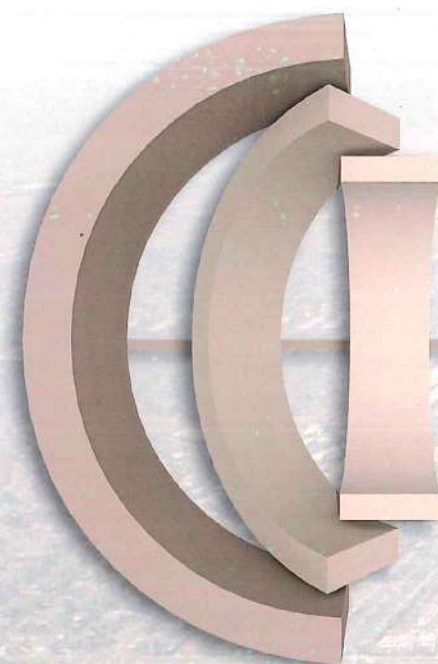


#18

DEC 15 2005



CHANDLER CORPORATE CENTER

PRELIMINARY DEVELOPMENT PLAN AND MASTER DESIGN GUIDELINES

PHArchitecture
Patrick Hayes Architecture



RRS & Company



FILE COPY
CASE # PD05-0009
PLANNER: Kim Clark
APPROVED BY COUNCIL: 12/15/05

November 3, 2005

Index

- I. INTRODUCTION
- II. MASTER PLAN VIEWS
- III. USES & REGULATIONS
- IV. INTENSITY & LOT USE
- V. ARCHITECTURAL & LANDSCAPE DESIGN STANDARDS
- VI. SITE STANDARDS
- VII. PARKING
- VIII. SITE LIGHTING
- IX. SIGNAGE
- X. MEDISERVE PDP
- XI. OFFICE CONDO PDP
- XII. INDUSTRIAL/WAREHOUSE PDP
- XIII. FLEX OFFICE PDP

Introduction

The property is approximately 100 acres located at the northwest corner of McClintock Drive and Chandler Boulevard in the City of Chandler ("Property"). This is to request approval of a Preliminary Development Plan (PDP) on the approximate 75 acre portion of the property north and west of the existing Juniper Drive and Erie Street alignment. PDP(s) for the remaining approximate 25 acres will be submitted at a later date.

This PDP will establish the site plan, development standards and development guidelines for the property. The site plan(s) contained herein are conceptual only; the development shall be in conformance with the development intensity chart on page 7. The building elevations contained herein are typical office and typical employment/industrial buildings and are intended to establish a level of quality and guidelines for future review of building plans by City Staff.

The zoning for the property approved in Case No. Z-88-018, and as set forth in Ordinance No. 1968, is now vested and final. The PDP submitted with this application is in substantial conformance with the stipulations set forth in Ordinance No. 1968.

This PDP is enhanced and superior to the current PDP on this property approved by the City Council on December 14, 2000. This PDP has less square footage and will therefore generate less traffic. In addition, the general sizes of the building footprints have been reduced in this PDP. The two-story building at the SWC of Desert Breeze Boulevard and McClintock Drive has been eliminated and replaced with a two-story office building at the far west portion of the property, adjacent to the park. All of the other buildings on the south frontage of Desert Breeze Boulevard (directly south of the existing single-family subdivision) will now be limited to one-story. Finally, all of the key elements of the current PDP have been retained and/or enhanced: (i) There is no vehicular access to Desert Breeze Boulevard; (ii) the 50' wide landscape setback along the south side of Desert Breeze Boulevard will be dedicated to the City as a lineal park to provide a connection between

McClintock Drive and Desert Breeze Park; (iii) entry way features shall be maintained and/or expanded upon, and (iv) landscape areas are designed and distributed throughout the property to provide a corporate setting and unified theme.

The intent of this document is to set forth and establish a Preliminary Development Plan (PDP) and development guidelines. Plans for individual buildings within the project shall be reviewed and approved administratively by staff.

It is anticipated that the first phase will include a Class A office building for MediServe Information Systems. MediServe has been a pioneer in clinical information systems for key departments of healthcare organizations since 1985 – creating solutions that provide both clinical and business impact for ancillary departments. The MediServe office building will set a standard for future development.



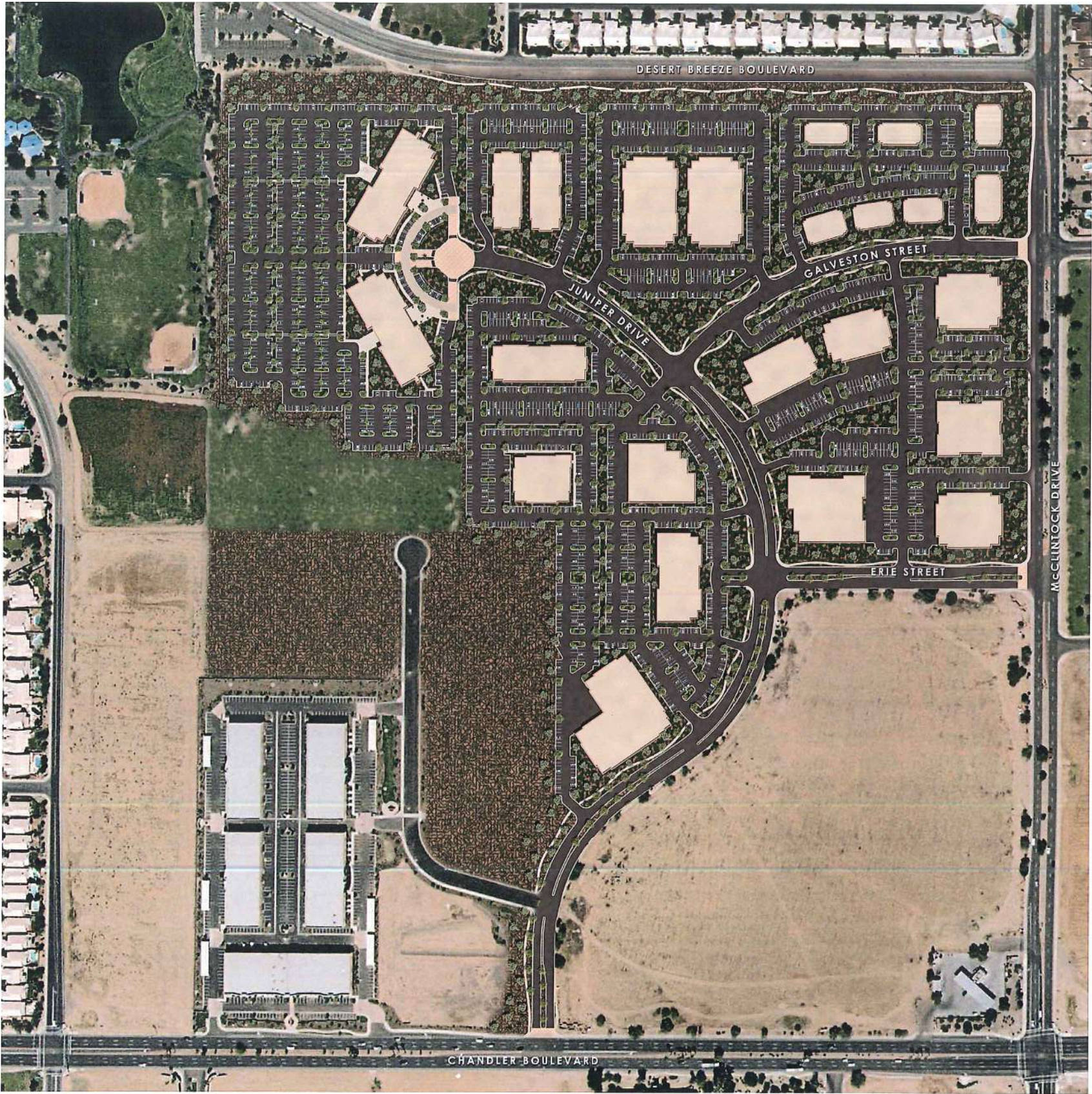
Vicinity Map



Context Plan



Proposed PDP Master Plan
(Current Owner for this submittal)







Aerial View



Aerial View



Conceptual Phase 1 Plan



Uses & Regulations

PERMITTED USES

1. Industrial/office/warehouse (Limited)

Any light industrial uses such as, but not limited to, office and research and development.

2. Industrial/Office/Warehouse (General)

Any use or similar use indicated by an "X" under the I-1 District on the "Table of Permitted Uses for Non-Residential Districts" [Article XXI of the Chandler Zoning Ordinance] and/or general offices shall be permitted.

3. Office

Industrial related offices (including general office uses).

4. Commercial

Industrial related businesses and personal services (including offices and uses further clarified by the City correspondence dated April 15, 1986 see in exhibit section).

DEVELOPMENT STANDARDS

All development must conform to the standards set forth in the I-1 District of the Chandler Zoning Ordinances or the standards set forth in this section, whichever is more restrictive.

HEIGHT AND AREA REGULATIONS

A. Heights

No building shall exceed thirty (30) feet in height at a thirty (30) foot front building setback line, except a building may exceed such height provided that at no point it projects above a line sloping inward and upward at a forty-five degree(45) angle commencing at the public R.O.W., except as limited by the Development Standards Chart.

B. Setbacks

1. Front Yard

Buildings shall be set back at least fifty (50) feet from the right-of-way line along arterial streets (Chandler Blvd., McClintock Dr., and Desert Breeze Blvd.); and at

least thirty (30) feet from the right-of-way line along all other streets. (Future right-of-way dedications for decel lanes, bus bays, etc., shall be allowed to encroach on the required setbacks.)

2. Side Yard

A minimum side yard of twelve (12) feet shall be required on one side of any lot or parcel not having rear or alley access. On multi-building projects with on-site drives suitable for fire lanes, the required side yard setbacks may be waived upon approval of the site development plan by the planning director and the fire chief. In all instances, a minimum fifty (50) foot side yard setback shall be required for industrial development when abutting residentially zoned property. (Ord. No. 1518, II, 8-1-85, Supp. No. 29, 2-26-87)

3. Rear Yard

Fifty (50) feet when abutting or adjacent to residential zoned property. No rear yard is required when a minimum six (6) foot masonry wall and/or building wall is constructed along the rear property line and provided also no access or servicing is permitted to the rear of the property. A rear yard of twenty-five (25) feet is required in all other instances.

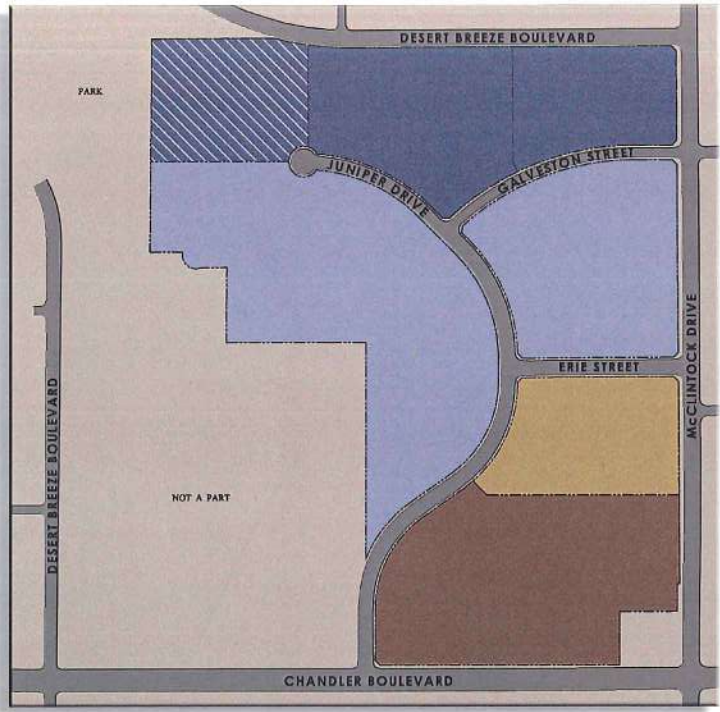
DEFINITIONS AND TERMS

Common Access Easement – An easement contained on the Subdivision Plat which provides for common ingress and egress over two adjacent lots.

Lot Coverage – The percent total derived by dividing the net building "footprint" into the net site area.

Ordinance – City of Chandler's Zoning Ordinance in place at the time of the City Council's approval of this Preliminary Development Plan.

PRELIMINARY DEVELOPMENT PLAN - LAND USE MAP



ZONING	BLDG HGTS/ # STORIES	BUILDING SETBACKS	MAX. LOT COVERAGE**
INDUSTRIAL/OFFICE/WAREHOUSE (LIMITED)	30'/1 STORY	STREET 30' * SIDE 12' REAR 30'	35%
INDUSTRIAL/OFFICE/WAREHOUSE (LIMITED)	35'/2 STORIES		35%
INDUSTRIAL/OFFICE/WAREHOUSE (GENERAL)	35'/2 STORIES	STREET 30' * SIDE 12' REAR 25'	40%
OFFICE	45'/3 STORIES	STREET 30' * SIDE 12' REAR 25'	35%
COMMERCIAL	45'/3 STORIES	STREET 30' * SIDE 12' REAR 25'	35%

*50' setback along arterial streets

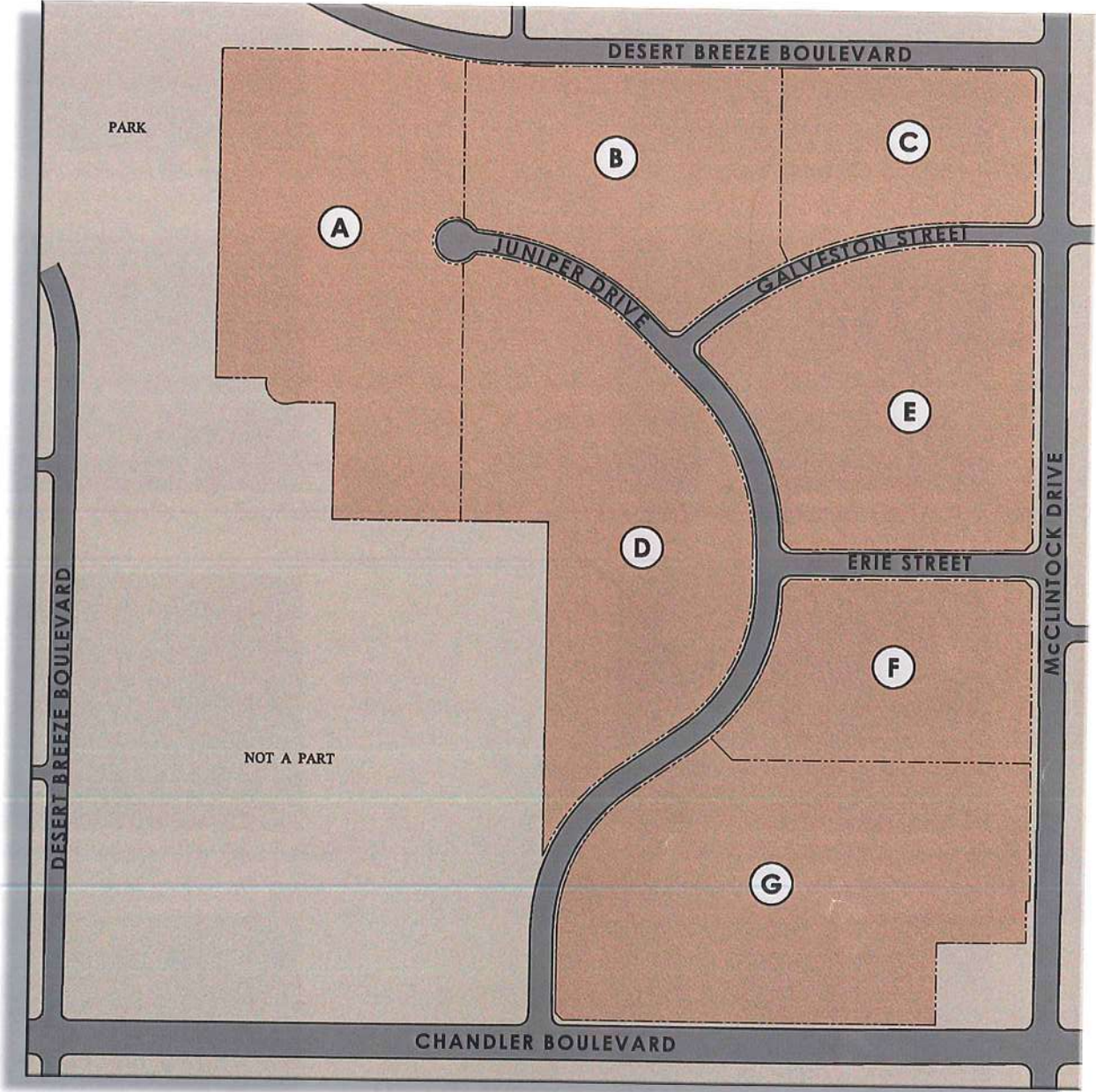
**Exclusive of parking structures and canopies

Intensity & Lot Use

No building(s) shall occupy more than forty(40) percent of the lot area, exclusive of parking structures and canopies. (Per Ord. No. 1513, §II, 8-1-85, Supp. No. 29, 2-26-87), except as limited by the Development Standards Chart.

DEVELOPMENT SITE PLAN AND INTENSITY OF LOT USE CHART

	MINIMUM NUMBER OF BUILDINGS	MAXIMUM BUILDING FOOTPRINT	TOTAL MAXIMUM S.F.
PARCEL A	2	80,000 S.F.	175,000 S.F.
PARCEL B	3	72,000 S.F.	120,000 S.F.
PARCEL C	2	35,000 S.F.	75,000 S.F.
PARCEL D	3	75,000 S.F.	240,000 S.F.
PARCEL E	3	85,000 S.F.	190,000 S.F.
PARCEL F	1	90,000 S.F.	130,000 S.F.
PARCEL G OFFICE/INDUSTRIAL RETAIL	2 2	100,000 S.F. 25,000 S.F.	300,000 S.F. 50,000 S.F.



Architectural Design Standards

It is the intent of the Guidelines to cause the creation of an attractive, high quality development incorporating a variety of architectural styles, but with emphasis on a business park environment appearance.

APPROVED MATERIALS

- Common clay brick
- Architectural metal (e.g., Alucobond™)
- Poured in place, tilt-up or precast concrete provided that surfaces must be painted or have exposed aggregate finish (color and texture of exposed aggregate must be approved).
- Stucco or "dryvit" type systems provided that finishes must be smooth or sand finish.
- Integrally colored concrete block, smooth face and/or split-face units.
- Granite, marble or other natural stone.
- Ceramic tile.
- Sloped roofs may be flat concrete tile or architectural metal.

APPROVED COLOR PALETTE

Colors and like materials should be used to create visual harmony within Chandler Corporate Center.

Approved colors include:

- Desert hues and other "earth tones" including light brown, cream, tan, warm grays, brick-tones.
- Muted shades of blue, mauve, lavender.
- Off-white
- Colors appearing in natural stone utilized in buildings.

PROHIBITED MATERIALS AND COLOR PALETTES

Materials and colors not permitted include:

- Wood, except for very limited amounts of trim
- Corrugated metal and pre-engineered metal-sided buildings
- Bright colors such as orange, red, blue, green, yellow, purple, and similar colors, except for accenting purposes.
- Spanish or mission-type barrel roof tile.

BLOCK SAMPLES



Acme Block - Apache Brown (Or Equivalent)



Acme Block - Granite (Or Equivalent)



Acme Block - Charcoal (Or Equivalent)



Acme Block - Terra Cotta (Or Equivalent)



Acme Block - Pewter (Or Equivalent)



Acme Block - Copperstone (Or Equivalent)



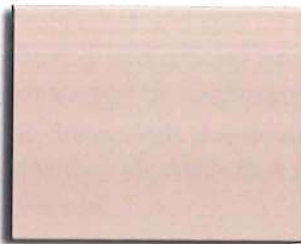
Acme Block - Lonestar (Or Equivalent)



Acme Block - Saddle Tan (Or Equivalent)

Color Samples

COLOR PALETTE 1



FRAZEE PAINT
DESERT TUMBLEWEED
8723M



FRAZEE PAINT
SLIVERED BARK
8314M



FRAZEE PAINT
RAVENWOOD
8315D



FRAZEE PAINT
MANGANESE
8826N

COLOR PALETTE 2



FRAZEE PAINT
NORTHERN PLAINS
8242W



FRAZEE PAINT
COPPER SPRINGS
8244D



FRAZEE PAINT
OCHRE RUST
8245A



FRAZEE PAINT
SWEET EARTH
8256N

COLOR PALETTE 3



FRAZEE PAINT
STAGHORN
8731W



FRAZEE PAINT
DAPLIN
8234M



FRAZEE PAINT
AUTUMN WHEAT
8225D



FRAZEE PAINT
OCTOBER OAK
8226N

COLOR PALETTE 4



FRAZEE PAINT
STUCCO GREIGE
8693M



FRAZEE PAINT
SAWYER'S FENCE
8231W



FRAZEE PAINT
LULLED BEIGE
8232W



FRAZEE PAINT
CRISP KHAKI
8233M



FRAZEE PAINT
BRUSH BOX
8235D

BUILDING DETAILS

- Building details should reflect contemporary order of architecture.
- Building entries should be recessed and defined with special architectural features such as canopies, upgraded and special architectural treatments. Paving and ground treatment should be articulated and upgraded with special complimentary materials.
- Building walls should extend beyond the footprint with site wall elements that visually anchor the building to the site.
- Deep recesses or architectural treatment should be incorporated into exterior walls to articulate the facade.
- Building mass and scale should be sensitive to sit context and the desert environment and unify the project.
- Expansive building masses should be avoided. The architectural concept should be maintained in the architectural appointments and details.
- Pedestrian access should be integrated into the site and landscape.
- Architectural elements should complement the building aesthetics.
- A sense of arrival should enhance the project.

2-STORY BUILDING ENTRY DETAILS



1-STORY BUILDING ENTRY DETAILS



SITE DEVELOPMENT

- The building should be visually integrated with the site and its context by utilizing form, materials and colors that harmonize with the site and surrounding environment.
- A balance should be created between the building and its open space. Buildings should establish a hierarchy of spatial definition.
- Buildings should be planned with respect to solar orientation and views, employing a geometry sympathetic to its site and surroundings.

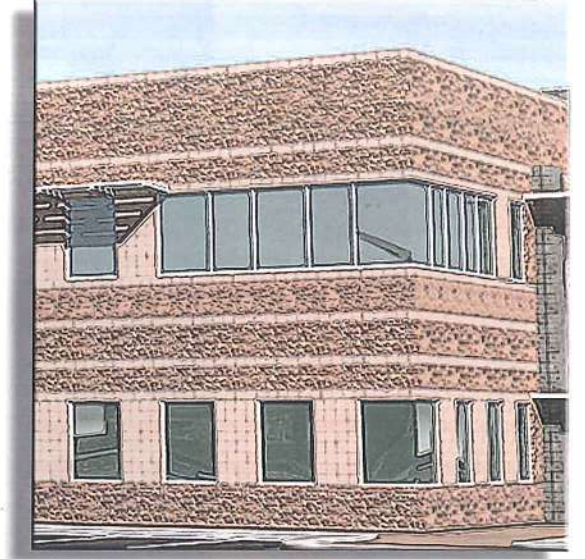
MASS AND SCALE

- Buildings should be clean, orderly and of a timeless expression, reflection the human scale. Buildings should be sensitive to the streetscape and adjacent developments.
- Building height, parking and open space shall comply with the City of Chandler Zoning Ordinance, or with the specific stipulations contained within individual zoning cases for each parcel or project.
- Building mass and form should create an orderly sense and be sensitive to surrounding forms.
- Rooftop equipment screening should integrate into the building mass and form, and should be constructed of similar or complementary materials.

MATERIALS

- Exterior materials should be of a high quality and reflect their Sonoran Desert setting. They should possess properties which age and weather with dignity, enhancing the aesthetic quality of the building.
- Materials should include natural stone, precast concrete, brick, colored and/or textured concrete masonry units or smooth or sand finish stucco. If the use of stucco is employed, a wainscot of a higher quality material should be incorporated for aesthetics and durability.
- Building elevations should be designed with all building elevations reflecting a similar aesthetic. The elevations may vary according to their respective exposure and orientation.
- Colors should reflect the desert environment and complement adjacent development.

2-STORY BUILDING CORNER DETAILS



1-STORY BUILDING CORNER DETAILS



ARCHITECTURAL
DESIGN CHARACTER



The images represented on this page are conceptual and for illustrative purposes only. They are intended to establish the character of the development and a certain level of quality. Each individual development will establish its own design consistent with these images.

ARCHITECTURAL DESIGN CHARACTER



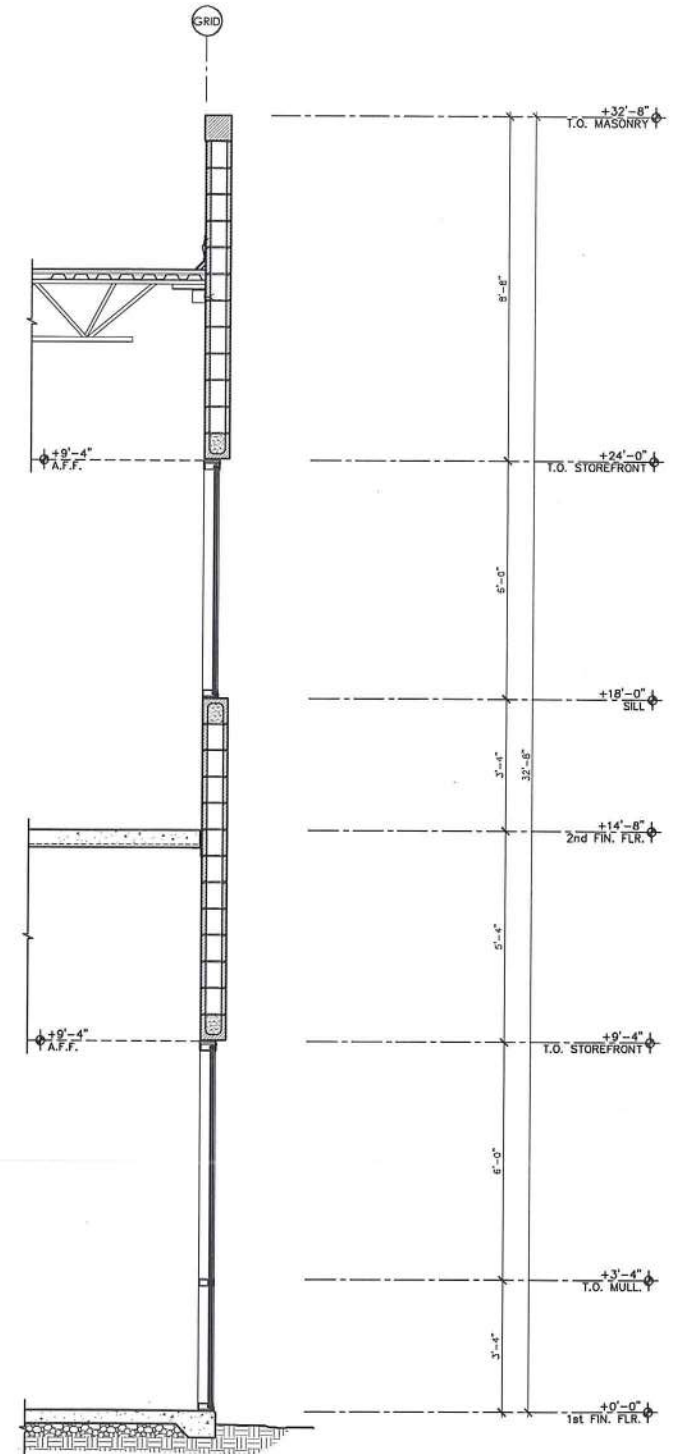
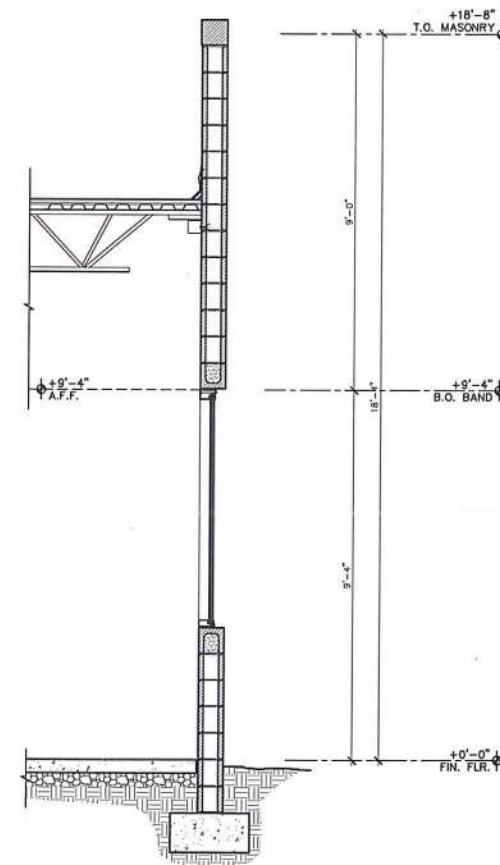
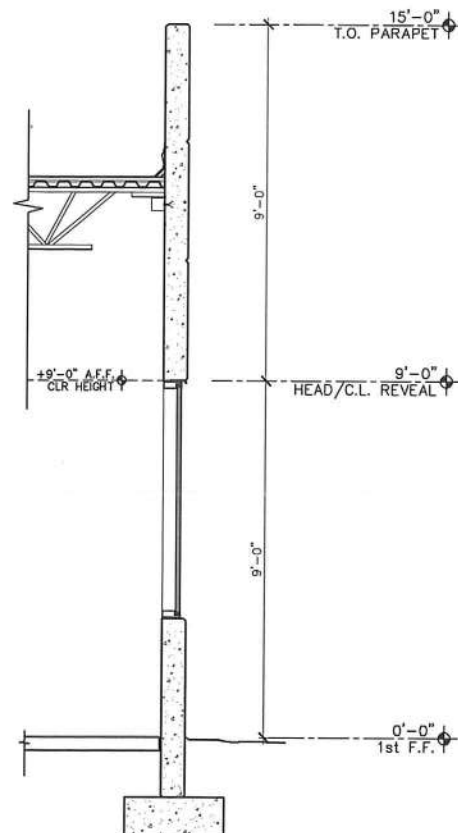
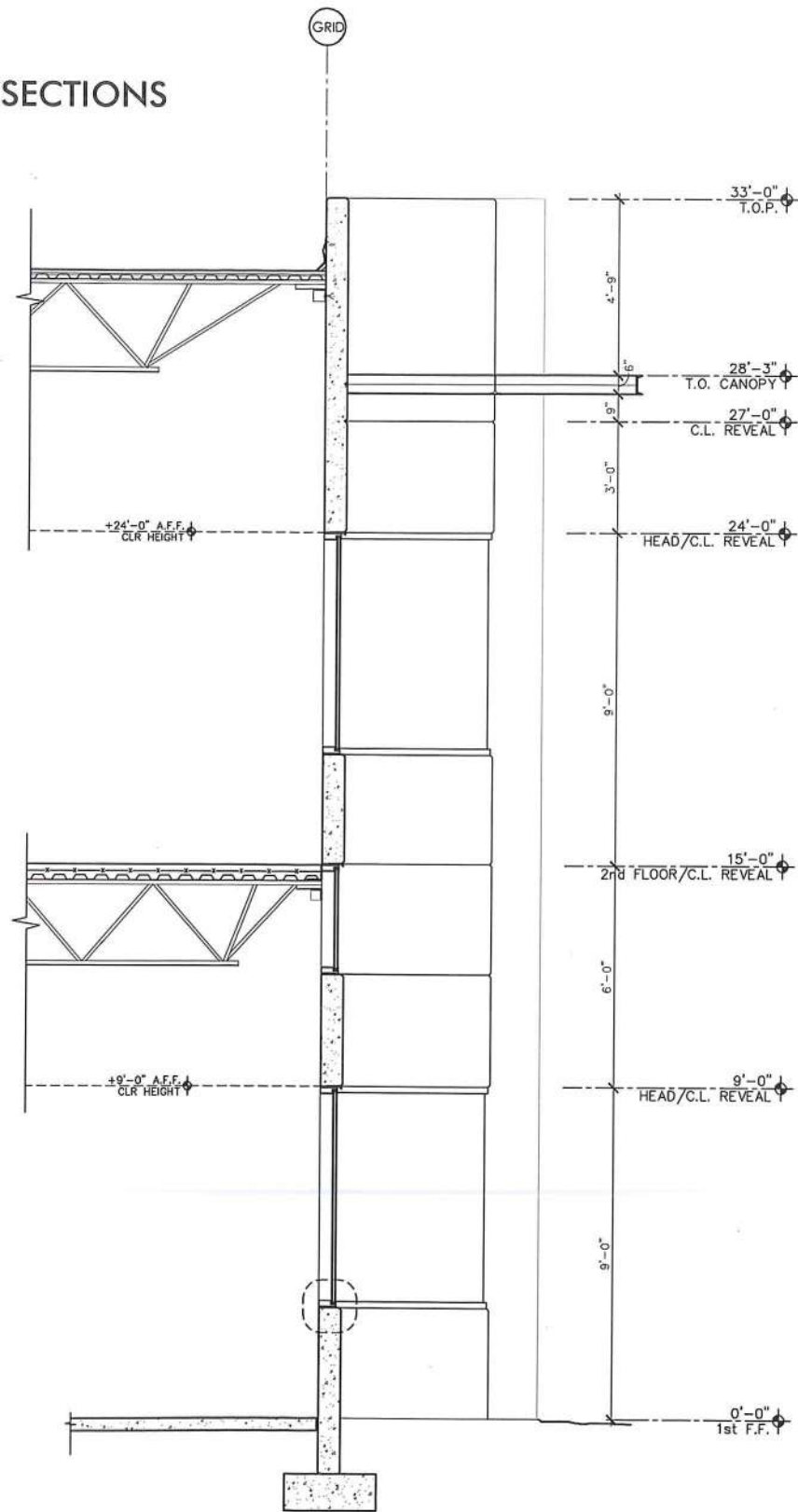
The images represented on this page are conceptual and for illustrative purposes only. They are intended to establish the character of the development and a certain level of quality. Each individual development will establish its own design consistent with these images.

ARCHITECTURAL DESIGN CHARACTER



The images represented on this page are conceptual and for illustrative purposes only. They are intended to establish the character of the development and a certain level of quality. Each individual development will establish its own design consistent with these images.

TYPICAL WALL SECTIONS



Landscape Design Standards

OVERVIEW

The Chandler Corporate Center landscape theme is intended to contribute to a continuity of design for this mixed use project.

The interior streetscape theme which is required for properties fronting the arterial streets and interior roads also provides a sense of community through creating a shaded street and sidewalk.

The project shall have a lush desert appearance all year round using drought tolerant plant material combined with minimal use of turf areas. Utilize only those plants on the "Low Water Use Plant List".

Turf shall not exceed 10% of total landscape areas or each individual development.

At a minimum of 3 years growth, no non-turf areas shall have ground areas not covered by shrub and on-ground cover areas that exceed 7 square feet between plant materials.

The use of seasonal color is encouraged at main building areas.

A. APPROVED PLANT SELECTION

The following is a preliminary approved plant list composed of plant materials that have low water requirements. It is the intent of the guidelines to present a consistent selection of plant materials throughout the entire development. Additional plant material may be considered on a case by case basis.

