3

Planning Commission
Study Session

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

FROM: **ASHLEE MACDONALD, AICP, SENIOR PLANNER** am
(480) 503-6748, ASHLEE.MACDONALD@GILBERTAZ.GOV

THROUGH: **CATHERINE LORBEER, AICP, PRINCIPAL PLANNER** cjl
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: **FEBRUARY 5, 2020**

SUBJECT: **DR19-193, Higley Self Storage**

STRATEGIC INITIATIVE: Exceptional Built Environment

This project will allow for the development of a vacant property that will provide a commercial service to the community.

REQUEST

DR19-193, Higley Self Storage: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials, for approximately 2.16 acres, located at 1161 S. Higley Road, and zoned Maricopa County C-2.

RECOMMENDED MOTION

Request for input only. No motion required.

APPLICANT

Company: Great States Construction, Inc
Name: Michael Casper
Address: 1318 25th Ave South
Fargo, North Dakota
Phone: 701-205-4717
Email: Michael@greatstates.us

OWNER

Company: AZ ES 1, LLC

Address: 222 Broadway North
Fargo, North Dakota
Phone: 701-232-4423
Email: aa@abernathyholdingco.com

BACKGROUND/DISCUSSION

Overview

The proposed project consists of a self-storage facility to be constructed on a 2.16 acre site. In conjunction with this design review application, the applicant has submitted an annexation application that is currently under review. The site is zoned Maricopa County - Intermediate Commercial (C-2); however if annexed, the subject site would be rezoned to the most comparable zoning district of Regional Commercial (RC) upon adoption of the annexation ordinance. The proposed self-storage facility includes a 96,470 square foot (sf), three-story building oriented towards Higley Road.

The site is accessed via a shared access on the northern boundary of the site off of Higley Road. Access into the site at this location would be right-in, right-out only.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	**Existing Zoning**	**Existing Use**
North	Regional Commercial	Regional Commercial	Vacant
South	Regional Commercial	Maricopa County C-2	Vacant
East	Business Park	Business Park	Vacant
West	Business Park	Business Park	Higley Road, then School
Site	Regional Commercial	Maricopa County C-2	Vacant

Project Data Table

Site Development Regulations	**Required per LDC**	**Proposed**
Maximum Building Height (ft.)	55	41’-8”
Minimum Building Setback (ft.)		
Front	25	25
Side (Non-residential)	20	20
Rear (Non-residential)	20	20
Minimum Required Perimeter Landscape Area (ft.)		
Front	25	25
Side (Non-residential)	20	20
Rear (Non-residential)	20	20
Landscaping (% of net lot area)	15%	35%
Off-Street Parking and Loading	8 Spaces	8 spaces

DISCUSSION

Site

The site consists of one building containing the self-storage areas, parking and a loading area. The building itself is three-stories and approximately 96,740 sf. The property is located just north of the Santan Freeway, on the east side of Higley Road. A single access point is proposed at the north boundary of the site and will be shared access with the property to the north. Staff is working with the applicant to provide documentation that the property to the north is agreeable to this configuration. Additionally, the applicant has proposed a reciprocal access easement to serve as an emergency access on the property to the north. Documentation from the property owner to the north for this is also being sought.

The project is currently in second review and therefore additional comments, beyond what are included in this report, may be brought forward for discussion during the study session meeting.

Landscape

The onsite landscaping is proposed to exceed the minimum requirement with 35% site landscaping The property is located within the Gateway Character area; specific landscaping is addressed in the Gateway Design Guidelines including the use of Pistache trees, which are included along the Higley Road street frontage. The applicant has also provided foundation landscaping along the north and south sides of the building. Additional plantings are consistent with the recommended plant list for the Gateway Character area and include Yellow Bells, Mexican Honeysuckle, Rio Bravo Sage and petite Pink Oleanders, among others.

Grading and Drainage

Drainage is provided through two primary retention basins on the east and west portions of the site.

Elevations, Floor Plan, Colors and Materials

The site is located within the Gateway Character area; the design guidelines for this area emphasize a traditional design approach, reminiscent of the heritage of Gilbert. The design of the proposed facility includes a red brick along the first floor. The second and third floors are primarily comprised of EIFS (Amarillo White and Gray Steele). Metal paneling is also provided around the building to break up the massing and provide some vertical articulation. The westernmost portion and the southeast corner of the building include large windows with roll-up storage doors set back from the windows, as is often seen with storage facility buildings.

The applicant has proposed metal screening around the mechanical units; staff is seeking Commission input on the screening of these units and whether or not the screening is well integrated. As a reminder, the Land Development Code (LDC) Section 4.105 (B.)(1.)(c.) specifies, "Roof-mounted mechanical equipment shall be fully screened by a parapet wall or other building elements equal to or exceeding the height of the mechanical units. These building elements shall be an integral part of the building design"

Lighting
There are four lighting types proposed including parking lot, wall mounted and two types of canopy mounted fixtures. All site lighting will be required to comply with Town codes.

PUBLIC NOTIFICATION AND INPUT

The proposed project will require public notice as specified under Land Development Code (LDC) Section 5.602.A.3.

REQUESTED INPUT

1. Overall architecture – consistency with Gateway Character area and traditional design
2. Mechanical screening

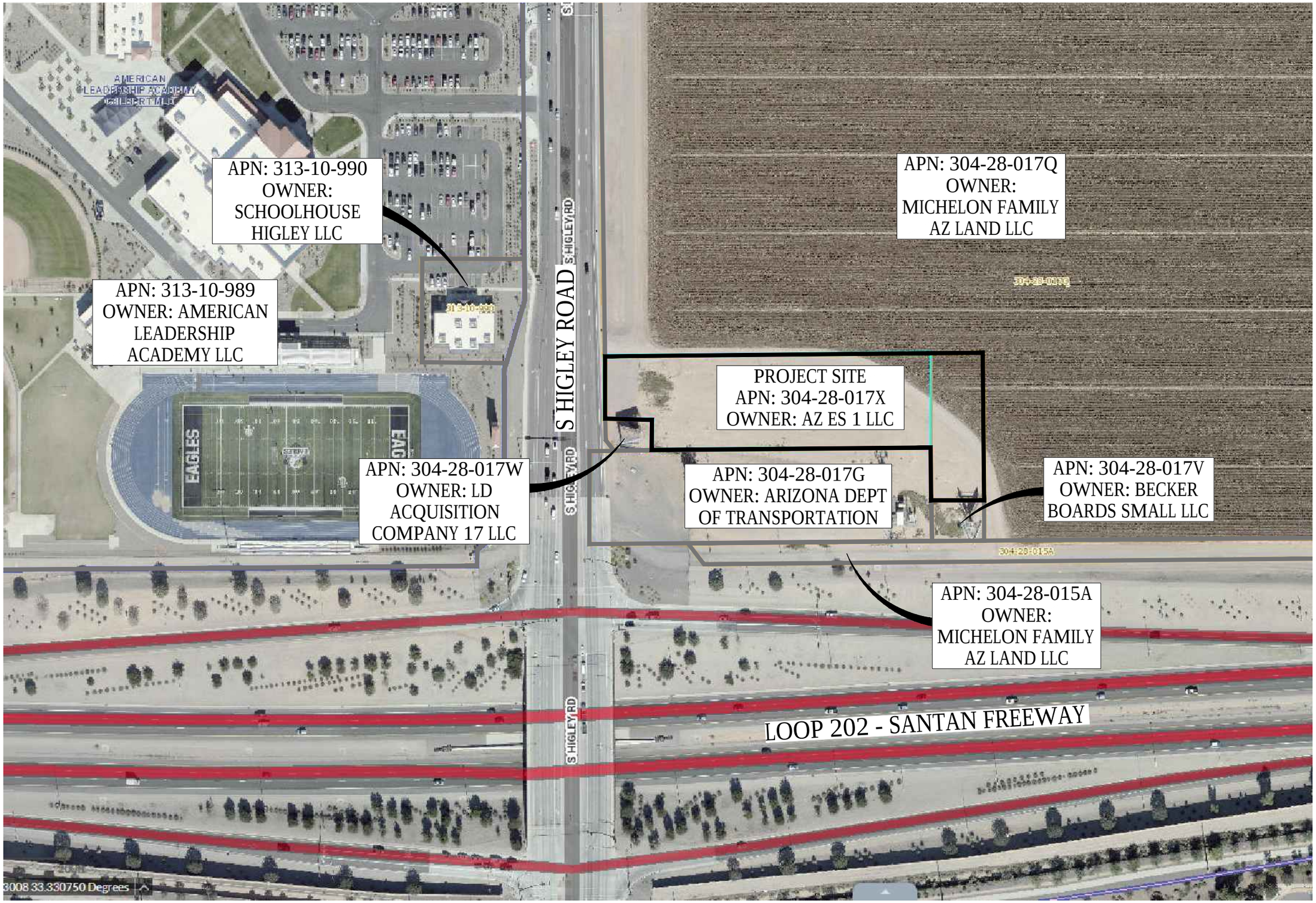
Respectfully submitted,

Ashlee MacDonald, AICP
Senior Planner

Attachments and Enclosures:

1) Aerial Photo
2) Site Plan
3) Landscape
4) Grading and Drainage
5) Colors and Materials
6) Elevations
7) Floor Plans
8) Lighting

DR19-193 Higley Self Storage
Attachment 1: Aerial Photo
February 5, 2020



GREAT STATES CONSTRUCTION

SOUTH HIGLEY ROAD
SELF-STORAGE
NEW CONSTRUCTION

1161 S. HIGLEY RD
GILBERT, AZ 85296

PROJECT NAME

CIVIL ENGINEER
Sambatek
www.sambatek.com
12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343
763.476.6010 telephone
Engineering | Surveying | Planning | Environmental

ARCHITECT
MOHAGEN HANSEN
Architecture | Interiors
1000 Twelve Oaks Center Dr.
Suite 200
Wayzata MN 55391
Tel 952-426-7400
Fax 952-426-7440

REGISTRATION
Registered Professional Engineer (Civil)
CERTIFICATE NO.
Michelle Caron
11/01/19
ARIZONA U.S.A.
NOT FOR CONSTRUCTION
Expires 06-30-20

ISSUE RECORD

NO.	DESCRIPTION	DATE
	CITY SUBMITTAL - DESIGN REVIEW	11/01/2019

DRAWING INFORMATION

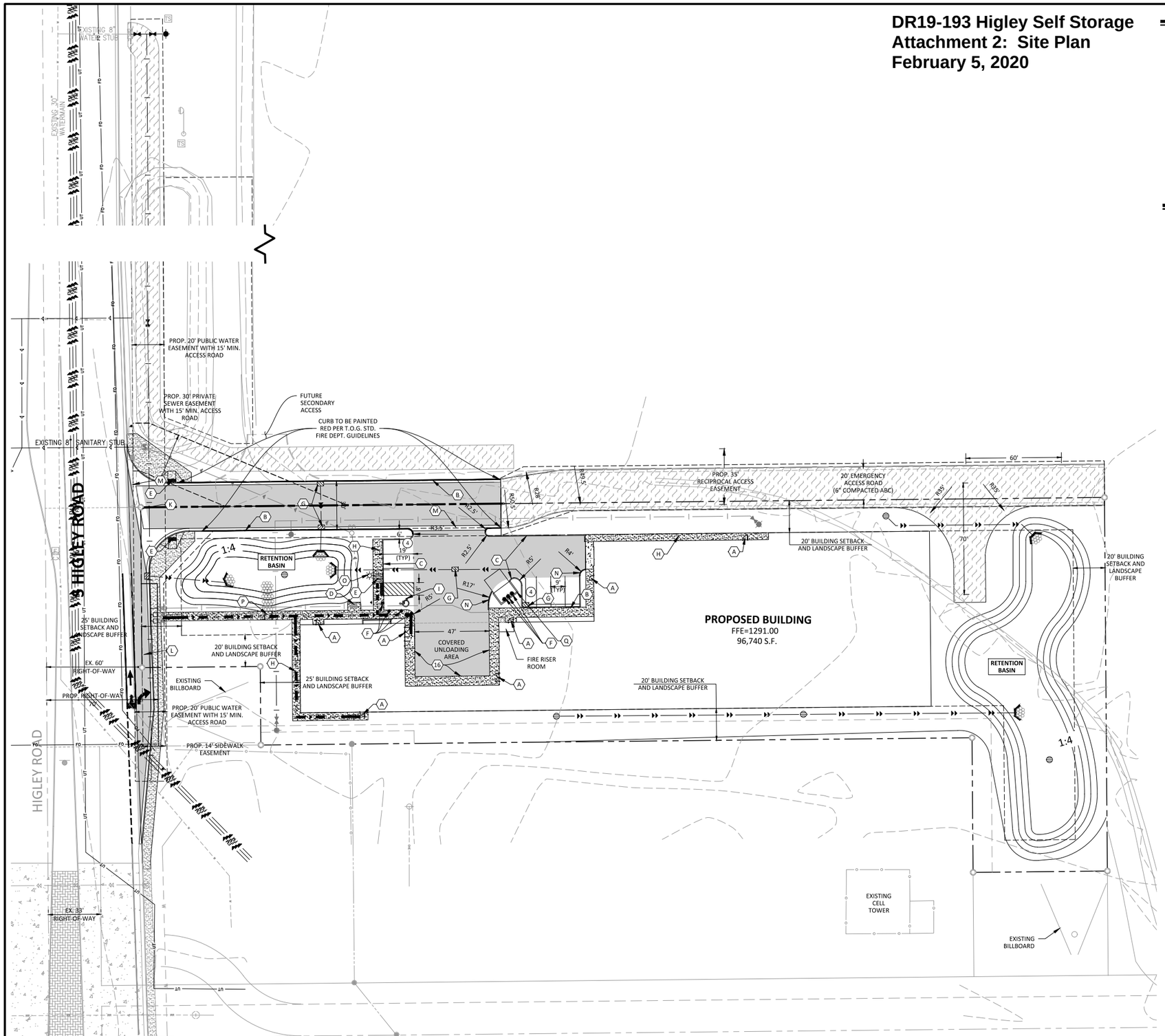
PROJECT NUMBER: 19160.0ABR
DRAWN BY: A. FELDBERG
CHECKED BY: M. CARON
DATE: 11-01-2019
COMPUTER DIRECTORY:
Path

