



Chandler · Arizona
Where Values Make The Difference

MAY 22 2008

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MEMORANDUM

Planning and Development – CC Memo No. 08-103

DATE: MAY 8, 2008

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
KEVIN MAYO, ACTING PLANNING MANAGER

[Handwritten initials: WP, DB, JK, KM, and a signature]

FROM: BILL DERMODY, SENIOR CITY PLANNER *BD*

SUBJECT: DVR08-0005 EXECUTIVE TOY STORAGE
Introduction and tentative adoption of Ordinance No.4073

Request: Rezoning from Agricultural (AG-1) to Planned Area Development (PAD) zoning with Preliminary Development Plan (PDP) approval for a recreational vehicle storage, fuel station, and retail development

Location: Northwest corner of Germann and McQueen Roads

Applicant: Pew & Lake, Sean Lake

Owner: Executive Property Development LLC, Mike Clements

Project Info: A 226-space recreational vehicle storage facility, a 6,000 square foot retail building, and an 12-pump fuel station with associated convenience store and car wash on 8.5 net acres

RECOMMENDATION

Planning Commission and Staff, finding consistency with the General Plan and the Airpark Area Plan, recommend approval of the rezoning and Preliminary Development Plan (PDP) subject to conditions.

BACKGROUND

The application requests rezoning and PDP approval for a recreational vehicle storage facility, a fuel station, and a retail building on an approximately 9-acre property at the northwest corner of

Germann and McQueen Roads. The property is mostly vacant, except for an auto repair business in its southwest portion that will be removed as part of this project and a cell tower along the northern property line that will remain. To the north is a City of Chandler vehicle service yard, to the west is an agricultural parcel designated by the Airpark Area Plan for light industrial uses, to the east across McQueen Road is agricultural land designated for high-density residential, and to the south across Germann Road is Tumbleweed Park.

The proposal conforms to the Airpark Area Plan. The subject site is primarily designated by the Airpark Area Plan for neighborhood commercial uses, with only the western quarter of the property designated for light industrial. Staff finds the proposed recreational vehicle use on the property's western portion to be a logical transitional use from the proposed retail on the eastern portion, thus keeping with the intent of the Area Plan.

The proposal includes a fuel station on the corner with associated convenience store and car wash, a retail building farther north along McQueen Road, and a recreational vehicle storage facility taking up the majority of the site in the rear. The site has four points of access (two on each road), including full-access movement for the western Germann Road driveway and left-turn-in access for the northern McQueen Road driveway. Two driveways closer to the fuel station are right-in/right-out only.

Two options are proposed for the retail building: inline retail that faces McQueen Road or automotive retail/service with overhead doors that face north and south. Both options utilize a 6,000 square foot building.

The recreational vehicle storage facility includes a garage building, covered parking, and uncovered parking for vehicles such as RVs, trailers, boats, and cars. The facility has an associated office with second-story caretaker living quarters in a 2,400 square foot building located outside the walls and near McQueen Road, adjacent to the facility entrance. The office is intended only for the storage facility and is not intended for general office. A dump station for RV sewage waste is provided inside the walls, just south of the existing cell tower. No new cell tower is proposed as part of this application, but space is reserved for that possibility immediately adjacent to the existing tower within the storage facility walls.

The site provides more than the code-required parking if the retail building becomes general retail, with 58 spaces compared to a code requirement of 47. If the retail building is built as auto service, then the site provides exactly the code requirement of 49 parking spaces. Due to the nature of the office, Staff supports the applicant's request to provide only four (4) spaces for the office compared to the code requirement of six (6) spaces because many who use the office will be parked in the recreational vehicle storage facility. The provision of relief for the office parking allows for a small amount of the convenience store to potentially be used for food service. Both the fuel station and the auto retail buildings provide three (3) parallel parking spaces that normally would not be counted, but function well in this particular site plan and are therefore counted in the totals.

The architecture for the retail building and convenience store features cement plaster/stucco and EIFS walls with stone columns, pronounced parapets, metal awnings, and tower elements with green standing seam metal roofs. The office architecture replicates all of these features except the tower elements, but has an all-encompassing standing seam metal roof and also has a different window pattern—smaller and more frequent windows, more appropriate to an office/residential structure. The recreational vehicle garage is a primarily metal building that carries over the color pattern, parapet forms, green standing seam metal roof, and column styles found in the rest of the site. The main body of the garage walls is constructed of metal panels made to appear like stucco. The covered parking shade structures are constructed of green standing seam metal that mimics the roof feature found elsewhere on the site, as well as serving to break up the garage façade as viewed from the south. The garage façades provide substantial visual interest, especially above the 8'-high fence line that surrounds the recreational vehicle storage portion of the site. The fuel station canopy includes full, stone columns that replicate the main buildings, plus a stucco façade with a parapet drawn from the convenience store that serves to break up the canopy as viewed from McQueen Road while integrating with the main design themes of the center.

The project provides code-required landscaping throughout most of the site that features Palo Brea, Hybrid Mesquite, and Sissoo along the street frontages with those trees plus Mulga Acacia used on the interior. The Mulga are placed strategically on a small berm in front of the southern wall of the recreational vehicle storage area in order to provide an attractive view from Germann Road and disguise what would otherwise be a long, monotonous frontage in the form of an 8'-high wall. Deviations from landscaping requirements are requested in two areas: no landscaping is provided along the northern property line due to a desire not to create a "no man's land" south of an existing wall, and the landscape strip west of the car wash is 7'-9" wide rather than 10' wide. The deviation along the northern property line is further justified by existing mature trees on the municipal property that provide the desired visual buffering effect.

The application requests building and monument signage approval as part of this development. Building signage for the retail building and convenience store is internally illuminated, individual pan-channel lettering, while the office and recreational vehicle storage buildings have no building signage. The fuel station canopy includes a corporate logo on the north and south fascia and a corporate name on the eastern fascia, which will be mostly (except for the stucco portion in the middle) a continuous, lighted blue strip. Monument signage consists of four signs of approximately 6'-4" height that include a stone base and a capped stucco column that draw from the main building architecture, with internally illuminated panels and routed out, push-through letters. Two of the monument signs, which are illustrated in the Development Booklet, have three panels and are located adjacent to the driveways farthest from the corner (see Landscape Plan for sign placement). The other two signs, not shown in the Development Booklet but included among the memo attachments, are the same size and follow a similar design except that they have the corporate logo and fuel prices in the space where the tenant panels would otherwise be located.

The development will be constructed in two phases: the 6,000 square foot retail building will be Phase II, while all other buildings and site improvements will be Phase I. The applicant has

indicated that building permit approval will be pursued immediately following approval of this request.

DISCUSSION

Planning Commission and Staff generally find this to be a quality development with a site plan that functions well considering the inherent difficulties of combining a large storage use with a high-traffic fuel station use on a single site. Staff was initially concerned with traffic safety at the southern end of the convenience store where a driveway entrance and the car wash exit intersect with an offset east-west driveway carrying high traffic volumes, plus (originally) four parking spaces placed adjacent to the car wash exit. However, the updated iteration of the site plan (with the four parking spaces removed and stop signs added for eastbound and southbound traffic) is an acceptable and safe solution to traffic conflicts found in previous versions of the plan.

PLANNING COMMISSION VOTE REPORT

Motion to approve.

In Favor: 6 Opposed: 0

Planning Commission added Conditions Nos. 16 through 22 to address overhead door screening, driveway entrance design, trash enclosure location, and other minor design improvements. Planning Commission also amended Condition No. 9 so that signage will have to be approved under a separate PDP, finding the proposed signage design to be inadequate.

AIRPORT RECOMMENDATION

The Airport Commission reviewed the zoning request in accordance with the Airport Conflicts Evaluation Process. The Airport Manager has issued a conflicts evaluation report indicating that the Airport Commission found that no airport conflicts exist with this application.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on March 25, 2008 at the Chandler Municipal Airport. No citizens attended.
- At the time of this writing, Staff is not aware of any opposition to the request.

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of DVR08-0005 EXECUTIVE TOY STORAGE subject to the following conditions:

1. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
2. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Executive Toy Storage", kept on file in the City of Chandler Planning Services Division, in File No. DVR08-0005, except as modified by condition herein.

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. 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.
8. Approval by the Director of Planning and Development of plans for landscaping and perimeter walls and the Director of Public Works for arterial street median landscaping.
9. Signage shall be approved under a separate PDP application.
10. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

In the event the owner sells or otherwise transfers the development to another person or entity, the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to provide notice to any future owners. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the subject development shall use treated effluent to maintain open space, common areas, and landscape tracts.

