



11

Planning Commission Staff Report

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: KRISTEN DEVINE, PLANNER II *KD*
(480) 503-6742, KRISTEN.DEVINE@GILBERTAZ.GOV

THROUGH: VERONICA GONZALEZ, PRINCIPAL PLANNER *vg*
(480) 503-6720, VERONICA.GONZALEZ@GILBERTAZ.GOV

MEETING DATE: NOVEMBER 1, 2023

SUBJECT: DR22-155, INDUSTRIAL FLEX BUILDING

STRATEGIC INITIATIVE: Exceptional Built Environment

To build an industrial flex building on an undeveloped lot within the Fuller Commerce Park.

RECOMMENDED MOTION

Approve the Findings of Fact and approve DR22-155, Industrial Flex Building: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 0.68 acres, generally located west of Cooper Road and south of Baseline Road and zoned Light Industrial (LI) with a Planned Area Development (PAD) overlay.

APPLICANT

Company: Merchant Design Group
Name: Andrew Merchant

OWNER

Name: Allan Draper

Address: 588 N. Jackson Street
 Gilbert, AZ 85233

Phone: 480-459-6385

Phone: 480-967-6555

Email: andrew@merchantdesigngroup.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>July 8, 2003</i>	Town Council approved Z03-07 (Ord. No 1490), rezoning 9.73 acres from (AG) Agriculture to (C-2) General Commercial and 38.41 acres from (AG) Agriculture to (I-1) Garden Industry for property located south of the southwest corner of Cooper Road and Baseline Road.
<i>September 7, 2004</i>	Town Council approved Z04-20 (Ord. No 1593), rezoning approximately 37.32 Acres from (I-1) Garden industrial to (I-1) Garden Industrial with a Planned Area Development Overlay (PAD) located south of the southwest corner of Cooper Road and Baseline Road.
<i>October 11, 2005</i>	The approved Final Plat for Fuller Commerce Center was recorded with the Maricopa County Recorder’s office

Overview

The applicant is proposing to construct an 8,396 square foot office/warehouse flex building on a 0.68-acre site. The site is generally located west of Cooper Road and south of Baseline Road. The proposed building will be developed on a vacant parcel within the Fuller Commerce Park.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Industrial	Light Industrial (LI) PAD	Merrill Ave, then Vacant
South	Industrial	Light Industrial (LI) PAD	Warehouse/Office
East	Industrial	Light Industrial (LI) PAD	Vacant
West	Industrial	Light Industrial (LI) PAD	Leland Ct, then Vacant
Site	Industrial	Light Industrial (LI) PAD	Vacant

Project Data Table

Site Development Regulations	LDC Standard	Proposed
Maximum Building Height (ft.)/(Stories)	55'/3 stories	26'
Minimum Building Setback (ft.)		
Front	25'	70'
Side (Street)	20'	20'
Side (Employment)	0'	5'
Rear (Employment)	0'	70'
Minimum Required Perimeter Landscape Area (ft.)		
Front	20'	20'
Side (Street)	20'	20'
Side (Employment)	5'	5'
Rear (Employment)	5'	5'
Landscaping (% of net lot area)	15%	22.7%
Off-Street Parking and Loading	1:250 sq ft of office space 1:1000 sq ft of warehouse 23 spaces total	23 spaces

DISCUSSION

Site

The site is located west of Cooper Road and south of Baseline Road within the Fuller Commerce Park and includes two access points, one off Merrill Avenue into a main parking area, and one from Leland Court that leads to a smaller lot. Leland Court serves as the front property line on this site, but the primary access will be from Merrill Avenue. The proposed development is 8,396 square feet, which includes 4,764 square feet of office space and 3,632 square feet of warehouse space.

The proposed building is generally centered on the site with parking proposed on the eastern and western sides of the building. The building itself is split in half with office space on the eastern half and flex warehouse space on the western half. Three internal connections between the warehouse and the office space have been

provided, which integrate the two halves. The internal connections between the two sides are beneficial to the site because most of the parking is on the east side of the building. For patrons who choose not to use the internal connections, a sidewalk leading from the main parking lot around the north side of the building to the front entrances of the flex spaces has been provided. As proposed, there are 19 parking spaces on the east side of the building in the main lot and an additional four spaces on the west side of the building.

Landscape

The proposed landscaping plan consists of a variety of trees and shrubs. The trees proposed are Red Push Pistache and Thornless Mesquite. There are no specific street theme trees required since the site is located off local streets. Some of the shrubs and groundcover landscaping include Orange Jubilee, La Jolla Bougainvillea, Aloe Vera, and Desert Spoon. Landscaping is mostly proposed along the Merrill Avenue and Leland Court street frontages, with minimal landscaping proposed along the rear property line. Foundation and parking lot landscaping is also proposed on the site. New sidewalks are proposed along the street frontages of the site and from the parking lot on the east side of the building towards the west entrances of the building, promoting walkability within the site.

Grading and Drainage

Per the Fuller Commercial Center Drainage Report, on-site retention is not required for this lot. Retention is accommodated through two 1-acre retention basins located within the overall center.

Elevations, Floor Plan, Colors and Materials

The proposed building will be 26' to the top of the parapet. As mentioned previously, the building is split in half internally, with office space on the eastern half and warehouse space on the western half. The exterior of the building uses a variety of materials, including cement fiber panels, stucco, metal, and block veneer. The eastern exterior of the building includes a large portion of glass that wraps around to the north side of the building and extends above the mid-level canopy, easing the material transition from bottom to top of the building. This same elevation includes a multi-colored stucco portion with vertical score lines, adding dimension to the elevation not previously seen in earlier renditions. The western elevation includes a metal canopy as well as a stucco panel above, which resembles a second canopy. There are multiple entrances on this elevation and also vertical roll up doors in a "black bean" color. The southern elevation originally was all white and looked unfinished. Staff requested that an additional material or color be added to the elevation to provide a break and the applicant has since added two different shades of grey stucco to the bottom half of the elevation as well as up portions of the east end of the elevation to create a column appearance. The base of this

“column” also has block veneer. The overall color palette for the proposed building is very bright and clean with a few pops of color including an orange canopy that wraps most of the building and cement fiber panels in an olive green color that surrounds the extending glass portion of the building and helps accent the main entry to the building.

Lighting

Lighting consists of parking lot light poles and attached building wall mounted sconces in appropriate locations. All site lighting will be required to comply with Town codes.

Signage

Signage is not included in this approval. A comprehensive sign plan does not need to be established for this site. All signs must comply with Town codes.

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 has received no comment from the public.

STAFF RECOMMENDATION

Approve the Findings of Fact and approve DR22-155, Industrial Flex Building: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 0.68 acres, generally located west of Cooper Road and south of Baseline Road and zoned Light Industrial (LI) with a Planned Area Development (PAD) overlay, subject to conditions:

- a. Construction of the project shall conform to the exhibits approved by the Planning Commission at the November 1, 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.

Respectfully submitted,

Kristen Devine

Kristen Devine
Planner II

Attachments and Enclosures:

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

FINDINGS OF FACT DR22-155, Industrial Flex Building

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

DR22-155 Industrial Flex Building
Attachment 2: Notice of Public Hearing

PLANNING COMMISSION DATE:

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

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

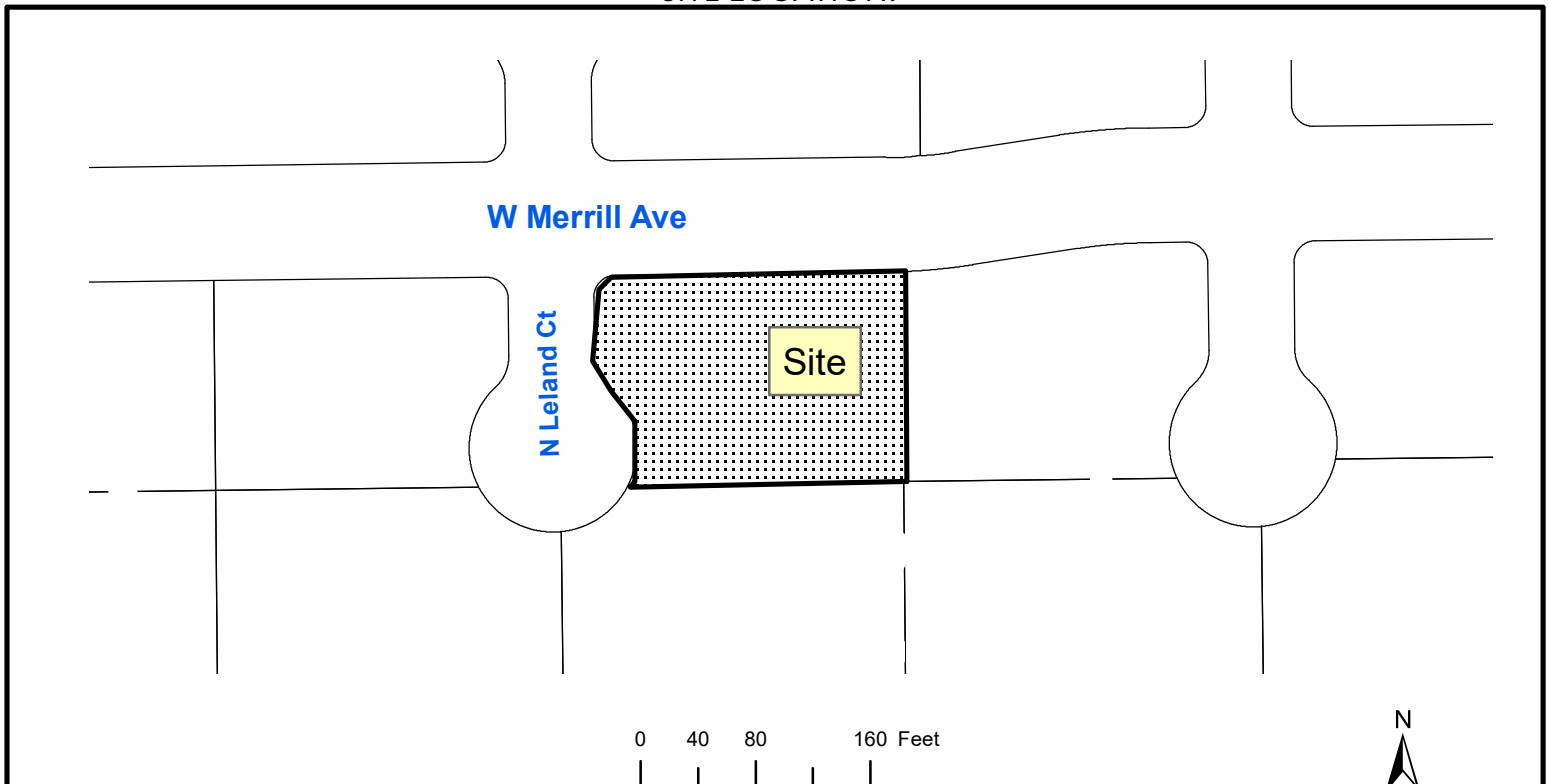
*Call Case Planner to verify date and time: (480) 503-6742

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:

DR22-155 Industrial Flex Building: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately .68 acres, generally located west of Cooper Road and south of Baseline Road and zoned Light Industrial (LI) with a Planned Area Development (PAD) overlay.