SHEET DESCRIPTION
PARCEL/AERIAL MAP

PHASE
CITY SUBMITTAL - DESIGN REVIEW

C1.0

DR19-193 Higley Self Storage
Attachment 2: Site Plan
February 5, 2020



THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL ... THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

Jan 20, 2020 - 5:38pm - User:mjuliff L:\PROJECTS\21812\CAD\Civil\Sheets\onsite improvement plan\21812-C3-SITE.dwg

LEGEND

	PROPOSED	EXISTING		
PROPERTY LIMIT			STANDARD DUTY ASPHALT PAVING	
CURB & GUTTER			HEAVY DUTY ASPHALT PAVING	
EASEMENT			HEAVY DUTY CONCRETE PAVING	
BUILDING			CONCRETE SIDEWALK	
RETAINING WALL			6" STABILIZED D.G.	
ADA ACCESSIBLE ROUTE				
WETLAND LIMITS				
TREELINE				
SAWCUT LINE				
SIGN				
PIPE BOLLARD				
NUMBER OF PARKING STALLS PER ROW	XX			
KEY NOTE	XX			

KEY NOTES

A. BUILDING, STOOPS, STAIRS (REF. ARCHITECTURAL PLANS)
B. 6" VERTICAL CURB AND GUTTER (M.A.G. STD. DTL. 220-1, TYPE 'A')
C. 6" SINGLE CURB (M.A.G. STD. DTL. 222, TYPE 'A')
D. BICYCLE PARKING
E. SIDEWALK RAMP
F. CONCRETE BOLLARD
G. CATCH BASIN
H. CONCRETE SIDEWALK (M.A.G. STD. DTL. 230)
I. ADA ACCESSIBLE PARKING & STRIPING (T.O.G. STD. DTL. GIL-232)
J. INTEGRAL SIDEWALK & CURB
K. DRIVEWAY WITH CURB RETURNS (T.O.G. FIG 4-21)
L. RIGHT TURN LANE
M. VALLEY GUTTER (M.A.G. STD. DTL. 240)
N. CURB TERMINATION (M.A.G. STD. DTL. 222)
O. LIGHT POLE (REF. PHOTOMETRIC PLAN)
P. CONCRETE SCUPPER WITH RIPRAP (M.A.G. STD. DTL. 206-1)
Q. PROPOSED TRASH RECEPTACLE, SEE ARCHITECTURAL PLANS

NORTH

0 30 60
SCALE IN FEET

Sambatek
www.sambatek.com
12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343
763.476.6010 telephone
Engineering | Surveying | Planning | Environmental

Client

ABERNATHY HOLDING CO.

222 BROADWAY N., SUITE B101
FARGO, ND 581-2

Project

SOUTH HIGLEY ROAD SELF-STORAGE IMPROVEMENT PLAN

Location

GILBERT, AZ

1161 S. HIGLEY RD 85296

Certification

NOT FOR CONSTRUCTION

Summary

Designed: AKF Drawn: AKF
Approved: MJC Book / Page:
Phase: CD Initial Issued: 12/06/2019

Revision History

No. Date By Submittal / Revision

Sheet Title

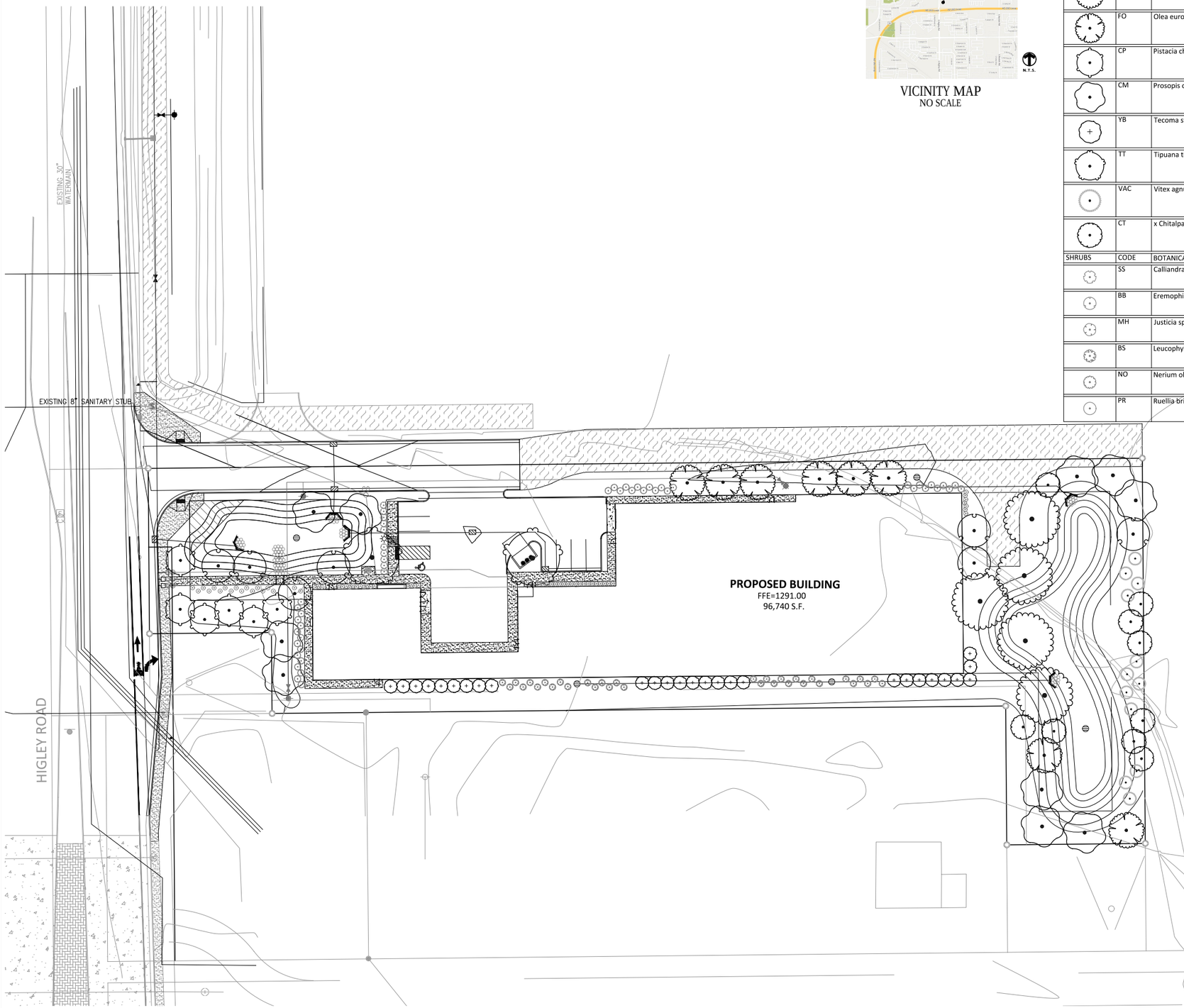
SITE PLAN

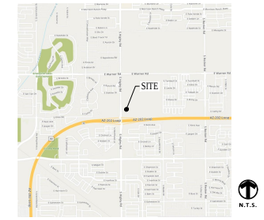
Sheet No. Revision

C3.0

Project No. 21812

DR19-193 Higley Self Storage
Attachment 3: Landscape
February 5, 2020





VICINITY MAP
NO SCALE

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE		QTY
	DW	Chilopsis linearis / Desert Willow	Cont.	24"			7
	DAL SIS	Dalbergia sissoo / Rosewood	Cont.	24"			5
	FO	Olea europaea `Fruitless` / Fruitless Olive	Cont.	24"			8
	CP	Pistacia chinensis / Chinese Pistache	Cont.	24"			6
	CM	Prosopis chilensis / Chilean Mesquite	Cont.	Clump	24"		10
	YB	Tecoma stans / Yellow Bells	Cont.		24"		27
	TT	Tipuana tipu / Tipu Tree	Cont.		24"		2
	VAC	Vitex agnus-castus / Chaste Tree	Cont.	24"			12
	CT	x Chitalpa tashkentensis / Chitalpa	Cont.		24"		9
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT				QTY
	SS	Calliandra x `Maricopa Red` TM	5 gal.				10
	BB	Eremophila hygrophana / Emu Bush (Blue Bells)	5 gal.				25
	MH	Justicia spicigera / Mohintli Mexican Honeysuckle	5 gal.				19
	BS	Leucophyllum langmaniae `Rio Bravo` TM / Rio Bravo Langman`s Sage	5 gal.				32
	NO	Nerium oleander `Petite Pink` / Petite Pink Oleander	5 gal.				37
	PR	Ruellia brittoniana `Purple Showers` / Sterile Mexican Petunia	5 gal.				18

TOWN OF GILBERT LANDSCAPE CODE

CITY OF GILBERT, AZ LANDSCAPE STANDARDS:

SIDE AND REAR PERIMETER LANDSCAPING REQUIREMENTS: PERIMETER AREA = 28,200

EVERGREEN TREES	3/1000SF	85 TREES
SHRUBS	5/1000SF	141 SHRUBS
VEGETATIVE GROUNDCOVER	20% OF AREA	5,600 SF
INORGANIC GROUNDCOVER	100% OF AREA	

PARKING LOT SCREENING NOT APPLICABLE AS PARKING IS OVER 75' FROM R.O.W.
PARKING LOT TREES REQUIRED 1 TREE FOR EVERY 8 STALLS = 1

PLANT TYPE	REQUIRED	PROVIDED
EVERGREEN TREES	86	86
SHRUBS	141	141

TOP DRESSING (ENTIRE SITE)
¾"- SCREENED - DECOMPOSED GRANITE - EXPRESS BROWN COLOR TO BE APPLIED TO ALL LANDSCAPE AREAS INCLUDING LANDSCAPE MEDIANS

IRRIGATION:
ALL PLANTINGS TO BE IRRIGATED USING EFFICIENT DRIP IRRIGATION SYSTEM
USE OF THE WATER EFFICIENT TECHNOLOGY INCENTIVE (WETI) PROGRAM THROUGH THE CITY OF GILBERT IS HIGHLY RECOMMENDED

LEGEND

	PROPOSED	EXISTING
PROPERTY LIMIT		
CURB & GUTTER		
EASEMENT		
BUILDING		
RETAINING WALL		
WETLAND LIMITS		
TREELINE		
LANDSCAPE EDGING		
SIGN		
PIPE BOLLARD		
SAWCUT LINE		
LANDSCAPE LIGHT		

NORTH

0 30 60
SCALE IN FEET

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Project

SOUTH HIGLEY ROAD SELF-STORAGE IMPROVEMENT PLAN

Location

GILBERT, AZ

1161 S. HIGLEY RD 85296

Certification

NOT FOR CONSTRUCTION

Summary

Designed: AKF Drawn: AKF
Approved: MJC Book / Page:
Phase: CD Initial Issued: 12/06/2019