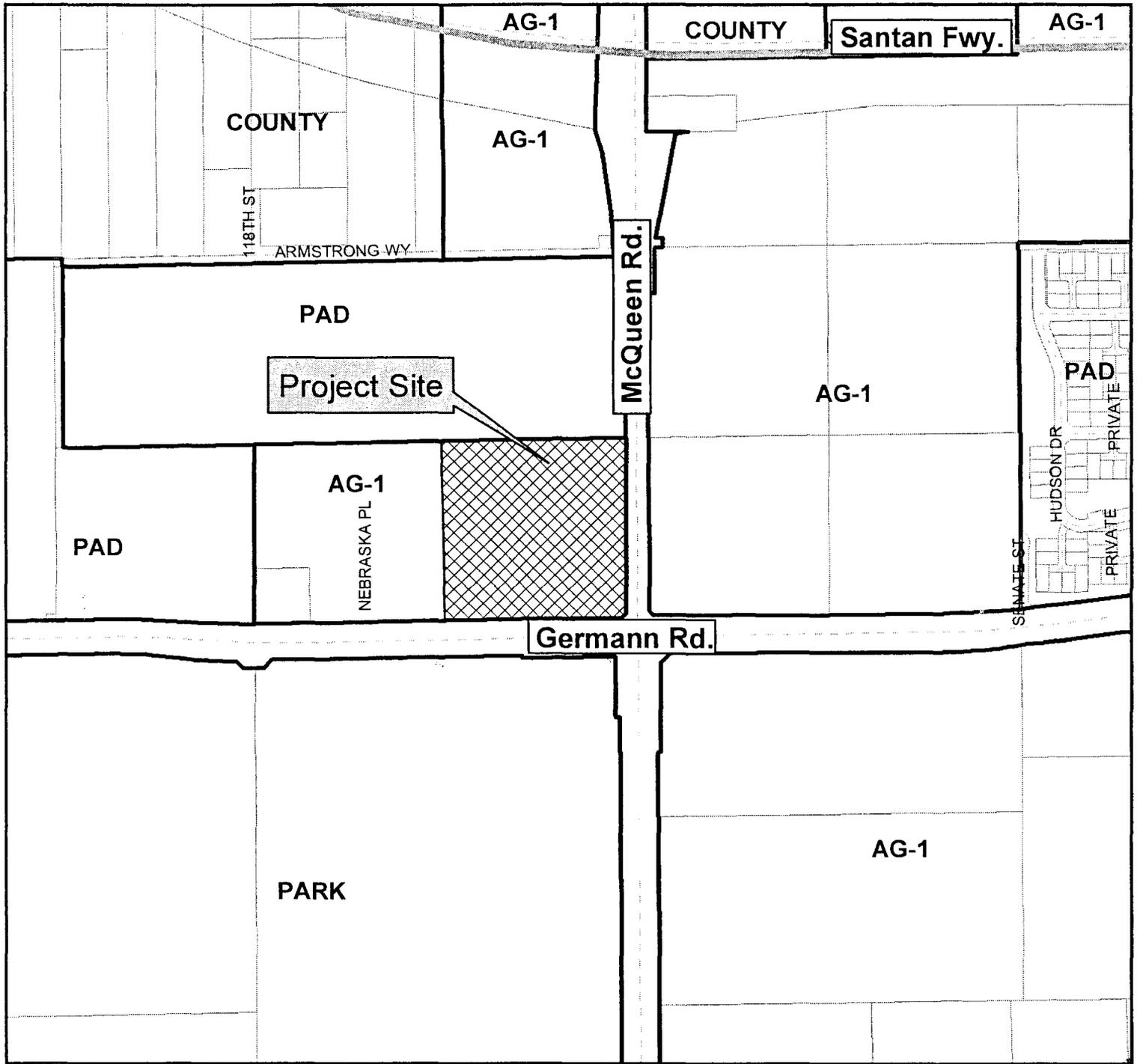
11. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
12. There shall be a maximum of six (6) bays in the auto retail building.
13. The "rose gray" squares and/or surface-mounted square, white lighting fixtures found on the columns of the retail and office buildings shall be incorporated into the convenience store architecture.
14. Fuel station venting must be fully screened.
15. The four (4) parking spaces south of the convenience store shall be eliminated as shown on the revised site plan.
16. Building G, if developed as auto retail, shall have its overhead doors fully screened from street view by screen walls and additional landscaping. Details to be worked out with staff.
17. Date Palms and canopy trees shall be placed in alternating fashion at the intersection corner and adjacent to the three retail entrances.
18. If Building G is developed as general retail, the trash enclosure adjacent to the building shall be relocated to the northwest portion of the retail site.
19. All entrances to the recreational vehicle storage component of the site shall be flanked by decorative stone on both sides.
20. All four site entrances shall include full decorative paving features.
21. The applicant shall work with Staff to adjust the wainscot higher on the office building to reduce the building's apparent scale.
22. At least one Mulga Acacia shall be added south of the recreational vehicle storage facility. Details to be worked out with Staff.

PROPOSED MOTION

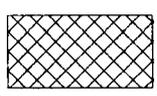
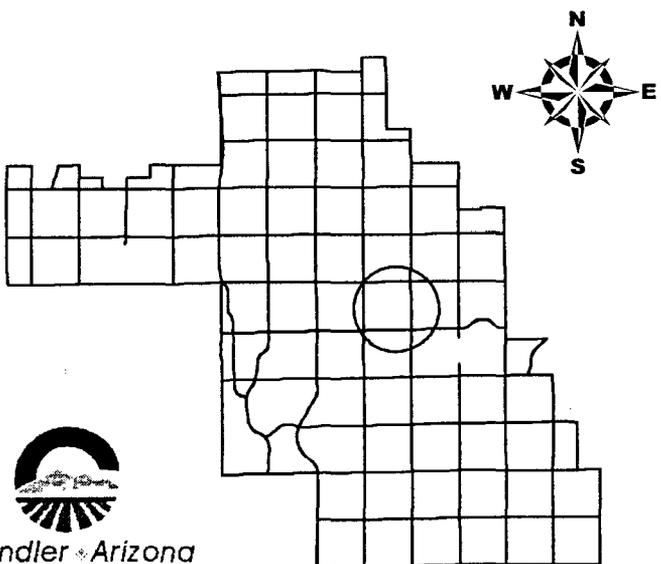
Move to introduce and tentatively adopt Ordinance No. 4073 approving Planned Area Development zoning and Preliminary Development Plan in case DVR08-0005 EXECUTIVE TOY STORAGE subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Map
2. Development Booklet
3. Overall Site Plans (with general retail vs. auto retail)
4. Revised Site Plan of Fuel Station Area
5. Landscape Plan
6. Building Elevations
7. Fuel Station Monument Sign
8. Ordinance No. 4073

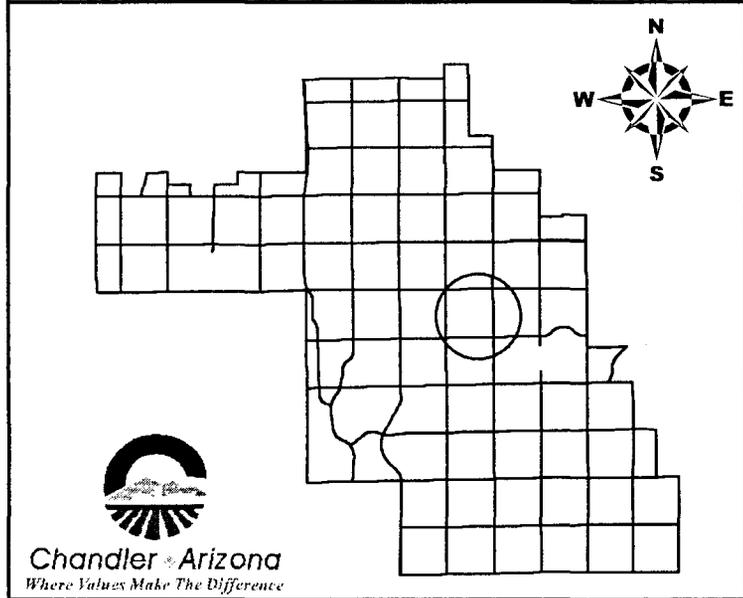
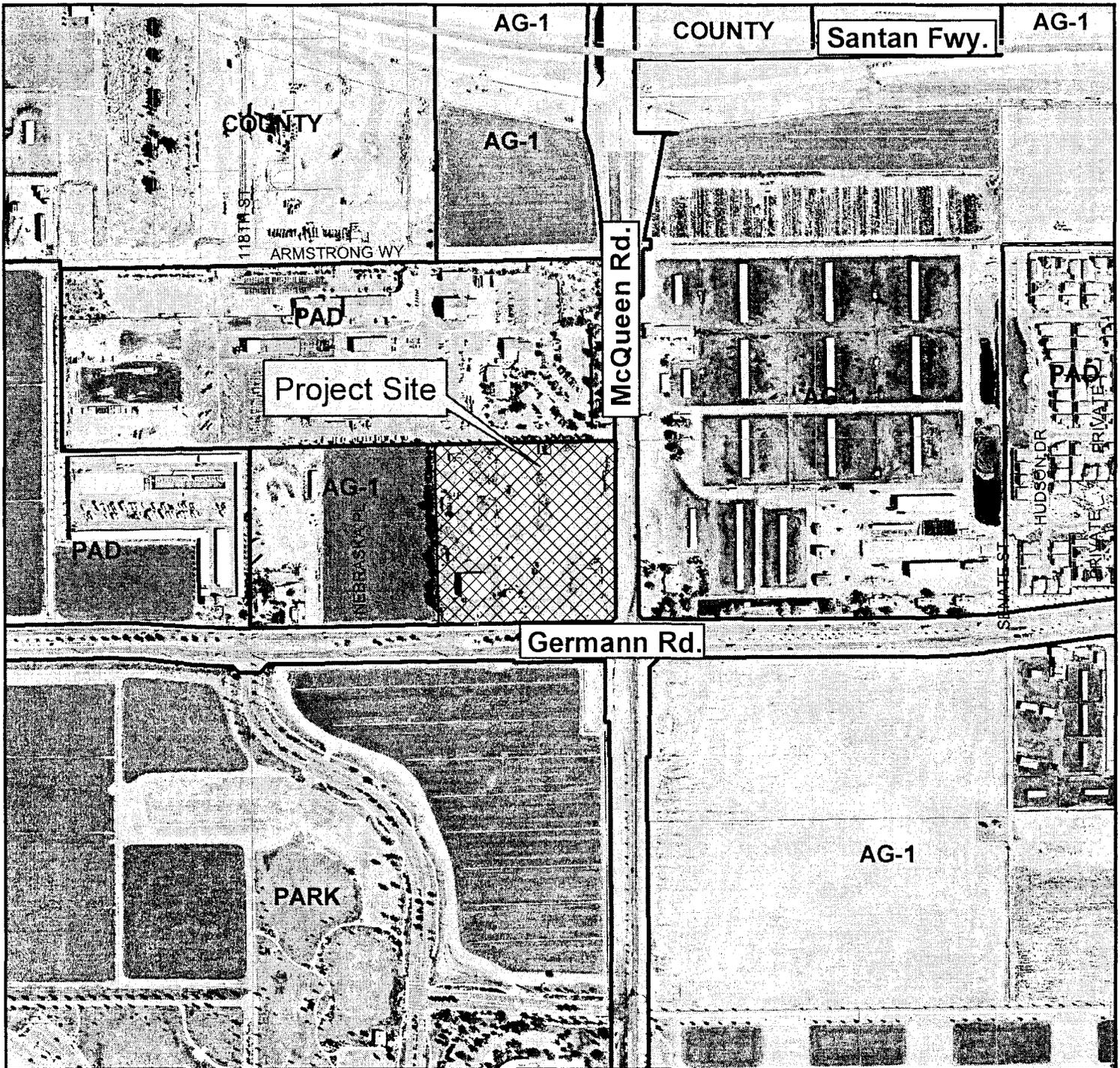


