

Project: Chandler AirPark Technology Center
Date: 07/21/21
From: LGE Design Group

Project Proposal:

LGE Design Group is resubmitting the Preliminary Development Plan Review for a four-building project located at the S.W.C. of E. Insight Way/E. Ryan Road & S. Gilbert Road. The property will be developed into proposed office / warehouse building uses.

The total site area is 26.20 acres, and the total building gross square footage is 425,718 s.f. (220,718 s.f. Phase 1 and 205,000 s.f. Phase 2) with the highest building having a height of +43'-0" A.F.F. The overall site will be divided into 2 phases. The first phase will have proposed Buildings A & B as noted on the overall site plan. The second phase is a future phase, whose scope is conceptually shown on the site plan as a reference.

The building orientations on the site respond to the streetscape frontages. The truck yards are in the middle of the site, hidden behind the buildings from Gilbert Road, and behind 6' screen yard walls from Insight Way. The building sections will allow for roof top screening for all of the mechanical roof top equipment. The building design consists of a blend of painted Concrete Tilt-Up Walls, Architectural Metal Panels, glazing, and architecturally exposed steel. The main entries will have covered steel canopies with accented detailing. The buildings will vary in height with alternating Tilt-Up Parapet walls. The color scheme of the project is meant to evoke a modern interpretation of the Sonoran Desert.

The Chandler Airpark Technology Center is being developed in an area of Chandler that is neighboring several other office/warehouse buildings. While the end users of the Technology Center are not yet known, several users are anticipated for this flex industrial with office and showroom development, or any other uses permitted under the I-1 Zoning and should be an asset to the adjacent area. Some of these uses include – Farm Equipment Repair, a Building Materials Supplier, a Trade / Vocational Educational Facility (HVAC, Plumbing, Vehicles), Furniture Manufactures, General Contractors, and industrial research and education facilities. The adjacency to the Chandler Municipal Airport will create additional opportunities for users at this location.

Parking for the project will meet the code requirements for the use, and ADA/pedestrian access will be provided. The anticipated parking usage is for 20% office users, and 80% industrial.

The landscaping will be designed around the existing surrounding developments and the City of Chandler approved palette which are selected to complement the natural Sonoran Desert. Selected trees and plants are to be efficient and low water users. A landscaping Berm along Gilbert Road has been added to help screen the parking. Project Signage will include monument and wall mounted signage. This signage will comply with the approved 2006 criteria

and will occur in a low-lit intensity if facing any residential area to the east. Corner monument signage at the corner of Gilbert Rd. and Insight Way will include a 4ft tall CMU wall and follow the signage guidelines.

Thank you for your time and please do not hesitate to call for any questions or comments.

End of Narrative

John Mocarski NCARB
Project Director / Registered Architect
O: 480.966.4001
M: 480.650.1590

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

A PORTION OF THE EAST HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 12, MARKED BY A BRASS CAP FLUSH STAMPED "CITY OF CHANDLER," FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 12, MARKED BY A BRASS CAP IN HANDHOLE STAMPED "CITY OF CHANDLER"; BEARS SOUTH 00 DEGREES 24 MINUTES 32 SECONDS EAST AS RECORDED IN QUITCLAIM CONFIRMATORY DEED IN DOCUMENT NO. 2007-1118473, OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA, FOR A MEASURED DISTANCE OF 2639.70 FEET;

THENCE SOUTH 00 DEGREES 24 MINUTES 32 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, FOR A DISTANCE OF 1319.85 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12;

THENCE SOUTH 89 DEGREES 02 MINUTES 24 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 12, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2007-0605951, OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA, FOR A DISTANCE OF 65.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF GILBERT ROAD AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2008-0640384, OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA, SAID POINT BEING 65.00 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 02 MINUTES 24 SECONDS WEST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 892.23 FEET TO A POINT ON THE EAST LINE OF THE WEST 1679.61 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 12;

THENCE NORTH 00 DEGREES 23 MINUTES 00 WEST, ALONG SAID EAST LINE, FOR A DISTANCE OF 563.62 FEET, SAID DISTANCE BEING DEFINED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2007-0605951, OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89 DEGREES 02 MINUTES 24 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 12, FOR A

DISTANCE OF 891.98 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF GILBERT ROAD AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2008-0640384, OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA, SAID POINT BEING 65.00 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12;

THENCE SOUTH 00 DEGREES 24 MINUTES 32 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY, BEING PARALLEL WITH AND 65.00 FEET WEST OF SAID EAST LINE, FOR A DISTANCE OF 563.62 FEET TO THE POINT OF BEGINNING.

SAID PARCEL BEING THE SAME REAL PROPERTY DESCRIBED AS PARCEL NO. 1 IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2007-0605951, OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA, EXCEPT (A) THAT PORTION CONVEYED TO THE CITY OF CHANDLER IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2008-0640384, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA; AND (B) THAT PORTION CONVEYED TO THE CITY OF CHANDLER IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2016-0361539, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA

PARCEL NO. 2:

A PORTION OF THE EAST HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 12, MARKED BY A BRASS CAP FLUSH STAMPED "CITY OF CHANDLER," FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 12, MARKED BY A BRASS CAP IN HANDHOLE STAMPED "CITY OF CHANDLER"; BEARS SOUTH 00 DEGREES 24 MINUTES 32 SECONDS EAST AS RECORDED IN QUITCLAIM CONFIRMATORY DEED IN DOCUMENT NO. 2007-1118473, OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA, FOR A MEASURED DISTANCE OF 2639.70 FEET;

THENCE SOUTH 00 DEGREES 24 MINUTES 32 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, FOR A DISTANCE OF 756.23 FEET;

THENCE SOUTH 89 DEGREES 02 MINUTES 24 SECONDS WEST, FOR A DISTANCE OF 65.00 FEET, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF GILBERT ROAD AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2008-0640385, OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA, SAID POINT IS 65.00 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 02 MINUTES 24 SECONDS WEST, FOR A DISTANCE OF 891.98 FEET TO A POINT ON THE EAST LINE OF THE WEST 1679.61 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 12;

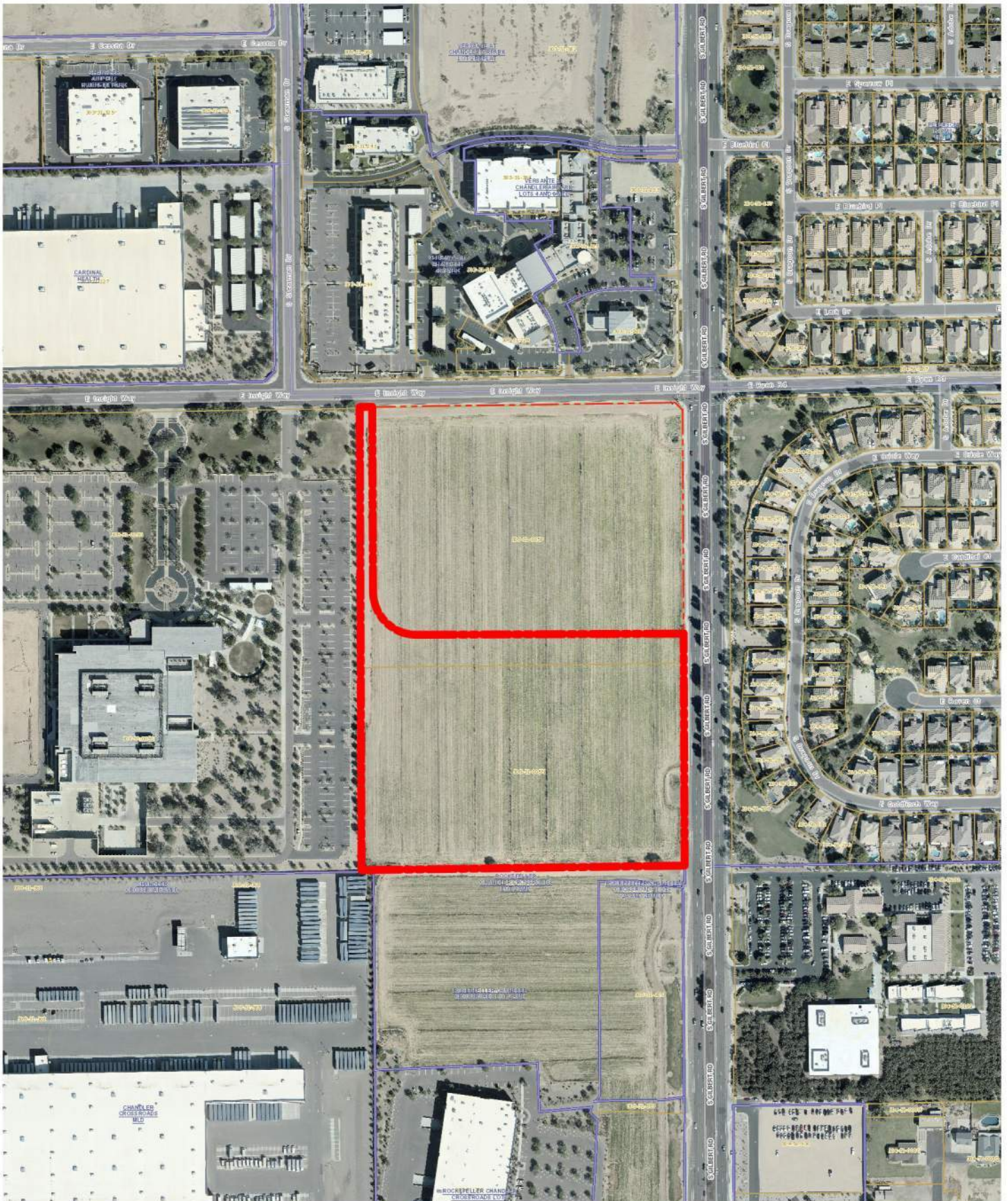
THENCE NORTH 00 DEGREES 23 MINUTES 00 WEST, ALONG SAID EAST LINE, FOR A DISTANCE OF 716.28 FEET TO A POINT THAT IS 40.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 12, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2007-0605951, OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89 DEGREES 02 MINUTES 34 SECONDS EAST, PARALLEL WITH AND 40.00 FEET SOUTH OF SAID NORTH LINE, SAID PARALLEL LINE REFERENCED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2007-0605951, OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA, FOR A DISTANCE OF 871.46 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF GILBERT ROAD AS RECORDED IN SPECIAL WARRANTY DEED IN DOCUMENT NO. 2008-0640385, OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA;

THE FOLLOWING TWO COURSES ARE ALONG SAID WEST RIGHT-OF-WAY:

THENCE SOUTH 45 DEGREES 41 MINUTES 00 SECONDS EAST, FOR A DISTANCE OF 28.42 FEET, TO A POINT THAT IS 65.00 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION THENCE SOUTH 00 DEGREES 24 MINUTES 32 SECONDS EAST, PARALLEL WITH AND 65.00 FEET WEST OF SAID EAST LINE, FOR A DISTANCE OF 696.04 FEET TO THE POINT OF BEGINNING.

SAID PARCEL BEING THE SAME REAL PROPERTY DESCRIBED AS PARCEL NO. 2 IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2007-0605951, OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA, EXCEPT (A) THAT PORTION CONVEYED TO THE CITY OF CHANDLER IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2008-0640385, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA; AND (B) THAT PORTION CONVEYED TO THE CITY OF CHANDLER IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2016-0361539, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.



Chandler Airpark Technology Center

Chandler, Arizona
2021 . 03 . 05

AERIAL MAP

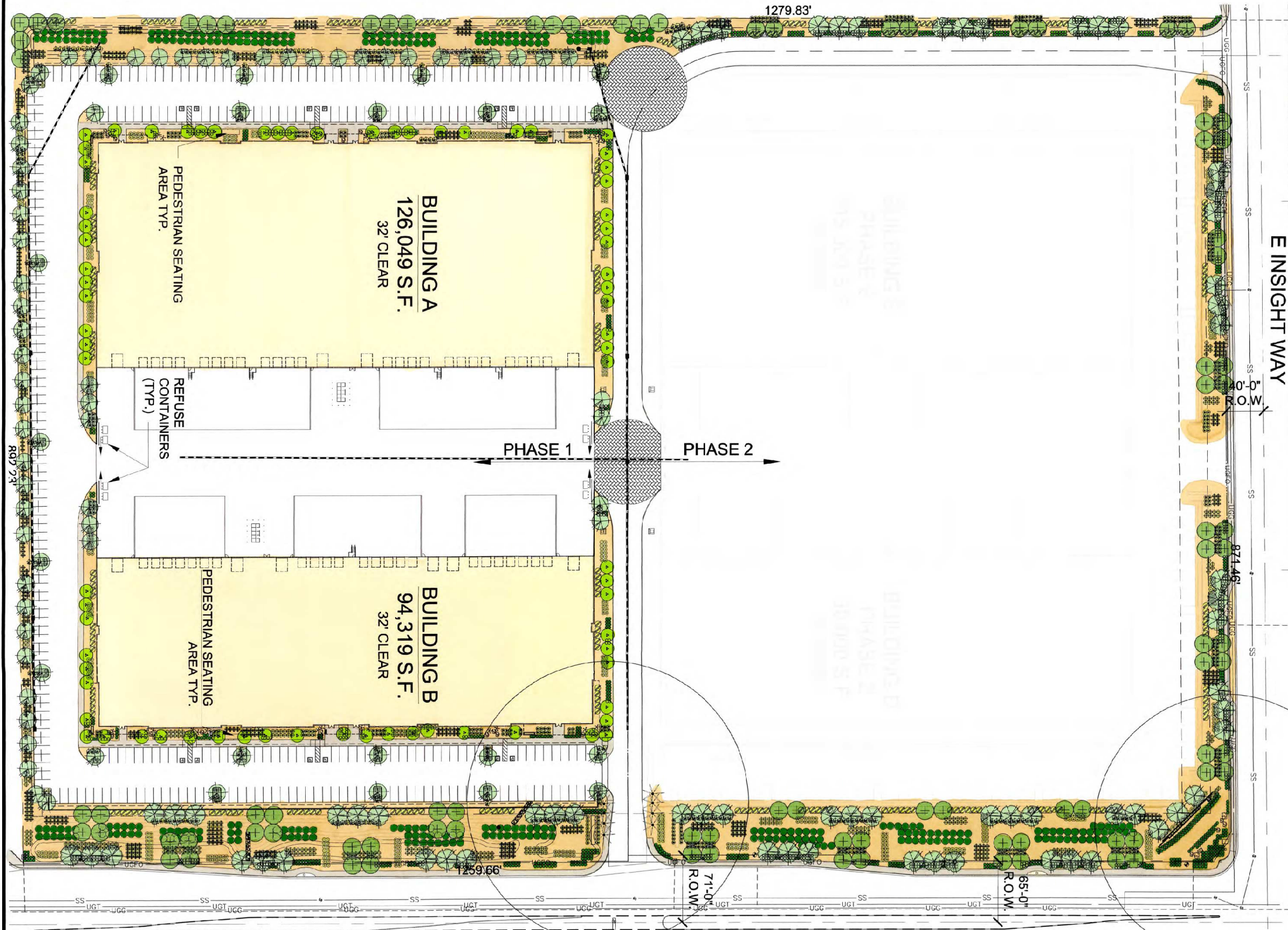


LGE | DESIGNGROUP

LGE | DESIGNBUILD

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- LANDSCAPE LEGEND**
PALETTE PER CHANDLER AIRPORT
BUSINESS PARK PHASE 2
- LULMUS PARVIFOLIA
CHINESE ELM
36" BOX, 2" CALIP., 6.5T, 4.5W (2')
 - PINUS ELDARICA
MONDEL PINE
24" BOX, 5.5T, 3.5W (45)
 - QUERCUS VIRGINIANA
LIVE OAK
24" BOX, 5.5T, 3.5W (81)
 - SOPHORA SECUNDIFLORA
TEXAS MOUNTAIN LAUREL
24" BOX, 1.5" CALIP. (MULTI) 4T, 3.5W (72)
 - PACHYRERUS MARGINATUS
MEXICAN FENCE POST
15 GALLON (51)
 - TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON (142)
 - HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
 - DASYLIRION WHEELERII
DESERT SPOON
5 GALLON
 - AGAVE WEBBERII
WEBBER'S AGAVE
5 GALLON
 - MUHLENBERGIA REGAL MIST
REGAL MIST DEER GRASS
5 GALLON
 - LEUCOPHYLLUM 'LYNN'S LEGACY'
LYNN'S LEGACY SAGE
5 GALLON
 - LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON
 - LANTANA MONTEVIDENSIS
TRAILING PURPLE
1 GALLON
 - ACACIA REDOLENS
'DESERT CARPET' 1m
1 GALLON
 - 1/2" SCREENED DESERT GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS
 - 3x3x3" SURFACE SELECT
GRANITE BOULDER
MINIMUM 2000lbs EACH
 - PHOENIX DACTYLIFERA
DATE PALM
25" TF MATCHING, DIAMOND CUT, STRAIGHT

PHASE ONE
LANDSCAPE PLAN
0 25 50 100
SCALE: 1" = 50'-0"

SEE BLOW-UP
ON La.03

SEE BLOW-UP
ON La.03

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
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EMAIL: timmcqueen@tjma.net



SHEET TITLE:
LANDSCAPE PLAN
ISSUE DATE: 02/18/21
DRAWN BY: JPM, MJR
CHECKED BY:
PROJECT No.:
SHEET:

La.02

PDP RESUBMITTAL 02/19/21

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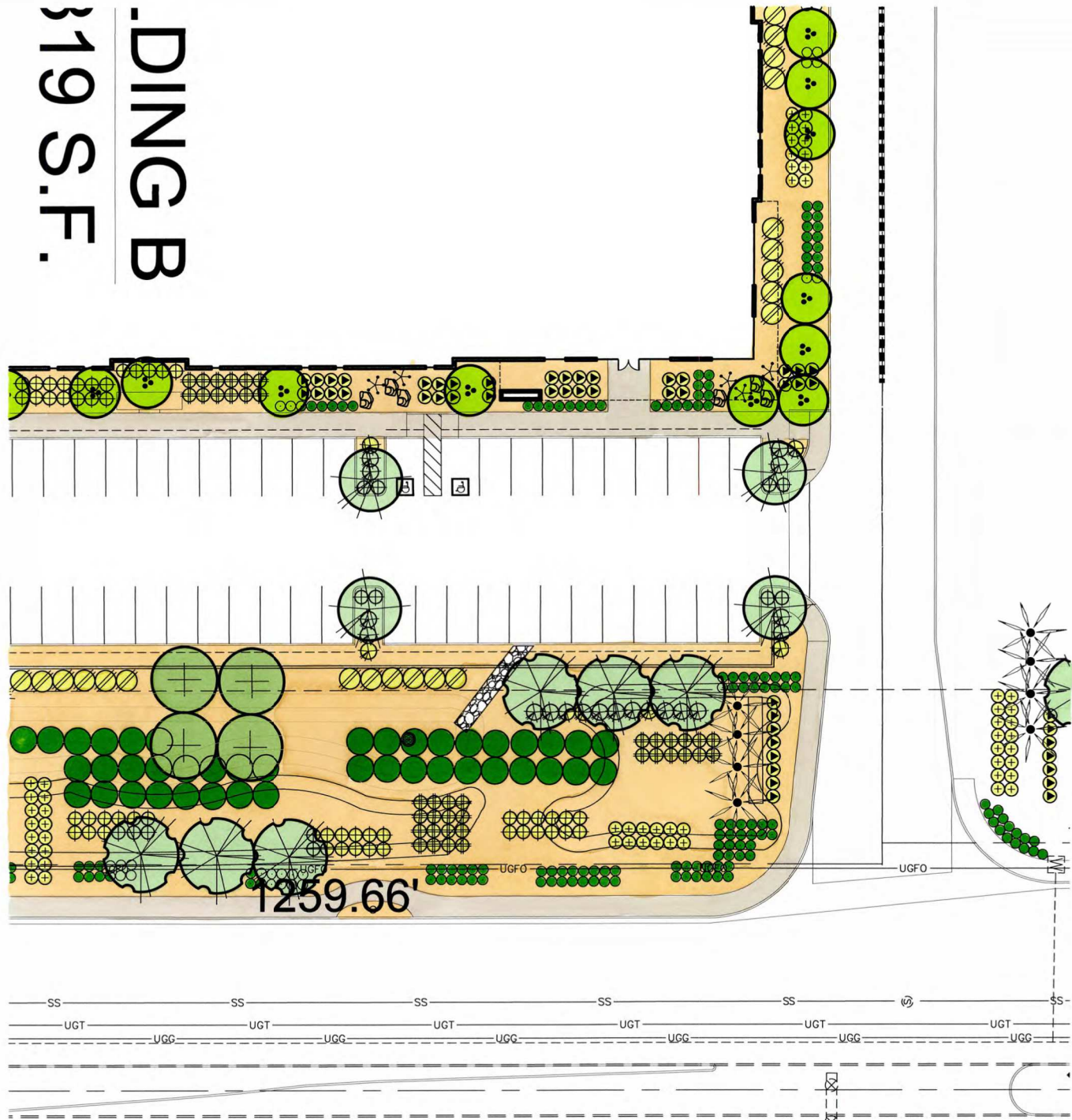
CHANDLER AIRPARK TECHNOLOGY CENTER

