Preliminary Development Plan

Amendment

for

Desert Palms

NEC of Warner Road and Alma School Road

by:

Arizona Partners

Case No: PLH25-0018

Submitted: June 9, 2025
Resubmitted: August 26, 2025
Resubmitted: April 21, 2026
Resubmitted: July 21, 2026

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ARIZONA PARTNERS

I. INTRODUCTION

Arizona Partners ("AZP") has recently acquired the center known as "Sun Village Fair" located at the northeast corner of Alma School Road and Warner Road (the "Center"). See **Exhibit 1, Site Aerial**. AZP, as a locally based real estate company, is committed to revitalizing the downtrodden Center and making the best use of this Site. AZP specializes in redevelopment of tired and dysfunctional retail centers and currently owns a significant portfolio of real estate. AZP prides itself on working with a wide array of retailers and restaurant tenants—the vast majority of which are locally based.

While the Walmart located on the east side of the Center has been successful, the west portion of the Center has struggled. Fry's was previously operating in the large, approximately 85,000 square foot building, but has since closed down. This area being vacant has caused this portion of the Center to be the target for vandalism and other undesirable activities. AZP's proposed comprehensive renovation of a portion of the Center will benefit the area. AZP anticipates this renovation will include parking lot, landscaping, signage and building enhancements.

AZP plans to renovate the former Fry's store into three anchor tenant spaces (Major A, B, and C buildings). The revitalization also includes three shops buildings (Shops A, B, and C) and additional retail pads. **See Exhibit 2, Aerial Plan**. The prior zoning case and Preliminary Development Plan ("PDP") was approved in 1991. Now, approximately 35 years later, it is necessary to reimagine the layout of this Center to make it a viable asset to the City once again.

AZP seeks to amend the prior PDP to modify signage requirements, allow the revitalization of the shops buildings, and allow the additional retail pads. These changes are appropriate for the area, the Center, and the Site—which was designated for retail uses. The retail landscape has changed dramatically from 1991 to today. Particularly after Covid the retail landscape has changed and drive-thru uses are in peak demand. Here, the proposed drive-thrus and pads are necessary for the viability of the Center as a whole. Further, this Site, located near the intersection of two arterial roads, is appropriate for a drive-thru use. Overall, this proposed development will make good use of this underutilized Site that has failed to be developed despite its commercial zoning.

II. SITE, SURROUNDING AREA, AND EXISTING ZONING

The Site is designated on the City's General Plan as "Neighborhoods". The Neighborhoods designation allows a variety of residential and non-residential uses.

The Site is zoned PAD and designated for retail uses. The vacant lot adjacent to Warner Road was designated as "Village Shops"—but has failed to develop since 1991. The proposed pad adjacent to Alma School previously shown as additional parking—however the Center already has sufficient parking. This request will allow for this challenging Site to be developed with a sustainable use and will complete the Center in a way that is complementary and beneficial to the Center and area.

III. PROPOSED PRELIMINARY DEVELOPMENT PLAN

A. Site Layout

As described above, the overall Site is anticipated to be a mixture of anchor tenant buildings, inline shops buildings, and pads. This request pertains to the anchor tenant buildings and pads on the Site. AZP, as an experienced retail developer, has designed the site plan in line with market demand to ensure all spaces are utilized and the Center remains viable. **See Exhibit**

3, Enlarged Site Plans and Exhibit 4, Floor Plans. The pads are located adjacent to Warner Road and Alma School Road, which is an ideal location for pads given that it is the intersection of two arterial roads. One additional pad (a future quick service restaurant with drive-thru) is located on Alma School Road, and three pads (two future quick service restaurants with drive-thrus) and one multitenant building with a casual restaurant and retail space are proposed to be located along Warner Road. The pads are well placed and each have several ingress/egress points that can be utilized by customers to ensure safe and efficient circulation. The proposed anchor and shops buildings are located on the north portion of the site, which has less visibility compared with the pad locations. As described below, the pads are designed to be attractive and enhance the street frontages. **See Exhibit 5, Perspective**.

This proposed development is designed to be compatible and complementary to the existing development. The layout, landscaping, and architecture have been designed to integrate with the Center and be attractive to patrons and passers-by.

B. Architecture

The architecture has been designed to refresh the Center while being compatible with existing architecture in the Center. **See Exhibit 6, Building Elevations**. Architectural features such as varied massing, roof heights, and a variety of colors and materials will break up building massing. The buildings have also been designed to be pedestrian-friendly, with shading provided above entrances and pedestrian connections. Building materials include stucco as well as stone and metal elements. A variety of neutral colors have been utilized to be fitting for the desert background and are consistent and appropriate with the surrounding building context.

C. Landscaping

Landscaping has been designed to help create an attractive presence on Site, provide shade in appropriate locations, and help buffer the Site. **See Exhibit 7, Landscape Plans.** The landscaping theme creates a sustainable, colorful, and approachable plant palette that will create an attractive presence on the Site. The landscape plan features an ample hierarchy of plant material, and patterning to arrange a mixture of textures and colors to provide a year-round quality appearance.

D. Signage

Minor changes to signage standards are being requested. Enhanced signage will help ensure the viability of the Center and success of commercial uses.

All tenant building signage in this Center shall comply with sign code. In addition, the Anchor tenants and Major tenants over 7,500 square feet and free-standing single-tenant pads may utilize up to 100% of their total allowed sign area to install a non-illuminated corporate-colored panel or similar solid material onto the building wall within their leased space, to be used as a background or backer for the tenant's business name, copy, and graphics. The panel must fit within the building's sign band, or the wall area designated for signs and all of the tenant's wall sign copy must be located within its boundaries. **See Exhibit 8, Signage Location.**

In addition to this PDP amendment, a separate PDP amendment and comprehensive sign plan has been filed that will govern portions of the overall Site, specifically the Anchor Tenant buildings and inline shops. Submittals have been coordinated to ensure consistency throughout the Desert Palms shopping center.

IV. PROJECT TEAM

Developer:	Arizona Partners 8300 N Hayden Road, Suite A 200 Scottsdale, AZ 85258
Architect:	RKAA Architects 2233 E Thomas Road Phoenix, AZ 85016
Civil Engineer:	Olsson Engineering 7878 N 16th St, #105 Phoenix, AZ 85020
Zoning:	Burch & Cracchiolo, P.A. Attn: Ed Bull/Madison Leake 1850 North Central Avenue, Suite 1700 Phoenix, AZ 85004

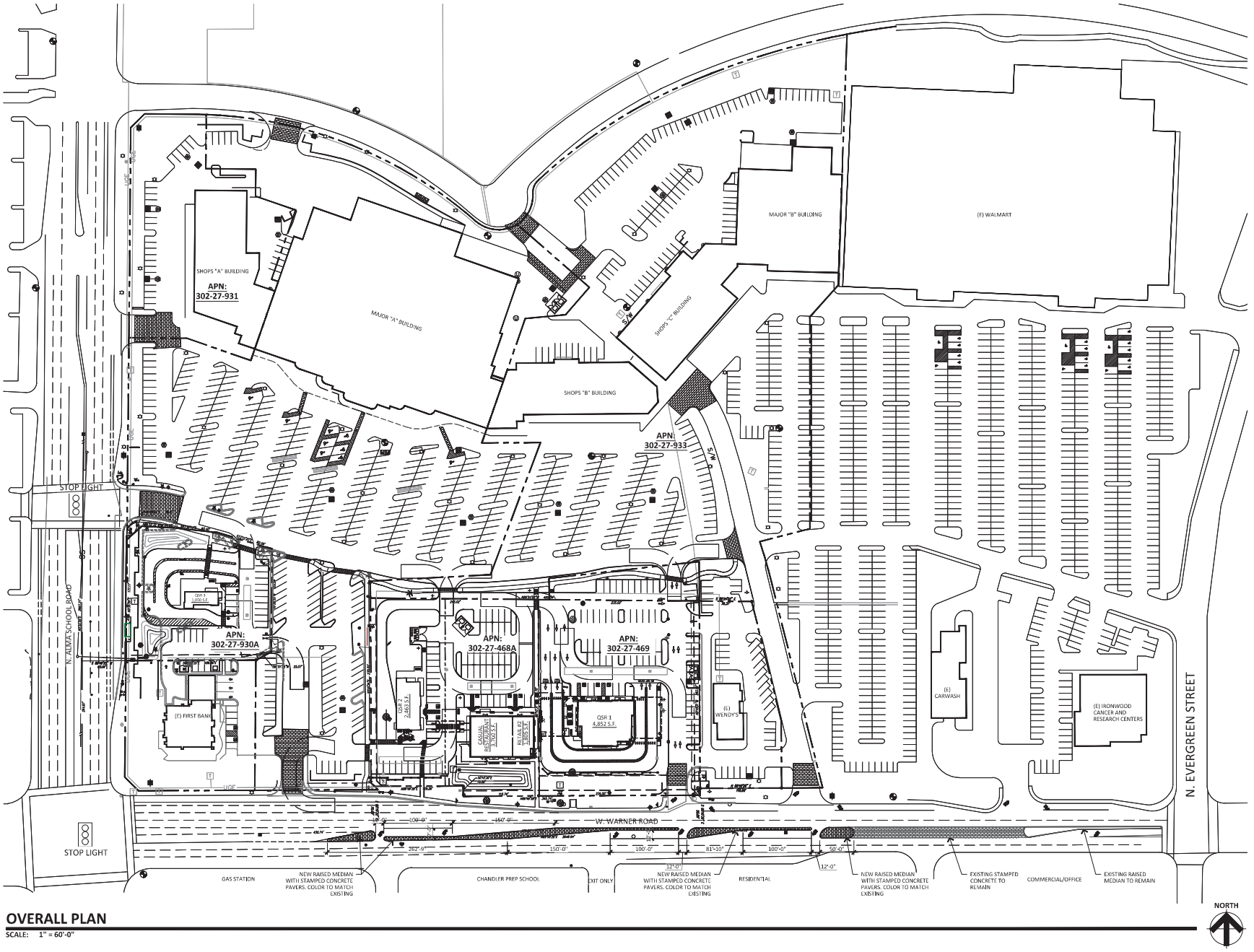
V. CONCLUSION

This request proposes a thoughtful plan that will revitalize a downtrodden center. This proposal will allow for additional commercial services and employment opportunities and be a significant improvement compared to what exists today. We request your approval.

Arizona Partners

EXHIBIT 1


W El Alba Way
N Pleasant
W El Prado
W El Monte Pl
N EVERGREEN ST
SUNTECH CENTER AMENDED LOT 1-5
N ALMA SCHOOL RD
W WARNER RD
W Brooks St



OVERALL PLAN

SCALE: 1" = 60'-0"

IRKAA ARCHITECTS INC
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602.553.9080
IRKA.COM

PRELIMINARY 02-09-2026

OVERALL PLAN

DESERT PALMS SHOP AND QSR
NEC OF WARNER AND ALMA SCHOOL
CHANDLER, AZ 85224

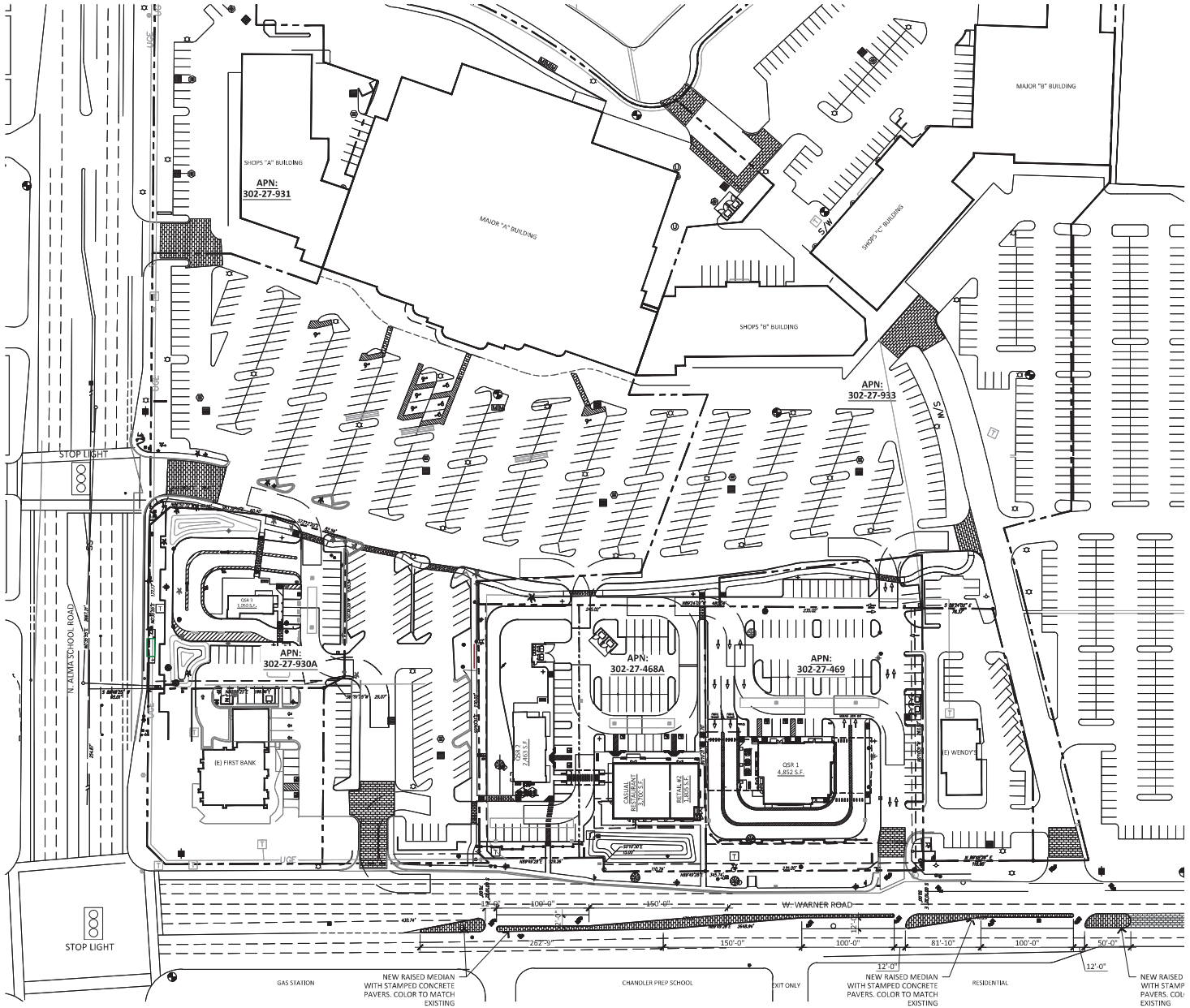
PRELIMINARY DEVELOPMENT PLAN

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design by: RWK
drawn by: MM
checked by: RH

SP1.0.1
project #: 25028.00

EXHIBIT 2



AERIAL PLAN

SCALE: 1" = 50'-0"

PROJECT DIRECTORY

OWNER
ARIZONA PARTNERS RETAIL INVESTMENT GROUP
8300 N HAYDEN RD., STE. A200
SCOTTSDALE, AZ 85258
PHONE: 480-368-0111
E-MAIL: rr@azpre.com

LANDSCAPE
T.J. McQUEEN & ASSOCIATES, INC.
10446 N. 74TH ST., STE 150
SCOTTSDALE, AZ 85258
CONTACT: TIM McQUEEN
PHONE: 602-265-0320
E-MAIL: timmcqueen@tjmla.net

ARCHITECT
RKAA ARCHITECTS, INC.
2233 E. THOMAS RD.
PHOENIX, AZ 85016
CONTACT: RANDY HAISLET
PHONE: 602-955-3900
E-MAIL: rhaislet@rkaa.com

CIVIL
OLSSON, INC
7878 N. 16TH ST. STE 105
PHOENIX, AZ 85020
CONTACT: TYLER PAULSEN
PHONE: 402-980-9471
E-MAIL: tpaulsen@olsson.com

PROJECT DESCRIPTION

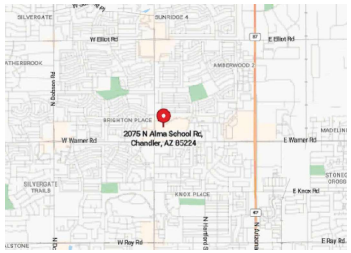
SUN VILLAGE FAIR LOCATED AT THE NEC OF ALMA SCHOOL AND WARNER ROAD HAS RECENTLY BEEN ACQUIRED BY THE PRINCIPALS OF ARIZONA PARTNERS. ARIZONA PARTNERS RETAIL INVESTMENT GROUP (AZP) IS A LOCAL INTEGRATED REAL ESTATE COMPANY THAT HAS REDEVELOPED OVER 5 MILLION SF OF RETAIL SHOPPING CENTERS SIMILAR TO SUN VILLAGE FAIR OVER THE LAST THIRTY (30) YEARS. AZP CURRENTLY OWNS 27 REDEVELOPED SHOPPING CENTERS. AZP IS COMMITTED TO REVITALIZING SUN VILLAGE FAIR TO ITS PAST PROMINENCE.

OUR CLIENT, ARIZONA PARTNERS RETAIL INVESTMENT GROUP (AZP), WOULD LIKE TO PROPOSE THREE (3) QUICK SERVE RESTAURANTS, AND A SHOPS BUILDING ALONG W. WARNER ROAD AND N. ALMA SCHOOL ROAD WITH AN APN OF 302-27-930A, 302-27-468A AND 302-27-469. THE EXISTING CONDITION OF THE PROJECT IS A DIRT LOT WITH MULTIPLE ENTRY ALONG W. WARNER ROAD AND N. ALMA SCHOOL ROAD. IN ADDITION TO THE BUILDING, AN ON-SITE AND OFF-SITE IMPROVEMENTS WILL BE DONE. NEW PARKING SPACES, NEW PARKING ISLANDS, NEW UNDERGROUND RETENTION AREAS, NEW ASPHALT DRIVEWAY, AND NEW CURBS WILL PROVIDED AS PART OF THE ON-SITE IMPROVEMENT. FOR THE OFF-SITE IMPROVEMENT, THERE WILL BE A NEW MEDIAN ALONG W. WARNER ROAD PER THE CITY'S REQUEST. THIS MEDIAN WILL PROMOTE A SAFER ENVIRONMENT FOR THE USERS AND CUSTOMERS OF THE NEW DEVELOPMENT AND FOR THE STUDENTS OF THE ADJACENT SCHOOL.

