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Planning Commission

TO: PLANNING COMMISSION/ DESIGN REVIEW BOARD

FROM: NICOLE RUSSELL, SENIOR PLANNER *NR*
(480) 503-6716, NICOLE.RUSSELL@GILBERTAZ.GOV

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

MEETING DATE: APRIL 3, 2024

SUBJECT: A. DR23-160, CLYDE CAPITAL HAMILTON CT: SITE PLAN, LANDSCAPING, GRADING AND DRAINAGE, ELEVATIONS, FLOOR PLANS, LIGHTING, AND COLORS AND MATERIALS FOR APPROXIMATELY 1.16 ACRES, GENERALLY LOCATED SOUTH OF ELLIOT ROAD AND EAST OF ARIZONA AVENUE, AND ZONED LIGHT INDUSTRIAL (LI) WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.

STRATEGIC INITIATIVE: Exceptional Built Environment

To allow for development of a new office/warehouse building within the Elliot Commerce Park.

REQUEST:
DR23-160 CLYDE CAPITAL HAMILTON CT: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 1.16 acres, generally located south of Elliot Road and east of Arizona Avenue, and zoned Light Industrial (LI) with a Planned Area Development (PAD) overlay.

RECOMMENDED MOTION

Approve the Findings of Fact and approve DR23-160 Clyde Capital Hamilton Ct.: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 1.16 acres, generally located south of Elliot Road and east of Arizona Avenue, and zoned Light Industrial (LI) with a Planned Area Development (PAD) overlay.

APPLICANT

Company: Cawley Architects LLC
Name: Bryanna Chavez
RoadAddress: Phoenix, AZ 85008
Phone: 602-393-5060
Email: bryannac@cawleyarchitects.com

OWNER

Company: Elliot Commerce Park 26
Address: 4340 E Indian School
730 N 52nd St Ste. 21-204
Phoenix, AZ 85018

BACKGROUND

History

Date	Description
<i>June 5, 1984</i>	Town Council approved A83-02 (Ordinance No. 377), annexing approximately 2,085 acres into Town limits as a part of the "Northwest Planning Area" annexation.
<i>August 12, 1986</i>	Town Council approved Z86-12 (Ordinance No. 470), rezoning approximately 70 acres of property from Agriculture (AG) to Garden Industrial (I-1) and Planned Neighborhood Shopping Center (PSC-1).
<i>January 20, 1987</i>	Town Council approved preliminary plat for Fortune Center PAD (MCR: 618-24).
<i>January 19, 1998</i>	Town Council approved an amendment to Z86-12 (Ordinance No. 549), amending landscape phasing plans and adding conditions detailing responsible party for various landscape improvements within the Fortune Center industrial park.
<i>March 28, 2000</i>	Town Council adopted Ordinance No. 1257 (Z99-66), amending approximately 14 acres in the Fortune Center Development (PAD) from Neighborhood Commercial (C-1) to Garden Industry (I-1).
<i>December 19, 2000</i>	Town Council approved S540, establishing a new preliminary plat for the Elliot Tech Center.

<i>September 12, 2002</i>	Design Review Board approved DR02-48, establishing a revised Open Space Plan, monument signage, and landscaping standards for the Fortune Center industrial center, now named Elliot Commerce Center.
<i>October 1, 2002</i>	Town Council approved Z02-12 (Ordinance No. 1433), rezoning approximately 70 acres to amend the Planned Area Development (PAD) for the Elliot Commerce Park industrial park, allowing lots that are less than an acre within the Elliot Commerce Park where the base zoning district is designated as I-1.
<i>December 10, 2002</i>	Town Council approved S572, a preliminary plat accompanying Z02-12, establishing 59 lots to comprise the Elliot Commerce Park, the plat area within which the subject site is located within.
<i>February 1, 2005</i>	Town Council adopted a revised Zoning Map and Land Development Code per Ordinance 1625, that reclassified all properties within the Town of Gilbert. The zoning classification became Light Industrial (LI) with a Planned Area Development (PAD).
<i>March 6, 2024</i>	Planning Commission heard DR23-160 as a Study Session item.

Overview

The 1.16-acre site is located within the Elliot Commerce Center, an industrial park located on the western boundary of Town limits south of Elliot Road and west of McQueen Road. The applicant is proposing a 21,352 square-foot building with a 1,905 square-foot office, associated parking, and a secured yard area. The site is designed to accommodate light industrial uses. The site includes parking on the north side of the building with a secured yard area on the western side of the site with landscaping along Hamilton Court and within the secured yard area.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Industrial (I)	Light Industrial/PAD (LI/PAD)	Undeveloped Industrial approved via DR22-153
South	Industrial (I)	Light Industrial/PAD (LI/PAD)	Industrial
East	Industrial (I)	Light Industrial/PAD (LI/PAD)	Industrial

West	City of Chandler	City of Chandler	Industrial
Site	Industrial (I)	Light Industrial/PAD (LI/PAD)	Undeveloped

Project Data Table

Site Development Regulations	PAD Standards	Proposed
Maximum Building Height (ft.)/(Stories)	55'/3 stories	34'8"/1-story (with a mezzanine inside the warehouse)
Minimum Building Setback (ft.)		
Front (collector and local)	20'	20'
Side (Employment)	0'	3'
Rear (Employment)	0'	68'9"
Minimum Required Perimeter Landscape Area (ft.)		
Front (collector and local)	20'	20'
Side (employment)	5' (0' with screened yard)	5'
Rear (employment)	5' (0' with screened yard)	0'
Landscaping (% of net lot area)	15%	15%
Off-Street Parking and Loading	28 spaces (8 for office uses, 20 for industrial uses)	29

DISCUSSION

Site

The site is part of a Planned Area Development (PAD) overlay and was platted for 59 lots in 2002. The 1.16-acre lot is proposed to accommodate a 21,352 square-foot warehouse and office building with a mezzanine inside the warehouse and above the office space. Parking is located on the north side of the building with a secured yard area encompassing the north and west sides, the remainder of the required parking is located within the secured yard. The site is accessed via a driveway on Hamilton Court.

Landscape

The Light Industrial (LI) zoning district requires that 15% of the net area of the site must be landscaped. The landscape plan provided by the applicant currently shows the site landscaping at 15%, which includes landscaping along the Hamilton Court frontage as well as within the secured yard.

Grading and Drainage

The proposed grading and drainage plan currently meets the requirements of the Engineering Division. All grading and drainage have been reviewed and approved by Town Engineering staff.

Elevations, Floor Plan, Colors and Materials

The proposed 21,352 square foot, one-story building is shown as having a mixture of smooth face CMU and split faced CMU block. The overall height of the building is proposed to be 34'8" tall. The recessed entrance of the building includes a metal awning and metal accents to emphasize the building entrance. The exterior of the building is an alternating design of different tan colors to provide visual interest to the exterior of the building. Roll-up doors are located on the north and the west sides of the building, with rollup doors that match the main color of the building. The floor plans show an open warehouse area with a mezzanine above the office space with access to the mezzanine being inside of the warehouse.

Lighting

The plans show standard site and security lighting on the exterior of the building at a height of 20 feet. Per Section 5.2.8.B of the LDC, wall mounted light fixtures are limited to a height of 14 feet. The wall mounted fixtures will be located on the west, north and east sides of the building. Staff supports the proposed lighting design and finds that the lighting design meets all Additional Findings of Fact for Lighting as identified in Land Development Code Section 6.6.3.

- A. The fixtures are used for the purpose of: accentuating architectural features of the building, accentuating signage, accentuating landscape or hardscape features, security or for service areas; and
- B. The fixtures are located on building elevations that do not side onto property designated for residential use in the General Plan.

The applicant is requesting the Planning Commission permit the wall lighting mounted at 20 feet for the following reasons:

- Wall lighting mounted at 20 feet are more effective for security purposes in industrial developments in area such loading docks and perimeter lighting.

- Loading docks are located on the north and west sides of the building, and a 20 feet mounting height would provide adequate and safe lighting for truck maneuvering and employee safety.

Staff has no concerns with the request and is supportive of the increase in height for the proposed lighting.

Planning Commission Study Session, March 6, 2024:

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

- Vice-Chair Bianchi stated that the development meets the site development standards, landscaping, and grading and drainage. No concerns with the design since the parcel is located in an industrial park.
- Chair Mundt echoed Vice Chair Bianchi’s comments and stated he doesn’t have an issue with the applicant proceeding forward with Construction Documents (CDs) at Risk.

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.

To date, no public comments from the public have been received.

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 6.2.6 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

STAFF RECOMMENDATION

Approve the Findings of Fact and approve DR23-170 Clyde Capital Hamilton Court: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 1.16 acres, generally located south of Elliot Road and east of Arizona Avenue, 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 April 3, 2024 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. Signage is not included in this approval. Administrative Design Review approval is required prior to submitting for sign permits.

Respectfully submitted,

Nicole Russell
Senior Planner



Attachments and Enclosures:

- 1) Findings of Fact
- 2) Additional Findings of Fact for Lighting
- 3) Notice of Public Hearing
- 4) Aerial Photo
- 5) Site Plan
- 6) Landscape Plan
- 7) Elevations
- 8) Floor Plans
- 9) Grading & Drainage Plan
- 10) Applicant's Narrative

**FINDINGS OF FACT
DR23-160, Clyde Capital Hamiton Ct**

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.

**ADDITIONAL FINDINGS OF FACT FOR LIGHTING
DR23-160, Clyde Capital Hamiton Ct.**

1. The fixtures are used for the purpose of accentuating architectural features of the building, accentuating signage, accentuating landscape or hardscape features, security, or for service areas.
2. The fixtures are located on building elevations that do not side onto property designated for residential use in the General Plan.

Notice of Public Hearing DR23-160: Clyde Capital Hamilton Ct. Attachment 3 - NOPH

PLANNING COMMISSION DATE: *Wednesday, April 3, 2024* TIME: 6:00 PM*

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

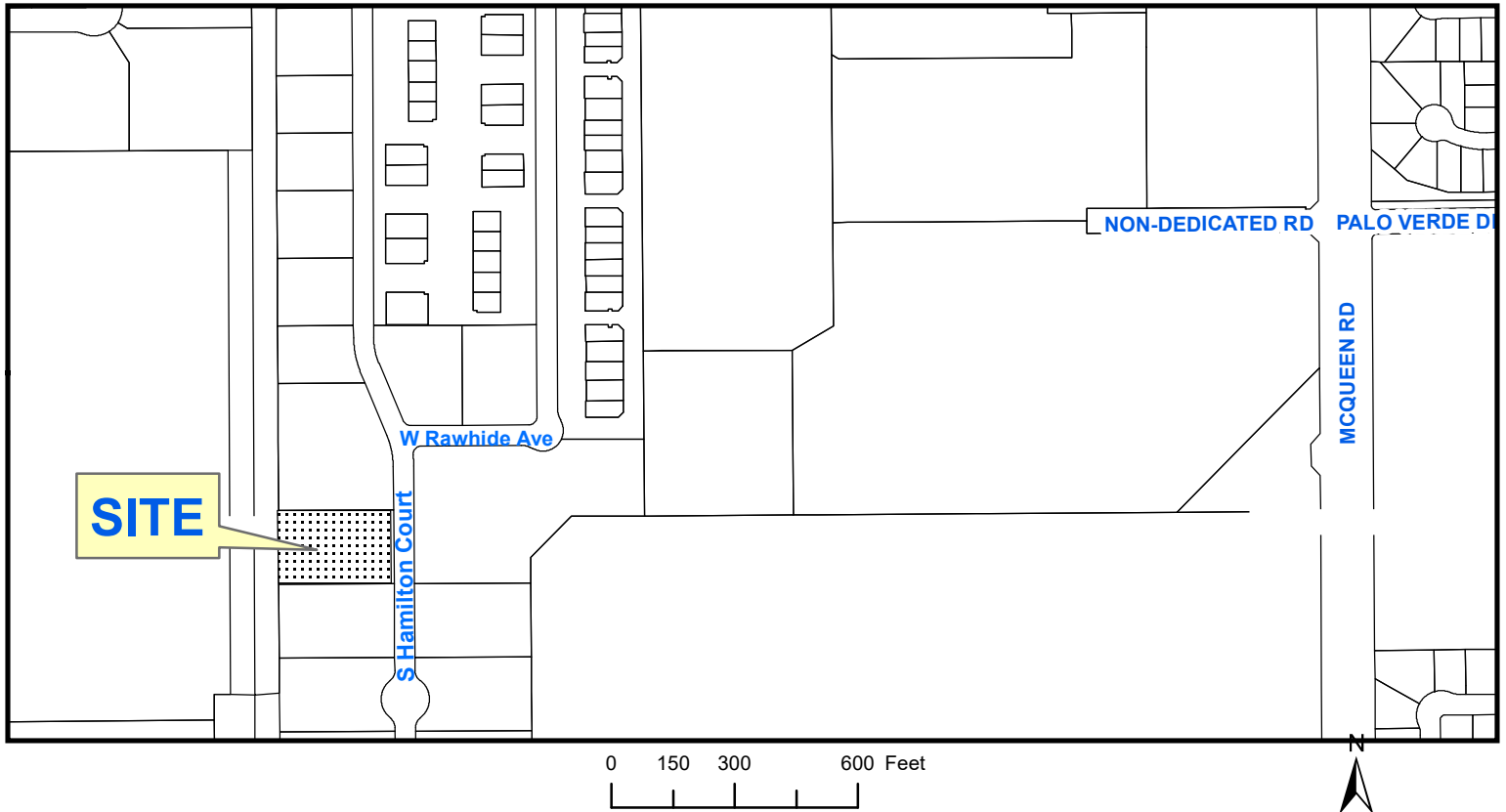
*Call Planning Division to verify date and time: (480) 503-6716

