12

Planning Commission
Staff Report
Addendum

TO: **PLANNING COMMISSION / DESIGN REVIEW BOARD**

FROM: **NATHAN WILLIAMS, AICP, SENIOR PLANNER**
(480) 503-6805, NATHAN.WILLIAMS@GILBERTAZ.GOV

THROUGH: **AMY TEMES, AICP, INTERIM PRINCIPAL PLANNER**
(480) 503-6729, AMY.TEMES@GILBERTAZ.GOV

MEETING DATE: **MARCH 6, 2019**

SUBJECT: **DR18-124, POWER TRAINING CENTER**

STRATEGIC INITIATIVE: Economic Development

To allow for Office and Entertainment and Recreation, Indoor uses on the subject site.

RECOMMENDED MOTION

Approve the Findings of Fact and approve, DR18-124 Power Training Center: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 0.94 acres, generally located at the southeast corner of 144th Street and Pecos Road, and zoned Business Park (BP).

APPLICANT/OWNER

Company:	RBAD Holdings LLC	Company:	RBAD Holdings LLC
Name:	Ryan Ripley	Name:	Ryan Bader
Address:	20605 E. Chandler Heights Rd. Queen Creek, AZ 85142	Address:	20605 E. Chandler Heights Rd. Queen Creek, AZ 85142
Phone:	480-703-9939	Phone:	480-290-6831
Email:	ripley.ra@gmail.com	Email:	ryan@tryjubi.com

BACKGROUND/DISCUSSION

History

Date	**Description**
March 25, 2008	The Town Council adopted Ordinance No. 2131 in annexation case A07-86 annexing the 1 acre subject site.
June 10, 2008	The Town Council adopted Ordinance No. 2171 in rezoning case Z07-126 for the 1 acre subject site.
March 13, 2014	The Design Review Board approved DR13-43 for the Trapeze U facility.
October 3, 2018	The Design Review Board reviewed DR18-124 for the Power Training Facility, as a study session item.
February 6, 2019	Administrative Use Permit UP18-26 for Shared Parking was approved by the Town of Gilbert Zoning Administrator for Power Training Center.

Overview

The approximate 1 acre subject site is zoned Business Park (BP) and is currently undeveloped/ vacant. The proposed development will be one phase and would include a 9,978 sq. ft. building with a combination of office uses and mixed martial art, indoor training/ fitness area. The proposed 2-story building will be located on the northern portion of the 0.94 acre subject site. Access to the subject site will be from 144th Street and the proposed parking will be located to the southern portion of the building.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	**Existing Zoning**	**Existing Use**
North	Residential > 3.5 – 5 DU/ Acre	Single Family 8 (SF-8) PAD	Pecos Road then Spectrum at Val Vista residential subdivision
South	Business Park (BP)	Maricopa County Rural 43	Existing large lot single residential home
East	Business Park (BP)	Maricopa County Rural 43	Existing large lot single residential home
West	Utility/Transit Corridor (UT/C) and Neighborhood Commercial (NC)	Neighborhood Commercial (NC) PAD	144th Street then existing canal then existing Desert Cross Lutheran Church.
Site	Business Park (BP)	Business Park (BP)	Vacant/ undeveloped lot

Project Data Table

Site Development Regulations	Required per LDC – Business Park (BP)	Proposed
Lot Area	N/A	0.94
Maximum Building Height	35'/ 2-story	29'/ 2-story
Min. Setback (Bldg./ Landscape) Front (north) Side (east) Side (west) Rear (south)	 25'/ 25' 0'/ 5' 20'/ 20' 0'/ 5'	 25'/ 25' 0'/ 5' 20'/ 20' 0'/ 5'
Separation Between Buildings	15'/20'	N/A
Landscaping (% of net lot area)	15%	31%
Parking	Vehicular Parking: *Entertainment and Recreation Indoor –* 1 space per 150 sq. ft. *General Office and Retail* 1 space per 250 sq. ft.	6,082 sq. ft./ 150 = 41 spaces 3,896 sq. ft./ 250 = 16 spaces 57 spaces required **35 spaces provided on-site** **22 spaces provided under AUP18-26; Shared Parking (west) with Desert Cross Lutheran Church**
Bicycle Parking	1 space per 10 vehicle spaces	6 parking spaces required 8 parking spaces provided

DISCUSSION

Site Plan

The proposed Power Training Center building will utilize two (2) access points from 144th Street. Internally the building will be located on the northern portion of the site to allow for vehicular access and parking on the southern half of the subject site. Pedestrian access to the building will be from the south facing, main entry of the building.

The proposed 2-story Power Training Center building will include both E*ntertainment and Recreation, Indoor, Small-Scale* as well as *General Office* and *Retail* uses as identified under the Land Development Code (LDC).

On-site parking is proposed on the southern half of the site. For the proposed uses, 35 parking spaces are provided on-site, where 57 parking spaces are required. The remaining 22 parking spaces will be addressed under Administrative Use Permit (UP18-26) for Shared Parking. The Power Training Center has provided a recorded Shared Parking Lease Agreement with the Desert Cross Lutheran Church located adjacent to the west of Power Training Center subject site.

The orientation of the Power Training Center building will be north-south and the front façade will be located to the south and internal to the subject site. The Power Training Center site design demonstrates compliance with the requirements of the LDC.

Landscape

The proposed landscape plan includes adequate on-site and off-site perimeter landscaping as well as foundation landscaping. Parking islands are located throughout the customer parking areas. The landscape along both Pecos Road and 144th Street complies with the LDC requirements for street theme tress as well as landscape content and quantities. Additionally, significant amounts of foundation landscaping have been placed around the majority of the proposed building elevations. An existing 8' CMU solid screen walls is located on the southern and eastern property line.

The total on-site landscape area (31%) exceeds the minimum required amount (15%). On-site landscaping materials include existing trees, Evergreen Elm, Red Push Pistache, Mulga and Southern Live Oak trees. Additionally, the plan uses shrubs and ground covers such as Rio Bravo Sage, Ruellia, Tecoma, Green Desert Cassia, Orange Bells and Red Yucca. Santa Fe Beige decomposed granite will be utilized throughout the subject site including within the required landscape setbacks.

Elevations

The proposed building is oriented to the south with the front entrance facing the parking lot. Building architecture proposes a modern design theme with the primary body colors consisting of light and dark gray colors of Equitone materials (fibrous cement panels), as well as tower elements with galvanized corrugated metal accents and red metal fascia accent materials. Significant amounts of glass windows are placed throughout the building to provide an open transparent design.

Grading and Drainage

The proposed grading and drainage plan demonstrates that it will meet the requirements of the Town of Gilbert's Engineering Division. Retention basins are located on the northern portion of the site. Underground retention is provided and located under the center of the proposed parking areas on the southern half of the subject site.

Lighting

The photometric plans comply with the LDC requirements of a maximum of 0.3 foot-candles at the property line, not including street lighting, and includes both pole-mounted lighting (25' max height) and wall lighting. Wall mounted lighting shall be mounted at a 14' maximum height and shall be full cutoff type. All site lighting will be required to comply with Town codes.

Signage

Signage is not included in this approval. Administrative Design Review approval is required prior to submitting for sign permits for any wall or monument signage.

Planning Commission Study Session – 10/3/2019
The Planning Commission/ DRB reviewed DR18-124 as a study session item and had minimal comments on the site design and building elevations noting that although the building was quite modern in design that they enjoyed the unique Equitone materials.

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 5.205. Staff has received no comment from the public.

STAFF RECOMMENDATION

Approve the Findings of Fact and approve, DR18-124 Power Training Center: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 0.94 acres, generally located at the southeast corner of 144th Street and Pecos Road, and zoned Business Park (BP), subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Planning Commission/ Design Review Board at the March 6, 2019 public hearing.
2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.
3. Wall mounted lighting shall be mounted at a 14' maximum height and shall be full cutoff type.
4. Signage is not included in this approval. Administrative Design Review approval is required prior to submitting for sign permits for any signage.
5. All building drainage shall be internalized; all roof-mounted mechanical equipment shall be fully screened and there shall be no exposed roof ladders on any of the exterior building elevations.

Respectfully submitted,
/S/
Nathan Williams, AICP
Senior Planner

Attachments and Enclosures:
1) Findings of Fact
2) NOPH Map
3) Aerial Photo
4) Site Plan
5) Landscape with Details (3 pages)
6) Elevations (2 pages)
7) Floor Plans (2 pages)
8) Colors and Materials
9) Grading and Drainage
10) Lighting with Details (2 pages)
11) October 3, 2018 Planning Commission Study Session Minutes (4 pages)

FINDINGS OF FACT
DR18-124, Power Training Center

1. The project as conditioned is consistent with the applicable Design Guidelines;

2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;

3. The project is consistent with all applicable provisions of the Zoning Code;

4. The project is compatible with adjacent and nearby development; and

5. The project design provides for safe and efficient provisions of public services.

Notice of Public Hearing

PLANNING COMMISSION DATE: ***Wednesday, March 6, 2019* TIME: 6:00 PM***

LOCATION: Gilbert Municipal Center
Council Chambers
50 E. Civic Center Dr.
Gilbert, AZ 85296

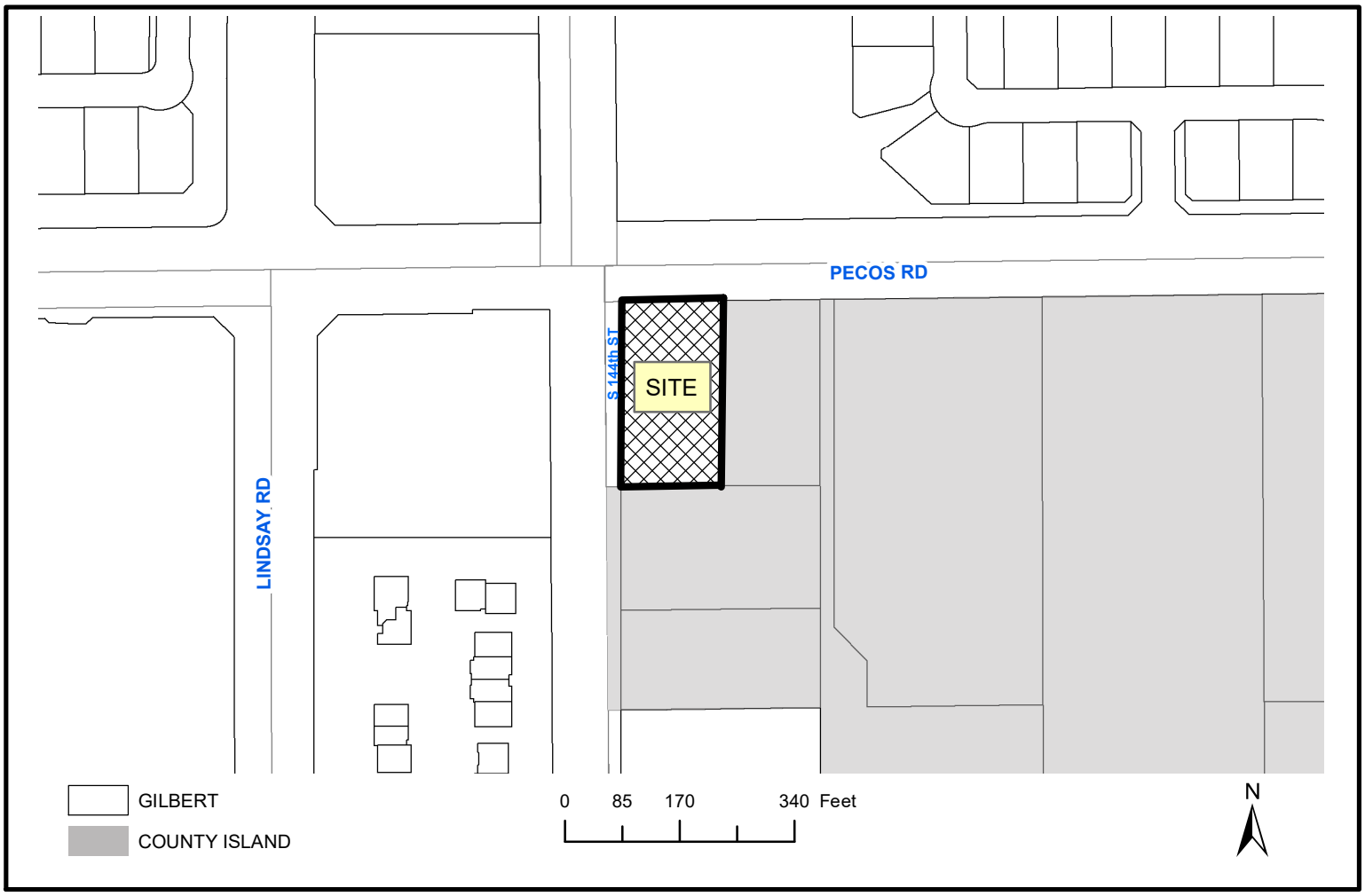
*** Call Planning Department to verify date and time: (480) 503-6805**

* The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports are available prior to the meeting at www.gilbertaz.gov/departments/development-services/planning/planning-commission and www.gilbertdocs.com/gilbertagendaonline.

REQUESTED ACTION:

DR18-124 POWER TRAINING CENTER: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 0.94 acres, generally located at the southeast corner of 144th Street and Pecos Road, and zoned Business Park (BP).

