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Planning Commission Staff Report

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: SAMANTHA NOVOTNY, PLANNER I *SN*
(480) 503-6602, SAMANTHA.NOVOTNY@GILBERTAZ.GOV

THROUGH: ASHLEE MACDONALD, AICP, PRINCIPAL PLANNER *Am*
(480) 503-6748, ASHLEE.MACDONALD@GILBERTAZ.GOV

MEETING DATE: NOVEMBER 2, 2022

SUBJECT: D22-64 BBQ ISLAND

STRATEGIC INITIATIVE: Exceptional Built Environment

To develop a commercial building in Light Industrial zoning in the Northwest Growth Area

RECOMMENDED MOTION

Approve the Findings of Fact and approve DR22-64 BBQ Island: site plan, landscape, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 1.6 acres, generally located south of the southeast corner of William Dillard Drive and Elliot Road and zoned Light Industrial (LI) within the Fortune Center Planned Area Development (PAD) overlay, subject to conditions.

APPLICANT

Company: Winton Architects
Name: Robert Winton
Address: 1435 E Rancho Dr.
Phoenix, AZ 85014
Email: wintonarch@gmail.com

OWNER

Company: Sun State Builders
Name: Stephen Brown
Address: 1050 W Washington St.
Tempe, AZ 85281
Phone: (602) 989-2485
Email: sbrown@sunstatebuilders.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>June 5, 1984</i>	Town Council adopted Ordinance No. 317 (A83-02), which annexed and rezoned approximately 2,000 in the northwest area of Gilbert, including the subject site.
<i>August 12, 1986</i>	Town Council adopted Ordinance No. 470 (Z86-12) to rezone from AG (Agriculture) to Planned Area Development (PAD) creating the Fortune Center/ Tally PAD.
<i>July 28, 1987</i>	Town council adopted Ordinance No. 536 (Z87-12), amending the Fortune Center/Tally PAD to rezone approximately three acres from AG to I-1 (Garden Industry), which included the subject site.
<i>March 24, 1992</i>	Town Council adopted Ordinance No. 1433 (Z02-12) to amend the Fortune Center PAD to allow for lots less than one (1) acre in size in the Elliot Commerce Park.
<i>November 9, 2000</i>	The Design Review Board approved DR00-113, the entry monument sign and open space plan for Elliot Tech Center Industrial Park, and Gilbert Gateway Sign located at the southeast corner of Elliot Road and the UPRR.
<i>October 5, 2022</i>	Planning Commission continued DR22-64 to the November 2, 2022, hearing at staff's request.

Overview

The applicant is proposing the development of a warehouse use on Lots 39 and 40 in Elliot Commerce Park located at the southwest corner of William Dillard Drive and Elliot Road within the Northwest Growth Area.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Industrial	Light Industrial (LI)	Elliot Road and industrial development
South	Industrial	LI and Fortune Center PAD	Sierra Madre Avenue, industrial development, and vacant land
East	Industrial	LI and Fortune Center PAD	Industrial development

West	Industrial	LI and Fortune Center PAD	William Dillard Drive and industrial development
Site	Industrial	LI	Vacant land

Project Data Table

Site Development Regulations	Required per Fortune Center PAD (Ordinance No. 1433) and LDC	Proposed
Maximum Building Height (ft.)/(Stories)	55/3	36/1
Minimum Building Setback (ft.) per Ordinance No. 1433		
Front	20	20
Side (Street)	20	20
Side	0	50
Rear	0	20
Maximum Lot Coverage (%)	50	39
Minimum Required Perimeter Landscape Area (ft.)		
Front (Collector/Local)	20	20
Side (Street)	20	20
Side (Employment)	5	5
Rear (Employment)	5	20
Landscaping (% of net lot area)	15	29
Parking (1 space per 1000 SF + 1 space per 250 SF office area)	Warehouse – 25 spaces Office – 10 spaces Total – 35 spaces	33 spaces 2 ADA spaces 35 spaces total
Bicycle Parking	4 bicycle spaces	4 bicycle spaces

DISCUSSION

Site

The proposal includes developing a 27,425-square foot (SF) building on approximately 1.6 acres of vacant land within Elliot Commerce Park. After the approval of this Design Review, the applicant has stated they will pursue a lot combination application with the Town of Gilbert Engineering Division to combine Lots 39 and 40. The site is oriented with the south elevation being the front, east and

west elevations being the sides, and the north elevation as the rear. There are two non-connecting ingress/egress drives for access. The first drive is on the southwest side of the property along Sierra Madre Ave., which serves as the main parking area for employees and visitors and is also where the building's main entry is accessed. The second drive is on the southeast side of the property on Sierra Madre Ave; this entry is primarily intended for loading of trucks, access for trash/recycling services, and a small, secondary employee parking area. The outdoor employee amenity area is adjacent to the secondary parking area and will be shaded by a Mondel Pine tree. The southeast entry will be secured with an automatic sliding gate that is to remain open during business hours. According to the project narrative, the building will be used for product storage and is intended to be a distribution facility where product is packed and routed to the respective retail stores; no retail or wholesale sales are proposed to occur on site. The proposed use and building satisfy the parking minimum requirements for warehousing use and incidental office use.

Landscape

There is existing perimeter landscaping on the Elliot frontage that was initially installed with the establishment of an Open Space Plan (DR00-113) for Elliot Commerce Park. The Open Space Plan included a master plant palette for future lot development to utilize, which the applicant has complied with. Additional interior landscaping will be provided with the new building including parking lot and foundational landscaping. A total of 29% of the net area is landscaped, which exceeds the required landscaping percentage for the site in LI zoning district. New trees include 36" box Chinese Elms, 24" box Mondel Pines (street theme tree), and 36" box Fruitless Olive. The existing trees and turf will be protected in place, and any damages will be repaired back to existing pre-construction conditions. New shrubs include Deer Grass, Red Yucca, Tecoma Bells of Fire, and Mexican Fence Post cactus; new ground cover includes Baja Ruellia, Bougainvillea, Lantana Purple, and Lantana Gold. A selection of the above-mentioned plants complies with the master plant palette for Elliot Commerce Park. The proposed landscaping meets the requirements of Town of Gilbert's Water Resources and Conservation Department.

Grading and Drainage

The proposed grading and drainage plan generally meets the requirements of the Town of Gilbert's Engineering Division. Any remaining markups from Engineering staff on the Grading and Drainage exhibit instruct the applicant to make modifications on the construction drawings that will be submitted for permit/plan review.

Elevations, Floor Plan, Colors and Materials

The proposed architecture reflects the BBQ Island corporate identity while also meeting Town of Gilbert design guidelines. The floor plan shows warehouse space, conference room, several smaller offices, a break room, and restrooms.

Building materials include columns of scored CMU painted in 'Grizzle Gray', CMU with flush joints in 'Earl Gray' for the primary body, metal decking wall accents in 'Passive', a steel canopy over the main entry and office windows in 'fiery coral'. An 8' high screen wall will be connected to the south elevation to screen the sub-grade loading dock area. The building utilizes a flat roof and is approximately 37.5' above finished grade to the roof surface. To create more movement along the roof line, especially on the south elevation, the CMU columns will pop above by approximately one foot. This will ensure the length of the building has the appearance of varying heights while adequately screening all roof-mounted equipment. The electrical SES panels are located on the west exterior and are proposed to be screened per LDC requirements and painted to match the adjacent wall color. Staff feels comfortable with the proposed elevations, colors, and architecture meeting the Town of Gilbert Commercial Design Guidelines and Employment Design Guidelines.

Lighting

The proposed lighting types are building wall-mounted lighting and parking lot pole lighting. Wall-mounted lighting is mounted at 14', soffit-mounted lighting under the entry canopy is 16' above floor grade, and parking lot lighting is mounted at 20' above floor grade. Wall, soffit, and/or similar standard exterior building light fixtures in excess of 14 feet above grade may be approved through the Design Review process with additional lighting findings:

- a. The fixtures are used for the purpose of accentuating architectural features of the building, accentuating signage, accentuating landscape or hardscape features, security, or for service areas.
- b. The fixtures are located on building elevations that do not side onto property designated for residential use in the General Plan.
- c. Pole mounted fixtures are full- or semi-cutoff type only. Semi-cutoff pole mounted fixtures are limited to a maximum height of 14' above grade, measured to lens mounting height.
- d. All lighting under fueling facility canopies, drive-through canopies, customer loading canopies, and similar structures is fully recessed. No portion of the fixture shall project below the ceiling of the canopy structure.

If the findings are unable to be met, then a condition must be added that lighting will be adjusted to meet the 14' requirement.

The Photometric Plan demonstrates compliance with the LDC requirements of a maximum of 0.3-foot candles at the property line. All site lighting is required to comply with Town codes.

Signage

No new monument signage is proposed for this development. Wall signage locations will require separate review and approval of a sign permit prior to installation. If a monument sign is requested in the future, an amendment to this Design Review will be required and can be processed administratively.

PUBLIC NOTIFICATION AND INPUT

An official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code (LDC) Section 6.2.6.

Staff received a letter from Donna Powell, a representative of the Elliot Commerce Park Owner's Association Architectural Review Committee (ARC). There were initial concerns of screening of the loading dock, enhancing architectural features along the north elevation, and the main entry location off Sierra Madre is preferred to William Dillard. The applicant submitted revised plans to the ARC, which they deemed satisfactory and allowed the proposal to move forward with Town of Gilbert Development Services review.

Staff has received no other comments from the public at this time.

STAFF RECOMMENDATION

Approve the Findings of Fact and approve DR22-64 BBQ Island: site plan, landscape, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 1.6 acres, generally located south of the southeast corner of William Dillard Drive and Elliot Road and zoned Light Industrial (LI) within the Fortune Center Planned Area Development (PAD) overlay, subject to conditions.

- a. Construction of the project shall conform to the exhibits approved by the Planning Commission at the October 5, 2022 public hearing.
- b. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.

- c. The applicant shall apply for a lot combination application with the Town of Gilbert Engineering Division to combine Lots 39 and 40 of the Final Plat of Elliot Commerce Park.
- d. If the Additional Lighting Findings are unable to be met, wall, soffit, and/or similar standard exterior building light fixtures in excess of 14' above grade shall be adjusted to meet the 14' requirement.

Respectfully submitted,



Samantha Novotny
Planner I

Attachments and Enclosures:

- 1) Findings of Fact
- 2) Notice of Public Hearing/Vicinity Map
- 3) Aerial Photo
- 4) Site Plan
- 5) Landscape
- 6) Grading and Drainage
- 7) Elevations
- 8) Colors and Materials
- 9) Floor Plans
- 10) Photometric Plan
- 11) Applicant's Narrative

**FINDINGS OF FACT
DR22-64 BBQ Island**

1. The project as conditioned is consistent with the applicable Design Guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby development; and
5. The project design provides for safe and efficient provisions of public services.

DR22-64 BBQ Island Attachment 2 - NOPH/Vicinity Map

PLANNING COMMISSION DATE:

Wednesday, October 5, 2022 TIME: 6:00 PM

LOCATION: Gilbert Police Department-Amphitheater
75 E Civic Center Dr.
Gilbert, AZ 85296

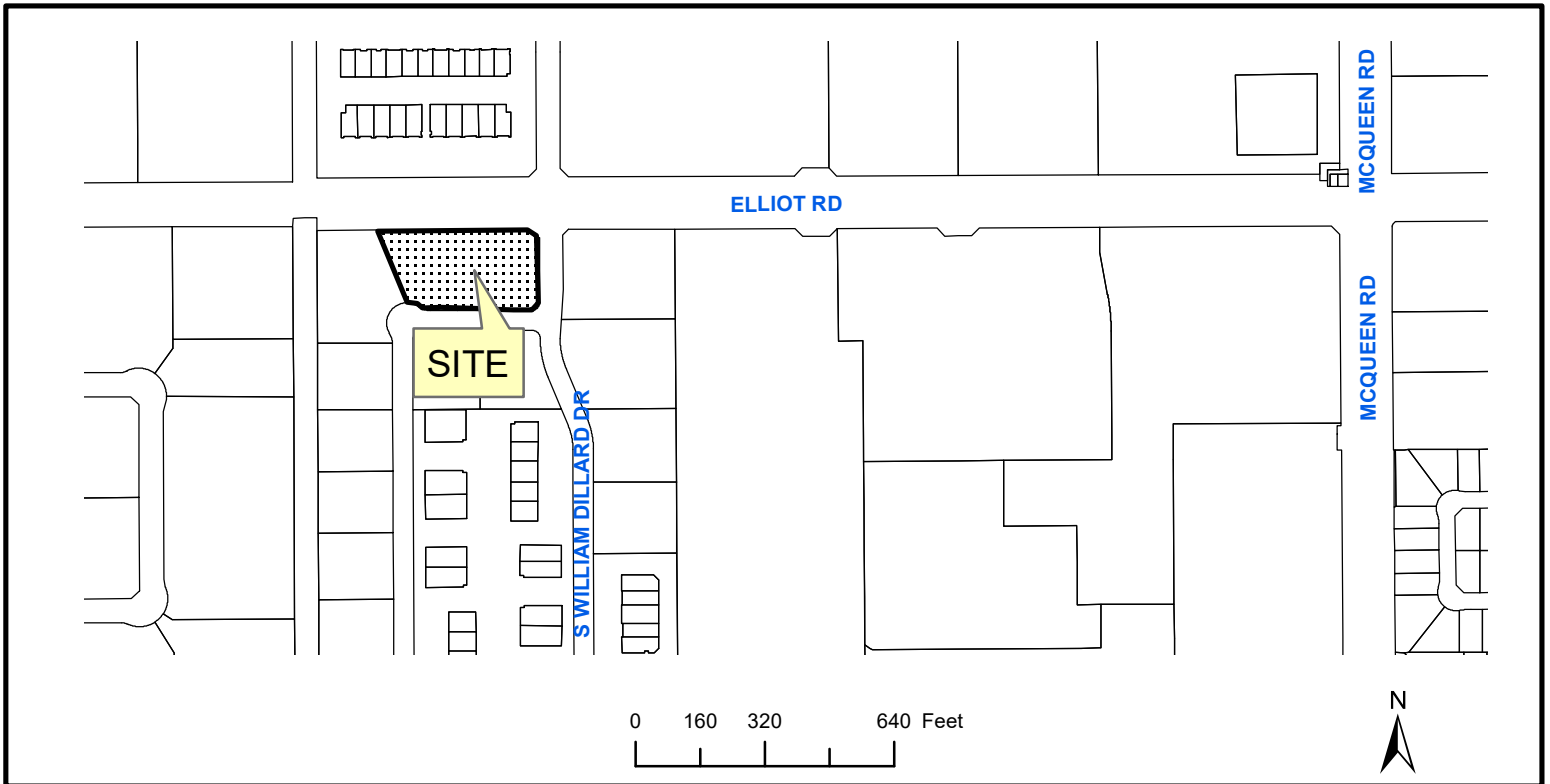
*Call Planning Division to verify date and time: (480) 503-6602

The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports and the agenda are available prior to the meeting at www.gilbertaz.gov/departments/development-services/planning/planning-commission

REQUESTED ACTION:

DR22-64 BBQ ISLAND: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 1.6 acres, generally located at the southwest corner of William Dillard Drive and Elliot Road, and zoned Light Industrial (LI) with a Planned Area Development (PAD) overlay.

