



7

Planning Commission Staff Report

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: KEITH NEWMAN, SENIOR PLANNER *KN*
(480) 503-6812, KEITH.NEWMAN@GILBERTAZ.GOV

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

MEETING DATE: APRIL 5, 2023

SUBJECT: DR22-164 MELODY AVE BUILDING 1 & 2

STRATEGIC INITIATIVE: Exceptional Built Environment

Encourage the protection and expansion of land designated in the General Plan for employment uses.

RECOMMENDED MOTION

Approve the Findings of Fact and approved DR22-164 MELODY AVE BUILDINGS 1 & 2: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 3.1 acres, generally located at the southwest corner of Horne St. and Melody Ave., and zoned Light Industrial with a Planned Area Development (PAD) overlay.

APPLICANT

Company: Tom Stuart Construction
Name: Casey Call
Address: 259 S. Riverbend Way #100
 North Salt Lake, UT 84054
Phone: 801-635-7618
Email: casey@tomstuart.com

OWNER

Company: STS Properties LLC.
Name: N/A
Address: 259 Riverbend Way
 North Salt Lake, UT 84054
Phone: N/A
Email: N/A

BACKGROUND/DISCUSSION

History

Date	Description
<i>February 15, 2005</i>	Town Council approved Z03-13 (Ordinance No. 1631), rezoning approx. 38 acres from (AG) Agricultural to (C-2) General Commercial and (I-1) Garden Industrial for property located west of the southwest corner of Cooper Road and Baseline Road.
<i>August 29, 2006</i>	The approved Final Plat for the Fuller Commercial Center II was recorded with the Maricopa County Recorder's Office.
<i>December 7, 2022</i>	Planning Commission reviewed DR22-164, Melody Ave Buildings 1 & 2 Design Review case as a study Session Item.

Overview

The applicant is proposing to construct two new industrial warehouse buildings consisting of a total of 48,880 sq. ft. on Lots 7, 8 & 9 within the Fuller Commercial Center II subdivision. The site is generally located at the southeast corner of Horne St. and Melody Ave. All lots are vacant totaling approximately 3.1 acres and zoned Light Industrial (LI).

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Industrial (I)	Light Industrial (LI)	Vacant land
South	Industrial (I)	Light Industrial (LI)	JF Ellis Corporation & Fox Earth Station
East	Industrial (I)	Light Industrial (LI)	Vacant land (Proposed Top Leaf Tree Services)
West	Industrial (I)	Light Industrial (LI)	Horne St. then vacant land
Site	Industrial (I)	Light Industrial (LI)	Vacant land

Project Data Table:

Site Development Regulations	LDC Standards	Proposed
Maximum Height (ft.)/Stories	55'/3 stories	28'/1 story
Minimum Building Setbacks (ft.)		
Front (Collector or Local)	25'	25'

Side (Street)	20'	20'
Side (Employment)	0'	0'
Rear (Employment)	0'	0'
Minimum Perimeter Landscape Area (ft.)		
Front (Collector or Local)	20'	20'
Side (Street)	20'	20'
Side (Employment)	5'	5'
Rear (Employment)	5'	5'
Landscaping (% of lot area)	15%	25.5%
Parking Spaces	54	58

DISCUSSION

Site Plan

The proposal consists of two new industrial warehouse buildings with approximately 48,880 sf (Building 1 = 21,417 sf of warehouse space and Building 2 = 1,857 sf office space & 27,467 sf of warehousing), generally located at the southeast corner of Horne St. and Melody Ave.

The 3.1-acre site is currently vacant land and consists of Lots 7, 8 & 9 within the Fuller Commercial Center II subdivision. The lots will be combined to accommodate the proposed development. Access to the site will take place along Melody Ave. from two existing curb cuts and one new entrance in the middle of the site which will be utilized as the main access for trucks entering the site. The proposed buildings are located parallel to Melody Ave. with all overhead doors and truck docks in the center of the site between the two buildings. Vehicular circulation will take place on the south side of the buildings and lead out to the site entrances off Melody Ave.

Parking for the site is provided in parking lots along the west and east property boundaries and in the middle of the site between the two building in the loading dock area. Based on the parking ratios for office/warehouse, 54 parking spaces are required, and 58 spaces are provided. Four (4) bicycle parking spaces are provided at the main entrance of each building meeting the minimum requirement of eight (8) total spaces.

Site fencing includes existing masonry fencing along the southern boundary and eastern boundaries and proposed 3' high parking screen walls in front of the parking stalls along Horne Street and Melody Ave.

Shaded employee amenity areas with seating will be located south of the main entrance of each building for employees to enjoy and spend outside during break times.

Landscaping:

The landscape plan proposes a varied plant palette of drought tolerant trees and shrubs. The types of trees include: Red Push Pistache, Desert Willow, Mondell Pine and Blue Palo Verde. Some of the shrubs and accent plants include: Cimmaron Texas Sage, Texas Mountain Laurel, Sago Palm, Century Plant, Artichoke Perry's Agave, Mexican Grass Tree, Giant Hesperaloe. All landscape materials will be evenly distributed along the street frontages, within the parking areas and around the foundation of the buildings visible by the public.

Grading and Drainage:

Town engineering staff has approved all site grading and drainage. Runoff as required by the Town shall be routed to underground retention tanks located in the western parking lot and the loading dock area between the two buildings.

Elevations, Floor Plan, Colors and Materials:

The proposed buildings will be approx. 28' tall with generally flat roof lines and massing elements. Visual interest is achieved through roof and wall plane variations and multiple building colors. The exterior walls will be constructed primarily of smooth concrete tilt up wall panels and will include metal caps at the top of all parapet walls and a large metal overhang/awning over the entrances of each building. The colors of the buildings consist of yellow and gray for the main wall panels and peach and dark brown as accent colors.

Lighting:

Lighting consists of attached building wall mounted fixtures all the way around each building. All site lighting will be required to comply with Town codes.

Signage:

No monument signage is proposed for this development. Wall signage will be provided on each building and will require the review and approval of a sign permit prior to installation.

Planning Commission Study Session, December 7, 2022:

During the Study Session, the following comments were brought forth by the Planning Commission Members:

- Vice Chair Mundt stated he did not have an issue with CDs at risk. He also recommended that that the applicant did not need to do very much with the articulation, as the site is isolated without major thoroughfare.
- Commissioner Johnson inquired where the extra parking might be located. Planner Newman stated that he anticipated the additional parking would likely be located between buildings 1 and 2.

- Commissioner Fay stated that he is not against regional retention basins, but the problem is that no retention analysis has been done. He also questioned whether the retention basins were owned by someone outside of the HOA. If this is the case, then Commissioner Fay would be against the CDs at risk. Normally a CDs at risk would be issued liberally, but in this case proceeding with caution is recommended until the issue is clarified.
 - Due to uncertainty over the ownership of the existing regional retention basin along the northern boundary of the Fuller Industrial Park the applicant is proposing to retain all developed storm water flows in underground retention tanks located in the western parking lot and the loading dock area between the two buildings.
- Commissioner Davis agreed that the north elevation could use additional articulation. She suggested better defining the entrances and providing additional weather protection by adding canopies over each entrance.
- Commissioner Bianchi stated that his main concern was the deficient parking and agreed with Commissioner Davis regarding the entrances and articulation.
- Chair Simon stated he agreed with everything that had already been stated.

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) Article 6.2.6.

STAFF RECOMMENDATION

Approve the Findings of Fact and approved DR22-164 MELODY AVE BUILDINGS 1 & 2: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 3.1 acres, generally located at the southwest corner of Horne St. and Melody Ave., and zoned Light Industrial with a Planned Area Development (PAD) overlay.

- a. Construction of the project shall conform to the exhibits approved by the Planning Commission/Design Review Board at the April 5, 2023 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. All Staff comments issued to the applicant on March 30, 2023 at third review must be addressed prior to the submittal of construction permits.

Respectfully submitted,



Keith Newman,
Senior Planner

Attachments and Enclosures:

- 1) Findings of Fact
- 2) Notice of Public Hearing
- 3) Aerial Map
- 4) Applicants Narrative (2 pages)
- 5) Site Plan & Detail Sheets (6 pages)
- 6) Landscape Plan (2 pages)
- 7) Grading and Drainage Plans (3 pages)
- 8) Elevations, Colors and Materials (5 pages)
- 9) Floor Plans (2 pages)
- 10) Lighting Photometric Plan
- 11) Planning Commission Study Session Minutes - December 7, 2022 (2 pages)

**FINDINGS OF FACT
DR22-164 – Melody Ave. Buildings 1 & 2**

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.

Notice of Public Hearing Attachment 2: Notice of Public Hearing

PLANNING COMMISSION DATE:

Wednesday, April 5, 2023* TIME: 6:00 PM

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

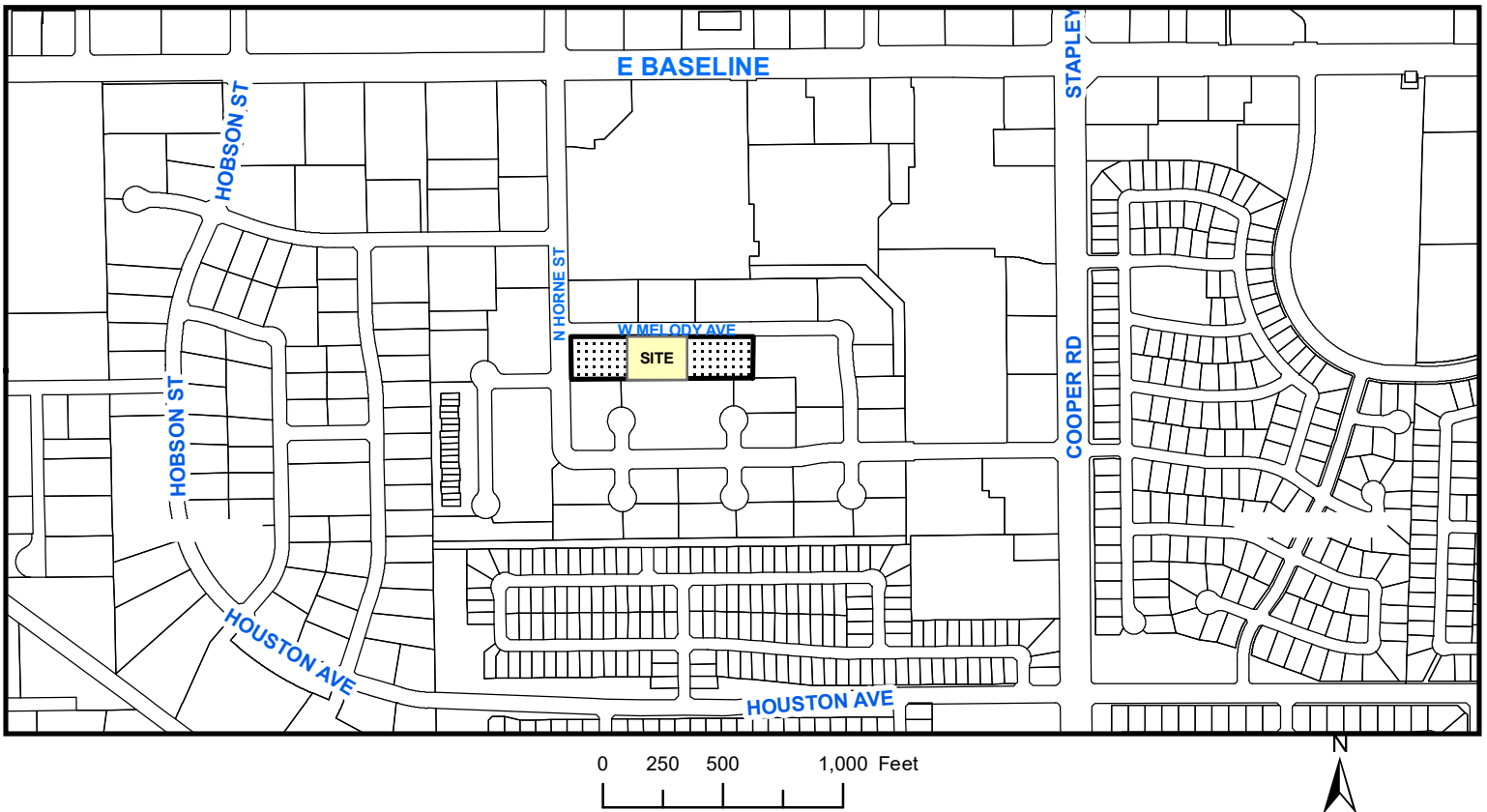
*Call Planning Division to verify date and time: (480) 503-6812

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:

DR22-164 MELODY AVE BUILDINGS 1 & 2: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 3.1 acres, generally located at the southwest corner of Horne St. and Melody Ave., and zoned Light Industrial with a Planned Area Development (PAD) overlay.

SITE LOCATION:



APPLICANT: Tom Stuart Construction
CONTACT: Casey Call
ADDRESS: 259 S Riverbend Way Suite 100
North Salt Lake, UT 84054

TELEPHONE: (801) 635-7618
E-MAIL: casey@tomstuart.com

Map





Project Narrative

Proposed Light Industrial Buildings

1031 W Melody Ave

1063 W Melody Ave

1095 W Melody Ave

To whom it may concern:

Tom Stuart Construction is currently in the design phase of two light industrial type buildings along Melody Avenue with Horne to the west. The subject property is currently in an LI zone according to the latest published zoning map from Gilbert in May 2019.

Total site area is 3.1 acres.

General Neighborhood

Properties in the area run the gamut including various residential, commercial and industrial uses. Residential zones in the immediate vicinity include SF-6, SF-7 and SF-D. The homes in the area are consistent with the southwest theme with stucco exterior with some rock embellishment and bar-tile type roofs.

Commercial properties are found in the immediate vicinity of the subject property mainly to the north along Baseline Road. Finally, a Union Pacific railway runs west of the parcel about two blocks, cuts the neighborhood in a diagonal matter and is fronted by heavier industrial uses with a GI zoning designation. All told, the mix of uses in the area adds an eclectic appeal to the general vicinity.

Proposed Project

The proposed light industrial buildings will be consistent with the light industrial uses in the immediate vicinity and will not overshadow the residential or commercial uses. The buildings will be constructed of painted tilt-up buildings with flat roofs, similar to the retail uses to the north such as Home Goods and TJ Maxx. They are basically the same construction components and appeal, only a different use.

The site will be populated with two buildings that will be 21,000 and 27,000 square feet respectively in round numbers. Most of the parking areas will be found on the east and west sides; while the center of the site will be used for truck maneuvering and docking.

As mentioned, the buildings will be constructed of Tilt-up concrete painted to reflect the general theme of the neighborhood. Both buildings will have glass store fronts with anodized frames. Canopies and other ornamental features will be added to each building to add to the appeal and be conducive to the neighborhood environs.



Compliance/Design Guidelines

By way of reminder, the subject property is currently in the design phase and concept plans have been submitted to the city for review. The only notable variance from the current design standards was the location of the approaches along Melody Avenue. Tom Stuart Construction submitted for and was approved for the proposed location of said approaches.

With the exception of the above variance, which was approved, the proposed development will comply with all industrial site plan requirements, the general plan, the LI zone permitted uses and standards, parking standards and streetscape standards.

Environmental Impact/Heat Islands & Water Use

This is the main juxtaposition of the Western United States, especially given the extreme drought conditions and constraints on water from the Colorado River – managing the heat generated by hardscaping with energy and water consumption needed to hydrate plants.

We will submit our landscaping plan and are open to any suggestions from the City to balance these issues.

Please take this project narrative into consideration and let us know of anything needed or required.

Sincerely,

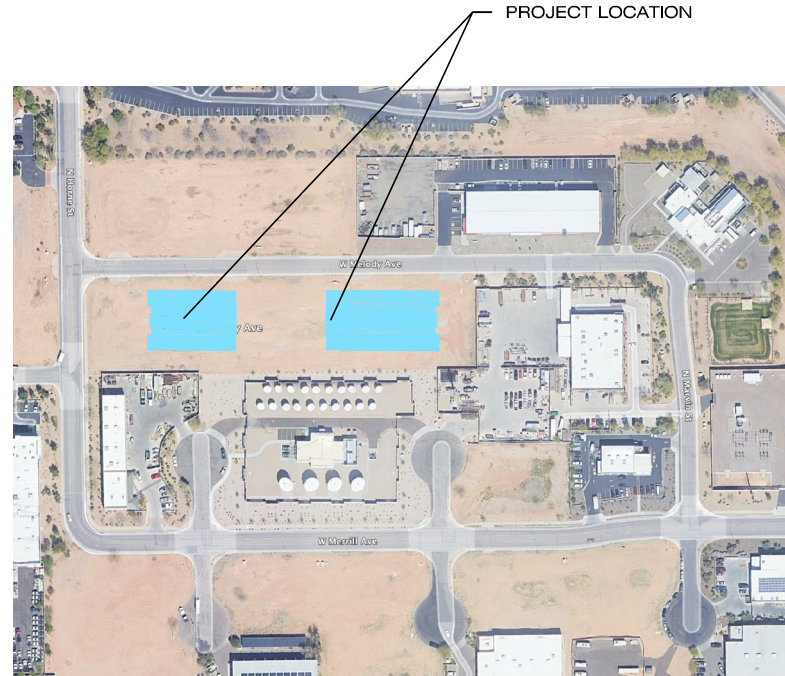
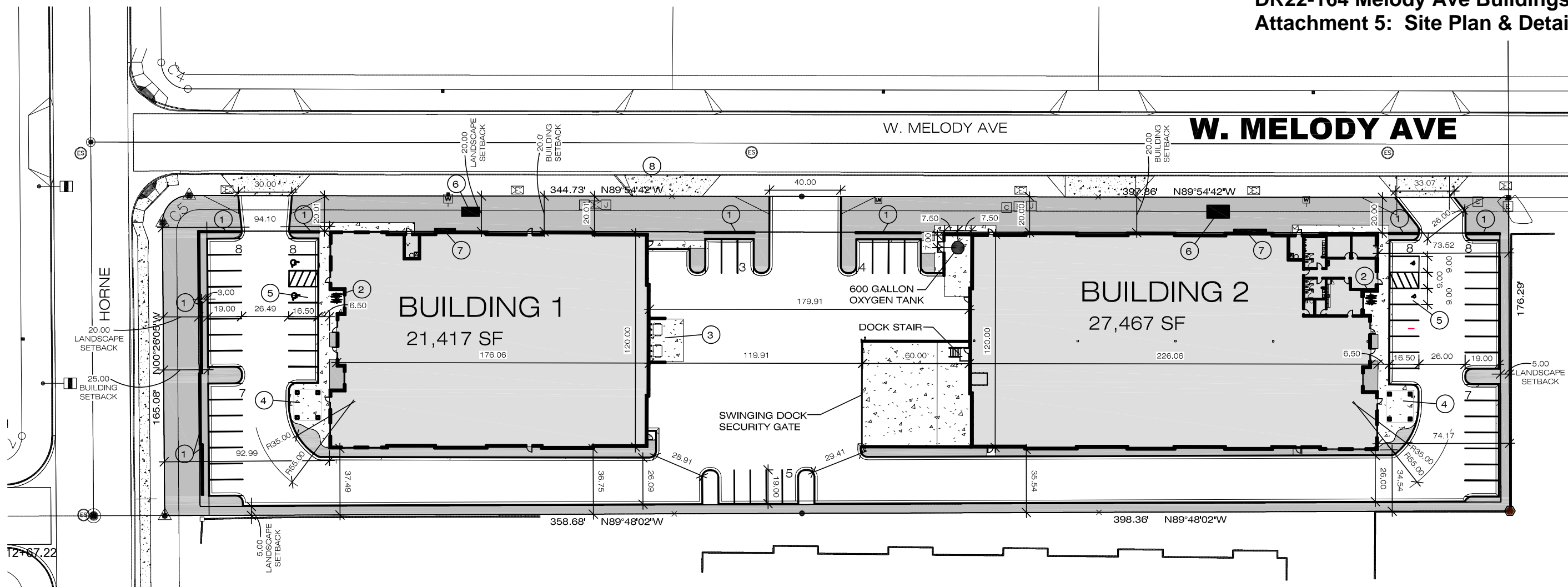
Casey Call
Tom Stuart Construction



SAMUEL J. BRADY
ARCHITECTS

200 E. South Temple
Suite 160
Salt Lake City, Utah 84111
(801) 595-1752
www.sambrady.com

NOTE: THIS DRAWING IS PROVIDED FOR TENANT APPROVAL OF THE SPACE NOTED AND IS NOT FOR CONSTRUCTION. ACTUAL SITE DIMENSIONS COULD VARY.