S.W.C. of E INSIGHT WAY / E RYAN ROAD & S GILBERT ROAD
CHANDLER, AZ

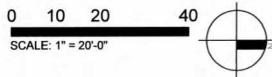
LGE | DESIGNBUILD

NUMBER	REVISION	DATE

319 S.F.
DING B



SAMPLE
LANDSCAPE BLOW-UP



LANDSCAPE LEGEND

- PALETTE PER CHANDLER AIRPORT
BUSINESS PARK PHASE 2
- LULMUS PARVIFOLIA
CHINESE ELM
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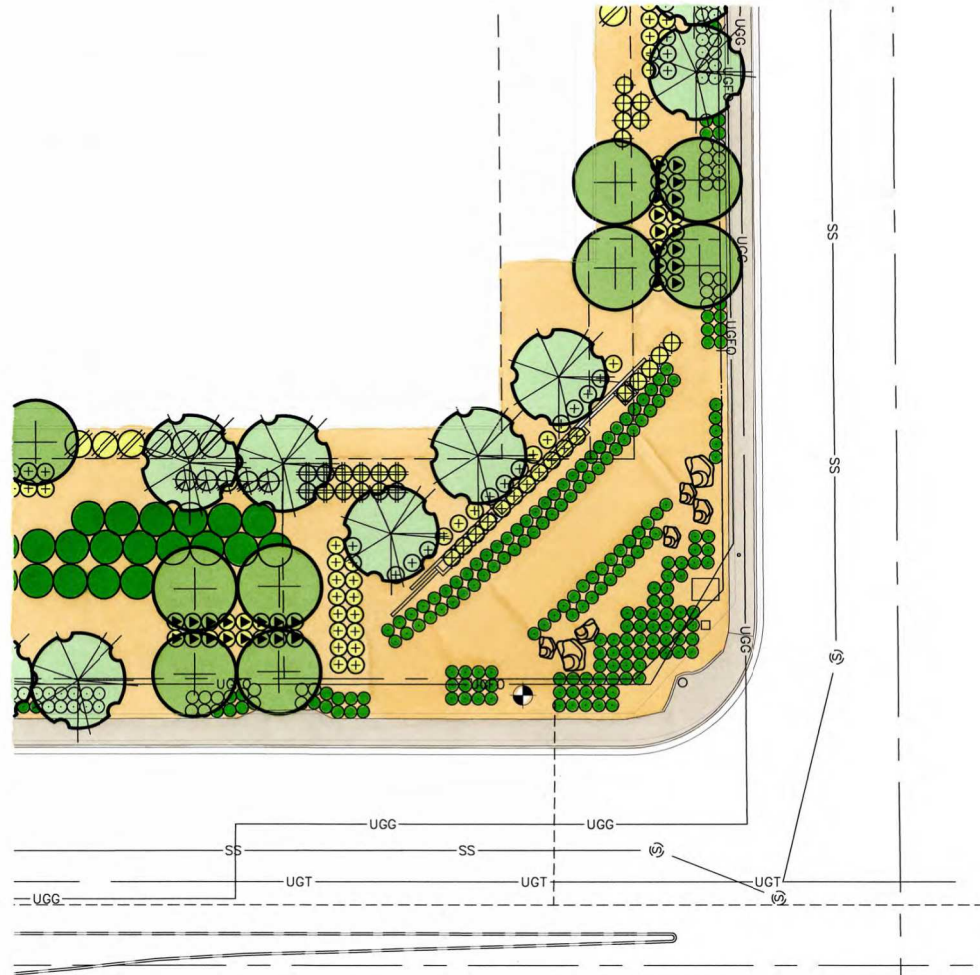
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1 GALLON

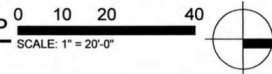
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25' TF MATCHING, DIAMOND CUT, STRAIGHT



ENHANCED
CORNER BLOW-UP



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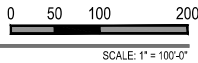
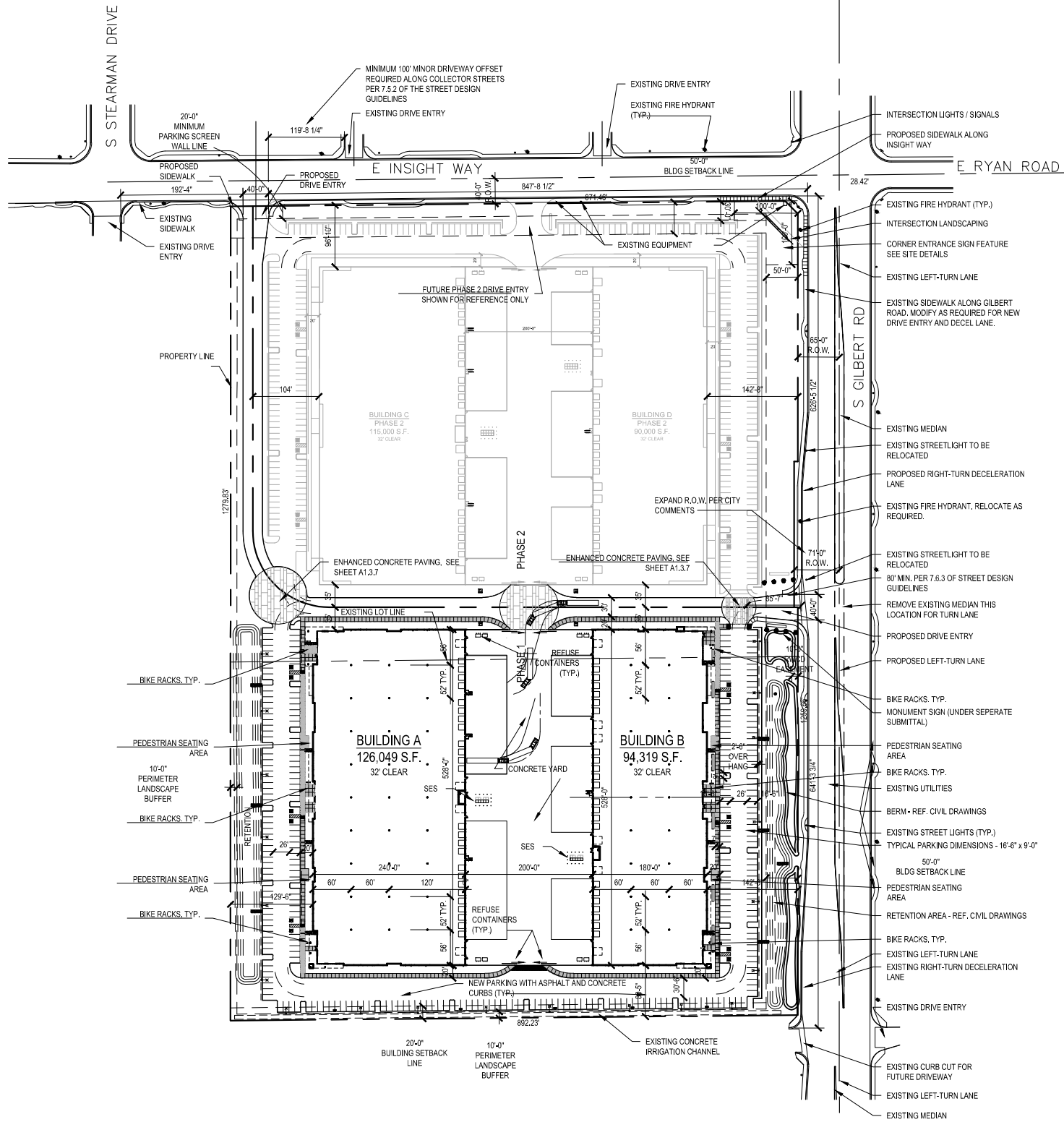
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S.W.C. of E INSIGHT WAY / E RYAN ROAD & S GILBERT ROAD
CHANDLER, AZ

LGE DESIGNGROUP

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

OVERALL SITE PLAN



PROJECT DATA:

PROJECT NAME: GILBERT AND RYAN
PROJECT ADDRESS: S.W.C. of INSIGHT WY / RYAN RD & GILBERT RD
CHANDLER, AZ
BUILDING A: 2650 S. GILBERT ROAD
BUILDING B: 2700 S. GILBERT ROAD

APPLICANT: LGE DESIGN GROUP
CONTACT: JOHN MOCARSKI
1200 NORTH 52ND STREET
PHOENIX, AZ, 85008
PHONE: 480-966-4001
E-MAIL: johnm@lgedesigngroup.com

PROJECT SCOPE: TWO NEW 1-STORY MULTI-TENANT
OFFICE/WAREHOUSE BUILDINGS (FIRST PHASE)

ASSESSOR PARCEL NO.: 303-31-005P, 303-31-005N

GENERAL PLAN USE: EMPLOYMENT (TO REMAIN)

CURRENT ZONING: PAD (CURRENT ZONING TO REMAIN)

TOTAL SITE AREA: NET: +/- 1,141,330 S.F. (26.20 ACRES)
PHASE 1: +/- 600,715 S.F. (13.79 ACRES)
PHASE 2: +/- 540,615 S.F. (12.41 ACRES)

PHASE 1 LOT COVERAGE: 36.9%

PHASE 1 F.A.R.: 36.9%

STORIES: ONE STORY

BUILDING AREAS: 425,718 S.F. TOTAL
BUILDING A: 126,260 S.F.
BUILDING B: 94,458 S.F.
BUILDING C: 115,000 S.F. (PHASE 2)
BUILDING D: 90,000 S.F. (PHASE 2)

BUILDING HEIGHTS:
BUILDING A: +/- 43'-0" TOP OF PARAPET
BUILDING B: +/- 43'-0" TOP OF PARAPET
BUILDING C: +/- 43'-0" TOP OF PARAPET
BUILDING D: +/- 43'-0" TOP OF PARAPET

VEHICULAR PARKING CALCS:

PARKING PERCENTAGE - PHASE 1 (BUILDINGS A & B)

USE	SQUARE FT.	PERCENTAGE
OFFICE	45,000 S.F.	20%
WAREHOUSE	175,718 S.F.	80%

PARKING REQUIRED - PHASE 1 (BUILDINGS A & B):

USE	SQUARE FT.	FACTOR	TOTAL
OFFICE	+/- 45,000 S.F.	1 / 250 S.F.	180 SPACES
WAREHOUSE (1ST 10K - EACH BLDG)	20,000 S.F.	1 / 500 S.F.	40 SPACES
WAREHOUSE (REMAINING)	155,718 S.F.	1 / 5000 S.F.	32 SPACES

TOTAL PARKING REQUIRED: 252 SPACES
TOTAL PARKING SPACES PROVIDED: 305 SPACES

ACCESSIBLE PARKING: 8 REQUIRED, 12 PROVIDED

PARKING/BUILDING RATIO: 1.38 CARS PER 1,000 S.F.

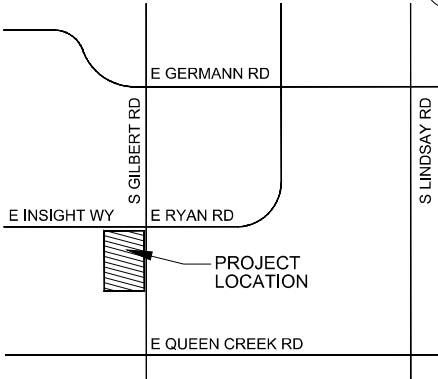
BUILDING A / NO. OF DOCKS: 28 DOORS.
BUILDING B / NO. OF DOCKS: 29 DOORS.

GENERAL NOTES:

1. TYPICAL PARKING STALL DIMENSIONS - 9'-0" WIDE x 16'-6" DEEP
2. TYPICAL SIDEWALK DIMENSION AGAINST PARKING - 7'-0" WIDTH
3. TYPICAL LANDSCAPE PLANTER - 9'-0" WIDTH

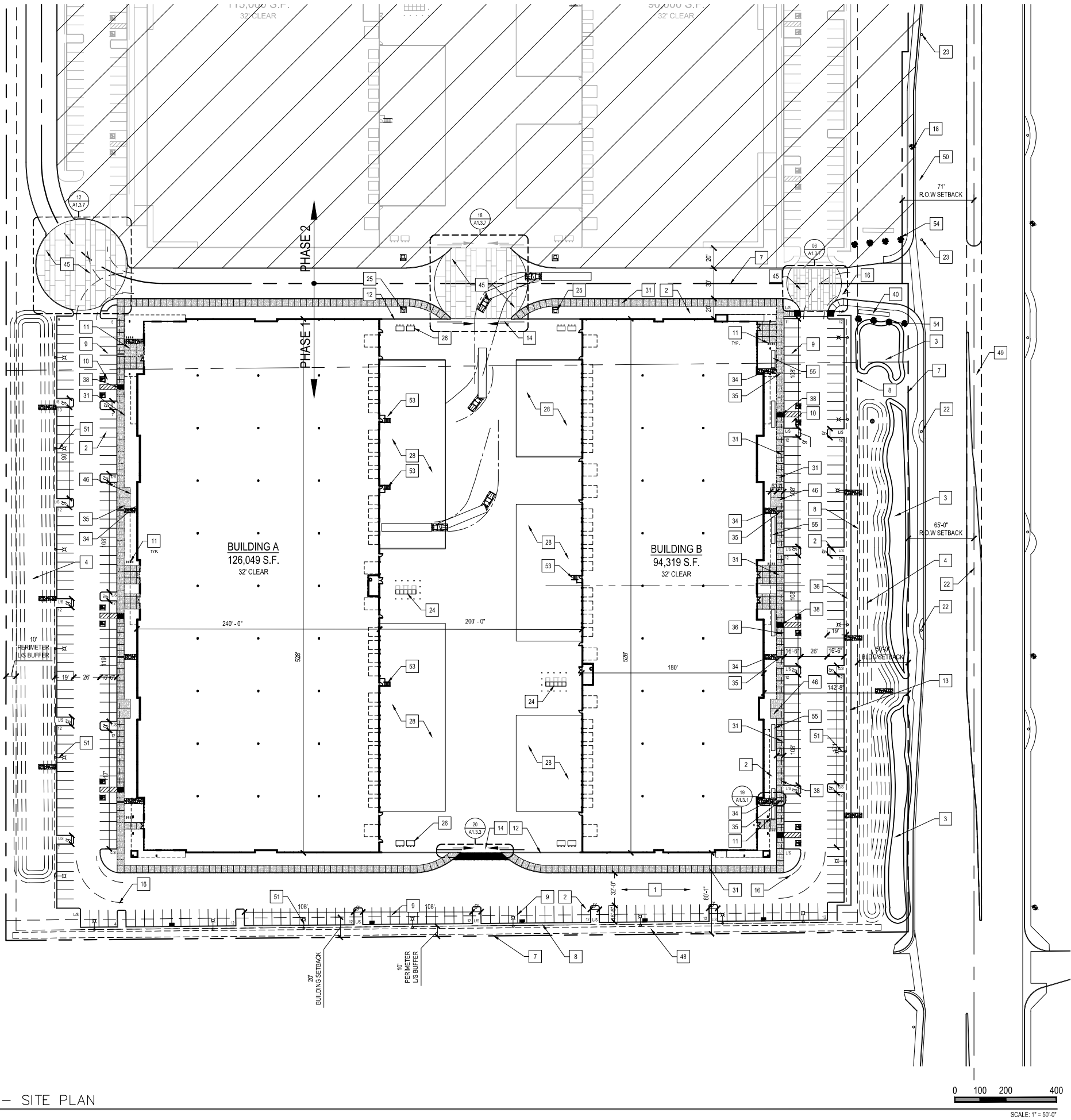
VICINITY MAP

CHANDLER, ARIZONA



CITY APPROVALS

PHASE 1 – SITE PLAN



- SITE KEYNOTES:
1. ASPHALT PAVEMENT WITH CONCRETE CURBING
 2. LANDSCAPE AREA. SEE LANDSCAPE DWGS
 3. BERM. SEE CIVIL DWGS FOR MORE DETAILS
 4. GRADE RETENTION BASIN. SEE CIVIL AND LANDSCAPE DWGS
 5. SUMP PUMP
 6. EASEMENT LINE
 7. PROPERTY LINE
 8. PROPERTY SETBACK LINE
 9. STANDARD PARKING STALL
 10. ADA ACCESSIBLE PARKING STALL, SIGNAGE AND RAMP. SEE DETAIL 05/A1.3.2
 11. BICYCLE RACK. SEE DETAIL 10/A1.3.1
 12. 8-FOOT TALL MASONRY WALL. SEE DETAIL 12/A1.3.2, SEE CIVIL.
 13. 3-FOOT TALL MASONRY SCREEN WALL. SEE DETAILS 06/A1.3.1
 14. AUTOMATIC ROLLING GATE W/ FIRE ACCESS KNOX BOX. SEE SHEET A1.3.4
 15. KNOX BOX LOCATION - SEE DETAIL 11/A1.3.1
 16. FIRE APPARATUS TURN RADIUS PER CITY OF CHANDLER
 17. NEW FIRE HYDRANT - SEE CIVIL DWGS
 18. EXISTING FIRE HYDRANT, RELOCATED AS REQUIRED
 19. FIRE DEPARTMENT CONNECTION (F.D.C.)
 20. FIRE RISER LOCATION
 21. 25'-0" HIGH LIGHT POLE TYP. - SEE DETAIL 20/A1.3.1 AND ELECTRICAL DWGS
 22. EXISTING STREET LIGHT (TYP.) SEE STREET LIGHT DWGS
 23. RELOCATED STREET LIGHT. SEE STREET LIGHT DWGS
 24. ELECTRICAL S.E.S. AND CONCRETE PAD LOCATION WITH ENCLOSURE. PROVIDE PIPE BOLLARDS FOR PROTECTION PER CODE. SEE ELECTRICAL DWGS FOR SIZE, PAINT TO MATCH BUILDING, PAD DETAIL PER STRUCTURAL
 25. ELECTRICAL TRANSFORMER. SEE ELECTRICAL DWGS
 26. TRASH AREA WITH DUMPSTER PAD PER C.O.C. STANDARD DETAILS
 27. NEW CONCRETE ENTRY DRIVE
 28. RECESSED CONCRETE TRUCK DOCK RAMP
 29. EXISTING 5' CONCRETE SIDEWALK
 30. EXISTING ENTRY DRIVE
 31. NEW CONCRETE SIDEWALK
 32. FIRELANE. DASHED LINE INDICATES FIRE LANE - TYP. SIGN LOCATIONS PER C.O.C. SEE DETAIL 13/A1.3.1
 33. LGE PLAQUE
 34. GROUTED RIPRAP SPILLWAY. SEE CIVIL. SEE DETAIL XXXX
 35. UNDER SIDEWALK THROUGH DRAIN. SEE CIVIL. SEE DETAIL XXXX
 36. DASHED LINE INDICATES VEHICLE OVERHANG, TYP.
 37. EXISTING ACCESSIBLE RAMPS
 38. NEW SLOPED SIDEWALK A.D.A. RAMP & CONCRETE
 39. PUBLIC UTILITY EASEMENT LINE
 40. FUTURE MONUMENT SIGN.
 41. PIPE BOLLARDS FOR PROTECTION
 42. PUBLIC RIGHT OF WAY
 43. SITE VISIBILITY LINE PER COC STANDARD DETAIL C-246
 44. NEW EXISTING SIDEWALK ALONG GILBERT ROAD, MODIFY AS REQUIRED FOR NEW DRIVE ENTRY AND DECEL LANE
 45. NEW ENHANCED CONCRETE COLORED PAVERS. SEE SHEET A1.3.7 FOR SIZING AND MORE DETAILS.
 46. NEW PEDESTRIAN PUBLIC SEATING AREA.
 47. ROOF ACCESS.
 48. EXISTING CONCRETE IRRIGATION CHANNEL.
 49. PROPOSED LEFT TURN LANE
 50. PROPOSED RIGHT TURN DECELERATION LANE
 51. NEW LIGHT POLE. REFER TO ELEC DRAWINGS FOR MORE DETAILS
 52. CORNER MONUMENT SIGN, PER C.O.C. GUIDELINES. REF DETAILS FOR MORE INFO.
 53. STEEL STAIR ASSEMBLY. SEE DETAIL 16/A1.3.4
 54. DATE PALM TREE, REF. LANDSCAPE DRAWINGS FOR INFO
 55. LANDSCAPE PLANTER, REF. LANDSCAPE DRAWINGS FOR INFO

CITY APPROVALS

CHANDLER AIRPARK
TECHNOLOGY CENTER

S.W.C. of E INSIGHT WAY / E RYAN ROAD & S GILBERT ROAD
CHANDLER, AZ

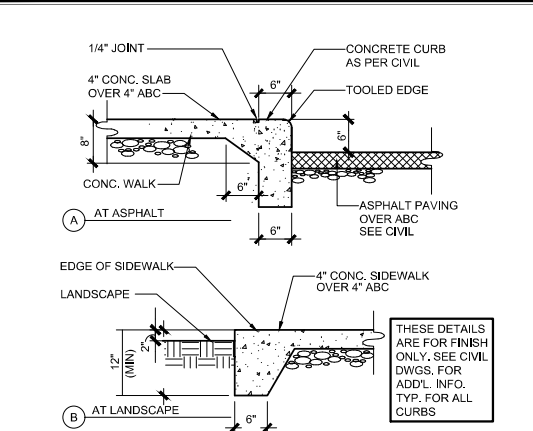
LGE DESIGNBUILD

NUMBER REVISION DATE

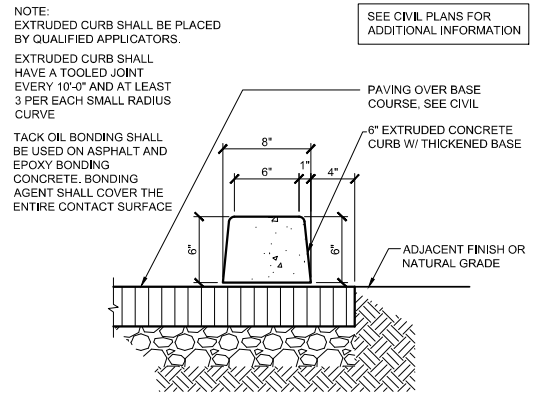
SHEET TITLE:
SITE PLAN W/ AERIAL
ISSUE DATE: 03/05/21
DRAWN BY: JPM, MJR
CHECKED BY:
PROJECT No.:
SHEET:

A1.1.2

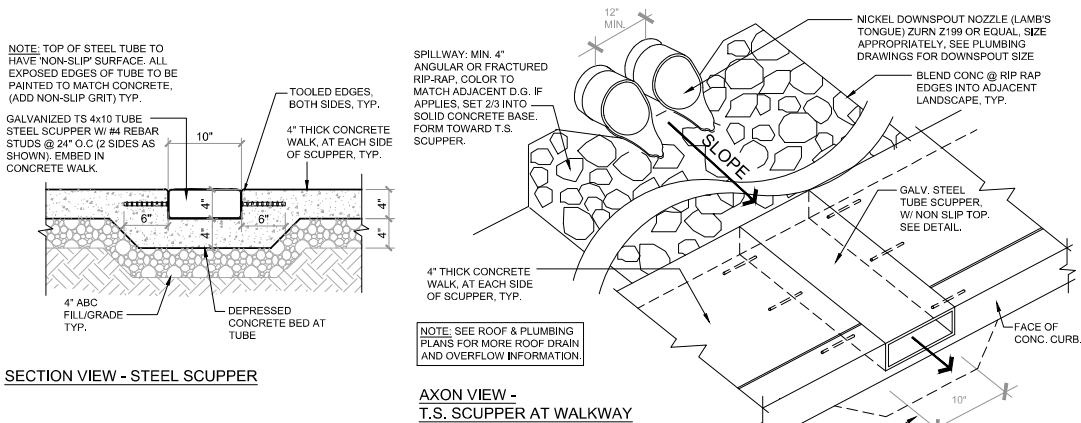
BLUELINES - 1ST CITY SUBMITTAL 06.03.21



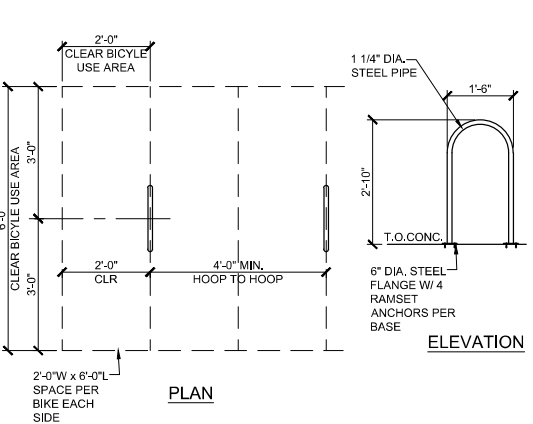
17 TYPICAL CURB @ SIDEWALK
SCALE: 3/4" = 1'-0"