Vicinity Map



DVR08-0005

Executive Toy Storage



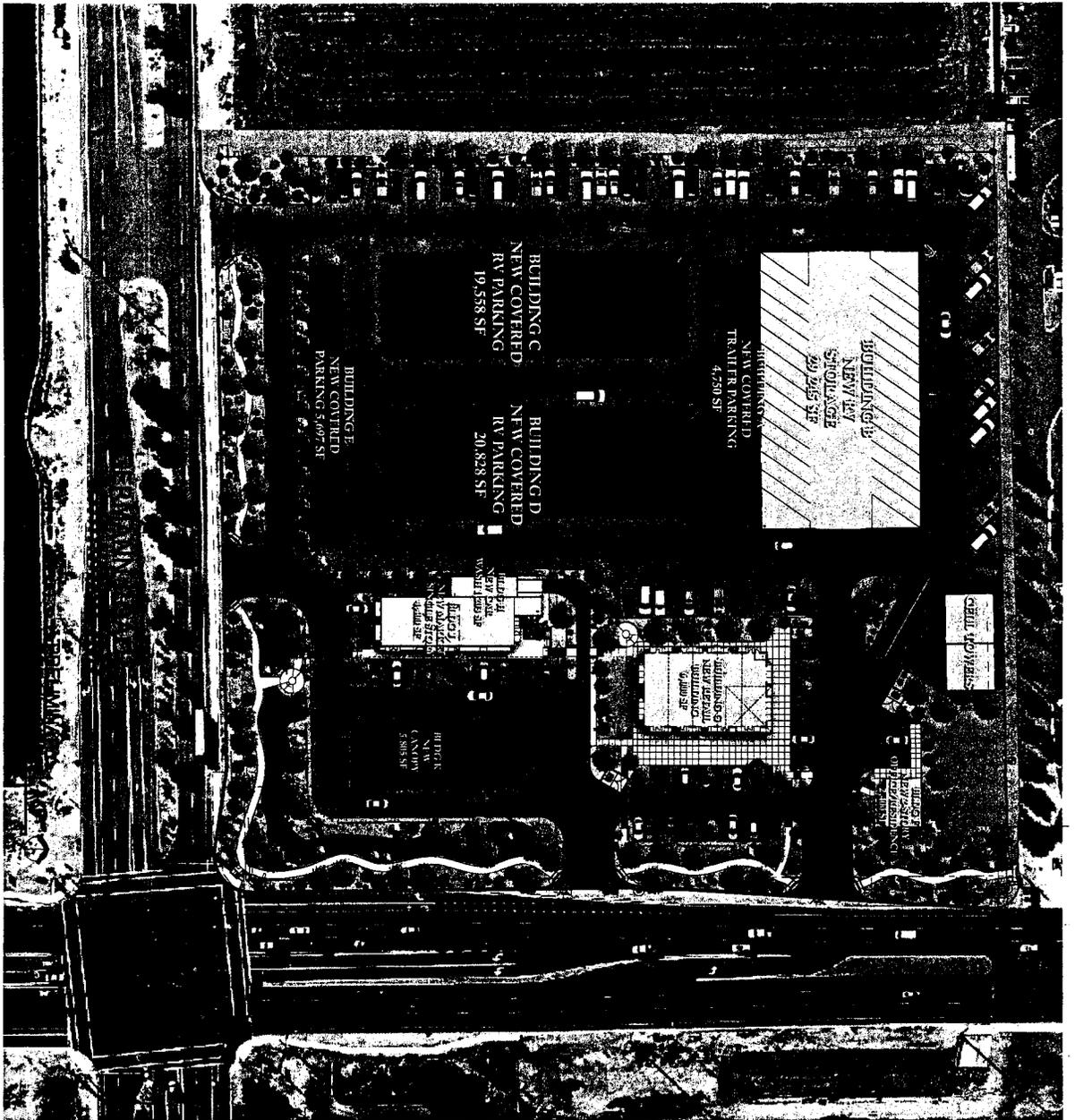
Vicinity Map



DVR08-0005

Executive Toy Storage

CITY OF CHANDLER 2/15/2008



CONTACTS

OWNER REPRESENTATIVE:
 SALEM DEVELOPMENT, INC.
 290 SOUTH VANCE ROAD, SUITE 50
 CHANDLER, ARIZONA 85226
 480.344.4999

ARCHITECT: SAEMISCH + DI BELLA ARCHITECTS, INC.
 4815 EAST TAVELA STREET, SUITE 300
 CHANDLER, ARIZONA 85249
 CONTACT: PETER WINTER
 480.344.9999

LEGAL COUNSEL:
 900 EAST GERMANN ROAD, SUITE 800
 CHANDLER, ARIZONA 85249
 CONTACT: JEFFREY W. LARSON
 480.441.1100

LEGAL DESCRIPTION (A.P.N. 303-28-001D)

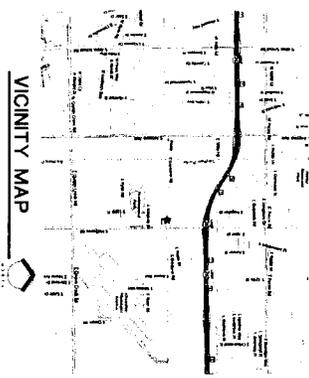
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PROJECT BUILDING DATA

PROJECT BUILDING DATA	CONTRACTOR / OFFICE (S) (FORM)
BUILDING A - COVERED THEATER PARKING	2,400 SF
CONSTRUCTION TYPE: V-B A7.3.3	CONSTRUCTION TYPE: V-B A7.3.3
BUILDING B - NEW STORAGE BUILDING	6,000 SF
CONSTRUCTION TYPE: V-B A7.3.3	CONSTRUCTION TYPE: V-B A7.3.3
BUILDING C - COVERED RV PARKING	19,538 SF
CONSTRUCTION TYPE: V-B A7.3.3	CONSTRUCTION TYPE: V-B A7.3.3
BUILDING D - COVERED RV PARKING	20,828 SF
CONSTRUCTION TYPE: V-B A7.3.3	CONSTRUCTION TYPE: V-B A7.3.3
BUILDING E - NEW COVERED PARKING	5,697 SF
CONSTRUCTION TYPE: V-B A7.3.3	CONSTRUCTION TYPE: V-B A7.3.3

PARKING CALCULATION

PARKING CALCULATION	SPACES REQUIRED
BUILDING A - COVERED THEATER PARKING	1,200
BUILDING B - NEW STORAGE BUILDING	1,200
BUILDING C - COVERED RV PARKING	19,538
BUILDING D - COVERED RV PARKING	20,828
BUILDING E - NEW COVERED PARKING	5,697
TOTAL	48,463



SP-1

2011 Saemisch + Di Bella
 Preliminary Site Plan
 Revised Lines

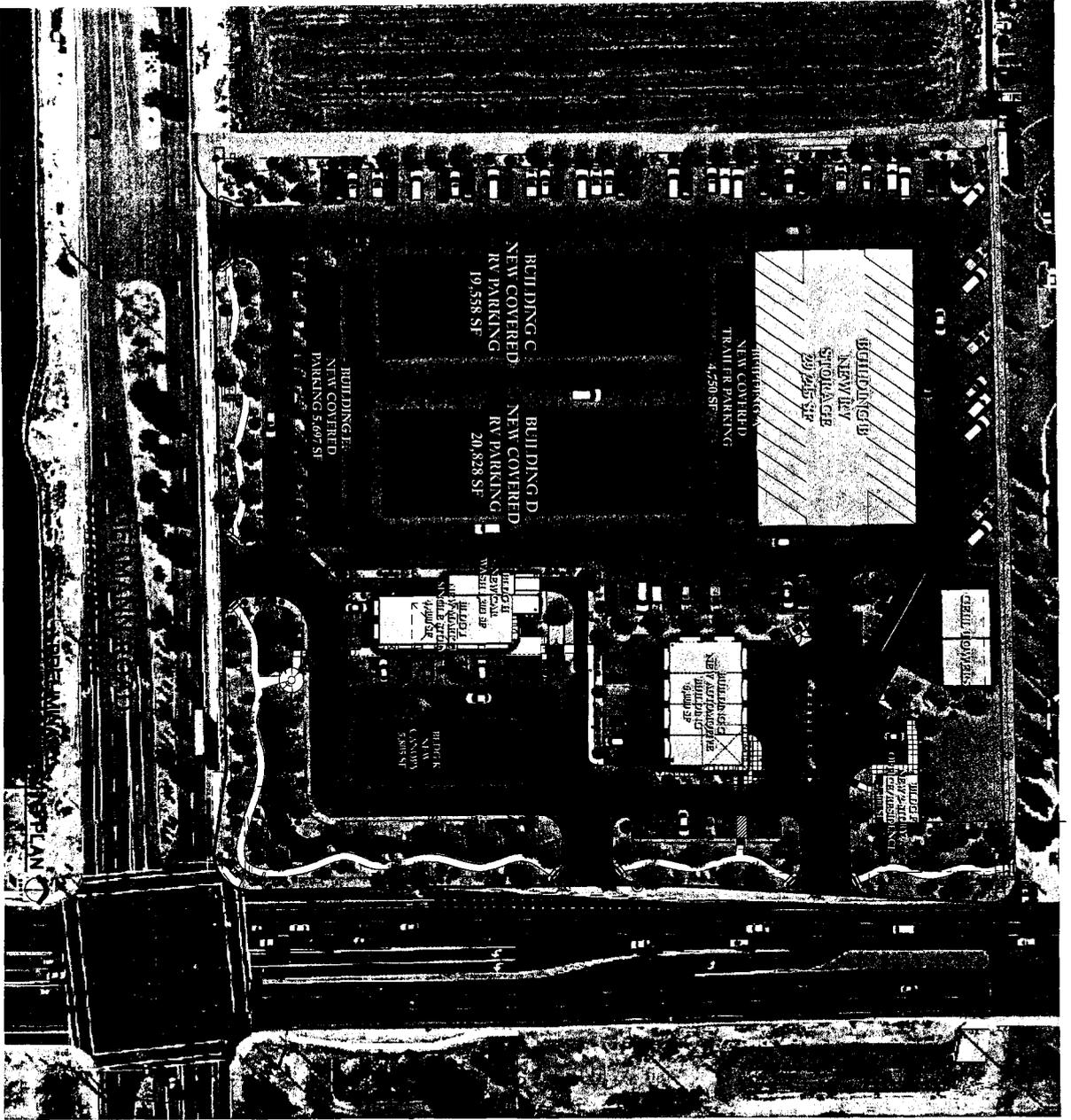
Saemisch + Di Bella
 ARCHITECTS

48 West Main Street Suite 300 Mesa, Arizona 85201
 480-822-3523 480-822-0521 www.sdbch.com

Preliminary Site Plan
 03.28.2008

Executive Toy Storage

900 East Germann Road
 Chandler, Arizona 85249



CONTACTS

OWNER: EXECUTIVE TOY STORAGE
GENERAL CONTRACTOR: THE BROWN COMPANY
ARCHITECT: SAEMISCH + DI BELLA
ENGINEER: SAEMISCH + DI BELLA ARCHITECTS, INC.
PERMITS: CHANDLER CITY DEPARTMENT OF PERMITS
LEGAL: SAEMISCH + DI BELLA ARCHITECTS, INC.
PHOTOGRAPHY: SAEMISCH + DI BELLA ARCHITECTS, INC.
LANDSCAPE ARCHITECT: SAEMISCH + DI BELLA ARCHITECTS, INC.
PLANNING: SAEMISCH + DI BELLA ARCHITECTS, INC.
CONTRACT ADMINISTRATION: SAEMISCH + DI BELLA ARCHITECTS, INC.

