

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

TABLE OF CONTENTS

I.	Introduction.....	1
II.	Site, Surrounding Area, and Existing Zoning.....	1
III.	Proposed Preliminary Development Plan	1
A.	Site Layout	1
B.	Architecture.....	2
C.	Landscaping	2
IV.	Project Team	3
V.	Conclusion	3

TABLE OF EXHIBITS

Exhibit No.	Description
1	Site Aerial
2	Aerial Plan
3	Enlarged Site Plans
4	Floor Plans
5	Perspective
6	Building Elevations
7	Landscape Plans
8	Signage Location

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

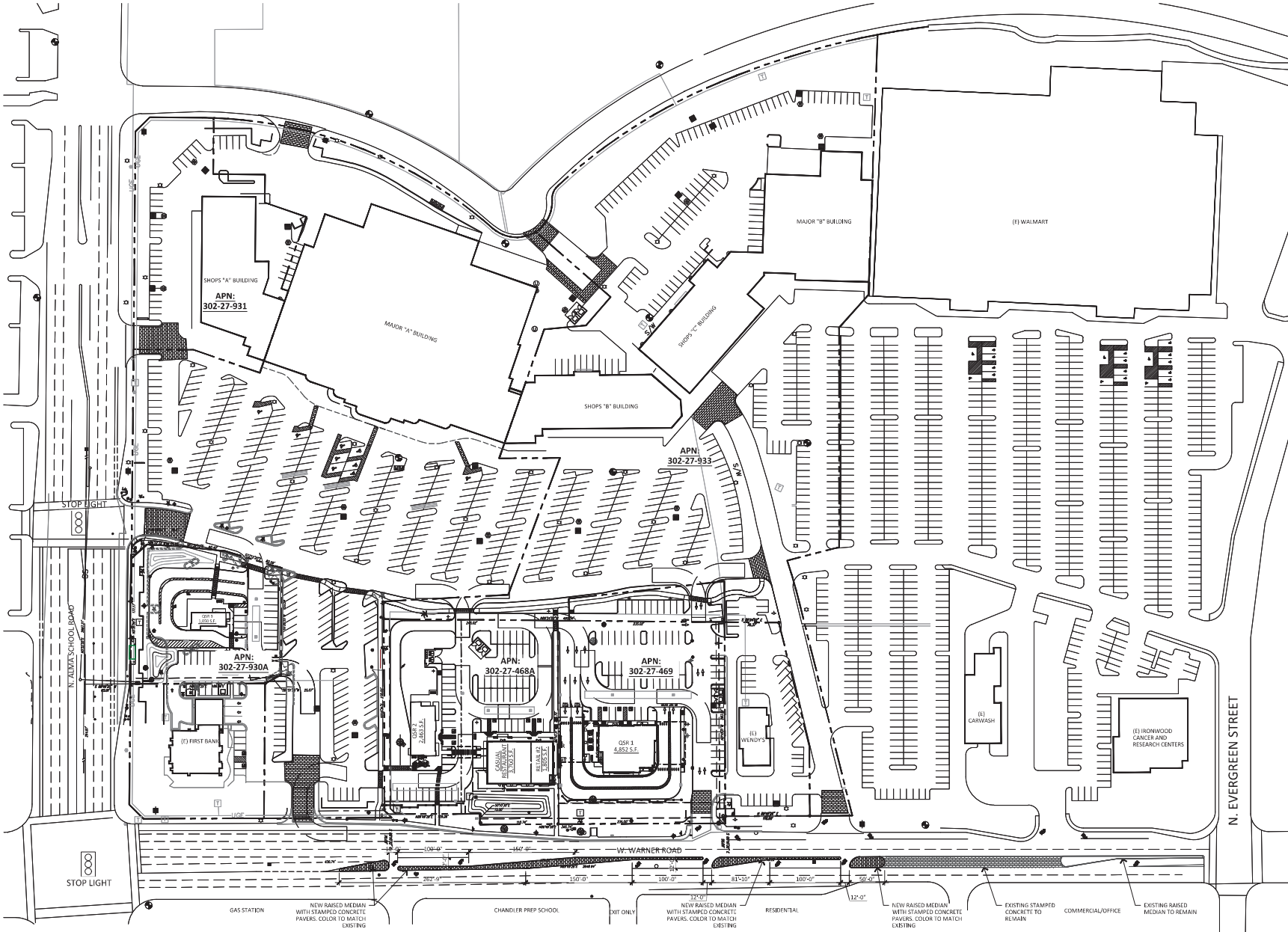
V. CONCLUSION

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





OVERALL PLAN
SCALE: 1" = 60'-0"



PRELIMINARY
02.09.2026

NO.	REVISION	DATE
1	ISSUED FOR PERMITTING	02.09.2026
2	REVISIONS	
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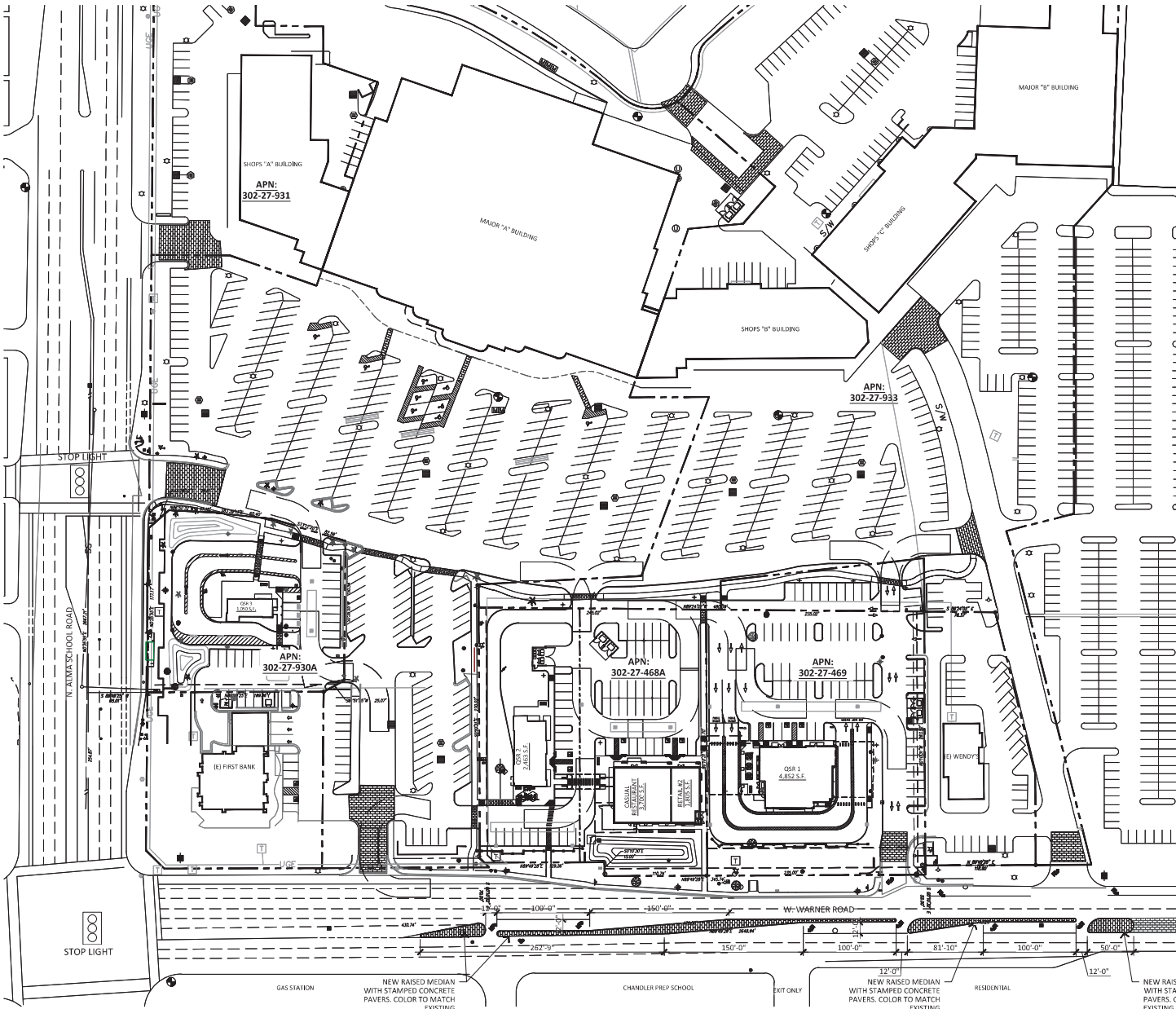
DESERT PALMS SHOP AND QSR
NEC OF WARNER AND ALMA SCHOOL
CHANDLER, AZ 85224
PRELIMINARY DEVELOPMENT PLAN

design by: **IRKAA**
drawn by: **MM**
checked by: **RM**

SP1.0.1
project #: 25028.00



EXHIBIT 2



AERIAL PLAN

SCALE: 1" = 50'-0"

PROJECT DIRECTORY

OWNER
ARIZONA PARTNERS RETAIL INVESTMENT GROUP
8500 N. HAVEN RD., STE. A200
SCOTTSDALE, AZ 85258
PHONE: 480-368-0111
E-MAIL: rfb@azpr.com

LANDSCAPE
T.J. MCQUEEN & ASSOCIATES, INC.
10404 N. 74TH ST., STE. 150
SCOTTSDALE, AZ 85258
CONTACT: TIM MCQUEEN
PHONE: 480-285-6320
E-MAIL: timmcqueen@azpr.com

ARCHITECT
ROCK ARCHITECTS, INC.
2133 E. THOMAS RD.
PHOENIX, AZ 85016
CONTACT: RANDY HAULET
PHONE: 602-955-1900
E-MAIL: rhaulet@rock.com

CIVIL
TJESSON, INC.
7878 N. 16TH ST., STE. 105
PHOENIX, AZ 85020
CONTACT: TYLER PAULSEN
PHONE: 480-280-9471
E-MAIL: tpaulesen@tjesson.com

PROJECT DESCRIPTION

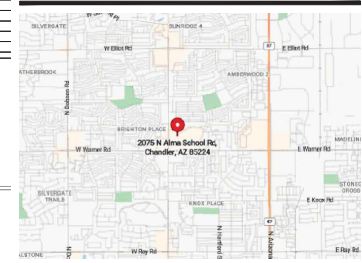
SUN VILLAGE FAIR LOCATED AT THE NEC OF ALMA SCHOOL AND WARNER ROAD HAS RECENTLY BEEN ACQUIRED BY THE PRINCIPALS OF ARIZONA PARTNERS. ARIZONA PARTNERS RETAIL INVESTMENT GROUP (APR) IS A LOCAL INTEGRATED REAL ESTATE COMPANY THAT HAS REDEVELOPED OVER 5 MILLION SF OF RETAIL SHOPPING CENTERS SIMILAR TO SUN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

OUR CLIENT, ARIZONA PARTNERS RETAIL INVESTMENT GROUP (APR), WOULD LIKE TO PROPOSE THREE (3) QUICK SERVICE 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 FOR 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 SERVICE RESTAURANTS WITH AN APPROXIMATE AREA OF 4,852 S.F. FOR QSR 1, QSR 2 WITH AN APPROXIMATE AREA OF 12,463 S.F., AND QSR 3 WITH AN APPROXIMATE AREA OF 1,805 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 SERVICE RESTAURANTS/DRIVE THRU ALONG W. WARNER ROAD. THIS SUBMITTAL WILL GIVE US A POTENTIAL TO PROPOSE THREE (3) QUICK SERVICE RESTAURANTS ALONG THE 540' ROAD.

VICINITY MAP



PRELIMINARY

02-09-2025

AERIAL MAP

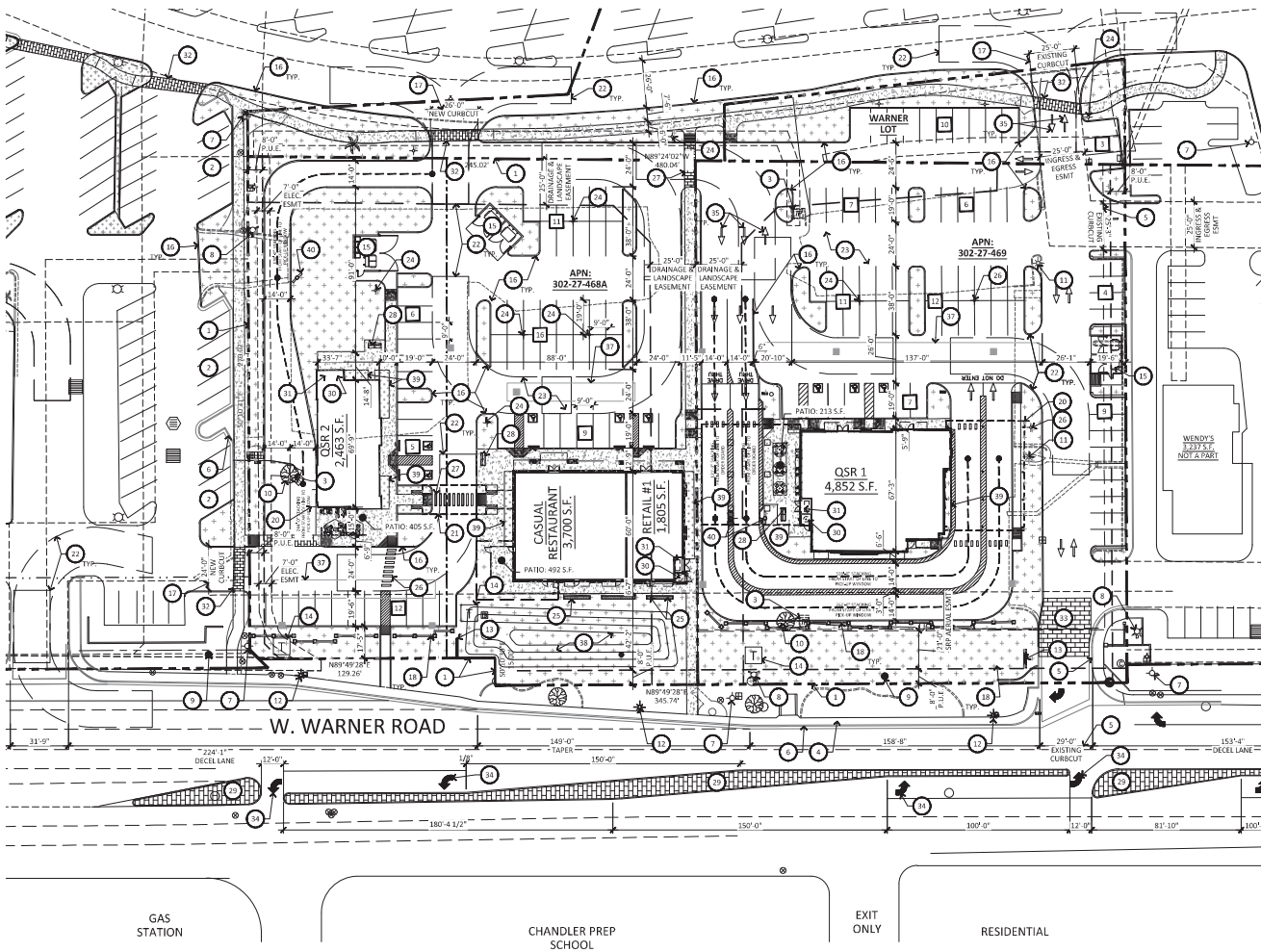
DESERT PALMS SHOP AND QSR
NEC OF WARNER AND ALMA SCHOOL
CHANDLER, AZ 85224

PRELIMINARY DEVELOPMENT PLAN

design by: RWK
drawn by: MM
checked by: RM

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 BUILDING MOUNTED MECHANICAL EQUIPMENT.
4. ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED 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 ANY 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, RAMMADS AND SHADE STRUCTURES REQUIRE SEPARATE SUBMITTAL AND PERMITS.