SITE LOCATION:






APPLICANT: Winton Architects
CONTACT: Robert Winton
ADDRESS: 1435 E Rancho Dr.
Phoenix, AZ 85014

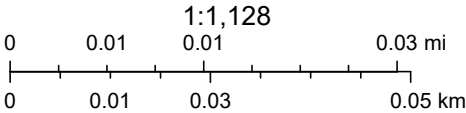
E-MAIL: wintonarch@gmail.com

Aerial Map



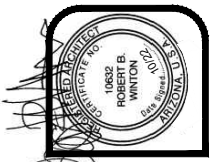
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 County  Local  Arterial



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

DR22-64 BBQ Island Attachment 4 - Site Plan



winton architects, inc.
Phoenix, AZ 85014
1435 E. Rancho Drive
(602) 230-9778
wintonarch@gmail.com



**A NEW BUILDING FOR:
BARBEQUE ISLAND
GILBERT, AZ.
SUN STATE BUILDERS**

job no. 22109
drawn LB
approved RBW
date 10/11/22

revisions
OWNER 9/12/22
CITY 9/27/22

SP-1

PROJECT DATA- BBQ Island

ADDRESS: 1908 W. Sierra Madre Ave & 1922 W. Sierra Madre Ave

ZONING: Light Industrial (LI)

APN: 302-29-452 and 302-29-451

PARCEL SIZE: Gross= 112,462 SF (2.582 Acres)
Net = 70,760 SF (1.624 Acres)

LOT COVERAGE: 27,425/70,760=38.7%

BUILDING AREA: Offices= 2,380 SF
Warehouse= 25,045 SF
Total= 27,425 SF

CONSTRUCTION TYPE: VB, AFES

ALLOWABLE AREA: 36,000 (S-1 occupancy, worse case scenario)
36,000>27,416

OCCUPANCY: B, S1

BUILDING HT. AT RIDGE: 35'-7" (High point of flat roof)

PARKING REQUIRED: Offices= 2,380/250= 10 Spaces
Warehouse= 25,045/1000 = 25 Spaces
Total= 35 Spaces

PARKING PROVIDED: 35 Spaces

ACCESSIBLE SPACES REQUIRED: 2 Spaces

ACCESSIBLE SPACES PROVIDED: 2 Spaces

LANDSCAPE REQUIRED: 15% x 70,760 = 10,614 SF

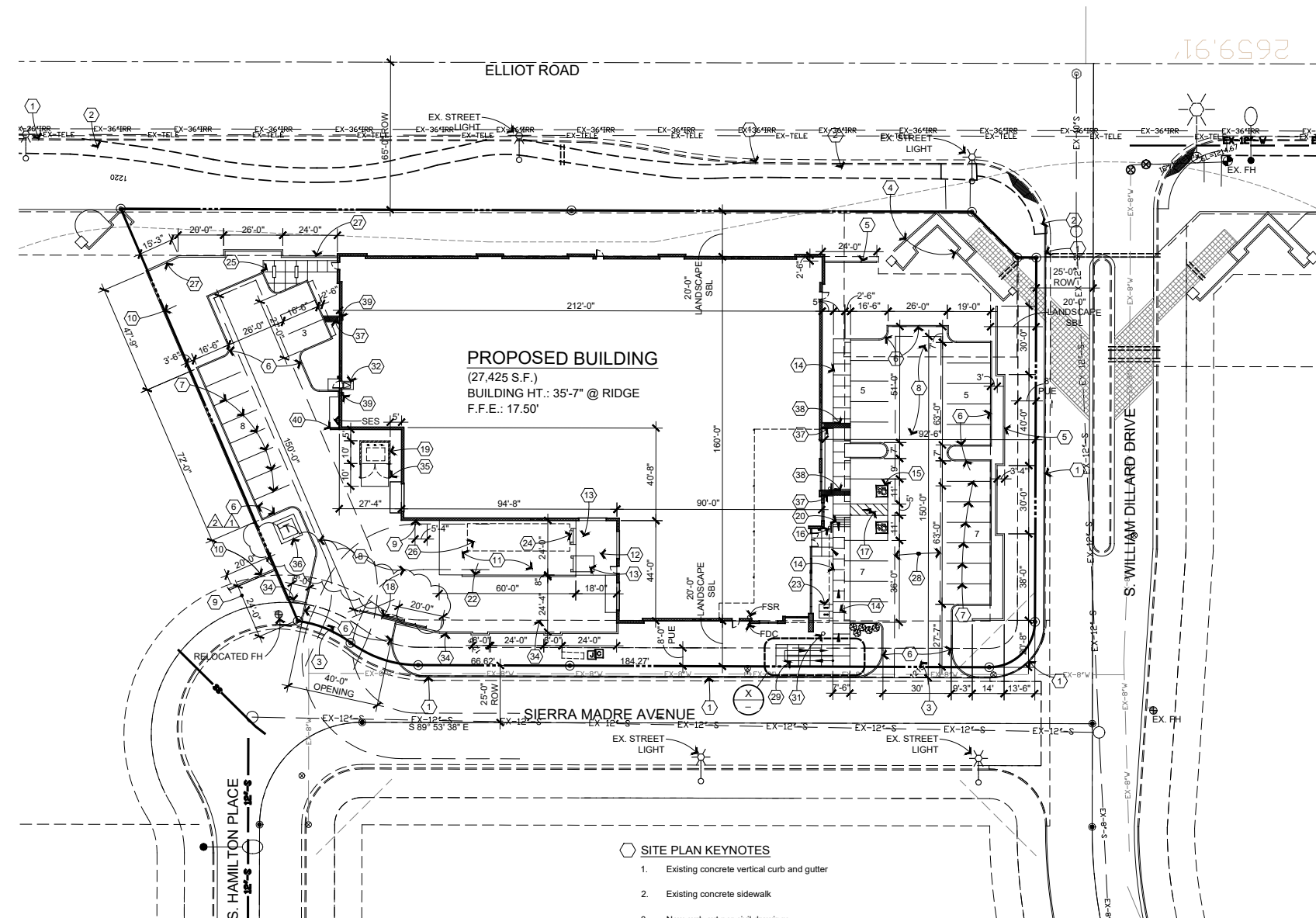
LANDSCAPE PROVIDED: 16,584 SF

OWNER: W.E. Properties Gilbert Gateway, L.L.C.
1715 W. Ruby Dr. #105
Tempe, AZ

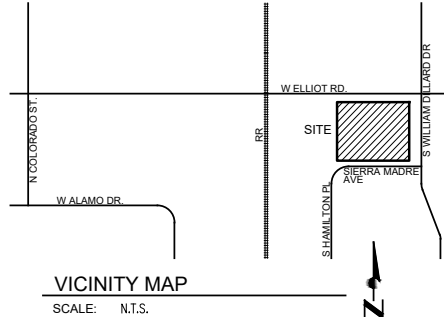
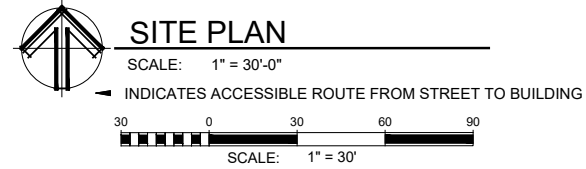
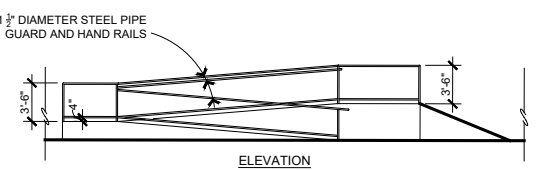
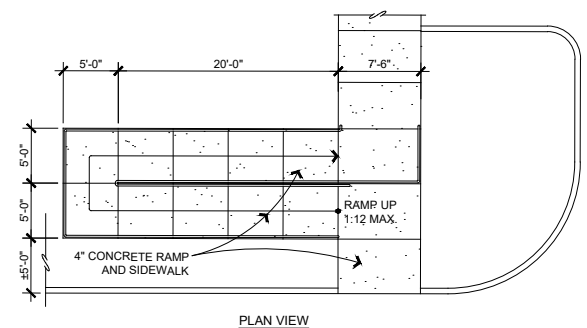
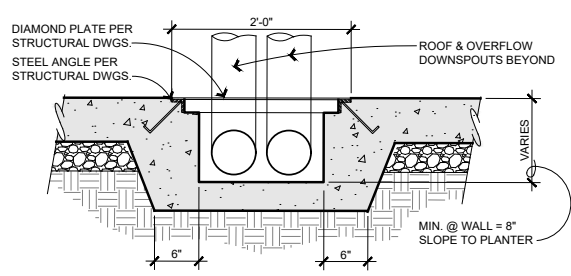
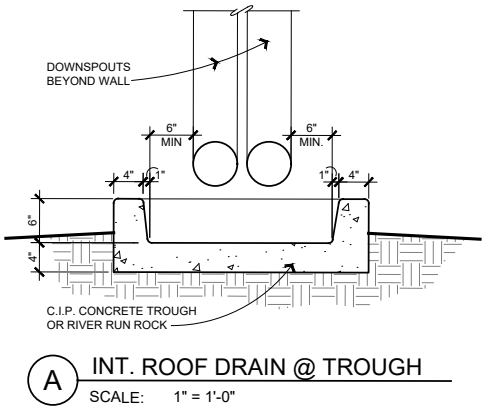
LEGAL DESCRIPTION: Lots 39 and 40, Elliot Commerce Park, according to Book 618 of Maps, Page 24, Records of Maricopa County, Arizona Being combined together with this project with a minor land division

BICYCLE PARKING: Less than 40 vehicle parking spaces require 4 bike spaces

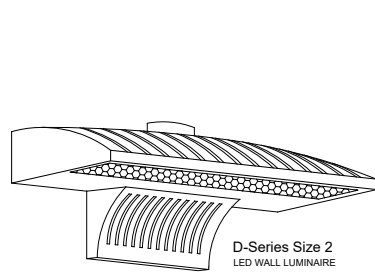
SETBACK LINES: North = 20'-0"
East = 92'-6"
South = 20'-0"
West = 43'-10"



- SITE PLAN KEYNOTES**
- Existing concrete vertical curb and gutter
 - Existing concrete sidewalk
 - New curb cut per civil drawings
 - Existing cmu walls and landscape
 - 3'-0" high, 8" cmu screen wall
 - 6" concrete curb
 - 4" wide white painted parking stripes
 - Asphalt pavement per civil drawings
 - 8'-0" high, new 8" cmu screen wall x 5'-4" long to screen SES
 - Existing 8" stepped screen wall. Height varies
 - Concrete truckwell per civil and structural drawings
 - Concrete staging area per structural drawings
 - Mechanical dock leveler
 - 4" concrete sidewalk with salt finish
 - Accessible symbol painted on pavement per details, Sheet SP-2
 - Accessible signage per detail, Sheet SP-2
 - 4" wide yellow painted diagonal striping at 24" oc and at perimeter
 - 2- 20'-0" x 6'-0" telescoping automatic sliding opaque gates per detail Sheet SP-2. Provide FD Knox Box
 - Single trash enclosure per detail Sheet SP-2
 - Ramp up 1:12 maximum. Provide ADA score joints per 2010 ADA Standards
 - 6" x 5'-0" wide concrete apron (3500 psi) flush with finish floor and adjacent pavement
 - Masonry retaining wall with 1 1/2" diameter steel pipe guardrail to +3'-6" above finish grade
 - Bicycle racks for four bikes per detail, Sheet SP-2
 - Edge of dock leveler
 - Employee break area per detail, Sheet SP-3
 - 12' x 45' unloading space
 - 3'-0" high, 8" cmu wall, with 3'-0" high wrought iron on top for 6'-0" total height, per Sheet SP-3
 - Fire lane, 20' wide for truck with 26' curve and extends 150 LF into site. Provide 4" wide white painted perimeter striping.
 - Ramp up to building per civil drawings
 - Will be removing this property line with a lot comb
 - Remote FDC per Civil drawing
 - Roof access in warehouse per Floor Plan
 - 4" pipe bollard per detail
 - 6'-0" high, 8" cmu screen wall per Sheet SP-2
 - Provide vertical pipe with rubber stop to stop gate swing at 90 degrees.
 - Paint transformer to match adjacent screen wall.
 - Concrete trough per detail, this sheet
 - Diamond plate and trough @ sidewalk per detail, this sheet
 - Roof and overflow drains
 - 8'-0" high x 4'-0" long, 8" cmu wall to match building wall

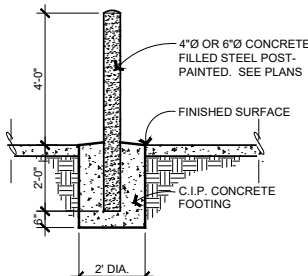


C:\pwworking\winton architects, inc.\projects\DR22-64 BBQ Island\Attachment 4 - Site Plan.dwg, 10/11/22 11:48:30 AM

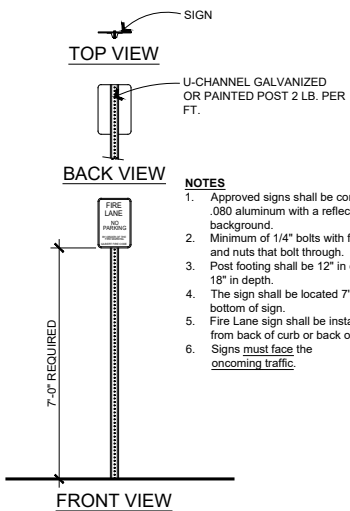


F LIGHT FIXTURE
SCALE: NONE

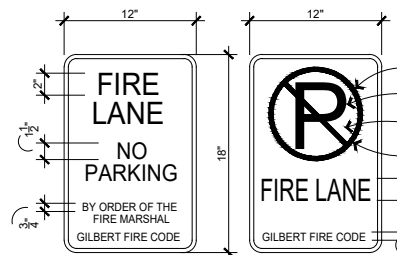
NOTE: SEE ELECTRICAL AND CUT SHEET DRAWINGS FOR SPECIFIC FIXTURES AND HEIGHTS. 25'-0" MAXIMUM HT. 14'
EXEMPTION: WHERE WITHIN 150' L.F. OF RESIDENTIAL ZONING, 15'-0" MAXIMUM HT. PROVIDE MAXIMUM TYPICAL CANDLE AT PROPERTY LINE
Not applicable.



