

January 10, 2022

Preliminary Development Plan Review
Project: E Germann Rd & Hamilton St
Chandler, AZ

PROJECT NARRATIVE (Preliminary Development Plan Review)

LGE is excited to propose a new light industrial complex to be located at the Northeast Corner of East Germann and Hamilton Street on a 797,239 s.f. (18.30 net acre) site. The property is currently zoned PAD. The assessors parcel number is **303-28-001M**. The proposed project will contain a total of approximately 301,994 s.f. of building coverage, composed of (3) light industrial / office buildings comprised of 75,256 SF, 108,596 SF, and 118,142 S.F. respectively.

Legal Description:

PRT SE4 SEC 3 DAF COM S4 COR OF SEC 3 TH N 60F TO POB TH CONT N 1264.19F TH E 633.16F TH S 1244.48F TH W 35F TH S 20F TH W 597.02F TO POB EX TH PRT DAF COM S4 COR SD SEC TH N 60F TO POB TH CONT N 35F TH N 88D 57M E 40F TH S 45D 41M E 28.12 TH S 15F TH S 88D 57M W 60F TO POB.

Project Description:

The building use ratio will follow the flex industrial recommendation of 20 percent and 80 percent industrial use. Proposed parking would exceed the base code requirements of (343) required parking stalls and the recommended flex industrial recommendation with (353) parking stalls with a overall parking ratio of (1.17 cars / 1000) to be provided. ADA parking to comprise 5% of total parking at a minimum. Refer to site plan for parking stall calculation for each use. Each building to including truck / trailer loading bays and dedicated storage. Proposed drive access provided on E. Germann Road as a shared driveway with adjacent property, along S. Hamilton Street via (2) drive access locations and E. Armstrong Way via (1) drive access location.

Refuse enclosures will be provided for each building and contained within the screened truck yard respectively.

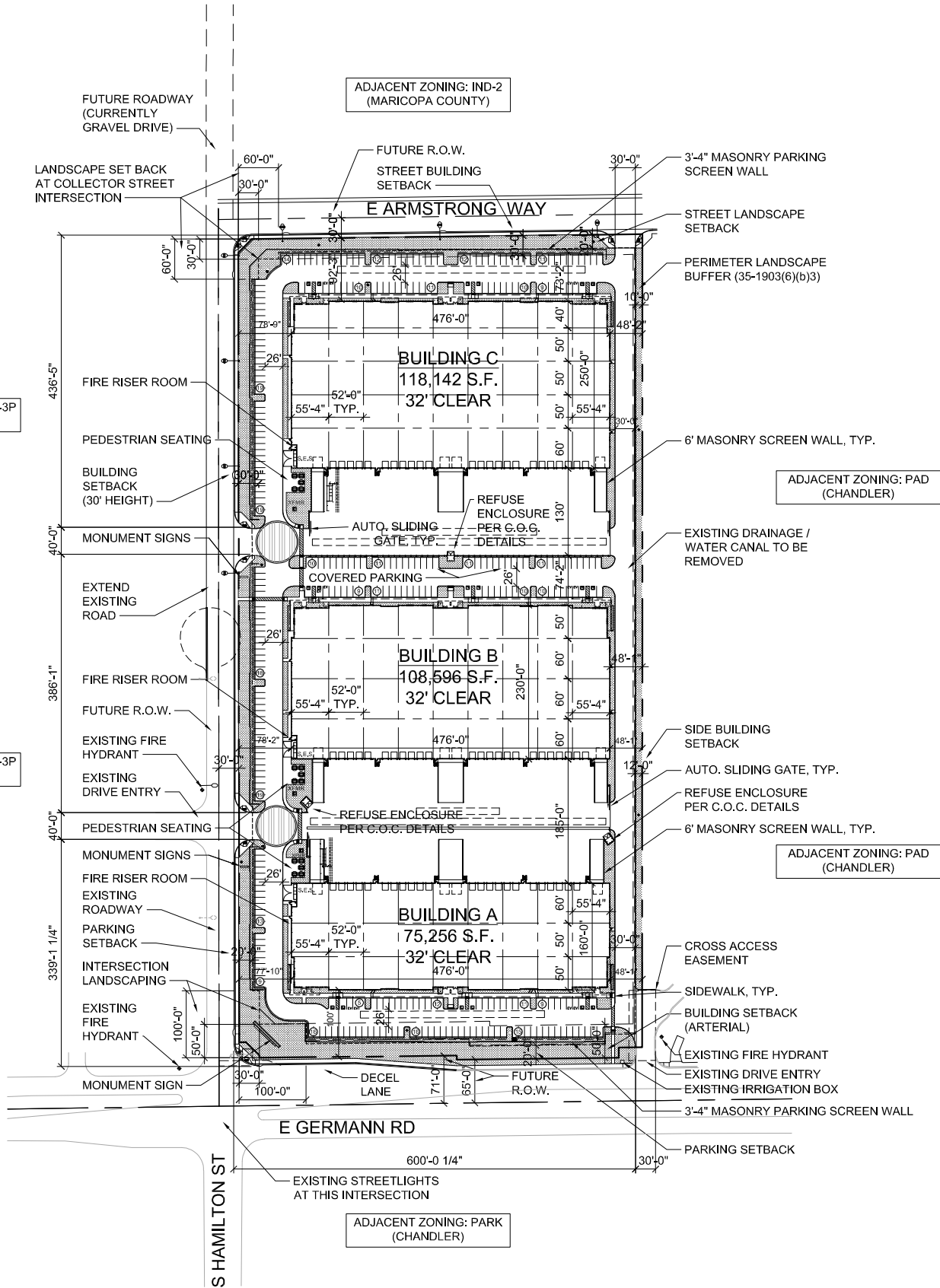
Landscaping would be provided along all rights-of-ways, property boundaries, foundation planting and buffer landscape to be provided at each building accordingly. The proposed

landscaping would be native and complimentary plantings requiring low-water usage, per local ordinances. Site screening would be provided as required, per city ordinance.

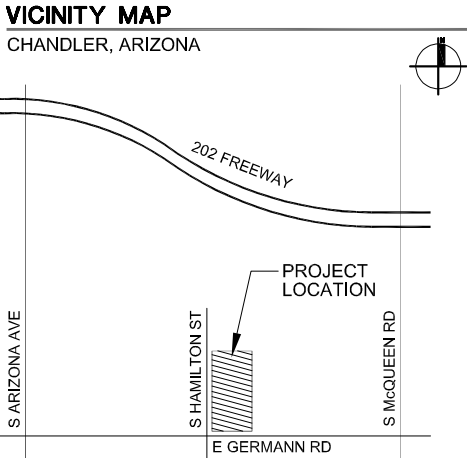
A clean, modern aesthetic is intended for the overall building design utilizing colors and materials that are common in the area. The building materials, site, parking, and landscaping are all to be in accordance with code requirements and standards. The parapet heights will allow for roof top screening for all roof top equipment. These units will be access via roof access ladders and hatches internal to the building.

The exterior lighting for the buildings and parking area within the proposed project will be integrally designed as part of the building and outdoor pedestrian spaces. The intent is to provide adequate safety while avoiding glare, hot spots and will comply with the dark sky ordinance. All lighting will be LED lighting.

END OF NARRATIVE



PROJECT DATA			
PROJECT NAME:	GERMANN AND HAMILTON		
PROJECT ADDRESS:	N.E.C. of GERMANN ROAD AND HAMILTON STREET CHANDLER, AZ		
APPLICANT:	LGE DESIGN GROUP CONTACT: MARK CONE 1200 NORTH 52ND STREET PHOENIX, AZ, 85008 PHONE: 480-966-4001 E-MAIL: markc@lgedesigngroup.com		
PROJECT SCOPE:	THREE NEW 1-STORY MULTI-TENANT OFFICE/WAREHOUSE BUILDINGS		
ASSESSOR PARCEL NO.:	303-28-001M		
GENERAL PLAN USE:	EMPLOYMENT (TO REMAIN)		
CURRENT ZONING:	PAD (CURRENT ZONING TO REMAIN)		
TOTAL SITE AREA:	NET: +/- 737,406 S.F. (16.92 ACRES)		
TOTAL LOT COVERAGE:	40.9%		
TOTAL F.A.R.:	0.40		
LANDSCAPE AREA:	98,846 S.F. (13.4% LOT COVERAGE)		
STORIES:	ONE STORY		
BUILDING AREAS:	301,994 S.F. TOTAL		
BUILDING A:	75,256 S.F.		
BUILDING B:	108,596 S.F.		
BUILDING C:	118,142 S.F.		
BUILDING USE RATIO:	<u>SQUARE FT.</u>	<u>RATIO</u>	
OFFICE	60,000 S.F.	20% (19.9%)	
WAREHOUSE (1ST 10K - EACH BLDG)	241,994 S.F.	80% (80.1%)	
BUILDING HEIGHTS:			
BUILDING A:	+/- 45'-0" TOP OF PARAPET		
BUILDING B:	+/- 45'-0" TOP OF PARAPET		
BUILDING C:	+/- 45'-0" TOP OF PARAPET		
VEHICULAR PARKING CALCS:			
PARKING REQUIRED:	<u>SQUARE FT.</u>	<u>FACTOR</u>	<u>TOTAL</u>
USE			
OFFICE	+/- 60,000 S.F.	1 / 250 S.F.	240 SPACES
WAREHOUSE (1ST 10K - EACH BLDG)	30,000 S.F.	1 / 500 S.F.	60 SPACES
WAREHOUSE (REMAINING)	211,994 S.F.	1 / 5000 S.F.	43 SPACES
TOTAL PARKING REQUIRED:			343 SPACES
TOTAL PARKING SPACES PROVIDED:			353 SPACES
ACCESSIBLE PARKING: 8 REQUIRED, 18 PROVIDED			
PARKING/BUILDING RATIO:		1.17 CARS PER 1,000 S.F.	



CITY APPROVALS

GERMANN AND HAMILTON

N.E.C. of GERMANN ROAD AND HAMILTON STREET
CHANDLER, AZ

LGE DESIGNBUILD

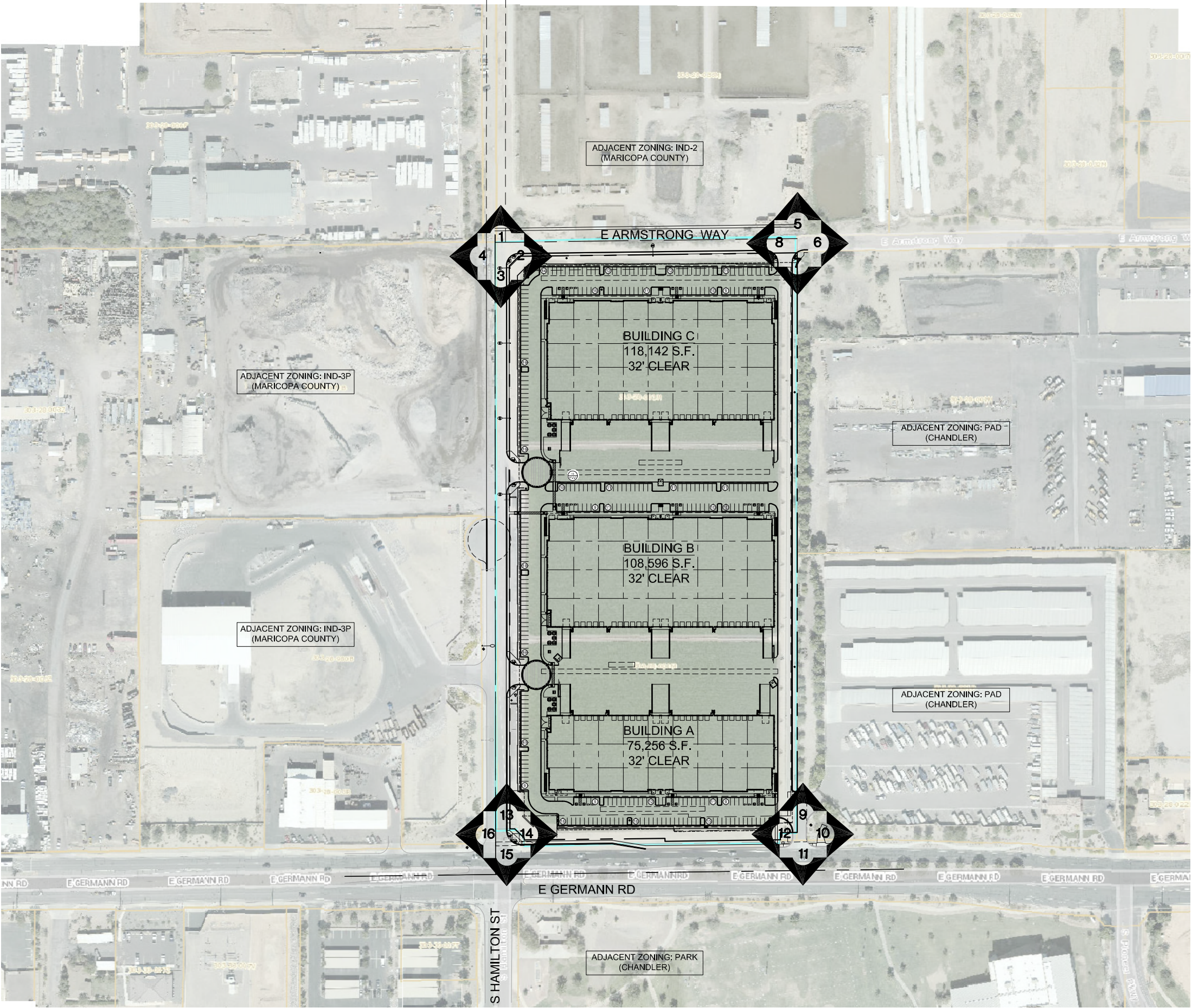
NUMBER	REVISION	DATE
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PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET TITLE:	OVERALL SITE PLAN
ISSUE DATE:	10/05/2022
DRAWN BY:	MM
CHECKED BY:	
PROJECT No.:	100285
SHEET:	

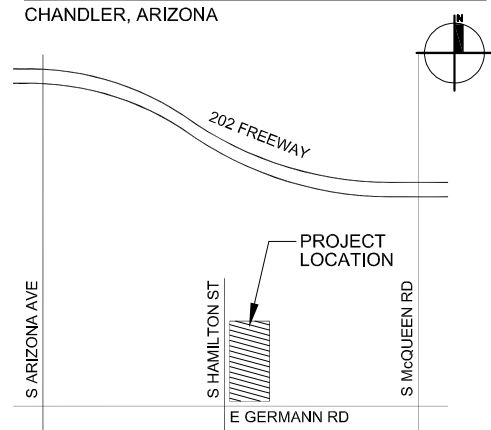
A1.1.1

X REVIEW SUBMITTAL SET 10/05/21



CONTEXT PLAN

VICINITY MAP
CHANDLER, ARIZONA



GERMANN AND HAMILTON
N.E.C. of GERMANN ROAD AND HAMILTON STREET
CHANDLER, AZ

LGE | DESIGNBUILD

NUMBER	REVISION	DATE

**PRELIMINARY
NOT FOR
CONSTRUCTION**

SHEET TITLE:	
CONTEXT PLAN	
ISSUE DATE:	12/07/2021
DRAWN BY:	AA
CHECKED BY:	
PROJECT No.:	100288
SHEET:	

A1.1.2

DESIGN REVIEW RE-SUBMITTAL SET 10/15/21



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6



PHOTO 7



PHOTO 8



PHOTO 9



PHOTO 10



PHOTO 11



PHOTO 12



PHOTO 13



PHOTO 14

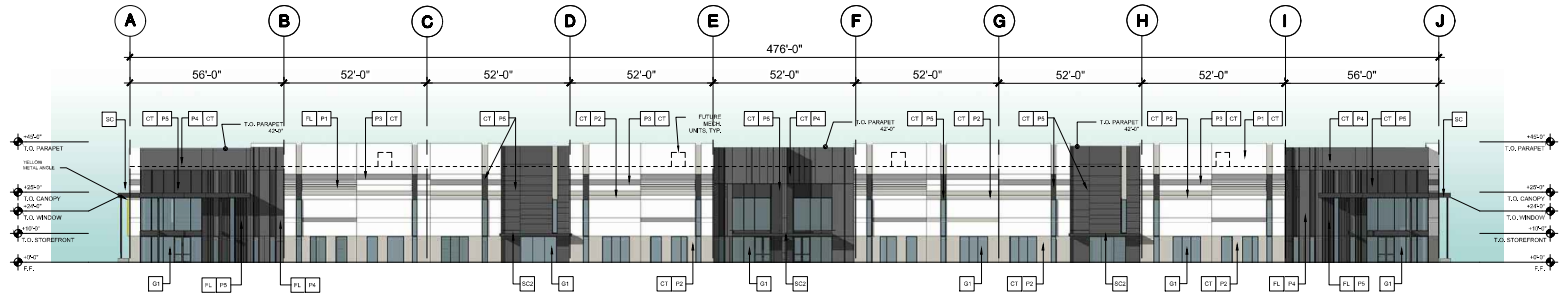


PHOTO 15



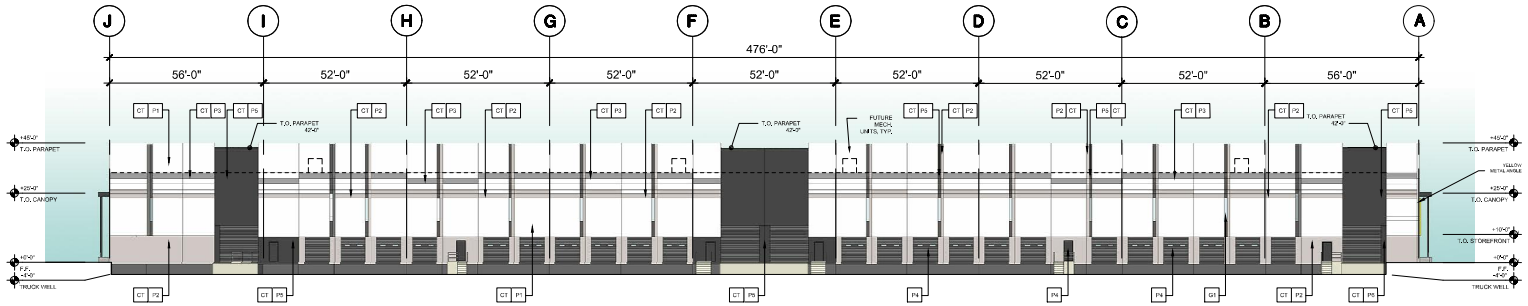
PHOTO 16

BUILDING A SOUTH ELEVATION



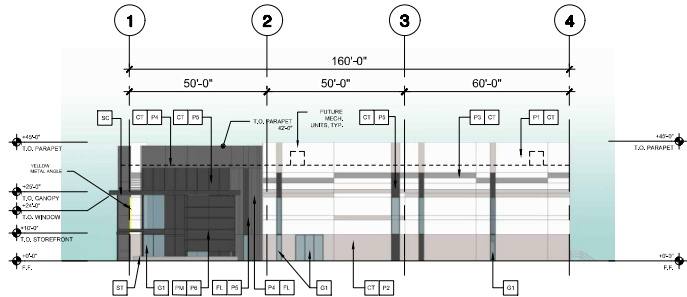
SCALE: 1/32" = 1'-0"