VICINITY MAP

KEY NOTES

- 1 PROVIDE 3'-0" HIGH CAST IN PLACE CONCRETE SCREENING WALL (PAINTED SHERWIN WILLIAMS SW 7036 ACCESSIBLE BEIGE).
**ALTERNATE BID:
PROVIDE 3'-0" HIGH, MAHOGANY SPLIT FACED CMU SCREENING WALL BY AMCOR.**
- 2 PROPOSED BIKE RACK LOCATION
- 3 PROPOSED DUMPSTER ENCLOSURE LOCATION. SEE DETAILS ON SHEET AS.2
- 4 PROPOSED EMPLOYEE AMENITY LOCATION. SEE ENLARGED PLAN AND ELEVATIONS ON SHEET AS.4
- 5 VAN ACCESSIBLE PARKING STALL SEE DETAILS ON SHEET AS.3
- 6 TRANSFORMER LOCATION
- 7 SWITCHGEAR LOCATION
- 8 EXISTING DRIVE ENTRANCE TO BE REMOVED

PROJECT SUMMARY	
GROSS LAND AREA	134,915 SF
LANDSCAPE AREA	3.1 ACRES
	25,127 SF 18.62% (10% MIN.)
BUILDING 1 AREA FOOTPRINT	21,417 SF
WAREHOUSE	22 SPACES
	1/1000 SF
PARKING STALLS REQUIRED	22
BUILDING 2 AREA FOOTPRINT	27,467 SF
PROFESSIONAL OFFICE	8 SPACES
	1/250 SF
WAREHOUSE	26 SPACES
	1/1000 SF
PARKING STALLS REQUIRED	34
TOTAL PARKING STALLS REQUIRED	56
TOTAL PARKING STALLS PROVIDED	58

1095 W MELODY AVE
AND
1031 W MELODY AVE

GILBERT, AZ

PROPOSED BUILDINGS

SITE PLAN

SCALE: 1" = 60'-0"
MARCH 6, 2023
2282301AS1.dwg



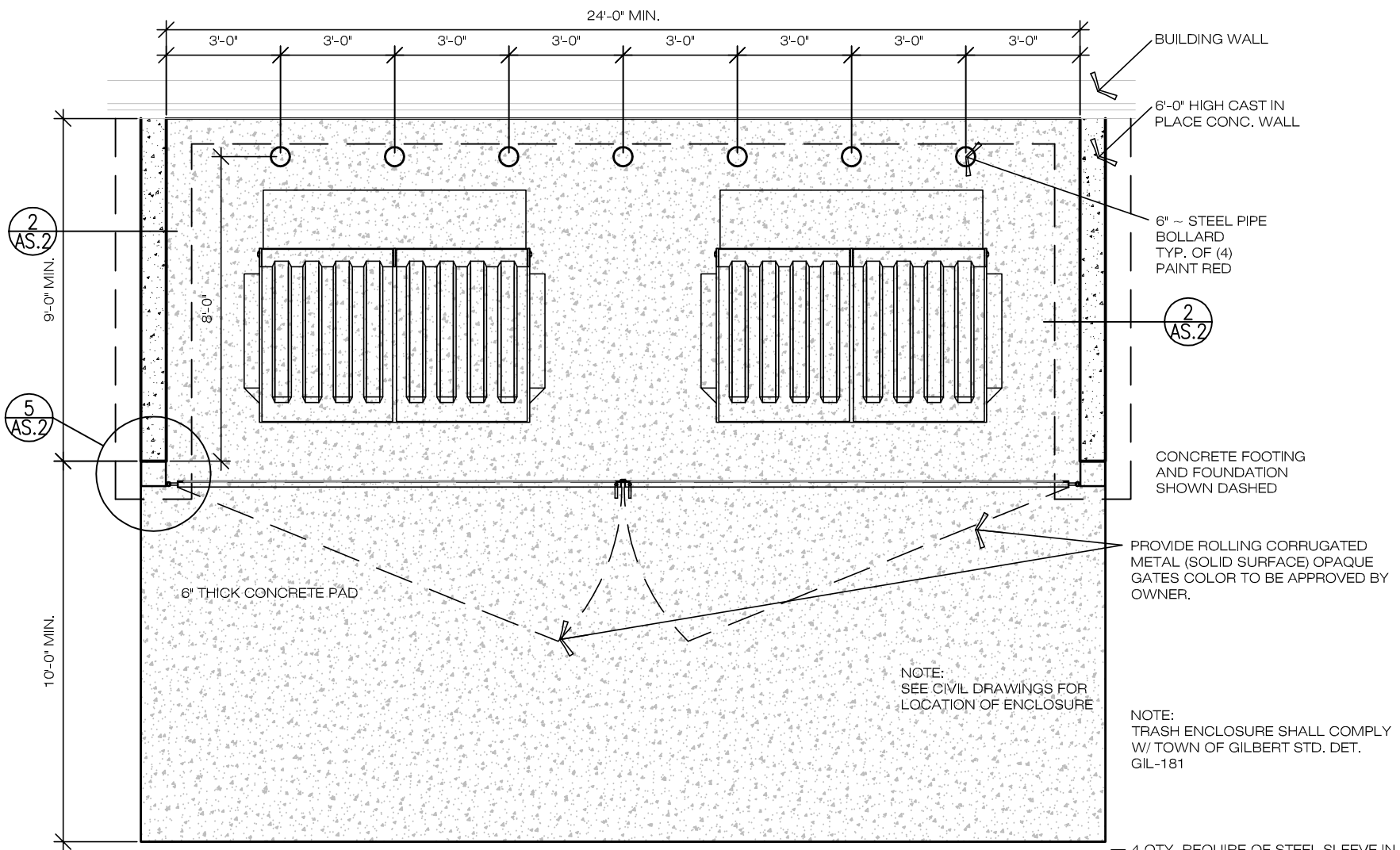
AS.1



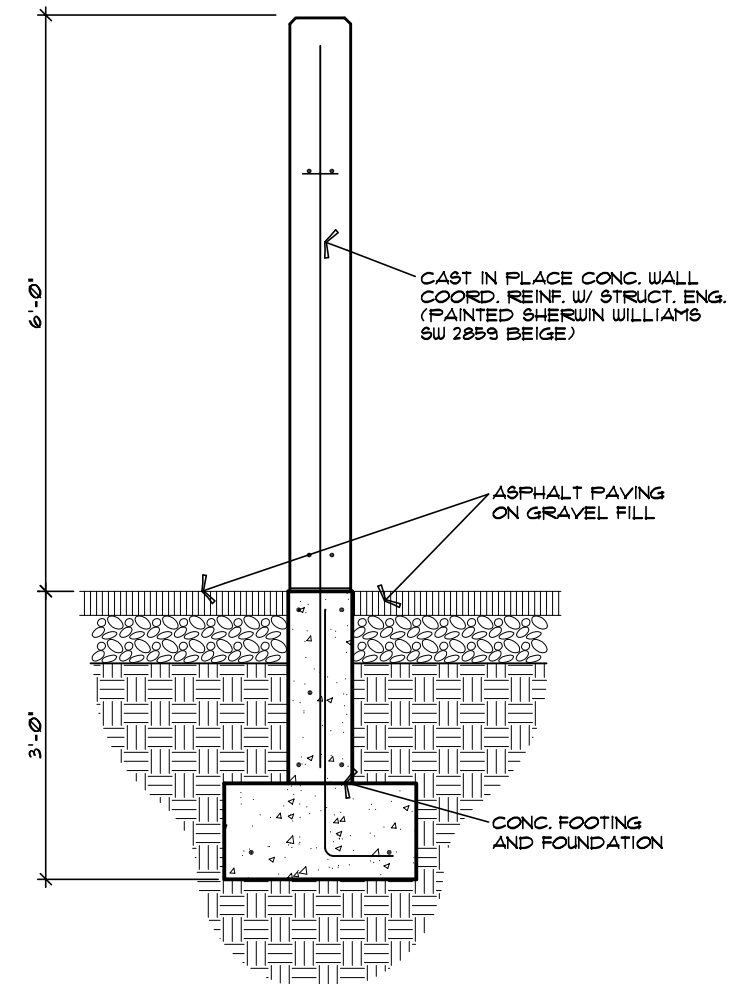
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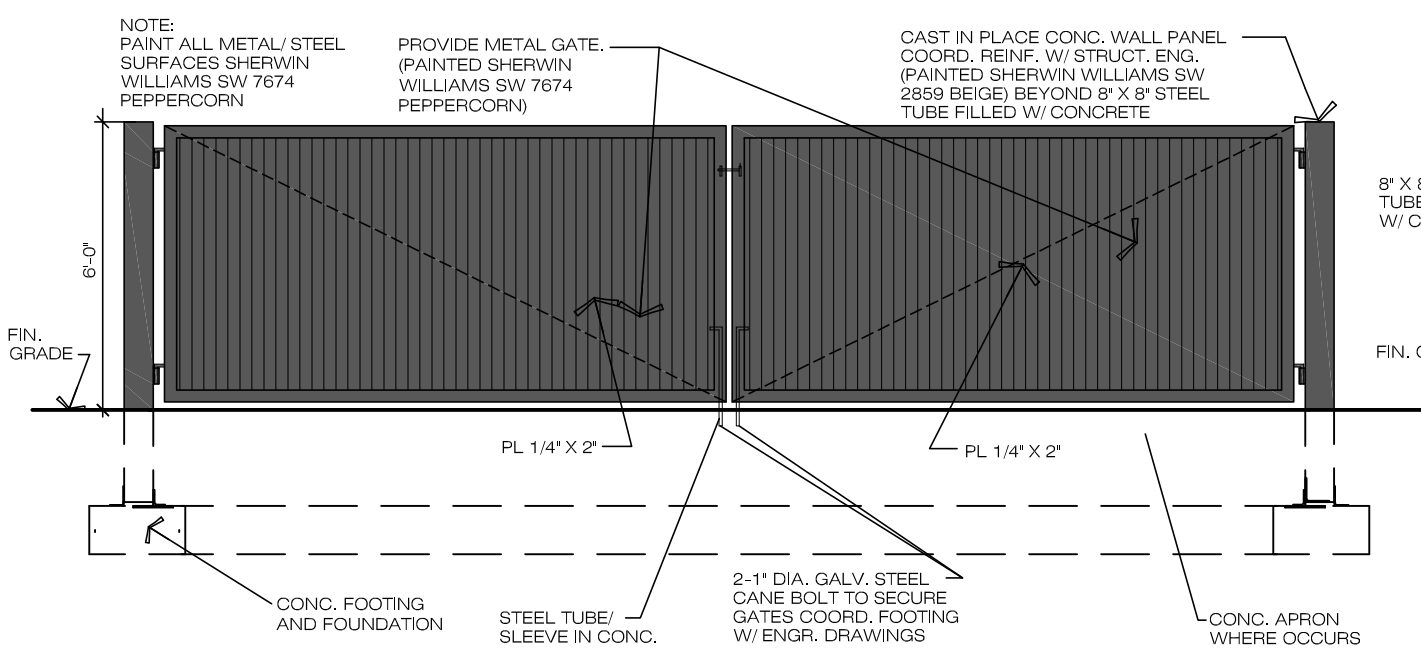
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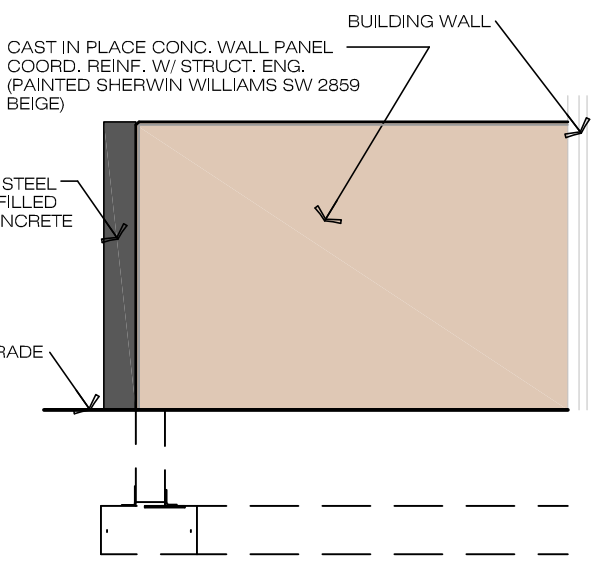
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SCALE 1/2"=1'-0"
SCALE 1/4"=1'-0" (11x17)



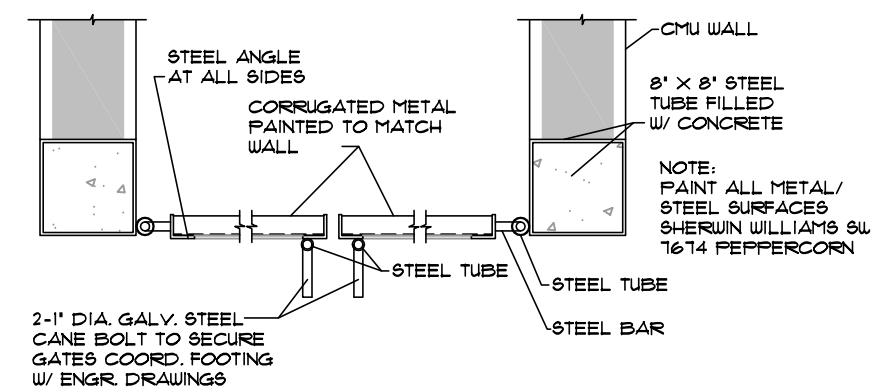
2 TRASH ENCLOSURE WALL SECTION
SCALE 1"=1'-0"
SCALE 1/2"=1'-0" (11x17)



3 FRONT TRASH ENCLOSURE ELEVATION
SCALE 1/2"=1'-0"
SCALE 1/4"=1'-0" (11x17)



4 SIDE TRASH ENCLOSURE ELEVATION
SCALE 1/2"=1'-0"
SCALE 1/4"=1'-0" (11x17)



5 GATE DETAIL
SCALE 3/4"=1'-0" (11 x 17)
SCALE 1 1/2"=1'-0" (24 x 36)

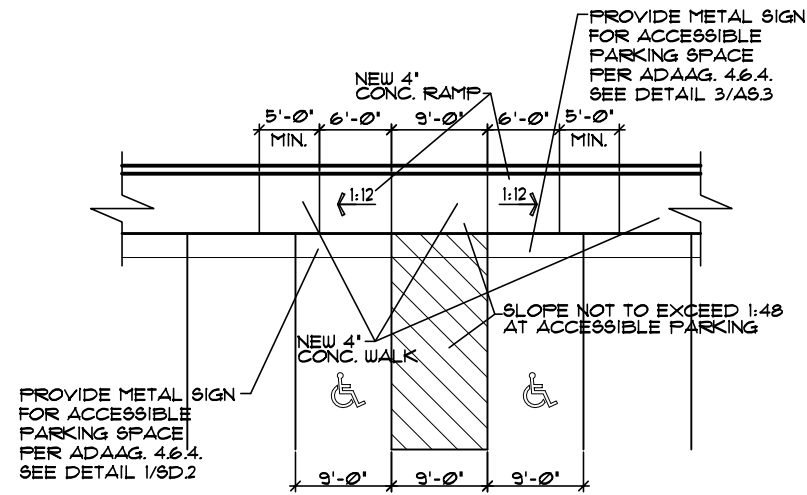
1095 W MELODY AVE

GILBERT, AZ
GILBERT MELODY BUILDING #1

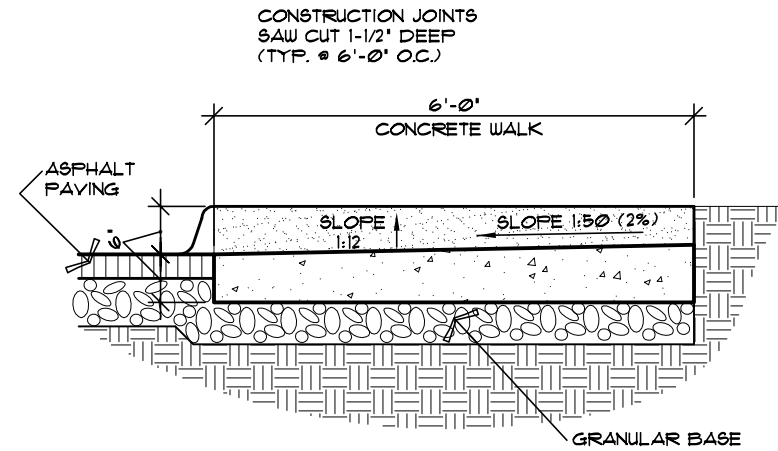
SITE DETAILS

SCALE: AS SHOWN
MARCH 7, 2023
2282301AS2.dwg

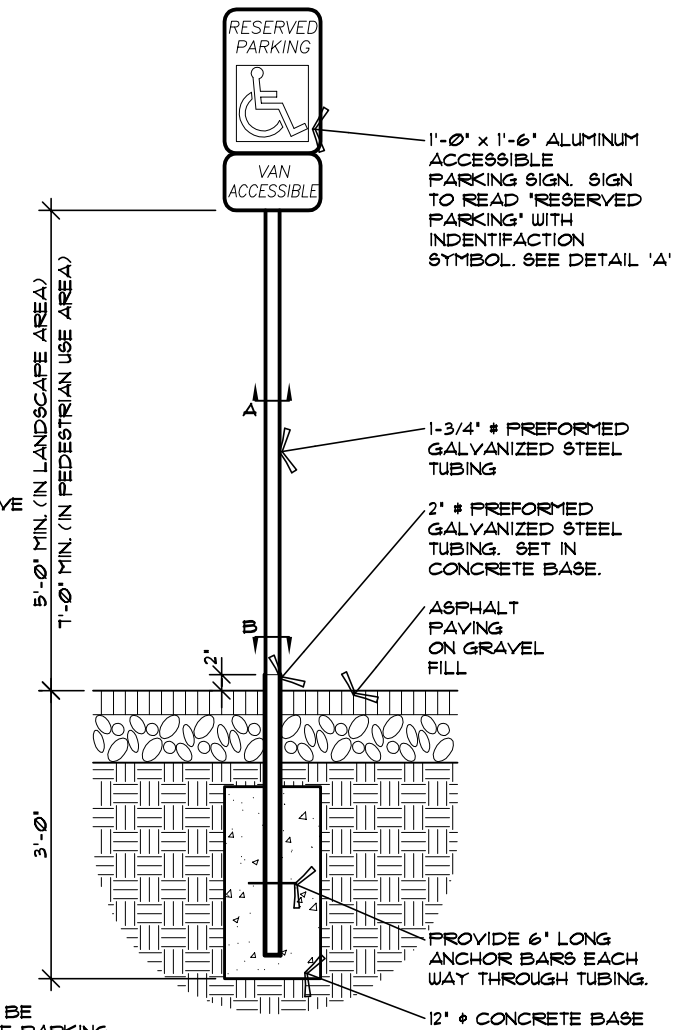
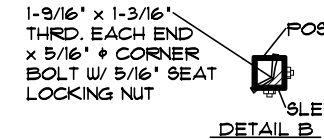
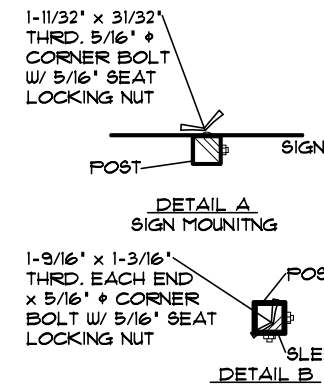
AS.2