E PIPE BOLLARD
SCALE: 3/8" = 1'-0"

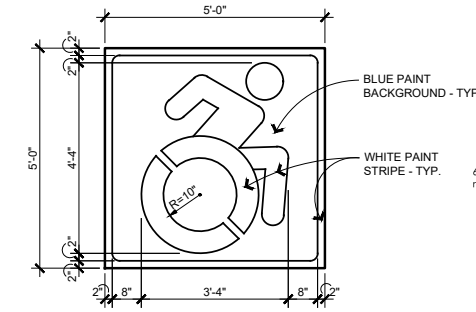


D U - CHANNEL POST
SCALE: 3/8" = 1'-0"

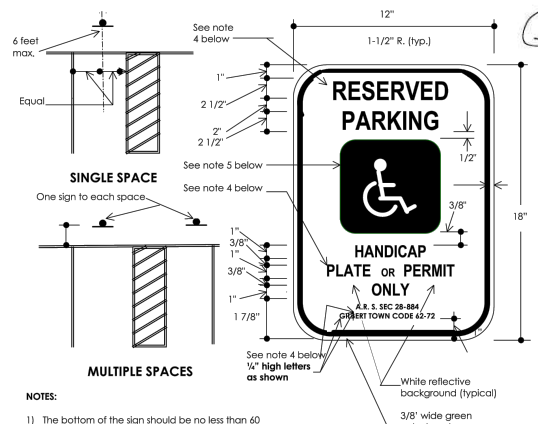


C FIRE LANE SIGNAGE
SCALE: 1 1/2" = 1'-0"

- The sign plate shall be a minimum of 12" x 18" with a thickness of .080 aluminum construction.
- The sign face shall have a white reflective background with a red legend. Use the standard 3M Scotchlite sign face Number R7-32 or equivalent, with red screen printed lettering as shown above.

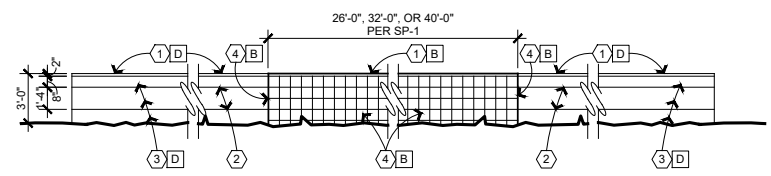


B SYMBOL OF ACCESSIBILITY
SCALE: 1/2" = 1'-0"



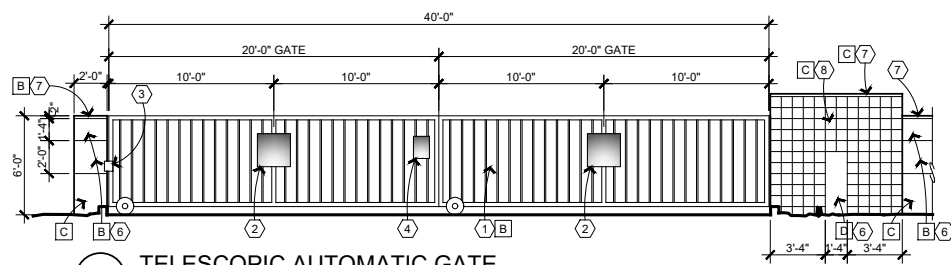
A ACCESSIBILITY SIGN
SCALE: N.T.S.

- NOTES:
- The bottom of the sign should be no less than 60 inches above finish grade.
 - Signs shall be properly centered within the parking space.
 - The sign face should be located no farther than 6 feet from the front of each parking space.
 - All lettering series 'C', green color.
 - International symbol of accessibility shown white on a 6"x6" blue field with 1/2" radius corners.



J TYPICAL 3'-0" HIGH SCREEN WALL
SCALE: 3/16" = 1'-0"

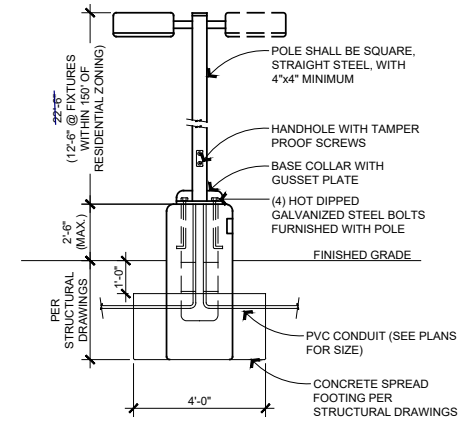
- 8" CMU SCREEN WALL KEYNOTES
- 2" solid cmu cap block
 - Horizontal rated joint
 - 8" regular cmu with flush joints
 - 8" center scored cmu - do retention wall also
 - Enclosure shall incorporate colors from the main building



I TELESCOPIC AUTOMATIC GATE
SCALE: 3/16" = 1'-0"

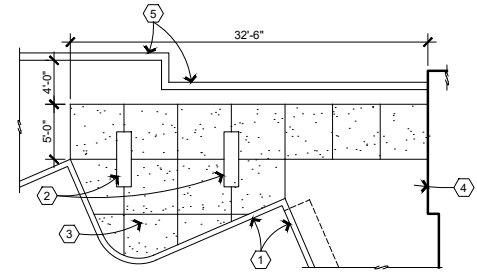
- TELESCOPIC AUTOMATIC GATE KEYNOTES
- 2- 20'-0" x 6'-0" telescopic automatic sliding gates. 2" x 3" tube steel frame with metal deck infill. Provide fire Dept Knox Box
 - 2' x 2' reflective material on sheet metal (8SF total) on both sides of gate
 - FD padlock, accessible from both sides
 - Approved fire lane sign with reflective background placed back to back
 - Horizontal rated joints
 - Regular 8" cmu with flush joints
 - 2" solid cmu cap block
 - 8" center scored cmu
 - 6" diameter steel pipe by 9'-0" long. Set into 3'-0" diameter concrete footing, 3'-0" deep.

NOTE: SEE EXTERIOR PAINT COLORS THIS SHEET



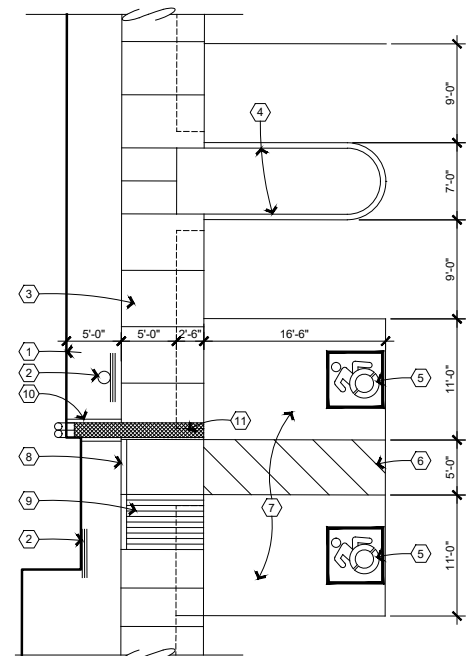
H POLE MOUNTED FIXTURE DETAIL
SCALE: 3/8" = 1'-0"

THE POLE CONCRETE BASE DETAIL IS SHOWN FOR ELECTRICAL ROUGH-IN AND SHALL NOT BE USED FOR THE ACTUAL BASE CONSTRUCTION. POLE BASE SHALL BE DESIGNED BY A REGISTERED STRUCTURAL PROFESSIONAL ENGINEER AND CONSTRUCTED PER STRUCTURAL ENGINEERS SEALED CONSTRUCTION DOCUMENT



G EMPLOYEE BREAK AREA
SCALE: 1/8" = 1'-0"

- EMPLOYEE BREAK AREA KEYNOTES
- 6" concrete curb per civil drawings
 - Precast concrete benches
 - 4" concrete slab with score joints at 5'-0" oc each way. Provide salt finish
 - Face of building
 - 3'-0" high, 8" cmu with 3'-0" high wrought iron on top for 6'-0" total height.



K TYPICAL ACCESSIBLE PARKING
SCALE: 1/8" = 1'-0"

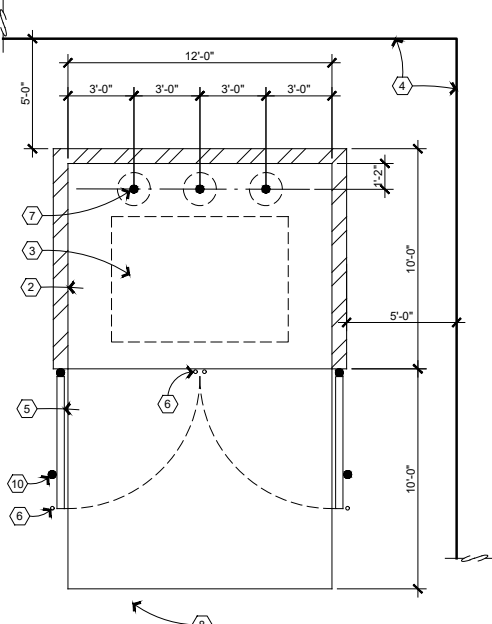
- TYPICAL ACCESSIBLE PARKING KEYNOTES
- Face of building
 - Accessible signage, per detail, this sheet
 - 4" concrete sidewalk with score joints at 5'-0" oc maximum salt finish
 - 6" concrete curb per civil drawings
 - Accessible symbol painted on pavement per this sheet
 - 4" wide yellow painted diagonal striping at 24" oc and at perimeter
 - Asphalt pavement per civil drawings
 - Cast in place concrete curb
 - Ramp up maximum 1:12 slope. Provide score joints per 2010 ADA Standards
 - Concrete trough per detail Sheet SP-1
 - Diamond plate and trough @ sidewalk per detail Sheet SP-1

EXTERIOR PAINT COLORS- BBQ ISLAND
(Paint colors by Sherwin Williams, UNO)

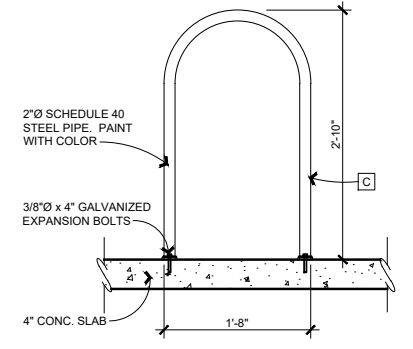
- A. White, DEW380 (Dunn Edwards) (White is on vertical elements of the building)
- B. Early Grey, SW7660, 238-C6 (Main Building Color, Gate Color and cmu Screen Walls)
- C. Grizzle Grey SW7068, 236-C6 (Building Color and cmu Screen Walls at center scored vertical element, bike racks And hollow metal door and frames)
- D. Passive SW7064, 236-C1 (Building Color at entry metal panels at wall, Gate At yard And at Screen Walls)
- PPR- 2022-0064
- DR 22-64
- E. Fiery Coral DET426 (Dunn Edwards) (At steel canopy & entry)
- 8" center scored cmu This is on the building vertical elements and offset elements on the building and screen walls
- Regular cmu This is on the main building and the screen walls
- Metal siding and gate This is above the office entry area and the Gate at the secured yard
- PPR-2022-0064
- DR 22-64

TRASH ENCLOSURE KEYNOTES

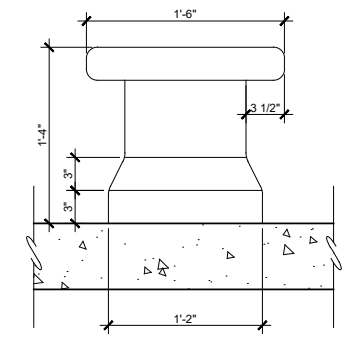
- 6" concrete curb
- 6'-0" high, 8" architectural cmu wall
- Trash bin (NIC)
- Face of building
- Pair 6'-0" x 6'-0" swing gates. Gates to be 2" x 3" tube steel with Type 'B' deck infill
- 1" diameter x 3" long sleeve pipe flush with pavement (4 total)
- 6" diameter steel pipe bollard by 9'-0" long. Extend 3'-0" minimum below grade into 2'-0" diameter concrete footing.
- Asphalt pavement per civil drawings
- 4" concrete sidewalk
- Vertical pipe with rubber stop to stop gate swing at 90 degrees.
- Enclosure shall be protected from adjacent driveway by a 6" poured in-place concrete curb.
- Enclosure shall utilize colors from the main building



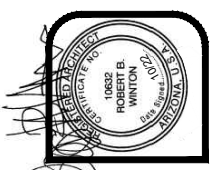
L TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



M BIKE RACK ELEVATION
SCALE: 1" = 1'-0"



N SIDE ELEVATION @ CONCRETE BENCH
SCALE: 1 1/2" = 1'-0"



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1435 E. Rancho Drive
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wintonarch@gmail.com



A NEW BUILDING FOR:
BARBEQUE ISLAND
GILBERT, AZ.
SUN STATE BUILDERS

job no. 22109
drawn RBW
approved RBW
date 10/11/22

revisions

SP-2

DR22-64 BBQ Island Attachment 5 - Landscape

TOWN OF GILBERT LANDSCAPE NOTES:

A TOWN OF GILBERT PERMIT IS REQUIRED FOR THE INSTALLATION OF ANY LANDSCAPE OR IRRIGATION. IRRIGATION LINES MUST BE INSPECTED BEFORE BACKFILLING. A CD IN PDF FORMAT RECORD DRAWINGS ARE ALSO REQUIRED.

