

PECOS AND MCQUEEN RETAIL

Preliminary Development Plan

March 3, 2021



Development Team

Developer

Diversified Partners
Scott Hintze
7500 E. McDonald Drive, Ste. 100A
Scottsdale, AZ 85250

Legal Representation

Pew & Lake, PLC
Reese L. Anderson & Jon Gillespie
1744 S. Val Vista Drive, Suite 217
Mesa, AZ 85204
Phone: (480) 461-4670
reese.anderson@pewandlake.com

Architect

RS Sherman Architecture
Robert S. Sherman
7416 Doe Ave.
Las Vegas, NV 89117

Civil Engineer & Landscape Architect

EPS Group
Daniel "Ox" Auxier
1130 N. Alma School Rd., Ste. 120
Mesa, AZ 85201

Rezoning Case Number: PLH20-0023

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1. Narrative

Pew & Lake, PLC, on behalf of Diversified Partners, LLC, is pleased to submit this project narrative and related exhibits in support of developing 3.54 net acres of vacant real property located at the southwest corner of Pecos Road and McQueen Road in Chandler, Arizona (APN 303-28-252C). The development would provide 18,106 sq. ft. of commercial improvements with neighborhood commercial (C-1) type uses as more fully described in this narrative.

Figure 1 – Site Aerial



REQUESTS

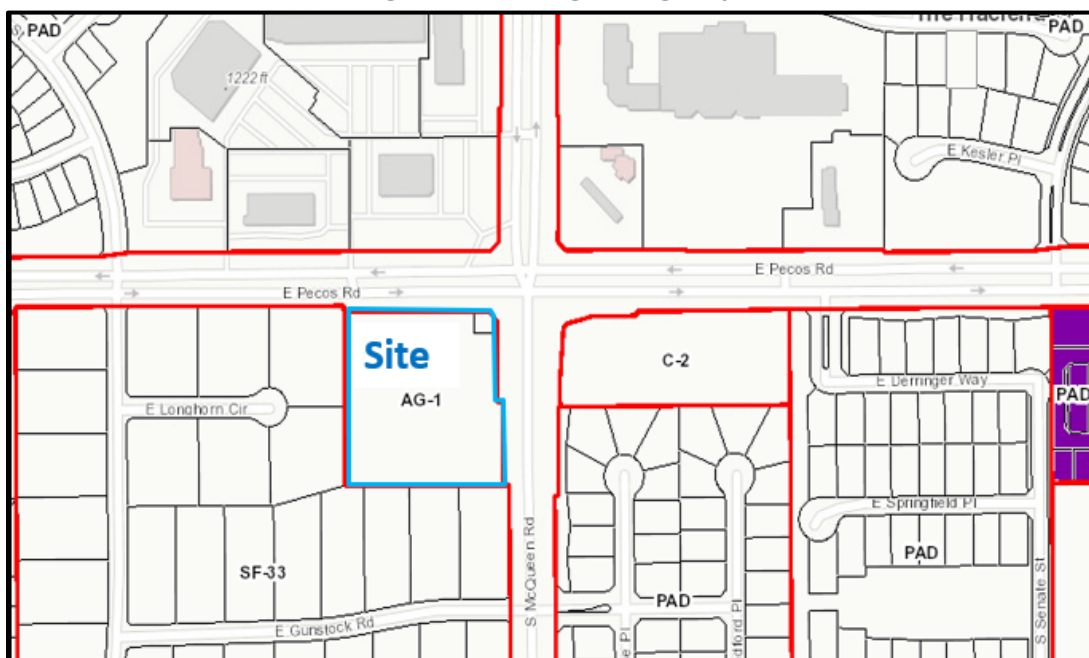
The specific requests to the City of Chandler include the following:

1. Rezone the property from AG-1 to PAD with Neighborhood Commercial (C-1) Uses; and
2. Obtain approval of:
 - (a) a new Preliminary Development Plan (“PDP”) for approximately 18,106 sq. ft. of commercial improvements, including: (i) a 2,306 sq. ft. Starbucks restaurant with a drive-through and patio, (ii) a 2,800 sq. ft. restaurant pad with a drive-through, and (iii) a 13,000 sq. ft. daycare building, including site layout and building architecture; and
 - (b) a waiver to the amount of minimum square footage that must be constructed in the first phase of construction due to the unique conditions and small size of the property (See Section 35-1902(8)(c)(2)).

SITE CONDITIONS AND SURROUNDING PROPERTIES

As noted, the property is located at the southwest corner of Pecos Road and McQueen Road, which are two significant arterial roads in the City of Chandler. The property is also approximately one-half mile north of the McQueen Road and Loop 202 Freeway interchange. The site is unremarkable in its topography and has been vacant for decades, which is why it still holds its AG-1 zoning status from when this property was annexed into the City of Chandler. The current zoning in the area is provided on Figure 2 below.

Figure 2 – Existing Zoning Map



To the south and west of the property is existing single-family residential homes that exist on property that is zoned SF-33. A table providing additional information on the surrounding uses is provided below.

Figure 3 – Surrounding Uses Table

Direction	General Plan/Area Plan Designation	Existing Zoning	Existing Use
North	Neighborhood/Residential Low-Density (0-6 DU/Acre)	PAD	Pecos Road/CVS Pharmacy/Various Retail
East	Neighborhood	C-2 and PAD	McQueen Road/Vacant/Single-Family Residences
South	Neighborhood	SF-33	Single-Family Residences
West	Neighborhood	SF-33	Single-Family Residences
Project Site	Neighborhood	AG-1	Vacant

PROJECT DESCRIPTION

As seen on the proposed site plan in Figure 3 on the next page, the 3.54 acre site is intuitively designed to support commercial uses by encouraging direct access from both Pecos Road and McQueen Road. The proposal includes approximately 18,106 sq. ft. of commercial improvements, more specifically (i) a 2,306 sq. ft. Starbucks restaurant with a drive-through, (ii) a 2,800 sq. ft. restaurant pad with a drive-through, and (iii) a 13,000 sq. ft. daycare building.

Proposed Uses

Demand for drive-through uses at this location is largely driven by the site's prime position in relation to the Loop 202 Freeway. Starbucks coffee is a primary component of the development of this site and has completed its due diligence to identify the site as a premier development location.

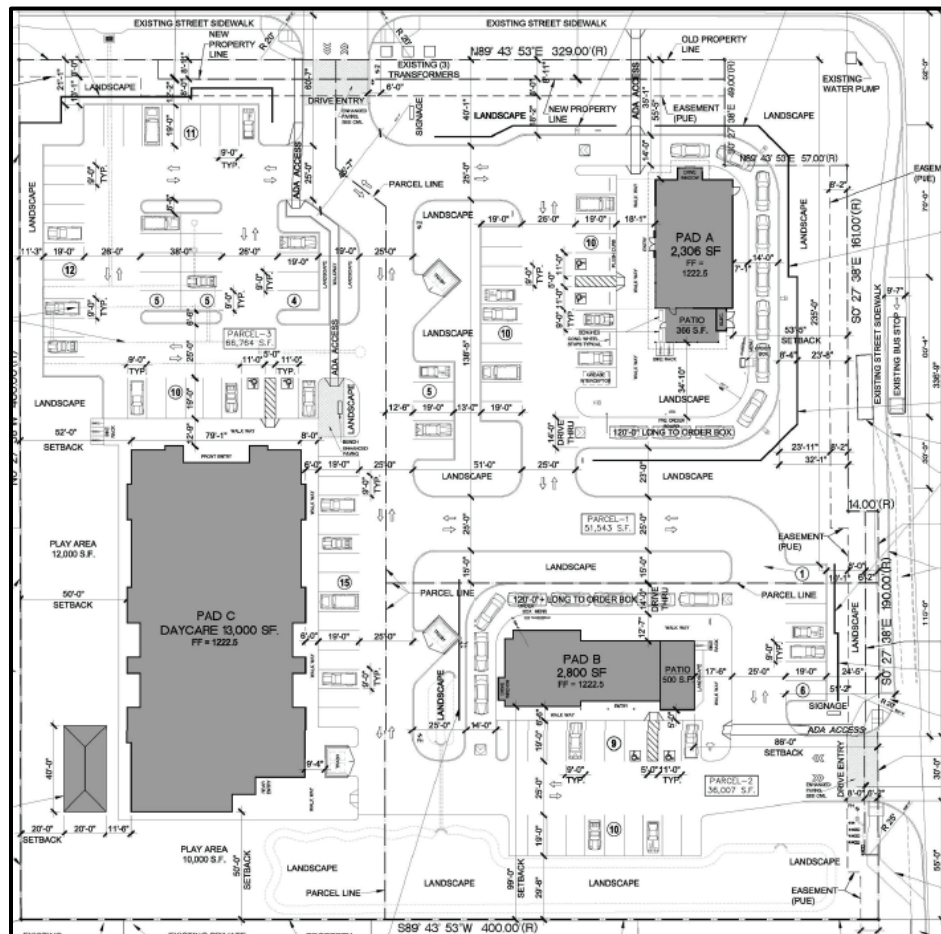
A day care use at this site will support surrounding Chandler residents who need childcare assistance as they work at various industrial and commercial businesses in the larger area. The day care building is located in the southwest corner of the site to help shield the building from noise already emanating from the busy arterial streets and will help provide an appropriate transition from the uses occurring on this site to surrounding residential. The residential properties adjacent to the day care building all built their homes over 50 feet from the shared property line. With the additional 50 feet setback provided to the daycare building, in addition to the to-be-built 8-foot wall, the buffer to surrounding properties is more than adequate.

The day care is designed for walk-in drop-off of children with parking provided directly adjacent to building entrances. Regular daytime hours are proposed for day care operators. The anticipated number of children and childcare specialists is not known at this time but will comply with local and state rules including occupancy limits.

The proposed site plan shows building setbacks in excess of 50 feet on the side and rear of the project. These building setbacks conform with typical C-1 building setbacks per Chandler Zoning Code Section 35-1902(8)(a) which requires 43 feet (25 feet plus 18 feet for the height of the building). Please note that a shade structure to be used in conjunction with the daycare building is shown 20 feet off the property boundary. The developer requests flexibility with the location of the shade structure so long as the structure is placed in conformance with Chandler Zoning Code. The shade structure, though not considered a building under Chandler definitions, is being located 20 feet from the property line to meet the intent of Chandler Zoning Code Section 35-1203(3) which requires a minimum twenty-foot side yard for commercial development.

Given the size of this lot, it certainly does not make sense to develop with AG-1 uses, nor to develop it with residential uses. The best use for this land is something consistent with C-1 uses. The conceptual Site Plan is shown in Figure 4 below.

Figure 4 – Conceptual Site Plan



Circulation

Ingress and egress to the property will be from the adjacent arterial streets. Given the relatively small size of the site, traffic generated from this site will not appreciably impact adjacent businesses or neighborhoods.

A traffic study was performed to analyze the traffic impacts from the proposed development and to also analyze the traffic impacts absent the proposed development. In sum, the traffic engineer has proposed traffic light signal timing changes at the Pecos and McQueen intersection to mitigate existing and anticipated deficiencies. Additionally, the new northbound left turn lane on McQueen necessitates that the southbound left turn queuing lane on Gunstock be reduced to 100 feet which will still sufficiently accommodate the existing and anticipated traffic. The measures suggested in the traffic analysis have been incorporated into the site plan and will sufficiently mitigate traffic impacts.

Internal site circulation includes a coordinated 25-foot wide drive aisle which connects Pecos Road to McQueen Road with an additional loop providing access to the drive-through entrances and parking areas. A logical flow of drive-thru entries and exists will make for harmonious development.

Phasing

The project is anticipated to be built in phases with Phase 1 including construction of the Starbucks improvements along with offsite improvements, perimeter landscaping and construction of the main drive aisle. The development of pads B and C from the site plan will follow but will be landscaped with decomposed granite, certain curb finishes, and placement of shrubbery as shown on the Phasing Plan exhibit attached to this submittal.

Parking

The total number of required parking spaces on site is 101 and the total provided is 112. This meets the requirement for a parking ratio of 5.5 spaces per 1,000 SF of building area for shopping centers under 10 acres (6.8 spaces per 1,000 SF provided). Patron parking is placed near buildings so that significant walking is not required. Overall, the site parking satisfies the code and is suitable for business purposes.

Architecture

The proposed single-story buildings reflect a high-quality building façade which establishes a modern design theme which is complementary with the existing developments across Pecos Road. Balanced use of stucco, glass and brick helps to enhance the overall project.

The buildings have been carefully designed to ensure compliance with the City of Chandler's Architectural Standards. The intent of the design is to provide a creative, innovative, and pedestrian friendly space for all visitors. The building materials have been carefully chosen to provide a heightened design aesthetic on all four sides of the building. More than just aesthetics, these materials will provide the building with minimal maintenance over the long term and will be a timeless structure for many years to come.

The building utility, roof drainage and roof top mechanical units, have been integrated into the building to help clear away some of the less attractive utilities a building requires to function. While these utilities need to be accessible, the design uses parapet screens, landscaping or door panels to mask their appearance. Overall, the building design includes an attractive modern look and appropriately screens utility and mechanical units.

Landscape and Open Space

Landscaping is provided along the site's exterior boundaries. Please note that the proposed daycare building is setback more than 50 foot from the adjacent property lines and will include appropriately sized trees, as an additional means of screening. The proposal, as a whole, has been designed to fit the site and mitigate against any potential impacts on adjacent properties. The site plan complies with the arterial building and landscaping setbacks. Strategically locating the buildings, landscaping and decorative screen walls will also help reduce noise heard from residents emanating from this busy intersection.

The 50-foot landscape area continues along most of the southern boundary before transitioning to a 29-foot area to accommodate parking and expanding again to 50 foot as it approaches McQueen. There is a 99-foot building setback to Pad B which provides significant buffering for the benefit of the residences to the south.

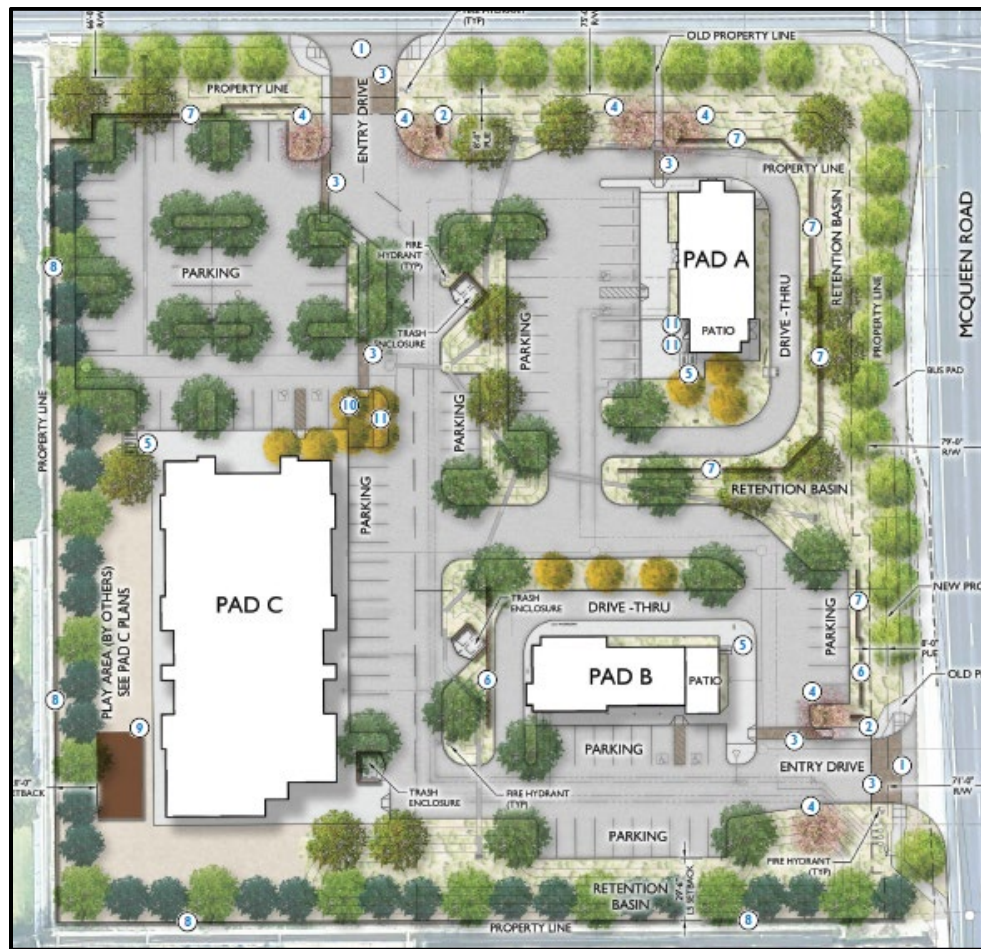
The landscape plan will incorporate arid-region, drought-tolerant trees, shrubs, cacti and ground covers, all from the City of Chandler's Approved Plant List, to provide shade, seasonal color and interesting textures, enhance positive views and screen negative views and enhance the visitor's experience at the restaurants.

An active irrigation ditch is located on the surrounding residential properties adjacent to the entire property line on the south and west, but not on the subject site. An 8-foot block wall will be built along the property line which will protect the irrigation ditch, ensure the safety of commercial patrons and provide a nice buffer for existing residents. Access to the irrigation ditch will not be affected by the wall as the ditch remains solely on the resident's properties.

We note that the City of Chandler currently owns the immediate corner of the McQueen and Pecos Road intersection. The developer is in discussions with the City to add that small parcel to this plan. In any event, the developer is willing to landscape that area and include it on the final landscape plan.

A conceptual Landscape Plan illustrating perimeter landscape intent along with the mixture of plants and materials on the site is shown in Figure 5 on the next page. We note that the Landscape Plan which will be approved by the Planning Commission will accurately align with the Site Plan shown in Figure 4 and attached to this submittal.

Figure 5 – Conceptual Landscape Plan



Hours of Operation

The development intends to accommodate the Starbucks which is a late hour business occupancy as defined under City of Chandler late night policy. Starbucks drive-throughs may be open from as early as 4:30am to as late as 10:00pm. Under the policy, a “late-night policy” exception is necessary because the drive-through will be open from 4:30am to 6:00am. Our belief is that an exception for an earlier opening is better received than an exception for staying open later.

Early morning use at the Starbucks will primarily be devoted to users who are circulating the drive-through. Therefore, a negligible amount of noise is being added because there is not significant car starting, doors closing, etc. occurring. During certain times of the year the sun has already risen during a portion of these hours which makes headlight glare less of an issue. The proposed 8-foot walls and distance of separation will eliminate the potential effects of headlight glare. With regard to traffic, users of the Starbucks are considered “pass-by” users because Starbucks is not an end destination but rather is typically used as patrons “pass-by” in route to work or other obligations. Site maintenance activities such as waste pick-up or landscaping are not anticipated to fluctuate based on a 4:30am store opening.

Given the minimal impact of Starbucks's being open from 4:30am as opposed to opening at 6:00am and the efforts to protect neighbors already in place under the development plan, we propose that the site be approved to conduct business from 4:30am to 6:00am (and continuing until closing at 10 pm) under the City late hours policy.

Signage

Signage for the property is provided through the comprehensive sign package that accompanies this submittal. All signs shall be consistent with the architectural style and colors of the main buildings.

A total of three (3) freestanding monument signs for the entire site are anticipated with monument tenant signs placed on each arterial street frontage near the main entrances and one sign featuring the generic name of the center at the arterial corner. The monument signs will be shared by the various users of the site. The design of these monument signs will match the building architecture and will be placed out of all sight visibility triangles and out of public right-of-way. In addition to the monument signs, it is anticipated that there will be wall signage on the buildings.

The drive-through menu boards will be located out of the view of any of the adjacent residential property owners and will also be constructed of the same materials and colors as the primary building they are servicing. Finally, we anticipate that there will also be smaller signage on the windows and buildings stating hours of operation, business logos and products, along with parking and directional signage.

If a daycare is developed on site then additional directional signage will be provided to mitigate the traffic flow and ensure daycare patron safety.

Neighborhood Outreach

This project, including the proposed uses, development standards, circulation plan, and other details, was presented to neighbors at a July 21, 2020 neighborhood meeting. Neighbors were given an opportunity to ask questions about the development and to voice any concerns. No major concerns were raised by neighbors and questions about traffic, building height, and treatment of the existing irrigation ditch were sufficiently answered. There is no known opposition to the case.