LEGAL DESCRIPTION (A.P.N. 303-28-000D)

COMMUNITY DEVELOPMENT CENTER
 900 EAST GERMAN ROAD, CHANDLER, ARIZONA 85249
 10000000.00 SQ. FT. (APPROXIMATE)
 10000000.00 SQ. FT. (APPROXIMATE)

PROJECT BUILDING DATA

BUILDING A: COVERED TRUCK PARKING
 4,750 SF
 OCCUPANCY: V-8 A.P.S.A.
BUILDING B: RV STORAGE BUILDING
 29,245 SF
 OCCUPANCY: V-8 A.P.S.A.
BUILDING C: COVERED RV PARKING
 19,558 SF
 OCCUPANCY: V-8 A.P.S.A.
BUILDING D: COVERED RV PARKING
 29,828 SF
 OCCUPANCY: V-8 A.P.S.A.
BUILDING E: COVERED RV PARKING
 5,697 SF
 OCCUPANCY: V-8 A.P.S.A.
BUILDING F: COVERED RV PARKING
 5,697 SF
 OCCUPANCY: V-8 A.P.S.A.

PARKING CALCULATION

REQUIREMENTS:
 1. 10000000.00 SQ. FT. SERVICES REQUIRED
 2. 4 SPACES PROVIDED
 3. 10000000.00 SQ. FT. SERVICES REQUIRED
 4. 4 SPACES PROVIDED
 5. 10000000.00 SQ. FT. SERVICES REQUIRED
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Executive Toy Storage
 900 East Germann Road
 Chandler, Arizona 85249

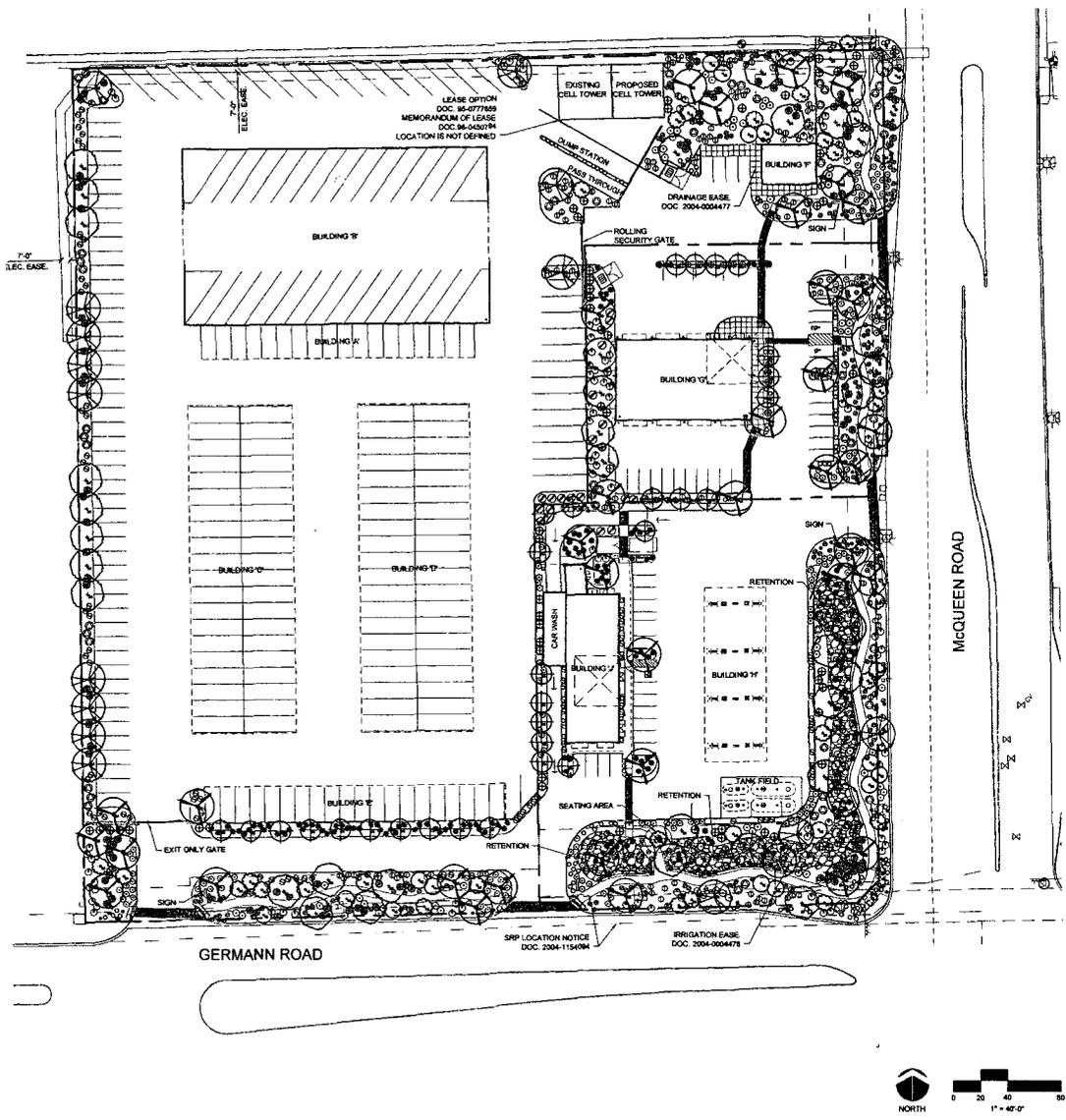
Saemisch + Di Bella ARCHITECTS
 48 West Main Street Suite 200 Mesa, Arizona 85201
 480-932-0621 480-932-0622 www.saemischdibella.com

Preliminary Site Plan
 03.28.2008

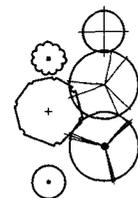
SP-2

JOB NUMBER: 0728
 PRELIMINARY SITE PLAN
 APPROXIMATE DATE

DATE: 03/28/08
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: 03/28/08



LANDSCAPE MATERIAL SCHEDULE



TREES	Item	Size	Quantity	Comments
Acacia aneura	15 gal	18	min. caliper: 0.75"	
Mage	24" box	14	min. caliper: 1.50"	
Ceanothus leucanthus	15 gal	15	min. caliper: 0.75"	
Mexican Bird-of-Paradise	24" box	16	min. caliper: 1.00"	
Dalbergia sissoo	24" box	14	min. caliper: 1.25"	
Sissoo Tree	36" box	4	min. caliper: 3.00"	
Prosopis juliflora™	24" box	23	min. caliper: 1.50"	
Hybrid Mesquite	36" box	11	min. caliper: 2.50"	
	48" box	1	min. caliper: 3.50"	
Parthenocarpus	24" box	22	min. caliper: 1.50"	
Palo Verde	36" box	7	min. caliper: 2.50"	
	48" box	12	min. caliper: 3.50"	
Sophora secundiflora	15 gal	22	min. caliper: 0.75"	
Texas Mountain Laurel				

SHRUBS & ACCENTS	Item	Size	Quantity	Comments
Bougainvillea 'La Jolie'	5 gal	22		
Bougainvillea	5 gal	55		
Ceanothus leucanthus	5 gal	75		
Red Bird-of-Paradise	5 gal	75		
Calliandra 'Silver Star™'	5 gal	116		
Hybrid Fairy Duster	5 gal	153		
Dalbergia sissoo	5 gal	99		
Green Desert Sparrow	5 gal	96		
Responsive periwinkle	5 gal	141		
Red Yucca	5 gal	127		
Leucophyllum argenteum 'Rio Bravo™'	5 gal	62		
Red Bird-of-Paradise	5 gal	96		
Leucophyllum zeyherianum 'Cinnamon™'	5 gal	141		
Blue Fungus	5 gal	127		
Alphitonia capitata 'Vigal Mar™'	5 gal	127		
Regal Mail Grass	5 gal	62		
Phalaena peruviana	5 gal	62		
Desert Rustle	5 gal	62		
Tecoma 'Gold Star'	5 gal	62		
Tecoma Hybrid	5 gal	62		

GROUNDCOVERS	Item	Size	Quantity	Comments
Baccharis pilularis 'Thompson™'	1 gal	41		
Desert Coyote Bush	1 gal	208		
Ceanothus leucanthus	1 gal	156		
Bush Morning Glory	1 gal	79		
Lantana 'Tiger Gold'	1 gal	79		
New Gold Lantana	1 gal	79		
Parthenocarpus	1 gal	79		
Playa's Parthenocarpus	1 gal	79		

MISCELLANEOUS	Item	Size	Quantity	Comments
Decomposed Granite - 'Desert Gold'	1/2" Screened	67,078 S.F.	2" Depth, Field Vary S.F.	
Fractured Granite - 'Desert Gold'	3" - 8"	8,296 S.F.	Field Vary S.F.	

GENERAL LANDSCAPE NOTES

- All landscape shown on these plans to be installed and maintained by the developer.
- Landscape to be provided with an automatic irrigation system with 100% coverage.
- Landscape and/or landscape structures within sight visibility assessments to be maintained with a minimum clear zone between 2'-0" & 6'-0".
- 2" of decomposed granite top-dressing to be applied to all planting areas.
- All planting in Right-of-Ways shall adhere to the ADWR Low Water Use Plant List.

