



**Chandler · Arizona**  
*Where Values Make The Difference*

D.

MAY 07 2014

**Chandler**



2010

**MEMORANDUM**

**Planning Division – PZ Memo No. 14-035**

**DATE:** MAY 7, 2014  
**TO:** PLANNING AND ZONING COMMISSION  
**THRU:** JEFF KURTZ, PLANNING ADMINISTRATOR *[Signature]*  
**FROM:** KEVIN MAYO, PLANNING MANAGER *[Initials]*  
**SUBJECT:** PDP14-0004 CHUCK E CHEESE'S

**Request:** Preliminary Development Plan (PDP) approval for the site layout and building architecture for a new restaurant

**Location:** South of the SWC of Gilbert and Queen Creek roads, within the Carmel Village shopping center

**Applicant:** Cory S. Wiebers  
CW Architecture, Inc.

**Project Info:** 2.5-acre site, 15,000 square-foot restaurant

**RECOMMENDATION**

Upon finding the request to be consistent with the General Plan and the approved Planned Area Development (PAD) zoning, Planning Staff recommends approval subject to conditions.

**BACKGROUND**

The approximate 2.5-acre site received Planned Area Development (PAD) zoning in July 2006, as part of the larger 6-acre Chandler Hilton development. The western ½ was identified as Phase II permitting future Community Commercial District (C-2) uses, however requiring future PDP approval. The proposed restaurant land use is consistent with the approved PAD for C-2 uses zoning.

The subject site is surrounded to the south and southeast by vacant and developed properties zoned Planned Industrial District (I-1) containing a mix of Office and Industrial uses. Frye Road abuts the property on the north, with an industrial facility located north of Frye Road. The Loop

101 Price Freeway is located on the property's west side. The Chandler Fashion Center Regional Mall is located west of the Loop 101 Price Freeway. The existing 6-story Hilton Hotel abuts the subject site's east side.

The proposed 15,000 square-foot restaurant faces Frye Road, and is centrally located within the site. Vehicular access is provided from an existing shared entry drive along Frye Road, as well as a right-in-right-out drive off the Price Frontage Road, at the site's southwest corner. A portion of the sites streetscape landscaping was installed with the Phase I Chandler Hilton building. The proposed development will refresh the existing landscaping and complete the balance of the site. The landscape pallet and design continues the theme established by Phase I.

Architecturally the building pulls cues from the adjacent Hilton Hotel building, while incorporating the Chuck E Cheese's corporate elements designed to appeal to the younger clientele. The building includes a stacked limestone veneer wainscot similar to the hotel building. As well, exaggerated columns, articulate cornice detailing, and a grid scoring pattern all derive from the hotel. The paint colors are also taken from the hotel building in an effort to create development cohesiveness. The building provides its own identity through the use of colored window shade awnings, and the checkered background of the architectural projections.

The request includes a comprehensive sign package. Building mounted signage includes individual mounted led internally illuminated pan channel lettering and logo. The booklet includes a detail identifying the manner in which the underside of the colored shade awnings is illuminated. The awnings include an egg-crate soffit that provides diffused light to illuminate the pedestrian pathways. Finally, the booklet does include an exhibit indicating the parapet led border illumination around the entry tower element. A condition is included that prohibits this, as the Code does not permit exposed building illumination.

Planning Staff supports the request. The subject site, although zoned for C-2 uses, does not provide traditional access and visibility normally associated with a commercial corner. However, the site's close proximity to the Chandler Fashion Center makes it a perfect location for a 'destination oriented' restaurant/entertainment facility such as Chuck E Cheese's. The applicant has worked to integrate the building with the adjacent hotel while providing for its own individuality. It is important to note, that while traditionally corporate stylized architecture is discouraged throughout Chandler, the regional commercial environment surrounding the mall has routinely included increased corporate identification elements such as found on the proposed Chuck E Cheese's building. Additional exhibits and development details can be found in the attached Development Booklets.

#### **PUBLIC/NEIGHBORHOOD NOTIFICATION**

The request was noticed in accordance with the requirements of the Chandler Zoning Code.

- A neighborhood notice letter was sent out. Planning Staff received correspondence from a representative of the adjacent Hilton Hotel expressing support. The representative indicated that often the hotel caters to parents of club-sports teams who routinely look for activity locations for the other children. The hotel representative indicated this would be a nice amenity so close to the hotel.

At the time of this writing, Staff has not received any calls or letters in opposition of this request.

**RECOMMENDED ACTION**

**Preliminary Development Plan**

Planning Staff, upon finding consistency with the General Plan, recommends approval of the Preliminary Development Plan request subject to the following conditions:

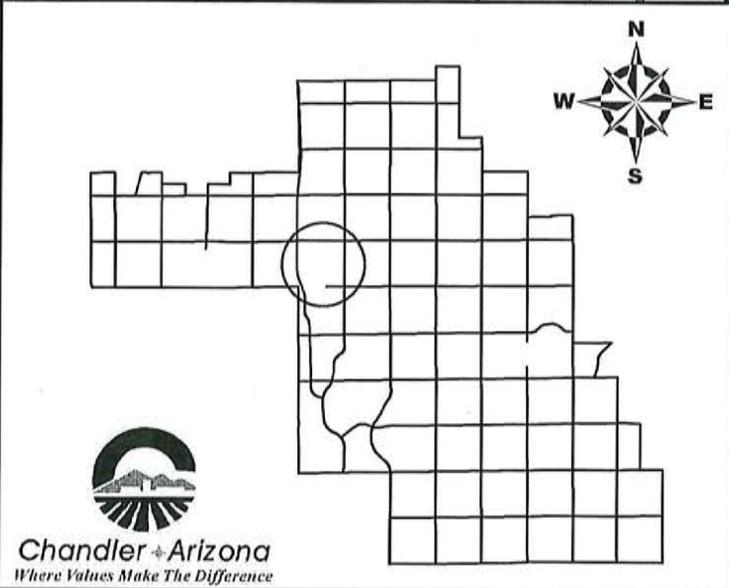
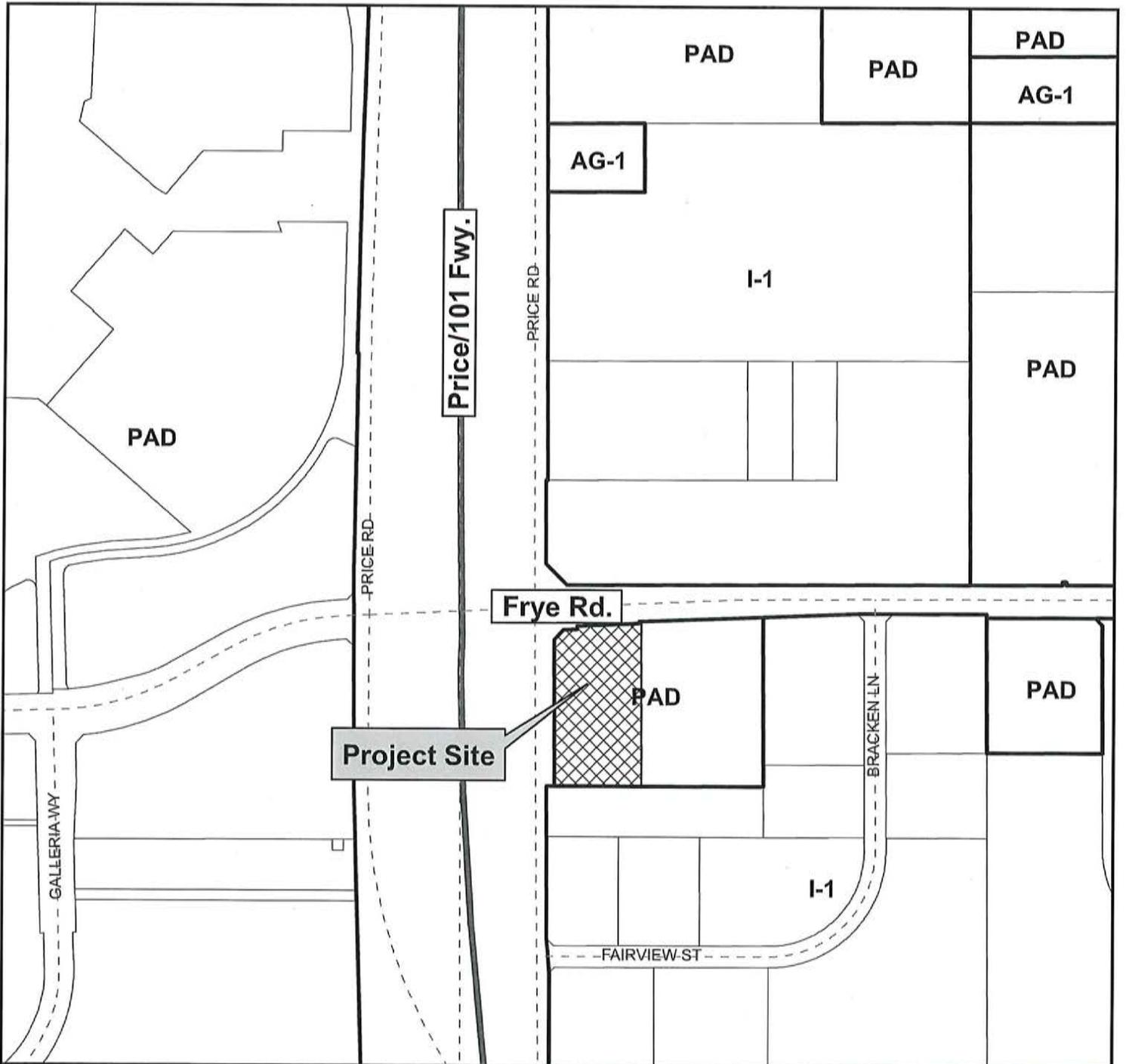
1. Compliance with original stipulations adopted by the City Council as Ordinance No. 3823, in case DVR06-0012 CHANDLER HILTON, except as modified by condition herein.
2. Development shall be in substantial conformance with the attached Development Booklet, entitled "CHUCK E CHEESE'S #3260", kept on file in the City of Chandler Planning Services Division, in File No. PDP14-0004, except as modified by condition herein.
3. The landscaping in all open spaces and rights-of-way shall be maintained by the adjacent property owner or property owners association.
4. Approval by the Planning Administrator and Director of Transportation and Development for landscaping (open spaces and rights-of-way), perimeter walls and arterial street median landscaping is required.
5. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
6. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
7. Exposed exterior building illumination is prohibited.

**PROPOSED MOTION**

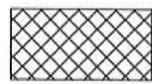
Motion to recommend approval of PDP14-0004 CHUCK E CHEESE'S, Preliminary Development Plan for the site layout and building architecture for a new restaurant, subject to the conditions as recommended by Planning Staff.