1 ACCESSIBLE RAMP DETAIL
NOT TO SCALE

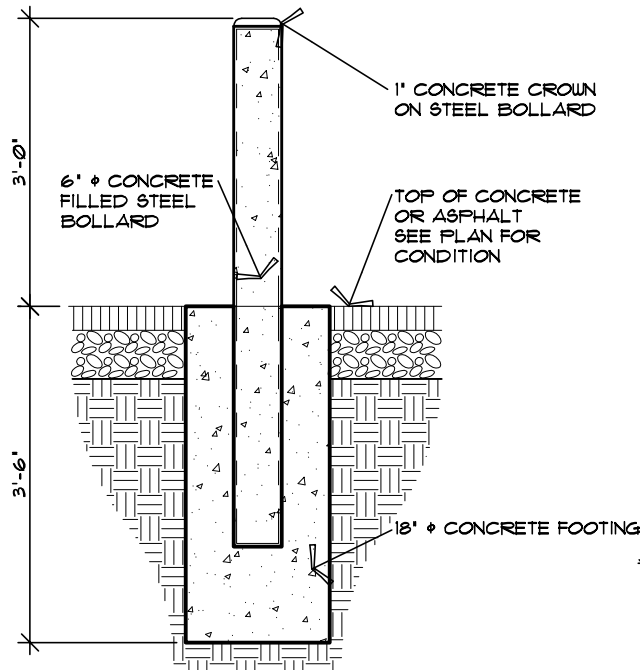


2 CURB CUT SECTION
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SCALE 1/2"=1'-0" (11x17)

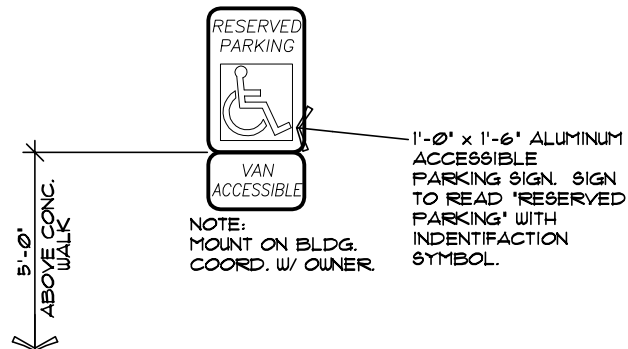


3 ACCESSIBLE PARKING SIGN
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SCALE 1/2"=1'-0" (11x17)

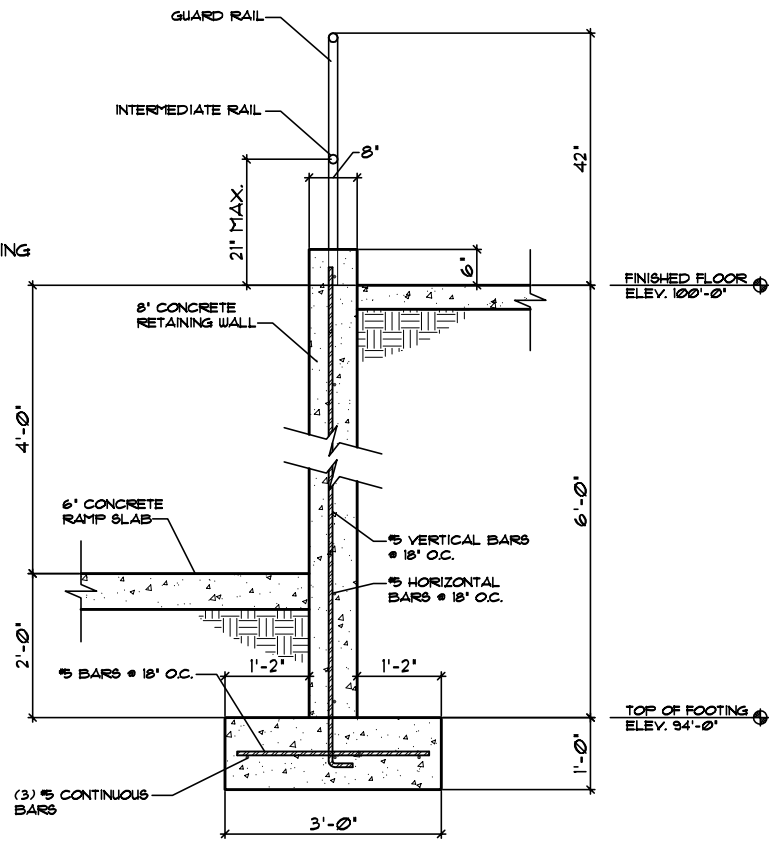
ACCESSIBLE PARKING SIGN TO BE LOCATED AT EACH ACCESSIBLE PARKING LOCATION.



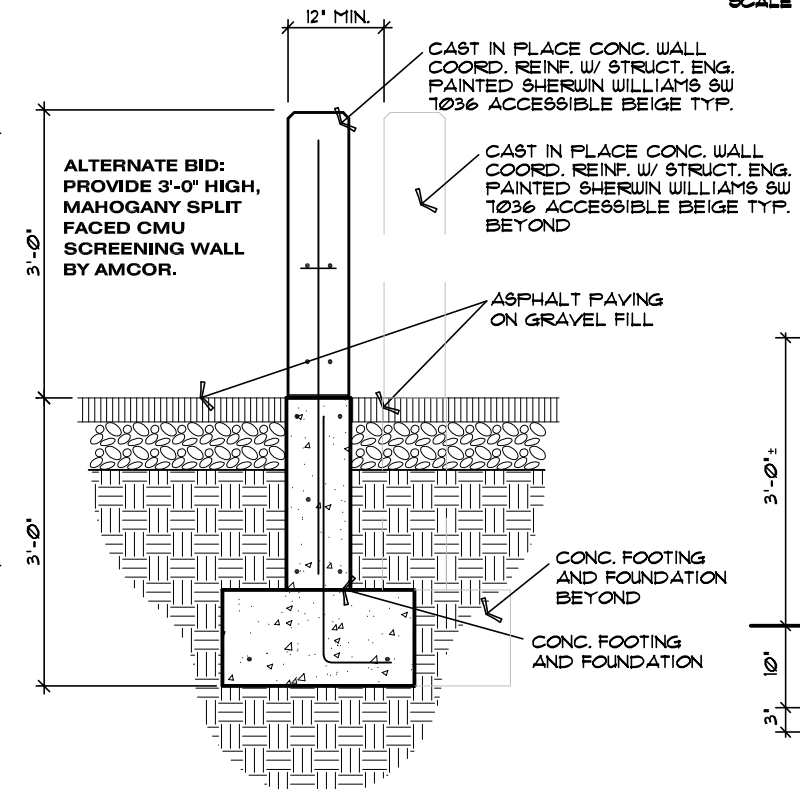
4 BOLLARD DETAIL
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SCALE 1/2"=1'-0" (11x17)



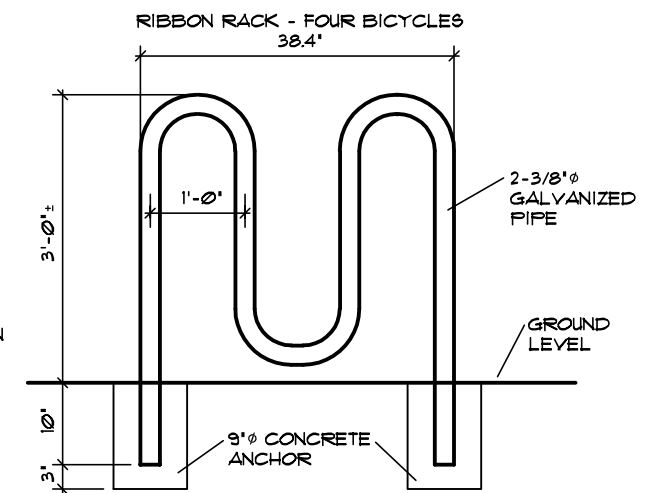
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SCALE 1/2"=1'-0" (11x17)



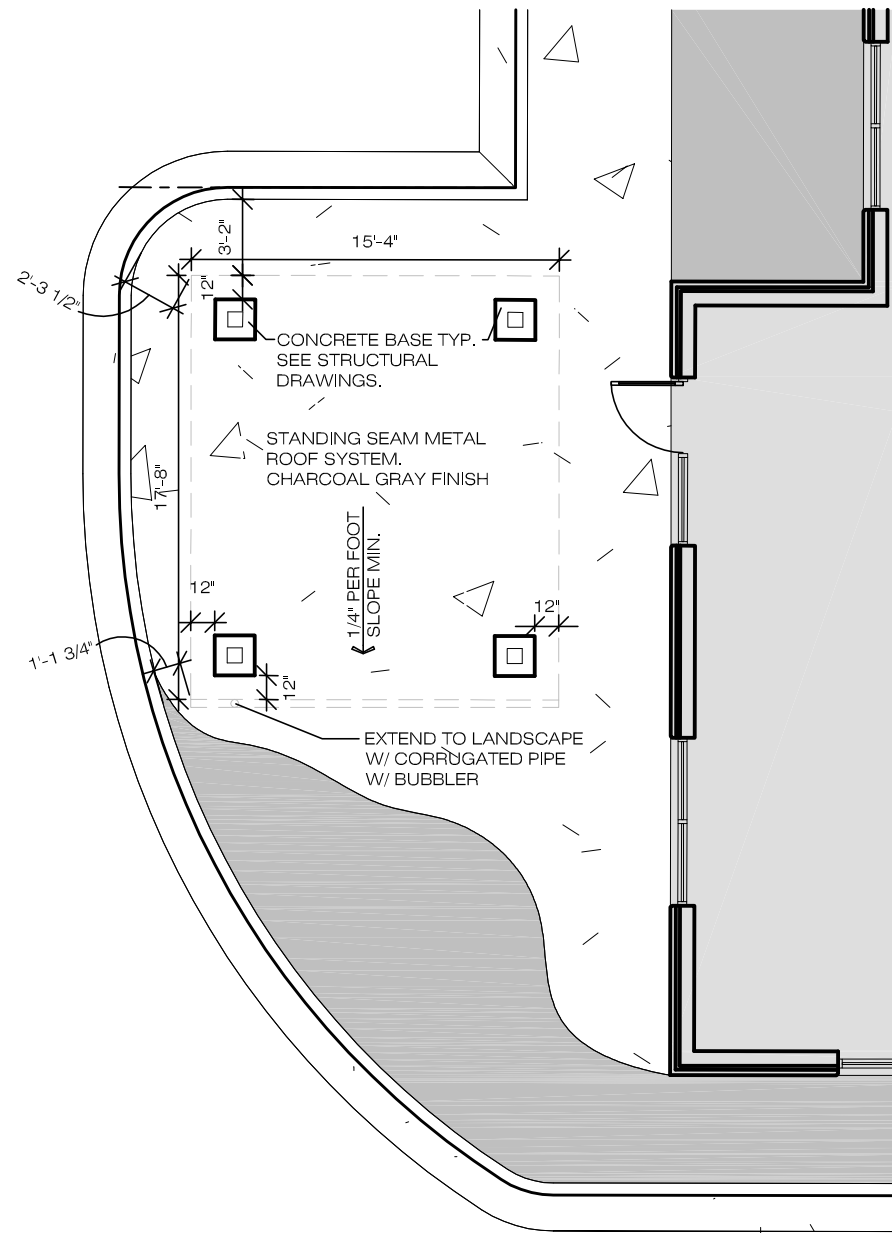
6 RETAINING WALL & GUARD RAIL DETAIL
SCALE 3/4"=1'-0"
SCALE 3/8"=1'-0" (11x17)



7 SCREEN WALL SECTION
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SCALE 1/2"=1'-0" (11x17)



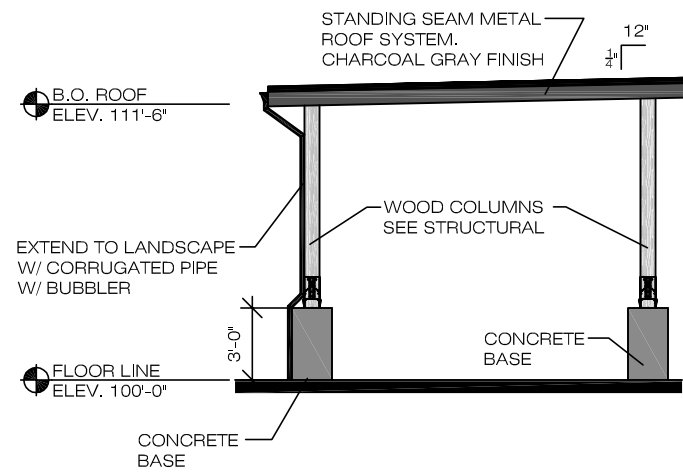
8 BIKE RACK DETAIL
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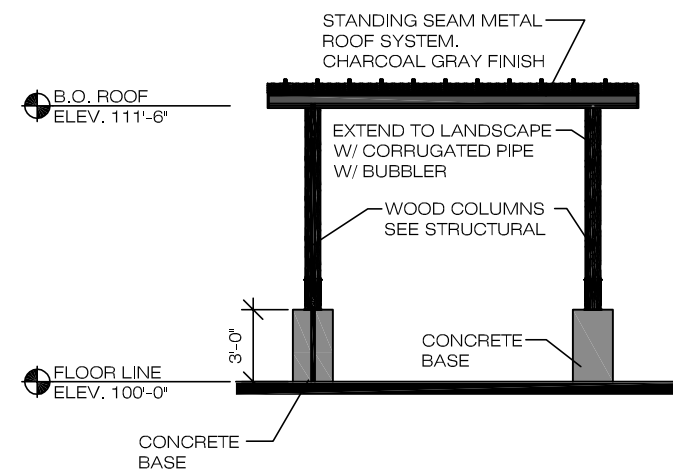
BUILDING 1 SITE AMENITY ENLARGED PLAN

FINISH SCHEDULE

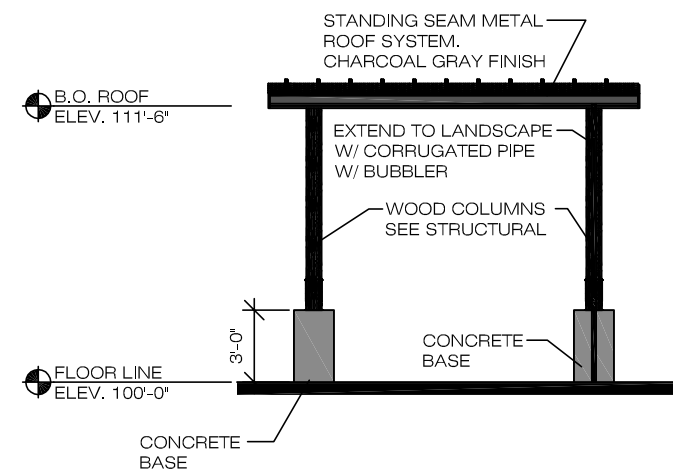
ID	MATERIAL	MANUFACTURER	COLOR
P-1	WOOD	BEHR PREMIUM	#ST-104 CORDOVAN BROWN



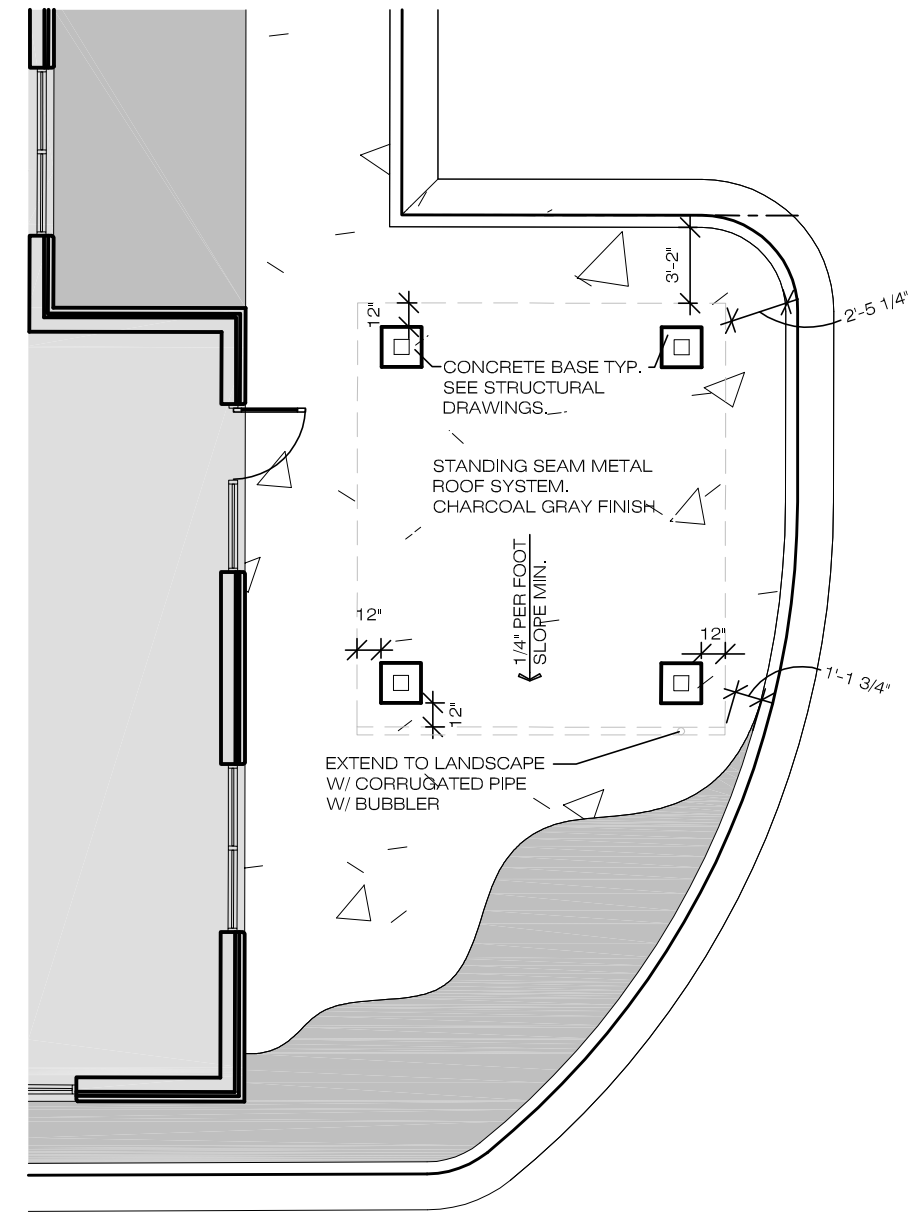
BUILDING 1 & 2 SITE AMENITY EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