Executive Toy Storage

900 East Germann Road
Chandler, Arizona 85249

Saemisch + Di Bella ARCHITECTS INC.
 18 West Main Street Suite 200 Mesa, Arizona 85201
 480.938.0331 www.sdb.com

Prelim L/S Plan
 04.22.2008

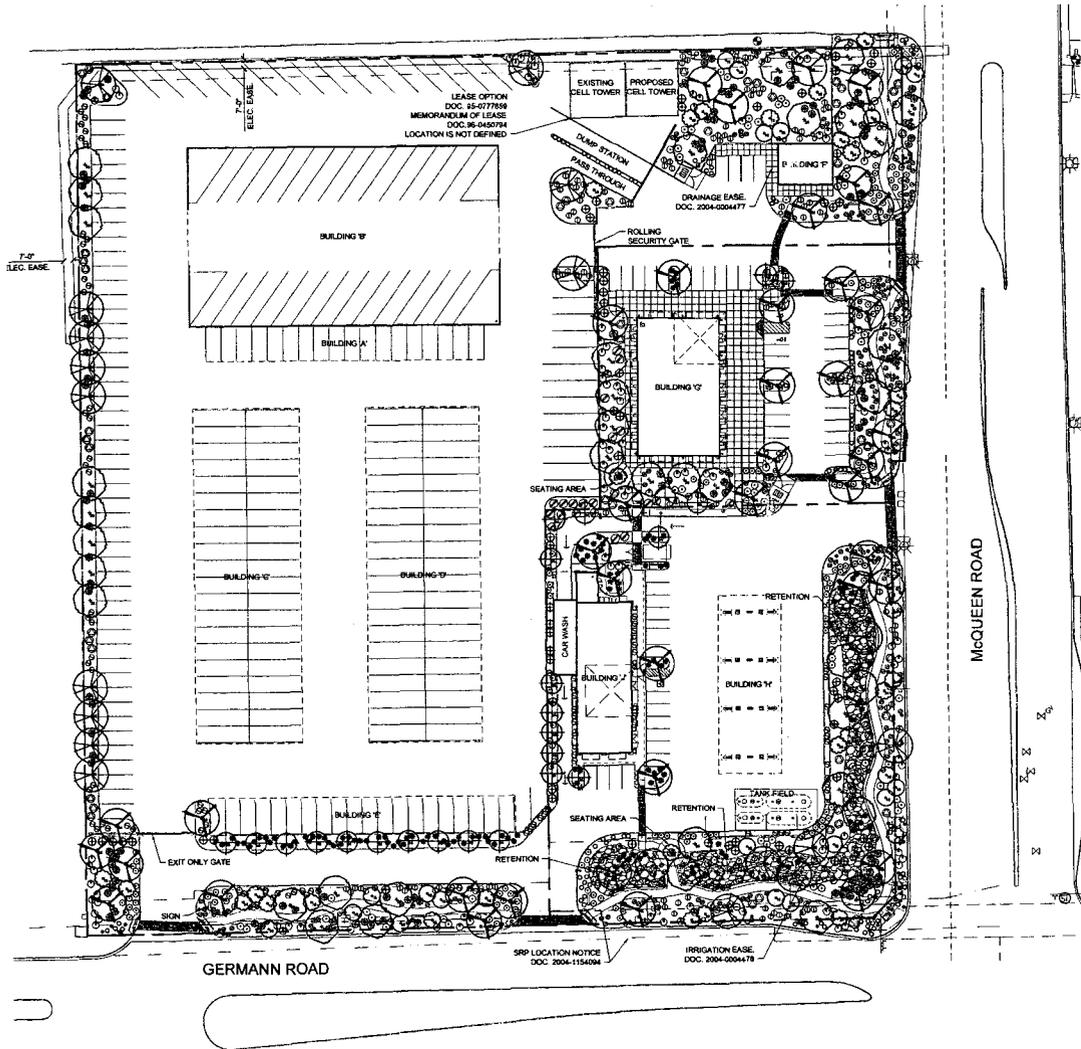


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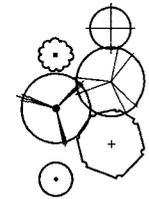
JOB NUMBER: 43076010
 Option 1 - Building G
 Automotive Use

L1.01

W R G
 DESIGN INC.
 9877 N. 90th Street Suite #550 Scottsdale, AZ 85258
 Tel: 602.977.8000 Fax: 602.977.5009
 PLANNING • DESIGN • LANDSCAPE ARCHITECTURE • INTERIORS



LANDSCAPE MATERIAL SCHEDULE



TREES	Size	Quantity	Comments
Acacia aneura	15 gal.	12	min. caliper: 0.75"
Mulga	24" box	12	min. caliper: 1.50"
Casahuate mexicana	15 gal.	15	min. caliper: 0.75"
Mesquite: Bird-of-Paradise	24" box	17	min. caliper: 1.50"
Callerya speciosa	24" box	14	min. caliper: 1.25"
Sisaco Tree	36" box	4	min. caliper: 3.00"
Parsonsia praecox	24" box	31	min. caliper: 1.50"
Palo Verde	36" box	7	min. caliper: 2.50"
	48" box	12	min. caliper: 3.50"
Prosopis 'Phoenix'	24" box	26	min. caliper: 1.50"
Hybrid Mesquite	36" box	10	min. caliper: 2.50"
	48" box	3	min. caliper: 3.50"
Sophora secundiflora	15 gal.	22	min. caliper: 0.75"
Texas Mountain Laurel			

SHRUBS & ACCENTS	Size	Quantity	Comments
Prospiceae 'La Jolla'	5 gal.	20	
Prosopis juliflora			
Ceanothus pulcherrimus	5 gal.	97	
Red Bird-of-Paradise			
Callerya 'Silver Star'	5 gal.	83	
Hybrid Fairy Duster			
Desfontainia acrotiche	5 gal.	120	
Queen Desert Spurge			
Hesperaloe parviflora	5 gal.	160	
Red Yucca			
Leucophorum argenteum 'Rio Bravo'	5 gal.	103	
Rio Bravo Sage			
Leucophorum corymbosum 'Camaro'	5 gal.	98	
Blue Flange			
Muhlenbergia capillaris 'Royal Mar'	5 gal.	133	
Royal Mint Grass			
Roupea peruviana	5 gal.	124	
Desert Flourel			
Tecoma x 'Gold Star'	5 gal.	60	
Tecoma hybrid			

GROUNDCOVERS	Size	Quantity	Comments
Baccharis pilularis 'Thompson'	1 gal.	41	
Desert Coyote Bush			
Convolvulus coccineus	1 gal.	218	
Bush Morning Glory			
Lantana 'New Gold'	1 gal.	156	
New Gold Lantana			
Parry's Penstemon	1 gal.	79	

MISCELLANEOUS	Size	Quantity	Comments
Decomposed Granite - 'Desert Gold'	1/2" Screened	68,208 S.F.	2" Depth, Field Verify S.F.
Fractured Granite - 'Desert Gold'	3" - 8"	6,296 S.F.	Field Verify S.F.

GENERAL LANDSCAPE NOTES

- All landscape shown on these plans to be installed and maintained by the developer.
- Landscape to be provided with an automatic irrigation system with 100% coverage.
- Landscape and/or landscape structures with sight visibility assessments to be maintained with a minimum clear zone between 2'-0" & 6'-0"
- 2" of decomposed granite top-dressing is to be applied to all planting areas.
- All planting in Right-of-Ways shall adhere to the ACDWR Low-Visibility Plant List.

Executive Toy Storage

900 East Germann Road
Chandler, Arizona 85249

Scemisch + Di Bella
ARCHITECTS INC.
48 West Main Street
Suite 100
Chandler, AZ 85225
PH: 480.948.3333
FAX: 480.948.3333

Prelim L/S Plan
04.22.2008

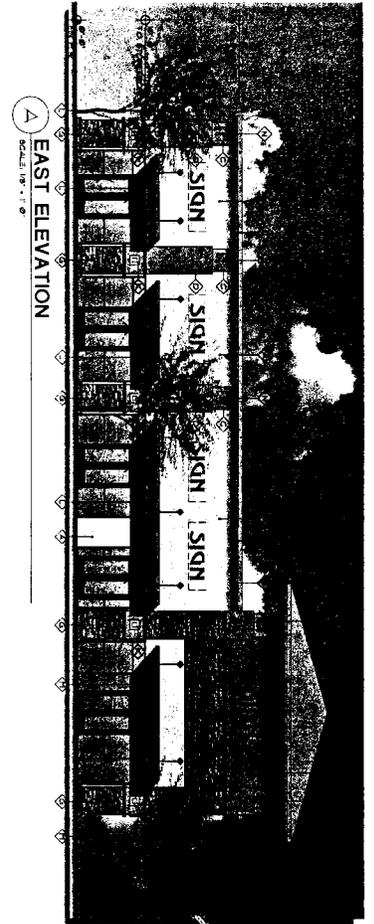


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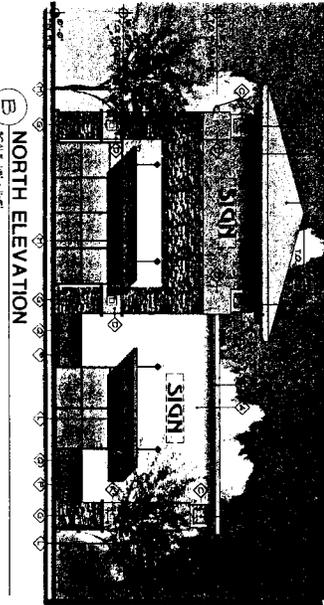
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Option 2 - Building G
Retail Use

L1.02

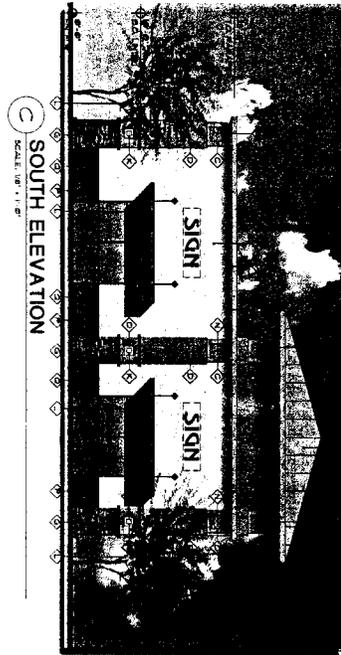
W R G
DESIGN INC.
9877 N. 90th Street Suite #350 Scottsdale, AZ 85258
Tel. 602.977.8000 Fax. 602.977.8000
PLANNING • DESIGNING • LANDSCAPE ARCHITECTURE • CONSTRUCTION



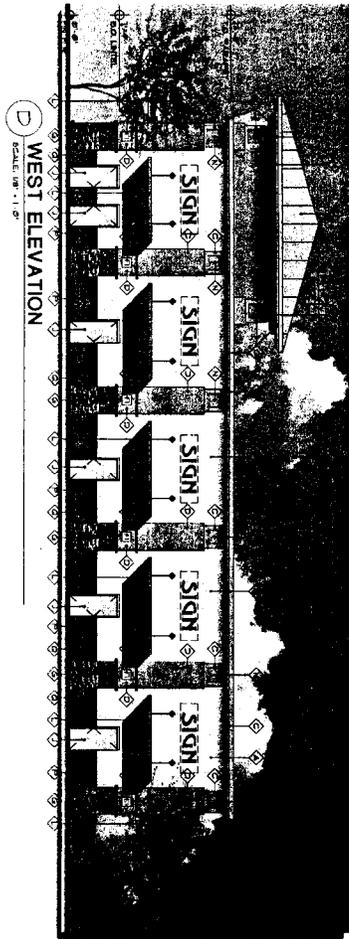
A EAST ELEVATION
SCALE: 1/8" = 1'-0"