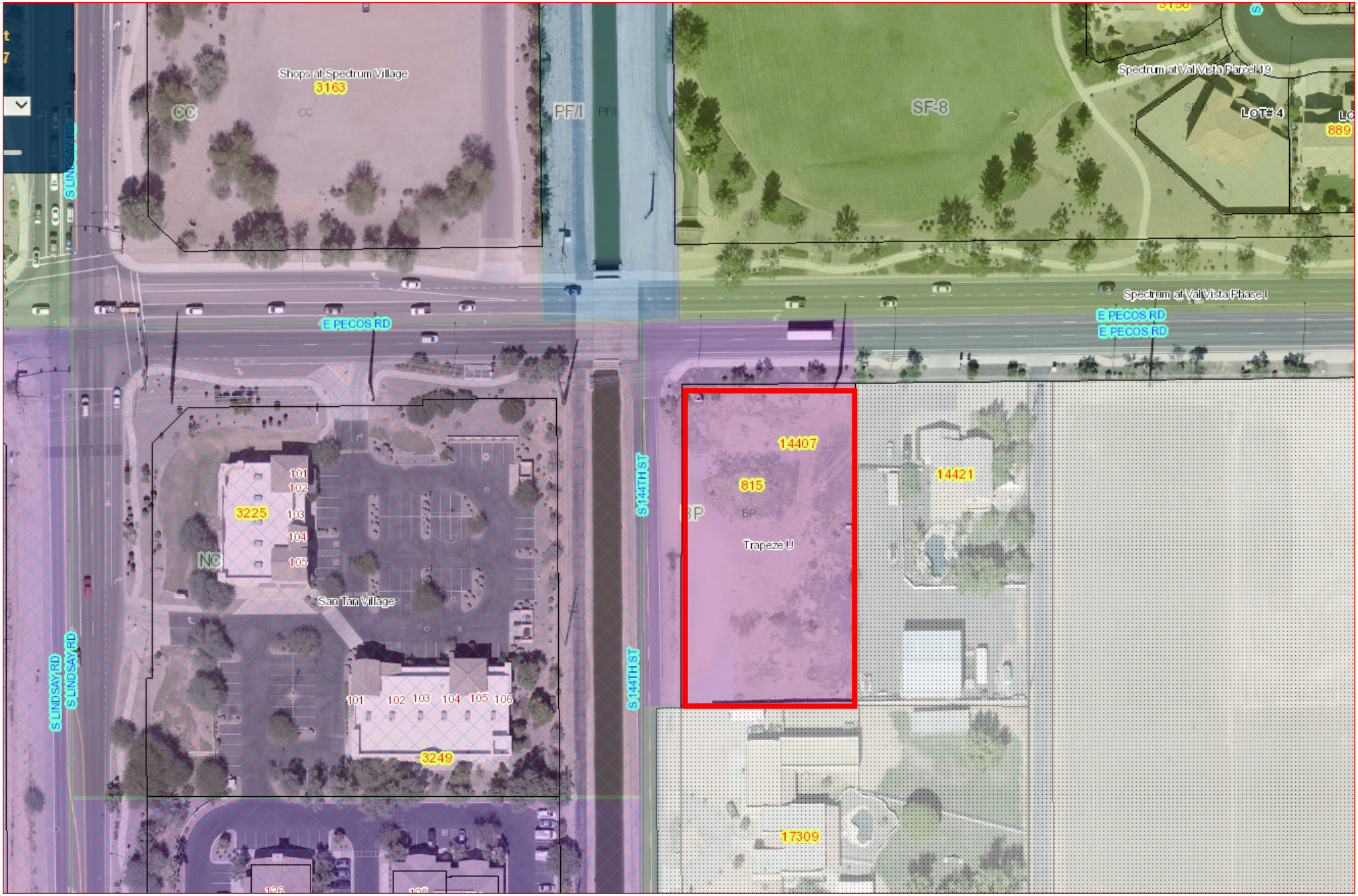
SITE LOCATION:



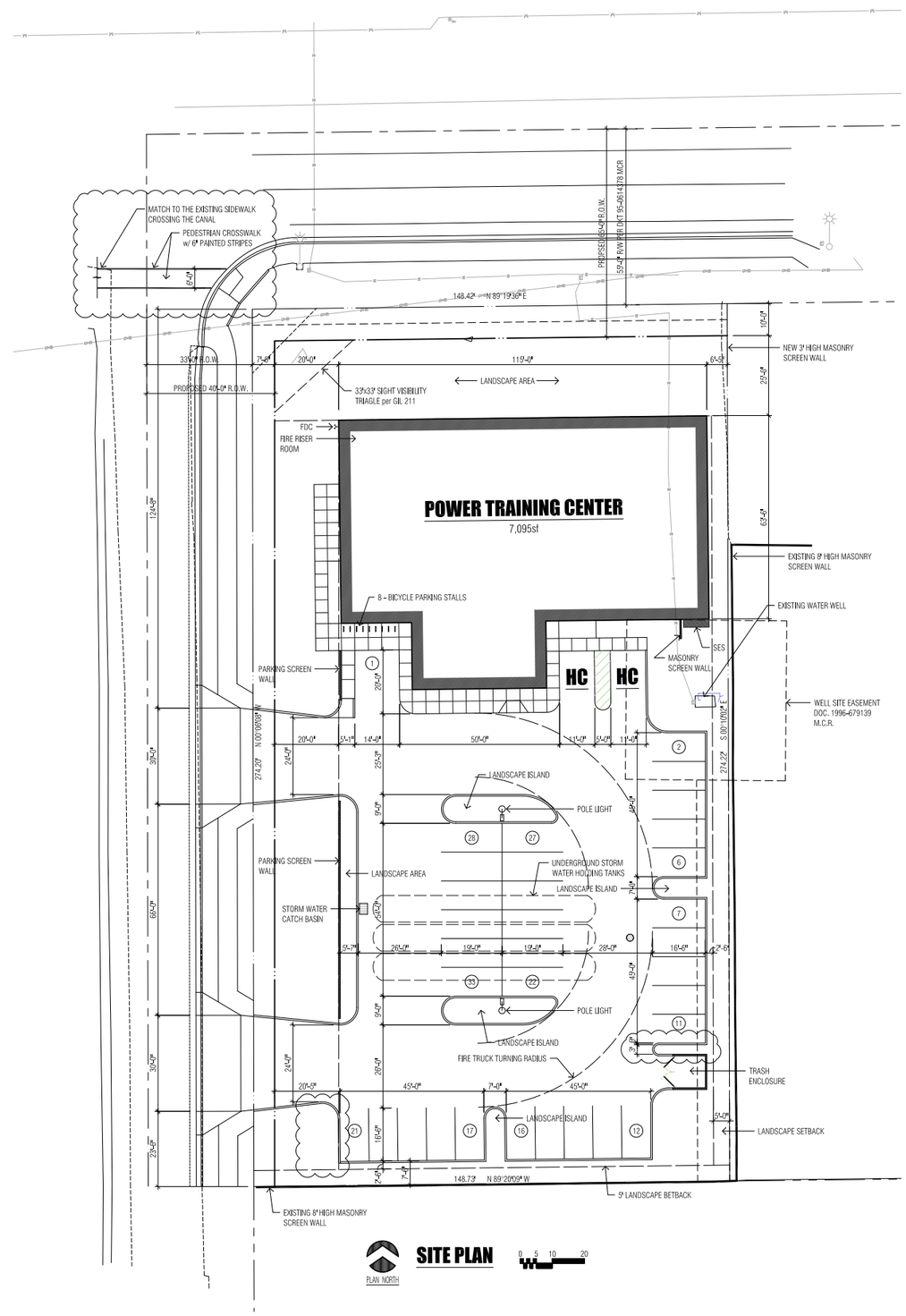
APPLICANT: RBAD Holdings LLC
CONTACT: Ryan Ripley
ADDRESS: 20605 E. Chandler Heights Rd.
Queen Creek, AZ 85142

TELEPHONE: (480) 703-9939
E-MAIL: ripley.ra@gmail.com

DR18-124 Power Training Center
Attachment 3: Aerial Photo
March 6, 2019



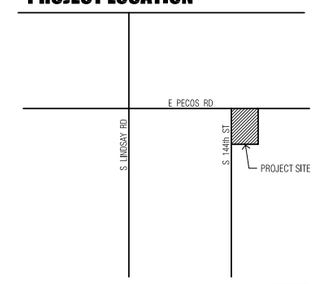
DR18-124 Power Training Center
Attachment 4: Site Plan
March 6, 2019



SITE INFORMATION

DESCRIPTION	COMMENTS
PARCEL #	304-54-090
OWNERSHIP	R BAD HOLDINGS, LLC
PROPERTY ADDRESS	815 E PECOS RD GILBERT, AZ 85295
GROSS LOT AREA INCLUDING R.O.W.	59,763
NET LOT AREA	40,738
NET LOT AREA AFTER R.O.W. DEDICATION	37,405
ZONING	BP
SECTION - TOWNSHIP - RANGE	5 2S 6E
SUBDIVISION	–
LOT #	1
PROPERTY USE	COMMERCIAL
LANDSCAPE AREA (sf)	14,735
% of LOT LANDSCAPED	36%
1st FLOOR BUILDING FOOTPRINT AREA	7,978
2nd FLOOR BUILDING AREA	2,000
TOTAL BUILDING AREA	9,978
PARKING STALLS REQUIRED	
ENTERTAINMENT AREA 6,082/150 =	41
1st FLOOR OFFICE/RETAIL 1,896/250 =	8
2nd FLOOR OFFICE/RETAIL 2,000/250 =	8
STANDARD STALLS REQ'D	57
STANDARD STALLS PROVIDED	33
ACCESSIBLE STALLS PROVIDED	2
TOTAL STALLS PROVIDED	35
BICYCLE STALLS per CALC	1 per 10 PARKING STALLS
BICYCLE STALLS REQUIRED	6
BICYCLE STALLS PROVIDED	8

PROJECT LOCATION



815 E LINDSAY RD
GILBERT, AZ 85295
APN: 304-54-090

aec
designs & construction administration
brian@aecdesigns.com
p 480.550.2800 f 888.564.2128
23248 S 221st Street Queen Creek AZ 85142

REGISTERED ARCHITECT
CERTIFICATE NO.
49090
CHAD PAUL GLENN
DATE SIGNED 1-21-2019
ARIZONA U.S.A.
Expires: 3-31-2021

DESIGN REVIEW BOARD
POWER TRAINING CENTER
815 E PECOS RD GILBERT, AZ 85295
APN: 304-54-090

PROJECT NO.
1742

ISSUE:	DATE:
DESIGN REVIEW	06 / 10 / 2018

SITE PLAN

A1.1

© 2017 aecdesigns.com

DR18-124 Power Training Center
Attachment 5: Landscape with Details (3 pages)
March 6, 2019

PLANT PALETTE:

TREES:		
EXISTING TREE	TO REMAIN	
ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX, MATCHING 10' HT., 4' SP., 1 1/2" CAL.	6 TOTAL
QUERCUS VIRIGINIANA SOUTHERN LIVE OAK	24" BOX, MATCHING 10' HT., 4' SP., 1 1/2" CAL.	9 TOTAL
PISTACHIA CHINENSIS 'RED PUSH' RED PUSH PISTACHE	36" BOX, MATCHING 11' HT., 6' SP., 2 1/2" CAL.	9 TOTAL
ACACIA MILGA MULGA TREE	24" BOX, MATCHING 7' HT., 4' SP., 1 1/4" CAL.	13 TOTAL
CAESALPINIA MEXICANA YELLOW MEXICAN BIRD OF PARADISE	15 GALLON MIN. TREE FORM (6' HT., 2 1/2' SP., 3/4" CAL.)	6 TOTAL
SHRUBS & VINES:		
LEUCOPHYLLUM LANGMANIAE RIO BRAVO SAGE	5 GALLON FULL, PAST CAN	55 TOTAL
LEUCOPHYLLUM LAEVIGATUM CHIHUAHUAN SAGE	5 GALLON FULL, PAST CAN	40 TOTAL
RUELLIA BRITTONIANA CALIFORNICA RUELLIA	5 GALLON FULL, PAST CAN	12 TOTAL
TECOMA X SPARKY HYBRID TECOMA	5 GALLON FULL, PAST CAN	13 TOTAL
CASSIA STURTII GREEN DESERT CASSIA	5 GALLON FULL, PAST CAN	31 TOTAL
TECOMA STANS V. STANS ORANGE BELLS	5 GALLON FULL, PAST CAN	12 TOTAL
CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GALLON FULL, PAST CAN	6 TOTAL
GROUNDCOVERS AND ACCENTS:		
ACACIA REDOLENS "D.C." DESERT CARPET REDOLENS	1 GALLON FULL, PAST CAN	38 TOTAL
CALLISTEMON VIMINALIS "LITTLE JOHN" LITTLE JOHN BOTTLE BRUSH	1 GALLON FULL, PAST CAN	10 TOTAL
LANTANA MONTIVIDENSIS "T.P." TRAILING PURPLE LANTANA	1 GALLON FULL, PAST CAN	36 TOTAL
EREMOPHYLLA MINGINEW GOLD OUTBACK SUNRISE	1 GALLON FULL, PAST CAN	64 TOTAL
HESPERALOE PARVIFOLIA RED YUCCA	5 GALLON FULL, PAST CAN	11 TOTAL
DECOMPOSED GRANITE SANTA FE BEIGE	2" DEEP 3/4" SCREENED	18,625 S.F.

CONSTRUCTION NOTE: NO TREE TO BE PLANTED WITHIN 6' OF A WATERLINE.

PLAN KEY NOTES:

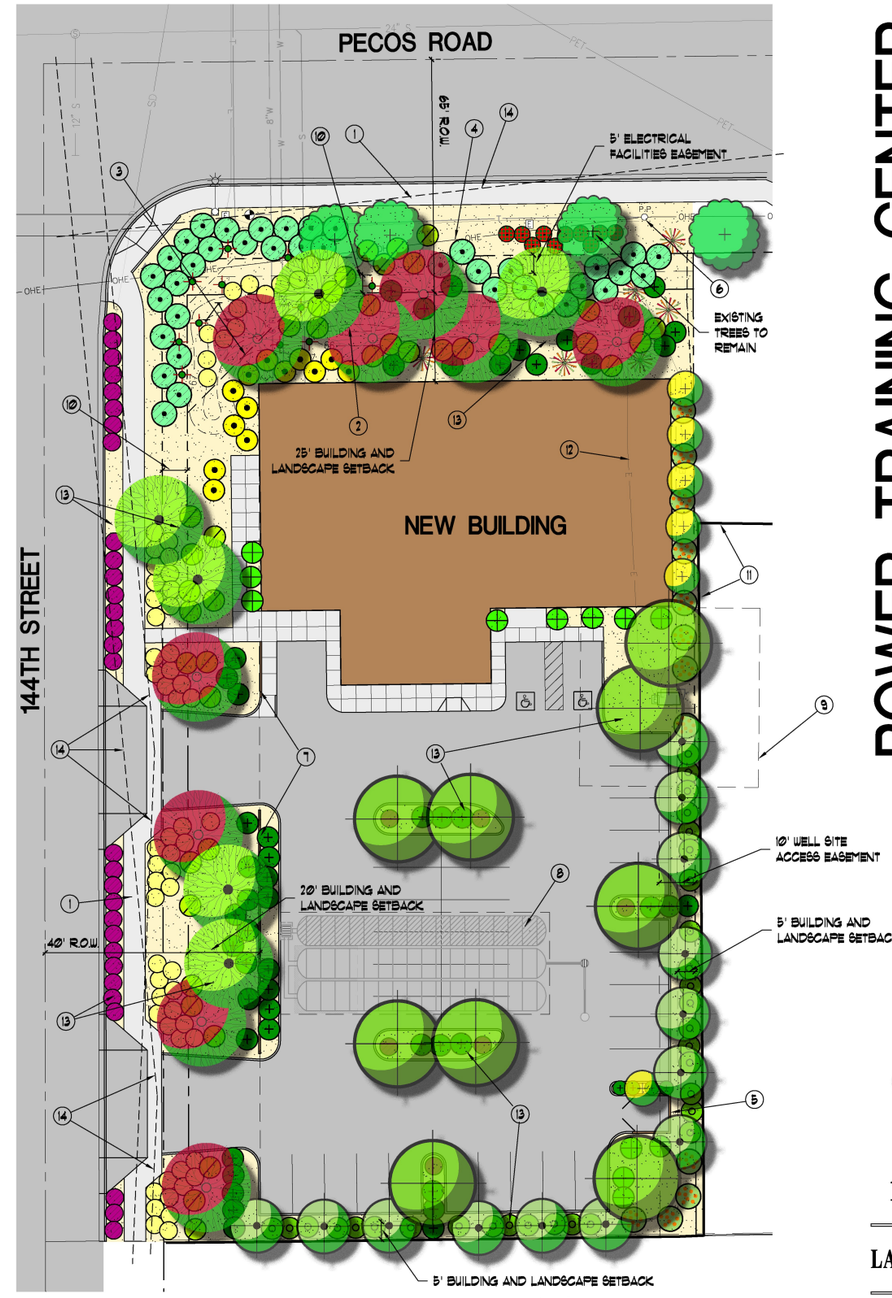
1. NEW SIDEWALK
2. RETENTION BASIN
3. SIGHT VISIBILITY TRIANGLE PER T.O.G. STANDARD DETAIL 211
4. OVERHEAD ELECTRICAL LINE TO REMAIN
5. REFUSE ENCLOSURE, DETAIL 1/2
6. EXISTING POWER POLE TO REMAIN
7. PARKING SCREEN WALL PER DETAIL 2/2
8. BELOW GRADE RETENTION PIPES
9. WELL EASEMENT
10. 8' P.U.E.
11. EXISTING 6' CMU WALL TO REMAIN
12. EXISTING ELECTRICAL LINE TO BE RELOCATED
13. 2" DEEP DECOMPOSED GRANITE TOPDRESSING
14. SIGHT VISIBILITY LINES PER T.O.G. DETAIL 212