SITE DATA

PARCEL NO.	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 SERVICE RESTAURANT
TOTAL SITE AREA	135,932 S.F. / 3.12 ACRES
302-27-468A	NET AREA 102,887 S.F. / 2.36 ACRES
302-27-469	GROSS FLOOR AREA 68,600 S.F. / 1.58 ACRES NET AREA 52,720 S.F. / 1.19 ACRES
WARNER LOT	GROSS FLOOR AREA 67,240 S.F. / 1.54 ACRES NET AREA 51,187 S.F. / 1.17 ACRES
BUILDING AREA	GROSS FLOOR AREA 9,705 S.F. / 0.223 ACRES NET AREA 7,775 S.F. / 0.179 ACRES
QSR 1	4,852 S.F.
QSR 2	2,463 S.F.
SHOPS BUILDINGS	5,505 S.F.
CASUAL RESTAURANT	3,700 S.F.
RETAIL #1	1,805 S.F.
PARKING REQUIREMENT	4,852 S.F.
SERVICE AREA - PATIO	213 S.F. / 50 = 24 SPACES
SERVICE AREA - PATIO	213 S.F. / 50 = 4 SPACES
PREP AREA	3,630 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 BUILDINGS	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
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

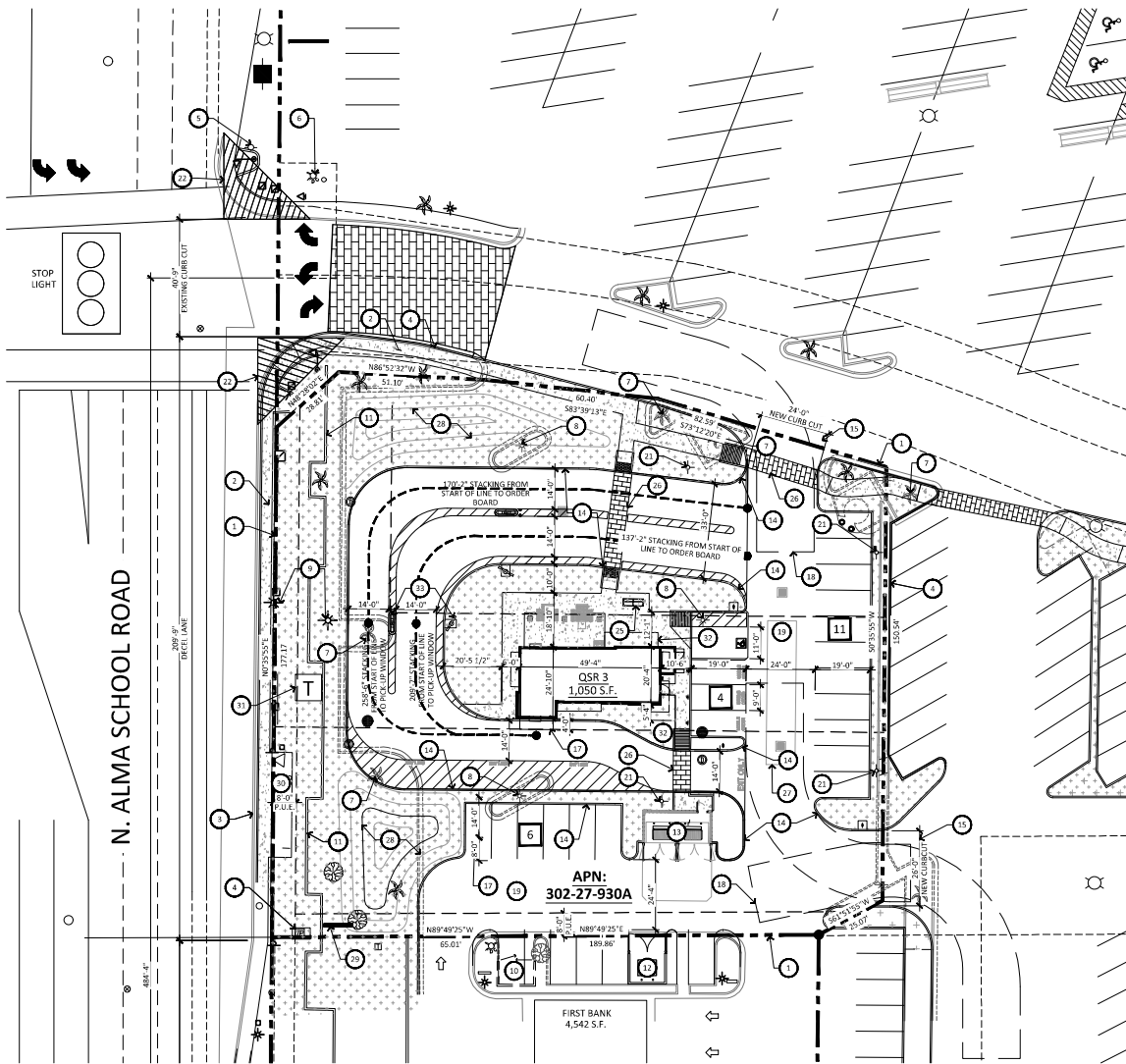
GENERAL NOTES

- 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 SHALL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS, AND NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE, NO NOISE, ODOR, OR VIBRATION WILL BE PERMITTED AT ANY LEVEL OF THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EXCEPT 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 CHANDLER.
- F. ALL UTILITY LINES LESS THAN 60" OR 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 WHICH IS SCREENED BY A PERMITTED WALL AT LEAST 6 FEET HIGH.
- H. ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW BY A MASONRY WALL. INDUSTRIAL STORAGE SCREEN WALLS SHALL BE FINISHED WHERE THEY ARE EXPOSED TO PUBLIC VIEW FROM STREETS OR ADJACENT NON-INDUSTRIAL USES.
- I. SLLS PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINET SHALL BE FULLY 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:
 - 1. FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING IT BY SOLID DOOR OR DOORS SEPARATE FROM THE CABINET.
 - 2. SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL. THE SCREEN WALL MAY BE SHAPED, U SHAPED OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET.
 - 3. 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:
 - 1. A PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS OR
 - 2. BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANES IN THE CASE OF MANSAARD, OR OTHER THAN FLAT ROOF.
- L. ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL NOT PROJECT ABOVE THE ROOF PARAPET. TO THE EXTENT PERMITTED BY LAW, SATELLITE DISHES SHALL BE FULLY SCREENED BY THE PARAPET WALL.
- M. ALL BACKFLOW PREVENTION DEVICES 3" OR LARGER SHALL BE FULLY ENCLOSED IN PLASTERS, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING OR ROUTED UNDER GROUND.
- N. ALL BACKFLOW PREVENTION DEVICES 3" OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN 6' RADII OF THE DEVEEL. ALL BACKFLOW PREVENTION DEVICES LESS THAN 2" SHALL BE PLACED ON A WIRE CAGE PAINTED TO MATCH PRIMARY BUILDING COLOR.
- O. LANDSCAPED AREAS ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL BE MOULDED AND NATURALLY CONTOURED. NO MORE THAN 50% OF THE REQUIRED RIGHT-OF-WAY AND LANDSCAPING TRACTS LANDSCAPING FRONTING ADJACENT STREETS MAY BE VARIED FOR RETENTION. RETENTION AREA SLOPE SHALL BE VARIED, AND NO SLOPE SHALL EXCEED A 4:1 MAXIMUM.
- P. 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.
- Q. COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BOAMMATE, OR SIMILAR ALTERNATE LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- R. EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH COMPARABLE SPECIES AND SIZE.
- S. WATER SUPPLY SHALL COMPLY AS PER IFC 2018 WITH LOCAL AMENDMENTS AND NFPA 137016 (INCLUDES WATER FLOW TEST AND DURATION).
- T. ALL NEW WATER LINES, INCLUDING TRUNK LINES, REQUIRED FOR FIRE PROTECTION SHALL BE PRIVATE WATER LINES SUBJECT TO THE PLUMBING CODE.
- U. UNKNOWN OCCUPANCIES SHALL COMPLY AS PER IFC 2018 WITH LOCAL AMENDMENTS SEC 903.2.1.1.
- V. ALL NEW SANITARY SLOVER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PLUMBING CODE.
- W. FIRE DEPARTMENT KNOX BOX SHALL BE PROVIDED ON THE EXTERIOR WALL ADJACENT TO BUILDING ENTRANCE. COORDINATE WITH FIRE MARSHALL.
- X. ALL EXTERIOR DOORS ARE MINIMUM 32" WIDE AND 6' 8" TALL.

KEYNOTES

1. PROPERTY LINE
2. EXISTING PARKING TO REMAIN
3. EXISTING TRANSFORMER TO BE RELOCATED
4. EXISTING SIDEWALK TO REMAIN
5. EXISTING CURBS 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 RELOCATED
11. EXISTING LIGHT POLE TO BE RELOCATED
12. EXISTING LIGHT POLE TO REMAIN; INITIAL LOCATION ONLY UNTIL PHOTO METERIC 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 CURB CUT
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, 38'-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 PHOTO METERIC IS CALCULATED
25. NEW 8'-0" HIGH METAL TRELLIS WITH 3'-4" HIGH CONCRETE BASE LANDSCAPE GREEN SCREEN WITH BODIGAWALLS OR HEDGES
26. RELOCATED LIGHT POLE; INITIAL LOCATION ONLY UNTIL PHOTO METERIC IS CALCULATED
27. NEW PEDESTRIAN CROSSWALK
28. NEW BIKER PACE, 6/SP2.1
29. NEW CONCRETE PAVERS PER CDD STANDARD DETAILS C-246 AND C-225
30. FIRE RISER ROOM
31. SLO ROOM
32. NEW PEDESTRIAN CROSSWALK WITH TRAFFIC RATED BRICK PAVERS, ENCLOSED RED BLIND 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

IRKAA
PRELIMINARY
02-09-2025
ENLARGED SITE PLAN - WARNER ROAD
DESERT PALMS SHOP AND QSR
NEC OF WARNER AND ALMA SCHOOLS
CHANDLER, AZ 85224
PRELIMINARY DEVELOPMENT PLAN



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 DESIGNED 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 / 302-27-408A / 302-27-409
LOCATION	N.E. 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 SHALL 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, COLOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, COLOR, OR VIBRATION EXISTING 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 60" OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDER GROUND.
- G. ALL TRASH ENCLOSURES SHALL INCLUDE FULL OPACQUE GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVEWAYS. TRASH ENCLOSURES ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS IF LOCATED INSIDE AN ENCLOSED YARD WHICH 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 FULLY 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 FULLY 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:
 - A. FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING IT BY SOLID DOOR OR DOORS SEPARATE FROM THE CABINET.
 - B. SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL. THE SCREEN WALL MAY BE L-SHAPED, U-SHAPED OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET.
 - 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:
 - A. THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS OR.
 - B. BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANE IN THE CASE OF MANSARD, HIP OR OTHER THAN FLAT ROOF.
 - C. ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL NOT PROJECT ABOVE THE ROOF PLANE, TO THE EXTENT PERMITTED BY LAW. SATELLITE DISHES SHALL BE FULLY SCREENED BY THE PARAPET WALL.
- L. PNEUMATIC TUBES, WEATHER METAL OR PLASTIC, SHALL BE EITHER ENCLOSED IN PLASTERS, 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 TO PUBLIC RIGHT-OF-WAY SHALL BE MOUNTED AND NATURALLY CONTOURED, NO MORE THAN 50% OF THE REQUIRED HEIGHT-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 DOWNPOUTS SHALL BE INTERNALIZED. INDUSTRIAL BUILDING MAY USE EXPOSED DOWNPOUTS 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, BOARDS, 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 903.2.1.3.
- U. ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PLUMBING CODE.
- V. FIRE DEPARTMENT KNOW HOW SHALL BE PROVIDED ON THE EXTERIOR WALL ADJACENT TO BUILDING ENTRANCE. COORDINATE WITH FIRE MARSHALL.
- W. ALL EXTERIOR DOORS ARE MINIMUM 32" WIDE AND 6'8" TALL.