DEVELOPMENT STANDARD DEVIATIONS

We kindly ask for the following Site Development Waivers as part of our PDP request:

1. Chandler Zoning Code, Section 35-1902(8)(c)(2), requires each developer to construct a minimum of 12,000 sq. ft. in the first phase of any project on sites less than ten (10) acres in size. Due to the unique nature of this site, its location and the uncertainty of timing of construction, we are requesting a waiver to this requirement to allow the construction of the Starbucks building only in the first phase of development as allowed under Section 35-1902(8)(c)(3). The daycare building and other restaurant pad, along with their associated on-site improvements, driveways and landscape, will be constructed as soon as market conditions dictate.

At 3.54 acres, this site is relatively small compared to typical commercial developments and insufficient to allow a larger planned center. For example, the sites directly north of Pecos Road are approximately 12.7 and 10.7 acres respectively. The small size of the site restrains it to only having space for around three buildings. Full buildout of the site is necessary for the developer, but timing of that buildout can vary according to market demand. Developers of these smaller sites often need to develop cash flow before completing buildout of a site.

Development of the Starbucks building, along with associated open space, parking and drive aisles, will attract users to the site given its popularity and credible brand. The potential operation of a lone Starbucks building will improve the now vacant site and not create an undue amount of vacant land.

2. Chandler Zoning Code, Section 35-1902(4)(a)(2)(a), requires arterial intersections to provide a landscape setback measuring 50 feet from the right-of-way for a distance of 250 feet along both arterial streets. Due to the small size of the commercial site, anticipated right-of-way dedications, the Planning Commissions preference for the Starbucks to be moved to the arterial corner, and the limited locations where drive aisles can be placed, a waiver to this requirement is being sought to allow for a landscape setback which provides a 26'2" landscape setback along Pecos Road. This landscape setback will be continued for 223'6" parallel along Pecos Road. Along McQueen Road, the request is for a 32'11" landscape setback standard which will continue for 226'1". We note that additional landscape will be provided within the ROW which provides for an as-built condition more than 50 feet along Pecos and approximately 46 feet along McQueen. There are no site visibility conflicts and the ROW landscape ensures the intent of the setback is met.

GENERAL PLAN CONFORMANCE

The proposed development concepts are consistent with the intent of the City of Chandler General Plan. The area is designated as Neighborhood under the General Plan which allows for neighborhood commercial uses. Neighborhood commercial uses are primarily encouraged "at the intersection of major arterial roads and other strategically situated areas to serve the commercial needs of the low-density residential areas." See Chandler General Plan 2016 page 17.

In this case, the compatibility with and transition from surrounding commercial and residential properties warrants approval. As illustrated in the surrounding uses table, the site is a bypassed parcel located between land uses which vary from single-family residence to Community Commercial (C-2). Additionally, the projects generous building setbacks and attention to appropriate transitions, including the use of landscaping, merit approval.

The proposed development is highlighted by its achievement of the following Community Placemaking Policies in the General Plan:

Land Use and Development (Section 1.1.1.a) Emphasize developing a balance of land uses that support community building and a healthy lifestyle while ensuring a positive overall community benefit.

As stated above, neighborhood commercial is encouraged at the intersections of major arterial roads and areas where the low-density residential uses need commercial uses. The major arterial intersections within 1 mile of the site do not have commercial uses. Therefore, providing additional commercial uses on this corner will contribute to providing needed services to residences in the area and will be appropriately grouped together.

Land Use and Development (1.1.1.f) Encourage compatible infill projects.

The site could be considered infill because it is surrounded by development on three sides which has existed for at least 15 years. The site has lain vacant for these years while surrounding parcels have developed.

Design and Aesthetics (1.1.3.f) Continue to promote excellence in building and site design.

The quality of elevations is illustrated with the Starbucks renderings provided. The Starbucks brand requires high-quality architecture which utilizes various materials in a visually attractive way. The site design is intuitive and promotes effective traffic flow and access to site offerings.

Building a World-Class Economy (1.5.b) Continue to optimally use remaining vacant land to ensure the highest and best use for economic opportunities.

This proposal is the highest and best use for the land because it presents a financially feasible development that promotes practical development of the land, and much better than what could be developed using the AG-1 development standards.

Building a World-Class Economy (1.5.h) Continue to encourage and facilitate the redevelopment or reuse of vacant or deteriorating commercial properties.

This long vacant parcel is now ready for commercial development. Market demand justifies utilization of the parcel.

PAD REZONING ANALYSIS

This development meets the intent, objectives, and general requirements of the PAD designation based on its innovative site planning, usable open space, fulfillment of General Plan policies, and maintenance of reasonable quality of living standards.

Adjacent to the site and within the immediate surrounding area, there are various commercial developments with zoning congruent with this proposal. The proposed development will integrate into the surrounding area and enhance growth patterns in this area while maintaining appropriate transitions to existing residential development.



CONCLUSION

In summation, the development team has worked to provide a high-quality comprehensive development plan for this bypassed parcel. The ultimate development of this site will provide an excellent opportunity to offer much needed neighborhood facilities and provide a visually appealing project on this corner that has remained vacant for decades.

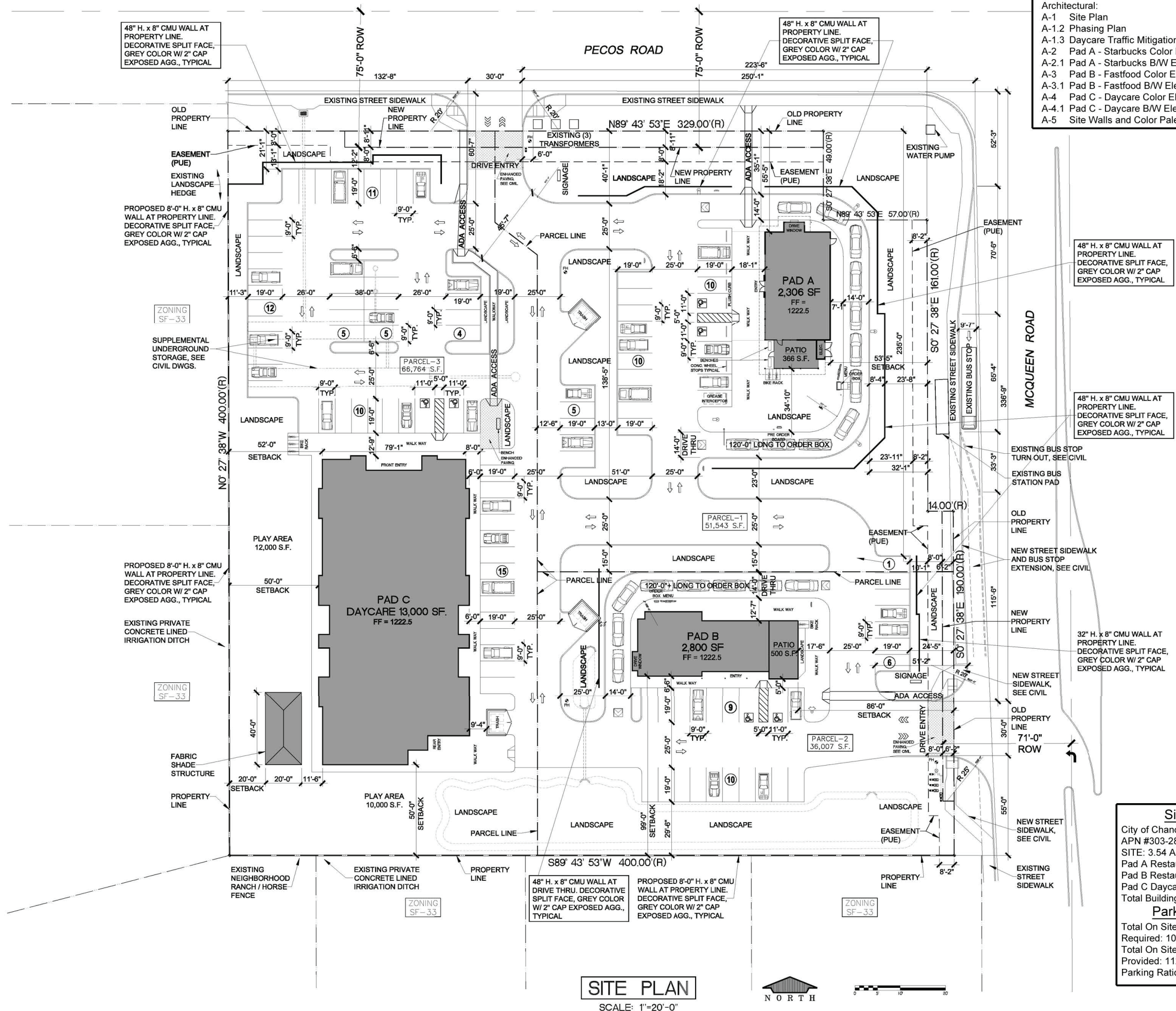
2. Aerial Map



Map



3. Conceptual Site Plan



Drawing Index	
Architectural:	
A-1	Site Plan
A-1.2	Phasing Plan
A-1.3	Daycare Traffic Mitigation
A-2	Pad A - Starbucks Color Elevations
A-2.1	Pad A - Starbucks B/W Elevations / Plan
A-3	Pad B - Fastfood Color Elevations
A-3.1	Pad B - Fastfood B/W Elevations / Plan
A-4	Pad C - Daycare Color Elevations
A-4.1	Pad C - Daycare B/W Elevations / Plan
A-5	Site Walls and Color Palette

NEW BUILDINGS for
PECOS AND MCQUEEN RETAIL
at
PECOS ROAD and MCQUEEN ROAD (SOUTHWEST CORNER LOT)
CHANDLER, ARIZONA 85225

RS SHERMAN ARCHITECTURE
a professional corporation
2804 GOLDFIELD DRIVE
Las Vegas, Nevada 89134
(702) 321-4383



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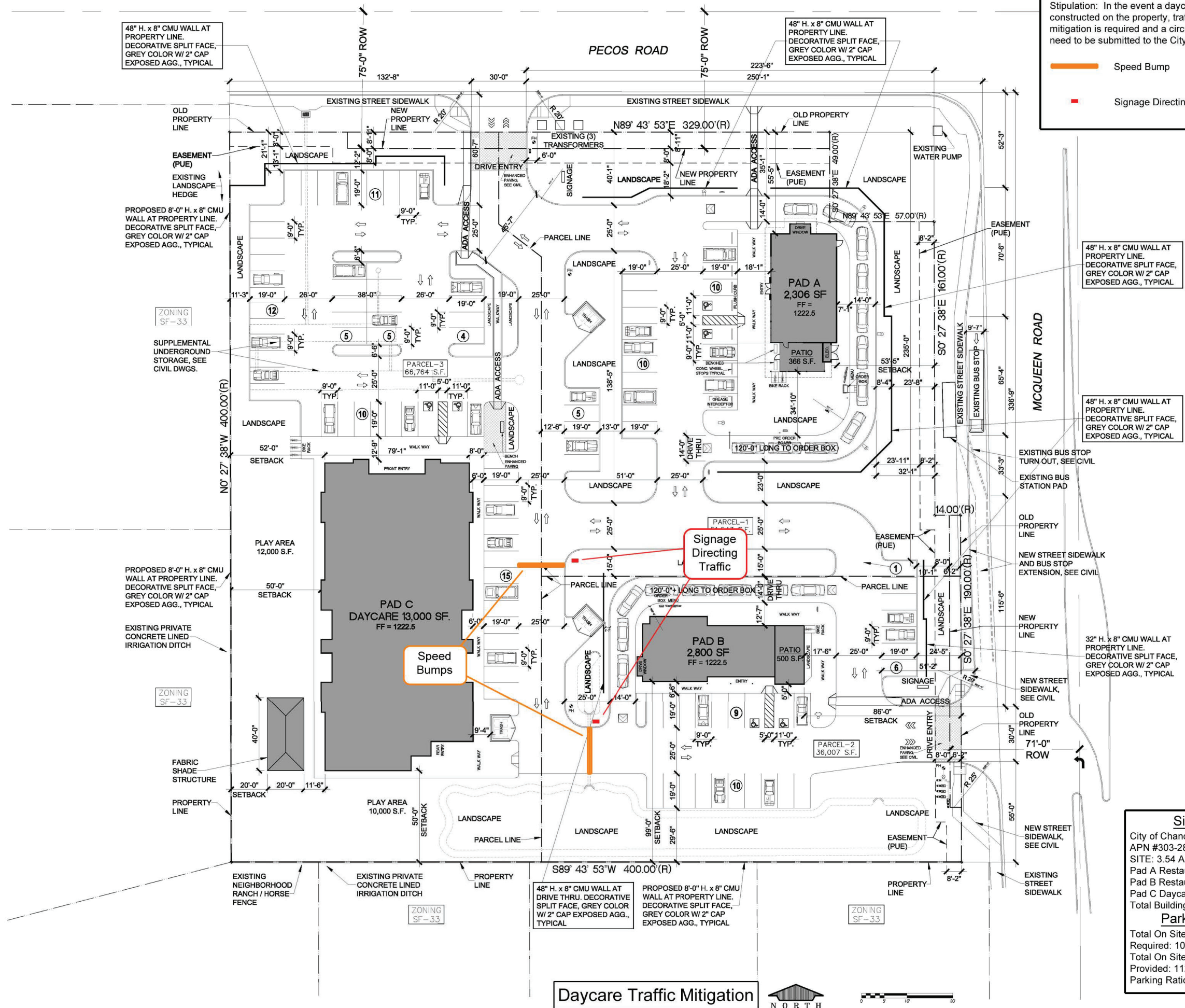
Site Data	
City of Chandler	
APN #303-28-252C	
SITE: 3.54 Acres (154,268 SF)	
Pad A Restaurant:	2,306 SF
Pad B Restaurant:	2,800 SF
Pad C Daycare:	13,000 SF
Total Buildings (3):	18,106 SF
Parking Data	
Total On Site Parking Required: 101 Cars	
Total On Site Parking Provided: 112 Cars	
Parking Ratio 6.18 Per 1,000 SF	

SITE PLAN
SCALE: 1"=20'-0"



4. Conceptual Phasing Plan

5. Conceptual Daycare Mitigation Measures



Daycare Traffic Mitigation

Stipulation: In the event a daycare use is constructed on the property, traffic calming mitigation is required and a circulation plan will need to be submitted to the City of Chandler.

Speed Bump

Signage Directing Traffic

NEW BUILDINGS for
PECOS AND McQUEEN RETAIL
at
PECOS ROAD and McQUEEN ROAD (SOUTHWEST CORNER LOT)
CHANDLER, ARIZONA 85225

RS SHERMAN ARCHITECTURE
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Site Data

City of Chandler
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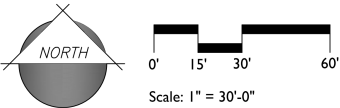
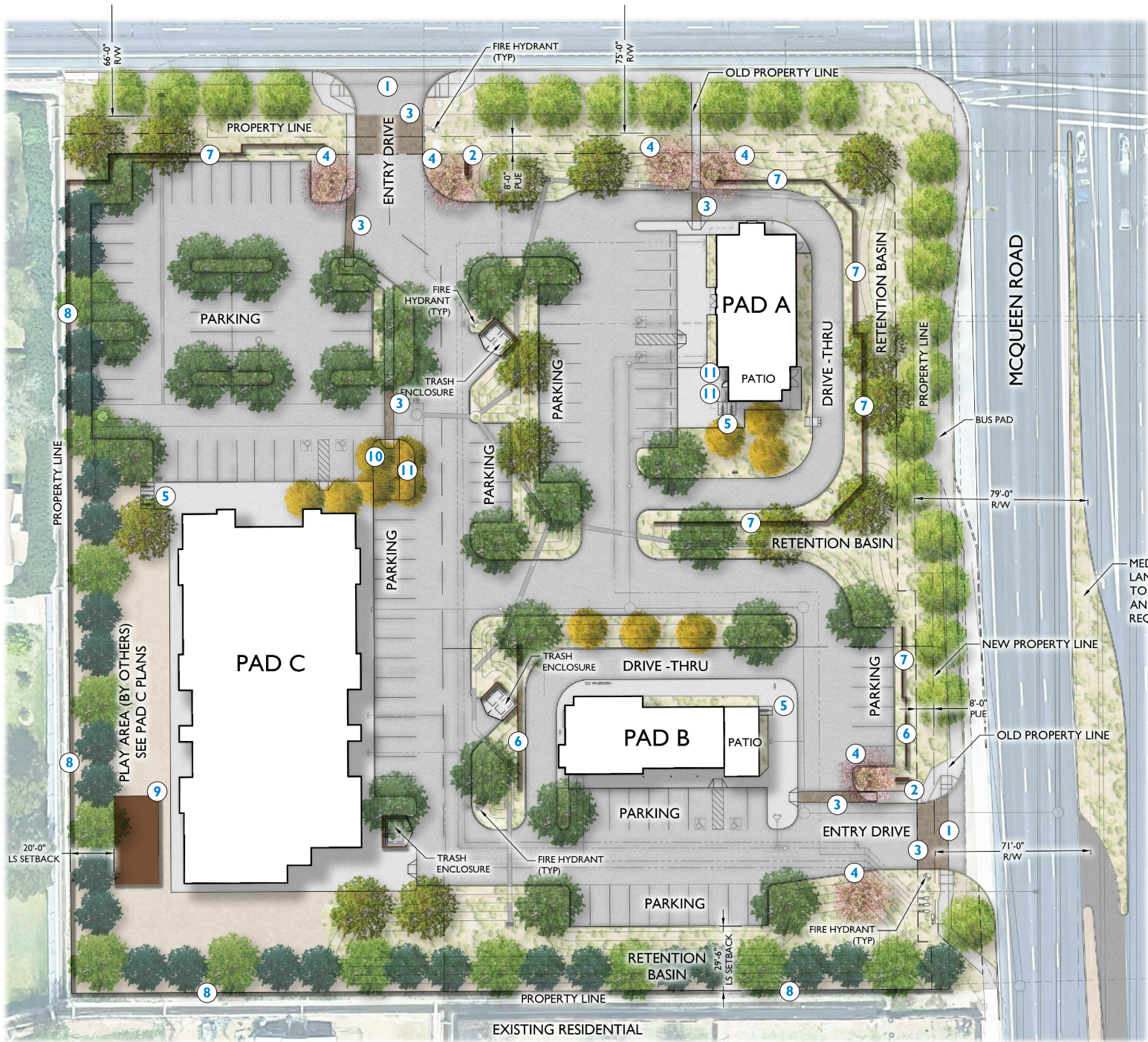
Daycare Traffic Mitigation

SCALE: 1"=20'-0"

NORTH

0 5 10 20

6. Conceptual Landscape Plan



KEYNOTES

- 1 ENTRY DRIVE
- 2 MONUMENT SIGNAGE, SEE ARCHITECTURE PLANS
- 3 DECORATIVE VEHICULAR PAVING (INTEGRAL COLOR CONCRETE)
- 4 ENTRY ACCENT PLANTING
- 5 BIKE RACK
- 6 32" IN HEIGHT CMU PARKING SCREEN WALL, SEE ARCHITECTURE PLANS
- 7 4' IN HEIGHT CMU PARKING SCREEN WALL, SEE ARCHITECTURE PLANS
- 8 8' IN HEIGHT CMU WALL AT PROPERTY LINE, SEE ARCHITECTURE PLANS
- 9 FABRIC SHADE STRUCTURE, SEE ARCHITECTURE PLANS
- 10 DECORATIVE PAVING, SEE ARCHITECTURE PLANS
- 11 LANDSCAPE BENCH, SEE ARCHITECTURE PLANS

PLANT LEGEND

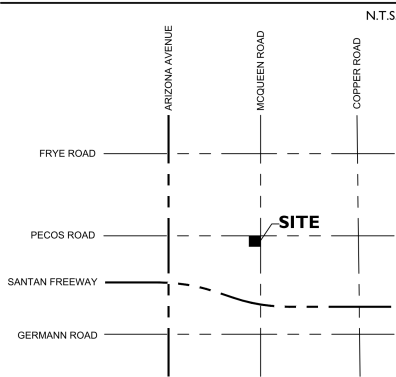
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	Acacia farnesiana	Sweet Acacia	24" Box	14
	Acacia salicina	Willow Acacia	24" Box	25
	Caesalpinia cacalaco 'Smoothie'	Thornless Cascalote	24" Box	12
	Chilopsis linearis	Desert Willow	24" Box	6
	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde	24" Box	23
	Parkinsonia Praecox	Palo Brea	24" Box	12
	Prosopis hybrid 'Phoenix'	Thornless Mesquite	24" Box	26

SHRUBS/ACCENTS	COMMON NAME	SIZE
	Agave desmettiana	Smooth Agave
	Dasyliroon wheeleri	Desert Spoon
	Hesperaloe parviflora 'Brakelights'	'Brakelights' Red Yucca
	Justicia californica	Chuparosa
	Larrea tridentata	Creosote Bush
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage
	Muhlenbergia lindheimeri	'Autumn Glow' Muhly
	Opuntia violacea 'Santa Rita'	Purple Prickly Pear
	Ruellia peninsularis	Desert Ruellia
	Senna artemisioides	Feathery Cassia
	Simmondsia chinensis 'Vista'	Compact Jojoba
	Sphaeralcea ambigua	Globe Mallow

GROUNDCOVERS	COMMON NAME	SIZE
	Eremophila prostrata 'Outback Sunrise'	Outback Sunrise
	Lantana montevidensis	Trailing Purple Lantana
	Lantana x 'New Gold'	New Gold Lantana

MATERIAL LEGEND	QTY
Planting with Decomposed Granite	DG: 1/2" Size - 2" Depth Color: Apache Brown 60,710 S.F.

