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Planning Commission Study Session

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: NOAH SCHUMERTH, PLANNER II *N.S.*
(480) 503-6729, NOAH.SCHUMERTH@GILBERTAZ.GOV

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

MEETING DATE: JANUARY 4, 2023

SUBJECT: DR22-153: PERFORM AIR INTERNATIONAL

STRATEGIC INITIATIVE: Exceptional Built Environment

Provide a high-quality addition to the built and economic environment of an existing employment area within the Town.

RECOMMENDED MOTION

No motion required; input requested on the following matters:

- Site layout and design
- Building elevation design
- Sufficient compatibility with existing attached structure

APPLICANT

Company: LGE Design Group
Name: Carlos Elias
Address: 1200 N. 52nd St.
Phoenix, AZ, 85008
Phone: (602) 283-1620
Email: carlose@lgedesigngroup.com

OWNER

Company: Perform Air International
Name: Chris Rizen
Address: 907 N Quartz St.
Gilbert, AZ, 85234
Phone: (480) 215-2817
Email: crizen@performair.com

APPLICANT

Company: LGE Design Group
Name: Danny Macias
Address: 1200 N. 52nd St.
Phoenix, AZ, 85008
Phone: (602) 283-1620
Email: dannym@lgedesigngroup.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>June 5, 1984</i>	Town Council approved A83-02 (Ordinance No. 377), annexing approximately 2,085 acres into Town limits as a part of the “Northwest Planning Area” annexation.
<i>August 12, 1986</i>	Town Council approved Z86-12 (Ordinance No. 470), rezoning approximately 70 acres of property from Agriculture (AG) to Garden Industrial (I-1) and Planned Neighborhood Shopping Center (PSC-1).
<i>January 20, 1987</i>	Town Council approved preliminary plat for Fortune Center PAD (MCR: 618-24).
<i>January 19, 1998</i>	Town Council approved an amendment to Z86-12 (Ordinance No. 549), amending landscape phasing plans and adding conditions detailing responsible party for various landscape improvements within the Fortune Center industrial park.
<i>December 19, 2000</i>	Town Council approved S540, establishing a new preliminary plat for the Elliot Tech Center.
<i>September 12, 2002</i>	Design Review Board approved DR02-48, establishing a revised Open Space Plan, monument signage, and

	landscaping standards for the Fortune Center industrial center, now named Elliot Commerce Center.
<i>October 1, 2002</i>	Town Council approved Z02-12 (Ordinance No. 1433), rezoning approximately 70 acres to amend the Planned Area Development (PAD) for the Elliot Commerce Park industrial park, allowing lots that are less than an acre within the Elliot Commerce Park where the base zoning district is designated as I-1.
<i>December 10, 2002</i>	Town Council approved S572, a preliminary plat accompanying Z02-12, establishing 59 lots to comprise the Elliot Commerce Park, the plat area within which the subject site is located within.

Overview

The subject site is a 1.19-acre lot within the Elliot Commerce Park, an industrial park located on the western boundary of Town limits near Elliot and McQueen Roads. The applicant has proposed a 15,732 square-foot building designed to accommodate light industrial uses. The building will be immediately adjacent (wall-to-wall) to an existing industrial building on the property to the north of the subject site.

The site will extend the existing parking area on the site to the north. The proposed project will create a private storage yard on the subject site. The new structure and its accompanying site layout is designed to complement the existing industrial site to the north, matching building design elements and landscaping material selections to create a single cohesive site.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Industrial (I)	Light Industrial/PAD (LI/PAD)	Industrial
South	Industrial (I)	Light Industrial/PAD (LI/PAD)	Vacant
East	Industrial (I)	Light Industrial/PAD (LI/PAD)	Industrial
West	City of Chandler	City of Chandler	Industrial
Site	Industrial (I)	Light Industrial/PAD (LI/PAD)	Vacant

Project Data Table

Site Development Regulations	LDC or PAD	Proposed
Maximum Building Height (ft.)/(Stories)	55'/3 stories	28'
Minimum Building Setback (ft.)		
Front (collector and local)	25'	86'
Side (Employment)	0'	55', 0' – see Site
Rear (Employment)	0'	57'
Separation Between Buildings		
Single-Story	15'	15'
Multi-Story	20'	20'
Minimum Required Perimeter Landscape Area (ft.)		
Front (collector and local)	20'	20'
Side (employment)	5' (0' with screened yard)	5'
Rear (employment)	5' (0' with screened yard)	0'
Landscaping (% of net lot area)	15%	16.1%
Off-Street Parking and Loading	19 spaces (4 for office uses, 15 for industrial uses)	26 spaces

DISCUSSION

Site Introduction

The proposed site is 1.19 acres and located in an existing employment area. The site features a single building placed adjoining an existing building used for industrial purposes. The proposed building is planned as an expansion of the existing structure located to the north of the site at 300 S Hamilton Ave. (DR05-131). The new structure will carry over the existing floor plan pattern (office and flex industrial space for tenant) and building design (see Elevations).

As an expansion of an existing structure. This arrangement of structures has been used numerous times within the Elliot Commerce Park as tenants have expanded or additional secondary tenant space has been added to buildings. Additional private yard space is provided in the rear of the proposed structure. This space will be gated and screened pursuant of Town Fire and Engineering standards. Because the yard is gated as private and screened from view from the public street, the Town permits the proposal to eliminate the required landscape setback of 5' adjacent to neighboring employment uses, pursuant LDC Section 3.7.5.D.

Elevations, Floor Plans, Colors and Materials

As aforementioned, the building is designed to serve as a functional extension of both the existing floor plan and elevation design. The new floor plan will mirror the original floor plan in the adjoining northern building, with a customer-facing office area at the front corner of the building and a large flex industrial space taking up the remaining area of the building. The flex industrial area can be accessed by interior or exterior doors, or by large garage doors located in the rear of the building in a similar manner to the original buildings.

The exterior design of the proposed building uses similar features to the adjoining existing building to the north. The new building uses similar metal canopies to the existing building, but the proposed canopies use a darker tone than the copper-colored canopies on the existing building and includes metal screening components not utilized on the original (see Figure A).

The new structure uses CMU block in two colors, matching the original color palette of the building. However, the distribution pattern between these two colors is significantly different between the existing and proposed structures, with the new structure utilizing vertical elements created from the darker block as opposed to the roofline accents used on the original building. A far greater proportion of the new structure is reserved for use of the darker block color than the original structure.

The side elevations continue similar design patterns to the existing building, including the single horizontal band of darker block color at a height of approximately 20' which wraps around the side and rear elevations of both buildings. Both structures also utilize a solid grey foundation color which wraps around all elevations of the building. The new proposed building will have similarly colored doors and garage openings to the original building.

Staff requests input on the proposed elevation design, particularly in answering the following questions:

- Does the proposed building sufficiently match the existing adjoining building, and does the building effectively serve as a visual expansion of the existing building?
- Does the building have sufficient levels of detail, and does the building provide a visual complement to the broader Elliot Commerce Park area?
- Are there any changes requested to elevation designs to provide greater visual interest or provide a greater level of compatibility with the existing structure?

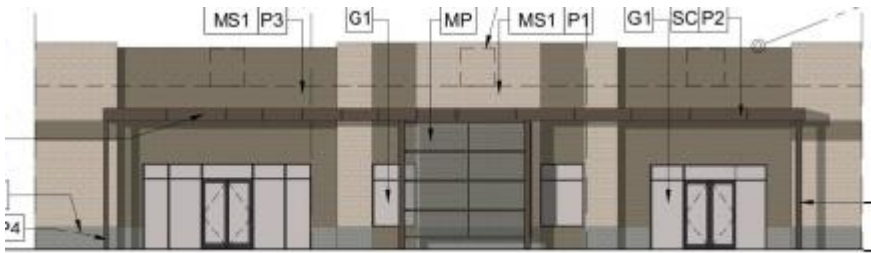


Figure A: Comparison of proposed front elevation (top) with existing adjoining building elevation (bottom)

PUBLIC NOTIFICATION AND INPUT

The proposed project will require public notice as specified under Land Development Code (LDC) Section 5.602.A.3. This notice will be required for a hearing regardless of status of construction documents.

STAFF RECOMMENDATION

Input is requested for the following:

1. Building design (elevations, floor plans, and colors/materials)
2. General comment on site design and layout

Respectfully submitted,

A handwritten signature in black ink, reading "Noah J. Schumerth". The signature is written in a cursive style with a large, stylized initial 'N'.