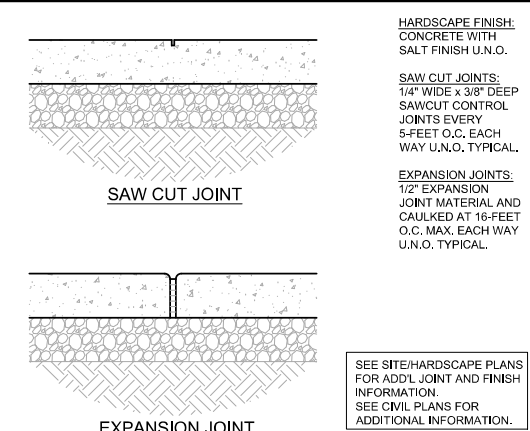
18 TYPICAL EXTRUDED CURB
SCALE: 1 1/2" = 1'-0"



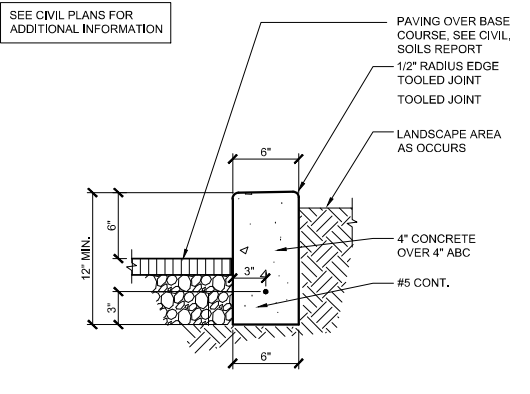
19 SCUPPER SPILLWAY @ SIDEWALK PASS-THRU
SCALE: 1" = 1'-0"



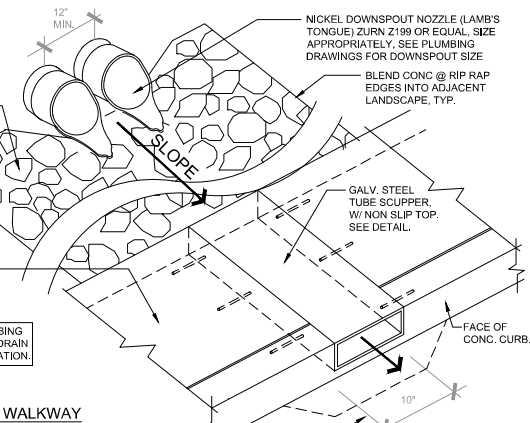
20 BICYCLE PARKING RACK
SCALE: 1/2" = 1'-0"



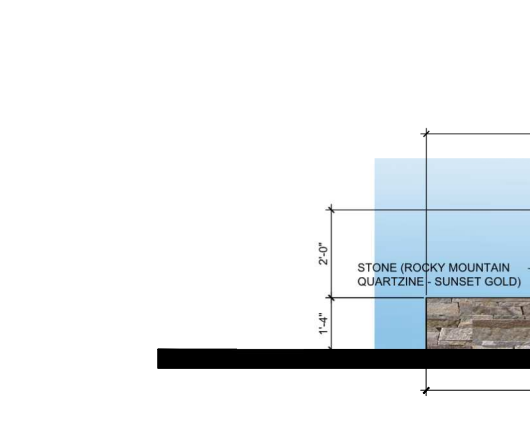
13 TYPICAL HARDSCAPE JOINTS
SCALE: 1 1/2" = 1'-0"



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

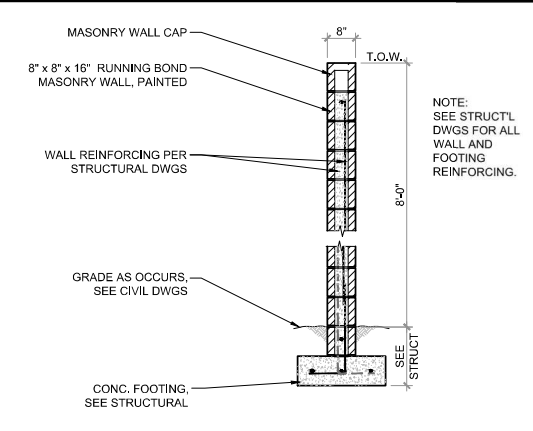


10 TYP. 3-FOOT MASONRY WALL
SCALE: 1/2" = 1'-0"

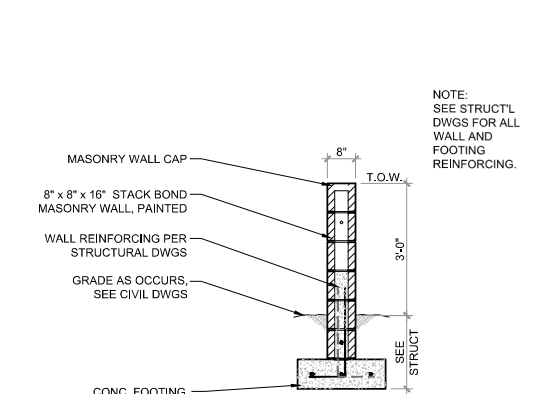


09 TYP. 8-FOOT MASONRY WALL
SCALE: 1/2" = 1'-0"

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



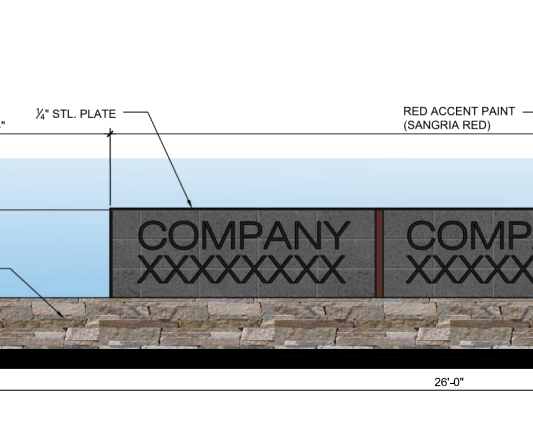
10 TYP. 3-FOOT MASONRY WALL
SCALE: 1/2" = 1'-0"



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

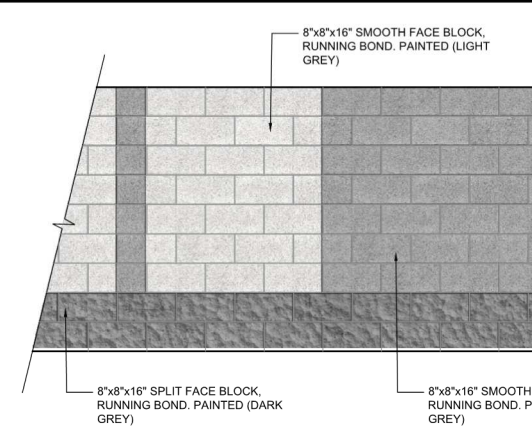


05 ELEVATION - TYP. 8-FOOT MASONRY WALL
SCALE: 1/2" = 1'-0"

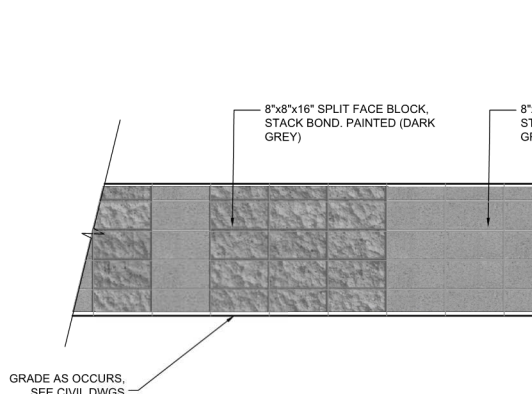


05 ELEVATION - TYP. 8-FOOT MASONRY WALL
SCALE: 1/2" = 1'-0"

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



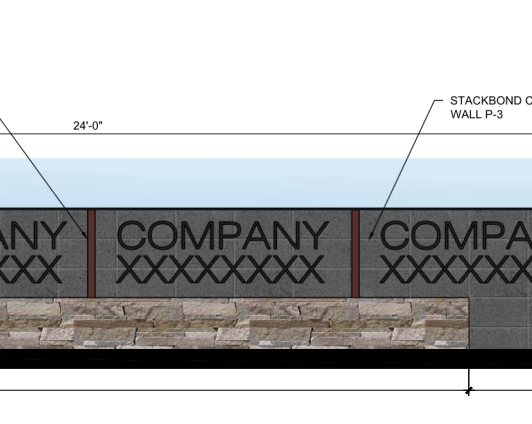
05 ELEVATION - TYP. 8-FOOT MASONRY WALL
SCALE: 1/2" = 1'-0"



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

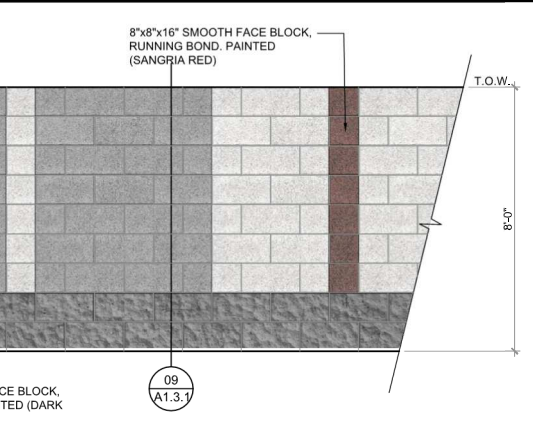


05 ELEVATION - TYP. 8-FOOT MASONRY WALL
SCALE: 1/2" = 1'-0"

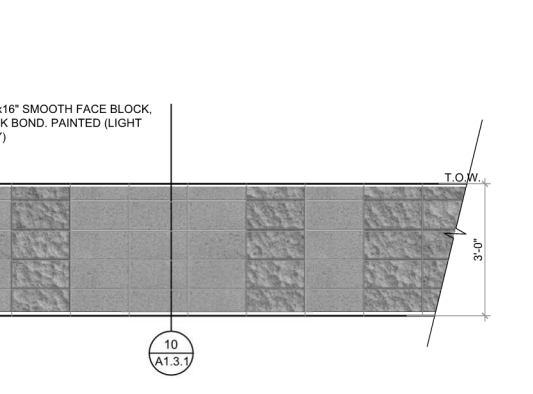


05 ELEVATION - TYP. 8-FOOT MASONRY WALL
SCALE: 1/2" = 1'-0"

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



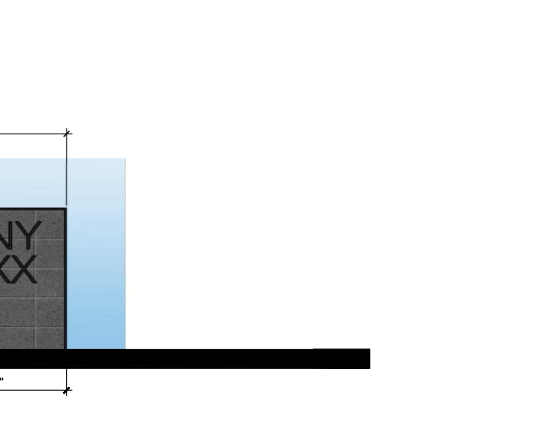
05 ELEVATION - TYP. 8-FOOT MASONRY WALL
SCALE: 1/2" = 1'-0"



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



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



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

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



The diagram shows a vertical rectangular sign with a green border and the text "RESERVED PARKING" in large, bold, sans-serif capital letters. Below the text is a blue square containing a white wheelchair symbol. Underneath the square is the text "A.R.S. SEC. 28-884". At the bottom of the sign is a smaller rectangular tab with the text "VAN ACCESSIBLE". The sign is shown with various dimensions: a total height of 18 inches, a width of 12 inches, and a green border and lettering width of .375 inches. The sign is labeled "MUTCD R7-5" and "MUTCD R7-5a".

RESERVED PARKING

A.R.S. SEC. 28-884

VAN ACCESSIBLE

GREEN BORDER AND LETTERING

WHITE RETROREFLECTIVE BACKGROUND SHEETING.

WHITE SYMBOL ON 6" X 6" BLUE SQUARE.

NOTES:

1. THE BOTTOM OF THE SIGN SHALL BE 5 FEET ABOVE FINISHED GRADE.
2. SIGN SHALL BE CENTERED ON THE PARKING SPACE AND PLACED 2.5 FEET FROM FACE OF CURB. IN PARKING LOT SITUATIONS WITHOUT CURBING, SIGN MAY BE PLACED AT THE END OF THE STALL.
3. VAN ACCESSIBLE TAB TO BE USED, IF APPLICABLE.

4'-0"

4'-0"

THERMOPLASTIC PAVEMENT MARKING SHALL BE 4" WHITE SYMBOL ON CONTRASTING BLUE SQUARE

NOTE:
PER CITY OF CHANDLER
STANDARD DETAIL C-612

The diagram shows a rectangular sign with a white background and a black border. The sign is labeled 'RESERVED PARKING' in large, bold, black capital letters. Below the text is a blue square with a white wheelchair symbol. The sign is mounted on a post. Dimensions are indicated: the sign is 6' H x 6' W, the text is 12" high, the wheelchair symbol is 12" high, and the sign is 12" wide. The sign is labeled 'A.R.S. SEC. 28-084'. The sign is labeled 'VAN' at the bottom. The sign is labeled 'GREEN' at the top. The sign is labeled 'BLUE' and 'WHITE' on the left side. The sign is labeled 'TOP VIEW' at the top. The sign is labeled 'NOTES:' on the right side. The notes list 5 specifications for the sign.

1. THE "ACCESSIBLE" SIGN TO BE MUTCD R7-8. THE "VAN" SIGN TO BE 'MUTCD R7-8a'. SEE SITE PLAN FOR VAN STALL LOCATION(S).

2. THE SIGN FACE SHALL HAVE A WHITE REFLECTIVE BACKGROUND WITH GREEN LETTERING AND BORDER. SYMBOL TO BE A BLUE BACKGROUND. SEE THE CITY APPROVED DETAIL LIST FOR SPECIFIC MATERIAL REQUIREMENTS.

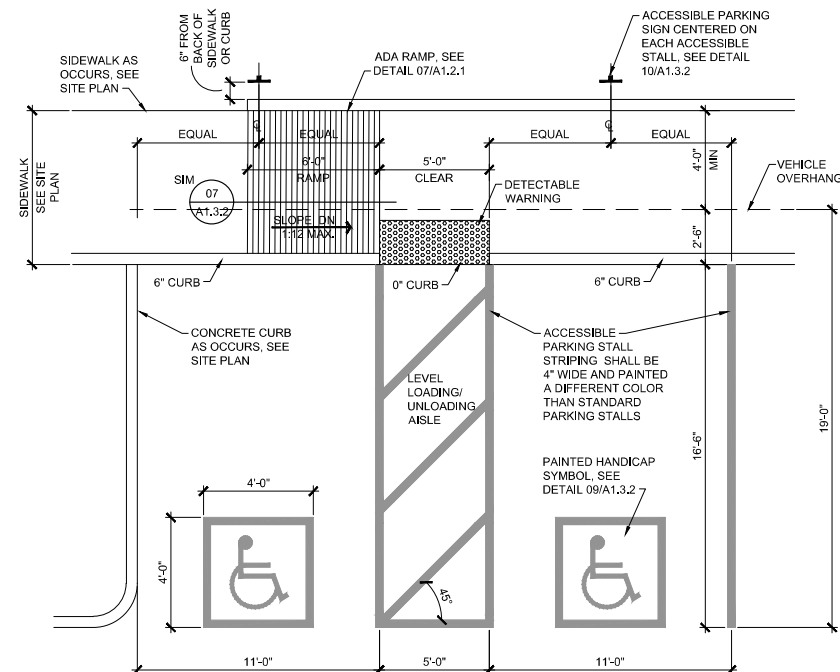
3. ALL ACCESSIBLE PARKING SPACES SHALL BE IDENTIFIED BY A SIGN ON A CITY APPROVED STATIONARY POST OR APPROVED WALL LOCATION. THESE SIGNS SHALL NOT BE OBSCURED FROM VIEW.

4. THE BOTTOM OF THE SIGN SHALL BE LOCATED 5'-0" ABOVE THE GRADE (PARKING LOT SURFACE) AND SHALL BE VISIBLE DIRECTLY IN FRONT OF THE PARKING SPACE.

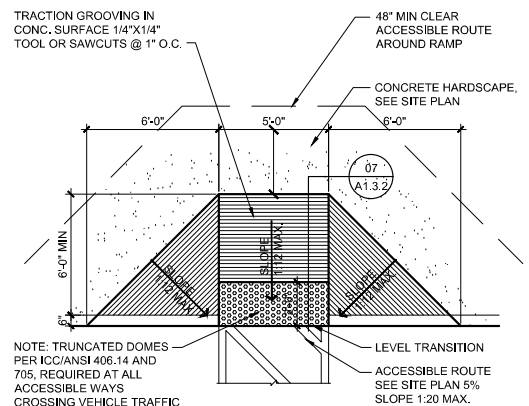
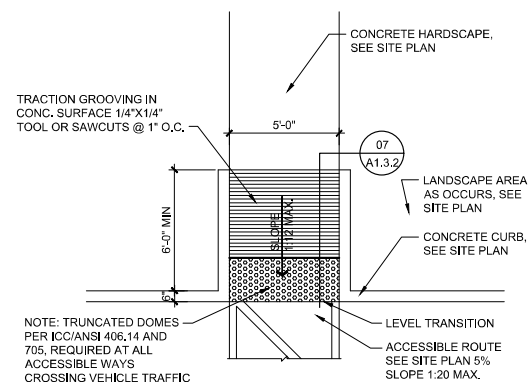
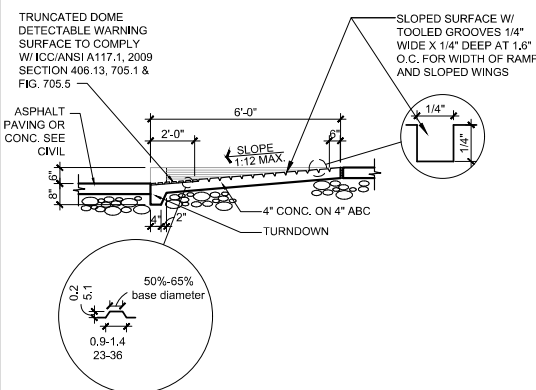
5. ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS RESERVED FOR PHYSICALLY DISABLED BY A SIGN SHOWING THE INTERNATIONAL WHEELCHAIR SYMBOL.

NOTE:
PER CITY OF CHANDLER
STANDARD DETAIL C-611

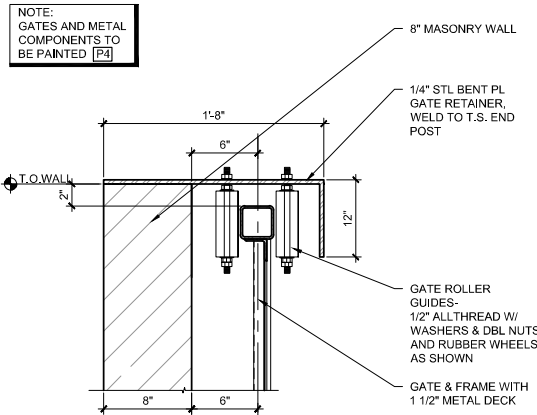
ACCESSIBLE PARKING SIGN POST
STANDARD 2" OR IN 6"x24"
CONC POSTHOLE



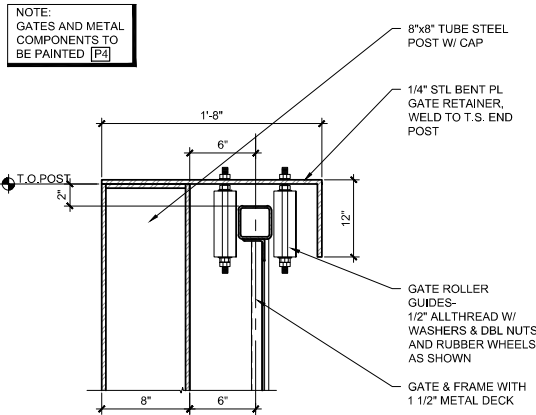
1. 4% OF THE REQUIRED PARKING SPACES MUST BE ACCESSIBLE.
2. OF THE TOTAL ACCESSIBLE SPACES 1 IN 8 SPACES MUST BE VAN ACCESSIBLE.
3. MAXIMUM SLOPE OF PARKING AND MANEUVERING AREAS IS 1:50.
4. WHEN A SINGLE ACCESSIBLE PARKING SPACE IS INSTALLED, THE AISLE SHALL BE ON THE DRIVER'S SIDE FOR A STANDARD ACCESSIBLE PARKING SPACE, OR ON THE PASSENGER'S SIDE OF A VAN ACCESSIBLE PARKING SPACE



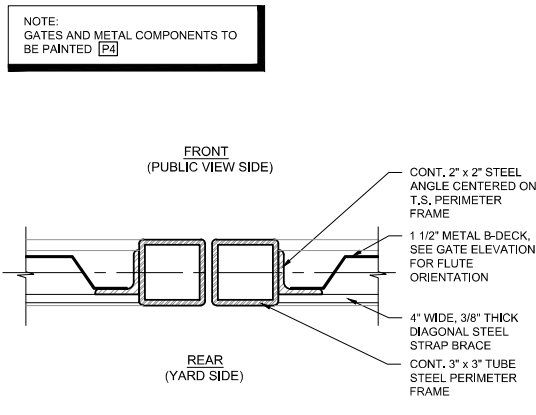
04 FLARED ACCESSIBLE CURB RAMP



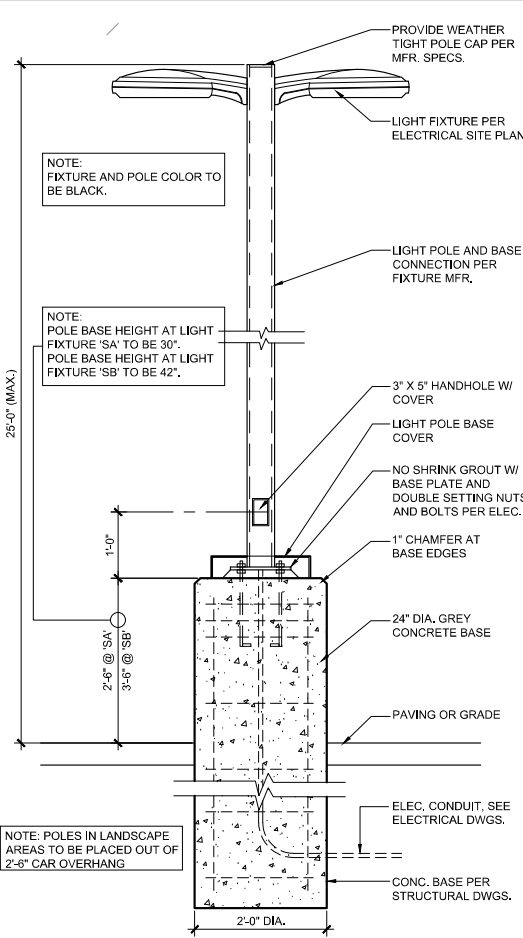
09 ROLLING GATE GUIDE @ WALL
SCALE: 1 1/2" = 1'-0"