BEFORE THE TOWN OF GILBERT WILL ACCEPT AN INSTALLED BACKFLOW DEVICE FOR APPROVAL, THE FOLLOWING MUST BE ACCOMPLISHED. THE DEVICE MUST BE TESTED BY A STATE CERTIFIED TESTER, AND THE RESULTS FORWARDED TO THE TOWN OF GILBERT'S BACKFLOW SPECIALIST. THE TOWN OF GILBERT WILL PROVIDE AN UP-TO-DATE LIST OF STATE CERTIFIED TESTERS. ALL RELATED TESTING FEES SHALL BE AT THE EXPENSE OF THE INSTALLER.

DESIGN OF ANY WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS THAT MAY BE PRESENTED HERIN HAVE BEEN REVIEWED AS CONCEPTUAL ONLY AND WILL REQUIRE A SEPARATE REVIEW AND PERMIT FROM THE BUILDING DEPARTMENT. IN NO CASE SHALL THE DEWICTED WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS BE CONSIDERED FINAL. APPROVAL BY THE PLANNING DEPARTMENT IS REQUIRED PRIOR TO A BUILDING PERMIT FOR SAID WALLS, ENTRY MONUMENTS AND REMADAS.

NO PLANT MATERIAL SHALL COME WITHIN 3 FEET OF FIRE HYDRANTS OR ANY FIRE DEPARTMENT EQUIPMENT.

NO PLANTING OR OBJECTS WITHIN THE TOWN OF GILBERT SIGHT VISIBILITY TRIANGLES SHALL EXCEED 2 FEET. TREES SHALL HAVE A 7 FEET MINIMUM CLEAR CANOPY.

ALL TREES, SHRUBS AND GROUNDCOVERS SHALL MEET OR EXCEED ARIZONA NURSERY ASSOCIATION (ANA _SPECIFICATIONS.)

CONSTRUCTION MAY BEGIN AFTER ALL PERMITS HAVE BEEN OBTAINED.

INSTALL ALL SIDEWALKS PER ADA REQUIREMENTS.

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL NEW AND EXISTING LANDSCAPE AREAS. CAGE, CONTROLLER, ASSOCIATED EXPOSED CONDUITS, AND ETC. SHALL CONFORM TO PREDOMINANT COLOR OF BUILDING.

ATTENTION:

THIS PLAN HAS BEEN REVIEWED FOR LANDSCAPE/IRRIGATION IMPROVEMENTS ONLY. A SEPARATE REVIEW AND PERMIT IS REQUIRED FOR STRUCTURES, ELECTRICAL, FENCES/WALLS, POOLS AND SIGNS. CONTACT THE BUILDING DEPARTMENT.

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THESE PLANS AND ANY DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATIONS SHALL BE APPROVED BY TOWN OF GILBERT INSPECTION SERVICES BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.











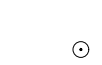

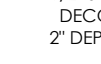
MAINTENANCE NOTE:

ALL LANDSCAPE AREAS AND MATERIALS SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN, WEED-FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

ALL BACKFLOW PREVENTION DEVICES SHALL MEET THE REQUIREMENTS OF THE TOWN OF GILBERT BACKFLOW PROTECTION ORDINANCE (#869) OTHERWISE KNOWN AS ARTICLE 7-14 OF THE TOWN OF GILBERT MUNICIPAL CODE: CROSS CONNECTION CONTROL (FOR ADDITIONAL BACKFLOW SPECS., SEE: GILBERT UNIFIED LAND DEVELOPMENT CODE APPENDIX.

ALL BACKFLOW DEVICE SHALL BE TESTED BY A STATE CERTIFIED BACKFLOW TESTER AND TEST RESULTS FORWARDED TO THE TOWN OF GILBERT BACKFLOW SPECIALIST. THE TOWN WILL PROVIDE AN UP-TO-DATE LIST OF CERTIFIED TESTERS FROM WHICH TO BE SELECTED. TESTER FEES WILL BE AT THE EXPENSE OF THE INSTALLER.

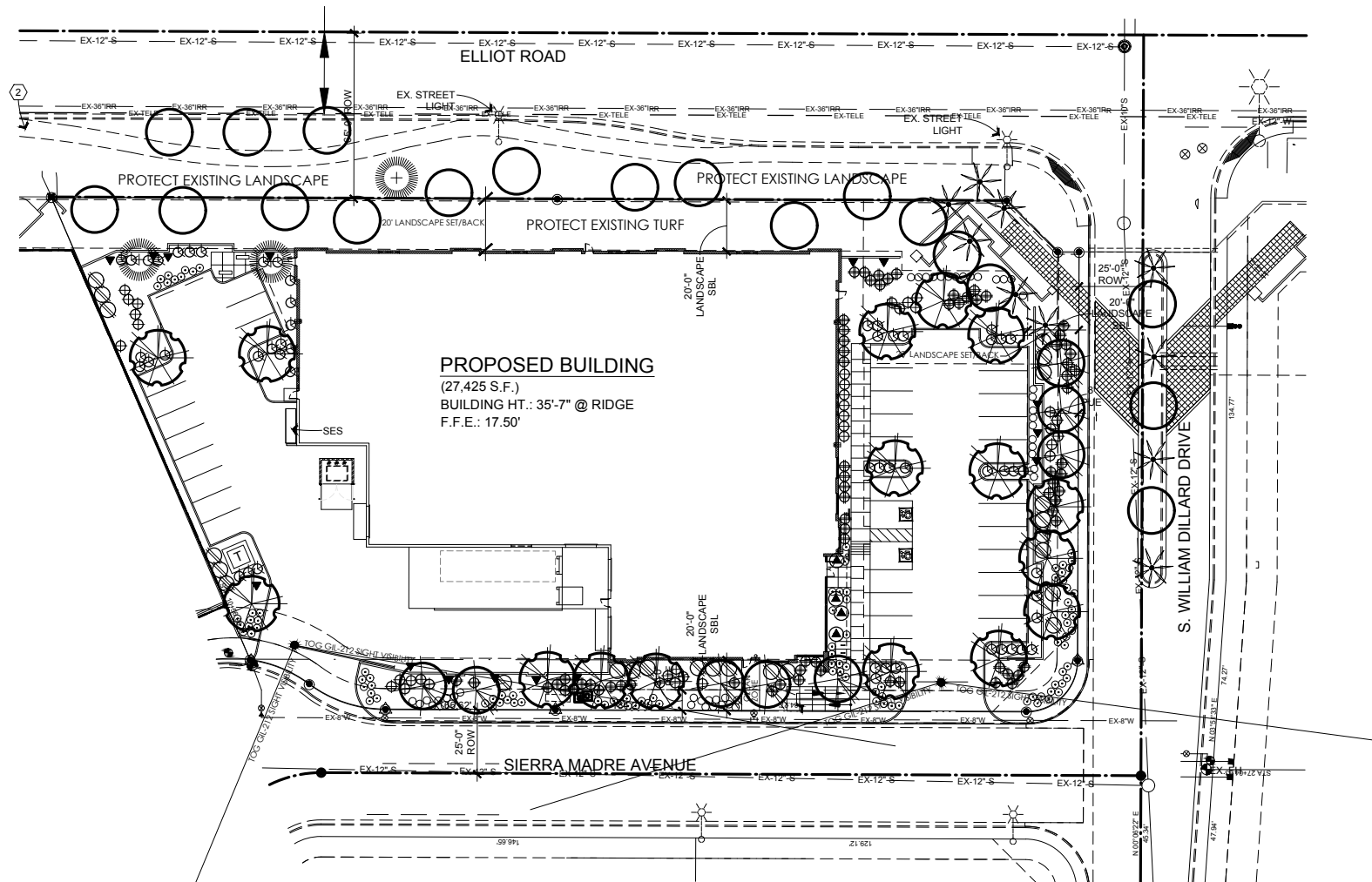
LANDSCAPE LEGEND

-  ULMUS PARVIFOLIA
CHINESE ELM
36" BOX (MATCHING) (16)
-  EXISTING TREE
PROTECT FROM
CONSTRUCTION
-  PINUS ELДАРICA
MONDEL PINE
24" BOX (3)
-  OLEA EUROPEA 'WILLSONII'
FRUITLESS / POLLENLESS OLIVE
36" BOX (8)
-  PHOENIX DACTYLIFERA
EXISTING DATE PALM
MATURE (10)
-  MUHLENBERGIA RIGENS
DEER GRASS
5 GALLON (73)
-  HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON (36)
-  TECOMA 'BELLS OF FIRE'
BELLS OF FIRE
5 GALLON (24)
-  PACHYCEREUS MARGINATUS
MEXICAN FENCE POST
3 TRUNK, 3' TALL MIN. (4)
-  RUELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON (54)
-  BOUGAINVILLEA 'BARBARA KARST'
BOUGAINVILLEA
5 GALLON (15)
-  LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON (101)
-  LANTANA MONTEVIDENSIS
TRAILING PURPLE
1 GALLON (46)

1/2" SIZED MADISON GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

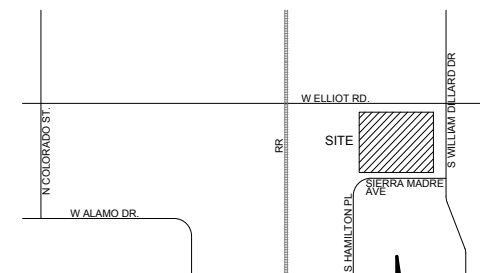
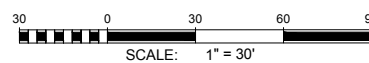
LANDSCAPE DATA:

NET SITE AREA: 70,953 SQ.FT.
OFF-SITE LANDSCAPE AREA: 8,607 SQ.FT.
ON-SITE LANDSCAPE AREA: 20,583 SQ.FT.
TOTAL LANDSCAPE AREA: 29,190 SQ.FT.
PERCENT OPEN SPACE: 29%
STREET FRONTAGE TREES: 374' / 25' = 15 TREES
EXISTING TREES: 14 TREES
NEW TREES: 1 TREE



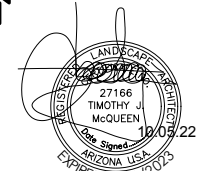
LANDSCAPE PLAN

SCALE: 1" = 30'-0"



VICINITY MAP

SCALE: N.T.S.



T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P.(602)265-0320

EMAIL: timmccqueen@tjma.net



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 Phoenix, Az. 85014
 wintonarch@gmail.com
 1435 E. Rancho Drive
 (602) 230-9778

**A NEW BUILDING FOR:
 BARBEQUE ISLAND
 GILBERT, AZ.
 SUN STATE BUILDERS**

job no. 22109
 drawn LB
 approved RBW
 date 10.05.22

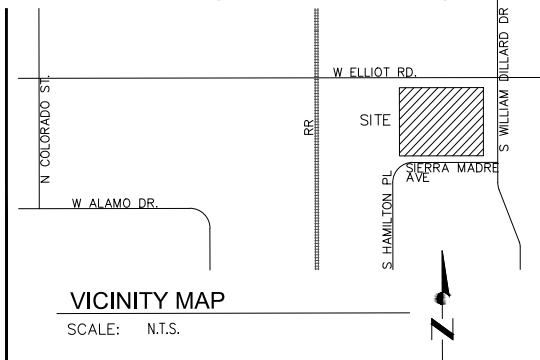
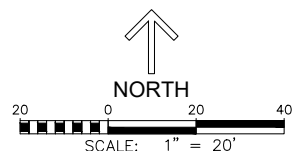
revisions

La.01

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PRELIMINARY GRADING COVER SHEET

FOR
BBQ ISLANDS
ELLIOT AND WILLIAM DILLARD DR. GILBERT, ARIZONA



OWNER	
W E PROPERTIES GILBERT GATEWAY LLC 1050 W WASHINGTON ST #214 TEMPE, AZ 85281 480.894.1286 CONTACT: STEVE BROWN	
DEVELOPER	
SUN STATE BUILDERS 1050 W WASHINGTON ST #214 TEMPE, AZ 85281 480.894.1286 CONTACT: STEVE BROWN	
DRAWN BY:	NUC
CHECKED BY:	NUC
DATE:	10/24/22
SCALE:	1"=20'
PROJECT #:	7022015
PURPOSE:	PRELIM

SITE AREA	
GROSS AREA	112,462 S.F. 2.582 AC.
NET AREA	70,760 S.F. 1.624 AC.

A.P.N.
302-29-452 AND 302-29-451

FLOOD INFO - FIRM DATA
ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 04013C2727M DATED NOVEMBER 4, 2015, MODIFIED 03/10/17 THE SUBJECT PROPERTY IS LOCATED IN ZONE X, WITH A PORTION IN ZONE AH. ZONE X IS DESCRIBED AS: "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD."

