

PROJECT DATA

PROJECT NAME: CST CORNER STORE
NEW COMMERCIAL DEVELOPMENT
SOUTHEAST CORNER OF COOPER RD. & PECOS RD.
CHANDLER, ARIZONA

PROPOSED USE: NEW CONSTRUCTION OF MARKET WITH QSR,
DETACHED FUEL ISLAND CANOPY AND CARWASH. THE
CONVENIENCE STORE WILL SELL GROCERIES, SNACK
ITEMS AND BEVERAGES, INCLUDING BEER AND WINE
FOR OFF-SITE CONSUMPTION.

OWNER: N21 ONE, LLC
1 VALERO WAY, BLDG D, SUITE 200
SAN ANTONIO, TX 78248
(210) 692-2212 OFFICE
CONTACT: KEVIN KING

ARCHITECT: PM DESIGN GROUP
76 EAST MITCHELL DR.
PHOENIX, ARIZONA 85012
(602) 457-5760 OFFICE
(602) 457-5755 FAX
ARCHITECT: ROY PEDRO #49777
CONTACT: JESSE MACIAS

CIVIL ENGINEER: HILGARTWILSON
2141 E. HIGHLAND AVE. SUITE #250
PHOENIX, ARIZONA 85016
(602) 490-0535 OFFICE
(602) 368-2436 FAX
CONTACT: CASEY WHITEMAN #47372

LANDSCAPE: T.J. McQUEEN & ASSOC., INC.
8433 E. CHOLLA ST. SUITE 101
SCOTTSDALE, AZ 85260
(602) 245-0320 OFFICE
(602) 246-6819 FAX
CONTACT: TIM McQUEEN #27166

SITE DATA

GROSS SITE AREA: APPROX. 286,625 S.F. / 6.58 ACRES

NET SITE AREA: APPROX. 206,197 S.F. / 4.73 ACRES

CST SITE AREA: APPROX. 91,389 S.F. / 2.10 ACRES

FUTURE QSR PARCEL: APPROX. 47,052 S.F. / 1.08 ACRES

FUTURE SHOPS PARCEL: APPROX. 67,756 S.F. / 1.56 ACRES

APN: PORTION OF 303-30-0068

BUILDING FOOTPRINT

MARKET - PHASE 1: 5,730 S.F.

FUEL CANOPY - PHASE 1: 3,600 S.F.

TOTAL FOOTPRINT AREA: 9,330 S.F.

LOT COVERAGE: 9,330 S.F. / 92,457 S.F. = 10.1%

FUTURE QUICK SERVE RESTAURANT (QSR) - PHASE 2:

QSR PATIO: 2,602 S.F.

TOTAL FOOTPRINT AREA: 2,602 S.F.

LOT COVERAGE: 2,602 S.F. / 47,052 S.F. = 5.5%

FUTURE SHOPS - PHASE 2: 14,005 S.F.

LOT COVERAGE: 14,005 S.F. / 66,666 S.F. = 21.0%

ZONING CURRENT: PAD

BUILDING HEIGHT: MAXIMUM HEIGHT = 35'-0" PROVIDED = 43'-0"

PARKING:

MARKET / FUEL CANOPY:

REQUIRED SPACES: MARKET 1 / 300 OF GROSS FLOOR AREA
5,730 S.F. / 300 = 19 STALLS TOTAL

PROVIDED REGULAR STALLS 9' x 10': 36 STALLS

PROVIDED ACCESSIBLE STALLS 11' x 18': 2 STALLS

TOTAL PARKING SPACES PROVIDED: 38 STALLS

FUTURE QUICK SERVE RESTAURANT:

REQUIRED SPACES: PUBLIC SERVING AREA - 1 / 50 S.F. = 30 STALLS
PREPARATION AREA - 1 / 200 S.F. = 5 STALLS

PROVIDED REGULAR STALLS 9' x 10': 33 STALLS

PROVIDED ACCESSIBLE STALLS 11' x 18': 2 STALLS

TOTAL PARKING SPACES PROVIDED: 35 STALLS

FUTURE SHOPS:

REQUIRED SPACES: RETAIL SALES - 1 / 250 S.F. = 56 STALLS

PROVIDED REGULAR STALLS 9' x 10': 56 STALLS

PROVIDED ACCESSIBLE STALLS 11' x 18': 2 STALLS

TOTAL PARKING SPACES PROVIDED: 58 STALLS

OCCUPANCY GROUP:

MARKET: M

FUEL CANOPY: M

FUTURE QUICK SERVE RESTAURANT: B

FUTURE SHOPS: M

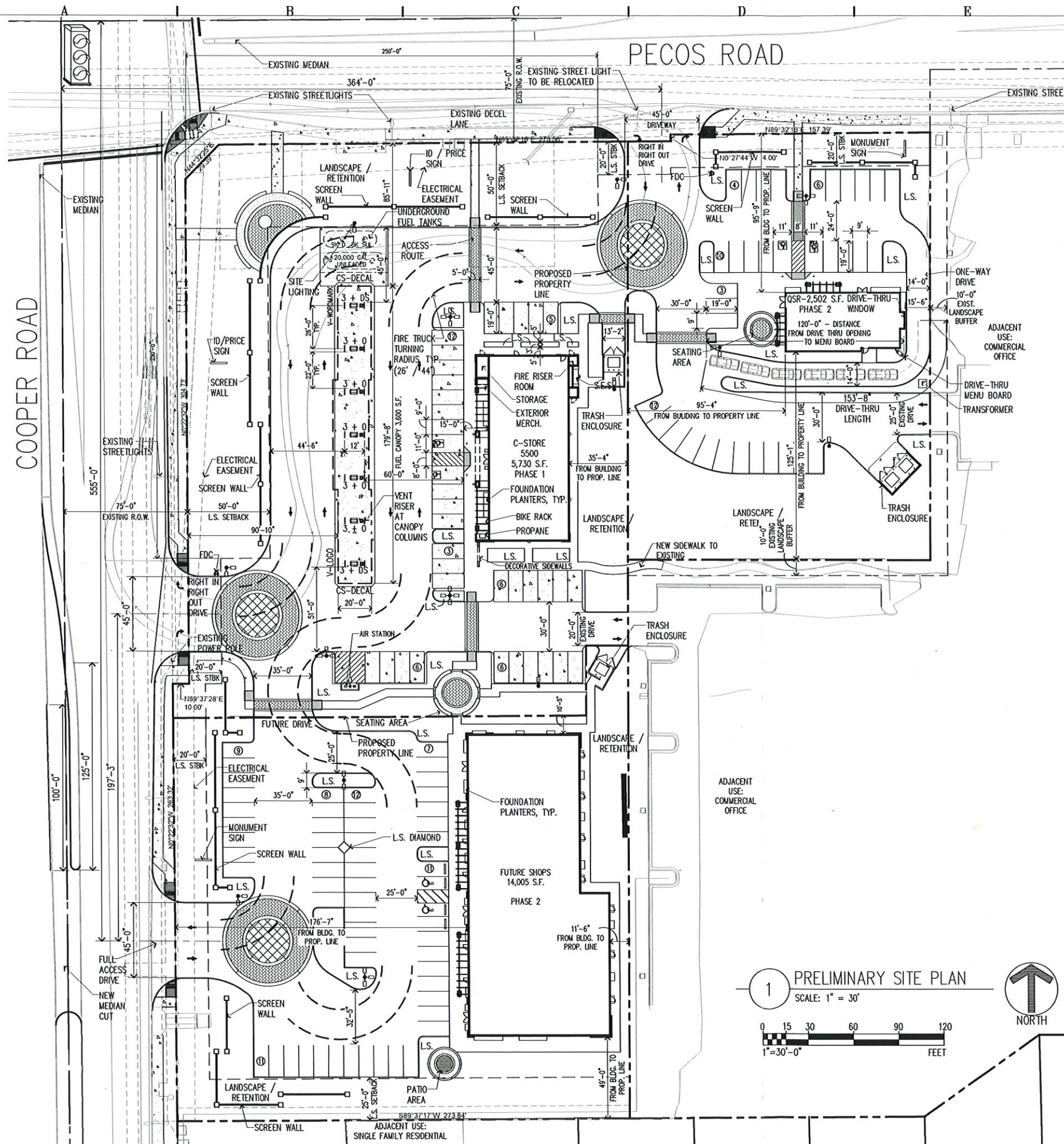
CONSTRUCTION TYPE:

MARKET: 5B NON-SPRINKLERED

FUEL CANOPY: 2B NON-SPRINKLERED

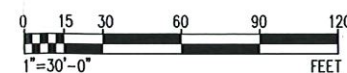
FUTURE QUICK SERVE RESTAURANT: 5B NON-SPRINKLERED

FUTURE SHOPS: 5B SPRINKLERED



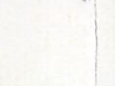
1 PRELIMINARY SITE PLAN

SCALE: 1" = 30'