SITE LOCATION:



APPLICANT: Merchant Design Group
CONTACT: Andrew Merchant
ADDRESS: 588 N Jackson
Gilbert, AZ 85233

TELEPHONE: (480) 459-6385

E-MAIL: andrew@merchantdesigngroup.com



Map





Architecture
Project Management

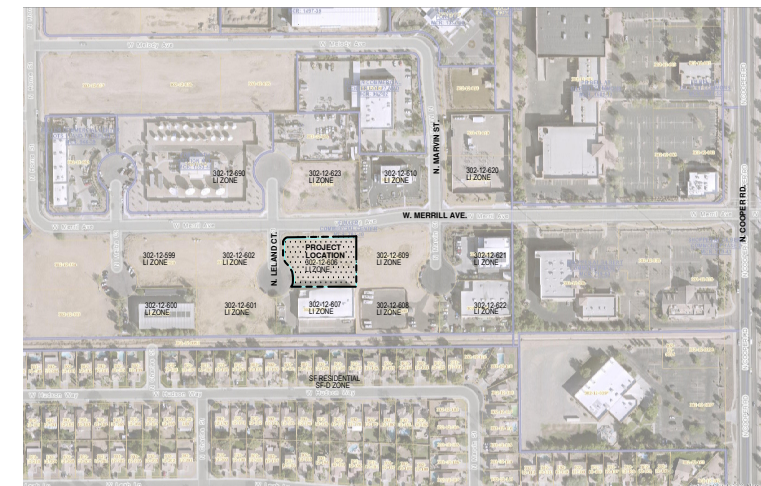
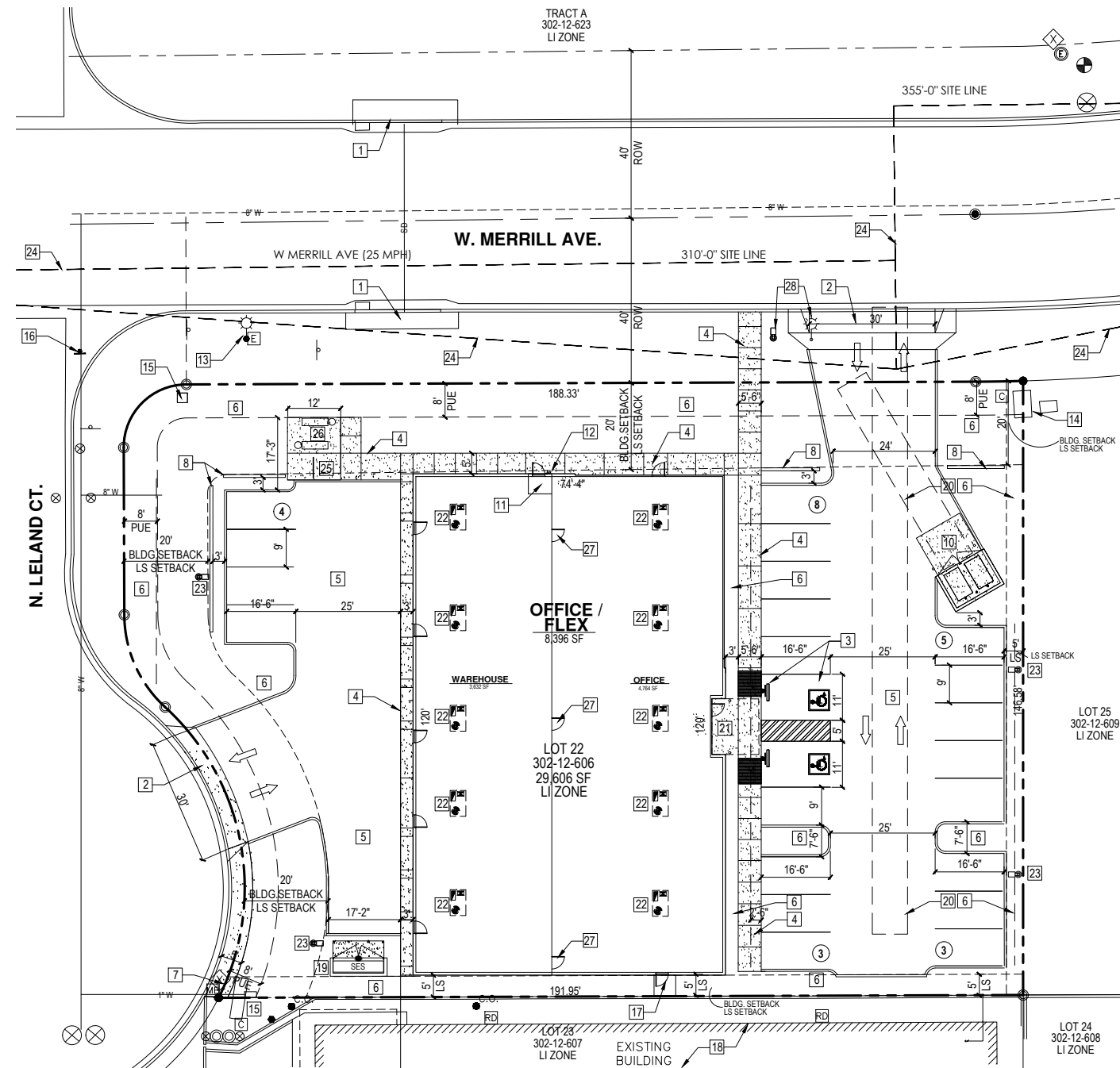
merchantdesigngroup.com
andrew@merchantdesigngroup.com



Proof Pest
Building & Site
991 W. MERRILL AVE.
GILBERT, AZ 85233

GILBERT SITE PLAN NOTES

- All utility lines less than 69 KV or contiguous to the site shall be installed or relocated underground.
- All trash enclosures shall include fully gapped screening gates, finished and painted to match the enclosure. Screening gates shall not open into vehicular drive ways. Trash enclosures are not required in industrial districts if located inside an enclosed yard which is screened by a perimeter wall at least 6 feet in height.
- All outdoor storage areas for storage of materials and equipment shall be fully screened from view by a 6" solid masonry wall. Industrial storage screen walls shall be finished where they are exposed to public view from streets or adjacent non-industrial areas.
- S.U.S. panels and any other above ground utility cabinet shall be fully screened from view from streets or from areas accessible to customers and the general public. Screening may be accomplished by any one of the following methods:
 - Fully recessing the cabinet into the building and enclosing it by a solid door or doors separate from the cabinet;
 - Screening with a decorative masonry wall of the same height as the panel. The screen wall may be L-shaped, U-shaped or a straight wall parallel to the cabinet, depending on the location of the cabinet;
 - An alternative screening method approved by the Planning Department prior to issuance of any permits.
- The location of all electrical utility equipment shall be identified on the construction plans.
- Roof-mounted mechanical equipment shall be fully screened by either one of the following methods:
 - The parapet wall of the building shall equal or exceed the height of the mechanical units, or;
 - By locating the mechanical equipment behind the roof planes in the case of mansard, hip or other than flat roof.
- Roof mounted mechanical equipment enclosures or equipment screen walls shall not project above the roof parapet. To the extent permitted by law, satellite dishes shall be fully screened by a parapet wall.
- Ground mounted mechanical equipment shall be fully screened from view (from streets or surrounding commercial uses) by a combination of decorative walls and an evergreen vegetative hedge equal to or exceeding the height of the equipment.
- Pressure hoses, whether metal or plastic, shall be either:
 - Enclosed in pilasters, columns or other architectural features of the canopy or building, or;
 - Recessed underground.
- All backflow prevention devices 2" or larger shall be screened with hedges located within a 6' radius of the device. All backflow preventers less than 2" shall be placed in a wire cage painted to match the primary building color.
- All freestanding light poles shall:
 - Be located within landscaped areas or planter islands.
 - Have concrete bases painted to match the primary building color or finished to match parking screen walls. Concrete bases for light poles shall not exceed a height of 20' from adjacent grade.
 - Be located to avoid conflict with trees.
- Site lighting shall comply with the light and glare criteria set forth in Section 4.163 of the LDC, including a maximum freestanding light fixture height of 25'.
- Landscaped areas adjacent to public right-of-way shall be rounded and recently watered. No more than 50% of the required (right-of-way and landscaping trees) landscaping fronting adjacent streets may be used for recreation. Retention area side slopes shall be varied, and no slope shall exceed a 4:1 maximum.
- Commercial building downspouts shall be installed. Industrial buildings may use exposed downspouts if articulated with the architecture of the building and built with a durable material such as steel.
- Commercial development vehicular access points and pedestrian access ways shall include special paving treatments such as integral colored stamped concrete, boules, or similar alternatives. Location and material shall be reviewed and approved by the Planning Department prior to the issuance of a building permit.
- Customer, employee and visitor parking shall be screened from street view by low masonry walls. The parking screen walls shall be finished on both sides using the same materials and colors, and a design to complement that of the main building.
- All exterior metal shall be finished or painted to match the approved project colors.
- Existing on-site plant material damaged during construction shall be replaced with compatible species and size.



LOCATION MAP

NTS

KEY NOTES

- EXIST. CONCRETE DRAINAGE CULVERT
- NEW CONCRETE CURB CUT AND DRIVEWAY PER TOWN STANDARD - SEE CIVIL PLANS.
- ACCESSIBLE PARKING STALLS W/ ACCESSIBLE CONCRETE CURB RAMP AND ADA SIGNAGE.
- 4" CONCRETE SIDEWALK OVER 4" AB COMPACTED TO 90%.
- ASPHALT PARKING AND STRIPING - SEE CIVIL PLANS
- LANDSCAPE AREA - SEE LANDSCAPE PLANS
- 6" CONC. CURB - SEE CIVIL DWGS.
- 3'-4" HIGH CMU SCREEN WALL - COLOR TO MATCH BLDG. COLOR
- NOT USED.
- TRASH ENCLOSURE PER TOWN STANDARD DETAIL GIL-180.
- FIRE RISER ROOM WITH ROOF LADDER AND HOUSE METER.
- FIRE DEPT. CONNECTION AND KNOX BOX
- EXIST. SITE LIGHT POLE
- EXIST. ELECTRICAL TRANSFORMERS
- EXIST. UTILITY BOX
- EXIST. STOP SIGN
- PAINTED HM EXIT DOOR WITH 5' X 5' X 4" CONC. PAD
- EXISTING WAREHOUSE BUILDING
- ELECT. SES ON CONC. 4" SLAB W/ FULLY SCREENED ENCLOSURE: CARCO BLACK MOUNTAIN 4" BLOCK VENEER WALLS TO 8'-0" WITH HORIZONTAL METAL PANEL GATE, COLOR 9917 LIGHT GRAY.
- 150' EMERGENCY VEHICLE ACCESS AND TURN AROUND AREA
- MAIN BUILDING ENTRANCE W/ CANOPY ABOVE
- PROPOSED ROOFTOP MECHANICAL UNITS SCREENED BY THE BUILDING PARAPET - SEE BUILDING ELEVATIONS.
- SHIELDED SITE LIGHT FIXTURE WITH 15' POLE AND CONCRETE BASE - SEE CUT SHEETS ON SHEET E0.1.
- SITE VISIBILITY TRIANGLE.
- BIKE RACK FOR (7) BIKES: 1 1/2" PAINTED STL. PIPE RACK EMBEDDED IN 4" CONC. SLAB W/ MEDIUM BROOM FINISH
- EMPLOYEE AREA: (2) PREFINISHED METAL BENCHES AND (2) PREFINISHED METAL TRASH CANS SECURED TO 4" CONCRETE SLAB. AREA TO BE SHADED NATURALLY WITH SHADE TREES - SEE LANDSCAPE PLAN.
- PASS THROUGH DOOR AT DEMISING WALL TO CONNECT OFFICE AND WAREHOUSE SIDES OF THE BUILDING.
- RELOCATE EXIST. STREET LIGHT POLE AND BASE.