Noah Schumerth
Planner II

Attachments and Enclosures:

- 1) Applicant Narrative
- 2) Site Plan
- 3) Landscape
- 4) Floor Plans
- 5) Elevations
- 6) Colors and Materials



Project: Perform Air International
Date: 9/8/2022
From: LGE Design Group

Introduction:

LGE Design Group is requesting a Design Review for building design and site of a 1-Story building located at 322 S Hamilton Court. The property will be developed into an office / warehouse for Perform Air International.

Project Proposal:

The net site area is 1.09 acres, and the building has a gross square footage of approximately 15,571 s.f. with an anticipated overall building height of +30'-0" A.F.F. The building will be one story with 1,000 s.f. of office and 14,732 s.f. of warehouse. The project use fits within the existing LI zoning and General Plan I designations.

Building Design

The site and building placement complement the adjacent developments in site layout and vehicular circulation. The building orientation on the site responds to the streetscape frontages and employee access.

The proposal provides a main entry on the east side of the building. The site will be accessed from a drive entry on Hamilton Court. We are proposing shared access with the parcel to the north on the east and west sides of the site.

Parking for the project will meet the code requirements for the use, and ADA/pedestrian access has been provided. Additional employee parking within the screened yard will be provided on the south side of the site. Utility services to the building are located internally as well as screened from public view. There is one refuse enclosure located near the southwest corner of the site.

The building section will allow for roof top screening of the mechanical roof top equipment. These units will be accessed via roof access ladders and hatches internal to the building.

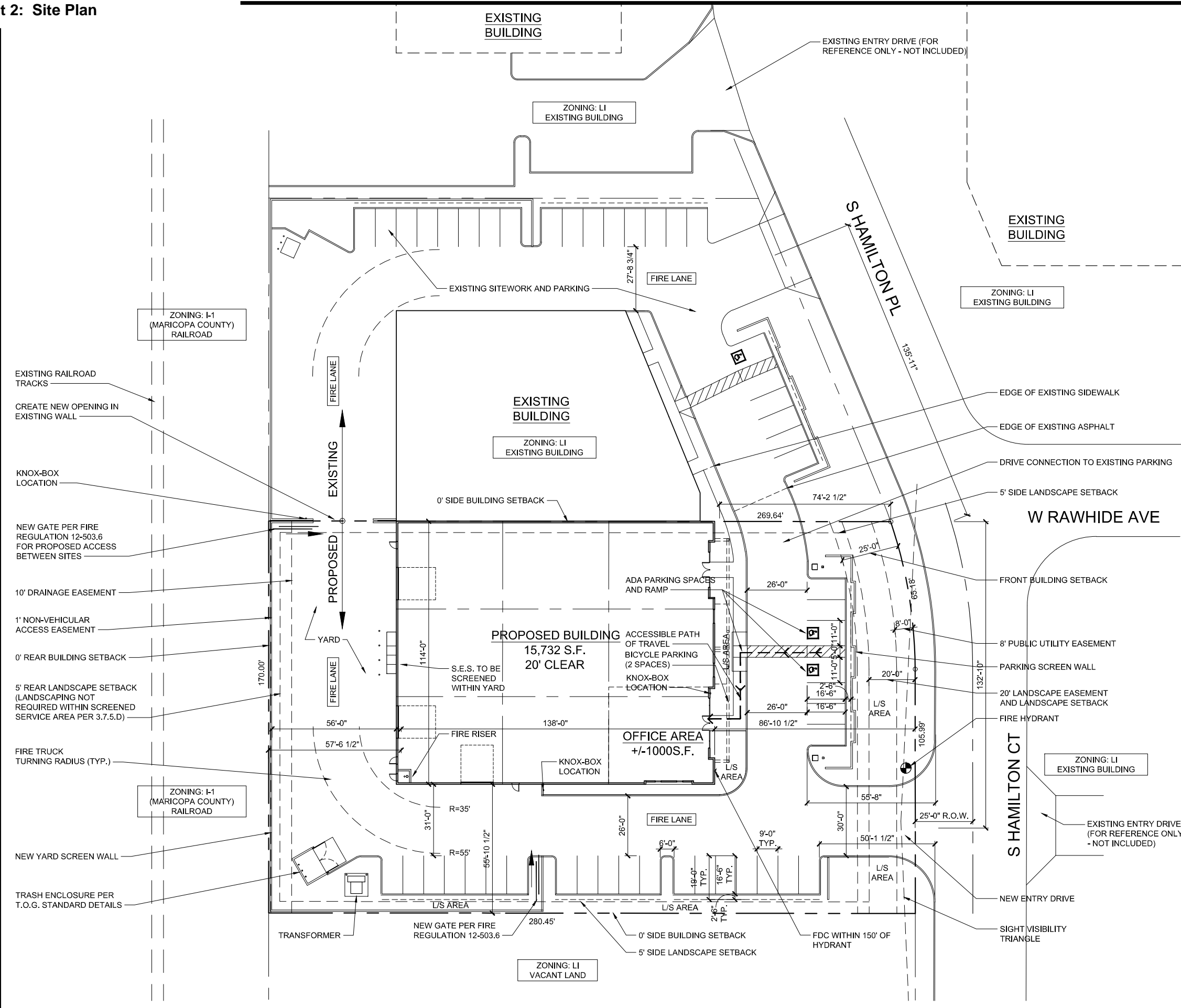
The exterior lighting within the proposed project will be integrally designed as a part of the building and outdoor pedestrian spaces with the intent of providing adequate safety while avoiding glare, hot spots, and will be in compliance with the dark sky ordinance with all the lighting being LED lights.

Signage will be in harmony with the character, scale and context of the building reflecting the appropriate size, materials, color, location and illumination.

The proposed building will feature architectural details and elements on the three outer sides, to provide a more visually enticing building. The proposed building materials include concrete, steel, and aluminum storefront glazing. All building materials and features will possess low reflectivity characteristics and respect the diversity of color in the southwest.

Landscape Design:

The landscape design proposed will complement the existing surrounding developments. The landscape areas occur around the perimeter of the site and the perimeter of the building. Selected trees and plants are to be efficient and low water users.



PROJECT DATA:

PROJECT NAME: PERFORM AIR INTERNATIONAL
 PROJECT ADDRESS: 322 S HAMILTON COURT GILBERT, AZ
 CONTACT: LGE DESIGN GROUP, DANNY MACIAS, 1200 NORTH 52ND STREET, PHOENIX, AZ, 85008, PHONE: 480-966-4001, E-MAIL: danny@lgedesigngroup.com

PROJECT SCOPE: OFFICE / WAREHOUSE BUILDING
 ASSESSOR PARCEL NO.: 302-29-438
 CURRENT ZONING: LI (ZONING TO REMAIN)
 NET SITE AREA: +/- 47,430 S.F. (1.09 ACRES)
 GROSS SITE AREA: +/- 51,804 S.F. (1.19 ACRES)
 LANDSCAPE AREA: +/- 7,643 S.F. (16.1% OF NET SITE AREA)
 LOT COVERAGE: 33.2%
 STORIES: SINGLE STORY
 BUILDING AREA (GROSS): 15,571 S.F.

OCCUPANCY: B
 CONSTRUCTION TYPE: V-B W/ A.F.E.S.
 SPRINKLERS: YES/FULLY SPRINKLED
 BUILDING HEIGHT: +/- 28'-8"

VEHICULAR PARKING CALCS:

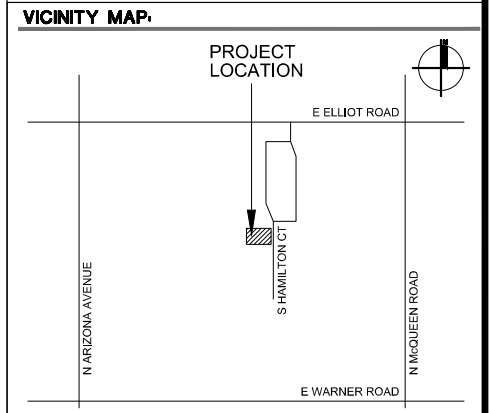
USE	SQUARE FT.	FACTOR	TOTAL
OFFICE	1,000 S.F.	1 / 250 S.F.	4 SPACES
WAREHOUSE	14,571 S.F.	1 / 1000 S.F.	15 SPACES
TOTAL PARKING REQUIRED:			19 SPACES

PARKING PROVIDED
 TOTAL SPACES ON SITE: 26 SPACES
 PARKING/BUILDING RATIO: 1.65 CARS PER 1,000 S.F.

