

THE SHOPS AT
LAKE PLEASANT

DESIGN GUIDELINES - MAY 2021



SITE PLAN / ELEVATIONS

Developed by:



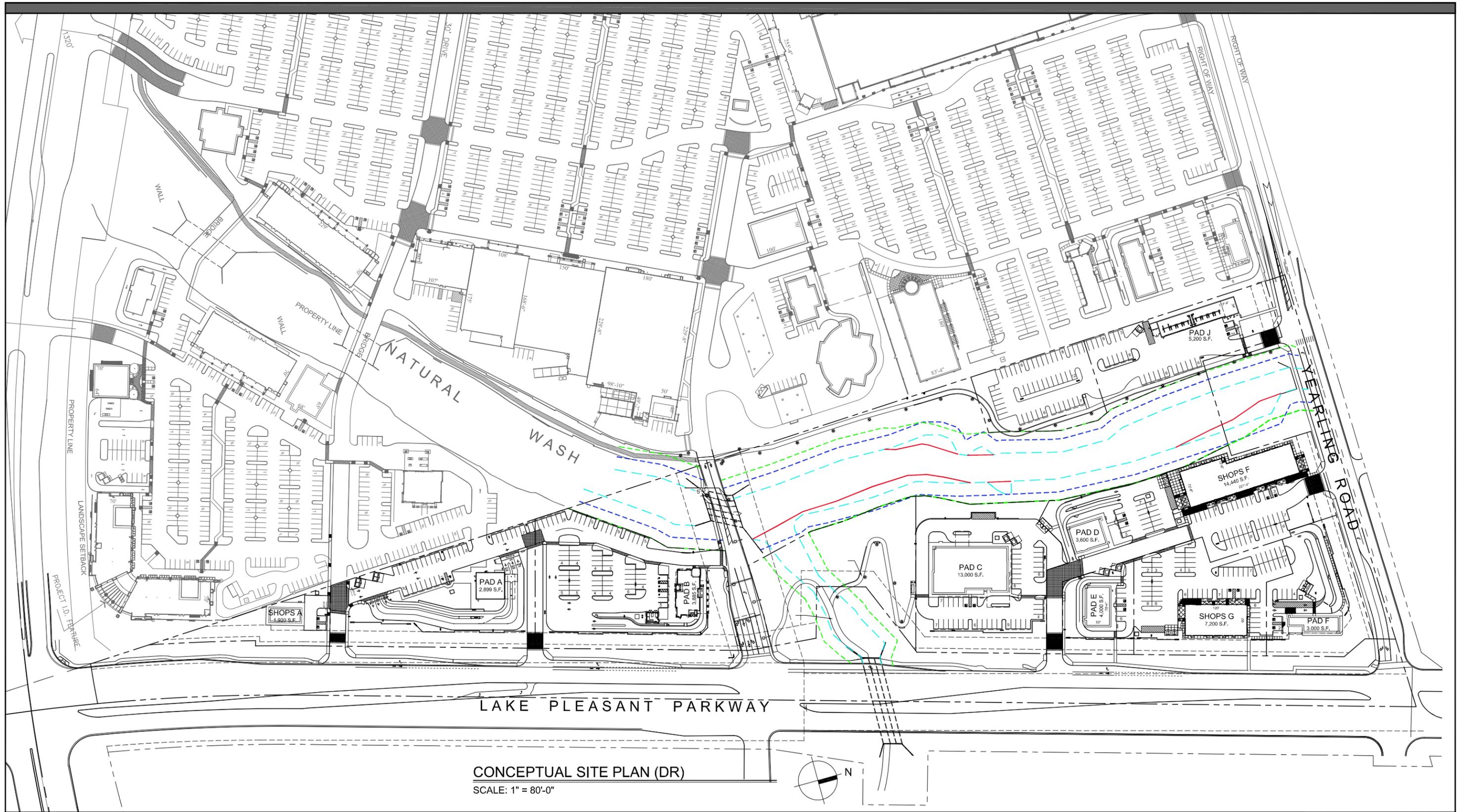
Veststar

2425 E. CAMELBACK RD.
SUITE 750
PHOENIX, AZ 85016
TEL: 602.886.9900
FAX: 602.955.2288

Architect:

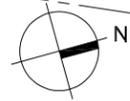


4650 E. COTTON CENTER BLVD
SUITE 100
PHOENIX, AZ 85040



CONCEPTUAL SITE PLAN (DR)

SCALE: 1" = 80'-0"