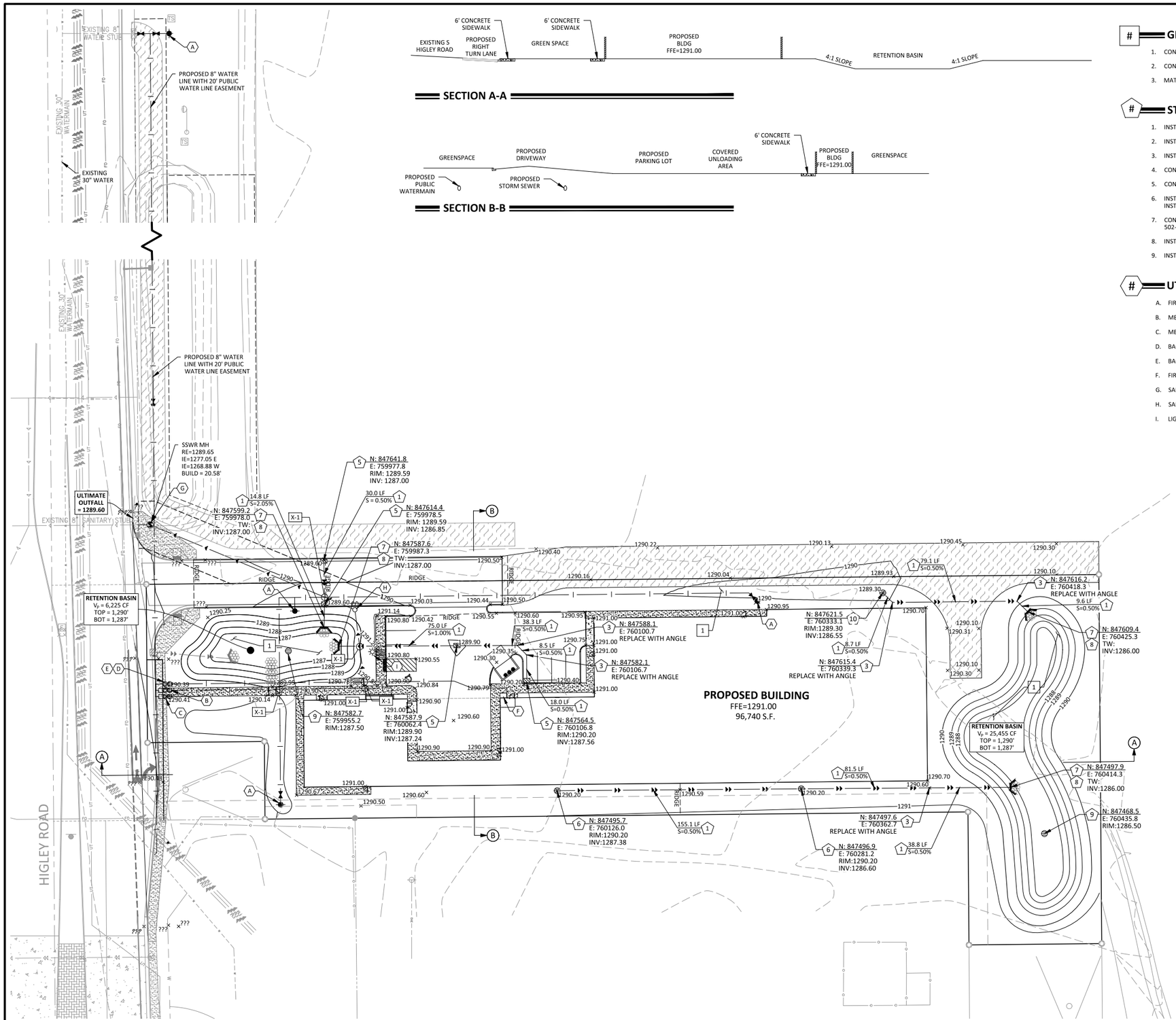
Revision History

No. Date By Submittal / Revision

Sheet Title
LANDSCAPE PLAN

Sheet No. Revision
L1.0

Project No. 21812



GRADING NOTES

1. CONSTRUCT RETENTION BASIN PER CONTOURS SHOWN.
2. CONSTRUCT SWALE.
3. MATCH EXISTING ELEVATIONS.

STORM DRAIN NOTES

1. INSTALL 12" H.D.P.E. STORM DRAIN PIPE. LENGTH & SLOPE PER PLAN.
2. INSTALL 18" H.D.P.E. STORM DRAIN PIPE. LENGTH & SLOPE PER PLAN.
3. INSTALL BEND. ANGLE PER PLAN. SIZE PER ADJOINING PIPE DIAMETER.
4. CONSTRUCT CATCH BASIN PER M.A.G. STD. DTL. 535.
5. CONSTRUCT CATCH BASIN, TYPE 'E', PER M.A.G. STD. DTL. 534.
6. INSTALL INLINE DRAIN (TEE OR 90°) PER DETAIL ON SHEET C7.0. TEE SIZE PER ADJOINING PIPE DIAMETER. INSTALL 12" ADS STANDARD RATED GRATE OR APPROVED EQUAL.
7. CONSTRUCT 'U' TYPE HEADWALL PER M.A.G. STD. DTL. 501-1 WITH TRASH RACK PER M.A.G. STD. DTL. 502-2. CONTRACTOR TO FIELD GRADE AROUND HEADWALL FOR PROPER DRAINAGE IF NECESSARY.
8. INSTALL LOOSE RIP-RAP, D_{50}= X", X"DEEP...
9. INSTALL MAXWELL IV DRYWELL PER DETAIL ON SHEET C7.0.

UTILITY NOTES

A. FIRE HYDRANT (T.O.G. STD. DTL. GIL-320-2)
B. METER AND BACKFLOW (DOMESTIC)
C. METER AND BACKFLOW (IRRIGATION)
D. BACKFLOW (FIRE SPRINKLER)
E. BACKFLOW (FIRE HYDRANT LINE)
F. FIRE DEPARTMENT CONNECTION
G. SANITARY SEWER MANHOLE (M.A.G. STD. DTL. 420-1)
H. SANITARY SEWER CLEANOUT (M.A.G. STD. DTL. 441)
I. LIGHT POLE (REF. PHOTOMETRIC PLAN)

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DR19-193 Higley Self Storage
Attachment 4: Grading and Drainage
February 5, 2020

NORTH
0 30 60
SCALE IN FEET

Jan 20, 2020 - 5:21pm - User:mjuliff L:\PROJECTS\21812\CAD\Civil\Sheets\onsite improvement plan\21812-C5-GRADE.dwg

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Summary
Designed: AKF Drawn: AKF
Approved: MJC Book / Page:
Phase: CD Initial Issued: 12/06/2019

Revision History
No. Date By Submittal / Revision

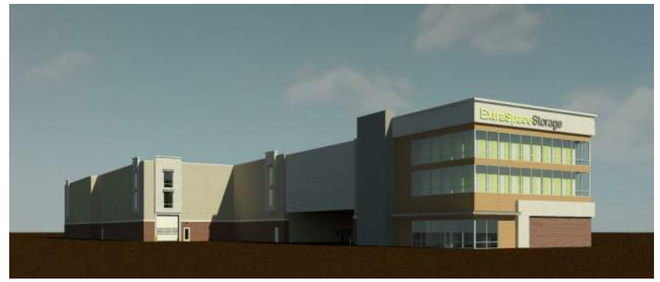
Sheet Title
GRADING & DRAINAGE PLAN

Sheet No. Revision
C5.0

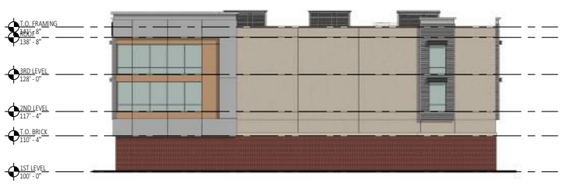
Project No. 21812

DR19-193 Higley Self Storage
Attachment 5: Colors and Materials
February 5, 2020

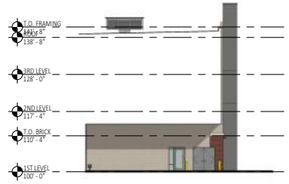
1 A300 **WEST ELEVATION - OVERALL**
1/16" = 1'-0"



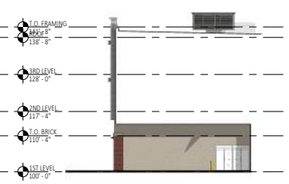
2 A300 **SOUTH ELEVATION - OVERALL**
1/16" = 1'-0"



3 A300 **EAST ELEVATION - OVERALL**
1/16" = 1'-0"



5 A300 **DRIVE-UNDER WEST ELEVATION**
1/16" = 1'-0"

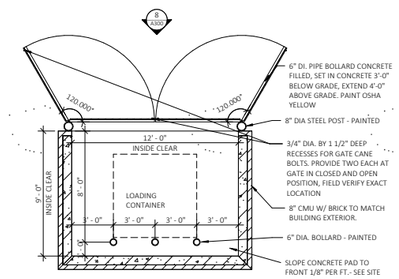


6 A300 **DRIVE-UNDER EAST ELEVATION**
1/16" = 1'-0"

4 A300 **NORTH ELEVATION - OVERALL**
1/16" = 1'-0"

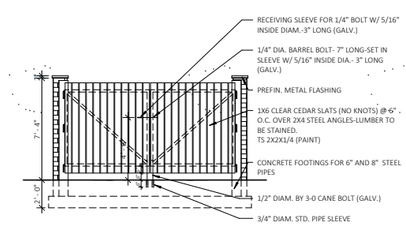
EXTERIOR MATERIALS LEGEND

EIFS-1	EXTERIOR INSULATION AND FINISH SYSTEM - DRYVIT OUTSULATION COLOR: AMARILLO WHITE TEXTURE; SANDPEBBLE FINE-NTX
EIFS-2	EXTERIOR INSULATION AND FINISH SYSTEM - DRYVIT OUTSULATION COLOR: GRAY STEELE TEXTURE: SANDPEBBLE FINE-NTX
BRK-1	MODULAR THIN BRICK - METROBRICK COLOR: SCHOOLHOUSE RED
MTL-1	PREFINISHED METAL TRIM COLOR: ALMOND
MTL-2	PREFINISHED METAL TRIM COLOR: MATCHING MTL-3 (CITYSCAPE)
MTL-3	ACM PANEL COLOR: REYNOBOND DURAGLOSS 5000 ZINC PATINA
MTL-4	7.2 PROFILE METAL PANEL COLOR: LIGHT GREY COLOR TO MATCH SHERWIN WILLIAMS ARGOS
MTL-5	ACM PANEL & PREFINISHED METAL TRIM COLOR: DARK GREY TO MATCH SHERWIN WILLIAMS IRON ORE (P-1)
P-1	EXTERIOR PAINT COLOR: SHERWIN WILLIAMS IRON ORE



NOTE: VERIFY PLAN W/ SANITATION COURIER PRIOR TO CONSTRUCTION.