**Attachments**

1. Vicinity Map
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Development Booklet, Exhibit A



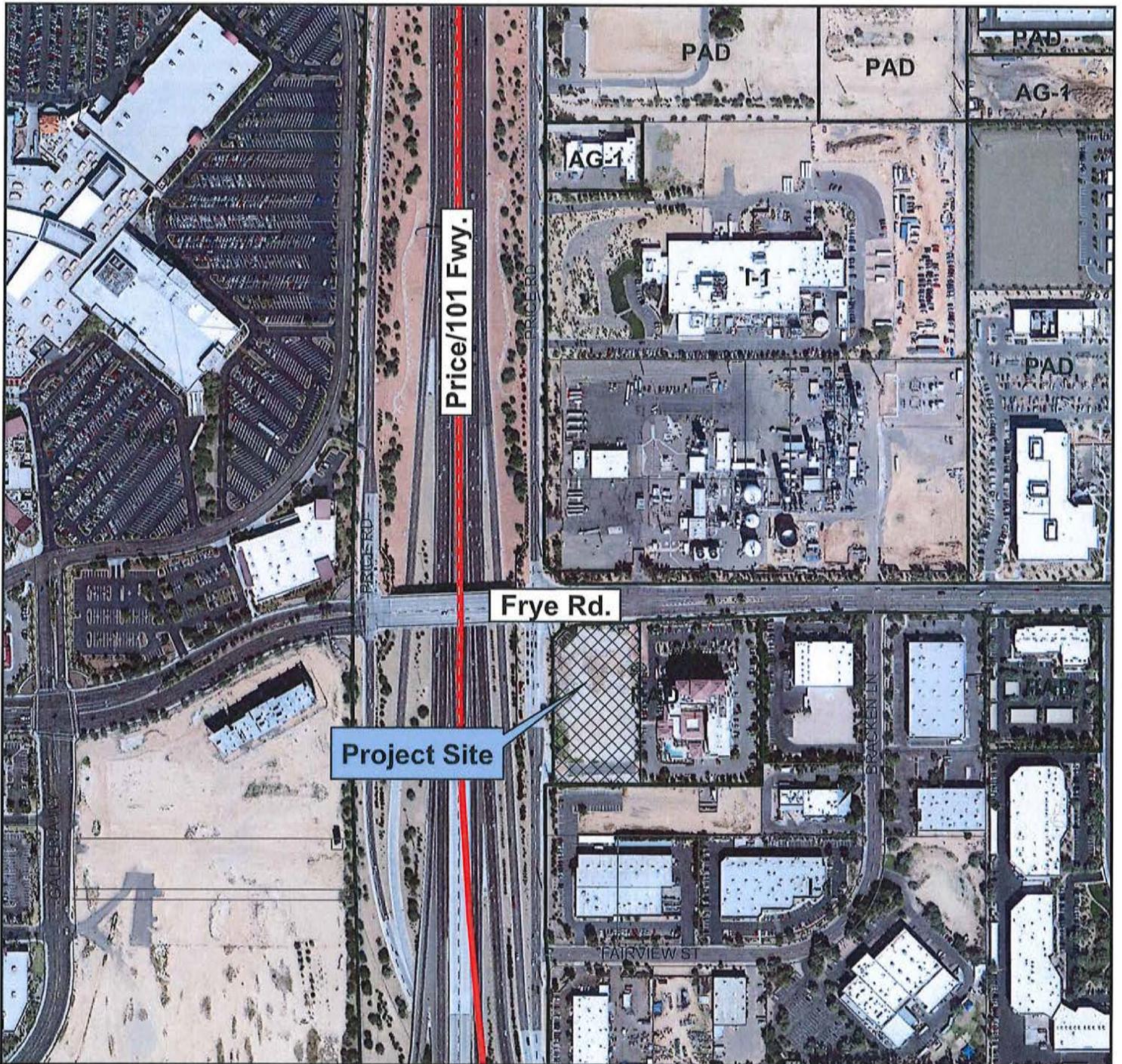
**Vicinity Map**



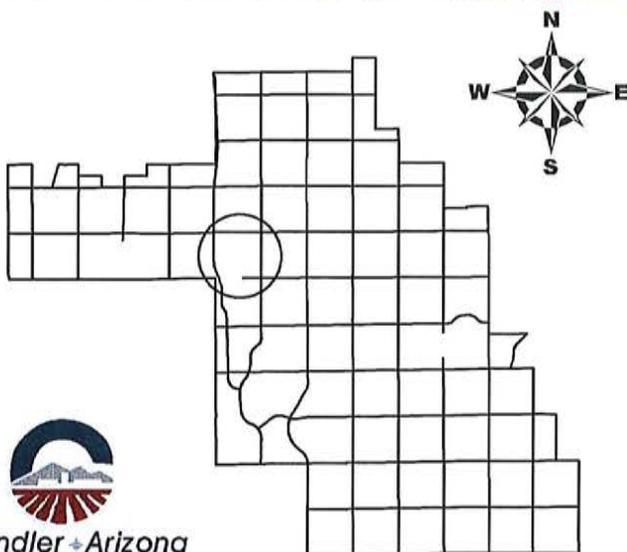
**PDP14-0004**

**Chuck E Cheese's**





## Vicinity Map



PDP14-0004

**Chuck E Cheese's**

**TABULATIONS**

SITE	107,277 SF	3.465 AC
<b>SITE COVERAGE:</b>		
PAVING	70,220 SF	65.45%
LANDSCAPE	22,151 SF	20.58%
BUILDING	14,899 SF	13.82%
TOTAL SITE	107,277 SF	100.00%
<b>PARKING:</b>		
DINING PARKING REQUIRED:	1 PER 50 SF DINING AREA	143 SPACES
KITCHEN PARKING REQUIRED:	1 PER 200 SF KITCHEN AREA	13 SPACES
TOTAL PARKING REQUIRED:		156 SPACES
TOTAL PARKING PROVIDED:		157 SPACES
HCP PARKING REQUIRED:		8 SPACES
HCP PARKING PROVIDED:		8 SPACES

**NOTE:**  
DINING AREA DOES NOT INCLUDE VESTIBULE, RESTROOMS, GAMES OR SHOW.  
KITCHEN AREA DOES NOT INCLUDE MECHANICAL ROOM.

**NOTES**

**ROOF ACCESS LADDERS AND ROOF DRAINAGE:**  
ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINING OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINAGE SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35-1902(S)(1) 15, ZONING CODE.

**SERVICE ENTRANCE SECTION SCREENING:**  
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, OR LANDSCAPING EQUAL TO OR GREATER IN HEIGHT OF THE MECHANICAL EQUIPMENT. SECTION 35-1902(S)(1) 15, ZONING CODE.

**MECHANICAL EQUIPMENT NOTES:**  
ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO OR GREATER IN HEIGHT THAT THE HIGHEST POINT OF THE MECHANICAL EQUIPMENT. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SOLID MASONRY WALLS AND GATES EQUAL TO OR GREATER THAN THE HIGHEST POINT OF THE MECHANICAL EQUIPMENT.

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

**STREET FRONTAGE AREAS MUST BE GRADED TO "NATURAL AND PLEASANT" GROUND**

**FORMS:**

- A MAXIMUM OF 50% OF THE STREET FRONTAGE LANDSCAPE AREA MAY BE USED FOR STORM WATER RETENTION (EXCLUDING RIGHT-OF-WAY).