BUILDING A NORTH ELEVATION



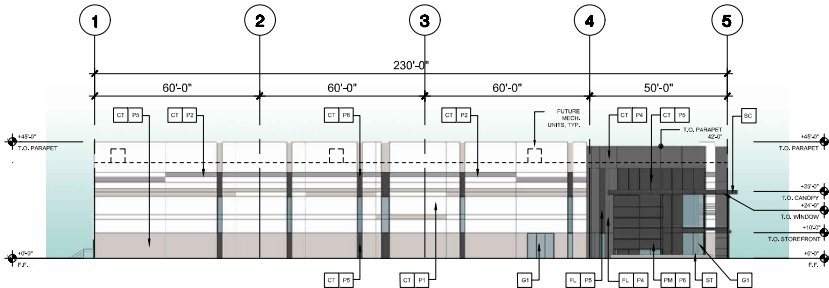
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BUILDING A EAST ELEVATION



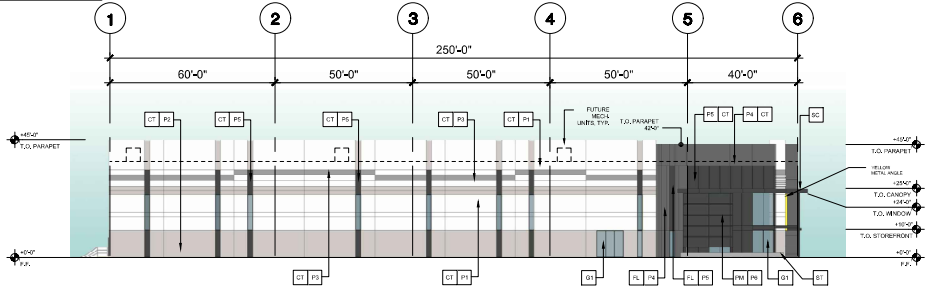
SCALE: 1/32" = 1'-0"

BUILDING B EAST ELEVATION



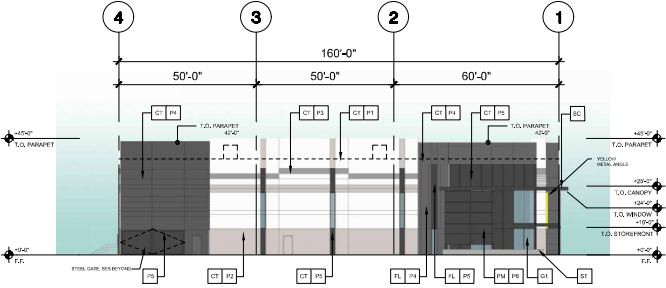
SCALE: 1/32" = 1'-0"

BUILDING C EAST ELEVATION



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

BUILDING A WEST ELEVATION



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

MATERIAL/FINISH SCHEDULE:

KEY: DESCRIPTION:

EXTERIOR WALLS:

- CT CONCRETE TILT PANEL W/ VERTICAL 1/2" X 1/2" DEEP REVEALS & 1/2" "V" SCORE LINES-PAINTED. REFER TO LAYOUT FOR THICKNESS INFORMATION
- FL FORM LINER,SEE COLOR BOARD FOR PATTERN
- PM MCNICHOLS PERF. METAL CARBON STEEL-3" ROUND, 58" OPEN
- ST STONE PLANTER-ROCKY MOUNTAIN QUARTZITE - SUNSET GOLD

CANOPY KEY:

KEY: DESCRIPTION:

- SC METAL CANOPY - 1" SPRAY FOAM WITH CRICKETS TO DRAIN OVER STL FRAMING W/ AC1 FINISH AT SOFFITT
- AC1 RMP-METAL PRODUCTS-ALLUMBOARD,"MEDIUM CHERRY"
- SC2 OPEN STEEL TRELLIS WITH STEEL ANGLES 6" O.C. PAINTED F6

GLAZING KEY:

- MATERIAL: DESCRIPTION:
- FRAMES ALUMINUM STOREFRONT - 4 1/2" (SEALANT JOINT VERTS) BLACK ANODIZED (AB-8)
- EXTERIOR GLAZING SOLARBAN 60 1" INSULATED GLAZING LOW-E SOLARCOOL SOLARBLUE
- G1

PAINT KEY:

KEY: DESCRIPTION:

- P1 DUNN EDWARDS (WHITE) 'CASCADING WHITE' #DEW394 (LRV 84)
- P2 DUNN EDWARDS (NUTRAL PINK) 'GEYSER' #DE6037 (LRV 60)
- P3 DUNN EDWARDS (GREY) 'GRAY WOLF' #DE6354 (LRV 33)
- P4 DUNN EDWARDS (DARK GREY) 'BOAT ANCHOR' #DE6377 (LRV 14)
- P5 DUNN EDWARDS (BLACK) 'BLACK TIE' #DE6357 (LRV 6)
- P6 DUNN EDWARDS (YELLOW) 'RADIANT SUNRISE' #DE5397 (LRV 58)

GERMANN AND HAMILTON

N.E.C. of GERMANN ROAD AND HAMILTON STREET
CHANDLER, AZ

LGE DESIGNBUILD

NUMBER REVISION DATE

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET TITLE

EXTERIOR ELEVATIONS

ISSUE DATE: 12/07/2021

DRAWN BY: AA

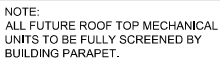
CHECKED BY:

PROJECT No: 100288

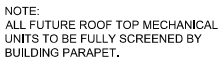
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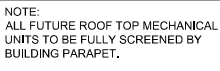
DESIGN REVIEW RE-SUBMITTAL SET 10/15/21



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

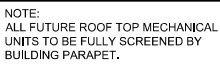


SCALE: 1/32" = 1'-0"



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Germann & Hamilton

Chandler, Arizona
2021 . 10 . 15

CONCEPT RENDERING VIEW - SE CORNER - BLDG 'A'
This artist rendering is for conceptual design only and should not be referred to as a construction document.

THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND THE PROPERTY OF LGE DESIGN GROUP AND LGE DESIGN BUILD AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH.

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2021 . 10 . 15

CONCEPT RENDERING VIEW - SW CORNER - BLDG 'A'
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Germann & Hamilton

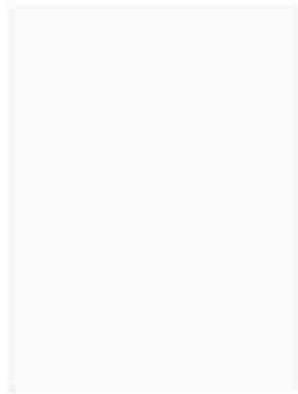
Chandler, Arizona
2021 . 10 . 15

CONCEPT RENDERING VIEW - NW CORNER- BLDG 'A'
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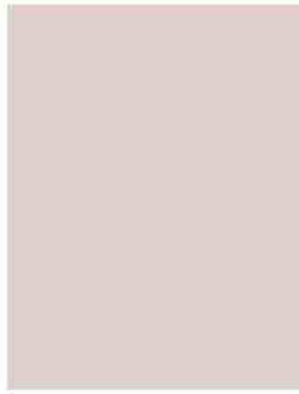
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LGE | **DESIGNGROUP**

LGE | **DESIGNBUILD**



P1 - DEW394 "CASCADING WHITE"
Dunn Edwards



P2 - DE6037 "GEYSER"
Dunn Edwards



P3 - DE6354 "GRAY WOLF"
Dunn Edwards



P4 - DE6377 : BOAT ANCHOR"
Dunn Edwards



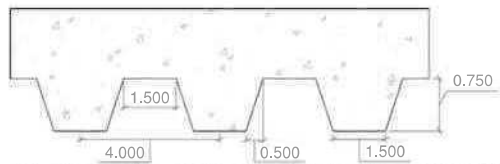
P5 - DE6357 "BLACK TIE"
Dunn Edwards



P6 - DE5397 "RADIANT SUNRISE"
Dunn Edwards



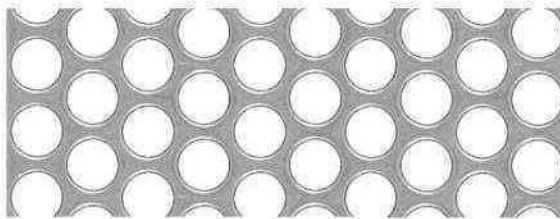
AC1 - Medium
cherry Textured
RMP METAL
PRODUCTS



Concrete Panel - Formliner Pattern



Rocky Mountain Quartzite
Sunset Gold (Stone Planters & Signage
Backsplash)



PM - McNichols Perf. Metal Carbon
Steel - 1/4" Round, 58% Open



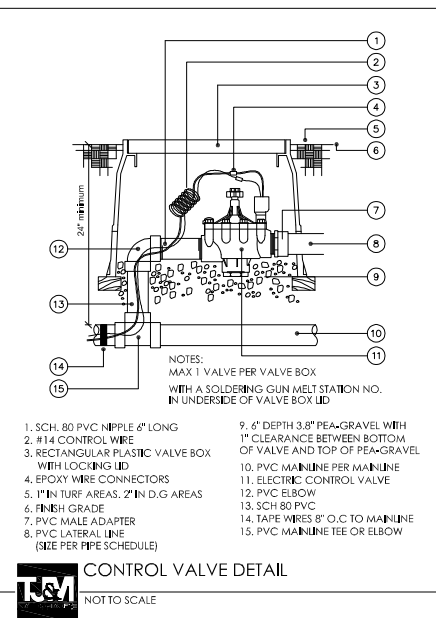
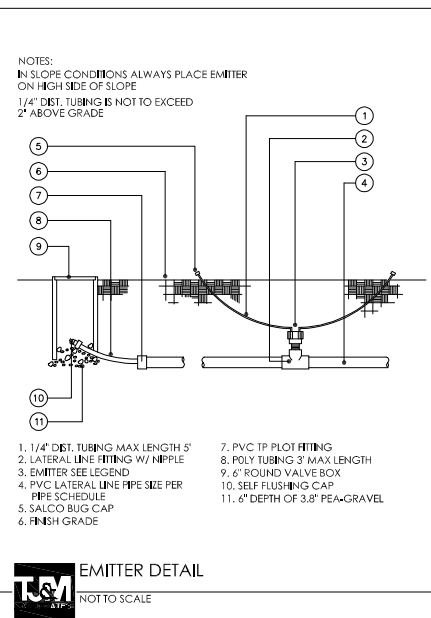
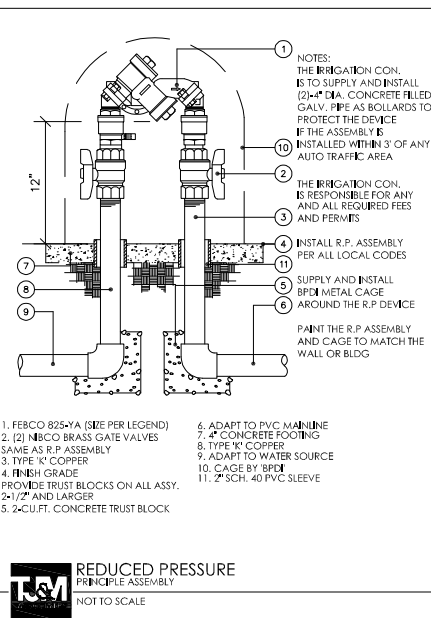
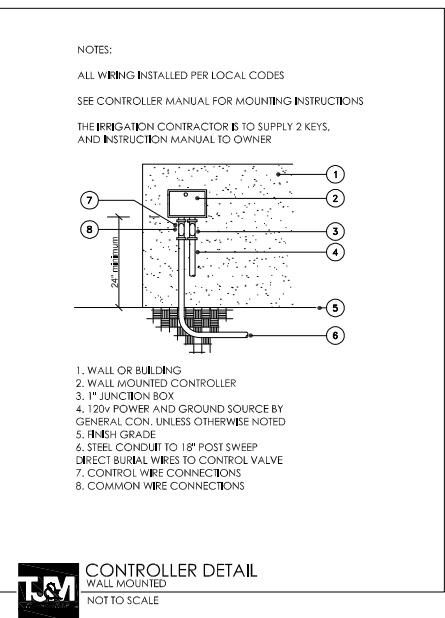
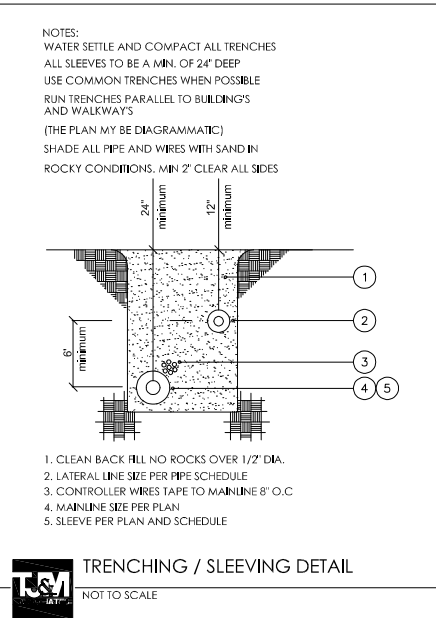
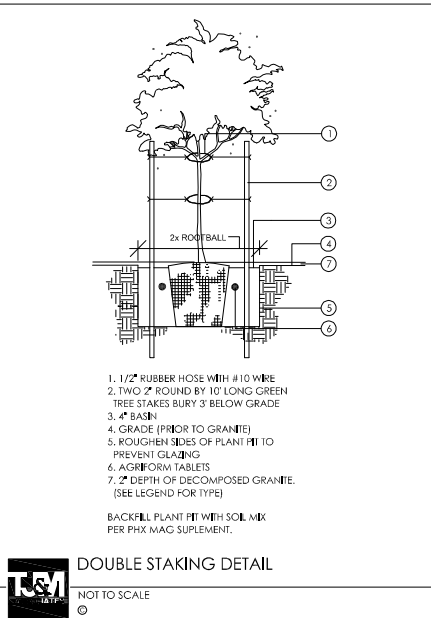
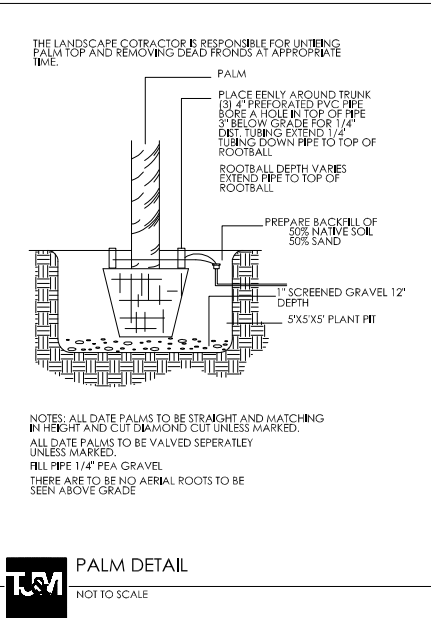
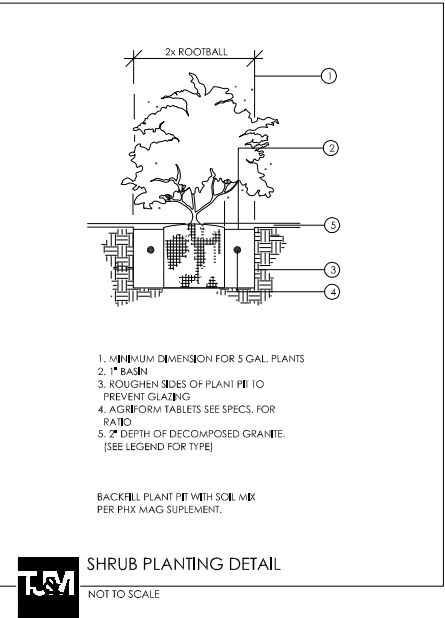
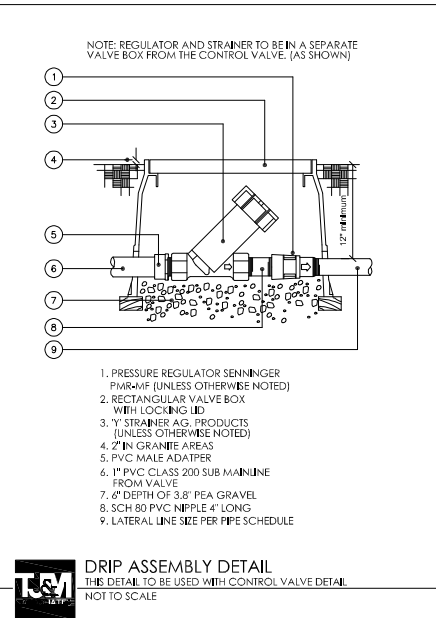
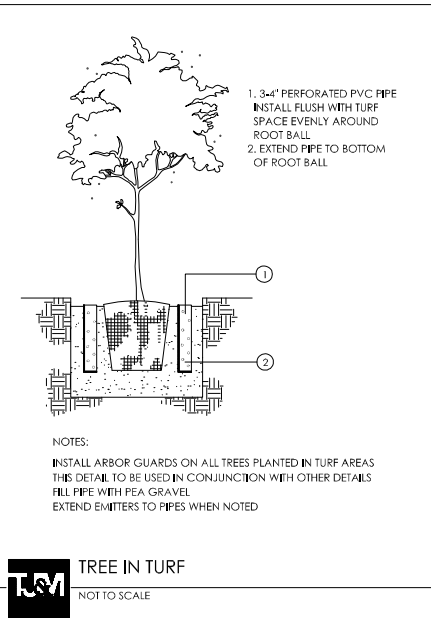
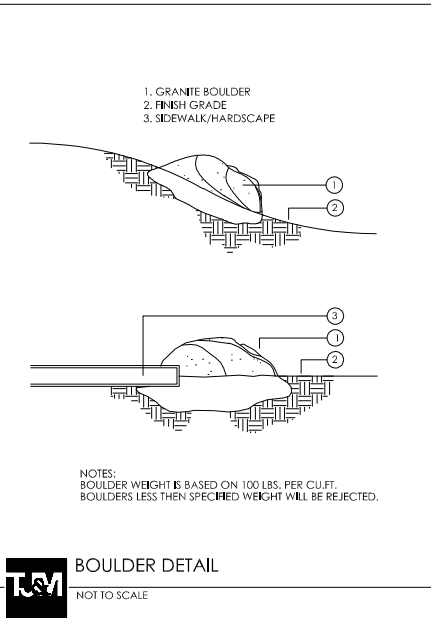
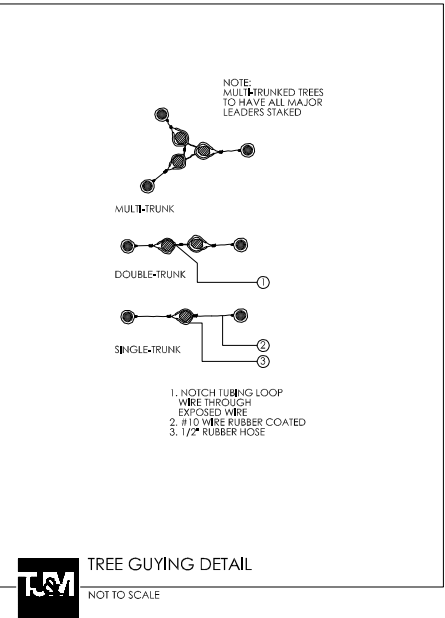
G1 - Solarcool Solarblue
Glazing