The use of large non-vegetated areas is not permitted. In landscape areas where turf is not used, a minimum of 50% of the total area must be planted with shrubs and vegetative ground covers.

TREES

50% 24" box, 25% 36" Box, 25% 48" Box. All trees between parking areas and back of curb along the street shall be a minimum of 24" box size.

Common Name

Sonoran Palo Verde
Shoestring Acacia
Chilean Mesquite
Saguaro
Willow Acacia
Sweet Acacia
Palo Verde
Ironwood
Mondel Pine
Date Palm
Mexican Fan Palm
Feather Acacia
Evergreen Elm
Narrow-Leaf Gimlet

Botanical

Cercidium Praecox
Acacia Stenophylla
Prosopis Chilensis
Carnegia Gigantea
Acacia Salicina
Acacia Smallii
Cercidium
Oneya Tesota
Pinus Elderica
Phoenix Dactylifera
Washingtonia Robusta
Acacia Berlandieri
Ulmus Parvifolia
Eucalyptus Spathulata

SHRUBS

5 gallon minimum

Common name

Bougainvillea
Sage
Cassia
Petite Oleander
Bird Of Paradise
Bush Morning Glory
Trailing Acacia

Botanical

Bougainvillea Sp.
Leucophyllum Sp.
Cassia Sp.
Nerium Oleander "Petite Pink"
Caesalpinia Sp.
Convovulus Cneorum
g.c. Acacia Redolen
"Desert Carpet"
Ruellia Sp.
Dasylirion Wheelerii
Dodonaea Viscosa
Green Cloud
Nandina Domestica
Thevetia Peruviana
Hesperaloe Parviflora

INORGANIC MATERIALS

Decomposed Granite –
½" Minus Walker Butte "Red"
6"x6" Concrete Header
Granite Rip Rap, Rip Rap – 1" To 6" Walker Butte "Red"

ACCENTS

5 gallon/1 gallon

Common Name

Boulders (Granite)
Desert Spoon
Red Yucca
Agave
Prickly Pear
Seasonal Color

Botanical

3'x3'x3' (min.) Surface Select
Dasylirion Wheelerii
Hesperaloe Parviflora
Agave Sp.
Opuntia Sp.
Annuals

GROUND COVERS

Plant Material 1 gallon minimum

Common Name

Morning Glory
Trailing Ruellia
Lantana
Dwarf Trailing Acacia

Botanical

Convovulus Sp.
Ruellia "Katie"
Lantana Sp.
Acacia Redolens
"New Dwarf"
Baccharis "Centennial"
Verbena
Turf Mid-Iron

B. PROHIBITED PLANT LIST

Except as may already exist

Common Name

Mulberry
Cypress
Cottonwood
Arborvitae
Olive (Fruitless exempt)
Sycamore
Tamarisk
Eucalyptus
Carob Tree
Pecan
Walnut
Willow
Silk Oak
Tree Of Heaven
Russian Olive
Cedar
China-berry Tree
Siberian Elm
Parkinsonia aculeata

Botanical

Morus Alba
Cupressus (All Species)
Populus
Thuja
Olea europaea
Platanus
Tamarix
Eucalyptus rudis
Ceratonia siligua
Carya illinoensis
Julians
Salix babylonica
Grevillea robusta
Ailanthus altissima
Elaeagnus angustifolia
Cedrus
Melia
Ulmus pumila

C. COMMON LANDSCAPE AREAS

A standard landscape design for such common landscape areas has been adopted, to which all Owners having properties in such common Landscape Areas shall adhere to.

A 60% dominant tree (Palo Brea) and shrub (Rio Bravo Sage) has been selected for the common areas which are to be massed in groups of three (3) or more. Shrub spacing should be sufficient to allowed plants to reach their natural mature size and form.

Front yard/street rights-of-way along twenty foot (20) setback areas must include one (1) tree and six (6) shrubs per thirty (30) lineal feet plus shrub and ground coverage of fifty percent (50%) of area.

Provide intersection landscape setbacks per Section 19022(4)(a) 2, Zoning Code. Intersection setback areas must include 1 tree and 6 shrubs per 800 square feet plus shrub and ground coverage of fifty percent (50%) of area.

Street frontage areas must be graded to natural and pleasing ground forms. A maximum of fifty percent (50%) of street frontage landscape area may be used for storm water retention. Soil excavated for retention basins must be used to create complimentary earth mounds.

No turf is allowed within rights-of-way. Turf permitted as a percent of the total landscape area on site as follows:

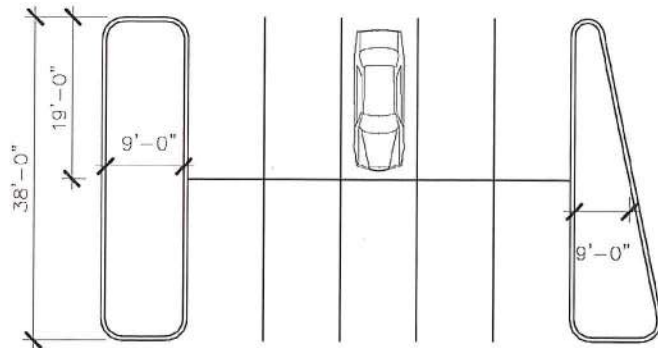
Commercial/Office/Industrial: 10%

Common Open Space/Retention Basins: 40%

PARKING LOT LANDSCAPING

A minimum of ten percent (10%) of the interior surface area of all parking lots shall be landscaped. Landscaping shall be provided within all parking lots in accordance with the following requirements:

- Parking lot landscaping shall consist of parking islands, uniformly distributed throughout the parking area, a minimum of nine (9) feet in width and protected by raised curbs, at a minimum of one (1) planter and two (2) diamond planters every ten (10) spaces for commercial/office use; and one (1) planter and two (2) diamond planters every twenty (20) spaces for industrial use.



- Normal size single-row planter islands (9 x 19 feet) shall contain a minimum of one (1) tree and five (5) shrubs. Trees must be planted in all parking lots. A minimum of one (1) 15-gallon tree and five (5) 5-gallon shrubs for each island.
- Double row planter islands (9 x 38 feet) shall contain a minimum of two (2) trees and ten (10) shrubs.

- Planter islands larger than those described above, as needed to meet the ten percent (10%) landscaping requirement, shall contain one (1) additional shrub per each additional twenty-five (25) square feet of area. Trees shall have a minimum clear canopy distance of five (5) feet.
- Parking lot trees must have a minimum clear canopy distance of five (5) feet.
- Landscaping adjacent to the building, project perimeter and street trees may not be counted as parking lot landscaping.
- A curb or bumper guard at least six inches (6") in height shall be installed so that no part of any vehicle extends into any landscaped setbacks or areas required by Chandler ordinances or beyond a property line.
- A minimum of fifty percent (50%) of the landscaped areas are to be planted with vegetative ground cover. Minimum size and spacing to be (1) 1-gallon size plants at a maximum three (3) feet on center.

SIDEWALKS

Where vehicles extend into or overhang any walkway, a minimum five (5) feet wide sidewalk shall be installed.

BICYCLE PROVISIONS

Provision shall be made for bicycle storage as appropriate to any specific development. Submit details and show location(s) on site plan.

IRRIGATION SYSTEM

All irrigation systems shall be below ground, fully automated systems in compliance with all building code requirements. Use of water conserving systems such as drip irrigation for shrub and tree planting is encouraged.

All backflow control devices are to be located or screened so that they are not visible from public streets or parking lots.

Irrigation systems are to be kept in proper working condition.

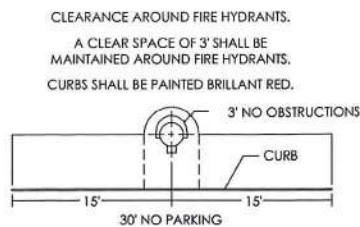
Owners shall adjust, repair and clean such systems on a regular basis.

MAINTENANCE OF LANDSCAPING

Common Landscape Areas shall be maintained by the Association.

Site landscape areas shall be maintained by the Owner:

- All plantings shall be maintained in healthy growing condition. Fertilization, cultivation and pruning shall be carried out on a regular basis.
- Dead or dying plants shall be removed and replaced promptly.
- All plantings are to be irrigated as often as necessary to provide healthy growing conditions.
- All lawns shall be kept neat and mowed to a maximum height of two inches.



CITY OF CHANDLER LANDSCAPE NOTES:

ALL PLANT MATERIALS ARE GUARANTEED FOR A 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 OF WHICH THEY ARE INSTALLED, SHALL BE FURTHER GUARANTEED UNTIL MAY 20 OF THE FOLLOWING CALENDAR YEAR.

TREES, SHRUBS, GROUND COVER AND TURF WHICH 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.

PARKING LOT TREES ARE TO HAVE A MINIMUM CLEAR CANOPY DISTANCE OF FIVE (5) FEET.

THE FINISH GRADE TOP OF GRANITE IS TO BE 1 1/2" BELOW THE TOP OF SIDEWALKS OR ANY OTHER PAVED SURFACE.

ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.

FINISH GRADE OF LANDSCAPE AREAS (TOP OF TURF OR D.G.) MUST BE GRADED TO 1-1/2" BELOW CONCRETE OR OTHER PAVED SURFACES.

ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE 'ARIZONA NURSERY ASSOCIATION-RECOMMENDED TREE SPECIFICATIONS'. SEE SECTION 1903(6) (A) ZONING CODE.

THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTOR WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE AN CERTIFICATE OF OCCUPANCY FOR A PROJECT

DOUBLE ROW PLANTERS ISLANDS [9' X 38'] MUST CONTAIN A MIN. OF 2 TREES AND 10 [5 GALLON] SHRUBS AND 1 ADDITIONAL SHRUB FOR EVERY 25 FEET

PARKING LOT TREES MUST HAVE A MIN. CLEAR CANOPY DISTANCE OF 5' SEE SECTION 1903 (6) (c) [4] ZONING CODE

TREES MUST BE PLACED MIN. OF 5' FROM SIDEWALKS. PUBLIC ACCESS WAYS SHRUBS MUST BE AT MATURITY, 3' FROM ALL SIDES OF A F.H INDICATES HYDRATE LOCATIONS.

ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEAN UP MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE

ALL LANDSCAPING SHALL BE MAINTAINED BY THE LANDOWNER OR THE LESSOR

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

REGISTERED LANDSCAPE ARCHITECT DATE



LANDSCAPE LEGEND

	HEIGHT	WIDTH	CALIPER
CERCIDIUM FLORIDUM BLUE PALO VERDE 24" BOX	6.0	2.0	0.75
CERCIDIUM PRAECOX PALO BREA 24" BOX	7.0	4.0	1.50
PROSOPIS CHILSENSIS CHILEAN MESQUITE (THORNLESS) 24" BOX	8.0	4.0	1.50
ONLEYA TESOTA IRONWOOD 24" BOX	6.0	3.0	1.25
ACAICA STENOPHYLLA SHOESTRING ACACIA 36" BOX	13.0	6.0	2.50
ACAICA STENOPHYLLA SHOESTRING ACACIA 15 GALLON	7.0	2.5	0.75
PROPOSED SALVAGED TREE FROM FUTURE PLANT INVENTORY	VARIES	VARIES	
WASHINGTONIA ROBUSTA MEXICAN FAN PALM 20" TRUNK FT (SKINNED)	20.0		
RUELLIA PENINSULARIS BAJA RUELLA 5 GALLON			
NERIUM OLENDER 'PETITE PINK' PETITE PINK 5 GALLON			
LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD SAGE' 5 GALLON			
LEUCOPHYLLUM CANDIDUM SILVER CLOUD SAGE 5 GALLON			
LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON			
LANTANA MONTEVIDENSIS 'TRAILING PURPLE' 1 GALLON			
DALEA GREGGII TRAILING DALEA 1 GALLON			
1/2" MINUS WALKER BUTTE 'RED' DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS			
AGAVE WEBERII AGAVE 5 GALLON			
HESPERALOE PARVIFLORA RED YUCCA 5 GALLON			
CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON			
ACAICA REDOLENS DESERT CARPET 5 GALLON			
AMBROSIA DELTOIDEA BURSAGE 5 GALLON			
BAILEYA MULTIRADIATA DESERT MARIGOLD 1 GALLON			
ENCELIA FARINOSA BRITTLE BUSH 5 GALLON			
JUSTICIA CALIFORNICA CHUPAROSA 5 GALLON			
LARREA TRIDENTATA CREOSOTE BUSH 5 GALLON			
VERBENA RIGIDA SANDPAPER VERBENA 1 GALLON			
YUCCA BACCATA BANANA YUCCA 5 GALLON			



T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
1121 East Missouri Ave., Suite 218
Phoenix, Arizona 85014
(E-MAIL) tmmcqueen@tjma.net
(602) 265-0320
FAX 265-6619



PHArchitecture
Patrick Hayes Architecture



11.03.05

Page 19



LANDSCAPE LEGEND

	HEIGHT	WIDTH	CALIPER
CERCIDIUM FLORIDUM BLUE PALO VERDE 24" BOX	6.0	2.0	0.75
CERCIDIUM PRAECOX PALO BREA 24" BOX	7.0	4.0	1.50
PROSOPIS CHILENSIS CHILEAN MESQUITE (THORNLESS) 24" BOX	8.0	4.0	1.50
ONLEYA TESOTA IRONWOOD 24" BOX	6.0	3.0	1.25
ACAICA STENOPHYLLA SHOESTRING ACACIA 36" BOX	13.0	6.0	2.50
ACAICA STENOPHYLLA SHOESTRING ACACIA 15 GALLON	7.0	2.5	0.75
PROPOSED SALVAGED TREE FROM FUTURE PLANT INVENTORY	VARIES	VARIES	
WASHINGTONIA ROBUSTA MEXICAN FAN PALM 20' TRUNK FT (SKINNED)	20.0		

RUELLIA PENINSULARIS BAJA RUELLA 5 GALLON	NERIUM OLEANDER 'PETITE PINK' PETITE PINK 5 GALLON
LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD SAGE' 5 GALLON	LEUCOPHYLLUM CANDIDUM SILVER CLOUD SAGE 5 GALLON
LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON	LANTANA MONTEVIDENSIS 'TRAILING PURPLE' 1 GALLON
DALEA GREGGII TRAILING DALEA 1 GALLON	

AMBROSIA DELTOIDEA BURSAGE 5 GALLON	BAILEYA MULTIRADIATA DESERT MARIGOLD 1 GALLON
ENCELIA FARINOSA BRITTLE BUSH 5 GALLON	JUSTICIA CALIFORNICA CHUPAROSA 5 GALLON
LARREA TRIDENTATA CREOSOTE BUSH 5 GALLON	VERBENA RIGIDA SANDPAPER VERBENA 1 GALLON
YUCCA BACCATA BANANA YUCCA 5 GALLON	SAGUARO 3 ARM MIN.

1/2" MINUS WALKER BUTTE 'RED' DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS	AGAVE WEBERII AGAVE 5 GALLON
HESPERALOE PARVIFLORA RED YUCCA 5 GALLON	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON
ACAICA REDOLENS DESERT CARPET 5 GALLON	MID-IRON TURF SOD
3'x3'x3' SURFACE SELECT GRANITE BOULDER MINIMUM 2000lbs EACH	

6" EXTRUDED CURB
CONCRETE HEADER
SEE DETAIL



NORTH
LANDSCAPE PLAN

SCALE: 1" = 30'-0"



T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
1121 East Missouri Ave., Suite 218
Phoenix, Arizona 85014
(E-MAIL) tjm@tjma.net
(602) 265-0320
FAX 266-6619

Site Standards

SITE GRADING

- Site grading shall provide positive drainage
- No slopes shall be steeper than 4-to-1 unless adequate erosion control is provided. Where space limitations demand, terracing with approved retaining walls shall be utilized.
- The retention areas shall not occupy more than 50% of the on-site street frontage landscape area.
- Where retaining walls are used, they shall be of materials compatible with the building architecture and/or details contained within these guidelines with City Engineer approval.
- Berms, channels, swales, and the like shall be built as an integral part of the grading and paved surface and designed with smooth transitions between changes in slope.
- Grading must provide for retention of all water falling on the site, and for controlled release as allowed in the City Zoning Ordinance.

EQUIPMENT

All roof-mounted equipment and ventilators shall be completely screened as required by the City of Chandler.

Ground-mounted mechanical equipment must be painted to match the screen walls or adjacent wall material/color. No wall-mounted equipment shall be permitted on the front or sides of any such building. Ground-mounted equipment shall be permitted on the front or sides of any such building. Ground-mounted building electrical or mechanical equipment will be allowed only in side or rear yards, and must be screened from view by walls and landscaping. No ground-mounted equipment will be permitted between any street and the respective building setback line.

Storage tanks and process equipment will be allowed only in side or rear yards of lots. Such tanks and equipment must be located where they will not be visible to the public and must be screened by screen walls and/or landscaping. No storage tanks or process equipment shall be located between any street and the respective building setback line. No tanks will be allowed along Desert Breeze. All screen walls shall be of similar material and color to the building.

UTILITY LINES AND ANTENNAE

No antenna larger than three (3) feet in diameter for the transmission or reception of telephone, television, microwave, or radio signals shall be placed on any building or other improvement on any lot within 300 feet of Desert Breeze Blvd. Special attention shall also be given to properly screen any such antenna from Desert Breeze Blvd.

Nothing contained herein shall be deemed to forbid the erection or use of temporary power or telephone facilities incidental to the construction or repair of improvements on any lot.

No cesspool, septic tank, sewage or hazardous waste disposal facility shall be erected or maintained upon a site.

All utility appurtenances within a site, including telephone pedestals, utility meters, transformers and the like shall be screened from view from streets, sidewalks, and adjacent sites (subject to limits imposed by utility company regulations).

EXTERIOR STORAGE AREAS AND SERVICE YARDS

All outdoor storage areas for materials, vehicles, trailers, equipment, trash or other similar items shall be screened by a masonry or concrete wall. This wall shall be a minimum of (6) six-feet in height, but not to exceed (8) eight-feet in height measured from the highest adjacent grade. Ordinance allows 8' max.

All refuse areas, loading, delivery and servicing bays shall be screened from view by a minimum six (6) feet high masonry wall and solid gates. No outdoor storage shall be permitted adjacent to Desert Breeze Blvd. or the Chandler Municipal park or to arterial sheets.

LOADING AND SERVICING AREAS

All loading/unloading and servicing areas shall be designed and maintained to meet the standards set forth in the I-1 District of the City of Chandler Zoning Ordinance.

PROJECT SCREEN WALLS

All on-site screen walls shall be designed and constructed to meet the City of Chandler ordinance requirements.

All screen walls adjacent to the project streets shall be designed and installed to match the project theme wall.

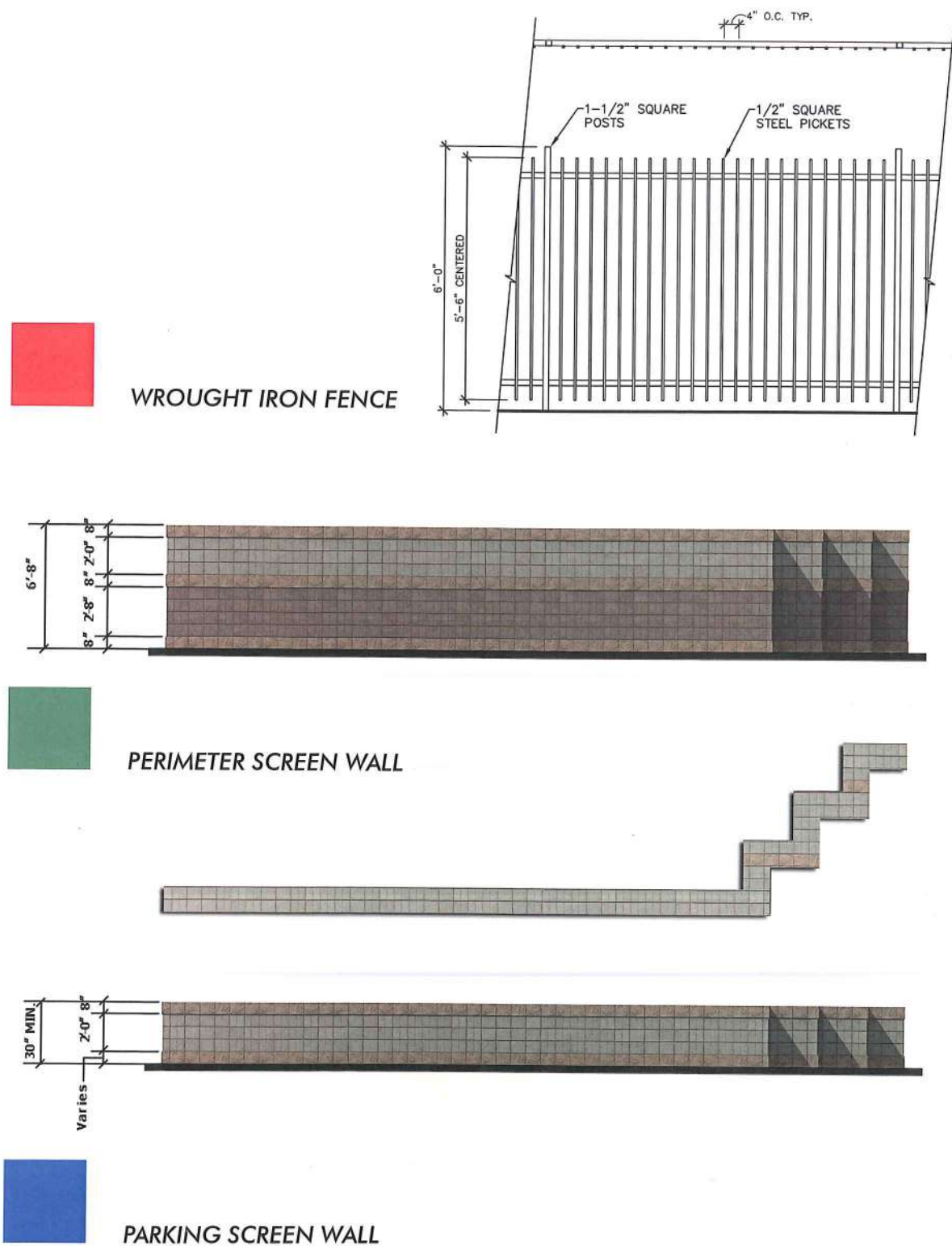
Screen walls along property lines will be installed by the individual lot Owner. Any Owner who builds next to an existing wall will refinish his side of the existing wall to match or complement his building(s) through joint agreement with the adjacent wall Owner.

All detached perimeter screen walls are to match the screen wall drawings at right. These walls are constructed of a multiple colored and banded CMU units.

Walls that exceed three (3) feet in height shall extend bottom coursing of block to height required.

Parking lot screen walls are to be measured from elevation of adjacent parking lot or driveway. All entry drives shall have screen wall segments on both sides with minimum lengths of twelve (12) feet with the detail at the drive entrance. Variation required every 80' minimum.

Wall Location Plan

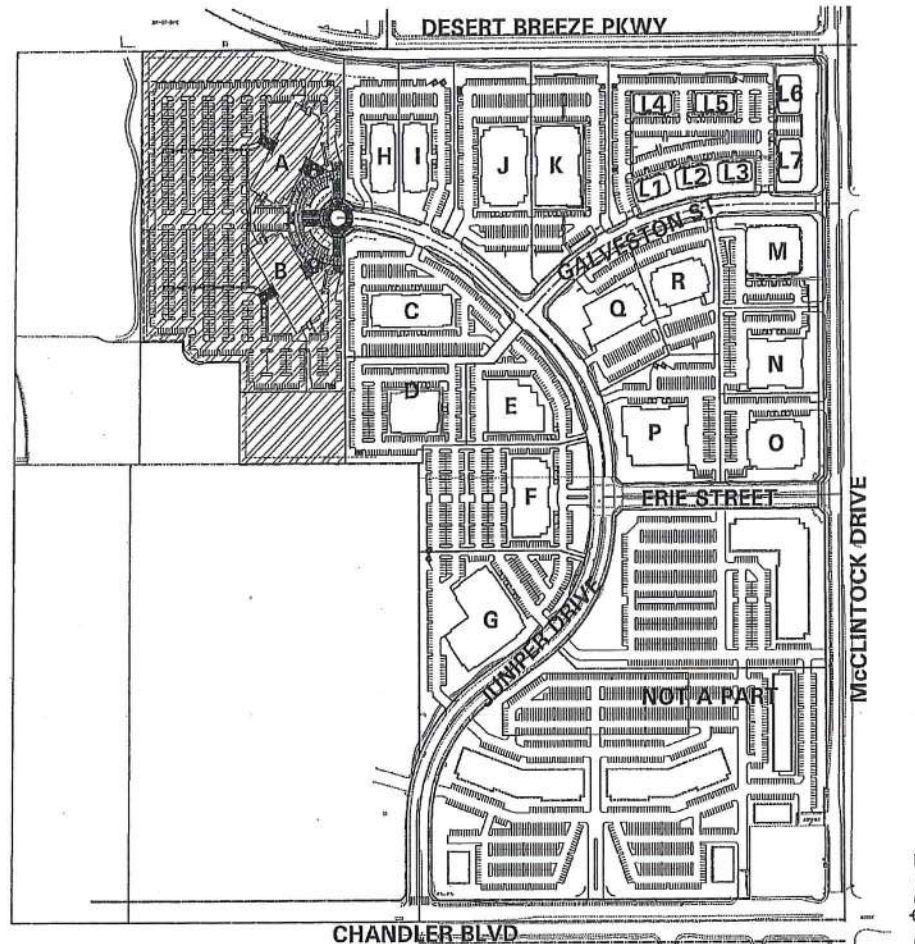


CONCEPTUAL MASTER GRADING AND DRAINAGE PLAN FOR CHANDLER CORPORATE CENTER NWC CHANDLER BLVD & McCLINTOCK DRIVE CHANDLER, ARIZONA

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF
THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

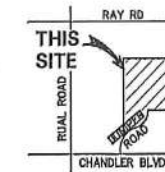
SHEET INDEX

COVER SHEET.....	C1
CONCEPT MASTER GRADING AND DRAINAGE PLAN.....	C2
CONCEPT MASTER GRADING AND DRAINAGE PLAN.....	C3
CONCEPT MASTER UTILITY PLAN.....	C4
CONCEPT MASTER UTILITY PLAN.....	C5



SITE PLAN

N.T.S.



VICINITY MAP

N.T.S.

DEVELOPER/OWNER

LGE CORPORATION
740 N. 52ND STREET SUITE 200
PHOENIX, ARIZONA 85008
PHONE: (602) 866-4001
FAX: (602) 866-9001
CONTACT: FRANK PETTIT

ARCHITECT

PATRICK HAYES ARCHITECTS
15849 N. 71ST STREET SUITE 200
SCOTTSDALE, ARIZONA 85264
PHONE: (480) 556-9000
FAX: (480) 556-9400
CONTACT: TIM THIELKE

CIVIL ENGINEER

HUNTER ENGINEERING, P.C.
8283 N. HAYDEN ROAD SUITE 275
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
FAX: (480) 991-3986
CONTACT: JEFF HUNTER

NO.	DATE	REVISION	BY

DESIGN BY: CRW
DRAWN BY: RLM
CHECKED BY: LMT

CIVIL AND SURVEY
HUNTER
ENGINEERING
8283 N. HAYDEN RD. SUITE 275
SCOTTSDALE, AZ 85258
480 991 3985
F 480 991 3986



COVER SHEET
FOR
CHANDLER CORPORATE CENTER
NWC CHANDLER BLVD & McCLINTOCK DR
CHANDLER, ARIZONA

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

HE JOB NO.:
LGE0040

SCALE
N.T.S.

SHEET
C1 OF 5

C.O.C. LOG NO. PPT 05-0010



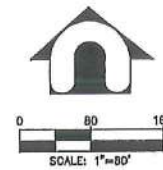
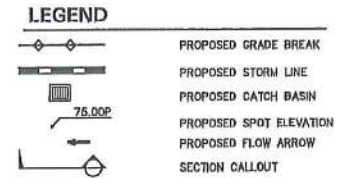
PHArchitecture
Patrick Hayes Architecture



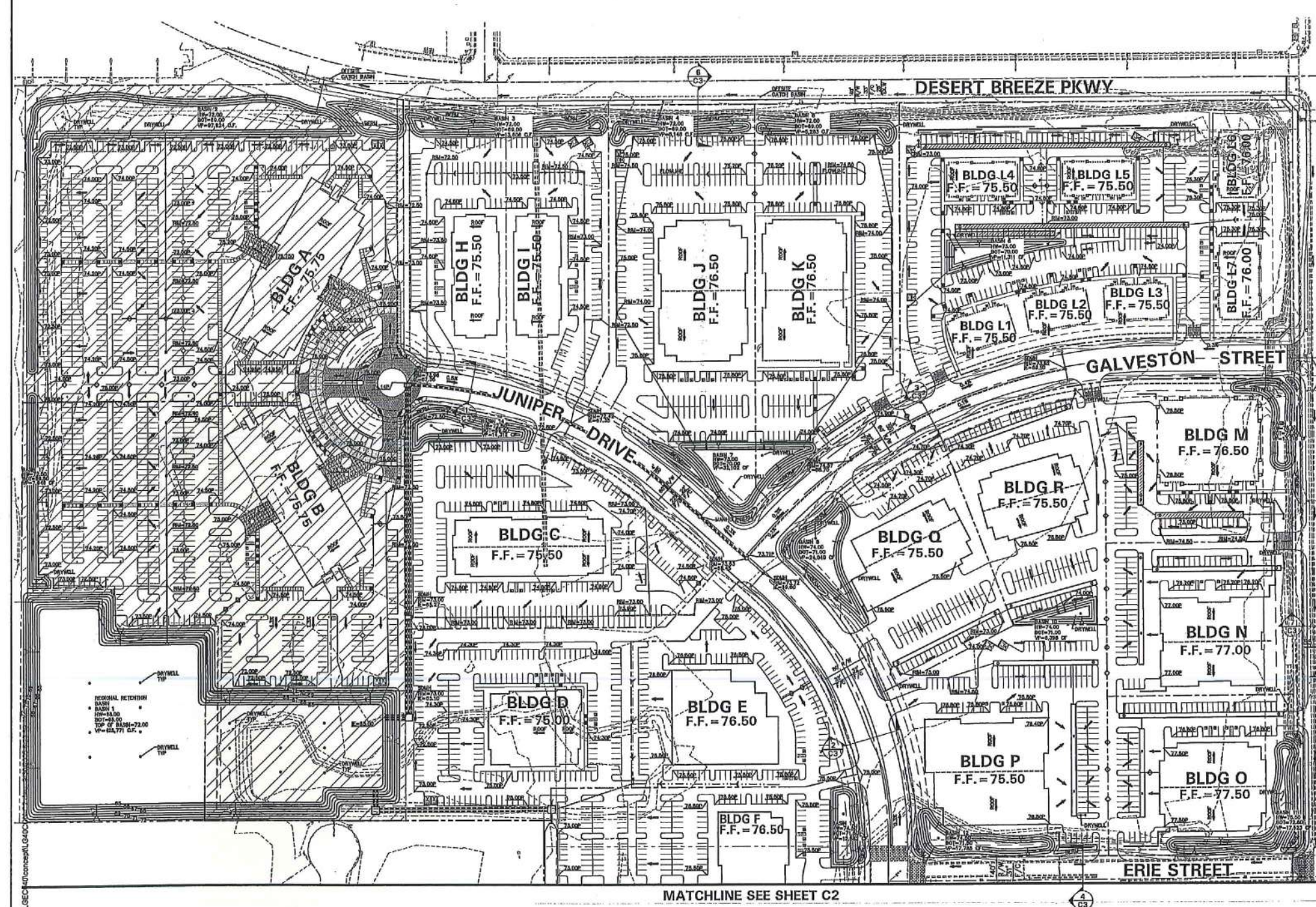
11.03.05

Page 23

CONCEPTUAL MASTER GRADING & DRAINAGE PLAN NWC CHANDLER BLVD & MCCLINTOCK DRIVE



NO.	DATE	REVISION	BY



RETENTION SUMMARY

RETENTION REQUIRED
SITE AREA 75.18
CITY OF CHANDLER FORMULA
 $V=D/12 \times A \times C \times I, I=1, D=2.6$
RETENTION REQUIRED=
 $(0.8)(2.6/12)(75.18)(43560)(1.1)=702,453 \text{ CU.FT.}$

REGIONAL RETENTION

RETENTION REQUIRED
SITE AREA 43.56
RETENTION REQUIRED=
 $(0.8)(2.6/12)(43.56)(43560)(1.1)=407,008 \text{ CU.FT.}$

RETENTION PROVIDED

BASIN 1	425,771 CU.FT.
BASIN 7	32,102 CU.FT.
BASIN 13	12,582 CU.FT.
BASIN 14	14,312 CU.FT.
BASIN 15	9,715 CU.FT.
BASIN 16	2,216 CU.FT.
BASIN 17	7,946 CU.FT.
BASIN 18	13,919 CU.FT.
BASIN 19	3,938 CU.FT.
SURFACE TOTAL	522,501 CU.FT.

TOTALS

TOTAL RETENTION REQUIRED — 407,008 CU.FT.
TOTAL RETENTION PROVIDED — 522,501 CU.FT.
EXCESS — 115,493 CU.FT.

UNDERGROUND RET.

RETENTION REQUIRED
SITE AREA 22.73
RETENTION REQUIRED=
 $(0.8)(2.6/12)(22.73)(43560)(1.1)=212,380 \text{ CU.FT.}$

RETENTION PROVIDED

BASIN 6	11,311 CU.FT.
BASIN 8	24,049 CU.FT.
BASIN 9	13,216 CU.FT.
BASIN 10	6,398 CU.FT.
BASIN 11	17,823 CU.FT.
BASIN 12	17,785 CU.FT.
SURFACE TOTAL	90,284 CU.FT.

TOTALS

TOTAL RETENTION REQUIRED — 212,380 CU.FT.
TOTAL RETENTION PROVIDED — 90,284 CU.FT.
UNDERGROUND — 122,096 CU.FT.

RETENTION

RETENTION REQUIRED
SITE AREA 8.88
RETENTION REQUIRED=
 $(0.8)(2.6/12)(8.88)(43560)(1.1)=82,971 \text{ CU.FT.}$

RETENTION PROVIDED

BASIN 2	97,824 CU.FT.
BASIN 3	13,608 CU.FT.
BASIN 4	5,148 CU.FT.
BASIN 5	5,283 CU.FT.
SURFACE TOTAL	121,861 CU.FT.

TOTALS

TOTAL RETENTION REQUIRED — 82,971 CU.FT.
TOTAL RETENTION PROVIDED — 121,861 CU.FT.
EXCESS — 38,890 CU.FT.

