTERIOR BODY COLOR 45
 - AT. EXTERIOR BODY COLOR 46
 - AU. EXTERIOR BODY COLOR 47
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 - AX. EXTERIOR BODY COLOR 50
 - AY. EXTERIOR BODY COLOR 51
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 - BA. EXTERIOR BODY COLOR 53
 - BB. EXTERIOR BODY COLOR 54
 - BC. EXTERIOR BODY COLOR 55
 - BD. EXTERIOR BODY COLOR 56
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 - BG. EXTERIOR BODY COLOR 59
 - BH. EXTERIOR BODY COLOR 60
 - BI. EXTERIOR BODY COLOR 61
 - BJ. EXTERIOR BODY COLOR 62
 - BK. EXTERIOR BODY COLOR 63
 - BL. EXTERIOR BODY COLOR 64
 - BM. EXTERIOR BODY COLOR 65
 - BN. EXTERIOR BODY COLOR 66
 - BO. EXTERIOR BODY COLOR 67
 - BP. EXTERIOR BODY COLOR 68
 - BQ. EXTERIOR BODY COLOR 69
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 - BS. EXTERIOR BODY COLOR 71
 - BT. EXTERIOR BODY COLOR 72
 - BU. EXTERIOR BODY COLOR 73
 - BV. EXTERIOR BODY COLOR 74
 - BW. EXTERIOR BODY COLOR 75
 - BX. EXTERIOR BODY COLOR 76
 - BY. EXTERIOR BODY COLOR 77
 - BZ. EXTERIOR BODY COLOR 78
 - CA. EXTERIOR BODY COLOR 79
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 - CD. EXTERIOR BODY COLOR 82
 - CE. EXTERIOR BODY COLOR 83
 - CF. EXTERIOR BODY COLOR 84
 - CG. EXTERIOR BODY COLOR 85
 - CH. EXTERIOR BODY COLOR 86
 - CI. EXTERIOR BODY COLOR 87
 - CJ. EXTERIOR BODY COLOR 88
 - CK. EXTERIOR BODY COLOR 89
 - CL. EXTERIOR BODY COLOR 90
 - CM. EXTERIOR BODY COLOR 91
 - CN. EXTERIOR BODY COLOR 92
 - CO. EXTERIOR BODY COLOR 93
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 - CX. EXTERIOR BODY COLOR 102
 - CY. EXTERIOR BODY COLOR 103
 - CZ. EXTERIOR BODY COLOR 104
 - DA. EXTERIOR BODY COLOR 105
 - DB. EXTERIOR BODY COLOR 106
 - DC. EXTERIOR BODY COLOR 107
 - DD. EXTERIOR BODY COLOR 108
 - DE. EXTERIOR BODY COLOR 109
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 - DF. EXTERIOR BODY COLOR 200

**NORIA
AT CHANDLER
AIRPARK**

GERMANN & MCQUEEN
CHANDLER, ARIZONA



WHITNEYBELL PERRY INC
575 ST. CHANDLER BLVD. STE 123
CHANDLER, ARIZONA 85225
602.265.1891



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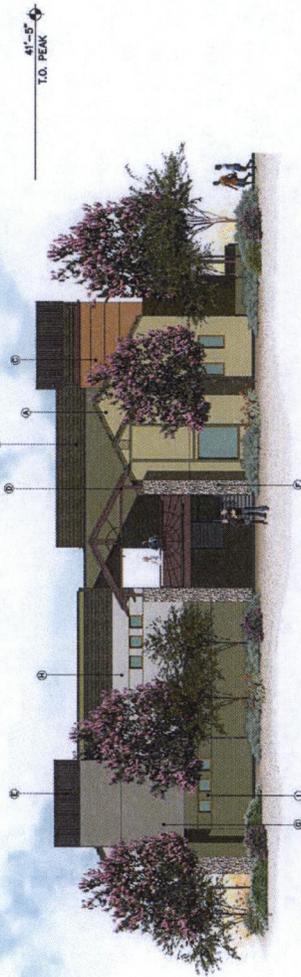
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Building 3
Elevations



1 Building 5 - North Elevation
1/8" = 1'-0"



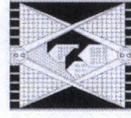
2 Building 5 - East Elevation
1/8" = 1'-0"

