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Planning Commission Staff Report

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: MARCH 1, 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

Approve the Findings of Fact and approve DR22-153 Perform Air International: site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 1.19 acres, generally located southwest of the intersection of Hamilton Court and Rawhide Avenue, and zoned Light Industrial (LI) with a Planned Area Development (PAD) overlay, subject to conditions.

APPLICANT

Company: LGE Design Group
Name: Carlos Elias
Address: 1200 N. 52nd St.
Phoenix, AZ, 85008
Phone: (602) 283-1620
Email: carloase@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.
<i>January 4, 2023</i>	Planning Commission reviewed DR22-153 as a study session item.

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'
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), and will carry over the existing floor plan pattern (office and flex industrial space for tenant) and building design.

The construction of congruent adjoining structures has been used several 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.

Response to Site Plan Comments from Study Session (1/4/23):

- 1. Planning Commission/Design Review Board expressed concerns about refuse access in the rear of the structure.**

Response: The existing refuse container located on the northeastern corner of the adjoining site at 300 S Hamilton Court is within private yard space. This refuse container is accessed via public sanitation services, with access gates open during operating hours. The same arrangement will be used to provide refuse container access at the neighboring site at 322 S Hamilton Court.

Landscape

Landscaping on the site meets all requirements set forth in the Land Development Code. Approximately 16% of the new site area is dedicated to landscaping, with landscape setbacks required on the southern and eastern sides of the site. There are eight new trees provided (six required), and 52 new shrubs (48 required with number of trees provided). With an additional 49 new groundcover plantings, the requirement of providing greater than 25% landscaping groundcover is also met.

Response to Landscape Plan Comments from Study Session (1/4/23):

1. **Planning Commission/Design Review Board expressed a desire to see a greater number of shrub and groundcover plantings.**

Response: The applicant has expressed that the groundcover and shrub plantings exceed Code requirements, and planning staff notes that the front retention basin creates additional challenges for adding a greater number of plantings.

Grading and Drainage

The grading and drainage proposed for the site is sufficient for adequate drainage and flood control on the site. The site provides drainage and retention with a small addition to the existing retention basin at the front of the site, and storm drains capturing concentrated flow throughout the parking and private yard areas. The site intersects with Zone AH on FEMA floodplain maps and provides adequate additional underground retention facilities to manage development abutting the floodplain. The site utilizes a range of existing water and drainage lines from the building pad site to the public right-of-way. The site also respects the existing drainage easement at the rear of the property and does not propose any prohibited improvements within this easement. The applicant will be required to move some facilities, including a fire hydrant, to avoid conflicts with the Town Land Development Code and 2018 IFC (see conditions).

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, creating clear cohesion between halves but with visual distinctions between tenants or operations within the same building. 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 will use a canopy that is similar in

depth and width to those used on the existing building. The proposed canopies will be located slightly higher than the current canopies, being placed abutting the band of darker block color which wraps the building instead of flush with the band, as constructed on the original (see “A” on Figure A). The new building will also feature an additional vertical screening element under the canopies designed to provide visual interest and accentuate office entries at the front of the building.

The new structure uses CMU block primarily in two colors, matching the original color palette of the building. However, the distribution pattern between these two colors varies from the original building, with the new building and original building using vertical and horizontal patterns of dark brick, respectively.

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.

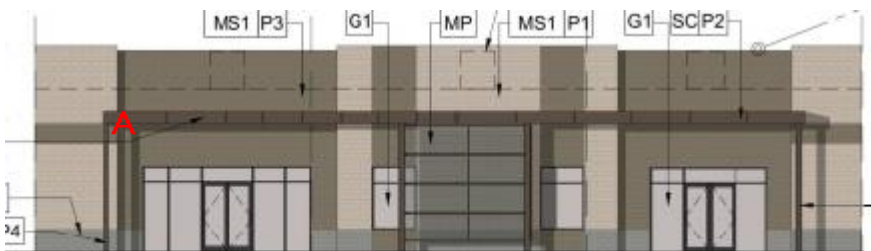


Figure A: Comparison of proposed front elevation (top) with existing adjoining building elevation (bottom)

Response to Elevation Comments from Study Session (1/4/23):

1. **Planning Commission/Design Review Board expressed concerns about the compatibility between canopies, particularly if the canopies feature different widths and projections from the structure.**

Response: The applicant shall provide additional documents, including renderings and elevations, which demonstrate that the canopy is a similar width to the existing canopies (see conditions). The projection of the canopy was reduced to better match the canopies of the existing structure. The vertical supports for the front canopies were pulled toward the building to reduce their visibility and architectural effect, given that the original canopies do not have vertical supports. The applicant stated that the structure is designed to have slight differences to accentuate the potential for separate tenants or different business activities occurring in each building. Planning staff states that sufficient compatibility has been met while respecting the wishes of the applicant in design and following past precedent for design within the Elliot Commerce Center.

2. **Planning Commission/Design Review Board expressed concerns about the placement of light and dark block colors, and whether the color distribution on the two buildings were compatible and capable of creating the appearance of a seamless building.**

Response: The applicant stated at the 1/4/23 Study Session and reiterated to planning staff in subsequent meetings that the original building at 300 S Hamilton Court will be subject to a building refresh to reduce wear on building colors and align the original paint pattern more closely with the proposed paint pattern. A Minor Administrative Design Review will be required to complete this work. Staff has recommended that the issue of compatibility be fully addressed through the Minor Administrative Design Review process, in order to bring the original building and site into a closer relationship with the new structure. The applicant has stated that this arrangement will help achieve the design goals for the two properties.

PUBLIC NOTIFICATION AND INPUT

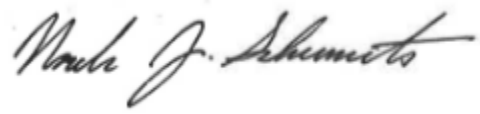
An official notice was posted in all the required public places within the Town and neighborhood notice was provided as specified under Land Development Code (LDC) Section 6.2.6.

STAFF RECOMMENDATION

Approve the Findings of Fact and approve DR22-153 Perform Air International: site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 1.19 acres, generally located southwest of the intersection of Hamilton Court and Rawhide Avenue, and zoned Light Industrial (LI) with a Planned Area Development (PAD) overlay, subject to the following conditions:

1. Construction of the project shall conform to the exhibits approved by the Planning Commission at the March 1, 2023, public hearing.
2. 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.
3. All fire hydrants shall be located a minimum of 6' from any existing or proposed water line. The construction drawing submittal shall include revised grading and drainage/utility plans that reflect the relocation of any fire hydrants located closer than 6' to any existing or proposed water lines.
4. Revised elevation drawings and color and material board shall be provided with final Dunn Edwards color selections, which must replace "TBD - To Match Existing Building" language on elevation and color and material board documents. Changes shall be reflected in final construction and engineering documents submitted for building permit review.
5. Minor Administrative Design Review application shall be submitted for any changes in colors to refresh the existing adjoining building owned by the applicant or to provide match for final color selections on proposed building.

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' and a long, sweeping underline.

Noah Schumerth
Planner II

Attachments and Enclosures:

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

FINDINGS OF FACT

DR22-153 Perform Air International

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 as conditioned 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.

DR22-153 Perform Air International
Attachment 2: Notice of Public Hearing/Vicinity Map
Notice of Public Hearing

PLANNING COMMISSION DATE:

Wednesday, March 1, 2023 TIME: 6:00 PM*

**LOCATION: Municipal Building I
Council Chambers
50 East Civic Center Drive**

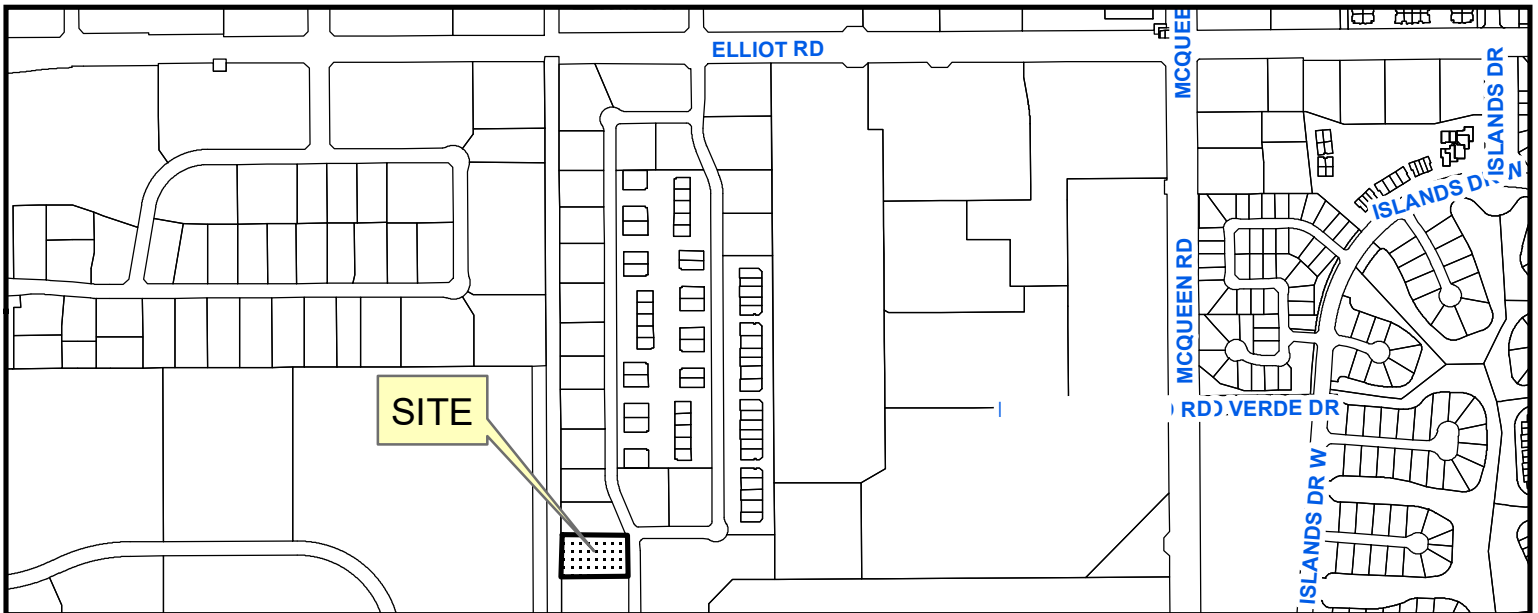
***Call Planning Division to verify date and time: (480) 503-6729**

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:

DR22-153 PERFORM AIR INTERNATIONAL: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 1.19 acres, generally located southwest of the intersection of Hamilton Court and Rawhide Avenue, and zoned Light Industrial (LI) with a Planned Area Development (PAD) overlay.

SITE LOCATION:



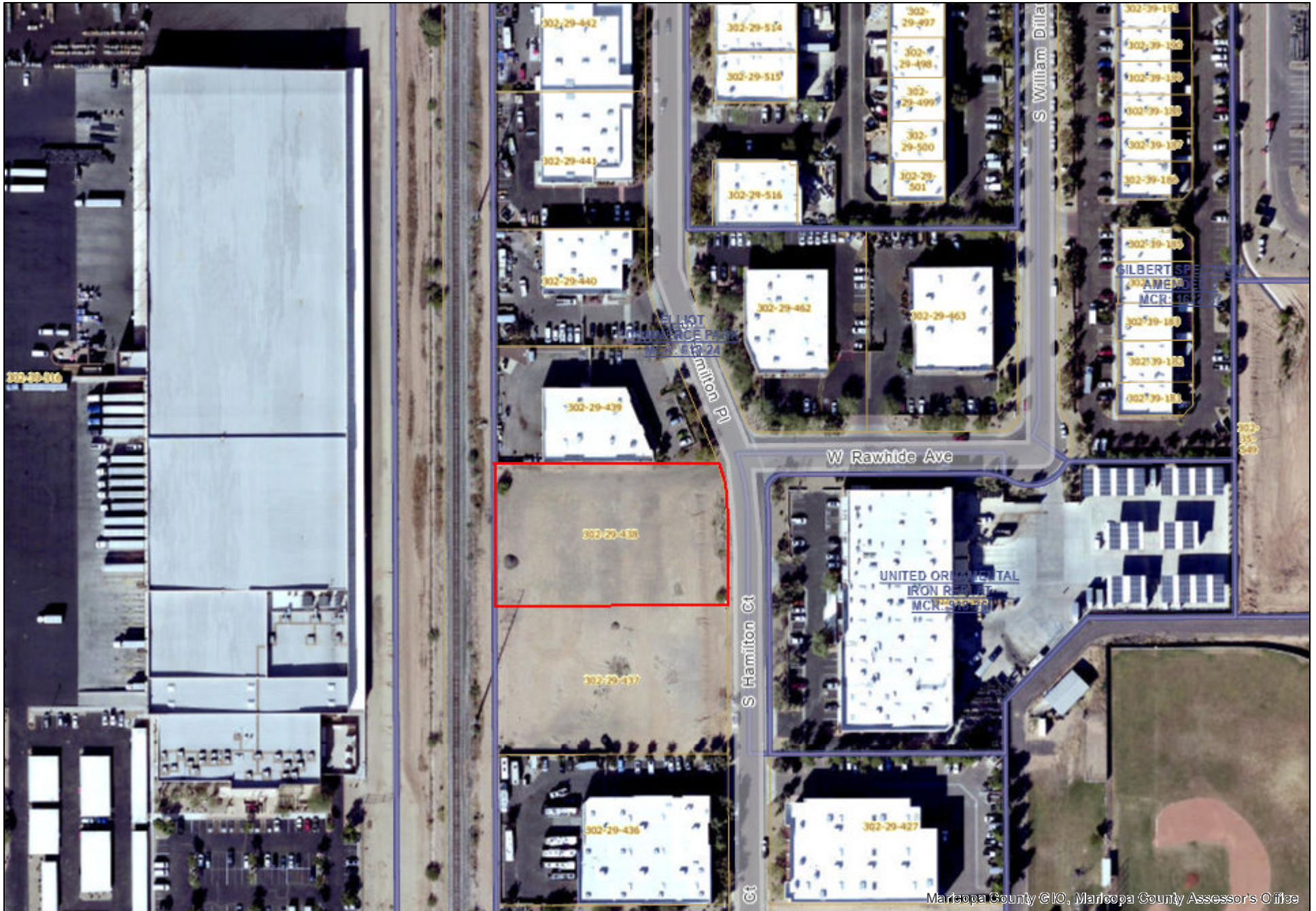
0 260 520 1,040 Feet



APPLICANT: LGE Design Group
CONTACT: Carlos Elias
ADDRESS: 1200 N 52nd ST
Phoenix, AZ 85008

TELEPHONE: (480) 966-4001
E-MAIL: carloase@lgedesigngroup.com

Map





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.

**DR22-153 Perform Air International
Attachment 5: Site Plan**

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:
 PARKING REQUIRED

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 1000 S.F.

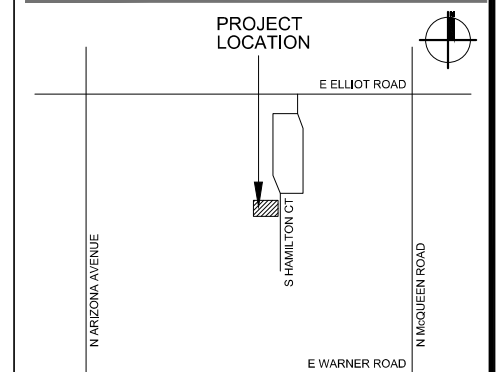
ACCESSIBLE PARKING CALCS:
 TOTAL PARKING OF 0 TO 25 SPACES REQUIRES 1 ACCESSIBLE SPACE
 REQUIRED: 1 SPACE
 PROVIDED: 2 SPACES

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

PROJECT DESCRIPTION:

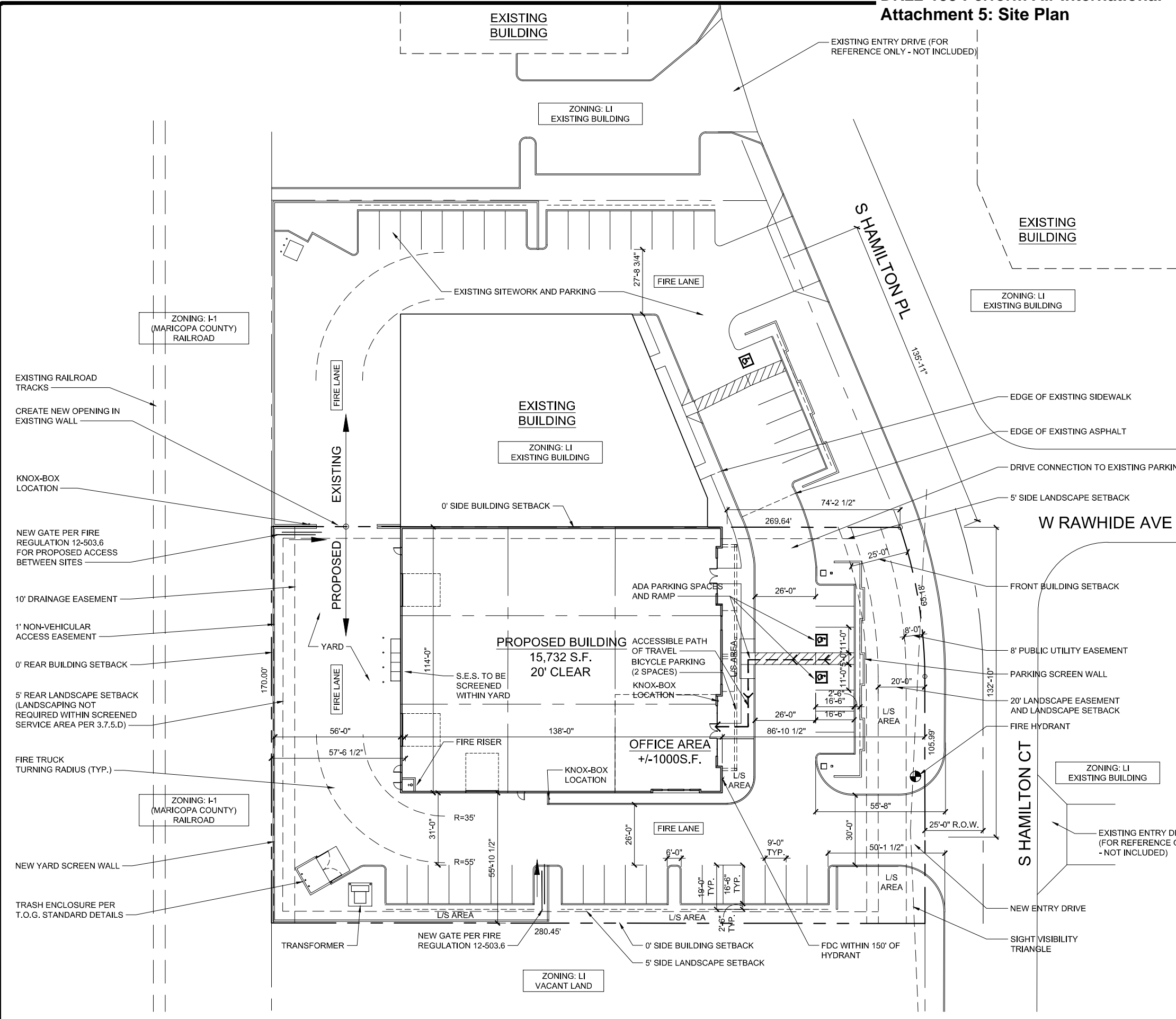
THIS PROJECT IS A NEW 15,571 SQUARE FOOT, 1-STORY OFFICE / WAREHOUSE BUILDING AND SITE IMPROVEMENTS ON A 1.09 ACRE SITE.

VICINITY MAP:

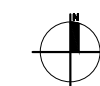
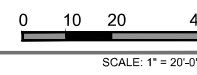


JURISDICTIONAL NOTES:

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



PRELIMINARY SITE PLAN



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

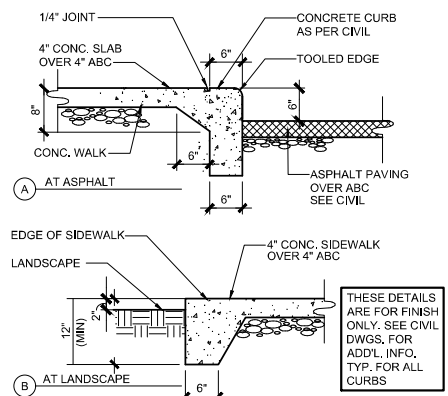
NUMBER REVISION DATE

**PRELIMINARY
NOT FOR
CONSTRUCTION**

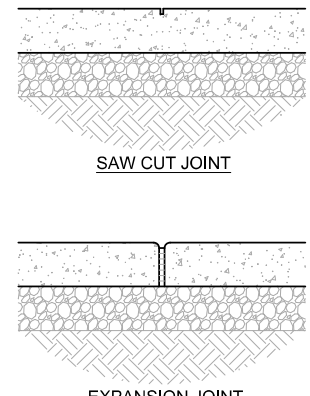
SHEET TITLE: SITE PLAN WITH AERIAL
 ISSUE DATE: 07/20/2022
 DRAWN BY: CE
 CHECKED BY:
 PROJECT No.:
 SHEET:

A1.1.2

DRB SUBMITTAL - 08/25/22



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



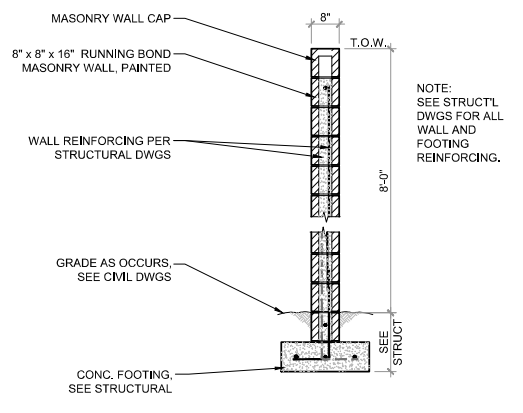
13 TYPICAL HARDSCAPE JOINTS
SCALE: 1 1/2" = 1'-0"

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.

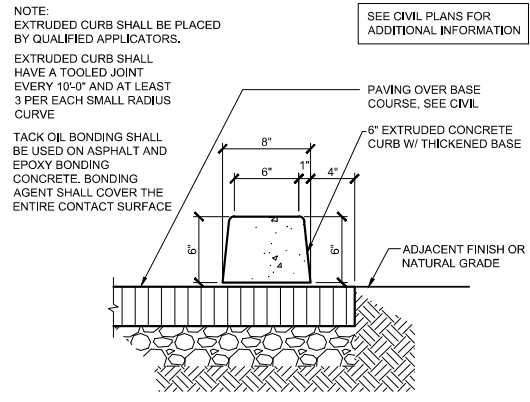
EXPANSION JOINTS:
1/2" EXPANSION JOINT MATERIAL AND CAULKED AT 16-FEET O.C. MAX. EACH WAY U.N.O. TYPICAL.

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"

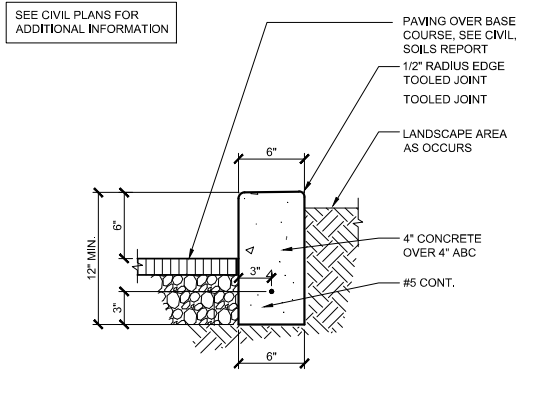
NOTE: SEE STRUCTL DWGS FOR ALL WALL AND FOOTING REINFORCING.



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

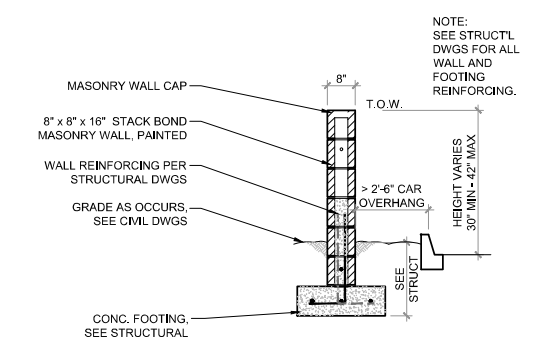
NOTE: EXTRUDED CURBS SHALL BE PLACED BY QUALIFIED APPLICATORS. EXTRUDED CURBS SHALL HAVE A TOOLED JOINT EVERY 10'-0" AND AT LEAST 3 PER EACH SMALL RADIUS CURVE. TACK OIL BONDING SHALL BE USED ON ASPHALT AND EPOXY BONDING CONCRETE. BONDING AGENT SHALL COVER THE ENTIRE CONTACT SURFACE.