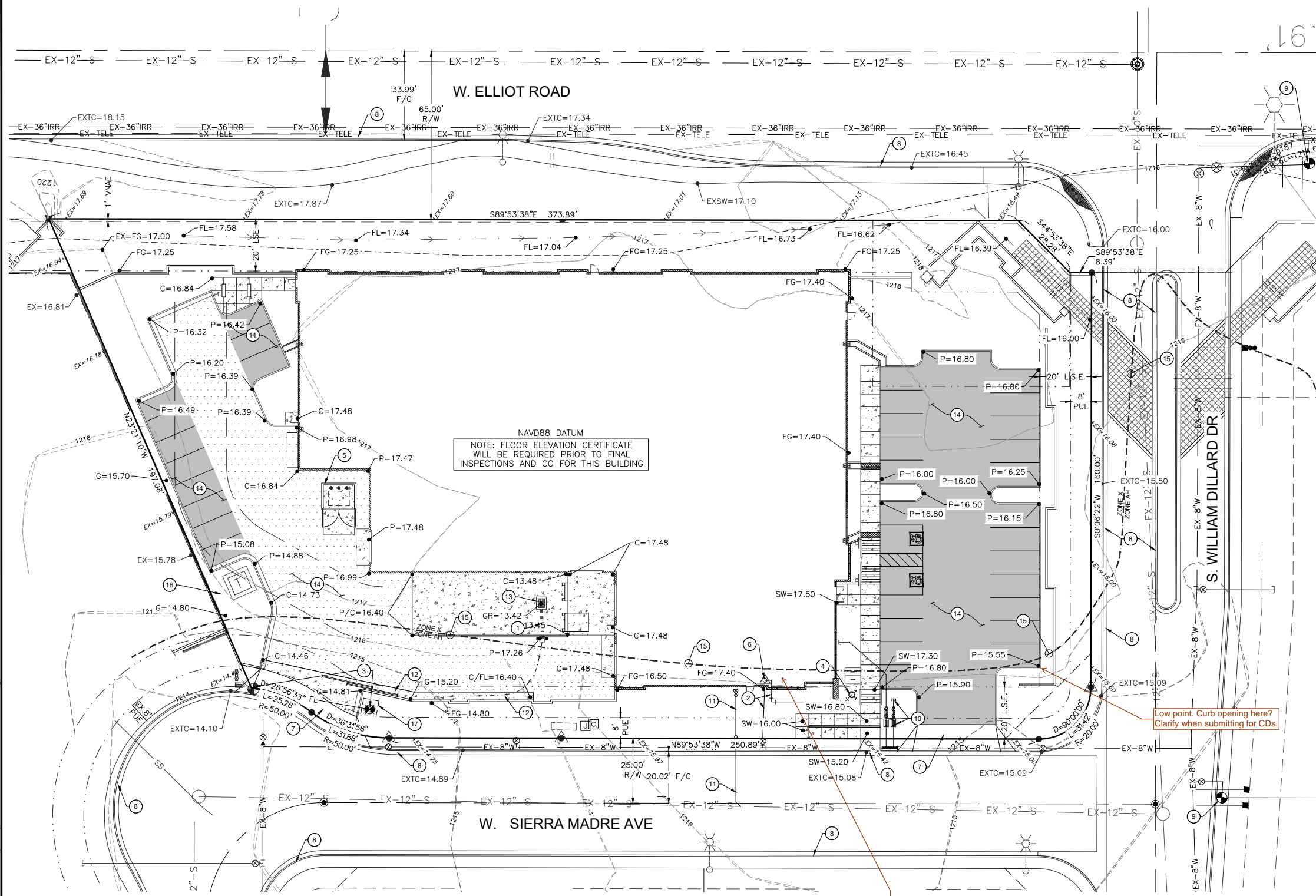
LEGAL DESCRIPTION
LOTS 39 AND 40, ELLIOT COMMERCE PARK, ACCORDING TO BOOK 618 OF MAPS, PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA.

BEING COMBINED TOGETHER WITH THIS PROJECT WITH A MINOR LAND DIVISION.

ELEVATION BENCHMARK
MARICOPA COUNTY BRASS CAP IN HANDHOLE AT THE INTERSECTION OF ELLIOT ROAD AND McQUEEN ROAD.
BC IN HANDHOLE. MCDOT#664
ELEVATION = 1218.11 (NAVD-88 DATUM)

RETENTION CALCULATIONS
ONSITE RETENTION IS REQUIRED AND PROVIDED FOR THE 50-YEAR, 24-HOUR STORM EVENT FOR THE ENTIRE SUBDIVISION IN A COMMON RETENTION TO THE SOUTH. TRACT 'A', ELLIOT COMMERCE PARK, BK 618 PG 24, MCR. SURFACE RUNOFF ALLOWED TO DRAIN DIRECTLY TO THE INTERNAL PUBLIC ROADS AND STORM DRAIN SYSTEM EXTENDING TO THE SOUTH TO THAT TRACT.

- KEYNOTES (xx)**
1. NEW PUMP DISCHARGE PIPE
 2. NEW 8" FIRELINE TO THE BUILDING FIRE RISER. CONNECT TO EXISTING 8" WATER LINE STUB
 3. RELOCATED FIRE HYDRANT (PUBLIC)
 4. NEW REMOTE BUILDING F.D.C.
 5. NEW GILBERT STANDARD TRASH ENCLOSURE.
 6. NEW BUILDING RISER WITH INLINE CHECK VALVE.
 7. NEW CONCRETE COMMERCIAL RETURN-TYPE DRIVEWAY
 8. EXISTING CURB AND GUTTER
 9. EXISTING FIRE HYDRANT
 10. NEW 1.5" DOMESTIC AND 1" LANDSCAPE WATER SERVICES
 11. NEW 6" SEWER SERVICE
 12. NEW 36" CONCRETE VALLEY GUTTER
 13. NEW CATCH BASIN WITH SUMP PUMP.
 14. NEW ASPHALT PAVEMENT
 15. EXISTING FLOOD ZONE BOUNDARY.
ZONE AH, BASE FLOOD ELEVATION = 1215.10
 16. FLOOD ZONE VOLUME COMPENSATION. FLOOD WATER VOLUME, (BELOW 1510.10' AND ABOVE EXISTING GROUND) OF APPROXIMATELY 75 C.F.
 17. NEW FIRE LINE EASEMENT PER THIS PROJECT.



NAVD88 DATUM
NOTE: FLOOR ELEVATION CERTIFICATE WILL BE REQUIRED PRIOR TO FINAL INSPECTIONS AND CO FOR THIS BUILDING

Low point. Curb opening here?
Clarify when submitting for CDs.

Reference in Drainage Report how runoff from the compensatory storage will be handled at permitting. Also, verify and reference the regional basin having the capacity for the compensatory volume

TO COMMON SHARED RETENTION - ELLIOT COMMERCE PARK

PRELIMINARY GRADING AND DRAINAGE
FOR
BBQ ISLAND
1948 W. SIERRA MADRE AVENUE
GILBERT, ARIZONA

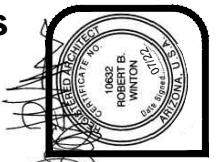
12409 W. INDIAN SCHOOL ROAD, AVONDALE, AZ 85392
PHONE: 623.536.1993
FAX: 623.748.9008



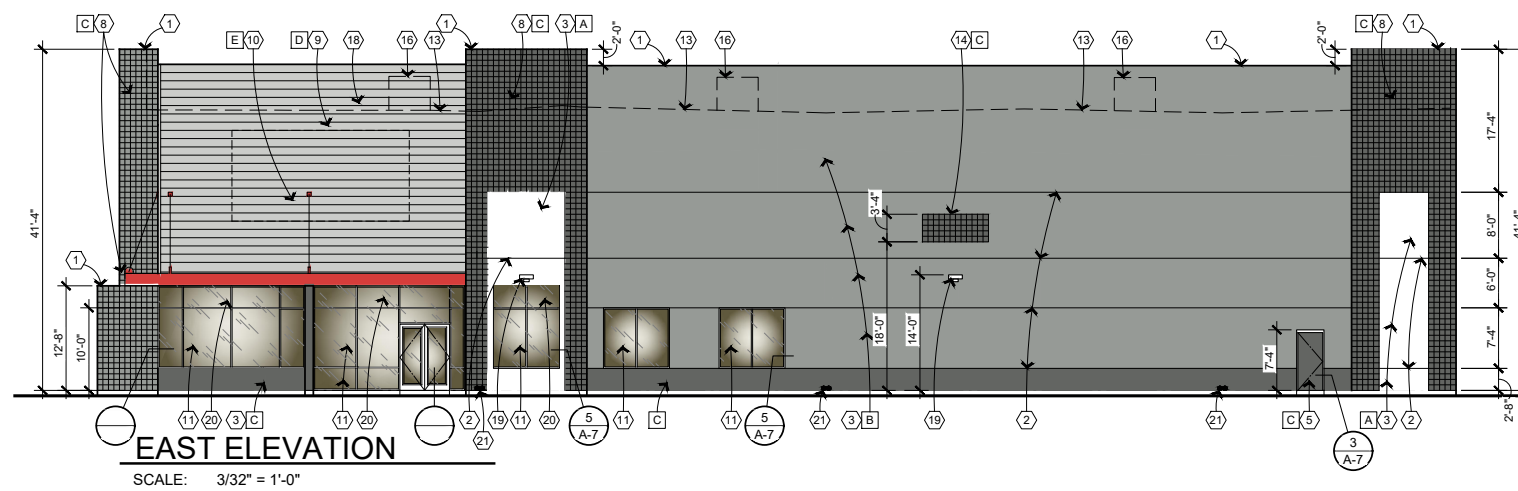
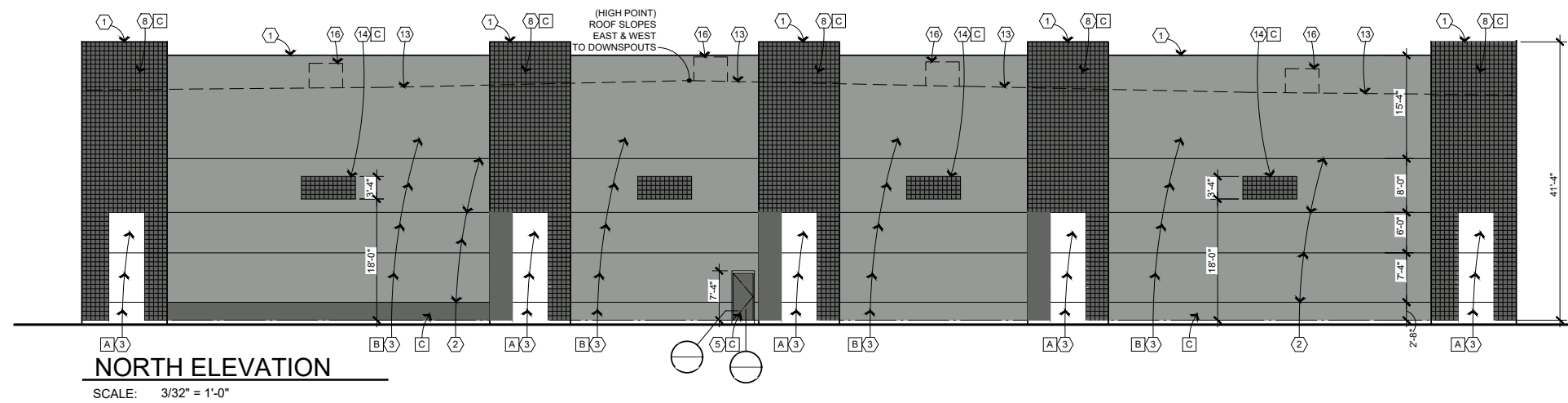
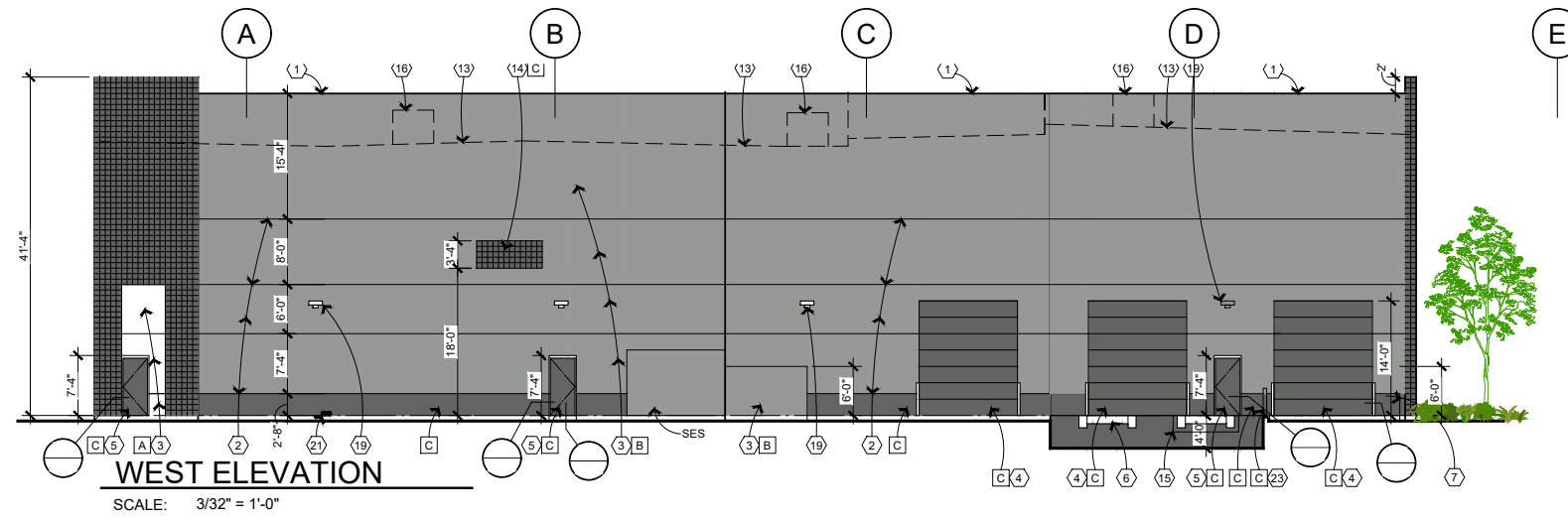
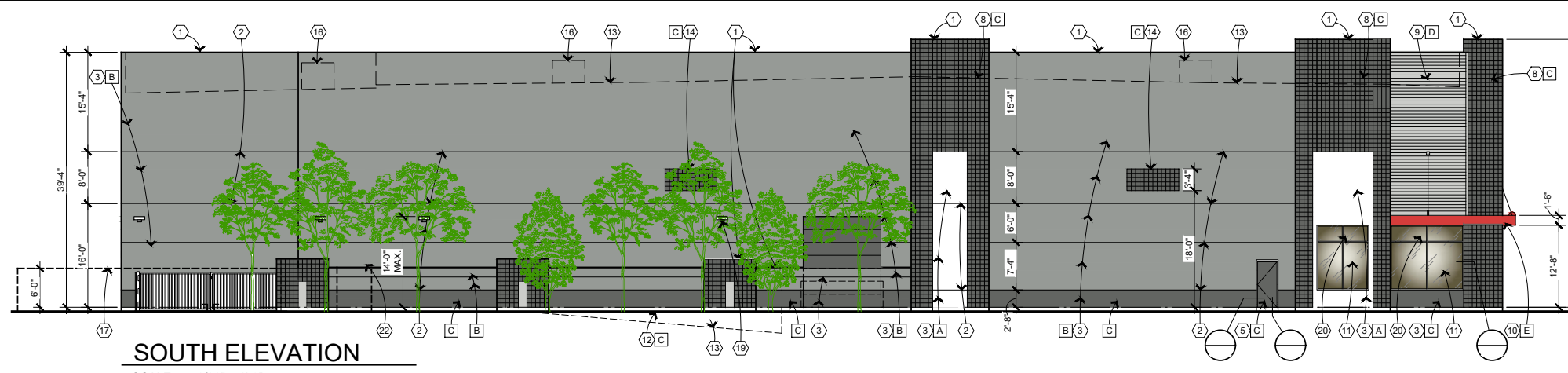
SHEET 1 OF 1