THE POTENTIAL TENANTS FOR THE QUICK SERVE RESTAURANTS WITH AN APPROXIMATE AREA OF ±4,852 S.F. FOR QSR 1, QSR 2 WITH AN APPROXIMATE AREA OF ±2,463 S.F., AND QSR 3 WITH AN APPROXIMATE AREA OF ±1,050 S.F. THE SHOPS BUILDING WILL HAVE TWO (2) POTENTIAL TENANTS WITH A CASUAL RESTAURANT WITH AN APPROXIMATE AREA OF ± 3,700 S.F., AND RETAIL WITH AN APPROXIMATE AREA OF ± 1,805 S.F.

WITH THIS INFORMATION, WE WOULD LIKE TO APPLY FOR A PRELIMINARY DEVELOPMENT PLAN DUE TO LIMITS AND CONSTRAINTS ON THE NUMBER OF QUICK SERVE RESTAURANTS/DRIVE THRU ALONG W. WARNER ROAD. THIS SUBMITTAL WILL GIVE US A POTENTIAL TO PROPOSE THREE (3) QUICK SERVE RESTAURANTS ALONG THE SAID ROAD.

VICINITY MAP



NORTH

RKAA ARCHITECTS INC
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602.955.3900
RKAA.COM

PRELIMINARY
02-09-2026

AERIAL MAP

DESERT PALMS
SHOP AND QSR
NEC OF WARNER AND ALMA SCHOOL
CHANDLER, AZ 85224

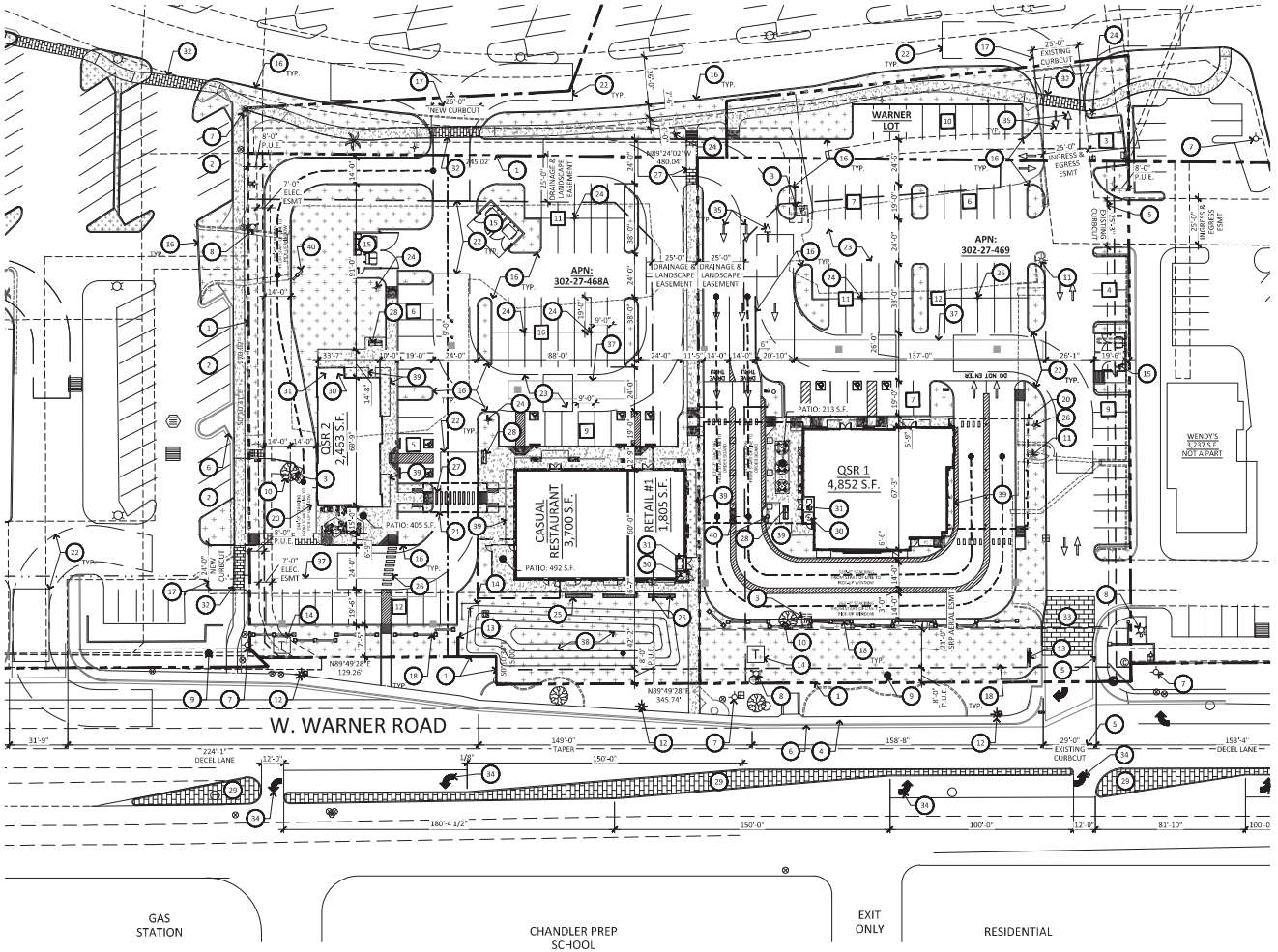
PRELIMINARY DEVELOPMENT PLAN

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design by: RWK
drawn by: MM
checked by: RH

SP1.0
project #: 25028.00

EXHIBIT 3



1 ENLARGED SITE PLAN - WARNER ROAD

SCALE: 1" = 30'-0"

CITY OF CHANDLER GENERAL SITE PLAN NOTES

1. ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
2. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
3. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
4. ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGN TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
5. THE FIRE DEPARTMENT DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH THE ADJACENT WALL COLOR.
6. THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.
7. ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC EQUIPMENT, BACKFLOW DEVICES OR ANY OTHER UTILITY EQUIPMENT NOT ABLE TO BE OR REQUIRED TO BE SCREENED BY LANDSCAPING OR WALLS, SHALL BE PAINTED TO MATCH THE BUILDING COLOR.
8. ALL WALLS OVER 7' IN HEIGHT, SITE LIGHTING, SIGNAGE, RAMADAS AND SHADE STRUCTURES REQUIRE SEPARATE SUBMITTAL AND PERMITS.

SITE DATA

PARCEL NO.	302-27-930A / 302-27-468A / 302-27-469	
LOCATION	NEC OF W. WARNER RD. AND N ALMA SCHOOL RD.	
ZONING DESIGNATION	PAD	
JURISDICTION	CITY OF CHANDLER	
PROPOSED USE	COMMERCIAL / QUICK SERVE RESTAURANT	
TOTAL SITE AREA		
GROSS FLOOR AREA	135,932 S.F. / 3.12 ACRES	
NET AREA	102,887 S.F. / 2.36 ACRES	
302-27-468A		
GROSS FLOOR AREA	68,690 S.F. / 1.58 ACRES	
NET AREA	51,720 S.F. / 1.19 ACRES	
302-27-469		
GROSS FLOOR AREA	67,247 S.F. / 1.54 ACRES	
NET AREA	51,167 S.F. / 1.17 ACRES	
WARNER LOT		
GROSS FLOOR AREA	9,705 S.F. / 0.223 ACRES	
NET AREA	7,776 S.F. / 0.179 ACRES	
BUILDING AREA		
QSR 1	4,852 S.F.	
QSR 2	2,463 S.F.	
SHOPS BUILDING	5,505 S.F.	
CASUAL RESTAURANT	3,615 S.F.	
RETAIL #1	1,890 S.F.	
PARKING REQUIREMENT		
QSR 1	4,852 S.F.	
SERVICE AREA	1,213 S.F. / 50 =	24 SPACES
SERVICE AREA - PATIO	213 S.F. / 50 =	4 SPACES
PREP AREA	3,639 S.F. / 200 =	18 SPACES
TOTAL REQUIRED		46 SPACES
ADA REQUIRED		2 SPACES
ADA PROVIDED		3 SPACES
QSR 2	2,463 S.F.	
SERVICE AREA	616 S.F. / 50 =	12 SPACES
SERVICE AREA - PATIO	405 S.F. / 50 =	8 SPACES
PREP AREA	1,847 S.F. / 200 =	9 SPACES
TOTAL REQUIRED		29 SPACES
ADA REQUIRED		2 SPACES
ADA PROVIDED		2 SPACES
SHOPS BUILDING	5,505 S.F.	
CASUAL RESTAURANT	3,700 S.F.	
SERVICE AREA	925 S.F. / 50 =	19 SPACES
SERVICE AREA - PATIO	492 S.F. / 50 =	10 SPACES
PREP AREA	2,775 S.F. / 200 =	14 SPACES
SUBTOTAL REQUIRED		43 SPACES
RETAIL 1	1,805 S.F. / 250 =	8 SPACES
SUBTOTAL REQUIRED		8 SPACES
TOTAL REQUIRED		51 SPACES
ADA REQUIRED		3 SPACES
ADA PROVIDED		3 SPACES
TOTAL REQUIRED PARKING	126 SPACES	
TOTAL APPLICABLE MAX PARKING	126 x 1.25 = 158 SPACES	
TOTAL PARKING PROVIDED	128 SPACES	

LEGEND

HATCH INDICATES NEW CONCRETE SIDEWALK WITH CONTROL JOINTS, 11/SP2.0

HATCH INDICATES NEW LANDSCAPE

GENERAL NOTES

A. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
B. REFER TO ELECTRICAL SITE PLAN FOR ADDITIONAL INFORMATION
C. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
D. BUILDING AND SITE SIGNAGE ARE UNDER SEPARATE PERMIT.
E. VERTICAL CONSTRUCTION SHALL NOT BEGIN UNTIL FIRE ACCESS ROADS AND HYDRANTS HAVE BEEN APPROVED BY CITY OF GLENDALE.
F. ALL UTILITY LINES LESS THAN 69KV ON CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDER GROUND
G. ALL TRASH ENCLOSURES SHALL INCLUDE FULL OPAQUE GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS IF LOCATED INSIDE AN ENCLOSED YARD WHISH IS SCREENED BY A PERIMETER WALL AT LEAST 6 FEET IN HEIGHT.
H. ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULL SCREENED FROM VIEW BY A 6' MASONRY WALL. INDUSTRIAL STORAGE SCREEN WALLS SHALL BE FINISHED WHERE THEY ARE EXPOSED TO PUBLIC VIEW FROM STREETS OR ADJACENT NON-INDUSTRIAL USES.
I. S.L.S PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINET SHALL BE FULL SCRELENED FROM VIEW FROM STRELTS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC. SCREENING MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS.
I.A. FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING IT BY SOLID DOOR OR DOORS SEPARATE FROM THE CABINET
I.B. SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL. THE SCREEN WALL SAY BE L SHAPED, U SHAPED OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET.
I.C. AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMITS.
J. THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.
K. ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCRFENED BY EITHER ONE OF THE FOLLOWING METHODS:
K.A. THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS OR:
K.B. BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANES IN THE CASE OF MANSARD, HIP OR OTHER THAN FLAT ROOF.
K.C. ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL NOTE PROJECT ABOVE THE ROOF PARAPET. TO THE EXTEND PERMITTED BY LAW, SATELLITE DISHES SHALL BE FULL SCRFENED BY THE PARAPET WALL.
L. PNEUMATIC TUBES, WEATHER METAL OR PLASTIC, SHALL BE EITHER ENCLOSED IN PILASTERS, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR SIDING OR ROUTED UNDER GROUND
M. ALL BACKFLOW PREVENTION DEVICES 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN 6' RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED ON A WIRE CAGE PAINTED TO MATCH PRIMARY BUILDING COLOR.
N. LANDSCAPED AREAS ADJACENT OF PUBLIC RIGHT-OF-WAY SHALL BE MOUNTED AND NATURALLY CONTOURED. NO MORE THAN 50% OF THE REQUIRED (RIGHT-OF-WAY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION. RETENTION AREA SIDE SLOPES SHALL BE VARIED, AND NO SLOPE SHALL EXCEED A 4:1 MAXIMUM.
O. COMMERCIAL BUILDING DOWNSPOUTS SHALL BE INTERNALIZED. INDUSTRIAL BUILDING MAY USE EXPOSED DOWNSPOUTS IF ARTICULATED WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH A DURABLE MATERIAL SUCH AS STEEL.
P. COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BOANANITE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT.
Q. EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH COMPARABLE SPECIES AND SIZE.
R. WATER SUPPLY SHALL COMPLY AS PER IFC 2018 WITH LOCAL AMENDMENTS AND NFPA 13 2016 (INCLUDES WATER FLOW TEST AND DURATION)
S. ALL ON-SITE WATER LINES, INCLUDING THOSE REQUIRED FOR FIRE PROTECTION SHALL BE PRIVATE WATER LINES SUBJECT TO THE PLUMBING CODE.
T. UNKNOWN OCCUPANCIES SHALL COMPLY AS PER IFC 2018 WITH LOCAL AMENDMENTS SEC 903.2.13
U. ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PLUMBING CODE.
V. FIRE DEPARTMENT KNOX BOX SHALL BE PROVIDED ON THE EXTERIOR WALL ADJACENT TO BUILDING ENTRANCE. COORDINATE WITH FIRE MARSHALL.
W. ALL EXTERIOR DOORS ARE MINIMUM 32" WIDE AND 6'6 TALL.

KEYNOTES

1. PROPERTY LINE
2. EXISTING PARKING TO REMAIN
3. EXISTING TRANSFORMER TO BE RELOCATED
4. EXISTING SIDEWALK TO REMAIN
5. EXISTING CURB CUT TO REMAIN
6. EXISTING 6" CURB TO REMAIN
7. EXISTING FIRE HYDRANT
8. EXISTING FIRE DEPARTMENT CONNECTION TO BE REMOVED
9. EXISTING UTILITY POLE
10. EXISTING TREE TO BE REMOVED
11. EXISTING LIGHT POLE TO BE RELOCATED
12. EXISTING LIGHT POLE TO REMAIN; ; INITIAL LOCATION ONLY UNTIL PHOTOMETRIC IS CALCULATED.
13. NEW MONUMENT SIGN - ON SEPARATE PERMIT
14. RELOCATED TRANSFORMER
15. NEW TRASH ENCLOSURE, 1/SP2.0, 5/SP2.0
16. NEW 6" CURB, 13/SP2.0
17. NEW CURBCUT
18. NEW 3'-0" HIGH SCREEN WALL, 8/SP2.1
19. NOT USED
20. NEW DRIVE THRU CANOPY
21. DASHED LINE INDICATES NEW COVERED WALKWAY
22. FIRE APPARATUS TURN RADIUS, INSIDE RADIUS: 26'-0"; OUTSIDE RADIUS: 44'-0" PER IFC 503.2.4
23. NEW ASPHALT DRIVE
24. NEW LIGHT POLE TO MATCH EXISTING; INITIAL LOCATION ONLY UNTIL PHOTOMETRIC IS CALCULATED.
25. NEW 8'-0" HIGH METAL TRELLIS WITH 1'-4" HIGH CONCRETE BASE LANDSCAPE GREEN SCREEN WITH BOUGAINVILLEA OR HEDGES
26. RELOCATED LIGHT POLE; INITIAL LOCATION ONLY UNTIL PHOTOMETRIC IS CALCULATED.
27. NEW PEDESTRIAN CROSSWALK
28. NEW BIKE RACK, 8/SP2.1
29. NEW CONCRETE PAVERS PER COC STANDARD DETAILS C-246 AND C-225.
30. FIRE RISER ROOM
31. SES ROOM
32. NEW PEDESTRIAN CROSSWALK WITH TRAFFIC RATED BRICK PAVERS. ENDICOTT RED BLEND PAVERS TO MATCH EXISTING
33. NEW PAVEMENT STAMP, MATCH EXISTING SIZE AND COLOR
34. NEW PAINTED ROAD MARKINGS PER CITY OF CHANDLER
35. NEW PAINTED WAYFINDING
36. NOT USED
37. NEW UNDERGROUND RETENTION, RE: CIVIL
38. NEW ABOVE-GROUND RETENTION, RE: CIVIL
39. NEW FOUNDATION LANDSCAPE
40. NEW ORDER BOX

IRKA ARCHITECTS INC
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
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IRKA.COM

PRELIMINARY
02-09-2026

ENLARGED SITE PLAN - WARNER ROAD

NOTICE OF ACCEPTANCE REGARDING OWNERS' DOCUMENTS: THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING WITHIN 7 DAYS OF RECEIPT OF THE DOCUMENTS IF THE CONTRACTOR OBJECTS TO ANY PROVISION OF THE DOCUMENTS. THE CONTRACTOR'S FAILURE TO OBJECT IN THE TIME PERIOD STATED ABOVE CONSTITUTES ACCEPTANCE OF THE DOCUMENTS.

