

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 06/24/2014
Agenda Item: 2**

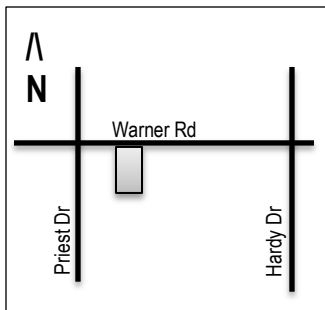
ACTION: Request for a Use Permit to allow a vehicle service station in the General Industrial District and a Development Plan Review for a new 4,400 s.f. automotive care center with 10 service bays for **EXPRESS OIL & SERVICE CENTER**, located at 1325 West Warner Road. The applicant is Joe Burke, Hunter Engineering.

FISCAL IMPACT: There is no fiscal impact on City funds.

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: EXPRESS OIL & SERVICE CENTER (PL140087) is proposed to be located on the south side of Warner Road, east of Priest Drive on a vacant parcel, within the Southwest Tempe Overlay District. The 4,400 square foot automotive service center requires a Use Permit to operate within the General Industrial District and a Development Plan Review for the new building. The remainder of the lot would remain vacant as a second pad site for a future use. The request includes the following:

- ZUP14064 Use Permit to allow an automotive service center within the General Industrial District.
- DPR14102 Development Plan Review including site plan, building elevations, and landscape plan



Property Owner	Gary Skarsten, Arizona Tile, LLC
Applicant	Joe Burke, Hunter Engineering
Current Zoning District	General Industrial District
Gross/Net site area	1.146 acres 4,400 s.f.
Lot Coverage	8% (no maximum in GID)
Building Height	31' 7" (35' maximum allowed)
Building Setbacks	50' front, 34' side, 59' rear (25' front, 0" side, 0' rear minimum allowed)
Landscape area	22.1% (10% minimum required)
Vehicle Parking	18 spaces (15 minimum required, 19 maximum allowed)
Bicycle Parking	4 spaces (4 minimum required)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Diana Kaminski, Senior Planner (480) 858-2391

Department Director: Dave Nakagawara, Community Development Director
 Legal review by: N/A
 Prepared by: Diana Kaminski, Senior Planner

COMMENTS:

This site is located between Warner Road to the north, Knox Road to the south, Priest Drive to the west and Hardy drive to the east. The site is 1.146 acres of vacant land on the south side of Warner Road, zoned GID, General Industrial, and within the Southwest Tempe Overlay District. To the north east is Honeywell offices and industrial use, and to the north west is Warner Village commercial center with retail, medical office, office and restaurant uses. To the east are commercial and light industrial uses, to the west is a True West financial office, and across Priest Drive is a Circle K convenience store and fuel station. Arizona Tile is the owner of the lot and has offices to the south of the property. San Sanoma Mark Taylor apartments are being built on the vacant lot west of Priest, adding 590 new housing units in the immediate area. The nearest residential community to the site is approximately a half a mile south, on Caroline Lane, the nearest neighborhoods are Homeowner Associations Tempe Village and Sierra Tempe. Express Oil Change has more than 190 franchise locations within 12 states. This will be the first location proposed in Tempe.

This request includes the following:

1. Use Permit to allow an automotive service use within the General Industrial District.
2. Development Plan Review which includes: a site plan, landscape plan and elevations for a single story (31'7" tall) 4,400 square foot building with 10 service bays for full auto service.

The applicant is requesting the Development Review Commission take action on the items listed above. For further processing, the applicant will need approval for a Subdivision Plat to create two lots within the Warner Commerce Subdivision.

PUBLIC INPUT

- Neighborhood meeting was not required for this request
- At the date of report completion, there were no public inquiries or comments received regarding this request.

PROJECT ANALYSIS

USE PERMIT

The proposed use requires a use permit, to operate an automotive service center within the GID zoning district.

Section 6-308 E Approval criteria for Use Permit (*in italics*): The applicant has provided a letter of explanation.

1. *Any significant increase in vehicular or pedestrian traffic.* As an automotive service use, there will be a significant increase in vehicular traffic from the current vacant lot. The number of bays (10) and the advertised speed of service for the customers would imply a significant traffic turn-around. The site is required to have 15 parking spaces and is providing 18 spaces. A pedestrian path has been designed to minimize conflicts with vehicles, requiring only 2 crossings of drives to reach the door of the business. The location and site circulation appears to be ideal for customer service to a large number of employees and customers of nearby businesses. A cross access drive is proposed from the lot to the west, connecting to the existing Trans West drive at the west end. This internal drive will help connect businesses for shared customer service, and reduce traffic impacts on Warner between uses, similar to the internal circulation at Warner Village to the north. To mitigate conflicts with pedestrians and vehicles, Express Oil has staff greet customers at the drive entrance and direct them to the available bays for service.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.* As an automotive service, there may be noises related to tools used, as well as smoke, heat and odor from vehicles within the bays. All building code environmental requirements of service bays will be complied with to minimize impacts to employees and customers. As an industrially zoned property, there are many uses which would use equipment potentially impacting to the surrounding area. The existing developed sites in the area are lighter industrial or commercial uses; however Arizona Tile to the south uses fork lifts for moving tile, and Honeywell has large equipment at the facility to the north. The proposed use is not considered a greater impact that would exceed the surrounding allowed conditions.

3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, the proposed use is not in conflict with the goals objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan.* The nearest residences will be new apartments to the west of Priest Drive, and the nearest existing single family homes are approximately ½ mile to the south of the site on Caroline Lane. There is no visual line of site or known impacts to surrounding property values. The building is designed with significantly more landscape material than required by code (10% required, +22% provided), shading the building and paved areas of the site and providing an enhanced street front appearance. The proposed use is not in conflict with the General Plan, and helps implement infill development.
4. *Compatibility with existing surrounding structures and uses.* The building is a new building with architecture specific to the corporate image of the user's business. The bay doors are oriented away from the street front and set back more than 50' from the property line. This will be the only pitched roof commercial building within the area: typical architecture within the immediate area have flat roof designs with parapet screening. The building incorporates integral colored CMU block with exposed stones, and light clay brick to tie in with surrounding masonry elements such as Warner Village and True West. The proposed structure and use is compatible with surrounding structures and uses.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.* Review of the applicant's website and testimonials rates the business above average for services and employment experience. Staff directing traffic into the site indicates a fairly fast paced traffic circulation, requiring control of customers both in vehicles and walking from parking spaces. The speed of service includes the option for sitting in the car during the oil change. Based on the described business practices it appears there will be adequate control of behavior on site and it does not appear to be a use that would generate nuisances to the surrounding area.

The manner of conduct and the building for the proposed use will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and the use will be in full conformity to any conditions, requirement or standards prescribed therefore by the code.

DEVELOPMENT PLAN REVIEW

Site Plan

The site is a narrow 185 feet wide and deep 215 foot long lot with an existing drive at the east side. The narrowest portion of the building faces the street, with five bay doors on each side facing the east and west lengths of the lot. There is approximately 21 feet of landscape area behind the property line, with an additional 18 feet of landscape and sidewalk area within the existing right of way. The building is set back approximately 50 feet from the property line, or 68 feet from the curb. The drive aisles around the building were made large enough to accommodate backing distance from parking spaces, and circulation into and out of the bay doors. Staff worked with the applicant to reduce the drive aisles from the corporate standard, in order to reduce the amount of paving and increase the landscape area. The circulation path is critical to the operations of the business; however reductions were made to increase the landscape to more than double the required amount within the General Industrial District. Pedestrian access from the street to the building crosses the main drive and the internal drive once each, limiting conflicts with vehicles. The majority of customers enter the first 6 bays north of the pedestrian walk reducing conflicts with cars on site. Retention is shared with the adjacent pad site to the west. A future shared access drive will connect the site to the proposed Lot 2 and continue west to connect to the credit union at the corner, providing internal circulation to all three lots within the subdivision.

Building Elevations

The corporate image of the store is a blue pitched standing metal seem roof with a gabled entrance. The building height is 31' 7" to accommodate the peak of the roof pitch, and internal storage space in a mezzanine level inside. The elevations include integral color medium taupe concrete masonry units with a coursed ashlar mortar pattern at the base wainscot, entryway and building corners. The primary building is with a tan clay brick in standard running bond mortar pattern and an

accent band along the top of the bay door heights. Window mullions in the bay doors and entry glass are small and residential in character. Metal shade canopies are provided over the front entry and a decorative glass treatment facing the street for architectural interest.

Landscape Plan

A landscape buffer is provided on both the east and west sides, and the south side, to provide shade trees to shade the parking and paved areas of the site, and the building, to mitigate heat impacts and reduce energy consumption demands within the building. The existing street landscape will be enhanced with the addition of Sonoran Palo Verdes and Chilean Mesquites located on all four sides of the site, adjacent to the parking areas and within the retention area, providing a significant tree canopy cover to the site. The minimum landscape requirements for GID is 10%, the proposed design provides more than 22% landscape area. The site is relatively small, and proposed shrubs and groundcovers include Red Yucca, Desert Spoon, Trailing Rosemary, Gold Lantana and Blue Elf Aloe.

Section 6-306 D Approval criteria for Development Plan Review (*in italics*):

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape*; the building location is set back from the street with a drive circulating on all sides. The placement provides the narrowest elevation to the street frontage, with substantial landscape between the building façade and the street.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; the site has more than 22% landscape area and more than 20 trees to provide shade and mitigate heat impacts.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; the proposed design uses integral colored brick and cmu, natural materials that are not painted; the materials are of superior quality than painted stucco on other facades, but is different in terms of the roof form to surrounding structures.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*; the scale of the building is appropriate to the area and the site, the use of integral colored masonry is common in newer developments within the area and is appropriate to the context of Warner Village to the north.
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level*; the building elevations are each different in terms of size and ornamentation, providing architectural variety from all sides.
6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions*; the building does not have windows facing the street, but a façade that breaks up the side elevation with glazing and a canopy, and variations in the masonry grouting and brick pattern. The hipped roof with gables provides variation and the canopies break the vertical plane of the building façade.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage*; the site has access to a bus route on Warner, and is walking distance to bus service on Priest, with sidewalk connections to the building entrance and circulation between sites to encourage on-site use of existing and future uses within the immediate area, without impacting traffic on the arterial streets.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses*; the site is predominantly vehicular oriented due to the nature of the use, however, the sidewalk connection from the street front crosses the drive at a logical and visible location, and provides a safe and clear path of travel for pedestrians.

9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the site provides ample lighting and visibility to the back area of the lot, due to the narrow orientation of the building. Police staff have reviewed the requested design.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; plant materials break up the paved area of the site.*
11. *Lighting is compatible with the proposed building and uses, and does not create negative effects. Lighting meets code requirements.*

Conclusion

Based on the information provided and the above analysis, staff recommends approval of the requested Use Permit and Development Plan Review. This request meets the required criteria and will conform to the conditions.

REASONS FOR APPROVAL:

1. The project implements the goals and objectives of the General Plan.
2. The project meets the development standards required under the Zoning and Development Code.
3. The proposed project meets the approval criteria for a Use Permit and for a Development Plan Review.

CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

General

1. An amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.

ZUP14064 CONDITIONS OF APPROVAL

2. This Use Permit is valid only after a Building Permit has been obtained and the required inspections have been completed and a Final Inspection has been passed.
3. The Use Permit is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during building plan check process.
4. If there are any complaints arising from the Use Permit that are verified by a consensus of the complaining party and the City Attorney’s office, the Use Permit will be reviewed by City staff to determine the need for a public hearing to re-evaluate the appropriateness of the Use Permit, which may result in termination of the Use Permit.
5. Any intensification or expansion of use shall require a new Use Permit.

DPR140235 CONDITIONS OF APPROVAL

Site Plan

6. Provide 8’-0” wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
7. Provide service yard and mechanical yard walls that are at least 8’-0” tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment.

8. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
9. Provide upgraded paving at driveway consisting of unit paving. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.
10. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
11. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

Building Elevations

12. The materials and colors are approved as presented:
 - Roof** – pitched standing metal seam ATAS (manufacturer or equivalent) – 18 Regal Blue color
 - Primary Building** – clay masonry brick SUPERLITE (manufacturer or equivalent) – Maricopa Founders color
 - Wainscot and Accent** – concrete masonry block with exposed aggregate and integral color TRENWYTH INDUSTRIES (manufacturer or equivalent) – Walnut Creek Group C color
 - Bay Door Lintel & Bollards** – red paint (per color elevations)
 - Storefront** – aluminum ARCADIA (manufacturer or equivalent) – Standard Medium Bronze Number AB-5 color
 - Canopy** – To match storefront standard medium bronze (not specified on materials board)
 - Glazing** – Bronze Reflective
 - Louvers and Vents** – to be painted to match the building masonry or storefront (not specified on materials board)Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Additions or modifications may be submitted for review during building plan check process.
13. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
14. Signage is by separate permit, custom lighting elements shown on elevations on columns between bays shall not have logos.
15. Conceal roof drainage system within the interior of the building.
16. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.
17. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
18. Upper/lower divided glazing panels in exterior windows at grade level, where lower glass panes are part of a divided pane glass curtain-wall system, shall be permitted only if laminated glazing at these locations is provided.

Lighting

19. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting, unless otherwise conditioned.
20. Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations.

Landscape

21. The plant palette is approved as proposed and specified on the landscape plan. Any additions or modifications may be submitted for review during building plan check process.
22. Protect existing street trees in place, if trees fail to thrive after Certificate of Occupancy is issued, the property owner shall replace dead or missing vegetation to meet code requirements.
23. Irrigation notes:
 - a. Provide dedicated landscape water meter.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
 - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
 - f. Repair existing irrigation system (on site or in the adjacent public right of ways) where damaged by work of this project. Provide temporary irrigation to existing landscape (on site or in these frontages) for period of time that irrigation system is out of repair. Design irrigation so existing plants in frontages are irrigated as part of the reconfigured system at the conclusion of this construction.
24. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
25. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.
26. Trees shall be planted a minimum of 12'-0" from any existing or proposed public water or sewer lines located on-site. Trees near the main water or sewer lines located within the right of way shall be planted at least 20'-0" away. Final approval subject to determination by the Public Works, Water Utilities Division.
27. The tree planting separation requirements may be reduced from the waterline upon the installation of a linear root barrier, a minimum of 6'-0" parallel from the waterline, or around the tree. The root barrier shall be a continuous material, a minimum of 0.08" thick, installed 0'-2" above finish grade to a depth of 8'-0" below grade. Final approval subject to determination by the Public Works, Water Utilities Division.

Signage

28. Provide address numbers on all four sides of the building.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 5) Do not affix number or letter to elevation that might be mistaken for the address.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- The Use Permit is valid for EXPRESS OIL & SERVICE CENTER and may be transferable to successors in interest through an administrative review with the Community Development Director, or designee.
- Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.
- SIGNS: Separate Development Plan Review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Obtain sign permit for identification signs. Directional signs (if proposed) may not require a sign permit. Directional signs are subject to review by planning staff during plan check process.
- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning or purchase from Community Development.
- SITE PLAN REVIEW: Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- STANDARD DETAILS:
 - Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: www.tempe.gov/index.aspx?page=2147 or purchase book from the Public Works Engineering Division.
 - Access to refuse enclosure details and all other Building Safety forms at this link: www.tempe.gov/index.aspx?page=1033. The enclosure details are under Civil Engineering & Right of Way.
- BASIS OF BUILDING HEIGHT: Measure height of buildings from top of curb at a point adjacent to the center of the front property line.
- WATER CONSERVATION: Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: www.tempe.gov/modules/showdocument.aspx?documentid=5327. Contact Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.
- HISTORIC PRESERVATION: State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.
- SECURITY REQUIREMENTS :

- Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage to opportunity for ambush opportunity. Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
 - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
 - Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.
- FIRE:
 - Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
 - Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.
- ENGINEERING:
 - Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
 - Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
 - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
 - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
 - 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.
- REFUSE:
 - Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116 .
 - Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.
- DRIVEWAYS:
 - Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.
 - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801 . Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
- PARKING SPACES:
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
 - At parking areas, provide demarcated accessible aisle for disabled parking.
 - Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

- LIGHTING:
 - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
 - Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.

- LANDSCAPE:
 - Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and “protected” trees and other plants on site. Move, preserve in place, or demolish native or “protected” trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at www.azda.gov/ESD/nativeplants.htm . Follow the link to “applications to move a native plant” to “notice of intent to clear land”.

HISTORY & FACTS:

.	The property was originally used as agricultural land, and the 1992 Zoning Ordinance 808 showed the property as zoned light Industrial. Change to zoning appears to have been made as part of Ordinance updates between 1992 and 2005. The only entitlement processes have been subdivision plats. The lot has remained vacant.
February 19 th , 1998	City Council approved an Amended Subdivision Plat for Warner/I-10 Commerce Center Lots 4 through 9 and portions of Lots 3 and 10; this Plat excluded the site now in process.
November 4 th , 1999	City Council approved the 2 nd Amended Final Plat for Warner/I-10 Commerce Center No. 1; this Plat incorporated the excluded parcel as Lots 1-3, with the site of this request being Lot 2.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review
 Section 6-308, Use Permit



DEVELOPMENT PROJECT FILE
for
EXPRESS OIL & SERVICE CENTER

ATTACHMENTS:

1. Location Map
2. Aerial
- 3-6. Letter of Explanation for Design & Memo regarding business
7. Letter of Explanation for Use Permit
8. Site Plan Sheet 1
9. Landscape Plan Sheet La.01
10. Grading and Drainage Preliminary Plan Sheet C1
11. Floor Plan Sheet A2.1
12. Enlarged Partial Floor Plan and Attic Plan Sheet A2.2
13. Roof Plan Sheet A2.3
14. Interior Elevations and Schedules A4.1
15. Building Sections Sheet A5.1
16. Elevations Sheet A7.1
- 17-18. Color Elevations
19. Material Sample Board
20. Site Context Photos

**EXPRESS OIL AND SERVICE
CENTER**

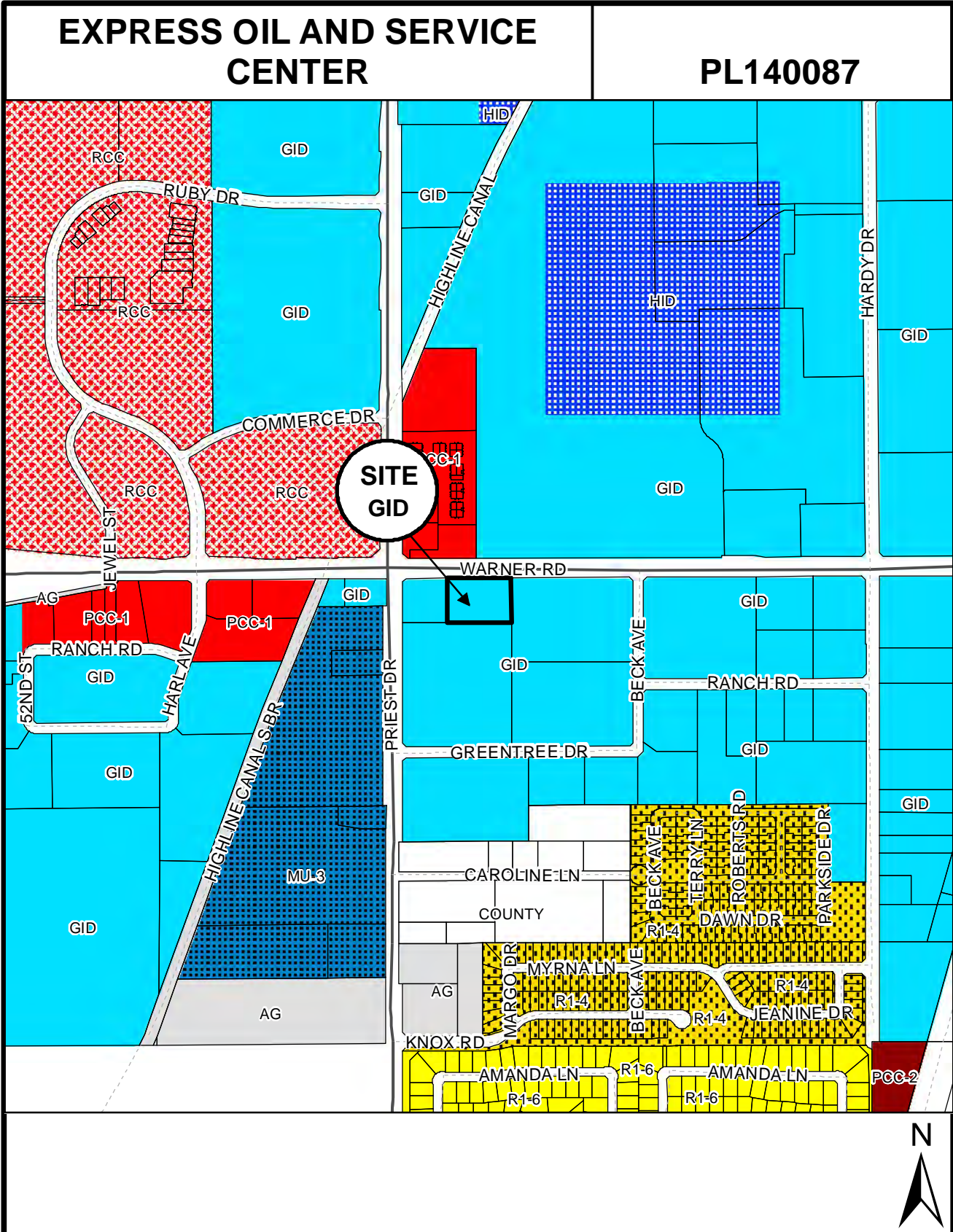
PL140087



WARNER RD



Aerial Map



Location Map

EXPRESS

10450 N. 74th STREET
SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

Letter of Explanation

The development proposes to construct an Express Oil Change and Service Center on a portion of an existing vacant parcel located at 1325 W. Warner Road. The existing vacant parcel is proposed to be divided into two parcels. Proposed Lot 1 will be where this development will be located. Proposed Lot 2 will be developed in the future.

The proposed 4,400 building will include six (6) service bays for express oil change and an additional 4 service bays for full service auto care. The development will provide eighteen (18) parking spaces including 2 accessible spaces. Access to the site is off of W. Warner Road via an existing driveway curb cut. Future access will be provided to the east when Proposed Lot 2 is developed via a shared access drive to another existing driveway curb cut. Fire access will be provided around the building. Site lighting, utilities and drainage facilities will be provided per Tempe requirements.

The proposed building will be block wall construction with Mesa Stone Walnut Creek Product with the "Randum Ashlar" block pattern. The roof will be constructed of Regal Blue Batten Seam Lock Medallion Metal on 2 layers of 15# Felt over 5/8" plywood decking. Building signage will be placed in accordance with Tempe code. Site lighting is currently under design and is shown schematically on the Preliminary Site Plan. Landscaping will be provided in accordance with Tempe code.

If any additional information is needed or if there are any questions concerning Express Oil Change and Service Center, please feel free to contact Joe Burke (civil engineer) – (480)-991-3985, Nick Thomas (architect) (205)-397-1141, John Davis (Owner) (205)-397-1164.



To: City of Tempe
Design Review Board

From: Sherman Cawley
Cawley Architects, Inc.

Subject: Express Oil Tempe

Date: June 3, 2014

MEMO

Members of the Board

Express Oil - The Company

The original Express Oil Service Center was founded in 1979 in Homewood, AL and currently has 203 locations throughout the country. We are the leader in enhanced oil change and vehicle repair. Our entire service operation is focused on efficiency and safety. From our 10 minute oil change , safety check and 20 point inspection to the operation of our computer systems, we can service any vehicle. We also have all of the necessary tools and electrical equipment to work on every vehicle. No employee will up sell an item or service to a customer if it is not needed and we treat our customers with respect and appreciation, and know that their time is valuable.