TOWN OF GILBERT NOTES:

1. A TOWN OF GILBERT PERMIT IS REQUIRED FOR THE INSTALLATION OF ANY LANDSCAPE OR IRRIGATION SYSTEM. A CD WITH PDF FORMAT "AS-BUILTS" OF THE LANDSCAPE AND IRRIGATION PLANS IS ALSO REQUIRED.
2. BEFORE THE TOWN OF GILBERT WILL ACCEPT AN INSTALLED BACKFLOW DEVICE FOR APPROVAL, THE FOLLOWING MUST BE ACCOMPLISHED: THE DEVICE MUST BE TESTED BY A STATE CERTIFIED BACKFLOW TESTER AND THE TEST RESULTS FORWARDED TO THE TOWN OF GILBERT BACKFLOW SPECIALIST. THE TOWN WILL PROVIDE A CURRENT LIST OF CERTIFIED TESTERS FROM WHICH TO SELECT. TESTER FEES WILL BE AT THE EXPENSE OF THE INSTALLER.
3. DESIGN OF ANY WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS THAT MAY BE PRESENTED HEREIN HAVE BEEN REVIEWED AS CONCEPTUAL ONLY AND WILL REQUIRE A SEPARATE REVIEW AND PERMIT FROM THE BUILDING DEPARTMENT. IN NO CASE SHALL THE DEPICTED WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS BE CONSIDERED FINAL. APPROVAL BY THE PLANNING DEPARTMENT IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR SAID WALLS, ENTRY MONUMENTS AND RAMADAS.
4. NO PLANT MATERIAL SHALL COME WITHIN 3 FEET OF FIRE HYDRANTS OR ANY FIRE DEPARTMENT EQUIPMENT.
5. NO PLANTING OR OBJECTS WITHIN THE TOWN OF GILBERT SIGHT VISIBILITY TRIANGLES SHALL EXCEED 2 FEET. TREES SHALL HAVE A 7 FEET MINIMUM CLEAR CANOPY.
6. ALL TREES, SHRUBS AND GROUNDCOVER SHALL MEET OR EXCEED ARIZONA NURSERY ASSOCIATION.
7. CONSTRUCTION MAY BEGIN AFTER ALL PERMITS HAVE BEEN OBTAINED.

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

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.



Vicinity Map

NORTH

Preliminary Landscape Plan
Scale 1:20

20 10 0 20
GRAPHIC SCALE

NORTH

PROJECT DATA:

ON-SITE LANDSCAPE AREA: 14,735 S.F.
OFF-SITE LANDSCAPE AREA: 3,890 S.F.
TOTAL LANDSCAPE AREA: 18,625 S.F.

GROSS LOT AREA: 59,763 S.F. (1.37 ACRES)
NET LOT AREA: 37,405 S.F. (0.86 ACRES)
31 % LANDSCAPE COVERAGE

SIGHT DISTANCE LINE NOTE:

ALL EXISTING SHRUBS WITHIN SIGHT DISTANCE LINE SHALL BE MAINTAINED AT A MAX. HT. OF 24 INCHES WITHIN SIGHT DISTANCE LINE AND TREE LIMBS ARE TO BE REMOVED WITHIN 7 FEET OF FINISH GRADE WITHIN SIGHT DISTANCE LINE.

POWER TRAINING CENTER
SEC PECOS ROAD & 144TH STREET
GILBERT, ARIZONA 85295

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 14897
PHILLIP R. RYAN
Date Signed 1/22/19
ARIZONA, U.S.A.
Expires 03/31/19

PRELIMINARY

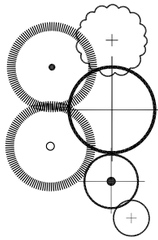
DRAWING TITLE
LANDSCAPE PLAN

phillip r. ryan
landscape architect p.c.
landscape architecture & planning
4916 s. quiet way
gilbert, arizona 85298
(480) 899-5813 fax (480) 963-3674

L-1
PROJECT NO.

POWER TRAINING CENTER

SEC PECOS ROAD & 144TH STREET
GILBERT, ARIZONA 85295



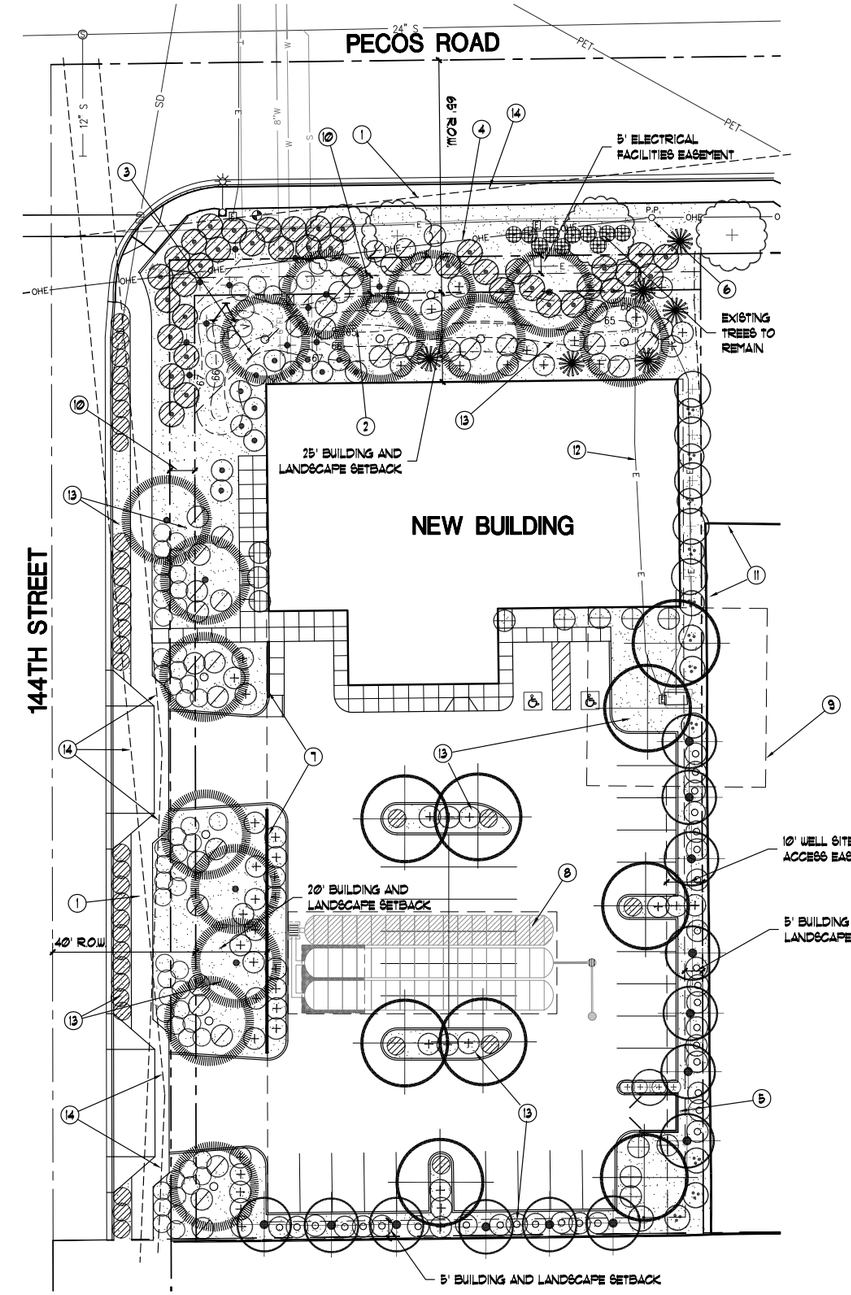
PLANT PALETTE:

TREES:		
EXISTING TREE	TO REMAIN	
ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX, MATCHING 10' HT., 4' SP., 1 1/2" CAL.	6 TOTAL
QUERCUS VIRIGINIANA SOUTHERN LIVE OAK	24" BOX, MATCHING 10' HT., 4' SP., 1 1/2" CAL.	9 TOTAL
PISTACHIA CHINENSIS 'RED PUSH' RED PUSH PISTACHE	36" BOX, MATCHING 11' HT., 6' SP., 2 1/2" CAL.	9 TOTAL
ACACIA MILGA MILGA TREE	24" BOX, MATCHING 7' HT., 4' SP., 1 1/4" CAL.	13 TOTAL
CAESALPINIA MEXICANA YELLOW MEXICAN BIRD OF PARADISE	15 GALLON MIN. TREE FORM (6' HT., 2 1/2' SP., 3/4" CAL.)	6 TOTAL
SHRUBS & VINES:		
LEUCOPHYLLUM LANGMANIAE RIO BRAVO SAGE	5 GALLON FULL, PAST CAN	55 TOTAL
LEUCOPHYLLUM LAEVIGATUM CHIHUAHUAN SAGE	5 GALLON FULL, PAST CAN	40 TOTAL
RUELLIA BRITTONIANA CALIFORNICA RUELLIA	5 GALLON FULL, PAST CAN	12 TOTAL
TECOMA X SPARKY HYBRID TECOMA	5 GALLON FULL, PAST CAN	13 TOTAL
CASSIA SYURTII GREEN DESERT CASSIA	5 GALLON FULL, PAST CAN	31 TOTAL
TECOMA STANS V. STANS ORANGE BELLS	5 GALLON FULL, PAST CAN	12 TOTAL
CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GALLON FULL, PAST CAN	6 TOTAL
GROUNDCOVERS AND ACCENTS:		
ACACIA REDOLENS 'D.C.' DESERT CARPET REDOLENS	1 GALLON FULL, PAST CAN	38 TOTAL
CALLISTEMON VIMINALIS 'LITTLE JOHN' LITTLE JOHN BOTTLE BRUSH	1 GALLON FULL, PAST CAN	10 TOTAL
LANTANA MONTIVIDENSIS 'T.P.' TRAILING PURPLE LANTANA	1 GALLON FULL, PAST CAN	36 TOTAL
EREMOPHYLLA MINGINEW GOLD OUTBACK SUNRISE	1 GALLON FULL, PAST CAN	64 TOTAL
HESPERALOE PARVIFOLIA RED YUCCA	5 GALLON FULL, PAST CAN	11 TOTAL
DECOMPOSED GRANITE SANTA FE BEIGE	2" DEEP 3/4" SCREENED	18,625 S.F.

CONSTRUCTION NOTE: NO TREE TO BE PLANTED WITHIN 6' OF A WATERLINE.

PLAN KEY NOTES:

1. NEW SIDEWALK
2. RETENTION BASIN
3. SIGHT VISIBILITY TRIANGLE PER T.O.G. STANDARD DETAIL 211
4. OVERHEAD ELECTRICAL LINE TO REMAIN
5. REFUSE ENCLOSURE, DETAIL 2/2
6. EXISTING POWER POLE TO REMAIN
7. PARKING SCREEN WALL PER DETAIL 2/2
8. BELOW GRADE RETENTION PIPES
9. WELL EASEMENT
10. 8' P.U.E.
11. EXISTING 6' CMU WALL TO REMAIN
12. EXISTING ELECTRICAL LINE TO BE RELOCATED
13. 2" DEEP DECOMPOSED GRANITE TOPDRESSING
14. SIGHT VISIBILITY LINES PER T.O.G. DETAIL 212



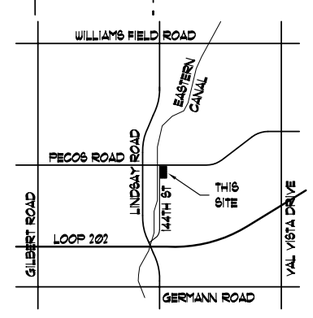
TOWN OF GILBERT NOTES:

1. A TOWN OF GILBERT PERMIT IS REQUIRED FOR THE INSTALLATION OF ANY LANDSCAPE OR IRRIGATION SYSTEM. A CD WITH PDF FORMAT "AS-BUILTS" OF THE LANDSCAPE AND IRRIGATION PLANS IS ALSO REQUIRED.
2. BEFORE THE TOWN OF GILBERT WILL ACCEPT AN INSTALLED BACKFLOW DEVICE FOR APPROVAL, THE FOLLOWING MUST BE ACCOMPLISHED: THE DEVICE MUST BE TESTED BY A STATE CERTIFIED BACKFLOW TESTER AND THE TEST RESULTS FORWARDED TO THE TOWN OF GILBERT BACKFLOW SPECIALIST. THE TOWN WILL PROVIDE A CURRENT LIST OF CERTIFIED TESTERS FROM WHICH TO SELECT. TESTER FEES WILL BE AT THE EXPENSE OF THE INSTALLER.
3. DESIGN OF ANY WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS THAT MAY BE PRESENTED HEREIN HAVE BEEN REVIEWED AS CONCEPTUAL ONLY AND WILL REQUIRE A SEPARATE REVIEW AND PERMIT FROM THE BUILDING DEPARTMENT. IN NO CASE SHALL THE DEPICTED WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS BE CONSIDERED FINAL. APPROVAL BY THE PLANNING DEPARTMENT IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR SAID WALLS, ENTRY MONUMENTS AND RAMADAS.
4. NO PLANT MATERIAL SHALL COME WITHIN 3 FEET OF FIRE HYDRANTS OR ANY FIRE DEPARTMENT EQUIPMENT.
5. NO PLANTING OR OBJECTS WITHIN THE TOWN OF GILBERT SIGHT VISIBILITY TRIANGLES SHALL EXCEED 2 FEET. TREES SHALL HAVE A 7 FEET MINIMUM CLEAR CANOPY.
6. ALL TREES, SHRUBS AND GROUNDCOVER SHALL MEET OR EXCEED ARIZONA NURSERY ASSOCIATION.
7. CONSTRUCTION MAY BEGIN AFTER ALL PERMITS HAVE BEEN OBTAINED.

MAINTENANCE NOTE:

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

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.



Vicinity Map

NORTH

Preliminary Landscape Plan

Scale 1:20

20 10 0 20

GRAPHIC SCALE

NORTH

PROJECT DATA:

ON-SITE LANDSCAPE AREA: 14,735 S.F.
OFF-SITE LANDSCAPE AREA: 3,890 S.F.
TOTAL LANDSCAPE AREA: 18,625 S.F.

