

TENANT IMPROVEMENT

PAD 5B - SUITE 1

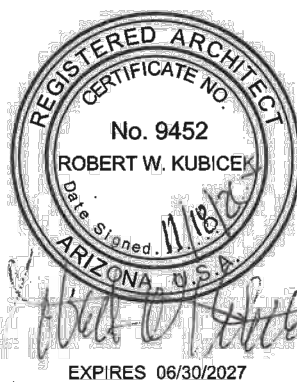
PASEO LINDO SHOPPING CENTER

NEC OF ARIZONA AVE. AND OCOTILLO RD.

CHANDLER, ARIZONA 85248



RKAA
ARCHITECTS
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-3900
rkaa.com



DATE : 05-08-26

LEGAL DESCRIPTION	PROJECT DATA			SITE DATA		PROJECT DIRECTORY	SHEET INDEX																																																																																																																																											
LOT 5B, OF PASEO LINDO PHASE IV, ACCORDING TO BOOK 1458, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA. EXCEPT ALL MINERALS, COAL, CARBONS, HYDROCARBONS, OIL, GAS, CHEMICAL ELEMENTS AND COMPOUNDS, WHETHER IN SOLID, LIQUID OR GASEOUS FORM, AND ALL STEAM AND OTHER FORMS OF THERMAL ENERGY, UNDER SAID LAND AS RESERVED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2007-0959397, RECORDS OF MARICOPA COUNTY, ARIZONA.	THE PROPOSED PROJECT WILL BE A TENANT IMPROVEMENT FOR LOT 5B AT PASEO LINDO SHOPPING CENTER - NORTHEAST CORNER OF ARIZONA AVE. AND OCOTILLO ROAD IN CHANDLER, AZ. THE TENANT IMPROVEMENT IS FOR SUITE 1 WITH A TOTAL SQUARE FOOTAGE OF 3,815 S.F. THE NEW TENANT IS A MATTRESS RETAIL COMPANY. THE NEW TENANT WILL ALSO PROVIDE A STORAGE AREA OF 118 S.F.; AND ONE ADA RESTROOM OF 74 S.F; AND A MERCHANDISING AREA OF 3,623 S.F. THE PROJECT WILL BE BUILT IN COMPLIANCE WITH ALL REGULATIONS ADOPTED BY THE CITY AND ITS JURISDICTION.			<table><tr><td>PARCEL #</td><td>303-85-814</td></tr><tr><td>ZONING DESIGNATION</td><td>PAD</td></tr><tr><td>ZONING CASE (IF APPLICABLE)</td><td>N/A</td></tr><tr><td>JURISDICTION</td><td>CHANDLER</td></tr><tr><td>OCCUPANCY</td><td>M - MERCANTILE</td></tr><tr><td>CONSTRUCTION TYPE</td><td>TYPE V-B FULLY SPRINKLERED</td></tr><tr><td>PROPOSED USE</td><td>COMMERCIAL</td></tr><tr><td>TOTAL SITE AREA</td><td>51,941 S.F. / 1.192 ACRES</td></tr><tr><td>AREA OF WORK</td><td>SUITE 1</td></tr><tr><td></td><td>3,815 S.F.</td></tr><tr><td>ALLOWABLE BUILDING HEIGHT</td><td>60'-0"</td></tr><tr><td>EXISTING BUILDING HEIGHT</td><td>27'-8"</td></tr></table>		PARCEL #	303-85-814	ZONING DESIGNATION	PAD	ZONING CASE (IF APPLICABLE)	N/A	JURISDICTION	CHANDLER	OCCUPANCY	M - MERCANTILE	CONSTRUCTION TYPE	TYPE V-B FULLY SPRINKLERED	PROPOSED USE	COMMERCIAL	TOTAL SITE AREA	51,941 S.F. / 1.192 ACRES	AREA OF WORK	SUITE 1		3,815 S.F.	ALLOWABLE BUILDING HEIGHT	60'-0"	EXISTING BUILDING HEIGHT	27'-8"	OWNER PASEO LINDO SHOPPING CENTER, LLC 1066 IRONSHOE CT WALNUT, CA 91789 CONTACT: GEORGE YAO DEVELOPER: LOGOS BUILDERS SOUTHWEST, LLC 10645 N. TATUM BLVD. SUITE #200 PHOENIX, AZ 85028 CONTACT: JOHN CAVNESS PHONE: 602-265-0321 ARCHITECT: RKAA ARCHITECTS, INC. 2233 EAST THOMAS ROAD PHOENIX, AZ 85016 CONTACT: RANDY HAISLET PHONE: 602-955-3900 EMAIL: rhailet@rkaa.com MECHANICAL/PLUMBING ENGINEER: MECH DESIGNS 451 NORTH DEAN AVENUE CHANDLER, AZ 85226 CONTACT: JUSTIN GRIMMETT (M/P) PHONE: (602) 773-5701 EMAIL: justin@mechdesigns.com ELECTRICAL ENGINEER: HAWKINS DESIGN GROUP 1140 WEST HARWELL ROAD GILBERT, AZ 85233 CONTACT: SCOTT ADLER PHONE: (480) 813-9000 EMAIL: scott@hawkinsdsg.com	GENERAL T1.0 COVER SHEET T1.1 ADA GENERAL NOTES T1.2 ADA GENERAL NOTES T1.3 EGRESS PLAN SITE PLAN AS1.1 ENLARGED SITE PLAN ARCHITECTURAL A1.0 FLOOR PLAN A1.1 ENLARGED RESTROOM PLAN A1.2 SLAB PLAN A1.3 FINISH PLAN A2.0 REFLECTED CEILING PLAN A3.0 ROOF PLAN A7.0 DOOR SCHEDULE AND DETAILS A8.0 DETAILS A8.1 DETAILS A9.0 SPECIFICATION A9.1 SPECIFICATION A9.2 SPECIFICATION A9.3 SPECIFICATION A9.4 SPECIFICATION MECHANICAL M100 MECHANICAL FLOOR PLAN M200 MECHANICAL NOTES AND DETAILS PLUMBING P100 PLUMBING FLOOR PLAN P200 PLUMBING NOTES AND DIAGRAMS ELECTRICAL E0.0 ELECTRICAL SYMBOLS AND SPECIFICATIONS E1.0 ELECTRICAL DEMO PLAN E2.0 ELECTRICAL POWER PLAN E3.0 ELECTRICAL LIGHTING PLAN E4.0 ELECTRICAL ONE-LINE DIAGRAM																																																																																																																			
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VICINITY MAP