Express Oil - Service Characteristics

- We are a neighborhood business that relies on building great relationships with repeat business
- Local Ownership who is active in the business and community
- Franchise Agreement requires upkeep of the facility
- 99% Survival Rate of locations built since 1996 when the current owners purchased the business.
- Low Impact on Traffic only producing 35 cars per day on average which equates to 3.5 cars per hour.
- Typical Operating Hours of 8:00 to 6:00 Monday through Saturday and closed on Sunday

- Brick and Mortar Construction and Strong Curb Appeal utilizing high architectural features and landscaping with irrigation.
- Building design adapted by a local architect and civil engineer to best represent Express Oil Change's look along with local architecture.
- Customers remain in their cars during the oil change that takes approximately 10 minutes
- Any vehicles requiring overnight stay for service are stored inside the bays out of sight
- Only full time, career minded employees
- ASC Certified Mechanics

Express Oil - Service Characteristics

The following is an in-depth description of the rationale for the proposed site and building design. Customers will enter from the existing curb cut on Warner Rd. Once they enter the existing drive they will turn right into our lot at the first access and an employee will greet them in their car. The employee will greet the customer to determine what services they are interested in. Typically, 75% of our customers come in for an oil change and they will be prompted to line up in one of the 3 open oil change bays on the Northeast side of the building.

The site and building is designed to allow for an efficient flow of traffic through the oil change section of the building. The oil change service is completed in one of the northern most three bays while the customer waits in his or her vehicle. Once complete the customer will drive out the West side of the building and either turn Northwest to exit the lot via the shared access or turn Southwest and circle the building and exit from the Southernmost curb cut onto the existing drive isle.

Customers coming for other vehicle maintenance or repair needs will also come into the lot as they would for an oil change and will also be greeted by an employee. Once the employee has determined that the customer needs a repair service then that customer will be directed to one of the four mechanical service bays. The customer will turn South after entering the first curb cut from the existing access road and maneuver around the East side of any vehicles that may be queuing for an oil change. If a one of the two service bays on the East side of the building are available then that customer will turn in front of one of the bays. An employee will then take control of the vehicle and pull it into the service bay. If neither of these two bays are available then they will park the vehicle and an employee will drive the vehicle around the South side of the building to enter into one of the two West facing service bays.

Express Oil Tempe
Page 3 of 3
June 3, 2014

Due to the nature of our business, the free flow of traffic around and through the building is vital for success as an efficient operation. Although all sides of the building will have traffic flow, the East side will be the busiest. As a consequence, we have designed 38' between the building and parking stalls on that side to mitigate any chance of collisions. This is purposeful for the safe operation of cars going into parking stalls along with traffic maneuvering around the building. While we appreciate the desire to reduce paving in any project, we also feel that the building business type and usage presented here justifies the wider aisles to enhance safety and optimal operations for the site.

Thank you in advance for your consideration.

Sincerely

Sherman Cawley
Cawley Architects, Inc.

10450 N. 74th STREET
SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

Letter of Explanation- Use Permit

The purpose of this submittal is to request a Use Permit from the City of Tempe for a service station within a General Industrial District, GID district. The Applicant proposes to construct an Express Oil Change and Service Center on a portion of an existing vacant parcel located at 1p1325 W. Warner Road. The existing vacant parcel is proposed to be divided into two parcels. Proposed Lot 1 will be where this development will be located. Proposed Lot 2 will be developed in the future.

The hours of operation for the facility are 8AM to 6PM Monday thru Saturday and closed on Sunday. The facility will open with 6 employees with slight growth depending upon success of business. The facility averages 35 vehicles per day.

The proposed 4,400 SF building will include six (6) service bays for express oil change and an additional 4 service bays for full service auto care. The development will provide eighteen (18) parking spaces including 2 accessible spaces. Access to the site is off of W. Warner Road via an existing driveway curb cut. The facility will provide adequate vehicular and pedestrian traffic flow. Site circulation will be designed in such a manner that will encourage consistent traffic flow into and out of facility. A sidewalk with handicap accessibility will be provided adjacent to the sites east access drive that will allow pedestrian traffic to flow independently from vehicular traffic into and out of the site from W. Warner Road. Future access will be provided to the east when Proposed Lot 2 Is developed via a shared access drive to another existing driveway curb cut. Fire access will be provided around the building with adequate turning radii. Adequate site lighting will be provided to properly illuminate the facility. No significant odors, noise, vibrations, heat or glare will be generated in such a manner that will exceed ambient conditions.

The proposed service station use will be compatible with the existing surrounding area and the architecture will be compatible with surrounding structures. The proposed building will be block wall construction with Mesa Stone Walnut Creek Product with the "Random Ashlar" block pattern. The roof will be constructed of Regal Blue Batten Seam Lock Medallion Metal on 2 layers of 15# Felt over 5/8" plywood decking. Building signage will be placed in accordance with Tempe code.

If any additional information is needed or if there are any questions concerning Express Oil Change and Service Center, please feel free to contact Joe Burke (civil engineer) – (480)-991-3985, Nick Thomas (architect) (205)-397-1141, John Davis (Owner) (205)-397-1164.

PRELIMINARY SITE PLAN FOR EXPRESS OIL CHANGE & SERVICE CENTER

1325 W. WARNER ROAD
TEMPE, ARIZONA 85284

NO.	DATE	REVISION

DESIGN BY: JMH
DRAWN BY: RJM
CHECKED BY: JMH

CIVIL AND SURVEY

HUNTER ENGINEERING
10450 NORTH 74TH STREET
SUITE 200
SCOTTSDALE, AZ 85258
PHONE: (480) 991-3986
FAX: (480) 991-3986



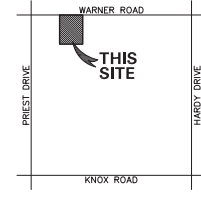
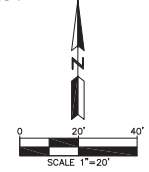
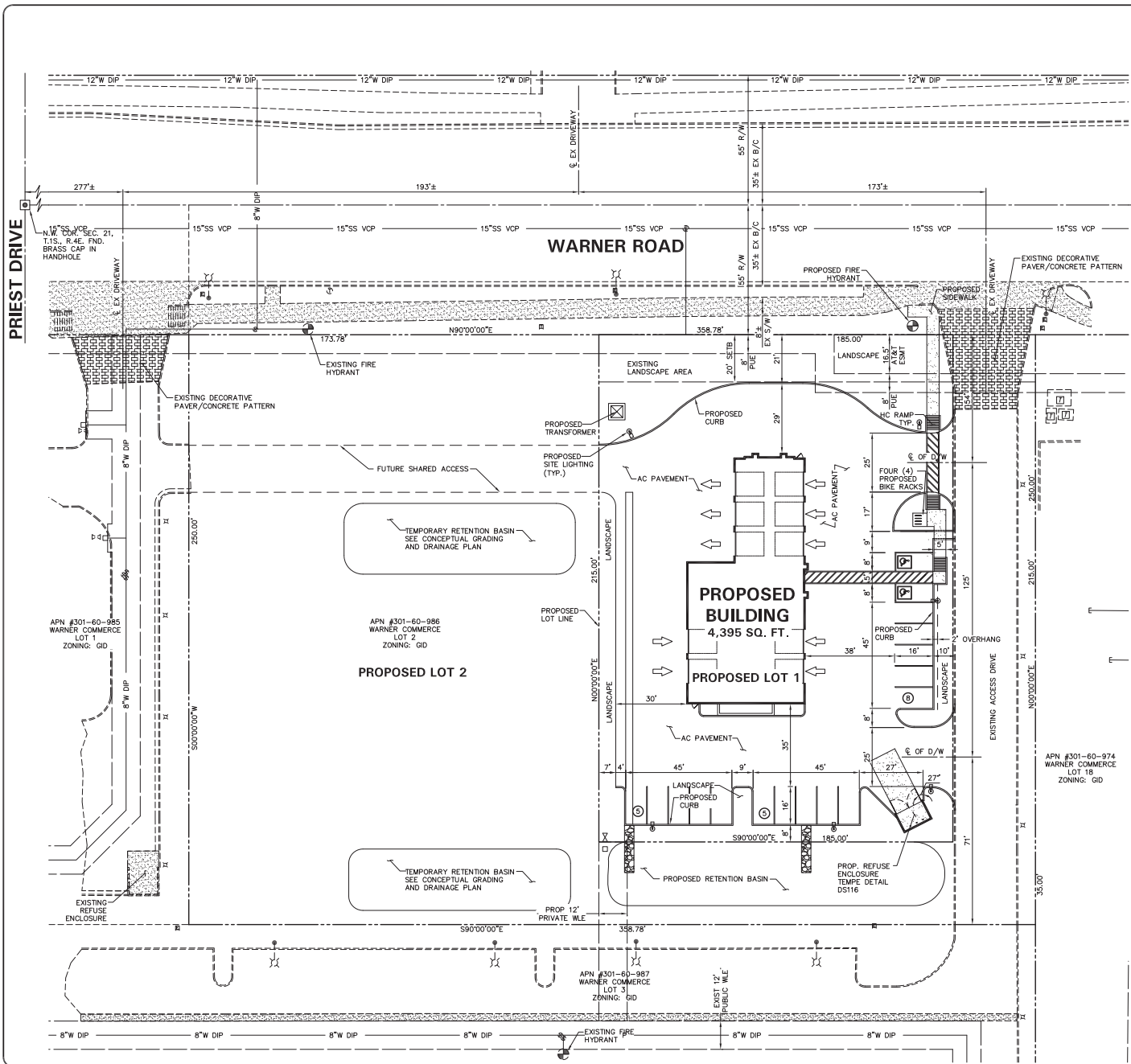
PRELIMINARY SITE PLAN FOR EXPRESS OIL CHANGE & SERVICE CENTER 1325 W. WARNER ROAD TEMPE, ARIZONA 85284

THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

THE JOB NO.: EXPRO01

SCALE: 1" = 20'

SHEET: 1



VICINITY MAP

DEVELOPER
LJ MANAGEMENT, LLC
13340 W. VIA CABALLO BLANCO
PEORIA, ARIZONA 85383
PHONE: 480-284-1406
CONTACT: DAVID LOVEJOY

CIVIL ENGINEER
HUNTER ENGINEERING, INC.
10450 N. 74TH STREET SUITE 200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
FAX: (480) 991-3986
CONTACT: JEFF HUNTER

LEGAL DESCRIPTION

LOT 2, 2ND AMENDED PLAT FOR WARNER / I-10 COMMERCE CENTER NO. 1, RECORDED IN BOOK 532, PAGE 24, MARICOPA COUNTY RECORDS, ARIZONA.

BASIS OF BEARING

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 90°00'00" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE 2ND AMENDED PLAT FOR WARNER / I-10 COMMERCE CENTER NO. 1, RECORDED IN BOOK 532, PAGE 24, MARICOPA COUNTY RECORDS, ARIZONA.

BENCHMARK

A BRASS CAP IN HANDHOLE MARKING THE N.W. COR. SEC. 21, T.1S., R.4E. CITY OF TEMPE DATUM = 1218.39

SITE DATA

APN: 301-60-986
EXISTING ZONING: GD
PROPOSED ZONING: GD
THE PROPERTY LIES WITHIN THE SOUTHWEST TEMPE OVERLAY DISTRICT.
CONSTRUCTION TYPE PER IBC, VB UNPROTECTED
THE BUILDING WILL BE EQUIPPED WITH AN AUTOMATIC EXTINGUISHING SYSTEM.
NET AREA: 0.9131 ACRES (39,775 SF)
GROSS AREA: 1.1467 ACRES (49,950 SF)
BUILDING: 4,395 SQ. FT.
BUILDING HEIGHT: 31'-7"
SINGLE STORY
BUILDING COVERAGE: 11.1%
LANDSCAPE COVERAGE PROVIDED: 22.1%
LANDSCAPE COVERAGE REQUIRED: 15.0%
GENERAL PLAN 2040 PROJECTED LAND USE: COMMERCIAL
GENERAL PLAN 2040 PROJECTED DENSITY: NONE

SCOPE OF WORK

INFRASTRUCTURE IMPROVEMENTS FOR AN AUTOMOTIVE SERVICE CENTER BUILDING.

RETENTION NOTE

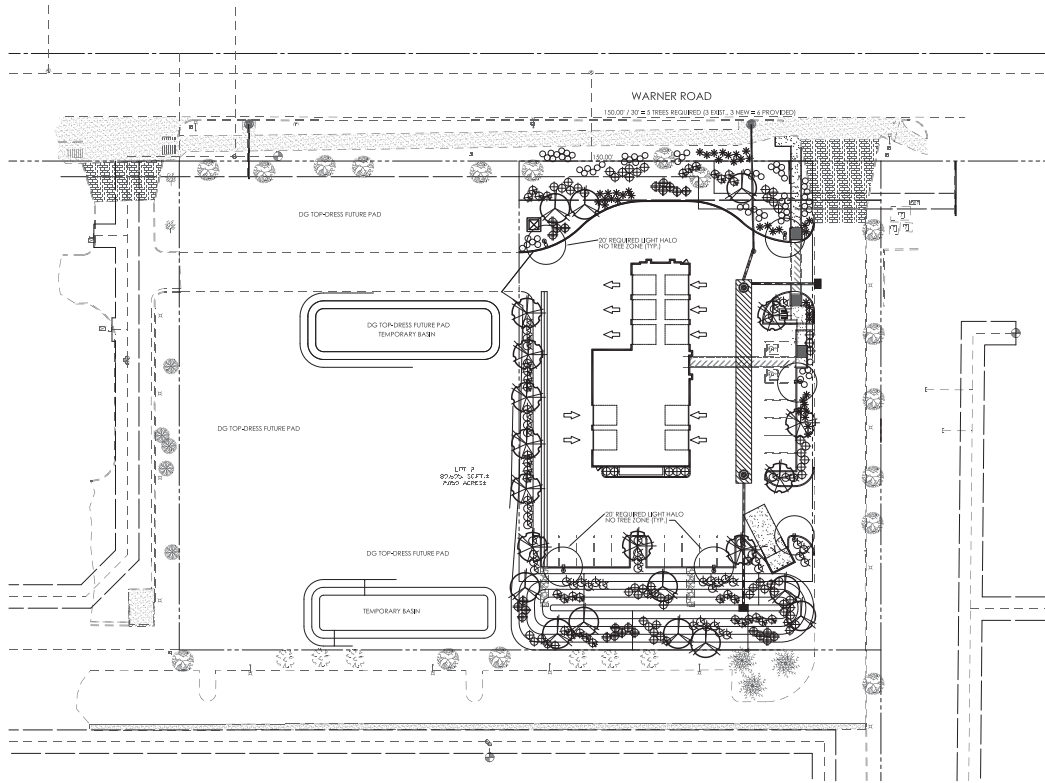
THE PROJECT WILL PROVIDE FOR THE 100YR-2HR STORM EVENT.

UTILITY NOTE

WATER AND SEWER SERVICES TO BE PROVIDED BY THE CITY OF TEMPE.

PARKING CALCULATIONS

PARKING SUMMARY:	PROVIDED	REQUIRED
STANDARD STALLS	16	15
ADA STALLS	2	2
TOTAL	22	21
BICYCLE PARKING	4	4
PARKING REQUIREMENT		
SERVICES STATION = 1 SPACE/300 SQ.FT.; 7 SPACES MIN		
BUILDING TOTAL SQ.FT. = 4,395		
4,395 SQ.FT. / 300 SQ.FT. = 15 SPACES		
TOTAL = 15 SPACES REQUIRED		



LANDSCAPE NOTES

THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH TEMPE STANDARDS.
 ALL PARKING LOT FINGERS WILL RECEIVE (1) 15 GALLON TREE AND (5) 5 GALLON SHRUBS PER SINGLE ROW OF PARKING.

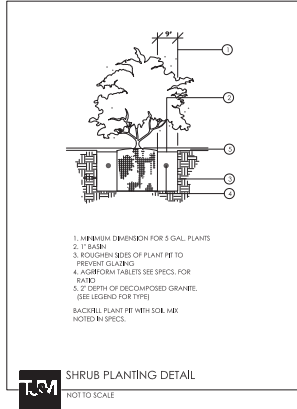
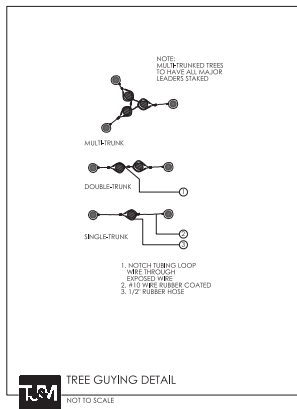
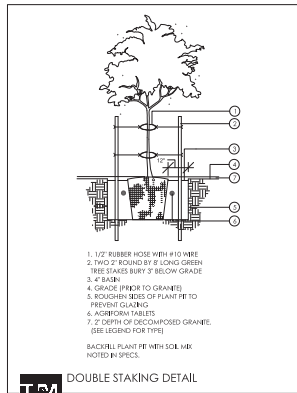
ALL PLANT MATERIAL WITH IN THE CITY OF TEMPE SIGHT DISTANCE TRIANGLES ARE BE SELECTED FROM THE TEMPE APPROVED SIGHT DISTANCE TRIANGLE LIST.

ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 2" DEPTH OF DECOMPOSED GRANITE.

NO RIVER ROCK PERMITTED UNLESS 2/3 OF EACH STONE IS EMBEDDED IN CONCRETE

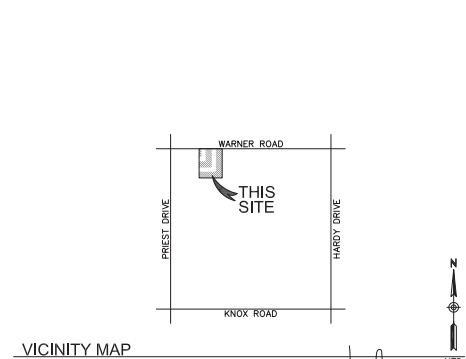
TREES WILL BE PLACED AS TO NOT INTERFERE WITH PARKING LOT LIGHTS.

NO OLEANDER HEDGES WILL BE USED IN PARKING LOT AREAS.



- LANDSCAPE LEGEND**
- EXISTING TREE
 PROTECT FROM CONSTRUCTION
 MATURE (6" CALIP. PLUS)
 - CERCIDIUM PRAECOX
 SONORAN PALO VERDE
 24" BOX (MATCHING) (MIN. 1.5" CALIP.)
 - PROSOPIS CHILENSIS
 CHILEAN MESQUITE
 24" BOX (MIN. 1.5" CALIP.)
 - HESPERALOE PARVIFLORA
 RED YUCCA
 5 GALLON
 - DASYLIRION WHEELERII
 DESERT SPOON
 5 GALLON
 - ROSEMARINUS 'PROSTRATA'
 DWARF TRAILING ROSEMARY
 5 GALLON
 - EREMOPHILA MACULATA
 VALENTINE BUSH
 5 GALLON
 - LANTANA MONTEVIDENSIS
 'GOLD MOUND'
 5 GALLON
 - CONVOVULUS CNEORUM
 BUSH MORNING GLORY
 5 GALLON
 - ALOE 'BLUE ELF'
 BLUE ELF ALOE
 5 GALLON

MATCH EXISTING R.O.W. GRANITE
 DECOMPOSED GRANITE
 2" DEPTH IN ALL LANDSCAPE AREAS



T.J. McQUEEN & ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE
 URBAN DESIGN
 SITE PLANNING

8433 East Cholla St., Suite 101
 Scottsdale, Arizona 85260
 P. (602) 285-0520 F. (602) 285-6519
 EMAIL: tjmccqueen@tjma.net

NO.	DATE	REVISION	BY

DESIGN BY: **JHM**
 DRAWN BY: **JHM**
 CHECKED BY: **JHM**

HUNTER ENGINEERING
 10450 NORTH 74TH STREET,
 SCOTTSDALE, AZ 85260
 T 480 991 3985
 F 480 991 3986

CIVIL AND SURVEY

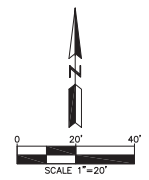
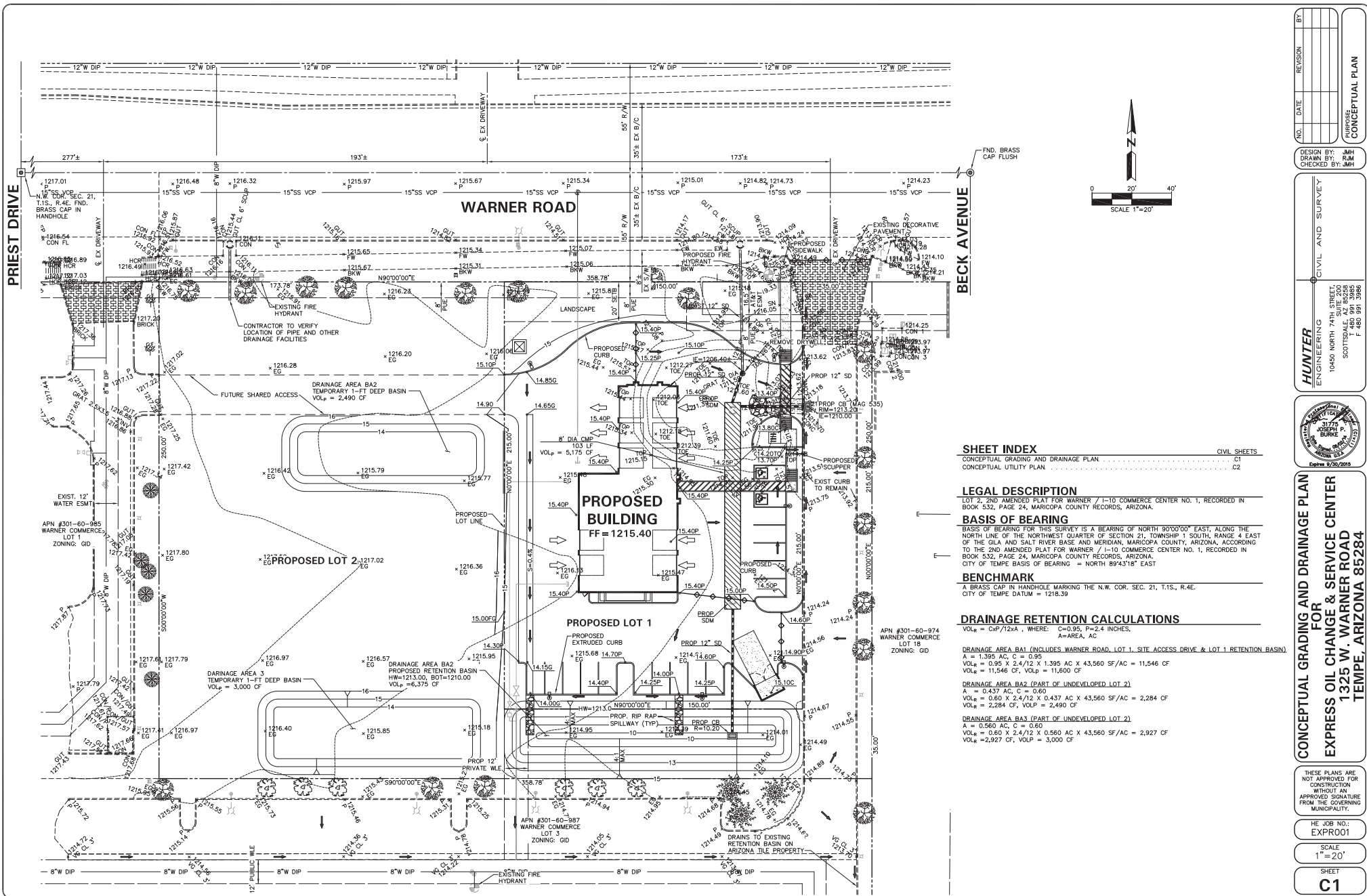
CONCEPTUAL LANDSCAPE PLAN
 FOR
EXPRESS OIL CHANGE & SERVICE CENTER
 1325 W. WARNER ROAD
 TEMPE, ARIZONA 85284

THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

THE JOB NO.: **EXPRO01**

SCALE: **1" = 30'**

SHEET **La.01**



SHEET INDEX

CONCEPTUAL GRADING AND DRAINAGE PLAN	CIVIL SHEETS
CONCEPTUAL UTILITY PLAN	C1
CONCEPTUAL DRAINAGE PLAN	C2

LEGAL DESCRIPTION
 LOT 2, 2ND AMENDED PLAT FOR WARNER / I-10 COMMERCE CENTER NO. 1, RECORDED IN BOOK 532, PAGE 24, MARICOPA COUNTY RECORDS, ARIZONA.

BASIS OF BEARING
 BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 90°00'00" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE 2ND AMENDED PLAT FOR WARNER / I-10 COMMERCE CENTER NO. 1, RECORDED IN BOOK 532, PAGE 24, MARICOPA COUNTY RECORDS, ARIZONA. CITY OF TEMPE BASIS OF BEARING = NORTH 89°43'18" EAST

BENCHMARK
 A BRASS CAP IN HANDHOLE MARKING THE N.W. COR. SEC. 21, T.1S., R.4E. CITY OF TEMPE DATUM = 1218.39

DRAINAGE RETENTION CALCULATIONS
 $Vol_R = C \times P / 12 \times A$, WHERE: C=0.95, P=2.4 INCHES, A=AREA, AC

DRAINAGE AREA B1 (INCLUDES WARNER ROAD, LOT 1, SITE ACCESS DRIVE & LOT 1 RETENTION BASIN)
 A = 1.395 AC, C = 0.95
 $Vol_R = 0.95 \times 2.4 / 12 \times 1.395 \text{ AC} \times 43,560 \text{ SF/AC} = 11,546 \text{ CF}$

DRAINAGE AREA B2 (PART OF UNDEVELOPED LOT 2)
 A = 0.437 AC, C = 0.60
 $Vol_R = 0.60 \times 2.4 / 12 \times 0.437 \text{ AC} \times 43,560 \text{ SF/AC} = 2,284 \text{ CF}$

DRAINAGE AREA B3 (PART OF UNDEVELOPED LOT 2)
 A = 0.560 AC, C = 0.60
 $Vol_R = 0.60 \times 2.4 / 12 \times 0.560 \text{ AC} \times 43,560 \text{ SF/AC} = 2,927 \text{ CF}$

NO.	DATE	REVISION

DESIGN BY: JMH
 DRAWN BY: RUM
 CHECKED BY: JMH

PURPOSE:
 CONCEPTUAL PLAN

CIVIL AND SURVEY

HUNTER ENGINEERING
 10450 NORTH 74TH AVENUE
 SUITE 200
 SCOTTSDALE, AZ 85258
 F 480 991 3986

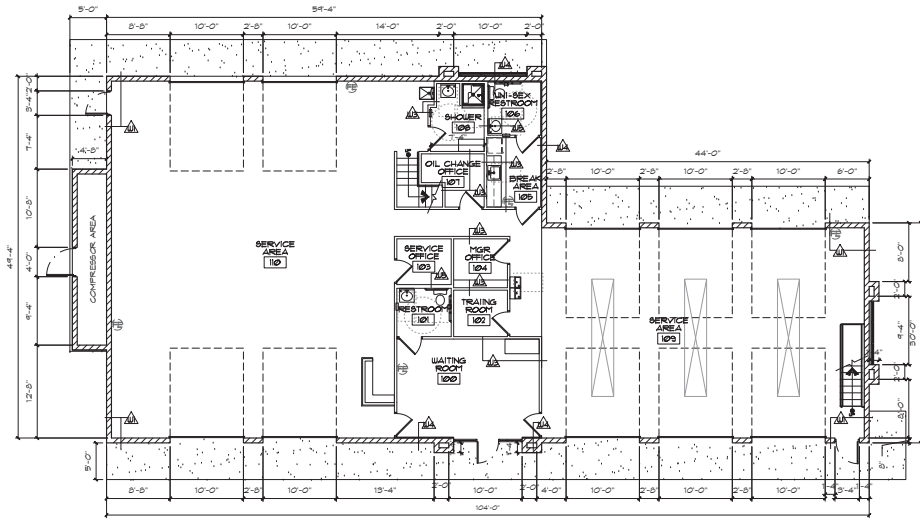
31775 JOSEPH P. BURKE
 LICENSED PROFESSIONAL ENGINEER
 LICENSE NO. 12107
 EXPIRES 9/30/2025

CONCEPTUAL GRADING AND DRAINAGE PLAN FOR EXPRESS OIL CHANGE & SERVICE CENTER 1325 W. WARNER ROAD TEMPE, ARIZONA 85284

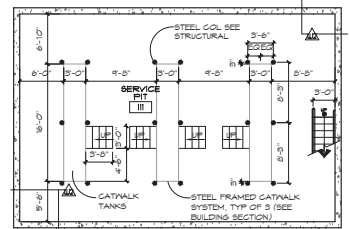
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HE JOB NO.: EXPRO01
 SCALE 1" = 20'
 SHEET C1

ROOM FINISH SCHEDULE													
ROOM NAME	FLOOR	BASE	WALLS										CEILING
			NORTH	EAST	SOUTH	WEST							
	TYPE	BY OWNER	PAINTED 9"YF BD	PAINTED 9"YF BD	PAINTED 9"YF BD	PAINTED 9"YF BD	PAINTED 9"YF BD	PAINTED 9"YF BD	PAINTED 9"YF BD	PAINTED 9"YF BD	PAINTED 9"YF BD	PAINTED 9"YF BD	PAINTED 9"YF BD
WAITING 100													
RESTROOM 101/102/103													
TRAINING 102													
SERVICE OFFICE 103													
MGR OFFICE 104													
BREAKROOM 105													
MGR OFFICE 104													
SERVICE AREA 101													
SERVICE AREA 110													
SERVICE PIT 111													



FLOOR PLAN
1/8" = 1'-0"



PIT PLAN
1/8" = 1'-0"

WALL TYPES:	
W1	8" x 4" MASONRY TEXTURED WALLS (SEE EXT. ELEVATIONS)
W2	1'-0" POURED CONCRETE WALLS
W3	1/2" GYP BOARD EACH SIDE OF 2X4 WOOD STUDS @ 16" O.C.
W4	1/2" GYP BOARD ON 1X2 TREATED WOOD FURRING STRIPS ON MASONRY
W5	1/2" GYP BOARD EACH SIDE OF 2X6 WOOD STUDS @ 16" O.C.

NOTE TO PLUMB EXAMINER: STEEL SHOP DRAWINGS ARE PROVIDED BY OTHERS AND ARE PERMITTED SEPARATE FROM THE BUILDING DRAWINGS. ALL STEEL RELATED ITEMS ARE TO BE PROVIDED AND INSTALLED BY SQUAMISH-METAL.

UPPER FLOOR OF THE STEEL COLUMNS SHOULD AWAY FROM THE OIL STORAGE TANKS.

DRAWING LEGEND

- ===== CPU WALL SEE ELEVATIONS
- ===== INTERIOR DIVING WALL
- ===== INTERIOR PARTITION
- ===== DOOR NUMBER
- ===== WINDOW NUMBER
- ===== WINDOW TYPE
- ===== PARTITION TYPE KEY
- ===== VERIFY OWNER REQUIREMENTS FOR CATEGORIES 1 EQUIPMENT
- ===== 2' 6" LAB VENT-SEE DET. 27A-83
- ===== 2A 10BC FIRE EXTINGUISHER MOUNTED ON BRACKET @ 48" AFF
- ===== 2A 10BC FIRE EXTINGUISHER RECESSED IN CABINET @ 48" AFF
- ===== DETAIL NUMBER
- ===== SHEET NUMBER
- ===== SECTION NUMBER
- ===== SECTION NUMBER
- ===== SECTION NUMBER
- ===== SECTION NUMBER
- ===== GRID BUBBLE
- ===== FURNITURE, EQUIPMENT, ETC. W/ DASHED LINES AS SHOWN ARE NOT IN CONTRACT AND ARE PROVIDED BY TENANT, UNGO.

- GENERAL NOTES:
- ALL RESTROOM WALLS TO HAVE MOISTURE RESISTANT PAINT
 - THE CONSTRUCTION OF THE BUILDING MUST MEET ALL SEISMIC REQUIREMENTS PER CHAPTER 16 OF THE INTERNATIONAL BUILDING CODE
 - ALL HARDWARE TO BE DETERMINED BY OWNER/CONTRACTOR
 - FLOOR JOISTS OVER OFFICE ARE DESIGNED FOR MECHANICAL EQUIPMENT ONLY. THIS SPACE IS NOT INTENDED FOR OCCUPANTS.
 - IF REQUIRED PER CITY/COUNTY/STATE PROVIDE FIRE SHUTTER FOR WINDOW. DOORS TO BE 45 MIN RATED W/ CLOSERS & OFFICE WALLS TO BE 2X4 WOOD STUDS @ 12" GYP BOARD EACH SIDE.
 - HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP W/ ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT FINISHING, AND TURNING OF THE WRIST TO OPERATE PER ADA SECTION 413.9
 - ALL EXTERIOR CPU WALLS TO BE INSULATED WITH VERICELITE OR APPROVED EQUAL.
 - INTERIOR WALLS TO BE INSULATED WITH R11 INSULATION 1" TO MEET FINISH CLASS C PER 2009 IBC, TABLE 605.5
 - CANVAS AWNING TO BE SUPPLIED BY SIGN SUPPLIER AND ENGINEERED BY THE MANUFACTURER. IF REQUIRED BY LOCAL JURISDICTION CANVAS AWNING SHALL BE IN COMPLIANCE WITH NFPA 101.
 - CEILING IN OIL SERVICE BAYS MAY BE PAINTED WITH FIRE RETARDANT PAINT IF REQUIRED BY LOCAL JURISDICTION. THIS PAINT WILL NEED TO BE OWNER PROVIDED AND SPECIFIED.
 - ALL PLUMBING WALLS TO BE 2X6 UNLESS OTHERWISE NOTED
 - CONTRACTOR TO VERIFY THAT BATHROOMS 101 & 104 MEET THE 3' UNOBSTRUCTED TURNING SPACE PER ADA REQUIREMENTS UNDER CODE SECTION TABLE 11-422.3 FREQ.
 - APPLY THOROCOAT 4 THORS BLOCK FILLER PER MANUFACTURE SPEC'S. CONTACT KEVIN VERNAZZA AT SHERMAN INDUSTRIES, INC (202) 510-1634 FOR SPEC'S AND PRODUCT INFORMATION.
 - GC TO VERIFY ALL PIT OPENINGS ARE TO BE CENTERED WITH GARAGE DOORS. ALSO GO TO VERIFY THAT CATWALK TANKS ARE CENTERED WITH PIT OPENINGS. VERIFY INSTALLATION OF ALL EQUIPMENT TO CONFIRM NO OBSTRUCTIONS OCCUR.
 - LOCKING KNOX SHALL BE REQUIRED UPON COMPLETION OF PROJECT.



730 N. 52nd Street
Suite 203
Phoenix, AZ 85008
602.393.5060



EXPRESS OIL CHANGE

1325 W. WARNER ROAD
TEMPE ARIZONA

06-03-2014

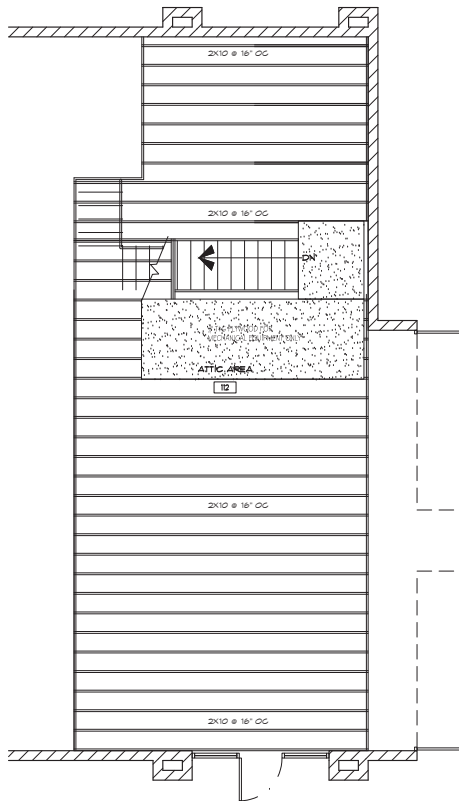
NOTE OF ALTERNATE BILLING CYCLE

This contract allows the owner to complete installation of building or other improvements in installments over a thirty day period. A written description of such installments shall be submitted to this project to be available from the owner of the owner's designated agent (see owner's telephone number and address on cover sheet) and the owner of the designated agent shall provide this written description upon request.

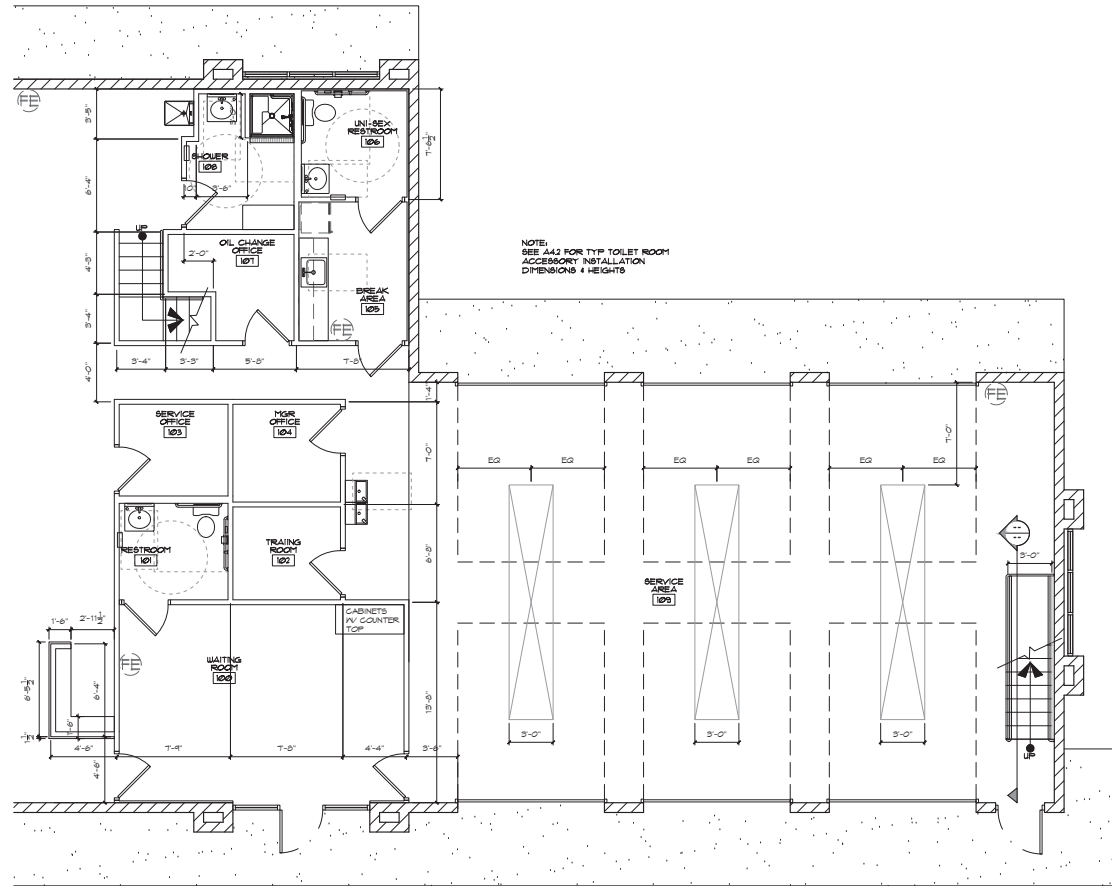
The architectural design, conception and general contract documents are instruments of service provided in connection with the design build phase development agreement for the exclusive use of owner's contractors. Any reuse or reuse of these drawings may result in civil damages.

The site plan has been prepared without the benefit of a survey. Dimensions may not be accurate or fully reflect all dimensions, data, etc. which may affect the design and usability of this site. All design shows here is strictly conceptual.

Project: EXOT
A2.1



ATTIC PLAN
1/8" = 1'-0"



ENLARGED PARTIAL FLOOR PLAN
1/4" = 1'-0"



www.cawleyarchitects.com
730 N. 52nd Street
Suite 203
Phoenix, AZ 85008
602.393.5060



EXPRESS OIL CHANGE

1325 W. WARNER ROAD
TEMPE ARIZONA

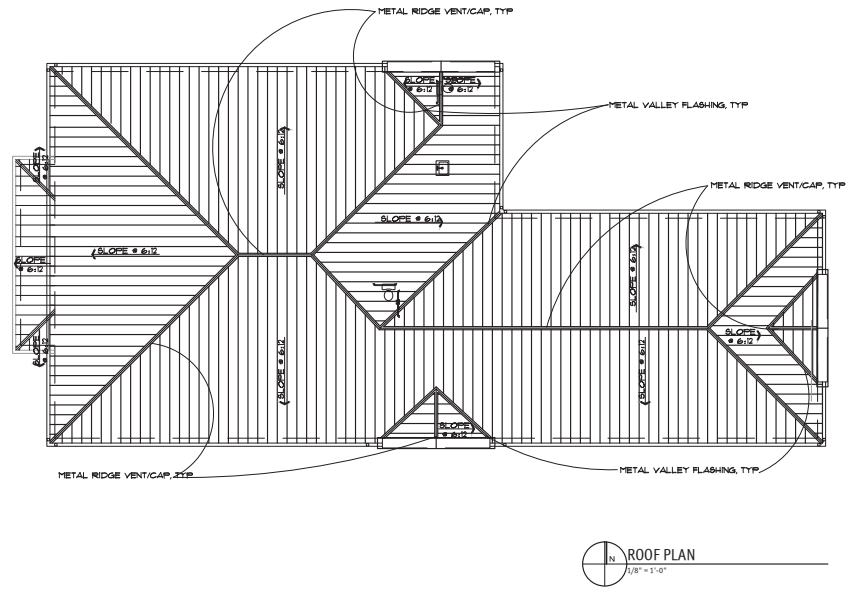
06-03-2014

NOTICE OF ALTERNATE BILLING CYCLE
This contract allows the owner to request substitution of billings or payments in writing within other than thirty days. A written description of such other billing cycle available to this project is available from the owner or the owner's designated agent (see owner's telephone number and address on cover sheet) and the owner or its designated agent shall provide this written description upon request.

The architectural design, concepts and data presented herein represents an instrument of service provided in connection with the design build phased development agreement for the exclusive use of service objects. Any other use or removal of these drawings may result in civil damages.

The site plan has been prepared without the benefit of a survey. Dimensions may not be accurate or fully reflect all dimensions, data, etc. which may affect the design and usability of this site. All design shown here is strictly conceptual.

Project: EX07
A2.2



www.cawleyarchitects.com
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EXPRESS OIL CHANGE

1325 W. WARNER ROAD
 TEMPE ARIZONA

06-03-2014

NOTICE OF ALTERNATE BILLING CYCLE

This contract allows the owner to request substitution of billings or variations in billing cycle other than thirty days. A written description of such other billing cycle variations to this project is available from the owner at the owner's designated agent (see owner's telephone number and address on cover sheet) and the owner or its designated agent shall provide this written description upon request.

The architectural design, concepts and data presented herein represents an instrument of service provided in connection with the design build phased development agreement for the exclusive use of certain parcels. Any other use or reuse of these drawings may result in civil damages.

The site plan has been prepared without the benefit of a survey. Dimensions may not be accurate or fully reflect all dimensions, data, etc. which may affect the design and usability of this site. All design shown here is strictly conceptual.

Project: EX01

A2.3



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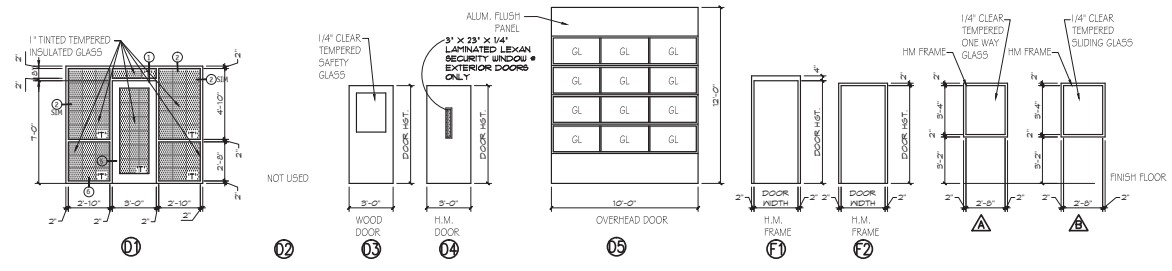
06-03-2014

NOTICE OF ALTERNATE BILLING CYCLE
 This contract allows the owner to request substitution of billing or alternate billing cycle other than thirty days. A written description of the alternate billing cycle must be submitted to the architect prior to the start of the project to avoid late fees from the owner's designated agent (see owner's telephone number and address on cover sheet) and the exclusive use of money or funds. Any error or omission of these drawings may result in civil damages.

The architectural design, conception and data presented herein represents an instrument of service provided in connection with the design build phased development agreement for the exclusive use of money or funds. Any error or omission of these drawings may result in civil damages.

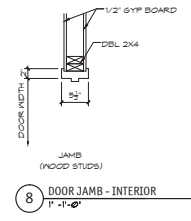
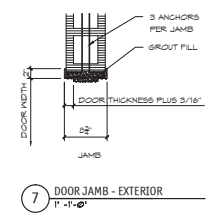
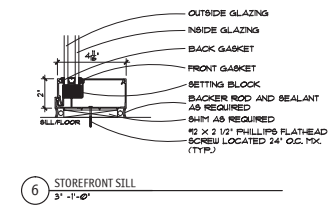
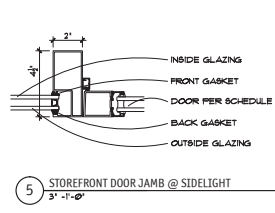
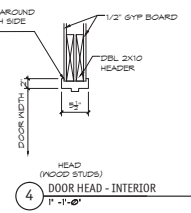
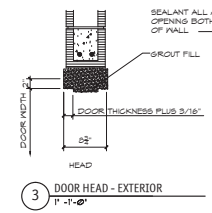
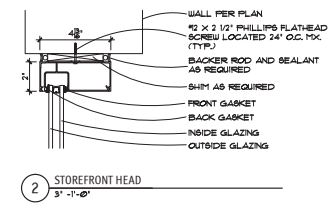
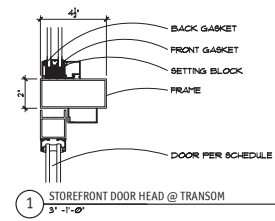
This plan has been prepared without the benefit of a survey. Dimensions may not be accurate or fully reflect all dimensions, data, etc. which may affect the design and usability of this site. All design shown here is strictly conceptual.

