Hamstra Crossing

Planned Area Development, Preliminary Development Plan, Area Plan Amendment, and Preliminary Plat

Case No. PLH26-0022

1st Submittal: May 2026

2nd Submittal: August 2026

3rd Submittal: October 14, 2026

WITHEY
MORRIS
BAUGH

DEVELOPMENT TEAM

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I. INTRODUCTION

This application is a request to amend the existing and approved Planned Area Development ("PAD") and Preliminary Development Plan ("PDP"), and amend the Airpark Area Plan, for the approximately 8.53-acre property located at the northwest corner of Germann Road and McQueen Road, otherwise commonly known as Maricopa County Assessor's Parcel Numbers 303-28-001S, -001T, and -001U (cumulatively, the "Property"). **See *Tab A*, Aerial Map.** As detailed herein, this application will provide an appropriate framework for commercial development of the Property.

The Property is largely vacant; although, a portion of the Property is improved with an existing service repair garage and U-Haul rental facility. The applicant proposes to develop the Property with a convenience store/gas station, car wash and Executive Toy Storage(the "Project"), consistent with the Property's approved Planned Area Development ("PAD") zoning and Preliminary Development Plan ("PDP"). Development of the Property as envisioned will provide new convenience and commercial service amenities for this infill site, proximate to the Loop 202 and Tumbleweed Park.

A. Prior Approval History

The Property was originally zoned "Planned Area Development" ("PAD") and it is specifically subject to the Executive Toy Storage PAD (Case No. DVR08-0005). The land uses that are permitted under the current PAD include convenience store/gas station, car wash, retail, and RV self-storage uses. The 2008-PDP site plan showed a gas station and car wash land use at the southeast corner of the Property. Specifically, the approved PDP site plan showed a 4,400 square foot "market" with an attached 1,203 sf car wash, as well as a 5,805 square foot gas canopy. At the northeast corner of the Property was shown a 6,000 square foot retail building with a 2,400 square foot office residence and cell towers, and to the west there approved storage buildings and canopies.

2008 Approved Site Plan



While commercial zoning has been permitted on this land for nearly 20 years, it remains undeveloped. Today, the owner proposes a redesign of the prior site plan layout. The majority of the site plan will remain the same as it pertains to the gas station and Executive Toy Storage use. The only minor change is detaching the car wash from the convenience store and locating it as a stand-alone building.

The plan revision requires an amendment to the PAD/PDP in order to update the building design and accompanying stipulations. This amendment makes development possible where the prior plans stalled 20 years ago.

B. Project Overview

The Applicant proposes a development concept that aligns with the underlying approved commercial PAD. As mentioned previously, the existing PDP contemplates a gas station, Executive Toy Storage, and car wash. This proposal offers similar uses, but with the removal of the prior retail building that housed the storage owner's residence.

The proposed Project conforms to the approved 2008 PAD and the approved site plan in nearly every way, except for the car wash detachment. The revised site plan shows (i) a 4,972 square foot convenience store and a 4,880 square foot fuel canopy; (ii) a 5,955 square foot car wash facility, including tunnel, equipment room, office, and vacuum canopies; and, (iii) a future Executive Toy Storage facility that is 4 buildings totaling approximately 91,894 square feet.

The proposed uses are permitted within the existing commercial zoning. The proposal builds on the approved zoning with a focus on enhancing the area's commercial viability. Through this modified plan, this infill site contributes positively to the economic growth and convenience of the surrounding community while adhering to the commercial goals of this site, including maintaining pedestrian connectivity and nodes. This approach ensures the project is a valuable asset to the area and its residents.

C. Relationship to Adjacent Properties

The area surrounding the Property consists of a single-family residential subdivision to the east; Chandler Municipal Facilities to the north; Tumbleweed Park to the south; and industrial warehouse buildings to the west.

D. General Plan and Zoning

The City of Chandler General Plan Land Use Map designates the Property as "Employment" and it is also subject to the Chandler Airpark Area Plan, which designates the Property as "Innovation".

The Property is zoned Executive Toy Storage Planned Area Development ("PAD") (Case No. DVR08-0005). The PAD, along with a Preliminary Development Plan ("PDP"), was approved with conditions by the Chandler City Council on May 8, 2008. The approved Executive Toy Storage PDP includes an approved site plan for a storage use, retail store, and fuel station with market and car wash. The gas station with car wash is shown on the approved site plan to be located at southeast corner of the Property, with a retail building and an office residence located at the northeast corner of the Property.

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E. Area Plan Amendment

The Property is located within the Chandler Airpark Area Plan area, which designates the Property as Innovation District. This district requires high-quality and thoughtful designs that express aviation related building design and signage themes. These design ideas are incorporated into this project. Since this site and uses were approved in 2008 under the prior area plan designation, this application includes a request to amend the area plan to allow Commercial-Office development. This maintains consistency with the original 2008 PAD.

F. Permitted Uses

The permitted uses shall be storage, gas station and car wash uses and other permitted uses in the C-2 zoning district of the Chandler Zoning Code.

II. Preliminary Development Plan

This PDP establishes the site and building standards for the envisioned project.

A. Development Standards

The following development standards are proposed for the development:

Table 1 – Development Standards	
Development Standard	**PAD**
Building Height	45’
Building Setbacks (Min)	
Front (McQueen Road)	50’
Side (North Property Line)	10’
Side (Germann Road)	50’
Rear (West Property Line)	10’
Internal Lot Lines	0’
Perimeter Landscape Setbacks (Min)	
Front (McQueen Road)	20’
Side (North Property Line)	10’
Side (Germann Road)	20’
Rear (West Property Line)	10’
Internal Lot Lines	0’
Landscape Intersection Setback	50’x 220’
Lot Coverage (Max)	55%

Deviation Request & Justifications

Fuel Canopy Height

Hamstra Crossing is requesting a deviation for the fuel canopy clear height to allow for an accent fin to extend below the horizontal edge of the bottom edge of the canopy and prevent the structure from being hit. We are requesting the the bottom of the fin at 15’-6” AFF and the bottom of the canopy fascia to be 16’-2” AFF. This will allow the blue accent fin that is integrated with the other structures within Hamstra Crossing to extend below this

bottom edge. Canopy lighting will be flush with the bottom of the canopy. at approx. 17'-6". The current development standards request a 14'-6" maximum clear height for the bottom edge of the canopy. In our experience, this low of a canopy will be hit by local and regional over-height loads such as vehicles/trailers with construction equipment, backhoes, or miscellaneous materials extending up from flat-bed trailers or other open-air vehicles.

Landscape Intersection Setback

The Chandler Zoning Code requires landscaped intersection setbacks of 50 feet by 250 feet at arterial street intersections. The proposed development fully complies with this standard along Germann Road.

A minor and targeted modification is requested along McQueen Road, reducing the setback length from 250 feet to 220 feet. This adjustment is necessary to accommodate a functional and safe driveway location for site access. The reduction is limited in scope, maintains the intent of the Code to preserve visibility and aesthetic quality, and does not compromise the overall streetscape.

Drive-Thru lane width

The Chandler Zoning Code typically requires 14'-wide drive thru lanes. This application requests a deviation to 12' in order to get vehicles aligned safely for the approach to the car wash. We have parallel queuing lanes and this provides enough room for comfortable maneuvering.

Overhead Canopies

A deviation is requested to omit the required 4' x 4' overhead canopies at the pedestrian doors serving individual storage units within the interior of the Storage Facility. These doors face internal site buildings and are located behind the proposed perimeter wall. They provide individual owners access to their private storage units and do not serve as public entry points to the facility. Given their internal location, limited function, and screening from public view, the proposed deviation is appropriate.

Additionally, A deviation is requested to omit the required overhead canopy at the exit-only door on the east (front) elevation of the Convenience Store, immediately to the right of the main tower element. This door is intended solely for emergency egress and will not be used for routine entry or exit. Because it does not function as a regular customer entrance, the requested deviation is appropriate.

Executive Toy Storage SES Screening

A deviation is requested to eliminate the screening requirement for the four (4) SES cabinets located within the interior of the Executive Toy Storage facility at the north end of the development. The storage facility will have a perimeter screen wall with landscaping to accomplish the code required screening of the cabinets. The cabinets will be ground mounted and painted to match the exterior of the buildings.

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B. Site Layout and Design

The proposed site plan (**Tab B**) is nearly identical to the current approved plan, with the exception of the car wash re-location.

- The convenience store, which is located at the immediate intersection corner, features a quick service restaurant and a gas canopy area facing McQueen Road. This is consistent with the approved PDP site plan. The fuel canopy is centrally positioned to allow efficient queuing and circulation.
- At the northeast end of the Property, a car wash facility is proposed as a standalone use. The car wash building is oriented toward McQueen Road, with car wash facilities, including vacuum facilities, positioned internal to the site to reduce visual and operational impacts to nearby uses. The circulation pattern is designed to separate stacking, pay station access, and exit movements.
- The Executive Toy Storage facility is located on the Property's east side, in the same location and configuration as originally approved.

Ultimately, the site plan has been designed to screen operational elements (car wash equipment, vacuum areas), while maintaining appropriate setbacks and transitions. The buildings will be designed to provide high-quality materials consistent with Chandler's objective design standards. The development supports the City's vision for orderly commercial growth along major arterial intersections.

C. Access

Access to/from the Property will be provided via four (4) proposed access drives; two (2) on each street frontage. Along McQueen Road, a full-movement driveway is planned at the most northern driveway, which is critical for the Project's success, while the south driveway will be limited. Along Germann Road, a full shared access driveway is contemplated along the west property boundary, while a limited driveway is planned further east along Germann Road. Driveways will feature looped access around project buildings. The site plan has also been designed to activate the intersection corner with a pedestrian amenity and will feature pedestrian connections.

D. Parking

Parking calculations per use associated with this project as follows:

Executive Toy Storage	1 space per 200 square feet (Clubhouse) 1 space per 50 units (Storage)
Gas Station	1 space per 250 square feet (Convenience Store) 1 space per 50 square feet (Restaurant) 1 space per 200 square feet (Preparation Area)
Car Wash	2 spaces (minimum)

Parking calculations are shown on the proposed Overall Site Plan. The total required parking for the project is 27 spaces. Proposed parking is 67 spaces including 5 ADA spaces, exceeding the minimum requirements.

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E. Architectural Design and Theme

The Hamstra Crossing development incorporates a contemporary architectural theme that distinguishes it from nearby retail centers. This approach establishes a refined and upscale identity intended to have a comprehensive look and feel throughout the Property. The retail and service based commercial uses will serve the surrounding community and convey a clean image and anchor the commercial corner.

The massing of the buildings provide an asymmetrical look with multitude of materials and textures that are shared across the corner development. With dynamic roofs that convey movement to tower elements and stepped facades that create shade and shadows on every elevation, each building has its own character while maintaining an overall cohesive design. The carwash building features a slanted roofline that pays homage to the Airpark Area Plan. Horizontal shade canopies provide pedestrian shade and cast a shadow that steps with the building elevation shifts. A horizontal stone base anchors each structure while vertical batt-n-board metal finish, glass and stucco exterior create a contemporary look and feel. Blue accents will be used across the center via exposed metal canopies, custom accent lighting features and metal ascending accent fins that extend vertical to break up the horizontal parapets. The overall color palette is composed of lighter base earth tones that complement the stone veneer pallet. A soft white color is introduced along with a controlled shot of deep blue as a contrasting color. These materials and colors are applied consistently across all buildings to establish a cohesive and unified architectural feel throughout the site. Convenience store steel trellises have been designed to incorporate the aviation theme that ties in with the dynamic roof line of the carwash.

With the regional park to the south of this Property, an enhanced pedestrian entry experience has been provided to this site. A pedestrian node for sitting and relaxation has been created near the Germann Road bus stop. Circular walls of different colors, heights and textures create a space that will provide shade as well as enhance the pedestrian arrival to this site. Although the proposed uses are vehicle orientated, tree shaded internal walkways will lead from this seating area to the convenience store and continues across the properties.
Asymmetrical building massing were used to suggest movement while the materials, composition and vertical elements break up the simple structures. Architectural detailing is scaled to the pedestrian level and create a human-scaled environment that is compatible with adjacent corners and supporting neighborhoods while maintaining a contemporary aesthetic. **See Tab C, Perspective Renderings and *Tab E,* Elevations.**

F. Landscaping

The landscape design is intended to create a cohesive and well-structured streetscape along McQueen Road and Germann, with a strong emphasis at the corner identity and visual continuity. The frontage is organized with accent shrubs and canopy trees, such as Chiltalpa and Red Push Pistache to provide shade and establish a consistent rhythm along street edges, at key intersections and entry points.

Landscaping has been extended along the entire frontage of Germann Road extending in front of the future storage facility. Layered plantings of shrubs and groundcovers are used to create depth, texture, and seasonal color variation. The plant palette includes species such as Orange Jubilee, Bird of Paradise, Green Cloud, Red Yucca and Desert Spoons selected for their adaptability and visual interest in the desert environment. The composition emphasizes both aesthetic quality and long-term sustainability.

The streetscape exceeds minimum tree requirements and is designed with a formal and repetitive pattern to reinforce project identity. Parking lot landscaping includes regularly spaced islands and queuing lanes are lined

with trees such as Desert Museum Palo Verdes and Pistacia X Red-Push to provide canopy coverage, reduce heat gain, and soften the appearance of paved areas. The existing Germann Road and McQueen Road medians will also be landscaped, where feasible, to match the existing vegetation and median density already established along these arterials. ***Refer to Tab D (Landscape Plan) and Tab G (Site Details).***

G. Screen Walls

Screen walls are designed to complement the primary building architecture while providing visual compatibility with adjacent residential development. Wall materials consist of concrete masonry units (CMU), accented with painted synthetic stucco caps and cast-in-place concrete details.

The material palette and detailing are selected to reflect the contemporary design theme of the project while maintaining harmony with existing masonry walls to the west. This approach ensures a cohesive transition between the proposed development and surrounding residential uses.

H. Lighting

Site lighting for this project will be designed in accordance with City of Chandler lighting requirements, including providing for zero (0) foot candles at the property line. The photometric plan will include a property line spill calculation to show conformance to the code.

I. Signage

Signage for the Project shall conform to the Comprehensive Sign Plan at ***Tab G***. Where the Comprehensive Sign Plan is silent, the Chandler Zoning Code shall govern signage. Signage amendments may be reviewed administratively via the Administrative Design Review process.

III. Engineering

A. Grading and Drainage

The grading and drainage design will incorporate onsite surface retention basins and underground retention systems. The requirement for this site is to capture the 100-year 2-hour storm event. Surface basins will utilize a combination of surface percolation and drywells to drain the retention basins within 36-hours. The underground storage system proposed is a StormTech type system with underdrain system and drywells to drain the retention volume within the obligated 36 hours, or less. The extreme storm outfall for the site is located at the northwest corner at N. McQueen Road

McQueen Road has an existing scupper at the north end of the property frontage designed to retain the adjacent half street. The Project will maintain the existing drainage for McQueen Road as well as provide retention for the adjacent ½ street runoff from Germann Road. The Consolidated Channel east of the Project site is a high-spot in Germann Road limiting runoff that could come to the Project frontage from the east and south. **See *Tab H,* Preliminary Grading and Drainage Plan.**

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B. Water and Sewer

This property is bound on the east and south by public right-of-way with existing public water and sewer infrastructure located within both rights of way. McQueen Road has a 24" water transmission main, a 16" water distribution main, and a 25" sewer trunk line located within it. Further, an existing 8" public water and sewer main are located in the access drive due north of the site. Germann Road has a 16" water distribution line and a 8" sewer main within its right of way. An existing 6" sewer stub is provided to the site via the sewer main in Germann Road.

Sanitary sewer for the site is proposed to be provided via the existing 6" sewer service from Germann Road for the storage center and convenience store and a new 6" sewer stub is proposed to be provided from the existing 8" sewer main north of the site within the access drive. Please refer to the Preliminary Plat depicting the connections for the site.

The storage facility and convenience store site will both stub domestic and landscape services from existing water mains in Germann Road and McQueen Road, respectively. The car wash site will connect to the existing public line water line to the north of the site.

A private onsite 8" fire system water loop is planned and will provide multiple private onsite fire hydrants as well as the fire service stubs for each of the buildings. The fire system loop will contain backflows and check valves to meet City of Chandler requirements. Onsite fire hydrant coverage will be provided to meet City of Chandler Fire Department requirements.

IV. Summary

The Project will provide new commercial amenities to an infill parcel that has struggled to get off the ground. The developer has worked diligently to create an updated commercial plan that can serve the existing residents with uses that were always approved for this Property and allowed under the current PAD zoning.

The proposed Project will activate the vacant Property with commercial land uses that local residents need. The Project has been designed to ensure compatibility with the surrounding area and will be a complementary land use for the area.

The Project will further the intent of the approved PAD and PDP site plan while minimizing impacts of new development through site design and internalization of more intensive elements of the Project. The Project will activate an underutilized property and contribute neighborhood-serving retail amenities to the area.

TAB A



WITHEY MORRIS BAUGH

Site Aerial Map

https://www.wmbattorneys.com/

N

TAB B

HAMSTRA CROSSING

N.W.C. McQUEEN RD. & GERMANN RD.
CHANDLER, AZ 85286

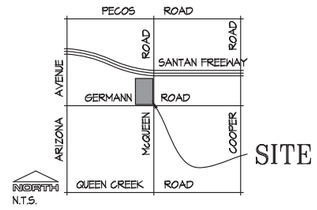
LEGAL DESCRIPTION

303-28-001T:
THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MAIRICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:
COMMENCING AT A BRASS CAP IN HAND HOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 3 WHICH BEARS SOUTH 00 DEGREES 14 MINUTES 00 SECONDS EAST A DISTANCE OF 2648.87 FEET FROM A BRASS CAP FLUSH MARKING THE EAST QUARTER CORNEER OF SAID SECTION 3;
THENCE NORTH 00 DEGREES 14 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 243.41 FEET;
THENCE SOUTH 88 DEGREES 58 MINUTES 21 SECONDS WEST A DISTANCE OF 15.01 FEET TO A POINT ON THE WEST LINE OF THE EAST 15.00 FEET OF SAID SOUTHEAST QUARTER OF SECTION 3 AND THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 88 DEGREES 58 MINUTES 21 SECONDS WEST A DISTANCE OF 275.47 FEET;
THENCE NORTH 00 DEGREES 14 MINUTES 00 SECONDS WEST A DISTANCE OF 11.99 FEET;
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF275.45 FEET TO A POINT ON SAID WEST LINE OF THE EAST 15.00 FEET OF SAID SOUTHEAST QUARTER OF SECTION 3;
TEHNCE ALONG SAID WEST LINE, SOUTH 00 DEGREES 14 MINUTES 00 SECONDS EAST A DISTANCE OF 7.05 FEET T OTHE POINT OF BEGINNING.

303-28-001S:
THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MAIRICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:
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THENCE NORTH 00 DEGREES 14 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 243.41 FEET;
THENCE SOUTH 88 DEGREES 58 MINUTES 21 SECONDS WEST A DISTANCE OF 15.01 FEET TO A POINT ON THE WEST LINE OF THE EAST 15.00 FEET OF SAID SOUTHEAST QUARTER OF SECTION 3 AND THE POINT OF BEGINNING;
THENCE ALONG SAID WEST LINE, SOUTH 00 DEGREES 14 MINUTES 00 SECONDS EAST A DISTANCE OF 244.07 FEET;
THENCE SOUTH 45 DEGREES 28 MINUTES 39 SECONDS WEST A DISTANCE OF 23.74 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 33.00 FEET OF SAID SOUTEAST QUARTER OF SECTION 3;
THENCE ALON SAID NORTH LINE, SOUTH 88 DEGREES 58 MINUTES 21 SECONDS WEST A DISTANCE OF 258.47 FEET;
THENCE NORTH 00 DEGREES 14 MINUTES 00 SECONDS WEST A DISTANCE OF 260.41 FEET;
THENCE NORTH 88 DEGREES 58 MINUTES 21 SECONDS EAST A DISTANCE OF 275.47 FEET TO THE POINT OF BEGINNING.

303-28-001U:
THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MAIRICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:
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THENCE NORTH 88 DEGREES 58 MINUTES 21 SECONDS WEST A DISTANCE OF 15.01 FEET TO A POINT ON THE WEST LINE OF THE EAST 15.00 FEET OF SAID SOUTHEAST QUARTER OF SECTION 3 AND THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 88 DEGREES 58 MINUTES 21 SECONDS WEST A DISTANCE OF 275.47 FEET;
THENCE NORTH 00 DEGREES 14 MINUTES 00 SECONDS WEST A DISTANCE OF 11.99 FEET;
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 275.45 FEET TO A POINT ON SAID WEST LINE OF THE EAST 15.00 FEET OF SAID SOUTHEAST QUARTER OF SECTION 3;
THENCE ALONG SAID WEST LINE, SOUTH 00 DEGREES 14 MINUTES 00 SECONDS EAST A DISTANCE OF 7.05 FEET TO THE POINT OF BEGINNING.

VICINITY MAP



PROJECT SCOPE

SITE PLAN DEVELOPMENT

DEVELOPMENT OF NEW RETAIL FUEL STATION, CONVENIENCE STORE, CARWASH, AND TOY STORAGE FACILITY WITH ON SITE IMPROVEMENTS, ENTRY DRIVES, OFF-SITE CURB AND GUTTERS, PROPERTY LANDSCAPING, SITE LIGHTING AND GENERAL UTILITY CONNECTIONS.

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PROJECT TEAM

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GOVERNING CODES

2024 INTERNATIONAL BUILDING CODE
2024 INTERNATIONAL MECHANICAL CODE
2024 INTERNATIONAL PLUMBING CODE
2024 INTERNATIONAL FIRE CODE
2023 NATIONAL ELECTRIC CODE
2024 INTERNATIONAL ENERGY CONSERVATION CODE
2024 INTERNATIONAL FUEL GAS CODE
ARIZONANS W/ DISABILITIES ACT A.R.S.-41-1491.37
(ADA/ADAAG)

PROJECT ANALYSIS

1. PROJECT NAME: HAMSTRA CROSSING
COMMERCIAL DEVELOPMENT

2. PROJECT ADDRESS: N.W.C. McQUEEN RD. AND GERMANN RD.
1980 S. McQUEEN RD.
CHANDLER, ARIZONA 85286

3. PARCEL NO: 303-28-001T
303-28-001S
303-28-001U

4. PROJECT DATA:
a. ZONING CASE NUMBER: PLH26-0022
b. ZONING: PAD WITH PDP
c. OCCUPANCY: M&B
d. CONSTRUCTION TYPE: V-N (C-STORE)
II-B (FUEL CANOPY)
II-B (CARWASH)
U (VAC CANOPIES)
e. FIRE SPRINKLERS: YES - A.F.E.S. (C-STORE)
YES - A.F.E.S. (FUEL CANOPY)
YES - A.F.E.S. (EQUIPMENT RM.)
NO - A.F.E.S. (CAR WASH TUNNEL)
f. FIRE SPRINKLERS DESIGN: PER N.F.P.A. CHAPTER 13

5. SITE AREA:
CONVENIENCE STORE:
a. SITE AREA GROSS: 102,828 S.F. (2.35 ACRES)
b. SITE AREA NET: 71,590 S.F. (1.64 ACRES)
CAR WASH (PROPOSED)
c. SITE AREA GROSS: 126,134 S.F. (2.84 ACRES)
d. SITE AREA NET: 101,955 S.F. (2.34 ACRES)
TOY STORAGE (PROPOSED)
e. SITE AREA GROSS: 205,799 S.F. (4.72 ACRES)
f. SITE AREA NET: 195,549 S.F. (4.49 ACRES)

6. BUILDING AREA:

		OCCUP:
a. C-STORE	4,054 S.F.	M
b. RESTAURANT - GSR	918 S.F.	B
c. TOTAL BLDG. AREA:	4,972 S.F.	
d. FUEL CANOPY:	4,880 S.F.	M
e. COVERED AREA	475 S.F.	
f. TOTAL AREA UNDER ROOF:	10,327 S.F. (CONV. STORE)	
g. CAR WASH TUNNEL	3,947 S.F.	M
h. OFFICE	328 S.F.	B
h. EQUIPMENT ROOM:	1,512 S.F.	B
i. TOTAL BLDG. AREA:	5,455 S.F.	
j. VAC CANOPIES	3,282 S.F.	U
k. PAY STATION	831 S.F.	U
l. TOTAL AREA UNDER ROOF:	10,068 S.F. (CAR WASH)	
m. TOY STORAGE BLDG A:	40,360 S.F.	S
n. BLDG A. - CLUBHOUSE:	2,215 S.F.	B
o. BLDG A. - COVERED AREA:	1,076 S.F.	S
p. TOY STORAGE BLDG B:	19,035 S.F.	S
q. BLDG B. - COVERED AREA:	260 S.F.	S
r. TOY STORAGE BLDG C:	5,381 S.F.	S
s. TOY STORAGE BLDG D:	23,481 S.F.	S
t. BLDG D. - COVERED AREA:	86 S.F.	S
u. TOTAL AREA UNDER ROOF:	91,894 S.F. (TOY STORAGE)	

7. LANDSCAPE AREA:
a. C-STORE:
25,244 S.F. / 71,590 S.F. = 35%
b. CARWASH:
34,132 S.F. / 101,955 S.F. = 38%
c. TOY STORAGE:
30,846 S.F. / 195,549 S.F. = 16%

8. LOT COVERAGE:
a. C-STORE:
10,327 S.F. / 71,590 S.F. = 14%
b. CARWASH:
10,068 S.F. / 101,955 S.F. = 10%
c. TOY STORAGE:
91,894 S.F. / 195,549 S.F. = 47%

9. BUILDING HEIGHT:
a. C-STORE: 29'-2" HEIGHT
b. CARWASH: 30'-8" HEIGHT
c. TOY STORAGE: 32'-0" HEIGHT

10. PARKING CALCULATIONS:

a. CONVENIENCE STORE	1/250	@ 4,054	16 SPACES
b. RESTAURANT	1/50	@ 230	5 SPACES
	1/200	@ 688	4 SPACES
c. TOTAL REQUIRED:		4,972 SF	25 SPACES
d. TOTAL PROVIDED:			25 SPACES (1 ADA STANDARD / 1 ADA VAN)
e. CARWASH	2 MIN.		
f. TOTAL REQUIRED:			2 SPACES
g. TOTAL PROVIDED:			29 SPACES (1 ADA STANDARD / 1 ADA VAN)
h. TOY STORAGE	1/200 @ 2,215 S.F.		11 SPACES
i. TOY - CLUBHOUSE	67 UNITS @ 1/50 UNITS		2 SPACES
j. TOTAL PROVIDED:			13 SPACES (1 ADA VAN)

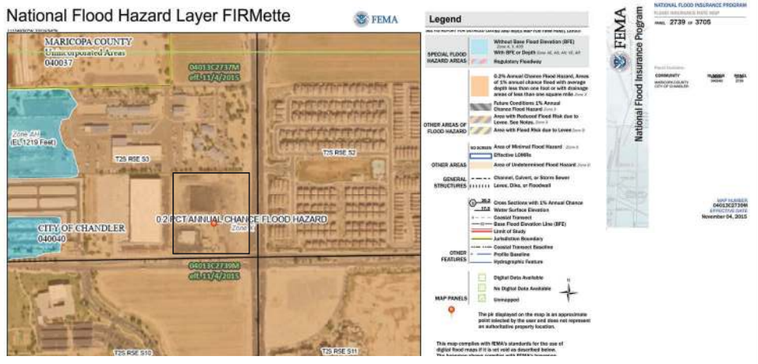
11. BICYCLE PARKING: MIN. (3) BIKE PARKS
a. C-STORE: 4 BIKE PARKS (2 BIKE LOOPS)
b. CARWASH: 4 BIKE PARKS (2 BIKE LOOPS)
c. TOY STORAGE: 4 BIKE PARKS (2 BIKE LOOPS)

APPROVAL BLOCK

GENERAL NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
4. AFTER FINAL APPROVAL THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY DSD PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS. CALL (602) 262-6481 AND REQUEST A DESIGN REVIEW INSPECTION.
5. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT THE 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 SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE ODOR OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.
6. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
7. ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE OR THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) AQUIFER PROTECTION PROGRAM (APP) GENERAL PERMIT 4.01 IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE TITLE 18, CHAPTER 9, SECTION E301 (AAC R18-9-E301) WHICHEVER IS APPLICABLE.
8. THIS PROJECT IS LOCATED IN THE CITY OF CHANDLER WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
9. THE SANITARY SEWER COLLECTION SYSTEM WITHIN THIS PROJECT WILL BE A PRIVATE SYSTEM, OWNED AND MAINTAINED BY THE PROPERTY OWNER(S) OR ASSOCIATION. THE SYSTEM WILL BE REVIEWED AND INSPECTED BY THE BUILDING SAFETY SECTION OF THE DEVELOPMENT SERVICES DEPARTMENT.
10. CITY OF CHANDLER DEVELOPMENT SERVICES DEPARTMENT INSPECTIONS SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY START OF CONSTRUCTION WORK IN THE RIGHT OF WAY.
11. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
12. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
13. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACK FLOW PRESENTERS, AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
14. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
15. ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
16. ALL ON-SITE WATER LINES, INCLUDING THOSE REQUIRED FOR FIRE PROTECTION SHALL BE PRIVATE LINES SUBJECT TO THE CHANDLER BUILDING CODE.

FEMA FLOOD HAZARD MAP



* THIS PROPERTY IS LOCATED IN ZONE X ACCORDING TO FEMA MAP 0401C2739M DATED NOVEMBER 4, 2015.

PLH26-0022
PLH26-0021

esencia
1743 E. McNair Drive, Suite 200
Tempe, Arizona 85283
t. 480 - 755 - 0959

Project Manager: JW
Drawn By: JW
Checked By: ES
Project Number: 22029

REGISTERED ARCHITECT
CERTIFICATE NO.
30798
JEFFREY W. WINTER
Date Signed 8/11/26
ARIZONA, U.S.A.

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EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

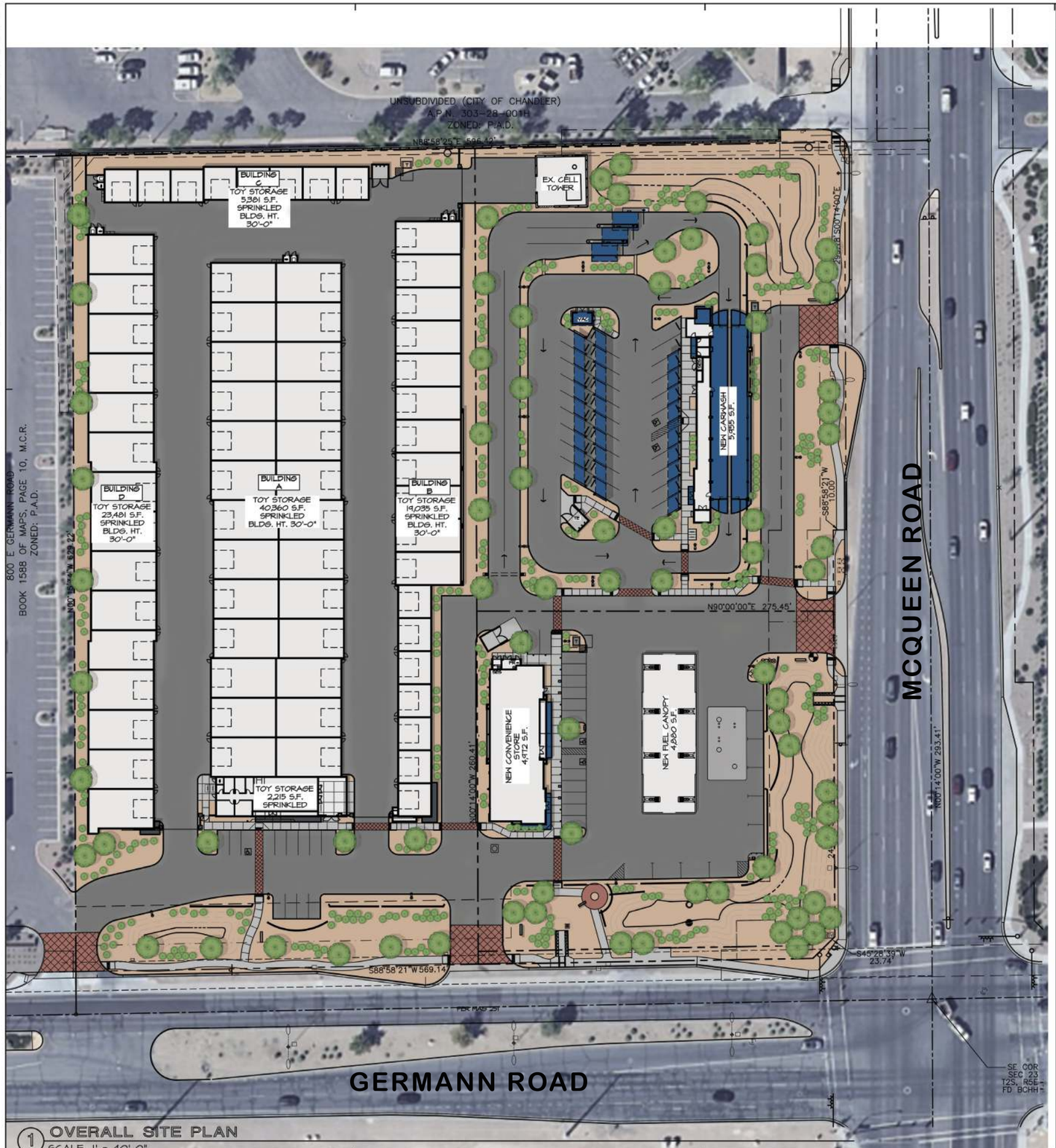
HAMSTRA CROSSING
N.W.C. MCQUEEN ROAD AND GERMANN ROAD

Revisions

Date	Issued for
8-11-2026	TECH REVIEW

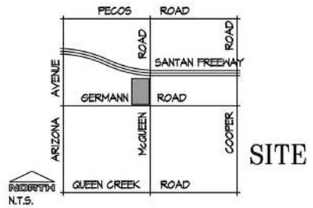
PROJECT DATA & NOTES

A-01



1 OVERALL SITE PLAN
SCALE: 1" = 40'-0"

VICINITY MAP



PROJECT ANALYSIS

1. PROJECT NAME: HAMSTRA CROSSING COMMERCIAL DEVELOPMENT
2. PROJECT ADDRESS: N.W.C. McQUEEN RD. AND GERMANN RD. 1980 S. McQUEEN RD. CHANDLER, ARIZONA 85286
3. PARCEL NO: 303-28-001T, 303-28-001S, 303-28-001U
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   b. ZONING: PAD WITH PDP
   c. OCCUPANCY: M&B
   d. CONSTRUCTION TYPE: V-N (C-STORE); II-B (FUEL CANOPY); II-B (CARWASH); U (VAC CANOPIES)
   e. FIRE SPRINKLERS: YES - A.F.E.S. (C-STORE); YES - A.F.E.S. (FUEL CANOPY); YES - A.F.E.S. (EQUIPMENT RM.); NO - A.F.E.S. (CAR WASH TUNNEL)
   f. FIRE SPRINKLERS DESIGN: PER N.F.P.A. CHAPTER 13
5. SITE AREA:
   CONVENIENCE STORE:
   a. SITE AREA GROSS: 102,828 S.F. (2.35 ACRES)
   b. SITE AREA NET: 71,540 S.F. (1.64 ACRES)
   CAR WASH (PROPOSED)
   c. SITE AREA GROSS: 126,134 S.F. (2.84 ACRES)
   d. SITE AREA NET: 101,955 S.F. (2.34 ACRES)
   TOY STORAGE (PROPOSED)
   e. SITE AREA GROSS: 205,799 S.F. (4.72 ACRES)
   f. SITE AREA NET: 195,544 S.F. (4.49 ACRES)
6. BUILDING AREA:

		OCCUP:
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b. RESTAURANT - QSR	918 S.F.	B
c. TOTAL BLDG. AREA:	4,972 S.F.	
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e. COVERED AREA	475 S.F.	
f. TOTAL AREA UNDER ROOF:	10,327 S.F. (CONV. STORE)	
g. CAR WASH TUNNEL	3,947 S.F.	M
h. OFFICE	328 S.F.	B
i. EQUIPMENT ROOM:	1,512 S.F.	B
j. TOTAL BLDG. AREA:	5,955 S.F.	
k. VAC CANOPIES	3,282 S.F.	U
l. PAY STATION	831 S.F.	U
m. TOTAL AREA UNDER ROOF:	10,068 S.F. (CAR WASH)	
n. TOY STORAGE BLDG A:	40,360 S.F.	S
o. BLDG A. - CLUBHOUSE:	2,215 S.F.	B
p. BLDG A. - COVERED AREA:	1,076 S.F.	S
q. TOY STORAGE BLDG B:	19,035 S.F.	S
r. BLDG B. - COVERED AREA:	260 S.F.	S
s. TOY STORAGE BLDG C:	5,381 S.F.	S
t. TOY STORAGE BLDG D:	23,481 S.F.	S
u. BLDG D. - COVERED AREA:	86 S.F.	S
v. TOTAL AREA UNDER ROOF:	91,844 S.F. (TOY STORAGE)	

7. LANDSCAPE AREA:
   a. C-STORE: 25,244 S.F. / 71,540 S.F. = 35%
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f. TOTAL REQUIRED:			2 SPACES
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h. TOY STORAGE	1/200 @ 2,215 S.F.		11 SPACES
i. TOY - CLUBHOUSE	67 UNITS @ 1/50 UNITS		2 SPACES
j. TOTAL PROVIDED:			13 SPACES (1 ADA VAN)

11. BICYCLE PARKING: MIN. (3) BIKE PARKS
    a. C-STORE: 4 BIKE PARKS (2 BIKE LOOPS)
    b. CARWASH: 4 BIKE PARKS (2 BIKE LOOPS)
    c. TOY STORAGE: 4 BIKE PARKS (2 BIKE LOOPS)

APPROVAL BLOCK

SCALE: 1" = 40'-0"
0' 20' 40' 80' NORTH

esencia
1743 E. McNair Drive, Suite 200
Tempe, Arizona 85283
t. 480 - 755 - 0959

Project Manager	JW
Drawn By	JW
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT CERTIFICATE NO. 30798 JEFFREY W. WINTER Date Signed ARIZONA, U.S.A.

HAMSTRA CROSSING
N.W.C. McQUEEN ROAD AND GERMANN ROAD

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

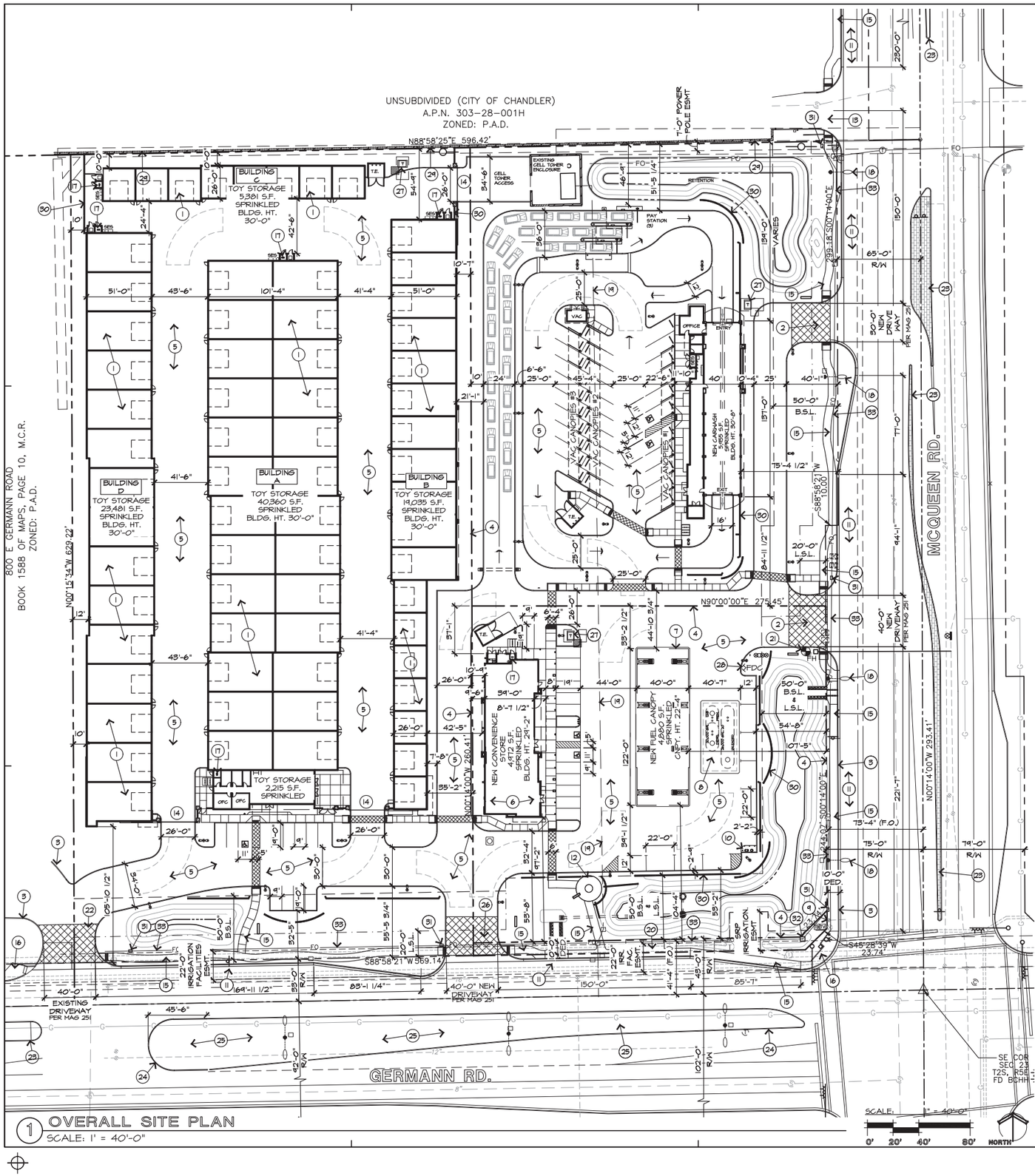
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Revisions

Date	Issued for
8-11-2026	TECH REVIEW

OVERALL SITE PLAN COLOR

A-10



1 OVERALL SITE PLAN
SCALE: 1' = 40'-0"

KEYNOTES

1. NEW INDIVIDUAL TOY STORAGE UNITS WITH GARAGE DOOR ACCESS.
2. NEW SHARED ACCESS DRIVE AS PER CITY OF CHANDLER STANDARDS. NOTE: ENTRANCE DRIVE TO BE DECORATIVE STAMPED COLORED CONCRETE, CROSS PATTERN WITH SCORE JOINTS SPACED AT 48" EACH DIRECTION.
3. EXISTING CURB AND GUTTER TO REMAIN.
4. PROPOSED PROPERTY LINE.
5. NEW ASPHALT DRIVE. SEE CIVIL IMPROVEMENT PLANS.
6. NEW SINGLE STORY BUILDING
7. NEW FUEL CANOPY.
8. LOCATION OF UNDERGROUND FUEL TANKS.
9. EXISTING FIRE HYDRANT TO REMAIN
10. LOCATION OF AIR & WATER STATION EQUIPMENT. PROVIDE ELECTRICAL AND WATER LINE TO UNIT.
11. NEW DECELERATION RIGHT TURN LANE. SEE CIVIL PLANS
12. NEW 20'-0" DIA. CONC. SITTING AREA. SEE ENLARGED PLAN 7/A-14. SEE CIVIL PLANS.
13. EXISTING PAVED DRIVEWAY, ACCESSIBLE RAMPS, AND PORTION OF CONC. CURB TO BE MODIFIED TO ALLOW FOR NEW DECELERATION LANE/RIGHT TURN LANE ALONG MCQUEEN RD, PER MAG 251 STANDARDS.
14. LOCATION OF NEW AUTOMATED ROLLING GATE WITH KNOX BOX.
15. AREA OF NEW 6' WIDE SIDEWALK. SEE CIVIL PLANS.
16. AREA OF EXISTING SIDEWALK TO REMAIN.
17. NEW FIRE RISER LOCATION. SEE CIVIL PLANS
18. LOCATION OF NEW STREET LIGHT PER CITY OF CHANDLER STANDARDS.
19. DASHED LINE INDICATING EXISTING UNDERGROUND FIBER OPTICS CABLE TO BE REMOVED AND RELOCATED UNDER SEPARATE PERMIT.
20. NEW BUS BAY PCD PER CITY OF CHANDLER STANDARDS.
21. PROPOSED NEW FIRE HYDRANT.
22. EXISTING PAVED DRIVEWAY TO REMAIN. PROVIDE NEW PAVEMENT AND DRIVEWAY ENTRANCE PAVING TREATMENT. SEE DETAILS.
23. EXISTING RAISED MEDIAN TO REMAIN.
24. EXISTING RAISED MEDIAN TO BE MODIFIED, SEE CIVIL DRAWINGS.
25. GC TO VERIFY CONDITION OF EXISTING MEDIAN VEGETATION, REPLACE ANY DEAD OR DYING PLANTS, MATCH EXISTING PLANT TYPE AND SIZE. VERIFY EXISTING CONDITION OF IRRIGATION LINES, EXTEND AS NEEDED FOR NEW VEGETATION. SEE SEPARATE LANDSCAPE AND IRRIGATION PLAN FOR MEDIANS UNDER SEPARATE PERMIT.
26. EXISTING PAVED DRIVEWAY, ACCESSIBLE RAMPS, AND PORTION OF CURB TO BE MODIFIED PER MAG 251 STANDARDS.
27. LOCATION OF ELECTRICAL TRANSFORMER, SEE ELECTRICAL DRAWINGS.
28. LOCATION OF REMOTE FIRE DEPARTMENT CONNECTION STAND PIPE PER CITY OF CHANDLER FIRE DEPARTMENT STANDARDS. SEE CIVIL DRAWINGS.
29. EXISTING MASONRY WALL TO REMAIN. CLEAN AND PREP TO RECEIVE NEW PAINTED FINISH. SEE SITE WALL PLAN.
30. MASONRY SCREEN WALL WITH STUCCO AND STONE VENEER FINISH. HEIGHT VARIES, SEE ENLARGED PLANS AND SITE WALL ELEVATIONS.
31. LOCATION OF NO. 7 PULLBOX IN ACCORDANCE TO COC STANDARD DETAIL C-103-1. FIELD VERIFY ALL UNDERGROUND CONDITIONS AND UTILITIES PRIOR TO DIGGING.
32. LOCATION OF NO. 9 PULLBOX IN ACCORDANCE TO COC STANDARD DETAIL C-103-2. FIELD VERIFY ALL UNDERGROUND CONDITIONS AND UTILITIES PRIOR TO DIGGING.
33. INSTALL (4) 2" CONDUITS UNDERGROUND IN ACCORDANCE OF COC STANDARD DETAIL C-104. FIELD VERIFY ALL UNDERGROUND CONDITIONS AND UTILITIES PRIOR TO DIGGING.

SITE PLAN NOTES

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

B. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON MECHANICAL EQUIPMENT.

C. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT OF THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.

D. ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.

E. THE FIRE DEPARTMENT DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH THE ADJACENT WALL COLOR.

F. SIGNS REQUIRE SEPARATE PERMIT.

G. 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 CERTIFICATE OF OCCUPANCY FOR A PROJECT.

H. 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.

I. ALL WALLS OVER 7' IN HEIGHT, SITE LIGHTING, SIGNAGE, RAMADAS, AND SHADE STRUCTURES REQUIRE SEPARATE SUBMITTAL AND PERMITS.

PROJECT ANALYSIS

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   e. SITE AREA GROSS: 205,799 S.F. (4.72 ACRES)
   f. SITE AREA NET: 195,549 S.F. (4.49 ACRES)
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l. TOTAL AREA UNDER ROOF:	10,068 S.F. (CAR WASH)	
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n. BLDG A. - CLUBHOUSE:	2,215 S.F.	B
o. BLDG A. - COVERED AREA:	1,076 S.F.	S
p. TOY STORAGE BLDG B:	19,035 S.F.	S
q. BLDG B. - COVERED AREA:	260 S.F.	S
r. TOY STORAGE BLDG C:	5,381 S.F.	S
s. TOY STORAGE BLDG D:	23,481 S.F.	S
t. BLDG D. - COVERED AREA:	86 S.F.	S
u. TOTAL AREA UNDER ROOF:	91,894 S.F. (TOY STORAGE)	

7. LANDSCAPE AREA:
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   b. CARWASH: 34,132 S.F. / 101,455 S.F. = 38%
   c. TOY STORAGE: 30,846 S.F. / 195,549 S.F. = 16%
8. LOT COVERAGE:
   a. C-STORE: 10,327 S.F. / 71,590 S.F. = 14%
   b. CARWASH: 10,068 S.F. / 101,455 S.F. = 10%
   c. TOY STORAGE: 41,944 S.F. / 195,549 S.F. = 47%
9. BUILDING HEIGHT:
   a. C-STORE: 29'-2" HEIGHT
   b. CARWASH: 30'-8" HEIGHT
   c. TOY STORAGE: 32'-0" HEIGHT
10. PARKING CALCULATIONS:

a. CONVENIENCE STORE	1/250	@ 4,054	16 SPACES
b. RESTAURANT	1/50	@ 230	5 SPACES
	1/200	@ 688	4 SPACES
c. TOTAL REQUIRED:		4,972 SF	25 SPACES
d. TOTAL PROVIDED:			25 SPACES (1 ADA STANDARD / 1 ADA VAN)
e. CARWASH	2 MIN.		
f. TOTAL REQUIRED:			2 SPACES
g. TOTAL PROVIDED:			29 SPACES (1 ADA STANDARD / 1 ADA VAN)
h. TOY STORAGE	1/200 @ 2,215 S.F.		11 SPACES
i. TOY - CLUBHOUSE	67 UNITS @ 1/50 UNITS		2 SPACES
j. TOTAL PROVIDED:			13 SPACES (1 ADA VAN)

11. BICYCLE PARKING: MIN. (3) BIKE PARKS
    a. C-STORE: 4 BIKE PARKS (2 BIKE LOOPS)
    b. CARWASH: 4 BIKE PARKS (2 BIKE LOOPS)
    c. TOY STORAGE: 4 BIKE PARKS (2 BIKE LOOPS)

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Project Manager	JW
Drawn By	JW
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT CERTIFICATE NO. 30798 JEFFREY W. WHITES, RA 04/30/26 Not Valid Until Signed ARIZONA, U.S.A.

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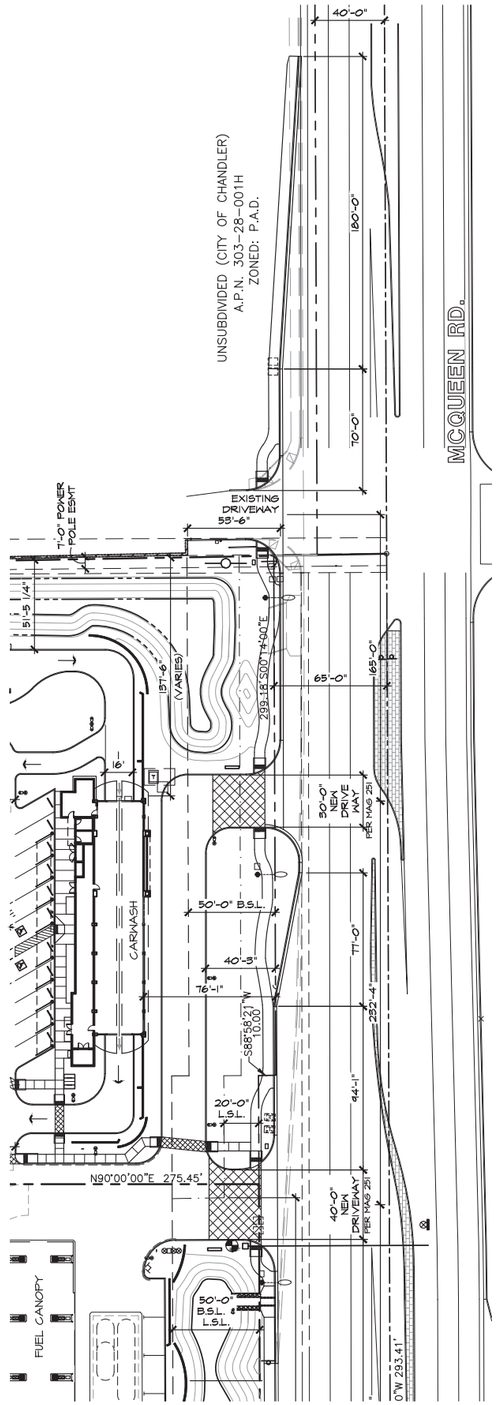
HAMSTRA CROSSING
N.W.C. MCQUEEN ROAD AND GERMANN ROAD

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

Revisions	
Date	Issued for
8-11-2026	TECH REVIEW

OVERALL SITE PLAN

A-10



SCALE: 1" = 40'-0"

0' 20' 40' 80' NORTH

1 OVERALL SITE PLAN - CONTINUED
SCALE: 1' = 40'-0"

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Project Manager	JW
Drawn By	JW
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT
CERTIFICATE NO.
30798
JEFFREY W. WHITER
Date Signed 8/11/26
ARIZONA, U.S.A.