VICINITY MAP



LANDSCAPE CALCULATIONS:

GROSS AREA:	167,495 S.F. (3.9 AC)
OFF-SITE LANDSCAPE AREA:	13,272 S.F.
NET SITE AREA:	154,268 S.F. (3.54 AC)
ONSITE LANDSCAPE AREA:	47,638 SF
SITE LANDSCAPE COVERAGE:	30%
TOTAL LANDSCAPE AREA:	60,710 SF

PLANT DATA:

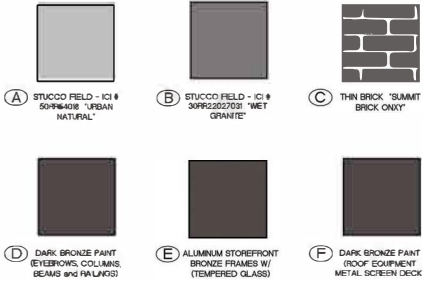
STREET RIGHT OF WAY:	REQUIRED	PROVIDED
E. PECOS RD (313 LF) 1 TREE PER 30 LF	11 TREES	11 TREES
S. MCQUEEN (342 LF) 1 TREE PER 30 LF	12 TREES	12 TREES
LANDSCAPE BUFFER:		
LANDSCAPE BUFFER (800 LF) 1 EVERGREEN TREE PER 20 LF	40 TREES	40 TREES
PARKING AREAS:		
9' x 19' PARKING ISLANDS (22 EACH) 1 TREE PER ISLAND	22 TREES	22 TREES



7. Conceptual Building Elevations and Floor Plans

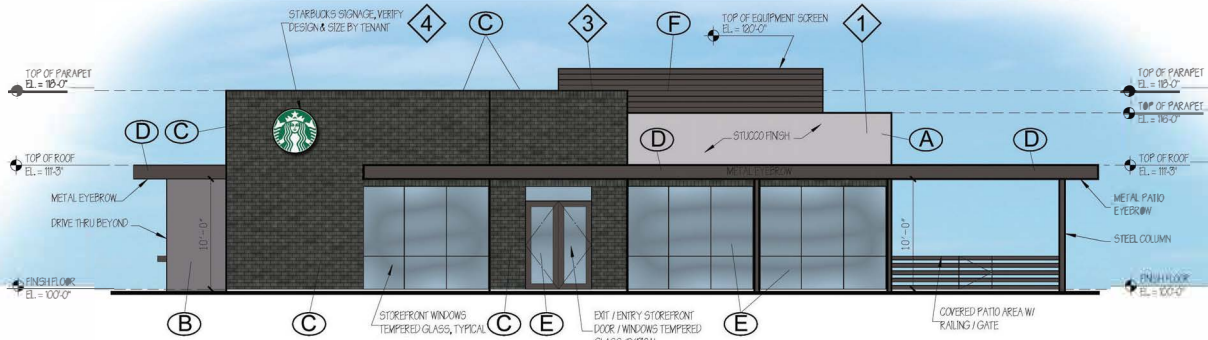
EXTERIOR COLORS SCHEDULE

PAD A (STARBUCKS):



EXTERIOR KEYNOTES

- 1 STUCCO, SAND FINISH
- 2 REVEAL JOINT, 1 1/2" WIDE, EXTRUDED ALUM. FRY REGLET DCS 50-150, DARK BRONZE ALUM. FINISH
- 3 FLASHING, 24 GA, PAINT TO MATCH WALL
- 4 SIGNAGE BY TENANT



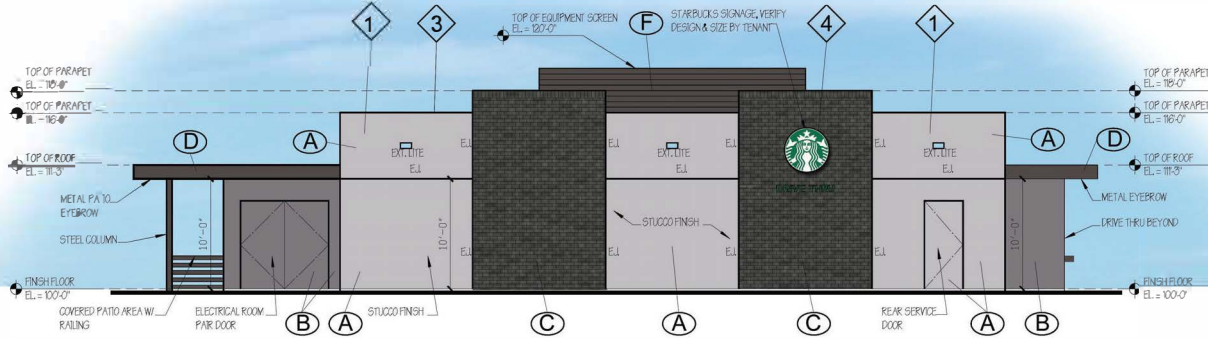
WEST ELEVATION

1/8"=1'-0"



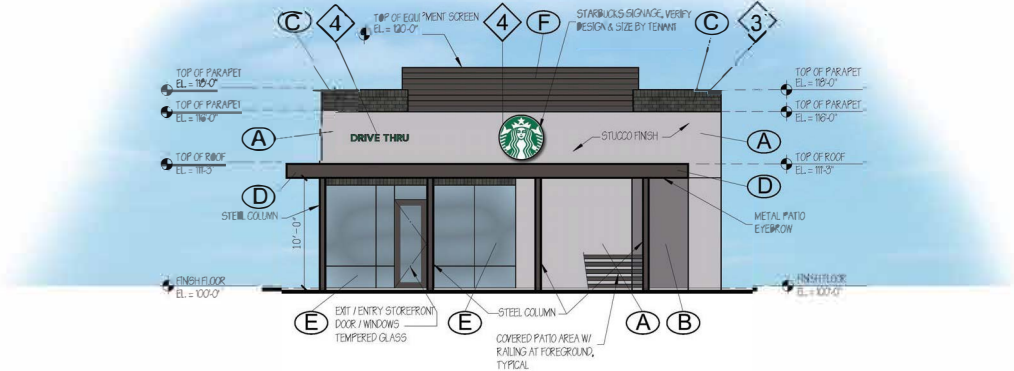
NORTH ELEVATION

1/8"=1'-0"



EAST ELEVATION

1/8"=1'-0"



SOUTH ELEVATION

1/8"=1'-0"



NEW BUILDINGS
for
PECOS AND MCQUEEN RETAIL
at
PECOS RD AD and McQUEEN ROAD (SOUTHWEST CORNER LOT)
CHANDLER, ARIZONA 85225

RS SHERMAN
ARCHITECTURE
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REVISIONS

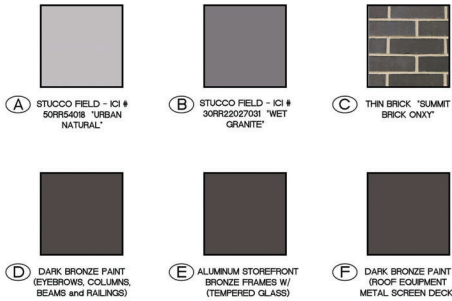
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EXTERIOR COLORS SCHEDULE

PAD B (FASTFOOD):



EXTERIOR KEYNOTES

- 1 STUCCO, SAND FINISH
- 2 REVEAL JOINT, 1-1/2" WIDE, EXTRUDED ALUM. FRY REGLET DCS 50-150, DARK BRONZE ALUM. FINISH.
- 3 FLASHING, 24 GA., PAINT TO MATCH WALL
- 4 SIGNAGE BY TENANT



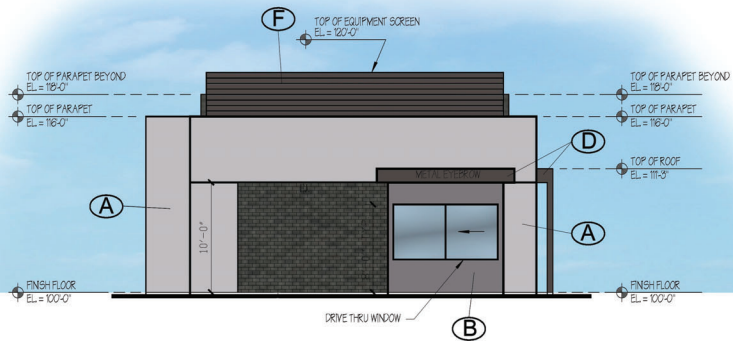
NORTH ELEVATION

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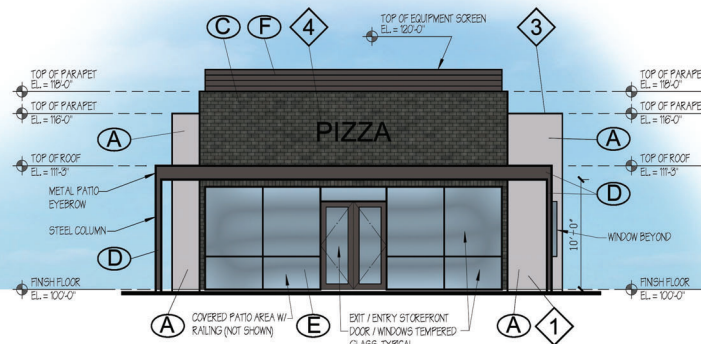
SOUTH ELEVATION

1/8"=1'-0"



WEST ELEVATION

1/8"=1'-0"



EAST ELEVATION

1/8"=1'-0"



NEW BUILDINGS
for
PECOS AND MCQUEEN RETAIL
at
PECOS ROAD and McQUEEN ROAD (SOUTHWEST CORNER LOT)
CHANDLER, ARIZONA 85225

RS SHERMAN
ARCHITECTURE
a professional corporation
2804 GOLFSIDE DRIVE
Las Vegas, Nevada 89134
(702) 321-4383



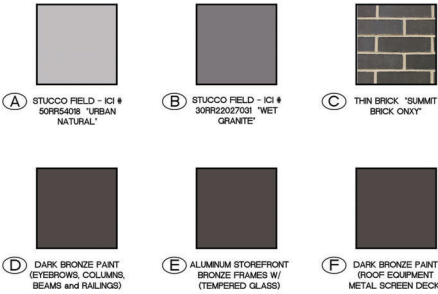
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Job No: —
Date: 12-9-20
Scale: 1/8"=1'-0"
Drawn: GS
Checked:

Sheet No.
A-3

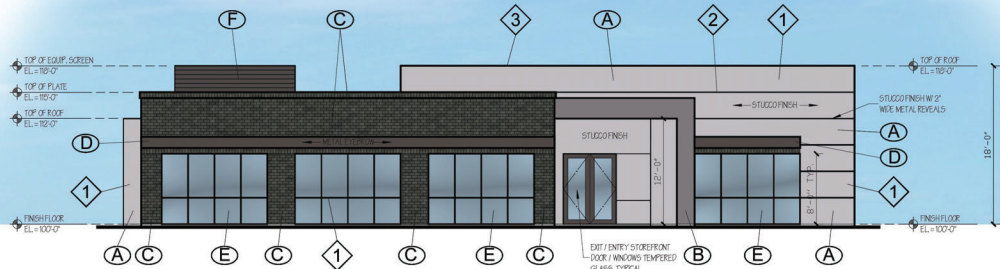
EXTERIOR COLORS SCHEDULE

PAD C (DAYCARE):



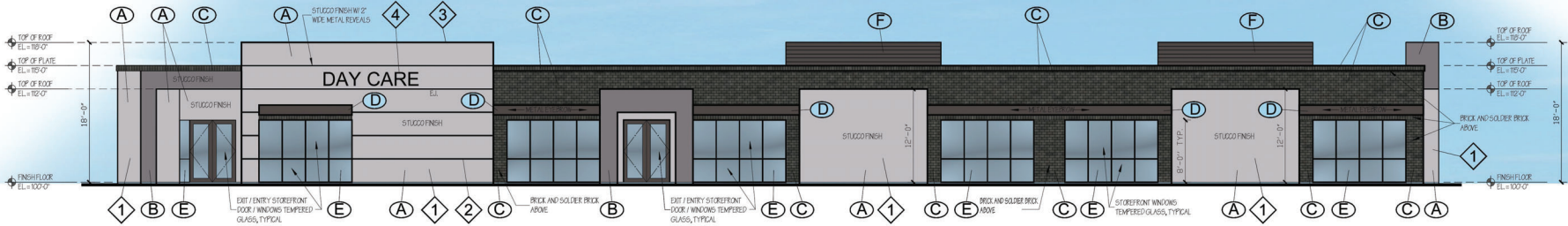
EXTERIOR KEYNOTES

- 1 STUCCO, SAND FINISH
- 2 REVEAL JOINT, 1-1/2" WIDE, EXTRUDED ALUM. PLY REGLET DCS: 50-150, DARK BRONZE ALUM. FINISH.
- 3 FLASHING, 24 GA., PAINT TO MATCH WALL
- 4 SIGNAGE BY TENANT



SOUTH ELEVATION

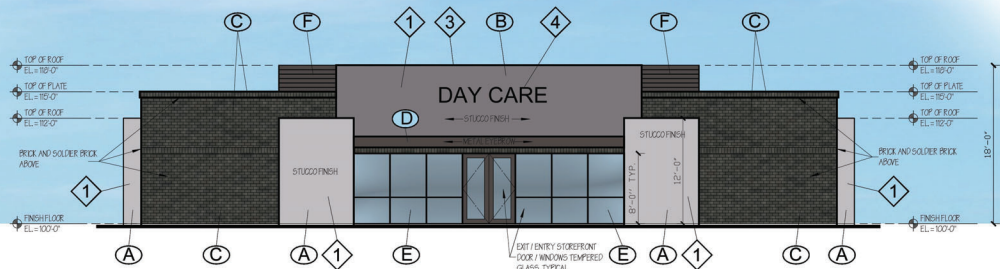
1"=10'-0"



EAST ELEVATION

WEST ELEVATION SIMILIAR

1"=10'-0"



NORTH ELEVATION

1"=10'-0"



NEW BUILDINGS
for
PECOS AND MCQUEEN RETAIL
at
PECOS ROAD and MCQUEEN ROAD (SOUTHWEST CORNER LOT)
CHANDLER, ARIZONA 85225

**RS SHERMAN
ARCHITECTURE**
a professional corporation
2804 GOLFSIDE DRIVE
Las Vegas, Nevada 89134
(702) 321-4383



REVISIONS	
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File Name: CHANDLER SITE
Job No: -
Date: 12-9-20
Scale: 1"=10'-0"
Drawn: GS
Checked:

Sheet No.
A-4

EXTERIOR COLORS SCHEDULE

PAD A (STARBUCKS):

A

STUCCO FIELD - ICI # 50RR54018 "URBAN NATURAL"

B

STUCCO FIELD - ICI # 30RR22027031 "WET GRANITE"

C

THIN BRICK "SUMMIT BRICK ONLY"

D

DARK BRONZE PAINT (EYEBROWS, COLUMNS, BEAMS & RAILINGS)

E

ALUMINUM STOREFRONT BRONZE FRAMES W/ (TEMPERED GLASS)

F

DARK BRONZE PAINT (ROOF EQUIPMENT METAL SCREEN DECK)

EXTERIOR KEYNOTES

1

STUCCO, SAND FINISH

2

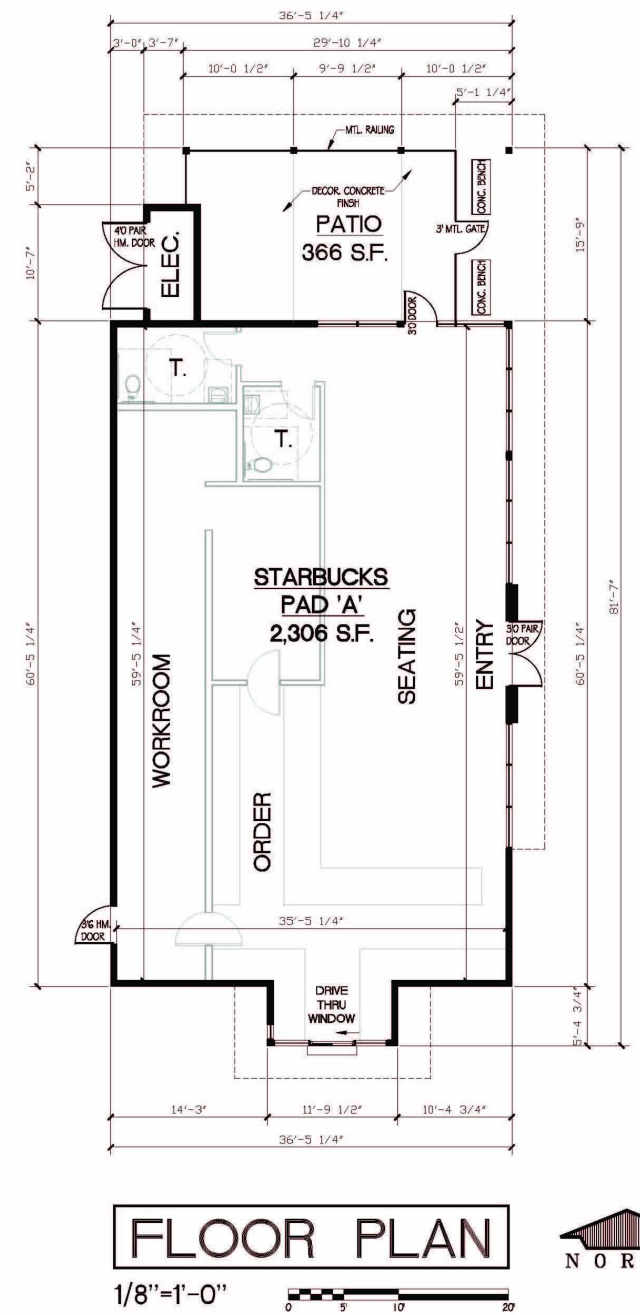
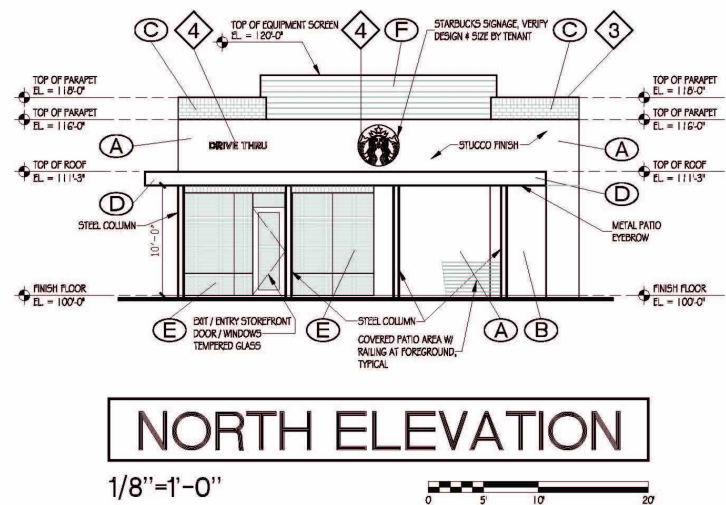
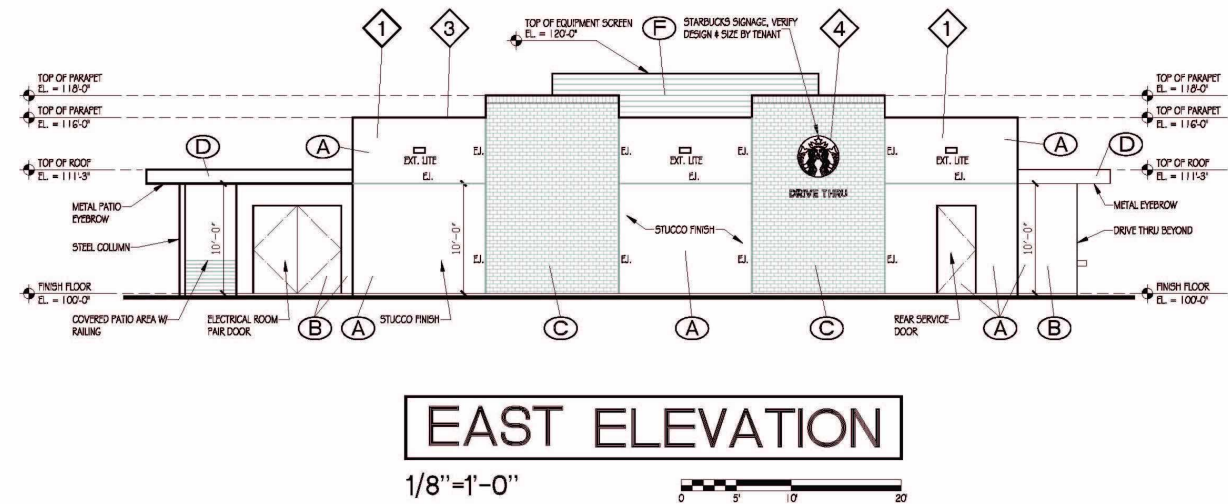
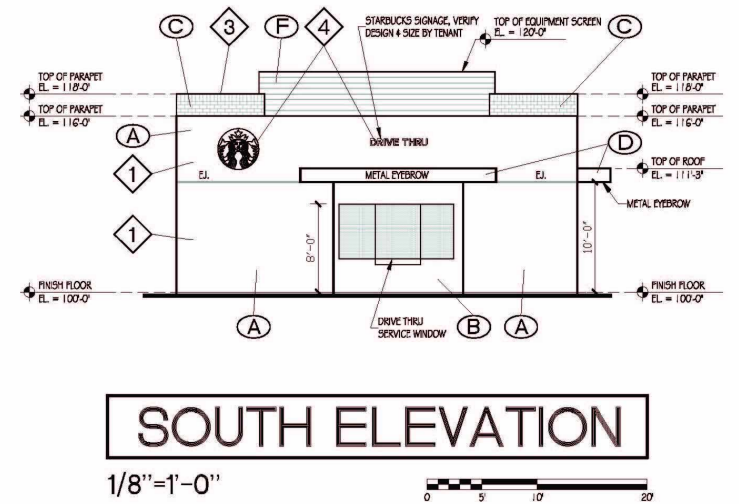
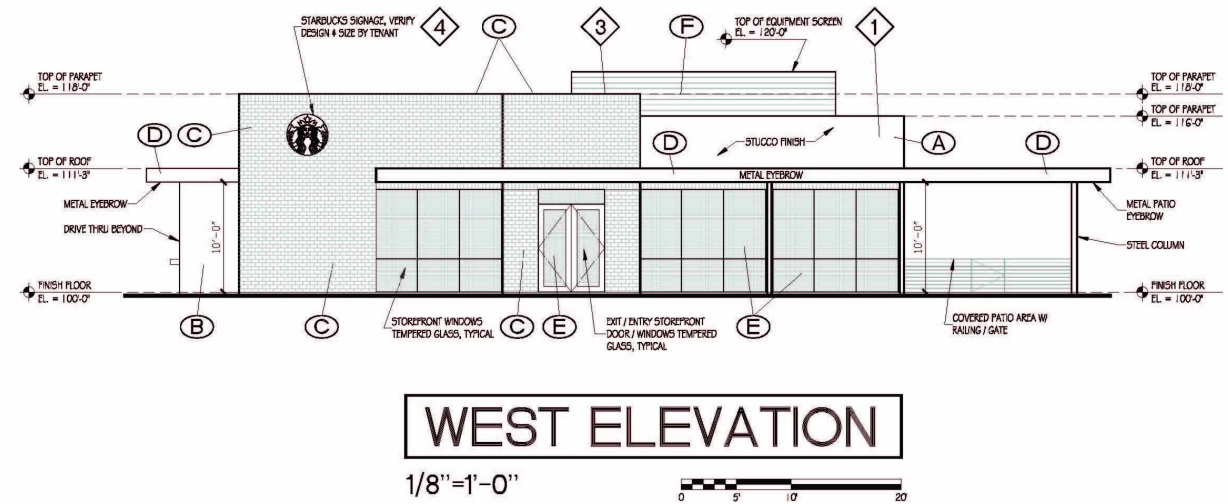
REVEAL JOINT, 1-1/2" WIDE, EXTRUDED ALUM. FRY REGLET DCS 50-150, DARK BRONZE ALUM. FINISH.