GROSS LOT AREA: 59,763 S.F. (1.37 ACRES)
NET LOT AREA: 37,405 S.F. (0.86 ACRES)
31 % LANDSCAPE COVERAGE

SIGHT DISTANCE LINE NOTE:

ALL EXISTING SHRUBS WITHIN SIGHT DISTANCE LINE SHALL BE MAINTAINED AT A MAX HT. OF 24 INCHES WITHIN SIGHT DISTANCE LINE AND TREE LIMBS ARE TO BE REMOVED WITHIN 7 FEET OF FINISH GRADE WITHIN SIGHT DISTANCE LINE.

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
14697
PHILLIP R. RYAN
1/22/19
Date Signed
ARIZONA, U.S.A.
Expires 03/31/19

PRELIMINARY

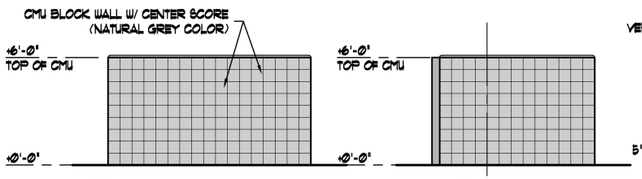
DRAWING TITLE

LANDSCAPE PLAN

phillip r. ryan
landscape architect p.c.
landscape architecture & planning
4916 s. quiet way
gilbert, arizona 85298
(480) 899-5813 fax (480) 963-3674

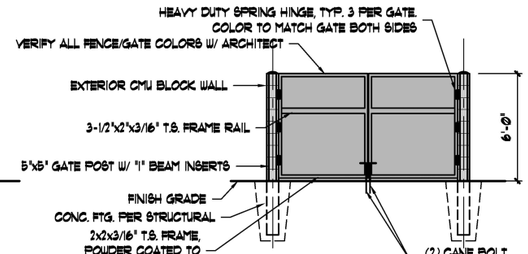
L-1

PROJECT NO.



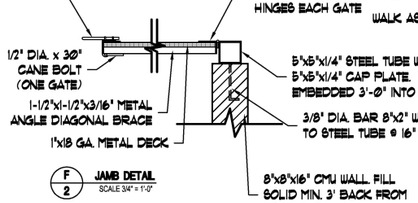
E 2 REAR ELEVATION

D 2 SIDE ELEVATION

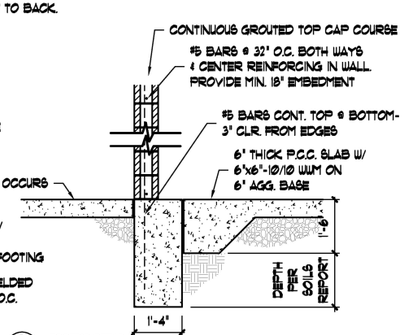


C 2 FRONT ELEVATION

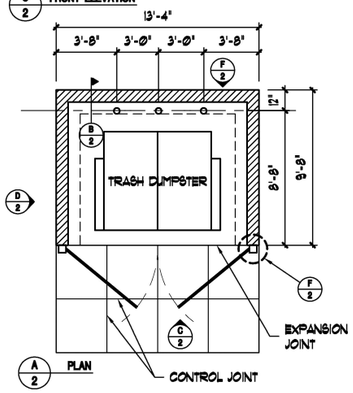
NOTES:
- PROVIDE SHOP DRAWINGS FOR GATE TO ARCHITECT FOR APPROVAL.
- ALL BINS & DUMPSTERS TO HAVE COVERS.
- (4) 4"x4" STEEL PIPES SET 1' IN GROUND, FILLED WITH CONCRETE, MOUNTED INSIDE ENCLOSURE. SIDE POLES MOUNTED HALF THE DISTANCE FROM FRONT TO BACK.
- GATES MOUNTED ON SEPARATE POST NOT CONNECTED TO WALL.
- GATES TO BE SOLID AND PAINTED GREY TO MATCH ENCLOSURE



F 2 JAMB DETAIL
SCALE 3/4" = 1'-0"



B 2 FOOTING DETAIL
SCALE 1/2" = 1'-0"



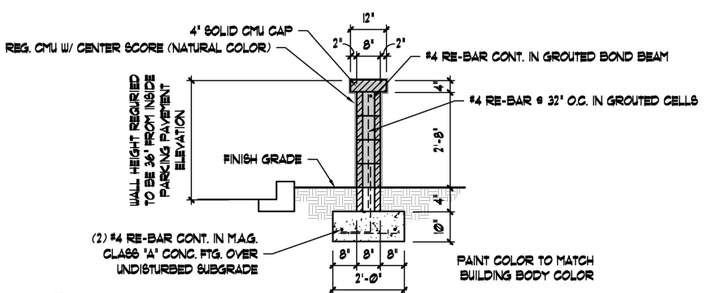
A 2 PLAN

CONC. FTG. MIN. COMPRESSION CONC.
STRENGTH AT 28 DAYS SHALL BE 3,000 PSI

1/2 TRASH ENCLOSURE

REFUSE ENCLOSURE TO BE CONSTRUCTED PER T.O.G. STD. DETAIL 180

NOT TO SCALE



2/2 DECORATIVE SCREEN WALL SECTION

SCALE 1/2" = 1'-0"

POWER TRAINING CENTER

SEC PECOS ROAD & 144TH STREET
GILBERT, ARIZONA 85295

PRELIMINARY

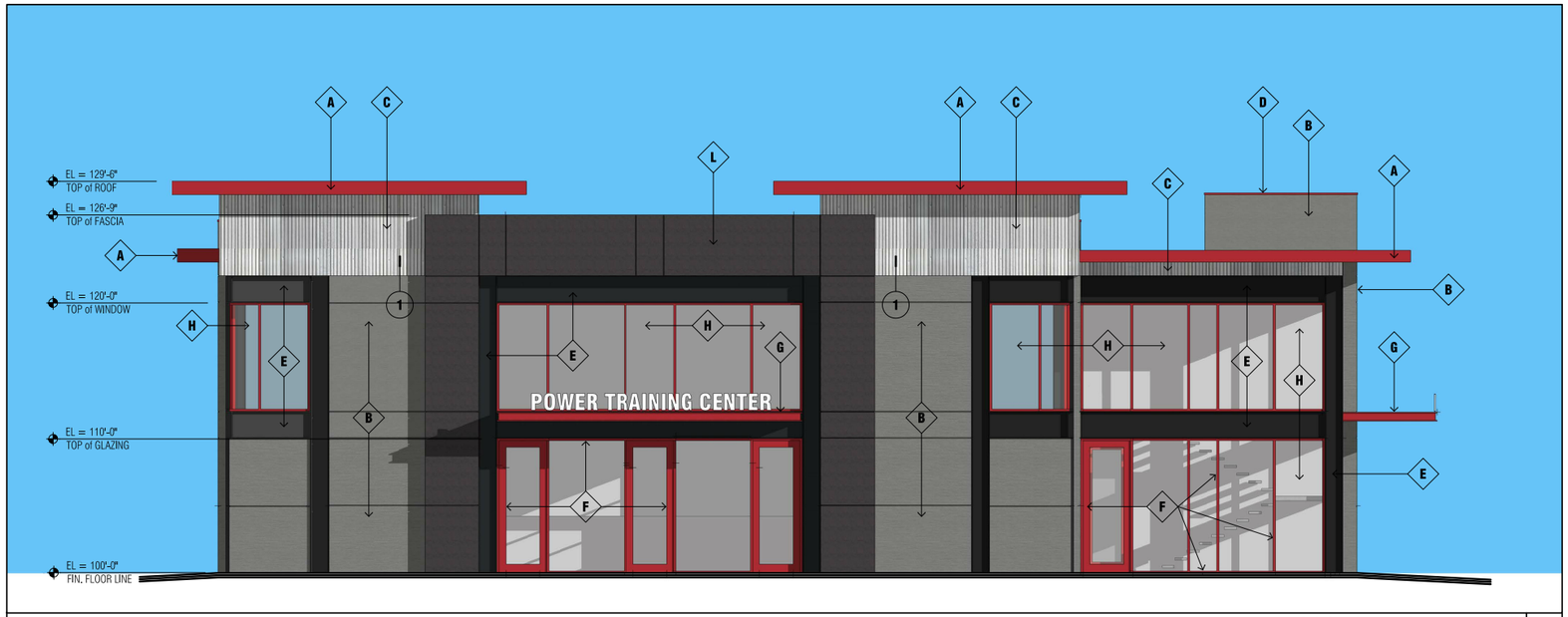
DRAWING TITLE

DETAILS

phillip r. ryan
landscape architect p.c.
landscape architecture & planning
4916 s. quiet way
gilbert, arizona 85298
(480) 899-5813 fax (480) 963-3674

L-2

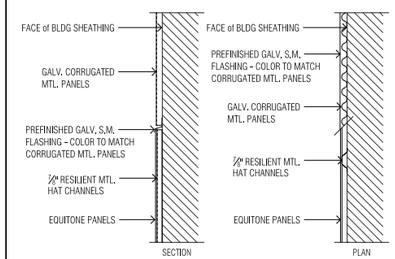
PROJECT NO.



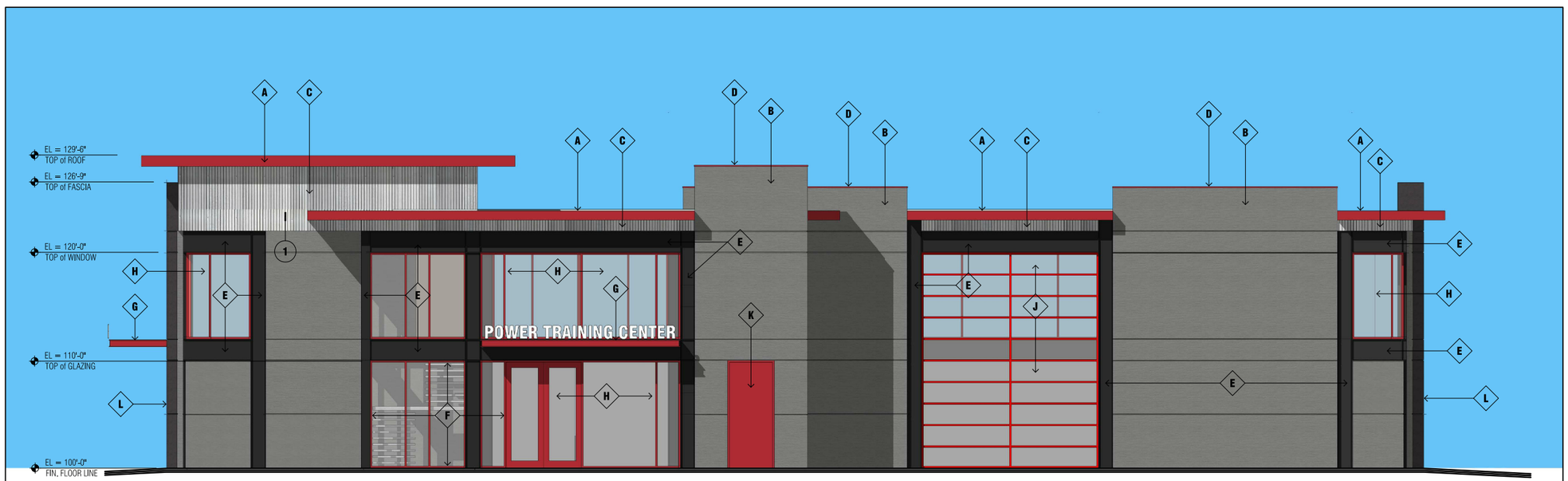
WEST ELEVATION 0 1 2 4 8 16 **1**

SECTION

- A — METAL FASCIA - SHERWIN WILLIAMS "SW 6871" POSITIVE RED
- B — EQUITONE [tectiva] TE20
- C — GALVANIZED CORRUGATED METAL PANELS
- D — METAL CAP FLASHING - SHERWIN WILLIAMS "SW 6871" POSITIVE RED
- E — STEEL COLUMN or BEAM - SHERWIN WILLIAMS "SW 6990" CAVIAR
- F — ALUMINUM STOREFRONT FRAMES - SHERWIN WILLIAMS "SW 6871" POSITIVE RED
- G — STEEL SHADE - SHERWIN WILLIAMS "SW 6871" POSITIVE RED
- H — LIGHT GRAY TINTED GLAZING
- J — OVERHEAD DOOR WITH LIGHT GRAY GLAZING PANELS
- K — HOLLOW METAL DOOR & FRAME - SHERWIN WILLIAMS "SW 6871" POSITIVE RED
- L — EQUITONE [natura] N 251



WALL PANEL TRANSITION DETAIL No Scale **1**



SOUTH ELEVATION 0 1 2 4 8 16 **2**

aec
designs & construction administration
brian@aecdesigns.com
p 480.550.2800 f 888.564.2128
23248 S 221st Street Queen Creek AZ 85142

REGISTERED ARCHITECT
49090
CHAD PAUL GLENN
DATE SIGNED 1-22-2019
ARIZONA U.S.A.
Expires: 3-31-2021

DESIGN REVIEW BOARD
POWER TRAINING CENTER
815 E POCOS RD GILBERT, AZ 85295
APN: 304-54-090

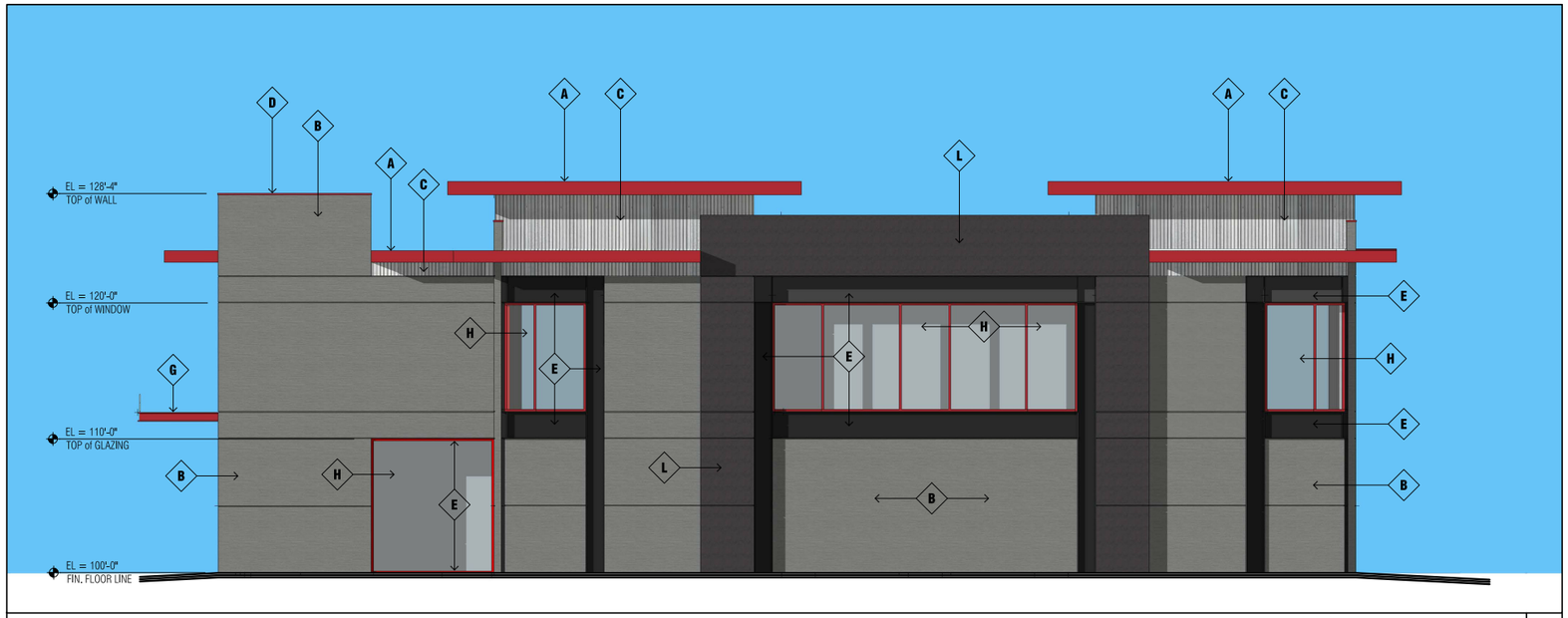
PROJECT NO. 1742

ISSUE:	DATE:
DESIGN REVIEW	06 / 10 / 2018

BUILDING ELEVATIONS (DRB)