ACCESSIBLE PARKING CALCS:
 TOTAL PARKING OF 0 TO 25 SPACES REQUIRES 1 ACCESSIBLE SPACE
 REQUIRED: 1 SPACE
 PROVIDED: 2 SPACES

BICYCLE PARKING CALCS:
 1 BICYCLE SPACE REQUIRED FOR EVERY 10 REQUIRED PARKING SPACES
 REQUIRED: 19 SPACES/10 = 2 SPACES
 PROVIDED: 2 SPACES

PROJECT DESCRIPTION:
 THIS PROJECT IS A NEW 15,571 SQUARE FOOT, 1-STORY OFFICE / WAREHOUSE BUILDING AND SITE IMPROVEMENTS ON A 1.09 ACRE SITE.



JURISDICTIONAL NOTES:

FIRE / BUILDING NOTES:
 BI-DIRECTIONAL AMPLIFICATION FOR EMERGENCY RESPONDER RADIO COVERAGE REQUIRED PER 2018 INTERNATIONAL FIRE CODE SECTION 510 AND LOCAL AMENDMENT.

LGE DESIGNGROUP

1200 N. 52nd Street ■ Phoenix, AZ ■ 85008
P. 480.966.4001

PERFORM AIR INTERNATIONAL

322 S HAMILTON COURT
GILBERT, AZ 85233

LGE DESIGNBUILD

NUMBER	REVISION	DATE

PRELIMINARY NOT FOR CONSTRUCTION

DRB SUBMITTAL - 08/25/22

SHEET TITLE:
SITE PLAN WITH AERIAL

ISSUE DATE: 07/20/2022

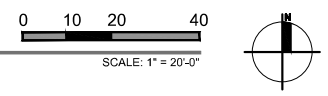
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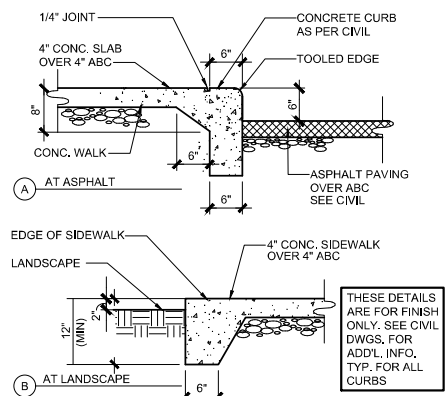
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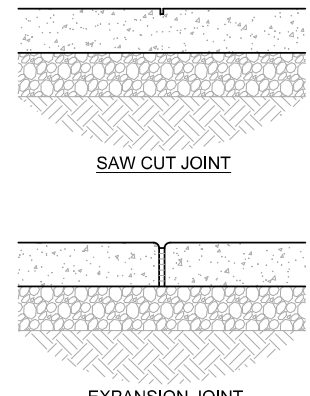
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PRELIMINARY SITE PLAN





17 TYPICAL CURB & SIDEWALK
SCALE: 3/4" = 1'-0"



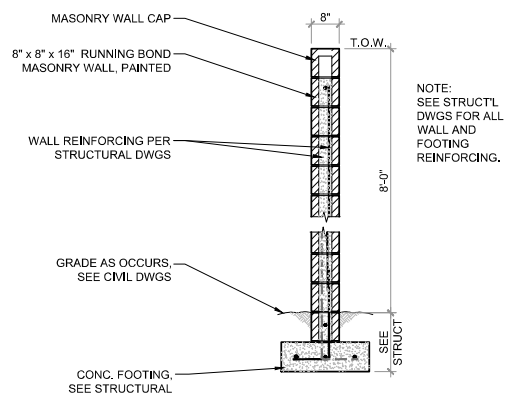
13 TYPICAL HARDSCAPE JOINTS
SCALE: 1 1/2" = 1'-0"

HARDSCAPE FINISH:
CONCRETE WITH SALT FINISH U.N.O.

SAW CUT JOINTS:
1/4" WIDE x 3/8" DEEP SAWCUT CONTROL JOINTS EVERY 5-FEET O.C. EACH WAY U.N.O. TYPICAL.

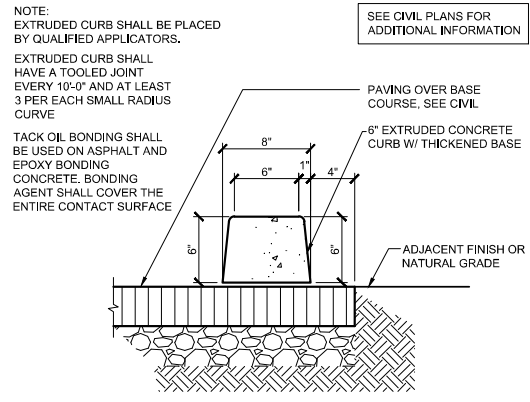
EXPANSION JOINTS:
1/2" EXPANSION JOINT MATERIAL AND CAULKED AT 16-FEET O.C. MAX. EACH WAY U.N.O. TYPICAL.

SEE SITE/HARDSCAPE PLANS FOR ADD'L JOINT AND FINISH INFORMATION. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.



09 TYP. 8-FOOT MASONRY WALL
SCALE: 1/2" = 1'-0"

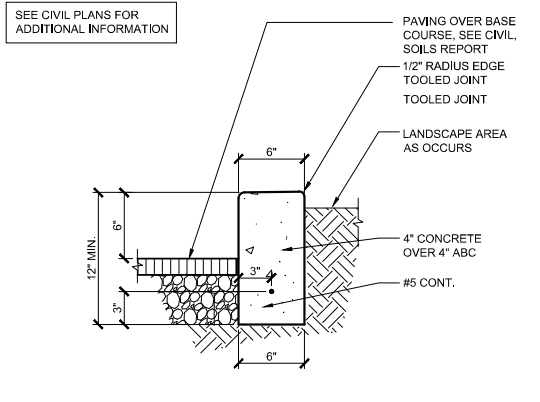
NOTE: SEE STRUCTL DWGS FOR ALL WALL AND FOOTING REINFORCING.



18 TYPICAL EXTRUDED CURB
SCALE: 1 1/2" = 1'-0"

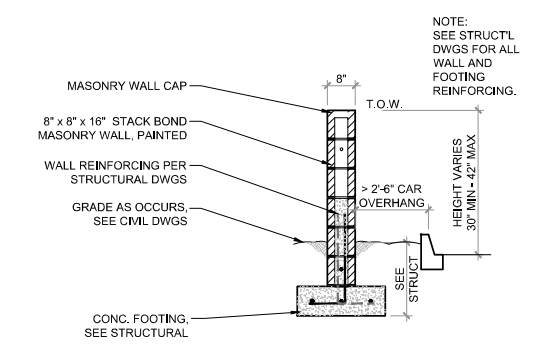
NOTE: EXTRUDED CURBS SHALL BE PLACED BY QUALIFIED APPLICATORS. EXTRUDED CURBS SHALL HAVE A TOOLED JOINT EVERY 10'-0" AND AT LEAST 3 PER EACH SMALL RADIUS CURVE. TACK OIL BONDING SHALL BE USED ON ASPHALT AND EPOXY BONDING CONCRETE. BONDING AGENT SHALL COVER THE ENTIRE CONTACT SURFACE.

SEE CIVIL PLANS FOR ADDITIONAL INFORMATION



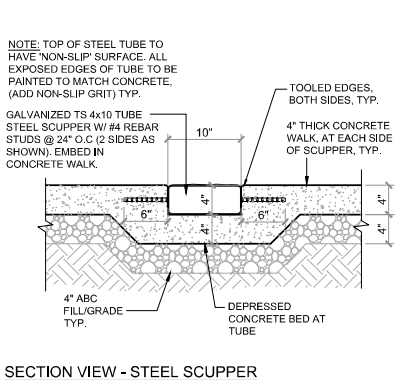
14 TYPICAL CAST-IN-PLACE CURB
SCALE: 1 1/2" = 1'-0"

SEE CIVIL PLANS FOR ADDITIONAL INFORMATION

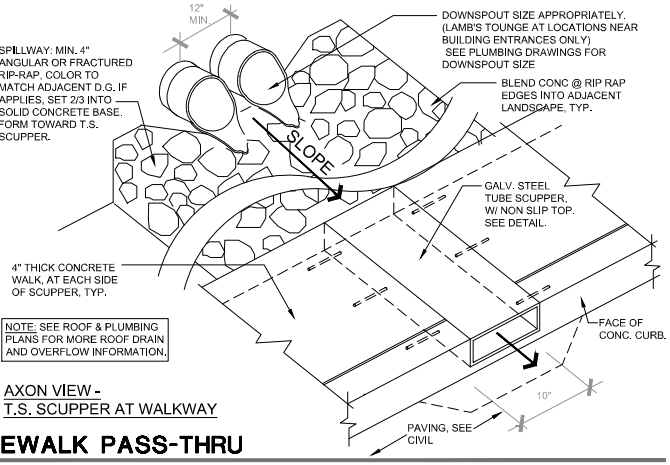


10 TYP. 3-FOOT MASONRY WALL
SCALE: 1/2" = 1'-0"

NOTE: SEE STRUCTL DWGS FOR ALL WALL AND FOOTING REINFORCING.