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

HAMSTRA CROSSING

N.W.C. MCQUEEN ROAD AND GERMANN ROAD

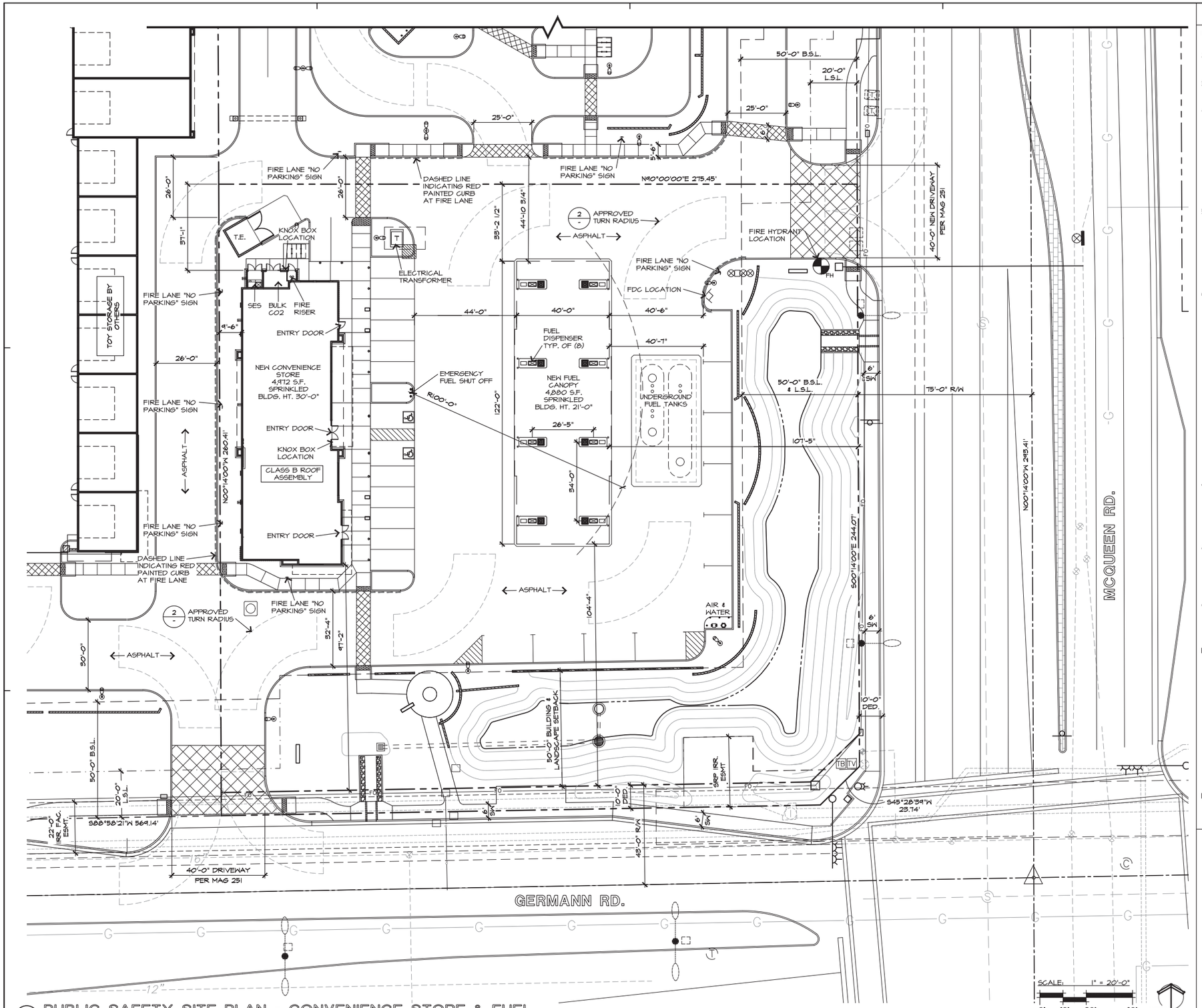
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Revisions

Date	Issued for
8-11-2026	TECH REVIEW

OVERALL SITE PLAN CONTINUED

A-10.1



1 PUBLIC SAFETY SITE PLAN - CONVENIENCE STORE & FUEL
SCALE: 1" = 20'-0"

PROJECT ANALYSIS

1. PROJECT NAME: HAMSTRA CROSSING
COMMERCIAL DEVELOPMENT

2. PROJECT ADDRESS: N.W.C. McQUEEN RD. AND GERMANN RD.
1980 S. McQUEEN RD.
CHANDLER, ARIZONA 85286

3. PARCEL NO: 303-28-001T
303-28-001S
303-28-001U

4. PROJECT DATA:
a. ZONING CASE NUMBER: PLH26-XXXX
b. ZONING: PAD WITH PDP
c. OCCUPANCY: M&B
d. CONSTRUCTION TYPE: V-N (C-STORE)
II-B (FUEL CANOPY)
II-B (CARWASH)
U (VAC CANOPIES)
e. FIRE SPRINKLERS: YES - A.F.E.S. (C-STORE)
YES - A.F.E.S. (FUEL CANOPY)
YES - A.F.E.S. (EQUIPMENT RM.)
NO - A.F.E.S. (CAR WASH TUNNEL)
f. FIRE SPRINKLERS DESIGN: PER N.F.P.A. CHAPTER 13

5. SITE AREA:
CONVENIENCE STORE:
a. SITE AREA GROSS: 102,828 S.F. (2.35 ACRES)
b. SITE AREA NET: 71,590 S.F. (1.64 ACRES)
CAR WASH (PROPOSED)
c. SITE AREA GROSS: 126,134 S.F. (2.84 ACRES)
d. SITE AREA NET: 101,955 S.F. (2.34 ACRES)
RV STORAGE (PROPOSED)
e. SITE AREA GROSS: 205,799 S.F. (4.72 ACRES)
f. SITE AREA NET: 195,544 S.F. (4.44 ACRES)

6. BUILDING AREA:

		OCCUP:
a. C-STORE	4,054 S.F.	M
b. RESTAURANT - QSR	918 S.F.	B
c. TOTAL BLDG. AREA:	4,972 S.F.	
d. FUEL CANOPY:	4,880 S.F.	M
e. COVERED AREA	475 S.F.	
f. TOTAL AREA UNDER ROOF:	10,327 S.F. (CONV. STORE)	
g. CAR WASH TUNNEL	3,947 S.F.	M
h. OFFICE	328 S.F.	B
h. EQUIPMENT ROOM:	1,572 S.F.	B
i. TOTAL BLDG. AREA:	5,455 S.F.	
j. VAC CANOPIES	3,282 S.F.	U
k. PAY STATION	831 S.F.	U
l. TOTAL AREA UNDER ROOF:	10,068 S.F. (CAR WASH)	
m. RV STORAGE FACILITY		
n. RV STORAGE BLDG A:	8,380 S.F.	B / S
o. RV STORAGE BLDG B:	25,236 S.F.	S
p. RV STORAGE BLDG C:	37,818 S.F.	S
q. TOTAL AREA UNDER ROOF:	71,434 S.F. (STORAGE)	

7. LANDSCAPE AREA:
a. C-STORE:
25,244 S.F. / 71,590 S.F. = 35%
b. CARWASH:
39,132 S.F. / 101,955 S.F. = 38%
c. RV STORAGE:
26,888 S.F. / 195,549 S.F. = 14%

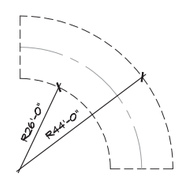
8. LOT COVERAGE:
a. C-STORE:
10,327 S.F. / 71,590 S.F. = 14%
b. CARWASH:
10,068 S.F. / 101,955 S.F. = 10%
c. RV STORAGE:
71,434 S.F. / 195,549 S.F. = 37%

9. BUILDING HEIGHT:
a. C-STORE: 29'-2" HEIGHT
b. CARWASH: 30'-8" HEIGHT
c. RV STORAGE: 25'-8" HEIGHT

10. PARKING CALCULATIONS:

a. C-STORE	1/250	@ 4,054	16 SPACES
b. RESTAURANT	1/50	@ 230	5 SPACES
	1/200	@ 688	4 SPACES
c. TOTAL REQUIRED:		4,972 SF	25 SPACES
d. TOTAL PROVIDED:			25 SPACES (1 ADA STANDARD / 1 ADA VAN)
e. CARWASH	2 MIN.		
f. TOTAL REQUIRED:			2 SPACES
g. TOTAL PROVIDED:			29 SPACES (1 ADA STANDARD / 1 ADA VAN)
h. RV STORAGE			
DWELLING UNITS PROPOSED=			0 SPACES
j. TOTAL PROVIDED:			8 SPACES (1 ADA VAN)

11. BICYCLE PARKING: MIN. (3) BIKE PARKS
a. C-STORE: 4 BIKE PARKS (2 BIKE LOOPS)
b. CARWASH: 4 BIKE PARKS (2 BIKE LOOPS)
c. RV STORAGE: 4 BIKE PARKS (2 BIKE LOOPS)



2 TURN RADIUS DETAIL
SCALE: 1" = 20'-0"

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Project Manager: JW
Drawn By: JW
Checked By: ES
Project Number: 22029

REGISTERED ARCHITECT CERTIFICATE NO. 30798 JEFFREY W. WHITE, R.A. Expires 09/30/26 ARIZONA, U.S.A.

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

HAMSTRA CROSSING
N.W.C. MCQUEEN ROAD AND GERMANN ROAD

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Revisions

Date	Issued for
8-11-2026	TECH REVIEW

PUBLIC SAFETY SITE PLAN

A-10.2

GENERAL NOTES

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

B. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.

C. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.

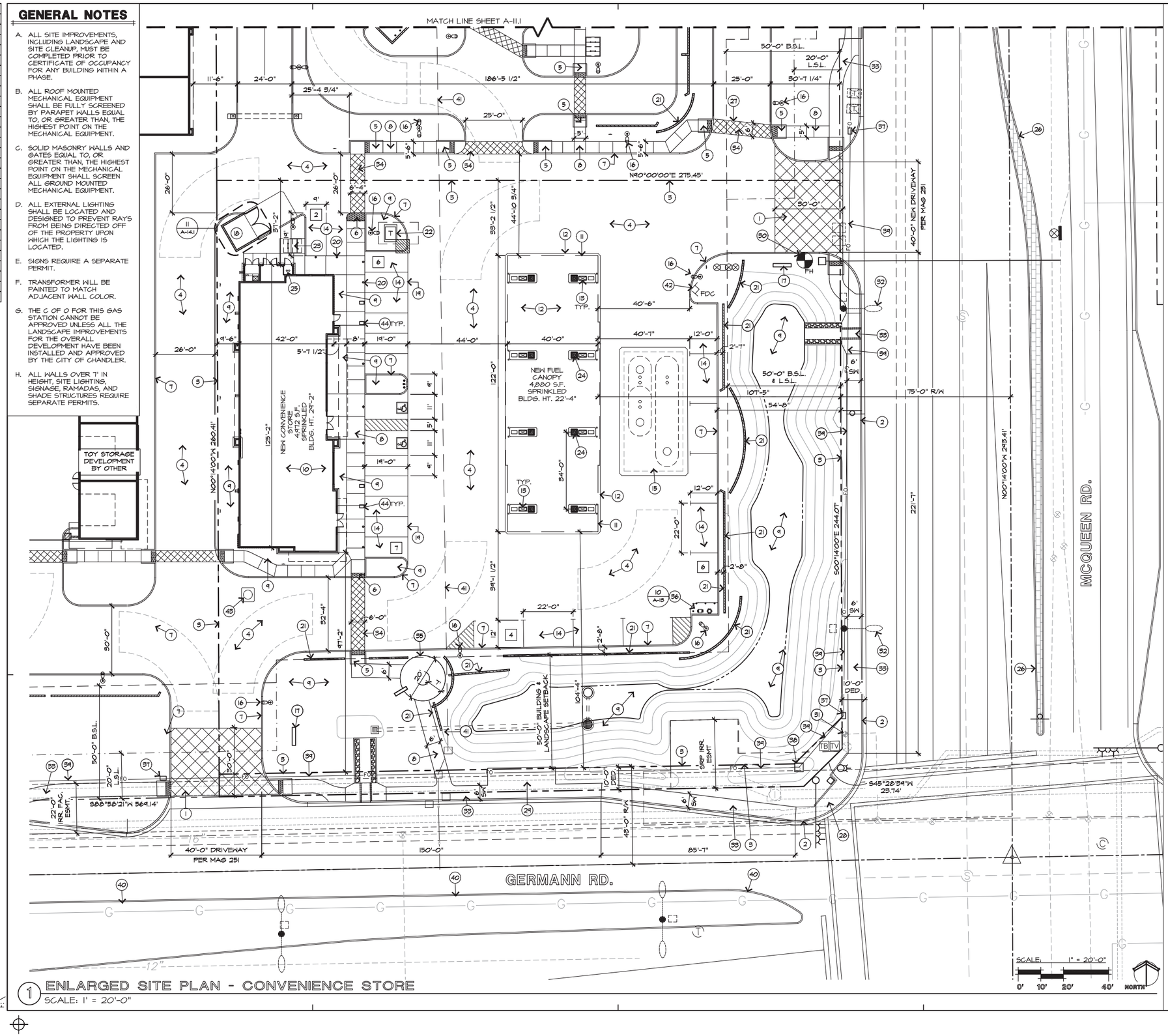
D. ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.

E. SIGNS REQUIRE A SEPARATE PERMIT.

F. TRANSFORMER WILL BE PAINTED TO MATCH ADJACENT WALL COLOR.

G. THE C OF O FOR THIS GAS STATION CANNOT BE APPROVED UNLESS ALL THE LANDSCAPE IMPROVEMENTS FOR THE OVERALL DEVELOPMENT HAVE BEEN INSTALLED AND APPROVED BY THE CITY OF CHANDLER.

H. ALL WALLS OVER 7' IN HEIGHT, SITE LIGHTING, SIGNAGE, ROADWAYS, AND SHADE STRUCTURES REQUIRE SEPARATE PERMITS.



1 ENLARGED SITE PLAN - CONVENIENCE STORE
SCALE: 1" = 20'-0"

KEYNOTES

1. NEW SHARED ACCESS DRIVE AS PER CITY OF CHANDLER STANDARDS. NOTE: ENTRANCE DRIVE TO BE DECORATIVE STAMPED COLORED CONCRETE. PROVIDE 48" WIDE SCORED CROSS PATTERN. PAVING SHALL BE FLUSH WITH ALL ADJOINING PAVING SURFACES.
2. EXISTING CURB AND GUTTER TO REMAIN.
3. PROPERTY LINE.
4. NEW ASPHALT DRIVE. SEE CIVIL IMPROVEMENT PLANS.
5. PEDESTRIAN ACCESSIBLE CONCRETE RAMP WITH NON-SLIP SURFACE. MAX. SLOPE TO BE 8% WITH 2% MAX CROSS SLOPE.
6. PROVIDE TRUNCATED DOMES WARNING DETECTION PLATE PER CITY OF CHANDLER STANDARDS.
7. 6" H. CAST IN PLACE CONC CURB, REFER TO CIVIL DWGS. (TYP.).
8. NEW A.D.A. COMPLIANT SIDEWALK, 4" THK. CONC. ATOP A.B.C. FILL. NOTE: WHERE SIDEWALK ABUTS BUILDING, SLOPE AWAY FROM BUILDING FOR PROPER WATER DRAINAGE. SEE CIVIL.
9. AREA OF NEW LANDSCAPE AND/OR RETENTION AREA. REFER TO L.S. DWGS / CIVIL DWGS.
10. NEW SINGLE STORY CONVENIENCE STORE BUILDING. SEE BUILDING PLANS
11. DASHED LINE INDICATING OVERHEAD FUEL CANOPY ABOVE. SEE ELEVATIONS FOR MORE INFORMATION
12. CONCRETE DRIVE SLAB WITH CONCRETE FUEL ISLANDS. SEE CIVIL DRAWINGS.
13. LOCATION OF NEW FUEL DISPENSER ON CONCRETE ISLAND WITH PROTECTIVE BOLLARDS. SEE ENLARGED FUEL PLAN WITHIN THIS SET.
14. VEHICLE PARKING STRIPING AS TO CITY OF CHANDLER STANDARDS.
15. AREA OF UNDERGROUND FUEL STORAGE TANKS WITH CONCRETE PAD. SEE FUEL PLANS.
16. LIGHT POLE AND FIXTURE WITH CONCRETE BASE, 25' OVERALL HEIGHT, SEE ELECTRICAL DRAWINGS. MAINTAIN 32" CLEAR SETBACK FROM ASPHALT/CONCRETE DRIVE TO CONCRETE BASE OF POLE.
17. GROUND MOUNTED SIGNAGE LOCATION. ALL SIGNAGE UNDER SEPARATE PERMIT. PROVIDE STRUCTURAL FOOTING AND SIGNAGE WITH ELECTRICAL AND DATA LINES IF REQUIRED. SEE ELEVATION DETAIL. PROVIDE (3) 2" CONDUITS FROM STORE TO SIGNAGE FOR POWER AND DATA.
18. MASONRY TRASH ENCLOSURE WITH STUCCO FINISH AND GATES AS TO CITY OF CHANDLER STANDARD DRAWINGS. SEE ENLARGED PLAN A-12.
19. EDGE OF CONCRETE. ASPHALT TRANSITION. PROVIDE SMOOTH TRANSITION.
20. 4" CONC. FILLED BOLLARD. SEE DETAIL 7/A-13.
21. MASONRY SCREEN WALL WITH STUCCO AND STONE VENEER FINISH. HEIGHT VARIES. SEE ENLARGED PLAN AND SITE WALL ELEVATION.
22. PROPOSED LOCATION OF NEW ELECTRICAL TRANSFORMER. SEE POWER COMPANY DRAWINGS AND DESIGN.
23. (2) U-SHAPED GROUND MOUNTED BIKE RACKS. SEE DETAIL 9/A-13.
24. LOCATION OF UNDERGROUND TANK VENT PIPES TO RUN THOUGH FUEL CANOPY COLUMN TO ABOVE. SEE FUEL DRAWINGS.
25. NEW FIRE RISER LOCATION. SEE CIVIL PLANS
26. EXISTING MEDIAN TO REMAIN.
27. EDGE OF ASPHALT AND CURBING FUTURE CONNECTION POINT.
28. EXISTING SIDEWALK TO REMAIN.
29. CITY OF CHANDLER CONC. PAD BUS PCD.
30. NEW FIRE HYDRANT. SEE CIVIL DRAWINGS.
31. EXISTING FIRE HYDRANT.
32. LOCATION OF NEW STREET LIGHT PER CITY OF CHANDLER STANDARDS.
33. AREA OF NEW 6' WIDE SIDEWALK. SEE CIVIL DRAWINGS.
34. PEDESTRIAN CROSSING TO BE DECORATIVE STAMPED COLORED CONCRETE. PROVIDE 48" WIDE SCORED CROSS PATTERN. PAVING SHALL BE FLUSH WITH ALL ADJOINING PAVING SURFACES.
35. 20'-0" DIA. CONC. SITTING AREA. PROVIDE CONC. SEE ENLARGED PLAN. SEE CIVIL DRAWINGS.
36. LOCATION OF AIR AND WATER STATION EQUIPMENT. PROVIDE ELECTRICAL AND WATER LINE TO UNIT.
37. LOCATION OF NO. 7 PULLBOX IN ACCORDANCE TO COC STANDARD DETAIL C-103-1. FIELD VERIFY ALL UNDERGROUND CONDITIONS AND UTILITIES PRIOR TO DIGGING.
38. LOCATION OF NO. 9 PULLBOX IN ACCORDANCE TO COC STANDARD DETAIL C-103-2. FIELD VERIFY ALL UNDERGROUND CONDITIONS AND UTILITIES PRIOR TO DIGGING.
39. INSTALL (4) 2" CONDUITS UNDERGROUND IN ACCORDANCE OF COC STANDARD DETAIL C-104. FIELD VERIFY ALL UNDERGROUND CONDITIONS AND UTILITIES PRIOR TO DIGGING.
40. EXISTING RAISED MEDIAN TO BE MODIFIED. SEE CIVIL DRAWINGS. NOTE: GC TO VERIFY CONDITION OF EXISTING MEDIAN VEGETATION REPLACE ANY DEAD OR DYING PLANTS, MATCH EXISTING PLANT TYPE AND SIZE. VERIFY EXISTING CONDITION OF IRRIGATION LINES AND EXTEND AS NEEDED.
41. DASHED LINE INDICATING EXISTING UNDERGROUND FIBER OPTIC CABLE TO BE REMOVED AND RELOCATED UNDER SEPARATE PERMIT.
42. LOCATION OF NEW REMOTE FIRE DEPARTMENT CONNECTION STANDPIPE PER CITY OF CHANDLER FIRE DEPARTMENT STANDARDS. SEE CIVIL DRAWINGS.
43. LOCATION OF UNDERGROUND GREASE INTERCEPTOR. SEE PLUMBING DRAWINGS.
44. DECORATIVE STEEL VEHICLE STOP SECURED TO CONCRETE WALKWAY WITH PRIMED AND PAINTED FINISH. TYPICAL OF 4. SEE DETAILS.

SCALE: 1" = 20'-0"
0' 10' 20' 40' NORTH

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Project Manager	JW
Drawn By	JW
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT CERTIFICATE NO. 30798 JEFFREY W. WHITES 04/30/26 DATE SIGNED ARIZONA, U.S.A.

HAMSTRA CROSSING

N.W.C. MCQUEEN ROAD AND GERMANN ROAD

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

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Revisions	
Date	Issued for
8-11-2026	TECH REVIEW

ENLARGED SITE PLAN CONVENIENCE STORE

A-11

GENERAL NOTES

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

B. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.

C. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.

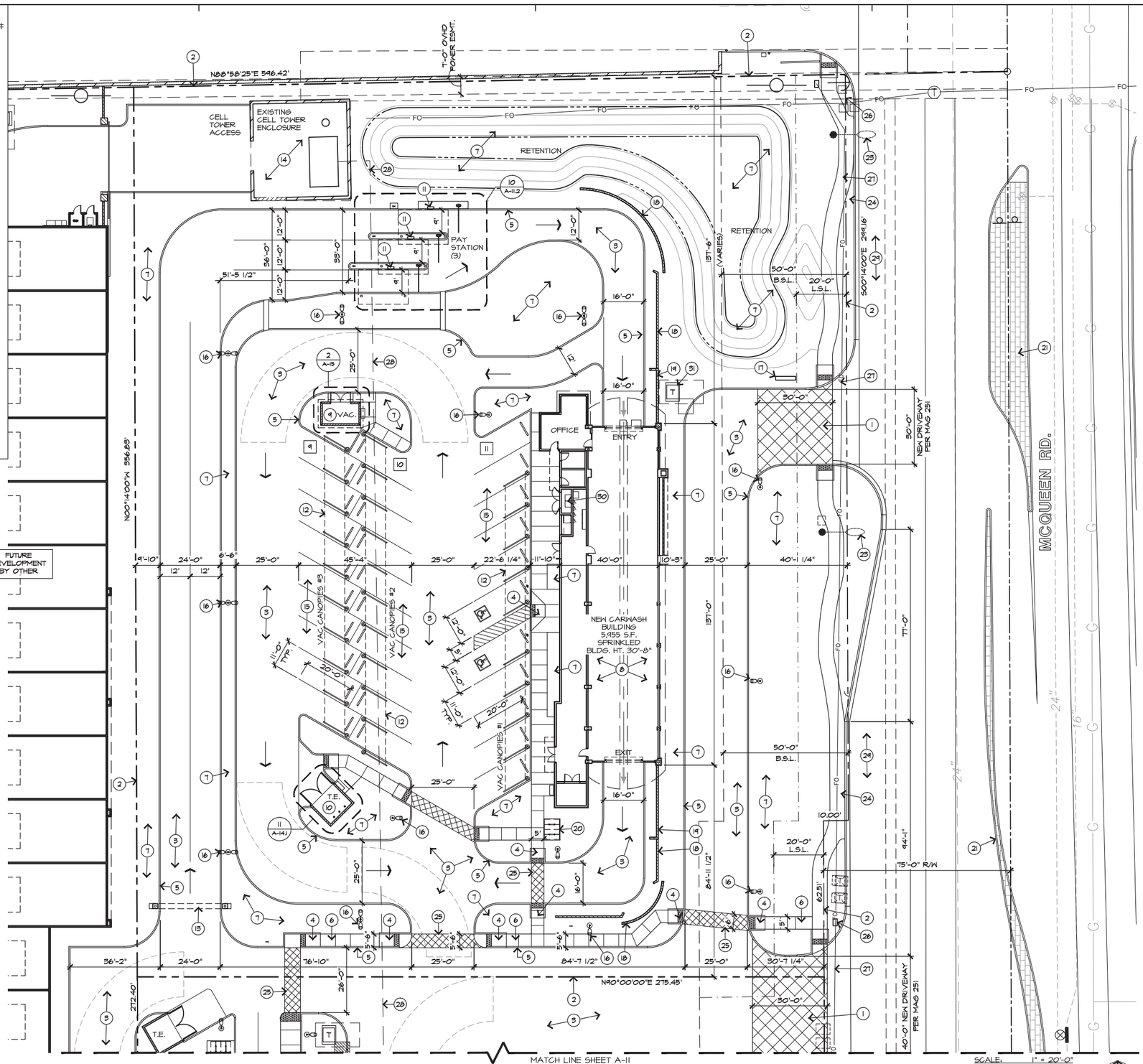
D. ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.

E. SIGNS REQUIRE A SEPARATE PERMIT.

F. TRANSFORMER WILL BE PAINTED TO MATCH ADJACENT WALL COLOR.

G. THE C OF O FOR THIS GAS STATION CANNOT BE APPROVED UNLESS ALL THE LANDSCAPE IMPROVEMENTS FOR THE OVERALL DEVELOPMENT HAVE BEEN INSTALLED AND APPROVED BY THE CITY OF CHANDLER.

H. ALL WALLS OVER 7' IN HEIGHT, SITE LIGHTING, SIGNAGE, RAMADAS, AND SHADE STRUCTURES REQUIRE SEPARATE PERMITS.



KEYNOTES

1. NEW SHARED ACCESS DRIVE AS PER CITY OF CHANDLER STANDARDS. NOTE: ENTRANCE DRIVE TO BE DECORATIVE STAMPED COLORED CONCRETE. PROVIDE 48" WIDE SCORED CROSS PATTERN. PAVING SHALL BE FLUSH WITH ALL ADJOINING PAVING SURFACES.
2. PROPERTY LINE.
3. NEW ASPHALT DRIVE. SEE CIVIL IMPROVEMENT PLANS.
4. PEDESTRIAN ACCESSIBLE CONCRETE RAMP WITH NON-SLIP SURFACE. MAX. SLOPE TO BE 8% WITH 2% MAX CROSS SLOPE.
5. 6" H. CAST IN PLACE CONC CURB, REFER TO CIVIL DWGS. (TYP.).
6. NEW A.D.A. COMPLIANT SIDEWALK, 4" THK. CONC. ATOP A.B.C. FILL. NOTE: WHERE SIDEWALK ABUTS BUILDING, SLOPE AWAY FROM BUILDING FOR PROPER WATER DRAINAGE. SEE CIVIL.
7. AREA OF NEW LANDSCAPE AND/OR RETENTION AREA. REFER TO L.S. DWGS / CIVIL DWGS.
8. NEW SINGLE STORY CARWASH BUILDING. SEE BUILDING PLANS.
9. MASONRY VACUUM EQUIPMENT ENCLOSURE WITH PAINTED STUCCO FINISH AND METAL GATES. SEE DETAILS WITHIN THIS SET.
10. MASONRY TRASH ENCLOSURE WITH PAINTED STUCCO FINISH AND METAL GATES AS TO CITY OF CHANDLER STANDARDS.
11. PAY STATION EQUIPMENT SET ON RAISED CONC. CURB ISLAND WITH OVERHEAD CANOPY. TYPICAL OF 3 PAY STATIONS. SEE ENLARGED PLAN I / SHEET A-15.
12. DASHED LINE INDICATING VACUUM BAY CANOPIES ABOVE. SEE DETAILS WITHIN THIS SET.
13. LOCATION OF DRIVE THRU CLEARANCE BAR. SEE PAY STATION PLAN AND DETAILS.
14. EXISTING CELL PHONE TOWER STRUCTURE TO REMAIN.
15. VEHICLE PARKING STRIPING AS TO CITY OF CHANDLER STANDARDS.
16. LIGHT POLE AND FIXTURE WITH CONCRETE BASE, 25' OVERALL HEIGHT. SEE ELECTRICAL DRAWINGS. MAINTAIN 32" CLEAR SETBACK FROM ASPHALT/CONCRETE DRIVE TO CONCRETE BASE OF POLE.
17. GROUND MOUNTED SIGNAGE LOCATION. ALL SIGNAGE UNDER SEPARATE PERMIT. PROVIDE STRUCTURAL FOOTING AND SIGNAGE WITH ELECTRICAL AND DATA LINES IF REQUIRED. SEE ELEVATION DETAIL. PROVIDE (3) 2" CONDUITS FROM STORE TO SIGNAGE FOR POWER AND DATA.
18. MASONRY SCREEN WALL. HEIGHT VARIES. SEE ENLARGED ELEVATION AND WALL PLAN DETAIL.
19. 6' HIGH MASONRY SCREEN WALL AT CARWASH TUNNEL ENTRANCE AND EXIT. SEE DETAILS.
20. (2) U-SHAPED GROUND MOUNTED BIKE RACKS. SEE DETAIL 9/A-13.
21. EXISTING MEDIAN TO REMAIN.
22. NEW FIRE HYDRANT. SEE CIVIL DRAWINGS.
23. LOCATION OF NEW STREET LIGHT PER CITY OF CHANDLER STANDARDS.
24. AREA OF NEW 6' WIDE SIDEWALK. SEE CIVIL DRAWINGS.
25. PEDESTRIAN CROSSING TO BE DECORATIVE STAMPED COLORED CONCRETE. PROVIDE 48" WIDE SCORED CROSS PATTERN. PAVING SHALL BE FLUSH WITH ALL ADJOINING PAVING SURFACES.
26. LOCATION OF NO. 7 PULLBOX IN ACCORDANCE TO COC STANDARD DETAIL C-103-1. FIELD VERIFY ALL UNDERGROUND CONDITIONS AND UTILITIES PRIOR TO DIGGING.
27. INSTALL (4) 2" CONDUITS UNDERGROUND IN ACCORDANCE OF COC STANDARD DETAIL C-104. FIELD VERIFY ALL UNDERGROUND CONDITIONS AND UTILITIES PRIOR TO DIGGING.
28. DASHED LINE INDICATING EXISTING UNDERGROUND FIBER OPTIC CABLE TO BE REMOVED AND RELOCATED UNDER SEPARATE PERMIT.
29. NEW DECELERATION RIGHT TURN LANE. SEE OVERALL SITE PLAN. SEE CIVIL DRAWINGS.
30. ELECT. SERVICE ENTRANCE SECTION / METER CABINET. RE: ELECT. DWGS.
31. PROPOSED LOCATION OF ELECTRICAL TRANSFORMER. SEE POWER COMPANY DRAWINGS AND DESIGN.

SCALE: 1" = 20'-0"

0' 10' 20' 40' NORTH

1 ENLARGED SITE PLAN - CARWASH
SCALE: 1" = 20'-0"

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HAMSTRA CROSSING

N.W.C. MCQUEEN ROAD AND GERMANN ROAD

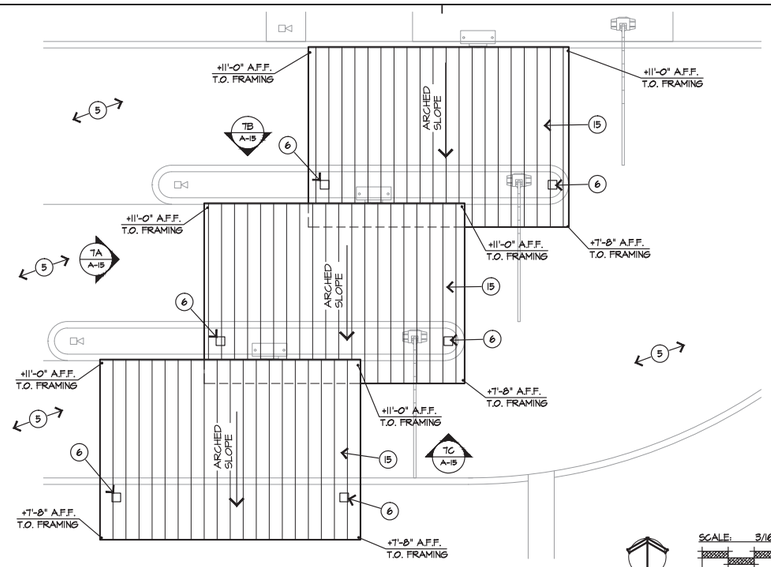
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Revisions

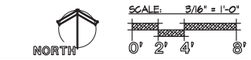
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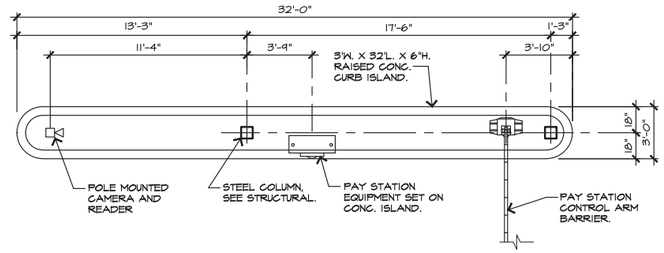
ENLARGED SITE PLAN
CARWASH

A-11.1

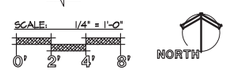


12 PAY STATION - ROOF PLAN
SCALE: 3/16" = 1'-0"



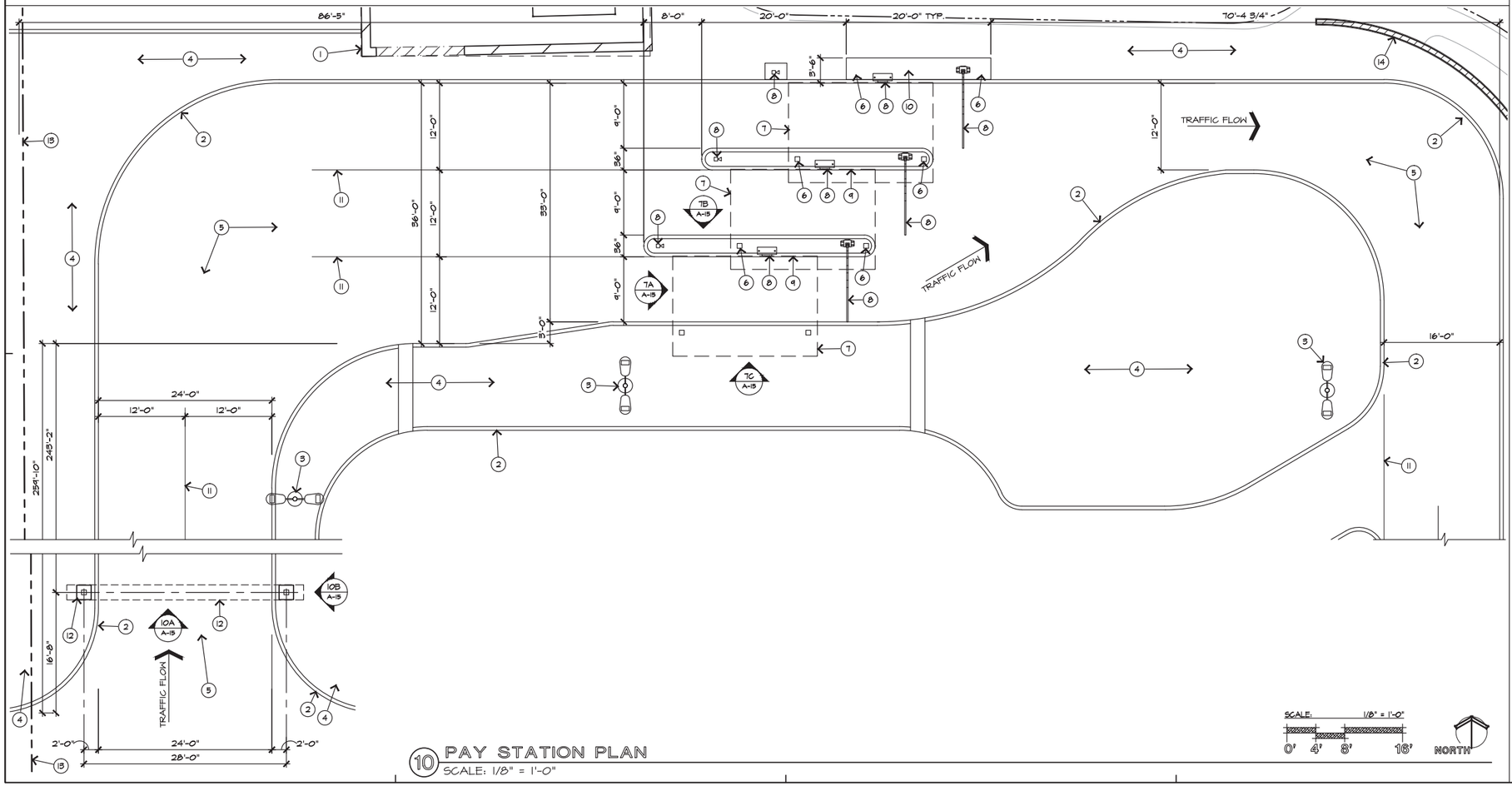


3 PAY STATION CURB ISLAND
SCALE: 1/4" = 1'-0"
x-pay-stat-curb



KEYNOTES

1. EXISTING CELL PHONE TOWER ENCLOSURE TO REMAIN. DO NOT DISTURB.
2. NEW 6" H. CAST IN PLACE CONC. CURB REFER TO CIVIL DRAWINGS.
3. NEW LIGHT POLE AND FIXTURE WITH CONCRETE BASE, SEE ELECTRICAL DRAWINGS.
4. NEW LANDSCAPE AND/OR RETENTION AREA. PROVIDE (2) CONDUIT SLEEVES TO EACH LANDSCAPE PLANTER. REFER TO L.S. DWGS. / CIVIL DWGS.
5. NEW PAVED DRIVE THRU QUEUING LANE, SEE CIVIL PLANS.
6. PRE-FABRICATED STEEL PAY STATION CANOPY COLUMN W/ POWDER COAT PAINT FINISH SET IN CONC. FOOTING. SEE STRUCTURAL & CARWASH VENDOR DRAWINGS FOR FURTHER INFORMATION.
7. DASHED LINE INDICATING OVERHANG OF CANOPY ROOF ABOVE.
8. NEW PAY STATION EQUIPMENT, SEE CARWASH VENDOR DRAWINGS.
9. NEW 6" H. CONC. CURB / ISLAND AT EXPRESS LANE, REFER TO ENLARGED PLAN 3/A-15.
10. NEW 3'-0"X20'-0" CONC. SLAB. SEE CIVIL DRAWINGS.
11. NEW QUEUING LANES DEMARCATED ON ASPHALT PAVEMENT WITH MIN. 4" WIDE STRIPING, USE TRAFFIC RATED PAINT MIN. (2) COATS.
12. CLEARANCE BAR AND FOOTING, SEE SHEET A-15 FOR FURTHER INFORMATION. SEE STRUCTURAL DRAWINGS.
13. PROPERTY LINE. SEE SITE PLAN.
14. SITE SCREEN WALL, SEE SITE PLAN.
15. STANDING SEAM METAL ROOF OVER CURVED STEEL FRAMING MEMBERS, SEE STRUCTURAL.



10 PAY STATION PLAN
SCALE: 1/8" = 1'-0"

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Drawn By	JW
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT
CERTIFICATE NO.
30798
JEFFREY W. WINTERS
Date Signed 8/11/26
ARIZONA, U.S.A.

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

HAMSTRA CROSSING
N.W.C. MCQUEEN ROAD AND GERMANN ROAD

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Revisions

Date	Issued for
8-11-2026	TECH REVIEW

PAY STATION PLAN
CARWASH

A-11.2

GENERAL NOTES

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

B. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.

C. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.

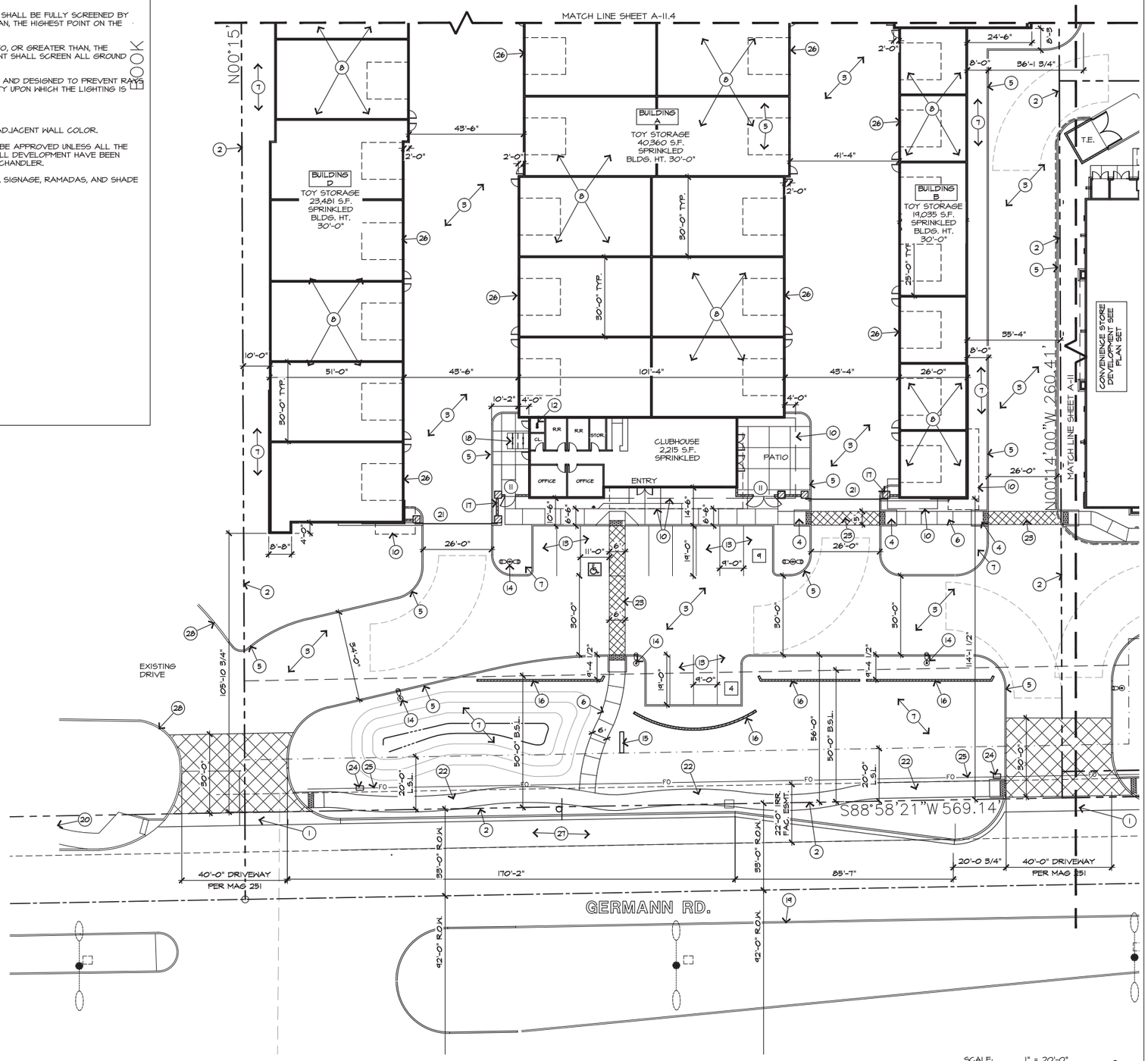
D. ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.

E. SIGNS REQUIRE A SEPARATE PERMIT.

F. TRANSFORMER WILL BE PAINTED TO MATCH ADJACENT WALL COLOR.

G. THE C OF O FOR THIS GAS STATION CANNOT BE APPROVED UNLESS ALL THE LANDSCAPE IMPROVEMENTS FOR THE OVERALL DEVELOPMENT HAVE BEEN INSTALLED AND APPROVED BY THE CITY OF CHANDLER.

H. ALL WALLS OVER 1' IN HEIGHT, SITE LIGHTING, SIGNAGE, RAMADAS, AND SHADE STRUCTURES REQUIRE SEPARATE PERMITS.



1 ENLARGED SITE PLAN - TOY STORAGE (SOUTH)
SCALE: 1" = 20'-0"

SCALE: 1" = 20'-0"
0' 10' 20' 40' NORTH

KEYNOTES

1. NEW SHARED ACCESS DRIVE AS PER CITY OF CHANDLER STANDARDS. NOTE: ENTRANCE DRIVE TO BE DECORATIVE STAMPED COLORED CONCRETE. PROVIDE 48" WIDE SCORED CROSS PATTERN. PAVING SHALL BE FLUSH WITH ALL ADJOINING PAVING SURFACES.
2. EXISTING / PROPOSED PROPERTY LINE.
3. NEW ASPHALT DRIVE. SEE CIVIL IMPROVEMENT PLANS.
4. PEDESTRIAN ACCESSIBLE CONCRETE RAMP WITH NON-SLIP SURFACE. MAX. RUN SLOPE TO BE 8% WITH 2% MAX CROSS SLOPE.
5. 6" H. CAST IN PLACE CONC CURB, REFER TO CIVIL DWGS. (TYP.).
6. NEW A.D.A. COMPLIANT SIDEWALK, 4" THK. CONC. ATOP A.B.C. FILL. NOTE; WHERE SIDEWALK ABUTS BUILDING, SLOPE AWAY FROM BUILDING FOR PROPER WATER DRAINAGE. SEE CIVIL.
7. AREA OF NEW LANDSCAPE AND/OR RETENTION AREA. REFER TO L.S. DWGS / CIVIL DWGS.
8. NEW STORAGE BUILDING WITH INDIVIDUAL ACCESS UNITS. SEE BUILDING PLANS.
9. ENTRY DRIVE TO BE DECORATIVE STAMPED COLORED CONCRETE. PROVIDE 48" WIDE SCORED CROSS PATTERN. PAVING SHALL BE FLUSH WITH ALL ADJOINING PAVING SURFACES.
10. DASHED LINE INDICATING CANOPY ABOVE. SEE BUILDING ELEVATIONS.
11. PEDESTRIAN GATE. SEE WALL PLAN.
12. FIRE RISER CLOSET.
13. VEHICLE PARKING STRIPING AS TO CITY OF CHANDLER STANDARDS.
14. LIGHT POLE AND FIXTURE WITH CONCRETE BASE, 25' OVERALL HEIGHT. SEE ELECTRICAL DRAWINGS. MAINTAIN 32" CLEAR SETBACK FROM ASPHALT/CONCRETE DRIVE TO CONCRETE BASE OF POLE.
15. GROUND MOUNTED SIGNAGE LOCATION. ALL SIGNAGE UNDER SEPARATE PERMIT. PROVIDE STRUCTURAL FOOTING AND SIGNAGE WITH ELECTRICAL AND DATA LINES IF REQUIRED. SEE ELEVATION DETAIL. PROVIDE (3) 2" CONDUITS FROM STORE TO SIGNAGE FOR POWER AND DATA.
16. MASONRY SCREEN WALL. HEIGHT VARIES. SEE ENLARGED ELEVATION AND WALL PLAN DETAIL.
17. 6' HIGH MASONRY SCREEN WALL WITH STONE VENEER AT PILASTERS. SEE WALL DETAILS.
18. (2) U-SHAPED GROUND MOUNTED BIKE RACKS. SEE DETAIL 9/A-13.
19. EXISTING MEDIAN TO REMAIN.
20. NEW FIRE HYDRANT. SEE CIVIL DRAWINGS.
21. AUTOMATED ROLLING GATE ACCESS. PROVIDE KNOX BOX AT EACH GATE.
22. AREA OF NEW 6' WIDE SIDEWALK. SEE CIVIL DRAWINGS.
23. PEDESTRIAN CROSSING TO BE DECORATIVE STAMPED COLORED CONCRETE. PROVIDE 48" WIDE SCORED CROSS PATTERN. PAVING SHALL BE FLUSH WITH ALL ADJOINING PAVING SURFACES.
24. LOCATION OF NO. 7 PULLBOX IN ACCORDANCE TO COC STANDARD DETAIL C-103-1. FIELD VERIFY ALL UNDERGROUND CONDITIONS AND UTILITIES PRIOR TO DIGGING.
25. INSTALL (4) 2" CONDUITS UNDERGROUND IN ACCORDANCE OF COC STANDARD DETAIL C-104. FIELD VERIFY ALL UNDERGROUND CONDITIONS AND UTILITIES PRIOR TO DIGGING.
26. LOCATION OF OVERHEAD GARAGE DOOR, TYP. ONE PER UNIT. SEE BUIDING ELEVATIONS.
27. NEW DECELERATION RIGHT TURN LANE. SEE OVERALL SITE PLAN. SEE CIVIL DRAWINGS.
28. EXISTING NEIGHBORING PROPERTY CURB LINE

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Project Manager	JW
Drawn By	JW
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT
CERTIFICATE NO.
30798
JEFFREY W.
WHITES
8-11-2026
Date Signed
ARIZONA, U.S.A.

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GENERAL NOTES

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

B. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.

C. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.

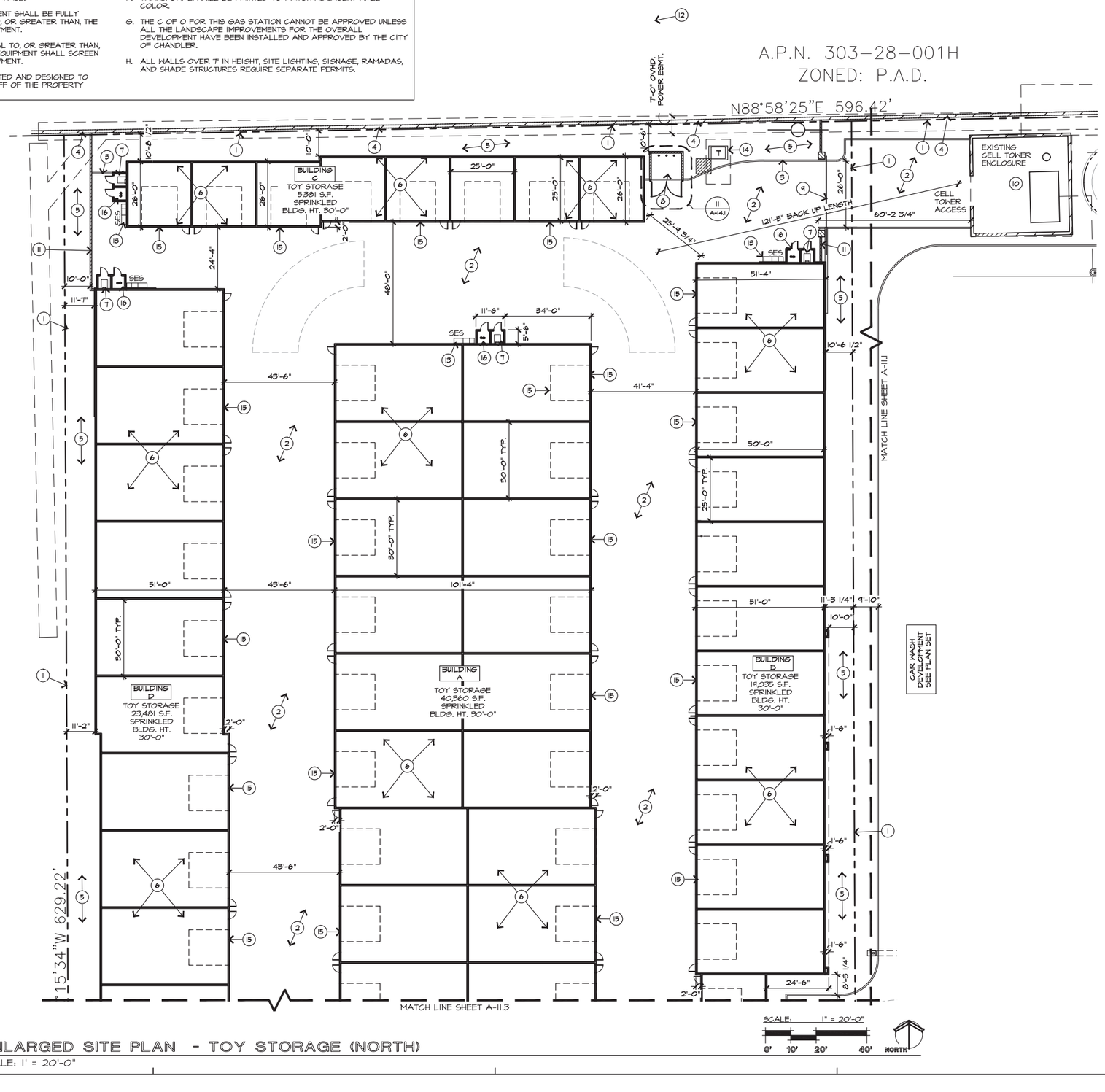
D. ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.

E. SIGNS REQUIRE A SEPARATE PERMIT.

F. TRANSFORMER WILL BE PAINTED TO MATCH ADJACENT WALL COLOR.

G. THE C OF O FOR THIS GAS STATION CANNOT BE APPROVED UNLESS ALL THE LANDSCAPE IMPROVEMENTS FOR THE OVERALL DEVELOPMENT HAVE BEEN INSTALLED AND APPROVED BY THE CITY OF CHANDLER.

H. ALL WALLS OVER 7' IN HEIGHT, SITE LIGHTING, SIGNAGE, RAMADAS, AND SHADE STRUCTURES REQUIRE SEPARATE PERMITS.



1 ENLARGED SITE PLAN - TOY STORAGE (NORTH)
SCALE: 1" = 20'-0"

KEYNOTES

1. EXISTING / PROPOSED PROPERTY LINE.
2. NEW ASPHALT DRIVE. SEE CIVIL IMPROVEMENT PLANS.
3. 6" H. CAST IN PLACE CONC CURB, REFER TO CIVIL DWGS. (TYP.).
4. EXISTING MASONRY WALL TO REMAIN. PROVIDE NEW PAINTED FINISH ON EXPOSED SIDE.
5. AREA OF NEW LANDSCAPE AND/OR RETENTION AREA. REFER TO L.S. DWGS / CIVIL DWGS.
6. NEW STORAGE BUILDING WITH INDIVIDUAL ACCESS UNITS. SEE BUILDING PLANS.
7. OWNERS CLOSET / ROOF ACCESS CLOSET ROOM.
8. MASONRY TRASH ENCLOSURE WITH PAINTED STUCCO FINISH AND METAL GATES AS TO CITY OF CHANDLER STANDARDS.
9. AUTOMATED ROLLING GATE. PROVIDE KNOX BOX AT GATE
10. EXISTING CELL PHONE TOWER STRUCTURE TO REMAIN.
11. 6' MASONRY SCREEN WALL WITH STOVE VENEER AT PILASTERS. SEE ENLARGED ELEVATION AND WALL PLAN DETAIL.
12. NEW FIRE HYDRANT. SEE CIVIL DRAWINGS.
13. ELECT. SERVICE ENTRANCE SECTION / METER CABINET. RE: ELECT. DWGS.
14. PROPOSED LOCATION OF ELECTRICAL TRANSFORMER. SEE POWER COMPANY DRAWINGS AND DESIGN.
15. LOCATION OF OVERHEAD GARAGE DOOR. TYP. ONE PER UNIT. SEE BUILDING ELEVATIONS
16. FIRE RISER LOCATION.