SEE CIVIL PLANS FOR ADDITIONAL INFORMATION



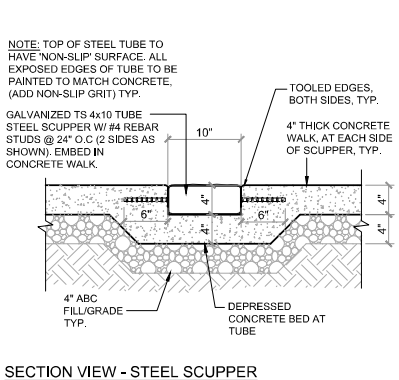
14 TYPICAL CAST-IN-PLACE CURB
SCALE: 1 1/2" = 1'-0"

SEE CIVIL PLANS FOR ADDITIONAL INFORMATION

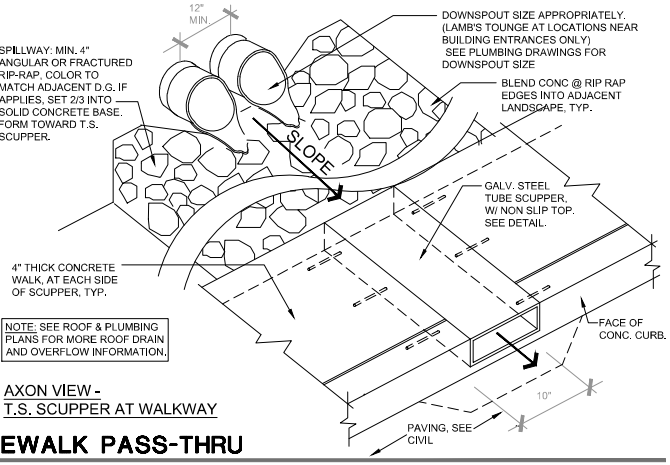


10 TYP. 3-FOOT MASONRY WALL
SCALE: 1/2" = 1'-0"

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

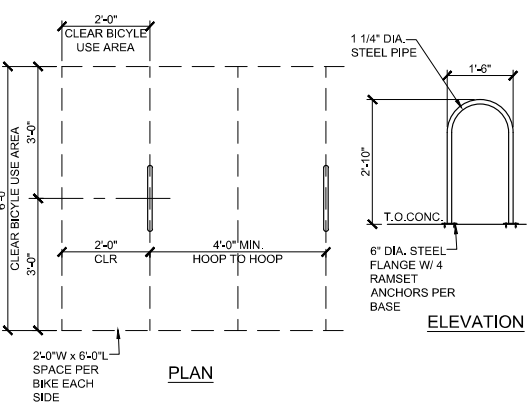


SECTION VIEW - STEEL SCUPPER



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"

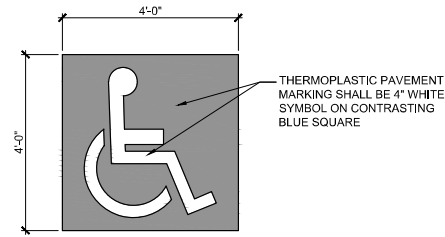
16

NUMBER	REVISION	DATE

PRELIMINARY NOT FOR CONSTRUCTION

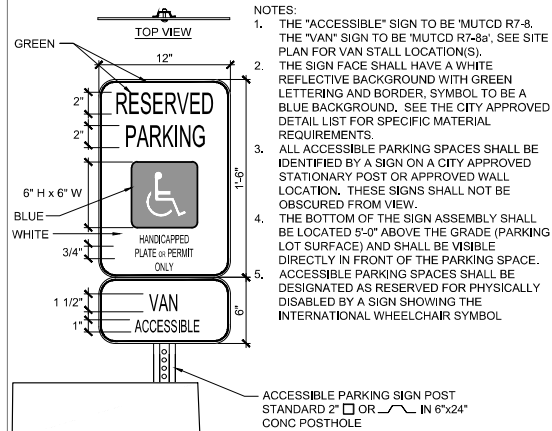
SHEET TITLE	SITE DETAILS
ISSUE DATE	07/20/2022
DRAWN BY:	SV
CHECKED BY:	
PROJECT No.	
SHEET	

A1.3.1



09 ACCESSIBLE STALL SYMBOL

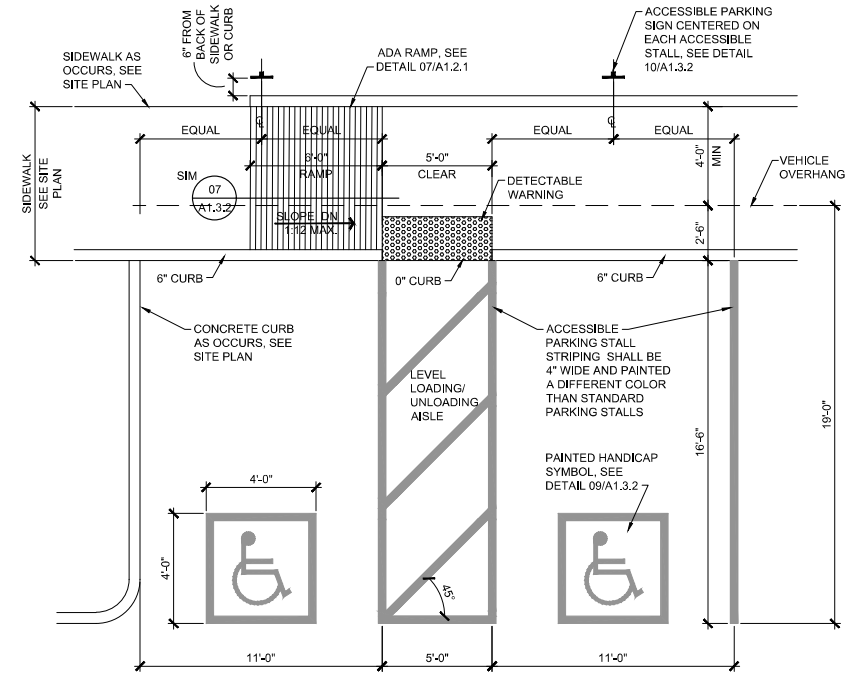
SCALE: 1/2" = 1'-0"



- NOTES:
1. THE "ACCESSIBLE" SIGN TO BE MUTCD R7-8. THE "VAN" SIGN TO BE MUTCD R7-8a. SEE SITE PLAN FOR VAN STALL LOCATION(S).
 2. THE SIGN FACE SHALL HAVE A WHITE REFLECTIVE BACKGROUND WITH GREEN LETTERING AND BORDER. SYMBOL TO BE A BLUE BACKGROUND. SEE THE CITY APPROVED DETAIL LIST FOR SPECIFIC MATERIAL REQUIREMENTS.
 3. ALL ACCESSIBLE PARKING SPACES SHALL BE IDENTIFIED BY A SIGN ON A CITY APPROVED STATIONARY POST OR APPROVED WALL LOCATION. THESE SIGNS SHALL NOT BE OBSCURED FROM VIEW.
 4. THE BOTTOM OF THE SIGN ASSEMBLY SHALL BE LOCATED 9'-0" ABOVE THE GRADE (PARKING LOT SURFACE) AND SHALL BE VISIBLE DIRECTLY IN FRONT OF THE PARKING SPACE.
 5. ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS RESERVED FOR PHYSICALLY DISABLED BY A SIGN SHOWING THE INTERNATIONAL WHEELCHAIR SYMBOL.

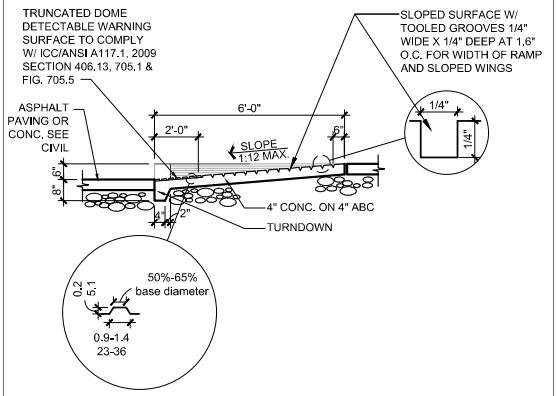
10 ACCESSIBLE STALL SIGNAGE

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



06 TYPICAL ACCESSIBLE PARKING STALL PLAN

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



07 ACCESSIBLE RAMP SECTION

SCALE: N.T.S.

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

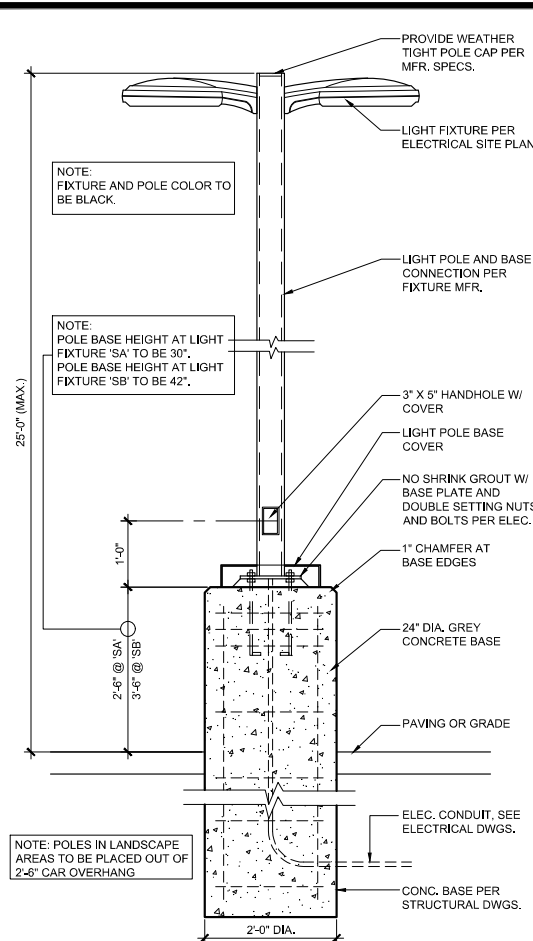
DRAWN BY: SY

CHECKED BY:

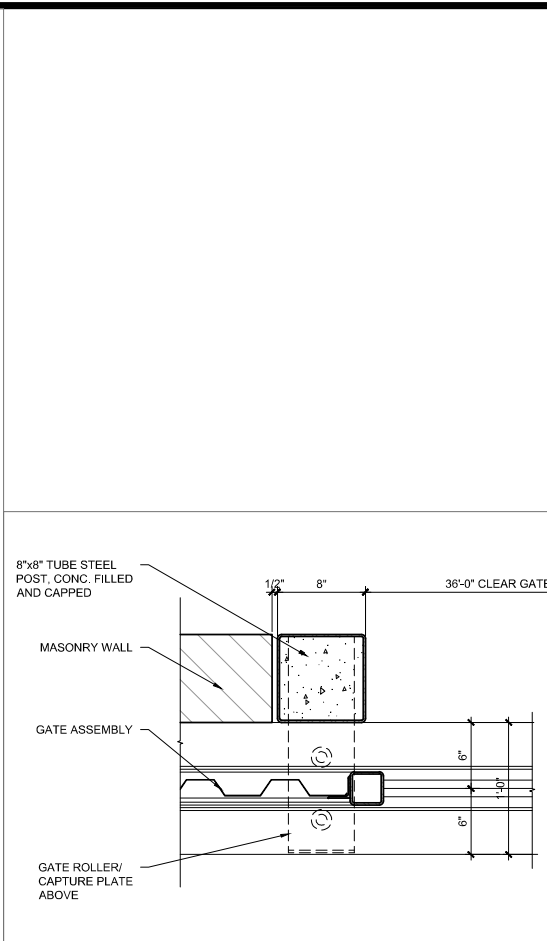
PROJECT No.:

SHEET:

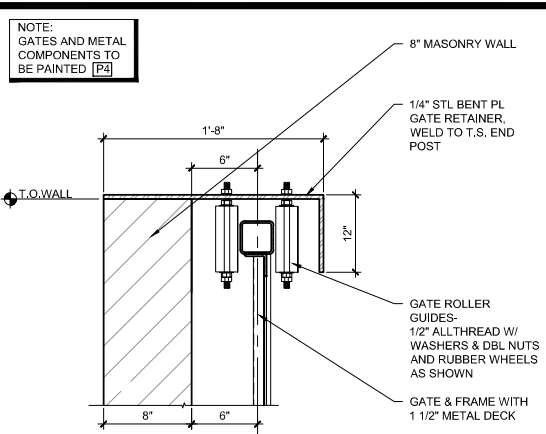
A1.3.2



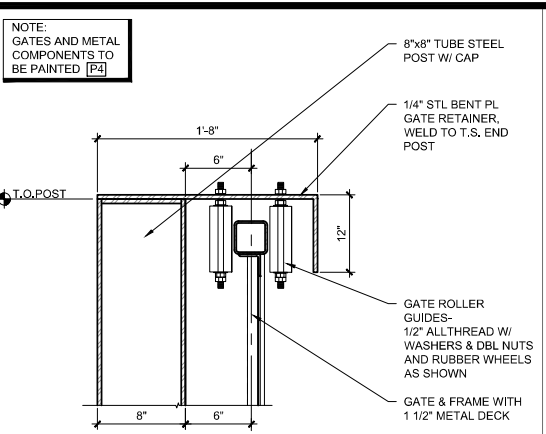
18 TYP. LIGHT POLE
SCALE: 3/4" = 1'-0"