B NORTH ELEVATION
SCALE: 1/8" = 1'-0"



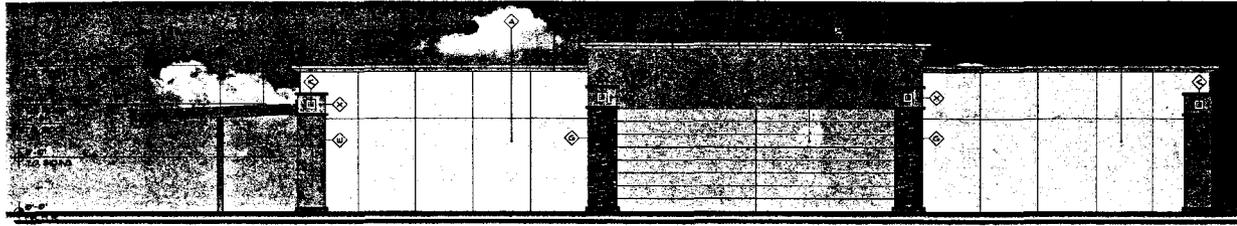
C SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



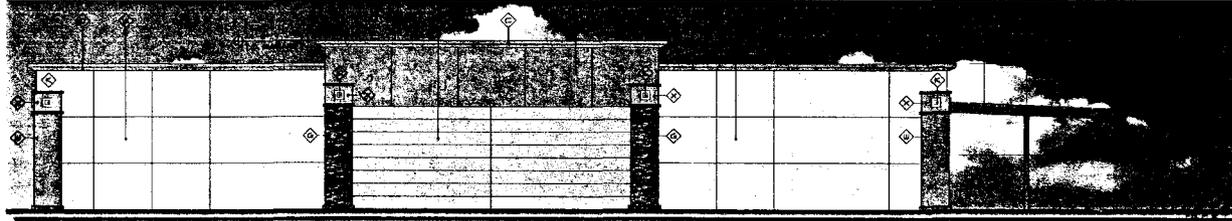
D WEST ELEVATION
SCALE: 1/8" = 1'-0"

- KEY NOTES**
- 1. SEE NOTES AND JUNE 17, 2008 SHEET
 - 2. PAINT, UTILITY AND COOLING LINES (ALSO OTHERWISE NOTED)
 - 3. GENERAL FINISHES OVER STRUCTURE
 - 4. GENERAL FINISHES OVER STRUCTURE
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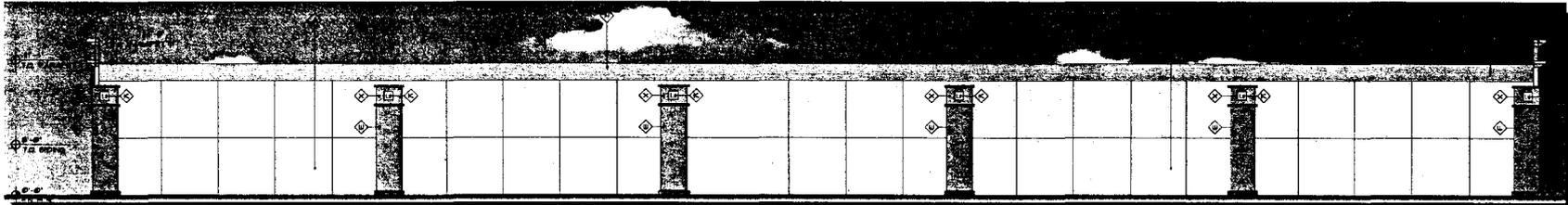
EL-1	<p>Saemisch + Di Bella ARCHITECTS, P.C.</p> <p>48 West Main Street, Suite 200, Mesa, Arizona 85201 480-822-0532, 480-822-0632, www.sdb.com</p> <p>Preliminary Site Plan 03.28.2008</p>	<p>Executive Toy Storage</p> <p>900 East Germann Road Chandler, Arizona 85249</p>
<p>FOR MATERIALS OR FOR VISITATION PLEASE CALL</p>	<p>DATE: 03/28/08 DRAWN BY: RL CHECKED BY: RL</p>	



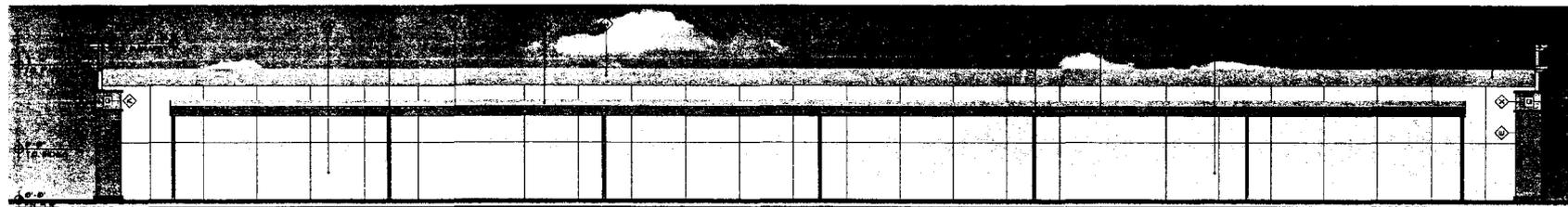
A RV STORAGE BUILDING - EAST ELEVATION
SCALE: 1/8" = 1'-0"



B RV STORAGE BUILDING - WEST ELEVATION
SCALE: 1/8" = 1'-0"



C RV STORAGE BUILDING - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



D RV STORAGE BUILDING - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

- KEY NOTES**
NOTE: NOTES MAY NOT APPLY TO THIS SHEET
- ① PAINT NUMBERS AND COLOR NAMES LISTED BELOW REFER TO CI PAINTS UNLESS OTHERWISE NOTED
 - ② EXPOSED METAL PANELS - PAINT CI 1941 'DESERT FLOOR'
 - ③ CEMENT PLASTER OVER STRUCTURE WITH EXTERIOR INSULATION FINISH CI 1941 'DESERT FLOOR'
 - ④ METAL CORNICE - PAINT CI 1921 'CHATELAIN ROSE'
 - ⑤ EXPOSED METAL PANELS - PAINT CI 1910 'ONIONSKIN TAN'
 - ⑥ STEEL OVERHEAD DOOR CI 1954 'SILVER LACE VINE'
 - ⑦ STEEL BUILDING DOORS CI 1954 'SILVER LACE VINE'
 - ⑧ CULTURED STONE 'MUTPIN' (EXTERIOR) FINISH
 - ⑨ STANDING SEAM METAL ROOF - FABRICAL 'PATINA GREEN'
 - ⑩ HOLLOW METAL DOOR / FRAME - CI 1954 'SILVER LACE VINE'
 - ⑪ SURFACE MOUNTED LIGHT FIXTURE - CI 1906 'WHITE ON WHITE'
 - ⑫ DTI LIGHTING FIXTURE END
 - ⑬ STEEL CANOPY / FRAME - CI 1953 'SPRUCE PINE'
 - ⑭ STEEL CANOPY / FRAME - CI 1955 'DOLANS S' REST'
 - ⑮ EPS - SAND FINISH - CI 1919 'STONE GRAY'
 - ⑯ 8" X 8" X 8" C/S - CI 1941 'DESERT FLOOR'
 - ⑰ 4" X 8" X 8" C/S - ACCENT - CI 1921 'ONIONSKIN TAN'
 - ⑱ GATE - PICKETS WITH PERFORATED METAL PANELS BEHIND CI 1954 'SILVER LACE VINE'
 - ⑲ METAL CORNICE - PAINT CI 1903 'SPRUCE PINE'
 - ⑳ METAL FRAME BY METAL BUILDING MANUFACTURER CI 1953 'SPRUCE PINE'
 - ㉑ EPS - SAND FINISH - CI 1903 'SPRUCE PINE'
 - ㉒ EPS - SAND FINISH - CI 1903 'SPRUCE PINE'
 - ㉓ EPS - SAND FINISH - CI 1903 'SPRUCE PINE'
 - ㉔ CEMENT PLASTER OVER STRUCTURE WITH EXTERIOR INSULATION FINISH CI 1910 'ONIONSKIN TAN'
 - ㉕ CEMENT PLASTER OVER STRUCTURE WITH EXTERIOR INSULATION FINISH CI 1921 'CHATELAIN ROSE'

Executive Toy Storage

900 East Germann Road
Chandler, Arizona 85249

Saemisch + Di Bella ARCHITECTS INC.
100 WEST WALKER STREET SUITE 207
CHANDLER, ARIZONA 85226
PH: 480-952-8222 FAX: 480-952-8021 WWW.SAEMISCHDIBELLA.COM

Preliminary Site Plan
03.28.2008

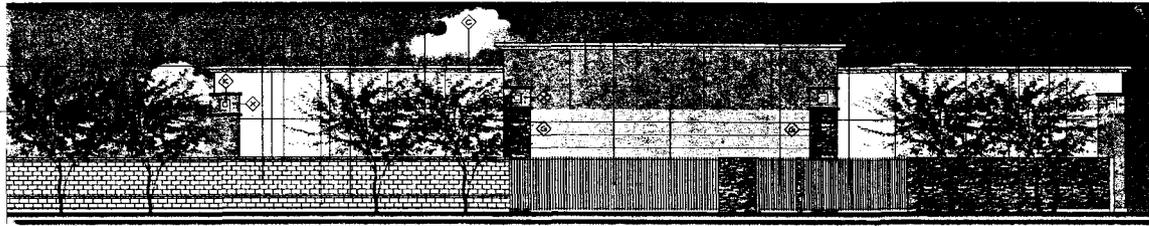


DATE: 03.28.2008
DRAWING NUMBER: 0208

JOB NUMBER: 0208
Exterior Elevations
RV Storage Building

EL-11

2'-4"
 TO PARAPET
 1'-4" TO ROOF
 8'-0"
 TO PARSONS' WALL
 0'-0"
 FIN. FL.



