

Andretti Indoor Karting & Games

Preliminary Development Plan



Case #: PLH21-0081

Submittal: October 5, 2021

Resubmittal: **February 1**, 2022

3rd Submittal: March **15**, 2022

DEVELOPMENT TEAM

Developer: Andretti Indoor Karting & Games
9299 Universal Blvd
Orlando, FL 32819

Architect: Andretti Indoor Karting & Games
Mark Klinger, Director of Architecture
9299 Universal Blvd
Orlando, FL 32819

Civil Engineer: Helix Engineering
Steve Bowser
3240 E. Union Hills Dr, Unit 113
Phoenix, Arizona 85050

Landscape Architect: MLA Associates
2101 East Broadway Road, Suite 36
Tempe, AZ 85282

Applicant / Legal Representative: Withey Morris PLC
Adam Baugh
2525 East Arizona Biltmore Circle
Suite A-212
Phoenix, Arizona 85016



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I. Preliminary Development Plan

A. Project Overview

This application requests approval of a Preliminary Development Plan (PDP) for Andretti Indoor Karting & Games on Parcels 10 and 12 of the Chandler Airport Center, which together form a 10.2-acre property generally located on the southwest corner of Loop 202 and Cooper Road (the “Property”). See *Tab A*, Aerial Map.

Andretti Indoor Karting & Games proposes a high-quality development (the “Project”) that will offer mixed assembly occupancies for games, bowling, event spaces, bar, and dining. Additionally, there will be accessory storage and business functions for offices and sales. This use aligns with the Property’s commercial designation in the Chandler Airpark Area Plan.

B. Relationship to Adjacent Properties

The site is bounded to the north by the Loop 202 Freeway. To the south and west are properties zoned for commercial and industrial use within the Chandler Airport Center. To the west across Cooper Road are additional commercial and light industrial uses, including a gas station, that are also within the Chandler Airport Center PAD.

C. General Plan Conformance

This request conforms to the City of Chandler General Plan which designates the Property as Employment uses.

D. Airpark Area Plan Conformance

The Property is located within the Chandler Airpark Area Plan which designates the Property as Commercial/Office/Business Park and Community Commercial. The Commercial/Office/Business Park land use permits, “retail services, research and development or office/showroom development.” Community Commercial denotes where community commercial uses of 30 to 40 acres are appropriate, such as high-volume grocery or retail “superstore” outlets, personal services, and restaurant uses.



E. Zoning History

In 1999, the Property was zoned PAD for Community Commercial uses within a 111-acre Chandler Airport Center master plan. The PAD was amended in 2005 to expand the master plan to 245 acres and allow additional uses, such as commerce-midrise, office, showroom, and light industrial. Uses within the PAD were amended again in 2009 to allow for adult vocational/educational uses. The 2009 amendment did not apply to Parcel 12.

F. Development Standards

All development standards in the C-2 zoning district of the Chandler Zoning Ordinance shall apply to the Property, except as provided herein. In the event of a conflict between a provision of this application and a provision of the Chandler Zoning Ordinance, the provisions of this PAD shall apply. Refer to Table 1 for a summary of development standards for this proposal.

Table 1 – Development Standards	
Development Standard	PAD
Building Height	50' (pursuant to DVR 04-0037)
Building Setbacks	
Front (Cooper Road)	50'
Front (Interior Collector Street)	30'
Side	50'
Rear (freeway)	50'
Rear (Property Line Non-Street)	20'
Parking Lot Setbacks	
Along Cooper Road	20' (50' from intersection)
Along Interior Collector Street	20' (30' from intersection)
Required Parking	1 space per 300 square feet (Single use recreational facility)

G. Site Layout and Design

Andretti Indoor Karting & Games consists of a 96,000 square foot indoor karting and entertainment center, as well as accessory storage and business functions for offices and sales. Parking is located on the south and east perimeter of the building with a total of 427 spaces. See *Tab B*, Conceptual Site Plan. *Conceptual renderings are also offered at Tab C.*



The building is primarily concrete tilt wall construction with stucco and storefront glazing. The architectural style is modern and articulated in plan to create interest. Neutral paint colors, accent signage, and lighting elements give interest to the facades and maintain the character of adjacent buildings.

H. Landscaping

Landscaping will be provided in accordance with the Chandler Zoning Ordinance, unless otherwise modified herein. See *Tab D* Preliminary Landscape Plan. A major objective of the landscaping is to provide for a well-planned landscape area along both Cooper Road and Northrop Boulevard. The landscape design centers on two landscaped boulevards that provide direct access to the facility. Three-foot-tall decorative screen walls will be provided along the perimeter of the property to screen parking. Planting will be native species similar in character to adjacent properties in the Chandler Airport Center. The service area has been strategically located behind the building, so that it is screened from view from Cooper Road and Northrop Boulevard.

I. Architectural Design and Theme

The overall architectural character for Andretti Indoor Karting & Games is modern while emphasizing the Mario Andretti – Autosport building concept. The architects and owners have strived to keep the blend of design and building colors with the surrounding area. This will be established through the use of clean edges and forms with architectural accents, materials and angles to blend with the Andretti character.

The conceptual building elevations include four-sided architecture and design elements, such as strong architectural forms, colors, and accent shading features, which create an appealing aesthetic. See *Tab E*, Elevations and Floor Plans. Roof and ground mounted equipment, service areas, and utility terminations and devices will be screened from public view by parapets, screen walls, or other similar features. No portion of any roof mounted equipment shall be visible above the lowest wall parapet. See *Tab F*, Wall Detail.



The theme of the building architecture is based strongly on feel you might get with European automotive corporate office building concepts you find with Mercedes-Benz, BMW, or Lamborghini. Andretti strives to create a feel for the customer that creates excitement to explore not only the Andretti Karting and Games, but to experience the Andretti Family history and legacy. Within the building you will find Andretti Racing theming and history with graphic, Andretti Indi Series cars, theming and signage.

Andretti Karting facility will not only have one of the best and most challenging indoor karting tracks in the world, but will include restaurants, bars, bowling, new and first experienced Virtual Reality games, and large event spaces.

J. Colors and Materials

It is anticipated that the buildings will be constructed from site finished/painted cast in place concrete tilt walls with well-defined grid of deep reveals painted in warm colors. Walls will have stucco and stone veneer accent bands and will include aluminum storefronts with insulated glazing. All storefront and glazing is framed with a dark bronze color and clear glass view into the track area. Five complementary paint colors are planned for the development, which shall be from a palette of earth tone/off white colors along with a custom Andretti Blue accent color. Front of the building is a large angled area of white gloss finish ACM (Architectural Composite Panels) with deep reveals of LED lighting in white. See *Tab G, Colors and Materials Palette*.

K. Traffic & Circulation

The main traffic flow will be from Cooper Road, with site entrances from southbound Cooper Road and Northrop Boulevard. Pedestrian access to the site is provided from Cooper Road and Northrop Boulevard.

L. Signage

A comprehensive sign plan is included here at *Tab H, Site and Exterior Sign Package*.

M. Phasing

It is not anticipated that this project will be phased.



II. Engineering

A. Grading and Drainage

The site will retain the 100-year 2 hour + 10% for the onsite areas plus contributing half street frontage areas. The north frontage along Cooper contains ADOT storm drains which outfall to the ADOT 202 storm drain system. South of the southernmost ADOT inlet, the Cooper half street and Northrop half street will be retained onsite. Retention will be by a combination of surface and underground retention and disposed by dual chamber drywells. See *Tab I*, Preliminary Grading and Drainage Plan.

Lots will be combined by Minor Land Division. All street dedications were completed by previous plats.

B. Water and Sewer

Offsite public water and sewer were completed by the master developer. Onsite water and sewer will be private systems. Fire systems will have a separate fire service line and fire hydrant line. Backflow devices will be paled at the street entry with FDC connections at that location.

Domestic water will be metered by meters at the right of way line on Northrop.

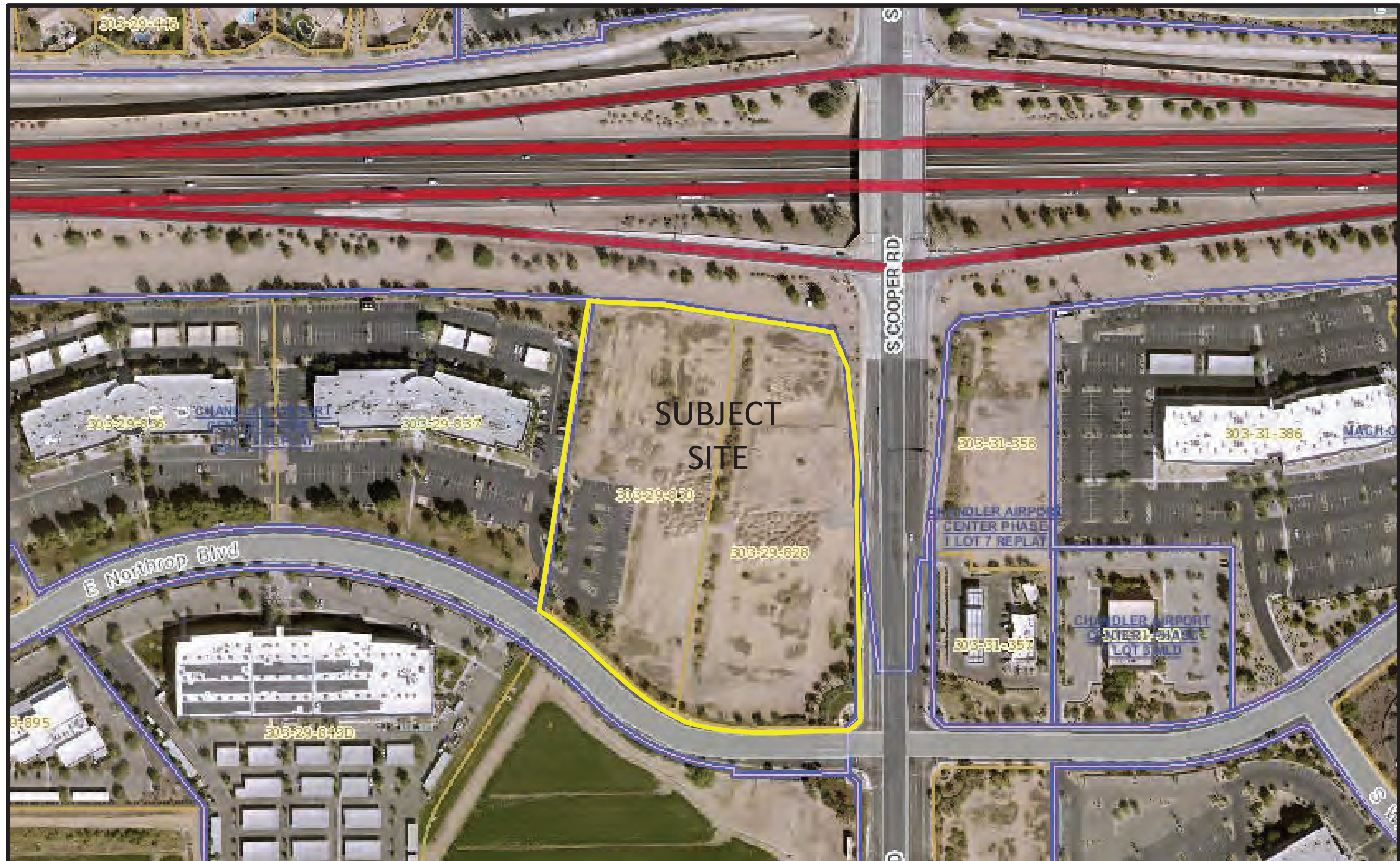
III. Summary

The proposed PDP conforms with and promotes the goals and objectives of the City of Chandler General Plan and Airpark Area Plan. Andretti Indoor Karting and Games complements the surrounding area with a unique offering that will provide employment opportunities and entertainment uses that promote economic activity.



EXHIBIT A

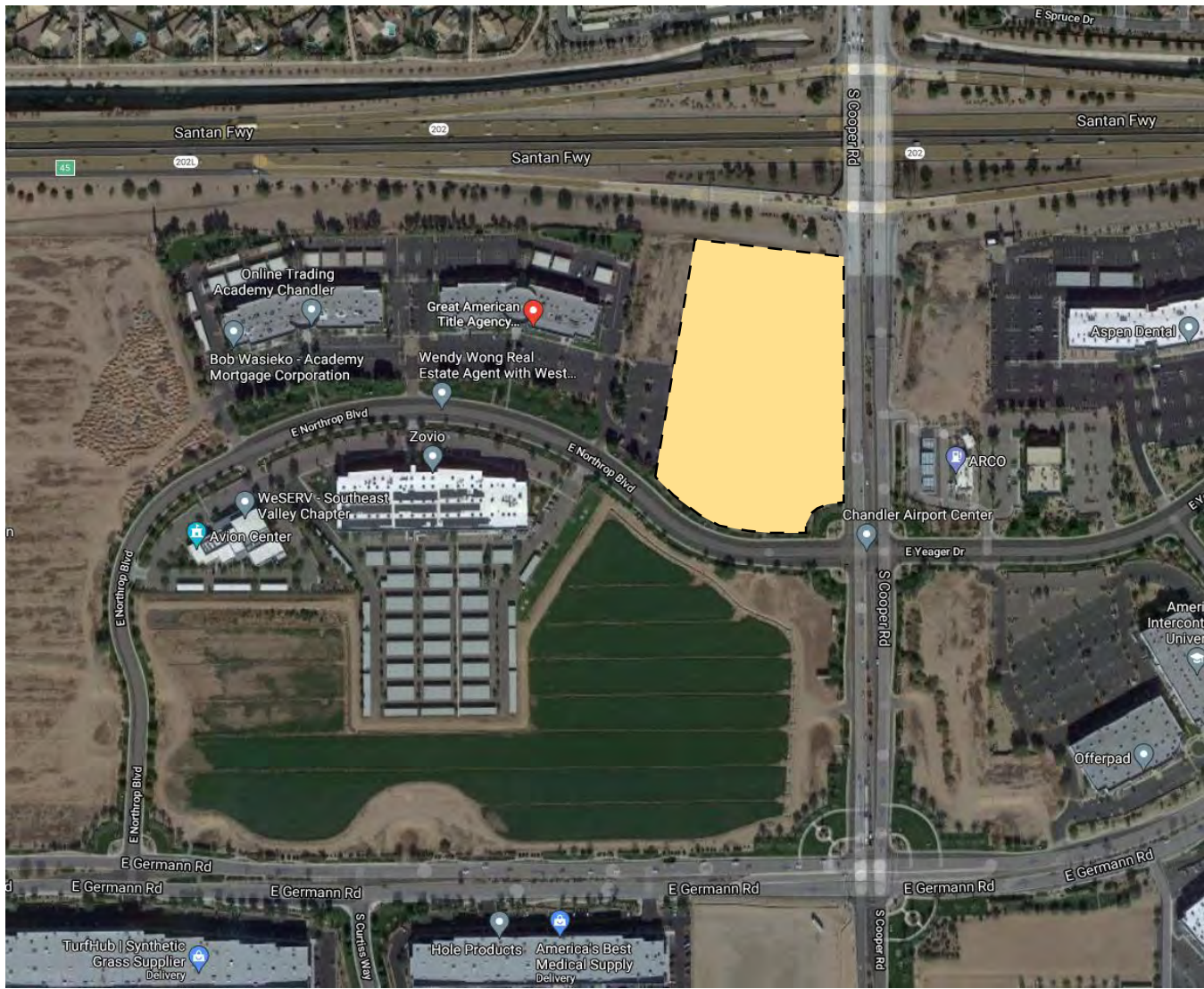
Aerial Map



SWC Loop 202 and Cooper Road – Chandler, AZ



EXHIBIT B



VICINITY MAP

LEGAL DESCRIPTION

Lot 10, Chandler Airport Center - Phase 2 according to Book 858 of Maps, Page 43, record of Maricopa County, Arizona

Lot 12, Chandler Airport Center - Phase 2 according to Book 858 of Maps, Page 43, record of Maricopa County, Arizona

BUILDING NARRATIVE

A 96,000 square foot indoor karting and entertainment center. The primary uses of the facility are mixed assembly occupancies for games, bowling, event spaces, bar and dining. There are accessory storage and business functions for offices and sales.

The building is primarily concrete tilt wall construction with areas of stucco and storefront glazing. The architectural style is modern and articulated in plan to create interest. Neutral paint colors, subtle patterns, accent signage and lighting elements give interest to the facades and maintain the character of adjacent buildings.

The hours of operation are Sunday - Thursday, 10AM - 12AM and 10AM - 1AM on Friday and Saturday.

SITE AND LANDSCAPE NARRATIVE

A 9.1 acre site located at the corner of Northrop Boulevard and Cooper Road. Current zoning is Planned Area Development for Commercial. The Airpark Area Plan designates the sites as Commercial/Office/Business park. An entertainment facility use is allowed by right.

The landscape design centers on two landscaped boulevards that provide direct access to the facility. The parking rooms are broken up with tree island and diamonds per city standard. There is a landscape buffer and 3'-0" high screen wall at the perimeter of the property to screen parking. Planting will be native species and similar in character to adjacent properties in the Airpark.



BUILDING AND SITE DATA

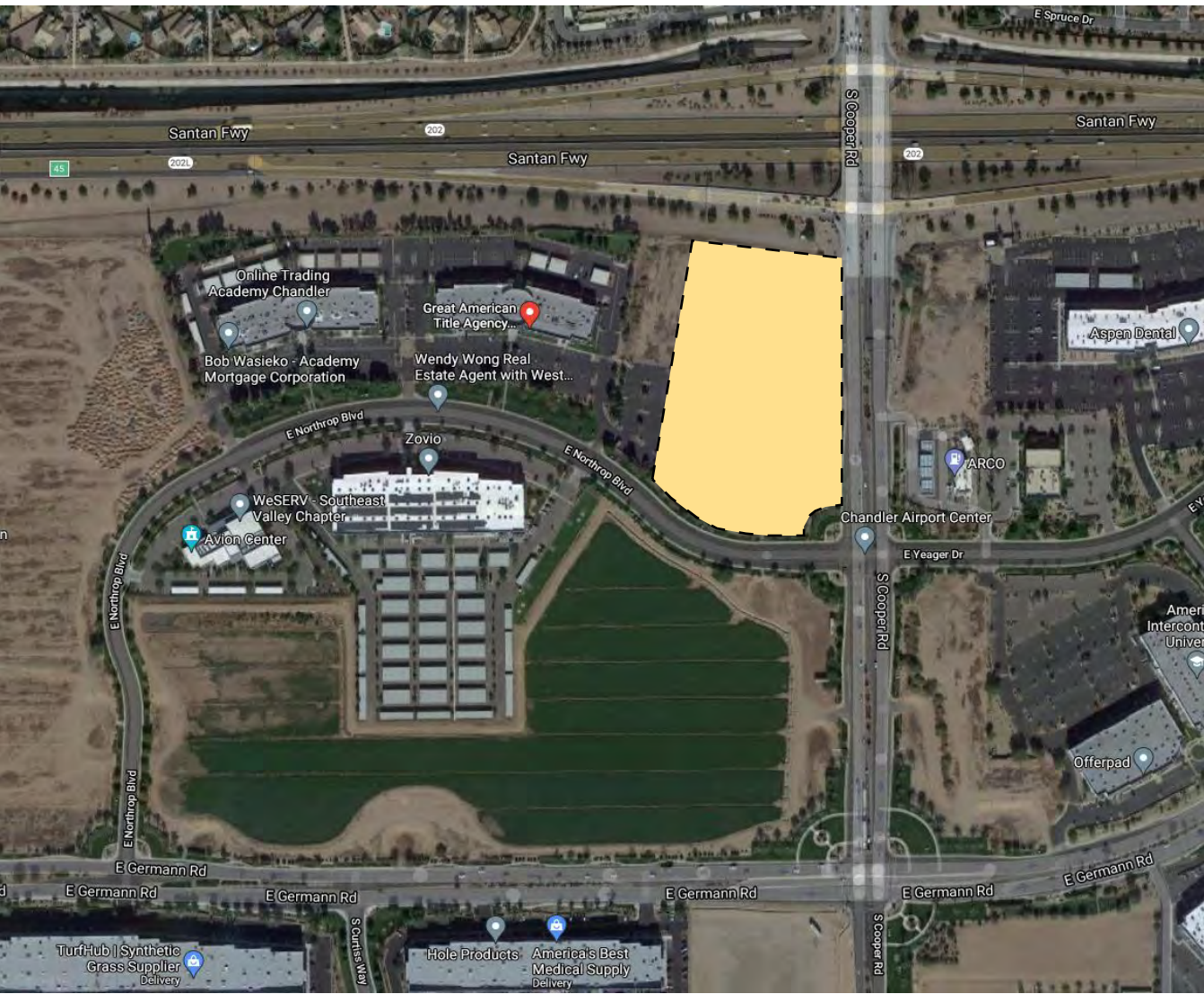
USE: ENTERTAINMENT CENTER
OCCUPANCY: A2, A3
SITE AREA: 444,085 SF / 10.2 AC
LANDSCAPE AREA: 80,425 SF / 1.8 AC (18%)
(ALL PERVIOUS + SYNTHETIC LANDSCAPE)
PARCEL NUMBER: PARCEL 10 (APN 303-29-828),
PARCEL 12 (APN 303-29-830)

ZONING: PAD
BUILDING HEIGHT: 50'-0" MAX.
BUILDING SETBACK: 57' (N), 295' (S), 183.5' (E), 39' (W)

BUILDING AREA: 96,000 SF (FOOTPRINT)
PARKING PROVIDED:
STANDARD: 419
ACCESSIBLE: 8
EV: 8
TOTAL: 427
PARKING RATIO: 4.45 / 1000 SF

RENDERED SITE PLAN

5Gstudio_Collabrative, llc. 1217 Main Street, Suite 500 Dallas, TX 75202
Andretti Indoor Karting and Games



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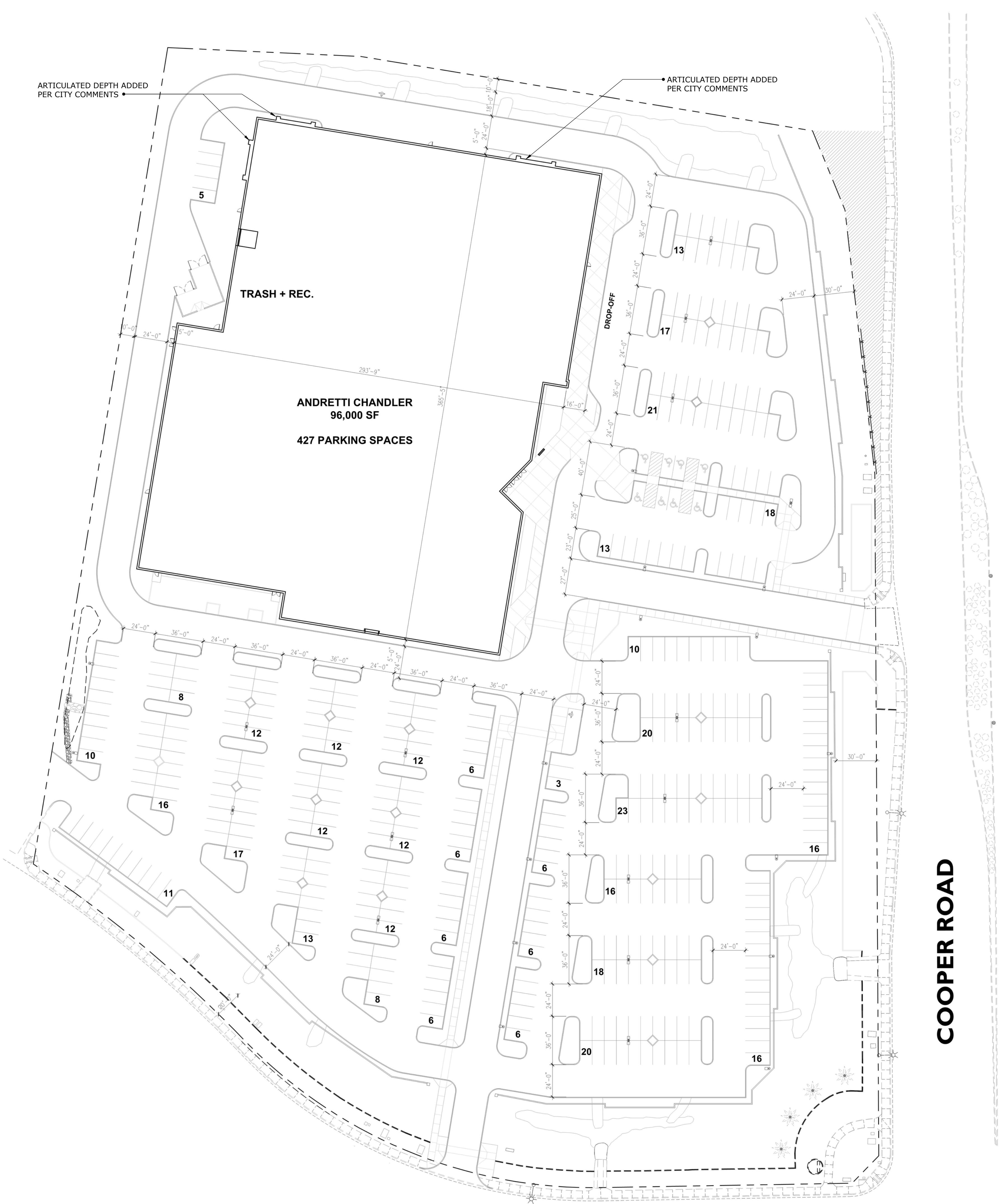
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SITE PLAN

5Gstudio_Collabrative, llc. 1217 Main Street, Suite 500 Dallas, TX 75202
Andretti Indoor Karting and Games



Scale: 1"=40'

0 40 120 240

NORTHROP BLVD

COOPER ROAD

EXHIBIT C



EXTERIOR RENDERING

5Gstudio_Collabrative, llc. 1217 Main Street, Suite 500 Dallas, TX 75202
Andretti Indoor Karting and Games

ANDRETTI INDOOR KARTING AND GAMES | CHANDLER, AZ



EXTERIOR RENDERING

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Andretti Indoor Karting and Games

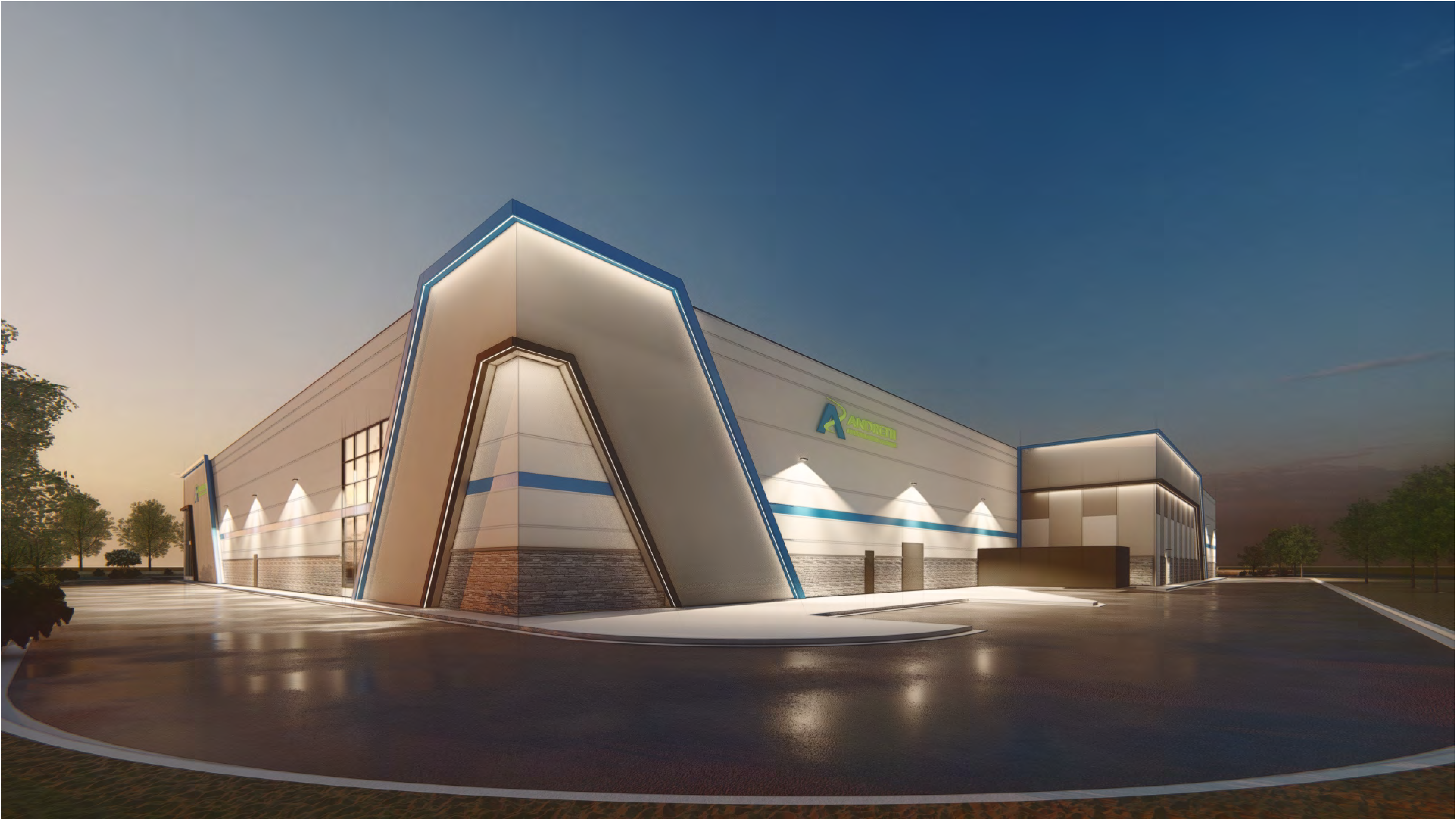
ANDRETTI INDOOR KARTING AND GAMES | CHANDLER, AZ



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Andretti Indoor Karting and Games

ANDRETTI INDOOR KARTING AND GAMES | CHANDLER, AZ



EXTERIOR RENDERINGS

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Andretti Indoor Karting and Games

ANDRETTI INDOOR KARTING AND GAMES | CHANDLER, AZ



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Andreotti Indoor Karting and Games

ANDRETTI INDOOR KARTING AND GAMES | CHANDLER, AZ



EXTERIOR RENDERINGS

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Andretti Indoor Karting and Games

ANDRETTI INDOOR KARTING AND GAMES | CHANDLER, AZ



EXTERIOR RENDERINGS

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Andretti Indoor Karting and Games