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



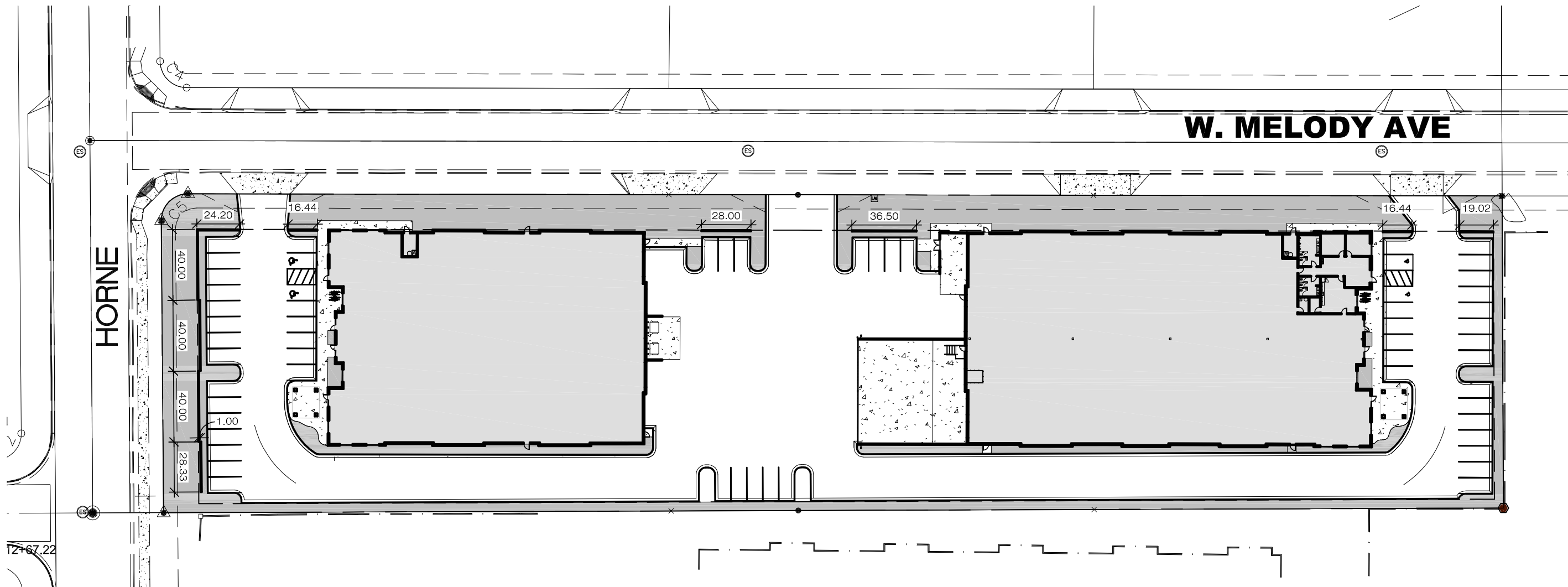
BUILDING 2 SITE AMENITY ENLARGED PLAN



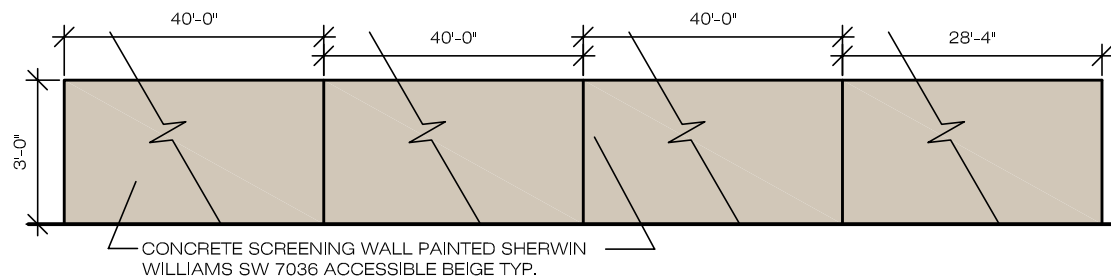
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**ALTERNATE BID:
PROVIDE 3'-0" HIGH, MAHOGANY
SPLIT FACED CMU SCREENING
WALL BY AMCOR.**



HORNE STREET WEST ELEVATION
SCALE: 1/4" = 1'-0"

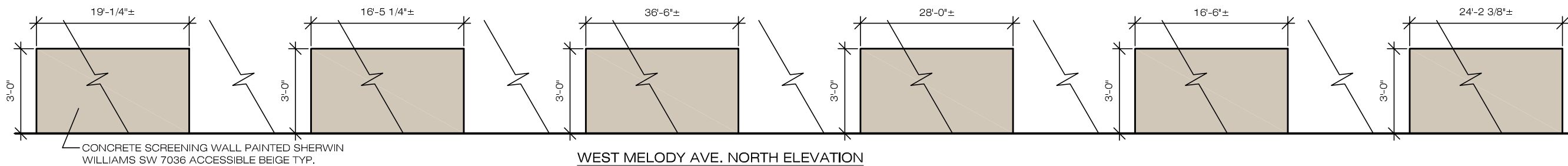


DESCRIPTION: STONE VENEER
MANUF.: AMCOR
COLOR: MAHOGANY
FINISH: SPLIT FACED

1095 W MELODY AVE

GILBERT, AZ

**PROPOSED
BUILDINGS**



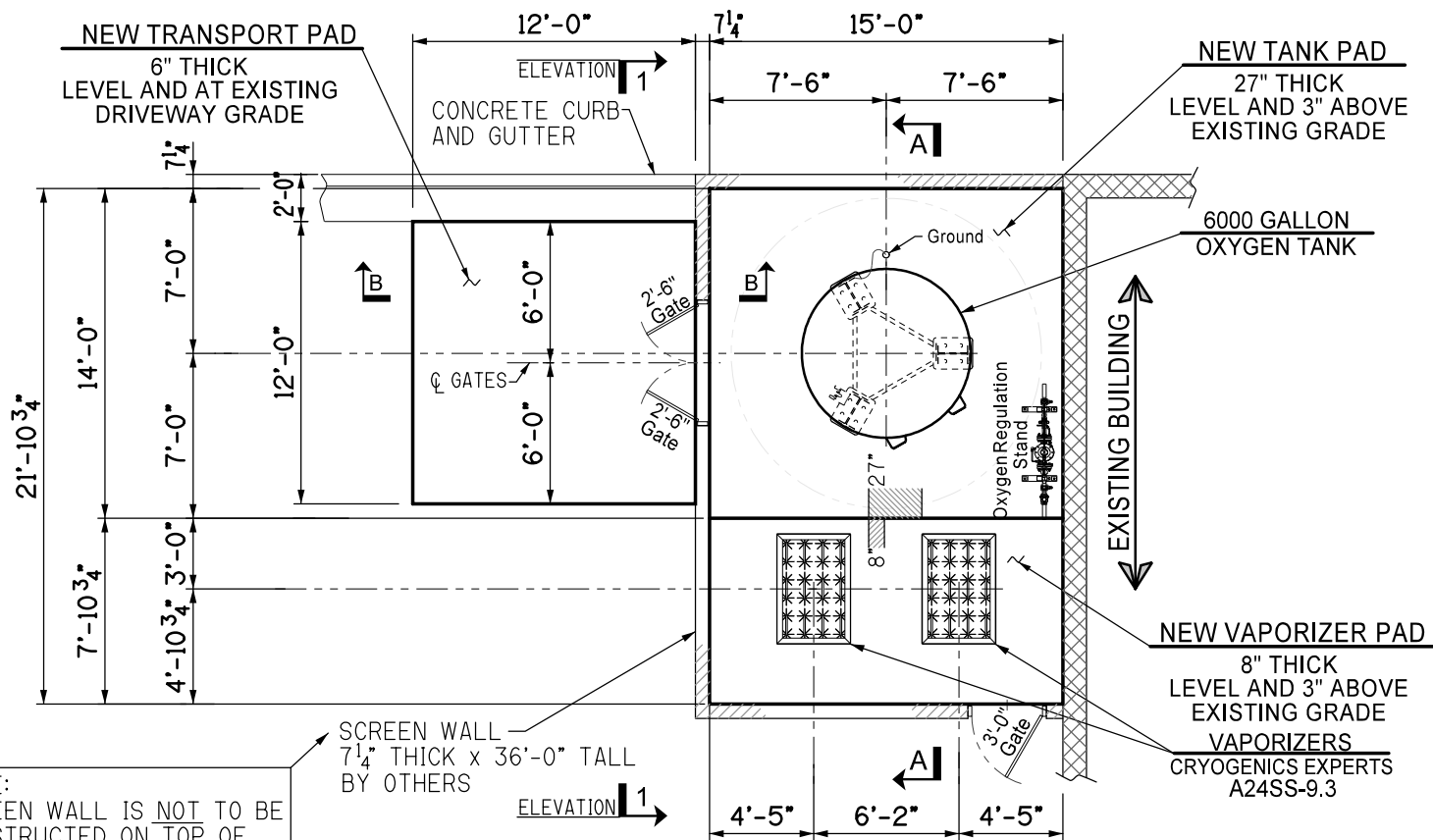
WEST MELODY AVE. NORTH ELEVATION
SCALE: 1/4" = 1'-0"

SCREENING PLAN/
ELEVATIONS

SCALE: AS SHOWN
MARCH 7, 2023
2282301AS2.dwg



AS.5



PLAN - 6000 GALLON OXYGEN SUPPLY SYSTEM

LOCATION AND ORIENTATION
OF THE INSTALLATION SHALL
BE VERIFIED IN THE FIELD

GENERAL NOTES

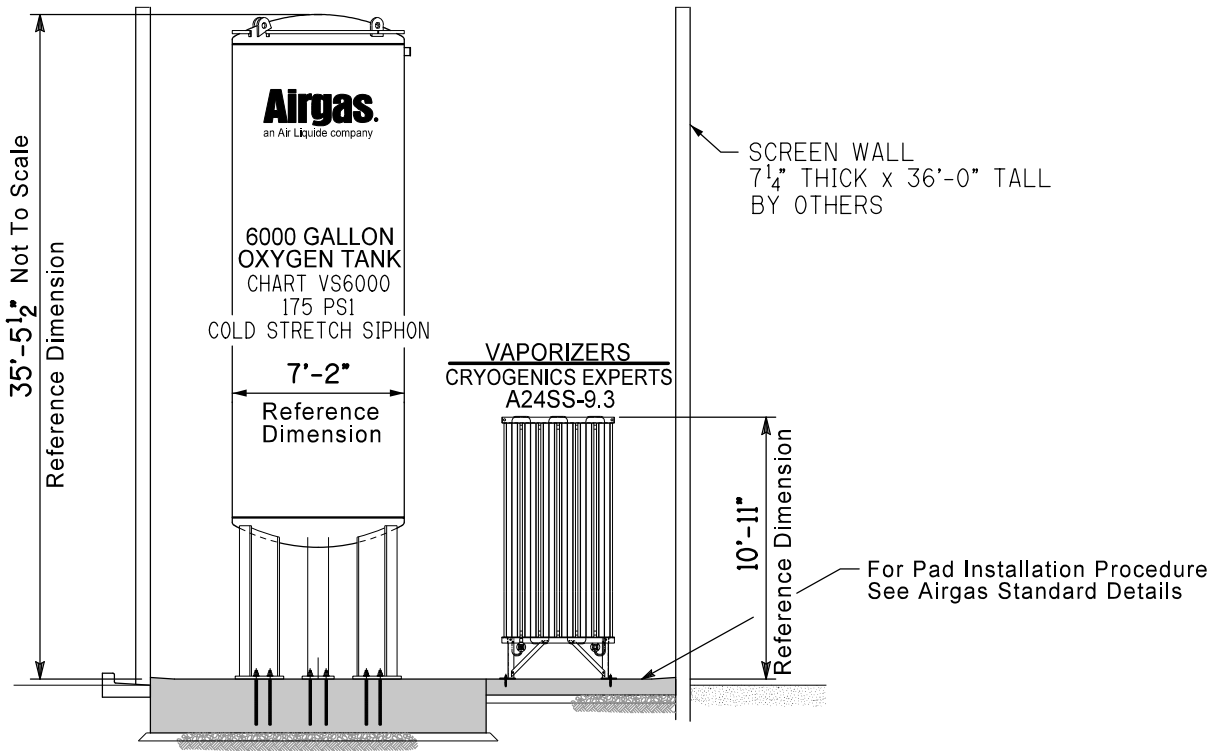
1. VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD
2. ALL CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ACI-301, ACI-302 AND ACI-318
3. CONCRETE COMPRESSIVE STRENGTH SHALL BE 4000 PSI @ 28 DAYS
4. ALL REINFORCING BARS SHALL CONFORM TO ASTM A615 GRADE 60
5. ANY SOFT SPOTS SHALL BE EXCAVATED, FILLED WITH SUITABLE MATERIAL & COMPACTED
6. PROVIDE POSITIVE DRAINAGE OF CRUSHED STONE BASE AND SURROUNDING GRADE.
7. DESIGN SOIL CAPACITY 2000 PSF MINIMUM
8. SOIL SHOULD BE COMPACTED TO 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY PER ASTM D1557.
9. A SOIL INVESTIGATION REPORT WAS NOT PROVIDED TO S. M. HAW ASSOCIATES. S. M. HAW ASSOCIATES IS NOT RESPONSIBLE FOR SLAB HEAVE OR DIFFERENTIAL SETTLEMENT ISSUES DUE TO EXPANSIVE SOIL, UNCOMPACTED NON-ENGINEERED FILL, OR OTHERWISE IMPROPERLY COMPACTED SOIL.
10. DESIGN FOR OCCUPANCY CATEGORY II.
11. DESIGN WIND VELOCITY 113 MPH (ASCE 7-16) EXPOSURE C
12. DESIGN SEISMIC:
0.2 SEC. SPECTRAL RESPONSE ACCELERATION 118.9%g.
1.0 SEC. SPECTRAL RESPONSE ACCELERATION 42.7%g.
SEISMIC DESIGN CATEGORY D
13. ALL ELECTRICAL WORK SHALL COMPLY WITH NFPA 70, NEC-2014.

Work This Drawing With 2021 Versions of Airgas Standard Drawings:

- STF-DET-01 - Standard Bollard, Fence, and Joint Details
 - STF-DET-02 - Tank Pad and Anchoring Installation Notes
- See Airgas Representative For Drawings Regarding:
Grounding, Delivery Guidelines, Exposure Distances, and Courtyard Guidelines.

REFERENCE DRAWING

CIR CIVIL ENGINEERING + SURVEYING
DRAWING NO C1.1 - REVISION 10 01-04-22



ELEVATION 1-1
Looking East

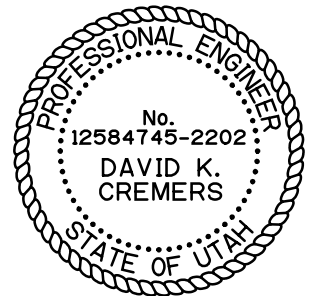
TANK ANCHORAGE

6000 GALLON CHART SIPHON OXYGEN TANK - NOT GROUDED
"HILTI" HIT-HY 200A ADHESIVE ANCHORS
4 - ANCHORS PER BASE PLATE - 12 ANCHORS PER TANK
1 1/4" DIA. x 28" LG. HAS-V-36 THREADED ROD W/1-HEX NUT (ASTM F1554 STEEL)
AND PLATE WASHER 1/4"x3"x3" W/1 5/16" DIA. HOLE - ZINC PLATED
HIT-HY 200 ADHESIVE
23" MINIMUM EMBEDMENT (SEE NOTE "A")
1 3/8" DIA. x 23 1/4" DEEP HOLES IN CONCRETE
MAXIMUM TIGHTENING TORQUE = 200 FT. LBS.

THE SPECIFIED ANCHORS MUST BE USED. IF SUBSTITUTE ANCHOR IS USED THIS MUST BE APPROVED BY THE ENGINEER. THE MINIMUM SLAB THICKNESS MAY NEED TO BE REDESIGNED.
NOTE "A"
BECAUSE THE SEISMIC DESIGN CATEGORY (SDC) IS D, THE TANK LEG ANCHORAGE MUST BE EMBEDDED INTO THE CONCRETE ENOUGH TO HANDLE THE TENSILE STRENGTH OF THE ANCHOR ROD. REFERENCE ASCE 7-16 SECTION 15.7.5.

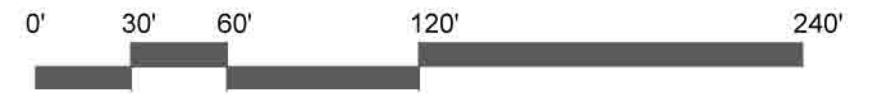
VAPORIZER ANCHORAGE

CRYOGENICS EXPERTS A24SS-9.3- NOT GROUDED
"HILTI" KWIK BOLT TZ2 EXPANSION ANCHORS
1 ANCHOR EACH LEG - 4 REQUIRED EACH VAPORIZER
5/8" DIA. x 4 3/4" LG. - ZINC PLATED
W/ 1-HEX NUT & 1-PLAIN WASHER
3 1/4" MINIMUM EMBEDMENT
5/8" DIA. x 3 3/4" DEEP HOLES IN CONCRETE
MAXIMUM TIGHTENING TORQUE 60 FT. LBS.