KEYNOTES

1. PROPERTY LINE
2. EXISTING SIDEWALK TO REMAIN
3. EXISTING TRANSFORMER TO REMAIN
4. EXISTING 6" CURB TO REMAIN, 11/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, 11/SP2.0, 5/SP2.0
14. NEW 6" CURB
15. NEW CURB CUT
16. NOT USED
17. NEW DRINK THRU CANOPY
18. FIRE APPARATUS TURN RADIUS, INSIDE RADIUS: 25'-0"; OUTSIDE RADIUS: 44'-0" PER IFC 903.2.4
19. NEW ASPHALT DRIVE
20. NOT USED
21. RELOCATED LIGHT POLE, INITIAL LOCATION ONLY UNTIL PHOTOMETRIC IS CALCULATED.
22. 30000 SIGHT VISIBILITY
23. FIRE RISER ROOM
24. SES ROOM
25. NEW BRK 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

1 ENLARGED SITE PLAN - ALMA SCHOOL ROAD

SCALE: 1" = 30'-0"



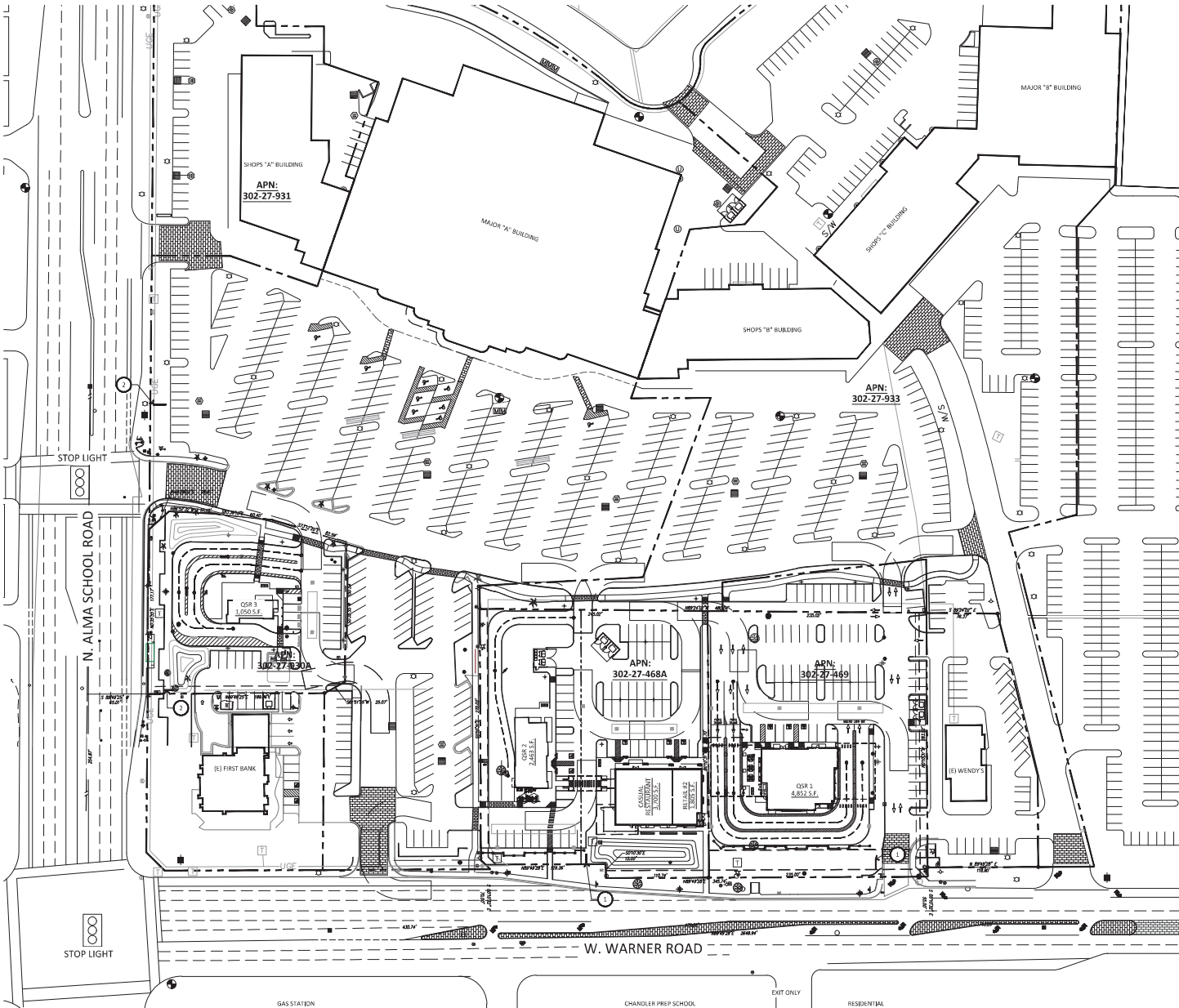
PRELIMINARY

02-09-2026
ENLARGED SITE PLAN - ALMA SCHOOL

DESERT PALMS
SHOP AND QSR
NEC OF CHANDLER, AZ 85224
PRELIMINARY DEVELOPMENT PLAN

design by: RWK
drawn by: MM
checked by: RM

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



IRKAA
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TEL: 480.755.1000
WWW.IRKAA.COM

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AERIAL MAP - SIGNAGE LOCATION

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

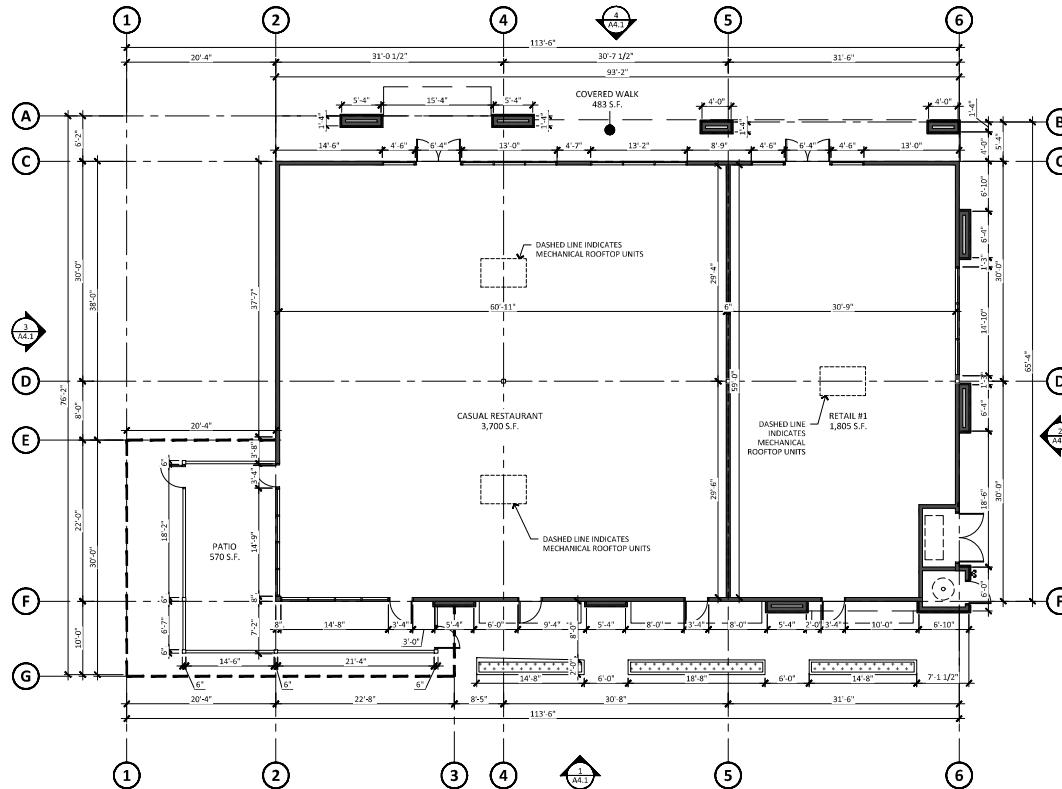
PRELIMINARY DEVELOPMENT PLAN

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

SP1.3
project #: 25028.00



EXHIBIT 4



SHOPS BUILDING - FLOOR PLAN

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



GENERAL NOTES

- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
- SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
- 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)(6)(15), ZONING CODE.
- SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1902 (b)(6)(13), ZONING CODE.
- SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.



IRKAA
ARCHITECTS
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TEL: 505.853.3400

PRELIMINARY

02-09-2026



SHOPS BUILDING FLOOR PLAN

DESERT PALMS
SHOP AND QSR
NEC OF CHANDLER AND SCHOOL
CHANDLER, AZ 85224
PRELIMINARY DEVELOPMENT PLAN

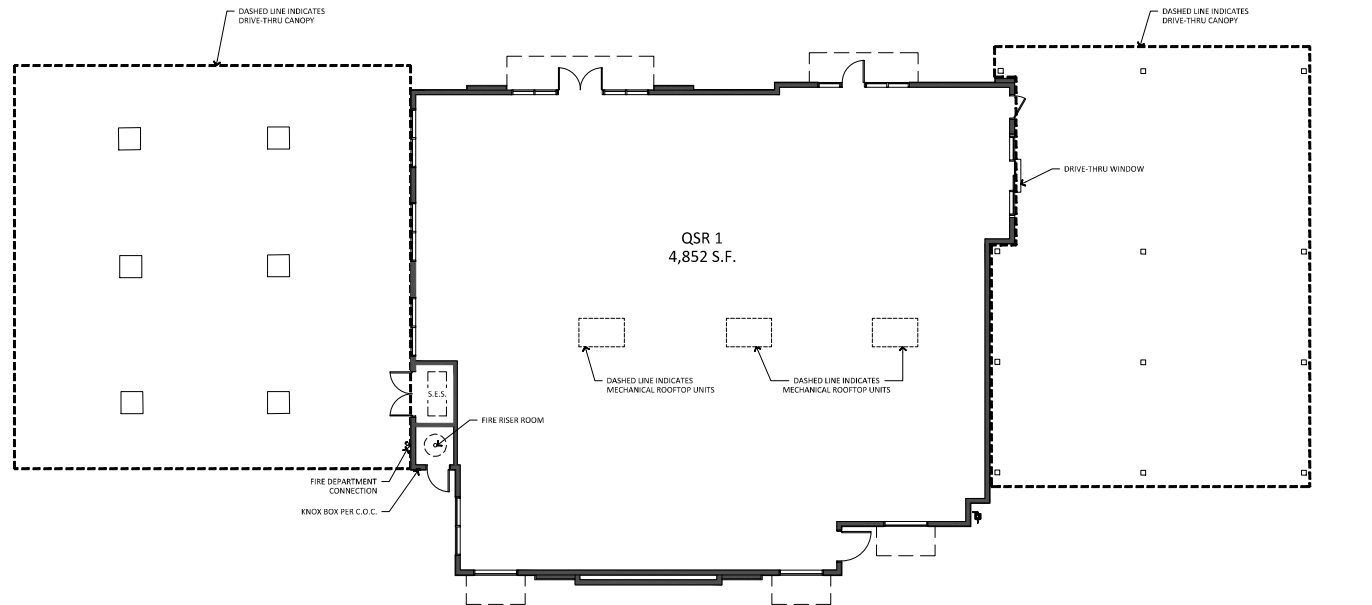
DESIGN: RWK
DRAWN: MM
CHECKED: RH

A1.1

project #: 25028.00

BRKA
ARCHITECTS INC
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-3900
RKA4.com

- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HEIGHT POINT ON THE MECHANICAL EQUIPMENT.
- B. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HEIGHT POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
- C. ROOF ACCESS DOORS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. EXTERIOR MACHINERY INTEGRATED ROOF DRAINS SHALL REQUIRE AN ADDITIONAL INTEGRATION BEYOND PANT ACCESS. SECTION 16-10000, 16-10100, 20-10000, 20-10100.
- D. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL ATTACHED, ALL-GROUPED, AND ALL-SEPARATE BUILDINGS. BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-10000, 35-10100, 35-10200.
- E. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.



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



PRELIMINARY

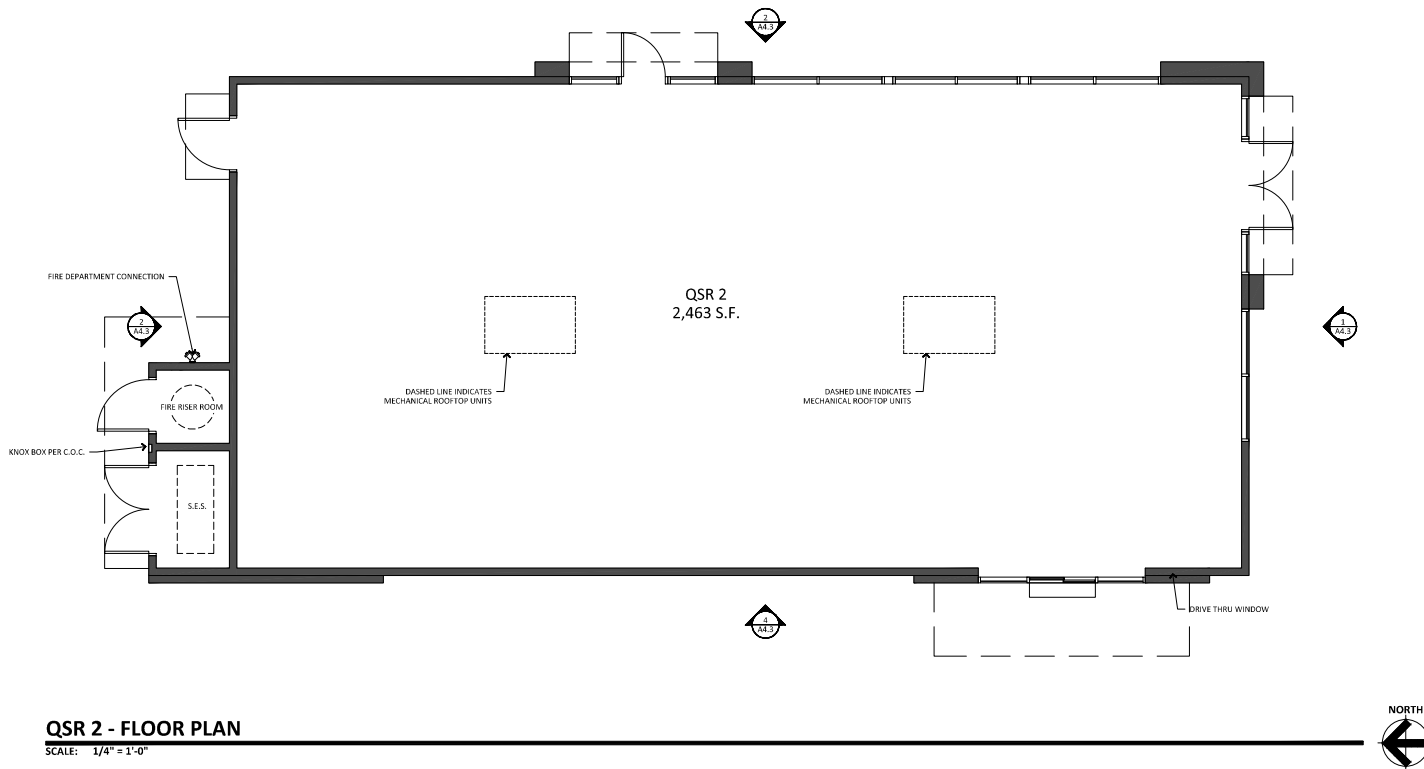
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**DESERT PALMS
SHOP AND QSR**
NEC OF WARNER AND ALMA SCHOOL
CHANDLER, AZ 85224

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design by: RWK
drawn by: NMI
checked by: RH

A1.2
project #: 25028.00

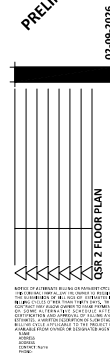


GENERAL NOTES

- 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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- SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1.902 (8)(6)(13), ZONING CODE.
- SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.