PRELIMINARY SITE PLAN

1" = 20'-0"

PROJECT INFORMATION

PROJECT DATA

ADDRESS: 991 W. MERRILL AVE.
 APN: 302-12-606
 LOT: 22
 LOT AREA: .68 ACRES (29,606 SF)
 EXIST. ZONE: LI - LIGHT INDUSTRIAL
 PROPOSED ZONE: LI - LIGHT INDUSTRIAL
 PROPERTY USE: OFFICE / WAREHOUSE
 BUILDING AREA: 8,396 SF
 LOT COVERAGE: 36%
 SETBACKS: 20' STREET
 OCCUPANCY GROUP: B / S1
 CONSTRUCTION TYPE: V-B
 BUILDING HEIGHT: 30'
 LANDSCAPING: 6,727 SF / 22.7% COVERAGE
 SPRINKLERED: YES
 FIRE ALARM: YES
 EMERGENCY LIGHTING: YES

PARKING DATA

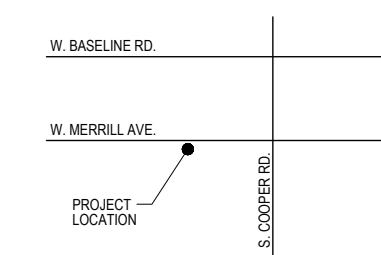
REQUIRED PARKING:
 OFFICE: 4,764 SF / 250 = 19 STALLS
 WAREHOUSE: 3,632 SF / 1,000 = 4 STALLS
 TOTAL PARKING REQUIRED: = 23 STALLS
 STANDARD PARKING PROVIDED: = 21 STALLS
 ACCESSIBLE PARKING PROVIDED: = 2 STALLS
 TOTAL PARKING PROVIDED: = 23 STALLS
 TOTAL PARKING SURPLUS: = 0 STALL

PROJECT CONTACTS:

OWNER:
 PROOF PEST CONTROL
 ALLAN DRAPER
 3990 E. RIGGS RD. #1
 CHANDLER, AZ 85249
 480-239-7243
 allan@proofpest.com

ARCHITECT:
 MERCHANT DESIGN GROUP
 ANDREW MERCHANT
 580 N. JACKSON ST.
 GILBERT, AZ 85233
 480-459-6385
 Andrew@merchantdesigngroup.com

VICINITY MAP



03/16/22	PRELIM SITE PLAN
03/29/22	PRE-APP SUBMITTAL
08/01/22	SITE / DR SUBMITTAL
12/12/22	SITE / DR SUBMITTAL
05/12/23	SITE / DR SUBMITTAL
07/25/23	SITE / DR SUBMITTAL
08/25/23	SITE / DR SUBMITTAL
10/02/23	SITE / DR SUBMITTAL
10/20/23	SITE / DR SUBMITTAL
11/01/23	PERMIT SUBMITTAL

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE SOLE PROPERTY OF MERCHANT DESIGN GROUP AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.

PROJECT NO: mdg 22011
 DRAWN BY: MM
 DESIGNED BY: ATM
 REVIEWED BY: ATM

PRELIMINARY SITE PLAN

PROOF PEST

project consultants

architecture:

MERCHANT DESIGN GROUP
588 NORTH JACKSON STREET
GILBERT, AZ 85233
PROJECT CONTACT: ANDREW MERCHANT
PHONE: 480.459.6385
EMAIL: andrew@merchantdesigngroup.com

landscape architecture:

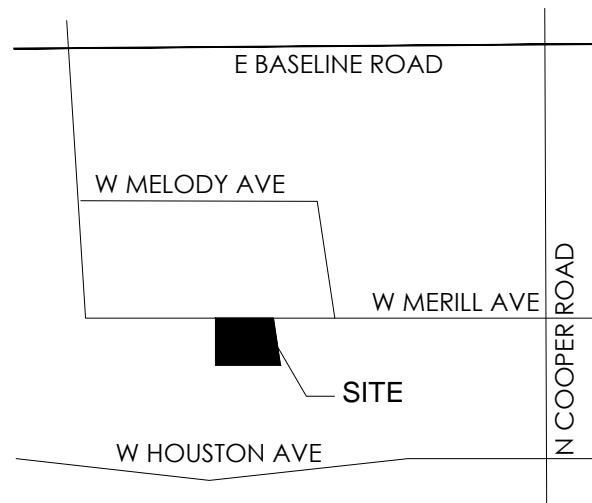
DESIGN ETHIC, LLC
7525 EAST 6TH AVENUE
SCOTTSDALE, ARIZONA 85251
PROJECT CONTACT: BRANDON PAUL
PHONE: 480.225.7077
EMAIL: bpaul@designethic.net

owner:

PROOF PEST CONTROL
3990 EAST RIGGS ROAD #1
CHANDLER, AZ 85249
PROJECT CONTACT: ALLAN DRAPER
PHONE: 801.318.9557
EMAIL: allan@proofpest.com

project data

NET SITE AREA:	29,606 S.F. (0.68 AC)
ON SITE LANDSCAPE AREA:	7,664 S.F.
OFF SITE LANDSCAPE AREA:	2,469 S.F.
TOTAL LANDSCAPE AREA:	10,133 S.F.
% OF OPEN SPACE:	34.2%



vicinity map



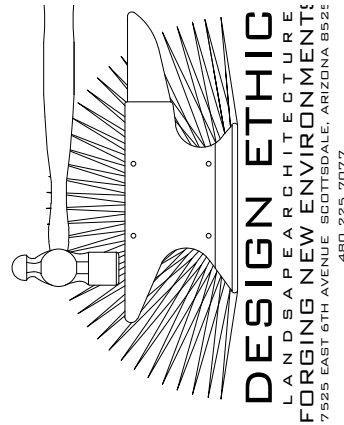
not to scale

town of gilbert notes

1. A TOWN OF GILBERT PERMIT IS REQUIRED FOR THE INSTALLATION OF ANY LANDSCAPE OR IRRIGATION SYSTEM. IRRIGATION LINES MUST BE INSPECTED BEFORE BACKFILLING. A CD WITH PDF FORMAT "AS-BUILTS" OF THE LANDSCAPE AND IRRIGATION PLANS ARE ALSO REQUIRED.
2. 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 BACKFLOW TESTER AND THE TEST RESULTS FORWARDED TO THE TOWN OF GILBERT BACKFLOW SPECIALIST. THE TOWN WILL PROVIDE A CURRENT LIST OF CERTIFIED TESTERS FROM WHICH TO SELECT. TESTER FEES WILL BE AT THE EXPENSE OF THE INSTALLER.
3. DESIGN OF ANY WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS THAT MAY BE PRESENTED HEREIN 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 THE ISSUANCE OF A BUILDING PERMIT FOR SAID WALLS, ENTRY MONUMENTS AND RAMADAS.
4. NO PLANT MATERIAL SHALL COME WITHIN 3 FEET OF FIRE HYDRANTS OR ANY FIRE DEPARTMENT EQUIPMENT.
5. 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.
6. ALL TREES, SHRUBS AND GROUND COVER SHALL MEET OR EXCEED ARIZONA NURSERY ASSOCIATION (ANA) SPECIFICATIONS.
7. CONSTRUCTION MAY BEGIN AFTER ALL PERMITS HAVE BEEN OBTAINED.

town of gilbert maintenance notes

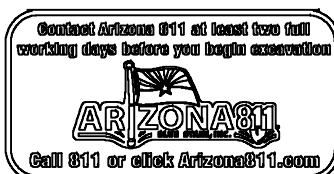
1. ALL LANDSCAPE AREAS AND MATERIALS SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN AND WEED-FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
2. CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THESE PLANS AND ANY DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATIONS SHALL BE APPROVED BY TOWN OF GILBERT INSPECTION SERVICES BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.