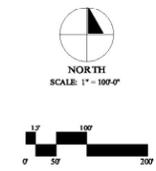
SHOPS AT
LAKE PLEASANT

PEORIA, ARIZONA

CASE # SP21-17
 04-19-22
 PROJECT 20109.00

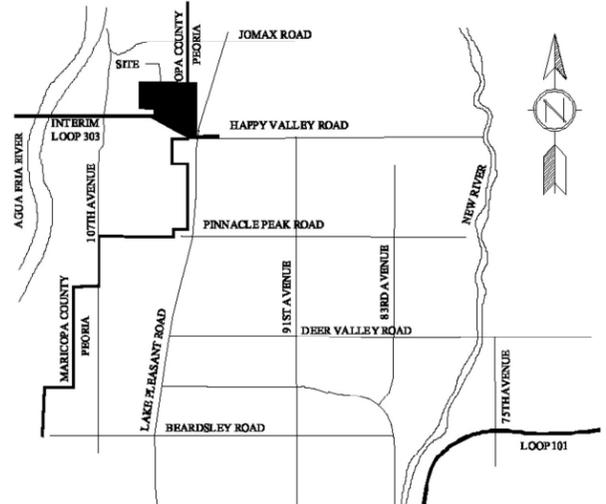


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SITE DATA

SITE AREA OVERALL (WEST OF STATE LAND PROPERTY)	
TOTAL SITE AREA	: 2,955,463 S.F. (67.85 Ac.)
(WEST OF STATE LAND PROPERTY)	
TOTAL BUILDING AREA	: 596,390 S.F.
% OF COVERAGE	: 20.2%
PARKING PROVIDED	: 2,730 SPACES
PARKING RATIO	: 4.58/1,000
SITE AREA WEST OF WASH	
TOTAL SITE AREA	: 2,425,939 S.F. (55.69 Ac.)
(TO APPROX. CENTERLINE OF WASH)	
TOTAL BUILDING AREA	: 533,686 S.F.
% OF COVERAGE	: 22%
PARKING PROVIDED	: 2,364 SPACES
PARKING RATIO	: 4.43/1,000
SITE AREA EAST OF WASH	
TOTAL SITE AREA	: 529,525 S.F. (12.16 Ac.)
(TO APPROX. CENTERLINE OF WASH)	
TOTAL BUILDING AREA	: 62,704 S.F.
% OF COVERAGE	: 11.8%
PARKING PROVIDED	: 366 SPACES
PARKING RATIO	: 6.84/1,000





CHARACTER ELEVATION A

CHARACTER ELEVATION B



CHARACTER ELEVATION A



CHARACTER ELEVATION B



CHARACTER ELEVATION C



CHARACTER ELEVATION D



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

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

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

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

MATERIAL SCHEDULE		
MATERIALS		
1.	ANODIZED ALUMINUM STOREFRONT FRAME WITH 1" INSULATED LOW-E, CLEAR GLAZING	
2.	INTEGRAL COLOR E.I.F.S. - FINE SAND TEXTURE	
3.	STONE VENEER	
4.	METAL ROOFING SYSTEM	
5.	STEEL AWNING AND TIE RODS - PAINTED	
6.	HOLLOW METAL DOOR AND FRAME - PAINTED	
7.	DASHED LINE OF ROOF TOP BEYOND	
8.	DASHED LINE OF ROOF TOP MECHANICAL UNIT BEYOND - FULLY SCREENED BY BUILDING PARAPET	
9.	CONCRETE BASE AT PILASTER	
10.	LIGHT FIXTURE	
COLOR SCHEDULE		
COLORS		
by Dunn Edwards (or Equal):	by Coronado Stone (or Equal):	
A. DE6129 "RUSTIC TAUPE"	H. EASTERN MOUNTAIN LEDGE	
B. DE6137 "TAN PLAN"	I. "HAPPY VALLEY BLEND"	
C. DE6138 "DARK SEPIA"		
D. DE6202 "COCONUT SHELL"	by ATAS (or Equal):	
E. DE6078 "WANDERING ROAD"	I. CHARCOAL GRAY	
F. DE6399 "MOLASSES"		
J. DE6111 "SMORES"		
Old Castle Aluminum Storefront:	By Davis Colors:	
G. "DARK BRONZE"	K. INTEGRAL COLOR CONCRETE BASE "KAHLUA"	
		MATERIAL #
		FINISH X



SHOPS "F" AT
LAKE PLEASANT
 PEORIA, ARIZONA
 03/15/22
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1 NORTH ELEVATION
SCALE: 1/8"=1'-0"