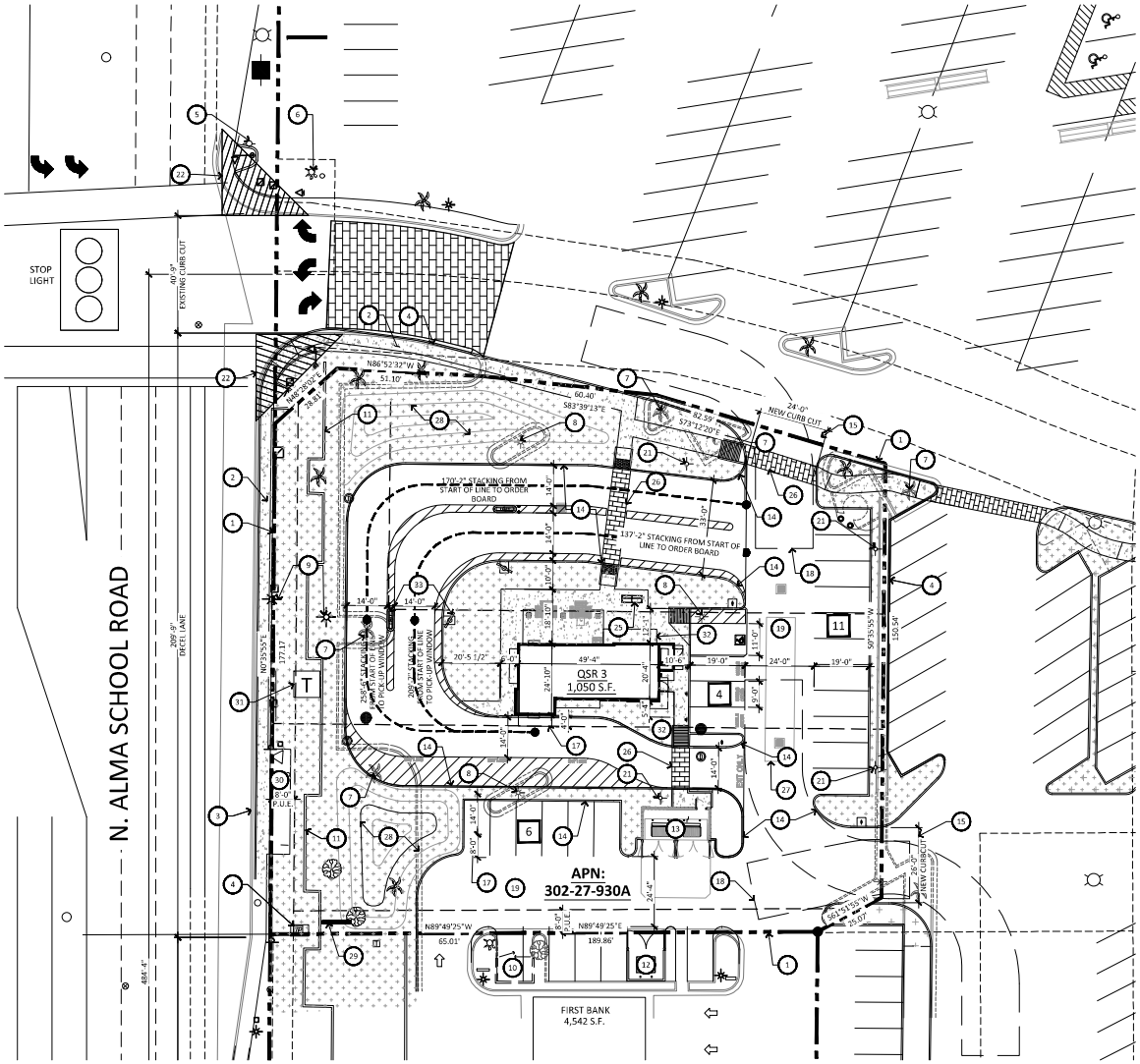
DESERT PALMS SHOP AND QSR
NEC OF WARNER AND ALMA SCHOOL
CHANDLER, AZ 85224

PRELIMINARY DEVELOPMENT PLAN

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design by: RWK
drawn by: MM
checked by: RH

SP1.1
project #: 25028.00



1 **ENLARGED SITE PLAN - ALMA SCHOOL ROAD**
SCALE: 1" = 30'-0"

NORTH

CITY OF CHANDLER GENERAL SITE PLAN NOTES

1. ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
2. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
3. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
4. ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGN TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
5. THE FIRE DEPARTMENT DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH THE ADJACENT WALL COLOR.
6. THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.
7. ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC EQUIPMENT, BACKFLOW DEVICES OR ANY OTHER UTILITY EQUIPMENT NOT ABLE TO BE OR REQUIRED TO BE SCREENED BY LANDSCAPING OR WALLS, SHALL BE PAINTED TO MATCH THE BUILDING COLOR.
8. ALL WALLS OVER 7' IN HEIGHT, SITE LIGHTING, SIGNAGE, RAMADAS AND SHADE STRUCTURES REQUIRE SEPARATE SUBMITTAL AND PERMITS.

SITE DATA

PARCEL NO.	302-27-930A / 302-27-468A / 302-27-469	
LOCATION	NEC OF W. WARNER RD. AND N ALMA SCHOOL RD.	
ZONING DESIGNATION	PAD	
JURISDICTION	CITY OF CHANDLER	
PROPOSED USE	COMMERCIAL / QUICK SERVE RESTAURANT	
TOTAL SITE AREA		
GROSS FLOOR AREA	52,128 S.F. / 1.197 ACRES	
NET AREA	38,179 S.F. / 0.876 ACRES	
BUILDING AREA		
QSR 3	1,050 S.F.	
PARKING REQUIREMENT		
QSR 3	1,050 S.F.	
SERVICE AREA	262 S.F. / 50 =	6 SPACES
SERVICE AREA - PATIO	328 / 50 =	7 SPACES
PREP AREA	788 S.F. / 200 =	4 SPACES
TOTAL REQUIRED		17 SPACES
TOTAL PROVIDED		21 SPACES
ADA REQUIRED		1 SPACE
ADA PROVIDED		1 SPACE

LEGEND

HATCH INDICATES NEW CONCRETE SIDEWALK WITH CONTROL JOINTS, 11/SP2.0

HATCH INDICATES NEW LANDSCAPE

GENERAL NOTES

A. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
B. REFER TO ELECTRICAL SITE PLAN FOR ADDITIONAL INFORMATION.
C. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
D. BUILDING AND SITE SIGNAGE ARE UNDER SEPARATE PERMIT.
E. VERTICAL CONSTRUCTION SHALL NOT BEGIN UNTIL FIRE ACCESS ROADS AND HYDRANTS HAVE BEEN APPROVED BY CITY OF GLENDALE.
F. ALL UTILITY LINES LESS THAN 69KV ON CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDER GROUND
G. ALL TRASH ENCLOSURES SHALL INCLUDE FULL OPAQUE GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS IF LOCATED INSIDE AN ENCLOSED YARD WHISH IS SCREENED BY A PERIMETER WALL AT LEAST 6 FEET IN HEIGHT.
H. ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULL SCREENED FROM VIEW BY A 6' MASONRY WALL. INDUSTRIAL STORAGE SCREEN WALLS SHALL BE FINISHED WHERE THEY ARE EXPOSED TO PUBLIC VIEW FROM STREETS OR ADJACENT NON-INDUSTRIAL USES.
I. S.E.S PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINET SHALL BE FULL SCREENED FROM VIEW FROM STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC. SCREENING MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS.
I.A. FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING IT BY SOLID DOOR OR DOORS SEPARATE FROM THE CABINET
I.B. SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL. THE SCREEN WALL BAY BE L SHAPED, U SHAPED OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET.
I.C. AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMITS.
J. THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.
K. ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY EITHER ONE OF THE FOLLOWING METHODS:
K.A. THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS OR:
K.B. BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANES IN THE CASE OF MANSARD, HIP OR OTHER THAN FLAT ROOF.
K.C. ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL NOTE PROJECT ABOVE THE ROOF PARAPET, TO THE EXTEND PERMITTED BY LAW; SATELLITE DISHES SHALL BE FULL SCREENED BY THE PARAPET WALL.
L. PNEUMATIC TUBES, WEATHER METAL OR PLASTIC, SHALL BE EITHER ENCLOSED IN PILASTERS, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING OR ROUTED UNDER GROUND
M. ALL BACKFLOW PREVENTION DEVICES 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN 6' RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED ON A WIRE CAGE PAINTED TO MATCH PRIMARY BUILDING COLOR.
N. LANDSCAPED AREAS ADJACENT OF PUBLIC RIGHT-O\-WAY SHALL BE MOUNTED AND NATURALLY CONTOURED. NO MORE THAN 50% OF THE REQUIRED (RIGHT-OF-WAY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION. RETENTION AREA SIDE SLOPES SHALL BE VARIED, AND NO SLOPE SHALL EXCEED A 4:1 MAXIMUM.
O. COMMERCIAL BUILDING DOWNSPOUTS SHALL BE INTERNALIZED. INDUSTRIAL BUILDING MAY USE EXPOSED DOWNSPOUTS IF ARTICULATED WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH A DURABLE MATERIAL SUCH AS STEEL.
P. COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BOMANITE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT.
Q. EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH COMPARABLE SPECIES AND SIZE.
R. WATER SUPPLY SHALL COMPLY AS PER IFC 2018 WITH LOCAL AMENDMENTS AND NFPA 13 2016 (INCLUDES WATER FLOW TEST AND DURATION)
S. ALL ON-SITE WATER LINES, INCLUDING THOSE REQUIRED FOR FIRE PROTECTION SHALL BE PRIVATE WATER LINES SUBJECT TO THE PLUMBING CODE.
T. UNKNOWN OCCUPANCIES SHALL COMPLY AS PER IFC 2018 WITH LOCAL AMENDMENTS SEC 903.2.13
U. ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PLUMBING CODE.
V. FIRE DEPARTMENT KNOX BOX SHALL BE PROVIDED ON THE EXTERIOR WALL ADJACENT TO BUILDING ENTRANCE. COORDINATE WITH FIRE MARSHALL.
W. ALL EXTERIOR DOORS ARE MINIMUM 32" WIDE AND 6'6 TALL.

KEYNOTES

1. PROPERTY LINE
2. EXISTING SIDEWALK TO REMAIN
3. EXISTING TRANSFORMER TO REMAIN
4. EXISTING 6" CURB TO REMAIN, 13/SP2.0
5. EXISTING FIRE HYDRANT
6. EXISTING FIRE DEPARTMENT CONNECTION
7. EXISTING TREE TO BE REMOVED
8. EXISTING LIGHT POLE TO BE RELOCATED
9. EXISTING LIGHT POLE TO REMAIN
10. EXISTING TRASH ENCLOSURE TO BE RELOCATED
11. EXISTING ±48" HIGH CONCRETE MASONRY WALL
12. RELOCATED TRASH ENCLOSURE
13. NEW TRASH ENCLOSURE, 1/SP2.0, 5/SP2.0
14. NEW 6" CURB
15. NEW CURBCUT
16. NOT USED
17. NEW DRIVE THRU CANOPY
18. FIRE APPARATUS TURN RADIUS, INSIDE RADIUS: 26'-0", OUTSIDE RADIUS: 44'-0" PER IFC 503.2.4
19. NEW ASPHALT DRIVE
20. NOT USED
21. RELOCATED LIGHT POLE; INITIAL LOCATION ONLY UNTIL PHOTOMETRIC IS CALCULATED.
22. 30x30 SIGHT VISIBILITY
23. FIRE RISER ROOM
24. SES ROOM
25. NEW BIKE RACK, 6/SP2.1
26. NEW PEDESTRIAN CROSSWALK WITH PAVEMENT STAMP, MATCH CURRENT SIZE AND COLOR
27. NEW UNDERGROUND RETENTION, RE: CIVIL
28. NEW ABOVE-GROUND RETENTION, RE: CIVIL
29. EXISTING SIGNAGE TO REMAIN
30. EXISTING BUS STOP TO REMAIN
31. NEW TRANSFORMER
32. NEW LANDSCAPE FOUNDATION
33. NEW ORDER BOX

IRKA ARCHITECTS INC
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-9500
IRKA.com

PRELIMINARY
02-09-2026

ENLARGED SITE PLAN - ALMA SCHOOL

NOTICE OF CLAIMING A BUILDING EXEMPTION: I/WE CERTIFY THAT MY/OUR CONSTRUCTION VALUE OF THE EXEMPTION IS $ 1,150,000 ESTIMATED IN ACCORDANCE WITH ARS 32-1121 AND THAT MY/OUR CONTRACTOR(S) OR OWNER-BUILDER HAVE PLACED ON SAID ACTIVITY(IES) TO EXECUTE APPLICABLE LICENSE(S) AS REQUIRED BY ARS 32-1121 ET SEQ. I/WE FURTHER CERTIFY THAT FOLLOWING EXEMPTION(S) APPLICABLE TO THE PROJECT IN QUESTION FROM OWNER OR ASSIGNEE NAME:
ADDRESS
PHONE
CONTRACTOR Name
PHONE

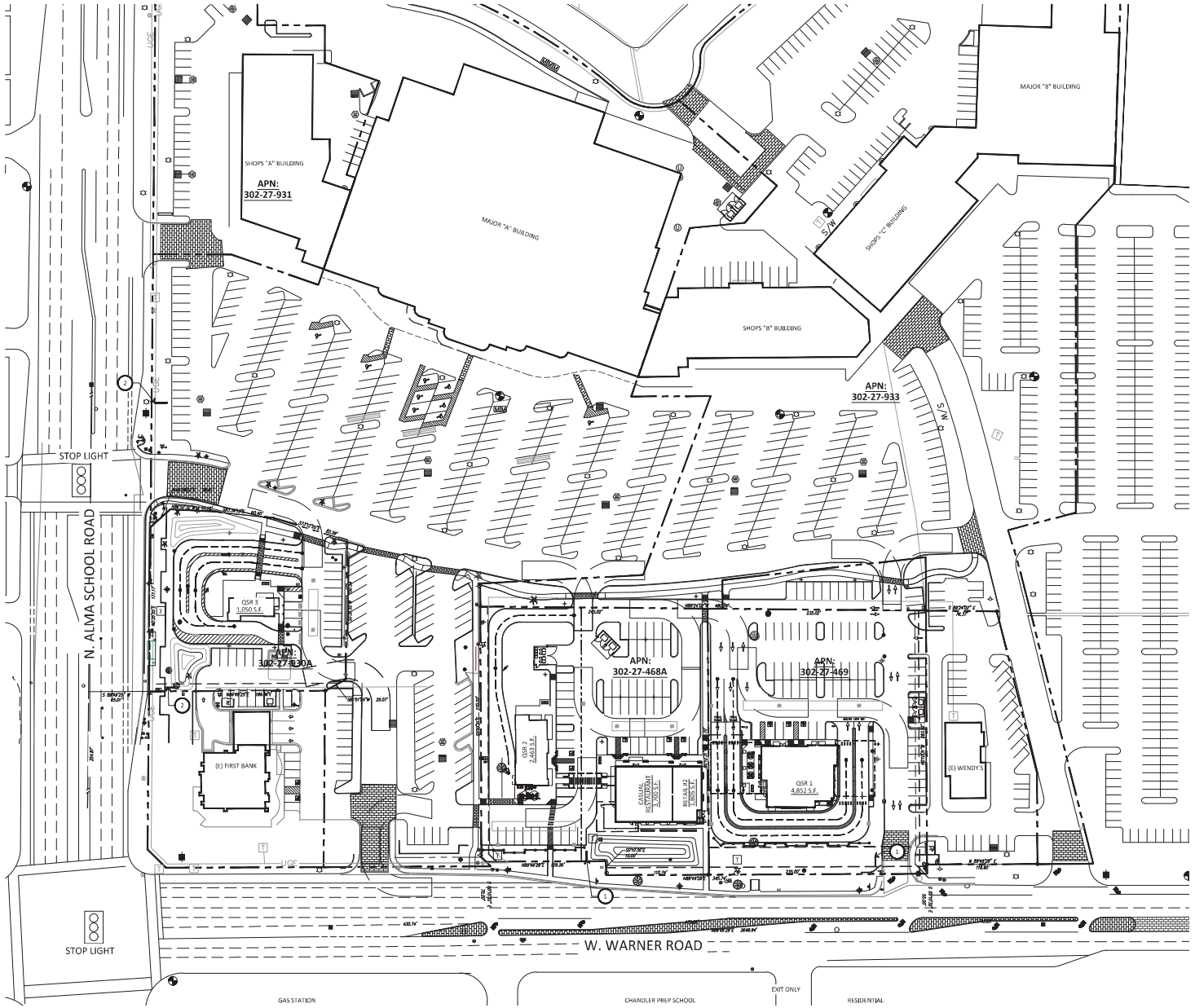
DESERT PALMS SHOP AND QSR
NEC OF WARNER AND ALMA SCHOOL
CHANDLER, AZ 85224

PRELIMINARY DEVELOPMENT PLAN

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design by: RWR
drawn by: MM
checked by: RH

SP1.2
project #: 25028.00



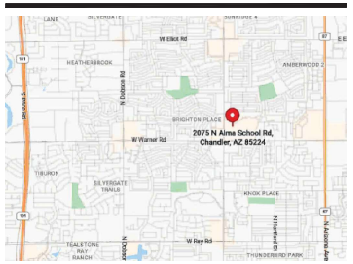
AERIAL PLAN - SIGNAGE LOCATION

SCALE: 1" = 50'-0"

KEYNOTE

1. PROPOSED NEW SIGNAGE LOCATION, ON SEPARATE SUBMITTAL
2. EXISTING SIGNAGE LOCATION

VICINITY MAP



NORTH

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602.955.9080
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02-09-2026

AERIAL MAP - SIGNAGE LOCATION

DESERT PALMS
SHOP AND QSR
NEC OF WARNER AND ALMA SCHOOL
CHANDLER, AZ 85224

PRELIMINARY DEVELOPMENT PLAN

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drawn by: MM
checked by: RH

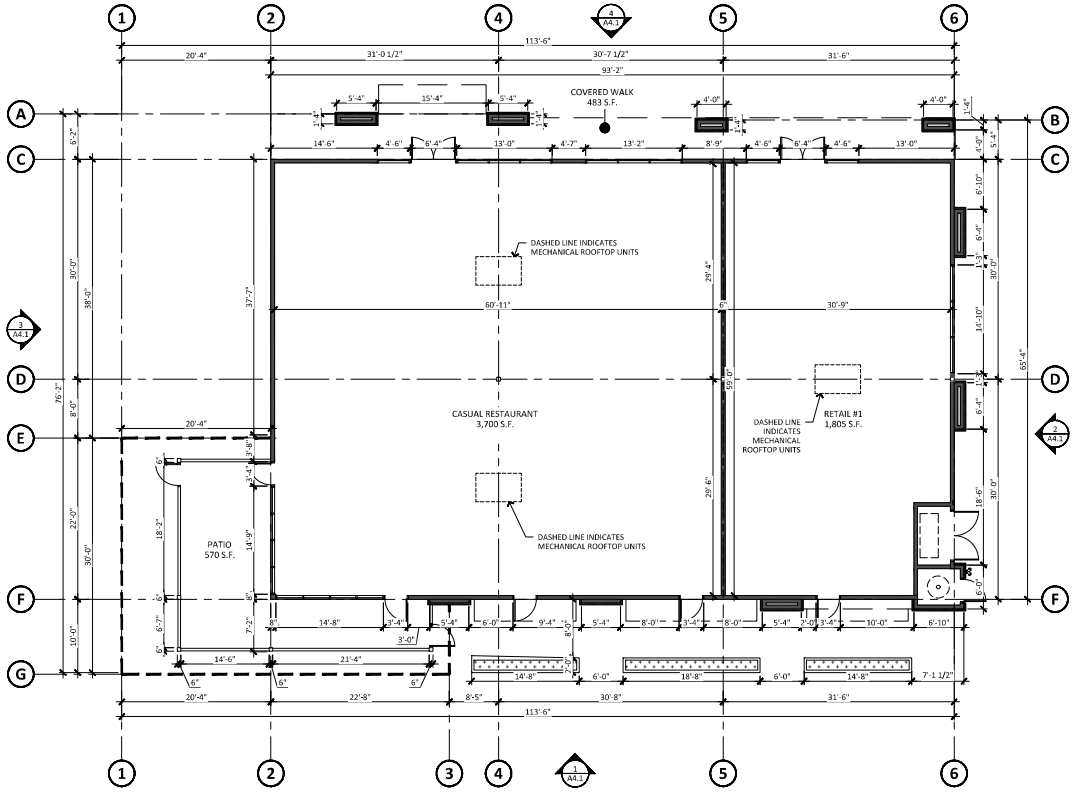
SP1.3

project #: 25028.00

EXHIBIT 4

GENERAL NOTES

A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
B. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
C. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED FOR THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35-1902.(B)(e)(15), ZONING CODE.
D. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GRATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1902 (B)(e)13. ZONING CODE.
E. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.