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:

DR23-160 CLYDE CAPITAL HAMILTON CT: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 1.16 acres, generally located south of Elliot Road and east of Arizona Avenue, and zoned Light Industrial (LI) with a Planned Area Development (PAD) overlay.

SITE LOCATION:



APPLICANT: *Cawley Architects*
CONTACT: *Bryanna Chavez*
ADDRESS: *730 N 52ND ST Unit: 203*
Phoenix AZ 85008

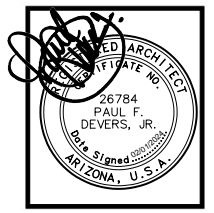
TELEPHONE: *(602) 393-5060*
E-MAIL: *bryannac@cawleyarchitects.com*

DR23-160: Clyde Capital Hamilton Ct. Attachment 4 - Aerial Photo



730 N. 52nd St. Ste. 203
Phoenix, Arizona 85008
P 602.393.5060

CawleyArchitects.com



ADDRESS: 350 S HAMILTON CT
GILBERT 85233
OWNER: ELLIOT COMMERCE PARK 25 LLC,
4340 E. INDIAN SCHOOL RD.,
SUITE 21-204
PHOENIX, AZ 85018

SCOPE: A NEW COMMERCIAL BUILDING
LEGAL DESCRIPTION: SEE CIVIL
ASSESSOR PARCEL NO.: 302-29-437
ZONING: LI
SITE AREA: 50,509 S.F. 1.16 ACRES
BUILDING AREA: 21,352 S.F. GROSS
STORIES: 1 STORY
LOT COVERAGE: 42.3%
LANDSCAPE AREA:
REQUIRED LANDSCAPE COVERAGE: 50,509 S.F. X 0.15 = 7,576 S.F.
PROVIDED LANDSCAPE COVERAGE: 7,622 S.F.
OCCUPANCY: B/S-1
CONSTRUCTION TYPE: -
ALLOWABLE AREA: -
CLEAR HEIGHT: 24'-0"
STRUCTURAL DEPTH: -
BUILDING HEIGHT: 36'-8"
ALLOWED HEIGHT: 55'-0"

LEGEND

- PROPERTY LINE
- EASEMENT / SETBACK LINE
- CAR OVERHANG, MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN
- 6" CURB
- SITE WALL
- SALT FINISH CONCRETE SIDEWALK
- PAINT STRIPING ON PAVEMENT
- NEW FIRE HYDRANT
- EXISTING FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- ACCESSIBLE ROUT / PATH OF TRAVEL
- FIRE RISER
- SITE WALL, SEE SHEET A1.5 FOR SITE WALL SCHEDULE

A NEW BUILDING FOR:
CLYDE CAPITAL

350 S HAMILTON CT
GILBERT ARIZONA 85233

DATE
DESIGN REVIEW
01-31-2024

DRAWN BY: CA

OWNERSHIP OF DOCUMENTS:
This drawing, including the architectural concept, design, and data, is an instrument of service and shall remain the property of Cawley Architects Inc. This drawing is for use at the location described herein and shall not be used in other locations. Any other use or release of these drawings may result in civil damages.

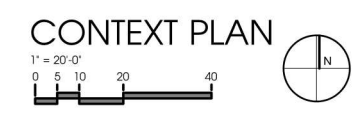
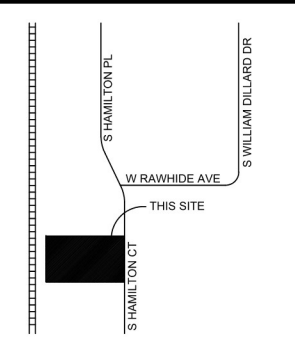
DISCREPANCIES AND CONFLICTS:
All discrepancies found in these documents or conflicts between these documents and field conditions shall be reported to Cawley Architects Inc. for resolution before the commencement of the work.

CONTEXT PLAN

Project: 23034
A1.0A



VICINITY MAP N.T.S.

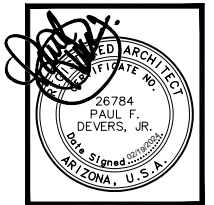


DR23-160: Clyde Capital Hamilton Ct. Attachment 5 - Site Plan



730 N. 52nd St. Ste. 203
Phoenix, Arizona 85008
P 602.393.5060

CawleyArchitects.com



GILBERT 85233
OWNER: ELLIOT COMMERCE PARK 25 LLC,
4340 E. INDIAN SCHOOL RD.,
SUITE 21-204
PHOENIX, AZ 85018
A NEW COMMERCIAL BUILDING
SCOPE: SEE CIVIL
LEGAL DESCRIPTION: 302-29-437
ASSESSOR PARCEL NO.: LI
ZONING: LI
SITE AREA: 50,509 S.F. 1.16 ACRES
BUILDING AREA: 21,352 S.F., GROSS
STORIES: 1 STORY
LOT COVERAGE: 42.3%
LANDSCAPE AREA:
REQUIRED LANDSCAPE COVERAGE: 50,509 S.F. X 0.15 = 7,576 S.F.
PROVIDED LANDSCAPE COVERAGE: 8,068 S.F.
OCCUPANCY: B/S-1
CONSTRUCTION TYPE: V-B
ALLOWABLE AREA: 36,000
CLEAR HEIGHT: 24'-0"
STRUCTURAL DEPTH: -
BUILDING HEIGHT: 36'-8"
ALLOWED HEIGHT: 55'-0"

PARKING CALCULATIONS

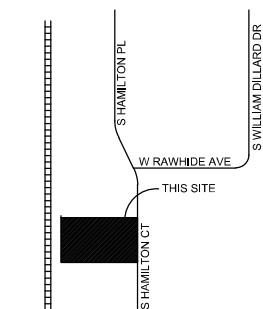
BUILDING AREA CALCULATIONS			
OCCUPANCY	1ST FLOOR	MEZZANINE	TOTALS
OFFICE	1,905 S.F.	--	1,905 S.F.
MEZZANINE	--	1,905 S.F.	1,905 S.F.
WAREHOUSE	19,477 S.F.	--	19,477 S.F.
TOTAL:	21,352 S.F.	1,905 S.F.	23,257 S.F.
REQUIRED PARKING			
OCCUPANCY	S.F.	FACTOR	TOTAL
OFFICE	1,905 S.F.	1/250	7.62
MEZZANINE	1,905 S.F.	1/1000	1.91
WAREHOUSE	19,477 S.F.	1/1000	19.47
TOTAL:			29
PARKING PROVIDED			
TOTAL REGULAR SPACES			27
TOTAL ACCESSIBLE SPACES			2
TOTAL SPACES			29
BICYCLE PARKING CALCULATIONS			
RATIO	REQUIRED	PROVIDED	
4/40 PARKING SPACES	4	4	

LEGEND

- PROPERTY LINE
- - - EASEMENT / SETBACK LINE
- - - CAR OVERHANG, MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN
- 6" CURB
- SITE WALL
- ▨ SALT FINISH CONCRETE SIDEWALK
- ▨ PAINT STRIPING ON PAVEMENT
- ⊙ NEW FIRE HYDRANT
- ⊙ EXISTING FIRE HYDRANT
- ⊙ FDC FIRE DEPARTMENT CONNECTION
- ▲ ACCESSIBLE ROUT / PATH OF TRAVEL
- ⊙ FIRE RISER
- ⊙ SITE WALL, SEE SHEET A1.5 FOR SITE WALL SCHEDULE

VICINITY MAP

N.T.S.



SHEET KEYNOTES

- 1 6'-0" HIGH AUTOMATIC TELESCOPING GATE
- 2 EXISTING PARKING SCREEN WALL, TYP.
- 3 6" MASONRY WALL PER PLAN
- 4 FIRE DEPARTMENT CONNECTION (F.D.C.) - SEE CIVIL DRAWINGS
- 5 FIRE RISER & FACP
- 6 LINE OF OVERHEAD ROLL-UP DOOR
- 7 LINE OF SHADE CANOPY - SEE CANOPY DRAWINGS AND EXTERIOR ELEVATIONS
- 8 TRANSFORMER ON CONCRETE PAD WITH CLEAR SPACE PER UTILITY COMPANY
- 9 SERVICE ENTRANCE SECTION (S.E.S.) - SEE ELECTRICAL DRAWINGS
- 10 REFUSE ENCLOSURE PER CITY STANDARDS - SEE SITE DETAILS
- 11 CURB CUT AND DRIVEWAY PER CITY STANDARDS - SEE SITE DETAILS
- 12 KNOX BOX PER CITY FIRE DEPARTMENT REGULATIONS
- 13 PROVIDE PAINTED PARKING STRIPING, ADA SIGNAGE, AND WALKWAY STRIPING PER CITY STANDARDS
- 14 EXISTING DRAINAGE PIPING, SEE CIVIL
- 15 6'-0" HIGH WROUGHT IRON FENCE AT EASEMENT
- 16 SERVICE ENTRANCE SECTION (S.E.S.), SCREENING
- 17 FIRE ACCESS DOOR, TYP.
- 18 BIKE RACK, SEE SITE DETAILS
- 19 EXISTING SITE WALL
- 20 F.D. APPROVED KNOX 3502 SINGLE KEY SWITCH ON A MOUNTING PLATE 6' ABOVE GRADE.

VACANT LOT
APN: 302-29-439A
ZONING: LI

PROPOSED BUILDING
BUILDING FOOTPRINT : 21,352 S.F.
OFFICE: 1,905 S.F.
WAREHOUSE: 19,447 S.F.
MEZZANINE: 1,905 S.F.
TOTAL AREA: 23,257 S.F.