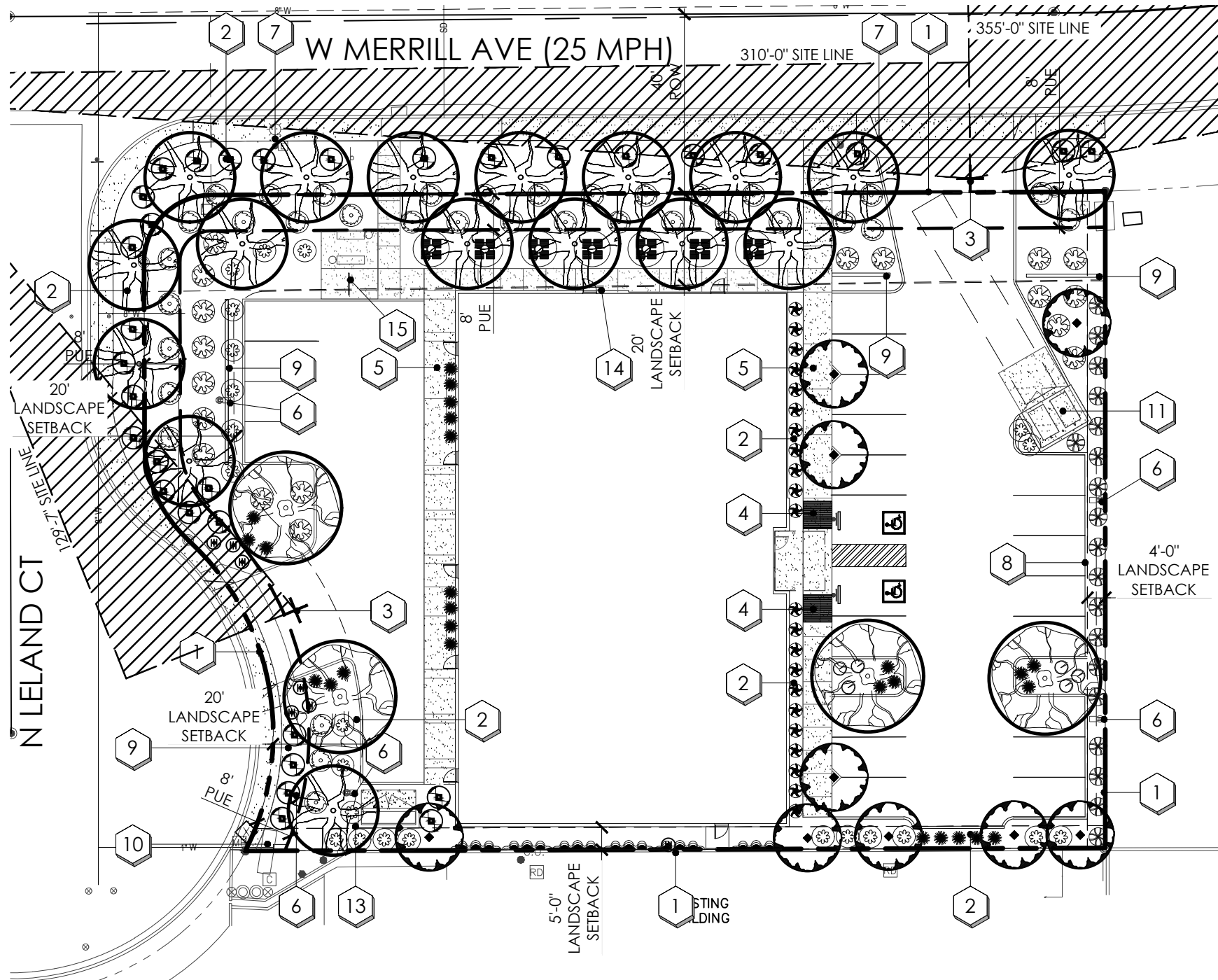


PROOF PEST
991 W MERRILL AVE
GILBERT, AZ 85233

JOB NO: 22-053
SUBMITTED: 07.31.23

SHEET
L.01 of L.02



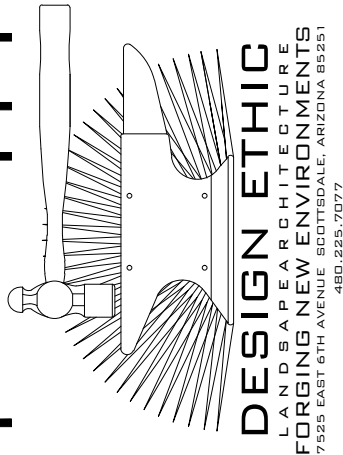


planting key notes

- | | | | |
|---|--|----|--|
| 1 | PROPERTY LINE / RIGHT OF WAY LINE | 8 | CURB. SEE CIVIL ENG. PLANS. |
| 2 | DECOMPOSED GRANITE IN ALL PLANTING AREAS | 9 | FREE STANDING SCREEN WALL. SEE ARCH. PLANS. |
| 3 | SIGHT VISIBILITY TRIANGLE, MAXIMUM MATURE PLANT MATERIAL HEIGHT IN THE SIGHT VISIBILITY TRIANGLES IS 24 INCHES | 10 | EXISTING UTILITIES BOX LOCATION. |
| 4 | ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS. | 11 | TRASH ENCLOSURE. SEE ARCHITECT'S SITE PLAN. |
| 5 | CONCRETE SIDEWALK. | 12 | UNDERGROUND STORMWATER RETENTION TANK. SEE CIVIL ENG. PLANS. |
| 6 | SITE LIGHTING. SEE ARCH. PLANS. | 13 | ELECTRIC SES CABINET ON CONCRETE 4" SLAB. |
| 7 | EXISTING SITE LIGHTING. | 14 | FDC AND KNOX BOX. |
| | | 15 | BIKE RACK. |

plant legend

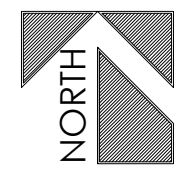
	botanical name	common name	emitters	size	qty
trees					
	PISTACIA X, RED PUSH	RED PUSH PISTACHE	(5 @ 1.0 GPH)	24" BOX	17
	PROSOPIS CHILENSIS	THORNLESS THORNLESS MESQUITE	(5 @ 1.0 GPH)	24" BOX	4
	ACACIA ANEURA	MULGA	(5 @ 1.0 GPH)	24" BOX	9
vines					
	FICUS PUMILA	CREeping FIG	(1 @ 1.0 GPH)	5 GAL.	6
shrubs					
	BOUGAINVILLEA 'LA JOLLA'	LA JOLLA BOUGAINVILLEA	(1 @ 1.0 GPH)	5 GAL.	23
	LEUCOPHYLLUM CANDIDUM	THUNDER CLOUD	(1 @ 1.0 GPH)	5 GAL.	6
	SENNA ARTEMISIOIDES	FEATHERY CASSIA	(1 @ 1.0 GPH)	5 GAL.	19
	TECOMA ALATA	ORANGE JUBILEE	(1 @ 1.0 GPH)	5 GAL.	7
accents					
	ALOE BARBADENSIS	ALOE VERA	(1 @ 1.0 GPH)	5 GAL.	22
	DASYLIRION WHEELERI	DESERT SPOON	(1 @ 1.0 GPH)	5 GAL.	18
	HESPERALOE PARVIFLORA	RED YUCCA	(1 @ 1.0 GPH)	5 GAL.	26
	MUHLENBERGIA RIGENS	DEER GRASS	(1 @ 1.0 GPH)	5 GAL.	35
groundcover					
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	(1 @ 1.0 GPH)	1 GAL.	7
	EREMOPHILA GLABRA	'MIGNEW GOLD', OUTBACK SUNRISE EMU	(1 @ 1.0 GPH)	1 GAL.	32
inerts					
	3/4" SCREENED DECOMPOSED GRANITE	MAHOGANY		3/4" MINUS	10,616 S.F.



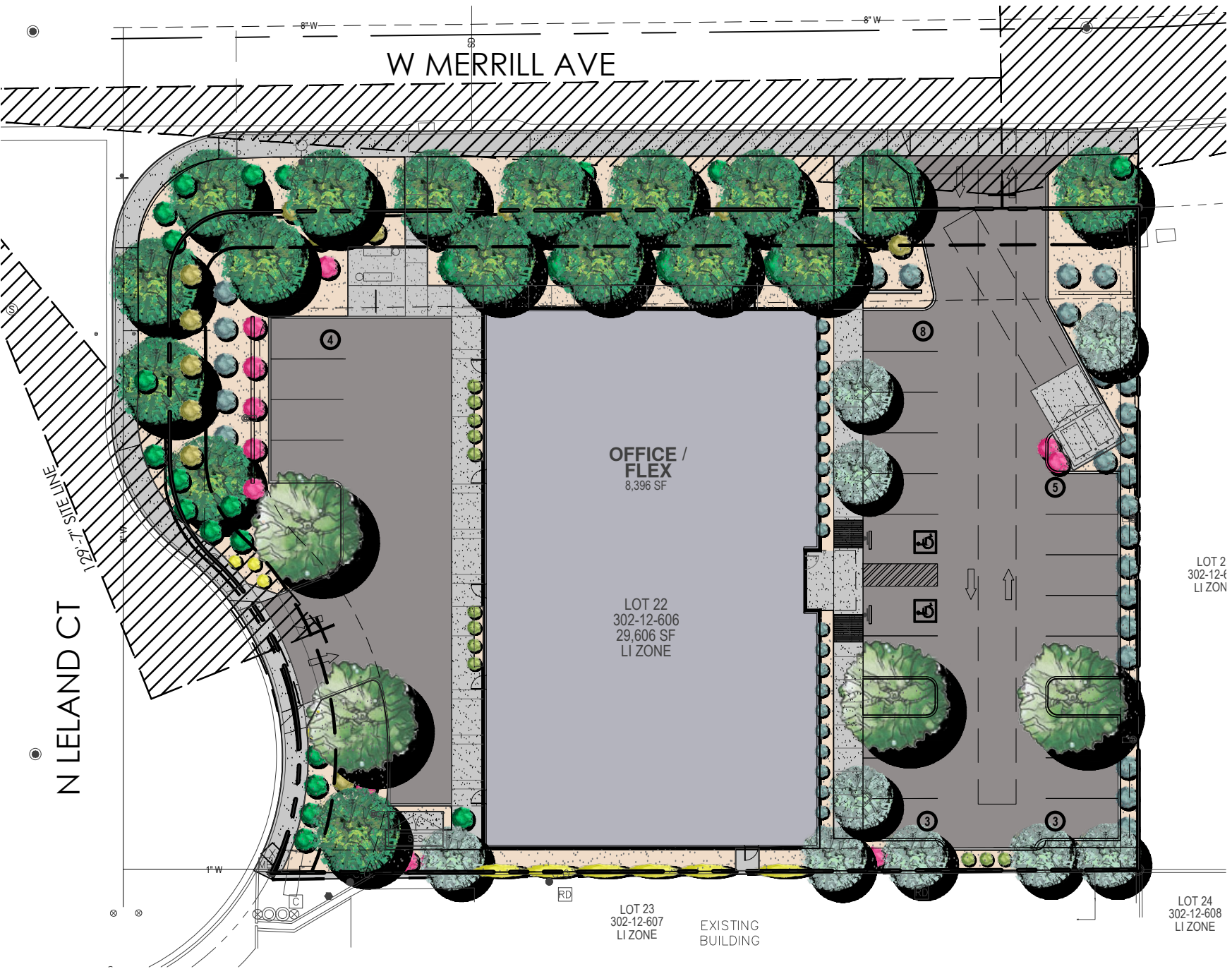
PROOF PEST
991 W MERRILL AVE
GILBERT, AZ 85233