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JEFFREY W. WHITES
Date Signed 8/11/26
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N.W.C. MCQUEEN ROAD AND GERMANN ROAD

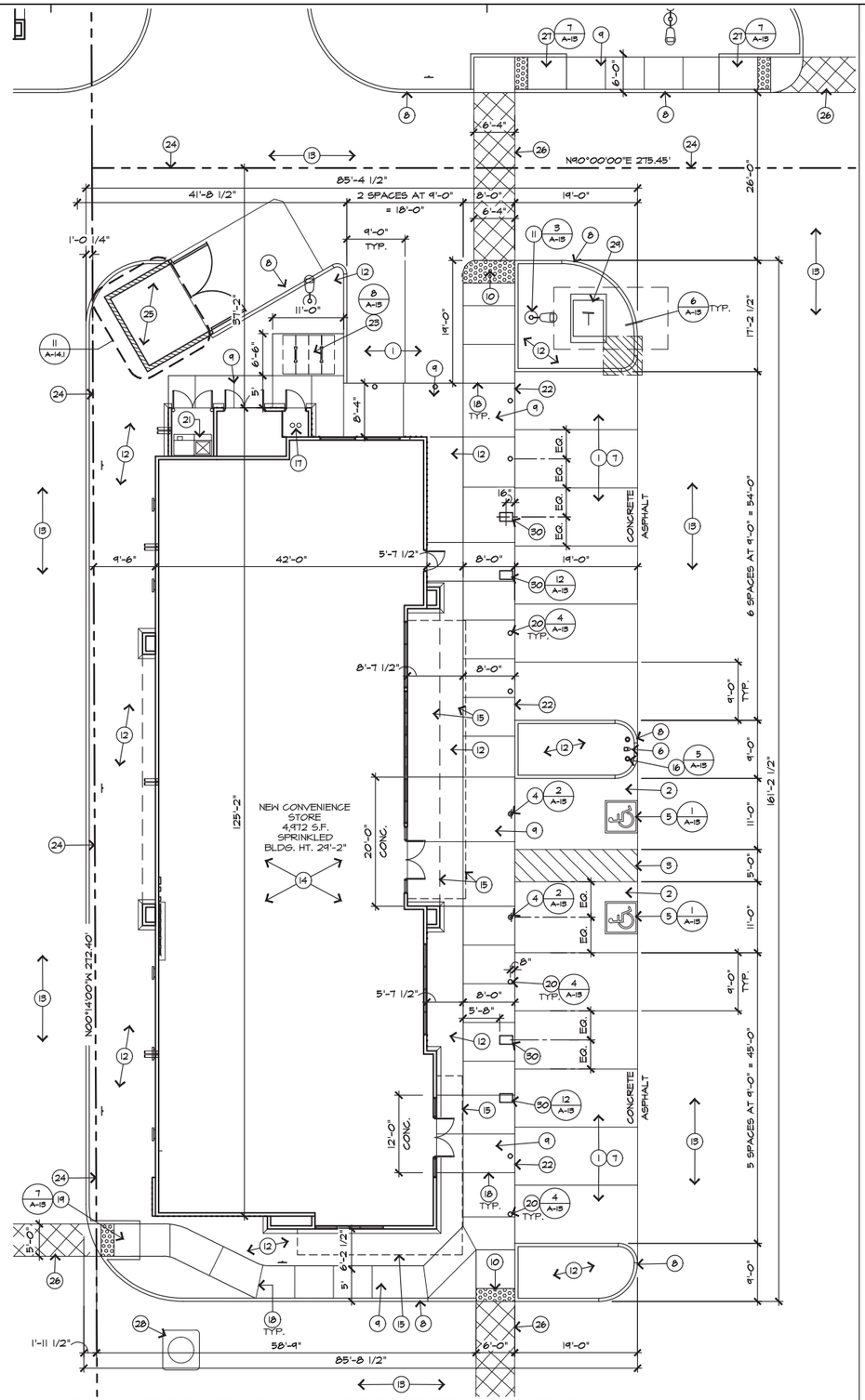
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Revisions

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ENLARGED SITE PLAN
TOY STORAGE - NORTH

A-11.4



4 HARDSCAPE PLAN - CONVENIENCE STORE
SCALE: 1" = 10'-0"

KEYNOTES

1. STANDARD PARKING STALL: 9'-0" W. X 19'-0" D. PARKING STALL. DEMARK STALL WITH 4" W. PAINT STRIPE; (2) COATS TRAFFIC RATED PAINT, COLOR: WHITE. PROVIDE SMOOTH LEVEL SURFACE.
2. STANDARD ACCESSIBLE PARKING STALL: 11'-0" W. X 19'-0" D. PARKING STALL. DEMARK STALL WITH MIN. 4" W. PARKING STRIPE, (2) COATS TRAFFIC RATED PAINT, COLOR: WHITE. PROVIDE SMOOTH LEVEL SURFACE WITH MAX 2% SLOPE.
3. ACCESSIBLE AISLE: 5'-0" W. X 19'-0" D. ACCESSIBLE AISLE WAY, DEMARK AISLE BORDER WITH 4" W. PAINT STRIPE; (2) COATS TRAFFIC RATED PAINT, COLOR; WHITE. INTERIOR STRIPE: 4" W. PAINT STRIPE @ 45 DEGREE ANGLE SPACED AT 30" O.C., (2) COATS TRAFFIC RATED PAINT, COLOR; WHITE. PROVIDE SMOOTH LEVEL SURFACE WITH MAX 2% SLOPE.
4. INSTALL NEW STANDARD A.D.A. ACCESSIBLE SIGN WITH ACCESSORY SIGNAGE (PROVIDE VAN IDENTIFICATION ON VAN DESIGNATED PARKING STALLS) AND SIGN POST SET INSIDE 6" CONCRETE FILLED STEEL BOLLARD. LOCATE SIGN AS SHOWN ON PLAN. VERIFY ADDITIONAL SIGNAGE WITH PLANNING DEPARTMENT PRIOR TO ORDERING AND INSTALLING SIGN. CENTER SIGN/BOLLARD ON STALL. NOTE AT VAN SPACE, SIGN WITH VAN SIGNAGE. INSTALL ALL SIGNS AT CONSISTENT TOP OF SIGN HEIGHT. LOWEST PART OF SIGNAGE TO BE ABOVE 80" A.F.F. TO BOTTOM OF LOWEST SIGNAGE. REFER TO CIVIL DWGS.
5. PROVIDE NEW 36" X 36" ACCESSIBLE PARKING GRAPHIC APPLIED AT STALL ENTRANCE: CENTER GRAPHIC ON STALL, WHITE BORDER AND SYMBOL, WITH A.D.A. BLUE FIELD, (2) COATS TRAFFIC RATED PAINT.
6. EMERGENCY FUEL SHUT-OFF SWITCH WITH EXTERIOR COVER PLATE MOUNTED TO 6" SQUARE BOLLARD. PROVIDE REQUIRED SIGNAGE. SEE FUEL DWGS.
7. CONCRETE FINISH (SEE CIVIL FOR THICKNESS) STANDARD PARKING SPACE. STRIPE STALLS WITH 4" W. STRIPE USING TRAFFIC RATED PAINT, MIN. (2) COATS, COLOR: WHITE. SEE PLAN
8. NEW 6" H. CAST IN PLACE CONC. CURB REFER TO CIVIL DRAWINGS.
9. NEW A.D.A. COMPLIANT SIDEWALK, 4" THK. CONC. ATOP A.B.C. FILL, WITH MAX 2% CROSS SLOPE. PROVIDE NO-SLIP LIGHT SALTED FINISH. (TYP.)
10. PROVIDE TRUNCATED DOME WARNING DETECTION PLATE PER CITY OF CHANDLER STANDARDS.
11. NEW LIGHT POLE AND FIXTURE WITH CONCRETE BASE, SEE ELECTRICAL DRAWINGS.
12. NEW LANDSCAPE AND/OR RETENTION AREA. PROVIDE (2) CONDUIT SLEEVES TO EACH LANDSCAPE PLANTER. REFER TO L.S. DWGS. / CIVIL DWGS.
13. NEW ASPHALT DRIVE / PARKING LOT. SEE CIVIL PLANS.
14. NEW SINGLE STORY CONVENIENCE STORE BUILDING. REFER TO PLANS.
15. DASHED LINE INDICATING AWNING OR BLDG. OVERHANG. SEE PLANS.
16. 6" CONCRETE FILLED BOLLARD. SEE DETAIL 5/A-13..
17. LOCATION OF FIRE RISER ROOM. SEE BUILDING PLANS.
18. SCORE LINES SET IN CONCRETE WALKWAY. CONTRACTOR TO COORDINATE CONTROL JOINT AND EXPANSION JOINT LOCATIONS.
19. NEW A.D.A. COMPLIANT ACCESSIBLE CURB RAMP. SEE DETAILS.
20. 4" CONCRETE FILLED, REMOVABLE STEEL PROTECTIVE BOLLARDS CENTERED ON PARKING SPACE.
21. EXTERIOR RATED SERVICE ENTRY SECTION. SEE FLOOR PLAN AND ELECTRICAL DRAWINGS FOR FURTHER DETAILS.
22. FLUSH TRANSITION CONDITION TO SIDEWALK.
23. BICYCLE PARKING PER CITY REQUIREMENTS, SEE DETAIL.
24. PROPOSED PROPERTY LINE, SEE SITE PLAN.
25. NEW TRASH ENCLOSURE WITH METAL GATES. SEE DETAILS.
26. PEDESTRIAN CROSSING TO BE DECORATIVE STAMPED COLORED CONCRETE. PROVIDE 48" WIDE SCORED CROSS PATTERN. PAVING SHALL BE FLUSH WITH ALL ADJOINING PAVING SURFACES.
27. NEW A.D.A. COMPLIANT ACCESSIBLE CURB RAMP. SEE DETAILS.
28. LOCATION OF GREASE INTERCEPTOR. SEE PLUMBING DRAWINGS.
29. LOCATION OF ELECTRICAL TRANSFORMER SET ON CONC. PAD. SEE ELECTRICAL DRAWINGS.
30. DECORATIVE STEEL VEHICLE STOP SECURED TO CONCRETE WALKWAY WITH PRIMED AND PAINTED FINISH. TYPICAL OF 4. SEE DETAILS.

SCALE: 1" = 10'-0"
0' 5' 10' 20'
NORTH

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HAMSTRA CROSSING
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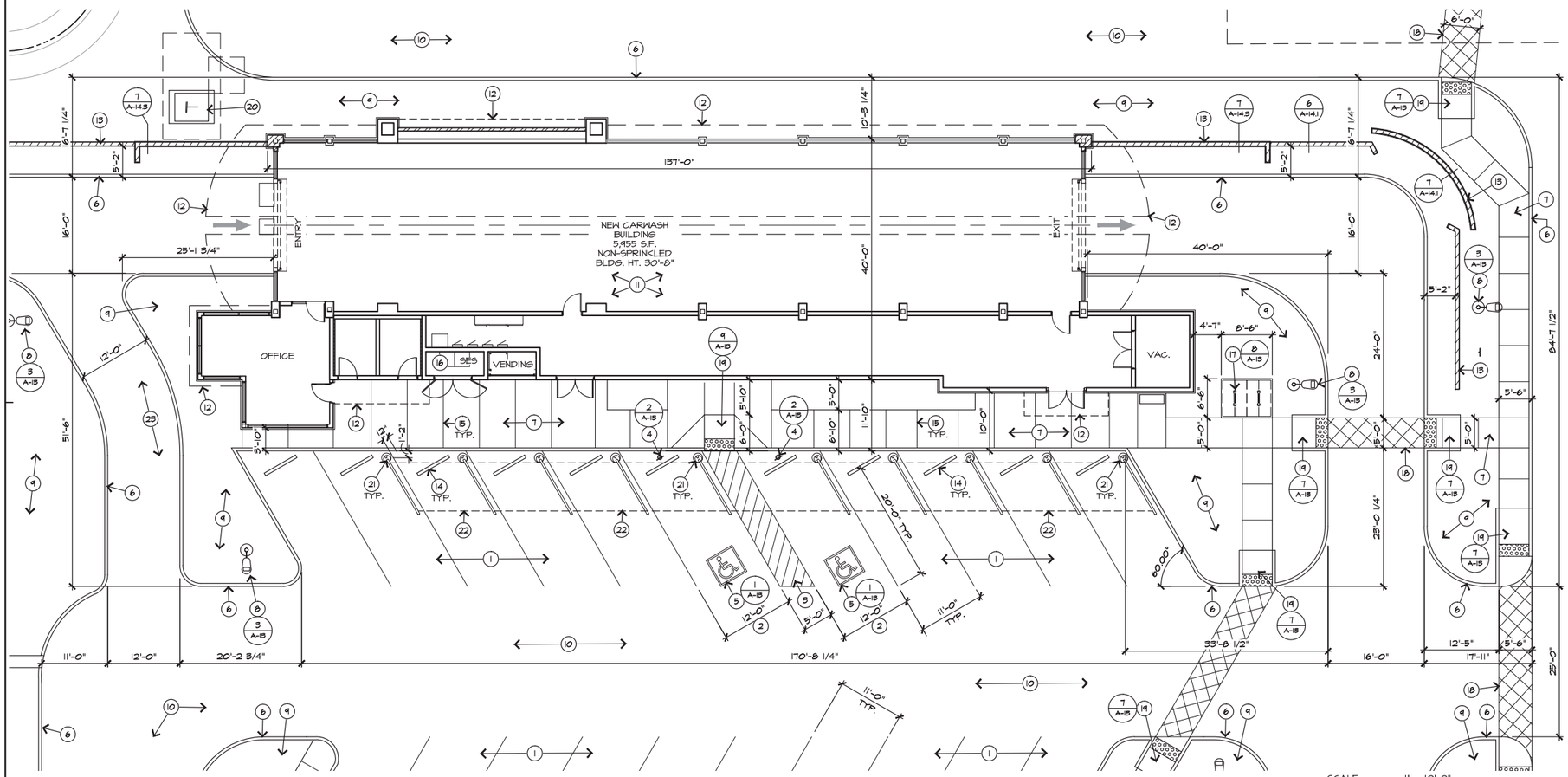
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Revisions	
Date	Issued for
8-11-2026	TECH REVIEW

HARDSCAPE PLAN
CONVENIENCE STORE

A-12



4 HARDSCAPE PLAN - CARWASH
SCALE: 1" = 10'-0"

KEYNOTES

1. STANDARD PARKING STALL: 11'-0" W. X 20'-0" D. PARKING STALL SET AT 60° ANGLE. DEMARK STALL WITH 4" W. PAINT STRIPE; (2) COATS TRAFFIC RATED PAINT, COLOR: WHITE. PROVIDE SMOOTH LEVEL SURFACE.
2. STANDARD ACCESSIBLE PARKING STALL: 12'-0" W. X 20'-0" D. PARKING STALL SET AT 60° ANGLE. DEMARK STALL WITH MIN. 4" W. PARKING STRIPE, (2) COATS TRAFFIC RATED PAINT, COLOR: WHITE. PROVIDE SMOOTH LEVEL SURFACE WITH MAX 2% SLOPE.
3. ACCESSIBLE AISLE: 5'-0" W. X 20'-0" D. ACCESSIBLE AISLE WAY, DEMARK AISLE BORDER WITH 4" W. PAINT STRIPE; (2) COATS TRAFFIC RATED PAINT, COLOR; WHITE. INTERIOR STRIPE: 4" W. PAINT STRIPE @ 45 DEGREE ANGLE SPACED AT 30" O.C., (2) COATS TRAFFIC RATED PAINT, COLOR; WHITE. PROVIDE SMOOTH LEVEL SURFACE WITH MAX 2% SLOPE.
4. INSTALL NEW STANDARD A.D.A. ACCESSIBLE SIGN WITH ACCESSORY SIGNAGE (PROVIDE VAN IDENTIFICATION ON VAN DESIGNATED PARKING STALLS) AND SIGN POST SET INSIDE 6" CONCRETE FILLED STEEL BOLLARD. LOCATE SIGN AS SHOWN ON PLAN. VERIFY ADDITIONAL SIGNAGE WITH PLANNING DEPARTMENT PRIOR TO ORDERING AND INSTALLING SIGN. CENTER SIGN/BOLLARD ON STALL. NOTE AT VAN SPACE, SIGN WITH VAN SIGNAGE. INSTALL ALL SIGNS AT CONSISTENT TOP OF SIGN HEIGHT. LOWEST PART OF SIGNAGE TO BE ABOVE 80" A.F.F. TO BOTTOM OF LOWEST SIGNAGE. REFER TO CIVIL DWGS.
5. PROVIDE NEW 36" X 36" ACCESSIBLE PARKING GRAPHIC APPLIED AT STALL ENTRANCE; CENTER GRAPHIC ON STALL, WHITE BORDER AND SYMBOL, WITH A.D.A. BLUE FIELD, (2) COATS TRAFFIC RATED PAINT.
6. NEW 6" H. CAST IN PLACE CONC. CURB REFER TO CIVIL DRAWINGS.
7. NEW A.D.A. COMPLIANT SIDEWALK, 4" THK. CONC. ATOP A.B.C. FILL, WITH MAX 2% CROSS SLOPE. PROVIDE NO-SLIP LIGHT SALTED FINISH. (TYP.)
8. NEW LIGHT POLE AND FIXTURE WITH CONCRETE BASE, SEE ELECTRICAL DRAWINGS.
9. NEW LANDSCAPE AND/OR RETENTION AREA. PROVIDE (2) CONDUIT SLEEVES TO EACH LANDSCAPE PLANTER. REFER TO L.S. DWGS. / CIVIL DWGS.
10. NEW ASPHALT DRIVE / PARKING LOT. SEE CIVIL PLANS.
11. NEW SINGLE STORY CARWASH BUILDING. REFER TO PLANS.
12. DASHED LINE INDICATING AWNING OR BLDG. OVERHANG. SEE PLANS.
13. MASONRY SCREEN WALL. HEIGHT AND FINISH VARIES. SEE ENLARGED ELEVATION AND WALL PLAN.
14. 6'-0"L. X 6"W. X 6"H. CONCRETE WHEEL STOP.
15. SCORE LINES SET IN CONCRETE WALKWAY. CONTRACTOR TO COORDINATE CONTROL JOINT AND EXPANSION JOINT LOCATIONS.
16. EXTERIOR RATED SERVICE ENTRY SECTION. SEE FLOOR PLAN AND ELECTRICAL DRAWINGS FOR FURTHER DETAILS.
17. BICYCLE PARKING SET ON 6'-6" X 8'-6" CONC. PAD. PER CITY REQUIREMENTS, SEE DETAIL.
18. PEDESTRIAN CROSSING TO BE DECORATIVE STAMPED COLORED CONCRETE. PROVIDE 48" WIDE SCORED CROSS PATTERN. PAVING SHALL BE FLUSH WITH ALL ADJOINING PAVING SURFACES.
19. NEW A.D.A. COMPLIANT ACCESSIBLE CURB RAMP. SEE DETAILS.
20. LOCATION OF ELECTRICAL TRANSFORMER SET ON CONC. PAD. SEE ELECTRICAL DRAWINGS.
21. PRE-FABRICATED STEEL AWNING FRAME W/ POWDER COAT PAINT FINISH SET IN CONC. FOOTING. SEE STRUCTURAL & VACUUM DRAWINGS FOR FURTHER INFORMATION.
22. DASHED LINE INDICATING VACUUM BAY FABRIC CANOPY ABOVE BY VACUUM VENDOR.
23. 12'-0" WIDE DRIVE THRU BY-PASS LANE.
24. 5'-0" WIDE FOUNDATION PLANTING, SEE LANDSCAPE PLAN.

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Project Manager	JW
Drawn By	JW
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT — CERTIFICATE NO. 30798 — JEFFREY W. WHITER — Date Signed 8/11/26 — ARIZONA, U.S.A.

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HAMSTRA CROSSING

N.W.C. MCQUEEN ROAD AND GERMANN ROAD

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

Revisions	
Date	Issued for
8-11-2026	TECH REVIEW

HARDSCAPE PLAN
CARWASH

A-12.1

TAB C



1 HAMSTRA CROSSING RENDERING - N.W. CORNER
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REGISTERED ARCHITECT
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WHITES
Date Signed 8/11/26
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EXISTING PAD/PDP
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Revisions

Date	Issued for
8-11-2026	TECH REVIEW

RENDERING
N.W.C.

A-91

O:\PROJ\PS\



1 HAMSTRA CROSSING RENDERING - GERMANN ROAD
SCALE: NONE

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Project Manager	JW
Drawn By	ES
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Project Number	22029

REGISTERED ARCHITECT
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Date Signed 8/11/26
ARIZONA, U.S.A.

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ZONING CASE NUMBER: DVR08-0005

Revisions	
Date	Issued for
8-11-2026	TECH REVIEW

RENDERING
GERMANN RD.

A-92

O:\PROJ\PA



1 HAMSTRA CROSSING RENDERING - MCQUEEN ROAD
SCALE: NONE

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ZONING CASE NUMBER: DVR08-0005

Revisions

Date	Issued for
8-11-2026	TECH REVIEW

RENDERING
MCQUEEN RD.

A-93

O:\PROJ\25\



1 HAMSTRA CROSSING RENDERING - TOY STORAGE - GERMANN ROAD
SCALE: NONE

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Project Manager	JW
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ZONING CASE NUMBER: DVR08-0005

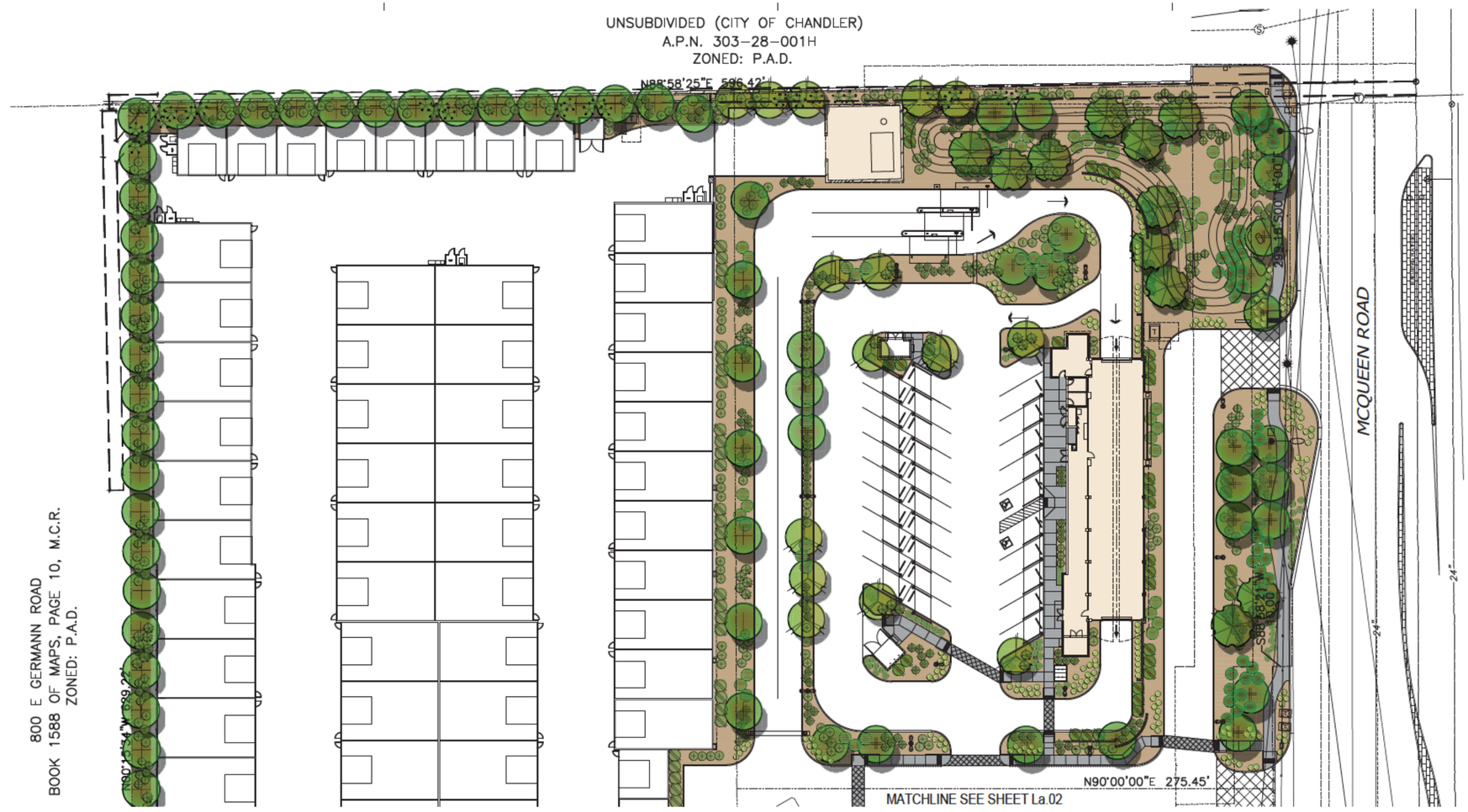
Revisions	
Date	Issued for
8-11-2026	TECH REVIEW

RENDERING
TOY STORAGE - GERMANN RD.

A-94

O:\PROJ\25\

TAB D



LANDSCAPE LEGEND

TREES

CHILTALPA TASHKENSIS
CHILTALPA
36" BOX 2" CALIP., 6.5'T, 4.5'W (16)

PISTACIA X 'RED-PUSH'
RED PUSH PISTACHE
48" BOX 4" CALIP., 12'T, 6'W (51)

QUERCUS VIRGINIANA
LIVE OAK
24" BOX 1.5" CALIP., 6'T, 4'W (33)

EXISTING TREE
PROTECT FROM
CONSTRUCTION

ACACIA SALICINA
WILLOW ACACIA
36" BOX 2.5" CALIP., 7.5'T, 4.5'W (47)

ULMUS PARVIFOLIA
CHINESE ELM (MATCHING)
2" CALIP., 6.5'T, 4'W (36" BOX) (2)

LARGE SHRUBS

TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON (138)

CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON (71)

MEDIUM SHRUBS

EREMOPHILA MACULATA
VALENTINE EMU BUSH
5 GALLON (308)

EXISTING SHRUB
PROTECT FROM
CONSTRUCTION

LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON (135)

ACCENTS

HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON (152)

HESPERALOE PARVIFLORA
YELLOW YUCCA
5 GALLON (250)

DASYLIRION WHEELERII
DESERT SPOON
5 GALLON (98)

SMALL SHRUBS

CONVOVULUS CNEORUM
BUSH MORNING GLORY
5 GALLON (166)

GROUND COVER

LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON (249)

LANTANA MONTEVIDENSIS
TRAILING PURPLE
1 GALLON (118)

EREMOPHILA GLABRA
'MINGENEW GOLD'
5 GALLON (213)

1/2" SCREENED ROCK PROS MAHOGANY
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

CITY OF CHANDLER LANDSCAPE 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. NO OBSTRUCTIONS TO VIEW SHALL BE ERECTED, CONSTRUCTED OR PARKED WITHIN THE SIGHT VISIBILITY AREA ALL TREES WITHIN THE LINE OF SIGHT WILL MAINTAIN A CANOPY HEIGHT ABOVE 6', ALL SHRUBS IN THIS AREA MAY NOT A MATURITY HEIGHT OVER 24"

3. ALL PLANT MATERIALS ARE GUARANTEED FOR A MINIMUM PERIOD OF SIXTY (60) DAYS FROM THE DATED OF FINAL APPROVAL BY THE CITY. ANY PLANT MATERIAL, WHICH ARE NOT APPROVED BY THE CITY PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED, SHALL BE FURTHER GUARANTEED UNTIL MAY 20 OF THE FOLLOWING CALENDAR YEAR.

4. TREES, SHRUBS, VINES, GROUND COVER AND TURF THAT HAVE TO BE REPLACED UNDER THE TERMS OF THE GUARANTEE, SHALL BE GUARANTEED FOR AN ADDITIONAL 60 DAYS FROM DATE OF REPLACEMENT.

5. ALL PLANT MATERIALS MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH THE ORIGINALLY APPROVED LANDSCAPE PLANS. SEE SECTION 1902 (6)(H)

6. PARKING LOT TREES ARE TO HAVE A MINIMUM CLEAR CANOPY DISTANCE OF FIVE (5) FEET. SEE SECTION 1903 (6)(G)(C)(4), ZONING CODE.

7. ALL LANDSCAPE AREAS SHALL BE GRADED SO THAT FINISHED GRADE SURFACES OF ALL NONLIVING MATERIALS (I.E. DECOMPOSED GRANITE, CRUSHED ROCK, MULCH ETC.) ARE ONE AND ONE HALF (1 1/2) INCHES BELOW CONCRETE OR OTHER PAVED SURFACES. SEE SECTION 1903(6)(C)(11), ZONING CODE

8. TREES MUST BE PLACED MIN. OF 5' FROM SIDEWALKS, PUBLIC ACCESS WAYS SHRUBS MUST BE AT MATURITY, 3' FROM ALL SIDES OF A FIRE HYDRANT, P.I.V. OR FDC. SEE SECTION 1903 (6)(J)(1), ZONING CODE

9. ALL LANDSCAPING SHALL BE MAINTAINED BY THE LANDOWNER OR THE LESSOR SEE SECTION 1903 (6)(H), ZONING CODE

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

11. ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC EQUIPMENT, BACK FLOW DEVICES OR ANY OTHER UTILITY EQUIPMENT NOT ABLE OR REQUIRED TO BE SCREENED BY LANDSCAPING OR WALLS SHALL BE PAINTED TO MATCH THE BUILDING COLOR.

12. ALL WALLS OVER 7' IN HEIGHT, SITE LIGHTING, SIGNAGE, RAMADAS, AND SHADE STRUCTURES REQUIRE A SEPARATE SUBMITTAL AND PERMITS.

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

REGISTERED LANDSCAPE ARCHITECT — DATE 08.13.26

LANDSCAPE PLAN

0' 15' 30' 60'

SCALE: 1"=30'-00"

27166 TIMOTHY J. McQUEEN — 08.13.26 — REGISTERED LANDSCAPE ARCHITECT — ARIZONA U.S.A. — EXPIRES 06/30/2026

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LANDSCAPE ARCHITECTURE
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Project Number

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EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

HAMSTRA CROSSING

N.W.C. MCQUEEN ROAD AND GERMANN ROAD

Revisions
Date — Issued for

La.01

UNSUBDIVIDED (CITY OF CHANDLER)
A.P.N. 303-28-001H
ZONED: P.A.D.

N88°58'25"E 596.42'

800 E GERMANN ROAD
BOOK 1588 OF MAPS, PAGE 10, M.C.R.
ZONED: P.A.D.

N90°15'34"W 639.22'

MCQUEEN ROAD

24"

N90°00'00"E 275.45'

MATCHLINE SEE SHEET La.02

LANDSCAPE LEGEND

TREES

CHILTALPA TASHKENSIS
CHILTALPA
36" BOX 2" CALIP. 6.5'T 4.5'W (16)

PISTACIA X 'RED-PUSH'
RED PUSH PISTACHE
48" BOX 4" CALIP. 12'T 6'W (51)

QUERCUS VIRGINIANA
LIVE OAK
24" BOX 1.5" CALIP. 6'T 4'W (33)

EXISTING TREE
PROTECT FROM
CONSTRUCTION

ACACIA SALICINA
WILLOW ACACIA
36" BOX 2.5" CALIP. 7.5'T 4.5'W (47)

ULMUS PARVIFOLIA
CHINESE ELM (MATCHING)
2" CALIP. 6.5'T 4'W (36" BOX) (2)

LARGE SHRUBS

TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON (138)

CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON (71)

MEDIUM SHRUBS

EREMOPHILA MACULATA
VALENTINE EMU BUSH
5 GALLON (308)

EXISTING SHRUB
PROTECT FROM
CONSTRUCTION

LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON (135)

ACCENTS

HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON (152)

HESPERALOE PARVIFLORA
YELLOW YUCCA
5 GALLON (250)

DASYLIRION WHEELERII
DESERT SPOON
5 GALLON (98)

SMALL SHRUBS

CONVOVULUS CNEORUM
BUSH MORNING GLORY
5 GALLON (166)

GROUND COVER

LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON (249)

LANTANA MONTEVIDENSIS
TRAILING PURPLE
1 GALLON (118)

EREMOPHILA GLABRA
'MINGENEW GOLD'
5 GALLON (213)

1/2" SCREENED ROCK PROS MAHOGANY
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

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REGISTERED LANDSCAPE ARCHITECT — DATE 08.13.26

LANDSCAPE PLAN

0' 15' 30' 60'

SCALE: 1"=30'-00"

27166 TIMOTHY J. McQUEEN — 08.13.26 — ARIZONA U.S.A. — EXPIRES 06/30/2026

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Project Manager
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Checked By
Project Number

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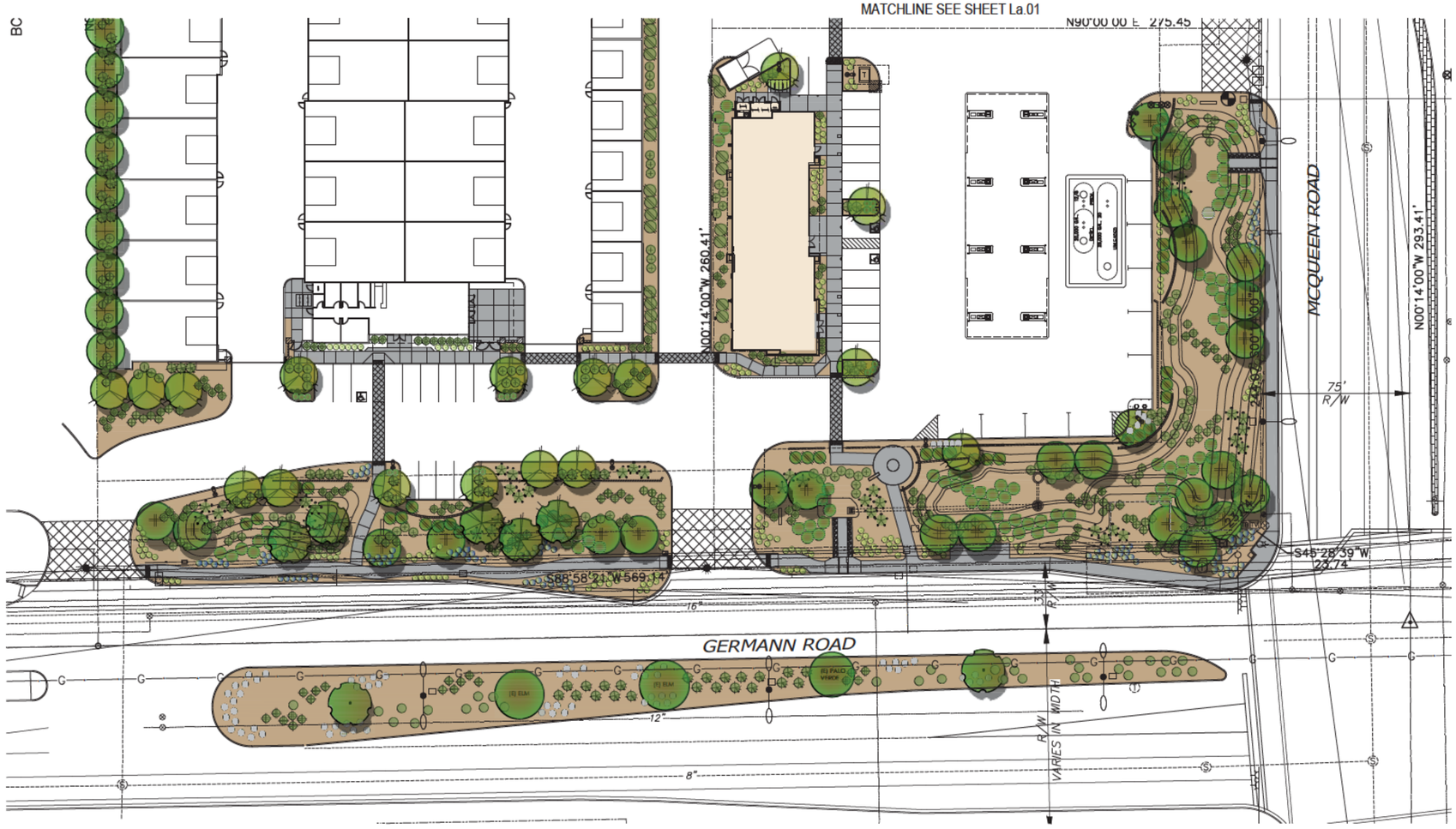
HAMSTRA CROSSING

N.W.C. MCQUEEN ROAD AND GERMANN ROAD

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

Revisions
Date — Issued for

La.01



LANDSCAPE LEGEND

TREES

CHILTALPA TASHKENSIS
CHILTALPA
36" BOX 2" CALIP., 6.5'T, 4.5'W (16)

PISTACIA X 'RED-PUSH'
RED PUSH PISTACHE
48" BOX 4" CALIP., 12'T, 6'W (51)

QUERCUS VIRGINIANA
LIVE OAK
24" BOX 1.5" CALIP., 6'T, 4'W (33)

EXISTING TREE
PROTECT FROM
CONSTRUCTION

ACACIA SALICINA
WILLOW ACACIA
36" BOX 2.5" CALIP., 7.5'T, 4.5'W (47)

ULMUS PARVIFOLIA
CHINESE ELM (MATCHING)
2" CALIP., 6.5'T, 4'W (36" BOX) (2)

LARGE SHRUBS

TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON (138)

CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON (71)

MEDIUM SHRUBS

EREMOPHILA MACULATA
VALENTINE EMU BUSH
5 GALLON (308)

EXISTING SHRUB
PROTECT FROM
CONSTRUCTION

LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON (135)

ACCENTS

HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON (152)

HESPERALOE PARVIFLORA
YELLOW YUCCA
5 GALLON (250)

DASYLIRION WHEELERII
DESERT SPOON
5 GALLON (98)

SMALL SHRUBS

CONVOVULUS CNEORUM
BUSH MORNING GLORY
5 GALLON (166)

GROUND COVER

LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON (249)

LANTANA MONTEVIDENSIS
TRAILING PURPLE
1 GALLON (118)

EREMOPHILA GLABRA
'MINGENEW GOLD'
5 GALLON (213)

1/2" SCREENED ROCK PROS MAHOGANY
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE PLAN

0' 15' 30' 60'
SCALE: 1"=30'-00"

27166
TIMOTHY J.
McQUEEN
08/13/26
ARIZONA U.S.A.
EXPIRES 06/30/2024

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ZONING CASE NUMBER: DVR08-0005

HAMSTRA CROSSING

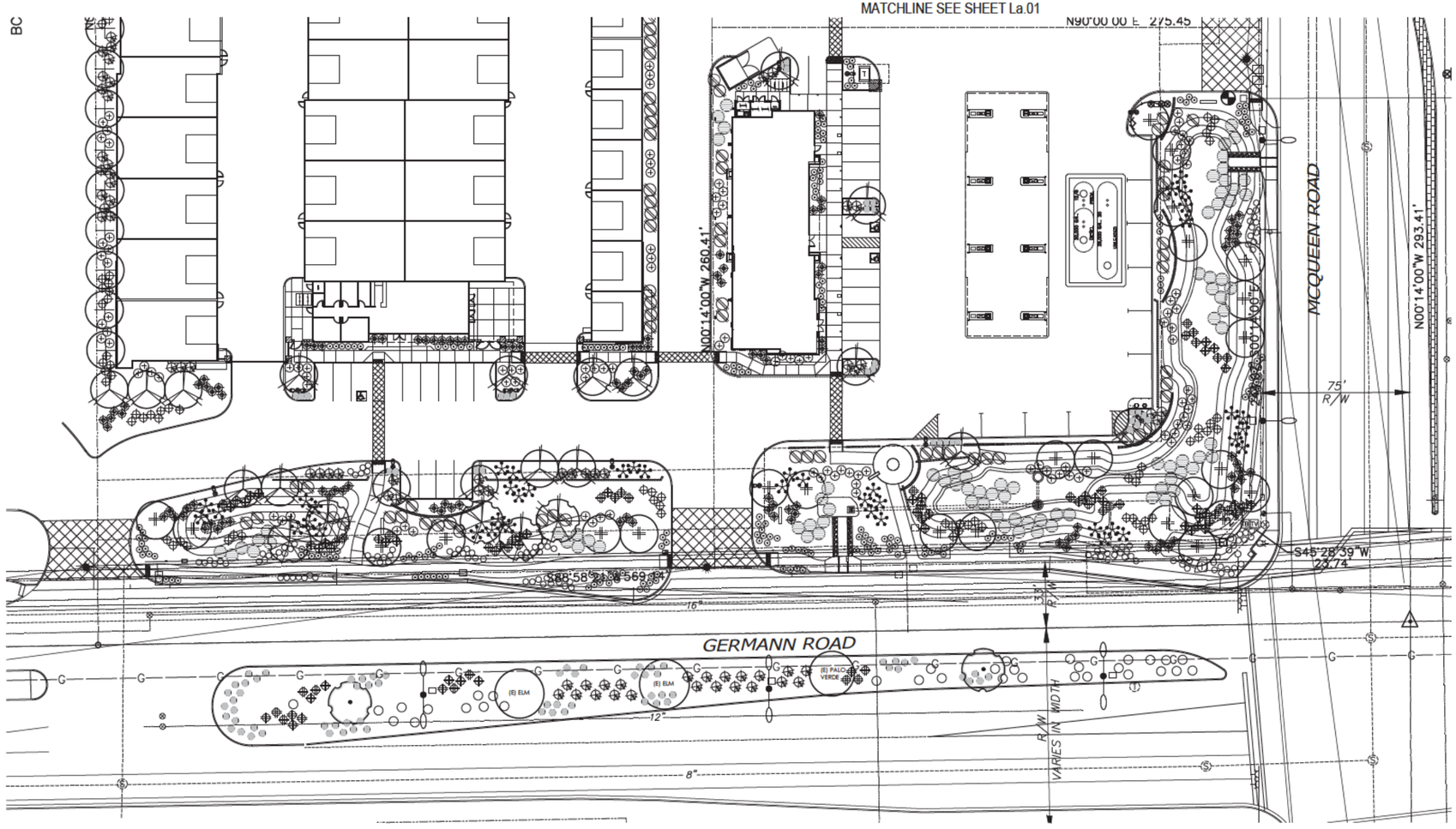
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Revisions
Date | Issued for

La.02

MATCHLINE SEE SHEET La.01



LANDSCAPE LEGEND

TREES

CHILTALPA TASHKENSIS
CHILTALPA
36" BOX 2" CALIP. 6.5'T 4.5'W (16)

PISTACIA X 'RED-PUSH'
RED PUSH PISTACHE
48" BOX 4" CALIP. 12'T 6'W (51)

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LIVE OAK
24" BOX 1.5" CALIP. 6'T 4'W (33)

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5 GALLON (213)

1/2" SCREENED ROCK PROS MAHOGANY
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE PLAN

0' 15' 30' 60'

SCALE: 1"=30'-00"

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HAMSTRA CROSSING

N.W.C. MCQUEEN ROAD AND GERMANN ROAD

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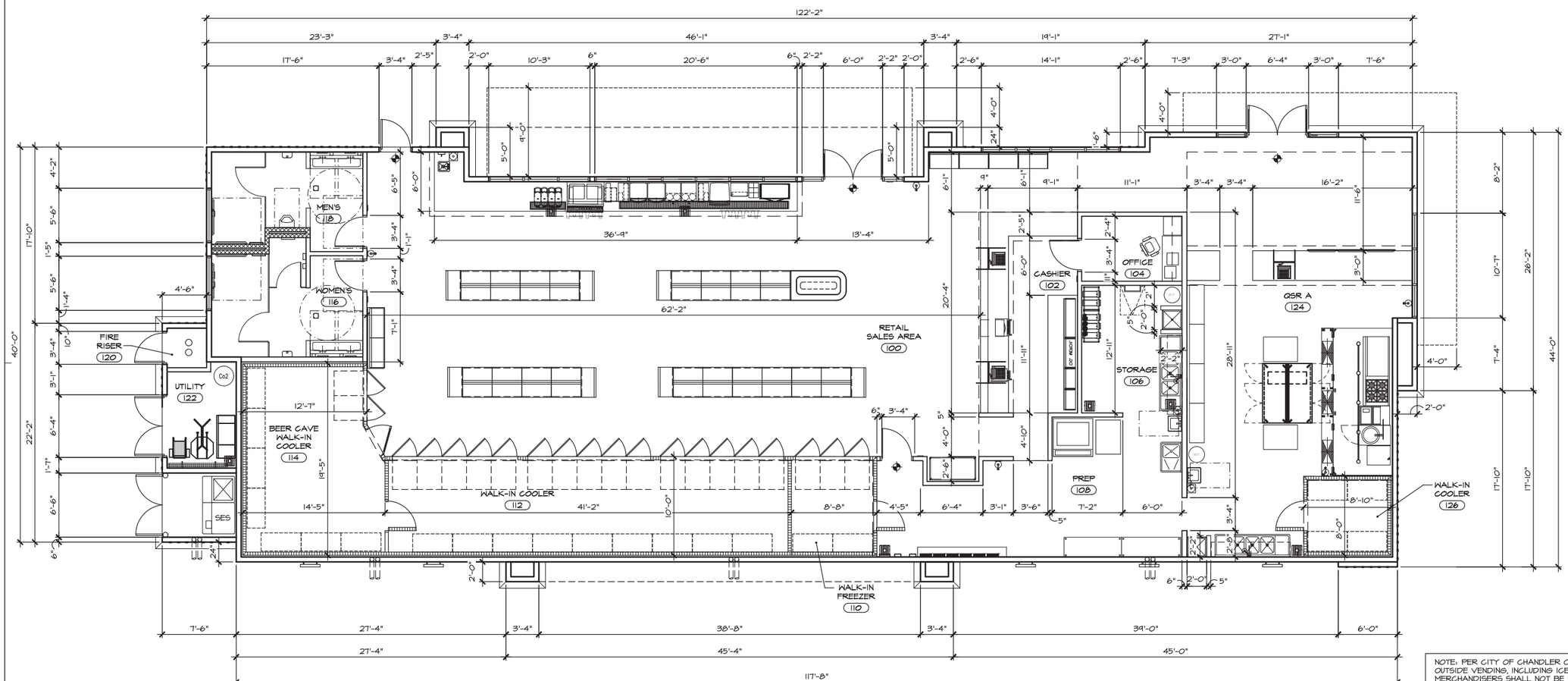
Revisions
Date Issued for

La.02

TAB E

KEYNOTES

GENERAL NOTES



NOTE: PER CITY OF CHANDLER CODE, NO OUTSIDE VENDING, INCLUDING ICE MACHINES / MERCHANDISERS SHALL NOT BE PERMITTED.

1 CONCEPTUAL FLOOR PLAN
SCALE: 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"
0' 3' 6' 12'
NORTH

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HAMSTRA CROSSING
N.W.C. MCQUEEN ROAD AND GERMANN ROAD

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

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Project Manager	JW
Drawn By	JW
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT
CERTIFICATE NO.
30798
JEFFREY W. WHITES
Date Signed 8/11/26
ARIZONA, U.S.A.

Revisions

Date	Issued for
8-11-2026	TECH REVIEW

FLOOR PLAN
CONVENIENCE STORE

A-21

EQUIPMENT SCHEDULE

MK	QTY.	ITEM	MANUFACTURER	CAT. NO.	FURN. BY	INST. BY	REMARKS
1	4	REMOTE CONDENSER	MANITOWOC	SEE MECH.	O	O	VERIFY EQUIPMENT PER FOUNTAIN DRINK SUPPLIER
2	1	ICE MAKER CONDENSER UNIT	MANITOWOC	SEE MECH.	O	O	VERIFY EQUIPMENT WITH ICEMAKER SUPPLIER
3	1	FREEZER CONDENSER UNIT	HUSSMANN	SEE MECH.	O	O	VERIFY EQUIPMENT PER FREEZER SUPPLIER
4	5	COOLER CONDENSER UNIT		SEE MECH.	O	O	VERIFY MODEL & QTY. PER SPECIFIC PROJECT
5	1	MAKE-UP AIR UNIT		SEE MECH.	O	O	
6	1	EXHAUST FAN		SEE MECH.	O	O	
7	0	NOT USED					

NOTE: CONTRACTOR TO WIRE NECESSARY ELECTRICAL FOR ALL UNITS SHOWN.

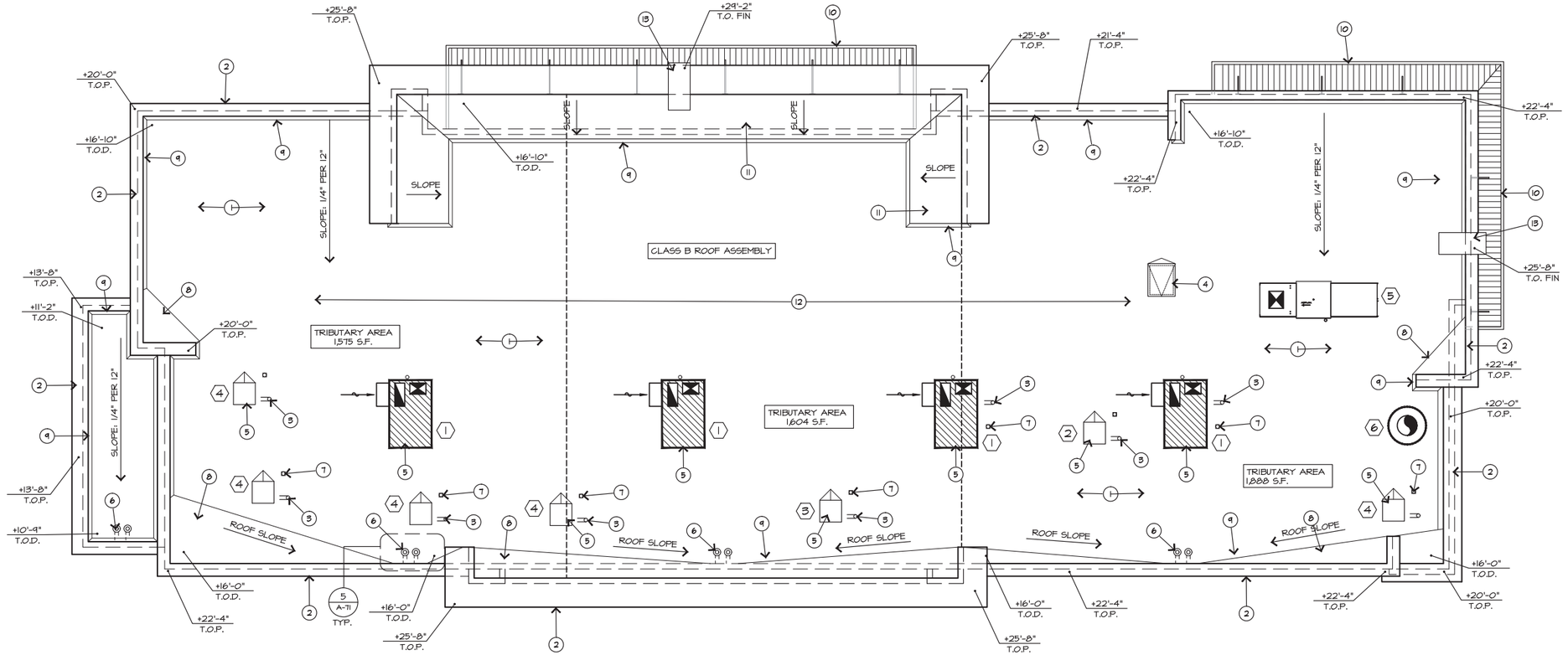
GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ROOF PENETRATIONS ASSOCIATED WITH ALL ROOF MOUNTED CONDENSOR UNITS FOR SODA, ICE MAKING & WALK-IN COOLER EQUIPMENT. (PER MFGR. REC.) TYP.

SEE SHEET P-1 FOR ROOF DRAIN SIZING, PER IPC 2018 1106-1108

KEYNOTES

1. MECHANICALLY ATTACHED 60 MIL TPO ROOF MEMBRANE OVER RIGID INSULATION OVER PLYWOOD SHEATHING AND WOOD TRUSS STRUCTURAL SYSTEM BELOW. PROVIDE 20 YEAR "NDL WARRANTY". PROVIDE POSITIVE DRAINAGE AS SHOWN.
2. PRE FINISHED PARAPET FOAM CORNICE, SEE DETAILS WITHIN THIS SET FOR FURTHER INFORMATION.
3. 4" DIA. PVC "GOOSE NECK" AND ROOF PENETRATION BY CONT. SEE DETAIL 2 / A-70
4. ROOF ACCESS DOOR & LADDER BELOW. SEE DETAIL.
5. NEW ROOF MOUNTED EQUIPMENT, SEE MECHANICAL DRAWINGS FOR MORE INFORMATION. SEE STRUCTURAL FOR REINFORCEMENT OF STRUCTURAL MEMBERS
6. ROOF DRAINAGE AND OVERFLOW DRAIN ASSEMBLY. EXTEND LINES THROUGH BUILDING. SEE DETAIL 4/A-71.
7. NEW ROOF JACK WITH 3/4" CONDUIT FOR ELECTRICAL SERVICE. FOR EXISTING AC COOLERS, FIELD LOCATE ROOF JACK WITH (2) 3/4" CONDUITS PER JACK NEAR ELECTRICAL ACCESS PANEL OF COOLER EQUIP. NOT ALL LOCATIONS SHOWN. CONT. TO PROVIDE AS REQUIRED
8. LOCATION OF BUILT UP CRICKET W/ ROOFING MEMBRANE APPLIED.
9. PROVIDE CONT. CANT STRIP AT PERIMETER OF ROOF MEMBRANE AREA. SEE DETAILS AND SECTIONS.
10. WALL SUPPORTED STEEL CANOPY FEATURE BELOW WITH TIE RODS BACK TO THE BUILDING. SEE DETAIL. SEE STRUCTURAL.
11. DIAGONAL BRACING WITH 1/2" PLYWOOD SHEATHING ON TOP. REFER TO STRUCTURAL DRAWINGS.
12. STRUCTURAL FRAMING. COORDINATE ALL FRAMING MEMBERS WITH STRUCTURAL DRAWINGS PRIOR TO ORDERING AND INSTALLING.
13. METAL FIN DECORATIVE FEATURE. SEE DETAILS FOR FURTHER INFORMATION.

LEGEND
T.O.D. = TOP OF DECK
T.O.P. = TOP OF PARAPET



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

NORTH

SCALE: 3/16" = 1'-0"
0' 2' 4' 8'

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Project Manager: JW
Drawn By: FMP
Checked By: ES
Project Number: 22029

REGISTERED ARCHITECT
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30798
JEFFREY W. WINTER
Date Signed 6/24/26
ARIZONA, U.S.A.

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

TEE JAY 1, LLC. - CHANDLER

N.W.C. GERMANN ROAD AND MCQUEEN ROAD

McQUEEN CONVENIENCE STORE
1980 S. McQUEEN ROAD, CHANDLER, ARIZONA 85286

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Revisions

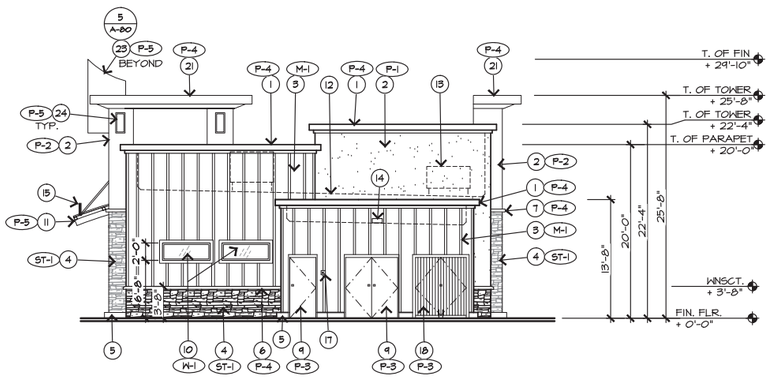
Date	Issued for
6-24-26	PERMIT REVIEW

ROOF PLAN

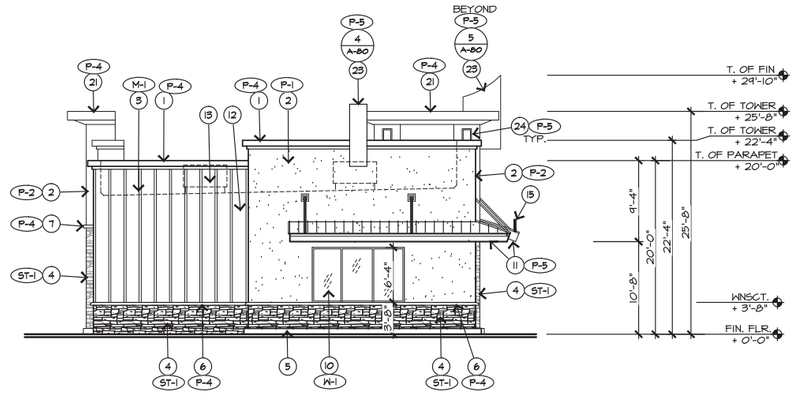
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GENERAL NOTES

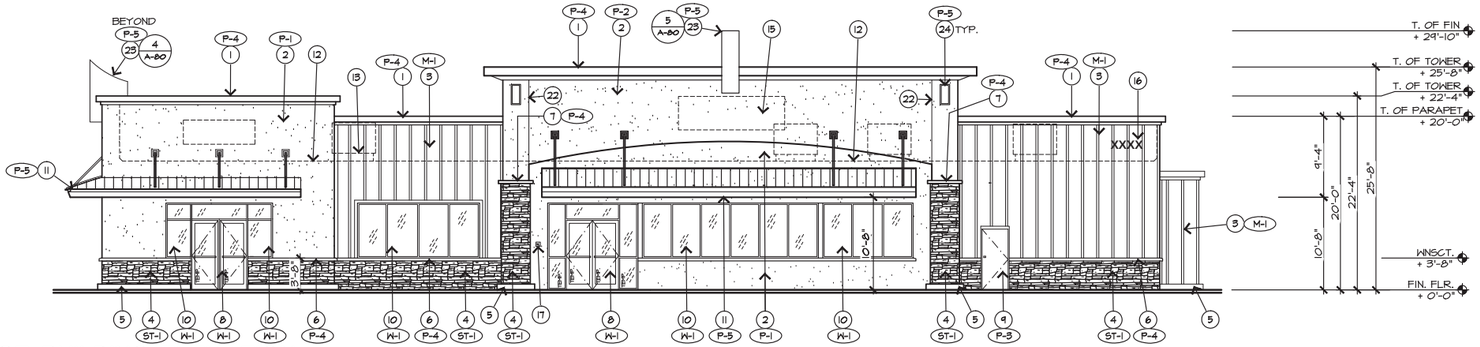
1. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
2. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED EQUIPMENT.
3. ALL ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS.
4. 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.
5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.