A3.1

© 2017 aecdesigns.com



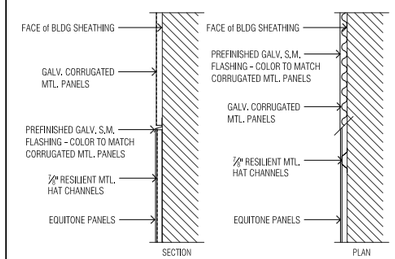
EAST ELEVATION

0 1 2 4 8 16

3

SECTION

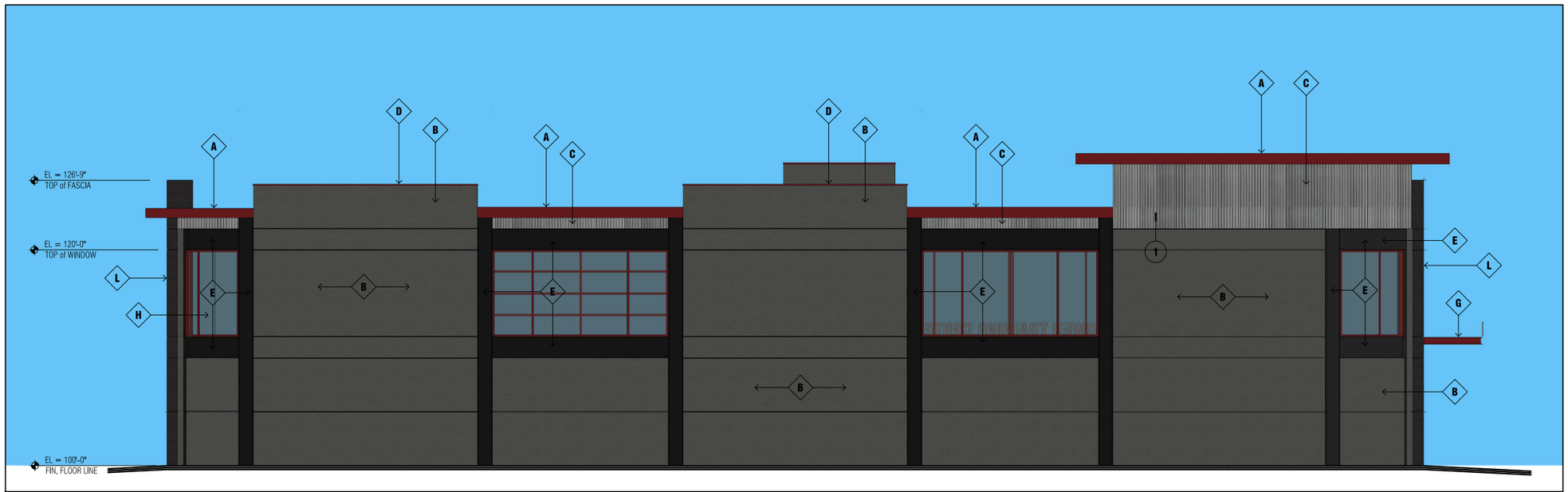
- A — METAL FASCIA - SHERWIN WILLIAMS "SW 6871" POSITIVE RED
- B — EQUITONE [tectiva] TE20
- C — GALVANIZED CORRUGATED METAL PANELS
- D — METAL CAP FLASHING - SHERWIN WILLIAMS "SW 6871" POSITIVE RED
- E — STEEL COLUMN or BEAM - SHERWIN WILLIAMS "SW 6990" CAVIAR
- F — ALUMINUM STOREFRONT FRAMES - SHERWIN WILLIAMS "SW 6871" POSITIVE RED
- G — STEEL SHADE - SHERWIN WILLIAMS "SW 6871" POSITIVE RED
- H — LIGHT GRAY TINTED GLAZING
- J — OVERHEAD DOOR WITH LIGHT GRAY GLAZING PANELS
- K — HOLLOW METAL DOOR & FRAME - SHERWIN WILLIAMS "SW 6871" POSITIVE RED
- L — EQUITONE [natura] N 251



WALL PANEL TRANSITION DETAIL

No Scale

1



NORTH ELEVATION

0 1 2 4 8 16

4

aecdesigns
designs & construction administration
brian@aecdesigns.com
p 480.550.2800 f 888.564.2128
23248 S 221st Street Queen Creek AZ 85142

REGISTERED ARCHITECT
49090
CHAD PAUL GLENN
DATE SIGNED 1-21-2019
ARIZONA U.S.A.
Expires: 3-31-2021

DESIGN REVIEW BOARD
POWER TRAINING CENTER

815 E POCOS RD GILBERT, AZ 85295
APN: 304-54-090

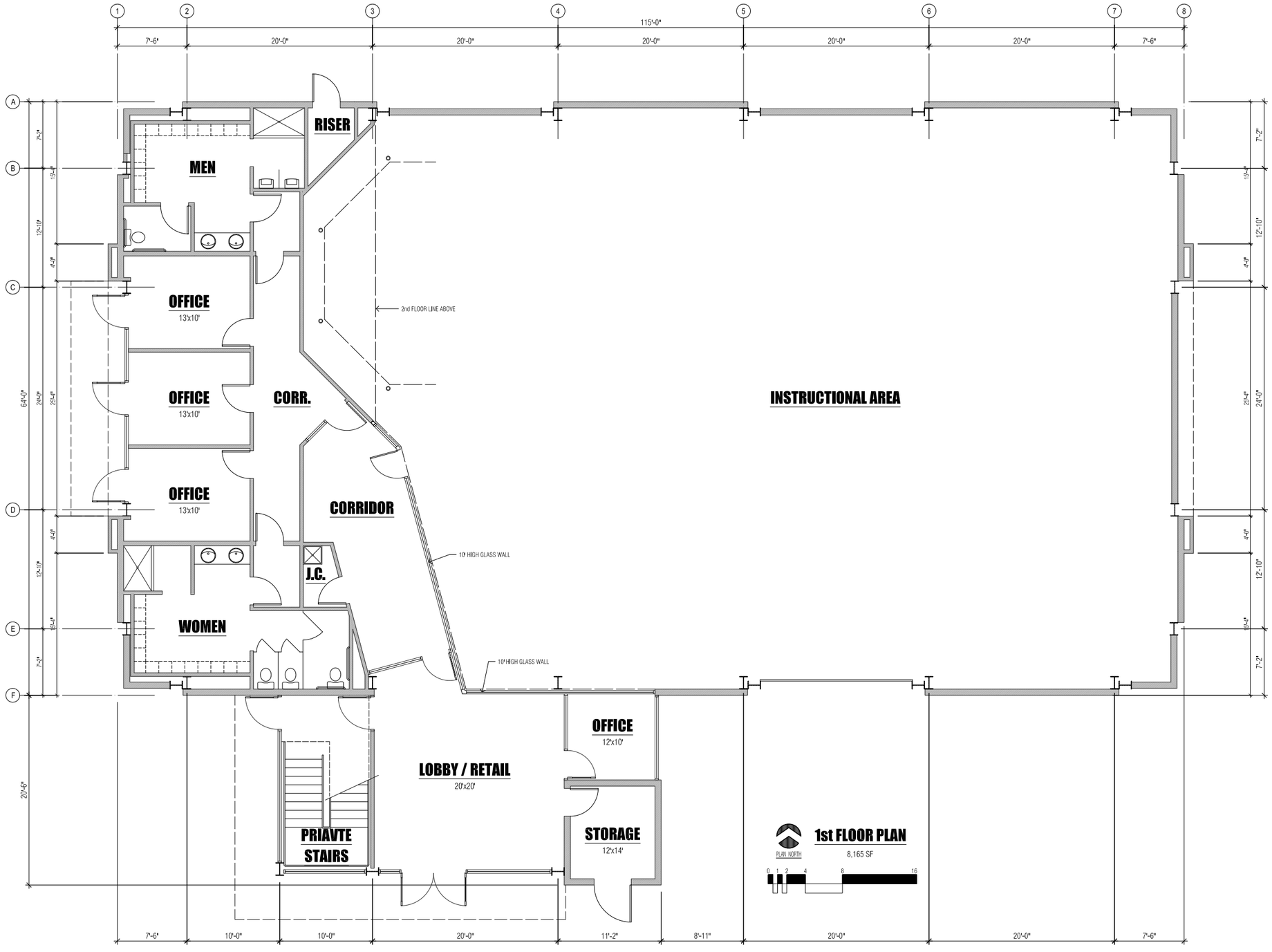
PROJECT NO.
1742

ISSUE:	DATE:
DESIGN REVIEW	06 / 10 / 2018

BUILDING ELEVATIONS (BRB)

A3.2

© 2017 aecdesigns.com



designs & construction administration
brian@aecdesigns.com
p 480.550.2800 f 888.564.2128
23248 S 221st Street Queen Creek AZ 85142

REGISTERED ARCHITECT
CERTIFICATE NO.
49090
CHAD PAUL GLENN
DATE SIGNED 9-03-2016
ARIZONA U.S.A.
Expires: 3-31-2021

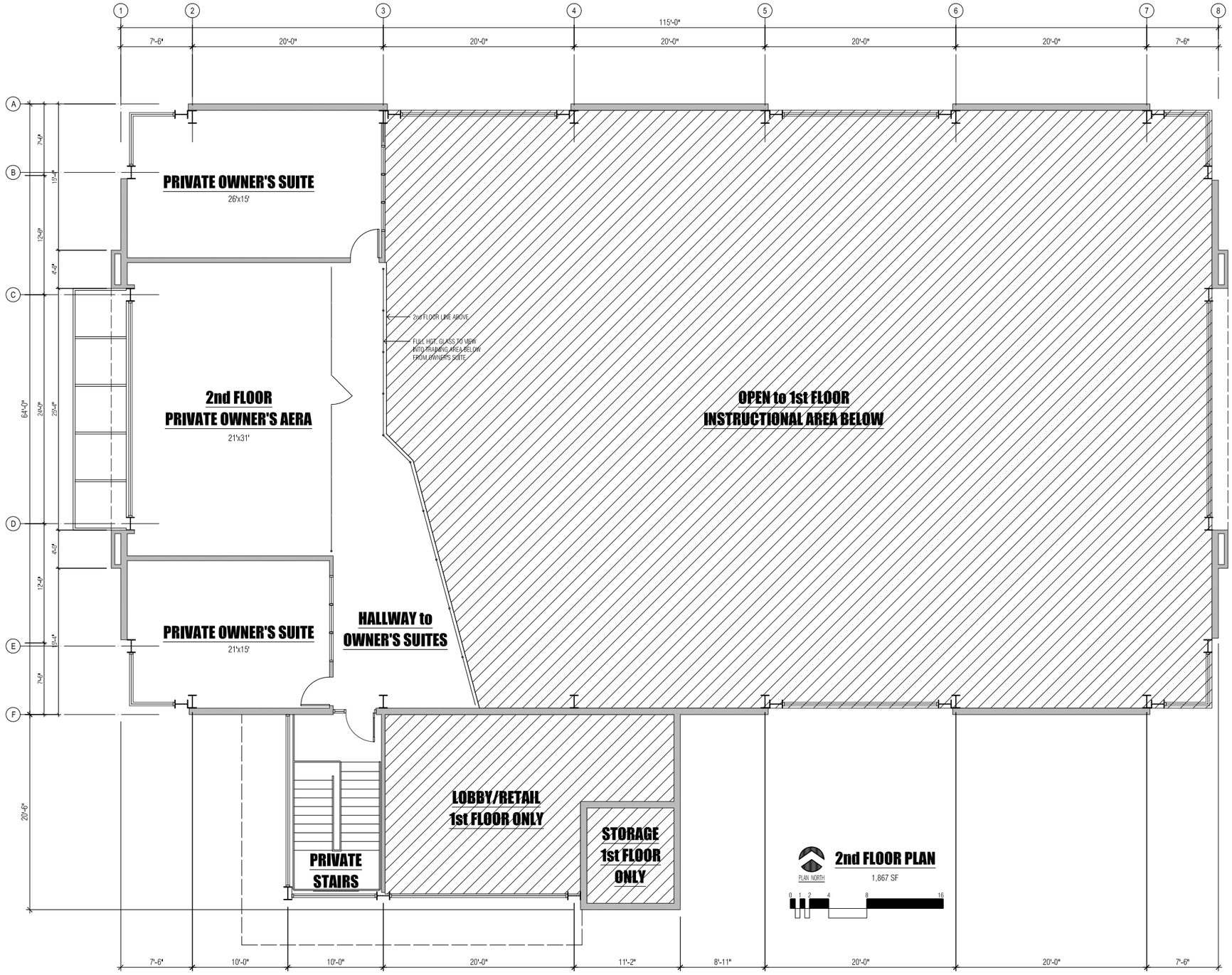
DESIGN REVIEW BOARD
POWER TRAINING CENTER
815 E POCOS RD GILBERT, AZ 85295
APN: 304-54-090

PROJECT NO.	
1742	
ISSUE:	DATE:
DESIGN REVIEW	06 / 10 / 2018

1st FLOOR PLAN

A2.1

© 2017 aecdesigns.com



a·e·c
designs & construction administration
brian@aecdesigns.com
p 480.550.2800 f 888.564.2128
23248 S 221st Street Queen Creek AZ 85142