NORIA AT CHANDLER AIRPARK

GERMANN & MCQUEEN
CHANDLER, ARIZONA



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602.285.1891



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Building 5
Elevations

COLOR SCHEDULE

- A. EXTERIOR BODY COLOR 1 - BUCK (DE117)
- B. EXTERIOR BODY COLOR 2 - DUNN EDWARDS BANNER GOLD (DE184)
- C. EXTERIOR BODY COLOR 3 - DUNN EDWARDS BROWN EYES (DE235)
- D. EXTERIOR BODY COLOR 4 - DUNN EDWARDS WILD HAZEL (DE224)
- E. CORRUGATED ROOFING - DUNN EDWARDS MISSING LINK (DE817)
- F. STONE VENEER - DUNN EDWARDS TUSCAN Mosaic (DE239)
- G. EXTERIOR BODY COLOR 5 - DUNN EDWARDS ROMANTIC TAPE (DE192)
- H. EXTERIOR BODY COLOR 6 - DUNN EDWARDS CAYLAD WOOD (DE212)
- I. SHINGLED ROOFING PRODUCTS - FORDROSA - COPOLANO

COLOR SCHEDULE

- A. EXTERIOR BODY COLOR 1 SAGE (061173)
- B. DOWN EDWARDS PAPER SACK (061173)
- C. EXTERIOR BODY COLOR 2 SAGE (061173)
- D. DOWN EDWARDS BARNET GOLD (061181)
- E. EXTERIOR BODY COLOR 3 SAGE (061173)
- F. DOWN EDWARDS BROWN EYE (062389)
- G. ACCENT 1 (PAVING, DETAIL ACCENTS, POSTS, CHAIRS)
- H. DOWN EDWARDS BROWN EYE (062389)
- I. DOWN EDWARDS BROWN EYE (062389)
- J. DOWN EDWARDS BROWN EYE (062389)
- K. DOWN EDWARDS BROWN EYE (062389)
- L. DOWN EDWARDS BROWN EYE (062389)
- M. DOWN EDWARDS BROWN EYE (062389)
- N. DOWN EDWARDS BROWN EYE (062389)
- O. DOWN EDWARDS BROWN EYE (062389)
- P. DOWN EDWARDS BROWN EYE (062389)
- Q. DOWN EDWARDS BROWN EYE (062389)
- R. DOWN EDWARDS BROWN EYE (062389)
- S. DOWN EDWARDS BROWN EYE (062389)
- T. DOWN EDWARDS BROWN EYE (062389)
- U. DOWN EDWARDS BROWN EYE (062389)
- V. DOWN EDWARDS BROWN EYE (062389)
- W. DOWN EDWARDS BROWN EYE (062389)
- X. DOWN EDWARDS BROWN EYE (062389)
- Y. DOWN EDWARDS BROWN EYE (062389)
- Z. DOWN EDWARDS BROWN EYE (062389)

**NORIA
AT CHANDLER
AIRPARK**

GERMANN & MCQUEEN
CHANDLER, ARIZONA



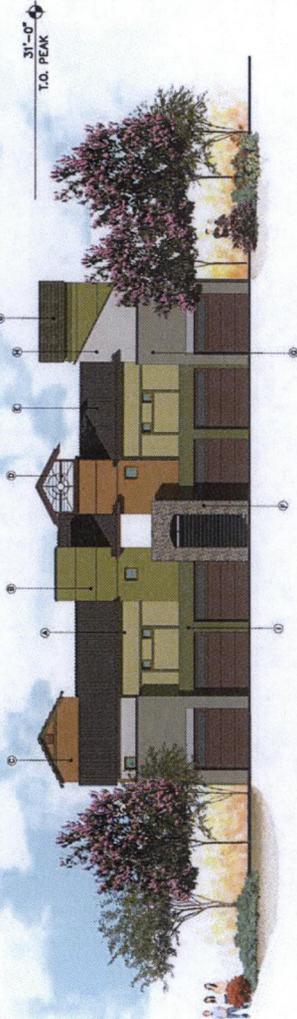
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5715 W. CHANDLER BLVD. SUITE 123
CHANDLER, ARIZONA 85225
602.295.1891