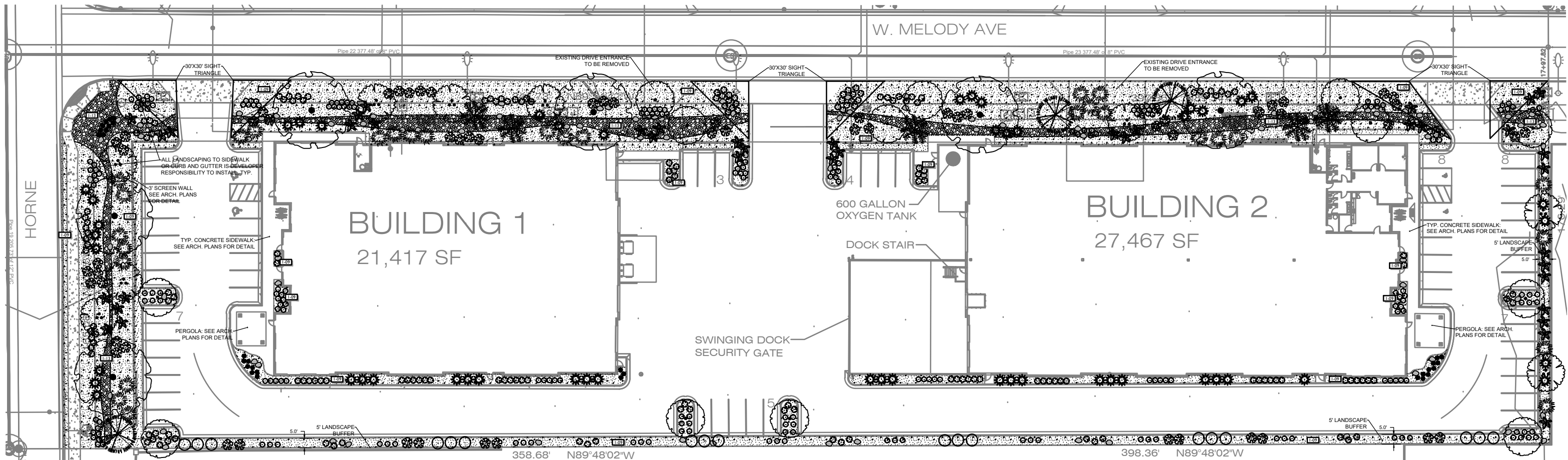
WORK THIS DRAWING WITH DRAWING 22034-2

A FOR REVIEW		TM 2-22-22	Airgas an Air Liquide company Airgas USA, LLC Intermountain 4810 Vasquez Blvd. Denver, Colorado 80216 Phone (303) 370-7809 HTTP://www.airgas.com	DRAWN <u>T. Mack</u> DATE <u>2-21-22</u> CHECKED <u>D.K.C.</u> DATE <u>2-22-22</u> PROJECT No. <u>22034</u>	Premier Medical 12907 S 3600 WEST Riverton, Utah 84065 6000 GALLON OXYGEN SYSTEM PLAN AND ELEVATION	SCALE 1/8" = 1'-0" DRAWING NO. 22034-1	ISSUE DATE 2-22-22 ISSUE A
MARK	DESCRIPTION	BY		DATE	PROJECT No.	6000 GALLON OXYGEN SYSTEM PLAN AND ELEVATION	22034-1



GRAPHIC SCALE: 1" = 60'

ISSUE DATE	PROJECT NUMBER	LICENSE STAMP	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	NORTH ARROW	DRAWING INFO																						
3/8/2023	AZ22005		GILBERT MELODY BLDG. 1/2 GILBERT, ARIZONA	TOM STUART CONSTRUCTION ATT: CASEY CALL 801-936-3446 CASEY@TOMSTUART.COM	 PKJ DESIGN GROUP Landscape Architecture & Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 753-5644 www.pkjdesigngroup.com		PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 3/8/2023																						
<table border="1"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>XXXX</td> <td>XX-XX-XX</td> </tr> <tr> <td>2</td> <td></td> <td></td> </tr> <tr> <td>3</td> <td></td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> </tr> <tr> <td>5</td> <td></td> <td></td> </tr> <tr> <td>6</td> <td></td> <td></td> </tr> <tr> <td>7</td> <td></td> <td></td> </tr> </tbody> </table>	NO.	REVISION	DATE	1	XXXX	XX-XX-XX	2			3			4			5			6			7							
NO.	REVISION	DATE																											
1	XXXX	XX-XX-XX																											
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4																													
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7																													



PLANT LEGEND

CODE	QTY	BOTANICAL / COMMON NAME	CONT	CALL	SIZE
PF	13	Parthenocera florida Blue Palo Verde	15 gal		
PEM	3	Pinus edulis Moundb Pine	B & B		5'-6"
CLB	9	Chilopsis linearis 'Burgundy Lace' Burgundy Lace Desert Willow	B & B		Multi-trunked
PTR	6	Potacia chinensis 'Red Push' Red Push Chinese Potache	B & B		2' Cal
SR2	214	Salsia greggii 'Raspberry' Raspberry Autumn Sage	5 gal		
LZC	174	Leucophyllum zygophyllum Cameron Texas Sage	5 gal		
SSTL	18	Sesuvium muriciflorum Texas Mountain Laurel	5 gal		
CRS	60	Cycas revoluta Sago Palm	5 gal		

PLANT LEGEND

CODE	QTY	BOTANICAL / COMMON NAME	CONT
AAV	39	Agave americana 'Marginata' Variegated Century Plant	5 gal
APT	31	Agave parryi truncata Artichoke Parry's Agave	5 gal
DQM	29	Daylirion quadrangulum Mexican Grass Tree	5 gal
FS	5	Fouquieria splendens Ocotillo	5 gal
HFG	51	Hesperaloe funifera Giant Hesperaloe	5 gal

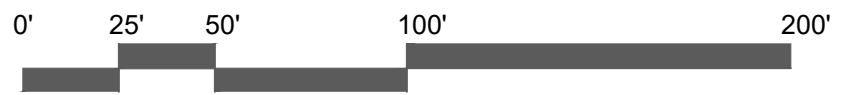
SITE MATERIALS LEGEND

	1\"/> MINUS DESERT SWIRL CRUSHED ROCK OR APPROVED EQUAL ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12\"/> DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3\"/> DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK FROM WITHIN ONE FOOT OF TREE TRUNK, SHRUB OR PERENNIAL STEM OR GRASS ROOT BALL. INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1\"/> AWAY FROM EDGE OF ROOT BALL OF ALL PLANTS.	30,268 sf
	4\"/>-6\"/> GREY ROSE COBBLE ROCK OR APPROVED EQUAL ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12\"/> DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 9-12\"/> DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK FROM WITHIN ONE FOOT OF TREE TRUNK, SHRUB OR PERENNIAL STEM OR GRASS ROOT BALL. INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL LARGE ROCK AREAS. KEEP WEED BARRIER 1\"/> AWAY FROM EDGE OF ROOT BALL OF ALL PLANTS.	4,806 sf
	5.5\"/> DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	1,611 lf

SITE REQUIREMENT CALCULATIONS

STREET FRONTAGE	REQUIRED:	PROVIDED:
MELODY AVE. 1 TREE / 30 FT (503 LN FT) SHRUBS/GROUNDCOVER GROUNDCOVER PERCENTAGE	17	17 239 33%
HORNE DR. 1 TREE / 30 FT (155 LN FT) SHRUBS/GROUNDCOVER GROUNDCOVER PERCENTAGE	6	6 71 42%
SOUTH PERIMETER LANDSCAPE (735 LN FT) TREES SHRUBS		4 105
EAST PERIMETER LANDSCAPE (155 LN FT) TREES SHRUBS		3 17

TOTAL SITE AREA: 134,915 SF
 ON-SITE LANDSCAPE AREA 25,127 SF 16.62%
 OFF-SITE LANDSCAPE AREA 9,288 SF
 TOTAL LANDSCAPE AREA 34,415 SF
 %OPEN SPACE (TOTAL LANDSCAPE AREA / GROSS SITE AREA) ON AND OFFSITE LANDSCAPE: 25.5%



GRAPHIC SCALE: 1" = 50'

ISSUE DATE	PROJECT NUMBER	LICENSE STAMP	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	NORTH ARROW	DRAWING INFO
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NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		



GILBERT MELODY BLDG. 1/2
 GILBERT, ARIZONA

TOM STUART CONSTRUCTION
 ATT: CASEY CALL
 801-936-3446
 CASEY@TOMSTUART.COM



3450 N. TRIUMPH BLVD. SUITE 102
 LEHI, UTAH 84043 (801) 753-5644
 www.pkjdesigngroup.com

DATE	JTA
DRAWN	ACP
CHECKED	JMA
PLOT DATE	3/8/2023

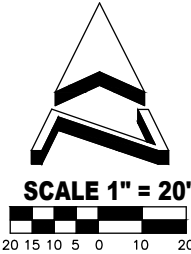
LANDSCAPE PLAN COLOR

PERMIT SET

LP-100

GILBERT MELODY BDLG 1 - GRADING & DRAINAGE PLAN

A PORTION OF THE NORTH EAST QUARTER SECTION 2,
TOWNSHIP 01 SOUTH, RANGE 05 EAST OF THE
G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA.



CONSTRUCTION NOTES:

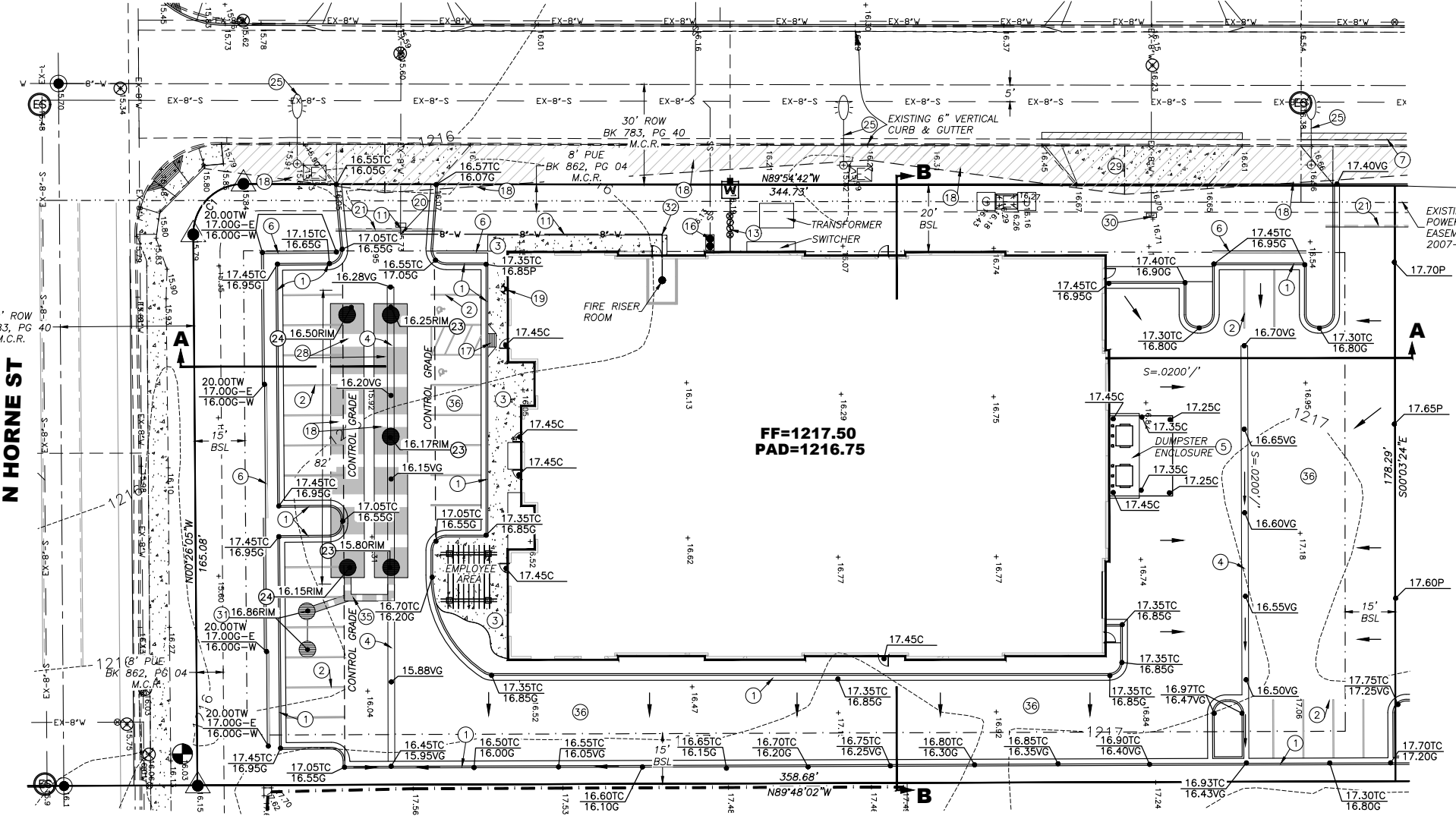
- ① INSTALL 6" VERTICAL CURB & GUTTER PER MAG STD. DTL. 220 TYPE A.
- ② INSTALL 4" WIDE PAINTED STRIPING (TYP).
- ③ INSTALL CONCRETE SIDEWALK PER MAG 230. (SEE ARCHITECT PLANS FOR DETAIL)
- ④ INSTALL 2' VALLEY GUTTER PER MAG 240(MODIFIED TO 2').
- ⑤ INSTALL TRASH DUMPSTER PER TOG STD DTL. 180 WITHOUT SURROUNDING CMU WALLS. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION. (2 TOTAL) INSTALL BOLLARDS PER T.O.G. STD. DTL. 189.
- ⑥ INSTALL 3' ARCHITECTURAL SCREEN WALL.
- ⑦ HORIZONTAL SAWCUT AND REMOVE 28' L.F. OF CURB AND INSTALL 18' DRIVEWAY WITH 10' WING PER T.O.G. STD. DTL. 210. TO BE CONSTRUCTED WITH ADJACENT PROPERTY ENCOMPASSING REMAINING 22' OF DRIVEWAY.
- ⑧ INSTALL 96' L.F. OF 8" D.I.P. FIRELINE TO FIRE RISER IN BUILDING. INSTALL FIRE DEPARTMENT MARKER PER T.O.G. STD. DTL. 61, BEDDING PER T.O.G. STD. DTL. 302.
- ⑨ INSTALL 1-1/2" DOMESTIC METER PER T.O.G. STD. DTL. 310 AND 1-1/2" REDUCED PRESSURE BACKFLOW PREVENTOR (WATTS-009-0T-1-1/2") PER T.O.G. STD. DTL. 351 AND 359 (WITH CAGE ENCLOSURE) WITH 6' L.F. OF 2" WATER SERVICE LINE TO BUILDING.
- ⑩ CONNECT INTO EXISTING 6" SEWER STUB WITH 6"x4" REDUCER AND INSTALL 71' L.F. OF 4" ABS SCH. 40 SEWERLINE TO BUILDING (S=0.100 1/4" MIN.) PER UPC. INSTALL DOUBLE CLEANOUT PER MAG STD 440-2.
- ⑪ INSTALL HANDICAP RAMPS WITH TACTILE WARNING (RAISED TRUNCATED DOMES) SURFACE PER ARCHITECT PLAN.
- ⑫ ENSURE VISIBILITY TRIANGLE PER TOG STD. DTL. 212
- ⑬ INSTALL FIRE DEPARTMENT CONNECTION
- ⑭ INSTALL 8"-90° BEND AND CONNECT TO EXISTING 8" STUB. REMOVE EXISTING CURB STOP AND FLUSHING PIPE.
- ⑮ INSTALL 2" LANDSCAPE SLEEVE.
- ⑯ INSTALL CATCH BASIN OVER STORAGE PIPE PER DETAIL ON SHEET 4.
- ⑰ INSTALL MANHOLE ACCESS OVER STORAGE PIPE PER DETAIL ON SHEET 4.
- ⑱ EXISTING STREET LIGHT
- ⑲ INSTALL 2 - 82' L.F. OF 10' DIA 14 GAUGE (3"x1" CORRUGATIONS AND GALVANIZE, WALL THICKNESS = .079". UNDERGROUND RETENTION TANK INSTALL 1/4" SOLID STEEL PLATE AT EACH ENDED (WELDED). ALL JOINTS IN UNDERGROUND PIPE SHALL BE WATER TIGHT MANUFACTURED JOINTS. INSTALL PER MANUFACTURERS SPECIFICATION. PIPE INSTALLATION PER MAG STD. SPEC. 621. EXCAVATION, BEDDING & BACKFILL PER MAG. STD. SPEC. 601, MATERIAL PER MAG. STC. SPEC. 760. E-N= 03.28 E-S=02.78. SEE DETAIL SH 4.
- ⑳ REMOVE 40' L.F. OF EXISTING DRIVEWAY. SAWCUT AND REMOVE 40' L.F. OF AC AND INSTALL 6" CURB AND GUTTER TO MATCH EXISTING GRADES PER MAG STD. 220-1 TYPE A.
- ㉑ ABANDON EXISTING 8" WATER LINE AT CURB STOP AND FLUSHING PIPE.
- ㉒ SEE DETAIL THIS SHEET 5 - INSTALL MAXWELL PLUS DRAINAGE SYSTEM OR EQUIVALENT
- ㉓ INSTALL 8" 90° ELBOW FOR 8" D.I.P. FIRELINE
- ㉔ INSTALL 24" CMP - QUANTITIES CALLED OUT ON PROFILE VIEW ON SHEET 4 AND 5
- ㉕ INSTALL 3" AC ON 6" ABC

SERVICES:

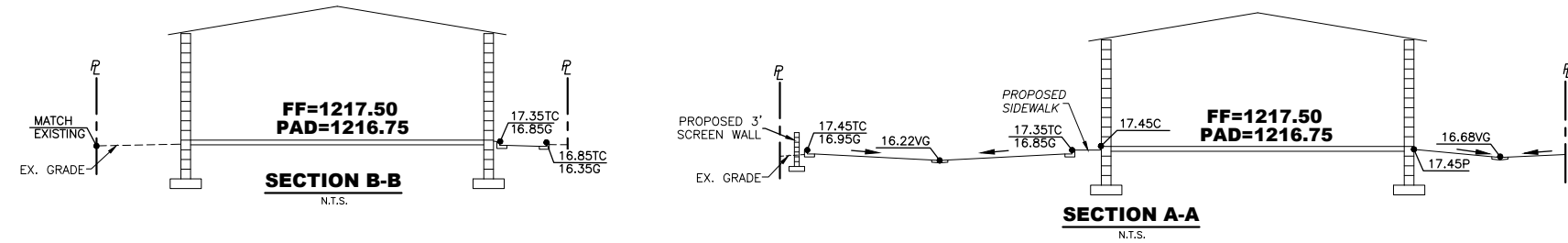
- | | |
|------------|---------------------------------|
| POLICE: | TOWN OF GILBERT |
| FIRE: | TOWN OF GILBERT |
| WATER: | TOWN OF GILBERT |
| SEWER: | SEPTIC |
| ELECTRIC: | SALT RIVER PROJECT |
| GARBAGE: | TOWN OF GILBERT |
| TELEPHONE: | QWEST |
| CABLE TV: | COX COMMUNICATIONS |
| NOTE: | ALL UTILITIES TO BE UNDERGROUND |

RETENTION CALCULATIONS

DRAINAGE AREA SHEET 2 = 64,329 SF
 AREA OF CONCRETE/ROOF (C=0.95) = 49,702 SF
 AREA OF LANDSCAPE (C=0.25) = 14,627 SF
 WEIGHTED C VALUE = 0.79
 50-YEAR, 24-HOUR RAINFALL = 0.25"
 VOLUME RETENTION REQUIRED = (64,329 SF * 0.79 * 0.25") = 12,705 CF
 VOLUME RETENTION PROVIDED = 82 LF * 78.5 SF * 2 TANKS = 12,878 CF