3

FLASHING, 24 GA., PAINT TO MATCH WALL

4

SIGNAGE BY TENANT



NEW BUILDINGS for

PECOS AND McQUEEN RETAIL

at

PECOS ROAD and McQUEEN ROAD (SOUTHWEST CORNER LOT)

CHANDLER, ARIZONA 85225

RS SHERMAN

ARCHITECTURE

a professional corporation

2804 GOLFSIDE DRIVE

Las Vegas, Nevada 89134

(702) 921-4383

REGISTERED ARCHITECT

1908

ROBERT S. SHERMAN

Date Signed

ARIZONA

REVISIONS

1

2

3

File Name: CHANDLER SIT

Job No: -

Date: 12-9-20

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

Drawn: GS

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Sheet No.

A-2.1

EXTERIOR COLORS SCHEDULE

PAD B (FASTFOOD):

A

STUCCO FIELD - ICI # 50RR54018 "URBAN NATURAL"

B

STUCCO FIELD - ICI # 30RR22027031 "WET GRANITE"

C

THIN BRICK "SUMMIT BRICK ONLY"

D

DARK BRONZE PAINT (EYEBROWS, COLUMNS, BEAMS & RAILINGS)

E

ALUMINUM STOREFRONT BRONZE FRAMES W/ (TEMPERED GLASS)

F

DARK BRONZE PAINT (ROOF EQUIPMENT METAL SCREEN DECK)

EXTERIOR KEYNOTES

1

STUCCO, SAND FINISH

2

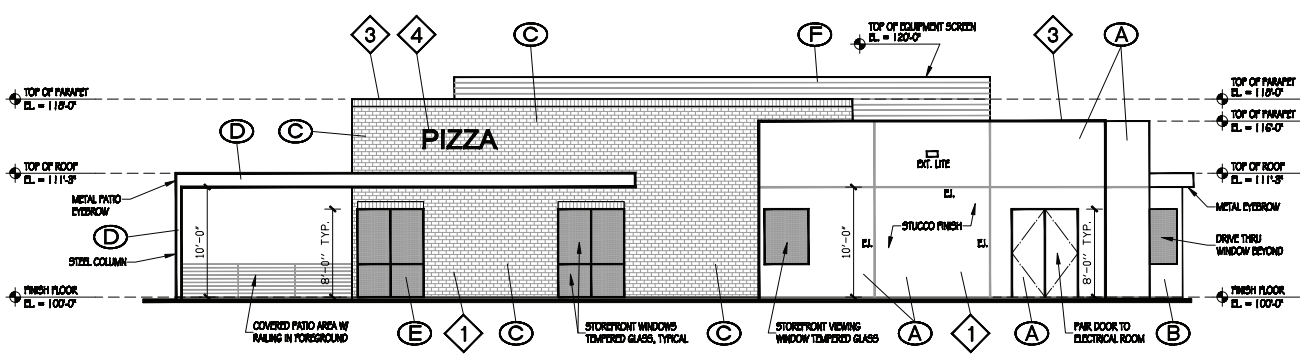
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3

FLASHING, 24 GA., PAINT TO MATCH WALL

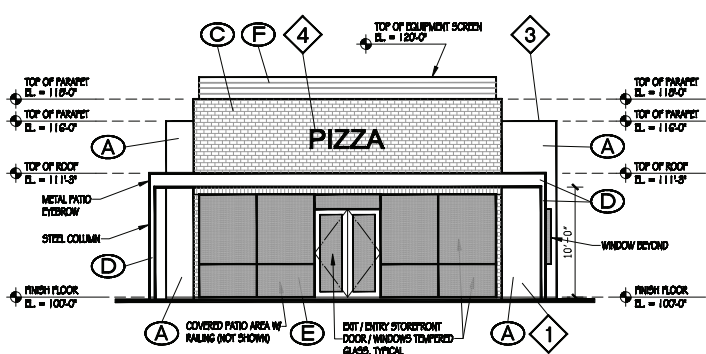
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SIGNAGE BY TENANT



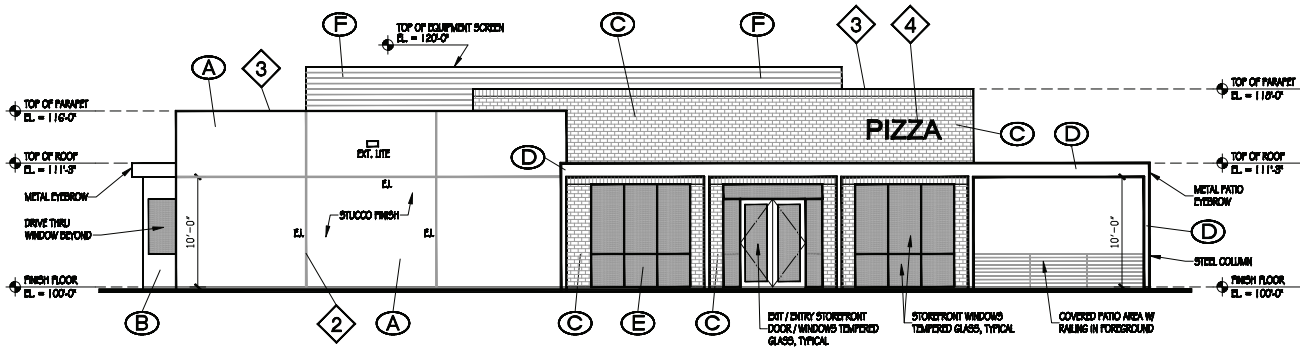
NORTH ELEVATION

1/8"=1'-0"



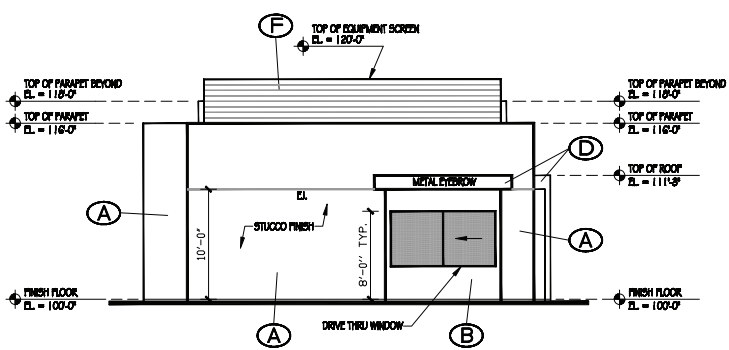
EAST ELEVATION

1/8"=1'-0"



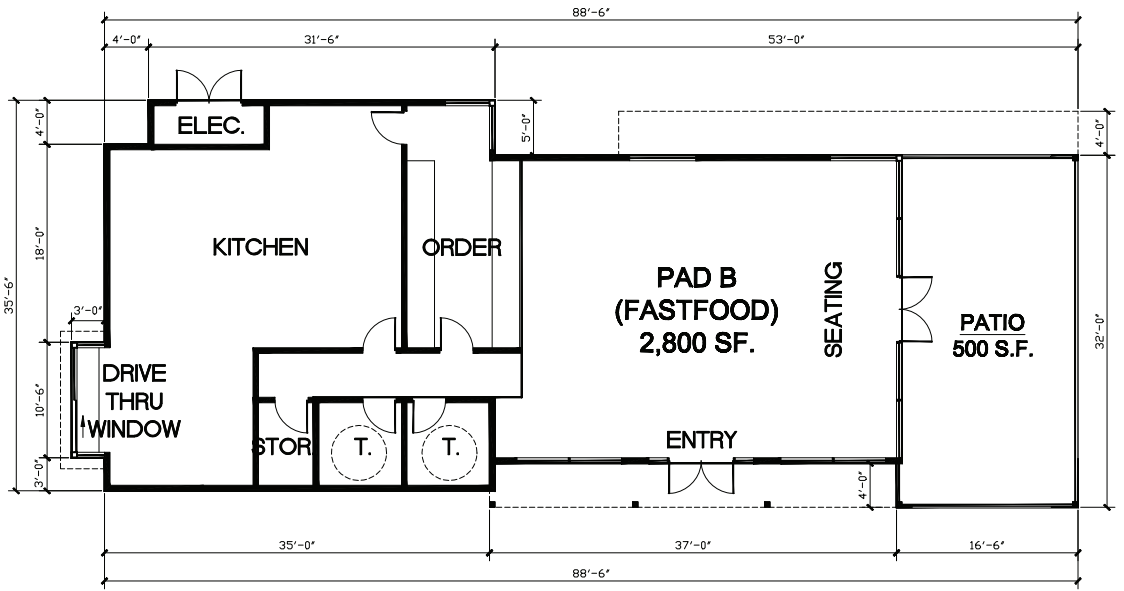
SOUTH ELEVATION

1/8"=1'-0"



WEST ELEVATION

1/8"=1'-0"



FLOOR PLAN

1/8"=1'-0"



NEW BUILDINGS for
PECOS AND MCQUEEN RETAIL
at
PECOS ROAD and McQUEEN ROAD (SOUTHWEST CORNER LOT)
CHANDLER, ARIZONA 85225

RS SHERMAN
ARCHITECTURE
a professional corporation

2804 GOLFSIDE DRIVE
Las Vegas, Nevada 89134
(702) 921-4385



REVISIONS		
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File Name: CHANDLER SIT
Job No: -
Date: 12-9-20
Scale: 1/8"=1'-0"
Drawn: GS
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EXTERIOR COLORS SCHEDULE

PAD C (DAYCARE):

A

STUCCO FIELD - ICI # 50RR54018 "URBAN NATURAL"

B

STUCCO FIELD - ICI # 30RR22027031 "WET GRANITE"

C

THIN BRICK "SUMMIT BRICK ONLY"

D

DARK BRONZE PAINT (EYEBROWS, COLUMNS, BEAMS & RAILINGS)

E

ALUMINUM STOREFRONT BRONZE FRAMES W/
(TEMPERED GLASS)

F

DARK BRONZE PAINT (ROOF EQUIPMENT METAL SCREEN DECK)

EXTERIOR KEYNOTES

1

STUCCO, SAND FINISH

2

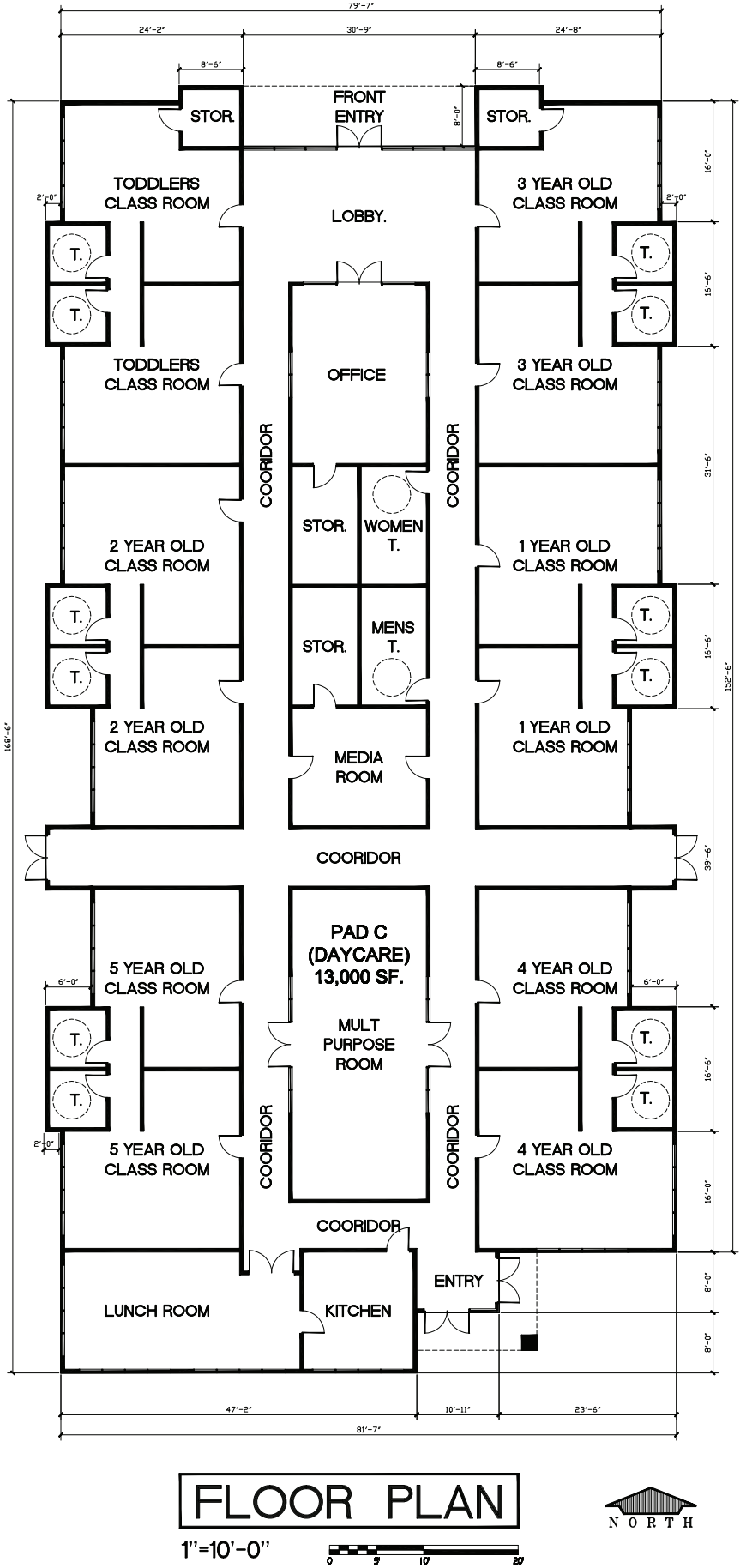
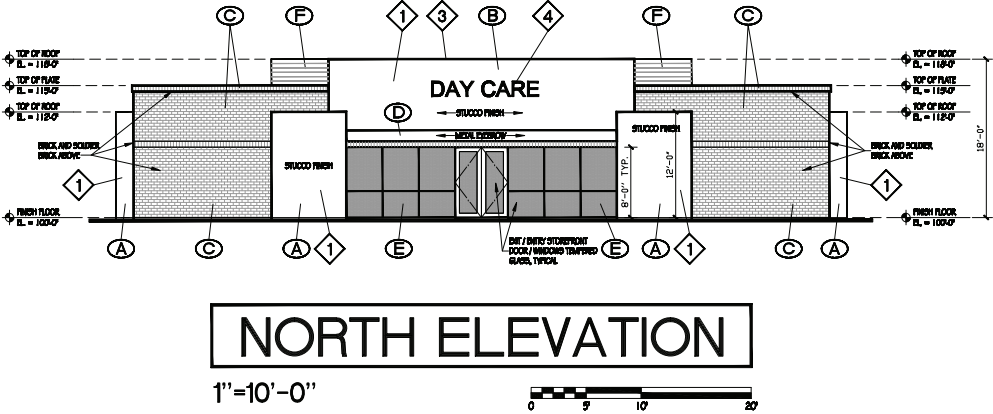
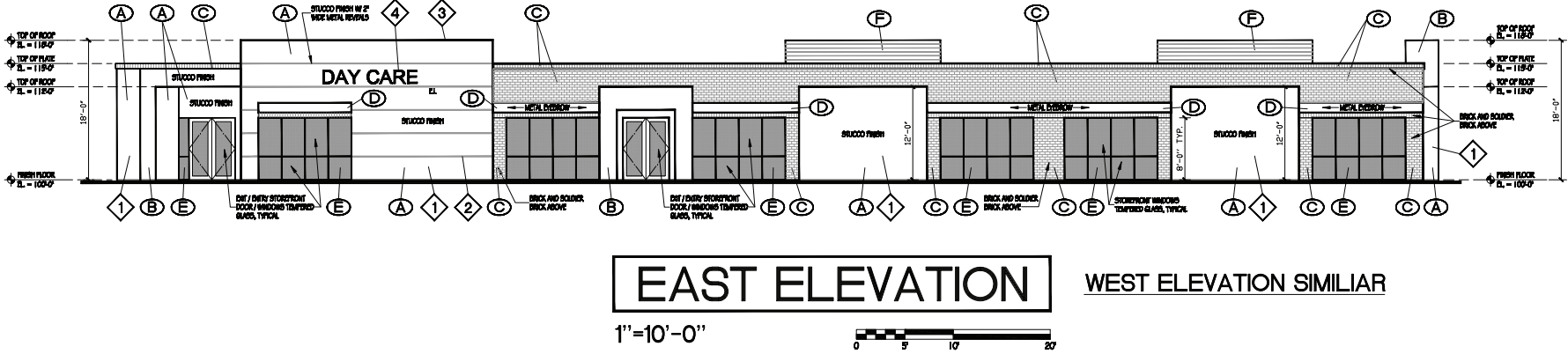
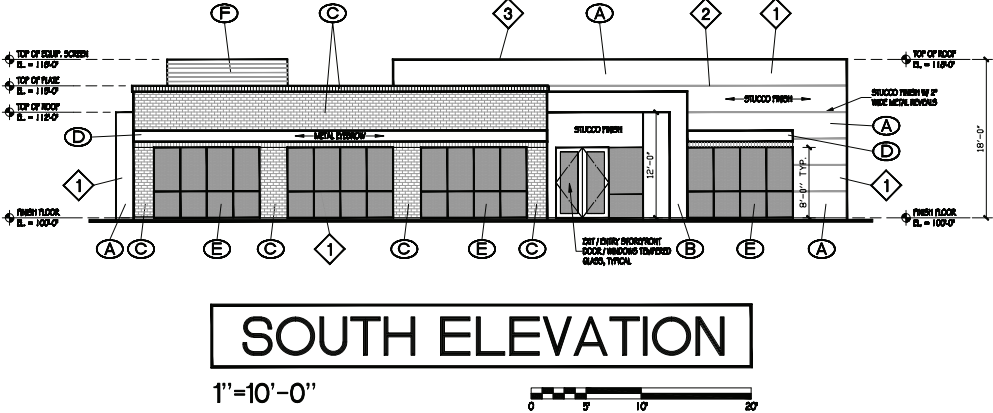
REVEAL JOINT, 1-1/2" WIDE, EXTRUDED ALUM.
FRY REGLET DCS 50-150, DARK BRONZE ALUM. FINISH.