JOB NO: 22-053
SUBMITTED: 07.31.23

SHEET
L.02 of L.02



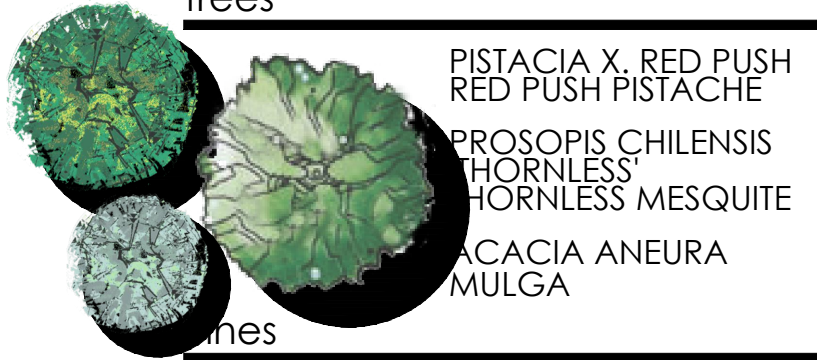
SCALE: 1" = 30'-0"



plant legend

botanical name
common name

trees



PISTACIA X. RED PUSH
RED PUSH PISTACHE
PROSOPIS CHILENSIS
'HORNLESS'
HORNLESS MESQUITE
ACACIA ANEURA
MULGA

climbers



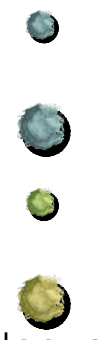
FICUS PUMILA
CREEPING FIG

shrubs



BOUGAINVILLEA 'LA JOLLA'
LA JOLLA BOUGAINVILLEA
LEUCOPHYLLUM CANDIDUM
THUNDER CLOUD
SENNA ARTEMISIOIDES
FEATHERY CASSIA
TECOMA ALATA
ORANGE JUBILEE

accents



ALOE BARBADENSIS
ALOE VERA
DASYLIRION WHEELERI
DESERT SPOON
HESPERALOE PARVIFLORA
RED YUCCA
MUHLENBERGIA RIGENS
DEER GRASS

groundcover

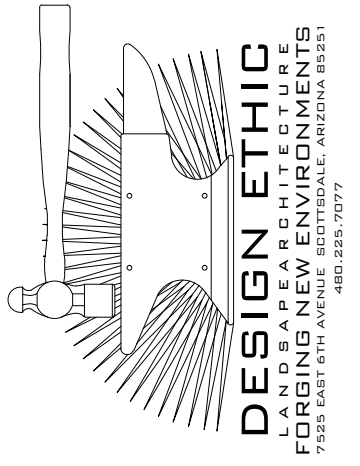


LANTANA 'NEW GOLD'
NEW GOLD LANTANA
EREMOPHILA GLABRA
'MIGNEW GOLD'
OUTBACK SUNRISE EMU

inerts



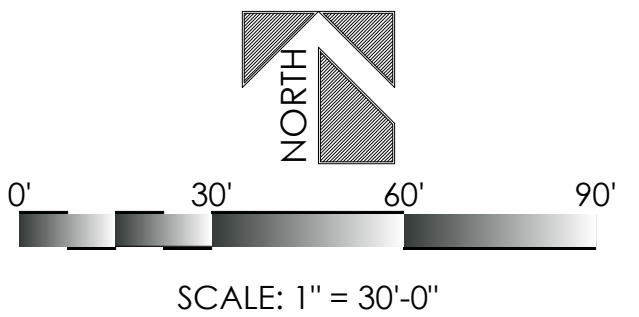
3/4" SCREENED
DECOMPOSED GRANITE
MAHOGANY



PROOF PEST
991 W MERRILL AVE
GILBERT, AZ 85233

JOB NO: 22-053
SUBMITTED: 05.23.23

RENDERING



PROOF PEST CONTROL GILBERT

CONCEPT GRADING & DRAINAGE AND UTILITY PLAN

991 W. MERRILL AVENUE, GILBERT, AZ

DEVELOPER/OWNER

PROOF PEST CONTROL
3990 E. RIGGS RD. #1
CHANDLER, AZ 85249
PHONE: (801) 318-9557
CONTACT: ALLEN
EMAIL: ALLAN@PROOFPEST.COM

ENGINEER:

SBL ENGINEERING, LLC
1957 E. SUNBURST LANE,
TEMPE, AZ 85284
PH: (602) 326-5848
FX: (480) 619-6334
CONTACT: CRAIG BAKER
EMAIL: CRAIG@SBL-ENG.COM

PARCEL & SITE ADDRESS

APN: 302-12-606
SITE ADDRESS: 991 W. MERRILL AVENUE, GILBERT, AZ 85233

FLOOD ZONE

THIS PROPERTY IS LOCATED ON THE FLOOD INSURANCE RATE MAP(FIRM) ZONE X. COMMUNITY NUMBER 040044 MAP NUMBER AND SUFFIX 04013C2731M PANEL NUMBER 2731 EFFECTIVE DATE OF FIRM NOVEMBER 04, 2015.

SITE AREA

AREA 29,606 SQ. FT. OR 0.68 ACRES
DISTURBED AREA 29,606 SQ. FT. OR 0.68 ACRES

LEGAL DESCRIPTION:

LOT 22, FULLER COMMERCIAL CENTER, ACCORDING TO THE PLAT RECORDED IN BOOK 783 OF MAPS, PAGE 40 AND AFFIDAVIT OF CORRECTION RECORDED IN DOCUMENT NO. 2007-124302 RECORDS OF MARICOPA COUNTY, ARIZONA.

BENCHMARK

MARICOPA COUNTY POINT NAME: 22017-1M
NORTH 1/4 CORNER SECTION 2, T1S, R5E
MARICOPA COUNTY ALUMINUM CAP 0.3" DOWN
STAMPED "T1N R5E 1/4 S2 T1S R5E 2003 RLS 21782"
ELEVATION=1216.00 NAVD88

BASIS OF BEARING

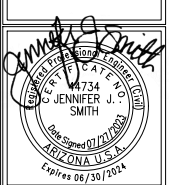
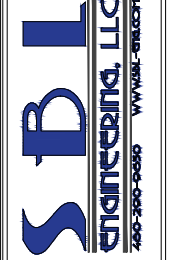
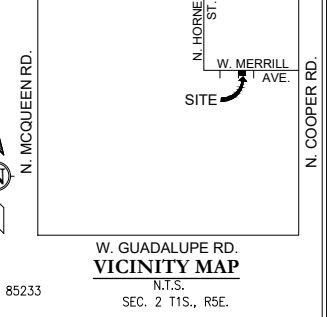
BEARINGS ARE BASED ON THE MONUMENT LINE OF MERRILL AVENUE, WHICH BEARS N89°48'02"E, AS SHOWN ON FULLER COMMERCIAL CENTER, RECORDED IN BOOK 783 OF MAPS, PAGE 40, M.C.R.

RETENTION STATEMENT:

REFERENCE: FULLER COMMERCIAL DRAINAGE REPORT

FULLER COMMERCIAL CENTER IS A 36-ACRE INDUSTRIAL SUBDIVISION THAT IS LOCATED WEST OF COOPER ROAD ALONG MERRILL ROAD. THERE WILL BE TWO APPROXIMATELY 1-ACRE RETENTION BASIN LOCATED ON THE SITE. ALL OF THE LOTS WILL DRAIN TO THE BASINS AND THERE WILL BE NO ON-LOT RETENTION REQUIRED. RUNOFF FROM THE STREETS AND LOTS WILL BE ROUTED TO RETENTION BASINS LOCATED WITHIN TRACTS A AND B.

IN ADDITION, OFFSITE RUNOFF FROM THE CONSTRUCTION OF THE LOCAL AND COLLECTOR ROADS FOR FULLER COMMERCIAL CENTER WILL BE ROUTED TO A BASIN. CALCULATIONS ARE SHOWN IN THE REPORT.



PROOF PEST CONTROL GILBERT

991 W. MERRILL AVENUE, GILBERT, AZ

CONCEPT GRADING & DRAINAGE PLAN

DATE	REVISIONS

DATE:	07/27/23
PROJ. NO.:	22-150
DESIGN:	JS
DRAWN:	JL
CHECK:	CB
SCALE:	1"=20'
CAD FILE:	22150GD

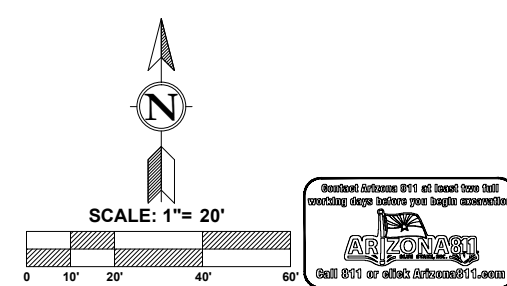
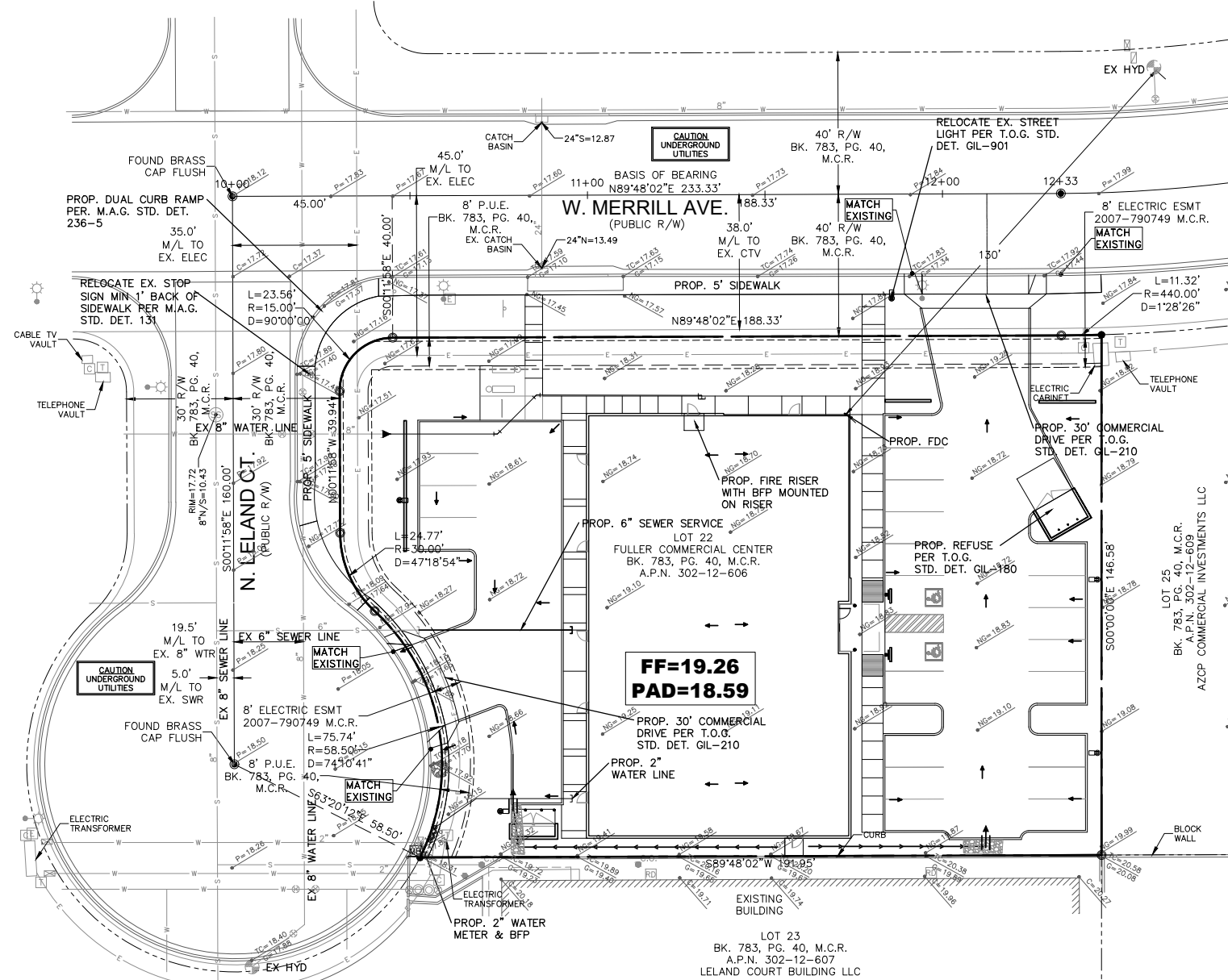
CONCEPT PLAN
CG1
1 of 1