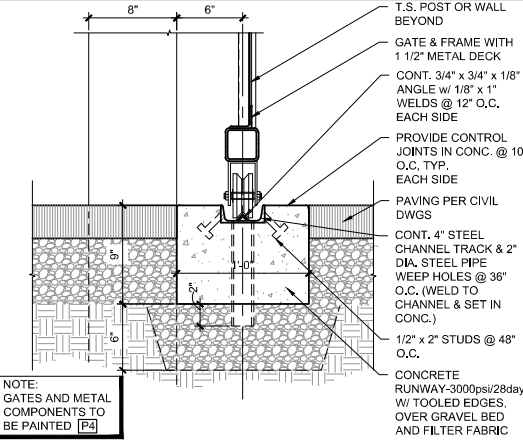
05 ROLLING GATE GUIDE @ POST
SCALE: 1 1/2" = 1'-0"



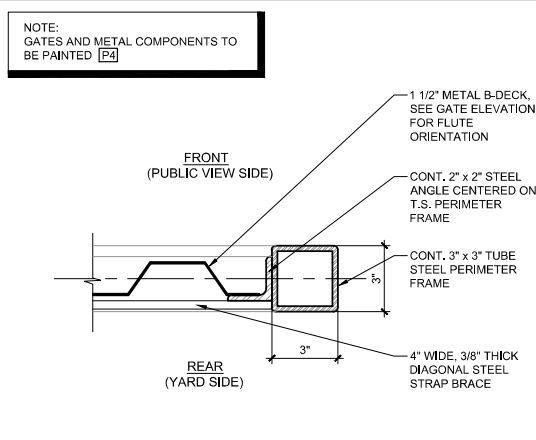
01 TYP. ROLLING GATE ASTRAGAL
SCALE: 3" = 1'-0"



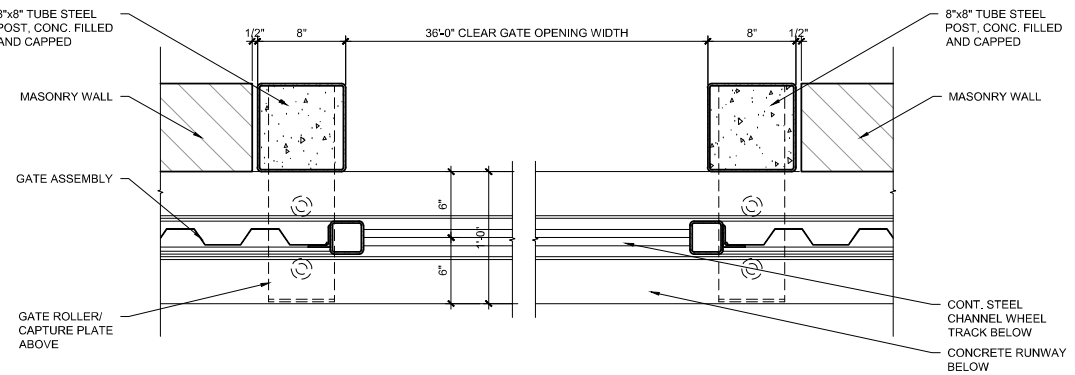
11 TYP. LIGHT POLE
SCALE: 3/4" = 1'-0"



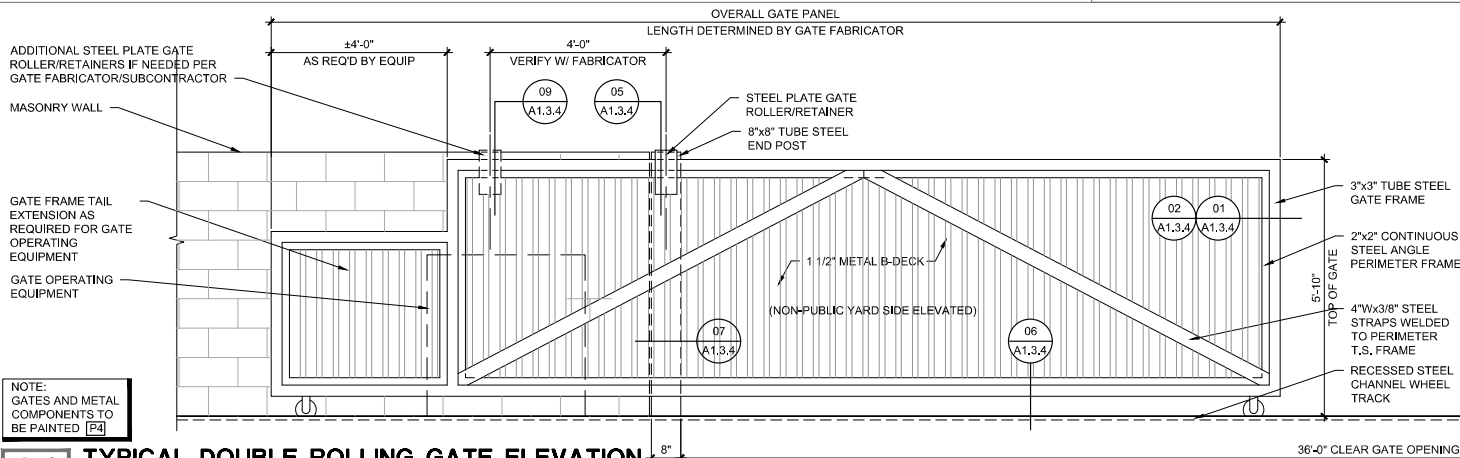
06 TYPICAL ROLLING GATE WHEEL
SCALE: 1 1/2" = 1'-0"



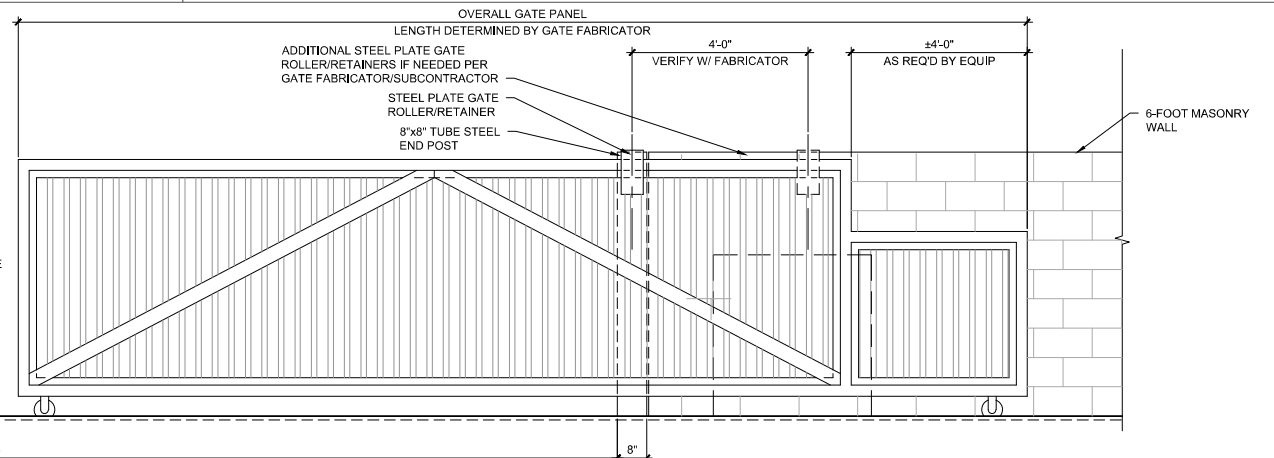
02 TYP. ROLLING GATE FRAME
SCALE: 3" = 1'-0"



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



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



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



MINIMUM ACCESSWAY WIDTH FOR FIRE LANE SIGN PLACEMENT

WIDTH (TO BACK-OF-CURB)	PARKING CONDITIONS	SIGNS REQUIRED
LESS THAN 29'	NO PARKING ON EITHER SIDE OF STREET	THIS DETAIL
29' TO LESS THAN 35'	PARKING ON ONE SIDE OF STREET ONLY	ONE SIDE
35' OR MORE	PARKING ON BOTH SIDES OF STREET	NOT REQUIRED

NOTES:

1. 2" LETTERS ARE 5/8" WIDE.
2. 1-1/2" LETTERS ARE 1/2" WIDE.
3. 3/4" LETTERS ARE 1/8" WIDE.
4. ALL LETTERS ARE RED WITH A WHITE BACKGROUND.
5. THE SIGNS ARE TO BE MOUNTED ON A POST AS PER MAG STD. DTL. 131.
6. THE BOTTOM OF THE SIGN IS TO BE 7' ABOVE GRADE AND NO MORE THAN 75' APART.
7. CURBING SHALL BE PAINTED BRILLIANT RED WITH WHITE 2" LETTERING "NO PARKING-FIRE LANE".
8. SIGNING AND CURBING SHALL BE INSTALLED UNLESS A WRITTEN VARIANCE IS PROVIDED TO THE FIRE MARSHAL FOR APPROVAL AND APPROVED.
9. THESE SIGNS ARE NOT SUPPLIED BY THE CITY OF CHANDLER.

DETAIL NO.

FD111

NTS

CITY OF CHANDLER

STANDARD DETAIL

FIRE LANE SIGNAGE

APPROVED:

M. Sanderhan

FIRE MARSHAL

DATE:

07-09-2015

DETAIL NO.

FD111

NTS

SIGNAGE A

SIGNAGE B

NOTES:

1. ALL SIGNS SHALL RED IN COLOR WITH WHITE REFLECTIVE LETTERING.
2. OUTSIDE SIGNS SHALL BE 0.08 GAUGE ALUMINUM OR EQUIVILANT, SECURED TO THE DOOR, OR THE SIGN MAY BE STENCILED ON THE DOOR. STENCILING SHALL BE RED BACKGROUND WITH WHITE REFLECTIVE LETTERING.
3. INSIDE SIGNS SHALL BE OF DURABLE MATERIAL.

DETAIL NO.

FD106

NTS

CITY OF CHANDLER

STANDARD DETAIL

FIRE RISER ROOM AND FIRE ALARM PANEL SIGNAGE

APPROVED:

M. Sanderhan

FIRE MARSHAL

DATE:

07-09-2015

DETAIL NO.

FD106

NTS

NOTES:

- ALL SIGNS SHALL USE 3M RED HIGH INTENSITY PRISMATIC SHEETING WITH WHITE REFLECTIVE LETTERING.
- SIGNS SHALL BE POSTED AT ALL FIRE DEPT EMERGENCY GATE ACCESSSES.
- SIGNS SHALL BE MADE OF DURABLE OR ALL WEATHER MATERIALS.
- SIGNS SHALL BE MOUNTED ON BOTH SIDES OF THE GATE.

DETAIL NO.

FD108

NTS

CITY OF CHANDLER

STANDARD DETAIL

FIRE DEPT EMERGENCY ACCESS GATE SIGNAGE

APPROVED:

M. Sanderhan

FIRE MARSHAL

DATE:

07-09-2015

DETAIL NO.

FD108

NTS

18" MIN. CLEARANCE

NOTES:

1. ALL FD102 NOTES, GENERAL NOTE AND LIST OF MATERIALS SHALL APPLY TO FD103 DESIGN. (EXCEPT GENERAL NOTE #4).
2. FDC'S SHALL BE LOCATED WITHIN 150 FEET OF A PUBLIC (YELLOW) FIRE HYDRANT ON THE SAME SIDE OF DRIVEWAY AT THE ENTRANCE TO THE SITE.
3. SWING CHECK VALVES USED ON UNDERGROUND FIRE LINES SHALL BE INSTALLED WITHIN A VAULT IN ACCORDANCE WITH THIS DETAIL. THE CHECK VALVE AND VAULT ASSEMBLY SHALL BE INSTALLED AFTER THE PRIVATE HYDRANT LINE (PRIVATE HYDRANTS SHALL BE PAINTED YELLOW WITH A BLACK BONNET).
4. FIRE SPRINKLER LINES SHALL HAVE A SECTIONAL CONTROL PIV INSTALLED BETWEEN THE SWING CHECK VALVE AND THE FDC. A SECTIONAL CONTROL PIV SHALL BE INSTALLED AT MID POINT ON THE LOOPED FIRE LINE TO PROVIDE FOR ISOLATION OF THE FIRE LINE.
5. FIRE SPRINKLER PIV'S SHALL HAVE A RISER CONTROL PIV FOR EACH INDIVIDUAL RISER. THE PIV'S SHALL BE LOCATED AS CLOSE TO THE RISER AS PRACTICAL. THE RISER CONTROL PIV'S MAY BE ELIMINATED WHEN FD105 IS USED. FIRE SPRINKLER (FS) SYSTEM RISER (FD105) SHALL BE SHOWN ON CIVIL AND FS BUILDING PLANS. PROVIDE A KEY BOX FOR FIRE DEPARTMENT ACCESS.
6. ALL STUB OUT AND FUTURE DEVELOPMENT PADS (PHASED PROJECTS) SHALL END WITH A PIV PAINTED FOREST GREEN.

VAULT DETAIL

FRONT

RECESSED

NOTE:

VERIFY KNOX BOX REQUIREMENTS WITH FIRE DEPARTMENT

01

KNOX BOX

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

5'-5"

NOTE:

SEE SITE PLAN FOR PROPOSED LOCATIONS OF POST MOUNTED GATE CONTROLLERS.

03

GATE FIRE ACCESS/CARD READER

SCALE: 1" = 1'-0"

4'-0" MAX.

NOTE:

PLACE BOLLARDS AS PER CITY OF CHANDLER

04

TYP. HYDRANT @ LOADING DOCK

SCALE: 1" = 1'-0"

LGE

DESIGNGROUP

1200 N. 52nd Street

Phoenix, AZ 85008

P: 480.966.4001

CHANDLER AIRPARK

TECHNOLOGY CENTER

S.W.C. of E INSIGHT WAY / E RYAN ROAD & S GILBERT ROAD

CHANDLER, AZ

LGE

DESIGNBUILD

NUMBER

REVISION

DATE

PRELIMINARY

NOT FOR

CONSTRUCTION

SHEET TITLE

SITE DETAILS

ISSUE DATE

03/05/21

DRAWN BY:

JPM, MJR

CHECKED BY:

PROJECT No.

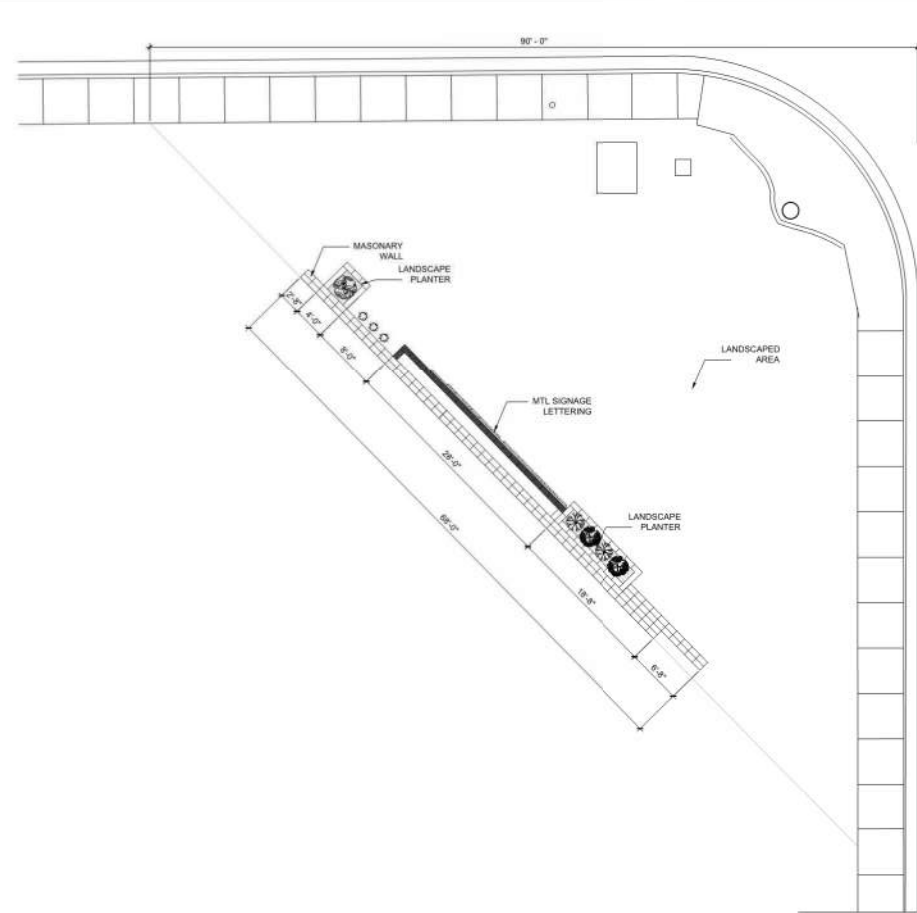
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A1.3.5

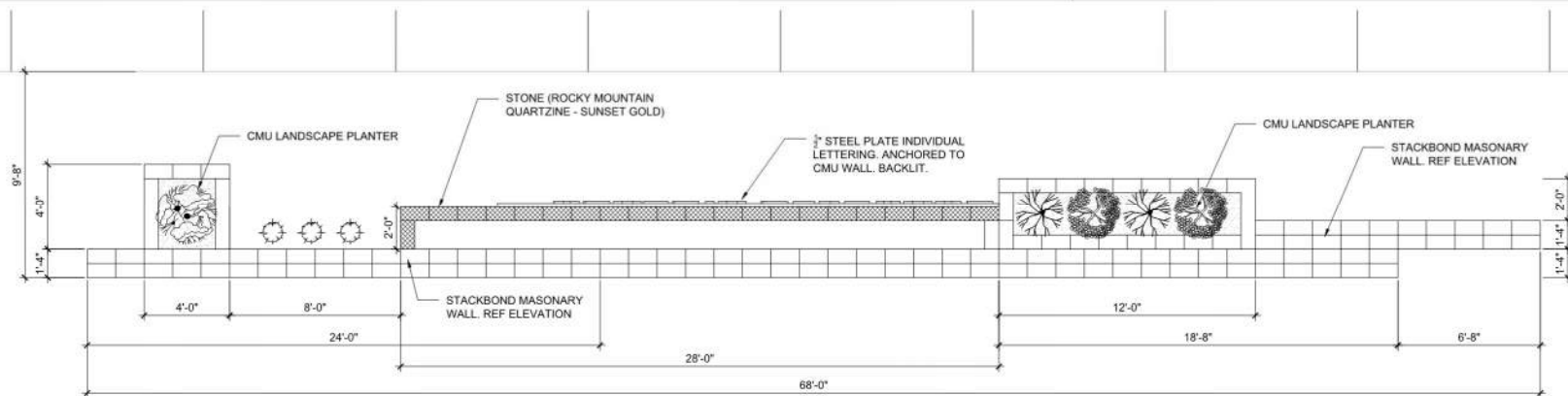
PDP RESUBMITTAL 03/05/21



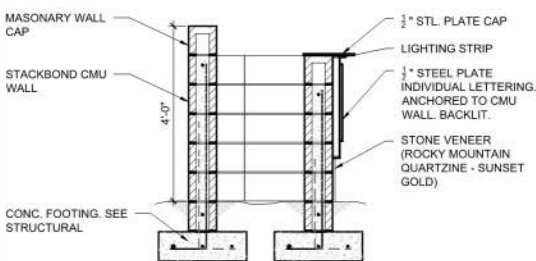
18 SITE SIGNAGE - RENDERING
SCALE: N.T.S.



06 SITE SIGNAGE - PLAN
SCALE: 3/32" = 1'-0"

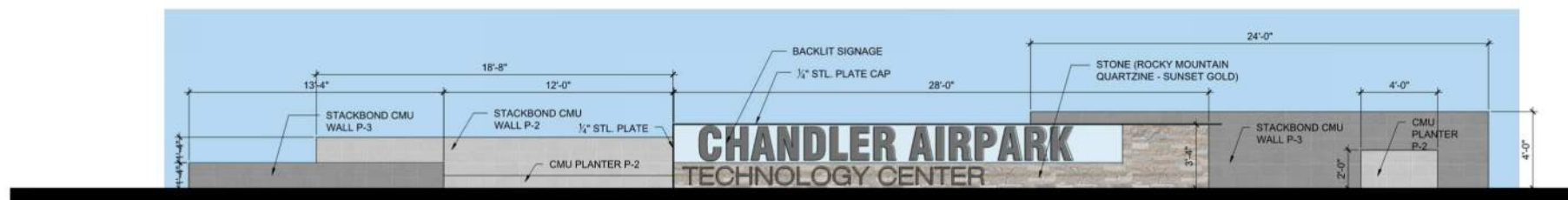


19 SITE SIGNAGE - ENLARGED PLAN
SCALE: 1/4" = 1'-0"

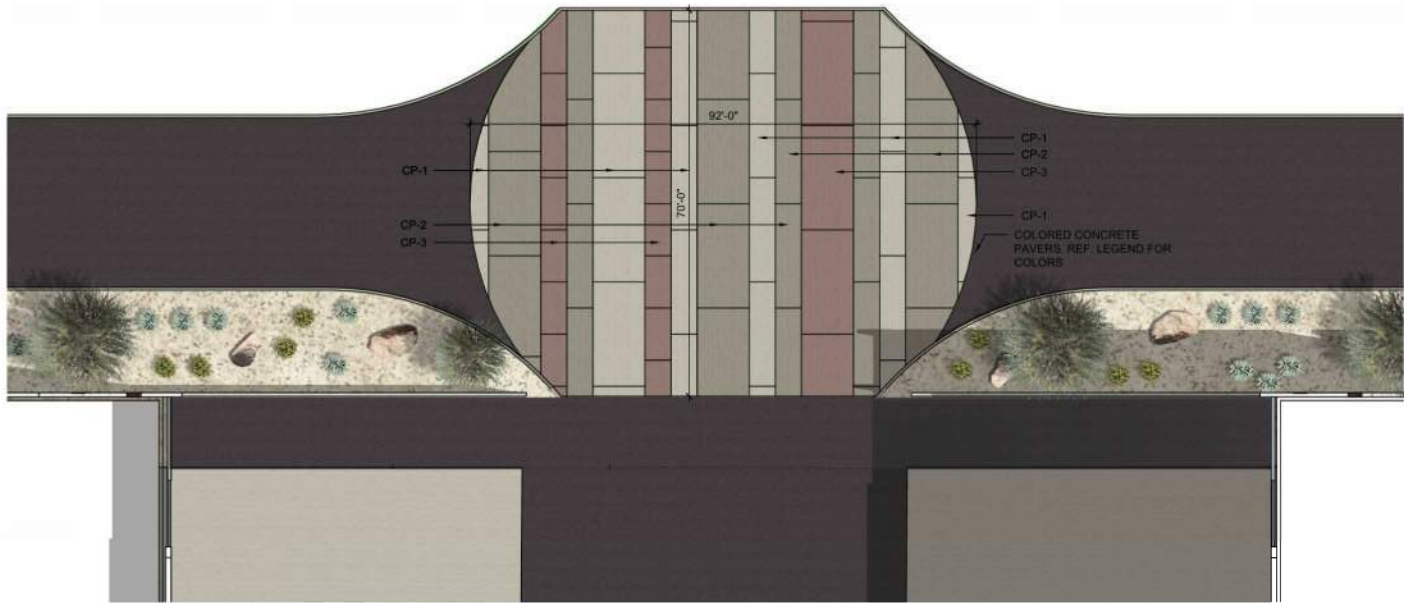


NOTE: SIGNAGE PACKAGE TO BE A DIFFERED SUBMITTAL.