3

FLASHING, 24 GA., PAINT TO MATCH WALL

4

SIGNAGE BY TENANT



NEW BUILDINGS
for

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at

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CHANDLER, ARIZONA 85225

RS SHERMAN
ARCHITECTURE

a professional corporation

2804 GOLDFIELD DRIVE
Las Vegas, Nevada 89134
(702) 921-4385

REGISTERED ARCHITECT
19088
ROBERT S.
SHERMAN
Date Expiration
ARIZONA

REVISIONS

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File Name: CHANDLER SIT

Job No: -

Date: 12-9-20

Scale: 1"=10'-0"

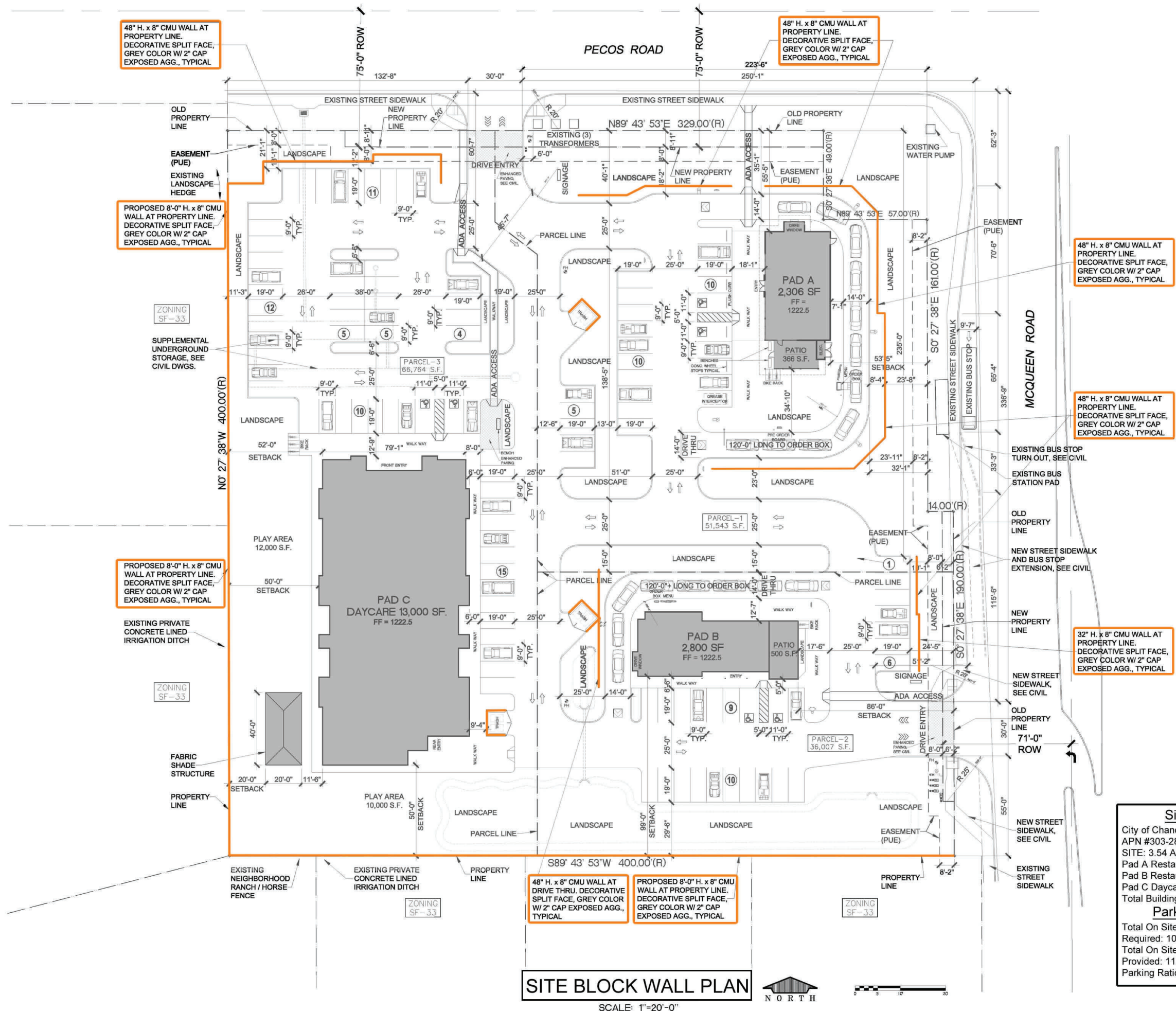
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A-4.1

8. Wall Elevations and Site Details



SITE BLOCK WALL PLAN
SCALE: 1"=20'-0"

Site Data	
City of Chandler	
APN #303-28-252C	
SITE: 3.54 Acres (154,268 SF)	
Pad A Restaurant:	2,306 SF
Pad B Restaurant:	2,800 SF
Pad C Daycare:	13,000 SF
Total Buildings (3):	18,106 SF
Parking Data	
Total On Site Parking	
Required: 101 Cars	
Total On Site Parking	
Provided: 112 Cars	
Parking Ratio 6.18 Per 1,000 SF	

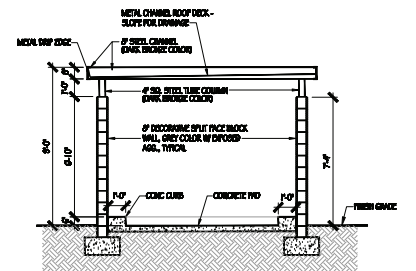
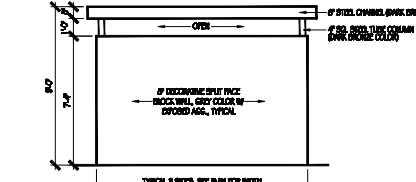
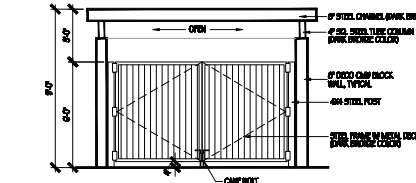
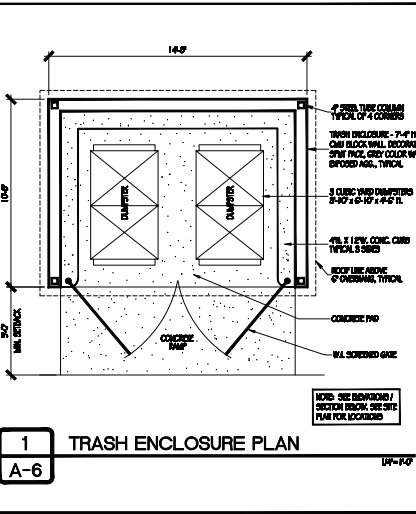
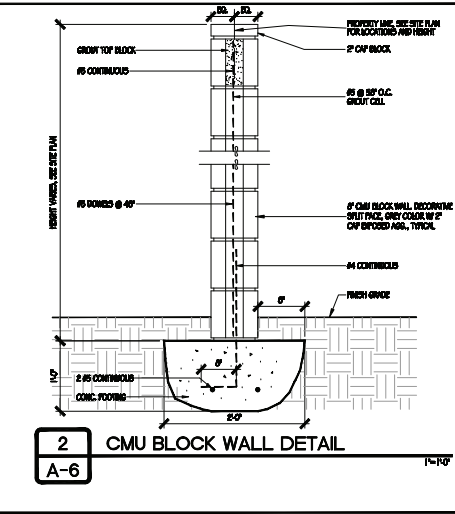
NEW BUILDINGS for
PECOS AND MCQUEEN RETAIL
at
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CHANDLER, ARIZONA 85225

RS SHERMAN ARCHITECTURE
a professional corporation
2804 GOLFSIDE DRIVE
Las Vegas, Nevada 89134
(702) 321-4383



REVISIONS	
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File Name: CHANDLER 5
Job No: -
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Scale: 1"=20'-0"
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3 TRASH ENCLOSURE ELEV. / SECTION
A-6

NEW BUILDINGS for
PECOS AND McQUEEN RETAIL
at
PECOS ROAD and McQUEEN ROAD (SOUTHWEST CORNER LOT)
CHANDLER, ARIZONA 85225

RS SHERMAN ARCHITECTURE
a professional corporation
2804 GOLDFIELD DRIVE
Las Vegas, Nevada 89104
(702) 321-4383

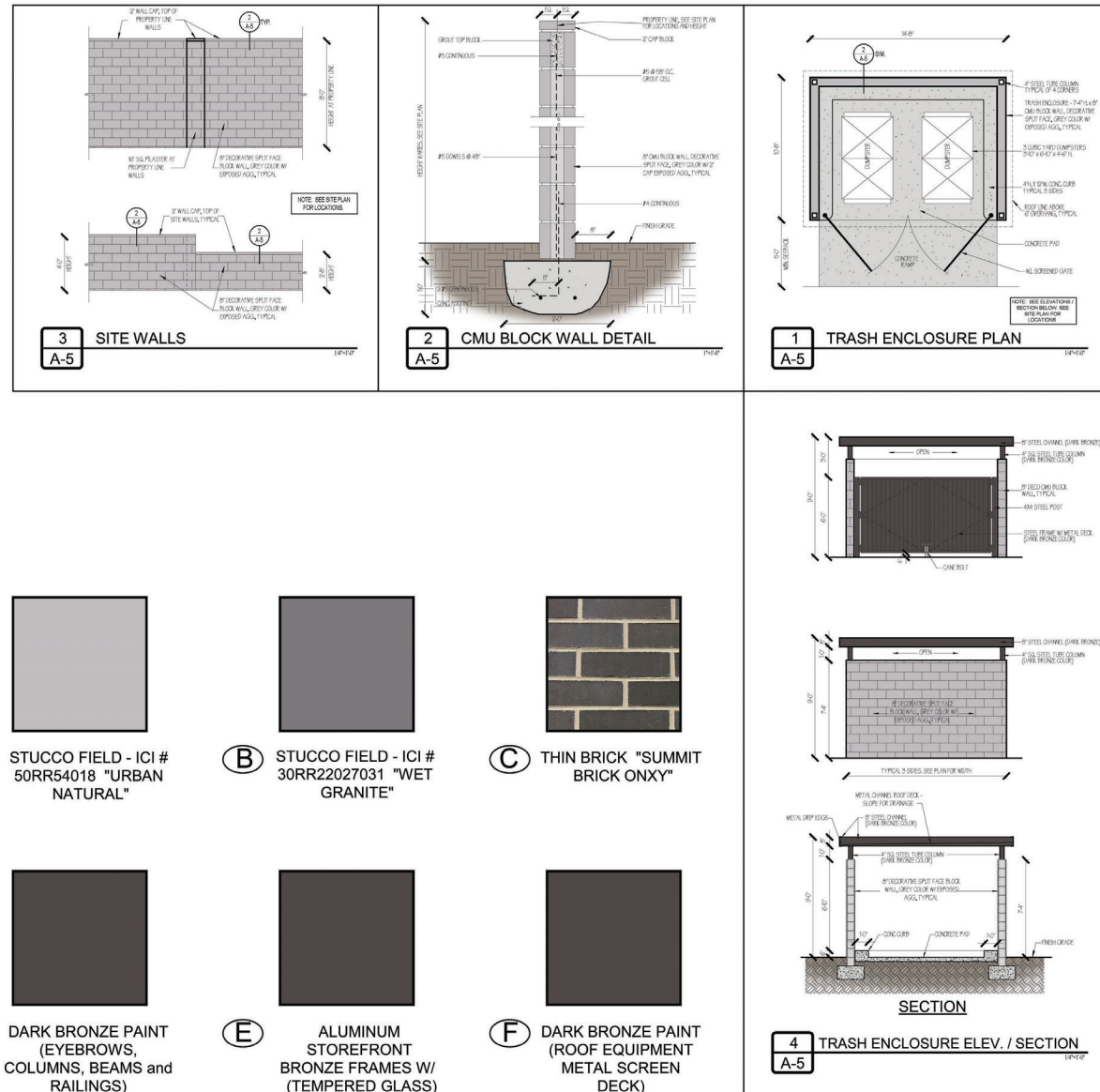


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Job No: -
Date: 10-27-20
Scale: 1/4"=1'-0"
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Sheet No.
A-6

9. Color and Materials Palette



- A** STUCCO FIELD - ICI # 50RR54018 "URBAN NATURAL"
- B** STUCCO FIELD - ICI # 30RR22027031 "WET GRANITE"
- C** THIN BRICK "SUMMIT BRICK ONXY"
- D** DARK BRONZE PAINT (EYEBROWS, COLUMNS, BEAMS and RAILINGS)
- E** ALUMINUM STOREFRONT BRONZE FRAMES W/ (TEMPERED GLASS)
- F** DARK BRONZE PAINT (ROOF EQUIPMENT METAL SCREEN DECK)

NEW BUILDINGS
for
PECOS AND McQUEEN RETAIL
at
PECOS ROAD and McQUEEN ROAD (SOUTHWEST CORNER LOT)
CHANDLER, ARIZONA 85225

**RS SHERMAN
ARCHITECTURE**
a professional corporation
2804 GOLFSIDE DRIVE
Las Vegas, Nevada 89134
(702) 321-4235



NO.	DATE	DESCRIPTION
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File Name: CHANDLER SITE
Job No: 12-9-20
Scale: VARIES
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Sheet No. **A-5**

10. Preliminary Grading and Drainage Plan

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A PORTION OF THE NORTHWEST OF SECTION 3,
TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE
AND MERIDIAN MARICOPA COUNTY, ARIZONA



REQUIRED VOLUME:		RETENTION :			
	UGR (150 LF)	Vp = 11,781 CF	-	-	-
AREA= 216,306 SF	BASIN 1	Vp = 762 CF	-	-	-
C = 0.90	BASIN 2	Vp = 3,419 CF	-	-	-
P = 2.20 IN	BASIN 3	Vp = 401 CF	-	-	-
Vr = 39,313 CF	BASIN 4	Vp = 1,207 CF	-	-	-
	BASIN 5	Vp = 5,172 CF	-	-	-
	BASIN 6	Vp = 235 CF	-	-	-
	BASIN 7	Vp = 550 CF	-	-	-
	BASIN 8	Vp = 16,169 CF	-	-	-
	TOTALS =	Vp = 39,695 CF	Vr = 39,313 CF	EXCESS VOLUME = 382 CF	

NOTE :
ALL BASINS AND UNDERGROUND RETENTION ARE COMBINED BY EQUALIZER PIPES.

	SEWER LINE		SLOPE DIRECTION
	SEWER MANHOLE		STORM DRAIN PIPE
	WATER LINE		TRENCH DRAIN PIPE
	FIRE HYDRANT		CATCH BASIN
	WATER VALVE		DRYWELL
FF=	FINISHED FLOOR	G	GUTTER



RS SHERMAN ARCHITECTURE
TEL: (702)-321-4383
CONTACT: ROBERT S. SHERMAN
rsarchitect@outlook.com

EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: DANIEL AUXIER
dan.auxier@epsgruoinc.com

BASIS OF BEARING

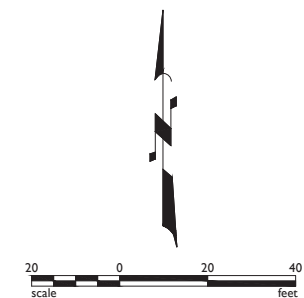
THE BASIS OF BEARING IS THE MONUMENT LINE ON MCQUEEN ROAD, ALSO BEING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 23.

SAID BEARING IS SOUTH 00°27'30" WEST PER THE DESCRIPTION.

BENCHMARK

A CITY OF CHANDLER BRASS CAP FLUSH FOUND SOUTHWEST OF THE INTERSECTION OF ARIZONA AVENUE AND PECOS ROAD.

EL.=1216.85 NGVD-88 (CITY OF CHANDLER DATUM)



20-0298 - Pecos McQueen Retail - Preliminary

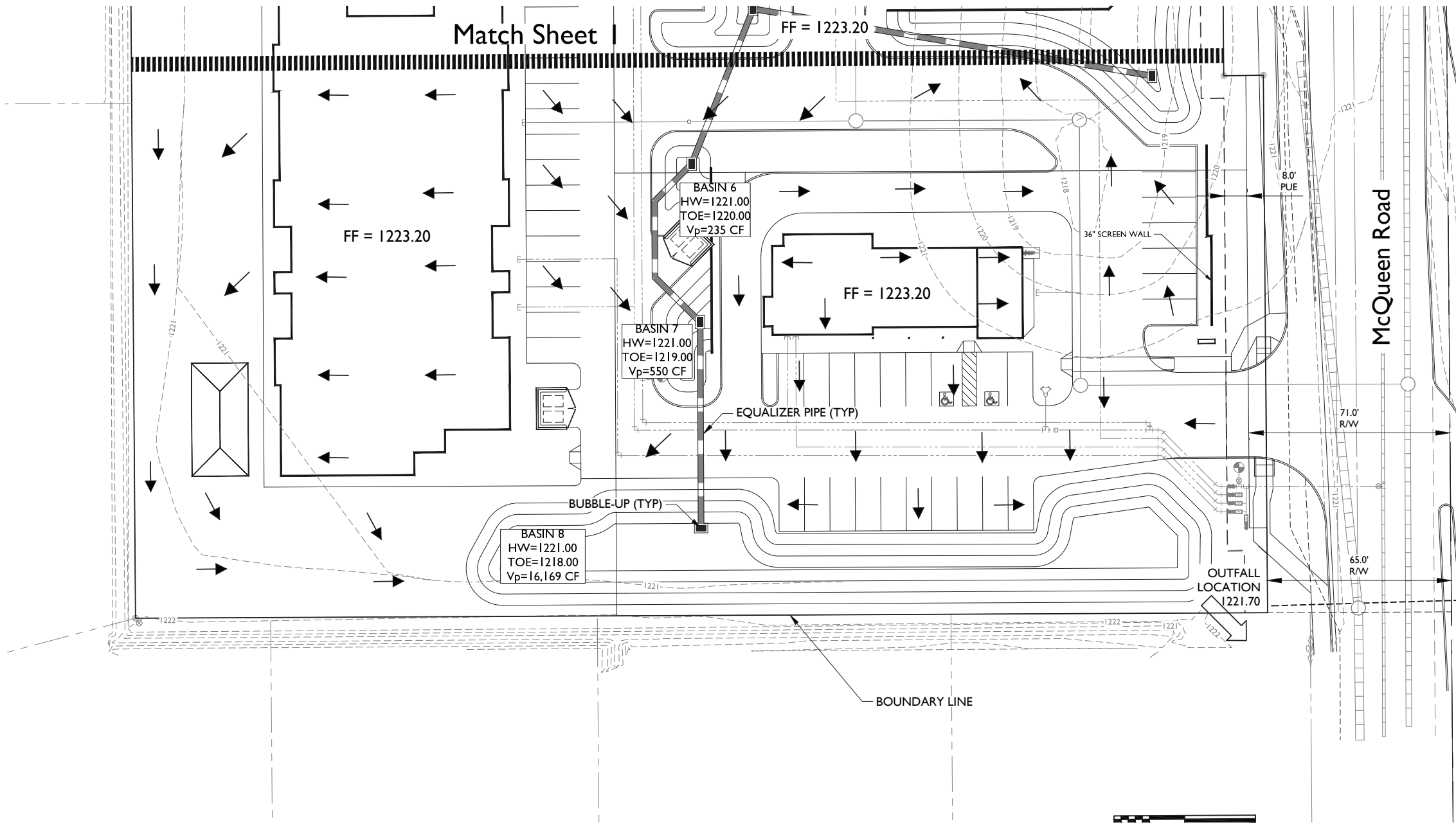
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lgarcia

RETENTION CALCULATIONS

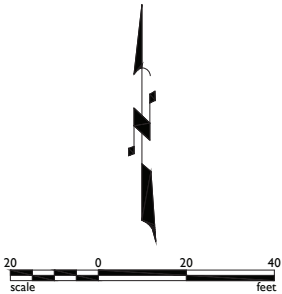
REQUIRED VOLUME:	RETENTION :			
	UGR (150 LF)	Vp = 11,781 CF	-	-
AREA= 216,306 SF	BASIN 1	Vp = 762 CF	-	-
C = 0.90	BASIN 2	Vp = 3,419 CF	-	-
P = 2.20 IN	BASIN 3	Vp = 401 CF	-	-
Vr = 39,313 CF	BASIN 4	Vp = 1,207 CF	-	-
	BASIN 5	Vp = 5,172 CF	-	-
	BASIN 6	Vp = 235 CF	-	-
	BASIN 7	Vp = 550 CF	-	-
	BASIN 8	Vp = 16,169 CF	-	-
	TOTALS =	Vp = 39,695 CF	Vr = 39,313 CF	EXCESS VOLUME = 382 CF

NOTE :
ALL BASINS AND UNDERGROUND RETENTION ARE COMBINED BY EQUALIZER PIPES.