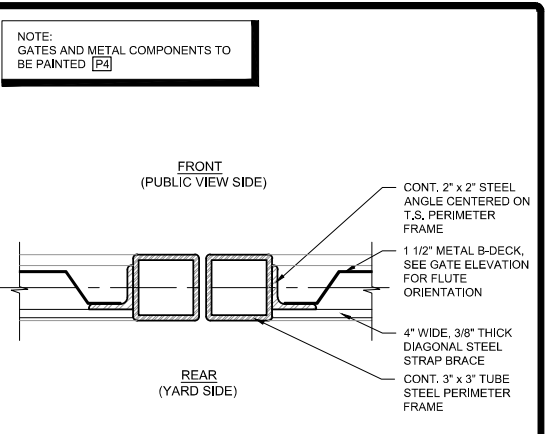
14 TYPICAL ROLLING DOUBLE GATE JAMB
SCALE: 1 1/2" = 1'-0"



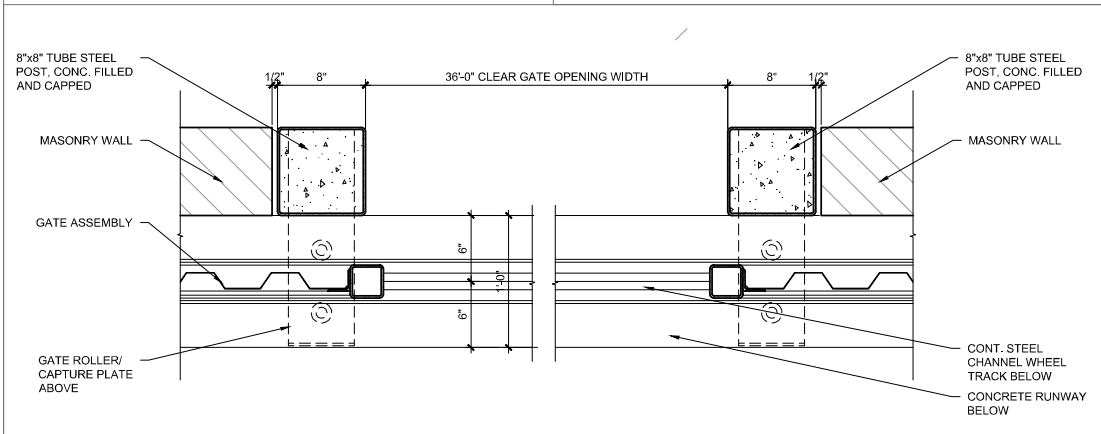
09 ROLLING GATE GUIDE @ WALL
SCALE: 1 1/2" = 1'-0"



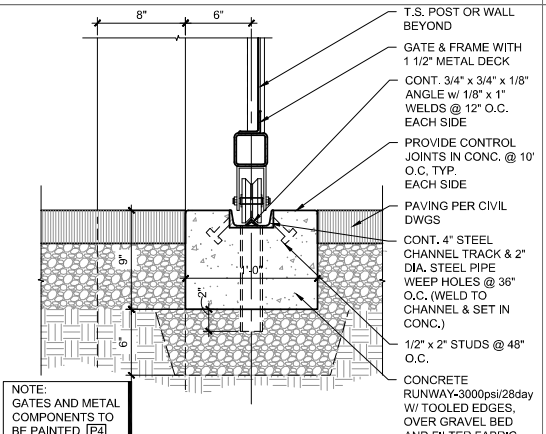
05 ROLLING GATE GUIDE @ POST
SCALE: 1 1/2" = 1'-0"



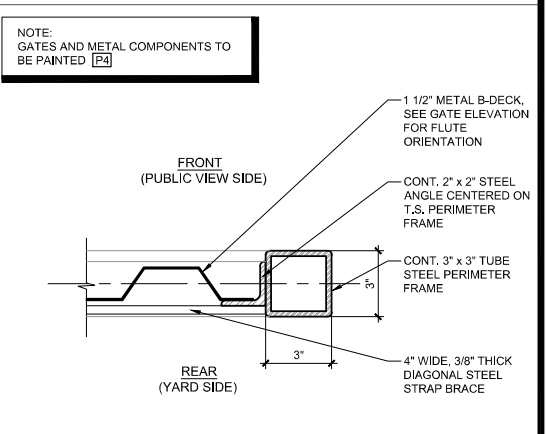
01 TYP. ROLLING GATE ASTRAGAL
SCALE: 3" = 1'-0"



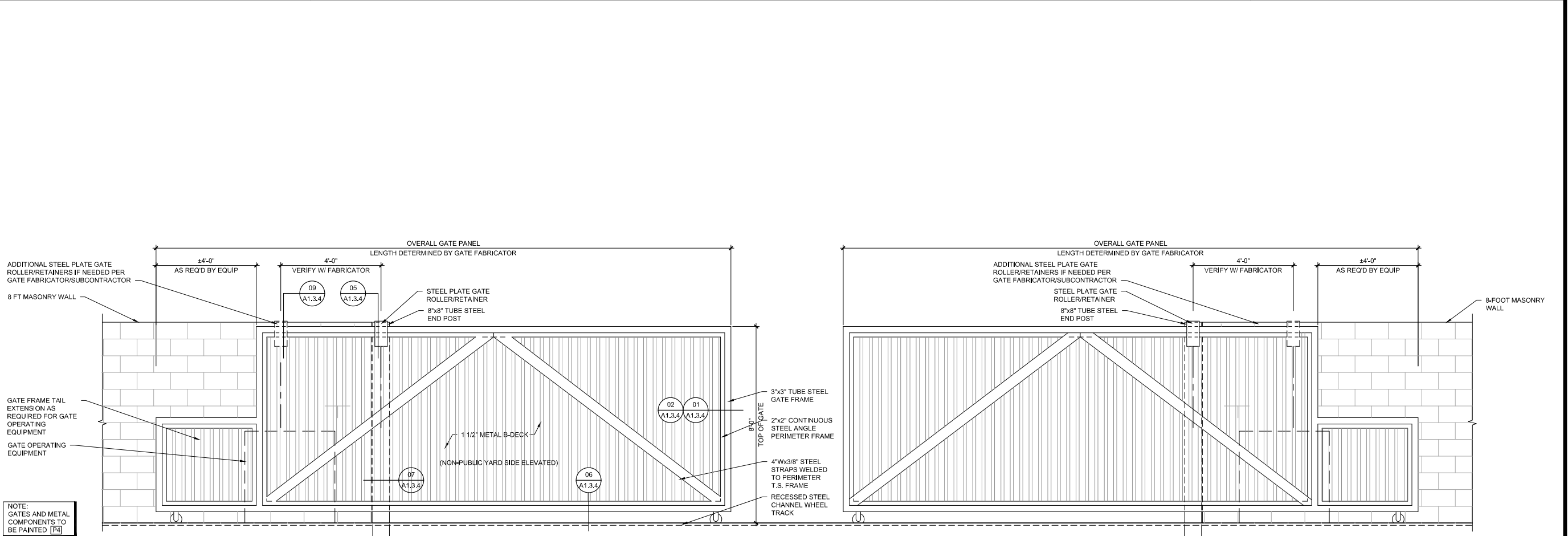
14 TYPICAL ROLLING DOUBLE GATE JAMB
SCALE: 1 1/2" = 1'-0"



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"

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:

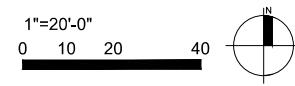
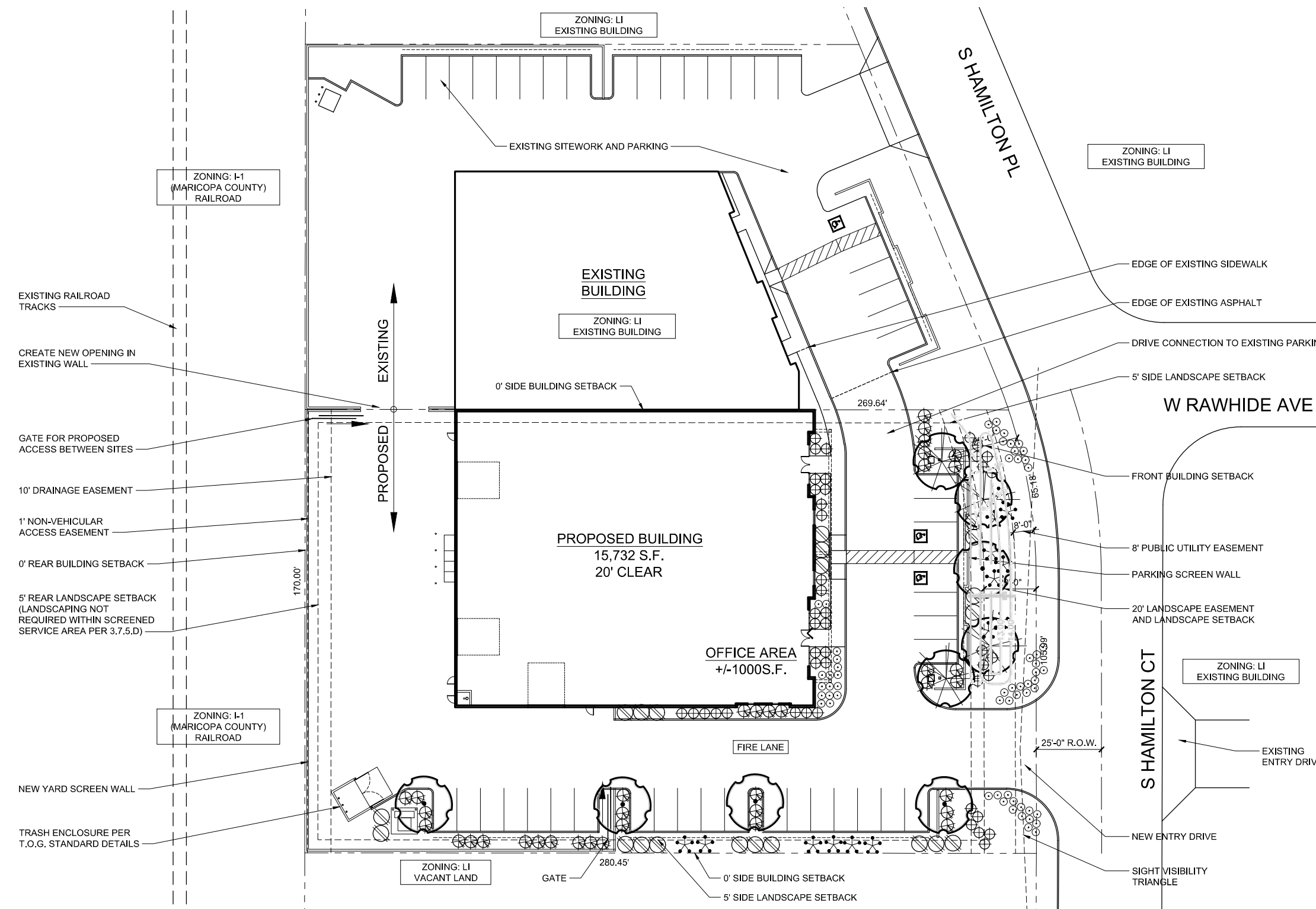
PROJECT NO.:

SHEET:

DRB SUBMITTAL - 08/25/22

- LANDSCAPE LEGEND**
- OLEA EUROPEA 'WILSONI'
FRUITLESS / POLLONLESS OLIVE
36" 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
 - 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. CAGE, CONTROLLER, ASSOCIATED EXPOSED CONDUITS, AND ETC. SHALL CONFORM TO PREDOMINANT COLOR OF BUILDING.

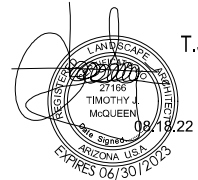
ATTENTION:
THIS PLAN HAS BEEN REVIEWED FOR LANDSCAPE/IRRIGATION IMPROVEMENTS ONLY. A SEPARATE REVIEW AND PERMIT IS REQUIRED FOR STRUCTURES, ELECTRICAL, FENCES/WALLS, POOLS AND SIGNS. CONTACT THE BUILDING DEPARTMENT.