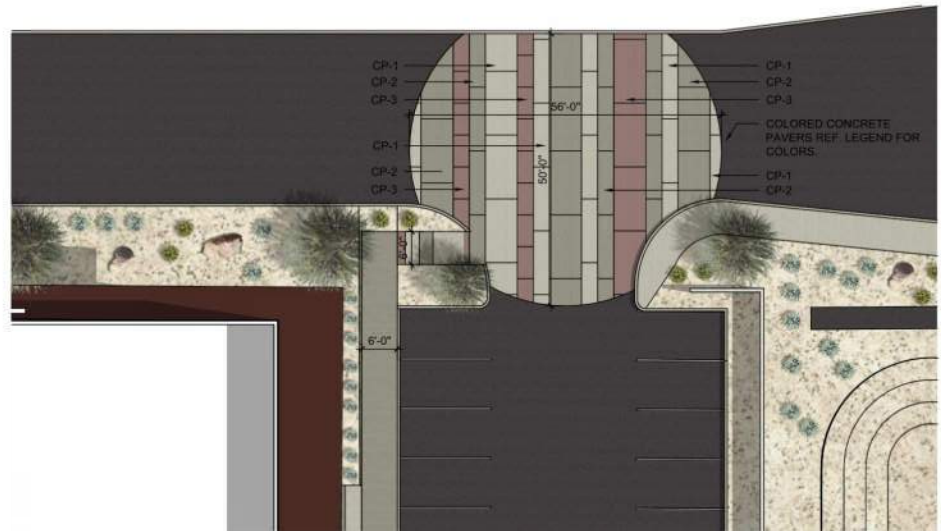
20 SITE SIGNAGE - SECTION
SCALE: 1/2" = 1'-0"



16 SITE SIGNAGE - ELEVATION
SCALE: 1/4" = 1'-0"

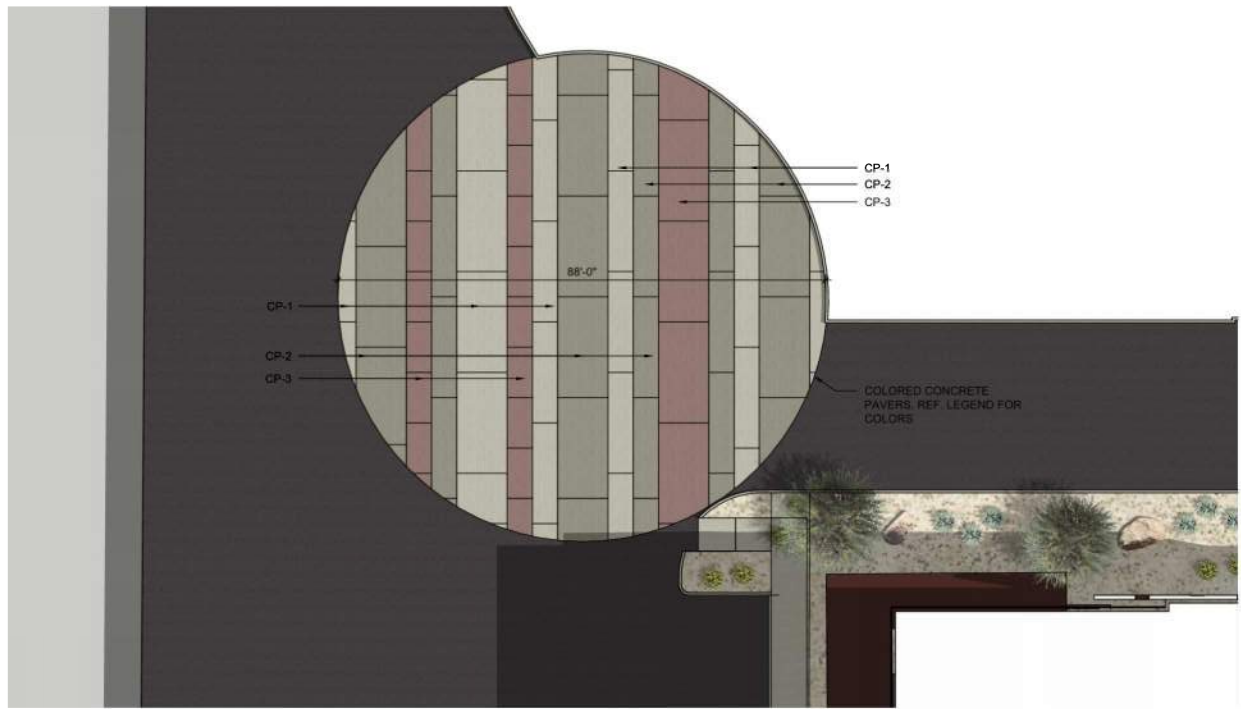


18 HARDSCAPE PLAN - B
SCALE: 1/16" = 1'-0"



06 HARDSCAPE PLAN - A
SCALE: 1/16" = 1'-0"

HARDSCAPE LEGEND:	
CP-1	COLORED CONCRETE PAVERS (DAVIS COLOR - OUTBACK BROOMED)
CP-2	COLORED CONCRETE PAVERS (DAVIS COLOR - COBBLESTONE BROOMED)
CP-3	COLORED CONCRETE PAVERS (DAVIS COLOR - SANGRIA BROOMED)



12 HARDSCAPE PLAN - C
SCALE: 1/16" = 1'-0"

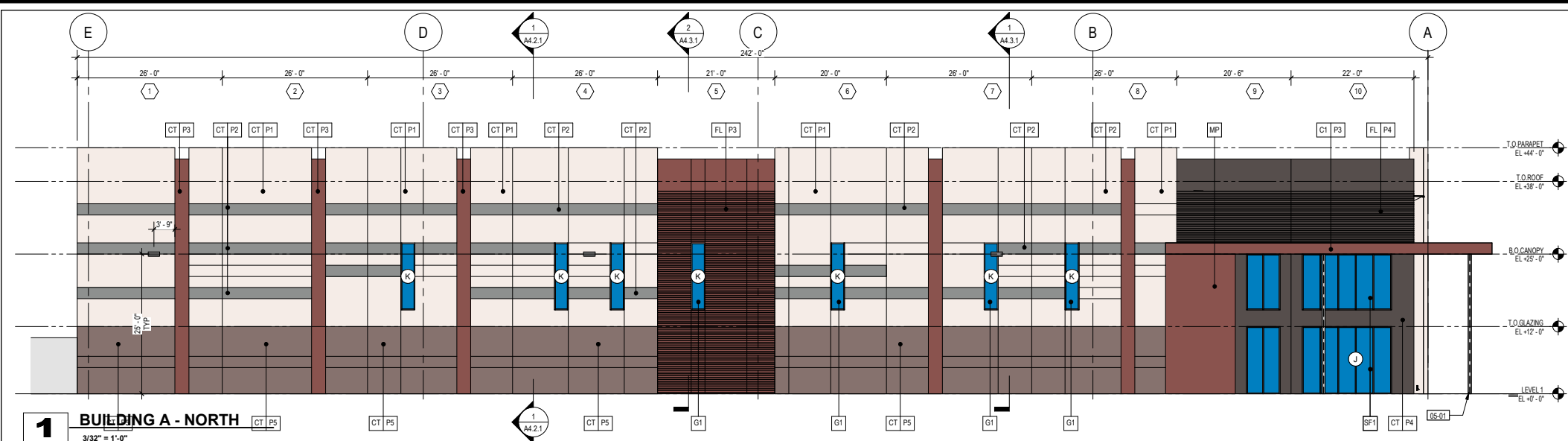
CHANDLER AIRPARK TECHNOLOGY CENTER

S.W.C. of E INSIGHT WAY / E RYAN ROAD & S GILBERT ROAD
CHANDLER, AZ

**PRELIMINARY
NOT FOR
CONSTRUCTION**

SHEET TITLE: SITE DETAILS
ISSUE DATE: 03/05/21
DRAWN BY: JPM, MJR
CHECKED BY:
PROJECT No.:
SHEET:

A1.3.7



MATERIALS

MATERIAL FINISHES SCHEDULE
KEY: DESCRIPTION:

EXTERIOR WALLS:

CT

CONCRETE TILT PANEL W/ VERTICAL 1/2" X 1/2" DEEP REVEALS & 1/2" V" SCORE LINES- PAINTED. REFER TO LAYOUT FOR THICKNESS INFORMATION

MP

ROLLFAB METAL PANEL, PRO-FINISH 500 COLOR COLONIAL RED

MP2

FL

CANOPY KEY:

KEY: DESCRIPTION:

C1

TUBE STEEL FRAMED STRUCTURE WITH INTERNAL METAL STUD FRAMING, TPO ROOF AND METAL PANEL FASCIA, EIFS SOFFIT (SOFFIT PAINTED P1)

GLAZING KEY:

MATERIAL DESCRIPTION:

SF1

ALUMINUM STOREFRONT - 2" X 4 1/2" (SEALANT JOINT VERTS) DK. BRONZE ANODIZED (AB-7)

G1

NOTE: ALL GLAZING TO COMPLY WITH IBC 2405.

PAIN KEY:

KEY: DESCRIPTION:

P1

DUNN EDWARDS - 'WINDMILL' #DE6064 (LRV 43)

P2

P3

P4

P5

PAINING NOTES:

1. SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIAL COLOR - NO WHITE OR OFF WHITE COLORS

2. PAINTER TO PREPARE SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY OWNER PRIOR TO APPLICATION ON BUILDING FACADES.

3. PAINTER TO PROVIDE TWO COATS OF SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.

4. SEE STRUCTURAL DRAWINGS FOR LINTEL INFORMATION

5. SEE DOOR SCHEDULE FOR ROLL UP DOOR INFORMATION

6. SEE STRUCTURAL DRAWINGS FOR CONTROL JOINT LOCATIONS

REFERENCE KEYNOTES

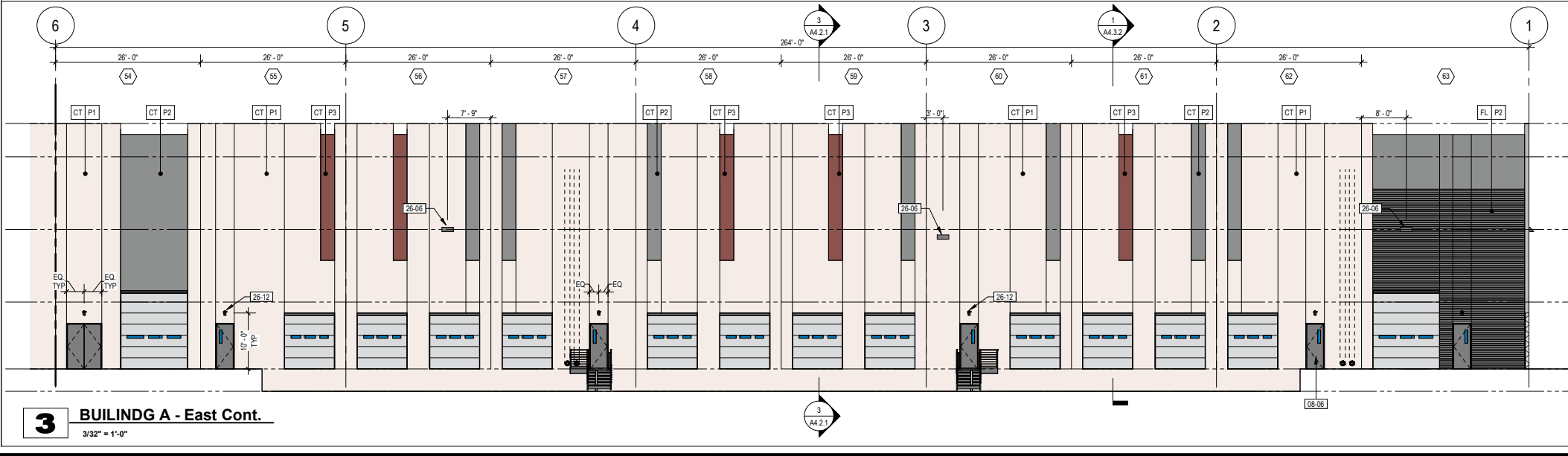
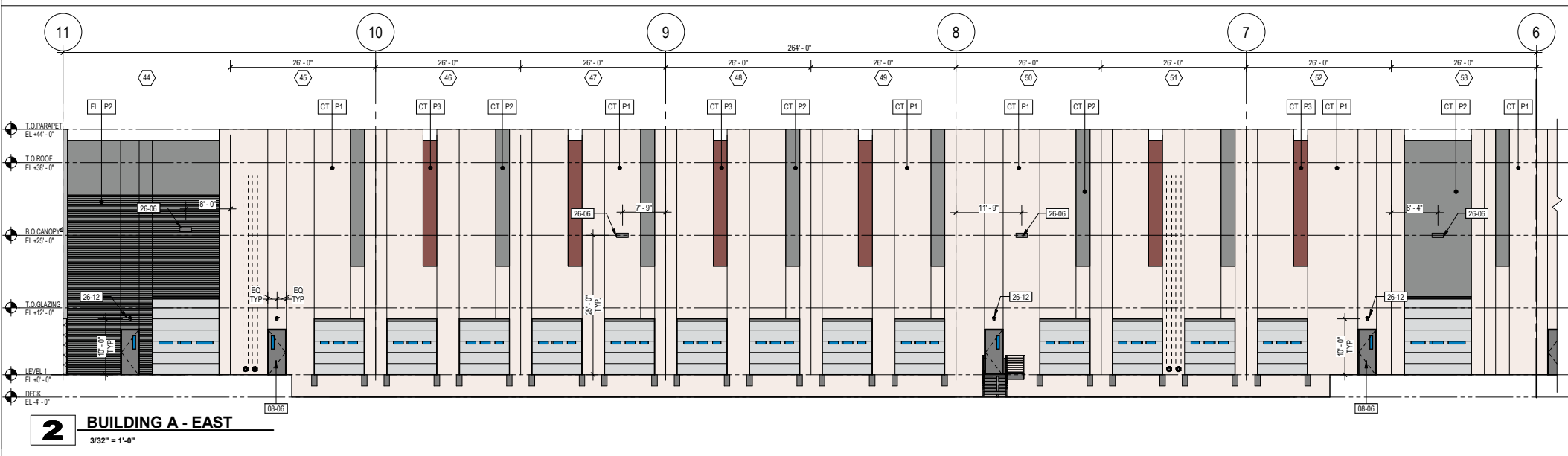
05-01

STRUCTURAL COLUMN. REFER TO STRUCTURAL DRAWINGS FOR MORE INFO. INTERIOR COLUMNS TO BE PAINTED YELLOW FROM TOP OF SLAB TO +10'-0" AFF AND WHITE FROM +10'-0" AFF TO STRUCTURE ABOVE.

08-06

26-06

26-12



LGE DESIGNGROUP

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

CHANDLER AIRPARK
TECHNOLOGY CENTER
S.W.C. OF INSIGHT WAY/ E RYAN ROAD & S GILBERT ROAD
CHANDLER, AZ

LGE DESIGNBUILD

NUMBER	REVISION	DATE

SEAL

47862
BENJAMIN J.
MCRAE
06/30/2023
EXPIRES: 06/30/2023

SHEET TITLE:

EXTERIOR BUILDING ELEVATIONS - BUILDING A

ISSUE DATE:

06.03.21

DRAWN BY:

BS

CHECKED BY:

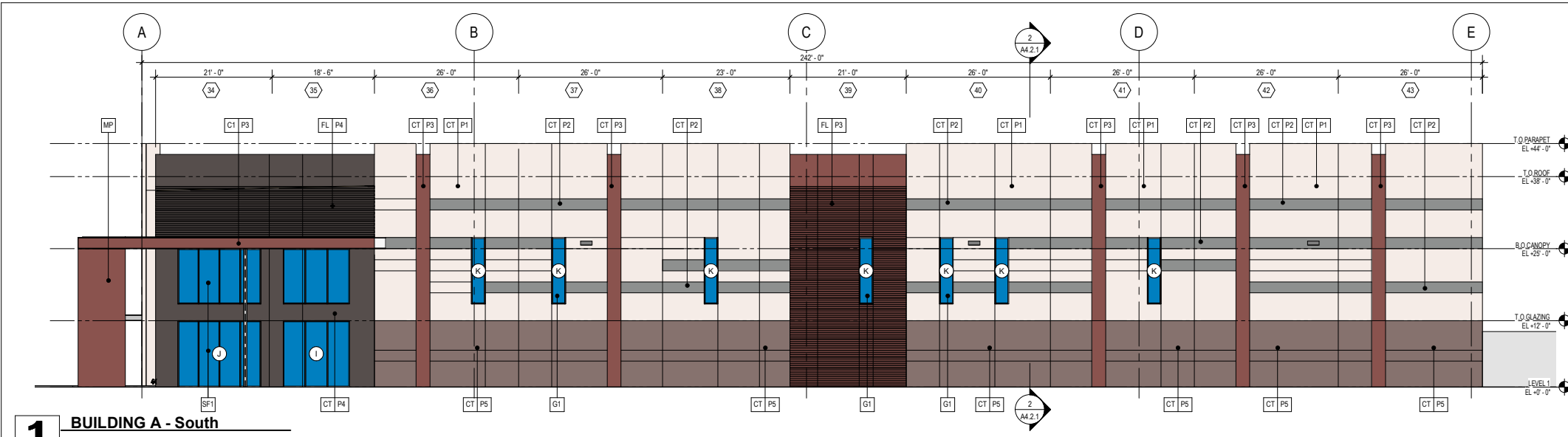
JM

PROJECT NO:

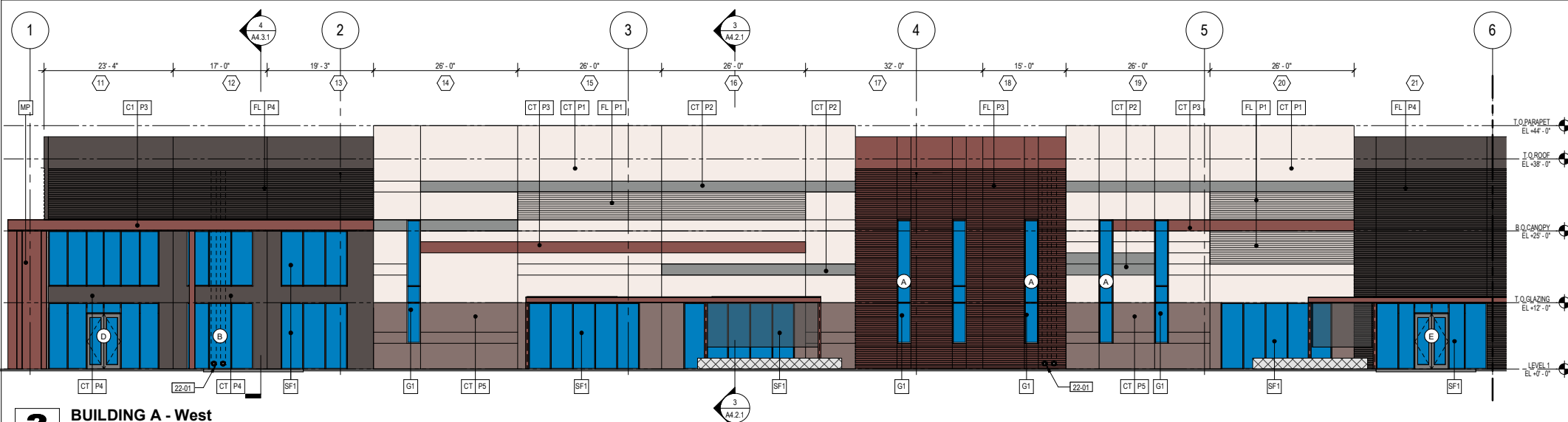
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A4.1.1

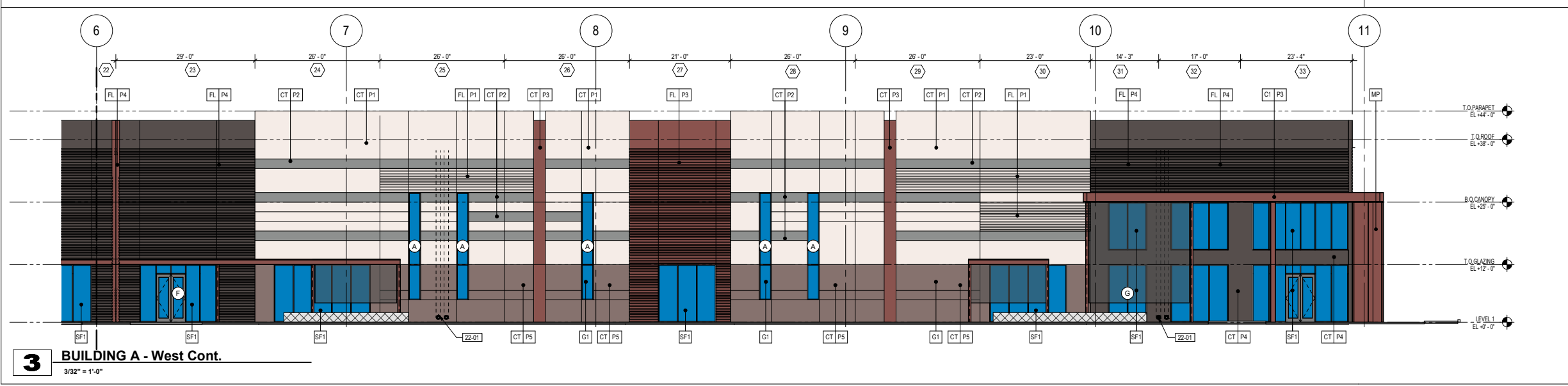
BLUELINES - 1ST SUBMITTAL - 06.03.21



1 BUILDING A - South
3/32" = 1'-0"



2 BUILDING A - West
3/32" = 1'-0"



3 BUILDING A - West Cont.
3/32" = 1'-0"

MATERIALS

MATERIAL/FINISHES SCHEDULE
KEY: DESCRIPTION:

EXTERIOR WALLS:

- CT CONCRETE TILT PANEL W/ VERTICAL 1/2" X 1/2" DEEP REVEALS & 1/2" X 1/2" SCORE LINES. PAINTED. REFER TO LAYOUT FOR THICKNESS INFORMATION
- MP ROLLFAB METAL PANEL, PRO-FINISH 500 COLOR COLONIAL RED
- MP2 ROLLFAB METAL PANEL, PRO-FINISH 500 COLOR CHARCOAL GREY
- FL CONCRETE TILT PANEL FORMLINER, REFER TO LAYOUT AND DETAILS FOR INFORMATION

CANOPY KEY:
KEY: DESCRIPTION:

- CT TUBE STEEL FRAMED STRUCTURE WITH INTERNAL METAL STUD FRAMING, TPO ROOF AND METAL PANEL FASCIA, EIFS SOFFIT (SOFFIT PAINTED P1)

GLAZING KEY:
MATERIAL DESCRIPTION:

- SF1 ALUMINUM STOREFRONT - 2" X 4 1/2" (SEALANT JOINT VERTS) DK. BRONZE ANODIZED (AB-7)
- G1 SOLARBAN 60 1" INSULATED GLAZING LOW-E SOLARCOOL SOLARBLUE (SHGC=18, U=27)

NOTE: ALL GLAZING TO COMPLY WITH IBC 2405.