LEGEND

	SEWER LINE		SLOPE DIRECTION
	SEWER MANHOLE		STORM DRAIN PIPE
	WATER LINE		TRENCH DRAIN PIPE
	FIRE HYDRANT		CATCH BASIN
	WATER VALVE		DRYWELL
FF=	FINISHED FLOOR	G	GUTTER



1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com

Project: Pecos McQueen Retail
SWC of E Pecos Road and S. McQueen Rd.
Chandler, Arizona

Preliminary Grading and Drainage

Revisions:

Call at least two full working days before construction begins.

ARIZONA

Seal 5-1 or 1-800-STATE-IT (755-5846)
in Maricopa County: (602)250-1188

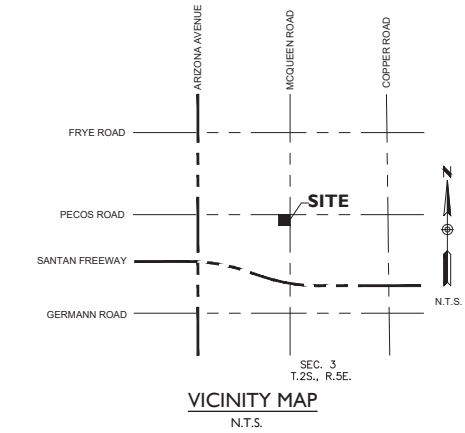
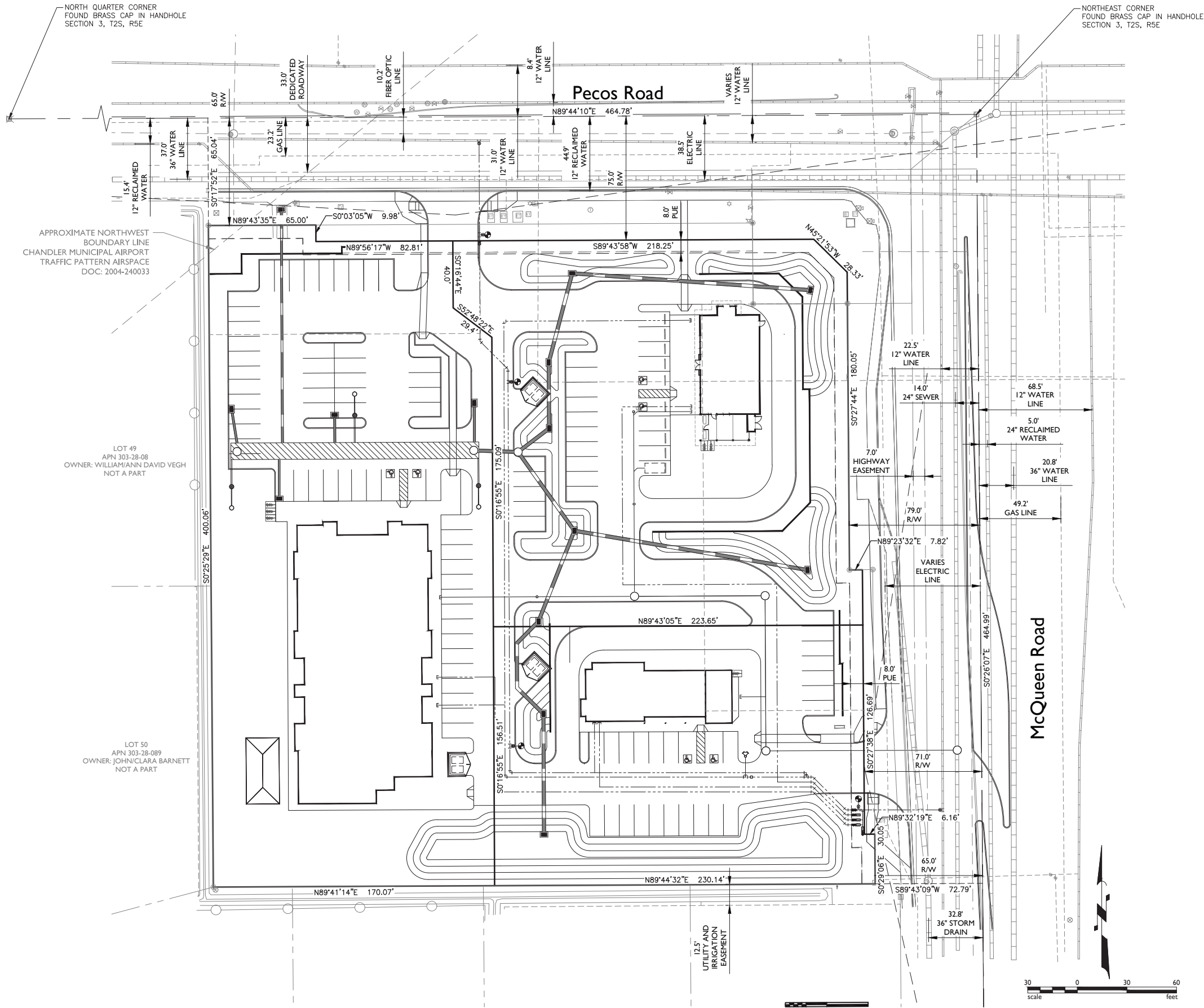
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Job No. 20-0298
Sheet No. 2 of 2
C.O.C. Log No.: PRE20-0018

11. Preliminary Plat

PRELIMINARY PLAT FOR PECOS & MCQUEEN RETAIL

A PORTION OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



PROJECT TEAM

DEVELOPER
DIVERSIFIED PARTNERS, LLC
7500 E. McDONALD DR., STE. 100A
SCOTTSDALE, AZ 85260
TEL: (480) 947-8800
CONTACT: SCOTT HINTZE
EMAIL: SCOTT@DPCRE.COM

ARCHITECT:
RS SHERMAN ARCHITECTURE
2804 GOLFSIDE DRIVE
LAS VEGAS, NV 89134
TEL: (702) 321-4383
CONTACT: ROBERT S. SHERMAN
EMAIL: NVARCHITECT@OUTLOOK.COM

ENGINEER:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
CONTACT: DAN 'OX' AUXIER
EMAIL: DAN.AUXIER@EPSGROUPINC.COM

PROJECT DATA

A.P.N.: 303-28-252C
CURRENT LAND USE: UNDEVELOPED
EXISTING ZONING: AG-1
PROPOSED ZONING: PAD

GROSS AREA: +/- 4.6090 ACRES (200,770 SF)
NET AREA: +/- 3.4662 ACRES (150,986 SF)

NO. OF LOTS: 3

GENERAL NOTES

- THIS SUBDIVISION IS WITHIN THE CHANDLER MUNICIPAL AIRPORT IMPACT OVERLAY DISTRICT. AN AVIATION OR AVIGATION EASEMENT SHALL BE PROVIDED AT THE TIME OF FINAL PLATTING.
- THE IMPROVEMENTS ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDERGROUND REQUIREMENTS HAS BEEN SATISFIED.
- THE IMPROVEMENTS SHOWN OF THIS SET OF PLAN WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL IRRIGATION FACILITY UNDERGROUND REQUIREMENTS HAS BEEN SATISFIED.
- THE FINAL PLAT FOR THIS SUBDIVISION WILL NOT BE APPROVED OR RECORDED UNTIL A RECLAIMED WATER USE AGREEMENT IS EXECUTED BY THE DEVELOPER AND APPROVED BY THE CITY.
- THERE ARE NO EXISTING WELLS ON SITE.
- DRAINAGE CONCEPTS ARE SHOWN ON THE PRELIMINARY GRADING AND DRAINAGE PLAN.

NARRATIVE STATEMENT

THIS PROJECT REQUEST IS FOR PRELIMINARY PLAT REVIEW TO CONSTRUCT A RETAIL DEVELOPMENT ON APPROXIMATELY 3.4 NET ACRES LOCATED AT THE SOUTHWEST CORNER OF PECOS AND MCQUEEN ROADS AND WILL CONSIST OF 3 LOTS.

UTILITIES

WATER	CITY OF CHANDLER
SEWER	CITY OF CHANDLER
GAS	SOUTHWEST GAS
ELECTRIC	SALT RIVER PROJECT
TELEPHONE	CENTURYLINK / COX COMMUNICATION
REFUSE	CITY OF CHANDLER
CABLE TV	CENTURYLINK / COX COMMUNICATION

BASIS OF BEARING

THE BASIS OF BEARING IS THE MONUMENT LINE ON MCQUEEN ROAD, ALSO BEING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 23.

SAID BEARING IS SOUTH 00°27'30" WEST PER THE DESCRIPTION.

BENCHMARK

CITY OF CHANDLER VERTICAL CONTROL BENCHMARK #36A

SECTION 4, T2S, R5E, 3" BRASS CAP IN CONCRETE, 150' SOUTH, 75' WEST OF INTERSECTION OF ARIZONA AVE AND PECOS RD; 4' WEST OF BACK OF SIDEWALK.

NGVD 29 ELEVATION = 1215.120'
NAVD 88 ELEVATION (NGVD 29 ELEV + 1.732') = 1216.85'

NOTE: ELEVATIONS DEPICTED ON THIS PLAN ARE BASED ON NAVD88

RETENTION VOLUME

RETENTION VOLUME REQUIRED = 29,746 CUBIC FEET
RETENTION VOLUME PROVIDED = 30,890 CUBIC FEET

NOTE:
VISIBILITY EASEMENTS RESTRICTIONS: ANY OBJECT, WALL STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 6' ABOVE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.

1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com



Pecos McQueen Retail
SWC of E Pecos Road and S McQueen Rd.
Chandler, Arizona

Preliminary Plat

Project:

Revisions:

Call at least two full working days
before final platting.
ARIZONA
Equal 5'-1" or 1-400 STAKE-IT (115-5545)
In Maricopa County: (602) 255-1188

Designer: EPS
Drawn by: EPS



Job No.
20-0298

PP01

Sheet No.
1
of 1

12. Perspective Renderings















13. Signage

Pecos Corner

PRELIMINARY DEVELOPMENT PLAN

COMPREHENSIVE SIGN PROGRAM

OWNER INFORMATION

WNDG, LLC
7500 E McDonald Dr #100A
Scottsdale AZ 85250

Owner Representative
Diversified Partners, LLC
7500 E McDonald Dr #100A
Scottsdale AZ 85250
Office: (480) 947-8800

SIGN CONSULTANT

Indie Signage Sales, LLC dba Indie Signage
20118 N 67th Ave, Ste 300-218
Glendale AZ 85308
Jose Villanueva, President
(623) 302-4545
jose@indiesignage.com

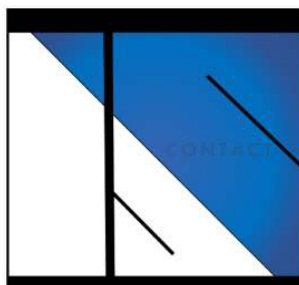


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3	General Construction Requirements, Sign Lighting & Prohibited Signage
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6	Sign Type 2
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10	Pad A - West Elevation
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Introduction

The intent of this Sign Criteria is to provide guidelines necessary to achieve a visually coordinated, balanced, and appealing signage environment at Pecos Corner for the mutual benefit of all tenants and the public, regulations of the City of Chandler sign ordinance, building and electrical codes of any government authority having jurisdiction.

Conformance of the Sign Criteria shall be rigorously enforced and any non-conforming sign(s) shall be removed or brought into conformance at the sole cost and expense of the tenant.

This criteria is subject to final approval by the City of Chandler as part of a Preliminary Development Plan. If a conflict is found to exist between these criteria and the final criteria approved by the City of Chandler, the latter shall prevail.

All signage shall comply with signage criteria found within the I. General Requirements, II. Specifications - Tenant Signs, III. Design Requirements, IV. General Construction Requirements, V. Sign Lighting & VI. Prohibited Signage below, and meet all applicable local codes. Tenant will be responsible for submitting sign permit application, shop drawings, and all other necessary paperwork with the City of Chandler.

The tenant shall obtain all necessary permits, and shall be the owner of record for all signs, shall pay for all signs their installation (including permit fees, engineering fees, final connection, transformers, and other labor, materials, maintenance).

I. General Requirements

- A. Tenant shall submit or cause to be submitted to Landlord, for approval, prior to fabrication, detailed drawings indicating the location, size, layout, design color, illumination materials and method of attachment of the signage plans shall be designed on an 11" x 17" size PDF, the drawings shall be clearly legible and may be delivered by email to the designated representative of the Landlord. Should the Tenant decide to deliver a printed set of drawings, the Tenant shall submit or cause to be submitted to Landlord, four (4) copies of detailed drawings as described above, printed in full color on 11" x 17" paper.
- B. Tenant or Tenant's representative shall obtain all permits for signs and their installation.
- C. All signs shall be constructed and installed at Tenant's sole expense.
- D. Tenant shall be responsible for the fulfillment of all requirements and specifications, including those of the local municipality.
- E. All signs shall be reviewed for conformance with these criteria and overall design and quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of Landlord or Landlord's authorized representative.
- F. Tenant shall be responsible for the installation and maintenance of Tenant's sign. Should Tenant's sign require, maintenance or repair, Landlord shall give Tenant thirty (30) days written notice to effect said maintenance or repair. Should Tenant fail to do the same, Landlord may undertake repairs and Tenant shall reimburse Landlord within ten (10) days from receipt of Landlord's invoice.
- G. Advertising devices such as attraction boards, posters, banners and flags shall not be permitted.

II. SPECIFICATIONS - TENANT SIGNS

A. General Specifications

1. No animated, flashing or audible signs shall be permitted.
2. All signs and their installation shall comply with all local building and electrical codes.
3. No exposed raceways, crossovers or conduit shall be permitted.
4. All cabinets, conductors, transformers, power drivers, power supplies and other equipment shall be concealed.
5. Painted lettering shall not be permitted except as approved by the Landlord and the City of Chandler.
6. Any damage to the sign band face or roof deck resulting in Tenant's sign installation shall be repaired at Tenant's sole cost.

B. Location of Signs

1. All signs or devices advertising an individual use, business or building shall be on same building as leased space, but not required to be over actual leased space. Specific sign location to be directed by Landlord.

III. DESIGN REQUIREMENTS

A. Individual illuminated letters and logos may include pan channel metal letters with acrylic sign faces, reverse pan channel "backlit" illuminated letters, or any combination thereof. Electrical connections shall be concealed to remote power supply. All signage shall be installed in compliance to City of Chandler electrical code and UL2161/UL 48 specifications. Any sign installation found to be non-compliant shall be repaired immediately by the Tenant at Tenant's sole expense.

B. Sign Area/Multi-Tenant Building

Signs shall not exceed two (2) square feet in area for each linear foot of business frontage. Said signs shall be wall- or window-mounted, on or under an architectural projection. The sign shall not project more than two (2) feet from the building, or structure to which it is attached. No attached sign shall exceed two hundred (200) square feet in area.

C. Letter Style or Logo Restrictions

Copy and/or logos utilized shall be Tenant's choice, subject to the approval of Landlord and/or Landlord's agents and the City of Chandler, with respect to surrounding area and existing signage. Signage is to be aesthetically pleasing in, but not limited to, letter/architectural style, and placement.

D. Cabinet signs, other than corporate logos, shall be prohibited. Signs shall be integrated with building facades and shall be proportional to the scale of the facades so that they are not the dominant architectural features.

E. Traffic directional signs are permitted, provided they are no higher than three (3) feet. The sign may be internally illuminated or non-illuminated.

F. Illumination

Tenant building signage shall be internally illuminated, either face-lit, or back-lit to create a silhouette, or a combination of both face-lit and back-lit is allowed. No exposed neon or other lighting method allowed.

G. Non-Illumination

Non-illuminated signage is not allowed.

IV. GENERAL CONSTRUCTION REQUIREMENTS

A. All exterior signs shall be secured by concealed fasteners, stainless steel, or nickel or cadmium plated.

B. All signs shall be fabricated using full welded construction.

C. All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition.

D. No labels or other identification shall be permitted on the exposed surface of signs except those required by local ordinance, must be readily visible from public property or property accessible to the public after the sign is erected.

E. Tenant shall be fully responsible for the operations of Tenant's sign contractors and shall indemnify, defend and hold Landlord harmless for, from and against damages or liabilities on account thereof.

V. SIGN LIGHTING

A. All lighting to tenants signage shall be controlled by a 24-hour time clock photo sensor.

B. Sign illumination shall be internal and self-contained.

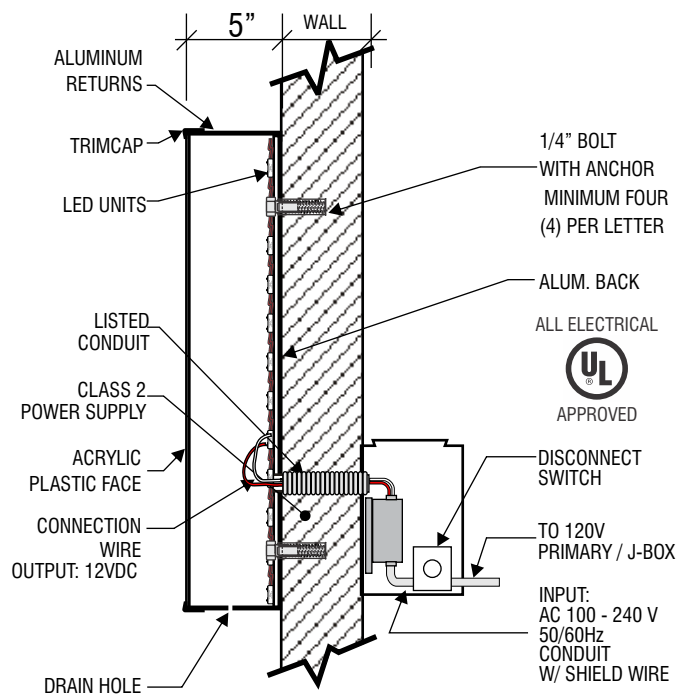
C. All electrical and install methods must meet UL standards and contain UL labels. UL Labels are not required to be visible from the ground.