APN: 302-29-437
ZONING: LI

WAREHOUSE

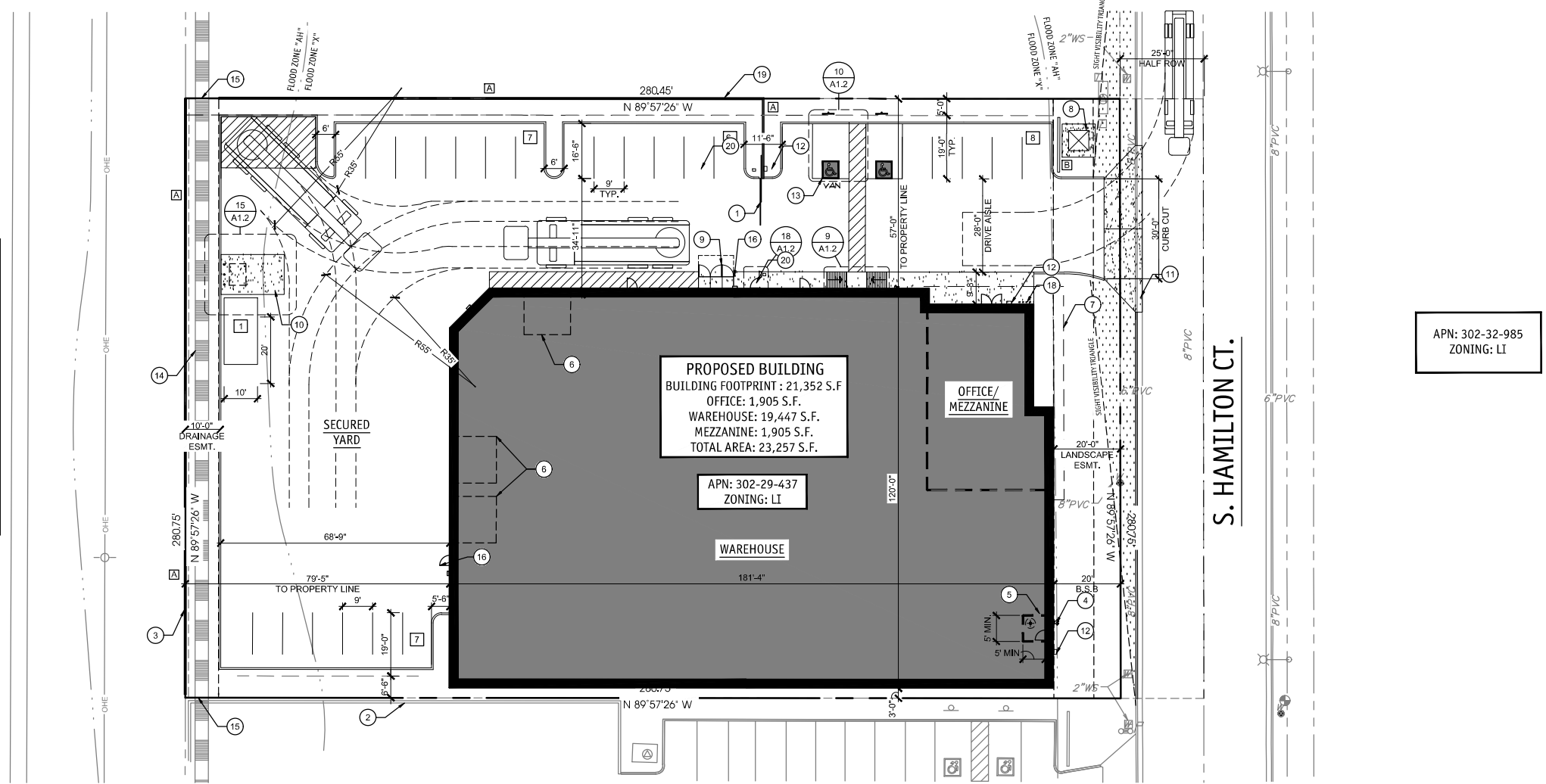
OFFICE/
MEZZANINE

EXISTING PROPERTY
APN: 302-29-436
ZONING: LI

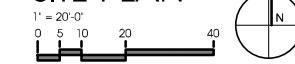
UNION PACIFIC RR R.O.W.

APN: 302-39-316
ZONING: PAD

APN: 302-32-985
ZONING: LI



SITE PLAN



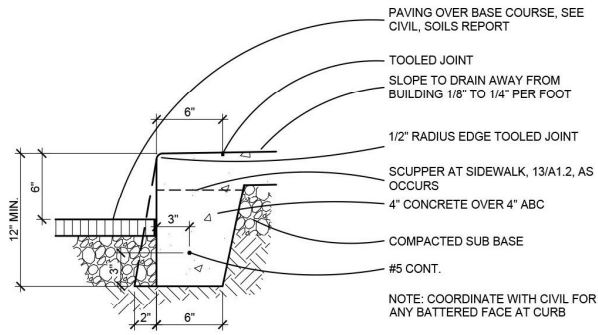
OWNERSHIP OF DOCUMENTS:
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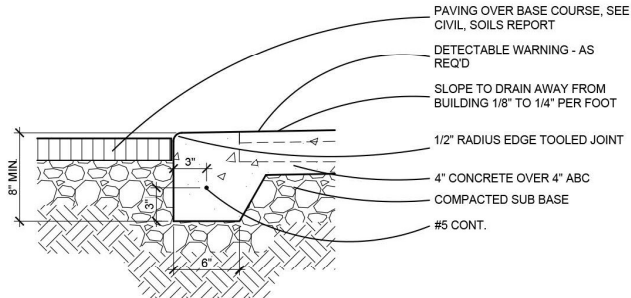
PRELIMINARY SITE PLAN

Project: 23034

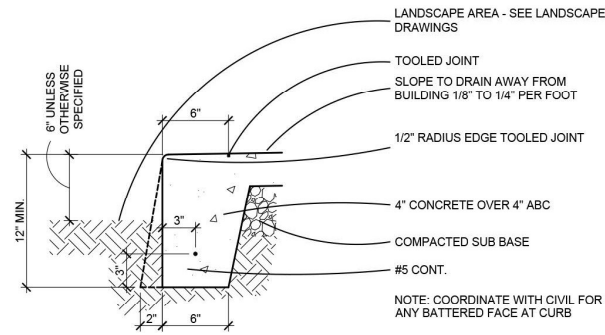
A1.1



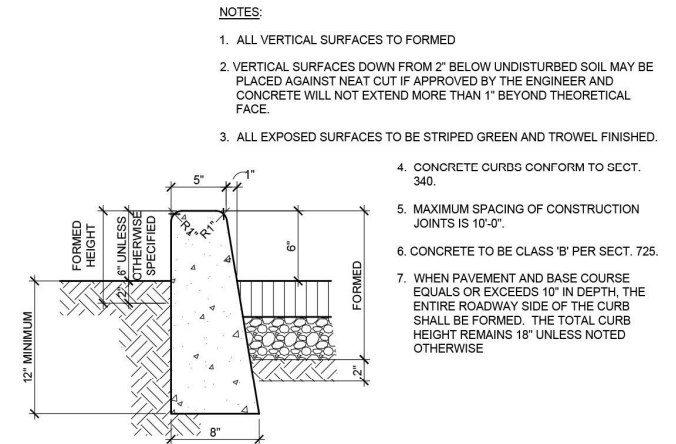
1 SIDEWALK / CURB AT ASPHALT
SCALE: 1 1/2" = 1'-0"



2 SIDEWALK / CROSSWALK CURB CUT AT ASPHALT
SCALE: 1 1/2" = 1'-0"

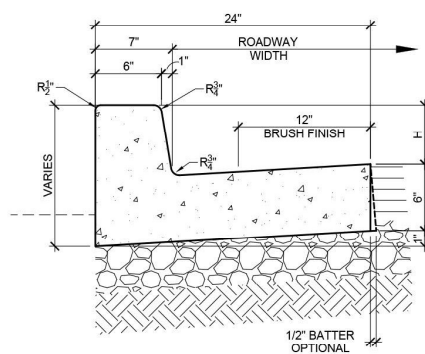


3 SIDEWALK AT LANDSCAPE
SCALE: 1 1/2" = 1'-0"



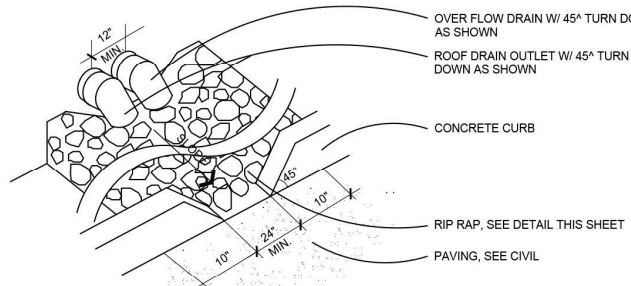
4 CURB TERMINATION M.A.G. STD. DET. #222
SCALE: 1 1/2" = 1'-0"

- NOTES:**
1. ALL VERTICAL SURFACES TO FORMED
 2. VERTICAL SURFACES DOWN FROM 2" BELOW UNDISTURBED SOIL MAY BE PLACED AGAINST NEAT CUT IF APPROVED BY THE ENGINEER AND CONCRETE WILL NOT EXTEND MORE THAN 1" BEYOND THEORETICAL FACE.
 3. ALL EXPOSED SURFACES TO BE STRIPED GREEN AND TROWEL FINISHED.
 4. CONCRETE CURBS CONFORM TO SECT. 340.
 5. MAXIMUM SPACING OF CONSTRUCTION JOINTS IS 10'-0".
 6. CONCRETE TO BE CLASS 'B' PER SECT. 725.
 7. WHEN PAVEMENT AND BASE COURSE EQUALS OR EXCEEDS 10" IN DEPTH, THE ENTIRE ROADWAY SIDE OF THE CURB SHALL BE FORMED. THE TOTAL CURB HEIGHT REMAINS 18" UNLESS NOTED OTHERWISE

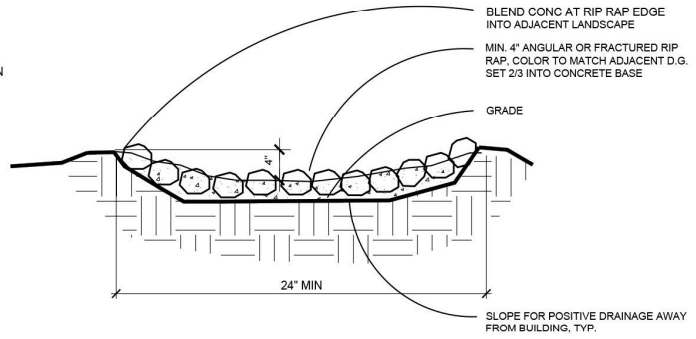


- NOTES:**
1. ALL EXPOSED SURFACES TO BE TROWEL FINISHED EXCEPT AS SHOWN. SEE SECT. 340.
 2. H=6" OR AS SPECIFIED OF PLANS.
 3. CONSTRUCTION JOINT SPACING 10' MAXIMUM.
 4. EXPANSION JOINTS AS PER SECT. 340.
 5. CLASS 'B' CONCRETE PER 725.
 6. WHEN THE ADJACENT PAVEMENT SECTION SLOPES AWAY FROM THE GUTTER, THE SLOPE OF THE GUTTER PAN SHALL MATCH PAVEMENT CROSS SLOPE.