EXHIBIT D

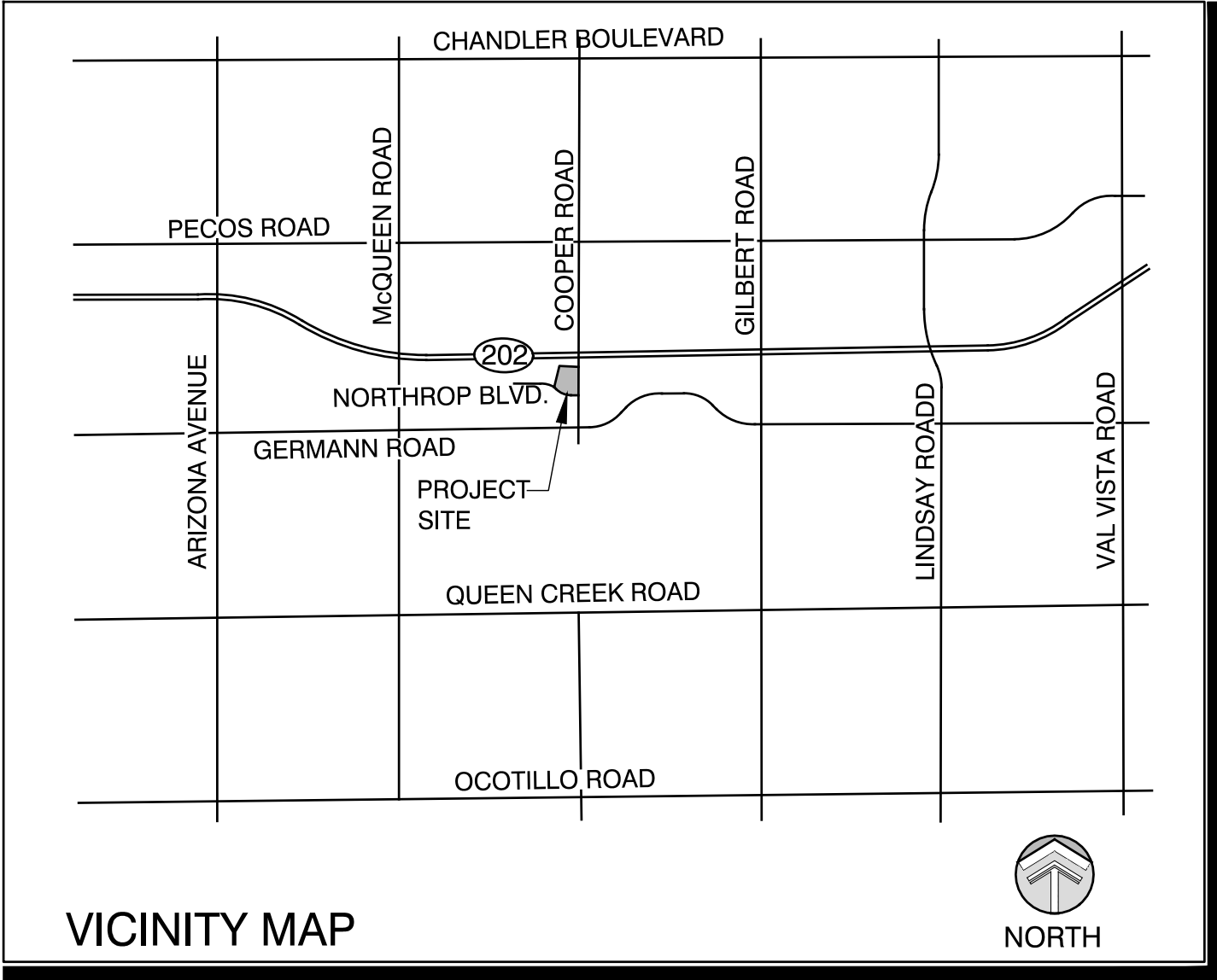
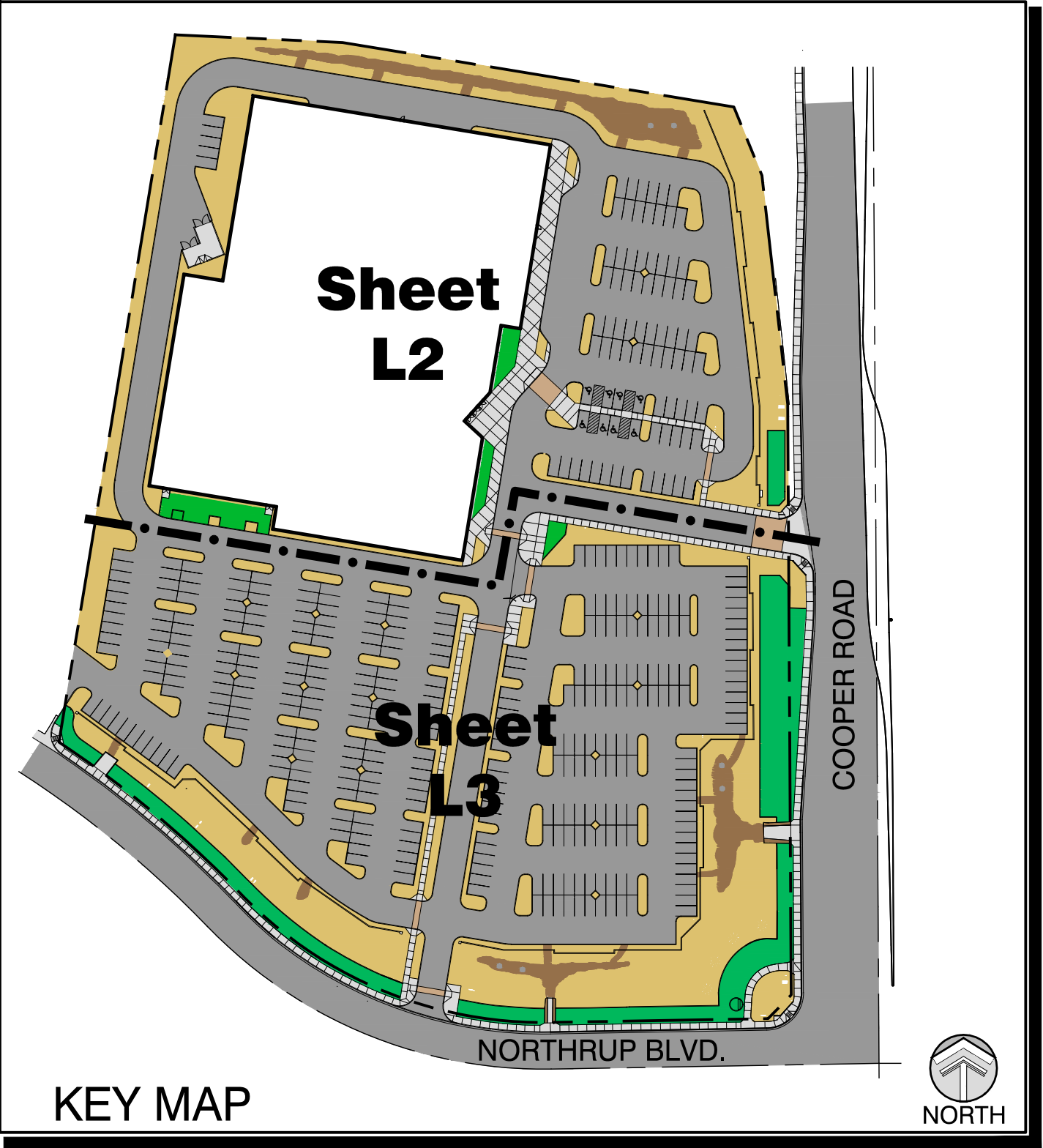
Andretti Indoor Karts

NWC Northrop Boulevard & Cooper Road
Chandler, Arizona

●Preliminary Landscape Plans●

Sheet Index

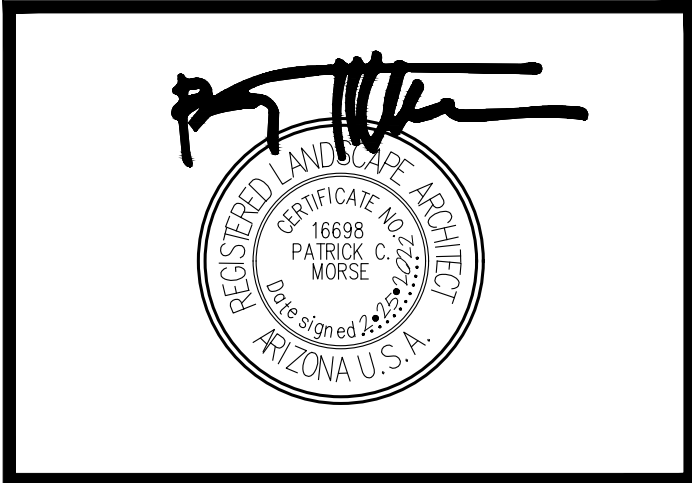
- L1 Cover Sheet
- L2 Preliminary Landscape Plan
- L3 Preliminary Landscape Plan
- L4 Plant Photos



Owner
Andretti Indoor Karting & Games
9299 Universal Blvd.
Orlando, FL 32819

Landscape Architect
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Landscape Architects, Inc.
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Civil Engineer
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Helix Engineering, LLC
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Phoenix, AZ 85050
602-788-2616 (O)
sb@hxeng.com



Andretti Indoor Karts

NWC of Northrop Blvd.
& Cooper Rd.
Chandler, AZ

PROJECT: 2021-18
DATE: SEPTEMBER.30.2021
REVISION: DECEMBER.1.2021 JANUARY.18.2022
REVISION: FEBRUARY.25.2022

COVER SHEET

L1
of 4



CITY OF CHANDLER GENERAL LANDSCAPE NOTES:

All site improvements, including landscape and site cleanup, must be completed prior to Certificate of Occupancy for any building within a phase.
No obstructions to view shall be erected, constructed or parked within the sight visibility area, all trees within the line of sight will maintain a canopy height above 6' curb elevation, all shrubs in this area may not reach a mature height over 24".
All plant materials are guaranteed for a minimum period of sixty (60) days from the date of final approval by the City. Any plant materials, which are not approved by the City prior to October 1 of the calendar year in which they are installed, shall be further guaranteed until May 20 of the following calendar year.
Trees, shrubs, vines, ground cover and turf that have to be replaced under terms of the guarantee, shall be guaranteed for an additional 60 days from the date of replacement.
All plant materials must be maintained in health and vigor and be allowed to attain natural size and shape in accordance with the originally approved landscape plan. See Section 1902 (6)(h).
Parking lot trees must have a minimum clear canopy distance of 5'. See Section 1903(6)(c)(4).
Finish grade of landscape areas (top of turf or D.G.) must be graded to 1 ½" below concrete or other paved surfaces, See Section 1903(6)(c)(11), Zoning Code.
Trees must be placed a minimum of 5' from sidewalks and public access-ways. Shrubs must be, at maturity, 3' from all sides of a fire hydrant, PIV or FDC. See Section 1903(6)(j)(1), Zoning Code.
All landscaping shall be maintained by the landowner or the lessor. See Section 1903(6)(g), Zoning Code.
There shall be no obstruction of site signage by landscape plant material, and that such must be relocated and/or corrected before the field inspection will accept/pass the sign in the field or issue a Certificate of Occupancy for a project.
All transformer boxes, meter panels and electric equipment, backflow devices or any other utility equipment not able or required to be screened by landscaping or walls, shall be painted to match the building color.
All walls over 7' in height, site lighting, signage, ramadas and shade structures require separate submittal and permits.
All trees shall comply with the latest amended edition of the "Arizona Nursery Association - Recommended Tree Specifications". See Section 1903(6)(a), Zoning Code;

LANDSCAPE DATA	
Total Site Area - 444,085 S.F.	SQ.FT.
BUILDING AREA	96,000
PARKING AREA	142,503
TOTAL LANDSCAPE AREA (28% of Total Site Area)	124,878
GRASS AREA (New & Existing)	19,307
SHRUBS / GROUND COVER	34,280
INORGANIC/GRANITE	104,871

Any existing landscaping destroyed during construction shall be replaced with the same species and size.
All Grass & Plant Material to be watered using the existing "Reclaimed Water" Irrigation service to the site.

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


Registered Landscape Architect
September 30, 2021
Date



P L A N T L I S T			
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE QUAN.	REMARKS
	ULMUS PARVIFOLIA EVERGREEN ELM	48" BOX 36" BOX 18 67	14' Ht., 9' Sp., 12' Ht., 7' Sp., 4" Cal. 3" Cal.
	FRAXINUS VELUTINA 'Fan-Tex' FAN-TEX ASH	36" BOX 9	11' Ht., 6' Sp., 3" Cal.
	ACACIA FARNESIANA SWEET ACACIA	24" BOX 9	8' Ht., 4' Sp., 1 1/2" Cal.
	BAUHINIA BLAKEANA HONG KONG ORCHID	24" BOX 11	8' Ht., 3' Sp., 1 1/2" Cal.
	CHILOPSIS LINEARIS DESERT WILLOW	24" BOX 8	7' Ht., 4' Sp., 1 1/2" Cal.
	PHOENIX DACTYLIFERA DATE PALM	24" Ht. 14	Trunk Height- Diamond Cut
	PISTACIA LENTISCUS MASTIC TREE	24" BOX 35	8' Ht., 4' Sp., 1 1/2" Cal.
	SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL	24" BOX 10	8' Ht., 4' Sp., 1 1/2" Cal.
	LEUCOPHYLLUM LANGMANIAE 'Lynns Legacy' LYNNS LEGACY SAGE	5 GAL. 53	
	LEUCOPHYLLUM LANGMANIAE 'Rio Bravo' RIO BRAVO SAGE	5 GAL. 166	
	SENNA NEMOPHYLLA GREEN CASSIA	5 GAL. 138	
	LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA	5 GAL. 65	
	HESPERALOE FUNIFERA GIANT HESPERALOE	5 GAL. 16	
	BACCARIS x 'Starn Thompson' DWARF DESERT BROOM	5 GAL. 30	
	HESPERALOE PARVIFOLIA 'Brake Lights' 'Brake Lights' YUCCA	5 GAL. 14	
	LANTANA MONTEVIDENSIS 'New Gold' 'NEW GOLD' LANTANA	5 GAL. 169	
	TECOMA STANS YELLOW BELLS	5 GAL. 64	
	BOUGAINVILLEA 'Crimson Jewel' BUSH BOUGAINVILLEA	5 GAL. 35	
	MYRTUS COMMUNIS 'Compacta' COMPACT MYRTLE	5 GAL. 218	
	ACACIA REDOLENS 'Desert Carpet' DESERT CARPET ACACIA	5 GAL. 94	
	ILEX VOMITORIA 'Stokes' DWARF YAUPON HOLLY	5 GAL. 246	

DECOMPOSED GRANITE - 1/2" SCREENED, 2" DEPTH IN ALL LANDSCAPE AREAS AS INDICATED. 'MADISON GOLD' COLOR.

EXISTING PALMS TO REMAIN IN PLACE

EXISTING TREES & SHRUBS TO REMAIN IN PLACE

EXISTING TREE TO BE REMOVED

EXISTING GRASS

NEW GRASS-'Mid-Iron Sod'

ARTIFICIAL TURF

EXISTING GRASS TO BE REMOVED

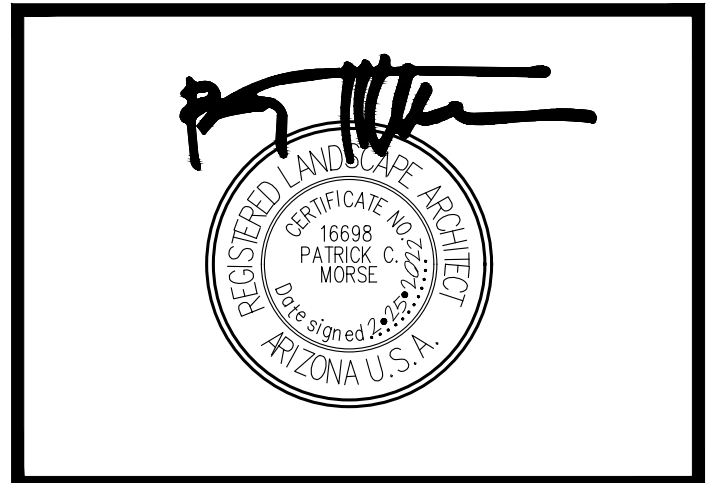
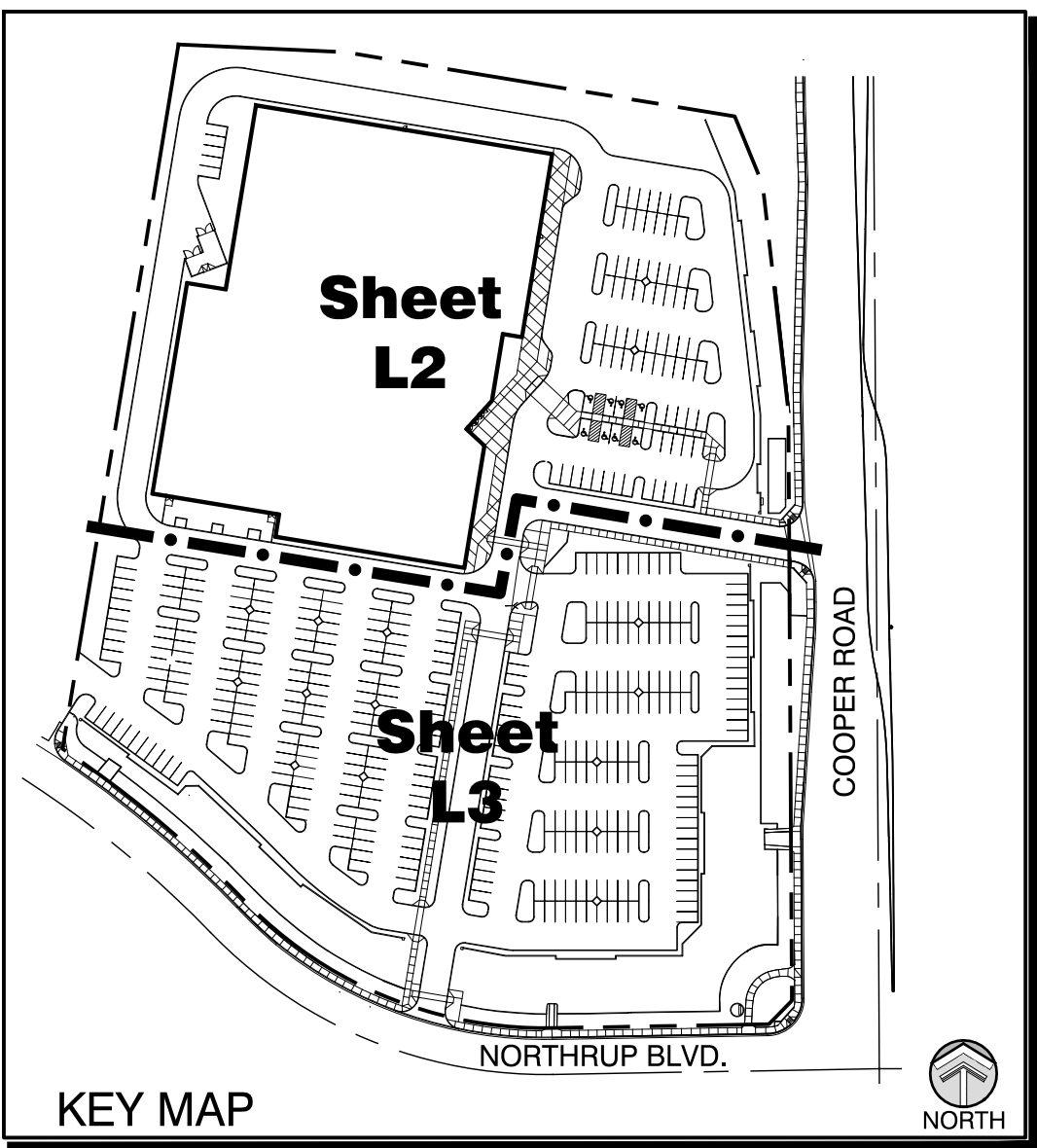
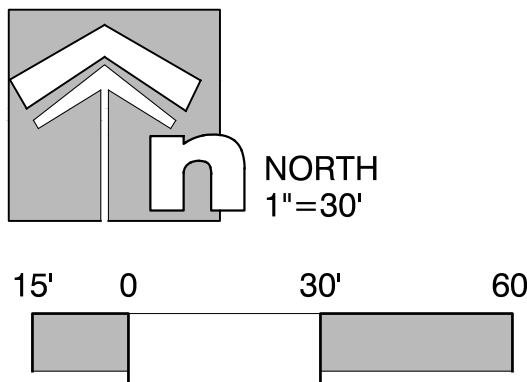
ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS."

LANDSCAPE KEY NOTES

- EXISTING DRIVEWAY
- EXISTING ASPHALT STREET CURB & GUTTER
- EXISTING STREET MEDIAN
- EXISTING CONCRETE SIDEWALK
- EXISTING STREET SCUPPER
- EXISTING TRAFFIC LIGHT
- EXISTING STREET LIGHT
- EXISTING UTILITY BOX
- EXISTING FIRE HYDRANT
- EXISTING ASPHALT PARKING AREA MODIFIED
- EXISTING CONCRETE CURBING REMOVED
- EXISTING MASONRY WALL REMOVED
- EXISTING ADOT R.O.W. AND LANDSCAPE AREA
- EXISTING CHAINLINK FENCING
- EXISTING RECLAIMED WATER METER & BPU
- PROPERTY LINE
- R.O.W. LINE
- NEW DRIVEWAY ENTRANCE
- NEW 3' HT. MASONRY SCREEN WALL (See Arch. Plan)
- NEW UNDERGROUND STORM WATER RETENTION PIPE
- NEW DRYWELL
- NEW CATCH BASIN
- NEW FIRE HYDRANT
- NEW RETENTION BASIN W/ STONE RIP-RAP (See Civil Eng.)
- NEW MONUMENT SIGN
- NEW BIKE RACK
- NEW CONCRETE HEADER
- NEW CONCRETE SIDEWALK
- NEW ASPHALT PARKING
- NEW CONCRETE CURBING
- NEW GRASS AREA
- NEW ARTIFICIAL TURF
- NEW STONE RIP-RAP
- NEW SITE LIGHT TYP.
- NEW CONCRETE PAVERS
- EXISTING PARKING LOT

TREE SIZE DATA

Total Required Trees - 169 (Includes 25 Existing)
Required Tree Sizes-
48" Box (25% of Required=(43) 18 Proposed (25 Existing)
36" Box (25% of Required=(43) 76 Proposed
24" Box (50% of Required=(83) 50 Proposed
Note: Existing Trees are larger than 48" Box Size
(36" Box size trees to apply to 24" Box size requirements)
West Side Perimeter Landscape Strip- (1) Tree and 6 Shrubs per 30 L.F.



Andretti Indoor Karts
NWC of Northrop Blvd.
& Cooper Rd.
Chandler, AZ

PROJECT: 2021-18
DATE: SEPTEMBER.30.2021
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REVISION: FEBRUARY.25.2022

Preliminary Landscape Plan

L2
of 4



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	CHILOPSIS LINEARIS DESERT WILLOW	24" BOX 8	7' Ht., 4' Sp., 1 1/2" Cal.	
	PHOENIX DACTYLIFERA DATE PALM	24" Ht. 14	Trunk Height- Diamond Cut	
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	LEUCOPHYLLUM LANGMANIAE 'Lynns Legacy' LYNN'S LEGACY SAGE	5 GAL. 53		
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EXISTING PALMS TO REMAIN IN PLACE

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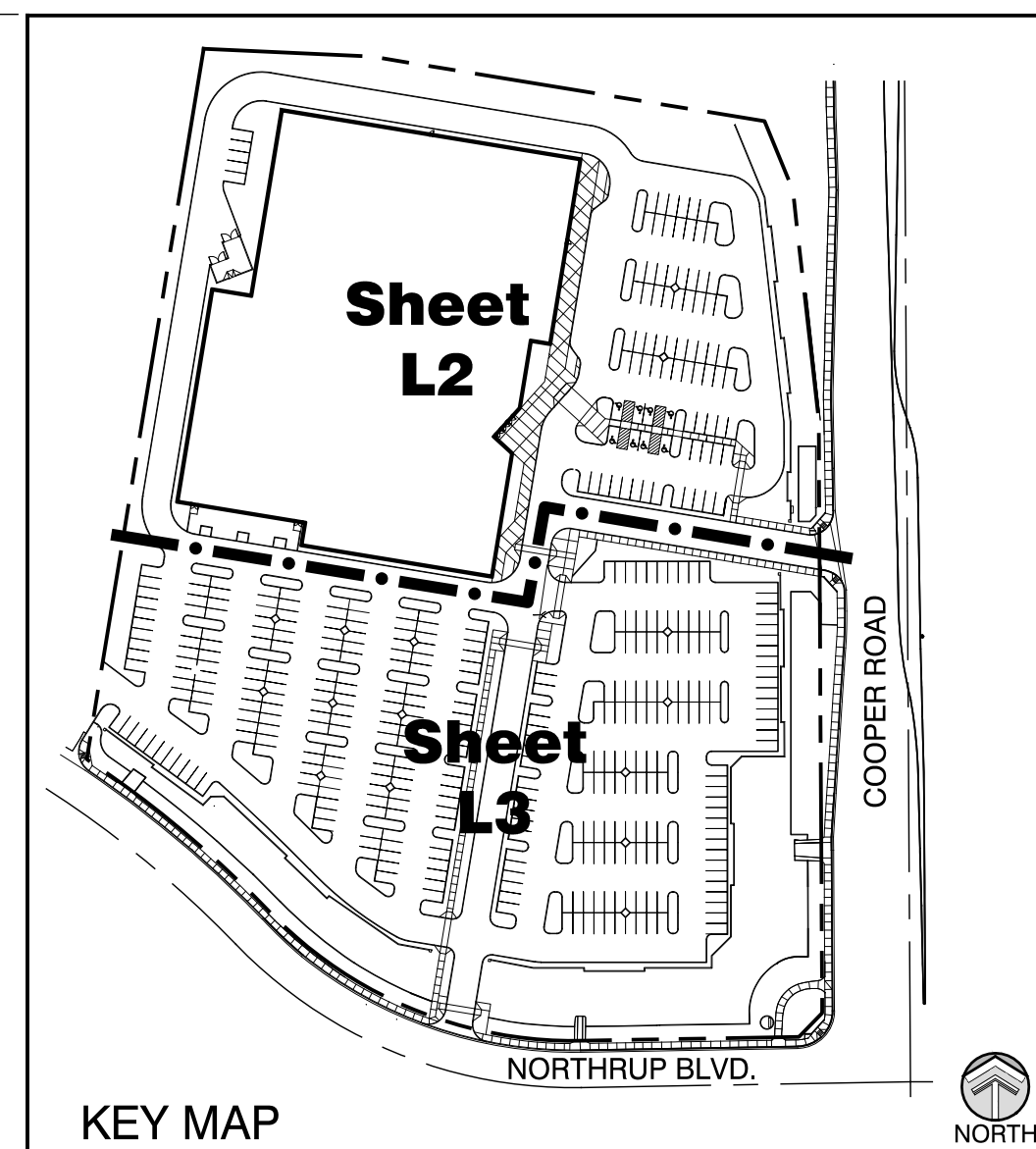
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TREE SIZE DATA

Total Required Trees - 169 (Includes 25 Existing)
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Andretti Indoor Karts

NWC of Northrop Blvd.
& Cooper Rd.
Chandler, AZ

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Preliminary
Landscape
Plan

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ULMUS PARVIFOLIA
EVERGREEN ELM



PISTACIA LENTISCUS
MASTIC TREE



CHILOPSIS LINEARIS 'Art's Seedless'
DESERT WILLOW



FRAXINUS VELUTINA 'Fan-Tex'
FAN-TEX ASH



SOPHORA SECUNDIFLORA
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LANTANA MONTEVIDENSIS 'New Gold'
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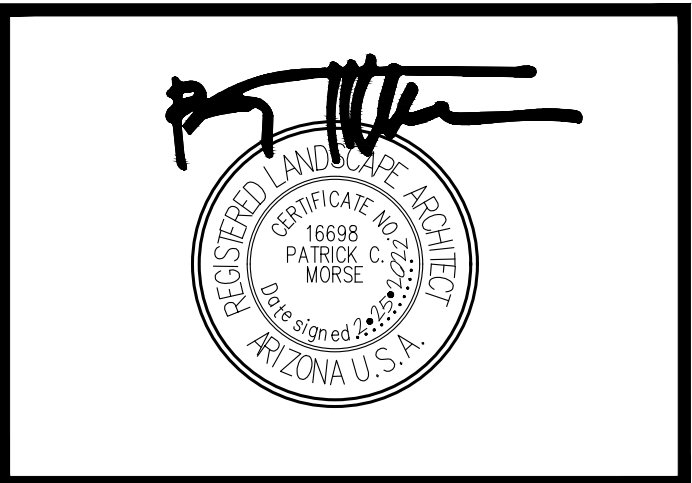
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**PLANT
PHOTOS**

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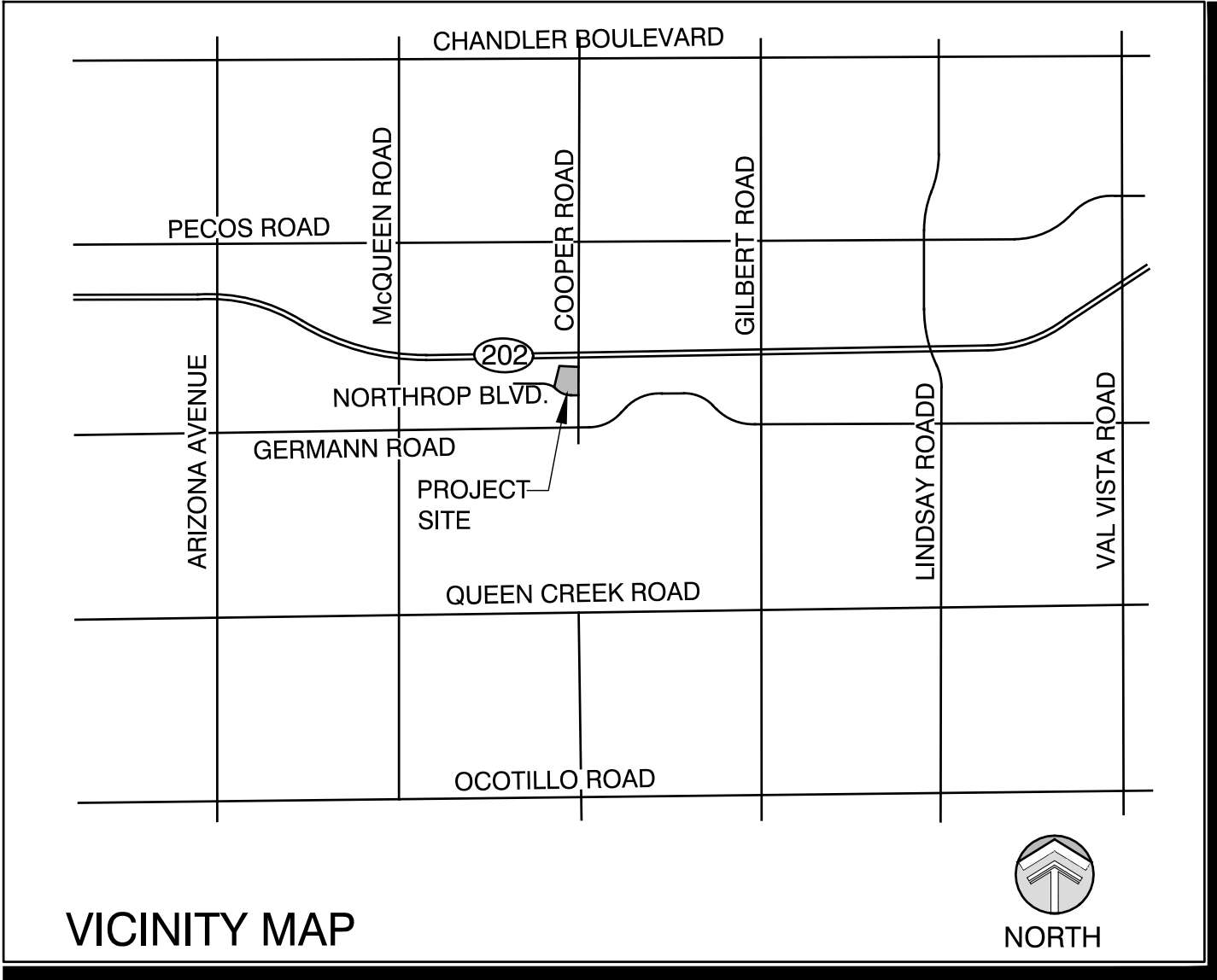
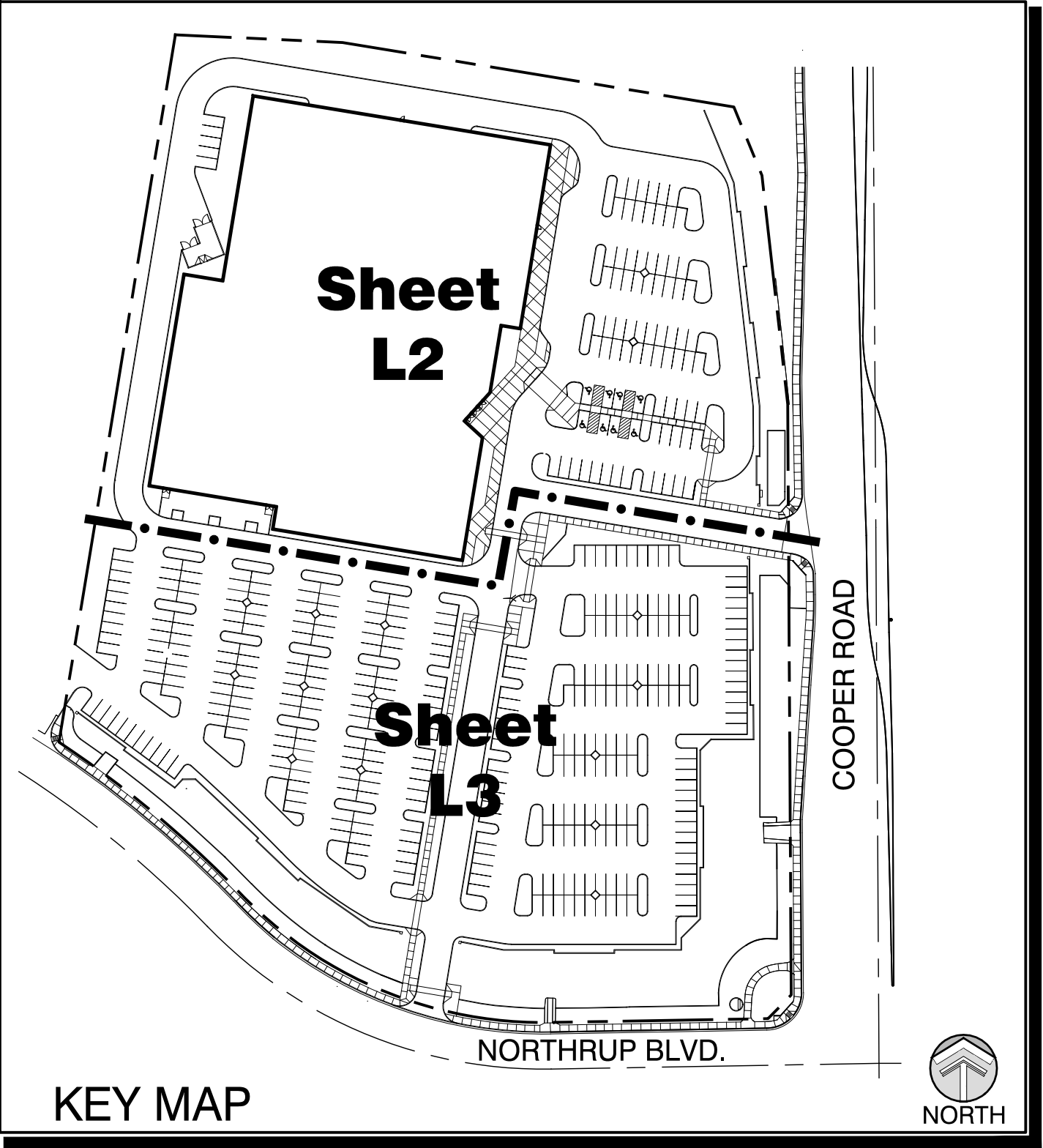
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●Preliminary Landscape Plans●

Sheet Index

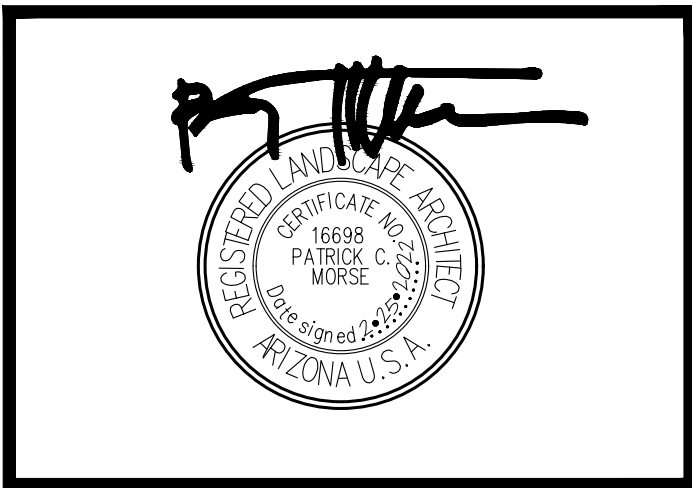
- L1 Cover Sheet
- L2 Preliminary Landscape Plan
- L3 Preliminary Landscape Plan
- L4 Plant Photos



Owner
Andretti Indoor Karting & Games
9299 Universal Blvd.
Orlando, FL 32819

Landscape Architect
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Phoenix, AZ 85050
602-788-2616 (O)
sb@hxeng.com



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COVER SHEET

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CITY OF CHANDLER GENERAL LANDSCAPE NOTES:

All site improvements, including landscape and site cleanup, must be completed prior to Certificate of Occupancy for any building within a phase.