7 A300 **TRASH ENCLOSURE PLAN**
1/4" = 1'-0"



8 A300 **TRASH ENCLOSURE ELEVATION**
1/4" = 1'-0"

EXTERIOR MATERIALS MATERIAL SAMPLES

EIFS-1: AMARILLO WHITE EIFS

EIFS-2: TOASTED ALMOND EIFS

BRK-1: RED THIN BRICK - METRO BRICK SCHOOLHOUSE RED

MTL-1: ALMOND TRIM/FEATURES

MTL-2: LIGHT GREY TRIM/FEATURES

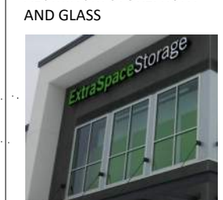
MTL-3: ACM PANELS - ZINC PATINA

MTL-4: LIGHT GREY 7.2 PROFILE METAL PANEL

(MATCH SHERWIN WILLIAMS ARGOS)

P-1: DARK GREY EXTERIOR PAINT - SHERWIN WILLIAMS IRON ORE

ALUMINUM STOREFRONT AND GLASS



CLASS 1 CLEAR ANODIZED ALUMINUM STOREFRONT FRAMING; CLEAR GLASS

C:\Revit Projects\19190_Higley_Road_Storage_solver.rvt

GREAT STATES CONSTRUCTION

PROJECT NAME

SOUTH HIGLEY ROAD
SELF-STORAGE
NEW CONSTRUCTION

13244 S. HIGLEY RD
GILBERT, AZ 85296

ARCHITECT

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69317
STEPHEN OLIVER
EXPIRES 01-31-20
ARCHITECT

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ISSUE RECORD

NO.	DESCRIPTION	DATE
	60% PRICING REVIEW	11/1/2019
	PERMIT DOCUMENTS	12/30/2019

DRAWING INFORMATION

PROJECT NUMBER:	19190-GABR
DRAWN BY:	N. MISSLING
CHECKED BY:	S. OLIVER
DATE:	12-30-2019
COMPUTER DIRECTORY:	Path

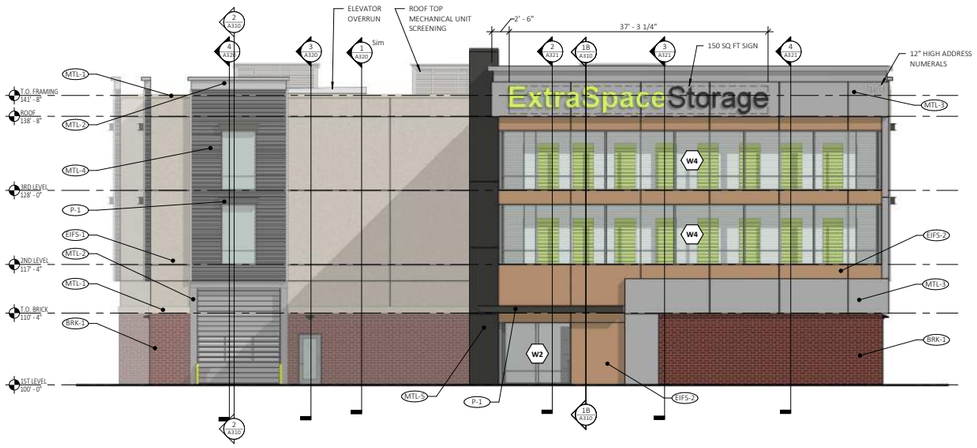
SHEET DESCRIPTION

EXTERIOR BUILDING ELEVATIONS

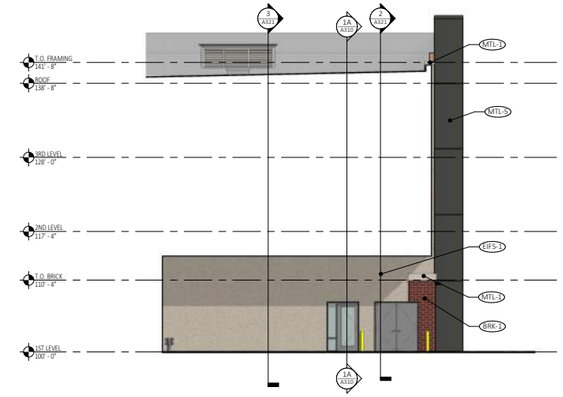
PHASE

PERMIT DOCUMENTS

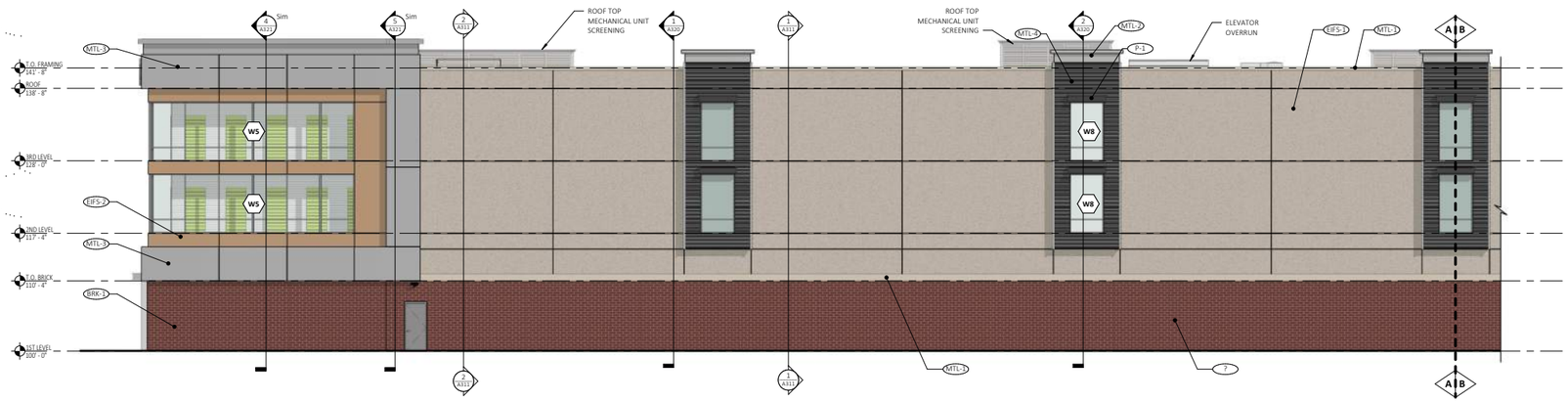
A300



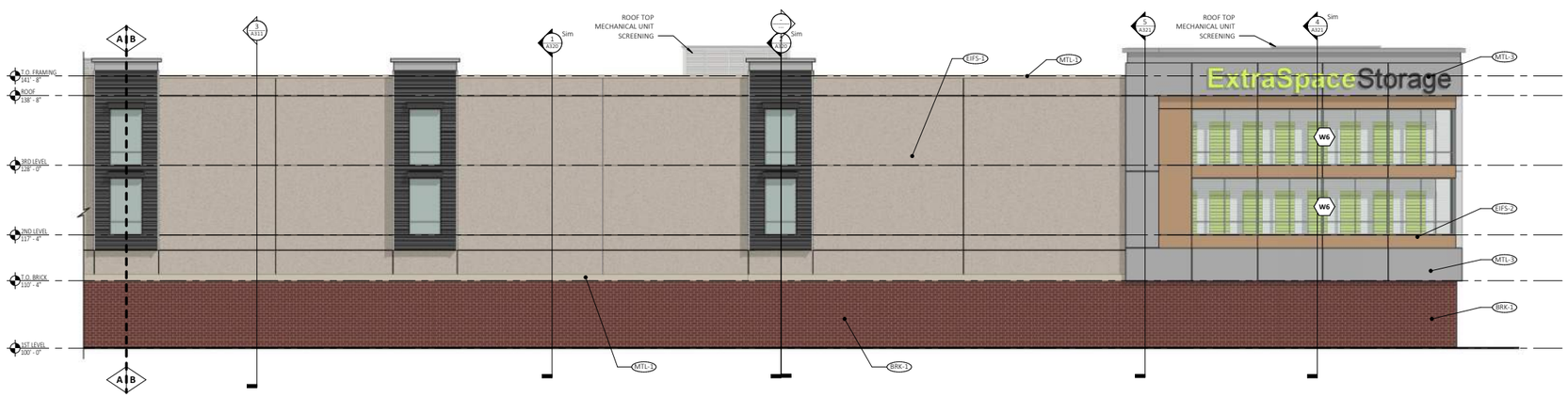
1 A301 **WEST ELEVATION - ENLARGED**
1/8" = 1'-0"



2 A301 **DRIVE-UNDER WEST ELEVATION - ENLARGED**
1/8" = 1'-0"



3A A301 **SOUTH ELEVATION ENLARGED - WEST**
1/8" = 1'-0"



3B A301 **SOUTH ELEVATION ENLARGED - EAST**
1/8" = 1'-0"

DR19-193 Higley Self Storage
Attachment 6: Elevations
February 5, 2020

EXTERIOR MATERIALS LEGEND

EIFS-1	EXTERIOR INSULATION AND FINISH SYSTEM - DRYVIT OUTSULATION COLOR: AMARILLO WHITE TEXTURE: SANDPEBBLE FINE-NTX
EIFS-2	EXTERIOR INSULATION AND FINISH SYSTEM - DRYVIT OUTSULATION COLOR: GRAY STEELE TEXTURE: SANDPEBBLE FINE-NTX
BRK-1	MODULAR THIN BRICK - METROBRICK COLOR: SCHOOLHOUSE RED
MTL-1	PREFINISHED METAL TRIM COLOR: ALMOND
MTL-2	PREFINISHED METAL TRIM COLOR: MATCHING MTL-3 (CITYSCAPE)
MTL-3	ACM PANEL COLOR: REYNOBOND DURAGLOSS 5000 ZINC PATINA
MTL-4	7.2 PROFILE METAL PANEL COLOR: LIGHT GREY COLOR TO MATCH SHERWIN WILLIAMS ARGOS
MTL-5	ACM PANEL & PREFINISHED METAL TRIM COLOR: DARK GREY TO MATCH SHERWIN WILLIAMS IRON ORE (P-1)
P-1	EXTERIOR PAINT COLOR: SHERWIN WILLIAMS IRON ORE

GREAT STATES CONSTRUCTION

SOUTH HIGLEY ROAD SELF-STORAGE NEW CONSTRUCTION

13244 S. HIGLEY RD
GILBERT, AZ 85296

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THE ARCHITECT SHALL-BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS OF THE ATTACHED DOCUMENTS.

ISSUE RECORD

NO.	DESCRIPTION	DATE
	60% PRICING REVIEW	11/1/2019
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DRAWING INFORMATION

PROJECT NUMBER:	19180-GABR
DRAWN BY:	N. MISSLING
CHECKED BY:	S. OLIVER
DATE:	12-30-2019
COMPUTER DIRECTORY:	Path

SHEET DESCRIPTION

ENLARGED EXTERIOR ELEVATIONS - WEST AND SOUTH

PHASE

PERMIT DOCUMENTS

A301

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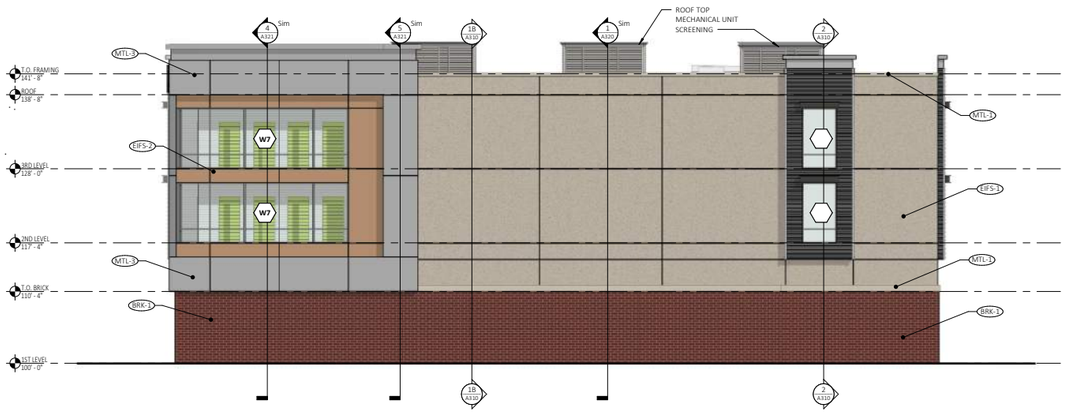
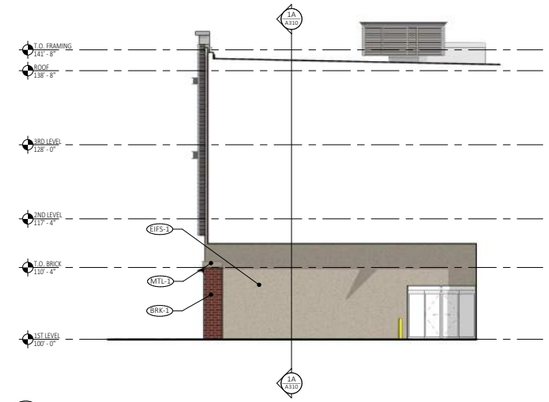
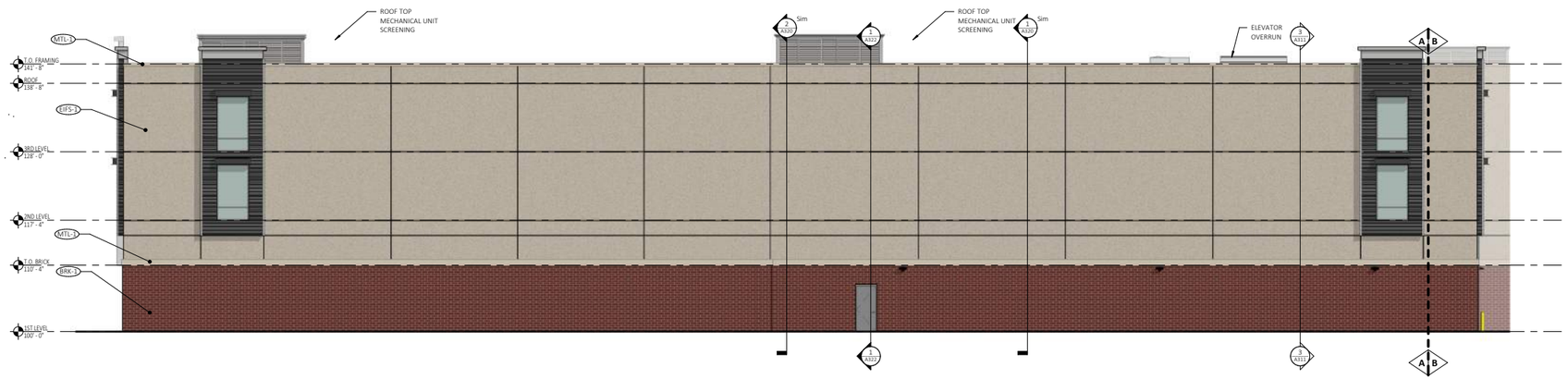