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.



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





TOWN OF GILBERT LANDSCAPE NOTES:

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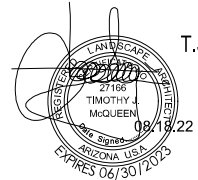
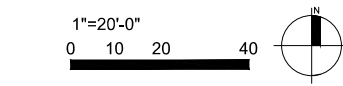
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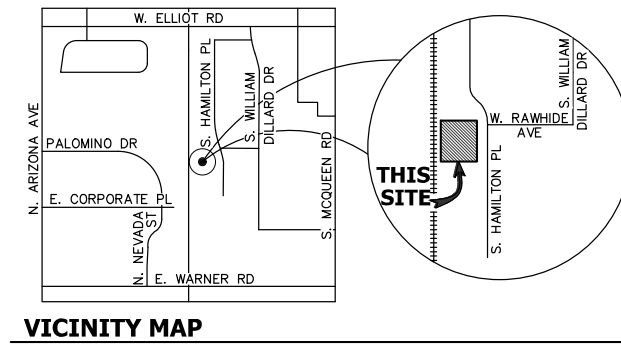
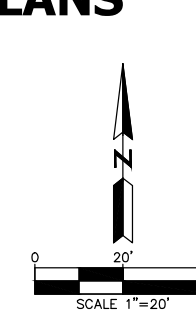


T.J. McQUEEN & ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE
 URBAN DESIGN
 SITE PLANNING
 10450 N. 74th Street, Suite 120
 Scottsdale, Arizona 85258
 P: (602)265-0320
 EMAIL: timmccqueen@tjmla.net



CONCEPTUAL GRADING AND DRAINAGE AND UTILITY PLANS

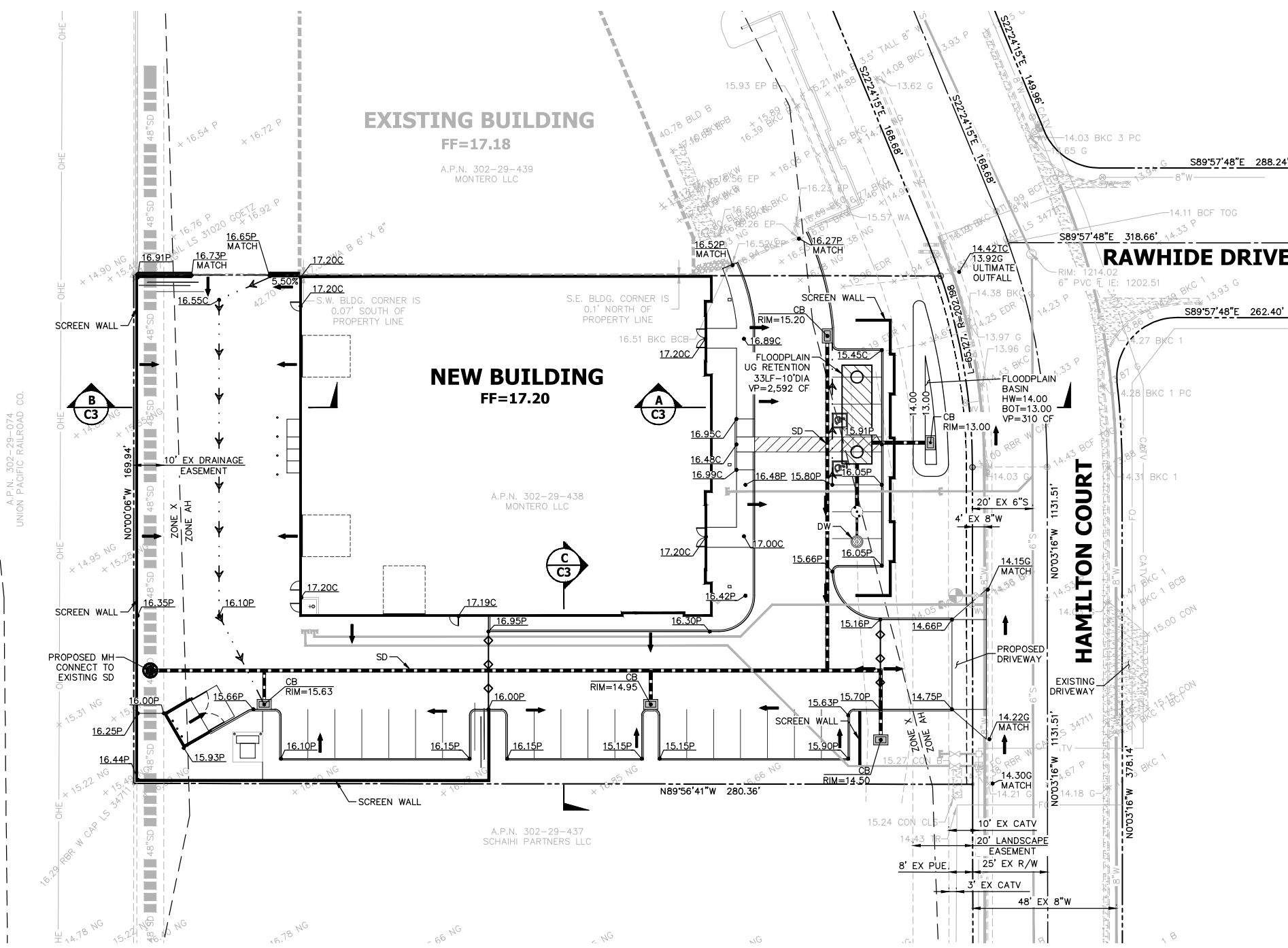
FOR
PERFORM AIR INTERNATIONAL
SWC OF HAMILTON AND RAWHIDE
GILBERT, ARIZONA



NO.	DATE	REVISION	BY

PURPOSE: 2ND CONCEPTUAL SUBMITTAL

DESIGN BY: CA
DRAWN BY: DC
CHECKED BY: LT



SHEET INDEX

CONCEPTUAL GRADING & DRAINAGE PLAN C1
CONCEPTUAL UTILITY PLAN C2
CROSS SECTIONS C3

DEVELOPER

LGE DESIGN BUILD
1200 N 52ND ST
PHOENIX, AZ 85008
PHONE: (480) 966-4001
EMAIL: BLAKEW@LGEDESIGNGROUP.COM
CONTACT: BLAKE WELLS

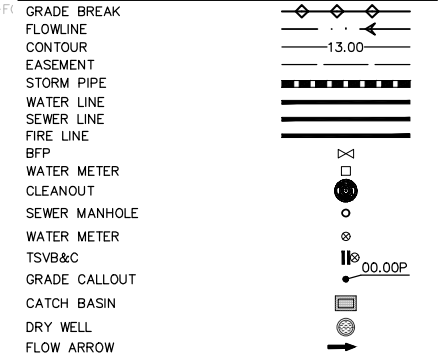
ARCHITECT

LGE DESIGN GROUP
1200 N 52ND ST
PHOENIX, AZ 85008
PHONE: (480) 966-4001
EMAIL: DANIELM@LGEDESIGNGROUP.COM
CONTACT: DANIEL MACIAS

CIVIL ENGINEER

HUNTER ENGINEERING, INC.
10450 N. 74TH STREET, SUITE #200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
CONTACT: LARRY TALBOTT
EMAIL: L.TALBOTT@HUNTERENGINEERINGPC.COM

PROPOSED LEGEND



FEMA CLASSIFICATION

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 2727M (EFFECTIVE REVISED DATE NOVEMBER 04, 2015), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X.

ZONE: X IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE: AH IS DEFINED AS FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREA OF PONDING); BASE FLOOD ELEVATIONS DETERMINED

COMMUNITY NUMBER	PANEL #	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION IN AO ZONE USE DEPTH)
40044	2727	M	11/4/2015	ZONE X & AH	N/A

RETENTION CALCULATIONS

ON-SITE AREA = 1.088 AC

RETENTION REQUIRED (50YR-24HR EVENT):
 $VR = C(D/12)^{1.4}$
 $C = 0.90, D = 3"$
 $VR = 0.90 * (3/12)^{1.4} * (1.088 * 43,560) = 10,664 CF$

TOTAL REQUIRED = 10,664 CF

RETENTION PROVIDED:
 THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

COMPENSATORY VOLUME CALCULATIONS

FLOOD PLAIN HIGH WATER = 1215.1

VOLUME DISPLACED
 VOLUME DISPLACED = 2,842 CF

VOLUME PROVIDED
 BASIN 1 = 309 CF
 UG RET = 2,592 CF
 VOLUME PROVIDED = 2,901 CF
 EXCESS = 59 CF

LEGAL DESCRIPTION

LOT 26, ELLIOT COMMERCE PARK, ACCORDING TO BOOK 618 OF MAPS, PAGE 24, AND AFFIDAVITS OF CORRECTION RECORDED IN RECORDING NO. 2003-725761 AND IN RECORDING NO. 2003-1542411, RECORDS OF MARICOPA COUNTY, ARIZONA.

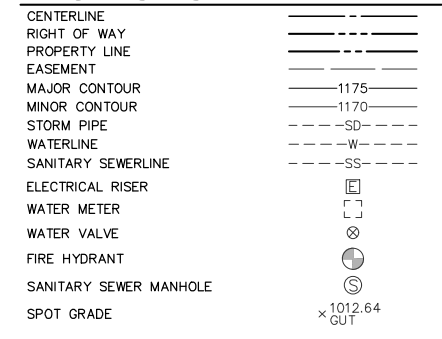
BASIS OF BEARING

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 00°03'16" WEST, ALONG THE CENTER LINE OF HAMILTON COURT, ACCORDING TO THE PLAT OF ELLIOT COMMERCE PARK, RECORDED IN BOOK 618, PAGE 24, MARICOPA COUNTY RECORDS, ARIZONA.

BENCHMARK

PROJECT BENCHMARK:
 BRASS CAP IN HANDHOLE MARKING THE NORTHEAST CORNER OF SECTION 15, T.1S., R.5E. LOCATED AT THE INTERSECTION OF ELLIOT RD. AND MCQUEEN RD.
 NORTHING: 854799.613
 EASTING: 728152.871
 NAVD 88 DATUM: 121.11
 SITE TEMPORARY BENCHMARK:
 A SCRIBED BOX ON THE TOP BACK OF CURB
 NORTHING: 852703.466
 EASTING: 725866.392
 NAVD 88 DATUM: 1214.41