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Building 6
Elevations



2 Building 6 - South Elevation
1/8" = 1'-0"



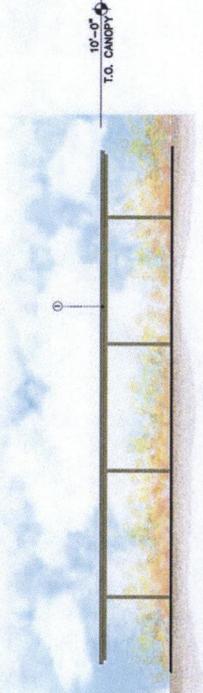
1 Building 6 - North Elevation
1/8" = 1'-0"



3 Building 6 - West Elevation
1/8" = 1'-0"



4 Building 6 - East Elevation
1/8" = 1'-0"



Canopy - Front Elevation
1/8" = 1'-0"

63'-9"
T.O. TOWER

27'-2"
T.O. PEAK



NORIA AT CHANDLER AIRPARK

GERMANN & MCOULEEN
CHANDLER, ARIZONA

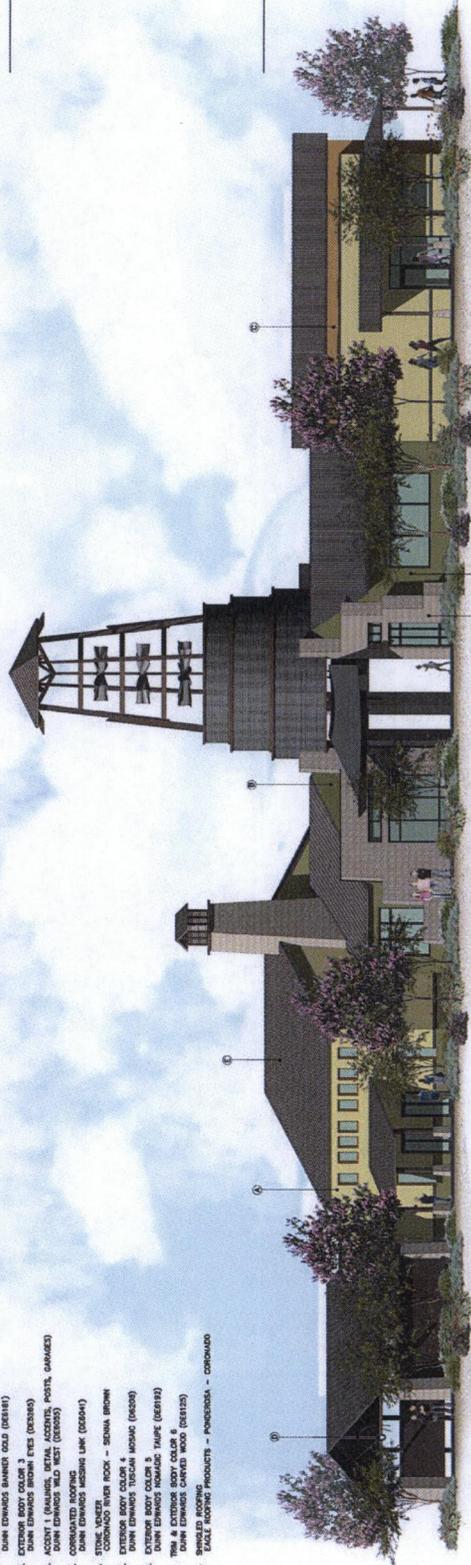
1. Clubhouse - South Elevation
1/8" = 1'-0"

COLOR SCHEDULE

- A. EXTERIOR BODY COLOR 1 - DARK EDWARDS JAMES SAGE (060173)
- B. EXTERIOR BODY COLOR 2 - DARK EDWARDS SHIMMER GOLD (060181)
- C. EXTERIOR BODY COLOR 3 - FINE (060360)
- D. ACCENT 1 - BRASS, METAL ACCENTS, POSTS, GARAGES - DARK EDWARDS WILD WEST (060305)
- E. CORRUGATED ROOFING - DARK EDWARDS MISSING LINK (06064)
- F. CORONAWOOD BLVD ROCK - SEDNA BROWN
- G. EXTERIOR BODY COLOR 4 - DARK EDWARDS TUCAN MOSAIC (06090)
- H. EXTERIOR BODY COLOR 5 - TANK (060193)
- I. TRIM & EXTERIOR BODY COLOR 6 - DARK EDWARDS CHAIRED WOOD (06153)
- J. SHIMMER ROOFING PRODUCTS - PANDORA - CORONAWOOD

63'-9"
T.O. TOWER

27'-2"
T.O. PEAK



2. Clubhouse - West Elevation
1/8" = 1'-0"



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575 W. CHANDLER BLVD. STE 123
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(602.205.1891)