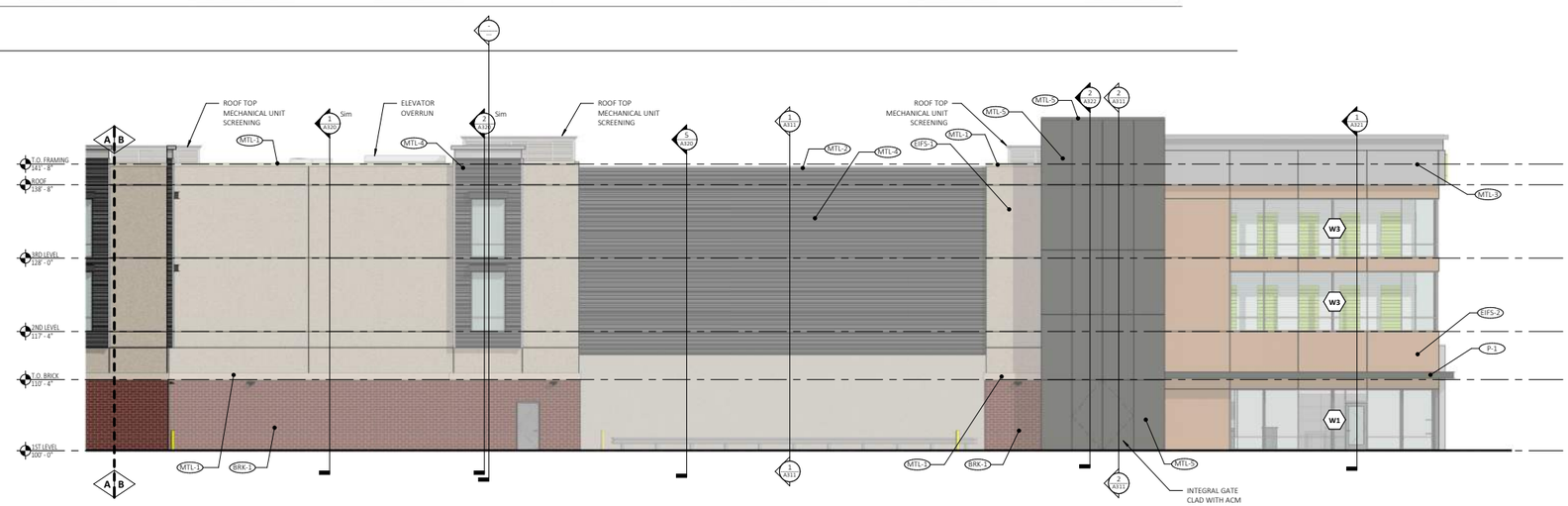
1 A302 **EAST ELEVATION - ENLARGED**
1/8" = 1'-0"



2 A302 **DRIVE-UNDER EAST ELEVATION - ENLARGED**
1/8" = 1'-0"



3A A302 **NORTH ELEVATION ENLARGED - EAST**
1/8" = 1'-0"



3B A302 **NORTH ELEVATION ENLARGED - WEST**
1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

EIFS-1	EXTERIOR INSULATION AND FINISH SYSTEM - DRYVIT OUTSULATION COLOR: AMARILLO WHITE TEXTURE: SANDPEBBLE FINE-NTX
EIFS-2	EXTERIOR INSULATION AND FINISH SYSTEM - DRYVIT OUTSULATION COLOR: GRAY STEELE TEXTURE: SANDPEBBLE FINE-NTX
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MTL-5	ACM PANEL & PREFINISHED METAL TRIM COLOR: DARK GREY TO MATCH SHERWIN WILLIAMS IRON ORE (P-1)
P-1	EXTERIOR PAINT COLOR: SHERWIN WILLIAMS IRON ORE

GREAT STATES CONSTRUCTION

SOUTH HIGLEY ROAD SELF-STORAGE NEW CONSTRUCTION

13244 S. HIGLEY RD GILBERT, AZ 85296

PROJECT NAME

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ISSUE RECORD

NO.	DESCRIPTION	DATE
	60% PRICING REVIEW	11/1/2019
	PERMIT DOCUMENTS	12/30/2019

DRAWING INFORMATION

PROJECT NUMBER:	19190-0ABR
DRAWN BY:	N. MISSLING
CHECKED BY:	S. OLIVER
DATE:	12-30-2019
COMPUTER DIRECTORY:	Path

SHEET DESCRIPTION

ENLARGED EXTERIOR ELEVATIONS - EAST AND NORTH

PHASE

PERMIT DOCUMENTS

A302

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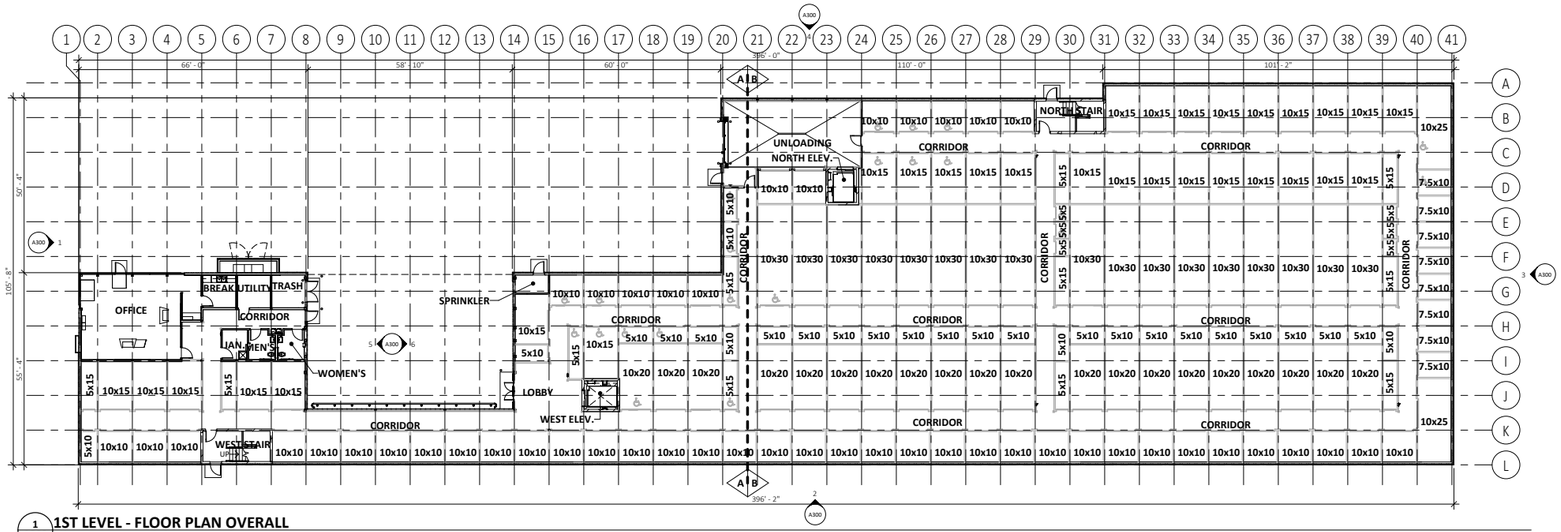
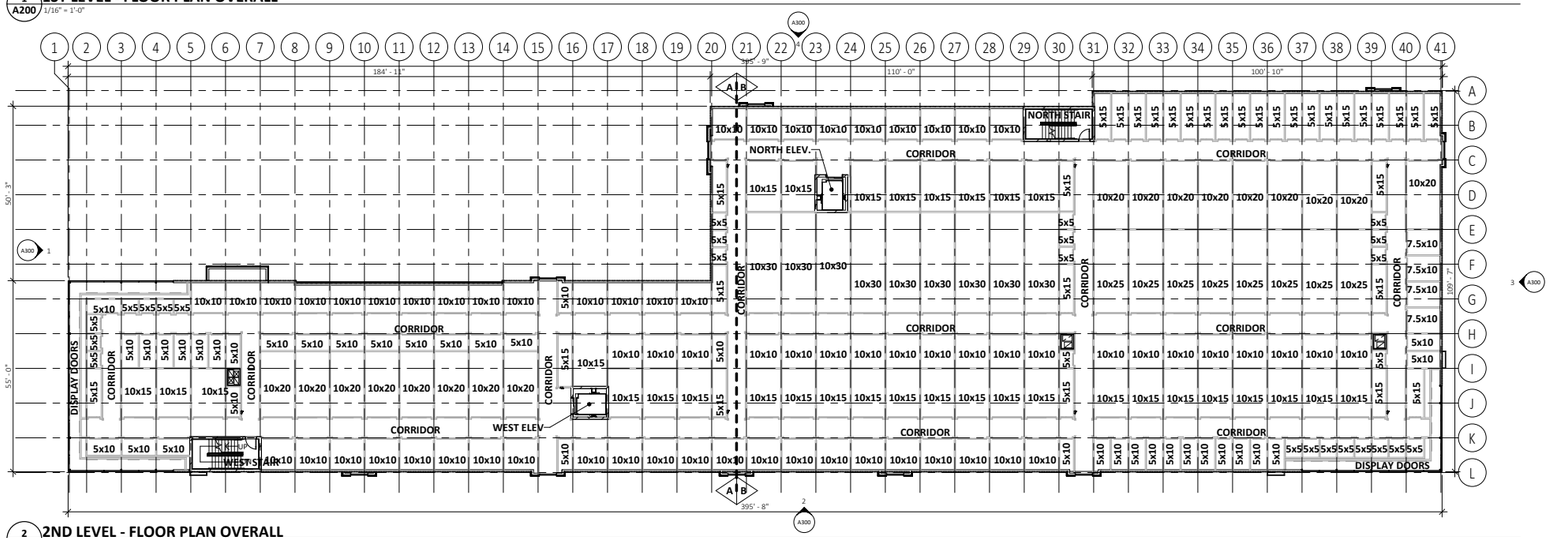
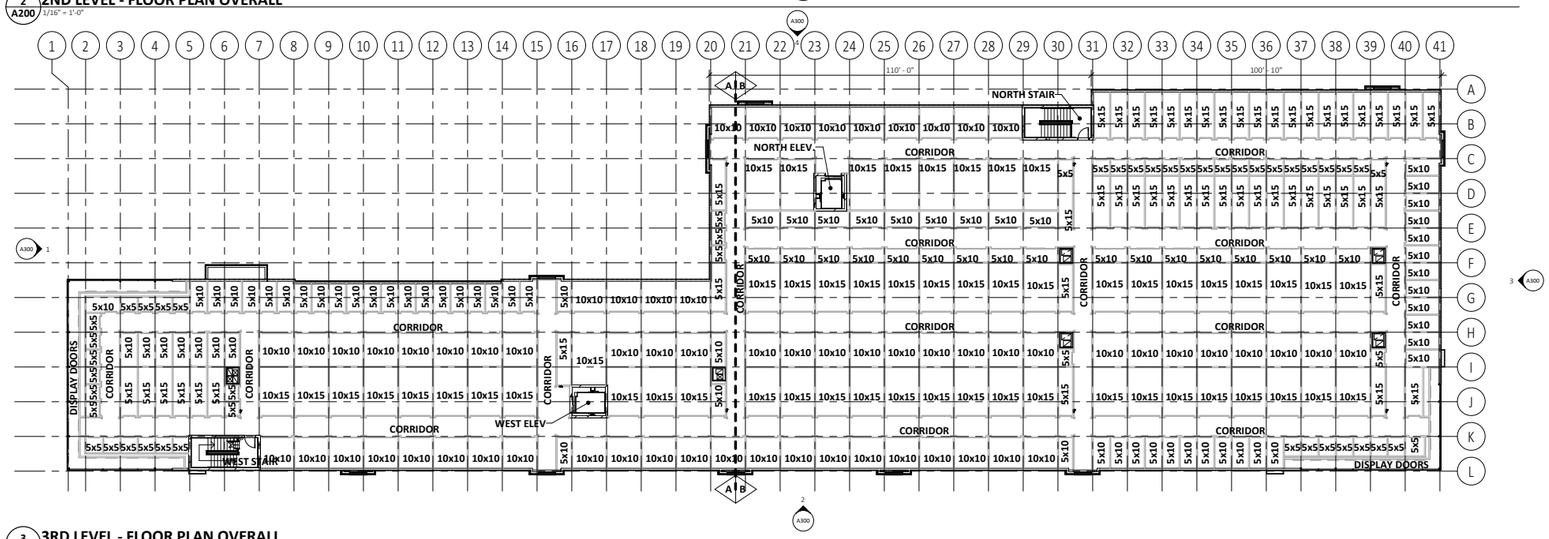


1 A200 1ST LEVEL - FLOOR PLAN OVERALL
1/16" = 1'-0"



2 A200 2ND LEVEL - FLOOR PLAN OVERALL
1/16" = 1'-0"



3 A200 3RD LEVEL - FLOOR PLAN OVERALL
1/16" = 1'-0"

UNIT MIX - OVERALL W/ S.F.