PRELIMINARY

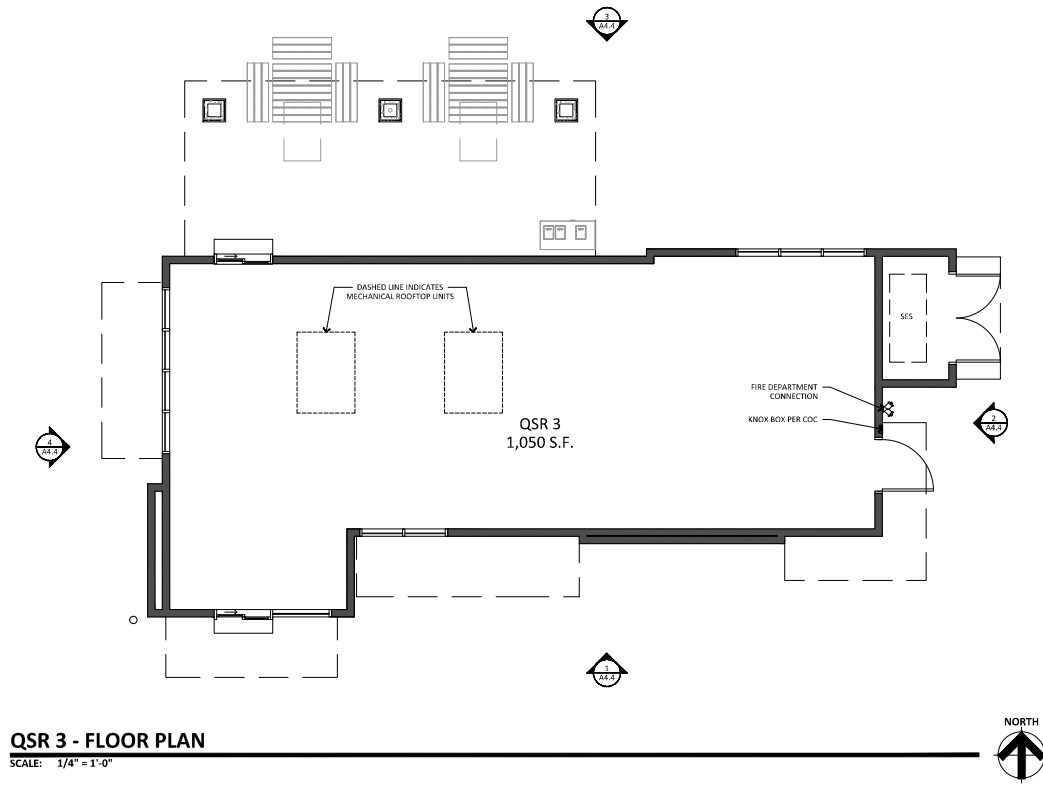


DESERT PALMS
SHOP AND QSR
NEC OF WARNER AND ALVA SCHOOL
CHANDLER, AZ 85224

PRELIMINARY DEVELOPMENT PLAN

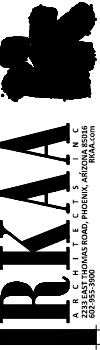
design by: RWK
drawn by: BA
checked by: RH

A1.3
project #: 25028.00

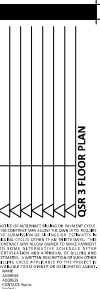


GENERAL NOTES

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- SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1902 (B)(6)(13), ZONING CODE.
- SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.



PRELIMINARY



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

PRELIMINARY DEVELOPMENT PLAN

design by: RAK
drawn by: BA
checked by: RH

A1.4
project #: 25028.00

EXHIBIT 5



① STREET VIEW
1/16" = 1'-0"



② OVERALL - 3D



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

DESIGN DEVELOPMENT



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

A4.1
PROJECT #: Z5028.01

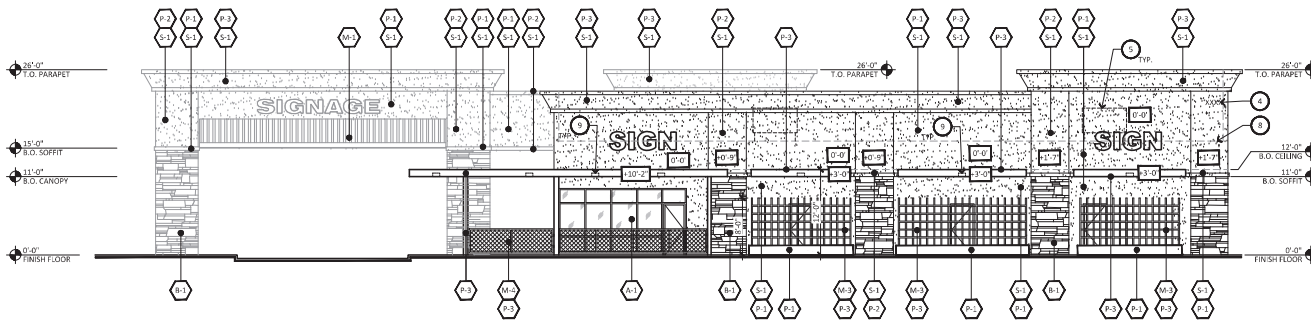
3D VIEWS

DATE: 04.22.2024

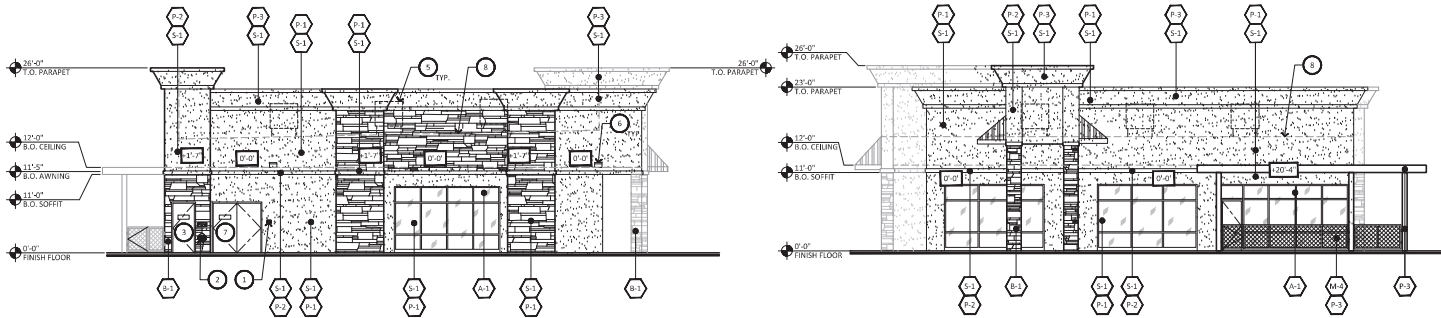
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602.952.3900
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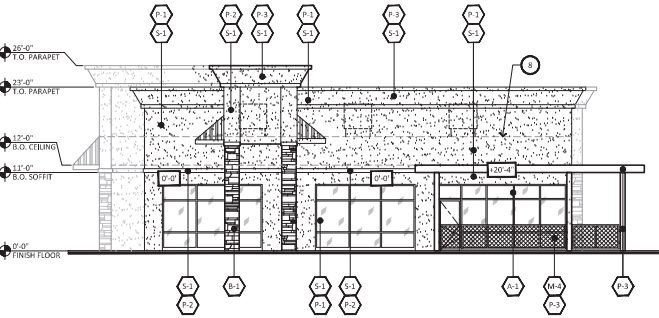
EXHIBIT 6



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

- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
- 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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- SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1302 (B)(H)(13), ZONING CODE.
- SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.

EXTERIOR FINISH SCHEDULE

1	ANODIZED ALUMINUM STOREFRONT SYSTEM WITH SOLARBAN #100 (2) CLEAR + CLEAR GLASS LOW E EXTERIOR GLAZING MANUF: KAWNEER COLOR: BLACK
2	CLIFFSTONE COLOR: MESQUITE MANUF: CLIFFORDSTONE
3	3-5/8" x 2-1/4" x 7-5/8" BRICK VENEER TO MATCH EXISTING CENTER COLOR: #P BLIND VERTICAL MANUF: BELDEN
4	MAN DOOR COLOR: #DEB357 "BLACK TIE" MANUF: DUNN EDWARDS
5	PBR PANEL METAL ROOFING (VERTICAL) COLOR: CHARCOAL GRAY MANUF: WESTERN STATES METAL ROOFING
6	STEEL FRAME/BRAKE METAL
7	METAL TRELLIS
8	METAL FENCE
9	PAIN COLOR: #DEW385 "Lighthouse" MANUF: DUNN EDWARDS
10	PAIN COLOR: #DEB355 "TARNISHED SILVER" MANUF: DUNN EDWARDS
11	PAIN COLOR: #DEB357 "BLACK TIE" MANUF: DUNN EDWARDS
12	SMOOTH STUCCO

KEYNOTE

- KNOX BOX - INSTALL PER FIRE DEPARTMENT
- F.D.C. LOCATION AND SIGNAGE
- FIRE RISER LOCATION WITH SIGNAGE
- 12" HIGH CONTRASTING ADDRESS SIGNAGE, G.C. TO CONFORM WITH CITY OF CHANDLER COMPLIANCE
- DASHED LINE INDICATES MECHANICAL UNIT
- WALL PACK LIGHT FIXTURE, 12" x 4" A.F.F.
- SERVICE ENTRY SECTION LOCATION
- DASHED LINE INDICATES ROOF BEYOND
- UNDER CANOPY LIGHT FIXTURE

MATERIAL PERCENTAGE

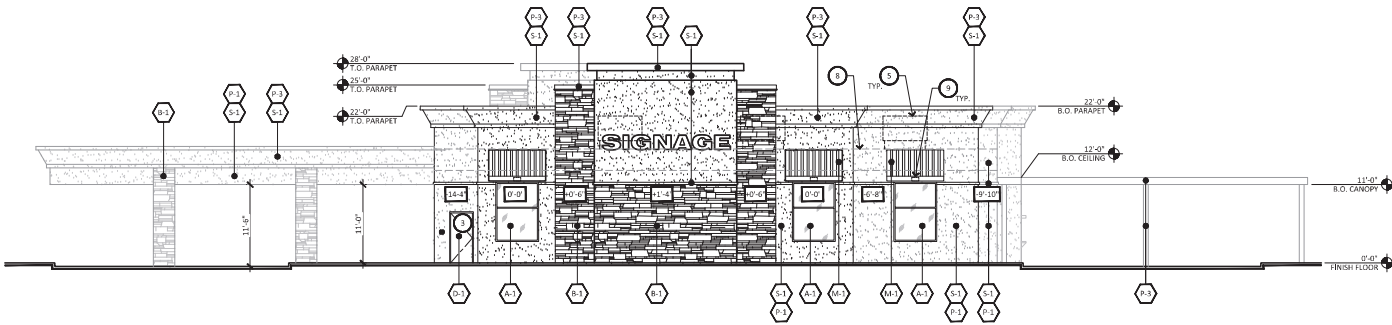
EAST ELEVATION	NORTH ELEVATION
TOTAL: 1,681 S.F.	TOTAL: 2,236 S.F.
STONE: 481 S.F. 29%	STONE: 938 S.F. 42%
BRICK: 935 S.F. 56%	BRICK: 1,451 S.F. 65%
STUCCO: 1,478 S.F. 88%	STUCCO: 1,111 S.F. 50%
METAL / DOOR: 116 S.F. 7%	METAL / DOOR: 80 S.F. 4%
GLAZING: 145 S.F. 9%	GLAZING: 463 S.F. 21%

SOUTH ELEVATION	WEST ELEVATION
TOTAL: 2,428 S.F.	TOTAL: 1,699 S.F.
STONE: 280 S.F. 10%	STONE: 94 S.F. 6%
BRICK: 935 S.F. 39%	BRICK: 1,451 S.F. 85%
STUCCO: 1,478 S.F. 61%	STUCCO: 1,111 S.F. 65%
METAL / DOOR: 116 S.F. 5%	METAL / DOOR: 80 S.F. 5%
GLAZING: 145 S.F. 6%	GLAZING: 463 S.F. 27%