No obstructions to view shall be erected, constructed or parked within the sight visibility area, all trees within the line of sight will maintain a canopy height above 6' curb elevation, all shrubs in this area may not reach a mature height over 24".

All plant materials are guaranteed for a minimum period of sixty (60) days from the date of final approval by the City. Any plant materials, which are not approved by the City prior to October 1 of the calendar year in which they are installed, shall be further guaranteed until May 20 of the following calendar year.

Trees, shrubs, vines, ground cover and turf that have to be replaced under terms of the guarantee, shall be guaranteed for an additional 60 days from the date of replacement.

All plant materials must be maintained in health and vigor and be allowed to attain natural size and shape in accordance with the originally approved landscape plan. See Section 1902 (6)(h).

Parking lot trees must have a minimum clear canopy distance of 5'. See Section 1903(6)(c)(4).

Finish grade of landscape areas (top of turf or D.G.) must be graded to 1 ½" below concrete or other paved surfaces, See Section 1903(6)(c)(11), Zoning Code.

Trees must be placed a minimum of 5' from sidewalks and public access-ways. Shrubs must be, at maturity, 3' from all sides of a fire hydrant, PIV or FDC. See Section 1903(6)(j)(1), Zoning Code.

All landscaping shall be maintained by the landowner or the lessor. See Section 1903(6)(g), Zoning Code.

There shall be no obstruction of site signage by landscape plant material, and that such must be relocated and/or corrected before the field inspection will accept/pass the sign in the field or issue a Certificate of Occupancy for a project.

All transformer boxes, meter panels and electric equipment, backflow devices or any other utility equipment not able or required to be screened by landscaping or walls, shall be painted to match the building color.

All walls over 7' in height, site lighting, signage, ramadas and shade structures require separate submittal and permits.

All trees shall comply with the latest amended edition of the "Arizona Nursery Association - Recommended Tree Specifications". See Section 1903(6)(a), Zoning Code;

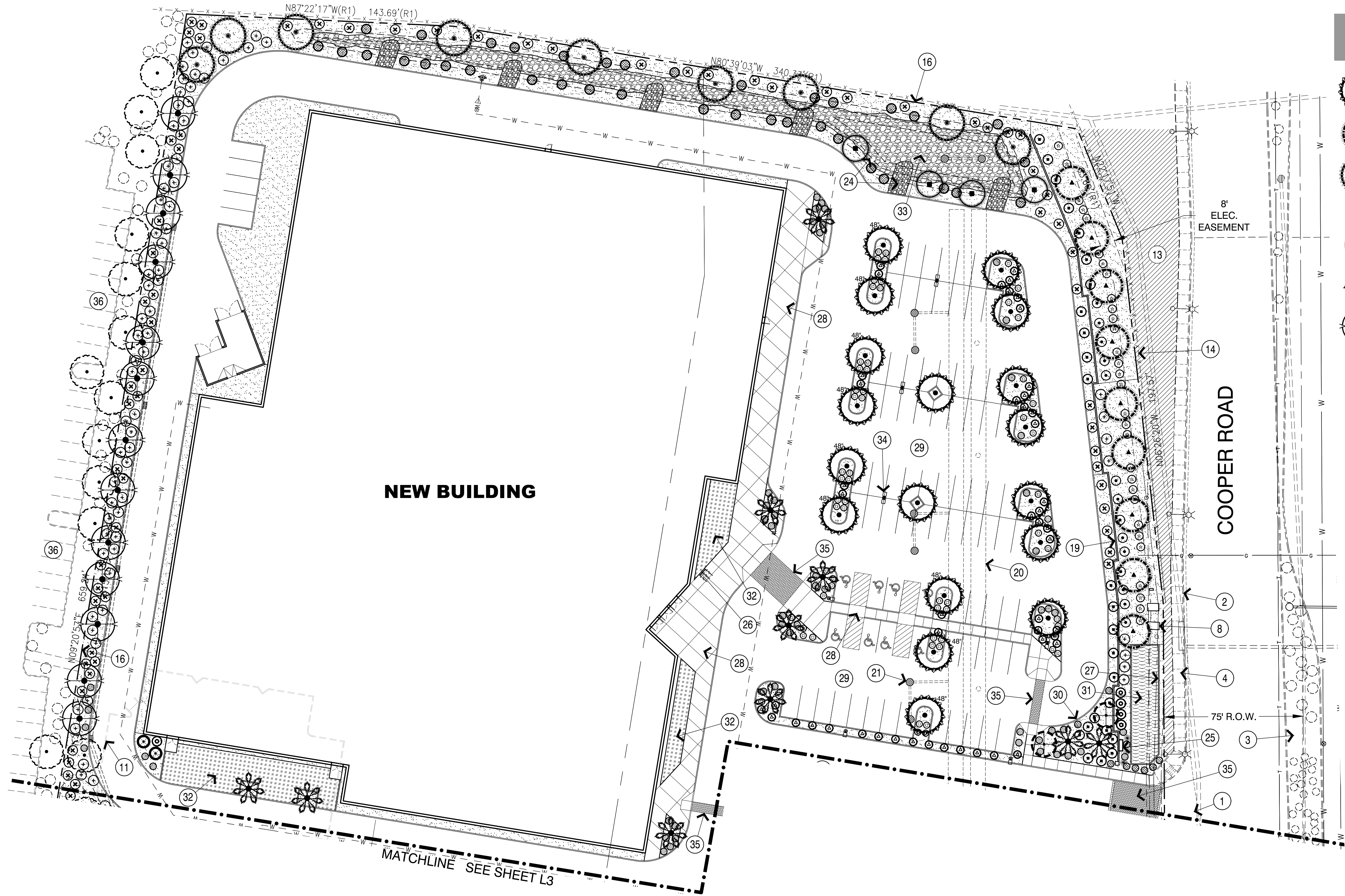
LANDSCAPE DATA	
Total Site Area - 444,085 S.F.	SQ.FT.
BUILDING AREA	96,000
PARKING AREA	142,503
TOTAL LANDSCAPE AREA (28% of Total Site Area)	124,878
GRASS AREA (New & Existing)	19,307
SHRUBS / GROUND COVER	34,280
INORGANIC/GRANITE	104,871

Any existing landscaping destroyed during construction shall be replaced with the same species and size.

All Grass & Plant Material to be watered using the existing "Reclaimed Water" Irrigation service to the site.

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

 September 30, 2021
Registered Landscape Architect Date



P L A N T L I S T			
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE QUAN.	REMARKS
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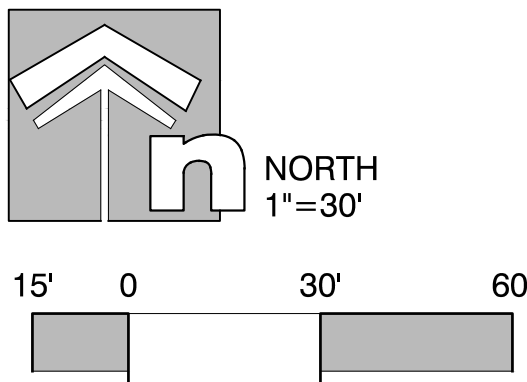
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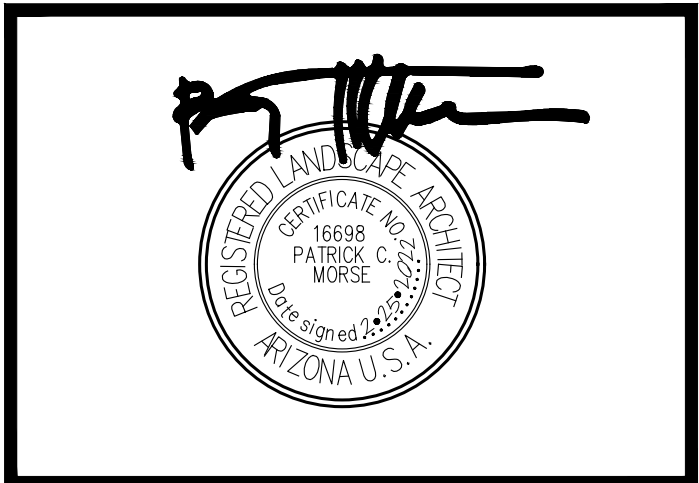
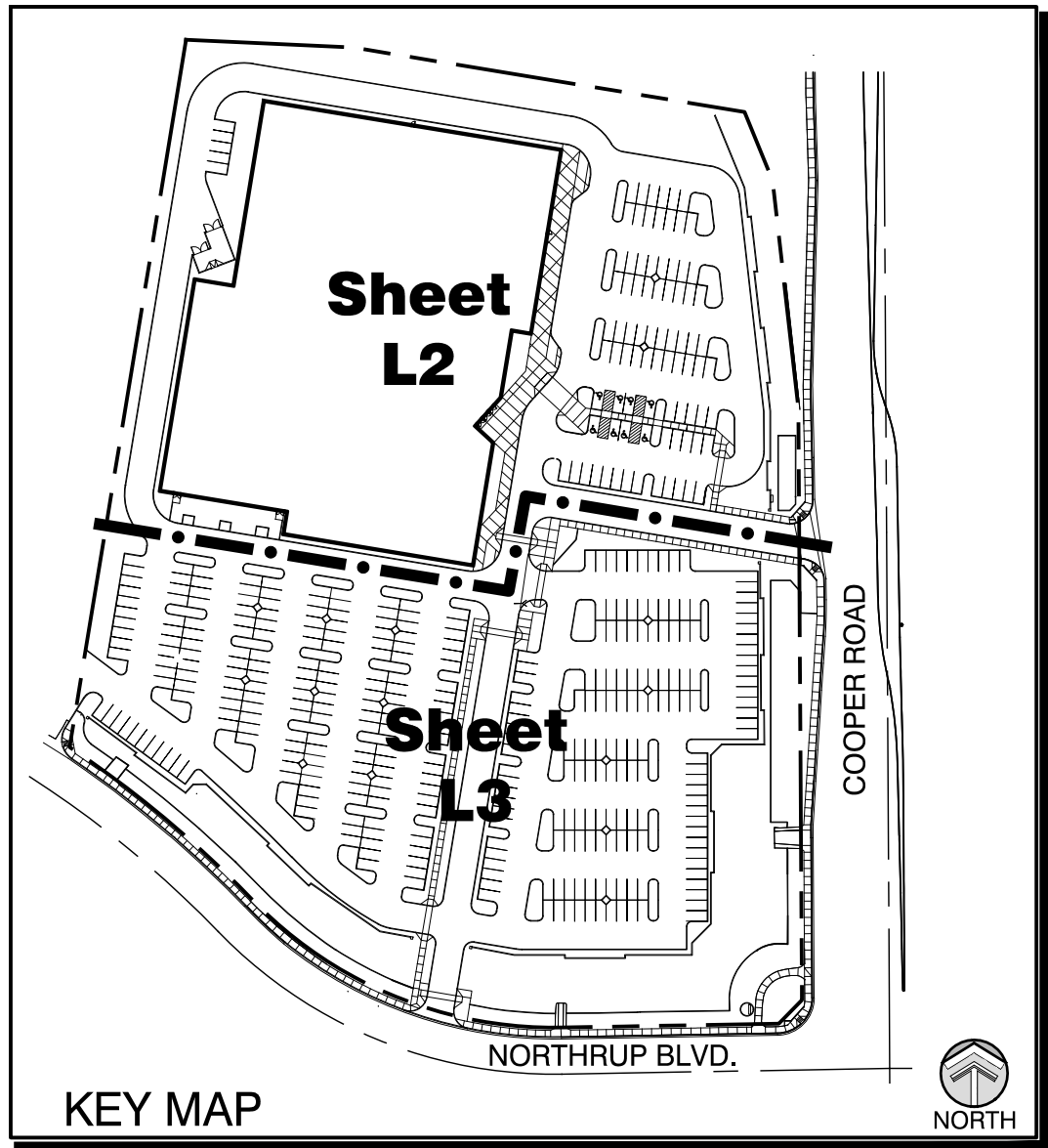
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**Preliminary
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of 4



LANDSCAPE KEY NOTES

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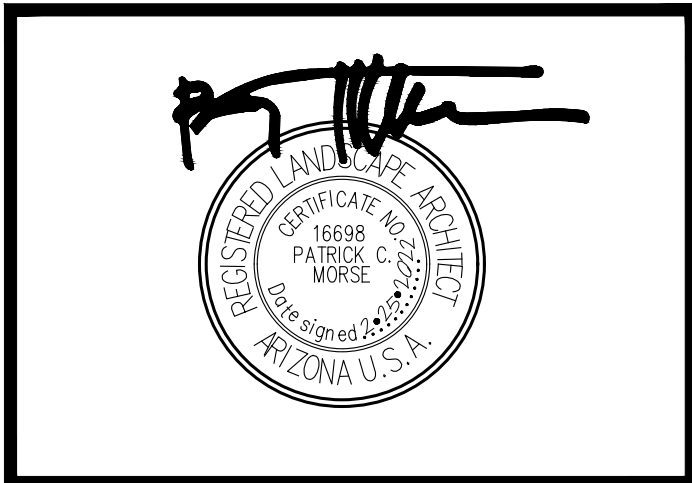
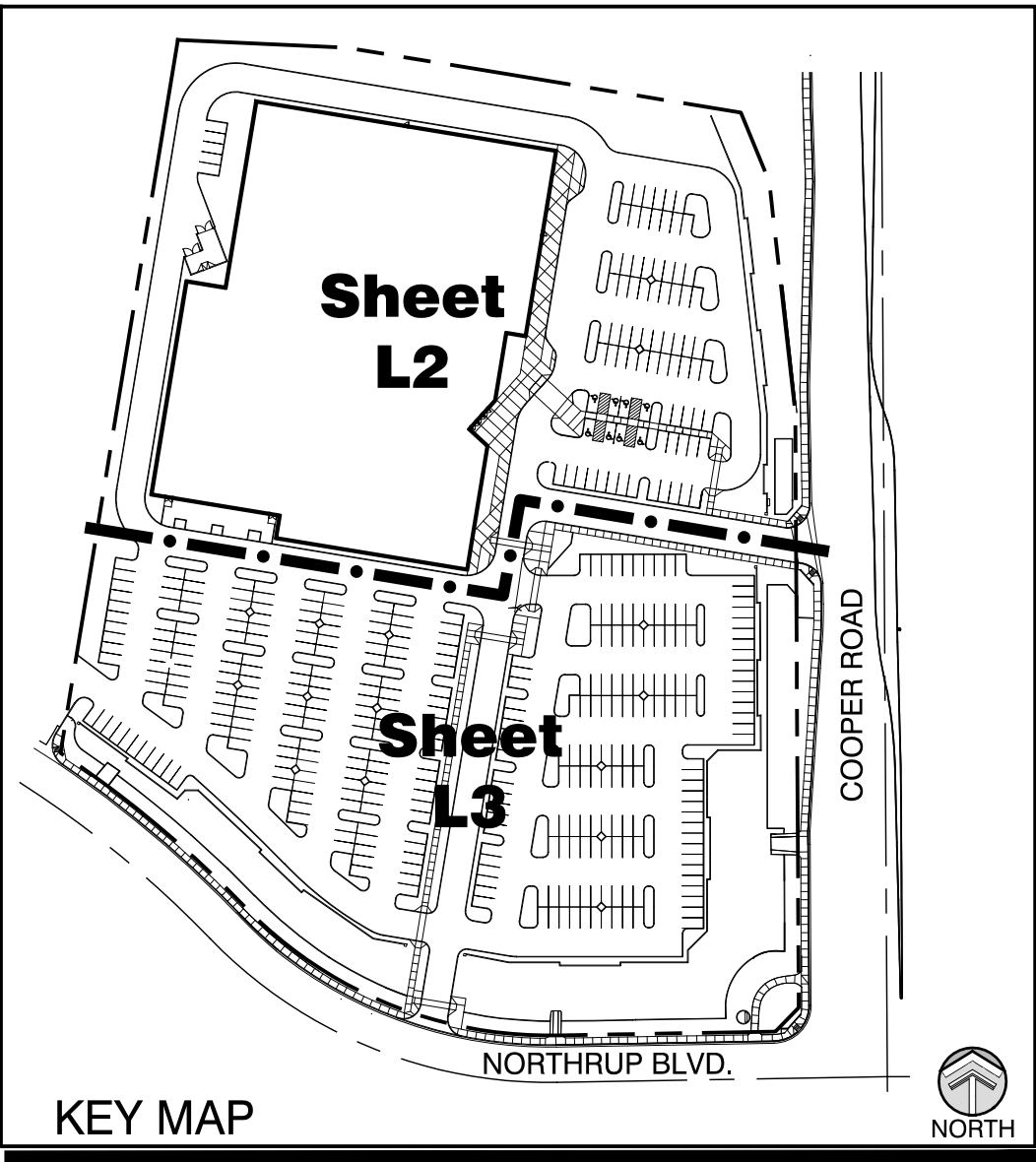
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EVERGREEN ELM



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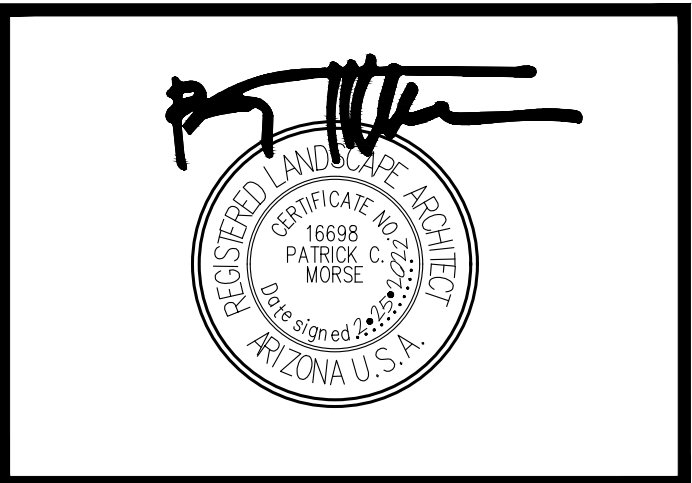
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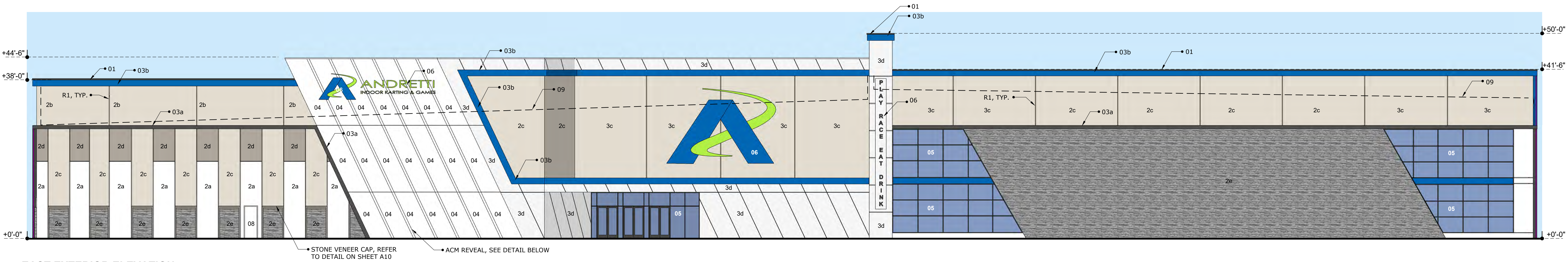
REVISION: DECEMBER.1.2021 JANUARY.18.2022

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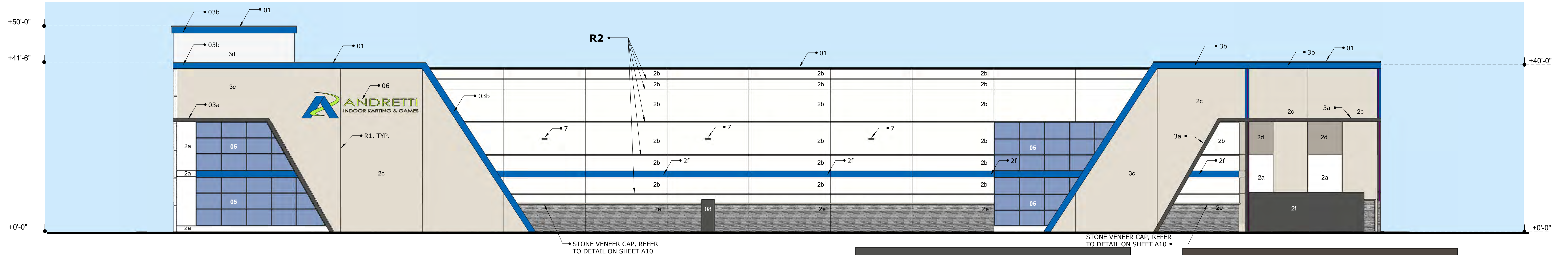
PLANT
PHOTOS

L4
of 4

EXHIBIT E



EAST EXTERIOR ELEVATION SCALE 1/32" = 1'-0"



NORTH EXTERIOR ELEVATION SCALE 1/32" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

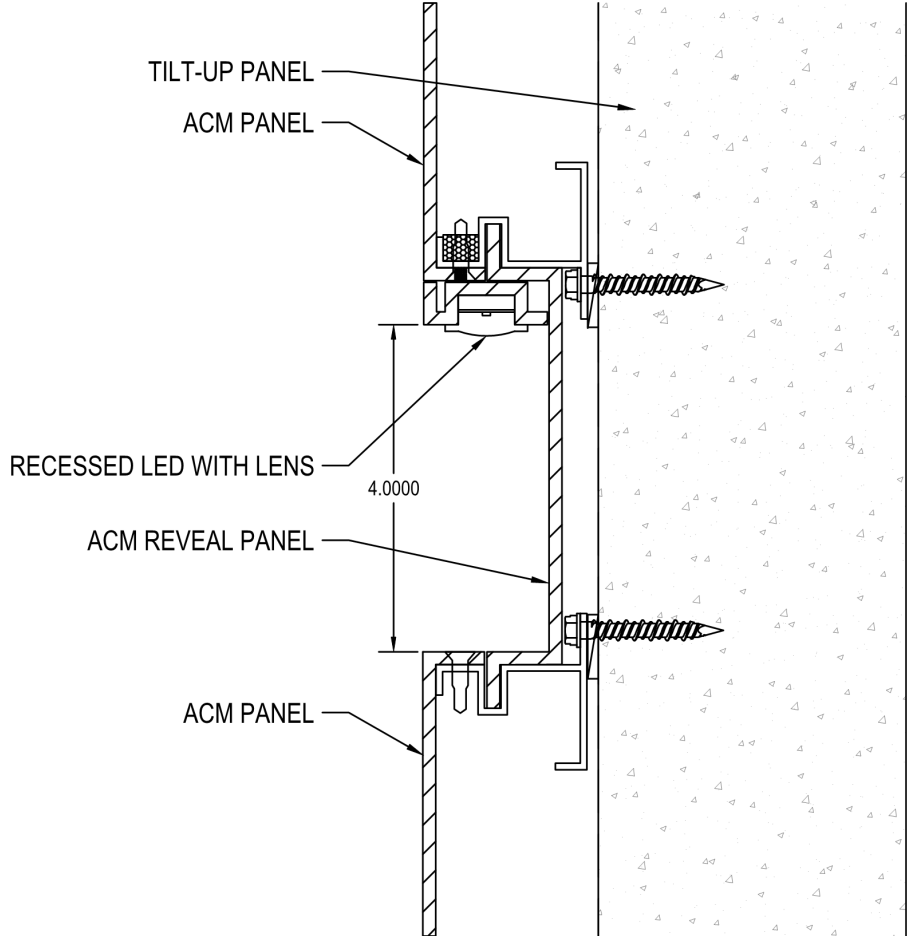
- 01 PREFINISHED METAL COPING.
BERRIDGE OR SIM. FINISH TO BE DARK BRONZE.
- 2a CONCRETE TILT WALL WITH FINE TEXTURE COATING AND ACRYLIC PAINT
SHERWIN WILLIAMS. SW7014 EIDER WHITE.
- 2b CONCRETE TILT WALL WITH FINE TEXTURE COATING AND ACRYLIC PAINT
SHERWIN WILLIAMS. SW7035 AESTHETIC WHITE.
- 2c CONCRETE TILT WALL WITH FINE TEXTURE COATING AND ACRYLIC PAINT
SHERWIN WILLIAMS. SW7016 MINDFUL GRAY.
- 2d CONCRETE TILT WALL WITH FINE TEXTURE COATING AND ACRYLIC PAINT
SHERWIN WILLIAMS. SW7018 DOVETAIL.
- 2e CONCRETE TILT WALL WITH FINE TEXTURE COATING AND ACRYLIC PAINT
SHERWIN WILLIAMS. SW7020 BLACK FOX.
- 2f CONCRETE TILT WALL WITH NO TEXTURE COATING AND ACRYLIC PAINT
MATTHEWS PAINT. CUSTOM COLOR - ANDRETTI BLUE.
- 3a METAL ACCENT BAND WITH SMOOTH FINISH AND LED LIGHTING.
colorSHERWIN WILLIAMS. SW7020 BLACK FOX.
- 3b METAL ACCENT BAND WITH SMOOTH FINISH AND LED LIGHTING.
MATTHEWS PAINT. CUSTOM COLOR - ANDRETTI BLUE.
- 3c STUCCO WALL WITH FINE FINISH AND ACRYLIC PAINT.
SHERWIN WILLIAMS. SW7016 MINDFUL GRAY.
- 3d STUCCO WALL WITH FINE FINISH AND ACRYLIC PAINT.
SHERWIN WILLIAMS. SW7064 PASSIVE.
- 04 ALUMINUM COMPOSITE METAL PANEL
ALPOLIC PE. BONE WHITE 4-4BNY-G30.
- 05 ALUMINUM STOREFRONT FRAME WITH 1" INSULATED GLAZING UNIT.
KAWNEER TRIFAB 450T STOREFRONT OR SIM. DARK BRONZE FINISH.
PPG STARPHIRE CLEAR/CLEAR INSULATED GLAZING UNIT WITH SOLARBAN 60 LOW-E COATING. U-VALUE .029, SHGC .25.
- 06 INTERNALLY ILLUMINATED SIGNAGE.
- 07 EXTERIOR WALL PACK WITH UP / DOWN WALL WASH LIGHTING.
- 08 EXTERIOR HOLLOW METAL DOOR AND FRAME. PAINT TO MATCH ADJACENT WALL COLOR.
- 09 DASHED LINE INDICATES EDGE OF ROOF BEHIND PARAPET WALL.

EXTERIOR ELEVATION GENERAL NOTES

- A CONCRETE TILT PANELS TO BE PREPPED TO HAVE SMOOTH AND UNIFORM SURFACE PRIOR TO FINISHES.
- B COLORS SUBJECT TO ARCHITECT AND OWNER'S APPROVAL OF 4' X 4' BUILDING APPLIED SAMPLES PRIOR TO WORK. ADDITIONAL SAMPLES MAY BE REQUIRED PRIOR TO FINAL APPROVAL.
- C ALL SIGNAGE REQUIRES SEPARATE PERMIT REVIEW AND APPROVAL PROCESS EXCEPT ADDRESS NUMBERS.
- D ALL ROOF MOUNTED MECHANIAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO OR GREATER THAN THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
- E SOLID MASONRY WALLS AND GATES SHALL BE EQUAL TO OR GREATER THAN THE HIGHEST POINT OF GROUND MOUNTED EQUIPMENT



TYPICAL FINE TEXTURE FINISH
SHERWIN WILLIAMS CONIFLEX
ULTRACRETE BY SHERWIN WILLIAMS



ENTRY REVEAL DETAIL

- 01 PREFINISHED METAL COPING.
BERRIDGE OR SIM. FINISH TO BE DARK BRONZE.

- 2a CONCRETE TILT WALL WITH MEDIUM TEXTURE COATING AND ACRYLIC PAINT
SHERWIN WILLIAMS. SW7014 EIDER WHITE.

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SHERWIN WILLIAMS. SW7035 AESTHETIC WHITE.

- 2c CONCRETE TILT WALL WITH MEDIUM TEXTURE COATING AND ACRYLIC PAINT
SHERWIN WILLIAMS. SW7016 MINDFUL GRAY.

- 2d CONCRETE TILT WALL WITH MEDIUM TEXTURE COATING AND ACRYLIC PAINT
SHERWIN WILLIAMS. SW7018 DOVETAIL.

- 2e STONE VENEER
CEDAR CREEK STONE. GENEVA LEDGE.

- 2f CONCRETE TILT WALL WITH MEDIUM TEXTURE COATING AND ACRYLIC PAINT
SHERWIN WILLIAMS. SW7020 BLACK FOX.

- 2f CONCRETE TILT WALL WITH NO TEXTURE COATING AND ACRYLIC PAINT
MATTHEWS PAINT. CUSTOM COLOR - ANDRETTI BLUE.

- 3c STUCCO WALL WITH SMOOTH FINISH AND ACRYLIC PAINT.
SHERWIN WILLIAMS. SW7016 MINDFUL GRAY.

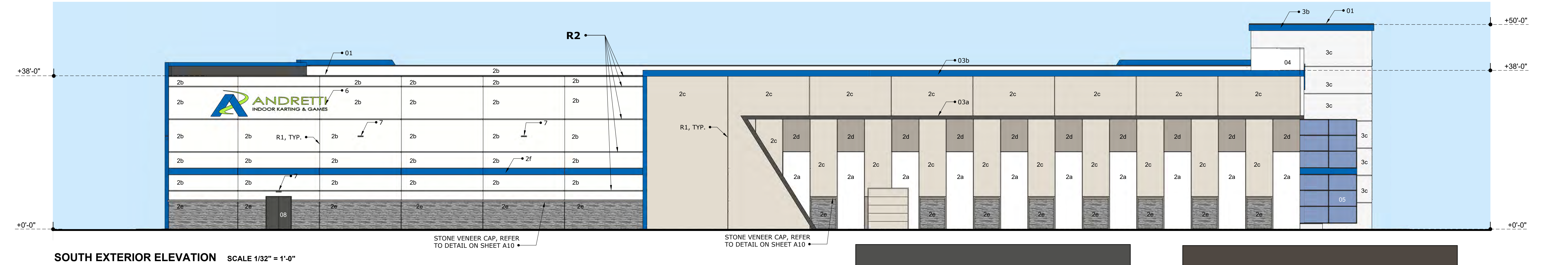
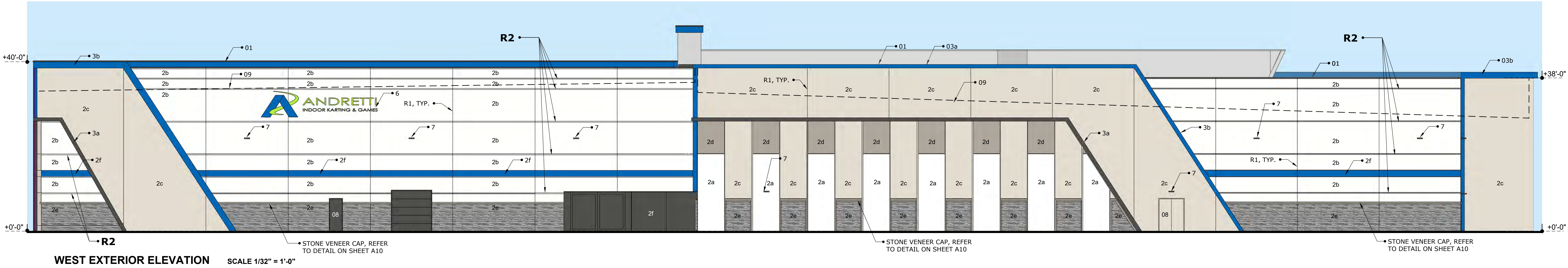
- 3d STUCCO WALL WITH SMOOTH FINISH AND ACRYLIC PAINT.
SHERWIN WILLIAMS. SW7064 PASSIVE.

- 04 ALUMINUM COMPOSITE METAL PANEL
ALPOLIC PE. BONE WHITE 4-4BNY-G30.

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KAWNEER TRIFAB 450T STOREFRONT OR SIM. DARK BRONZE FINISH.
PPG STARPHIRE CLEAR/CLEAR INSULATED GLAZING UNIT WITH SOLARBAN 60 LOW-E COATING. U-VALUE .029, SHGC .25.