UNIT SIZE	COUNT	Unit Type Percentage	UNIT CLASS S.F.	UNIT CLASS TOTAL AREA
5x5	81	11.6%	25	2025
5x10	146	20.9%	50	7300
5x15	95	13.6%	75	7125
7.5x10	12	1.7%	75	900
10x10	176	25.2%	100	17510
10x15	116	16.6%	150	17400
10x20	37	5.3%	200	7400
10x25	10	1.4%	250	2500
10x30	26	3.7%	300	7800
Grand total	699			69960

UNIT MIX - 1ST LEVEL W/ S.F.

UNIT SIZE	COUNT	Unit Type Percentage	UNIT CLASS S.F.	UNIT CLASS TOTAL AREA
5x5	6	3.6%	25	150
5x10	27	16.0%	50	1350
5x15	11	6.5%	75	825
7.5x10	8	4.7%	75	600
10x10	48	28.4%	100	4800
10x15	30	17.8%	150	4500
10x20	20	11.8%	200	4000
10x25	2	1.2%	250	500
10x30	17	10.1%	300	5100
Grand total	169			21825

UNIT MIX - 2ND LEVEL W/ S.F.

UNIT SIZE	COUNT	Unit Type Percentage	UNIT CLASS S.F.	UNIT CLASS TOTAL AREA
5x5	26	11.3%	25	650
5x10	37	16.1%	50	1850
5x15	32	13.9%	75	2400
7.5x10	4	1.7%	75	300
10x10	65	28.3%	100	6410
10x15	32	13.9%	150	4800
10x20	17	7.4%	200	3400
10x25	8	3.5%	250	2000
10x30	9	3.9%	300	2700
Grand total	230			24510

UNIT MIX - 3RD LEVEL W/ S.F.

UNIT SIZE	COUNT	Unit Type Percentage	UNIT CLASS S.F.	UNIT CLASS TOTAL AREA
5x5	49	16.3%	25	1225
5x10	82	27.3%	50	4100
5x15	52	17.3%	75	3900
10x10	63	21.0%	100	6300
10x15	54	18.0%	150	8100
Grand total	300			23625

GREAT STATES CONSTRUCTION

SOUTH HIGLEY ROAD SELF-STORAGE NEW CONSTRUCTION

13244 S. HIGLEY RD GILBERT, AZ 85296

PROJECT NAME

ARCHITECT

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REGISTERED ARCHITECT CERTIFICATE NO. 69317 STEPHEN OLIVER EXPIRES 12-31-2020 ARIZONA U.S.A.

THE ARCHITECT SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS OF THE ATTACHED DOCUMENTS.

ISSUE RECORD

NO.	DESCRIPTION	DATE
	90% PRICING REVIEW	11/1/2019
	PERMIT DOCUMENTS	12/30/2019

DRAWING INFORMATION

PROJECT NUMBER:	19160.0ABR
DRAWN BY:	N. MISSLING
CHECKED BY:	S. OLIVER
DATE:	12-30-2019
COMPUTER DIRECTORY:	Path

SHEET DESCRIPTION

FLOOR PLANS - OVERALL

PHASE

PERMIT DOCUMENTS

A200

DR19-193 Higley Self Storage
Attachment 7: Floor Plans
February 5, 2020

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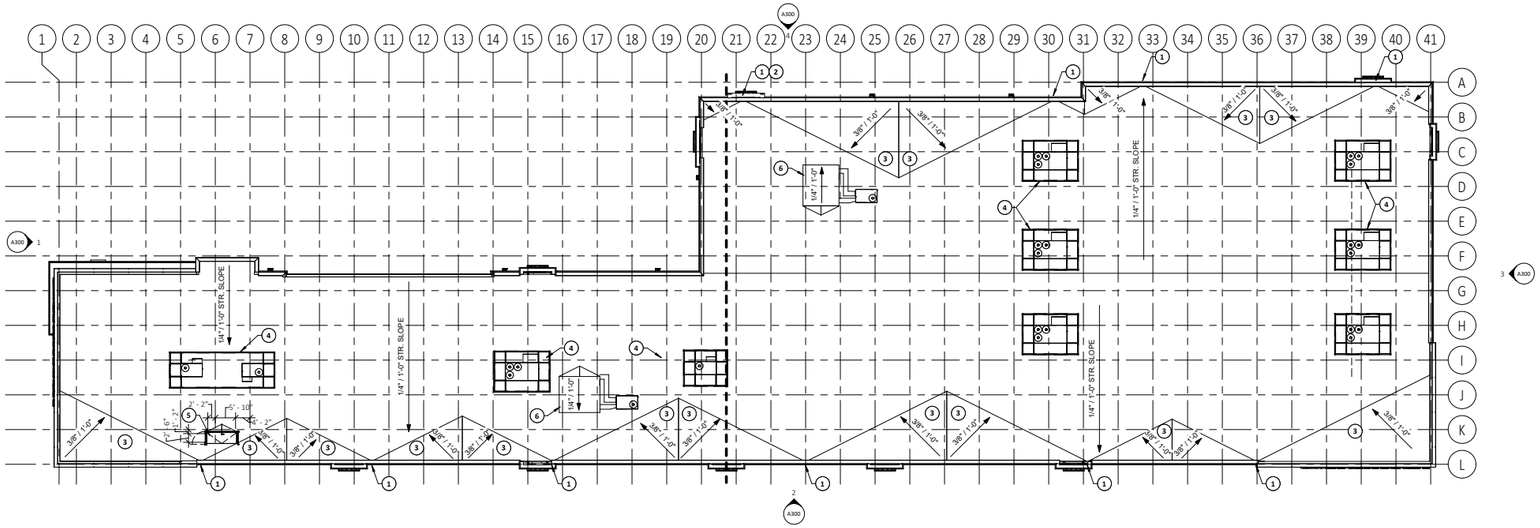

1 ROOF PLAN
A204 1/16" = 1'-0"

GENERAL ROOF NOTES

1. COORDINATE RTU LOCATIONS WITH MECHANICAL DRAWINGS.
2. SEAL ALL ROOF PENETRATIONS W/ CLOSED CELL SPRAY FOAM FOR VAPOR AND AIR CONTROL. FOAM FILL SHALL BE PLENUM RATED OR ENCAPLULATED WITH PLENUM-RATED MATERIALS (FIRE STOPPING OR SHEET METAL). FULLY ENGAGE VAPR BARRIER AT ALL PENETRATIONS.
3. TAPERED INSULATION INSULATION AT CRICKETS TO BE 1/2" SLOPE; ROOFING CONTRACTOR TO VERIFY CRICKET LOCATIONS. (1/2" TAPERED OVER 1/4" PER FOOT ROOF SLOPE RESULTS IN 3/8" SLOPE)
4. ROOF MUST MAINTAIN A MINIMUM OF 1/4" PER FOOT SLOPE.
5. ROOFING MEMBRANE TO BE INSTALLED PER MANUFACTURER RECOMMENDATIONS.
6. PROVIDE ROOF SYSTEM CONTROL JOINTS AS RECOMMENDED BY SYSTEM MFGR.

ROOF ASSEMBLY

- FULLY ADHERED TPO ROOF MEMBRANE
- 2" RIGID INSULATION (LAYER 1 = R11.4)
- 2" RIGID INSULATION (LAYER 2 = R11.4) (STAGGER JOINTS FROM LAYER 1)
- METAL DECKING (SEE STRUCTURAL)

NOTE: PROVIDE ALTERNATE PRICING FOR A MECHANICALLY FASTENED ROOF ASSEMBLEY WITH A 10 MIL VAPOR BARRIER ADHERED TO THE DECK.

ROOF PLAN KEYNOTES

TAG	KEYNOTE
1	SCUPPER/OVERFLOW TO DOWNSPOUT
2	COORDINATE OUTLET WITH CIVIL - AVOID SURFACE DRAINAGE OVER SIDEWALK.
3	1/2" PER FOOT TAPERED INSULATION CRICKET, RESULTING IN 3/8" PER FOOT NET SLOPE OVER SLOPED STRUCTURE.
4	ENVISOR 3 SCREENING SYSTEM (SEE MECH. NOTE 6 ON A000 COVER SHEET)
5	ROOF HATCH: BILCO L-50TB (30x96) WITH INTEGRAL FALL PROTECTION RAILING AND GATE
6	ELEVATOR OVERRUN; EXTEND ROOF SYSTEM AND INSULATION OVER THE CONDITION.

PROJECT NAME

GREAT STATES CONSTRUCTION

SOUTH HIGLEY ROAD SELF-STORAGE NEW CONSTRUCTION

13244 S. HIGLEY RD GILBERT, AZ 85296

ARCHITECT

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REGISTERED ARCHITECT CERTIFICATE NO. 69317 STEPHEN OLIVER DATE SIGNED 10-30-20 ARIZONA U.S.A.

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DRAWING INFORMATION

PROJECT NUMBER: 19160.0ABR
DRAWN BY: N. MISSLING
CHECKED BY: S. OLIVER
DATE: 12-30-2019
COMPUTER DIRECTORY:
Path

SHEET DESCRIPTION

ROOF PLAN AND ROOF DETAILS

PHASE

PERMIT DOCUMENTS

A204

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USLED
Always the Right Choice!

DoradoXLE
Outdoor LED Area/Site Luminaire

Project	Date
Catalog Number	Type
	S2

Product Performance Summary

Lumen Output	Up to 38,000 lumens
Efficacy	Up to 136 LPW
CRI	≥ 70 CRI
Available CCT	3000K, 4000K & 5000K
Warranty	10-Year Warranty

Product Overview
For exterior pole and area lighting applications in new construction or retrofit opportunities, US LED brings the DoradoXLE. The DoradoXLE offers an array of options to accommodate any pole or area lighting requirement, including an assortment of light distributions, mounting methods and luminaire finishes. The DoradoXLE is designed to be oriented either vertical or horizontal, thus increasing its adaptability and functionality on any project.

Key Features
- Easy installation by one person in the field.
- Full cutoff to eliminate forward/upward light.
- Slip fitter, pole mount, or trunnion mount options available. [3]
- Type III or Type V distributions available.
- Flux options available range from 13,000 to 38,000 lumens.
- Industry leading 10-Year warranty.

Construction
- Robust die-cast aluminum protects integral components from harsh environments and optimizes thermal management.
- Housing is protected by a corrosion resistant powder coat finish.
- Standard dark bronze finish. Custom colors available by request.
- IP66 rated enclosure prevents intrusion from environmental elements that could degrade performance.

Product Applications
- Auto Dealerships
- Parking Lots
- Educational Facilities
- Business Campuses
- Recreational Areas
- Mall/Retail Areas
- Commercial Exteriors
- Industrial Facilities
- Security Areas
- Site Pathway Areas

Electrical
- 120-277V or 277-480V available.
- 0-10V dimming standard.
- 10kV surge protection standard.
- System power factor >90% and THD <20%.
- Photocell/motion sensor options available.
- Operating temperature: -30°C to +40°C (-30°F to +104°F)

Optics
- Precision molded optics available in Type III or Type V distributions.
- Industry leading LEDs with 3000K, 4000K, and 5000K CCT (minimum 70 CRI).
- Lumen Maintenance >152,000 hours (L70) [1]

Product Certifications/Approvals
- ETL Listed for US & Canada.
- Complies with UL1598 and CSA C22.2.
- DLC Premium Listed.
- Suitable for Wet Locations.
- IP66 Rated Enclosure.
- RoHS Compliant.

Mounting
- Slip fitter, pole mount, or trunnion mounting options available. [3]

Warranty
- Backed by US LED's industry leading 10-year warranty.