PAINT KEY:
KEY: DESCRIPTION:

- P1 DUNN EDWARDS - 'WINDMILL' #DE6064 (LRV 43)
- P2 DUNN EDWARDS - 'STIEGLITZ SILVER' #DET612 (LRV 71)
- P3 DUNN EDWARDS - 'SADLEBAG' #DET448 (LRV 7)
- P4 DUNN EDWARDS - 'BLACK RUSSIAN' #DE8391 (EXPOSED STEEL & COLUMNS)

PAINTING NOTES:

1. SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIAL COLOR - NO WHITE OR OFF WHITE COLORS.
2. PAINTER TO PREPARE SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY OWNER PRIOR TO APPLICATION ON BUILDING FACADES.
3. PAINTER TO PROVIDE TWO COATS OF SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.
4. SEE STRUCTURAL DRAWINGS FOR LINTEL INFORMATION
5. SEE DOOR SCHEDULE FOR ROLL UP DOOR INFORMATION
6. SEE STRUCTURAL DRAWINGS FOR CONTROL JOINT LOCATIONS

REFERENCE KEYNOTES

22-01 ROOF DRAIN. SEE ROOFING DETAILS AND REFER TO PLUMBING DRAWINGS FOR MORE INFO

LGE | DESIGNGROUP

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

**CHANDLER AIRPARK
TECHNOLOGY CENTER**
S.W.C. OF INSIGHT WAY/E RYAN ROAD & S GILBERT ROAD
CHANDLER, AZ

LGE | DESIGNBUILD

NUMBER	REVISION	DATE

EXPIRES: 06/30/2023

SHEET TITLE:
EXTERIOR BUILDING ELEVATIONS - BUILDING A

ISSUE DATE: 06.03.21

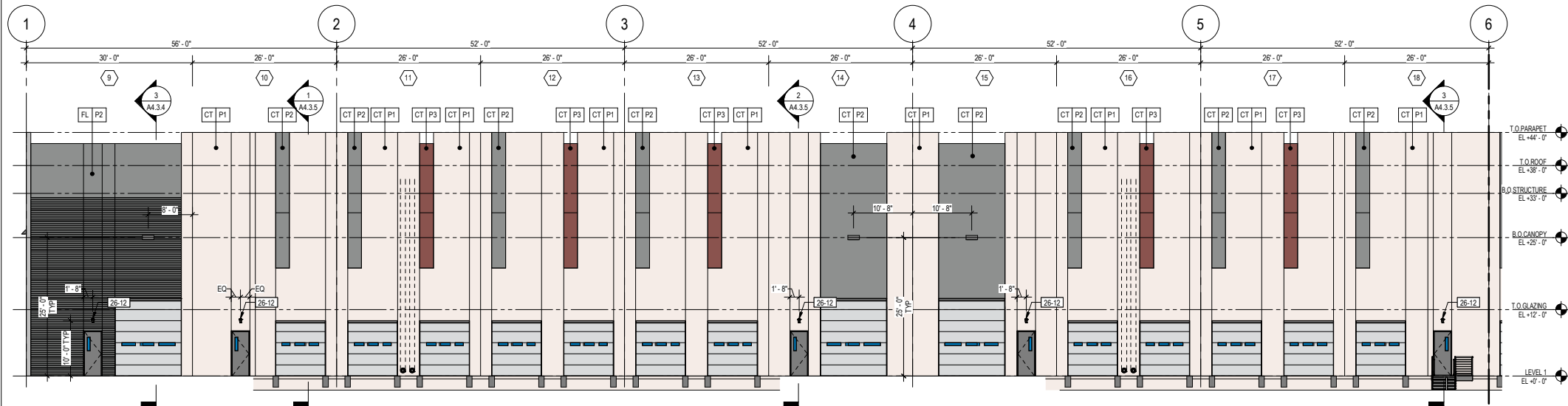
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CHECKED BY: JM

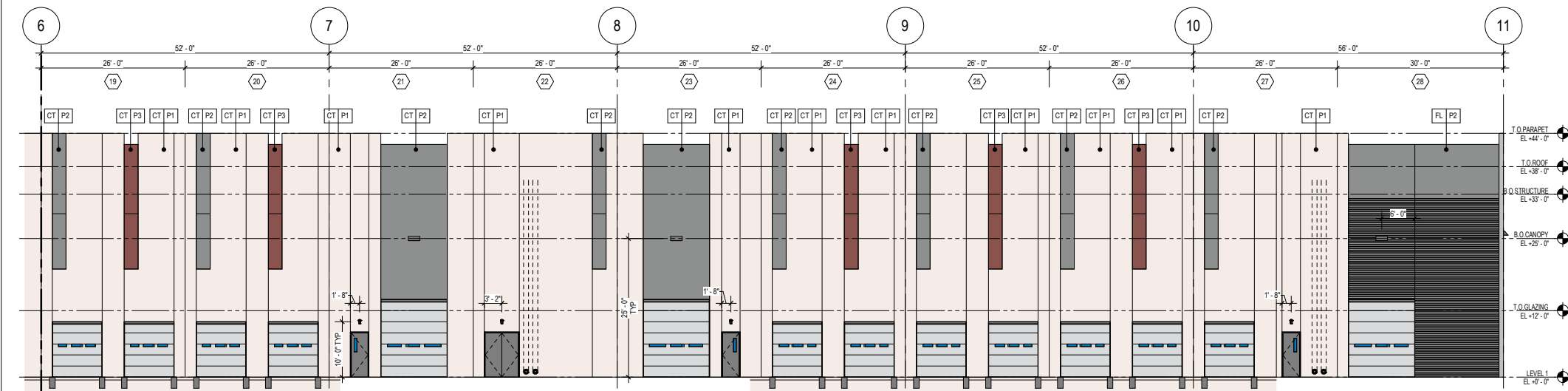
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A4.1.2

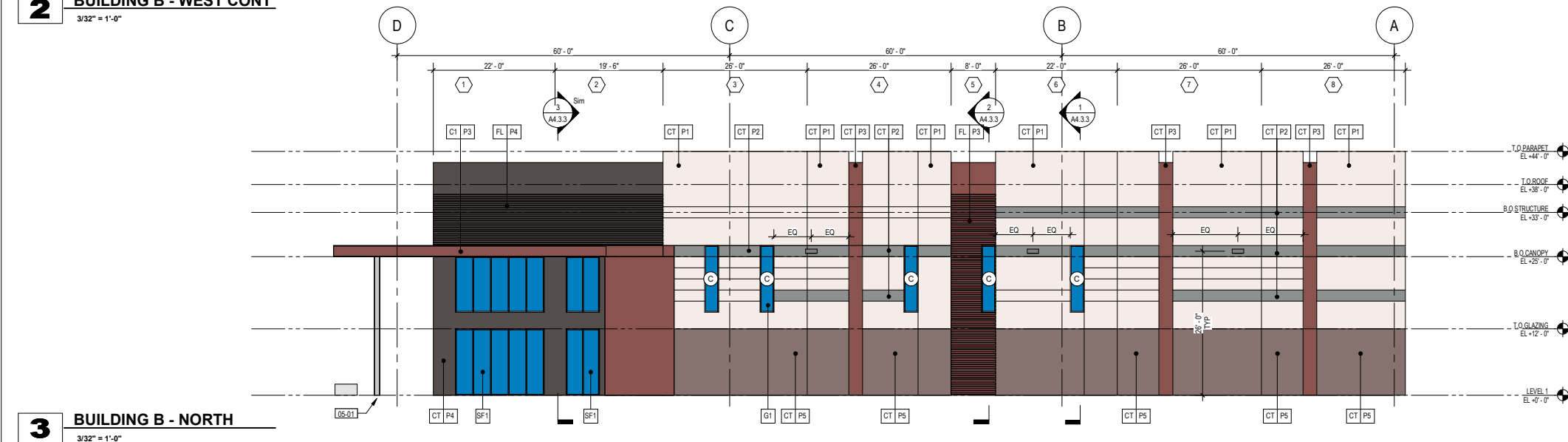
BLUESLINES - 1ST SUBMITTAL - 06.03.21



1 BUILDING B - WEST
3/32" = 1'-0"



2 BUILDING B - WEST CONT
3/32" = 1'-0"



3 BUILDING B - NORTH
3/32" = 1'-0"

MATERIALS

MATERIAL FINISHES SCHEDULE

KEY: DESCRIPTION:

EXTERIOR WALLS:

- CT CONCRETE TILT PANEL W/ VERTICAL 1/2" X 1/2" DEEP REVEALS & 1/2" V" SCORE LINES- PAINTED. REFER TO LAYOUT FOR THICKNESS INFORMATION
- MP ROLLFAB METAL PANEL, PRO-FINISH 500 COLOR COLONIAL RED
- MP2 ROLLFAB METAL PANEL, PRO-FINISH 500 COLOR CHARCOAL GREY
- FL CONCRETE TILT PANEL FORMLINER. REFER TO LAYOUT AND DETAILS FOR INFORMATION

CANOPY KEY:

KEY: DESCRIPTION:

- C1 TUBE STEEL FRAMED STRUCTURE WITH INTERNAL METAL STUD FRAMING, TPO ROOF AND METAL PANEL FASCIA, EIFS SOFFIT (SOFFIT PAINTED P1)

GLAZING KEY:

MATERIAL DESCRIPTION:

- SF1 ALUMINUM STOREFRONT - 2" X 4 1/2" (SEALANT JOINT VERTS) DK. BRONZE ANODIZED (AB-7)
- G1 SOLARBAN 60 1" INSULATED GLAZING LOW-E SOLARCOOL SOLARBLUE (SHGC=18, U=27)

NOTE: ALL GLAZING TO COMPLY WITH IBC 2405.

PAINT KEY:

KEY: DESCRIPTION:

- P1 DUNN EDWARDS - "WINDMILL" #DE0064 (LRV 43)
- P2 DUNN EDWARDS - "STIEGLITZ SILVER" #DET612 (LRV 71)
- P3 DUNN EDWARDS - "SADDLEBAG" #DET448 (LRV 7)
- P4 DUNN EDWARDS - "BLACK RUSSIAN" #DE6391
- P5 DUNN EDWARDS - "CAVE OF THE WIND" #DE6391

PAINTING NOTES:

1. SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIAL COLOR - NO WHITE OR OFF WHITE COLORS.
2. PAINTER TO PREPARE SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY OWNER PRIOR TO APPLICATION ON BUILDING FACADES.
3. PAINTER TO PROVIDE TWO COATS OF SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.
4. SEE STRUCTURAL DRAWINGS FOR LINTEL INFORMATION
5. SEE DOOR SCHEDULE FOR ROLL UP DOOR INFORMATION
6. SEE STRUCTURAL DRAWINGS FOR CONTROL JOINT LOCATIONS

REFERENCE KEYNOTES

- 05-01 STRUCTURAL COLUMN. REFER TO STRUCTURAL DRAWINGS FOR MORE INFO. INTERIOR COLUMNS TO BE PAINTED YELLOW FROM TOP OF SLAB TO +10'-0" AFF AND WHITE FROM +10'-0" AFF TO STRUCTURE ABOVE.
- 26-12 WALL MOUNTED DOOR LIGHTING. REFER TO ELECTRICAL DRAWINGS FOR MORE INFO.

LGE DESIGNGROUP
1200 N.52nd Street • Phoenix, AZ • 85008
P. 480.966.4001

**CHANDLER AIRPARK
TECHNOLOGY CENTER**
S.W.C. OF INSIGHT WAY/ E RYAN ROAD & S GILBERT ROAD
CHANDLER, AZ

LGE DESIGNBUILD

NUMBER	REVISION	DATE



SHEET TITLE:
EXTERIOR BUILDING ELEVATIONS -
BUILDING B

ISSUE DATE: 06.03.2021

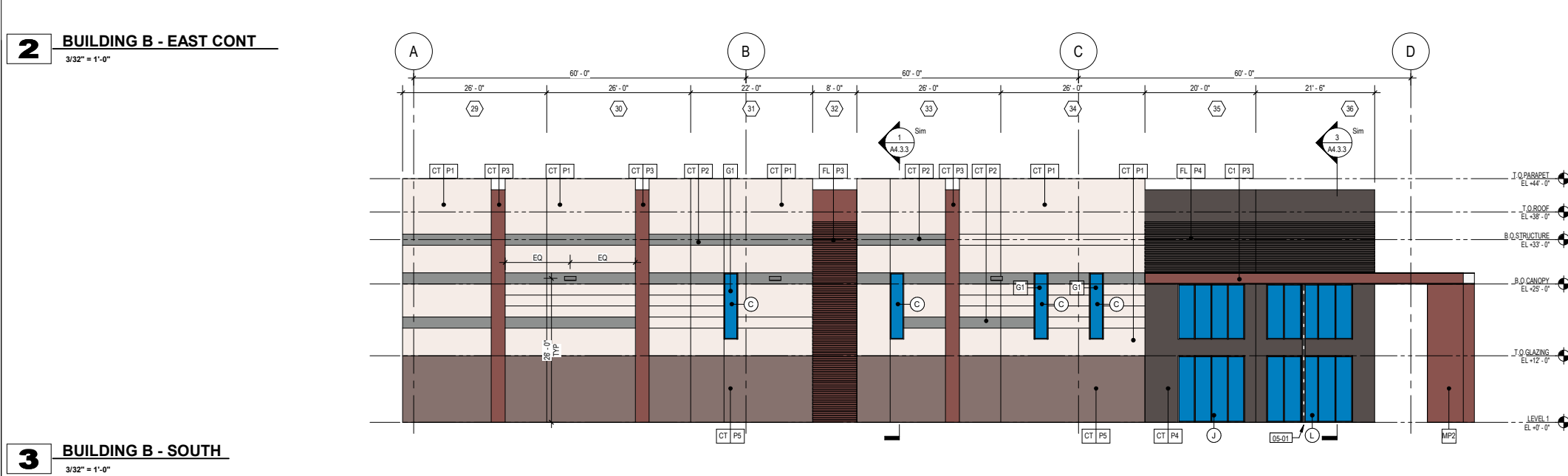
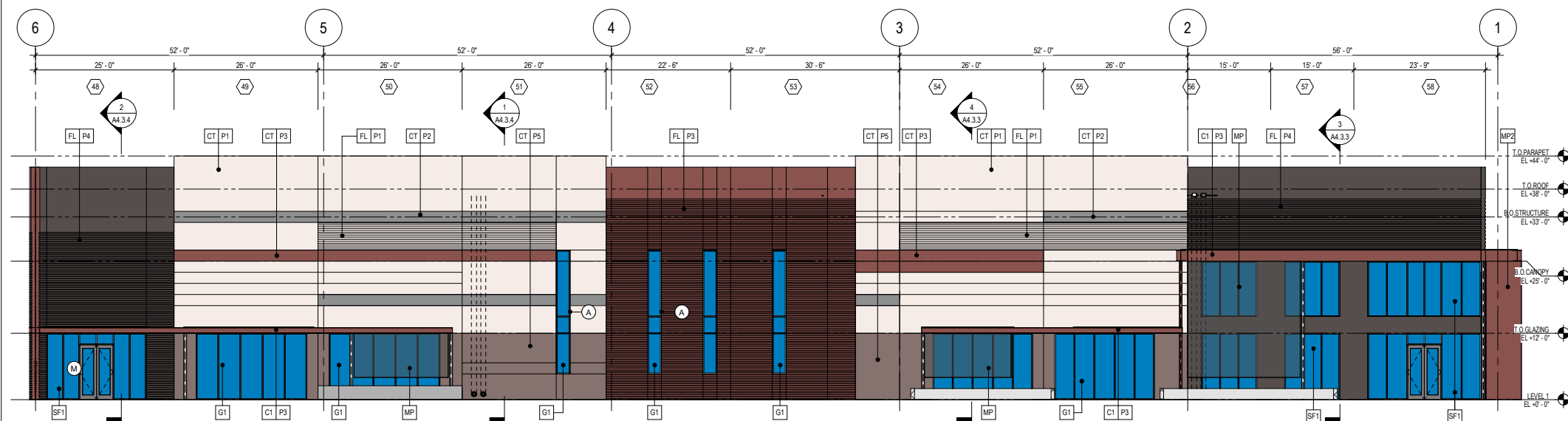
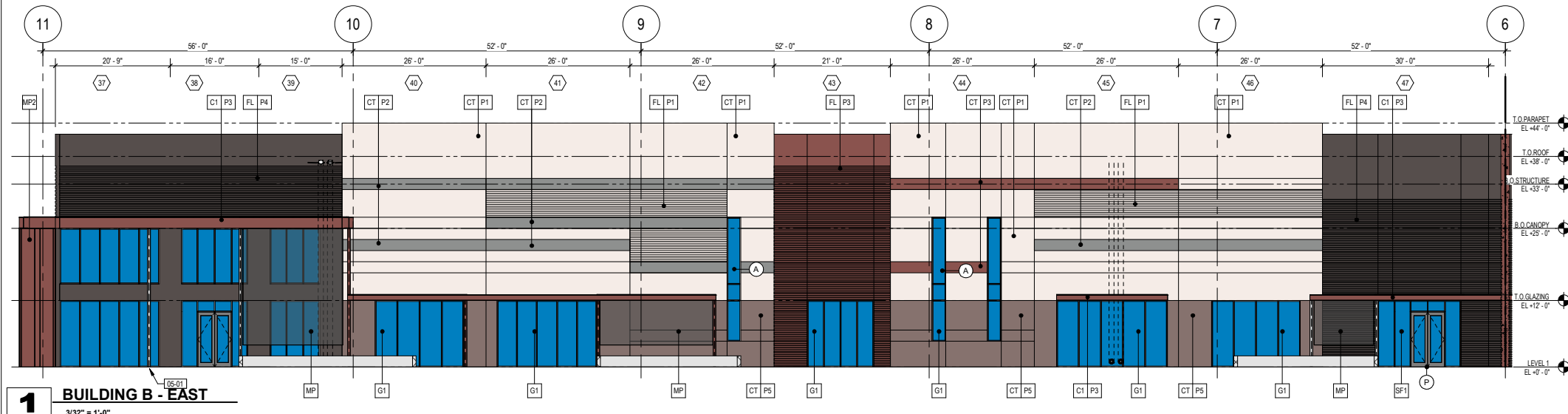
DRAWN BY: BS

CHECKED BY: JM

PROJECT No: [edit project number here]

A4.1.3

BLUELINES - 1ST SUBMITTAL - 06.03.21



MATERIALS

MATERIAL FINISHES SCHEDULE
KEY: DESCRIPTION:

EXTERIOR WALLS:

- CT CONCRETE TILT PANEL W/ VERTICAL 1/2" X 1/2" DEEP REVEALS & 1/2" V" SCORE LINES- PAINTED. REFER TO LAYOUT FOR THICKNESS INFORMATION
- MP ROLLFAB METAL PANEL, PRO-FINISH 500 COLOR COLONIAL RED
- MP2 ROLLFAB METAL PANEL, PRO-FINISH 500 COLOR CHARCOAL GREY
- FL CONCRETE TILT PANEL FORMLINER. REFER TO LAYOUT AND DETAILS FOR INFORMATION

CANOPY KEY:
KEY: DESCRIPTION:

- C1 TUBE STEEL FRAMED STRUCTURE WITH INTERNAL METAL STUD FRAMING, TPO ROOF AND METAL PANEL FASCIA, EIFS SOFFIT (SOFFIT PAINTED P1)

GLAZING KEY:
MATERIAL DESCRIPTION:

- SF1 ALUMINUM STOREFRONT - 2" X 4 1/2" (SEALANT JOINT VERTS) DK. BRONZE ANODIZED (AB-7)
- G1 SOLARBAN 60 1" INSULATED GLAZING LOW-E SOLARCOOL SOLARBLUE (SHGC=18, U=27)

NOTE: ALL GLAZING TO COMPLY WITH IBC 2405.