DESIGN BY: CRW
DRAWN BY: RLM
CHECKED BY: LMT

CIVIL AND SURVEY

HUNTER
ENGINEERING
8283 N. HAVEN RD. SUITE 275
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986



CONCEPTUAL MASTER GRADING
AND DRAINAGE PLAN FOR
CHANDLER CORPORATE CENTER
NWC CHANDLER BLVD & MCCLINTOCK DR
CHANDLER, ARIZONA

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

HE JOB NO.:
LGE040

SCALE:
1"=80'

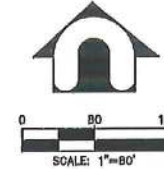
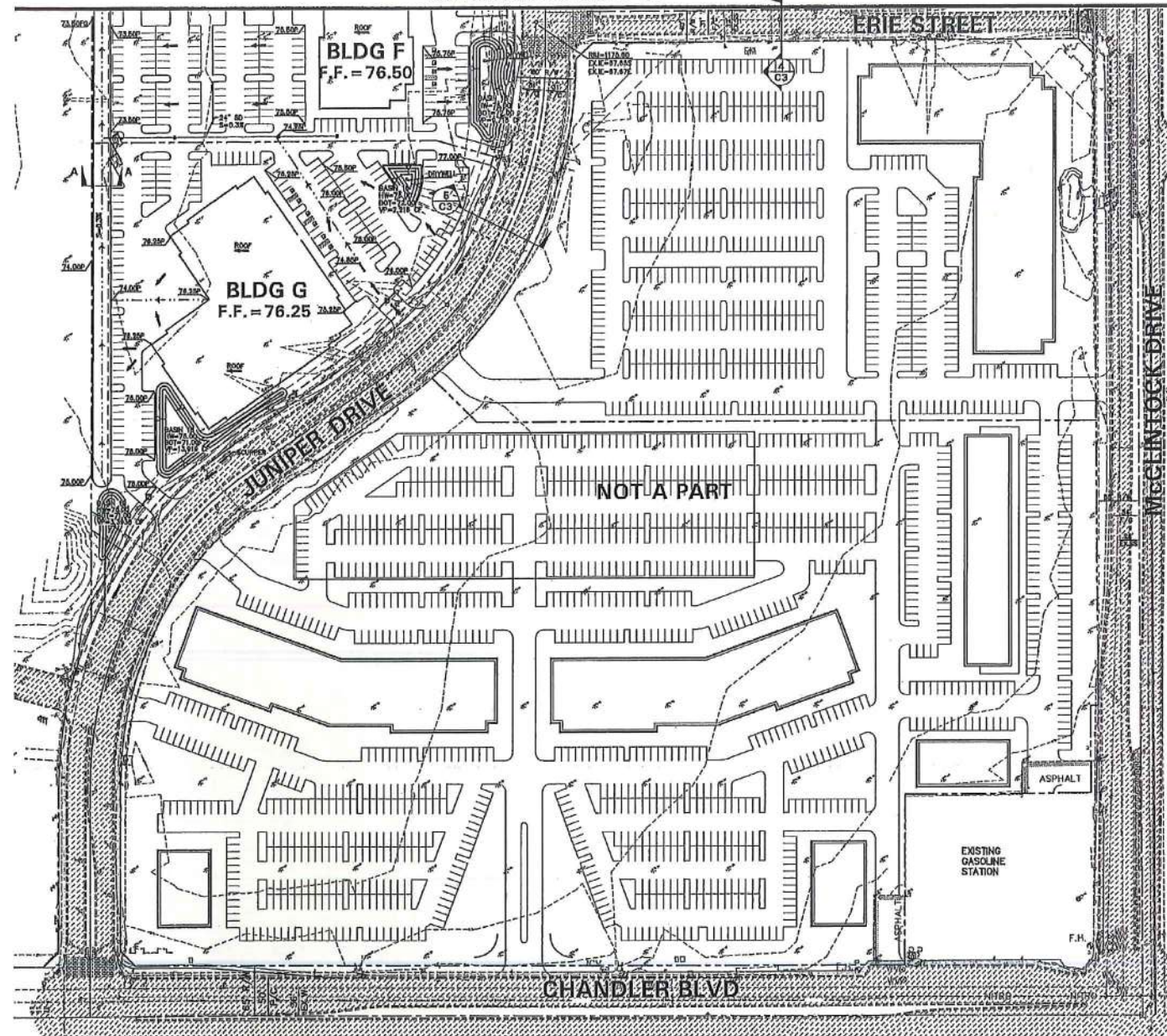
SHEET
C2 OF 5

C.O.C. LOG NO. PPT 05-0010



CONCEPTUAL MASTER GRADING & DRAINAGE PLAN NWC CHANDLER BLVD & MCCLINTOCK DRIVE

MATCHLINE SEE SHEET C1



A-A DITCH SECTION
N.T.S.

7 TYPICAL SECTION
McCLINTOCK DRIVE
N.T.S.

6 TYPICAL SECTION
DESERT BREEZE PARKWAY
N.T.S.

1 TYPICAL SECTION
JUNIPER DRIVE
N.T.S.

2 TYPICAL SECTION
JUNIPER DRIVE
N.T.S.

3 TYPICAL SECTION
GALVESTON STREET
N.T.S.

4 TYPICAL SECTION
ERIE STREET
N.T.S.

5 TYPICAL SECTION
JUNIPER DRIVE
N.T.S.

BY	REVISION	NO.	DATE	PURPOSE

DESIGN BY: GRW
DRAWN BY: RJM
CHECKED BY: LMT

CIVIL AND SURVEY

HUNTER
ENGINEERING
8233 N. HAYDEN RD. SUITE 275
SCOTTSDALE, AZ 85258
P 480 981 3888
F 480 981 3888

CONCEPTUAL MASTER GRADING
AND DRAINAGE PLAN FOR
CHANDLER CORPORATE CENTER
NWC CHANDLER BLVD & MCCLINTOCK DR
CHANDLER, ARIZONA

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

HE JOB NO.:
LGE040

SCALE
1"=80'

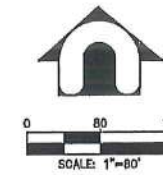
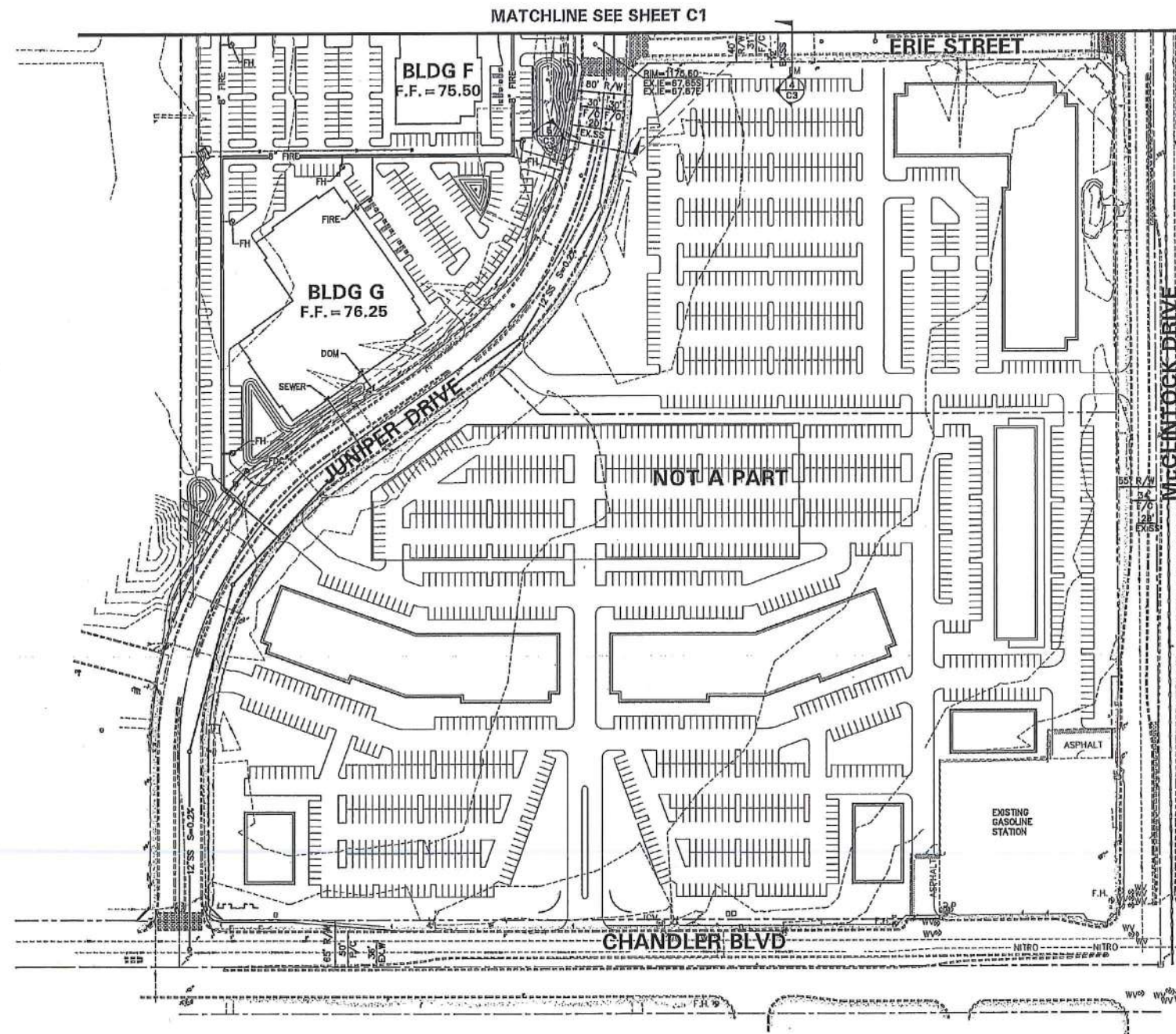
SHEET
C3 OF 5

C.O.C. LOG NO. PPT 05-0010

Page 26



CONCEPTUAL MASTER UTILITY PLAN NWC CHANDLER BLVD & MCCLINTOCK DRIVE



NO.	DATE	REVISION	BY
PURPOSE			
DESIGN BY: CRW		DRAWN BY: RJM	
CHECKED BY: LMT			
CIVIL AND SURVEY			
HUNTER ENGINEERING			
8233 N. HAYDEN RD., SUITE 275 SCOTTSDALE, AZ 85258 F 480 991 3986			
CONCEPTUAL MASTER UTILITY PLAN FOR CHANDLER CORPORATE CENTER NWC CHANDLER BLVD & MCCLINTOCK DR CHANDLER, ARIZONA			
THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.			
HE JOB NO.: LGEC040			
SCALE: 1"=80'			
SHEET C5 OF 5			

C.O.C. LOG NO. PPT 05-0010

Parking

GENERAL REQUIREMENTS & CONSTRUCTION STANDARDS

The size of all parking spaces, driveways, islands in parking areas and other improvements in the parking areas must conform to the minimum established requirements of the City of Chandler Zoning Ordinance (Article No. XVIII, §1802 No 1-16, Supp. No 2-26-87)

- Minimum size of a parking space shall be nine (9) feet by nineteen (19) feet. A two-foot, six inch landscape strip is permitted for vehicular overhang at the front of the parking stall. Said strip is not considered a part of any required on-site landscaping.
- Minimum driveway widths shall be twenty-four (24) feet for two-way drives. Fourteen (14) foot one-way drives are permitted where such drives are not required as fire lanes by the fire department. All driveways shall be located at least ten (10) feet from an interior lot line.
- Minimum parking lot aisle widths:

Parking Angle	30°	40°	60°	90°
Aisle Width	13'	15'	19'	24'
- All required off-street parking spaces shall be connected with a public street by a paved driveway not less than twenty (20) feet in length within the property lines.
- All parking areas and driveways shall have a surface of masonry, concrete or asphalt.
- No temporary parking lots will be allowed.
- Alleys used for commercial or industrial uses adjacent to a single-family residential district may not be used as access to parking or loading area, except where such arrangement has been authorized by a use permit.
- There shall be no storage or display of merchandise or goods in parking lots and pedestrian walkways within a parking area.
- Storage and collection areas for shopping carts shall be provided in all parking lots for retail establishments utilizing such carts.
- Covered parking – such structures shall be located and/or arranged that it is perceived as an integral part of the building elevations. Said structures shall be enhanced through architectural treatment and/or trees and shrubs. Canopy structures shall be finished with colors which match or complement building colors. Canopies shall be cantilever type. Special attention shall be given to the citing of any covered parking canopies adjacent to Desert Breeze Boulevard. Covered parking areas for each building shall be designated in connection with staff approval of Final Development Plans for each building.
- Tandem parking of vehicles shall not qualify for required parking spaces.
- All vehicular egress from parking lots to public rights-of-way shall be by forward motion only.
- Except where a wall is required, six-inch concrete curbing shall be required around the perimeter of the parking area to protect landscaped areas and control vehicular circulation and the flow of storm water.
- In the design of the parking lots and entrances to and from those parking lots and facilities served by those parking lots, provisions shall be provided for adequate, safe, convenient pedestrian circulation, including for the handicapped.
- No Compact spaces will be allowed.
- All driveways and parking areas must be paved with concrete or asphaltic concrete. Except for edges of paving adjacent to walls, vertical curbs shall be constructed at all edges of any paving. Asphalt curbs are prohibited, and the use of precast concrete parking bumpers in lieu of curbs is prohibited.

PARKING SCHEDULES

The following parking standards are the minimum requirements as set forth by the Chandler zoning ordinances.

General offices, non-retail commercial –
1 space per 200 square feet.

Restaurants, cafes – 1 space per 50 square feet of public serving area, plus 1 space per 200 square feet of preparation area.

Shopping Centers –
5.5 spaces per 1,000 square feet.

Retail Sales – 1 space per 250 square feet.

Industrial, Manufacturing, Warehousing –

- 1 space per 500 square feet gross floor area
- 1 space per 200 square feet of office space
- 1 loading space for each 25,000 square feet of gross floor area.

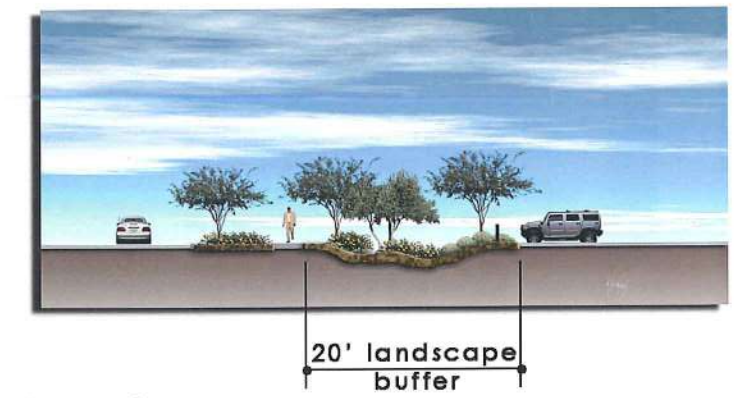
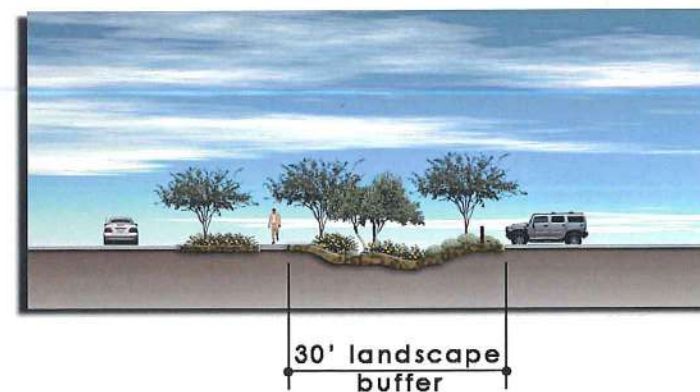
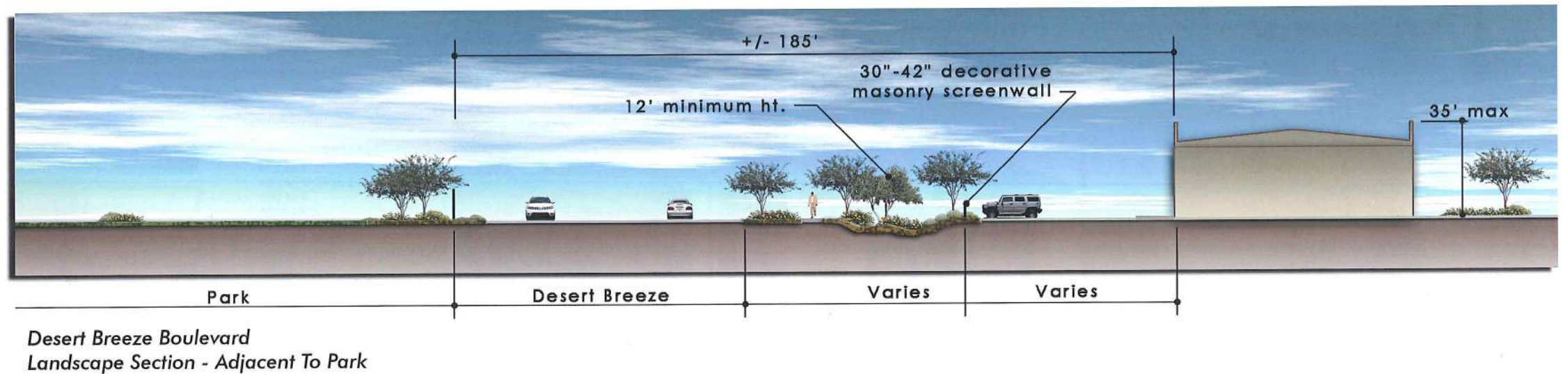
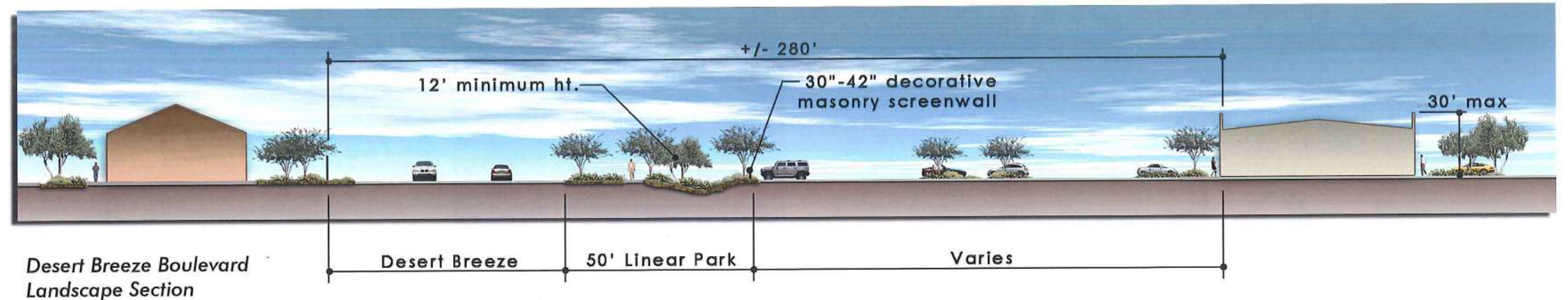
SCREENING OF PARKING AREAS

When parking areas abut a front yard or road frontage landscaped area, such parking areas shall be screened with decorative masonry walls and earth berms ranging between thirty (30) and forty-two (42) inches in height. Horizontal and vertical variation in the design of the screening walls is required whenever linear alignments exceed eighty (80) feet.

Twenty (20) foot setback areas shall be provided at a minimum rate of one (1) tree and six (6) shrubs per thirty (30) lineal feet of frontage plus sufficient ground cover plantings to provide a combined shrub and ground coverage of fifty percent (50%) (or more) of the total landscaped area.

Intersection setback areas shall be provided at a minimum rate of one (1) tree and six (6) shrubs per eight-hundred (800) square feet plus sufficient ground cover plantings to provide a combined shrub and ground coverage of 50% (or more) of the total landscaped area.

Trees must be placed a minimum of five feet (5') from sidewalks, public access ways or rear of fire hydrants. Shrubs must be, at maturity, five feet (5') from the rear of a fire hydrant. No material, other than groundcover, may be placed between the street or roadway and fifteen feet (15') either side of a fire hydrant. Show hydrant locations on landscape plans.



Site Lighting

Lighting fixtures have been selected from the Aviator from beta-lighting to be used throughout the site.

Along interior streets there shall be a lamp on one side. The lamp shall be metal halide with a mounting height of twenty-five feet (25') from grade.

Within parking lots there shall be lamps on both sides. A metal halide lamp with a mounting height of thirty feet (30') from grade will be used.

All fixtures will be finished in the Standard Finish – Bronze. No light shall trespass across residential property lines.

Specifications

Housing
Rugged extruded 6063 T6 aluminum Min 0.080" (2mm) max 0.410" (10mm) incorporating precision, internally welded with clamp joint construction. Extruded aluminum heavy wall yoke incorporating circular reveals to allow light passage reducing 'ground shadowing'. Aerodynamic profile reduces wind loading cross-section. Unique 'positive lift' design transposes lateral loading and pole sway with upward 'lift', much like the wing on an aircraft.

Reflector
High performance highly polished specular grade aluminum multi-stage optics are segmented, multifaceted and rotatable in 90 degree increments. Eliminator reflectors utilize horizontal lamp positions and are designed to minimize light output directly below the luminaire at low mounting heights. IES distributions available are Type: V, III, FF

Lens / Frame
6063 T6 clear anodized extruded aluminum. Servicing made easy with a hinged tool-less entry tempered glass lens fully gasketed and accessed below the luminaire. Flat tempered safety glass encased with EPDM gasket is standard. Sag bubble glass is optional.

Electrical
High power factor ballasts rated to -30°C (-20°F). 4 KV rated mogul base lamp holders are utilized for all reflector types.

Finish
For long life, oven baked polyester powder coatings utilizing multi stage pre-treatment are supplied as standard. Hard color anodizing is optional.

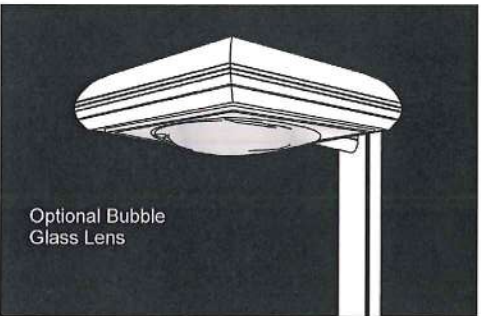
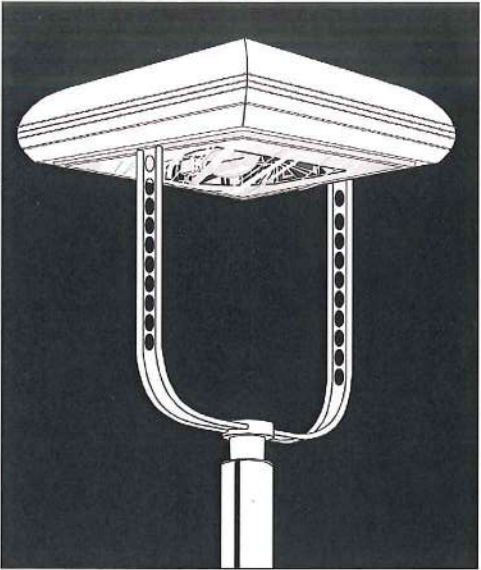
Warranty
A three year warranty against defects in material and workmanship. The ballast manufacturer provides a two year warranty. All warranties are limited to replacement and/or repair.

Catalog Code

ELT 1	1000 MH
	750 MHP (PULSE)
	450 MH
	400 MHP (PULSE)
	400 MH
	1000 HPS
Lamp type	
	120, 208, 240,
	277, 347, 480,
	600
Voltage	
	VQ, III, FF (IES type 4)
Distribution	
	Flat Glass (LG)
	Frosted Glass (FG)
	Bubble Glass (BG)
Lens	
	Yoke Mount (YM)
	Pole Mount (PM)
	Slip Fitter Mount 1 fixture(FT1)
	Slip Fitter Mount 2 fixture180 deg.(FT2)
	Slip Fitter Mount 3 fixture120 deg.(FT3)
Mounting	
	Photo Control (PC) Quartz Restrike (Q)
	Fuse(s) (F) Modular Discon. (MD)
	House Side Shield (HS)
Options	
	White (WHI) Clear Anodizing(CLA)
	Black (MBK) Black Anodizing(MBA)
	Bronze (BZS) Bronze Anodizing(BZA)
	Special (SPC)
Color / Finish	

Eliminator

1000 watt HID Cut-Off Post Top Luminaire
1000 MH use BT37
Reduced Envelope Lamps.



Effective Projected Area:
E.P.A measured in sq/ft and includes yoke mounting
EPA = 1.06



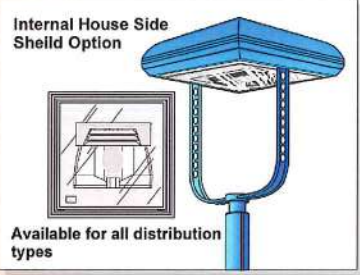
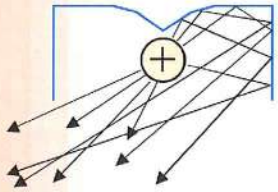
UL Listed for Wet Location

www.pappilighting.com Tel: 888-853-1139 Fax: 866-720-3015

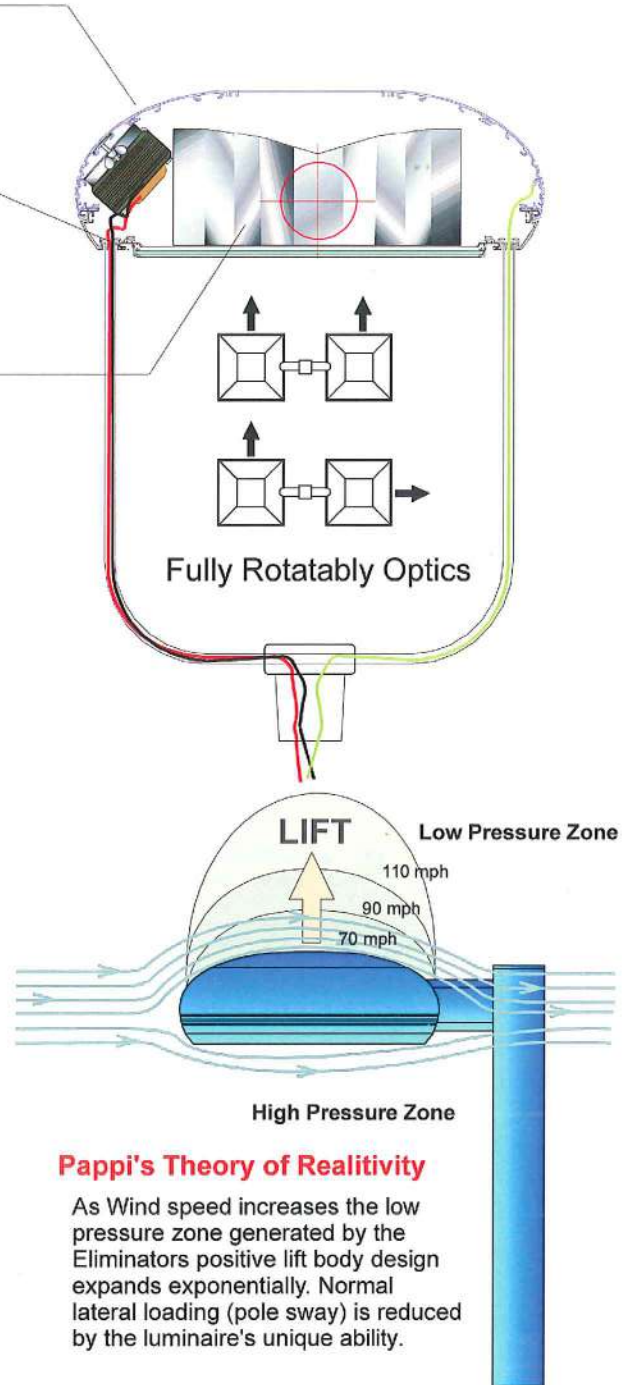
Features / Construction

Eliminator 1000watt - Aerodynamic - High Performance - HID Cut-Off Luminaire

- Extruded aluminum construction offered in a wide variety of colors and unmatched ultra-tuff hard color anodized finishes.
- Servicing made easy with a hinged tool-less entry tempered glass lens fully gasketed and accessed below the luminaire. The low mounting height will eliminate the need for long reach equipment.
- High performance multi-stage stepped optics are engineered to remove the 'Hot Spot' and to maximize uniformity at a never before 30' mounting height. The Eliminator will reduce the number of luminaires and poles required on your project significantly.



- Outstanding aerodynamic properties (0.97 EPA) combined with low mounting heights will eliminate the need for heavy-duty poles for any high wind or coastal environments.

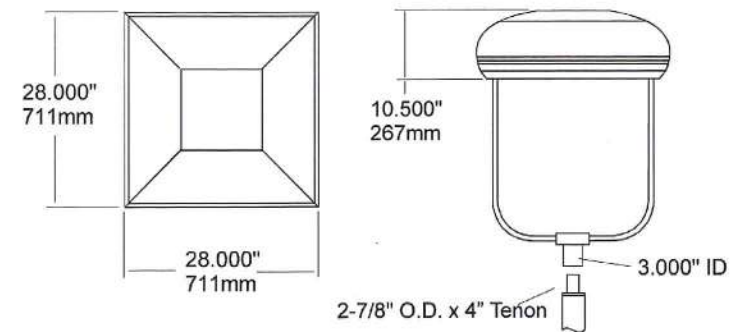


Pappi's Theory of Reality
As Wind speed increases the low pressure zone generated by the Eliminators positive lift body design expands exponentially. Normal lateral loading (pole sway) is reduced by the luminaire's unique ability.

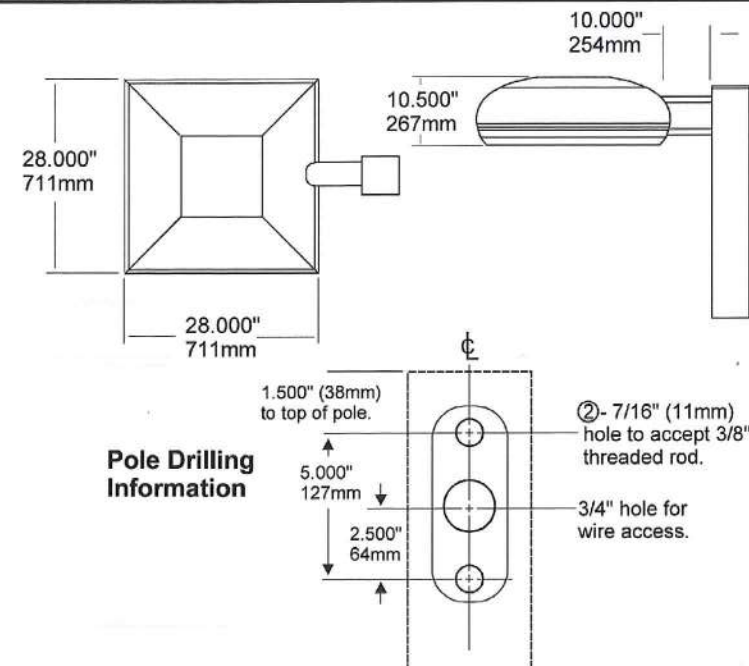
Eliminator Mounting

Eliminator 1000watt - Aerodynamic - High Performance - HID Cut-Off Luminaire

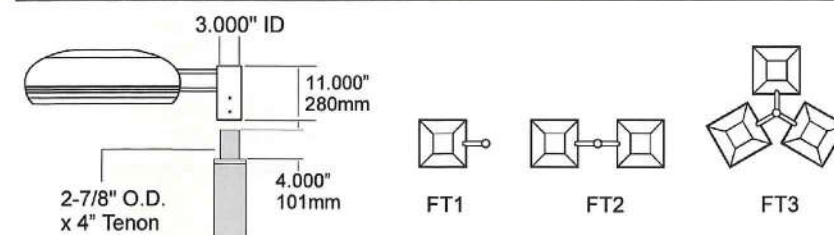
Post-Top Mounting Information



Pole Mounting Information



Slipfitter Mounting Information

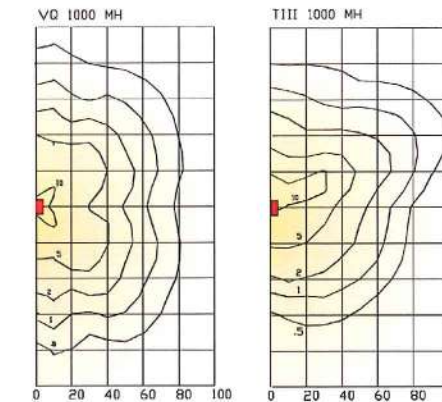


Pappi Lighting reserves the right to make product changes for improvement without prior notification

Photometrics

Eliminator 1000watt - Aerodynamic - High Performance - HID Cut-Off Luminaire

Area Applications



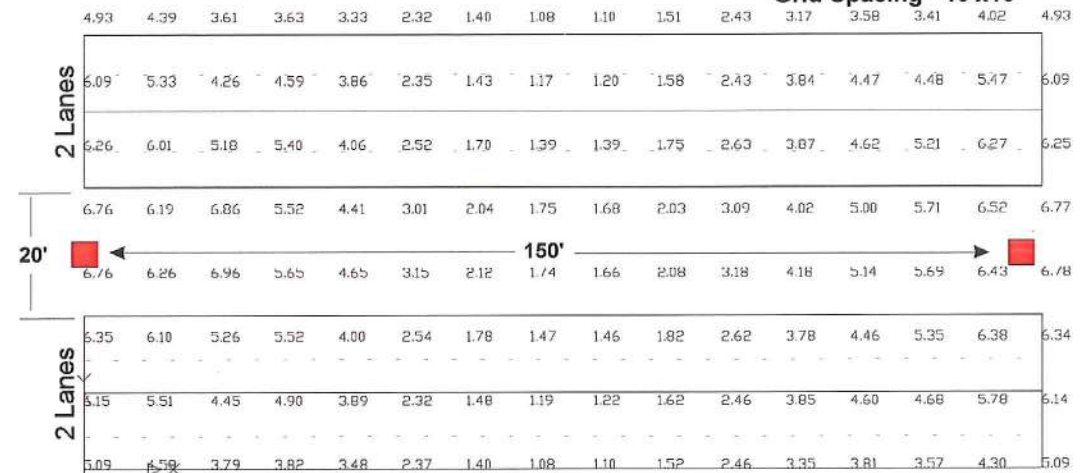
Photometrics are Initial and based on single luminaire 1000w clear MH lamp with a reduced envelope (BT-37). Eliminator is mounted at 30'

Grid Spacing = 20'x20'

Roadway Applications

Photometrics include a 0.72 LLF and based on single luminaire 1000w clear HPS lamp with Eliminator is mounted at 40'

Grid Spacing = 10'x10'



Pappi Lighting

www.pappilighting.com Tel: 888-853-1139 Fax: 866-720-3015

Specifications

Housing

Extruded 6063 T6 aluminum Min 0.100" (2.5mm) max 0.470" (12mm) incorporating precision, clamp joint construction.

Reflector

Optics are segmented, multifaceted and rotatable. Five (4) Area lighting distributions are available. Types are: FF, VQ, III, and II.

Lens / Frame

6063 T6 extruded aluminum alloy. Self-hinge that opens to 120 degrees. Single handed tool-less access and removal is standard. Tempered safety glass encased with EPDM gasket is standard.

Electrical

High power factor ballasts rated to -30° C (-20° F) mounted to tool-less entry, hinged 'heat-sink door' for increased ballast life. 4 KV rated mogul base lamp holders are utilized for all reflector types.

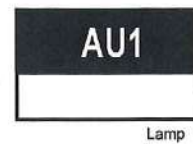
Finish

For long life, oven baked polyester powder coatings utilizing multi stage pre-treatment are supplied as standard. Hard color anodizing is optional.

Warranty

Pappi HID Luminaires are warranted against defects in material and workmanship for five years. The ballast manufacturer provides a five year warranty. All warranties are limited to replacement and/or repair.