Ordering Information
Example: QDXLE1-100-50-UNVL-1-3-N-Z5

QDXLE1 — — — — — — Z5

Series	Model		CCT		Input Voltage		Finish		Optics		Sensor		Product Code
QDXLE1	100	100W	30	3000K	UNVL	120-277V	1	Bronze [2]	3	Type 3	N	No Sensor	Z5
	120	120W	40	4000K	UNVH	277-480V	2	White [2]	5	Type 5	D1	Photocell	
	150	150W	50	5000K									
	200	200W											
	250	250W											
	300	300W											

Mounting Ordering Information

Series [3]		Finish	
DYS1	Slip fitter Mount for 2 3/8" Round Tenon	1	Bronze [2]
DYF1	Arm Mount - Flat	2	White [2]
DYRA [4]	Round Pole Adapter for 4" Pole		
DYT1	Trunnion Mount		

1. US LED product 'Lifetimes' refer only to the LED light engine, not the power source, and are based on the Illuminating Engineering Society's TM21 Projected Lumen Maintenance methodology at a 25° C / 77° F ambient temperature. The lifetimes are solely meant to be a guide for expected LED degradation and not a warranty or predictive of their actual life, which can be affected by ambient temperatures and other factors.
2. Custom colors available upon request.
3. Mounting included in the luminaire pricing.
4. DYRA option must be purchased with DYF1 option.

B / E001 — FIXTURE TYPE S2
NTS

USLED
Always the Right Choice!

EcoNight® 3
Full Cut-off LED Wall Pack Luminaire

Project	Type
Catalog Number	S1

For exterior wall lighting in new or retrofit construction, with tight specification requirements, US LED offers the EcoNight® 3. The Dark Sky compliant EcoNight® 3 wall pack addresses all of the exterior prerequisites by offering stellar light output, ease of implementation, and significant decreases to maintenance costs. The EcoNight® 3 has a familiar footprint to existing metal halide wall pack fixtures, ensuring that installation in new construction or retrofit projects will be simple.

Features
- Low voltage Class 2 design
- Uses up to 80% less power than equivalent metal halide
- Full cut-off design
- Ten-year warranty

Certifications
- Intertek (ETL 4006594)
- DLC Premium Listed

Specifications

Spec Type	Data
Dimensions	14.22" x 9.12" x 12.0"
Units/Carton	1
Net Weight	9.35 lbs.
Environmental Rating	Wet

Energy Data

Spec Type	30W	40W
Input Voltage (VAC)	120-277	120-277
System Level Power (W)	30	40
Delivered Lumens (Lm)	4,480	5,720
Efficacy (Lm/W)	149	143
Color Temperature (K)	3000 | 4000 | 5000	3000 | 4000 | 5000
Color Rendering Index (CRI)	70 min	70 min
	146,000	146,000
	67,000	67,000
Operating Temperature (° C)	-40 to 40	-40 to 40

Ordering Information

Series	Variant	Voltage	CCT	Drive Current	Fixture Color
DSCO1	3				

Example: DSCO1-3-UNVL-30-75-BZ

UNVL - 80 - L70 Calculated Life (Hrs.) BZ -

A / E001 — FIXTURE TYPE S1
NTS

USLED
Always the Right Choice!

L-Grid®2EH 1x1
Soffit Luminaire Series

Project	Type
Catalog Number	S4

For applications in walkways, overhangs, canopies, bathrooms, or confined spaces, US LED offers the L-Grid®2EH 1x1. The L-Grid®2EH 1x1 is an attractive and low-profile soffit solution that will blend in with the surrounding area while delivering an exceptional quality of light. And installation is simple and straight-forward, regardless of the application.

Features
- Phenomenal light output while only using 23.5 Watts
- Class 2 compliant design (low voltage, limited power)
- 0-10V Dimmable via Mark VII (requires the DCA-10-120 Dimming Controller)
[illegible] of 200,000 hours

Certifications
- UL 1598 Listed (E344008)
- DesignLights Consortium Listed
- LM-79 available

Specifications

Spec Type	Data
Dimensions	12.1" x 12.1" x 3.2"
Units/Carton	1
Net Weight	6 lbs.
Environmental Rating	Damp

Energy Data

Spec Type	3500K	4000K	5000K
Input Voltage (VAC)	120-277	120-277	120-277
System Level Power (W)	23.5	23.5	23.5
Delivered Lumens (Lm)	2,260	2,230	2,250
System Efficacy (Lm/W)	96	95	96
Color Rendering Index (CRI)	80 min	80 min	80 min
L70 Calcualted Life (Hrs.)[1]	200,000	200,000	200,000
L85 Calcualted Life (Hrs.)[1]	129,000	129,000	129,000
Operating Temperature (°C)	-30 to 45	-30 to 45	-30 to 45

D / E001 — FIXTURE TYPE S4
NTS

S3

HighLINER 2
Outdoor and indoor linear lighting

Specifications
Part number — 4' (1.2 m) — 5000 K — 701912-C1175; 4' (1.2 m) — 3500 K — 701912-35C2175; 1' (0.3 m) — 5000 K — 701912-L1C1175; 1' (0.3 m) — 3500 K — 701912-L135C2175

Dimensions L × W × H — 4' (1.2 m) — 45.70 in × 2.38 in × 1.12 in (1160 mm × 60 mm × 28 mm); 1' (0.3 m) — 11.98 in × 2.38 in × 1.12 in (304 mm × 60 mm × 28 mm)

Electrical

Input voltage — 24 VDC

Input power — System[1] / Luminaire[2]: 4' (1.2 m) — 17 W / 14.4 W; 1' (0.3 m) — 4 W / 3.6 W

System Efficacy — 5000 K — 105 lm/W; 3500 K — 93 lm/W

Lighting

Light output (lumens)[3] — 5000 K / 3500 K: 4' (1.2 m) — 1792 / 1582; 1' (0.3 m) — 448 / 395

Light distribution — Linear

Color temperatures — 5000 K, 3500 K

Color rendering (CRI) — 5000 K — 80; 3500 K — >70

Performance

Ingress protection — IP66 & IP68[4]

UL location rating — Dry, damp, and wet locations

Operating temperature — -25° C to 50° C

Life rating — 100,000 hours (L_{70})[5]

Dimming — Optional Motion Sensing (see Cold Series Dimming Control data sheet)

Construction

Housing — Acrylic, impact modified with UV stabilization

Body color — White

Mounting

Mounting — 4' (1.2 m) — Mounting clips (3 incl.), Wire nut housing (2 incl.); 1' (0.3 m) — Mounting clips (2 incl.), Wire nut housing (2 incl.)

Documentation

Warranty — 5-year limited

Agency listings — UL, NSF/ANSI 2, ETL, CE, DesignLights Consortium® (DLC), RoHS

Files available — LM-79, LM-80, IES

NSF/ANSI 2 5000 K only; DLC 5000 K only

Accessories

Mounting Clip
400686
Three (3) included with 4 ft (1.2 m) assembly
Two (2) included with 1 ft (0.3 m) assembly

Wire Nut Housing
400860
Two (2) included with 4 ft (1.2 m) assembly
Two (2) included with 1 ft (0.3 m) assembly

SloanLED® Leaders in LED Technology

C / E001 — FIXTURE TYPE S3
NTS

ELECTRICAL SYMBOL LIST

NOTE: THIS IS A MASTER SCHEDULE. NOT ALL SYMBOLS AND/OR ABBREVIATIONS CONTAINED HEREIN MAY APPEAR ON THE DRAWINGS.

- FLUORESCENT FIXTURE - RECESSED, LAY-IN
- FLUORESCENT FIXTURE - RECESSED, FLANGED
- FLUORESCENT FIXTURE - SURFACE
- FLUORESCENT FIXTURE - SUSPENDED
- FLUORESCENT FIXTURE - OPEN STRIP WITH WIRE GUARD
- FLUORESCENT FIXTURE - WALL MOUNTED
- INCANDESCENT, H.I.D. OR MINI-FLUORESCENT - SURFACE OR RECESSED, PER FIXTURE SCHEDULE
- INCANDESCENT, H.I.D. OR MINI-FLUORESCENT - WALL BRACKET
- INCANDESCENT, H.I.D. OR MINI-FLUORESCENT - WALL WASH
- LOW VOLTAGE INCANDESCENT FIXTURE
- CHANDELIER (PROVIDE 5X STRUCTURAL BACKING)
- FAN (PROVIDE 5X STRUCTURAL BACKING)
- SPOTLIGHT - J-BOX OR TRACK MOUNTED - TRACK LENGTH AS INDICATED
- STEP LIGHT - SURFACE OR RECESSED, PER FIXTURE SCHEDULE
- BOLLARD
- POLE OR POST - ARM OR TOP MOUNTED CUT-OFF LUMINAIRE
- TWIN-LAMP BATTERY PACK - UNSWITCHED, WALL MOUNTED (LOCATE 12'' BELOW CEILING U.O.N.)
- TWIN-LAMP BATTERY PACK - UNSWITCHED, CEILING MOUNTED, FLUSH OR SURFACE PER FIXTURE SCHEDULE
- EXIT LIGHT - FACES AND ARROWS AS INDICATED, UNIVERSAL MOUNTING, UNSWITCHED
- EXIT LIGHT - COMBINATION SINGLE FACE. ARROWS AS INDICATED WITH TWIN LAMP BATTERY PACK, UNIVERSAL MOUNTING, UNSWITCHED.
- EXIT LIGHT - LOW LEVEL: 6'' - 8'' A.F.F. TO BOTTOM, 4'' MAX. OFF DOOR FRAME
- LV — LOW VOLTAGE; LED — LED
- N — NEON
- S^X ETC. — FIXTURE, EQUIPMENT ON EMERGENCY
- S^X_t S^3_t — SWITCHES AT +48'' TO TOP UON (PER ADA)
- S — SWITCH - SINGLE POLE; S^2 — SWITCH - DOUBLE POLE
- S^3 — SWITCH - THREE WAY; S^4 — SWITCH - FOUR WAY
- M — SWITCH - OCCUPANCY TYPE; [M] — SWITCH - OCCUPANCY TYPE, CEILING MOUNTED
- S^X — SWITCH - EMERGENCY
- S^P — SWITCH - PILOT TOGGLE (CONFIRM LIGHTED POSITION)
- S^K — SWITCH - KEYED OPERATED
- D — SWITCH - SLIDER TYPE ELECTRONIC DIMMER (WATTAGE RATING AS REQUIRED)
- S^{MC} — SWITCH - MOMENTARY CONTACT: SPDT CENTER OFF UON
- S^M — MANUAL MOTOR STARTER - POLES AND HEATERS AS REQUIRED
- PE — PHOTOELECTRIC SWITCH - 1500 VA UON
- SIGN — SIGNAGE OUTLET CONNECTION
- DEVICES AT +18'' TO CENTER LINE UON (PER ADA)
- ETC. — DEVICES MOUNTED IN MULTIPLE UNDER COMMON COVER MAXIMUM HEIGHT ON WALLS = +48'' TO TOP UON (PER ADA)
- DEVICES MOUNTED IN OR ABOVE BACKSPLASH: MAXIMUM HEIGHT ON WALLS = +48'' TO TOP UON (PER ADA)
- DEVICES IN MULTI-COMPARTMENT FLUSH FLOOR MOUNTED UON
- RECEPTACLE - DUPLEX
- RECEPTACLE - DUPLEX - HALF SWITCHED (TOP HALF)
- RECEPTACLE - DUPLEX - INTEGRAL GFCI CIRCUITRY
- RECEPTACLE - DUPLEX - ISOLATED GROUND (ORANGE FACE): NEMA 520R/IG
- RECEPTACLE - DOUBLE DUPLEX
- RECEPTACLE - DOUBLE DUPLEX - INTEGRAL GFCI CIRCUITRY
- RECEPTACLE - SPECIAL TYPE (SEE ADDITIONAL NOTES)
- RECEPTACLE(S) - CEILING MOUNTED
- PLUG MOLD SURFACE RACEWAY SYSTEM (2-CIRCUIT WITH OUTLETS 18'' O.C. U.O.N.) MOUNTED ABOVE BACKSPLASH U.O.N.
- TP — TELEPOWER POLE
- SMOKE DETECTOR - LOCAL ONLY, 120V, W/INTEGRAL BATTERY AND ALARM HORN. WALL MOUNT AT 12'' BELOW CEILING
- SMOKE DETECTOR - LOCAL ONLY, 120V, W/INTEGRAL BATTERY, STROBE, AND ALARM HORN. WALL MOUNT AT 12'' BELOW CEILING
- OUTLET - CLOCK
- OUTLET - TELEPHONE; OUTLET - VOICE / DATA
- OUTLET - DATA; TV — OUTLET - TELEVISION
- B — OUTLET - DOOR BELL/BUZZER
- M — OUTLET - MICROPHONE
- V — OUTLET - VOLUME CONTROL (+48'' TO TOP UON)
- S — OUTLET - SPEAKER 8'' COAXIAL W/ BACK BOX AND GRILLE
- T — OUTLET - THERMOSTAT (REF. MECHANICAL DRAWINGS)
- TV / SECURITY CAMERA - FIXED (MOUNTING PER PLANS)
- TV / SECURITY CAMERA - PTZ - PAN, TILT, ZOOM (MOUNTING PER PLANS)
- SWITCHGEAR
- PANELBOARD - SURFACE MOUNTED
- PANELBOARD - FLUSH MOUNTED
- EXISTING / RELOCATED PANELBOARD - SURFACE MOUNTED
- EXISTING / RELOCATED PANELBOARD - FLUSH MOUNTED
- TRANSFORMER
- B — ENCLOSED CIRCUIT BREAKER
- FIRE ALARM EQUIPMENT
- FSD — COMBINATION FIRE/SMOKE DAMPER
- SD — SMOKE DAMPER
- SHUNT TRIP STATION
- CONTROL STATION AT +48'' TO TOP UON (PER ADA)
- RELAY
- CONTACTOR WITH INTEGRAL HOA SELECTOR
- MAGNETIC STARTER, SIZE I UON
- F / N — DISCONNECT SWITCH: 30/3 UON (F=FUSIBLE (FPEN), N=NONFUSED)
- COMBINATION STARTER & DISCONNECT: SIZE I UON
- VFD — VARIABLE FREQUENCY DRIVE
- SINGLE-PHASE MOTOR CONTROL ASSEMBLY: HP-RATED SWITCH AND POWER RELAY-20/1 (U.O.N.)
- PULLBOX - SIZE AND LOCATION AS REQUIRED
- J — JUNCTION BOX - SIZE PER NEC REQUIREMENTS
- AC 1 — MECHANICAL EQUIPMENT DESIGNATION
- M — MOTOR OUTLET
- F1 120 3 — LIGHTING FIXTURE DESIGNATION: TYPE F1, 120 WATTS QUANTITY = 3
- LOAD C: . KVA (. A) / LOAD D: . KVA (. A) / LOAD S: . KVA (. A) — C = CONNECTED LOAD, D = DEMAND LOAD, S = STANDBY LOAD — EQUIPMENT LOAD SUMMARY (EXPRESSED IN KVA AND AMPS)
- 1 — SHEET NOTE DESIGNATION
- 42 — FEEDER DESIGNATION (SEE FEEDER SCHEDULE)
- CIRCUITING IN WALL OR ABOVE CEILING
- CIRCUITING IN FLOOR OR BELOW GRADE
- TICS = NO. OF #12 WIRES IF MORE THAN TWO: ISOLATED GROUND WIRE
- A-1,3,5 — HOMERUN: (4) #12, 3/4''C. TO PANEL A - CIR. 1,3,5
- STUB-OUT; CIRCUIT DOWN
- COPPER GROUND (SIZE PER PLANS); CIRCUIT UP
- SO — MOISTURE SEAL-OFF
- 30/3 — 30 AMP / 3 POLE (REPRESENTATIVE)
- AL — ALUMINUM
- AFF — ABOVE FINISHED FLOOR
- AFG — ABOVE FINISHED GRADE
- AIC — AMP INTERRUPTING CURRENT
- ATS — AUTOMATIC TRANSFER SWITCH
- BKBD — BACKBOARD
- C — CONDUIT (WITH PULL CORD IF OTHERWISE EMPTY)
- CU — COPPER
- (E) — EXISTING TO REMAIN
- F — FUSE (DUAL-ELEMENT, TIME DELAY)
- FBO — FURNISHED BY OTHERS
- FPEN — FUSE PER EQUIPMENT NAMEPLATE
- GFCI — GROUND FAULT CIRCUIT INTERRUPTER
- GND — GROUND
- HOA — HAND-OFF-AUTOMATIC
- HP — HORSEPOWER
- IG — ISOLATED GROUND
- K — KCMIL (300 KCMIL = 300K)
- NF — NON-FUSED
- NIC — NOT IN CONTRACT
- NL — NIGHT LIGHT
- NTS — NOT TO SCALE
- (R) — EXISTING TO BE RELOCATED
- RGS — RIGID GALVANIZED STEEL
- TVSS — TRANSIENT VOLTAGE SURGE SUPPRESSION
- UNSW — UNSWITCHED
- UPS — UNINTERRUPTIBLE POWER SUPPLY
- UON — UNLESS OTHERWISE NOTED
- WP — WEATHER PROOF (NEMA 3R)
- (X) — EXISTING TO BE REMOVED
- XFMR — TRANSFORMER