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



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



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

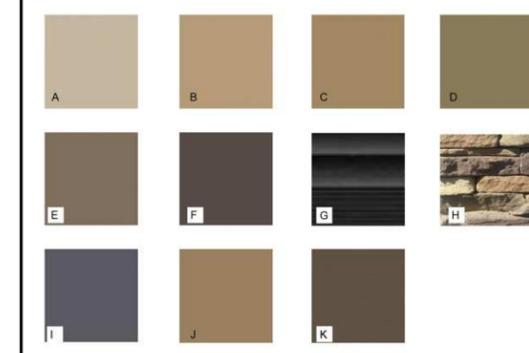
MATERIAL SCHEDULE

- MATERIALS
1. ANODIZED ALUMINUM STOREFRONT FRAME WITH 1" INSULATED LOW-E, CLEAR GLAZING
 2. INTEGRAL COLOR E.I.F.S. - FINE SAND TEXTURE
 3. STONE VENEER
 4. METAL ROOFING SYSTEM
 5. STEEL AWNING AND TIE RODS - PAINTED
 6. HOLLOW METAL DOOR AND FRAME - PAINTED
 7. DASHED LINE OF ROOF BEYOND
 8. DASHED LINE OF ROOF TOP MECHANICAL UNIT BEYOND - FULLY SCREENED BY BUILDING PARAPET
 9. CONCRETE BASE AT PILASTER
 10. LIGHT FIXTURE

COLOR SCHEDULE

- COLORS
- by Dunn Edwards (or Equal):
A. DE6129 "RUSTIC TAUPE"
B. DE6137 "TAN PLAN"
C. SW 7036 "ACCESSIBLE BEIGE"
D. SW 7053 "ADAPTIVE SHADE"
E. DE6076 "WANDERING ROAD"
F. DE6399 "MOLASSES"
J. DE6111 "SMORES"
- by Coronado Stone (or Equal):
H. EASTERN MOUNTAIN LEDGE "HAPPY VALLEY BLEND"
- by ATAS (or Equal):
I. CHARCOAL GRAY

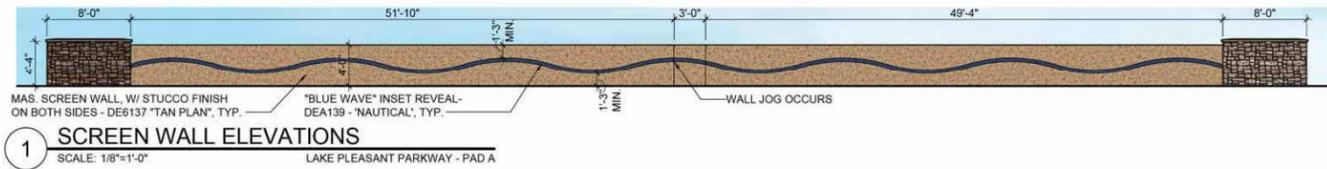
Old Castle Aluminum Storefront:		By Davis Colors:		MATERIAL #
G. "DARK BRONZE"	K. INTEGRAL COLOR CONCRETE BASE "KAHLUA"			FINISH X



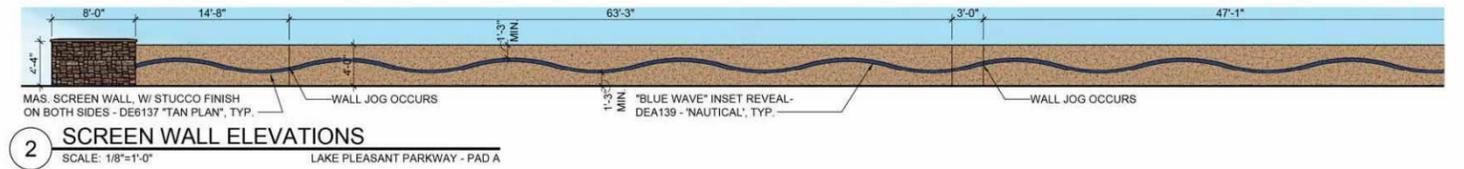
SHOPS "G" AT
LAKE PLEASANT
 PEORIA, ARIZONA
 3/15/22
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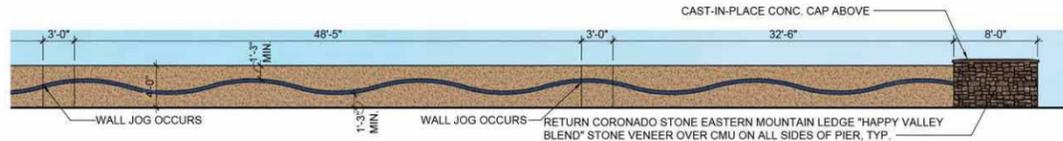
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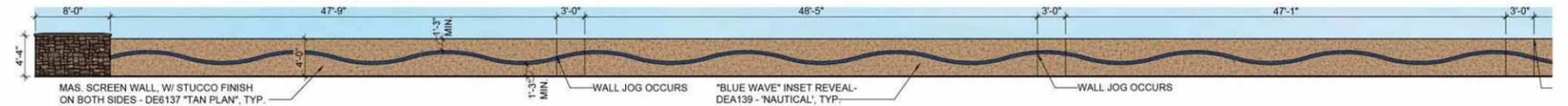
1 SCREEN WALL ELEVATIONS
SCALE: 1/8"=1'-0"
LAKE PLEASANT PARKWAY - PAD A