Rendering View

P6

STONE



CITY OF CHANDLER LANDSCAPE NOTES:

1. ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
2. NO OBSTRUCTIONS TO VIEW SHALL BE ERRECTED, CONSTRUCTED OR PARKED WITHIN THE SIGHT VISIBILITY AREA ALL TREES WITHIN THE LINE OF SIGHT WILL MAINTAIN A CANOPY HEIGHT ABOVE 6', ALL SHRUBS IN THIS AREA MAY NOT A MATURITY HEIGHT OVER 24"
3. ALL PLANT MATERIALS ARE GUARANTEED FOR A MINIMUM PERIOD OF SIXTY (60) DAYS FROM THE DATED OF FINAL APPROVAL BY THE CITY. ANY PLANT MATERIAL, WHICH ARE NOT APPROVED BY THE CITY PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED, SHALL BE FURTHER GUARANTEED UNTIL MAY 20 OF THE FOLLOWING CALENDAR YEAR.
4. TREES, SHRUBS, VINES, GROUND COVER AND TURF THAT HAVE TO BE REPLACED UNDER THE TERMS OF THE GUARANTEE, SHALL BE GUARANTEED FOR AN ADDITIONAL 60 DAYS FROM DATE OF REPLACEMENT.
5. ALL PLANT MATERIALS MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH THE ORIGINALLY APPROVED LANDSCAPE PLANS. SEE SECTION 1902 (6)(H)
6. PARKING LOT TREES ARE TO HAVE A MINIMUM CLEAR CANOPY DISTANCE OF FIVE (5) FEET. SEE SECTION 1903 (6)(G)(C)(4), ZONING CODE.
7. ALL LANDSCAPE AREAS SHALL BE GRADED SO THAT FINISHED GRADE SURFACES OF ALL NONLIVING MATERIALS (I.E. DECOMPOSED GRANITE, CRUSHED ROCK, MULCH ETC.) ARE ONE AND ONE HALF (1 1/2) INCHES BELOW CONCRETE OR OTHER PAVED SURFACES. SEE SECTION 1903(6)(C)(11), ZONING CODE
8. TREES MUST BE PLACED MIN. OF 5' FROM SIDEWALKS, PUBLIC ACCESS WAYS SHRUBS MUST BE AT MATURITY, 3' FROM ALL SIDES OF A FIRE HYDRANT, P.I.V. OR FDC. SEE SECTION 1903 (6)(J)(1), ZONING CODE
9. ALL LANDSCAPING SHALL BE MAINTAINED BY THE LANDOWNER OR THE LESSOR SEE SECTION 1903 (6)(H), ZONING CODE
10. THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED\CORRECTED BEFORE THE FIELD INSPECTOR WILL ACCEPT\PASS THE SIGN IN THE FIELD OR ISSUE AN CERTIFICATE OF OCCUPANCY FOR A PROJECT
11. ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC EQUIPMENT, BACK FLOW DEVICES OR ANY OTHER UTILITY EQUIPMENT NOT ABLE OR REQUIRED TO BE SCREENED BY LANDSCAPING OR WALLS SHALL BE PAINTED TO MATCH THE BUILDING COLOR.
12. ALL WALLS OVER 7' IN HEIGHT, SITE LIGHTING, SIGNAGE, RAMADAS, AND SHADE STRUCTURES REQUIRE A SEPARATE SUBMITAL AND PERMITS.

I HEREBY CERTIFY THAT NO TREE OR BOULDER IS DESIGNED CLOSER THAN SIX (6) FEET TO THE FACE OF STREET CURB.

11.18.21
REGISTERED LANDSCAPE ARCHITECT DATE

LANDSCAPE CALCULATIONS:

TOTAL SITE AREA:	46,499	SQ.FT.	1.06	AC. (LIMITS OF CONSTRUCTION)
TOTAL BUILDING AREA:	9,372	SQ.FT.	20	% OF SITE AREA
TOTAL LANDSCAPE AREA:	11,120	SQ.FT.	23	% OF SITE AREA
TOTAL PARKING AREA:	22,260	SQ.FT.	48	% OF SITE AREA
LANDSCAPE IN PARKING AREA:	2,449	SQ.FT.	11	% 10% MIN.OF
PARKING LOT INTERIOR SURFACE AREA SHALL BE LANDSCAPED				
TOTAL TURF AREA:	0	SQ.FT.	0	% OF LS AREA
SHRUBS\GROUNDCOVERS:	9,674	SQ.FT.	87	% OF LS AREA
INORANGIC\GRANITE:	11,120	SQ.FT.	100	% OF NON TURF LS AREA
DECOMPOSED GRANITE IS TO EXTEND UNDER ALL PLANTINGS				

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P.(602)265-0320
EMAIL: timmqueen@tjmla.net

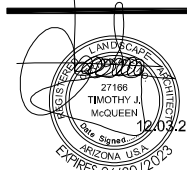


GERMANN AND HAMILTON

N.E.C. of GERMANN ROAD AND HAMILTON STREET
CHANDLER, AZ

LGE | DESIGNBUILD

NUMBER REVISION DATE



SHEET TITLE:

ISSUE DATE: 10/08/2021

DRAWN BY: MM

CHECKED BY:

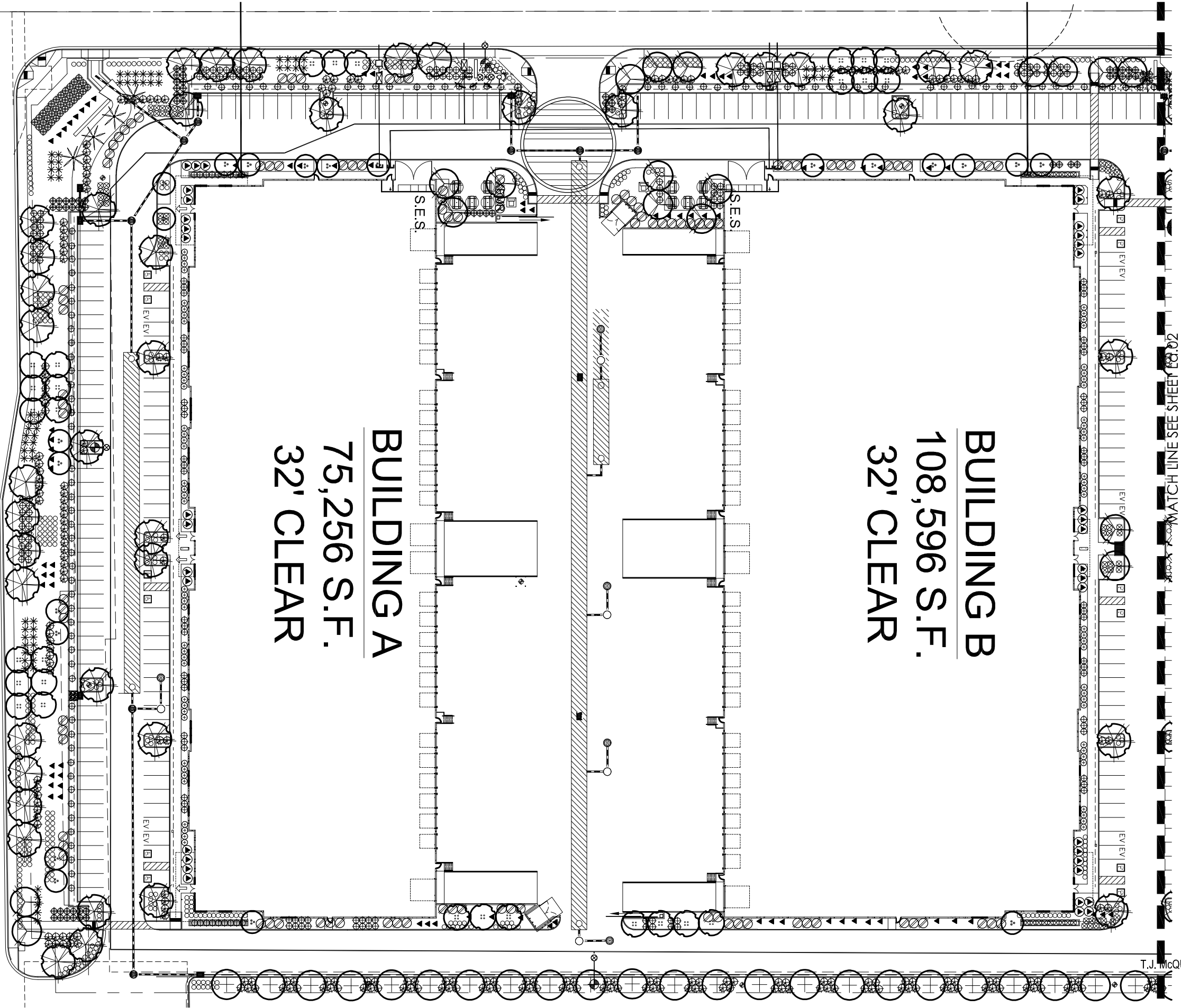
PROJECT No.: 100268

SHEET:

La.00

1200 N. 52nd Street ■ Phoenix, AZ 85008
P: 480.966.4001

DESIGN REVIEW RE-SUBMITTAL SET 10/08/21

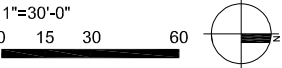


ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE ARIZONA NURSERY ASSOCIATION RECOMMENDED TREE SPECIFICATIONS. SEE SECTION 1903(6)(a) ZONING CODE.

LANDSCAPE LEGEND

- PHOENIX DACTYLIFERA
DATE PALM (MATCHING)
20" T.F. STRAIGHT, DIAMOND CUT (15)
- CERCIDIUM 'HYBRID'
DESERT MUSEUM PALO VERDE
24" BOX (74)
- ACACIA SALICINA
WILLOW ACACIA
24" BOX (40)
- CAESALPINIA CACALACO
CASALOTE
36" BOX (46)
- SOPHORA SECUNDIFLORA
TEXAS MOUNTAIN LAUREL
24" BOX (MULTI TRUNK) (42)
- PISTACHE 'RED-PUSH'
RED PUSH PISTACHE
48" BOX (36)
- PACHYCEREUS MARGINATUS
MEXICAN FENCE POST
3'TALL MIN, 3 TRUNK MIN. (62)
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON (156)
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON (588)
- DASYLIRION WHEELERII
DESERT SPOON
5 GALLON (158)
- HESPERALOE PARVIFOLIA
YELLOW YUCCA
5 GALLON (105)
- LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON (404)
- MUHLENBERGIA RIGENS
DEER GRASS
5 GALLON (72)
- BOUGAINVILLEA 'TORCH GLOW'
BUSH BOUGAINVILLEA
5 GALLON (128)
- AGAVE WEBBERII
WEBBER'S AGAVE
5 GALLON (121)
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
5 GALLON (609)
- LANTANA MONTEVIDENSIS
TRAILING PURPLE
1 GALLON (104)
- 1/2" SCREENED SADDLEBACK BROWN
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P.(602)265-0320
EMAIL: timmcqueen@tjma.net



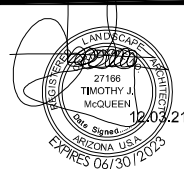
GERMANN AND HAMILTON

N.E.C. of GERMANN ROAD AND HAMILTON STREET
CHANDLER, AZ

1200 N. 52nd Street Phoenix, AZ 85008
P: 480.966.4001

LGE | DESIGNBUILD

NUMBER REVISION DATE



SHEET TITLE:

ISSUE DATE: 10/08/2021

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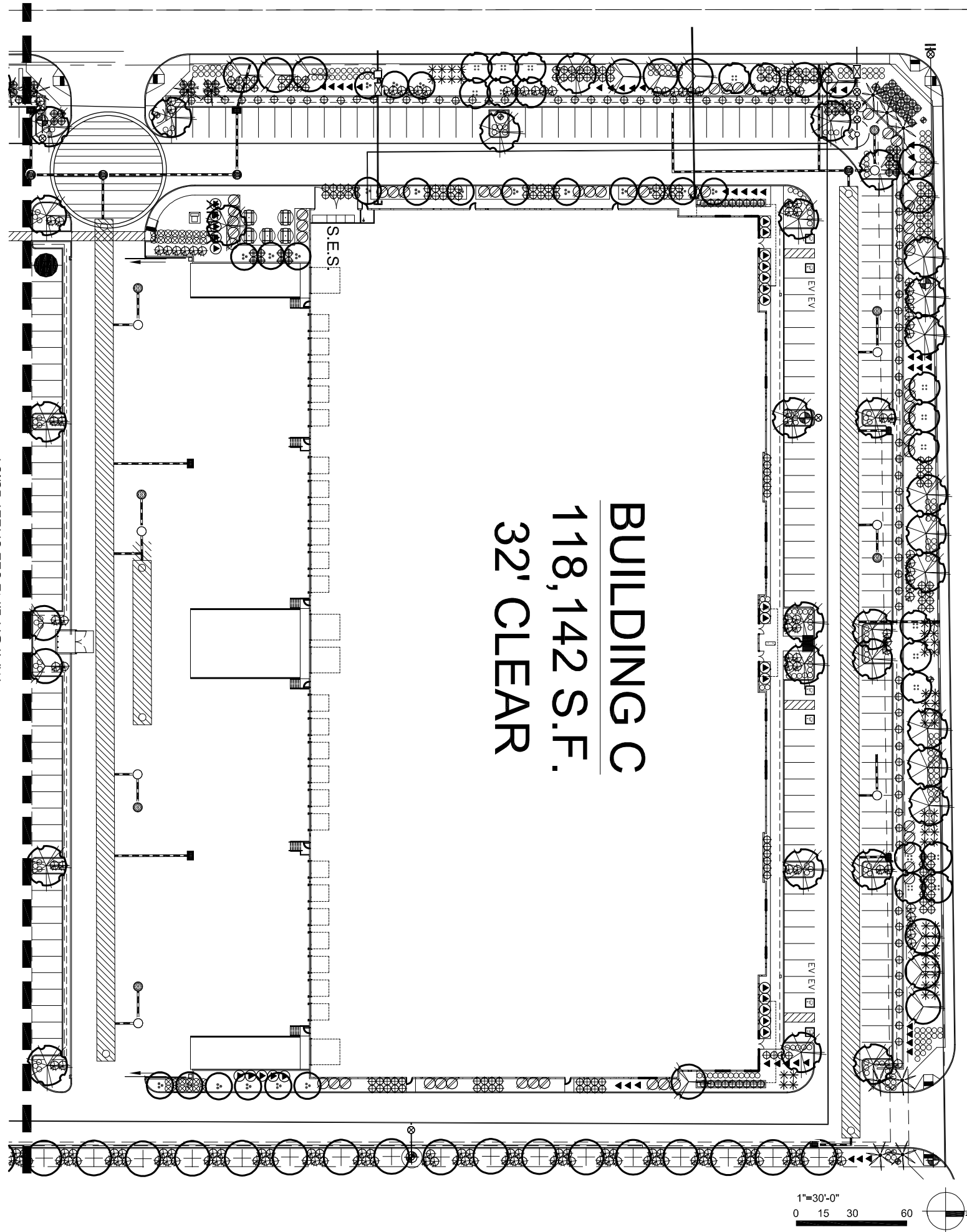
PROJECT No.: 100288

SHEET:

La.01

DESIGN REVIEW RE-SUBMITTAL SET 10/08/21

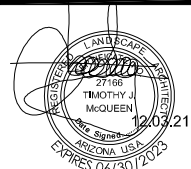
MATCH LINE SEE SHEET La.01



LANDSCAPE LEGEND

- PHOENIX DACTYLIFERA
DATE PALM (MATCHING)
20' T.F. STRAIGHT, DIAMOND CUT (15)
- CERCIDIUM 'HYBRID'
DESERT MUSEUM PALO VERDE
24" BOX (74)
- ACACIA SALICINA
WILLOW ACACIA
24" BOX (40)
- CAESALPINIA CACALACO
CASCALOTE
36" BOX (46)
- SOPHORA SECUNDIFLORA
TEXAS MOUNTAIN LAUREL
24" BOX (MULTI TRUNK) (42)
- PISTACHE 'RED-PUSH'
RED PUSH PISTACHE
48" BOX (36)
- PACHYCEREUS MARGINATUS
MEXICAN FENCE POST
3'TALL MIN. 3 TRUNK MIN. (62)
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON (156)
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON (588)
- DASYLIRION WHEELERII
DESERT SPOON
5 GALLON (158)
- HESPERALOE PARVIFOLIA
YELLOW YUCCA
5 GALLON (105)
- LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON (404)
- MUHLENBERGIA RIGENS
DEER GRASS
5 GALLON (72)
- BOUGAINVILLEA 'TORCH GLOW'
BUSH BOUGAINVILLEA
5 GALLON (128)
- AGAVE WEBERII
WEBBER'S AGAVE
5 GALLON (121)
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
5 GALLON (609)
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ISSUE DATE: 10/08/2021
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PROJECT No.: 100288
SHEET:

La.02

GERMANN AND HAMILTON

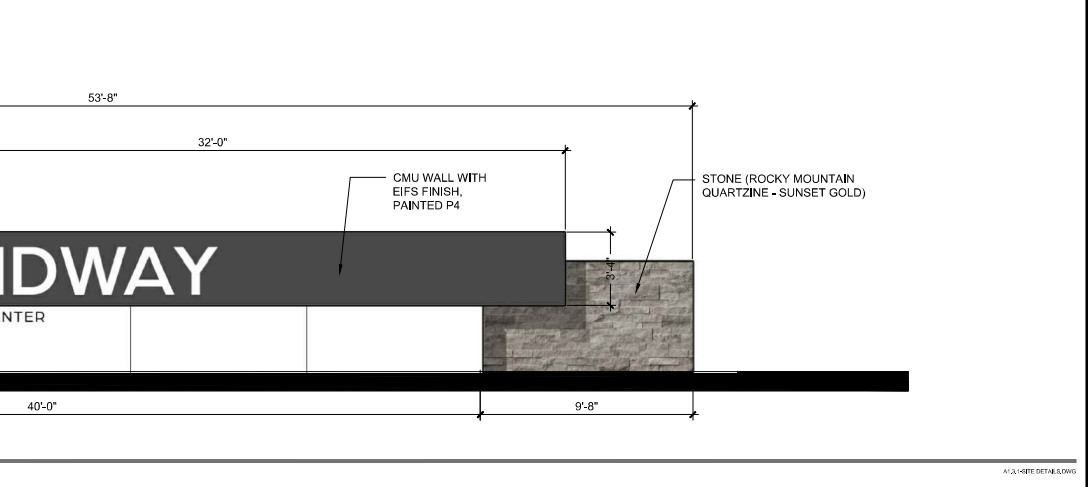
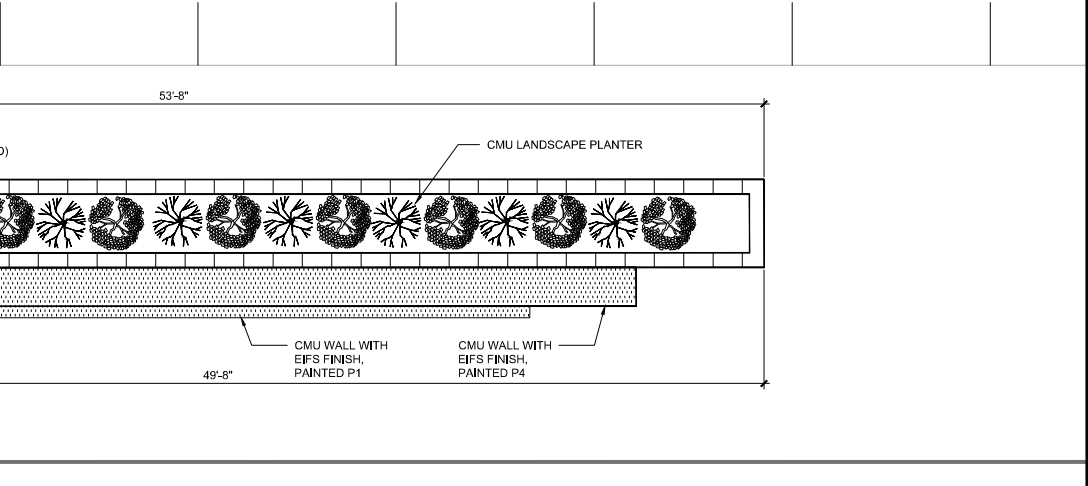
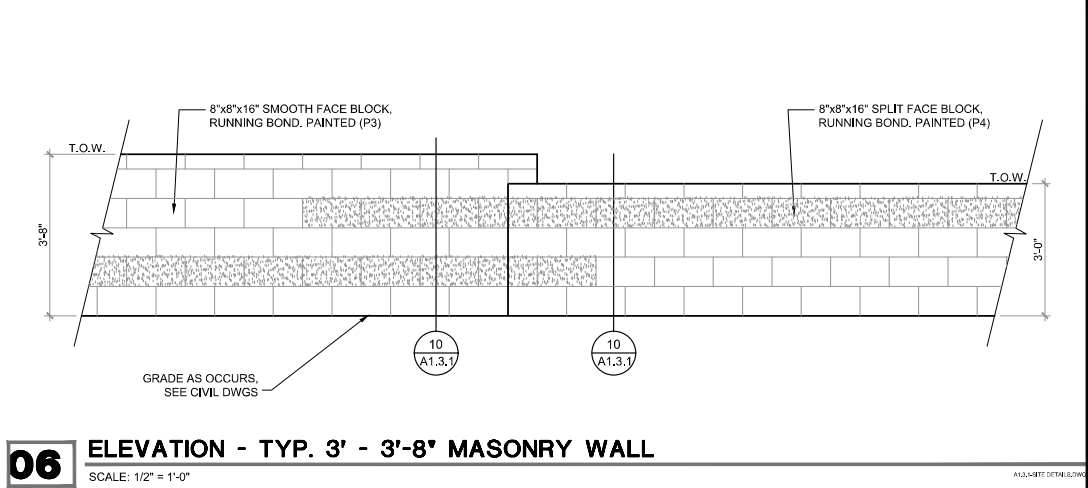
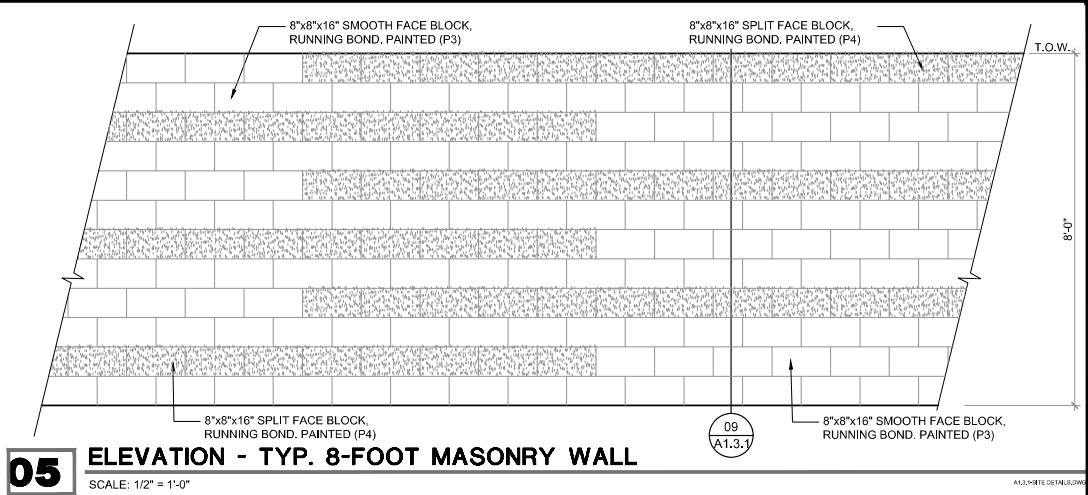
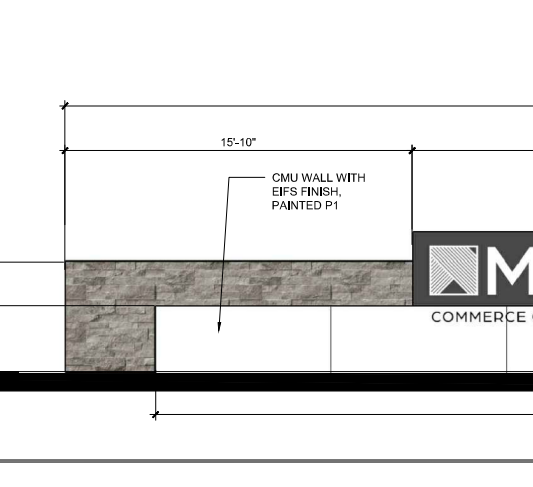
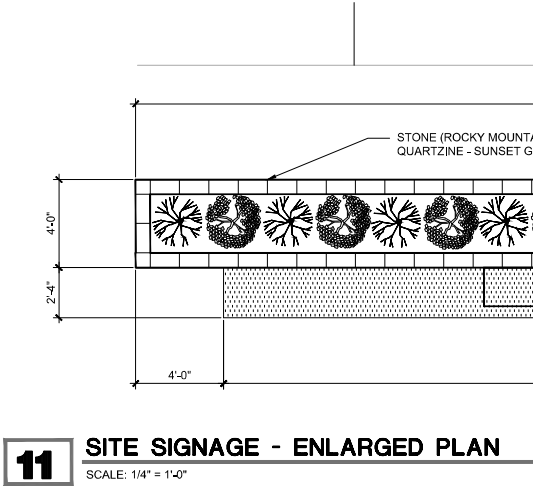
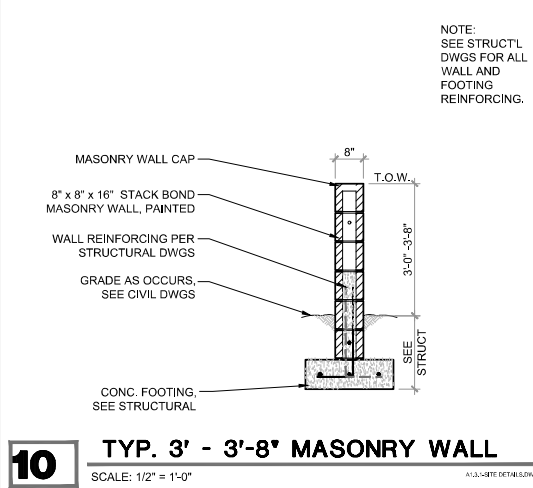
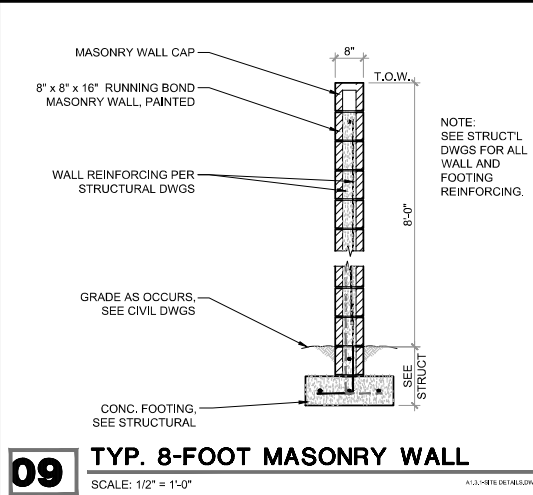
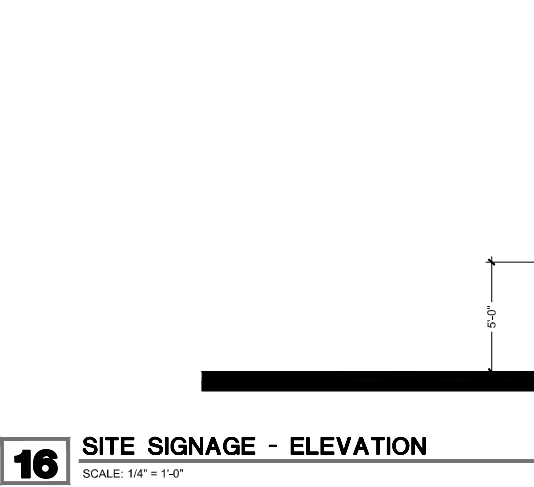
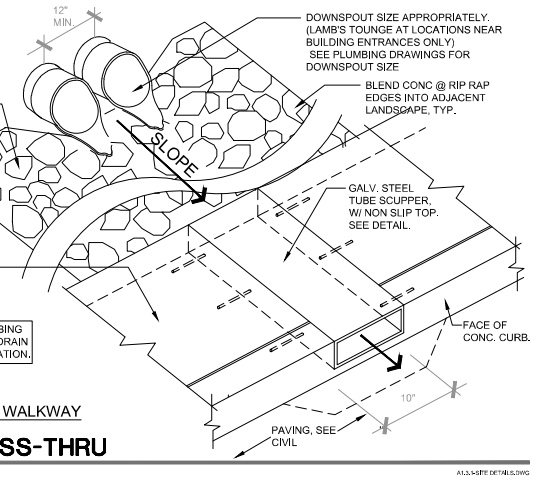
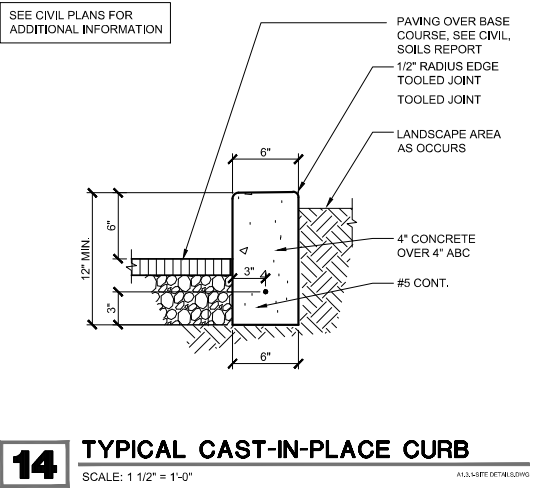
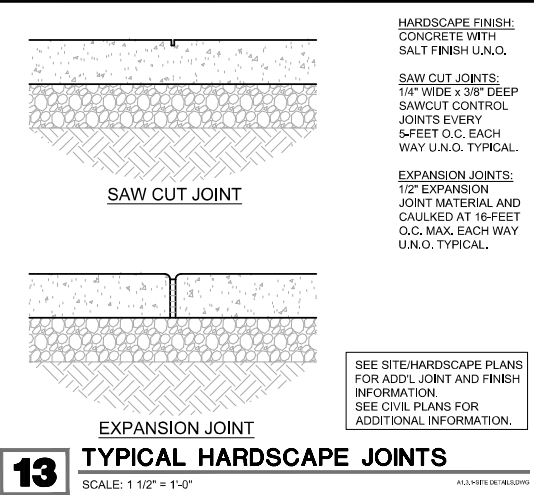
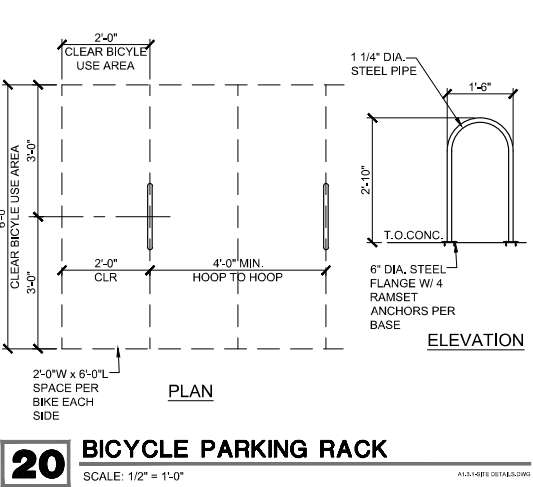
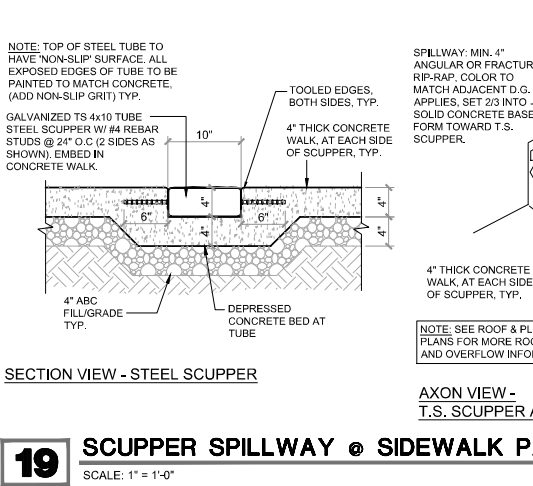
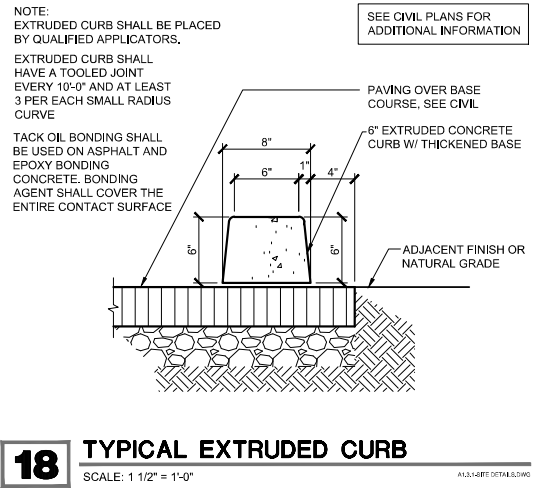
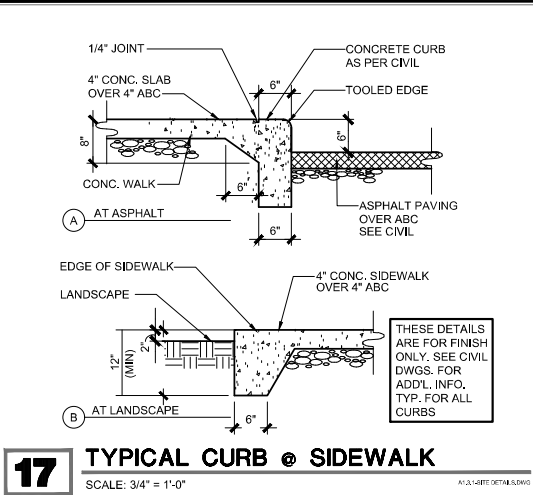
N.E.C. of GERMANN ROAD AND HAMILTON STREET
CHANDLER, AZ