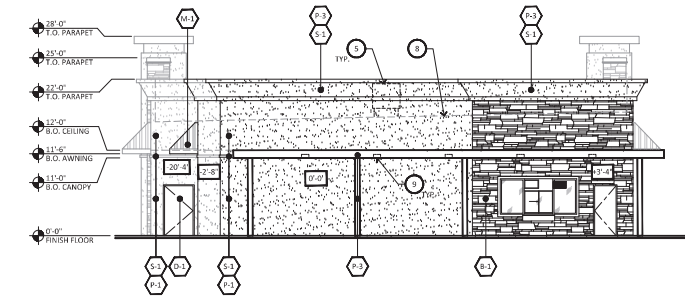
design by: RWK
drawn by: MM
checked by: RH

A4.1
project #: 25028.00



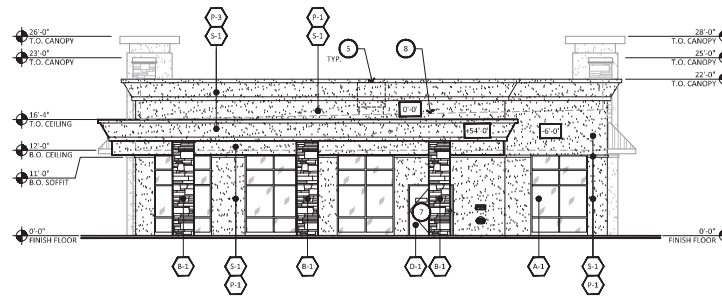
1 SOUTH ELEVATION - QSR 1

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



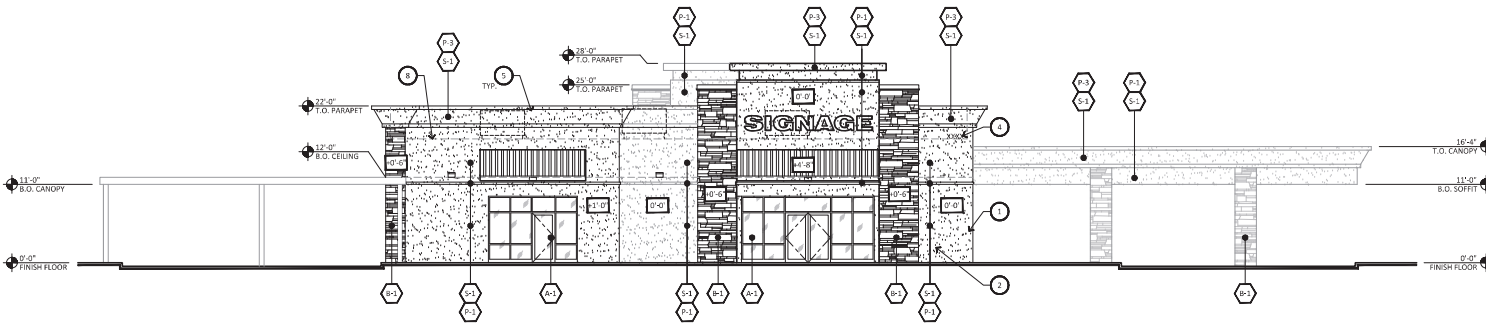
2 EAST ELEVATION - QSR 1

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

- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
- SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
- 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 35-1302 (B)(H)(L). ZONING CODE.
- SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1302 (B)(H)(L). ZONING CODE. SEISMIC REQUIRE A SEPARATE SUBMITTAL AND PERMIT.

EXTERIOR FINISH SCHEDULE

6-1	ANODIZED ALUMINUM STOREFRONT SYSTEM WITH SOLARBAN #100 (2) CLEAR + CLEAR GLASS, LOW E EXTERIOR GLAZING MANUF: KAWNEER COLOR: BLACK
6-2	CLYFSTONE COLOR: MESQUITE MANUF: EL DORADO STONE
6-3	3-5/8" x 2-1/4" x 7-5/8" BRICK VENEER TO MATCH EXISTING CENTER COLOR: #P BLIND VERTICAL MANUF: BELDEN
6-4	MAIN DOOR COLOR: #D6357 "BLACK TIE" MANUF: DUNN EDWARDS
6-5	PBR PANEL METAL ROOFING (VERTICAL) COLOR: CHARCOAL GRAY MANUF: WESTERN STATES METAL ROOFING
6-6	STEEL FRAME/BRAKE METAL
6-7	METAL TRIELUS
6-8	METAL FENCE
6-9	PAIN COLOR: #D6385 "LIGHTHOUSE" MANUF: DUNN EDWARDS
6-10	PAIN COLOR: #D6385 "TARNISHED SILVER" MANUF: DUNN EDWARDS
6-11	PAIN COLOR: #D6357 "BLACK TIE" MANUF: DUNN EDWARDS
6-12	SMOOTH STUCCO

KEYNOTE

- KNOX BOX - INSTALL PER FIRE DEPARTMENT
- F.D.C. LOCATION AND SIGNAGE
- FIRE RISER LOCATION WITH SIGNAGE
- 32" HIGH CONTRASTING ADDRESS SIGNAGE, G.C. TO CONFIRM WITH CITY OF CHANDLER COMPLIANCE
- DASHED LINE INDICATES MECHANICAL UNIT
- WALL PACK LIGHT FIXTURE, 12" x 12" x 4" F.F.
- SERVICE ENTRY SECTION LOCATION
- DASHED LINE INDICATES ROOF BEYOND
- UNDER CANOPY LIGHT FIXTURE

MATERIAL PERCENTAGE

EAST ELEVATION	NORTH ELEVATION
TOTAL: 1,528 S.F.	TOTAL: 2,445 S.F.
STONE: 338 S.F.	STONE: 433 S.F. 17%
BRICK: 1,025 S.F. 63%	BRICK: 1,587 S.F. 64%
METAL / DOOR: 200 S.F.	METAL / DOOR: 102 S.F. 6%
GLAZING: 65 S.F.	GLAZING: 203 S.F. 15%
SOUTH ELEVATION	WEST ELEVATION
TOTAL: 2,136 S.F.	TOTAL: 817 S.F.
STONE: 568 S.F.	STONE: 107 S.F. 10%
BRICK: 1,487 S.F. 61%	BRICK: 1,260 S.F. 65%
METAL / DOOR: 200 S.F.	METAL / DOOR: 85 S.F. 5%
GLAZING: 150 S.F.	GLAZING: 125 S.F. 20%



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

PRELIMINARY DEVELOPMENT PLAN

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

A4.2
project #: 25028.00

MATERIAL PERCENTAGE

EAST ELEVATION		WEST ELEVATION	
TOTAL	1,599 S.F.	TOTAL	1,736 S.F.
STONE	333 S.F. 21%	STONE	364 S.F. 21%
BRICK	130 S.F. 8%	BRICK	133 S.F. 8%
STUCCO	741 S.F. 46%	STUCCO	1,134 S.F. 65%
METAL / DOOR	55 S.F. 3%	METAL / DOOR	38 S.F. 2%
GLAZING	140 S.F. 22%	GLAZING	65 S.F. 4%

SOUTH ELEVATION		NORTH ELEVATION	
TOTAL	831 S.F.	TOTAL	814 S.F.
STONE	256 S.F. 31%	STONE	280 S.F. 22%
BRICK	42 S.F. 5%	BRICK	38 S.F. 5%
STUCCO	387 S.F. 46%	STUCCO	398 S.F. 49%
METAL / DOOR	130 S.F. 16%	METAL / DOOR	15 S.F. 2%
GLAZING		GLAZING	164 S.F. 20%

KEYNOTE

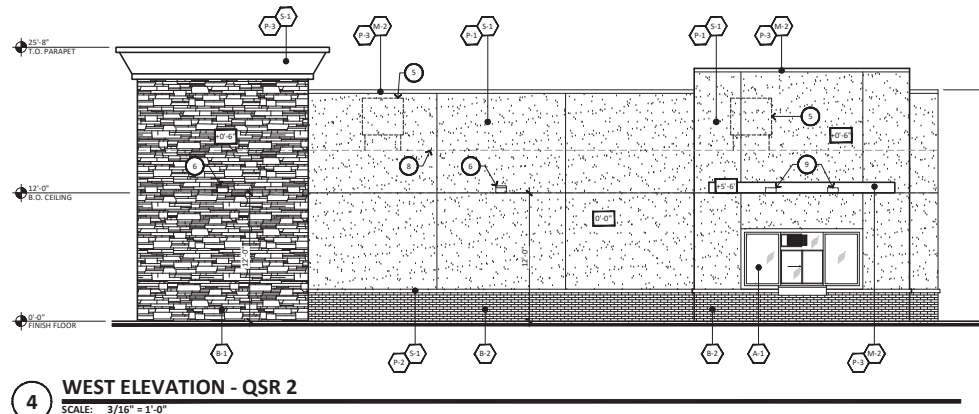
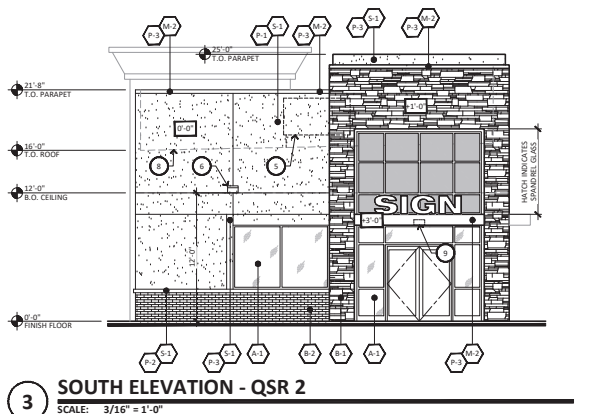
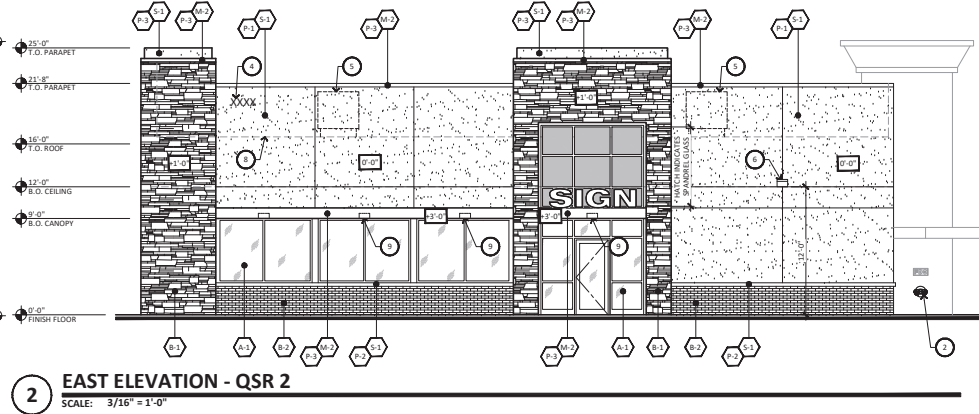
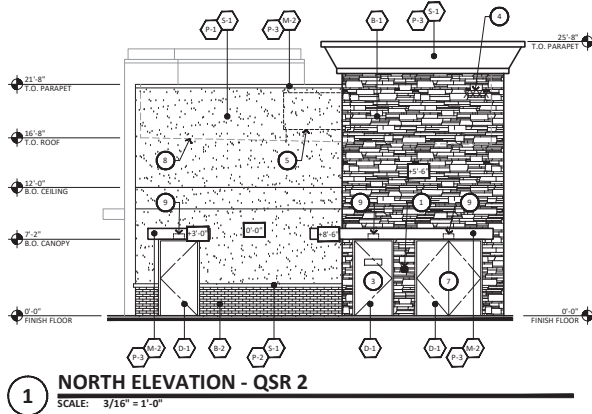
1. KNOX BOX - INSTALL PER FIRE DEPARTMENT
2. F.D.C. LOCATION AND SIGNAGE
3. FIRE RISER LOCATION WITH SIGNAGE
4. 12" HIGH CONTRASTING ADDRESS SIGNAGE, G.C. TO CONFIRM WITH CITY OF CHANDLER COMPLIANCE
5. DASHED LINE INDICATES MECHANICAL UNIT
6. WALL PACK LIGHT FIXTURE, 12'-0" A.F.F.
7. SERVICE ENTRY SECTION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

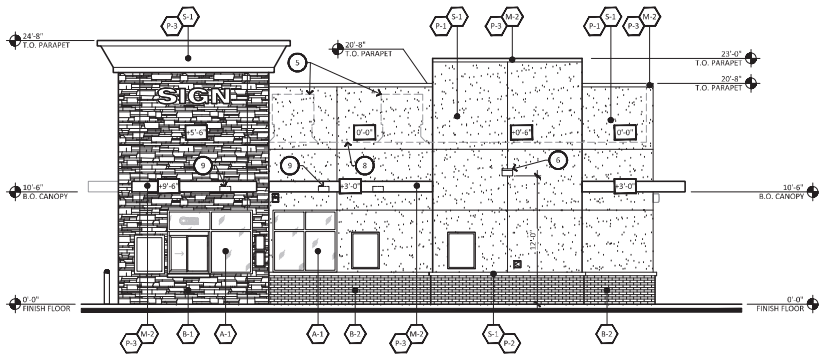
GENERAL NOTES

- 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)(1)(13), ZONING CODE.
- D. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1902 (B)(1)(13), ZONING CODE.
- E. SIGN REQUIRE A SEPARATE SUBMITTAL AND PERMIT.