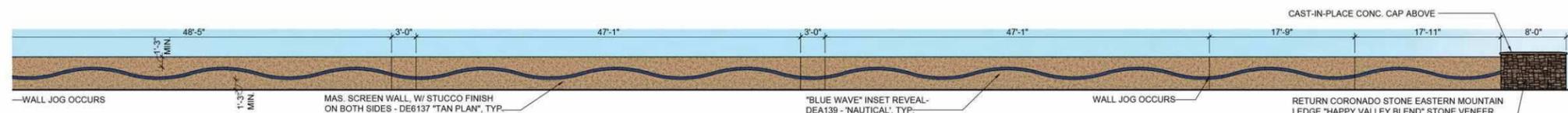
2 SCREEN WALL ELEVATIONS
SCALE: 1/8"=1'-0"
LAKE PLEASANT PARKWAY - PAD A



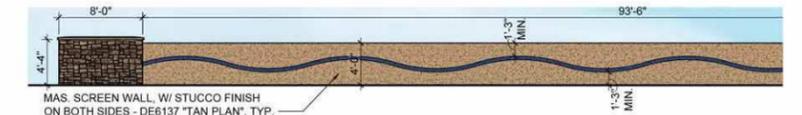
2 SCREEN WALL ELEVATIONS
SCALE: 1/8"=1'-0"
LAKE PLEASANT PARKWAY - PAD A - CONTINUED



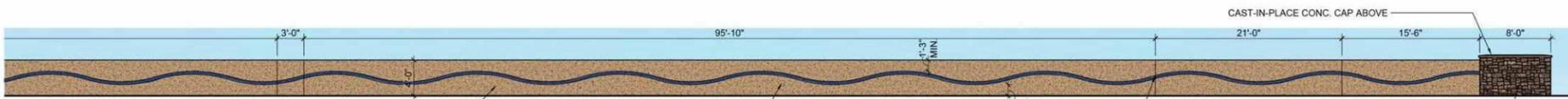
3 SCREEN WALL ELEVATIONS
SCALE: 1/8"=1'-0"
LAKE PLEASANT PARKWAY - PAD B



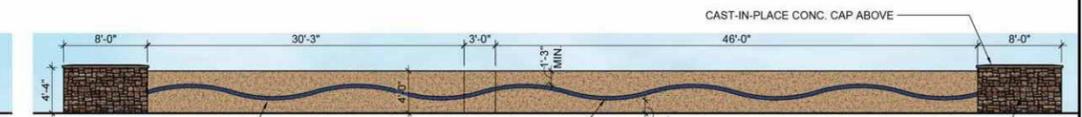
3 SCREEN WALL ELEVATIONS
SCALE: 1/8"=1'-0"
LAKE PLEASANT PARKWAY - PAD A & B - CONTINUED



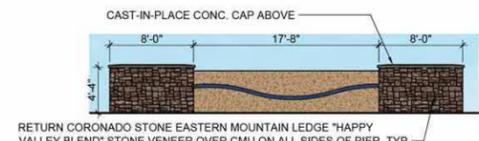
4 SCREEN WALL ELEVATIONS
SCALE: 1/8"=1'-0"
LAKE PLEASANT PARKWAY - PAD C



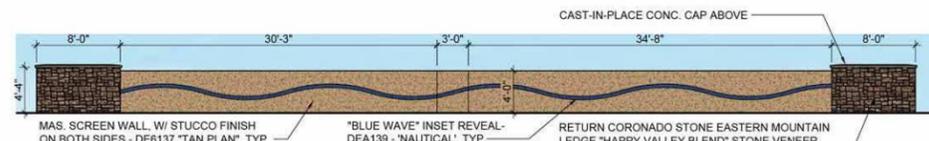
4 SCREEN WALL ELEVATIONS
SCALE: 1/8"=1'-0"
LAKE PLEASANT PARKWAY - PAD C - CONTINUED