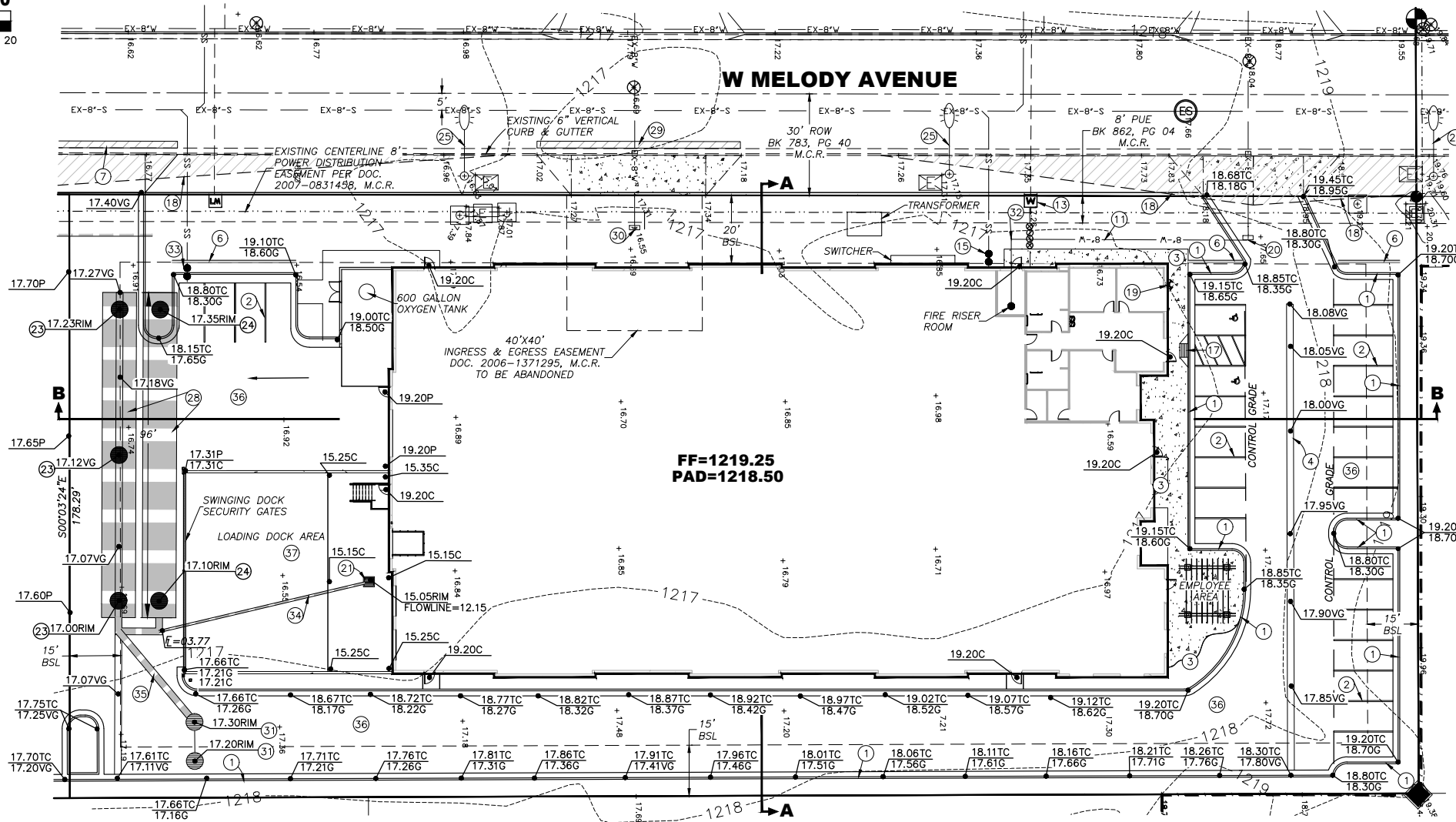
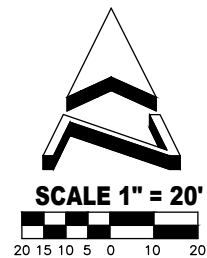
PROJECT SUMMARY	
GROSS LAND AREA	134,915 SF 3.1 ACRES
LANDSCAPE AREA	25,127 SF 18.62% (10% MIN.)
BUILDING 1 AREA FOOTPRINT	21,417 SF
PROFESSIONAL OFFICE	7.5 SPACES 1,857 SF
WAREHOUSE	19.5 SPACES 19,560 SF
PARKING STALLS REQUIRED	27
BUILDING 2 AREA FOOTPRINT	27,487 SF
PROFESSIONAL OFFICE	7.5 SPACES 1,857 SF
WAREHOUSE	25.5 SPACES 25,610 SF
PARKING STALLS REQUIRED	33
TOTAL PARKING STALLS REQUIRED	60
TOTAL PARKING STALLS PROVIDED	60



ALLEN CONSULTING ENGINEERS, INC.	4111 E. VALLEY AUTO DRIVE, SUITE 103 MESA, ARIZONA 85206 PHONE (480) 844-1666 E-MAIL: ace@allenconsultengr.com
	GILBERT MELODY BUILDING 1 1095 W. MELODY AVENUE GILBERT, ARIZONA 85233 GRADING AND DRAINAGE PLAN
JOB NUMBER: 97348 DRAWING: PRELIM-C&D-SHT2 DRAFTSMAN:	SHEET: 2 OF 5 CHECKED BY:
DATE: 01-25-23	

GILBERT MELODY BDLG 2 - GRADING & DRAINAGE PLAN

A PORTION OF THE NORTH EAST QUARTER SECTION 2,
TOWNSHIP 01 SOUTH, RANGE 05 EAST OF THE
G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA.



LEGEND

- EX. EXISTING
- ROW RIGHT OF WAY
- PUE PUBLIC UTILITY EASEMENT
- T.O.G. TOWN OF GILBERT
- C CENTER LINE
- S/L SEWER LINE
- W/L WATER LINE
- C CABLE TV
- E ELECTRICAL TRANSFORMER
- TC TOP OF CURB
- G GUTTER, GRADE PAVEMENT
- FF FINISH FLOOR
- WATER VALVE
- FIRE HYDRANT
- REDUCER
- SEWER MANHOLE
- EXISTING STOP CURB & FLUSHING PIPE

SERVICES:

- POLICE: TOWN OF GILBERT
- FIRE: TOWN OF GILBERT
- WATER: TOWN OF GILBERT
- SEWER: SEPTIC
- ELECTRIC: SALT RIVER PROJECT
- GARBAGE: TOWN OF GILBERT
- TELEPHONE: QUEST
- CABLE TV: COX COMMUNICATIONS
- NOTE: ALL UTILITIES TO BE UNDERGROUND

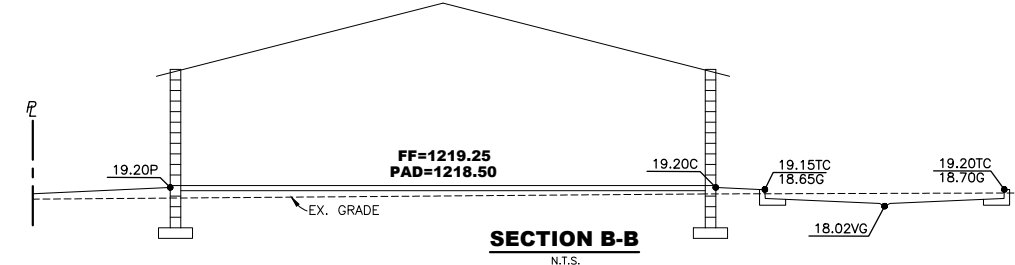
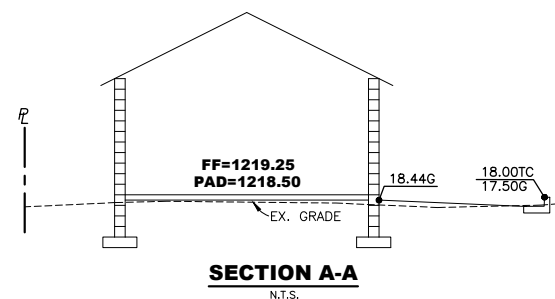
CONSTRUCTION NOTES:

- 1 INSTALL 6" VERTICAL CURB & GUTTER PER MAG STD. DTL. 220 TYPE A.
- 2 INSTALL 4" WIDE PAINTED STRIPING (TYP).
- 3 INSTALL CONCRETE SIDEWALK PER MAG 230. (SEE ARCHITECT PLANS FOR DETAIL)
- 4 INSTALL 2' VALLEY GUTTER PER MAG 240(MODIFIED TO 2').
- 5 INSTALL TRASH DUMPSTER PER TOG STD DTL. 180 WITHOUT SURROUNDING CMU WALLS. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION. (2 TOTAL) INSTALL BOLLARDS PER T.O.G. STD. DTL. 189.
- 6 INSTALL 3' ARCHITECTURAL SCREEN WALL.
- 7 HORIZONTAL SAWCUT AND REMOVE 32 L.F. OF CURB AND INSTALL 22' DRIVEWAY WITH 10' WING PER T.O.G. STD. DTL. 210 TO BE CONSTRUCTED WITH ADJACENT PROPERTY ENCOMPASSING REMAINING 18' OF DRIVEWAY.
- 11 INSTALL 92 L.F. OF 8" D.I.P. FIRELINE TO FIRE RISER IN BUILDING. INSTALL FIRE DEPARTMENT MARKER PER T.O.G. STD. DTL. 325, BEDDING PER T.O.G. STD. DTL. 302.
- INSTALL 1-1/2" DOMESTIC METER PER T.O.G. STD. DTL. 310 AND 1-1/2" REDUCED PRESSURE BACKFLOW PREVENTOR (WATTS-009-QT-1-1/2") PER T.O.G. STD. DTL. 351 AND 359 (WITH CAGE ENCLOSURE) WITH 6 L.F. OF 2" WATER SERVICE LINE TO BUILDING.
- 13 CONNECT INTO EXISTING 6" SEWER STUB WITH 6"x4" REDUCER AND INSTALL 71 L.F. OF 4" ABS SCH. 40 SEWERLINE TO BUILDING (S=0.0100 '/', MIN.) PER UPC. INSTALL DOUBLE CLEANOUT PER MAG STD 440-2.
- 17 INSTALL HANDICAP RAMPS WITH TACTILE WARNING (RAISED TRUNCATED DOMES) SURFACE PER ARCHITECT PLAN.
- 18 ENSURE VISIBILITY TRIANGLE PER TOG STD. DTL. 212
- 19 INSTALL FIRE DEPARTMENT CONNECTION
- 20 INSTALL 8"-90° BEND AND CONNECT TO EXISTING 8" STUB. REMOVE EXISTING CURB STOP AND FLUSHING PIPE.
- 21 INSTALL 2'X2' CATCH BASIN PER MAG STD 537.
- 23 INSTALL CATCH BASIN OVER STORAGE PIPE PER DETAIL ON SHEET 4.
- 24 INSTALL MANHOLE ACCESS OVER STORAGE PIPE PER DETAIL ON SHEET 4.
- 25 EXISTING STREET LIGHT
- 28 INSTALL 2 - 96 L.F. OF 10' DIA 14 GAUGE (3"x1" CORRUGATIONS AND GALVANIZE, WALL THICKNESS = .079". UNDERGROUND RETENTION TANK INSTALL 1/4" SOLID STEEL PLATE AT EACH END (WELDED). ALL JOINTS IN UNDERGROUND PIPE SHALL BE WATER TIGHT MANUFACTURED JOINTS. INSTALL PER MANUFACTURERS SPECIFICATION. PIPE INSTALLATION PER MAG STD. SPEC. 621. EXCAVATION, BEDDING & BACKFILL PER MAG. STD. SPEC. 601, MATERIAL PER MAG. STC. SPEC. 760. $\bar{E}-N=04.27$ $\bar{E}-S=03.77$. SEE DETAIL SH 4.
- 29 REMOVE 40' L.F. OF EXISTING DRIVEWAY. SAWCUT, REMOVE AND REPLACE 40' L.F. OF AC AND INSTALL 6" CURB AND GUTTER TO MATCH EXISTING GRADES PER MAG STD. 220-1 TYPE A.
- 30 ABANDON EXISTING 8" WATER LINE AT CURB STOP AND FLUSHING PIPE.
- 31 SEE DETAIL SH5 - INSTALL MAXWELL PLUS DRAINAGE SYSTEM OR EQUIVALENT
- 32 INSTALL 8" 90° ELBOW FOR 8" D.I.P. FIRELINE
- 33 ABANDON EXISTING SEWER SERVICE CONNECTION
- 34 INSTALL 63' L.F. OF 8" CMP
- 35 INSTALL 24" CMP - QUANTITIES CALLED OUT ON PROFILE VIEW ON SHEET 4 AND 5
- 36 INSTALL 3" AC ON 6" ABC
- 36 CONSTRUCT LOADING DOCK PER ARCHITECT PLANS

RETENTION CALCULATIONS

DRAINAGE AREA SHEET 3 = 70,582 SF
 AREA OF CONCRETE/ROOF (C=0.95) = 59,335 SF
 AREA OF LANDSCAPE (C=0.25) = 11,247 SF
 WEIGHTED C VALUE = 0.84
 50-YEAR, 24-HOUR RAINFALL = 0.25'
 VOLUME RETENTION REQUIRED = (70,582 SF * 0.84 * 0.25') = 14,822 CF
 VOLUME RETENTION PROVIDED = 96 LF * 78.5 SF * 2 TANKS = 15,072 CF

PROJECT SUMMARY	
GROSS LAND AREA	134,915 SF 3.1 ACRES
LANDSCAPE AREA	25,127 SF 18.62% (10% MIN.)
BUILDING 1 AREA FOOTPRINT	21,417 SF
PROFESSIONAL OFFICE	7.5 SPACES 1,857 SF 1/250 SF
WAREHOUSE	19.5 SPACES 19,560 SF 1/1000 SF
PARKING STALLS REQUIRED	27
BUILDING 2 AREA FOOTPRINT	27,467 SF
PROFESSIONAL OFFICE	7.5 SPACES 1,857 SF 1/250 SF
WAREHOUSE	25.5 SPACES 25,613 SF 1/1000 SF
PARKING STALLS REQUIRED	33
TOTAL PARKING STALLS REQUIRED	60
TOTAL PARKING STALLS PROVIDED	60



ALLEN CONSULTING ENGINEERS, INC.
 4111 E. VALLEY AUTO DRIVE, SUITE 103
 MESA, ARIZONA 85206
 PHONE (480) 644-1666
 E-MAIL: ace@allenconsultengr.com






GILBERT MELODY BUILDING 2
 1031 W. MELODY AVENUE
 GILBERT, ARIZONA 85233
 GRADING AND DRAINAGE PLAN

JOB NUMBER	97348	SHEET	3 OF 5
DRAWING	G&D-SHT3	CHECKED BY	
DRAFTSMAN		DATE	01-25-2023

ELECTRICAL SYMBOLS

- W1 LED WALL PACK SEE SHEET E1.0B
- W3 LED WALL PACK SEE SHEET E1.0B

DECK BEARING : 127'-0"
RTU HEIGHT: 54.25"
TOP OF PARAPET: 132'-4"
10% BELOW PARAPET HT. 64" X 0.1 = 6.4" REQUIRED
9.75" PROVIDED

MATERIAL	MANUFACTURER	COLOR
 CONCRETE (PAINTED)	SHERWIN WILLIAMS	SW 2829 CLASSICAL WHITE
 CONCRETE (PAINTED)	SHERWIN WILLIAMS	SW 2859 BEIGE
 CONCRETE (PAINTED)	SHERWIN WILLIAMS	SW 7036 ACCESSIBLE BEIGE
 CONCRETE (PAINTED)	SHERWIN WILLIAMS	SW 6074 SPALDING GRAY
 CONCRETE (PAINTED)	SHERWIN WILLIAMS	SW 7674 PEPPERCORN
 FORMLINER (PAINTED)	SHERWIN WILLIAMS	SW9100 UMBER RUST
 METAL CAPS/ AWNINGS	DREXEL METALS	CHARCOAL GRAY SR.27
ALUM. STOREFRONT	KAWNEER	CLEAR ANODIZED

NOTE:
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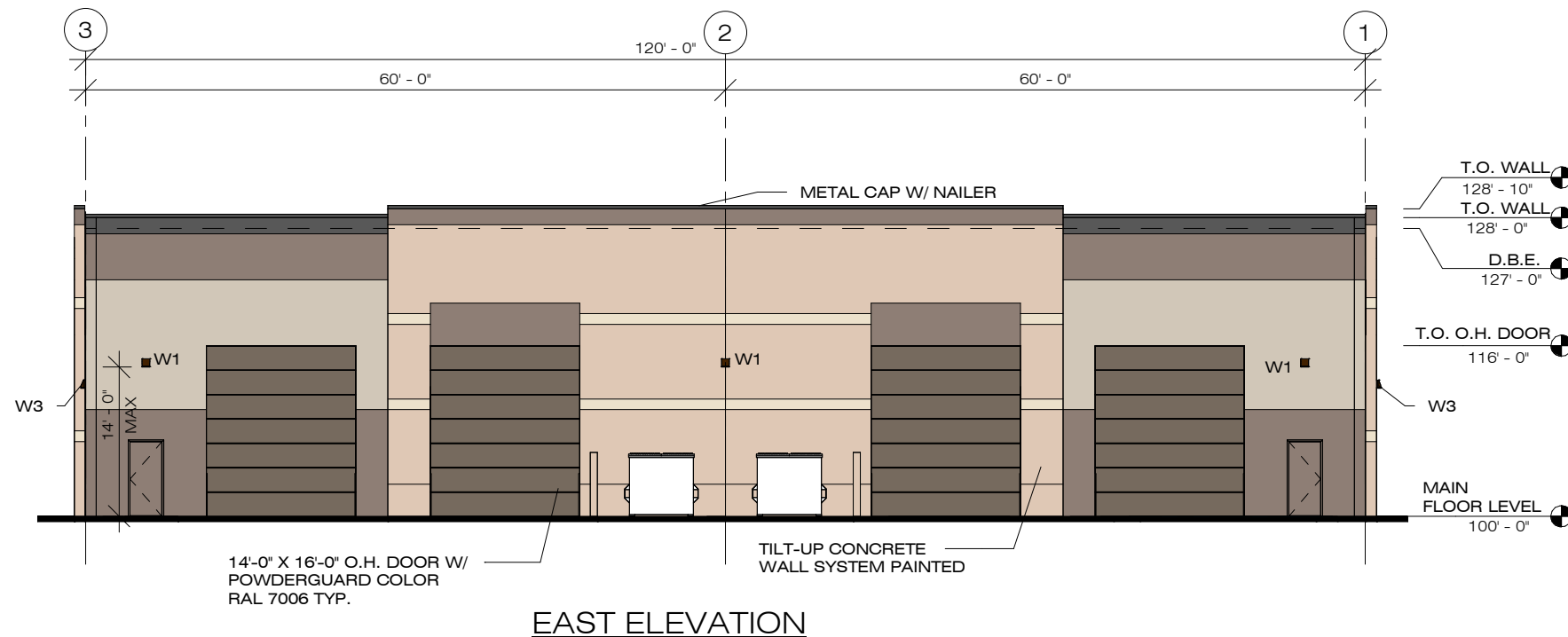
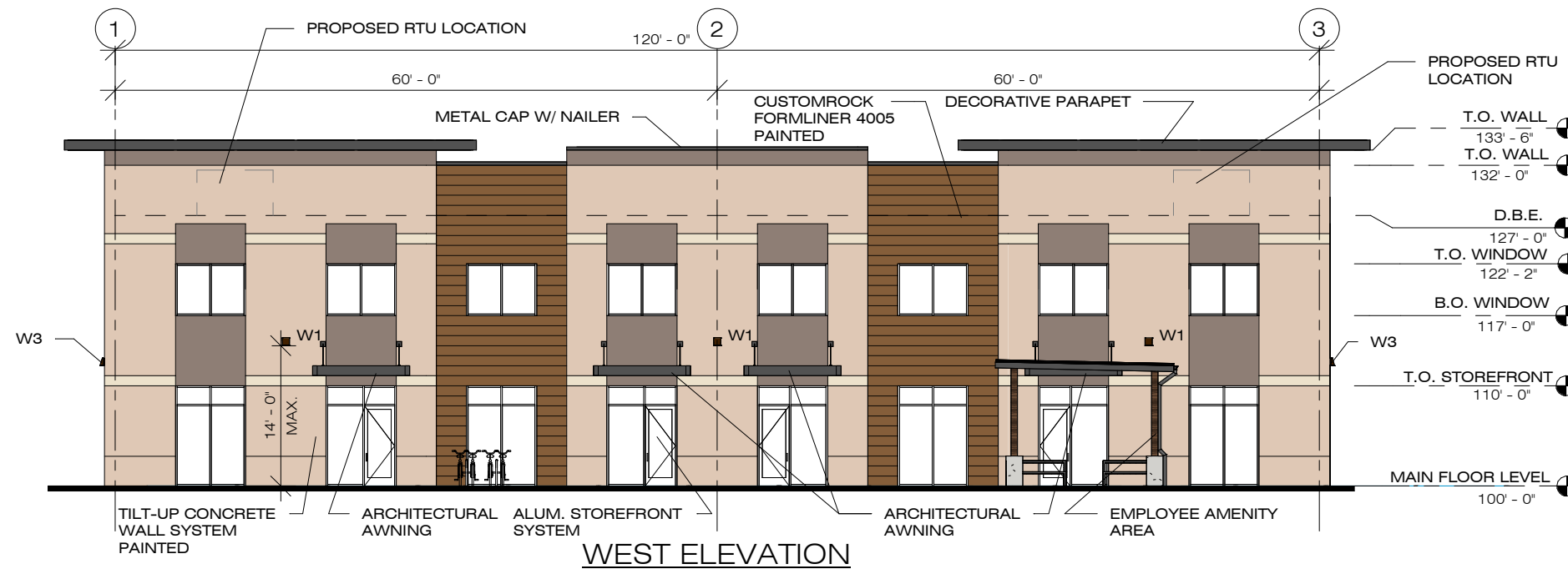