A RV STORAGE BUILDING - EAST ELEVATION - WITH WALL AND GATE IN FRONT

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

- KEY NOTES**
 SOME NOTES MAY NOT APPLY TO THIS SHEET
 PAINT NUMBERS AND COLOR NAMES LISTED BELOW REFER TO ICI PAINTS UNLESS OTHERWISE NOTED
- ◆ REFRIGERATED METAL PANELS - PAINT ICI 964 'DESERT FLOOR'
 - ◆ CEMENT PLASTER OVER STRUCTURE WITH EXTERIOR INSULATION FINISH ICI 964 'DESERT FLOOR'
 - ◆ METAL CORNICE - PAINT ICI 921 'CHARTELL ROSE'
 - ◆ REFRIGERATED METAL PANELS - PAINT ICI 401 'ORIONBORN TAN'
 - ◆ STEEL OVERHEAD DOOR ICI 984 'SILVER LACE VINE'
 - ◆ COLOURED STONE 'ARTIF' LIDGESTONE PF-808
 - ◆ STANDING SEAM METAL ROOF - FABRIAL 'PATINA GREEN'
 - ◆ HOLLOW METAL DOOR 4 FRAME - ICI 984 'SILVER LACE VINE'
 - ◆ SURFACE MOUNTED LIGHT FIXTURE - ICI 908 'WHITE ON WHITE'
 - ◆ DFL LIGHTING FIXTURE #50
 - ◆ STEEL CANOPY / FRAME ICI 9083 'SPRUCE PINE'
 - ◆ STEEL CANOPY / FRAME ICI 908 'TOURING STREET'
 - ◆ EPS - SAND FINISH - ICI 918 'ROSE GRAY'
 - ◆ 8" EPS CMU ICI 961 'DESERT FLOOR'
 - ◆ 8" EPS CMU - ACCENT ICI 401 'ORIONBORN TAN'
 - ◆ GATE - PICKETS WITH PERFORATED METAL PANELS BEHIND ICI 984 'SILVER LACE VINE'
 - ◆ METAL CORNICE - PAINT ICI 9083 'SPRUCE PINE'
 - ◆ METAL PANELS BY METAL BUILDING MANUFACTURER ICI 908 'SPRUCE PINE'
 - ◆ EPS - SAND FINISH - ICI 908 'RUSTIC ADORSE'
 - ◆ EPS - SAND FINISH - ICI 968 'TOURING STREET'
 - ◆ CEMENT PLASTER OVER STRUCTURE WITH EXTERIOR INSULATION FINISH ICI 964 'DESERT FLOOR'
 - ◆ CEMENT PLASTER OVER STRUCTURE WITH EXTERIOR INSULATION FINISH ICI 921 'CHARTELL ROSE'
 - ◆ ALTERNATE SITE WALL FINISH SYSTEM - 'CHARTELL ROSE' BY AMERICAN PRECAST PRODUCTS
 - ◆ CALL FOR ALTERNATE SITE WALL FINISH SYSTEM - 'CHARTELL ROSE' BY AMERICAN PRECAST PRODUCTS.



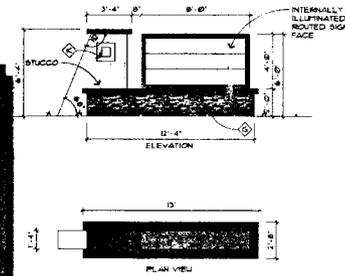
B BUILDING E - END ELEVATION

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



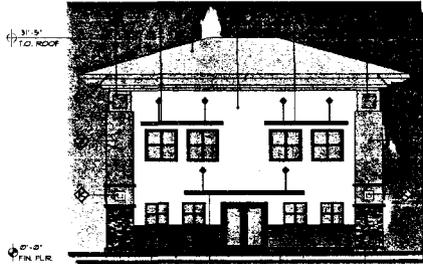
C BUILDINGS C & D - END ELEVATION

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



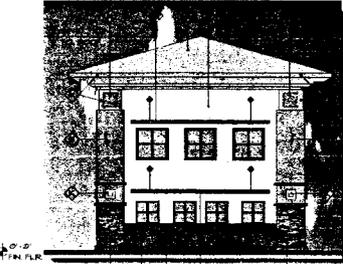
D TYPICAL TYPE A MONUMENT SIGN

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



E OFFICE/RESIDENCE SOUTH ELEVATION

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



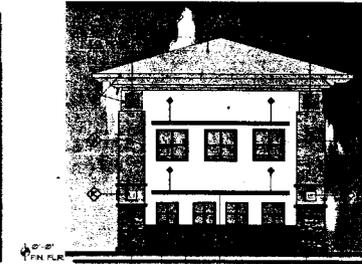
F OFFICE/RESIDENCE WEST ELEVATION

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



G OFFICE/RESIDENCE NORTH ELEVATION

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



H OFFICE/RESIDENCE EAST ELEVATION

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

Executive Toy Storage

900 East Germann Road
 Chandler, Arizona 85249

Saemisch + Di Bella
 ARCHITECTS
 18 WEST DAVE STREET, SUITE 200, CHANDLER, AZ 85226
 PRELIMINARY SITE PLAN
 03.28.2008

SEAL
 DRAWING
 DATE
 IN CHARGE
 038 NUMBER 0726
 Exterior Elevations

EL-12

Project Manager
JW

Drawn by
JW

Checked by
ES

Project Number
07038

TEE JAY 1, LLC - CHANDLER
 GERMAN ROAD AND McQUEEN ROAD

KEYNOTES

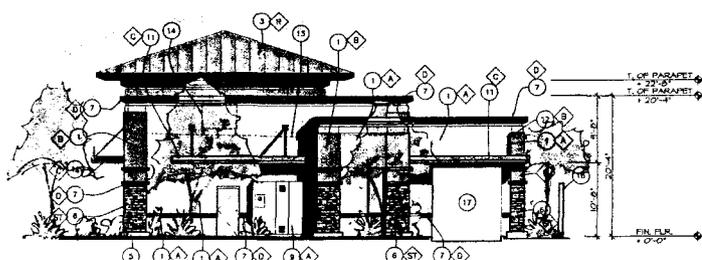
1. SYNTHETIC STUCCO SYSTEM W/ CEMENTIOUS BROWN COAT OVER FRAM. PAINTED
2. RIGID FOAM HOLDING CORNICE W/ CEMENTIOUS COATING
3. STANDING SEAM METAL ROOFING SYSTEM
4. BUILDING RECESSED LIGHTING
5. EXPOSED CONCRETE CURBING AT BUILDING EDGE
6. PRE-ENGINEERED STONE VENEER
7. RIGID FOAM HOLDING ACCENT BAND
8. BUILDING SIGNAGE UNDER SEPARATE PERMIT. ALL SIGNAGE REQUIRES SEPARATE PERMIT
9. ELECTRICAL SERVICE ENTRY BOX, PAINT TO MATCH BUILDING BASE COLOR
10. ALUM. STOREFRONT W/ DUAL TEMP. GLAZING AS REQUIRED
11. STEEL ANCHS WITH METAL FASCIA
12. STUCCO ACCENT REVEAL
13. LINE OF ROOF BEYOND
14. ROOF MOUNTED EQUIPMENT BEYOND
15. PEDESTRIAN HD. HTL. DOOR AND FRAME PAINTED
16. D. HIGH MASONRY SCREEN WALL
17. OPEN AREA OF CAR WASH

PAINT & FINISH SCHEDULE

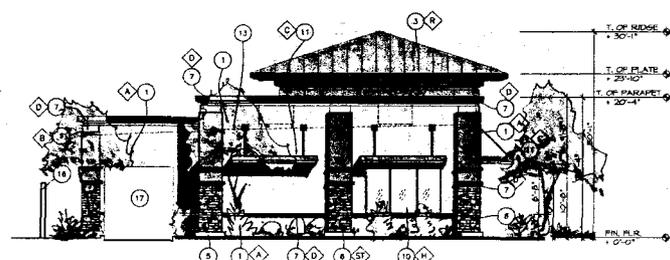
CODE	IDENTIFIER	BRAND/COLOR #	NAME
A	BASE	ICI # 261	DESERT FLOOR
B	ACCENT	ICI # 421	ONYXON TAN
C	ACCENT	ICI # 1083	SPRUCE PINE
D	ACCENT	ICI # 205	RUSTIC ADOBE
E	ACH	CHEVRON	WHITE
F	ACH	CHEVRON	SILVER
G	ACH	CHEVRON	BLUE
H	STOREFRONT ALUMINUM	SOUTHWEST ALUM.	CLR. ANODIZED
R	HTL. ROOF	FABRAL	PATINA GREEN
ST	CULTURED STONE	LEDGESTONE	AUTUMN
		PERIOPOL	

GENERAL NOTES

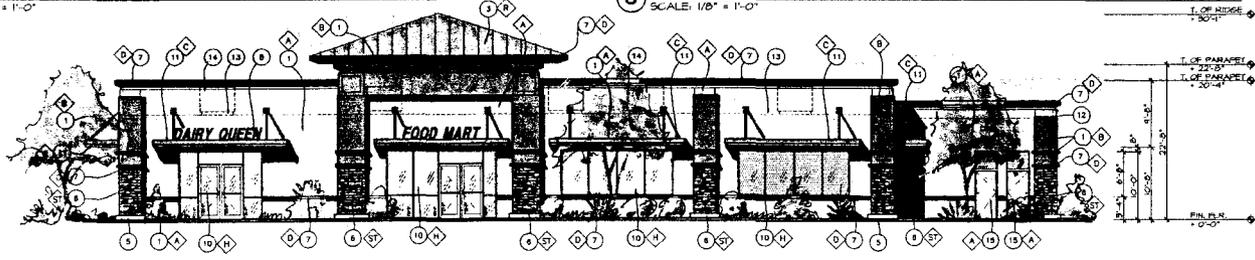
- A. BUILDING REFLECTIVITY 20% MAX.
- B. ALL ROOF TOP EQUIPMENT MUST BE SCREENED TO HEIGHT OF TALLEST EQUIPMENT.