G:\Current Projects\7022015 BBQ Island - Sunstate\DWG\C001 - PRELIM GRADING.dwg Mike Orton

DR22-64 BBQ Island Attachment 7 - Elevations



winton architects, inc.
Phoenix, Az. 85014
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wintonarch@gmail.com



EXTERIOR ELEVATION KEYNOTES

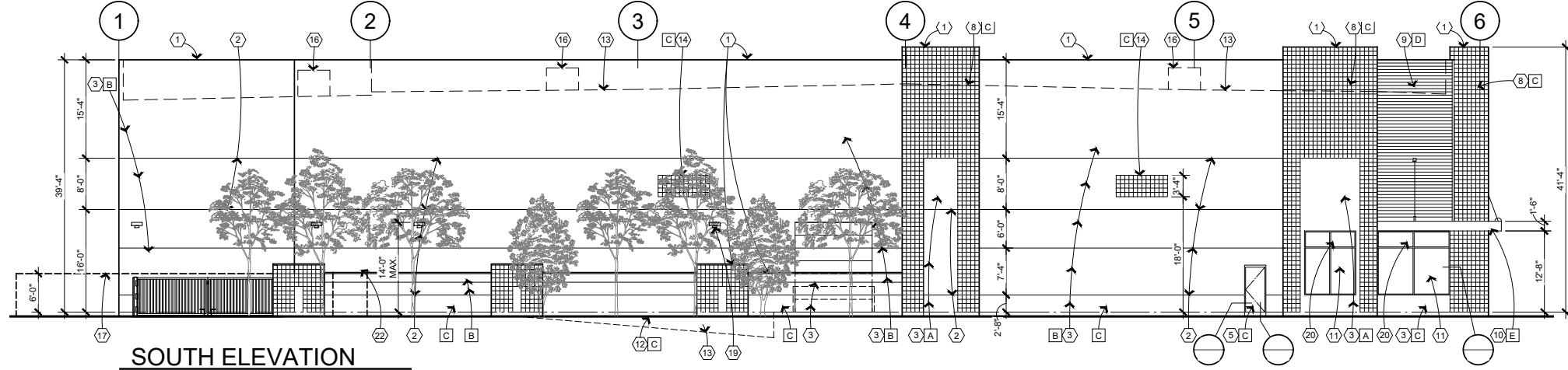
1. 26 ga. metal flashing cap, typical.
2. Horizontal raked joint
3. 8" regular cmu with flush joints
4. Steel sectional overhead door
5. Hollow metal door and frame
6. Edge of dock leveler
7. 6'-0" high, 8" cmu wall
8. 8" center scored cmu
9. Stud framed wall with metal decking at exposed surfaces
10. Steel canopy per details
11. Fixed insulated glass in dark bronze anodized aluminum frames
12. Line of the truckwell beyond the wall
13. Line of the roof beyond the wall
14. 8'-0" x 3'-4", 8" center scored cmu offset into building 3/4"
15. Mechanical dock leveler
16. Mechanical unit behind parapet
17. Line of 6'-0"x 40'-0" gate per site plan
18. Proposed signage "BBQ ISLAND" "GRILLS AND SMOKERS"
19. Wall pack per Electrical drawings
20. Single pane spandrel glass in match Keynote #11
21. Roof and overflow drain
22. 8' high, 8" cmu, SES screen wall

NOTE: Exterior glass to be insulated in clear anodized center glazed aluminum frames. Glass to be 1" Sun Guard by Guardian Glass. Super neutral 68 on gray (U-value = 0.29, SHGC = 0.25)

**A NEW BUILDING FOR:
BARBEQUE ISLAND
GILBERT, AZ.
SUN STATE BUILDERS**

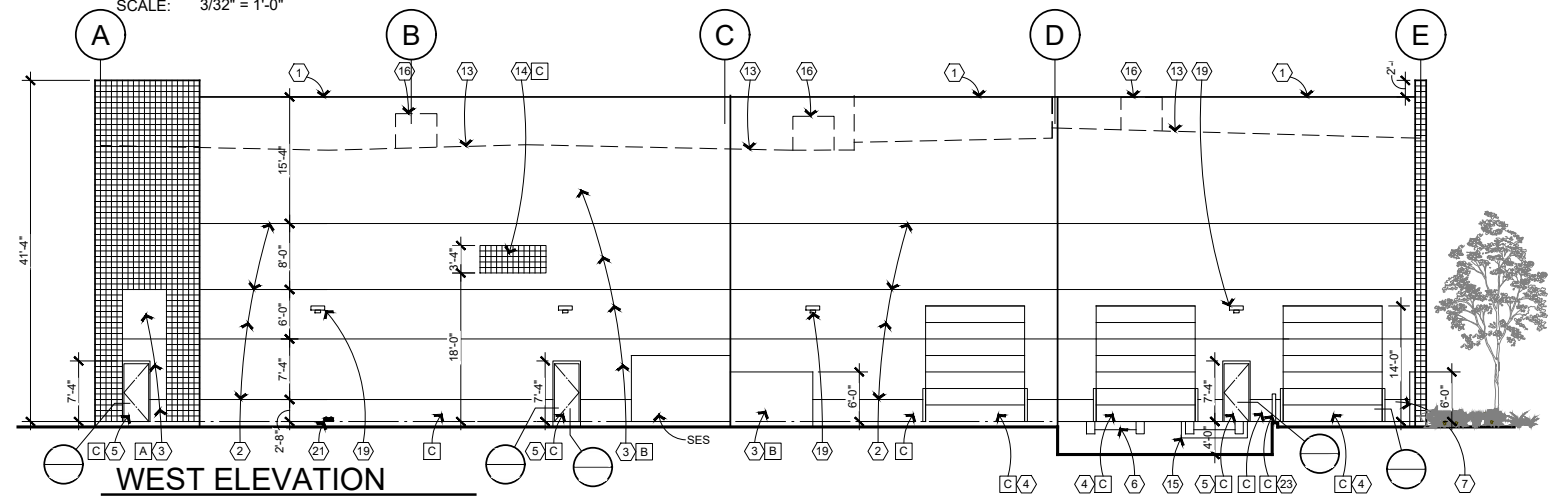
job no. 22109
drawn LB
approved RBW
date 8/25/22

revisions



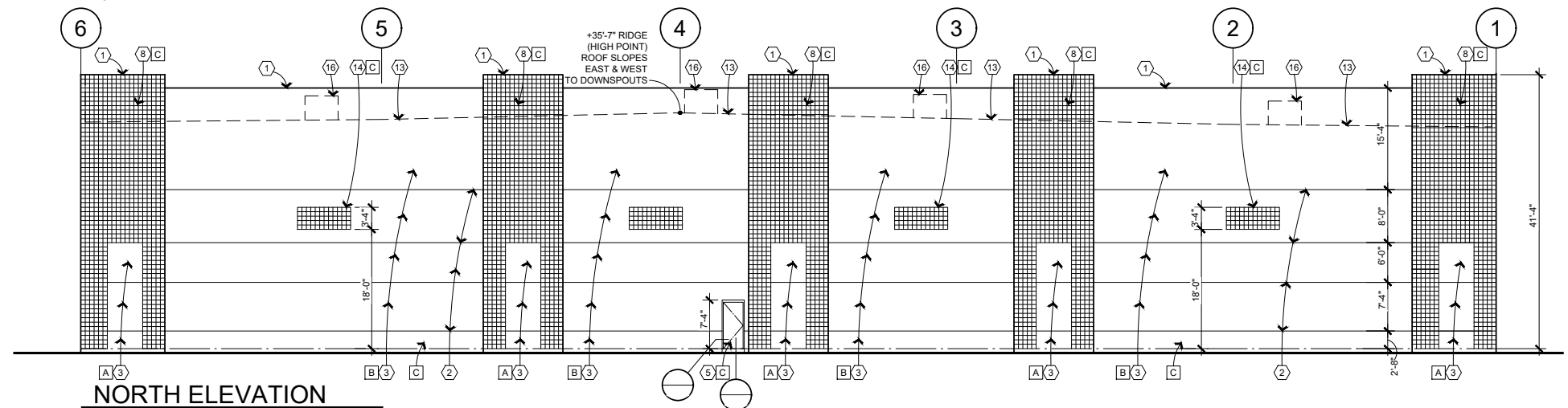
SOUTH ELEVATION

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



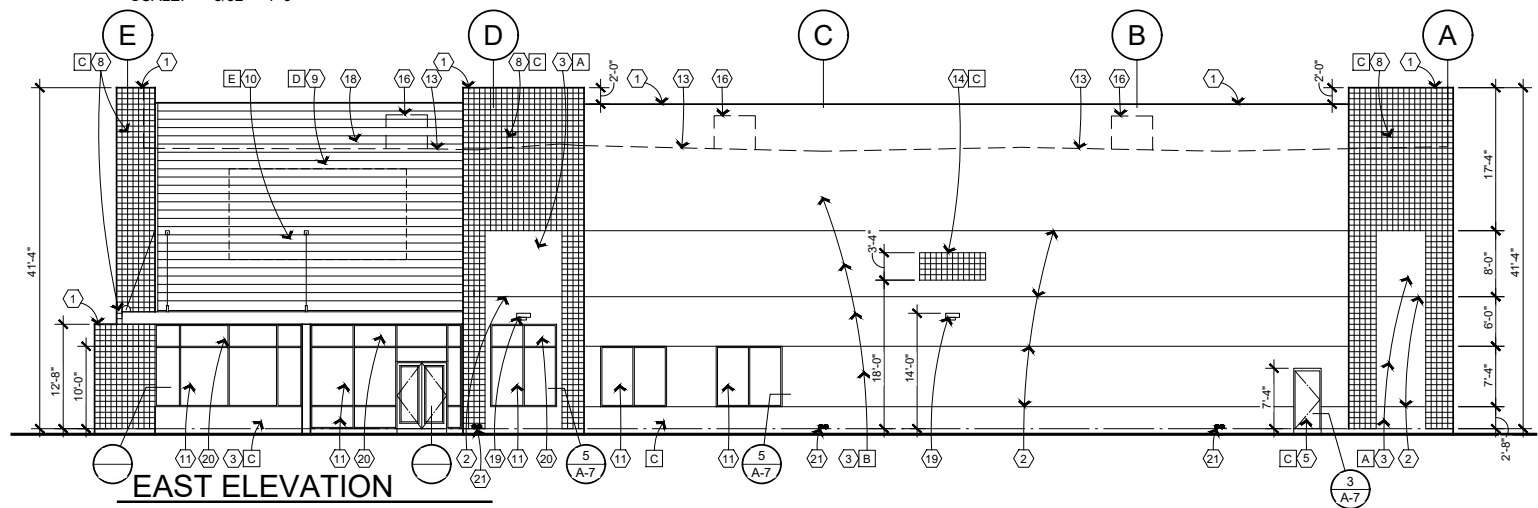
WEST ELEVATION

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



NORTH ELEVATION

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



EAST ELEVATION

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

EXTERIOR ELEVATION KEYNOTES

1. 26 ga. metal flashing cap, typical.
2. Horizontal raked joint
3. 8" regular cmu with flush joints
4. Steel sectional overhead door
5. Hollow metal door and frame
6. Edge of dock leveler
7. 6'-0" high, 8" cmu wall
8. 8" center scored cmu
9. Stud framed wall with metal decking at exposed surfaces
10. Steel canopy per details
11. Fixed insulated glass in dark bronze anodized aluminum frames
12. Line of the truckwell beyond the wall
13. Line of the roof beyond the wall
14. 8'-0" x 3'-4", 8" center scored cmu offset into building 3/4"
15. Mechanical dock leveler
16. Mechanical unit behind parapet
17. Line of 6'-0" x 40'-0" gate per site plan
18. Proposed signage "BBQ ISLAND" "GRILLS AND SMOKERS"
19. Wall pack per Electrical drawings
20. Single pane spandrel glass in match Keynote #11
21. Roof and overflow drain
22. 8' high, 8" cmu, SES screen wall
23. 1 1/2" diameter steel pipe guard rail to +3'-6" above finish grade

NOTES:

1. Roof mounted equipment to be fully screened behind parapet walls
2. Roof drainage to be per internal roof drains

NOTE: Exterior glass to be insulated in clear anodized center glazed aluminum frames. Glass to be 1" Sun Guard by Guardian Glass. Super neutral 68 on gray (U-value = 0.29, SHGC = 0.25)

EXTERIOR PAINT COLORS- BBQ ISLAND

(Paint colors by Sherwin Williams, UNO)

- A. White, DEW380 (Dunn Edwards) (White is on vertical elements of the building)
- B. Early Grey, SW7660, 238-C6 (Main Building Color, Gate Color and cmu Screen Walls)
- C. Grizzle Grey SW7068, 236-C6 (Building Color and cmu Screen Walls at center scored vertical element, bike racks And hollow metal door and frames)
- D. Passive SW7064, 236-C1 (Building Color at entry metal panels at wall, gate At yard And at Screen Walls)