REGISTERED ARCHITECT
CERTIFICATE NO.
40090
CHAD PAUL
GLENN
DATE SIGNED 9-03-2018
ARIZONA U.S.A.
Expires: 3-31-2021

DESIGN REVIEW BOARD
POWER TRAINING CENTER

815 E POCOS RD GILBERT, AZ 85295
APN: 304-54-090

PROJECT NO.
1742

ISSUE:	DATE:
DESIGN REVIEW	06 / 10 / 2018

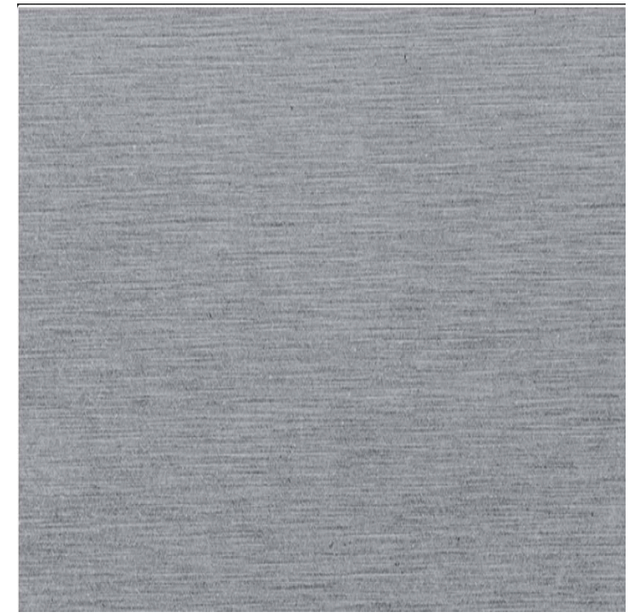
2nd FLOOR PLAN

A2.2

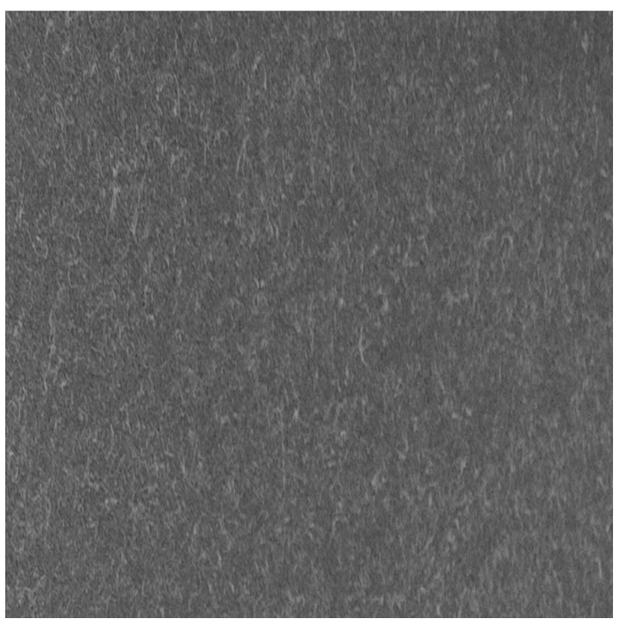
© 2017 aecdesigns.com

SW 6871 Positive Red

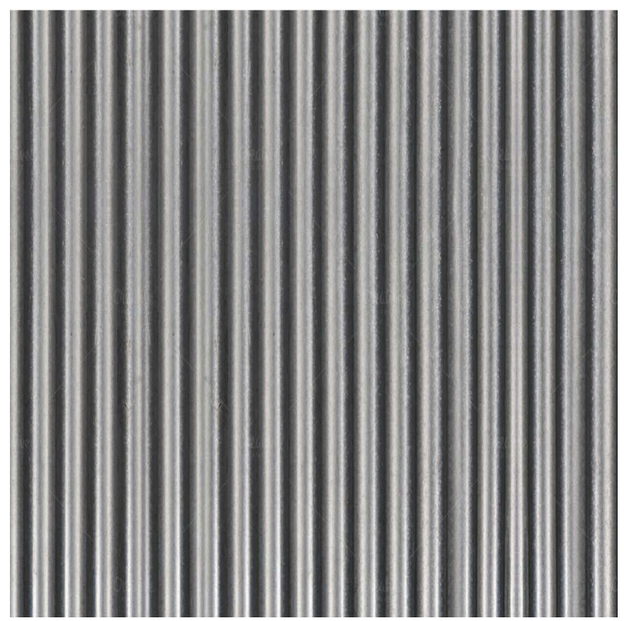
SW 6990 Caviar



Equitone [tectiva] TE20



Equitone [natural] N 281



Corrugated Galvanized

Raw/Waxed Steel Veneer

PRELIMINARY GRADING & DRAINAGE PLAN

RETENTION CALCULATIONS

RETENTION VOLUME REQUIRED:

Vr = DAC
Vr = Volume Required (cubic feet)
D = Fifty-year, twenty-four-hour rainfall depth = 0.25 feet
A = Area (square feet)
C = Weighted runoff coefficient

	Area (S.F.)	Area (acres)	Weighted C	Vr (C.F.)
DA1	9,075	0.21	0.80	1,816
DA1-S (Street R/W)	3,368	0.08	0.70	589
DA2	28,301	0.65	0.86	6,082
DA2-S (Street R/W)	13,434	0.31	0.84	2,823
			Total	11,311

	DA1 Area (S.F.)	DA1-S Area (S.F.)	DA2 Area (S.F.)	DA2-S Area (S.F.)	C
Roofs & Conc. =	3,651	0	4,532	2,600	0.95
Asphalt =	0	0	16,931	6,188	0.90
Desert Landcaping =	5,424	3,368	6,838	4,646	0.70
Green Landscaping =	0	0	0	0	0.25
Total =	9,075	3,368	28,301	13,434	
Weighted C =	0.80	0.70	0.86	0.84	

RETENTION VOLUME PROVIDED:

Underground StormTech System
(48) StormTech MC-4500 Chambers
(6) StormTech MC-4500 End Caps
Install with 12" cover stone, 9" base stone, 40% stone void

StormTech System Volume: 8,976 C.F.

	Top Area (S.F.)	Bottom Area (S.F.)	Depth (FT)	Volume Provided Vp (C.F.)
Retention Basin	2,331	88	2.0	2,419

Total Retention Provided Vp = 11,395 C.F.

LEGEND

EXISTING:

- PROPERTY LINE
- EASEMENT LINE
- SURVEY MONUMENT
- PROPERTY CORNER
- SD — STORM DRAIN
- S — SEWER LINE
- W — WATER LINE
- E — UNDERGROUND ELECTRIC LINE
- OHE — OVERHEAD ELECTRIC LINE
- P.P. — POWER POLE
- ELECTRIC BOX
- E — ELECTRIC METER
- 52.5 — SPOT ELEVATION
- 50 — INDEX CONTOUR
- 49 — INTERMEDIATE CONTOUR
- WATER METER BOX
- VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- CO — SEWER CLEANOUT
- ICV — IRRIGATION CONTROL VALVE
- STREET LIGHT
- EDGE OF PAVEMENT
- CMU WALL
- TREE

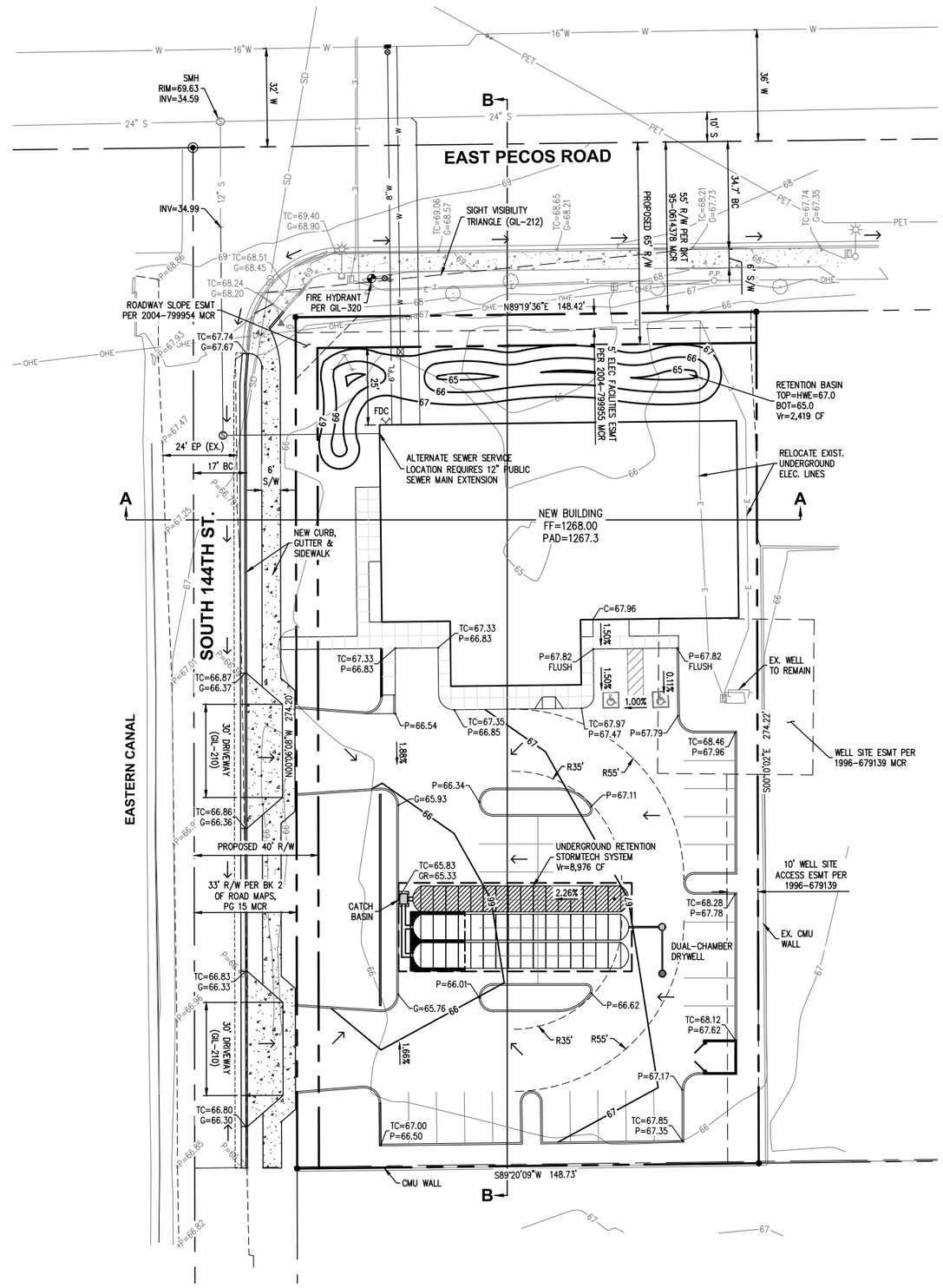
PROPOSED:

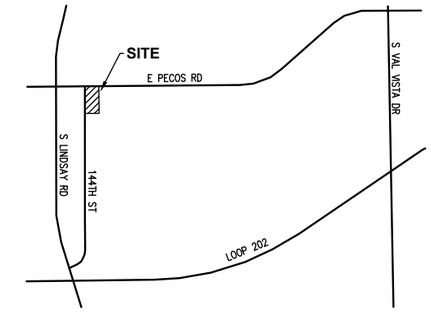
- S — SEWER LINE
- W — WATER LINE
- FL — FIRE LINE
- STORM DRAIN
- GRADE BREAK
- FLOW LINE
- 88.00 — PROPOSED GRADE ELEVATION
- 50 — INDEX CONTOUR
- 49 — INTERMEDIATE CONTOUR
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- BACKFLOW PREVENTER
- SEWER MANHOLE
- SEWER CLEANOUT

ABREVIATIONS:

FINISHED FLOOR	FF
FINISHED GRADE	FG
TOP OF CURB	TC
GUTTER	G
PAVEMENT	P
SIDEWALK	S/W
DRIVEWAY	D/W
INVERT	INV
GRATE	GR
RIGHT-OF-WAY	R/W
HIGH WATER ELEVATION	HWE

NOTE: NOT ALL ABBREVIATIONS ARE USED IN THIS DRAWING.





VICINITY MAP

NTS

OWNER

RBAD HOLDINGS, LLC
20605 E CHANDLER HEIGHTS RD
QUEEN CREEK, AZ 85142
PHONE: (480) 703-9939
CONTACT: RYAN RIPLEY

ENGINEER

LANDCOR CONSULTING, PC
2663 E. HOBART STREET
GILBERT, AZ 85296
PHONE: (480) 223-8573
FAX: (480) 827-7661
CONTACT: WADE E. COOKE, P.E.
EMAIL: wadecooke@cox.net

PROJECT INFORMATION

ADDRESS:	815 E PECOS RD GILBERT 85295
APN:	304-54-090
NET ACREAGE:	40,738 S.F. (0.94 Acres)

SHEET INDEX

	CIVIL SHEET	SHEET
PRELIMINARY GRADING & DRAINAGE PLAN	C-1	1
CROSS SECTIONS & DETAILS	C-2	2
PRELIMINARY SITE UTILITY PLAN	C-3	3

N

SCALE: 1:=20'

Registered Professional Engineer (Civil) CERTIFICATE NO. 33981 WADE E. COOKE Date Signed 8/22/18 ARIZONA, U.S.A.
Expires 9/30/20

PRELIMINARY NOT FOR CONSTRUCTION

LANDCOR CONSULTING
2663 E. Hobart
Gilbert, Ariz
Ph: (480) 22
Fx: (480) 82

POWER TRAINING CENTER SITE IMPROVEMENT PLAN
GILBERT, ARIZONA

DATE:
REVISIONS:

TITLE: PRELIMINARY G&D

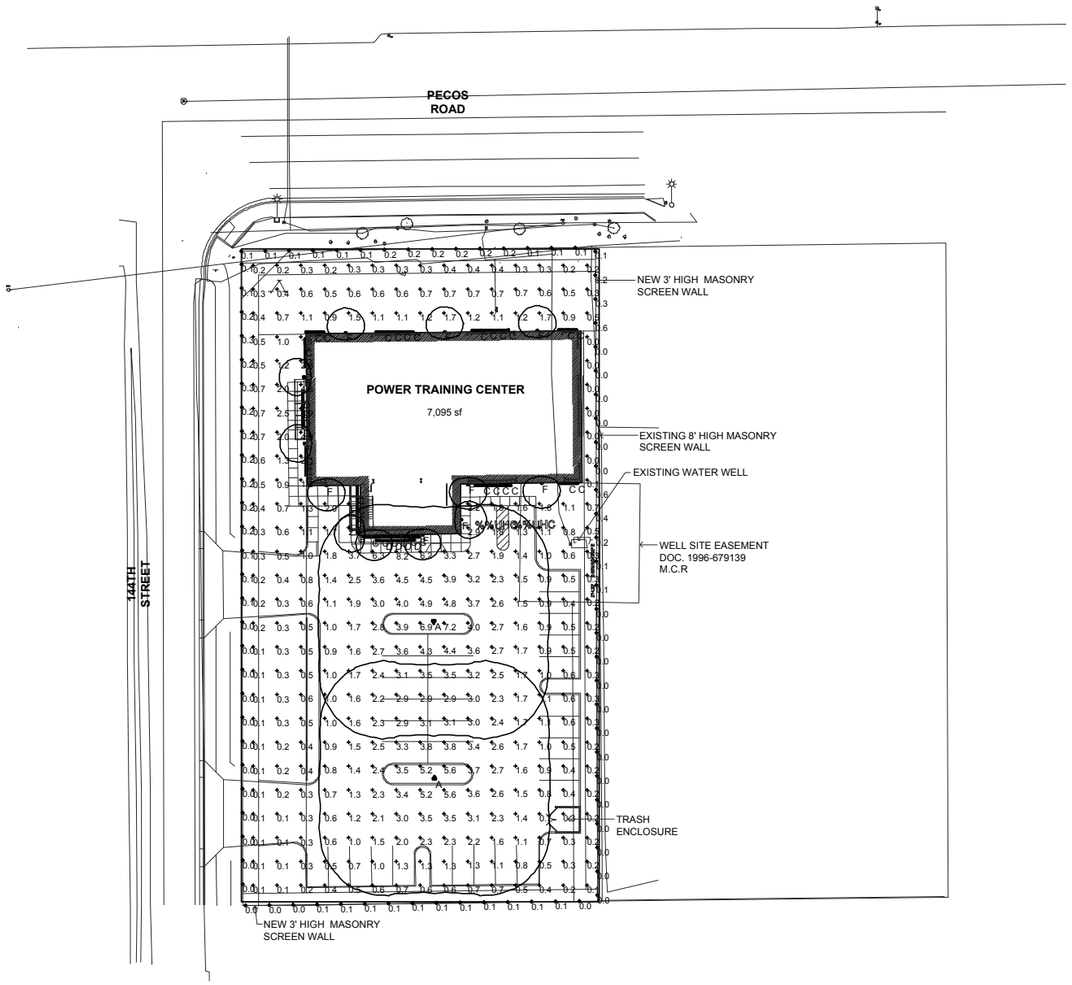
DATE: 8/22/18

PROJ. # : 1537

C-1

BLD

DR18-124 Power Training Center
Attachment 10: Lighting with Details (2 pages)
March 6, 2019