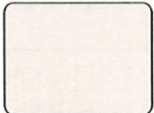
Landscape Legend

	FRAXINUS UHDEI SHAMEL ASH 36" BOX (MATCHING) 8' TALL, 5' WIDE, 2" CALIPER (37)
	PINUS ELDARICA MONDEL PINE 24" BOX 7' TALL, 4' WIDE, 1.5" CALIPER (81)
	PHOENIX DACTYLIFERA DATE PALM 18" TRUNK FT. (MATCHING, DIAMOND CUT)
	SCHINUS TEREBINTHEFOLIUS BRAZILIAN PEPPER 36" BOX 6.5' TALL, 4.5' WIDE, 2" CALIPER (30)
	OLEA EUROPEA 'SWAN HILL' SWAN HILL OLIVE 36" BOX 6' TALL, 5' WIDE, 3" CALIPER (10)
	CASSIA BICAPILARIS WINTER BLOOMING CASSIA 5 GALLON (135)
	TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON (149)
	HESPERALOE PARVIFLORA RED YUCCA 5 GALLON (248)
	DASYLIRION WHEELERII DESERT SPOON 5 GALLON (100)
	RUELIA PENINSULARIS BAJA RUELIA 5 GALLON (319)
	LANTANA MONTEVIDENSIS 'GOLD MOUND' / TRAILING PURPLE 1 GALLON (MIXED 50/50) (390)
	AGAVE WEBBERII WEBBER'S AGAVE 5 GALLON (56)

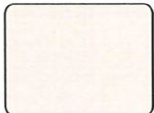
Color Legend:



BM2096-30
GRANDFATHER CLOCK
BROWN



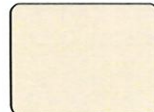
SW6105
DIVINE WHITE



SW6070
HERON PLUME



CORNADO STONE
"CHESTNUT"



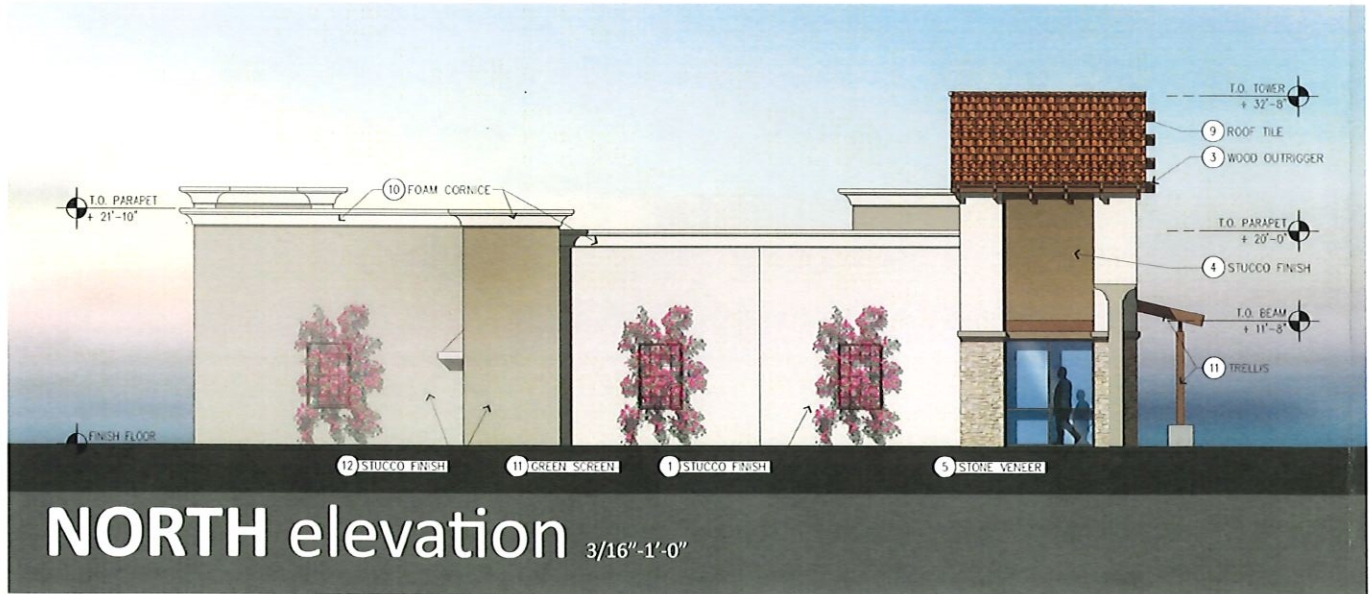
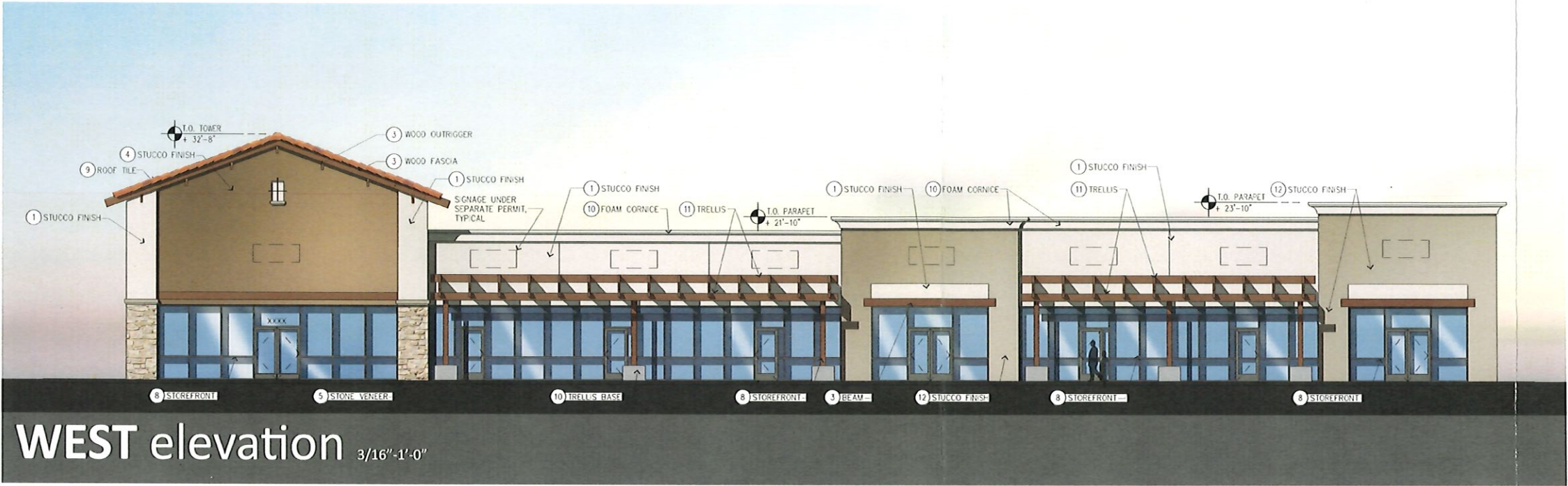
BM2160
OKLAHOMA WHEAT