PPR- 2022-0064

- DR 22-64
- E. Fiery Coral DE7426 (Dunn Edwards) (At steel canopy & entry)

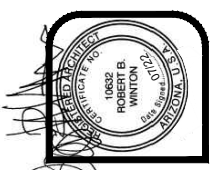
8" center scored cmu
This is on the building vertical elements and offset elements on the building and screen walls

Regular cmu
This is on the main building and the screen walls

Metal siding and gate
This is above the office entry area and the Gate at the secured yard

PPR-2022-0064

DR 22-64



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wintonarch@gmail.com



A NEW BUILDING FOR:
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GILBERT, AZ.
SUN STATE BUILDERS

job no. 22109
drawn LB
approved RBW
date 8/25/22

revisions

**DR22-64 BBQ Island
Attachment 8 - Colors and Materials**

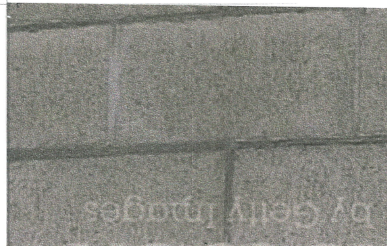
E. Fiery Coral DET426
(Dunn Edwards)
(At steel canopy & entry)



8" center scored cmu
This is on the building vertical elements
and offset elements on the building and screen walls



Regular cmu
This is on the main building and the screen walls



Metal siding and gate
This is above the office entry area and the
Gate at the secured yard



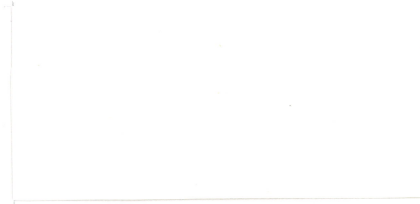
EXTERIOR PAINT COLORS- BBQ ISLAND

(Paint colors by Sherwin Williams, UNO)

A. White, DEW380

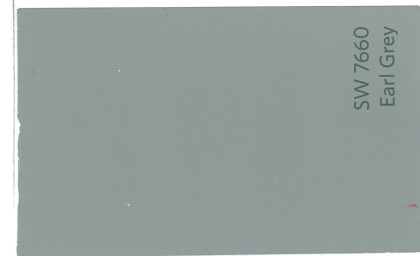
(Dunn Edwards)

(White is on vertical elements of the building)



B. Early Grey, SW7660, 238-C6

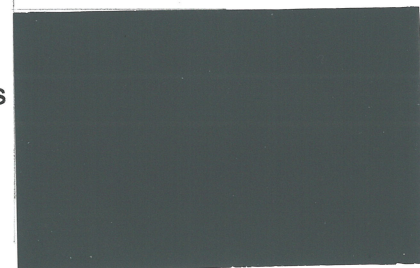
(Main Building Color, Gate Color and cmu
Screen Walls)



C. Grizzle Grey SW7068, 236-C6

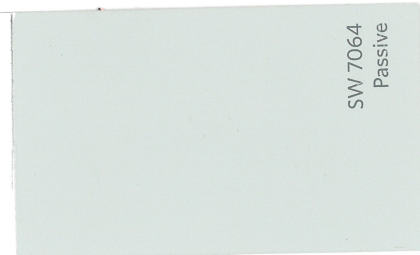
(Building Color and cmu

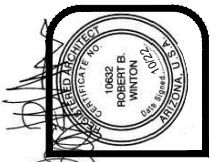
Screen Walls at center scored vertical element, bike racks
And hollow metal door and frames)



D. Passive SW7064, 236-C1

(Building Color at entry metal panels at wall, gate
At yard And at Screen Walls)





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Phoenix, AZ 85014
1435 E. Rancho Drive
(602) 230-9778
wintonarch@gmail.com

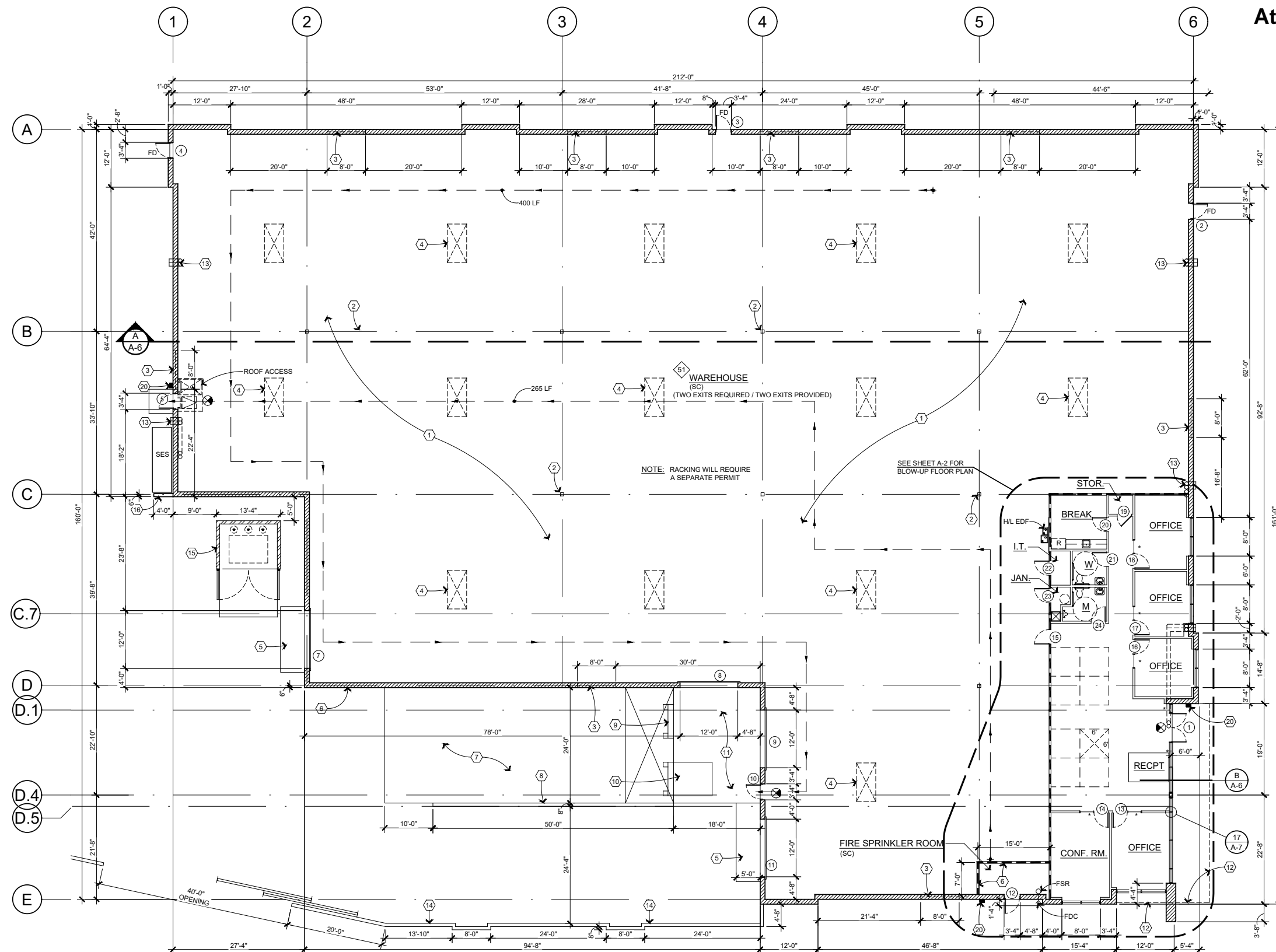


A NEW BUILDING FOR:
BARBEQUE ISLAND
GILBERT, AZ.
SUN STATE BUILDERS

job no. 22109
drawn LB
approved RBW
date 10/11/22

revisions

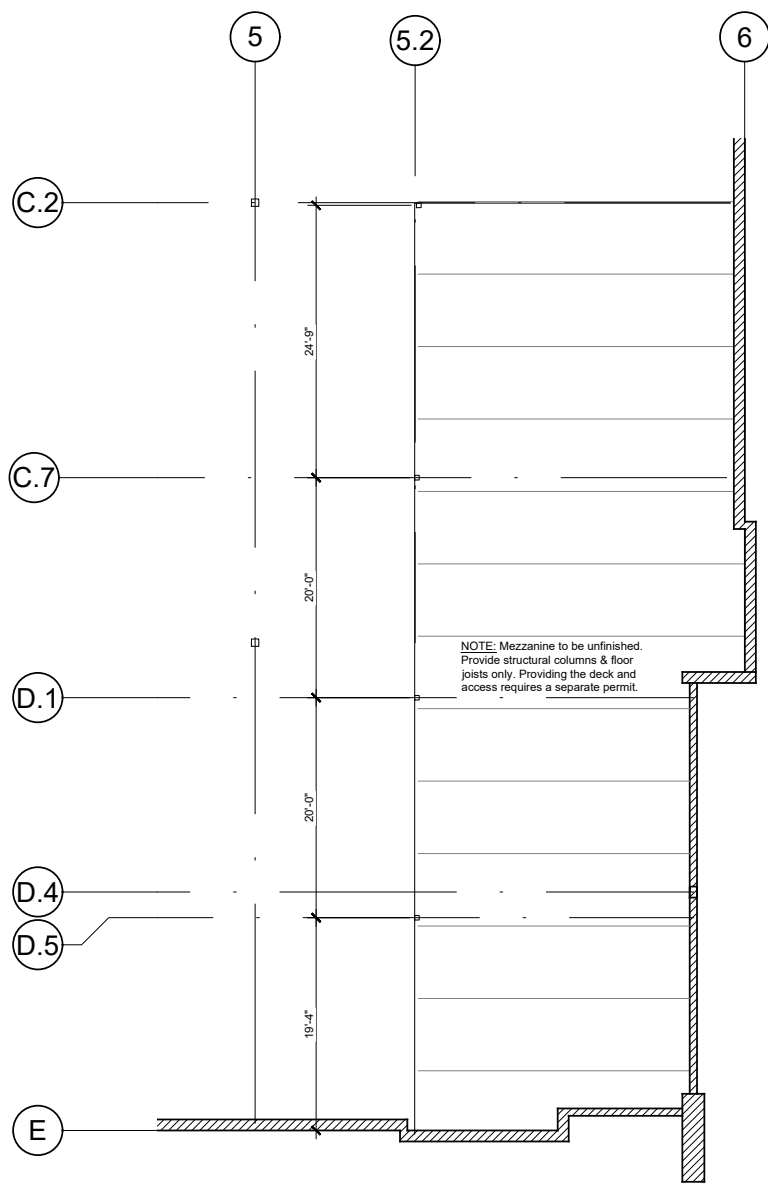
A-1



- OVERALL FLOOR PLAN KEYNOTES**
- Concrete floor slab per structural drawings
 - Steel roof column per structural drawings
 - 8'-0" x 3'-4", 12" center scored cmu, offset into building 1/2"
 - 4'-0" x 8'-0" self flashing, single domed skylights per details
 - 6" concrete apron (3500 psi) x 5'-0" wide, flush with finish floor and adjacent civil grades
 - Full height stud partition- Size and spacing of metal studs per structural drawings. Provide batt insulation and 5/8" drywall, both sides, full height. Provide slipfoam at roof deck
 - Concrete truckwell per structural and civil drawings
 - 8" cmu retaining wall per structural drawings. Provide 1 1/2" diameter steel pipe guardrails to +3'-6" above finish grade per details
 - Edge of dock leveler. Verify capacity with owner
 - Mechanical dock leveler. Verify capacity with owner
 - 6" concrete slab (3500 psi) flush with finish floor and adjacent grades
 - Line of steel canopy above
 - Roof and overflow downspout per details
 - 6'-0" high, 8" cmu screen wall per exterior elevations
 - Single trash enclosure per details, Sheet SP-2
 - 8" x 4'-0" wide by 8'-0" high cmu screen wall. Match adjacent cmu
 - 6" concrete curb per civil drawings
 - 4" concrete sidewalk per site plan
 - 7'-4" high, 8" cmu screen wall per exterior elevation
 - Fire Dept Knox Box
 - Telescoping automatic 6'-0" high steel gate per detail, Sheet SP-2