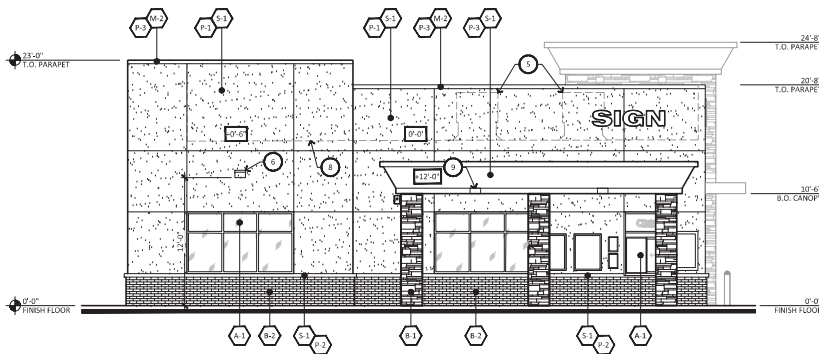
EXTERIOR FINISH SCHEDULE

1.1	ANODIZED ALUMINUM STOREFRONT SYSTEM WITH SOLARBAN R300 (2) CLEAR + CLEAR GLASS LOW E EXTERIOR GLAZING
1.2	MANUF: KAWNEER
1.3	COLOR: BLACK
2.1	CLIFFSTONE
2.2	COLOR: MESQUITE
2.3	MANUF: FL DORADO STONE
2.4	3-5/8" x 2-1/4" x 7-5/8" BRICK VENEER TO MATCH EXISTING CENTER
2.5	COLOR: 95 BLENDED VERTICAL
2.6	MANUF: BELDEN
3.1	MAN DOOR
3.2	COLOR: #06B57 "BLACK TIE"
3.3	MANUF: DUNN EDWARDS
4.1	PBR PANEL METAL ROOFING (VERTICAL)
4.2	COLOR: CHARCOAL GRAY
4.3	MANUF: WESTERN STATES METAL ROOFING
5.1	STEEL FRAME/BRAKE METAL
6.1	METAL TRELLIS
7.1	METAL FENCE
8.1	PAINT
8.2	COLOR: #06B57 "LIGHTHOUSE"
8.3	MANUF: DUNN EDWARDS
9.1	PAINT
9.2	COLOR: #06B55 "TARNISHED SILVER"
9.3	MANUF: DUNN EDWARDS
10.1	PAINT
10.2	COLOR: #06B57 "BLACK TIE"
10.3	MANUF: DUNN EDWARDS
11.1	SMOOTH STUCCO

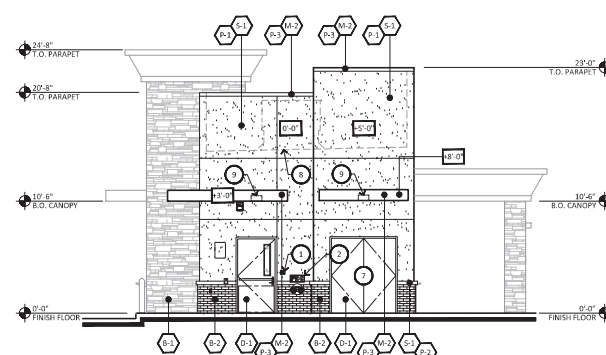




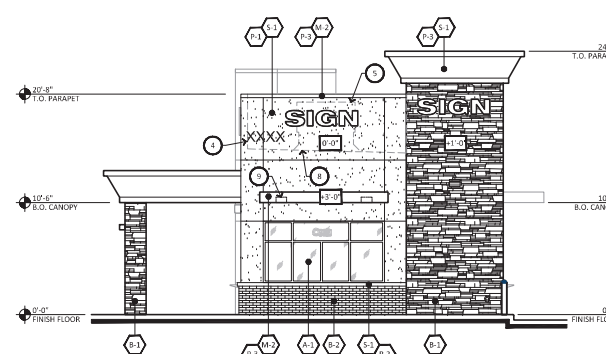
1 SOUTH ELEVATION - QSR 3
SCALE: 3/16" = 1'-0"



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



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



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

MATERIAL PERCENTAGE

EAST ELEVATION				WEST ELEVATION			
TOTAL	640 S.F.	TOTAL	643 S.F.	TOTAL	643 S.F.	TOTAL	643 S.F.
STONE	130 S.F. 20%	STONE	210 S.F. 33%	STONE	210 S.F. 33%	STONE	210 S.F. 33%
BRICK	75 S.F. 12%	BRICK	43 S.F. 7%	BRICK	43 S.F. 7%	BRICK	43 S.F. 7%
STUCCO	382 S.F. 60%	STUCCO	293 S.F. 46%	STUCCO	293 S.F. 46%	STUCCO	293 S.F. 46%
DETAIL / DOOR	100 S.F. 16%	DETAIL / DOOR	25 S.F. 4%	DETAIL / DOOR	25 S.F. 4%	DETAIL / DOOR	25 S.F. 4%
		GLAZING	65 S.F. 10%	GLAZING	65 S.F. 10%	GLAZING	65 S.F. 10%

SOUTH ELEVATION				NORTH ELEVATION			
TOTAL	1,137 S.F.	TOTAL	1,293 S.F.	TOTAL	1,293 S.F.	TOTAL	1,293 S.F.
STONE	233 S.F. 20%	STONE	100 S.F. 8%	STONE	100 S.F. 8%	STONE	100 S.F. 8%
BRICK	77 S.F. 7%	BRICK	135 S.F. 11%	BRICK	135 S.F. 11%	BRICK	135 S.F. 11%
STUCCO	555 S.F. 50%	STUCCO	614 S.F. 49%	STUCCO	614 S.F. 49%	STUCCO	614 S.F. 49%
DETAIL / DOOR	95 S.F. 8%	DETAIL / DOOR	61 S.F. 5%	DETAIL / DOOR	61 S.F. 5%	DETAIL / DOOR	61 S.F. 5%
		GLAZING	135 S.F. 11%	GLAZING	135 S.F. 11%	GLAZING	135 S.F. 11%

GENERAL NOTES

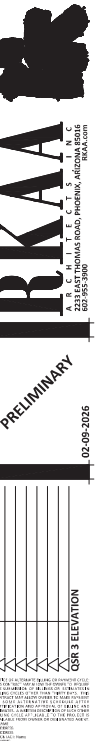
- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
- SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
- 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)(4)(13), ZONING CODE.
- SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1902 (B)(4)(13), ZONING CODE.
- SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.

EXTERIOR FINISH SCHEDULE

A-1	ANODIZED ALUMINUM STOREFRONT SYSTEM WITH SOLARBRAN #300 (2) CLEAR + CLEAR GLASS WITH 1/2" EXTERIOR GLAZING	MANUF:	KAWNEER	COLOR:	BLACK
B-1	CLIFFSTONE	COLOR:	MESQUITE	MANUF:	FLORADO STONE
B-2	3-5/8 x 2-1/4 x 7-5/8 BRICK VENEER TO MATCH EXISTING CENTER	COLOR:	90 BLEND VERTICAL	MANUF:	BELEN
C-1	MAN DOOR	COLOR:	#D63557 "BLACK TIE"	MANUF:	DUNN EDWARDS
C-2	PBR PANEL METAL ROOFING (VERTICAL)	COLOR:	CHARCOAL GRAY	MANUF:	WESTERN STATES METAL ROOFING
C-3	STEEL FRAME/BRACE METAL				
C-4	METAL TRELLIS				
C-5	METAL FENCE				
D-1	PAIN	COLOR:	#D6W385 "LIGHTHOUSE"	MANUF:	DUNN EDWARDS
D-2	PAIN	COLOR:	#D63555 "TARNISHED SILVER"	MANUF:	DUNN EDWARDS
D-3	PAIN	COLOR:	#D63557 "BLACK TIE"	MANUF:	DUNN EDWARDS
D-4	SMOOTH STUCCO				

KEYNOTE

- KNICK BOX - INSTALL PER FIRE DEPARTMENT
- F.D.C. LOCATION AND SIGNAGE
- FIRE REEL LOCATION WITH SIGNAGE
- 12" HIGH CONTRASTING ADDRESS SIGNAGE, G.C. TO CONFORM WITH CITY OR CHANDLER COMPLIANCE
- DASHED LINE INDICATES MECHANICAL UNIT
- WALL FACE LIGHT FIXTURE, 12" O.A.F.
- SERVICE ENTRY SECTION LOCATION
- DASHED LINE INDICATES ROOF BEYOND
- UNDER CANOPY LIGHT FIXTURE





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

- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
- SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
- 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)(6)(15), ZONING CODE.
- SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SIS) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1902 (B)(6)(13), ZONING CODE.
- SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.

EXTERIOR FINISH SCHEDULE

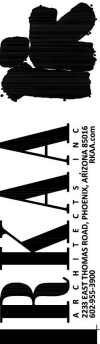
A-1	WOODZED ALUMINUM STOREFRONT SYSTEM WITH COLARBAN F200 (2) CLEAR + CLEAR GLASS LOW E EXTERIOR GLAZING MANUF: KAWNEER COLOR: BLACK
B-1	CLIFFSTONE COLOR: MESQUITE STONE
B-2	3/8" x 2-1/4" x 7-5/8" BRICK VENEER TO MATCH EXISTING CENTER COLOR: #9 BLEND VERTICAL MANUF: BELDEN
D-1	MAN DOOR COLOR: #06E357 "BLACK TIE" MANUF: DUNN EDWARDS
M-1	PER PANEL METAL ROOFING (VERTICAL) EXISTING CENTER 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: #06E357 "LIGHTHOUSE" MANUF: DUNN EDWARDS
P-2	PAINT COLOR: #06E355 "TARNISHED SILVER" MANUF: DUNN EDWARDS
P-3	PAINT COLOR: #06E357 "BLACK TIE" MANUF: DUNN EDWARDS
S-1	SMOOTH STUCCO

KEYNOTE

- KNOW BOX - INSTALL PER FIRE DEPARTMENT
- F.D.C. LOCATION AND SIGNAGE
- FIRE RISE LOCATION WITH SIGNAGE
- 12" HIGH CONTRASTING ADDRESS SIGNAGE, G.C. TO CONFORM WITH CITY OF CHANDLER COMPLIANCE
- DASHED LINE INDICATES MECHANICAL UNIT
- WALL PACK LIGHT FIXTURE, 12'-0" A.F.F.
- SERVICE ENTRY SECTION LOCATION
- DASHED LINE INDICATES ROOF BEYOND
- UNDER CANOPY LIGHT FIXTURE

MATERIAL PERCENTAGE

EAST ELEVATION	NORTH ELEVATION
TOTAL: 1,681 S.F.	TOTAL: 2,236 S.F.
STONE: 481 S.F. 29%	STONE: 242 S.F. 11%
BRICK: 939 S.F. 56%	BRICK: 1,451 S.F. 65%
METAL / DOOR: 116 S.F. 7%	METAL / DOOR: 80 S.F. 4%
GLAZING: 145 S.F. 8%	GLAZING: 465 S.F. 20%
WEST ELEVATION	SOUTH ELEVATION
TOTAL: 1,699 S.F.	TOTAL: 2,428 S.F.
STONE: 94 S.F. 6%	STONE: 230 S.F. 10%
BRICK: 1,451 S.F. 86%	BRICK: 1,478 S.F. 61%
METAL / DOOR: 150 S.F. 9%	METAL / DOOR: 118 S.F. 5%
GLAZING: 345 S.F. 20%	GLAZING: 102 S.F. 4%



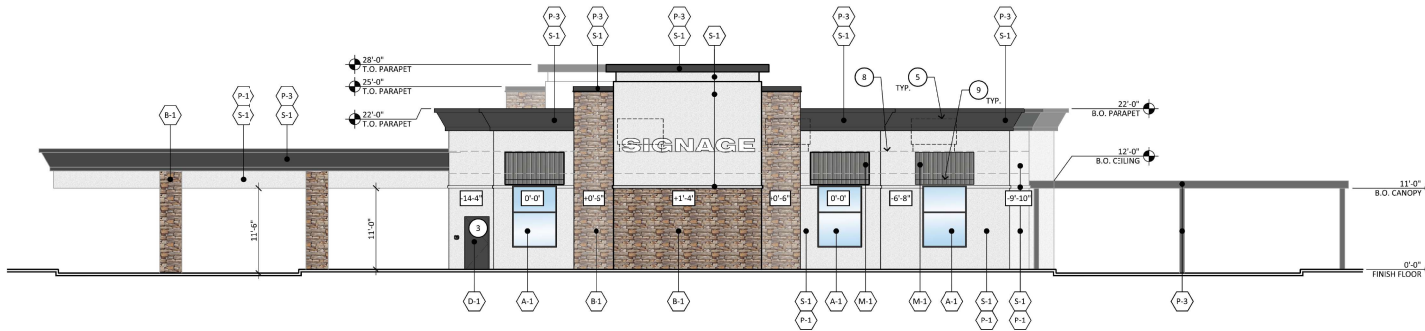
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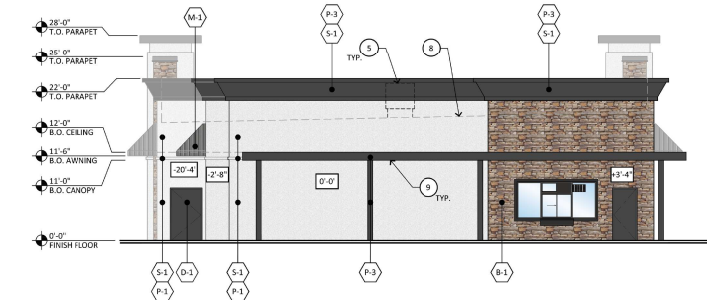
DESERT PALMS
SHOP AND QSR
NEC OF WANNER AND ALVA SCHOOL
CHANDLER, AZ 85226
PRELIMINARY/DEVELOPMENT PLAN

design by: RWK
drawn by: MM
checked by: RM

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

- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
- SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
- 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.
- SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1902 (8)(e)(13), ZONING CODE.
- SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.