VI. PROHIBITED SIGNAGE

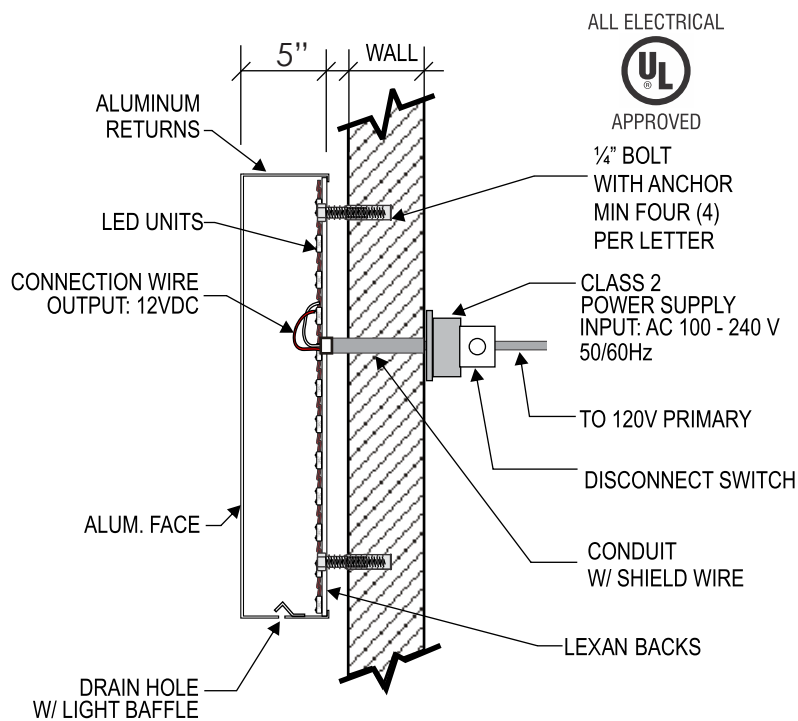
- signs using poor-quality materials, i.e. plastic applique letters, non-fade resistant materials, etc
- light boxes, cabinet signs, formed plastic or injection-molded letters
- flashing, moving, audible, or odor making signage
- cluttered signs
- banners, pennants, inflatable displays or sandwich boards
- 2nd story signs above the parapet
- rooftop signage
- awnings with printed letters
- window decals such as credit card acceptability
- advertising or promotional signs on parked vehicles
- exposed neon or any other exposed light source
- signs with exposed conduit, tubing, raceways, conductors, transformers or other such equipment
- pre-manufactured signs, such as franchise signs, that have not been modified to meet these criteria
- no cloth, paper, cardboard, or similar stickers or decals around or on surfaces on the storefront.

V. Cross Section Details

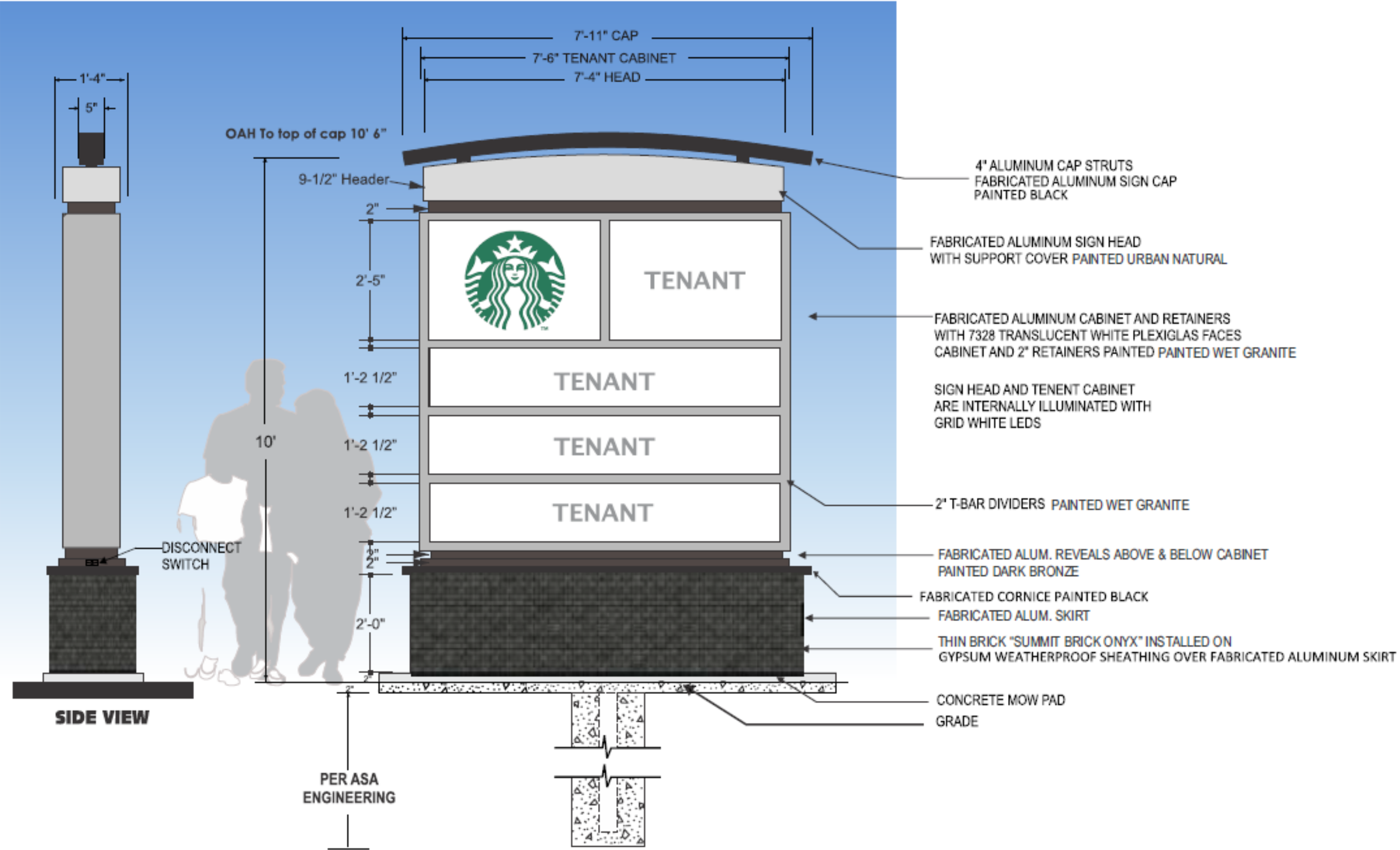
PC Letter / LED Illumination / Face-Lit



RPC Letter / LED Illumination / Halo-Lit / Reverse-Lit



Acrylic Faces in Retainer



ILLUMINATED D/F MONUMENT SIGN
10 FT. MONUMENT

QTY: ONE (1) SIGN

SIGN TYPE 1



Electrical requirements

(1) 277V 20A circuit req'd
UL labels required away
from public view.

IMPORTANT NOTE

ALL ELECTRICAL PRIMARY
CIRCUITS MUST BE DEDICATED
ISOLATED CIRCUITS PROVIDED
BY CLIENT/ OTHER.

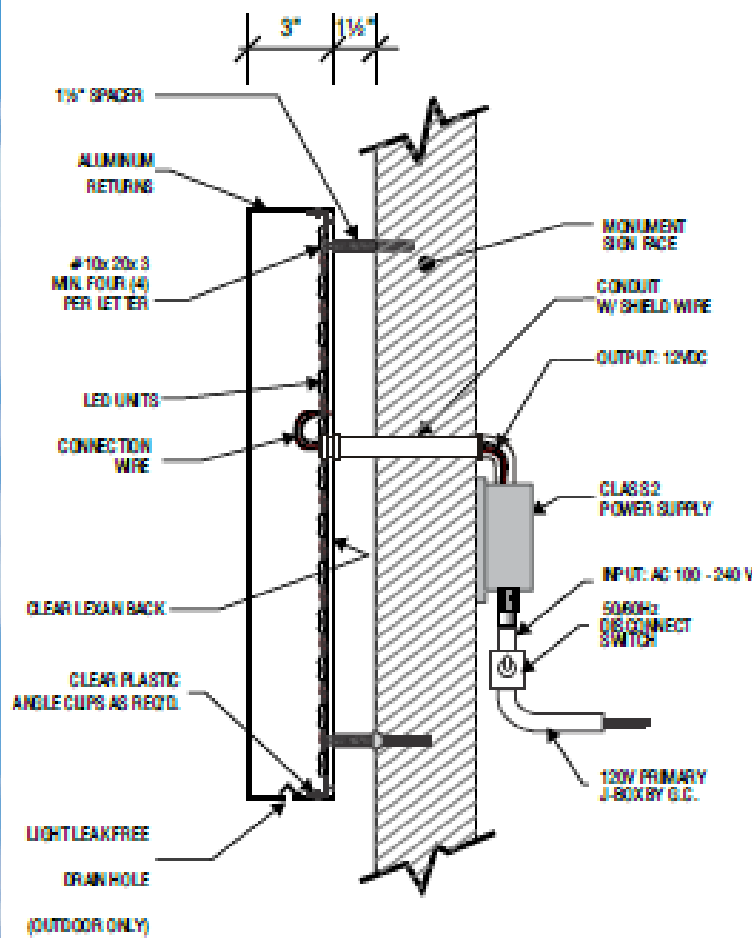
GC TO PROVIDE ACCESSIBILITY
TO REMOTE TRANSFORMERS
FOR INSTALL AND SERVICE.

FINAL ELECTRICAL HOOK UP
BY OTHERS.





Size: 6.0' tall by 16.0' overall width
Reverse Pan Channel Letters painted black with white halo-lighting
Aluminum Cabinet painted "Wet Granite" with face painted "Urban Natural" with White Border
Trim pop-outs painted "Dark Bronze"
Header painted "Urban Natural"
Aluminum skirt base with weatherproof underlayment board covered with Thin Brick "Summit Brick Onxy"



Electrical requirements

(1) 277V 20A circuit req'd
UL labels required away from public view.

IMPORTANT NOTE

ALL ELECTRICAL PRIMARY CIRCUITS MUST BE DEDICATED ISOLATED CIRCUITS PROVIDED BY CLIENT/ OTHER.
GC TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMERS FOR INSTALL AND SERVICE.
FINAL ELECTRICAL HOOK UP BY OTHERS.