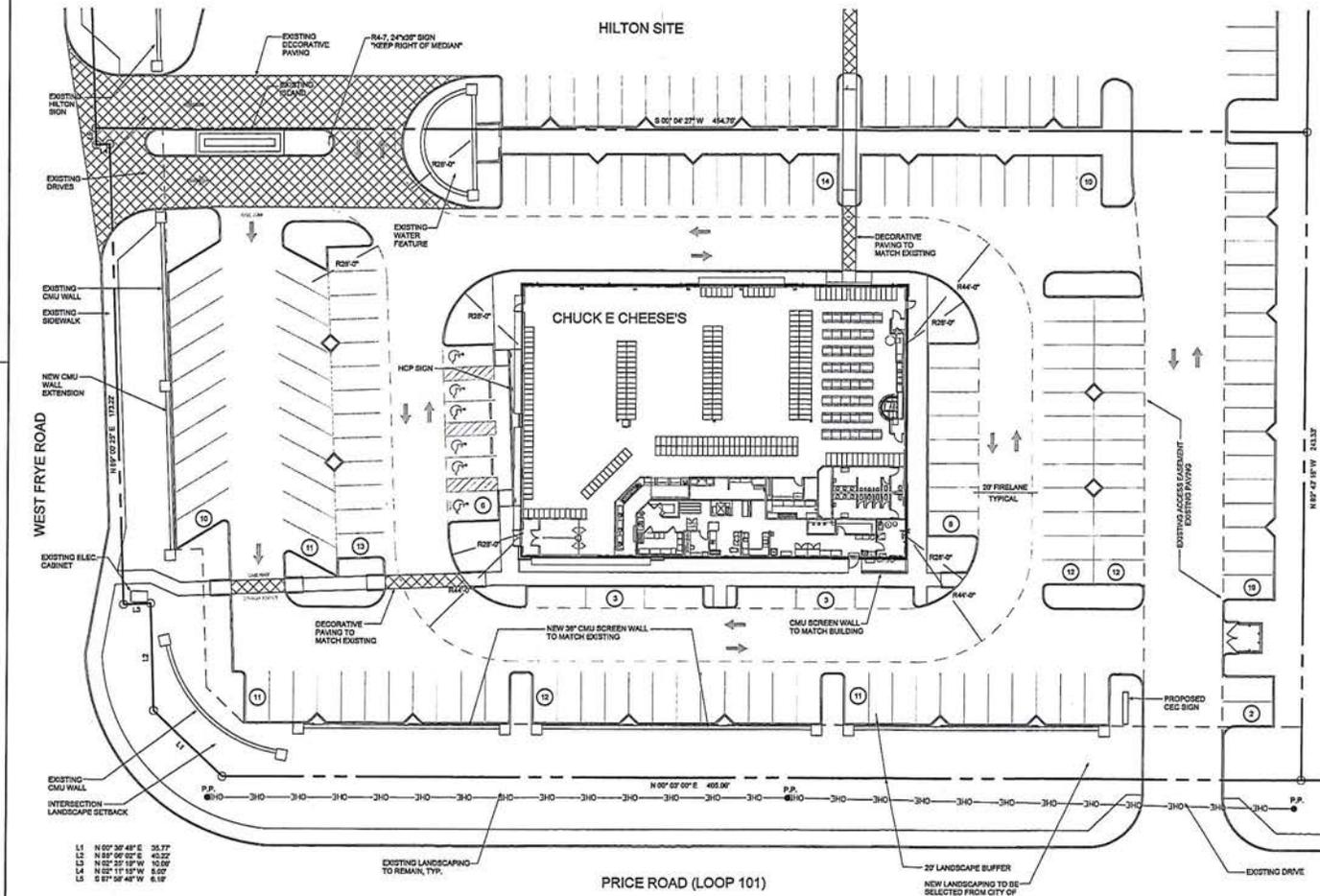
- SOIL EXCAVATED FOR RETENTION BASINS MUST BE USED TO CREATE COMPLEMENTARY EARTH MOUNDS. HEIGHT OF EARTH BERMS SHALL BE MEASURED FROM ADJACENT STREET CURB ELEVATION.

- EARTH MOUNDS, NATURAL AND PLEASANT IN SIZE AND SHAPE, WITH A MAXIMUM SLOPE OF 4:1, SHALL BE LOCATED AND DESIGNED TO MANAGE STREET VIEWS INTO RETENTION BASINS. FUTURE BUILD-OUT OF STREET IMPROVEMENTS MUST BE CONSIDERED IN BERM DESIGN SO THAT IMPROVEMENTS DO NOT RESULT IN REMOVAL OF REQUIRED BERMS.

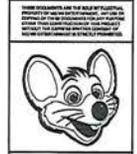
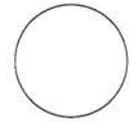
- STORM WATER RETENTION IS PROHIBITED AGAINST RETAINING WALLS WHICH ARE ADJACENT TO A STREET RIGHT-OF-WAY. RETENTION BASINS SHALL BE DESIGNED TO APPEAR NATURAL AND PLEASANT, AVOIDING RECTANGULAR SHAPES OR STRAIGHT SIDE SLOPES. SEE SECTION 1903(B)(9), ZONING CODE.

**LANDSCAPE PLAN INFORMATION:**

TOTAL SITE AREA 107,277 SF, 3.465 AC  
TOTAL LANDSCAPE AREA 22,151 SF, 20.58% OF TOTAL SITE AREA  
TOTAL PARKING AREA 50,619 SF, 47.11% OF TOTAL SITE  
LANDSCAPE IN PARKING AREA 3,500 SF, 23.32% OF PARKING AREA (10% MINIMUM)  
TOTAL TURF AREA 0 SF, 0.00% OF LANDSCAPE AREA  
SHRUBS / GROUND COVER AREA 8,940 SF, 40.30% OF LANDSCAPE AREA  
INDICATED / GRANITE 13,281 SF, 60.00% OF LANDSCAPE AREA



**01 SITE PLAN**  
SCALE: 1" = 20'



**B&W**  
BROOKS & WILLIAMS  
PROFESSIONAL ADMINISTRATORS

**CHUCK E CHEESE'S #3280 - CHANDLER, AZ**  
SEC FRYE ROAD & PRICE ROAD - 2977 WEST FRYE ROAD  
CHANDLER, AZ 85244  
Malvin Entertainment Inc.  
17797 North Premier Drive, suite D-115, Scottsdale, AZ 85255

**SITE PLAN**

Date	10/02/2013
Revision	
10210313 DESIGN SET	
13110013 DESIGN SET	
05200914 SITE PLAN REVIEW	
07180914 SITE PLAN REVIEW	
03020914 SITE PLAN REVIEW	
03070914 CHECK SET	
04080914 ISSUE	