SITE LIGHTING PHOTOMETRIC CALCULATIONS

SCALE: 1" = 30'-0"

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	2	Lithonia Lighting	DSX0 LED P7 40K T5W MVOLT/ SSS POLE AT 14'	DSX0 LED P7 40K T5W MVOLT	LED	1	DSX0_LED_P7_40K_T5W_MVOLT.ies	18933	0.95	166
	C	35	a.light	D5 (LENGTH PER PLAN) LS(50%) 35K U KS F (FINISH) D Q / RECESSED IN SOFFIT AT 28'	RECESSED MOUNT LINEAR LED WITH ASYMMETRIC LENS AND WET LISTING		1	D54LS40UKS.ies	1332	0.47	10
	D	8	a.light	D3 (LENGTH PER PLAN) LS(50%) 35K U HE F (FINISH) D Q/ SURFACE MOUNT TO CANOPY	SURFACE MOUNT LINEAR LED WITH SYMMETRIC LENS AND WET LISTING		1	D34LS40UHE.ies	1658	0.47	10
	F	12	VISA LIGHTING	OW1041/ WALL MOUNT BOTTOM OF FIXTURE AT 6'	WALL SCONCE - HALF CYLINDER 16"	LED 3500K -L	1	OW1041-L35K-L.ies	919	0.91	9.43

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
FC ON SITE AT GRADE	+	1.5 fc	8.2 fc	0.0 fc	N/A	N/A
PROP LINE AT 5'	◇	0.1 fc	0.6 fc	0.0 fc	N/A	N/A

A.E.C
designs & construction administration
brian@aecdesigns.com
p.480.550.2800 f.888.564.2128
23248 S 221st Street Queen Creek AZ 85142

Registered Professional Engineer (Electrical) 30024 STEPHEN E. FOSTER ARIZONA U.S.A. Date Signed 9-20-2019 Expires 9-30-2020

aSf Consultants Electrical Engineering
3006 W. Vía de Pedro Miguel
Phoenix, Arizona 85086
phone (602) 565-7720
e-mail: asfconsultants@yahoo.com

POWER TRAINING CENTER

815 E POCOS RD GILBERT, AZ 85295
APN: 304-54-090

PROJECT NO.

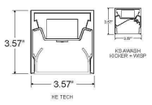
ISSUE:	DATE:
PLANNING	11/13 2017

PLAN TITLES
ELECTRICAL SITE PLAN

E1.0

? 2017 aecdesigns.com

D3 | SPECIFICATION GUIDE



ORDERING CODE

D3						

PROJECT INFO — DATE

TYPE — QUANTITY

PERFORMANCE AT 4000K

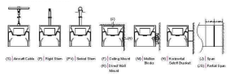
		NOMINAL LUMEN OUTPUT	INPUT WATTS	EFFICACY
OUTPUT	DISTRIBUTION			
High	Symmetric	829 lm/ft	9.7 W/ft	85 lm/W
	Asymmetric	665 lm/ft	9.5 W/ft	70 lm/W
Standard	Symmetric	414.5 lm/ft	5 W/ft	85 lm/W
	Asymmetric	332.5 lm/ft	5 W/ft	70 lm/W

Custom turned output available from 25% to 125% of high output. Please consult factory for custom lumen output and wattage.

LIGHT LOSS FACTORS

	OUTPUT	LED CCT	CRI
BASELINE	LH	4000K	80+ CRI
	LS - 50%	3500K - 97%	90+ CRI - 80%
		3000K - 93%	

MOUNTING OPTIONS



D3					
SERIES	LENGTH OR PATTERN TYPE	OUTPUT	LED CCT	VOLTAGE	DIRECT OPTICS
D3	_ Nominal Length* M_ Exact Length** PL_ "L" Shape*** PU_ "U" Shape*** PR_ Rectangle / Square*** CP Custom Pattern***	LS LED Standard Output LH LED High Output C_ LED Custom Output*	30 3000K 35 3500K 40 4000K	U Universal 120V - 277V 3 347V	HE HE Tech™ KS Awash Kicker + WISP

*Specify in feet to the nearest tenth (i.e. 12)
**Specify in inches to the nearest 1/8 (i.e. M108 1/2)
***Specify in inches to the nearest 1/8 (See Pattern Guide for details)
****Contact Design Assist

*Available from 25% to 125% of LED High Output

MOUNTING	FINISH	DIMMING	EMERGENCY	SENSORS
S Aircraft Cable[1] P_ Rigid Stem[1] PV_ Swivel Stem[1] R Direct Wall Mount M_ Mullion Blocks[1,2] H_ Horizontal Setoff Bracket[1,3,4] JS Partial Span J Full Span F Ceiling / Surface Mount	T a+lightanium™ W Satin White B Satin Black O_ Other*	D Standard 0-10 dimming* D1 Lutron Ecoᵀᴹ (LDE1) D3 Other Dimming**	EC Emergency - circuited E_ Emergency - battery*	O Occupancy Sensor* P Photocell / Daylight Sensor** OP Occupancy & Daylight Sensor

*Specify RAL#

*Dimming by 1% dialed for standard 0-10v dimming
**Specify model number

*Factory installed emergency battery pack: 5.8V DL-CP112 (200lm for 90 min). Specify desired quantity of batteries. Not available on Fixtures > 8' length. Not available for IP67. See technical data for more information.

[1] Specify finish
[2] Not available with Wet Location
[3] Not available with Emergency
[4] Not available with Sensor

*Specify sensor model. See LED Module Addendum for additional ordering details.
**Contact a+light sales for requirements.

OPTIONS

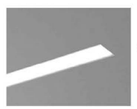
MRL_	2" LED Downlight Module*
M	Multi-Circuit**
R	Right Encap Feed
L	Left Encap Feed
N	New York City Code
K	Natatorium Application***
Q	Wet Location****
CRI	90+
MRI	MRI

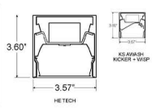
*Specify nearest quantity, see LED Module Addendum for additional ordering details.
**Contact a+light sales for requirements.
***Not available with aircraft cables. See guide and contact Design Assist.
****Not available with aircraft cables. Wet location suitable in dry/damp and/or indoor mounted applications (direct rain exposure). Not suitable for extreme weather applications. Refer to Wet Location brochure and contact Design Assist for more information.

a·light

3728 Maritime Way | Oceanside, CA 92056 | 760.727.7675 | alights.com

D5 | SPECIFICATION GUIDE





ORDERING CODE

D5						

PROJECT INFO — DATE

TYPE — QUANTITY

PERFORMANCE AT 4000K

		NOMINAL LUMEN OUTPUT	INPUT WATTS	EFFICACY
OUTPUT	LENS			
High	HE Tech	829 lm/ft	9.7 W/ft	85 lm/W
	WISP	665 lm/ft	9.5 W/ft	70 lm/W
Standard	HE Tech	414.5 lm/ft	5 W/ft	85 lm/W
	WISP	332.5 lm/ft	5 W/ft	70 lm/W

Custom turned output available from 25% to 125% of high output. Please consult factory for custom lumen output and wattage.

LIGHT LOSS FACTORS

	OUTPUT	LED CCT	CRI
BASELINE	LH	4000K	80+ CRI
	LS - 50%	3500K - 97%	90+ CRI - 80%
		3000K - 93%	

MOUNTING OPTIONS

D5					
SERIES	LENGTH OR PATTERN TYPE	OUTPUT	LED CCT	VOLTAGE	DIRECT OPTICS
D5	_ Nominal Length* M_ Exact Length** PL_ "L" Shape Flat*** PLCW_ "L" Wall to Ceiling*** PLWW_ "L" Wall to Adjacent Wall*** PU_ "U" Shape Flat*** PUCW_ "U" Wall to Ceiling to Wall*** PUWW_ "U" Wall to Wall to Wall*** PR_ Rectangle / Square*** CP Custom Pattern****	LS LED Standard Output LH LED High Output C_ LED Custom Output*	30 3000K 35 3500K 40 4000K	U Universal 120V - 277V 3 347V	HE HE Tech™ KS Awash Kicker + WISP

*Specify in feet to the nearest tenth (i.e. 12)
**Specify in inches to the nearest 1/8 (i.e. M108 1/2)
***Specify in inches to the nearest 1/8 (See Pattern Guide for details)
****Contact Design Assist

*Available from 25% to 125% of LED High Output

MOUNTING	FINISH*	DIMMING	EMERGENCY	SENSORS
G Flush Gyp / Mud Over Flange RG 1" Regressed Gyp / Mud Over Flange XP 1/2" Trim Flange T T-Bar 9/16" X T-Bar 15/16" N T-Bar 9/16 Slot T4 4" On Center Standard T-Bar 9/16" N4 4" On Center Slot T-Bar 9/16"*	T a+lightanium™ W Satin White B Satin Black O_ Other**	D Standard 0-10 dimming* D1 Lutron Eco ᵀᴹ (LDE1) D3 Other Dimming**	EC Emergency - circuited E_ Emergency - battery*	O Occupancy Sensor* P Photocell / Daylight Sensor** OP Occupancy & Daylight Sensor

*Specify RAL#

*Dimming by 1% dialed for standard 0-10v dimming
**Specify model number

*Factory installed emergency battery pack: 5.8V DL-CP112 (200lm for 90min). Specify desired quantity of batteries. Not available on Fixtures > 8' length. Not available for IP67. See technical data for more information.

*Specify nearest quantity, see LED Module Addendum for additional ordering details.
**Contact a+light sales for requirements.
***Not available with aircraft cables. See guide and contact Design Assist.
****Not available with aircraft cables. Wet location suitable in dry/damp and/or indoor mounted applications (direct rain exposure). Not suitable for extreme weather applications. Refer to Wet Location brochure and contact Design Assist for more information.

OPTIONS

MRL_	2" LED Downlight Module*
M	Multi-Circuit**
N	New York City Code
K	Natatorium Application***
Q	Wet Location****
CRI	90+ CRI
CP	Chicago Plenum
MRI	MRI

a·light

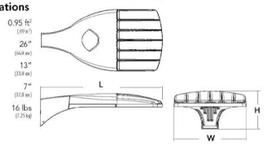
3728 Maritime Way | Oceanside, CA 92056 | 760.727.7675 | alights.com

D-Series Size 0
LED Area Luminaire

Catalog Number
Notes
Type

Specifications

EPA: 0.95 ft² (.09 m²)
Length: 26" (660 mm)
Width: 13" (330 mm)
Height: 7" (178 mm)
Weight (max): 16 lbs (7.25 kg)



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA DDBXD

DSX0 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P4 P7 P2 P5 P3 P6 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted[2]	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide BLC Backlight control[3] LCCO Left corner cutoff[3] RCCO Right corner cutoff[3]	MVOLT[4,5] 120[5] 208[5,6] 240[5,6] 277[5] 347[5,6,7] 480[5,6,7]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor[8] RPUMBA Round pole universal mounting adaptor[8] **Shipped separately** KAA4 DDBXD U Mast arm mounting bracket adaptor (specify finish)[8]

Control options		Other options	Finish (required)
Shipped installed NLTAIR2 nLIGHT AIR generation 2 enabled[9] PER NEMA twist-lock receptacle only (control ordered separately)[10] PER5 Five-wire receptacle only (control ordered separately)[10,11] PER7 Seven-wire receptacle only (control ordered separately)[10,11] DMG 0-10V dimming external back of housing for external control (control ordered separately) PIR 8-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[12,13,14] PIRH 8-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[12,13,14] PIRHN Network, 8-Level motion/ambient sensor[9] PIR1FC3V 8-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[12,13,14]	PIRH1FC3V 8-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[12,13,14] BL30 Bi-level switched dimming, 30%[12,14,15] BL50 Bi-level switched dimming, 50%[12,14,15] PNMTDD3 Part night, dim 31 dawn[12,16] PNMTSD3 Part night, dim 5 hrs[12,16] PNMTAD3 Part night, dim 6 hrs[12,16] PNMTFD3 Part night, dim 7 hrs[12,16] FAO Field adjustable output[10]	**Shipped installed** HS House-side shield[10] SF Single fuse (120, 277, 347V)[6] DF Double fuse (208, 240, 480V)[6] L90 Left rotated optics[1] R90 Right rotated optics[1] DDL Diffused drop lens[10] **Shipped separately** BS Bird spikes[17] EGS External glare shield[17]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

LITHONIA LIGHTING.

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com
© 2011-2018 Acuity Brands Lighting, Inc. All rights reserved.

Ordering Information

Accessories

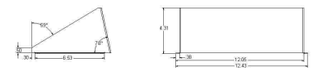
Ordered and shipped separately.

DLL127F1.5 U	Photocell - SSL twist-lock (120-277V)[18]
DLL347F1.5 CUL U	Photocell - SSL twist-lock (347V)[18]
DLL480F1.5 CUL U	Photocell - SSL twist-lock (480V)[18]
DSHORT SBK U	Shorting cap[18]
DSHPS 20C U	House-side shield for 20LED unit[18]
DSHPS 30C U	House-side shield for 30LED unit[18]
DSHPS 40C U	House-side shield for 40LED unit[18]
DSHDDLL U	Diffused drop lens (polycarbonate)[18]
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish)[19]
KMA4 DDBXD U	Mast arm mounting bracket adaptor (specify finish)*

For more control options, visit ___ and ___ online.