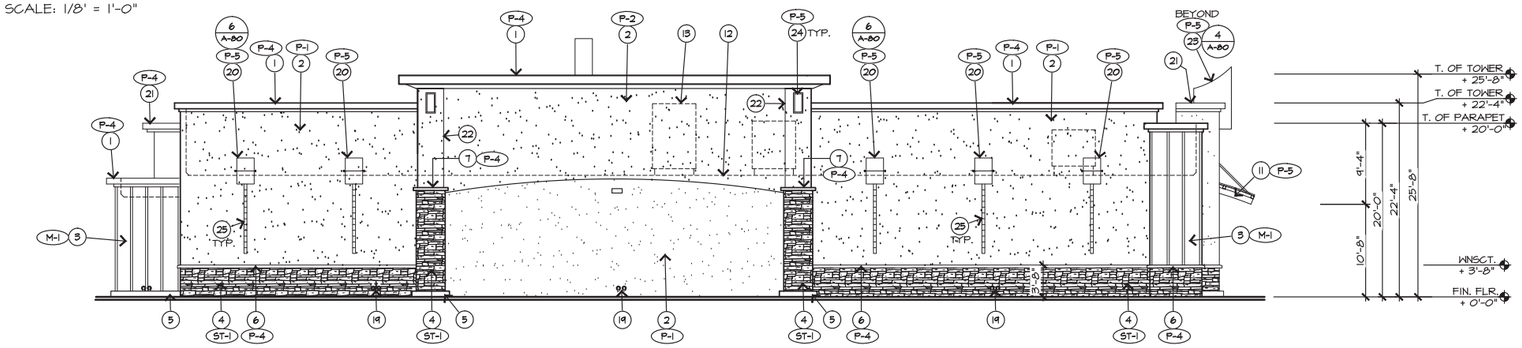
4 NORTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



1 WEST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

KEYNOTES

1. RIGID FOAM WITH PAINTED STUCCO FINISH ACCENT CORNICE. SEE DETAILS.
2. STUCCO SYSTEM WITH SAND FINISH OVER FRAMED EXTERIOR, PAINTED. SEE EXTERIOR FINISHES.
3. PRE-FINISHED VERTICAL METAL PANEL SYSTEM OVER WEATHERPROOF MEMBRANE. INSTALL PER MFR'S RECOMMENDATIONS.
4. STONE VENEER OVER BED OF MORTAR OVER WEATHERPROOF MEMBRANE.
5. 6"W. X 8"H. CONCRETE BASE.
6. 4" H. RIGID FOAM WITH PAINTED STUCCO TRIM ACCENT.
7. 4" H. RIGID FOAM WITH PAINTED STUCCO FINISH COLUMN CAP. SEE DETAILS.
8. ANODIZED ALUMINUM STOREFRONT AND WINDOW SYSTEM WITH 1/4" THK. DUAL PAINE GLAZING. GLASS PANEL. PROVIDE TEMPERED GLASS WHERE REQUIRED.
9. EXTERIOR RATED HOLLOW METAL DOOR AND FRAME. SEE DOOR SCHEDULE.
10. ALUMINUM FRAME WINDOW WITH INSULATED DUAL PANE GLAZING.
11. STEEL FRAMED TRELLIS WITH STEEL TIE-BACK RODS MOUNTED TO FACE OF BUILDING, PAINTED. SEE DETAILS, SEE STRUCTURAL DRAWINGS.
12. LINE OF ROOF BEYOND.
13. ROOF MOUNTED MECHANICAL EQUIPMENT BEYOND. SEE ROOF PLAN FOR FINAL LOCATION.
14. EXTERIOR MOUNTED LIGHT FIXTURE. SEE ELECTRICAL.
15. LOCATION OF TENANT SIGNAGE. ALL SIGNAGE UNDER SEPARATE PERMIT.
16. 12" H. NON-ILLUMINATED SURFACE MOUNTED ADDRESS NUMBERS. BLACK IN COLOR.
17. WALL MOUNTED KNOX BOX LOCATION.
18. LOCATION OF SES ENCLOSURE WITH PAINTED METAL GATES.
19. BRASS LAMB TONGUE CONNECTED TO ROOF LEADER AND OVER-FLOW DRAIN LINE. PROVIDE CONCRETE SPLASH GUARD IF LOCATED IN LANDSCAPE AREA. SEE ROOF PLAN FOR FURTHER DETAILS.
20. EXTERIOR LIGHT CONCEALED BEHIND DECORATIVE STEEL PANEL WITH POWDER COAT FINISH. SEE DETAILS.
21. TOP OF PARAPET BEYOND.
22. STUCCO REVEAL / CONTROL JOINT.
23. DECORATIVE STEEL FRAMED ILLUMINATED FIN, SEE DETAILS.
24. 1'-0"W. X 2'-4"H. STEEL PLATE W/ PAINTED FINISH RECESSED INTO STUCCO, SEE DETAILS.
25. 4"X8" TILE ACCENT RECESSED FLUSH INTO STUCCO, COLOR: BLUE. SEE DETAILS.

PAINT & FINISH SCHEDULE

CODE	IDENTIFIER	BRAND/COLOR #	NAME
P-1	PAINT STUCCO BODY	MINER'S DUST DEC786	DUNN EDWARDS
P-2	PAINT STUCCO BODY	BARNWOOD GRAY DET620	DUNN EDWARDS
P-3	PAINT ACCENT	WARM WHITE DEW380	DUNN EDWARDS
P-4	PAINT ACCENT	SALEM BLACK DE6343	DUNN EDWARDS
P-5	PAINT ACCENT	CHEVRON	BLUE
P-6	PAINT ACCENT	BATTLESHIP GRAY DEC797	DUNN EDWARDS
M-1	METAL PANEL	BB-20.0 REGAL WHITE	WESTERN STATES METAL
ST-1	STONE VENEER	MONTECITO CLIFFSTONE	ELDORADO STONE
R-1	STANDING SEAM METAL ROOF	INTERSTATE BLUE	PAC-CLAD
AWN-1	COMMERCIAL 95 AWNING FABRIC	SYNTHESIS	AQUATIC BLUE
W-1	STOREFRONT ALUMINUM	SOUTHWEST ALUM.	ANODIZED

SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

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Project Manager: JW
Drawn By: JW
Checked By: ES
Project Number: 22029

REGISTERED ARCHITECT — CERTIFICATE NO. 30798 — JEFFREY W. WINTERS — Date Signed 10/7/25 — ARIZONA, U.S.A.

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HAMSTRA CROSSING
N.W.C. MCQUEEN ROAD AND GERMANN ROAD

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

Revisions

Date	Issued for
8-11-2026	TECH REVIEW

EXTERIOR ELEVATIONS
CONVENIENCE STORE

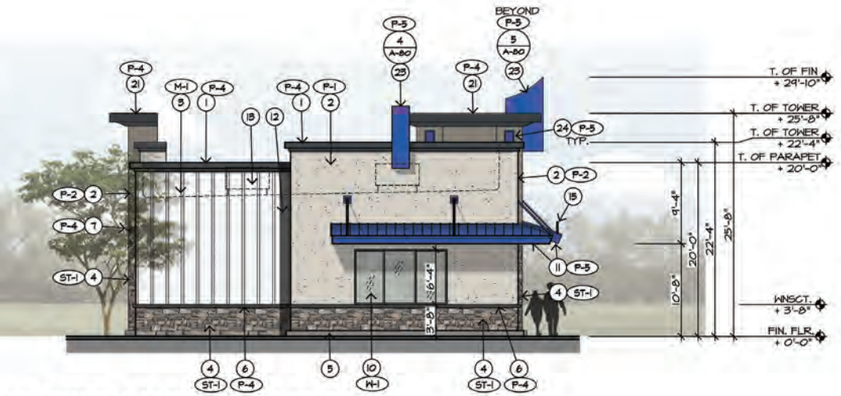
A-30

GENERAL NOTES

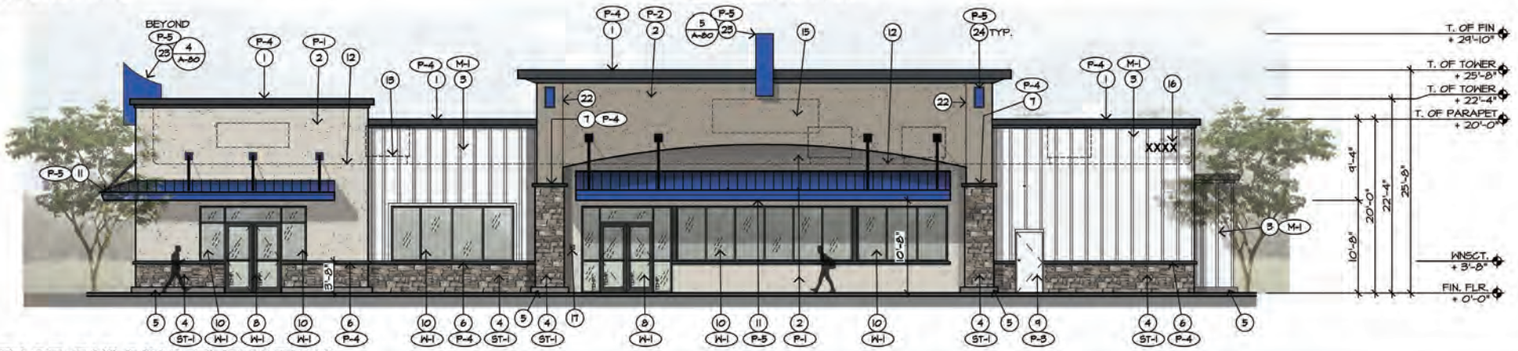
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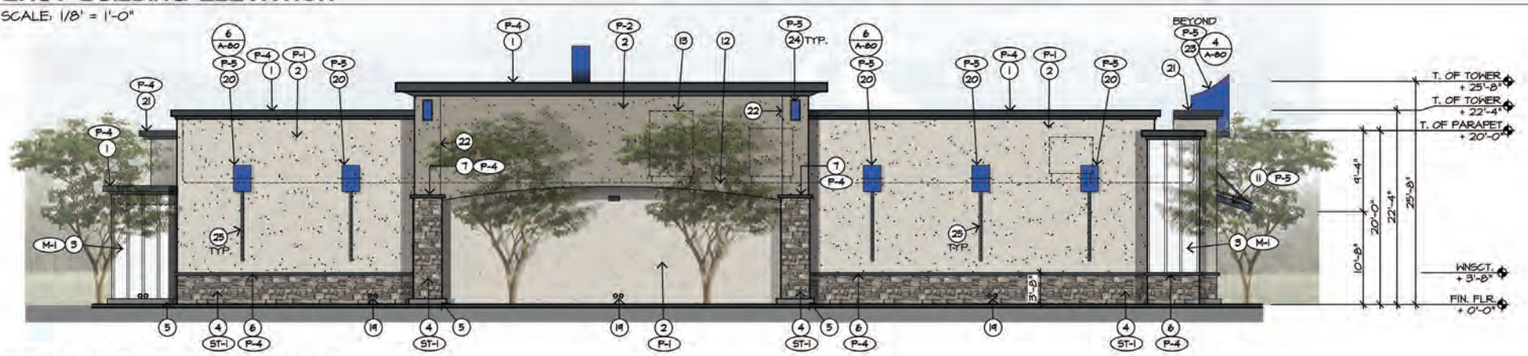
4 NORTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



1 WEST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

KEYNOTES

1. RIGID FOAM WITH PAINTED STUCCO FINISH ACCENT CORNICE. SEE DETAILS.
2. STUCCO SYSTEM WITH SAND FINISH OVER FRAMED EXTERIOR, PAINTED. SEE EXTERIOR FINISHES.
3. PRE-FINISHED VERTICAL METAL PANEL SYSTEM OVER WEATHERPROOF MEMBRANE. INSTALL PER MFR'S RECOMMENDATIONS.
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12. LINE OF ROOF BEYOND.
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24. 1'-0"H. X 2'-4"H. STEEL PLATE W/ PAINTED FINISH RECESSED INTO STUCCO, SEE DETAILS.
25. 4"X8" TILE ACCENT RECESSED FLUSH INTO STUCCO, COLOR: BLUE. SEE DETAILS.

PAINT & FINISH SCHEDULE

CODE	IDENTIFIER	BRAND/COLOR #	NAME
P-1	PAINT STUCCO BODY	MINER'S DUST DEC186	DUNN EDWARDS
P-2	PAINT STUCCO BODY	BARNWOOD GRAY DET620	DUNN EDWARDS
P-3	PAINT ACCENT	WARM WHITE DEW380	DUNN EDWARDS
P-4	PAINT ACCENT	SALEM BLACK DE6349	DUNN EDWARDS
P-5	PAINT ACCENT	CHEVRON	BLUE
P-6	PAINT ACCENT	BATTLESHIP GRAY DEC797	DUNN EDWARDS
M-1	METAL PANEL	BB-20.0 REGAL WHITE	WESTERN STATES METAL
ST-1	STONE VENEER	MONTECITO CLIFFSTONE	ELDORADO STONE
R-1	STANDING SEAM METAL ROOF	INTERSTATE BLUE	PAC-CLAD
AWN-1	COMMERCIAL 45 AWNING FABRIC	SYNTHESIS	AQUATIC BLUE
W-1	STOREFRONT ALUMINUM	SOUTHWEST ALUM.	ANODIZED

SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

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Project Manager	JW
Drawn By	JW
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT
CERTIFICATE NO.
30796
JEFFREY W. WINTER
Date Signed
ARIZONA, U.S.A.

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

HAMSTRA CROSSING
N.W.C. MCQUEEN ROAD AND GERMANN ROAD

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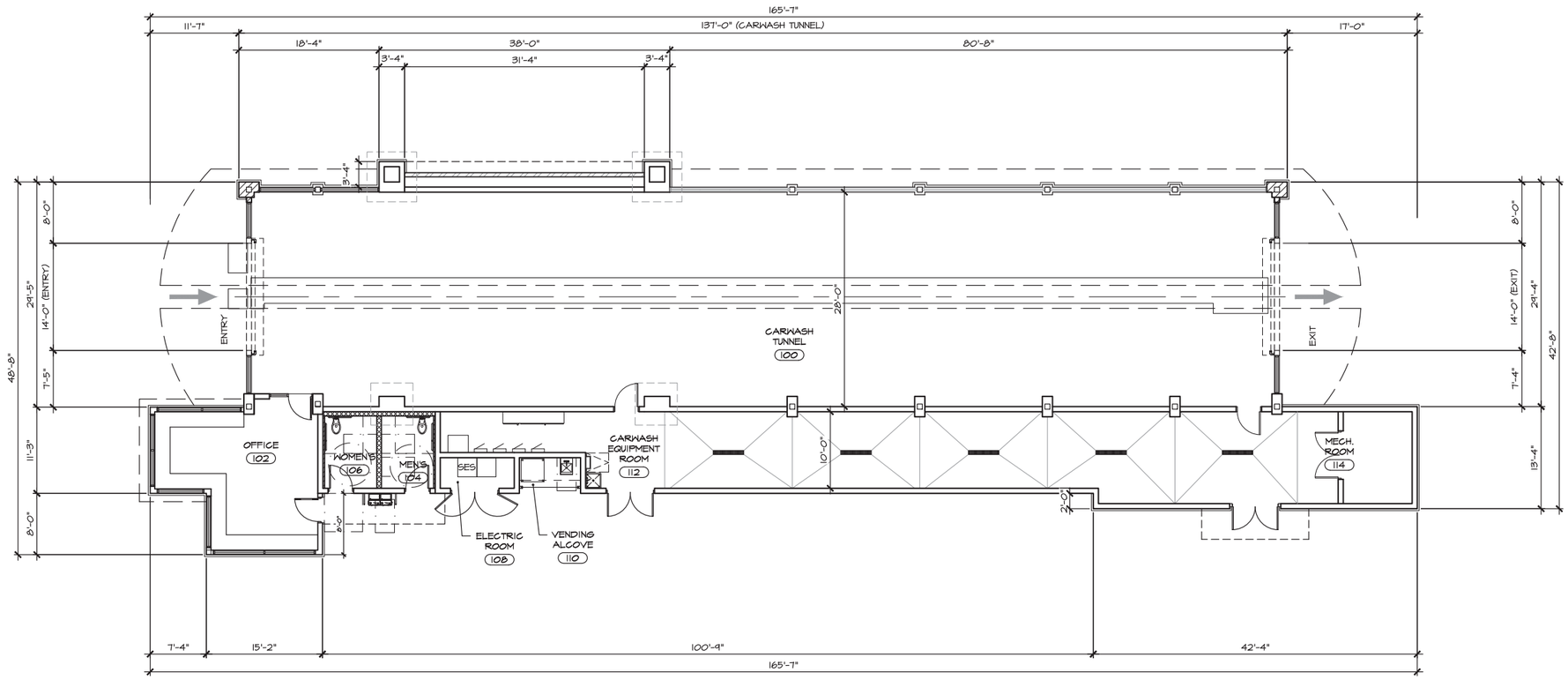
Revisions	
Date	Issued for
8-11-2026	TECH REVIEW

EXTERIOR ELEVATIONS
CONVENIENCE STORE

A-30

KEYNOTES

GENERAL NOTES



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1 CONCEPTUAL FLOOR PLAN
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"
0' 4' 8' 16'
NORTH

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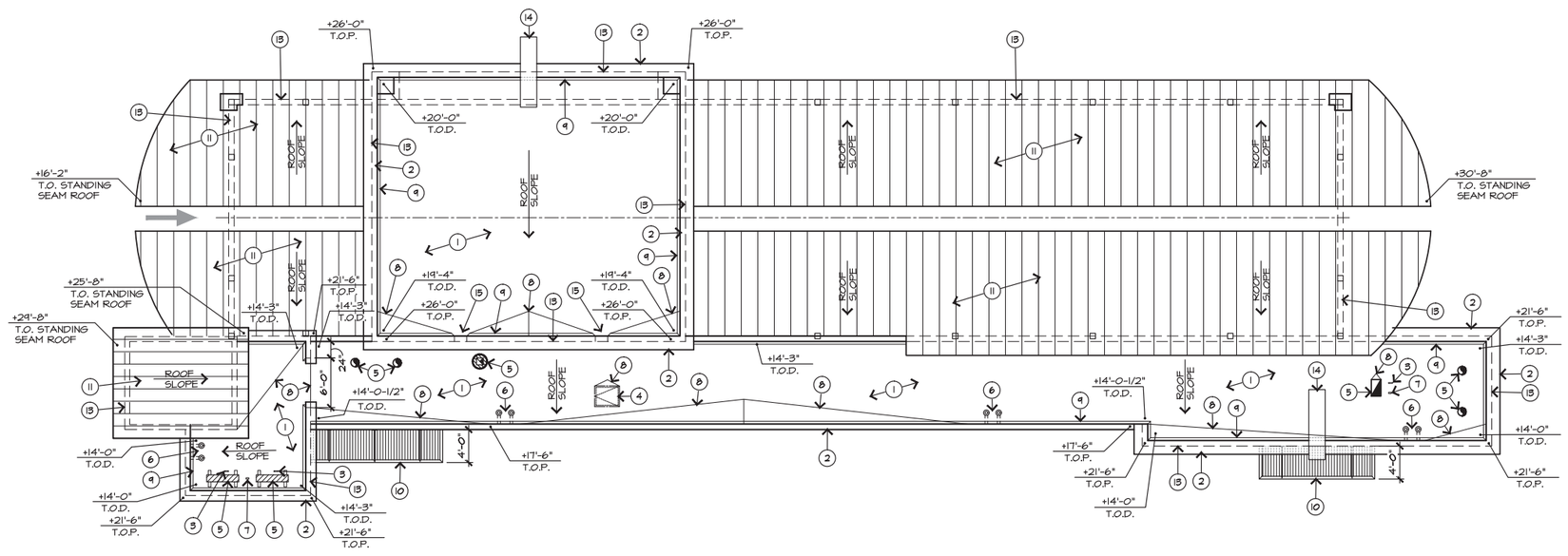
FLOOR PLAN
CARWASH

A-21.1

KEYNOTES

1. MECHANICALLY ATTACHED 60 MIL TPO ROOF MEMBRANE OVER RIGID INSULATION OVER PLYWOOD SHEATHING AND WOOD TRUSS STRUCTURAL SYSTEM BELOW. PROVIDE 20 YEAR "NDL WARRANTY". PROVIDE POSITIVE DRAINAGE AS SHOWN.
2. PRE FINISHED PARAPET FOAM CORNICE, SEE DETAILS WITHIN THIS SET FOR FURTHER INFORMATION.
3. 4" DIA. PVC "GOOSE NECK" AND ROOF PENETRATION BY CONT. SEE DETAIL.
4. ROOF ACCESS DOOR & LADDER BELOW. SEE DETAIL.
5. NEW ROOF MOUNTED EQUIPMENT. SEE MECHANICAL DRAWINGS FOR MORE INFORMATION. SEE STRUCTURAL FOR REINFORCEMENT OF STRUCTURAL MEMBERS
6. ROOF DRAINAGE AND OVERFLOW DRAIN ASSEMBLY. EXTEND LINES THROUGH BUILDING. SEE DETAILS.
7. NEW ROOF JACK WITH 3/4" CONDUIT FOR ELECTRICAL SERVICE. FOR EXISTING AC COOLERS, FIELD LOCATE ROOF JACK WITH (2) 3/4" CONDUITS PER JACK NEAR ELECTRICAL ACCESS PANEL OF COOLER EQUIP. NOT ALL LOCATIONS SHOWN. CONT. TO PROVIDE AS REQUIRED
8. LOCATION OF BUILT UP CRICKET W/ ROOFING MEMBRANE APPLIED.
9. PROVIDE CONT. CANT STRIP AT PERIMETER OF ROOF MEMBRANE AREA. SEE DETAILS AND SECTIONS.
10. WALL SUPPORTED STEEL CANOPY FEATURE BELOW WITH TIE RODS BACK TO THE BUILDING. SEE DETAIL. SEE STRUCTURAL.
11. STANDING SEAM METAL ROOF SET ON CURVE. SEE DETAILS WITHIN THIS SET.
12. DIAGONAL BRACING WITH 1/2" PLYWOOD SHEATHING ON TOP. REFER TO STRUCTURAL DRAWINGS.
13. STRUCTURAL FRAMING BELOW. COORDINATE ALL FRAMING MEMBERS WITH STRUCTURAL DRAWINGS PRIOR TO ORDERING AND INSTALLING.
14. METAL FIN DECORATIVE FEATURE. SEE DETAILS FOR FURTHER INFORMATION.
15. SCUPPERS IN PARAPET WALL.

LEGEND
T.O.D. = TOP OF DECK
T.O.P. = TOP OF PARAPET



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

NORTH
SCALE: 3/16" = 1'-0"
0' 2' 4' 8'

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ZONING CASE NUMBER: DVR08-0005

HAMSTRA CROSSING
N.W.C. MCQUEEN ROAD AND GERMANN ROAD

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Revisions

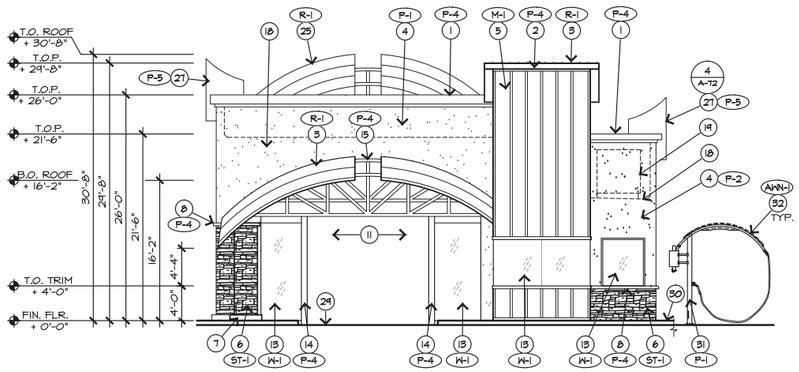
Date: 8-11-2026
Issued for: TECH REVIEW

ROOF PLAN
CARWASH

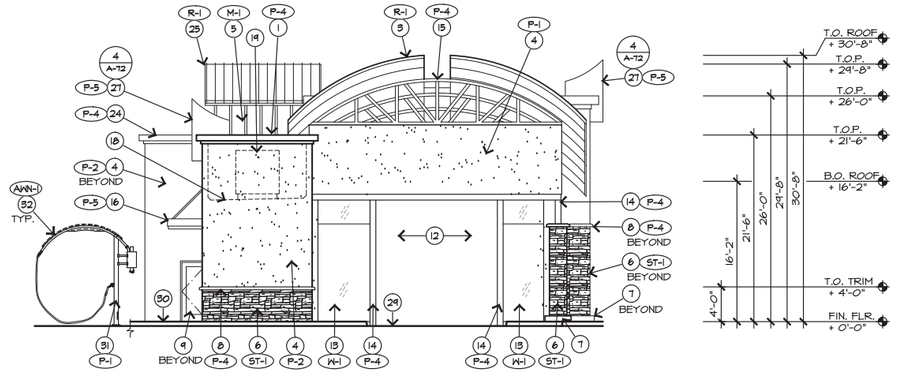
A-24.1

GENERAL NOTES

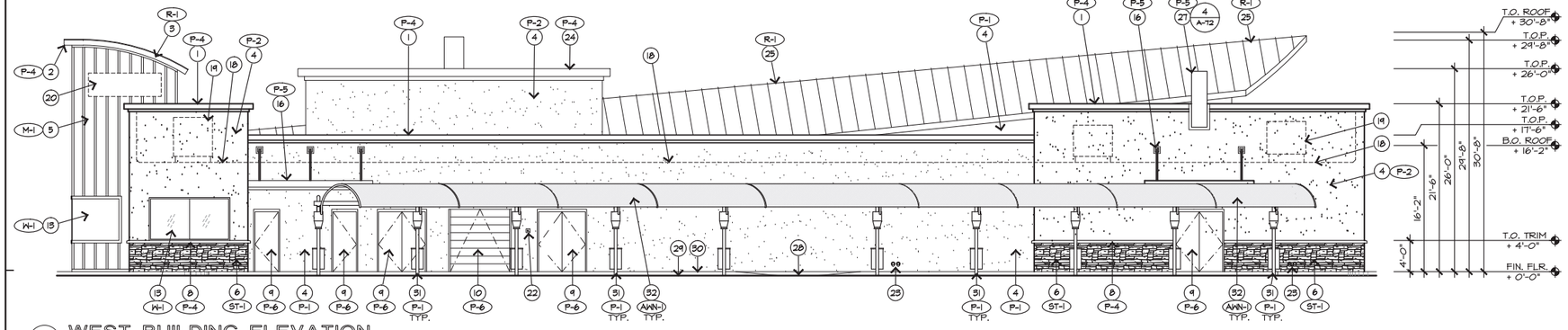
1. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
2. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED EQUIPMENT.
3. ALL ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS.
4. 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.
5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.
6. PER CITY OF CHANDLER CODE, NO OUTSIDE VENDING SHALL NOT BE PERMITTED.



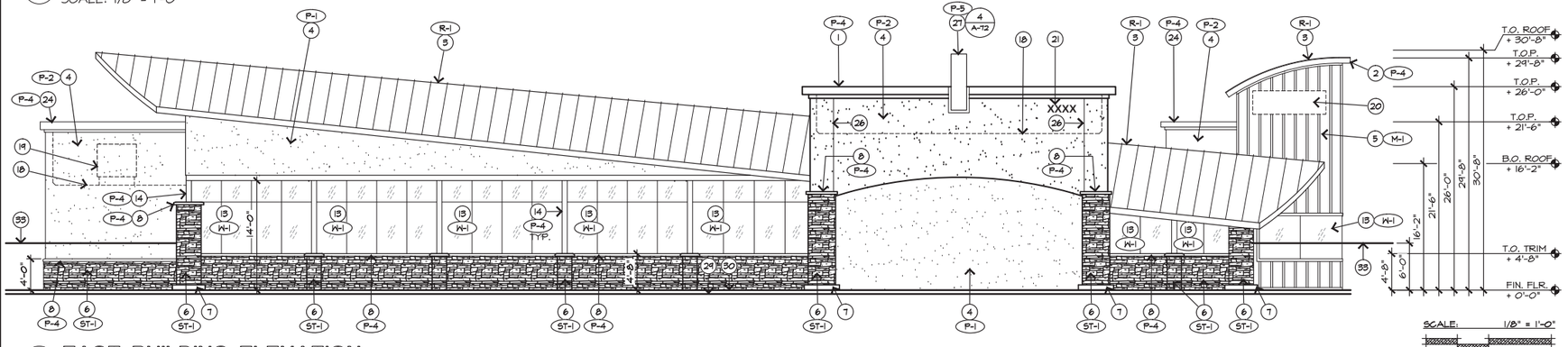
4 NORTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST BUILDING ELEVATION
SCALE: 1/8' = 1'-0"



1 EAST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

KEYNOTES

1. RIGID FOAM WITH PAINTED STUCCO FINISH ACCENT CORNICE. SEE DETAILS.
2. STEEL FASCIA WITH 12" OVERHANG SET ON CURVE. SEE STRUCTURAL DRAWINGS.
3. STANDING SEAM METAL ROOF SET ON CURVED STEEL FRAMING.
4. STUCCO SYSTEM WITH SAND FINISH OVER FRAMED EXTERIOR, PAINTED. SEE EXTERIOR FINISHES.
5. PRE-FINISHED VERTICAL METAL PANEL SYSTEM OVER WEATHERPROOF MEMBRANE. INSTALL PER MFR'S RECOMMENDATIONS.
6. STONE VENEER OVER BED OF MORTAR OVER WEATHERPROOF MEMBRANE.
7. 6"W. X 8"H. CONCRETE BASE.
8. 4" H. RIGID FOAM WITH PAINTED STUCCO TRIM ACCENT.
9. EXTERIOR RATED HOLLOW METAL DOOR AND FRAME. SEE DOOR SCHEDULE.
10. 8'-0" X 8'-0" OPENING FOR STEEL ROLL-UP DOOR AND FRAME, PAINTED FINISH, SEE DOOR SCHEDULE.
11. CARWASH TUNNEL ENTRANCE WITH STEEL ROLL-UP DOOR AND FRAME, SEE DOOR SCHEDULE.
12. CARWASH TUNNEL EXIT WITH STEEL ROLL-UP DOOR AND FRAME, SEE DOOR SCHEDULE.
13. ALUMINUM FRAME WINDOW WITH INSULATED DUAL PANE GLAZING AND GLAZING BUTT JOINTS WHERE OCCURS. NOTE: GLAZING TO RECEIVE TINTED FILM TREATMENT, COLOR: BLUE.
14. EXPOSED STEEL COLUMN W/ PAINTED FINISH. SEE STRUCTURAL DRAWINGS.
15. EXPOSED STEEL FRAMING AT CARWASH TUNNEL W/ PAINTED FINISH. SEE STRUCTURAL DRAWINGS.
16. STEEL FRAMED TRELLIS WITH STEEL TIE-BACK RODS MOUNTED TO FACE OF BUILDING, PAINTED. SEE STRUCTURAL DRAWINGS.
17. NOT USED.
18. LINE OF ROOF BEYOND.
19. ROOF MOUNTED MECHANICAL EQUIPMENT BEYOND. SEE ROOF PLAN FOR FINAL LOCATION.
20. LOCATION OF TENANT SIGNAGE. ALL SIGNAGE UNDER SEPARATE PERMIT.
21. 12" H. NON-ILLUMINATED SURFACE MOUNTED ADDRESS NUMBERS. BLACK IN COLOR.
22. WALL MOUNTED KNOX BOX LOCATION.
23. BRASS LAMB TONGUE CONNECTED TO ROOF LEADER AND OVER-FLOW DRAIN LINE. PROVIDE CONCRETE SPLASH GUARD IF LOCATED IN LANDSCAPE AREA. SEE ROOF PLAN FOR FURTHER DETAILS.
24. TOP OF PARAPET BEYOND.
25. TOP OF STANDING SEAM METAL ROOF BEYOND.
26. STUCCO REVEAL / CONTROL JOINT.
27. DECORATIVE STEEL FRAMED ILLUMINATED FIN, SEE DETAILS.
28. CONCRETE ACCESSIBLE CURB RAMP. SEE SITE PLAN AND DETAILS.
29. TOP OF PAVED DRIVE / QUEUING LANE. SEE SITE PLAN / CIVIL DRAWINGS.
30. TOP OF CONCRETE CURB / WALK. SEE SITE PLAN / CIVIL DRAWINGS.
31. VACUUM CANOPY STANCHION / STRUCTURE, SEE STRUCTURAL DRAWINGS / VACUUM SHOP DRAWINGS.
32. CUSTOM CUT, UV RATED, VACUUM CANOPY AWNING FABRIC. CUT AND INSTALLED IN FIELD.
33. LINE OF MASONRY SCREEN WALL. SEE WALL PLAN

PAINT & FINISH SCHEDULE

CODE	IDENTIFIER	BRAND/COLOR #	NAME
P-1	PAINT STUCCO BODY	MINER'S DUST DEC186	DUNN EDWARDS
P-2	PAINT STUCCO BODY	BARNWOOD GRAY DET620	DUNN EDWARDS
P-3	PAINT ACCENT	WARM WHITE DEW380	DUNN EDWARDS
P-4	PAINT ACCENT	SALEM BLACK DE6343	DUNN EDWARDS
P-5	PAINT ACCENT	CHEVRON	BLUE
P-6	PAINT ACCENT	BATTLESHIP GRAY DEC797	DUNN EDWARDS
M-1	METAL PANEL	BB-20.0 REGAL WHITE	WESTERN STATES METAL
ST-1	STONE VENEER	MONTECITO CLIFFSTONE	ELDORADO STONE
R-1	STANDING SEAM METAL ROOF	INTERSTATE BLUE	PAC-CLAD
AWN-1	COMMERCIAL 95 AWNING FABRIC	SYNTHESIS	AQUATIC BLUE
W-1	STOREFRONT ALUMINUM	SOUTHWEST ALUM.	ANODIZED

esencia

1743 E. McNair Drive, Suite 200
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t. 480 - 755 - 0959

Project Manager	JW
Drawn By	JW
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT — CERTIFICATE NO. 30798 — JEFFREY W. WHITTAKER — Date Signed 8/07/26 — ARIZONA, U.S.A.

HAMSTRA CROSSING
N.W.C. MCQUEEN ROAD AND GERMANN ROAD

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

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Revisions

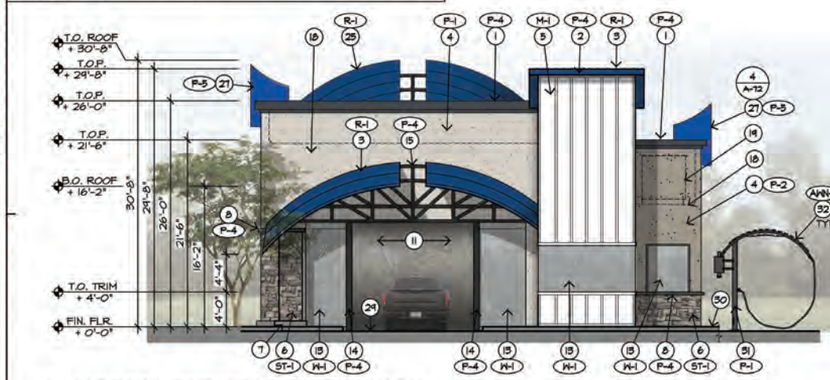
Date	Issued for
8-11-2026	TECH REVIEW

EXTERIOR ELEVATIONS CARWASH

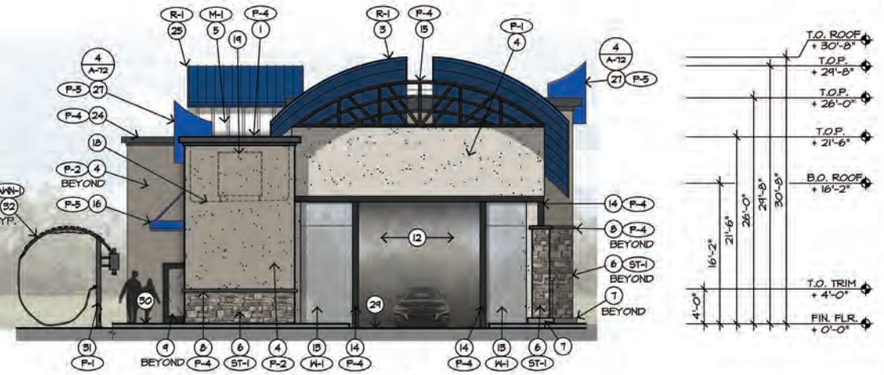
A-30.1

GENERAL NOTES

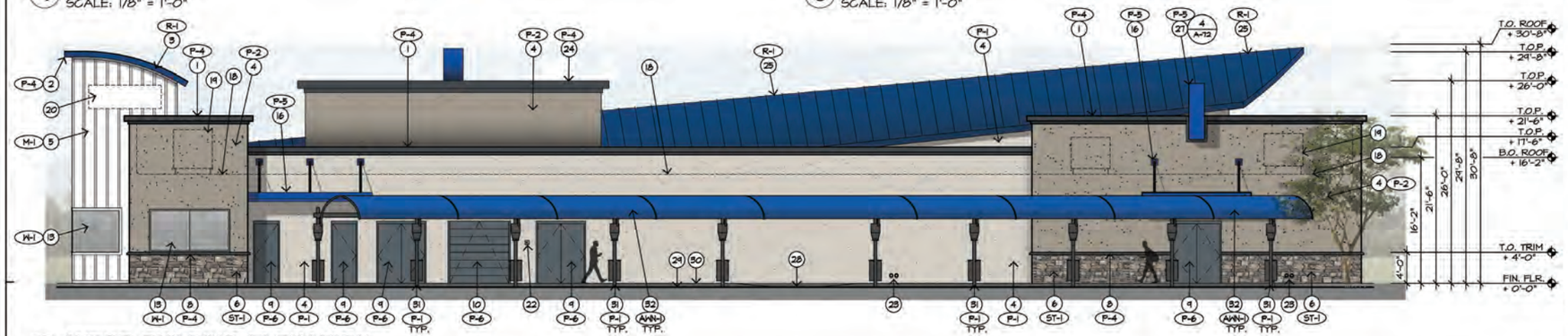
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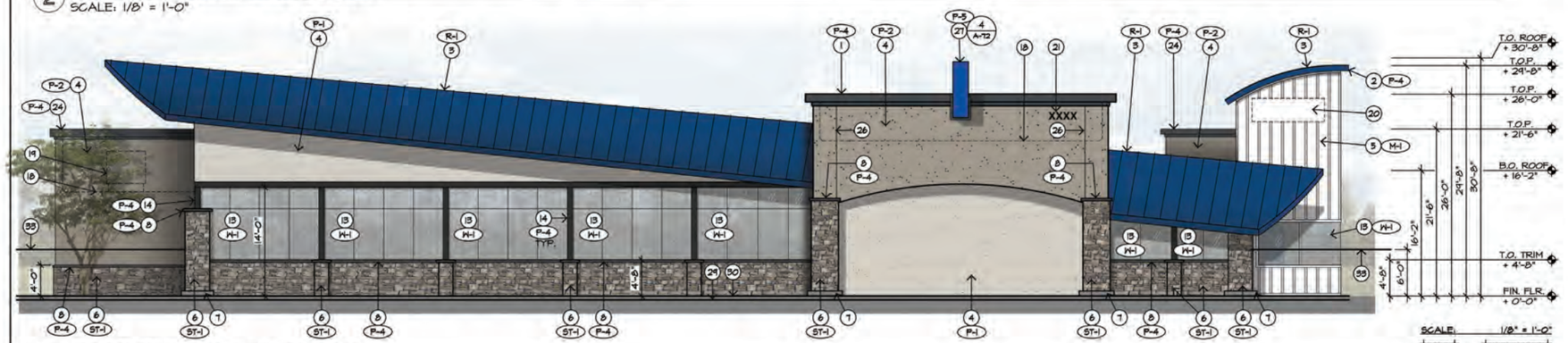
4 NORTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



1 EAST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

KEYNOTES

1. RIGID FOAM WITH PAINTED STUCCO FINISH ACCENT CORNICE. SEE DETAILS.
2. STEEL FASCIA WITH 12" OVERHANG SET ON CURVE. SEE STRUCTURAL DRAWINGS.
3. STANDING SEAM METAL ROOF SET ON CURVED STEEL FRAMING.
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16. STEEL FRAMED TRELLIS WITH STEEL TIE-BACK RODS MOUNTED TO FACE OF BUILDING, PAINTED. SEE STRUCTURAL DRAWINGS.
17. NOT USED.
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33. LINE OF MASONRY SCREEN WALL. SEE WALL PLAN

PAINT & FINISH SCHEDULE

CODE	IDENTIFIER	BRAND/COLOR #	NAME
P-1	PAINT STUCCO BODY	MINER'S DUST DEC786	DUNN EDWARDS
P-2	PAINT STUCCO BODY	BARNWOOD GRAY DET620	DUNN EDWARDS
P-3	PAINT ACCENT	WARM WHITE DEW380	DUNN EDWARDS
P-4	PAINT ACCENT	SALEM BLACK DE6343	DUNN EDWARDS
P-5	PAINT ACCENT	CHEVRON	BLUE
P-6	PAINT ACCENT	BATTLESHIP GRAY DEC747	DUNN EDWARDS
M-1	METAL PANEL	BB-20.0 REGAL WHITE	WESTERN STATES METAL
ST-1	STONE VENEER	MONTECITO CLIFFSTONE	ELDORADO STONE
R-1	STANDING SEAM METAL ROOF	INTERSTATE BLUE	PAC-CLAD
AWN-1	COMMERCIAL 45 AWNING FABRIC	SYNTHESIS	AQUATIC BLUE
W-1	STOREFRONT ALUMINUM	SOUTHWEST ALUM.	ANODIZED

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1743 E. McNair Drive, Suite 200
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Project Manager	JW
Drawn By	JW
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT CERTIFICATE NO. 30798 JEFFREY W. WINTER 10/17/26 DATE SIGNED ARIZONA, U.S.A.

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

HAMSTRA CROSSING
N.W.C. MCQUEEN ROAD AND GERMANN ROAD

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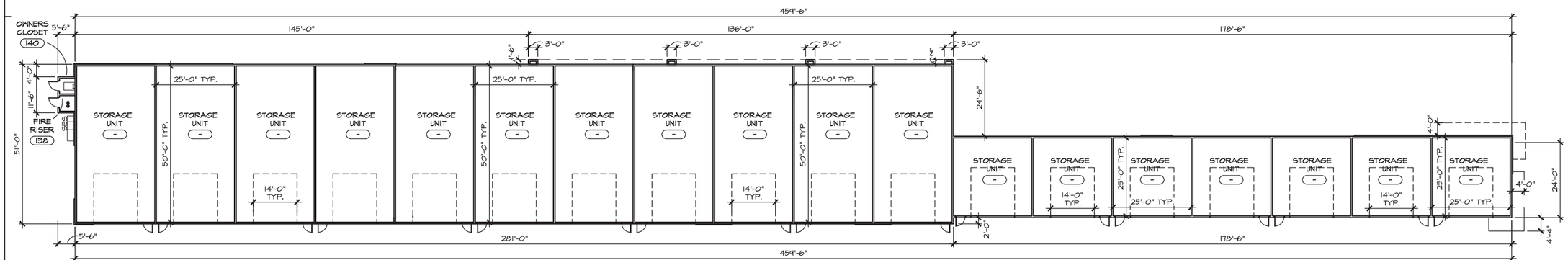
Revisions	
Date	Issued for
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EXTERIOR ELEVATIONS CARWASH

A-30.1

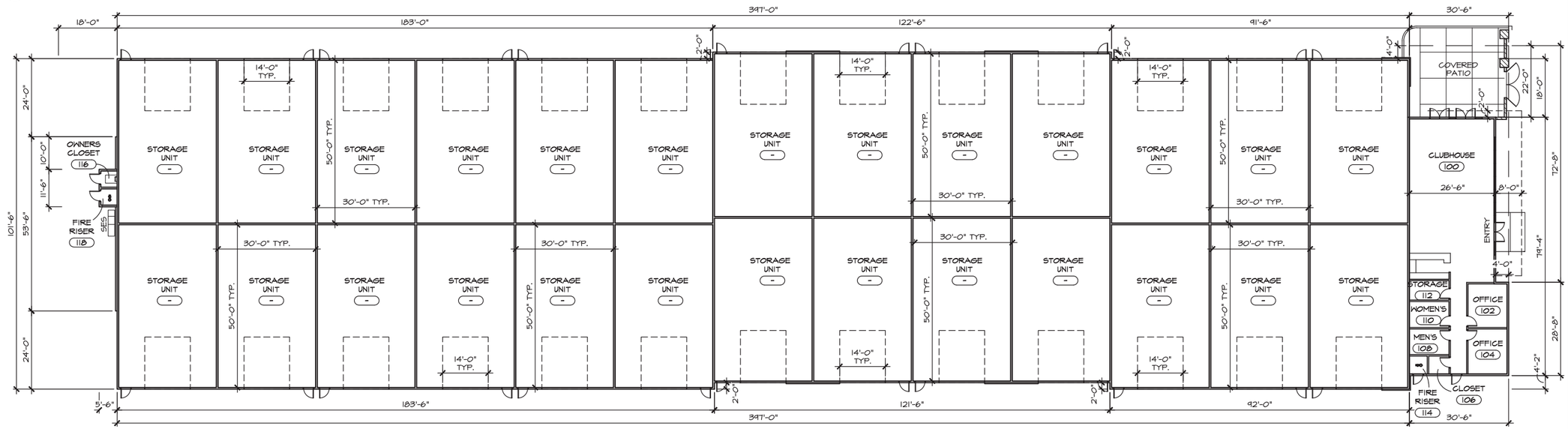
KEYNOTES

GENERAL NOTES



2 CONCEPTUAL FLOOR PLAN - BUIDLING B

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



1 CONCEPTUAL FLOOR PLAN - BUIDLING A

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

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

0' 8' 16' 32'

NORTH

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Project Manager	JW
Drawn By	JW
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT
CERTIFICATE NO.
30798
JEFFREY W. WHITE
8/11/26
Date Signed
ARIZONA, U.S.A.

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

HAMSTRA CROSSING

N.W.C. MCQUEEN ROAD AND GERMANN ROAD

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Revisions

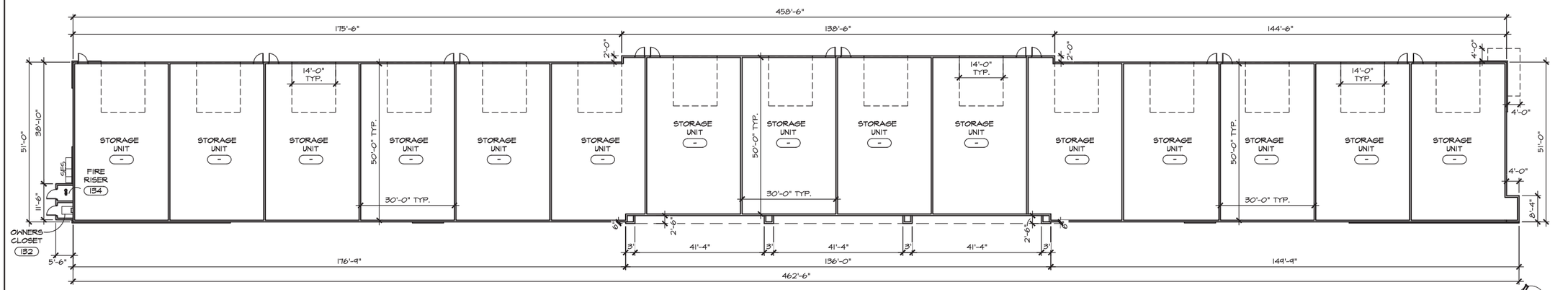
Date	Issued for
8-11-2026	TECH REVIEW

FLOOR PLAN
STORAGE BLDG. A & B

A-21.2

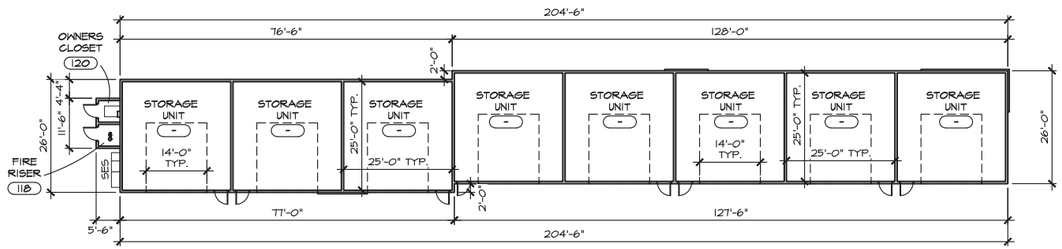
KEYNOTES

GENERAL NOTES



2 CONCEPTUAL FLOOR PLAN - BUIDLING D

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



1 CONCEPTUAL FLOOR PLAN - BUIDLING C

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

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

0' 8' 16' 32'

NORTH

esencia

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Revisions

Date	Issued for
8-11-2026	TECH REVIEW

FLOOR PLAN
STORAGE BLDG. C & D

A-21.3

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 EQUIPMENT.

C. ALL ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS.

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.

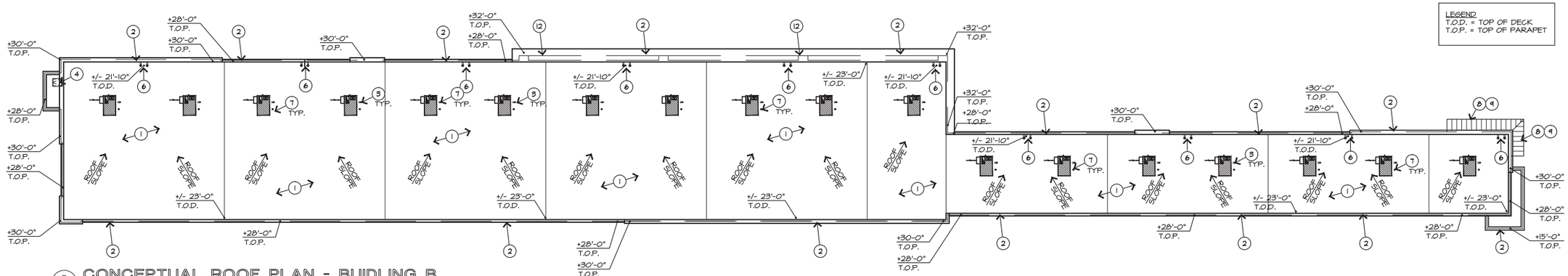
E. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.

KEYNOTES

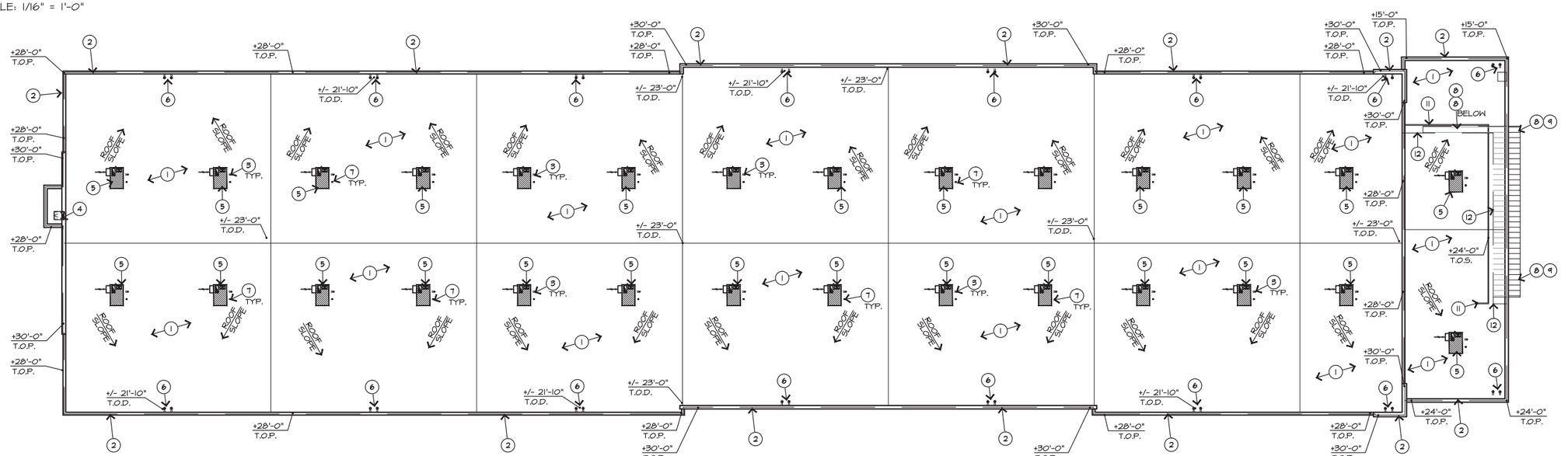
1. MECHANICALLY ATTACHED 60 MIL TPO ROOF MEMBRANE OVER RIGID INSULATION OVER PLYWOOD SHEATHING AND WOOD TRUSS STRUCTURAL SYSTEM BELOW. PROVIDE 20 YEAR "NDL WARRANTY". PROVIDE POSITIVE DRAINAGE AS SHOWN.
2. PRE FINISHED PARAPET FOAM CORNICE, SEE DETAILS WITHIN THIS SET FOR FURTHER INFORMATION.
3. 4" DIA. PVC "GOOSE NECK" AND ROOF PENETRATION BY CONT. SEE DETAIL.
4. ROOF ACCESS DOOR & LADDER BELOW, SEE DETAIL.
5. NEW ROOF MOUNTED EQUIPMENT. SEE MECHANICAL DRAWINGS FOR MORE INFORMATION. SEE STRUCTURAL FOR REINFORCEMENT OF STRUCTURAL MEMBERS
6. ROOF DRAINAGE AND OVERFLOW DRAIN ASSEMBLY. EXTEND LINES THROUGH BUILDING. SEE DETAILS.
7. NEW ROOF JACK WITH 3/4" CONDUIT FOR ELECTRICAL SERVICE. FOR EXISTING AC COOLERS, FIELD LOCATE ROOF JACK WITH (2) 3/4" CONDUITS PER JACK NEAR ELECTRICAL ACCESS PANEL OF COOLER EQUIP. NOT ALL LOCATIONS SHOWN. CONT. TO PROVIDE AS REQUIRED
8. WALL SUPPORTED STEEL CANOPY FEATURE BELOW WITH TIE RODS BACK TO THE BUILDING. SEE DETAIL. SEE STRUCTURAL.
9. STANDING SEAM METAL ROOF SET ON CURVE. SEE DETAILS WITHIN THIS SET.
10. METAL FIN DECORATIVE FEATURE. SEE DETAILS FOR FURTHER INFORMATION.
11. ROOF METAL MECHANICAL SCREEN. PAINTED TO MATCH BUILDING BASE COLOR.
12. LINE OF WALL BELOW

ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.

LEGEND
T.O.D. = TOP OF DECK
T.O.P. = TOP OF PARAPET



2 CONCEPTUAL ROOF PLAN - BUIDLING B
SCALE: 1/16" = 1'-0"



1 CONCEPTUAL ROOF PLAN - BUIDLING A
SCALE: 1/16" = 1'-0"

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HAMSTRA CROSSING

N.W.C. MCQUEEN ROAD AND GERMANN ROAD

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Revisions	
Date	Issued for
8-11-2026	TECH REVIEW

ROOF PLAN
STORAGE BLDG. A & B

A-24.2

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 EQUIPMENT.

C. ALL ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS.

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.

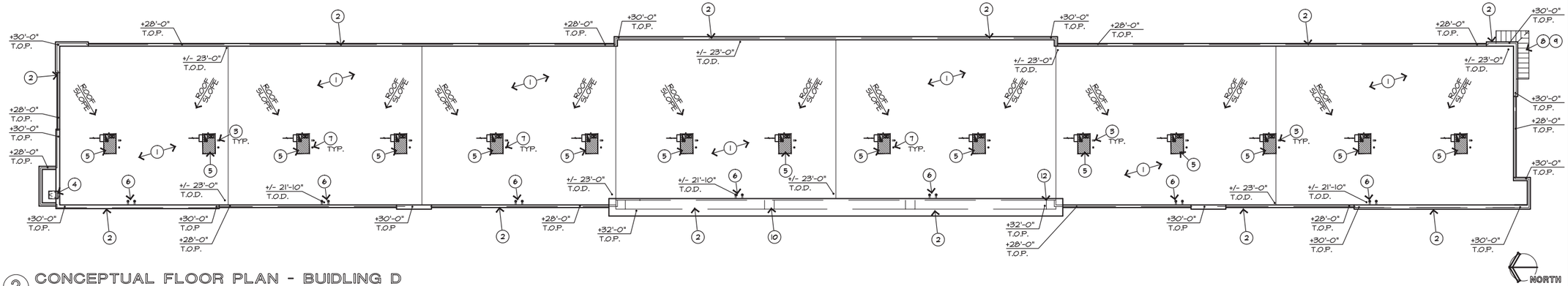
E. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.

KEYNOTES

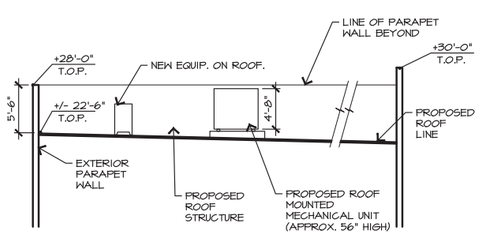
1. MECHANICALLY ATTACHED 60 MIL TPO ROOF MEMBRANE OVER RIGID INSULATION OVER PLYWOOD SHEATHING AND WOOD TRUSS STRUCTURAL SYSTEM BELOW. PROVIDE 20 YEAR "NDL WARRANTY". PROVIDE POSITIVE DRAINAGE AS SHOWN.
2. PRE FINISHED PARAPET FOAM CORNICE, SEE DETAILS WITHIN THIS SET FOR FURTHER INFORMATION.
3. 4" DIA. PVC "GOOSE NECK" AND ROOF PENETRATION BY CONT. SEE DETAIL.
4. ROOF ACCESS DOOR & LADDER BELOW. SEE DETAIL.
5. NEW ROOF MOUNTED EQUIPMENT. SEE MECHANICAL DRAWINGS FOR MORE INFORMATION. SEE STRUCTURAL FOR REINFORCEMENT OF STRUCTURAL MEMBERS
6. ROOF DRAINAGE AND OVERFLOW DRAIN ASSEMBLY. EXTEND LINES THROUGH BUILDING. SEE DETAILS.
7. NEW ROOF JACK WITH 3/4" CONDUIT FOR ELECTRICAL SERVICE. FOR EXISTING AC COOLERS, FIELD LOCATE ROOF JACK WITH (2) 3/4" CONDUITS PER JACK NEAR ELECTRICAL ACCESS PANEL OF COOLER EQUIP. NOT ALL LOCATIONS SHOWN. CONT. TO PROVIDE AS REQUIRED
8. WALL SUPPORTED STEEL CANOPY FEATURE BELOW WITH TIE RODS BACK TO THE BUILDING. SEE DETAIL. SEE STRUCTURAL.
9. STANDING SEAM METAL ROOF SET ON CURVE. SEE DETAILS WITHIN THIS SET.
10. LINE OF WALL BELOW

ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.