Catalog Code



Lamp

Voltage

Distribution

Lens

Mounting

Options

Color / Finish

450mh 400hps
400mh 250hps
250mh 200hps
200mh 150hps
175mh

120, 208, 240, 277, 347,
480, 600

VQ, III, II, FF

Flat Glass (LG)
Frosted Glass (FG)

Pole Mount (PM)
Wall Mount (WM)
Single Slipfitter (FT1)
Twin Slipfitter @ 90 (FT2-90)
Twin Slipfitter @ 180 (FT2-180)
Triple Slipfitter (FT3)
Quad Slipfitter (FT4)

4" Pole Mount Arm (AS4)
6" Pole Mount Arm (AS6)
12" Pole Mount Arm (AS12)
Photo Control (PC)
Quartz Restrike (Q)
Fuse(s) (F)
Modular Discon. (MD)
House Side Shield (HS)

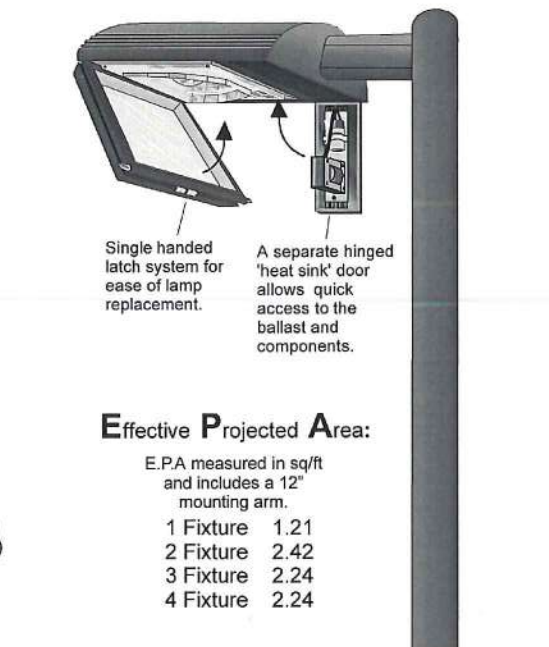
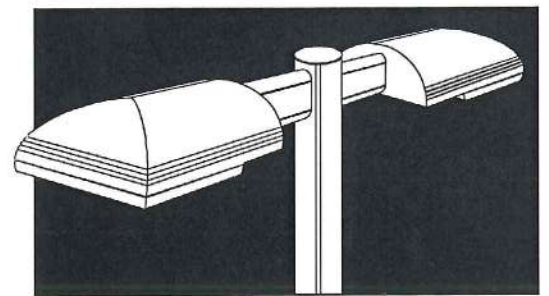
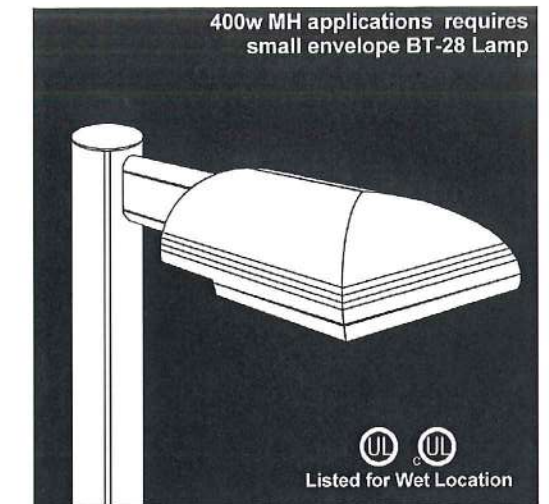
Powder Coating White (WHI)
Black (MBK)
Bronze (BZS)
Special (SPC)

Anodizing Clear (CLA)
Black (MBA)
Bronze (BZA)

Pappi Lighting

Auraform One

HID Cut-Off Luminaire 150 Watt - 400 Watt



Single handed latch system for ease of lamp replacement.

A separate hinged 'heat sink' door allows quick access to the ballast and components.

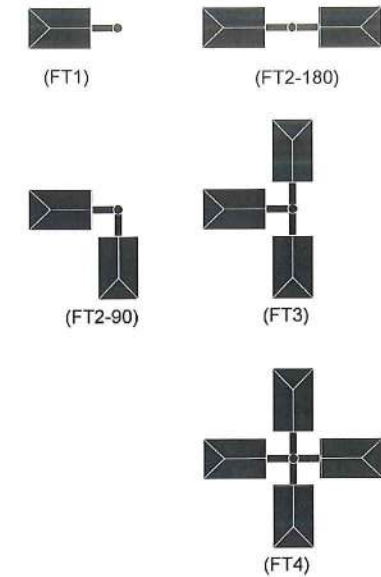
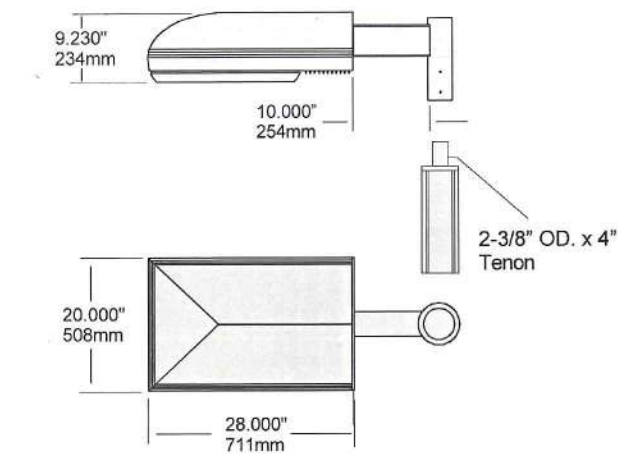
Effective Projected Area:

E.P.A. measured in sq/ft and includes a 12" mounting arm.

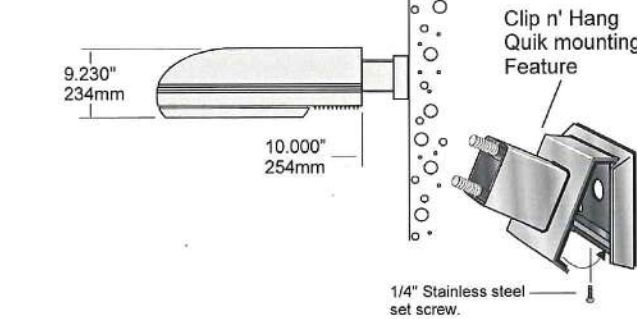
1 Fixture	1.21
2 Fixture	2.42
3 Fixture	2.24
4 Fixture	2.24

Auraform One Twin Bar Hangers 150 watt - 400 watt

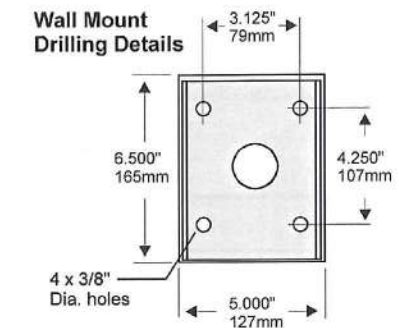
Slipfitter Mount



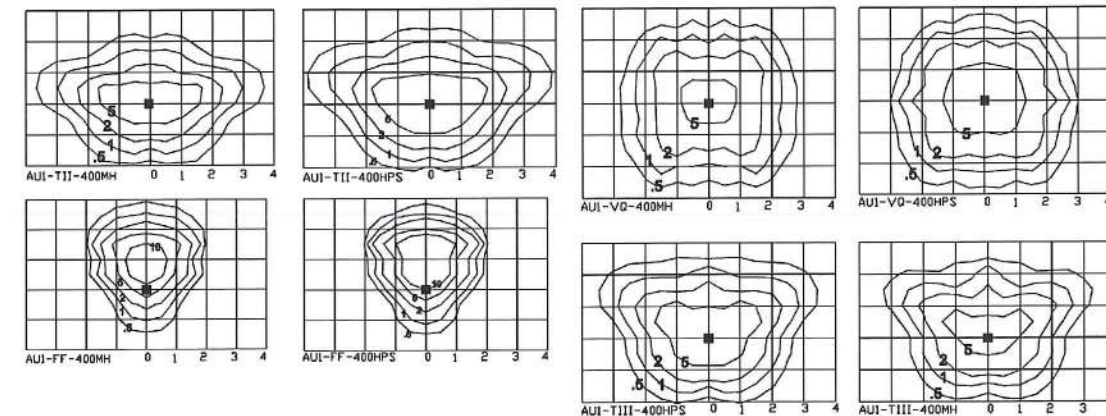
Wall Mount



Wall Mount Drilling Details



Photometric Data



Auraform One Mounting height Multiplier.

Height	8'	15'	18'	20'	24'	28'	30'
Multiplier	3.51	1.77	1.23	1	0.69	0.51	0.44

Pappi Lighting reserves the right to make product changes for improvement without prior notification

Pappi Lighting

Signage Design Standards

OVERVIEW

Chandler Corporate Center signage has been developed to create an integrated graphic system that will provide standards for individual business identification and the Chandler Corporate Center.

Along with architecture and landscaping, signage and graphics for Chandler Corporate Center integrate the overall scheme of the Center through the promotion of the project through consistency, quality and fairness while being responsive to the adjacent residential neighborhoods. The signage system provides information and directs users and visitors in the development.

SIGN STANDARDS

The sign standards are to be used by each Owner of all parcels/projects and buildings within Chandler Corporate Center.

These sign standards describe approaches to be used in developing a sign program for each site. All signs shall conform to the Chandler Sign Ordinance. Any sign which bears the Chandler Corporate Center name and/or logo shall conform to the established logo standards.

Sign standards are for all Owners and tenants at Chandler Corporate Center, and are intended to allow for a strong marketing image, the creation of a related community of buildings and facilities, and contribute to the vitality and value of the entire Chandler Corporate Center.

For each development/project within Chandler Corporate Center, wall/building signage shall be approved by staff as part of the Final Development Approval, and shall be in compliance with the City of Chandler sign standards.

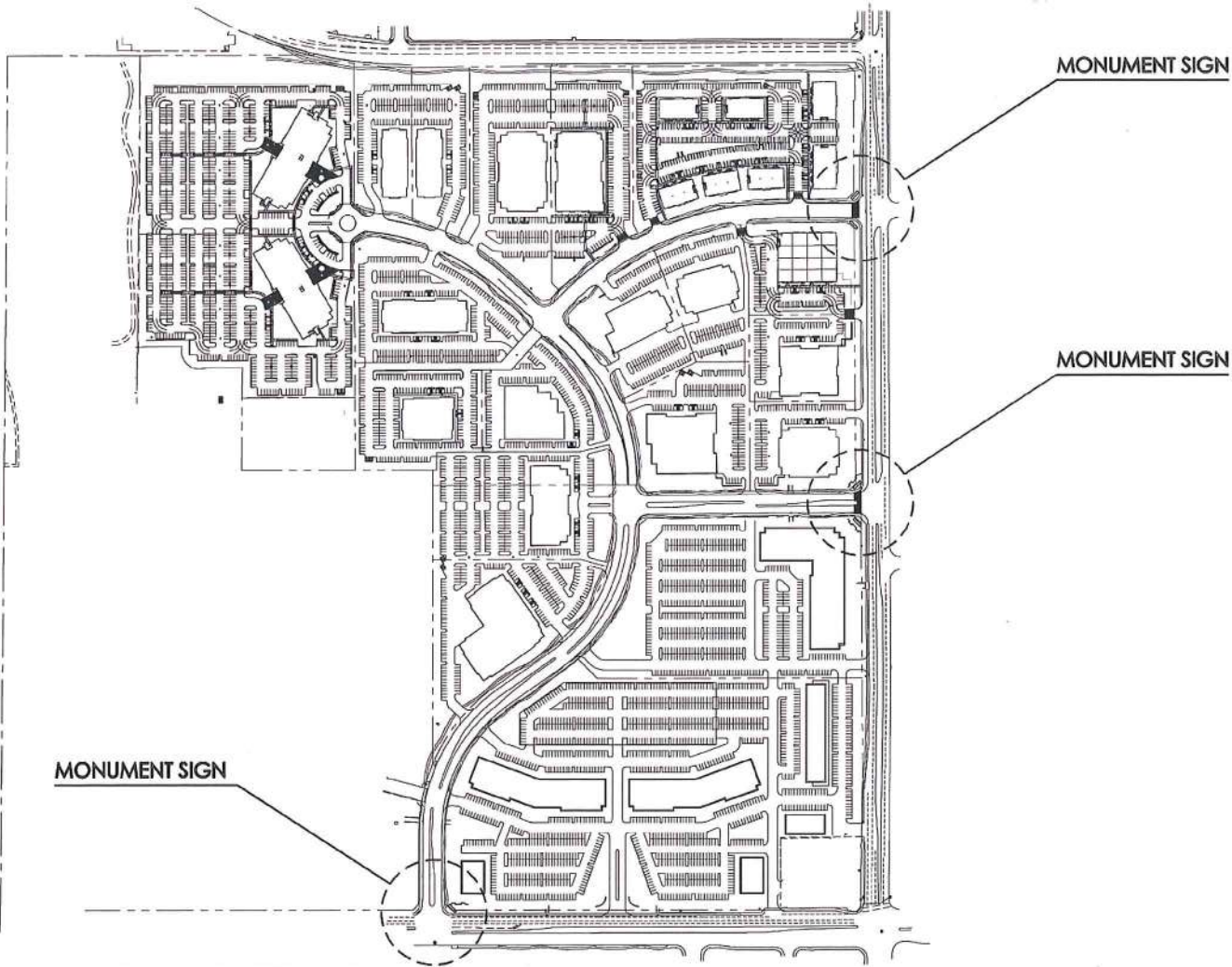
PROJECT SIGN TYPES

Each Owner is responsible for all signs on site which shall be built, installed and maintained by the Owner as part of their improvements. Signage for the common areas, project identity and individual tenant standards have been created in the following categories:

- Chandler Corporate Center Project ID
- Onsite Center Directory/Directionals
- Parcel Tenant Freestanding Identification
- Traffic Directionals
- Regulatory Signs
- Building/Tenant Signage
- Building Addressing

On site directory/directional and parcel/tenant free-standing identification signage to be reviewed and approved administratively by staff at time of individual plan application.

TYPICAL SIGN LOCATIONS



These signs have been designed to create a sense of entry at the major entry points to the center located at McClintock and Erie, both entries along Desert Breeze and along the south at Chandler Boulevard and Juniper Road. The project entry signage will be incorporated into the entry theme walls and landscape concepts, utilizing contemporary design elements and compatible materials of masonry block, and dimensional aluminum fabricated graphics.

The project's logo is finished in painted aluminum (colors TBD) in a three dimensional form which will be accented by ground mounted illumination fixtures. The lighting fixtures will highlight the lettering as well as the landscaping.

4'-0"

24'-6"

5'-6"



ON-SITE DIRECTORY/DIRECTIONAL SIGNS

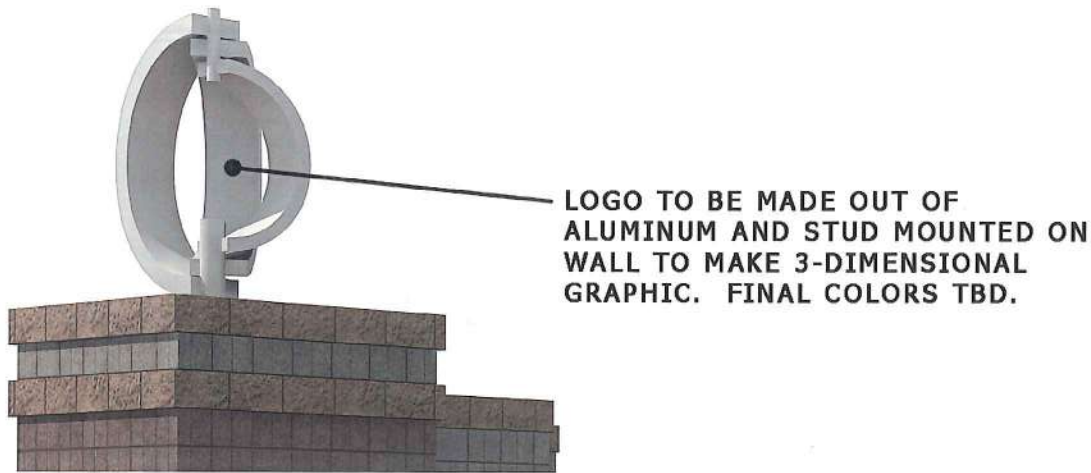
Directory/directional signs have been designed to be utilized along the interior roads of the project to assist in directing to projects and major tenants located within.

These signs shall have a consistent look and design to help tie the project together. The Chandler Corporate Center logo and project lettering will be used along the top of each sign. A consistent letterstyle, Arial Bold, will be used to identify all projects and/or buildings identified by a major tenant. This will then be used on the identification signs for the individual projects.

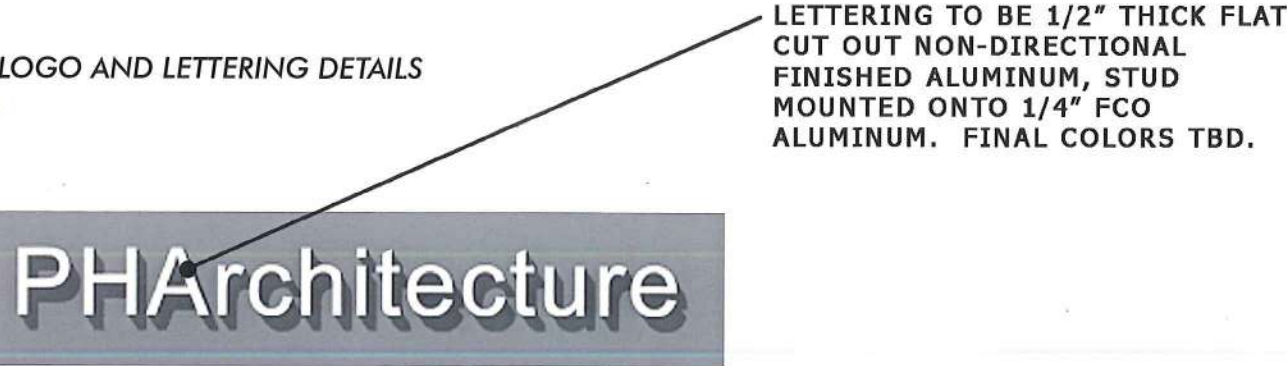
Signs shall be no more than forty (40) square feet in area and eight (8) feet tall. Where applicable, both sides of the elements will be utilized for directional information and could have up to two (2) tenant panels.

The Chandler Corporate Center project logo will be used on each element in a size that is proportional to the sign face.

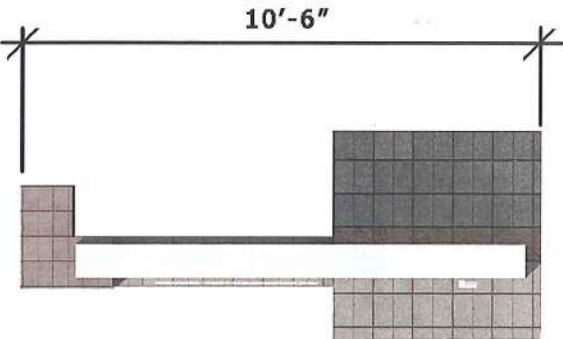
MONUMENT SIGN DETAILS



LOGO AND LETTERING DETAILS



DIRECTORY/DIRECTIONALS



PARCEL/TENANT FREESTANDING IDENTIFICATION SIGNS

Each parcel will be allowed a minimum of one (1) ground sign along each interior road it abuts, to identify the name of the project and multi-tenant building, or the name of its sole tenant. Signs must conform to the following criteria:

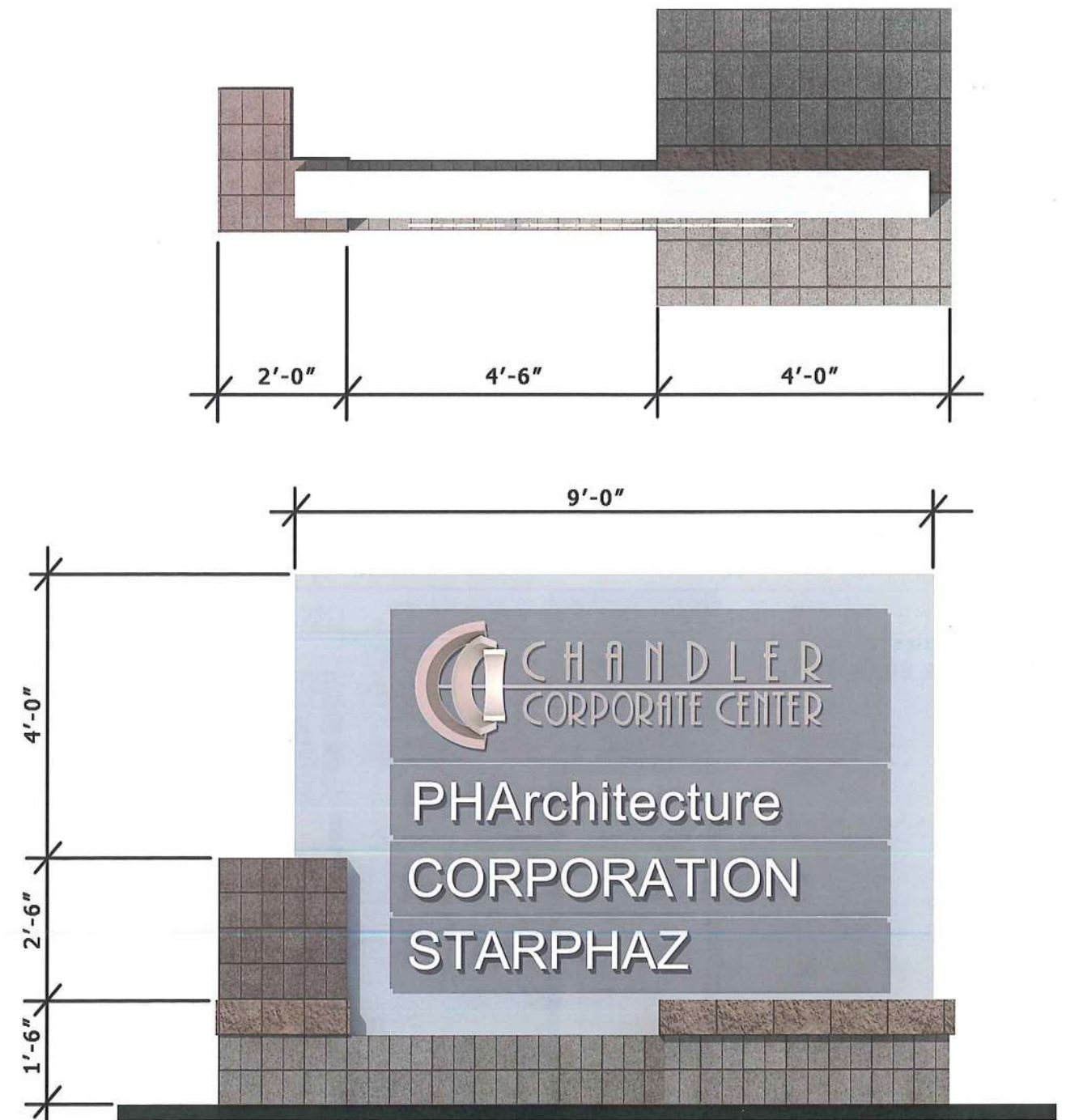
- Where the parcel has an excess of three hundred (300) feet of frontage, one (1) additional monument sign will be allowed for a total of two (2) signs per street.
- Maximum square footage shall never exceed four hundred and fifty (450) for all detached ground signs for any project.
- Content of ground signs may contain no more than two (2) tenants and may also contain a generic name of the project. If more than one sign per street front is allowed, it may contain two different tenant names than the first.
- Where the parcel has an excess of three hundred (300) feet of business frontage and only one entrance, the content may contain no more than four (4) tenants and may or may not contain a generic name of the project.
- All ground sign(s) shall integrate project screen wall materials and finishes, or as an extension of the wall.

- Maximum height of ground signs shall not exceed 8'-0".
- Name of project and/or major tenant shall be in Arial Bold as shown on the directory/directional sign, on the upper panel of the sign. Identification shall be routed from aluminum panel with black and white acrylic back up for internal illumination.

All tenant signage shall be on individual routed panels, of Arial Bold typeface with white acrylic backup panels, internally illuminated.

- Address numerals 6" in height, flat cut out aluminum, painted to match logo, stud mounted into masonry base or pilasters.
- Materials: masonry, concrete and architectural metals. Signs shall be compatible with adjacent building colors, materials, and architecture.
- Location: parallel or perpendicular to the street; conforming to setback requirements per City of Chandler ordinances.
- Illumination: sign base and cabinet to be ground illuminated with landscape fixtures hidden from view by landscaping features.

FREESTANDING IDENTIFICATION SIGNS



TRAFFIC DIRECTIONALS

Traffic directionals may be place throughout the development to ensure safe and efficient vehicular traffic patterns and flow. Traffic directionals are used for identification of main entrances, speciality entrances for loading, deliveries, etc., and to delineate address entrances.

These signs must conform to the following criteria:

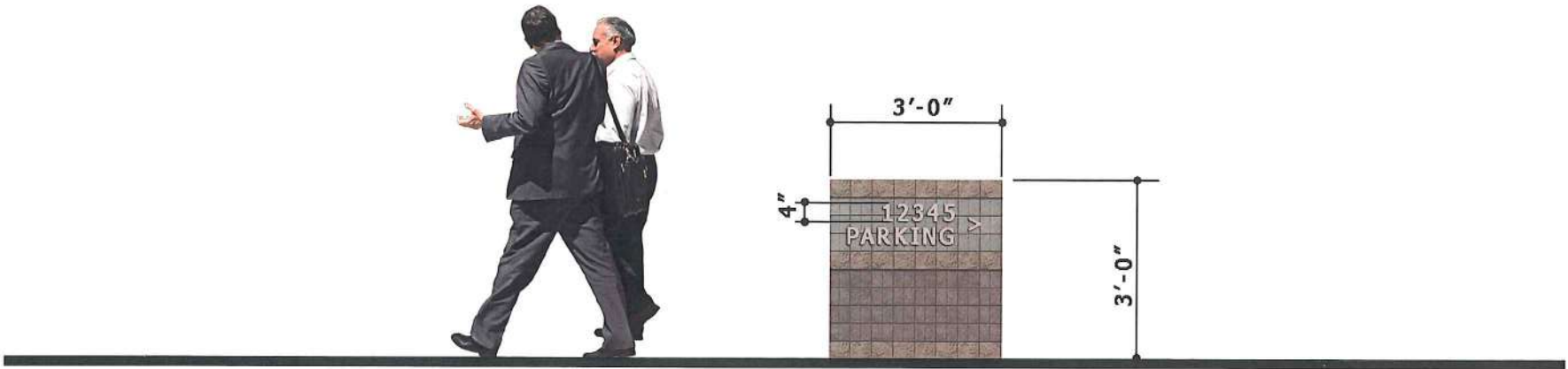
- Signs shall not exceed three feet six inches (3'-6") in height from grade.
- All copy shall be directional in nature, no tenant logos or names shall be used.
- Typestyle to be Arial Bold and reflective white vinyl.

REGULATORY SIGNS

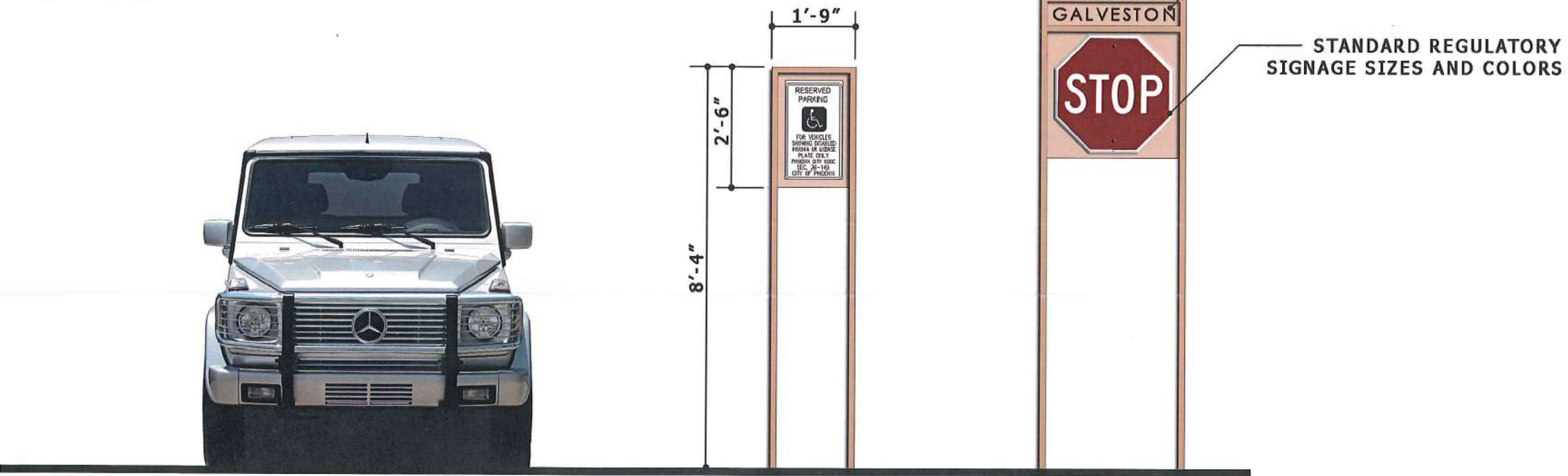
Regulatory signage will also be placed throughout Chandler Corporate Center to ensure safe and efficient vehicular traffic patterns and flow. These signs are upgraded from the standard DOT type u-channel and sheet metal signs through use of custom panels, backgrounds and colors. However, the signage panels will be standard DOT colors, shapes and sizes so there is no confusion to traffic regulatory information.

Custom colors will be used on the post and panel system for signs in all public right-of-ways as shown.

Directionals



Regulatory Signs



Building/Tenant Wall Signage

For the identification of individual business within a multi-tenant facility, only individual letters will be allowed and must adhere to the following criteria:

- Signs shall not exceed one (1) square feet of sign area for each lineal foot of business frontage.
- Letter height – Not to exceed 80% of the fascia height (designated sign band area).
- Sign Length – No more than 80% of the length of the store front, or a maximum of two (2) square feet per each lineal feet of frontage.
- Quantity – One sign per tenant, per street elevation.
- Location – Within tenant's lease space area of the facade, centered horizontally and vertically within a designated sign band.
- Materials – Reverse pan channel metal.
- Illumination – Buildings adjacent to Desert Breeze Boulevard shall not have illuminated signs facing Desert Breeze Boulevard.
- Content – Occupant name and logo.
- Color – All tenant signs shall be of same color and finish as designated in the buildings sign program
- Typography – Per Occupant/Owner identity or as approved by the Committee.
- Installation – Individual forms with no exposed conduit, raceway or transformers.

BUILDING ADDRESSES (All Parcels)

- During daytime viewing, numerals/letters should create a high contrast to the background surface to which they are applied.
- All building numbers shall be 12" high and of the same material and construction as designated in the buildings sign program.
- Addresses are recommended for each corner of the building which faces a vehicular access. Rear elevations of buildings not directed toward public streets shall not require address numerals.

TEMPORARY SIGNS

Temporary signs can be used for construction and design team information or future tenant identification. These signs shall match the design theme of the project in all respects with the exception of materials.

Size, height and square footage allocations shall conform to the standards set forth in the I-1 District of the Chandler Zoning Sign Code.

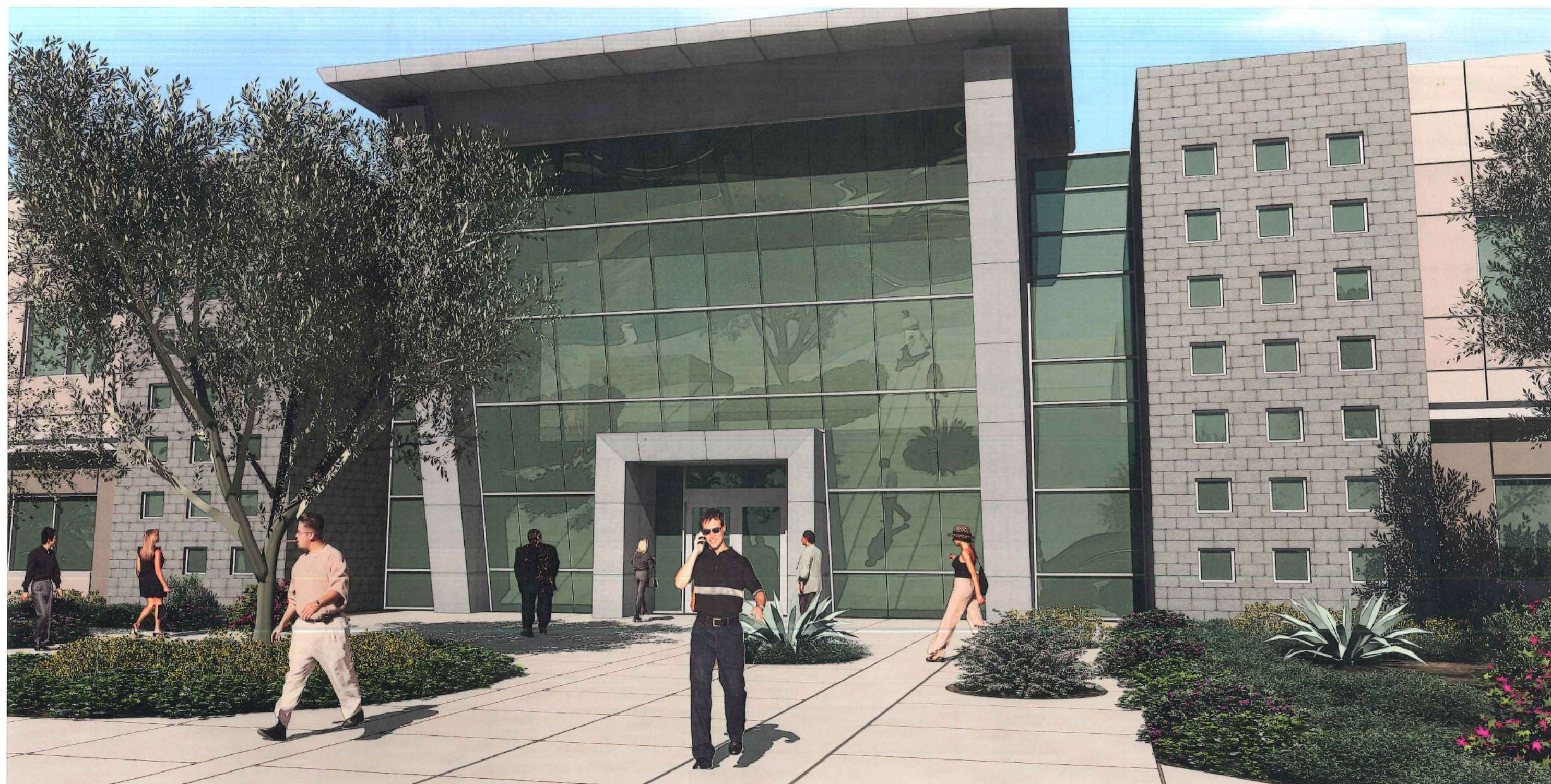
GENERAL RESTRICTIONS

- Information may be added to signs. However, each revision must conform to the Guidelines. A sign that is to be replaced must be removed before the new sign can be installed.
- Temporary signs must be removed from the site when construction is substantially complete. Leasing signs must be removed when all space in a building has been leased.
- Temporary signs must be maintained in a "like new" condition.
- Temporary signs and construction fences shall conform to the City Of Chandler's Sign Ordinance for size, placement, and structural requirements.
- Animated, moving, flashing, or sound-emitting signs are prohibited.
- Signs painted with iridescent paint or Dayglow colors are prohibited.
- Exposed fluorescent or incandescent illumination is prohibited.
- Size, height and square footage allocations shall conform to the standards set forth in the I-1 District of The Chandler Zoning Sign Code.