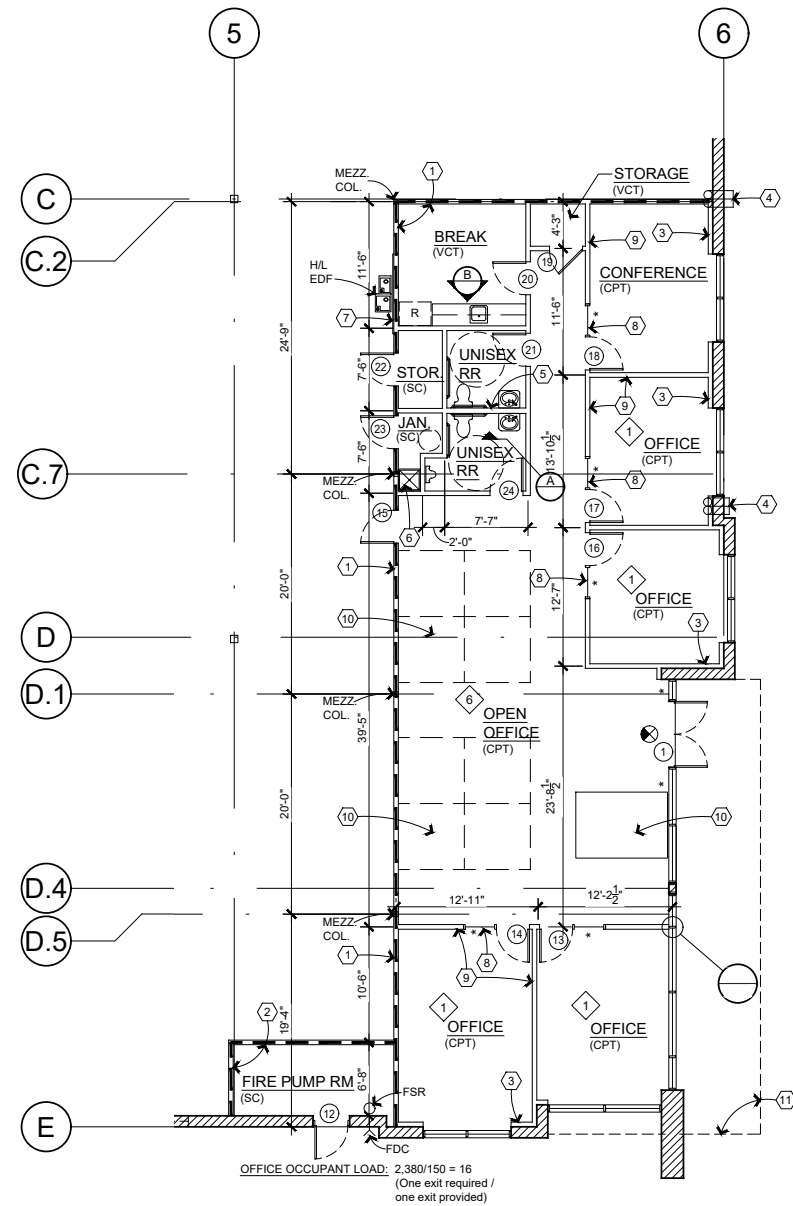
- DOOR SCHEDULE**
- Pair 3'-0" x 8'-0" x 1 1/2" full lite tempered glass in aluminum storefront frame. Provide weatherstripping, threshold (1/2" max), keylock, and closer. Post sign to read "This Door To Remain Unlocked While Space Is Occupied" in 1" high letters over contrasting background
 - 3'-0" x 7'-0" x 1 1/2" hollow metal door (18ga min) in hollow metal frame (16ga). Provide metal drip, weatherstripping, threshold, door closer, and keylock
 - 3'-0" x 7'-0" x 1 1/2" hollow metal door (18ga min) in hollow metal frame (16ga min). Provide keylock at exterior, panic hardware at interior side, door closer, weatherstripping, metal drip and threshold (1/2" max)
 - 12'-0" x 14'-0" steel vertical lift insulated electrically operated door. Provide chain hoist, weatherstripping and track guard. Include vision panel
 - 3'-0" x 7'-0" x 1 1/2" solid core wood door in 'Timely' metal frame. Provide keylock
 - 3'-0" x 7'-0" x 1 1/2" solid core wood door in 'Timely' metal frame. Provide 6" x 18" clear tempered vision panel and passage set
 - 3'-0" x 7'-0" x 1 1/2" solid core wood door in 'Timely' metal frame. Provide signage for ADA and sex identification and privacy latch
 - 3'-0" x 7'-0" x 1 1/2" solid core wood door in 'Timely' metal frame. Provide 6" x 18" clear tempered vision panel, threshold (1/2" max), weatherstripping, door closer and keylock
 - Same as door #20, except no vision panel

OVERALL FLOOR PLAN
SCALE: 3/32" = 1'-0"
★ INDICATES TEMPERED GLASS
⊗ INDICATES OCCUPANT LOAD FOR EACH ROOM
---> INDICATES EXIT PATH OF TRAVEL



MEZZANINE FLOOR PLAN

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



OFFICE BLOW-UP FLOOR PLAN

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

- * INDICATES TEMPERED GLASS
- ◇ INDICATES OCCUPANT LOAD FOR EACH ROOM



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 wintonarch@gmail.com

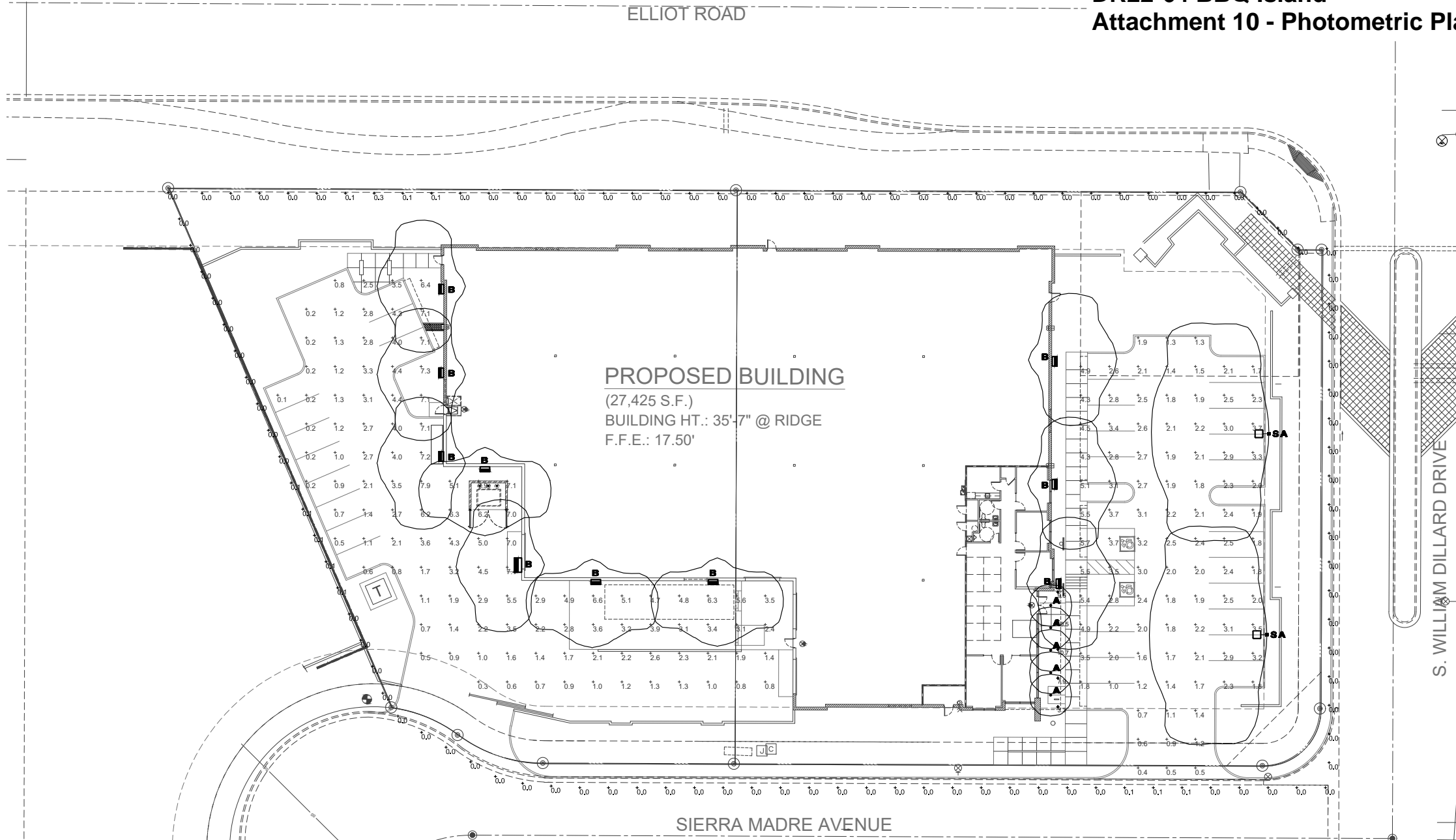


**A NEW BUILDING FOR:
 BARBEQUE ISLAND
 GILBERT, AZ.
 SUN STATE BUILDERS**

job no. 22109
 drawn LB
 approved RBW
 date 8/25/22

revisions

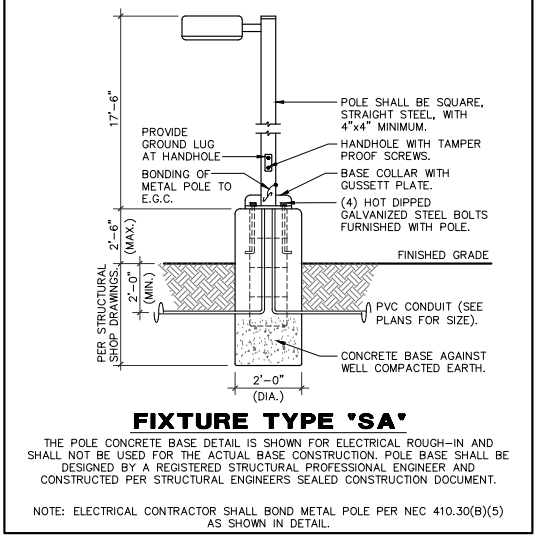
DR22-64 BBQ Island
Attachment 10 - Photometric Plan



PROPOSED BUILDING
(27,425 S.F.)
BUILDING HT.: 35'-7" @ RIDGE
F.F.E.: 17.50'

ELECTRICAL PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"

POLE MOUNTED FIXTURE DETAIL



LUMINAIRE SCHEDULE

- PROVIDE 90-MINUTE EMERGENCY BATTERY BACK-UP FOR ALL EMERGENCY FIXTURES. SEE SCHEDULE BELOW FOR SPECIFICATIONS AND LUMEN REQUIREMENTS.
- MODULAR WIRING SYSTEM FOR LIGHT FIXTURES IS AN ACCEPTABLE ALTERNATE.
- BASE BID FOR LUMINAIRES SHALL BE BASED ON MANUFACTURERS LISTED IN CONTRACT DOCUMENTS. UPON AWARD OF PROJECT, ALTERNATES PROPOSED BY CONTRACTOR SHALL BE SUBMITTED WITH WRITTEN OWNER APPROVAL & AN ITEMIZED REDUCT TO BASE BID.
- ALTERNATE FIXTURE SELECTIONS MAY REQUIRE ADDITIONAL TIME FOR SUBMITTAL REVIEW & POSSIBLE ENGINEERING DESIGN CHANGES, TO BE BILLED TO THE CONTRACTOR.
- PROVIDE MINIMUM 10 MINUTE TIME DELAY ON EMERGENCY FIXTURES WHEN HID AREA LIGHTING IS USED.

MARK	MANUFACTURER MODEL NUMBER	VOLTS	LAMPS CR/ CCT INPUT WATTS	REMARKS/MOUNTING
A	NLS LIGHTING 6DR-TL-L15-840-DIM-UNV-RW-OF-CS-WET-CCN-F1	MVOLT	LED's 15W	CANOPY DOWN LIGHT AT 16'
B	NLS LIGHTING NV-1-T4-16L-1-40K-WM-FINISH	MVOLT	LED's 56W	WALL PACK MOUNTED AT 14'
SA	NLS LIGHTING NV-1-T4-32L-1-40K-UNV-DPS3-FINISH-HSS	MVOLT	LED's 106W	SITE POLE AT 20'

Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts
⊙	5	A	Single	1.000	6DR-TL-L15-840-DIM-UNV-RW-OF-CS-WET-CCN-F1 Mounted at 16 ft aff	13.8
⊕	10	B	SINGLE	1.000	NV-1-T4-16L-1-40K-WM-FINISH- MOUNTED 14 FT AFG	56
⊞	2	SA	Single	1.000	NV-1-T4-32L-1-40K-UNV-DPS3-FINISH-HSS Mounted at 20 ft aff	106

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Entrance Canopy at grade	Illuminance	Fc	8.38	10.7	3.3	2.54	3.24
SPILL LIGHT	Illuminance	Fc	0.01	0.3	0.0	N.A.	N.A.
WHOLE SITE	Illuminance	Fc	2.74	7.9	0.1	27.40	79.00

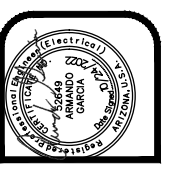
BBQ ISLAND GILBERT
WILD WEST LIGHTING
REV 3
10/7/22

DESIGN CODES
IECC: 2018 NEC: 2017

ELECTRICAL CONTRACTOR SHALL NOTIFY DESIGNER/ENGINEER PRIOR TO ANY DEVIATION FROM THIS SET OF ELECTRICAL DESIGN PLANS. ANY CHANGES TO THE DESIGN, IF APPROVED BY ENGINEER, WILL REQUIRE REVISIONS TO PLANS AND POSSIBLE ADDITIONAL SERVICE FEE.

Project Contact/Designer: MINDY ADLER
Project # 22113
HAWKINS DESIGN GROUP INC.
ELECTRICAL CONSULTING ENGINEERS
1740 WEST HARVEY ROAD
GILBERT, ARIZONA 85233
PH 480.813.9900 FAX 480.813.9001
EMAIL: email@hawkinsdg.com

IF DRAWING IS NOT PLOTTED AT 24 X 36 THEY ARE NOT FULL SIZE



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A NEW BUILDING FOR:
BARBEQUE ISLAND
GILBERT, AZ.
SUN STATE BUILDERS

job no. 22109
drawn MA
approved AG
date 10/24/22
revisions

ES2.0

PROJECT NARRATIVE- BBQ ISLAND

Our client is proposing a Design Build project for a specific user, Barbeque Island, which sells barbeque grills and accessories. The building is 27,538 SF with about 2,000 SF of offices and the rest warehouse space for product. The building will be used for storage of product. It will not have retail or wholesale sales here, it's strictly a distribution facility where they send out product to their five retail stores in the valley. The site is light industrial zoning and our use complies with the general plan and zoning requirements. The site is located on the SWC of Sierra Madre Avenue and S. William Dillard Drive. We believe we comply with the approved guideline for this zoning. It's a tight site for access, but we have designed the layout to have vehicle parking at the East side of the site accessed from William Dillard Drive and truck access and employee parking located at the West side of the site. We have incorporated a truckwell at the South side of the building with access to it off of Sierra Madre Ave. The West side will be a fenced secured yard. Fire Access to the NWC of the building is off this same drive and within the 150 LF for the truck to back up. The truckwell will be screened with a 6' high cmu wall and an opaque automatic sliding gate. This gate will be open during business hours. The building will be masonry block with two types of cmu, regular cmu and center scored cmu. The entry element at the front will have glass, steel canopy and parapet wall above will be stud wall with horizontal metal decking. The regular cmu will have flush joints, but with several horizontal raked joints. The center scored cmu will be vertical elements that pop out from the building. All mechanical units on the roof will be screened by the building parapet. The normal hours of operation will be 6am to 6pm, Monday through Saturday.