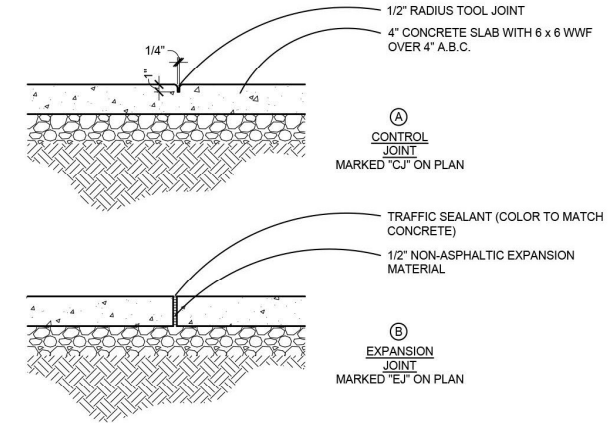
5 VERTICAL CURB M.A.G. STD. DET. #220
SCALE: 1 1/2" = 1'-0"



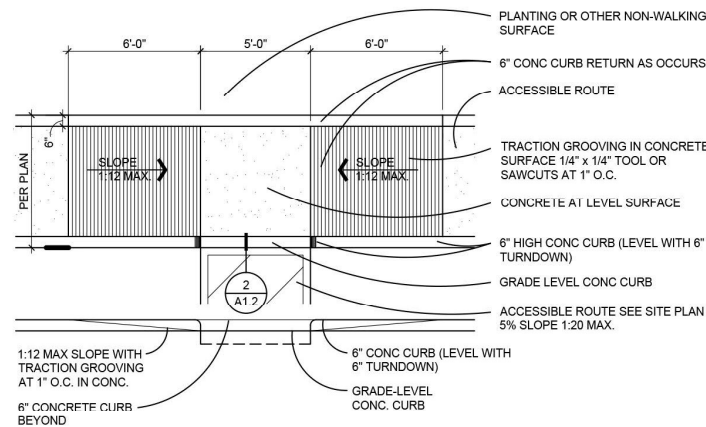
6 CONCRETE TROUGH
SCALE: 1 1/2" = 1'-0"



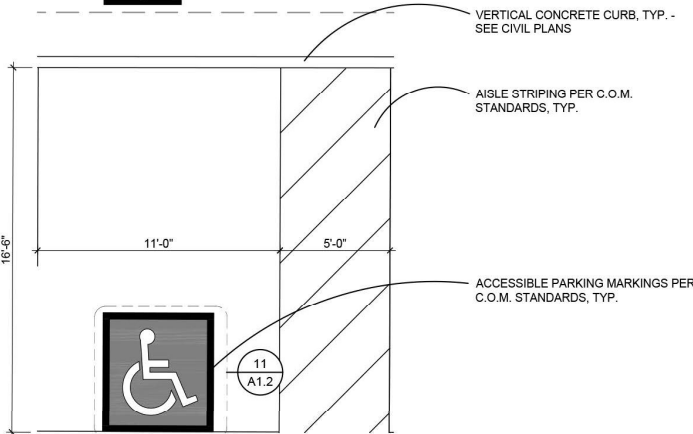
7 RIP RAP
SCALE: 1" = 1'-0"



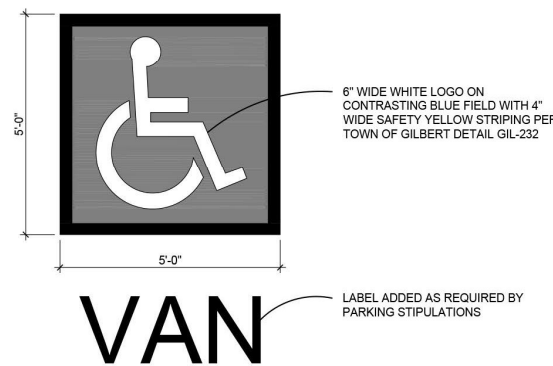
8 SIDEWALK CONTROL JOINTS
SCALE: 1" = 1'-0"



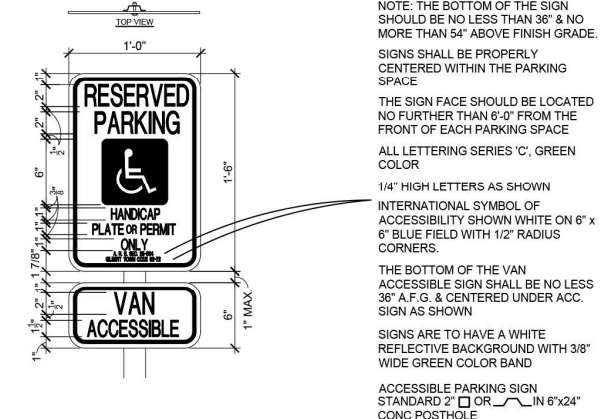
9 CURB RAMP
SCALE: 1/4" = 1'-0"



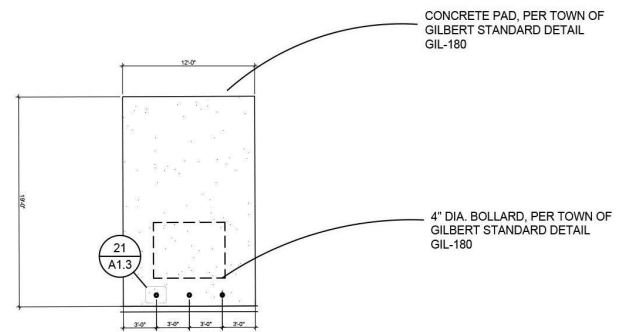
10 ADA PARKING STALL
SCALE: 1/4" = 1'-0"



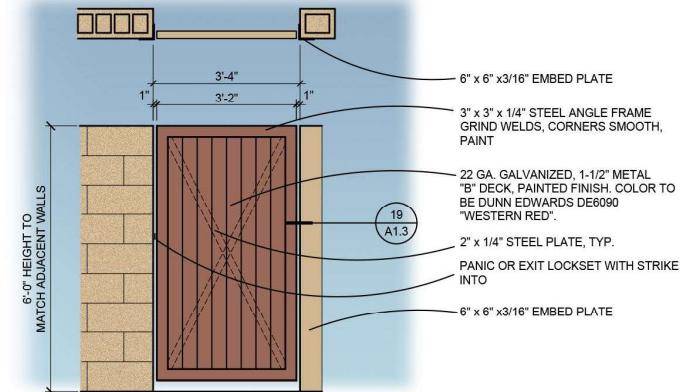
11 PAINTED ACCESSIBLE PAVEMENT SYMBOL
SCALE: 1/2" = 1'-0"



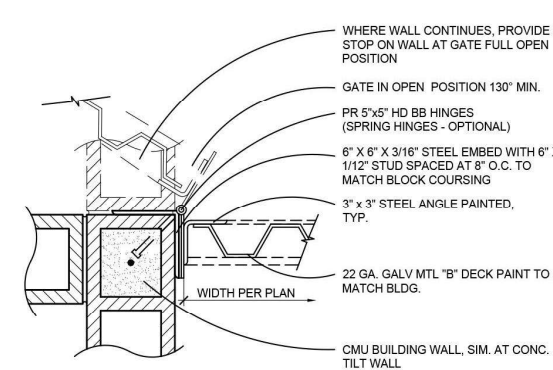
12 ACCESSIBLE PARKING SIGN
SCALE: 1 1/2" = 1'-0"



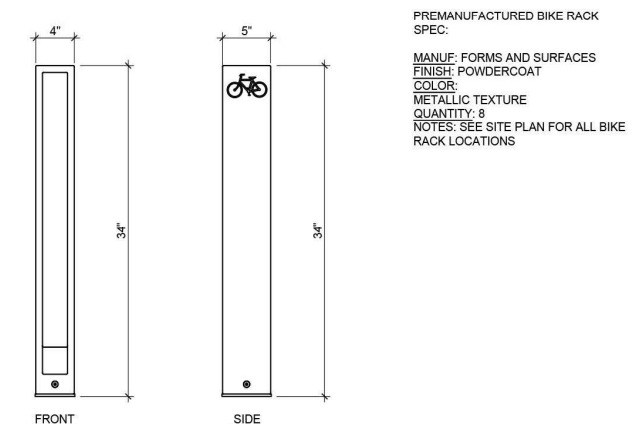
15 TRASH ENCLOSURE
SCALE: 1/8" = 1'-0"



18 YARD ACCESS GATE
SCALE: 1/2" = 1'-0"



19 EXIT GATE HINGE
SCALE: 1 1/2" = 1'-0"



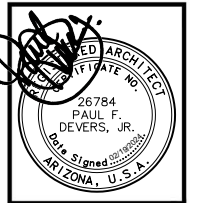
20 BIKE RACK
SCALE: 1/2" = 1'-0"



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A NEW BUILDING FOR:
CLYDE CAPITAL

350 S HAMILTON CT
GILBERT ARIZONA
85233

DATE
DESIGN REVIEW
02-19-2024

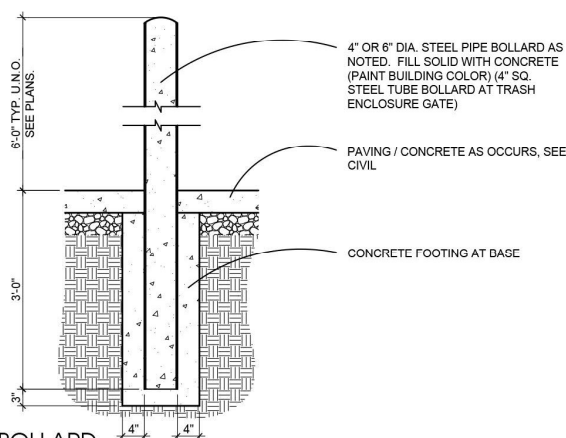
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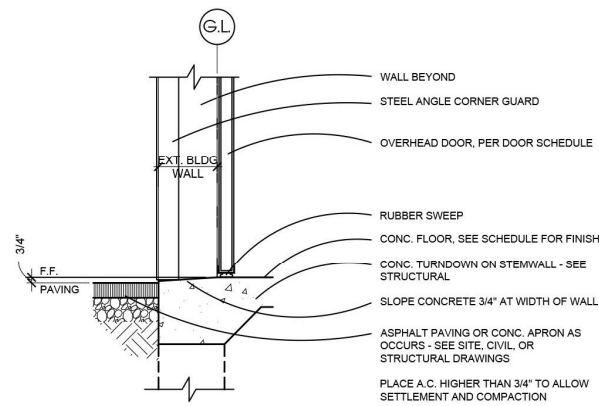
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SITE DETAILS

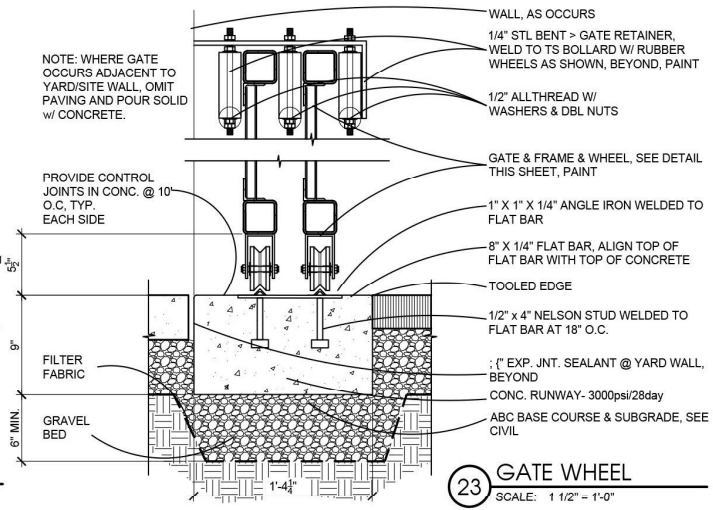
Project: 23034
A1.2



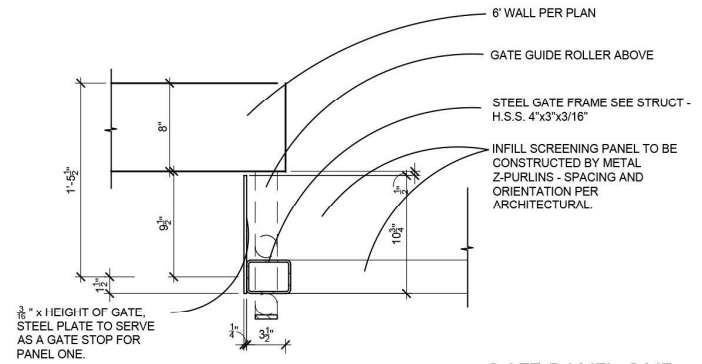
21 PIPE BOLLARD
SCALE: 3/4" = 1'-0"