SCALE: N.T.S.

NORTH

07/20/26 CITY COMMENTS
07/23/26 OWNER COMMENTS
08/20/26 OWNER COMMENTS

COVER SHEET

NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE:
THIS CONTRACT MAY ALLOW THE OWNER TO REQUIRE
THE SUBMISSION OF BILLING OR ESTIMATES IN
BILLING CYCLES OTHER THAN THIRTY DAYS. THIS
CONTRACT MAY REQUIRE OWNER TO MAKE PAYMENT
ON A 30 DAY BILLING CYCLE. THE BILLING CYCLE
CERTIFICATION AND APPROVAL OF BILLING AND
ESTIMATES, A WRITTEN DESCRIPTION OF EACH OTHER
BILLING CYCLE APPLICABLE TO THE PROJECT IS
AVAILABLE FROM OWNER OR DESIGNATED AGENT.
NAME:
ADDRESS:
CONTACT: Name:
PHONE:

MATTRESS SHOP
PAD 5B - SUITE 1 AT PASEO LINDO SHOPPING CENTER
NEC OF ARIZONA AVE AND OCOTILLO RD.
CHANDLER, AZ

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REPRODUCED OR REPRODUCTION HEREOF IN WHOLE
OR IN PART WITHOUT WRITTEN PERMISSION OF THE
COMPANY.

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

T1.0
project #: 26102.00