EXTERIOR ELEVATIONS

5Gstudio_Collabrative, llc. 1217 Main Street, Suite 500 Dallas, TX 75202
Andretti Indoor Karting and Games



EXTERIOR ELEVATION KEYNOTES

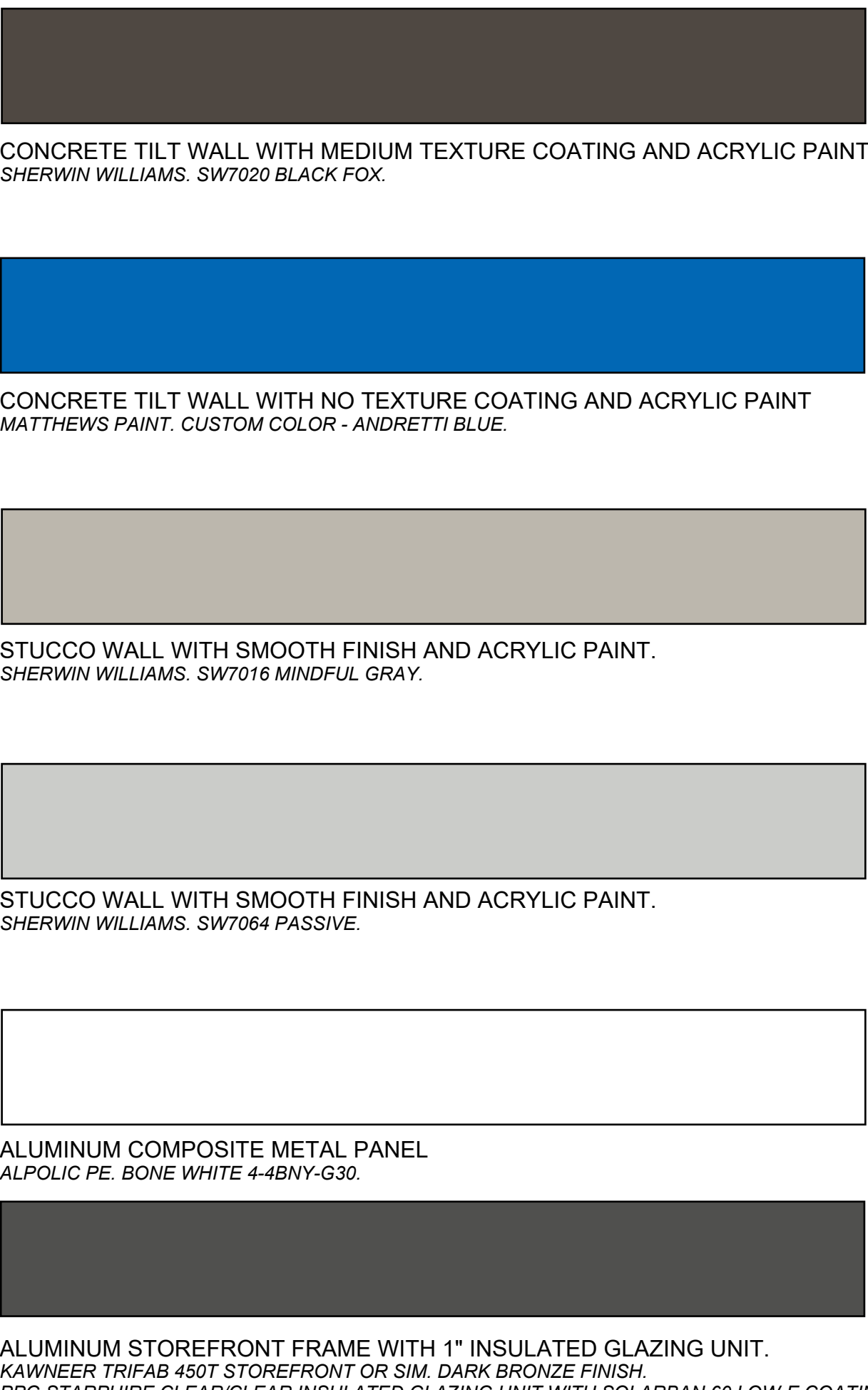
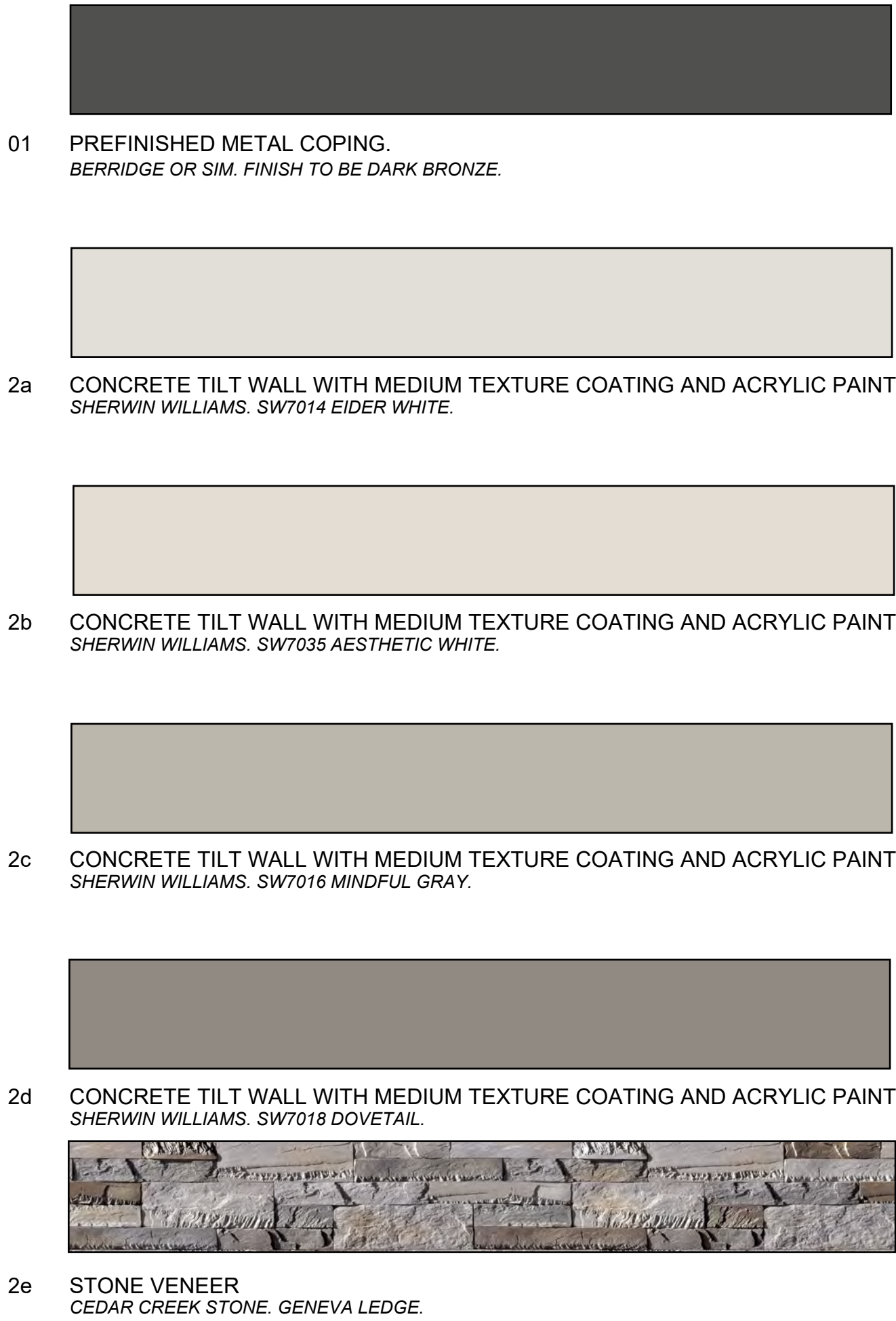
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EXTERIOR ELEVATION GENERAL NOTES

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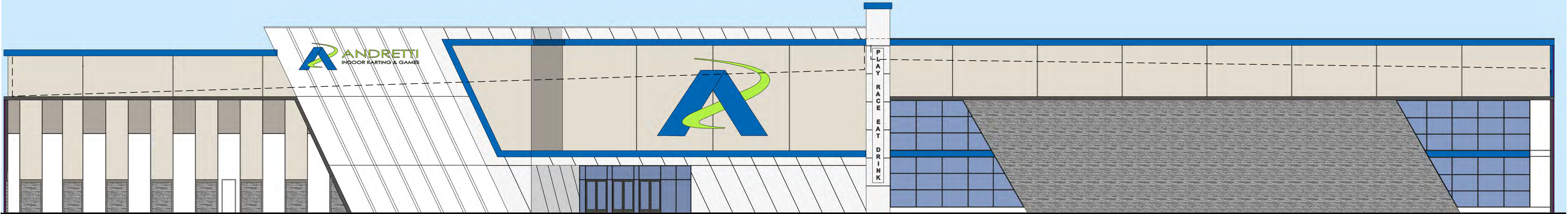


TYPICAL FINE TEXTURE FINISH
SHERWIN WILLIAMS CONFLX ULTRACRETE BY SHERWIN WILLIAMS

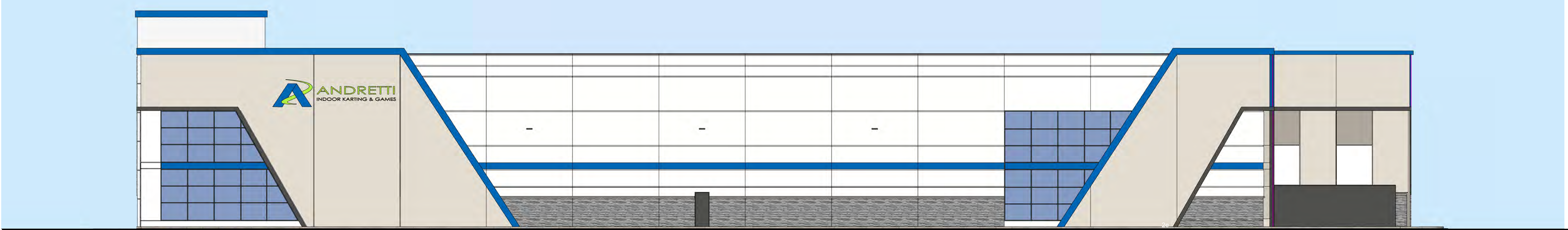


EXTERIOR ELEVATIONS

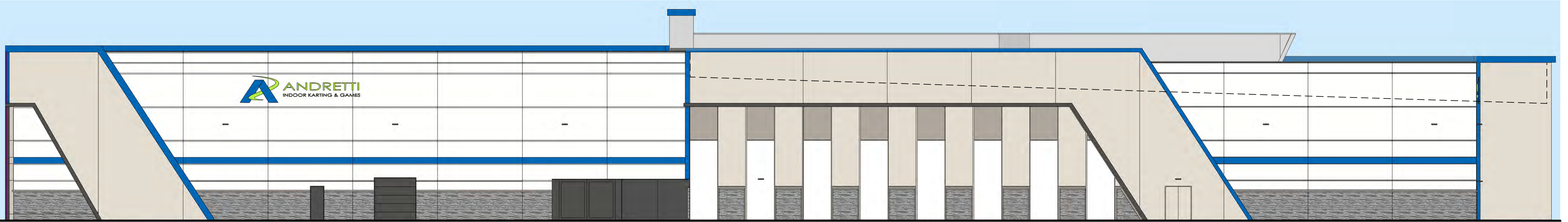
5Gstudio_Collabrative, llc. 1217 Main Street, Suite 500 Dallas, TX 75202
Andretti Indoor Karting and Games



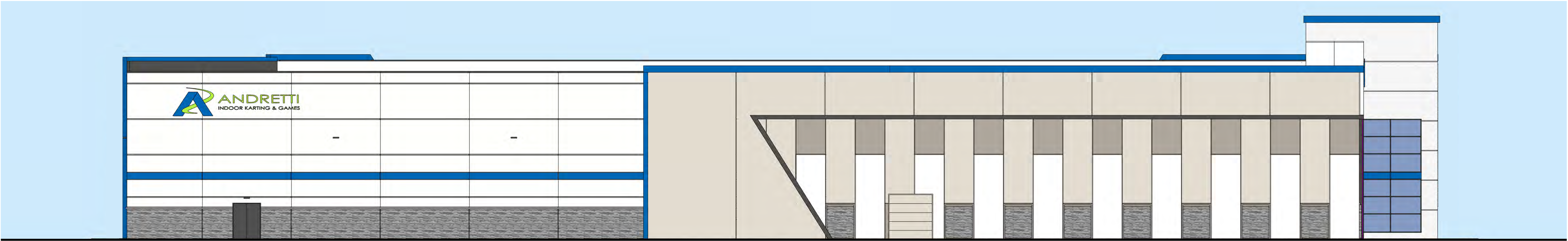
EAST EXTERIOR ELEVATION SCALE 1/32" = 1'-0"



NORTH EXTERIOR ELEVATION SCALE 1/32" = 1'-0"



WEST EXTERIOR ELEVATION SCALE 1/32" = 1'-0"

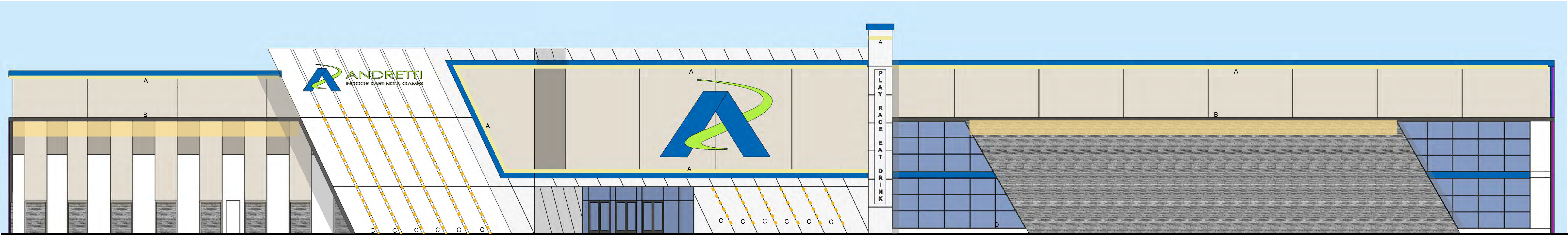


SOUTH EXTERIOR ELEVATION SCALE 1/32" = 1'-0"

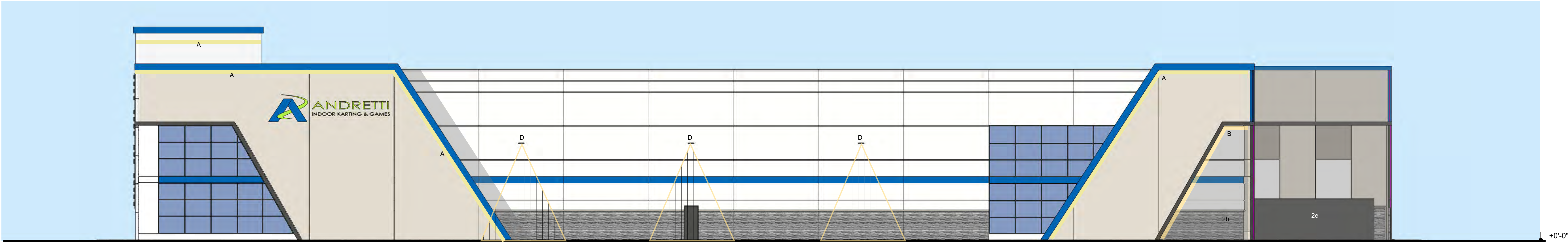
EXTERIOR ELEVATIONS

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Andreotti Indoor Karting and Games

ANDRETTI INDOOR KARTING AND GAMES | CHANDLER, AZ



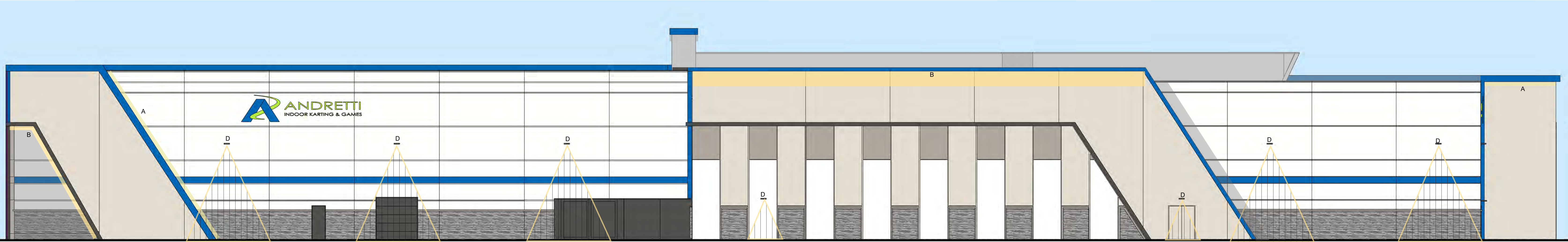
EAST EXTERIOR ELEVATION SCALE 1/32" = 1'-0"



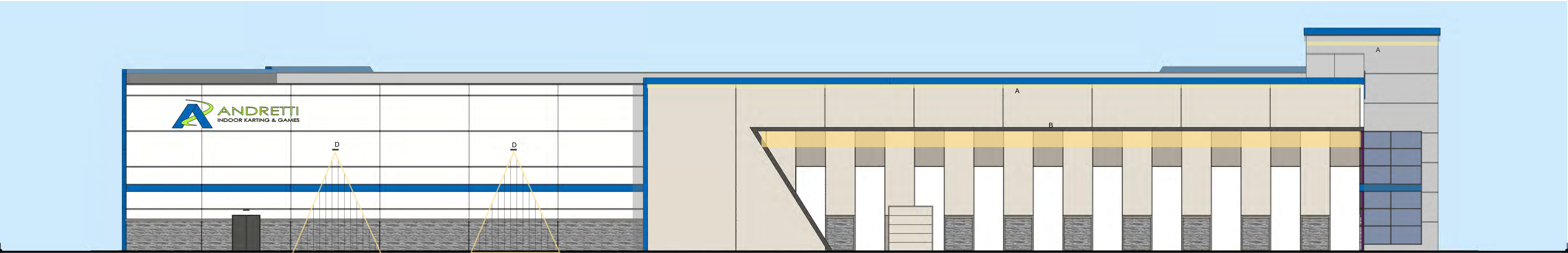
NORTH EXTERIOR ELEVATION SCALE 1/32" = 1'-0"

EXTERIOR LIGHTS ELEVATION KEYNOTES

- A TYPE 01 - GLOW (FOLLOWS BLUE TRIM)
- B TYPE 02 - WASH (HORIZONTALLY INSTALLED)
- C TYPE 03 - REVEAL LIGHT
- D TYPE 04 - WALL PACK



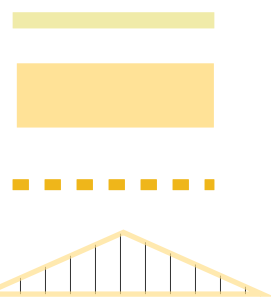
WEST EXTERIOR ELEVATION SCALE 1/32" = 1'-0"

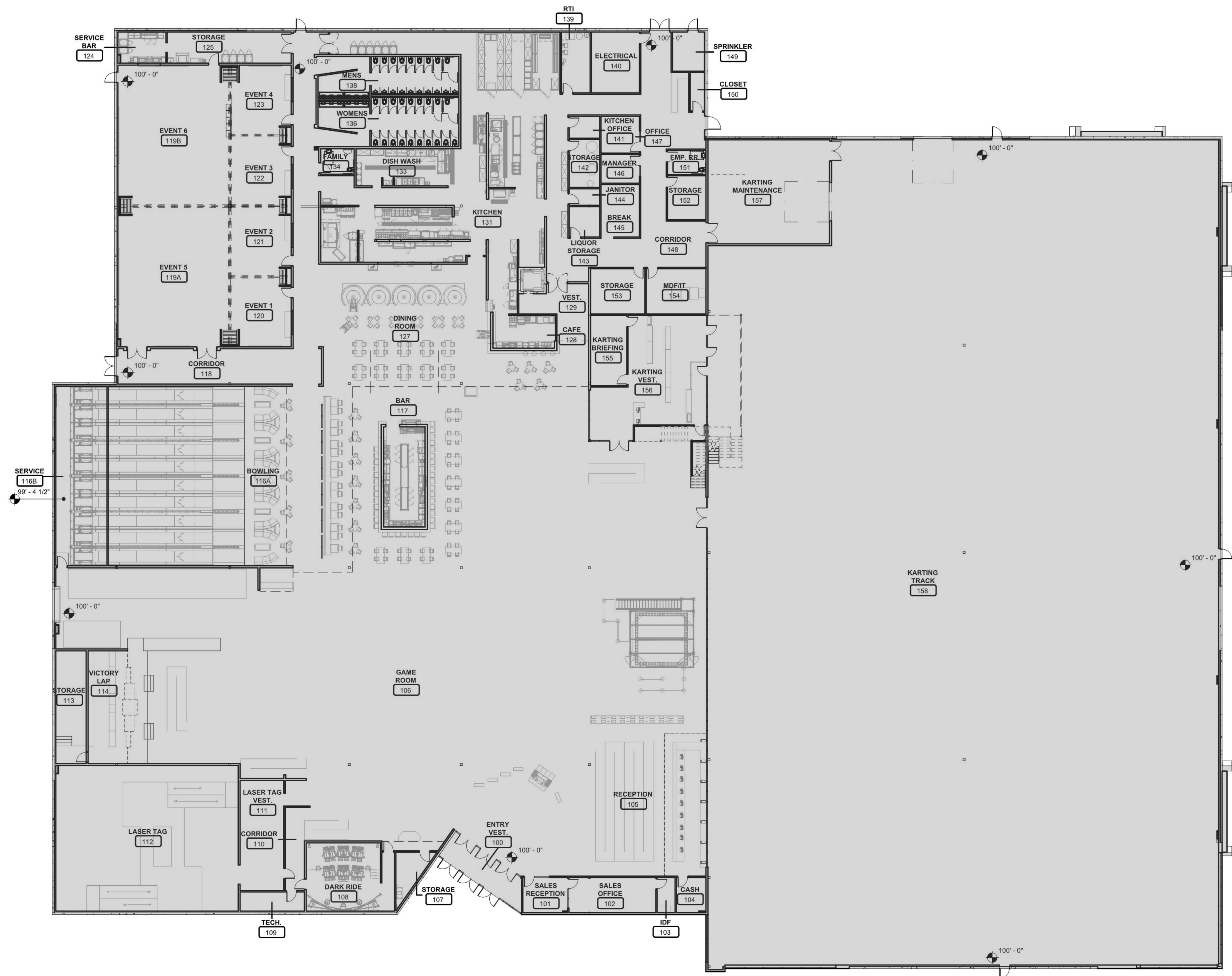


SOUTH EXTERIOR ELEVATION SCALE 1/32" = 1'-0"

EXTERIOR LIGHTS ELEVATION KEYNOTES

- A TYPE 01 - GLOW (FOLLOWS BLUE TRIM)
- B TYPE 02 - WASH (HORIZONTALLY INSTALLED)
- C TYPE 03 - REVEAL LIGHT
- D TYPE 04 - WALL PACK

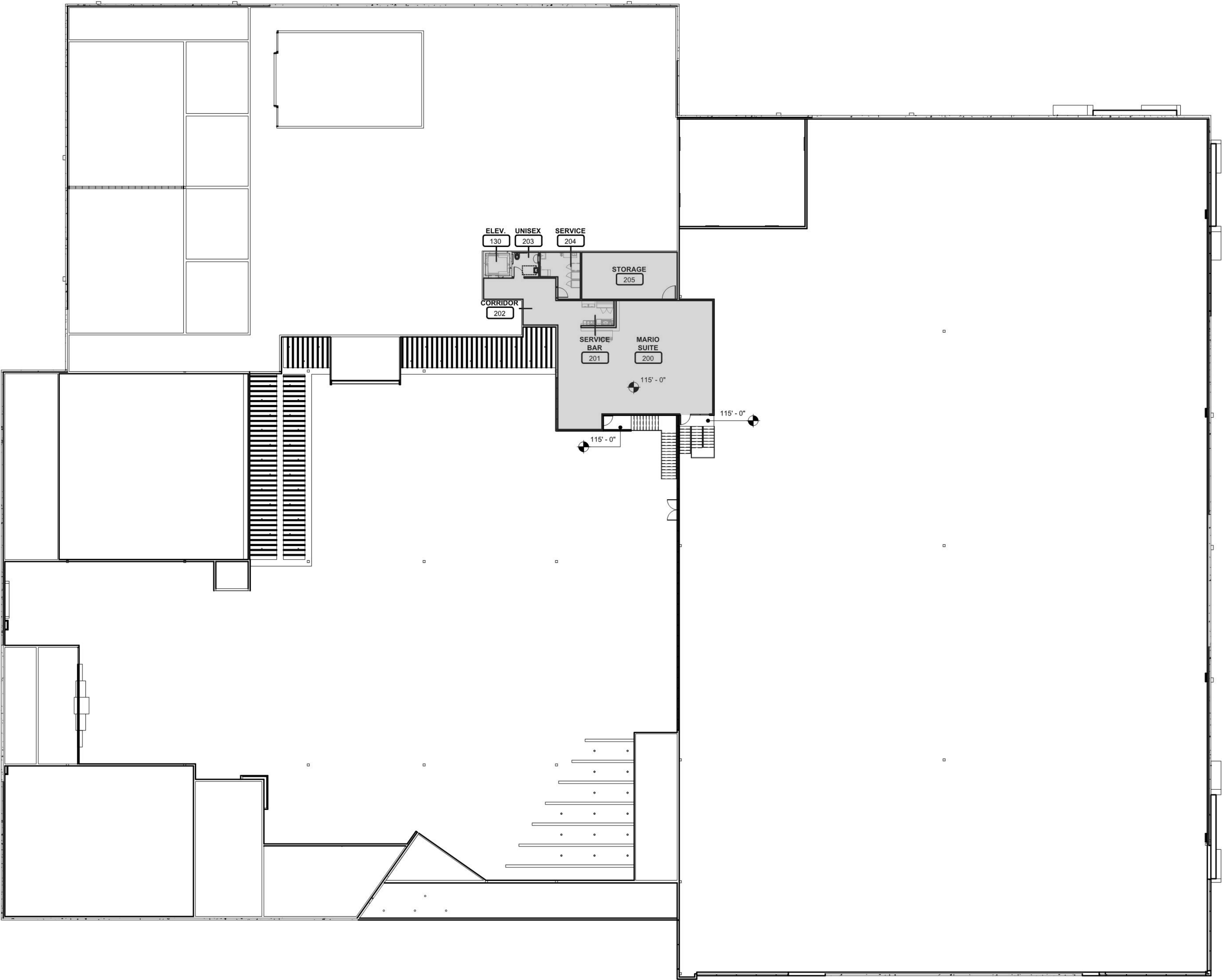




FLOOR PLAN (FOOTPRINT): 96,000 SF

5Gstudio, Collabrative, llc. 1217 Main Street, Suite 500 Dallas, TX 75202
Andretti Indoor Karting and Games

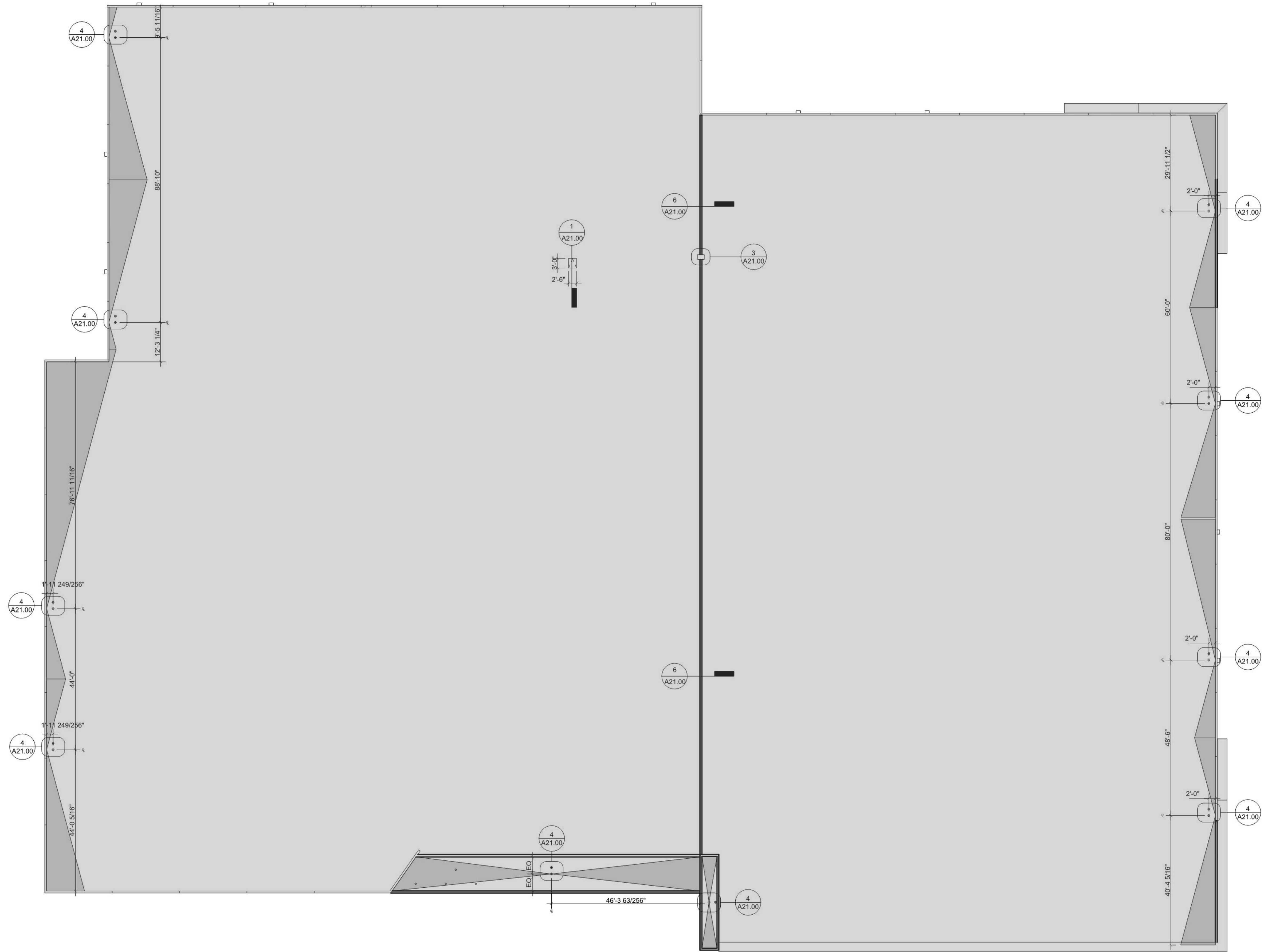
ANDRETTI INDOOR KARTING AND GAMES | CHANDLER, AZ



MEZZANINE FLOOR PLAN (FOOTPRINT): 96,000 SF

5Gstudio_Collabrative, llc. 1217 Main Street, Suite 500 Dallas, TX 75202
Andretti Indoor Karting and Games

ANDRETTI INDOOR KARTING AND GAMES | CHANDLER, AZ



ROOF PLAN (FOOTPRINT): 96,000 SF

5Gstudio_Collabrative, llc. 1217 Main Street, Suite 500 Dallas, TX 75202
Andretti Indoor Karting and Games

ANDRETTI INDOOR KARTING AND GAMES | CHANDLER, AZ

EXHIBIT F

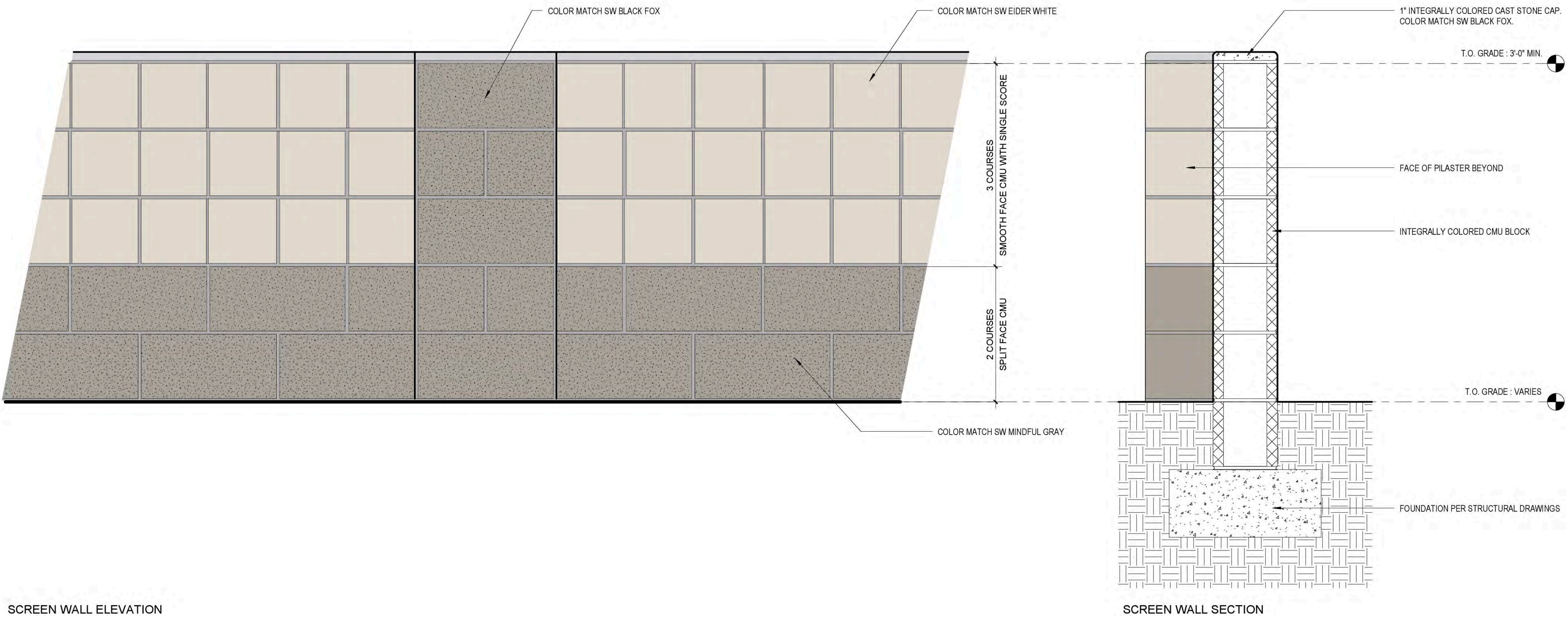


EXHIBIT G

01 PREFINISHED METAL COPING.
BERRIDGE OR SIM. FINISH TO BE DARK BRONZE.

2a CONCRETE TILT WALL WITH MEDIUM TEXTURE COATING AND ACRYLIC PAINT
SHERWIN WILLIAMS. SW7014 EIDER WHITE.