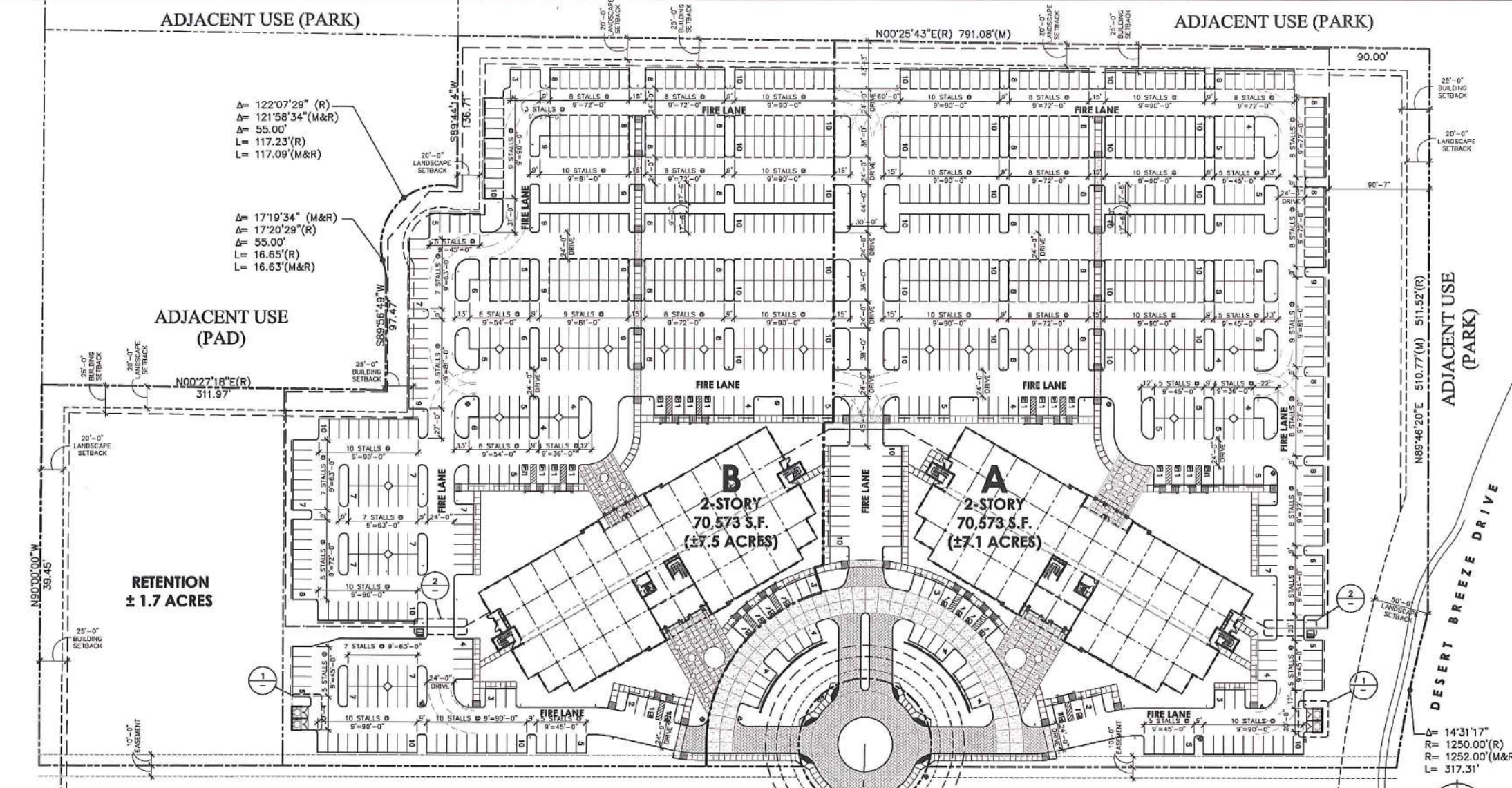
SIGN MAINTENANCE

- Any signage that has been approved or that has been issued a permit by the City of Chandler shall be maintained by the Owner or Occupant in possession of the property on which the sign is located. The signage must continue to conform to the conditions imposed by the sign permits.
- Any damaged sign shall be repaired within 30 days from date when damage was sustained.
- Any metal elements of signage cabinets, letters or panels shall be kept free of rust and rust stains.
- Any internally or backlit signage elements which do not illuminate 100% shall not be illuminated until repaired.

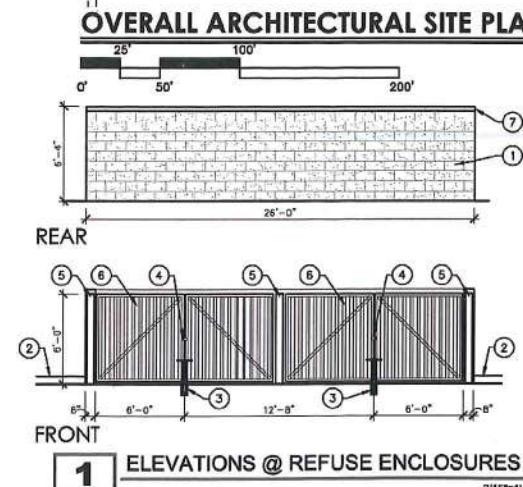




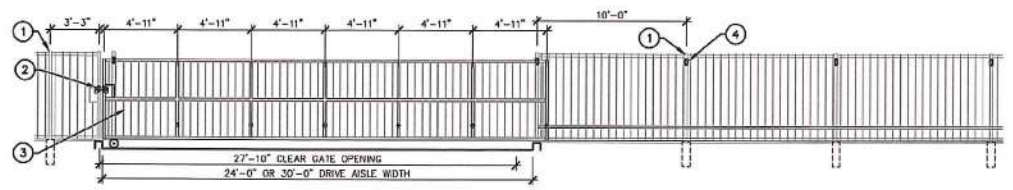
THE INFORMATION CONTAINED HEREIN IS BASED UPON CERTAIN INFORMATION. ALL CALCULATIONS AND DATA ARE APPROXIMATE AND SUBJECT TO CHANGE. THIS DOCUMENT IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND IS THE PROPERTY OF PATRICK HAYES ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE FOR WHICH IT WAS PREPARED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF PATRICK HAYES ARCHITECTURE. A SCHEDULE OF CHANGES, REVISIONS, AND OTHER INFORMATION IS TO BE KEPT WITH THIS DOCUMENT. REFER TO ACT 17.05.01, P.A.M. 201.0001, WHICH PREPARES STATE AND LOCAL PUBLIC RECORD ACT. REFER TO ACT 17.05.01, P.A.M. 201.0001.



PROJECT DATA	
ASSESSOR'S PARCEL NUMBER:	301-67-008 B 301-67-707 301-67-708 C
EXISTING ZONING:	PAD
RETENTION NET AREA:	± 75,705 S.F. (± 1.7 ACRES)
OFFICE A:	
NET SITE AREA:	± 305,499 S.F. (± 7.1 ACRES)
BUILDING AREA:	± 70,573 S.F.
LOT COVERAGE:	± 11.5%
F.A.R.:	± 23%
PARKING REQUIRED:	± 353 SPACES (@ 1/200 S.F.)
PARKING PROVIDED:	± 467 SPACES
PARKING RATIO:	± 6.6 SPACES PER 1,000 S.F.
OFFICE B:	
NET SITE AREA:	± 326,749 S.F. (± 7.5 ACRES)
BUILDING AREA:	± 70,573 S.F.
LOT COVERAGE:	± 10.8%
F.A.R.:	± 22%
PARKING REQUIRED:	± 353 SPACES (@ 1/200 S.F.)
PARKING PROVIDED:	± 470 SPACES
PARKING RATIO:	± 6.7 SPACES PER 1,000 S.F.
TOTAL:	
NET SITE AREA:	± 707,953 S.F. (± 16.3 ACRES)
BUILDING AREA:	± 141,146 S.F.
LOT COVERAGE:	± 10.0%
F.A.R.:	± 19.9%
PARKING REQUIRED:	± 706 SPACES
PARKING PROVIDED:	± 937 SPACES
PARKING RATIO:	± 6.64 SPACES PER 1,000 S.F.

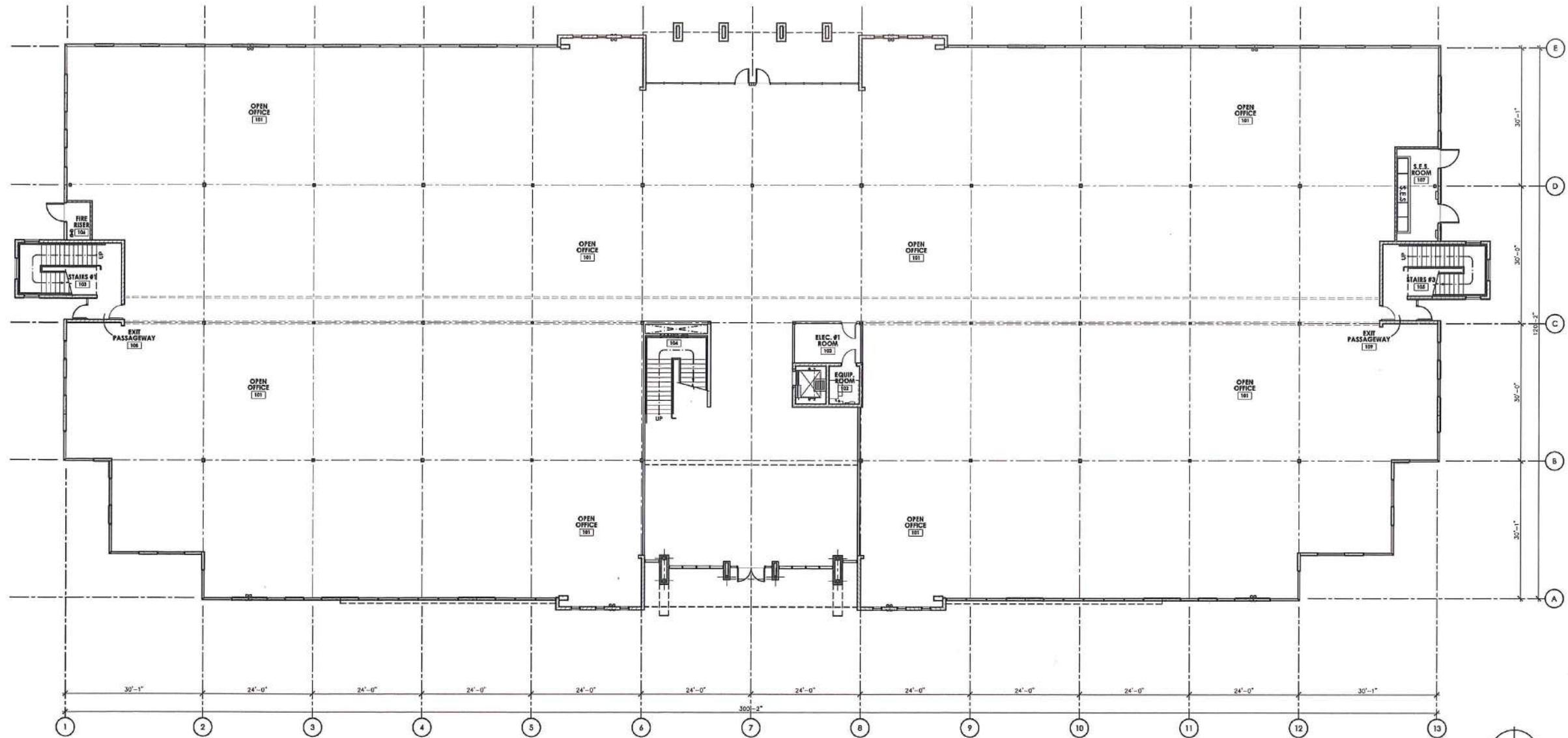


- 8"x8"x16" C.M.U.
 - 8" CONCRETE CURB - SEE SITE PLAN FOR LOCATIONS.
 - 1" CANE BOLTS SET IN 1-1/2"x3" LONG PIPE SLEEVE IN SLAB - SEE DTL 19/-.
 - PROVIDE HASP FOR PADLOCK.
 - 6"x6" STEEL POST.
 - METAL GATE.
 - 8"x4"x16" SOLID CAP BLOCK.
- NOTE: PAINT ALL METAL TO MATCH ADJACENT SURFACE, ALL SIDES.

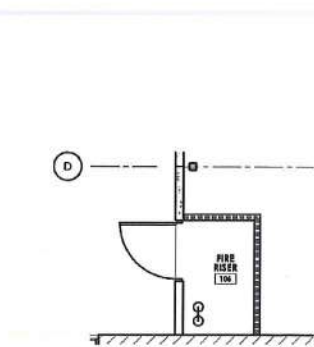


- STANDARD 2"x4" FENCE POST.
- FIRE DEPARTMENT APPROVED DUAL LOCK.
- 6"x6"x16" ROLLING TUBE/ANGLE STEEL AND WROUGHT IRON GATE.
- ANGLE AND ROLLERS - U-BOLT TO POST.

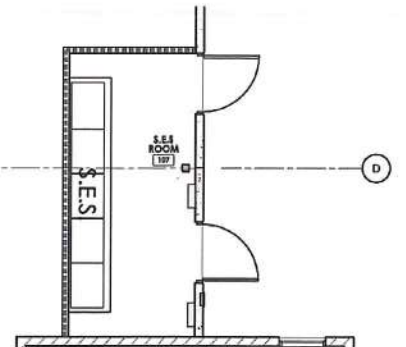




BUILDING 'A' 1ST FLOOR PLAN



03 FIRE RISER ROOM



02 ENLARGED S.E.S. ROOM

KEYNOTES

- NOTE: THE FLOOR PLAN KEYNOTES LISTED BELOW ARE TYPICAL TO THE BUILDING AND MAY NOT BE APPLICABLE AND/OR REFERENCED ON ALL SHEETS.
1. CONCRETE SLAB - REFER TO STRUCTURAL DRAWINGS.
 2. INDEPENDANT ROOF/OVERFLOW LEADERS TO DAYLIGHT AT FACE OF WALL WITH ABS PIPE W/ 45DEG. BEND AT BOTTOM - REFER TO PLUMBING, CIVIL & ---/A--- AND ---/A---.
 3. TUBE STEEL COLUMN - REFER TO STRUCTURAL DRAWINGS.
 4. 1" INSULATED GLAZING IN ALUMINUM WINDOW SYSTEM - REFER TO SHEETS A3.1-A3.4.
 5. LINE OF CANOPY / OVERHANG ABOVE - REFER TO REFLECTED CEILING PLAN.
 6. FIRE RISER LOCATION.
 7. PROVIDE DOB "AS-BUILT DRAWINGS" CABINET ADJACENT TO ALL FIRE RISER LOCATIONS (TYPICAL ALL BUILDINGS).
 8. ELECTRICAL SERVICE ENTRY SECTION - REFER TO ELECTRICAL DRAWINGS.
 9. KNOX BOX FOR FIRE DEPARTMENT ACCESS WITH DARK BRONZE AB-6 POWDER COAT FINISH, RECESS MOUNTED AT 4'-6" A.F.F.
 10. STRUCTURAL CONCRETE SLAB OVER METAL DECK - REFER STRUCTURAL DRAWINGS.
 11. ROOF ACCESS HATCH & LADDER - REFER TO DETAIL ---/A---.
 12. A.C.M. WRAPPED PIER - REFER TO SHEETS A--- & A---.

WALL TYPE LEGEND

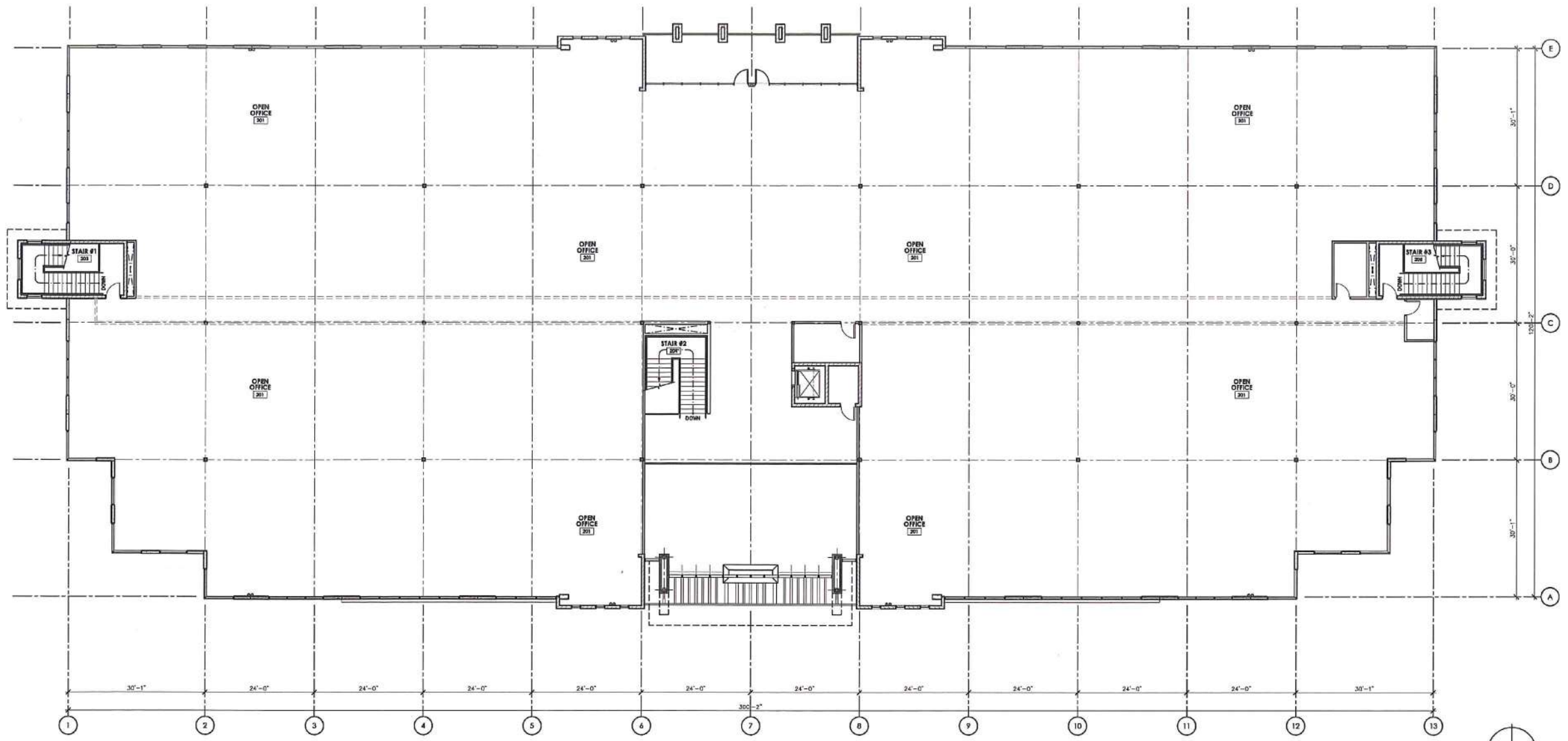
- /B--- 8" C.M.U. TO MATCH FINISH '1'
- /B--- MORTAR JOINTS TO HAVE RAKED JOINTS - REFER TO ELEVATIONS FOR TYPE AND SPECIFICATIONS. (INTEGRALLY COLORED) - TEXTURED SIDE TO FACE EXTERIOR.
- /S--- 8" C.M.U. TO MATCH FINISH '1'
- /S--- MORTAR JOINTS TO HAVE RAKED JOINTS - REFER TO ELEVATIONS FOR TYPE AND SPECIFICATIONS. (INTEGRALLY COLORED) - TEXTURED SIDE TO FACE EXTERIOR.
- LEVEL 2 FINISH ON 5/8" GYPSUM BOARD SHEATHING OVER 3-5/8" X 20 GA. METAL STUDS - BOTH SIDES - (1-HOUR RATED).
- ===== LEVEL 2 FINISH ON 5/8" GYPSUM BOARD SHEATHING OVER 3-5/8" X 20 GA. METAL STUDS - BOTH SIDES.

SYMBOL LEGEND

- ◆ - CORRESPONDS TO WINDOW ELEVATION, SHEET A3.1 (SEE WINDOW ELEVATIONS FOR TEMPERED GLASS LOCATIONS.)
- - CORRESPONDS TO DOOR SCHEDULE, SHEET A3.2
- PJ - CORRESPONDS TO A PANEL JOINT, SEE DETAILS 5.6/AB.1 & SEE STRUCT.
- ◆ - FIRE EXTINGUISHER - SURFACE MOUNTED.
- ◆ - CORRESPONDS TO CONCRETE TILT-UP PANEL NUMBER - SEE STRUCTURAL.
- ◆ - EXIT SIGN. SEE ELECTRICAL.
- - SLAB VENT

GENERAL NOTES

- A. DIMENSIONS ARE TO OUTSIDE FACE OF MASONRY, CONC. TILT PANEL OR GLAZING SYSTEM UNLESS NOTED OTHERWISE. (U.N.O.).
- B. ALL FLOORING SURFACES TO BE PREPARED TO ACCEPT FLOORING PER SSPC-SP13 / NACE.
- C. REFER TO ---/A--- FOR INTERSTITIAL SPACE DIAGRAM.
- D. REST ROOMS ARE TO BE PROVIDED WITH TENANT IMPROVEMENT PHASE.



BUILDING 'A' 2ND FLOOR PLAN

3/32" = 1'-0"



KEYNOTES

- NOTE: THE FLOOR PLAN KEYNOTES LISTED BELOW ARE TYPICAL TO THE BUILDING AND MAY NOT BE APPLICABLE AND/OR REFERENCED ON ALL SHEETS.
1. CONCRETE SLAB - REFER TO STRUCTURAL DRAWINGS.
 2. INDEPENDANT ROOF/OVERFLOW LEADERS TO DAYLIGHT AT FACE OF WALL WITH ADS PIPE W/ 45DEG. BEND AT BOTTOM - REFER TO PLUMBING, CIVIL & --/A-- AND --/A--.
 3. TUBE STEEL COLUMN - REFER TO STRUCTURAL DRAWINGS.
 4. 1" INSULATED GLAZING IN ALUMINUM WINDOW SYSTEM - REFER TO SHEETS A3.1-A3.4.
 5. LINE OF CANOPY / OVERHANG ABOVE - REFER TO REFLECTED CEILING PLAN.
 6. FIRE RISER LOCATION.
 7. PROVIDE DBX "AS-BUILT DRAWINGS" CABINET ADJACENT TO ALL FIRE RISER LOCATIONS (TYPICAL ALL BUILDINGS).
 8. ELECTRICAL SERVICE ENTRY SECTION - REFER TO ELECTRICAL DRAWINGS.
 9. KNOX BOX FOR FIRE DEPARTMENT ACCESS WITH DARK BRONZE AB-6 POWDER COAT FINISH, RECESS MOUNTED AT 4'-6" A.F.F. - REFER TO STRUCTURAL DRAWINGS.
 10. STRUCTURAL CONCRETE SLAB OVER METAL DECK - REFER TO STRUCTURAL DRAWINGS.
 11. ROOF ACCESS HATCH & LADDER - REFER TO DETAIL --/A--.
 12. A.C.M. WRAPPED PIER - REFER TO SHEETS A--- & A---

WALL TYPE LEGEND

- 8" C.M.U. TO MATCH FINISH 'H' - MORTAR JOINTS TO HAVE RAKED JOINTS - REFER TO ELEVATIONS FOR TYPE AND SPECIFICATIONS. (INTEGRALLY COLORED) - TEXTURED SIDE TO FACE EXTERIOR.
- 8" C.M.U. TO MATCH FINISH 'J' - MORTAR JOINTS TO HAVE RAKED JOINTS - REFER TO ELEVATIONS FOR TYPE AND SPECIFICATIONS. (INTEGRALLY COLORED) - TEXTURED SIDE TO FACE EXTERIOR.
- LEVEL 2 FINISH ON 5/8" GYPSUM BOARD SHEATHING OVER 3-5/8" X 20 GA. METAL STUDS - BOTH SIDES - (1-HOUR RATED).
- LEVEL 2 FINISH ON 5/8" GYPSUM BOARD SHEATHING OVER 3-5/8" X 20 GA. METAL STUDS - BOTH SIDES.

SYMBOL LEGEND

- Corresponds to window elevation, sheet A3.1 (SEE WINDOW ELEVATIONS FOR TEMPERED GLASS LOCATIONS.)
- Corresponds to door schedule, sheet A3.2
- Corresponds to a panel joint, see details 5.6/AB.1 & SEE STRUCT.
- FIRE EXTINGUISHER - SURFACE MOUNTED.
- Corresponds to concrete tilt-up panel number - SEE STRUCTURAL.
- EXIT SIGN. SEE ELECTRICAL.
- SLAB VENT

GENERAL NOTES

- DIMENSIONS ARE TO OUTSIDE FACE OF MASONRY, CONC. TILT PANEL OR GLAZING SYSTEM UNLESS NOTED OTHERWISE. (U.N.D.).
- ALL FLOORING SURFACES TO BE PREPARED TO ACCEPT FLOORING PER SSPC-SP13 / NACES.
- REFER TO --/A-- FOR INTERSTITIAL SPACE DIAGRAM.
- REST ROOMS ARE TO BE PROVIDED WITH TENANT IMPROVEMENT PHASE.

[illegible]

SCALE: 1" = 40'0"



T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
1121 East Missouri Ave., Suite 218
Phoenix, Arizona 85014
(E-MAIL) tjmcmqueen@tjmila.net
(602) 265-0320
FAX 266-6619



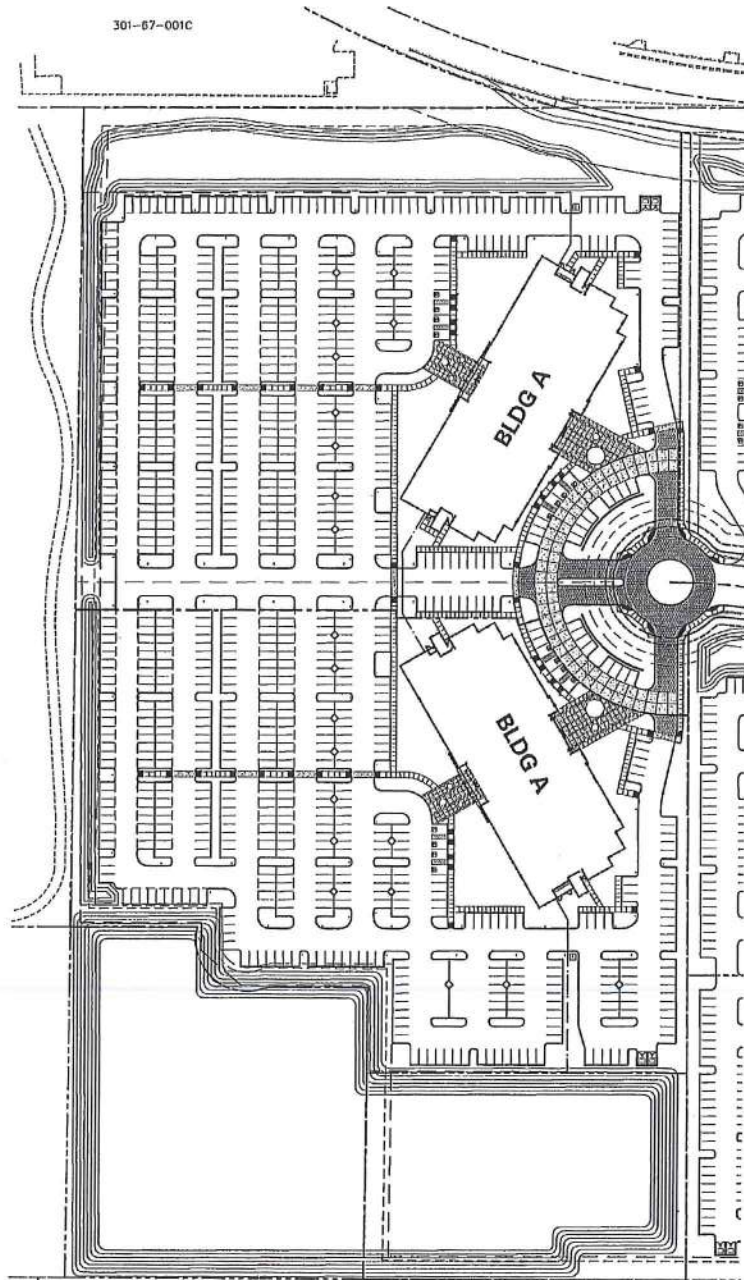
PHArchitecture
Patrick Hayes Architecture



COVER SHEET MEDISERVE FOR CHANDLER CORPORATE CENTER NWC CHANDLER BLVD & McCLINTOCK DRIVE CHANDLER, ARIZONA

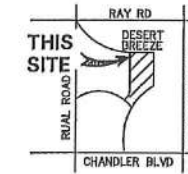
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

301-67-001C



SITE PLAN

N
N.T.S.



VICINITY MAP

N
N.T.S.

SHEET INDEX

COVER SHEET.....	C1
CONCEPT GRADING AND DRAINAGE PLAN.....	C2
CONCEPT UTILITY PLAN.....	C3

DEVELOPER/OWNER

LGE CORPORATION
740 N. 52ND STREET SUITE 200
PHOENIX, ARIZONA 85008
PHONE: (602) 956-4001
FAX: (602) 956-9001
CONTACT: FRANK PETTIT

ARCHITECT

PATRICK HAYES ARCHITECTS
15845 N. 71ST STREET SUITE 200
SCOTTSDALE, ARIZONA 85264
PHONE: (480) 556-9000
FAX: (480) 556-9490
CONTACT: TIM THIELKE

CIVIL ENGINEER

HUNTER ENGINEERING, P.C.
8283 N. HAYDEN ROAD SUITE 275
SCOTTSDALE, ARIZONA 85268
PHONE: (480) 991-3985
FAX: (480) 991-3986
CONTACT: JEFF HUNTER

NO.	DATE	REVISION	BY

DESIGN BY: ORW
DRAWN BY: R.M.
CHECKED BY: LMT

CIVIL AND SURVEY
HUNTER
ENGINEERING
8283 N. HAYDEN RD. SUITE 275
SCOTTSDALE, ARIZONA 85268
P: 480 991 3985
F: 480 991 3986



COVER SHEET
FOR MEDISERVE
CHANDLER CORPORATE CENTER
NWC CHANDLER BLVD & McCLINTOCK DR
CHANDLER, ARIZONA

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

HE JOB NO.:
LGEC040

SCALE
N.T.S.

SHEET
C1 OF 3

C.O.C. LOG NO. PPT 05-0010

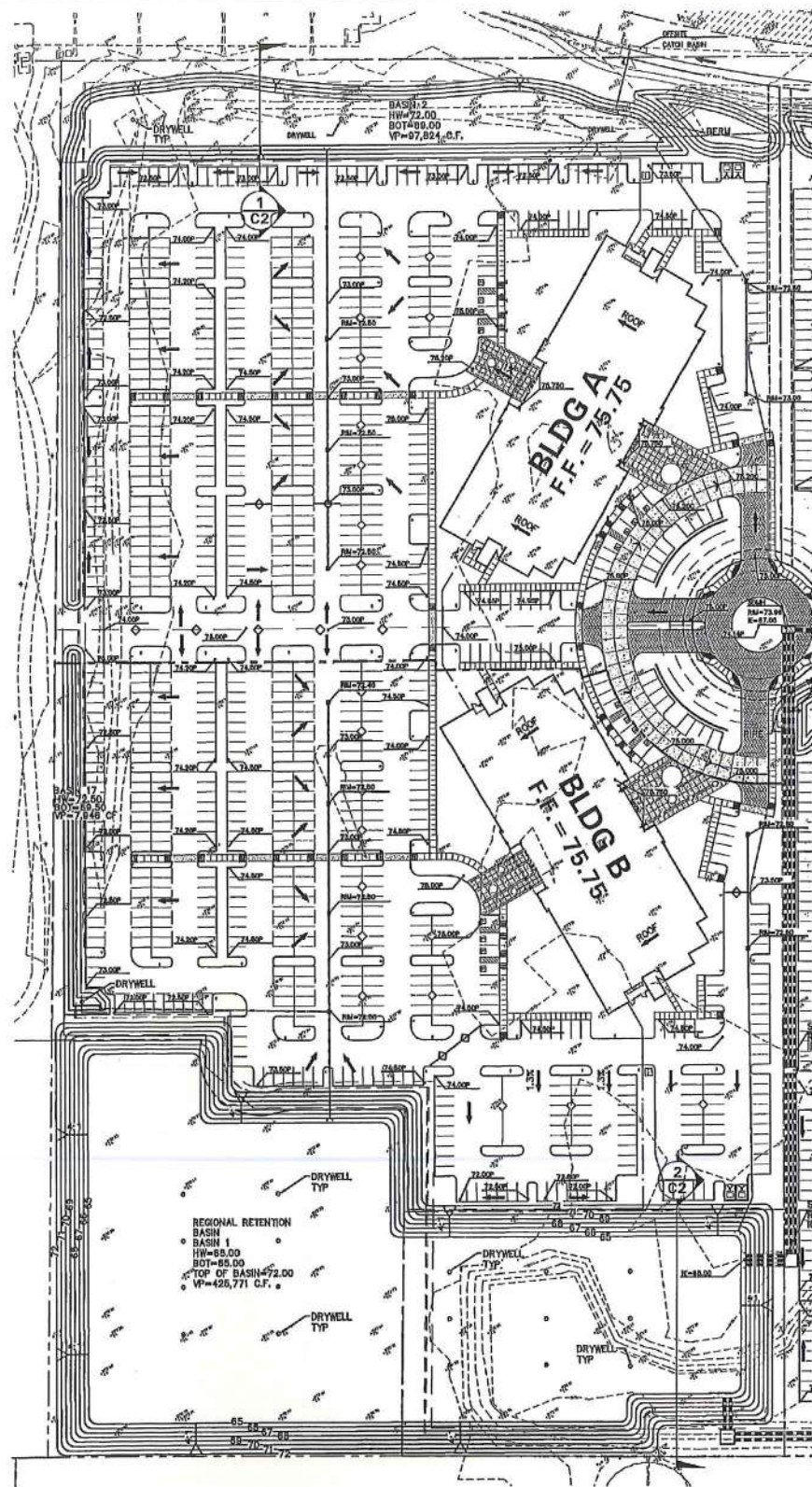


PHArchitecture
Patrick Hayes Architecture



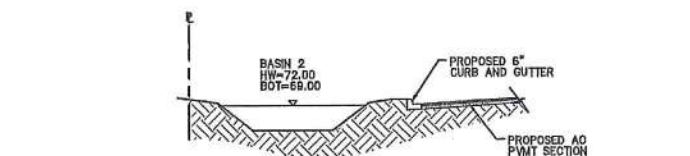
11.03.05

Page 46

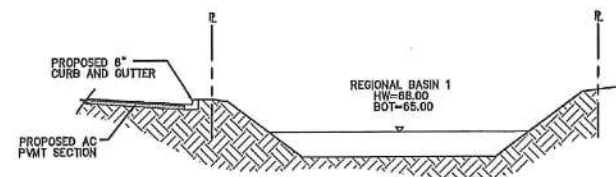


G:\LGE\040\concept\040\040_LAS-XL\G40-MED2.dwg, 8/20/2005 7:31:48 AM, SAR

CONCEPTUAL GRADING & DRAINAGE PLAN MEDISERVE CHANDLER CORPORATE CENTER



1 TYPICAL SECTION N.T.S.



2 TYPICAL SECTION N.T.S.

RETENTION SUMMARY

RETENTION REQUIRED
PHASE I & PHASE II
SITE AREA 14.44 ACRES
CITY OF CHANDLER FORMULA
 $V = 0.12 \times A \times C \times 1.1$ D=2.6

RETENTION REQUIRED=
 $(2.6/12)(14.44)(43580)(0.0)(1.1) = 134,922$ CU.FT.