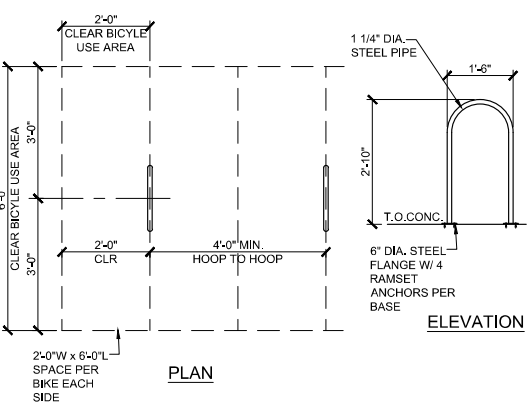


SECTION VIEW - STEEL SCUPPER



AXON VIEW - T.S. SCUPPER AT WALKWAY

19 SCUPPER SPILLWAY & SIDEWALK PASS-THRU
SCALE: 1" = 1'-0"



20 BICYCLE PARKING RACK
SCALE: 1/2" = 1'-0"

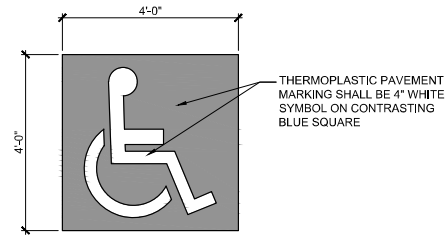
16

NUMBER	REVISION	DATE

PRELIMINARY NOT FOR CONSTRUCTION

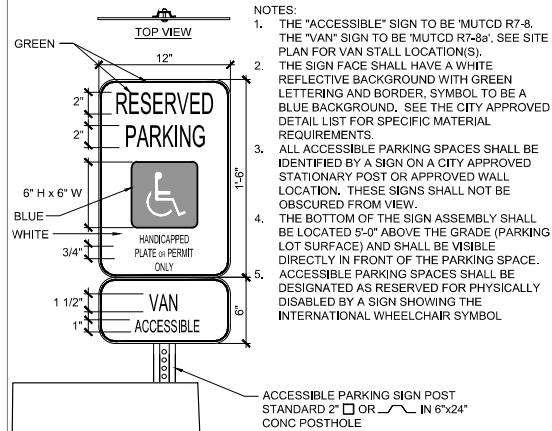
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ISSUE DATE	07/20/2022
DRAWN BY:	SV
CHECKED BY:	
PROJECT No.	
SHEET	

A1.3.1



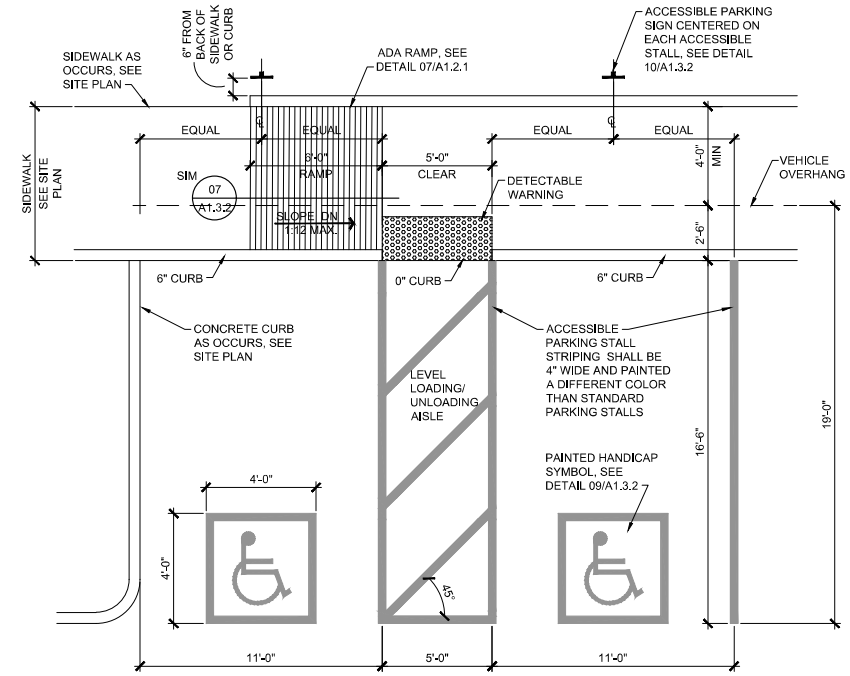
09 ACCESSIBLE STALL SYMBOL

SCALE: 1/2" = 1'-0"



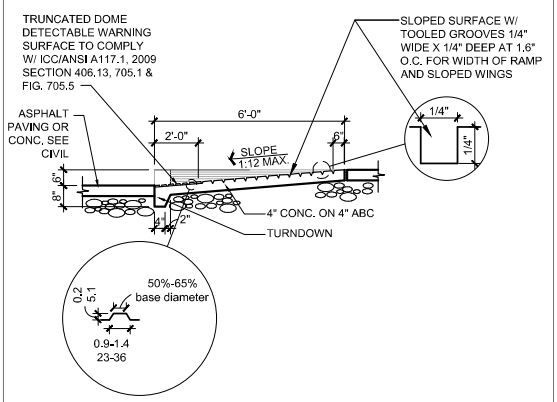
10 ACCESSIBLE STALL SIGNAGE

SCALE: 1 1/2" = 1'-0"



06 TYPICAL ACCESSIBLE PARKING STALL PLAN

SCALE: 1/4" = 1'-0"



07 ACCESSIBLE RAMP SECTION

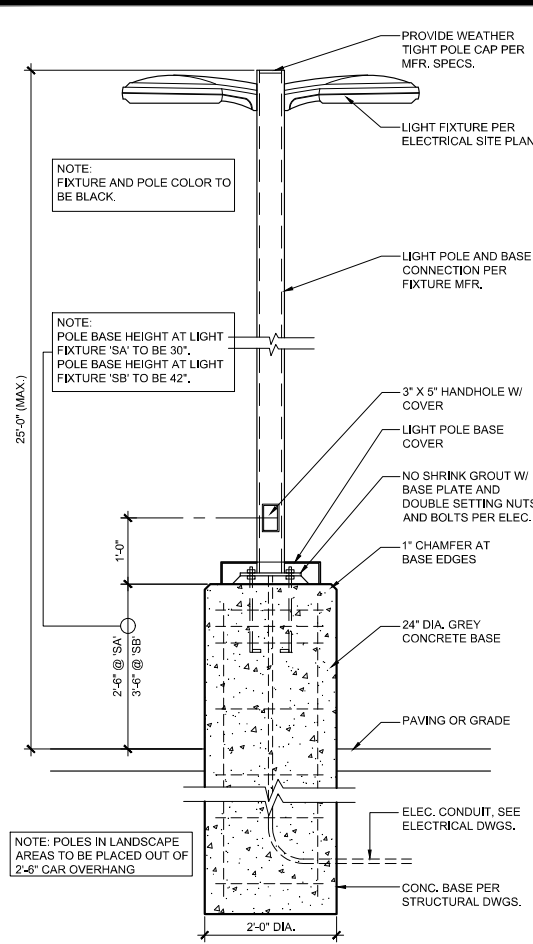
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NUMBER	REVISION	DATE
1	CITY COMMENTS	10/13/21
2	COORDINATION ITEMS	10/13/21