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Clubhouse
Elevations

85'-9" T.O. TOWER

77'-2" T.O. PEAK

NORIA AT CHANDLER AIRPARK

GERMANN & MCQUEEN
CHANDLER, ARIZONA



1 Clubhouse - North Elevation
1/8" = 1'-0"

85'-9" T.O. TOWER

77'-2" T.O. PEAK



2 Clubhouse - East Elevation
1/8" = 1'-0"



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Clubhouse
Elevations

COLOR SCHEDULE

- A. EXTERIOR BODY COLOR 1
- A. EXTERIOR BODY COLOR 2
- A. EXTERIOR BODY COLOR 3
- A. EXTERIOR BODY COLOR 4
- A. EXTERIOR BODY COLOR 5
- A. EXTERIOR BODY COLOR 6
- A. EXTERIOR BODY COLOR 7
- A. EXTERIOR BODY COLOR 8
- A. EXTERIOR BODY COLOR 9
- A. EXTERIOR BODY COLOR 10
- A. EXTERIOR BODY COLOR 11
- A. EXTERIOR BODY COLOR 12
- A. EXTERIOR BODY COLOR 13
- A. EXTERIOR BODY COLOR 14
- A. EXTERIOR BODY COLOR 15
- A. EXTERIOR BODY COLOR 16
- A. EXTERIOR BODY COLOR 17
- A. EXTERIOR BODY COLOR 18
- A. EXTERIOR BODY COLOR 19
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- A. EXTERIOR BODY COLOR 94
- A. EXTERIOR BODY COLOR 95
- A. EXTERIOR BODY COLOR 96
- A. EXTERIOR BODY COLOR 97
- A. EXTERIOR BODY COLOR 98
- A. EXTERIOR BODY COLOR 99
- A. EXTERIOR BODY COLOR 100

Contractor must verify all dimensions of project before proceeding with site work. All dimensions are approximate and subject to change. The contractor shall be responsible for verifying all dimensions and for obtaining all necessary permits. The contractor shall be responsible for obtaining all necessary permits. The contractor shall be responsible for obtaining all necessary permits.

- NOTES:
- A EXTERIOR BODY COLOR
 - B DOWN EXTERIOR PAINT BACK (DE1173)
 - C DOWN EXTERIOR PAINT FRONT (DE1173)
 - D EXTERIOR BODY COLOR 3
 - E DOWN EXTERIOR BROWN EYES (DE3265)
 - F ACCENT 1
 - G DOWN EXTERIOR RED WOOD (DE6255)
 - H DOWN EXTERIOR MESSING LINK (DE1041)
 - I ROVER ROCK
 - J CORTADO STONE SIENNA BROWN
 - K EXTERIOR BODY COLOR 6
 - L DOWN EXTERIOR WISSIN WOODS (DE3269)
 - M DOWN EXTERIOR WISSIN WOODS (DE3269)
 - N DOWN EXTERIOR KAMASC TAUPE (DE1197)
 - O TRIM & BODY COLOR 4
 - P DOWN EXTERIOR CARVED WOOD (DE1195)
 - Q SHINGLED ROOF
 - R PALMERGA CORONA

**NORIA
AT CHANDLER
AIRPARK**

**GERMANN & McQUEEN
CHANDLER, ARIZONA**

**NOT FOR
CONSTRUCTION**

DATE: 07/20/18

WHITNEYBELL PERRY INC
575 W Chandler, Suite 123
Chandler, Arizona 85224-7532
(602)265-1891



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**PRELIMINARY
BUILDING ELEVATION**



PRELIMINARY FRONT ELEVATION
BUILDING 2 (PETAL BUILDING 2 (UNIT 1))
SCALE: 1/8" = 1'-0"



PRELIMINARY FRONT ELEVATION (CONT.)
BUILDING 2 (PETAL BUILDING 2 (UNIT 1))
SCALE: 1/8" = 1'-0"

NOTES:

- 1. ALL MECHANICAL EQUIPMENT SHALL BE SUBJECT TO CHANGE.
- 2. ALL ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING, ROOF INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DECK SHALL REQUIRE ADDITIONAL APPROVAL FROM PETAL AGENTS.
- 3. ALL ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING, ROOF INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DECK SHALL REQUIRE ADDITIONAL APPROVAL FROM PETAL AGENTS.
- 4. ALL ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING, ROOF INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DECK SHALL REQUIRE ADDITIONAL APPROVAL FROM PETAL AGENTS.
- 5. ALL ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING, ROOF INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DECK SHALL REQUIRE ADDITIONAL APPROVAL FROM PETAL AGENTS.
- 6. ALL ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING, ROOF INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DECK SHALL REQUIRE ADDITIONAL APPROVAL FROM PETAL AGENTS.
- 7. ALL ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING, ROOF INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DECK SHALL REQUIRE ADDITIONAL APPROVAL FROM PETAL AGENTS.
- 8. ALL ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING, ROOF INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DECK SHALL REQUIRE ADDITIONAL APPROVAL FROM PETAL AGENTS.
- 9. ALL ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING, ROOF INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DECK SHALL REQUIRE ADDITIONAL APPROVAL FROM PETAL AGENTS.
- 10. ALL ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING, ROOF INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DECK SHALL REQUIRE ADDITIONAL APPROVAL FROM PETAL AGENTS.

ORDINANCE NO. 4475

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AGRICULTURAL (AG-1) TO PLANNED AREA DEVELOPMENT (PAD) (DVR13-0005 NORIA AT CHANDLER AIRPARK) 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 Exhibit 'A'

Said parcel is hereby rezoned from AG-1 to PAD for a mixed-use development including commercial and multi-family uses, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "NORIA AT CHANDLER AIRPARK", kept on file in the City of Chandler Planning Services Division, in File No. DVR13-0005, 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. 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.
4. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
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. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
8. An emergency access easement shall be provided along the site's eastern boundary as part of phase two. Full construction of the access easement shall occur when the property east of the subject site develops, or at the point in time the Transportation and Development Director determines that a permanent drive is necessary.
9. The multi-family apartment manager shall display, in a conspicuous place within the rental office, a map illustrating the location of the Noria at

Chandler Airpark Multi-Family Apartments in the context of the Chandler Airpark Area Plan. Such map or aerial photo shall be a minimum size of 24" x 36". Compliance with this condition shall be demonstrated by the property owner or multi-family apartment manager by submittal to the Zoning Administrator of a signed affidavit and photograph that acknowledges such map is on display prior to beginning any rental activity.

10. Prior to execution of any lease, prospective apartment tenants shall be given written disclosure in their lease and in a separately signed disclosure statement acknowledging that this apartment community is located proximate to the Chandler Municipal Airport, that an avigational easement exists on the property, and that the property is subject to aircraft noise and overflight activity. The requirement for such disclosures shall be confirmed in an Avigation Notice Covenant that runs with the land and is recorded with the Maricopa County Recorder prior to issuance of the first Building Permit for this development.
11. The developer shall provide the City with an avigational easement over the subject property in accordance with Section 3004 of the City of Chandler Zoning Code.
12. Prior to building permit issuance for any structures the developer shall provide a DETERMINATION OF NO HAZARD TO AVIATION approval as issued by the FAA after filing an FAA Form 7460, Notice of Proposed Construction or Alteration.
13. In the event the development is proposed to be subdivided to allow individual condo unit ownership, the proposed condos shall be processed in accordance with City of Chandler plat requirements which includes public hearings and, if such Condo Plat is approved and Recorded, the following stipulations shall be the responsibilities of the subdivider/homebuilder/developer and shall not be construed as a guarantee of disclosure by the City of Chandler:
 - a) Prior to any condo unit reservation or purchase agreement, any and all prospective condo buyers shall be given a separate disclosure statement, for their signature, fully acknowledging that this subdivision lies proximate to the Chandler Municipal Airport and that an avigational easement exists and/or is required on the property, and further, shall

acknowledge that the property is subject to aircraft noise and overflight activity. This document signed by the condo buyer shall be recorded with the Maricopa County Recorder's Office upon sale of the condo to such buyer.