EX. LEGEND

- FOUND BRASS CAP IN HAND HOLE
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-

PROP. LEGEND

- GRADE BREAK
-
-
- FF=32.50
PAD=31.83



INFORMATIONAL COPY ONLY UNLESS WITH A VALID PROFESSIONAL SEAL AND SIGNATURE

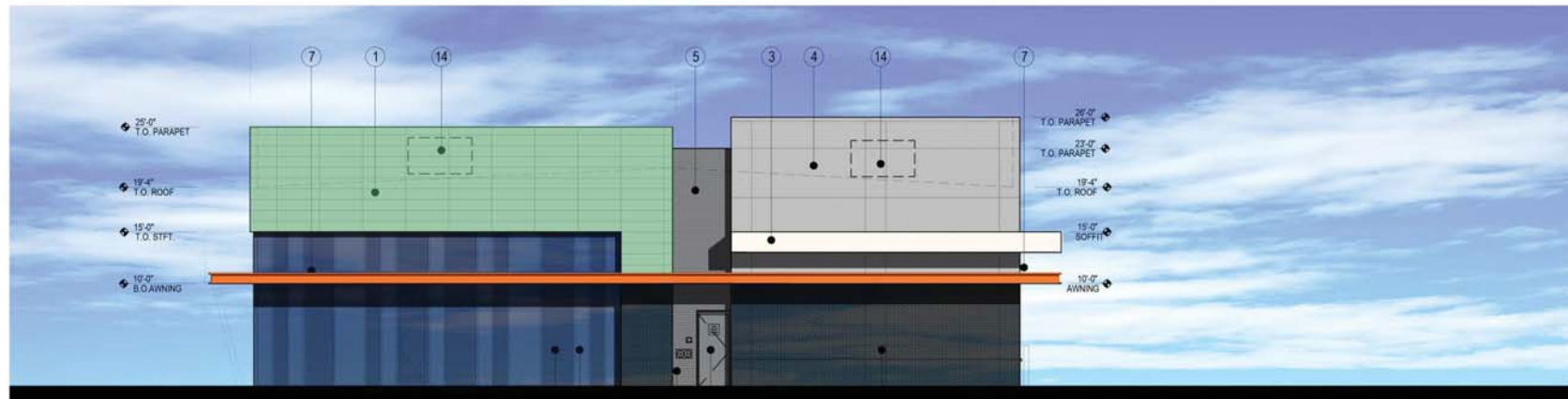
CITY#



Architecture
Project Management
merchantdesigngroup.com
andrew@merchantdesigngroup.com



1 EAST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



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



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

MATERIALS & KEY NOTES

<ul style="list-style-type: none"> 1 CEMENT FIBER PANEL CEMENT BOAD FABRICATORS SILBONIT 'OLIVE NATURAL' 2 CEMENT FIBER PANEL AWNING CEMENT BOAD FABRICATORS SILBONIT 'ICEBERG NATURAL' 3 STUCCO PANEL PAINT DEW380 'WHITE' 4 STUCCO PANEL PAINT DE6220 'POROUS STONE' 5 HORIZONTAL METAL PANEL CENTRIA STYLE RIB PANEL COLOR 9917 'LIGHT GRAY' 6 BLOCK VENEER 4X4X16 '44F STRETCHER' CABCO BLACK MOUNTAIN 7 12" STEEL CHANNEL AWNING PAINT DEA112 'EXUBERANT ORANGE' 8 ARCADIA STOREFRONT SYSTEM ASL451, 'DARK BRONZE' FINISH VITRO 'PACIFICA' TINTED GLASS 	<ul style="list-style-type: none"> 9 ARCADIA STOREFRONT SYSTEM ASL451, 'DARK BRONZE' FINISH VITRO 'OPTIBLUE' TINTED GLASS 10 ARCADIA STOREFRONT SYSTEM ASL451, 'DARK BRONZE' FINISH SOLARBAN 60 #3 GLASS 11 NOT USED 12 WALL SCONCE LIGHT FIXTURE SHIELDED BODY, 'DARK BRONZE' 13 METAL DOORS & FRAMES PAINT DE6385 'BLACK BEAN' 14 MECHANICAL UNIT SCREENED BY PARAPET WALL 15 TENANT SIGNAGE UNDER SEPARATE APPROVALS 16 STUCCO PANEL PAINT DE6385 'BLACK BEAN'
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03/16/22	PRELIM SITE PLAN
03/29/22	PRE-APP SUBMITTAL
08/03/22	SITE/DR SUBMITTAL
12/12/22	SITE/DR SUBMITTAL
05/24/23	SITE/DR SUBMITTAL

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PROJECT NO: mdg 22011
DRAWN BY: MM
DESIGNED BY: ATM
REVIEWED BY: ATM

ELEVATIONS

A4.0

Proof Pest
Building & Site
991 W. MERRILL AVE.
GILBERT, AZ 85233

- ① CEMENT FIBER PANEL
CEMENT BOARD FABRICATORS
SILBONIT "OLIVE NATURAL"
- ② CEMENT FIBER PANEL AWNING
CEMENT BOARD FABRICATORS
SILBONIT "ASH NATURAL"
- ③ STUCCO PANEL
PAINT DEW380 'WARM WHITE'
- ④ STUCCO PANEL
PAINT DE6220 'POROUS STONE'
- ⑤ HORIZONTAL METAL PANEL
CENTRIA STYLE RIB PANEL
COLOR 9917 'LIGHT GRAY'
- ⑥ BLOCK VENEER: 4X4X16 '44F
STRETCHER' CABCO
'BLACK MOUNTAIN'
- ⑦ 12" STEEL CHANNEL AWNING
PAINT DEA112 'EXUBERANT ORANGE'
- ⑧ ARCADIA STOREFRONT SYSTEM
ASL451, 'DARK BRONZE'
VITRO 'PACIFICA' TINTED GLASS

- ⑨ ARCADIA STOREFRONT SYSTEM
ASL451, 'DARK BRONZE'
VITRO 'OPTIBLUE' TINTED GLASS
- ⑩ ARCADIA STOREFRONT SYSTEM
ASL451, 'DARK BRONZE'
SOLARBAN 60 #3 GLASS
- ⑪ METAL AWNING
12" X 1/2" STEEL PLATE
BLACK OXIDE PATINA FINISH
- ⑫ WALL SCONCE LIGHT FIXTURE
SHIELDED BODY, 'DARK BRONZE'
- ⑬ METAL DOOR
PAINT DEW380 'WARM WHITE'
- ⑭ METAL DOOR
PAINT DE6385 'BLACK BEAN'
- ⑮ MECHANICAL UNIT SCREENED BY
WALL PARAPET
- TENANT** ⑯ TENANT SIGNAGE
UNDER SEPARATE APPROVALS



MATERIALS AND COLORS

Proof Pest
1331 S. LELAND COURT
GILBERT, AZ

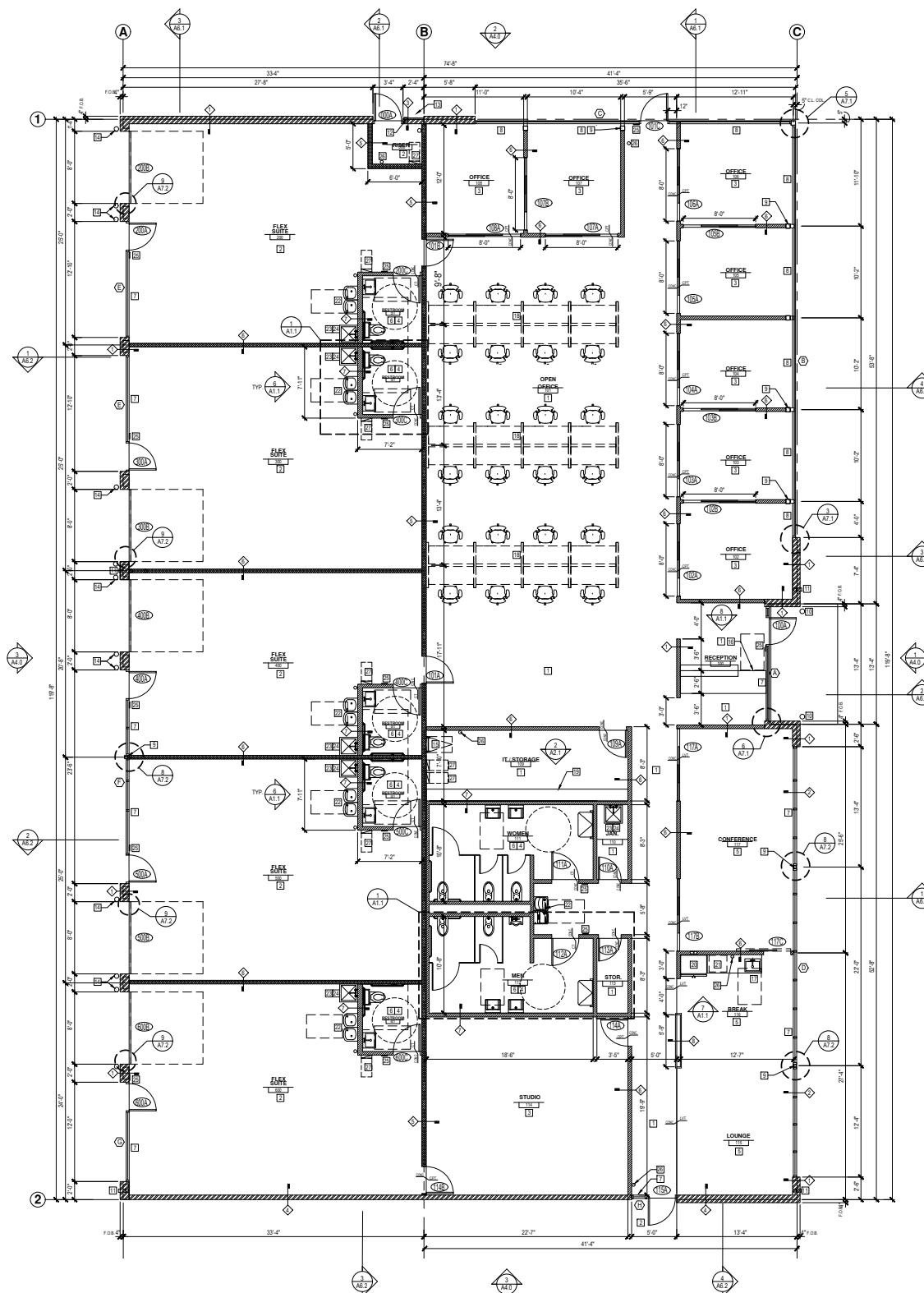
MB
8/3/22



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Proof Pest
Building & Site
991 W. MERRILL AVE.
GILBERT, AZ 85233