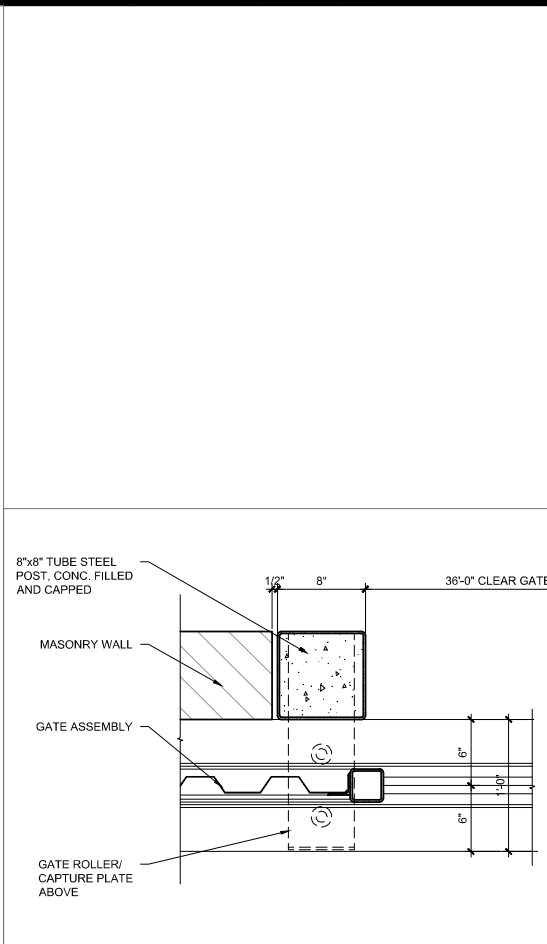
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NOT FOR
CONSTRUCTION**

SHEET TITLE: SITE DETAILS
 ISSUE DATE: 07/20/2022
 DRAWN BY: SY
 CHECKED BY:
 PROJECT No.:
 SHEET:

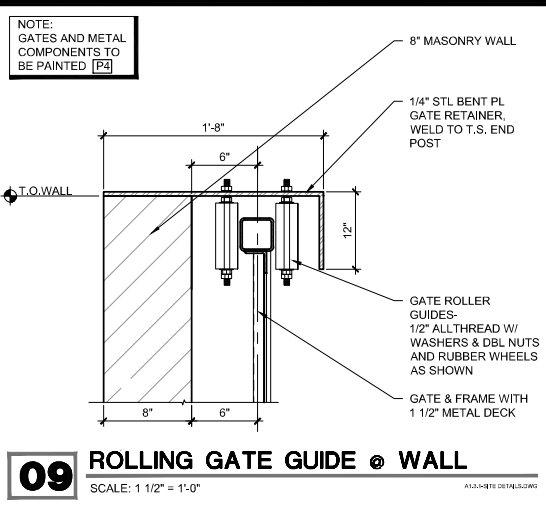
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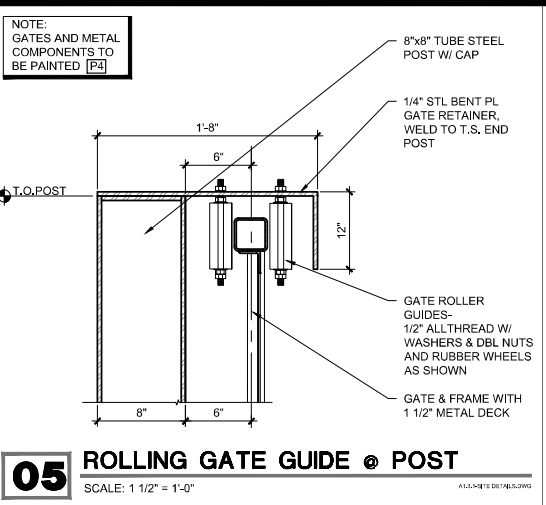
18 TYP. LIGHT POLE
SCALE: 3/4" = 1'-0"



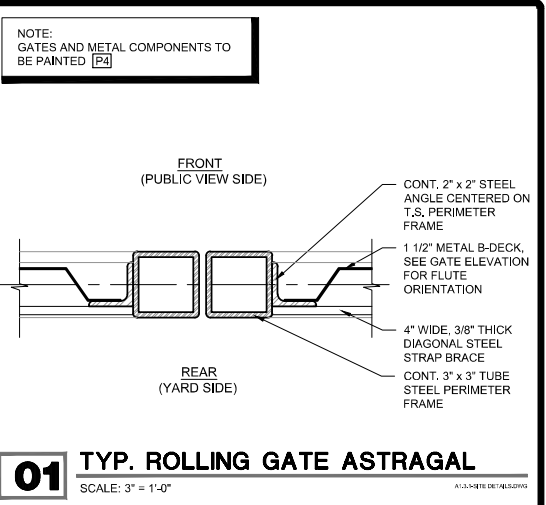
14 TYPICAL ROLLING DOUBLE GATE JAMB
SCALE: 1 1/2" = 1'-0"



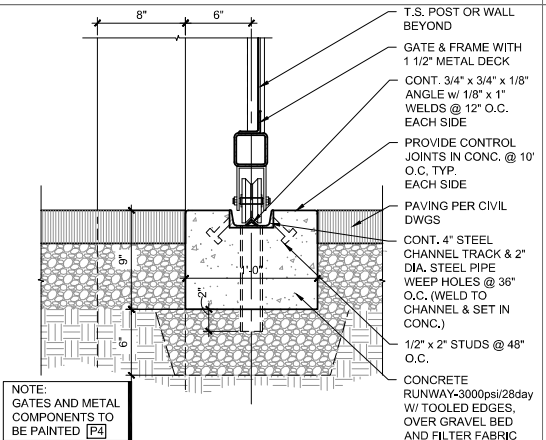
09 ROLLING GATE GUIDE @ WALL
SCALE: 1 1/2" = 1'-0"



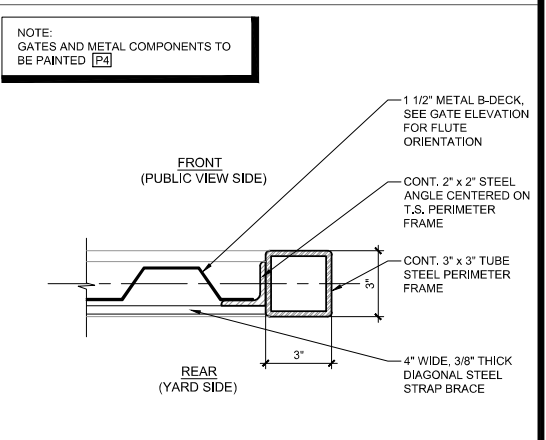
05 ROLLING GATE GUIDE @ POST
SCALE: 1 1/2" = 1'-0"



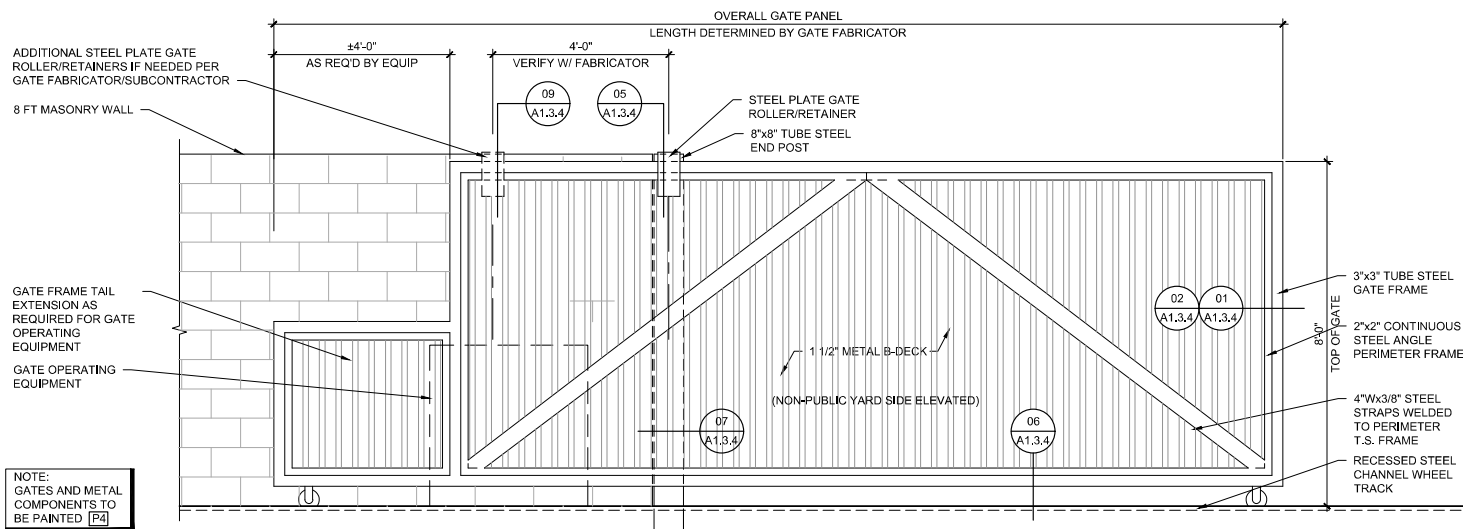
01 TYP. ROLLING GATE ASTRAGAL
SCALE: 3" = 1'-0"