EXISTING LEGEND



CIVIL AND SURVEY

HUNTER
ENGINEERING
10450 NORTH 74TH STREET, SUITE #200
SCOTTSDALE, ARIZONA 85258
T 480 991 3985
F 480 991 3986



CONCEPTUAL GRADING AND DRAINAGE PLAN FOR
PERFORM AIR INTERNATIONAL
SWC OF HAMILTON AND RAWHIDE
GILBERT, ARIZONA

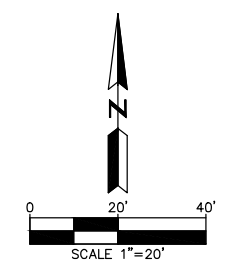
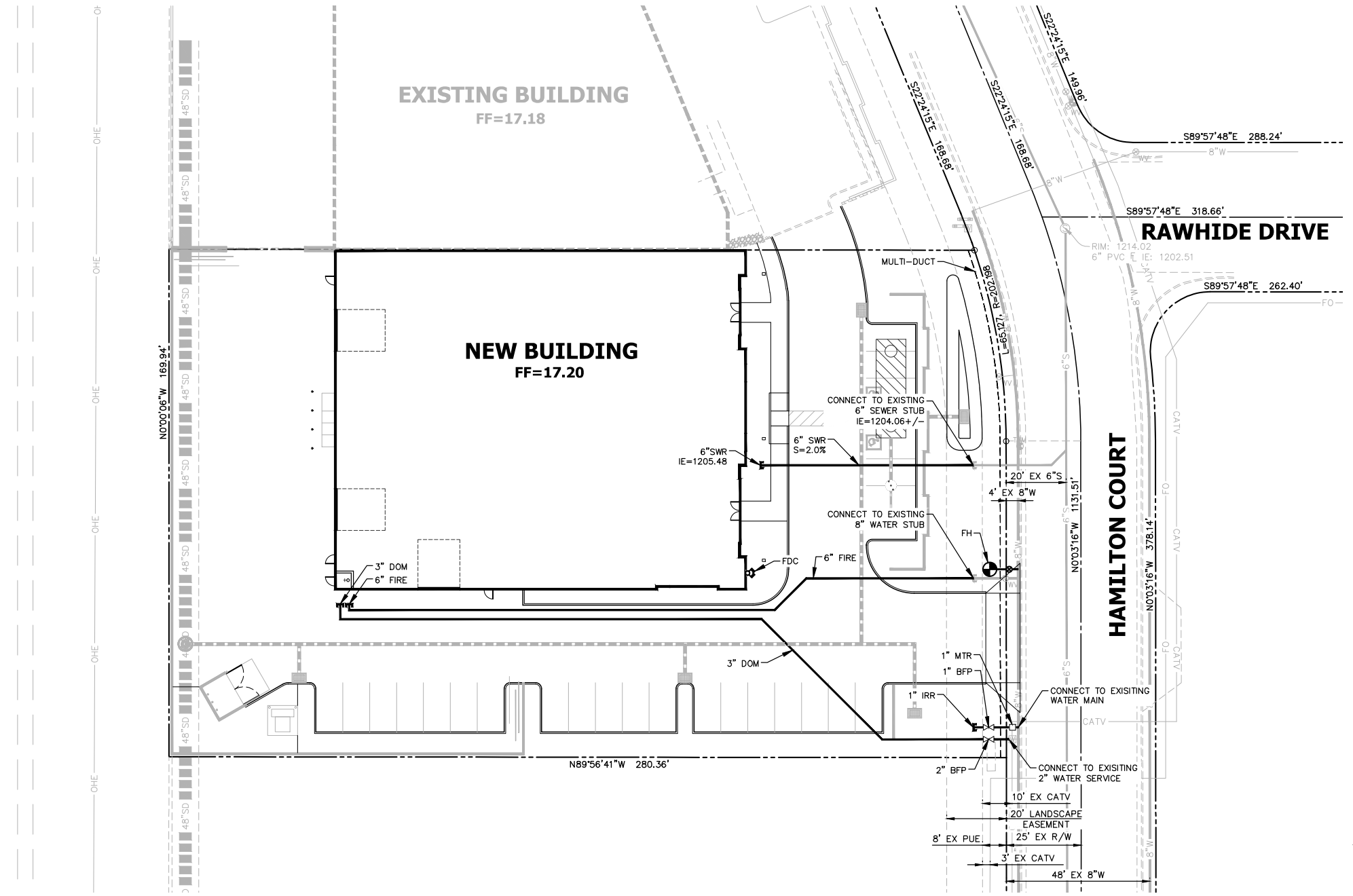


THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

PROJECT NAME:
PERFORM AIR INTERNATIONAL

HE NO.: LGECS12
SCALE: 1"=20'

SHEET:
C1



NO.	DATE	REVISION	BY

DESIGN BY: CA
 DRAWN BY: DC
 CHECKED BY: LT

HUNTER
 ENGINEERING
 10450 NORTH 74TH STREET,
 SUITE 105-250
 SCOTTSDALE, AZ 85258
 T 480.991.3985
 F 480.991.3986

CIVIL AND SURVEY



**CONCEPTUAL UTILITY PLAN
 FOR
 PERFORM AIR INTERNATIONAL
 SWC OF HAMILTON AND RAWHIDE
 GILBERT, ARIZONA**



THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

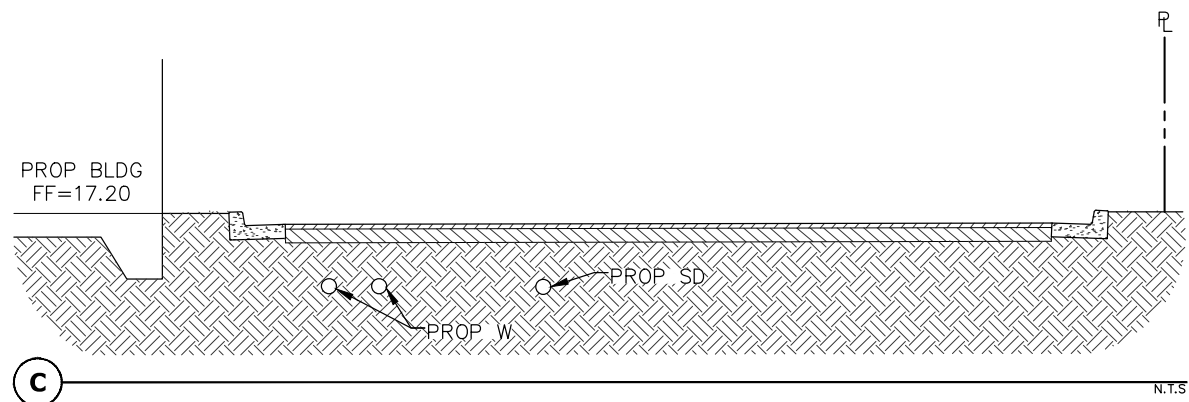
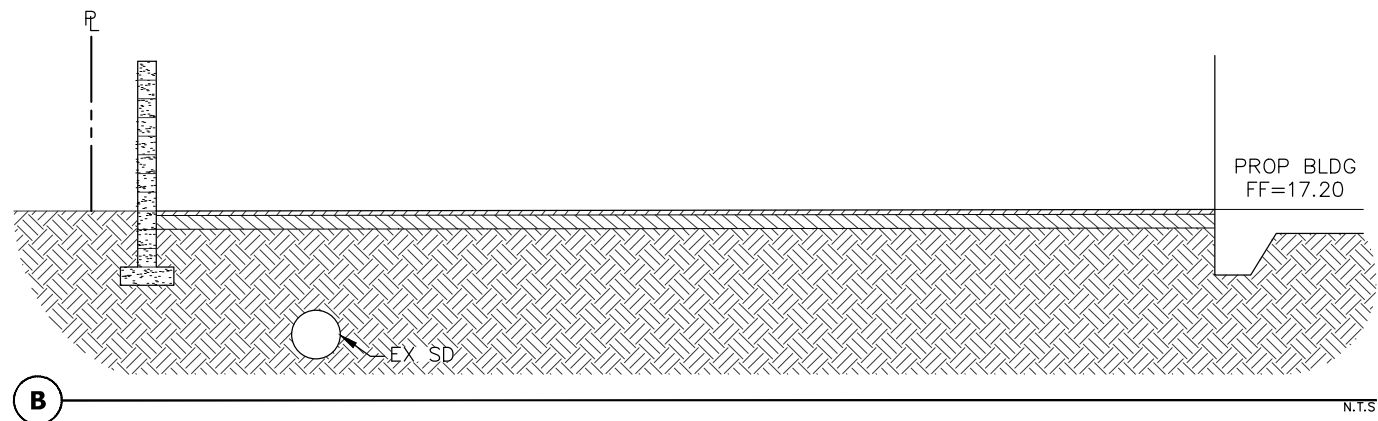
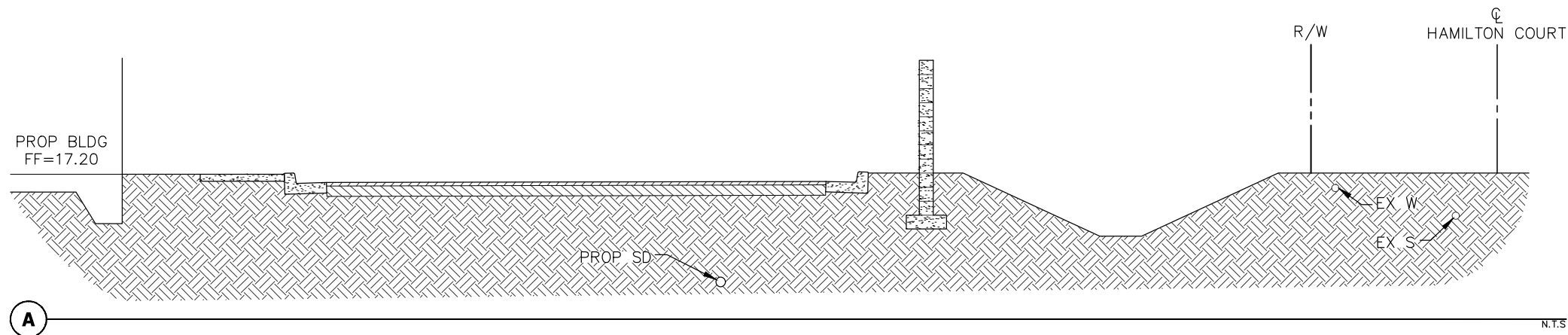
**PROJECT NAME:
 PERFORM AIR
 INTERNATIONAL**

HE NO.: LCEC312
 SCALE: 1"=20'

SHEET:
C2

UTILITY SIZE NOTE

THE WATER, SEWER, FIRE AND LANDSCAPE UTILITY SIZES SHOWN ARE ESTIMATES AT THIS TIME. FINAL SIZES MAY VARY BASED UPON INFORMATION PROVIDED BY THE MEP, FIRE AND LANDSCAPE CONSULTANTS.

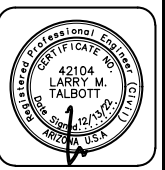


NO.	DATE	REVISION	BY

DESIGN BY: CA
DRAWN BY: DC
CHECKED BY: LT

HUNTER
ENGINEERING
10450 NORTH 74TH STREET,
SUITE 200
SCOTTSDALE, AZ 85258
T 480.991.3985
F 480.991.3986

CIVIL AND SURVEY



**TYPICAL SECTIONS
FOR
PERFORM AIR INTERNATIONAL
SWC OF HAMILTON AND RAWHIDE
GILBERT, ARIZONA**

CONTACT ARIZONA AT 11 LEAST 2 HOURS
BEFORE WORKING DAYS BEFORE YOU BEGIN EXCAVATION

ARIZONA811
CALL 811 OR VISIT ARIZONA811.COM

THESE PLANS ARE
NOT APPROVED FOR
CONSTRUCTION
WITHOUT AN
APPROVED SIGNATURE
FROM THE GOVERNING
MUNICIPALITY.

**PROJECT NAME:
PERFORM AIR
INTERNATIONAL**

HE NO.: LSEC312
SCALE: NTS

SHEET:
C3

PURPOSE:
2ND CONCEPTUAL SUBMITTAL

PERFORM AIR INTERNATIONAL

322 S HAMILTON COURT
GILBERT, AZ 85233

LGE | DESIGNBUILD

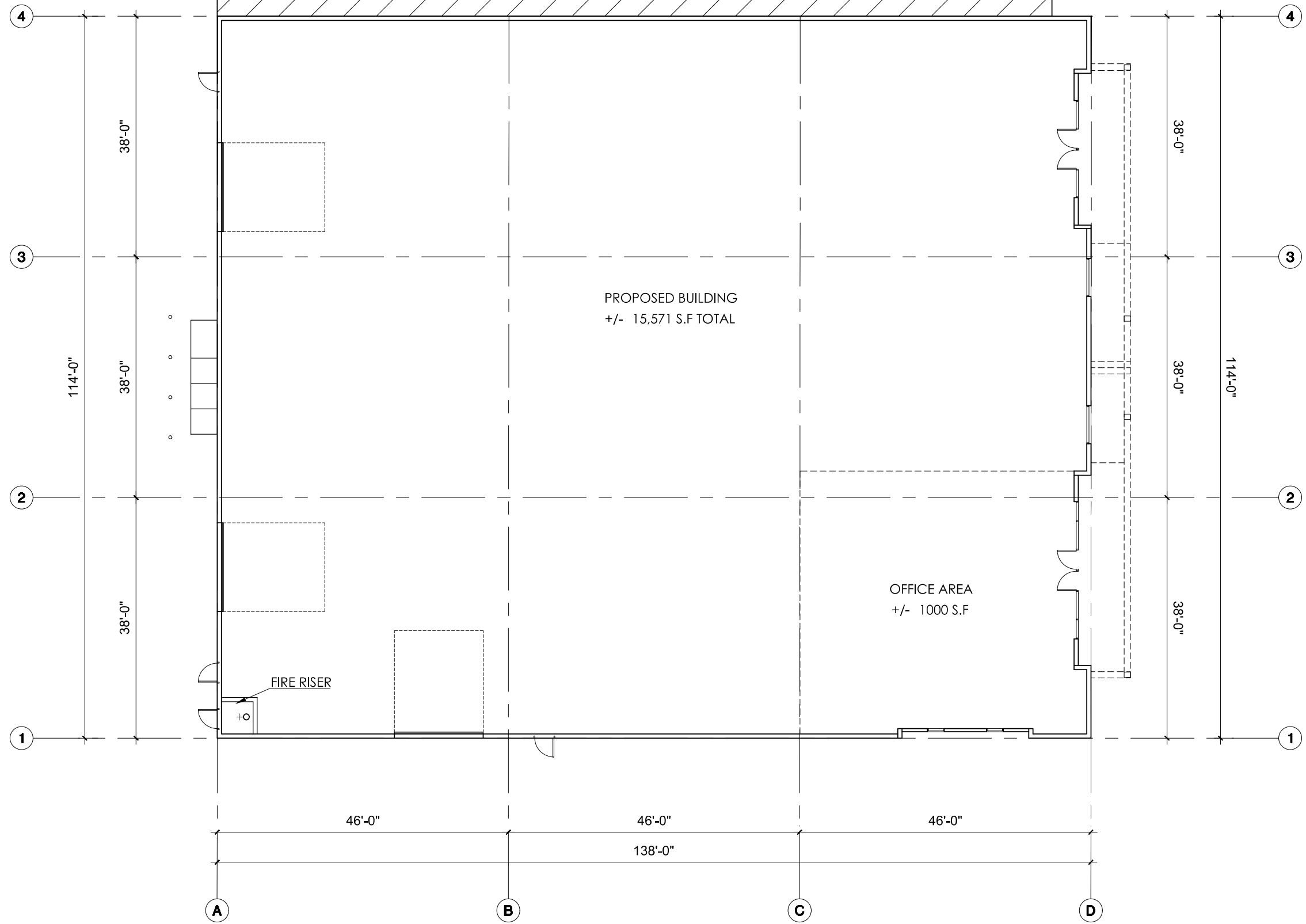
NUMBER	REVISION	DATE

**PRELIMINARY
NOT FOR
CONSTRUCTION**

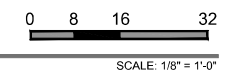
SHEET TITLE:	FLOOR PLAN
ISSUE DATE:	07/20/2022
DRAWN BY:	SV
CHECKED BY:	
PROJECT No.:	
SHEET:	