RETENTION PROVIDED
BASIN 1 - WITHIN REGIONAL BASIN 29,152 CU.FT.
BASIN 2 67,824 CU.FT.
BASIN 17 7,946 CU.FT.
TOTAL 134,922 CU.FT.

TOTALS
TOTAL RETENTION REQUIRED 134,922 CU.FT.
TOTAL RETENTION PROVIDED 134,922 CU.FT.
EXCESS 0 CU.FT.

LEGEND

- PROPOSED GRADE BREAK
- PROPOSED STORM LINE
- PROPOSED CATCH BASIN
- PROPOSED SPOT ELEVATION
- PROPOSED FLOW ARROW
- SECTION CALLOUT

NO.	DATE	REVISION	BY

DESIGN BY: CRW
DRAWN BY: RLM
CHECKED BY: LMT

HUNTER
ENGINEERING
8233 N. HAYDEN RD., SUITE 275
SCOTTSDALE, AZ 85258
P 480.991.3888
F 480.991.3888



CONCEPTUAL GRADING & DRAINAGE
MEDISERVE
CHANDLER CORPORATE CENTER
NWC CHANDLER BLVD & MCCLINTOCK DR
CHANDLER, ARIZONA

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

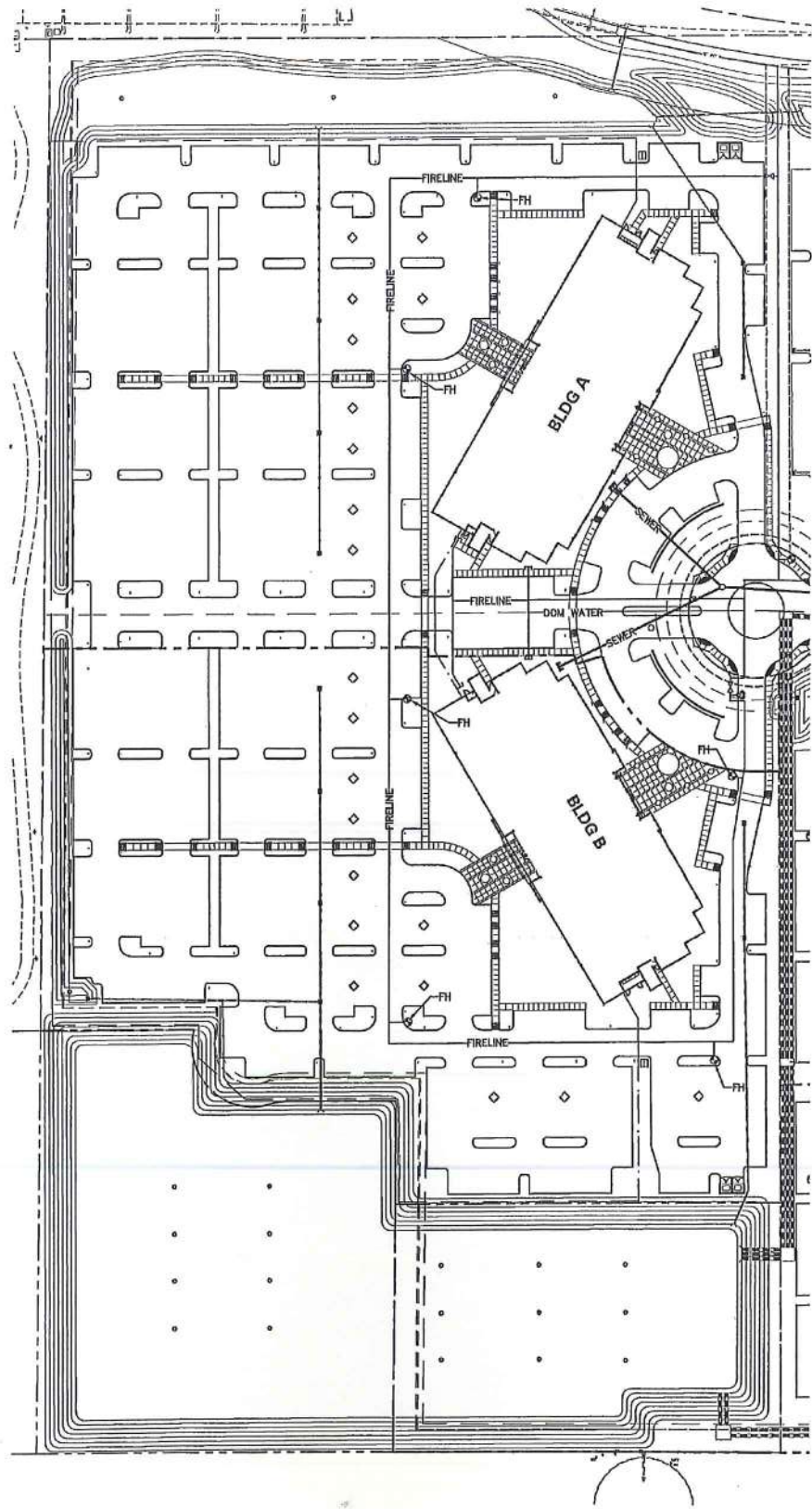
HE JOB NO.:
LGE040

SCALE
1"=60'

SHEET
C2 OF 3

C.O.C. LOG NO. PPT 05-0010

CONCEPTUAL UTILITY PLAN MEDISERVE NWC CHANDLER BLVD & MCCLINTOCK DRIVE



LEGEND

W	PROPOSED WATER MAIN
SS	PROPOSED SEWER MAIN
⊗	PROPOSED FIRE HYDRANT
⊗	PROPOSED BACKFLOW PREVENTER
⊗	PROPOSED FIRE DEPARTMENT CONNECTION

NOTE

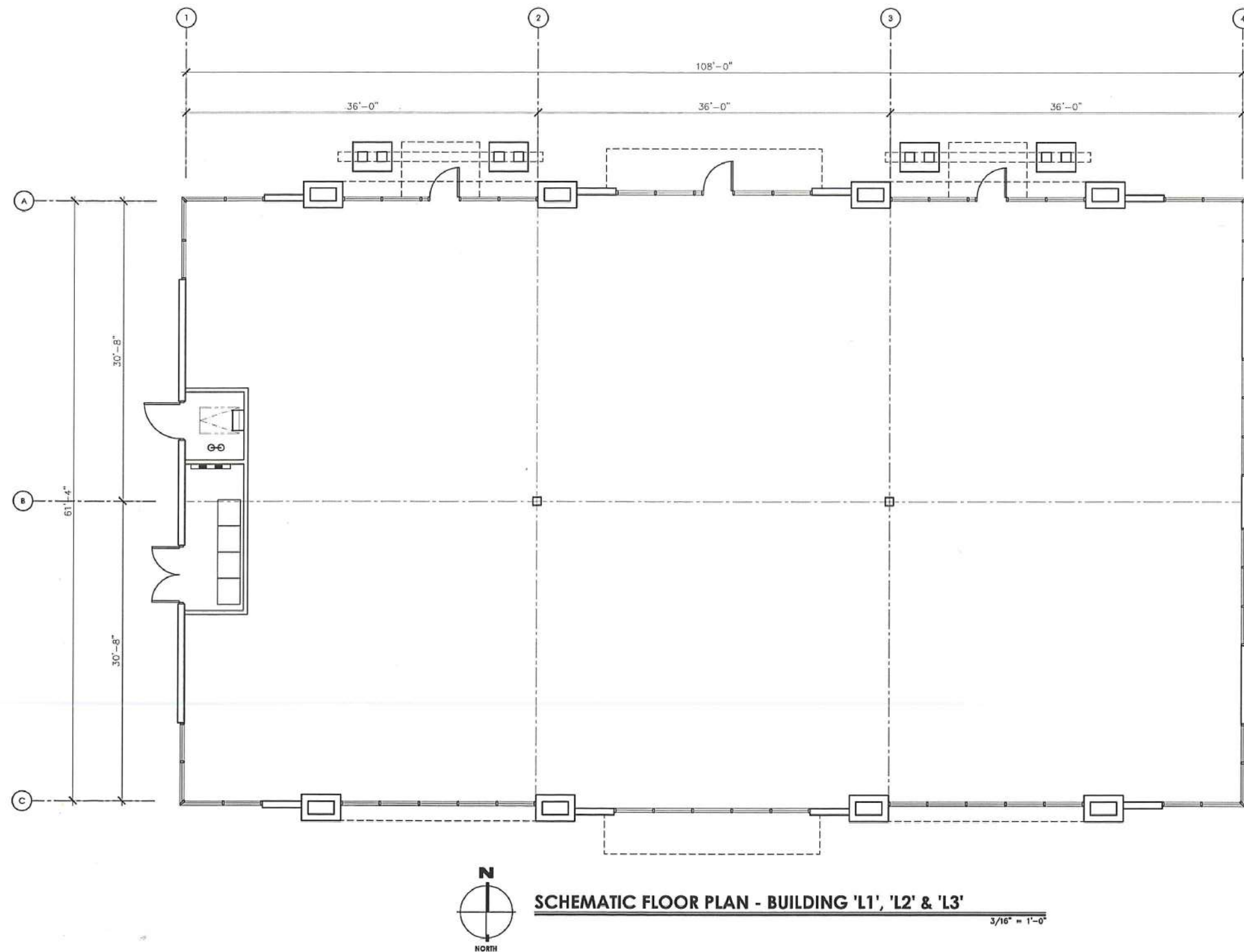
1.) ON-SITE FIRE AND DOMESTIC WATER SERVICES ARE SUBJECT TO CHANGE DURING FINAL SITE DESIGN AND DEVELOPMENT.
 2.) MINIMUM DESIGN SEWER SLOPE SHALL BE 0.0038 FT/FT FOR PUBLIC 8" SANITARY SEWER LINES IN ORDER TO SERVICE THIS DEVELOPMENT.

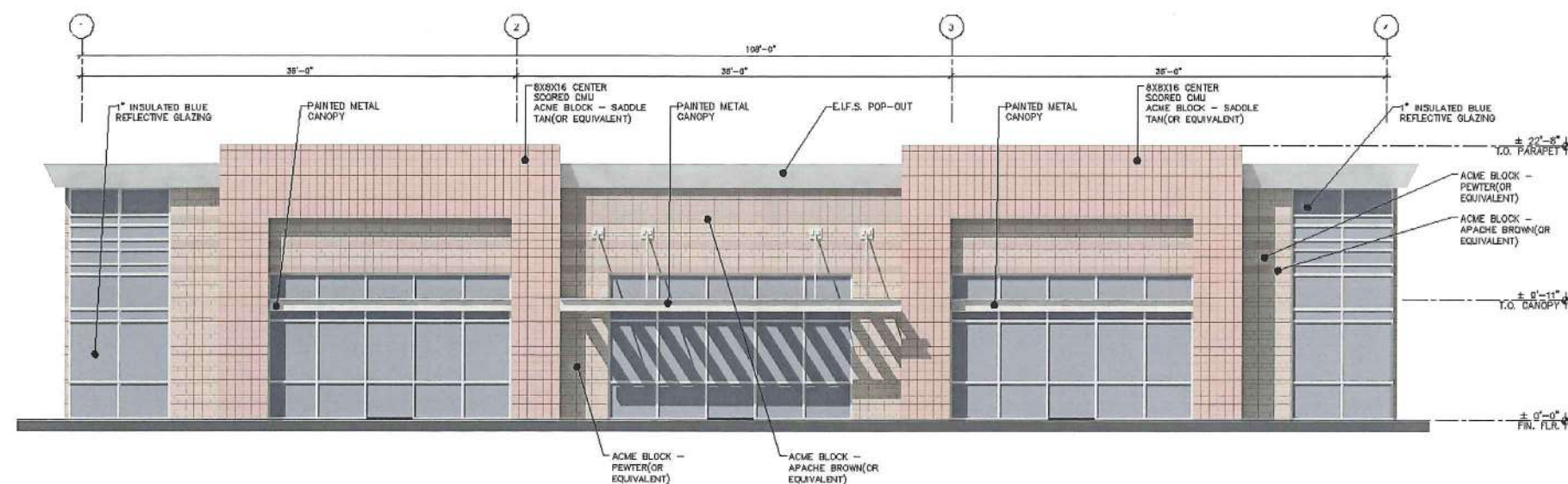
NO.	DATE	REVISION	BY
DESIGN BY: CRW			PURPOSE
DRAWN BY: RLM			
CHECKED BY: LMT			
HUNTER ENGINEERING 8283 N. HAYDEN RD., SUITE 275 SCOTTSDALE, AZ 85258 P: 480 981 3982			
CONCEPT UTILITY PLAN MEDISERVE CHANDLER CORPORATE CENTER NWC CHANDLER BLVD & MCCLINTOCK DR CHANDLER, ARIZONA			
THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.			
RE JOB NO.: LGEC040			
SCALE 1"=60'			
SHEET C3 OF 3			

C.O.C. LOG NO. PPT 05-0010



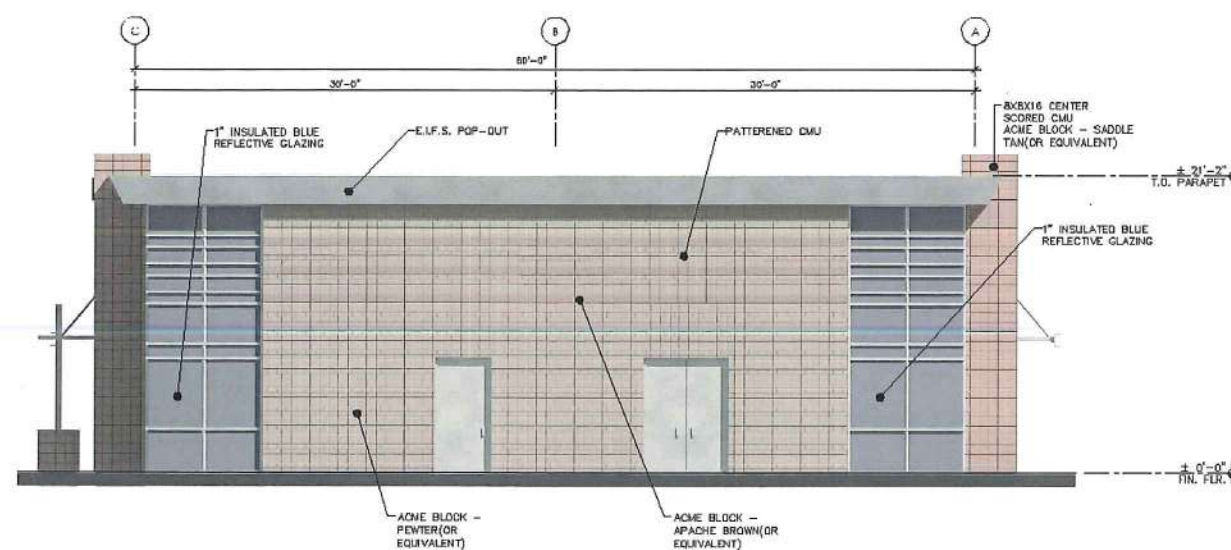






SOUTH ELEVATION - BUILDING L2

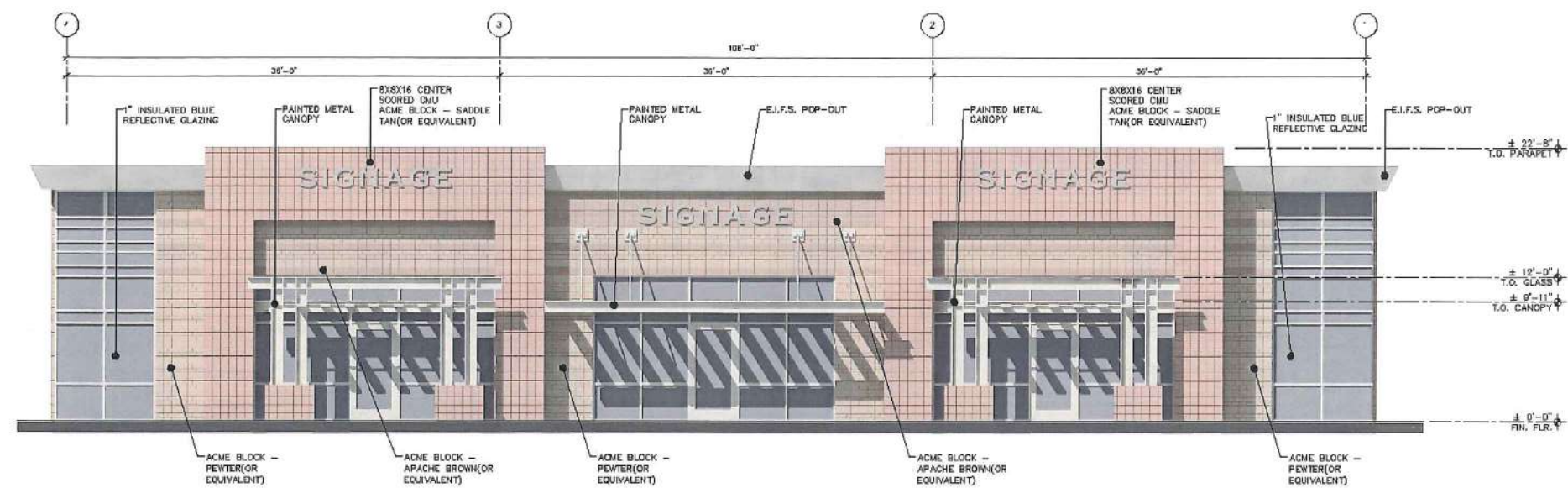
SCALE: $3/16''=1'-0''$



WEST ELEVATION - BUILDING L2

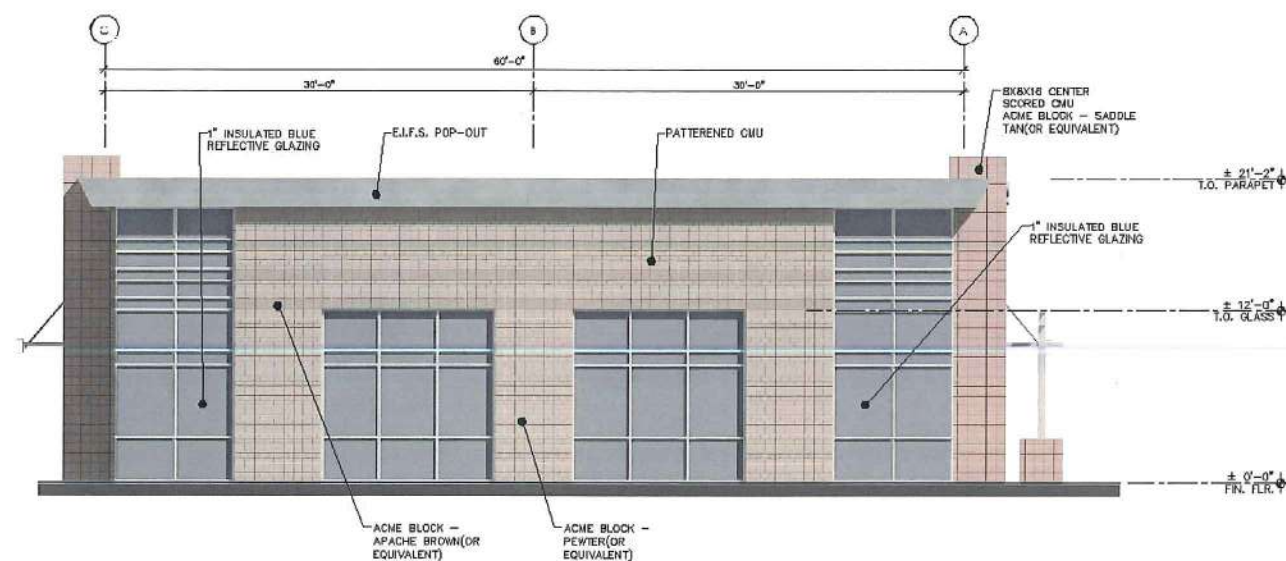
SCALE: 3/16"=1'-0"

THE INFORMATION CONTAINED HEREIN IS FOR THE EXCLUSIVE USE OF THE CLIENT. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF PHArchitecture. THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF PHArchitecture AND SHALL REMAIN THEIR PROPERTY. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE.



NORTH ELEVATION - BUILDING L2

SCALE: 3/16"=1'-0"

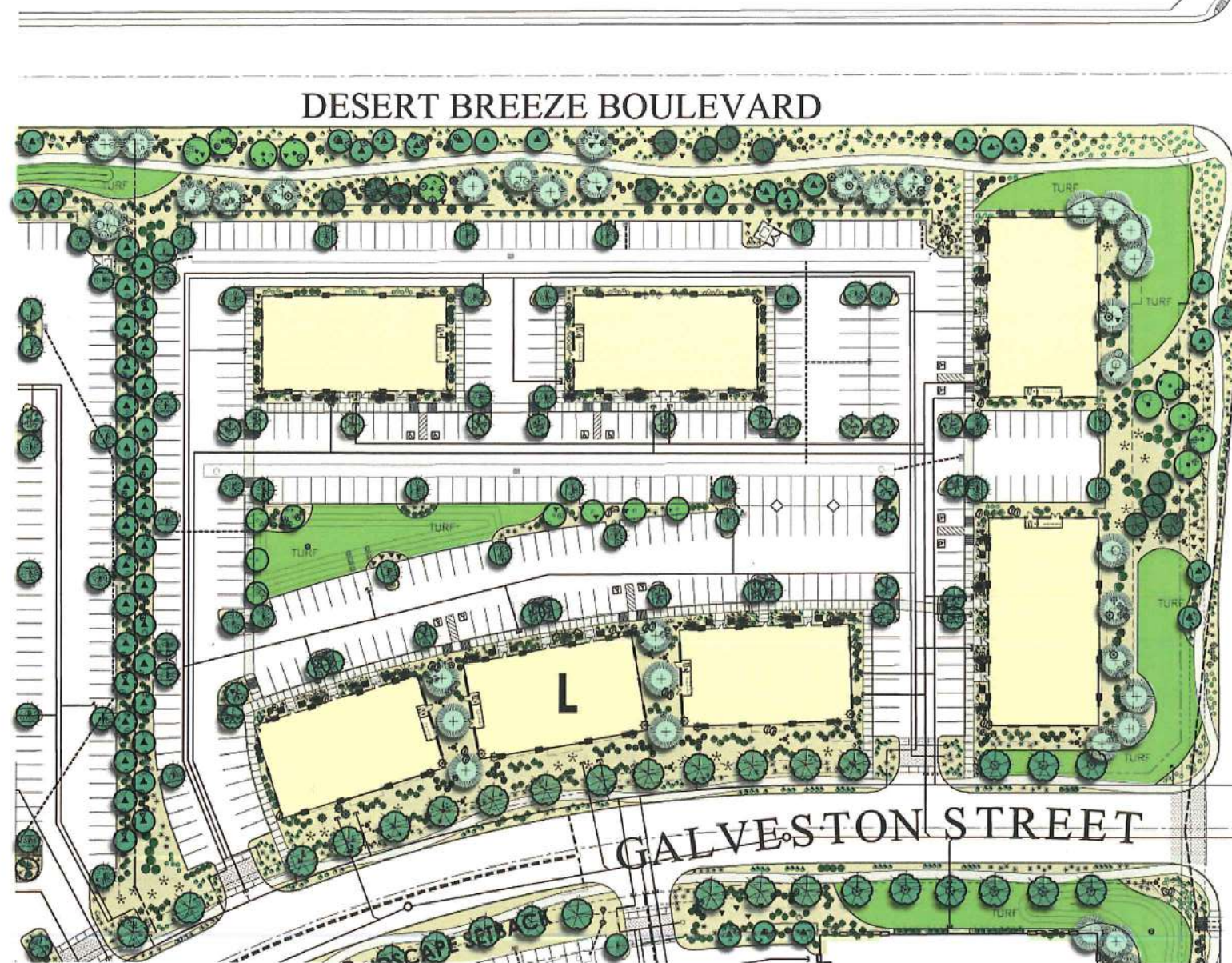


EAST ELEVATION - BUILDING L2

SCALE: 3/16"=1'-0"

LANDSCAPE LEGEND

	HEIGHT	WIDTH	CALIPER
 CERCIDIUM FLORIDUM BLUE PALO VERDE 24" BOX	6.0	2.0	0.75
 CERCIDIUM PRAECOX PALO BREA 24" BOX	7.0	4.0	1.50
 PROSOPIS CHILENSIS CHILEAN MESQUITE (THORNLESS) 24" BOX	8.0	4.0	1.50
 ONLEYA TESOTA IRONWOOD 24" BOX	6.0	3.0	1.25
 ACAICA STENOPHYLLA SHOESTRING ACACIA 36" BOX	13.0	6.0	2.50
 ACAICA STENOPHYLLA SHOESTRING ACACIA 15 GALLON	7.0	2.5	0.75
 PROPOSED SALVAGED TREE FROM FUTURE PLANT INVENTORY	VARIES	VARIES	
 WASHINGTONIA ROBUSTA MEXICAN FAN PALM 20" TRUNK FT (SKINNED)	20.0		
 RUELLIA PENINSULARIS BAJA RUELLA 5 GALLON			
 NERIUM OLEANDER 'PETITE PINK' PETITE PINK 5 GALLON			
 LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD SAGE' 5 GALLON			
 LEUCOPHYLLUM CANDIDUM SILVER CLOUD SAGE 5 GALLON			
 LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON			
 LANTANA MONTEVIDENSIS 'TRAILING PURPLE' 1 GALLON			
 DALEA GREGGII TRAILING DALEA 1 GALLON			
 1/2" MINUS WALKER BUTTE 'RED' DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS			
 AGAVE WEBERII AGAVE 5 GALLON			
 HESPERALOE PARVIFLORA RED YUCCA 5 GALLON			
 CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON			
 ACAICA REDOLENS DESERT CARPET 5 GALLON			
 AMBROSIA DELTOIDEA BURSAGE 5 GALLON			
 BAILEYA MULTIRADIATA DESERT MARIGOLD 1 GALLON			
 ENCELIA FARINOSA BRITTLE BUSH 5 GALLON			
 JUSTICIA CALIFORNICA CHUPAROSA 5 GALLON			
 LARREA TRIDENTATA CREOSOTE BUSH 5 GALLON			
 VERBENA RIGIDA SANDPAPER VERBENA 1 GALLON			
 YUCCA BACCATA BANANA YUCCA 5 GALLON			
 MID-IRON TURF SOD			
 3'x3'x3" SURFACE SELECT GRANITE BOULDER MINIMUM 2000lbs EACH			
 6" EXTRUDED CURB CONCRETE HEADER SEE DETAIL			
 SAGUARO SAGUARO 3 ARM MIN.			



McCLINTOCK DRIVE



LANDSCAPE PLAN BUILDING'S L

SCALE: 1" = 40'-0"



T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
1121 East Missouri Ave., Suite 218
Phoenix, Arizona 85014
(E-MAIL) tjmccqueen@tjmco.net
(602) 265-0320
FAX 265-0519



PHArchitecture
Patrick Hayes Architecture

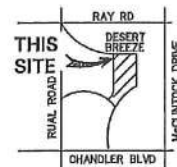


11.03.05

Page 54

COVER SHEET FOR BUILDINGS L1 THRU L7 FOR CHANDLER CORPORATE CENTER NWC CHANDLER BLVD & McCLINTOCK DRIVE CHANDLER, ARIZONA

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF
THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP

DEVELOPER/OWNER

LGE CORPORATION
740 N. 52ND STREET SUITE 200
PHOENIX, ARIZONA 85008
PHONE: (602) 966-4001
FAX: (602) 966-9001
CONTACT: FRANK PETTIT

ARCHITECT

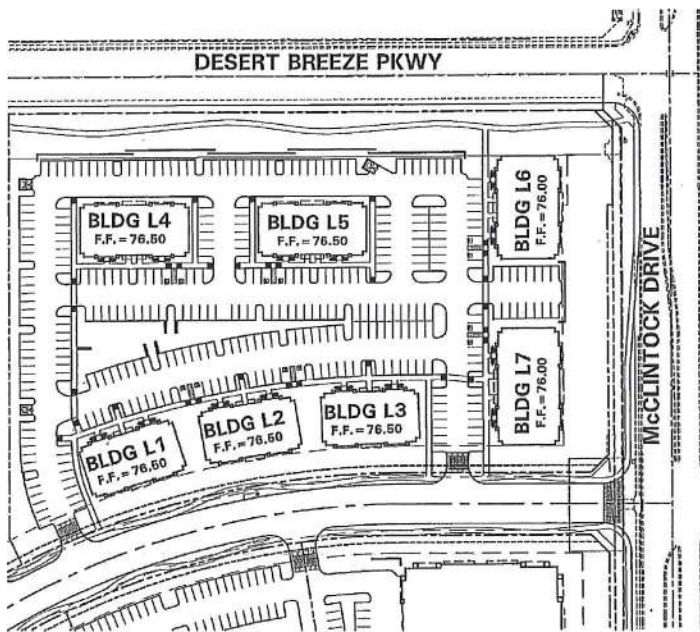
PATRICK HAYES ARCHITECTS
15849 N. 71ST STREET SUITE 200
SCOTTSDALE, ARIZONA 85254
PHONE: (480) 556-9000
FAX: (480) 556-9490
CONTACT: TIM THIELKE

CIVIL ENGINEER

HUNTER ENGINEERING, P.C.
8283 N. HAYDEN ROAD SUITE 275
SCOTTSDALE, ARIZONA 85288
PHONE: (480) 991-3885
FAX: (480) 991-3886
CONTACT: JEFF HUNTER

SHEET INDEX

COVER SHEET.....C1
CONCEPT GRADING AND DRAINAGE PLAN.....C2
CONCEPT UTILITY PLAN.....C3



SITE PLAN



NO.	DATE	REVISION	BY

DESIGN BY: CRW
DRAWN BY: RLM
CHECKED BY: LMT

CIVIL AND SURVEY

HUNTER
ENGINEERING
8283 N. HAYDEN RD. SUITE 275
SCOTTSDALE, AZ 85288
PHONE: (480) 991-3885
FAX: (480) 991-3886



COVER SHEET
FOR BUILDINGS L1 THRU L7
CHANDLER CORPORATE CENTER
NWC CHANDLER BLVD & McCLINTOCK DR
CHANDLER, ARIZONA

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

HE JOB NO.:
LGE040

SCALE
N.T.S.

SHEET
C1 OF 3

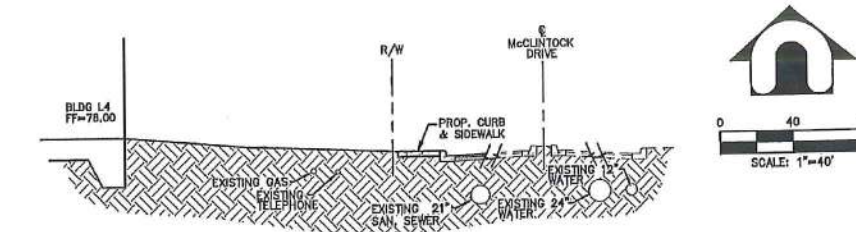
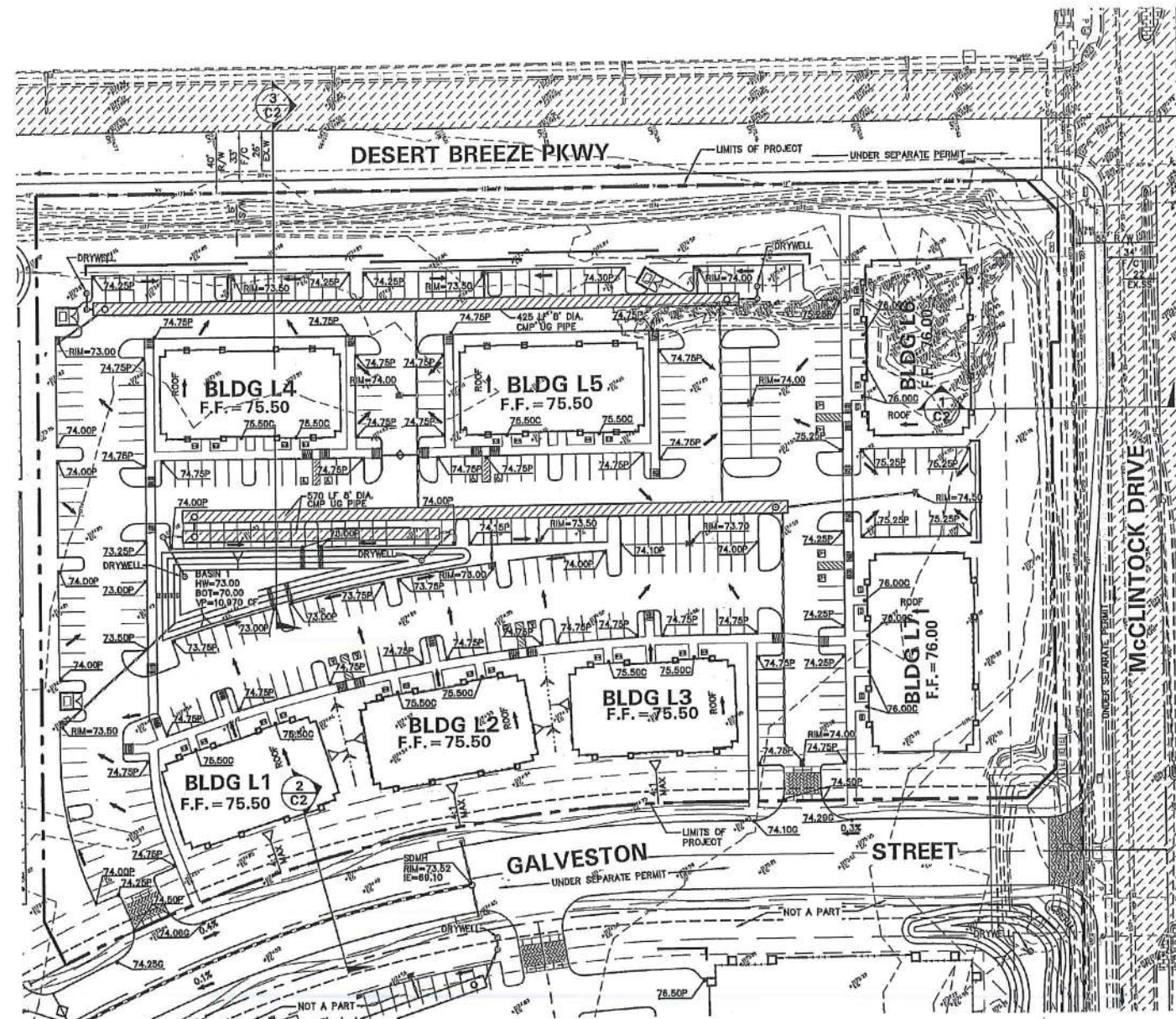
C.O.C. LOG NO. PPT 05-0010



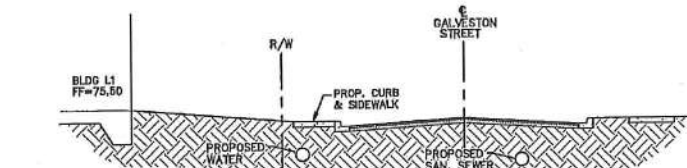
PHArchitecture
Patrick Hayes Architecture



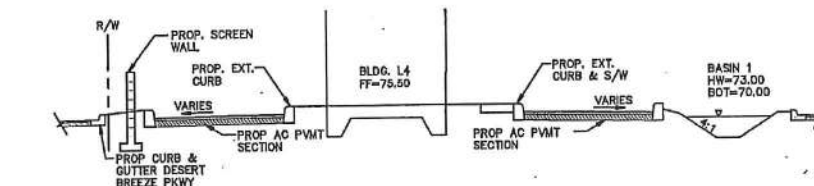
CONCEPTUAL GRADING & DRAINAGE PLAN BUILDINGS L1 THRU L7 CHANDLER CORPORATE CENTER



1 TYPICAL SECTION N.T.S.



2 TYPICAL SECTION N.T.S.



3 TYPICAL SECTION N.T.S.

RETENTION SUMMARY

RETENTION REQUIRED
SITE AREA — 6.52 ACRES
CITY OF CHANDLER FORMULA
 $V = D/12 \times A \times C \times 1.1$ D=2.6
RETENTION REQUIRED =
 $(2.6/12)(6.52)(43560)(0.9)(1.1) = 60,917$ CU.FT.