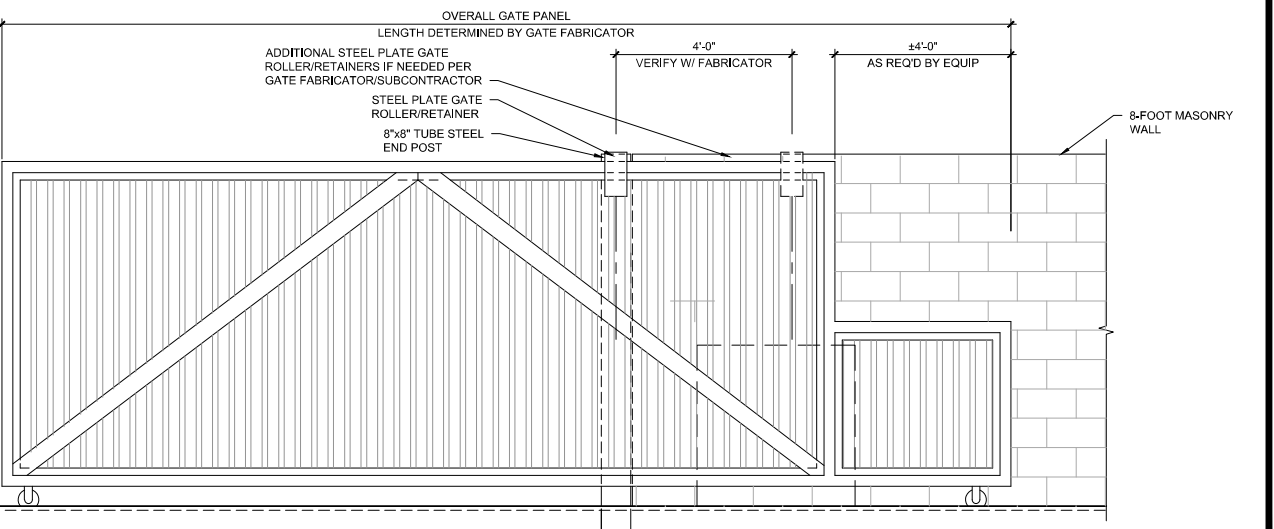
06 TYPICAL ROLLING GATE WHEEL
SCALE: 1 1/2" = 1'-0"



02 TYP. ROLLING GATE FRAME
SCALE: 3" = 1'-0"



20 TYPICAL DOUBLE ROLLING GATE ELEVATION
SCALE: 1/2" = 1'-0"



20 TYPICAL DOUBLE ROLLING GATE ELEVATION
SCALE: 1/2" = 1'-0"

LGE DESIGNBUILD

NUMBER	REVISION	DATE
1	CITY COMMENTS	10/13/21
2	COORDINATION ITEMS	10/13/21

PRELIMINARY NOT FOR CONSTRUCTION

SHEET TITLE
SITE DETAILS

ISSUE DATE
07/20/2022

DRAWN BY
SY

CHECKED BY

PROJECT No.

SHEET

A1.3.3

DRB SUBMITTAL - 08/26/22

NUMBER	REVISION	DATE

SHEET TITLE:

ISSUE DATE: 07/20/2022

DRAWN BY: CE

CHECKED BY:

PROJECT NO.:

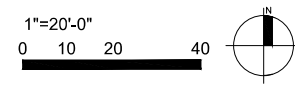
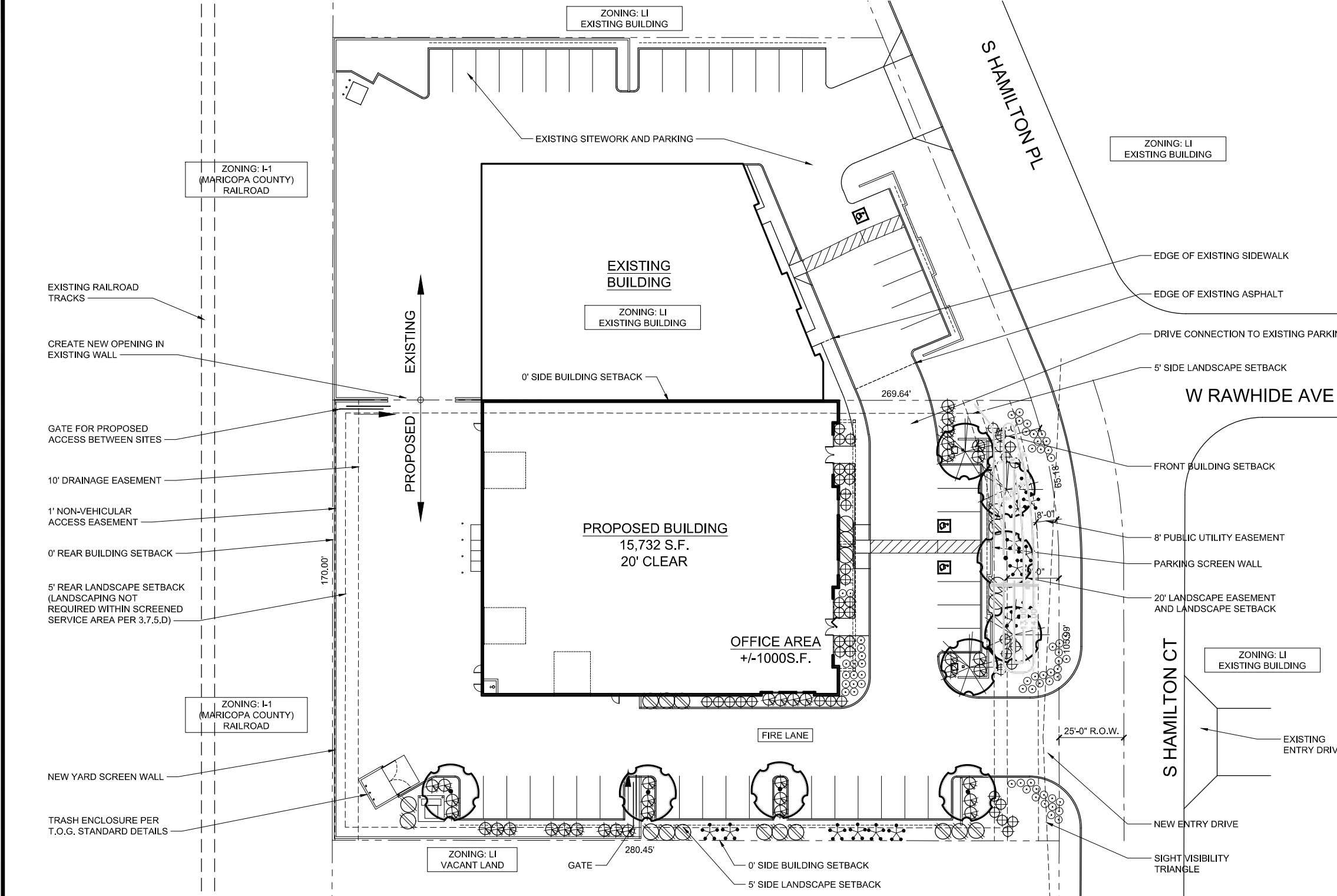
SHEET:

LANDSCAPE LEGEND

- OLEA EUROPEA 'WILSONI'
FRUITLESS / POLLONLESS OLIVE
36" BOX (MULTI)
- ULMUS PARVIFOLIA
CHINESE ELM (MATCHING)
2" CALIP., 6.5T, 4'W
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON
- CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON
- EREMOPHILA MACULATA
VALENTINE EMU BUSH
5 GALLON
- LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON

3/4" SCREENED MATCH EXISTING PH1 COLOR
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE DATA:
OFF-SITE LANDSCAPE AREA: 1,143 SQ.FT.
ON-SITE LANDSCAPE AREA: 8,848 SQ.FT.
NET SITE AREA: 47,268 SQ.FT.
PERCENT LANDSCAPE: 19%



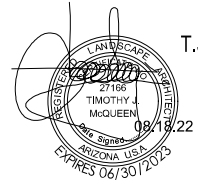
TOWN OF GILBERT LANDSCAPE NOTES:
A TOWN OF GILBERT PERMIT IS REQUIRED FOR THE INSTALLATION OF ANY LANDSCAPE OR IRRIGATION. IRRIGATION LINES MUST BE INSPECTED BEFORE BACKFILLING. A CD IN PDF FORMAT RECORD DRAWINGS ARE ALSO REQUIRED.
BEFORE THE TOWN OF GILBERT WILL ACCEPT AN INSTALLED BACKFLOW DEVICE FOR 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 DEPICTED 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. GAGE, CONTROLLER, ASSOCIATED EXPOSED CONDUITS, AND ETC. SHALL CONFORM TO PREDOMINANT COLOR OF BUILDING.