NOTES
1 P10, P11, P12 and P13 are rotated options. E10 or E20 only available together.
2 AMBPC is not available with BL30, LCCO, RCCO, PA, P7 or P13.
3 Not available with HS or HO.
4 120V and 277V are the only line voltage from 120-277V (50/60 Hz).
5 Any PIR with BL30, BL50 or PNMT, is not available with 208V, 240V, 347V, 480V or MVOLT. It is only available in 120V or 277V specified.
6 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
7 Not available in P4, P7 or P13. Not available with BL30, BL50 or PNMT options.
8 Existing drilled pole only. Available as a separate combination accessory, for retrofit use only. PUMBA (finish) U, 1.5 G vibration load rating per ANSI C136.31.
9 Not available with NLTAIR2 or PER7 on 347V or 480V options. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
10 Must be ordered with PER NEMA twist-lock receptacle only (control ordered separately).
11 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
12 PIR or PIR1FC3V not recommended when mounted in direct sunlight.
13 Reference Motion Sensor table on page 3.
14 Reference PER Table on page 3 to see functionality.
15 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link.
16 Not available with PER, PER5 or PER7 options.
17 Not available with 347V, 480V or PNMT. For PER5 or PER7 see PER Table on page 3. Requires isolated neutral.
18 Not available with 347V, 480V, BL30 or BL50. For PER5 or PER7 see PER Table on page 3. Separate Dusk to Dawn required.
19 Not available with other dimming control options.
20 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
21 Must be ordered with fixture for factory pre-drilling.
22 Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table on page 3.
23 For retrofit use only.

External Glare Shield



Drilling

HANDHOLE ORIENTATION

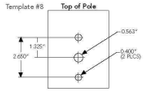
Tenon Mounting Slipfitter**

Tenon O.D.	Slip fit to 3	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Pole drilling nomenclature: # of heads at degree from handhole (default side A)					
DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS
1 @ 90°	2 @ 280°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
Side B	Side B & D	Side B & C	Round pole only	Side B, C, & D	Sides A, B, C, D

Note: Review luminaire specsheet for specific nomenclature

Template #8



Pole top or tenon O.D.	4.5" @ 90°	4" @ 90°	3.5" @ 90°	3" @ 90°	4.5" @ 120°	4" @ 120°	3.5" @ 120°	3" @ 120°
DSX SPA	Y	Y	Y	Y	N	-	-	-
DSX RPA	Y	Y	Y	N	N	Y	Y	Y
DSX SPUMBA	Y	N	N	N	-	-	-	-
DSX RPUMBA	N	N	N	N	Y	Y	Y	N

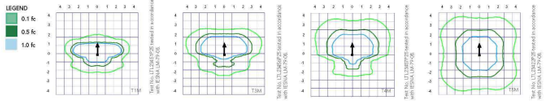
*Fitters in gray require round pole top fitters.

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 0 homepage.

Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').

LEGEND
0.1 fc
0.5 fc
1.0 fc



LITHONIA LIGHTING.

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com
© 2011-2018 Acuity Brands Lighting, Inc. All rights reserved.

OW1041 – COLONNADE™
Outdoor only

VISA LIGHTING

Type: Project: VisaLighting.com/products/Colonnade

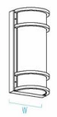
Fill in shaded boxes using information listed below

Order Code: OW1041 – MODEL | A SOURCE | B VOLTAGE | C FINISH | D OPTION

The Colonnade family features an iconic design that exhibits a clean, architectural look. Available in 16 standard paint finish choices and multiple trims and sizes.

DIMENSIONS
Depth is measured from wall to front of fixture
W = Width H = Height D = Depth MC = Mounting Center

W	7-3/8"	(187 mm)
H	15-1/4"	(387 mm)
D	5"	(127 mm)
MC	7-5/8"	(194 mm)



A SOURCE / B VOLTAGE (Select one LED or Fluorescent Source and Voltage)

MVOLT fixture accepts 120 through 277 input voltage
LED sources are 83CRI, within 3-step MacAdam and are dimmable 0-10V to 1%.

LED Sources	CCT	Delivered Lumens	Power (Watts)	Voltage
• L30K-L	3000K	900	10	MVOLT
L35K-L	3500K			
• L40K-L	4000K			
• L30K-H	3000K	1300	15	
L35K-H	3500K			
• L40K-H	4000K	1400		

C FINISHES (Select one) See page 2 for color chart

Powder Coat Painted Finishes (Standard)

AG7038	Agate Grey	CVBL	Cove Blue	GW9002	Grey White	PB1035	Pearl Beige
BMAT	Bronze Matte	CW9001	Cream	HTHR	Heather	RUST	Rust
BRNZ	Bronze	GLIM	Glimmer	JB9005	Jet Black	SUNG	Sungold
BSIL	Blade Silver	GSIL	Graphite Silver	OBRZ	Old Bronze	TW9016	Traffic White

D OPTIONS

Option availability may be interdependent with Voltage, Source or Other Options
XPS Express 10 day shipping. Items marked with a bullet (•) are not available with XPS

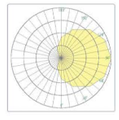
XPS | LED | ETL Listed | 5 Year Warranty

ECN 16-0288

OW1041 – COLONNADE
Outdoor only

VISA LIGHTING

Photometrics



Technical Information

- Integral LED power supply
- Modular design for replacement of LED source and power supply
- Mounts to standard electrical junction box (by others) with provided hardware
- Solid metal accent bars, sealed and gasketed construction
- 1/8" thick white acrylic diffuser
  - F1 rated, UV stable
  - UL94 HB Flame Class rated
- No VOC powder coat paint finish
- ETL Listed for wet location mounting 4' above grade

Relative Scale Drawing

Specify color code when ordering. For accurate color matching, individual paint and finish samples are available upon request
For additional information see VisaLighting.com/materials-finishes

Painted Finishes (Standard)

TW9016 Traffic White (RAL9016) | CW9001 Cream (RAL9001) | GW9002 Grey White (RAL9002) | JB9005 Jet Black (RAL9005) | AG7038 Agate Grey (RAL7038) | HTHR Heather | CVBL Cove Blue

BSIL Blade Silver | GSIL Graphite Silver | GLIM Glimmer | SUNG Sungold | BRNZ Bronze

OBRZ Old Bronze | BMAT Bronze Matte | PB1035 Pearl Beige (RAL1035) | RUST Rust

This document contains information which is the property of Visa Lighting, and may not, in whole or in part, be duplicated, disclosed, or used for design or manufacturing purposes without the prior written permission of Visa Lighting. ©Visa Lighting. Design Modification Rights Reserved.

A.E.C
designs & construction administration
brian@aecdesigns.com
p.480.550.2800 f.888.564.2128
23248 S 221st Street Queen Creek AZ 85142

Brian Edward Clay
Electrical
90024
STEVEN E. FOSTER
Date Signed 04/19/19
ARIZONA, U.S.A.
Expires 6-30-2020

aSf Consultants
Electrical
Engineering
3006 W. Vía de Pedro Miguel
Phoenix, Arizona 85086
phone (602) 565-7720
e-mail: asfconsultants@yahoo.com

POWER TRAINING CENTER
815 E POCOS RD GILBERT, AZ 85295
APN:304-54-090

PROJECT NO

ISSUE:	DATE:
PLANNING	11/13 2017

PLAN TITLES
SITE FIXTURE CUTS

E1.1

? 2017 aecdesigns.com

TOWN OF GILBERT
PLANNING COMMISSION STUDY SESSION
COUNCIL CHAMBERS
50 E. CIVIC CENTER DRIVE
GILBERT, AZ
OCTOBER 3, 2018

COMMISSION PRESENT:	Commissioner Brian Andersen Commissioner Carl Bloomfield (arrived at 5:38 p.m.) Commissioner Greg Froehlich Commissioner Brian Johns Commissioner Les Smith Alternate Commissioner Daniel Cifuentes
COMMISSION ABSENT:	Commissioner Seth Banda Commissioner David Cavenee
STAFF PRESENT:	Sydney Bethel, Planner II Stephanie Bubenheim, Planner II Ashlee MacDonald, Senior Planner Keith Newman, Planner II Josh Rogers, Planner II Nathan Williams, Senior Planner Amy Temes, Interim Principal Planner Catherine Lorbeer, Interim Planning Manager
ALSO PRESENT:	Attorney Nancy Davidson Council Liaison Brigette Peterson Recorder Marissa Frazey

---

CALL TO ORDER

Brian Andersen called the October 3, 2018 Study Session of the Planning Commission to order at 5:09 p.m.

1. Oath of Office: Planning Commissioner Les Smith

Council Liaison Brigette Peterson invited Commissioner Les Smith to come forward to receive the Oath of Office. Brigette Peterson then swore in Les Smith as a member of the Planning Commission for a term of four years.

Answer: Josh Rogers said that currently, the only connectivity is one connection to the north. He said they are working with the applicant to figure out a way to combine the future development connection, but currently there is only the one connection that is available.

Comment: Greg Froehlich said he would agree with moving the trash enclosure. He asked Planner Rogers to show the Shops Elevation. Overall, he said he was okay with the building and the articulation with it, but he didn't think the colors fit as well with the site to the north.

Comment: Brian Johns said he didn't think there was a lot of movement in the elevations. He said they are using a lot of materials, so he thinks the use of rich materials will make up for it, but he thinks it would be nice to have a little more push in/ push out type of movement. He said they do have a variation in the heights. He said he is concerned with the little cap that is going on top at the parapets, noting that it doesn't tie back very well and is just kind of like a cap sitting on top of the parapet. Overall, he thought they had done a wonderful job. He agrees that the colors are a little more muted, but he thought that was what they were going for, so it didn't need to match exactly.

7. **DR18-124 POWER TRAINING CENTER: SITE PLAN, LANDSCAPING, GRADING AND DRAINAGE, ELEVATIONS, FLOOR PLANS, LIGHTING, COLORS AND MATERIALS FOR APPROXIMATELY 0.94 ACRES, GENERALLY LOCATED AT THE SOUTHEAST CORNER OF 144TH STREET AND PECOS ROAD, AND ZONED BUSINESS PARK (BP).**

Nathan Williams began his presentation on DR18-124, Power Training Center. He said Trapeze U was seen by the Commission in 2014 and this is the same site as Trapeze U, which was never constructed. He said the site is just under an acre and is located at the southeast corner of 144th Street and Pecos Road. He shared the site history. He said this project would have one building and be two stories in height, and would be just under 10,000 square feet in size. He said it would be a combination of indoor entertainment/recreation and training for mixed martial arts. He said it will also include associated office space. He shared the two points of access off of 144th Street. He said the building would be located on the northern portion of the parcel, noting that the facility does not currently meet its parking requirements by Code. He said the applicant is applying for an Administrative Use Permit for deferred parking. He said it is approximately 40% under parked for what the facility normally would require. He said the front entrance to the building was to the south. He said the site design was established when Trapeze U was approved. He asked for input on the floor plan. He shared the building elevations. He said the building materials were interesting and unique and he had samples of the fibrous concrete if the Commission would like to look at the sample. He said Staff is comfortable with the building design, but he asked for input on the north elevation. He said that elevation faces Pecos Road. He said the building materials are contemporary and modern. He shared some renderings of what the building would look like. He finished his presentation and asked for input on site design, elevations and colors and materials.

Brian Andersen called for questions or comments for Staff.

Question: Brian Johns asked about the fibrous material, noting that they usually stucco it or treat it in some way, but he asked if this was actually exposed.
Answer: Nathan Williams said he didn't know how it was actually constructed. He said he thought it came in whatever size sheets that you want it to. He said he wasn't certain how it was applied to the framing.

Comment: Brian Johns said there are a lot of details and elements shown, but he doesn't know how they plan to apply those details and elements to the building. He also asked about how they were handing the downspouts.
Response: Nathan Williams said he would look into that. He said he thought they were trying to be creative in dealing with drainage since they don't allow exposed downspouts.

Comment/Question: Brian Johns said he thought the project was going in the right direction and he loves the fact that they are using an alternate material. He said in the future submittals to Staff, it would be nice to see how the variations work. He said that the floor plan is very much a square box. He asked if they were breaking those up with color blocking.
Answer: Nathan Williams shared the Landscape Plan to provide more detail.

Comment: Brian Johns said that he could see it now and they had movement in there.

Question: Nathan Williams asked if they would like more information as to how it would be constructed.
Answer: Brian Johns said he thought Staff could handle it.

Comment: Carl Bloomfield said that he likes how they have protected Pecos Road and put, what appears to be substantial landscaping along Pecos to shield the building. He said the building architecture and colors match the purpose of the building and their business, so he thought it was good for them to have the opportunity to do that. He said he thinks they have done a good job of that. He said he is concerned about parking, but he realizes the applicant may know their clientele more than he does. He said he wants to take into account that this business might not always be there, so they need to look at parking from that standpoint as well, so they are prepared for future uses of the building. He said he would encourage Staff to work with the applicant to figure out why they believe that the proposed parking is enough. He said those were his only concerns, and he thinks that overall, the layout is good and he likes that they have pushed all of the access off of 144th Street. He said they are on the right track and he doesn't see any real concerns, but he would trust Staff to iron out the concerns he raised with the applicant.

Comment/Question: Daniel Cifuentes said he wanted to commend the applicant on the use of the Equitone fibrous cement panel. He said it would require less maintenance, which is a good

thing. He asked how they would handle where the corrugated portion butts up against the fibrous cement. He said they don't appear to be there yet on the details, but he would want to make sure that they weren't seeing the edge of the corrugation from below. He would appreciate seeing more detail. He said he thought they could get more detail about the fascia detail. He said it seems like it's tacked on in terms of the massing. He suggested whitening that up a bit to make it more prominent. He also asked if they were using that to shade.
Answer: Nathan Williams said the red were cap elements which would provide shade. He asked to clarify if the Commissioner was suggesting a different tone.

Comment: Daniel Cifuentes answered affirmatively and said they could also make it look a little more massive, noting that the massing looks kind of skinny. He said overall, he wanted to commend the applicant for the use of innovative material.

Question: Brian Andersen asked about the south elevation. He said it looks like there is a big overhead door facing the parking lot where the handicapped spaces are located. He asked what the purpose was for that.
Answer: Nathan Williams said that he believed it was a roll-up door. He indicated the location of the training area on the floor plan. He said he thought during ideal weather conditions, the door might be open during training sessions.

Question: Brian Andersen asked about the front entry storefront color. He said he would hate for the applicant to think they could use that red and then when they start construction, find out that they can't use the red. He said the paint doesn't really hold to aluminum that well. He then asked about the window head heights and the roll-up door heights. He said they seem pretty close to the top of the parapet. He said that indicates that there isn't a lot of room for structure and for the parapet to screen the mechanicals on the roof. He said he would have the applicant verify that there is enough parapet up there to screen the mechanical walls.

Brian Anderson stated that at this time they would recess the Study Session. Catherine Lorbeer pointed out that the Commission has the option to continue the Study Session if so desired. After some consideration, Brian Andersen asked the Staff table to clarify that the Regular Meeting was supposed to begin at 6:00 p.m. Attorney Nancy Davidson said it was set to begin at 6:00 p.m. and because there were members of the public in attendance, they should probably begin the Regular Meeting.

Brian Andersen then recessed the Study Session at 6:10 p.m. He informed the public that they would begin the Regular Meeting in five minutes.

After the five-minute break, Brian Andersen announced that they would reconvene the Study Session and hear the additional Study Session cases before beginning the Regular Meeting. He said he would give Staff until 6:45 p.m. to get through their presentations and at 6:45 p.m. they would begin the Regular Meeting.