- b) The subdivider/homebuilder/developer shall also display, in a conspicuous place within the condo sales office, a map illustrating the location of the Condo Plat in the context of Chandler Municipal Airport. Such map or aerial photo shall be a minimum size of 24" x 36". Compliance with this condition shall be demonstrated by the subdivider/developer by submittal to the Zoning Administrator of a signed affidavit and photograph that acknowledges this map is on display prior to beginning any sales activity.
 - c) The aircraft noise, overflight activity and avigational easement information referenced above in "a" and "b" shall also be included within the Subdivision Public Report to be filed with the State of Arizona Department of Real Estate, as required by Arizona law.
14. All leases at the NORIA AT CHANDLER AIRPARK multi-family apartments shall provide that all questions, concerns or complaints any tenant may have about Chandler Municipal Airport of the operation of aircraft landing at, taking off from or operating at or on Chandler Municipal Airport shall be directed solely to the manager of the NORIA AT CHANDLER AIRPARK development and not to the Chandler Municipal Airport, the City of Chandler, the FAA, any aircraft owner or any pilot. All leases shall also provide that it shall be within the sole and absolute discretion of the Manager of NORIA AT CHANDLER AIRPARK (and not the tenant) to determine (after the Manager's due consideration of all airport related acknowledgements and disclosures that are required by these Zoning Stipulations and consideration of all information known to NORIA AT CHANDLER AIRPARK Manager) whether or not, when and how to communicate any tenant's question, concern or complaint to the manager of the Chandler Municipal Airport.

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.

LEGAL DESCRIPTION:

PARCEL NO. 1

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THAT PORTION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 33 FEET AND THE EAST LINE OF THE WEST 33 FEET OF SAID NORTHWEST QUARTER;

THENCE SOUTH 00 DEGREES 47 MINUTES 09 SECONDS WEST ALONG SAID EAST LINE 73.94 FEET;

THENCE SOUTH 89 DEGREES 12 MINUTES 51 SECONDS EAST 7.00 FEET;

THENCE NORTH 45 DEGREES 32 MINUTES 41 SECONDS EAST 21.30 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 92 FEET OF SAID NORTHWEST QUARTER;

THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 41 MINUTES 47 SECONDS EAST 998.67 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 2925.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05 DEGREES 16 MINUTES 18 SECONDS, AN ARC DISTANCE OF 269.12 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER;

THENCE NORTH 00 DEGREES 43 MINUTES 20 SECONDS EAST ALONG SAID EAST LINE 46.63 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 33 FEET OF SAID NORTHWEST QUARTER;

THENCE NORTH 89 DEGREES 41 MINUTES 47 SECONDS WEST ALONG SAID SOUTH LINE 1289.24 FEET TO THE POINT OF BEGINNING;

AND EXCEPT THE WEST 65 FEET AND THE EAST 10 FEET OF THE WEST 75 FEET OF THE NORTH 437 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11, EXCEPT THE NORTH 92 FEET AND THE WEST 40 FEET THEREOF, AS SET FORTH IN INSTRUMENT RECORDED AT RECORDER'S NO. 03-1649198;

AND EXCEPT THE FOLLOWING:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 40 FEET AND THE SOUTH LINE OF THE NORTH 92 FEET OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11;

THENCE SOUTH ALONG SAID EAST LINE, A DISTANCE OF 15 FEET;

THENCE IN A NORTHEASTERLY DIRECTION TO A POINT ON THE SOUTH LINE OF THE NORTH 92 FEET OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11 THAT IS 15 FEET EAST FROM SAID POINT OF INTERSECTION;

THENCE WESTERLY ALONG SAID SOUTH LINE, A DISTANCE OF 20 FEET TO THE POINT OF BEGINNING, AS SET FORTH IN INSTRUMENT RECORDED AT RECORDER'S NO.03-1649198;

AND EXCEPT THE FOLLOWING:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 75 FEET AND THE SOUTH LINE OF THE NORTH 92 FEET OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11;

THENCE SOUTH ALONG SAID EAST LINE, A DISTANCE OF 35 FEET;

THENCE IN A NORTHEREASTERELY DIRECTION TO A POINT ON THE SOUTH LINE OF THE NORTH 92 FEET OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11 THAT IS 35 FEET EAST FROM SAID POINT OF INTERSECTION;

THENCE WESTERLY ALONG SAID SOUTH LINE, A DISTANCE OF 35 FEET TO THE POINT OF BEGINNING, AS SET FORTH IN INSTRUMENT RECORDED AT RECORDER'S NO. 03-1649198. .

PARCEL NO. 2:

THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE S EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA,

EXCEPT THE WEST 65 FEET, EXCEPTING THEREFROM THE WEST 40 FEET THEREOF, AS SET FORTH IN INSTRUMENT RECORDED AT RECORDER'S NO. 03-1649198.