1200 N. 52nd Street ■ Phoenix, AZ 85008
P: 480.966.4001

DESIGN REVIEW RE-SUBMITTAL SET 10/08/21



TJM
ASSOCIATES



LGE | DESIGNGROUP

1200 N. 52nd Street ■ Phoenix, AZ ■ 85008
P. 480.966.4001

GERMANN AND HAMILTON

N.E.C. of GERMANN ROAD AND HAMILTON STREET
CHANDLER, AZ

LGE | DESIGNBUILD

NUMBER	REVISION	DATE

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NOT FOR
CONSTRUCTION

SHEET TITLE:
SITE DETAILS

ISSUE DATE:
12/07/2021

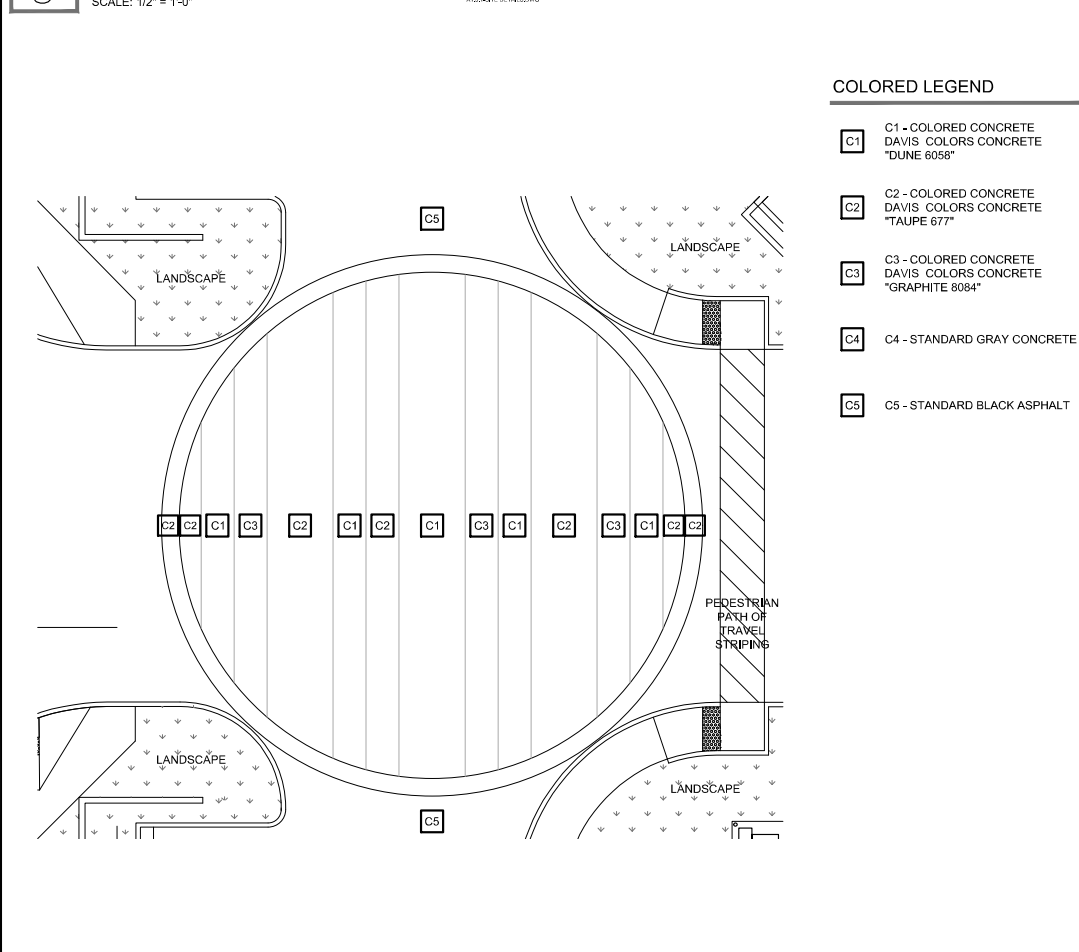
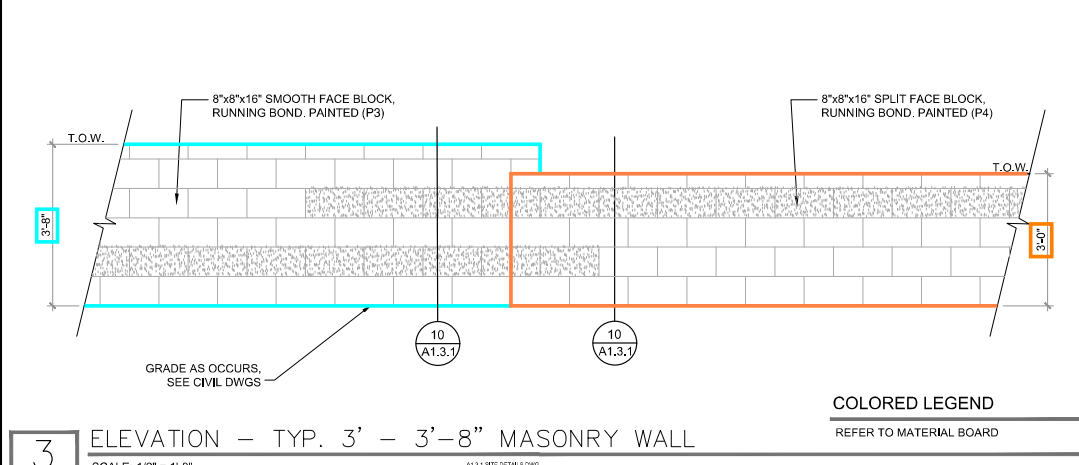
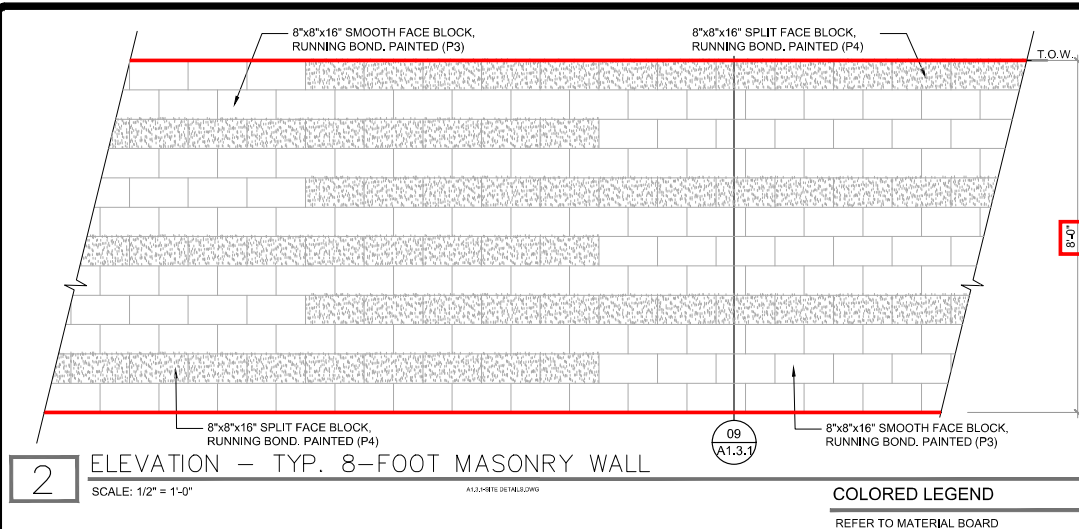
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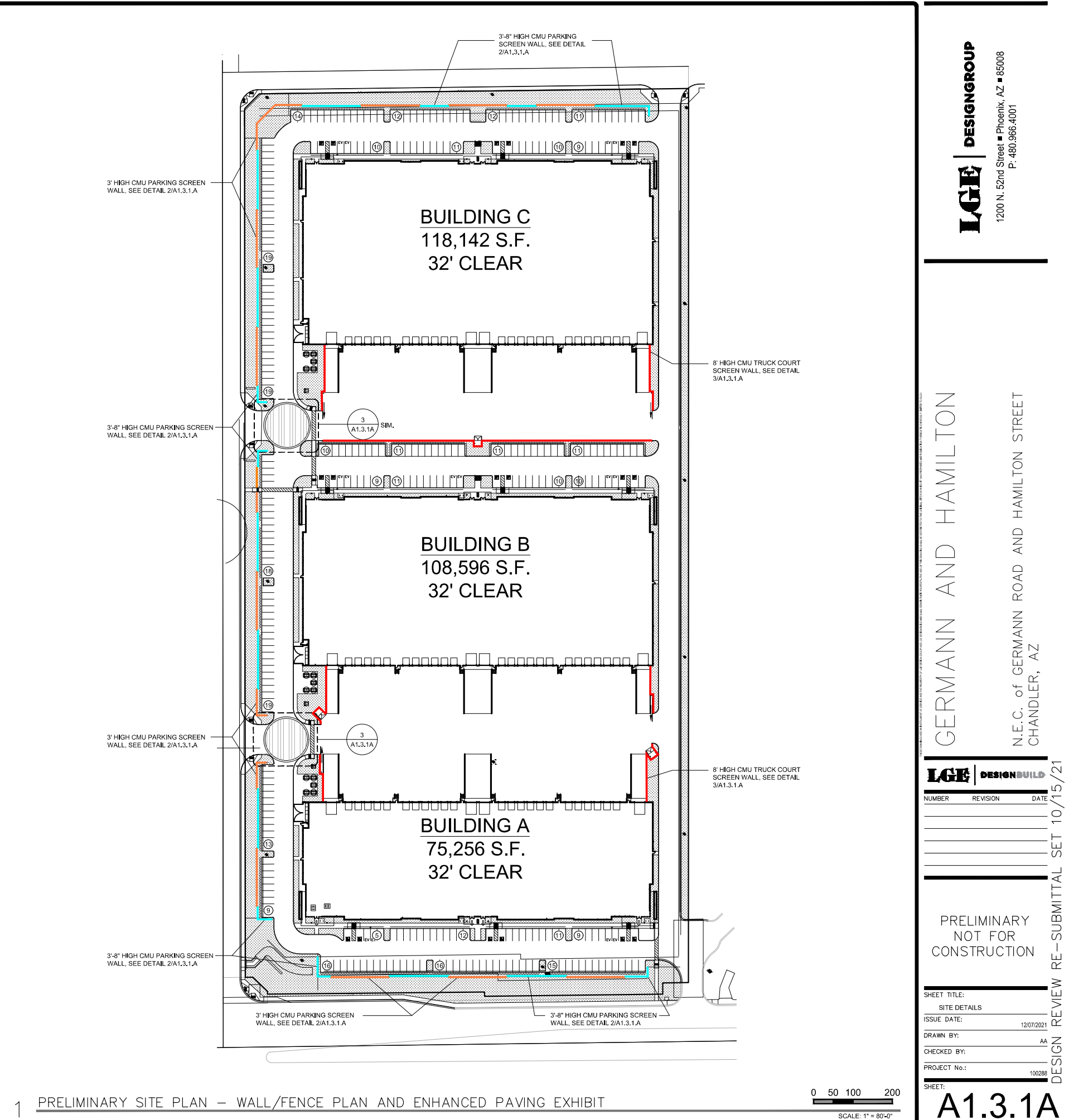
PROJECT No.:
100288

SHEET:
A1.3.1

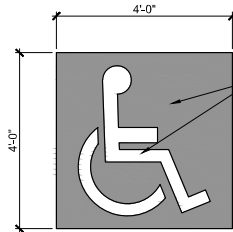
DESIGN REVIEW RE-SUBMITTAL SET 10/15/21



4 PRELIMINARY SITE PLAN – WALL/FENCE PLAN AND ENHANCED PAVING EXHIBIT



1 PRELIMINARY SITE PLAN – WALL/FENCE PLAN AND ENHANCED PAVING EXHIBIT

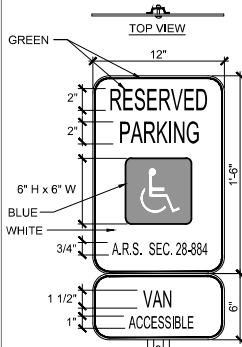


NOTE:
PER CITY OF PHOENIX
STANDARD DETAIL

09 ACCESSIBLE STALL SYMBOL

SCALE: 1/2" = 1'-0"

A1.3.2 SITE DETAILS.DWG



NOTE:
PER CITY OF CHANDLER
STANDARD DETAIL C-611

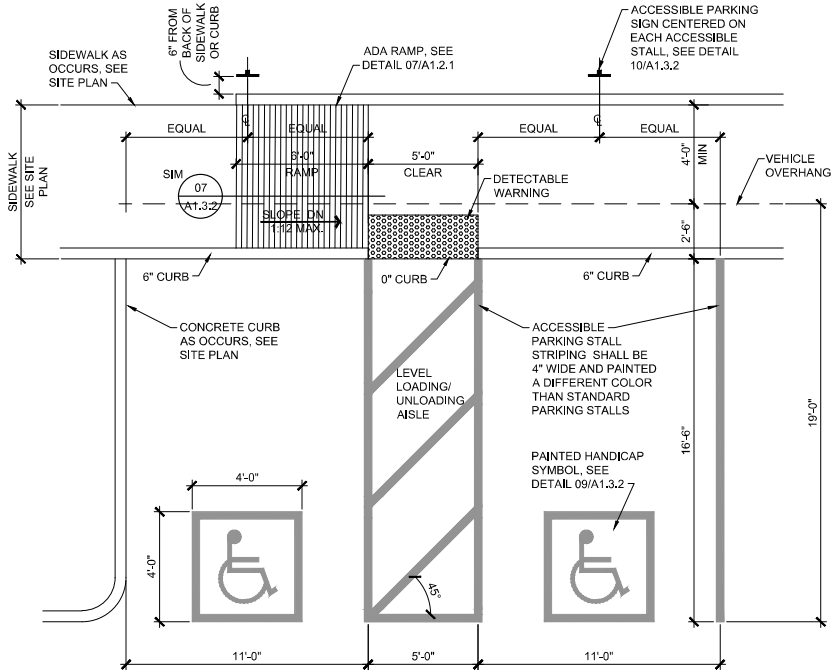
- NOTES:
1. THE "ACCESSIBLE" SIGN TO BE "MUTCD R7-8, THE "VAN" SIGN TO BE "MUTCD R7-8a", SEE SITE PLAN FOR VAN STALL LOCATION(S).
 2. THE SIGN FACE SHALL HAVE A WHITE REFLECTIVE BACKGROUND WITH GREEN LETTERING AND BORDER, SYMBOL TO BE A BLUE BACKGROUND. SEE THE CITY APPROVED DETAIL LIST FOR SPECIFIC MATERIAL REQUIREMENTS.
 3. ALL ACCESSIBLE PARKING SPACES SHALL BE IDENTIFIED BY A SIGN ON A CITY APPROVED STATIONARY POST OR APPROVED WALL LOCATION. THESE SIGNS SHALL NOT BE OBSCURED FROM VIEW.
 4. THE BOTTOM OF THE SIGN SHALL BE LOCATED 5'-0" ABOVE THE GRADE (PARKING LOT SURFACE) AND SHALL BE VISIBLE DIRECTLY IN FRONT OF THE PARKING SPACE.
 5. ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS RESERVED FOR PHYSICALLY DISABLED BY A SIGN SHOWING THE INTERNATIONAL WHEELCHAIR SYMBOL.

ACCESSIBLE PARKING SIGN POST
STANDARD 2" $\square$ OR $\square$ IN 6"x24"
CONC POSTHOLE

10 ACCESSIBLE STALL SIGNAGE

SCALE: 1 1/2" = 1'-0"

A1.3.2 SITE DETAILS.DWG

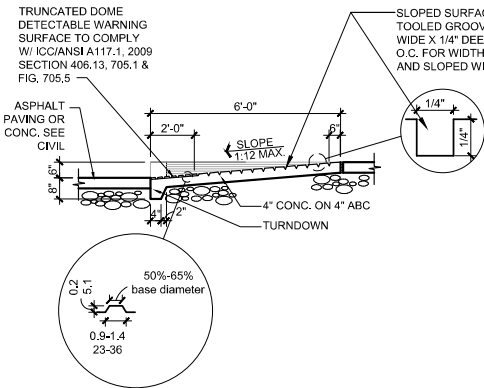


1. 4% OF THE REQUIRED PARKING SPACES MUST BE ACCESSIBLE.
2. OF THE TOTAL ACCESSIBLE SPACES 1 IN 8 SPACES MUST BE VAN ACCESSIBLE.
3. MAXIMUM SLOPE OF PARKING AND MANEUVERING AREAS IS 1:50.
4. WHEN A SINGLE ACCESSIBLE PARKING SPACE IS INSTALLED, THE AISLE SHALL BE ON THE DRIVER'S SIDE FOR A STANDARD ACCESSIBLE PARKING SPACE, OR ON THE PASSENGER'S SIDE OF A VAN ACCESSIBLE PARKING SPACE.

06 TYPICAL ACCESSIBLE PARKING STALL PLAN

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

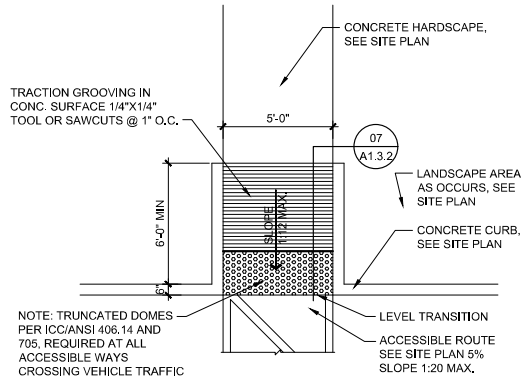
A1.3.2 SITE DETAILS.DWG



07 ACCESSIBLE RAMP SECTION

SCALE: N.T.S.