Project Number  
13-260

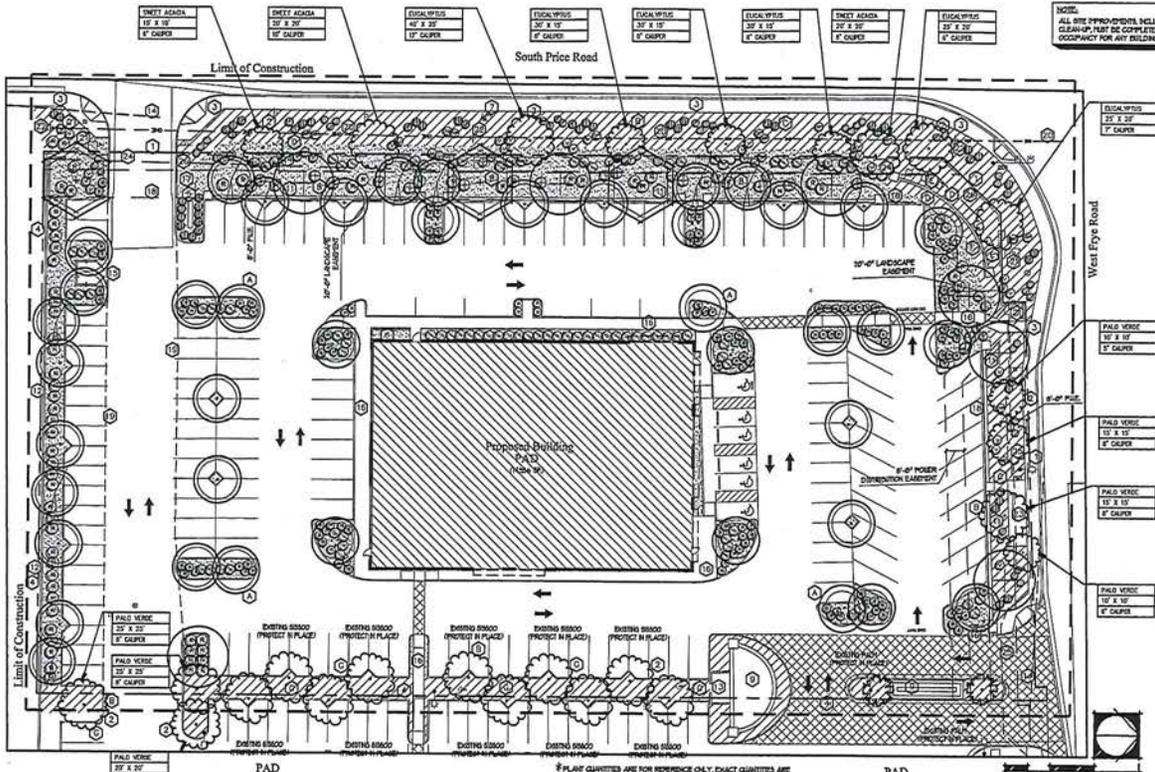
Sheet Number  
**A0.0**



**Wildwood Design Studio**  
Landscape Architects  
12007 Statewide Blvd.  
Chandler, AZ 85224  
Phone: (480) 814-5259  
Fax: (480) 814-5104  
E-Mail: wildwood@wildwoodstudio.com

**Chuck E. Cheese**  
No. 3260  
SEC of Price Rd./Loop 101 and Frye Road  
Chandler, AZ 85224

**landscape plan**  
of 5  
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**NOTE:**  
ALL SITE IMPROVEMENTS INCLUDING LANDSCAPE AND SITE CLEANUP MUST BE COMPLETED PRIOR TO COMMENCEMENT OF OCCUPANCY FOR ANY BUILDING UNDER A PHASE.

**NOTE:**  
FIRE DEPENDENT COLOR ASSEMBLY SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR. ARRANGE PLANTS AS SHOWN TO SCREEN FROM VIEW.

**Maintenance and Guarantee**

- LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OR OWNER REPRESENTATIVE FOUR (4) DAYS PRIOR TO COMMENCING IMPROVEMENTS IN ACCORDANCE WITH PLANS AND SPECIFICATIONS TO REQUEST AN INSPECTION FOR SUBSTANTIAL DEFICIENCIES. LANDSCAPE ARCHITECT SHALL PREPARE PUNCH LIST OF ALL WORK REQUIRING CORRECTION. MAINTENANCE PERIOD TO BEGIN WHEN ALL PUNCHLIST ITEMS ARE COMPLETED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING LANDSCAPE AREA FOR 30 CALENDAR DAYS OR AS SPECIFIED BY CONTRACT. MAINTENANCE INCLUDES MOISTURE (FREQUENTLY), ADJUSTING WATER SCHEDULES, WEEDING, REMOVING OBSTRUCTIONS FROM LANDSCAPE, REPAIRING AND/OR REPLACING TREES, FERTILIZING, EDGING OR OTHER OPERATIONS ESSENTIAL FOR CARE, UPKEEP AND PROTECT APPEARANCE. CONTRACTOR SHALL MAINTAIN ALL IRRIGATION SYSTEMS AND ALL LOW SPOTS AS REQUIRED TO ACHIEVE UNIFORM GRADE WITHIN TURF AREAS.
- CONTRACTOR SHALL GUARANTEE THE PERFORM OF ONE (1) YEAR PRIOR TO MAINTENANCE PERIOD END TO RESOLVE ANY OUTSTANDING ISSUES. A FINAL INSPECTION SHALL OCCUR TO RESOLVE THE PROJECT AND ISSUE A FINAL ACCEPTANCE REPORT. (PROVIDE 3 DAYS NOTICE).
- PLANTS NOT IN HEALTHY CONDITION THROUGHOUT THE WARRANTY PERIOD SHALL BE REMOVED AND REPLACED AT NO COST TO THE OWNER. NEW PLANT MATERIAL SHALL RECEIVE THE SAME WARRANTY AND ALL TREES FROM ACCEPTANCE DATE.
- PROVIDE ONE (1) YEAR WRITTEN GUARANTEE TO WARRANTY IRRIGATION SYSTEM AND ALL TREES FROM ACCEPTANCE DATE.
- IN ORDER TO PROTECT HIS GUARANTEE, LANDSCAPE CONTRACTOR SHALL GIVE UNRESTRICTED MAINTENANCE INSTRUCTIONS FOR THE YEARLY CARE AND FEEDING OF THE LANDSCAPE.
- AS BUILT DRAWINGS SHALL ALSO BE PROVIDED BY CONTRACTOR FOR ACTUAL IRRIGATION LAYOUT AND BUDGETED TO OWNER AT FINAL BALK-THROUGH. ALSO INCLUDED IS A LIMITED CONTROLLER SCHEDULE NUMBER NEAR THE BOX WITH A COPY MAILED TO THE OWNER.