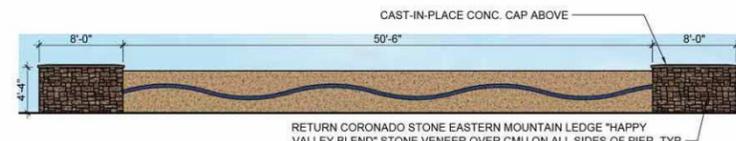
5 SCREEN WALL ELEVATIONS
SCALE: 1/8"=1'-0"
LAKE PLEASANT PARKWAY - PAD E



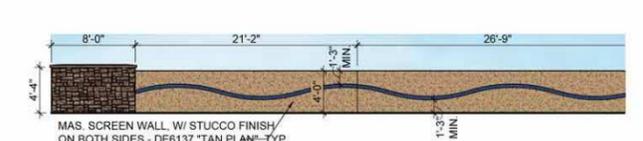
6 SCREEN WALL ELEVATIONS
SCALE: 1/8"=1'-0"
LAKE PLEASANT PARKWAY - PAD E



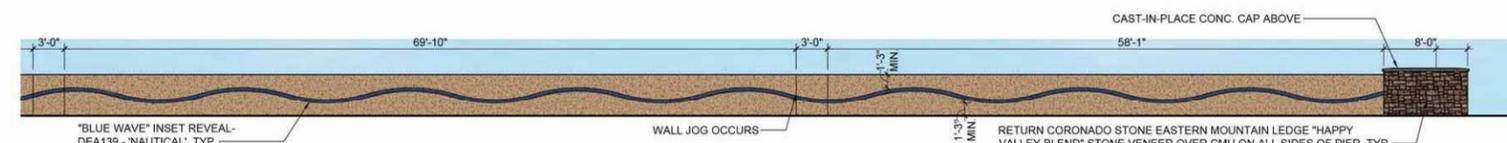
7 SCREEN WALL ELEVATIONS
SCALE: 1/8"=1'-0"
LAKE PLEASANT PARKWAY - PAD E



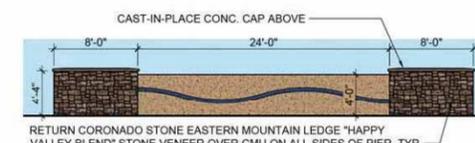
8 SCREEN WALL ELEVATIONS
SCALE: 1/8"=1'-0"
LAKE PLEASANT PARKWAY - PAD F



9 SCREEN WALL ELEVATIONS
SCALE: 1/8"=1'-0"