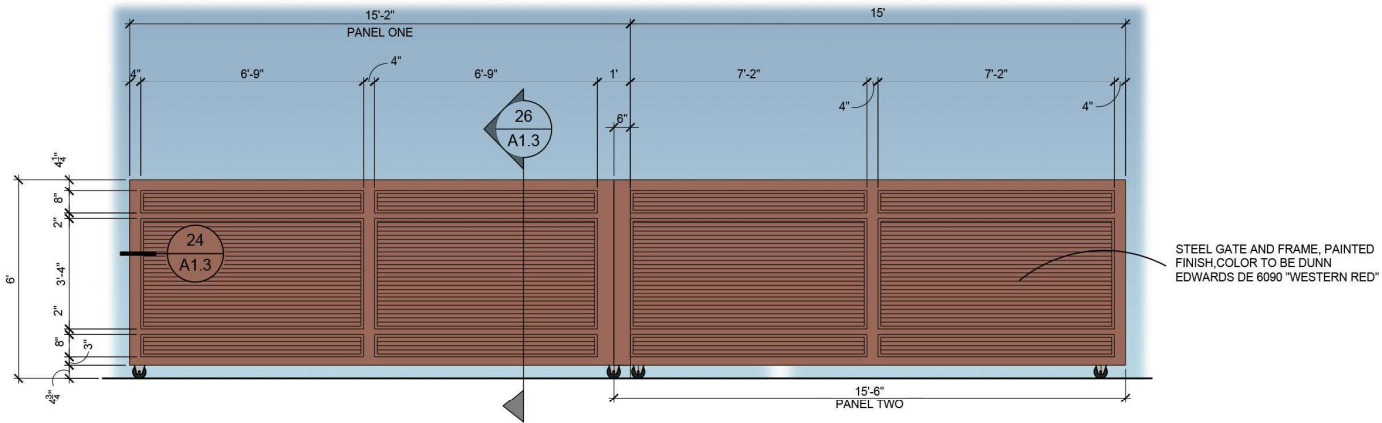
22 THRESHOLD AT OVERHEAD DOOR
SCALE: 1" = 1'-0"



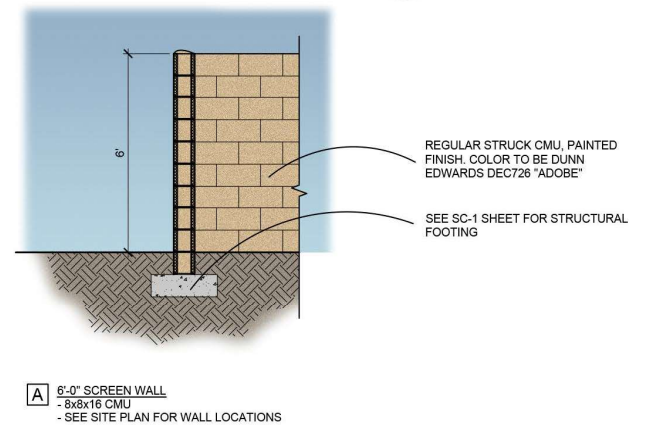
23 GATE WHEEL
SCALE: 1 1/2" = 1'-0"



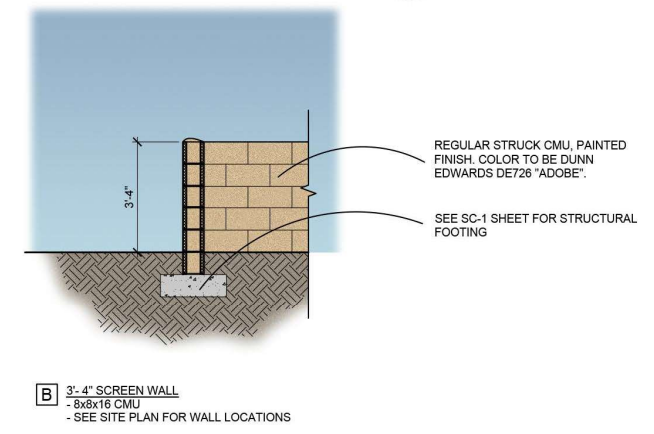
24 GATE PANEL ONE DETAIL
SCALE: 1 1/2" = 1'-0"



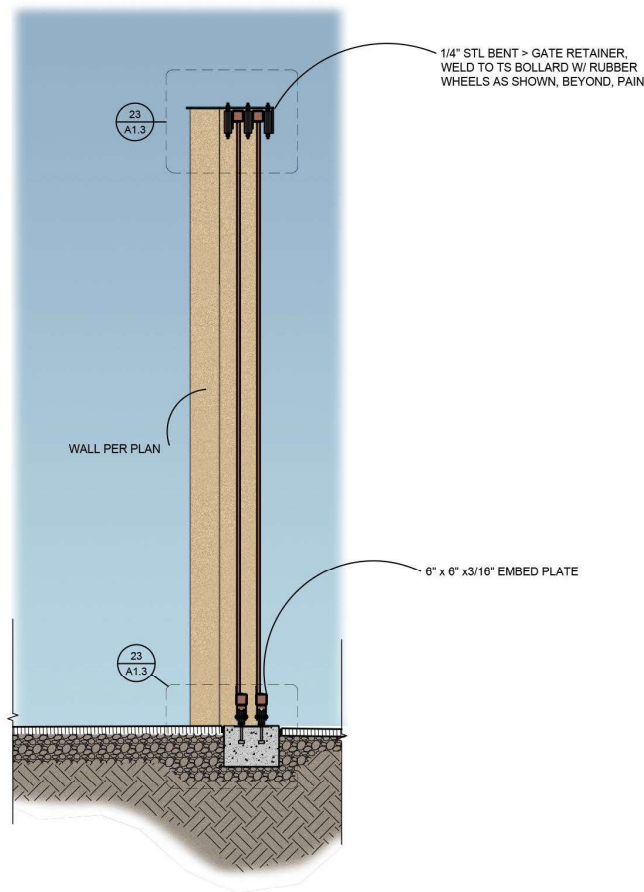
26 TELESCOPING GATE
SCALE: 3/8" = 1'-0"



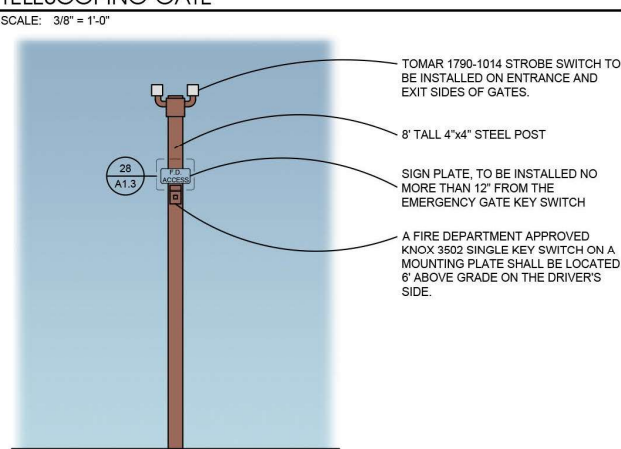
27 SITE SCREEN WALL
SCALE: 3/8" = 1'-0"



28 PARKING SCREEN WALL
SCALE: 3/8" = 1'-0"

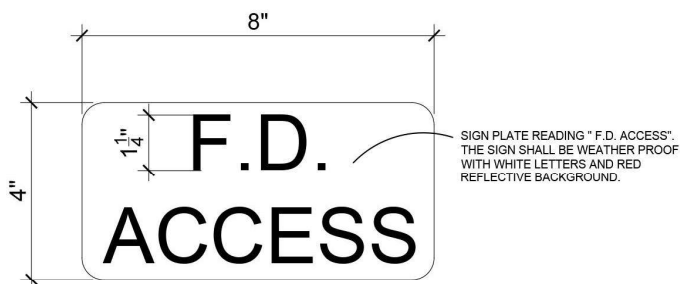


25 TELESCOPING GATE SECTION
SCALE: 1/2" = 1'-0"



27 SITE SCREEN WALL
SCALE: 3/8" = 1'-0"

27 PREEMPTION POST W/ F.D. KNOX KEY SWITCH
SCALE: 1/2" = 1'-0"



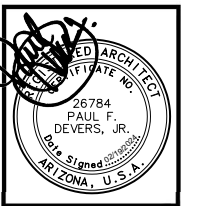
28 F.D. ACCESS SIGN PLATE
SCALE: 3" = 1'-0"



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02-19-2024

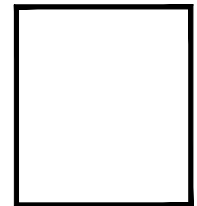
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SITE DETAILS

Project: 23034
A1.3



A NEW BUILDING FOR:
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85233

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02-19-2024

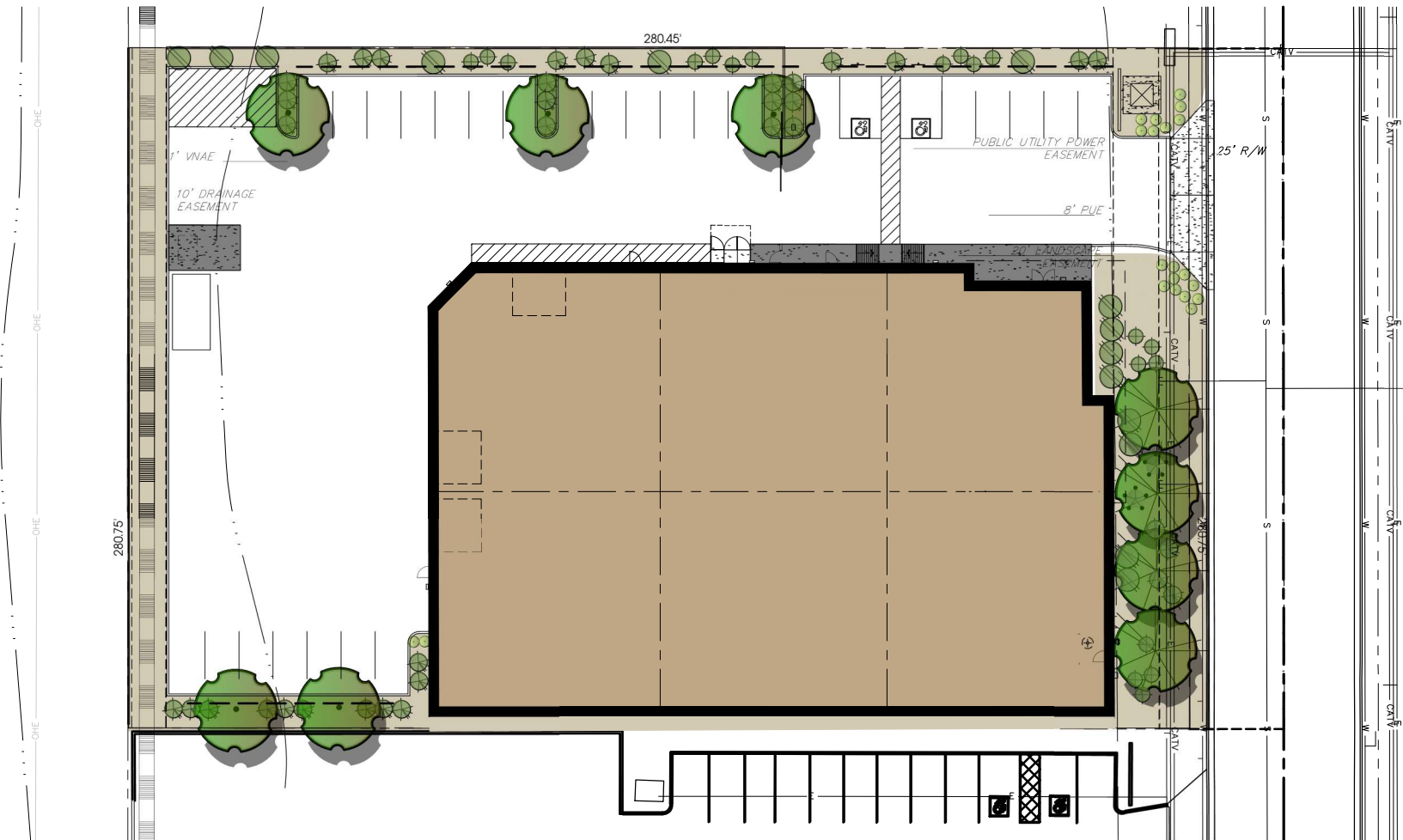
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Project: 23034

La.01



LANDSCAPE LEGEND

- OLEA ENROPEA SWAN HILL OLIVE (FRUITLESS) 36" BOX
- ULMUS PARVIFOLIA ELM 24" BOX
- TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON
- CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON
- LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' 5 GALLON
- HESPERALOE PARVIFLORA RED YUCCA 5 GALLON
- LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON

3/4" SCREENED ROCK PROS CARMEL
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE DATA:

OFF-SITE LANDSCAPE AREA: 541 SQ.FT.
ON-SITE LANDSCAPE AREA: 8,078 SQ.FT.
NET SITE AREA: 50,510 SQ.FT.
PERCENT LANDSCAPE: 16%

MONUMENT SIGN:

THERE IS NO MONUMENT SIGN PROPOSED

SITE AMENITIES:

THERE ARE NO SITE AMENITIES PROPOSED

LANDSCAPE PLAN



TOWN OF GILBERT LANDSCAPE NOTES:

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

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

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

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

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

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

CONSTRUCTION MAY BEGIN AFTER ALL PERMITS HAVE BEEN OBTAINED.