A2.1.1

DRB SUBMITTAL - 08/26/22



FLOOR PLAN





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



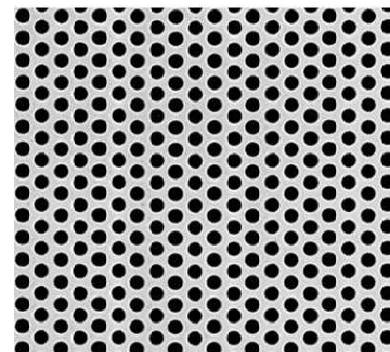
M2 Architectural Metal
Panel System
Alumaboard
"Colony Maple - Textured"
RMP Metal Products



Split Face CMU (MS2)
SHOWN FOR TEXTURE ONLY



G1 Glass
Solarcool Solarblue



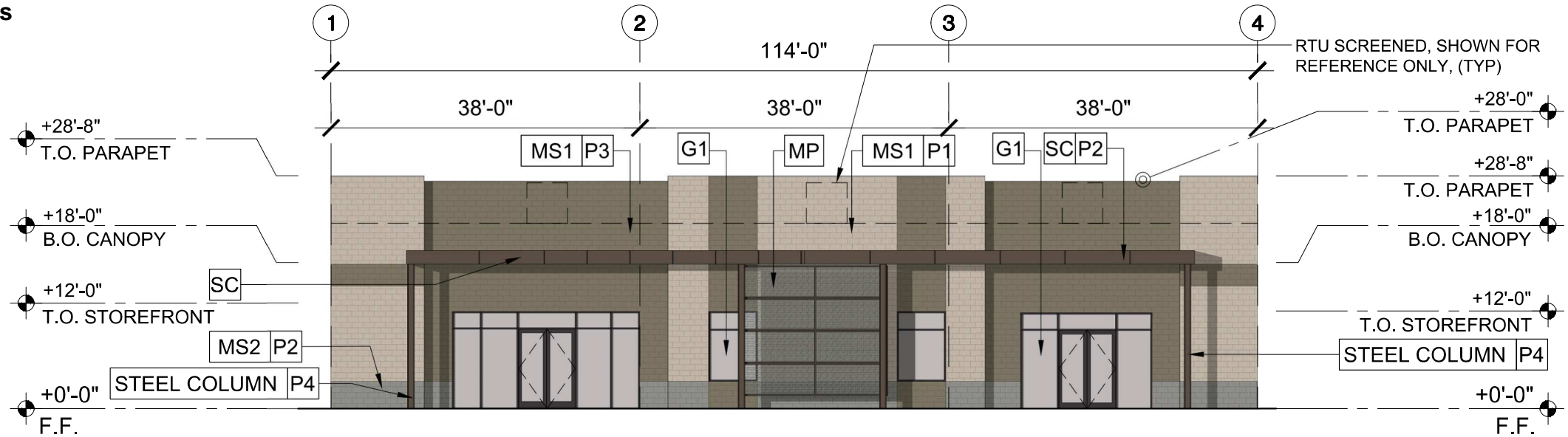
MP Perforated Metal Panel
Mcnichols Carbon Steel 1/4"



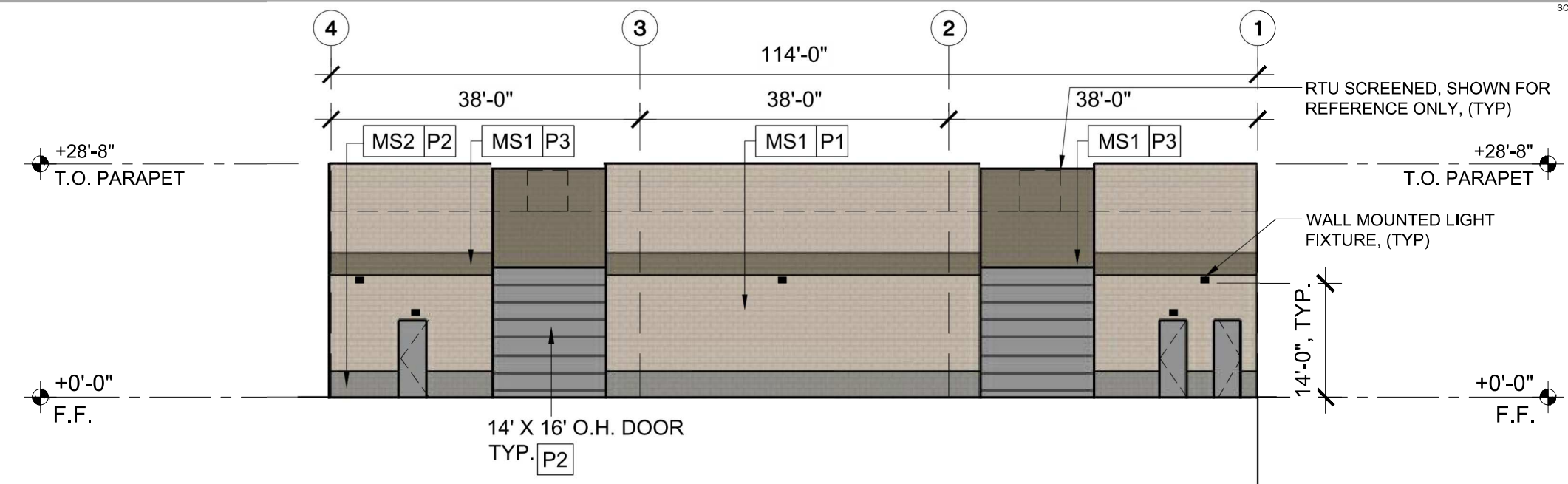
Anodized Aluminum Storefront
Dark Bronze (AB-6) - Arcadia



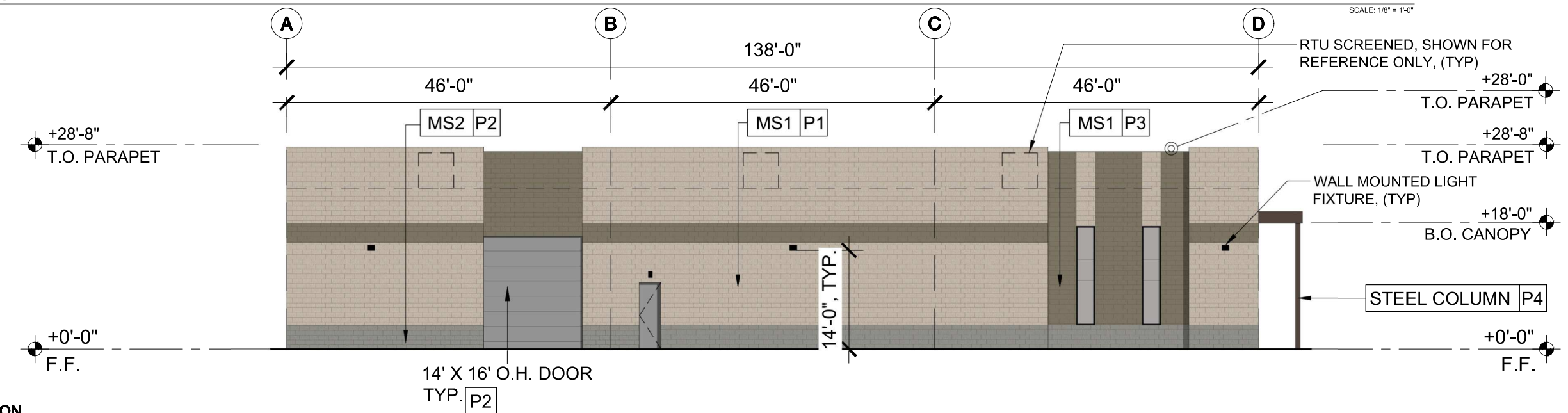
Rendering View



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"

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LGE DESIGNBUILD

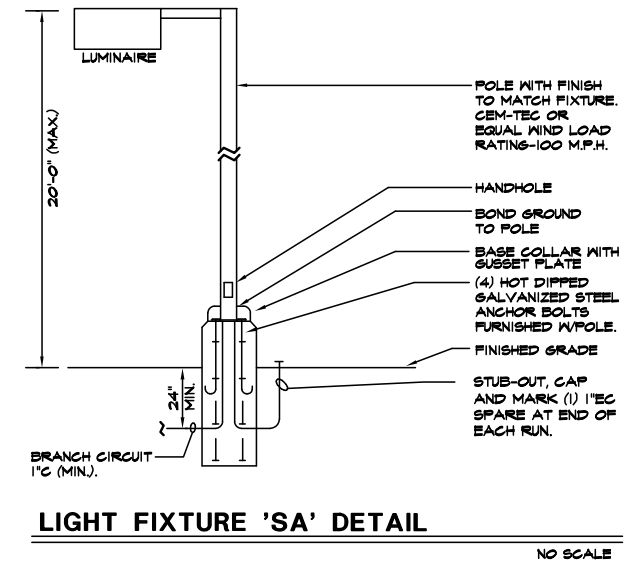
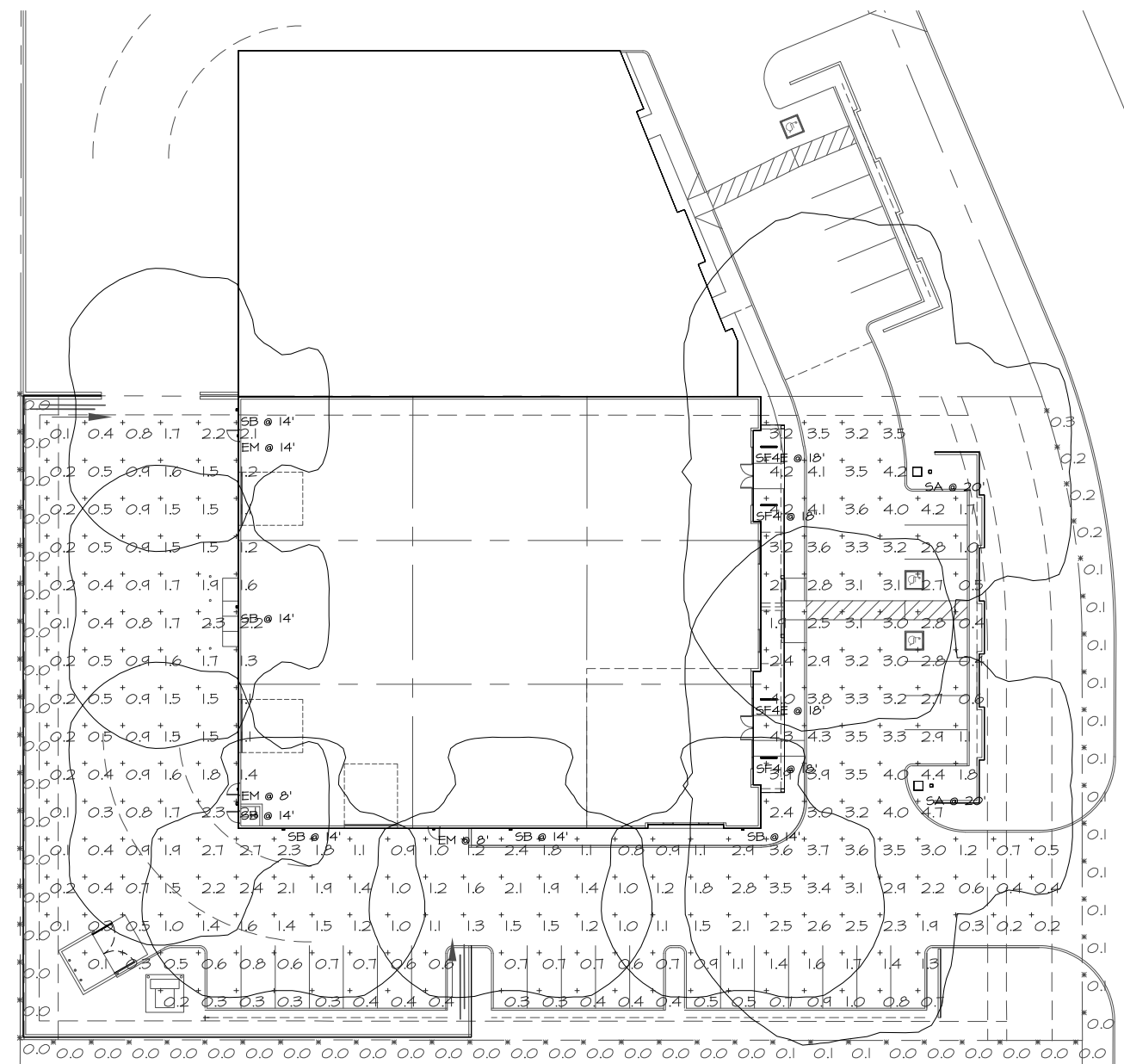
NUMBER	REVISION	DATE