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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:
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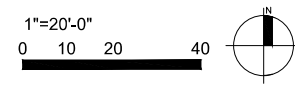
LANDSCAPE LEGEND

- OLEA EUROPEA 'WILSONI'
FRUITLESS / POLLONLESS OLIVE
3/4" BOX (MULTI)
- ULMUS PARVIFOLIA
CHINESE ELM (MATCHING)
2" CALIP., 6.5T, 4W
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON
- CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON
- LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON

3/4" SCREENED MATCH EXISTING PHI COLOR
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE DATA:

OFF-SITE LANDSCAPE AREA: 1,143 SQ.FT.
ON-SITE LANDSCAPE AREA: 8,848 SQ.FT.
NET SITE AREA: 47,268 SQ.FT.
PERCENT LANDSCAPE: 19%



TOWN OF GILBERT LANDSCAPE NOTES:

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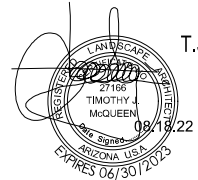
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PERFORM AIR INTERNATIONAL

322 S HAMILTON COURT
GILBERT, AZ 85233

LGE | DESIGNBUILD

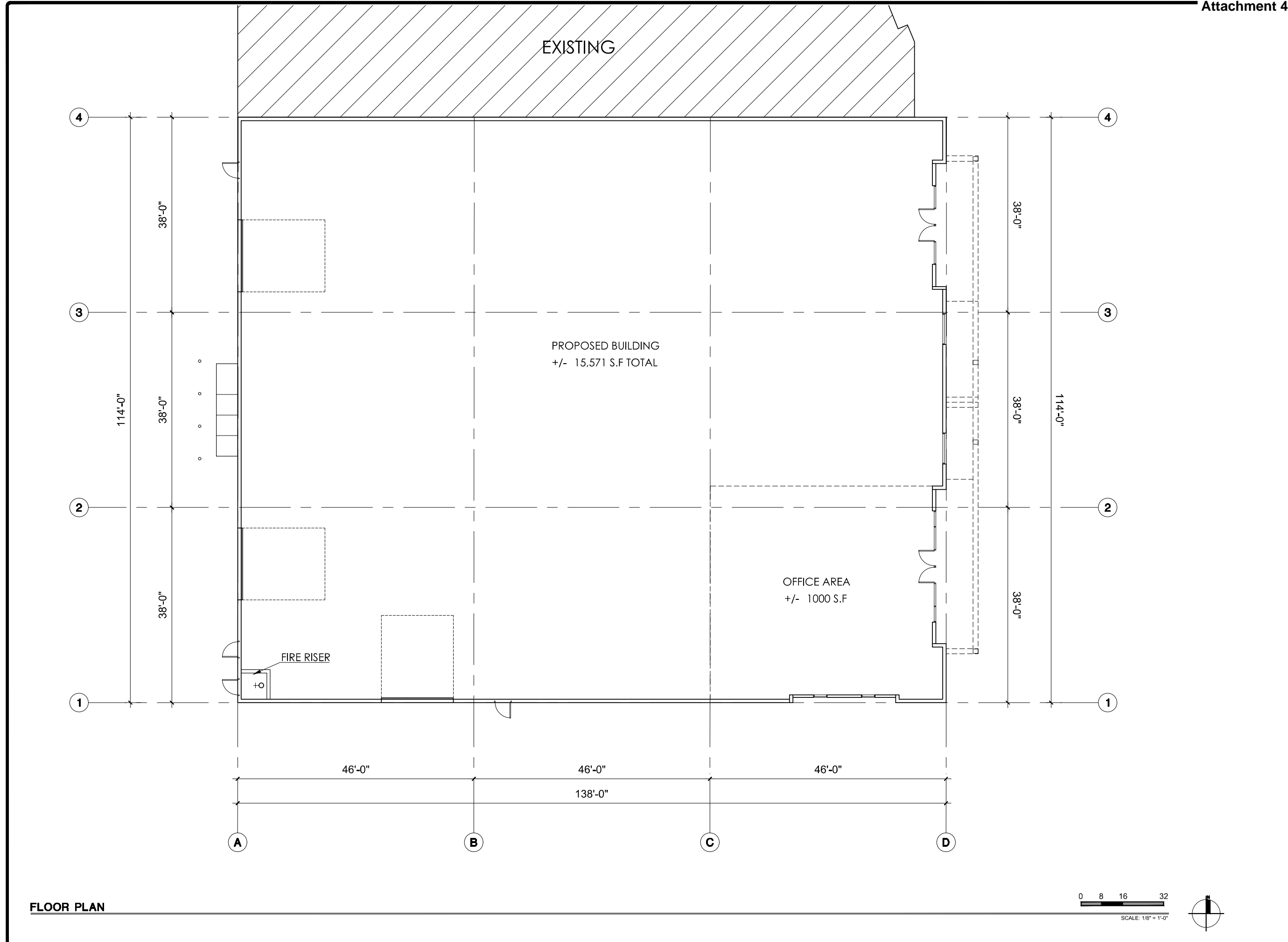
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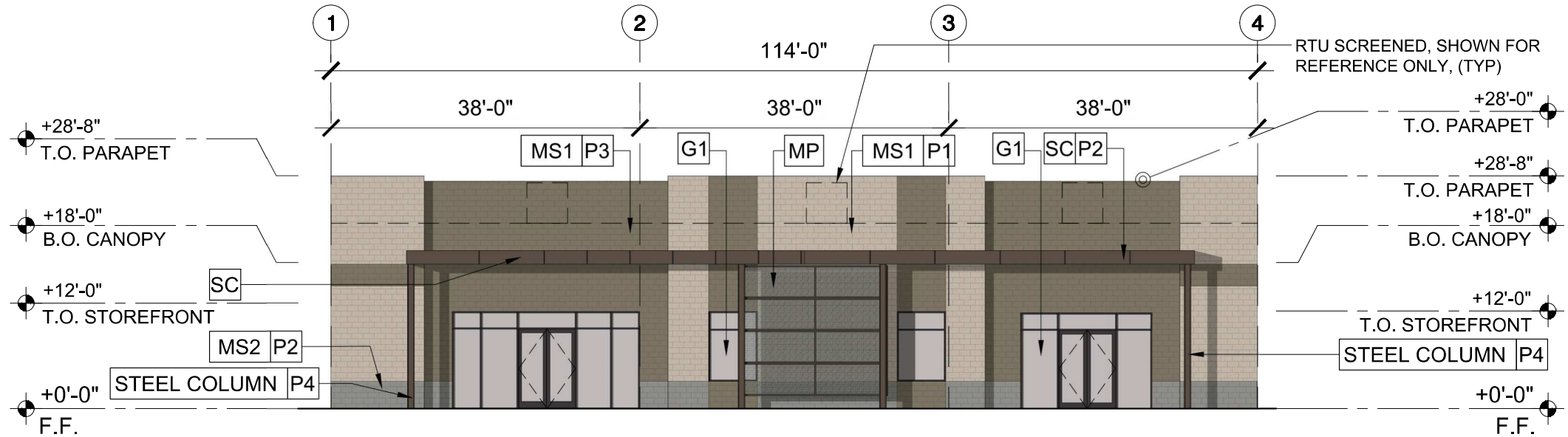
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DRAWN BY:	SV
CHECKED BY:	
PROJECT No.:	
SHEET:	