LAKE PLEASANT PARKWAY AND YEARLING - PAD F



9 SCREEN WALL ELEVATIONS
SCALE: 1/8"=1'-0"
LAKE PLEASANT PARKWAY AND YEARLING - PAD F - CONTINUED



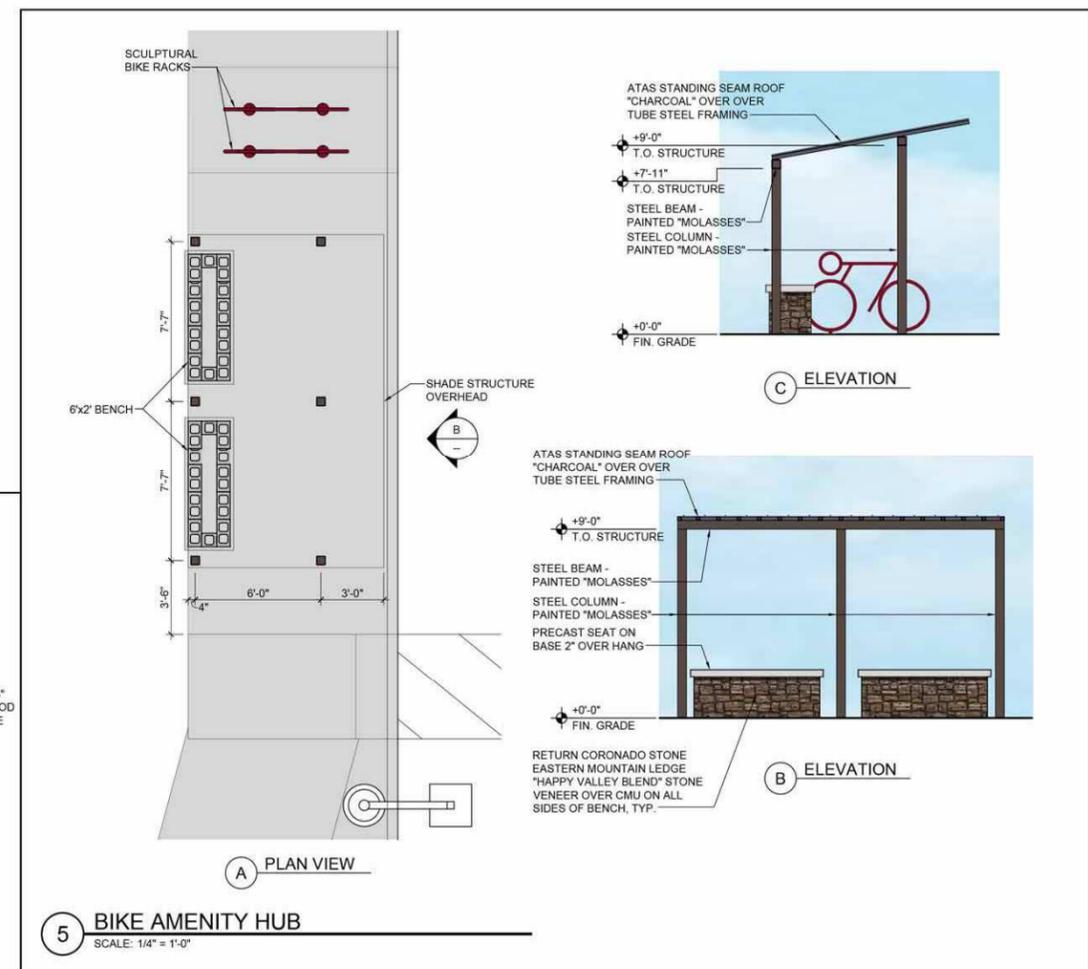
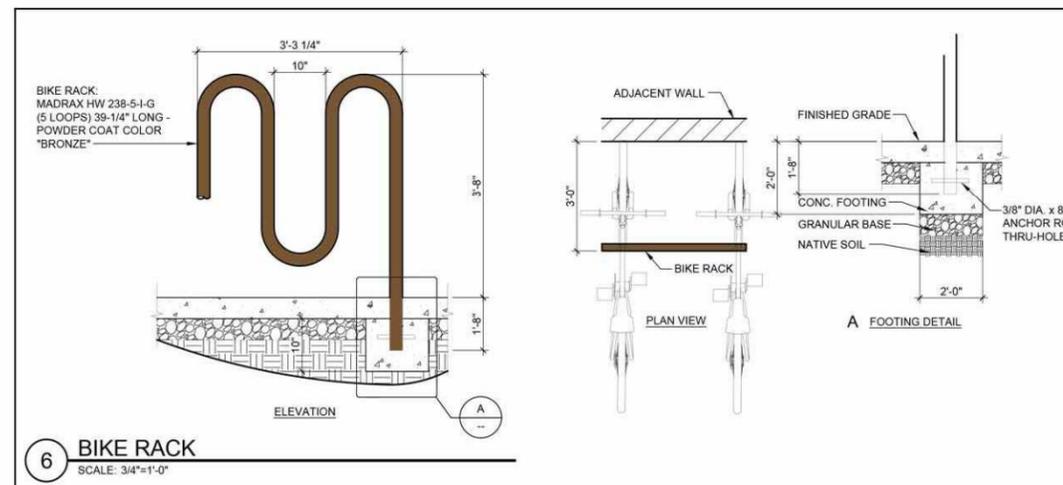
10 SCREEN WALL ELEVATIONS
SCALE: 1/8"=1'-0"
YEARLING - PAD F



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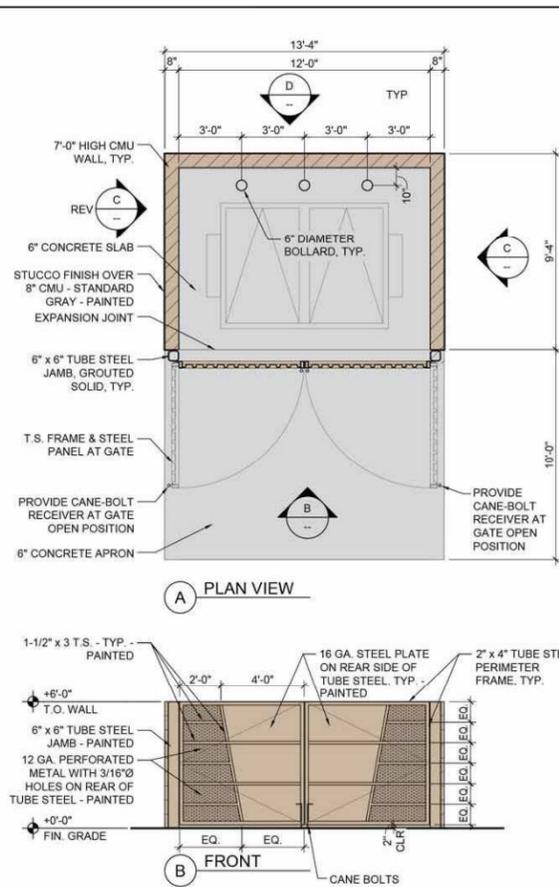
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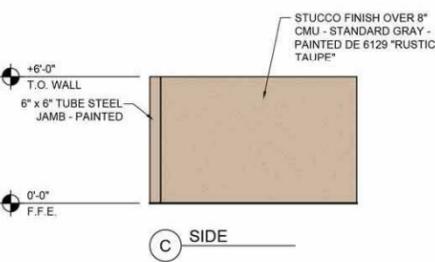
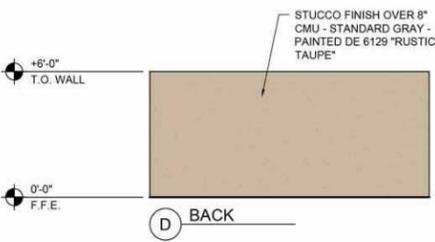