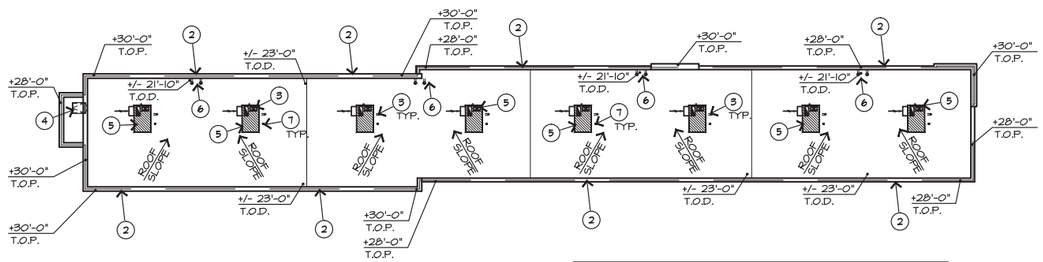
LEGEND
T.O.D. = TOP OF DECK
T.O.P. = TOP OF PARAPET



2 CONCEPTUAL FLOOR PLAN - BUIDLING D
SCALE: 1/16" = 1'-0"



1 MECHANICAL SCREEN DIAGRAM
SCALE: 1/8" = 1'-0"
MECHANICAL SCREEN



ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.

1 CONCEPTUAL FLOOR PLAN - BUIDLING C
SCALE: 1/16" = 1'-0"

SCALE: 1/8" = 1'-0"
0' 8' 16' 32'
NORTH

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Project Manager	JW
Drawn By	JW
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT
CERTIFICATE NO.
30798
JEFFREY W. WHITE
Date Signed 8/11/26
ARIZONA, U.S.A.

HAMSTRA CROSSING
N.W.C. MCQUEEN ROAD AND GERMANN ROAD

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

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Revisions	
Date	Issued for
8-11-2026	TECH REVIEW

ROOF PLAN
STORAGE BLDG. C & D

A-24.3

GENERAL NOTES

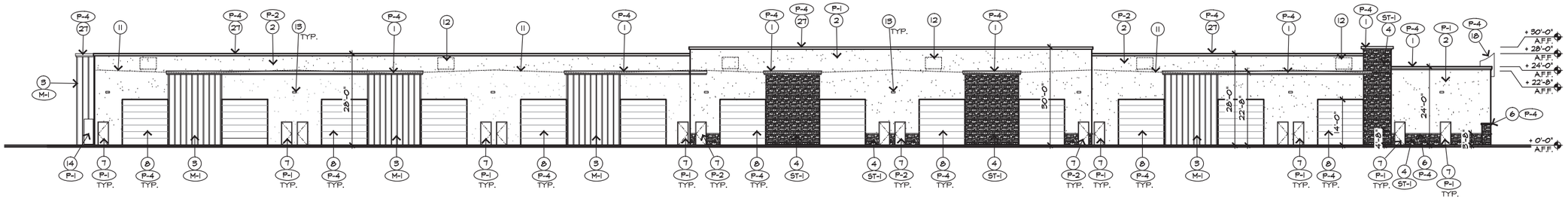
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5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.

PAINT & FINISH SCHEDULE

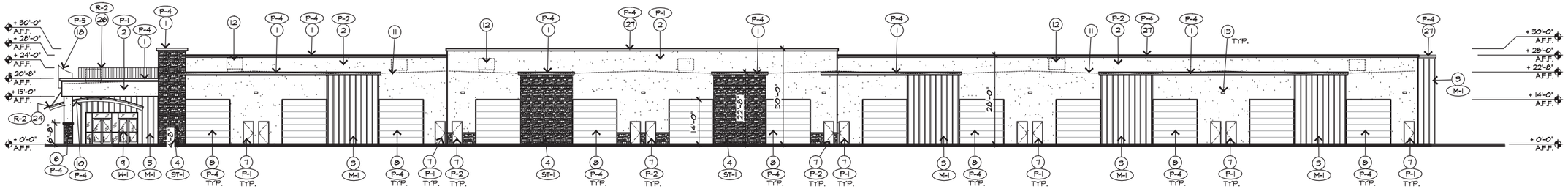
CODE	IDENTIFIER	BRAND/COLOR #	NAME
P-1	PAINT STUCCO BODY	MINER'S DUST DEC786	DUNN EDWARDS
P-2	PAINT STUCCO BODY	BARNWOOD GRAY DET620	DUNN EDWARDS
P-3	PAINT ACCENT	WARM WHITE DEW380	DUNN EDWARDS
P-4	PAINT ACCENT	SALEM BLACK DE6343	DUNN EDWARDS
M-1	METAL PANEL	BB-20.0 REGAL WHITE	WESTERN STATES METAL
ST-1	STONE VENEER	MONTECITO CLIFFSTONE	ELDORADO STONE
R-2	STANDING SEAM METAL ROOF	TRADITIONAL BLACK	PAC-CLAD
W-1	STOREFRONT ALUMINUM	SOUTHWEST ALUM.	ANODIZED

KEYNOTES

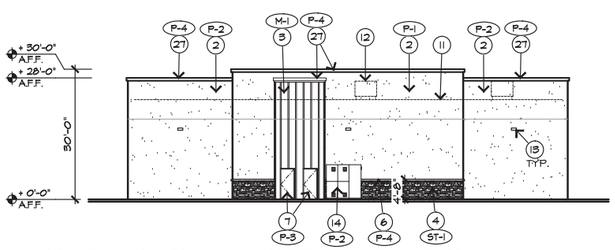
1. RIGID FOAM ACCENT CORNICE WITH PAINTED STUCCO FINISH. SEE DETAILS.
2. STUCCO SYSTEM WITH SAND FINISH OVER FRAMED EXTERIOR, PAINTED. SEE EXTERIOR FINISHES.
3. PRE-FINISHED VERTICAL METAL PANEL SYSTEM OVER WEATHERPROOF MEMBRANE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
4. STONE VENEER OVER BED OF MORTAR OVER WEATHERPROOF MEMBRANE.
5. 6"W. X 8"H. CONCRETE BASE.
6. 4" H. RIGID FOAM WITH PAINTED STUCCO TRIM ACCENT.
7. EXTERIOR RATED HOLLOW METAL DOOR AND FRAME.
8. STEEL ROLL-UP DOOR AND FRAME.
9. ALUMINUM FRAME WINDOW WITH INSULATED DUAL PANE GLAZING.
10. STEEL FRAMED TRELLIS WITH STEEL TIE-BACK RODS MOUNTED TO FACE OF BUILDING, PAINTED. SEE STRUCTURAL DRAWINGS.
11. LINE OF ROOF BEYOND.
12. ROOF MOUNTED MECHANICAL EQUIPMENT BEYOND.
13. EXTERIOR MOUNTED LIGHT FIXTURE. SEE ELECTRICAL.
14. LOCATION OF SES CABINET TO BE PAINTED TO MATCH WALL.
15. 12" H. NON-ILLUMINATED SURFACE MOUNTED ADDRESS NUMBERS. BLACK IN COLOR.
16. TOP OF PARAPET BEYOND.
17. STUCCO REVEAL / JOINT.
18. DECORATIVE STEEL FRAMED ILLUMINATED FIN, SEE DETAILS.
19. 1'-0"W. X 2'-4"H. STEEL PLATE W/ PAINTED FINISH RECESSED INTO STUCCO, SEE DETAILS.
20. 6'-0" HIGH MASONRY SITE WALL WITH PAINTED STUCCO AND STONE VENEER FINISH.
21. 4" CONC. CAP WITH STAINED FINISH.
22. STEEL PICKET FENCE WITH SWING GATE. SEE DETAIL 6 / A-14.1 FOR GATE ELEVATION.
23. STEEL PICKET ENTRANCE / EXIT ROLLING GATE. SEE DETAIL 6 / A-14.1 FOR GATE ELEVATION.
24. STANDING SEAM METAL ROOF.
25. STORAGE BUILDING B AND D SHOWN FOR REFERENCE. SEE SITE PLAN.
26. SOLID WALL-FACED STANDING SEAM METAL MECHANICAL SCREEN SECURED TO ROOFTOP.
27. CONT. METAL PARAPET CAP.



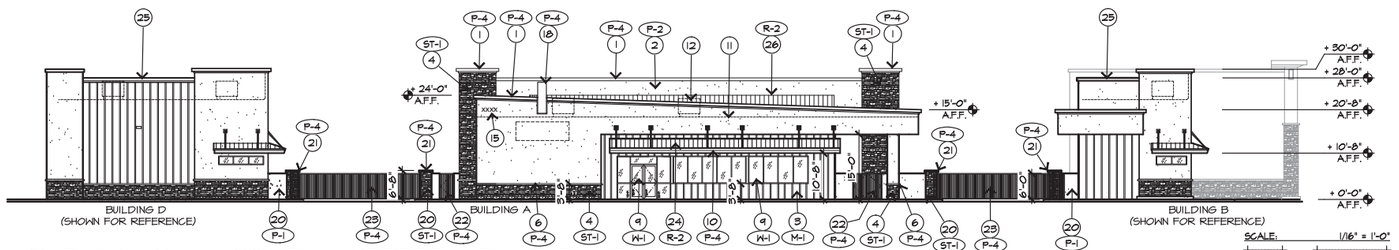
4 BUILDING A - WEST ELEVATION
SCALE: 1/16" = 1'-0"



3 BUILDING A - EAST ELEVATION
SCALE: 1/16" = 1'-0"



2 BUILDING A - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



1 BUILDING A - SOUTH / STREET VIEW ELEVATION
SCALE: 1/16" = 1'-0"

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Project Manager	JW
Drawn By	JW
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT
CERTIFICATE NO.
30798
JEFFREY W. WINTERS
Date Signed 10/17/25
ARIZONA, U.S.A.

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

HAMSTRA CROSSING
N.W.C. MCQUEEN ROAD AND GERMANN ROAD

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Revisions

Date	Issued for
8-11-2026	TECH REVIEW

EXTERIOR ELEVATIONS
STORAGE - BLDG A

A-30.2

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KEYNOTES

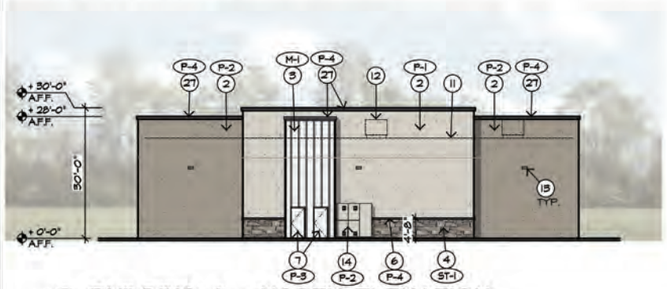
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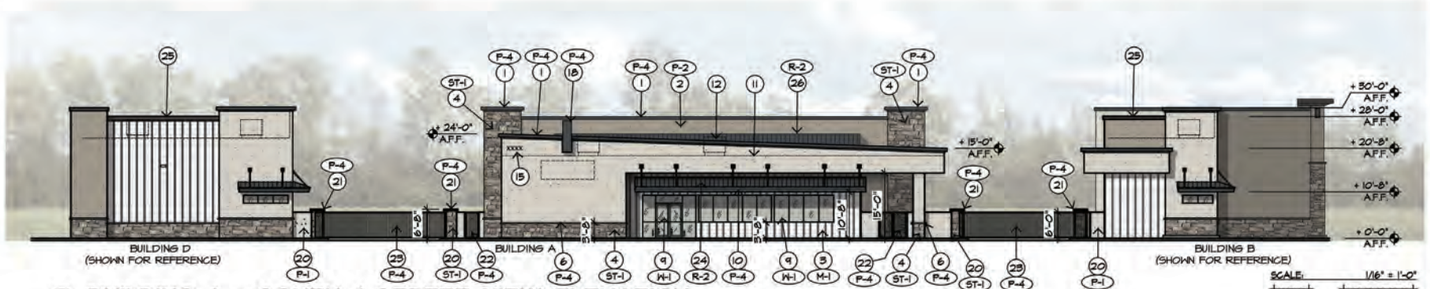
4 BUILDING A - WEST ELEVATION
SCALE: 1/16" = 1'-0"



3 BUILDING A - EAST ELEVATION
SCALE: 1/16" = 1'-0"



2 BUILDING A - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



1 BUILDING A - SOUTH / STREET VIEW ELEVATION
SCALE: 1/16" = 1'-0"

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Project Manager	JW
Drawn By	JW
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT
CERTIFICATE NO.
30796
JEFFREY W. WINTER
Date Signed
10/17/26
ARIZONA, U.S.A.

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Revisions	
Date	Issued for
8-11-2026	TECH REVIEW

EXTERIOR ELEVATIONS
STORAGE - BLDG A

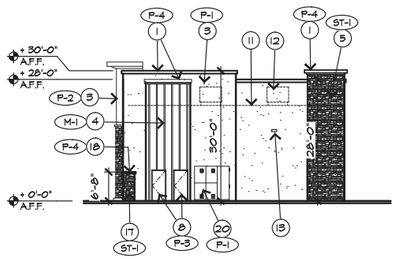
A-30.2

PAINT & FINISH SCHEDULE

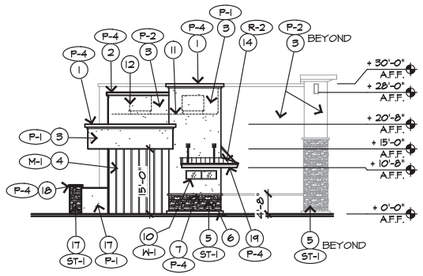
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KEYNOTES

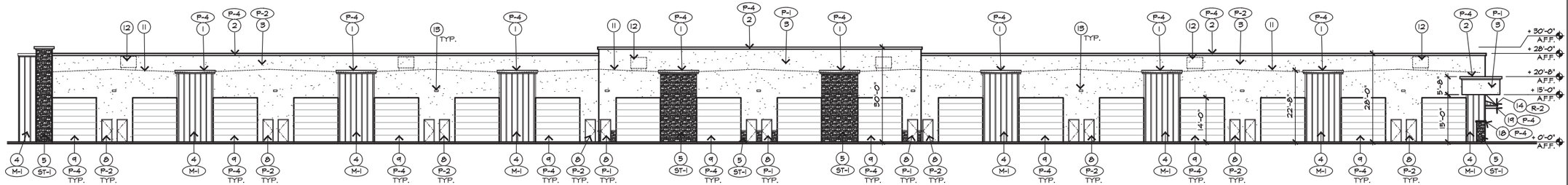
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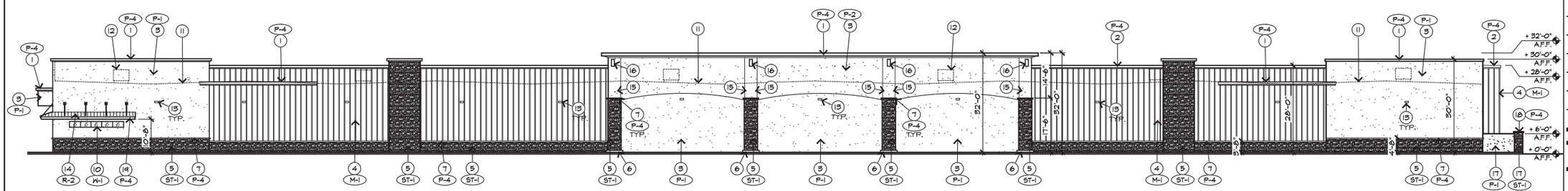
4 BUILDING B - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



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



2 BUILDING B - WEST ELEVATION
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1 BUILDING B - EAST ELEVATION
SCALE: 1/16" = 1'-0"

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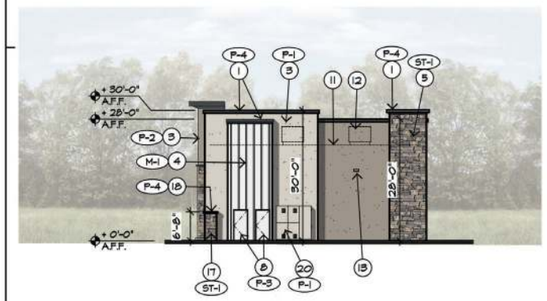
A-30.3

PAINT & FINISH SCHEDULE

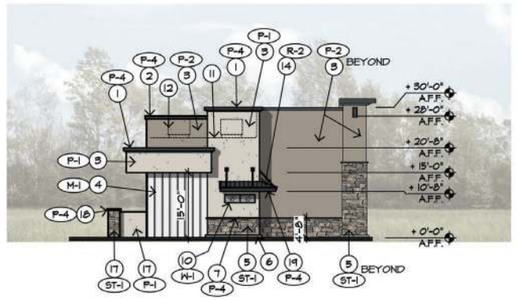
SEE SHEET A-30.2

KEYNOTES

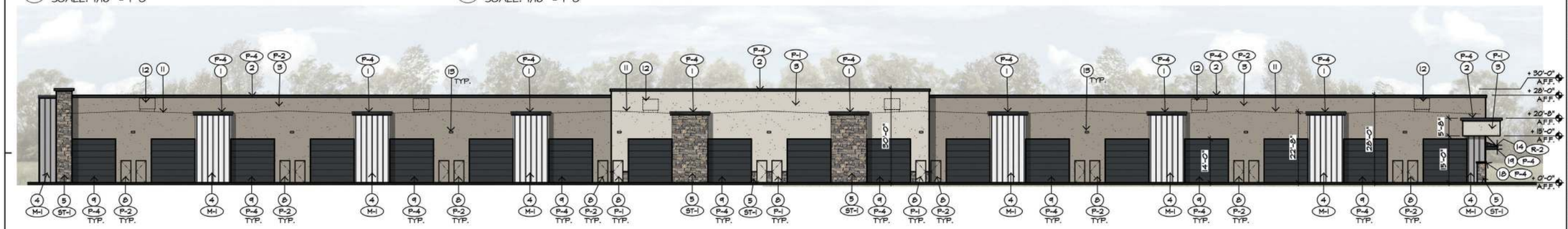
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5. STONE VENEER OVER BED OF MORTAR OVER WEATHERPROOF MEMBRANE.
6. 6"W. X 8"H. CONCRETE BASE.
7. 4" H. RIGID FOAM WITH PAINTED STUCCO TRIM ACCENT.
8. EXTERIOR RATED HOLLOW METAL DOOR AND FRAME.
9. STEEL ROLL-UP DOOR AND FRAME.
10. ALUMINUM FRAME WINDOW WITH INSULATED DUAL PANE GLAZING.
11. LINE OF ROOF BEYOND.
12. ROOF MOUNTED MECHANICAL EQUIPMENT BEYOND.
13. EXTERIOR MOUNTED LIGHT FIXTURE. SEE ELECTRICAL.
14. STANDING SEAM METAL ROOF.
15. STUCCO REVEAL / JOINT.
16. 1'-0"W. X 2'-4"H. STEEL PLATE W/ PAINTED FINISH RECESSED INTO STUCCO, SEE DETAILS.
17. 6'-0" HIGH MASONRY SITE WALL WITH PAINTED STUCCO AND STONE VENEER FINISH.
18. 4" CONC. CAP WITH STAINED FINISH.
19. STEEL FRAMED TRELLIS WITH STEEL TIE-BACK RODS MOUNTED TO FACE OF BUILDING, PAINTED. SEE STRUCTURAL DRAWINGS.
20. LOCATION OF SES CABINET TO BE PAINTED TO MATCH WALL.



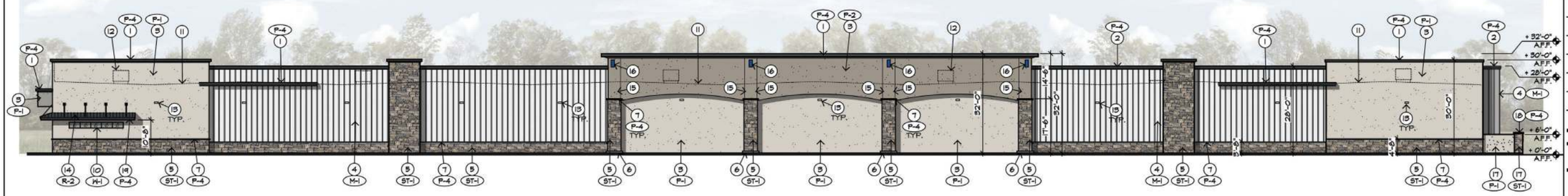
4 BUILDING B - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



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



2 BUILDING B - WEST ELEVATION
SCALE: 1/16" = 1'-0"



1 BUILDING B - EAST ELEVATION
SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"
0' 8' 16' 32'

esencia

1743 E. McNair Drive, Suite 200
Tempe, Arizona 85283
t. 480 - 755 - 0959

Project Manager	JW
Drawn By	JW
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT
CERTIFICATE NO.
30796
JEFFREY W. WINTER
Date Signed 8/11/26
ARIZONA, U.S.A.

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

HAMSTRA CROSSING
N.W.C. MCQUEEN ROAD AND GERMANN ROAD

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Revisions	
Date	Issued for
8-11-2026	TECH REVIEW

EXTERIOR ELEVATIONS
STORAGE - BLDG B

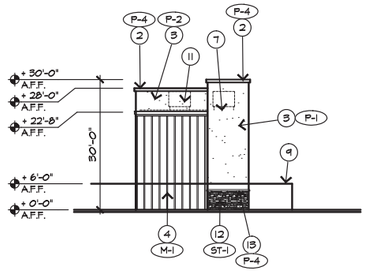
A-30.3

PAINT & FINISH SCHEDULE

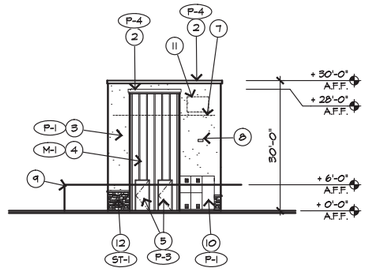
SEE SHEET A-30.2

KEYNOTES

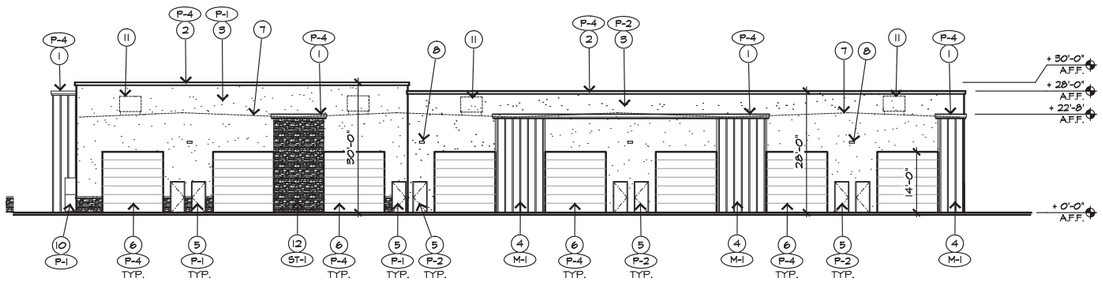
1. RIGID FOAM WITH PAINTED STUCCO FINISH ACCENT CORNICE. SEE DETAILS.
2. CONT. METAL PARAPET CAP.
3. STUCCO SYSTEM WITH SAND FINISH OVER FRAMED EXTERIOR, PAINTED. SEE EXTERIOR FINISHES.
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5. EXTERIOR RATED HOLLOW METAL DOOR AND FRAME.
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7. LINE OF ROOF BEYOND.
8. EXTERIOR MOUNTED LIGHT FIXTURE. SEE ELECTRICAL.
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10. LOCATION OF SES CABINET TO BE PAINTED TO MATCH WALL.
11. ROOF MOUNTED MECHANICAL EQUIPMENT BEYOND.



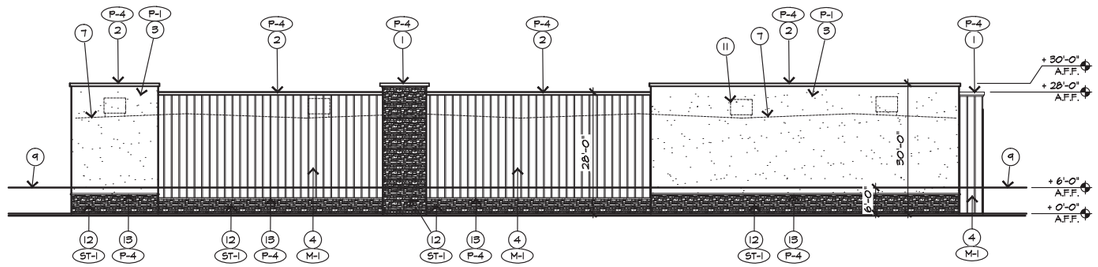
4 BUILDING C - EAST ELEVATION
SCALE: 1/16" = 1'-0"



3 BUILDING C - WEST ELEVATION
SCALE: 1/16" = 1'-0"



2 BUILDING C - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



1 BUILDING C - NORTH ELEVATION
SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"
0' 8' 16' 32'

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Project Manager	JW
Drawn By	JW
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT
CERTIFICATE NO.
30798
JEFFREY W. WINTERS
Date Signed 8/11/26
ARIZONA, U.S.A.

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HAMSTRA CROSSING

N.W.C. MCQUEEN ROAD AND GERMANN ROAD

Revisions

Date	Issued for
8-11-2026	TECH REVIEW

EXTERIOR ELEVATIONS
STORAGE - BLDG C

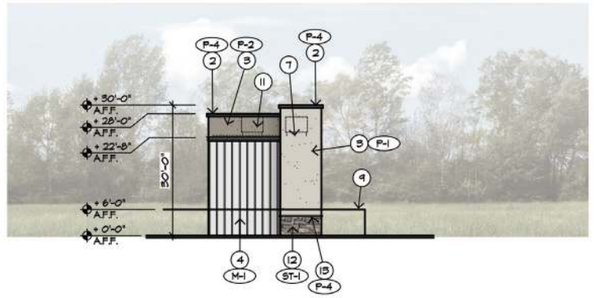
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PAINT & FINISH SCHEDULE

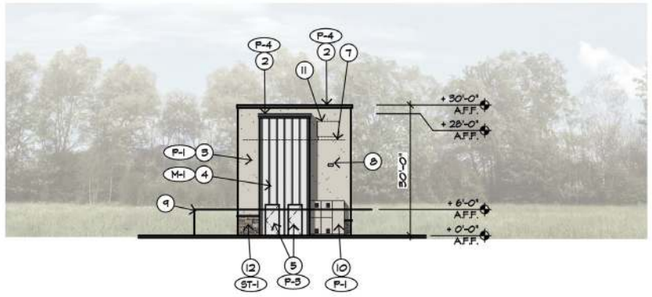
SEE SHEET A-30.2

KEYNOTES

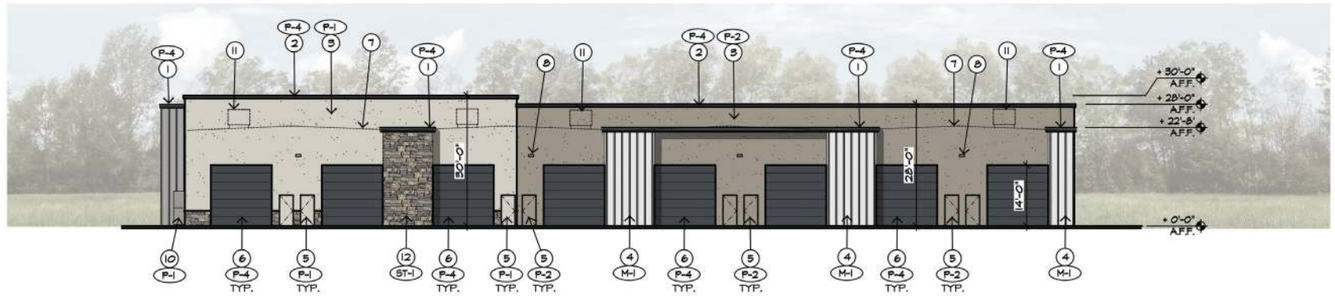
1. RIGID FOAM WITH PAINTED STUCCO FINISH ACCENT CORNICE. SEE DETAILS.
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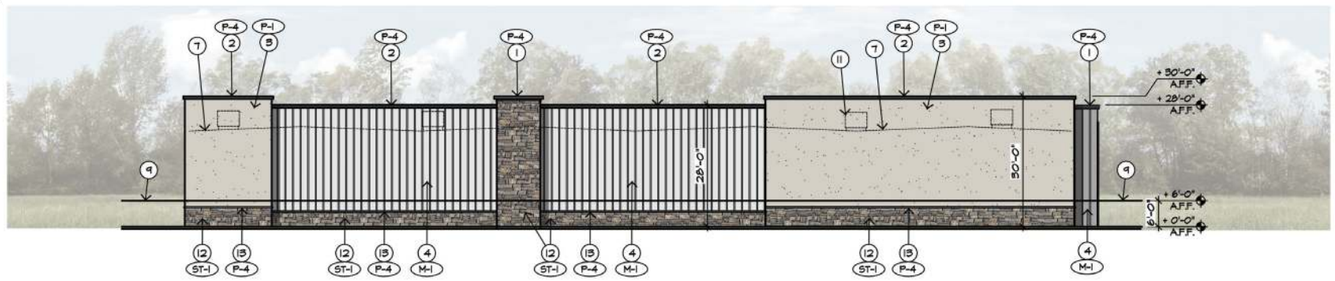
4 BUILDING C - EAST ELEVATION
SCALE: 1/16" = 1'-0"



3 BUILDING C - WEST ELEVATION
SCALE: 1/16" = 1'-0"



2 BUILDING C - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



1 BUILDING C - NORTH ELEVATION
SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"
0' 8' 16' 32'

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Project Manager	JW
Drawn By	JW
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT CERTIFICATE NO. 30796 JEFFREY W. WINTER Date Signed 8/11/26 ARIZONA, U.S.A.

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HAMSTRA CROSSING

N.W.C. MCQUEEN ROAD AND GERMANN ROAD

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

Revisions	
Date	Issued for
8-11-2026	TECH REVIEW

EXTERIOR ELEVATIONS
STORAGE - BLDG C

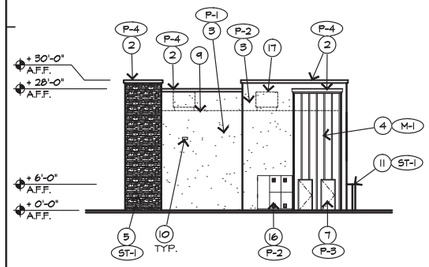
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PAINT & FINISH SCHEDULE

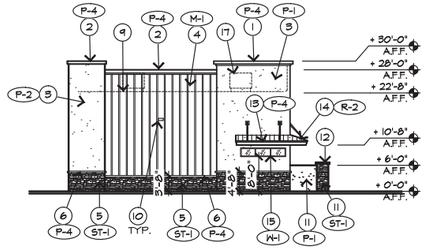
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KEYNOTES

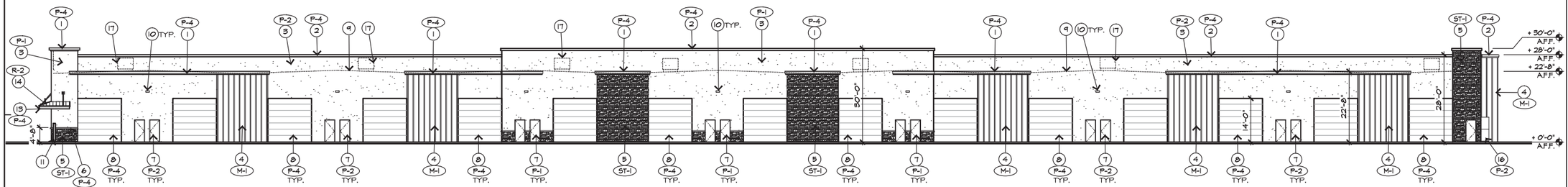
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19. STUCCO REVEAL / CONTROL JOINT.
20. 6"W. X 8"H. CONCRETE BASE.



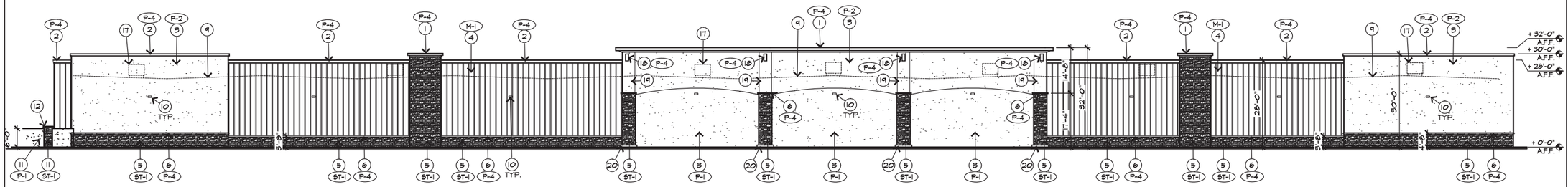
4 BUILDING D - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



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



2 BUILDING D - EAST ELEVATION
SCALE: 1/16" = 1'-0"



1 BUILDING D - WEST ELEVATION
SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"
0' 8' 16' 32'

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Project Manager	JW
Drawn By	JW
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT — CERTIFICATE NO. 30798 — JEFFREY W. WHITER — Date Signed 8/11/26 — STATE OF ARIZONA, U.S.A.

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HAMSTRA CROSSING
N.W.C. MCQUEEN ROAD AND GERMANN ROAD

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

Revisions

Date	Issued for
8-11-2026	TECH REVIEW

EXTERIOR ELEVATIONS
STORAGE - BLDG D

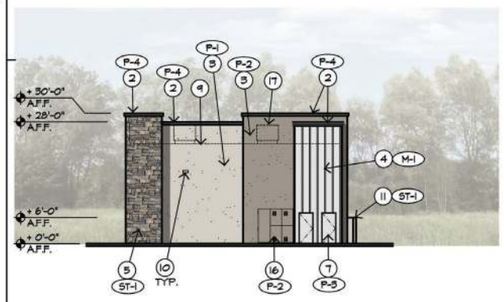
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PAINT & FINISH SCHEDULE

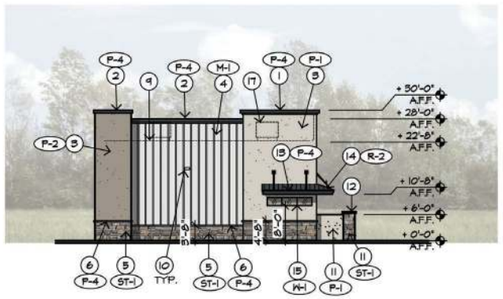
SEE SHEET A-30.2

KEYNOTES

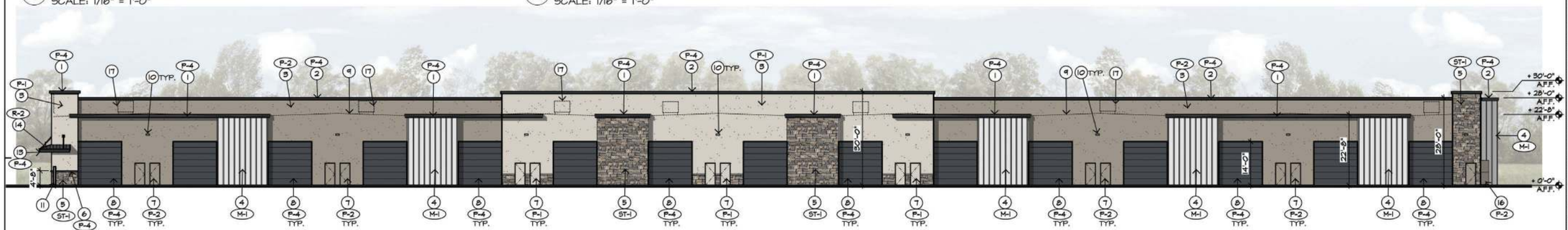
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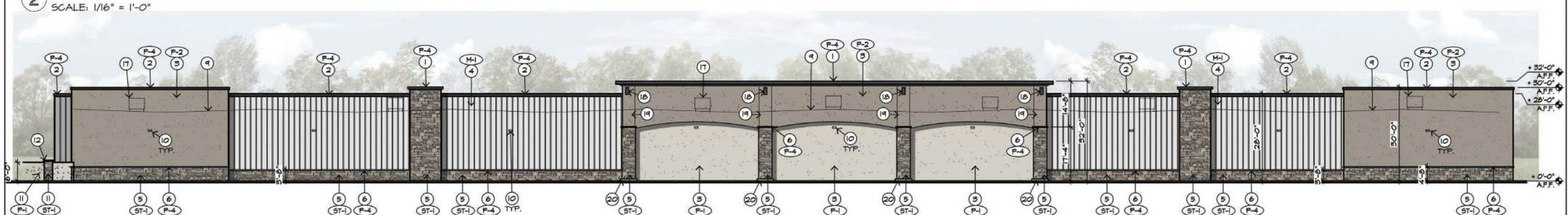
4 BUILDING D - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



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



2 BUILDING D - EAST ELEVATION
SCALE: 1/16" = 1'-0"



1 BUILDING D - WEST ELEVATION
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SCALE: 1/16" = 1'-0"
0' 8' 16' 32'

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Project Manager	JW
Drawn By	JW
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT
CERTIFICATE NO.
30706
JEFFREY W. WINTER
Date Signed
ARIZONA, U.S.A.

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HAMSTRA CROSSING

N.W.C. MCQUEEN ROAD AND GERMANN ROAD

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Revisions	
Date	Issued for
8-11-2026	TECH REVIEW

EXTERIOR ELEVATIONS
STORAGE - BLDG D

A-30.5

TAB F

MATERIAL PALETTE



R-1 STANDING SEAM METAL ROOF
MFR: PAC-CLAD
COLOR: INTERSTATE BLUE



R-2 STANDING SEAM METAL ROOF
MFR: PAC-CLAD
COLOR: TRADITIONAL BLACK



P-5 PAINT FINISH
COLOR: TO MATCH CHEVRON BLUE

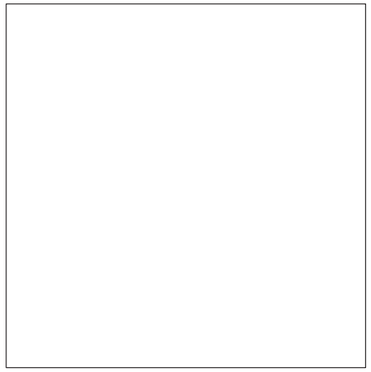


P-4 PAINT FINISH
COLOR: DUNN EDWARDS
DE6343 SALEM BLACK

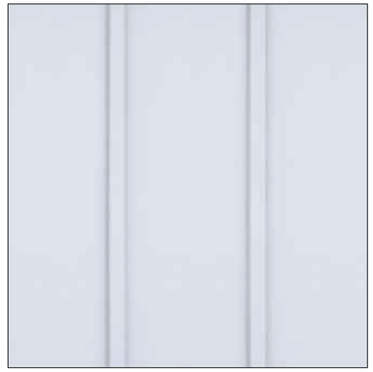
P-1 PAINT FINISH
COLOR: DUNN EDWARDS
DEC786 MINER'S DUST



P-2 PAINT FINISH
COLOR: DUNN EDWARDS
DET620 BARNWOOD GRAY



P-3 PAINT FINISH
COLOR: DUNN EDWARDS
DEW380 WARM WHITE



M-1 VERT. METAL PANEL
BOARD AND BATTEN STYLE - CONCEALED FASTENERS
WESTERN STATES METALS
STYLE: BB-20.0
COLOR: REGAL WHITE



- COLORED CONCRETE
MFR: DAVIS COLORS
COLOR: 667 MESQUITE
SEE DETAIL 11/A-13 FOR MORE INFORMATION



P-6 PAINT FINISH
COLOR: DUNN EDWARDS
DEC747 BATTLESHIP GRAY



ST-1 PRE-ENGINEERED STONE VENEER
MFR: ELDORADO STONE
COLOR: CLIFFSTONE, MONTECITO

W-1 GLAZING
MFR: SOUTHWEST ALUMINUM
COLOR: CLEAR
MULLIONS: ANODIZED BRONZE

esencia

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Project Manager: JW
Drawn By: JW
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Project Number: 22029

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CERTIFICATE NO.
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JEFFREY W. WINTER
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N.W.C. MCQUEEN ROAD AND GERMANN ROAD

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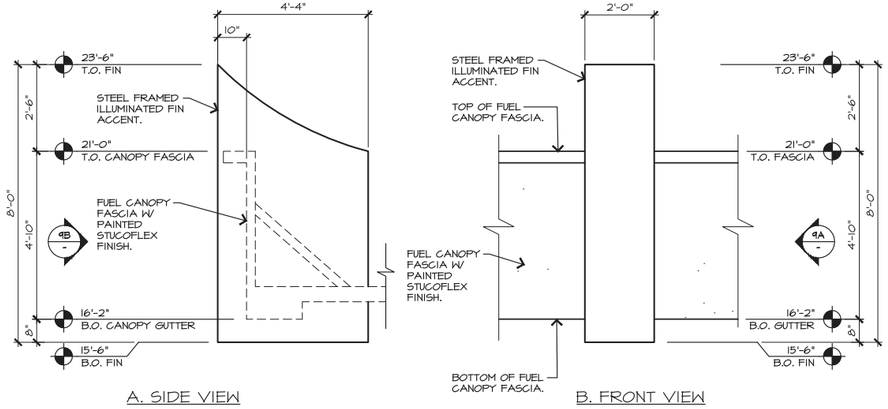
Revisions

Date	Issued for
8-11-2026	TECH REVIEW

COLOR BOARD

A-90

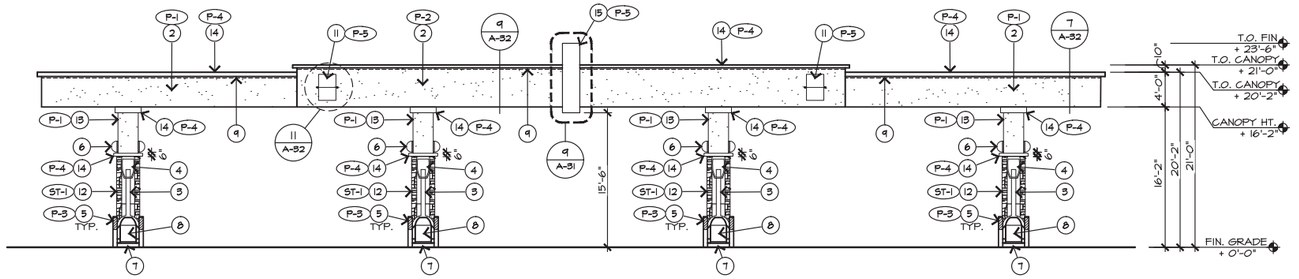
TAB G



9 FUEL CANOPY FIN DETAIL

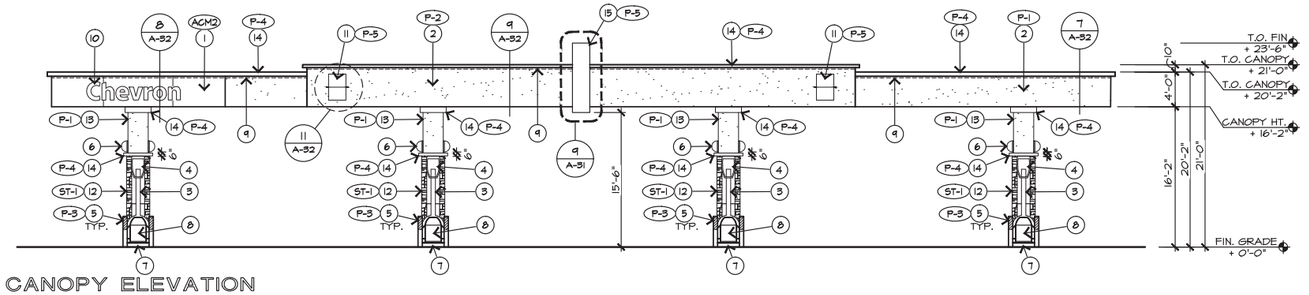
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22029-FIN-FUEL



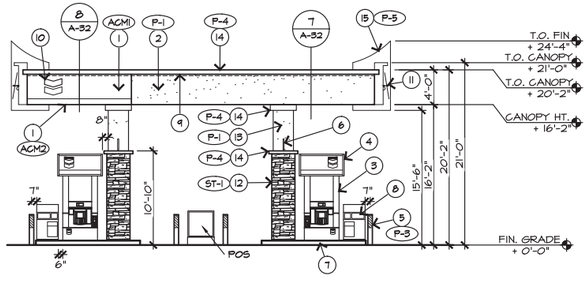
4 WEST CANOPY ELEVATION

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



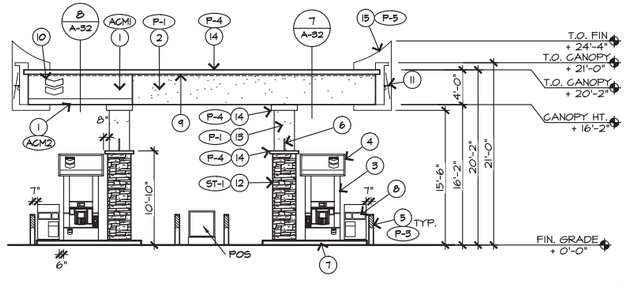
3 EAST CANOPY ELEVATION

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



2 SOUTH CANOPY ELEVATION

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



1 NORTH CANOPY ELEVATION

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

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

0' 4' 8' 16'

KEYNOTES

1. PRE-FINISHED ACM FASCIA PER CHEVRON STANDARDS.
2. CANOPY FASCIA W/ PAINTED E.I.F.S. STUCCO FINISH.
3. MULTI-PRODUCT FUEL DISPENSER. NOTE: HEIGHT OF ALL CONTROLS AND CARD READER SHALL BE 54" MAX. OR DISPENSER SHALL BE EQUIPPED WITH ALTERNATE A.D.A. COMPLAIN KEY PAD.
4. ILLUMINATED DISPENSER SPANNER. SEE CHEVRON STANDARDS.
5. 6" SQ. STEEL CONCRETE FILLED PIPE BOLLARD 42" HIGH, PAINTED. BOLLARD TO BE SAND GROUTED IN SLEEVE.
6. DISPENSER IDENTIFICATION FLAG MOUNTED ON CANOPY COLUMN SHROUD.
7. CONCRETE CURB FUEL ISLAND.
8. FLOOR MOUNTED CONCRETE TRASH AND WINDOW WASHING VALET.
9. DASHED LINE INDICATING PORTION OF ILLUMINATED CANOPY FASCIA.
10. ILLUMINATED CANOPY SIGNAGE. PROVIDE ELECTRICAL AS REQ'D. NOTE: ALL SIGNAGE TO BE REVIEWED AND APPROVED UNDER SEPARATE PERMIT.
11. DECORATIVE CANOPY FASCIA STEEL PANEL WITH CONCEALED LIGHT.
12. FRAMED COLUMN SHROUD WITH STONE VENEER FINISH. SEE DETAILS.
13. FRAMED COLUMN SHROUD WITH PAINTED STUCCO FINISH. SEE DETAILS.
14. RIGID FOAM CAP WITH STUCCO FINISH. PAINTED. SEE DETAILS.
15. DECORATIVE STEEL FRAMED ILLUMINATED FIN. SEE DETAILS.

PAINT & FINISH SCHEDULE

CODE	IDENTIFIER	BRAND/COLOR #	NAME
P-1	PAINT STUCCO BODY	MINER'S DUST DEC786	DUNN EDWARDS
P-2	PAINT STUCCO BODY	BARNWOOD GRAY DET620	DUNN EDWARDS
P-3	PAINT ACCENT	WARM WHITE DEW380	DUNN EDWARDS
P-4	PAINT ACCENT	SALEM BLACK DE6343	DUNN EDWARDS
P-5	PAINT ACCENT	CHEVRON	BLUE
M-1	METAL PANEL	BB-20.0 REGAL WHITE	WESTERN STATES METAL
ST-1	STONE VENEER	MONTECITO CLIFFSTONE	ELDORADO STONE
W-1	STOREFRONT ALUMINUM	SOUTHWEST ALUM.	ANODIZED
ACM1	ACM PANEL	CHEVRON	WHITE
ACM2	ACM PANEL	CHEVRON	BLUE

CORPORATE IMAGE & COLOR

WEST:
- A. TOTAL AREA: 706 S.F.
- B. CORPORATE COLOR: 28 S.F. (CHEVRON IMAGE)
- C. CALCULATION: 28 S.F. / 706 S.F. = .039
- D. ALLOWED RATIO: 20%
- E. PROVIDED RATIO: 4%

EAST:
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- C. CALCULATION: 28 S.F. / 706 S.F. = .039
- D. ALLOWED RATIO: 20%
- E. PROVIDED RATIO: 15%

SOUTH:
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NORTH:
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NOTES:
- ALL SIGNAGE TO BE REVIEWED AND APPROVED UNDER SEPARATE PERMIT.
- CALCULATIONS PER CITY OF CHANDLER DESIGN STANDARDS 35-1904.
- FUEL CANOPY LIGHT FIXTURES SHALL BE FLUSH WITH BOTTOM OF DECK, NO EXCEPTION.
- FUEL VENT LINES SHALL BE ROUTED UP THROUGH COLUMN FRAMING. SEE FUEL CANOPY DRAWINGS AND SITE PLAN.

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Tempe, Arizona 85283
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Project Manager	JW
Drawn By	JW
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT — CERTIFICATE NO. 30798 — JEFFREY W. WHITES — Date Signed 8/11/26 — ARIZONA, U.S.A.

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HAMSTRA CROSSING

N.W.C. MCQUEEN ROAD AND GERMANN ROAD

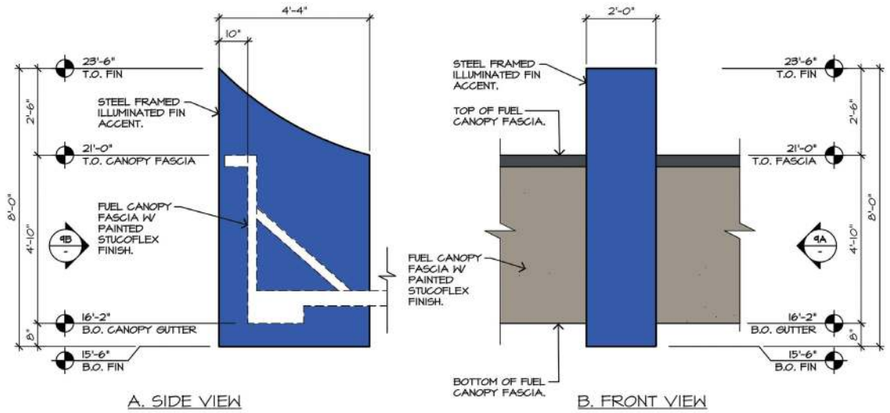
EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

Revisions

Date	Issued for
8-11-2026	TECH REVIEW

CANOPY ELEVATIONS AND DETAILS

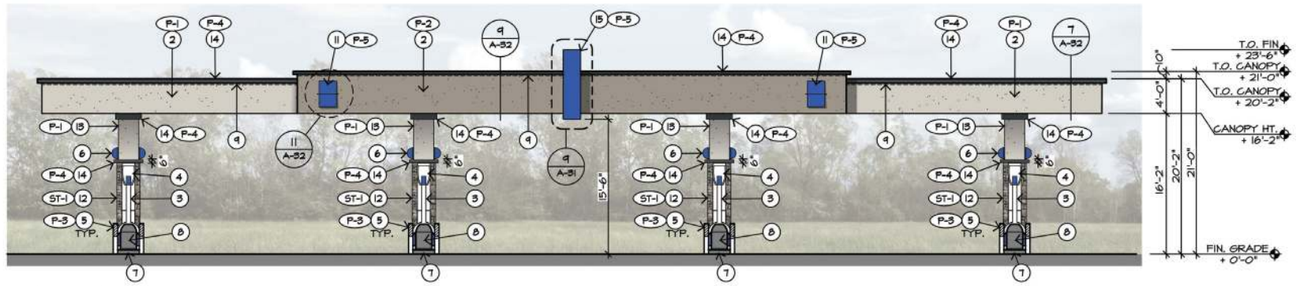
A-31



9 FUEL CANOPY FIN DETAIL

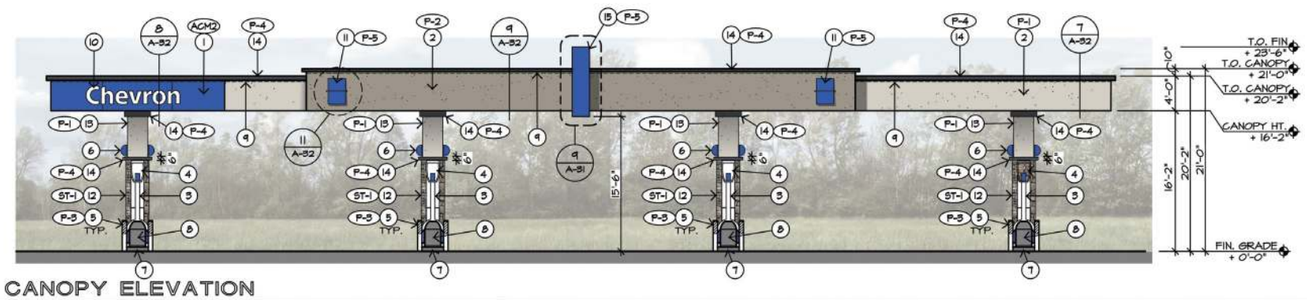
SCALE: 1/2" = 1'-0"

22029-FIN-FUEL



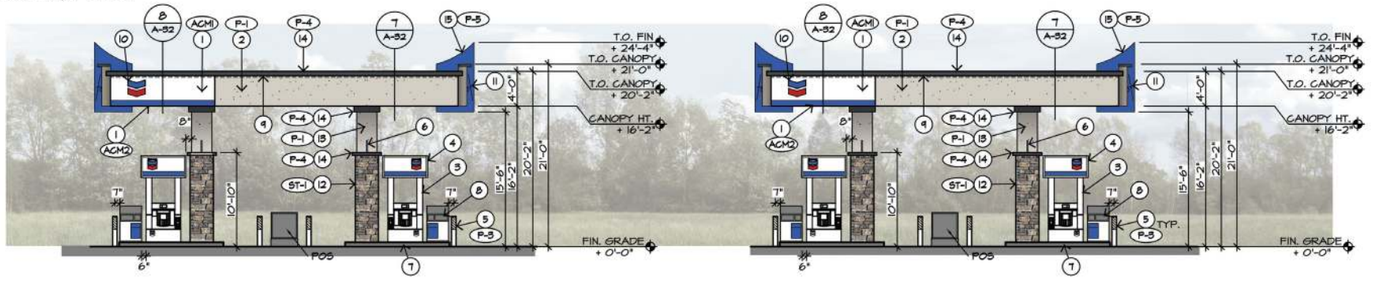
4 WEST CANOPY ELEVATION

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



3 EAST CANOPY ELEVATION

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



2 SOUTH CANOPY ELEVATION

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

1 NORTH CANOPY ELEVATION

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

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0' 4' 8' 16'

KEYNOTES

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esencia

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Project Manager: JW
Drawn By: JW
Checked By: ES
Project Number: 22029

REGISTERED ARCHITECT CERTIFICATE NO. 50796 JEFFREY W. WINTER Date Signed 3/12/26 ARIZONA, U.S.A.