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www.sambrady.com

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1095 W MELODY AVE

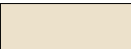





GILBERT, AZ

GILBERT MELODY BUILDING #1

EXTERIOR ELEVATIONS

SCALE: 1/16" = 1'-0"
MARCH 7, 2023
2282301

FINISH SCHEDULE

MATERIAL	MANUFACTURER	COLOR
 CONCRETE (PAINTED)	SHERWIN WILLIAMS	SW 2829 CLASSICAL WHITE
 CONCRETE (PAINTED)	SHERWIN WILLIAMS	SW 2859 BEIGE
 CONCRETE (PAINTED)	SHERWIN WILLIAMS	SW 7036 ACCESSIBLE BEIGE
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 FORMLINER (PAINTED)	SHERWIN WILLIAMS	SW9100 UMBER RUST
 METAL CAPS/ AWNINGS	DREXEL METALS	CHARCOAL GRAY SR.27
ALUM. STOREFRONT	KAWNEER	CLEAR ANODIZED

ELECTRICAL SYMBOLS

- W1 LED WALL PACK SEE SHEET E1.0B
- W3 LED WALL PACK SEE SHEET E1.0B

DECK BEARING : 127'-0"
 RTU HEIGHT: 54.25"
 TOP OF PARAPET: 132'-4"
 10% BELOW PARAPET HT. 64" X 0.1 = 6.4" REQUIRED
 9.75" PROVIDED

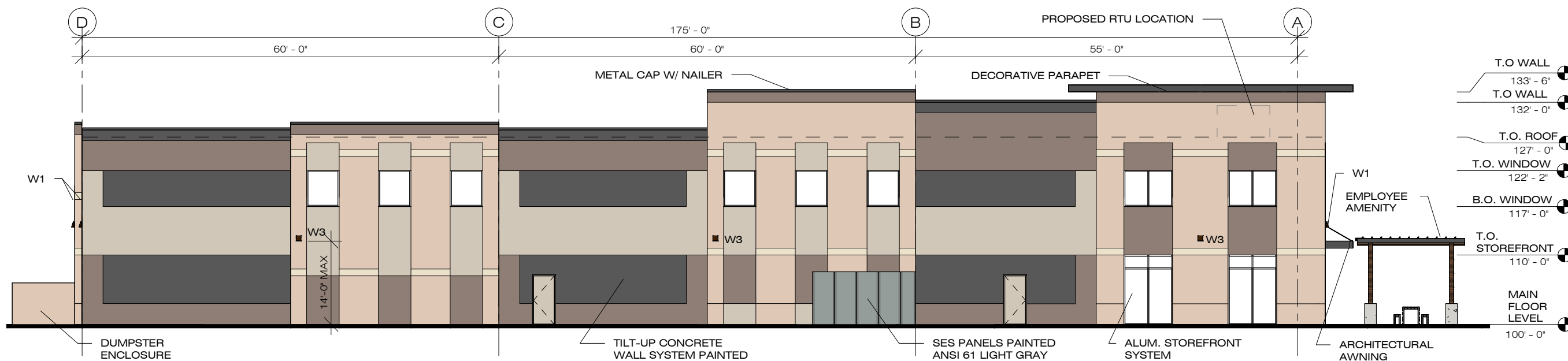
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 NUMBERS OR ALPHABETIC LETTERS AND
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SAMUEL J. BRADY

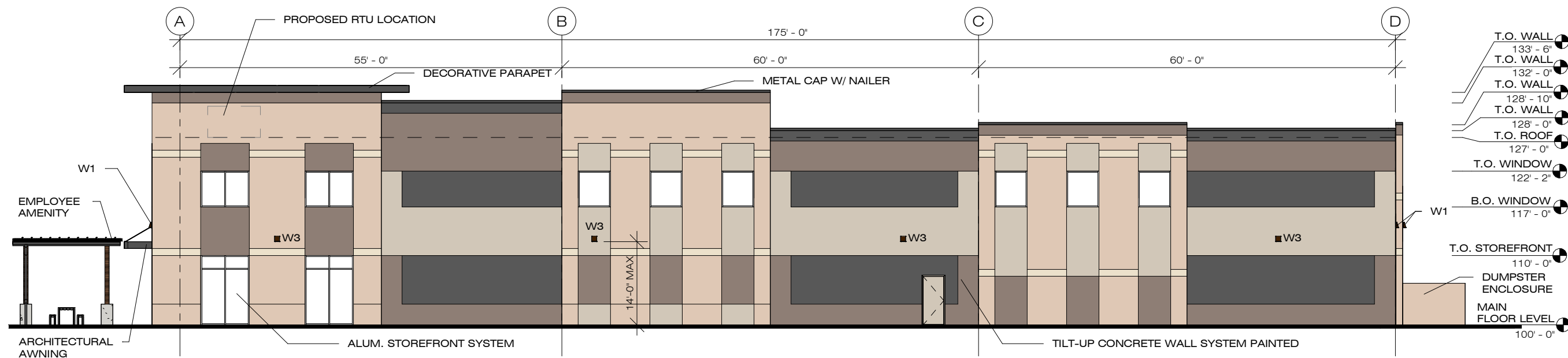
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NORTH ELEVATION



SOUTH ELEVATION

1095 W
 MELODY AVE





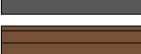


GILBERT, AZ

**GILBERT
 MELODY
 BUILDING #1**

EXTERIOR
 ELEVATIONS

SCALE: 1/16" = 1'-0"
 MARCH 7, 2023
 2282301

FINISH SCHEDULE

MATERIAL	MANUFACTURER	COLOR
 CONCRETE (PAINTED)	SHERWIN WILLIAMS	SW 2829 CLASSICAL WHITE
 CONCRETE (PAINTED)	SHERWIN WILLIAMS	SW 2859 BEIGE
 CONCRETE (PAINTED)	SHERWIN WILLIAMS	SW 7036 ACCESSIBLE BEIGE
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ALUM. STOREFRONT	KAWNEER	CLEAR ANODIZED

ELECTRICAL SYMBOLS

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- W3 LED WALL PACK SEE SHEET E1.0B

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 9.75" PROVIDED

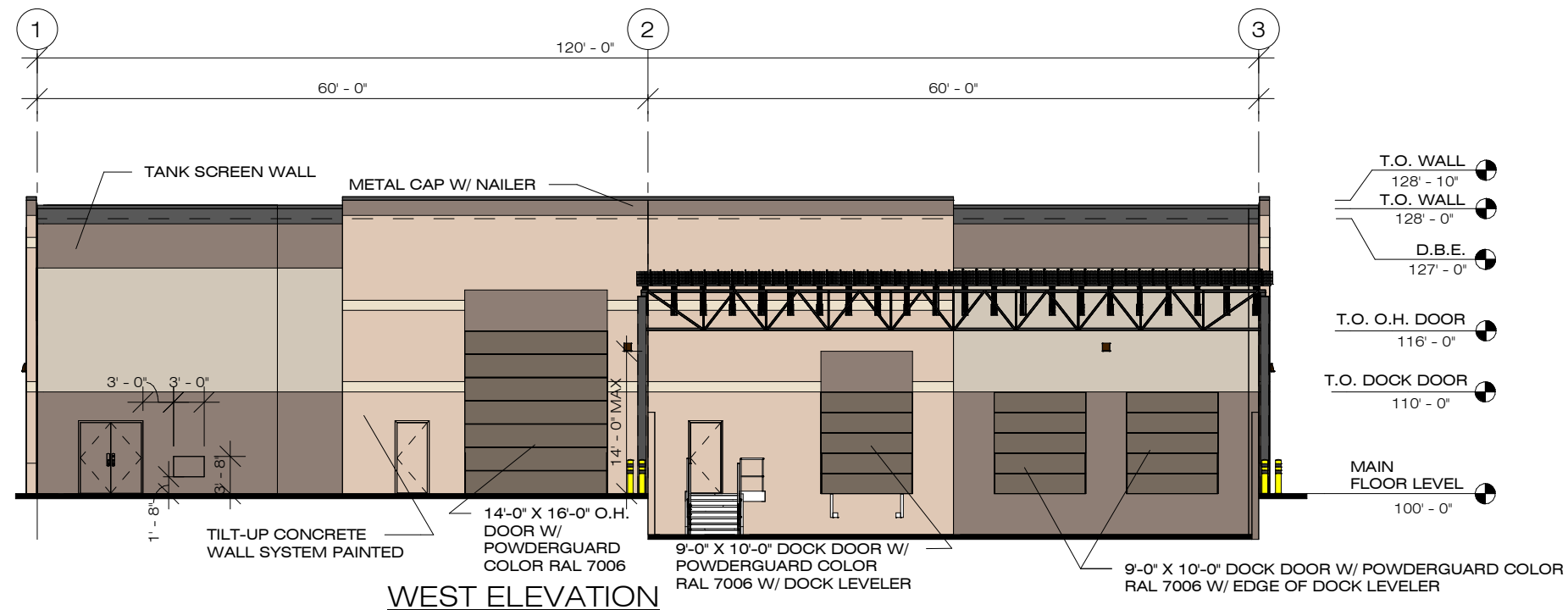
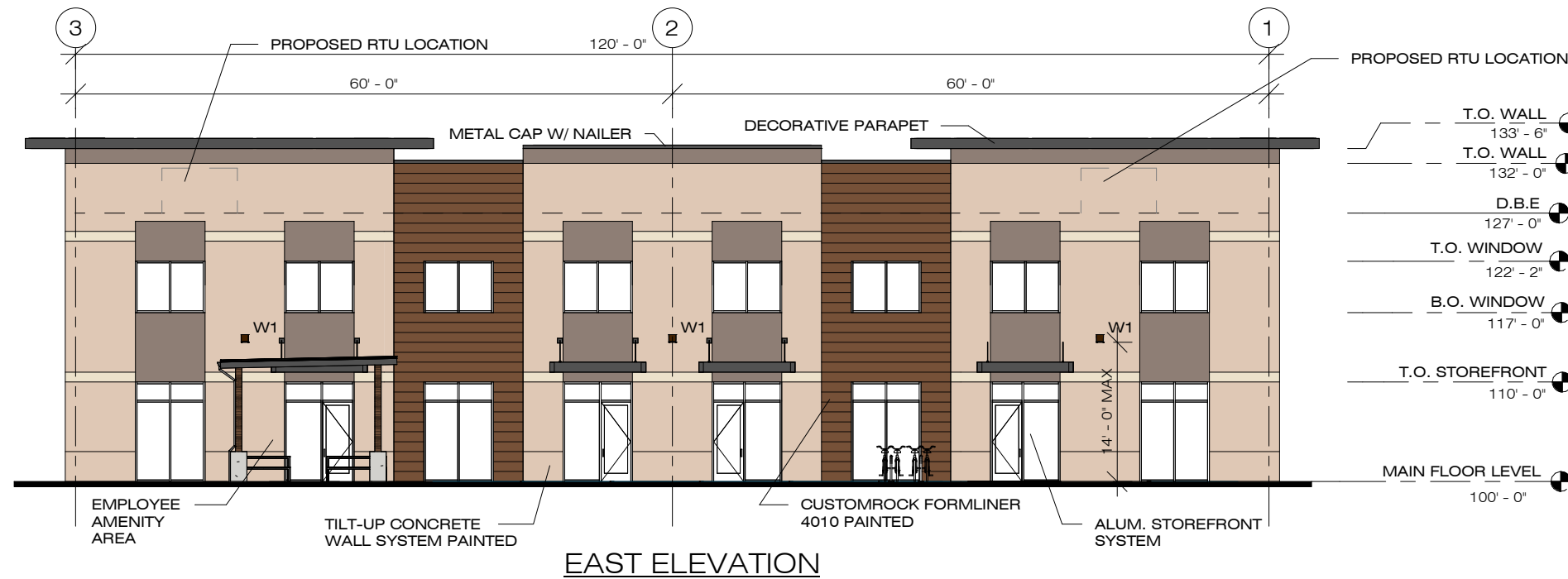
NOTE:
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1031 W
 MELODY AVE

GILBERT, AZ

**CREMONA #2
 PREMIER
 MEDICAL**

EXTERIOR
 ELEVATIONS

SCALE: 1/16" = 1'-0"
 MARCH 7, 2023
 2282301



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FINISH SCHEDULE

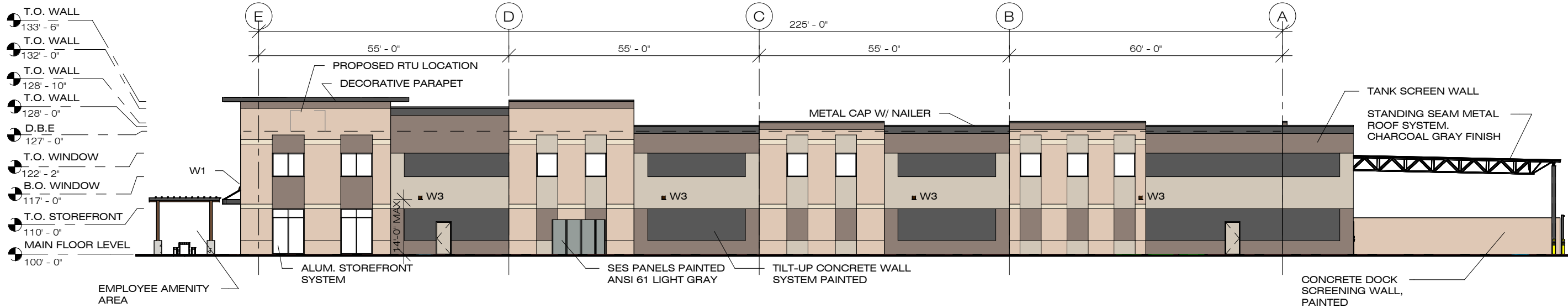
MATERIAL	MANUFACTURER	COLOR
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	CONCRETE (PAINTED)	SHERWIN WILLIAMS SW 2859 BEIGE
	CONCRETE (PAINTED)	SHERWIN WILLIAMS SW 7036 ACCESSIBLE BEIGE
	CONCRETE (PAINTED)	SHERWIN WILLIAMS SW 6074 SPALDING GRAY
	CONCRETE (PAINTED)	SHERWIN WILLIAMS SW 7674 PEPPERCORN
	FORMLINER (PAINTED)	SHERWIN WILLIAMS SW9100 UMBER RUST
	METAL CAPS/ AWNINGS	DREXEL METALS CHARCOAL GRAY SR.27
	ALUM. STOREFRONT	KAWNEER CLEAR ANODIZED

ELECTRICAL SYMBOLS

- W1 LED WALL PACK SEE SHEET E1.0B
- W3 LED WALL PACK SEE SHEET E1.0B

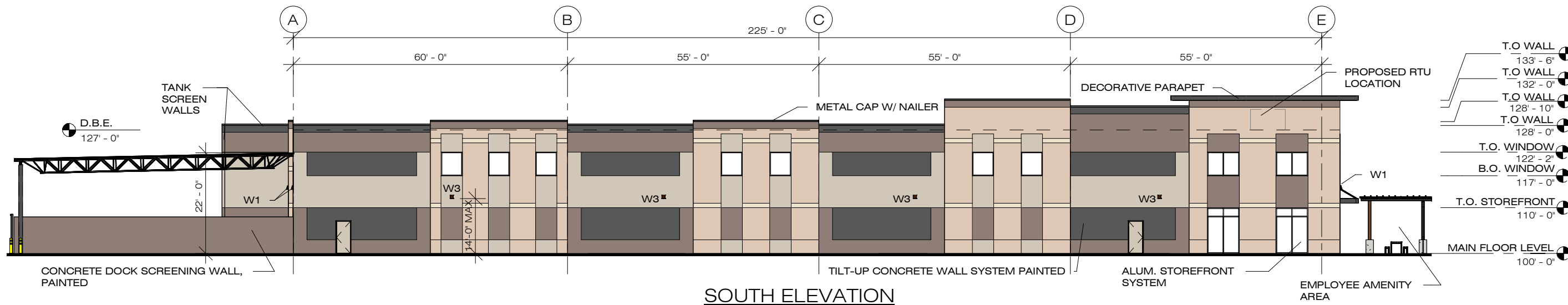
DECK BEARING : 127'-0"
RTU HEIGHT: 54.25"
TOP OF PARAPET: 132'-4"
10% BELOW PARAPET HT. 64" X 0.1 = 6.4" REQUIRED
9.75" PROVIDED

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NORTH ELEVATION

1031 W MELODY AVE



SOUTH ELEVATION

GILBERT, AZ
CREMONA #2 PREMIER MEDICAL

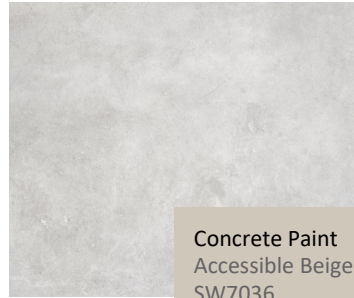
EXTERIOR ELEVATIONS

SCALE: NTS
MARCH 7, 2023
2282301



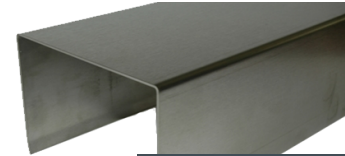
Customrock Formliner
Pattern #4010
3/4" deep rib @ 4" O.C.