SHOPS BUILDING - FLOOR PLAN

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

NORTH

IRKAA ARCHITECTS INC
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602 955 5500
IRKAA.com

PRELIMINARY
02-09-2026

SHOPS BUILDING FLOOR PLAN

NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE
YOU CONTRACT MAY ALLOW INCORPORATED TO ELECTRE THE SUBMISSION OF BILLINGS OR ESTIMATES IN ACCORDANCE WITH A BILLING CYCLE SPECIFIED IN YOUR CONTRACT MAY ALSO ON EVENTS THAT PAYMENTS ON ASSOC ALTERNATE BILLING CYCLE IF YOU ARE A RESIDENTIAL OR SMALL BUSINESS CUSTOMER, A NOTICE DESCRIBING ANY ALTERNATE BILLING CYCLE OR PAYMENT CYCLE APPLICABLE TO THE PROJECT IS AVAILABLE FROM OWNER OR OWNER'S DESIGNATED AGENT.
NAME
ADDRESS
CITY/ST/ZIP
CONTACT: Name
PHONE

DESERT PALMS
SHOP AND QSR
NEC OF WARNER AND ALMA SCHOOL
CHANDLER, AZ 85224

PRELIMINARY DEVELOPMENT PLAN

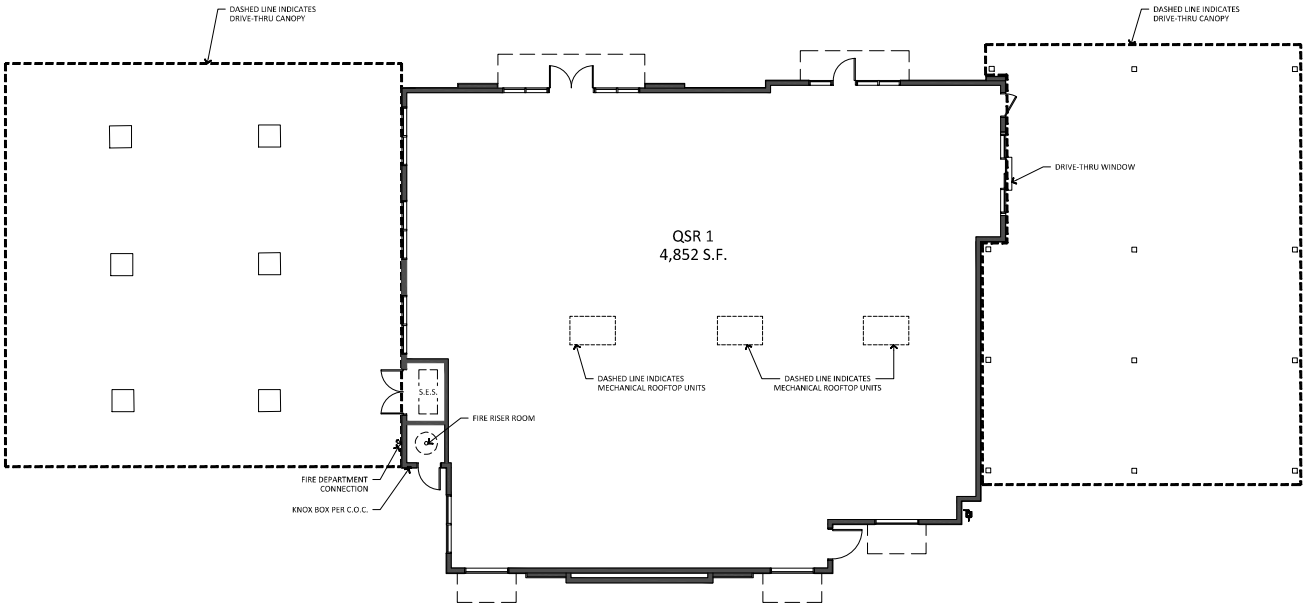
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design by: RWK
drawn by: MM
checked by: RH

A1.1
project #: 25028.00

GENERAL NOTES

A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
B. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
C. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED FOR THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35-1902 (B)(e)(15), ZONING CODE.
D. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GRATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1902 (B)(e)13, ZONING CODE.
E. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.



QSR 1 - FLOOR PLAN

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

NORTH

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602-955-5500
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02-09-2026

QSR 1 - ELEVATIONS

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PRELIMINARY DEVELOPMENT PLAN

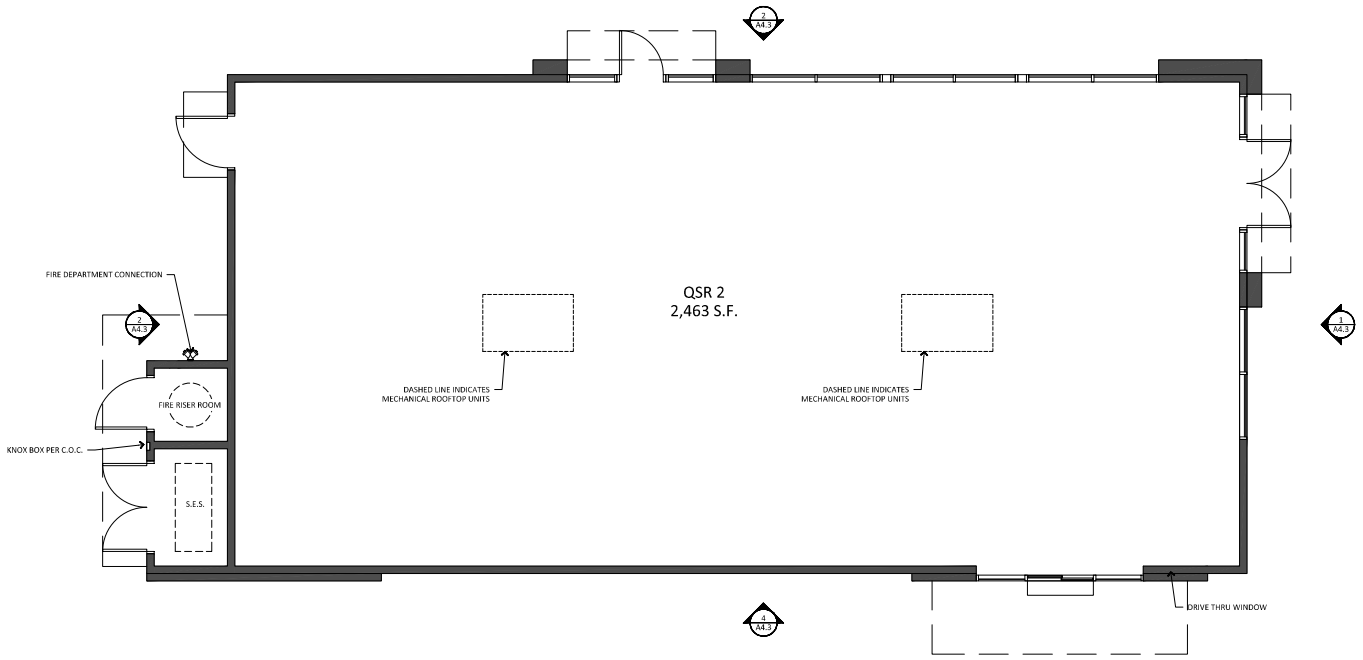
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design by: RWK
drawn by: MM
checked by: RH

A1.2
project #: **25028.00**

GENERAL NOTES

A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
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E. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.



QSR 2 - FLOOR PLAN

SCALE: 1/4" = 1'-0"

NORTH

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PRELIMINARY
02-09-2026

QSR 2 FLOOR PLAN

NOTICE OF ALTERNATE BILLING OR PAYMENT OFFICE
THE BUILDING OWNER OR DESIGNATED AGENT
NAME
ADDRESS
CITY
CONTACT NAME
PHONE

DESERT PALMS SHOP AND QSR
NEC OF WARNER AND ALMA SCHOOL
CHANDLER, AZ 85224

PRELIMINARY DEVELOPMENT PLAN

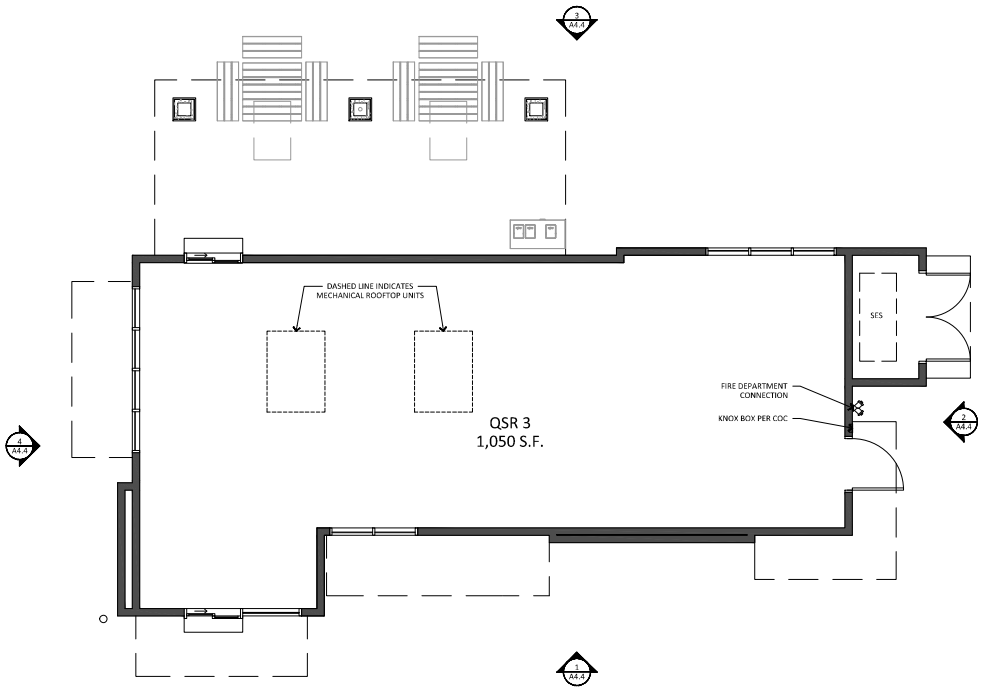
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design by: RWK
drawn by: BA
checked by: RH

A1.3
project #: 25028.00

GENERAL NOTES

A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
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E. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.



QSR 3 - FLOOR PLAN

SCALE: 1/4" = 1'-0"

NORTH

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2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-5900
RKAA.com

PRELIMINARY 02-09-2026

QSR 3 FLOOR PLAN

NOTICE OF AFFIRMATIVE DEFENSE PURSUANT TO A.R.S. § 12-2601 (B) (4): THE DESIGN PROFESSIONAL IDENTIFIED BELOW STATES THAT TO THE BEST OF THEIR KNOWLEDGE, INFORMATION AND BELIEF, FORMED AFTER REASONABLE INQUIRY, THE DESIGNS, DRAWINGS, SPECIFICATIONS AND/OR OTHER DOCUMENTS PREPARED BY THE DESIGN PROFESSIONAL IDENTIFIED BELOW COMPLY WITH APPLICABLE ARIZONA FIRE, BUILDING AND LIFE SAFETY CODES, ORDINANCES AND REGULATIONS IN EFFECT AT THE TIME OF SUBMITTAL OF THE PLANS FOR THE INITIAL PERMIT FOR THIS PROJECT. THIS NOTICE IS GIVEN PURSUANT TO A.R.S. § 12-2601 (B) (4).
NAME
ADDRESS
PHONE
CONTACT Name
PHONE

DESERT PALMS SHOP AND QSR
NEC OF WARNER AND ALMA SCHOOL
CHANDLER, AZ 85224

PRELIMINARY DEVELOPMENT PLAN

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design by: RWK
drawn by: BA
checked by: RH

A1.4
project #: 25028.00

EXHIBIT 5



1 STREET VIEW
1/16" = 1'-0"



2 OVERALL - 3D

DESERT PALMS
Chandler - Arizona

IRKAA
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-3900
IRKAA.com

DATE: 04.22.2026

3D VIEWS

NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE:
THIS CONTRACTOR MAY ALLOW THE OWNER TO REQUIRE THE SUBMISSION OF BILLING OR ESTIMATES IN BILLING CYCLES EITHER THAN THIRTY DAYS. THE CONTRACT MAY ALLOW OWNER TO MAKE PAYMENT ON THE BASIS OF SUCH BILLING CYCLES WITH CERTIFICATION AND APPROVAL OF BILLING AND ESTIMATES. A WRITTEN DESCRIPTION OF SUCH OTHER BILLING CYCLE APPLICABLE TO THE PROJECT IS AVAILABLE FROM OWNER OR DESIGNATED AGENT.
NAME:
ADDRESS:
ADDRESS:
CONTACT:
PHONE:

ALMA SCHOOL AND WARNER
888 W WARNER ROAD, CHANDLER, AZ 85225

DESIGN DEVELOPMENT

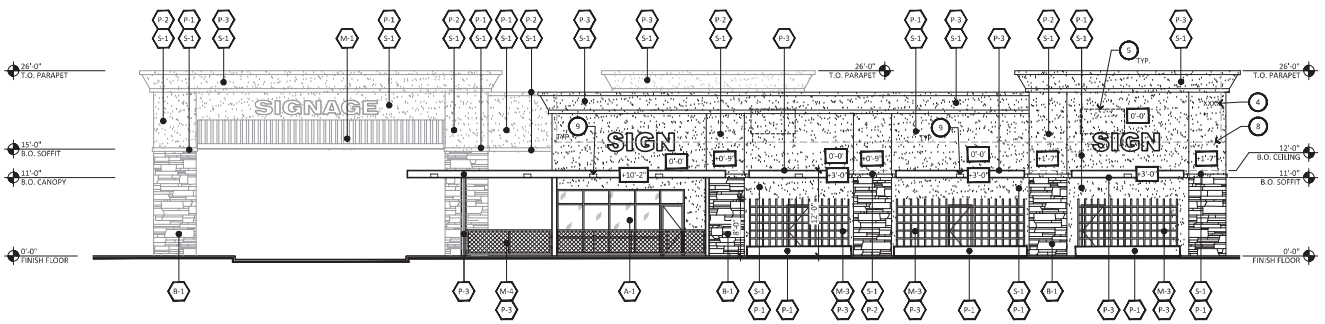
AZP
ARIZONA PARTNERS

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DESIGN BY: RH
DRAWN BY: BA
CHECKED BY: RK

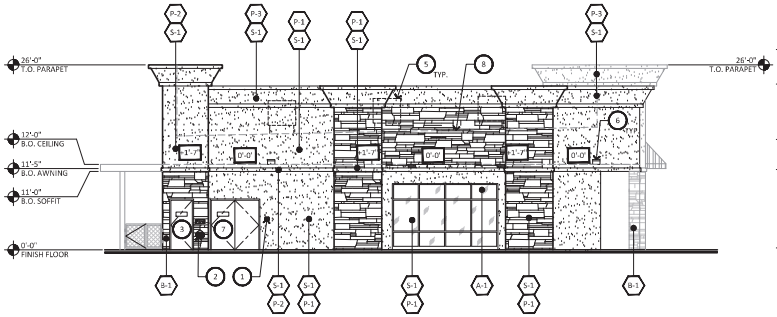
A4.1
PROJECT #: 25028.01

EXHIBIT 6



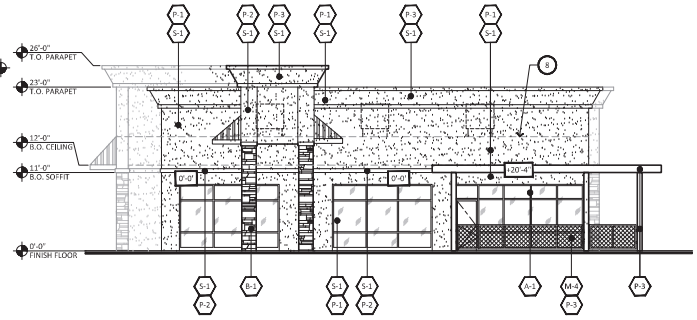
1 SOUTH ELEVATION - SHOPS BUILDING

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



2 EAST ELEVATION - SHOPS BUILDING

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



3 WEST ELEVATION - SHOPS BUILDING

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



4 NORTH ELEVATION - SHOPS BUILDING

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

GENERAL NOTES

A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
B. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
C. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED FOR THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35-1902 (B)(e)(15), ZONING CODE.
D. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GRATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1902 (B)(e)13. ZONING CODE.
E. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.