2b CONCRETE TILT WALL WITH MEDIUM TEXTURE COATING AND ACRYLIC PAINT
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SHERWIN WILLIAMS. SW7064 PASSIVE.

04 ALUMINUM COMPOSITE METAL PANEL
ALPOLIC PE. BONE WHITE 4-4BNY-G30.

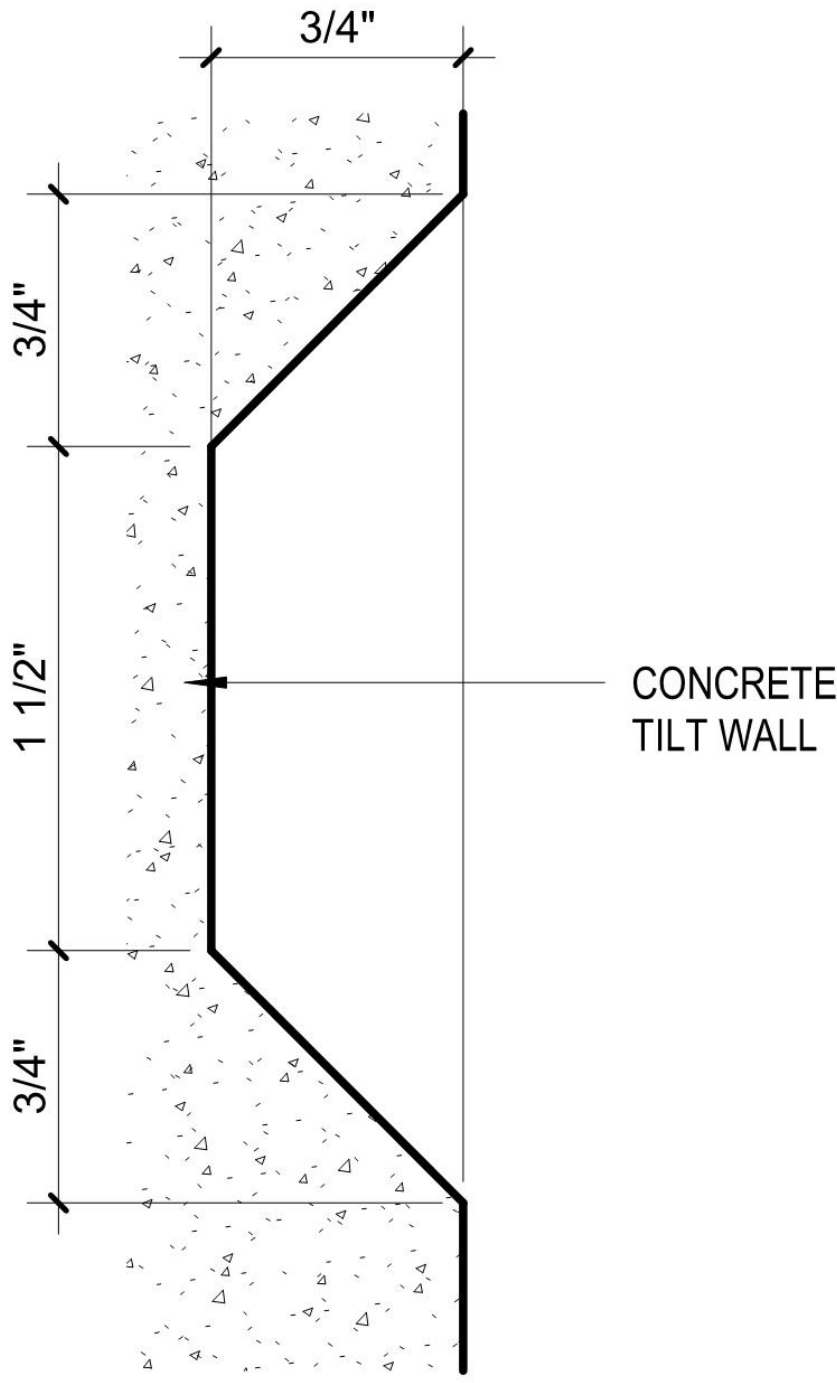
05 ALUMINUM STOREFRONT FRAME WITH 1" INSULATED GLAZING UNIT.
KAWNEER TRIFAB 450T STOREFRONT OR SIM. DARK BRONZE FINISH.
PPG STARPHIRE CLEAR/CLEAR INSULATED GLAZING UNIT WITH SOLARBAN 60 LOW-E COATING. U-VALUE .029, SHGC .25.

TYPICAL FINE TEXTURE FINISH
SHERWIN WILLIAMS CONFLEX ULTRACRETE BY SHERWIN WILLIAMS

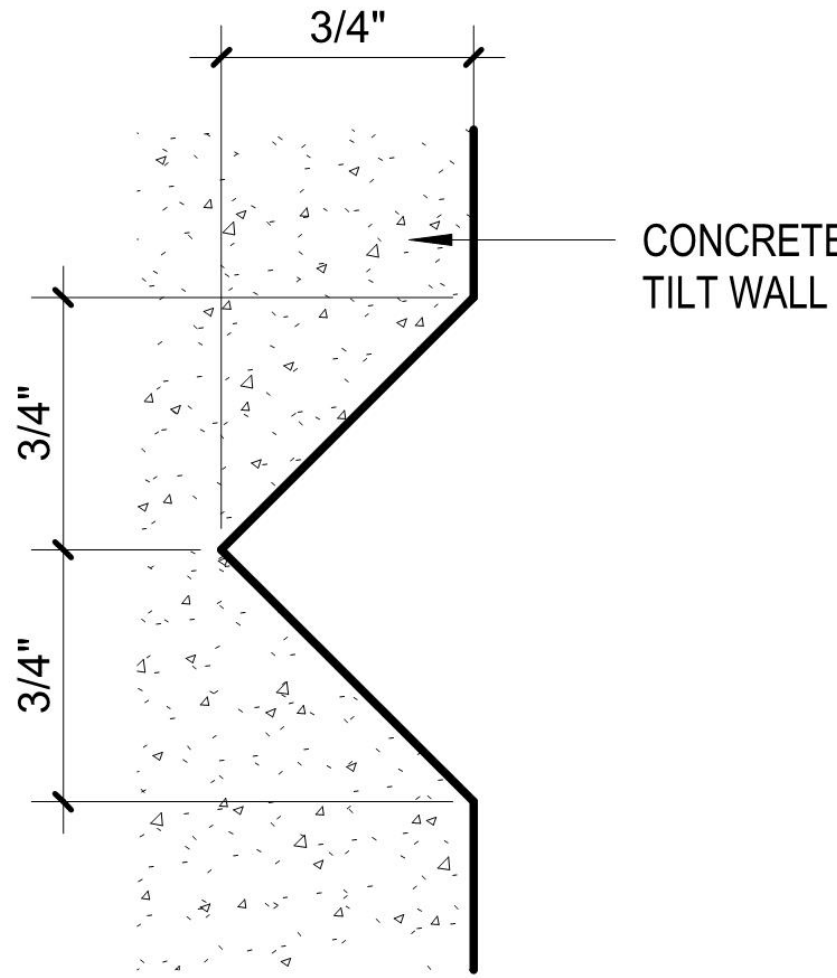
BRICK PAVER DARK GRAY
HERRINGBONE PATTERN FILL 60%

BRICK PAVER LIGHT GRAY
HERRINGBONE PATTERN FILL 40%

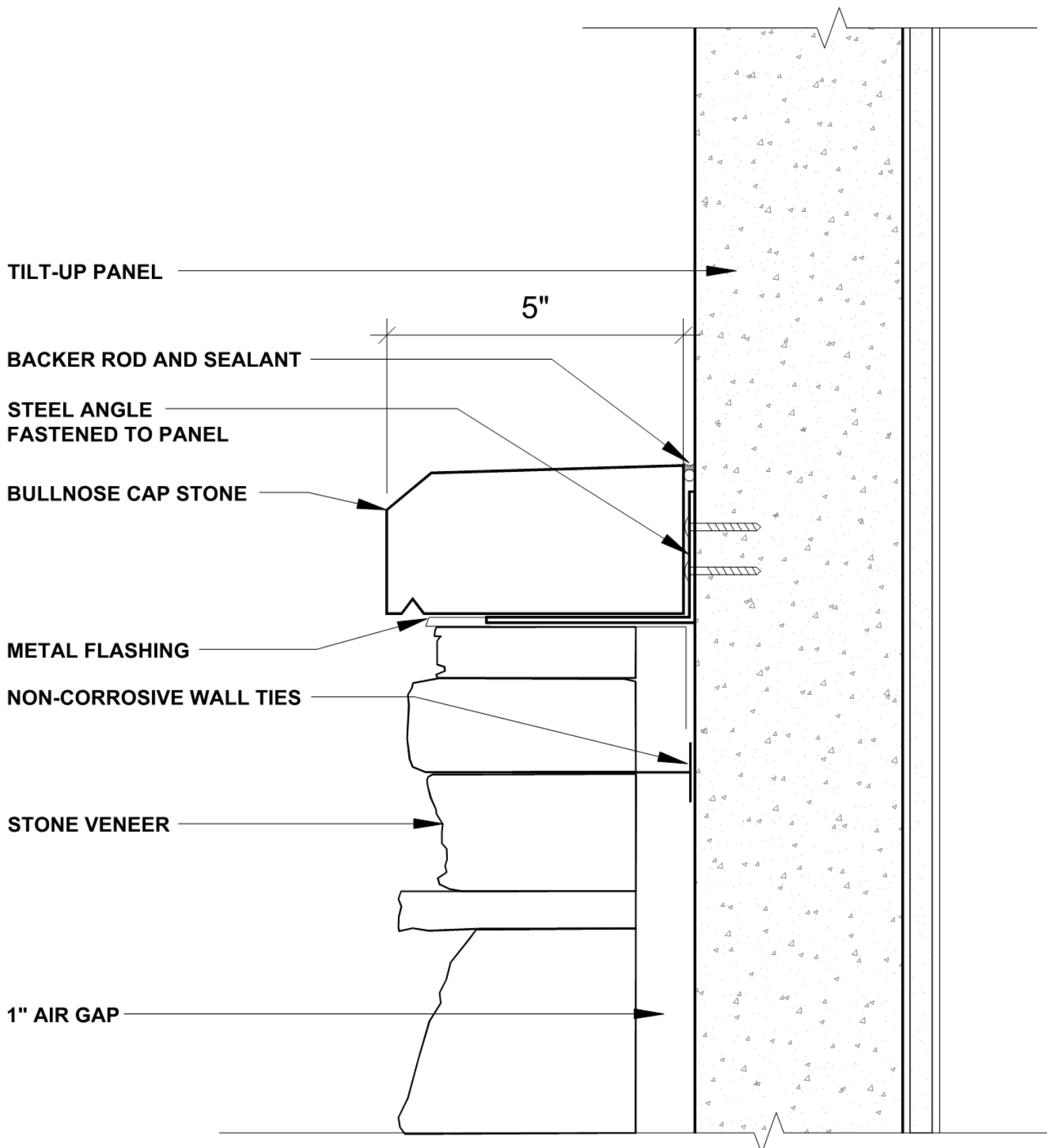
BICYCLE RACK
STAINLESS STEEL FINISH



R2 - PANEL REVEAL
HORIZONTAL REVEALS CALLED OUT



R1 - PANEL REVEAL
TYPICAL FOR VERTICAL PANEL JOINTS
HORIZONTAL REVEALS CALLED OUT



STONE VENEER AT TILT-UP PANEL

MATERIAL BOARD

5Gstudio, Collabrative, llc. 1217 Main Street, Suite 500 Dallas, TX 75202
Andretti Indoor Karting and Games

EXHIBIT H



E NORTHROP BLVD &
S COOPER RD
CHANDLER, AZ

EXTERIOR SIGNAGE

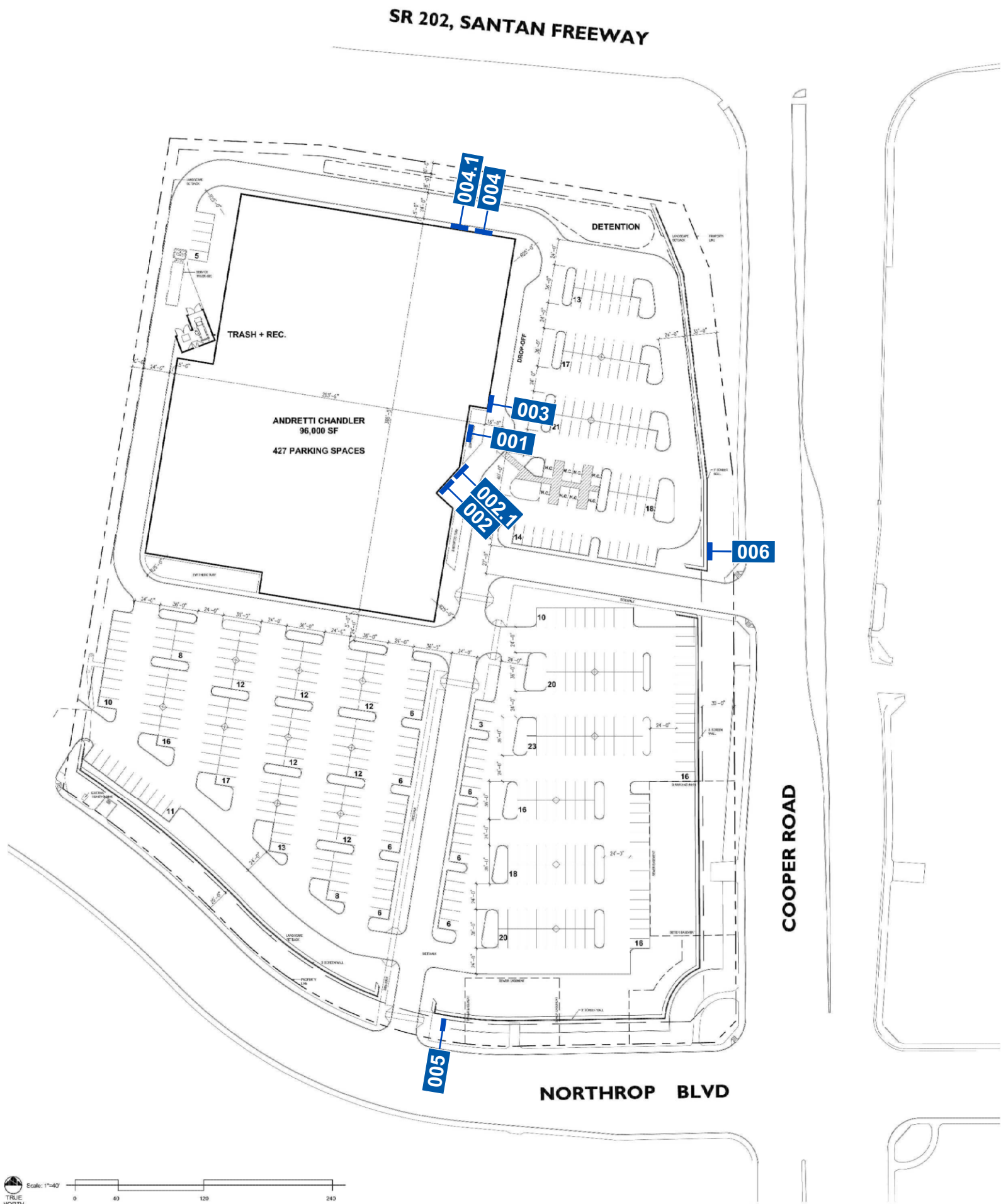
3.01.2022

21OP473-11



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SITE MAP



SIGN SCHEDULE

LOCATION	SIGN TYPE	QTY	ITEM DESCRIPTION
001	ICLH.01	1	ILLUMINATED CABINET LOGO HALO LIT - SELF CONTAINED
002	HL.ICL.01	1	HALO LIT LOLO - SELF CONTAINED
002.1	HL.ICL.01	1	ILLUMINATED CHANNEL LOGO ON CUSTOM RACEWAY
003	MS.01	1	ILLUMINATED SIGN CABINET - REMOTE POWER
004	HL.ICL.01	1	HALO LIT LOLO - SELF CONTAINED
004.1	HL.ICL.01	1	ILLUMINATED CHANNEL LOGO ON CUSTOM RACEWAY
005	005	1	INTERNALLY ILLUMINATED MONUMENT
006	006	1	INTERNALLY ILLUMINATED WALL SIGN

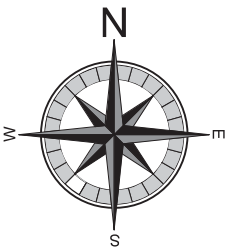


CLIENT
ANDRETTI INDOOR
KARTING & GAMES
ADDRESS
E Northrop Blvd &
S Cooper Rd
Chandler, AZ
DATE 3.01.2022
DESIGNER - RSH
DRAWING NO.
21OP4737-11

REVISION	DATE
9. ADD COVE LIGHTING 2.08 RSH	
10. NEW NORTH ELEVATION 2.15 RSH	
11. NEW ELEVATIONS 3.01 RSH	

APPROVAL DATE -

APPROVED BY -



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SIGN SCHEDULE			
LOCATION	SIGN TYPE	QTY	ITEM DESCRIPTION
007	F1	TBD	INTERNALLY LIT COVE LIGHTING CHANNEL - KENDO
008	F2	TBD	EXTERIOR ACM PANELS WITH RECESSED LIGHTING
009	F3	TBD	INTERNALLY-LIT COVE LIGHTING CHANNELS - HANLEY
010	F4	TBD	NON-LIT COVE CHANNEL



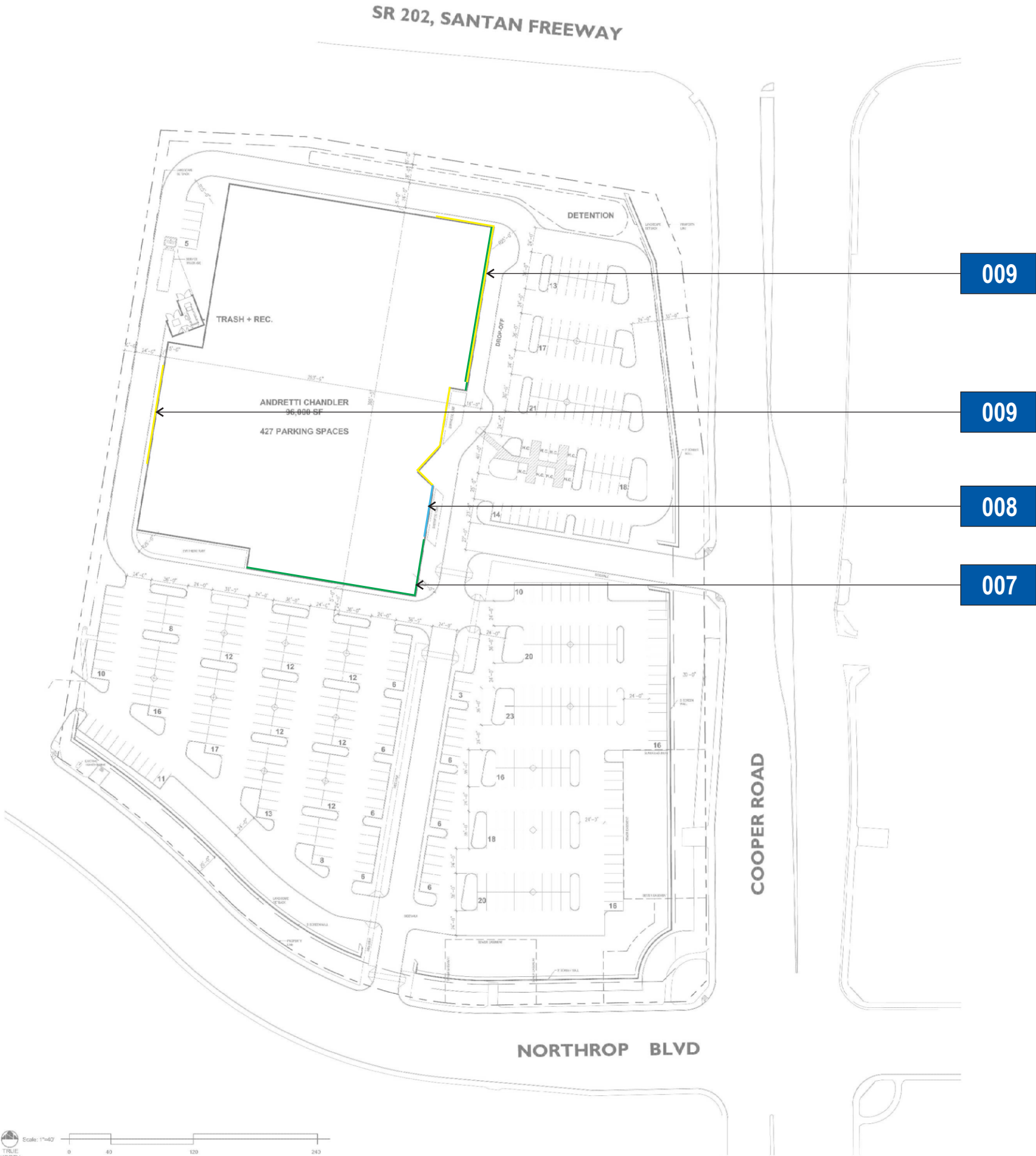
CLIENT
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KARTING & GAMES
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S Cooper Rd
Chandler, AZ
DATE 3.01.2022
DESIGNER - RSH
DRAWING NO.
21OP4737-11

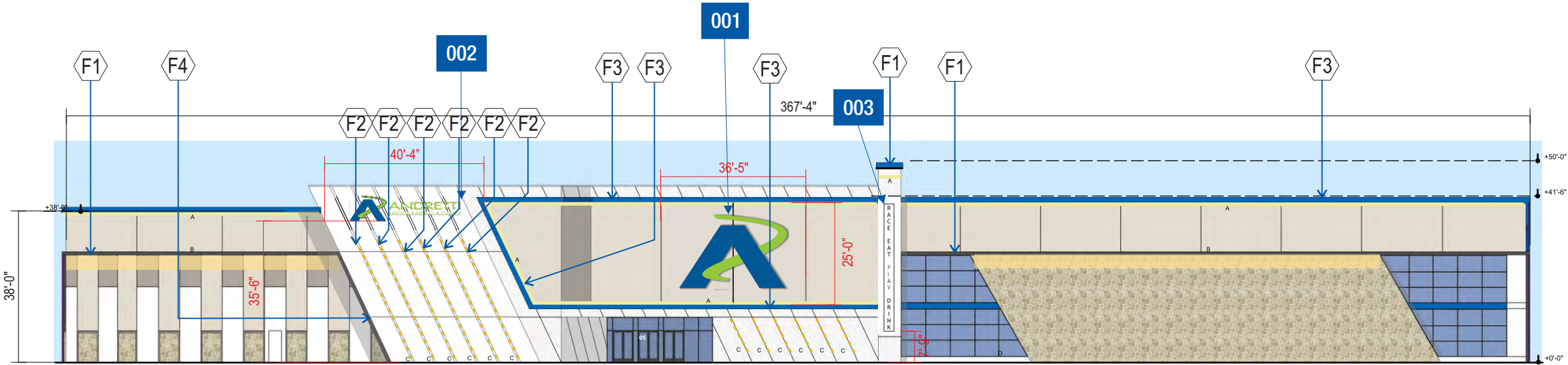
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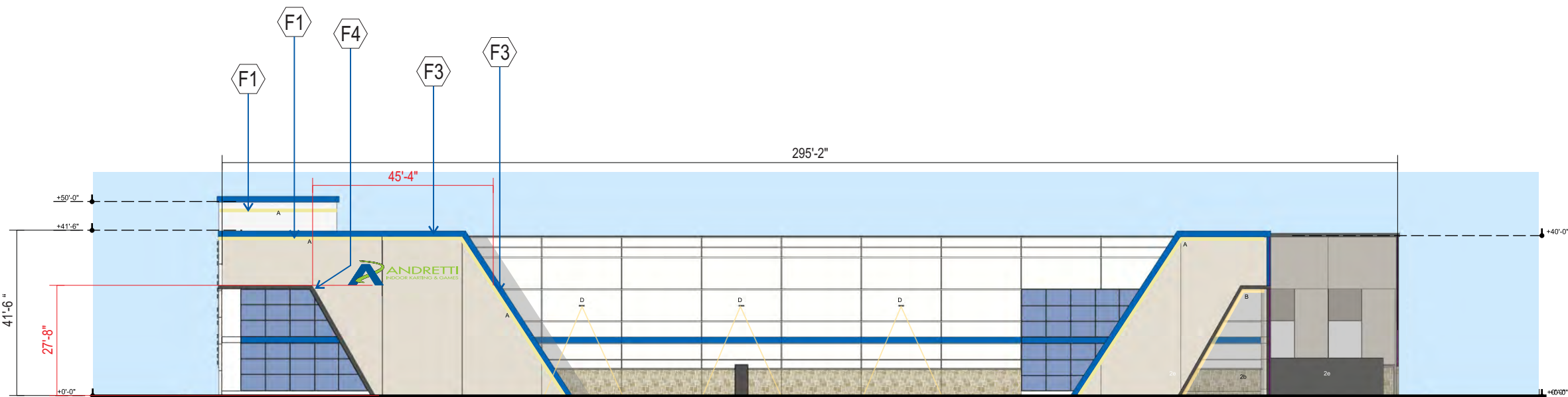
EAST EXTERIOR ELEVATION

SCALE : 1/32" = 1'

EAST ELEVATION SQ. FT.

001 - 414.9 SQ. FT.
002 - 87.9 SQ. FT.
003 - 12.9 SQ. FT.

TOTAL - 515.7 SQ. FT.



NORTH EXTERIOR ELEVATION

SCALE: 1/32" = 1'

NORTH ELEVATION SQ. FT.

004 - 87.9 SQ. FT.

TOTAL - 87.9 SQ. FT.

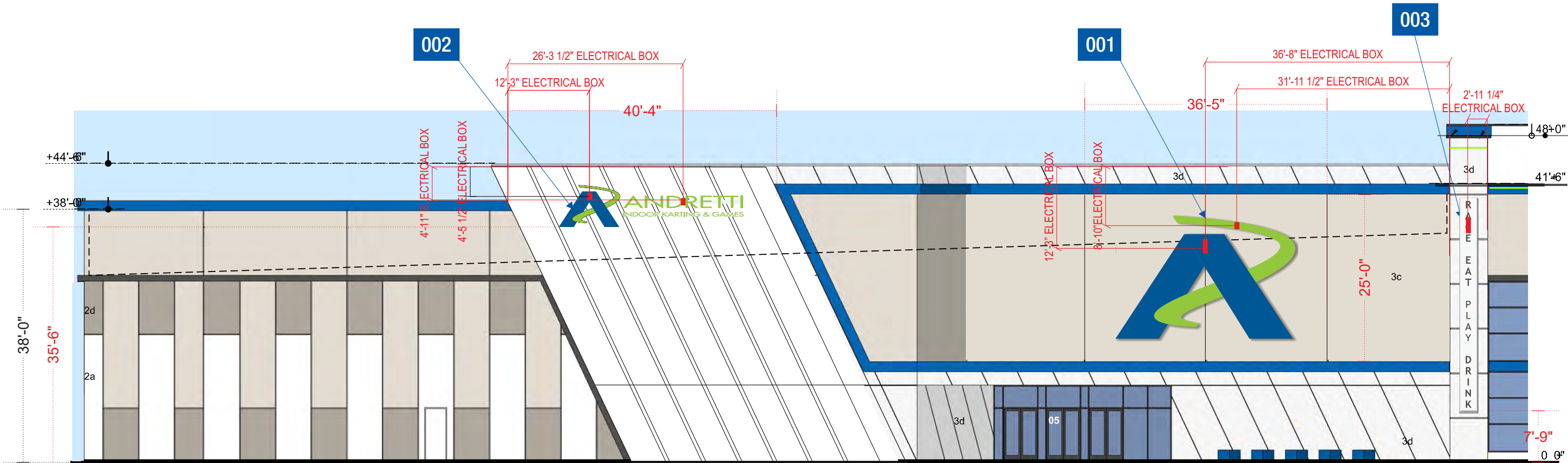
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KARTING & GAMES
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S Cooper Rd
Chandler, AZ
DATE 3.01.2022
DESIGNER - RSH
DRAWING NO.
21OP4737-11

REVISION	DATE
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APPROVAL DATE -

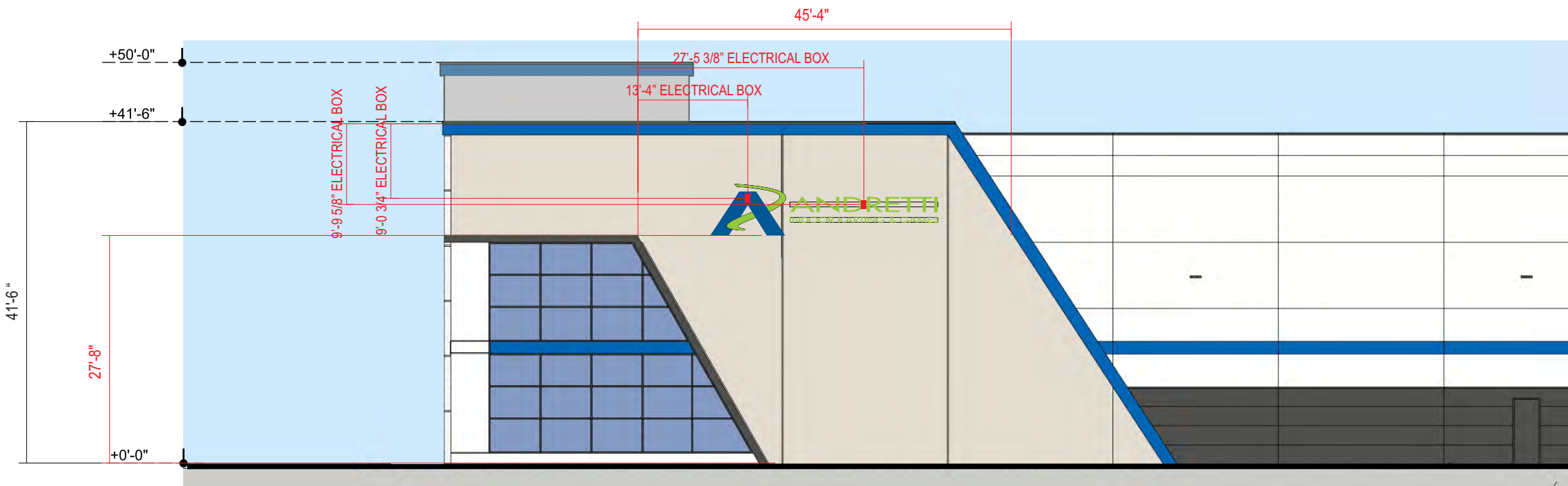
APPROVED BY -

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EAST EXTERIOR ELEVATION

SCALE :1/16" = 1'



NORTH EXTERIOR ELEVATION

SCALE :1/16" = 1'

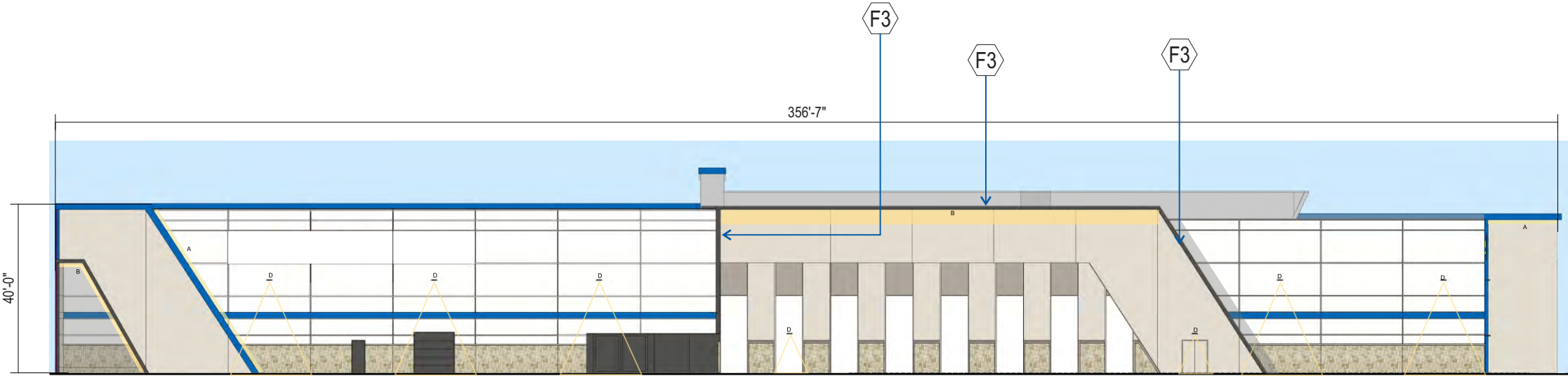
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KARTING & GAMES
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Chandler, AZ
DATE 3.01.2022
DESIGNER - RSH
DRAWING NO.
21OP4737-11

REVISION	DATE
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10. NEW NORTH ELEVATION	2.15 RSH
11. NEW ELEVATIONS	3.01 RSH

APPROVAL DATE -

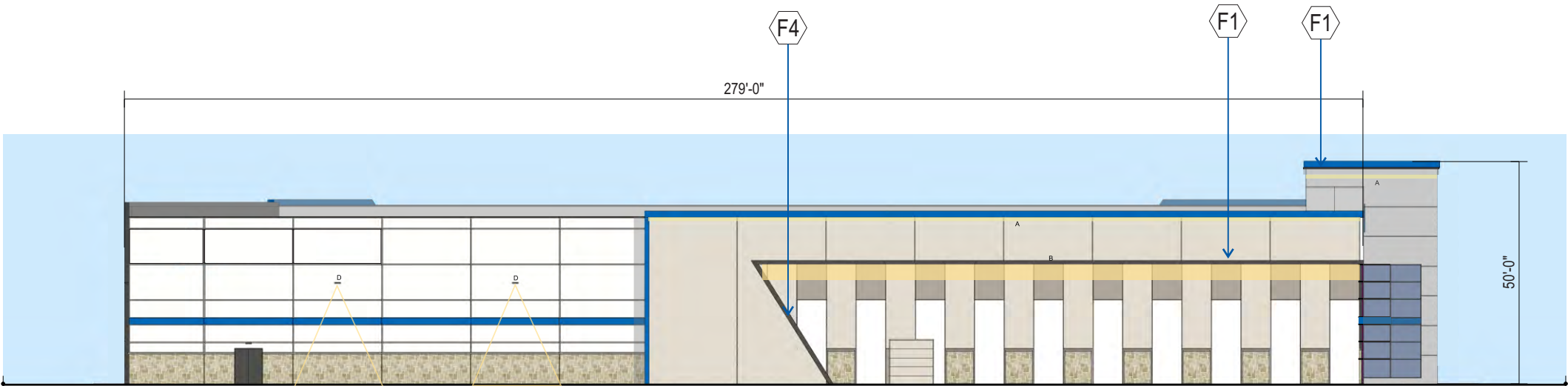
APPROVED BY -

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WEST EXTERIOR ELEVATION

SCALE :1/32" = 1'



SOUTH EXTERIOR ELEVATION

SCALE: 1/32" = 1'

CLIENT
ANDRETTI INDOOR
KARTING & GAMES
ADDRESS
E Northrop Blvd &
S Cooper Rd
Chandler, AZ
DATE 3.01.2022
DESIGNER - RSH
DRAWING NO.
21OP4737-11

REVISION	DATE
9. ADD COVE LIGHTING	2.08 RSH
10. NEW NORTH ELEVATION	2.15 RSH
11. NEW ELEVATIONS	3.01 RSH

APPROVAL DATE -

APPROVED BY -

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DATE 3.01.2022

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DRAWING NO.