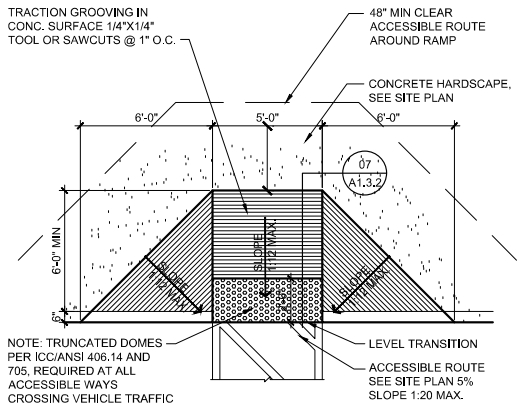
A1.3.2 SITE DETAILS.DWG



03 STRAIGHT ACCESSIBLE CURB RAMP

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

A1.3.2 SITE DETAILS.DWG



04 FLARED ACCESSIBLE CURB RAMP

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

A1.3.2 SITE DETAILS.DWG

GERMANN AND HAMILTON

N.E.C. of GERMANN ROAD AND HAMILTON STREET
CHANDLER, AZ

LGE DESIGNGROUP

1200 N. 52nd Street ■ Phoenix, AZ ■ 85008
P: 480.966.4001

LGE DESIGNBUILD

NUMBER REVISION DATE

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CONSTRUCTION

SHEET TITLE:

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ISSUE DATE:

12/07/2021

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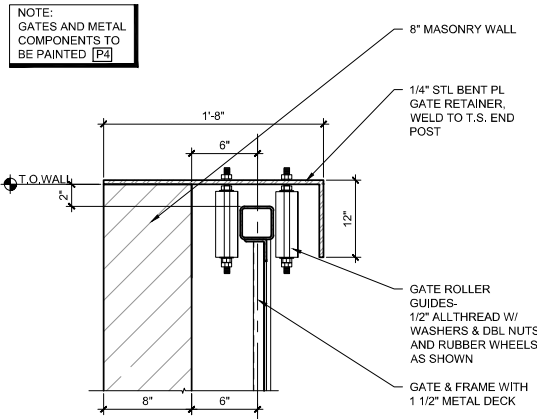
PROJECT No.:

100288

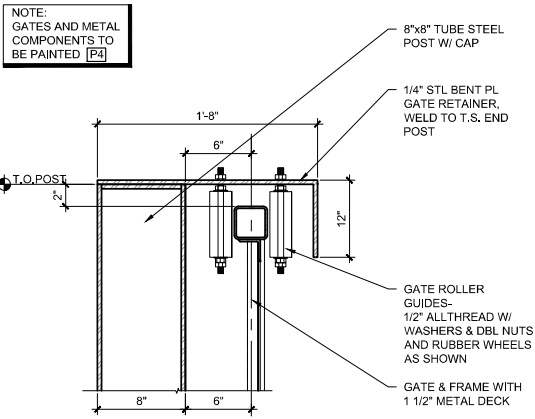
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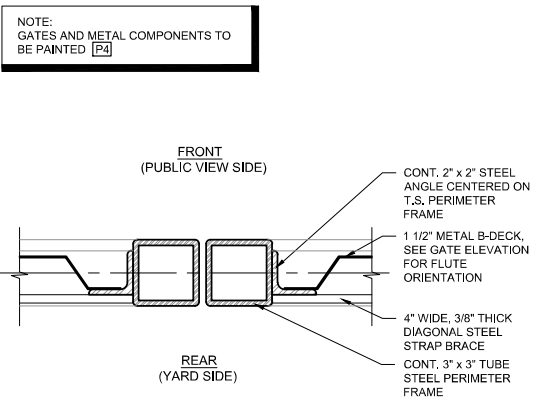
DESIGN REVIEW RE-SUBMITTAL SET 10/15/21



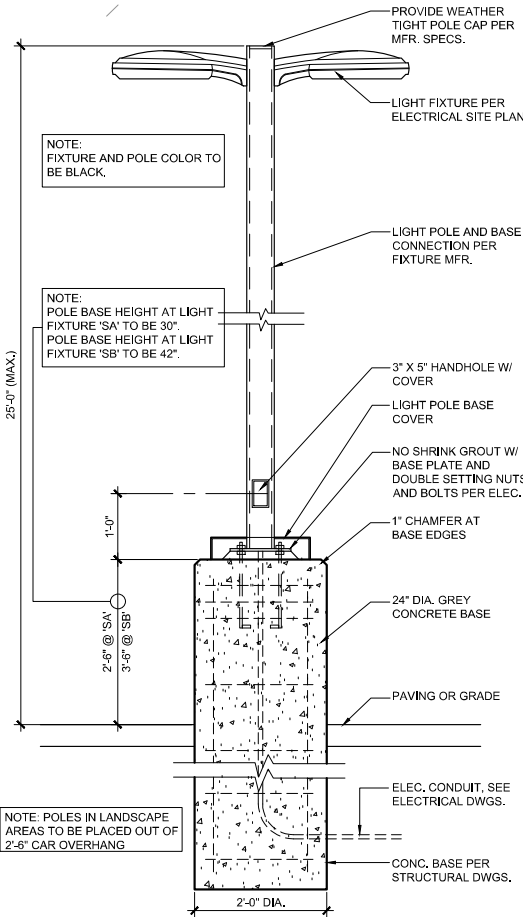
09 ROLLING GATE GUIDE @ WALL
SCALE: 1 1/2" = 1'-0"



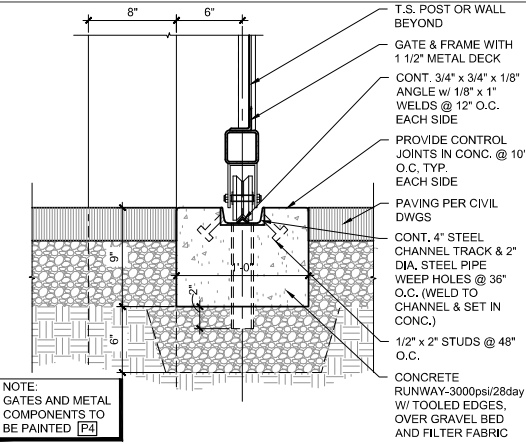
05 ROLLING GATE GUIDE @ POST
SCALE: 1 1/2" = 1'-0"



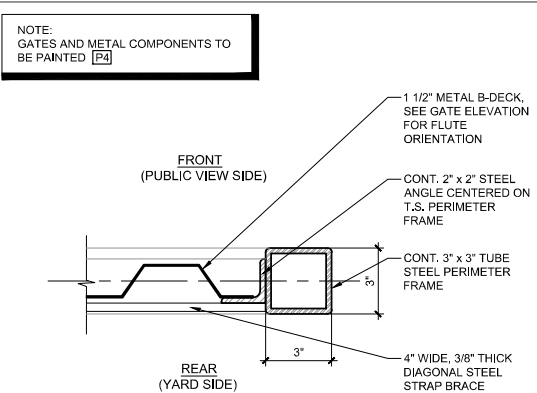
01 TYP. ROLLING GATE ASTRAGAL
SCALE: 3" = 1'-0"



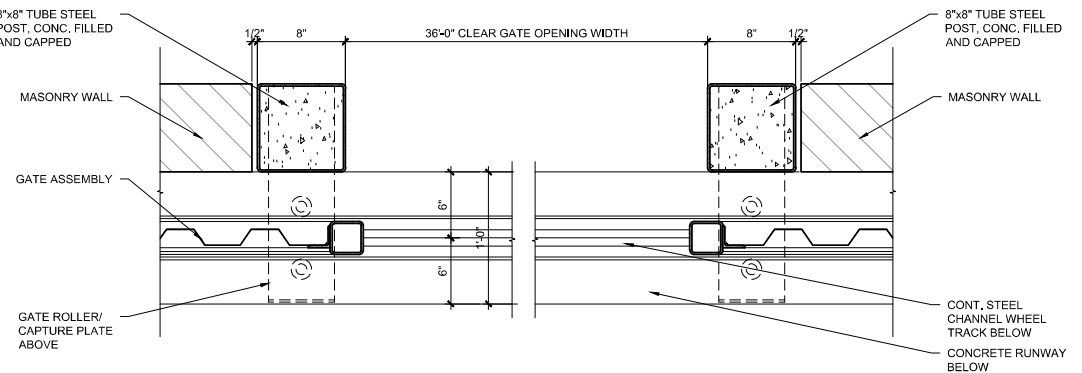
11 TYP. LIGHT POLE
SCALE: 3/4" = 1'-0"



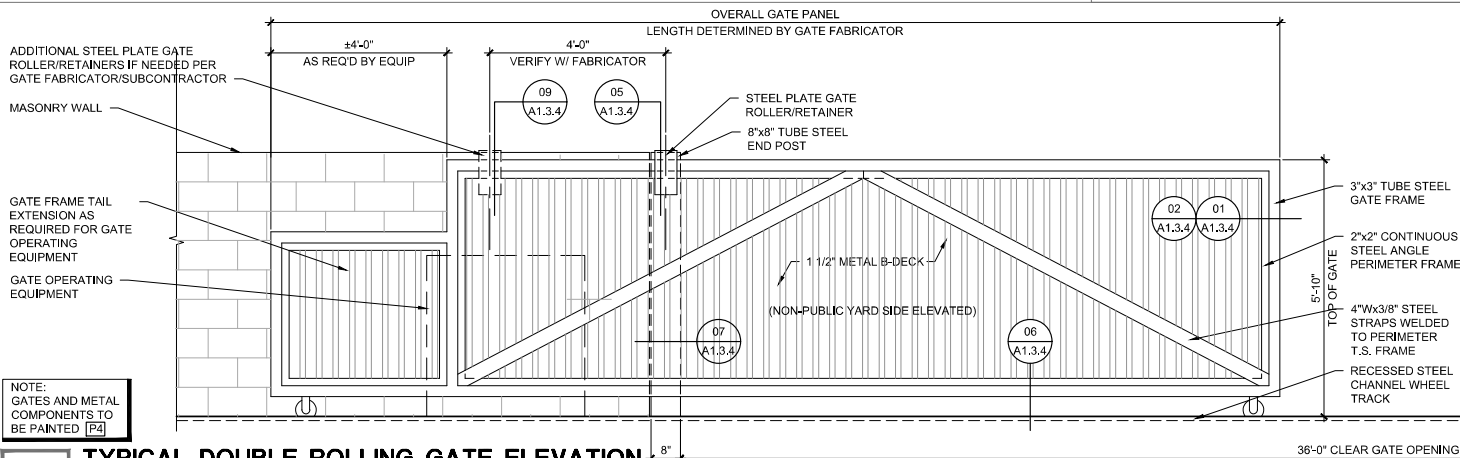
06 TYPICAL ROLLING GATE WHEEL
SCALE: 1 1/2" = 1'-0"



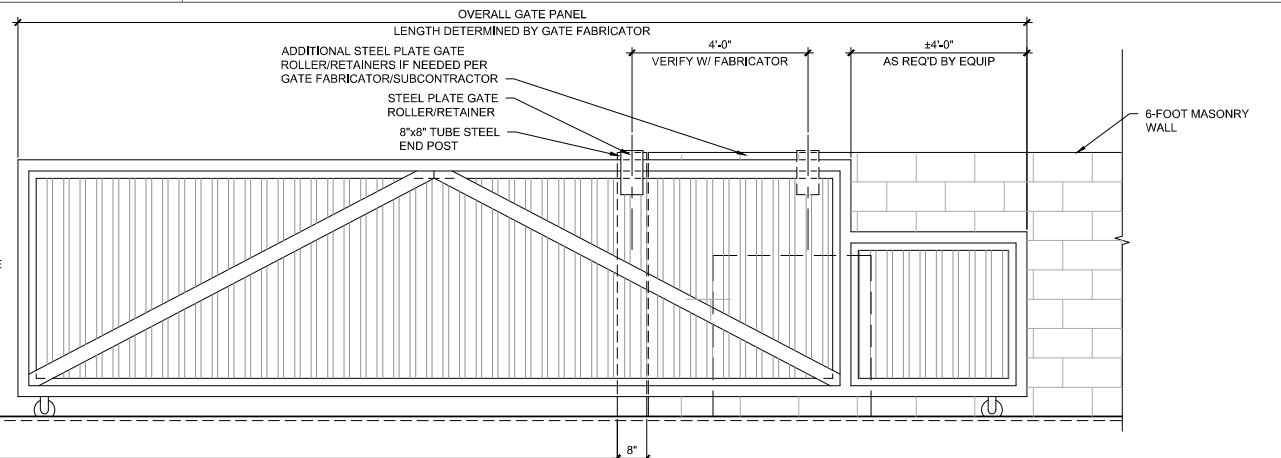
02 TYP. ROLLING GATE FRAME
SCALE: 3" = 1'-0"



07 TYPICAL ROLLING DOUBLE GATE JAMB
SCALE: 1 1/2" = 1'-0"



20 TYPICAL DOUBLE ROLLING GATE ELEVATION
SCALE: 1/2" = 1'-0"



**N.E.C. OF GERMANN ROAD AND HAMILTON STREET
CHANDLER, AZ**

DATE: 12/07/2021

DRAWN BY: _____

CHECKED BY: _____

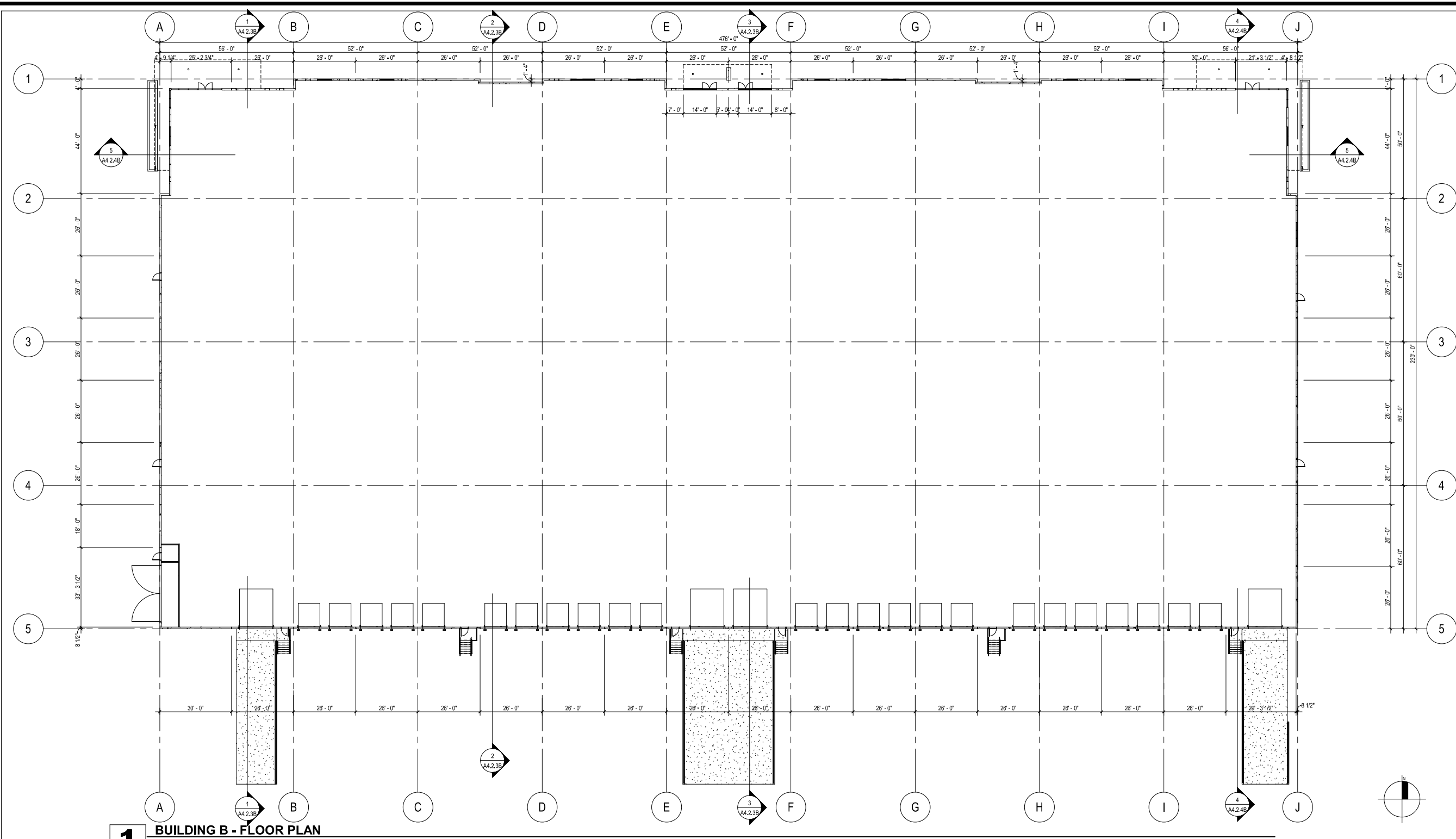
PROJECT No: _____

BLUELINES - 1ST CITY SUBMITTAL - 02.19.19


$$3/64'' = 1'-0''$$

GENERAL SHEET NOTES

- A. REFER TO THE A0.1 SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.
- B. FOR BASIC LIFE SAFETY AND CODE INFORMATION APPLYING TO THIS PROJECT, REFER TO THE G0.2.X SERIES SHEETS LOCATED PER THE PROJECT SHEET INDEX.
- C. REFER TO THE A3.X SERIES SHEETS FOR THE REFLECTED CEILING PLANS.
- D. REFER TO THE A0.2.X SERIES SHEETS FOR PARTITION SYSTEMS TYPES AND DETAILS.
- E. REFER TO THE A0.3.X SERIES SHEETS FOR THE INTERIOR OPENING SCHEDULE(S), TYPES, AND DETAILS.
- F. REFER TO THE 'AF' SERIES SHEETS FOR INTERIOR FINISH INFORMATION.
- G. REFER TO THE 'AI' SERIES SHEETS FOR INTERIOR FURNISHING INFORMATION.