EXTERIOR FINISH SCHEDULE

A-1		ANODIZED ALUMINUM STOREFRONT SYSTEM WITH SOLARBAN R100 (2) CLEAR + CLEAR GLASS LOW E EXTERIOR GLAZING MANUF: KAWNEER COLOR: BLACK
B-1		CLIFFSTONE COLOR: MESQUITE MANUF: ELDORADO STONE
B-2		3-5/8 x 2-1/4 x 7-5/8 BRICK VENEER TO MATCH EXISTING CENTER COLOR: #9 BLEND VERTICAL MANUF: BELDEN
D-1		MAN DOOR COLOR: #DE6357 "BLACK TIE" MANUF: DUNN EDWARDS
M-1		PBR PANEL METAL ROOFING (VERTICAL) COLOR: CHARCOAL GRAY MANUF: WESTERN STATES METAL ROOFING
M-2		STEEL FRAME/BRAKE METAL
M-3		METAL TRELLIS
M-4		METAL FENCE
P-1		PAINT COLOR: #DEW385 "LIGHTHOUSE" MANUF: DUNN EDWARDS
P-2		PAINT COLOR: #DE6355 "TARNISHED SILVER" MANUF: DUNN EDWARDS
P-3		PAINT COLOR: #DE6357 "BLACK TIE" MANUF: DUNN EDWARDS
S-1		SMOOTH STUCCO
SD-1		

KEYNOTE

1. KNOX BOX - INSTALL PER FIRE DEPARTMENT
2. F.D.C. LOCATION AND SIGNAGE
3. FIRE RISER LOCATION WITH SIGNAGE
4. 12" HIGH CONTRASTING ADDRESS SIGNAGE, G.C. TO CONFIRM WITH CITY OF CHANDLER COMPLIANCE
5. DASHED LINE INDICATES MECHANICAL UNIT
6. WALL PACK LIGHT FIXTURE, 12'-0" A.F.F.
7. SERVICE ENTRY SECTION LOCATION
8. DASHED LINE INDICATES ROOF BEYOND
9. UNDER CANOPY LIGHT FIXTURE

MATERIAL PERCENTAGE

EAST ELEVATION		
TOTAL:	1,681 S.F.	
STONE:	481 S.F.	29%
BRICK:	-	
STUCCO:	939 S.F.	56%
METAL / DOOR:	116 S.F.	7%
GLAZING:	145 S.F.	8%

NORTH ELEVATION		
TOTAL:	2,236 S.F.	
STONE:	242 S.F.	11%
BRICK:	-	
STUCCO:	1,451 SF.	65%
METAL / DOOR:	80 S.F.	4%
GLAZING:	463 S.F.	20%

SOUTH ELEVATION		
TOTAL:	2,428 S.F.	
STONE:	230 S.F.	10%
BRICK:	-	
STUCCO:	1,478 S.F.	61%
METAL / DOOR	618 S.F.	25%
GLAZING	102 S.F.	4%

WEST ELEVATION		
TOTAL:	1,699 S.F.	
STONE:	94 S.F.	6%
BRICK:	-	
STUCCO:	1,111 S.F.	65%
METAL / DOOR:	150 S.F.	9%
GLAZING:	344 S.F.	20%

IRKA ARCHITECTS INC
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602.955.9090
IRKA.COM

PRELIMINARY
02-09-2026

SHOPS BUILDING ELEVATION

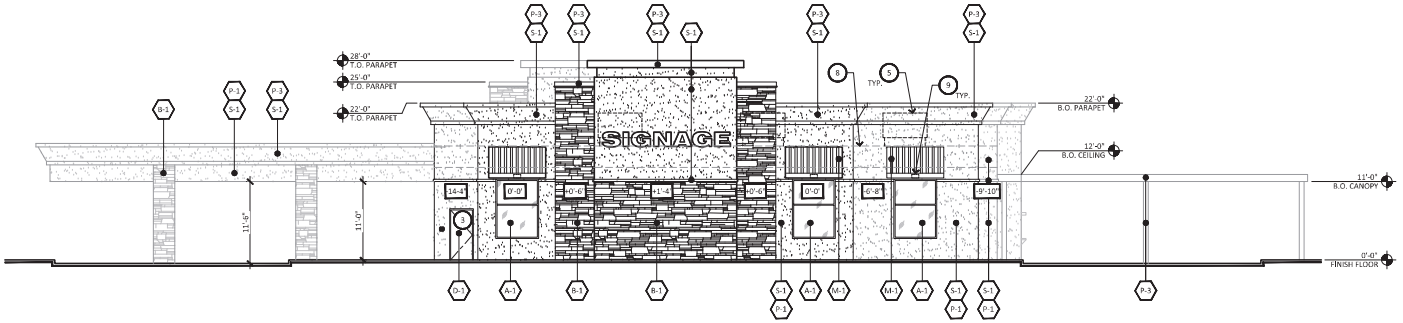
DESERT PALMS
SHOP AND QSR
NEC OF WARNER AND ALMA SCHOOL
CHANDLER, AZ 85224

PRELIMINARY DEVELOPMENT PLAN

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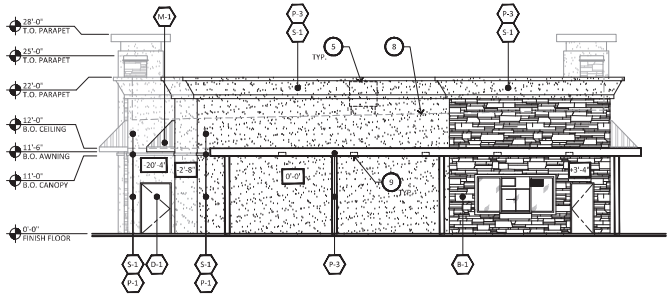
design by: RWK
drawn by: MM
checked by: RH

A4.1
project #: **25028.00**



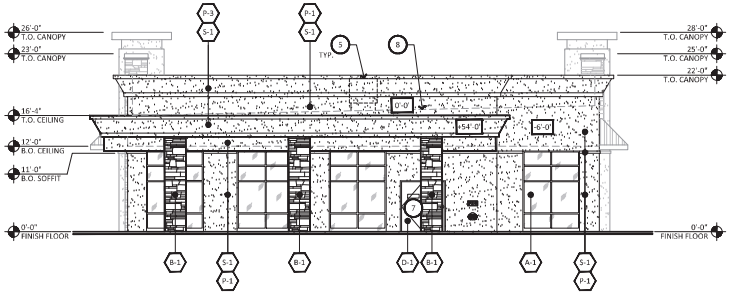
1 SOUTH ELEVATION - QSR 1

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



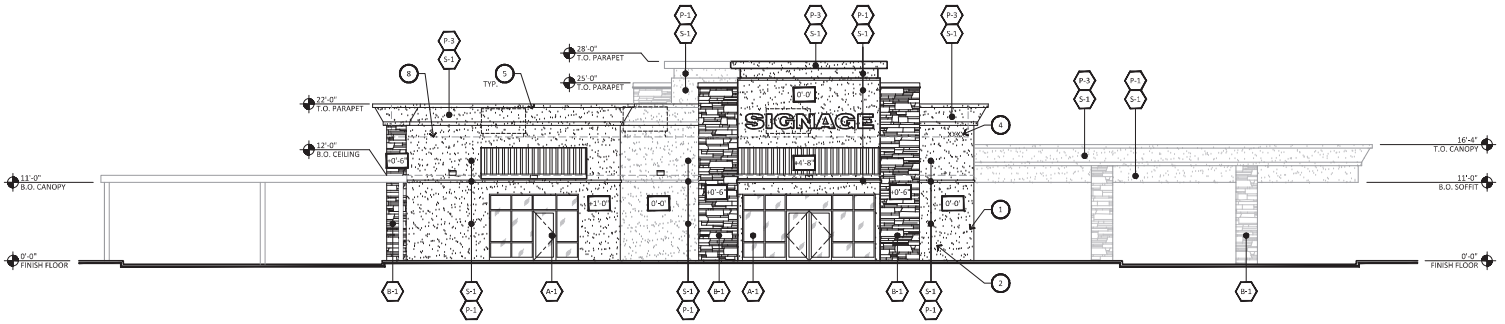
2 EAST ELEVATION - QSR 1

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



3 WEST ELEVATION - QSR 1

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



4 NORTH ELEVATION - QSR 1

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

GENERAL NOTES

A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
B. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
C. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED FOR THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35-1902 (8)(e)(15), ZONING CODE.
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EXTERIOR FINISH SCHEDULE

A-1	ANODIZED ALUMINUM STOREFRONT SYSTEM WITH SOLARBAN R100 (2) CLEAR - CLEAR GLASS LOW E EXTERIOR GLAZING MANUF: KAWNEER COLOR: BLACK
B-1	CLIFFSTONE COLOR: MESQUITE MANUF: EL DORADO STONE
B-2	3-5/8 x 2-1/4 x 7-5/8 BRICK VENEER TO MATCH EXISTING CENTER COLOR: #9 BLEND VERTICAL MANUF: BELDEN
D-1	MAN DOOR COLOR: #DE6357 "BLACK TIE" MANUF: DUNN EDWARDS
M-1	PBR PANEL METAL ROOFING (VERTICAL) COLOR: CHARCOAL GRAY MANUF: WESTERN STATES METAL ROOFING
M-2	STEEL FRAME/BRAKE METAL
M-3	METAL TRELLIS
M-4	METAL FENCE
P-1	PAINT COLOR: #DEW385 "LIGHTHOUSE" MANUF: DUNN EDWARDS
P-2	PAINT COLOR: #DE6355 "TARNISHED SILVER" MANUF: DUNN EDWARDS
P-3	PAINT COLOR: #DE6357 "BLACK TIE" MANUF: DUNN EDWARDS
S-1	SMOOTH STUCCO
SD-1	

KEYNOTE

1. KNOX BOX - INSTALL PER FIRE DEPARTMENT
2. F.D.C. LOCATION AND SIGNAGE
3. FIRE RISER LOCATION WITH SIGNAGE
4. 12" HIGH CONTRASTING ADDRESS SIGNAGE, G.C. TO CONFIRM WITH CITY OF CHANDLER COMPLIANCE
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7. SERVICE ENTRY SECTION LOCATION
8. DASHED LINE INDICATES ROOF BEYOND
9. UNDER CANOPY LIGHT FIXTURE

MATERIAL PERCENTAGE

FAST ELEVATION		
TOTAL:	1,628 S.F.	
STONE:	338 S.F.	
BRICK:	-	
STUCCO:	1,025 S.F.	63%
METAL / DOOR:	200 S.F.	
GLAZING:	65 S.F.	

NORTH ELEVATION		
TOTAL:	2,445 S.F.	
STONE:	403 S.F.	17%
BRICK:	-	
STUCCO:	1,587 S.F.	64%
METAL / DOOR:	152 S.F.	6%
GLAZING:	303 S.F.	13%

SOUTH ELEVATION		
TOTAL:	2,436 S.F.	
STONE:	569 S.F.	
BRICK:	-	
STUCCO:	1,487 S.F.	61%
METAL / DOOR	230 S.F.	
GLAZING	150 S.F.	

WEST ELEVATION		
TOTAL:	1,617 S.F.	
STONE:	167 S.F.	10%
BRICK:	-	
STUCCO:	1,060 S.F.	65%
METAL / DOOR:	65 S.F.	5%
GLAZING:	325 S.F.	20%

IRKAA ARCHITECTS INC
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602.955.9090
AZ&CA LICENSE

PRELIMINARY

02-09-2026

QSR - 1 ELEVATIONS

DESERT PALMS SHOP AND QSR
NEC OF WARNER AND ALMA SCHOOL
CHANDLER, AZ 85224

PRELIMINARY DEVELOPMENT PLAN

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design by: RWK
drawn by: MM
checked by: RH

A4.2

project #: 25028.00

MATERIAL PERCENTAGE

EAST ELEVATION		
TOTAL:	1,599 S.F.	
STONE:	333 S.F.	21%
BRICK:	130 S.F.	8%
STUCCO:	741 S.F.	46%
METAL / DOOR:	55 S.F.	3%
GLAZING:	340 S.F.	22%

WEST ELEVATION		
TOTAL:	1,736 S.F.	
STONE:	364 S.F.	21%
BRICK:	135 S.F.	8%
STUCCO:	1,134 S.F.	65%
METAL / DOOR:	38 S.F.	2%
GLAZING:	65 S.F.	4%

SOUTH ELEVATION		
TOTAL:	815 S.F.	
STONE:	256 S.F.	31%
BRICK:	42 S.F.	5%
STUCCO:	387 S.F.	48%
METAL / DOOR	130 S.F.	16%
GLAZING:	-	

NORTH ELEVATION		
TOTAL:	814 S.F.	
STONE:	180 S.F.	22%
BRICK:	48 S.F.	6%
STUCCO:	398 S.F.	49%
METAL / DOOR:	24 S.F.	3%
GLAZING:	164 S.F.	20%

KEYNOTE

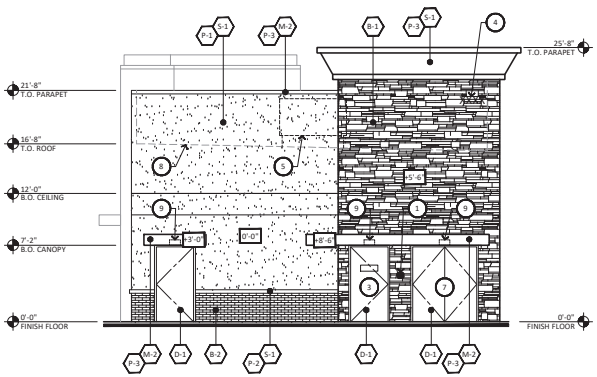
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GENERAL NOTES

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B. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
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E. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.

EXTERIOR FINISH SCHEDULE

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B-1		CLIFFSTONE COLOR: MESQUITE MANUF: EL DORADO STONE
B-2		3-5/8 x 2-1/4 x 7-5/8 BRICK VENEER TO MATCH EXISTING CENTER COLOR: #9 BLEND VERTICAL MANUF: BELDEN
D-1		MAN DOOR COLOR: #DE6357 "BLACK TIE" MANUF: DUNN EDWARDS
M-1		PBR PANEL METAL ROOFING (VERTICAL) COLOR: CHARCOAL GRAY MANUF: WESTERN STATES METAL ROOFING
M-2		STEEL FRAME/BRAKE METAL
M-3		METAL TRELLIS
M-4		METAL FENCE
P-1		PAINT COLOR: #DEW385 "LIGHTHOUSE" MANUF: DUNN EDWARDS
P-2		PAINT COLOR: #DE6355 "TARNISHED SILVER" MANUF: DUNN EDWARDS
P-3		PAINT COLOR: #DE6357 "BLACK TIE" MANUF: DUNN EDWARDS
S-1		SMOOTH STUCCO



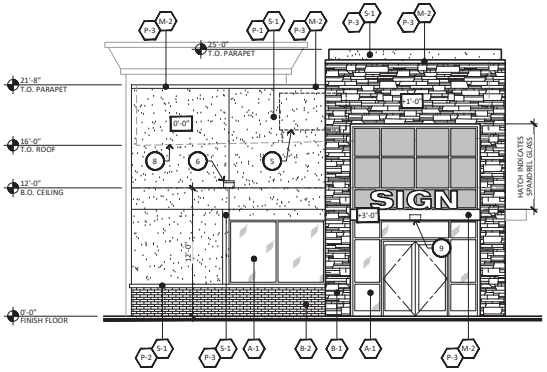
1 NORTH ELEVATION - QSR 2

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



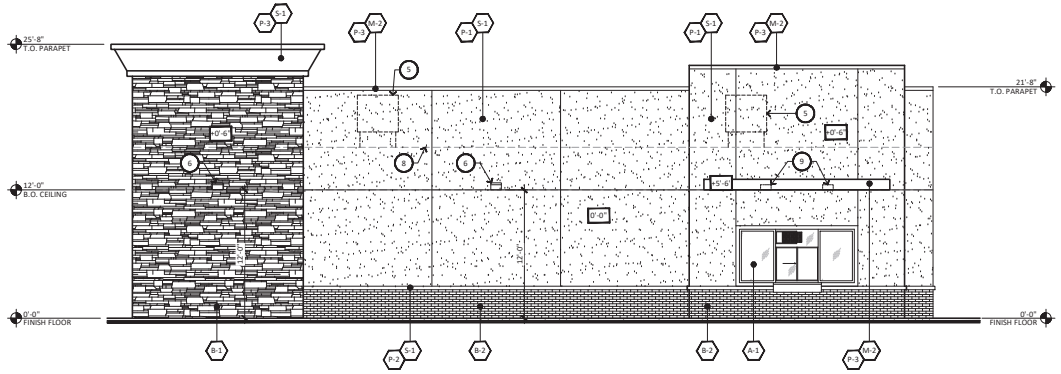
2 EAST ELEVATION - QSR 2

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



3 SOUTH ELEVATION - QSR 2

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



4 WEST ELEVATION - QSR 2

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

IRKAA ARCHITECTS INC
2233 E/S 17TH/THOMAS ROAD, PHOENIX, ARIZONA 85016
602.553.9300
IRKAA.COM

PRELIMINARY

02-09-2026

QSR 2 ELEVATION

NOTICE OF ALTERNATIVE BILLING OR PAYMENT CYCLE: THIS CONTRACT MAY ALLOW THE OWNER TO REQUIRE THE SUBMISSION OF BILLINGS OR ESTIMATES IN A DIFFERENT BILLING CYCLE THAN MONTHLY. THE CONTRACT MAY ALLOW OWNER TO MAKE PAYMENTS ON SEMI ALTERNATIVE SCHEDULE AFTER SUBSTANTIAL COMPLETION OF THE WORK OR OTHERWISE. A WRITTEN DESCRIPTION OF SUCH OTHER BILLING CYCLE APPLICABLE TO THE PROJECT IS AVAILABLE FROM OWNER OR DESIGNATED AGENT.
NAME:
ADDRESS:
CONTACT: Name
PHONE:

DESERT PALMS SHOP AND QSR
NEC OF WARNER AND ALMA SCHOOL
CHANDLER, AZ 85224

PRELIMINARY DEVELOPMENT PLAN

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design by: RWK
drawn by: MM
checked by: RH

A4.3
project #: 25028.00

MATERIAL PERCENTAGE

EAST ELEVATION		
TOTAL:	640 S.F.	
STONE:	130 S.F.	20%
BRICK:	26 S.F.	4%
STUCCO:	382 S.F.	60%
METAL / DOOR:	100 S.F.	6%

WEST ELEVATION		
TOTAL:	643 S.F.	
STONE:	218 S.F.	34%
BRICK:	43 S.F.	7%
STUCCO:	293 S.F.	46%
METAL / DOOR:	24 S.F.	4%
GLAZING:	65 S.F.	9%

SOUTH ELEVATION		
TOTAL:	1,137 S.F.	
STONE:	232 S.F.	20%
BRICK:	97 S.F.	9%
STUCCO:	655 S.F.	58%
METAL / DOOR	70 S.F.	6%
GLAZING	83 S.F.	7%

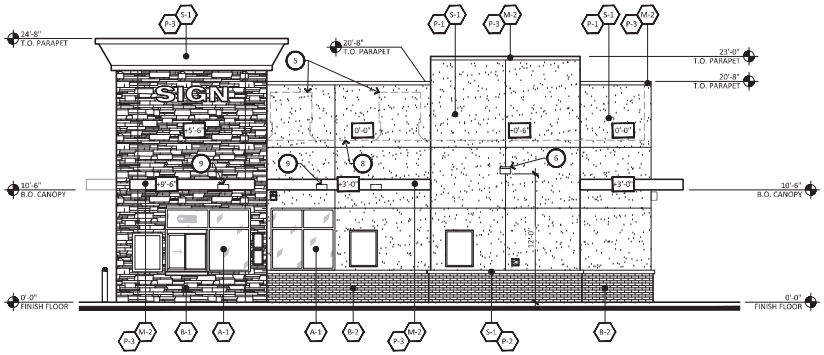
NORTH ELEVATION		
TOTAL:	1,253 S.F.	
STONE:	108 S.F.	9%
BRICK:	135 S.F.	11%
STUCCO:	814 S.F.	64%
METAL / DOOR:	61 S.F.	5%
GLAZING:	135 S.F.	11%

GENERAL NOTES

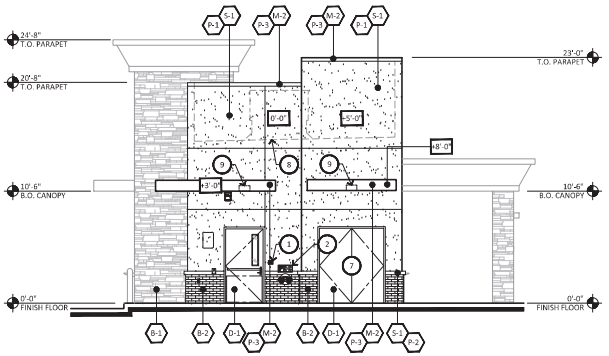
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EXTERIOR FINISH SCHEDULE