EXTERIOR FINISH SCHEDULE

A-1	ANODIZED ALUMINUM STOREFRONT SYSTEM WITH COLARBAM R100 (2) CLEAR + CLEAR GLASS LOW E EXTERIOR GLAZING
B-1	CLIFFSTONE COLOR: MESQUITE MANUF: KANIER COLOR: BLACK
B-2	CLIFFSTONE COLOR: EL DORADO STONE MANUF: KANIER COLOR: BLACK
B-3	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: #0E6357 "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: #0E6357 "HOUSEHOLD" MANUF: DUNN EDWARDS
P-2	PAINT COLOR: #0E6355 "TARNISHED SILVER" MANUF: DUNN EDWARDS
P-3	PAINT COLOR: #0E6357 "BLACK TIE" MANUF: DUNN EDWARDS
S-1	SMOOTH STUCCO

KEYNOTE

- KNOW BOX - INSTALL PER FIRE DEPARTMENT
- F.D.C. LOCATION AND SIGNAGE
- FIRE RISE LOCATION WITH SIGNAGE
- 12" HIGH CONTRASTING ADDRESS SIGNAGE, G.C. TO CONFRM WITH CITY OF CHANDLER COMPLIANCE
- DASHED LINE INDICATES MECHANICAL UNIT
- WALL PACK LIGHT FIXTURE, 12" 0" A.F.F.
- SERVICE ENTRY SECTION LOCATION
- DASHED LINE INDICATES ROOF BEYOND
- UNDER CANOPY LIGHT FIXTURE

MATERIAL PERCENTAGE

EAST ELEVATION	NORTH ELEVATION
TOTAL: 1,628 S.F.	TOTAL: 2,441 S.F.
STONE: 338 S.F.	STONE: 403 S.F.
BRICK: 1,290 S.F.	BRICK: 1,587 S.F.
STUCCO: 1,025 S.F.	STUCCO: 1,587 S.F.
METAL / DOOR: 200 S.F.	METAL / DOOR: 152 S.F.
GLAZING: 45 S.F.	GLAZING: 301 S.F.
WEST ELEVATION	WEST ELEVATION
TOTAL: 2,436 S.F.	TOTAL: 1,617 S.F.
STONE: 569 S.F.	STONE: 167 S.F.
BRICK: 1,487 S.F.	BRICK: 1,066 S.F.
STUCCO: 1,487 S.F.	STUCCO: 1,066 S.F.
METAL / DOOR: 230 S.F.	METAL / DOOR: 45 S.F.
GLAZING: 150 S.F.	GLAZING: 325 S.F.



MATERIAL PERCENTAGE

EAST ELEVATION		WEST ELEVATION	
TOTAL	1,599 S.F.	TOTAL	736 S.F.
STONE	333 S.F. 21%	STONE	364 S.F. 21%
BRICK	130 S.F. 8%	BRICK	35 S.F. 8%
STUCCO	741 S.F. 46%	STUCCO	134 S.F. 45%
METAL / DOOR	55 S.F. 3%	METAL / DOOR	18 S.F. 2%
GLAZING	340 S.F. 22%	GLAZING	35 S.F. 4%

SOUTH ELEVATION		NORTH ELEVATION	
TOTAL	812 S.F.	TOTAL	812 S.F.
STONE	256 S.F. 31%	STONE	80 S.F. 22%
BRICK	42 S.F. 5%	BRICK	18 S.F. 8%
STUCCO	387 S.F. 48%	STUCCO	389 S.F. 49%
METAL / DOOR	180 S.F. 16%	METAL / DOOR	4 S.F. 1%
GLAZING		GLAZING	64 S.F. 20%

KEYNOTE

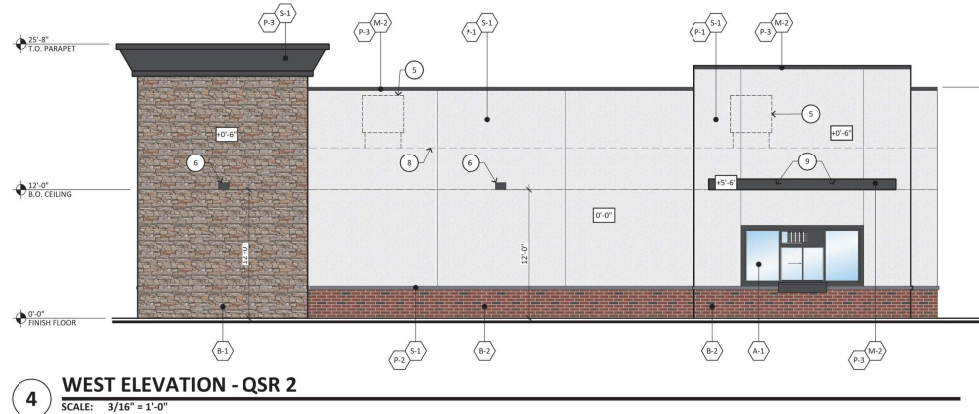
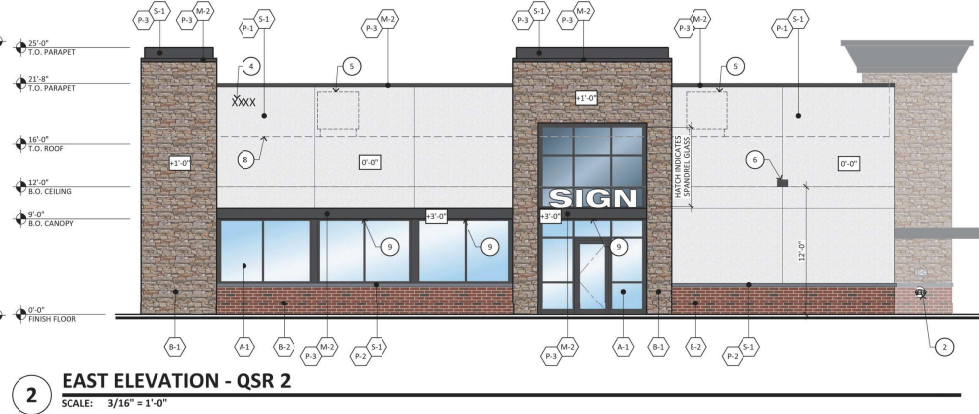
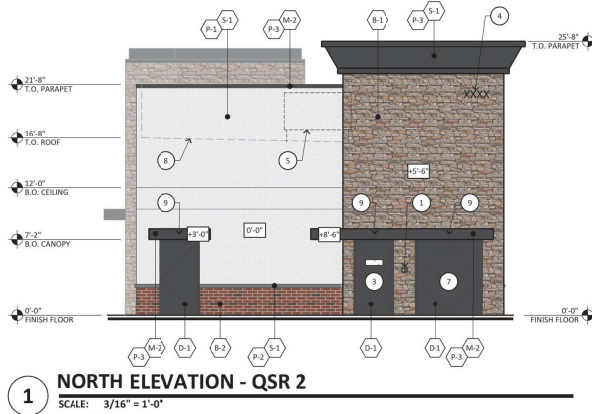
1. KNOX BOX - INSTALL PER FIRE DEPARTMENT
2. F.D.C. LOCATION AND SIGNAGE
3. FIRE RISER LOCATION WITH SIGNAGE
4. 12" HIGH CONTRASTING ADDRESS SIGNAGE, G.C. TO CONFIRM WITH CITY OF CHANDLER COMPLIANCE
5. DASHED LINE INDICATES MECHANICAL UNIT
6. WALL PACK LIGHT FIXTURE, 12'-0" A.F.F.
7. SERVICE ENTRY SECTION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

GENERAL NOTES

- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
- SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
- ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTUALLY INTEGRATED FOR THE BUILDING DESIGN. ARCHITECTUALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35-1902 (B)(1)(15), ZONING CODE.
- SCREENING SHALL BE ARCHITECTUALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1902 (B)(1)(15), ZONING CODE. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.

EXTERIOR FINISH SCHEDULE

A-1	ANODIZED ALUMINUM STOREFRONT SYSTEM WITH SOLARBAN RDO (2) CLEAR + CLEAR GLASS LOW E EXTERIOR GLAZING
B-1	CLIFFSTONE COLOR: MESQUITE MANUF: KAWNEER COLOR: BLACK
B-2	3-5/8" x 2-1/4" x 7-5/8" BRICK VENER TO MATCH EXISTING CENTER COLOR: #9 BELDEN VERTICAL MANUF: BELDEN
D-1	MAIN DOOR COLOR: RDEB57 "BLACK TIE" MANUF: DUNNEDWARDS
M-1	PBR PANEL METAL ROOFING (VERTICAL) COLOR: CHARCOAL GRAY MANUF: WESTERN STATES METAL ROOFING
M-2	STEEL FRAME/BRAZE METAL
M-3	METAL TRELLIS
M-4	METAL FENCE
P-1	PAIN COLOR: RDEWBS "LIGHTHOUSE" MANUF: FURNITURELIFE
P-2	PAIN COLOR: RDEB55 "TARNISHED SILVER" MANUF: DUNNEDWARDS
P-3	PAIN COLOR: RDEB57 "BLACK TIE" MANUF: DUNNEDWARDS
S-1	SMOOTH STUCCO

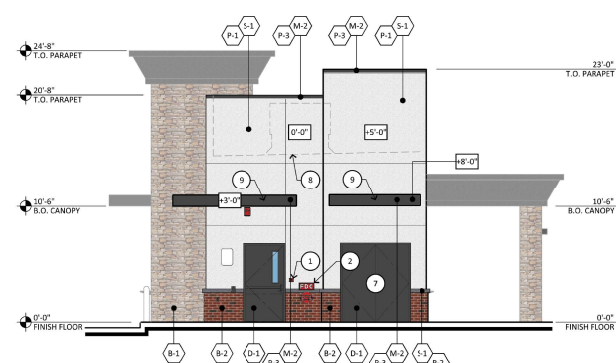




1 SOUTH ELEVATION - QSR 3
SCALE: 3/16" = 1'-0"



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



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



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

MATERIAL PERCENTAGE

EAST ELEVATION	WEST ELEVATION
TOTAL: 640 S.F.	TOTAL: 643 S.F.
STONE: 130 S.F. 20%	STONE: 218 S.F. 34%
BRICK: 28 S.F. 4%	BRICK: 43 S.F. 7%
STUCCO: 382 S.F. 60%	STUCCO: 295 S.F. 46%
METAL / DOOR: 100 S.F. 16%	METAL / DOOR: 24 S.F. 4%
GLAZING: 83 S.F. 13%	GLAZING: 65 S.F. 10%

SOUTH ELEVATION	NORTH ELEVATION
TOTAL: 1,137 S.F.	TOTAL: 1,253 S.F.
STONE: 232 S.F. 20%	STONE: 109 S.F. 9%
BRICK: 91 S.F. 8%	BRICK: 135 S.F. 11%
STUCCO: 655 S.F. 58%	STUCCO: 814 S.F. 64%
METAL / DOOR: 70 S.F. 6%	METAL / DOOR: 61 S.F. 5%
GLAZING: 83 S.F. 7%	GLAZING: 135 S.F. 11%

GENERAL NOTES

- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO OR GREATER THAN THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
- SCUD MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
- 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 ATTICULATION BEYOND PAINT ACCENTS. SECTION 35-1902 (B)(6)(15), ZONING CODE.
- SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1902 (B)(6)(13), ZONING CODE.
- SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.

EXTERIOR FINISH SCHEDULE

A-1	ANODIZED ALUMINUM STOREFRONT SYSTEM WITH SOLARBAN R300 (2) CLEAR + CLEAR GLASS LOW E EXTERIOR GLAZING MANUF: KAWNEER COLOR: BLACK
B-1	CLIFFSTONE MESQUITE MANUF: EL DORADO STONE COLOR: BLACK
B-2	3-5/8" x 2-1/4" x 7-5/8" BRICK VENEER TO MATCH EXISTING GENTLE COLOR: #9 BLEND VERTICAL MANUF: BELDEN
D-1	MAN DOOR #DE6357 "BLACKTIE" MANUF: DUNN EDWARDS
M-1	PBR PANEL METAL ROOFING (VERTICAL) COLOR: CHARCOAL GRAY MANUF: WESTERN STATES METAL ROOFING
M-2	STEEL FRAME/BIKAE METAL
M-3	METAL TRELLIS
M-4	METAL FENCE
P-1	PAINT COLOR: #DEW385 "LIGHTHOUSE" MANUF: DUNN EDWARDS
P-2	PAINT COLOR: #DE6355 "FARNISHED SILVER" MANUF: DUNN EDWARDS
P-3	PAINT COLOR: #DE6357 "BLACK TIE" MANUF: DUNN EDWARDS
S-1	SMOOTH STUCCO

KEYNOTE

- KNOW BOX - INSTALL PER FIRE DEPARTMENT
- F.D.C. LOCATION AND SIGNAGE
- FIRE RISER LOCATION WITH SIGNAGE
- 3" HIGH CONTRASTING ADDRESS SIGNAGE, G.C. TO CONFORM WITH CITY OF CHANDLER COMPLIANCE
- DASHED LINE INDICATES MECHANICAL UNIT
- WALLPACK LIGHT FIXTURE, 12'-0" A.F.F.
- SERVICE ENTRY SECTION LOCATION
- DASHED LINE INDICATES ROOF BEYOND
- UNDOOR CANOPY LIGHT FIXTURE



IRKAA
ARCHITECTS
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602.955.1000