INSTALL ALL SIDEWALKS PER ADA REQUIREMENTS.

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

ATTENTION:

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

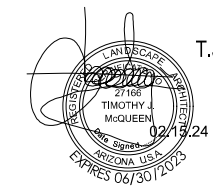
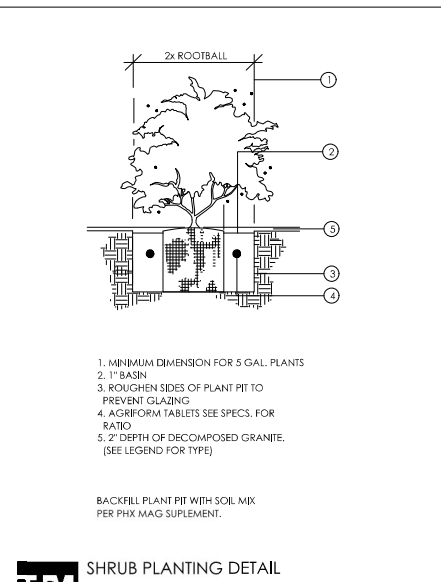
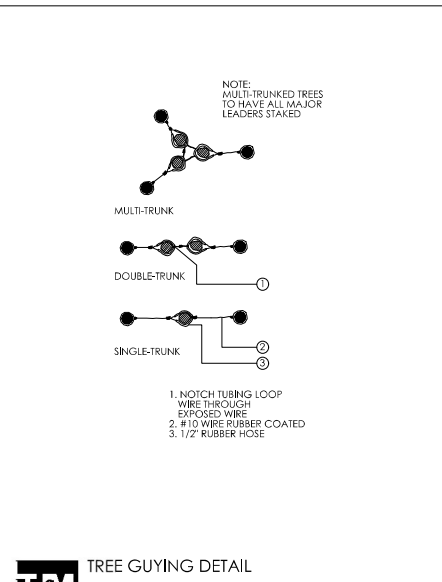
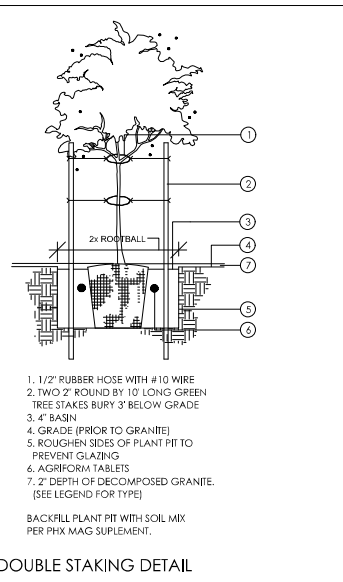
CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THESE PLANS AND ANY DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATIONS SHALL BE APPROVED BY TOWN OF GILBERT INSPECTION SERVICES BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.

MAINTENANCE NOTE:

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

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

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



T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

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

EMAIL: timmqueneen@tjmla.net

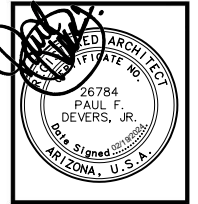


DR23-160: Clyde Capital Hamilton Ct. Attachment 7 - Elevations



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A NEW BUILDING FOR:

CLYDE CAPITAL

350 S HAMILTON CT
GILBERT ARIZONA
85233

DATE

DESIGN REVIEW
02-19-2024

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EXTERIOR ELEVATIONS

Project: 23034

A7.1

- SEE STRUCTURAL FOR LINTEL INFORMATION.
- SEE DOOR SCHEDULE FOR DOOR HEIGHTS.
- SEE STRUCTURAL FOR CONTROL JOINTS.

MATERIAL SAMPLE APPROVAL

- PRIOR TO ORDERING, G.C. TO PROVIDE INDIVIDUAL SAMPLES OF ALL BUILDING COLORS AND MATERIALS FOR REVIEW AND APPROVAL BY THE ARCHITECT AND OWNER. (ie. PAINTED CMU, ETC.)
- ALL INDIVIDUAL SAMPLES TO BE PRESENTED AT ONE TIME, ONSITE IN SIZES OF NO LESS THAN 12" X 12".

MATERIAL KEY

MATERIAL	DESCRIPTION
[SFM]	8 X 8 X 16 SPLIT FACE RUNNING BOND CMU
[RBM]	8 X 8 X 16 SMOOTH FACE RUNNING BOND CMU
[CF]	CANOPY FRAME = 12" STEEL CHANNEL, PAINTED
[MP]	DECORATIVE METAL PANEL, PAINTED

COLOR KEY

KEY	MANUF. - DUNN EDWARDS, METAL SALES COLOR NAME:
①	'ADOBE' DEC726
②	'COLORADO TRAIL' DE6117
③	'COOL DECEMBER' DEW383
④	'METAL SALES MEDIUM BRONZE' H4
⑤	'METAL SALES TERRACOTTA' W72

MATERIAL	KEY
SES	②
TRANSFORMER	②

- SEALANTS FOR PROJECTS TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
- PAINTER TO PROVIDE TWO COATS SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.
- G.C. IS RESPONSIBLE FOR SUBMITTING ALL PRE-MANUFACTURED MATERIALS AND COLORS TO ARCHITECT FOR REVIEW AND APPROVAL.
- G.C. TO OBTAIN APPROVAL FROM UTILITY COMPANY BEFORE PAINTING TRANSFORMER.

STOREFRONT / GLAZING KEY

MATERIAL	COLOR
FRAMES [F1]	CLEAR ANODIZED ALUMINUM
GLAZING [G1]	1" INSULATED GRAY REFLECTIVE

INSULATED GLAZING SYSTEM SPECIFICATION

OLDCASTLE - 1" INSULATED GLAZING SYSTEM

U-FACTOR: 0.29

SOLAR HEAT GAIN COEFFICIENT (SHGC): 0.17

OUTBOARD: 1/4" PPG SOLARCOOL GRAY (SRF #2)

AIRSPACE: 1/2" (AIR FILL)

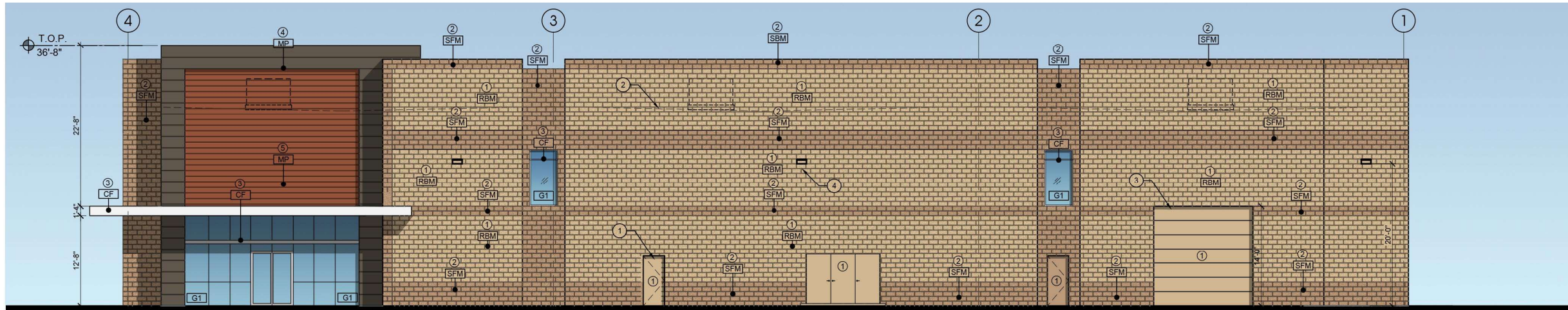
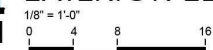
INBOARD: 1/4" PPG SOLARBAN 60 ON CLEAR (SRF #3)

- 'S' AT WINDOW LOCATIONS INDICATES SPANDREL PANELS.
- SEE WINDOW TYPES FOR LOCATIONS OF TEMPERED GLASS.

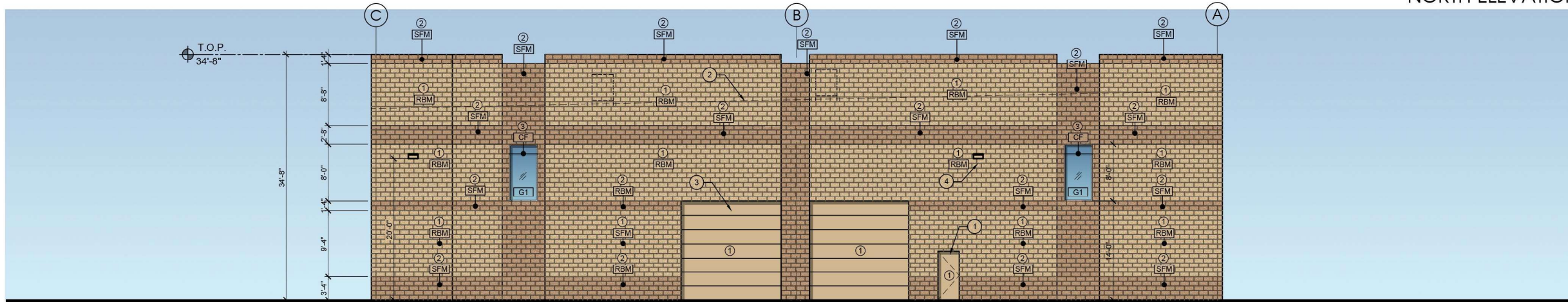
SHEET KEYNOTES

- HOLLOW METAL DOOR, PAINTED FINISH
- LINE OF ROOF BEYOND
- HIGH-LIFT OVERHEAD DOOR - SEE DOOR SCHEDULE
- WALL PACK LIGHTING, TYP. - SEE ELECTRICAL AND PHOTOMETRIC DRAWINGS

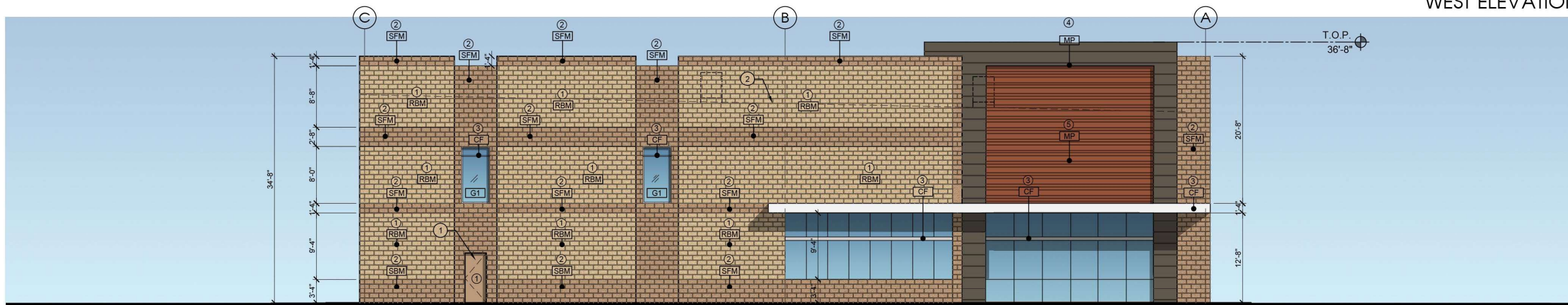
EXTERIOR ELEVATIONS



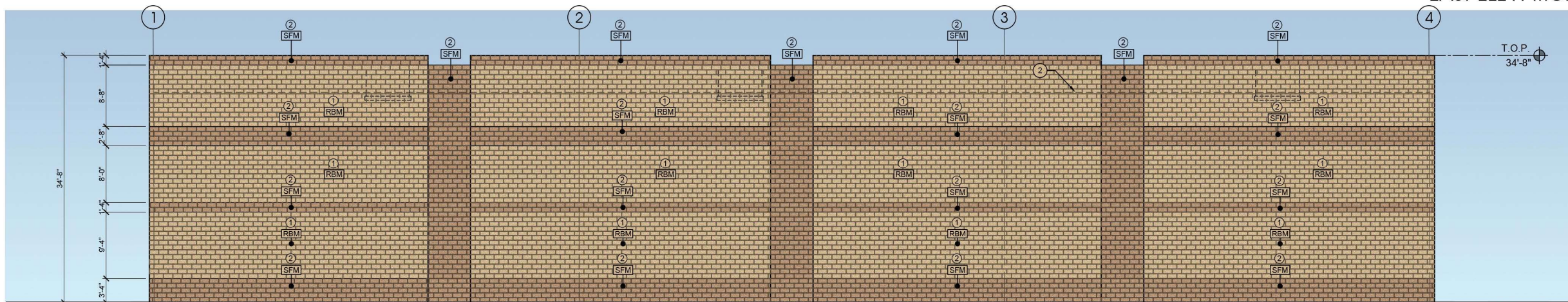
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