4 NORTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH BUILDING ELEVATION - GERMAN ROAD
SCALE: 1/8" = 1'-0"



2 EAST BUILDING ELEVATION - McQUEEN ROAD
SCALE: 1/8" = 1'-0"



1 WEST BUILDING ELEVATIONS
SCALE: 1/8" = 1'-0"

Date: 3-31-08
Issued by: CITY REVIEW

BUILDING ELEVATIONS
A-30



DATE: 11/10/08
PROJECT: CHEVROLET FUEL CANOPY
DRAWING NO: 07008

KEYNOTES

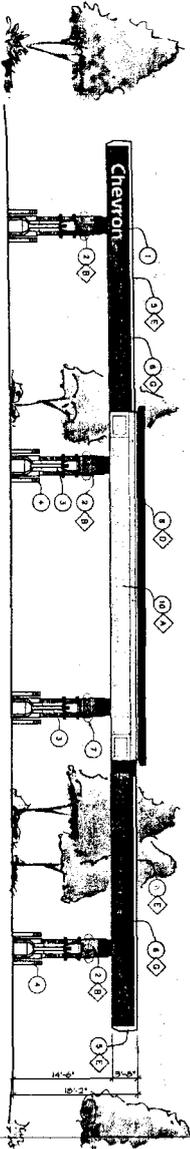
1. EXISTING SIGNAGE, MARK, SIGNATURE, Etc. REMAIN.
2. SIGNAGE, SIGNATURE, MARK, SIGNATURE, Etc. TO BE REMOVED AND REINSTALLED AS SHOWN ON DRAWING.
3. MULTI-PHASE PAINT, DISPERSED.
4. 6" SQUARE PROTECTIVE SCHEDULE.
5. 4" X 4" FASCIA WITH RECESSED LIGHT AT VALANCE SEE DETAIL 11.12A AND 11.12B.
6. 4" X 4" CANOPY FASCIA.
7. DISPERSED IDENTIFICATION ON CANOPY COLUMN.
8. 2" X 2" X 1/2" SQUARE POSTS WITH SCHEDULE FINISH, PAINTED.
9. 2" X 2" X 1/2" SQUARE POSTS WITH SCHEDULE FINISH, PAINTED.
10. 2" X 2" X 1/2" SQUARE POSTS WITH SCHEDULE FINISH, PAINTED.

PAINT & FINISH SCHEDULE

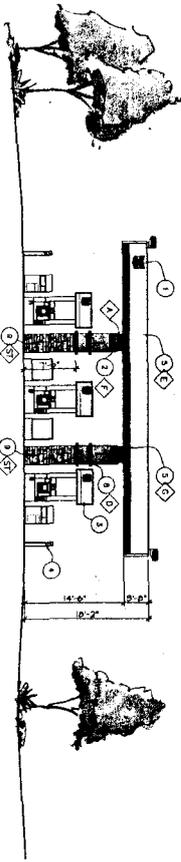
CODE	DESCRIPTION	BRAND/COLOR	FINISH
A	BASE	FL	DESERT FLOR
B	ACCENT	FL	CONCRETE FIN
C	ACCENT	FL	SPRACETINE
D	ACCENT	FL	SPRACETINE
E	ACCENT	FL	SPRACETINE
F	ACCENT	FL	SPRACETINE
G	ACCENT	FL	SPRACETINE
H	ACCENT	FL	SPRACETINE
I	ACCENT	FL	SPRACETINE
J	ACCENT	FL	SPRACETINE
K	ACCENT	FL	SPRACETINE
L	ACCENT	FL	SPRACETINE
M	ACCENT	FL	SPRACETINE
N	ACCENT	FL	SPRACETINE
O	ACCENT	FL	SPRACETINE
P	ACCENT	FL	SPRACETINE
Q	ACCENT	FL	SPRACETINE
R	ACCENT	FL	SPRACETINE
S	ACCENT	FL	SPRACETINE
T	ACCENT	FL	SPRACETINE
U	ACCENT	FL	SPRACETINE
V	ACCENT	FL	SPRACETINE
W	ACCENT	FL	SPRACETINE
X	ACCENT	FL	SPRACETINE
Y	ACCENT	FL	SPRACETINE
Z	ACCENT	FL	SPRACETINE

GENERAL NOTES

- A. BUILDING REFLECTIVITY 20% MAX.
- B. ALL SIGNAGE ELEMENTS MUST BE SUBMITTED TO ACH FOR REVIEW AND APPROVAL.



4 FUEL CANOPY ELEVATION
SCALE: 1/8" = 1'-0"



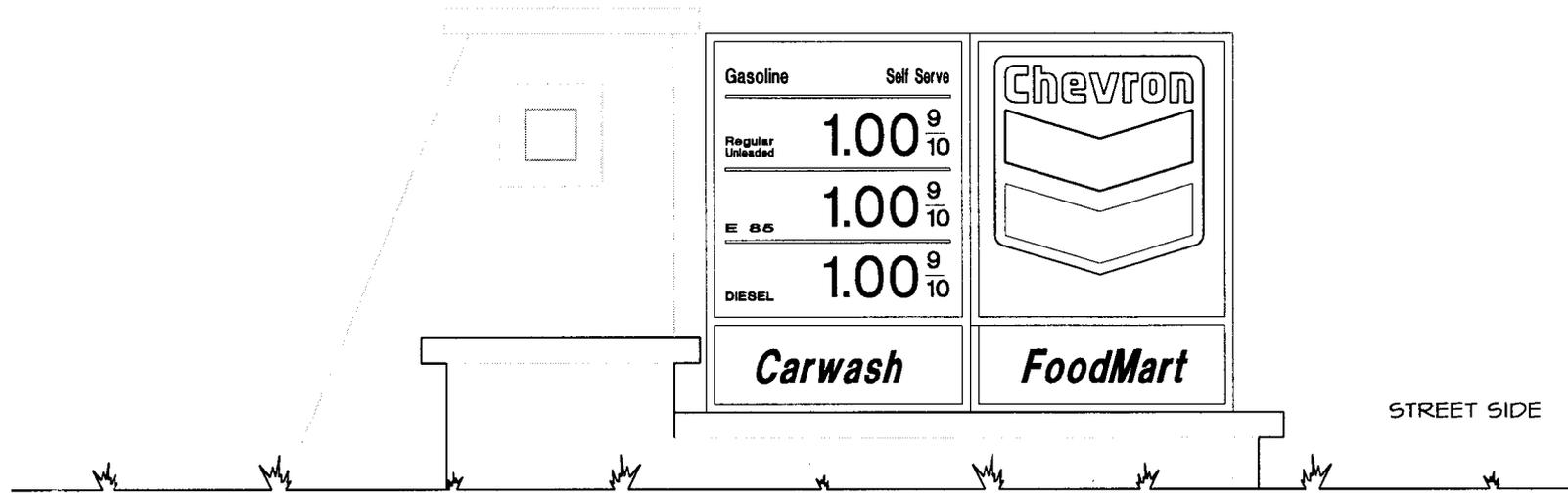
3 FUEL CANOPY ELEVATION
SCALE: 1/8" = 1'-0"



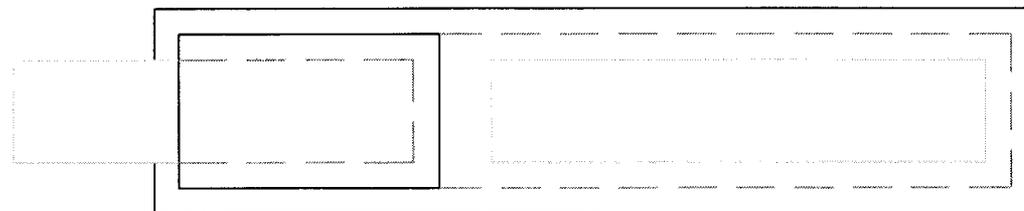
TEE JAY 1, LLC - CHANDLER

GERMANN ROAD AND McQUEEN ROAD

DATE	3-31-08	BY	JWS
DESCRIPTION	CHEVROLET FUEL CANOPY ELEVATIONS		
PROJECT	TEE JAY 1, LLC - CHANDLER		
LOCATION	GERMANN ROAD AND McQUEEN ROAD		
SCALE	1/8" = 1'-0"		
DRAWING NO.	07008		
PROJECT NO.	A-31		



SCHEMATIC ELEVATION



PLAN

ORDINANCE NO. 4073

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AGRICULTURAL DISTRICT (AG-1) TO PLANNED AREA DEVELOPMENT (PAD) (DVR08-0005 EXECUTIVE TOY STORAGE) 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 Agricultural District (AG-1) to Planned Area Development (PAD) subject to the following conditions:

1. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
2. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Executive Toy Storage", kept on file in the City of Chandler Planning Services Division, in File No. DVR08-0005, except as modified by condition herein.

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. 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.
8. Approval by the Director of Planning and Development of plans for landscaping and perimeter walls and the Director of Public Works for arterial street median landscaping.
9. Signage shall be approved under a separate PDP application.
10. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes

intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

In the event the owner sells or otherwise transfers the development to another person or entity, the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to provide notice to any future owners. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the subject development shall use treated effluent to maintain open space, common areas, and landscape tracts.

11. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
12. There shall be a maximum of six (6) bays in the auto retail building.
13. The "rose gray" squares and/or surface-mounted square, white lighting fixtures found on the columns of the retail and office buildings shall be incorporated into the convenience store architecture.
14. Fuel station venting must be fully screened.
15. The four (4) parking spaces south of the convenience store shall be eliminated as shown on the revised site plan.
16. Building G, if developed as auto retail, shall have its overhead doors fully screened from street view by screen walls and additional landscaping. Details to be worked out with staff.
17. Date Palms and canopy trees shall be placed in alternating fashion at the intersection corner and adjacent to the three retail entrances.
18. If Building G is developed as general retail, the trash enclosure adjacent to the building shall be relocated to the northwest portion of the retail site.
19. All entrances to the recreational vehicle storage component of the site shall be flanked by decorative stone on both sides.
20. All four site entrances shall include full decorative paving features.
21. The applicant shall work with Staff to adjust the wainscot higher on the office building to reduce the building's apparent scale.

22. At least one Mulga Acacia shall be added south of the recreational vehicle storage facility.
Details to be worked out with Staff.

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

INTRODUCED AND TENTATIVELY APPROVED by the City Council this _____ day of _____, 2008.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council this _____ day of _____, 2008.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4073 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2008, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY *WAB*

PUBLISHED:

LEGAL DESCRIPTION

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE PROPERTY CONVEYED TO MARICOPA COUNTY BY WARRANTY DEED RECORDED JANUARY 5, 2004 IN INSTRUMENT NO. 2004-0004476 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LAND LYING WITHIN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID PORTION IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 65 FEET AND THE WEST 10 FEET OF THE EAST 75 FEET OF THE SOUTH 363 FEET OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3;

EXCEPT THE SOUTH 33 FEET, THE EAST 40 FEET THEREOF;

AND EXCEPT BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTH 33 FEET AND THE WEST LINE OF THE EAST 40 FEET OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3;

THENCE WESTERLY ALONG SAID NORTH LINE, A DISTANCE OF 52 FEET;

THENCE IN A NORTHEASTERLY DIRECTION TO A POINT ON THE WEST LINE OF THE EAST 40 FEET OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3 THAT IS 50 FEET NORTH FROM SAID POINT OF INTERSECTION;

THENCE SOUTHERLY ALONG SAID WEST LINE, A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING.

CONTAINING

GROSS 9.6419 ACRES [419,999 SF] MORE OR LESS,

NET 8.5334 ACRES [371,714 SF] MORE OR LESS.

(EXCLUDING ROADWAY DECLARATIONS)