21OP4737-11

REVISION	DATE
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9. ADD COVE LIGHTING	2.08 RSH
----------------------	----------

10. NEW NORTH ELEVATION	2.15 RSH
-------------------------	----------

11. NEW ELEVATIONS	3.01 RSH
--------------------	----------

APPROVAL DATE -

APPROVED BY -

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21OP4737-11

REVISION

DATE

9. ADD COVE LIGHTING 2.08 RSH

10. NEW NORTH ELEVATION 2.15 RSH

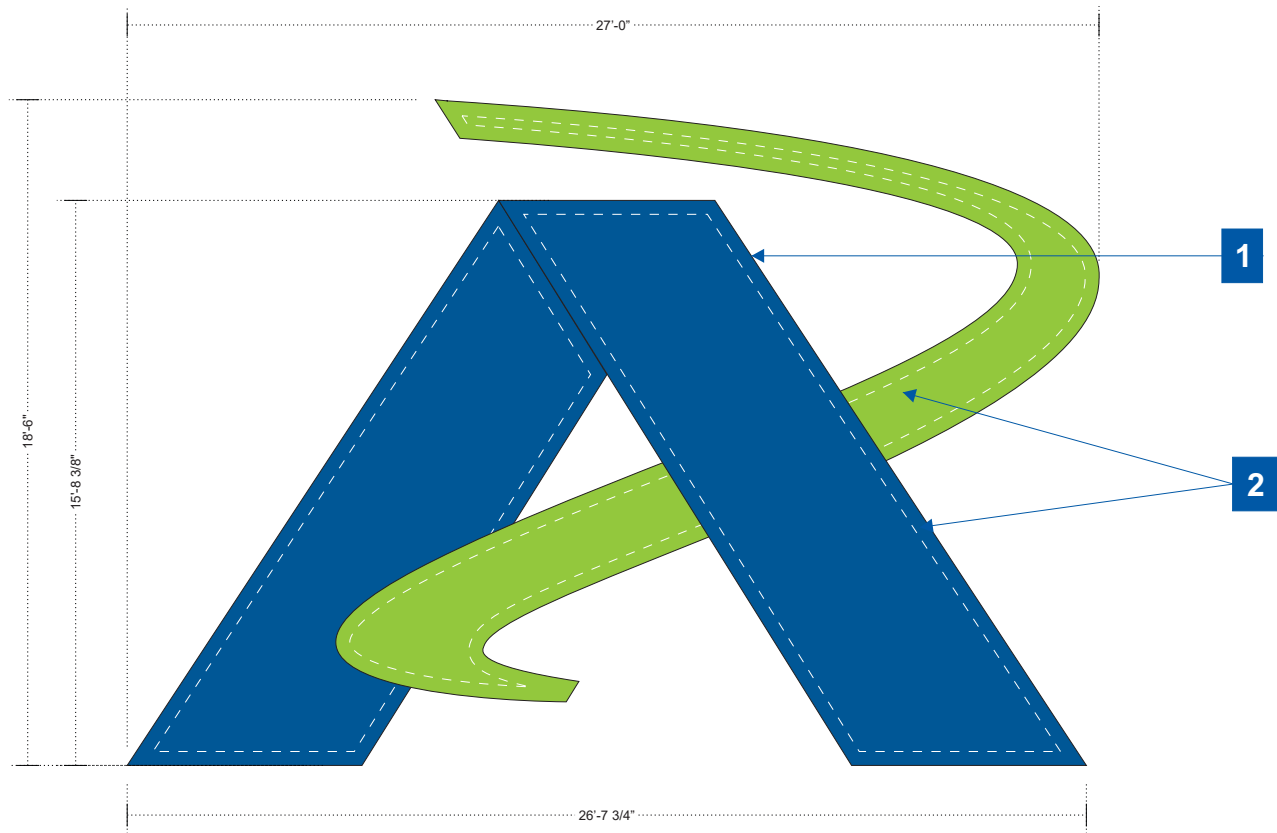
11. NEW ELEVATIONS 3.01 RSH

APPROVAL DATE -

APPROVED BY -

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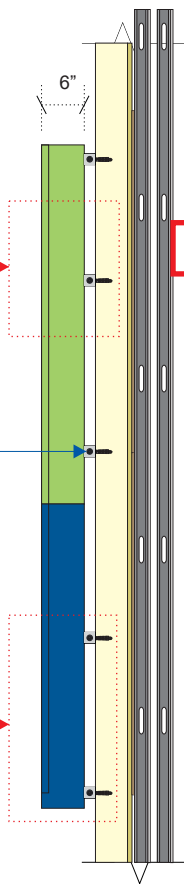
ICLH.01 - ILLUMINATED CABINET LOGO HALO LIT - REMOTE POWER



SECTION
DETAIL B

3

SECTION
DETAIL C



GC TO PROVIDE
PRIMARY ELECTRICAL
WITHIN 5' OF SIGN

A SIDE DETAILS

1. FABRICATED FACE & HALO LIT CHANNEL LOGO W/ 6" DEEP RETURNS TO BE .080" ALUMINUM & 1 1/2" ALUM. RETAINER. BACK TO BE .090" ALUMINUM BACK STEPPED 1" TO PROVIDE HALO LIT EFFECT. FACE LIT W/ "A" SLOAN BLUE (701269-BLSJ1-MB) LEDS & EVERYLITE 3D 6500 WHITE LEDS; "CURVED GRAPHIC" TO BE ILLUMINATED W/ EVERYLITE 3D 6500 WHITE LEDS. HALO LIT W/ EVERYLITE 3D 6500 WHITE LEDS. REMOTE POWER SUPPLY AS REQUIRED PER ILLUMINATION.

RETURNS & INTERIORS PAINTED TO MATCH GREEN SW 6921 ELECTRIC LIME AND BLUE SW 6966 BLUEBLOOD.

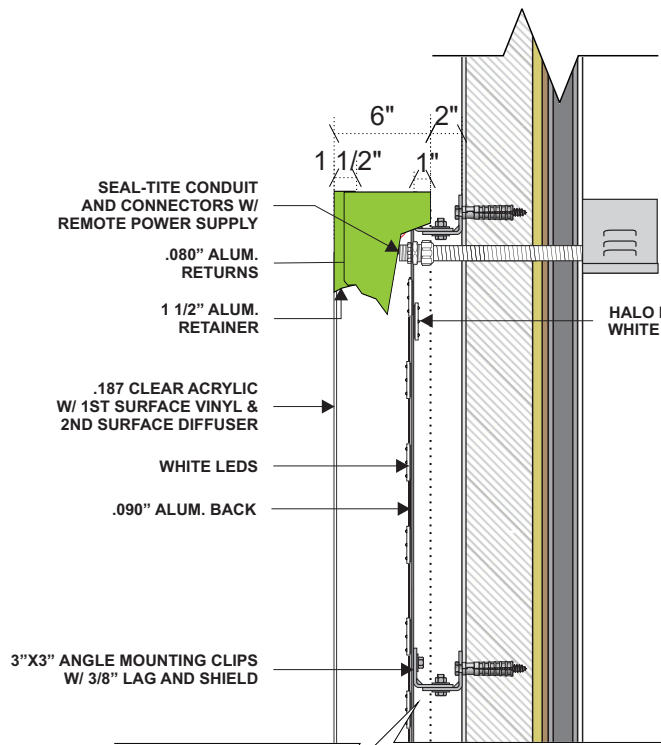
2. "A" TO BE WHITE FLEX FACE WITH FIRST SURFACE VINYL TO MATCH 3M 3730-157L SULTAN BLUE.

"CURVED GRAPHIC" FACE TO BE .187 CLEAR PLEX FACE WITH FIRST SURFACE VINYL TO MATCH 3M 3730-106L BRILLIANT GREEN & SECOND SURFACE 70% WHITE DIFFUSER.

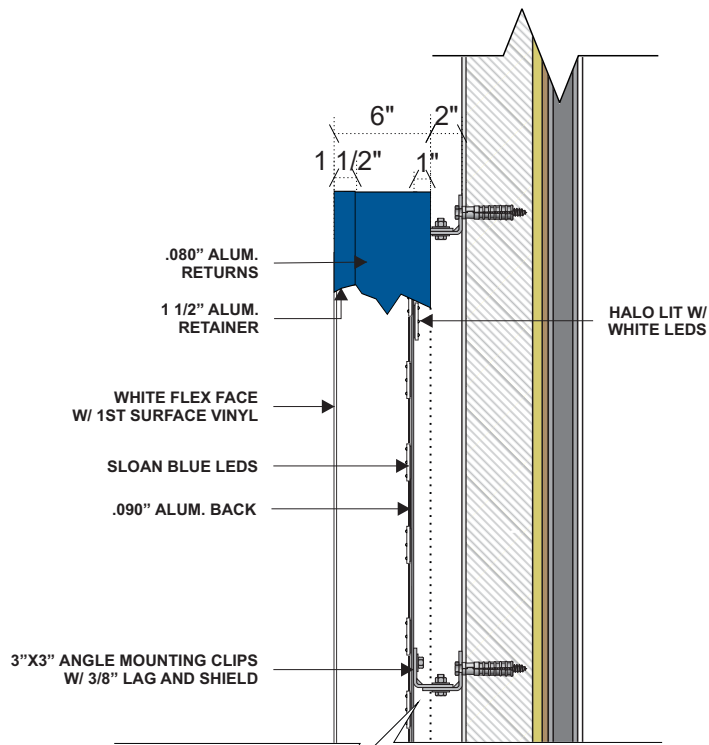
3. MOUNTED USING 3"X3" ANGLE CLIPS WITH 3/8" LAG BOLTS AND SHIELDS

4. ELECTRICAL CONDUITS BRIDGED INTO TOP GREEN SIGN SECTION. EXTERIOR POWER WIREWAYS ON PARAPHET WALL ABOVE ROOF MEMBRANE,

001 ICLH.01 - ILLUMINATED CABINET LOGO & HALO LIT
SCALE: 3/16" = 1' 55 AMPS
APPROX. 414.9 SQ. FT.



B CROSS SECTION DETAIL
SCALE: NTS



C CROSS SECTION DETAIL
SCALE: NTS

POWER:
277V ELECTRICAL
REQUIRED
3 QTY 20 AMP CIRCUIT
REQUIRED

- P1 - PAINT TO MATCH GREEN SW 6921 ELECTRIC LIME
- P2 - PAINT TO MATCH BLUE SW 6966 BLUEBLOOD.
- V1 - VINYL TO MATCH 3M BRILLIANT GREEN 3730-106L
- V2 - VINYL TO MATCH SULTAN BLUE 3730-157L
- V3 - VINYL TO BE DIFFUSER 70% WHITE

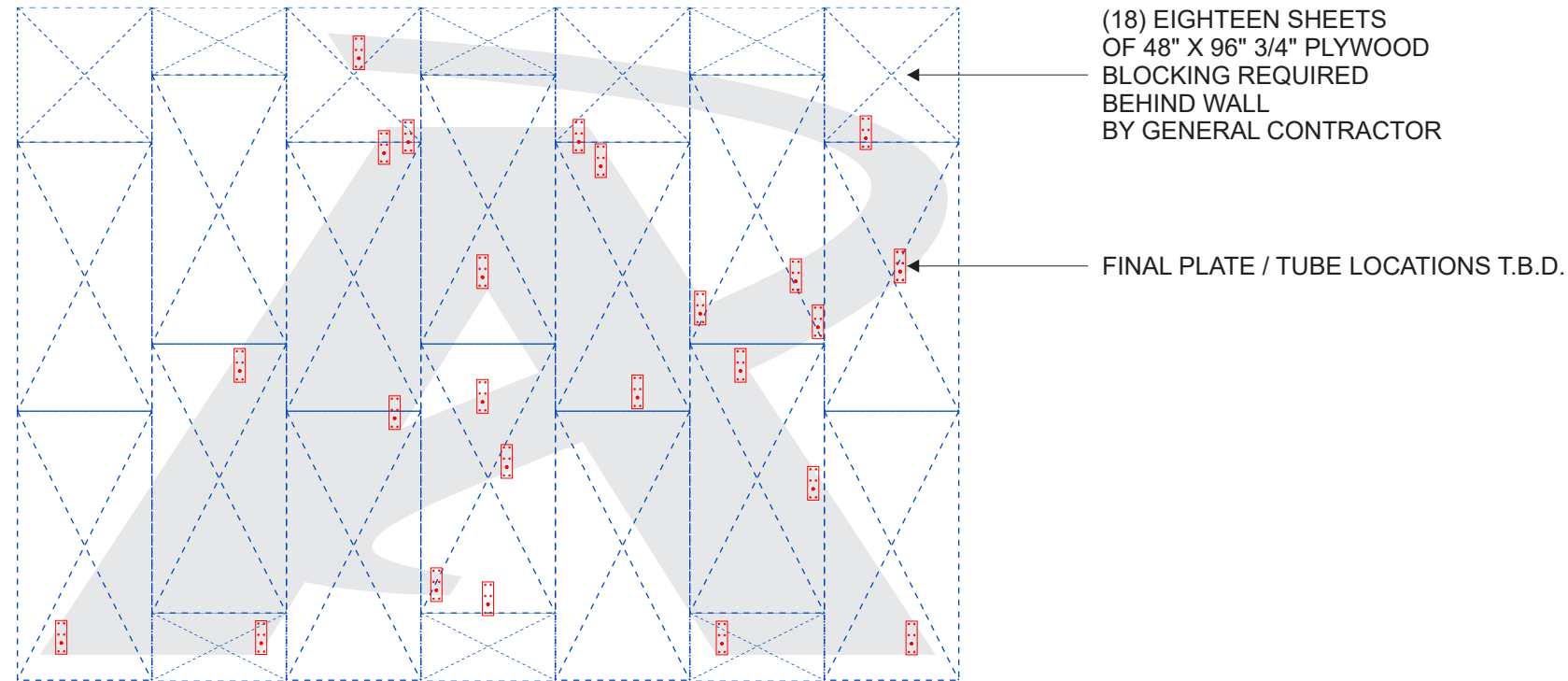
CLIENT
ANDRETTI INDOOR
KARTING & GAMES
ADDRESS
E Northrop Blvd &
S Cooper Rd
Chandler, AZ
DATE 3.01.2022
DESIGNER - RSH
DRAWING NO.
21OP4737-11

REVISION	DATE
9. ADD COVE LIGHTING	2.08 RSH
10. NEW NORTH ELEVATION	2.15 RSH
11. NEW ELEVATIONS	3.01 RSH

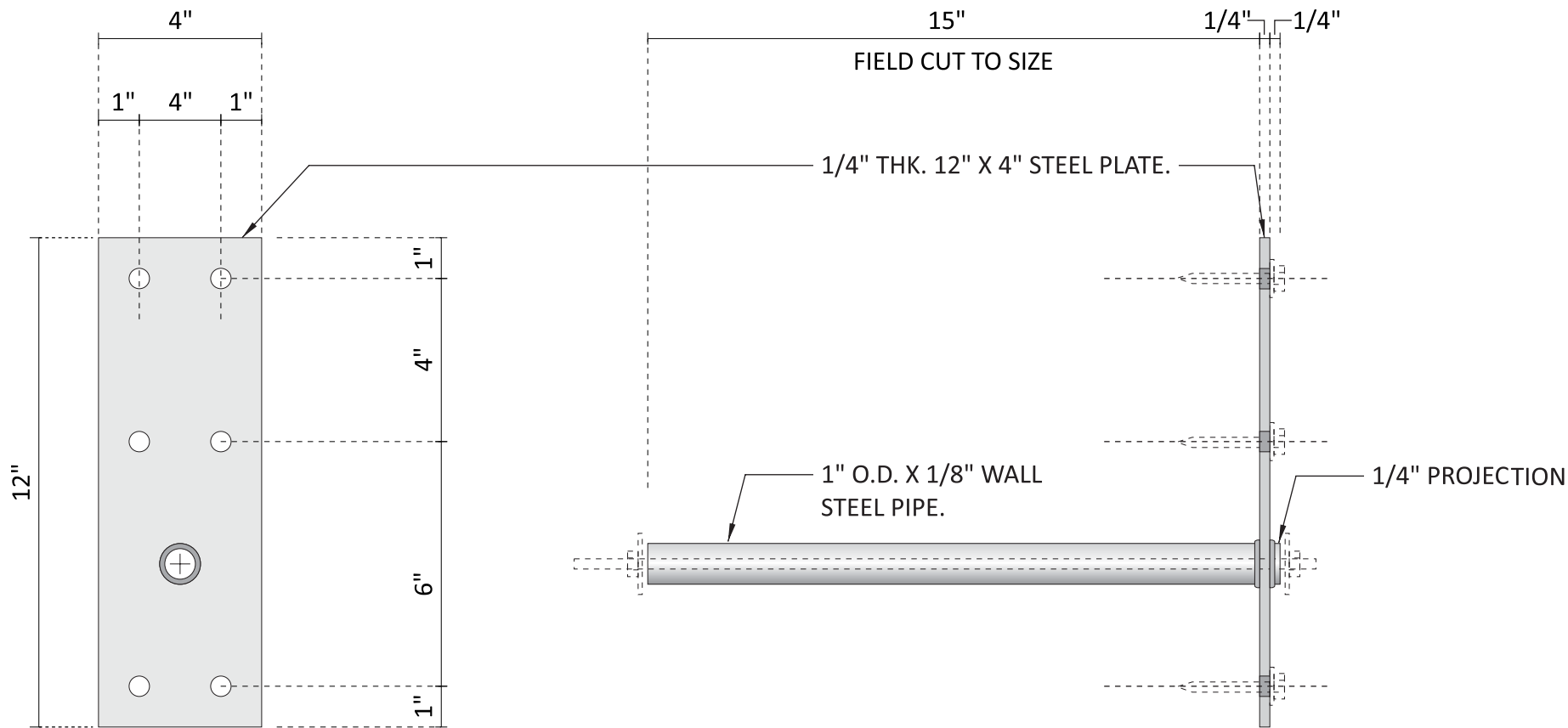
APPROVAL DATE -

APPROVED BY -

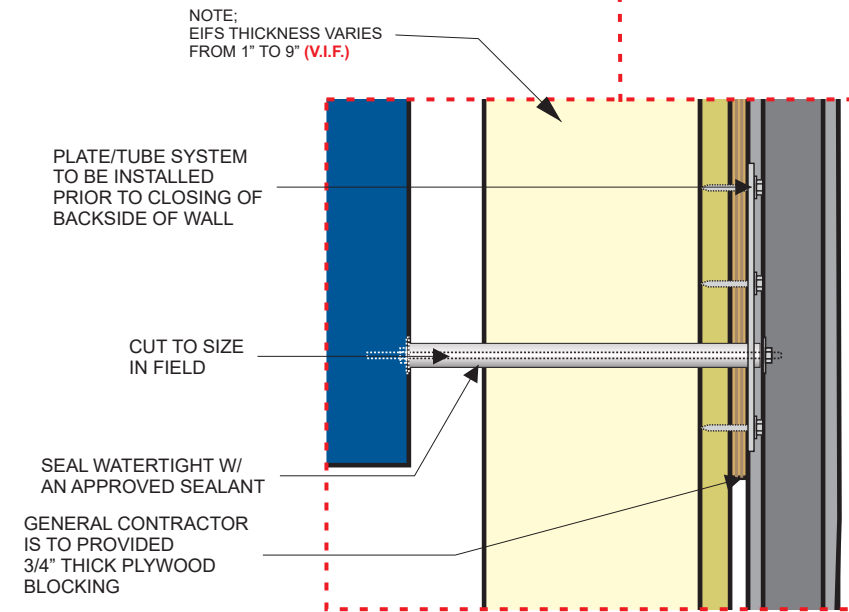
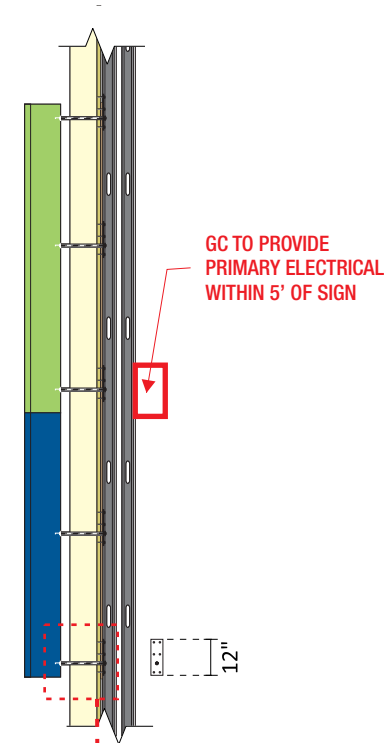
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D BLOCKING DETAIL
SCALE: 3/16"= 1'



F TUBE & PLATE MOUNTING SYSTEM DETAIL - (21) REQUIRED
SCALE: 3"= 1' **VERIFY IN FIELD**



E MOUNTING DETAIL
SCALE: NTS

CLIENT
ANDRETTI INDOOR
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ADDRESS
E Northrop Blvd &
S Cooper Rd
Chandler, AZ
DATE 3.01.2022
DESIGNER - RSH
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21OP4737-11

REVISION	DATE
9. ADD COVE LIGHTING 2.08 RSH	
10. NEW NORTH ELEVATION 2.15 RSH	
11. NEW ELEVATIONS 3.01 RSH	

APPROVAL DATE -

APPROVED BY -

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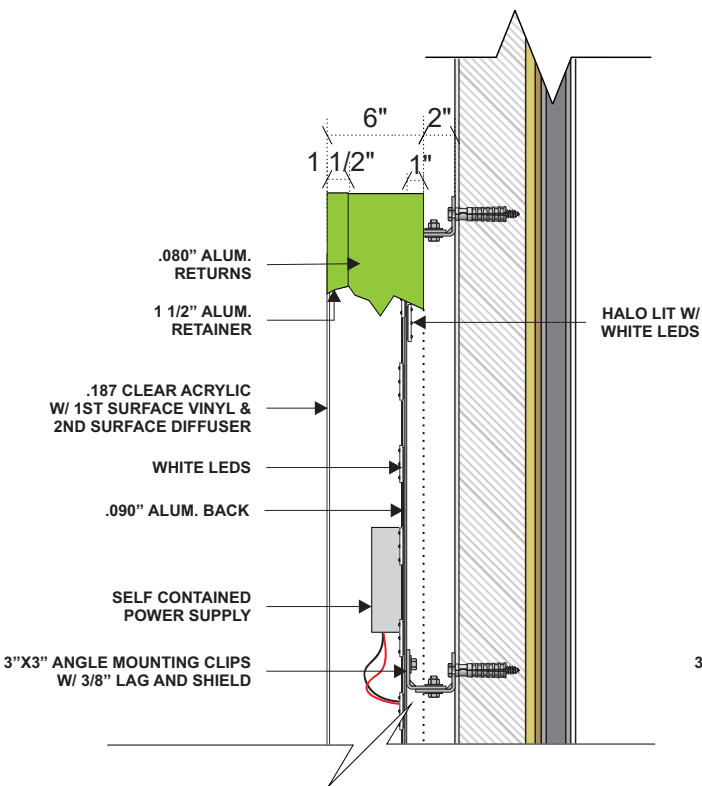
"A" 10 AMPS - "LETTERS" 6 AMPS

002-002.1

HL.ICL.01 - HALO LIT LOGO - SELF CONTAINED & CHANNEL LETTERS ON CUSTOM RACEWAY

SCALE: 1/4" = 1'

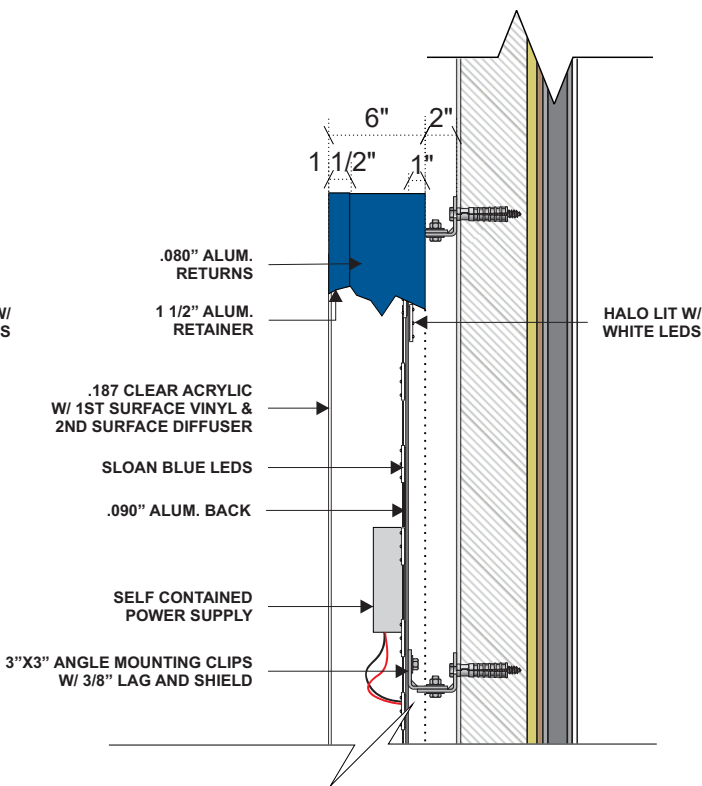
APPROX 87.9 SQ. FT.



B

CROSS SECTION DETAIL

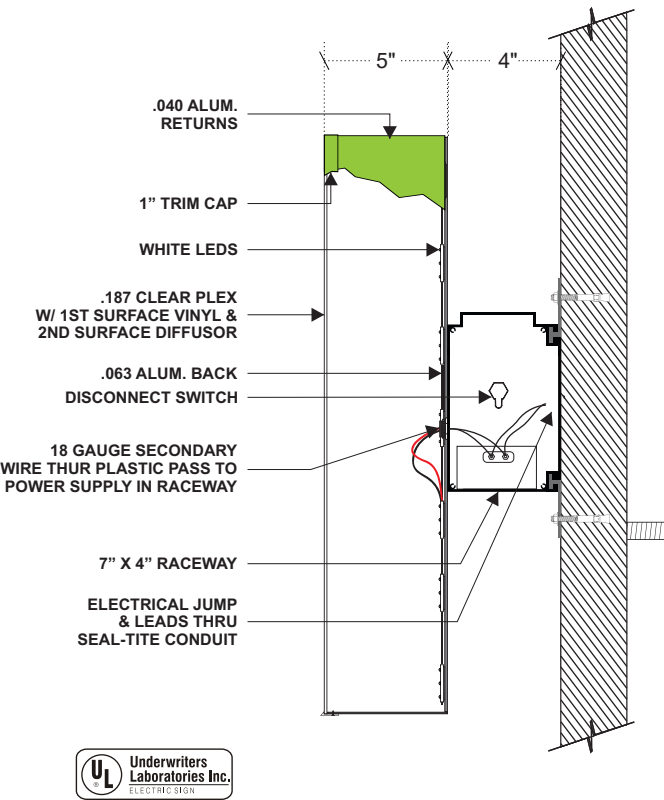
SCALE: NTS



C

CROSS SECTION DETAIL

SCALE: NTS



D

CHANNEL LETTER DETAIL

SCALE: NTS

SPECIFICATIONS

1. FABRICATED FACE & HALO LIT CHANNEL LOGO W/ 6" DEEP RETURNS TO BE .080" ALUMINUM & 1 1/2" ALUM. RETAINER. BACK TO BE .090" ALUMINUM BACK STEPPED 1" TO PROVIDE HALO LIT EFFECT. FACE LIT W/ "A" SLOAN BLUE (701269-BLSJ1-MB) LEDS & EVERYLITE 3D 6500 WHITE LEDS; "CURVED GRAPHIC" TO BE ILLUMINATED W/ EVERYLITE 3D 6500 WHITE LEDS. HALO LIT W/ EVERYLITE 3D 6500 WHITE LEDS. SELF CONTAINED POWER SUPPLY AS REQUIRED PER ILLUMINATION.

RETURNS & INTERIORS PAINTED TO MATCH GREEN SW 6921 ELECTRIC LIME AND BLUE SW 6966 BLUEBLOOD.

2. "A" TO BE .187 CLEAR PLEX FACE WITH FIRST SURFACE VINYL TO MATCH 3M 3730-157L SULTAN BLUE & SECOND SURFACE 70% WHITE DIFFUSER.

NOTE: LOGO FACE TO BE ONE PIECE OF ACRYLIC, NO SEAMS

"CURVED GRAPHIC" FACE TO BE .187 CLEAR PLEX FACE WITH FIRST SURFACE VINYL TO MATCH 3M 3730-106L BRILLIANT GREEN & SECOND SURFACE 70% WHITE DIFFUSER.

MOUNTED USING 3"X3" ANGLE CLIPS WITH 3/8" LAG BOLTS AND SHIELDS

3. 5" DEEP FABRICATED ALUMINUM CHANNEL LETTERS. .040 ALUM. RETURNS AND .063 ALUM BACK. GREEN SW 6921 ELECTRIC LIME. 1" TRIM CAP PAINTED TO MATCH GREEN SW 6921 ELECTRIC LIME. INTERNALLY LIT WITH LEDS.

4. .187" CLEAR PLEX FACE WITH FIRST SURFACE VINYL 3M 3630-136 LIME GREEN & SECOND SURFACE VINYL DIFFUSER 70% WHITE.1

5. CHANNEL LETTERS MOUNTED W/ 7" X 4" RACEWAY. RACEWAY PAINTED TO MATCH EXTERIOR OF BUILDING.

POWER:

**277V ELECTRICAL
REQUIRED**

**2 QTY 20 AMP CIRCUIT
REQUIRED**

- P1 - PAINT TO MATCH GREEN SW 6921 ELECTRIC LIME
- P2 - PAINT TO MATCH BLUE SW 6966 BLUEBLOOD.
- V1 - VINYL TO MATCH 3M BRILLIANT GREEN 3730-106L
- V2 - VINYL TO MATCH SULTAN BLUE 3730-157L
- V3 - VINYL TO BE DIFFUSER 70% WHITE
- P4 - PAINT TO MATCH EXTERIOR OF BUILDING

CLIENT

ANDRETTI INDOOR
KARTING & GAMES

ADDRESS

E Northrop Blvd &
S Cooper Rd
Chandler, AZ

DATE 3.01.2022

DESIGNER - RSH

DRAWING NO.

210P4737-11

REVISION

DATE

9. ADD COVE LIGHTING 2.08 RSH

10. NEW NORTH ELEVATION 2.15 RSH

11. NEW ELEVATIONS 3.01 RSH

APPROVAL DATE -

APPROVED BY -

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CLIENT
ANDRETTI INDOOR
KARTING & GAMES
ADDRESS
E Northrop Blvd &
S Cooper Rd
Chandler, AZ
DATE 3.01.2022
DESIGNER - RSH
DRAWING NO.
21OP4737-11

REVISION	DATE
9. ADD COVE LIGHTING	2.08 RSH
10. NEW NORTH ELEVATION	2.15 RSH
11. NEW ELEVATIONS	3.01 RSH

APPROVAL DATE -

APPROVED BY -

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1. CUSTOM ALUMINUM SIGN CABINET 3-1/2" DEEP. PAINTED TO MATCH ALPOLIC BNT BONE WHITE. INTERNALLY ILLUMINATED WITH 7100K WHITE LEDS.