Project: EXOT
 A4.1



HARDWARE SCHEDULE						
ITEM	REF # 1		REF # 2		H.A. SET NO.	
	REF # 1	REF # 2	REF # 3	REF # 4	REF # 5	REF # 6
HINER- BUSH (FRAM)	1 1/2	1 1/2	1 1/2	1 1/2	1 1/2	1 1/2
LOCKSET IV ADA LEVER HANDLE						
LOCKSET IV ADA LEVER HANDLE						
CYLINDER LOCK BEARBOUL						
LOCKSET IV ADA LEVER HANDLE & PRIVACY LOCK						
PUSH PLATE						
KICK PLATE						
LASSER						
FLUSH BOLT						
THRESHOLD						
FEATHERSTRIPPING						
SPUNGERS						
DOORSTOP - FLOOR (FLOOR WALL IN)						
COORDINATOR						
BRAND HARDWARE						

DOOR SCHEDULE																	
DOOR NO.	DOOR SIZE			DOOR				FRAME				HARDWARE		REMARKS			
	A	B	T	MATL	TYPE	GLASS	FINISH	TYPE	MATL	FINISH	HEAD	JAMB	SILL		SET NO.	KEYSCHED. NO.	
BASEMENT FLOOR LEVEL																	
1	10'-0"	7'-0"	1'-1/2"	HM	D-4	NA	PAINTED	F-1	HM	PAINTED	3/4x1 1/4x1 1/4	1				GARAGE DOOR BY GC	
2	10'-0"	12'-0"	1'-1/2"	ALUSL	D-8	SAFETY	ANON	2" TRACK	STEEL	3ALV							GARAGE DOOR BY GC
3	10'-0"	12'-0"	1'-1/2"	ALUSL	D-8	SAFETY	ANON	2" TRACK	STEEL	3ALV							GARAGE DOOR BY GC
4	10'-0"	12'-0"	1'-1/2"	ALUSL	D-8	SAFETY	ANON	2" TRACK	STEEL	3ALV							GARAGE DOOR BY GC
5	8'-0"	7'-0"	1'-1/2"	ALUSL	D-8	SAFETY	ANON	2" TRACK	STEEL	3ALV	4/4x1 1/4x4 1/4	4					GARAGE DOOR BY GC
6	8'-0"	7'-0"	1'-1/2"	ALUSL	D-8	SAFETY	ANON	2" TRACK	STEEL	3ALV	4/4x1 1/4x4 1/4	4					GARAGE DOOR BY GC
7	8'-0"	7'-0"	1'-1/2"	ALUSL	D-8	SAFETY	ANON	2" TRACK	STEEL	3ALV	4/4x1 1/4x4 1/4	4					GARAGE DOOR BY GC
8	8'-0"	7'-0"	1'-1/2"	ALUSL	D-8	SAFETY	ANON	2" TRACK	STEEL	3ALV	4/4x1 1/4x4 1/4	4					GARAGE DOOR BY GC
9	8'-0"	7'-0"	1'-1/2"	ALUSL	D-8	SAFETY	ANON	2" TRACK	STEEL	3ALV	4/4x1 1/4x4 1/4	4					GARAGE DOOR BY GC
10	10'-0"	12'-0"	1'-1/2"	ALUSL	D-8	SAFETY	ANON	2" TRACK	STEEL	3ALV							GARAGE DOOR BY GC
11	10'-0"	12'-0"	1'-1/2"	ALUSL	D-8	SAFETY	ANON	2" TRACK	STEEL	3ALV							GARAGE DOOR BY GC
12	10'-0"	12'-0"	1'-1/2"	ALUSL	D-8	SAFETY	ANON	2" TRACK	STEEL	3ALV							GARAGE DOOR BY GC
13	10'-0"	12'-0"	1'-1/2"	ALUSL	D-8	SAFETY	ANON	2" TRACK	STEEL	3ALV							GARAGE DOOR BY GC
14	8'-0"	7'-0"	1'-1/2"	HM	D-4	NA	PAINTED	F-1	HM	PAINTED	3/4x1 1/4x1 1/4	1					GARAGE DOOR BY GC
15	10'-0"	12'-0"	1'-1/2"	ALUSL	D-8	SAFETY	ANON	2" TRACK	STEEL	3ALV							GARAGE DOOR BY GC
16	10'-0"	12'-0"	1'-1/2"	ALUSL	D-8	SAFETY	ANON	2" TRACK	STEEL	3ALV							GARAGE DOOR BY GC
17	10'-0"	12'-0"	1'-1/2"	ALUSL	D-8	SAFETY	ANON	2" TRACK	STEEL	3ALV							GARAGE DOOR BY GC
18	10'-0"	12'-0"	1'-1/2"	ALUSL	D-8	SAFETY	ANON	2" TRACK	STEEL	3ALV							GARAGE DOOR BY GC
19	10'-0"	12'-0"	1'-1/2"	ALUSL	D-8	SAFETY	ANON	2" TRACK	STEEL	3ALV							GARAGE DOOR BY GC
20	10'-0"	12'-0"	1'-1/2"	ALUSL	D-8	SAFETY	ANON	2" TRACK	STEEL	3ALV							GARAGE DOOR BY GC
21	10'-0"	12'-0"	1'-1/2"	ALUSL	D-8	SAFETY	ANON	2" TRACK	STEEL	3ALV							GARAGE DOOR BY GC
22	10'-0"	12'-0"	1'-1/2"	ALUSL	D-8	SAFETY	ANON	2" TRACK	STEEL	3ALV							GARAGE DOOR BY GC





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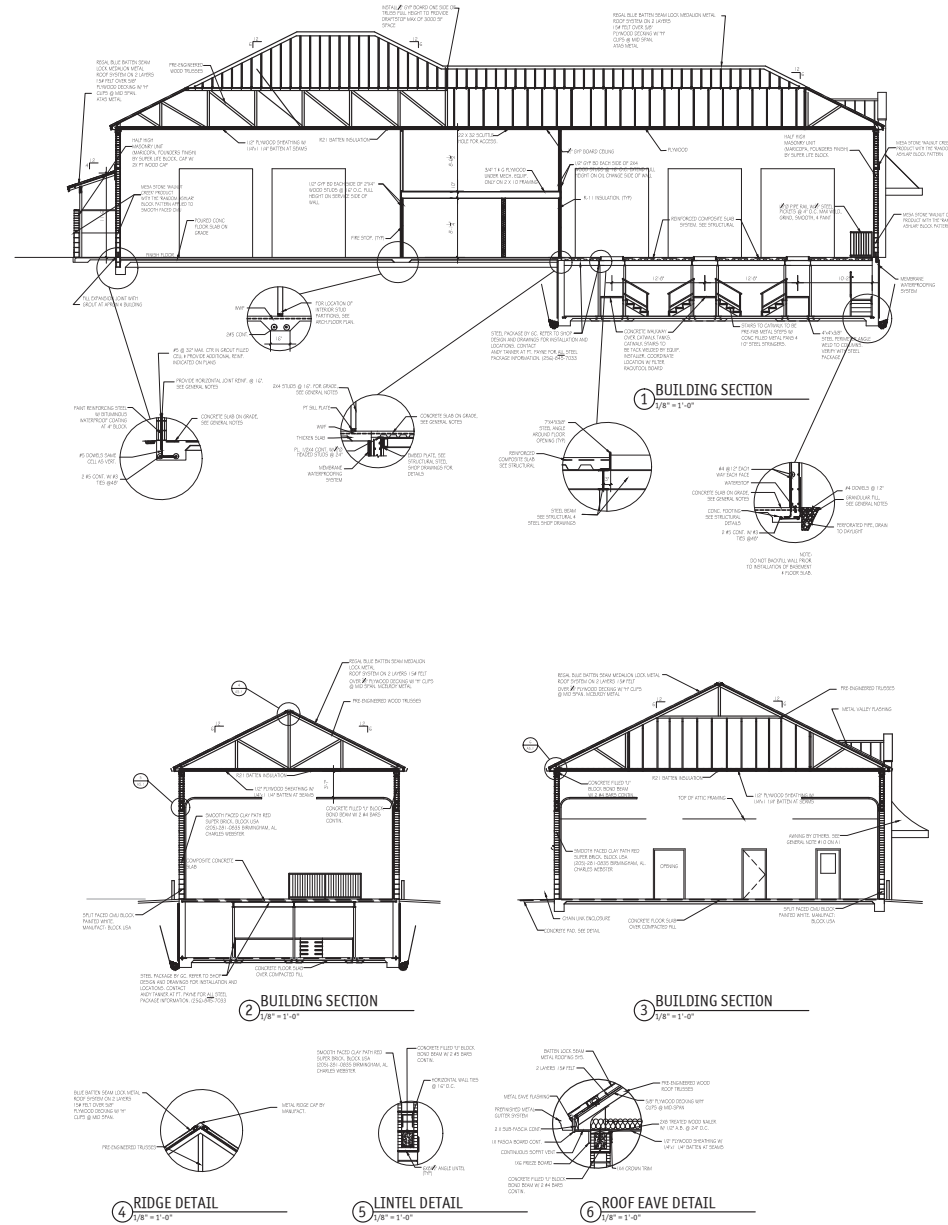
06-03-2014

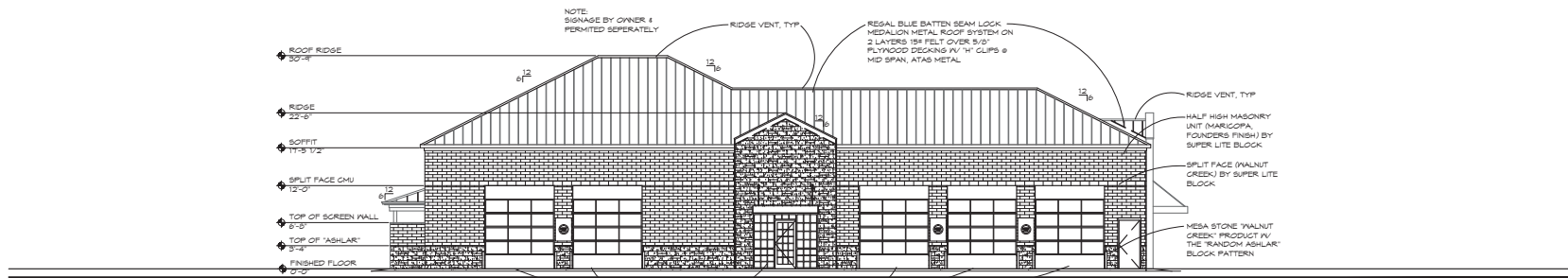
NOTICE OF ALTERNATE BILLING CYCLE
 This contract allows the owner to request substitution of billing or alternate billing cycle other than thirty days. A written description of such other billing cycle must be in the center of the owner's designated agent (see owner's telephone number and address on cover sheet) and the owner or its designated agent shall provide this written description upon request.

The architectural design, concept art and data generated herein represents an instrument of service provided in connection with the design build phase development agreement for the exclusive use of the owner and its designated agent. Any reuse or reuse of these drawings may result in civil damages.

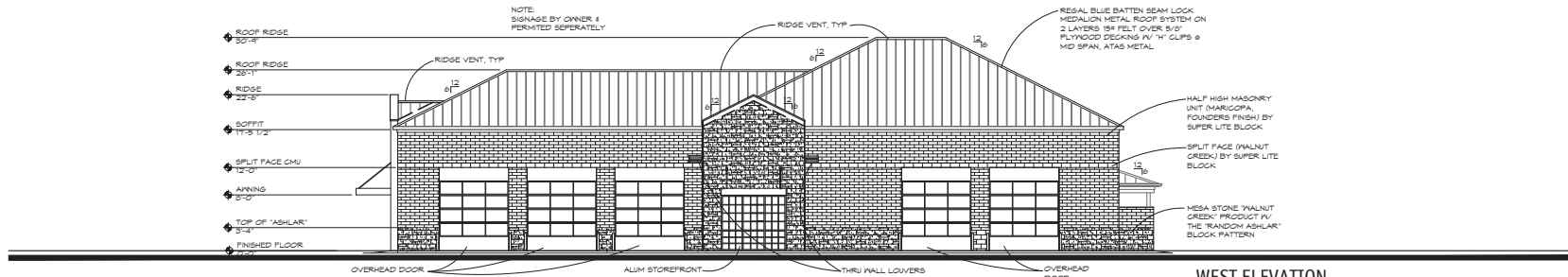
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Project: EXOT
A5.1

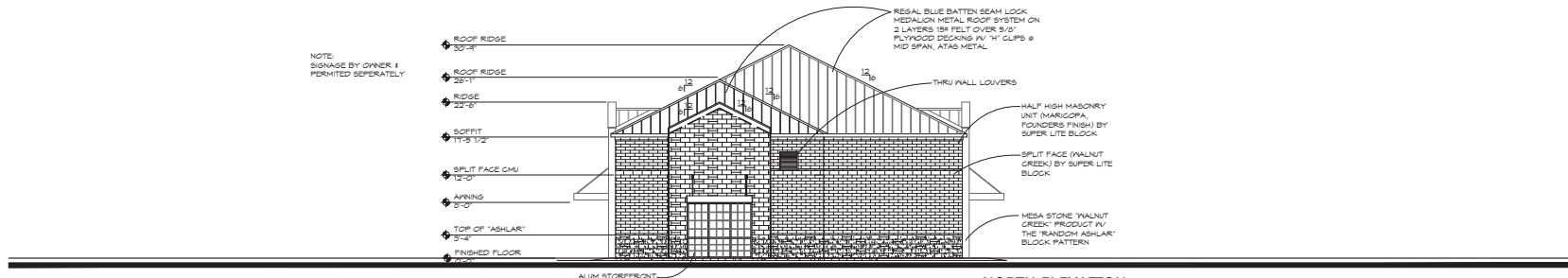




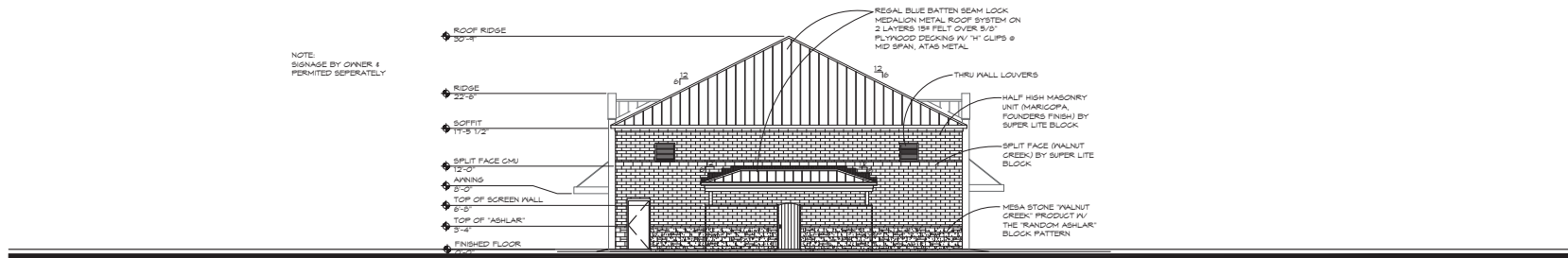
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



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EXPRESS OIL CHANGE

1325 W. WARNER ROAD
TEMPE
ARIZONA

06-03-2014
BLANKS MEETING
06-05-2014

NOTICE OF ALTERNATE BILLING CYCLE

This contract allows the owner to request substitution of billing or estimates in billing cycles other than monthly. A written description of the billing cycle substitution for this project is available from the owner or the owner's designated agent (see owner's telephone number and address on cover sheet) and the owner or its designated agent shall provide the written description upon request.

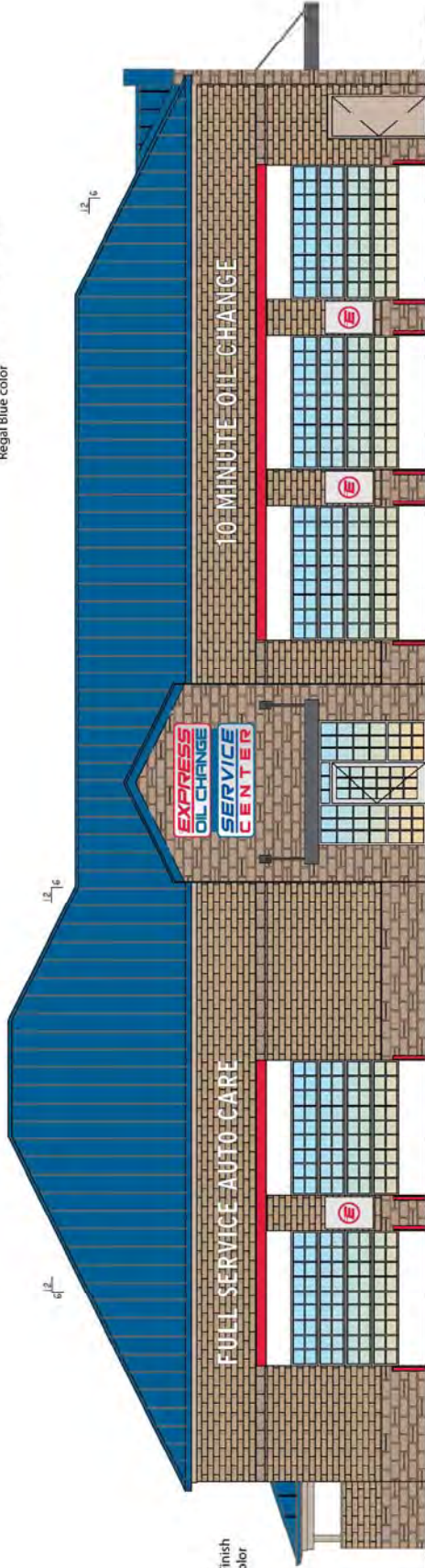
The architectural design, conception and data presented herein represent an instrument of service provided in connection with the design-build phase development agreement for the exclusive use of Cawley Architects. Any other use or release of these drawings may result in civil litigation.

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Project: EXOT

A7.1

Standing Seam Roof to be ATAS Standard,
Regal Blue color

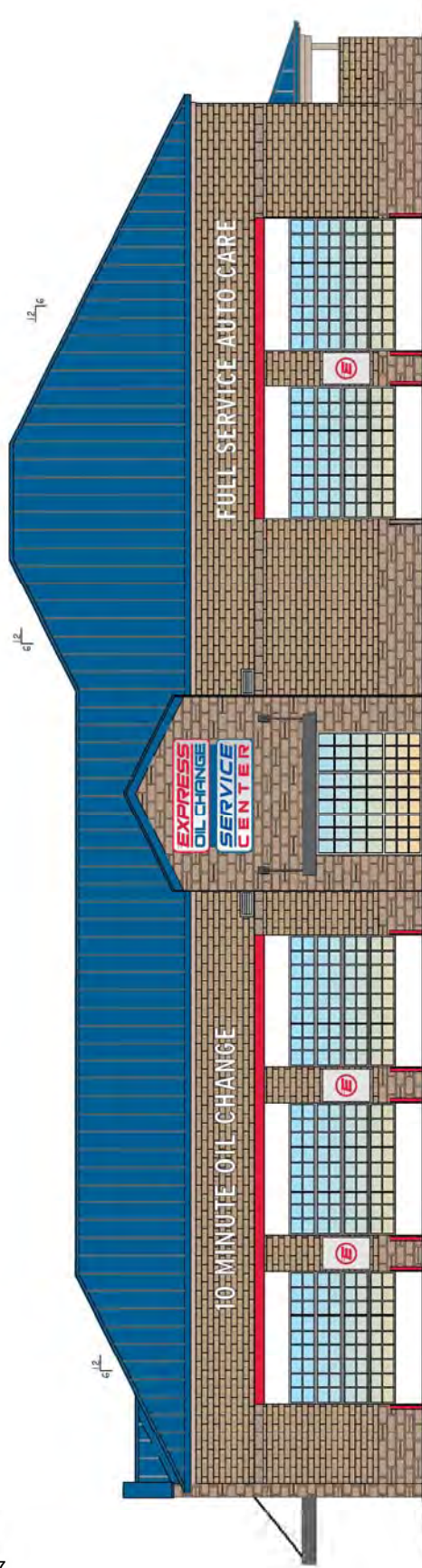


Building Body to be
Supersite Founders Finish
Striated, Maricopa color

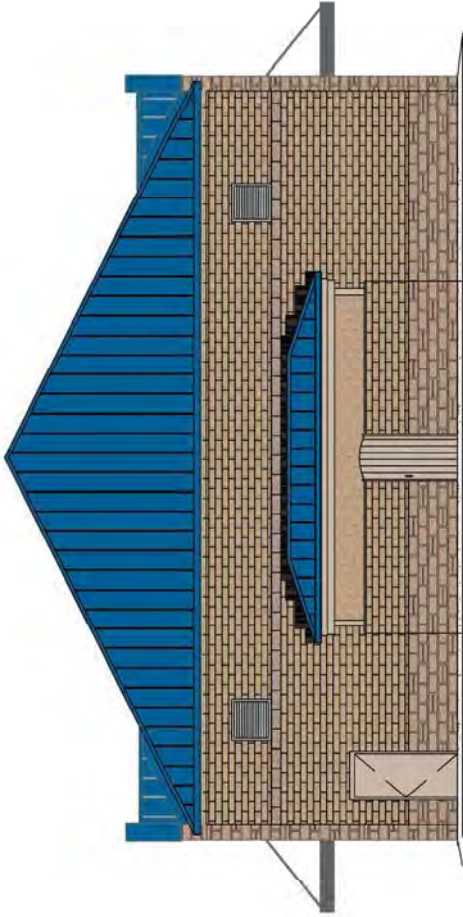
EAST ELEVATION

Building Base and reveal band to be
Trentham Mesa Stone, Walnut
Crest color

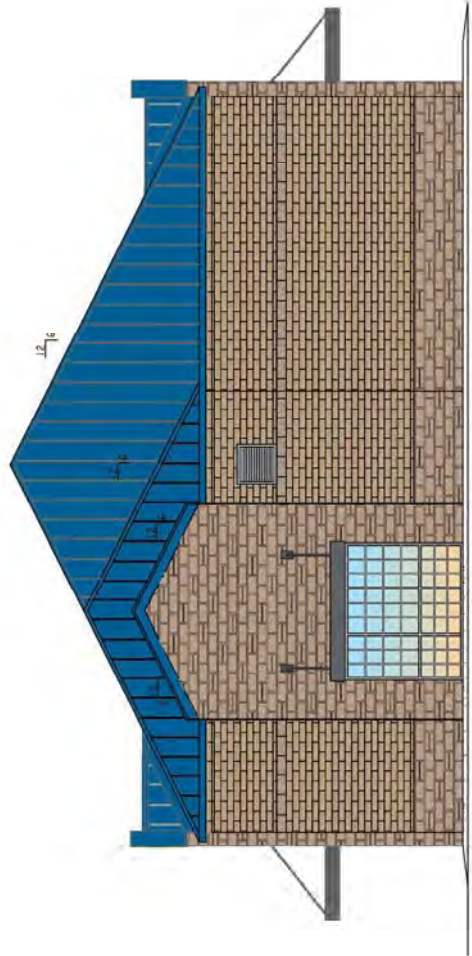
ATTACHMENT 17



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



FI

Material: Aluminum Storefront
 Manufacturer: Arcadia
 Color: 'Standard Medium Bronze'
 Color Number: AB-5



MR

Material: Metal Roofing
 Manufacturer: ATAS
 Color: '18 Regal Blue'



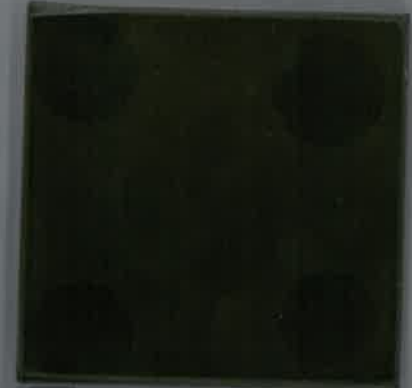
RS

Material: CMU
 Manufacturer: Trenwyth Industries, Inc.
 Color: 'Walnut Creek'
 Color Number: Color Group C



BR

Material: Brick
 Manufacturer: Superlite
 Color: 'Maricopa Founders'



GI

Material: Glass
 Color: 'Bronze Reflective'
 Note: Refer to A7 Building Elevation Sheets for Glass specification

EXPRESS OIL

TEMPE, ARIZONA



The Artist Rendering & Material Specifications are for conceptual design only and should not be referred to as a construction document - See A7 Building Elevation Sheets for actual specifications

ADDITIONAL MATERIALS

CF

Canopy Frame

EXPRESS OIL & SERVICE CENTER

SITE CONTEXT PHOTOS



View looking south from Warner Road



View looking north across Warner Road



View looking north east across Warner Road