

PROJECT NARRATIVE

residential development on the North. To mitigate the transition on the North side, adjacent to the residential development, the area.

two garage bays to house two heavy wrecker tow trucks, a main two story office building, facing Baseline Road. An outdoor landscaped patio will be created on the North side of this building. A second building will be placed behind the main building, which will be designed to house a three bay vehicle service building.

The two-story building exterior will be a combination of stucco walls with colored concrete block at the garage portion and stair tower. Windows will be shaded with a perforated Corten steel screen. The vehicle doors will mimic the color of the metal window screening. The exterior colors are intended to be contemporary but "desert friendly", to contrast with the low water use desert landscape. Variation on the line of the façade of the main building is intended to provide a shadow pattern, with the intention of breaking that façade into smaller, more human scale elements.

The vehicle service building will maintain the color pallet of the main office building. Again, the large rollup doors will be the same as those in the main building. The building walls will match the color of the stucco portion of the main building as well. It is intended that this building become a background for main building on the site.

desert friendly. The setback at the North property line may be used for onsite retention. If the retention area is required to be greater than 10ft, it will also be landscaped in a similar fashion, increasing the screening of the property from the residential use on the North end of the site. Landscape on the South end of the property will be of significant scale, though not dense, in order to emphasize the building setback.

Lighting on the site will primarily pole mounted down lighting, with the exception of those mounted on the buildings, which will be oriented to the ground.

Parking will be subdivided by the user type. Guests will be provided parking directly off of a drive from Baseline Road. Staff will park behind the main office building, with those drivers parking their vehicle in a vacant tow truck parking space behind the security fence and surrounded but the 10' high security wall. Impound lot parking will be on a dust free surface of asphalt paving, decomposed granite or other stabilized surface material.

LEGAL DESCRIPTION

Legal description per Chicago Title Insurance company commitment for title insurance with file. No. ST78230023, having an effective date of February 7, 2023.

The land referred to herein below is situated in the county of Pinal, State of Arizona and described as follows:

The East half of the Southwest quarter of the Southeast quarter of the Southeast quarter of Section 33, Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

PROJECT DATA

PROJECT ADDRESS:

APN: 102-20-014C & 102-20-014D

BUILDING CODES: 2018 IBC, 2018 IRC, 2018 IFC, 2017 NEC, 2018 IMC, 2018 IFGC, 2018 IEBC, 2018 IECC, 2018 ISPSC, 2010 ADA Standards for accessible design

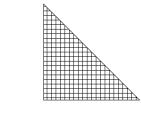
ZONED: RS-GR & B-5/PD

OCCUPANCY: B

BUILDING AREA: PHASE - 1 = 11,811 s.f; PHASE - 2 = 6,400 s.f.

MAXIMUM HEIGHT OF BUILDINGS: PHASE 1 BUILDING: 30' - 0" PHASE 2 BUILDING : 28' - 0"

SITE AREA: 209,130 s.f.



SIGHT TRIANGLE (30'X30')



The project site faces an existing major arterial street on the South side and an existing

Building Description: The front two-story building will be approximately 11,811 sq. ft. with

The landscape setback area around the buildings and secure vehicle storage area will be

TOWING

METRO

PHOENIX

TOWING

0

winslow architecture plar

project number 2023_0003

date of issue 10.17.23

revisions

project team WINSLOW **MOTA**

project phase REZONING

sheet contents site plan

sheet number

A-101