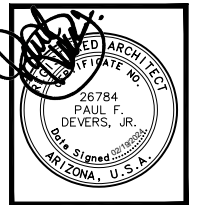
DR23-160: Clyde Capital Hamilton Ct. Attachment 8 - Floor Plans

- CENTERLINE OF INTERIOR PARTITION WALLS AND TO THE EXTERIOR FACE OF SHEATHING FOR STUD FRAMED WALLS, U.N.O.
- REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ALL EQUIPMENT LOCATIONS, DIMENSIONS, AND OTHER REQUIREMENTS.
- MAINTAIN A MINIMUM OF 48" CLEAR UNOBSTRUCTED EMERGENCY EXIT AISLE TO DESIGNATED EXITS.
- PROVIDE LEVEL FLOOR OR LANDING ON EACH SIDE OF ALL DOORS. THRESHOLD SHALL BE LESS THAN 1/2" HIGH AND BEVELED 1:2.
- SEE SSMA NON-STRUCTURAL/NON BEARING INTERIOR STEEL STUDS AND TRACKS DETAIL FOR LIMITING HEIGHTS, GAUGE, SPACING - SEE SHEET A2.0



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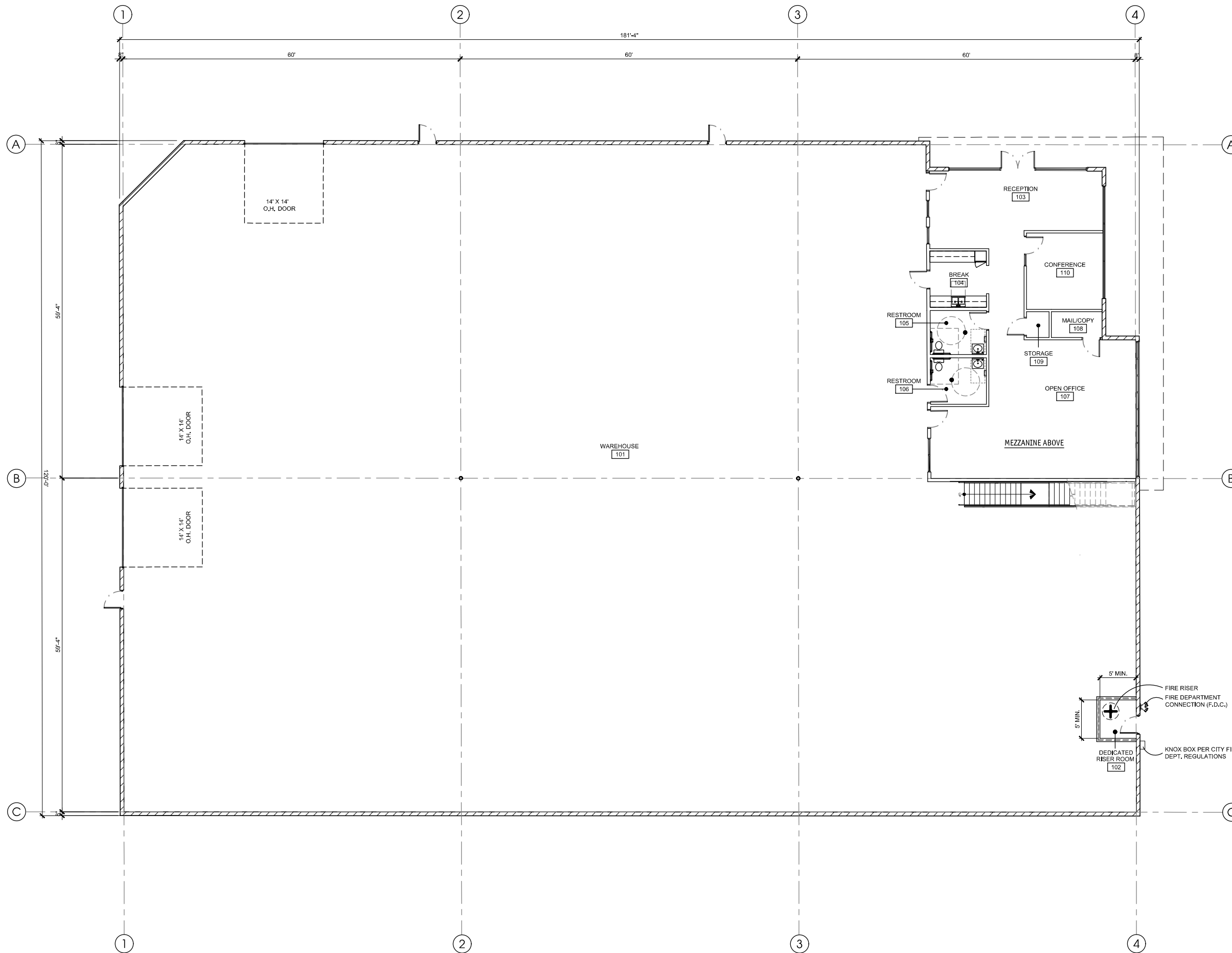
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FLOOR PLAN

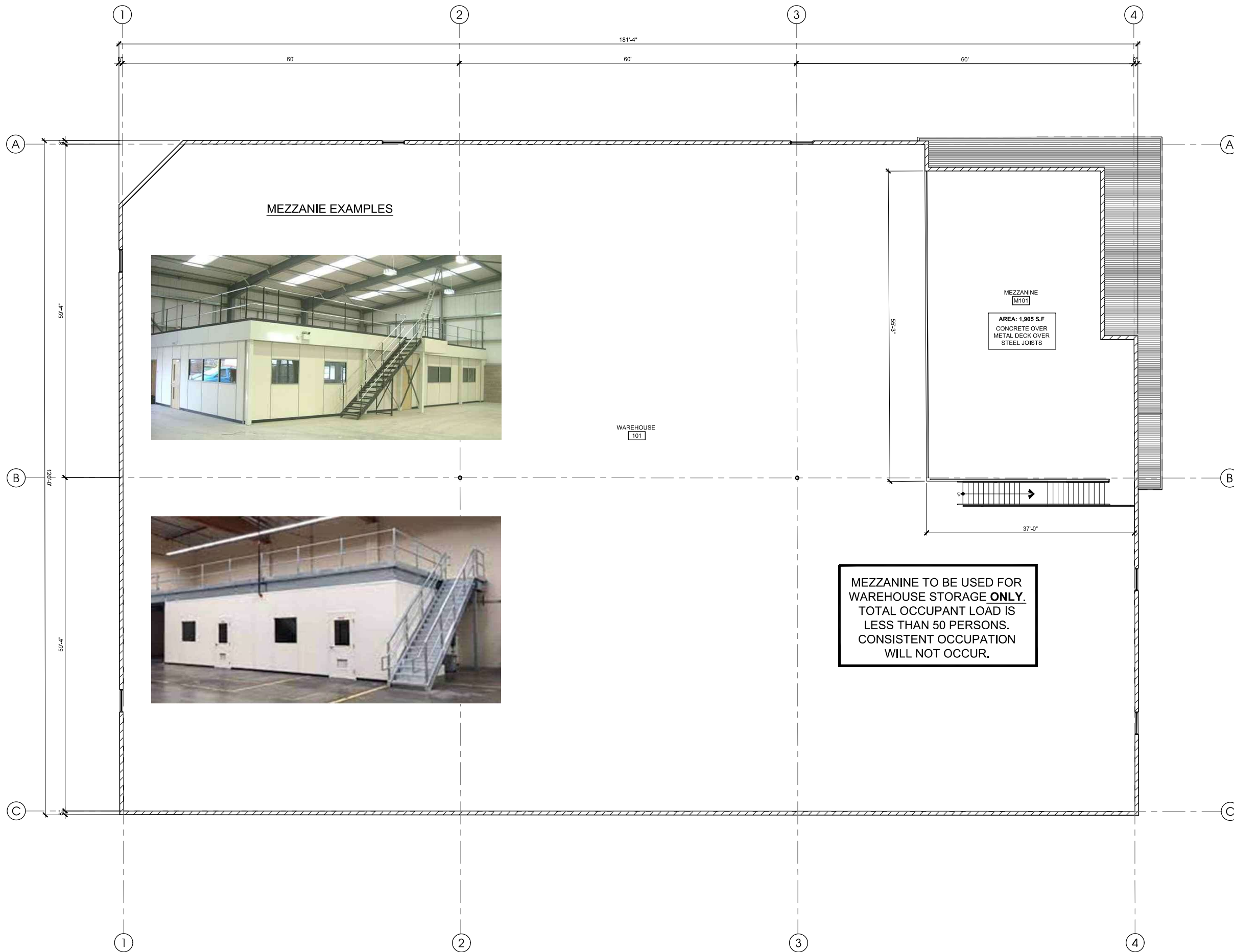
Project: 23034
A2.1



DRAWING LEGEND

- MASONRY WALL
- STUD WALL WITH EIFS SYSTEM
- INTERIOR FULL HEIGHT WALL
- INTERIOR WALL
- INTERIOR LOW WALL
- DOOR NUMBER
- DOOR NUMBER
- SHEET KEYNOTE
- WINDOW TYPE
- PARTITION TYPE KEY, SEE SHEET A0.4
- 3A 40BC FIRE EXTINGUISHER BRACKETED TO COLUMN AT 48" AFF
- DETAIL NUMBER
- DETAIL KEY
- SECTION NUMBER
- BUILDING SECTION
- COLUMN GRID LINE AND IDENTIFICATION BUBBLE

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



MEZZANIE EXAMPLES



MEZZANINE TO BE USED FOR WAREHOUSE STORAGE ONLY. TOTAL OCCUPANT LOAD IS LESS THAN 50 PERSONS. CONSISTENT OCCUPATION WILL NOT OCCUR.