1 BUILDING B - FLOOR PLAN

1" = 20'-0"

REFERENCE KEYNOTES

GENERAL SHEET NOTES

- A. REFER TO THE A0.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.
- B. FOR BASIC LIFE SAFETY AND CODE INFORMATION APPLYING TO THIS PROJECT, REFER TO THE G0.X SERIES SHEETS LOCATED PER THE PROJECT SHEET INDEX.
- C. REFER TO THE A3.X SERIES SHEETS FOR THE REFLECTED CEILING PLANS.
- D. REFER TO THE A9.2.X SERIES SHEETS FOR PARTITION SYSTEMS TYPES AND DETAILS.
- E. REFER TO THE A9.3.X SERIES SHEETS FOR THE INTERIOR OPENING SCHEDULE(S), TYPES, AND DETAILS.
- F. REFER TO THE 'AP' SERIES SHEETS FOR INTERIOR FINISH INFORMATION.
- G. REFER TO THE 'AI' SERIES SHEETS FOR INTERIOR FURNISHING INFORMATION.

Germann and Hamilton BLD B

N.E.C. OF GERMANN ROAD AND HAMILTON STREET
CHANDLER, AZ

NUMBER	REVISION	DATE

SHEET TITLE:
BUILDING B - GROUND LEVEL FLOOR PLAN

ISSUE DATE: 12/07/2021

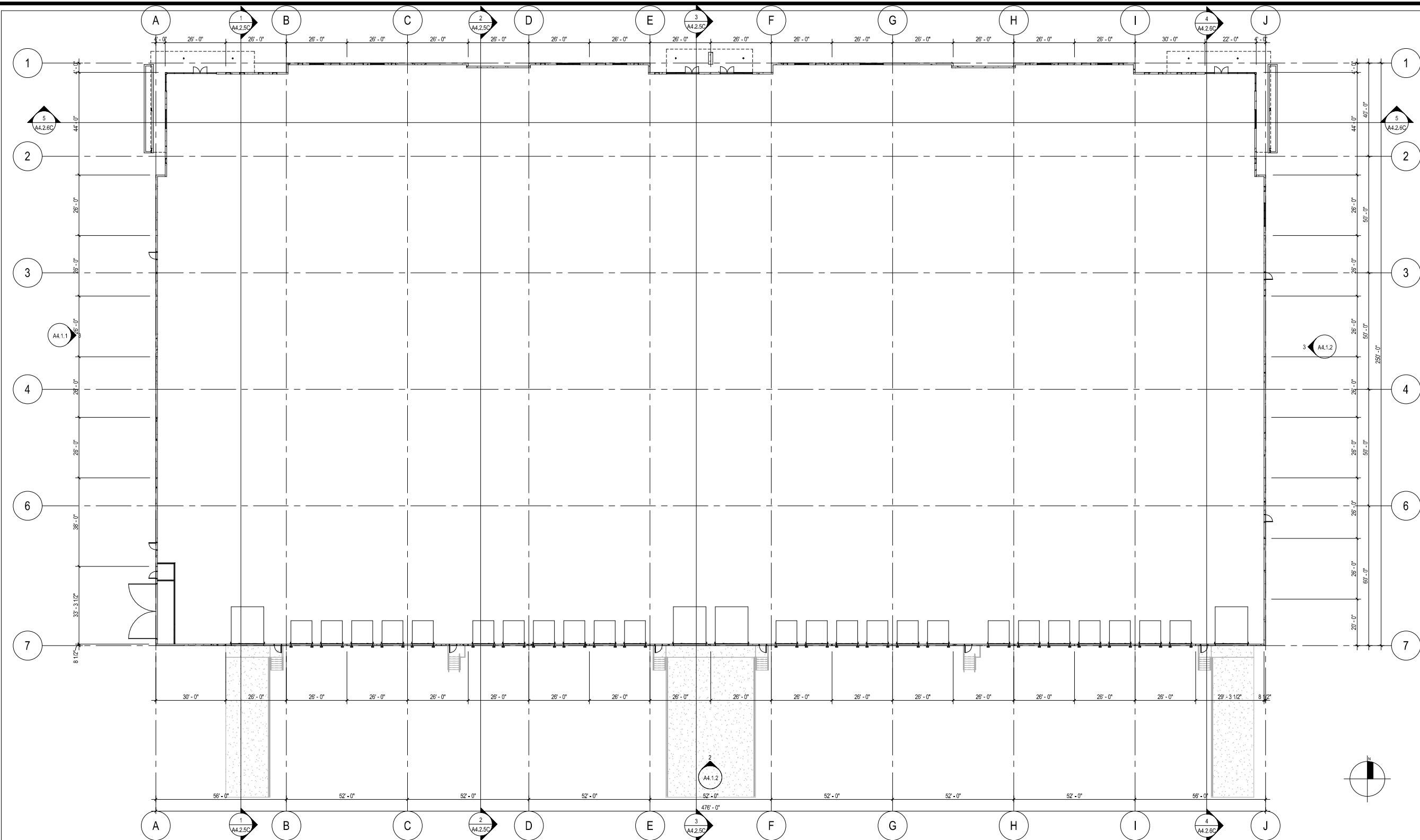
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CHECKED BY: Checker

PROJECT No: 100288

A2.1.1

BLUELINES - 1ST CITY SUBMITTAL - 02.19.19



1 BUILDING C - FLOOR PLAN
1" = 20'-0"

REFERENCE KEYNOTES	GENERAL SHEET NOTES
	A. REFER TO THE A0.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.
	B. FOR BASIC LIFE SAFETY AND CODE INFORMATION APPLYING TO THIS PROJECT, REFER TO THE GZ.X SERIES SHEETS LOCATED PER THE PROJECT SHEET INDEX.
	C. REFER TO THE A3.X SERIES SHEETS FOR THE REFLECTED CEILING PLANS.
	D. REFER TO THE A9.2.X SERIES SHEETS FOR PARTITION SYSTEMS TYPES AND DETAILS.
	E. REFER TO THE A9.3.X SERIES SHEETS FOR THE INTERIOR OPENING SCHEDULE(S), TYPES, AND DETAILS.
	F. REFER TO THE 'AF' SERIES SHEETS FOR INTERIOR FINISH INFORMATION.
	G. REFER TO THE 'AI' SERIES SHEETS FOR INTERIOR FURNISHING INFORMATION.

Germann and Hamilton BLD C

N.E.C. OF GERMANN ROAD AND HAMILTON STREET
CHANDLER, AZ

LGE

DESIGNGROUP

NUMBER	REVISION	DATE

SHEET TITLE:
BUILDING C - GROUND LEVEL
FLOOR PLAN

ISSUE DATE:
12/07/2021

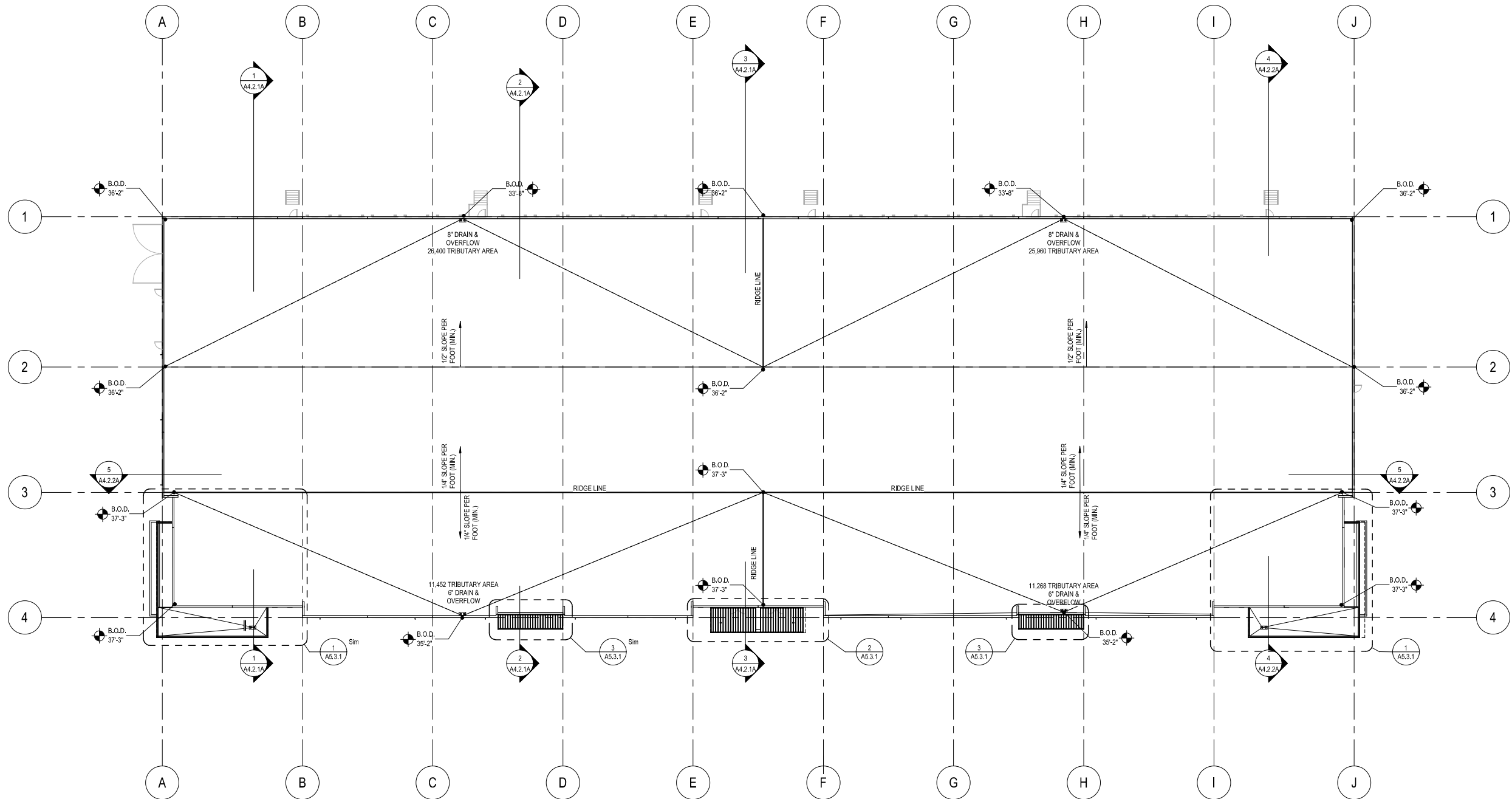
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Checker

PROJECT No:
100288

A2.1.1

BLUESLINES - 1ST CITY SUBMITTAL - 02.19.19



1 BUILDING A - ROOF PLAN
3/64" = 1'-0"



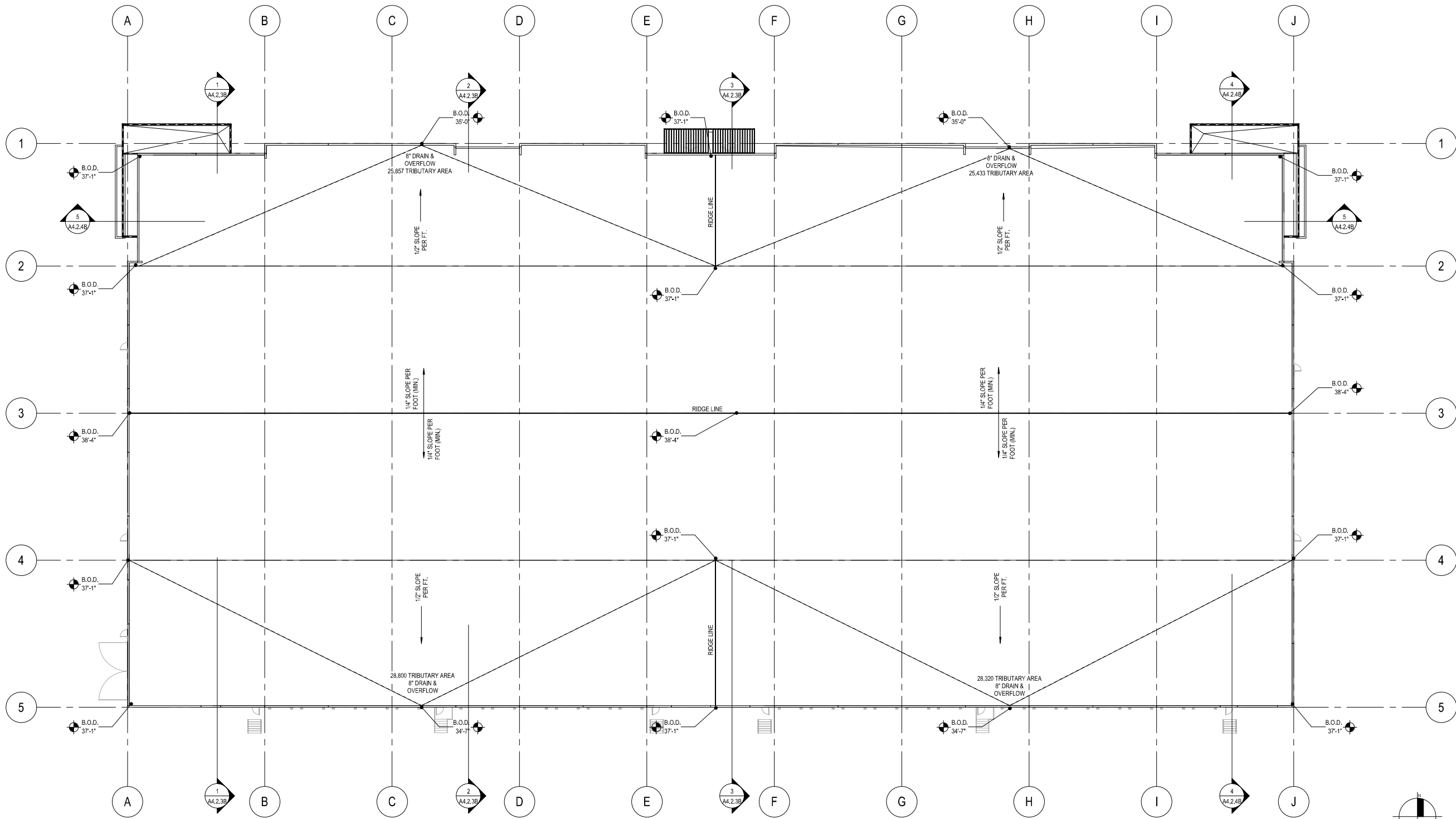
REFERENCE KEYNOTES

GENERAL SHEET NOTES

- A. REFER TO THE A0.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.
- B. REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS SHEET.
- C. FOR BASIC LIFE SAFETY AND CODE INFORMATION APPLYING TO THIS PROJECT, REFER TO THE G2.X SERIES SHEETS LOCATED PER THE PROJECT SHEET INDEX.
- D. REFER TO THE "REFERENCE ELEVATION DEFINITIONS" LOCATED IN THE A0.X SERIES SHEETS FOR ROOF ELEVATION DEFINITIONS.
- E. REFER TO THE A5.X SERIES SHEETS FOR ROOFING DETAILS.
- F. ROOF ASSEMBLIES SHALL BE MINIMUM OF CLASS B FIRE CLASSIFICATION, OR AS SPECIFIED IN THE PROJECT MANUAL.

NUMBER	REVISION	DATE

SHEET TITLE:	
BUILDING A - ROOF PLAN	
ISSUE DATE:	12/07/2021
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PROJECT No:	100288



1 BUILDING B - ROOF PLAN - BUILDING B
1" = 20'-0"

REFERENCE KEYNOTES

GENERAL SHEET NOTES

- A. REFER TO THE A0.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.
- B. REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS SHEET.
- C. FOR BASIC LIFE SAFETY AND CODE INFORMATION APPLYING TO THIS PROJECT, REFER TO THE G2.X SERIES SHEETS LOCATED PER THE PROJECT SHEET INDEX.
- D. REFER TO THE "REFERENCE ELEVATION DEFINITIONS" LOCATED IN THE A0.X SERIES SHEETS FOR ROOF ELEVATION DEFINITIONS.
- E. REFER TO THE A5.X SERIES SHEETS FOR ROOFING DETAILS.
- F. ROOF ASSEMBLIES SHALL BE MINIMUM OF CLASS B FIRE CLASSIFICATION, OR AS SPECIFIED IN THE PROJECT MANUAL.