2. ROUTED OUT ALUMINUM FACE WITH 1/2" PUSH THRU ACRYLIC

3. #2406 WHITE ACRYLIC BACK PUSH THRU LETTERS WITH 3M 7125-69 DURANODIC VINYL APPLIED FIRST SURFACE FOR EDGE LIT LETTERS. 1/4" KEYLINE ON LETTERS.

FONT: TREBUCHET MS

4. NON-CORROSIVE CLIPS & FASTENERS REQUIRED.

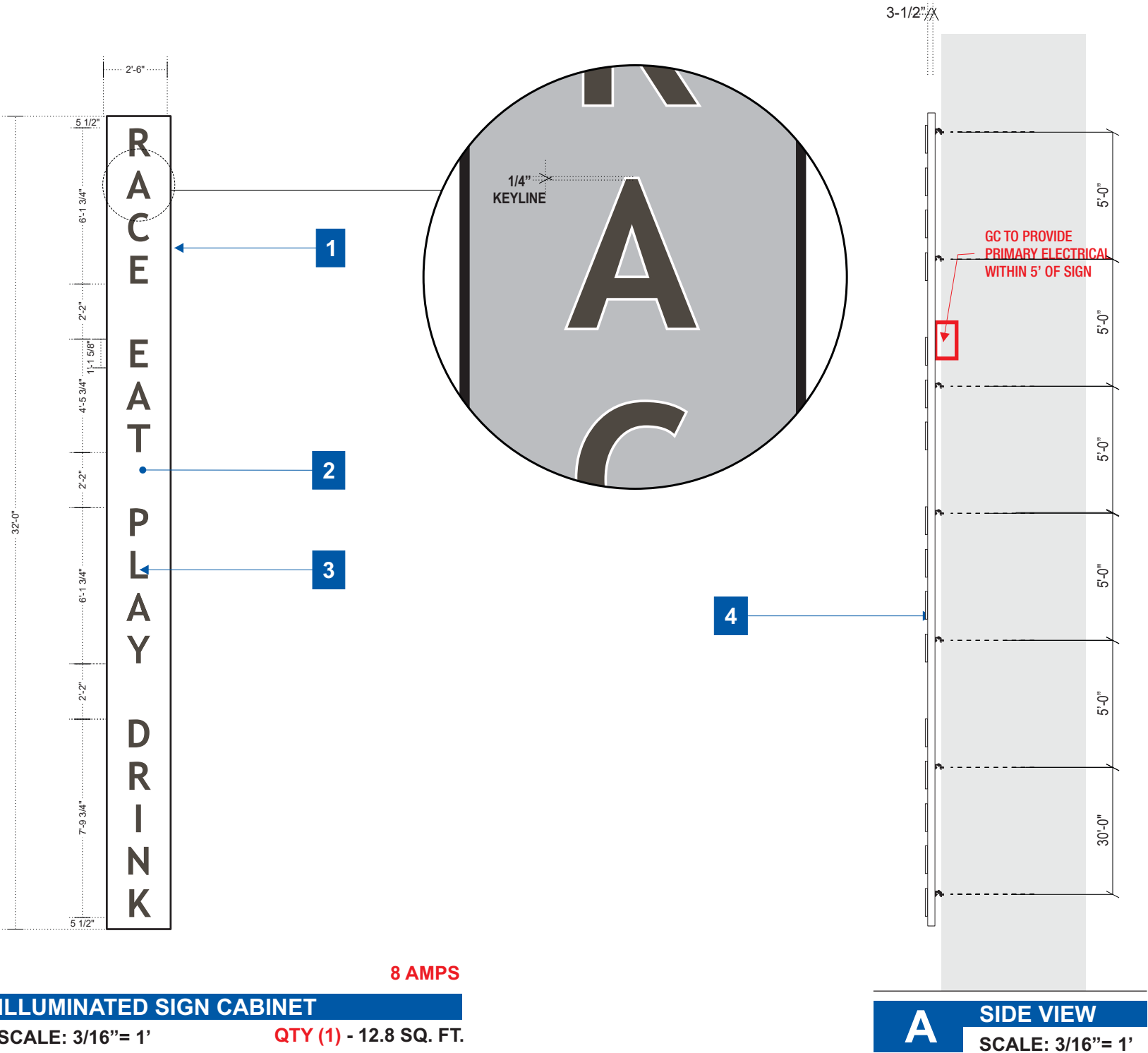
GENERAL CONTRACTOR IS TO PROVIDE PRIMARY ELECTRIC 5' WHIP

POWER SUPPLY TO BE 277V SYSTEM

NOTE: WIRE FOR REMOTE POWER

POWER:

**277V or 120V ELECTRICAL
REQUIRED**
**1 QTY 20 AMP CIRCUIT
REQUIRED**





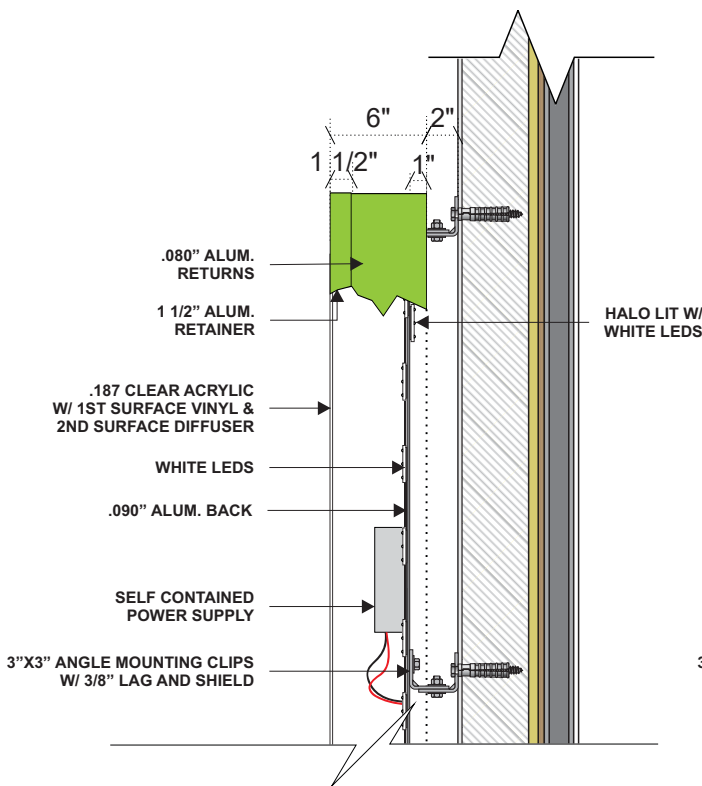
"A" 10 AMPS - "LETTERS" 6 AMPS

004-004.1

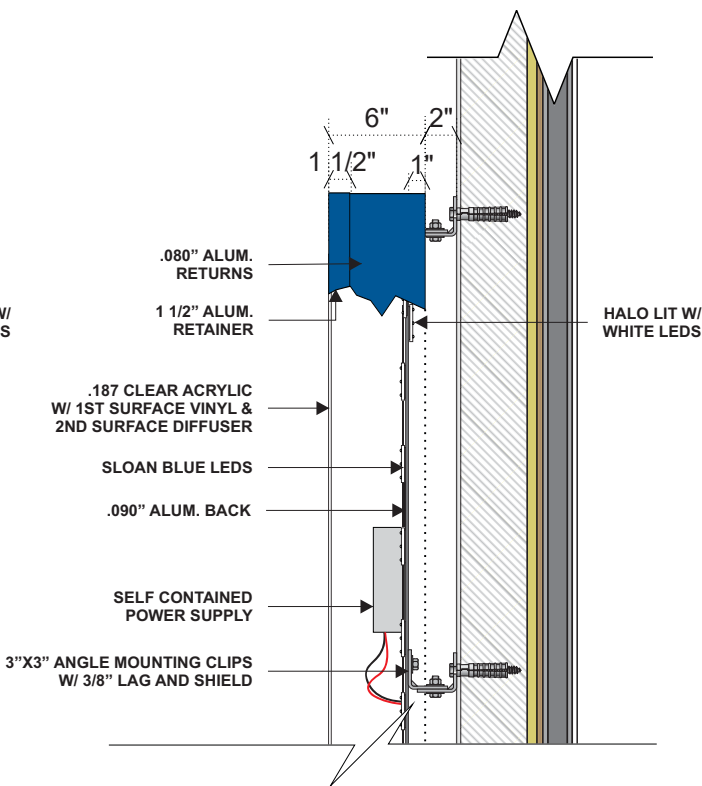
HL.ICL.01 - HALO LIT LOGO - SELF CONTAINED & CHANNEL LETTERS ON CUSTOM RACEWAY

SCALE: 1/4" = 1'

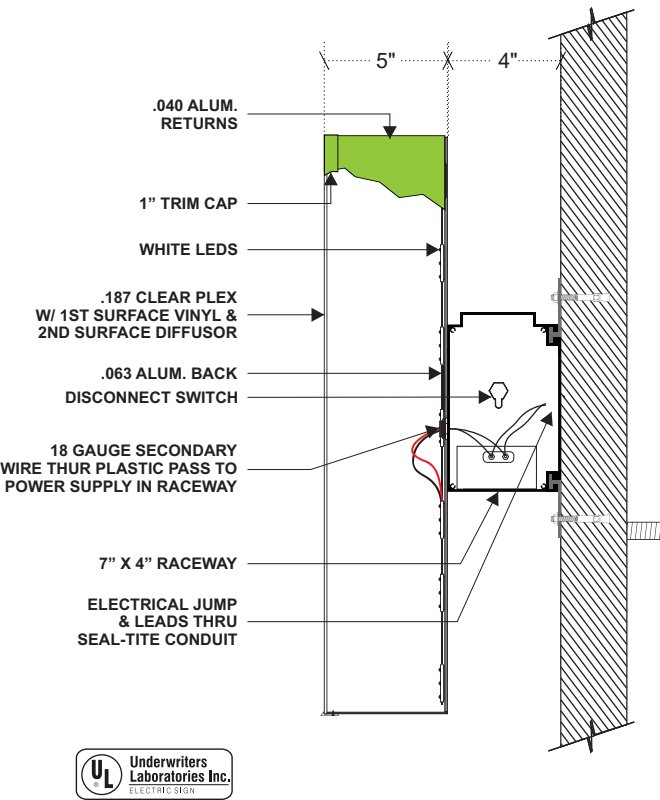
APPROX 87.9 SQ. FT.



B CROSS SECTION DETAIL
SCALE: NTS



C CROSS SECTION DETAIL
SCALE: NTS



D CHANNEL LETTER DETAIL
SCALE: NTS

SPECIFICATIONS

1. FABRICATED FACE & HALO LIT CHANNEL LOGO W/ 6" DEEP RETURNS TO BE .080" ALUMINUM & 1 1/2" ALUM. RETAINER. BACK TO BE .090" ALUMINUM BACK STEPPED 1" TO PROVIDE HALO LIT EFFECT. FACE LIT W/ "A" SLOAN BLUE (701269-BLSJ1-MB) LEDS & EVERYLITE 3D 6500 WHITE LEDS; "CURVED GRAPHIC" TO BE ILLUMINATED W/ EVERYLITE 3D 6500 WHITE LEDS. HALO LIT W/ EVERYLITE 3D 6500 WHITE LEDS. SELF CONTAINED POWER SUPPLY AS REQUIRED PER ILLUMINATION.

RETURNS & INTERIORS PAINTED TO MATCH GREEN SW 6921 ELECTRIC LIME AND BLUE SW 6966 BLUEBLOOD.

2. "A" TO BE .187 CLEAR PLEX FACE WITH FIRST SURFACE VINYL TO MATCH 3M 3730-157L SULTAN BLUE & SECOND SURFACE 70% WHITE DIFFUSER.

NOTE: LOGO FACE TO BE ONE PIECE OF ACRYLIC, NO SEAMS

"CURVED GRAPHIC" FACE TO BE .187 CLEAR PLEX FACE WITH FIRST SURFACE VINYL TO MATCH 3M 3730-106L BRILLIANT GREEN & SECOND SURFACE 70% WHITE DIFFUSER.

MOUNTED USING 3"X3" ANGLE CLIPS WITH 3/8" LAG BOLTS AND SHIELDS

3. 5" DEEP FABRICATED ALUMINUM CHANNEL LETTERS. .040 ALUM. RETURNS AND .063 ALUM BACK. GREEN SW 6921 ELECTRIC LIME. 1" TRIM CAP PAINTED TO MATCH GREEN SW 6921 ELECTRIC LIME. INTERNALLY LIT WITH LEDS.

4. .187" CLEAR PLEX FACE WITH FIRST SURFACE VINYL 3M 3630-136 LIME GREEN & SECOND SURFACE VINYL DIFFUSER 70% WHITE.1

5. CHANNEL LETTERS MOUNTED W/ 7" X 4" RACEWAY. RACEWAY PAINTED TO MATCH EXTERIOR OF BUILDING.

POWER:

**277V ELECTRICAL
REQUIRED**

**2 QTY 20 AMP CIRCUIT
REQUIRED**

- P1 - PAINT TO MATCH GREEN SW 6921 ELECTRIC LIME
- P2 - PAINT TO MATCH BLUE SW 6966 BLUEBLOOD.
- V1 - VINYL TO MATCH 3M BRILLIANT GREEN 3730-106L
- V2 - VINYL TO MATCH SULTAN BLUE 3730-157L
- V3 - VINYL TO BE DIFFUSER 70% WHITE
- P4 - PAINT TO MATCH EXTERIOR OF BUILDING

CLIENT

ANDRETTI INDOOR
KARTING & GAMES

ADDRESS

E Northrop Blvd &
S Cooper Rd
Chandler, AZ

DATE 3.01.2022

DESIGNER - RSH

DRAWING NO.

21OP4737-11

REVISION

DATE

9. ADD COVE LIGHTING 2.08 RSH

10. NEW NORTH ELEVATION 2.15 RSH

11. NEW ELEVATIONS 3.01 RSH

APPROVAL DATE -

APPROVED BY -

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- 1. 3" DEEP INTERNALLY LIT CHANNEL LOGO WITH V1 & V2 VINYL.
- 2. INTERNALLY LIT CABINET PAINTED WHITE WITH REVEALS TO MATCH BUILDING ELEVATIONS. ROUTE OUT WHERE GRAPHICS OCCUR AND PUSH THROUGH 1" ACRYLIC WITH FIRST SURFACE APPLIED VINYL - V1
- 3. CMU MASONRY BASE TO MATCH BUILDING ELEVATION



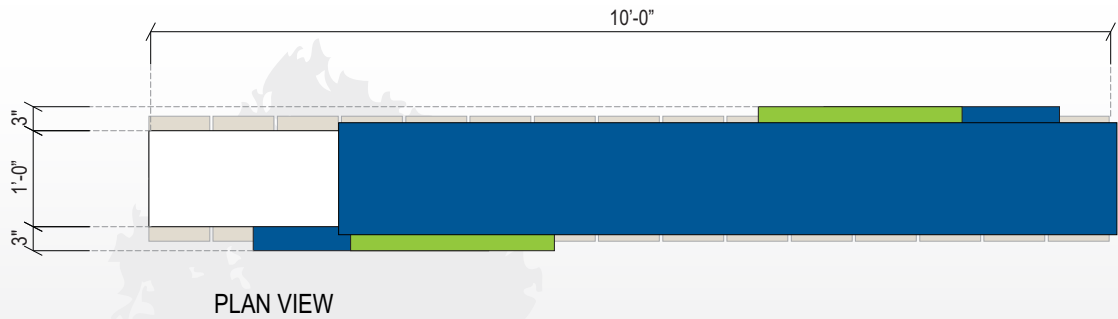
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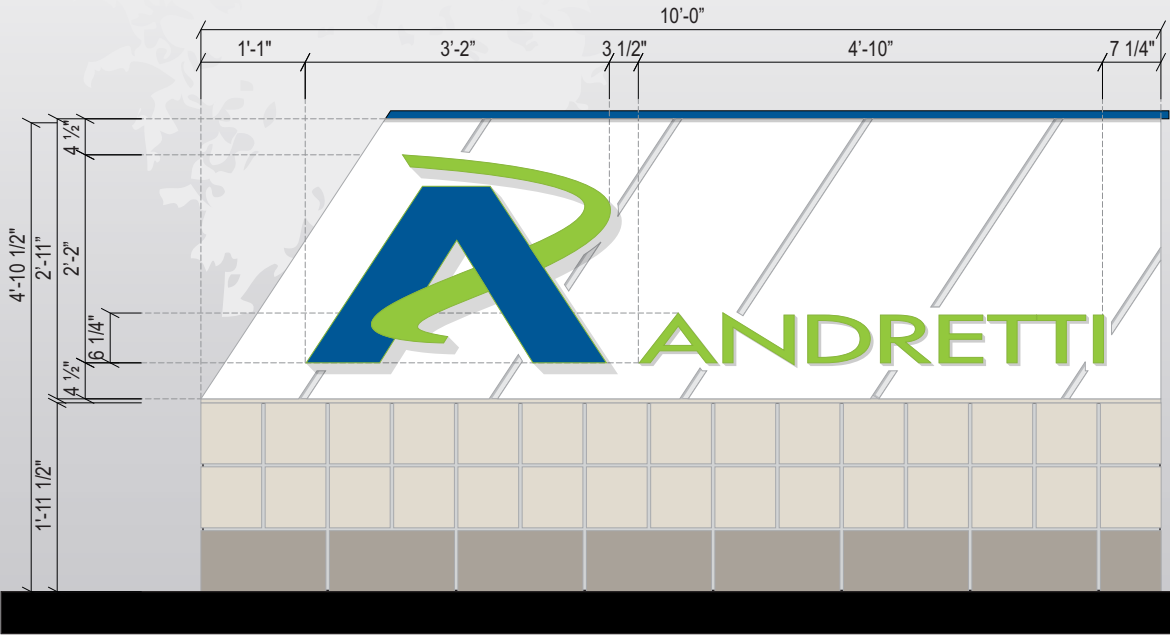
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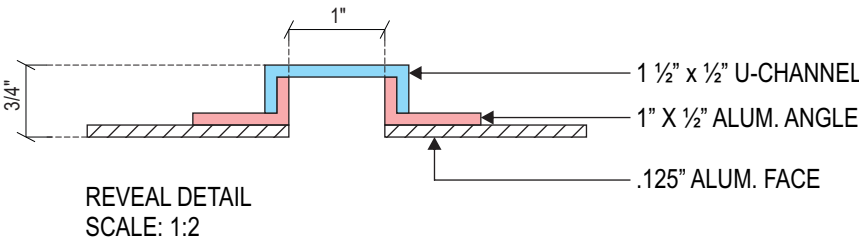
NIGHT VIEW



FRONT VIEW - OPTION ONE



SIDE VIEW - OPTION ONE



- P3 - MAP SATIN - WHITE
- M1 - CMU TO MATCH BUILDING
- M2 - CMU TO MATCH BUILDING
- V1 - VINYL TO MATCH 3M BRILLIANT GREEN 3730-106L
- V2 - VINYL TO MATCH SULTAN BLUE 3730-157L

SCALE: 3/4"=1'



NIGHTVIEW
SCALE: 1/2"=1'

SPECIFICATIONS

- 1. 3" DEEP INTERNALLY LIT CHANNEL LOGO WITH V1 & V2 VINYL.
- 2. INTERNALLY LIT CABINET PAINTED MAP SATIN BRUSHED ALUM. ROUTE OUT WHERE GRAPHICS OCCUR AND PUSH THROUGH 1" ACRYLIC WITH FIRST SURFACE APPLIED VINYL - V1
- 3. COLOR OF EXISTING MASONRY WALL TO BE VERIFIED

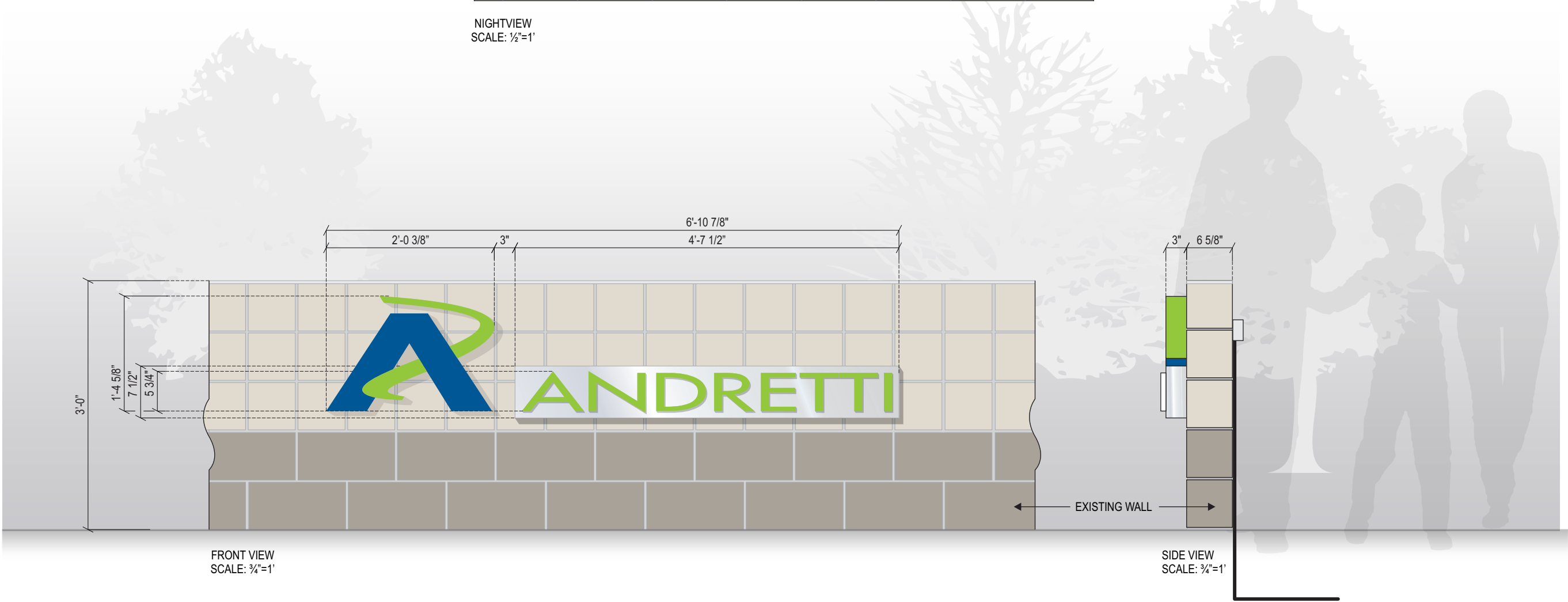


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APPROVAL DATE -

APPROVED BY -



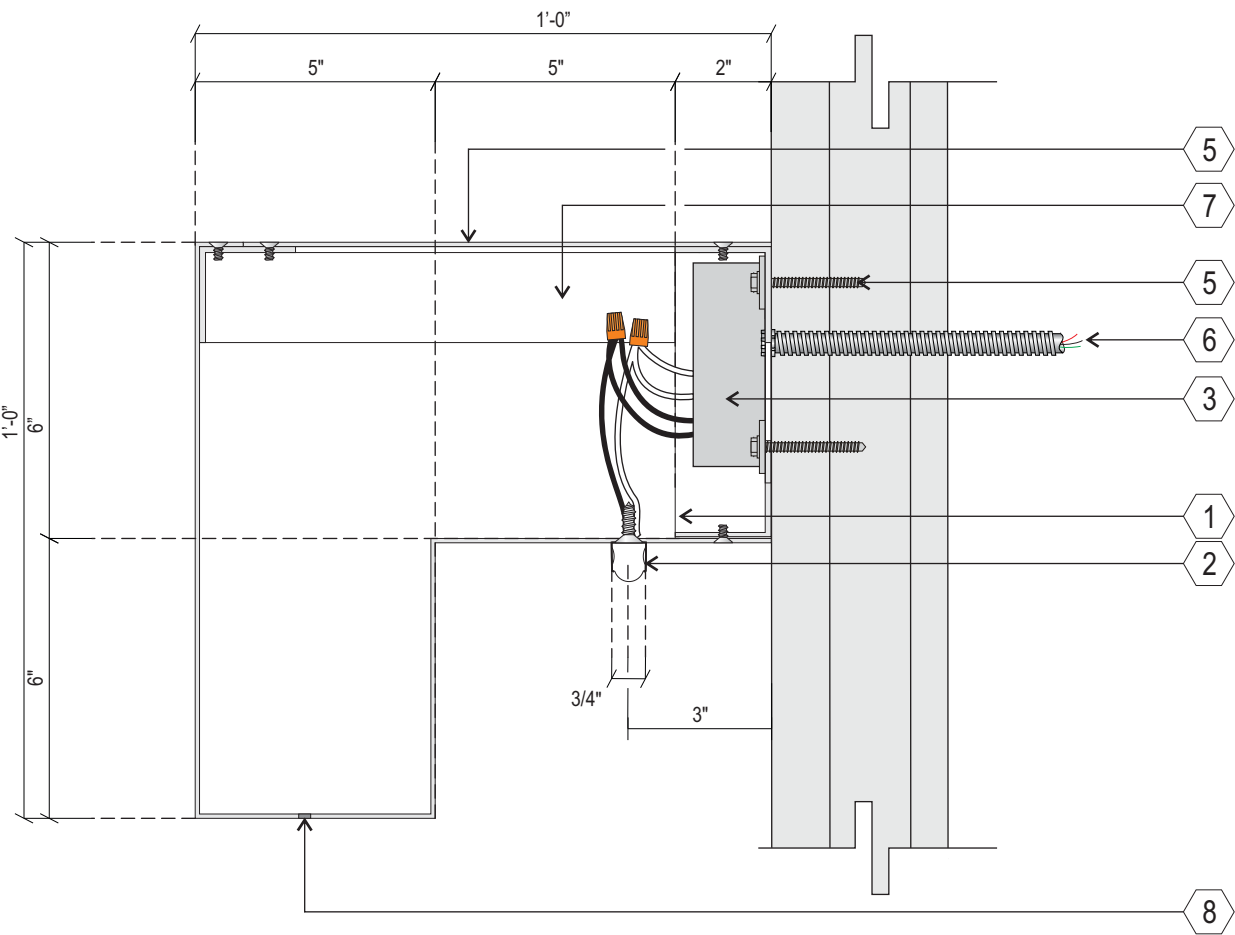
FRONT VIEW
SCALE: 3/4"=1'

SIDE VIEW
SCALE: 3/4"=1'

- P4 - MAP SATIN - BRUSHED ALUMINUM
- M1 - CMU TO MATCH BUILDING
- M2 - CMU TO MATCH BUILDING
- V1 - VINYL TO MATCH 3M BRILLIANT GREEN 3730-106L
- V2 - VINYL TO MATCH SULTAN BLUE 3730-157L

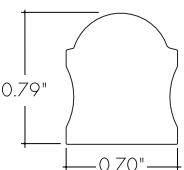
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F1 - CUSTOM LIGHT COVE CHANNEL



SECTION VIEW

SCALE: 3"=1'



- 24VDC Class 2 and IP68 rated for wet locations, fixtures made to order up to 116". Fixtures can be linked up to 48' depending on output
- Suitable for undercabinet, millwork recessed, and surface mount applications
- LL72 options offer premium quality and vibrant colors with R9 values up to 97
- HE options offer best in class output and efficacy with over 550 lm/ft and over 75 lm/W
- Proprietary strong bond solder method handles up to 50 lbs of pull force on wire leads and connectors
- 3 Year warranty

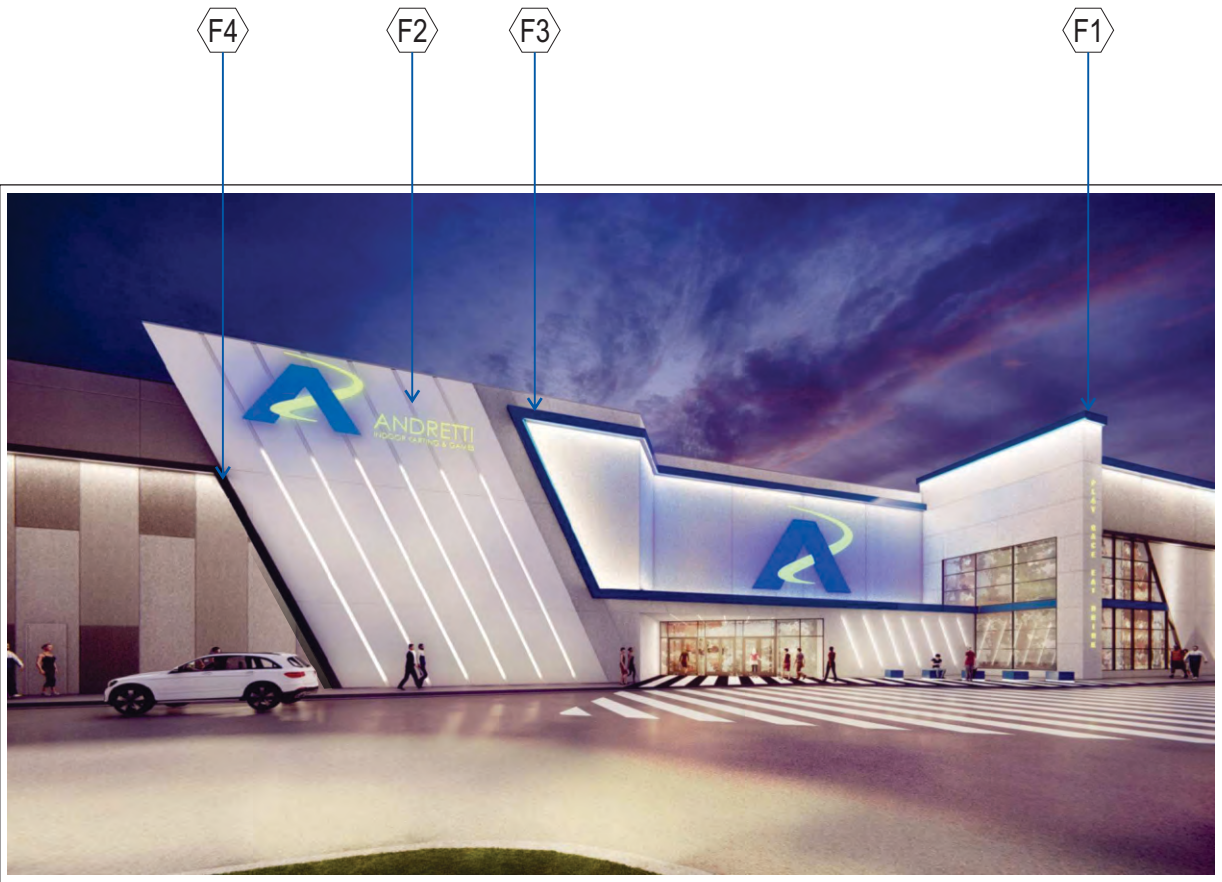
Finish Options

- Silver anodized
- Black powder coated
- Bronze powder coated
- White powder coated

SPECIFICATIONS

- 1 BREAK-FORMED .090" ALUMINUM PAINTED P1, P2
- 2 KENDO M GLAZED WET STATIC WHITE LINEAR LED ILLUM.
- 3 LED POWER SUPPLY
- 4 REMOVABLE TOP SECURED WITH COUNTER SUNK SCREW
- 5 MOUNTING HARDWARE (TBD)
- 6 PRIMARY POWER (BY OTHERS)
- 7 2" X 2" ALUM. ANGLE FRAME
- 8 DRAIN HOLE

NOTE:
• ALL SEAMS COVERED AND SEALED FROM INSIDE CHANNEL WITH 2" BREAK- FORMED ALUMINUM CLIP TO PREVENT LIGHT LEAKS.
• SURVEY NEEDED TO DETERMINE LENGTHS AND CORNER DIMS.