- GENERAL NOTES**
- DIMENSIONS AS NOTED IN THE DRAWINGS ARE TO THE CENTERLINE OF INTERIOR PARTITION WALLS AND TO THE EXTERIOR FACE OF SHEATHING FOR STUD FRAMED WALLS, U.N.O.
 - REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ALL EQUIPMENT LOCATIONS DIMENSIONS, AND OTHER REQUIREMENTS.
 - MAINTAIN A MINIMUM OF 48" CLEAR UNOBSTRUCTED EMERGENCY EXIT AISLE TO DESIGNATED EXITS.
 - PROVIDE LEVEL FLOOR OR LANDING ON EACH SIDE OF ALL DOORS. THRESHOLD SHALL BE LESS THAN 1/2" HIGH AND BEVELED 1:2.
 - SEE SSMA NON-STRUCTURAL/NON BEARING INTERIOR STEEL STUDS AND TRACKS DETAIL FOR LIMITING HEIGHTS, GAUGE, SPACING - SEE SHEET A2.0

- DRAWING LEGEND**
- MASONRY WALL
 - STUD WALL WITH EIFS SYSTEM
 - INTERIOR FULL HEIGHT WALL
 - INTERIOR WALL
 - INTERIOR LOW WALL
 - DOOR NUMBER
 - DOOR NUMBER
 - SHEET KEYNOTE
 - WINDOW TYPE
 - PARTITION TYPE KEY, SEE SHEET A0.4
 - 3A 40BC FIRE EXTINGUISHER BRACKETED TO COLUMN AT 48" AFF
 - DETAIL NUMBER
 - DETAIL KEY
 - SECTION NUMBER
 - BUILDING SECTION
 - COLUMN GRID LINE AND IDENTIFICATION BUBBLE



A NEW BUILDING FOR:
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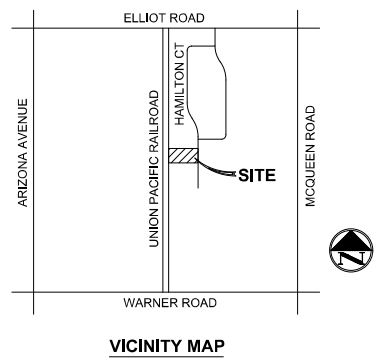
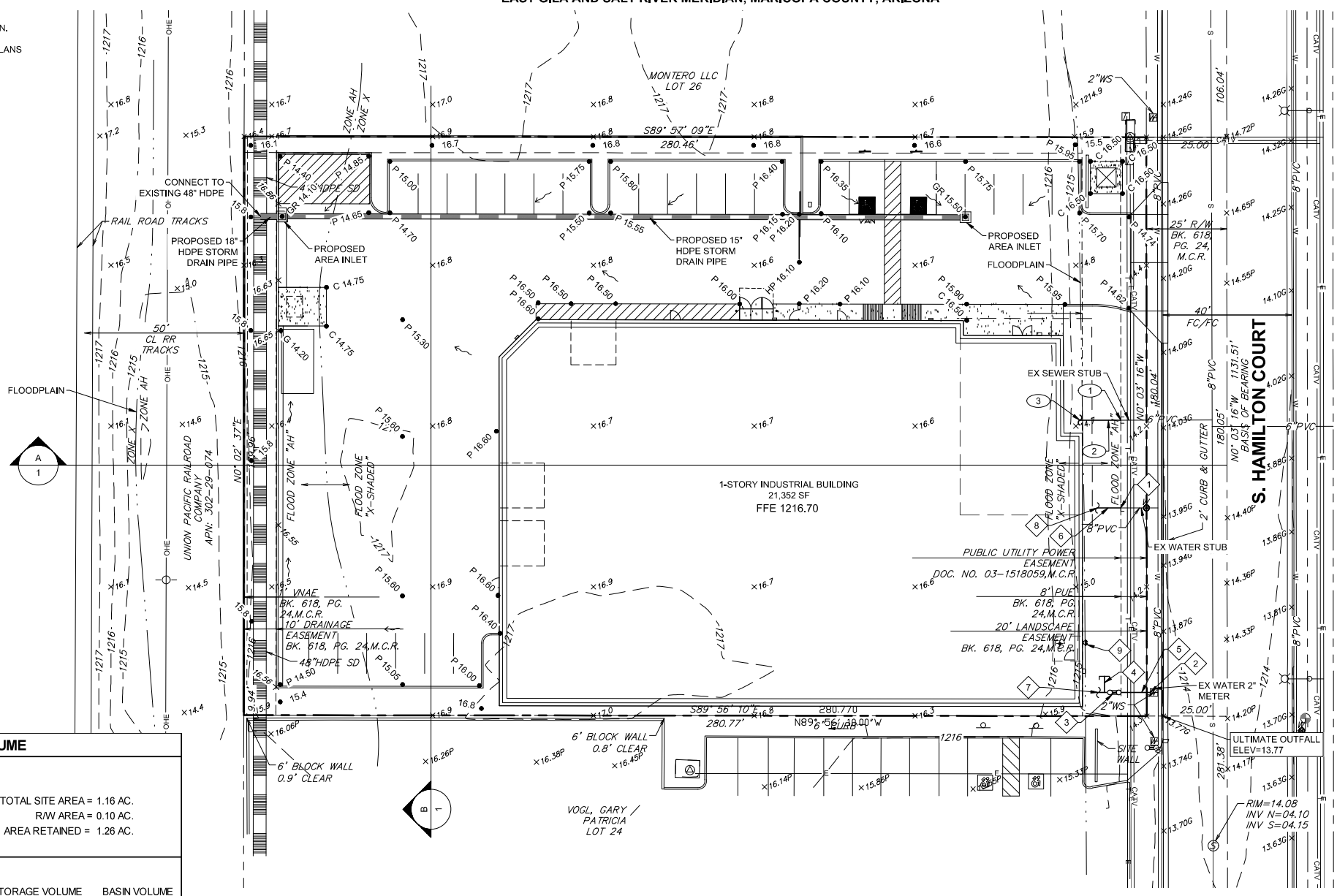
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- WATER CONSTRUCTION NOTES**
- REMOVE EXISTING END CAP AND CONNECT NEW LINE TO EXISTING.
 - CONNECT TO EXISTING WATER METER.
 - INSTALL REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION PER COG STD DETAIL GIL-350.
 - 1.5" TYPE 'K' COPPER WATER IRRIGATION LINE WITH END CAP.
 - 2" TYPE 'K' COPPER WATER SERVICE LINE.
 - 8" D.I.P. (PRESSURE CLASS 350) WATERLINE. BEDDING AND BACKFILL PER M.A.G. SEC 601.
 - CAP 5' FROM BUILDING. SEE PLUMBING PLAN FOR CONTINUATION.
 - CAP 5' FROM BUILDING. SEE FIRE PROTECTION PLAN FOR CONTINUATION.
 - LOCATION OF FDC. REFER TO ARCHITECTURAL AND FIRE SPRINKLER PLANS FOR DETAILS.

- SANITARY SEWER CONSTRUCTION NOTES**
- REMOVE EXISTING END CAP. CUT PIPE AS NEEDED TO MAKE CONNECTION AT DESIGNATED LOCATION.
 - 6" PVC SDR 35 SEWER PIPE (ASTM D-3034), BEDDING & BACKFILL PER IPC 2018.
 - SEWER CONNECTION TO BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.

PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN FOR
HAMILTON COURT INDUSTRIAL
350 SOUTH HAMILTON COURT
GILBERT, ARIZONA
A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 5
EAST GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



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SITE DATA
JURISDICTION: GILBERT
APN #: 302-29-437
ZONING: LJ
GROSS AREA: 1.16 AC.
BASE FLOOD ELEVATION (BFE): 1215.10
REGULATORY FLOOD ELEVATION (RFE): 1216.10

BENCHMARK
BRASS CAP IN HAND HOLE BEING THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 5 EAST GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY ARIZONA, HAVING A NAVD 88 ELEVATION OF 1218.11

BASIS OF BEARING
SOUTH 00°03'16" EAST, BEGIN THE MONUMENT LINE OF HAMILTON COURT AS SHOWN ON THE FINAL PLAT OF ELLIOT COMMERCE PARK, RECORDED IN BOOK 618, PAGE 24, MARICOPA COUNTY RECORDS.

FLOOD ZONE
FLOOD ZONE DESIGNATIONS "X" AND "AH" PER F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2729M, PANEL 2729 OF 4425, DATED MARCH 10, 2017.

ZONE "X" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
ZONE "AH" - AREAS OF 1% ANNUAL CHANCE OF FLOODING.
BASE FLOOD ELEVATION (BFE): 1215.10
REGULATORY FLOOD ELEVATION (RFE): 1216.10

REQUIRED RETENTION VOLUME

$V_r = \text{VOLUME REQUIRED}$
 $V_r = C \times (P / 12) \times A$
C = WEIGHTED RUNOFF COEFFICIENT
P = RAINFALL DEPTH (NOAA ATLAS 14)
A = RETAINED AREA

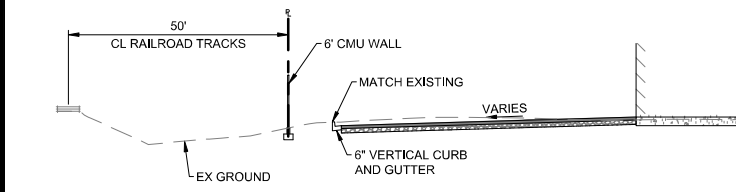
TOTAL SITE AREA = 1.16 AC.
R/W AREA = 0.10 AC.
AREA RETAINED = 1.26 AC.

DRAINAGE AREA ID	DRAINAGE AREA (AC)	WEIGHTED RUNOFF COEFFICIENT 'C'	STORAGE VOLUME REQUIRED (CF)	BASIN VOLUME PROVIDED (CF)
DA-A	1.26	0.89	7,046	N/A*
RETENTION TOTAL	1.26	0.89	7,046	0

*SITE WILL RUNOFF INTO EXISTING 48" STORM DRAIN SYSTEM AND INTO THE REGIONAL BASIN SOUTH OF THE CUL-DE-SAC

REQUIRED COMPENSATORY STORAGE

EXISTING	BFE (1215.10) - EXISTING GROUND = 104 CF
PROPOSED	BFE (1215.10) - PROPOSED GROUND = 105 CF

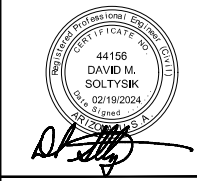


SECTION A
H SCALE 1"=20' V SCALE 1"=10' V



SECTION B
H SCALE 1"=20' V SCALE 1"=10' V

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HAMILTON COURT INDUSTRIAL

PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN



DATE	DESCRIPTION
11/10/2023	1ST SUBMITTAL
01/31/2024	2ND SUBMITTAL
02/19/2024	3RD SUBMITTAL

CHECKED BY: SAK
DRAWN BY: CRS
TITLE:
PRELIMINARY PLAN
SHEET No.
1 of 1
PROJECT No.
1604



To: Town of Gilbert
Planning and Development

From: Bryanna Chavez

Subject: Design Review
350 S Hamilton Court
Gilbert, AZ 85233

Date: Friday, November 17, 2023

NARRATIVE

The scope of work for this project includes the construction of a new speculative office and warehouse building with a mezzanine and all associated site improvements. This 50,509 SF (1.16 AC) parcel is located within an established light industrial area in west Gilbert. The site is bounded to the west by the Union Pacific railroad, to the east by S. Hamilton Ct, and to the north & south by existing buildings with zero lot line conditions. This site is currently zoned LI (Light Industrial District) which is appropriate for the intended use.

The proposed building footprint encompasses around 21,352 SF and features a 1,905 SF mezzanine. Roughly 1,905 SF of "vanilla shell" office space is planned as part of this project and will be located under the mezzanine in the NEC of the building. An occupancy of Group 'B' in the office space and Group 'S' in the warehouse and mezzanine is anticipated.

The surrounding context of Elliot Commerce Park the is filled with predominately newer developments in a neutral color palette. The proposed office/warehouse building will have a modern design featuring a simple four-color scheme and alternating building materials. To add visual interest, the masonry walls will have varying heights and textures. Wall heights will alternate between 34'-8" and 32'-8", and building materials will alternate between smooth face CMU and split face CMU. The taller walls will be used to create a prominent corner articulating the arrival at the building entrance. The corner entrance will be recessed, and it will be emphasized using metal panels in an accent color and a shade canopy.

Masonry walls and a steel framed hybrid roof will provide a 24'-0" clear height. The maximum height of the new structure will be +/-34'-8", and all mechanical equipment will be fully screened from view.

It was decided that this speculative building would include a secured storage yard to the west of the site. The scheme allows fire, garbage, and delivery vehicles to maneuver completely on site. Other site improvements include a paved parking lot, trash enclosure, and plentiful landscaping.

If there are any questions about this project, do not hesitate to contact me directly. Thank you!

Bryanna Chavez
Project Manager
602.393.5060