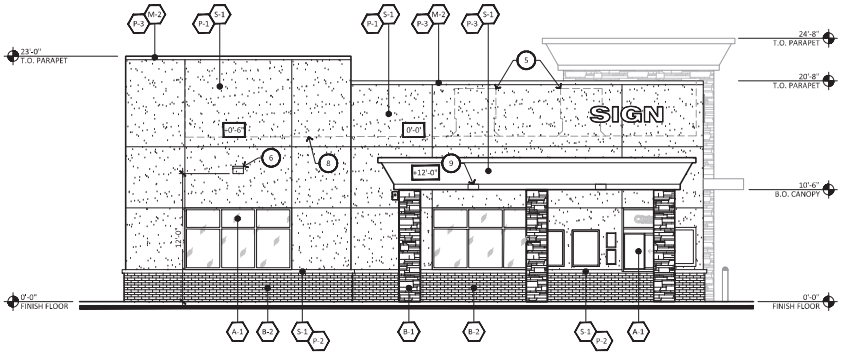
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B-1		CLIFFSTONE COLOR: MESQUITE MANUF: EL DORADO STONE
B-2		3-5/8 x 2-1/4 x 7-5/8 BRICK VENEER TO MATCH EXISTING CENTER COLOR: #9 BLEND VERTICAL MANUF: BELDEN
D-1		MAN DOOR COLOR: #DE6357 "BLACK TIE" MANUF: DUNN EDWARDS
M-1		PBR PANEL METAL ROOFING (VERTICAL) COLOR: CHARCOAL GRAY MANUF: WESTERN STATES METAL ROOFING
M-2		STEEL FRAME/BRAKE METAL
M-3		METAL TRELLIS
M-4		METAL FENCE
P-1		PAINT COLOR: #DEW385 "LIGHTHOUSE" MANUF: DUNN EDWARDS
P-2		PAINT COLOR: #DE6355 "TARNISHED SILVER" MANUF: DUNN EDWARDS
P-3		PAINT COLOR: #DE6357 "BLACK TIE" MANUF: DUNN EDWARDS
S-1		SMOOTH STUCCO



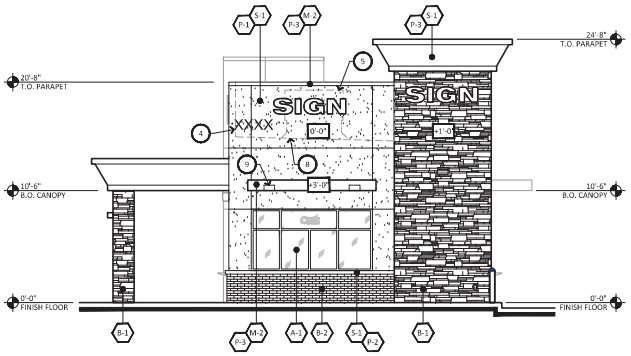
1 **SOUTH ELEVATION - QSR 3**
SCALE: 3/16" = 1'-0"



2 **EAST ELEVATION - QSR 3**
SCALE: 3/16" = 1'-0"



3 **NORTH ELEVATION - QSR 3**
SCALE: 3/16" = 1'-0"



4 **WEST ELEVATION - QSR 3**
SCALE: 3/16" = 1'-0"

KEYNOTE

1. KNOX BOX - INSTALL PER FIRE DEPARTMENT
2. F.D.C. LOCATION AND SIGNAGE
3. FIRE RISER LOCATION WITH SIGNAGE
4. 12" HIGH CONTRASTING ADDRESS SIGNAGE, G.C. TO CONFIRM WITH CITY OF CHANDLER COMPLIANCE
5. DASHED LINE INDICATES MECHANICAL UNIT
6. WALL PACK LIGHT FIXTURE, 12'-0" A.F.F.
7. SERVICE ENTRY SECTION LOCATION
8. DASHED LINE INDICATES ROOF- BEYOND
9. UNDER CANOPY LIGHT FIXTURE

IRKAA ARCHITECTS INC
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602.955.9090
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PRELIMINARY
02-09-2026

QSR 3 ELEVATION

NOTE: AS AN ALTERNATE TO USING OR PAINTED COLOR FOR THE "TOP" TINT IN THE STRIPES TO INCLUDE THE GARAGEDOOR OF BUILDING, STRUCTURES, AND/OR WALLS, THE USE OF A "TOP" TINT STRIPE WITHOUT ANY ADDITIONAL TEXT OR LOGO WILL BE ALLOWED ON "VERY" BUILDING, STRUCTURES, AND/OR WALLS, A MAXIMUM OF TWO (2) TINT STRIPES PER BUILDING, EACH OF "LEAVE 2" TO THE PROJECT'S ARCHITECTURAL DESIGN AND MATERIALS AND WALLS.

DESERT PALMS SHOP AND QSR
NEC OF WARNER AND ALMA SCHOOL
CHANDLER, AZ 85224

PRELIMINARY DEVELOPMENT PLAN

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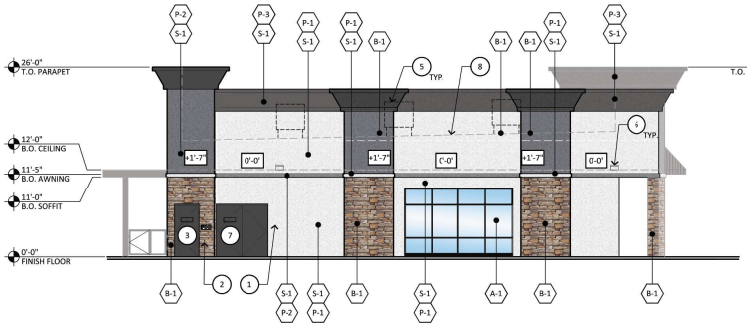
design by: RWK
drawn by: BA
checked by: RH

A4.4
project #: 25028.00



1 SOUTH ELEVATION - SHOPS BUILDING

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



2 EAST ELEVATION - SHOPS BUILDING

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



3 WEST ELEVATION - SHOPS BUILDING

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



4 NORTH ELEVATION - SHOPS BUILDING

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

GENERAL NOTES

A. ALL ROOF MOUN'ED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREA'ER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
B. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREA'ER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
C. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED FOR THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTIC,LATION BEYOND PAINT ACCENTS. SECTION 35-1902 (B)(e)(15:, ZONING CODE.
D. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GRATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1902 (B)(e)13. ZONING CODE.
E. SIGNSREQUIRE A SEPARATE SUBMITTAL AND PERMIT.

EXTERIOR FINISH SCHEDULE

A-1		ANODIZED ALUMINUM STOREFRONT SYSTEM WITH SOLARBAN R100 (2) CLEAR + CLEAR GLASS LOW E EXTERIOR GLAZING MANUF: KAWNEER COLOR: BLACK
B-1		CUFFSTONE COLOR: MESQUITE MANUF: EL DORADO STONE
B-2		3-5/8 x 2-1/4 x 7-5/8 BRICK VENEER TO MATCH EXISTING CENTER COLOR: #9 BLEND VERTICAL MANUF: BELDEN
D-1		MAN DOOR COLOR: #DE6357 "BLACK TIE" MANUF: DUNN EDWARDS
M-1		PBR PANEL METAL ROOFING (VERTICAL) COLOR: CHARCOAL GRAY MANUF: WESTERN STATES METAL ROOFING
M-2		STEEL FRAME/BRAKE METAL
M-3		METAL TRELLIS
M-4		METAL FENCE
P-1		PAINT COLOR: #DEW385 "LIGHTHOUSE" MANUF: DUNN EDWARDS
P-2		PAINT COLOR: #DE6355 "TARNISHED SILVER" MANUF: DUNN EDWARDS
P-3		PAINT COLOR: #DE6357 "BLACK TIE" MANUF: DUNN EDWARDS
S-1		SMOOTH STUCCO

KEYNOTE

1. KNOX BOX - INSTALL ?ER FIRE DEPARTMENT
2. F.D.C. LOCATION AND SIGNAGE
3. FIRE RISER LOCATION WITH SIGNAGE
4. 12" HIGHCONTRASTING ADDRESS SIGNAGE, G.C. TO CONFIRN WITH CITY OF CHANDLER COMPLIANCE
5. DASHED LINE INDICATES MECHANICAL UNIT
6. WALL PACK LIGHT FIXTURE, 12'-0" A.F.F.
7. SERVICE ENTRY SECTION LOCATION
8. DASHED LINE INDICATES ROOF BEYOND
9. UNDER CANOPY LIGHT FIXTURE

MATERIAL PERCENTAGE

EAST ELEVATION		
TOTAL:	1,681 S.F.	
STONE:	481 S.F.	29%
BRICK:	-	
STUCCO:	939 S.F	56%
METAL / DOOR:	116 S.F.	7%
GLAZING:	145 S.F.	8%

NORTH ELEVATION		
TOTAL:	2,236 S.F.	
STONE:	242 S.F.	11%
BRICK:	-	
STUCCO:	1,451 SF.	65%
METAL / DOOR:	80 S.F.	4%
GLAZING:	463 S.F.	20%

SOUTH ELEVATION		
TOTAL:	2,428 S.F.	
STONE:	230 S.F.	10%
BRICK:	-	
STUCCO:	1,478 S.F.	61%
METAL / DOOR	618 S.F.	25%
GLAZING	102 S.F.	4%

WEST ELEVATION		
TOTAL:	1,699 S.F.	
STONE:	94 S.F.	6%
BRICK:	-	
STUCCO:	1,111 S.F.	65%
METAL / DOOR:	150 S.F.	9%
GLAZING:	344 S.F.	20%

IRKA ARCHITECTS INC
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602.955.3900
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PRELIMINARY

02-09-2026

SHOPS BUILDING ELEVATION

NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE: THIS CONTRACT MAY ALLOW THE OWNER TO REQUIRE THE SUBMISSION OF BILLINGS OR ESTIMATES IN A CYCLE OTHER THAN MONTHLY. THE TERMS OF THE CONTRACT MAY ALLOW OWNER TO MAKE PAYMENT ON SOME ALTERNATIVE SCHEDULE AFTER RECEIPT OF BILLINGS OR ESTIMATES. FOR BILLINGS OR ESTIMATES, A WRITTEN DESCRIPTION OF SUCH OTHER BILLING CYCLE APPLICABLE TO THE PROJECT IS AVAILABLE FROM OWNER OR DESIGNATED AGENT: NAME
ADDRESS
PHONE
CONTACT: Name
PHONE:

DESERT PALMS SHOP AND QSR
NEC OF WARNER AND ALMA SCHOOL
CHANDLER, AZ 85224

PRELIMINARY DEVELOPMENT PLAN

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design by: RWK
drawn by: MM
checked by: RH

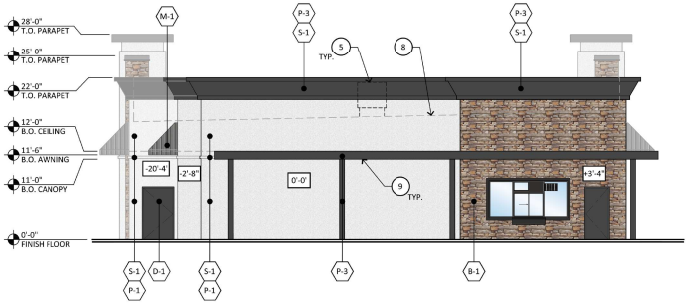
A4.1C

project #: **25028.00**



1 SOUTH ELEVATION - QSR 1

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



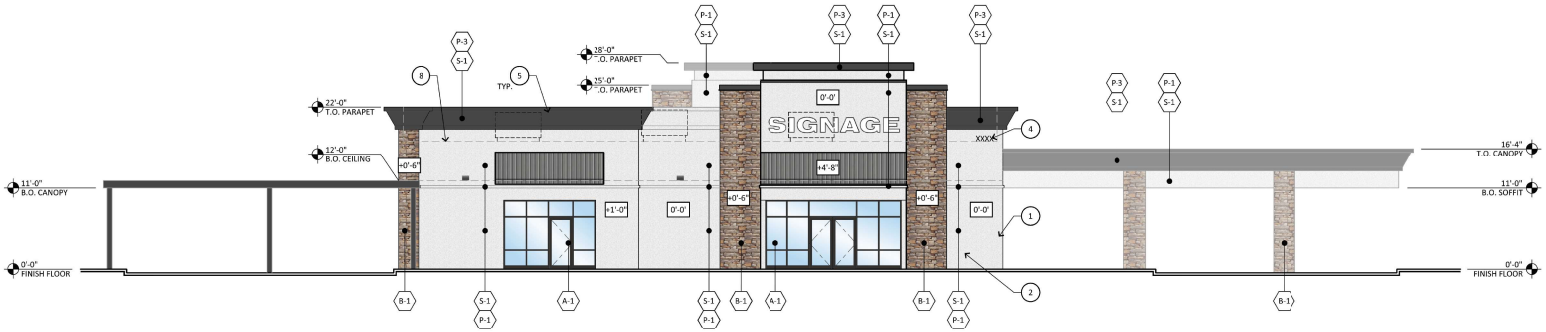
2 EAST ELEVATION - QSR 1

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



3 WEST ELEVATION - QSR 1

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



4 NORTH ELEVATION - QSR 1

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

GENERAL NOTES

A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
B. SOLIDMASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
C. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOFDRAINS OR BE ARCHITECTURALLY INTEGRATED FOR THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35-1902 (B)(e)(15), ZONING CODE.
D. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCEENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GRATIR IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1902 (B)(e)13. ZONING CODE.
E. SIGNSREQUIRE A SEPARATE SUBMITTAL AND PERMIT.

EXTERIOR FINISH SCHEDULE

A-1		ANODIZED ALUMINUM STOREFRONT SYSTEM WITH SOLARBAN R100 (2) CLEAR + CLEAR GLASS LOW E EXTERIOR GLAZING MANUF: KAWNEER COLOR: BLACK
B-1		CLIFFSTONE COLOR: MESQUITE MANUF: EL DORADO STONE
B-2		3-5/8 x 2-1/4 x 7-5/8 BRICK VENEER TO MATCH EXISTING CENTER COLOR: #9 BLEND VERTICAL MANUF: BELDEN
D-1		MAN DOOR COLOR: #DE6357 "BLACK TIE" MANUF: DUNN EDWARDS
M-1		PBR PANEL METAL ROOFING (VERTICAL) COLOR: CHARCOAL GRAY MANUF: WESTERN STATES METAL ROOFING
M-2		STEEL FRAME/BRAKE METAL
M-3		METAL TRELLIS
M-4		METAL FENCE
P-1		PAINT COLOR: #DEW385 "LIGHTHOUSE" MANUF: DUNN EDWARDS
P-2		PAINT COLOR: #DE6355 "TARNISHED SILVER" MANUF: DUNN EDWARDS
P-3		PAINT COLOR: #DE6357 "BLACK TIE" MANUF: DUNN EDWARDS
S-1		SMOOTH STUCCO

KEYNOTE

1. KNOX BOX - INSTALL PER FIRE DEPARTMENT
2. F.D.C. LOCATION AND SIGNAGE
3. FIRE RISER LOCATION WITH SIGNAGE
4. 12" HIGHCONTRASTING ADDRESS SIGNAGE, G.C. TO CONFIRM WITH CITY OF CHANDLER COMPLIANCE
5. DASHED LINE INDICATES MECHANICAL UNIT
6. WALL PACK LIGHT FIXTURE, 12'-0" A.F.F.
7. SERVICE ENTRY SECTION LOCATION
8. DASHED LINE INDICATES ROOF BEYOND
9. UNDER CNOPY LIGHT FIXTURE

MATERIAL PERCENTAGE

EAST ELEVATION		
TOTAL:	1,628 S.F.	
STONE:	338 S.F.	
BRICK:	-	
STUCCO:	1,025 S.F.	63%
METAL / DOOR:	200 S.F.	
GLAZING:	65 S.F.	

NORTH ELEVATION		
TOTAL:	2,445 S.F.	
STONE:	403 S.F.	17%
BRICK:	-	
STUCCO:	1,587 S.F.	64%
METAL / DOOR:	152 S.F.	6%
GLAZING:	303 S.F.	13%

SOUTH ELEVATION		
TOTAL:	2,436 S.F.	
STONE:	569 S.F.	
BRICK:	-	
STUCCO:	1,487 S.F.	61%
METAL / DOOR	230 S.F.	
GLAZING	150 S.F.	

WEST ELEVATION		
TOTAL:	1,617 S.F.	
STONE:	167 S.F.	10%
BRICK:	-	
STUCCO:	1,060 S.F.	65%
METAL / DOOR:	65 S.F.	5%
GLAZING:	325 S.F.	20%

IRKA ARCHITECTS INC
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-5800
IRKA.com

PRELIMINARY
02-09-2026

QSR - 1 ELEVATIONS

NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE: THIS CONTRACT MAY ALLOW THE OWNER TO ASSUME THE SEMI SOON OF BUILDING OR ESTIMATES IN ADVANCE OF PAYMENT TO THE CONTRACTOR. THE CONTRACT MAY ALLOW OWNER TO MAKE PAYMENT ON SOME ALTERNATIVE SCHEDULE AFTER RECEIPT OF THE CONTRACTOR'S APPLICATION FOR ESTIMATE. A WRITTEN DESCRIPTION OF SUCH COMPLETE BILLING CYCLE APPLICABLE TO THE PROJECT IS AVAILABLE FROM OWNER OR DESIGNATED AGENT: NAME
ADDRESS
PHONE
CONTACT: Name
PHONE:

DESERT PALMS SHOP AND QSR
NEC OF WARNER AND ALMA SCHOOL
CHANDLER, AZ 85224

PRELIMINARY DEVELOPMENT PLAN

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design by: RWK
drawn by: MM
checked by: RH

A4.2C
project #: 25028.00

MATERIAL PERCENTAGE

EAST ELEVATION		
TOTAL:	1,599 S.F.	
STONE:	333 S.F.	21%
BRICK:	130 S.F.	8%
STUCCO:	741 S.F.	46%
METAL / DOOR:	55 S.F.	3%
GLAZING:	340 S.F.	22%

WEST ELEVATION		
TOTAL:	,736 S.F.	
STONE:	164 S.F.	21%
BRICK:	,35 S.F.	8%
STUCCO:	,134 S.F.	65%
METAL / DOOR:	38 S.F.	2%
GLAZING:	55 S.F.	4%

SOUTH ELEVATION		
TOTAL:	815 S.F.	
STONE:	256 S.F.	31%
BRICK:	42 S.F.	5%
STUCCO:	387 S.F.	48%
METAL / DOOR	130 S.F.	16%
GLAZING	-	

NORTH ELEVATION		
TOTAL:	814 S.F.	
STONE:	180 S.F.	22%
BRICK:	48 S.F.	6%
STUCCO:	398 S.F.	49%
METAL / DOOR:	24 S.F.	3%
GLAZING:	164 S.F.	20%

KEYNOTE

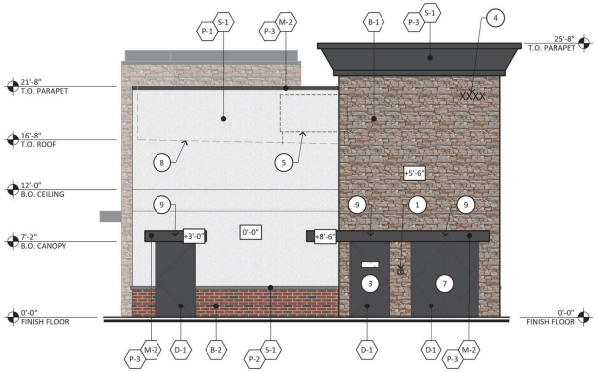
1. KNOX BOX - INSTALL PER FIRE DEPARTMENT
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7. SERVICE ENTRY SECTION LOCATION
8. DASHED LINE INDICATES ROOF BEYOND
9. UNDER CANOPY LIGHT FIXTURE

GENERAL NOTES

A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
B. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
C. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED FOR THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35-1902 (B)(e)(15), ZONING CODE.
D. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GRATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1902 (B)w)13. ZONING CODE.
E. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.