PAINT KEY:
KEY: DESCRIPTION:

- P1 DUNN EDWARDS - 'WINDMILL' #DE0064 (LRV 43)
- P2 DUNN EDWARDS - 'STIEGLITZ SILVER' #DET612 (LRV 71)
- P3 DUNN EDWARDS - 'SADDLEBAG' #DET448 (LRV 7)
- P4 DUNN EDWARDS - 'BLACK RUSSIAN' #DE6391
- P5 DUNN EDWARDS - 'CAVE OF THE WIND' #DE6391

PAINTING NOTES:

1. SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIAL COLOR - NO WHITE OR OFF WHITE COLORS.
2. PAINTER TO PREPARE SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY OWNER PRIOR TO APPLICATION ON BUILDING FACADES.
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REFERENCE KEYNOTES

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LGE | DESIGNGROUP

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P. 480.966.4001

**CHANDLER AIRPARK
TECHNOLOGY CENTER**

S.W.C. OF INSIGHT WAY/E RYAN ROAD & S GILBERT ROAD
CHANDLER, AZ

LGE | DESIGNBUILD

NUMBER REVISION DATE

SEAL

APPROVED

47862

BENJAMIN J. MCRAE

06/30/2023

EXPIRES: 06/30/2023

SHEET TITLE:

EXTERIOR BUILDING ELEVATIONS - BUILDING B

ISSUE DATE:

06.03.2021

DRAWN BY:

BS

CHECKED BY:

JM

PROJECT No:

[edit project number here]

A4.1.4

BLUELINES - 1ST SUBMITTAL - 06.03.21





**Chandler AirPark Technology
Center**

Chandler, Arizona
2021 . 07 . 09

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CONCEPT VIEW 'B'

LGE | DESIGNBUILD



**Chandler AirPark Technology
Center**

Chandler, Arizona
2021 . 07 . 09

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LGE | DESIGNGROUP

CONCEPT VIEW 'C'

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**Chandler AirPark Technology
Center**

Chandler, Arizona
2021 . 07 . 09

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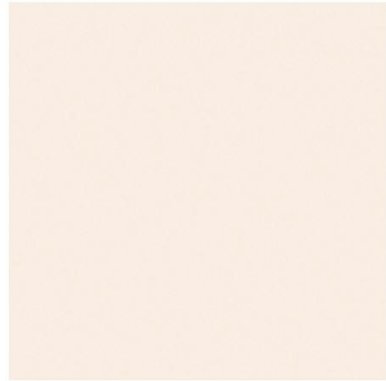
LGE | DESIGNGROUP

CONCEPT VIEW 'F'

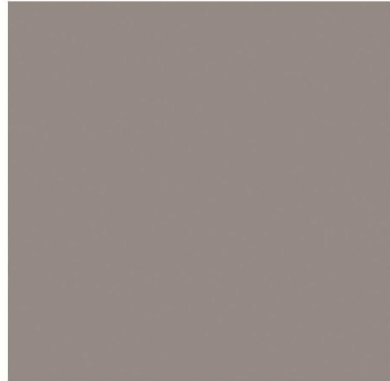
This artist rendering is for conceptual design only and should not be referred to as a construction document.

LGE | DESIGNBUILD





P1 - DE6064 "Windmill"
Dunn Edwards



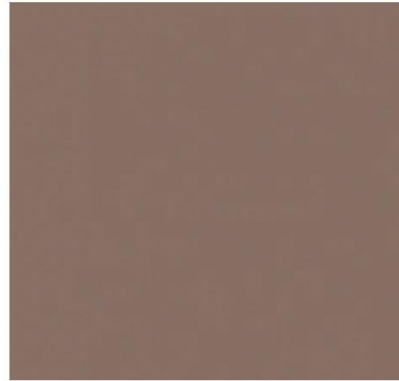
P2 - DET612 "Stieglitz Silver"
Dunn Edwards



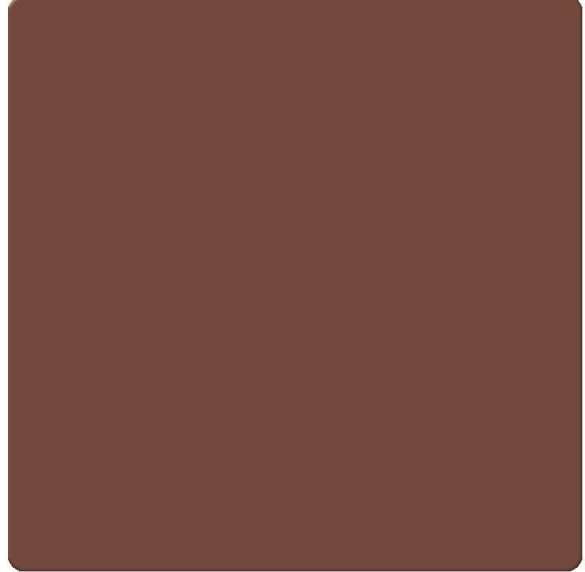
P3 - DET448 "Saddlebag"
Dunn Edwards



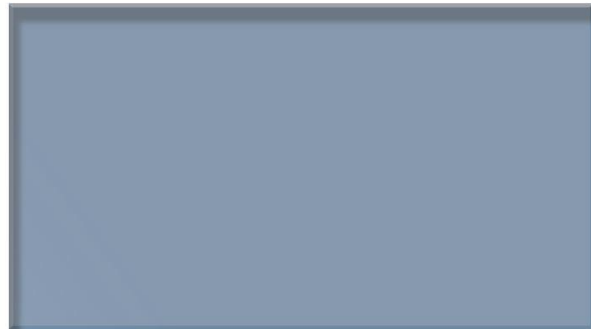
P4 - DE6391 "Black Russian"
Dunn Edwards



P5 - DE6040 "Cave of the Winds"
Dunn Edwards



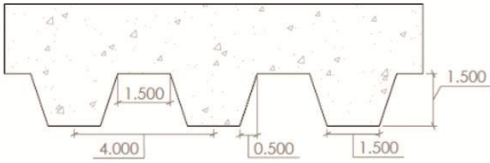
MP - Pro-Finish 500, Colonial Red
Rollfab Metal Panel



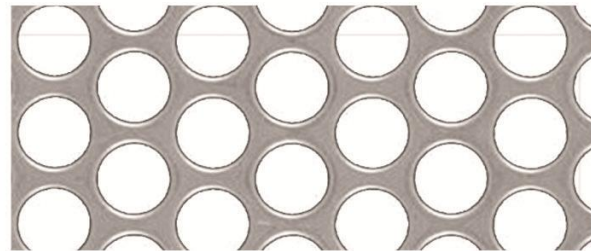
G1 - Solarcool Solarblue
Glazing



Rocky Mountain Quartzite
Sunset Gold



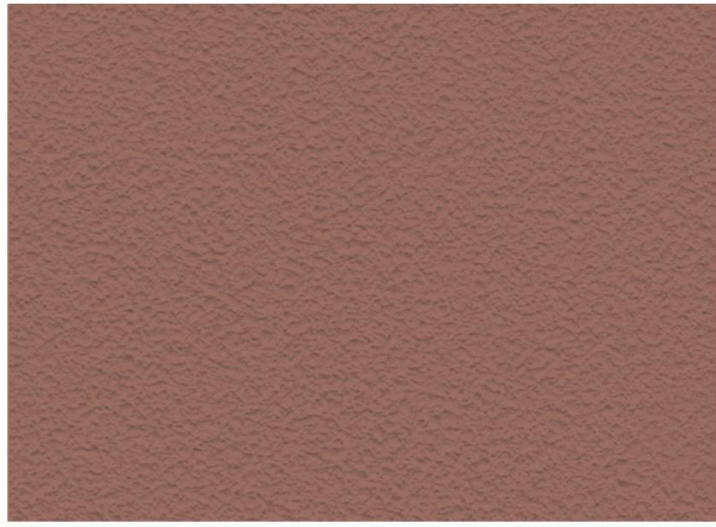
Concrete Panel -
Formliner Pattern



PM - McNichols Perf. Metal Carbon
Steel - 1/4" Round, 58% Open



Anodized Aluminum Storefront
Dark Bronze (AB-7)
Arcadia



EF - EIFS - Smooth Finish



Rendering View

CONCEPTUAL GRADING, DRAINAGE & UTILITY PLAN
FOR
CHANDLER AIRPORT TECHNOLOGY CENTER
SWC GILBERT ROAD & RYAN ROAD
CHANDLER, ARIZONA

FEMA CLASSIFICATION

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 2743M (EFFECTIVE REVISED DATE NOVEMBER 4, 2015), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X

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

LEGEND

---	CENTERLINE	42.50P	SPOT ELEVATION
---	PROPERTY LINE	☐	CATCH BASIN
---	RIGHT-OF-WAY LINE	→	FLOW ARROW
---	EASEMENT LINE	▨	CONCRETE
42	CONTOUR	⊕	DRYWELL PLUS
SS	SEWER LINE	1 CI	SECTION CALLOUT
W	WATER LINE		
---	STORM DRAIN LINE		
◆◆◆◆	GRADE BREAK		
⬢⬢⬢⬢	RIPRAP		

SHEET INDEX

CONCEPTUAL COVER SHEET.	.C1
CONCEPTUAL GRADING AND DRAINAGE PLAN.	.C2-C3
CONCEPTUAL UTILITY PLAN.	.C4

DEVELOPER

CLARIUS PARTNERS
200 W. MADISON ST. SUITE 1625
CHICAGO, ILLINOIS 60606
PHONE: (480) 366-5777
EMAIL: NHUBBELL@CLARIUSPARTNERS.COM

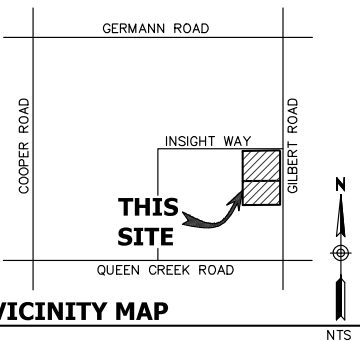
ARCHITECT

LGE DESIGN GROUP
1200 N 52ND STREET
PHOENIX, ARIZONA 85008
PHONE: (480) 996-4001
CONTACT: JOHN MOCARSKI
EMAIL: JMOCARSKI@LGEDESIGNGROUP.COM

CIVIL ENGINEER

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

VICINITY MAP



NO.	DATE	REVISION	BY

PURPOSE:
CONCEPTUAL SUBMITTAL

DESIGN BY: LJT
DRAWN BY: MTR
CHECKED BY: LJT

HUNTER
ENGINEERING
CIVIL AND SURVEY
10450 NORTH 74TH STREET,
SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986



CONCEPTUAL COVER SHEET
FOR
CHANDLER AIRPORT TECHNOLOGY CTR
SWC GILBERT RD. & RYAN RD.
CITY OF CHANDLER, ARIZONA

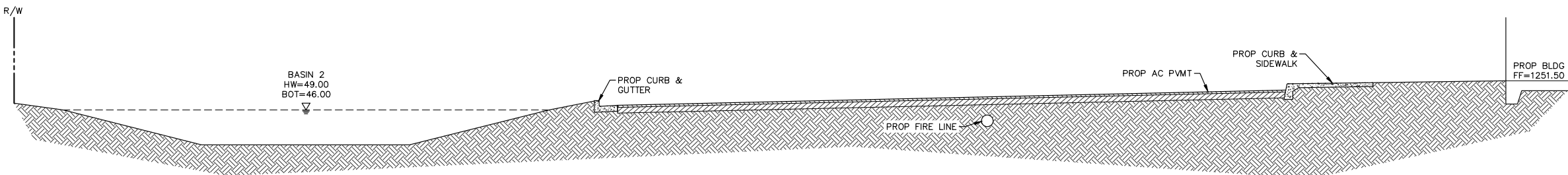


THESE PLANS ARE
NOT APPROVED FOR
CONSTRUCTION
WITHOUT AN
APPROVED SIGNATURE
FROM THE GOVERNING
MUNICIPALITY.

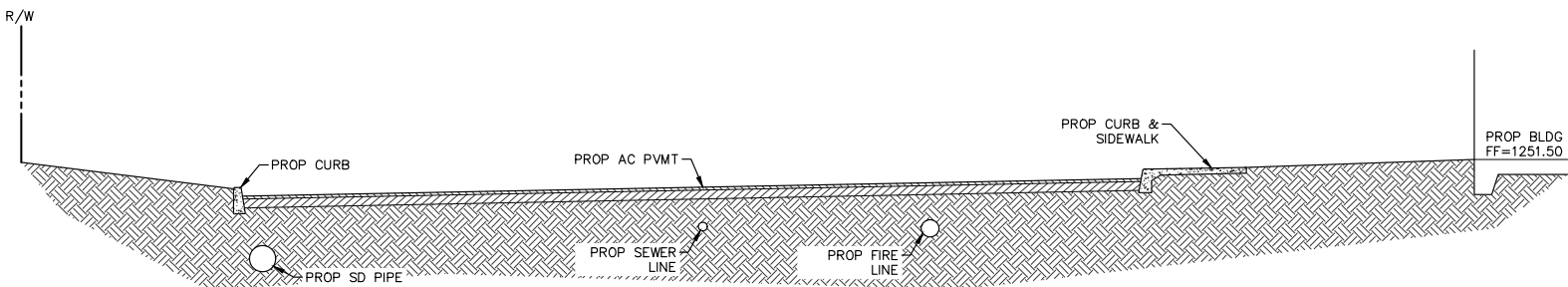
PROJECT NAME:
CLARIUS PARTNERS

HE NO.: CLAR005
SCALE: NTS

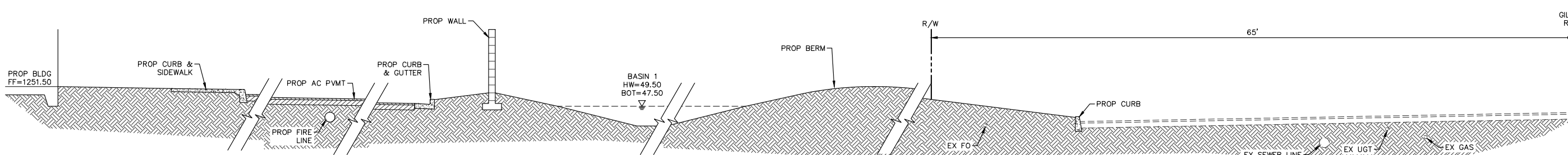
SHEET:
C1



1 TYPICAL SECTION



2 TYPICAL SECTION



3 TYPICAL SECTION

RETENTION CALCULATIONS

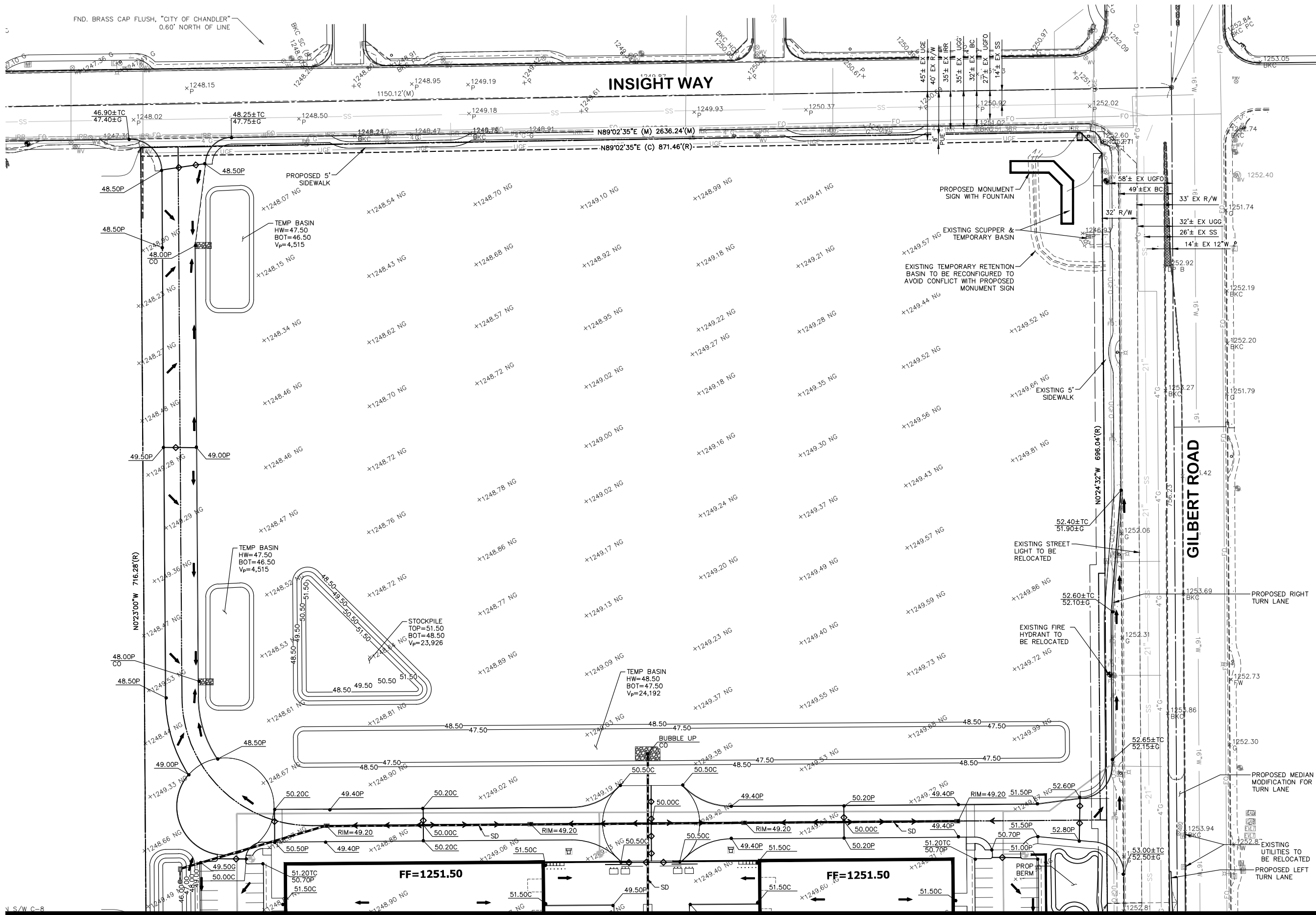
ONSITE AREA: = 10.93 AC
OFFSITE AREA(HALF GILBERT ROAD ADJACENT TO THIS PHASE) = 0.97 AC

RETENTION REQUIRED:

VR=(1.1)*(C)*(P/12)*(A), P=2.2
VR (ONSITE)=(1.1)*(0.90)*((2.2/12))*(10.93)*43,560 = 86,438 CU.FT.
VR (OFFSITE)=(1.1)*(0.90)*((2.2/12))*(0.97)*43,560 = 8,094 CU.FT.
TOTAL REQUIRED: = 94,532 CU.FT.

RETENTION PROVIDED:

RETENTION BASIN 1.20,920 CU.FT.
RETENTION BASIN 2.49,614 CU.FT.
TEMPORARY BASIN.24,192 CU.FT.
TOTAL PROVIDED.94,726 CU.FT.
TOTAL EXCESS.194 CU.FT.



MATCH LINE
SEE SHEET C2

NO.	DATE	REVISION	BY

PURPOSE:
CONCEPTUAL SUBMITTAL

DESIGN BY: LJT
DRAWN BY: MTR
CHECKED BY: LJT

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



**CONCEPT GRADING & DRAINAGE
FOR
CHANDLER AIRPORT TECHNOLOGY CTR
SWC GILBERT RD. & RYAN RD.
CITY OF CHANDLER, ARIZONA**



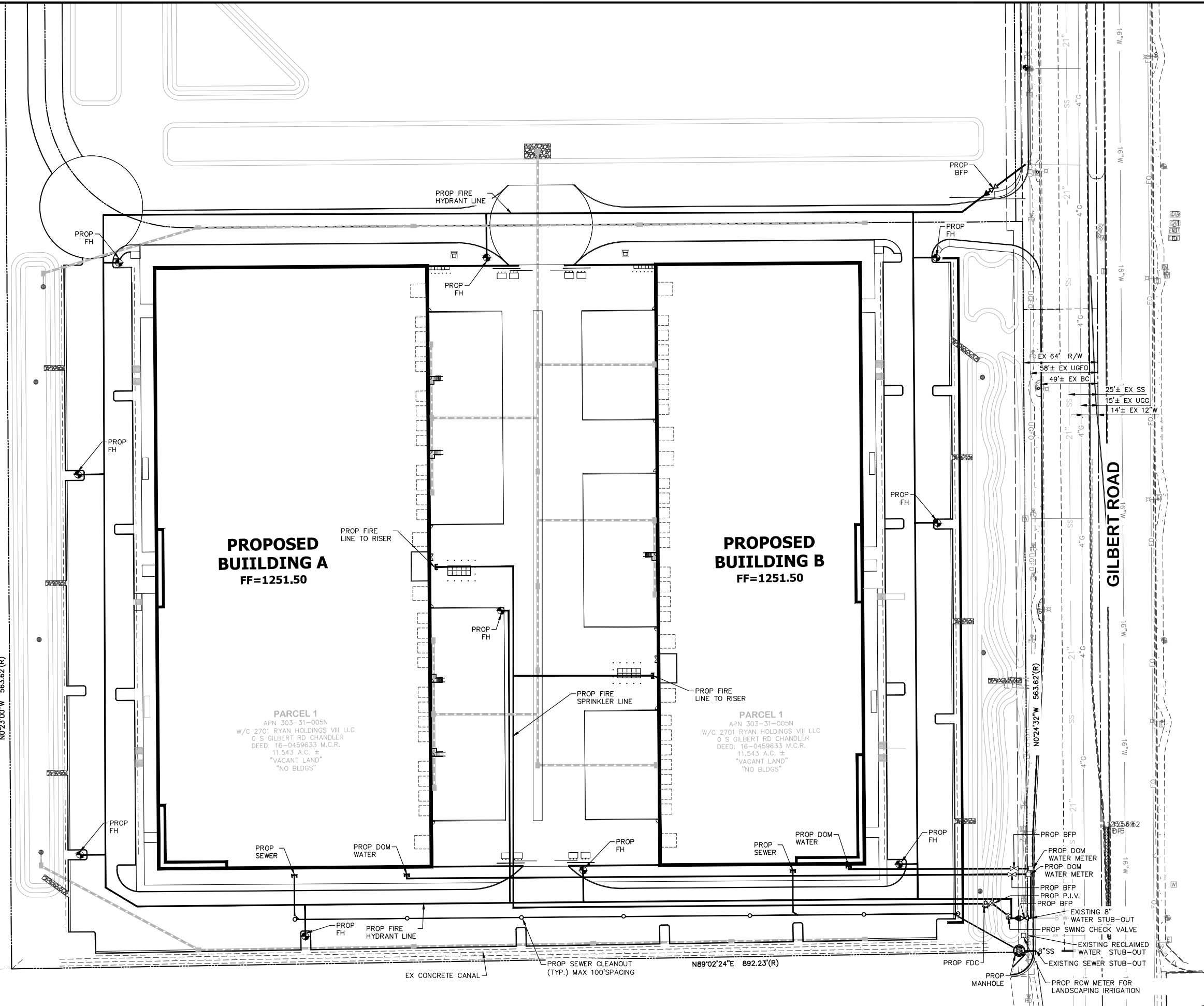
THESE PLANS ARE
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APPROVED SIGNATURE
FROM THE GOVERNING
MUNICIPALITY.

PROJECT NAME:
CLARIUS PARTNERS

HE NO.: CLAR005
SCALE: 1"=40'

SHEET:
C3

NO. 23



CONCEPT UTILITY FOR

**CHANDLER AIRPORT TECHNOLOGY CTR
FOR
SWC GILBERT RD. & RYAN RD.
CITY OF CHANDLER, ARIZONA**



THESE PLANS ARE
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CONSTRUCTION
WITHOUT AN
APPROVED SIGNATURE
FROM THE GOVERNING
MUNICIPALITY.