FLOOR PLAN
1/8" = 1'-0"

KEY NOTES

- 1 4" CONC. SLAB OVER 4" COMPACTED AB AT OFFICE AREAS. PROVIDE CLEAR SEALER.
- 2 6" CONC. SLAB OVER 4" COMPACTED AB AT WAREHOUSE. PROVIDE CLEAR SEALER.
- 3 CARPET & PAD OVER 4" CONC. SLAB.
- 4 CERAMIC TILE FLOORING OVER CONC. SLAB.
- 5 LVT FLOORING OVER CONC. SLAB.
- 6 ACCESSIBLE RESTROOM - SEE SHT. A1.1 & PLUMBING DWGS.
- 7 ALUM. STOREFRONT SYSTEM - ARCADIA ASL 451 DARK BRONZE #40, 1" INSULATED GLAZING: SOLARBAN 60 #3, GREY.
- 8 ALUM. STOREFRONT SYSTEM - ARCADIA ASL451 DARK BRONZE #40, 1" INSULATED GLAZING: SOLARBAN 60 #3, GREY. PROVIDE MIX OF VITRO 'OPTIBLUE' TINTED GLASS AND VITRO 'PACIFICA' TINTED GLASS.
- 9 TUBE STEEL COLUMN - SEE STRUCT. DWGS. WRAP IN BREAK MTL. TO MATCH STOREFRONT WHERE SHOWN.
- 10 TUBE STEEL COLUMN - SEE STRUCT. DWGS. PAINT - SEE ELEVATIONS.
- 11 ROOF DRAIN AND OVERFLOW 'COWS TONGUE' DOWNSPOUT.
- 12 FIRE DEPARTMENT CONNECTION & RISER - SEE CIVIL DWGS.
- 13 'KNOX BOX' AND FIRE DEPT. SIGN AT RISER ROOM ENTRANCE PER TOWN OF GILBERT REQUIREMENTS.
- 14 6" CONC. FILLED PIPE BOLLARD - PAINT TO MATCH BUILDING.
- 15 ROOF ACCESS HATCH AND METAL LADDER - SEE DTL. 12/A1.2
- 16 SOLID SURFACE COUNTER WITH LOWER CABINETS AND ADA COMPLIANT COUNTER AT 2'-10" AFF AND 30" X 48" CLEAR FLOOR SPACE.
- 17 SOLID SURFACE COUNTER, LOWER CABINETS AND ACCESSIBLE UNDERMOUNT SINK - SEE DTL. 15/A1.3
- 18 MODULAR POWERED WORKSTATIONS BY OWNER - PROVIDE POWER FEEDS AT WALL
- 19 (2) 12" WALL MOUNTED SHELVES ON HEAVY DUTY BRACKETS: MOUNT AT 48" AFF AND 66" AFF.
- 20 REFRIGERATOR - BY TENANT
- 21 DISHWASHER - SEE PLUMB. DWGS.
- 22 ACCESSIBLE HI-LO DRINKING FOUNTAIN - SEE PLUMBING DWGS.
- 23 UTILITY SINK W/ WATER HEATER ABOVE ON SUPPORT SHELF - SEE PLUMBING DWGS. PROVIDE 48" FRP WAINSCOT EACH WALL.
- 24 MOP & BROOM HOLDER BY GC - BOBRICK B-223 X 36.
- 25 ACCESSIBLE SIGNAGE - SEE SHEET A1.1
- 26 WALL MOUNT FIRE EXTINGUISHER AT 36" AFF - TYPE 2A108C.
- 27 ELECTRICAL PANELS - SEE ELECT DWGS.

SYMBOLS

- 1 KEYED NOTE NUMBER
- A WINDOW NUMBER
- DOOR NUMBER
- 1 WALL TYPE NUMBER

WALL TYPES

- 1 EXTERIOR WALL: 4 X 4 X 16 BRICK VENEER TO 10' AFF OVER BLDG. WRAP ON EXTERIOR SHEATHING OVER 2X6 WOOD STUDS W/ R-19 BATT INSUL. INTERIOR FACE: 5/8" GWB OVER WOOD STUDS. PROVIDE COVED VINYL BASE. PROVIDE W.R. GWB AT WET AREAS. SEE DTL. 3/A6.0.
- 2 EXTERIOR WALL: 4 X 4 X 16 BRICK VENEER WAINSCOT W/ SLOPED SILL UNIT TO 2'-8" AFF OVER BLDG. WRAP ON EXTERIOR SHEATHING OVER 2X6 WOOD STUDS W/ R-19 BATT INSUL. INTERIOR FACE: 5/8" GWB OVER WOOD STUDS. PROVIDE COVED VINYL BASE. PROVIDE W.R. GWB AT WET AREAS. SEE DTL. 1/A6.0.
- 3 EXTERIOR WALL: HORIZONTAL METAL PANEL OVER BLDG. WRAP ON EXTERIOR SHEATHING OVER 2X6 WOOD STUDS W/ R-19 BATT INSUL. INTERIOR FACE: 5/8" GWB OVER WOOD STUDS. PROVIDE COVED VINYL BASE. PROVIDE W.R. GWB AT WET AREAS. SEE DTL. 2/A6.1.
- 4 EXTERIOR WALL: PAINTED STUCCO SYSTEM OVER BLDG. WRAP ON EXTERIOR SHEATHING OVER 2X6 WOOD STUDS W/ R-19 BATT INSUL. INTERIOR FACE: 5/8" GWB OVER WOOD STUDS. PROVIDE COVED VINYL BASE. PROVIDE W.R. GWB AT WET AREAS. SEE DTL. 3/A6.2.
- 5 1-HR FIRE BARRIER WALL TO DECK. 5/8" TYPE 'X' GWB WITH LEVEL 4 FINISH ON EACH SIDE OVER 2X6 WOOD STUDS - SECURED TO STL. BEAM. PROVIDE FIRE SEALANT AT ALL JOINTS, GAPS AND CRACKS. SEE DTL. 1/A7.4.
- 6 STUD PARTITION WALL TO DECK. 5/8" GWB WITH LEVEL 4 FINISH ON 2X4 WOOD STUDS. PROVIDE COVED VINYL BASE. PROVIDE W.R. GWB AT WET AREAS. SEE DTL. 2/A7.4.
- 7 PLUMBING WALL TO 10'-6" AFF. TILE WAINSCOT TO 60" AFF OVER 5/8" GWB WITH LEVEL 4 FINISH ON 2X4 WOOD STUDS. PROVIDE W.R. GWB AT WET AREAS. PROVIDE COVED TILE BASE. SEE DTL. 3/A7.4.
- 8 LOW PARTITION WALL TO 4'-0" AFF. 5/8" GWB WITH LEVEL 4 FINISH ON 2X4 WOOD STUDS. PROVIDE COVED VINYL BASE. SEE DTL. 4/A7.4.

03/16/22	PRELIM SITE PLAN
03/29/22	PRE-APP SUBMITTAL
08/03/22	SITE/DR SUBMITTAL
12/12/22	SITE/DR SUBMITTAL
04/24/23	SITE/DR SUBMITTAL

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PROJECT NO: m0g 22011
DRAWN BY: MM
DESIGNED BY: ATM
REVIEWED BY: ATM

FLOOR PLAN

A1.0

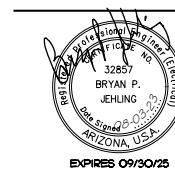
DR22-155 Industrial Flex Building Attachment 10: Lighting

GENERAL NOTES:

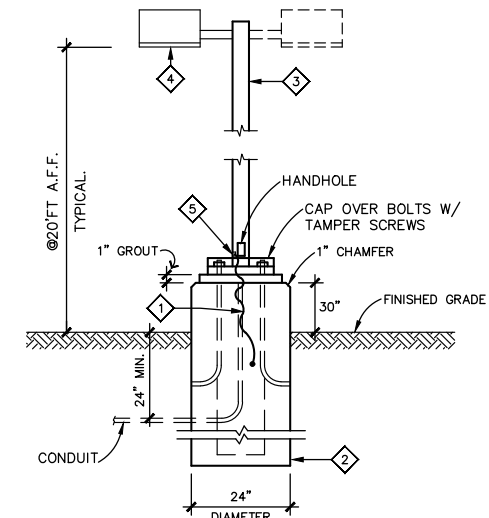
- ALL EXTERIOR LIGHT FIXTURES TO COMPLY WITH LOCAL NIGHT SKY ORDINANCE.
- ALL EXTERIOR ELECTRICAL EQUIPMENT TO BE NEMA-3R RATED.
- ALL FIXTURES INSTALLED OUTDOORS SHALL BE RATED FOR DAMP/WET LOCATIONS AS REQUIRED. THE CONTRACTOR SHALL COORDINATE DAMP/WET LOCATION RATING PER NEC ARTICLE 410.10(A). ALL INSTALLATIONS SHALL CONFORM TO NEC ARTICLE 410.10, ALL SUB ARTICLES.
- ALL EXTERIOR LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WITH THE LIGHTING IS LOCATED.
- CONTRACTOR TO COORDINATE EXACT SITE LIGHTING FIXTURE LOCATIONS WITH LANDSCAPE DRAWINGS.



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Proof Pest
Building & Site
1331 N. LELAND CT.
GILBERT, AZ 85233



LIGHT POLE AND FIXTURE

NOTE: CONTRACTOR SHALL PROVIDE NEW POLE BASES WHERE INDICATED ON PLANS. LIGHTING FIXTURE POLE DETAILS AND DESCRIPTIONS ARE FOR ELECTRICAL REFERENCES ONLY. THE POLE AND BASE SHALL BE DESIGNED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF ARIZONA AND BE STAMPED AND SEALED ACCORDINGLY AS A DEFERRED SUBMITTAL.

KEYED NOTES:

- #4 BARE CU. CONDUCTOR, 20'-0" LONG, COILED CONTINUOUS WITHIN THE LIGHT POLE BASE AND BONDED TO REBAR. NOTE: WIRE MAY BE COILED AT THE BASE OF HOLE.
- CONCRETE BASE SEE STRUCTURAL DRAWINGS.
- 4" SQUARE TO MATCH FIXTURE (100mph RATED)
- SEE FIXTURE SCHEDULE FOR TYPE.
- PROVIDE (2) LUG TERMINAL ATTACHED TO GROUND STUD.