PRELIMINARY NOT FOR CONSTRUCTION

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

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE - FC @ 5' AFG	X	0,0 fc	0,3 fc	0,0 fc	N/A	N/A
SITE - FC @ GRADE	+	1,7 fc	4,7 fc	0,1 fc	47,0:1	17,0:1

Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
☒	EM	3	Lithonia Lighting	AFF OEL (FINISH) UVOLT LTP SDRT FCT	AFF premium FCT (Forward Throw)	4000K LED	AFF_FCT.ies	451	0	5,48
□	SA	2	Lithonia Lighting	CSX1 LED 60C 700 40K T4M MVOLT SPA (FINISH) / SSS 17.5' W/2.5' BASE	CONTOUR SERIES LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 700ma AND PRECISION MOLDED ACRYLIC TYPE IV LENS	4000K LED	CSX1_LED_60C_700_40K_T4M.ies	16478	0,91	134
□	SB	6	Lithonia Lighting	WDGE2 LED P4 40K 80CRI TFTM MVOLT SRM (FINISH)	WDGE2 LED WITH P4 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE FORWARD THROW MEDIUM OPTIC	4000K LED	WDGE2_LED_P4_40K_80CRI_TFTM.ies	4202	0,91	46,6589
	SF4	2	PINNACLE ARCHITECTURAL LIGHTING	EV3-WET 840 4' IN FL(F) U FSD 1 0 (FINISH)	4' RECESSED LINEAR	4000K LED	EV3-WET-840-4.IES	13	0,91	18,8
	SF4E	2	PINNACLE ARCHITECTURAL LIGHTING	EV3-WET 840 4' IN FL(F) U FSD 1 4IC (FINISH)	4' RECESSED LINEAR W/EM BATTERY PACK	4000K LED	EV3-WET-840-4.IES	13	0,91	18,8



PERFORM AIR INTERNATIONAL

322 S HAMILTON COURT
GILBERT, AZ 85233

LGE DESIGNBUILD

NUMBER	REVISION	DATE

MANUFACTURER'S
SHOP DRAWING
FOR REFERENCE
ONLY

SHEET TITLE:
PHOTOMETRIC SITE PLAN
ISSUE DATE: 08/25/2022
DRAWN BY:
CHECKED BY:
PROJECT No:
SHEET:

TONY WOO ENGINEERING, INC.
1 W. DEER VALLEY RD.
SUITE 203
PHOENIX, AZ 85027
TEL (602) 279-8092
JOB # 622023
CONTACT: GREG HAMPTON
GREG@TWE.PHX.COXMAIL.COM

PHOTOMETRIC SITE PLAN



DRB SUBMITTAL - 08/25/22

PH1

CSX1 LED LED Area Luminaire

Capable of being installed in a variety of applications.

Series SA

Specifications

- Depth (D1): 23 1/2" (593mm)
- Length (L): 18 1/2" (468mm)
- Width (W): 5 7/8" (149mm)
- Height: 37 3/8" (950mm)
- Weight: 37 lbs (16.8kg)
- Beam: 21° (40°)

CSA Capable Luminaire

- This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.
- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
 - This luminaire is A+ Certified when ordered with DTLI equipped luminaires meet the A+ specification for luminaire to photocell interoperability
 - This luminaire is part of an A+ Certified solution for ROAM™2 or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background¹
 - To learn more about A+, visit www.acuitybrands.com/aplus.
 - 1. See ordering tree for details.
 - 2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately. Link to Roam; Link to DTLI.

Ordering Information

EXAMPLE: CSX1 LED 60C 1000 40K T3M MVOLT SPA DBXDB

Series	LEDs	Drive Current	Color Temperature	Beam Spread	Voltage	Mounting	Options	Field Number
CSX1 LED	60C (6 LEDs)	700 mA (4000 mA total)	40K (4000K) (CRI 90)	T3M Type III	120V	MVOLT	SPA	DBXDB

PINNACLE ARCHITECTURAL LIGHTING

Project Name _____ Date _____ Type SF4, SF4E

EDGE EV3WET
3" Recessed Linear WET

Key Features

- Approved for wet location unless otherwise noted. IP65 and RC0 rated
- 6000:15 integrated aluminum housing
- Highly reflective die-formed white painted reflector
- Adjustable module houses all LED system components in one compact unit
- Unit easily releases from the housing for room-side maintenance
- Wiring access available through bottom of housing
- Power limited rearward covers LEDs, driver and battery
- UL and cUL listed
- Day American Act compliant

EXAMPLE PART # EV3WET-SDH-9'-IND-FL-U-CL2-1-0-W

WET	SHIELDING	LENGTH ¹	POSITION ¹
WET - Stainless Steel Lens	CL1 - CCT & OUTPUT ¹	CL2 - Length ¹	CL3 - Position ¹
FL - MOUNTING	VOLTAGE	CIRCUITING	CONTROLS
FL1 - Mounting	V1 - Voltage	C1 - Circuiting	C2 - Controls

AFF Affinity™ Premium Die-Cast Architectural Emergency Light

SELF-POWERED MODELS

ORDERING INFORMATION For the standard load times, configure product using builded options. Example: AFF PEL DHV0K UWOV LTP SORT WT

Series	Unit Type ¹	Housing Color	Voltage	Battery Type	Automatic Testing	Optics	Options
AFF AFFINITY Premium	PEL Fluorescent	DHV0KD White textured	UWOV 120-347VAC, 50/60HZ	LTP Lithium Iron Phosphate	SNET Self-diagnosis remote test	WT Wide Throw FCT Field configurable theme ¹	CW Cold Weather (-30 to 50C) DAA Day American Act Compliant

REMOTE MODELS sized for 40" to 122" (40" to 50")

ORDERING INFORMATION For the standard load times, configure product using builded options. Example: AFF DELR DHV0K WT

Series	Unit Type ¹	Housing Color	Voltage	Optics	Options
AFF AFFINITY Premium	DELR Recast Fluorescent	DHV0KD White textured	(60/60) (60/60) (60/60)	WT Wide Throw FCT Field configurable theme ¹	DAA Day American Act Compliant

AFF SPACING GUIDELINES

Maximum Spacing Guidelines - AFF (WT)

Mounting Height	Illumination Level	3' Path of Egress	6' Path of Egress	Application Notes *
2.5'	1FC Any	42"	40"	50' Open Space (0.25/0.25) reflectors
12"	1FC Any	28"	22"	40"
14"	1FC Any	47"	N/A	30"

* Also meets the additional illumination requirements of NFPA 70: 1FC minimum and maximum ratio of 0.1.

WDGE2 LED Architectural Wall Sconce Precision Refractive Optic

Depth (D1): 7"
 Depth (D2): 1.5"
 Height: 9"
 Width: 11.5"
 Weight: 13.5 lbs (without options)

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DBXDB

Series	Package	Color Temperature	CRI	Mounting	Options	Field Number
WDGE2 LED	P3 ¹	40K (4000K)	80CRI	MVOLT	SRM	DBXDB

WDGE LED Family Overview

Luminaire	Optics	Approved EN PC	Color Temp.	Series	P2	P3	P4	P5	P6
WDGE1 LED	Wood Grained	400	40K	SRM	750	1,200	2,000	3,000	4,500
WDGE2 LED	Wood Grained	1000	40K	SRM	750	1,200	2,000	3,000	4,500
WDGE3 LED	Precision Refractive	1000	40K	SRM	750	1,200	2,000	3,000	4,500
WDGE4 LED	Precision Refractive	1500	40K	SRM	750	1,200	2,000	3,000	4,500

LITHONIA LIGHTING AFFINITY™ Premium Die-Cast Architectural Emergency Light

FEATURES & SPECIFICATIONS

INTERIOR USE — Ideal for applications requiring low profile, attractive emergency lighting with optional recessed or surface-mounting. Provides a minimum of 90 minutes of illumination both indoors and outdoors upon loss of AC power. Certain alkali metal components can diminish the integrity of acrylic and polycarbonate. Click here for Acrylic/Polycarbonate Compatibility table for suitable parts.

CONSTRUCTION — Compact, low profile, architectural design with die-cast aluminum housing. Features are recessed prior to paint for a clean, finished look. White and chrome finishes for outdoor locations. Rec-LED indicator light may be located on the bottom of the housing and are easily accessible and visible from the floor.

OPERATIONS — LED's with 2700-50,000 hours. Drivers are 35 hours in Normal-On and Emergency operation. 4,000K combined color temperature (CCT).

RECHARGE — UNREC (LED drive 347V, 50/60Hz). Current limiting charger maintains battery life and minimizes energy consumption to provide low operating costs. Small battery charges (Certified in the CA Title 20 Application Efficiency Database).

Self-discharge protection — prevents floating charge circuitry prevents self-discharge from shorts. Regulated charge voltage maintains a stable charge voltage over a wide range of load voltages. Prevents overcharging that shortens battery life and reduces capacity. Filtered charge input minimizes charge voltage ripple and extends battery life.

Photo-cell option (PEL) for normally on product to allow for detection/illumination during periods when ambient light is present. Photo-cell option (PEL) for normally on products allow the user to force keep illumination by central (external) switch. When power is not connected to external switch, illumination will respond to internal daylight sensor. For recessed line applications, no other types of products shall be connected to the recessed log.

Remote test (SNET) are normally off. Emergency only functionality with AC power from an external battery.

BATTERY — Sealed, maintenance-free Lithium Iron Phosphate battery.

SELF-DIAGNOSTICS AND REPAIR TEST (SNET OPTIONAL): Automatic 30-hour recharge after a 90-minute discharge. Advanced electrical design prevents constant light output throughout the entire discharge period for use of AC batteries. For cold weather and cold temperature applications, the light may dim/die during the discharge cycle. Basement protection is automatically switched to emergency mode when supply voltage drops below approximately 90 percent nominal of 120V, 230V or 240V. Short input voltage protection. AC/DC converter with active battery condition. Prevents self-discharge and battery damage from deep discharge.

Self-Diagnostics Continuously monitors AC functionality. Standard development monitoring will indicate disconnected battery, charge failure and display green battery indicator light while in emergency mode. Single red -chime LED indicator to display low-state charging, test activation and three state self-diagnostics.

Self-diagnostic testing Five minutes every 30 days and 90 minutes annually. Diagnostic evaluation of battery, AC to DC transfer, battery charging and condition of microprocessor. Automatic test is easily programmed for night hours by activating manual test switch on rear of remote test (SNET accessory).

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LIG DESIGNGROUP

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322 S HAMILTON COURT
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LIG DESIGNBUILD

NUMBER REVISION DATE

MANUFACTURER'S SHOP DRAWING FOR REFERENCE ONLY

SHEET TITLE
 CUTSHEETS
ISSUE DATE
 08/25/2022
DRAWN BY
CHECKED BY
PROJECT No.
SHEET

TWO WO ENGINEERING, INC.
 1 W. DEER VALLEY RD.
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DRB SUBMITTAL - 08/25/22

CS1