RETENTION PROVIDED
BASIN 1 — 10,970 CU.FT.
UNDERGROUND RETENTION — 49,889 CU.FT.
UNDERGROUND TOTAL — 60,859 CU.FT.

TOTALS
TOTAL RETENTION REQUIRED — 60,917 CU.FT.
TOTAL RETENTION PROVIDED — 60,859 CU.FT.
EXCESS — 42 CU.FT.

LEGEND

- PROPOSED GRADE BREAK
- PROPOSED STORM LINE
- PROPOSED CATCH BASIN
- 75.00P PROPOSED SPOT ELEVATION
- PROPOSED FLOW ARROW
- SECTION CALLOUT

NO.	DATE	REVISION	BY

DESIGN BY: CRW
DRAWN BY: RLM
CHECKED BY: LMT

CIVIL AND SURVEY
HUNTER
ENGINEERING
4210 N. LARRY
TALBOT
8233 N. HAVEN RD. SUITE 275
SCOTTSDALE, AZ 85258
T 480 991 3585
F 480 991 3586



CONCEPTUAL GRADING & DRAINAGE
BUILDINGS L1 THRU L7
CHANDLER CORPORATE CENTER
NWC CHANDLER BLVD & MCCLINTOCK DR
CHANDLER, ARIZONA

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

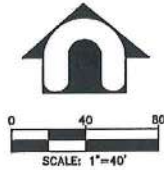
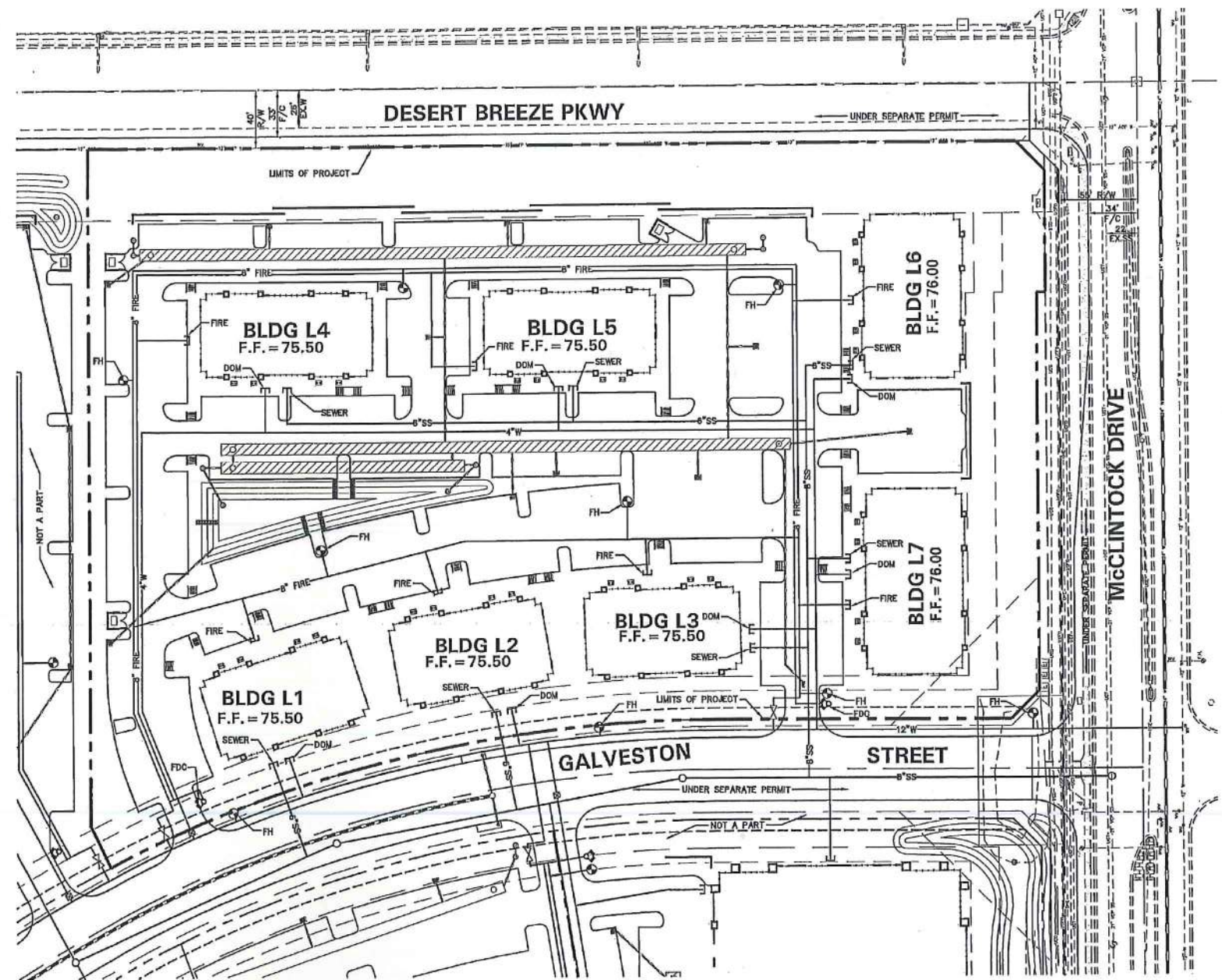
HE JOB NO.:
LGEC040

SCALE
1"=40'

SHEET
C2 OF 3

C.O.C. LOG NO. PPT 05-0010

CONCEPTUAL UTILITY PLAN BUILDINGS L1 THRU L7 NWC CHANDLER BLVD & MCCLINTOCK DRIVE



LEGEND

— W —	PROPOSED WATER MAIN
— SS —	PROPOSED SEWER MAIN
⊗	PROPOSED FIRE HYDRANT
⊗	PROPOSED BACKFLOW PREVENTER
⊗	PROPOSED FIRE DEPARTMENT CONNECTION

NOTE

- 1.) ON-SITE FIRE AND DOMESTIC WATER SERVICES ARE SUBJECT TO CHANGE DURING FINAL SITE DESIGN AND DEVELOPMENT.
- 2.) MINIMUM DESIGN SEWER SLOPE SHALL BE 0.0038 FT/FT FOR PUBLIC 8" SANITARY SEWER LINES IN ORDER TO SERVICE THIS DEVELOPMENT.

NO.	DATE	REVISION	BY
DESIGN BY: CRW			PURPOSE
DRAWN BY: RLM			
CHECKED BY: LMT			
CIVIL AND SURVEY			
HUNTER ENGINEERING 8285 N. HAYDEN RD., SUITE 275 SCOTTSDALE, AZ 85260 T 480 991 3985 F 480 991 3986			
CONCEPT UTILITY PLAN BLDGS L1 THRU L7 CHANDLER CORPORATE CENTER NWC CHANDLER BLVD & MCCLINTOCK DR CHANDLER, ARIZONA			
THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.			
THE JOB NO.: LGECO40			
SCALE 1"=40'			
SHEET C3 OF 3			

C.O.C. LOG NO. PPT 05-0010



PHArchitecture
Patrick Hayes Architecture

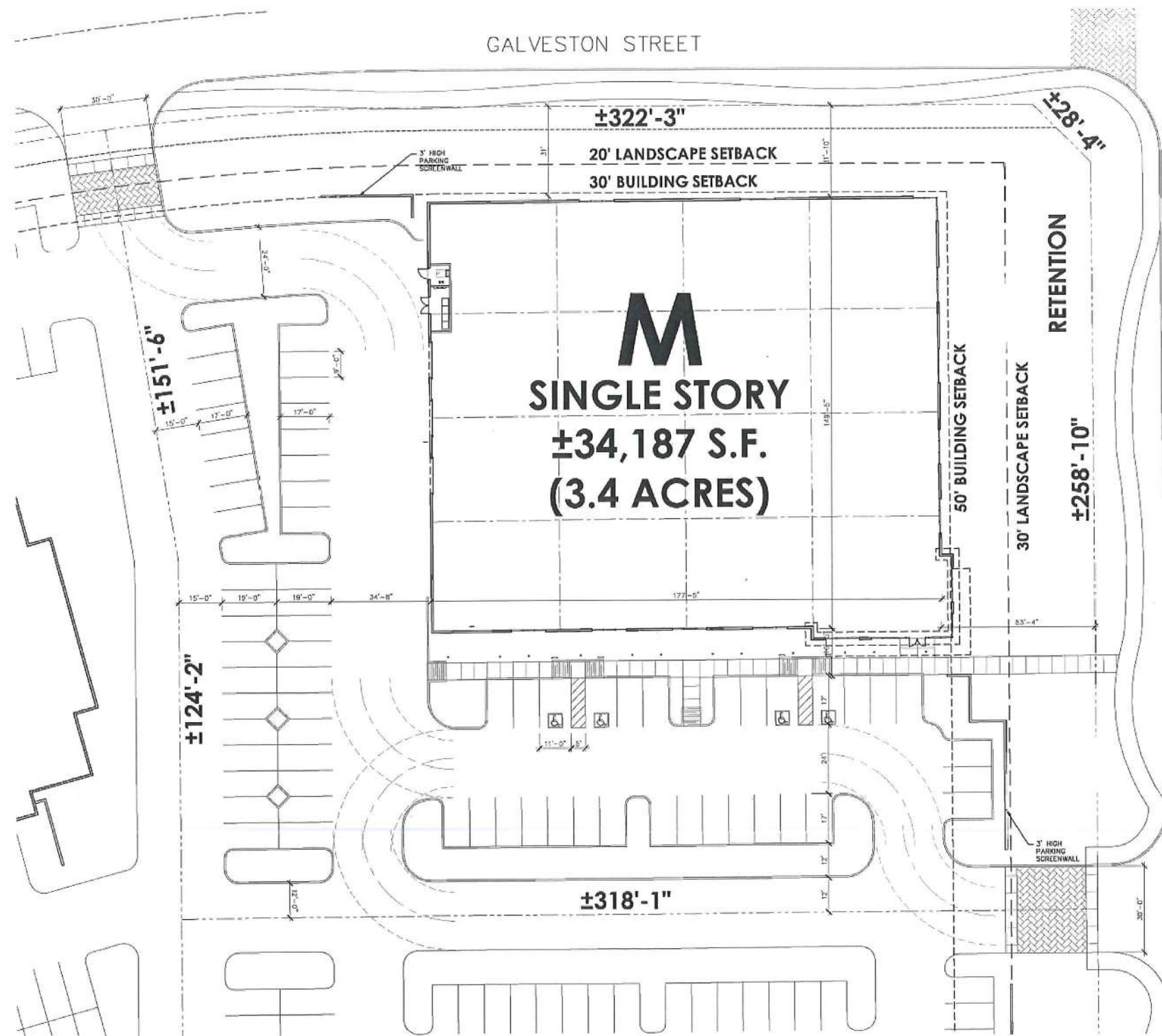


11.03.05

Page 57

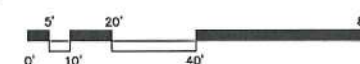


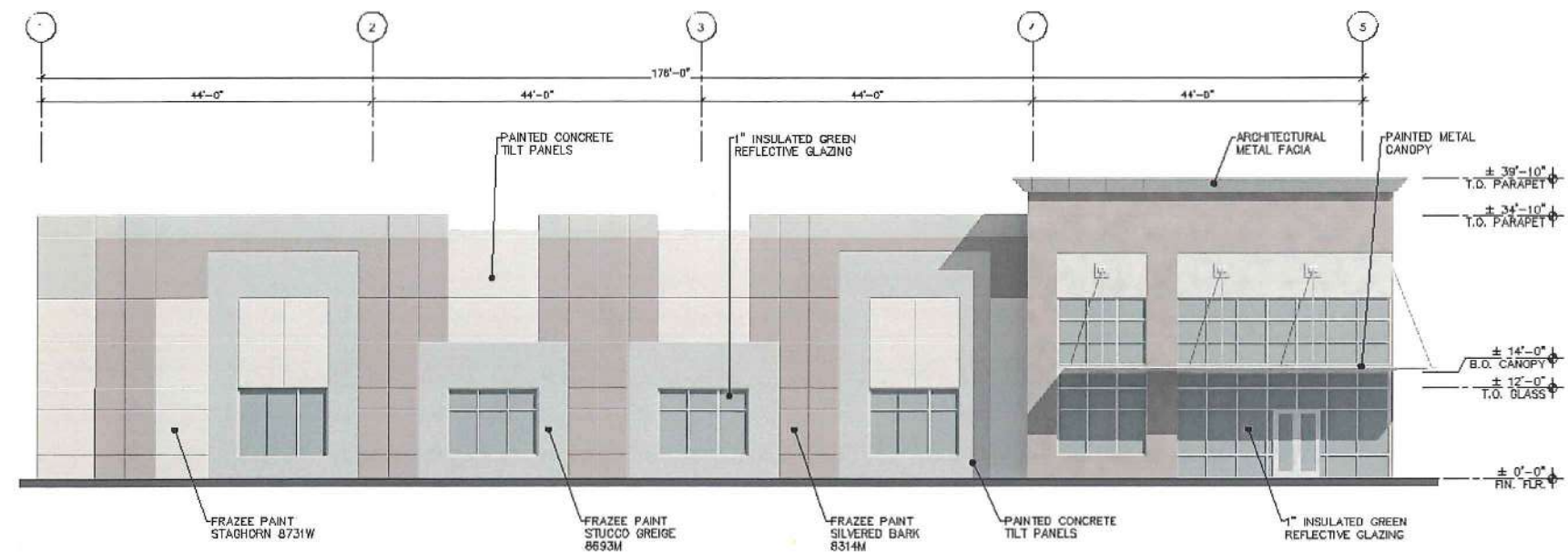
GALVESTON STREET



SCHEMATIC SITE PLAN - BUILDING M

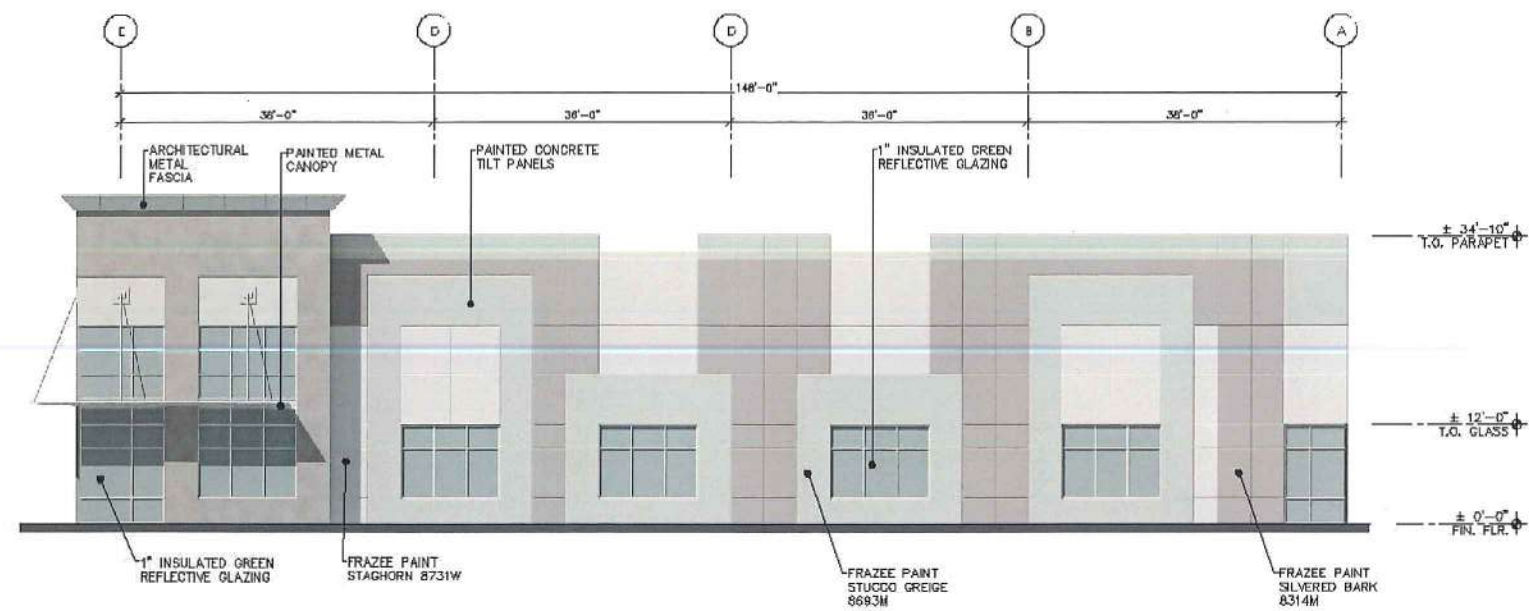
SCALE: 1"=20'-0"





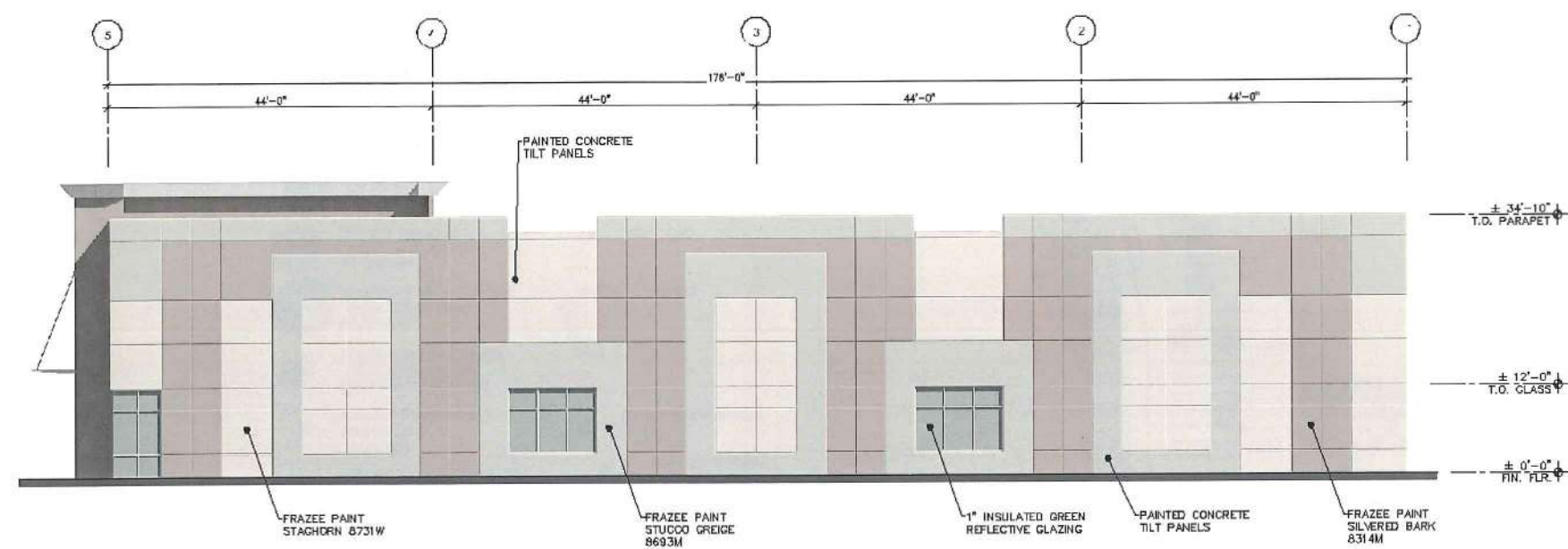
SOUTH ELEVATION - BUILDING M

SCALE: 3/32"=1'-0"



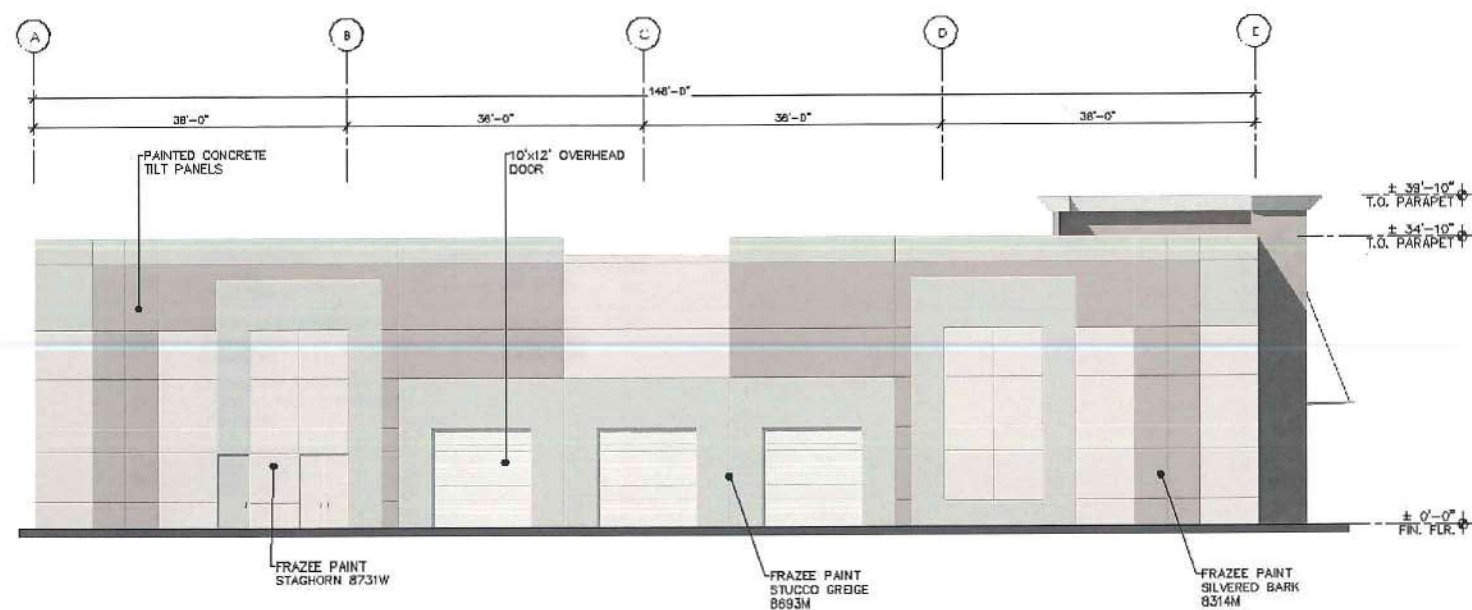
EAST ELEVATION - BUILDING M

SCALE: 3/32"=1'-0"



NORTH ELEVATION - BUILDING M

SCALE: 3/32"=1'-0"



WEST ELEVATION - BUILDING M

SCALE: 3/32"=1'-0"

COVER SHEET FOR BUILDING M

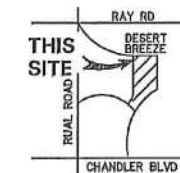
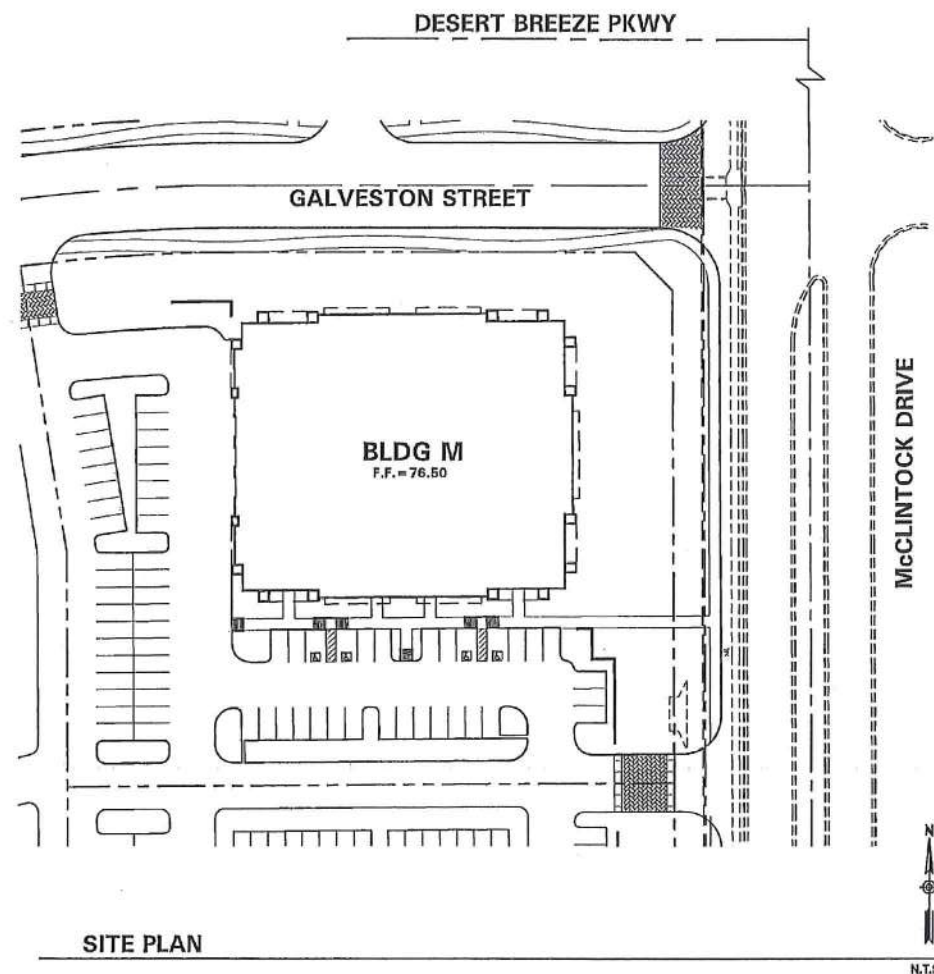
FOR CHANDLER CORPORATE CENTER

NWC CHANDLER BLVD & McCLINTOCK DRIVE CHANDLER, ARIZONA

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF
THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SHEET INDEX

COVER SHEET.....	C1
CONCEPT GRADING AND DRAINAGE PLAN.....	C2
CONCEPT UTILITY PLAN.....	C3



VICINITY MAP



N.T.S.

DEVELOPER/OWNER

LGE CORPORATION
740 N. 52ND STREET SUITE 200
PHOENIX, ARIZONA 85008
PHONE: (602) 966-4001
FAX: (602) 966-9001
CONTACT: FRANK PETTIT

ARCHITECT

PATRICK HAYES ARCHITECTS
15849 N. 71ST STREET SUITE 200
SCOTTSDALE, ARIZONA 85254
PHONE: (480) 556-9000
FAX: (480) 556-9490
CONTACT: TIM THIELKE

CIVIL ENGINEER

HUNTER ENGINEERING, P.C.
8283 N. HAYDEN ROAD SUITE 275
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
FAX: (480) 991-3988
CONTACT: JEFF HUNTER

NO.	DATE	REVISION	BY

DESIGN BY: CRW
DRAWN BY: RUM
CHECKED BY: LMT

CIVIL AND SURVEY

HUNTER
ENGINEERING
8283 N. HAYDEN RD. SUITE 275
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3988



COVER SHEET
FOR BUILDING M
CHANDLER CORPORATE CENTER
NWC CHANDLER BLVD & McCLINTOCK DR
CHANDLER, ARIZONA

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

WE JOB NO.:
LCEC040

SCALE
N.T.S.

SHEET
C1 OF 3

C.O.C. LOG NO. PPT 05-0010



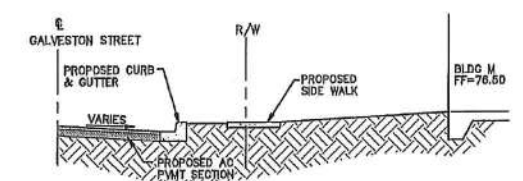
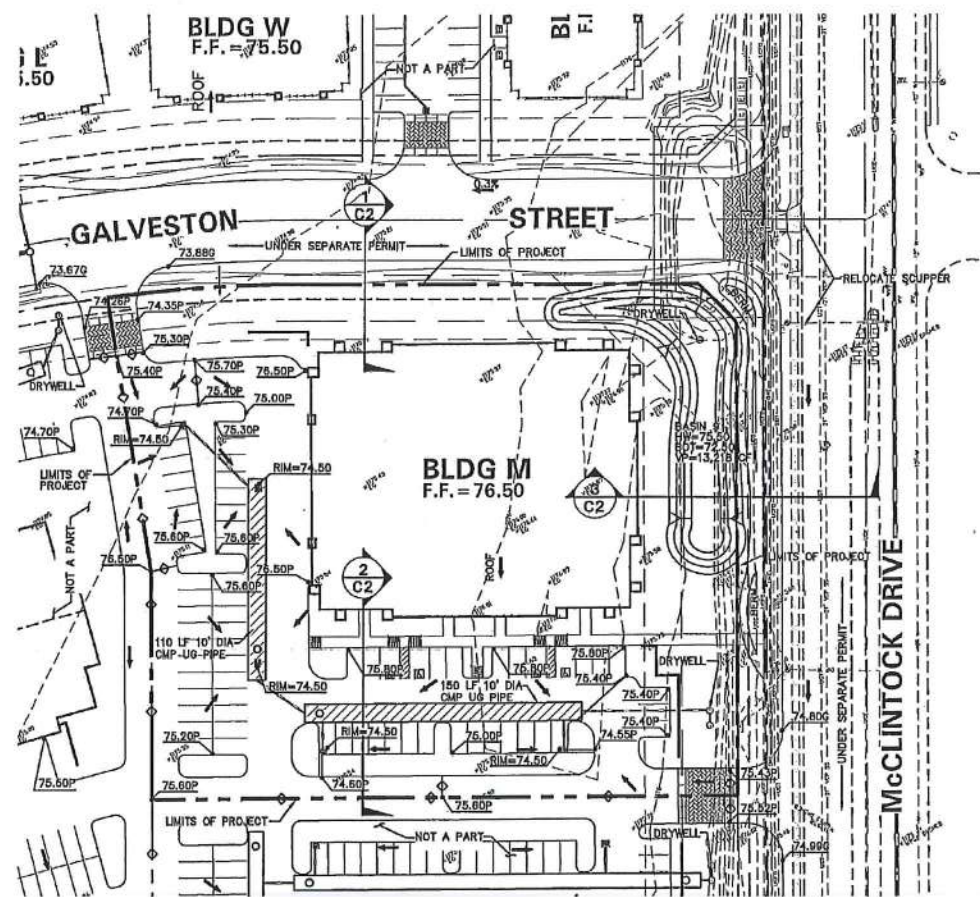
PHArchitecture
Patrick Hayes Architecture



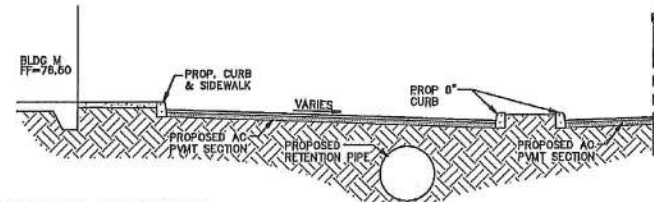
11.03.05

Page 64

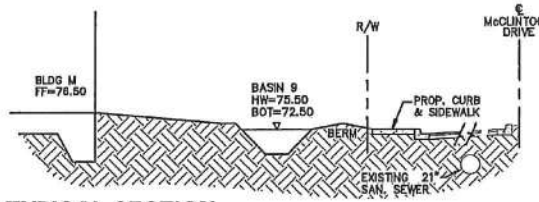
CONCEPTUAL GRADING & DRAINAGE PLAN BUILDING M CHANDLER CORPORATE CENTER



1 TYPICAL SECTION N.T.S.



2 TYPICAL SECTION N.T.S.



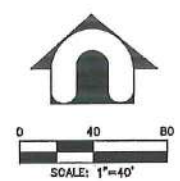
3 TYPICAL SECTION N.T.S.

RETENTION SUMMARY

RETENTION REQUIRED	2.16
SITE AREA	
CITY OF CHANDLER FORMULA	
$V = D/12 \times A \times C \times I$	$D = 2.6$
RETENTION REQUIRED =	
$(2.6/12) \times (2.16) \times (43560) \times (0.9) \times (1.1) = 20,182$	CU.FT.
RETENTION PROVIDED	
UNDERGROUND RETENTION	20,420 CU.FT.
UNDERGROUND TOTAL	20,420 CU.FT.
BASIN 9 (OFFSITE RETENTION)	
TOTALS	
TOTAL RETENTION REQUIRED	20,182 CU.FT.
TOTAL RETENTION PROVIDED	20,420 CU.FT.
EXCESS	238 CU.FT.