EXTERIOR FINISH SCHEDULE

A-1		ANODIZED ALUMINUM STOREFRONT SYSTEM WITH SOLARBAN R100 (2) CLEAR + CLEAR GLASS LOW E EXTETIOR GLAZING MANUF: KAWNEER COLOR: BLACK
B-1		CLIFFSTONE COLOR: MESQUITE MANUF: EL DORADO STONE
B-2		3-5/8 x 2-1/4 x 7-5/8 BRICK VENEER TO MATCH EXISTING CENTER COLOR: #9 BLEND VERTICAL MANUF: BELDEN
D-1		MAN DOOR COLOR: #DE6357 "BLACK TIE" MANUF: DUNNEDWARDS
M-1		PBR PANEL METAL ROOFING (VERTICAL) COLOR: CHARCOAL GRAY MANUF: WESTRN STATES METAL ROOFING
M-2		STEEL FRAME/BRACE METAL
M-3		METAL TRELLIS
M-4		METAL FENCE
P-1		PAINT COLOR: #DEW185 "LIGHTHOUSE" MANUF: DUNNEDWARDS
P-2		PAINT COLOR: #DE6355 "TARNISHED SILVER" MANUF: DUNNEDWARDS
P-3		PAINT COLOR: #DE6357 "BLACK TIE" MANUF: DUNNEDWARDS
S-1		SMOOTH STUCCO



1 NORTH ELEVATION - QSR 2

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



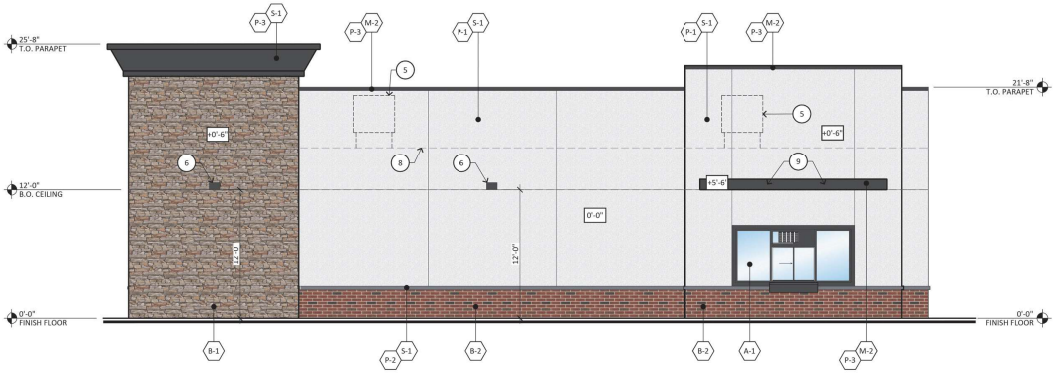
2 EAST ELEVATION - QSR 2

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



3 SOUTH ELEVATION - QSR 2

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



4 WEST ELEVATION - QSR 2

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

IRKA ARCHITECTS INC
2239 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602.955.5000
IRKA.com

PRELIMINARY
02-09-2026

QSR 2 ELEVATION

NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE: THIS CONTRACT MAY ALLOW THE OWNER TO REQUIRE THE SUBMISSION OF BILLINGS OR ESTIMATES IN A CYCLE OTHER THAN ONCE PER MONTH. THE CONTRACT MAY ALLOW OWNER TO MAKE PAYMENT ON SUCH ALTERNATIVE SCHEDULE AFTER RECEIPT OF BILLINGS OR ESTIMATES, BUT NOT BEFORE ESTIMATES. A WRITTEN DESCRIPTION OF SUCH OTHER BILLING CYCLE APPLICABLE TO THIS PROJECT IS AVAILABLE FROM OWNER OR DESIGNATED AGENT.
NAME
ADDRESS
CONTACT: Name
PHONE

DESERT PALMS SHOP AND QSR

NEC OF WARNER AND ALMA SCHOOL
CHANDLER, AZ 85224

PRELIMINARY DEVELOPMENT PLAN

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design by: RWK
drawn by: MM
checked by: RH

A4.3

project #: 25028.00

MATERIAL PERCENTAGE

EAST ELEVATION		
TOTAL:	640 S.F.	
STONE:	130 S.F.	20%
BRICK:	28 S.F.	4%
STUCCO:	382 S.F.	60%
METAL / DOOR:	100 S.F.	6%

WEST ELEVATION		
TOTAL:	643 S.F.	
STONE:	218 S.F.	34%
BRICK:	43 S.F.	7%
STUCCO:	293 S.F.	46%
METAL / DOOR:	24 S.F.	4%
GLAZING:	65 S.F.	9%

SOUTH ELEVATION		
TOTAL:	1,137 S.F.	
STONE:	232 S.F.	20%
BRICK:	97 S.F.	9%
STUCCO:	655 S.F.	58%
METAL / DOOR	70 S.F.	6%
GLAZING	83 S.F.	7%

NORTH ELEVATION		
TOTAL:	1,253 S.F.	
STONE:	108 S.F.	9%
BRICK:	135 S.F.	11%
STUCCO:	814 S.F.	64%
METAL / DOOR:	61 S.F.	5%
GLAZING:	135 S.F.	11%

GENERAL NOTES

A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BEFULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
B. SCLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MCHANICAL EQUIPMENT SHALL SCREEN ALL GROLND MOUNTED MECHANICAL EQUIPMENT.
C. ARY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL LUTILIZE INTERIOR RCOF DRAINS OR BE ARCHITECTURALLY INTEGRATED FOR THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL AFTICULATION BEYOND PAINT ACCENTS. SECTION 35-1902 (B)(e)(15), ZONING CODE.
D. SCREFNING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND AL. ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BESCREENED FROM PUBLIC VIEW BY A CONCRETE OR MISONRY WALL WITH SOLID GATES, EQUAL TO OR GFATER IN HEIGHT THAN THE MECHANICAL ECUIPMENT. SECTION 35-1902 (B)(e)13. ZONING CODE.
E. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.

EXTERIOR FINISH SCHEDULE

A-1		ANODIZED ALUMINUM STOREFRON" SYSTEM WITH SOLARBAN R100 (2) CLEAR + CLEAR GLASS LOW E EXTERIOR GLAZING MANUF: KAWNEER COLOR: BLACK
B-1		CLIFFSTONE COLOR: MESQUITE MANUF: EL DORADO STONE
B-2		3-5/8 x 2-1/4 x 7-5/8 BRICK VENEER TO MATCH EXISTING CENTER COLOR: #9 BLEND VERTICAL MANUF: BELDEN
D-1		MAN DOOR COLOR: #DE6357 "BLACK TIE" MANUF: DUNN EDWARDS
M-1		PBR PANEL METAL ROOFING (VERTICAL) COLOR: CHARCOAL GRAY MANUF: WESTERN STATES METAL ROOFING
M-2		STEEL FRAME/BRAKE METAL
M-3		METAL TRELLIS
M-4		METAL FENCE
P-1		PAINT COLOR: #DEW385 "LIGHTHOUSE" MANUF: DUNN EDWARDS
P-2		PAINT COLOR: #DE6355 "TARNISHED SILVER" MANUF: DUNN EDWARDS
P-3		PAINT COLOR: #DE6357 "BLACK TIE" MANUF: DUNN EDWARDS
S-1		SMOOTH STUCCO



1 SOUTH ELEVATION - QSR 3

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



2 EAST ELEVATION - QSR 3

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



3 NORTH ELEVATION - QSR 3

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



4 WEST ELEVATION - QSR 3

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

KEYNOTE

1. KNOX BOX - INSTALL PER FIRE DEPARTMENT
2. F.D.C. LOCATION AND SIGNAGE
3. FIRE RISER LOCATION WITH SIGNAGE
4. 12" HIGH CONTRASTING ADDRESS SIGNAGE, G.C. TO CONRRM WITH CITY OF CHANDLER COMPLIANCE
5. DASHED LINE INDICATES MECHANICAL UNIT
6. WALLPACK LIGHT FIXTURE, 12'-0" A.F.F.
7. SERVICE ENTRY SECTION LOCATION
8. DASHED LINE INDICATES ROOF BEYOND
9. UNDER CANOPY LIGHT FIXTURE

IRKA ARCHITECTS INC
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-3800
IRKA.com

PRELIMINARY
02-09-2026

QSR 3 ELEVATION

NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE: THIS CONTRACT MAY ALLOW THE OWNER TO REQUIRE THE SUBMISSION OF BILLINGS OR ESTIMATES IN A FORM OTHER THAN AIA DOCUMENT G702. THE CONTRACT MAY ALLOW OWNER TO MAKE PAYMENT ON ABASIS ALTERNATIVE TO VESTEDLS AFTER-THE-FACT APPROVAL OF BILLINGS OR ESTIMATES. A WRITTEN DESCRIPTION OF SUCH ALTERNATE BILLING CYCLE APPLICABLE TO THE PROJECT IS AVAILABLE FROM OWNER OR DESIGNATED AGENT.
NAME:
ADDRESS:
CONTACT: Name
PHONE:

DESERT PALMS SHOP AND QSR

NEC OF WARNER AND ALMA SCHOOL
CHANDLER, AZ 85244

PRELIMINARY DEVELOPMENT PLAN

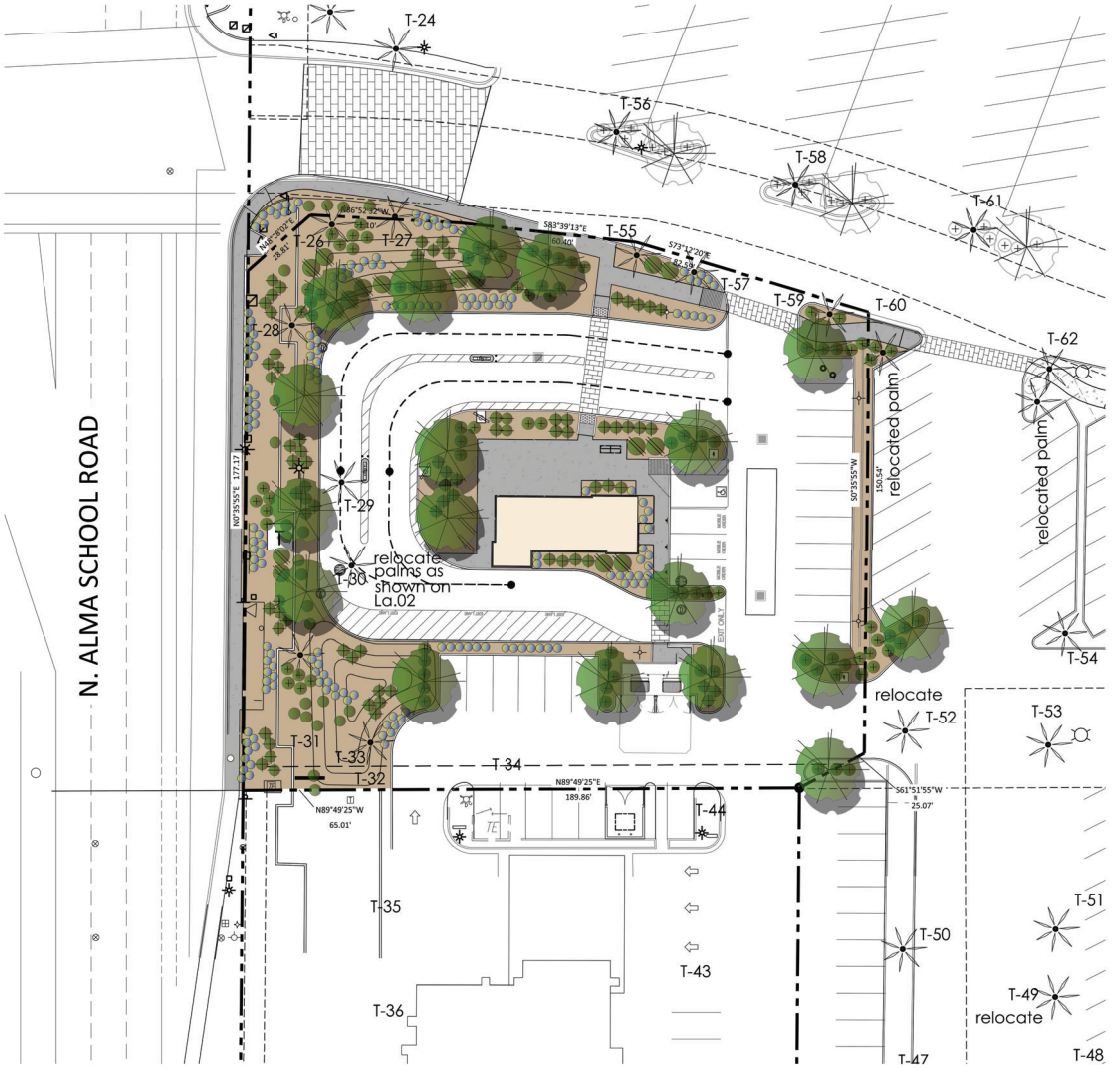
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design by: RWK
drawn by: BA
checked by: RH

A4.4C

project #: 25028.00

EXHIBIT 7



TAG NO.	COMMON NAME	BOTANICAL NAME
T-1	DATE PALM	PHOENIX DACTYLIFERA
T-2	DATE PALM	PHOENIX DACTYLIFERA
T-3	DATE PALM	PHOENIX DACTYLIFERA
T-4	DATE PALM	PHOENIX DACTYLIFERA
T-5	DATE PALM	PHOENIX DACTYLIFERA
T-6	DATE PALM	PHOENIX DACTYLIFERA
T-7	DATE PALM	PHOENIX DACTYLIFERA
T-8	DATE PALM	PHOENIX DACTYLIFERA
T-9	DATE PALM	PHOENIX DACTYLIFERA
T-10	AFRICAN SUMAC	RHUS LANCEA
T-11	DATE PALM	PHOENIX DACTYLIFERA
T-12	DATE PALM	PHOENIX DACTYLIFERA
T-13	AFRICAN SUMAC	RHUS LANCEA
T-14	DATE PALM	PHOENIX DACTYLIFERA
T-15	DATE PALM	PHOENIX DACTYLIFERA
T-16	DATE PALM	PHOENIX DACTYLIFERA
T-17	DATE PALM	PHOENIX DACTYLIFERA
T-18	DATE PALM	PHOENIX DACTYLIFERA
T-19	DATE PALM	PHOENIX DACTYLIFERA
T-20	AFRICAN SUMAC	RHUS LANCEA
T-21	DATE PALM	PHOENIX DACTYLIFERA
T-22	DATE PALM	PHOENIX DACTYLIFERA
T-23	DATE PALM	PHOENIX DACTYLIFERA
T-24	DATE PALM	PHOENIX DACTYLIFERA
T-25	CASCALOTE	CAESALPNIA CACALOCA
T-26	DATE PALM	PHOENIX DACTYLIFERA
T-27	DATE PALM	PHOENIX DACTYLIFERA
T-28	DATE PALM	PHOENIX DACTYLIFERA
T-29	DATE PALM	PHOENIX DACTYLIFERA
T-30	DATE PALM	PHOENIX DACTYLIFERA
T-31	AFRICAN SUMAC	RHUS LANCEA
T-32	CASCALOTE	CAESALPNIA CACALOCA
T-33	DATE PALM	PHOENIX DACTYLIFERA
T-34	CASCALOTE	CAESALPNIA CACALOCA
T-35	CASCALOTE	CAESALPNIA CACALOCA
T-36	AFRICAN SUMAC	RHUS LANCEA
T-37	PINE	PINUS SP
T-38	CASCALOTE	CAESALPNIA CACALOCA
T-39	CASCALOTE	CAESALPNIA CACALOCA
T-40	AFRICAN SUMAC	RHUS LANCEA
T-41	CASCALOTE	CAESALPNIA CACALOCA
T-42	DATE PALM	PHOENIX DACTYLIFERA
T-43	CASCALOTE	CAESALPNIA CACALOCA
T-44	CASCALOTE	CAESALPNIA CACALOCA
T-45	DATE PALM	PHOENIX DACTYLIFERA
T-46	DATE PALM	PHOENIX DACTYLIFERA
T-47	DATE PALM	PHOENIX DACTYLIFERA
T-48	DATE PALM	PHOENIX DACTYLIFERA
T-49	DATE PALM	PHOENIX DACTYLIFERA
T-50	DATE PALM	PHOENIX DACTYLIFERA
T-51	DATE PALM	PHOENIX DACTYLIFERA
T-52	DATE PALM	PHOENIX DACTYLIFERA
T-53	DATE PALM	PHOENIX DACTYLIFERA
T-54	DATE PALM	PHOENIX DACTYLIFERA
T-55	DATE PALM	PHOENIX DACTYLIFERA
T-56	DATE PALM	PHOENIX DACTYLIFERA
T-57	DATE PALM	PHOENIX DACTYLIFERA
T-58	DATE PALM	PHOENIX DACTYLIFERA
T-59	DATE PALM	PHOENIX DACTYLIFERA
T-60	DATE PALM	PHOENIX DACTYLIFERA
T-61	DATE PALM	PHOENIX DACTYLIFERA
T-62	DATE PALM	PHOENIX DACTYLIFERA
T-63	DATE PALM	PHOENIX DACTYLIFERA
T-64	DATE PALM	PHOENIX DACTYLIFERA
T-65	DATE PALM	PHOENIX DACTYLIFERA
T-66	DATE PALM	PHOENIX DACTYLIFERA
T-67	DATE PALM	PHOENIX DACTYLIFERA
T-68	DATE PALM	PHOENIX DACTYLIFERA
T-69	DATE PALM	PHOENIX DACTYLIFERA
T-70	DATE PALM	PHOENIX DACTYLIFERA
T-71	DATE PALM	PHOENIX DACTYLIFERA
T-72	DATE PALM	PHOENIX DACTYLIFERA
T-73	AFRICAN SUMAC	RHUS LANCEA
T-74	AFRICAN SUMAC	RHUS LANCEA
T-75	AFRICAN SUMAC	RHUS LANCEA
T-76	AFRICAN SUMAC	RHUS LANCEA
T-77	AFRICAN SUMAC	RHUS LANCEA
T-78	AFRICAN SUMAC	RHUS LANCEA
T-79	DATE PALM	PHOENIX DACTYLIFERA
T-80	DATE PALM	PHOENIX DACTYLIFERA
T-81	DATE PALM	PHOENIX DACTYLIFERA
T-82	DATE PALM	PHOENIX DACTYLIFERA
T-83	DATE PALM	PHOENIX DACTYLIFERA
T-84	DATE PALM	PHOENIX DACTYLIFERA
T-85	DATE PALM	PHOENIX DACTYLIFERA
T-86	DATE PALM	PHOENIX DACTYLIFERA
T-87	DATE PALM	PHOENIX DACTYLIFERA
T-88	DATE PALM	PHOENIX DACTYLIFERA
T-89	DATE PALM	PHOENIX DACTYLIFERA
T-90	DATE PALM	PHOENIX DACTYLIFERA
T-91	DATE PALM	PHOENIX DACTYLIFERA
T-92	DATE PALM	PHOENIX DACTYLIFERA
T-93	DATE PALM	PHOENIX DACTYLIFERA
T-94	DATE PALM	PHOENIX DACTYLIFERA
T-95	DATE PALM	PHOENIX DACTYLIFERA
T-96	DATE PALM	PHOENIX DACTYLIFERA
T-97	DATE PALM	PHOENIX DACTYLIFERA
T-98	DATE PALM	PHOENIX DACTYLIFERA
T-99	DATE PALM	PHOENIX DACTYLIFERA