PROJECT NAME:
CLARIUS PARTNERS

HE NO.: CLAR005
SCALE: 1"=40'

SHEET:
C4

NO.	DATE	REVISION	BY

**PURPOSE:
CONCEPTUAL SUBMITTAL**

**PURPOSE:
CONCEPTUAL SUBMITTAL**

HUNTER
ENGINEERING

10450 NORTH 74TH STREET,
SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

CIVIL AND SURVEY



THOSE PORTIONS OF THE EAST HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION
12, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF THE EAST HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE SOUTH 00 DEGREES 24 MINUTES 32 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, FOR A DISTANCE OF 1319.85 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12;

THENCE CONTINUING SOUTH 89 DEGREES 02 MINUTES 24 SECONDS WEST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 892.23 FEET TO A POINT ON THE EAST LINE OF THE WEST 1679.61 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 12;

THENCE NORTH 00 DEGREES 23 MINUTES 00 WEST, ALONG SAID EAST LINE, FOR A DISTANCE OF 563.62 FEET, SAID DISTANCE BEING DEFINED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2007-0605951, OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 00 DEGREES 24 MINUTES 32 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY, BEING PARALLEL WITH AND 65.00 FEET WEST OF SAID EAST LINE, FOR A DISTANCE OF 563.62 FEET TO THE POINT OF BEGINNING.

SAID PARCEL BEING THE SAME REAL PROPERTY DESCRIBED AS PARCEL NO. 1 IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2007-060591, OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA, EXCEPT (A) THAT PORTION CONVEYED TO THE CITY OF CHANDLER IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2008-0640384, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA; AND (B) THAT PORTION CONVEYED TO THE CITY OF CHANDLER IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2016-0361539, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA

A PORTION OF THE EAST HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE SOUTH 00 DEGREES 24 MINUTES 32 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, FOR A DISTANCE OF 756.23 FEET;

THENCE CONTINUING SOUTH 89 DEGREES 02 MINUTES 24 SECONDS WEST, FOR A DISTANCE OF 891.98 FEET TO A POINT ON THE EAST LINE OF THE WEST 1679.61 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 12;

THENCE NORTH 00 DEGREES 23 MINUTES 00 WEST, ALONG SAID EAST LINE, FOR A DISTANCE OF 716.28 FEET TO A POINT THAT IS 40.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 12, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2007-0605951, OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA;

THE FOLLOWING TWO COURSES ARE ALONG SAID WEST RIGHT-OF-WAY:

THENCE SOUTH 45 DEGREES 41 MINUTES 00 SECONDS EAST, FOR A DISTANCE OF 28.42 FEET, TO A POINT THAT IS 65.00 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION THENCE SOUTH 00 DEGREES 24 MINUTES 32 SECONDS EAST, PARALLEL WITH AND 65.00 FEET WEST OF SAID EAST LINE, FOR A DISTANCE OF 696.04 FEET TO THE POINT OF BEGINNING.

SAID PARCEL BEING THE SAME REAL PROPERTY DESCRIBED AS PARCEL NO. 2 IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2007-0605951, OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA, EXCEPT (A) THAT PORTION CONVEYED TO THE CITY OF CHANDLER IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2008-0640385, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA; AND (B) THAT PORTION CONVEYED TO THE CITY OF CHANDLER IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2016-0361539, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.

COVER SHEET.	.C1
PRELIMINARY PLAT.	.C2
PRELIMINARY PLAT.	.C3

CLARIUS PARTNERS
200 W. MADISON ST. SUITE 1625
CHICAGO, ILLINOIS 60606
PHONE: (480) 366-5777
EMAIL: NHUBBELL@CLARIUSPARTNERS.COM

LGE DESIGN GROUP
1200 N 52ND STREET
PHOENIX, ARIZONA 85008
PHONE: (480) 996-4001
CONTACT: JOHN MOCARSKI
EMAIL: JMOCARSKI@LGEDESIGNGROUP.COM

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

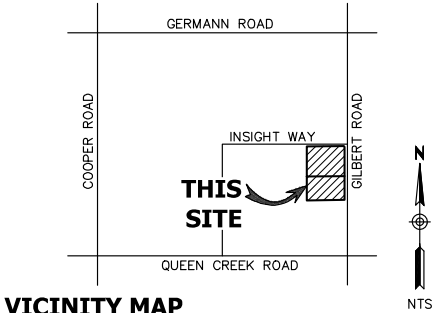
1. ALL EXISTING DRY UTILITY REMOVALS AND/OR RELOCATIONS TO BE COORDINATED WITH UTILITY OWNER.

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 2743M (EFFECTIVE REVISED DATE NOVEMBER 4, 2015), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X

ZONE: X IS DEFINED AS ARAS 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.

SECTION 12, T2S, R5E 3" CITY OF CHANDLER BRASS CAP IN CONCRETE, FLUSH, AT POINT OF CURVATURE ON STEARMAN DR., 300' SOUTH OF GERMANN RD AND 1000' WEST OF GILBERT RD. (NORTHING 828514.378, EASTING 737723.986)
NAVD 88 EL = 1249.40'

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF SOUTH 00°24'32" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE LEGAL DESCRIPTION PROVIDED IN REFERENCED TITLE REPORT.



NO.	DATE	REVISION	BY

**PURPOSE:
CONCEPTUAL SUBMITTAL**

DESIGN BY: LJT
DRAWN BY: MTR
CHECKED BY: LJT

HUNTER
ENGINEERING

10450 NORTH 74TH STREET,
SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

CIVIL AND SURVEY



**PRELIMINARY PLAT
FOR
CLARIUS PARTNERS
SWC GILBERT RD. & RYAN RD.
CITY OF CHANDLER, ARIZONA**

CONTACT ARIZONA 811 AT LEAST 2 FULL
WORKING DAYS BEFORE YOU BEGIN EXCAVATION

ARIZONA811
BLUE STAKE, INC.

CALL 811 OR CLICK ARIZONA811.COM

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

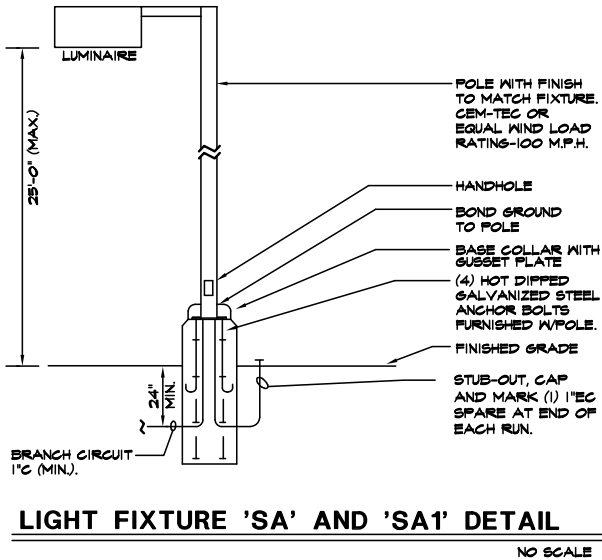
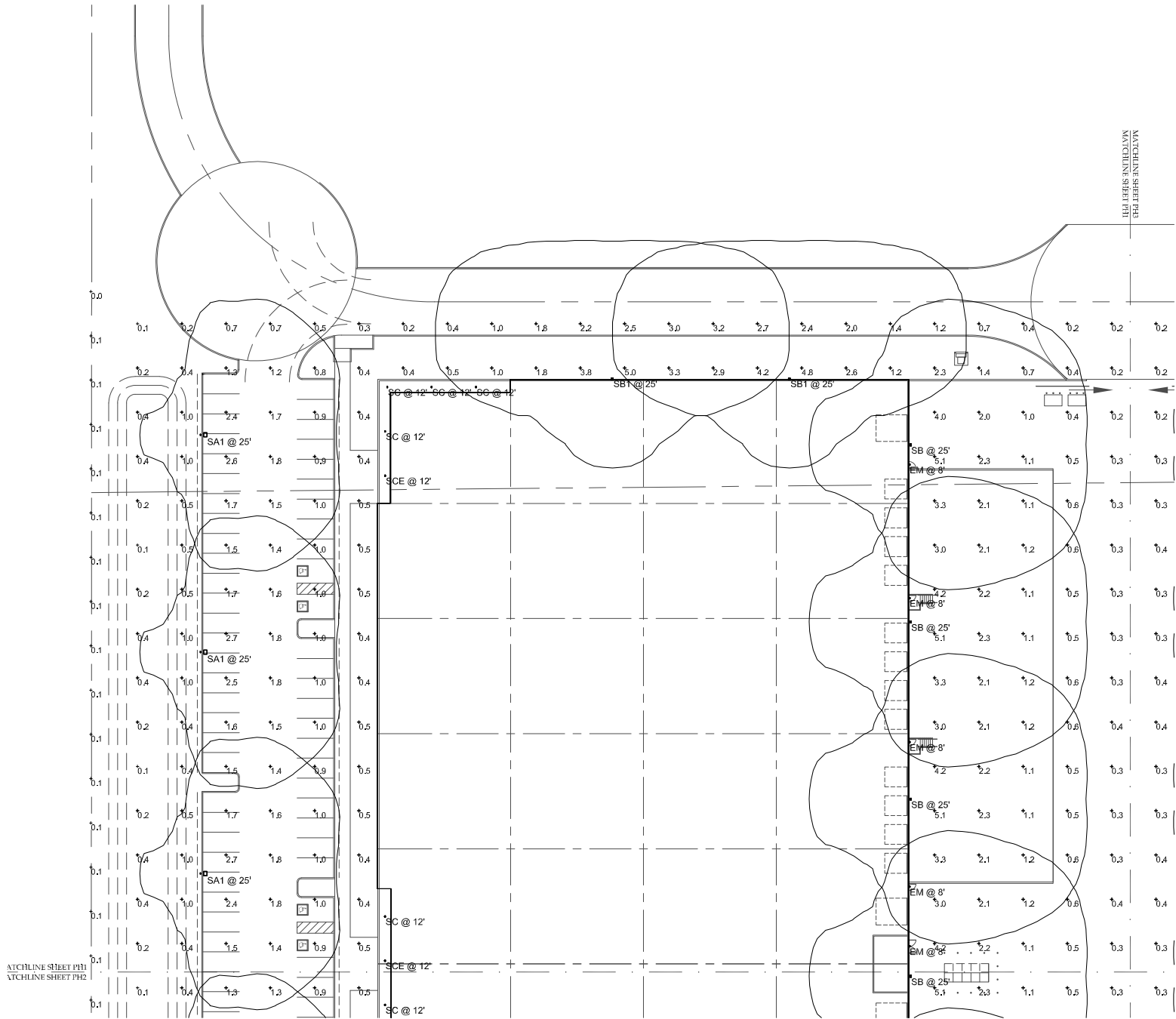
PROJECT NAME:
CLARIUS PARTNERS

HE NO.: CLAR005
SCALE: NTS

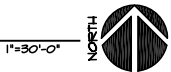
SHEET
C1

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Lumens Per Lamp	Light Loss Factor	Wattage
	EM	17	Lithonia Lighting	AFF OEL (HOUSING COLOR) UVOLT LTP SDRT FCT	AFF premium FCT (Forward Throw)	LED	451	0	5.48
	SA	8	Lithonia Lighting	DSX1 LED P5 40K T4M MVOLT SPA HS (FINISH) / SSS 22.5" WITH 2.5" BASE	DSX1 LED P5 40K T4M MVOLT with household shield	LED	12025	0.91	138
	SA1	13	Lithonia Lighting	DSX1 LED P5 40K T4M MVOLT SPA HS (FINISH) / SSS 22.5" WITH 2.5" BASE	DSX1 LED P5 40K T4M MVOLT	LED	15495	0.91	138
	SB	14	Lithonia Lighting	WDGE4 LED P3 40K 70CRI RFT MVOLT SRM (FINISH)	WDGE4 LED WITH P3 PERFORMANCE PACKAGE, 4000K, 70CRI, FORWARD THROW OPTIC	LED	18328	0.91	124.86
	SB1	4	Lithonia Lighting	WDGE4 LED P3 40K 70CRI R3 MVOLT SRM (FINISH)	WDGE4 LED WITH P3 PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 3 OPTIC	LED	18073	0.91	124.86
	SC	24	Gotham Architectural Lighting	EVO 40/10 6AR MWD LSS EZ10	6 INCH LED DOWNLIGHT	LED	1055	0.91	11.75
	SCE	6	Gotham Architectural Lighting	EVO 40/10 6AR MWD LSS EZ10 EL	6 INCH LED DOWNLIGHT WITH EMERGENCY BATTERY	LED	1055	0.91	11.75

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE	+	0.2 %	0.9 %	0.0 %	N/A	N/A
STREET @ GRADE	+	1.4 %	5.6 %	0.1 %	56.0:1	14.0:1



PHOTOMETRIC SITE PLAN - NORTH WEST



TONY WOO ENGINEERING, INC.
1 W. DEER VALLEY RD.
SUITE 203
PHOENIX, AZ 85027
TEL (602) 279-8092

MANUFACTURER'S
SHOP DRAWING
FOR REFERENCE
ONLY

SHEET TITLE:
PHOTOMETRIC SITE PLAN - NORTH WEST
ISSUE DATE: 12/22/20
DRAWN BY: SZ
CHECKED BY: GH/TW
PROJECT No.:
SHEET:

PH1

PDP SUBMITTAL 12/22/20

GILBERT AND RYAN

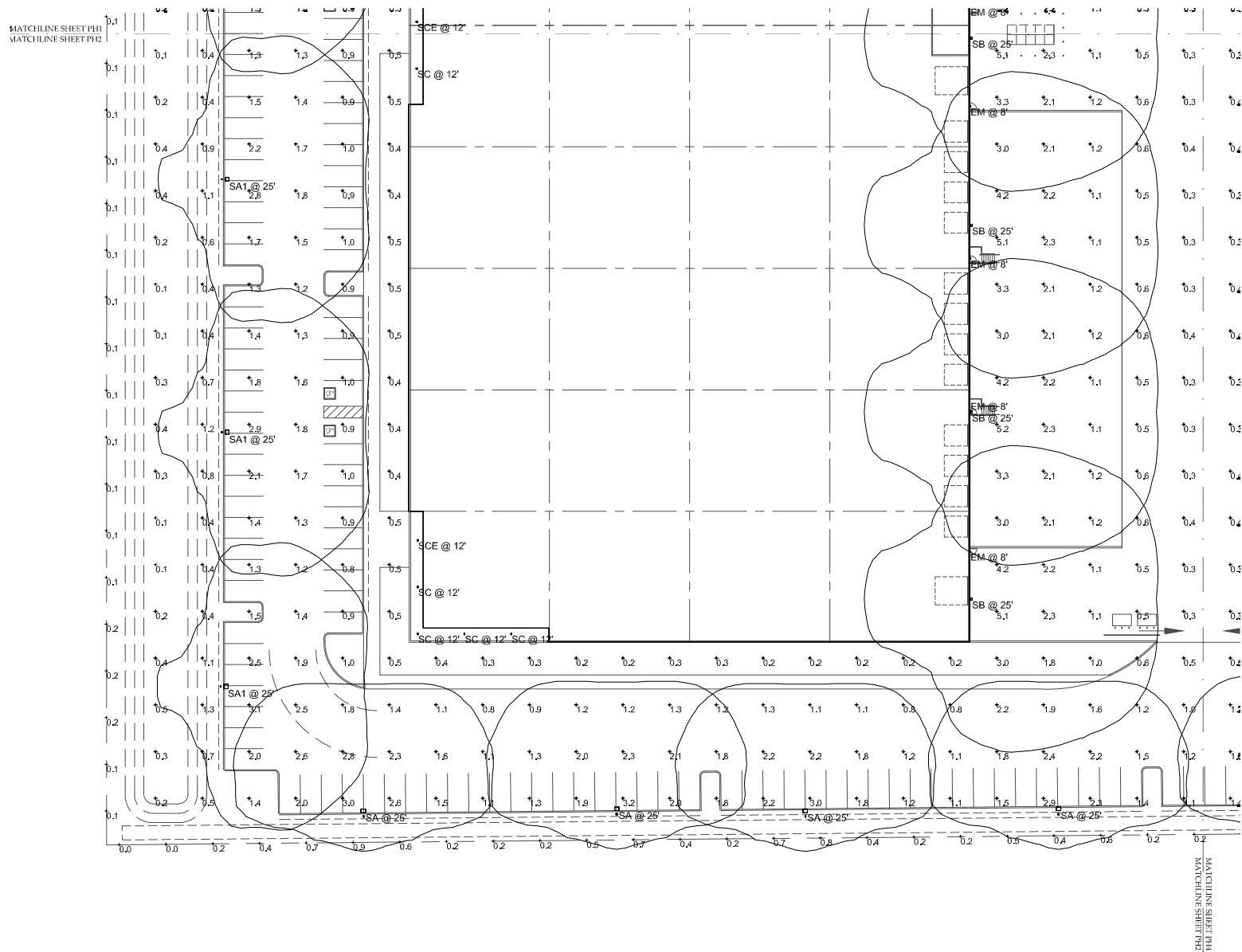
S.W.C. of E INSIGHT WAY / E RYAN ROAD & S GILBERT ROAD
CHANDLER, AZ

LGE DESIGNBUILD

NUMBER REVISION DATE

LGE DESIGNGROUP

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



PHOTOMETRIC SITE PLAN - SOUTH WEST

TONY WOO ENGINEERING, INC.
1 W. DEER VALLEY RD.
SUITE 203
PHOENIX, AZ 85027
TEL (602) 279-8092

JOB # 620021
CONTACT: GREG HAMPTON
GREG@TWE.PHXCOXMAIL.COM

**MANUFACTURER'S
SHOP DRAWING
FOR REFERENCE
ONLY**

SHEET TITLE:
PHOTOMETRIC SITE PLAN - SOUTH WEST
ISSUE DATE: 12/22/20
DRAWN BY: SZ
CHECKED BY: GH/TW
PROJECT No.:
SHEET:

PH2

GILBERT AND RYAN

**S.W.C. of E INSIGHT WAY / E RYAN ROAD & S GILBERT ROAD
CHANDLER, AZ**

NUMBER	REVISION	DATE

PDP SUBMITTAL 12/22/20

LGE | **DESIGNGROUP**

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



JOB # G20021
CONTACT: GREG HAMPTON
GREG@TWE.PHXCOXMAIL.COM.

GREG@TWE.PHXCOXMAIL.COM.

GREG@TWE.PHXCOXMAIL.COM.

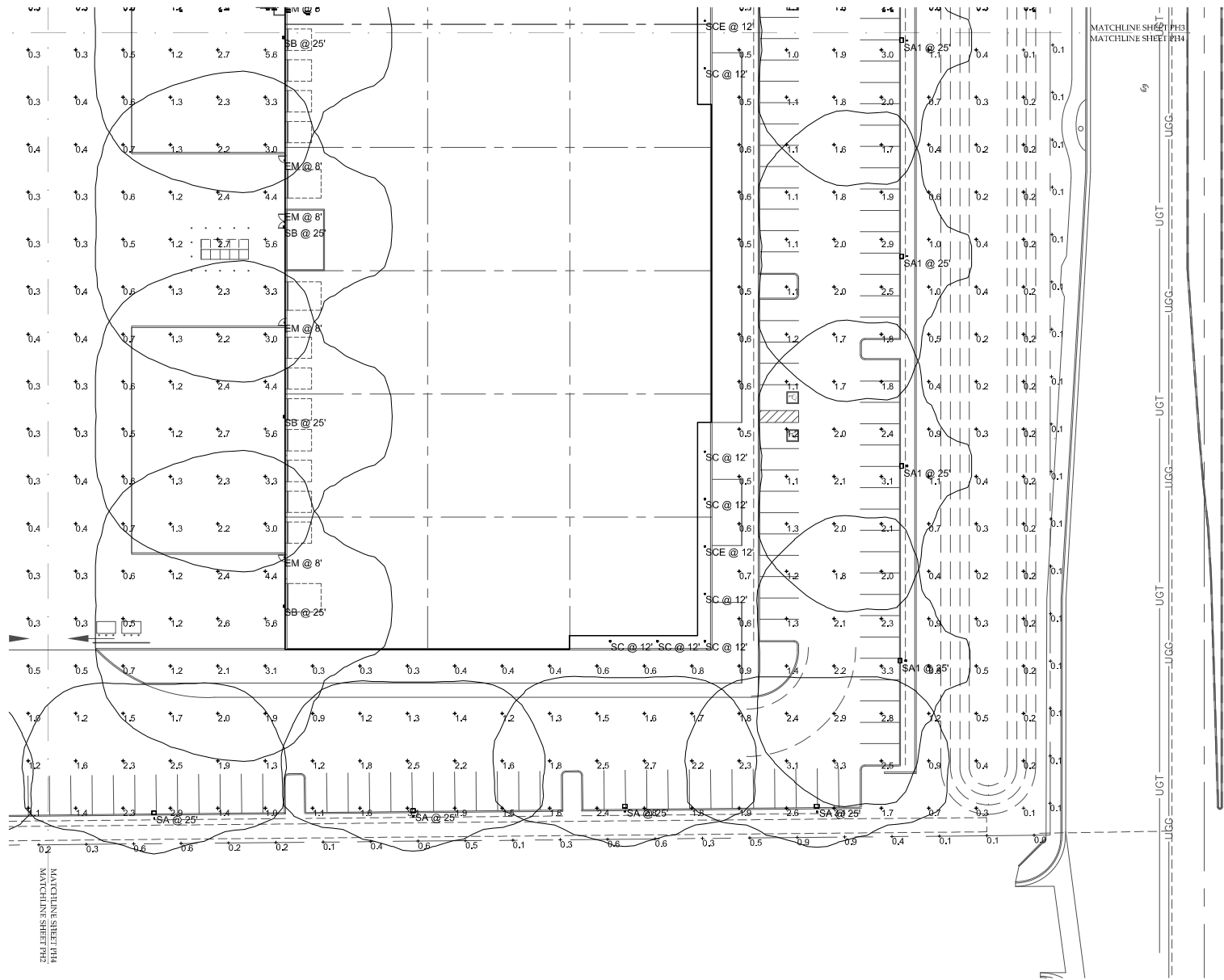
GREG@TWE.PHXCOXMAIL.COM.

PH3

PDP SUBMITTAL 12/22/20

S.W.C. of E INSIGHT WAY / E RYAN ROAD & S GILBERT ROAD
CHANDLER, AZ

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



PHOTOMETRIC SITE PLAN - SOUTH EAST

1"=30'-0"



TONY WOO ENGINEERING, INC.
1 W. DEER VALLEY RD.
SUITE 203
PHOENIX, AZ 85027
TEL (602) 279-8092
JOB # 620021
CONTACT: GREG HAMPTON
GREG@TWE.PHXCOXMAIL.COM.

MANUFACTURER'S
SHOP DRAWING
FOR REFERENCE
ONLY

SHEET TITLE		
PHOTOMETRIC SITE PLAN - SOUTH EAST		
ISSUE DATE	12/22/20	
DRAWN BY:	SZ	
CHECKED BY:	GH/TW	
PROJECT No.		
SHEET		

PH4

GILBERT AND RYAN

S.W.C. of E INSIGHT WAY / E RYAN ROAD & S GILBERT ROAD
CHANDLER, AZ



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

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