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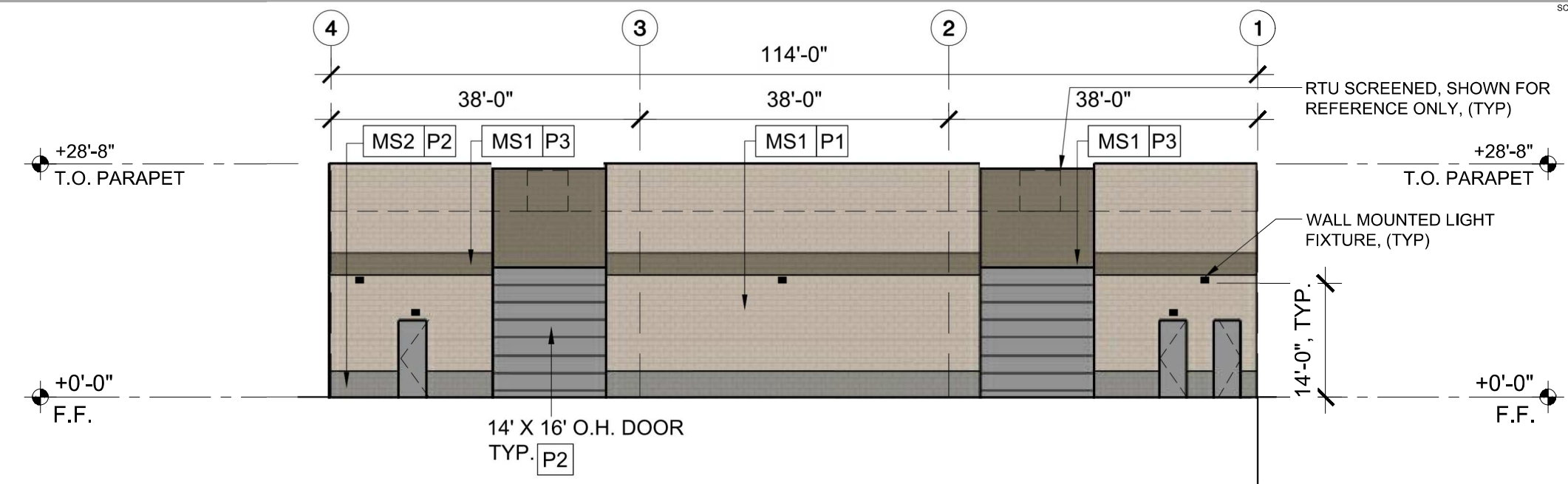
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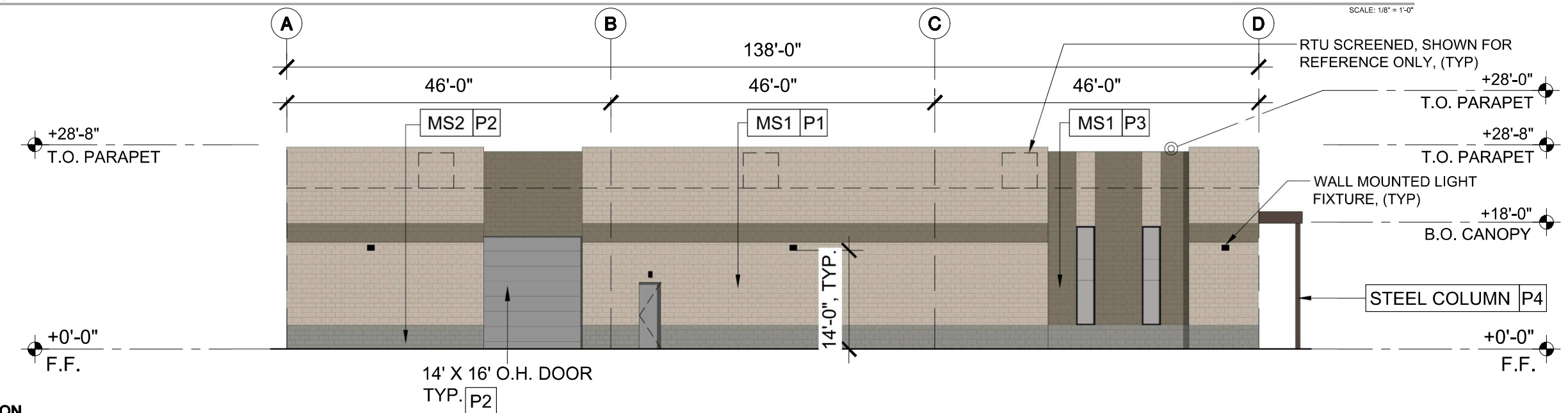
FLOOR PLAN



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

MATERIAL/FINISH SCHEDULE:

KEY:	DESCRIPTION:
MS1	8"X8"X16" SMOOTH FACE CMU BLOCK RUNNING BOND, PAINTED
MS2	8"X8"X16" SPLITFACE CMU BLOCK, RUNNING BOND, PAINTED

CANOPY KEY:

KEY:	DESCRIPTION:
SC	METAL CANOPY - 1" SPRAY FOAM WITH CRICKETS TO DRAIN OVER FLYWOOD OR DENSEDECK SUBSTRATE OVER STL. FRAMING W/ACM FASCIA AND UNDERSIDE.

GLAZING KEY:

MATERIAL:	DESCRIPTION:
G1	SOLARBAN 60 1" INSULATED GLAZING LOW-E SOLARCOOL SOLARBLUE
MP	PERFORATED METAL PANEL-MCNICHOLS CARBON STEEL 1/2" ROUND, 58% OPEN

PAINT KEY:

KEY:	DESCRIPTION:
P1	DUNN EDWARDS (BROWN) TBD - PAINT TO MATCH EXISTING BUILDING
P2	DUNN EDWARDS (GREY) TBD - PAINT TO MATCH EXISTING BUILDING
P3	DUNN EDWARDS TBD - PAINT TO MATCH EXISTING BUILDING
P4	DUNN EDWARDS TBD - PAINT TO MATCH EXISTING BUILDING

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

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

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

LGE DESIGNBUILD

NUMBER	REVISION	DATE

PRELIMINARY NOT FOR CONSTRUCTION

SHEET TITLE:	EXTERIOR ELEVATIONS
ISSUE DATE:	12/20/2022
DRAWN BY:	CE
CHECKED BY:	
PROJECT No.:	



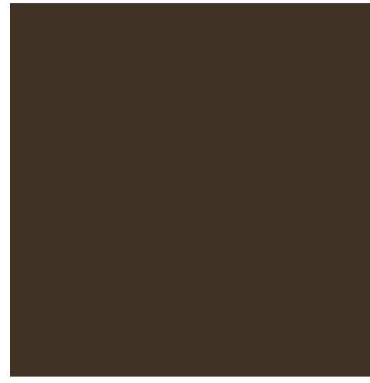
P1 - (Light Brown)
Dunn Edwards
TBD - To match Existing



P2 - (Grey)
Dunn Edwards
TBD - To match Existing



P3 - (Brown)
Dunn Edwards
TBD - To match Existing



P4 - (Dark Brown)
Dunn Edwards
TBD - To match Existing



Running Bond CMU (MS1)
SHOWN FOR TEXTURE ONLY



M1 Architectural Metal
Panel System
Alumaboard
"Dark Bronze"
RMP Metal Products



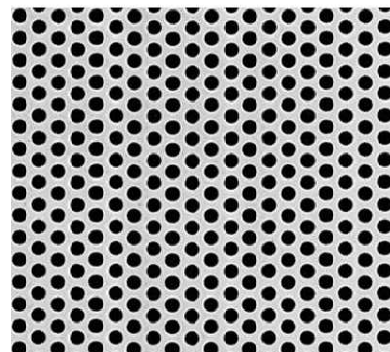
M2 Architectural Metal
Panel System
Alumaboard
"Colony Maple - Textured"
RMP Metal Products



Split Face CMU (MS2)
SHOWN FOR TEXTURE ONLY



G1 Glass
Solarcool Solarblue



MP Perforated Metal Panel
Mcnichols Carbon Steel 1/4"



Anodized Aluminum Storefront
Dark Bronze (AB-6) - Arcadia



Rendering View