PROPOSED ELEVATION

- P1 - MAP SATIN TO MATCH SW 6966 BLUEBLOOD.
- P2 - MAP SATIN TO MATCH BUILDING - DURONODIC (TBD)



CLIENT
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S Cooper Rd
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DESIGNER - RSH
DRAWING NO.
21OP4737-11

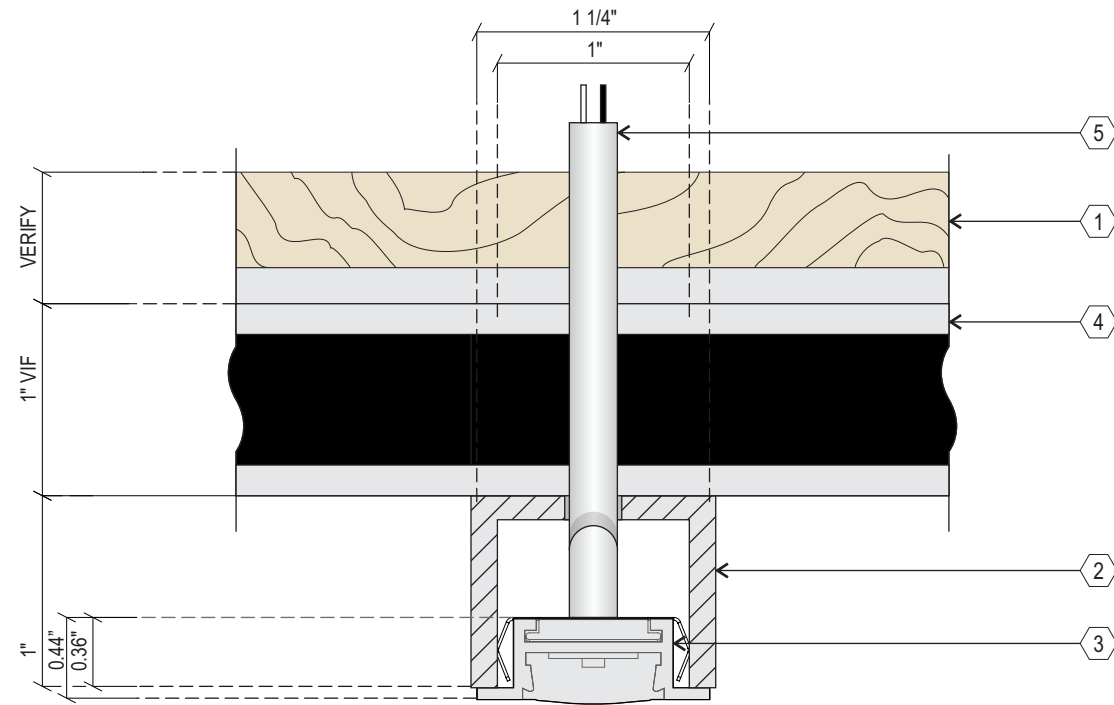
REVISION	DATE
9. ADD COVE LIGHTING	2.08 RSH
10. NEW NORTH ELEVATION	2.15 RSH
11. NEW ELEVATIONS	3.01 RSH

APPROVAL DATE -

APPROVED BY -

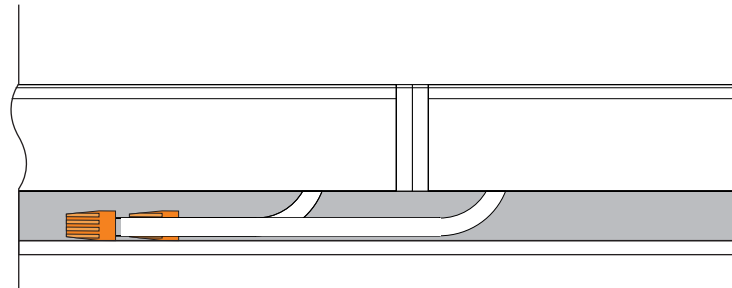
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F2- CUSTOM LIGHT COVE CHANNEL



PLAN VIEW

SCALE: 1:1



SECTION

SCALE: 1:2

- 1 EXISTING WALL
- 2 1" I.D ALUMINUM CHANNEL SCREWED TO EXISTING ACM
- 3 KENDO RECESSED LINEAR WET APPLICATION LED STRIP - SILVER ANODIZED FINISH
- 4 EXISTING ACM BUILDING ACCENT
- 5 TO POWER SUPPLY

NOTE:
KENDO RL WET LED STRIPS MOUNTED INSIDE ONE INCH
I.D. ALUMINUM CHANNEL. CHANNEL IS SECURED
TO TOP OF EXISTING ACM TO WALL WITH COUNTER-SUNK
FLATHEAD SCREWS.

SPECIFICATIONS



CLIENT

ANDRETTI INDOOR
KARTING & GAMES

ADDRESS

E Northrop Blvd &
S Cooper Rd
Chandler, AZ

DATE 3.01.2022

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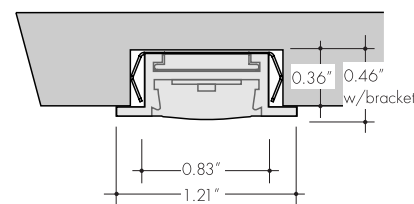
REVISION	DATE
9. ADD COVE LIGHTING 2.08 RSH	
10. NEW NORTH ELEVATION 2.15 RSH	
11. NEW ELEVATIONS 3.01 RSH	

APPROVAL DATE -

APPROVED BY -



PROPOSED ELEVATION



Kendo RLW using the **hard surface mounting bracket** option, for surfaces such as wood, stone, tile, etc.

Features

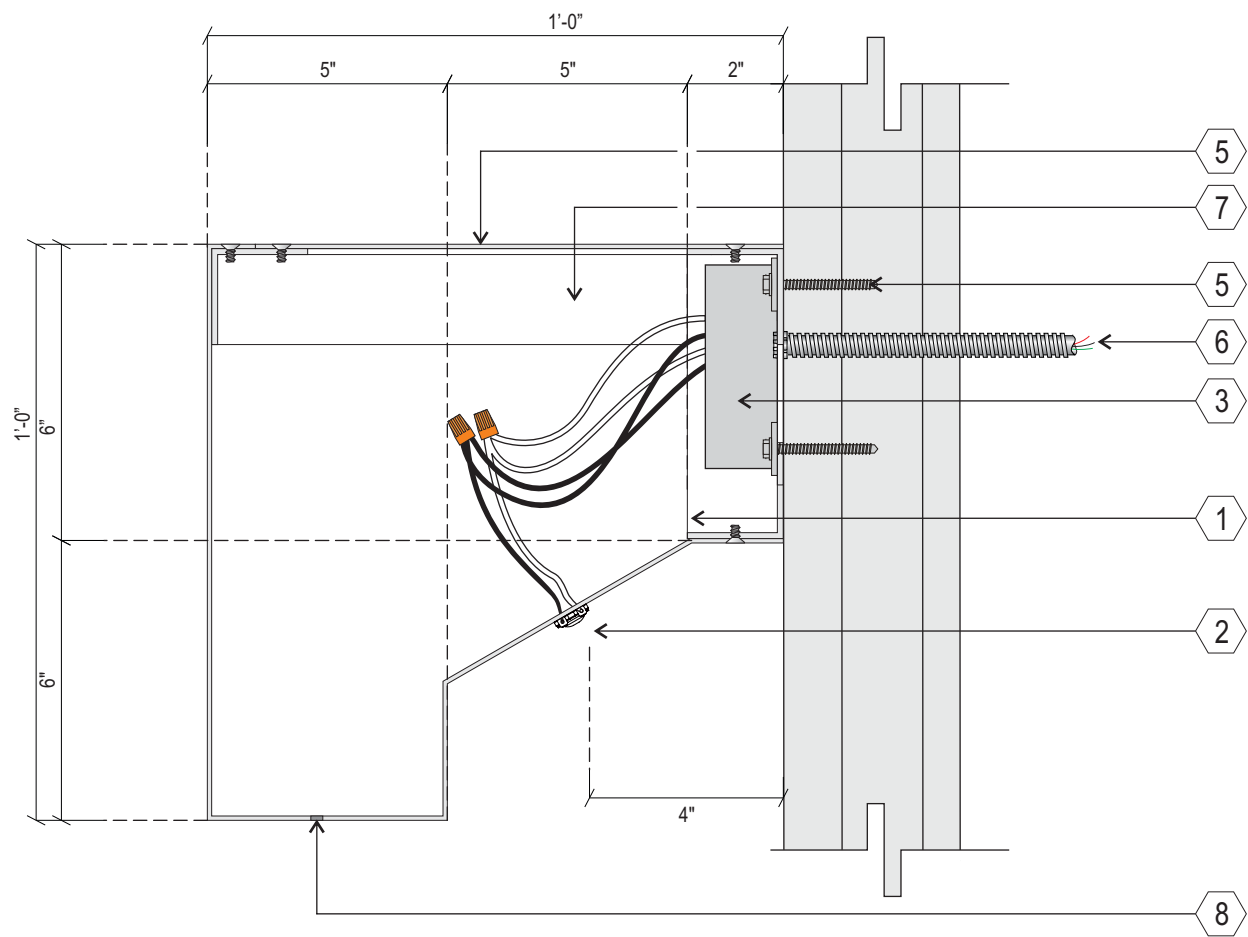
- 24VDC Class 2 fixtures made to order up to 144". Fixtures can be linked up to 16' depending on output
- Suitable for undercabinet, millwork ground recessed, and ceiling recessed applications
- Approved for closet/storage space installation per NEC 410.16(A)(3) and 410.16(C)(5)
- Dot free even illumination achievable with frosted lens
- Vibrant colors with R9 values up to 98
- Single micro binned LEDs +/- 30 CCT
- Dims with minimal color shift
- Class 2 listed for wet locations
- Proprietary strong bond solder method handles up to 50lbs of torque on wire leads and connectors
- 3 Year warranty



- P3 - SILVER ANODIZED FINISH

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F3 - CUSTOM LIGHT COVE CHANNEL

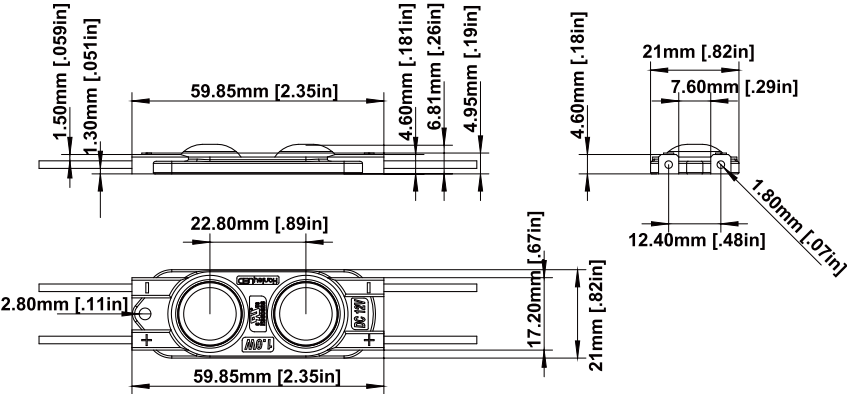


SECTION VIEW
SCALE: 3"=1'

Kestrel Series
KS-2100



Profile Drawings



SPECIFICATIONS

- 1 BREAK-FORMED .090" ALUMINUM PAINTED P1, P2
- 2 HANLEY KESTREL SERIES LED
- 3 LED POWER SUPPLY
- 4 REMOVABLE TOP SECURED WITH COUNTER SUNK SCREW
- 5 MOUNTING HARDWARE (TBD)
- 6 PRIMARY POWER (BY OTHERS)
- 7 2" X 2" ALUM. ANGLE FRAME
- 8 DRAIN HOLE

NOTE:
• ALL SEAMS COVERED AND SEALED FROM INSIDE CHANNEL WITH 2" BREAK- FORMED ALUMINUM CLIP TO PREVENT LIGHT LEAKS.
• SURVEY NEEDED TO DETERMINE LENGTHS AND CORNER DIMS.

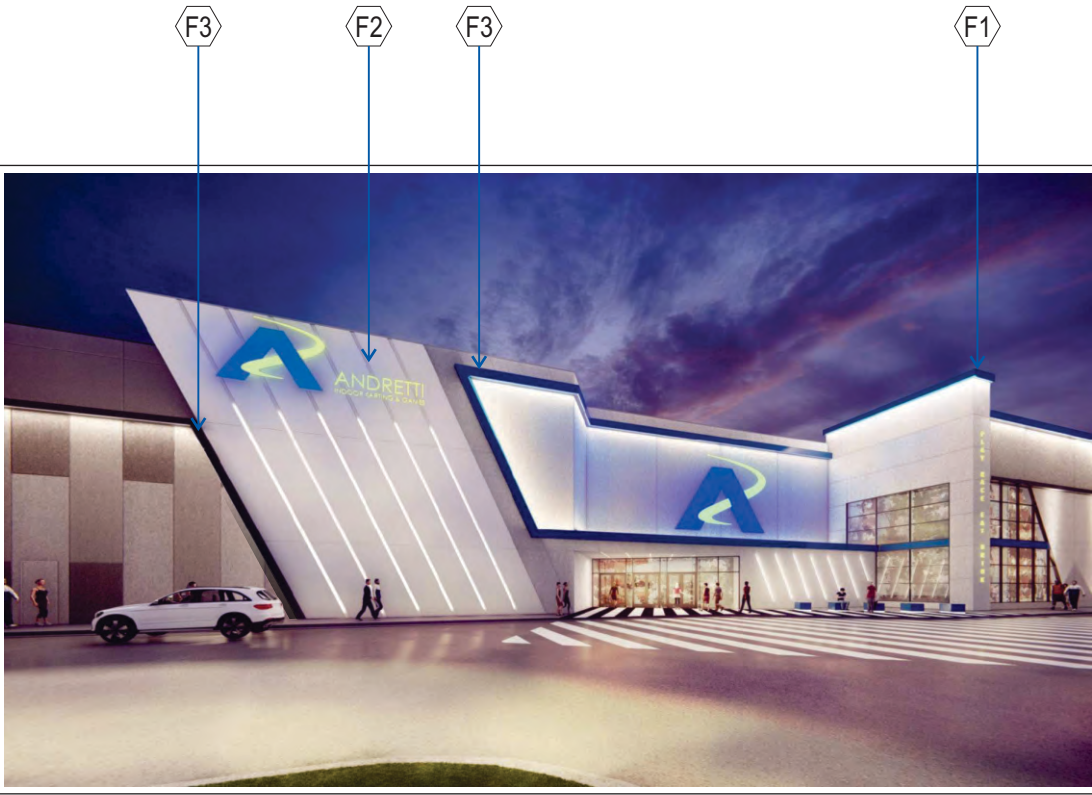


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APPROVAL DATE -

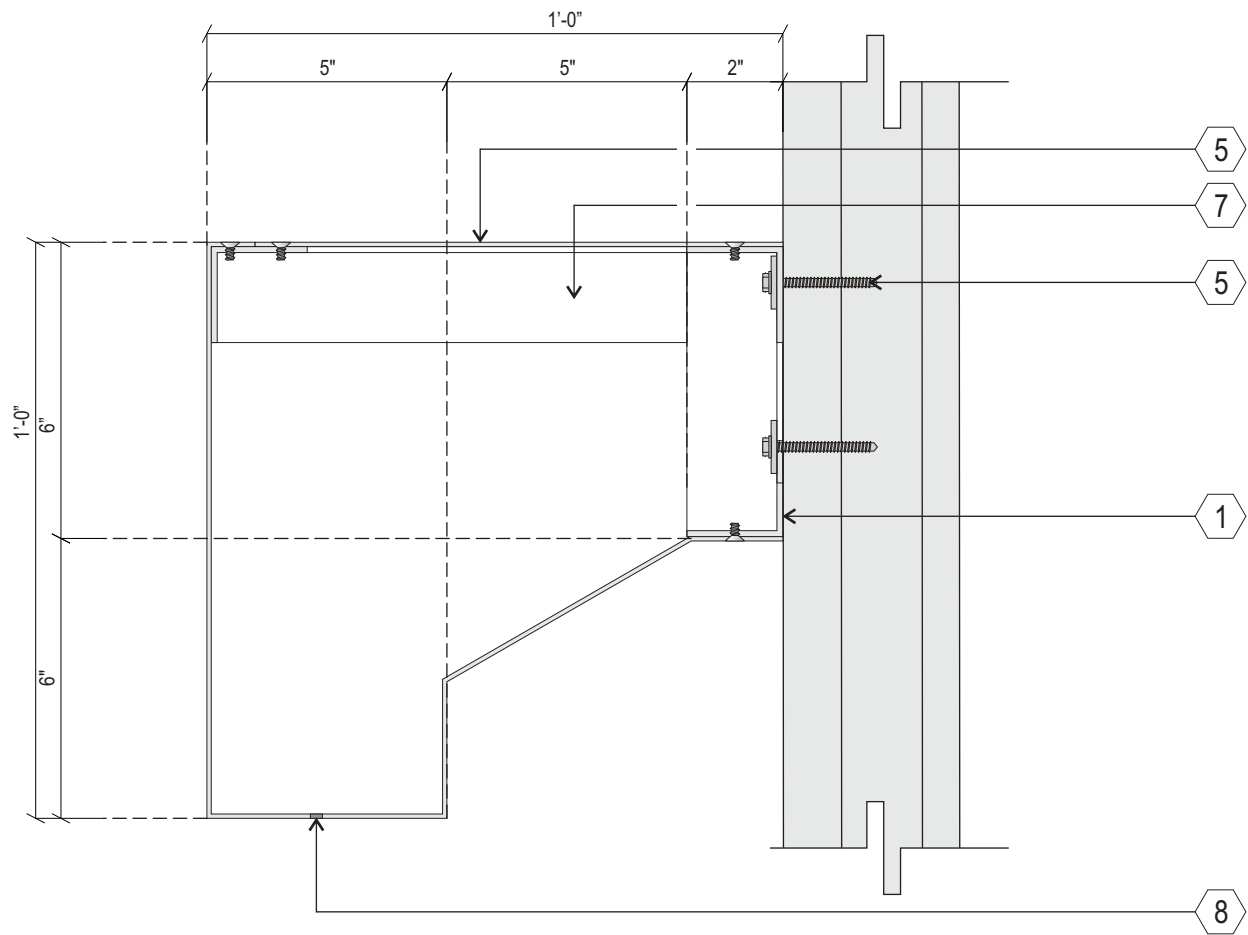
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PROPOSED ELEVATION

- P1 - MAP SATIN TO MATCH SW 6966 BLUEBLOOD.
- P2 - MAP SATIN TO MATCH BUILDING - DURONODIC (TBD)

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SECTION VIEW
SCALE: 3"=1'

SPECIFICATIONS

- 1 BREAK-FORMED .090" ALUMINUM PAINTED P1, P2
- 4 REMOVABLE TOP SECURED WITH COUNTER SUNK SCREW
- 5 MOUNTING HARDWARE (TBD)
- 7 2" X 2" ALUM. ANGLE FRAME
- 8 DRAIN HOLE

NOTE:
• SURVEY NEEDED TO DETERMINE LENGTHS AND CORNER DIMS.
• FABRICATE AND INSTALL CHANNEL ONLY. LINEAR LED PROVIDED NAD INSTALLED BY OTHERS.



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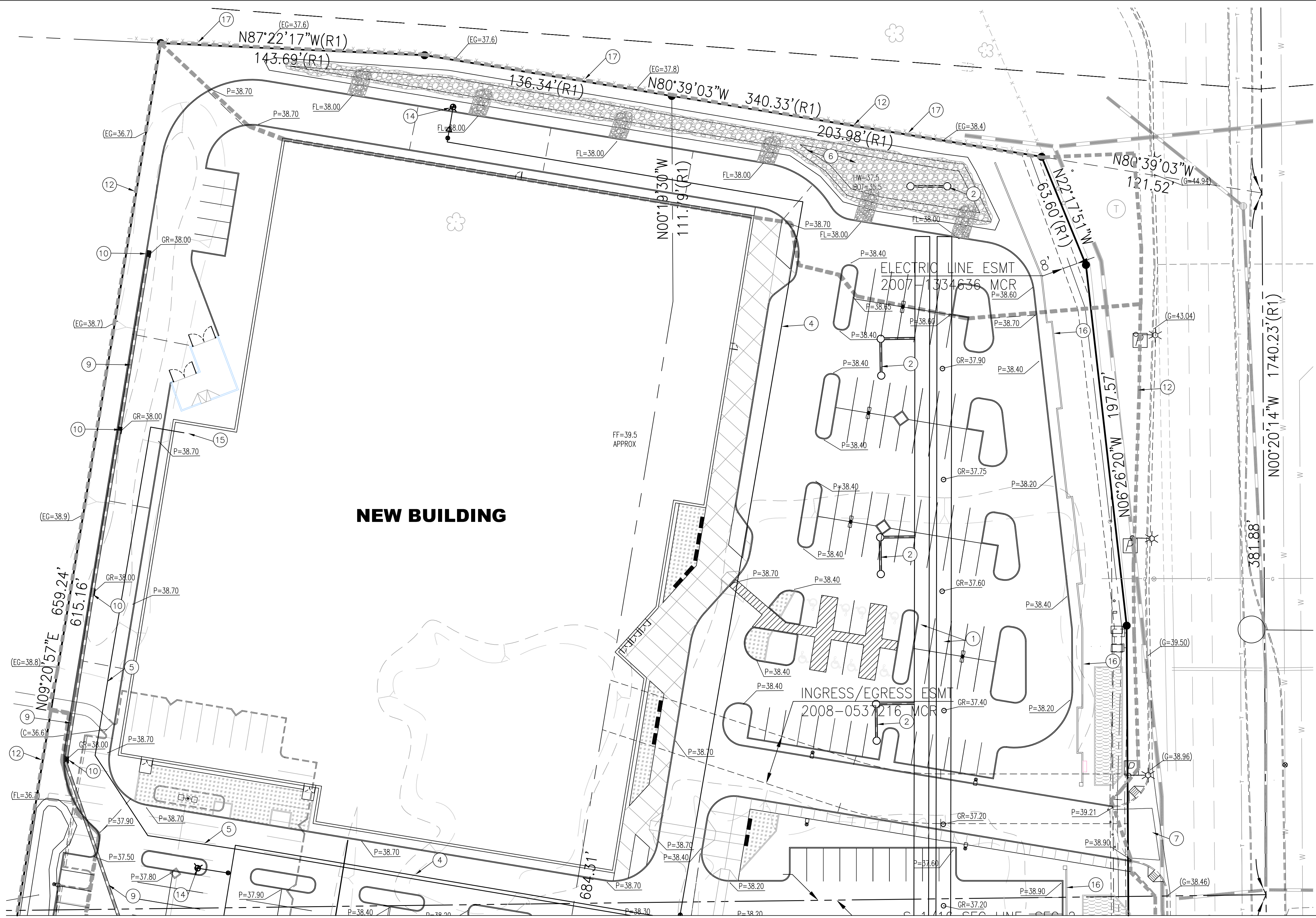
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EXHIBIT I

Aug 23, 2021 - 9:10am
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MATCH LINE

NARRATIVE:
PROJECT IS THE DEVELOPMENT OF A SINGLE COMMERCIAL BUILDING. SITE WAS NOT PREVIOUSLY DEVELOPED.

SITE WILL BE IMPROVED TO ACCOUNT FOR THE 100 YEAR 2 HOUR RETENTION VOLUME IN SURFACE AND UNDERGROUND RETENTION. ONSITE STORM DRAIN WILL CONVEY FLOWS TO THE RETENTION SYSTEM.

ONE DRYWELL IS PLANNED FOR EVERY 12,960 CF OF RETENTION (0.1 CFS INTAKE). BASED ON FIELD TESTS, DRYWELLS MAY BE REDUCED BASED ON A D RATING OF 50% WITH A MAX D RATED INTAKE RATE OF 0.5 CFS.

HALF STREET DRAINAGE AREA INCLUDES NORTHROP FRONTAGE AND COOPER FRONTAGE SOUTH OF THE ADOT STORM DRAINS. ADOT STORM DRAINS INTERCEPT HALF STREET FLOWS FOR THE NORTH HALF OF COOPER FRONTAGE AND CONVEY TO THE ADOT DRAINAGE SYSTEM.

A NEW ONSITE FIRE HYDRANT AND FIRE SERVICE LINE WILL BE CONSTRUCTED. FOUR PUBLIC HYDRANTS WILL REMAIN ALONG NORTHROP FRONTAGE. THREE PRIVATE ONSITE HYDRANTS WILL BE PLACED SO NO PART OF THE EXTERIOR IS GREATER THAN 600' FROM A HYDRANT. NEW BUILDING WILL CONTAIN AT LEAST ONE NEW FIRE RISER. FINAL RISER CONFIGURATION TO BE DETERMINED BASED ON FINAL BUILDING FIRE PROTECTION ENGINEERING. FIRE SERVICE LINE TO CONNECT THRU SWING CHECK AT THE ENTRY. FDC, SWING CHECK AND PIV TO BE LOCATED NEAR THE ENTRY OFF RAY ROAD.

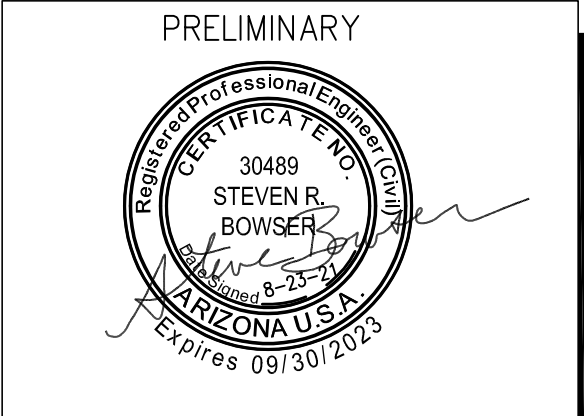
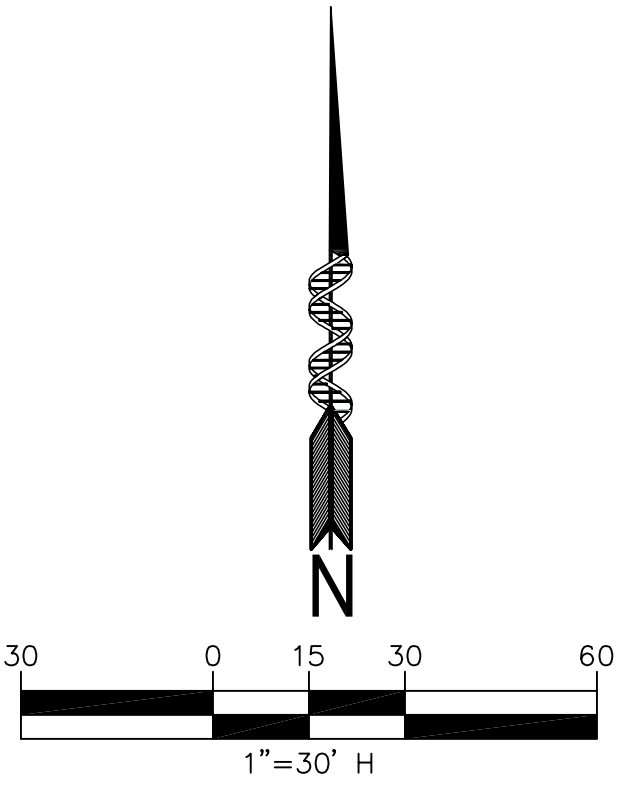
NAME	AREA	C FACTOR	100YR 2HR DEPTH	VOL REQ	VOL PROVIDED
NORTH	34,538	0.90	0.183X1.1	6269	8620
MAIN	471,538	0.90	0.183X1.1	85,584	85,658
VOLUME PROVIDED BY	1334 LF 8" DIA CMP +		SURFACE BASINS		
WEST	7258	0.90	0.183X1.1	1317	1524

CONSTRUCTION NOTES

1. CONSTRUCT NEW 8" DIAMETER UNDERGROUND RETENTION - ALUMINIZED STEEL TYPE 2. ALL LIDS SHALL BE GRATE TYPE.
2. CONSTRUCT NEW DRYWELL PER COC STD DET C-501. MODIFY SYSTEM FOR INLET DEPTH. SYSTEM MUST HAVE POSITIVE FLOW FROM BOTTOM OF UNDERGROUND RETENTION TO DRYWELL INTERCEPTOR.
3. EXISTING DRYWELL TO REMAIN
4. FIRE HYDRANT LINE
5. FIRE SERVICE LINE
6. CONSTRUCT SURFACE BASIN. CONTRACTOR SHALL LEAVE BOTTOM 12" SCARIFIED PRIOR TO LANDSCAPING
7. EXISTING DRIVE
8. CONSTRUCT NEW DRIVE
9. CONSTRUCT STORM DRAIN
10. CONSTRUCT INLET
11. EXISTING SCUPPER TO REMAIN
12. DRAINAGE CONTRIBUTING AREA
13. EXISTING PUBLIC FH
14. NEW PRIVATE FH
15. NEW FIRE RISER LOCATION
16. NEW SCREEN WALL
17. ADOT FENCING TO REMAIN

CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH GEOTECH REPORT FOR ANY IMPORT / EXPORT REQUIREMENTS. NOTE GEOTECH REPORT REQUIREMENTS FOR IMPORT REQUIRED FOR TOP LAYERS OF FILL.

CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL OTHER SITE DISCIPLINES INCLUDING (BUT NOT LIMITED TO) UTILITIES, LANDSCAPE, SITE LIGHTING, SITE SECURITY, DRY UTILITIES, SIGNAGE, ETC AND COORDINATE ALL WORK APPROPRIATELY.



Helix Engineering, LLC
Engineering / Surveying / Consulting

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Phoenix AZ 85050
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www.hxeng.com

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BLUE STAKE CENTER

RELEASE	
DATE	
8-10-21	PRELIM ENGR
8-23-21	UPDATED SITE PLAN

REVISIONS	
NO.	DATE
1	
2	
3	

PROJECT NAME

AIKG

PROJECT ADDRESS

Northrop / Cooper
Chandler, ARIZONA
85286

PROJECT AREA

HELIX JOB NUMBER

106.1

SHEET TITLE

PRELIM IMPR PLAN

SHEET

IMPR-1

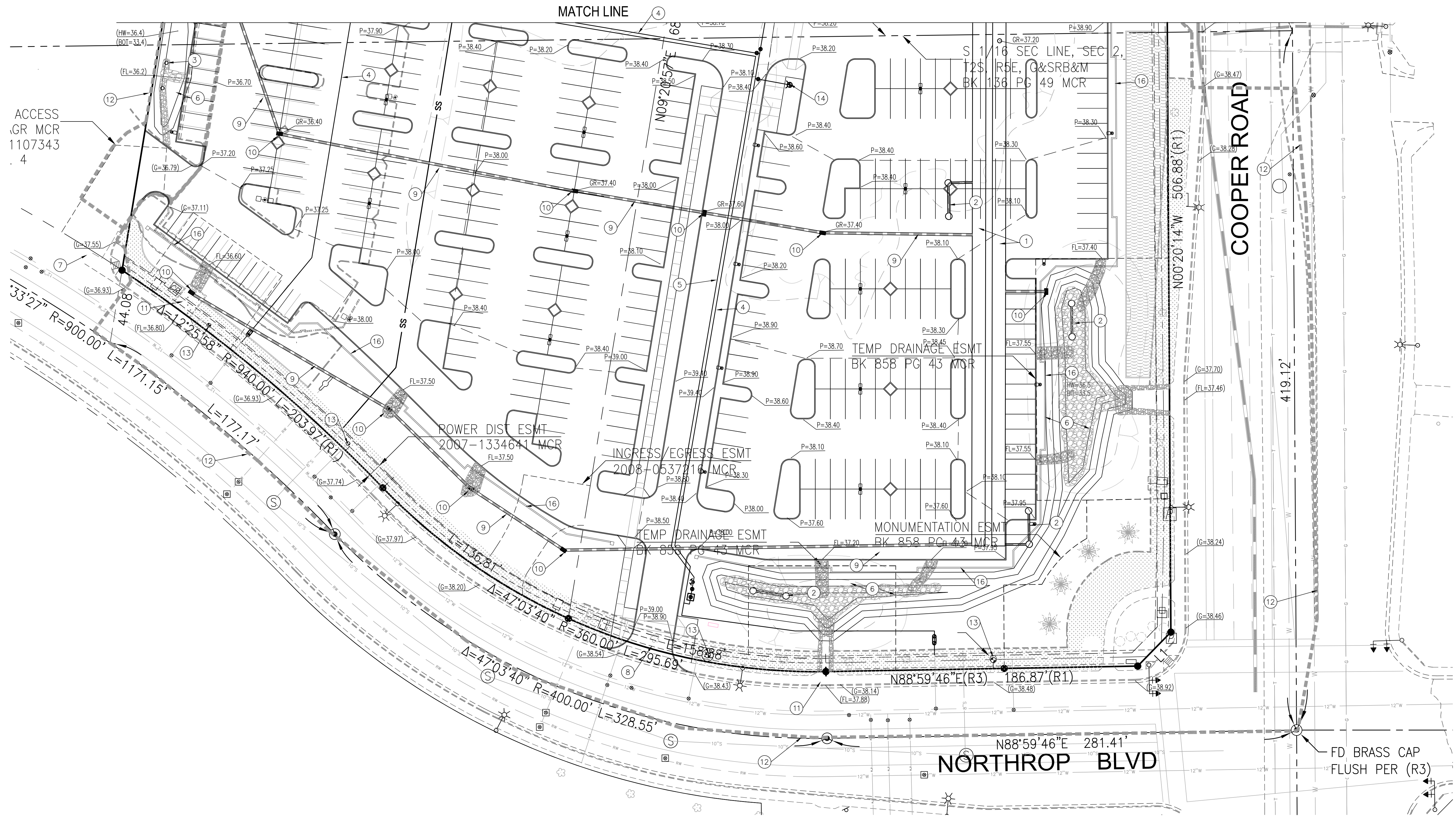
PLOT SCALE: 1:1 @ 24"x36"; 1:2.2 @ 11"x17"

PAGE

1 OF 2

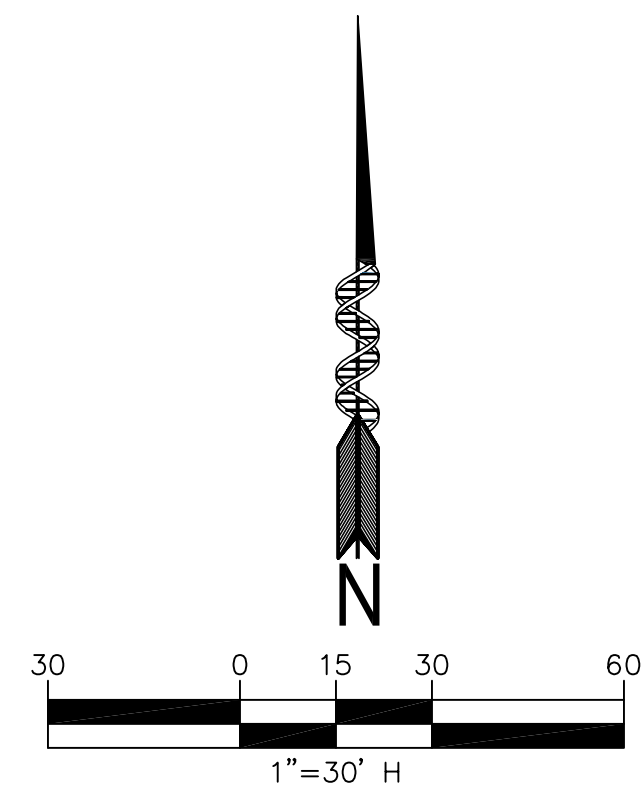
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1		
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PROJECT ADDRESS

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Chandler, ARIZONA
85286

PROJECT AREA

HELIX JOB NUMBER

106.1

SHEET TITLE

IN HOUSE

DRAWN BY: MT

CHECKED BY: SB

PRELIM IMPR PLAN

SHEET

PAGE

IMPR-2

2 OF 2

PLOT SCALE: 1:1 @ 24"x36"; 1:2.2 @ 11"x17"

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