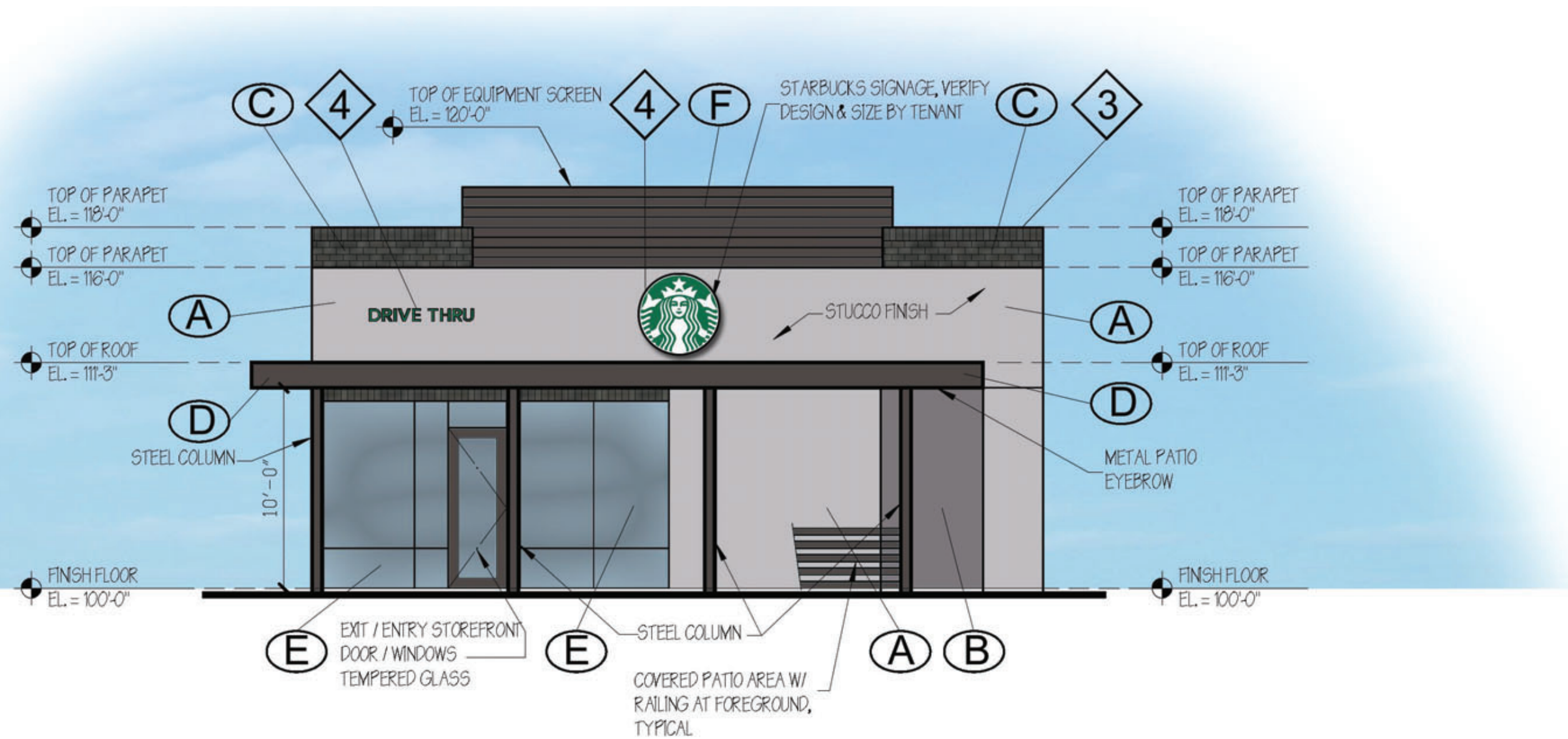
ALL ELECTRICAL



APPROVED



SIGN TYPE 2

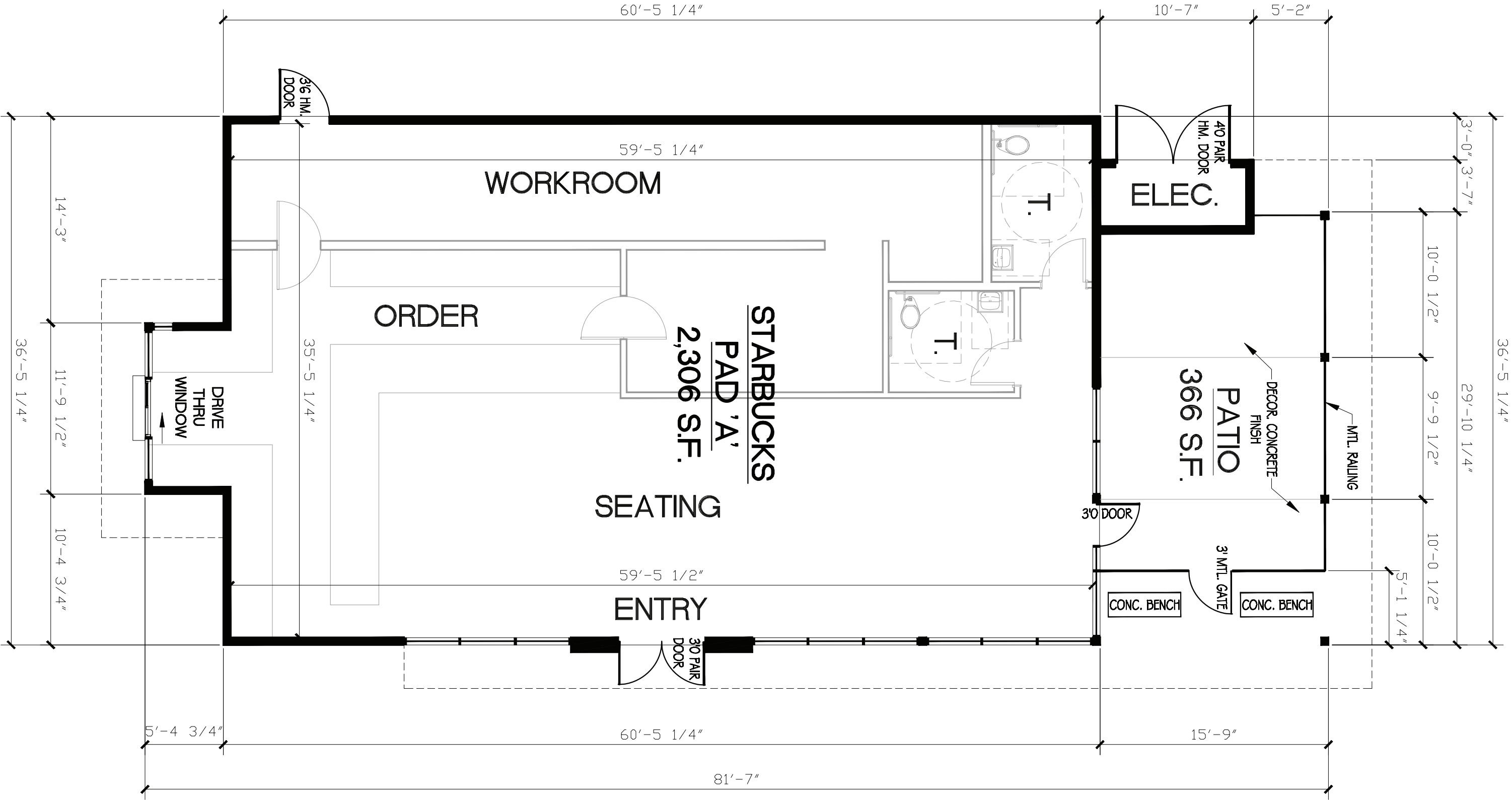


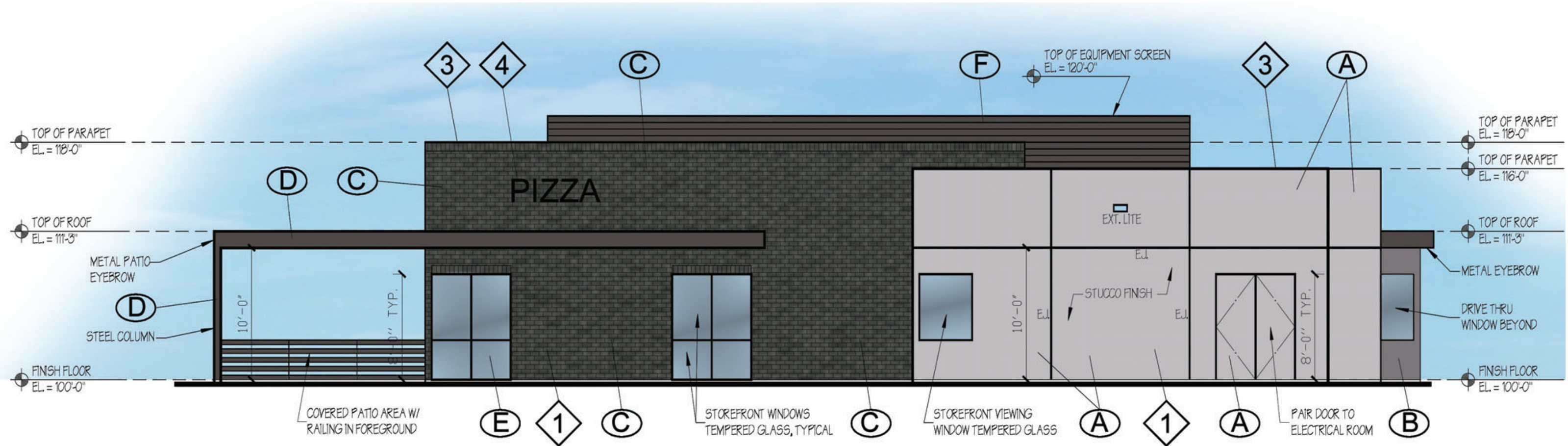
NORTH ELEVATION











NORTH ELEVATION

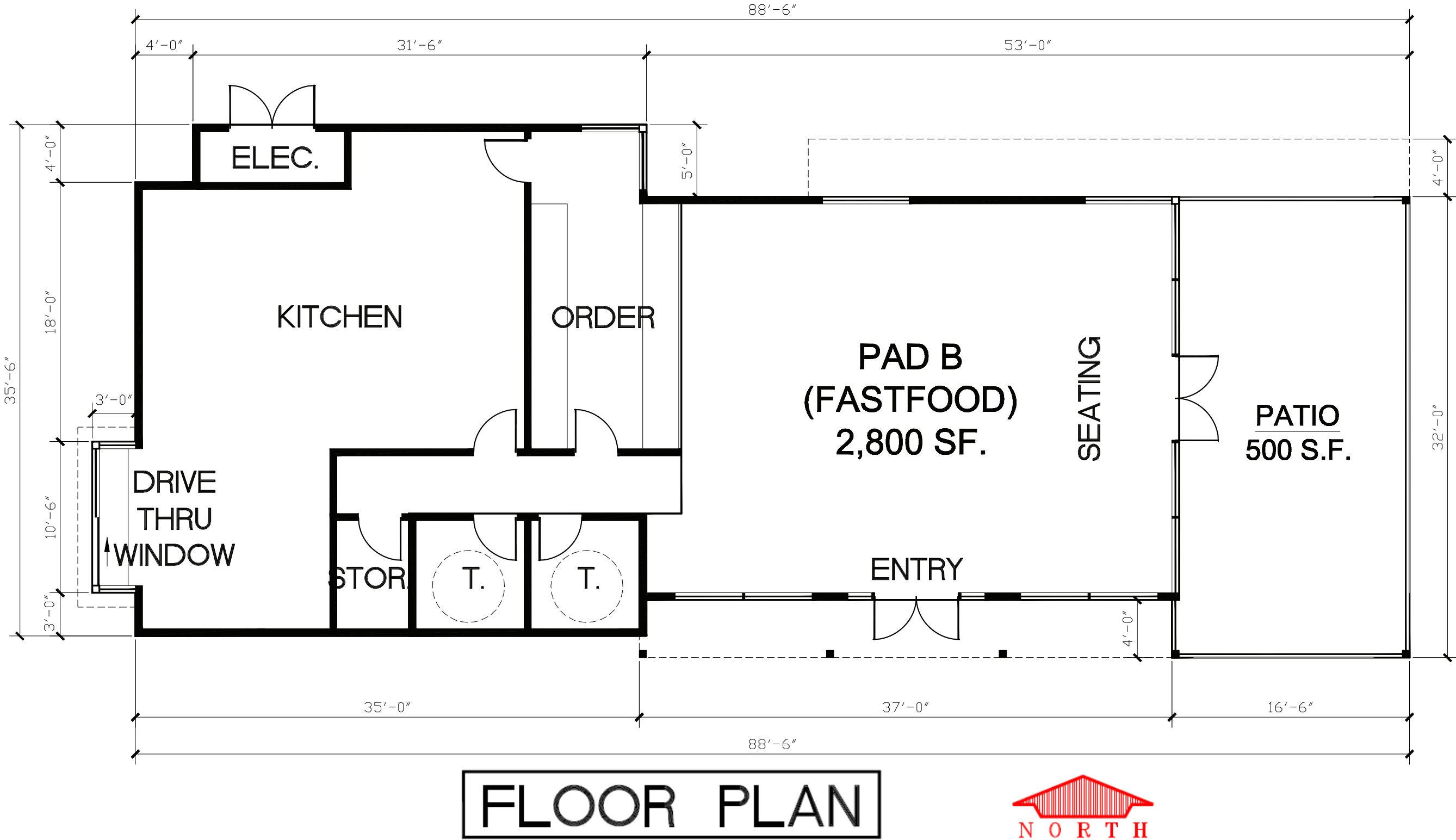


SOUTH ELEVATION

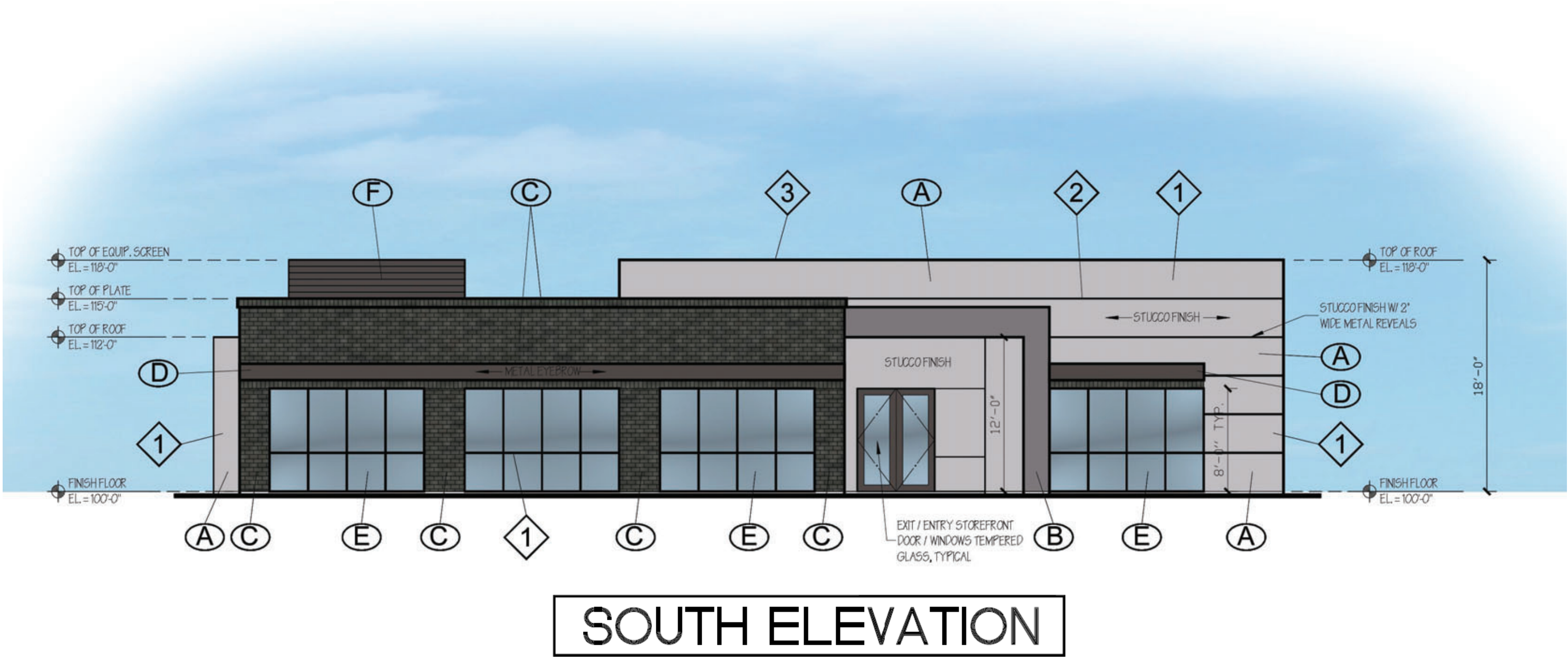




PAD B

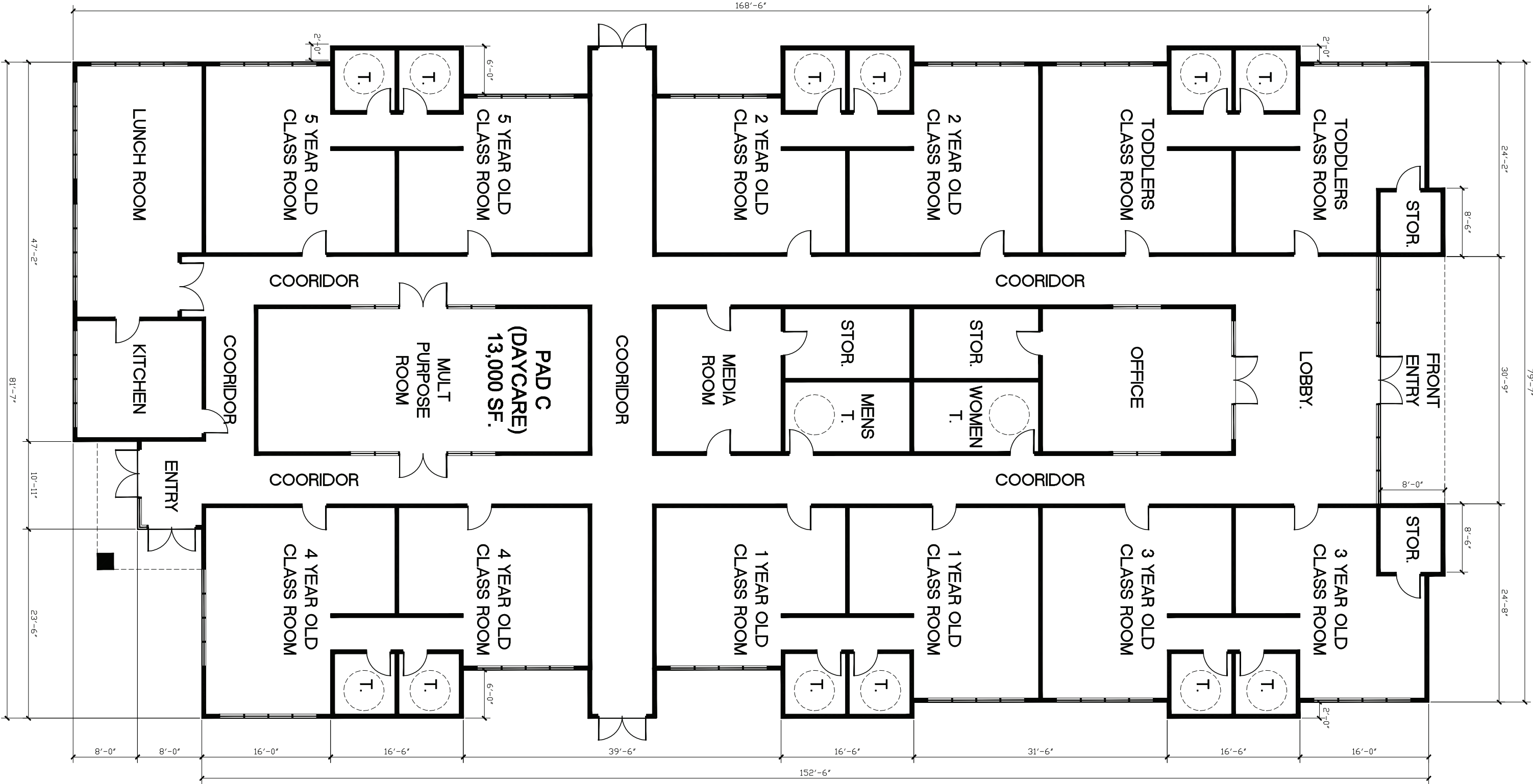
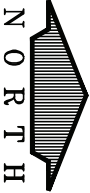




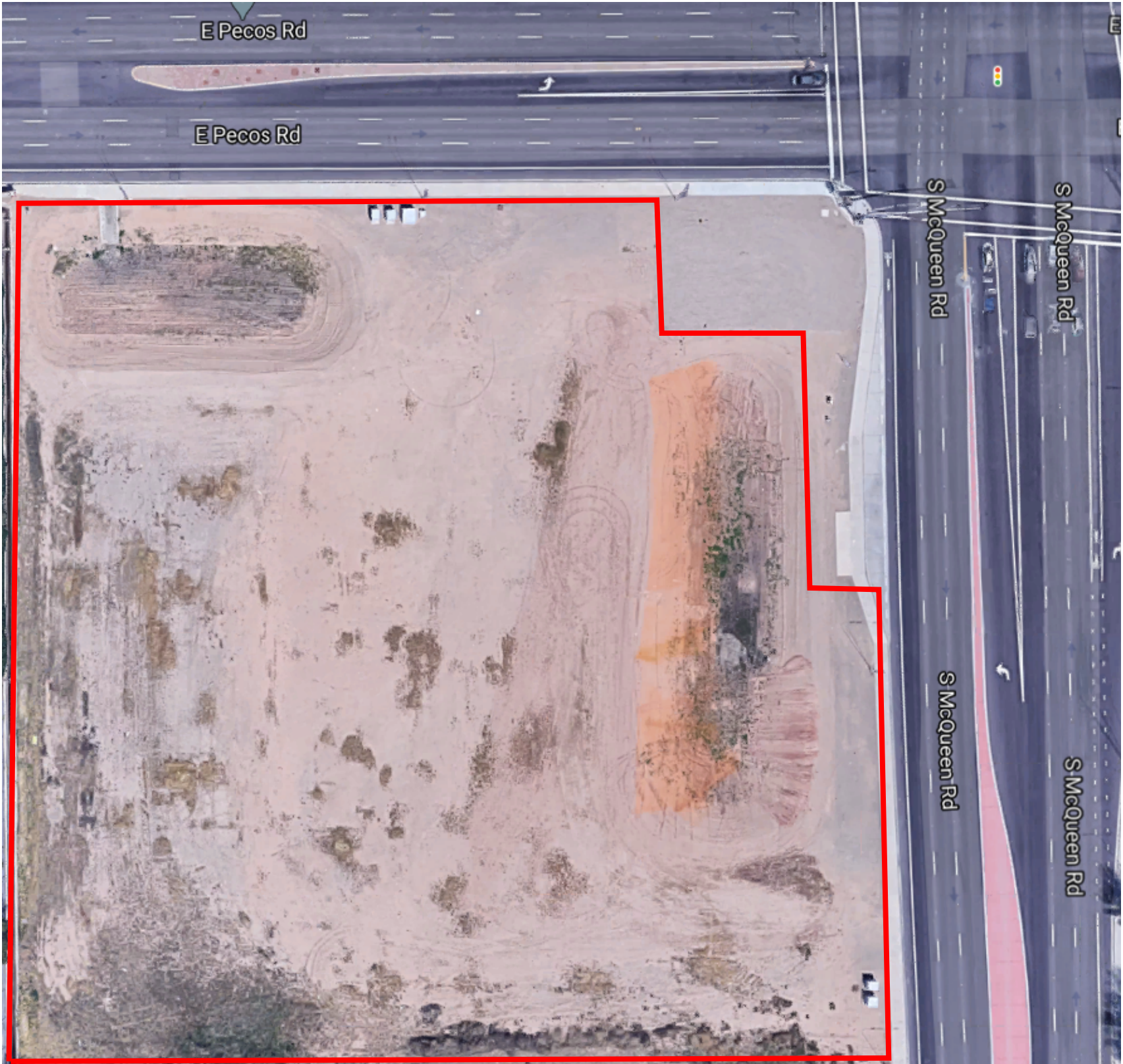




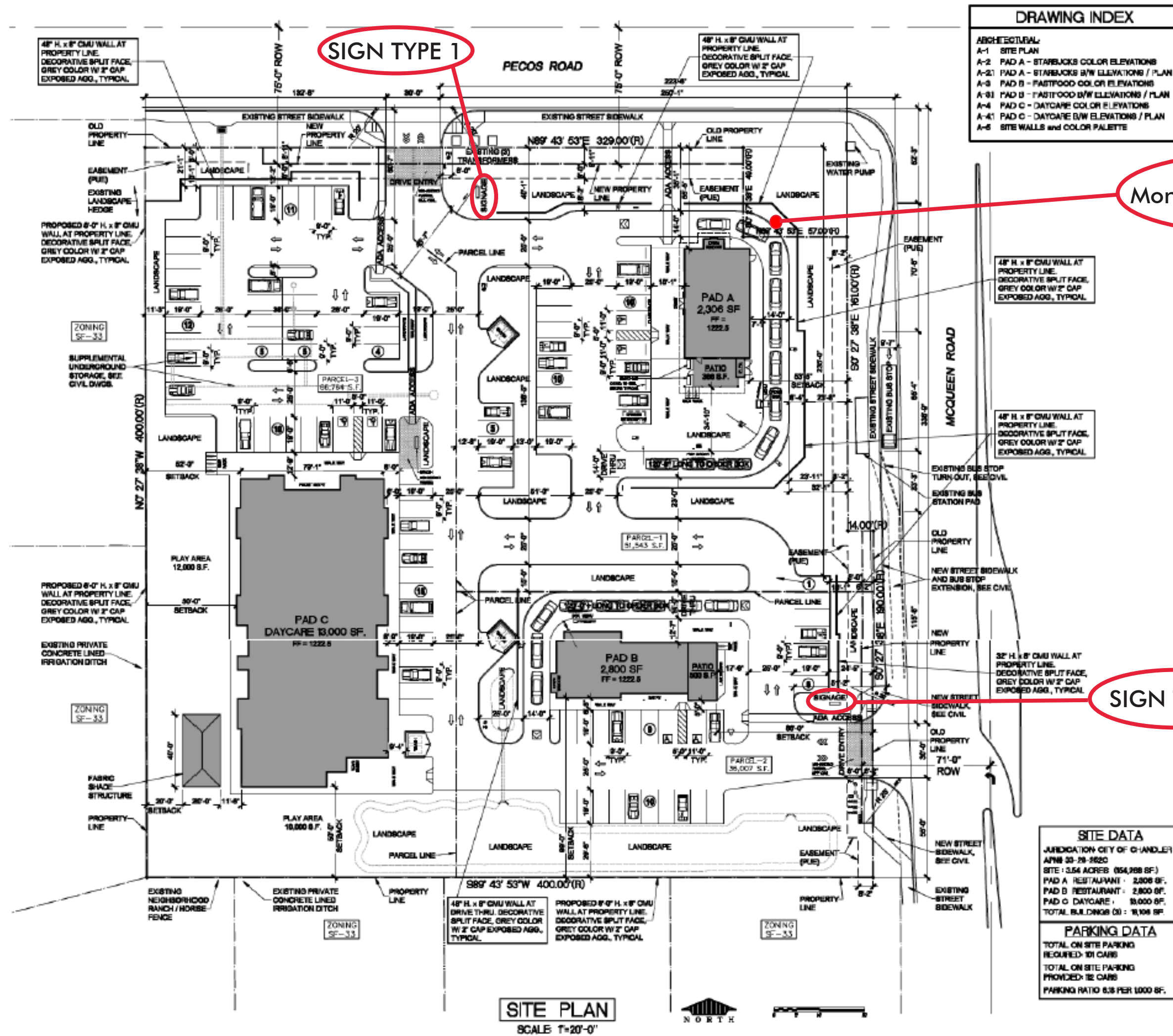
FLOOR PLAN



Site Location



Site Map - Monument Sign Type 1 & 2 Locations



EXTERIOR COLORS SCHEDULE

PAD A (STARBUCKS):



A

STUCCO FIELD - ICI # 50RR54018 "URBAN NATURAL"



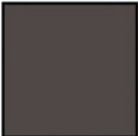
B

STUCCO FIELD - ICI # 30RR22027031 "WET GRANITE"



C

THIN BRICK "SUMMIT BRICK ONXY"



D

DARK BRONZE PAINT (EYEBROWS, COLUMNS, BEAMS and RAILINGS)



E

ALUMINUM STOREFRONT BRONZE FRAMES W/ (TEMPERED GLASS)



F

DARK BRONZE PAINT (ROOF EQUIPMENT METAL SCREEN DECK)

EXTERIOR KEYNOTES

1

STUCCO, SAND FINISH

2

REVEAL JOINT, 1-1/2" WIDE, EXTRUDED ALUM. FRY REGLET DCS 50-150, DARK BRONZE ALUM. FINISH.

3

FLASHING, 24 GA., PAINT TO MATCH WALL

4

SIGNAGE BY TENANT

EXTERIOR COLORS SCHEDULE

PAD B (FASTFOOD):



A

STUCCO FIELD - ICI # 50RR54018 "URBAN NATURAL"



B

STUCCO FIELD - ICI # 30RR22027031 "WET GRANITE"



C

THIN BRICK "SUMMIT BRICK ONXY"



D

DARK BRONZE PAINT (EYEBROWS, COLUMNS, BEAMS and RAILINGS)



E

ALUMINUM STOREFRONT BRONZE FRAMES W/ (TEMPERED GLASS)



F

DARK BRONZE PAINT (ROOF EQUIPMENT METAL SCREEN DECK)

EXTERIOR KEYNOTES

1

STUCCO, SAND FINISH

2

REVEAL JOINT, 1-1/2" WIDE, EXTRUDED ALUM. FRY REGLET DCS 50-150, DARK BRONZE ALUM. FINISH.

3

FLASHING, 24 GA., PAINT TO MATCH WALL

4

SIGNAGE BY TENANT

EXTERIOR COLORS SCHEDULE

PAD C (DAYCARE):



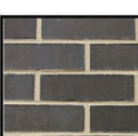
A

STUCCO FIELD - ICI # 50RR54018 "URBAN NATURAL"



B

STUCCO FIELD - ICI # 30RR22027031 "WET GRANITE"



C

THIN BRICK "SUMMIT BRICK ONXY"



D

DARK BRONZE PAINT (EYEBROWS, COLUMNS, BEAMS and RAILINGS)



E

ALUMINUM STOREFRONT BRONZE FRAMES W/ (TEMPERED GLASS)



F

DARK BRONZE PAINT (ROOF EQUIPMENT METAL SCREEN DECK)

EXTERIOR KEYNOTES

1

STUCCO, SAND FINISH

2

REVEAL JOINT, 1-1/2" WIDE, EXTRUDED ALUM. FRY REGLET DCS 50-150, DARK BRONZE ALUM. FINISH.

3

FLASHING, 24 GA., PAINT TO MATCH WALL

4

SIGNAGE BY TENANT