DRAWING INDEX

SHEET NUMBER	SHEET TITLE	CITY SUBMITTAL - DESIGN REVIEW DATE: 11.01.2019	**	**	**	**
E001	ELECTRICAL SYMBOLS LIST AND CUT-SHEETS	●				
E100	PHOTOMETRIC SITE PLAN	●				
	TOTAL					

DR19-193 Higley Self Storage
Attachment 8: Lighting
February 5, 2020

GREAT STATES CONSTRUCTION

PROJECT NAME
SOUTH HIGLEY ROAD SELF-STORAGE NEW CONSTRUCTION

13244 S. HIGLEY RD
GILBERT, AZ 85296

msa ENGINEERING CONSULTANTS
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602.943.8424
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MSA#A19120

ARCHITECT
MOHAGEN HANSEN Architecture | Interiors
1000 Twelve Oaks Center Dr.
Suite 200
Wayzata MN 55391
Tel 952-426-7400
Fax 952-426-7440

REGISTRATION
Registered Professional Engineer — CERTIFICATE No. 52640 — JUSTIN C. DAGERMAN — Electrical — Date Signed 01-20-20 — ARIZONA, U.S.A.
EXP. 09-30-2020

THE ARCHITECT SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS OF THE ATTACHED DOCUMENTS.

ISSUE RECORD

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NUMBER:	19160.0ABR
DRAWN BY:	MSA
CHECKED BY:	PE
DATE:	11.01.2019

COMPUTER DIRECTORY: F:\PRJ\19\A19120\CAD\ELEC\A19120-E001_DR.dwg

SHEET DESCRIPTION
ELECTRICAL SYMBOLS LIST AND CUT-SHEETS

PHASE
CITY SUBMITTAL - DESIGN REVIEW

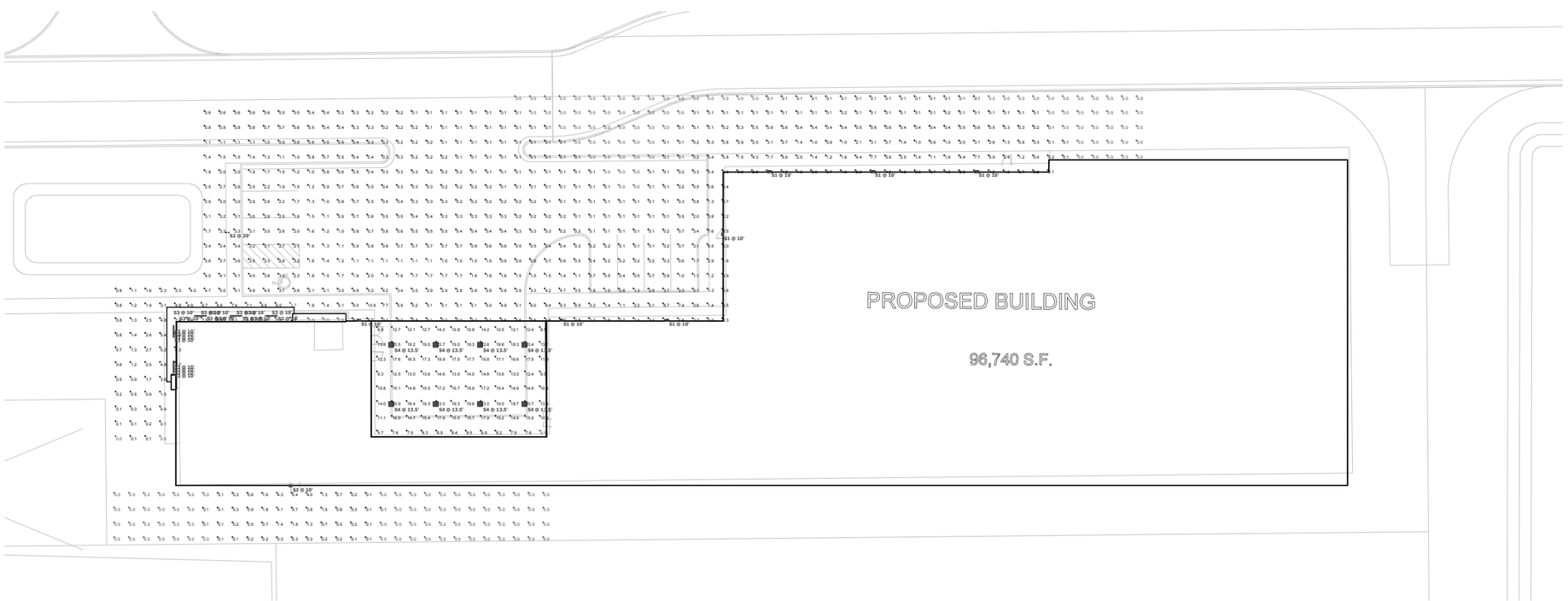
N

E001

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Drive in canopy	+	14.7 fc	23.0 fc	5.5 fc	4.2:1	2.7:1
Front entry door and walk	+	6.7 fc	8.7 fc	3.7 fc	2.4:1	1.8:1
General Site + Parking	+	1.4 fc	10.8 fc	0.0 fc	N/A	N/A
Rear Exit	+	0.4 fc	6.4 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Lamp	Number Lamps	Filename	Lumens Per Lamp	Mounting Height	Light Loss Factor	Wattage	Description
	S1	0	US LED, Houston, TX 77024	DS-402U-3-UNVL-50-96-BZ		60	Type S1 DS-402U-3-UNVL-50-96-BZ.IES	89	10'	0.9	39.9	US LED - Wall pack luminaire. Product ID: DS-402U-3-UNVL-50-96-BZ Brown painted cast aluminum housing with prismatic clear glass wrap lens. 60 LEDs in 5 x 12 array on one PCB with white interior. One Mean Well LED driver. Model: HLG-40H-36A Operating at 120 VAC and 60 Hz.
	S2	1	US LED QDXLE1-120-40-UNVx-x-5-x-x			1	Type S2 QDXLE1-120-40-UNVx-x-5-x-x.IES	14760	20'	0.9	114	
	S3	20	SloanLED, Div of Sloan Co Inc	SLOAN LED 701912-L1C1T5 SERIES	14 white LEDs	1	SLOAN HIGHLINER 2 PhotometricData-HighLINER2.ies	454	10'	0.9	4.89563	White plastic housing, frosted plastic lens enclosure.
	S4	8	US LED, Houston, TX 77024	GTR2-22EH-40-80-UNV2-M-x-F		120	GTR2-22EH-40-80-UNV2-M-x-F-IES.IES	54	13.5'	0.9	65.2	US LED - 2 x 2 recessed troffer luminaire. Product ID: GTR2-22EH-40-80-UNV2-M-x-F White painted formed metal housing with flat white plastic lens and exterior driver compartment. 120 LEDs mounted in single row of 12 on each of 10 white PCBs marked in part "14-000184 REV.1" Ore Philips Advance Xitanium driver. Model: XI040C0701V056CN1L. Operating at 120 Vac and 60 Hz.



A
E100
PHOTOMETRIC SITE PLAN
1/16" = 1'-0"

0' 4' 8' 16' 32'

NORTH

GREAT STATES CONSTRUCTION

SOUTH HIGLEY ROAD
SELF-STORAGE
NEW CONSTRUCTION

13244 S. HIGLEY RD
GILBERT, AZ 85296

PROJECT NAME

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ENGINEERING CONSULTANTS
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REGISTRATION

JUSTIN C. DAGERMAN
01-20-20
ARIZONA, U.S.A.
EXP. 09-30-2020

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COMPUTER DIRECTORY: F:\PRJ\19\A19120\CAD\ELEC\A19120-E100_DR.dwg

SHEET DESCRIPTION

PHOTOMETRIC SITE PLAN

PHASE

CITY SUBMITTAL - DESIGN REVIEW

E100