Formliner Paint
Umber Rust
SW9100



Concrete

Concrete Paint
Accessible Beige
SW7036

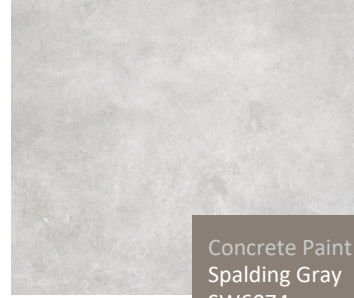


Metal Caps/ Awnings
Drexel Metals
Charcoal Gray SR.27



Concrete

Concrete Paint
Classical White
SW2829

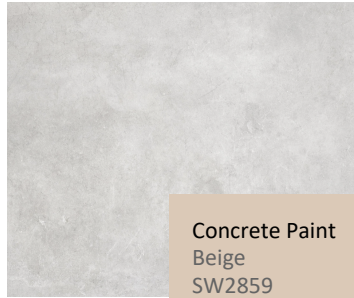


Concrete

Concrete Paint
Spalding Gray
SW6074



Exterior Glass
Guardian Glass
Superneutral 68 on gray



Concrete

Concrete Paint
Beige
SW2859



Concrete

Concrete Paint
Peppercorn
SW7674

Aluminum Storefront
Kawneer
Clear Anodized

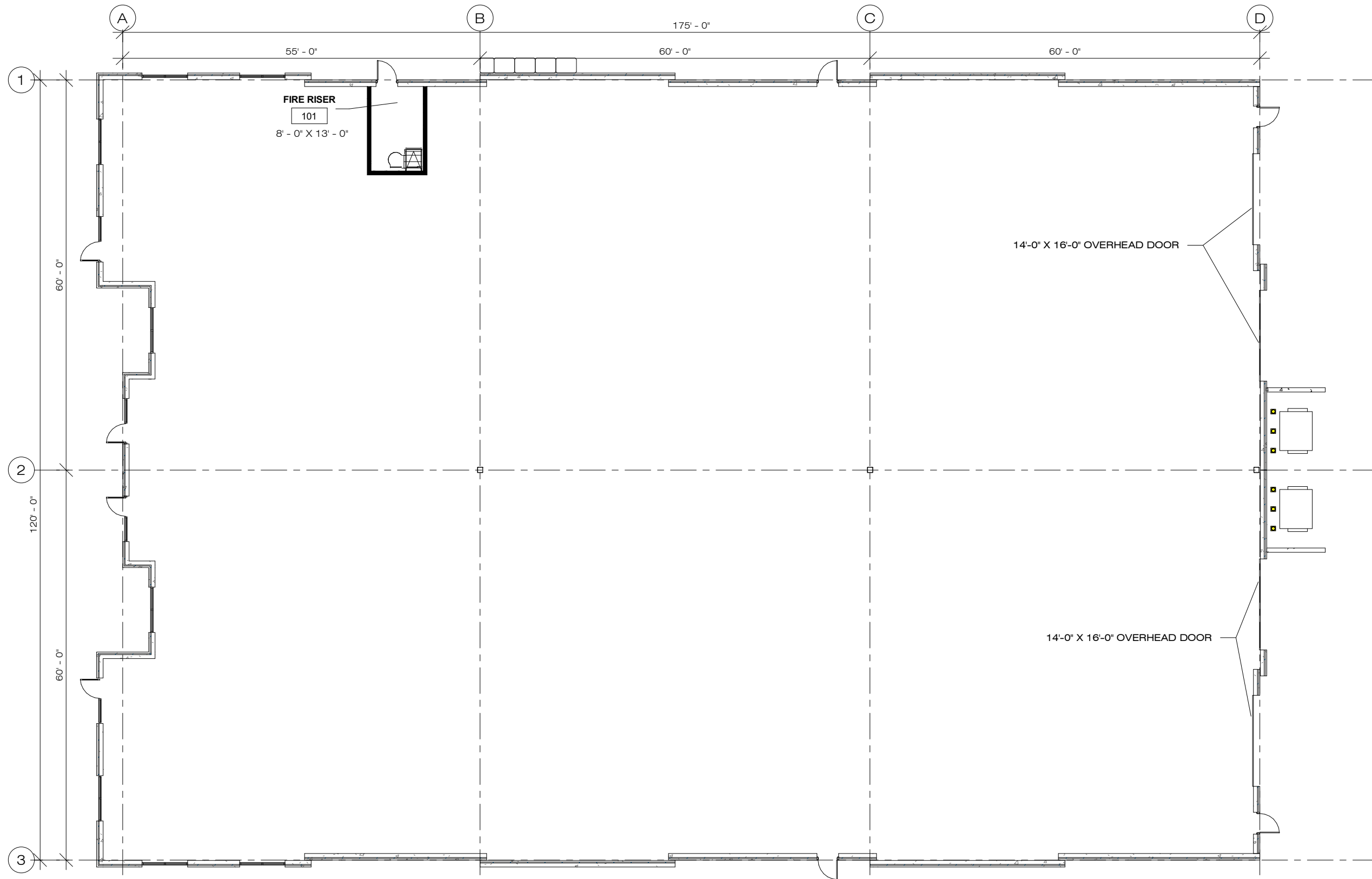


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1095 W
MELODY AVE

GILBERT, AZ

**GILBERT
MELODY
BUILDING #1**

PROJECT SUMMARY	
BUILDING 1 AREA FOOTPRINT	21,417 SF
WAREHOUSE 21,417 SF	22 SPACES 1/1000 SF
PARKING STALLS REQUIRED	22

FLOOR PLAN

SCALE: 1/16" = 1'-0"
MARCH 7, 2023
2282301

**DR22-164 Melody Ave Buildings 1 & 2
Attachment 9: Floor Plans (2 pages)**



A1.1

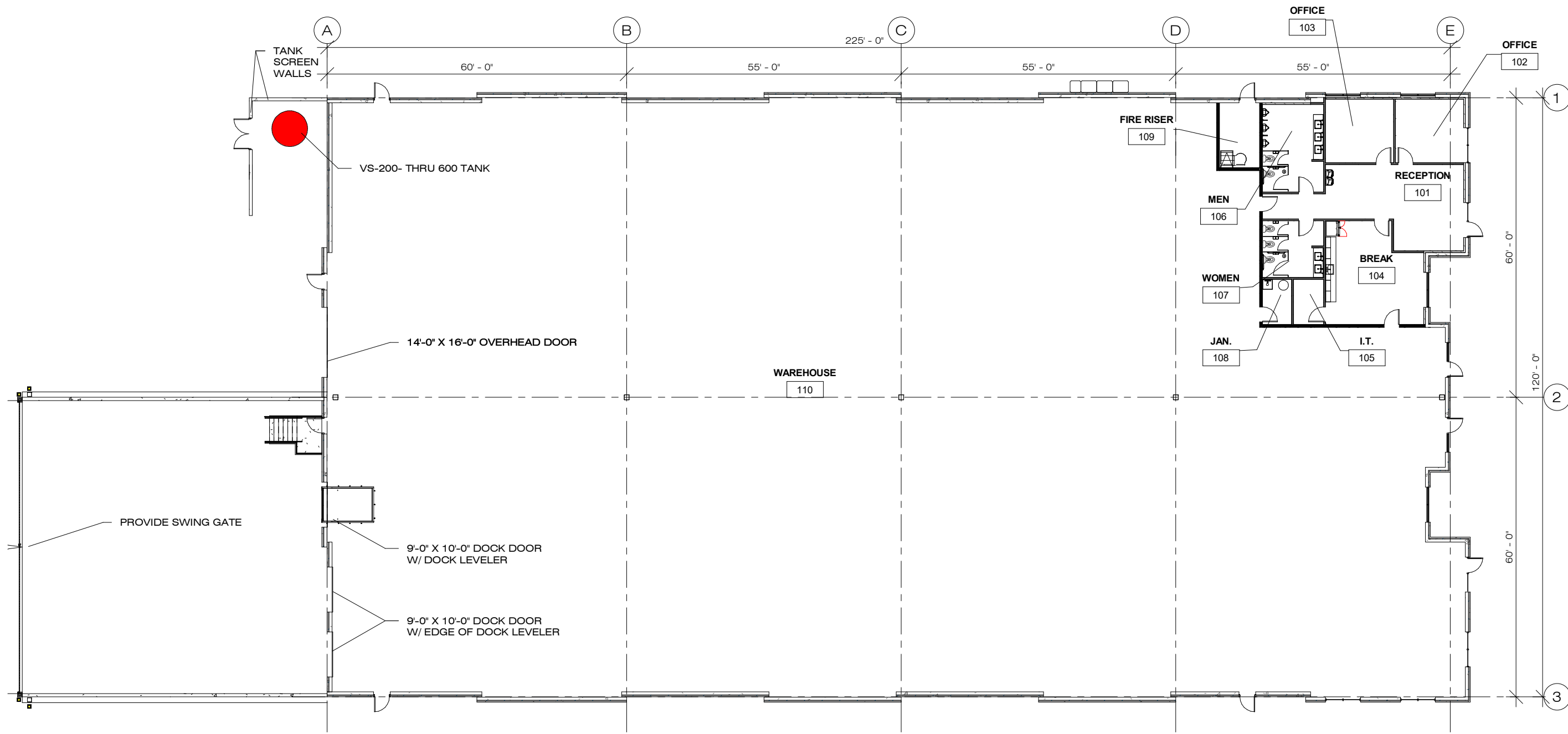


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1031 W MELODY AVE

GILBERT, AZ
**CREMONA #2
PREMIER
MEDICAL**

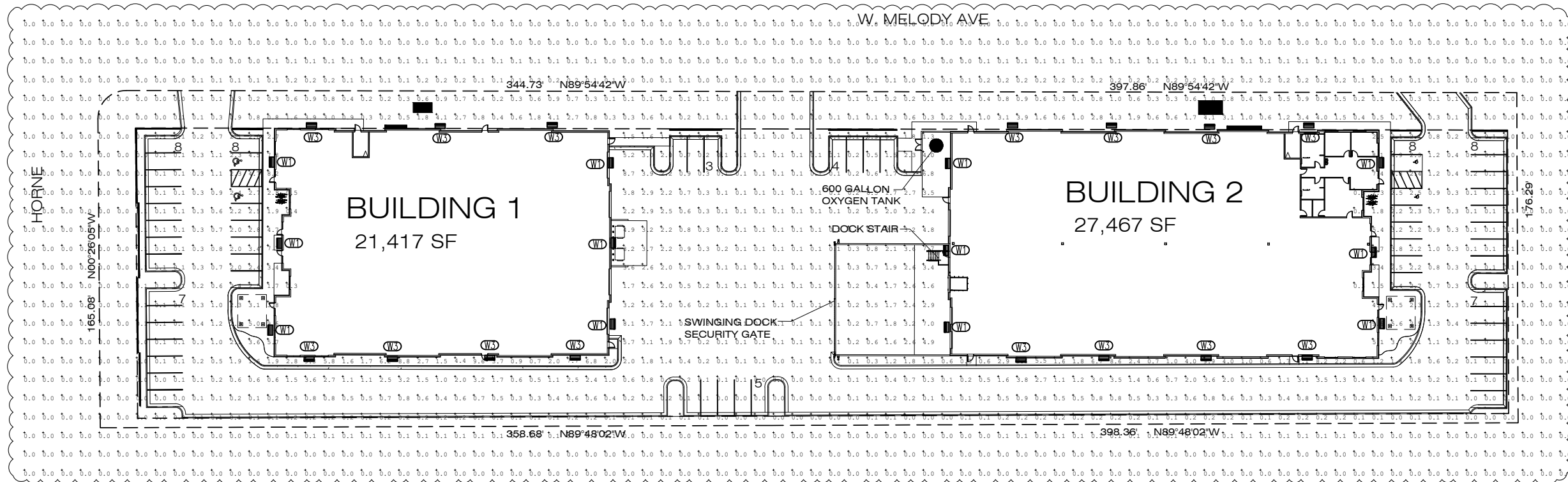
MAIN FLOOR
FLOOR PLAN

SCALE: 3/64" = 1'-0"
MARCH 7, 2023
2282301

PROJECT SUMMARY	
BUILDING 2 AREA FOOTPRINT	27,467 SF
PROFESSIONAL OFFICE 1,857 SF	8 SPACES 1/250 SF
WAREHOUSE 25,610 SF	26 SPACES 1/1000 SF
PARKING STALLS REQUIRED	34



FELLEY ENGINEERING
Erick Felley
Phone - 801-913-3111
susaf@felley.com



No.	revision	date	SBF	BY
1	CITY REVIEW	01-25-23		
2				
3				
4				
5				
6				
7				
8				

LED Wallpack Series 3 / Large

The OLWP3L series is a stylish wallpack that fits within today's accepted design form factors. Excellent optical performance is achieved with Luminus Brand COB LED arrays and PC metallized specular reflectors. Luminus arrays are ideal light sources due to low thermal resistance, excellent heat transfer and uniform spreading. Use of 95% efficient tempered glass lenses minimizes light loss. LED life is assured through efficient thermal coupling and dissipation via a durable, pressure die cast, low-copper alloy, aluminum housing. Engineered to last, all gaskets are anti-UV, anti-aging with no harmful out-gassing. Luminaries are available with a number of options including alternate CCT choices, color finishes, photocells and brackets.

FEATURES

- Luminus Brand COB Arrays
- Color Temperature: 4000K & 5000K (other CCTs are available upon request)
- CR: 70
- Lumen Maintenance: L70 = 50,000 hours (at 25°C)
- Full Cutoff (meets IDA criteria)
- Operating Temperature: -40C (-40F) to 40C (104F)
- Durable All Aluminum Pressure Die Cast Housing
- Long Life Durable Powder Coat Finish (custom/other RAL colors are available upon request)
- IP65 Rated (wet listed)
- Mounting: Wall Surface (Other mounting options are available.)

Catalog: _____
Project: _____
Type: _____

ELECTRICAL SPECIFICATIONS

- Power Input: 90-305V (347V & 480V optional)
- Drive Currents: 50W = 1200 mA, 80W = 1875 mA
- Efficacy: 50W = 108.36 lm/W, 80W = 108.82 lm/W
- Power Factor: > 95%
- THD: < 15%
- Surge Protection: 10 kV (optional)
- Control Options: 0-10V Dimming, Button Photocell

TEST & CERTIFICATIONS

- ETL (UL 1598)
- CSA (C22.2 No.250.0)
- RoHS Compliant
- Design Lights Consortium (Standard)

WARRANTY

- 5-Year warranty (Parts or Replacement)

PERFORMANCE SPECIFICATIONS

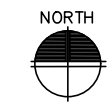
Lens Type	Model / Wattage	Lumens	
		4000K	5000K
Type 4	OLWP3L - 050	5,149	5,149
	OLWP3L - 080	8,568	8,568

Drive Current	Wattage	Drive Current	Wattage
1200 mA	50	1875mA	80
Current (A) @ 120V	0.42	Current (A) @ 120V	0.67
Current (A) @ 208V	0.24	Current (A) @ 208V	0.38
Current (A) @ 240V	0.21	Current (A) @ 240V	0.33
Current (A) @ 277V	0.18	Current (A) @ 277V	0.29
Current (A) @ 347V	0.14	Current (A) @ 347V	0.23
Current (A) @ 480V	0.10	Current (A) @ 480V	0.17

Optec LED LIGHTING 1700 De Soto Place, Ontario, CA 91761 888-743-5220 optecledlighting.com

TYPE W3
50W, 4000K
FULL CUTOFF
14 FT MOUNTING
BRONZE OR BLACK

TYPE W1
80W, 4000K
FULL CUTOFF
14 FT MOUNTING
BRONZE OR BLACK



PHOTOMETRIC SITE LIGHTING PLAN
SCALE: 1"=30'-0"

PROPOSED BUILDINGS
1095 W MELODY AVE
GILBERT, AZ

PHOTOMETRIC SITE LIGHTING PLAN

file: MELODY AVE
project # TS-2201
sheet:
E1.0B
date: 10-19-22

DR22-164 Melody Ave Buildings 1 & 2
Attachment 11: Planning Commission Study Session Minutes
- December 7, 2022 (2 pages)

was stated he wanted the uses to be consistent and interacting with each other on this entire site. Planner Novotny answered yes access would be maintained and was cohesively solidified during the master site plan approval earlier this year.

Chair Simon asked if whether the parcel could potentially fit with the Mixed-Use Zoning District. Planner Novotny answered she had not considered whether the parcel would be used for the Mixed-Use Zoning District. She stated the Applicant's intention from the beginning has been to use the Shopping Center zoning district. Chair Simon also wanted to ensure that the Public Storage and light industrial zoning portion would have access to and from the remainder of the site.

4. **DR22-164 MELODY AVE BUILDINGS 1 & 2: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 3.1 acres, generally located at the southwest corner of Horne St. and Melody Ave., and zoned Light Industrial with a Planned Area Development (PAD) overlay. Keith Newman (480) 503-6812.**

Planner Keith Newman stated that the proposal consists of two new industrial warehouse buildings with approximately 48,880 square feet, located at the southeast corner of Horne St. and Melody Ave.

The 3.1-acre site is currently vacant land and consists of Lots 7, 8, and 9 within the Fuller Commercial Center II subdivision. The lots will be combined to accommodate the proposed development. Access to the site will take place along Melody Ave. from two existing curb cuts and one new entrance in the middle of the site, which will be utilized as the main access for large trucks entering the site. The proposed buildings are located parallel to Melody Ave with all overhead doors and truck docks in the center of the site between the two buildings. Vehicular circulation will take place on the south side of the buildings and lead out to the site entrances off Melody Ave.

The main request concerns whether or not the Commission would endorse moving forward with CDs at risk. He outlined the site plan with an aerial photo and outlined the access. He noted that the site is currently slightly deficient on parking, and the Applicant is working on complying with the parking requirements. The landscaping plan is currently only conceptual, and Staff is working with the Applicant to make it more specific. Additional landscaping will be added around the main entrances.

Planner Newman reviewed the grading and drainage plan, noting the site does not have any on-site retention; water flows out on to Melody Ave. and will be retained in a regional retention basin along the northern boundary of the industrial park. The elevations are standard, with concrete tilt walls. He commented that the north elevations require more articulation, and he intends to request that the Applicant to look at nearby buildings for inspiration in order to enhance the north elevation.

Planner Newman requested authorization to move forward to CDs at risk, and asked for any other feedback from the Commission.

COMMISSION QUESTIONS/COMMENTS

Vice Chair Mundt stated he did not have an issue with CDs at risk. He also recommended that the Applicant did not need to do very much with the articulation, as the site is isolated without major thoroughfare.

Commissioner Johnson inquired where the extra parking might be located. Planner Newman stated that he anticipated the additional parking would likely be located between buildings 1 and 2.

Commissioner Fay stated that he is not against regional retention basins, but the problem is that no retention analysis has been done. He also questioned whether the retention basins were owned by someone outside of the HOA. If this is the case, then Commissioner Fay would be against the CDs as risk. Normally a CDs at risk would be issued liberally, but in this case proceeding with caution is recommended until the issue is clarified.

Commissioner Davis agreed that the north elevation could use additional articulation. She suggested better defining the entrances and providing additional weather protection by adding canopies over each entrance.

Commissioner Bianchi stated that his main concern was the deficient parking, and agreed with Commissioner Davis regarding the entrances and articulation.

The Chair stated he agreed with everything that had already been stated.

5. **DR22-108 BLACK RIFLE COFFEE: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately .91 acres, generally located at the northeast corner of Higley Road and Palmer Street, and zoned Neighborhood Commercial (NC) with a Planned Area Development (PAD) overlay. Kristen Devine (480) 503-6742.**

Planner Kristen Devine presented the proposal for Black Rifle Coffee. The applicant is proposing to construct a 2,718 square foot coffee shop with a drive-thru on a 0.91-acre site. The site is located on the northeast corner of Higley Road and Palmer Street, and is zoned Neighborhood Commercial (NC) with a Planned Area Development Overlay (PAD). The proposed drive-thru coffee shop building will occupy a portion of the site on the hard corner of Higley and Palmer, with lot line adjustments proposed in the future in order to allow two additional future developments.

She was seeking the Commission's feedback regarding elevations and site plan layout. The current site plan shows the northeast corner not being developed. Pedestrians currently have easy access to the site. Planner Devine presented the current site conditions, including the landscaping and parking lot, and noted that perimeter landscaping must be installed during the first phase of development.

Planner Devine also reviewed the proposed building materials, noting that the site is located in the Seville neighborhood, which mostly has a Spanish style architecture with pitched and tiled roofs. The proposed site plan is modern in style, with a muted, neutral color palate and a flat roof.