**Landscape Notes:**

- LANDSCAPE AREAS ARE DEFINED AS ALL UNPAVED AREAS DISTURBED BY CONSTRUCTION. SLIGHT VARIATIONS MAY EXIST BETWEEN ON-SITE CONDITIONS AND DRAWINGS. CONTRACTOR SHALL ADJUST PLANTING LAYOUT AS REQUIRED TO MAINTAIN PLANT QUANTITIES AND DESIGN INTENT.
- LOCATE PLANTS AWAY FROM OBSTACLES SUCH AS FENCE, HYDRANT, TRANSFORMERS, AND LIGHT FIXTURES.
- ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS. THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REPLACE ANY PLANT MATERIALS DEEMED UNACCEPTABLE.
- STAKE ALL NURSERY GROWN BOX TREES OUTSIDE FOOTPRINT. SEE TREE STAKING DETAIL. TREES SHALL BE A MINIMUM OF 1" FROM CURB OR SIDEWALK. TREES SHALL BE 3" OR MORE AWAY FROM CURBS OR SIDEWALKS. REFER TO PLANS AND MAINTAIN BUSH PLANTINGS AS SHOWN UNLESS OTHERWISE NOTED.
- PLANT LOCATIONS SHALL BE FLAGGED OR STAKED FOR REVIEW PRIOR TO STARTING IRRIGATION OR PLANTING. PLANTING LOCATIONS SHALL BE FLAGGED OR STAKED AT THIS TIME TO AVOID UNSUITABLE CONDITIONS AND ADDITIONAL COSTS.
- GRAVELL TOPDRESSING SHALL EXTEND UNDER SHRUBS AND RAKE UNIFORMLY ALONG CURBS, SIDEWALKS AND WALKS.
- LANDSCAPE CONTRACTOR TO CONTACT OWNER REPRESENTATIVE BEFORE EACH APPLICATION OF PEST-REPELLENT FOR VERIFICATION.
- COORDINATE NECESSARY EXCAVATION WITH OWNER REPRESENTATIVE.
- GRADE NOTED ON LANDSCAPE PLAN TO BE FIELD VERIFIED/PROVED BY LANDSCAPE ARCHITECT AND PHOTOGRAPHIC AND NECESSARY AS-BUILT DOCUMENTATION.
- REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS. REFER TO GENERAL CONSTRUCTION NOTES REGARDING MORE ADDITIONAL CONSIDERATIONS THAT RELATE TO SCOPE OF WORK WITHIN THIS SECTION.

**Existing Tree Tag:**

SPACES
HEIGHT 1 NEW
CLIPS 25

**NOTE:**  
CONTRACTOR IS RESPONSIBLE TO PROTECT IN PLACE ALL EXISTING PLANT MATERIAL WITHIN THE LIMIT OF CONSTRUCTION. ANY MATERIAL DAMAGED OR DESTROYED SHALL BE REPLACED WITH LIKE VARIETY AND SIZE AT NO ADDITIONAL COST TO OWNER.

**City of Chandler Landscape Guarantee Note:**

- All plant materials are guaranteed for a minimum period of 60 days from the date of final approval by the City. Any plant materials, which are not approved by the City prior to October 1 of the calendar year in which they are installed, shall be further guaranteed until May 20 of the following calendar year.
- Trees, shrubs, vines, ground cover and turf that have to be replaced under terms of the guarantee, shall be guaranteed for an additional 60 days from the date of replacement.
- All plant materials must be maintained in health and vigor and be allowed to attain natural size and shape in accordance with the originally approved landscape plan.

**General Key Notes:**

- CONTRACTOR IS RESPONSIBLE TO MAINTAIN CLEARANCE BETWEEN TREE CANOPIES AND AREA LIGHTS NOT SHOWN. 10'-0" MINIMUM BETWEEN PILE AND TREE TRUNK.
- CONTRACTOR IS RESPONSIBLE TO PROTECT IN PLACE ALL EXISTING PLANT MATERIAL WITHIN THE LIMIT OF CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE TO ADD SUPPLEMENTAL PLANT MATERIAL AS SHOWN IN EXISTING LANDSCAPE AREAS. CONTRACTOR IS ALSO RESPONSIBLE TO PROVIDE AN ADDITIONAL LAYER OF DECOMPOSED GRANITE TO ALL EXISTING LANDSCAPE AREAS (COLOR AND SIZE TO MATCH NEW LANDSCAPE AREAS). SEND TO PROVIDE A LEGIBLE PLANT LIST BETWEEN EXISTING AND PROPOSED AREAS. ADJUST ACTUAL PLACEMENT OF PLANTS TO AVOID POTENTIAL CONFLICTS WITH EXISTING MATERIAL.
- CONTRACTOR IS RESPONSIBLE TO REMOVE ALL PROTECTED SPECIES OF TREES IN EXISTING LANDSCAPE AREAS NOT SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING LANDSCAPE AREAS.
- CONTRACTOR IS RESPONSIBLE TO REPLACE/REPAIR ALL EXISTING WALK STYLE POTS OR COLLECTORS AS TOTAL AND AT RISK TO OWNER TO DETERMINE IRRIGATION LINE.
- CONTRACTOR IS RESPONSIBLE TO REMOVE (4) EXISTING PALM VERDES AND (2) EXISTING PALM IN THIS AREA.
- CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING PLANT MATERIAL IN EXISTING LANDSCAPE AREAS NOT SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE TO REPLACE WITH LIKE AT NO ADDITIONAL EXPENSE TO THE OWNER.

**Master Legend**

Sym.	Botanical Name	Common Name	#Qty.	Size	Remarks (ANA Minimum Std.)
	PHOENIX YUCCA	NATIVE YUCCA	3	4" POT	SINGLE TRUNK, LOW DRAGONHOOD 24" H" TALL, 2" H" WIDE, 3" H" CALYPSO AVAL. THIRD BASELINE TREES (480-900-970)
	FLORIDA PALM	FOOTBALL PALM VERDE	1	34" POT	TALL UPRIGHT, 8" H" TALL, 4" H" WIDE, 2" H" CALYPSO AVAL. TREE BASELINE TREES (480-900-970)
	ACACIA SHRUB	BIBBET ACACIA	6	34" POT	TALL UPRIGHT, LOW DRAGONHOOD, WIDE BRANDED 18" H" TALL, 4" H" WIDE, 2" H" CALYPSO AVAL. TREE BASELINE TREES (480-900-970)
	DWARF HIBISCUS	PAK DASH GAINALPA	1	34" POT	TALL UPRIGHT, LOW DRAGONHOOD, WIDE BRANDED 18" H" TALL, 4" H" WIDE, 2" H" CALYPSO AVAL. TREE BASELINE TREES (480-900-970)
	ACACIA SHRUB	BIBBET ACACIA	13	34" POT	TALL UPRIGHT, WELL DEVELOPED DRAGONHOOD 18" H" TALL, 4" H" WIDE, 2" H" CALYPSO AVAL. TREE BASELINE TREES (480-900-970)

**Landscape Site Data:**

Total site area	181,727	sq. ft.	3.47	acres
Total building area	14,575	sq. ft.	.28	% of total site area
Total landscape area	167,152	sq. ft.	3.19	% of total site area
Total parking area	23,641	sq. ft.	.45	% of total site area
Landscape to parking area	143,511	sq. ft.	2.74	% of total site area
Shaded surface area (total landscape)	143,511	sq. ft.	2.74	% of total site area
Shaded/Overhead	46,100	sq. ft.	.88	% of total site area
Unshaded/Overhead	97,411	sq. ft.	1.86	% of total site area

**Granite Note:**  
MINIMUM 2" LAYER OF DECOMPOSED GRANITE CONTIGUOUS TO ALL PLANTINGS UNDER ALL TREES AND BUSHES. EDGING PLACING GRANITE CONTACT SUB-GRADE TO 8" AND APPLY A PEST-REPELLENT RESISTANCE TO MOULDS. AFTER PLACING GRANITE, MAKE SURE NOT TO DISTURB DEPTH ALONG TO DRIVE. THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PEST-REPELLENT RESISTANCE TO TOP OF GRANITE. ANY TOP OF GRANITE IS BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY PLANT. APPLY AFTER INSTALLATION OF PLANT MATERIAL.