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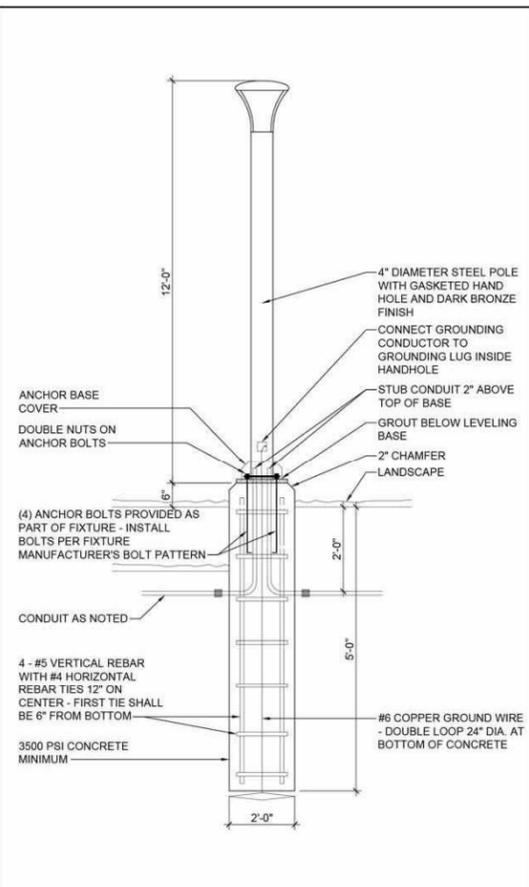


NOTE: TRASH ENCLOSURE SHALL CONFORM TO CITY OF PEORIA PUBLIC WORKS DEPARTMENT SOLID WASTE ACCESS AND CONTAINMENT STANDARD DETAILS

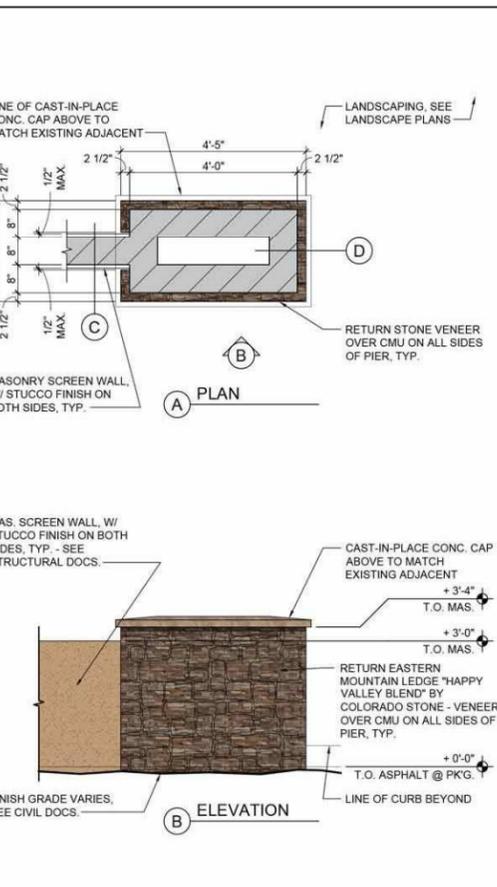
NOTE: ALL STEEL AT TRASH ENCLOSURE SHALL BE PAINTED DE6111 "SMORES"



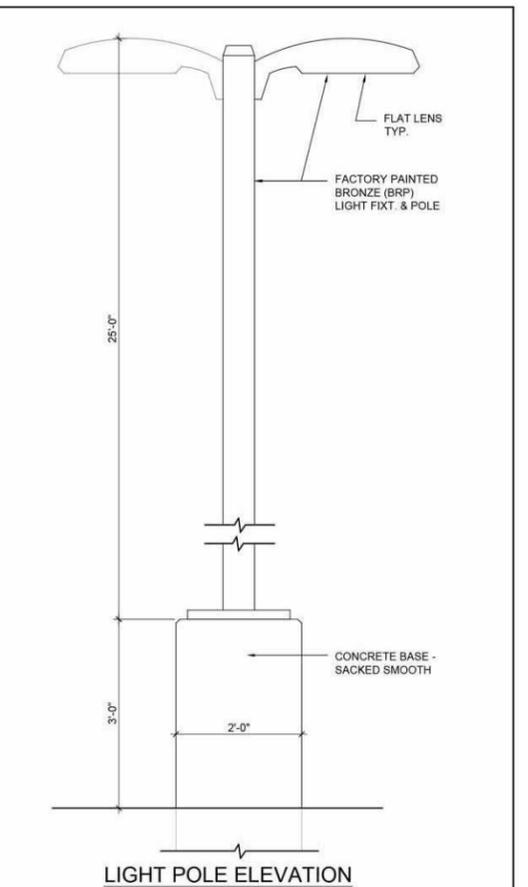
4 ENLARGED TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