PRELIMINARY

02-09-2026
QSR 3 ELEVATION

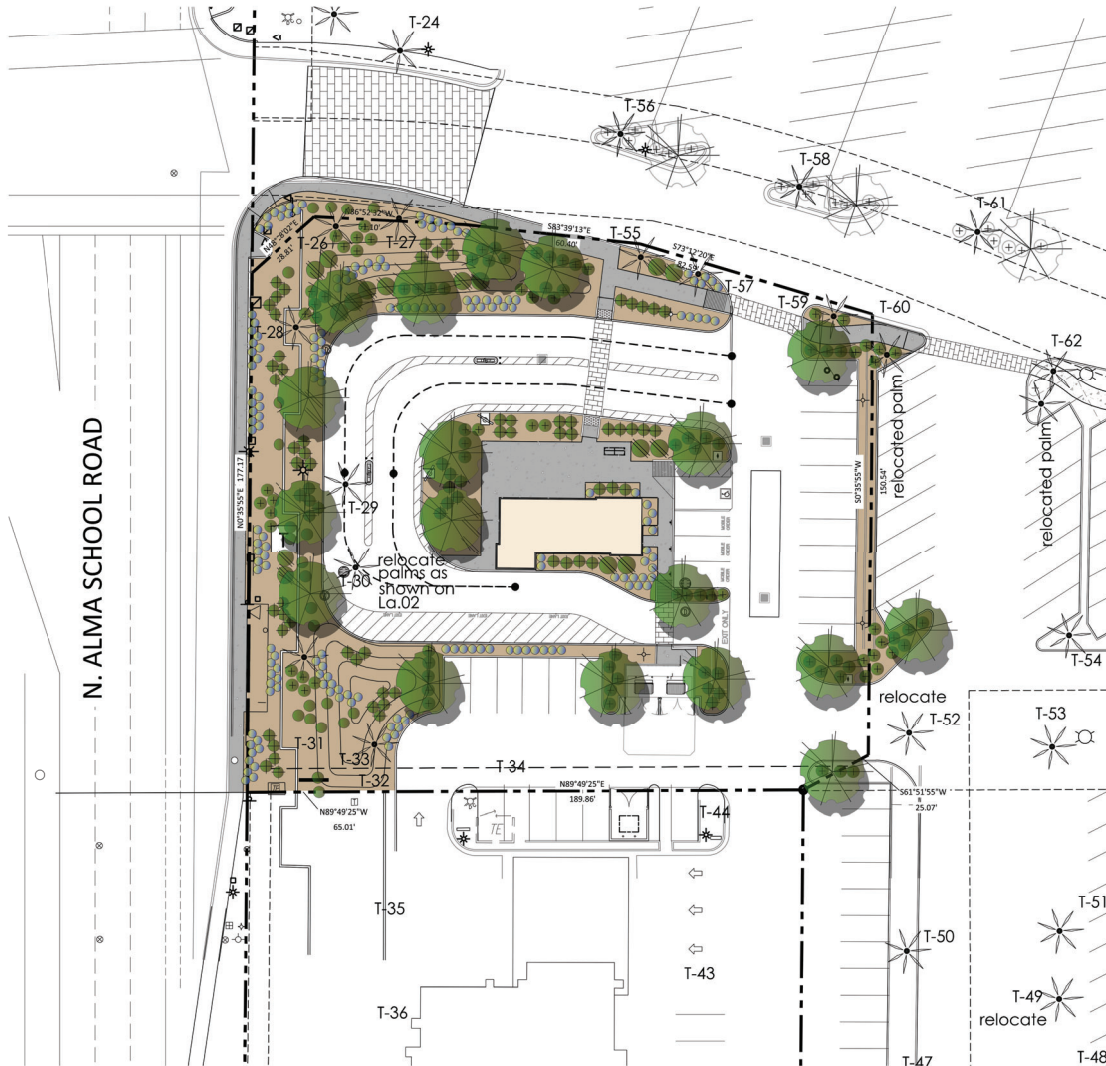
DESERT PALMS
SHOP AND QSR
NEC OF WANNAN AND LUSAS SCHOOL
CHANDLER, AZ 85224
PRELIMINARY DEVELOPMENT PLAN

DESIGN: RWK
DRAWN: BA
CHECKED: RH

A4.4C

project #: 25028.00

EXHIBIT 7



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



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	CAESALPINIA 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	CAESALPINIA CACALOCA
T-33	DATE PALM	PHOENIX DACTYLIFERA
T-34	CASCALOTE	CAESALPINIA CACALOCA
T-35	CASCALOTE	CAESALPINIA CACALOCA
T-36	AFRICAN SUMAC	RHUS LANCEA
T-37	AFRICAN SUMAC	RHUS LANCEA
T-38	CASCALOTE	CAESALPINIA CACALOCA
T-39	CASCALOTE	CAESALPINIA CACALOCA
T-40	AFRICAN SUMAC	RHUS LANCEA
T-41	CASCALOTE	CAESALPINIA CACALOCA
T-42	DATE PALM	PHOENIX DACTYLIFERA
T-43	CASCALOTE	CAESALPINIA CACALOCA
T-44	CASCALOTE	CAESALPINIA 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

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	BLM	ULMUS PARVIFOLIA
T-149	BLM	ULMUS PARVIFOLIA

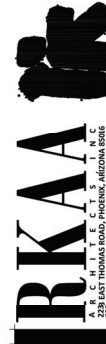
- CERCIDIA PRAECOX
24" BOX
- EXISTING PALM
PROTECT FROM
CONSTRUCTION
- EXISTING TREE
PROTECT FROM
CONSTRUCTION
- EREMOPHILA MACULATA
VALENTINE EMU BUSH
5 GALLON
- EXISTING BIRCH
PROTECT FROM
CONSTRUCTION
- TECOMA YELLOW BELLS
YELLOW BELLS
5 GALLON
- BOUGAINVILLEA TORCH GLOW
BUSH BOUGAINVILLEA
5 GALLON
- LANTANA MONTEVIDENSIS
TRAILING PURPLE
1 GALLON
- MATCH EXISTING DECOMPOSED GRANITE
2" DEPTH IN ALL DISTURBED LANDSCAPE AREAS



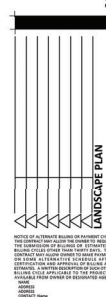
T.J. McQUEEN & ASSOCIATES, INC.
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URBAN DESIGN
SITE PLANNING
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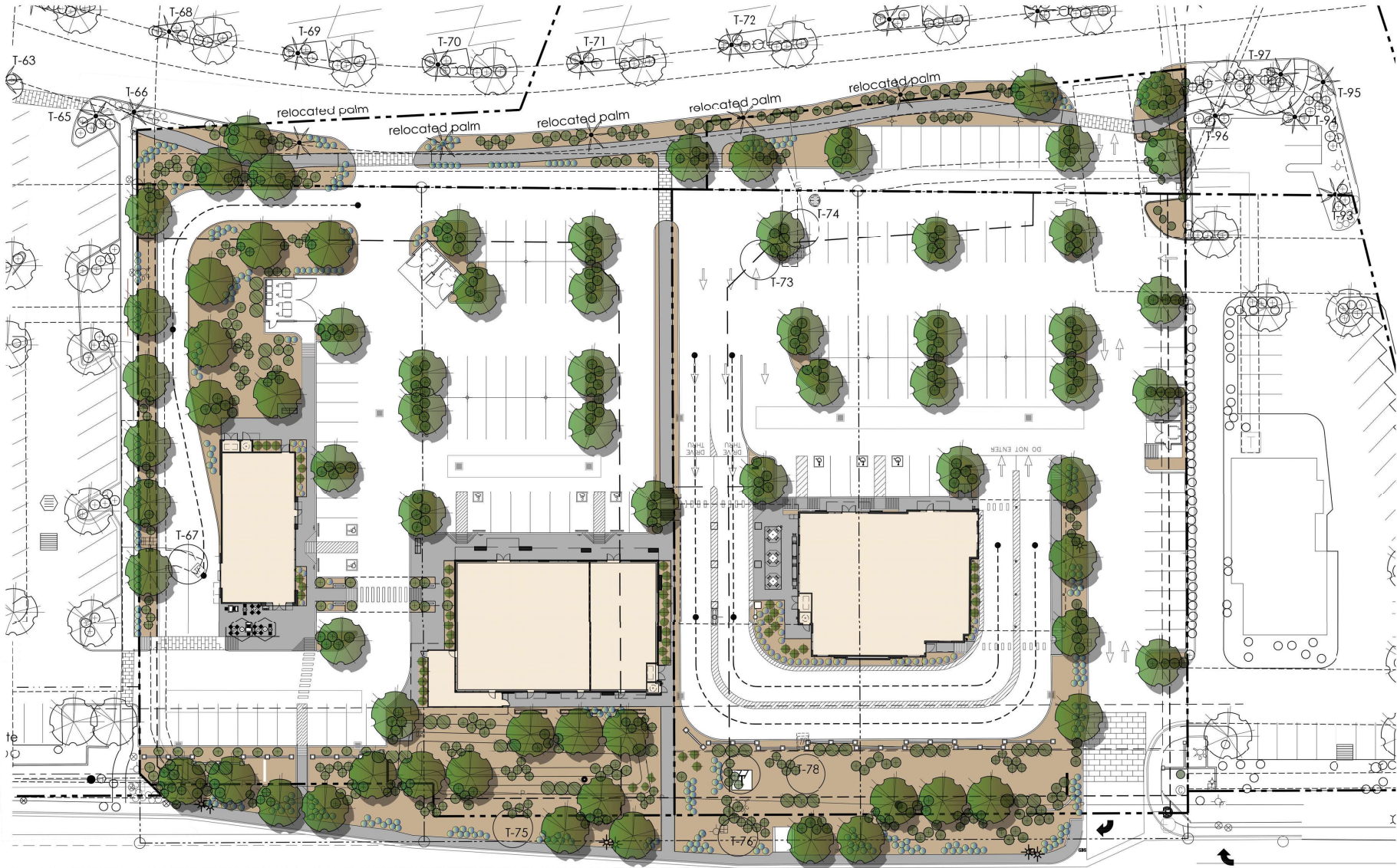
design by: RWK
drawn by: RH
checked by: RH
La.01
project #: 25028.00



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04-28-2025



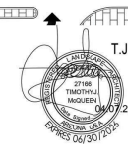
DESERT PALMS
SHOP AND QSR
NEC OF WANNEN AND ALMA SCHOOL
CHANDLER, AZ 85226
PRELIMINARY DEVELOPMENT PLAN



WEST WARNER ROAD

WEST WARNER ROAD

LANDSCAPE PLAN
SCALE: 1" = 30'-0"



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design by: RWE
drawn by: RWE
checked by: RWE

La.02
project #: 25028.00

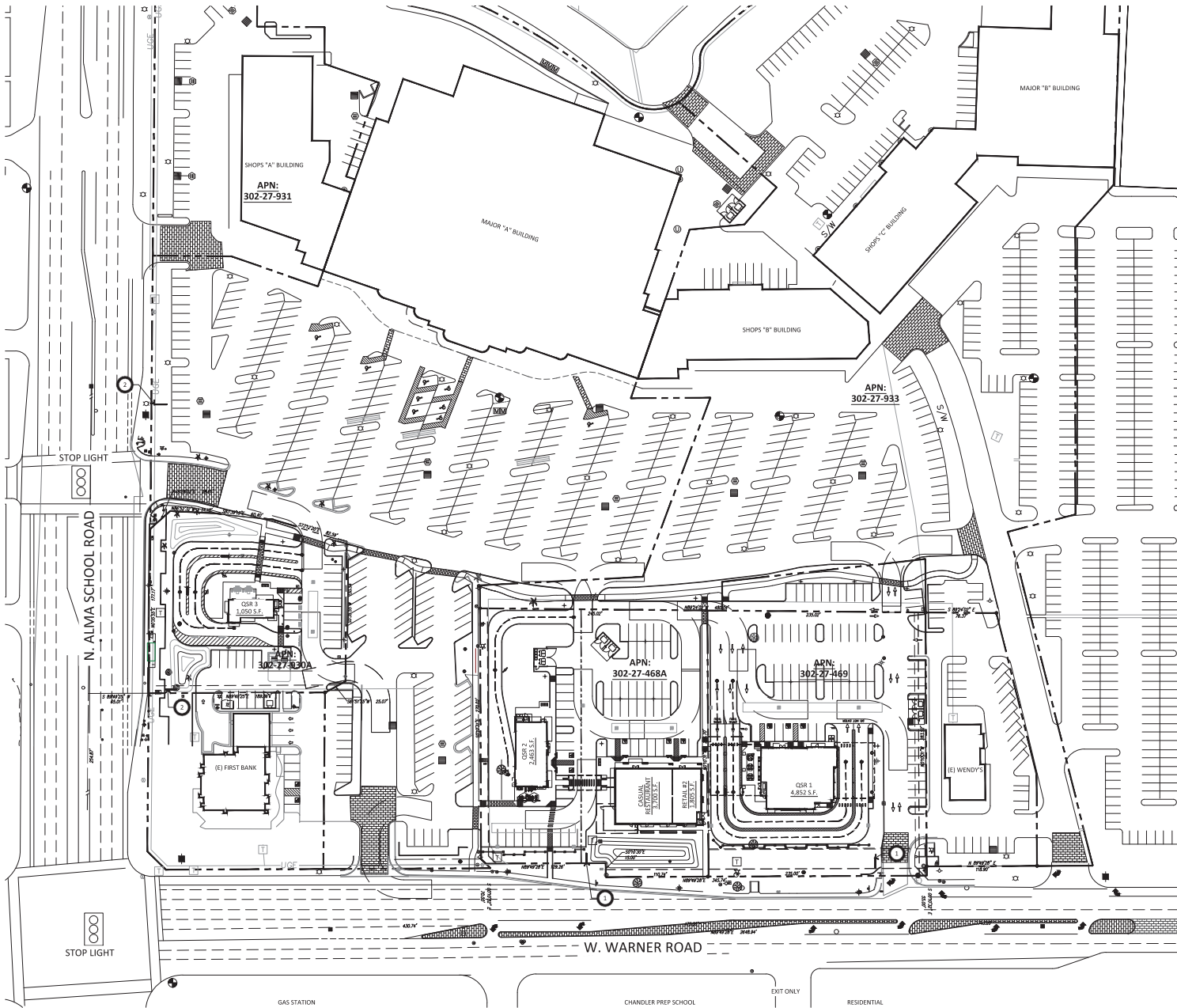
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PRELIMINARY
04-18-2025

LANDSCAPE PLAN
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DESERT PALMS
SHOP AND QSR
NEC OF WARNER AND ALMA SCHOOL
CHANDLER, AZ 85224
PRELIMINARY DEVELOPMENT PLAN

EXHIBIT 8



AERIAL PLAN - SIGNAGE LOCATION

SCALE: 1" = 50'-0"

KEYNOTE

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

VICINITY MAP



PRELIMINARY

02-09-2026

AERIAL MAP - SIGNAGE LOCATION

DESIGNER'S SEAL AND SIGNATURE REQUIRED FOR SUBMITTAL

DESERT PALMS
SHOP AND QSR
NEC OF
CHANDLER, AZ 85224

design by: RWK
drawn by: MM
checked by: RM

SP1.3
project #: 25028.00