03/16/22	PRELIM SITE PLAN
03/29/22	PRE-APP SUBMITTAL
08/03/23	CITY COMMENTS

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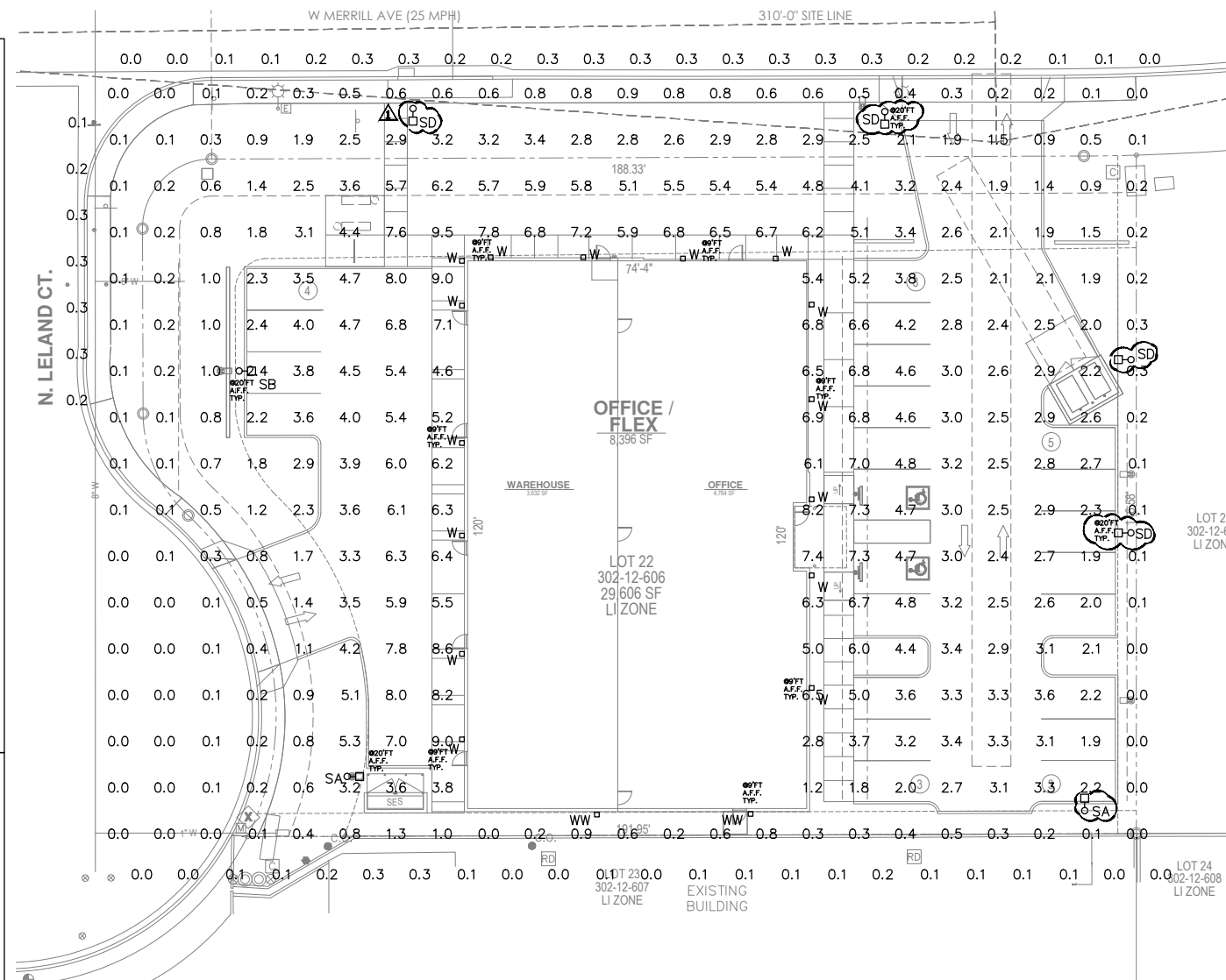
PA #22-39

PROJECT NO: mdg 22011
DRAWN BY: MM
DESIGNED BY: ERC
REVIEWED BY: KJH

PHOTOMETRIC PLAN

E0.0

Job #22RLG226
Maven Engineering
Tel: (480) 303-0180
Fax: (480) 302-7927
8011 S Avenida del Yaqui
Guadalupe, Arizona 85283
Note: Any changes made to final bid documents due to field changes will be billed hourly to the contractor.



PHOTOMETRIC PLAN

1" = 20'-0"

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	MODEL	DESCRIPTION	BALLAST	MOUNTING	INPUT WATTS	VOLTS
SA	□	(1) 54W LED,	Lithonia Lighting, DSX1 LED P1 40K RCCO MVOLT	D-Series Size 1 Area Performance Package Right Corner Cutoff Extreme Backlight Control	STANDARD	POLE	50.9	MULTIPLE
SB	□	(1) 54W LED,	Lithonia Lighting, DSX1 LED P1 40K BLC MVOLT	DSX1 LED P1 40K BLC MVOLT	STANDARD	POLE	54	MULTIPLE
SD	□	(1) LED,	Lithonia Lighting, DSX1 LED P1 40K 80CRI BLC4	D-Series Size 1 Area Performance Package Type 4 Extreme Backlight Control	ELECTRONIC	POLE @15'-0"	50.9	277V 1P 2W
W	□	(1) 12W LED,	Lithonia Lighting, DSXW1 LED 20C 530 40K TFTM MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE TFTM OPTIC, 4000K, @ 530mA.	STANDARD	WALL	34.9	MULTIPLE
WW	□	(1) 2W LED,	Lithonia Lighting, AFB WT AFB WT	AFB Basic Wide throw	STANDARD	WALL	2	MULTIPLE

D-Series Size 1 LED Area Luminaire

Specifications
EPA: 1.01 ft² (0.09 m²)
Length: 33" (0.84 m)
Width: 13" (0.33 m)
Height H1: 7-1/2" (0.19 m)
Height H2: 3-1/2" (0.09 m)
Weight (max): 27 lbs (12.3 kg)

Ordering Information
EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NPLAIR2 PIRHN DDBXD

Series	LED	Color Temperature	Mounting	Shipping	Control Options	
DSX1 LED	Forward optics	30K 3000K 40K 4000K 50K 5000K	T1S Type I short (Automotive) T2M Type II medium T3S Type III short T4M Type IV medium T7M Forward throw medium	TSVS Type V very short T5S Type V short T3M Type V medium T5W Type V wide BLC Backlight control LCCO Left corner cutoff RCCO Right corner cutoff	MVOLT ¹ XXVOLT C2774 480VAC 208 ² 240 ³ 277 ⁴ 347 ⁵ 480 ⁶	Shipped included SPA Square pole mounting RBA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor RUMBA Round pole universal mounting adaptor KMAA DDBXD ⁷ Mast arm mounting bracket adaptor (specify finish) ⁸

D-Series Size 1 LED Wall Luminaire

Specifications
Luminaire
Width: 13-3/4" (0.35 m)
Depth: 10" (0.25 m)
Height: 6-3/8" (0.16 m)

Back Box (BBW, E20WC)
Width: 13-3/4" (0.35 m)
Depth: 4" (0.10 m)
Height: 6-3/8" (0.16 m)

Ordering Information
EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

Series	LED	Driver Luminaire	Color Temperature	Mounting	Shipping	Control Options
DSXW1 LED	10C 10 LEDs (low engine) 20C 20 LEDs (low engine)	350 350mA 530 530mA 700 700mA 1000 1000mA (1 A) ¹	30K 3000K 40K 4000K 50K 5000K AMBRC Amber (phosphor converted)	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium T7M Forward Throw Medium	MVOLT ¹ 120 ¹ 208 ² 277 ³ 347 ⁴ 480 ⁵	Shipped included PE Photovoltaic cell, button type ⁶ DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15° mag. h ⁷ PIRHN 180° motion/ambient light sensor, 15-30° mag. h ⁸ PIRHCY Motion/ambient sensor, 8-15° mounting height, ambient sensor enabled at 16" ⁹ PIRHFV Motion/ambient sensor, 15-30° mounting height, ambient sensor enabled at 16" ⁹ E20WC Emergency battery backup (includes external component enclosure, 0.1 Hz, 20 compliance)

LITHONIA LIGHTING

FEATURES & SPECIFICATIONS
INTENDED USE — Ideal for applications requiring low-profile, attractive emergency lighting with optional normally-off or normally-on with photocontrol. Provides a minimum of 90 minutes of illumination both indoors and outdoors upon loss of AC power. Certain airborne contaminants can diminish the integrity of acrylic and/or polycarbonate. Click here for Acrylic/Polycarbonate Compatibility table for suitable uses.

CONSTRUCTION — Compact, low-profile, architectural design with die-cast aluminum housing. Fixtures are textured powder coat paint for dark bronze and white. Test switch indicator light and remote enabled are located on the bottom of the housing and are easily accessible and visible from the floor.

OPTICS — LEDs with 70,000 hours. Delivers 225 lumens in Normal-On and Emergency operation. Outdoor wide throw distribution: 30° (3" path of egress) at a 7.5' mounting height with 1 FC Average, 4,000K correlated color temperature (CCT), 70 CRI.

REMOTE MODELS listed for -40°F to 122°F (-40° to 50°C)

ORDERING INFORMATION For the shortest lead times, configure product using **bolded** options. Example: AFB OELR DWHGXD WT

Series	Unit Type	Housing Color	Voltage	Optics	Options
AFB	AFFINITY Basic	OELR Remote fixture, Normally Off (requires external battery source)	DWHGXD White textured DDBTXD Dark bronze textured	(blank) Universal DC voltage (0-30VDC)	WT Wide Throw ¹ BAA BAA Buy America's Act Compliant



March 29, 2022

Town of Gilbert
Development Services
90 E. Civic Center Dr.
Gilbert, AZ 85296

Re: **Pre-Application submittal**
Warehouse building & site
APN 302-12-606
1331 N. Leland Ct.
Gilbert, AZ

The property owner proposes to construct a 10,750 sf office / warehouse flex building with full site improvements on a .68 acre parcel. The property is zoned LI Light Industrial and allows the proposed use.

The improvements shall include (2) driveway approaches, parking screen walls, paved parking area, dry & wet utilities, trash enclosure, landscaping and above-ground stormwater retention. All exterior improvements will comply with Town of Gilbert design guidelines. Tenant signage will be proposed under a separate application.

We appreciate your review and consideration of this application and thank you for your assistance. If you have questions or further comments, please contact me at 480-459-6385 or at andrew@merchantdesigngroup.com.

Regards,

Merchant Design Group

A handwritten signature in blue ink, appearing to read 'Andrew Merchant', is written over a blue scribbled background.

Andrew Merchant, Architect
Principal