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EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

HAMSTRA CROSSING

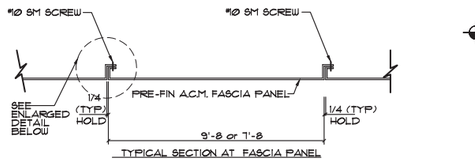
N.W.C. MCQUEEN ROAD AND GERMANN ROAD

Revisions

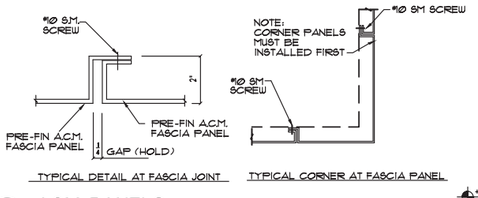
Date	Issued for
3-12-2026	TECH REVIEW

CANOPY ELEVATIONS AND DETAILS

A-31



TYPICAL SECTION AT FASCIA PANEL

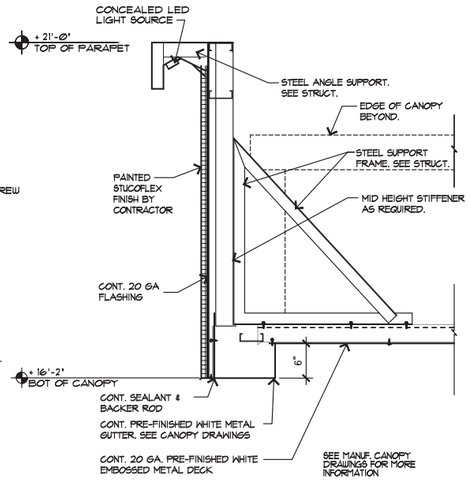


TYPICAL DETAIL AT FASCIA JOINT

TYPICAL CORNER AT FASCIA PANEL

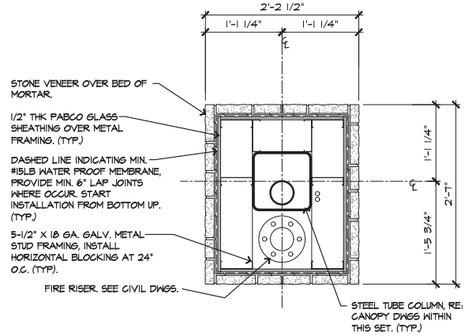
12 ACM PANELS

SCALE: 1" = 1'-0" — CANOPY 05



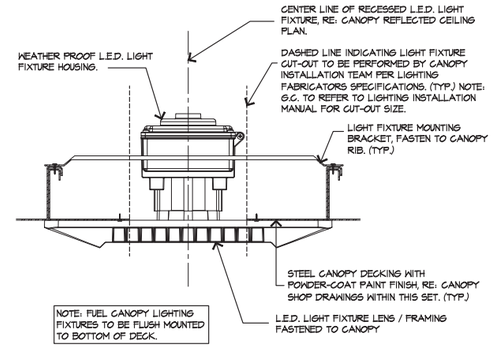
9 CANOPY SECTION - AUTO FUEL

SCALE: 1" = 1'-0" — CANOPY 03 FLAT AUTO



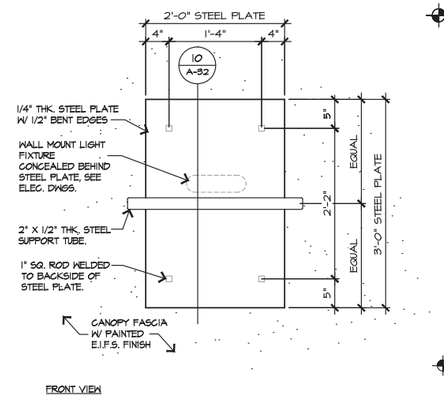
6 FUEL CANOPY COLUMN - FIRE RISER

SCALE: 1" = 1'-0"



3 FUEL CANOPY LIGHT FIXTURE

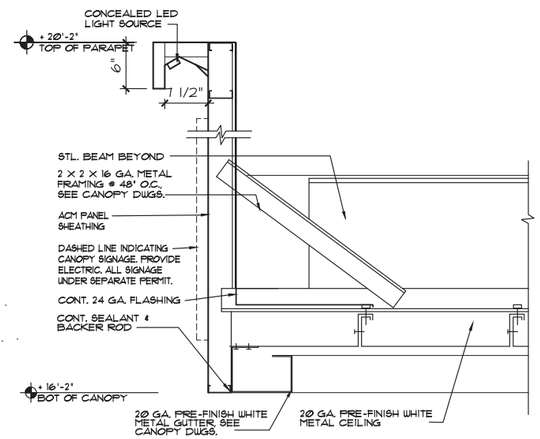
SCALE: 3" = 1'-0" — 24059- CANOPY LIGHT FIXT DTL



FRONT VIEW

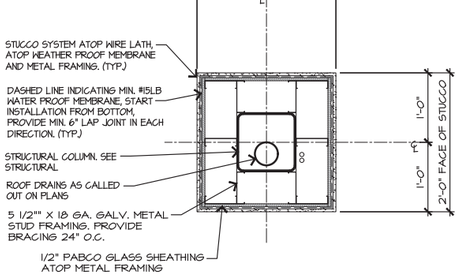
11 CANOPY FASCIA LIGHT ELEVATION

SCALE: 1" = 1'-0" — CANOPY FASCIA LIGHT 02



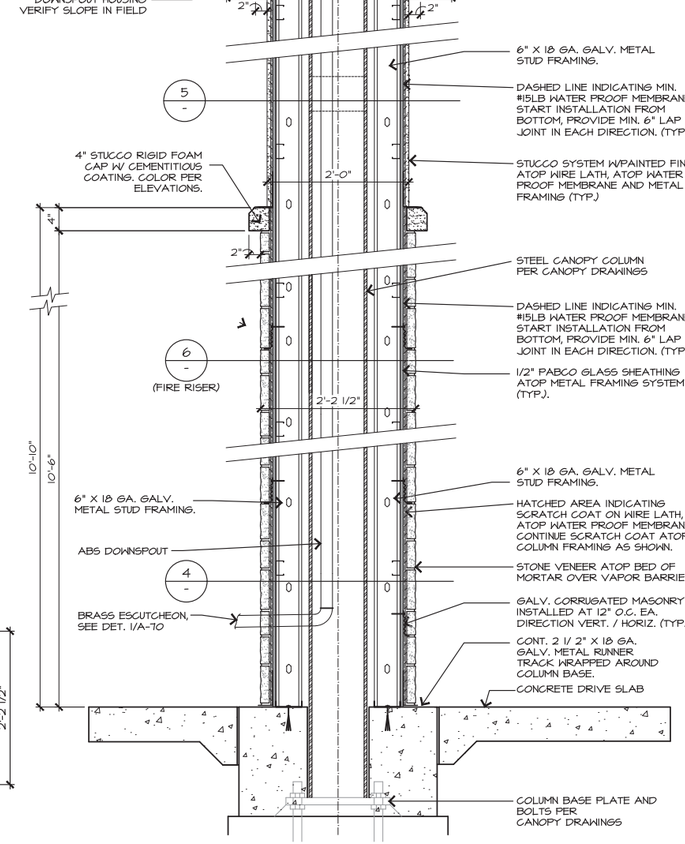
8 SECTION AT CANOPY - ACM

SCALE: 1" = 1'-0" — CANOPY 01



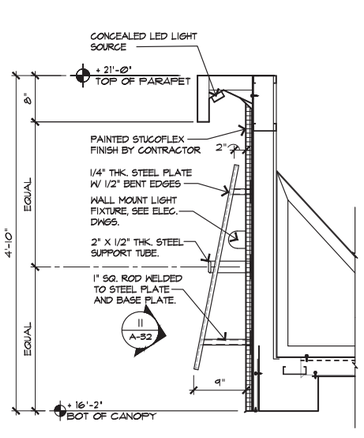
5 CANOPY COLUMN - PLAN VIEW

SCALE: 1"=1'-0" — DET-15



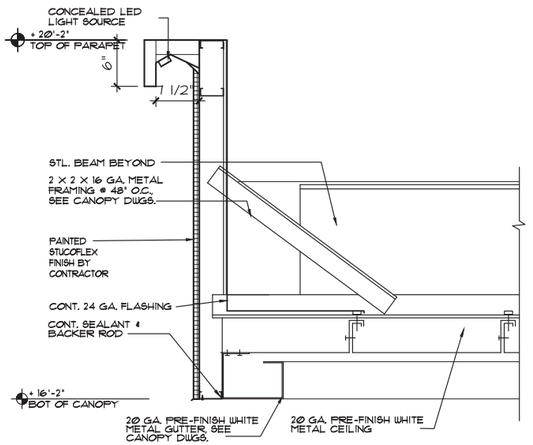
1 COLUMN SECTION

SCALE: 1"=1'-0" — DET 16



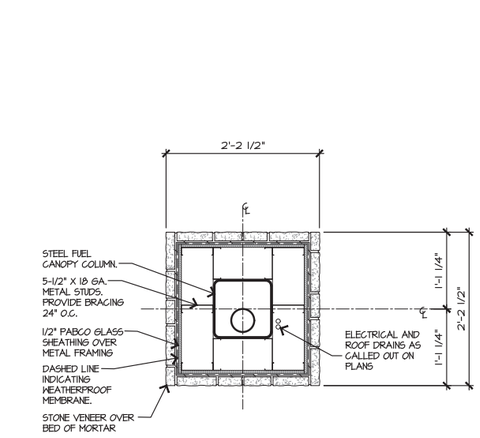
10 CANOPY FASCIA LIGHT

SCALE: 1" = 1'-0" — CANOPY FASCIA LIGHT 01



7 SECTION AT CANOPY - HOOD

SCALE: 1" = 1'-0" — CANOPY 01



4 CANOPY COLUMN - PLAN VIEW (CMU)

SCALE: 1"=1'-0" — DET-15-2

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Tempe, Arizona 85283
t. 480 - 755 - 0959

Project Manager	JW
Drawn By	JW
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT — CERTIFICATE NO. 30798 — JEFFREY W. WHITE — Date Signed 8/11/26 — ARIZONA, U.S.A.

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HAMSTRA CROSSING

N.W.C. MCQUEEN ROAD AND GERMANN ROAD

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

Revisions	
Date	Issued for
8-11-2026	TECH REVIEW

CANOPY FASCIA LIGHT AND DETAILS

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OSQ Series

OSQ™ LED Area/Flood Luminaire featuring Patented NanoComfort™ Technology - Version C

Rev. Date: V3 04/12/2023

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. Medium is suitable upgrade for HID applications up to 400 Watts. Large is suitable upgrade for HID applications up to 1000 Watts. Extra Large is suitable upgrade for HID applications up to multiple 1000 Watts.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, high-mast and internal roadways

Performance Summary

Utilizes Patented NanoComfort™ Technology

Utilizes Cree TrueWhite® Technology or 5000K Luminaires

Assembled in the USA by Cree Lighting from US and imported parts

Initial Delivered Lumens: 4,000 - 75,000

Efficacy: Up to 171 LPW

CRI: Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty[1]: 10 years for luminaire; 10 years for Colorfast DeltaGuard® finish; 5 years for BML sensor; up to 5 years for Synapse® accessories; 1 year for luminaire accessories

*[1] See https://creelighting.com/resources/warranty/ for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:
Example: **Mount:** OSQ-ML-C-AA-BK + **Luminaire:** OSQM-C-4L-30K7-2M-UL-NM-BK

Mount (Luminaire must be ordered separately)*

OSQ-

Mount	Housing Size		
	Medium	Large	Extra Large
Direct Arm	19.7 lbs. (8.9kg)	28.8 lbs. (13.1kg)	45.8 lbs. (20.8kg)
Adjustable Arm	19.3 lbs. (8.8kg)	28.4 lbs. (12.9kg)	48.4 lbs. (22.0kg)
Trunnion	23.2 lbs. (10.5kg)	32.3 lbs. (14.7kg)	N/A

Medium/Large Mounts
- **OSQ-ML-C-AA** Adjustable Arm
- **OSQ-ML-C-DA** Direct Arm
- **OSQ-ML-C-TN** Trunnion Mount

Extra Large Mounts
- **OSQ-1-C-AA** Adjustable Arm
- **OSQ-1-C-DA** Direct Arm

Color Options: SV Silver, BK Black, BZ Bronze, WH White

* Reference Future mounting will contain +EPA and pole/mounting option suitability data beginning on page 16.

Luminaire (Mount must be ordered separately)

OSQ - C

Family	Size	Series	Lumen Package[1]	CCT/CRI	Optic	Voltage	Mount	Color Options	Controls*	Options
OSQ	M Medium L Large X Extra Large	C	**Medium** 2L 2,000 Lumens 4L 4,000 Lumens 6L 6,000 Lumens **Large** 10L 11,000 Lumens 14L 14,000 Lumens **Extra Large** 30L 30,000 Lumens 40L 40,000 Lumens 50L 50,000 Lumens 60L 60,000 Lumens 75L 75,000 Lumens	30K7 3000K, 70 CRI 40K7 4000K, 70 CRI 50K9 5000K, 90 CRI 57K7 5700K, 70 CRI	**Asymmetric** 5W Type I/MLO 2W Type I/MLO w/ Backlight Shield **Symmetric** 3W Type II Mid w/ Factory-Installed Backlight Shield 4W Type III Mid 5W Type V Horizontal	UL Universal 120-277V or 347-480V	WM Wall Mount Note: Mount must be specified when ordering fixture alone	BK Black BZ Bronze SV Silver WH White	**BML Bluetooth® Technology Enabled Multi-Level Sensor** - Available only with UL voltage - Utilizes a multi-function sensor - Refer to BML spec sheet for details - 9-22' sensor lane installed on luminaires; 20-40' sensor lane and side shroud included - Not available with other controls or ER option **Synapse Simply/SNAP On-Site Controller** SS450-002 - Version* LTE-enabled - Designed for indoor applications - Refer to SS450-002 spec sheet for details **Synapse Building Management System (BMS) Gateway BMS-SW-002** - Required for BACnet integrations - Refer to BMS-SW-002 spec sheet for details **Synapse Wireless Sensor** WSN-OPM - Motion and light sensor - Control multiple zones - Refer to WSN-OPM spec sheet for details	**20KV 20kV/10kA Surge Suppression** - Replaces standard 10kV/5kA surge protection **ER Emergency Battery Back-Up** - Provides 90 minutes and 7W of power in emergency mode - Available only with UL voltage - Not available with BML, ML, or P controls **10KV 10kV/5kA Surge Suppression** - Replaces standard 6kV/3kA surge protection **ISO Class I, Div. 2 Hazardous Location Certification** - Requires one of two locations (see ISO letter) - Not available with ER or DP controls - Not available with 21 option **21 Zhaga Book 18 Socket, bottom of luminaire** - Includes cap. Zhaga controls by others - mounts only w/ mid sq. side, random passages - Available only with UL voltage - Available only with DL/DM control option - Not available with ML option

[1] Lumen Package codes identify approximate light output only. Actual lumen output levels vary depending on CCT selection. Refer to Detailed Lumen tables for specific lumen values.
* Luminaire comes standard with 0-10V dimming.

US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING

OSQ Series

OSQW™ LED Wall Mount Luminaire featuring Patented NanoComfort® Technology

Rev. Date: V4 09/02/2024

Product Description

The OSQW™ LED wall mount luminaire hasa slim, low profile design intended for outdoor wall mounted applications. The rugged lightweight aluminum housing and mounting box are designed for installation over standard single gang J-Boxes and mud ring/single gang J-Boxes. The luminaire allows for through-wired or conduit entry from the top, bottom, sideand rear. The housing design is intended specifically for LED technology including a weatherright LED driver compartment and thermal management. Optic design features industry-leading NanoComfort Technology which provides superior glare reduction and visual comfort with high-efficiency illumination delivered precisely where it is needed.

Applications: General area and security lighting

Performance Summary

Utilizes Patented NanoComfort® Technology

Utilizes Cree TrueWhite® Technology in 5000K Luminaires

Assembled in the USA by Cree Lighting from US and imported parts

Initial Delivered Lumens: Up to 8,600

Input Power: 16 - 55 watts

Efficacy: Up to 159 LPW

CRI: Minimum 70 CRI (2700K, 3000K, 4000K & 5700K); 90 CRI (5000K)

CCT: 2700K, 3000K, 4000K, 5000K, 5700K

Limited Warranty[1]: 10 years for luminaire/10 years for Colorfast DeltaGuard® finish/5 years for BML and ML sensors/up to 5 years for Synapse® accessories/1 year for accessories

Limited Warranty Emergency Back Up (EBI) Battery: 1 year for Battery Back Up. Test regularly in accordance with local code

*[1] See https://www.creelighting.com/resources/warranty/ for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

Accessories

Field-Installed

Beauty Plate
WM-FLT12** – 12" (305mm) Square
WM-FLT14** – 14" (356mm) Square
- Covers holes left by incumbent wall packs

Synapse® SimplySnap 10V Interface
SNAP-220P
- Includes 2 ports
- Required for either Synapse Control Base Station or On-Site Controller
- Refer to SNAP-220P spec sheet for details

Synapse Simply/SNAP On-Site Controller
SS450-002
- Version* LTE-enabled
- Designed for indoor applications
- Refer to SS450-002 spec sheet for details

Synapse Building Management System (BMS) Gateway
BMS-SW-002
- Required for BACnet integrations
- Refer to BMS-SW-002 spec sheet for details

Synapse Wireless Sensor
WSN-OPM
- Motion and light sensor
- Control multiple zones
- Refer to WSN-OPM spec sheet for details

Luminaire	Weight
Standard	9.0 lbs. (4.1kg)
Emergency	10.0 lbs. (4.5kg)

Ordering Information

Example: OSQW-C-2L-27K7-2M-UL-WH-BK

OSQW C

Family	Series	Lumen Package*	CCT/CRI	Optic	Voltage	Mounting	Finish	Controls**	Options
OSQW	C	**2L** 2,056 Lumens - Available only with UL voltage **4L** 4,028 lumens **6L** 6,075 lumens **8L** 8,400 lumens	27K7 2700K, 70 CRI 30K7 3000K, 70 CRI 40K7 4000K, 70 CRI 57K7 5700K, 70 CRI	2M Type II Mid 3M Type III Mid 4M Type IV Mid	UL Universal 120-277V HV Universal 347-480V - Not available with 2L, 3-lumen package, controls options, or ER option 3470 Available only with P control - Not available with 2L, 3-lumen package, BML or ML controls, or EB option	WM Wall	BK Black BZ Bronze SV Silver WH White	**BML Bluetooth® Technology Enabled Multi-Level Sensor** - Available only with UL voltage - Utilizes a multifunction sensor - Refer to BML spec sheet for details - 9-22' sensor lane installed on luminaires; 20-40' sensor lane and side shroud included - Not available with other controls or ER option **P Button Photocell** - Available with UL and 34 voltages only - Not available with other controls or ER option	**20KV 20kV/10kA Surge Suppression** - Replaces standard 10kV/5kA surge protection **ER Emergency Battery Back-Up** - Provides 90 minutes and 7W of power in emergency mode - Available only with UL voltage - Not available with BML, ML, or P controls

* Lumen Package codes identify approximate light output only. Actual lumen output levels vary depending on CCT selection. Refer to Detailed Lumen tables for specific lumen values.
** Luminaire comes standard with 0-10V dimming. Controls by others.

Website: creelighting.com
US: (800) 236-6800 Canada: (800) 473-1234

CREE LIGHTING

CPY500™ Series

CPY500™ LED Canopy Luminaire - Direct Mount

Rev. Date: V11 02/26/2024

Product Description

The CPY500™ Series LED luminaire features a large 11" X 11" glass optic that delivers the best in visual comfort and performance. Diffused optics minimize glare and increase visual comfort while delivering top-of-category 175 LPW efficiency and high-performance light distribution. Its sleek and low-profile form blends into the canopy while still being easily serviceable from below. Above the canopy, its uniquely angled extruded aluminum driver housing allows the CPY500™ Series to easily install around existing structures, making it ideal for both retrofit or new construction applications. Optional bezels provide enhanced aesthetics and optical control to minimize uplight yet attract the eye of drivers.

Applications: Petroleum canopies, CNG fueling stations

Performance Summary

Assembled in the USA by Cree Lighting from US and imported parts

Initial Delivered Lumens: Up to 20,900

Efficacy: Up to 175 LPW

CRI: Minimum 70 CRI (40K, 50K, 57K); 90 CRI (30K); 90 CRI (40K, 50K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty[1]: 10 years for luminaire/10 years for Colorfast DeltaGuard® finish/up to 5 years for Synapse® accessories/1 year for field-installed accessories and replacement kits

IP65 overall, IP66 optics/IP66 driver housing

Class I, Division 2 Hazardous Location for select models

*[1] See https://creelighting.com/warranty for warranty terms.

Accessories

Field-Installed Accessories

14" Square Sparkle Bezel
CPS-02-SK-* (for use with 18W or DP controls)
12" Square Cut-Off Bezel
CPS-02-CO-* (for use with 18W or DP controls)
Direct Arm Mounting Plate
(Does not include locker plate)
CPS-DTY-WH
- May be used with basic accessories
- Not for use with BML or 21 options

Direct Arm Mounting Plate w/ Locker Plate
CPS-DTY-LK-WH (for use with basic adapter)
CPS-DP-1A-WH (for use with 1/2" canopies)
- Field-modifiable to upgrade most existing recessed mounted luminaires

Wye Location Junction Box w/Mounting Bracket for Driver Extension
CPS-JBOX-WE
- Suitable for use with standard and hazardous locations
- 4.5" (114mm) H x 2.75" (70mm) W x 2.8" (61mm) D die-cast aluminum w/ 1/2" (13mm) hub on each end and a lock
Synapse® SimplySnap 10V Interface
SNAP-220P
- 120V-277V
- Required for other Synapse components to complete system
- Refer to SNAP-220P spec sheet for details

Single Decker Pieces
(does not include beauty plate)
CPS-SBKT-12 for use with 12" canopies
CPS-SBKT-14 for use with 14" canopies
- Field-modifiable to upgrade most existing recessed mounted luminaires
- Not suitable for use with low-mid degradies
- May be used with basic accessories

Adapter Plate for Double Skin Canopies
CPS-AP-DSC
- Allows for flat luminaire installation from below the canopy

* Must specify color: BK (Black), BZ (Bronze), SV (Silver) or WH (White)



Lumen Package	Dim "A"	Dim "B"	Weight
2L, 4L, 8L	11.1" (282mm)	15.0" (382mm)	10.4 (4.7kg)
10L	11.1" (282mm)	15.0" (382mm)	10.8 (4.9kg)
20L	13.2" (335mm)	17.0" (433mm)	12.9 (5.9kg)

Note: to gauge a lot line drawings of the CPS w/ 18W, control, 21 specs and bezel accessories.

Ordering Information

Example: CPS-13L-57K7-DF-UL-DM-WH-10

CPS

Family	Lumen Package*	CCT/CRI	Optic	Voltage	Mounting**	Finish	Controls (Must specify one)	Options
CPS	**2L** 2,000 Lumens **4L** 4,000 Lumens **8L** 8,000 Lumens **10L** 11,000 Lumens **20L** 20,000 Lumens	30K8 3000K, 80 CRI 40K7 4000K, 70 CRI 40K8 4000K, 80 CRI 50K8 5000K, 80 CRI 57K7 5700K, 70 CRI	DF Diffuse Lamberitan (Frosted) LB Lamberitan	UL Universal 120-277V HV Universal 347-480V - Not available with 20L lumen packages	DM Direct	BK Black BZ Bronze SV Silver WH White	**10V** - 0-10V Dimming to 10% - Not available with other controls - Not available with 21 option **BL-BMS** - Not available with other controls - Not available with ER option only - Requires 21 option **BML Bluetooth® Technology Enabled Multi-Level Sensor** - Available only with UL voltage - 8-20' sensor lens installed on luminaires; 20-40' sensor lens and side shroud included - Not available with other controls - Not available with 10KV, HZ or 21 options **SH Field Adjustable Output w/10V Dimming** - Includes 10V dimming as standard - Refer to page 3 for power and lumen values - Includes field-accessible dim loads - Not available with 10K option as DF option includes 10V dimming as standard - Not available with other controls - Not available with 21 option	**10KV 10kV/5kA Surge Suppression Protection** - Replaces standard 6kV/3kA surge protection - Not available with the BML option as it is included when BML option is ordered **ISO Class I, Div. 2 Hazardous Location Certification** - Requires one of two locations (see ISO letter) - Not available with ER or DP controls - Not available with 21 option **21 Zhaga Book 18 Socket, bottom of luminaire** - Includes cap. Zhaga controls by others - mounts only w/ mid sq. side, random passages - Available only with UL voltage - Available only with DL/DM control option - Not available with ML option

* Lumen Package codes identify approximate light output only. Actual lumen output levels vary depending on CCT. Refer to Delivered Lumens tables for specific lumen values.
** Recessed optic, recessed canopy, tar/wash, hook & rim and pendant mounts are also available. Refer to https://www.creelighting.com/products/outdoor/canopy-and-soffit/ for spec sheets for these additional mounts.

US: creelighting.com T (800) 236-6800
Canada: creelighting-canada.com T (800)473-1234

CREE LIGHTING

OSQ™ LED Area/Flood Luminaire featuring Patented NanoComfort™ Technology - Version C

Product Specifications

CREE LIGHTING NANOCOMFORT™ TECHNOLOGY
Cree Lighting's NanoComfort™ Technology ends the trade-offs in outdoor lighting by providing superior glare reduction and visual comfort in high-efficiency illumination delivered precisely where it is needed. The basic building block of NanoComfort™ technology is a compact 4x4 array of LEDs. Each of the 16 LEDs in a module is in contact with its own acrylic polymer lens to capture and precisely direct light. With NanoComfort™ technology, the acrylic optics are cut and sculpted into facets that relieve the glare and harshness while improving visual comfort - all while retaining superb efficacy and control.

CREE TRUEWHITE® TECHNOLOGY
A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics and lifelong color consistency, all while maintaining high luminous efficacy – a true no compromise solution.

CONSTRUCTION & MATERIALS
- Slim, low profile design
- Luminaire housing specifically designed for LED applications with advanced thermal management and driver compartment
- Acrylic optic w/clear tempered glass lens
- Some versions are provided with full circuitboard, but not fully populated with LEDs or optics to scale back lumen package
- Luminaire mounting box designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes
- Luminaire can also be direct mounted to a wall and surface wired
- Includes (4) 3/4" knockouts, (2) mounting holes for conduit supplied hardware. Select hardware appropriate for mounting surface
- Conduit entry from top, bottom, sides, and rear
- Exclusive ColorFast DeltaGuard® finish bonnets an E-coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, black, white and bronze are available
- **Weight:** Standard - 9.0 lbs. (4.1kg), Emergency - 10.0 lbs. (4.5kg)
- Includes QR code on back plate which provides access to: Online installation instructions, Luminaire information (Part number, Serial number, Build date, and Warranty end date), and Warranty claim submission form
- Replaces 1/2 and 3/4 DP style knockouts are included. 3/4" knockouts are offered inside pole bosses, next to fixtures, on side plates, or in the maintenance records. 2" labels can be scanned from the ground when placed at an appropriate height

ELECTRICAL SYSTEM
- **Input Voltage:** 120-277V or 347-480V, 50/60 Hz
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV/5kA surge suppression protection standard; 20kV/10kA surge suppression protection optional
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Designed with 0-10V dimming capabilities. Terms to 10%. Controls by others.
- 0-10V ANSI C137.1-2019 (0-Volt)
- **Maximum 10V Source Current:** 1 mA
- Refer to Dimming spec sheet for details
- **Operating Temperature Range:** -40°C - +50°C (-40°F - +122°F); Minimum operating temperature with EB curves: -20°C (-4°F)

REGULATORY & VOLUNTARY QUALIFICATIONS
- cULus Listed
- Suitable for wet locations
- Designed for downlight applications only
- UL924 (EB Option) Maximum mounting height: 20.0'(6.1m)
- Enclosure rated IP66 per IEC 60598
- ANSI C136.2 10kV/5kA (standard) and 20kV/10kA (optional) surge protection, tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards

Website: creelighting.com
US: (800) 236-6800 **Canada:** (800) 473-1234

CREE LIGHTING

OSQ™ LED Area/Flood Luminaire featuring Patented NanoComfort™ Technology - Version C

Product Specifications

SYNAPSE® SIMPLYSNAP INTELLIGENT CONTROL
Synapse® SimplySnap is a powerful, yet simple, commissioning and operation system for wireless motion sensing, and daylight harvesting with utility-grade power monitoring and support of up to 100 nodes per gateway. The system features a reliable and robust self-healing mesh network with a browser-based interface that runs on smartphones, tablets, and PCs. The Twist-Lock Lighting Controller (TLT-SC or TLT-nHS) and Site Controller (SS450-002) take the OSQ Series to a new performance plateau, providing extreme energy productivity, code compliance and a better light experience.

Synapse Wireless Control Accessories

Twist-Lock Lighting Controller
TLT-SC2
- Suitable for 347V-277V (UL) voltage only
- Requires NEMA/ANSI C136.41 7-Pin Dimming Receptacle
- Not for use with BML or 8 options
- Provides On/Off switching, dimming, power metering, digital sensor input, and status monitoring of luminaire
- Refer to TLT-SC spec sheet for details

Twist-Lock Lighting Controller
TLT-nHS
- Suitable for 120-480V (UL, UE and UH) voltages
- Requires NEMA/ANSI C136.41 7-Pin Dimming Receptacle
- Not for use with BML or 8 options
- Provides On/Off switching, dimming, power metering, digital sensor input, and status monitoring of luminaire
- Refer to TLT-nHS spec sheet for details

SimplySNAP Control Base Station
CBS500-USB-002
- Includes On-Site Controller SS450-002 and 5-button switch
- Indoor and Outdoor rated
- Refer to CBS500-USB-002 spec sheet for details

Synapse Wireless Sensor
WSN-OPM
- Motion and light sensor
- Control multiple zones
- Refer to WSN-OPM spec sheet for details

SimplySNAP On-Site Controller
SS450-002
- Version* LTE-enabled
- Designed for indoor applications
- Refer to SS450-002 spec sheet for details

Building Management System (BMS) Gateway
BMS-SW-002
- Required for BACnet integrations
- Refer to BMS-SW-002 spec sheet for details

Outdoor Antennas
(Optional, for increased range, 849 gain)
KIT-ANT5DBM
- Kit includes antenna, 39' cable and bracket
KIT-ANT20D
- Kit includes antenna, 39' cable and bracket
KIT-ANT60D
- Kit includes antenna, 50' cable and bracket
- Refer to Outdoor antenna spec sheet for details

Electrical Data*

Lumen Package	System Watts 120-480V**	Utility Billed Wattage	Total Current (A) 120V	208V	240V	277V	347V*	480V*
4L**	26	30	0.21	0.12	0.11	0.09	N/A	N/A
6L	37	40	0.31	0.18	0.15	0.13	0.11	0.08
9L	55	60	0.46	0.27	0.23	0.20	0.16	0.12
11L	68	70	0.57	0.33	0.28	0.25	0.20	0.14
14L	97	100	0.81	0.47	0.40	0.35	0.28	0.20
23L	131	150	1.09	0.63	0.55	0.47	0.38	0.27
30L	175	180	1.46	0.84	0.73	0.63	0.50	0.36
40L	236	240	1.96	1.13	0.98	0.85	0.68	0.49
50L	297	N/A	2.48	1.43	1.24	1.07	0.86	0.62
65L	384	N/A	3.20	1.85	1.60	1.39	1.11	0.80
75L	447	N/A	3.73	2.15	1.86	1.61	1.29	0.93

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-277V, 277-480V or 347-480Hz/120V.
** Available with UL voltage only.

OSQ-C Series Ambient Adjusted Lumen Maintenance[1]

Ambient	Initial LMF	25K hr Reported[2] LMF	50K hr Reported[2] LMF	75K hr Reported[2] LMF	100K hr Reported[2] LMF
5°C (41°F)	1.02	0.99	0.93	0.88	0.83
15°C (59°F)	1.02	0.98	0.93	0.87	0.82
25°C (77°F)	1.01	0.98	0.92	0.87	0.82
30°C (86°F)	1.01	0.97	0.92	0.86	0.81
35°C (77°F)	1.00	0.97	0.91	0.86	0.81

[1] Lumen maintenance values at 25°C (77°F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LAFT) have been applied to all lumen maintenance factors. Please refer to the Temperature Zone Reference Document for outdoor average nighttime ambient conditions.
[2] In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to be the tested duration in the IES LM-80 report for the LED.

Accessories

Field-Installed

Backlight Shield	Shorting Cap
OSQ-M-C-BLSF (Medium)	XA-XSLSHRT
OSQ-L-C-BLSF (Large)	
OSQ-X-C-BLSF (Extra Large)	
- Not for use with recessed optics	

Bird Spikes
OSQ-M-C-BIRDSPK
OSQ-L-C-BIRDSPK
OSQ-X-C-BIRDSPK

US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING

OSQW™ LED Wall Mount Luminaire featuring Patented NanoComfort® Technology

Product Specifications

CREE LIGHTING NANOCOMFORT® TECHNOLOGY
Cree Lighting's NanoComfort® Technology ends the trade-offs in outdoor lighting by providing superior glare reduction and visual comfort in high-efficiency illumination delivered precisely where it is needed. The basic building block of NanoComfort® Technology is a compact 4x4 array of LEDs. Each of the 16 LEDs in a module is in contact with its own acrylic polymer lens to capture and precisely direct light. With NanoComfort® Technology, the acrylic optics are cut and sculpted into facets that relieve the glare and harshness while improving visual comfort - all while retaining superb efficacy and control.

CREE TRUEWHITE® TECHNOLOGY
A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics and lifelong color consistency, all while maintaining high luminous efficacy – a true no compromise solution.

CONSTRUCTION & MATERIALS
- Slim, low profile design
- Luminaire housing specifically designed for LED applications with advanced thermal management and driver compartment
- Acrylic optic w/clear tempered glass lens
- Some versions are provided with full circuitboard, but not fully populated with LEDs or optics to scale back lumen package
- Luminaire mounting box designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes
- Luminaire can also be direct mounted to a wall and surface wired
- Includes (4) 3/4" knockouts, (2) mounting holes for conduit supplied hardware. Select hardware appropriate for mounting surface
- Conduit entry from top, bottom, sides, and rear
- Exclusive ColorFast DeltaGuard® finish bonnets an E-coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, black, white and bronze are available
- **Weight:** Standard - 9.0 lbs. (4.1kg), Emergency - 10.0 lbs. (4.5kg)
- Includes QR code on back plate which provides access to: Online installation instructions, Luminaire information (Part number, Serial number, Build date, and Warranty end date), and Warranty claim submission form
- Replaces 1/2 and 3/4 DP style knockouts are included. 3/4" knockouts are offered inside pole bosses, next to fixtures, on side plates, or in the maintenance records. 2" labels can be scanned from the ground when placed at an appropriate height

ELECTRICAL SYSTEM
- **Input Voltage:** 120-277V or 347-480V, 50/60 Hz
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV/5kA surge suppression protection standard; 20kV/10kA surge suppression protection optional.
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Designed with 0-10V dimming capabilities. Terms to 10%. Controls by others.
- 0-10V ANSI C137.1-2019 (0-Volt)
- **Maximum 10V Source Current:** 1 mA
- Refer to Dimming spec sheet for details
- **Operating Temperature Range:** -40°C - +50°C (-40°F - +122°F); Minimum operating temperature with EB curves: -20°C (-4°F)

REGULATORY & VOLUNTARY QUALIFICATIONS
- cULus Listed
- Suitable for wet locations
- Designed for downlight applications only
- UL924 (EB Option) Maximum mounting height: 20.0'(6.1m)
- Enclosure rated IP66 per IEC 60598
- ANSI C136.2 10kV/5kA (standard) and 20kV/10kA (optional) surge protection, tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards

Website: creelighting.com
US: (800) 236-6800 **Canada:** (800) 473-1234

CREE LIGHTING

OSQW™ LED Wall Mount Luminaire featuring Patented NanoComfort® Technology

Product Specifications

CREE LIGHTING NANOCOMFORT® TECHNOLOGY
Cree Lighting's NanoComfort® Technology ends the trade-offs in outdoor lighting by providing superior glare reduction and visual comfort in high-efficiency illumination delivered precisely where it is needed. The basic building block of NanoComfort® Technology is a compact 4x4 array of LEDs. Each of the 16 LEDs in a module is in contact with its own acrylic polymer lens to capture and precisely direct light. With NanoComfort® Technology, the acrylic optics are cut and sculpted into facets that relieve the glare and harshness while improving visual comfort - all while retaining superb efficacy and control.

- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Lens meets IK09 requirements per IEC 60068-2
- Assembled in the USA by Cree Lighting from US and imported parts
- Meets the requirements for Buy American Act (BAA) because it qualifies as a commercially-available off-the-shelf (COTS) item. Please refer to www.creelighting.com/BAA-BABA
- RoHS compliant. Consult factory for additional details
- DarkSky Approved when ordered with 27K7 or 30K7 CCTs. Please refer to https://darksky.org/what-we-do/darksky-approved/products-companies/#l/~/search/keyword=Cree for most current information
- DLC Premium qualified SKUs available. Please refer to https://qpl.designlights.org/solid-state-lighting/ for most current information
- DLC Luna qualified when ordered with 27K7 or 30K7 CCTs. Please refer to https://qpl.designlights.org/solid-state-lighting for most current information
- ⚠ **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Electrical Data*

Lumen Package	System Watts 120-480V**	System Watts 120V	208V	240V	277V	347V*	480V*	EB System Watts 120-277V	Total Current (A) 120V	208V	240V	277V
2L	16	0.13	0.08	0.07	0.06	N/A	N/A	19	0.14	0.09	0.08	0.07
4L	27	0.22	0.13	0.11	0.10	0.08	0.06	30	0.24	0.14	0.12	0.11
6L	40	0.34	0.19	0.17	0.14	0.12	0.09	43	0.36	0.21	0.18	0.16
8L	55	0.47	0.27	0.23	0.20	0.16	0.12	58	0.49	0.28	0.24	0.21

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347-480Hz/120V.
** 2L lumen package is only available with 120-277V

OSQW Series Ambient Adjusted Lumen Maintenance Factors[1]

Ambient	Lumen Package	Initial LMF	25K hr Reported[2] LMF	50K hr Reported[2] LMF	75K hr Reported[2] LMF	100K hr Reported[2] LMF
5°C	2L	1.03	0.99	0.97	0.94	0.92
	4L-8L	1.02	0.99	0.96	0.94	0.91
15°C	2L	1.02	0.99	0.96	0.94	0.91
	4L-8L	1.02	0.98	0.95	0.93	0.91
25°C	2L	1.01	0.98	0.95	0.93	0.91
	4L-8L	1.01	0.98	0.95	0.92	0.90
30°C	2L	1.01	0.97	0.95	0.93	0.90
	4L-8L	1.01	0.97	0.94	0.92	0.89
35°C	2L	1.01	0.97	0.94	0.92	0.89
	4L-8L	1.00	0.97	0.94	0.91	0.89
40°C	2L	1.00	0.96	0.93	0.91	0.88
	4L-8L	0.99	0.96	0.93	0.90	0.87
45°C	2L	0.99	0.95	0.92	0.90	0.87
	4L-8L	0.98	0.95	0.92	0.89	0.86
50°C	2L	0.98	0.94	0.91	0.88	0.85
	4L-8L	0.97	0.94	0.91	0.88	0.85

[1] Lumen maintenance values at 25°C (77°F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LAFT) have been applied to all lumen maintenance factors. Please refer to the Temperature Zone Reference Document for outdoor average nighttime ambient conditions.
[2] In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to be the tested duration in the IES LM-80 report for the LED.

Delivered Emergency Lumens

Lumen Package	CCT/CRI 3700K/5000K, 70 CRI	4000K, 70 CRI	5000K, 90 CRI	5700K, 70 CRI
2L	1,070	1,120	810	1,120
4L	1,000	1,040	760	1,040
6L	1,035	1,065	780	1,065
8L	1,110	1,160	800	1,160

US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING

CPY500™ LED Canopy Luminaire - Direct Mount

Product Specifications

CONSTRUCTION & MATERIALS
- Slim, low profile light engine that mounts to bottom of canopy
- Light engine is constructed of rugged cast aluminum with integral heat sink specifically designed for LED
- Large uniform light panel features 0.157" molded borosilicate glass lens w/ side sparkle
- Optional bezel trim accessories provide optical-glare control and shielding for light trespass

Optic	% Uplight
Lamberitan	1.3%
Lamberitan w/Sparkle Bezel	0.3%
Lamberitan w/Cutoff Bezel	0.0%
Diffuse Lamberitan	1.8%
Diffuse Lamberitan w/Sparkle Bezel	0.4%
Diffuse Lamberitan w/Cutoff Bezel	0.0%

Electrical Data*

Lumen Package	System Watts	System Watts 120-277V	System Watts 347-480V	Total Current (A) 120V	208V	240V	277V	347V	480V
2L	18	18	N/A	0.11	0.06	0.05	0.05	N/A	N/A
4L	40	40	35	0.21	0.12	0.11	0.09	0.07	0.05
8L	74	74	66	0.42	0.24	0.21	0.18	0.15	0.11
10L	96	96	85	0.55	0.32	0.28	0.24	0.19	N/A
20L	174	174	154

KEYNOTES

1. 3'-6" HIGH 8X8X16" MASONRY SCREEN WALL WITH PAINTED STUCCO FINISH, AND 2" HIGH CONCRETE CAP. SEE FINISH SCHEDULE.
2. 4'-2" HIGH 8X8X16" MASONRY SCREEN WALL WITH STONE VENEER FINISH AND 2" HIGH CONCRETE CAP. SEE FINISH SCHEDULE.
3. 6'-2" HIGH 8X8X16" MASONRY SCREEN WALL WITH STONE VENEER FINISH AND 2" HIGH CONCRETE CAP. SEE FINISH SCHEDULE.
4. EXISTING MASONRY WALL TO REMAIN. WALL TO BE PREPPED AND CLEANED TO RECEIVE NEW PAINTED FINISH. MATCH MAIN BODY COLOR OF CONVENIENCE STORE.
5. 20' DIA. CONCRETE SITTING AREA, SEE ENLARGED PLAN AND DETAILS.
6. 8X8X16" MASONRY TRASH / EQUIPMENT ENCLOSURE WITH PAINTED STUCCO AND STONE VENEER FINISH. HEIGHT VARIES, SEE DETAILS AND FINISH SCHEDULE.
7. EXISTING MASONRY CELL PHONE TOWER ENCLOSURE TO REMAIN.

1 SITE WALL PLAN
SCALE: 1" = 30'-0"

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1743 E. McNair Drive, Suite 200
Tempe, Arizona 85283
t. 480 - 755 - 0959

Project Manager	JW
Drawn By	JW
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT
CERTIFICATE NO.
30798
JEFFREY W. WHITER
Date Signed 8/11/26
ARIZONA, U.S.A.

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

HAMSTRA CROSSING
N.W.C. MCQUEEN ROAD AND GERMANN ROAD

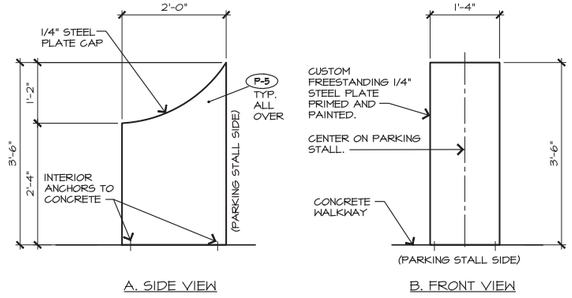
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Revisions

Date	Issued for
8-11-2026	TECH REVIEW

SITE WALL PLAN

A-14

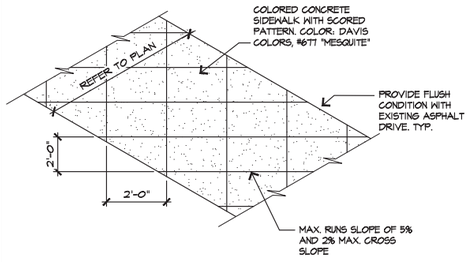


A. SIDE VIEW B. FRONT VIEW

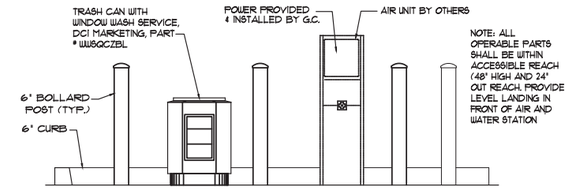
NOTE: ALL WELDS TO BE GRINDED SMOOTH

NOTE: SEE A-30 FOR FINISH SCHEDULE

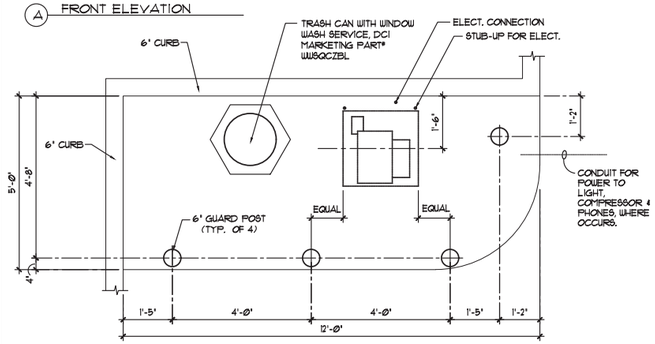
12 DECORATIVE VEHICLE STOP
SCALE: 3/4" = 1'-0" 22029-DECORATIVE VEHICLE STOP



11 PEDESTRIAN PATHWAY
SCALE: 1/4" = 1'-0" 22-CONCRETE PATH

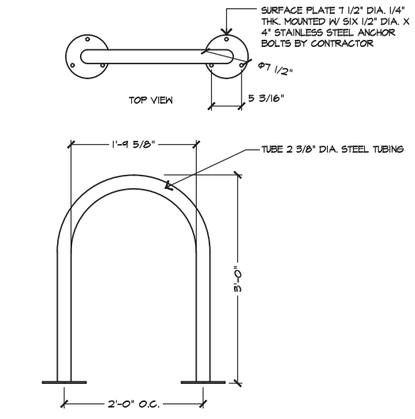


A FRONT ELEVATION

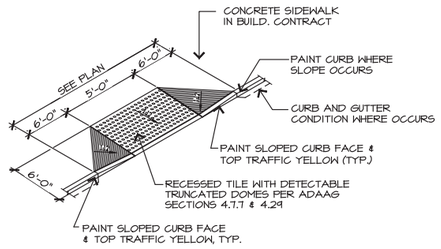


B PLAN

10 AIR STATION DETAIL
SCALE: 1/2" = 1'-0" AIR01

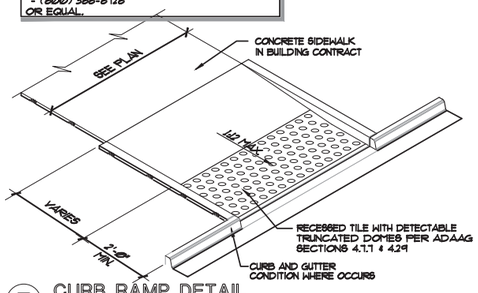


8 BIKE RACK
SCALE: 1"=1'-0" BIKE RACK

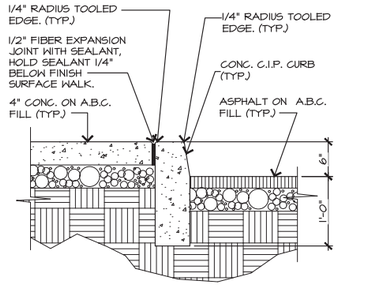


NOTE:
PROVIDE RECESSED DETECABLE TRUNCATED DOMES TILES AS MANUFACTURED BY;
- WAUSAU TILE, TERRA-PAVING DIVISION
- 9001 BUS. HIGHWAY 51
- WAUSAU, WI
- (8000) 388-8728

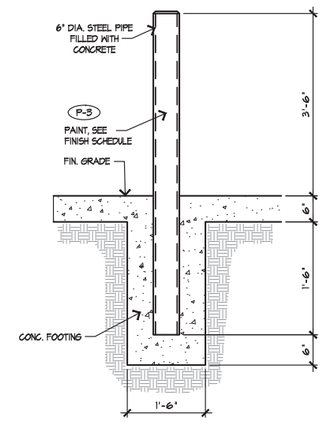
OR EQUAL.



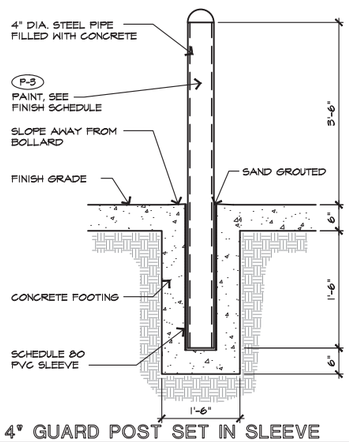
7 CURB RAMP DETAIL
SCALE: 1/4" = 1'-0" CURB RAMP



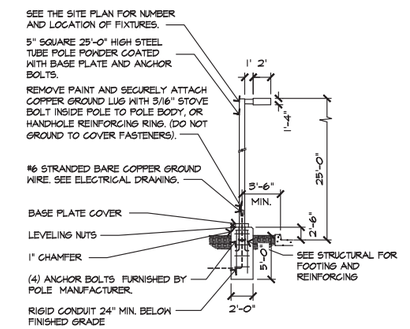
6 TYPICAL CURB DETAIL
SCALE: 1"=1'-0" TYPICAL CURB DETAIL



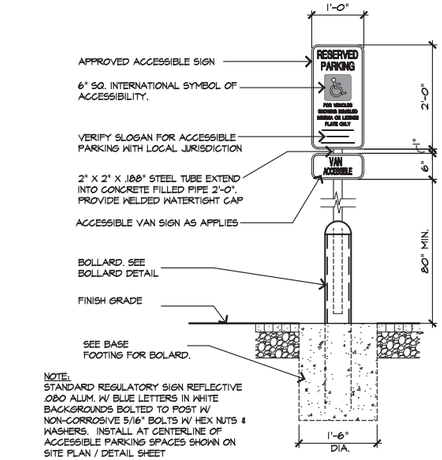
5 TYP. BOLLARD DETAIL
SCALE: 3/4" = 1'-0" GPOST



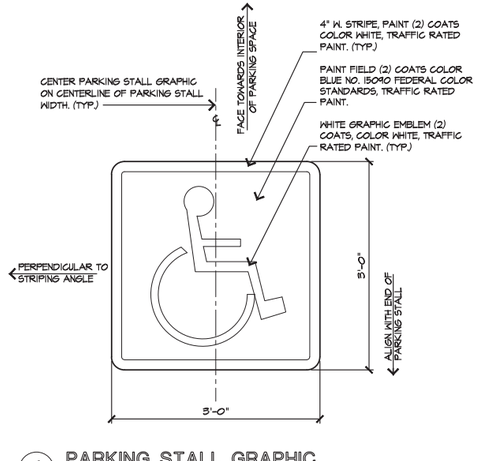
4 4" GUARD POST SET IN SLEEVE
SCALE: 3/4" = 1'-0" 80-GUARD POST W SLEEVE



3 SITE POLE LIGHT FIXTURE
SCALE: 1 1/2" = 1'-0"



2 VAN ACCESSIBLE PARKING SIGN
SCALE: 3/4" = 1'-0" 02 - ACCESSIBLE VAN PARKING SIGN



1 PARKING STALL GRAPHIC
SCALE: 1"=1'-0" 10-Parking Stall Graphic

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Project Manager	JW
Drawn By	JW
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT CERTIFICATE NO. 30798 JEFFREY W. WINTERS Date Signed 8/11/26 ARIZONA, U.S.A.

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HAMSTRA CROSSING
N.W.C. MCQUEEN ROAD AND GERMANN ROAD

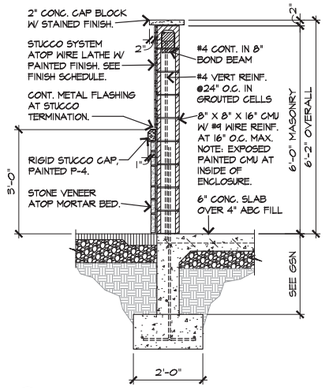
EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

Revisions

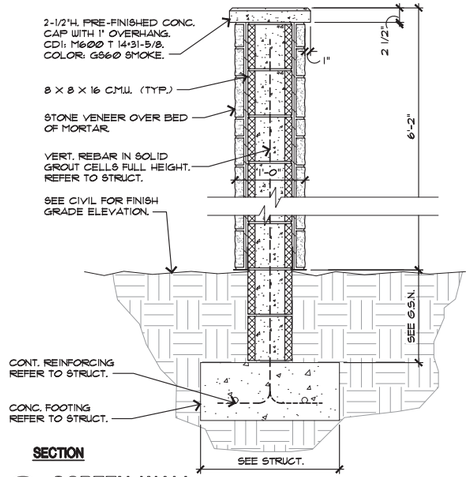
Date	Issued for
8-11-2026	TECH REVIEW

SITE DETAILS

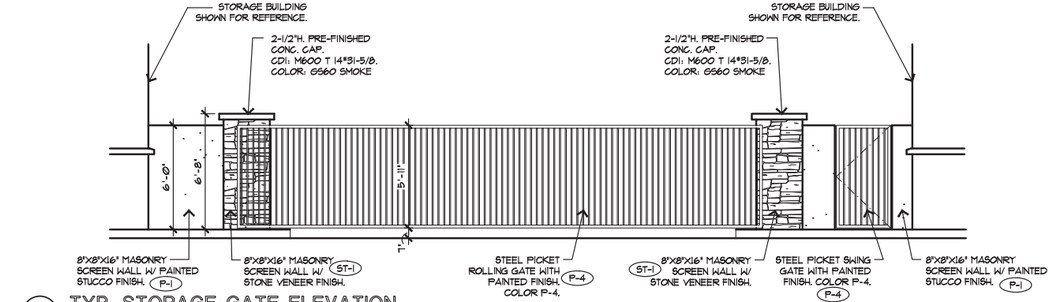
A-13



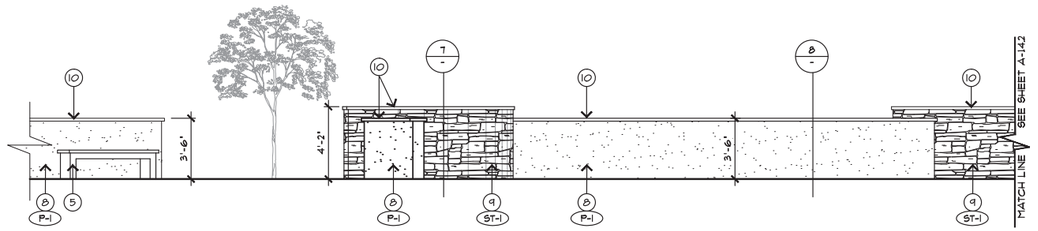
A TRASH ENCLOSURE WALL SECTION
SCALE: 1/2" = 1'-0"



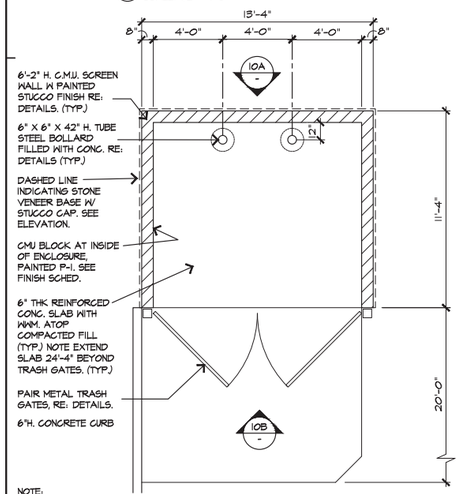
9 SCREEN WALL
SCALE: 1" = 1'-0"
TYP CMU SCREEN WALL



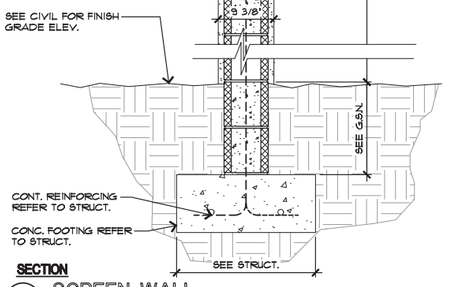
6 TYP. STORAGE GATE ELEVATION
SCALE: 1/4" =1'-0"
TYP. PRKG SCREEN WALL ELEV.



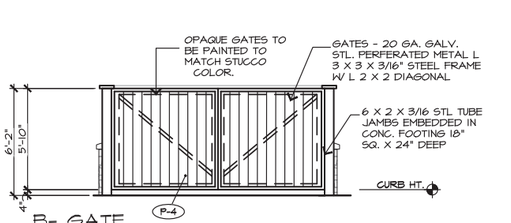
B- ELEVATION



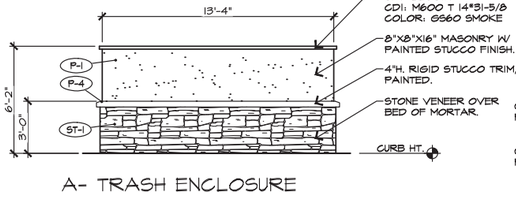
11 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"
TRASH2



8 SCREEN WALL
SCALE: 1" = 1'-0"
TYP CMU SCREEN WALL

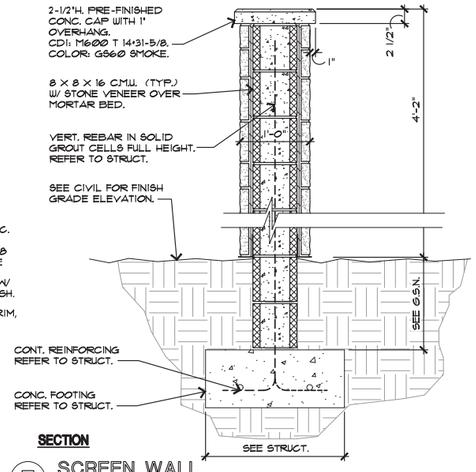


B- GATE

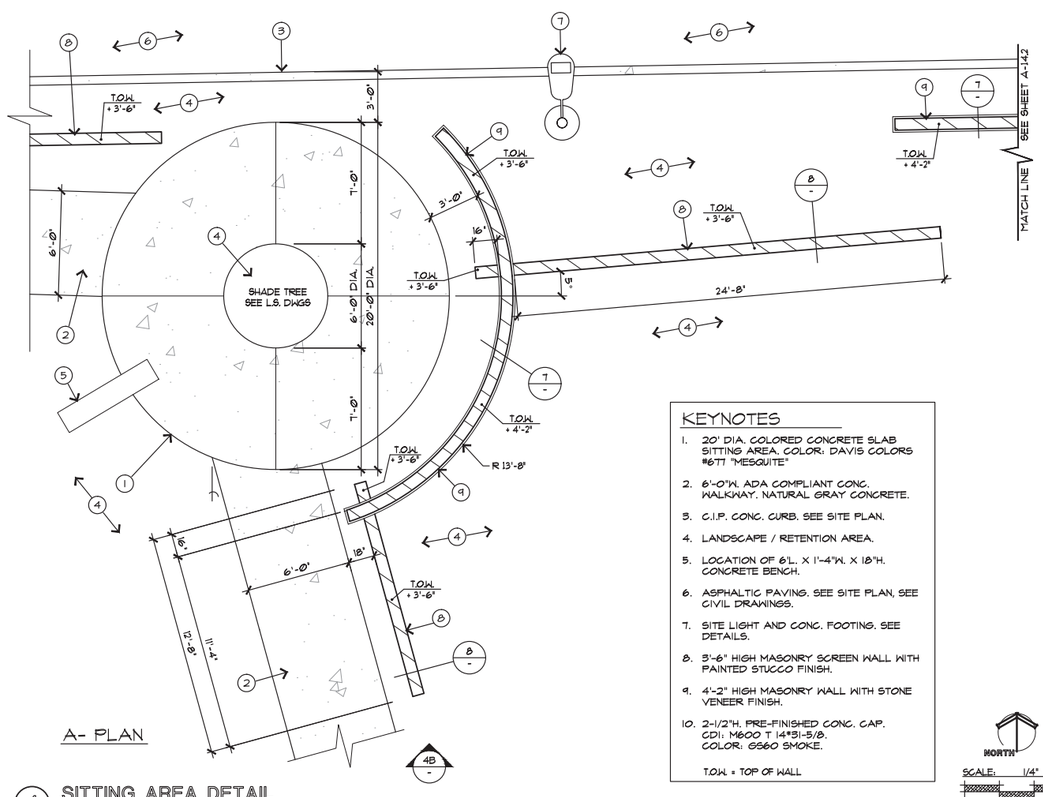


A- TRASH ENCLOSURE

10 TRASH ENCLOSURE WALL
SCALE: 1/4" = 1'-0"
WALL ELEV



7 SCREEN WALL
SCALE: 1" = 1'-0"
TYP CMU SCREEN WALL



A- PLAN

KEYNOTES

1. 20' DIA. COLORED CONCRETE SLAB SITTING AREA. COLOR: DAVIS COLORS #677 "MESQUITE"
2. 6'-0"W. ADA COMPLIANT CONC. WALKWAY. NATURAL GRAY CONCRETE.
3. C.I.P. CONC. CURB. SEE SITE PLAN.
4. LANDSCAPE / RETENTION AREA.
5. LOCATION OF 6'L. X 1'-4"W. X 18"H. CONCRETE BENCH.
6. ASPHALTIC PAVING. SEE SITE PLAN, SEE CIVIL DRAWINGS.
7. SITE LIGHT AND CONC. FOOTING. SEE DETAILS.
8. 5'-6" HIGH MASONRY SCREEN WALL WITH PAINTED STUCCO FINISH.
9. 4'-2" HIGH MASONRY WALL WITH STONE VENEER FINISH.
10. 2-1/2"H. PRE-FINISHED CONC. CAP. CDI: M600 T 14*31-5/8. COLOR: GS60 SMOKE.

T.O.W = TOP OF WALL

4 SITTING AREA DETAIL
SCALE: 1/4" =1'-0"
sitting area dtl

NORTH
SCALE: 1/4" = 1'-0"
0' 2' 4' 8'

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Project Manager	JW
Drawn By	JW
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT
CERTIFICATE NO.
30798
JEFFREY W. WHITES
8/11/26
Date Signed
ARIZONA, U.S.A.

HAMSTRA CROSSING
N.W.C. MCQUEEN ROAD AND GERMANN ROAD

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

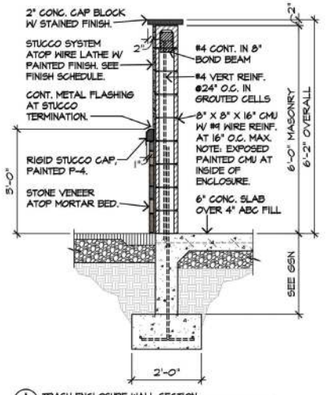
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Revisions

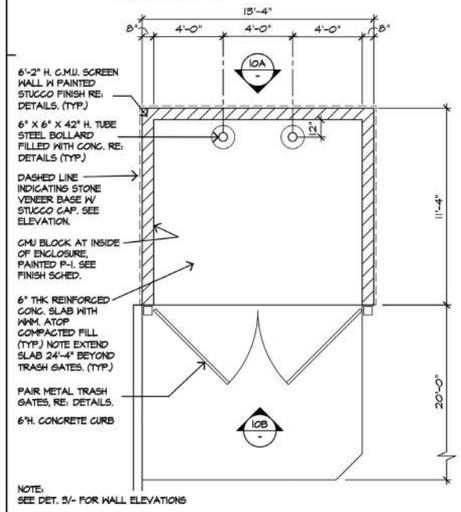
Date	Issued for
8-11-2026	TECH REVIEW

SITE DETAILS

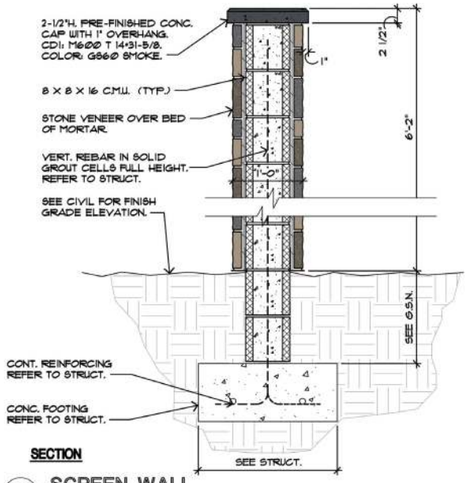
A-14.1



A TRASH ENCLOSURE WALL SECTION
SCALE: 1/2" = 1'-0"

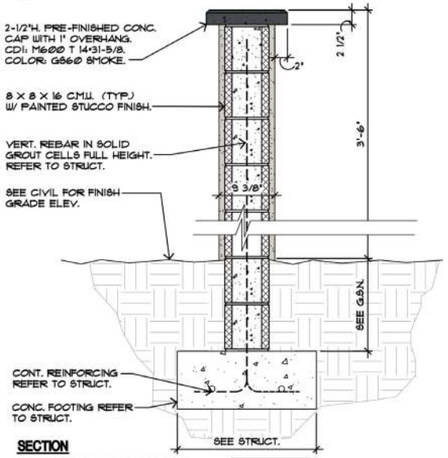


11 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0" TRASH2



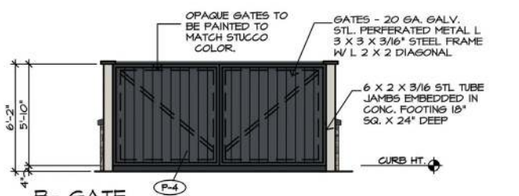
SECTION

9 SCREEN WALL
SCALE: 1" = 1'-0" TYP CMU SCREEN WALL

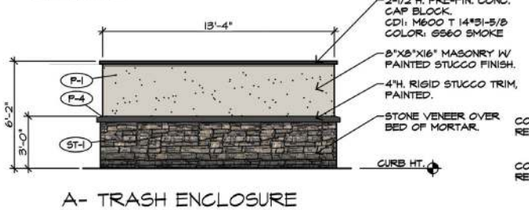


SECTION

8 SCREEN WALL
SCALE: 1" = 1'-0" TYP CMU SCREEN WALL

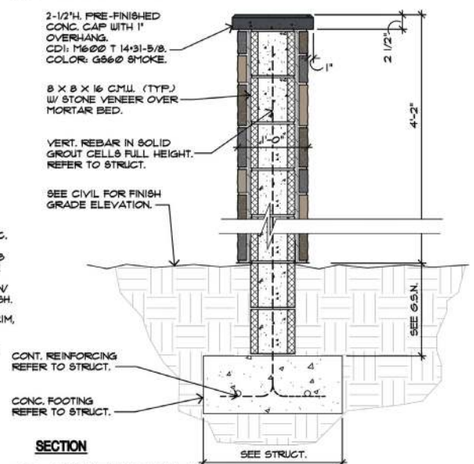


B- GATE



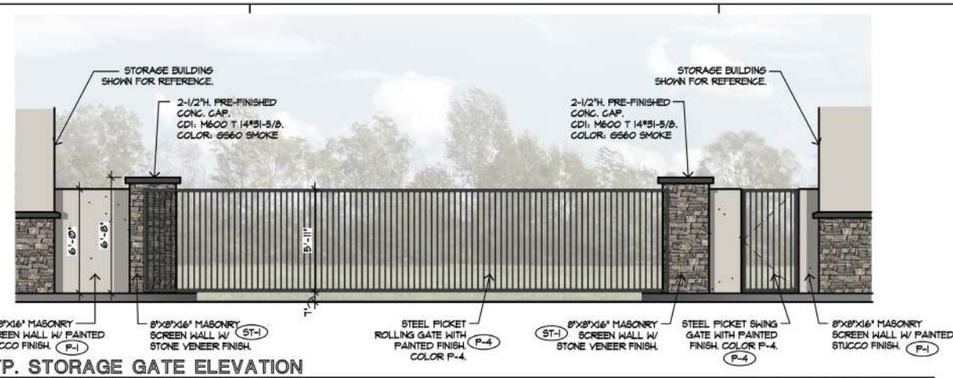
A- TRASH ENCLOSURE

10 TRASH ENCLOSURE WALL
SCALE: 1/4" = 1'-0" WALL ELEV

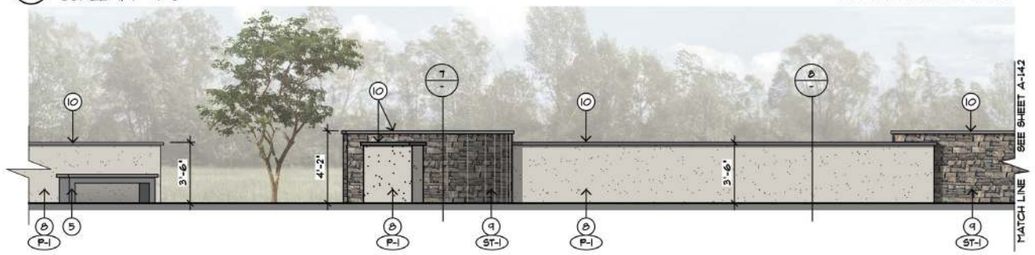


SECTION

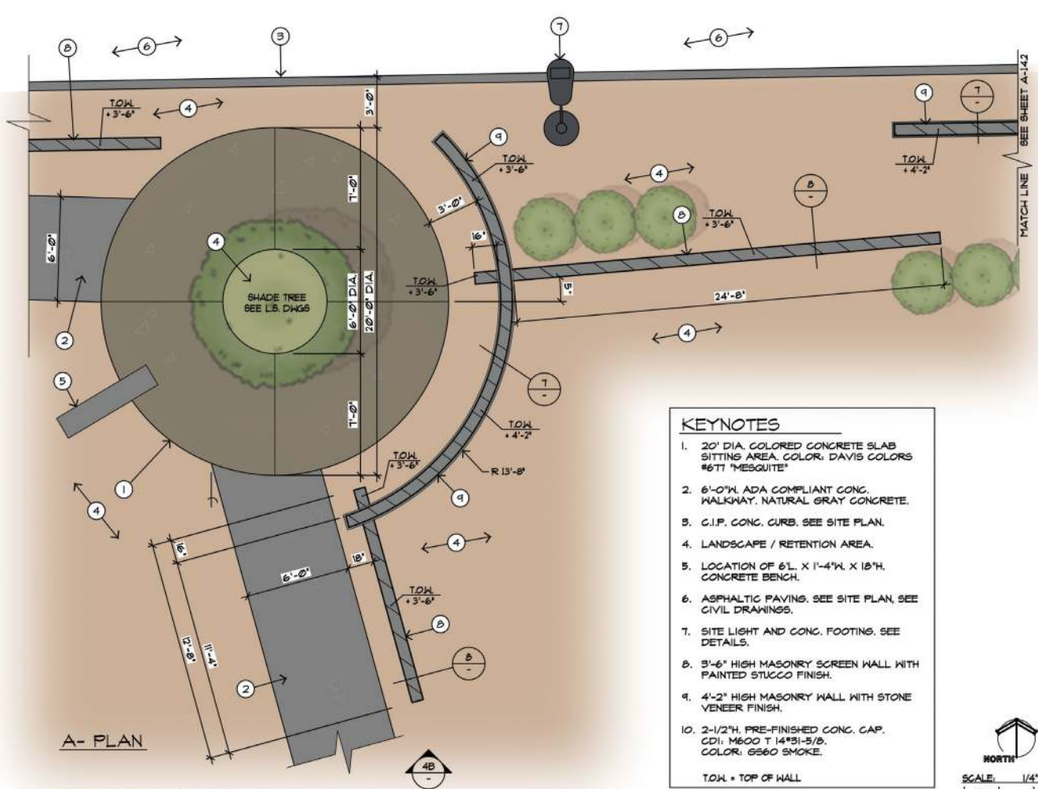
7 SCREEN WALL
SCALE: 1" = 1'-0" TYP CMU SCREEN WALL



6 TYP. STORAGE GATE ELEVATION
SCALE: 1/4" =1'-0" TYP. PRKG SCREEN WALL ELEV.



B- ELEVATION



A- PLAN

KEYNOTES

1. 20' DIA. COLORED CONCRETE SLAB SITTING AREA. COLOR: DAVIS COLORS #671 "MESQUITE"
2. 6'-0"W. ADA COMPLIANT CONC. WALKWAY. NATURAL GRAY CONCRETE.
3. C.I.P. CONC. CURB. SEE SITE PLAN.
4. LANDSCAPE / RETENTION AREA.
5. LOCATION OF 6'L. X 1'-4"W. X 18"H. CONCRETE BENCH.
6. ASPHALTIC PAVING. SEE SITE PLAN, SEE CIVIL DRAWINGS.
7. SITE LIGHT AND CONC. FOOTING. SEE DETAILS.
8. 3'-6" HIGH MASONRY SCREEN WALL WITH PAINTED STUCCO FINISH.
9. 4'-2" HIGH MASONRY WALL WITH STONE VENEER FINISH.
10. 2-1/2"H. PRE-FINISHED CONC. CAP. CDI: M600 T 14*31-5/8. COLOR: G660 SMOKE.

T.O.W. = TOP OF WALL

NORTH
SCALE: 1/4" = 1'-0"
0' 2' 4' 8'

4 SITTING AREA DETAIL
SCALE: 1/4" =1'-0" sitting area dtl

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Project Manager	JW
Drawn By	JW
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT
CERTIFICATE NO.
30706
JEFFREY W. WINTER
DATE SIGNED 8/11/26
ARIZONA, U.S.A.

HAMSTRA CROSSING
N.W.C. MCQUEEN ROAD AND GERMANN ROAD

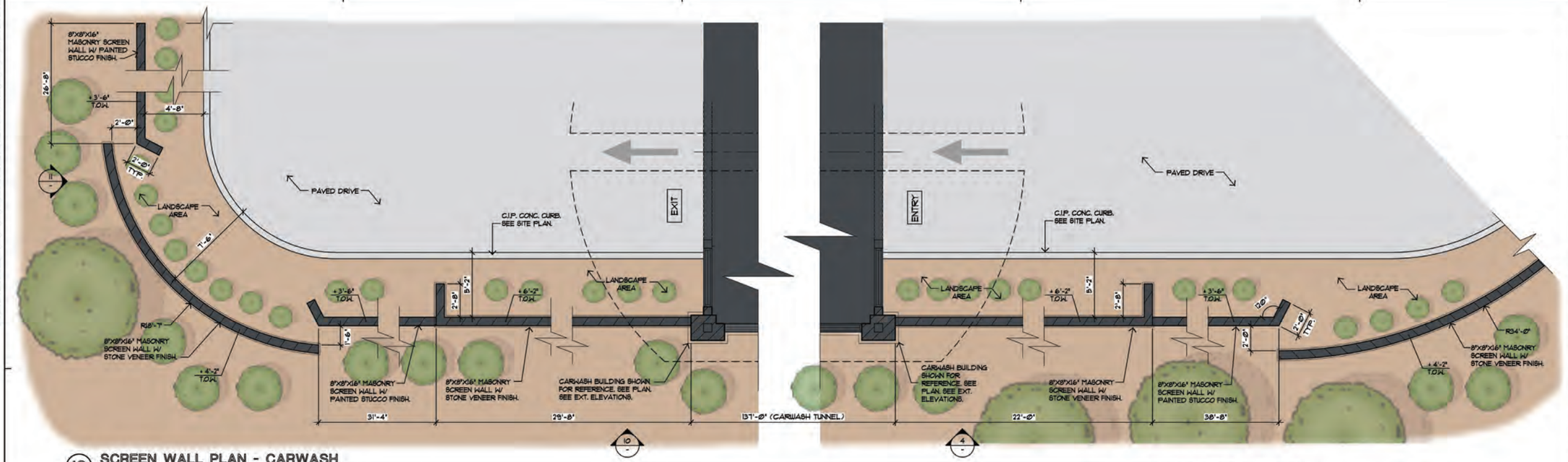
EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

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Revisions	
Date	Issued for
8-11-2026	TECH REVIEW

SITE DETAILS

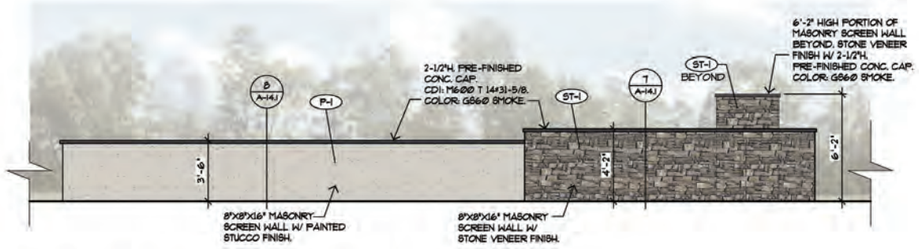
A-14.1



12 SCREEN WALL PLAN - CARWASH

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

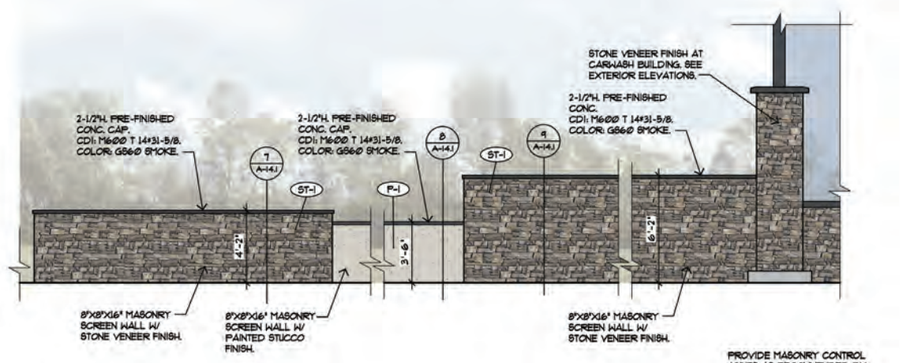
TYP. PRKG SCREEN WALL ELEV. -GW



11 TYP. SCREEN WALL ELEV - CARWASH EXIT

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

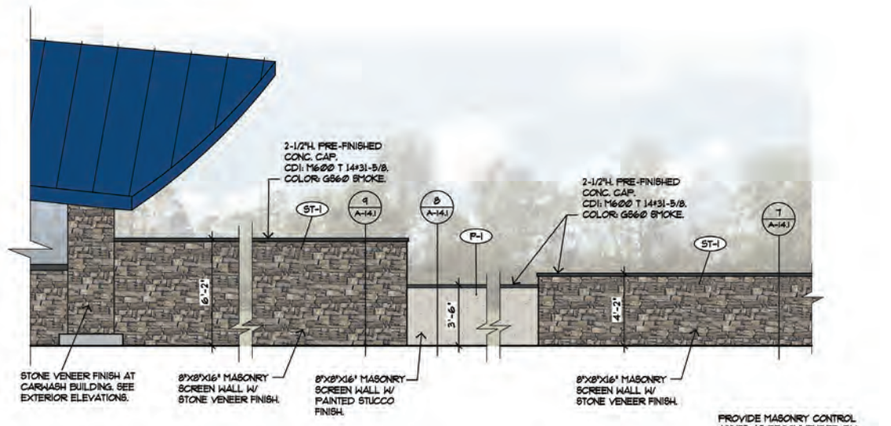
TYP. PRKG SCREEN WALL ELEV. -GW



10 TYP. SCREEN WALL ELEV - CARWASH EXIT

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

TYP. PRKG SCREEN WALL ELEV. -GW



4 TYP. SCREEN WALL ELEV - CARWASH ENTRANCE

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

TYP. PRKG SCREEN WALL ELEV. -GW

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Project Manager	JW
Drawn By	JW
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT — CERTIFICATE NO. 30706 — JEFFREY W. WINTER — 3/12/26 — ARIZONA, U.S.A.

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ZONING CASE NUMBER: DVR08-0005

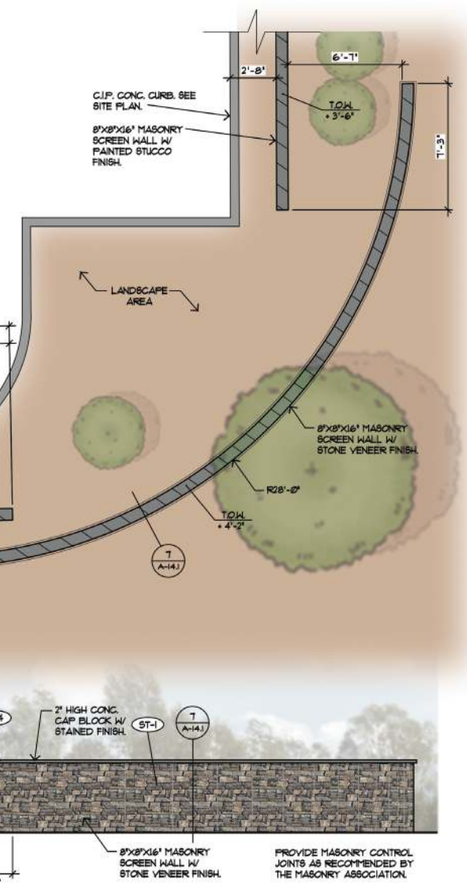
HAMSTRA CROSSING

N.W.C. MCQUEEN ROAD AND GERMANN ROAD

Revisions	
Date	Issued for
3-12-2026	TECH REVIEW

SITE DETAILS

A-14.3



7 SCREEN WALL

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

TYP. PRKG SCREEN WALL ELEV.

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Drawn By	JW
Checked By	ES
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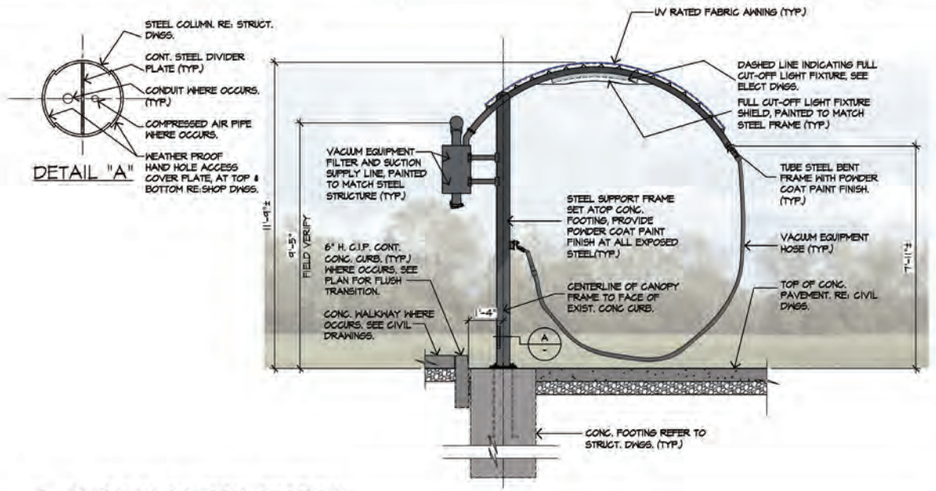
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ZONING CASE NUMBER: DVR08-0005

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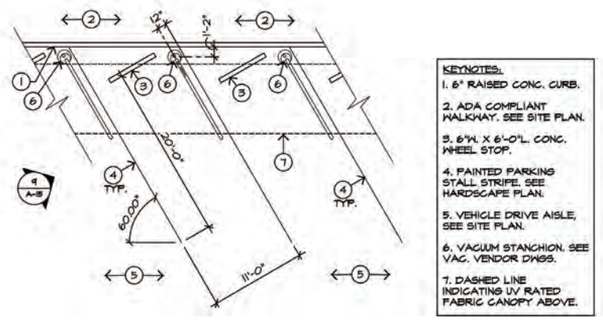
Revisions	
Date	Issued for
3-12-2026	TECH REVIEW

SITE DETAILS

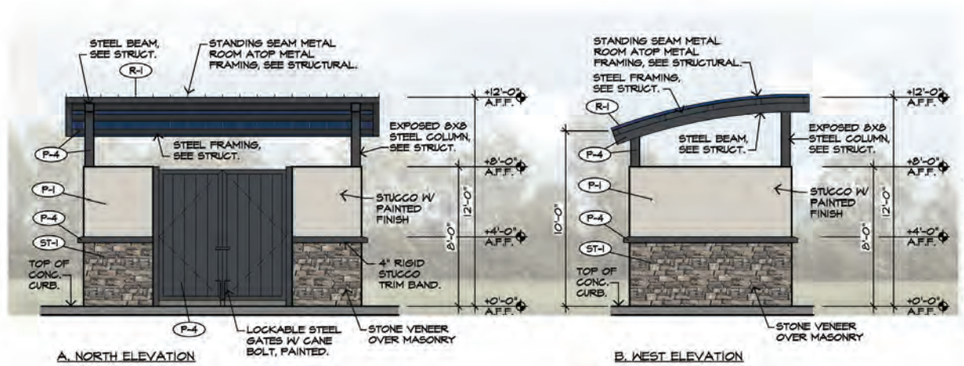
A-14.2



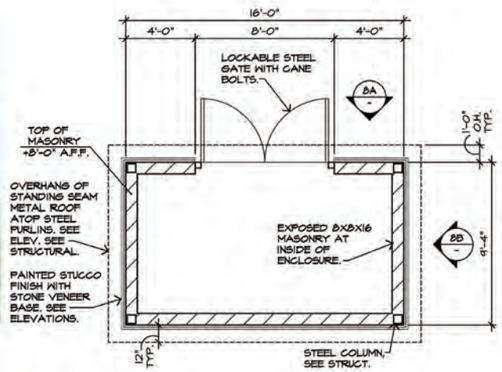
9 **VACUUM CANOPY SECTION**
SCALE: 3/8" = 1'-0"



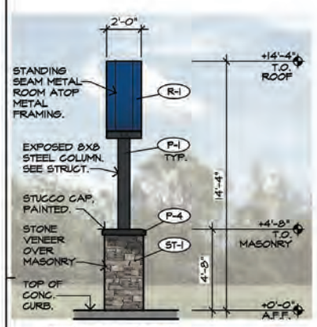
3 **TYP. VACUUM STALL BAY PLAN**
SCALE: 1/8" = 1'-0"
x-vac-stall-typ



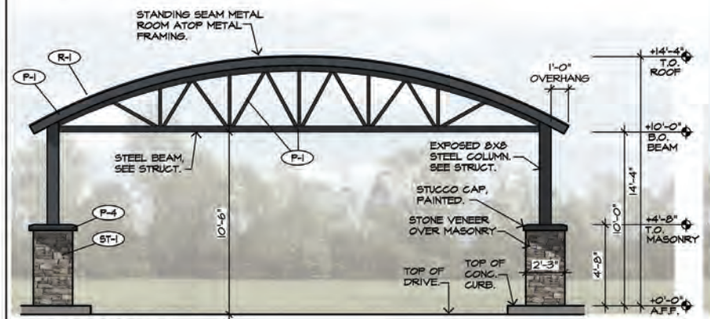
8 **VAC. ENCLOSURE ELEVATIONS**
SCALE: 1/4" = 1'-0"
NOTE: SEE SHEET A-30 FOR EXTERIOR FINISH SCHEDULE
x-elev-vac-encl



2 **VAC. ENCLOSURE PLAN**
SCALE: 1/4" = 1'-0"
x-vac-encl-plan

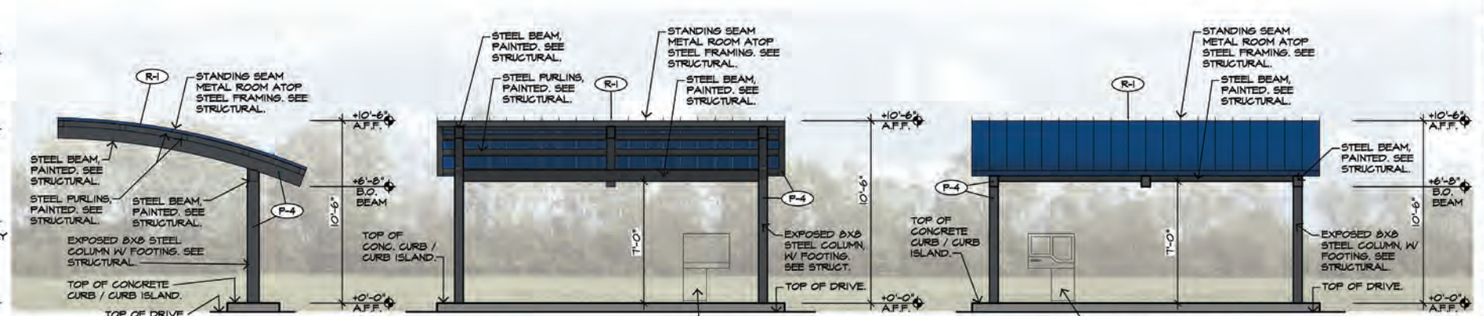


B. SIDE ELEVATION



A. FRONT ELEVATION

10 **DRIVE THRU ENTRANCE ELEVATION**
SCALE: 1/4" = 1'-0"
NOTE: SEE SHEET A-30 FOR EXTERIOR FINISH SCHEDULE.
x-dt-enter-elev



A- SIDE ELEV | B- FRONT ELEV | C- REAR ELEV

7 **PAY STATION CANOPY ELEVATIONS**
SCALE: 1/4" = 1'-0"
NOTE: SEE SHEET A-30 FOR EXTERIOR FINISH SCHEDULE.
x-elev-pay-stat-can

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Project Manager	JW
Drawn By	JW.
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT CERTIFICATE NO. 30706 JEFFREY W. WINTER DATE SIGNED 3/12/26 ARIZONA, U.S.A.

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HAMSTRA CROSSING
N.W.C. MCQUEEN ROAD AND GERMANN ROAD

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

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Date	Issued for
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SITE DETAILS & ELEVATIONS

A-15

LEGEND

E = EXPANSION JOINT
S = SCORED JOINT
℄ = CENTERLINE
HB = HOSE BIB. "ZURN" MODEL 1295XL HEAVY DUTY.

GENERAL NOTES

A. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ROOF PENETRATIONS ASSOCIATED WITH CANOPY SUCH AS FIRE SPRINKLERS, LIGHTS, CAMERAS, ECT.. (PER MFGR. REC.) TYP.

B. G.C. SHALL FURNISH AND INSTALL ALL WIRING, CONDUIT, J-BOXES FOR ALL CANOPY ELECTRICAL LIGHTING AND OR SIGNAGE. COORDINATE ALL WORK SCOPE WITH CANOPY FABRICATORS.

C. ALL MATERIAL FOR CANOPY SHALL BE NON-COMBUSTIBLE, AND NO FOAM PLASTIC TO BE USED ON CANOPY. CANOPY SHALL BE IN COMPLIANCE WITH IBC 406.5.2.

D. BLOCK SEALER TO BE APPLIED BY GEN. CONTRACTOR TO ALL MASONRY. POWER WASH AND APPLY (2) TWO COATS OF "PROSOCO" SILOXANE WD WEATHER SEAL PRODUCT.

KEYNOTES

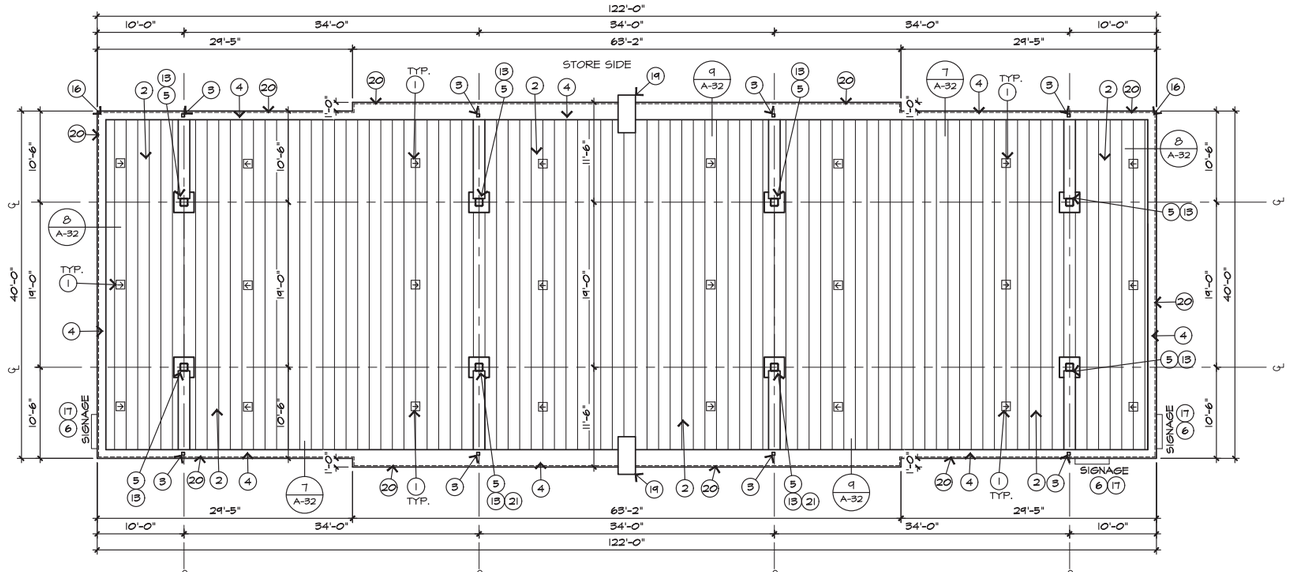
1. LSI "ENCORE" LED FLAT LENS RECESSED LIGHT FIXTURE. SEE ELECTRICAL PLANS. WHITE TRIM
2. EXPOSED EMBOSSED DECK PANELS. - WHITE FINISH.
3. 4X3 MIN. OVERFLOW OUTLET.
4. EDGE OF CANOPY AND GUTTER SYSTEM. SEE STRUCTURAL DRAWINGS.
5. STEEL CANOPY COLUMN TO DECK ABOVE WITH COLUMN ENCLOSURE, SEE DETAILS & ELEVATIONS.
6. CANOPY SIGNAGE BY OTHER. CONTRACTOR TO PROVIDE ELECTRICAL AS REQUIRED.
7. CONCRETE DRIVE SLAB UNDER CANOPY. SEE SITE DRAWINGS
8. LINE OF CANOPY ABOVE. SEE ELEVATIONS
9. 6" DIA. STEEL PIPE BOLLARD FILLED WITH CONCRETE AS TO FUEL BRAND STANDARDS. BOLLARDS TO BE BE SAND GROUTED IN SLEEVE. TYP. (2) PER ISLAND
10. MULTI-PRODUCT DISPENSER. (TYP. OF 8) SEE FUEL PLANS FOR DIESEL OFFERING LOCATIONS.
11. TRASH RECEPTACLE AS TO FUEL BRAND STANDARDS
12. POURED IN PLACE RAISED CONCRETE ISLAND WITH METAL FRAME. SEE SITE PLAN AND CIVIL DRAWINGS.
13. 3" DRAIN PIPE INSIDE COLUMN. SEE CANOPY DRAWINGS.
14. ROOF DRAINS, SEE CANOPY DESIGN STRUCTURAL DWGS.
15. LOCATION OF SURFACE MOUNTED FIRE EXTINGUISHER CABINET AND FIRE EXTINGUISHER.
16. LOCATION OF 2" DIA. CONDUIT WITH PULL STRING FOR SECURITY CAMERA CAT5 CABLE. G.C. TO FURNISH AND INSTALL PULL STRING, CONDUIT, AND WATER-PROOF J-BOX FROM FUEL CANOPY TO POINT OF CONNECTION IN C-STORE, RE: A- SERIES SHEETS, AND E-SERIES SHEETS.
17. LOCATION OF 2" DIA. CONDUIT FOR FUEL CANOPY SIGNAGE. G.C. TO INSTALL J-BOX, CONDUIT AND PULL STRING FROM CANOPY TO POINT OF CONNECTION AT C-STORE, FINAL WIRING AND ELECTRICAL CONNECTION TO POWER SOURCE AND SIGNAGE BY SIGN CONTRACTOR.
18. PROVIDE WALL MOUNTED HOSE BIBBS AT THIS LOCATION. (2) TOTAL.
19. DECORATIVE STEEL FRAMED ILLUMINATED FIN AT CANOPY FASCIA. FIN TO WRAP TO UNDERSIDE OF CANOPY DECK. SEE SECTIONS AND DETAILS.
20. DASHED LINE INDICATING PORTION OF CANOPY FASCIA TO BE ILLUMINATED.
21. LOCATION OF FUEL TANK VENT LINE TO BE ROUTED UP THROUGH STEEL COLUMN AND EXTEND THROUGH CANOPY DECK ABOVE. SEE FUEL DRAWINGS.

CANOPY DRAINING

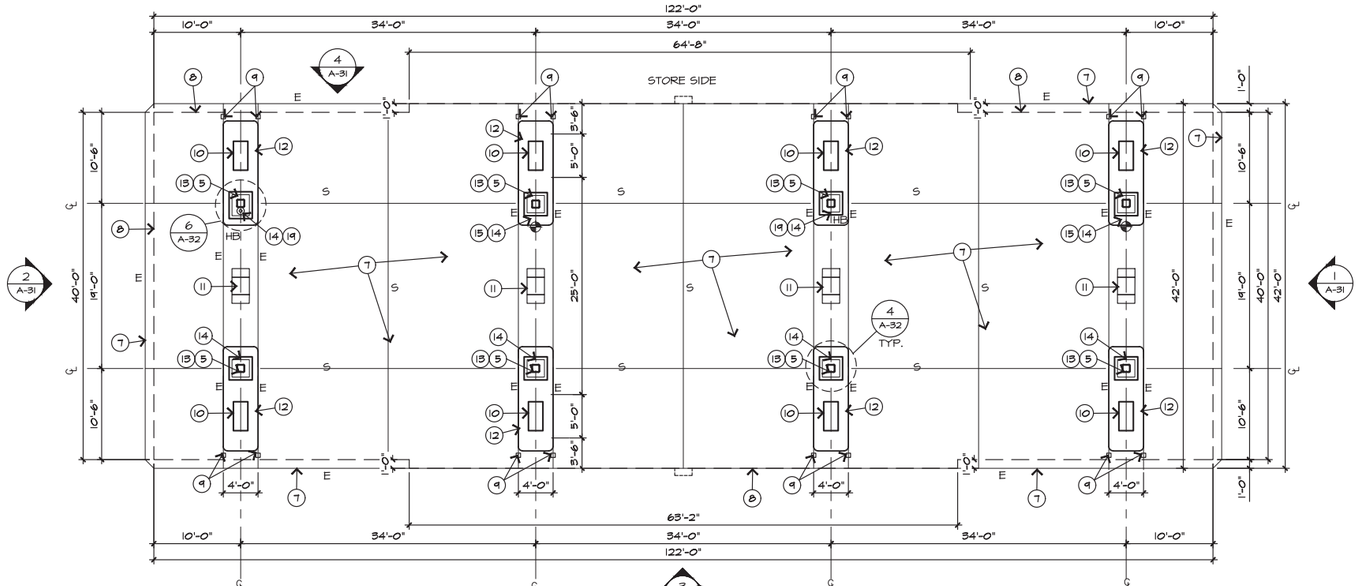
8 CANOPY RD/OF LOCATIONS WITH A TOTAL S.F. OF 4,560 S.F. / 8 LOCATIONS = 570 S.F. TRIBUTARY AREA PER LOCATION W/ 3" RAINFALL PER HR X 0.0312 = 18 GPM 2" RD AND ORD REQUIRED PER TABLE 1106.2 USE 3" RD & OFD PER DWGS. AS SHOWN.

FUEL BRANDING IDENTY AND FUEL ISLAND STANDARDS SHALL BE CONFIRMED PRIOR TO INSTALLATION.

FUEL CANOPY LIGHTING FIXTURES TO BE FLUSH MOUNTED TO BOTTOM OF DECK.



2 FUEL CANOPY REFLECTIVE CEILING PLAN
SCALE: 1/8" = 1'-0"



1 FUEL CANOPY PLAN
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"
0' 4' 8' 16'
NORTH

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Project Manager	JW
Drawn By	ES
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT
CERTIFICATE NO.
30798
JEFFREY W. WHITE
Date Signed 8/11/26
ARIZONA, U.S.A.

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

HAMSTRA CROSSING

N.W.C. MCQUEEN ROAD AND GERMANN ROAD

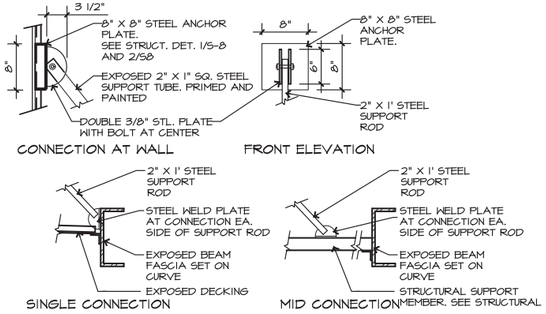
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FUEL CANOPY PLAN & DETAILS

A-25

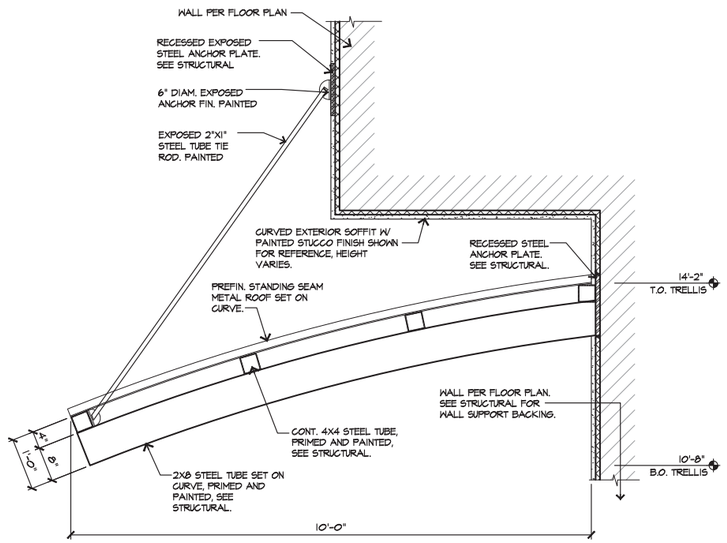


9 SUPPORT AT OVERHANG

SCALE: 1" = 1'-0"

SEE STRUCTURAL DWGS FOR MORE INFORMATION.

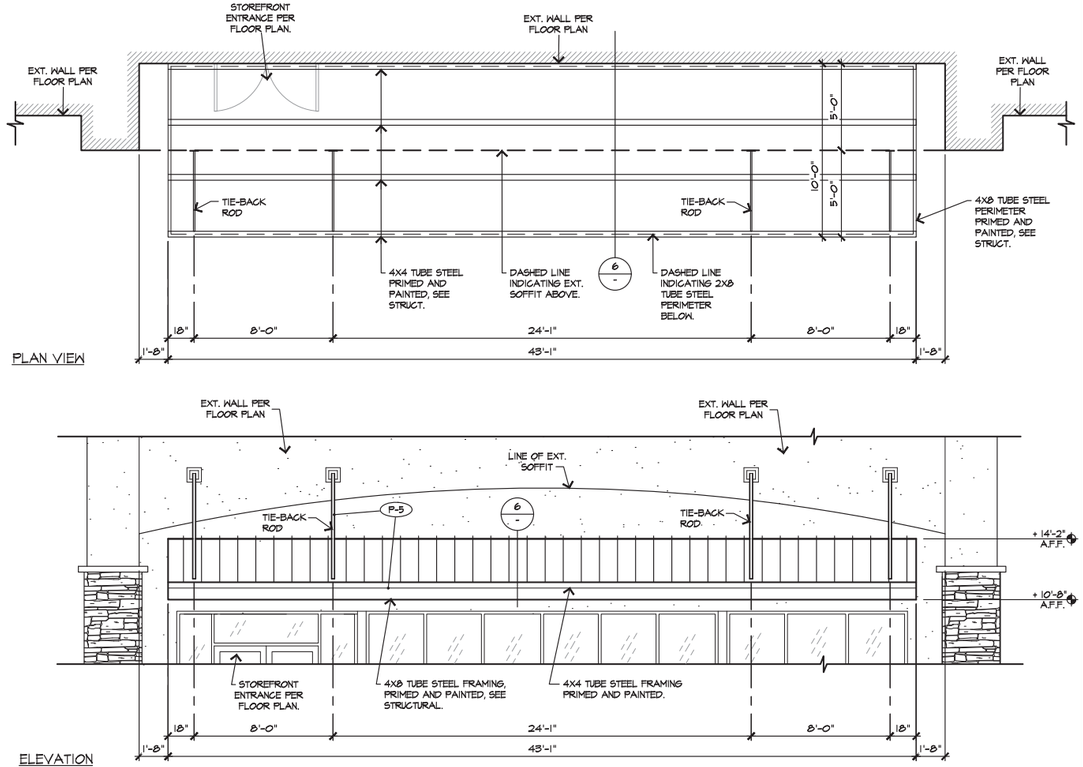
HR-29



6 AWNING SECTION - STOREFRONT

SCALE: 3/4" = 1'-0"

TRELLIS DETAIL STOREFRONT



4 STOREFRONT TRELLIS

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

NOTE: SEE SHEET A-30 FOR EXT. FINISH SCHEDULE.

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HAMSTRA CROSSING

N.W.C. MCQUEEN ROAD AND GERMANN ROAD

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ZONING CASE NUMBER: DVR08-0005

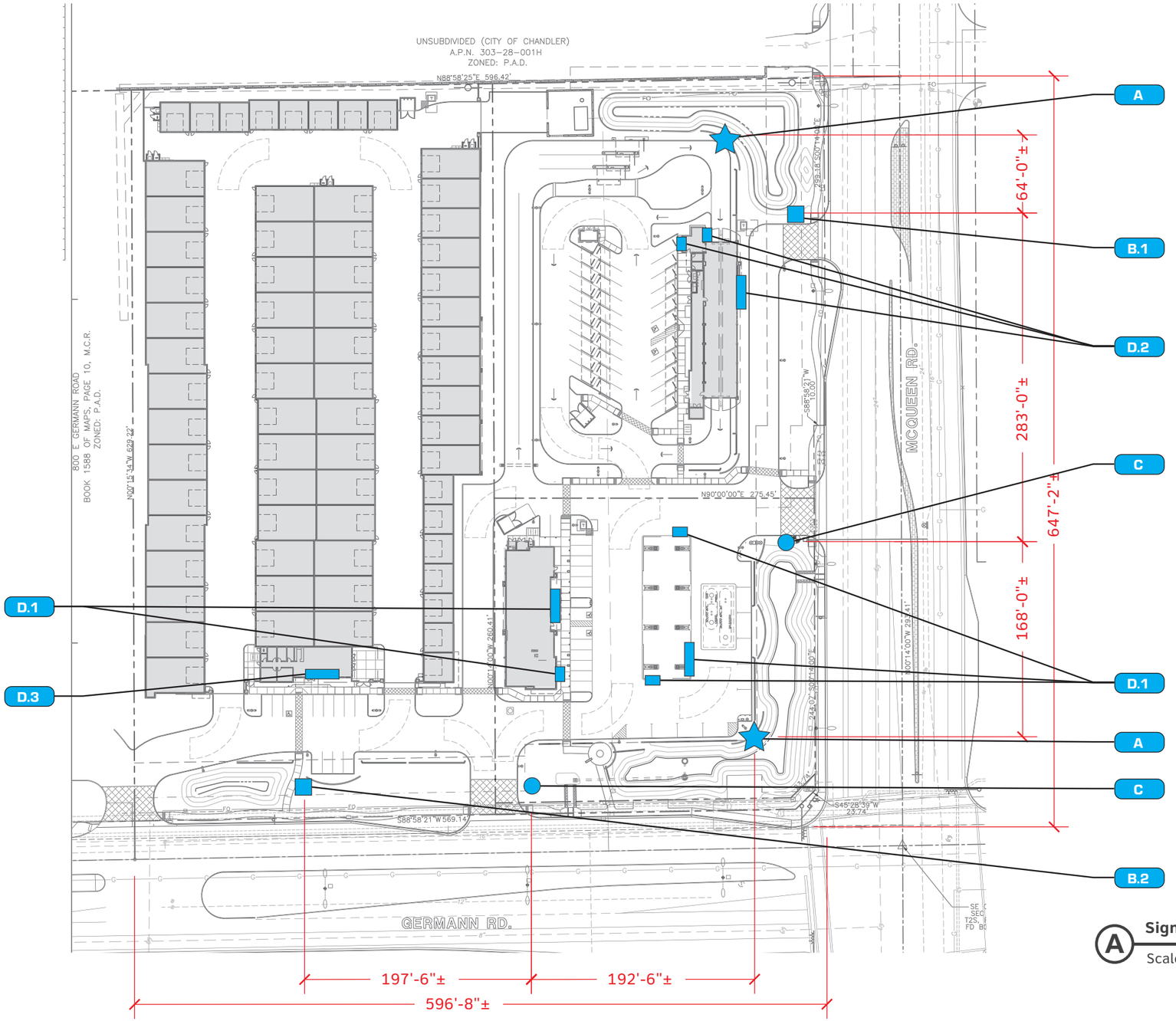
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Date	Issued for
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TRELLIS PLAN AND DETAILS

A-26

12 11 10 8 7

TAB H



A **Sign Location Plan**

Scale: 1" = 100'-0"

Corner Monument - Sign Type A
Project Identification - Qty: 1

Monument Sign - Sign Type B
B.1 - Car Wash Identification - Qty: 1
B.2 - Storage Identification - Qty: 1

Fuel Station Sign - Sign Type C
Identification & Pricing - Qty: 2

Wall Signs - Sign Type D
D.1 - Fuel Station
D.2 - Car Wash
D.3 - Storage

Window Signs - Sign Type E
To be determined per tenant sign package submittal (not shown on plan)

PROJECT DATA

1. PROJECT NAME: HAMSTRA CROSSING COMMERCIAL DEVELOPMENT
2. PROJECT ADDRESS: N.W.C. McQUEEN RD. AND GERMANN RD. 1980 S. McQUEEN RD. CHANDLER, ARIZONA 85286
3. PARCEL NO: 303-28-001S CONV. STORE; 303-28-001R CAR WASH
4. PROJECT DATA:
   a. ZONING CASE NUMBER: DVR08-0005
   b. ZONING: PAD WITH PDP
   c. OCCUPANCY: M & B
   d. CONSTRUCTION TYPE: V-N (C-STORE); II-B (FUEL CANOPY); II-B (CARWASH); U (VAC CANOPIES)
   e. FIRE SPRINKLERS: YES - A.F.E.S. (C-STORE); YES - A.F.E.S. (FUEL CANOPY); YES - A.F.E.S. (EQUIPMENT RM.); NO - A.F.E.S. (CAR WASH TUNNEL)
   f. FIRE SPRINKLERS DESIGN: PER N.F.P.A. CHAPTER 13
5. SITE AREA:
   CONVENIENCE STORE:
   a. SITE AREA GROSS: 102,290 S.F. (2.35 ACRES)
   b. SITE AREA NET: 71,052 S.F. (1.63 ACRES)
   CAR WASH (PROPOSED)
   c. SITE AREA GROSS: 126,134 S.F. (2.84 ACRES)
   d. SITE AREA NET: 101,455 S.F. (2.34 ACRES)
   SELF STORAGE (PROPOSED)
   e. SITE AREA GROSS: 205,799 S.F. (4.72 ACRES)
   f. SITE AREA NET: 195,548 S.F. (4.44 ACRES)
6. BUILDING AREA:

		OCCUP:
a. C-STORE	3,947 S.F.	M
b. RESTAURANT - QSR	328 S.F.	B
c. TOTAL BLDG. AREA:	4,800 S.F.	
d. FUEL CANOPY:	4,880 S.F.	M
e. COVERED AREA	475 S.F.	
f. TOTAL AREA UNDER ROOF:	10,155 S.F. (CONV. STORE)	
g. CAR WASH TUNNEL	3,947 S.F.	M
h. OFFICE	328 S.F.	B
h. EQUIPMENT ROOM:	1,572 S.F.	B
i. TOTAL BLDG. AREA:	5,855 S.F.	
j. VAC CANOPIES	3,282 S.F.	U
k. PAY STATION	831 S.F.	U
l. TOTAL AREA UNDER ROOF:	10,068 S.F. (CAR WASH)	

7. LOT COVERAGE:
   a. C-STORE: 10,155 S.F. / 71,052 S.F. = 14%
   b. CARWASH: 10,068 S.F. / 101,455 S.F. = 10%
8. PARKING CALCULATIONS:

a. C-STORE	1/250	@ 3,947	16 SPACES
b. RESTAURANT	1/50	@ 208	4 SPACES
	1/200	@ 645	4 SPACES
c. TOTAL REQUIRED:		4,800 SF	24 SPACES
d. TOTAL PROVIDED:			25 SPACES (2 ACCESSIBLE)
e. CARWASH	2 MIN.		
f. TOTAL REQUIRED:			2 SPACES
g. TOTAL PROVIDED:			29 SPACES (2 ACCESSIBLE)

0' 20' 40' 80' NORTH



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PROJECT Hamstra Crossing
NWC McQueen & Germann
Chandler, AZ

CLIENT Ibnnoor Management, LLC
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Scottsdale, AZ 85255

DATE 10.14.2026

PROJECT # 26-04

PHASE DD

DRAWN BY G. Dupps

SCALE As Noted

REVISIONS 1)
2)
3)

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APPROVAL / DATE

SHEET 01

Sign Type	Description	Qty	Code	Request	Location(s)	Size / Area
A	**Corner Monument - Project Identification**	2	39-9.16(C)4 4. Notwithstanding Subsection 39-9.16(C)1, a center may erect one additional freestanding monument sign at the street corner, and/or main entrance(s) of the site subject to the following standards: a) One (1) freestanding sign shall be allowed for each property unless it is a corner lot, in which case one (1) sign shall be allowed per street front. b) Said sign(s) shall be excluded from the total number of freestanding signs allowed in Subsection 39-9.16(C)1. c) Said freestanding sign(s) shall be in the form of a decorative wall placed in a landscaped setting. d) The height of said sign shall not exceed six (6) feet from ground level. e) Said sign(s) shall not contain any panels as provided for in Subsection 39-9.16(C)3. f) The maximum sign area for each additional freestanding sign shall not exceed thirty-two (32) square feet.	Project identification signage on corner wall feature Distance between signs will be closer than allowed by code due to water retention areas required, but are suitable to the site for proper project identification	One (1) at prominent corners of the site at the north end along McQueen Road One (1) at the intersection of McQueen Road and Germann Road	Architectural Embellishment: 8'-4" Top of sign cabinet: 6'-5" To top of identification: 4'5" 19 s.f. project ID (letters only)
B	**Tenant Monument** **B.1 - Car Wash Identification** **B-2 - Tenant Identification**	2	39-9.16(C)2 2. Maximum sign height shall not exceed six (6) feet, except as provided below: a) A center, but not an industrial site, located at the corner of two (2) major arterials may have no more than one (1) sign with a maximum height of fourteen (14) feet. b) A center, but not an industrial site, at all other locations except the corner of two (2) major arterials may have no more than one (1) sign with a maximum height of ten (10) feet. c) All other signs at a center, but not an industrial site, may be increased to a maximum height of eight (8) feet provided that they are enhanced with a higher level of design as provided for in Subsection 39-9.16(C)3 below. d) Notwithstanding Subsections (a), (b) and (c) above, in no instance shall any sign located at the street corner of a center, or located less than one hundred fifty (150) feet from the street corner along either frontage, exceed a maximum height of eight (8) feet. e) Notwithstanding Subsections (a), (b), (c) and (d) above, signs located within one hundred (100) feet from the property line of a residential development shall not exceed six (6) feet in height.	This request is for adequate car wash and executive vehicle storage tenant identification along the primary roadways of McQueen Road and Germann Road Distance between signs will be closer than allowed by code due to water retention areas required, but are suitable to the site for proper project identification *Upon the adoption of new digital code sign code provisions by the Chandler City Council, Digital signage would be permissible without a CSP amendment.*	One (1) adjacent to car wash on McQueen Road One (1) located adjacent to storage facility on Germann Road.	Architectural Embellishment: 13'-6" Top of sign cabinet: 12'-2" 40 s.f. overall for messaging and project ID
C	**Fuel Station Monument** **Identification of the fuel station and fuel pricing**	2	39-9.16(C)1 1. One (1) freestanding sign per arterial street, not to exceed one (1) square foot of sign face area for each linear foot of business frontage. One (1) additional sign may be erected for each additional three hundred (300) feet of frontage along an arterial street. Said signs shall not be less than three hundred (300) feet apart, except that the Zoning Administrator may allow a minor deviation from said separation upon finding that such a reduction is necessary to accommodate a special circumstance that is not self-imposed by the property owner or applicant. For example, said minimum separation would not be possible due to the location of an existing utility pedestal, street scupper, or driveway and the length of the property does not provide opportunity to exceed said separation. Said reduction shall not exceed thirty (30) feet. In no instance, shall a freestanding monument sign be located closer than fifty (50) feet from the property line of a residential development.	For two (2) fuel station monuments as the fuel station is located on the NWC of the McQueen Road & Germann Road interection and has drive access from both roadways Distance between signs will be closer than allowed by code due to water retention areas required, but are suitable to the site for proper project identification	One (1) adjacent to fuel station on McQueen Road One (1) located adjacent to fuel station on Germann Road.	Architectural Embellishment: 9'-0" Top of sign cabinet: 7'-3" 36 s.f. overall for messaging and project ID

A Freestanding Sign Matrix

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PROJECT Hamstra Crossing
NWC McQueen & Germann
Chandler, AZ

CLIENT Ibnnoor Management, LLC
11051 E. Meadowhill Dr.
Scottsdale, AZ 85255

DATE 10.14.2026

PROJECT # 26-04

PHASE DD

DRAWN BY G. Dupps

SCALE As Noted

REVISIONS 1)
2)
3)

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Sign Type	Description	Qty	Code	Request	Location(s)	Size / Area
D	**Wall Signs - Project Identification**	TBD	39-9.8 Wall signs shall not exceed two (2) square feet in any area for each linear foot of business frontage. Said signs shall be wall- or window-mounted, on or under an architectural projection. The sign shall not project more than two (2) feet from the building, or structure to which it is attached. No wall sign shall exceed two hundred fifty (250) square feet in area.	No additional request	Final sign locations to be determined at time of Tenant sign permit application	Per City of Chandler sign ordinance
E	**Window Signs**	TBD	39-9.14 Window signs. Window signs may be painted on or otherwise displayed from the surface of any window, showcase or other similar facility. The area of such signs shall not exceed twenty-five (25) percent of the total window area on any one side of a building as illustrated in Figure 9.14-A. The area of said sign shall not be included in the total allowed sign area.	No additional request	Final sign locations to be determined at time of Tenant sign permit application	Per City of Chandler sign ordinance

A Wall Sign Matrix

Landscape Requirements

For all freestanding signs, a landscaped area shall be provided per City of Chandler requirements

Setbacks

No signs shall be located in any public right of way or utility easement, and will be subject to the City of Chandler specifications

B General Sign Regulations

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Ibnnoor Management, LLC
11051 E. Meadowhill Dr.
Scottsdale, AZ 85255

PROJECT Hamstra Crossing
NWC McQueen & Germann
Chandler, AZ

CLIENT Ibnnoor Management, LLC
11051 E. Meadowhill Dr.
Scottsdale, AZ 85255

DATE 10.14.2026

PROJECT # 26-04

PHASE DD

DRAWN BY G. Dupps

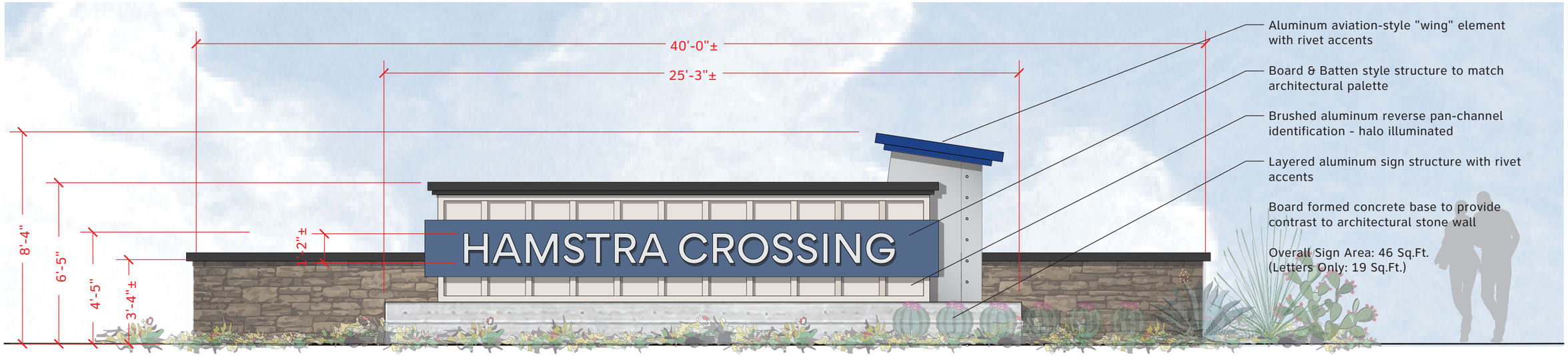
SCALE As Noted

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2)
3)

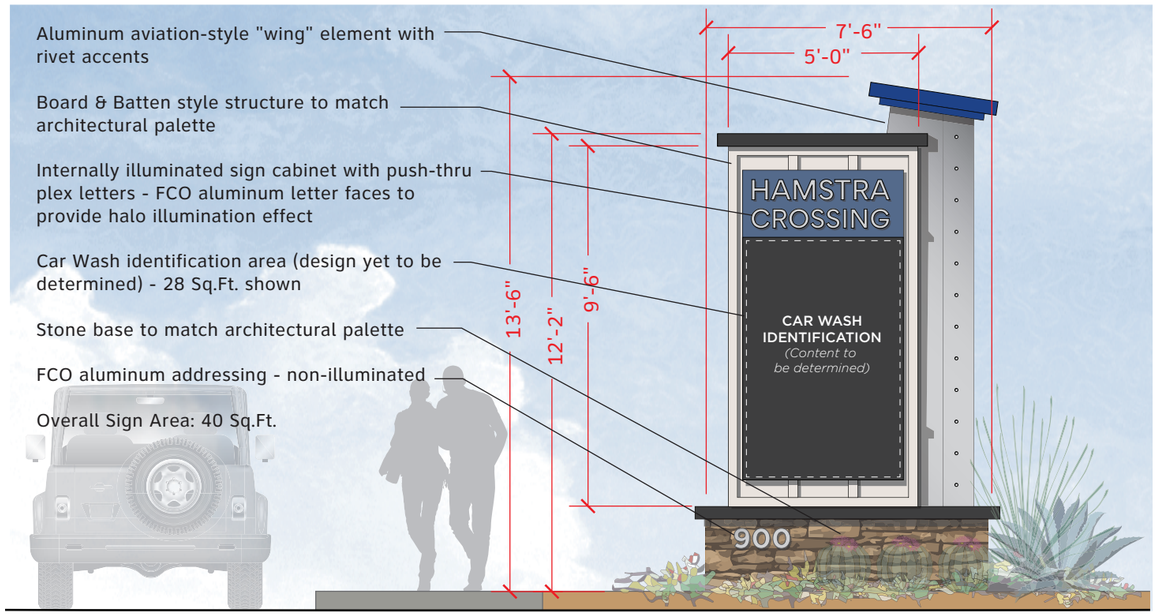
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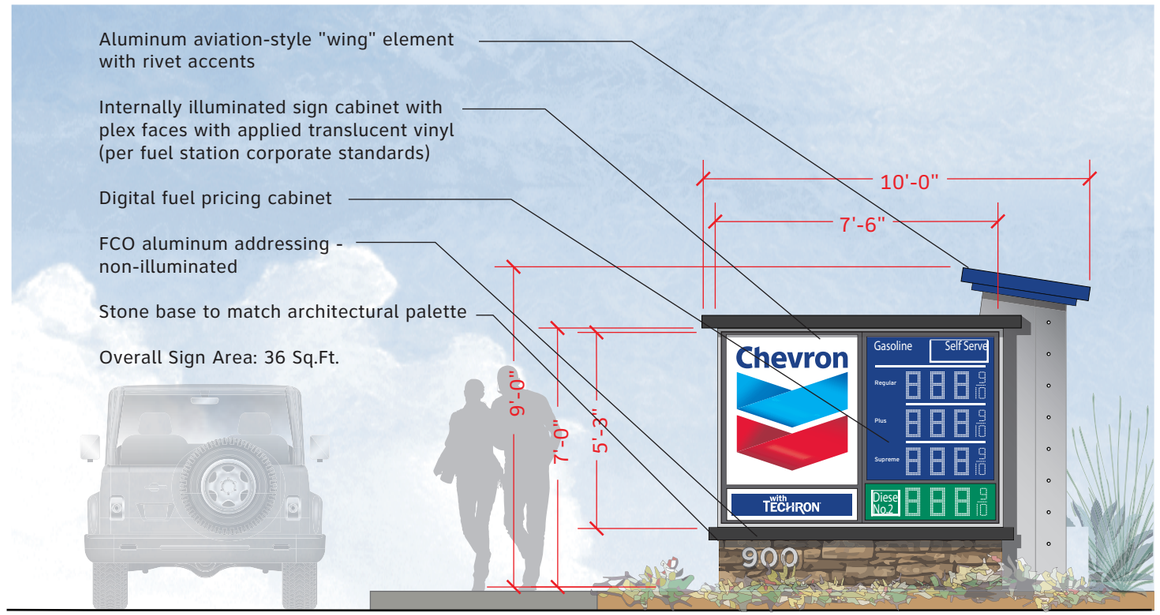
APPROVAL / DATE



Sign Type A – Corner Monument



Sign Type B – Freestanding Monument



NOTE: Designs shown are conceptual - final sign design to be approved by tenant specific sign submittal

A Signage Family - Aviation Style Concept

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

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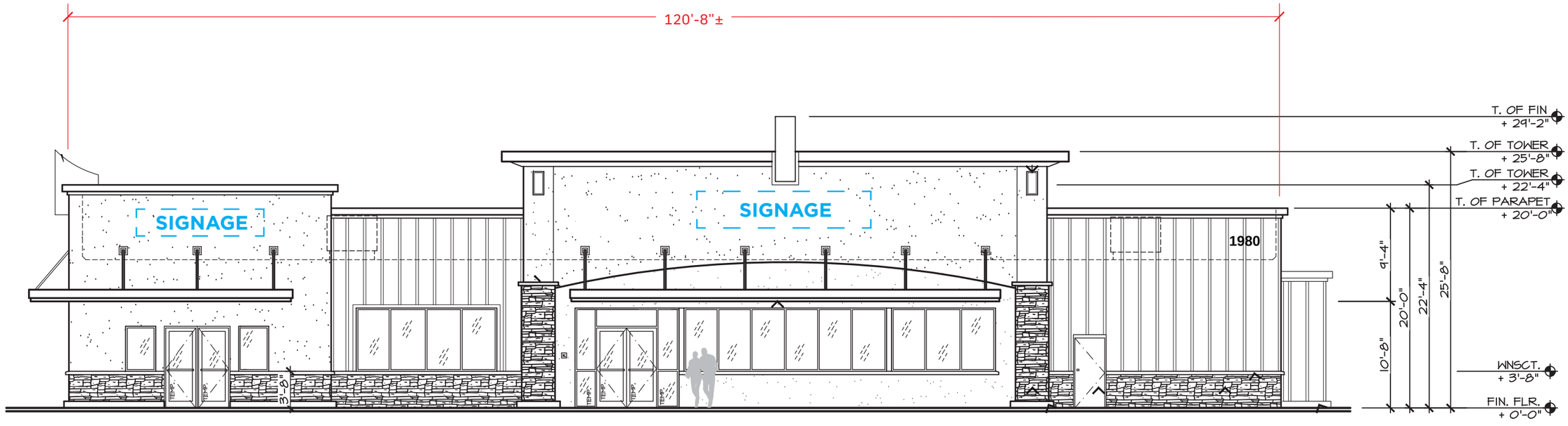
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APPROVAL / DATE

SHEET 04



A **Fuel Station – East Elevation – Area Shown: 100 Sq.Ft.**

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

NOTE: Designs shown are conceptual - final sign design to be approved by tenant specific sign submittal

Refer to architectural plans for typical colors/materials (see page 9 for call-outs for above elevation)



P-1 - Miners Dust
Dunn Edwards DEC786



P-2 - Barnwood Gray
Dunn Edwards DET620



P-3 - Lighthouse
Dunn Edwards DEW385
(Board & Batten Material)



P-4 - Salem Black Dunn
Edwards DE6343



P-5 - Color to match
Chevron Blue



ST-1 - Montecito Cliffstone
Eldorado Stone



Board formed concrete



Satin finished riveted
aluminum

Signage Accent Materials

B **Architectural Color and Materials (Site Overall)**

Scale: Not to Scale

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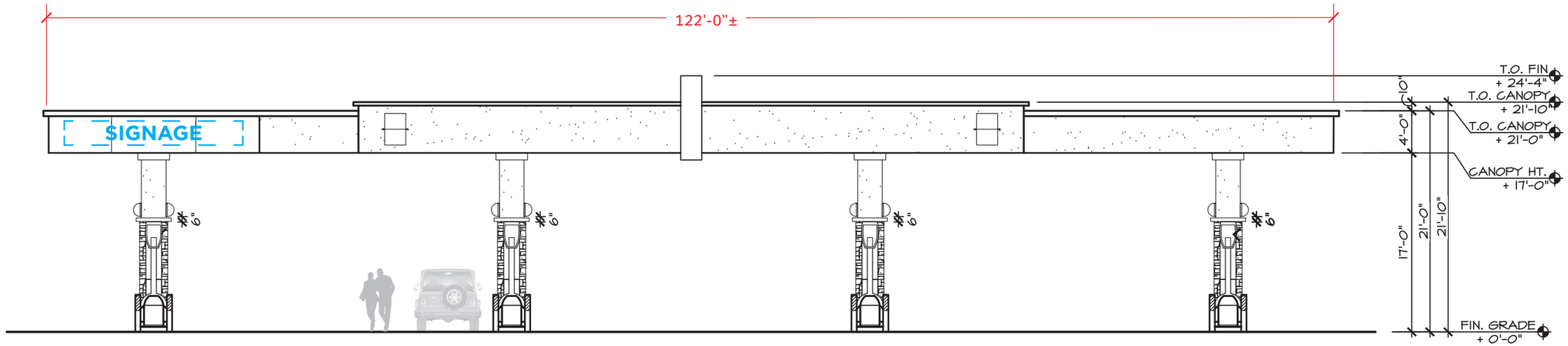
SCALE As Noted

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2)
3)

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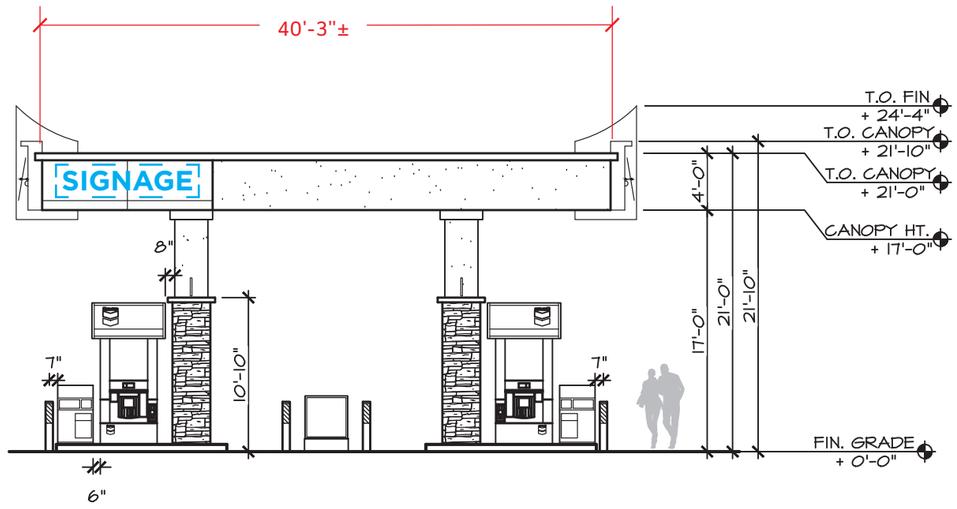
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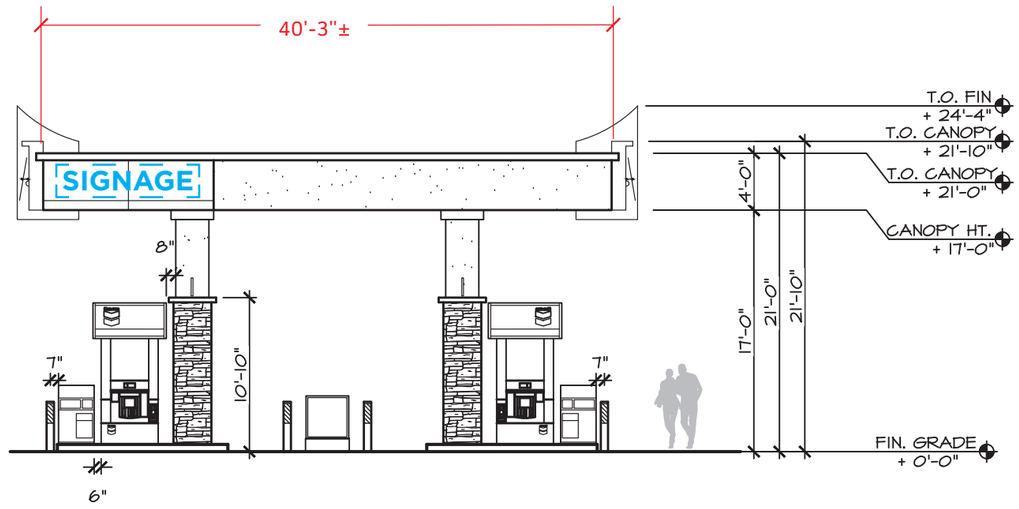
A **Fuel Station Canopy – East Elevation – Area Shown: 40 Sq.Ft.**

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



B **Fuel Station Canopy – South Elevation – Area Shown: 23 Sq.Ft.**

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



C **Fuel Station Canopy – North Elevation – Area Shown: 23 Sq.Ft.**

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

NOTE: Designs shown are conceptual - final sign design to be approved by tenant specific sign submittal

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PROJECT # 26-04

PHASE DD

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SCALE As Noted

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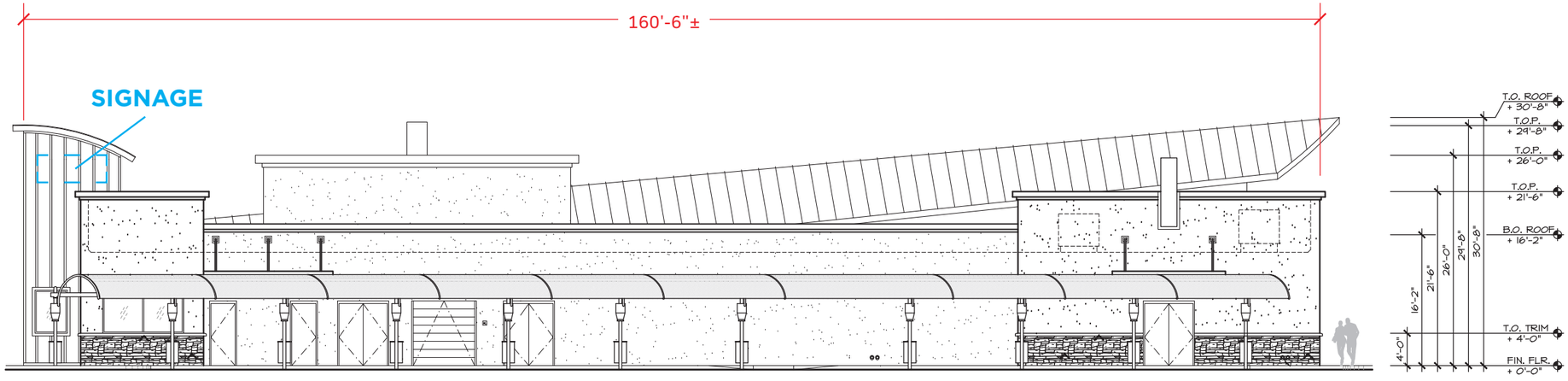
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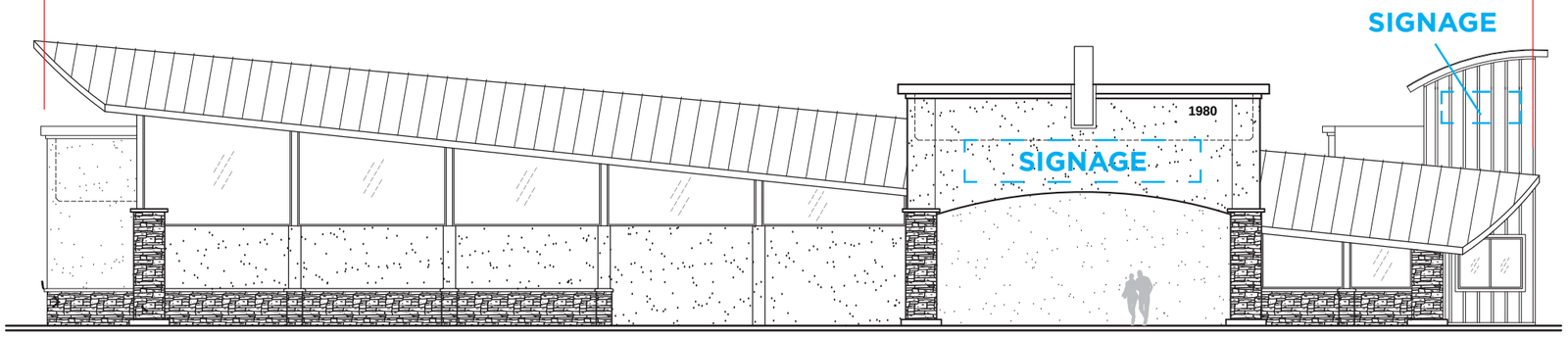
APPROVAL / DATE

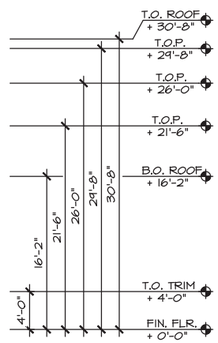
SHEET 06



A **Car Wash – West Elevation – Area Shown: 29 Sq.Ft.**

Scale: 1/16" = 1'-0"





B **Car Wash – East Elevation – Area Shown: 144 Sq.Ft.**

Scale: 1/16" = 1'-0"

NOTE: Designs shown are conceptual - final sign design to be approved by tenant specific sign submittal

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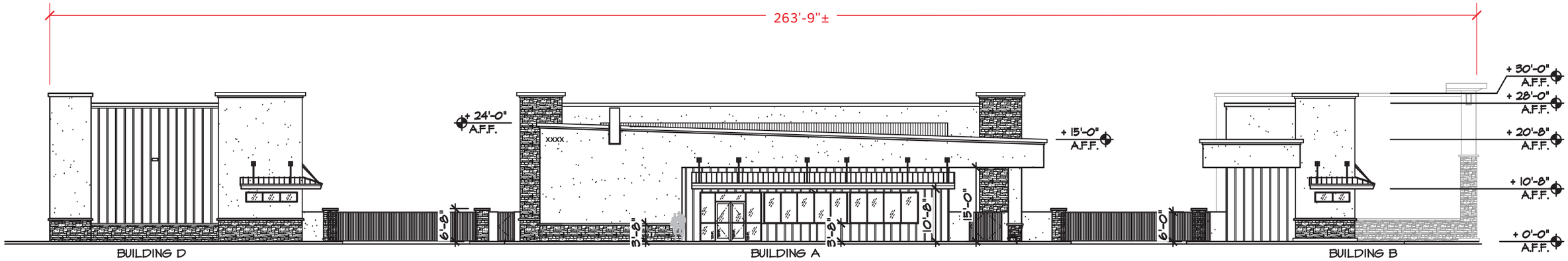
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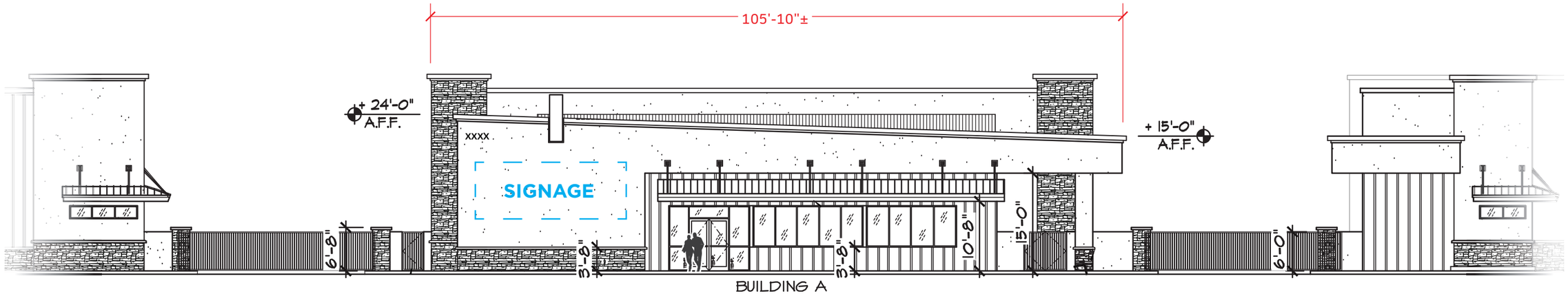
APPROVAL / DATE

SHEET 07



A **Executive Toy Storage – Total South Elevation**

Scale: Not to Scale



B **Executive Toy Storage – South Elevation – Area Shown: 200 Sq.Ft.**

Scale: 1/16" = 1'-0"

NOTE: Designs shown are conceptual - final sign design to be approved by tenant specific sign submittal

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PHASE DD

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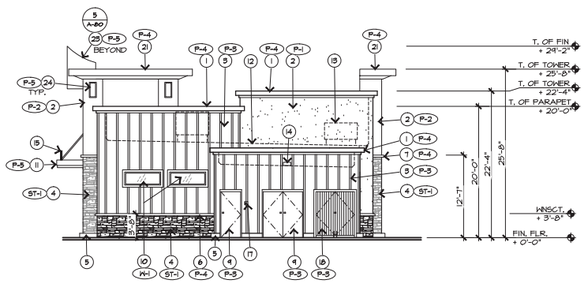
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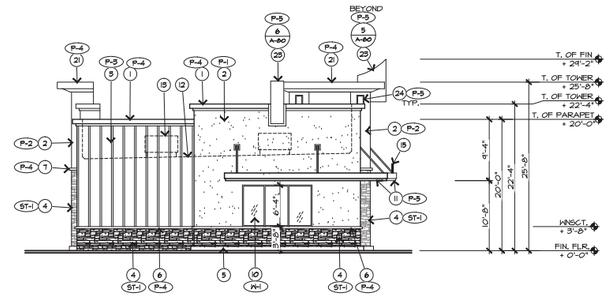
SHEET 08

GENERAL NOTES

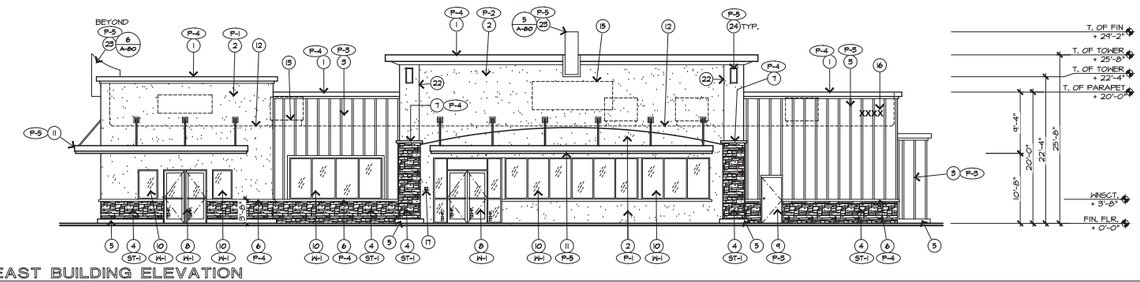
1. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
2. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED EQUIPMENT.
3. ALL ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS.
4. 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.
5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.



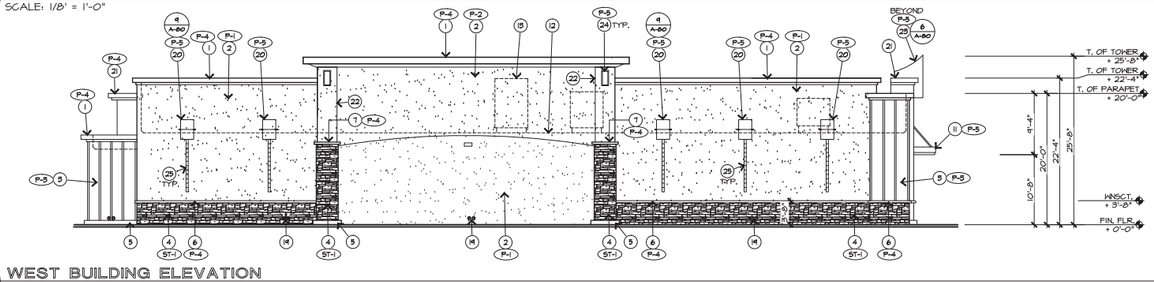
4 NORTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



1 WEST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

KEYNOTES

1. RIGID FOAM WITH PAINTED STUCCO FINISH ACCENT CORNICE. SEE DETAILS.
2. STUCCO SYSTEM WITH SAND FINISH OVER FRAMED EXTERIOR, PAINTED. SEE EXTERIOR FINISHES.
3. VERTICAL BOARD AND BATTEN W/ PAINTED FINISH OVER WEATHERPROOF MEMBRANE.
4. STONE VENEER OVER BED OF MORTAR OVER WEATHERPROOF MEMBRANE.
5. 6"H. X 8"H. CONCRETE BASE.
6. 4" H. RIGID FOAM WITH PAINTED STUCCO TRIM ACCENT.
7. 4" H. RIGID FOAM WITH PAINTED STUCCO FINISH COLUMN CAP. SEE DETAILS.
8. ANODIZED ALUMINUM STOREFRONT AND WINDOW SYSTEM WITH 1/4" THK. DUAL PAINE GLAZING. GLASS PANEL. PROVIDE TEMPERED GLASS WHERE REQUIRED.
9. EXTERIOR RATED HOLLOW METAL DOOR AND FRAME. SEE DOOR SCHEDULE.
10. ALUMINUM FRAME WINDOW WITH INSULATED DUAL PANE GLAZING.
11. STEEL FRAMED TRELLIS WITH STEEL TIE-BACK RODS MOUNTED TO FACE OF BUILDING, PAINTED. SEE STRUCTURAL DRAWINGS.
12. LINE OF ROOF BEYOND.
13. ROOF MOUNTED MECHANICAL EQUIPMENT BEYOND. SEE ROOF PLAN FOR FINAL LOCATION.
14. EXTERIOR MOUNTED LIGHT FIXTURE. SEE ELECTRICAL.
15. LOCATION OF TENANT SIGNAGE. ALL SIGNAGE UNDER SEPARATE PERMIT.
16. 12" H. NON-ILLUMINATED SURFACE MOUNTED ADDRESS NUMBERS. BLACK IN COLOR.
17. WALL MOUNTED KNOX BOX LOCATION.
18. LOCATION OF SES ENCLOSURE WITH PAINTED METAL GATES.
19. BRASS LAMB TONGUE CONNECTED TO ROOF LEADER AND OVER-FLOW DRAIN LINE. PROVIDE CONCRETE SPLASH GUARD IF LOCATED IN LANDSCAPE AREA. SEE ROOF PLAN FOR FURTHER DETAILS.
20. EXTERIOR LIGHT CONCEALED BEHIND DECORATIVE STEEL PANEL WITH POWDER COAT FINISH. SEE DETAILS.
21. TOP OF PARAPET BEYOND.
22. STUCCO REVEAL / CONTROL JOINT.
23. DECORATIVE STEEL FRAMED ILLUMINATED FIN. SEE DETAILS.
24. 1'-0"H. X 2'-4"H. STEEL PLATE W/ PAINTED FINISH RECESSED INTO STUCCO. SEE DETAILS.
25. 4"X8" TILE ACCENT RECESSED FLUSH INTO STUCCO. COLOR: BLUE. SEE DETAILS.

PAINT & FINISH SCHEDULE

CODE	IDENTIFIER	BRAND/COLOR #	NAME
P-1	PAINT STUCCO BODY	MINER'S DUST DEC786	DUNN EDWARDS
P-2	PAINT STUCCO BODY	BARNWOOD GRAY DET620	DUNN EDWARDS
P-3	PAINT ACCENT	LIGHTHOUSE DEW385	DUNN EDWARDS
P-4	PAINT ACCENT	SALEM BLACK DE6343	DUNN EDWARDS
P-5	PAINT ACCENT	CHEVRON	BLUE
ST-1	STONE VENEER	MONTECITO CLIFFSTONE	ELDORADO STONE
W-1	STOREFRONT ALUMINUM	SOUTHWEST ALUM.	ANODIZED
ACM1	ACM PANEL	CHEVRON	BLUE

SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

esencia
1743 E. McNair Drive, Suite 200
Tempe, Arizona 85283
t. 480 - 755 - 0959

Project Manager: JW
Drawn By: JW
Checked By: ES
Project Number: 22029

REGISTERED ARCHITECT — CERTIFICATE NO. 30709 — JEFFREY W. WINTER — 8/31/27 — STATE OF ARIZONA, U.S.A.

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR09-0005

HAMSTRA CROSSING

NWC. MCQUEEN ROAD AND GERMANN ROAD

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Revisions

Date	Issued for
3-12-2026	TECH REVIEW

EXTERIOR ELEVATIONS
CONVENIENCE STORE

A-30

A Architectural Color & Materials Reference (provided by others)

Scale: Not to Scale

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DATE 10.14.2026
PROJECT # 26-04
PHASE DD
DRAWN BY G. Dupps

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APPROVAL / DATE

SHEET 09

TAB I

EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES
DOC NO. 2004-0004477, M.C.R.
(TO BE ABANDONED)

RETENTION BASIN "B1"
DEPTH: 3'MAX WATER
VOLUME REQUIRED
15,150 (AC-FT)
VOLUME PROVIDED
15,150 (AC-FT)

EXIST. 20' CELL TOWER EASEMENT
DOCUMENT NO. 96-0450794

UNSUBDIVIDED (CITY OF CHANDLER)
A.P.N. 303-28-001H
ZONED: P.A.D.

EXIST. 7' POWER LINE EASEMENT
DOCKET 10787, PAGE 46

N88°58'25"E 596.42'

EX.8"S/L
EX.8"W/L
EXIST. GATE

MATCH RIGHT

MATCH LEFT

RETENTION BASIN "C1"
VOLUME REQUIRED
16,630 (C.F.)
VOLUME PROVIDED
18,400 (C.F.)

800 E GERMANN ROAD
BOOK 1588 OF MAPS, PAGE 10, M.C.R.
ZONED: P.A.D.

N00°15'34"W 629.22'

LOT 2
(TOY BARN)

LOT 3
(AUTO SPA)

LOT 1
(FUEL CENTER)

F.F. 1222.50

F.F. 1223.66

RETENTION BASIN "B2"
UNDER
VOLUME REQUIRED
7,816 (C.F.)
VOLUME PROVIDED
8,461 (AC-FT)

ADS STORMTECH MC-7200,
L=150'L.F., TYP.

MCQUEEN ROAD

SIDEWALK EASEMENT

DECEL LANE

PROPOSED R/W

EXISTING R/W

EXIST. R/W

70.0' ELEC.

RETENTION BASIN "C2"
VOLUME REQUIRED
16,630 (C.F.)
VOLUME PROVIDED
18,400 (C.F.)

ADS STORMTECH MC-7200,
L=160L.F., TYP.

RETENTION BASIN "C3"
DEPTH: 2'MAX WATER
VOLUME REQUIRED
1,920 (C.F.)
VOLUME PROVIDED
1,950 (C.F.)

RETENTION BASIN "A"
DEPTH: 3'MAX WATER
VOLUME REQUIRED
22,579 (C.F.)
VOLUME PROVIDED
24,662 (C.F.)

HAMILTON STREET

SITE OUTFALL
1221.02

S 1/4 COR
SEC 3
T2S, R5E
FD BCHH

N88°58'21"E 2644.50'

GERMANN ROAD

BUS BAY

EXIST. 33' ROADWAY EASEMENT
BOOK 30, PAGE 87 OF MAPS

EXIST. 22' IRRIGATION EASEMENT
DOCUMENT NO. 2004-1154094

CONSTRUCTION C.L.

EXIST. SRP IRRIGATION EASEMENT
DOCUMENT NO. 2004-0004478

EXIST. IRRIGATION EASEMENT
DOCUMENT NO. 2004-0621783

S45°28'39"W
23.51'

SE COR
SEC 23
T2S, R5E
FD BCHH

SCALE 1" = 40'

Clouse Engineering, Inc.
ENGINEERS • SURVEYORS
5010 E. Shea Blvd Suite 110 Scottsdale, AZ. 85254
Tel 602-395-9300 Fax 602-395-9310

PRELIMINARY GRADING
HAMSTRA CROSSING

CHANDLER
ARIZONA

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
35934
THOMAS A. WEBER
DATE SIGNED
ARIZONA U.S.A.

Revised
4-15-26
8-11-26

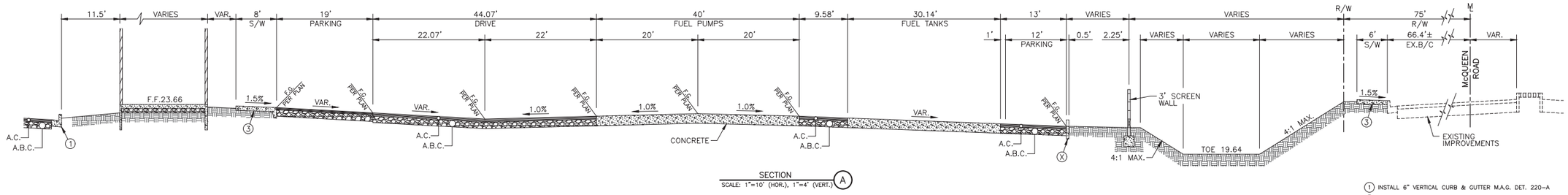
Date
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Job No.
260312

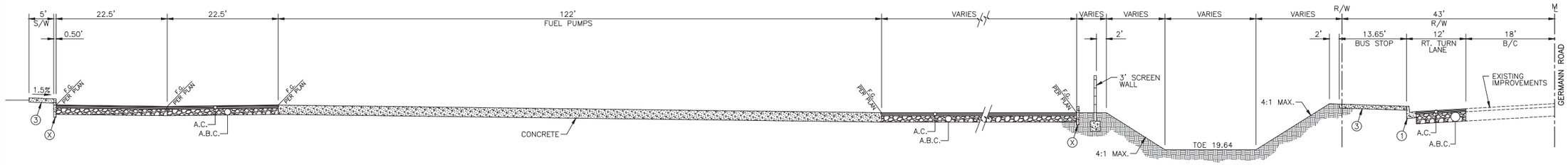
1 OF 2

C.O.C. LOG NO. PLH26-0022 & PLH26-0027, PLT26-0016



SECTION A
SCALE: 1"=10' (HOR.), 1"=4' (VERT.)

1. INSTALL 6" VERTICAL CURB & GUTTER M.A.G. DET. 220-A
2. INSTALL 6" SINGLE CURB M.A.G DET. 222 TYPE "A"
3. INSTALL CONCRETE SIDEWALK M.A.G. DET. 230



SECTION B
SCALE: 1"=10' (HOR.), 1"=4' (VERT.)

Clouse Engineering, Inc.
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5010 E. Shea Blvd Suite 110 Scottsdale, AZ. 85254
Tel 602-395-9300 Fax 602-395-9310

ARIZONA

PRELIMINARY GRADING PLAN
HAMSTRA CROSSING

CHANDLER

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
35934
THOMAS A. WEBER
ARIZONA U.S.A.

Revised
4-15-26

Date
12-22-25

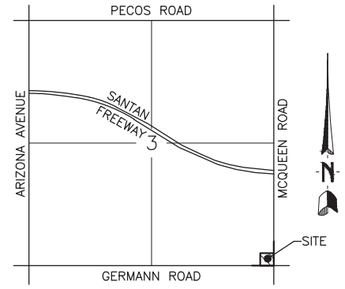
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Job No.
251101

TAB J

PRELIMINARY PLAT
FOR
HAMSTRA CROSSING

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, T. 2 S., R. 5 E.
OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
SECTION 3, T.2S., R.5E.

NOTES

1. THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED, UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED
2. THE IMPROVEMENTS SHOWN ON THE SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED
3. THE FINAL PLAT FOR THIS SUBDIVISION WILL NOT BE APPROVED OR RECORDED UNTIL A RECLAIMED WATER USE AGREEMENT IS EXECUTED BY THE DEVELOPER AND APPROVED BY THE CITY.
4. VISIBILITY EASEMENTS RESTRICTIONS: ANY OBJECT, WALL STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 6' ABOVE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.
5. THIS SUBDIVISION IS WITHIN THE CHANDLER AIRPORT IMPACT OVERLAY DISTRICT. AN AVIATION OR AVIGATION EASEMENT SHALL BE PROVIDED AT THE TIME OF FINAL PLATTING.

LEGAL DESCRIPTION

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS CAP IN HAND HOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 3 WHICH BEARS SOUTH 00 DEGREES 14 MINUTES 00 SECONDS EAST A DISTANCE OF 2648.87 FEET FROM A BRASS CAP FLUSH MARKING THE EAST QUARTER CORNER OF SAID SECTION 3;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 3, SOUTH 88 DEGREES 58 MINUTES 21 SECONDS WEST, A DISTANCE OF 661.13 FEET;

THENCE NORTH 00 DEGREES 15 MINUTES 34 SECONDS WEST A DISTANCE OF 662.23 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3;

THENCE NORTH 88 DEGREES 58 MINUTES 25 SECONDS EAST A DISTANCE OF 661.43 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3;

THENCE SOUTH 00 DEGREES 14 MINUTES 00 SECONDS EAST A DISTANCE OF 662.22 FEET TO THE POINT OF BEGINNING.

EXCEPT THE PROPERTY CONVEYED TO MARICOPA COUNTY BY WARRANTY DEED RECORDED JANUARY 5, 2004 IN INSTRUMENT NO. 2004-0004476 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LAND LYING WITHIN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID PORTION IS MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE EAST 65 FEET AND THE WEST 10 FEET OF THE EAST 75 FEET OF THE SOUTH 363 FEET OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3;

EXCEPT THE SOUTH 33 FEET, THE EAST 40 FEET THEREOF;

AND EXCEPT BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTH 33 FEET AND THE WEST LINE OF THE EAST 40 FEET OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3;
THENCE WESTERLY ALONG SAID NORTH LINE, A DISTANCE OF 52 FEET;
THENCE IN A NORTHEASTERLY DIRECTION TO A POINT ON THE WEST LINE OF THE EAST 40 FEET OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3 THAT IS 50 FEET NORTH FROM SAID POINT OF INTERSECTION;
THENCE SOUTHERLY ALONG SAID WEST LINE, A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING.

RETENTION
VOLUME REQUIRED
83,635 (CF)
VOLUME PROVIDED
87,023 (CF)

LOCATION

LATITUDE: NAD83(1992): 33.277891N
LONGITUDE: NAD83(1992): -111.825397W

BENCH MARK (CMCN# 40A)

SECTION 10, T2S, R5E, CITY OF CHANDLER BRASS CAP IN HAND HOLE AT THE INTERSECTION OF TUMBLEWEED PARK RD AND PIONEER PARKWAY; 1300 SOUTH OF GERMANN RD AND 700 WEST OF MCQUEEN RD. (NORTHING 827154.945, EASTING, 727632.268)
ELEV.1224.41(NAVD88)

BASIS OF BEARING

THE BASIS OF BEARING IS THE MONUMENT LINE OF GERMANN ROAD, ALSO BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 3, USING A BEARING OF SOUTH 88 DEGREES 58 MINUTES 21 SECONDS WEST, PER MINOR LAND DIVISION, RECORDED IN BOOK 1588 OF MAPS, PAGE 10, M.C.R.

NOTE

RIGHT OF WAY IMPROVEMENTS TO BE COMPLETED WITH PHASE 1 OF DEVELOPMENT

UTILITIES AND SERVICES

WATER SERVICE BY THE CITY OF CHANDLER
SEWER SERVICE BY THE CITY OF CHANDLER
ELECTRIC SERVICE BY SALT RIVER PROJECT
TELEPHONE SERVICE BY CENTURYLINK OR COX CABLE
GAS SERVICE BY SOUTHWEST GAS
CABLE SERVICE BY CENTURY LINK OR COX CABLE
POLICE BY CITY OF CHANDLER
FIRE BY CITY OF CHANDLER
REFUSE SERVICE BY CITY OF CHANDLER

SITE SUMMARY

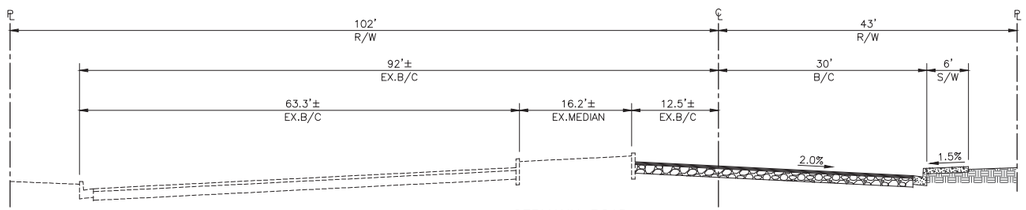
GROSS ACRES: 10.0521 AC. 437,871 S.F.
NET ACRES: 8.4683 AC. 368,885 S.F.
TOTAL LOTS: 3
EXISTING ZONING: PAD WITH PDP (DVR08-0005)
PROPOSED ZONING: PAD WITH PDP

LEGEND

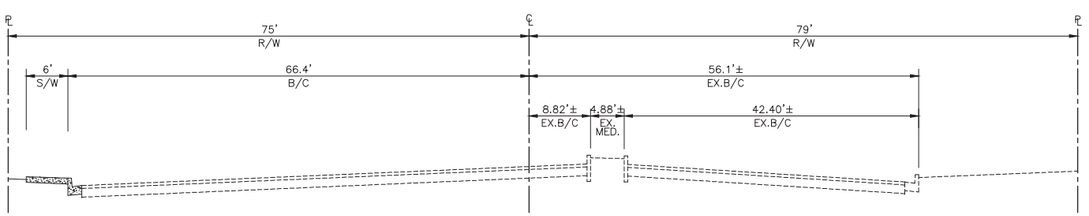
℄	STREET CENTERLINE		INDICATES A CORNER OF SURVEY. SET A 1/2" BAR & CAP. R.L.S. # 36070
B.C.H.H.	BRASS CAP IN HAND HOLE		
B.S.L.	BUILDING SETBACK LINE		
(M)	MEASURED	C	CABLE LINE
(C)	CALCULATED	E	ELECTRIC LINE
R/W	RIGHT OF WAY	T	TELEPHONE LINE
B/C	BACK OF CURB	S.L.	STREET LIGHT
S/L	SEWER LINE	S.L.P.B.	STREET LIGHT PULL BOX
F.M.	SEWER FORCE MAIN	T.J.B.	TELEPHONE JUNCTION BOX
W/L	WATER LINE	T.S.	TRAFFIC SIGNAL
B.L.	BRINE LINE	T.S.J.B.	TRAFFIC SIGNAL JUNCTION BOX
P.L.	PRODUCT LINE	S.V.E.	SIGHT VISIBILITY EASEMENT
A.R.	AIR RELEASE LINE	P.U.E.	PUBLIC UTILITY EASEMENT
REC.W/L	RECLAIMED WATER LINE	ELEC.	ELECTRIC BOX
W.V.	WATER VALVE	H.T.P.P.	HIGH TENSION POWER POLE
R.C.W.V.	RECLAIMED WATER VALVE	P.P.	POWER POLE
W.M.	WATER METER	O.E.	OVERHEAD ELECTRIC
F.H.	FIRE HYDRANT		FIRE HYDRANT
B.F.P.	BACK FLOW PREVENTER		SEWER MANHOLE
IRR.	IRRIGATION		WATER VALVE
S.M.H.	SEWER MANHOLE	C	CABLE MANHOLE
I.M.H.	IRRIGATION MANHOLE	T	TELEPHONE MANHOLE
T.M.H.	TELEPHONE MANHOLE	I	PRIVATE IRRIGATION MANHOLE
C.M.H.	CABLE MANHOLE	B	BRINE LINE MANHOLE
B.M.H.	BRINE LINE MANHOLE		S.R.P. IRRIGATION MANHOLE
FL	FIRE LINE		STREET DRAINAGE DIRECTION
HL	HYDRANT LINE		

FEMA FLOOD ZONE MAPPING INFORMATION					
COMMUNITY NUMBER	PANEL # PANEL DATE	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE USE DEPTH)
040040	2739 11/04/15	M	11/04/15	X	———

LOT TABLE	
LOT	AREA
1	71,381 SF. 1.6387 AC.
2	195,548 SF. 4.4892 AC.
3	101,956 SF. 2.3406 AC.
TOTAL	368,885 SF. 8.4683 AC.



GERMANN ROAD
LOOKING WEST



MCQUEEN ROAD
LOOKING NORTH

DEVELOPER

TEE JAY I, L.L.C.
7000 W. CHANDLER B
CHANDLER, ARIZONA 85226
(480) 814-1080
E-MAIL: admin@teejayventures.com

ENGINEER

CLOUSE ENGINEERING, INC.
5010 E SHEA BLVD, #110
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(602) 395-9300
CONTACT: JEFF GILES
E-MAIL: jgiles@clouseaz.com

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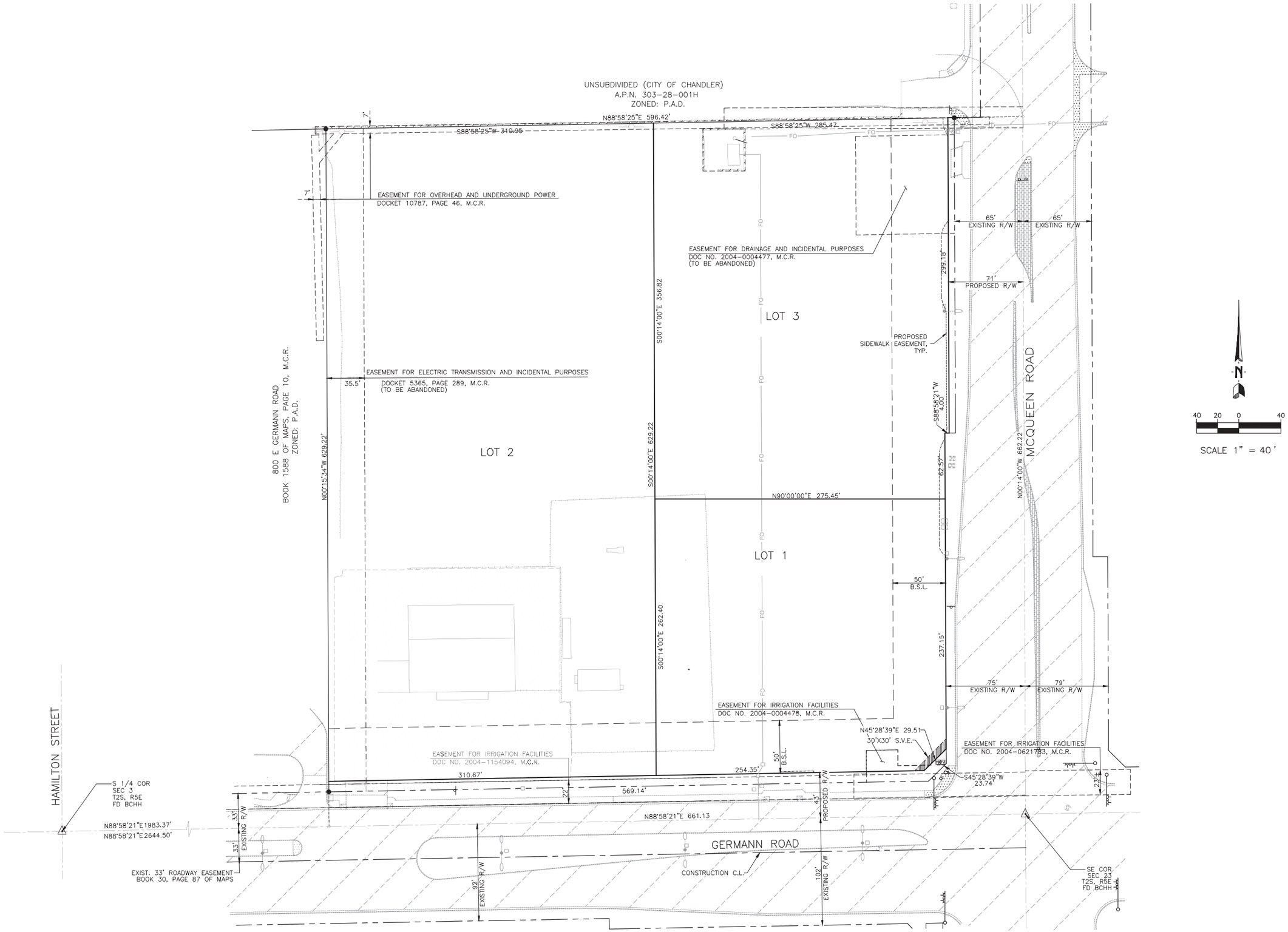
CERTIFICATE NO. 35934 THOMAS A. WEBER — REGISTERED PROFESSIONAL ENGINEER — ARIZONA U.S.A.

Revised
4-15-26
8-12-26

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1 OF 2

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PRELIMINARY PLAT
HAMSTRA CROSSING

ARIZONA

CHANDLER

35934
THOMAS A.
WEBER
ARIZONA U.S.A.

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