TAG NO.	COMMON NAME	BOTANICAL NAME
T-100	DATE PALM	PHOENIX DACTYLIFERA
T-101	DATE PALM	PHOENIX DACTYLIFERA
T-102	DATE PALM	PHOENIX DACTYLIFERA
T-103	DATE PALM	PHOENIX DACTYLIFERA
T-104	DATE PALM	PHOENIX DACTYLIFERA
T-105	DATE PALM	PHOENIX DACTYLIFERA
T-106	DATE PALM	PHOENIX DACTYLIFERA
T-107	DATE PALM	PHOENIX DACTYLIFERA
T-108	DATE PALM	PHOENIX DACTYLIFERA
T-109	DATE PALM	PHOENIX DACTYLIFERA
T-110	DATE PALM	PHOENIX DACTYLIFERA
T-111	DATE PALM	PHOENIX DACTYLIFERA
T-112	DATE PALM	PHOENIX DACTYLIFERA
T-113	DATE PALM	PHOENIX DACTYLIFERA
T-114	DATE PALM	PHOENIX DACTYLIFERA
T-115	DATE PALM	PHOENIX DACTYLIFERA
T-116	DATE PALM	PHOENIX DACTYLIFERA
T-117	DATE PALM	PHOENIX DACTYLIFERA
T-118	DATE PALM	PHOENIX DACTYLIFERA
T-119	DATE PALM	PHOENIX DACTYLIFERA
T-120	DATE PALM	PHOENIX DACTYLIFERA
T-121	DATE PALM	PHOENIX DACTYLIFERA
T-122	AFRICAN SUMAC	RHUS LANCEA
T-123	AFRICAN SUMAC	RHUS LANCEA
T-124	DATE PALM	PHOENIX DACTYLIFERA
T-125	DATE PALM	PHOENIX DACTYLIFERA
T-126	DATE PALM	PHOENIX DACTYLIFERA
T-127	DATE PALM	PHOENIX DACTYLIFERA
T-128	DATE PALM	PHOENIX DACTYLIFERA
T-129	DATE PALM	PHOENIX DACTYLIFERA
T-130	DATE PALM	PHOENIX DACTYLIFERA
T-131	DATE PALM	PHOENIX DACTYLIFERA
T-132	DATE PALM	PHOENIX DACTYLIFERA
T-133	DATE PALM	PHOENIX DACTYLIFERA
T-134	DATE PALM	PHOENIX DACTYLIFERA
T-135	AFRICAN SUMAC	RHUS LANCEA
T-136	AFRICAN SUMAC	RHUS LANCEA
T-137	AFRICAN SUMAC	RHUS LANCEA
T-138	DATE PALM	PHOENIX DACTYLIFERA
T-139	DATE PALM	PHOENIX DACTYLIFERA
T-140	DATE PALM	PHOENIX DACTYLIFERA
T-141	DATE PALM	PHOENIX DACTYLIFERA
T-142	AFRICAN SUMAC	RHUS LANCEA
T-143	AFRICAN SUMAC	RHUS LANCEA
T-144	CASCALOTE	CAESALPINIA CACALOCA
T-145	EUCALYPTUS	EUCALYPTUS GLOBULUS
T-146	CASCALOTE	CAESALPINIA CACALOCA
T-147	AFRICAN SUMAC	RHUS LANCEA
T-148	ELM	ULMUS PARVIFOLIA
T-149	ELM	ULMUS PARVIFOLIA

CERCIDIUM PRAECOX
PALO BREA
24" BOX

EXISTING PALM
PROTECT FROM
CONSTRUCTION

EXISTING TREE
PROTECT FROM
CONSTRUCTION

EREMOPHILA MACULATA
'VALENTINE' EMU BUSH
5 GALLON

EXISTING SHRUB
PROTECT FROM
CONSTRUCTION

TECOMA 'YELLOW BELLS'
YELLOW BELLS
5 GALLON

BOUGAINVILLEA 'TORCH GLOW'
BUSH BOUGAINVILLEA
5 GALLON

LANTANA MONTEVIDENSIS
TRAILING PURPLE
1 GALLON

MATCH EXISTING DECOMPOSED GRANITE
DECOMPOSED GRANITE
2" DEPTH IN ALL DISTURBED LANDSCAPE AREAS

IRKA ARCHITECTS INC
2238 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-3900
RKAA.com

PRELIMINARY
04-28-2025

LANDSCAPE PLAN

NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE: THIS CONTRACT MAY ALLOW THE OWNER TO REDUCE THE SUBMISSION OF BILLING OR ESTIMATES IN ORDER TO MATCH THE OWNER'S CASH FLOW. THE CONTRACT MAY ALLOW OWNER TO MAKE PAYMENT ON SOME ALTERNATIVE SCHEDULE AFTER SUBMISSION OF BILLING OR ESTIMATES. IF BILLINGS, ESTIMATES, A WRITTEN DESCRIPTION OF SUCH OTHER BILLING CYCLE APPLICABLE TO THE PROJECT IS REQUIRED FROM OWNER OR DESIGNATED AGENT.
NAME
ADDRESS
PHONE
CONTACT: Name
PHONE:

DESERT PALMS SHOP AND QSR
NEC OF WARNER AND ALMA SCHOOL
CHANDLER, AZ 85224

PRELIMINARY DEVELOPMENT PLAN

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
10446 N. 74th Street , Suite 150
Scottsdale, Arizona 85258
P.(602)265-0320
EMAIL: timmcqueen@tjmla.net

T&M ASSOCIATES

27166
TIMOTHY J.
McQUEEN
04.07.26
REGISTERED LANDSCAPE ARCHITECT
ARIZONA U.S.A.
EXPIRES 06/30/2025

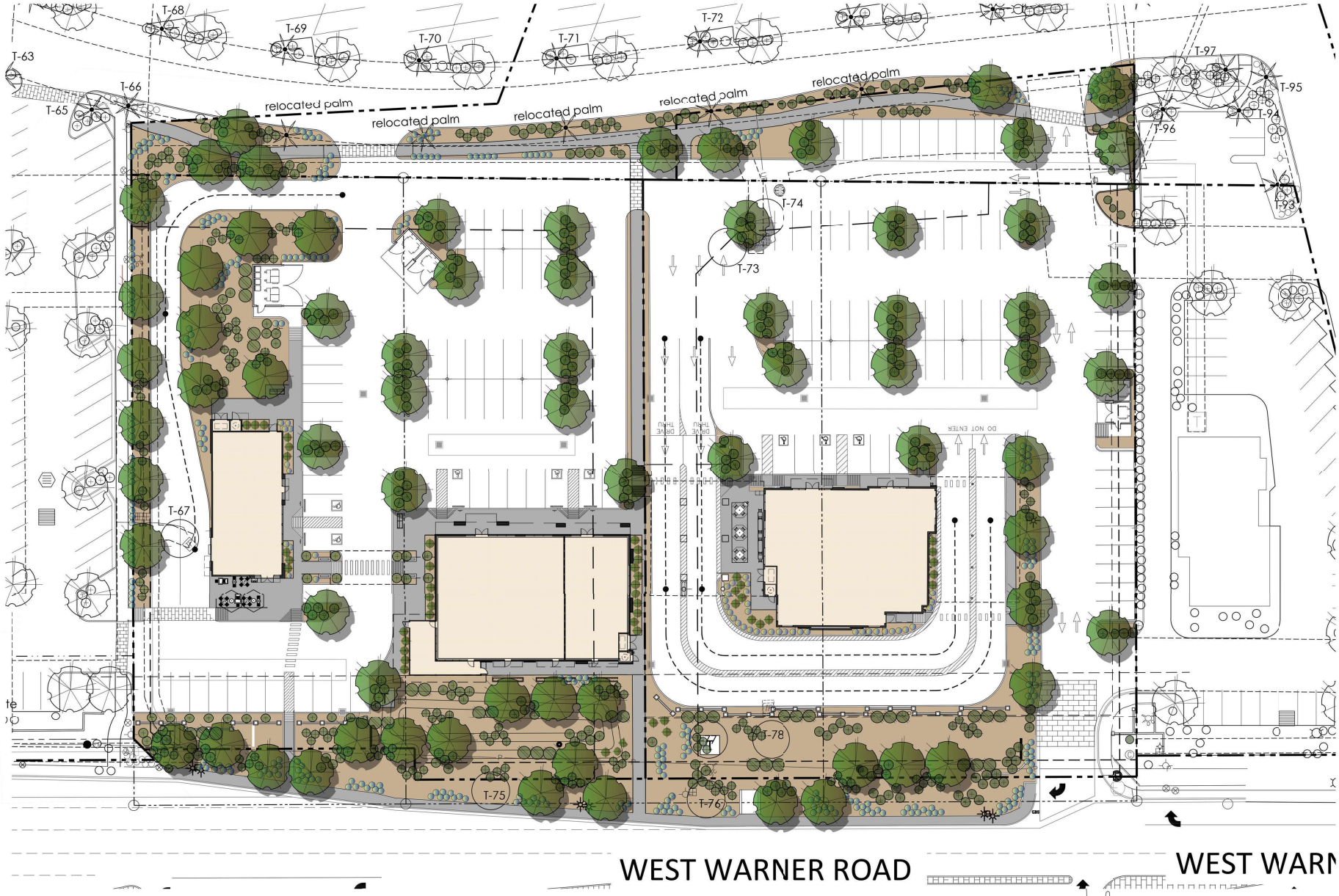
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design by: RWK
drawn by:
checked by: RH

La.01
project #: 25028.00

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

NORTH



LANDSCAPE PLAN

SCALE: 1" = 20'-0"

NORTH

IRKAA ARCHITECTS INC
2239 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602.955.2000
IRKAA.com

PRELIMINARY

04-28-2025

LANDSCAPE PLAN

NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE: THIS CONTRACT MAY ALLOW THE OWNER TO REQUIRE THE SUBMISSION OF BILLINGS OR ESTIMATES IN A BILLING CYCLE OTHER THAN MONTHLY. THIS CONTRACT MAY ALLOW OWNER TO MAKE PAYMENTS ON SOME ALTERNATIVE SCHEDULE AFTER RECEIPT OF BILLINGS, ESTIMATES OR PAYMENT ESTIMATES. A WRITTEN DESCRIPTION OF SUCH OTHER BILLING CYCLE APPLICABLE TO THIS PROJECT IS AVAILABLE FROM OWNER OR DESIGNATED AGENT.
NAME
ADDRESS
CITY
CONTACT: Name
PHONE

DESERT PALMS SHOP AND QSR
NEC OF WARNER AND ALMA SCHOOL
CHANDLER, AZ 85224

PRELIMINARY DEVELOPMENT PLAN

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design by: RWK
drawn by:
checked by: RH

La.02

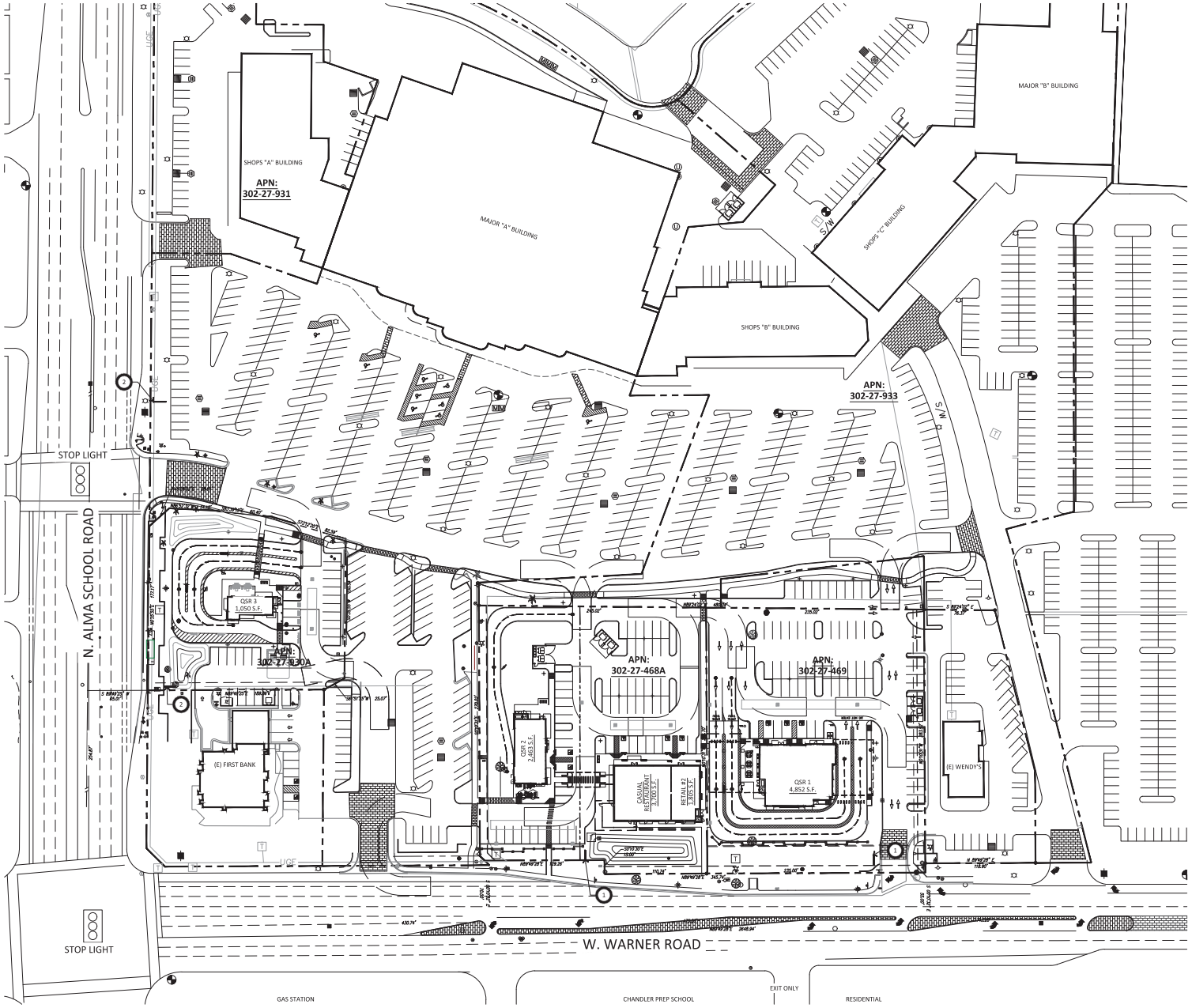
project #: 25028.00

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
10446 N. 74th Street , Suite 150
Scottsdale, Arizona 85258
P.(602)265-0320
EMAIL: timmcqueen@tjmla.net

LANDSCAPE ARCHITECT 27168 TIMOTHY J. McQUEEN 04.07.26 EXPIRES 06/30/2026

T&M ASSOCIATES

EXHIBIT 8



KEYNOTE

1. PROPOSED NEW SIGNAGE LOCATION, ON SEPARATE SUBMITTAL
2. EXISTING SIGNAGE LOCATION

VICINITY MAP



NORTH

AERIAL PLAN - SIGNAGE LOCATION

SCALE: 1" = 50'-0"

NORTH

IRKAA ARCHITECTS INC
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-5900
IRKAA.com

PRELIMINARY

02-09-2026

AERIAL MAP - SIGNAGE LOCATION

NOTICE OF ALTERNATE BILLING ON PAYMENT CYCLE: THE CONTRACT MAY ALLOW THE OWNER TO HOLD BACK THE SUBMISSION OF BILLINGS OR SETTLEMENT OF PAYMENTS UNTIL 30 DAYS AFTER THE DATE THAT THE CONTRACTOR ALLOW OWNER TO MAKE PAYMENT ON SUCH ALTERNATIVE SCHEDULE AFTER THE DATE THAT THE CONTRACTOR SUBMITS THE ESTIMATE. A WRITTEN DESCRIPTION OF SUCH OTHER BILLING CYCLE APPLICABLE TO THE PROJECT IS AVAILABLE FROM OWNER OR OTHERWISE ASSIGNED.
NAME
ADDRESS
CITY
CONTRACT Name
PHONE

DESERT PALMS SHOP AND QSR
NEC OF WARNER AND ALMA SCHOOL
CHANDLER, AZ 85224

PRELIMINARY DEVELOPMENT PLAN

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design by: RWK
drawn by: MM
checked by: RH

SP1.3
project #: 25028.00