**Master Legend**

Sym.	Botanical Name	Common Name	#Qty.	Size	Remarks (ANA Minimum Std.)
	PETITE PINK DWARF CEREUS	PETITE PINK DWARF CEREUS	10	5 GAL.	RANDOM SPACE IN CLUSTERS AS SHOWN
	BLUE SHRUB	BLUE SHRUB	10	5 GAL.	SPACE 4' O.C., 1" FROM LANDSCAPE
	DWARF OF PARADISE	DWARF OF PARADISE	10	5 GAL.	SPACE 4' O.C., 1" FROM LANDSCAPE
	RED DRAGON TREE	RED DRAGON TREE	10	5 GAL.	SPACE 4' O.C., 1" FROM LANDSCAPE
	VALENTINE BUSH	VALENTINE BUSH	43	5 GAL.	SPACE 4' O.C., 1" FROM LANDSCAPE
	RED YUCCA	RED YUCCA	11	5 GAL.	FILL AND DRAIN
	DESERT SPOON	DESERT SPOON	3	5 GAL.	FILL AND DRAIN
	PURPLE SHEELA LARKIA	PURPLE SHEELA LARKIA	3	5 GAL.	SPACE 4' O.C., 1" FROM LANDSCAPE
	RED YUCCA	RED YUCCA	11	5 GAL.	SPACE 4' O.C., 1" FROM LANDSCAPE

**NOTE:**  
FINISH GRADE OF LANDSCAPE AREAS (TOP OF TOP OR DASH) MUST BE GRADED TO 1" BELOW CONCRETE OR OTHER PAVED SURFACE.

TREES MUST BE PLACED A MINIMUM OF 1" FROM SIDEWALK, PUBLIC ACCESSWAYS, BARRIERS MUST BE AT LEAST 1" FROM ALL SIDES OF A PAVED HYDRANT.

ALL LANDSCAPES SHALL BE MAINTAINED BY THE LANDSCAPER OR THE LANDSCAPER ACCEPTED FROM LANDSCAPE CONTRACTOR MAINTENANCE PERIOD DEND.

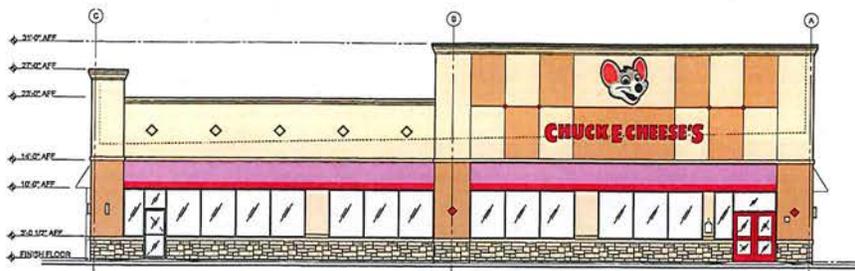
THERE SHALL BE NO OBSTRUCTION OF SITE DRAINAGE BY LANDSCAPE PLANTING, AND THAT EACH TREE BE RELIABLY CONNECTED TO THE FIELD DRAINAGE SYSTEM. ACCEPTANCE OF THE WORK IN THE FIELD OR ON SITE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.

**Legend**

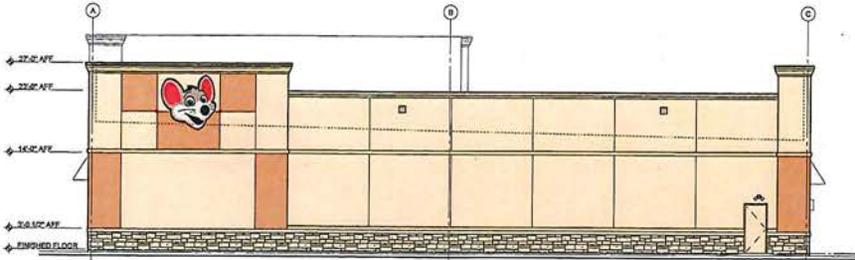
Sym.	Common Name	Qty.	Remarks
	OVERHEAD ELECTRICAL LINES	N/A	THERE IS AN EXISTING ELECTRICAL EASEMENT, ALL POWER LINES AND POLES ARE LOCATED IN THE WEST SIDE. REFER TO PLAN.
	DECOMPOSED GRANITE	AS SHOWN	MATCH SIZE AND COLOR WITH EXISTING IN RIGHT OF WAY. PROVIDE SAMPLE FOR OWNER FINAL APPROVAL.
	EXISTING LANDSCAPE AREA	AS SHOWN	CONTRACTOR IS RESPONSIBLE TO REPAIR AND REPLACE ANY EXISTING LANDSCAPE MATERIAL LOCATED WITHIN EXISTING LANDSCAPE AREA DAMAGED OR DESTROYED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
	EXISTING TREES - SEE TAG ON PLAN.	OPEN	SAFE AS SHOWN

- Key Notes:**
- RIGHT-OF-WAY
  - EXISTING TREE PROTECT IN PLACE
  - CONTRACTOR TO FIELD VERIFY EXISTING LOCATION
  - EXISTING 6" SIDE SIDEWALK
  - PROPERTY LINE
  - PROPOSED THRESHOLD SIGN
  - SOFTENED UTILITY ENCLOSURE AREA
  - MANHOLE 1' CLEARANCE
  - PROPOSED RETENTION AREA
  - EXISTING WATER FEATURE
  - EXISTING WATER TRENCH
  - PROPOSED ONE BLOCK SIDEWALK
  - EXISTING ONE BLOCK SIDEWALK
  - EXISTING EXPOSED ENCLOSURE
  - SEE WIRELESS INFO. SEE PLAN
  - PROPOSED TRUNK ENCLOSURE
  - PROPOSED SIDEWALK
  - EXISTING DOC
  - 30" LANDSCAPE EASEMENT
  - ACCESS BARRIER
  - EXISTING OVERHEAD ELECTRICAL
  - EXISTING UTILITY DITCHES
  - EXISTING ELECTRICAL POLE
  - EXISTING CONCRETE PAD
  - NEW ASHES BARRIER
  - REVEAL AND PREVENT EASEMENT
  - 1" WALK