Germann and Hamilton BLD B

N.E.C. OF GERMANN ROAD AND HAMILTON STREET
CHANDLER, AZ

LGE DESIGNGROUP

1200 N. 52nd Street • Phoenix, AZ • 85008
P: 480.966.4001

NUMBER	REVISION	DATE

SHEET TITLE:
BUILDING B - ROOF PLAN

ISSUE DATE:
12/07/2021

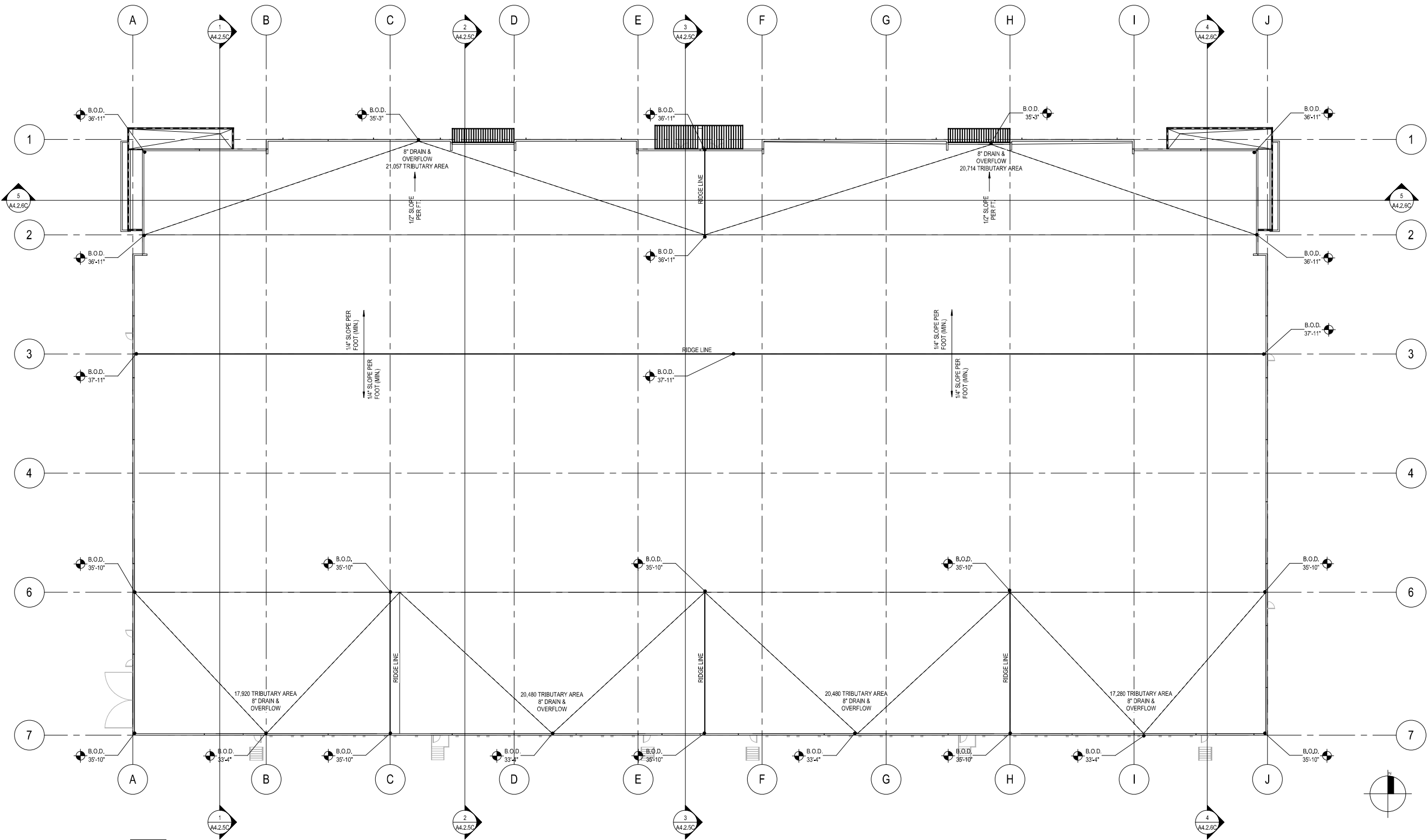
DRAWN BY:
START Sheet

CHECKED BY:
Checker

PROJECT No:
100288

A2.2.1

BLUELINES - 1ST CITY SUBMITTAL - 02.19.19



1 BUILDING C - ROOF PLAN
1" = 20'-0"

REFERENCE KEYNOTES

GENERAL SHEET NOTES

- A. REFER TO THE A0.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.
- B. REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS SHEET.
- C. FOR BASIC LIFE SAFETY AND CODE INFORMATION APPLYING TO THIS PROJECT, REFER TO THE S2.X SERIES SHEETS LOCATED PER THE PROJECT SHEET INDEX.
- D. REFER TO THE "REFERENCE ELEVATION DEFINITIONS" LOCATED IN THE A0.X SERIES SHEETS FOR ROOF ELEVATION DEFINITIONS.
- E. REFER TO THE A5.X SERIES SHEETS FOR ROOFING DETAILS.
- F. ROOF ASSEMBLIES SHALL BE MINIMUM OF CLASS B FIRE CLASSIFICATION, OR AS SPECIFIED IN THE PROJECT MANUAL.

Germann and Hamilton BLD C

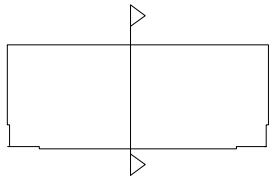
N.E.C. OF GERMANN ROAD AND HAMILTON STREET
CHANDLER, AZ

NUMBER	REVISION	DATE

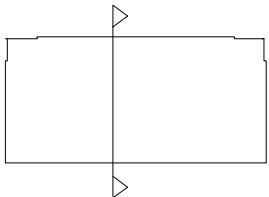
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BUILDING C - ROOF PLAN	
ISSUE DATE:	12/07/2021
DRAWN BY:	START Sheet
CHECKED BY:	Checker
PROJECT No:	100288

A2.2.1

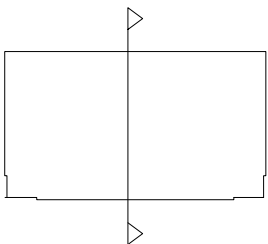
BLUES LINES - 1ST CITY SUBMITTAL - 02.19.19



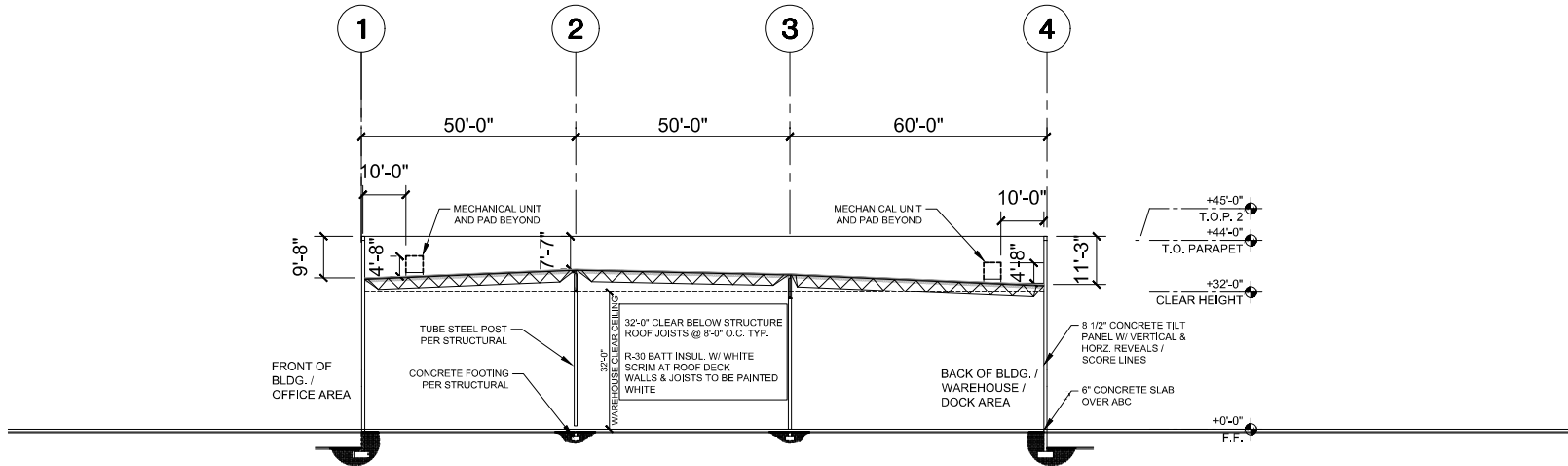
BUILDING SECTION LOCATION - BUILDING A



BUILDING SECTION LOCATION - BUILDING B



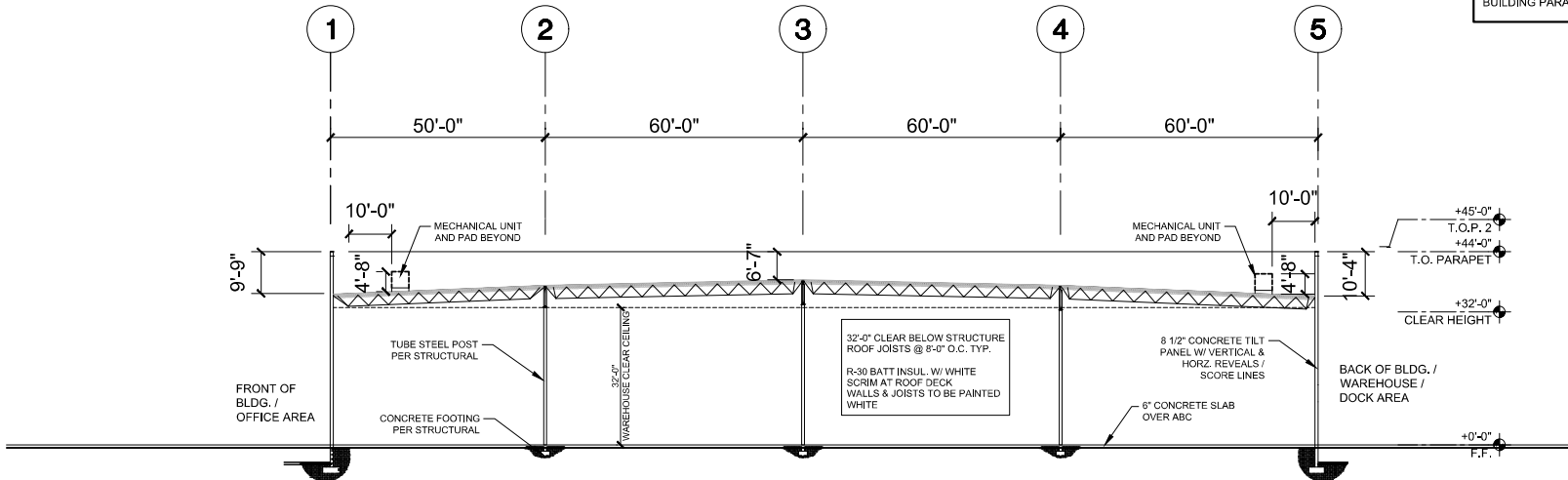
BUILDING SECTION LOCATION - BUILDING C



BUILDING SECTION - BUILDING A

SCALE: 1" = 20'-0"

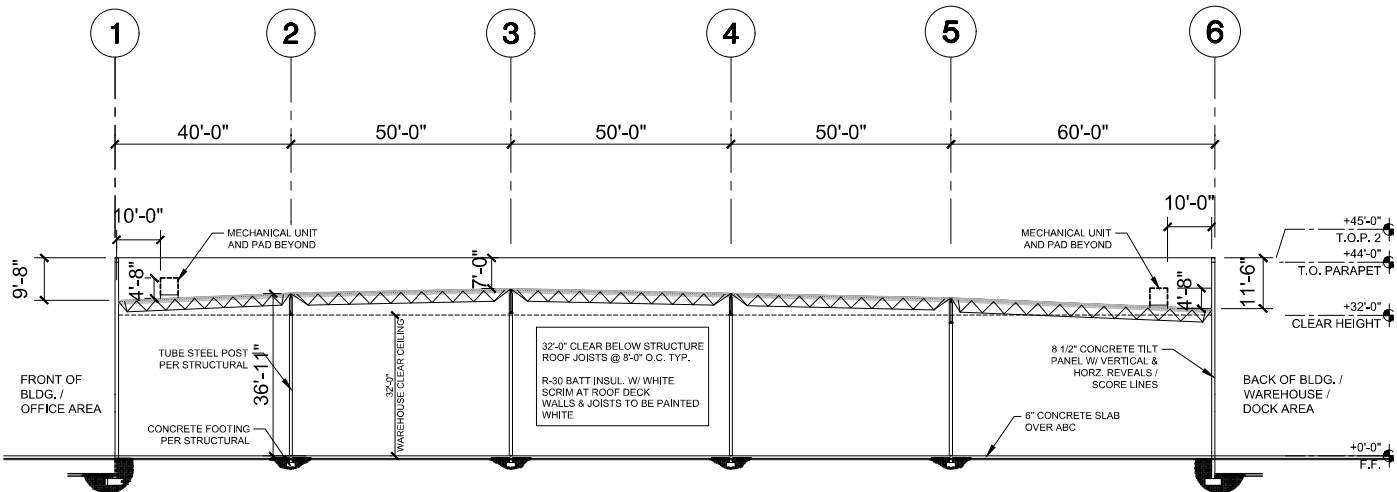
NOTE:
ALL FUTURE ROOF TOP MECHANICAL
UNITS TO BE FULLY SCREENED BY
BUILDING PARAPET.



BUILDING SECTION - BUILDING B

SCALE: 1" = 20'-0"

NOTE:
ALL FUTURE ROOF TOP MECHANICAL
UNITS TO BE FULLY SCREENED BY
BUILDING PARAPET.



BUILDING SECTION - BUILDING C

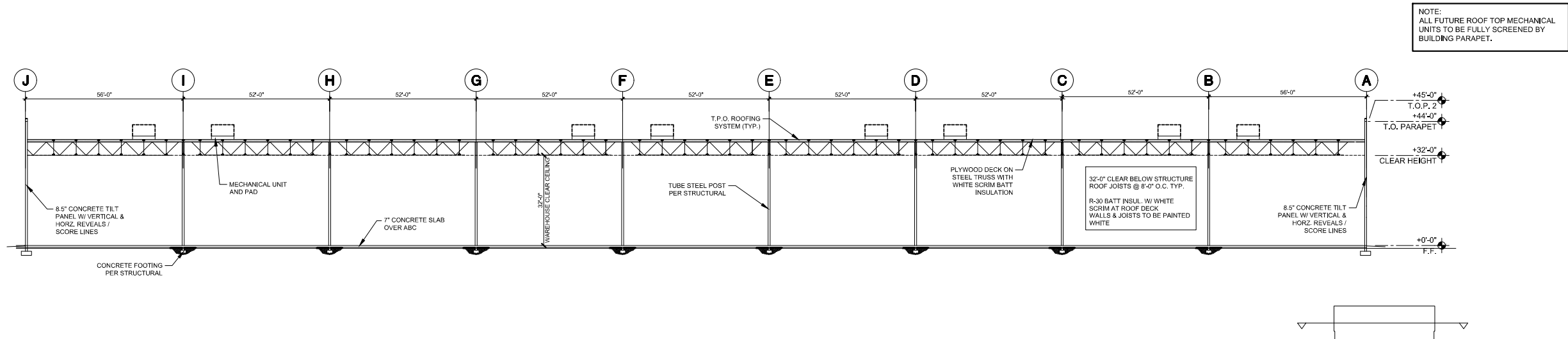
SCALE: 1" = 20'-0"

NOTE:
ALL FUTURE ROOF TOP MECHANICAL
UNITS TO BE FULLY SCREENED BY
BUILDING PARAPET.

NUMBER	REVISION	DATE

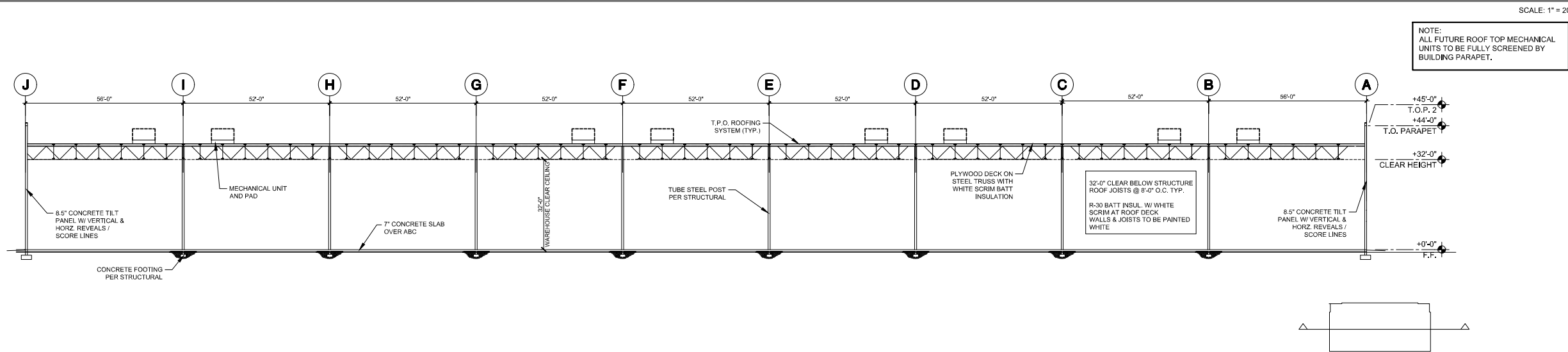
PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET TITLE:	BUILDING SECTIONS
ISSUE DATE:	12/07/2021
DRAWN BY:	AA
CHECKED BY:	
PROJECT No.:	100288
SHEET:	



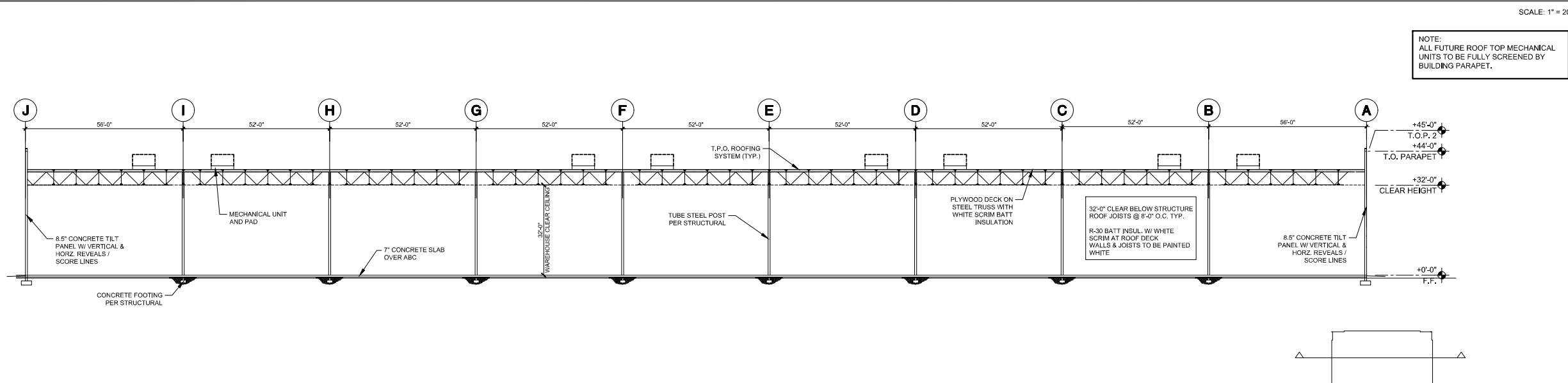
BUILDING SECTION LOCATION - BUILDING A

BUILDING SECTION - BUILDING A



BUILDING SECTION LOCATION - BUILDING B

BUILDING SECTION - BUILDING B



BUILDING SECTION LOCATION - BUILDING C

BUILDING SECTION - BUILDING C

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N.E.C. of GERMANN ROAD AND HAMILTON STREET
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SHEET TITLE:

BUILDING SECTIONS

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12/07/2021

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AA

CHECKED BY:

PROJECT No.:

100288

SHEET:

A4.2.2

DESIGN REVIEW RE-SUBMITTAL SET 10/15/21