LEGEND

	PROPOSED GRADE BREAK
	PROPOSED STORM LINE
	PROPOSED CATCH BASIN
	PROPOSED SPOT ELEVATION
	PROPOSED FLOW ARROW
	SECTION CALLOUT



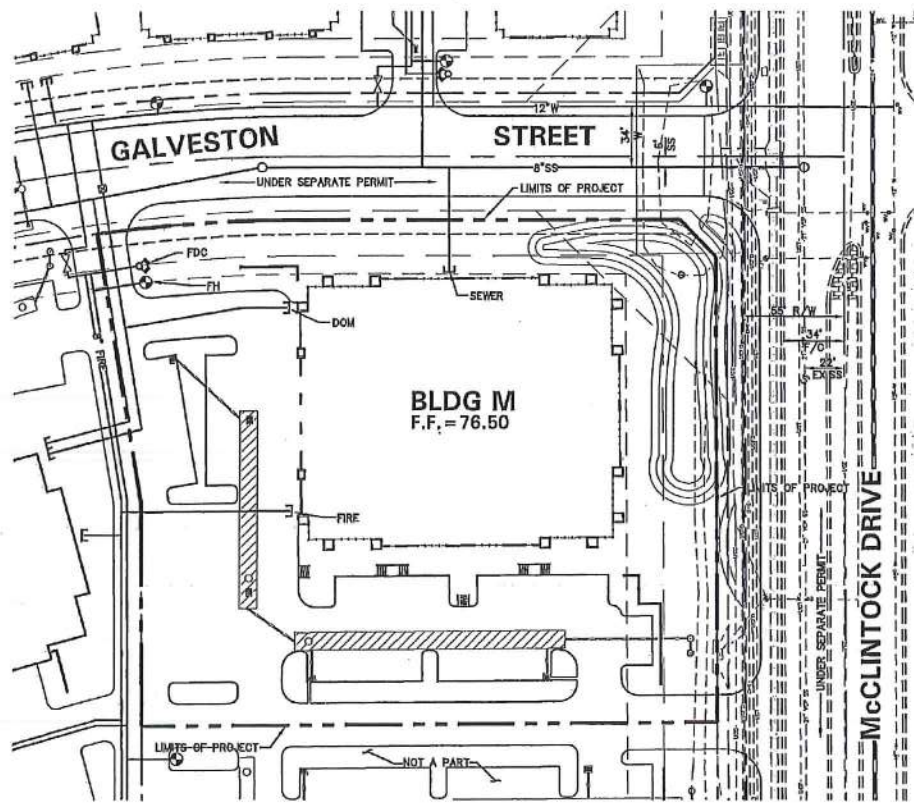
NO.	DATE	REVISION	BY
PURPOSE			
DESIGN BY: CRW			
DRAWN BY: RLM			
CHECKED BY: LMT			
CIVIL AND SURVEY			
HUNTER ENGINEERING			
8283 N. HAYDEN RD., SUITE 275			
T 480 891 3985			
F 480 891 3986			
CONCEPTUAL GRADING & DRAINAGE BUILDING M CHANDLER CORPORATE CENTER NWC CHANDLER BLVD & McCLINTOCK DR CHANDLER, ARIZONA			
THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.			
HE JOB NO.: LGEC040			
SCALE 1" = 40'			
SHEET C2 OF 3			

C.O.C. LOG NO. PPT 05-0010



Patrick Hayes Architecture

CONCEPTUAL UTILITY PLAN BUILDING M CHANDLER CORPORATE CENTER



LEGEND

- W — PROPOSED WATER MAIN
- SS — PROPOSED SEWER MAIN
- ⊗ PROPOSED FIRE HYDRANT
- ⊗ PROPOSED BACKFLOW PREVENTER
- ⊗ PROPOSED FIRE DEPARTMENT CONNECTION

NOTE

- 1.) ON-SITE FIRE AND DOMESTIC WATER SERVICES ARE SUBJECT TO CHANGE DURING FINAL SITE DESIGN AND DEVELOPMENT.
- 2.) MINIMUM DESIGN SEWER SLOPE SHALL BE 0.0038 FT/FT FOR PUBLIC 8" SANITARY SEWER LINES IN ORDER TO SERVICE THIS DEVELOPMENT.

NO.	DATE	REVISION	BY

DESIGN BY: CRW
DRAWN BY: R.M.
CHECKED BY: L.M.

HUNTER
ENGINEERING
CIVIL AND SURVEY
8283 N. HAYDEN RD. SUITE 275
SCOTTSDALE, AZ 85258
F 480 991 3886



CONCEPT UTILITY PLAN
BUILDING M
CHANDLER CORPORATE CENTER
NWC CHANDLER BLVD & MCCLINTOCK DR
CHANDLER, ARIZONA

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

RE JOB NO.:
LGE0040

SCALE
1"=40'

SHEET
C3 OF 3

C.O.C. LOG NO. PPT 05-0010



PHArchitecture
Patrick Hayes Architecture

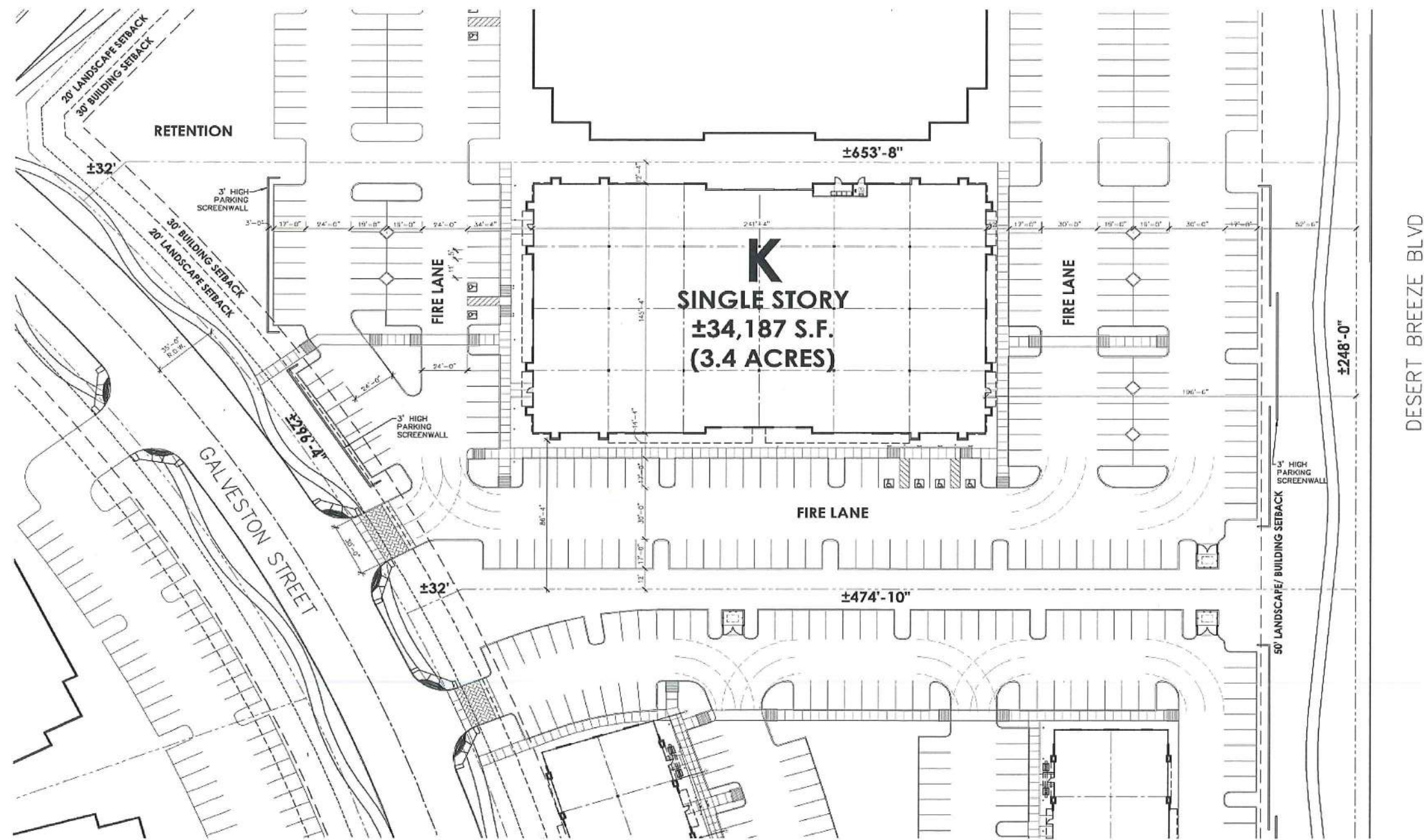


11.03.05

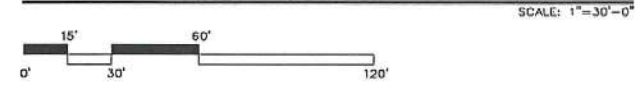
Page 66

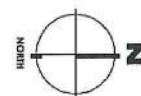
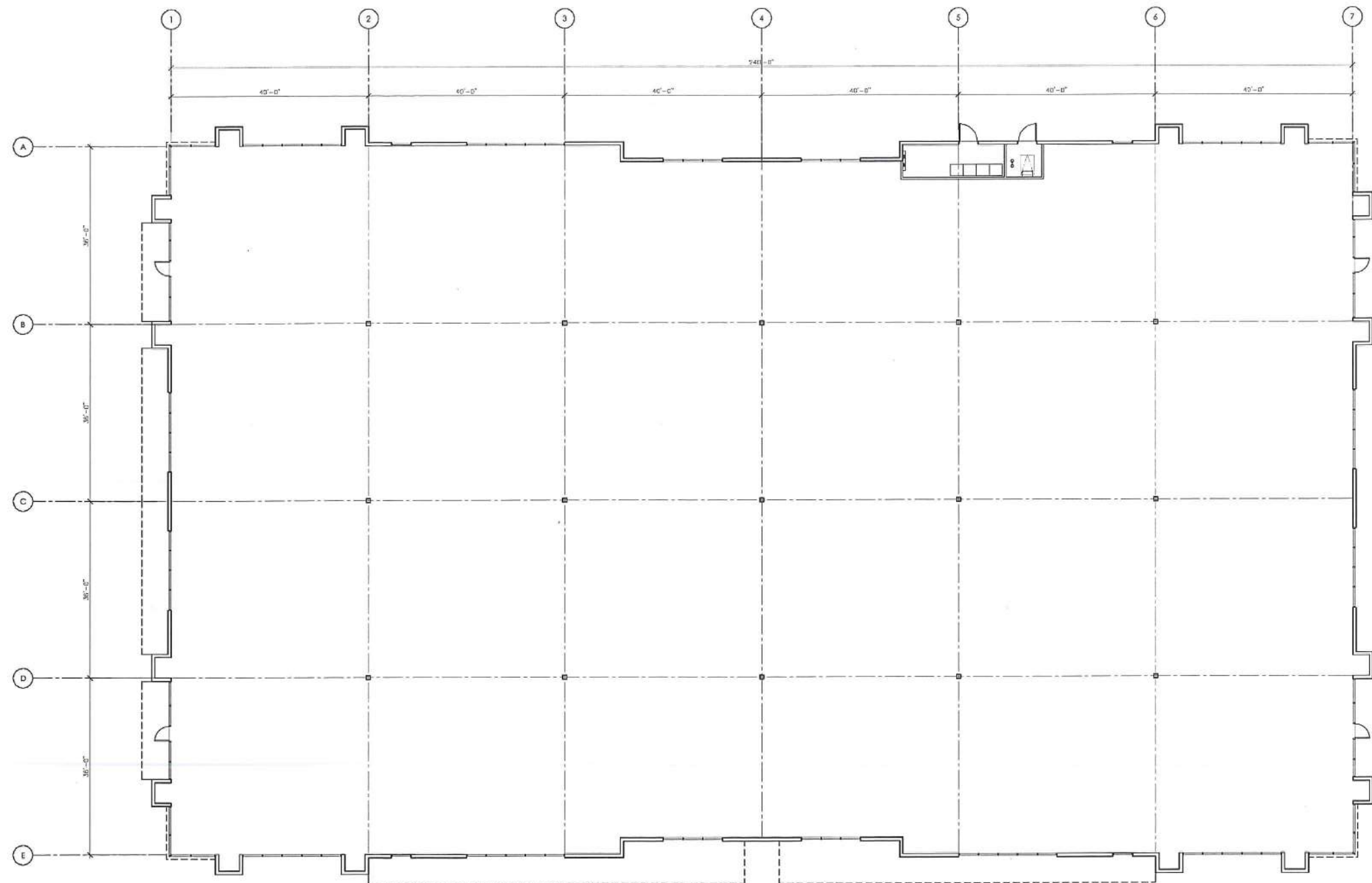


THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE.



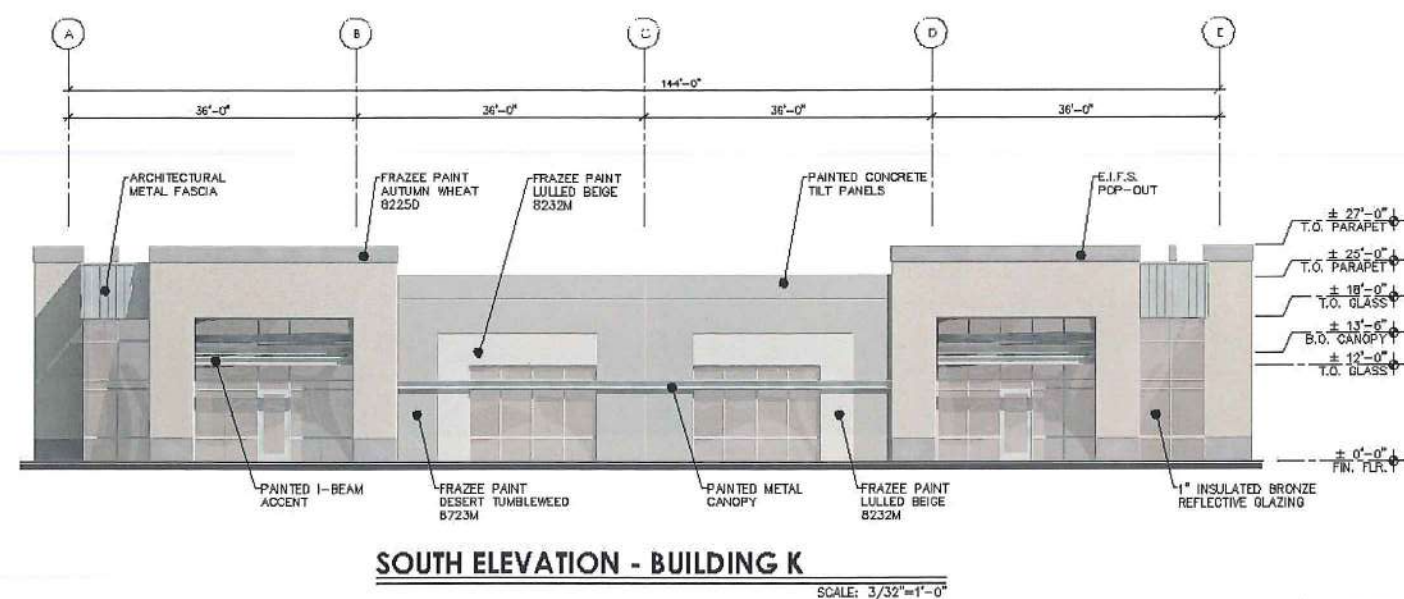
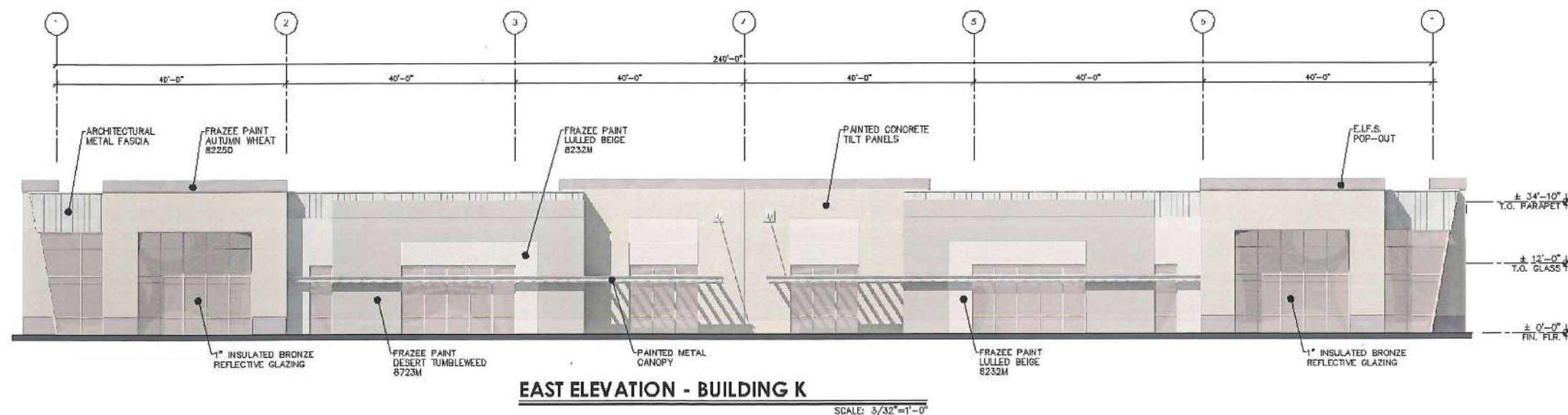
SCHEMATIC SITE PLAN - BUILDING K

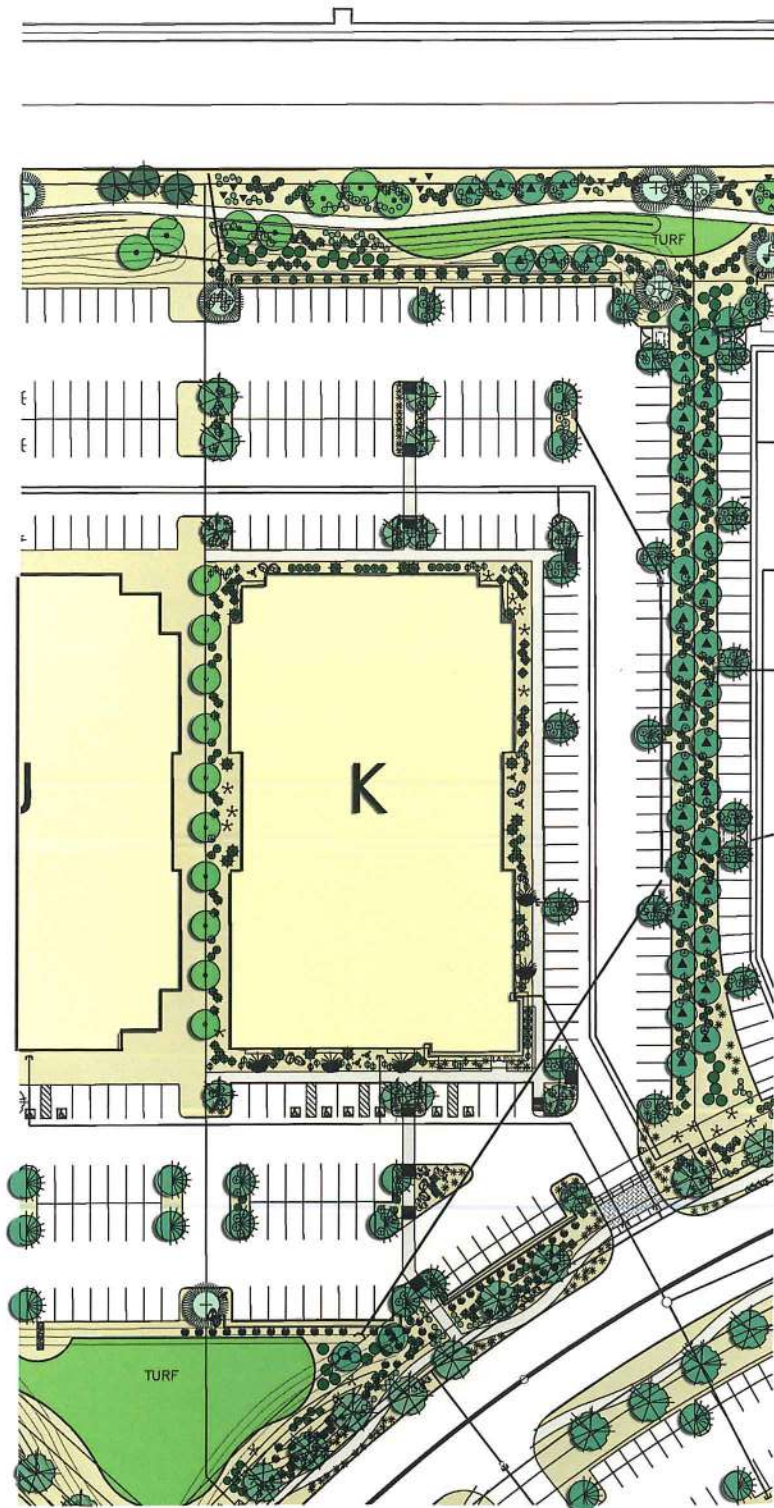




SCHEMATIC FLOOR PLAN - BUILDING 'K'

3/32" = 1'-0"






 NORTH
LANDSCAPE PLAN BUILDING K
 SCALE: 1" = 40'-0"

LANDSCAPE LEGEND

	HEIGHT	WIDTH	CALIPER
 CERCIDIUM FLORIDUM BLUE PALO VERDE 24" BOX	6.0	2.0	0.75
 CERCIDIUM PRAECOX PALO BREA 24" BOX	7.0	4.0	1.50
 PROSOPIS CHILENSIS CHILEAN MESQUITE (THORNLESS) 24" BOX	8.0	4.0	1.50
 ONLEYA TESOTA IRONWOOD 24" BOX	6.0	3.0	1.25
 ACAICA STENOPHYLLA SHOESTRING ACACIA 36" BOX	13.0	6.0	2.50
 ACAICA STENOPHYLLA SHOESTRING ACACIA 15 GALLON	7.0	2.5	0.75
 PROPOSED SALVAGED TREE FROM FUTURE PLANT INVENTORY	VARIES	VARIES	
 WASHINGTONIA ROBUSTA MEXICAN FAN PALM 20' TRUNK FT. (SKINNED)	20.0		
 RUELLIA PENINSULARIS BAJA RUELLA 5 GALLON			
 NERIUM OLEANDER 'PETITE PINK' PETITE PINK 5 GALLON			
 LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD SAGE' 5 GALLON			
 LEUCOPHYLLUM CANDIDUM SILVER CLOUD SAGE 5 GALLON			
 LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON			
 LANTANA MONTEVIDENSIS 'TRAILING PURPLE' 1 GALLON			
 DALEA GREGGII TRAILING DALEA 1 GALLON			
 1/2" MINUS WALKER BUTTE 'RED' DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS			
 AGAVE WEBERII AGAVE 5 GALLON			
 HESPERALOE PARVIFLORA RED YUCCA 5 GALLON			
 CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON			
 ACAICA REDOLENS DESERT CARPET 5 GALLON			
 AMBROSIA DELTOIDEA BURSAGE 5 GALLON			
 BAILEYA MULTIRADIATA DESERT MARIGOLD 1 GALLON			
 ENCELIA FARINOSA BRITTLE BUSH 5 GALLON			
 JUSTICIA CALIFORNICA CHUPAROSA 5 GALLON			
 LARREA TRIDENTATA CREOSOTE BUSH 5 GALLON			
 VERBENA RIGIDA SANDPAPER VERBENA 1 GALLON			
 YUCCA BACCATA BANANA YUCCA 5 GALLON			
 MID-IRON TURF SOD			
 3x3x3' SURFACE SELECT GRANITE BOULDER MINIMUM 2000lbs EACH			
 6" EXTRUDED CURB CONCRETE HEADER SEE DETAIL			
 SAGUARO SAGUARO 3 ARM MIN.			

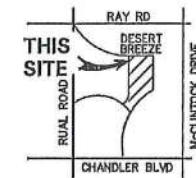


T.J. McQUEEN & ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE
 URBAN DESIGN
 SITE PLANNING
 1121 East Missouri Ave., Suite 218
 Phoenix, Arizona 85014
 (E-MAIL) timcqueen@tjmlo.net
 (602) 285-0320
 FAX: 285-6619

COVER SHEET FOR BUILDINGS J AND K FOR CHANDLER CORPORATE CENTER

NWC CHANDLER BLVD & McCLINTOCK DRIVE
CHANDLER, ARIZONA

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF
THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP



DEVELOPER/OWNER

LGE CORPORATION
740 N. 52ND STREET SUITE 200
PHOENIX, ARIZONA 85008
PHONE: (602) 955-4001
FAX: (602) 955-9001
CONTACT: FRANK PETTIT

ARCHITECT

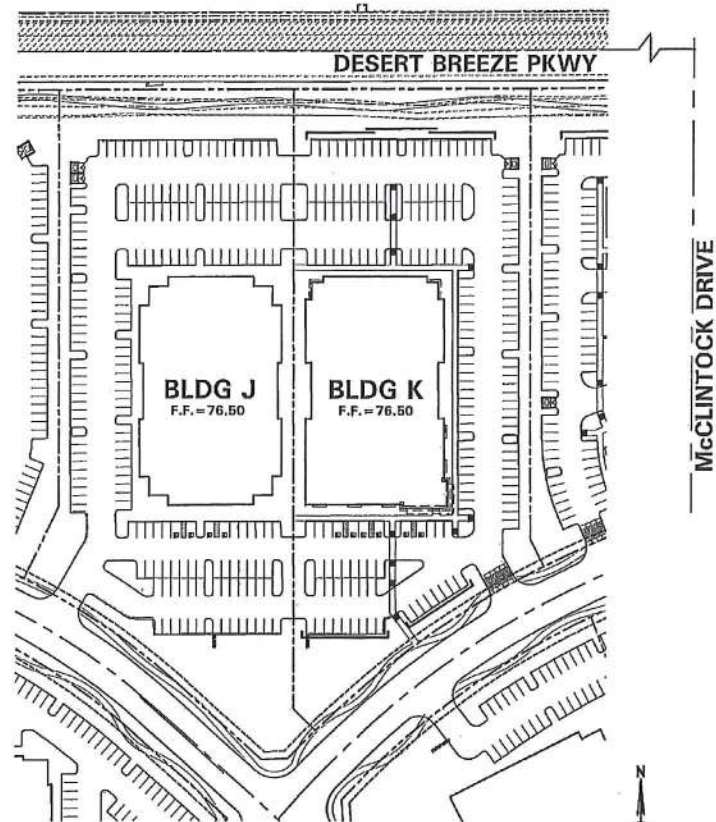
PATRICK HAYES ARCHITECTS
15840 N. 71ST STREET SUITE 200
SCOTTSDALE, ARIZONA 85254
PHONE: (480) 555-9000
FAX: (480) 555-9490
CONTACT: TIM THIELKE

CIVIL ENGINEER

HUNTER ENGINEERING, P.C.
8283 N. HAYDEN ROAD SUITE 275
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
FAX: (480) 991-3986
CONTACT: JEFF HUNTER

SHEET INDEX

COVER SHEET.....	C1
CONCEPT GRADING AND DRAINAGE PLAN.....	C2
CONCEPT UTILITY PLAN.....	C3



SITE PLAN



NO.	DATE	REVISION	BY

DESIGN BY:	CRW
DRAWN BY:	RJM
CHECKED BY:	LMT

CIVIL AND SURVEY
HUNTER ENGINEERING
8283 N. HAYDEN RD. SUITE 275 SCOTTSDALE, AZ 85258 T 480 991 3985 F 480 991 3986



COVER SHEET
FOR BUILDINGS J AND K
CHANDLER CORPORATE CENTER
NWC CHANDLER BLVD & McCLINTOCK DR
CHANDLER, ARIZONA

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

HE JOB NO.:
LGE0040

SCALE
N.T.S.

SHEET
C1 OF 3

C.O.C. LOG NO. PPT 05-0010



PHArchitecture
Patrick Hayes Architecture



11.03.05

Page 73

CONCEPTUAL GRADING & DRAINAGE PLAN BUILDINGS J & K CHANDLER CORPORATE CENTER

RETENTION SUMMARY

RETENTION REQUIRED
SITE AREA 6.44
CITY OF CHANDLER FORMULA
 $V = D/12 \times A \times C \times 1.1$ D=2.6
RETENTION REQUIRED =
 $(2.6/12)(6.44)(43580)(0.9)(1.1) = 60,173$ CU.FT.

RETENTION PROVIDED
BASIN 7 32,102 CU.FT.
SURFACE TOTAL 32,102 CU.FT.
TOTALS
TOTAL RETENTION REQUIRED 60,173 CU.FT.
TOTAL RETENTION PROVIDED 32,102 CU.FT.
TO REGIONAL RETENTION 28,071 CU.FT.

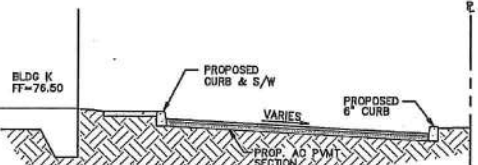
* BASINS 4 & 5 CONNECT W/ OTHER BASINS
ALONG DESERT BREEZE PKWY TO COLLECT
STORMWATER RUN OFF FROM DESERT BREEZE.
REFER TO CONCEPTUAL MASTER GRADING &
DRAINAGE PLAN FOR THE CHANDLER CORPORATE
CENTER.



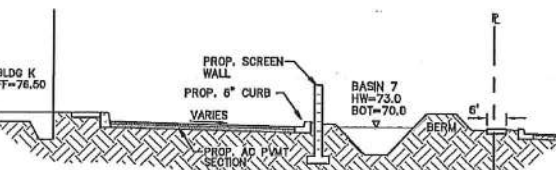
0 40 80
SCALE: 1"=40'

LEGEND

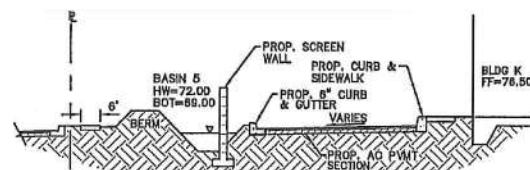
- PROPOSED GRADE BREAK
- PROPOSED STORM LINE
- PROPOSED CATCH BASIN
- PROPOSED SPOT ELEVATION
- PROPOSED FLOW ARROW
- SECTION CALLOUT



1 TYPICAL SECTION N.T.S.



2 TYPICAL SECTION GALVESTON STREET N.T.S.



3 TYPICAL SECTION DESERT BREEZE PARKWAY N.T.S.

NO.	DATE	REVISION	BY

DESIGN BY: CRW
DRAWN BY: RJM
CHECKED BY: LMT

CIVIL AND SURVEY
HUNTER
ENGINEERING
8233 N. HAYDEN RD., SUITE 275
SCOTTSDALE, AZ 85258
P. 480.981.3985
F. 480.981.3985



CONCEPTUAL GRADING & DRAINAGE
BUILDINGS J AND K
CHANDLER CORPORATE CENTER
NWC CHANDLER BLVD & MCCLINTOCK DR
CHANDLER, ARIZONA

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

HE JOB NO.:
LGECD40

SCALE
1"=40'

SHEET
C2 OF 3

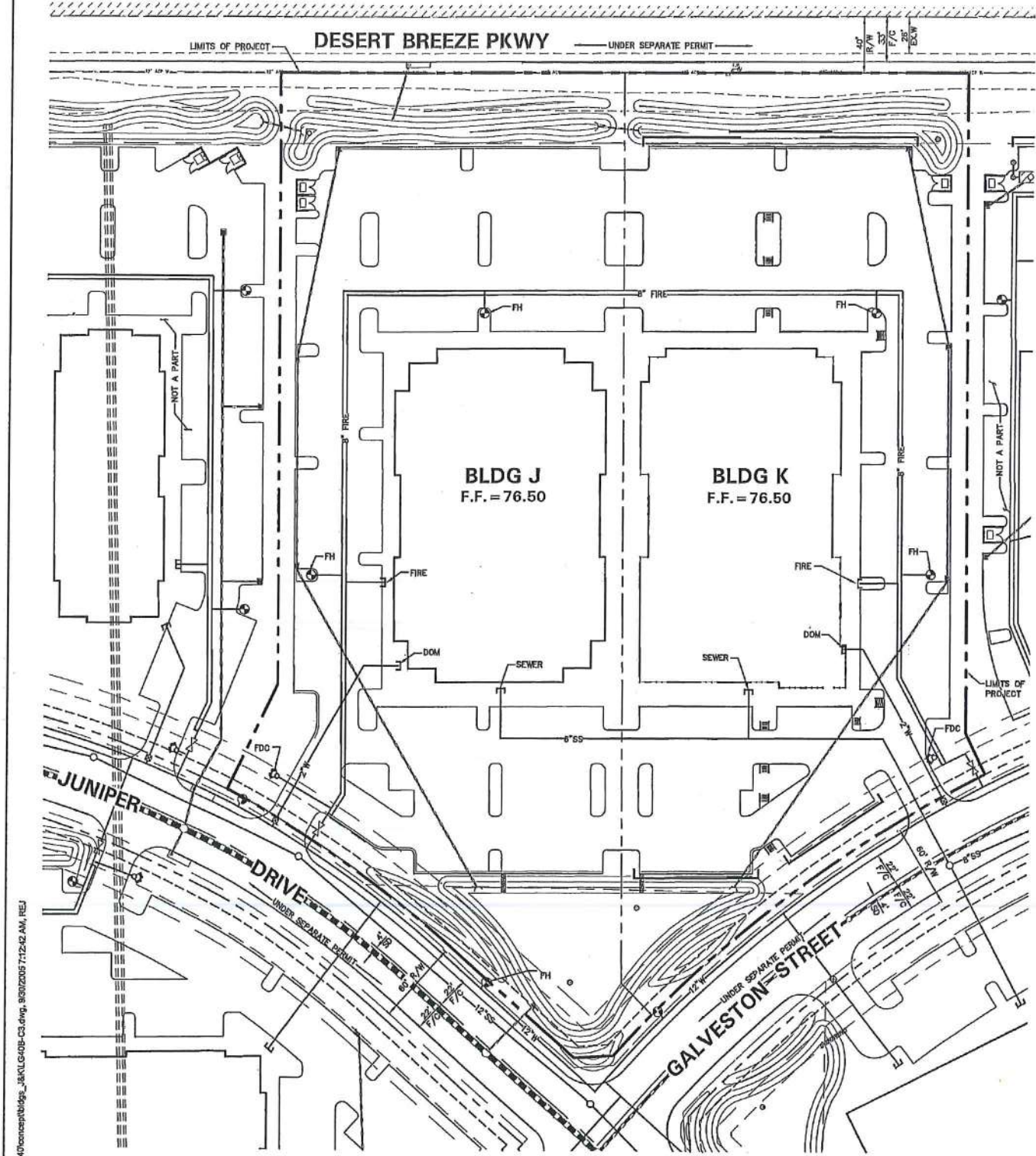
C.O.C. LOG NO. PPT 05-0010



PHArchitecture
Patrick Hayes Architecture



CONCEPTUAL UTILITY PLAN BUILDINGS J & K CHANDLER CORPORATE CENTER



LEGEND

- W — PROPOSED WATER MAIN
- SS — PROPOSED SEWER MAIN
- FH — PROPOSED FIRE HYDRANT
- BFP — PROPOSED BACKFLOW PREVENTER
- FDC — PROPOSED FIRE DEPARTMENT CONNECTION

NOTE

- ON-SITE FIRE AND DOMESTIC WATER SERVICES ARE SUBJECT TO CHANGE DURING FINAL SITE DESIGN AND DEVELOPMENT.
- MINIMUM DESIGN SEWER SLOPE SHALL BE 0.0038 FT/FT FOR PUBLIC 8\"/>

NO.	DATE	REVISION	BY

DESIGN BY: CRW
DRAWN BY: RUM
CHECKED BY: LMT

HUNTER
ENGINEERING
8283 N. HAYDEN RD., SUITE 275
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986



CONCEPT UTILITY PLAN
BLDGs J & K
CHANDLER CORPORATE CENTER
NWC CHANDLER BLVD & MCCLINTOCK DR
CHANDLER, ARIZONA

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

HE JOB NO.:
LGE040

SCALE
1"=40'

SHEET
C3 OF 3

C.O.C. LOG NO. PPT 05-0010



PHArchitecture
Patrick Hayes Architecture