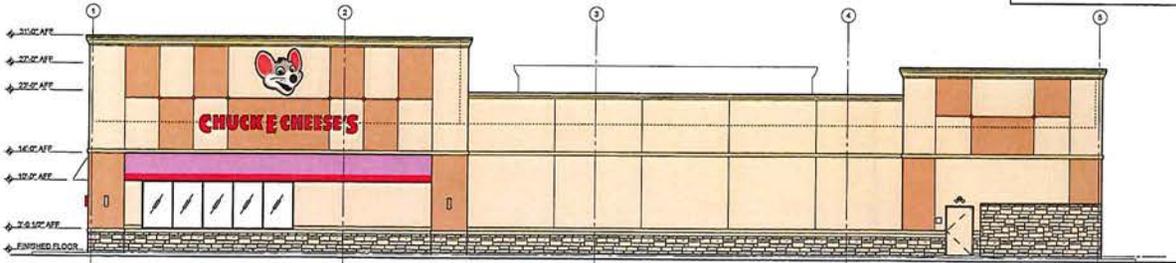
TOTAL LANDSCAPE AREA: 3,600 SQ. FT.



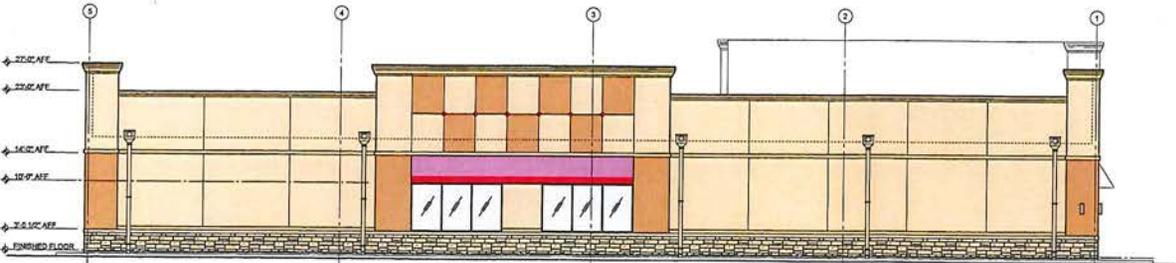
01 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



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

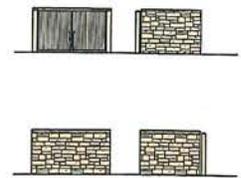


03 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



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

REFER TO A4.1 FOR ADDITIONAL INFORMATION



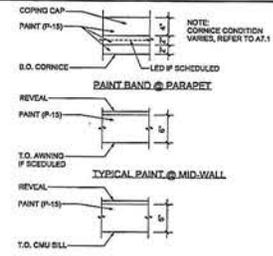
00 TRASH ENCLOSURE  
SCALE: 1/8" = 1'-0"

MATERIALS LEGEND

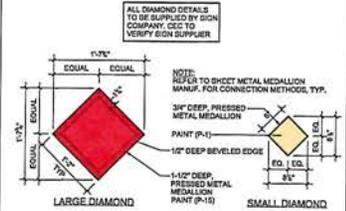
- MASONRY TO BE ARCHITECTURALLY COMPATIBLE WITH THE HILTON
- E.F.S. SYSTEM SANDBLAST TEXTURE MATCH P-14, SHERWIN WILLIAMS - CANOE SW2043
- E.F.S. SYSTEM SANDBLAST TEXTURE MATCH P-25, SHERWIN WILLIAMS - SAND SW2059
- E.F.S. SYSTEM SANDBLAST TEXTURE P-13, CORNICE ACCENT BANDS AND LARGE DIAMOND ACCENTS SHERWIN WILLIAMS - AUGUST MOON SW2159
- MELLIONS AND METAL TRIM DARK BRONZE AND ANODIZED ALUMINUM FINISH
- P-1 ENTRY DOORS AND SMALL DIAMOND ACCENTS SHERWIN WILLIAMS - HOLLYBERRY RED SW4833 TINTED WITH 844 COLORANTS 01-45, 0A-32, 1W-16
- AWNINGS CEC CORPORATE STANDARD

SIGN AND AWNING NOTES

1. SIGN COMPANY TO PERMIT AND INSTALL LETTERS AND LOGO SIGNS. GENERAL CONTRACTOR TO MAKE ELECTRICAL CONNECTIONS AS REQUIRED.
2. SIGN COMPANY TO PERMIT AND INSTALL AWNINGS (BACKLIT OR NON-BACKLIT). GENERAL CONTRACTOR TO MAKE ELECTRICAL CONNECTIONS AS REQUIRED.
3. GENERAL CONTRACTOR TO PROVIDE & INSTALL BACKING FOR ALL SIGNS, AWNINGS & ACCENT DIAMONDS AS PER SIGN COMPANY'S REQUIREMENTS.
4. SIGN COMPANY TO PERMIT AND INSTALL LED LIGHTING BANDS. GENERAL CONTRACTOR TO MAKE ELECTRICAL CONNECTIONS AS REQUIRED.



05 PAINTED ACCENT BAND  
SCALE: 1" = 1'-0"



06 ACCENT DIAMONDS  
SCALE: 1" = 1'-0"



B&W  
HUBSON & WILLIAMS  
PROJECT ARCHITECTS

CHUCK E. CHEESE'S #3260 - CHANDLER, AZ  
17197 NORTH PRIME ROAD - 2877 WEST FRYE ROAD  
CHANDLER, AZ 85224  
Melvin Entertainment Inc.  
17197 North Prime Road, Suite D-115, Scottsdale, AZ 85255

EXTERIOR ELEVATIONS

Date	10/02/2013
Revisions	<ul style="list-style-type: none"> <li>01/20/2014 DESIGN SET</li> <li>03/07/14 DESIGN SET</li> <li>02/05/14 SITE PLAN REVIEW</li> <li>03/07/14 CHECKSET</li> <li>04/02/14 ISSUE</li> </ul>
Project Number	13-260
Sheet Number	A4.0