3 POLE BASE DETAIL AT TRAIL
SCALE: 1/2" = 1'-0"



2 CMU PIER AT SCREEN WALL
SCALE: 1/2" = 1'-0"



1 LIGHT POLE BASE - PARKING LOT
SCALE: 3/4" = 1'-0"



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INTEGRAL COLORED CONCRETE CROSSWALKS



INTEGRAL COLORED CONCRETE CROSSWALKS



CONCRETE PAVERS AT ENTRY DRIVES



STONE VENEER BENCHES



PLANTER POTS



SHOPS AT
LAKE PLEASANT

PEORIA, ARIZONA CASE # SP21-17
09-27-21
PROJECT NO.: 20109.00



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BUILDING MATERIALS

Developed by:



Vestar

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SUITE 750
PHOENIX, AZ 85016
TELL: 602.866.0900
FAX: 602.955.2298

Architect:



Architecture • Planning • Interior Design

4650 E. COTTON CENTER BLVD
SUITE 100
PHOENIX, AZ 85040



DE6201 RATTAN BASKET LRV 27
 DEC776 COURTYARD GREEN LRV 25
 DE6129 RUSTIC TAUPE LRV 47
 DE6137 TAN PLAN LRV 35
 DE6111 S'MORES LRV 23



DE6083 BADLANDS SUNSET LRV 16
 DE6122 DRY CREEK LRV 55
 DE6132 BIG STONE BEACH LRV 16
 DE6138 DARK SEPIA LRV 26
 DE6202 COCONUT SHELL LRV 20



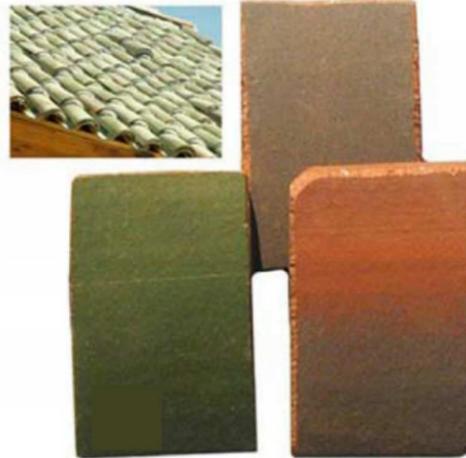
DE6076 WANDERING ROAD LRV 16
 DE6074 FRONTIER LAND LRV 37
 DE6075 WOOD LAKE LRV 24
 SW 7036 ACCESSIBLE BEIGE LRV 58
 SW 7053 ADAPTIVE SHADE LRV 21

PRIMARY E.I.F.S. COLORS



DEA188 BLACK BAY LRV 7
 DEA176 IRON RIVER LRV 8
 DE6014 DARK CHOCOLATE LRV 7
 DEC756 WEATHERED BROWN LRV 8
 DE6399 MOLASSES LRV 7

ACCENT COLORS



ROOF TILE
 OLD SAHUARO BLEND by M.C.A.
 ROOFING COLOR ALSO KNOWN AS MEDIUM BRONZE



EASTERN MOUNTAIN LEDGE
 "HAPPY VALLEY BLEND"
 by CORONADO STONE

STONE



WOOD
 OK-74 by OKON



SW6112 BISCUIT LRV 74



8755A - "SPICENUT"
 By FRAZEE



8575D - "SMOKEBUSH"
 By FRAZEE



"DARK BRONZE"
 by Oldcastle Building Envelope
ACCENT METAL MULLIANS



8814M- "BRINDEL"
 By FRAZEE

STUCCO



"CHARCOAL GRAY"
 by ATAS

METAL ROOFING



PEBBLE



CLIFFSIDE BROWN



KAHLUA

COLORED CONCRETE



AUTUMN
 by SUPERLITE



COCOA BROWN
 by SUPERLITE



HARVEST BROWN
 by SUPERLITE



PLUM
 by SUPERLITE



PLUM
 by TRENDSTONE



PEBBLE BEACH
 by TRENDSTONE

MASONRY



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