SW7038
TONY TAUPE



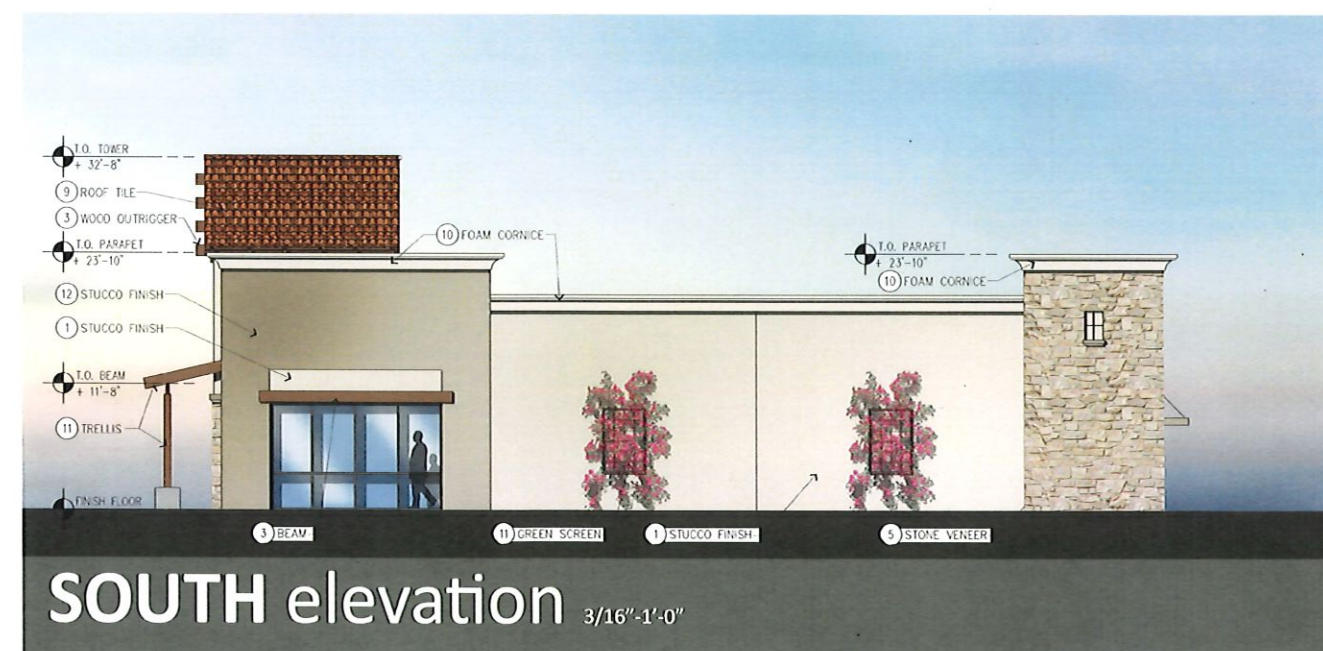
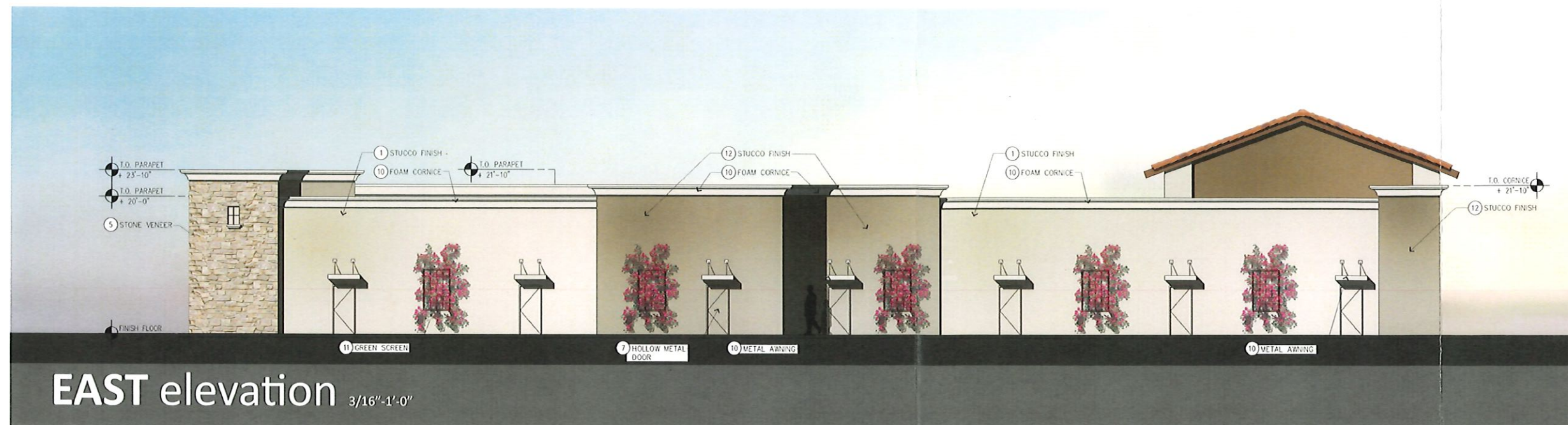
SW6102
PORTABELLO



Finish Schedule

1	STUCCO FINISH	SHERWIN WILLIAMS #SW6105 - DIVINE WHITE
2	STUCCO FINISH	BENJAMIN MOORE 2160-50 "OKLAHOMA WHEAT"
3	WOOD FASCIA / BEAM	BENJAMIN MOORE 2096-30 "GRANDFATHER CLOCK BROWN"
4	STUCCO FINISH	SHERWIN WILLIAMS SW6102 "PORTABELLO"
5	STONE WAINSCOT	STONE PATTERN AND COLOR TO MATCH ADJACENT CORNER STORE MARKET
6	STONE SILL	STONE COLOR AND STYLE TO MATCH ADJACENT CORNER STORE MARKET
7	HOLLOW METAL DOOR & FRAME	SHERWIN WILLIAMS #SW6105 - DIVINE WHITE
8	ALUMINUM STOREFRONT	DARK BRONZE
9	ROOF TILE	EAGLE ROOFING - CAPISTRANO #3124 "HILO SUNSET"
10	FOAM CORNICE / COLUMN CAP	SHERWIN WILLIAMS #SW6070 "HERON PLUME"
11	STEEL TRELLIS / GREEN SCREEN / AWNING	BENJAMIN MOORE 2096-30 "GRANDFATHER CLOCK BROWN"
12	STUCCO FINISH	SHERWIN WILLIAMS #SW7038 "TONY TAUPE"

FUTURE SHOPS BUILDING
Santan Crossing Plaza / Valero Corner Store
Chandler, AZ



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Color Legend:

