

1. ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
2. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SIGNED BY PARTY WITH AS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
3. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
4. ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UNLESS THE LIGHTING IS LOCATED.
5. THE FIRE DEPARTMENT DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH THE ADJACENT WALL COLOR.
6. THE SIGN SHALL BE LOCATED AT THE SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.
7. ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC EQUIPMENT, BACKFLOW DEVICES OR ANY OTHER UTILITY EQUIPMENT NOT ABLE TO BE OR REQUIRED TO BE LOCATED ON THE BUILDING OR WALLS, SHALL BE PAINTED TO MATCH THE BUILDING COLOR.
8. ALL WALLS OVER 7' IN HEIGHT, SITE LIGHTING, SIGNAGE, RAMADAS AND SHADE STRUCTURES REQUIRE SEPARATE SUBMITTAL AND PERMITS.

- A. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- B. REFER TO ELECTRICAL SITE PLAN FOR ADDITIONAL INFORMATION
- C. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE, NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE MAXIMUM LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
- D. BUILDING AND SITE SIGNAGE ARE UNDER SEPARATE PERMIT.
- E. VERTICAL CONSTRUCTION SHALL NOT BEGIN UNTIL FIRE ACCESS ROADS AND HYDRANTS HAVE BEEN APPROVED BY CITY OF GLENDALE.
- F. ALL UTILITY LINES LESS THAN 69KV ON CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDER GROUND
- G. ALL EXISTING ENCLOSURES SHALL BE FULLY OPAQUE GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURES. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE ALIASES. TRASH ENCLOSURES ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS IF LOCATED INSIDE AN ENCLOSED YARD WHICH IS SCREENED BY A PERIMETER WALL AT LEAST 6 FEET IN HEIGHT.
- H. ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULLY SCREENED BY A 6' MASONRY WALL. INDUSTRIAL STORAGE AREAS SCREENING SHALL BE FINISHED WHERE THEY ARE EXPOSED TO PUBLIC VIEW FROM STREETS OR ADJACENT NON-INDUSTRIAL USES.
- I. S.E.S PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINET SHALL BE FULLY SCREENED FROM VIEW FROM STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC. SCREENING MAY BE ACCOMPLISHED BY ONE OF THE FOLLOWING METHODS:
 - I.A. FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING IT BY SOLID DOOR OR DOORS SEPARATE FROM THE CABINET
 - I.B. SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL. THE SCREEN WALL MAY BE L SHAPED, U SHAPED OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET
 - I.C. AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMITS.
- J. THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.
- K. ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY EITHER ONE OF THE FOLLOWING METHODS:
 - K.A. THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS OR
 - K.B. BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANES IN THE CASE OF MANSARD, HIP OR OTHER THAN FLAT ROOF.
 - K.C. ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL NOTE PROJECT ABOVE THE ROOF PARAPET TO THE EXTENT PERMITTED BY LAW. SATELLITE DISHES SHALL BE FULL SCREENED BY THE PARAPET WALL.
- L. PNEUMATIC TUBES, WEATHER METAL OR PLASTIC, SHALL BE EITHER ENCLOSED IN PLASTERS, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING OR ROUTED UNDER GROUND
- M. ALL BACKFLOW PREVENTION DEVICES 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN 6' RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTERS LARGER THAN 2" SHALL BE PLACED ON A WIRE CAGE PAINTED TO MATCH PRIMARY BUILDING COLOR.
- N. LANDSCAPED AREAS ADJACENT OF PUBLIC RIGHT-OF-WAY SHALL BE MOUNTED AND NATURALLY CONTOURED. NO MORE THAN 50% OF THE REQUIRED (RIGHT-OF-WAY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION. RETENTION AREA SIDE SLOPES SHALL BE VARIED, AND NO SLOPE SHALL EXCEED 4:1 MINIMUM.
- O. COMMERCIAL BUILDING DOWNSPOUNTS SHALL BE INTERNALIZED. INDUSTRIAL BUILDING MAY USE EXPOSED DOWNSPOUNTS IF ARTICULATED WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH A DURABLE MATERIAL SUCH AS STEEL.
- P. COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTERLOCKED COLORED STONE CONCRETE, BOARDWALK OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- Q. EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH COMPARABLE SPECIES AND SIZE.
- R. WATER SUPPLY SHALL COMPLY AS PER IFC 2018 WITH LOCAL AMENDMENTS AND MAY 13 2016 WATER STOPPING CONCRETE PIPE (TEST AND DURATION)
- S. ALL ON-SITE WATER LINES, INCLUDING THOSE REQUIRED FOR FIRE PROTECTION SHALL BE PRIVATE WATER LINES SUBJECT TO THE PLUMBING CODE.
- T. UNKNOWN OCCUPANCIES SHALL COMPLY AS PER IFC 2018 WITH LOCAL AMENDMENTS SEC 903.2.3.13
- U. ALL NEW SANITARY DRAIN LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PLUMBING CODE.
- V. FIRE DEPARTMENT KNOX BOX SHALL BE PROVIDED ON THE EXTERIOR WALL ADJACENT TO BUILDING ENTRANCE. COORDINATE WITH FIRE MARSHALL.
- W. ALL EXTERIOR DOORS ARE MINIMUM 32" WIDE AND 6'6" TALL.

PARCEL NO.		302-27-930A / 302-27-468A / 302-27-469
LOCATION		NEL OF W. WARNER RD. AND N ALMA SCHOOL RD.
ZONING DESIGNATION		PAD
JURISDICTION		CITY OF CHANDLER
PROPOSED USE		COMMERCIAL / QUICK SERVICE RESTAURANT
TOTAL SITE AREA		
	GROSS FLOOR AREA	135,932 S.F. / 3.12 ACRES
	NET AREA	102,887 S.F. / 2.36 ACRES
302-27-468A		
	GROSS FLOOR AREA	68,690 S.F. / 1.58 ACRES
	NET AREA	51,720 S.F. / 1.19 ACRES
302-27-469		
	GROSS FLOOR AREA	67,242 S.F. / 1.54 ACRES
	NET AREA	51,167 S.F. / 1.17 ACRES
BUILDING AREA		
	QSR 1	5,173 S.F.
	QSR 2	3,430 S.F.
	SHOPS BUILDING	5,505 S.F.
	CASUAL RESTAURANT	3,615 S.F.
	RETAIL #1	1,890 S.F.
PARKING REQUIREMENT		
	QSR 1	5,173 S.F.
	SERVICE AREA	1,293 S.F. / 50 = 26 SPACES
	PREP AREA	3,880 S.F. / 200 = 19 SPACES
	TOTAL REQUIRED	45 SPACES
	TOTAL PROVIDED	79 SPACES
	ADA REQUIRED	4 SPACES
	ADA PROVIDED	4 SPACES
	QSR 2	3,430 S.F.
	SERVICE AREA	858 S.F. / 50 = 17 SPACES
	PREP AREA	2,572 S.F. / 200 = 13 SPACES
	TOTAL REQUIRED	30 SPACES
	TOTAL PROVIDED	33 SPACES
	ADA REQUIRED	2 SPACES
	ADA PROVIDED	2 SPACES
SHOPS BUILDING		5,505 S.F.
	CASUAL RESTAURANT	3,700 S.F.
	SERVICE AREA	925 S.F. / 50 = 19 SPACES
	PREP AREA	2,775 S.F. / 200 = 14 SPACES
	SUBTOTAL REQUIRED	33 SPACES
	RETAIL 1	1,805 S.F. / 250 = 8 SPACES
	SUBTOTAL REQUIRED	8 SPACES
	TOTAL REQUIRED	41 SPACES
	TOTAL PROVIDED	44 SPACES
	ADA REQUIRED	2 SPACES
	ADA PROVIDED	2 SPACES

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

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

HATCH INDICATES NEW LANDSCAPE

ENLARGED SITE PLAN - WARNER ROAD

SCALE: 1" = 30'-0"

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SP1.1
 project #: **25028.00**

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